



DEVELOPMENT REVIEW BOARD
SUPPLEMENTAL SUBMITTAL

(Deadline is Friday at noon unless noted on DRB calendar – late submittals will not be accepted unless approved by the DRB)

PROJECT NO. PR-2021-005390
Application No. SI-2021-00832 and VA-2021-00217

TO:

- Planning Department/Chair
- Hydrology
- Transportation Development
- ABCWUA
- Code Enforcement
- Parks & Rec

*(Please attach this sheet with each collated set for each board member)

NOTE: ELECTRONIC VERSION (ie disk, thumbdrive) is Required. Submittal will not be accepted without.

DRB SCHEDULED HEARING DATE: July 21, 2021 HEARING DATE OF DEFERRAL: June 30, 2021

SUBMITTAL

DESCRIPTION: Revised Site Plan set and Infrastructure List for the proposed development.

CONTACT NAME: Jackie Fishman, AICP and Michael Vos, AICP, Consensus Planning, Inc.

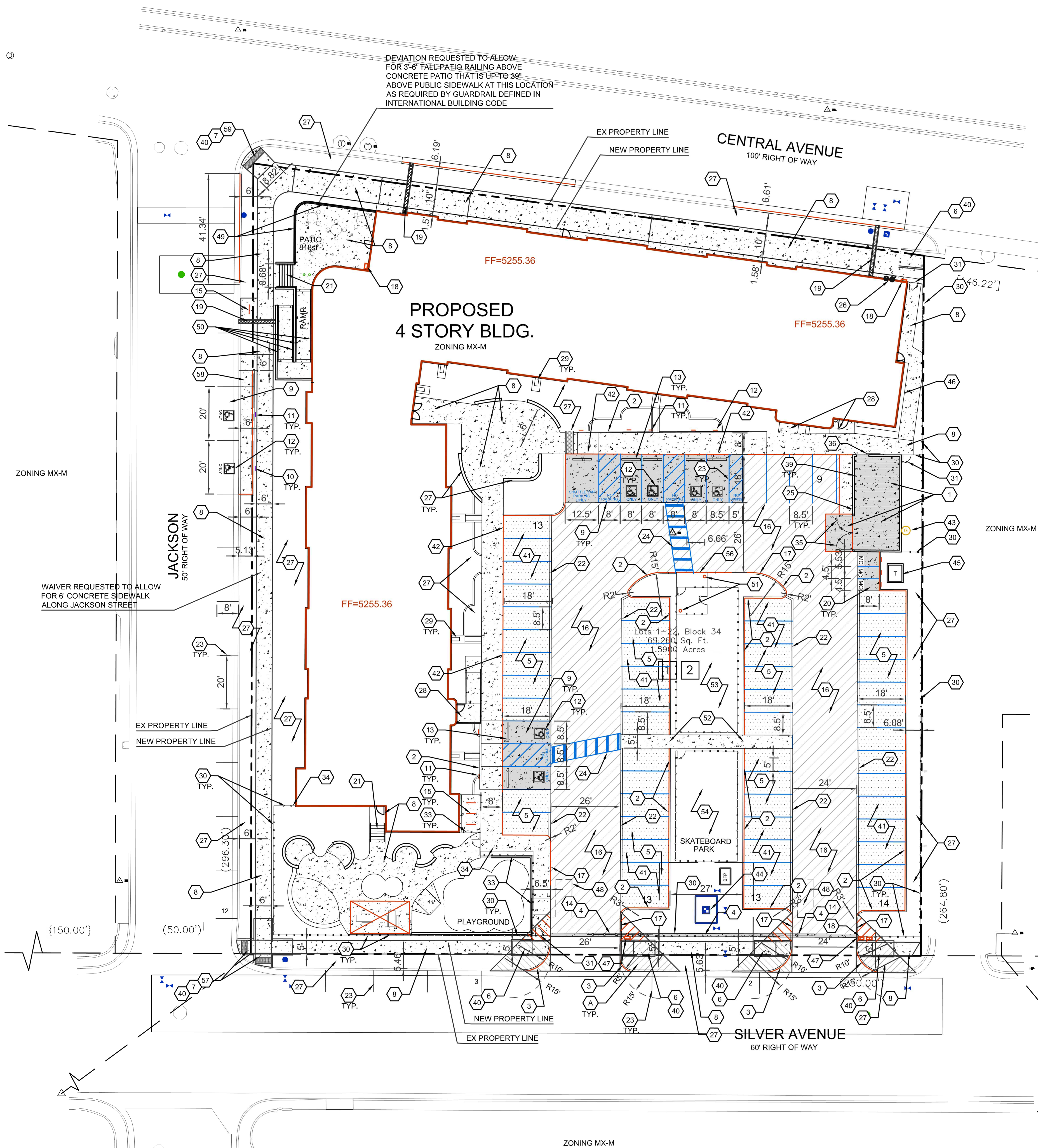
TELEPHONE: (505) 764-9801 EMAIL: fishman@consensusplanning.com
vos@consensusplanning.com

PROJECT TABULATED PARKING COUNTS AND OPEN SPACE

| Space/Unit Type | Number of Units | Use | GSF per unit | Req'd Parking | On-Site Parking Provided | Open Space Req'd | Open Space Provided | HC Req'd | HC Provided | MC Req'd | MC Provided | Bicycle Req'd | Bicycle Provided |
|-----------------|-----------------|---------------|--------------|---------------|--------------------------|------------------------|---------------------|----------|-------------|----------|-------------|---------------|------------------|
| Leasing Office | 1 | Office | 2000 | 3 | | | | | | | | | |
| Commercial | 1 | Office/Retail | 2000 | 3 | | | | | | | | | |
| 1 bdr, 1 ba | 68 | Residential | 533 | 34 | | 7650 | | | | | | | |
| 2 bdr, 2 ba | 14 | Residential | 795 | 7 | | 1995 | | | | | | | |
| 3 bdr, 2 ba | 10 | Residential | 1016 | 5 | | 1750 | | | | | | | |
| Total | 92 | | | 52 | 62 | 11395 17,150 sf | 6 | 8 | 2 | 3 | 5 | 8 | 8 |

Notes:
 1. Parking required 1 space per DU, with 50% reduction for UC-MS-PT
 2. Bicycle parking required, 3 spaces or 10% whichever is greater
 3. Motorcycle parking required 1 space per 25 off street parking
 4. Accessible Parking is based on 2015NM Commercial Building Code, Table 1106.1 of Title 14, Chapter 7, Part 2.
 5. Open Space per table 2-4-5 including a 50% reduction for UC-MS-PT. Open space includes 9,616 sf of landscaping and 7,534 sf of sidewalk and patio space.
 6. On Street Parking provided along Silver Avenue SE and Jackson Street SE is 17 including 2 ADA Stalls.

For Visibility, landscaping, fencing, and signs shall not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubs between 3 and 8 feet in height (as measured from the gutter pan) are not allowed in the clear sight triangle.



SITE PLAN GENERAL NOTES

- MINI SIGHT TRIANGLE (11' ON EACH SIDE STARTING AT BACK OF SIDEWALK AND THEN EXTENDING TO FLOW LINE OF CURB PER DEVELOPMENT PROCESS MANUAL FIGURE 7.4.94), FOR ILLUSTRATIVE PURPOSES ONLY.
- LANDSCAPING, SIGNAGE, WALLS, FENCES, TREES AND SHRUBBERY BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED WITHIN THE CLEAR SITE TRIANGLE.
- ALL PARCELS SURROUNDING THE PROJECT SITE ARE MX-M ZONING.

SITE PLAN KEYED NOTES

- CONCRETE PAVEMENT PER DETAIL D3/C-501.
- CONCRETE HEADER CURB, 6" TALL, PER DETAIL A5/C-501.
- STANDARD CURB AND GUTTER PER DETAIL A5/C-501.
- CONCRETE PAVEMENT STRIP 2' WIDE PER DETAIL D3/C-501.
- GRAVEL PAVEMENT PER DETAIL D4/C-501.
- CONCRETE CURB ACCESS RAMP PER DETAIL A1/C-501 AND TYPE C PARALLEL CURB ACCESS RAMP PER COA STANDARD DWG 2443.
- DETECTABLE WARNING SURFACE PER DETAIL A3/C-501.
- CONCRETE SIDEWALK PER DETAIL B4/C-501.
- ADA RESERVED PARKING STALL PER DETAIL A1/C-502.
- ADA RESERVED PARKING SIGN MOUNTED PER DETAIL C3/C-502 AND D2/C-502.
- ADA VAN ACCESSIBLE RESERVED SIGN MOUNTED PER DETAIL C3/C-502 AND D2/C-502.
- RESERVED PARKING SYMBOL PER DETAIL E3/C-502.
- CONCRETE PARKING BLOCK PER DETAIL E4/C-502.
- 24' SLIDING VEHICLE GATE PER DETAIL A5/C-504 WITH LIFT MASTER PROFESSIONAL MODEL SL3000101U HEAVY DUTY SLIDING GATE OPERATOR WITH 1-HP MOTOR ON 18"x34"x24" CONCRETE FOUNDATION, INSTALL PER MANUFACTURER RECOMMENDATIONS.
- BICYCLE RACK PER DETAIL E4/C-502.
- ASPHALT PAVEMENT PER DETAIL E2/C-501.
- PAINT CURB RED WITH 6" TALL LETTERS READING "NO PARKING FIRE LANE".
- FIRE DEPARTMENT KNOX BOX.
- SIDEWALK CULVERT PER DETAIL B3/C-501.
- MOTORCYCLE PARKING STALL WITH SIGNAGE AND PAVEMENT MARKINGS.
- CONCRETE STAIR PER B4/C-502 AND HANDRAILS PER DETAILS A2/C-502.
- CONCRETE CUT OFF WALL TO SEPARATE ASPHALT FROM GRAVEL PARKING, PER DETAIL A6/C-501.
- 4" WIDE WHITE PARKING STRIPE.
- CONTINENTAL CROSS WALK STRIPING.
- REFUSE ENCLOSURE PER DETAIL A3/C-502.
- FIRE RISER ROOM, SEE ARCHITECTURAL AND MECHANICAL PLANS.
- LANDSCAPED AREA.
- CONCRETE STOOP PER DETAIL C3/C-501.
- CONCRETE SPLASH BLOCK PER DETAIL D6/C-501 AND CONCRETE RUNDOWN PER DETAIL D5/C-501.
- 6" TALL PERIMETER FENCE PER DETAIL A5/C-504.
- 6" TALL PERIMETER FENCE PERSONNEL GATE PER DETAIL A4/C-504.
- 4" TALL PERIMETER FENCE PER DETAIL A5/C-504.
- 4" TALL PERIMETER FENCE PERSONNEL GATE PER DETAIL A4/C-504.
- CANTILEVERED FENCE END PER DETAIL A1/C-504.
- REFUSE ENCLOSURE GATE PER DETAIL D5/C-504.
- ENCLOSURE GATE PER DETAIL A2/C-504.
- CONCRETE VALLEY GUTTER PER DETAIL E1/C-502.
- LIGHT POLE PER ELECTRICAL SHEET ES-101.
- 6" STEEL BOLLARD PER DETAIL E1/C-501.
- PAINT CURB YELLOW WHERE HEIGHT IS BETWEEN 3" AND 6" TALL.
- STORM WATER RETENTION POND, SEE GRADING PLANS.
- TURN DOWN EDGE SIDEWALK PER DETAIL E3/C-501.
- NATURAL GAS METER OR REGULATOR SEE UTILITY PLANS.
- WATER METER VAULT. SEE UTILITY PLAN.
- ELECTRICAL TRANSFORMER, SEE SHEET ES-101.
- ELECTRICAL METER PACK. SEE ELECTRICAL PLANS.
- KEY PAD FOR GATE OPERATOR. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
- LOOP DETECTOR FOR AUTOMATIC GATE OPERATORS. SEE ELECTRICAL PLANS FOR DETAILS.
- PATIO RAILING PER DETAIL C5/C-501.
- CONCRETE RAMP AND HANDRAILS PER DETAIL A2/C-502.
- DOG WASTE STATION. SEE LANDSCAPING PLANS.
- PROVIDE 5' WIDE OPENING IN CURB.
- DOG PARK SURROUNDED BY 4' TALL FENCE PER DETAIL A5/C-504.
- SKATE BOARD PARK AREA SURROUNDED BY 4' TALL FENCE PER DETAIL A5/C-504.
- LOW SEAT WALL. SEE LANDSCAPING PLANS.
- CONCRETE SIDEWALK TO BE FLUSH WITH ASPHALT. PROVIDE 3" LONG CURB TRANSITION FROM 6" TALL TO FLUSH ON EACH SIDE.
- CONCRETE CURB ACCESS RAMP DETAIL A PAIRED PARALLEL CURB ACCESS RAMP WITH A COMMON LANDING PER COA STANDARD DWG 2445.
- CONCRETE CURB ACCESS RAMP TYPE B PARALLEL CURB ACCESS RAMP PER COA STANDARD DWG 2443.
- CONCRETE CURB ACCESS RAMP TYPE A PERPENDICULAR CURB ACCESS RAMP PER COA STANDARD DWG 2442.

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- SP-DRB: SITE PLAN - DRB
- LP-101: LANDSCAPING PLAN
- C-201: SITE GRADING PLAN
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- C-501: CIVIL DETAILS
- C-502: CIVIL DETAILS
- C-503: CIVIL DETAILS
- C-504: CIVIL DETAILS

PROJECT LOCATION:

CENTRAL AVENUE SE AND JACKSON STREET SE
 LEGAL DESCRIPTIONS:
 LOTS NUMBERED ONE (1) THROUGH TWENTY-TWO (22), INCLUSIVE, IN BLOCK NUMBERED THIRTY-FOUR (34) OF THE VALLEY VIEW ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DELINEATED ON THE MAP OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 2, 1911.
 CONTAINING 1.59 ACRES

ZONE ATLAS PAGES:

K-17-Z

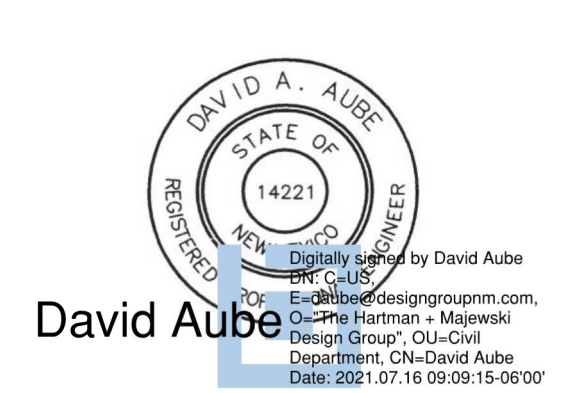
EXISTING ZONING:

MX-M MIXED USE MEDIUM DENSITY

PROPOSED USES:

MULTI FAMILY RESIDENTIAL, WITH 92 UNITS AND TWO COMMERCIAL SPACES (APPROX. 2,000 SF TOTAL)

STAMP



SITE PLAN - DRB

PROJECT NAME

HILAND PLAZA

5000 CENTRAL AVENUE NE
 ALBUQUERQUE, NM 87108

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
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|----------------|---------------|
| Drawn by | DAA |
| Checked by | DAA |
| Date | July 15, 2021 |
| Project number | 2574 |

SHEET TITLE

SITE PLAN
 DRB

SHEET NUMBER

SP-DRB

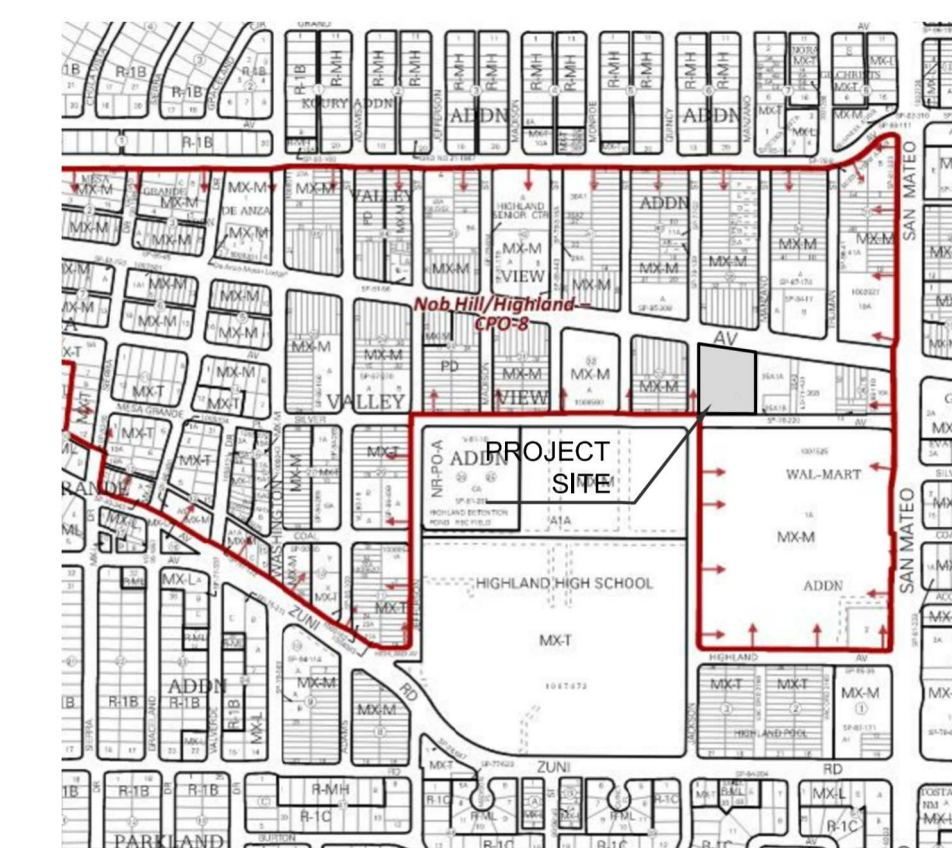
PROJECT NUMBER: **PR-2021-005390**

Application Number: **SI-2021-00832 - SITE PLAN**

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 of construction of public improvements.

