

LEGAL DESCRIPTION
TRACT A1 ALBUQUERQUE WEST UNIT 2

LEGEND

	CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	CENTERLINE
	RIGHT-OF-WAY
	BUILDING
	SIDEWALK
	RETAINING WALL
	EXISTING CURB & GUTTER
	PROPOSED FENCE
	NEW PAVING PER COA STANDARDS
	NEW 10' ASPHALT TRAIL
	BICYCLE RACK

- NOTES:**
- APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
 - LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.
 - LIGHT POLES SHALL BE A MAXIMUM OF 20' FEET WITH FULL CUT OFF LIGHT FIXTURES. LIGHT FIXTURES SHALL BE A MAXIMUM OF 20' WITH FULL CUT OFF SHIELDS ON FIXTURES SO THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE. THE LIGHT FIXTURES SHALL BE FULLY SHIELDED WITH HORIZONTAL LAMPS.
 - ROOF EQUIPMENT SHALL BE BELOW PARAPET HEIGHT AND SCREENED FROM VIEW FROM THE PROPERTY LINE OF THIS SITE. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALL WITH TOP OF EQUIPMENT BELOW TO OF SCREEN WALL.
 - PEDESTRIAN CROSSWALKS, INCLUDING PEDESTRIAN PATHWAYS AND DRIVE AISLE CROSSINGS SHALL BE CONSTRUCTED OF A MATERIAL OTHER THAN ASPHALT, SUCH AS TEXTURED (SCORED) COLORED CONCRETE.
 - 10' CLEARANCE SHALL BE PROVIDED FOR ALL GROUND MOUNTED PNM UTILITIES FOR SAFE OPERATION, MAINTENANCE AND REPAIR PROPOSES.
 - CROSS ACCESS, PAVING AND DRAINAGE PROVIDED TO EACH LOT
 - PHASE 2 WILL BE FUTURE DEVELOPMENT TO BE CONDUCTED AT A LATER DATE THAN PHASE 1
 - ALL FUTURE DEVELOPMENT SHALL BE DELEGATED TO DRB
 - DELIVERY TRUCKS TO BE SU-30 PANEL TRUCKS
 - THE 10 FOOT SIDEWALK AND OTHER RELATED PEDESTRIAN FEATURES IN FRONT OF THE BUILDING SHALL BE RELOCATED IF THE BUILDING IS EXPANDED IN A FUTURE PHASE
 - ALL ARCHITECTURAL DESIGN SHALL BE COMPATIBLE WITH THE PHASE 1 DEVELOPMENT ON TRACT A-1-A. IT SHALL BE SIMILAR IN COLOR AND MATERIAL TO THE FIRST BUILDING ON THE SITE AND HAVE A SIMILAR LEVEL OF ARTICULATION AND DETAIL. FUTURE BUILDINGS SHALL BE CONSISTENT WITH THE GENERAL BUILDING REGULATIONS 14-16-3-18.
 - PHASE 1 CONSTRUCTION WILL INCLUDE THE SIDEWALK AND PARKING STALLS IN FRONT OF THE FUTURE ADDITION AREA.
 - SECURITY CAMERAS WILL BE PROVIDED TO COVER SURVEILLANCE OF ALL ACCESS POINTS, PARKING LOTS AND THE SIDES OF THE BUILDING.
 - ANY CHANGES TO THIS PLAN WILL REQUIRE A REVIEW BY DRB AS OUTLINED IN THE IDO
 - Solid waste enclosure not accessible without using a 4-yard bin on casters.

- KEYED NOTES**
- ACCESSIBLE PARKING
 - CURB AND GUTTER PER COA STD DWG 2415A
 - CONCRETE 6' SIDEWALK PER ARCHITECTURAL PLAN
 - DUMPSTER W/RECYCLE (Rollout)
 - 6' CROSSWALK
 - SPEED REDUCER SEE DETAIL SHEET 6
 - BICYCLE PARKING
 - MONUMENT SIGN
 - MOTORCYCLE PARKING
 - 6' VALLEY GUTTER PER COA STD DWG 2420
 - 6' CONCRETE SIDEWALK PER COA STD DWG 2430
 - UNIDIRECTION ACCESSIBLE RAMP SEE DETAIL SHEET 5
 - 40 LF SAWTOOTH CURB SEE DETAIL SHEET 5
 - EXISTING CHAINLINK FENCE
 - PROPOSED RETAINING WALL SEE DETAIL SHEET 5
 - NOT USED
 - TUBULAR STEEL FENCE
 - ZERO CURB (AT ACCESSIBLE SPACES)
 - CONCRETE DRIVE PAD
 - PLAYGROUND EQUIPMENT
 - MOTORCYCLE PARKING SIGN
 - Proposed Lot Line

Existing Tract Designation is A-1
A-1-A and A-1-B are proposed

- INDEX TO DRAWINGS**
- SITE PLAN FOR BUILDING PERMIT
 - LANDSCAPING PLAN
 - CONCEPTUAL GRADING PLAN
 - MASTER UTILITY PLAN
 - CONSTRUCTION DETAILS
 - CONSTRUCTION DETAILS
 - APPROVED FIREONE PLAN
 - BUILDING ELEVATION

SITE DATA TRACT A-1-A

ZONING	NR-C
PROPOSED USAGE	SCHOOL
LOT AREA:	
PHASE 1	89664 SF (2.06 AC)
BUILDING AREA:	
PHASE 1	13779 SF
FAR	0.154
BUILDING HEIGHT	26' MAXIMUM
SETBACKS	
FRONT	11' (MINIMUM)
SIDE	10' (MINIMUM)
REAR	10' (MINIMUM)

SITE DATA TRACT A-1-B

ZONING	NR-C
PROPOSED USAGE	COMMERCIAL/RETAIL
LOT AREA:	
PHASE 2	62103 SF (1.43 AC)
BUILDING AREA:	
PHASE 2	TO BE DETERMINED
FAR	TO BE DETERMINED
BUILDING HEIGHT	26' MAXIMUM
SETBACKS	
FRONT	11' (MINIMUM)
SIDE	10' (MINIMUM)
REAR	10' (MINIMUM)

PARKING CALCULATIONS TRACT A-1-A

BUILDING AREA:	
PHASE 1	13799 SF
PARKING REQUIRED	
PHASE 1	1 SPACE PER 2 SEATS (190 STUDENTS)
TOTAL REQUIRED	95 SPACES
PARKING PROVIDED	
PHASE 1	95 SPACES
ACCESSIBLE SPACES REQUIRED	
PHASE 1	3 SPACES
PROVIDED	
PHASE 1	3 SPACES (1 VAN ACCESSIBLE)
MOTORCYCLE SPACES REQUIRED	
PHASE 1	2 SPACES
PROVIDED	
PHASE 1	2 SPACES
BICYCLE SPACES REQUIRED	
PHASE 1	10 SPACES
PROVIDED	
PHASE 1	20 SPACES

PROJECT NUMBER: PR-2018-0001183
APPLICATION NUMBER: SI-2018-00031

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () Yes () No If Yes, then a set of approved DRB plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

<i>Ronald R. Bohannan</i>	7/18/18
Traffic Engineer, Transportation Division	Date
<i>Phil Cook</i>	11-27-18
Water Utility Development	Date
<i>Samuel</i>	7/18/18
Parks & Recreation, Department	Date
<i>James O. Hughes</i>	7/18/18
City Engineer	Date
* Environmental Health Department (conditional)	Date
<i>[Signature]</i>	11-30-18
Solid Waste Management	Date
<i>[Signature]</i>	11-30-2018
DRB Chairperson, Planning Department	Date

* Environmental Health, if necessary

ENGINEER'S SEAL

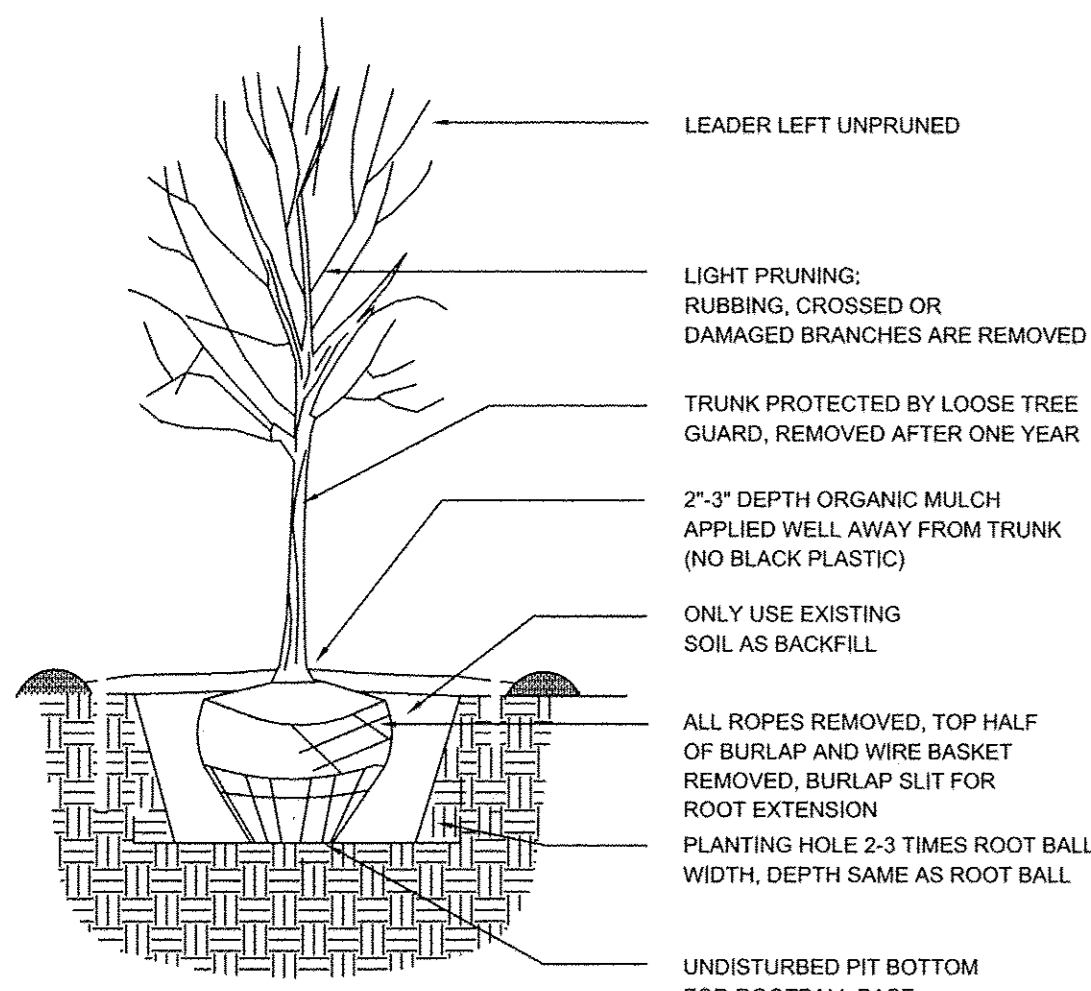
RONALD R. BOHANNAN
P.E. #7868

PRIMROSE SCHOOL OF NW ALBUQUERQUE

SITE PLAN FOR BUILDING PERMIT

TERRA WEST, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierwestllc.com

DRAWN BY	pm
DATE	7-11-18
DRAWING	
SHEET #	1
JOB #	2017092

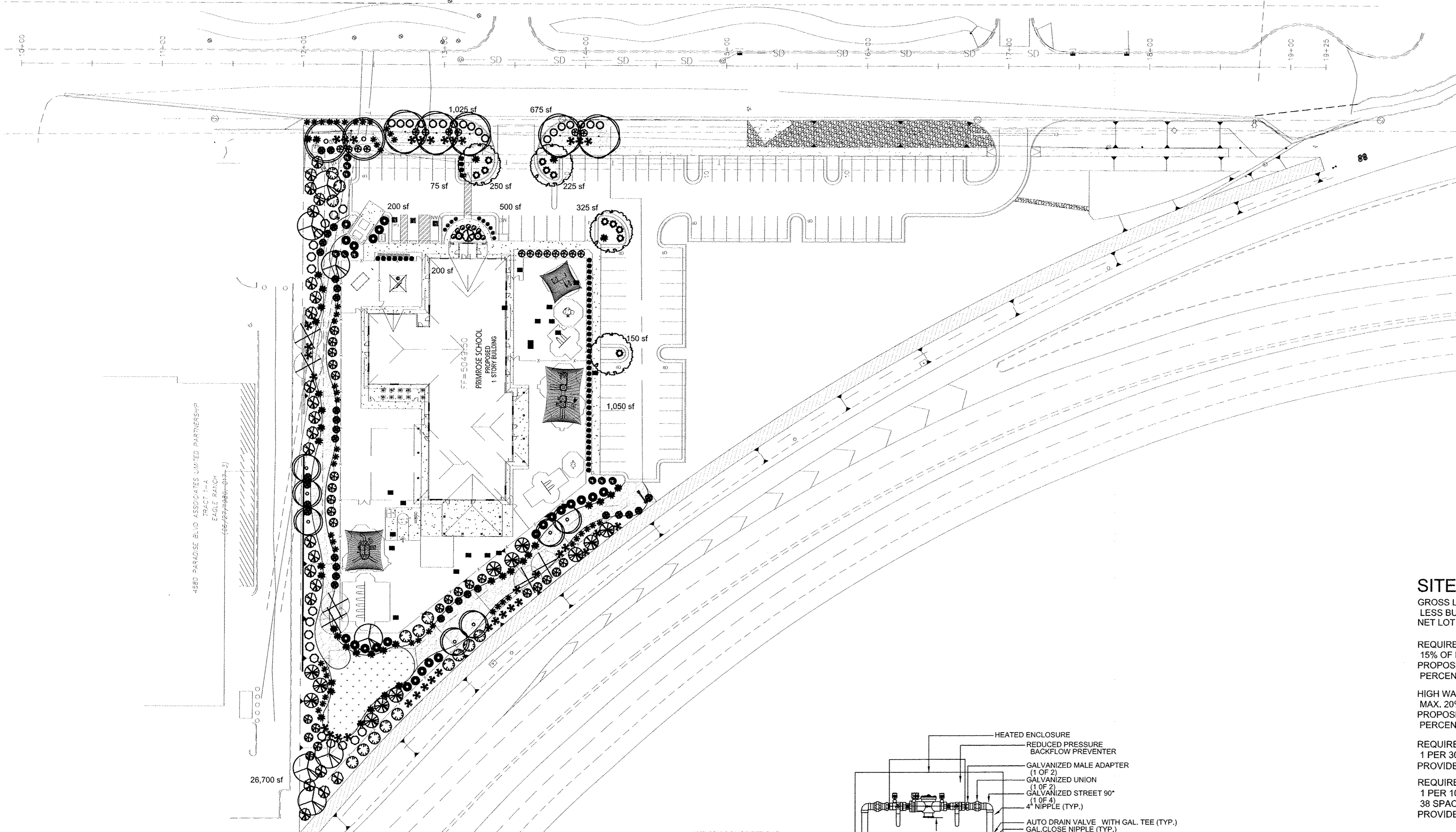


TREE PLANTING DETAIL

N/A EAGLE RANCH-67 LTD PINS
TRACT A-4-A
THE PLAZA AT PASEO DEL NORTE

N/A EAGLE RANCH-67 LTD PINS
TRACT A-3-A
THE PLAZA AT PASEO DEL NORTE

PRICE REIT INC./O KIMCO REALTY CORP
TRACT A-1-A-1
THE PLAZA AT PASEO DEL NORTE



PLANT LEGEND

Qty.	Symbol	Scientific Name Common Name	Installed Size	Mature Height/Spread	Landscape Coverage	Water Use	Drip Emitters
2		Fraxinus Autumn Purple Ash	2" B&B	40'/40'	50 sf=100 sf	Medium	+6-2 gph
5		Ulmus Lacebark Elm	2" B&B	50'/20'	50 sf=250 sf	Medium	6-2 gph
4		Pistacia chinensis Chinese Pistache	2" B&B	60'/60'	50 sf=200 sf	Medium	+6-2 gph
7		Forestiera NM Olive	5-Gal	20'/20'	100 sf=700 sf	Medium	+ 6-2 gph
7		Chilopsis Desert Willow	5-Gal	20'/20'	100 sf=700 sf	Low	6-2 gph
6		Vitex Chaste Tree	5-Gal	20'/20'	100 sf=600 sf	Medium	6-2 gph

Shrubs/Groundcovers

17		Buddleia davidii Butterfly Bush	1-Gal	6'/6'	64 sf=1088 sf	Medium	2-2 gph
9		Caryopteris clandonensis Blue Mist	1-Gal	4'/4'	25 sf=225 sf	Medium	2-2 gph
23		Vauquelinia Rosewood	5-Gal	10'/10'	100 sf=2300 sf	Medium	2-2 gph
18		Rhus aromatica Gro Low Sumac	5-Gal	2'/6'	64 sf=1152 sf	Low +	2-2 gph
18		Ericameria laricifolia 'Aguirre' Turpentine Bush	5-Gal	3'/4'	35 sf=630 sf	Low	2-1 gph
37		Hesperaloe parviflora Red Yucca	5-Gal	3'/4'	30 sf=1110 sf	Low	2-1 gph
11		Juniperus sabina 'Buffalo' Buffalo Juniper (female)	5-Gal	2'/6'	64 sf=704 sf	Low +	2-2 gph
25		Perovskia atriplicifolia Russian Sage	1-Gal	5'/5'	50 sf=1250 sf	Medium	2-2 gph
1		Lagerstroemia Crape Myrtle	5-Gal	15'/10'	100 sf=100 sf	Medium	+2-2 gph
7		Nepeta Catmint	1-Gal	1'/3'	6 sf=42 sf	Medium	2-2 gph
2		Pinus mugo Mugo Pine	5-Gal	4'/4'	30 sf=60 sf	Medium	2-2 gph
12		Caesalpinia Bird of Paradise	5-Gal	10'/10'	100 sf=1200 sf	Medium	2-2 gph
15		Rhus trilobata 3 Leaf Sumac	5-Gal	2'/6'	64 sf=960 sf	Low +	2-2 gph
31		Dasylirion Sotol	5-Gal	4'/4'	64 sf=1984 sf	Low	2-1 gph
39		Yucca pendula Softblade Yucca	5-Gal	4'/4'	64 sf=2496 sf	Low +	2-1 gph

Grasses

47		Muhlenbergia Deer Grass	1-Gal	4'/4'	40 sf=1880 sf	Low+	2-2 gph
10		Muhlenbergia Regal Mist Grass	1-Gal	3'/3'	15 sf=150 sf	Medium	2-2 gph
24		Panicum Switch Grass	1-Gal	8'/6'	36 sf=864 sf	Medium	2-2 gph
49		Calamagrotis Karl Foerster Grass	5-Gal	3'/2'	10 sf=490 sf	Medium	2-2 gph

Total Landscape Coverage=21,235 SF

MATERIALS LEGEND

- 7/8" BROWN GRAVEL MULCH
- 2"-4" COBBLESTONE
- NATIVE SEED

NOTE

MAINTENANCE OF LANDSCAPE (ONSITE AND WITHIN ROW) TO BE MAINTAINED BY PROPERTY OWNER

PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM WITH REDUCED PRESSURE BACKFLOW PREVENTER PER CITY OF ALBUQUERQUE

WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER

THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE 6-1-1. PLANTING RESTRICTIONS APPROACH

IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN. 75% LIVE GROUNDCOVER OF LANDSCAPE AREAS AT MATURITY PER ORDINANCE 14-16-3-10 (SEE CALCULATIONS PROVIDED ABOVE)

LANDSCAPE AREAS TO BE MULCHED WITH GRAVEL MULCH AT 2"-3" DEPTH

APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH, OR EXEMPTION FROM, THE C.O.A LANDSCAPE AND WATER WASTE ORDINANCE 6-1-1.

NO PARKING SPACE SHALL BE MORE THEN 100' FROM A TREE.

STREET TREES TO CONFORM TO STREET TREE ORDINANCE 6-6-2.

