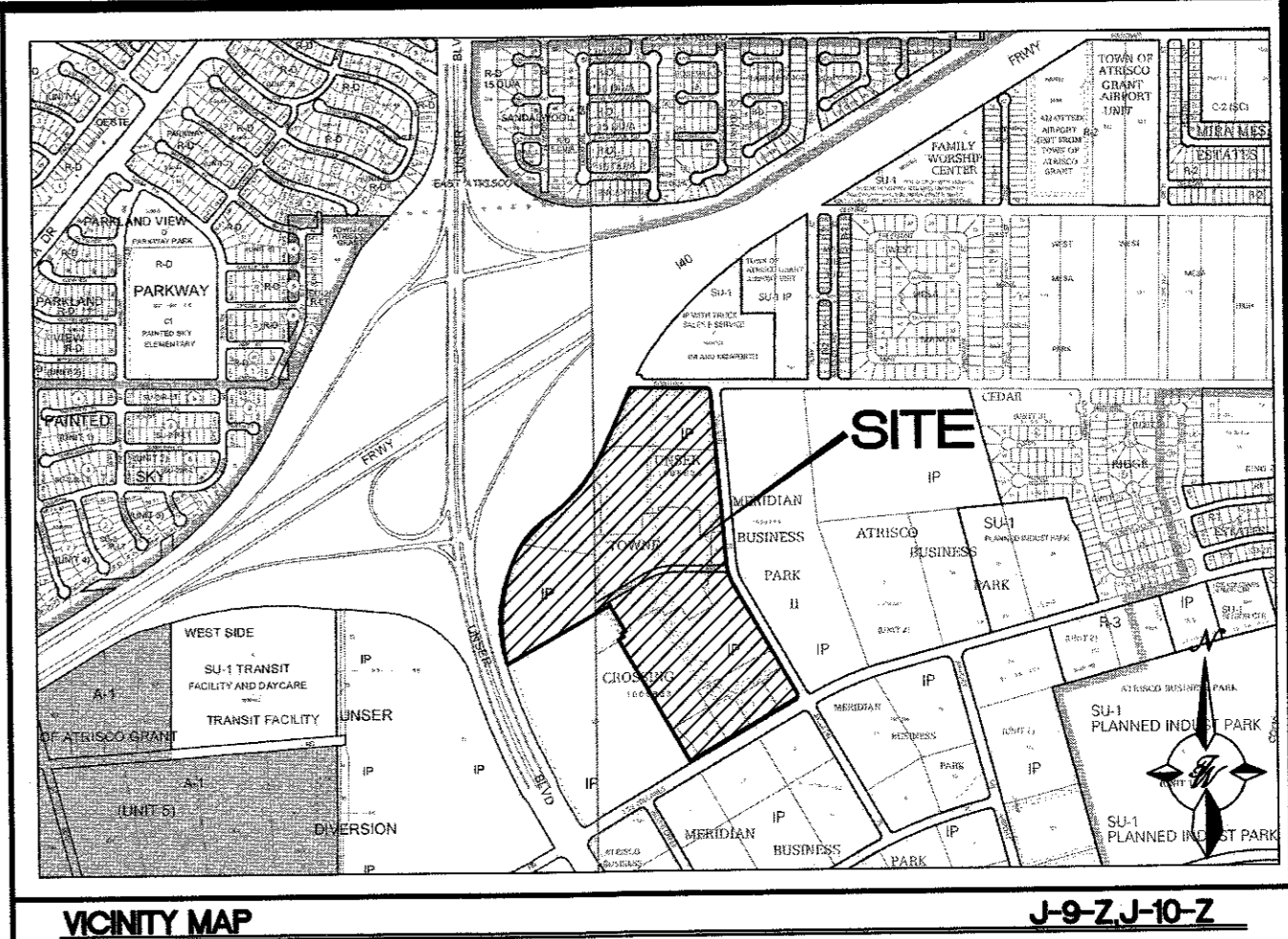
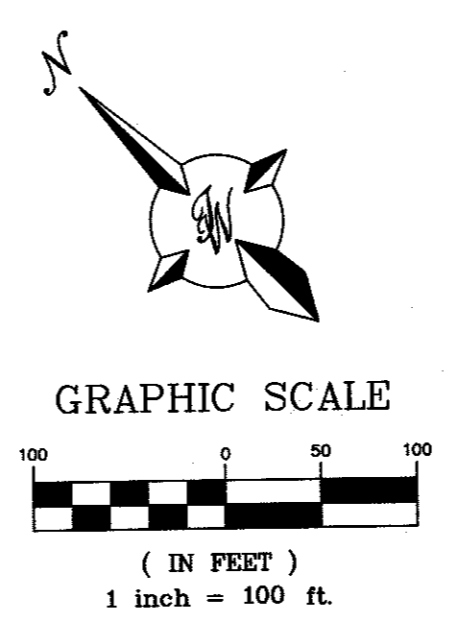


LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- RIGHT-OF-WAY
- BUILDING (PHASE 1)
- BUILDING (FUTURE)
- SIDEWALK
- RETAINING WALL
- EXISTING CURB & GUTTER
- FENCE
- 60' SETBACK LINE
- PHASE 1 ASPHALT
- PHASE 1 BUILDING



LEGAL DESCRIPTION: LOT 1-A UNSER TOWNE CROSSING
ADDRESS - 601 GALLATIN PL NW
ALBUQUERQUE, NM 87121

SITE DATA

PROPOSED USAGE	DISTRIBUTION FACILITY
LOT AREA	2,193,246 SF (50.35 ACRES)
BUILDING AREA	
OFFICE AREAS	33,365 SF
SUPPORT AREAS	17,484 SF
WAREHOUSE AREAS	136,204 SF
FUTURE BUILDING	325,394 SF
TOTAL	566,626 SF
PARKING	
TOTAL PARKING REQUIRED	283 SPACES (1 SPACE PER 2000 SF)
TOTAL BICYCLE PARKING REQUIRED	29 SPACES (10% OF REQUIRED PARKING)
TOTAL MOTORCYCLE PARKING REQUIRED	5 SPACES
PROVIDED	
PHASE 1	
PARKING PROVIDED	185 SPACES
HC PARKING REQUIRED	7 SPACES
HC PARKING PROVIDED	15 SPACES (7 VAN ACCESSIBLE)
MOTORCYCLE PARKING PROVIDED	6 SPACES
BICYCLE SPACES PROVIDED	10 SPACES
FUTURE	
PARKING PROVIDED	216 SPACES 8 SPACES W/ ELECTRIC VEHICLE CHARGING STATION
BICYCLE PARKING PROVIDED	20 SPACES
LANDSCAPE REQUIRED:	372,852 SF
LANDSCAPE PROVIDED:	801,716 SF

NOTES

- SITE FALLS WITHIN THE ATRISCO BUSINESS PARK MASTER PLAN
- PARKING FIELD GRADES ARE 1% MINIMUM AND 4% MAXIMUM
- ENTRANCE DRIVES DO NOT EXCEED 6% GRADE
- ALL IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY MUST BE INCLUDED ON PUBLIC WORK ORDER
- FUTURE BUILDING AND PAVEMENT AREAS SHALL BE STABILIZED WITH GRAVEL MULCH AS NOTED ON THE LANDSCAPE PLAN

EXECUTIVE SUMMARY

50.35 ACRE SITE LOCATED JUST SOUTH OF INTERSTATE 40, EAST OF UNSER BLVD FOR A PROPOSED 523,795 SF FOOD DISTRIBUTION FACILITY TO BE DEVELOPED IN PHASES WITH INITIAL PHASE TO BE APPROXIMATELY 187,053 SF. EMPLOYEE/PUBLIC ACCESS WILL BE OFF GALLATIN PL AND TRUCK ACCESS WILL BE OFF FORTUNA RD THROUGH SECURED ACCESS TO TRUCK DOCK FACILITIES IN REAR (WEST) OF BUILDING. USE FITS IN THE OVERALL BUSINESS PARK AND IMPACTS TO ADJACENT SITES WILL BE MINIMAL. EXISTING TRAFFIC IMPACT STUDY IS CURRENTLY UNDER SECOND REVIEW BY COA AND NMDOT. NO VARIANCES TO THE IDO OR THE AMENDED ATRISCO BUSINESS PARK MASTER PLAN ARE ANTICIPATED

LIGHTING

- ALL LIGHTING WILL COMPLY WITH AMENDED ATRISCO BUSINESS PARK MASTER PLAN AND IDO REQUIREMENTS
- AUTO PARKING FIELD LIGHTING SHALL BE 30 FEET HIGH, MAXIMUM
- TRUCK YARD AREA LIGHTING SHALL BE 50 FEET HIGH MAXIMUM

KEYED NOTES

- 6" CONCRETE WALK W/MED. BROOM FINISH-PROVIDE EXPANSION JOINT & CONTROL JOINT SEE DETAIL SHEET C501
- 8" CURB AND GUTTER PER COA STD DWG 2415A
- ACCESSIBLE PARKING W/SIGN SEE DETAIL SHEET 501
- LANDSCAPE ISLAND/AREA - SEE LANDSCAPE DWG.
- FIRETRUCK TURNAROUND
- TRASH COMPACTOR
- LIGHT DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE DOCK APRON
- GUARD HOUSE (SEE ARCHITECTS PLAN FOR DETAIL)
- PUMP HOUSE (SEE ARCHITECTS PLAN FOR DETAIL)
- FUTURE PARKING
- TEMPORARY TURNAROUND (BASE COURSE)
- EMERGENCY ACCESS GATE
- EXISTING ENTRANCE TO BE REMOVED PLACE 6" SIDEWALK PER COA STD DWG 2430 AND 8" CURB AND GUTTER PER COA STD DWG 2415A
- EXISTING TURN AROUND
- 20' DRAINAGE COVENANT
- ACCESS CONTROLLED PEDESTRIAN GATE
- SERVICE BUILDING
- FUELING ISLAND
- RETAINING WALL
- EMERGENCY EXIT, TYP (SEE ARCHITECT'S PLAN FOR DETAILS)
- MOTORCYCLE PARKING W/SIGN SEE DETAIL SHEET C501
- BICYCLE RACKS SEE DETAIL SHEET C501
- TEMPORARY 6" HEADER CURB PER COA STD 2415B W/ 6" CURB CUT AT 25' O.C.
- ADA CURB RAMPS W/TRUNCATED DOMES (TYP) SEE DETAIL SHEET C501
- ZERO CURB
- 6" SIDEWALK PER COA STD DWG 2430
- TRANSFORMER/GENERATOR UNIT (SEE ARCHITECT'S PLAN FOR DETAILS)
- MONUMENT SIGN
- STORAGE AREA (SEE ARCHITECT'S PLAN FOR DETAILS)
- FLAGPOLES
- 6" CURB AND GUTTER SEE DETAIL SHEET C501 (ON PARKING LOT)
- CONCRETE DOLLY PAD SEE DETAIL SHEET C501
- 6" VALLEY GUTTER PER COA STD DWG 2415B
- RETAINING WALL SEE DETAIL SHEET C507
- WROUGHT IRON FENCE SEE DETAIL SHEET C507
- CONCRETE RODENT RUN, SEE DETAIL SHEET C503
- 4" SIDEWALK PER COA STD DWG 2430
- FUTURE 6" CONCRETE SIDEWALK
- 19" CONCRETE WALK
- FUTURE CONCRETE RODENT RUN
- PUBLIC ROADWAY ACCESS EASEMENT
- 2" CURB CUT
- PARKING W/ELECTRIC VEHICLE CHARGING STATIONS

PROJECT NUMBER: PR-2018-001361
APPLICATION NUMBER: SI-2019-00106

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.

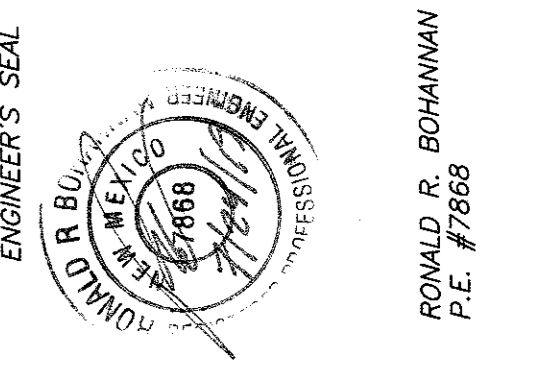
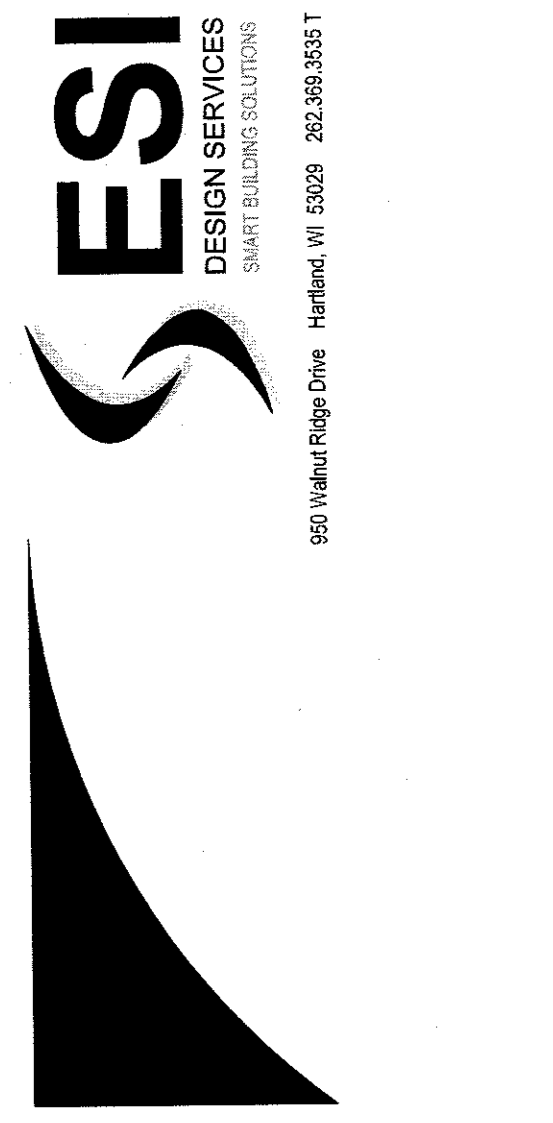
Is an Infrastructure List required? () Yes () No If Yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

<i>Rogers</i>	7/24/19
Traffic Engineer, Transportation Division	Date
<i>Thompson</i>	07-29-19
Water Utility Development	Date
<i>Walters</i>	10-17-19
Parks & Recreation Department	Date
<i>Thompson</i>	7/24/2019
City Engineer	Date
<i>Walters</i>	7/24/19
Code Enforcement	Date
<i>Walters</i>	7-26-19
Solid Waste Management	Date
<i>Walters</i>	10-17-19
DRB Chairperson, Planning Department	Date

* Environmental Health, if necessary

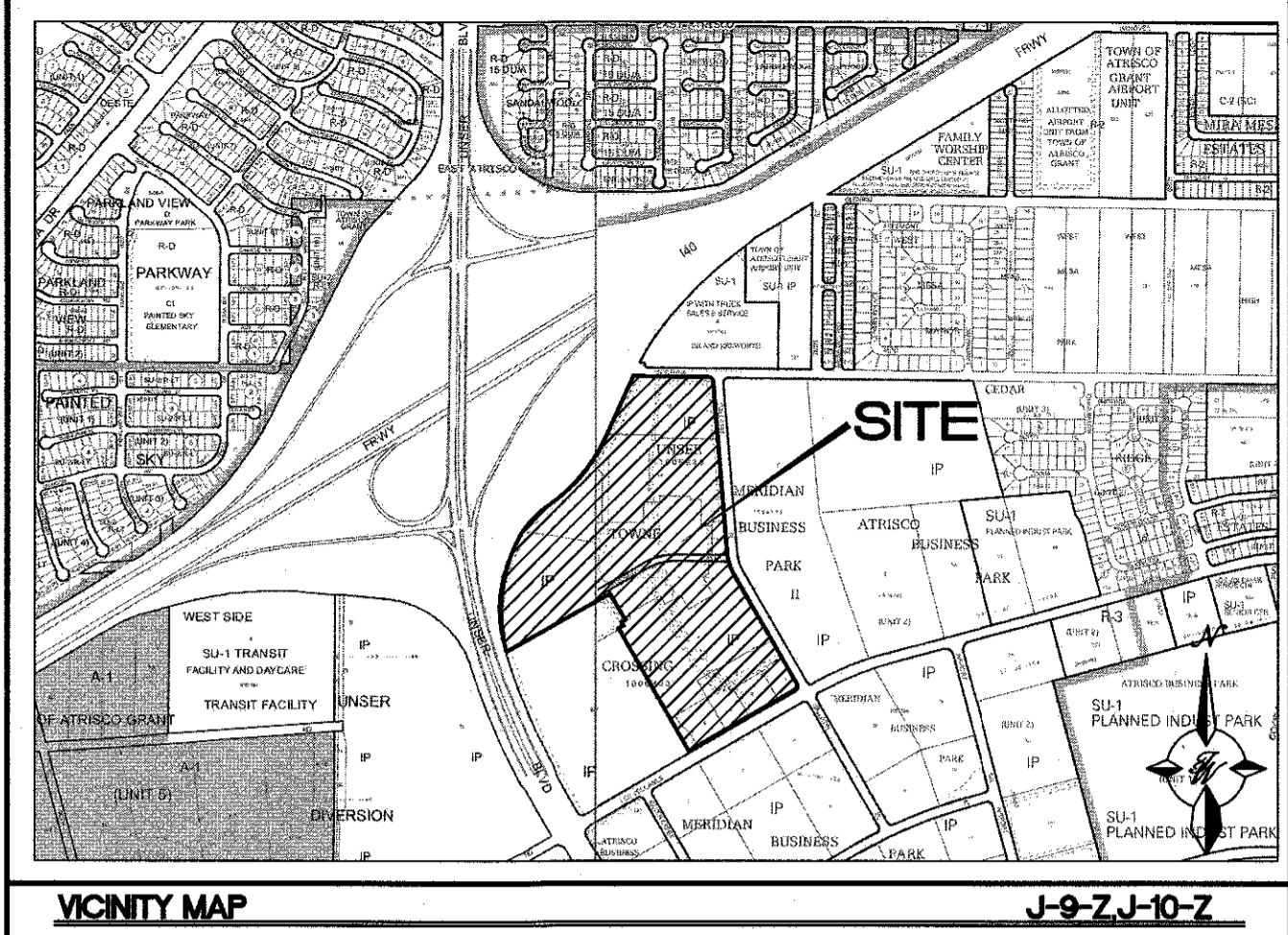
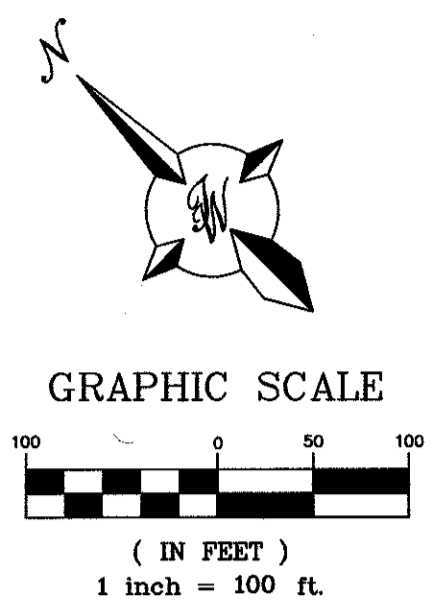
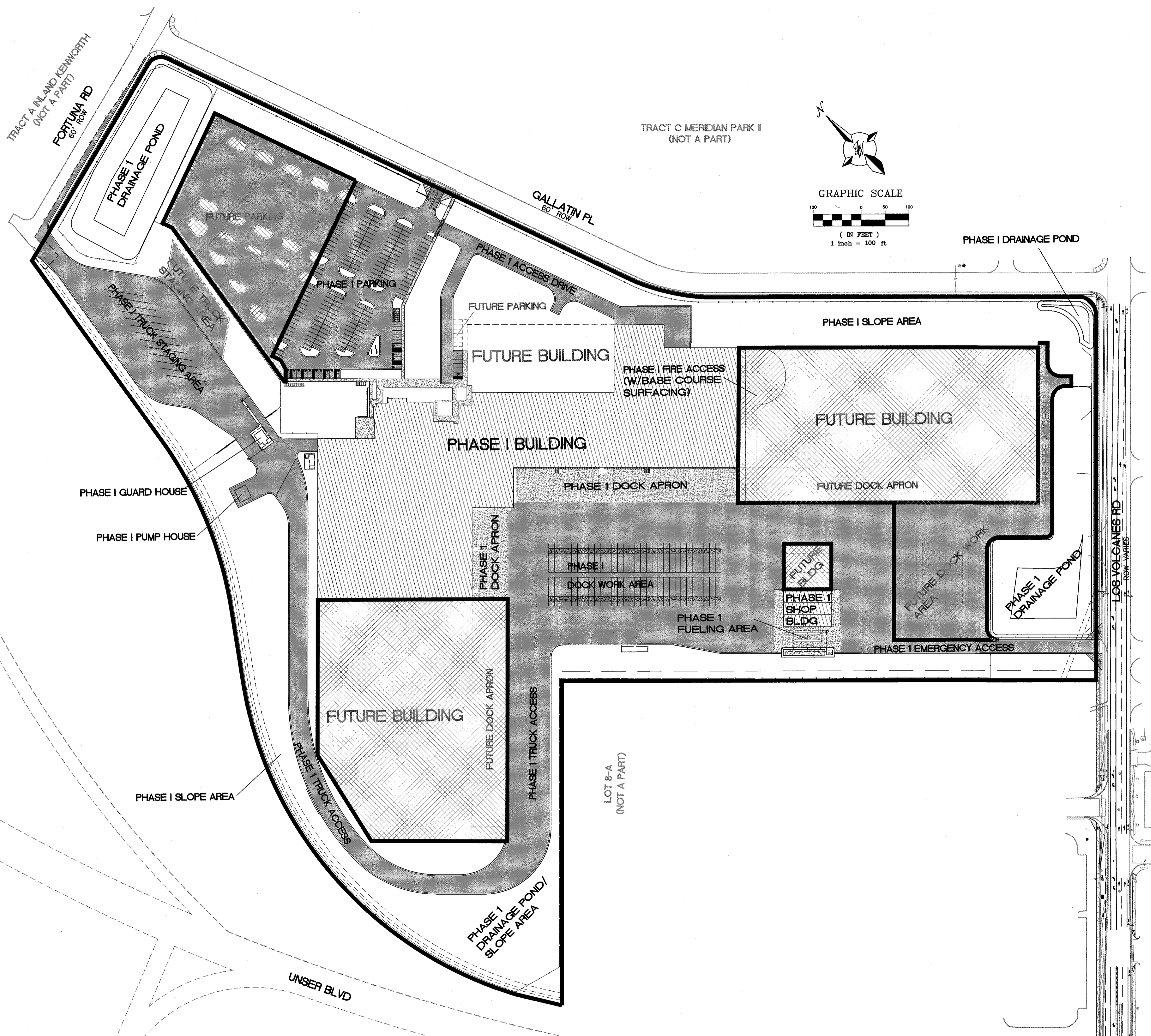
TIERRA WEST, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrawestllc.com



NEW DISTRIBUTION CENTER
BEN E KEITH
601 GALLATIN PL NW
ALBUQUERQUE, NM 87121

Revision No.	△
Job No.	2018014
CAD/CHK'D By:	pm / vc
Date	7-19-19
Sheet Title	SITE PLAN FOR BUILDING PERMIT
Sheet No.	

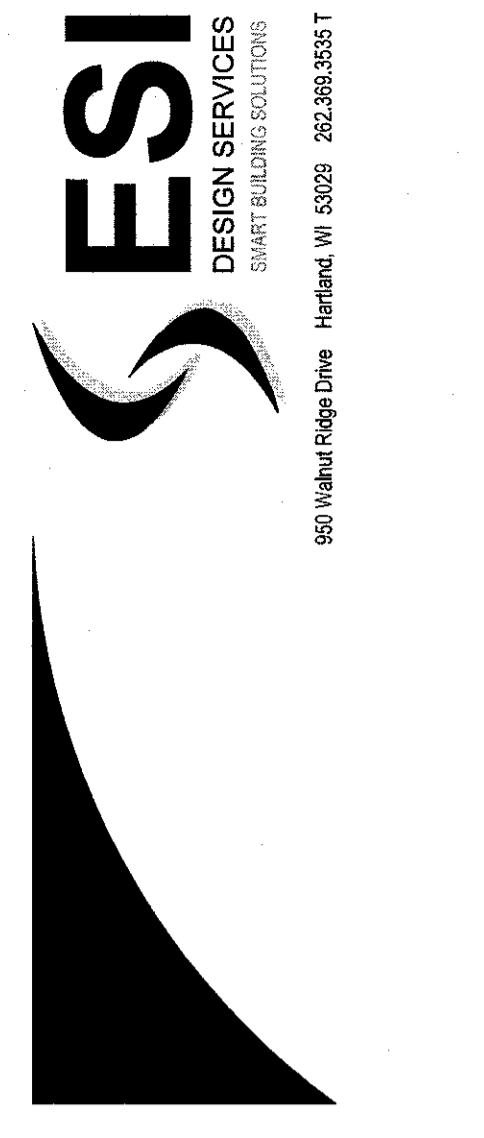
C101
CIVIL



VICINITY MAP J-9-Z-J-10-Z
LEGAL DESCRIPTION: LOT 1-A UNSER TOWNE CROSSING
 ADDRESS - 601 GALLATIN PL NW
 ALBUQUERQUE, NM 87121

- LEGEND**
- PHASE I (INCLUDES ALL GRADING)
 - FUTURE PHASE (ALL GRADING DONE IN PHASE I)

NOTE
 ALL OFFSITE PUBLIC INFRASTRUCTURE IMPROVEMENTS SHALL BE COMPLETED WITH PHASE 1



ENGINEER'S SEAL

NEW DISTRIBUTION CENTER
BEN E KEITH
 601 GALLATIN PL NW
 ALBUQUERQUE, NM 87121

Revision No.	△
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Job No.	2018014
CAD/CHK'D By:	pm / vc
Date	7-3-19
Sheet Title	

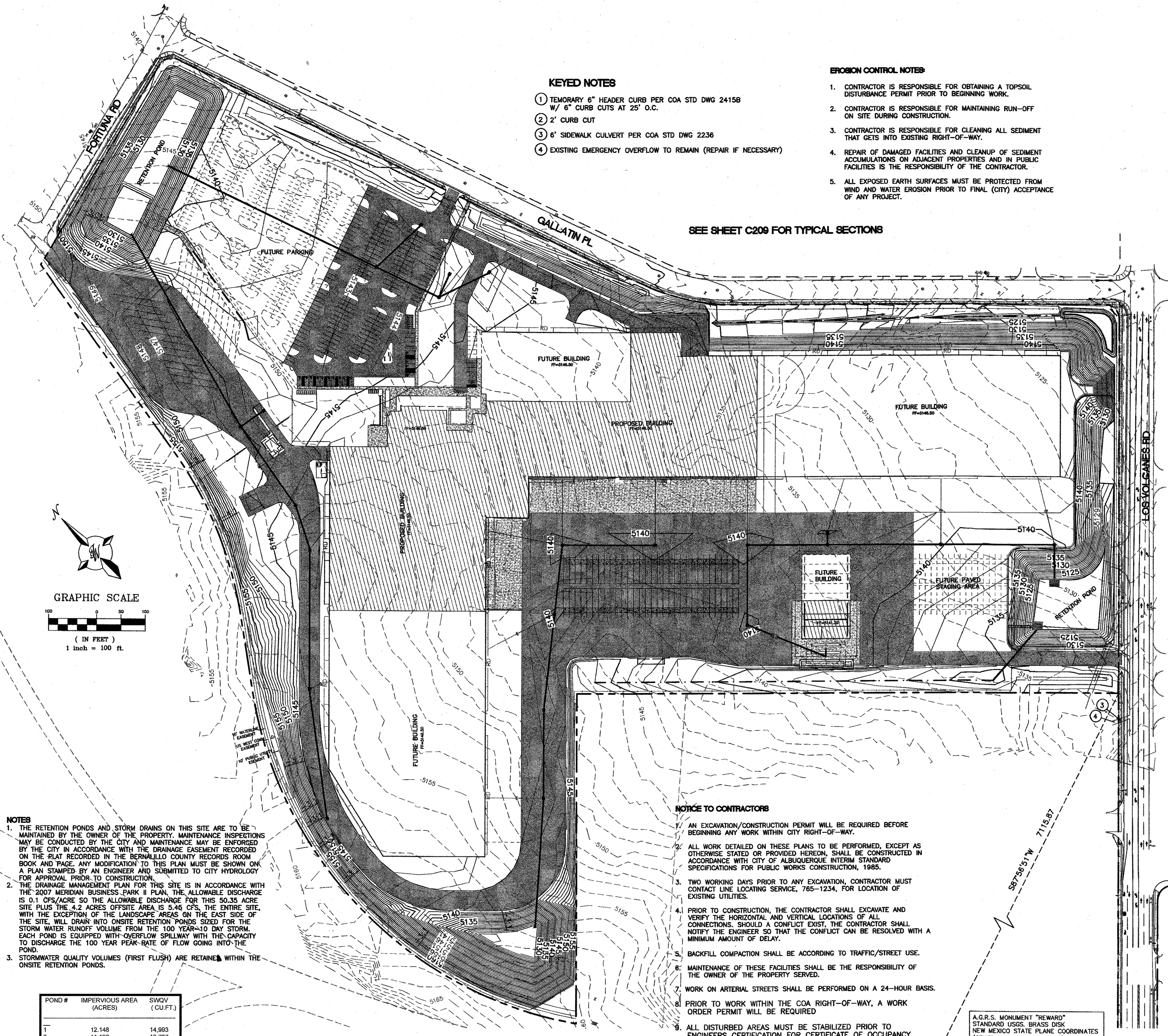
PHASING PLAN

Sheet No. **C102**

CIVIL

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RONALD R. BOHANNAN
 P.E. #7868



- NOTES**
1. THE RETENTION PONDS AND STORM DRAINS ON THIS SITE ARE TO BE MAINTAINED BY THE OWNER OF THE PROPERTY. MAINTENANCE INSPECTIONS MAY BE CONDUCTED BY THE CITY AND MAINTENANCE MAY BE ENFORCED BY THE CITY IN ACCORDANCE WITH THE DRAINAGE EASEMENT RECORDED ON THE PLAT RECORDED IN THE BERNALILLO COUNTY RECORDS ROOM BOOK AND PAGE. ANY MODIFICATION TO THIS PLAN MUST BE SHOWN ON A PLAN STAMPED BY AN ENGINEER AND SUBMITTED TO CITY HYDROLOGY FOR APPROVAL PRIOR TO CONSTRUCTION.
 2. THE DRAINAGE MANAGEMENT PLAN FOR THIS SITE IS IN ACCORDANCE WITH THE 2007 MERIDIAN BUSINESS PARK II PLAN. THE ALLOWABLE DISCHARGE IS 0.1 CFS/ACRE SO THE ALLOWABLE DISCHARGE FOR THIS 50.35 ACRE SITE PLUS THE 4.2 ACRES OFFSITE AREA IS 5.46 CFS. THE ENTIRE SITE, WITH THE EXCEPTION OF THE LANDSCAPE AREAS ON THE EAST SIDE OF THE SITE, WILL DRAIN INTO ONSITE RETENTION PONDS SIZED FOR THE STORM WATER RUNOFF VOLUME FROM THE 100 YEAR-10 DAY STORM. EACH POND IS EQUIPPED WITH OVERFLOW SPILLWAY WITH THE CAPACITY TO DISCHARGE THE 100 YEAR PEAK RATE OF FLOW GOING INTO THE POND.
 3. STORMWATER QUALITY VOLUMES (FIRST FLUSH) ARE RETAINED WITHIN THE ONSITE RETENTION PONDS.