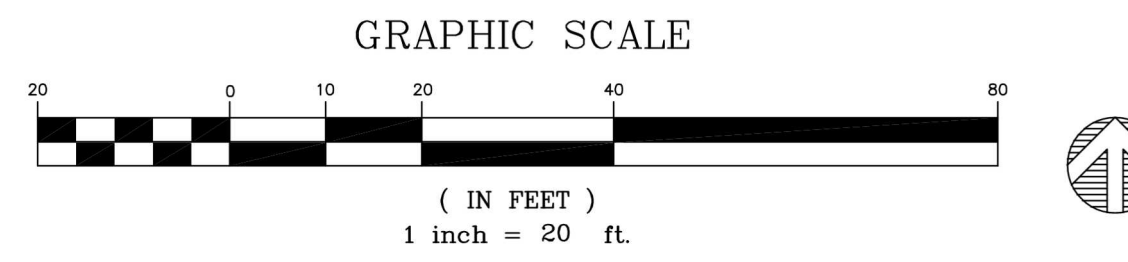
DRB SITE DEVELOPMENT PLAN APPROVAL:

| | |
|---|------|
| Traffic Engineering, Transportation Division | Date |
| ABCWUA | Date |
| Parks and Recreation Department | Date |
| City Engineer/Hydrology | Date |
| Code Enforcement | Date |
| Environmental Health Department (conditional) | Date |
| Solid Waste Management | Date |
| DRB Chairperson, Planning Department | Date |



A1 SITE PLAN - DRB

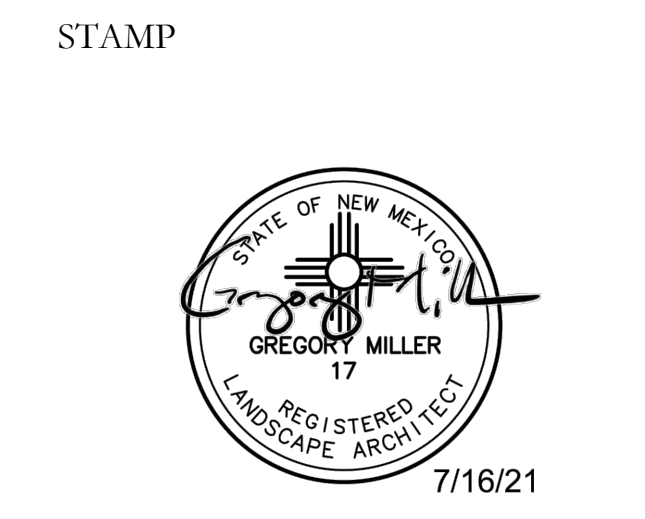
1" = 20'-0"





THE HARTMAN + MAJEWSKI
DESIGN GROUP
 Architects • Engineers • Interior Design
 Planners • Urban Designers • LEED®
 120 Vassar Dr SE Suite 100
 Albuquerque New Mexico 87106
 T 505 242 6880 • F 505 242 6881

CONSULTANT
MRWM
 LANDSCAPE ARCHITECTS
 mrwmia.com 505 268 2266



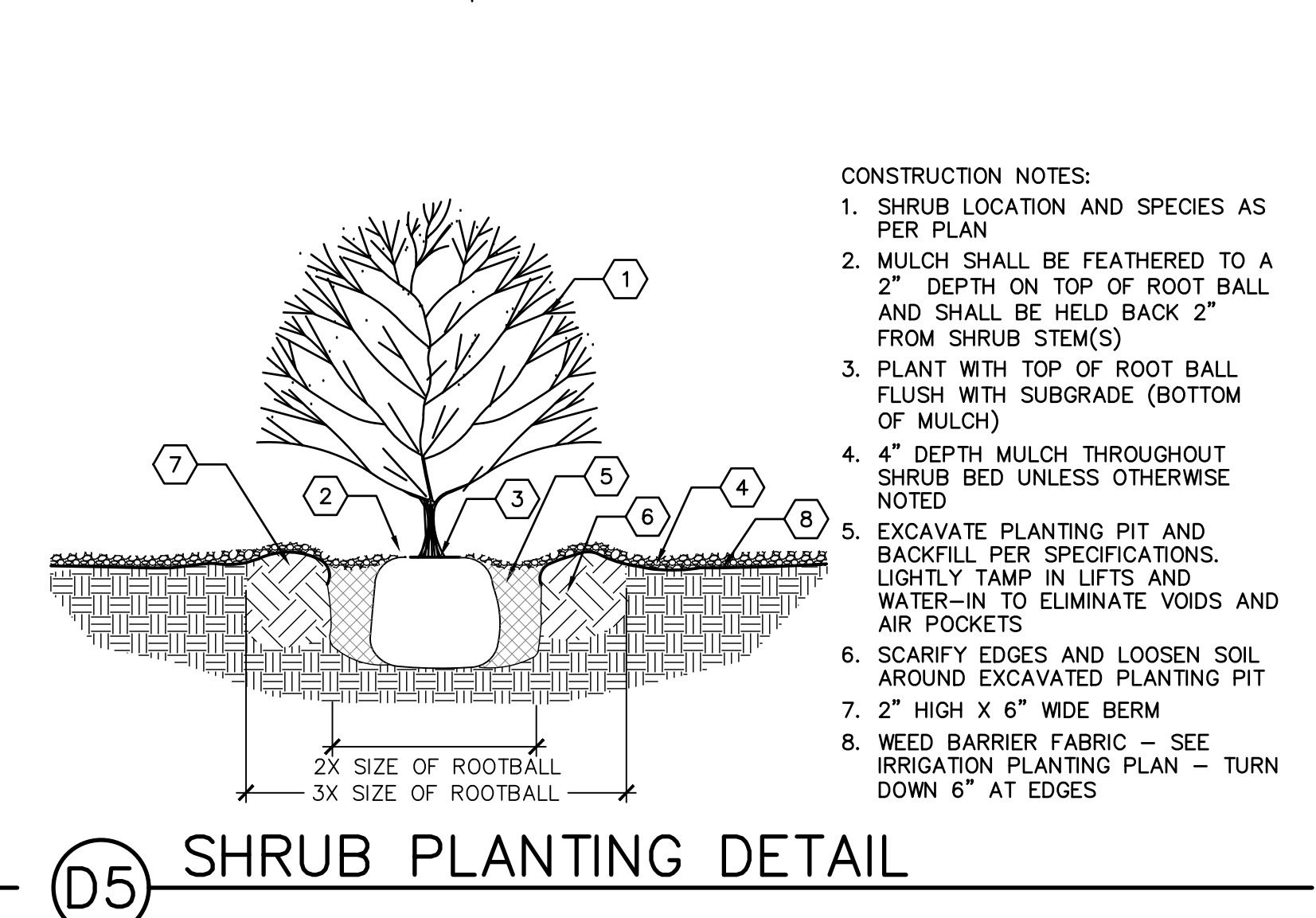
DRB SUBMITTAL
 PROJECT NAME
HILAND PLAZA
 5000 CENTRAL AVENUE NE
 ALBUQUERQUE, NM 87108

REVISIONS

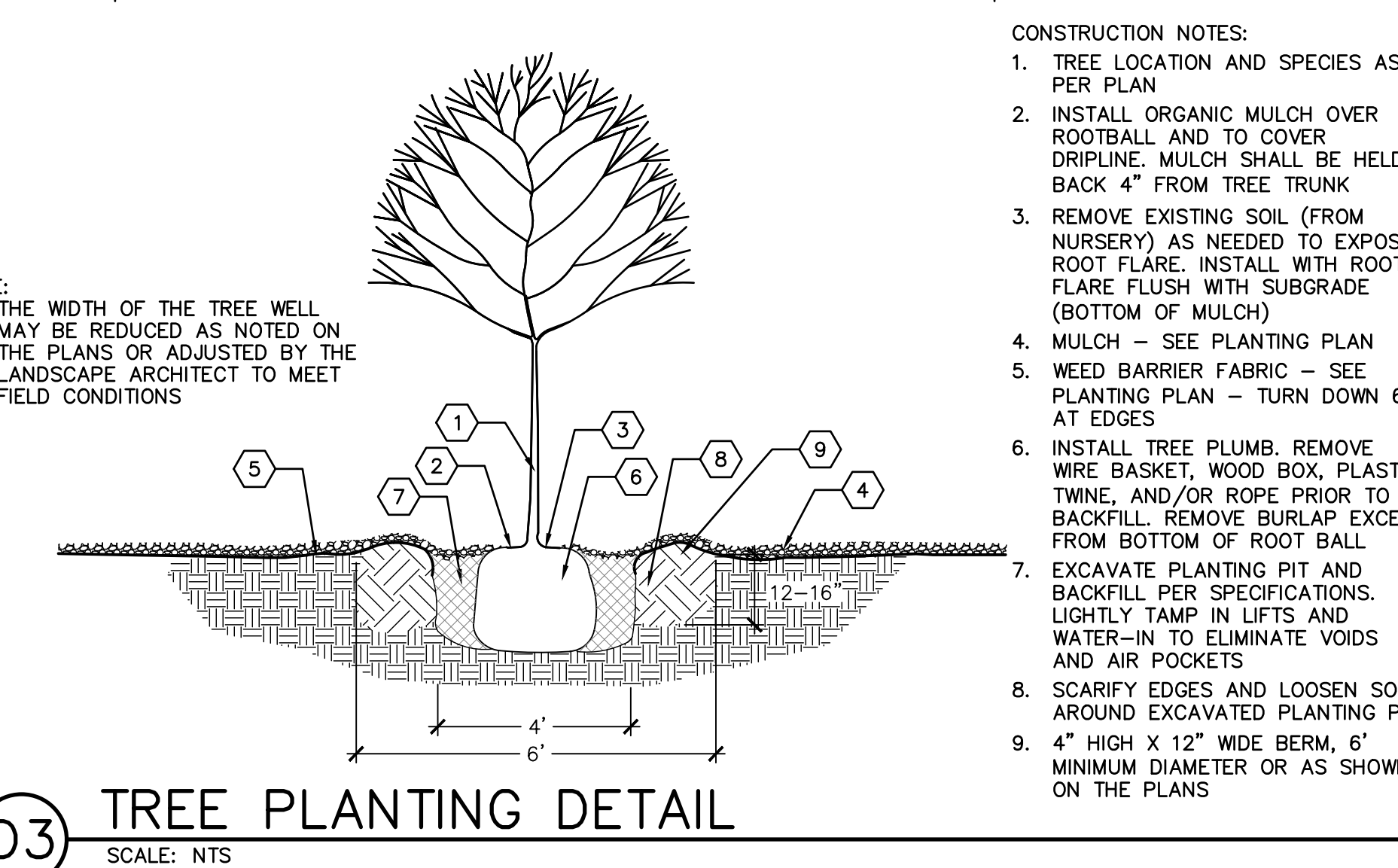
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 Project number: 2574

SHEET TITLE
LANDSCAPE PLAN
 SHEET NUMBER
LP101



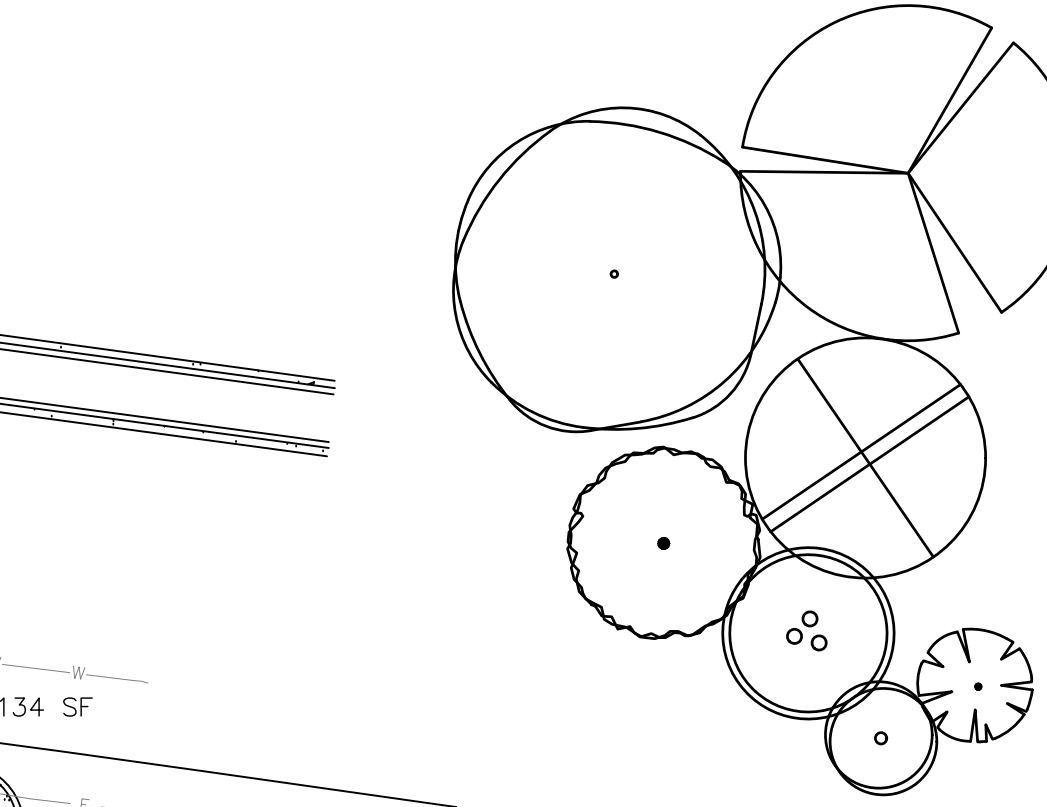
D5 SHRUB PLANTING DETAIL



D3 TREE PLANTING DETAIL

- CONSTRUCTION NOTES:
1. TREE LOCATION AND SPECIES AS PER PLAN
 2. INSTALL ORGANIC MULCH OVER ROOTBALL AND TO COVER DRILLLINE. MULCH SHALL BE HELD BACK 4" FROM TREE TRUNK
 3. REMOVE EXISTING SOIL (FROM NURSERY) AS NEEDED TO EXPOSE ROOT FLARE. INSTALL WITH ROOT FLARE FLUSH WITH SUBGRADE (BOTTOM OF MULCH)
 4. MULCH - SEE PLANTING PLAN
 5. WEED BARRIER FABRIC - SEE PLANTING PLAN - TURN DOWN 6" AT EDGES
 6. INSTALL TREE PLUMB. REMOVE WIRE BASKET, WOOD BOX, PLASTIC, TWINE, AND/OR ROPE PRIOR TO BACKFILL. REMOVE BURLAP EXCEPT FROM BOTTOM OF ROOT BALL
 7. EXCAVATE PLANTING PIT AND BACKFILL PER SPECIFICATIONS. LIGHTLY TAMP IN LIFTS AND WATER-IN TO ELIMINATE VOIDS AND AIR-POCKETS
 8. SCARIFY EDGES AND LOOSEN SOIL AROUND EXCAVATED PLANTING PIT
 9. 4" HIGH X 12" WIDE BERM, 6" MINIMUM DIAMETER OR AS SHOWN ON THE PLANS

- CONSTRUCTION NOTES:
1. SHRUB LOCATION AND SPECIES AS PER PLAN
 2. MULCH SHALL BE FEATHERED TO A 2" DEPTH ON TOP OF ROOT BALL AND SHALL BE HELD BACK 2" FROM SHRUB STEM(S)
 3. PLANT WITH TOP OF ROOT BALL FLUSH WITH SUBGRADE (BOTTOM OF MULCH)
 4. 4" DEPTH MULCH THROUGHOUT SHRUB BED UNLESS OTHERWISE NOTED
 5. EXCAVATE PLANTING PIT AND BACKFILL PER SPECIFICATIONS. LIGHTLY TAMP IN LIFTS AND WATER-IN TO ELIMINATE VOIDS AND AIR-POCKETS
 6. SCARIFY EDGES AND LOOSEN SOIL AROUND EXCAVATED PLANTING PIT
 7. 2" HIGH X 6" WIDE BERM
 8. WEED BARRIER FABRIC - SEE IRRIGATION PLANTING PLAN - TURN DOWN 6" AT EDGES



PLANT LEGEND

| KEY | COMMON NAME | BOTANICAL NAME | QTY | INSTALLED SIZE | REMARKS | MATURE SIZE | WATER USE | DECIDUOUS/EVERGREEN | COVERAGE |
|---|------------------------|----------------------------------|-----|----------------------|--------------|--------------------|-----------|---------------------|----------|
| TREES | | | | | | | | | |
| JP | JAPANESE PAGODA TREE | STYHNOLOBIUM JAPONICUM 'HALKA' | 4 | 2" CAL., 10'-12" HT. | B&B | 45' HT. X 35' SPD. | M | DECIDUOUS | 962 SF |
| LE | LACEBARK ELM | ULMUS PARVIFOLIA 'EMER II' | 4 | 2" CAL., 10'-12" HT. | B&B | 50' HT. X 35' SPD. | L | DECIDUOUS | 962 SF |
| CP | CHINESE PISTACHE | PISTACHIA CHINENSIS | 14 | 2" CAL., 10'-12" HT. | 24" BOX | 30' HT. X 30' SPD. | M | DECIDUOUS | 707 SF |
| CRC | CANADA RED CHOKECHERRY | PRUNUS X VIRGINIANA 'CANADA RED' | 16 | 2" CAL., 8'-10" HT. | 24" BOX | 25' HT. X 20' SPD. | M | DECIDUOUS | 314 SF |
| DW | DESERT WILLOW | CHILOPSIS LINEARIS | 2 | 4'-6" HT. | 15 GA. MULTI | 20' HT. X 20' SPD. | L | DECIDUOUS | 314 SF |
| VT | CHASTE TREE | VITEX AGNUS-CASTUS | 15 | 4'-6" HT. | 15 GA. MULTI | 20' HT. X 20' SPD. | M | DECIDUOUS | 314 SF |
| NMO | NEW MEXICO OLIVE | FORESTIERA NEOMEXICANA | 9 | 4'-6" HT. | 15 GA. MULTI | 15' HT. X 12' SPD. | M | DECIDUOUS | 113 SF |
| SHRUBS/GROUNDCOVERS/GRASSES/PERENNIALS | | | | | | | | | |
| FB | FERNBUSH | CHAMAEBATIARIA MILLEFOLIUM | 17 | MIN. 12" HT. | 5 GALLON | 5' HT. X 6' SPD. | L | DECIDUOUS | 28 SF |
| BMS | BLUE MIST SPIREA | CARYOPTERIS X CLANDONENSIS | 7 | MIN. 18" HT. | 5 GALLON | 5' HT. X 5' SPD. | L | DECIDUOUS | 20 SF |
| GLS | GRO-LOW SUMAC | RHUS AROMATICA 'GRO-LOW' | 43 | MIN. 18" SPD. | 5 GALLON | 3' HT. X 5' SPD. | L | DECIDUOUS | 20 SF |
| TB | TURPENTINE BUSH | ERICAMERIA LARICIFOLIA | 37 | MIN. 12" HT. | 5 GALLON | 3' HT. X 4' SPD. | L | EVERGREEN | 13 SF |
| GT | GOLDEN TORCH GOLDENROD | SOLIDAGO SP. | 64 | MIN. 12" HT. | 5 GALLON | 2' HT. X 2' SPD. | M | DECIDUOUS | 3 SF |
| WSC | WESTERN SAND CHERRY | PRUNUS BESSEYI 'PAWNEE BUTTES' | 23 | MIN. 18" SPD. | 5 GALLON | 2' HT. X 5' SPD. | M | DECIDUOUS | 20 SF |
| RED | RED YUCCA | HESPERALOE PARVIFLORA | 61 | MIN. 12" HT. | 5 GALLON | 3' HT. X 3' SPD. | L | EVERGREEN | 7 SF |
| CAT | CATMINT | NEPETA FAASSENII | 19 | MIN. 6" SPD. | 1 GALLON | 1' HT. X 3' SPD. | L | DECIDUOUS | 7 SF |
| NWR | NEARLY WILD ROSE | ROSA 'NEARLY WILD' | 40 | MIN. 12" HT. | 1 GALLON | 2' HT. X 3' SPD. | M | DECIDUOUS | 7 SF |
| BRY | BREAKLIGHTS RED YUCCA | HESPERALOE PARVIFLORA 'PERPA' | 76 | MIN. 6" HT. | 3 GALLON | 2' HT. X 2' SPD. | L | EVERGREEN | 3 SF |
| PP | PINELEAF PENSTEMON | PENSTEMON PINIFOLIUS | 7 | MIN. 8" HT. | 1 GALLON | 1' HT. X 18" SPD. | L | EVERGREEN | 2 SF |

CITY LANDSCAPE ORDINANCE COMPLIANCE

LANDSCAPING RESPONSIBILITY FOR MAINTENANCE:
 1. THE OWNER WILL BE RESPONSIBLE FOR ALL LANDSCAPE MAINTENANCE AT HILAND PLAZA.