LANDSCAPE PLAN TO CONFORM TO ZONING REGULATIONS ORDINANCE 14-16-3-10.

LANDSCAPING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ALLOWED IN THIS AREA.

IRRIGATION SYSTEM: AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WILL BE UTILIZED TO PROVIDE EVEN AND ADEQUATE WATER LEVELS TO ALL PLANT MATERIAL. WATER USE SHALL BE DONE IN SUCH A MANNER AS TO CONSERVE ITS USE AND PREVENT ANY AND ALL RUNOFF FROM LANDSCAPE MATERIALS. IRRIGATION SHALL BE RESTRICTED TO EARLY MORNING HOURS TO CONSERVE THIS LIMITED RESOURCE.

STREETSCAPE LANDSCAPING SHALL CONSIST PRIMARILY OF SHRUBS AND DECIDUOUS TREES IN A SETBACK AREA BETWEEN THE RIGHT-OF-WAY OF THE STREET AND THE FACE OF THE CURB OF AN ADJACENT PARKING AREA. CLEAR-SIGHT TRIANGLE REQUIREMENTS MUST BE MET.

TREES IN PROXIMITY OF DUMPSTER TO BE MAINTAINED TO ALLOW FOR TRUCK ACCESS WITHOUT DAMAGE TO TRUCK OR TREES

SITE DATA

GROSS LOT AREA (2.05 ac)	89,631 SF
LESS BUILDING(S)	13,779 SF
NET LOT AREA	75,852 SF

REQUIRED LANDSCAPE 15% OF NET LOT AREA	11,378 SF
PROPOSED LANDSCAPE PERCENT OF NET LOT AREA	31,375 SF 39 %

HIGH WATER USE TURF MAX. 20% OF LANDSCAPE AREA	SF
PROPOSED HIGH WATER USE TURF PERCENT OF LANDSCAPE AREA	%

REQUIRED STREET TREES 1 PER 30 L.F. OF STREET FRONTAGE	7
PROVIDED STREET TREES	7

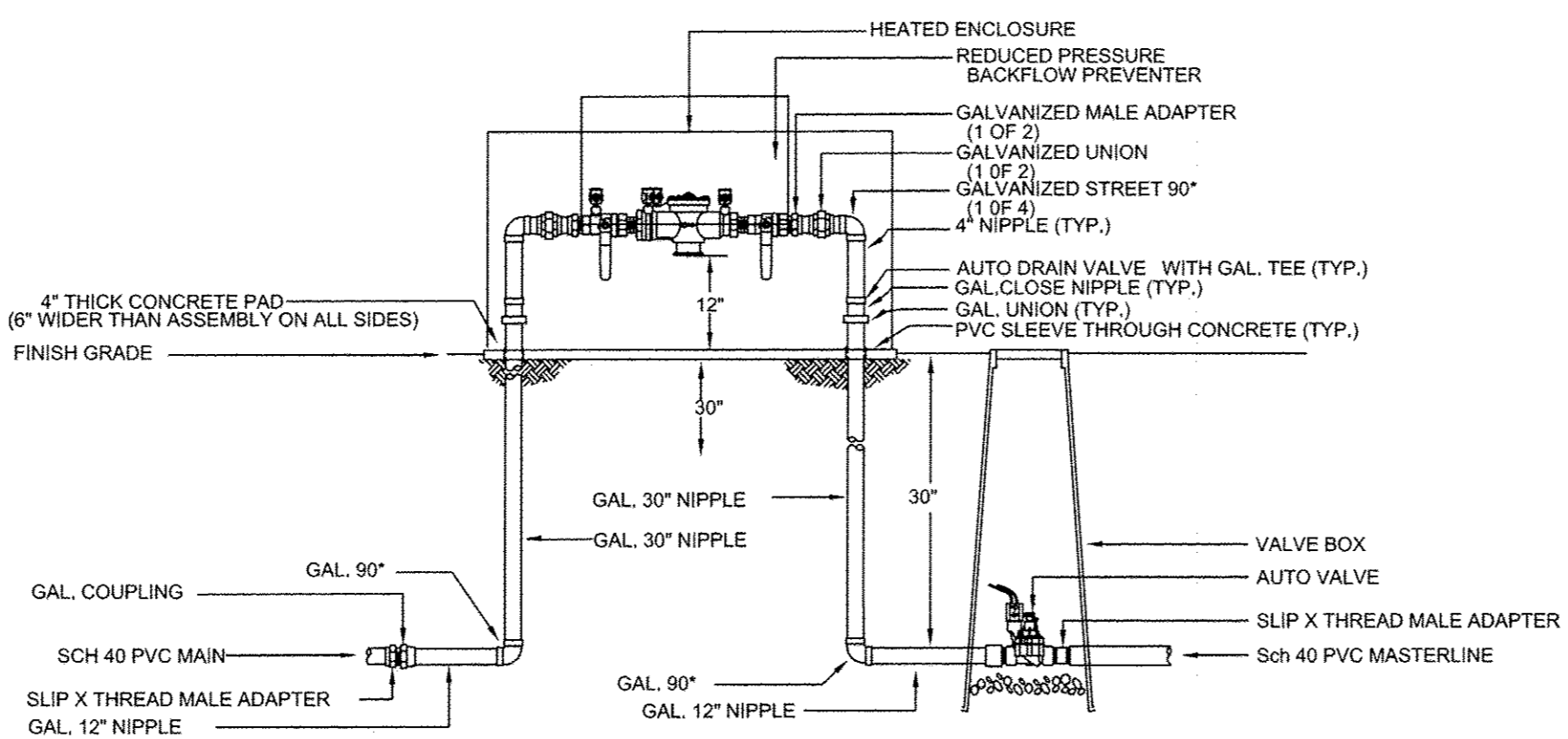
REQUIRED PARKING LOT TREES 1 PER 10 SPACES	4
38 SPACES (Phase 1)/10 PROVIDED PARKING LOT TREES (Phase 1)	4

TOTAL TREE REQUIRED/PROVIDED (2" gal or 6" hl.)	11/11
---	-------

REQUIRED LANDSCAPE COVERAGE 75% LIVE VEGETATIVE MATERIAL (31,375 SF PROPOSED LANDSCAPE X 75%)	23,531 SF MIN.
NATIVE SEED/100% COVERAGE PROVIDED GROUNDCOVER COVERAGE	2,325 SF
TOTAL PROVIDED GROUNDCOVER COVERAGE PERCENT GROUNDCOVER COVERAGE OF REQUIRED LANDSCAPE AREAS	23,560 SF 75%

IRRIGATION NOTE

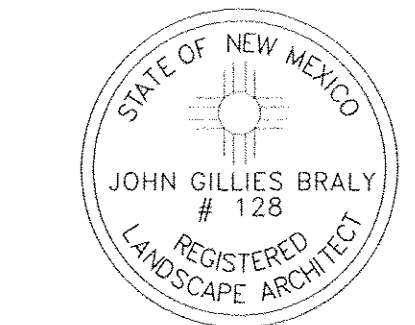
DRIP SYSTEM RUN CYCLES: ESTABLISHMENT AND SUMMER: 1 HOUR/4 DAYS A WEEK
SPRING: 1 HOUR/2-3 DAYS A WEEK
FALL: 1 HOUR/2-3 DAYS A WEEK
WINTER: 1 HOUR/2 DAYS PER MONTH



NOTE:
1. INSTALL BACKFLOW PREVENTER AS REQUIRED BY LOCAL CODES AND HEALTH DEPARTMENT. VERIFY LOCAL REQUIREMENTS PRIOR TO INSTALLATION.

RP BACKFLOW/MASTER VALVE DETAIL

growing better
Up Heads
LANDSCAPE CONTRACTORS
www.headsuplandscape.com
PO Box 10597
Albuquerque, NM 87184
505.898.9615
505.898.2105 (fax)
design@hulc.com

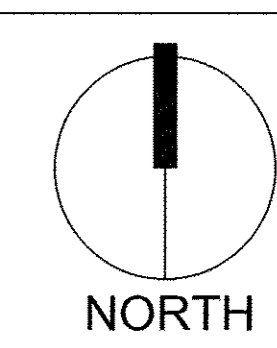


Date: 2/21/18

Revisions:
▲
▲
▲
▲

Drawn by: jc
Reviewed by: jb

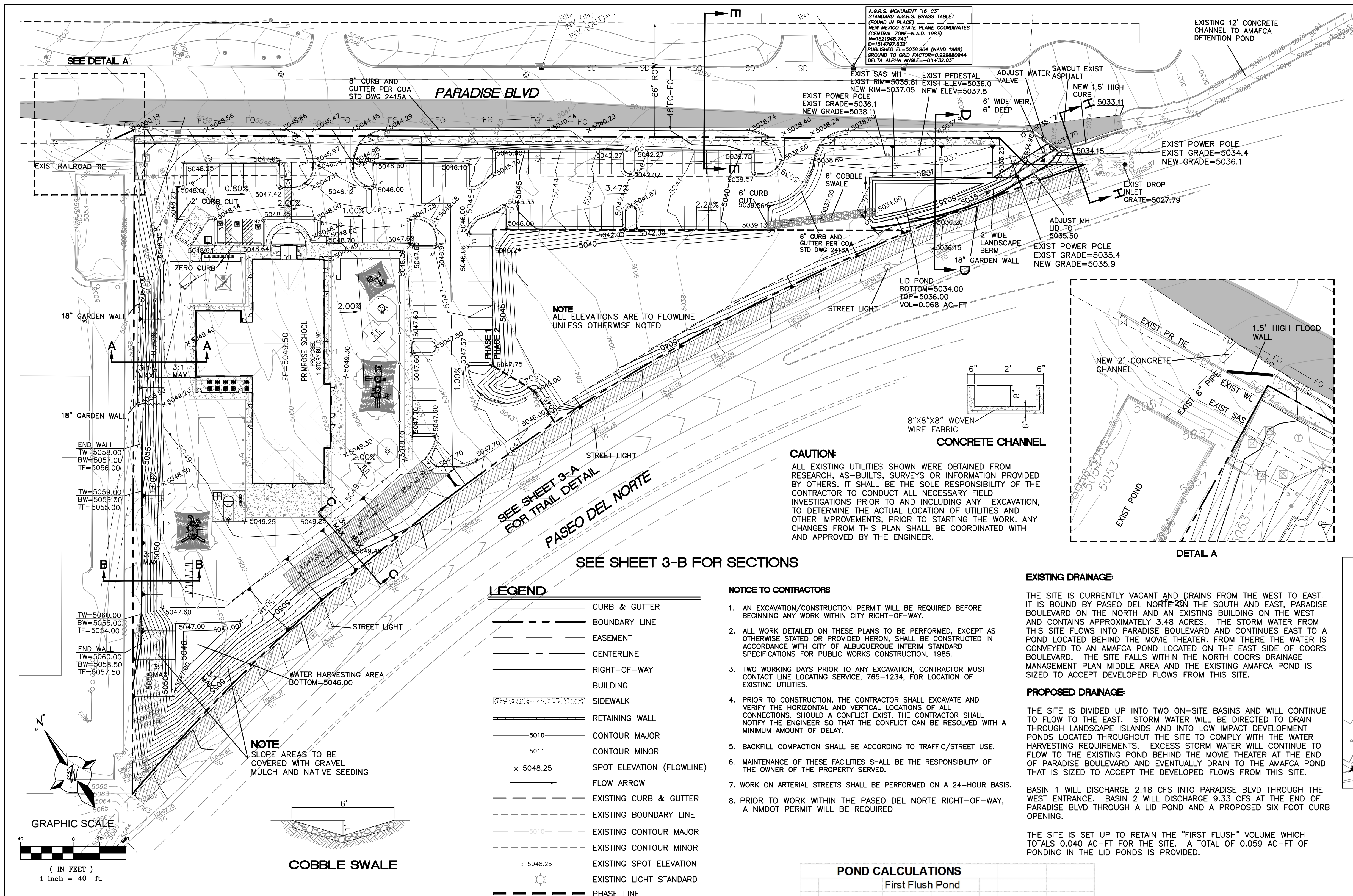
Primrose School of NW Albuquerque
Albuquerque, New Mexico



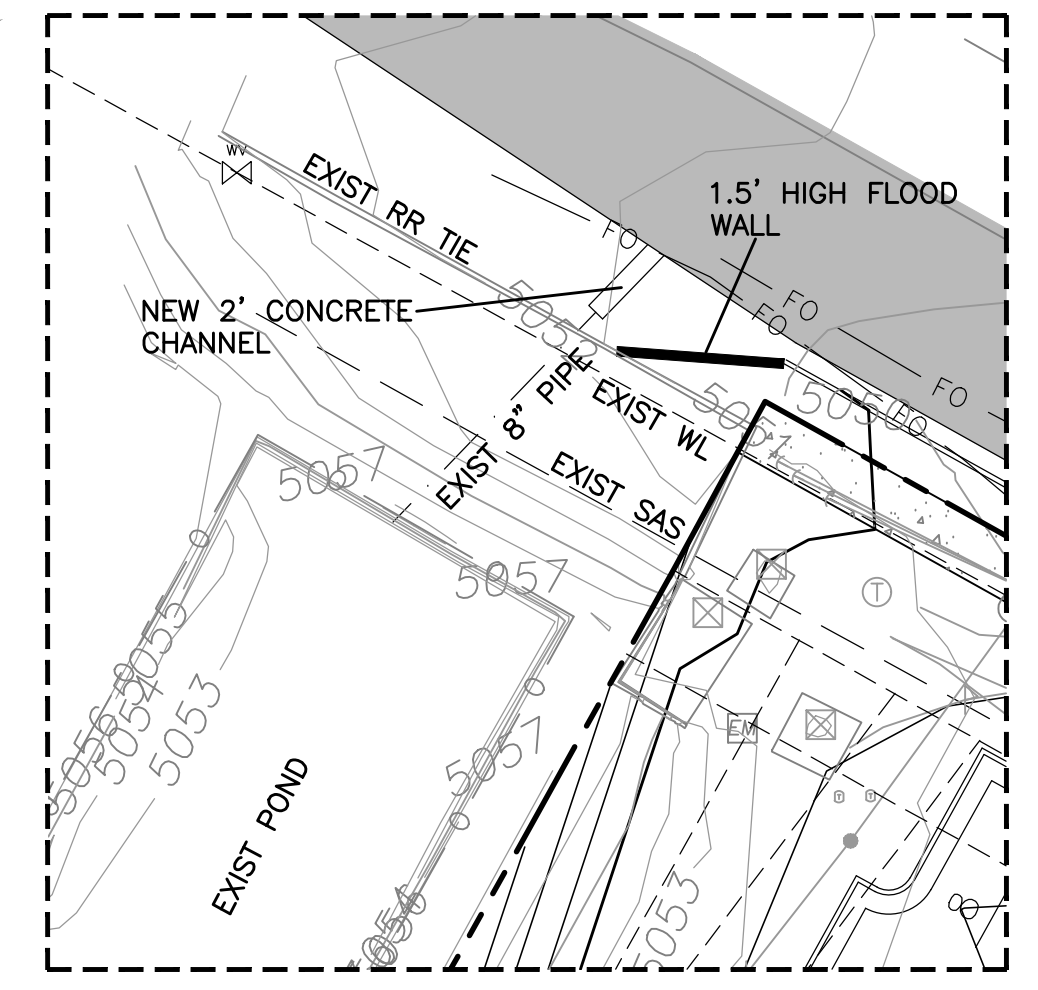
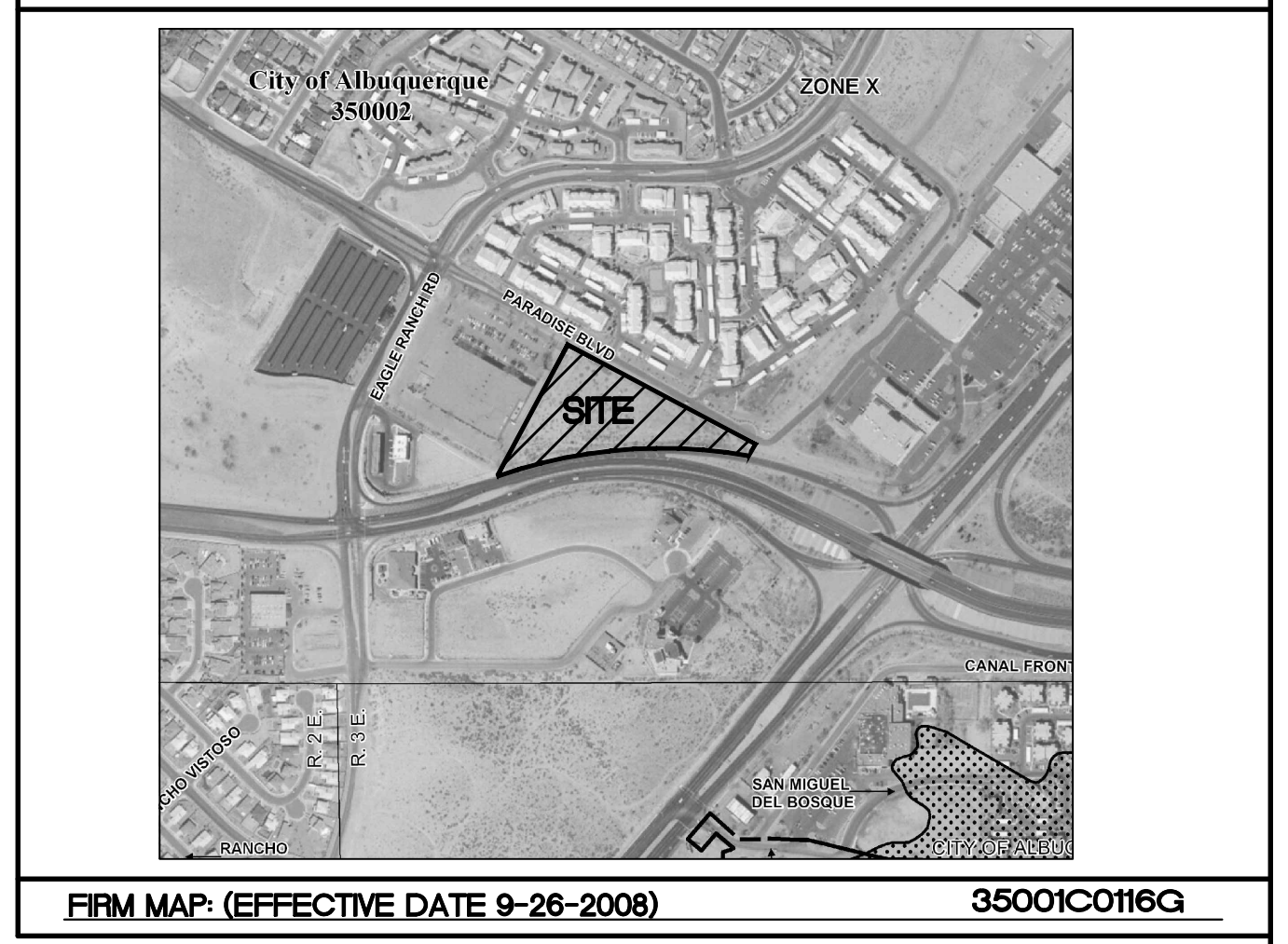
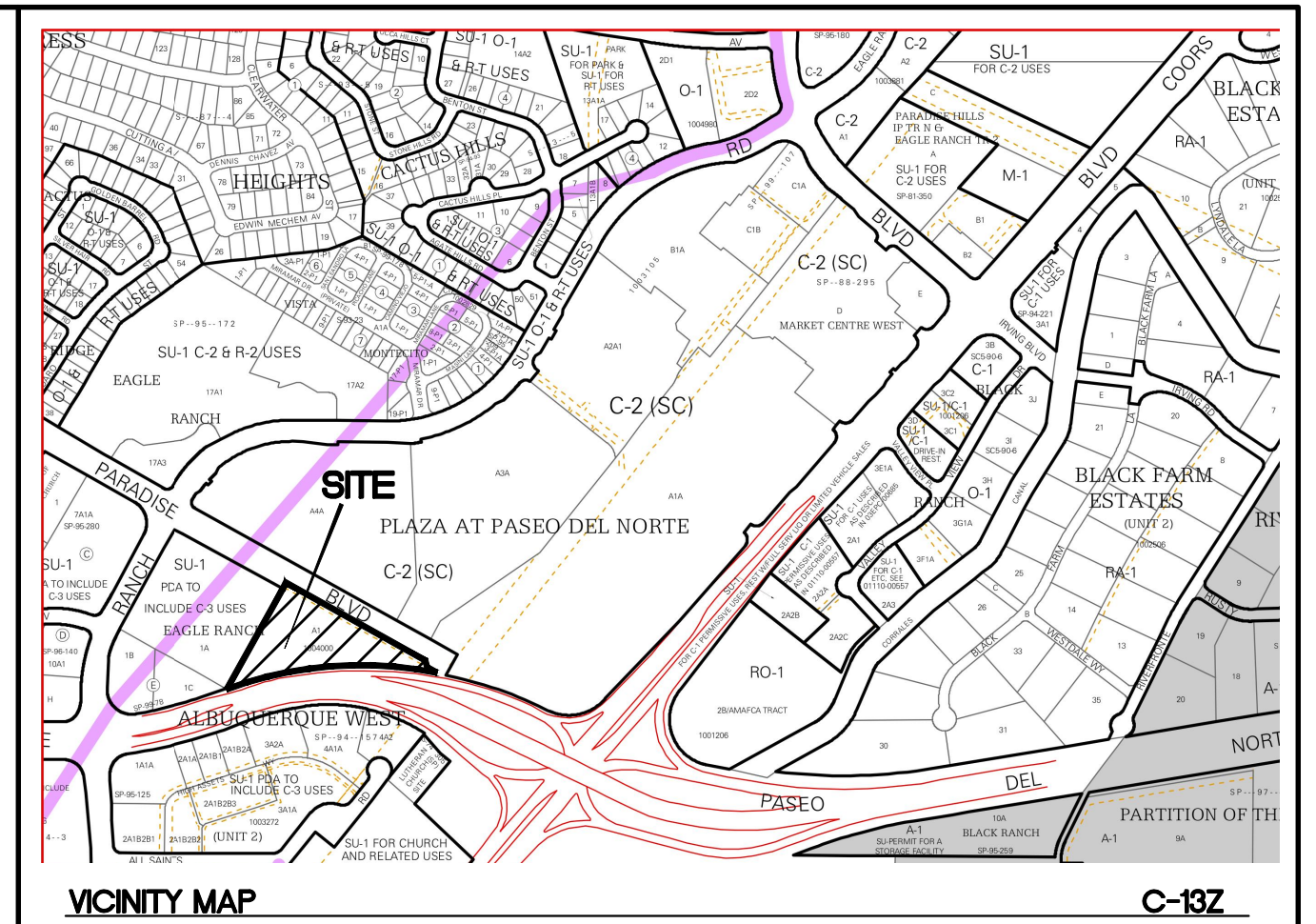
Scale: 1" = 40'
20' 0 40' 80'