POND #	IMPERVIOUS AREA (ACRES)	SWQV (CU.FT.)
1	12.148	14,993
2	11.122	13,727
3	12.324	15,211
4	0.064	79

STORM WATER QUALITY VOLUME, SWQV = IMPERVIOUS AREA (ACRES) X43,560 X 0.34712

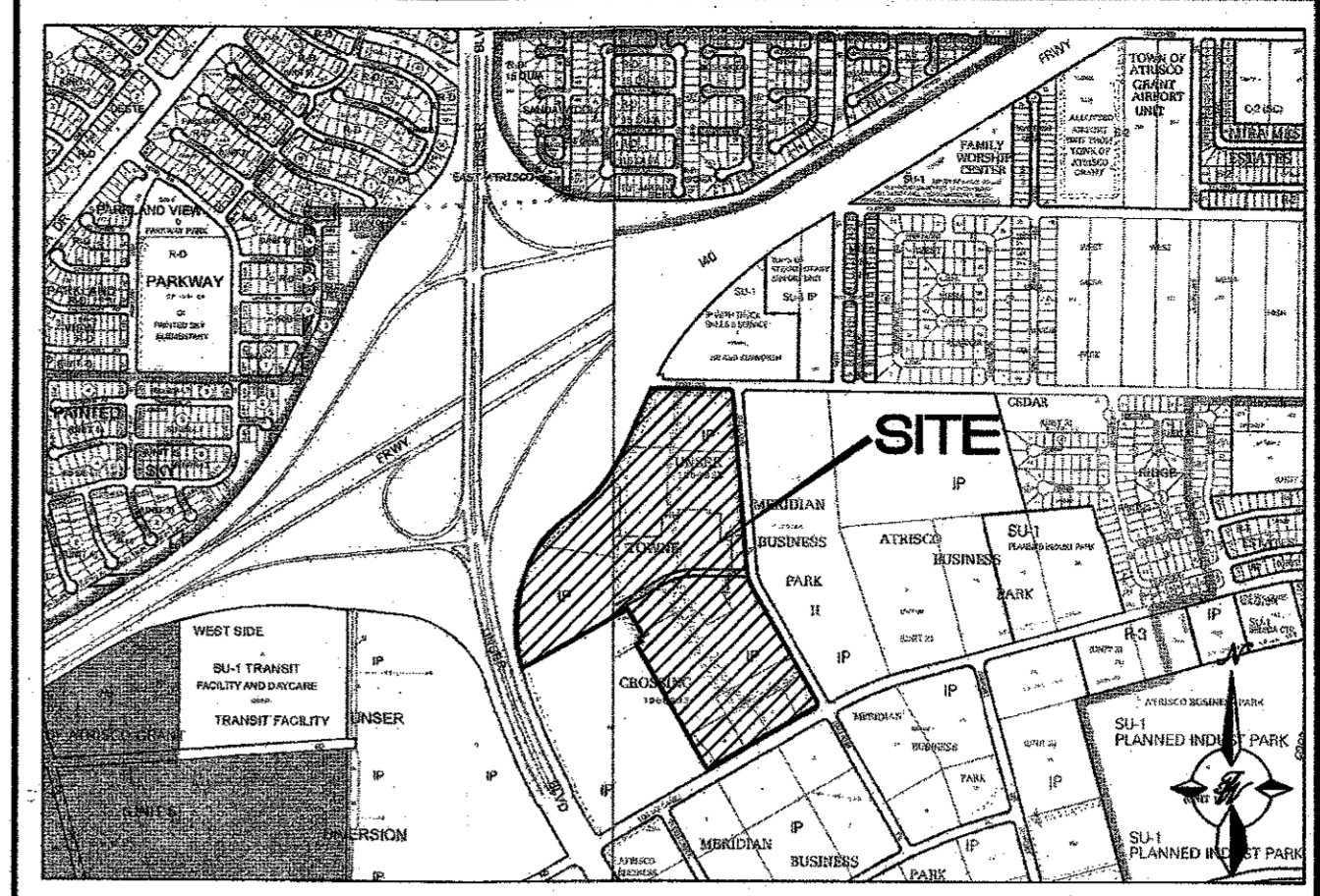
- KEYED NOTES**
1. TEMPORARY 6" HEADER CURB PER COA STD DWG 24158 W/ 6" CURB CUTS AT 25' O.C.
 2. 2' CURB CUT
 3. 6" SIDEWALK CULVERT PER COA STD DWG 2236
 4. EXISTING EMERGENCY OVERFLOW TO REMAIN (REPAIR IF NECESSARY)

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

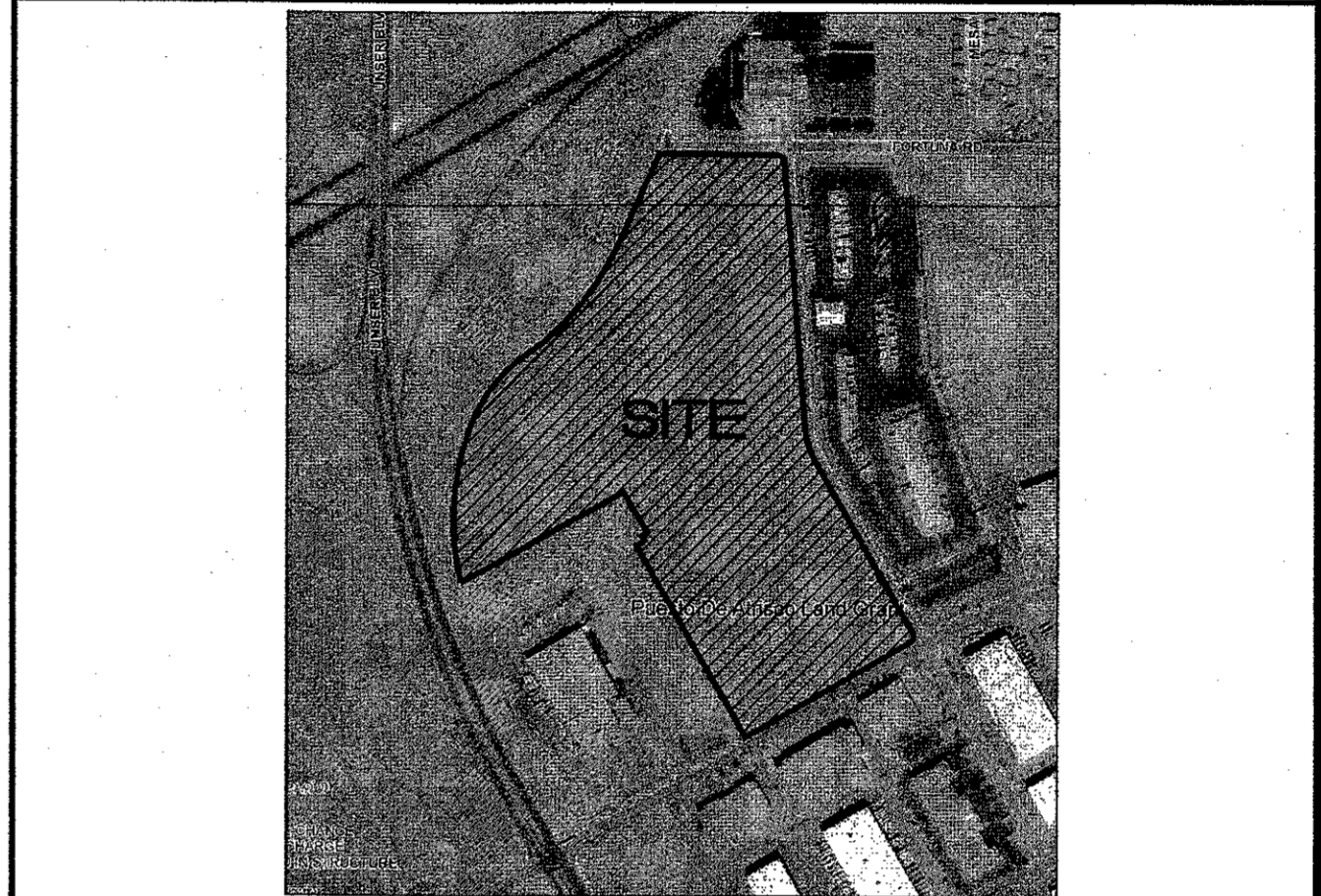
SEE SHEET C209 FOR TYPICAL SECTIONS

- NOTICE TO CONTRACTORS**
1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
 2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
 3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 785-1234, FOR LOCATION OF EXISTING UTILITIES.
 4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
 5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
 6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
 7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.
 8. PRIOR TO WORK WITHIN THE COA RIGHT-OF-WAY, A WORK ORDER PERMIT WILL BE REQUIRED.
 9. ALL DISTURBED AREAS MUST BE STABILIZED PRIOR TO ENGINEERS CERTIFICATION FOR CERTIFICATE OF OCCUPANCY.
 10. FUTURE BUILDING AND PAVEMENT AREAS ARE TO BE GRADED IN PHASE 1 TO SUBGRADE ELEVATIONS. THESE AREAS SHALL BE STABILIZED IN PHASE 1 WITH GRAVEL MULCH AS NOTED ON THE LANDSCAPE PLAN. SEE SHEET C-208 FOR ULTIMATE BUILD OUT CONCEPTUAL GRADING AND DRAINAGE PLAN.

A.G.R.S. MONUMENT "REWARD" STANDARD USGS, BRASS DISK NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1983) N=1,487,364.063 E=1,491,190.819 PUBLISHED EL=5319.688 (NAVD 1988) GROUND TO GRID FACTOR=0.999875005 DELTA ALPHA ANGLE=-071'12.26"



VICINITY MAP J-29-Z-J-30-Z

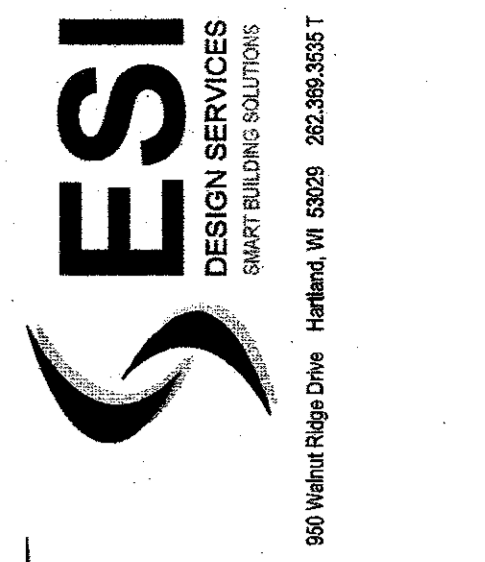


FLOOD MAP 35001C0326J, 35001C0328J

- LEGEND**
- CURB & GUTTER
 - - - BOUNDARY LINE
 - - - EASEMENT
 - - - CENTERLINE
 - - - RIGHT-OF-WAY
 - ▭ BUILDING
 - ▨ SIDEWALK
 - ▩ RETAINING WALL
 - 5010— CONTOUR MAJOR
 - 5011— CONTOUR MINOR
 - x 5048.25 SPOT ELEVATION (FLOWLINE)
 - FLOW ARROW
 - - - EXISTING CURB & GUTTER
 - - - EXISTING BOUNDARY LINE
 - - - EXISTING CONTOUR MAJOR
 - - - EXISTING CONTOUR MINOR
 - ▭ ASPHALT PAVING
 - ▨ PROPOSED BUILDING
 - x PROPOSED FENCE

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.

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Date
7-19-19
Sheet Title

OVERALL GRADING PLAN
Sheet No.

C201
CIVIL

POND 1
 Q₁₀₀ = 71.80 cfs
 100 YR. 10 DAY VOLUME = 4,132 AC FT
 MAXIMUM WSE = 5132.26
 TOP OF POND ELEV = 5139.00

LEGEND

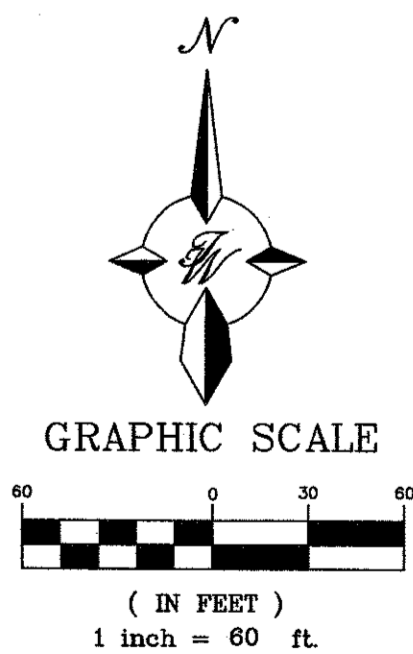
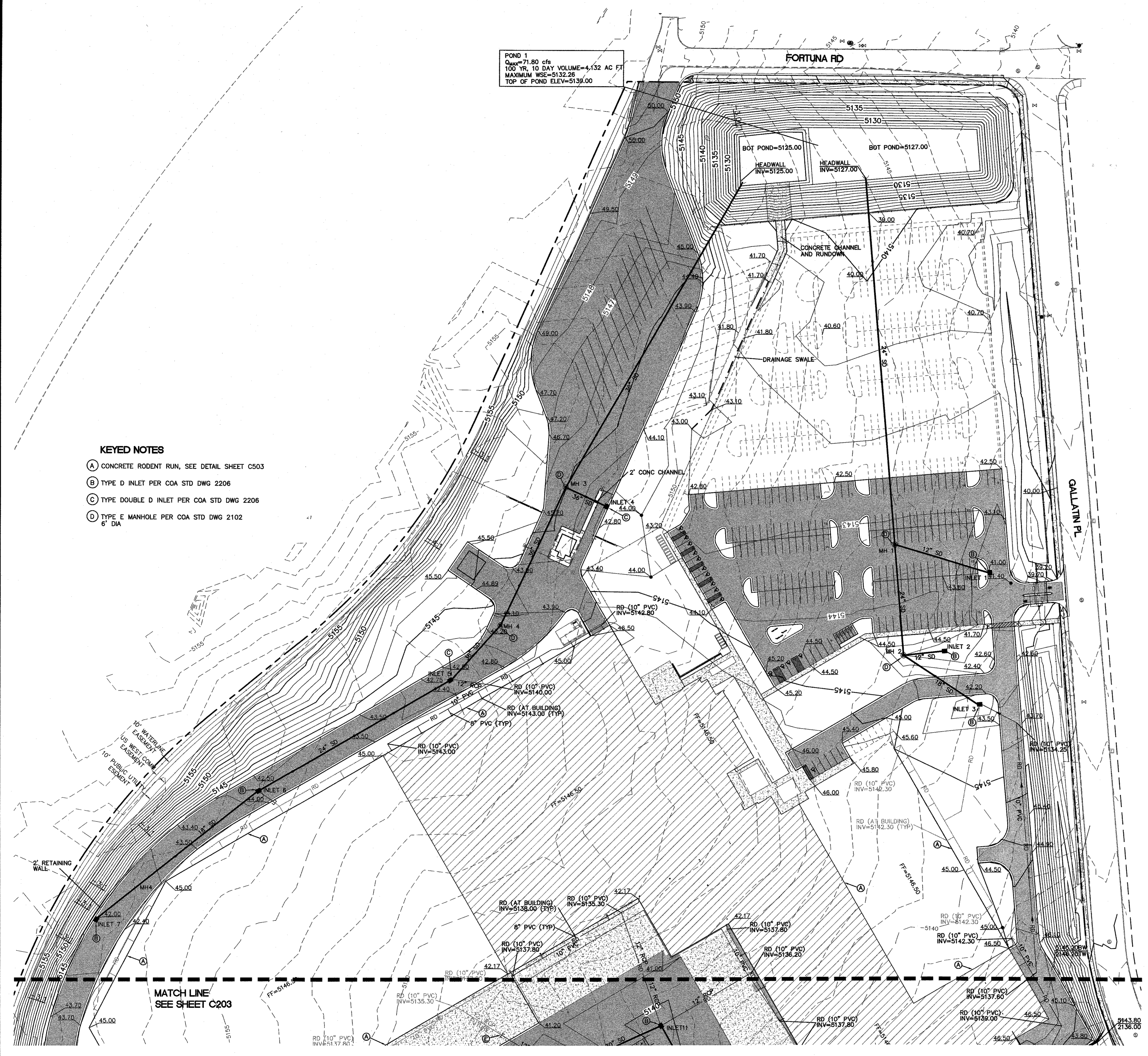
- CURB & GUTTER
- - - BOUNDARY LINE
- - - EASEMENT
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- ▭ BUILDING
- ▨ SIDEWALK
- ▩ RETAINING WALL
- 5010 CONTOUR MAJOR
- 5011 CONTOUR MINOR
- x 5048.25 SPOT ELEVATION (FLOWLINE)
- FLOW ARROW
- - - EXISTING CURB & GUTTER
- - - EXISTING BOUNDARY LINE
- - - 5010 EXISTING CONTOUR MAJOR
- - - EXISTING CONTOUR MINOR
- ▭ ASPHALT PAVING
- ▨ PROPOSED BUILDING
- RD ROOF DRAIN
- x PROPOSED FENCE

STRUCTURE TABLE

STRUCTURE	SIZE/TYPE	RIM	INVERT
MH 1	6" DIA	5143.33	5131.73
MH 2	6" DIA	5142.00	5131.17
MH 3	6" DIA	5144.30	5129.77
MH 4	6" DIA	5142.69	5131.67
INLET 1	TYPE D	5142.00	5138.00
INLET 2	TYPE D	5142.00	5138.00
INLET 3	TYPE D	5142.00	5133.85
INLET 4	TYPE DOUBLE D	5142.80	5137.00
INLET 5	TYPE DOUBLE D	5142.10	5132.57
INLET 6	TYPE D	5142.10	5135.37
INLET 7	TYPE D	5142.00	5138.00

KEYED NOTES

- (A) CONCRETE RODENT RUN, SEE DETAIL SHEET C503
- (B) TYPE D INLET PER COA STD DWG 2206
- (C) TYPE DOUBLE D INLET PER COA STD DWG 2206
- (D) TYPE E MANHOLE PER COA STD DWG 2102
6" DIA



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.

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 SMART BUILDING SOLUTIONS
 950 Walnut Ridge Drive
 Helena, MT 59609 262.386.3537 T

ENGINEER'S SEAL

 RONALD R. BOHANNAN
 P.E. #7868

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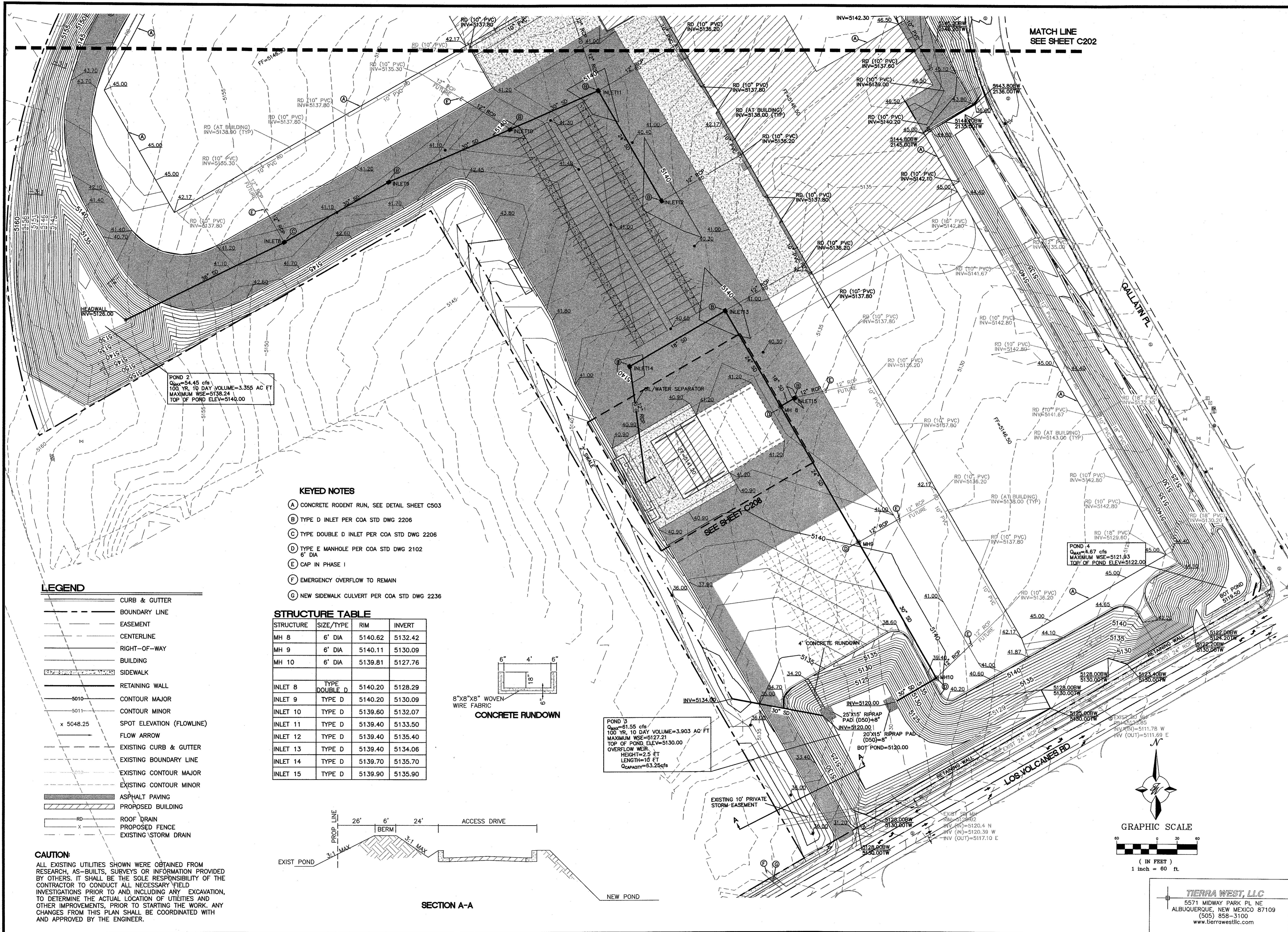
CAD/CHK'D By:
 pm / vc

Date
 7-19-19

Sheet Title
GRADING AND DRAINAGE PLAN

Sheet No.
C202

CIVIL



POND 2
 Q_{max}=54.45 cfs
 100 YR, 10 DAY VOLUME=3.355 AC FT
 MAXIMUM WSE=5138.24
 TOP OF POND ELEV=5140.00

POND 4
 Q_{max}=4.67 cfs
 MAXIMUM WSE=5121.93
 TOP OF POND ELEV=5122.00

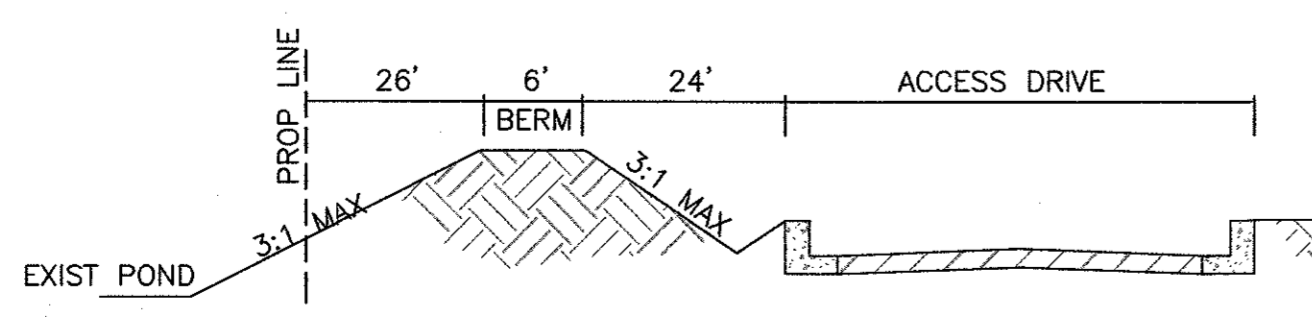
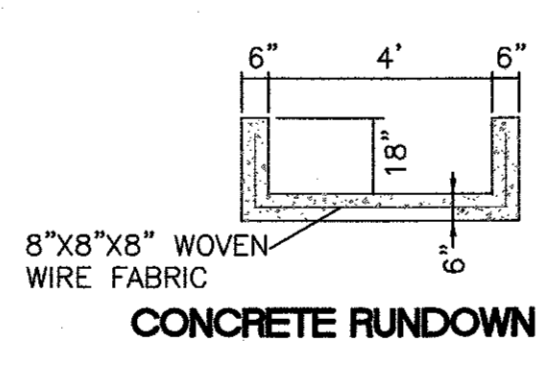
POND 3
 Q_{max}=61.55 cfs
 100 YR, 10 DAY VOLUME=3.903 AC FT
 MAXIMUM WSE=5127.21
 TOP OF POND ELEV=5130.00
 OVERFLOW WEIR
 HEIGHT=2.5 FT
 LENGTH=10 FT
 Q_{max}WT=63.25cfs