COMPLIANCE WITH WATER CONSERVATION ORDINANCE:
 1. NO SPRAY IRRIGATION IS PROPOSED.

2. PLANT SPECIES WILL BE LOW OR MEDIUM USE SPECIES PER THE ABCWJA'S XERIC PLANT LIST.

3. AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED FOR ALL PLANT MATERIAL. THE SYSTEM WILL BE CONTROLLED BY AN AUTOMATIC CONTROLLER. PLANTS WILL BE IRRIGATED BY LOW WATER USE BUBBLERS. A REDUCED PRESSURE BACKFLOW PREVENTER WILL BE INSTALLED IN A HEATED ENCLOSURE TO PROTECT THE DOMESTIC WATER SUPPLY FROM CROSS-CONTAMINATION.

COMPLIANCE WITH GENERAL LANDSCAPING REGULATIONS:
 1. THIS PLAN PROVIDES VISUALLY ATTRACTIVE LANDSCAPE, A VISUALLY ATTRACTIVE STREETScape, AND INTERSPERSED TREES IN LANDSCAPE AREAS TO PROVIDE SHADE AND REDUCE LARGE EXPANSES OF PAVEMENT.

2. GROUNDCOVER MULCH SHALL COMPRISE OF A COMBINATION OF CRUSHED GRAVEL (NOT TO EXCEED 75% OF TOTAL AREA) AND ORGANIC MULCH SUCH AS SHREDDED BARK, PECAN SHELLS, ETC.

3. VISIBILITY, LANDSCAPING FENCING, AND SIGNS SHALL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBS BETWEEN 3 AND 8 FEET IN HEIGHT (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE LOCATED IN THE CLEAR SIGHT TRIANGLE.

4. GROUND-MOUNTED EQUIPMENT SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO UTILITY FACILITIES. ALL SCREENING AND VEGETATION SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS ARE TO ALLOW 10 FEET OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5-6 FEET OF CLEARANCE ON THE REMAINING THREE SIDES FOR SAFE OPERATION, MAINTENANCE, AND REPAIR PURPOSES.

LANDSCAPE CALCULATION TABLE:
 TOTAL LOT AREA: 69,260 SF
 LESS TOTAL BUILDING AREA: 21,363 SF
 NET LOT AREA: 47,897 SF

REQUIRED LANDSCAPE AREA (15% OF NET LOT AREA):
 7,185 SF

PROVIDED LANDSCAPE AREA:
 9,954 SF

REQUIRED PLANTS:
REQUIRED STREET TREES:
 12 (296 LF ALONG JACKSON ST SE, TREES AVERAGE 25' O.C.)
 11 (255 LF ALONG CENTRAL AVE SE, TREES AVERAGE 25' O.C.)
 11 (254 LF ALONG SILVER AVE SE, TREES AVERAGE 25' O.C.)

STREET TREES PROVIDED:
 14 ALONG JACKSON ST SE
 11 ALONG CENTRAL AVE SE
 11 ALONG SILVER AVE SE

REQUIRED PARKING LOT TREES AT ONE TREE PER TEN SPACES:
 62 TOTAL SPACES
 7 REQUIRED TREES
 PARKING LOT TREES PROVIDED: 13

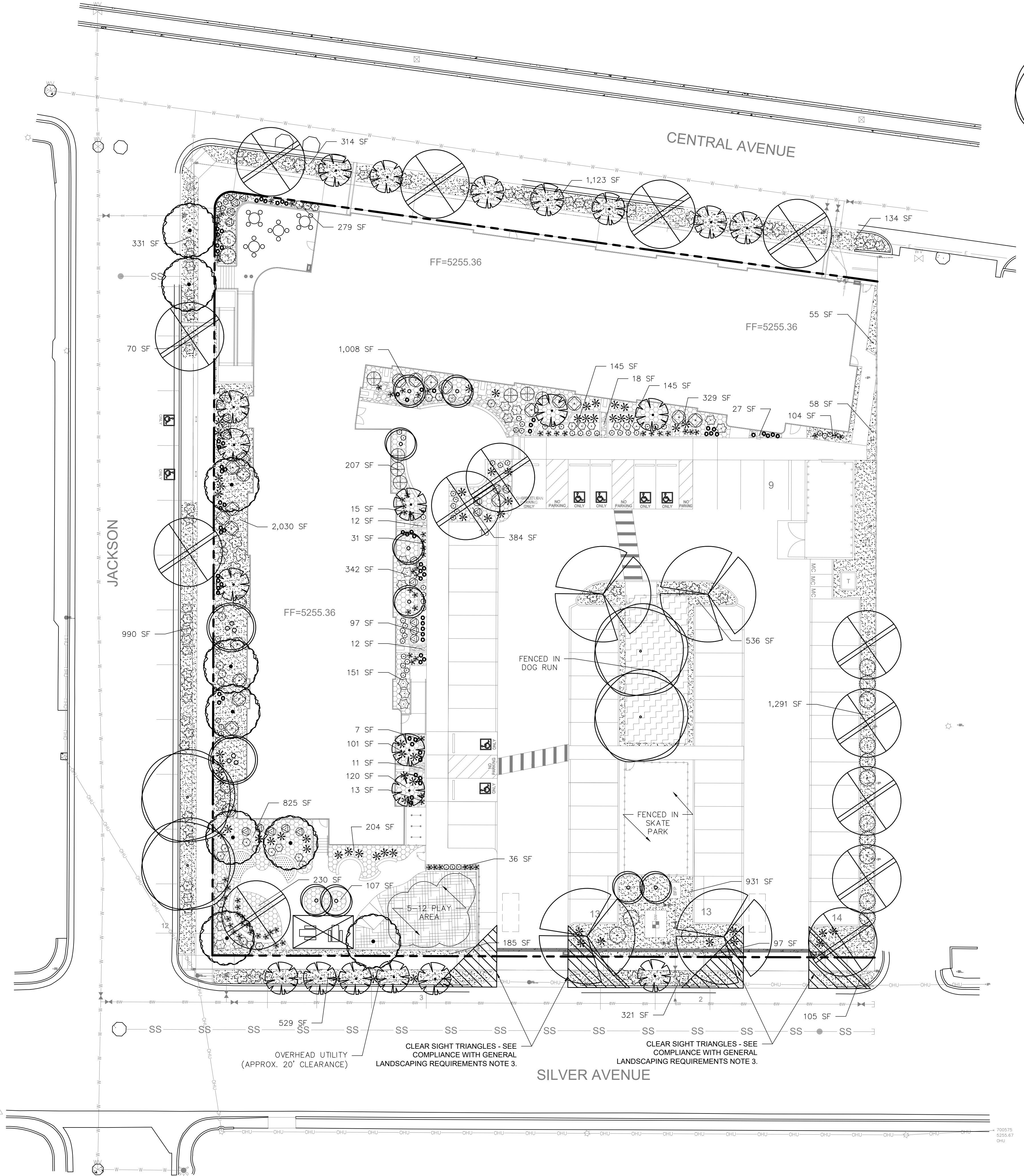
REQUIRED PARKING LOT INTERIOR LANDSCAPE (15% OF PARKING LOT AREA):
 2,972 SF
 PROVIDED PARKING LOT INTERIOR LANDSCAPE:
 3,037 SF (102.2% OF REQUIRED INTERIOR LANDSCAPE)

REQUIRED COVERAGE (75% OF PROVIDED LANDSCAPE AREA):
 7,466 SF
 PROVIDED COVERAGE:
 9,937 SF (137.8% OF REQUIRED COVERAGE)

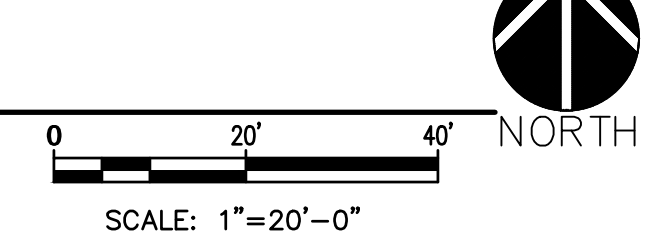
REQUIRED GROUND LEVEL VEGETATIVE COVERAGE (25% OF PROVIDED LANDSCAPE AREA)
 2,489 SF
 PROVIDED GROUND LEVEL PLANT COVERAGE:
 2,890 SF (120.2% OF REQUIRED GROUND LEVEL COVERAGE)

HATCH AND SYMBOL LEGEND

- GRAVEL MULCH
- CRUSHER FINES MULCH
- ORGANIC MULCH
- ENGINEERED WOOD FIBER MULCH PLAY AREA SURFACING
- COBBLE MULCH
- SAND PLAY SURFACING
- BIKE RACK
- ROUND CONCRETE TABLE AND CHAIRS
- ADA PICNIC TABLE



(A1) LANDSCAPE PLAN
 SCALE: 1"=20'-0"



03/15/2021 5:38:40 PM

UTILITY PLAN GENERAL NOTES

1. SEE SHEET C-G01 FOR COMPLETE LIST OF GENERAL NOTES AND SYMBOL/LINETYPE LEGEND THAT APPLY TO ALL SHEETS.

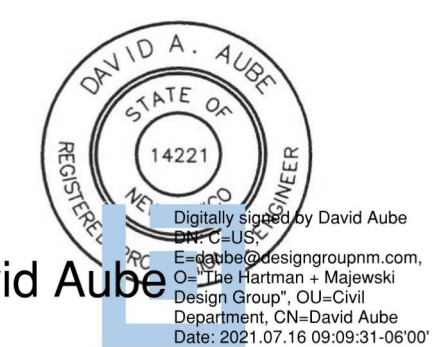
UTILITY PLAN KEYED NOTES

1. EXISTING PVC WATERLINE TO REMAIN.
2. EXISTING SANITARY SEWER LINE TO REMAIN.
3. WATER SUPPLY LINE, 1"Ø COPPER, PER DETAIL A5/C-503.
4. WATER SUPPLY LINE, 4"Ø PVC DR14, PER DETAIL A5/C-503.
5. WATER SUPPLY LINE, 6"Ø C900 DR14, PER DETAIL A5/C-503 WITH RESTRAINED JOINTS PER DETAIL A1/C-503.
6. BEND, 45°, MATERIAL AND SIZE TO MATCH THE CONNECTING WATER LINES. RESTRAIN JOINTS PER A1/C-503.
7. DUCTILE IRON TEE, 8"x8"x4", RESTRAIN JOINTS PER A1/C-503.
8. DUCTILE IRON TEE, 8"x8"x6", RESTRAIN JOINTS PER A1/C-503.
9. REDUCER, 4"x3".
10. GATE VALVE ASSEMBLY, 3"Ø, VALVE BOX AND CONCRETE COLLAR PER DETAIL C4/C-503. RESTRAIN JOINTS PER A1/C-503.
11. GATE VALVE ASSEMBLY, 6"Ø, VALVE BOX AND CONCRETE COLLAR PER DETAIL C4/C-503. RESTRAIN JOINTS PER A1/C-503.
12. GATE VALVE ASSEMBLY, 8"Ø, VALVE BOX AND CONCRETE COLLAR PER DETAIL C4/C-503. RESTRAIN JOINTS PER A1/C-503.
13. TRANSITION COUPLING.
14. FIRE HYDRANT PER DETAIL A4/C-503.
15. WALL MOUNTED FIRE DEPARTMENT CONNECTION. SEE FIRE SUPPRESSION PLANS.
16. WALL MOUNTED INDICATOR VALVE. SEE FIRE SUPPRESSION PLANS.
17. INSTALL 3" DOMESTIC WATER METER PER COA STD DWGS, 2370.
18. INSTALL 1" IRRIGATION WATER METER AND METER BOX PER COA STD DWGS, 2363 AND 2367.
19. CONNECT WATER LINE ONTO BUILDING WATER LINES. SEE PLUMBING SHEETS.
20. SANITARY SEWER LINE, 6"Ø, PER DETAIL D5/C-503.
21. SANITARY SEWER LINE, 8"Ø, PER DETAIL D5/C-503.
22. 4'Ø SANITARY SEWER MANHOLE PER COA STANDARD DRAWING 2102.
23. SANITARY SEWER WYE, 8"x8"x6".
24. SANITARY SEWER WYE, 8"x8"x8".
25. TERMINAL CLEANOUT PER DETAIL E1/C-503.
26. DOUBLE CLEANOUT PER DETAIL E3/C-503.
27. CONNECT SANITARY SEWER LINE ONTO BUILDING SEWER LINES. SEE PLUMBING SHEETS.
28. NOT USED.
29. NEW GAS LINE TO METER, SIZE TO BE DETERMINED BY NM GAS CO.
30. NATURAL GAS METER MANIFOLD AND METERS, SIZE TO BE DETERMINED BY NM GAS CO.
31. NEW NATURAL GAS YARD LINE. SEE MECHANICAL PLANS FOR SIZE REQUIREMENTS.
32. EXISTING NATURAL GAS LINE TO REMAIN.
33. PNM PRIMARY LINES. SEE ELECTRICAL SHEET ES-101.
34. ELECTRICAL TRANSFORMER. SEE ELECTRICAL SHEET ES-101.
35. SECONDARY LINES. SEE ELECTRICAL SHEET ES-101.
36. ELECTRICAL METER PACK. SEE ELECTRICAL SHEET ES-101.
37. WATER SUPPLY LINE, 3"Ø PVC SCH 40, PER DETAIL A5/C-503.
38. DUCTILE IRON TEE, 8"x8"x8", AND 8" TRANSITION COUPLING, RESTRAIN JOINTS PER A1/C-503.
39. 8" DUCTILE IRON END CAP. RESTRAIN JOINTS PER A1/C-503.
40. 8" PVC SRD 35 END CAP AND EMS.
41. 8" PVC SDR 35 SANITARY SEWER LINE.
45. 3" REDUCED PRESSURE ZONE BACKFLOW PREVENTOR, PER ABCWUA REQUIREMENTS. PROVIDE SAFE-T-COVER 300TD-AL INSULATED ENCLOSURE WITH 2 KW HEATER.
46. CONNECT NEW 8" SANITARY SEWER MANHOLE. RESHAPE SHELF AS REQUIRED FOR NEW CONNECTION.
47. EASEMENT AROUND WATER METER PER ABCWUA REQUIREMENTS.