Sheet Title:
Landscape Plan

Sheet Number:
LS-01



A.G.S. MONUMENT "16.03"
STANDARD ALGAS BRASS TABLE
FOUND IN PLACE
NEW MEXICO STATE PLANE COORDINATES
CENTRAL ZONE (N.A.D. 1983)
N=1521966.743
E=114797.237
PUBLISHED EL.=5038.804 (NAVD 1988)
GROUND TO GRID FACTOR=0.99980944
DELTA ALPHA ANGLE=014'32.03"



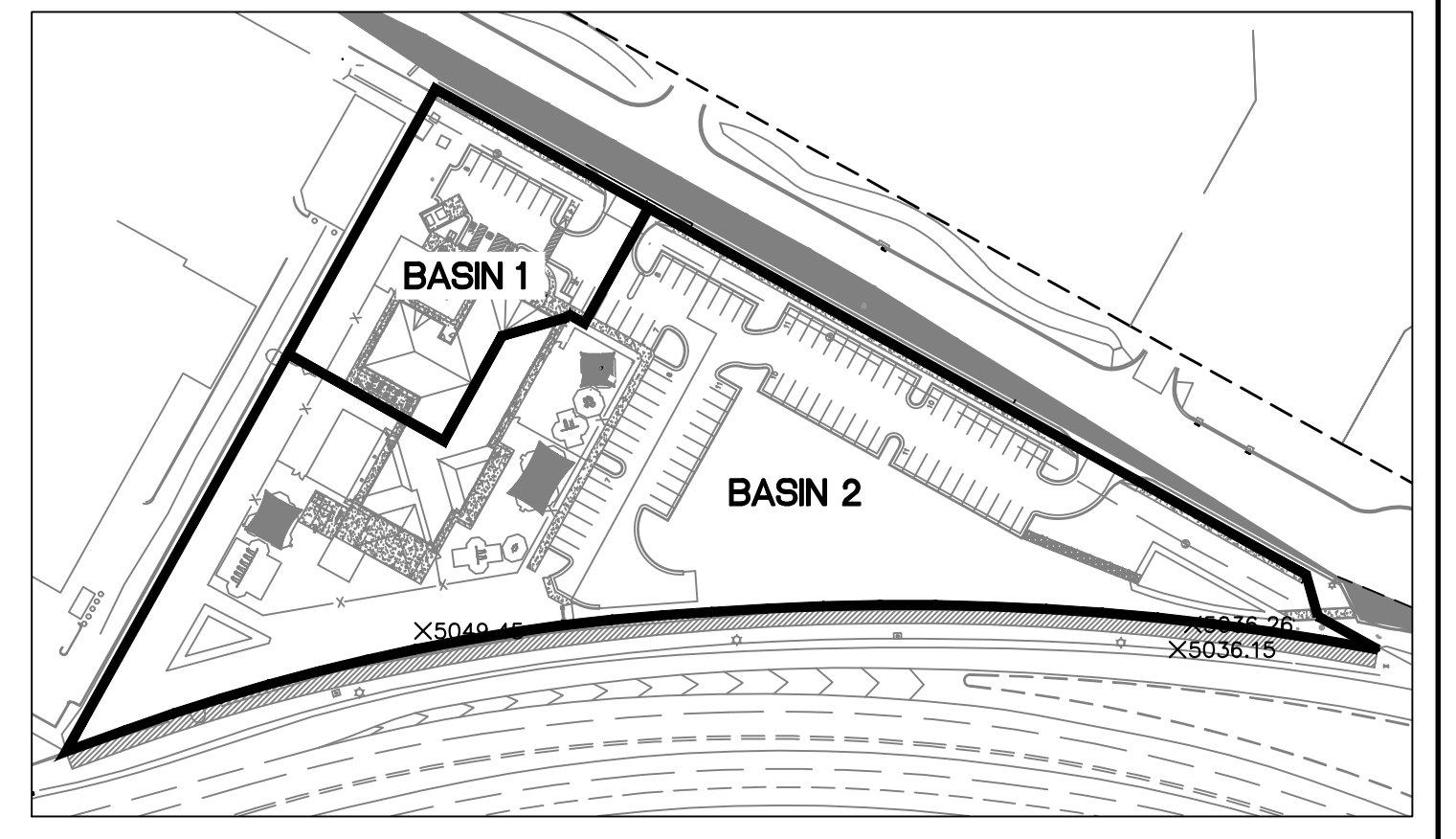
CAUTION:
ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

EXISTING DRAINAGE:
THE SITE IS CURRENTLY VACANT AND DRAINS FROM THE WEST TO EAST. IT IS BOUND BY PASEO DEL NORTE TO THE SOUTH AND EAST, PARADISE BOULEVARD ON THE NORTH AND AN EXISTING BUILDING ON THE WEST AND CONTAINS APPROXIMATELY 3.48 ACRES. THE STORM WATER FROM THIS SITE FLOWS INTO PARADISE BOULEVARD AND CONTINUES EAST TO A POND LOCATED BEHIND THE MOVIE THEATER. FROM THERE THE WATER IS CONVEYED TO AN AMAFCA POND LOCATED ON THE EAST SIDE OF COORS BOULEVARD. THE SITE FALLS WITHIN THE NORTH COORS DRAINAGE MANAGEMENT PLAN MIDDLE AREA AND THE EXISTING AMAFCA POND IS SIZED TO ACCEPT DEVELOPED FLOWS FROM THIS SITE.

PROPOSED DRAINAGE:
THE SITE IS DIVIDED UP INTO TWO ON-SITE BASINS AND WILL CONTINUE TO FLOW TO THE EAST. STORM WATER WILL BE DIRECTED TO DRAIN THROUGH LANDSCAPE ISLANDS AND INTO LOW IMPACT DEVELOPMENT PONDS LOCATED THROUGHOUT THE SITE TO COMPLY WITH THE WATER HARVESTING REQUIREMENTS. EXCESS STORM WATER WILL CONTINUE TO FLOW TO THE EXISTING POND BEHIND THE MOVIE THEATER AT THE END OF PARADISE BOULEVARD AND EVENTUALLY DRAIN TO THE AMAFCA POND THAT IS SIZED TO ACCEPT THE DEVELOPED FLOWS FROM THIS SITE.

BASIN 1 WILL DISCHARGE 2.18 CFS INTO PARADISE BLVD THROUGH THE WEST ENTRANCE. BASIN 2 WILL DISCHARGE 9.33 CFS AT THE END OF PARADISE BLVD THROUGH A LID POND AND A PROPOSED SIX FOOT CURB OPENING.

THE SITE IS SET UP TO RETAIN THE "FIRST FLUSH" VOLUME WHICH TOTALS 0.040 AC-FT FOR THE SITE. A TOTAL OF 0.059 AC-FT OF PONDING IN THE LID PONDS IS PROVIDED.



- EROSION CONTROL NOTES:**
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
 - CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
 - CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
 - REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
 - ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

Weighted E Method

On-Site Basins		Treatment				100-Year		10-Year				
Basin	Area (sf)	Area (acres)	% (acres)	% (acres)	% (acres)	% (acres)	Weighted E (in)	Volume (ac-ft)	Flow cfs			
1	27,711	0.64	0%	40%	0.25	0%	0.00	60%	0.38	1.450	0.077	2.18
2	124,063	2.85	0%	40%	1.14	10%	0.28	50%	1.42	1.349	0.320	9.33
		3.48					1.81				0.397	11.51

Equations:

Weighted E = $E_a * A_a + E_b * A_b + E_c * A_c + E_d * A_d / (\text{Total Area})$

Volume = Weighted D * Total Area

Flow = $Q_a * A_a + Q_b * A_b + Q_c * A_c + Q_d * A_d$

Excess Precipitation, E (inches)			Peak Discharge (cfs/acre)		
Zone	100-Year	10-Year	Zone	100-Year	10-Year
E _a	0.44	0.08	Q _a	1.29	0.24
E _b	0.67	0.22	Q _b	2.03	0.76
E _c	0.99	0.44	Q _c	2.87	1.49
E _d	1.97	1.24	Q _d	4.37	2.89

POND CALCULATIONS

First Flush Pond

Ab - Bottom Of The Pond Surface Area
At - Top Of The Pond Surface Area
D - Water Depth
Dt - Total Pond Depth
C - Change In Surface Area / Water Depth

Volume = $Ab * D + 0.5 * C * D^2$
C = $(At - Ab) / Dt$

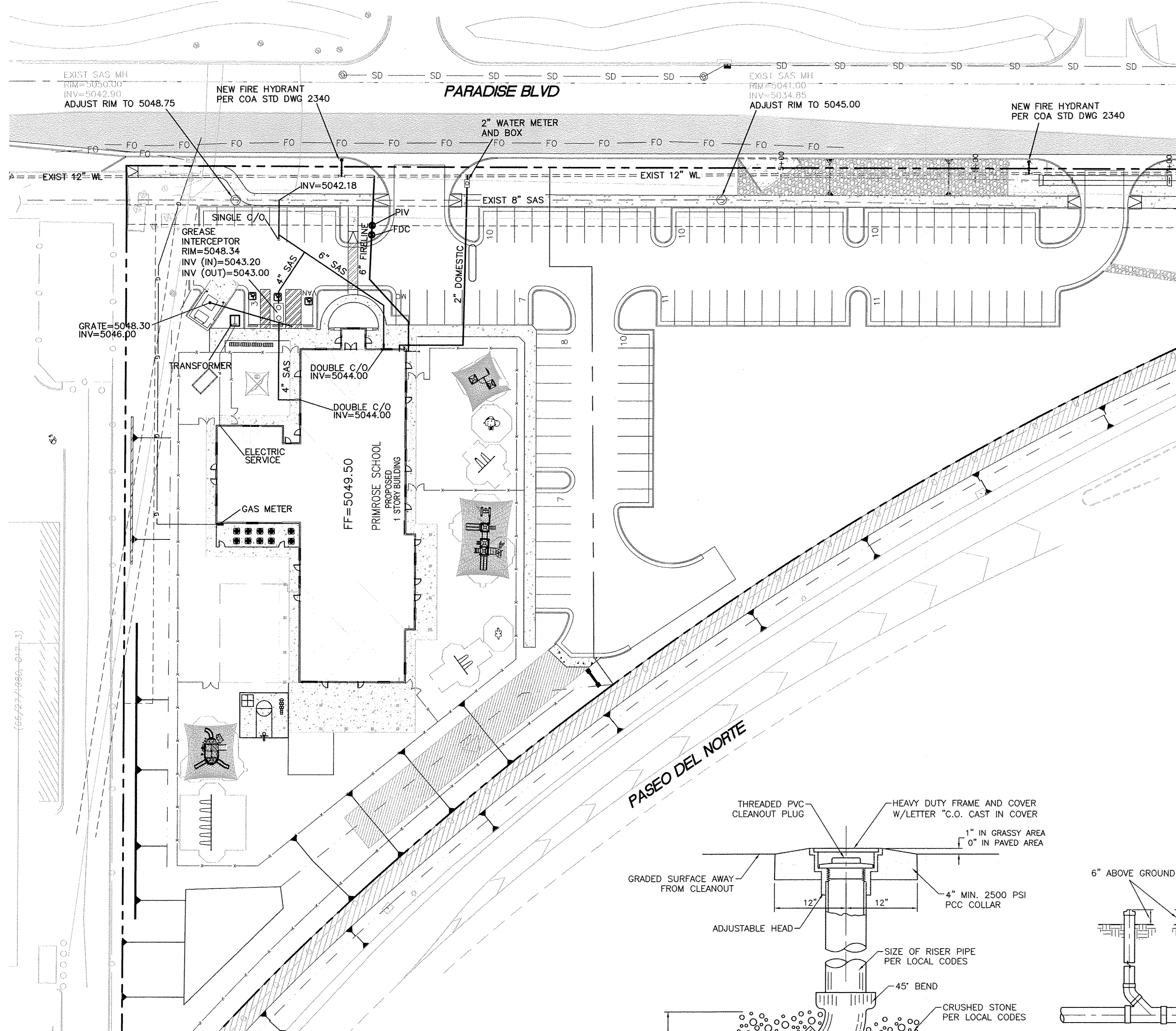
Ab = 1,201.00
At = 2,202.00
Dt = 2.00
C = 500.50

ACTUAL ELEV.	DEPTH (FT)	VOLUME (AC-FT)
5034.00	0.00	0.00
5034.50	0.50	0.138
5034.75	0.75	0.210
5035.00	1.00	0.290
5035.32	1.32	0.403
5035.50	1.50	0.471
5036.00	2.00	0.681

First Flush Volume

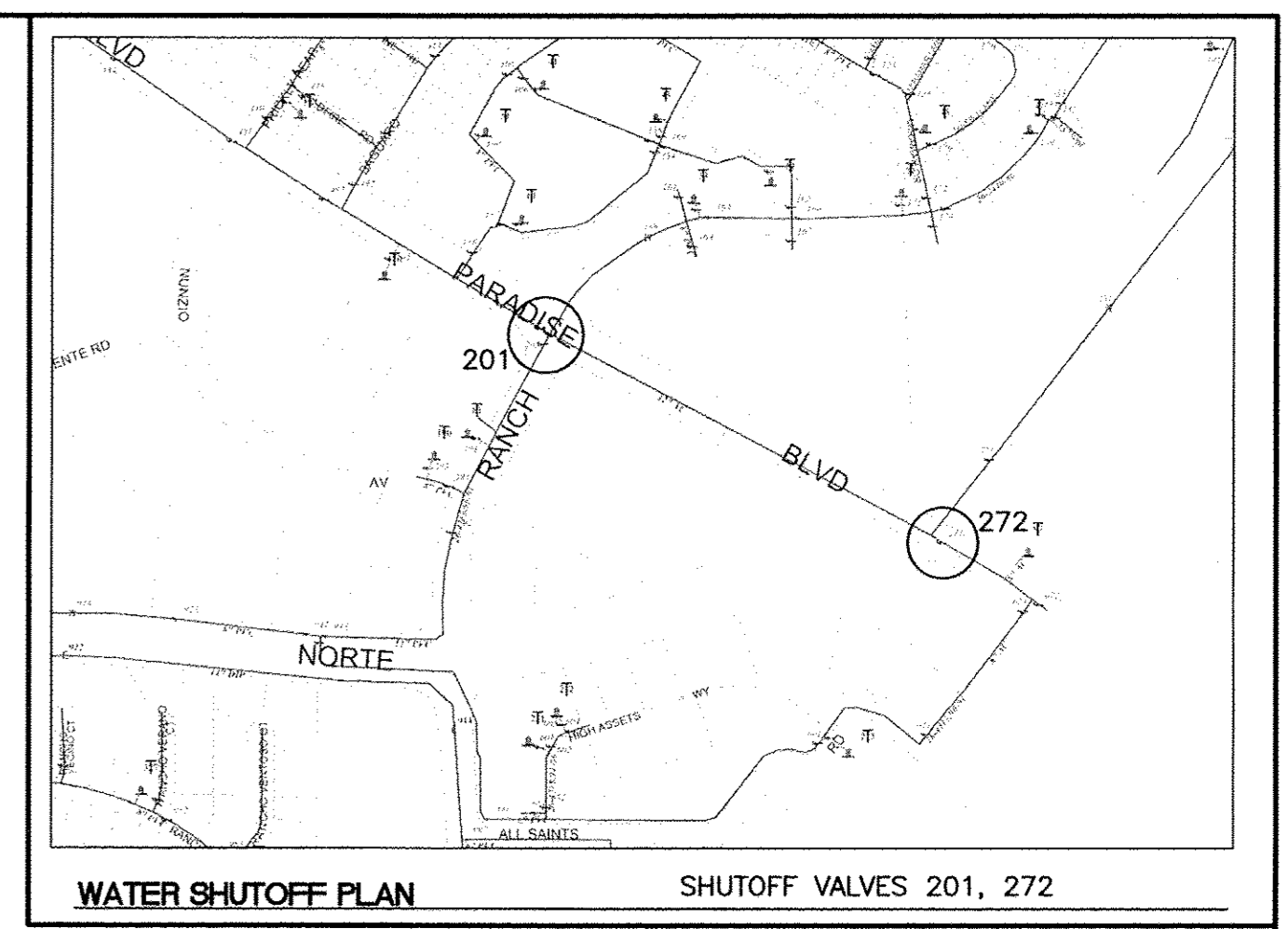
FIRST FLUSH CALCULATION
BASIN 1: 16552 SF X 0.34"/12"=469 CF
BASIN 2: 61855 SF X 0.34"/12"=1753 CF
BASIN 1 WILL BE COVERED BY A WAIVER FOR 16552 SF