- KEYED NOTES**
- (A) CONCRETE RODENT RUN, SEE DETAIL SHEET C503
 - (B) TYPE D INLET PER COA STD DWG 2206
 - (C) TYPE DOUBLE D INLET PER COA STD DWG 2206
 - (D) TYPE E MANHOLE PER COA STD DWG 2102
6" DIA
 - (E) CAP IN PHASE I
 - (F) EMERGENCY OVERTFLOW TO REMAIN
 - (G) NEW SIDEWALK CULVERT PER COA STD DWG 2236

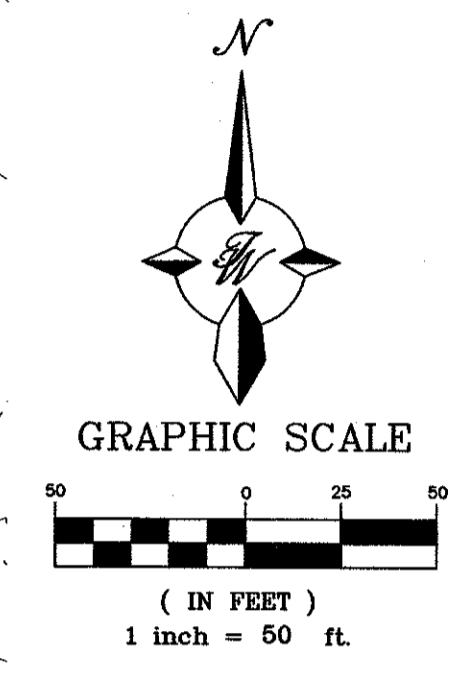
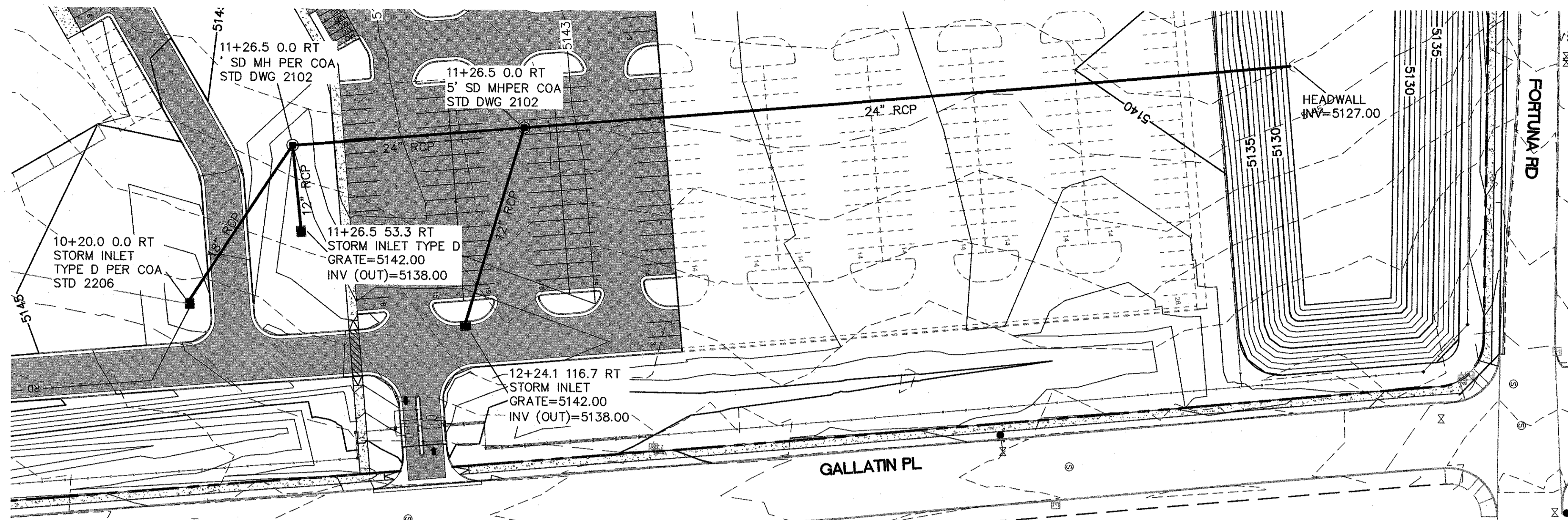
STRUCTURE TABLE

STRUCTURE	SIZE/TYPE	RIM	INVERT
MH 8	6" DIA	5140.62	5132.42
MH 9	6" DIA	5140.11	5130.09
MH 10	6" DIA	5139.81	5127.76
INLET 8	TYPE DOUBLE D	5140.20	5128.29
INLET 9	TYPE D	5140.20	5130.09
INLET 10	TYPE D	5139.60	5132.07
INLET 11	TYPE D	5139.40	5133.50
INLET 12	TYPE D	5139.40	5135.40
INLET 13	TYPE D	5139.40	5134.06
INLET 14	TYPE D	5139.70	5135.70
INLET 15	TYPE D	5139.90	5135.90

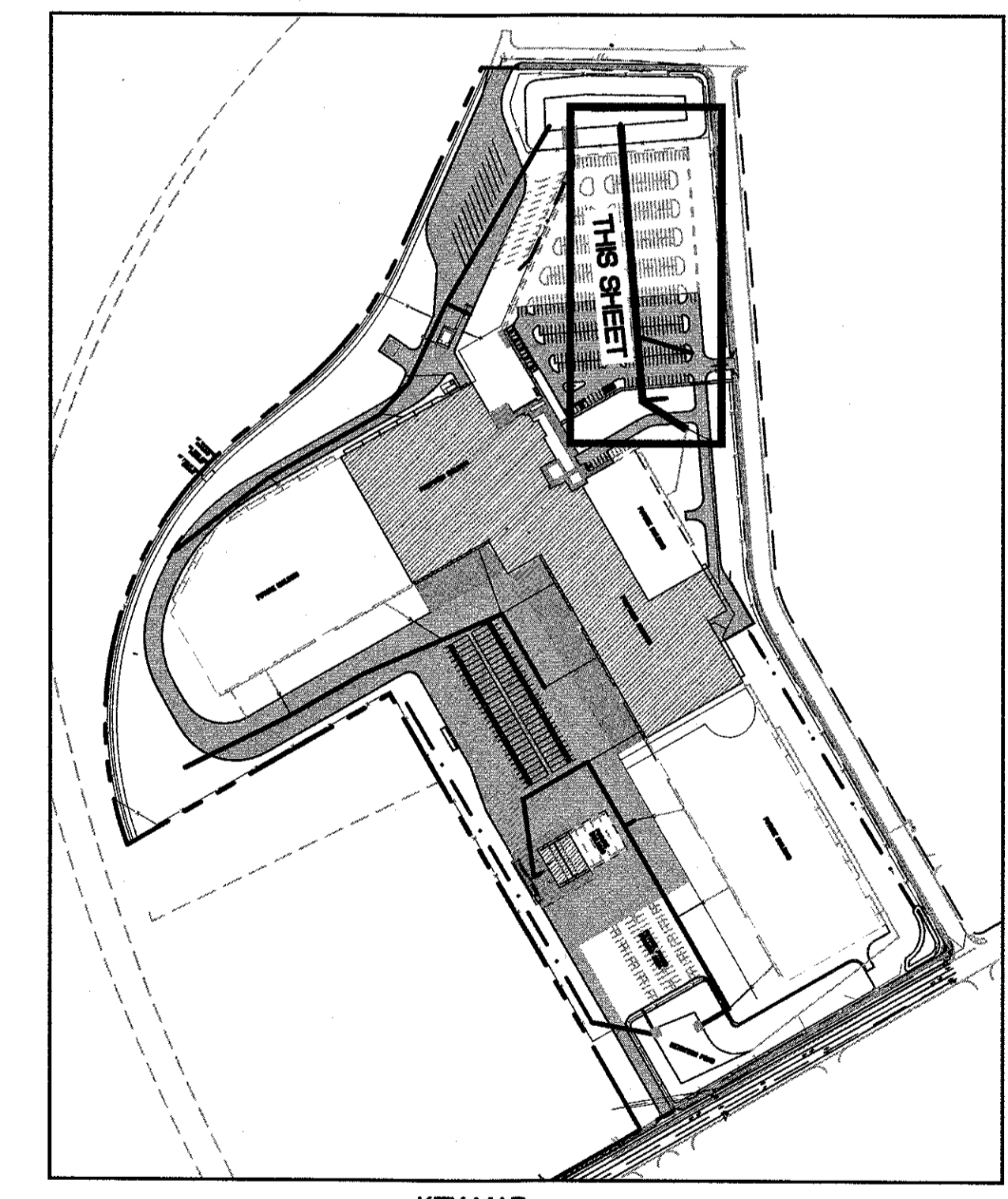
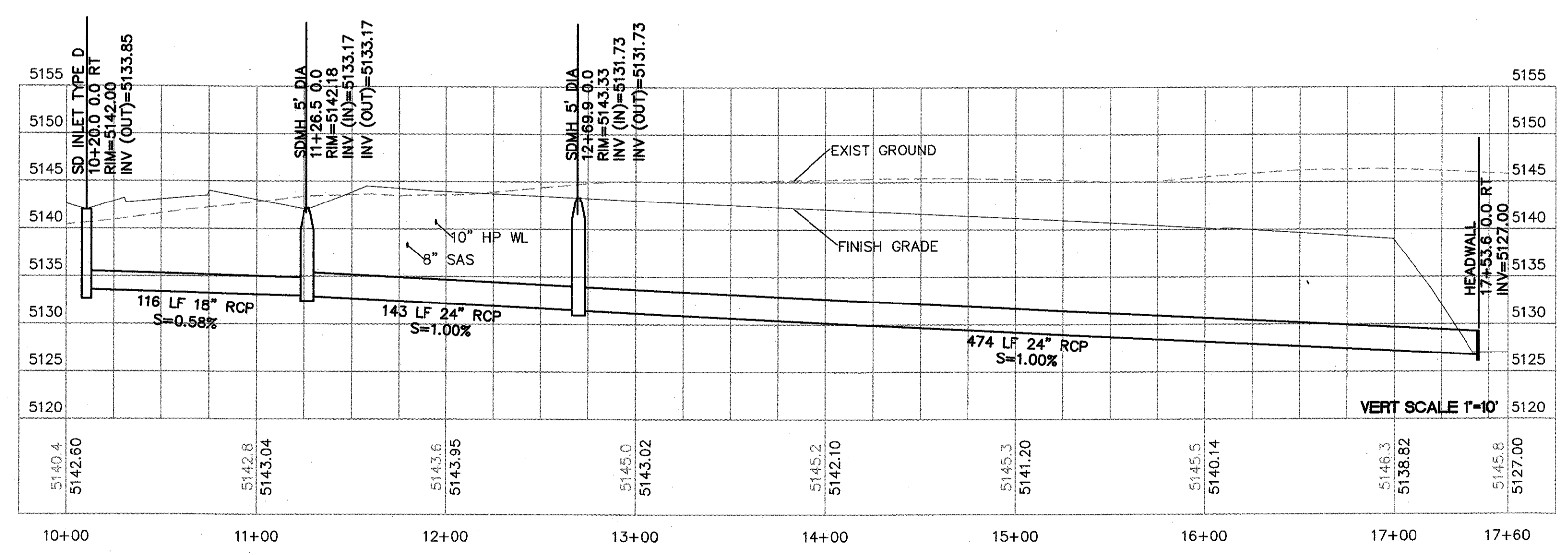
- LEGEND**
- CURB & GUTTER
 - BOUNDARY LINE
 - - - EASEMENT
 - CENTERLINE
 - - - RIGHT-OF-WAY
 - ▭ BUILDING
 - ▭ SIDEWALK
 - ▭ RETAINING WALL
 - 5010 CONTOUR MAJOR
 - 5011 CONTOUR MINOR
 - x 5048.25 SPOT ELEVATION (FLOWLINE)
 - FLOW ARROW
 - - - EXISTING CURB & GUTTER
 - - - EXISTING BOUNDARY LINE
 - 5010 EXISTING CONTOUR MAJOR
 - 5011 EXISTING CONTOUR MINOR
 - ▭ ASPHALT PAVING
 - ▭ PROPOSED BUILDING
 - RD ROOF DRAIN
 - x PROPOSED FENCE
 - - - EXISTING STORM DRAIN



CAUTION:
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- LEGEND**
- CURB & GUTTER
 - BOUNDARY LINE
 - - - EASEMENT
 - · - · - CENTERLINE
 - · - · - RIGHT-OF-WAY
 - ▭ BUILDING
 - ▨ SIDEWALK
 - ▩ RETAINING WALL
 - 5010 CONTOUR MAJOR
 - 5011 CONTOUR MINOR
 - x 5048.25 SPOT ELEVATION (FLOWLINE)
 - FLOW ARROW
 - - - EXISTING CURB & GUTTER
 - · - · EXISTING BOUNDARY LINE
 - · - · EXISTING CONTOUR MAJOR
 - · - · EXISTING CONTOUR MINOR
 - ▨ ASPHALT PAVING
 - ▨ PROPOSED BUILDING
 - RD ROOF DRAIN



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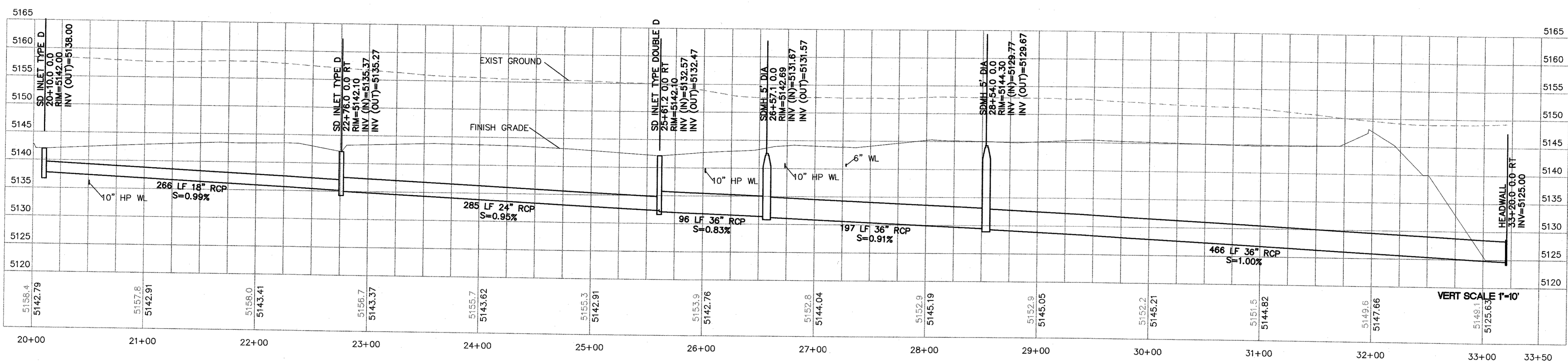
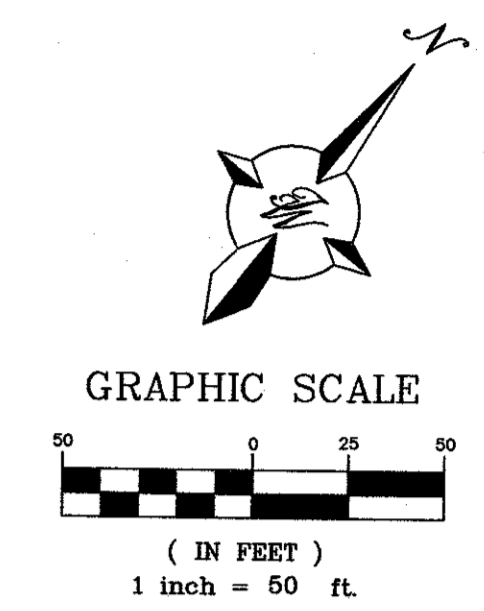
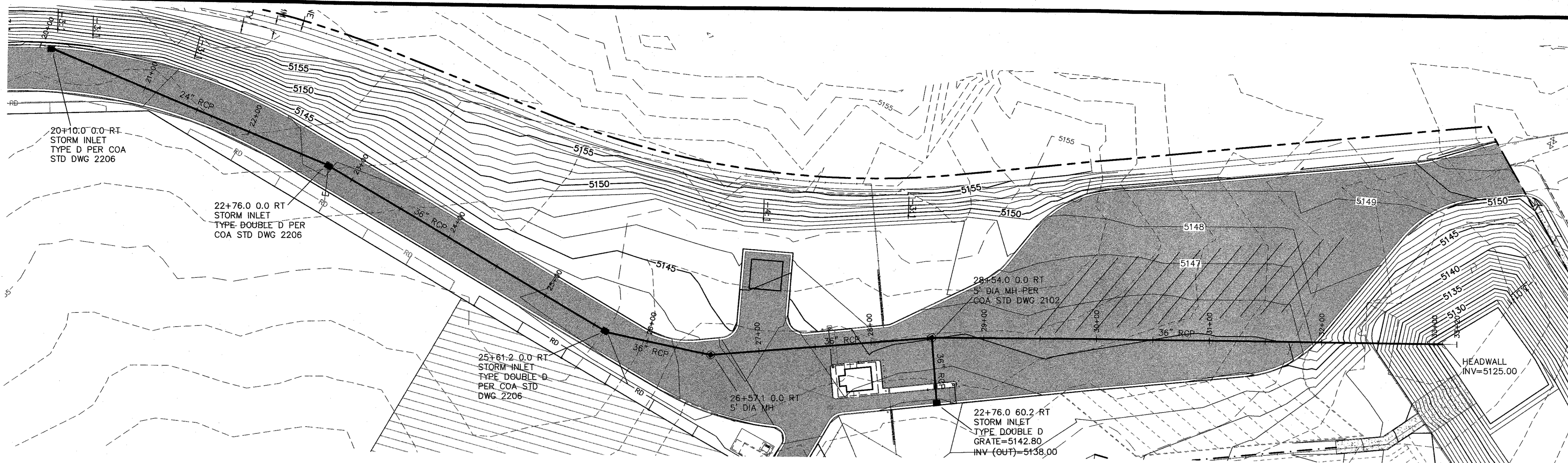
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 5571 MIDWAY PARK PL NE
 ALBUQUERQUE, NEW MEXICO 87109
 (505) 858-3100
 www.tirrawestllc.com



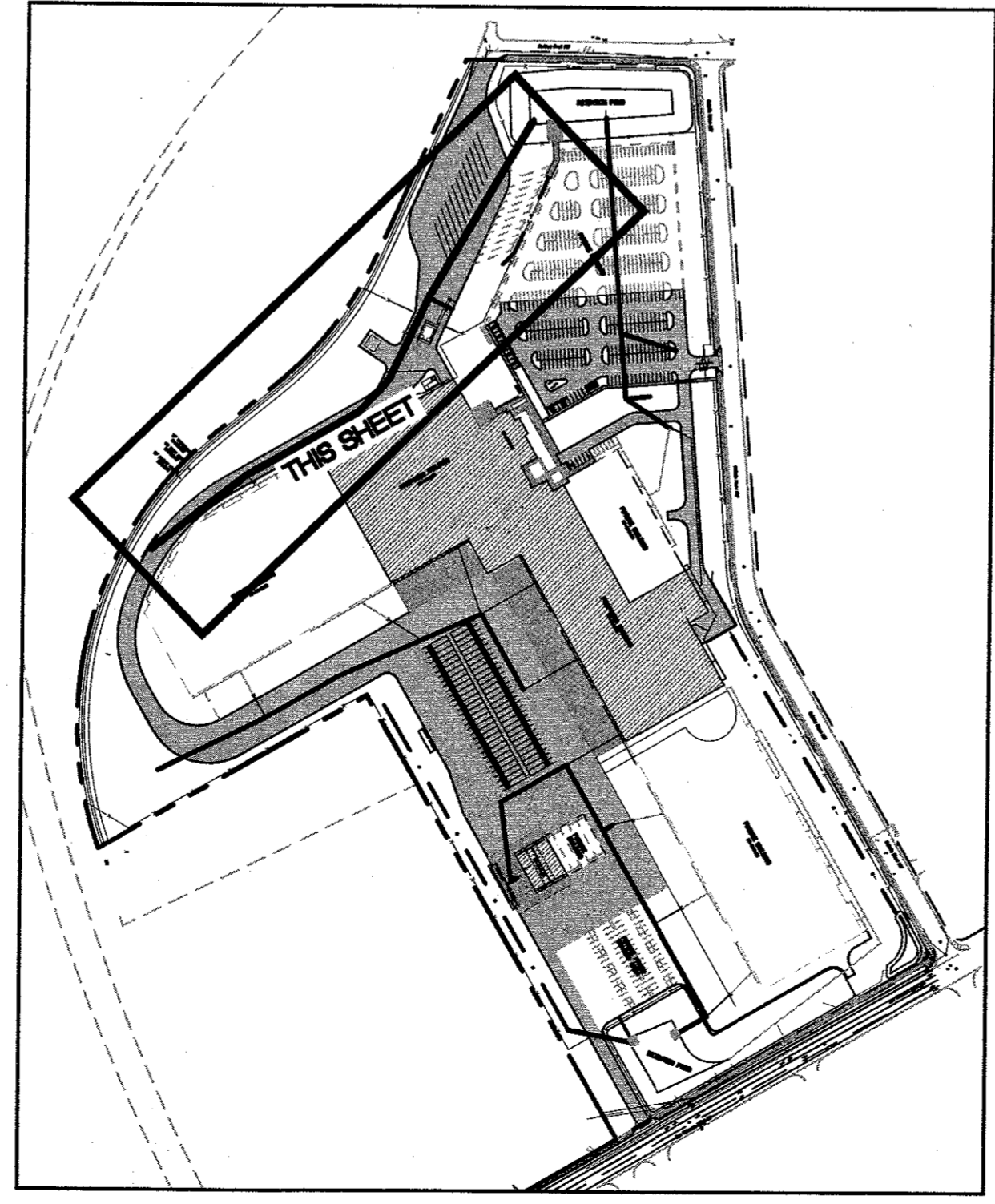
NEW DISTRIBUTION CENTER
BEN E KEITH
 601 GALLATIN PL NW
 ALBUQUERQUE, NM 87121

Revision No.	△
Job No.	2018014
CAD/CHK'D By:	pm / vc
Date	7-19-19
Sheet Title	STORM SEWER PLAN AND PROFILE
Sheet No.	C204

CIVIL



- LEGEND**
- CURB & GUTTER
 - - - BOUNDARY LINE
 - - - EASEMENT
 - - - CENTERLINE
 - - - RIGHT-OF-WAY
 - ▭ BUILDING
 - ▨ SIDEWALK
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 - FLOW ARROW
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ESI
DESIGN SERVICES
SMART BUILDING SOLUTIONS
850 Walnut Ridge Drive, Highland, WI 53028 262.369.2557

ENGINEER'S SEAL
RONALD R. BOHANNAN
NEW MEXICO
REGISTERED PROFESSIONAL ENGINEER
1988

RONALD R. BOHANNAN
P.E. #7868

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BEN E KEITH
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Revision No. _____