CONSULTANT

STAMP



SITE PLAN - DRB

PROJECT NAME

HILAND PLAZA

5000 CENTRAL AVENUE NE
ALBUQUERQUE, NM 87108

REVISIONS

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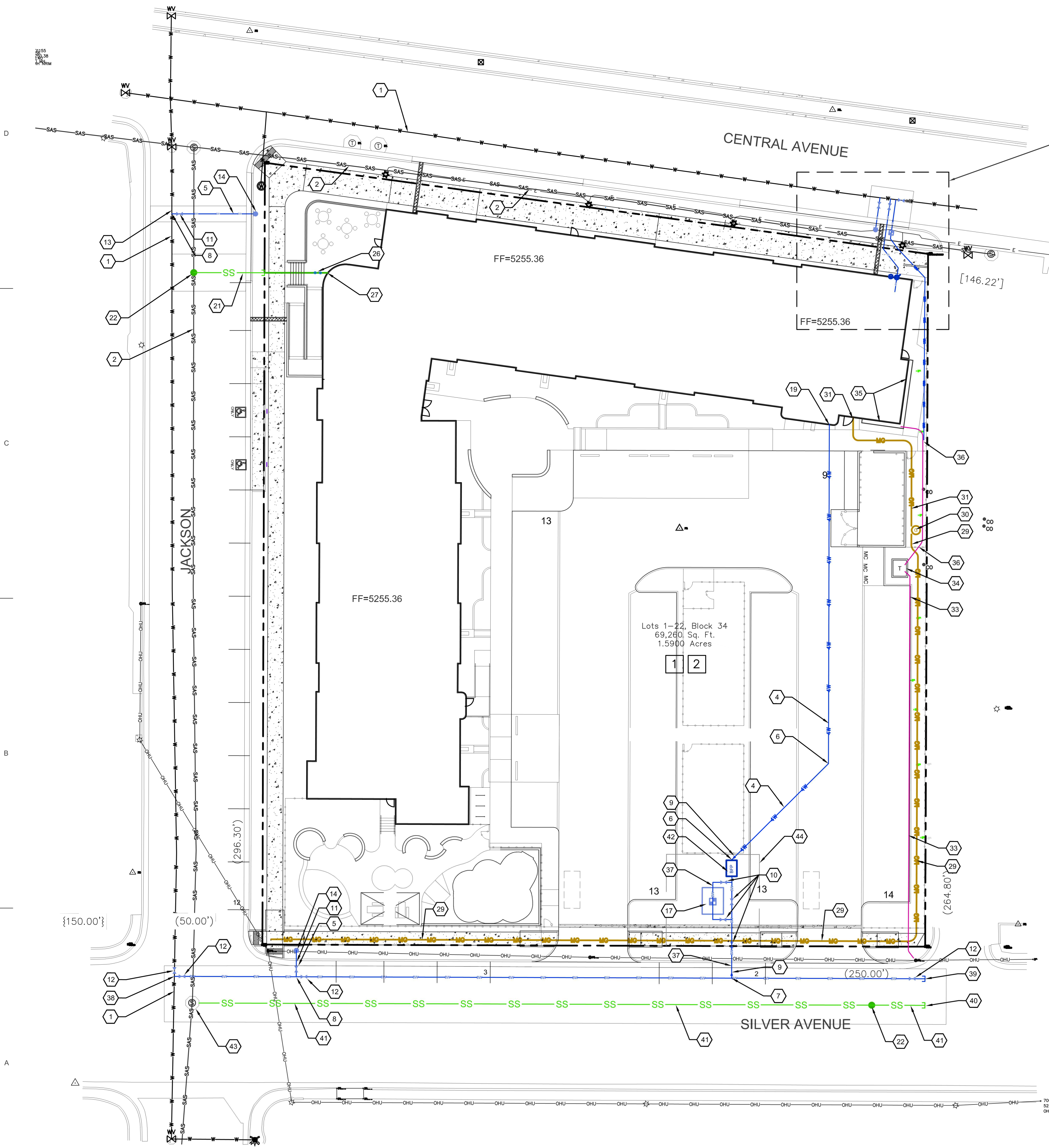
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 Date: July 15, 2021
 Project number: 2574

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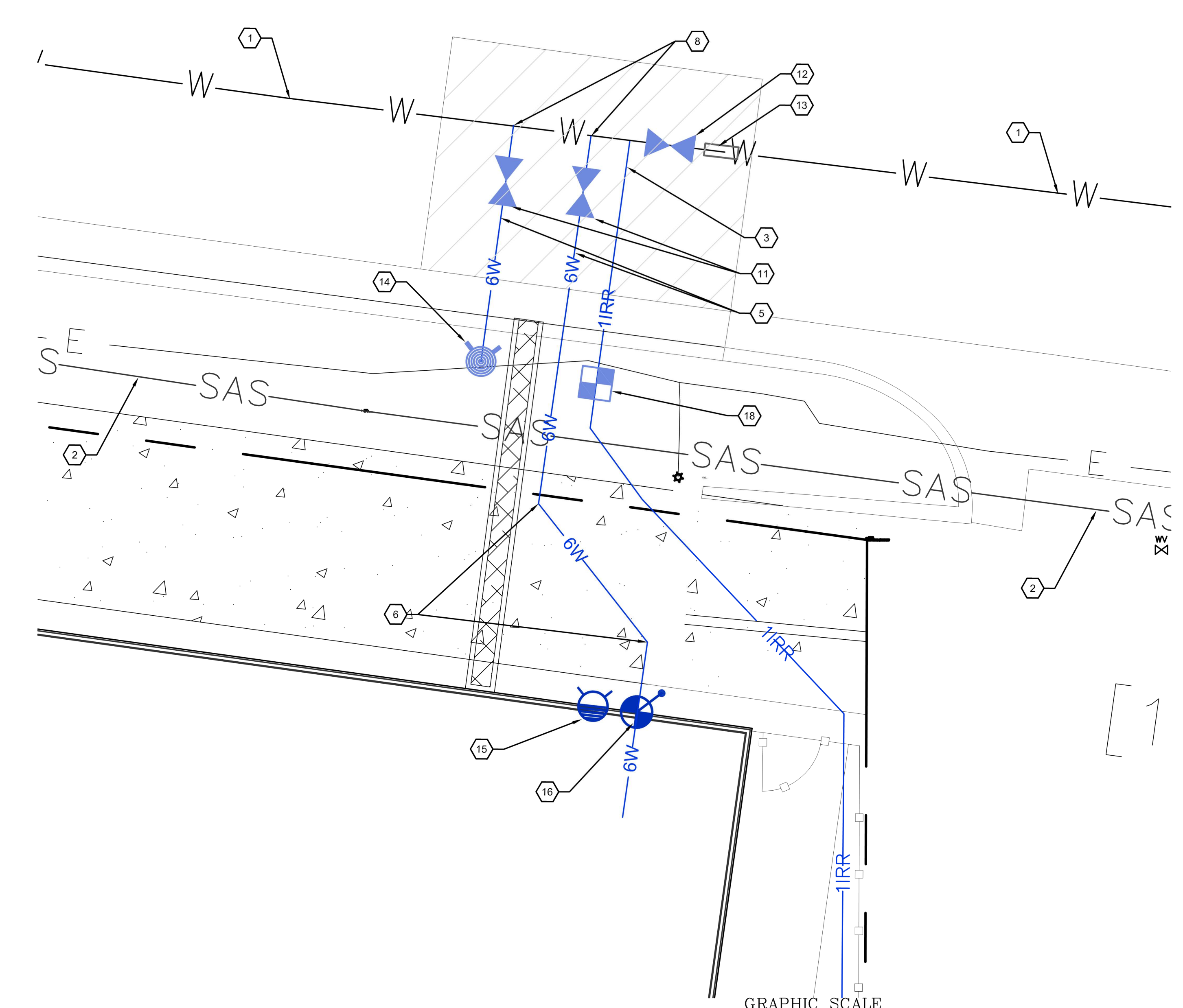
SITE
UTILITY
PLAN

SHEET NUMBER

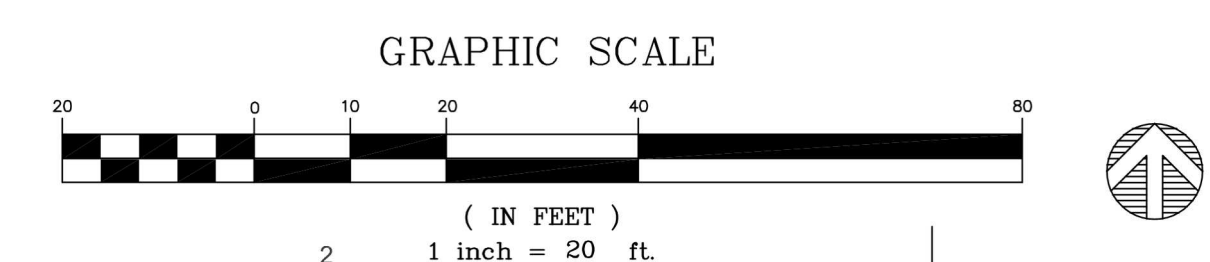
C-301



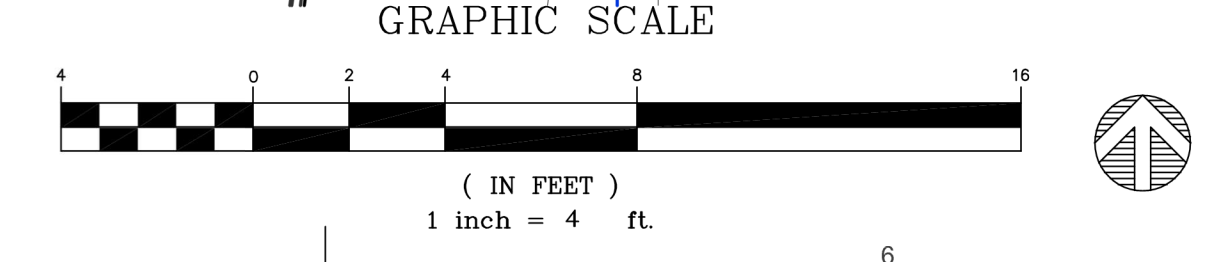
SEE ENLARGED
SITE UTILITY PLAN
THIS SHEET



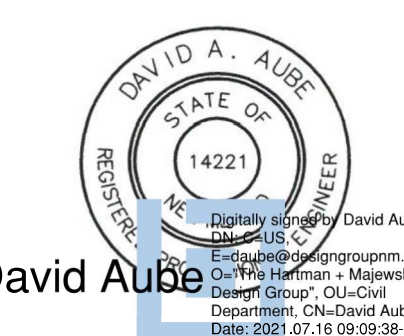
A1 SITE UTILITY PLAN
1" = 20'-0"



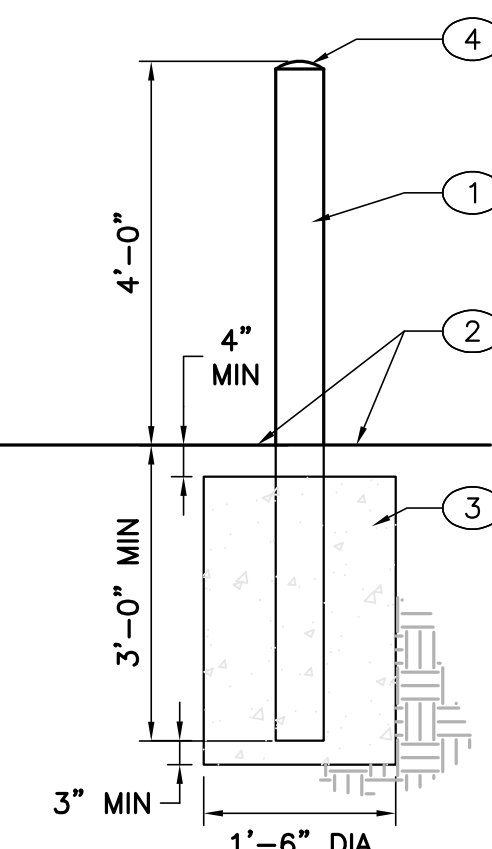
A1 ENLARGED SITE UTILITY PLAN
1" = 4'-0"



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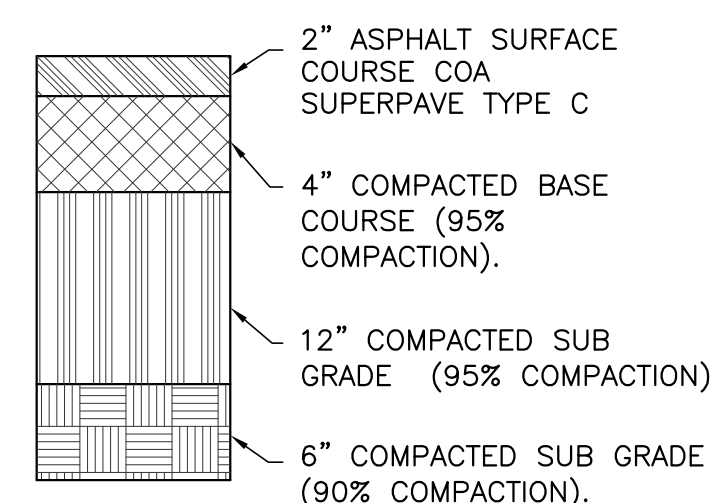


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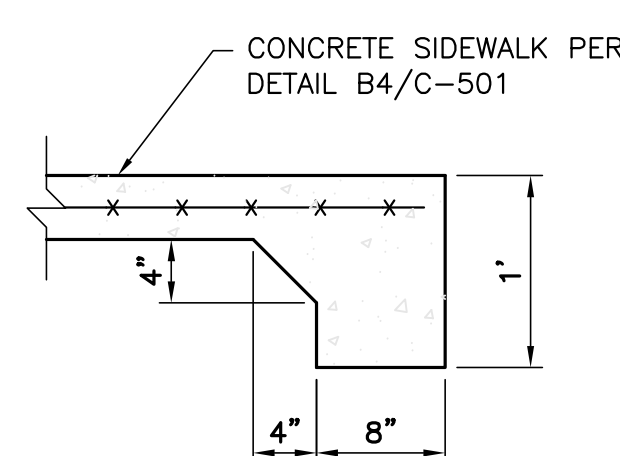


E1 BOLLARD, 6"Ø
 NOT TO SCALE

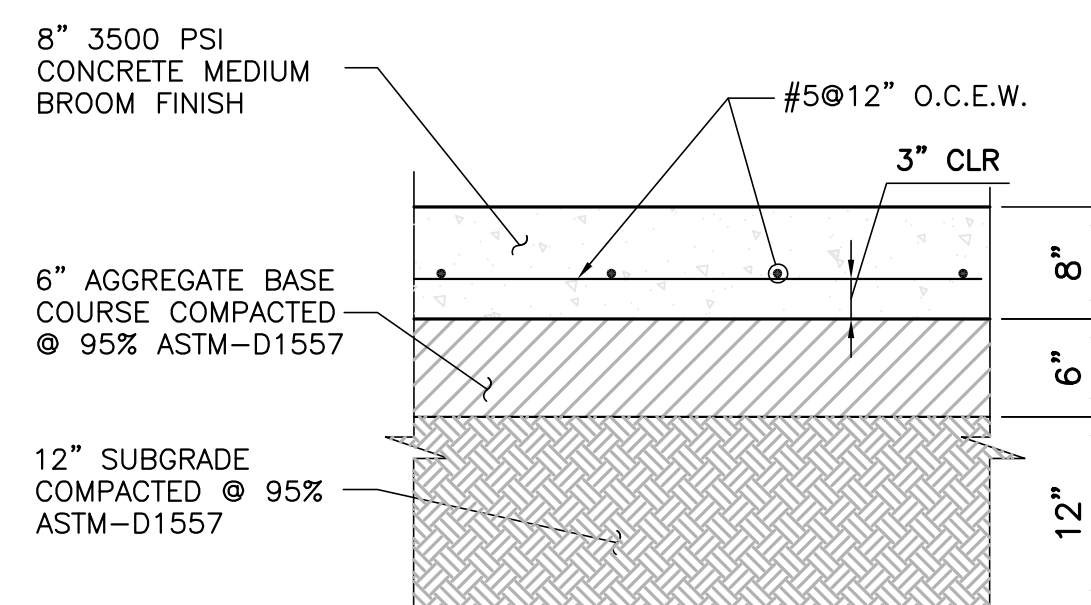
- KEYED NOTES: #
- 6" DIA. STEEL PIPE W/ REFLECTORIZED YELLOW PAINT (CONC. FILLED W/ SMOOTH EDGES).
 - FINISHED GRADE OR PAVING AS PER DRAWINGS & SPECS - SEE PLANS.
 - CONCRETE FOOTING.
 - ROUNDED CONCRETE.