	PRIMROSE SCHOOL OF NW ALBUQUERQUE GRADING AND DRAINAGE PLAN	DRAWN BY pm DATE 11-1-18 DRAWING
		SHEET # 3 JOB # 2017092



LEGEND

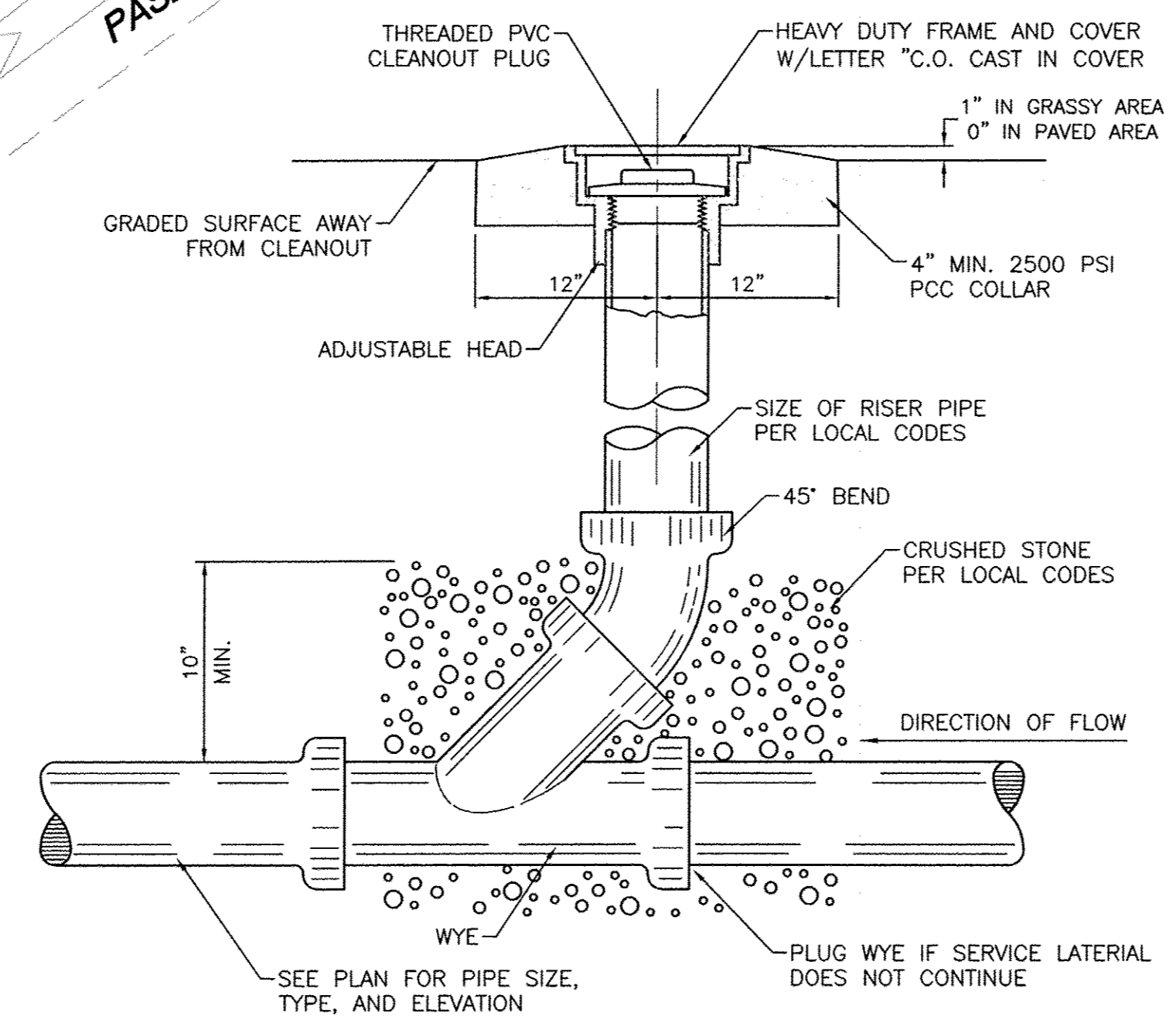
	CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	BUILDING
	SIDEWALK
	EXISTING CURB & GUTTER
	36" SD STORM SEWER LINE
	8" SAS SANITARY SEWER LINE
	8" WL WATERLINE
	SINGLE CLEAN OUT
	DOUBLE CLEAN OUT
	EXISTING SD MANHOLE
	EXISTING INLET
	EXISTING SAS MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING WATER METER
	EXISTING POWER POLE
	EXISTING GAS VALVE
	EXISTING GAS
	EX. 8" SAS EXISTING SANITARY SEWER LINE
	EX. WL EXISTING WATER LINE
	EX. RCP EXISTING STORM SEWER LINE
	G PROPOSED GAS
	P PROPOSED POWER
	T PROPOSED TELEPHONE



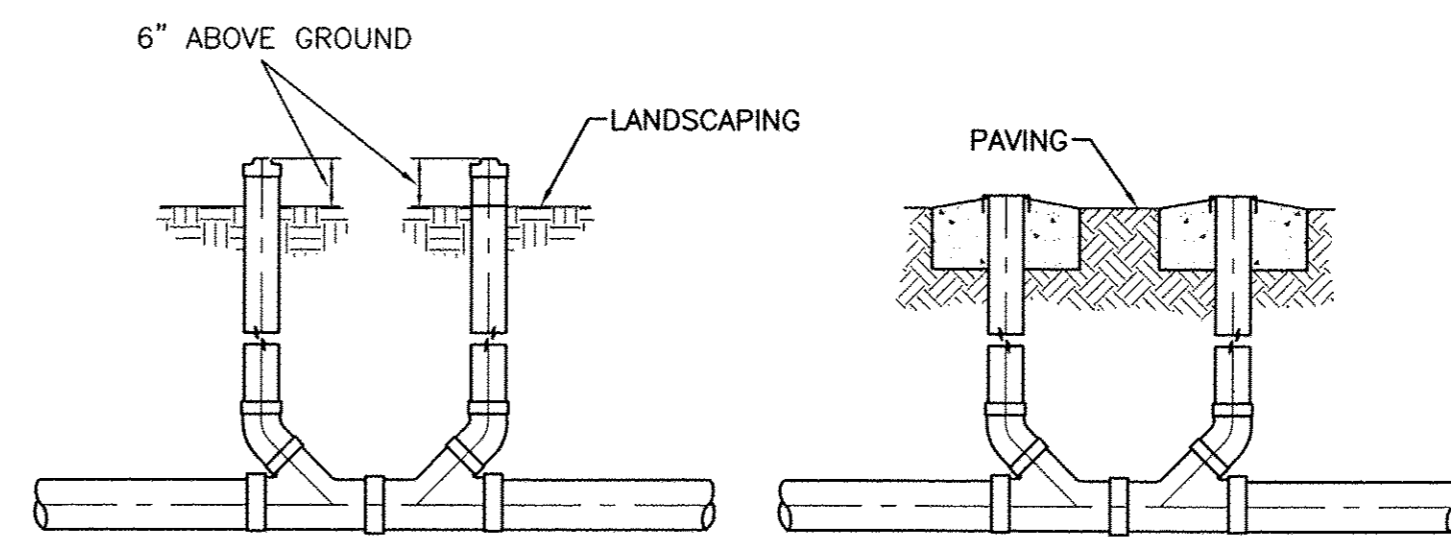
THE CONTRACTOR SHALL COORDINATE WITH THE WATER AUTHORITY SEVEN (7) DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE. WORK REQUIRING SHUTOFF OF FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTOFF REQUESTS MUST BE MADE ONLINE AT [HTTP://ABCWUA.ORG/CONTENT/VIEW/729/](http://abcwua.org/content/view/full/729/).

GENERAL UTILITY NOTES:

- ALL WATER AND SEWER UTILITY WORK TO BE DONE IN ACCORDANCE WITH COA STANDARDS AND SPECIFICATIONS LATEST EDITION.
- 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
- REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATIONS.
- CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
- ALL PLUMBING PIPE MATERIAL TO BE USED PER UPC.
- FIRE LINE AND DOMESTIC WATERLINE MUST HAVE BACKFLOW PREVENTORS PER UPC. IF BACKFLOW PREVENTOR IS INSTALLED EXTERIOR OF BUILDING A HOT BOX SHALL BE INSTALLED AND USED.
- ALL EX. SD INLETS AND MH SHALL HAVE CONCRETE COLLARS POURED AND BE ADJUSTED TO FINISHED GRADE.
- ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
- ALL UTILITY DISTANCES SHOWN ARE FOR REFERENCE ONLY.
- PNM HAS NUMEROUS ELECTRIC FACILITIES AT THIS SITE CURRENTLY SERVING EXISTING CUSTOMERS. THE APPLICANT SHALL COORDINATE WITH PNM REGARDING THESE EXISTING FACILITIES. ANY RELOCATION, CHANGES OR REALIGNMENT OF EXISTING ELECTRIC UTILITIES WILL BE THE DEVELOPER EXPENSE. IN SOME CASES, RELOCATION OR CHANGES TO EXISTING FACILITIES MAY NOT BE FEASIBLE DUE TO PHYSICAL, USE OR SAFETY CLEARANCE CONSTRAINTS.
- PNM WILL REVIEW ALL TECHNICAL NEEDS, ISSUES AND SAFETY CLEARANCES FOR ITS ELECTRIC POWER SYSTEMS. ANY EXISTING AND PROPOSED PUBLIC UTILITY EASEMENTS SHALL BE INDICATED ON THE SITE PLAN UTILITY SHEET PRIOR TO DRB REVIEW. PNM'S STANDARD FOR PUBLIC UTILITY EASEMENTS IS 10 FEET IN WIDTH TO ENSURE ADEQUATE, SAFE CLEARANCES.
- SCREENING SHALL BE DESIGNED TO ALLOW FOR ACCESS TO UTILITY FACILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET SURROUNDING ALL GROUND-MOUNTED UTILITIES FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.
- ALL BUILDINGS - CONSTRUCTION TYPE IS II-B