Job No. _____
2018014

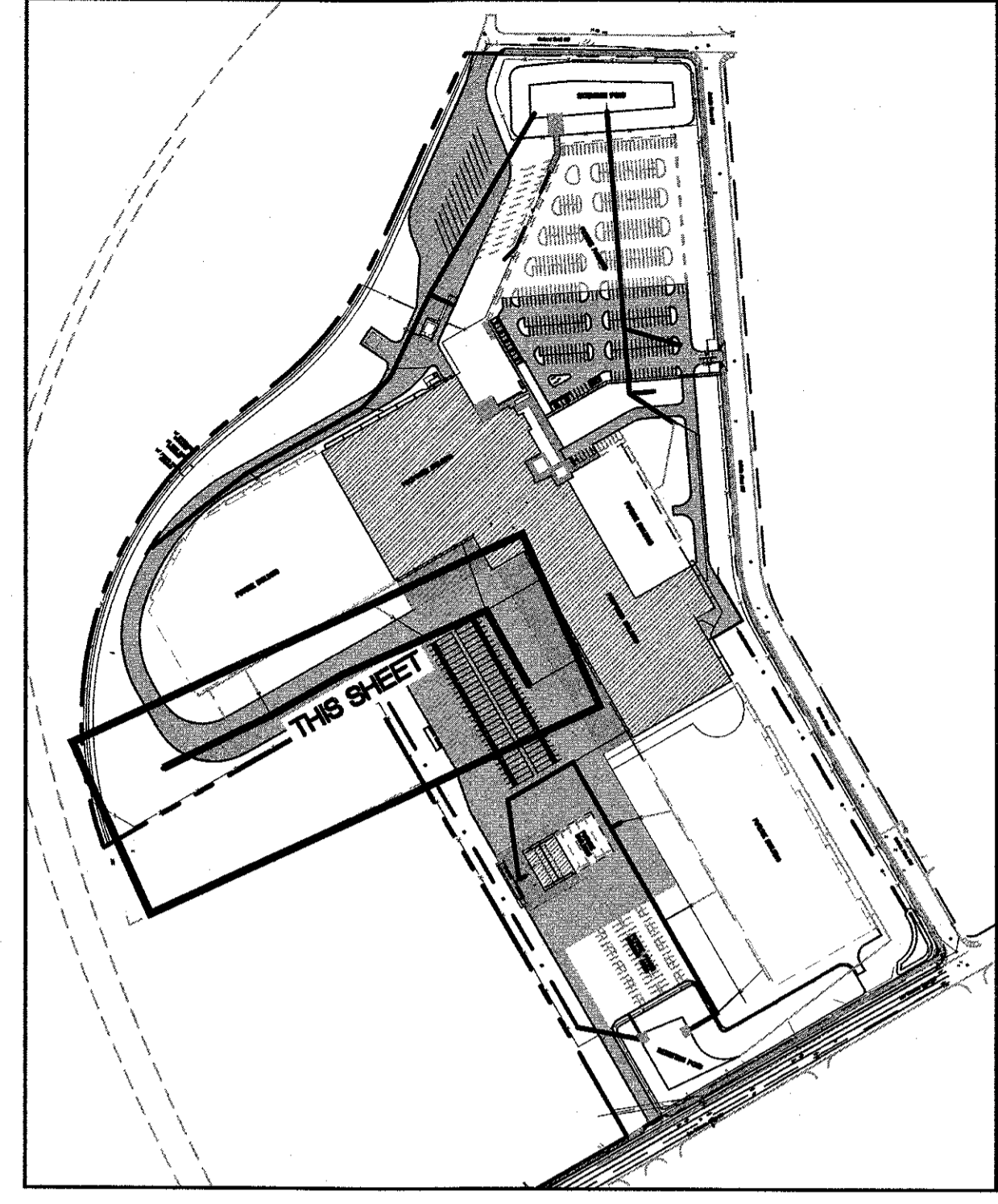
CAD/CHK'D By: _____
pm / vc

Date _____
7-19-19

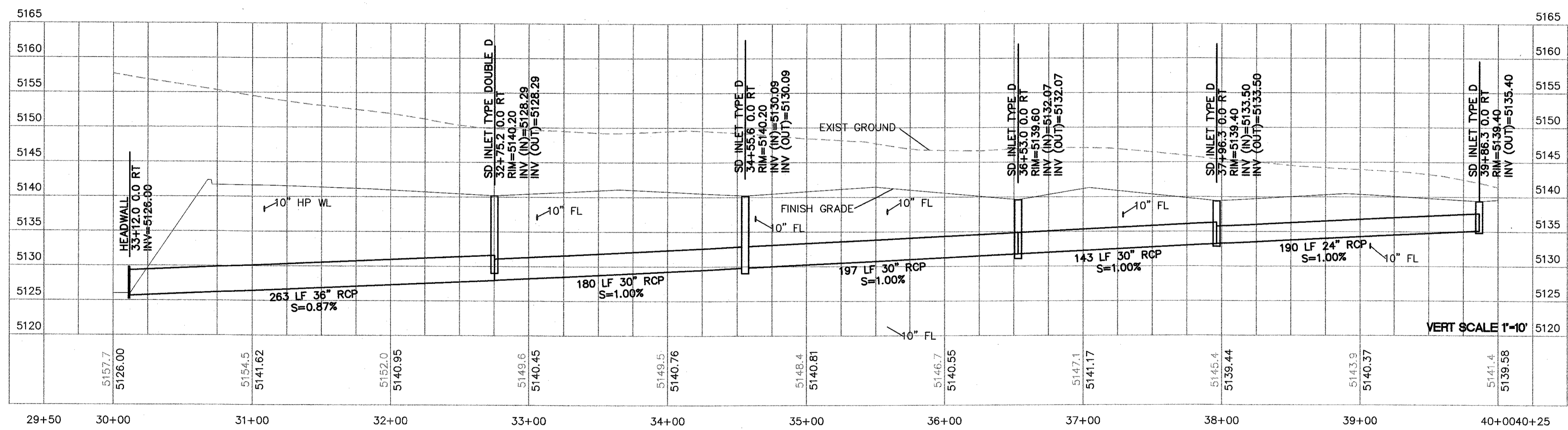
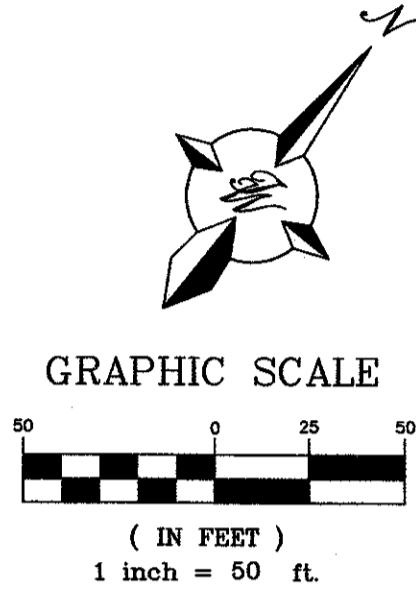
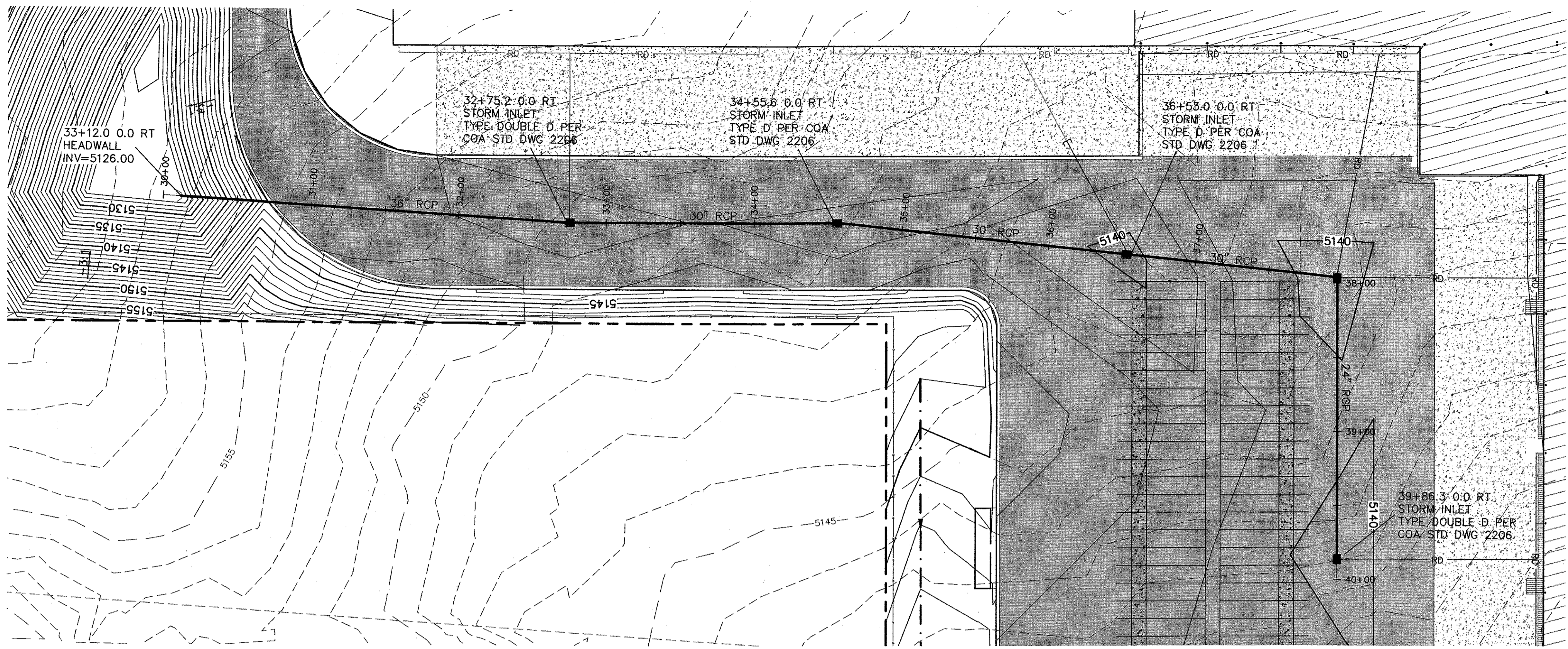
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STORM SEWER
PLAN AND PROFILE

Sheet No. _____
C205

CIVIL



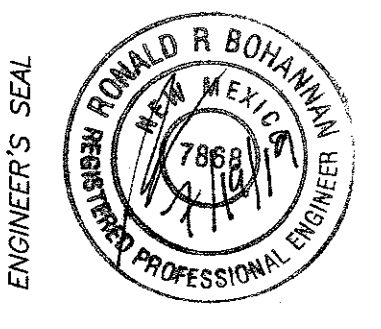
KEY MAP



- LEGEND**
- ==== CURB & GUTTER
 - BOUNDARY LINE
 - EASEMENT
 - CENTERLINE
 - RIGHT-OF-WAY
 - BUILDING
 - SIDEWALK
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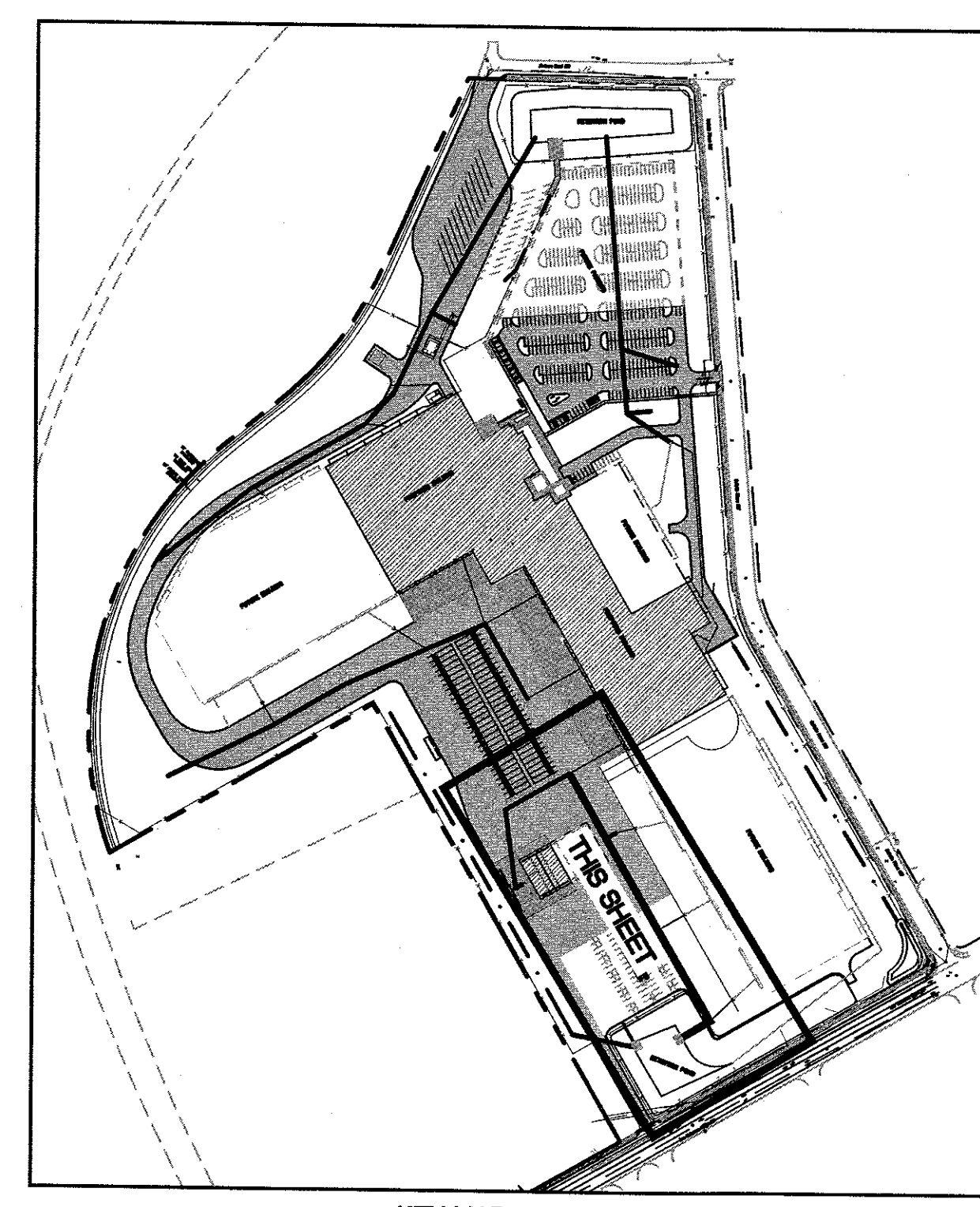
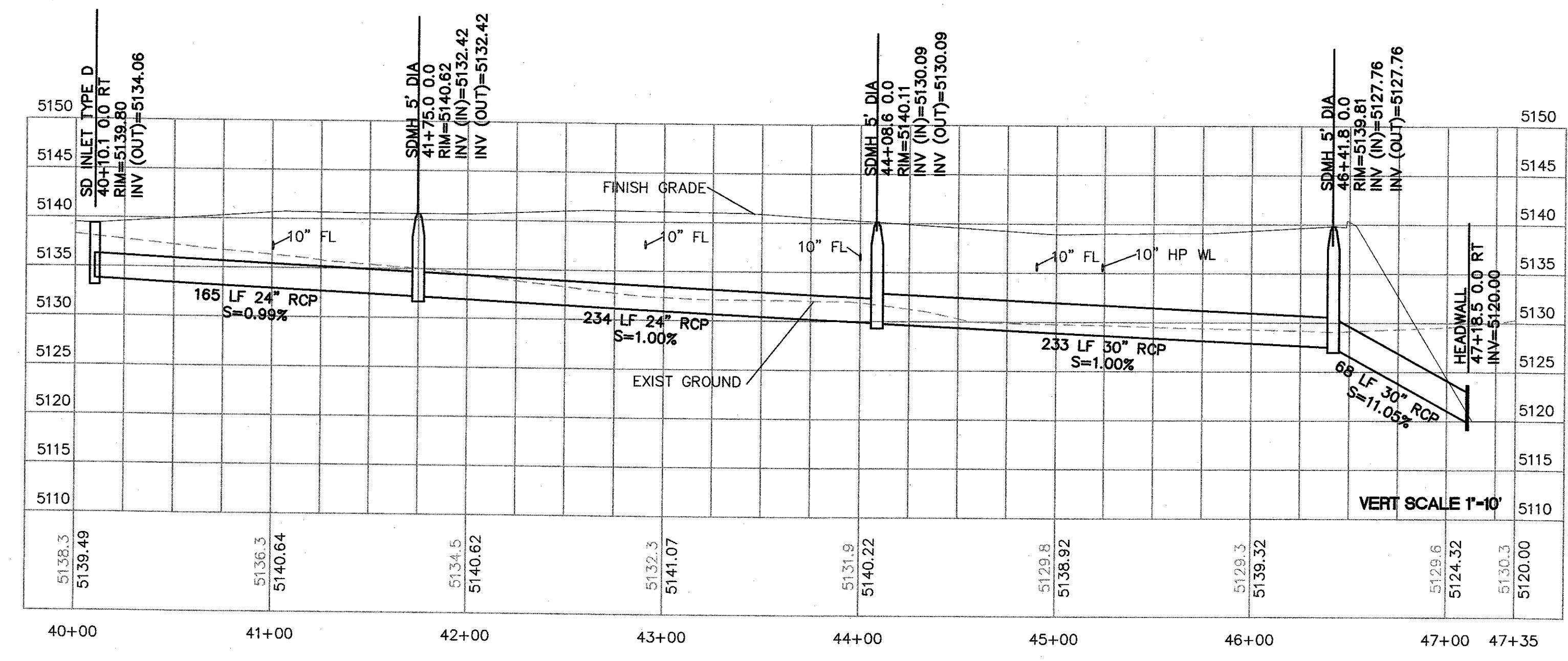
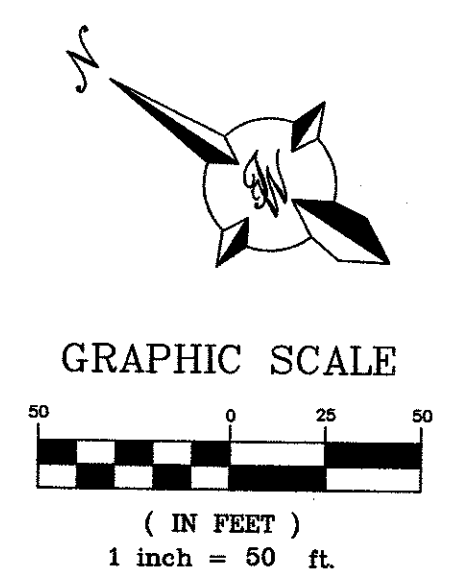
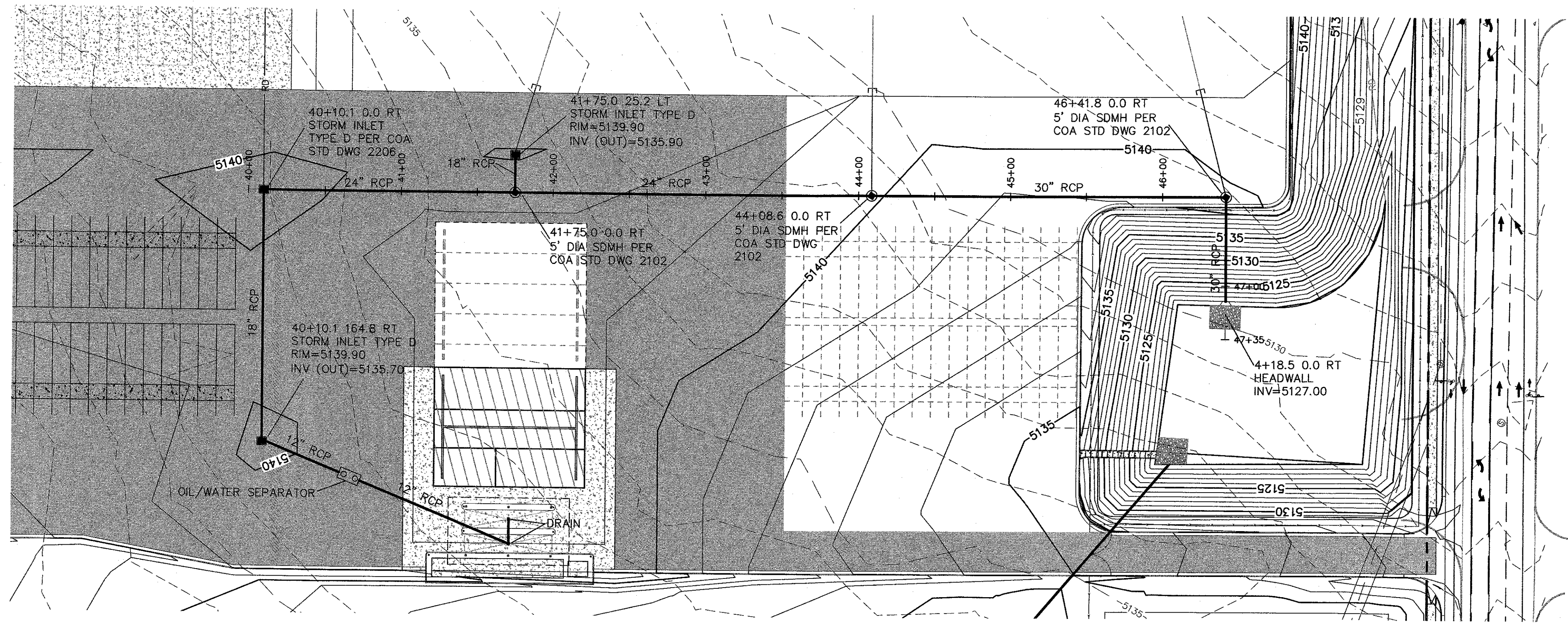


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P.E. #7868

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BEN E KEITH
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Sheet Title: STORM SEWER PLAN AND PROFILE
Sheet No. _____

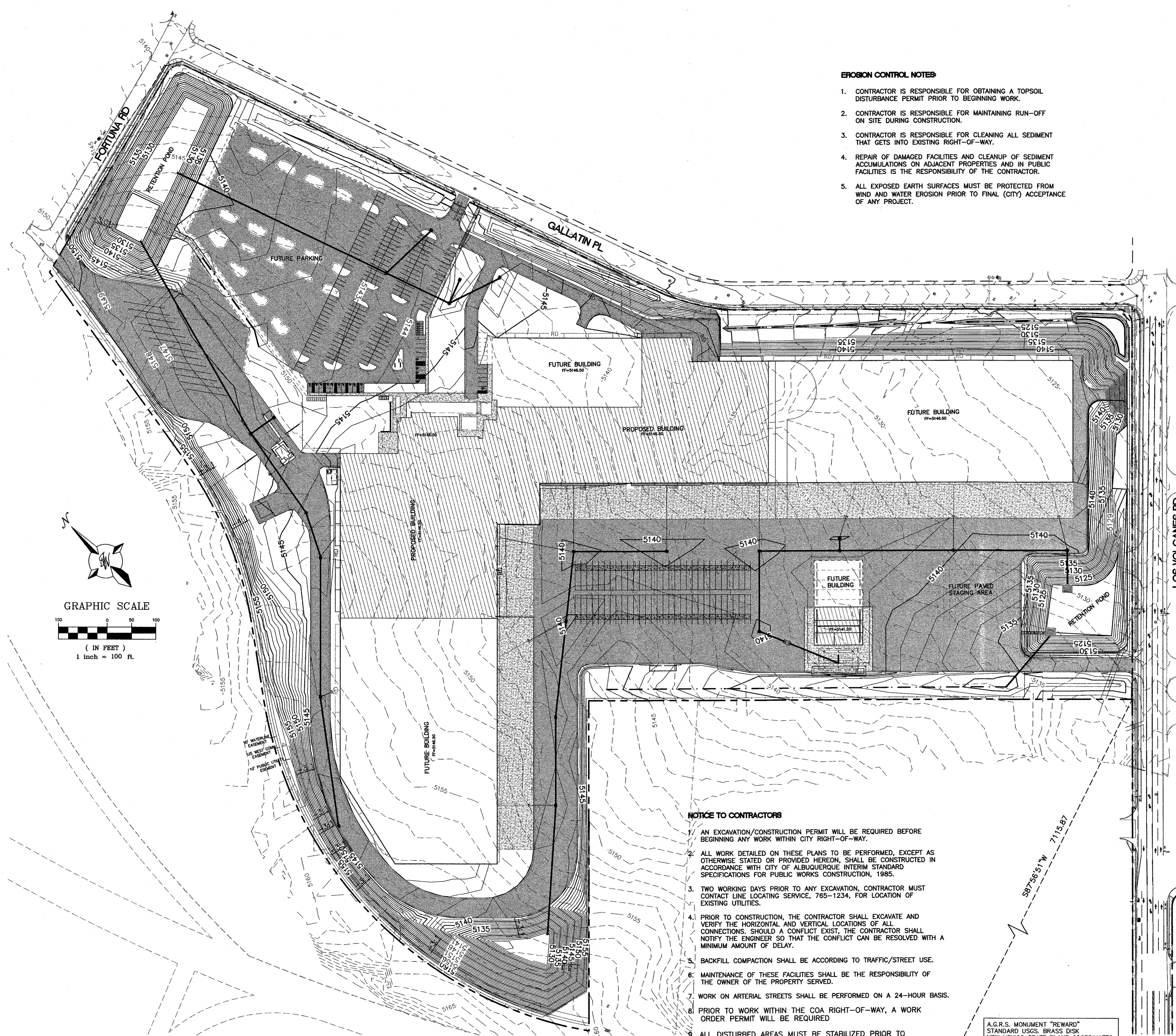
C207
CIVIL



- LEGEND**
- CURB & GUTTER
 - BOUNDARY LINE
 - EASEMENT
 - CENTERLINE
 - RIGHT-OF-WAY
 - BUILDING
 - SIDEWALK
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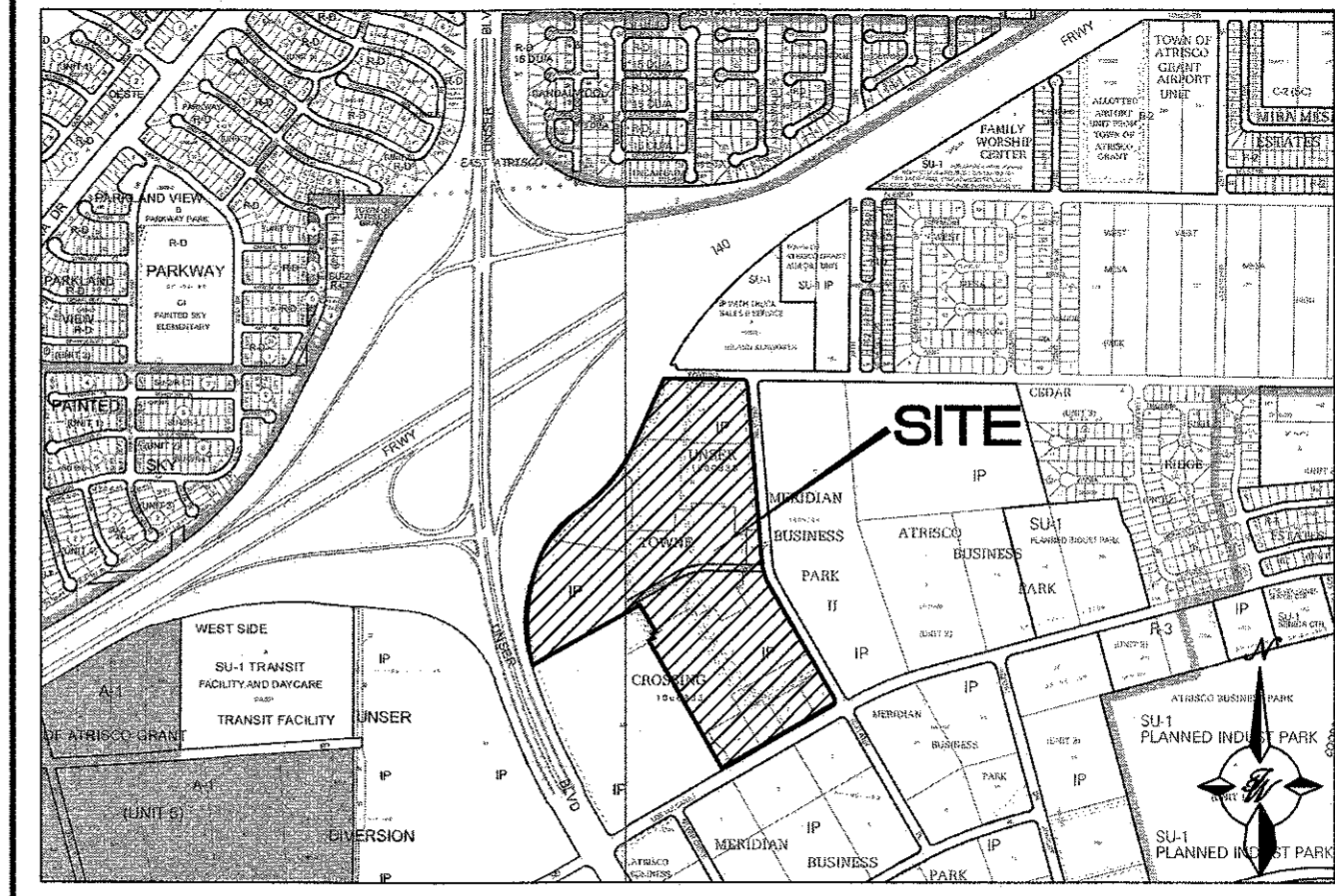
EROSION CONTROL NOTES:

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

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.
8. PRIOR TO WORK WITHIN THE COA RIGHT-OF-WAY, A WORK ORDER PERMIT WILL BE REQUIRED.
9. ALL DISTURBED AREAS MUST BE STABILIZED PRIOR TO ENGINEERS CERTIFICATION FOR CERTIFICATE OF OCCUPANCY

A.G.R.S. MONUMENT "REWARD"
 STANDARD USGS. BRASS DISK
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1983)
 N=1,487,364.063
 E=1,491,190.819
 PUBLISHED EL=5319.888 (NAVD 1988)
 GROUND TO GRID FACTOR=0.999875005
 DELTA ALPHA ANGLE=-01°12.26"



VICINITY MAP

J-29-Z-J-30-Z



FLOOD MAP

35001C0326J, 35001C0328J

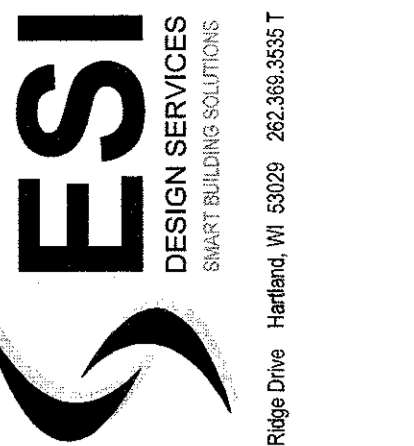
LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- - - EASEMENT
- - - CENTERLINE
- - - RIGHT-OF-WAY
- ▭ BUILDING
- ▨ SIDEWALK
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- 5010— CONTOUR MAJOR
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- FLOW ARROW
- - - EXISTING CURB & GUTTER
- - - EXISTING BOUNDARY LINE
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- x — PROPOSED FENCE

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Job No.