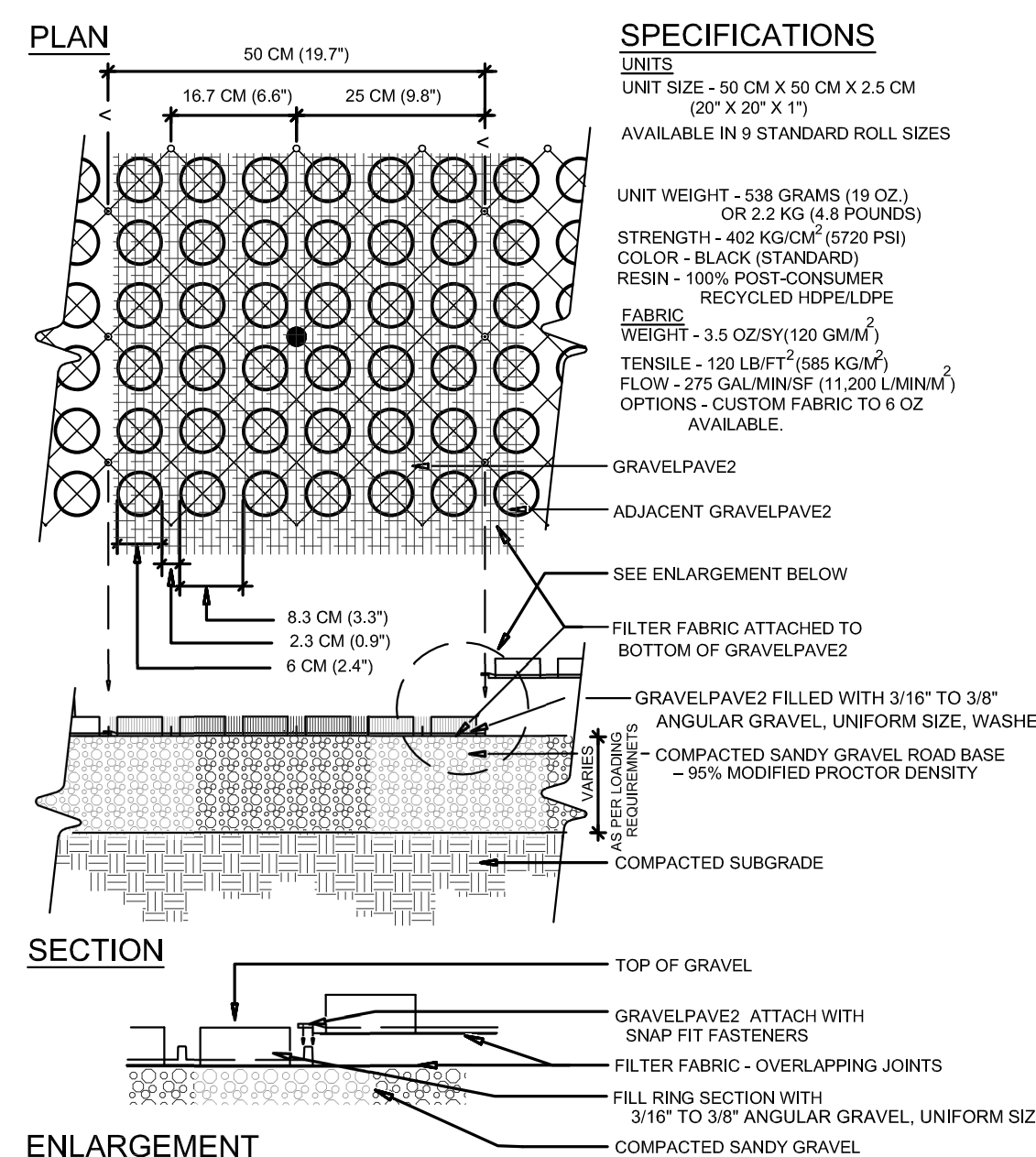
E2 PARKING LOT ASPHALT
 NOT TO SCALE



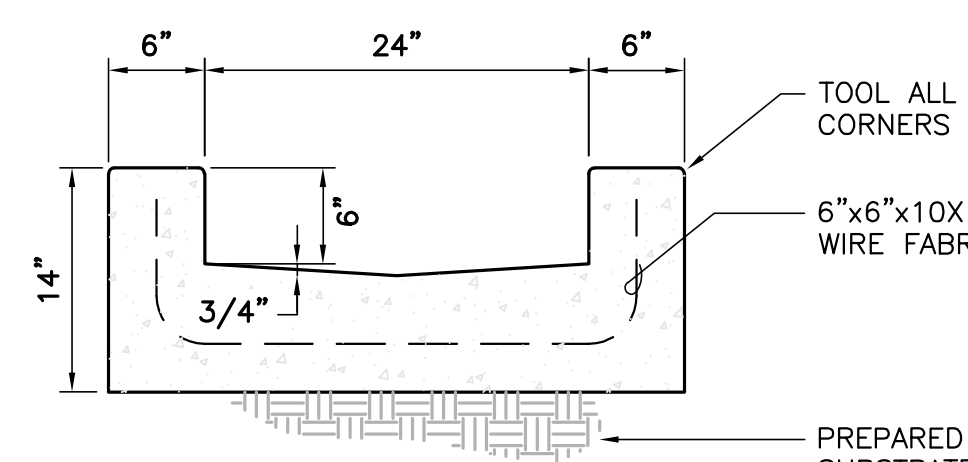
E3 TURNDOWN EDGE
 NOT TO SCALE



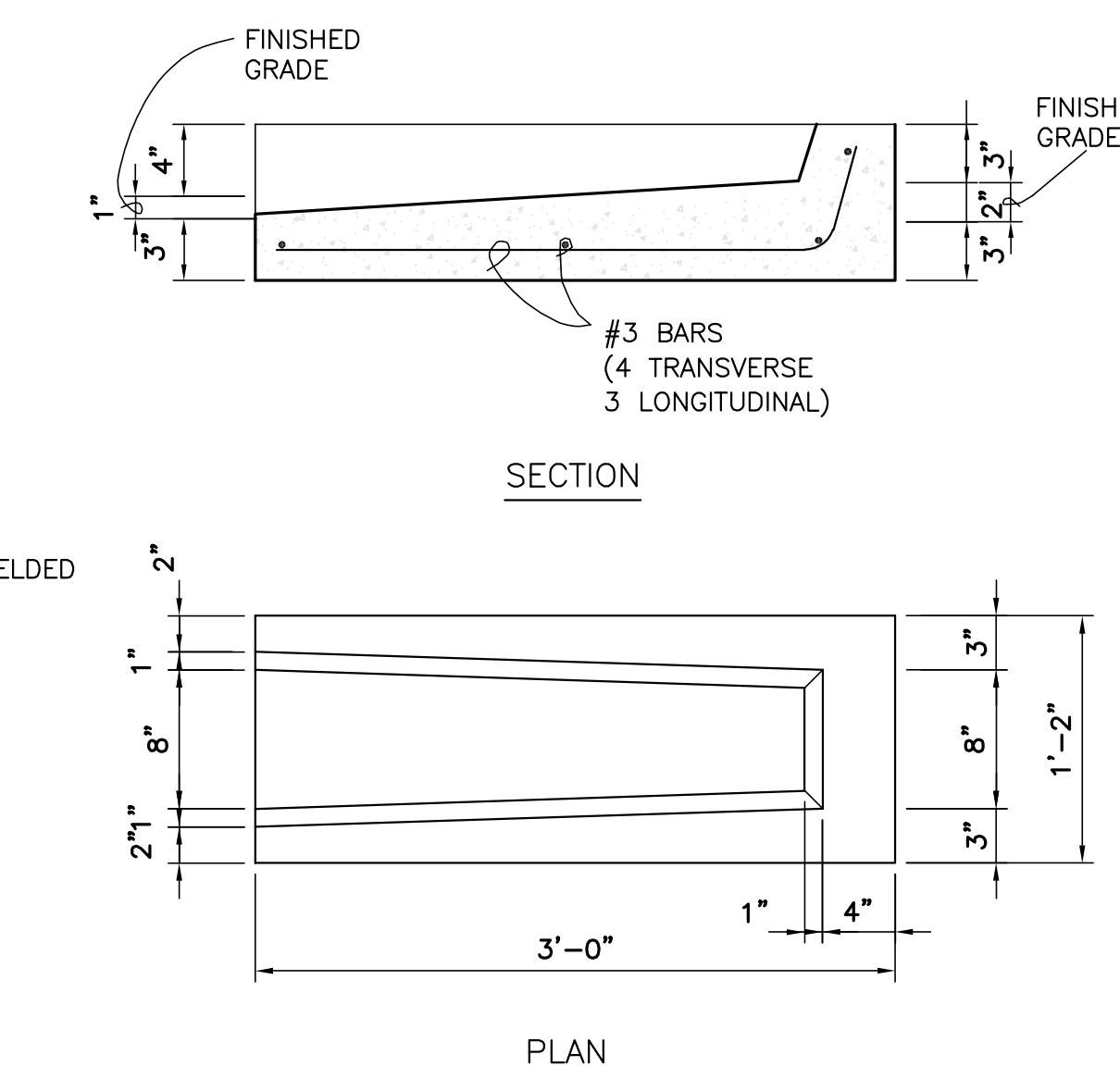
D3 CONCRETE PAVEMENT
 NOT TO SCALE



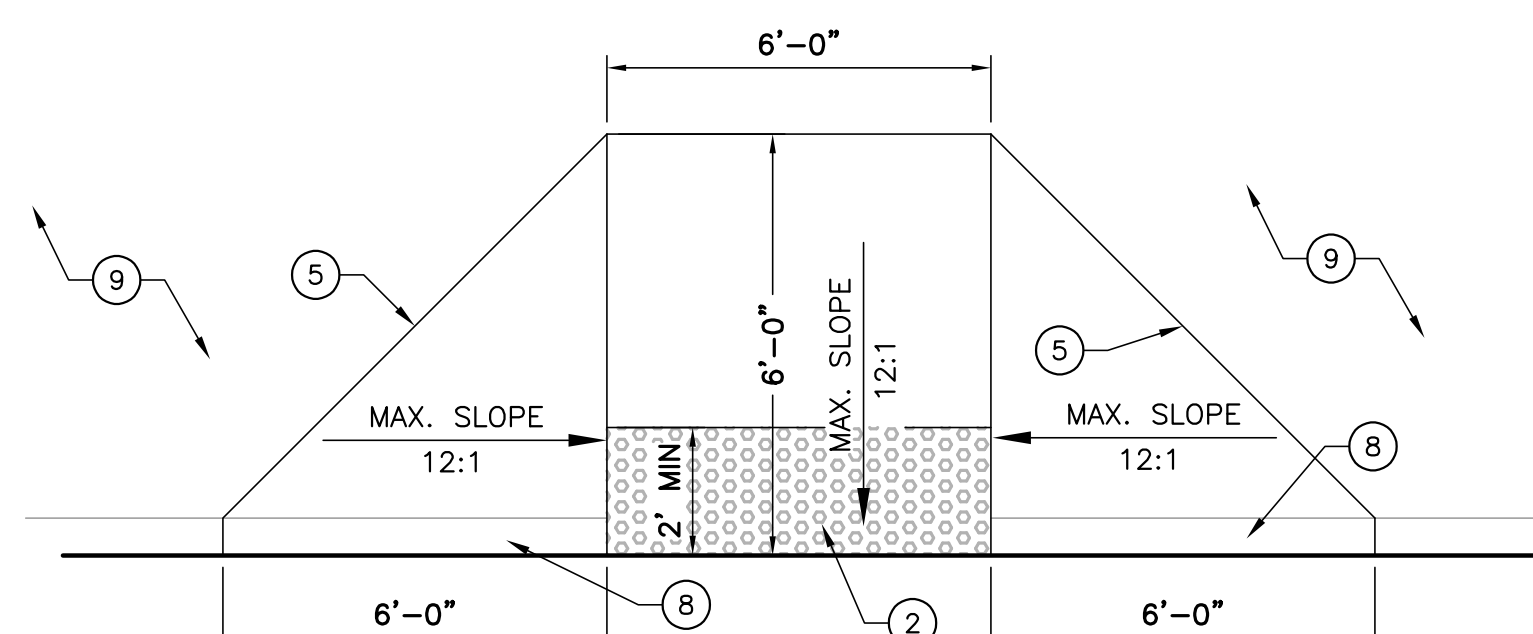
D4 GRAVEL PAVEMENT
 NOT TO SCALE



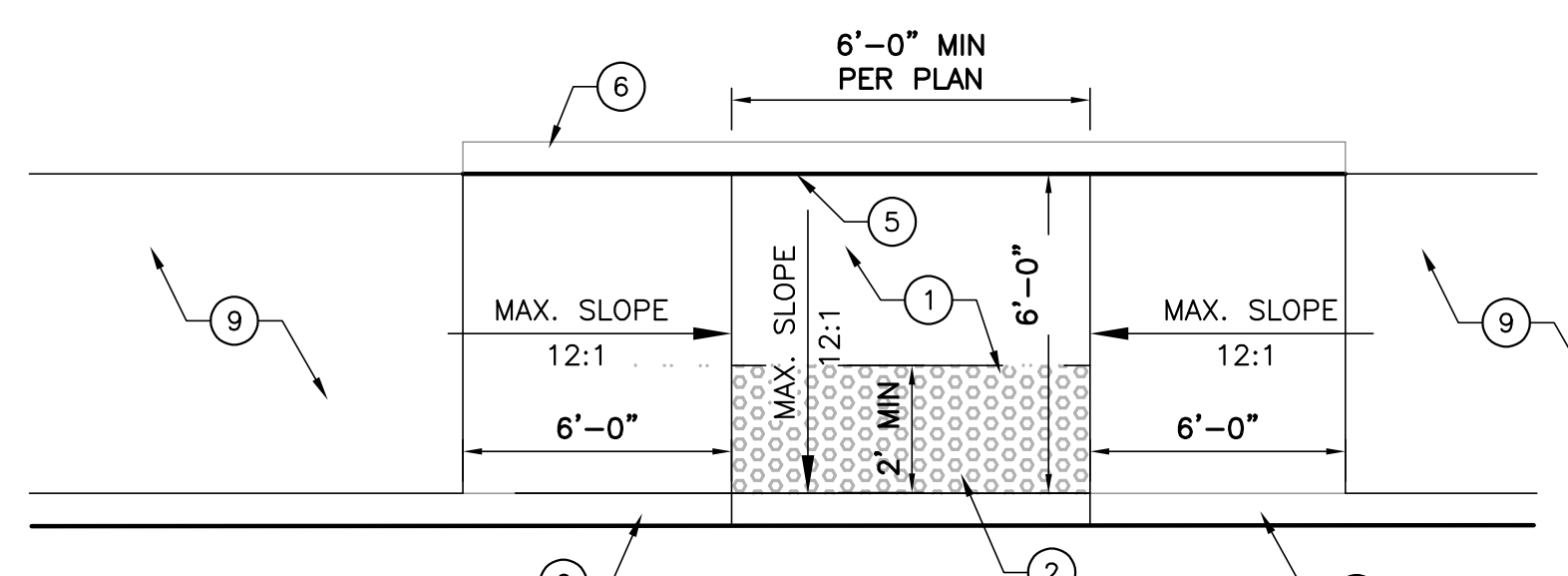
D5 24" WIDE CONCRETE RUNDOWN
 NOT TO SCALE