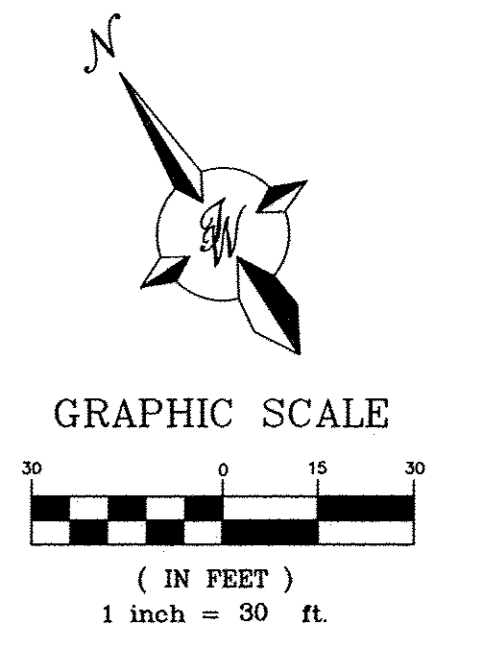
SANITARY SEWER CLEAN-OUT
NTS



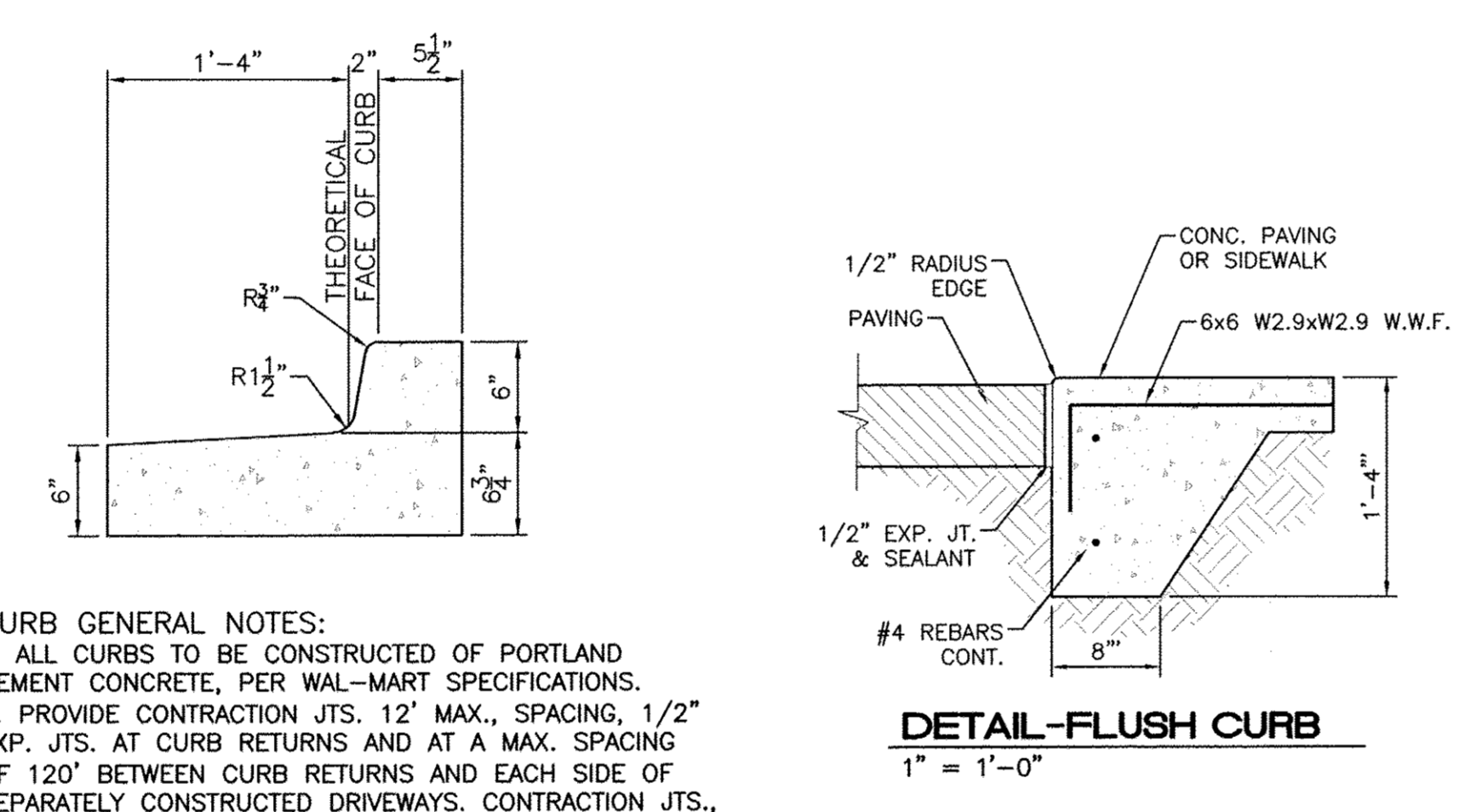
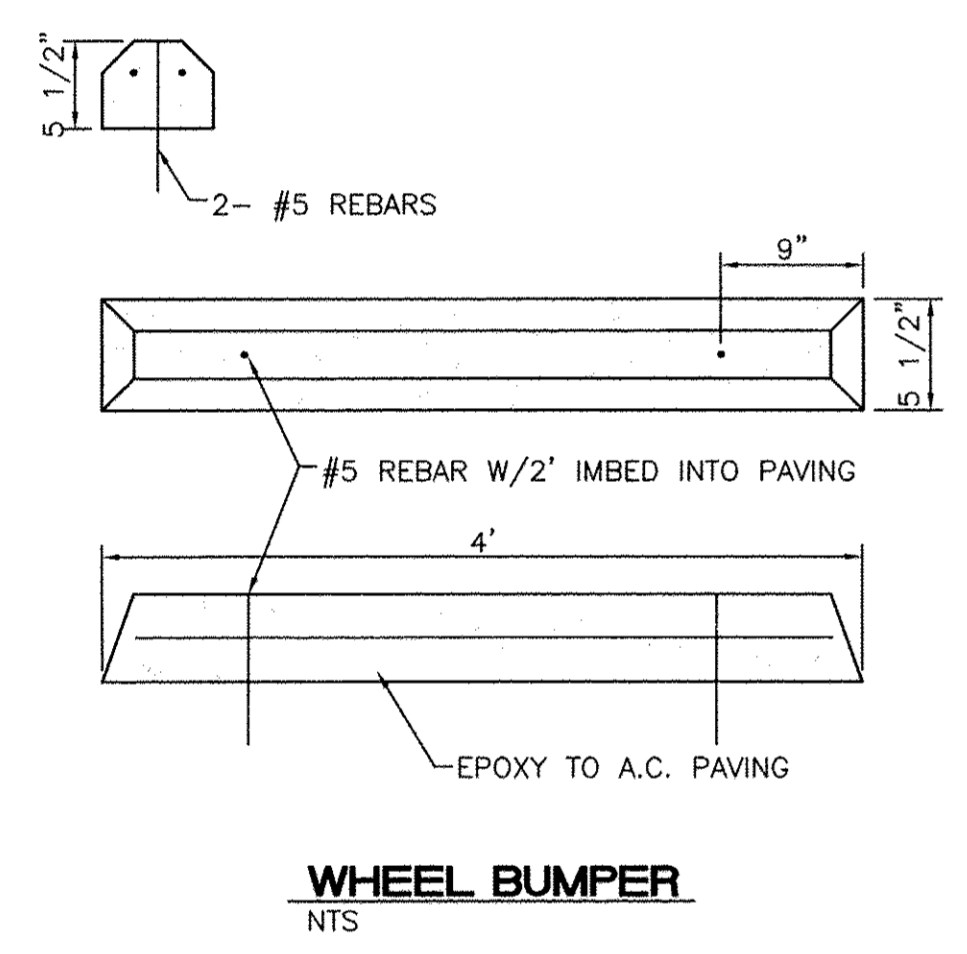
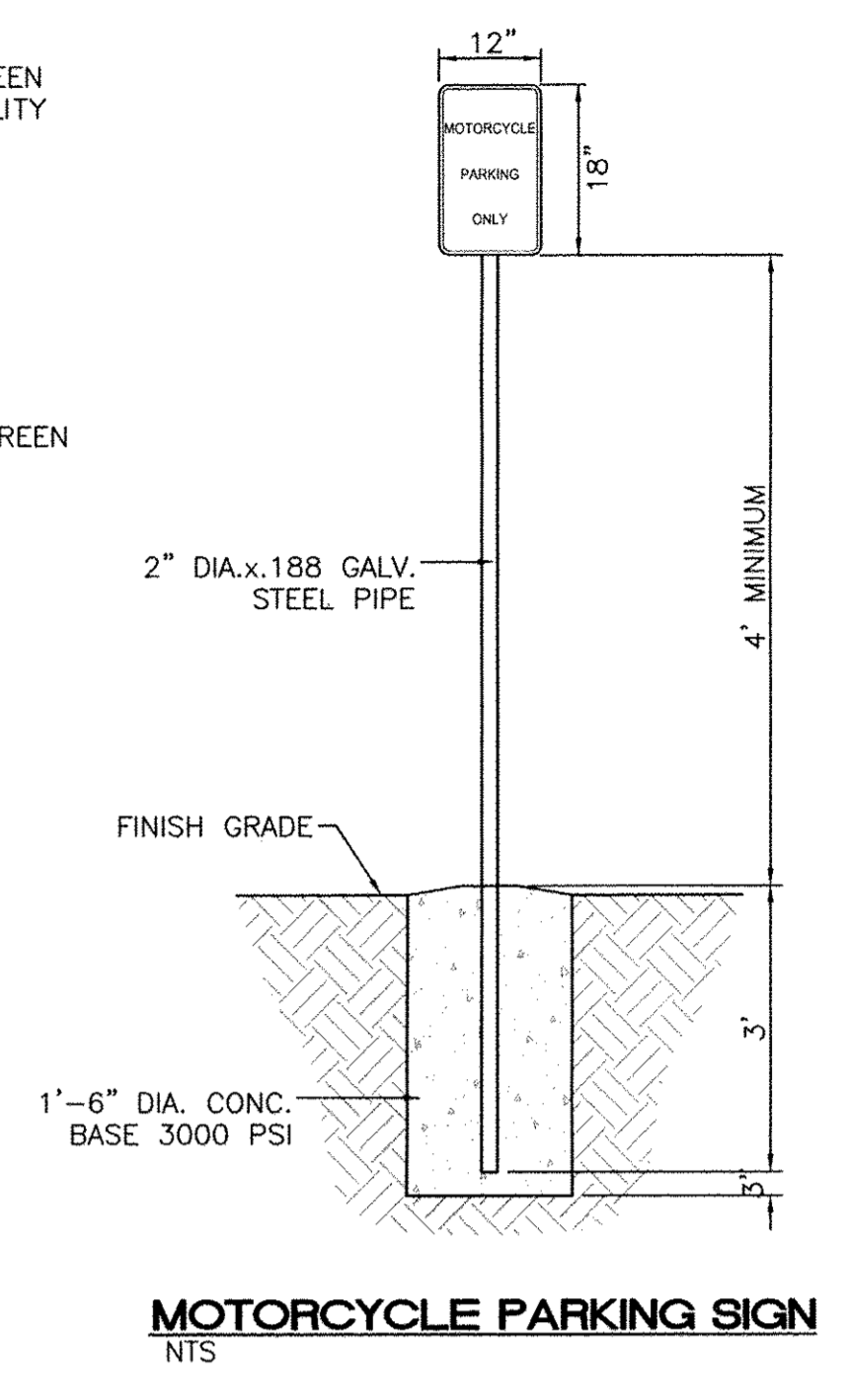
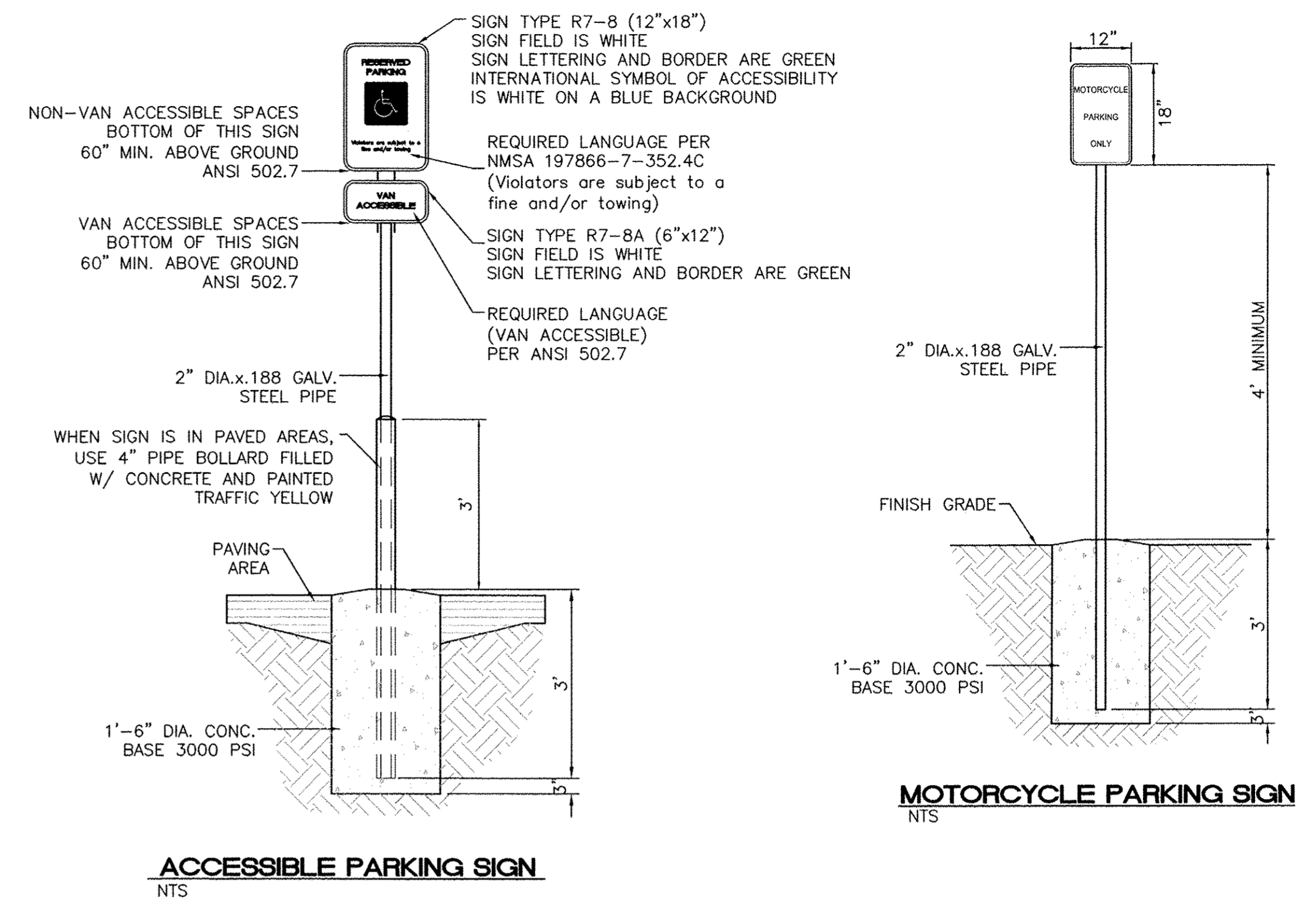
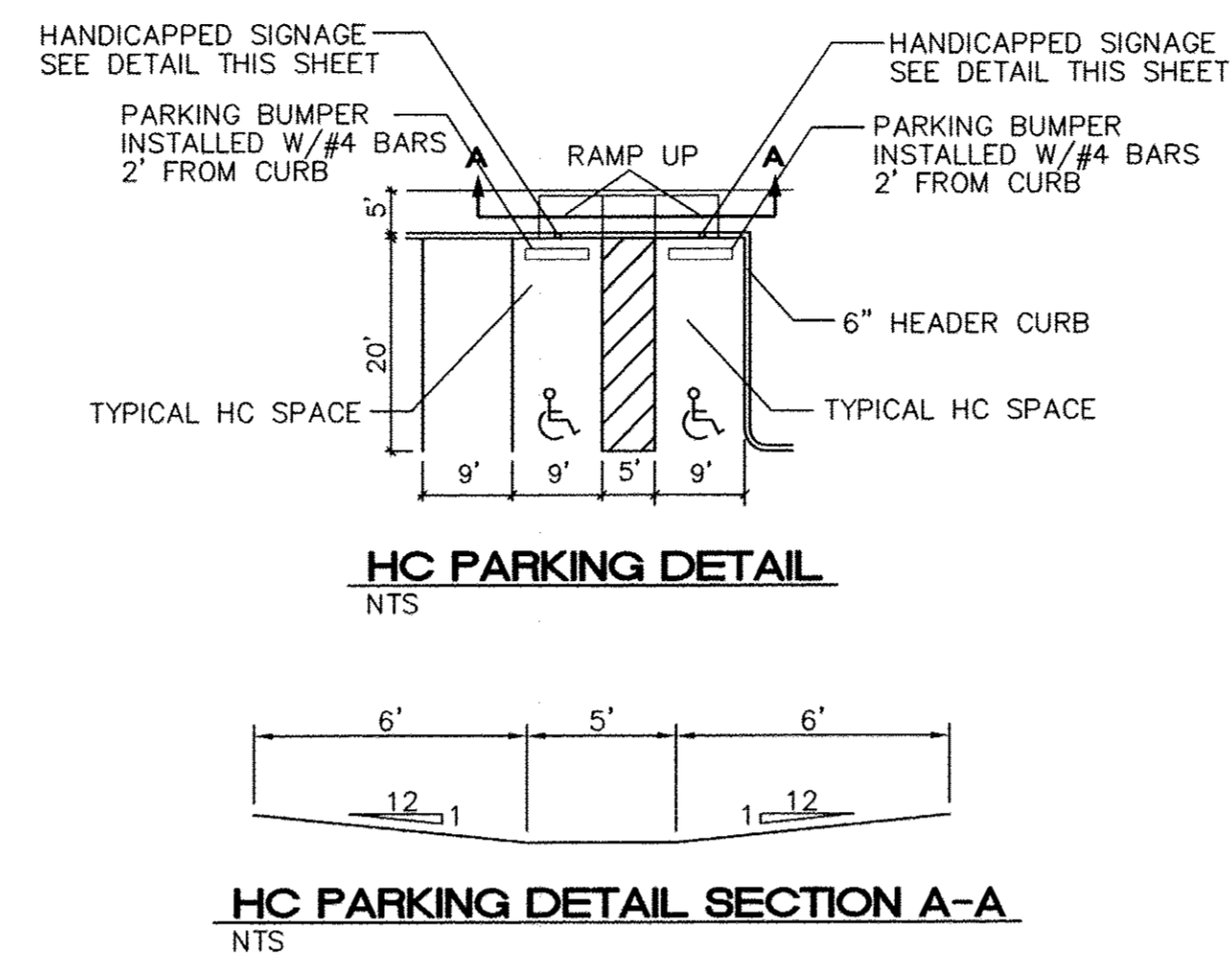
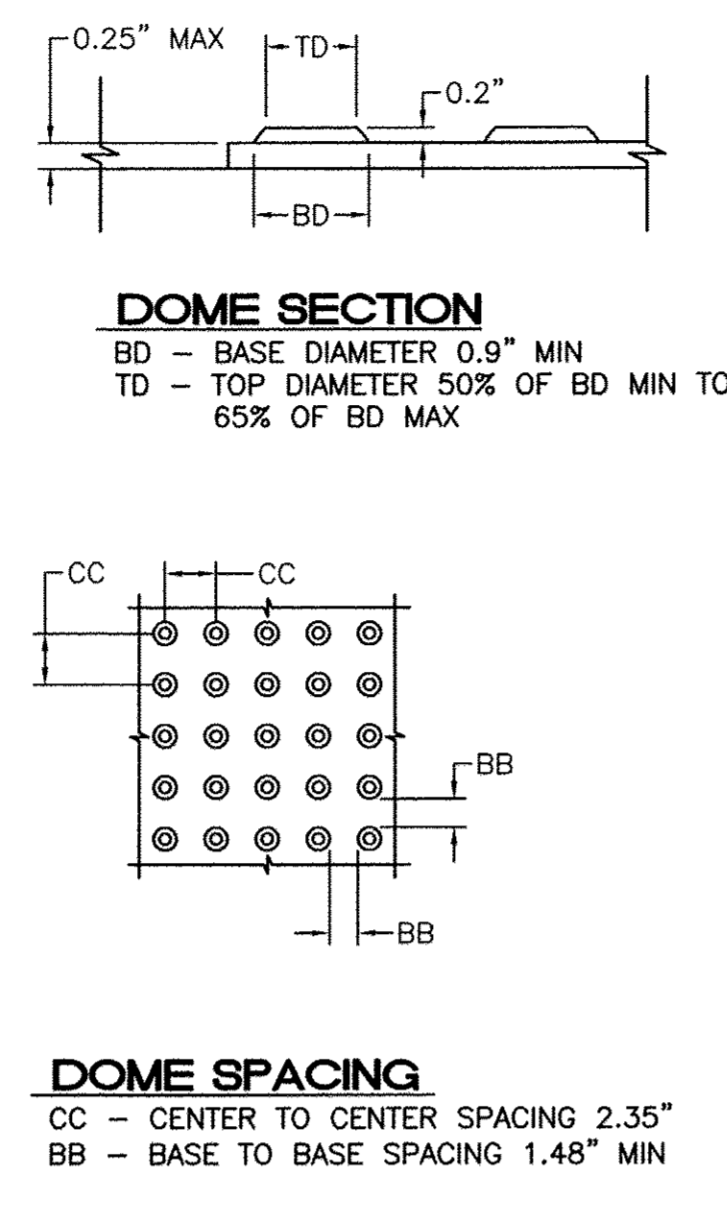
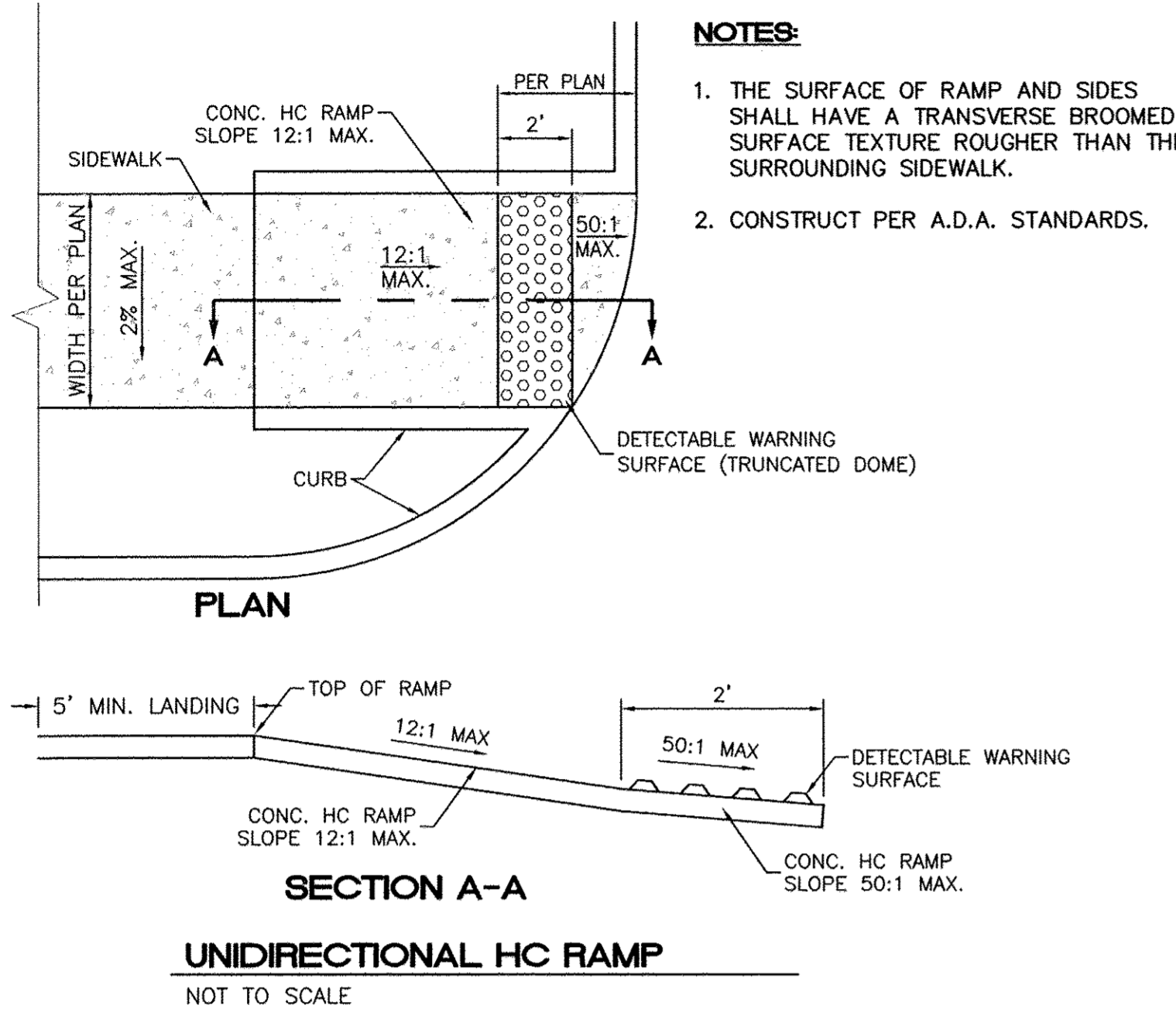
SANITARY SEWER DOUBLE CLEAN-OUTS
NTS

CAUTION:

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS. PRIOR TO STARTING THE WORK, ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