2018014

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Date

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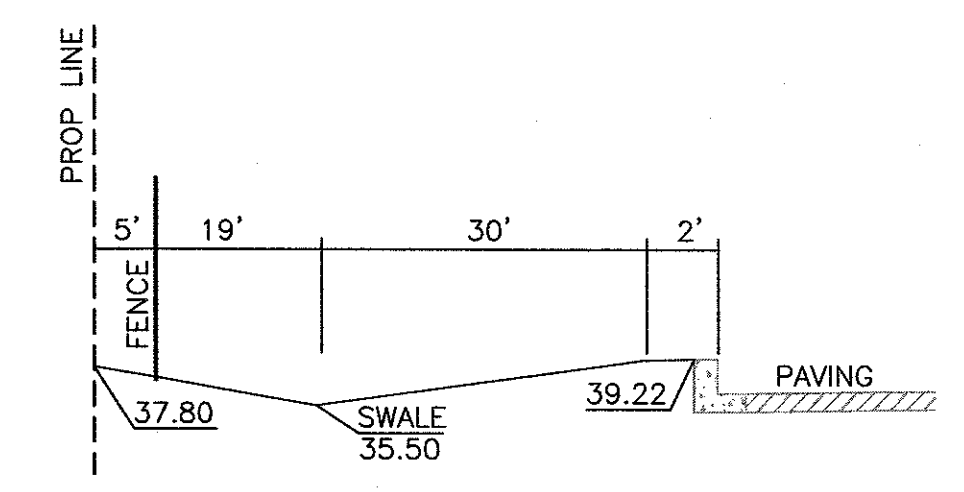
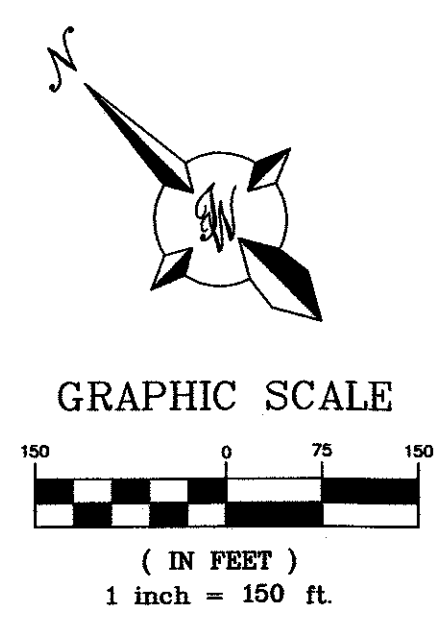
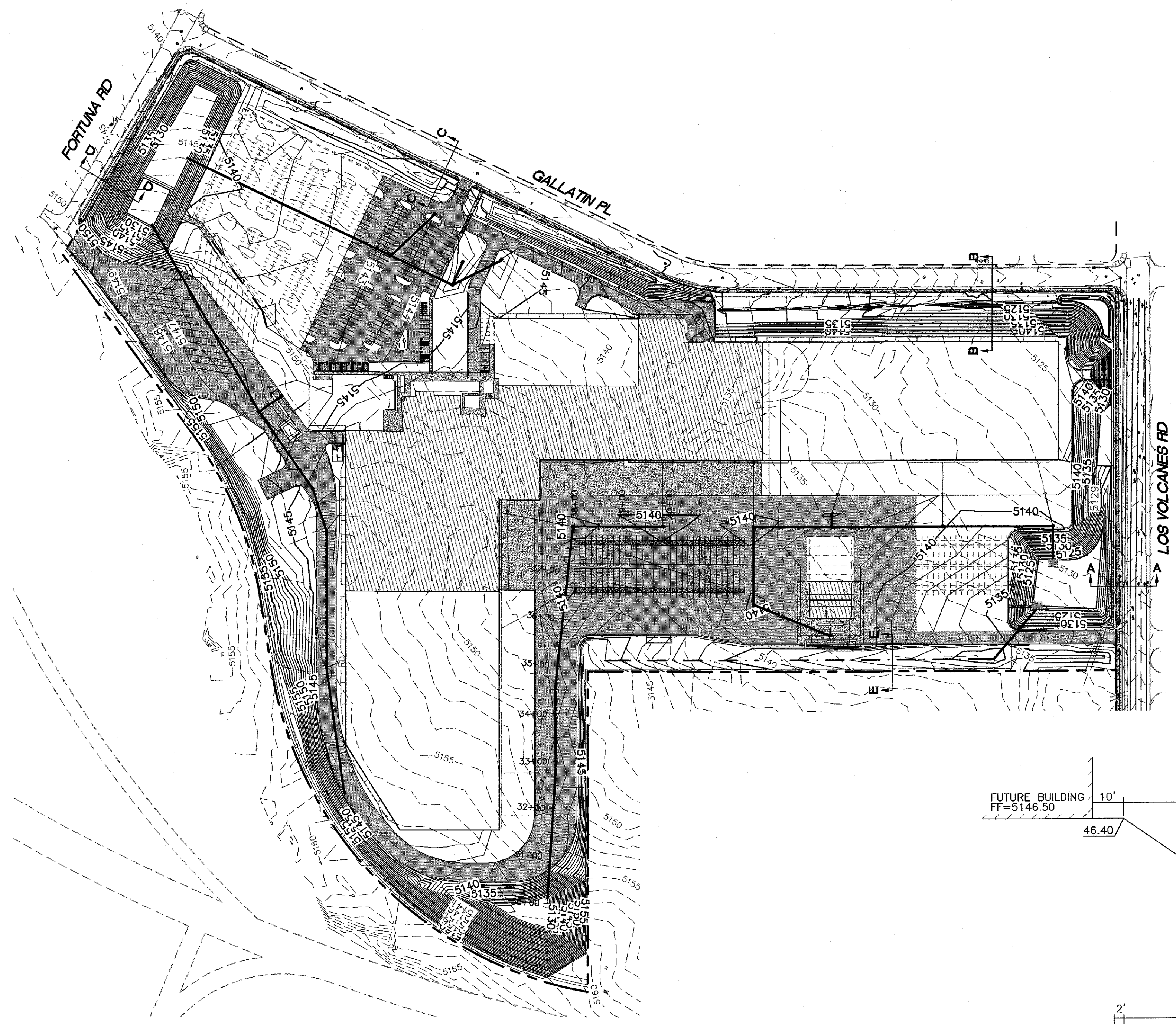
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ULTIMATE BUILD OUT
 CONCEPTUAL GRADING
 AND DRAINAGE PLAN

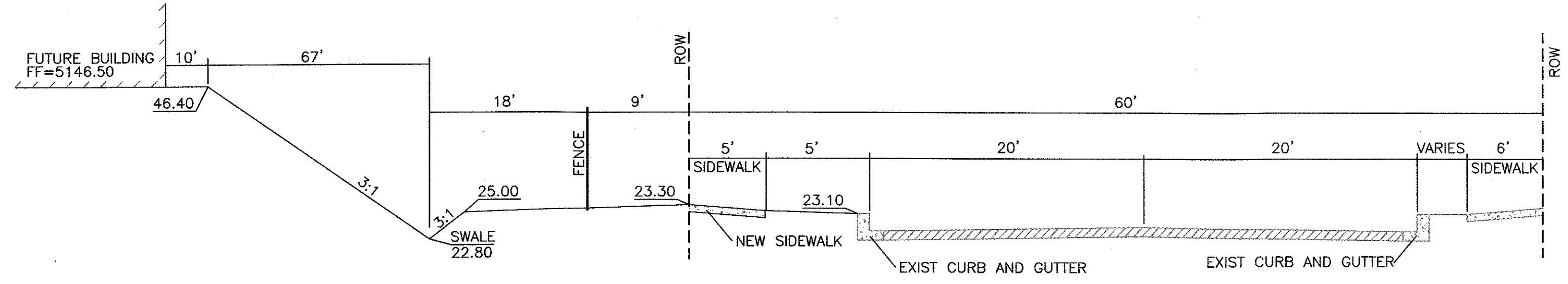
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C208

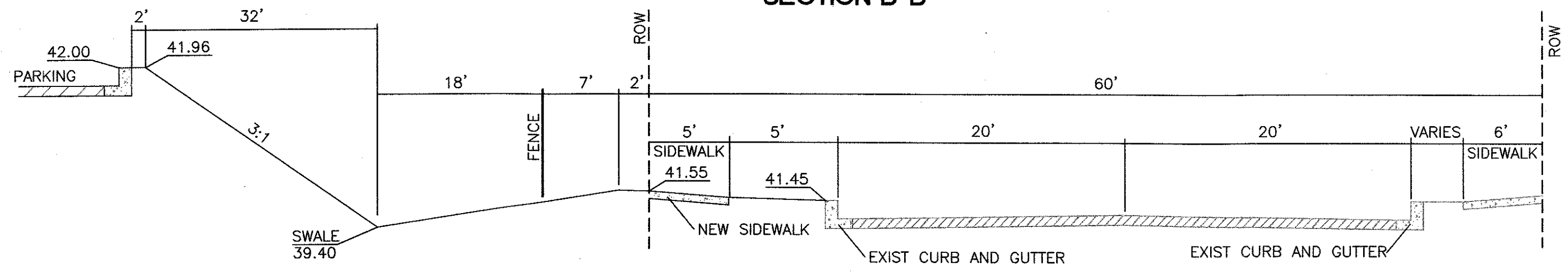
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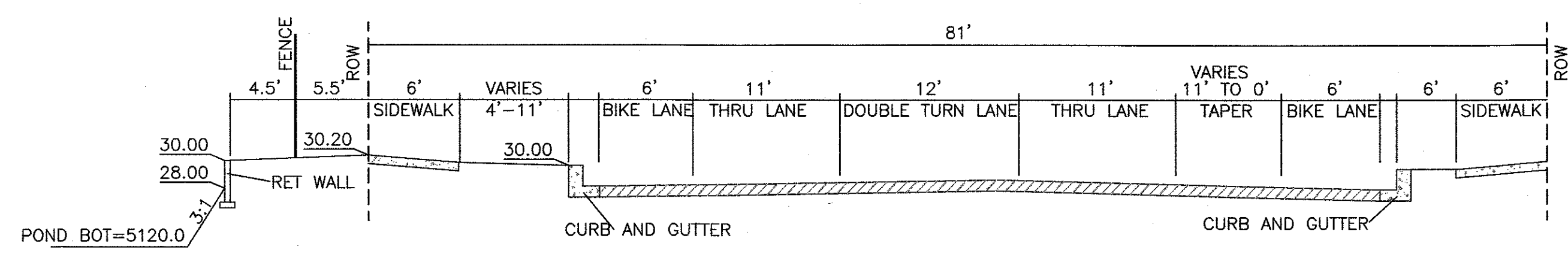
SECTION E-E



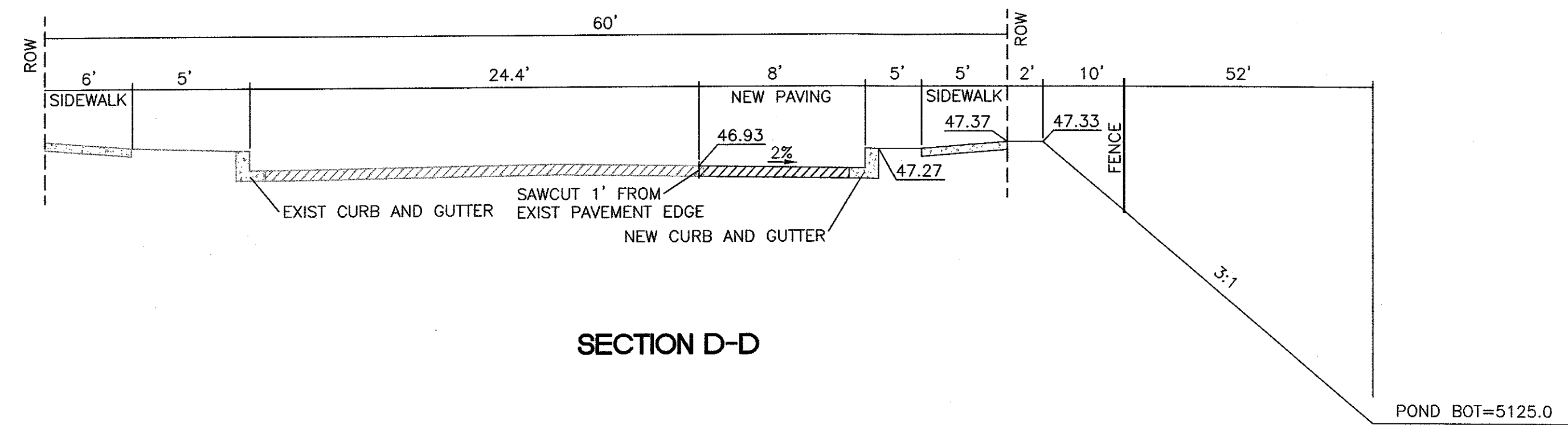
SECTION B-B



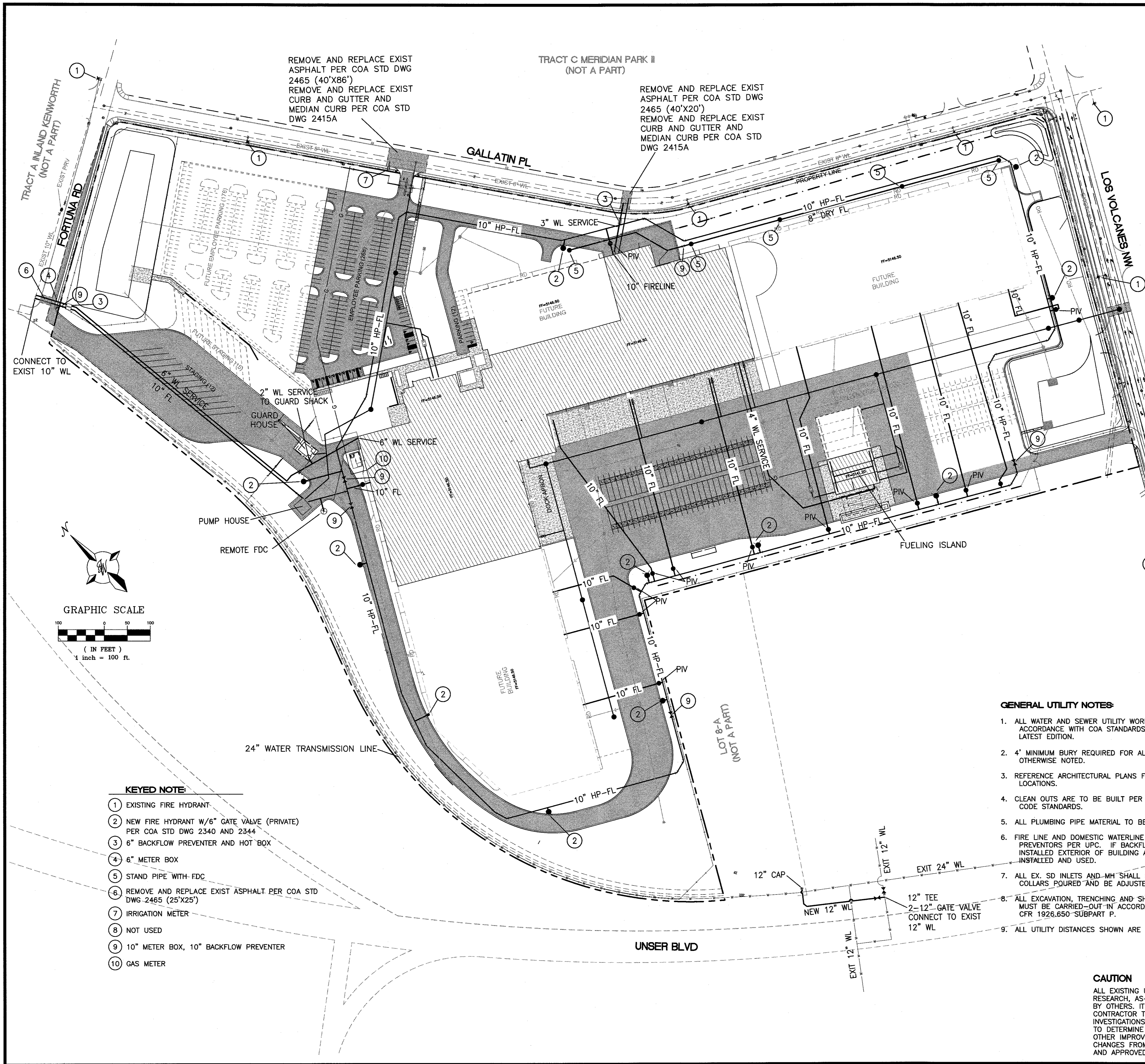
SECTION C-C



SECTION A-A



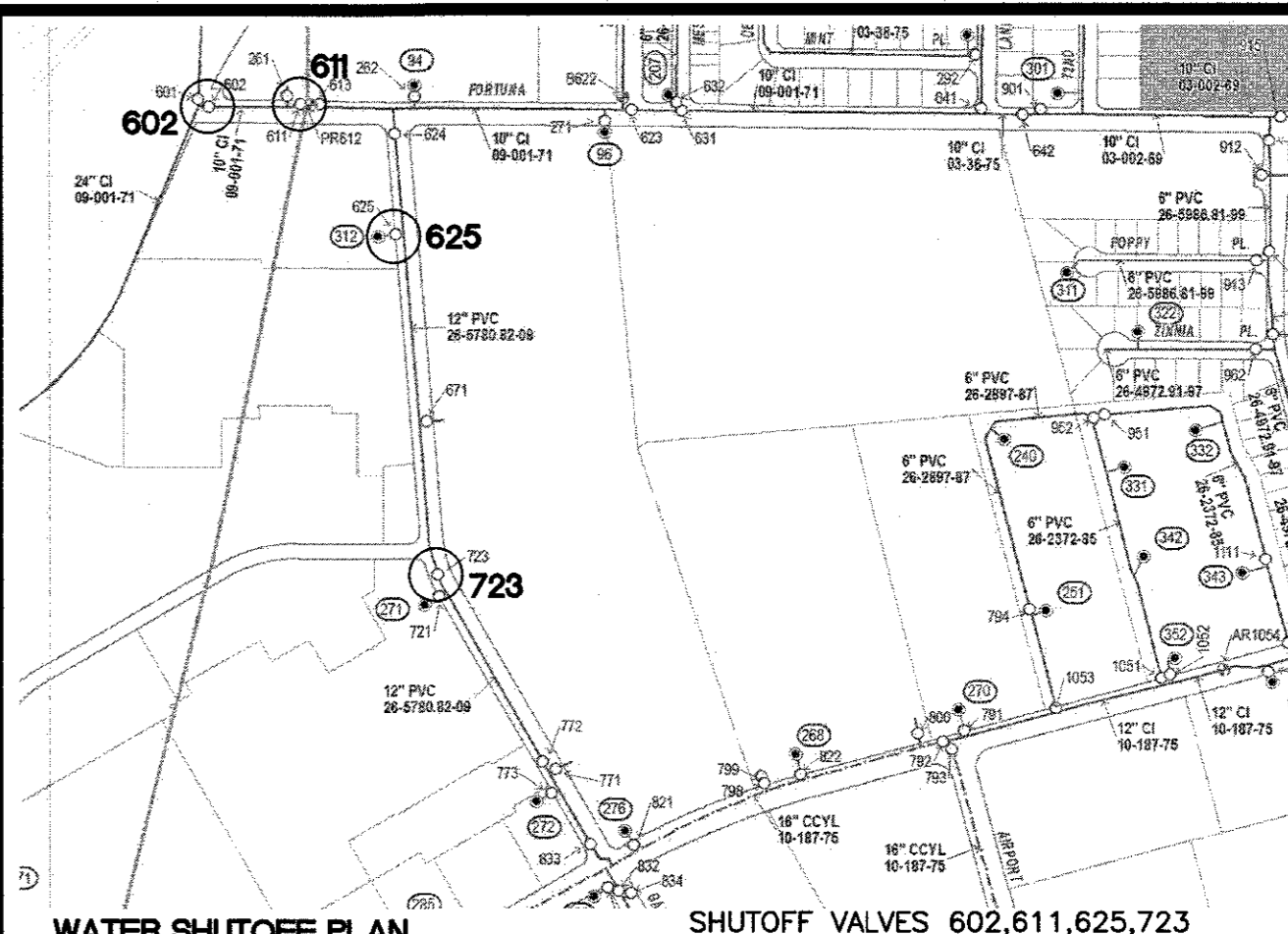
SECTION D-D



REMOVE AND REPLACE EXIST ASPHALT PER COA STD DWG 2465 (40'X86')
REMOVE AND REPLACE EXIST CURB AND GUTTER AND MEDIAN CURB PER COA STD DWG 2415A

TRACT C MERIDIAN PARK II (NOT A PART)

REMOVE AND REPLACE EXIST ASPHALT PER COA STD DWG 2465 (40'X20')
REMOVE AND REPLACE EXIST CURB AND GUTTER AND MEDIAN CURB PER COA STD DWG 2415A



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://ARBCWUA.ORG/CONTENT/VIEW/463/729/](http://arbcwua.org/content/view/463/729/).

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
- G — 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

GENERAL UTILITY NOTES:

1. ALL WATER AND SEWER UTILITY WORK TO BE DONE IN ACCORDANCE WITH COA STANDARDS AND SPECIFICATIONS LATEST EDITION.
2. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
3. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATIONS.
4. CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
5. ALL PLUMBING PIPE MATERIAL TO BE USED PER UPC.
6. 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.
7. ALL EX. SD INLETS AND MH SHALL HAVE CONCRETE COLLARS POURED AND BE ADJUSTED TO FINISHED GRADE.
8. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650-SUBPART P.
9. ALL UTILITY DISTANCES SHOWN ARE FOR REFERENCE ONLY.
10. 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.
11. 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.
12. 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.
13. ALL BUILDINGS - CONSTRUCTION TYPE IS II-B
14. THRUST BLOCKING SHALL BE INSTALLED AT ALL CHANGES OF DIRECTION AND ELEVATION, ON ALL WATERMAIN, STAINLESS STEEL RODDING SHALL BE EXTENDED ALONG THE NEXT FULL-LENGTH PIPE AND ANCHORED ON THE PIPE BELL, OR MECHANICAL FITTING, ADDITIONALLY, AT ALL LOCATIONS OF THRUST BLOCKING. MEGA-LUGS ARE NOT TO BE ALLOWED.

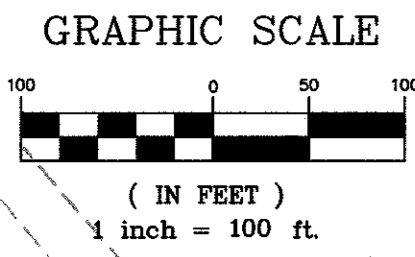
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KEYED NOTE:

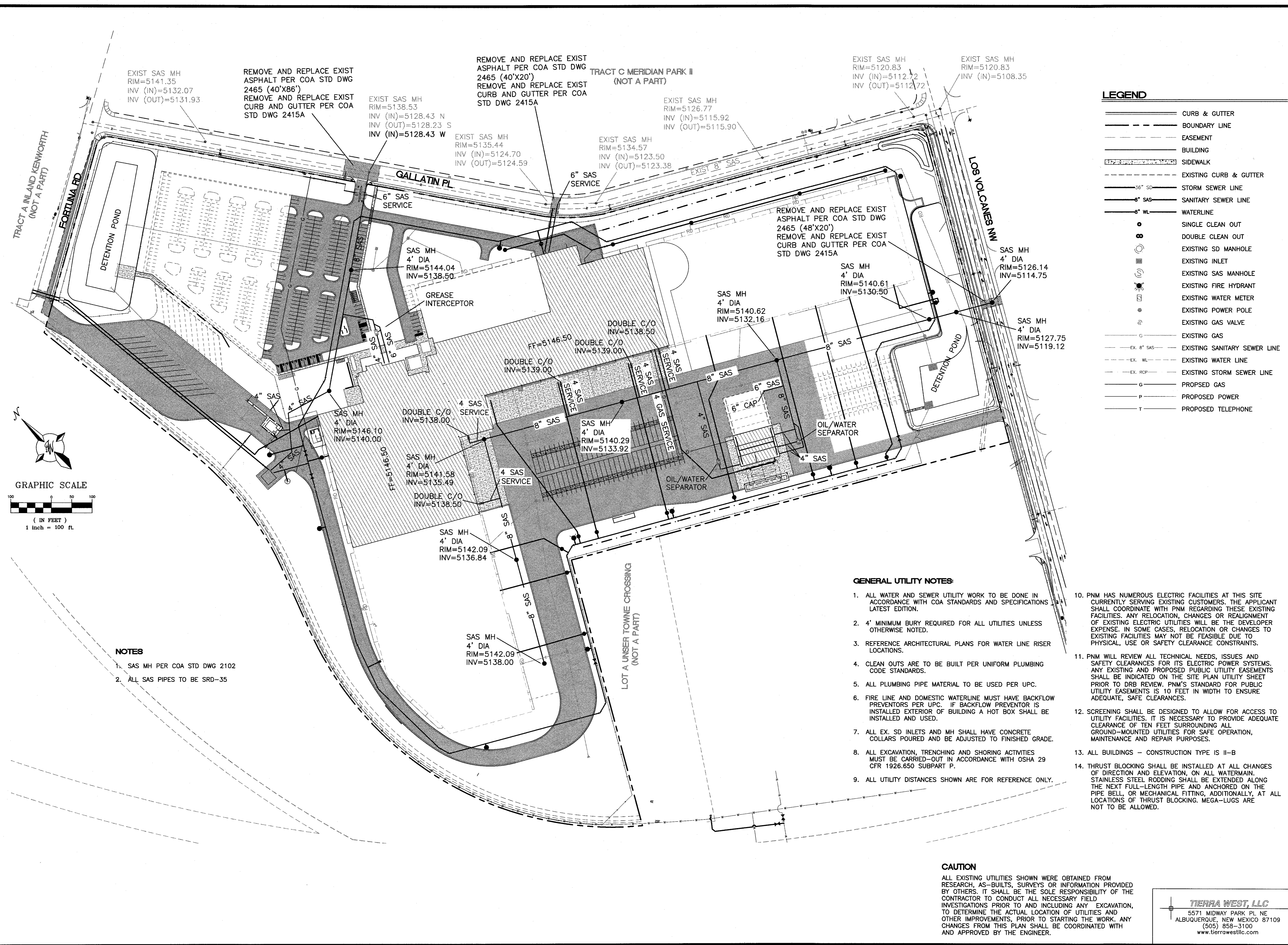
- 1 EXISTING FIRE HYDRANT
- 2 NEW FIRE HYDRANT W/6" GATE VALVE (PRIVATE) PER COA STD DWG 2340 AND 2344
- 3 6" BACKFLOW PREVENTER AND HOT BOX
- 4 6" METER BOX
- 5 STAND PIPE WITH FDC
- 6 REMOVE AND REPLACE EXIST ASPHALT PER COA STD DWG 2465 (25'X25')
- 7 IRRIGATION METER
- 8 NOT USED
- 9 10" METER BOX, 10" BACKFLOW PREVENTER
- 10 GAS METER



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Revision No.	△
Job No.	2018014
CAD/CHK'D By.	pm / vc
Date	7-9-19
Sheet Title	MASTER UTILITY PLAN (WATER)
Sheet No.	C401
	CIVIL



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

- NOTES**
- SAS MH PER COA STD DWG 2102
 - ALL SAS PIPES TO BE SRD-35

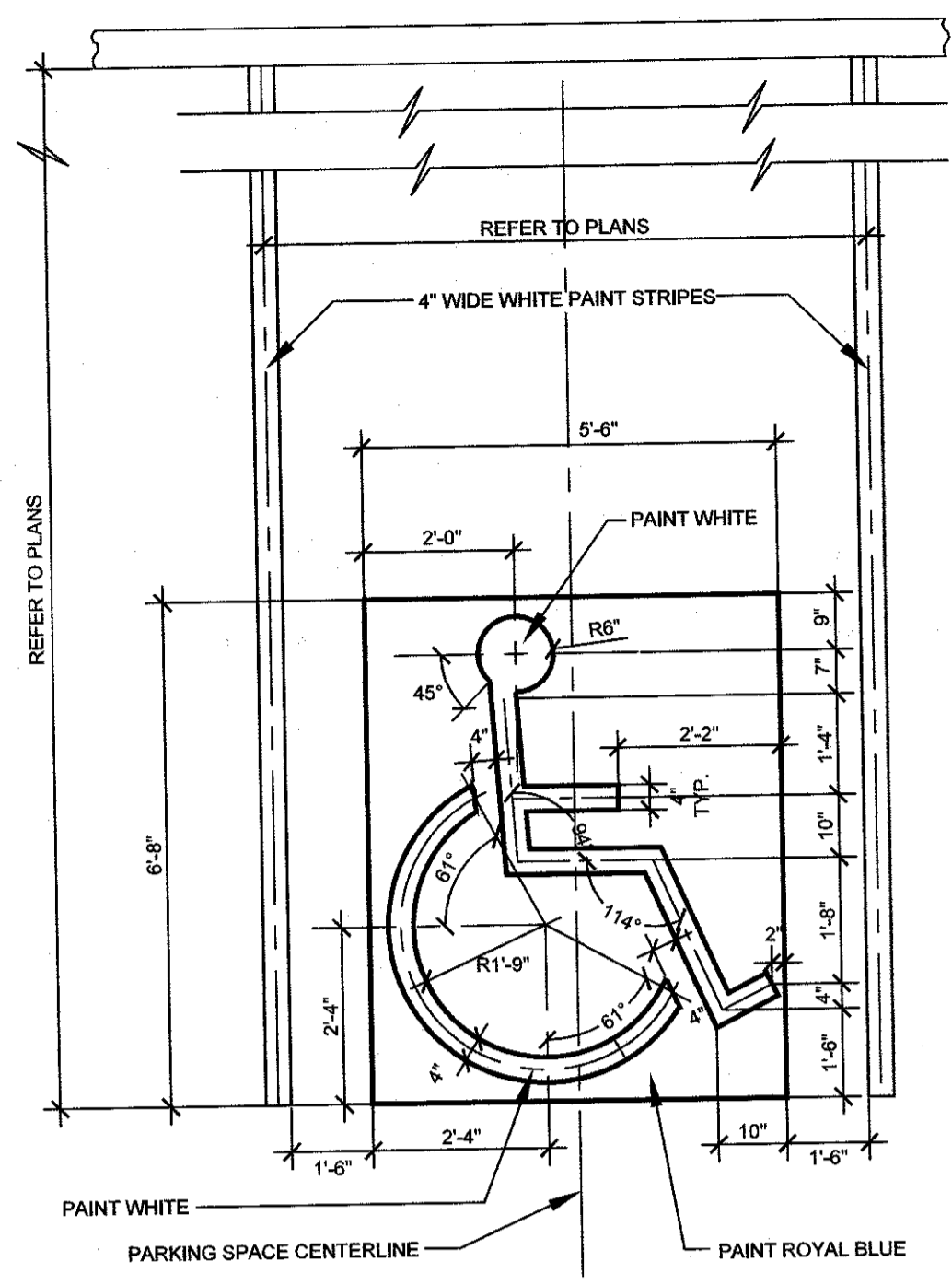
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- CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
- ALL PLUMBING PIPE MATERIAL TO BE USED PER UPC.
- FIRE LINE AND DOMESTIC WATERLINE MUST HAVE BACKFLOW PREVENTORS PER UPC. IF BACKFLOW PREVENTOR IS INSTALLED EXTERIOR OF BUILDING A HOT 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
- THRUST BLOCKING SHALL BE INSTALLED AT ALL CHANGES OF DIRECTION AND ELEVATION, ON ALL WATERMAIN. STAINLESS STEEL RODDING SHALL BE EXTENDED ALONG THE NEXT FULL-LENGTH PIPE AND ANCHORED ON THE PIPE BELL OR MECHANICAL FITTING. ADDITIONALLY, AT ALL LOCATIONS OF THRUST BLOCKING, MEGA-LUGS ARE NOT TO BE ALLOWED.