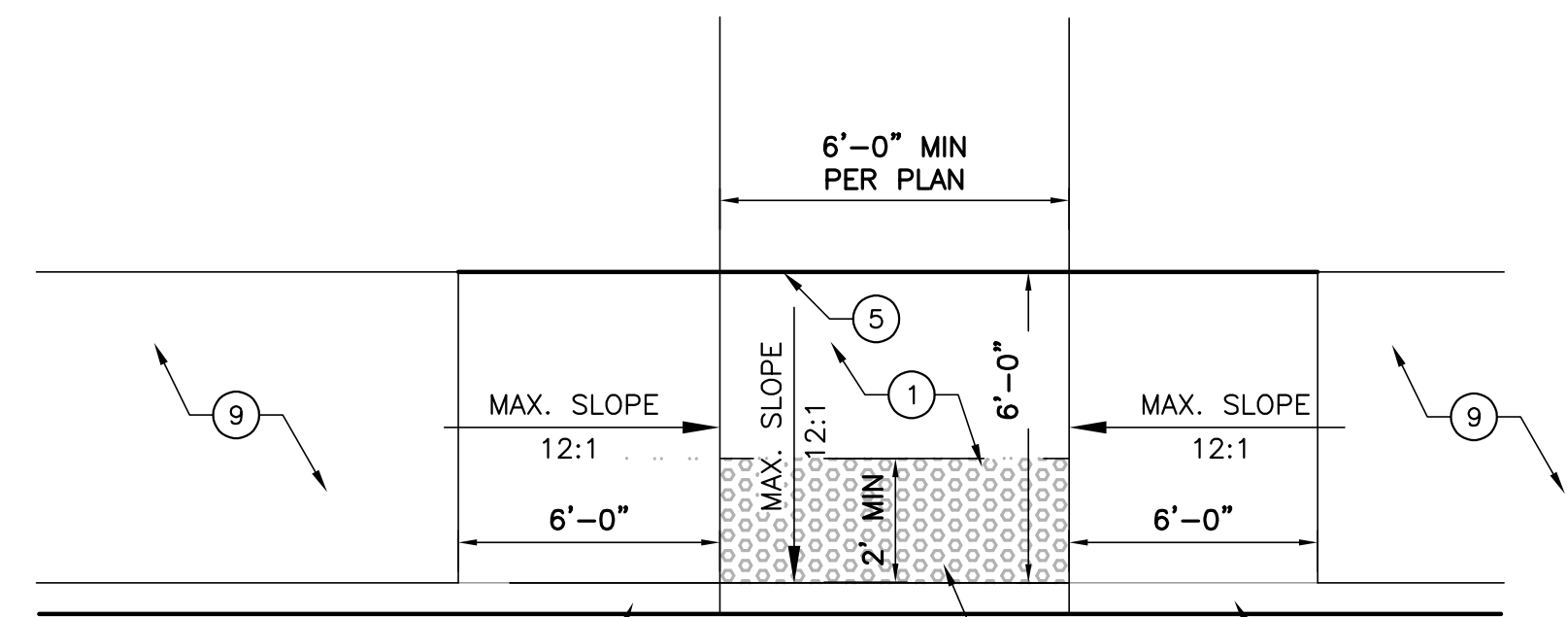
D6 CONCRETE SPLASH BLOCK
 NOT TO SCALE



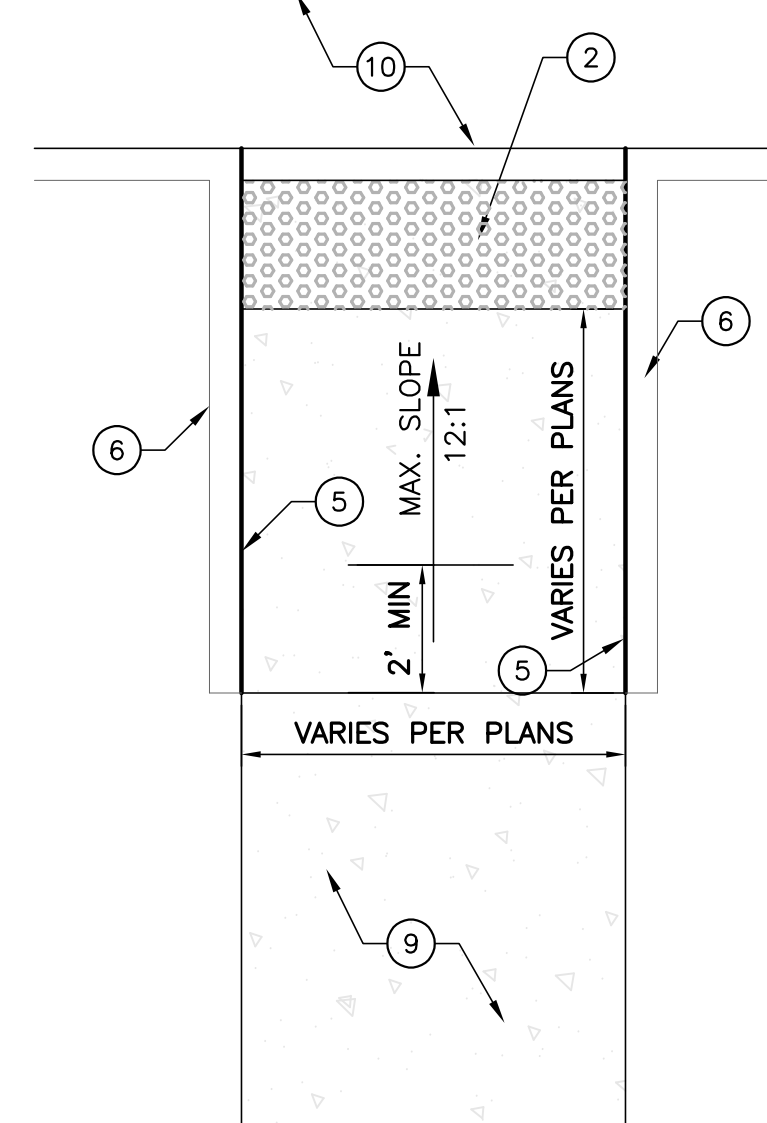
TYPE 'A' PLAN



TYPE 'B' PLAN



TYPE 'C' PLAN

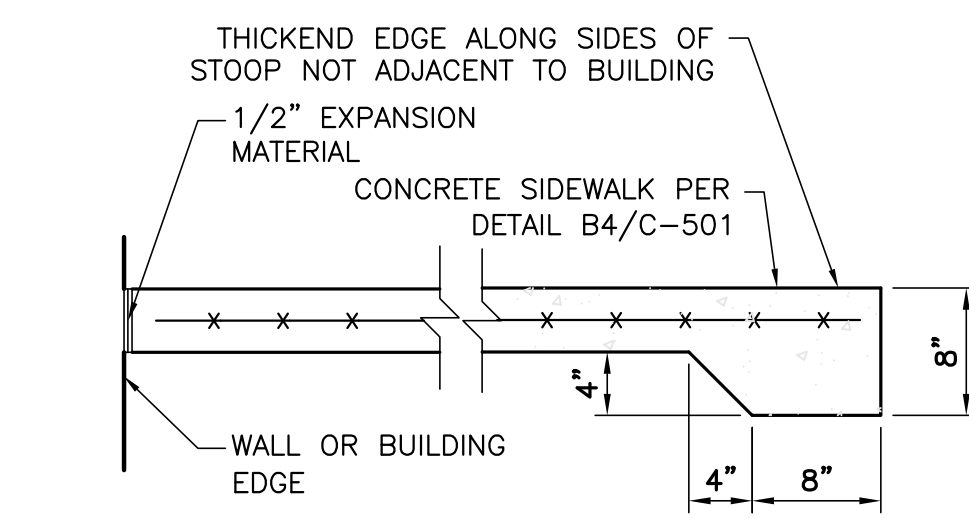


TYPE 'E' PLAN

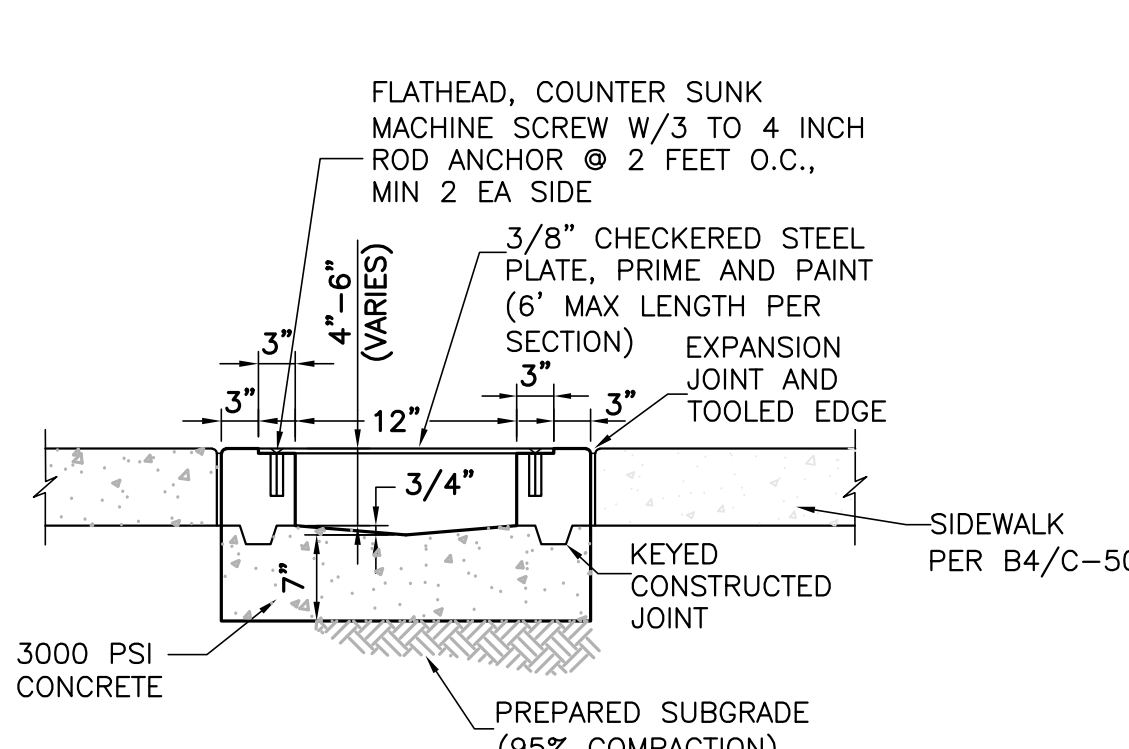
KEYED NOTES: #

- 2% CROSS SLOPE MADE IN ANY DIRECTION.
- DETECTABLE WARNING SURFACE PER A4/C-501.
- CONC. CURB, SEE PLANS.
- CURB, WALL, OR BUILDING, SEE PLANS.
- 1/2" EXPANSION MATERIAL.
- STD. CONC. HEADER CURB AS REQUIRED.
- POINT OF CURVE.
- SLOPE CURB @ 12:1.
- CONCRETE SIDEWALK PER PLANS.
- RAMP LANDING PER PLANS.

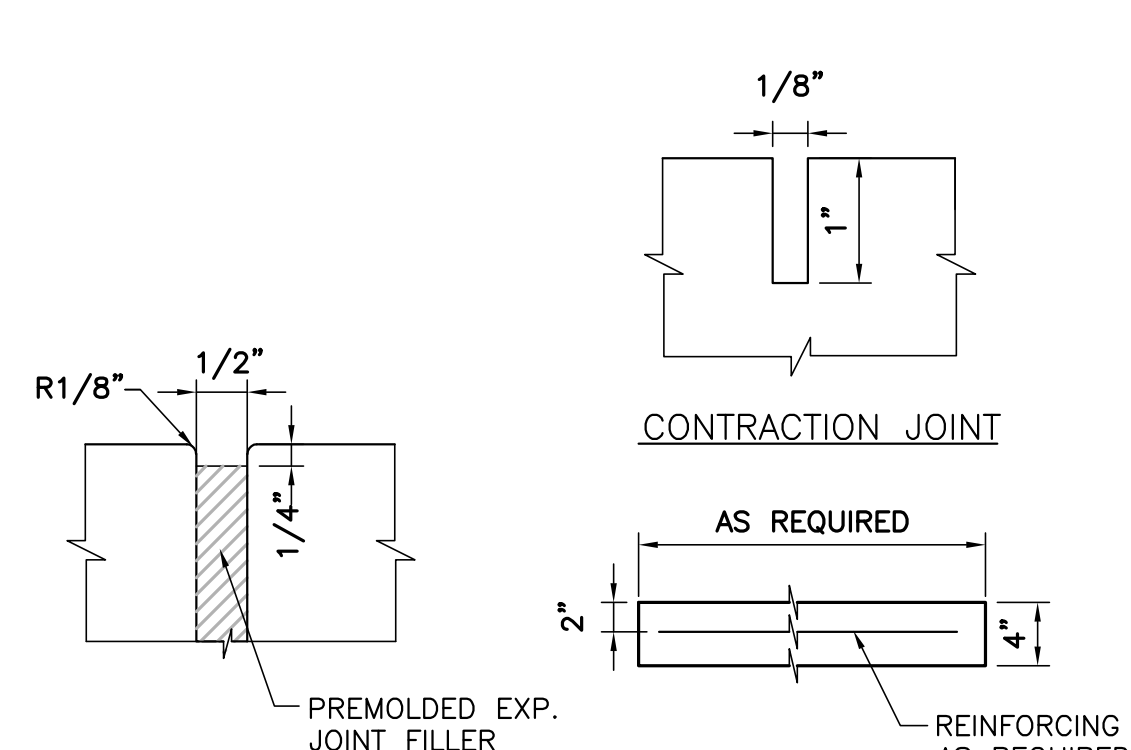
A1 CURB ACCESS RAMPS
 NOT TO SCALE



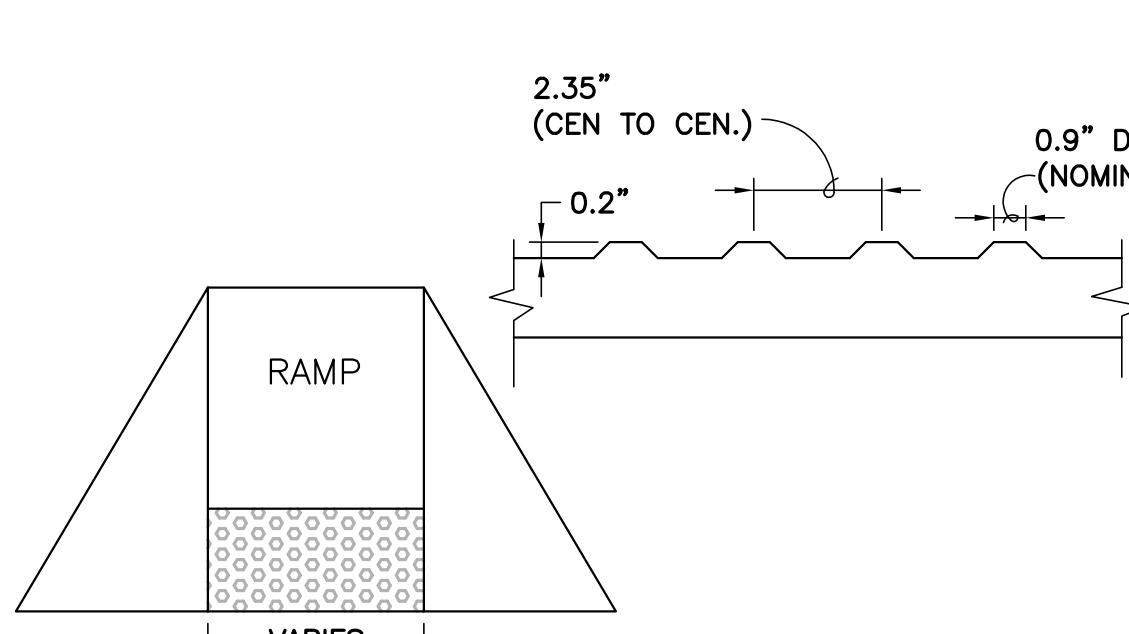
C3 CONCRETE STOOP
 NOT TO SCALE



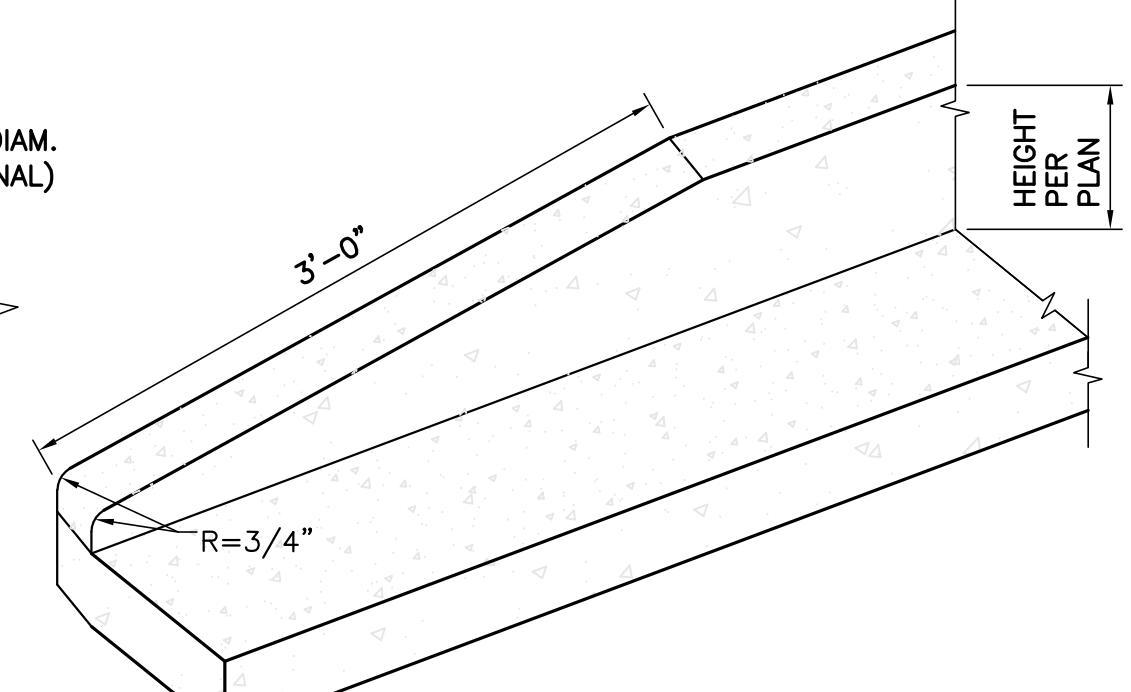
B3 SIDEWALK CULVERT
 NOT TO SCALE



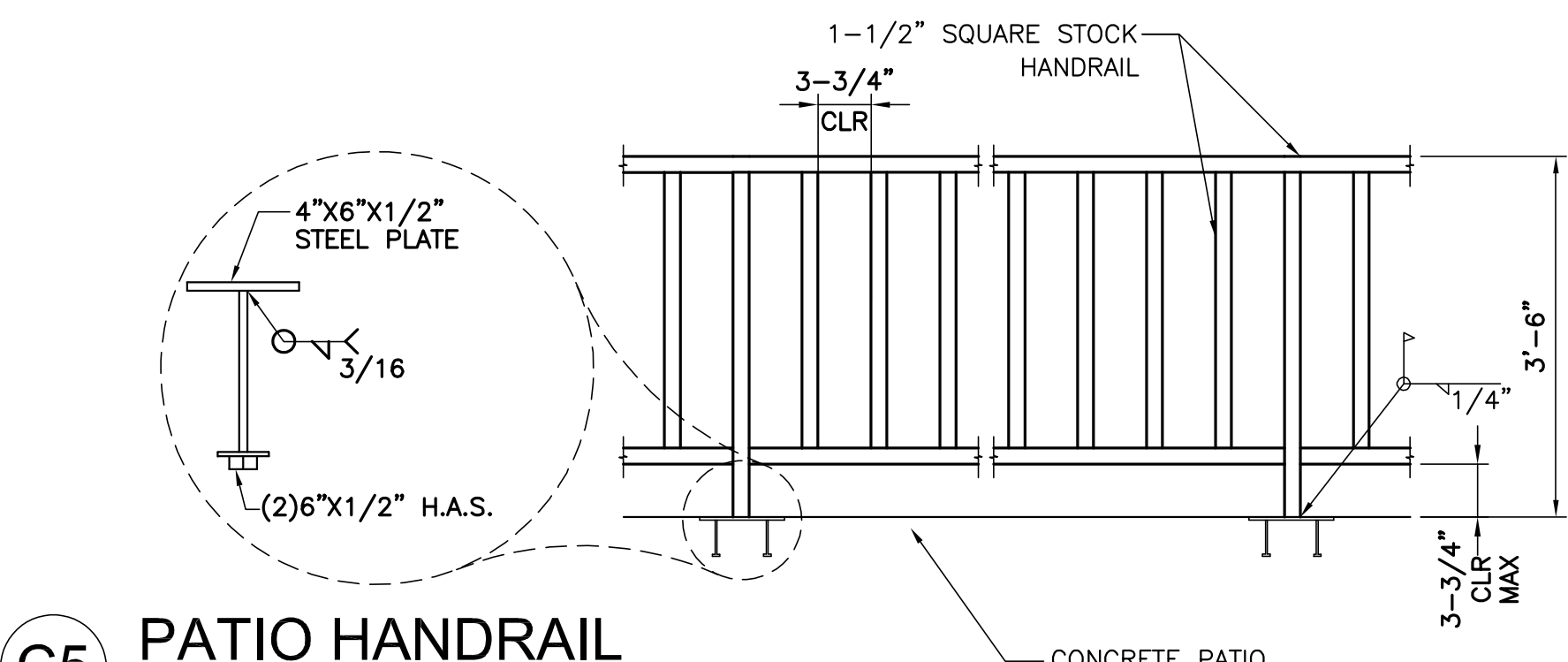
B4 TYPICAL SIDEWALK
 NOT TO SCALE



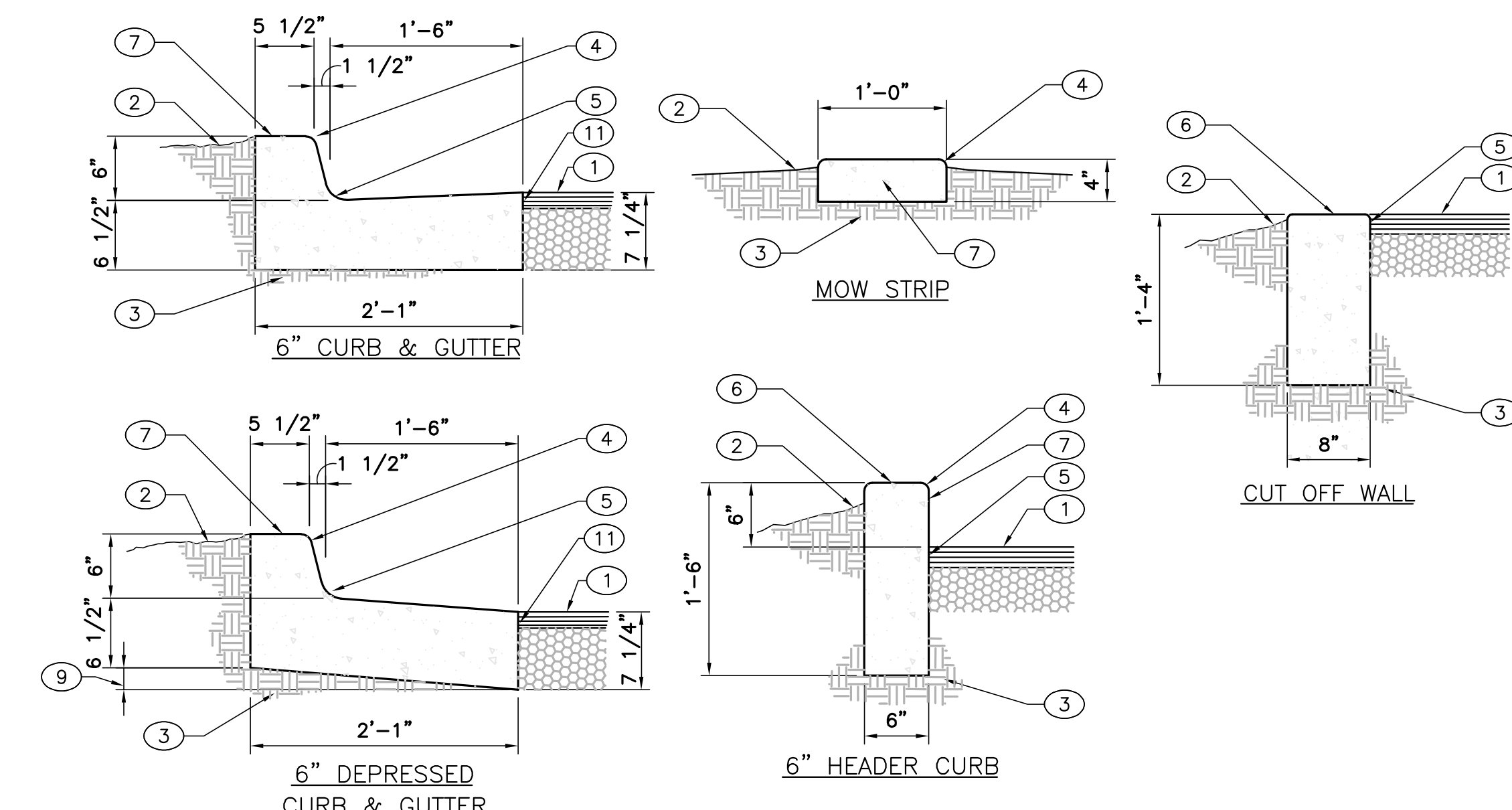
A3 DETECTABLE WARNING SURFACE
 NOT TO SCALE