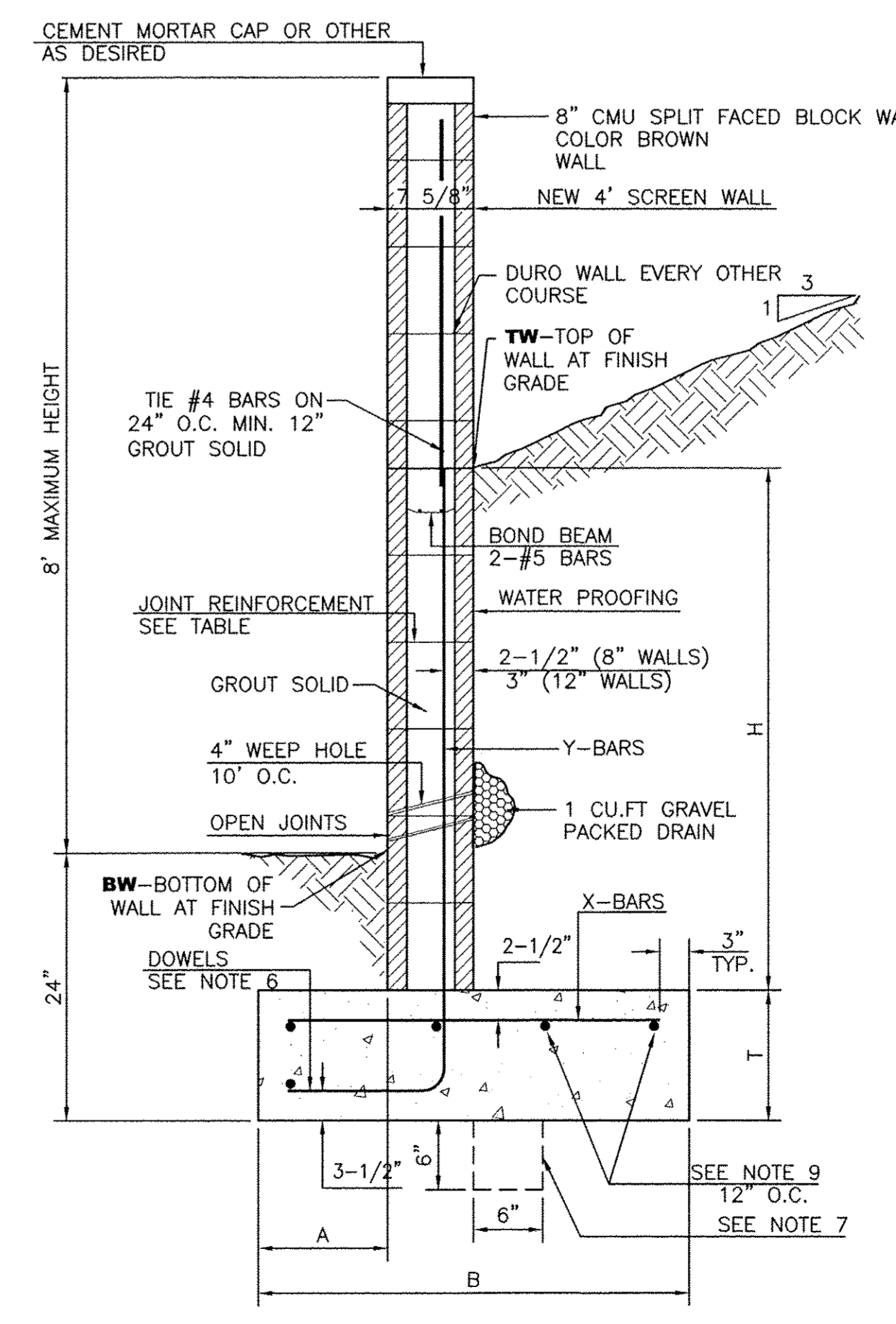
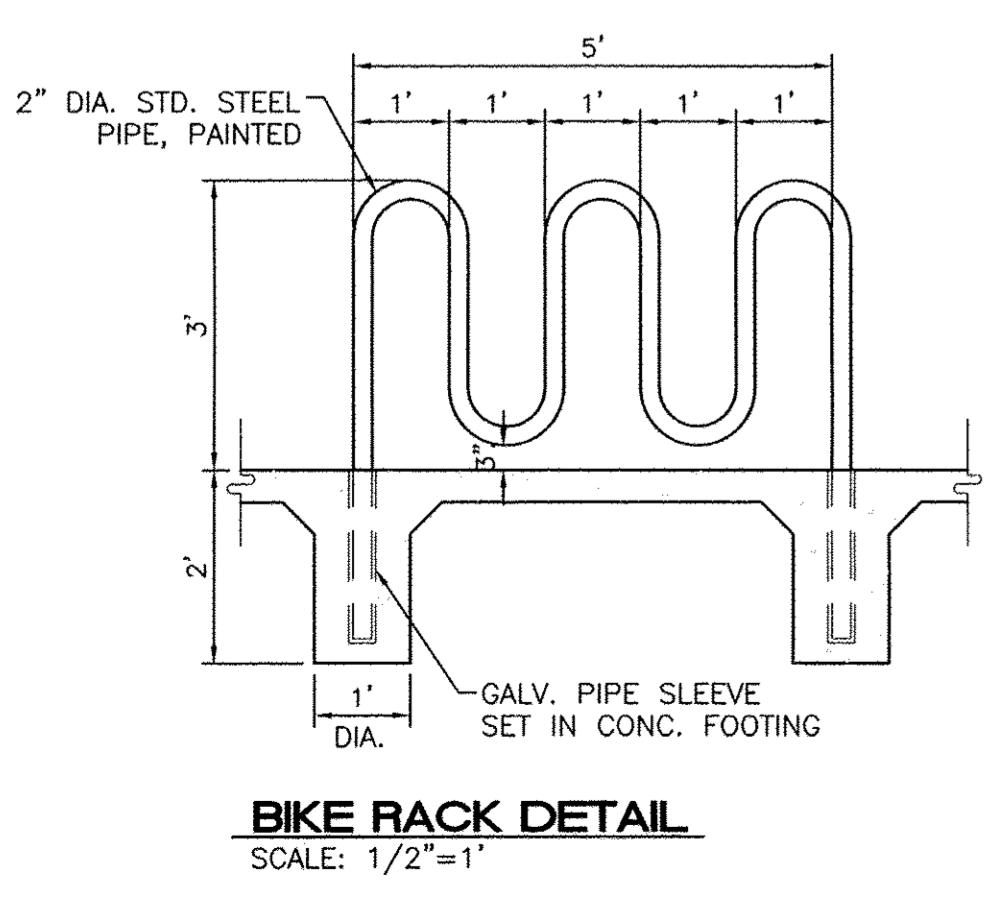
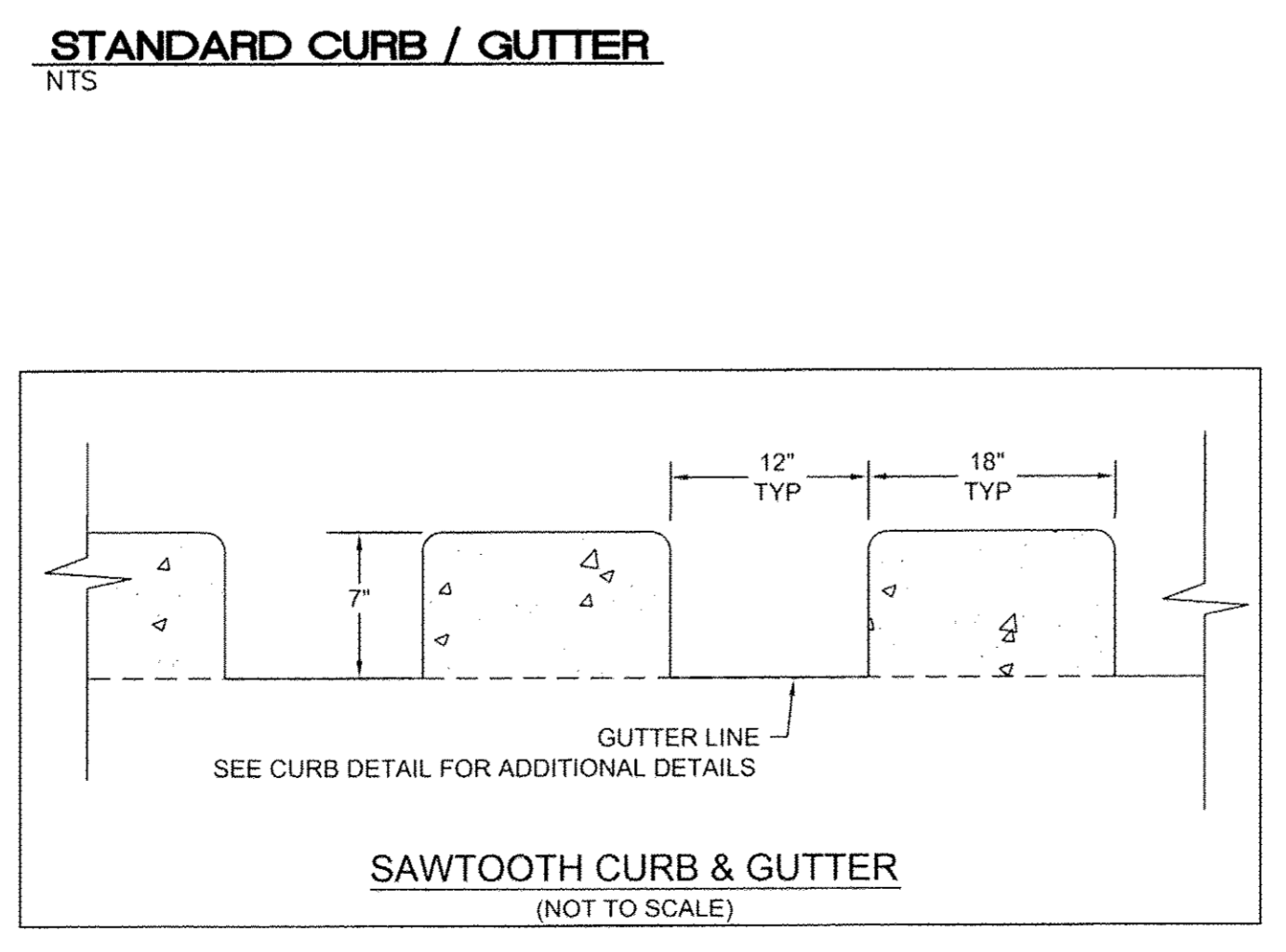


	PRIMROSE SCHOOL OF NW ALBUQUERQUE MASTER UTILITY PLAN	DRAWN BY pm DATE 5-21-18 DRAWING
		SHEET # 5



CURB GENERAL NOTES:

1. ALL CURBS TO BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE, PER WAL-MART SPECIFICATIONS.
2. PROVIDE CONTRACTION JTS. 12' MAX., SPACING, 1/2" EXP. JTS. AT CURB RETURNS AND AT A MAX. SPACING OF 120' BETWEEN CURB RETURNS AND EACH SIDE OF SEPARATELY CONSTRUCTED DRIVEWAYS. CONTRACTION JTS., SHALL BE EITHER SAWED OR TOOLED A MINIMUM OF 1" DEEP AT FINISHED FACES.
3. ALL EDGES SHALL BE EDGED WITH A 3/8" RADIUS EDGING TOOL.
4. 1/4" ISOLATION JOINT SHALL BE PLACED BETWEEN SIDEWALK AND CURB WHEN CAST ADJACENT TO EACH OTHER.



8 INCH REINFORCED CONCRETE MASONRY WALL

H	A	B	T	Y-BARS	X-BARS
ft.-in.	in.	ft.-in.	in.		
2'-0"	8"	2'-0"	9"	#4 @32" O.C.	#4 @24" O.C.
2'-8"	8"	2'-0"	9"	#4 @32" O.C.	#4 @24" O.C.
3'-4"	8"	2'-4"	9"	#4 @32" O.C.	#4 @24" O.C.
4'-0"	10"	2'-8"	9"	#4 @32" O.C.	#4 @24" O.C.
4'-8"	12"	3'-4"	10"	#5 @32" O.C.	#4 @18" O.C.
5'-4"	14"	3'-10"	10"	#6 @16" O.C.	#4 @18" O.C.
6'-0"	16"	4'-8"	12"	#6 @ 8" O.C.	#4 @12" O.C.

12 INCH REINFORCED CONCRETE MASONRY WALL

H	A	B	T	Y-BARS	X-BARS
ft.-in.	in.	ft.-in.	in.		
5'-4"	14"	3'-8"	10"	#6 @18" O.C.	#4 @24" O.C.
6'-0"	15"	4'-2"	12"	#4 @16" O.C.	#4 @18" O.C.
6'-8"	16"	4'-6"	12"	#6 @24" O.C.	#5 @18" O.C.
7'-4"	18"	4'-10"	12"	#6 @16" O.C.	#5 @18" O.C.
8'-0"	20"	5'-4"	12"	#7 @18" O.C.	#6 @12" O.C.
8'-8"	20"	5'-8"	12"	#7 @16" O.C.	#6 @12" O.C.

GENERAL NOTES:

1. ALL CONCRETE IS TO BE 4000 PSI @ 28 DAYS.
2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM. D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2.0%.
3. BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
4. ALL BARS ARE TO BE GRADE 60, ASTM 615.
5. TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
6. DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO V-BARS, SHALL PROJECT A MINIMUM OF 30 BAR DIA. INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOE OF THE FOOTING.
7. PROVIDE KEY FOR 8" AND 12" WALLS WHERE H EXCEEDS 6'-0"
8. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'.
9. BOND BEAM, 1-#4 BARS FOR WALLS UNDER 3'-4", 2-#4 BARS FOR WALLS UNDER 5'-4", 2-#5 BARS FOR WALLS OVER 5'-4".

	PRIMROSE SCHOOL OF NW ALBUQUERQUE	DRAWN BY pm
	CONSTRUCTION DETAILS	DATE 5-21-18
	TERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrowestllc.com	DRAWING
RONALD R. BOHANNAN P.E. #7868	SHEET # 6	JOB # 2017092

SPECIFICATIONS

1. 4" inlet/outlet Sch. 40. Plain End (No-Hub)
2. Max flow rate: 100 GPM
3. Liquid capacity: 275 Gallons
4. Max grease capacity: 1,076 lbs. (147.4 Gallons)
5. Max solids/sediment capacity: 105 Gallons
6. Unit weight w/std. covers: 230 lbs.
7. Maximum operating temperature 190 °F continuous.
8. Highway Rated cover: 16,000 lb. capacity (standard)
9. Seamless molded polyethylene tank.

NOTES

1. Listed by IAPMO to ASME grease interceptor standard #A112.14.3 and CSA B481.1
2. Factory installed Built-in Flow control.
3. For gravity drainage applications only. Do not use for pressure applications.
4. Seamless high density polyethylene tank.
5. Unit supplied with built-in adapter(s) for up to 6" of adjustability. Additional riser(s) available for deeper burial depth.
6. Cover placement allows full access to tank for proper maintenance.
7. Vent not required unless per local code.
8. Narrow footprint allows clearance through doorways and down stairwells.
9. Engineered inlet and outlet diffusers are removable to inspect/clean piping.
10. For on-the-floor or buried applications.
11. Integral air relief / Anti-siphon / Sampling access.
12. Three outlet options for easy rough in. Unit shipped with outlet diffuser in outlet "B".

DIFFUSION FLOW TECHNOLOGY

The inlet diffuser splits incoming effluent into two paths that utilize the entire liquid volume of the tank for efficient grease separation. The calibrated openings greatly reduce effluent turbulence. The effluent enters the main chamber without disturbing the existing grease or sediment layers.

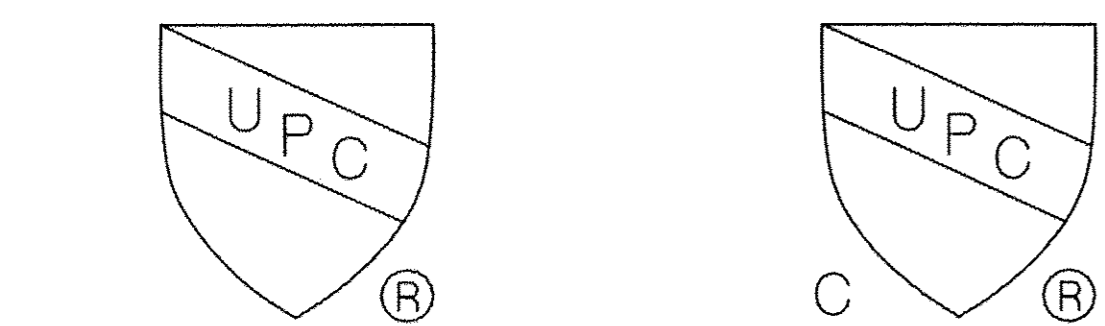
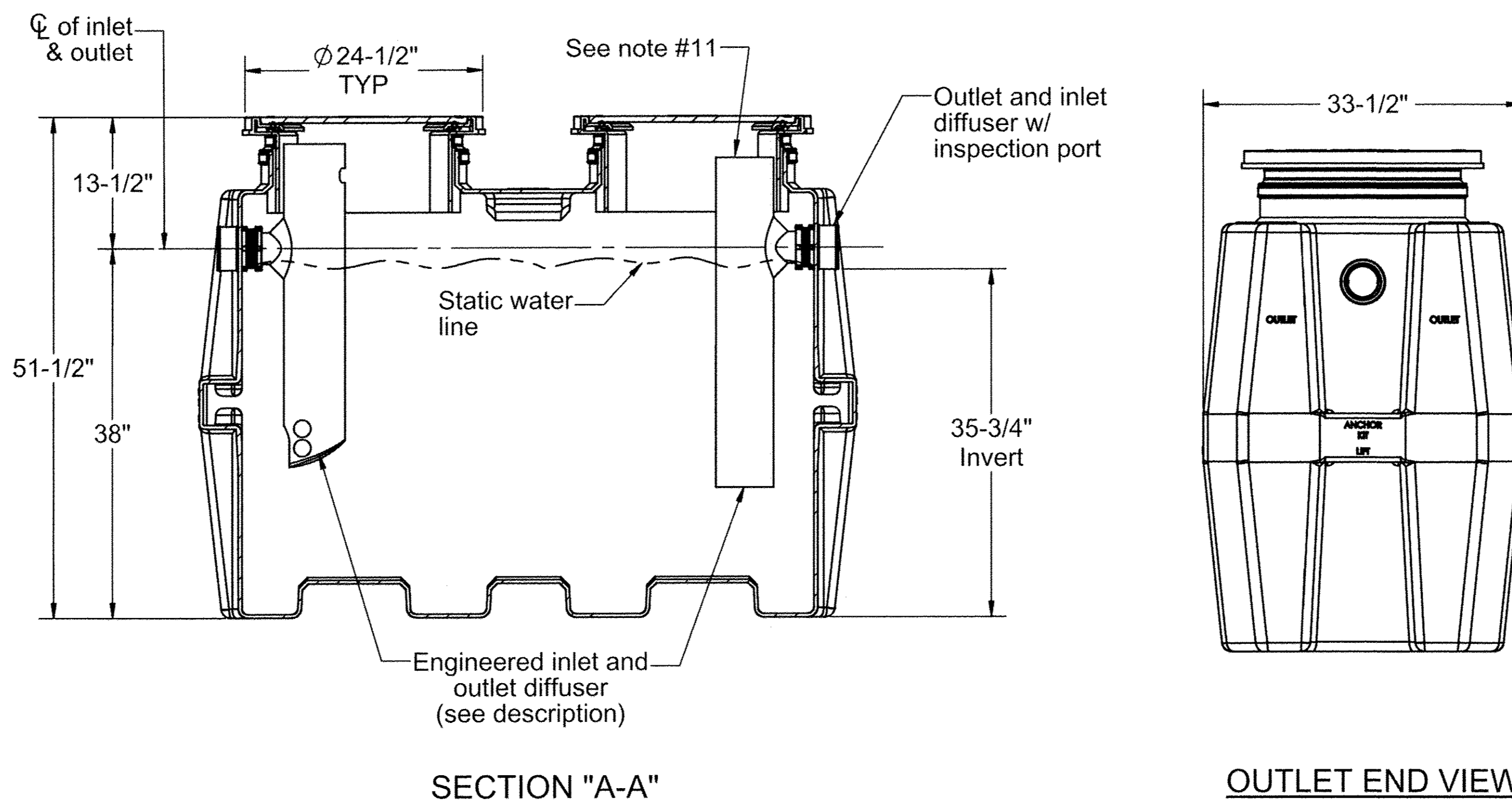
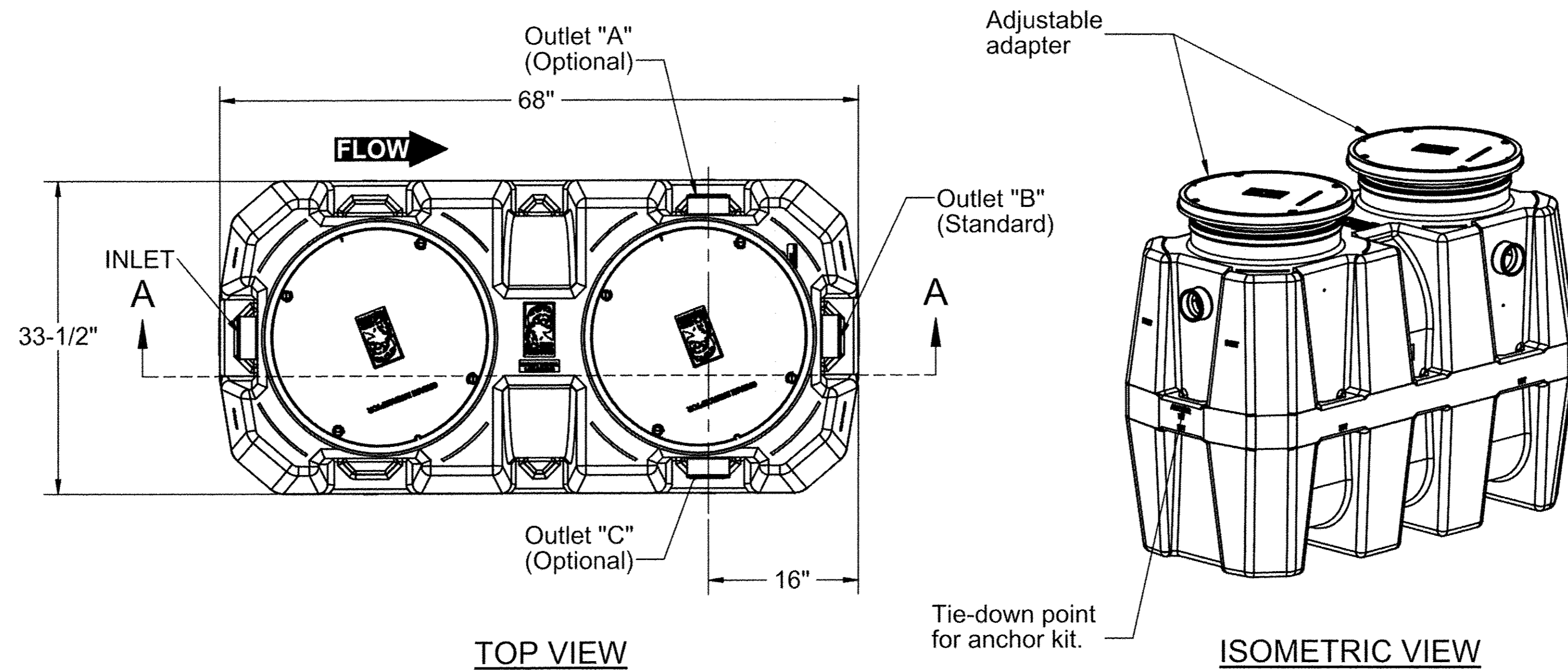
The integral air relief / anti-siphon in the top of the outlet diffuser allows pressure stabilization within the unit during operation. The bottom of the outlet diffuser allows only effluent which is free of grease to exit the tank. It can easily be attached to any of the three outlets provided to ease jobsite piping layouts.

ENGINEER SPECIFICATION GUIDE

Schier Great Basin™ grease interceptor model # GB-250 shall be lifetime guaranteed and made in USA of seamless, rotationally-molded High Density Polyethylene. Interceptor shall be furnished for above or below grade installation. Interceptor shall be certified to ASME A112.14.3 (type C) and CSA B481.1, with field adjustable riser system, built-in flow control, built-in test caps and three outlet options. Interceptor flow rate shall be 100 GPM. Interceptor grease capacity shall be 1,076 lbs. Cover shall provide water/gas-tight seal and have minimum 2,000 lbs. load capacity.

OPTIONS:

- H20 rated Cast Iron Cover: 20,000lb capacity
- Pedestrian rated cover: 2,000 lb. capacity
- Teleglide field adjustable risers for extending covers to grade
- Male pipe thread connections
- 6" Plain end pipe connections (Inlet/Outlet "B" only)
- High water anchor kit
- Clamping collar kit



PROPRIETARY AND CONFIDENTIAL

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF SCHIER PRODUCTS. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF SCHIER PRODUCTS IS PROHIBITED.