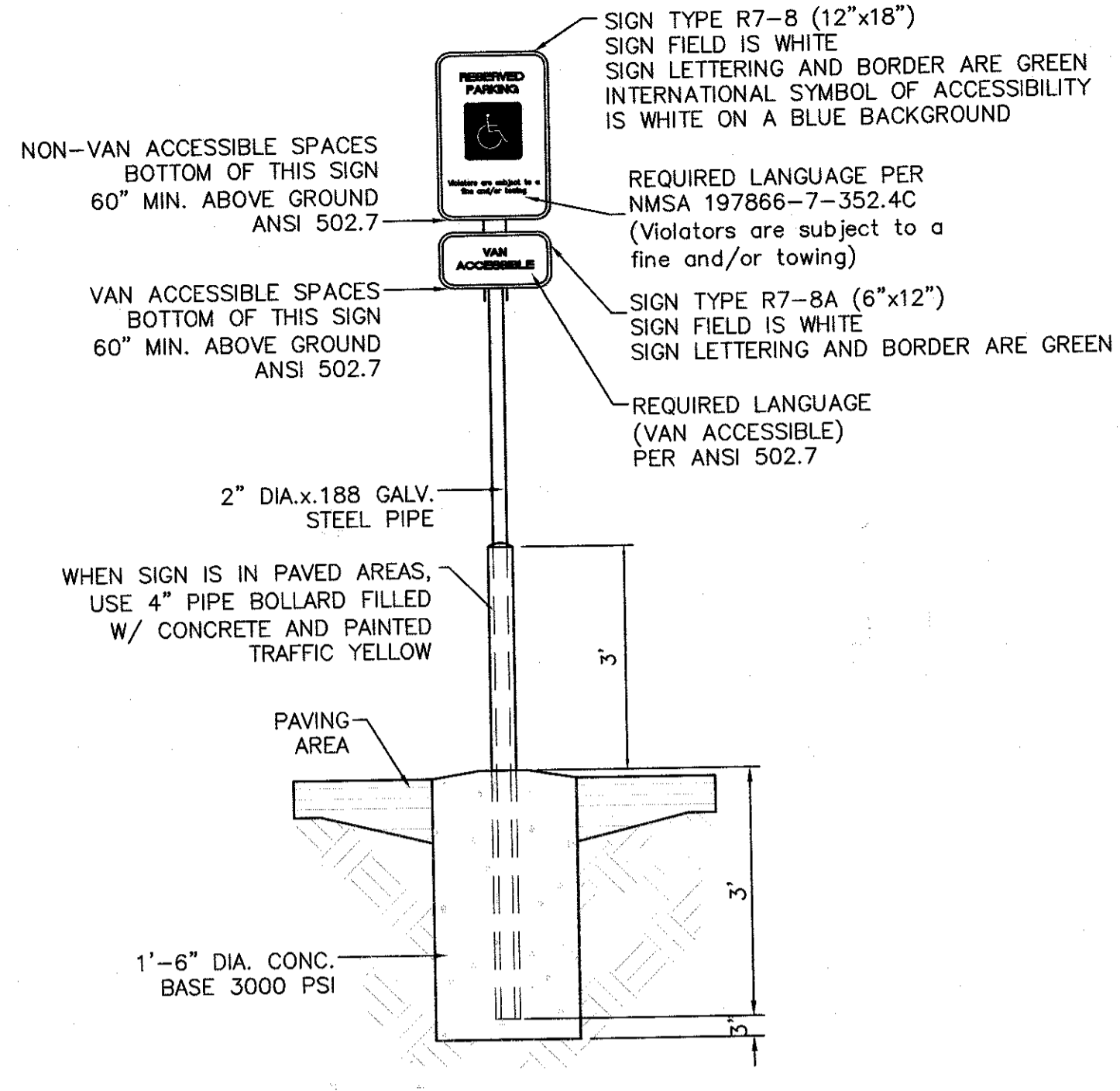
CAUTION

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.

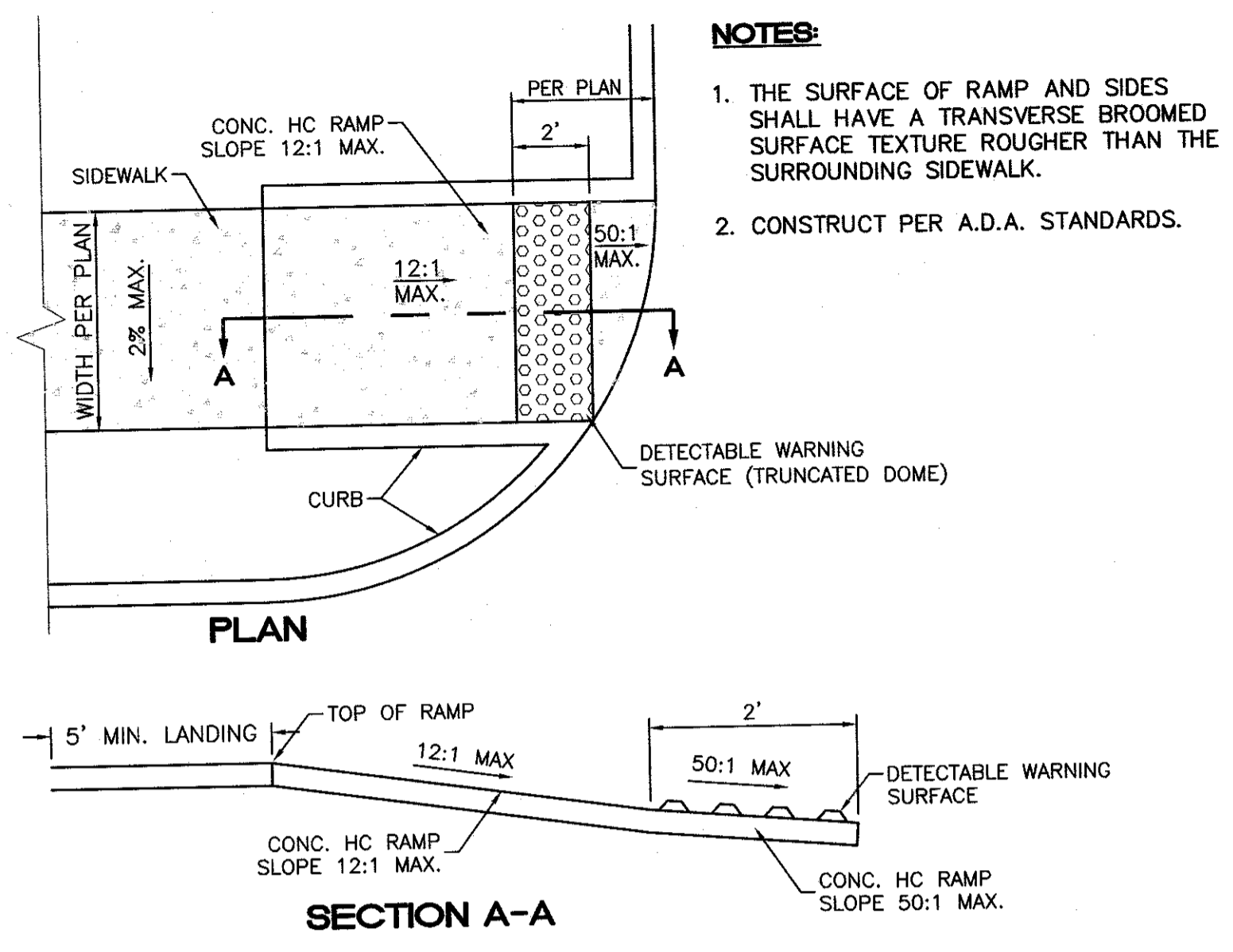
TIERRA WEST, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrawestllc.com



HANDICAPPED PARKING SPACE PAINT DETAIL
NOTE: CENTER PAINTED SYMBOL IN THE MIDDLE OF PARKING SPACE OPENING.

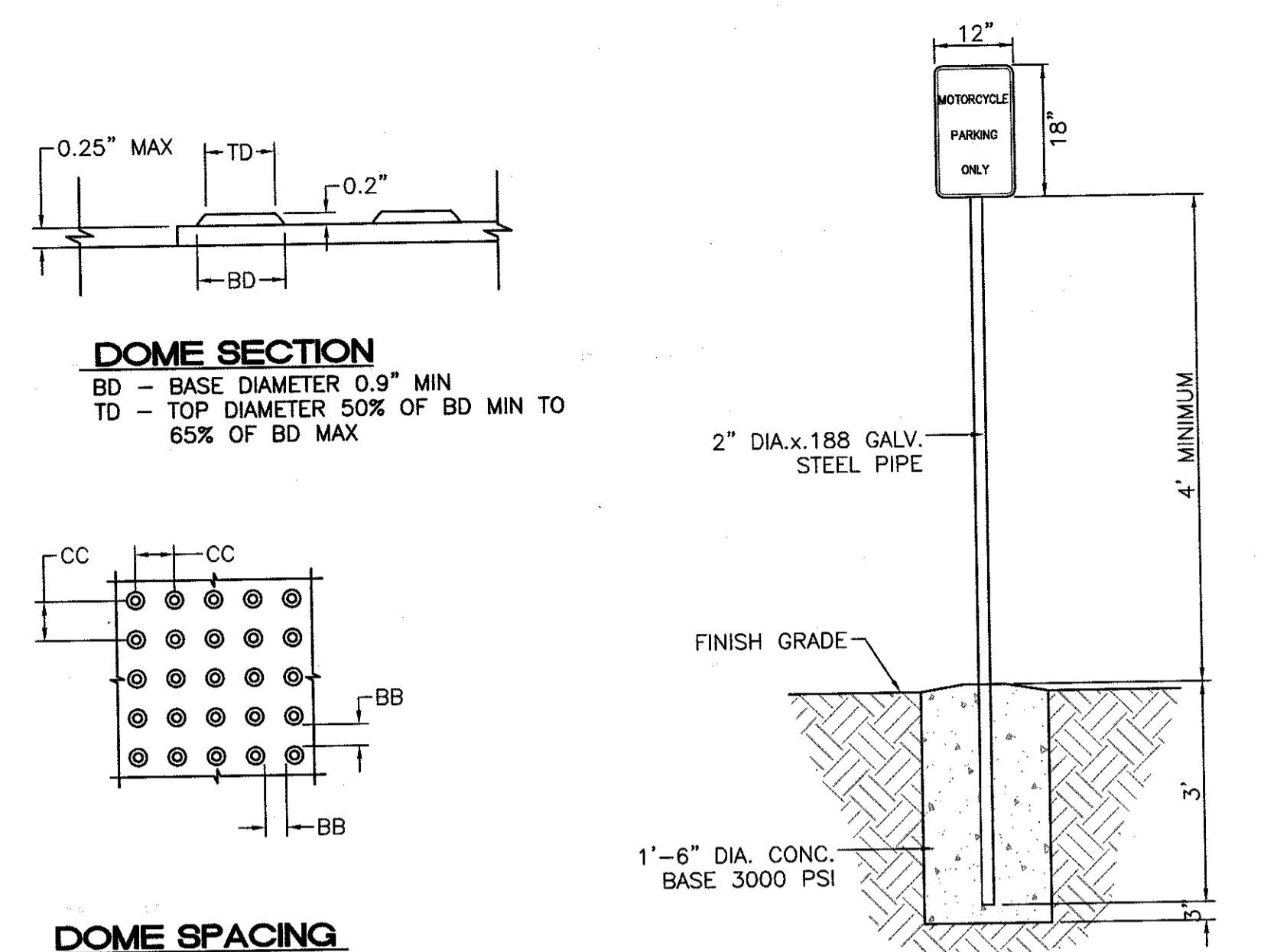


ACCESSIBLE PARKING SIGN
NTS

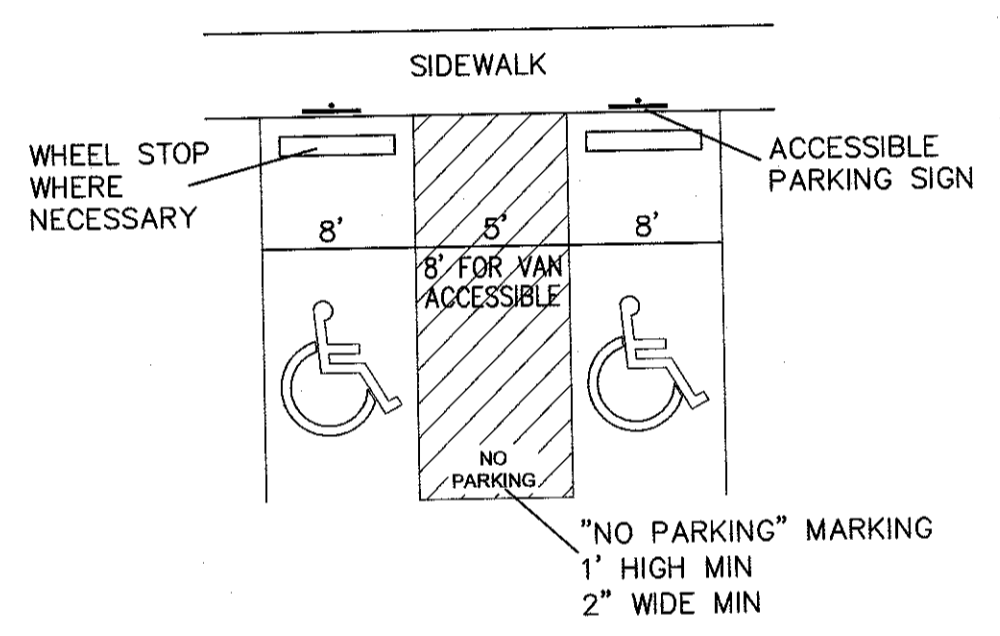


UNIDIRECTIONAL HC RAMP
NOT TO SCALE

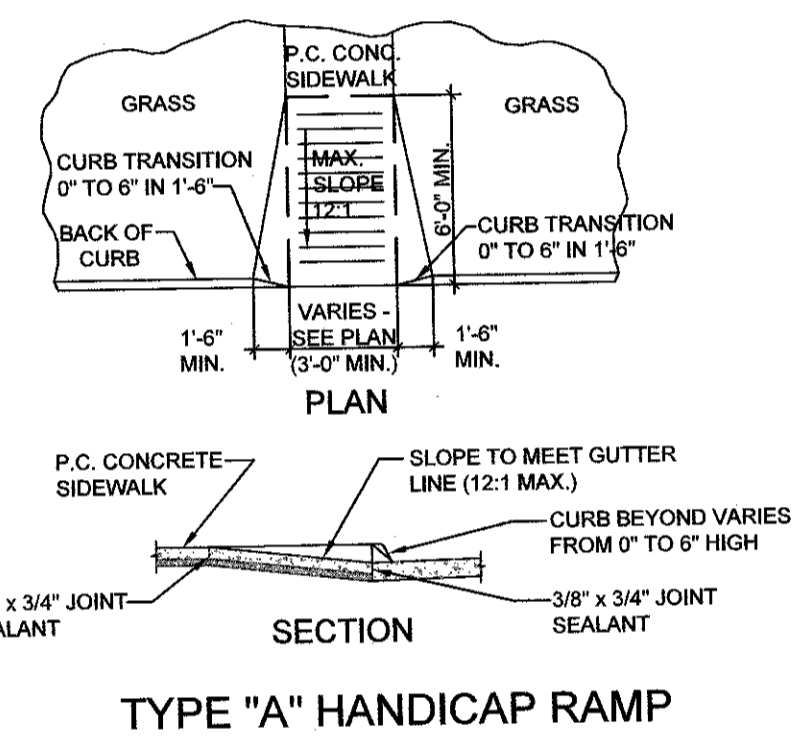
NOTES:
1. THE SURFACE OF RAMP AND SIDES SHALL HAVE A TRANSVERSE BROOMED SURFACE TEXTURE ROUGHER THAN THE SURROUNDING SIDEWALK.
2. CONSTRUCT PER A.D.A. STANDARDS.