A4 CURB TRANSITION
 NOT TO SCALE



C5 PATIO HANDRAIL
 NOT TO SCALE



KEYED NOTES: ○

- PAVEMENT SECTION PER DRAWINGS AND SPECS.
- FINISHED GRADE OR GRAVEL PAVEMENT.
- PREPARED SUBGRADE.
- 3/4" RADIUS.
- TACK COAT IF ADJACENT TO ASPHALT.
- SMOOTH RUBBED FINISH.
- CONCRETE CURB.

CURB & GUTTER CONSTRUCTION NOTES:

- CURBS, GUTTERS & CUT-OFF WALLS TO BE CONSTRUCTED OF 3500 PSI P.C.C. UNLESS OTHERWISE NOTED.
- EDGES NOT SPECIFICALLY DIMENSIONED SHALL BE EDGED WITH A 3/8" EDGING TOOL.
- REMOVE & REPLACE 12" WIDE STRIP OF PAVEMENT BEYOND LIP OF GUTTER WHEN CONSTRUCTING CURB & GUTTER ADJACENT TO EXISTING A.C. PAVEMENT.
- DIMENSIONS AT ROUNDED CORNERS MEASURED TO INTERSECTION OF STRAIGHT LINES.
- FOR 6" CURB & GUTTER PROVIDE CONTROL JTS. @ 6' O.C. MAX. ALSO PROVIDE 1/2" EXPANSION JTS. AT 30' O.C. MAX. AT CURB RETURNS, & AT EACH SIDE OF DRIVEWAYS.
- FOR ALL OTHER CURBING PROVIDE CONTROL JOINTS @ 10' O.C. PROVIDE EXPANSION JOINTS @ 50' O.C. & ADJACENT TO BUILDINGS AND WALLS.

A5 CURB SECTIONS
 NOT TO SCALE



David A. Aube
 State of New Mexico
 License No. 14221
 Civil Engineer

SITE PLAN - DRB
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PROJECT NAME
HILAND PLAZA

5000 CENTRAL AVENUE NE
 ALBUQUERQUE, NM 87108

REVISIONS

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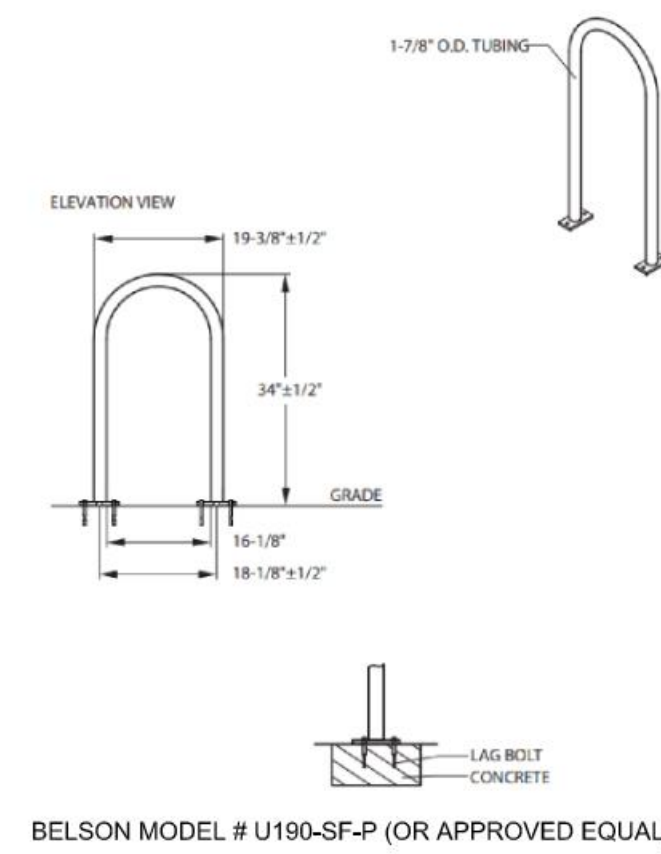
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 Date: MAY 24, 2021
 Project number: 2574

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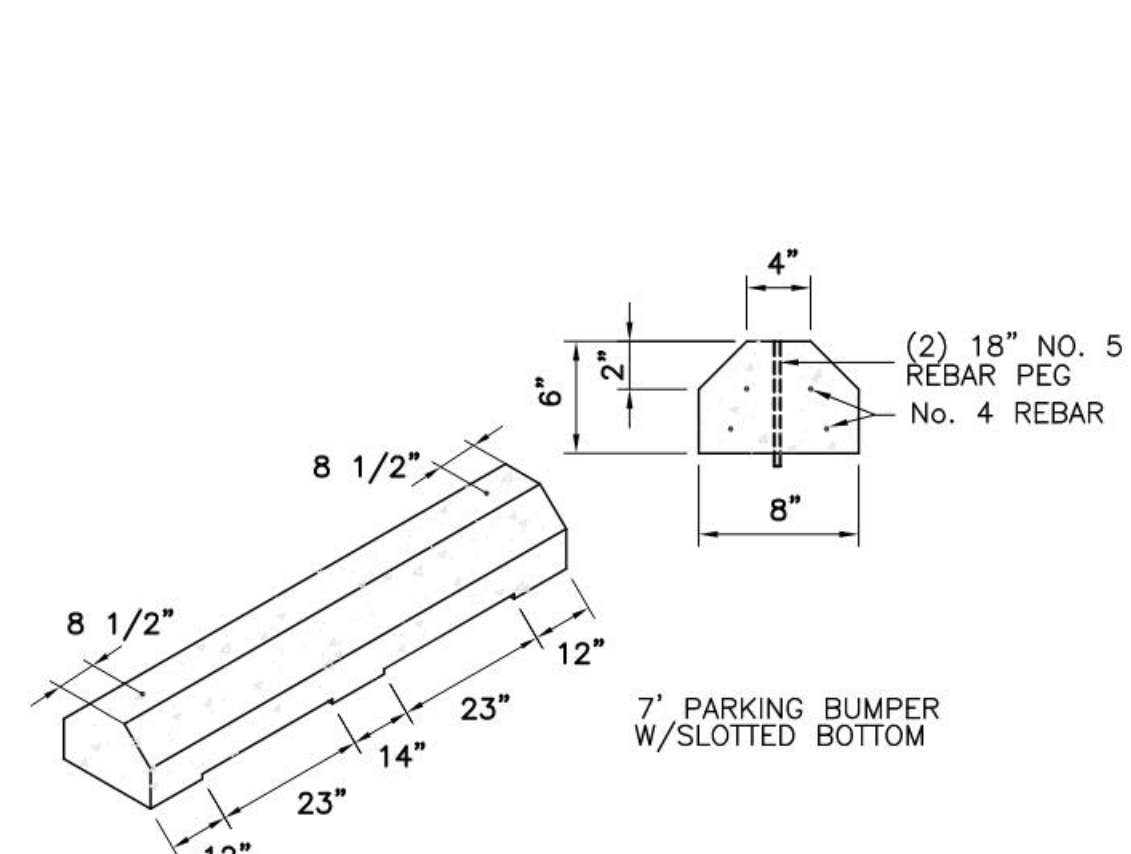
CIVIL DETAILS

SHEET NUMBER

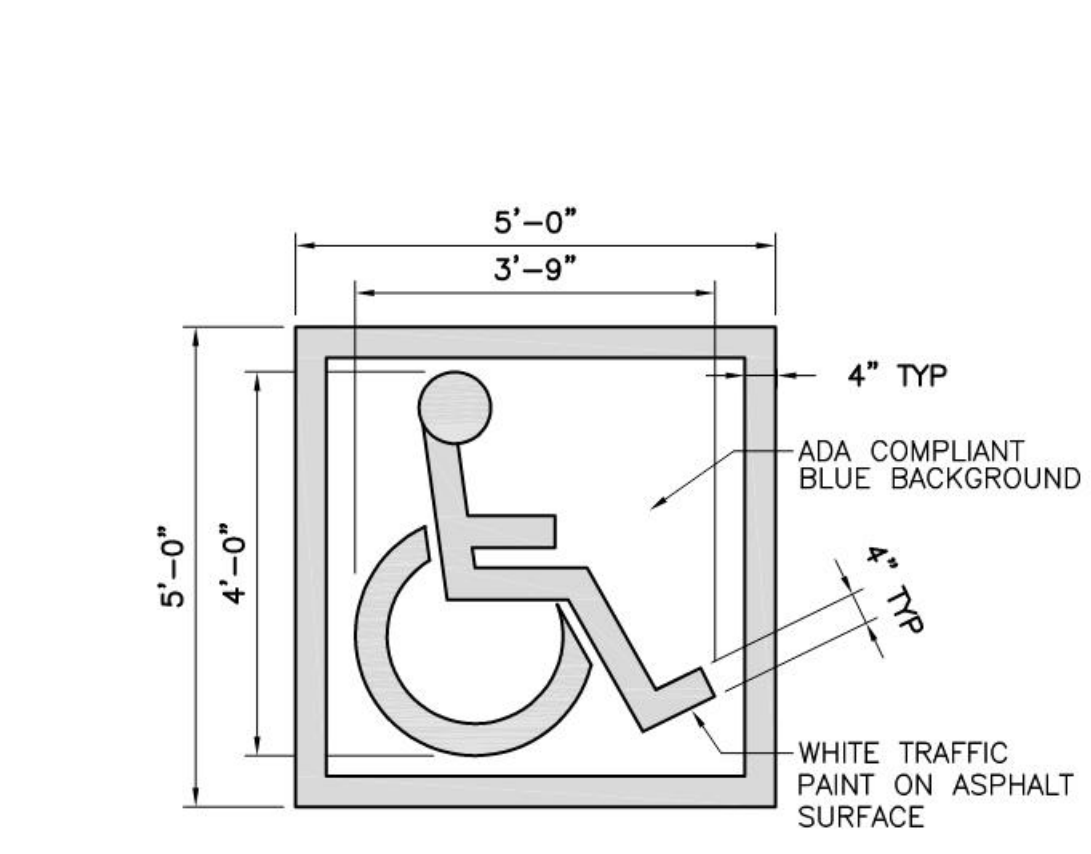
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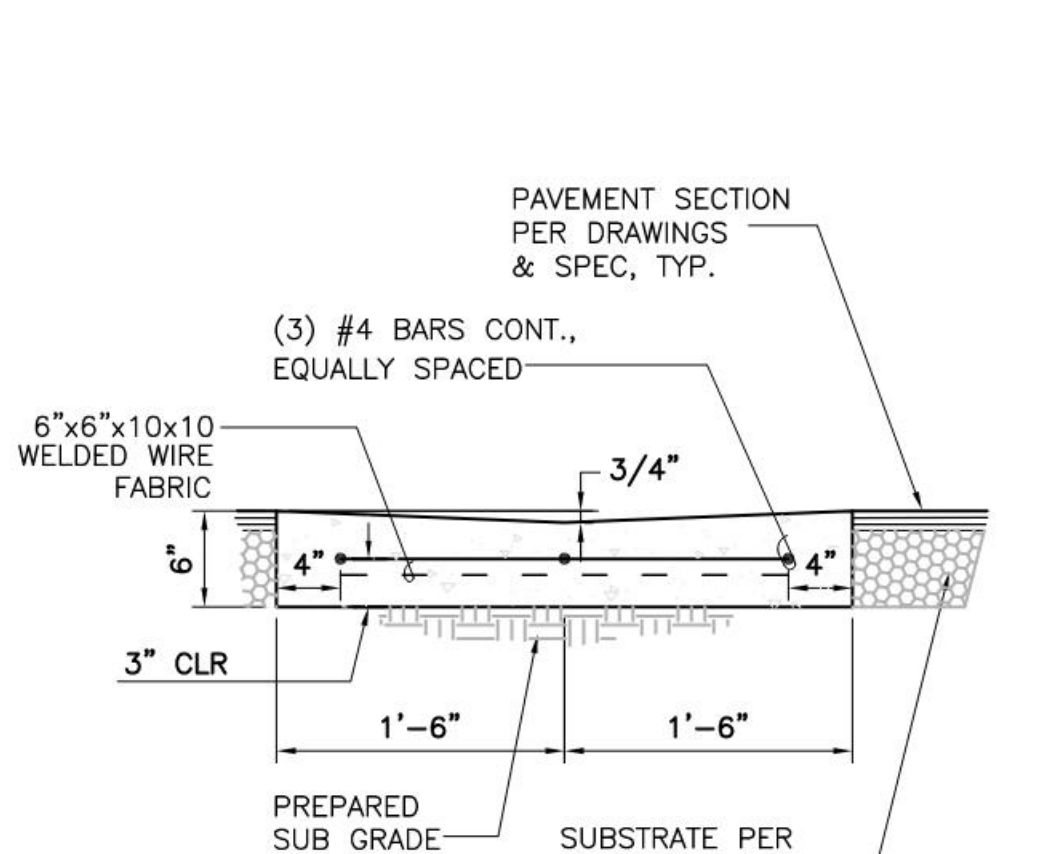
E5 BICYCLE RACK
 NOT TO SCALE