MODEL NUMBER: GB-250 PART NUMBER: 4055-001-XX

DESCRIPTION:
100 GPM POLYETHYLENE GREASE INTERCEPTOR

DWG BY: N.EBERT DATE: 07/02/2014 REV: 9 ECO: 1035

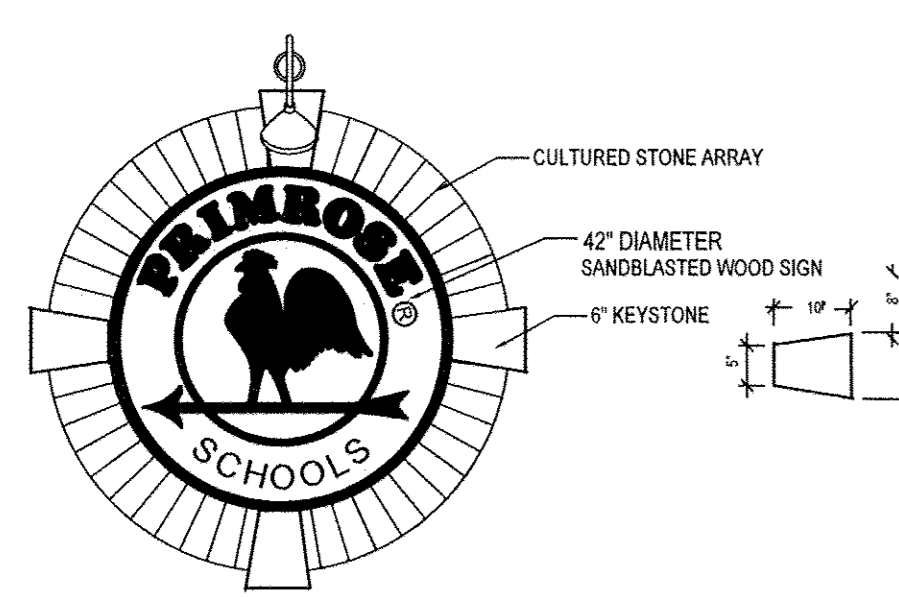
SPECIFICATION SHEET

Schier Products
9500 Woodend Road
Edwardsville, KS 66111
Tel: 800-827-7119
Fax: 800-827-9664
www.schierproducts.com

Made in the U.S.A

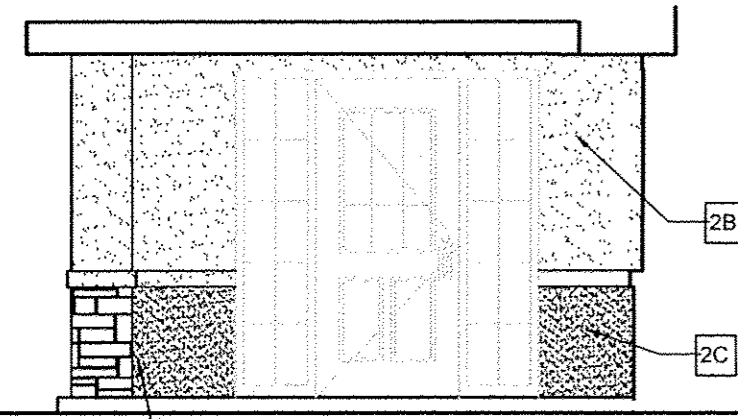


	PRIMROSE SCHOOL OF NW ALBUQUERQUE CONSTRUCTION DETAILS	DRAWN BY pm DATE 5-21-18 DRAWING
	SHEET # 7	JOB # 2017092
RONALD R. BOHANNAN P.E. #7868	TERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrowestllc.com	



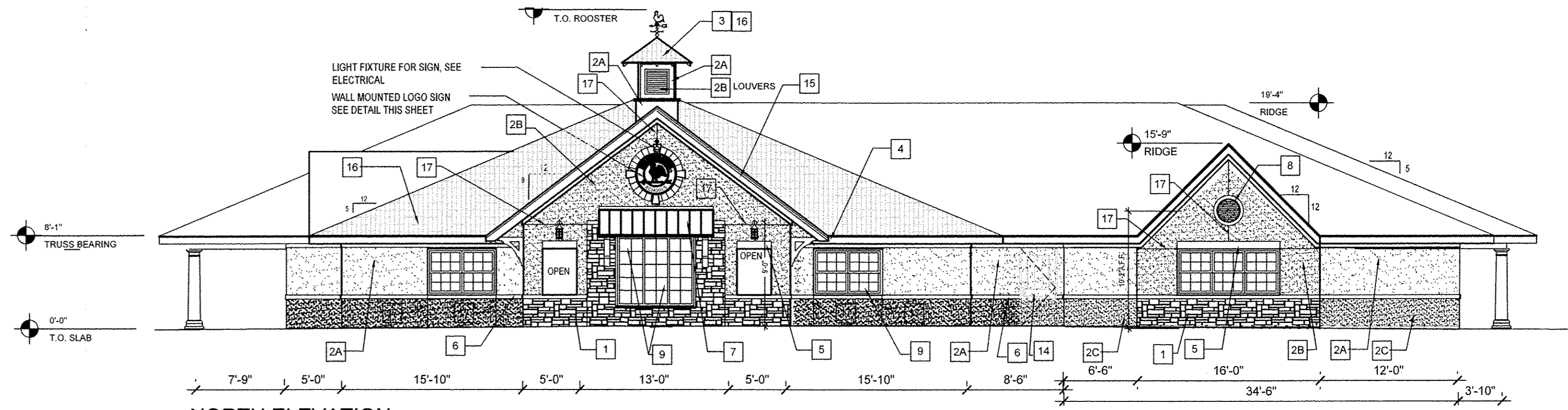
SIGN COLORS:
 ROOSTER, CIRCLES & TEXT = TATE OLIVE
 BACKGROUND = BEIGE
 (TOTAL SIGN AREA = 9.6 SQ. FT.)

1 WALL MOUNTED LOGO SIGN
 1/2" = 1'-0"

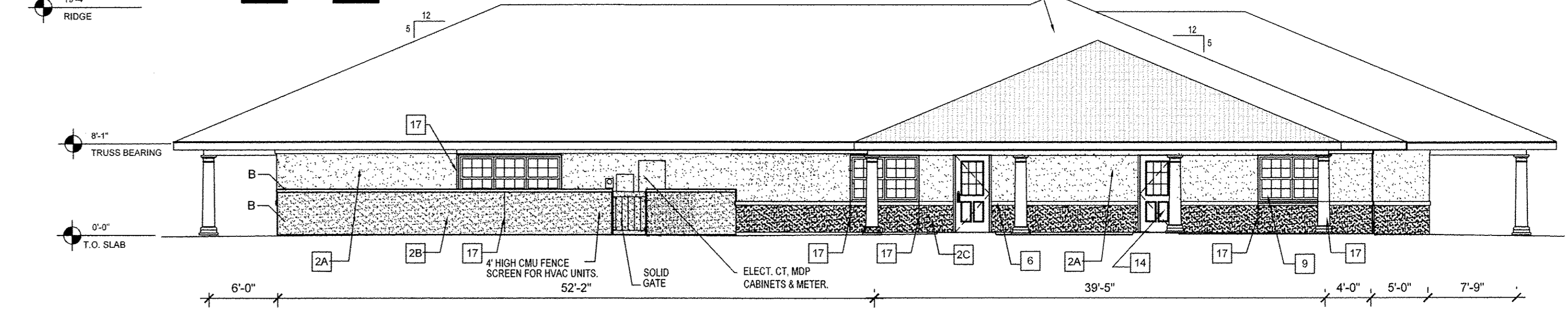


2 ENLARGED ENTRY. ELEV. N.T.S.

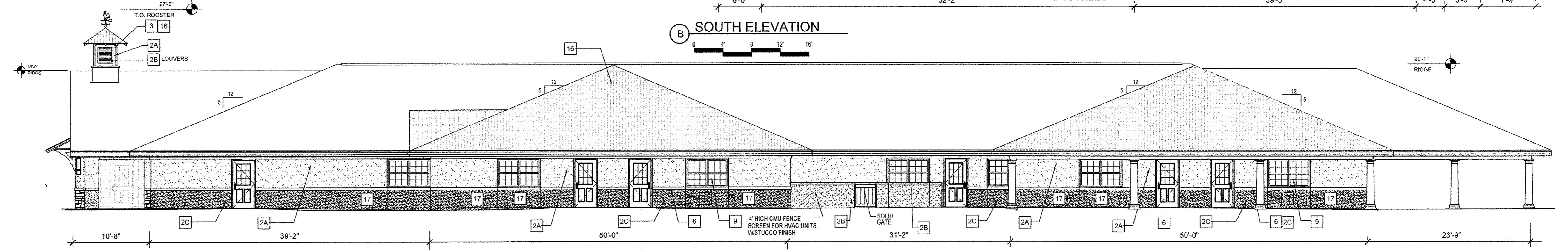
EXTERIOR COLOR SCHEDULE		CONSTRUCTION NOTES:	
COLOR "A"	BM HC-6 VINHAM CREAM	1	STONE VENEER
COLOR "B"	BM HC-55 WINTHROP PEACH	2	STUCCO
COLOR "C"	BM 2095-20 ANTLER BROWN	3	CUPOLA WITH WEATHER VANE. SEE SPECIFICATIONS SECTION OF DRAWINGS. PAINT CUPOLA WALLS AND LOUVERS PER EXTERIOR FINISH SCHEDULE. CONC. ROOF TILE (EPOXY ROOSTER)
TRASH ENCLOSURE GATES (POST & HINGES)	COLOR "C" (INDUSTRIAL ENAMEL EXTERIOR APPLICATION)	4	NOT USED
CUPOLA WALLS AND SPARKETS	COLOR "A"	5	8" T STUCCO ACCENT BAND - COLOR "C"
EXTERIOR FASCIA & FRIEZE	COLOR "D"	6	STUCCO SILLWASCOT - PAINT "D"
WINDOWS	MED. BRONZE ALUMINUM VINYL	7	STANDING SEAM ROOF ON METAL FRAME - PAINT "C"
STONE	CULTURED STONE - PRO LEDGESTONE COLOR: SHALE GROUT: COLORED MORTAR TO MATCH STONE	8	24" DIAMETER VENT LOUVERS. PROVIDE PAINTABLE UNIT AND PAINT PER SCHEDULE. TRIM = COLOR "C" LOUVERS = COLOR "A"
ROOFING	ONE PIECE "M" MISSION TILE BORAL ROOFING #M5CS361 COLOR: DESERT DRIFTWOOD	9	ALUMINUM SINGLE HUNG WINDOWS WITH TINTED GLASS (SEE ELEV. SHEET A2.1)
NOTES: ALL ROOF MOUNTED EQUIPMENT SHALL BE PAINTED TO MATCH ROOF COLOR. CONFIRM COLOR WITH EXIST CVS NEXT TO SITE PRIOR TO ORDERING		10	NOT USED
STANDING SEAM ROOF:	AER-SPIN SMP/SEAM - 1" BM 2095-20 ANTLER BROWN	11	WALL MOUNTED LIGHT FIXTURE, TYP. AT EACH EXTERIOR DOOR. SEE LIGHT FIXTURE SCHEDULE. FLUSH TOP TO BOT OF SOFFIT OR 80" MIN AFG.
STEEL AWNING SUPPORTS & WOOD BRACKETS:	BM 2095-20 ANTLER BROWN (INDUSTRIAL ENAMEL EXTERIOR APPLICATION)	12	STOP BULLNOSE SILL AS REQUIRED TO ALLOW SPACE FOR ELECTRICAL SWITCHGEAR.
STUCCO:	COLOR "A" 2A COLOR "B" 2B COLOR "C" 2C	13	12" REFLECTORIZED ADDRESS NUMBERS - BLACK
		14	H.M. INSUL. EXTERIOR DOOR AND FRAME - SEE DOOR SCHEDULE
		15	HARDI-TRIM EXTERIOR FASCIA, & STUCCO FRIEZE PAINT "D"
		16	TILE ROOFING
		17	CONTROL JOINT - SEE 6/A-R.1