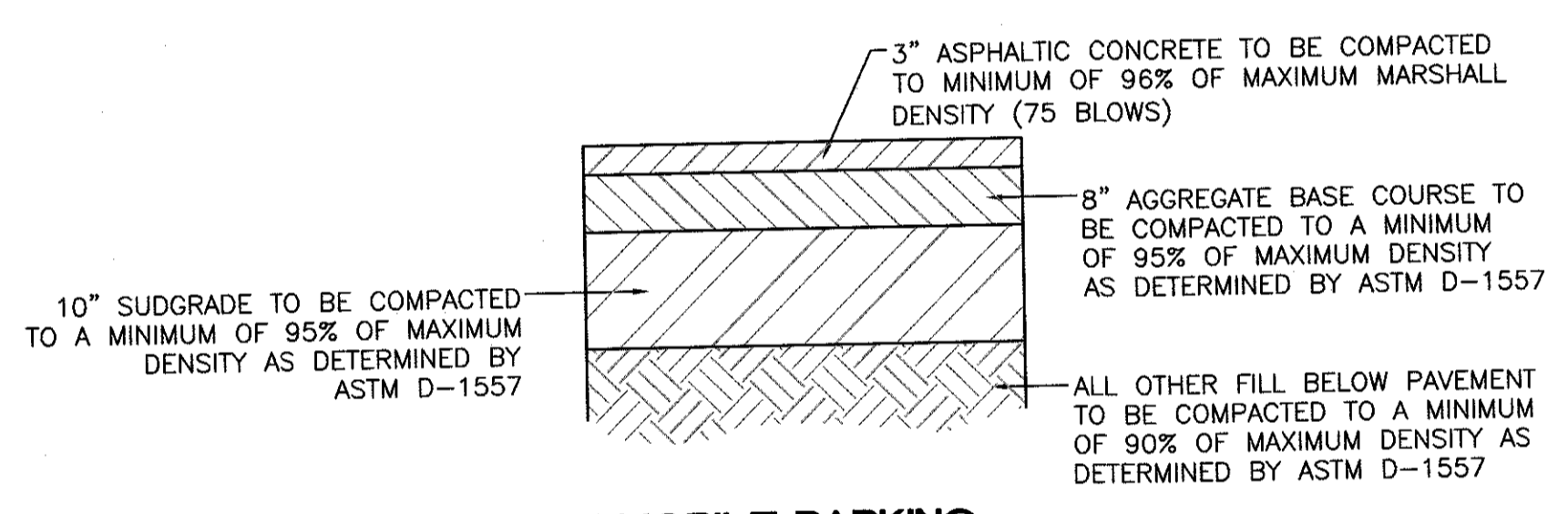
MOTORCYCLE PARKING SIGN
NTS



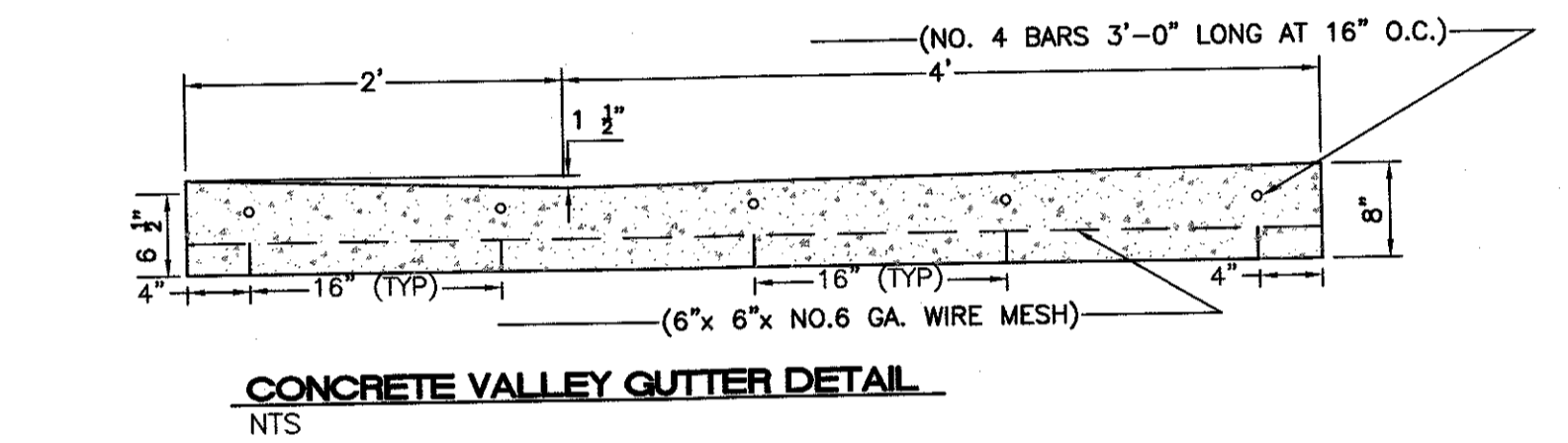
ACCESSIBLE PARKING DETAIL
NTS



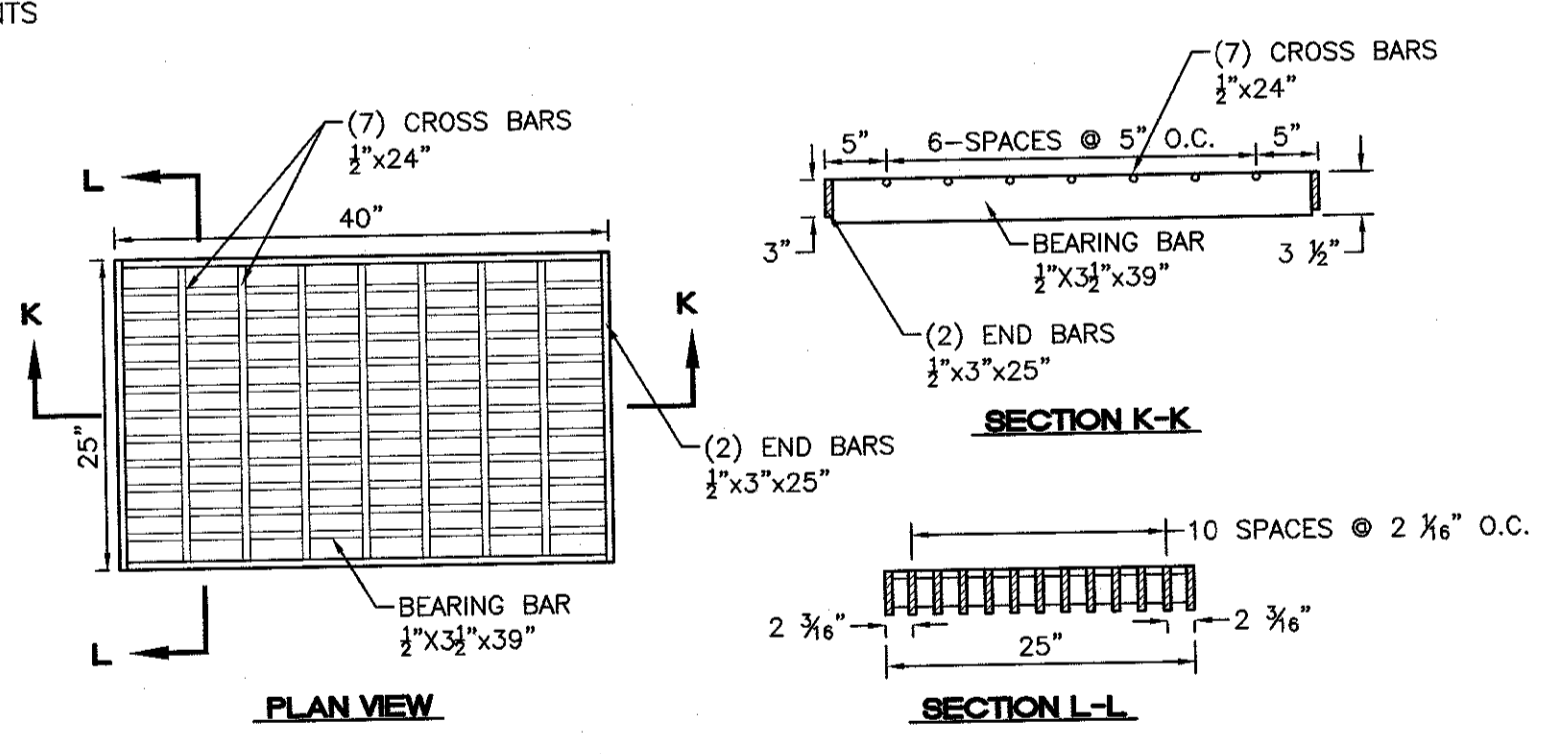
TYPE "A" HANDICAP RAMP



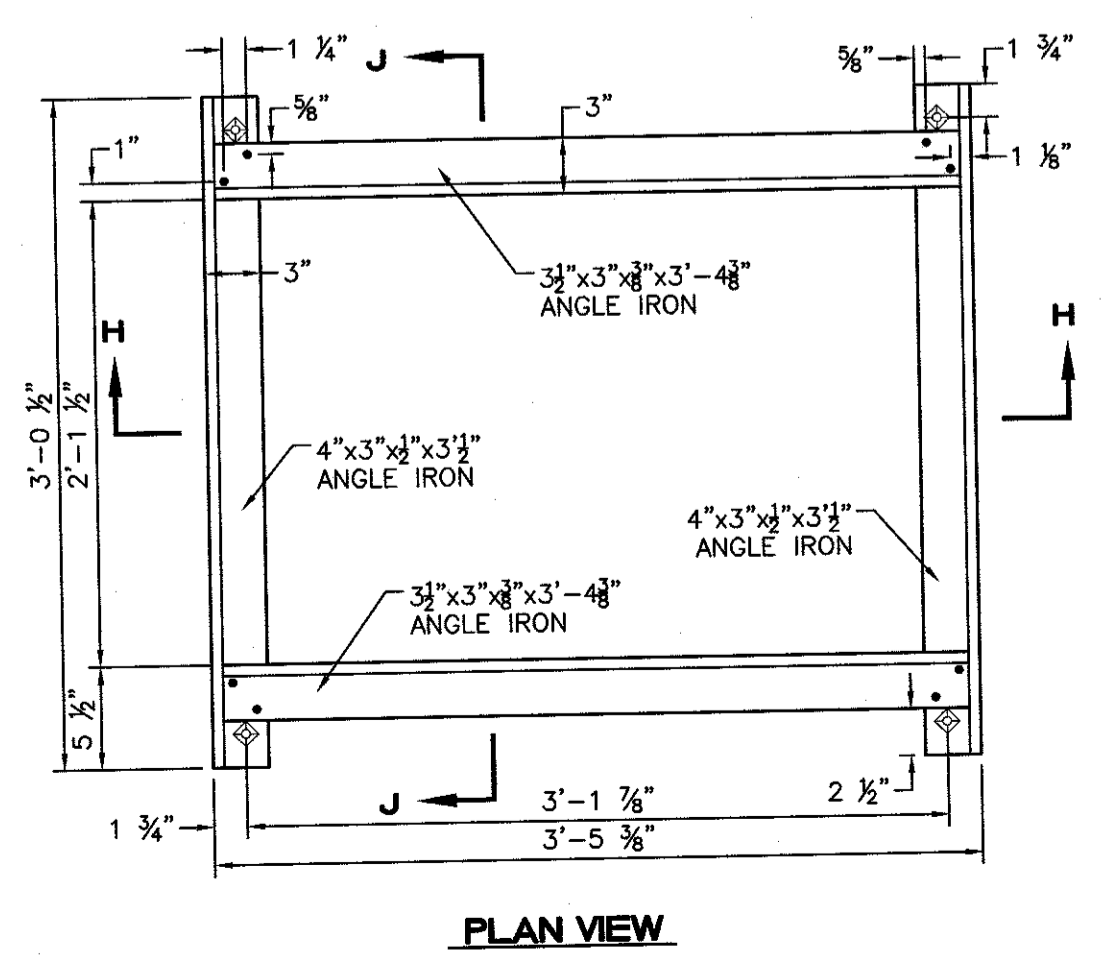
AUTOMOBILE PARKING TYPICAL PAVING SECTION
NTS



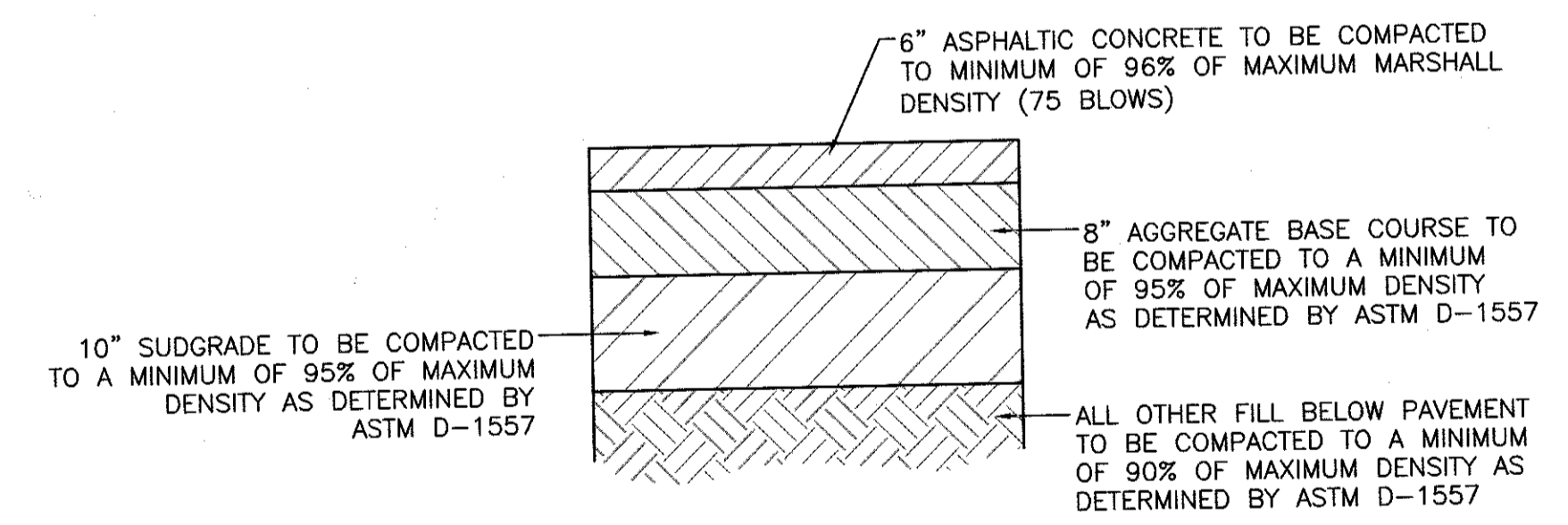
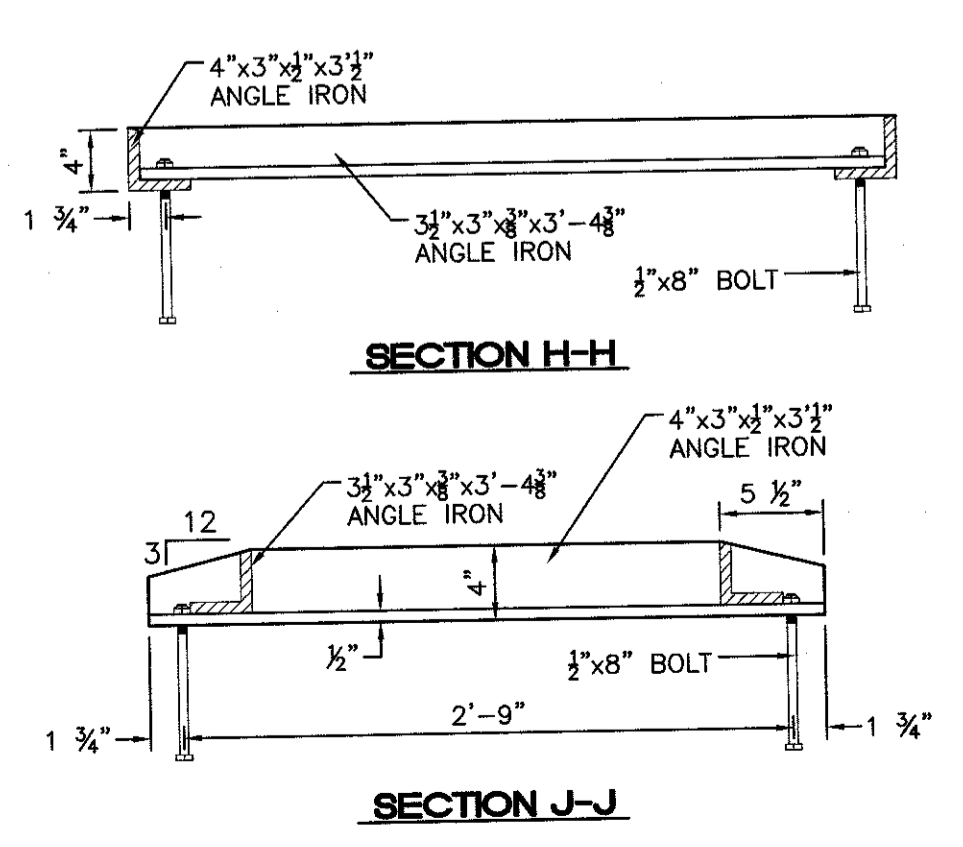
CONCRETE VALLEY GUTTER DETAIL
NTS



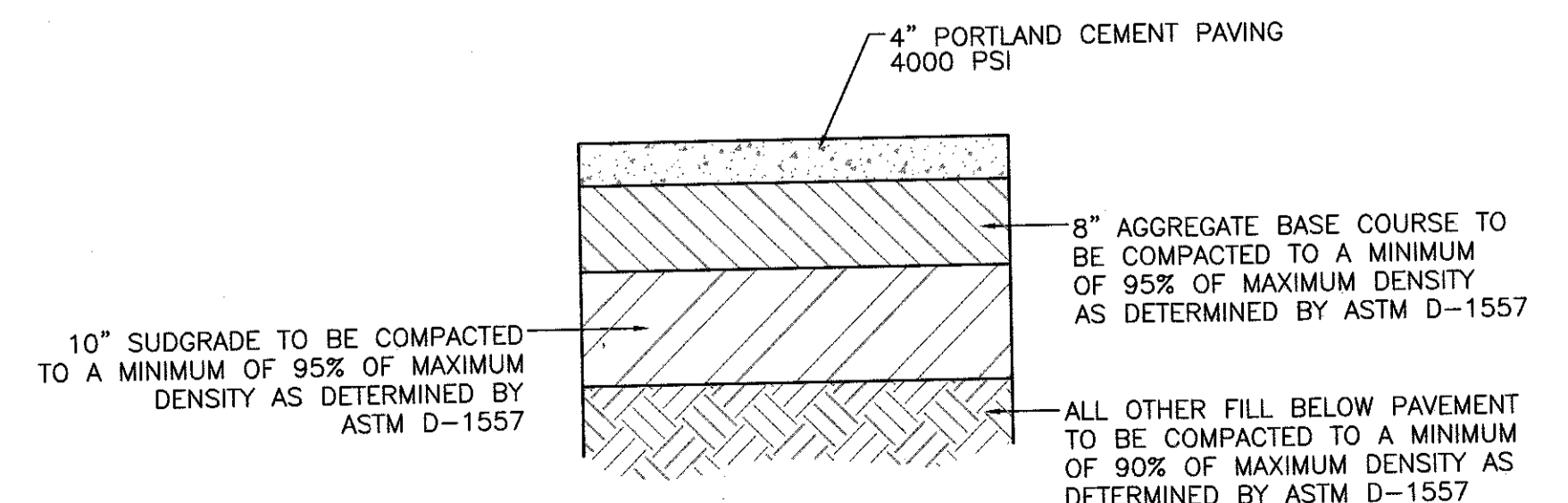
STORM INLET GRATE
NTS



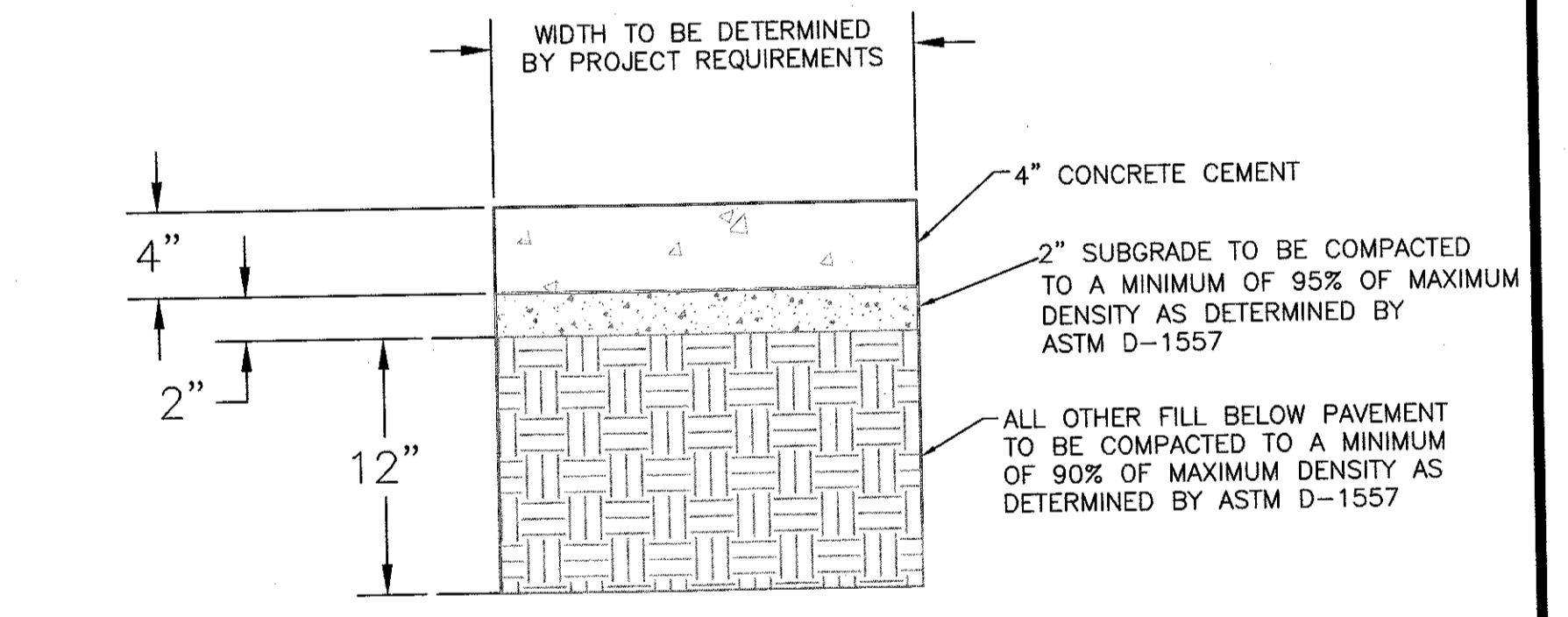
STORM INLET GRATE FRAME
NTS



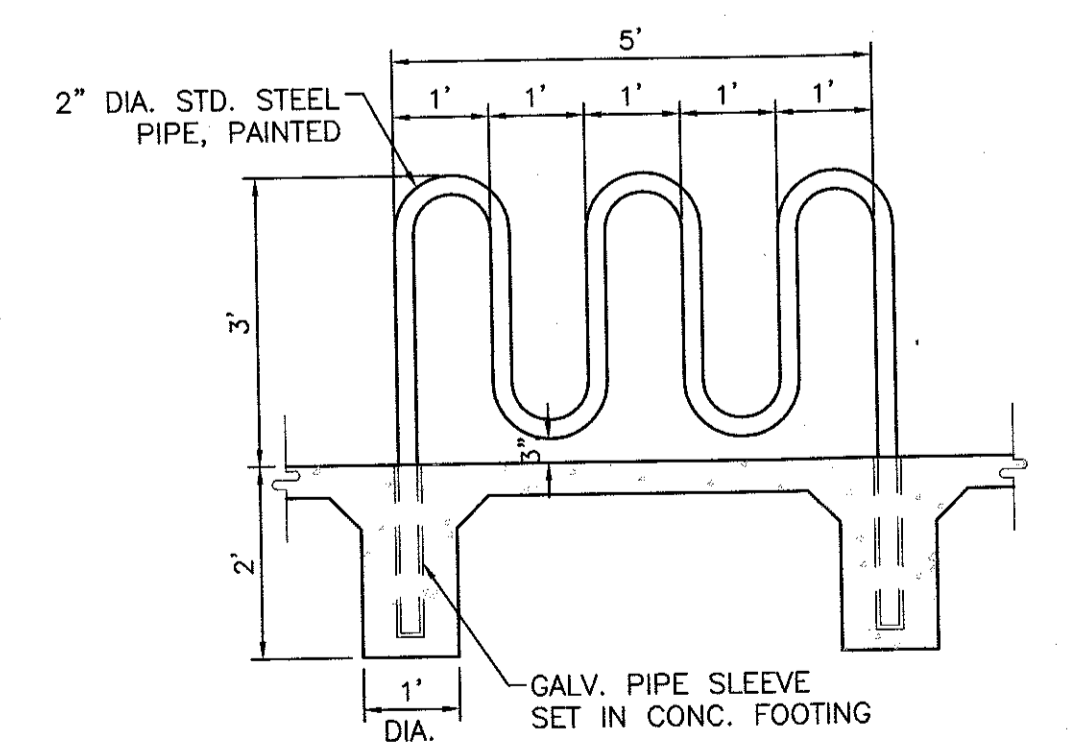
AUTOMOBILE DRIVEWAYS AND AREAS SUBJECT TO SEMI-TRUCKS TYPICAL PAVING SECTION
NTS



CONCRETE PAVING SECTION
NTS



CONCRETE SIDEWALK SECTION



BIKE RACK DETAIL
NTS

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2018014

CAD/CHK'D By:

pm / vc

Date

7-9-19

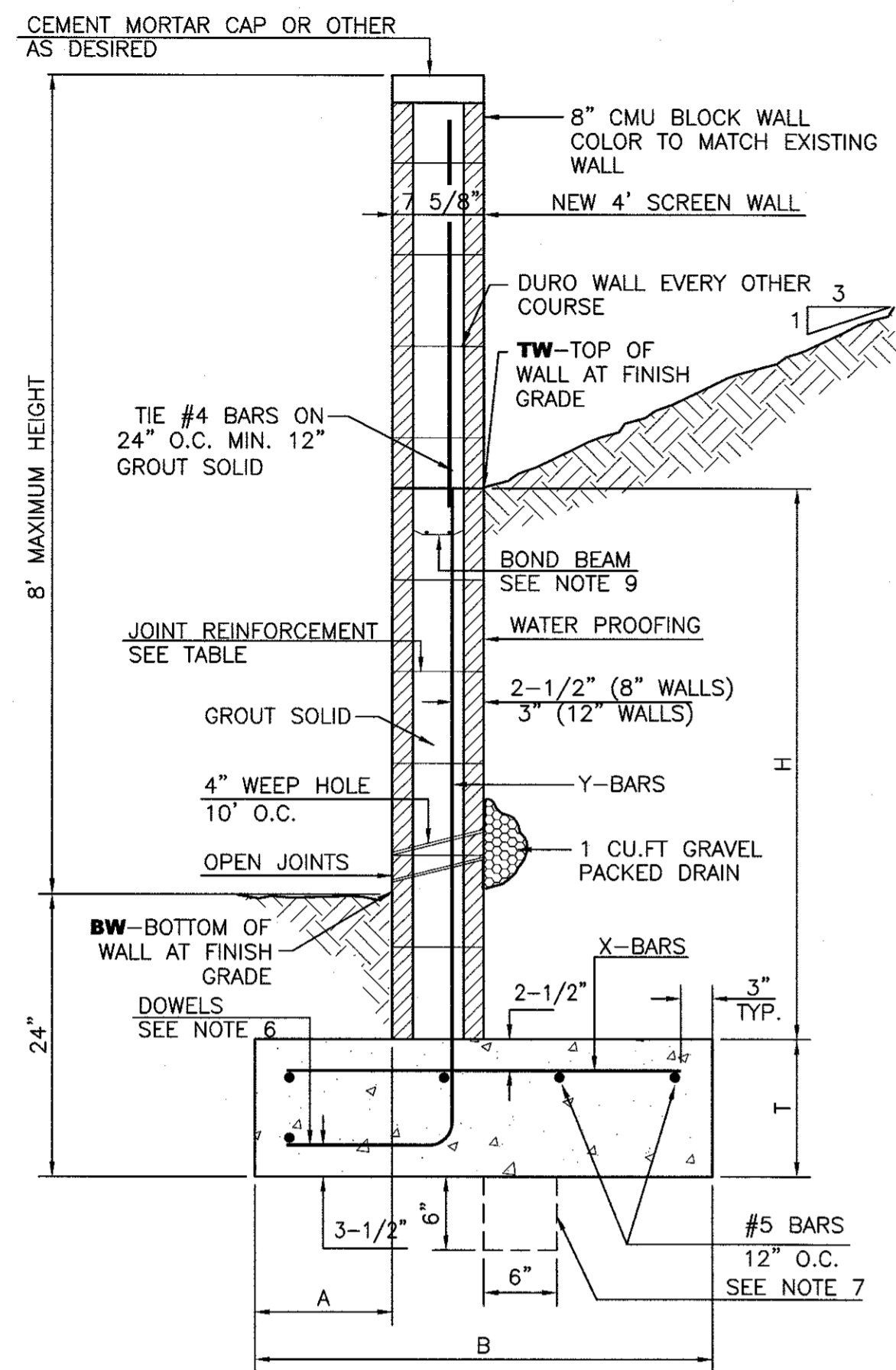
Sheet Title

CONSTRUCTION DETAILS

Sheet No.

C501

CIVIL



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.

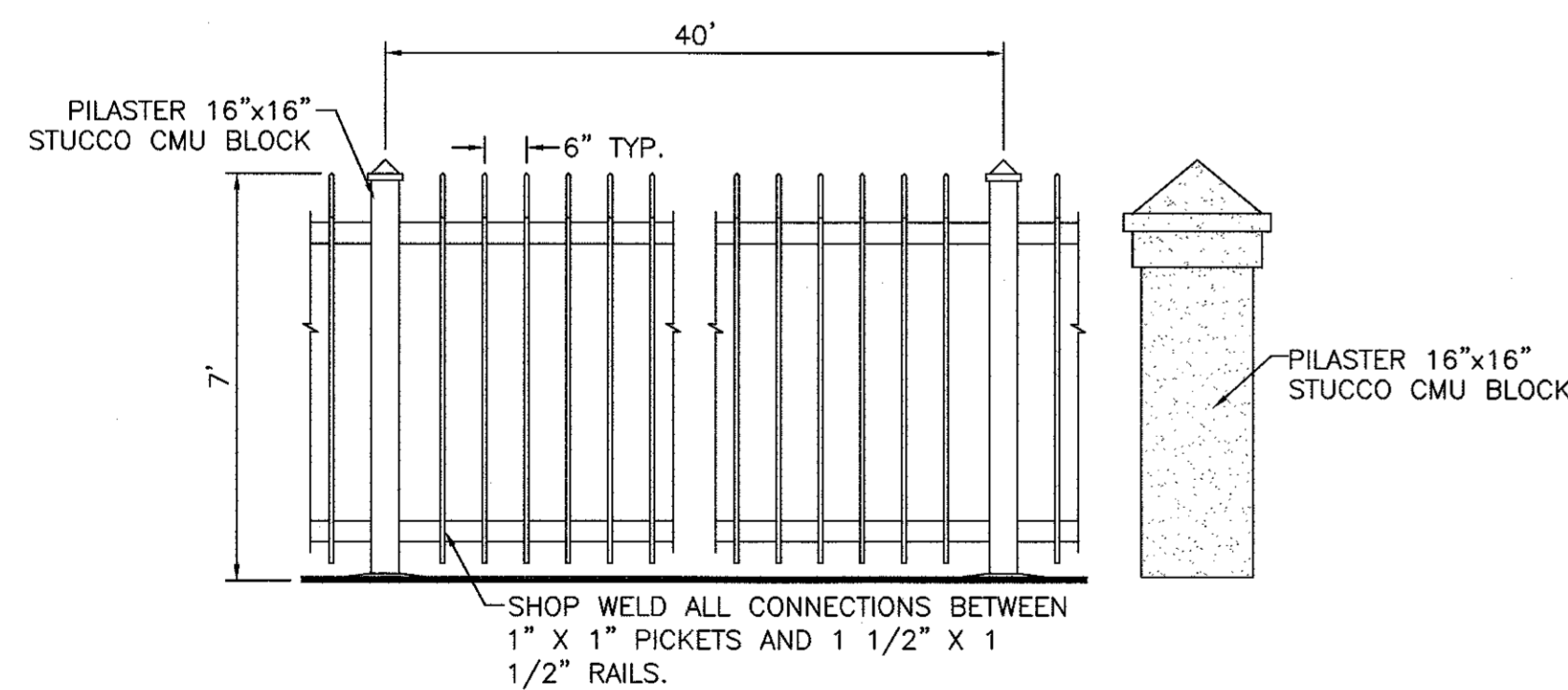
12 INCH REINFORCED CONCRETE MASONRY WALL

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:

- ALL CONCRETE IS TO BE 4000 PSI @ 28 DAYS.
- MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM. D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2.0%.
- BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
- ALL BARS ARE TO BE GRADE 60, ASTM 615.
- TRUSS TYPE DURO-WALL EVERY OTHER COURSE.
- 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.
- PROVIDE KEY FOR 8" AND 12" WALLS WHERE H EXCEEDS 6'-0"
- USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'
- 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".

RETAINING WALL DETAIL
NTS



WROUGHT IRON FENCE DETAIL
NTS

GENERAL NOTES:

- WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE NEW MEXICO DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION CURRENT EDITION.
- CONCRETE SHALL CONFORM TO SECTIONS 511 - CONCRETE STRUCTURES. CONCRETE SHALL BE CLASS AA. APPLY PENETRATING WATER REPELLENT PER SECTION 532.
- REINFORCING STEEL (REBAR) SHALL CONFORM TO SECTION 540 - STEEL REINFORCEMENT.
- THE CORRUGATED METAL PIPE (CMP) SHALL BE ANCHORED TO THE HEADWALL WITH A DOUBLE-NUTTED THREADED ROD. THIS COST SHALL BE INCIDENTAL TO THE CONCRETE. ANCHOR RODS ARE NOT REQUIRED FOR CONCRETE PIPE.
- INSTALL SWELLABLE HYDROPHILIC WATERSTOP AT THE PIPE TO HEADWALL INTERFACE FOR BOTH CMP AND CONCRETE PIPE IN ACCORDANCE WITH SECTION 511.
- WHILE THE DETAILS ON THESE DRAWINGS ARE FOR A TYPICAL CULVERT WITH 2 PIPES, THIS DRAWING APPLIES TO CULVERT HEADWALLS WITH ANY NUMBER OF PIPES. THE CENTRAL PORTION OF THE WALL OF LENGTH "B" IS REPEATED AS MANY TIMES AS REQUIRED BY THE NUMBER OF PIPES.

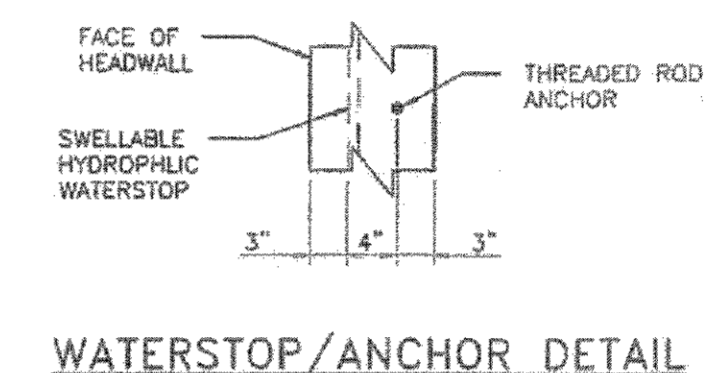
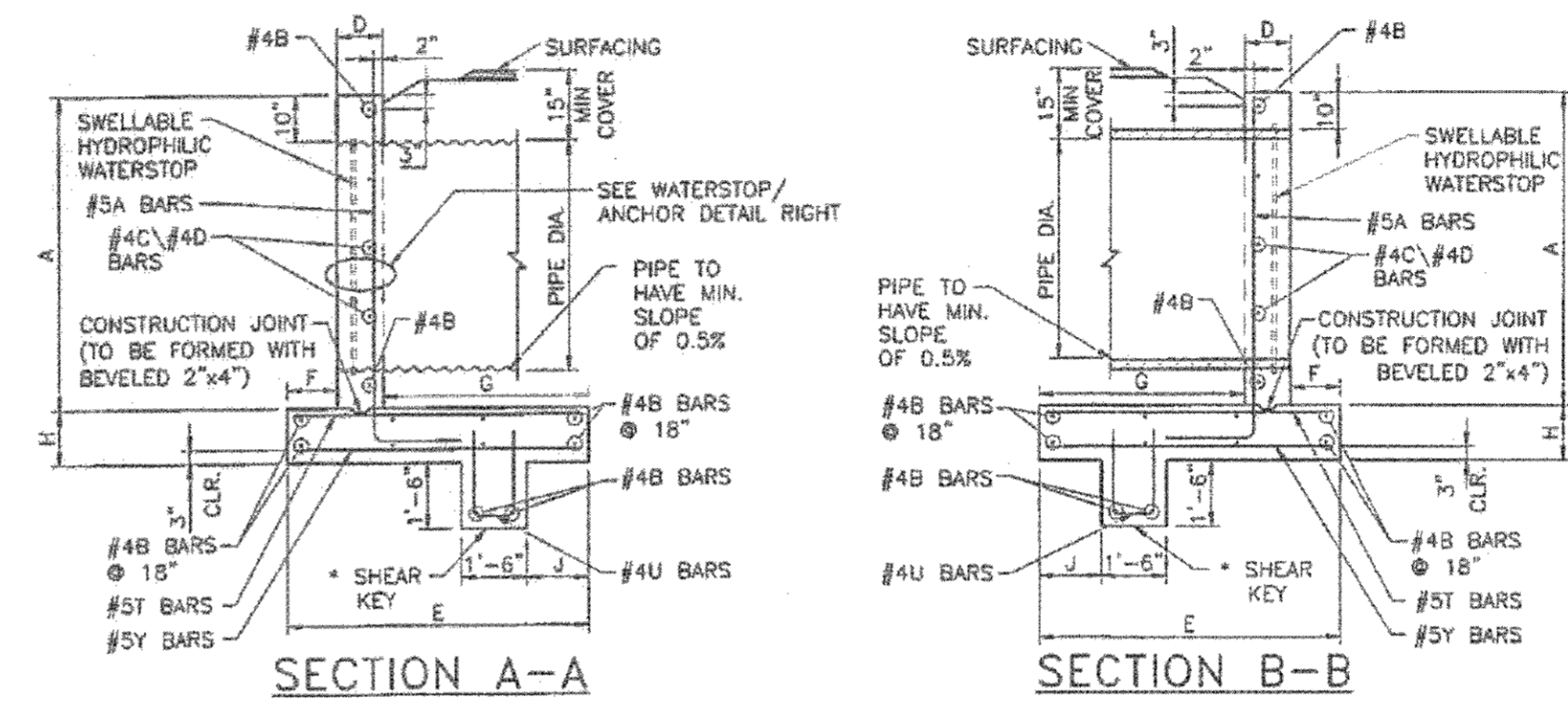
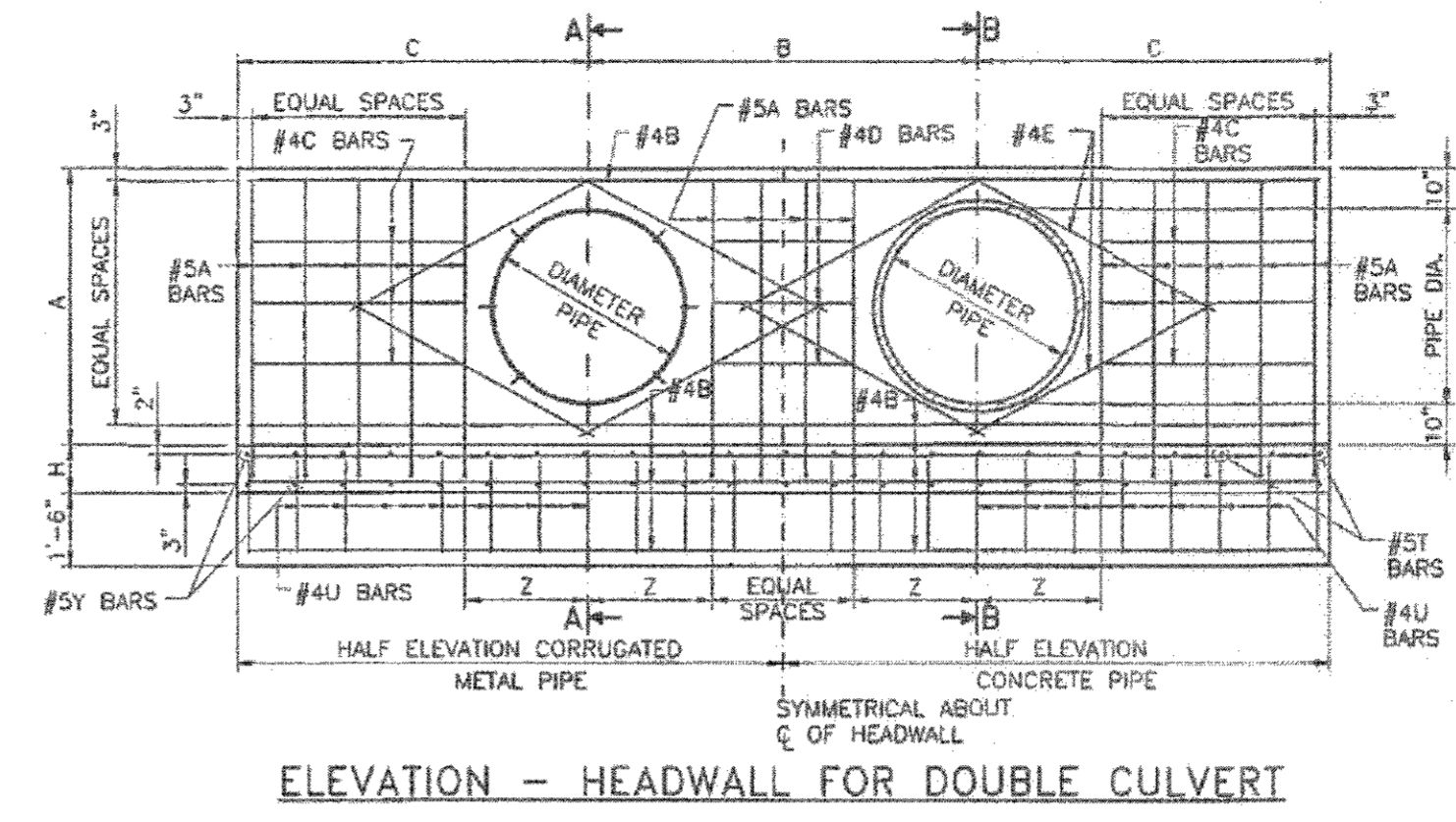
DESIGN DATA

DESIGN ACCORDING TO AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, 2010 EDITION.

UNIT STRESSES: REINFORCED CONCRETE: $f_c = 3000$ psi
 $f_y = 60$ Ksi

HORIZONTAL EARTH PRESSURE = 45 LBS./CU. YDS. EQUIVALENT FLUID PRESSURE (SLOPING SURCHARGE)

EARTH WEIGHT = 120 LBS./CU. FT.



THIS STANDARD DRAWING IS FOR USE ON MNDOT PROJECTS. OTHERS WHO USE THE MNDOT STANDARD DRAWINGS DO SO AT THEIR OWN RISK. STANDARD DRAWINGS THAT ARE APPLICABLE TO A SPECIFIC PROJECT WILL BE IDENTIFIED ON THE PROJECT PLANS BUT WILL NOT BE PHYSICALLY INCLUDED IN THESE PLANS. THE DESIGNER WHO SPECIFIES A STANDARD DRAWING ACCEPTS THE RESPONSIBILITY OF DETERMINING THEIR APPLICABILITY.

NO.	DATE	BY	DESCRIPTION

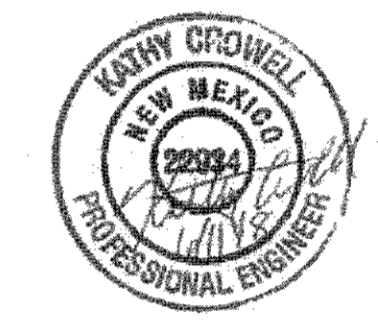
REVISIONS (FOR CHANGE PURPOSES)

NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD DRAWING

PIPE CULVERT HEADWALLS

511-03-1/2

1 of 2



Sheet 511-03

Revision No.

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Job No.

2018014

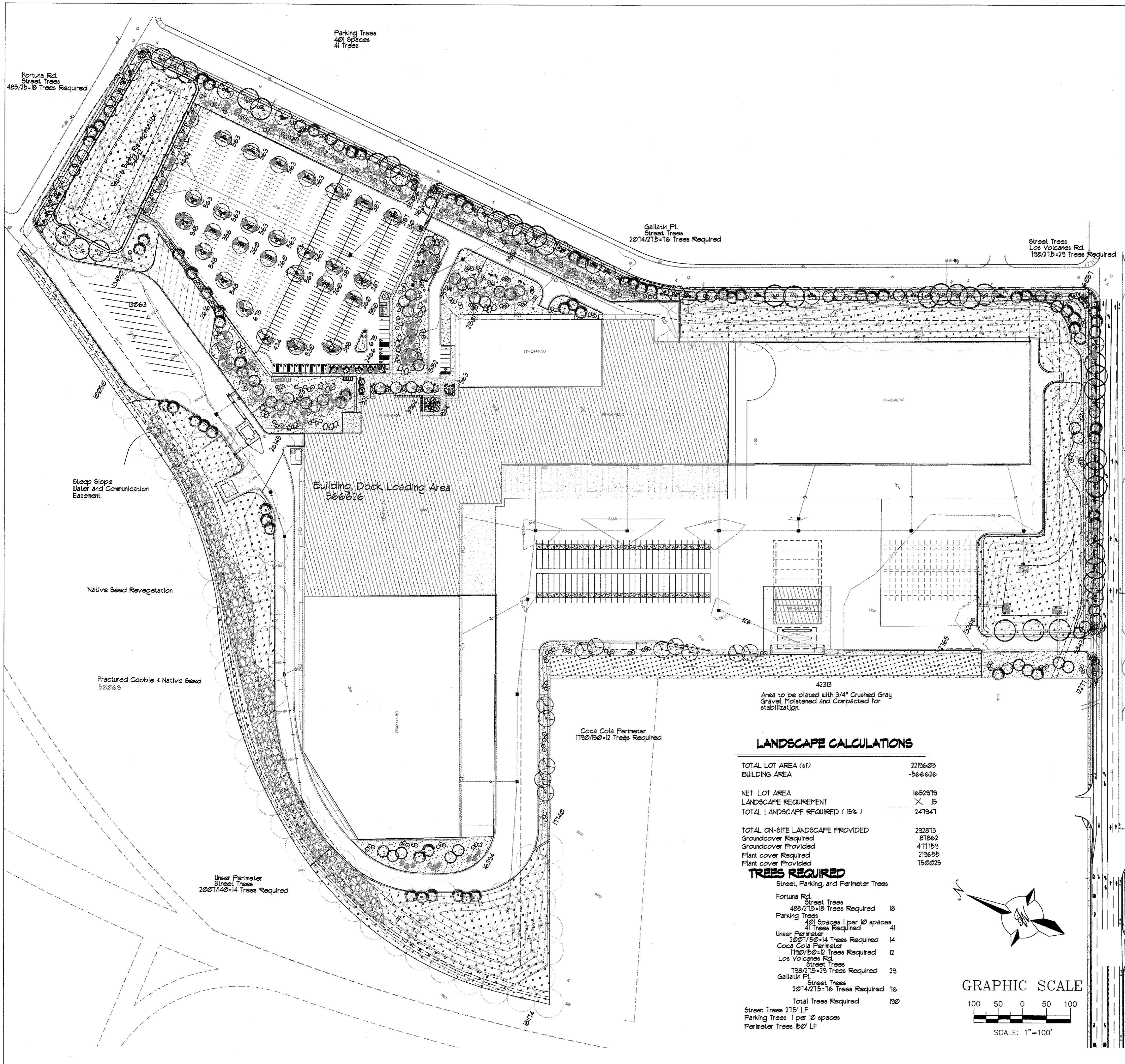
CAD/CHK'D By:

pm / vc

Date

7-3-19

Sheet Title



LANDSCAPE LEGEND

QTY SIZE COMMON BOTANICAL H2O USE

Trees

78	2" cal	Netleaf Hackberry <i>Celtis reticulata</i>	40x35	1225	95550M+
35	2" cal	Honey Locust <i>Gleditsia triacanthos</i>	50x45	2025	100TB M
66	6 - 8'	Austrian Pine <i>Pinus nigra</i>	35x25	625	41250 M
11	15 Gal	Crape Myrtle <i>Lagerstroemia indica</i>	20x20	400	400 M
2	4 - 6'	Palm Yucca <i>Yucca faxoniana</i>	15x6	36	12 M
30	15 Gal	Oklahoma Redbud <i>Cercis reniformis</i>	15x12	144	4320 M
63	15 Gal	Desert Willow <i>Chilopsis linearis</i>	20x25	625	39375 M
215	Trees Provided				251842 Tree Coverage

Shrubs & Groundcovers

165	5 Gal	India Hawthorn <i>Raphiolepis indica</i>	3x5	25	4125 M
18	5 Gal	Feather Reed Grass <i>Calamagrostis acutiflora</i>	2.5x2	4	12 M
102	5 Gal	Wintergreen Barberry <i>Berberis julianae</i>	5x5	25	2550 M
8	5 Gal	Butterfly Bush <i>Buddleia davidii</i>	5x5	25	200 M
33	5 Gal	Winter Jasmine <i>Jasminum nudiflorum</i>	4x2	144	4152 M
116	5 Gal	Buffalo Juniper <i>Juniperus sabinna 'Buffalo'</i>	1x2	144	16704 M
9	5 Gal	Cherry Sage <i>Salvia greggii</i>	2x3	9	81 M
24	5 Gal	Blue Mist <i>Caryopteris x clandonensis</i>	3x4	16	384 M
79	5 Gal	Fern Bush <i>Chamaebatiaria millefolium</i>	5x6	36	2844 L
113	5 Gal	Apache Plume <i>Fallugia paradoxa</i>	6x1	49	5537 L
151	5 Gal	Chamisa <i>Chrysothamnus nauseosus</i>	5x1	49	1633 L
54	5 Gal	Knock Out Roses <i>Rosa 'Knock Out'</i>	3x4	16	864 L
845	Total Shrub				45806 Plant Coverage
78	2-3cf	Boulders			To be placed at contractor discretion

265706	Landscape Gravel / Filter Fabric 7/8" Crushed Grey Gravel
381884	Native Seed Revegetation, Stretch Irrigation West Side Mix
50269	2-4" Fractured Rock Plating West Side Mix
4233	Plate with 2-4" fractured rock after seeding Stabilization
27167	Landscape Gravel / Filter Fabric 3/4" Crushed Grey Gravel 2" Thick 2-4" Cobble

LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain street trees in a living, healthy, and attractive condition.

It is the intent of this plan to comply with the City Of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance.

Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Landscape Gravel over Filter Fabric to a minimum depth of 3" shall be placed in all landscape areas which are not designated to receive native seed.

IRRIGATION NOTES:
Irrigation shall be a complete underground system with trees to receive 1 Netafim spiral (50' length) with 3 loops at a final radius of 4.5' from tree trunk, pinned in place. Netafim shall have emitters 12" o.c. with a flow of 6 gph. Shrubs to receive (2) 1/2" GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" polytube with flush caps at each end. Trees and shrubs shall be on separate valves.

Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valve shall run 15 hours, 3 times per week. Run time will be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.

Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

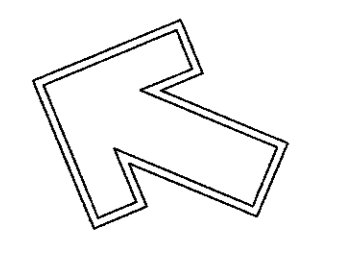
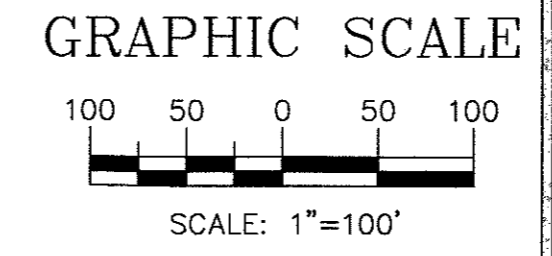
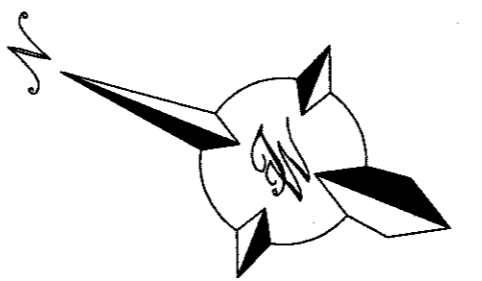
Water and Power source shall be the responsibility of the Developer/Builder.

LANDSCAPE CALCULATIONS

TOTAL LOT AREA (sf)	22196-05
BUILDING AREA	-566626
NET LOT AREA	1652979
LANDSCAPE REQUIREMENT	X .15
TOTAL LANDSCAPE REQUIRED (15%)	247947
TOTAL ON-SITE LANDSCAPE PROVIDED	292873
Groundcover Required	81862
Groundcover Provided	411159
Plant cover Required	219695
Plant cover Provided	150025

TREES REQUIRED

Street, Parking, and Perimeter Trees	
Fortuna Rd. Street Trees 405/215=18 Trees Required	18
Parking Trees 401 Spaces 1 per 10 spaces 41 Trees Required	41
User Perimeter 2007/150=14 Trees Required	14
Coca Cola Perimeter 1190/150=12 Trees Required	12
Los Volcanes Rd. Street Trees 130/215=23 Trees Required	23
Gallatin Pl. Street Trees 2014/215=16 Trees Required	16
Total Trees Required	130
Street Trees 215' LF	
Parking Trees 1 per 10 spaces	
Perimeter Trees 150' LF	



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danny@hilltoplandscape.com

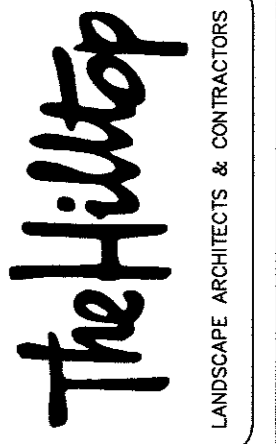
Landscape Architect



Ben E. Keith
Los Volcanes Rd. NW
Albuquerque, NM

Landscape Plan

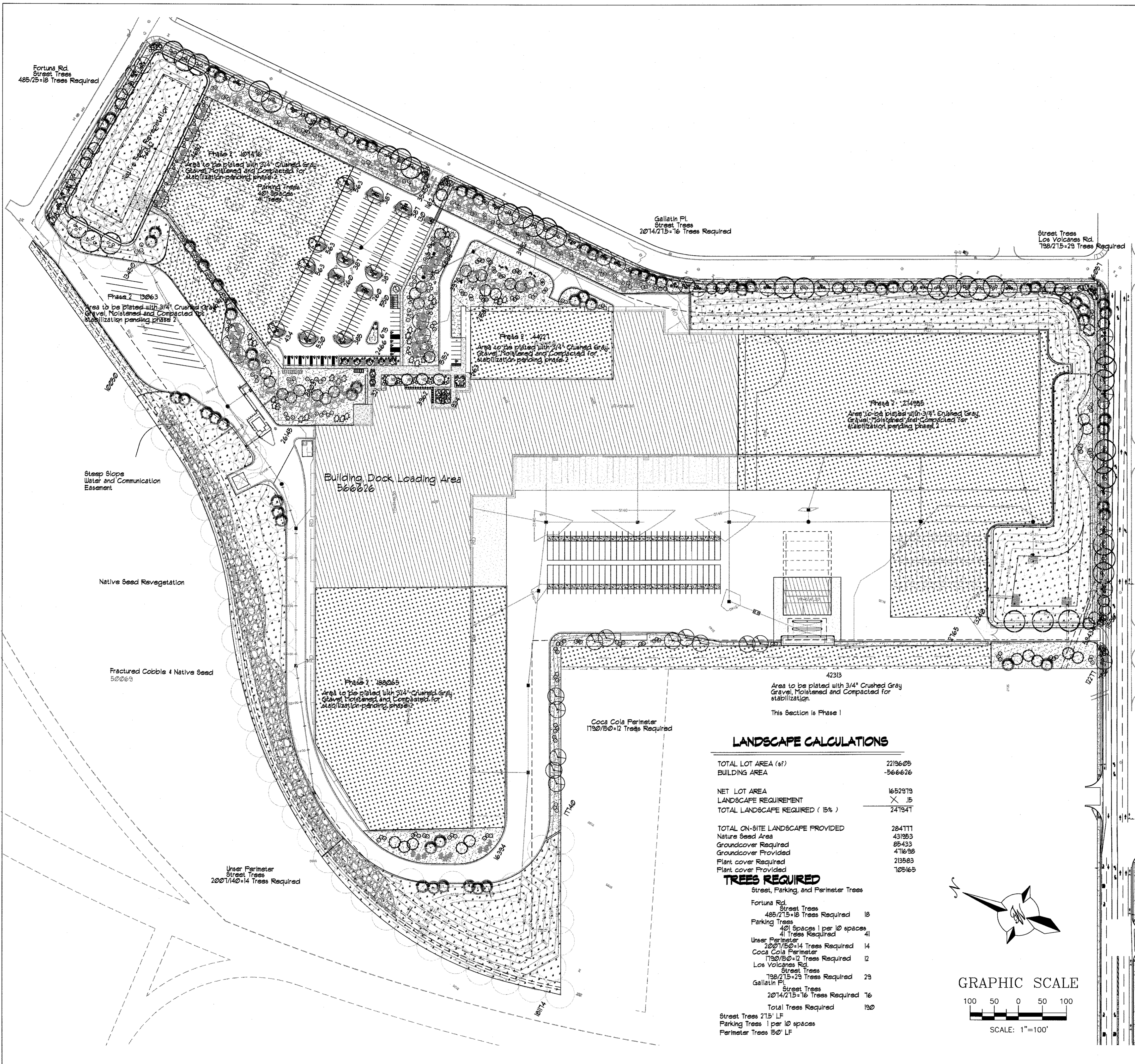
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DATE
REV/ISSN
DATE

SHEET #

LS-101



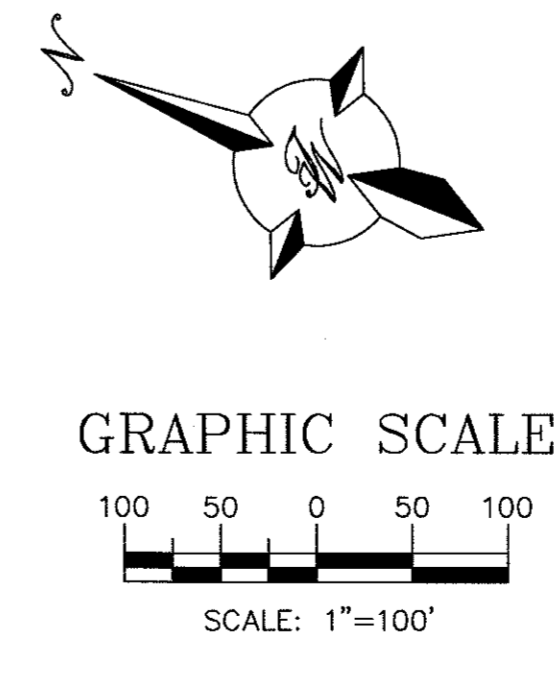
LANDSCAPE CALCULATIONS

TOTAL LOT AREA (sf)	2213605
BUILDING AREA	-566626
NET LOT AREA	1652979
LANDSCAPE REQUIREMENT (5%)	82648.95
TOTAL LANDSCAPE REQUIRED (5%)	247947
TOTAL ON-SITE LANDSCAPE PROVIDED	284111
Nature Seed Area	431953
Groundcover Required	85433
Groundcover Provided	41638
Plant cover Required	213583
Plant cover Provided	102165

TREES REQUIRED

Street, Parking, and Perimeter Trees

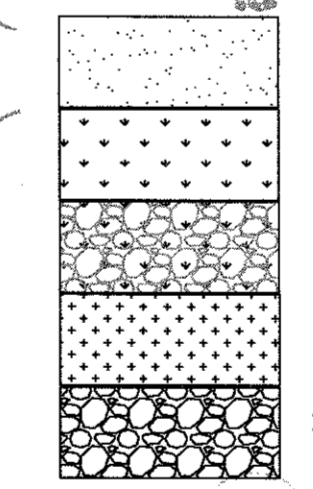
Fortuna Rd. Street Trees 485/25=19 Trees Required	19
Parking Trees 401 spaces / per 10 spaces 41 Trees Required	41
User Perimeter 2007/150=14 Trees Required	14
Coca Cola Perimeter 1730/150=12 Trees Required	12
Los Volcanes Rd. Street Trees 730/25=29 Trees Required	29
Gallatin Pl. Street Trees 2014/215=16 Trees Required	16
Total Trees Required	131
Street Trees 215 LF	
Parking Trees 1 per 10 spaces	
Perimeter Trees 150 LF	



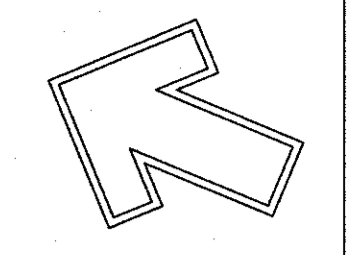
PHASE 1 LANDSCAPE LEGEND

QTY	SIZE	COMMON/BOTANICAL	H2O USE
Trees			
63	2" cal	Chinese Pistache 40x35 <i>Pistacia chinensis</i>	1225 11175 M+
35	2" cal	Honey Locust 50x45 <i>Gleditsia triacanthos</i>	2025 10675 M
66	6 - 8'	Austrian Pine 35x25 <i>Pinus nigra</i>	625 41250 M
1	15 Gal	Crape Myrtle 20x20 <i>Lagerstroemia indica</i>	400 400 M
2	4 - 6'	Palm Yucca 15x6 <i>Yucca taxoniana</i>	36 72 M
30	15 Gal	Oklahoma Redbud 15x12 <i>Cercis reniformis</i>	144 4320 M
63	15 Gal	Desert Willow 20x25 <i>Chilopsis linearis</i>	625 39375 M
260	Trees Provided		233467 Tree Coverage

QTY	SIZE	COMMON/BOTANICAL	H2O USE
Shrubs & Groundcovers			
120	5 Gal	India Hawthorn 3x5 <i>Raphiolepis indica</i>	25 3020 M
18	5 Gal	Feather Reed Grass 25x2 <i>Calamagrostis acutiflora</i>	4 32 M
102	5 Gal	Wintergreen Barberry 5x5 <i>Berberis julianae</i>	25 2550 M
8	5 Gal	Butterfly Bush 5x5 <i>Buddleia davidii</i>	25 200 M
33	5 Gal	Winter Jasmine 4x12 <i>Jasminum nudiflorum</i>	144 4752 M
82	5 Gal	Buffalo Juniper 1x12 <i>Juniperus sabinna 'Buffalo'</i>	144 11808 M
9	5 Gal	Cherry Sage 2x3 <i>Salvia greggii</i>	9 81 M
24	5 Gal	Blue Mist 3x4 <i>Caryopteris x claudonensis</i>	16 384 M
78	5 Gal	Fern Bush 5x6 <i>Chamaebatiaria millefolium</i>	36 2844 L
113	5 Gal	Apache Plums 6x1 <i>Fallugia paradoxa</i>	49 5531 L
151	5 Gal	Charisa 5x1 <i>Chrysothamnus nauseosus</i>	49 1633 L
54	5 Gal	Knock Out Roses 3x4 <i>Rosa 'Knock Out'</i>	16 864 L
199	Total Shrub		39145 Plant Coverage
18	2-3cf	Boulders	To be placed at contractor discretion



251610	Landscape Gravel / Filter Fabric	
301884	7/8" Crushed Grey Gravel	
50063	Native Seed Revegetation, Stretch Irrigation, West Side Mix	
627106	2-4" Fractured Rock Plating, West Side Mix, Plate with 2-4" fractured rock after seeding	
27161	Phase Two, Stabilization, 3/4" Crush Gray Gravel 2" Thick, No Filter Fabric, 2-4" Cobble	
284111	Total Landscape Area	213212 Plant/Tree Coverage 431953 Native Seed 102165 Total



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