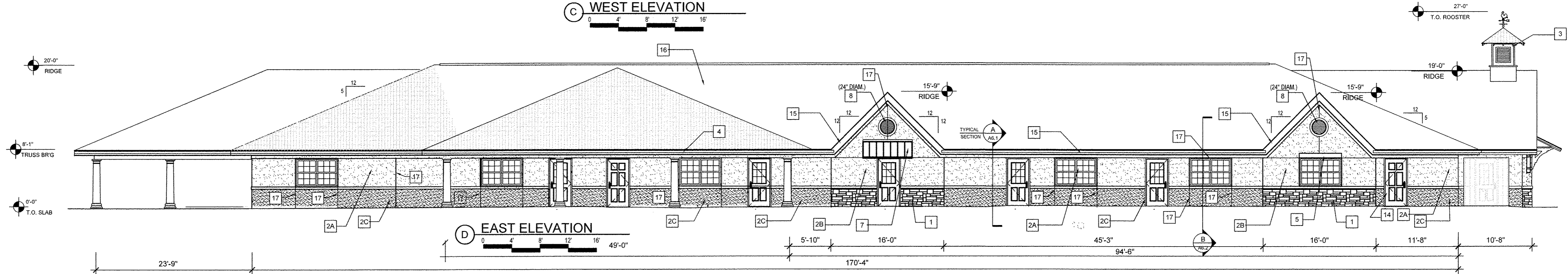
A NORTH ELEVATION



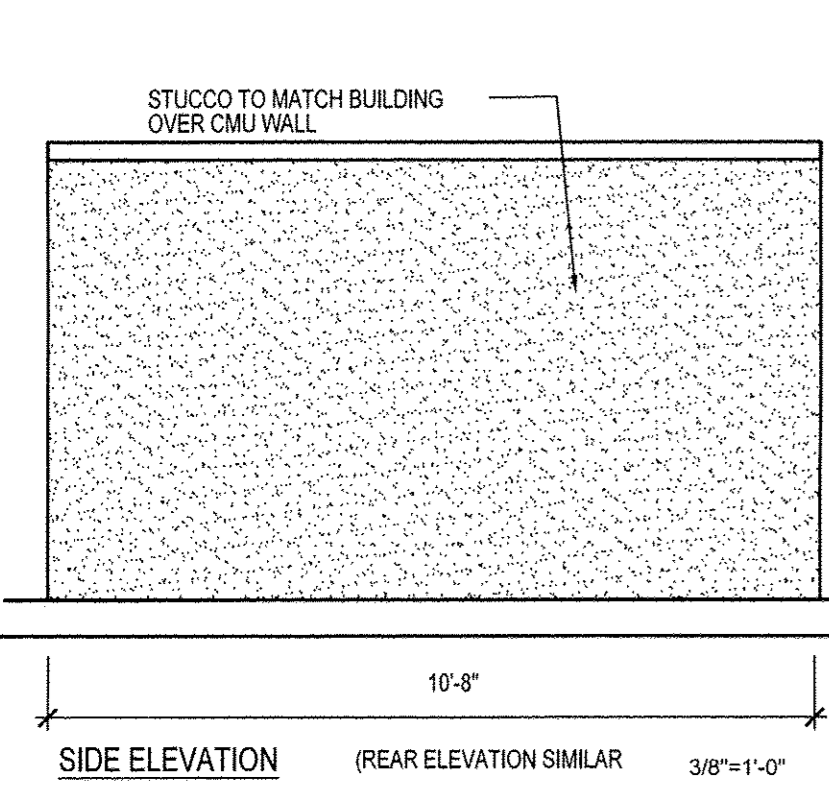
B SOUTH ELEVATION



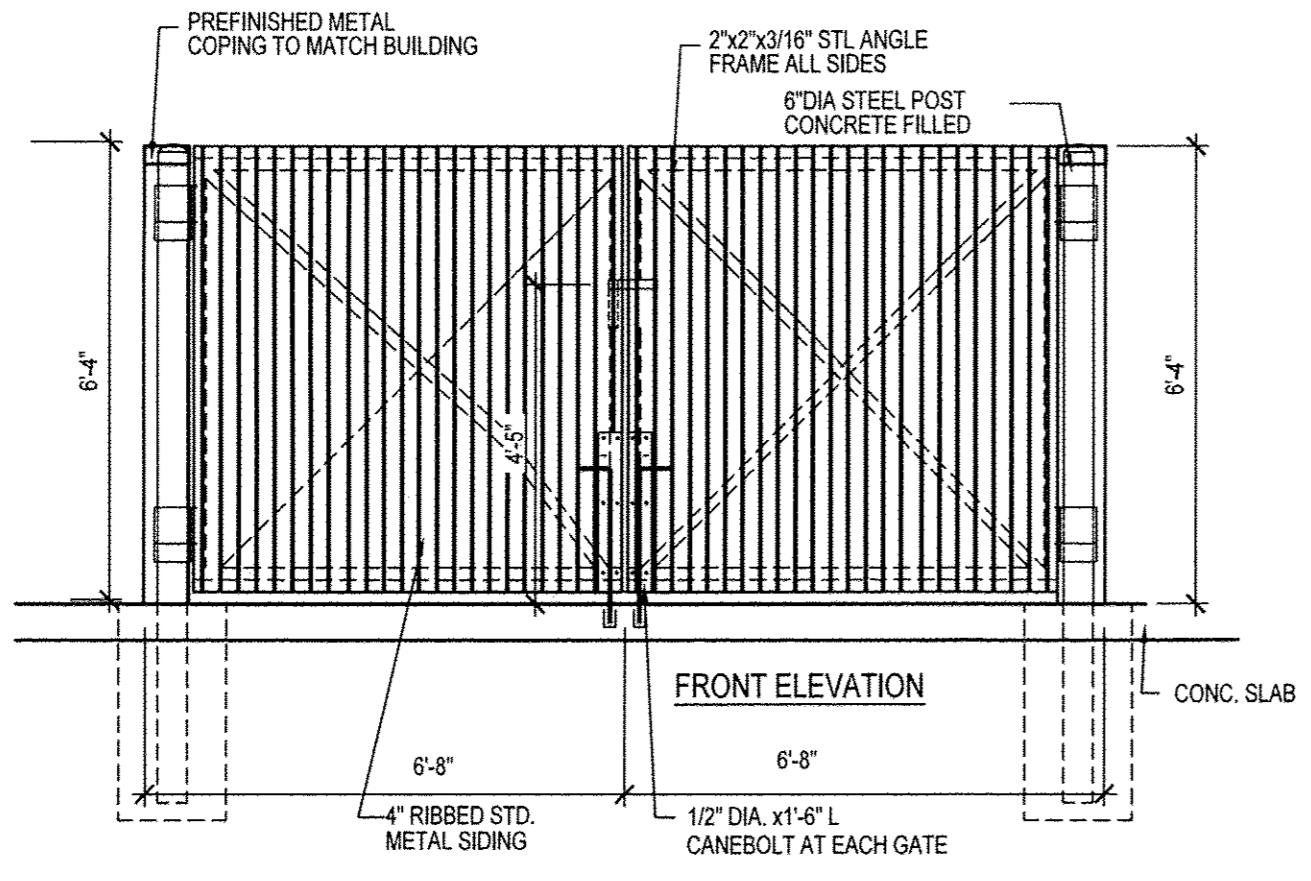
C WEST ELEVATION



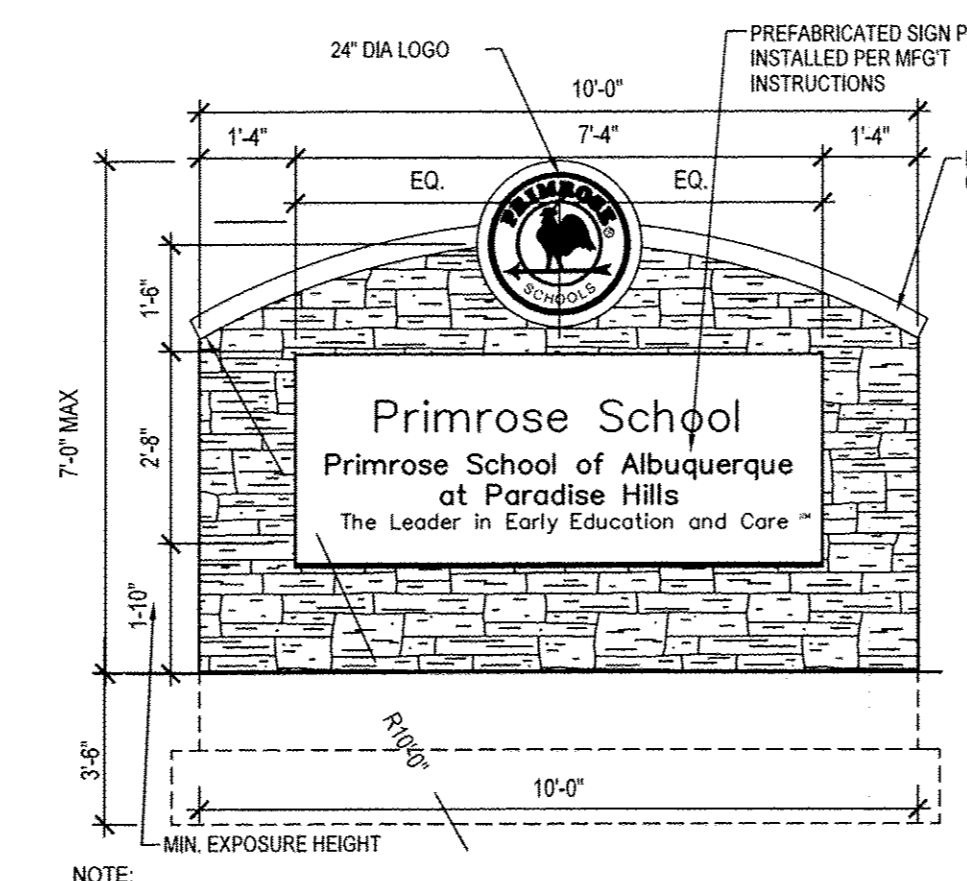
D EAST ELEVATION



3 TRASH ENCLOSURE
 3/8" = 1'-0"



3 TRASH ENCLOSURE
 3/8" = 1'-0"



4 MONUMENT SIGN
 3/8" = 1'-0"

SIGN SPECIFICATIONS:		SIGN AREAS (ONE SIDE)	
LOGO	24" DIAMETER, SANDBLASTED - TATE OLIVE ON BEIGE BACKGROUND	SIGNAGE (COPY AREA)=	2'-8"x7'-4"=19 S.F.
LETTERS	5" HIGH, STYLE: TIMES BOLD DARK BRONZE LETTERS	LOGO-24" DIA =3.14 S.F.	
STRIP LETTERS (THE LEADER IN...)	2.5" HIGH, STYLE: TIMES BOLD DARK BRONZE LETTERS	OVERALL STRUCTURE=	22.14 SF X 2 = 44.28 SF
BACKGROUND	BEIGE PAINTED METAL		
STONE SPECIFICATION	SAME AS BUILDING		

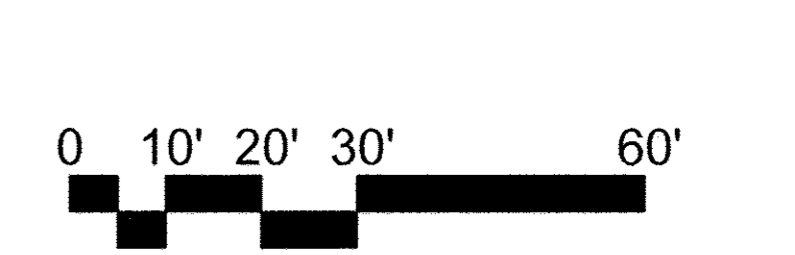
NOTE: TOTAL SIGN LETTERING COST SHOULD INCLUDE LETTERING. (LETTERING FOR BOTH SIDES OF SIGN) TAX, SHIPPING COSTS, MOUNTING TEMPLATE AND INSTRUCTIONS. (4-6 WEEKS LEAD TIME)

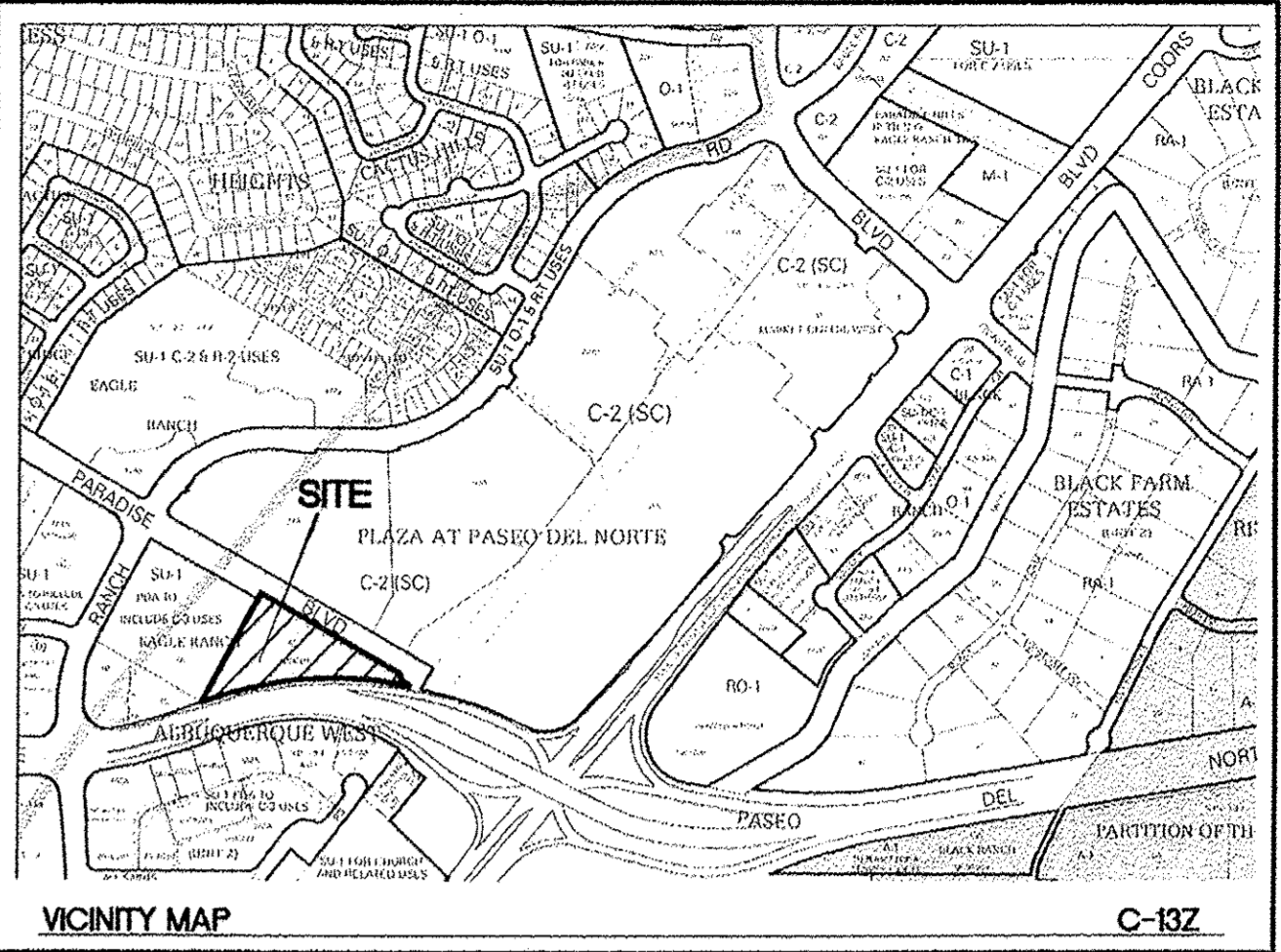
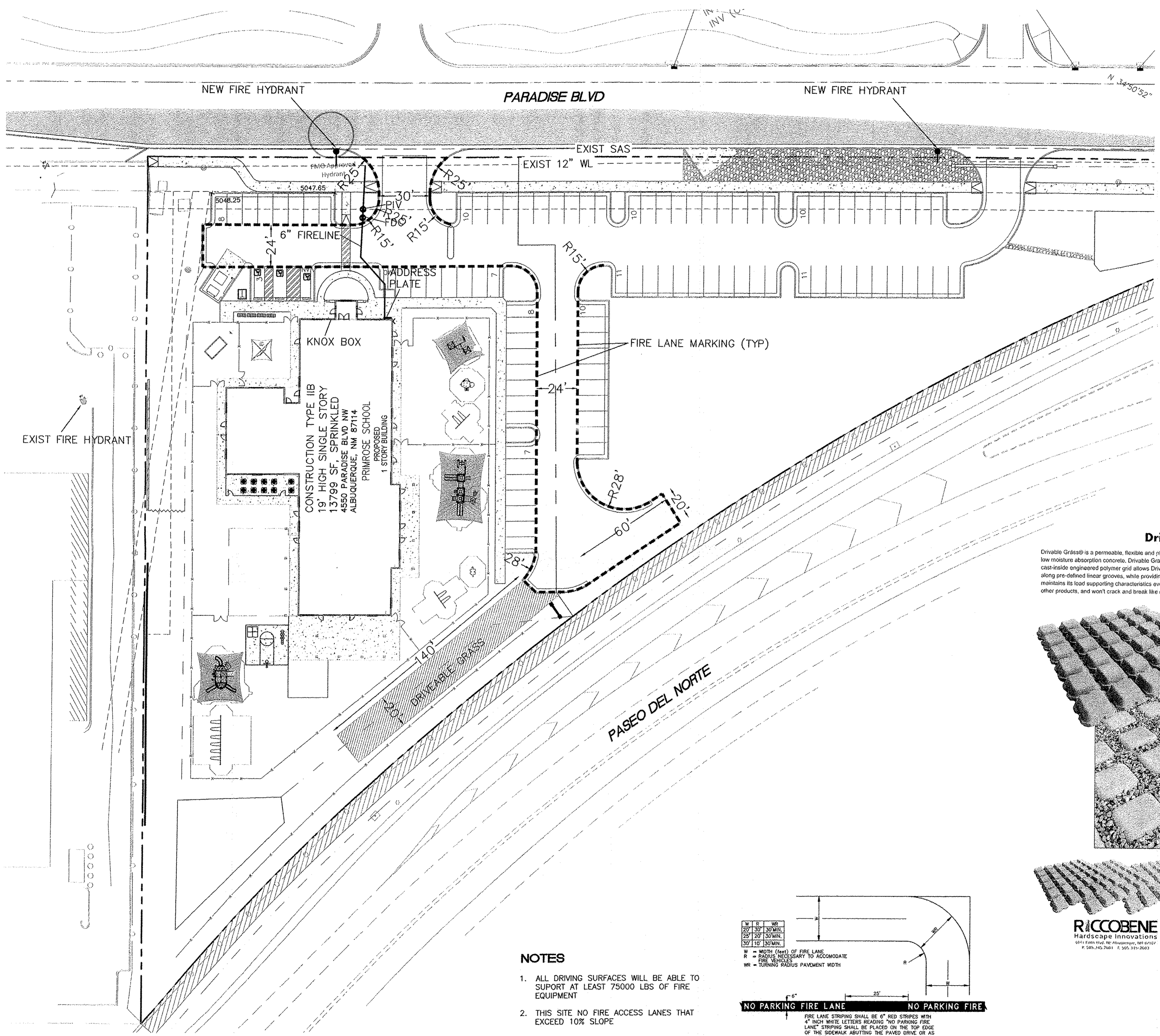
PRIMROSE SCHOOL of Albuquerque at Paradise Hills

ELEVATIONS

Prepared for:
 Primrose School Franchising Company
 3660 Cedarcrest Road
 Acworth, Georgia 30101

Prepared by:
 Children's Design Group
 Mark D. Pavey, A.I.A. - Architect
 PO BOX 1365
 Gulf Shores, AL 36547



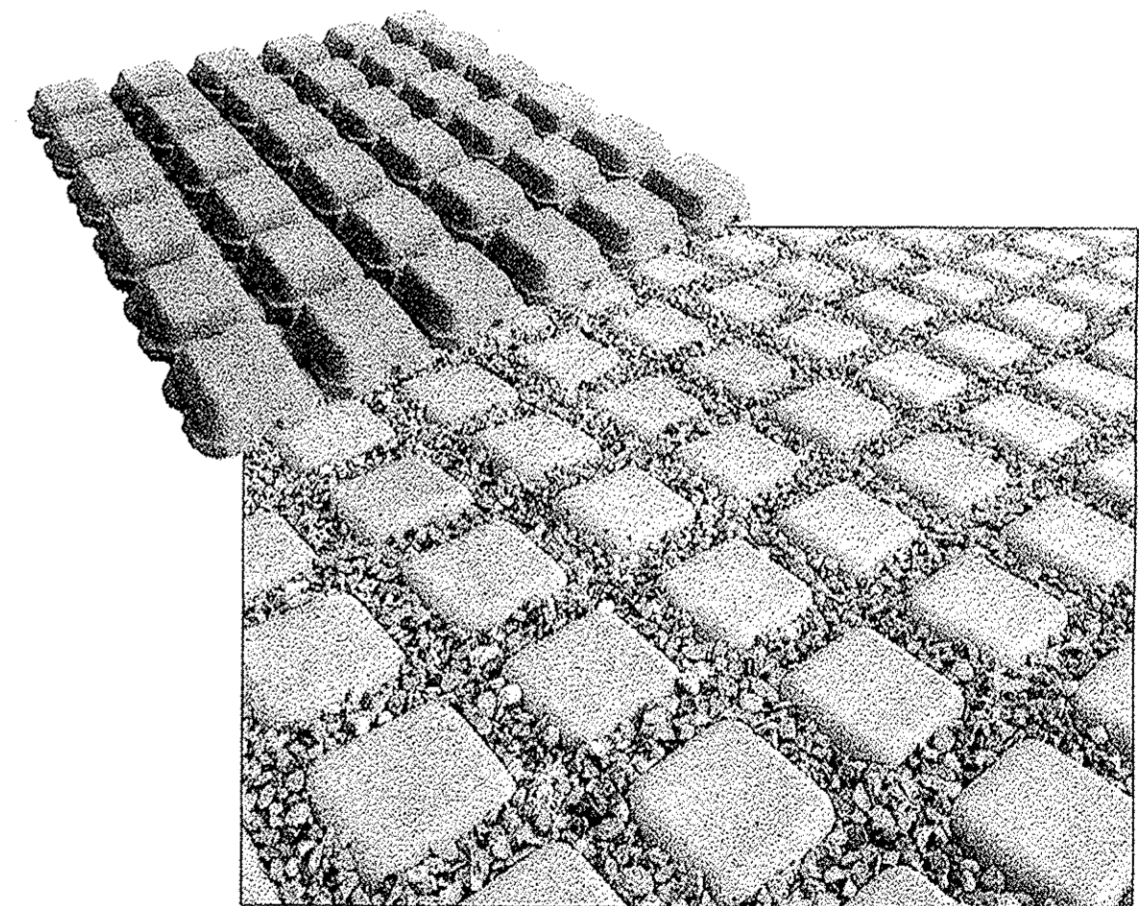


LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- EXISTING CURB & GUTTER
- FIRE LANE STRIPING
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT

Drivable Grass

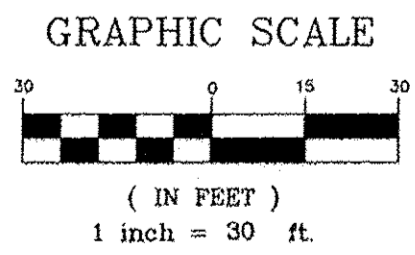
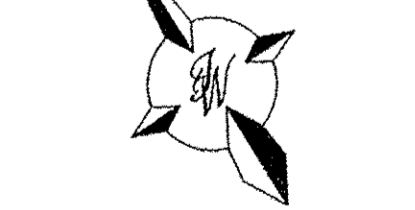
Drivable Grass® is a permeable, flexible and plantable concrete pavement system. This product is made of wet cast, low moisture absorption concrete. Drivable Grass® is cast with holes to allow for infiltration and root penetration. A cast-in-place engineered polymer grid allows Drivable Grass® to flex and conform to irregular ground surface contours along pre-defined linear grooves, while providing the intended structural support needed for daily use. Drivable Grass® maintains its load supporting characteristics even when saturated. The design also eliminates sharp edges common in other products, and won't crack and break like rigid concrete or pop up like plastic.



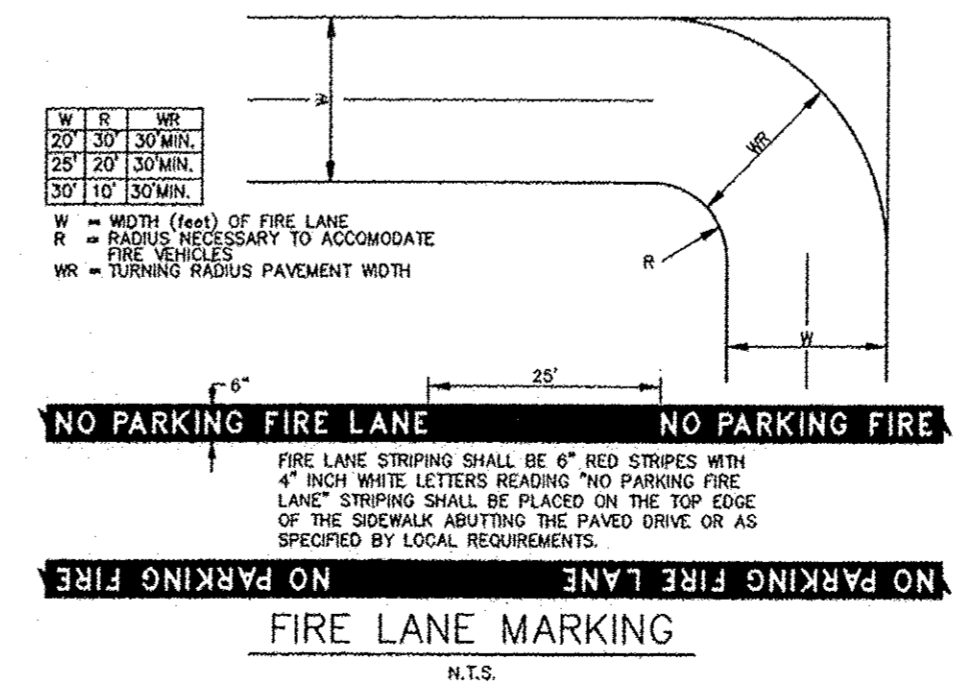
RICCOBENE
Hardscape Innovations

Product	3600
Thickness	2 1/2" (4" x 1 1/2")
Concrete Strength	4000 psi
Weight of each unit	8 lbs
Number of units per square foot	12
Weight of concrete per square foot	96 lbs
Concrete per square foot	120 lbs (dry)
Concrete per square foot	120 lbs
Concrete per square foot	120 lbs
Concrete per square foot	120 lbs
Concrete per square foot	120 lbs
Concrete per square foot	120 lbs

1371-18
HYDRANT AND FIRE ACCESS
ALBUQUERQUE FIRE MARSHAL'S OFFICE
PLANS CHECKING DIVISION
SOFT COPY CONSTRUCTION TYPE IIB
DATE 1/20/18 NUMBER OF HYDRANTS 1
APPROVED
3/2/18



- NOTES**
- ALL DRIVING SURFACES WILL BE ABLE TO SUPPORT AT LEAST 75000 LBS OF FIRE EQUIPMENT
 - THIS SITE NO FIRE ACCESS LANES THAT EXCEED 10% SLOPE



ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868	PRIMROSE SCHOOL OF NW ALBUQUERQUE FIRE ONE PLAN	DRAWN BY pm DATE 3-20-18 DRAWING
	TERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrowestllc.com	SHEET # 7 JOB # 2017092