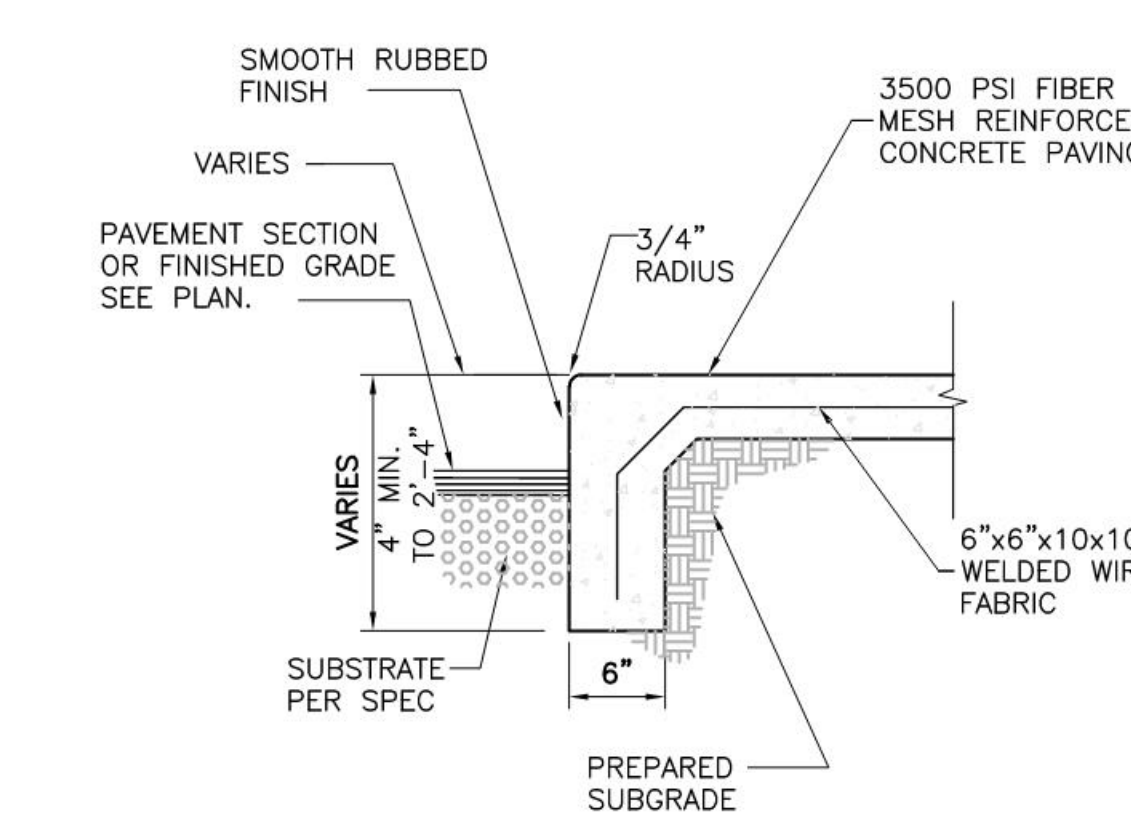
E4 PARKING BLOCK
 NOT TO SCALE



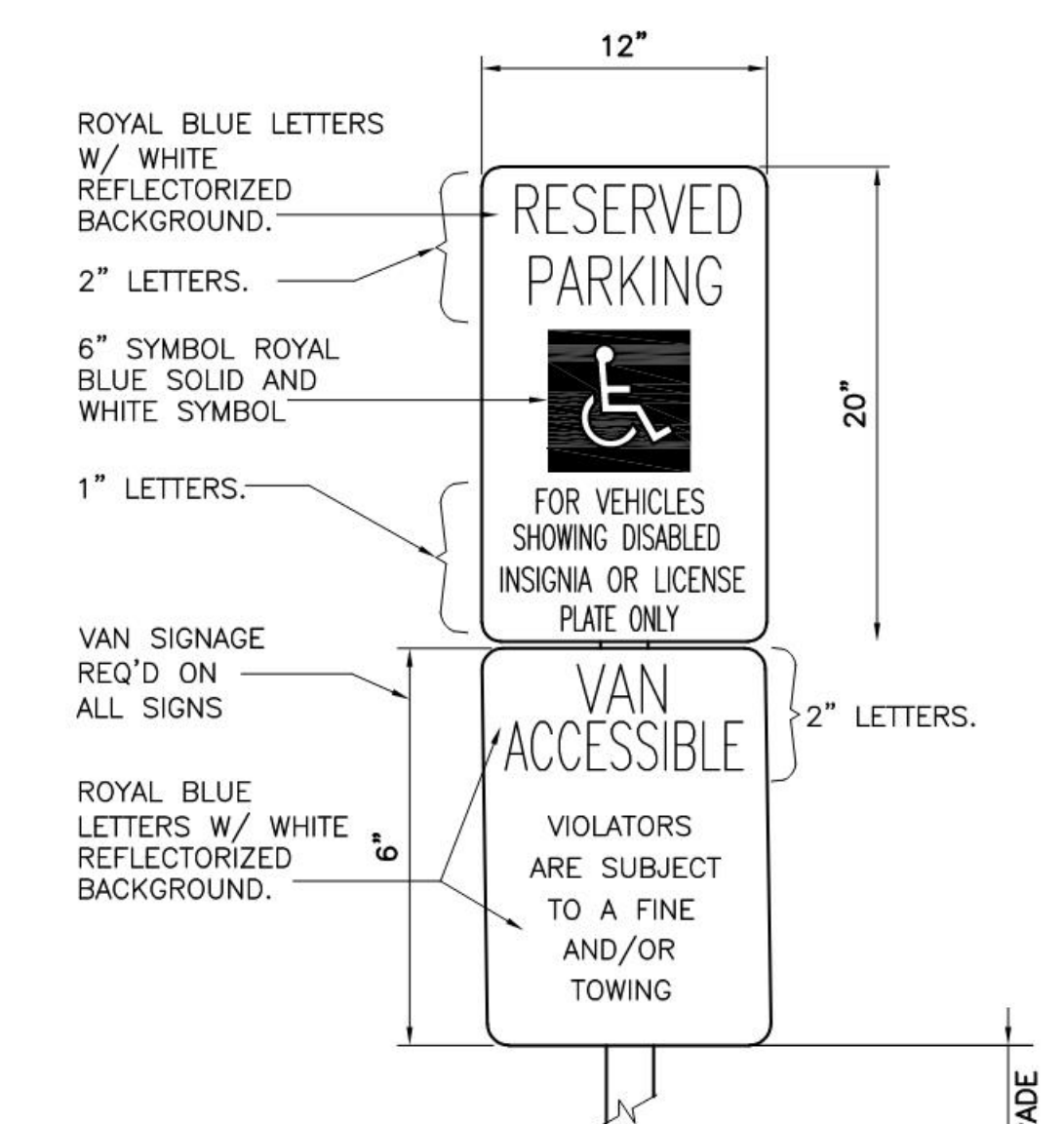
E3 RESERVED SYMBOL
 NOT TO SCALE



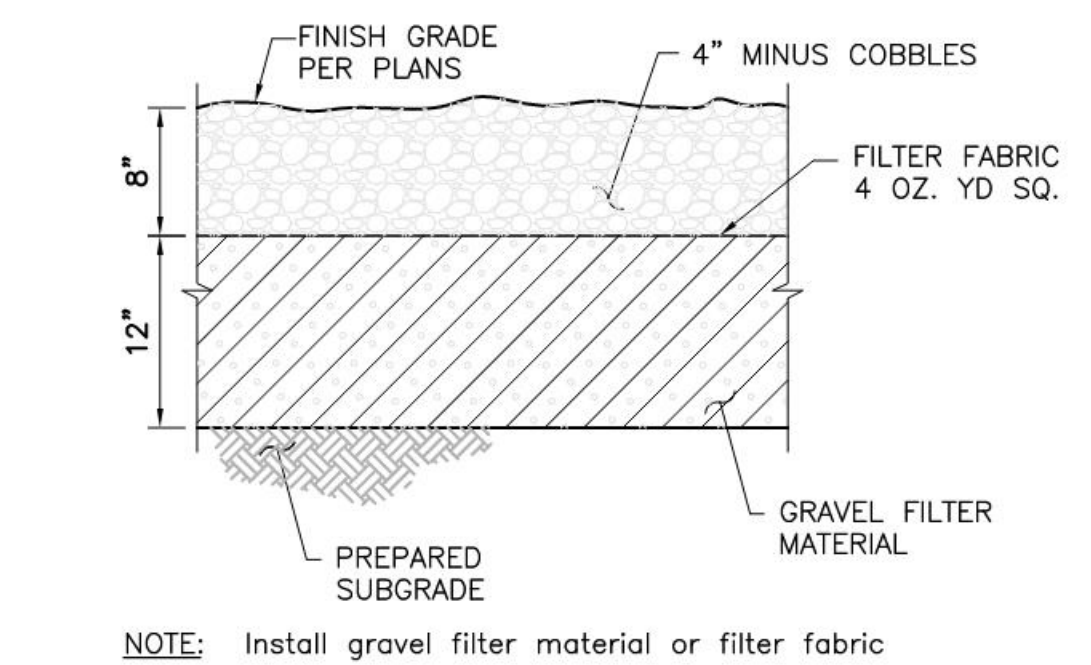
E1 CONCRETE VALLEY GUTTER
 NOT TO SCALE



D4 CONCRETE PATIO TURNDOWN
 NOT TO SCALE

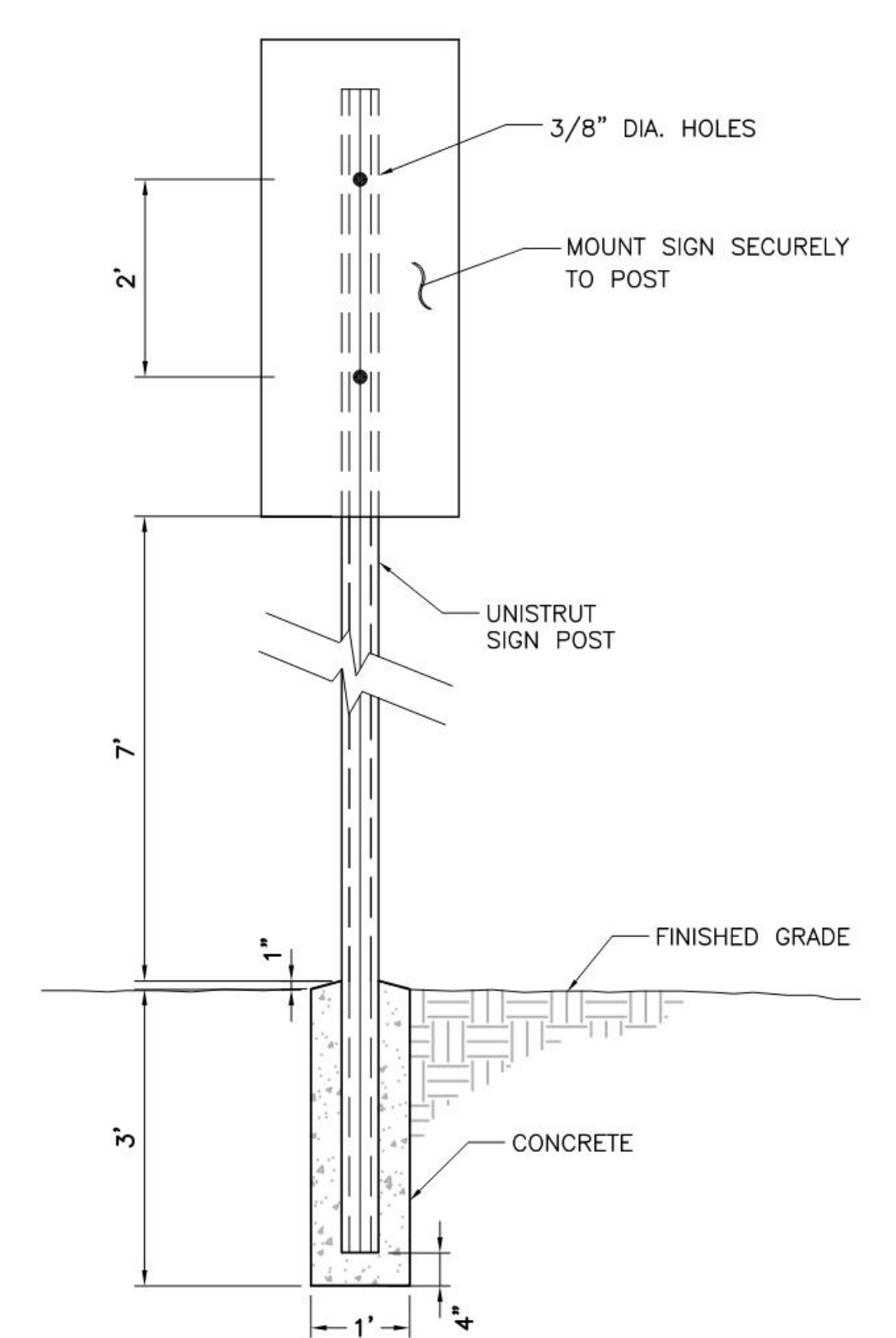


C3 RESERVED PARKING SIGNS
 NOT TO SCALE



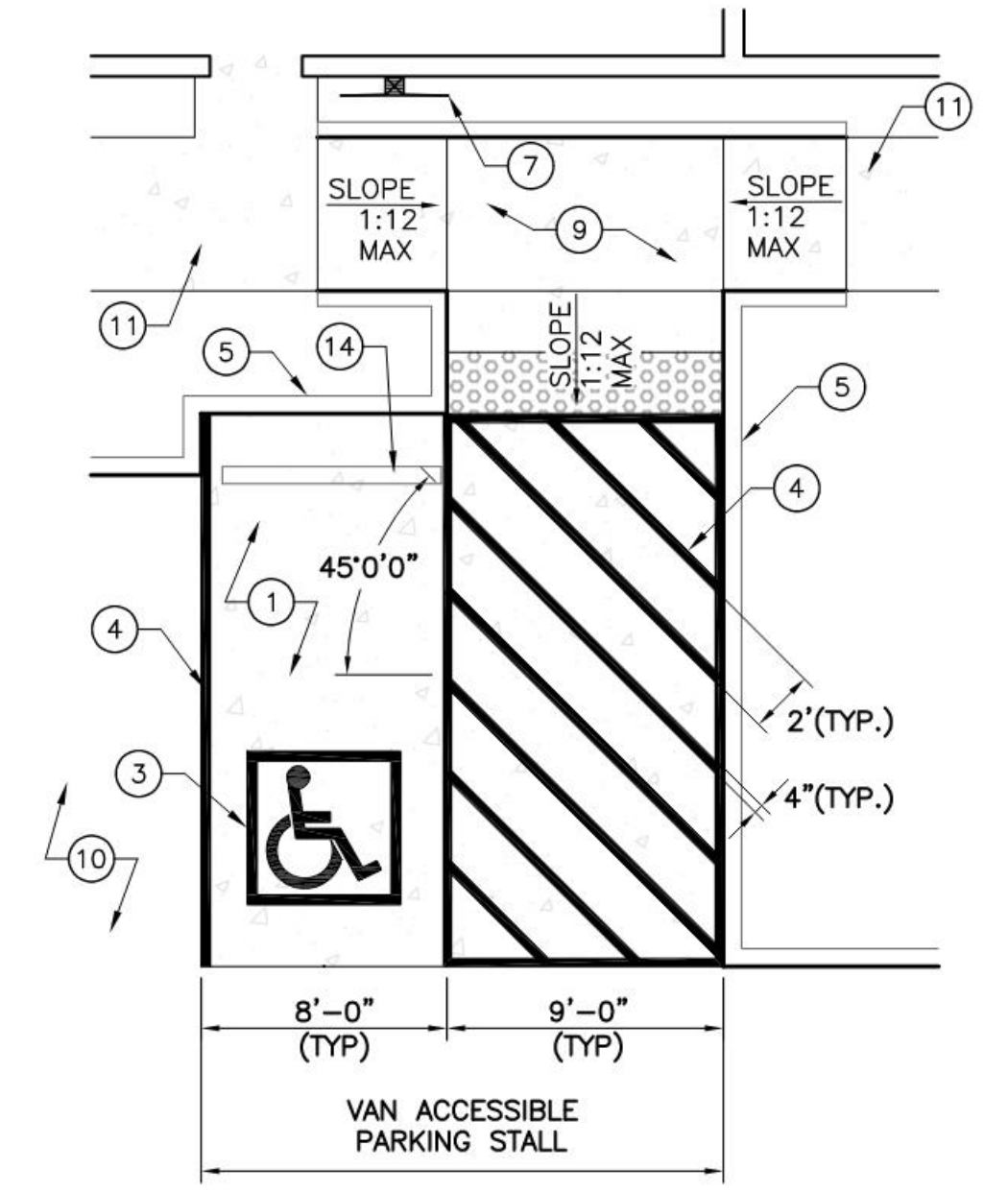
D5 RIP-RAP SECTION
 NOT TO SCALE

NOTE: Install gravel filter material or filter fabric

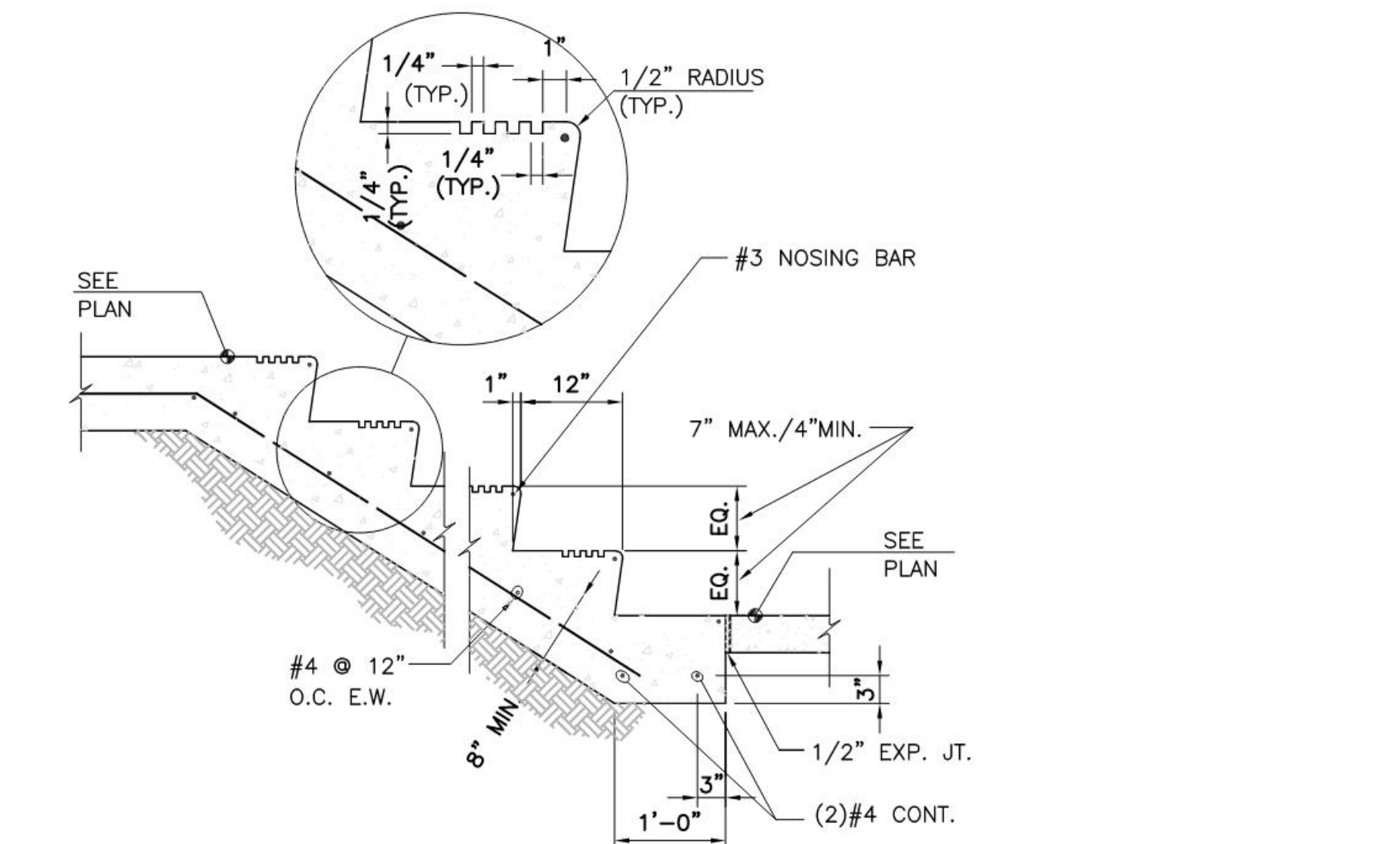


D2 PARKING SIGN POST
 NOT TO SCALE

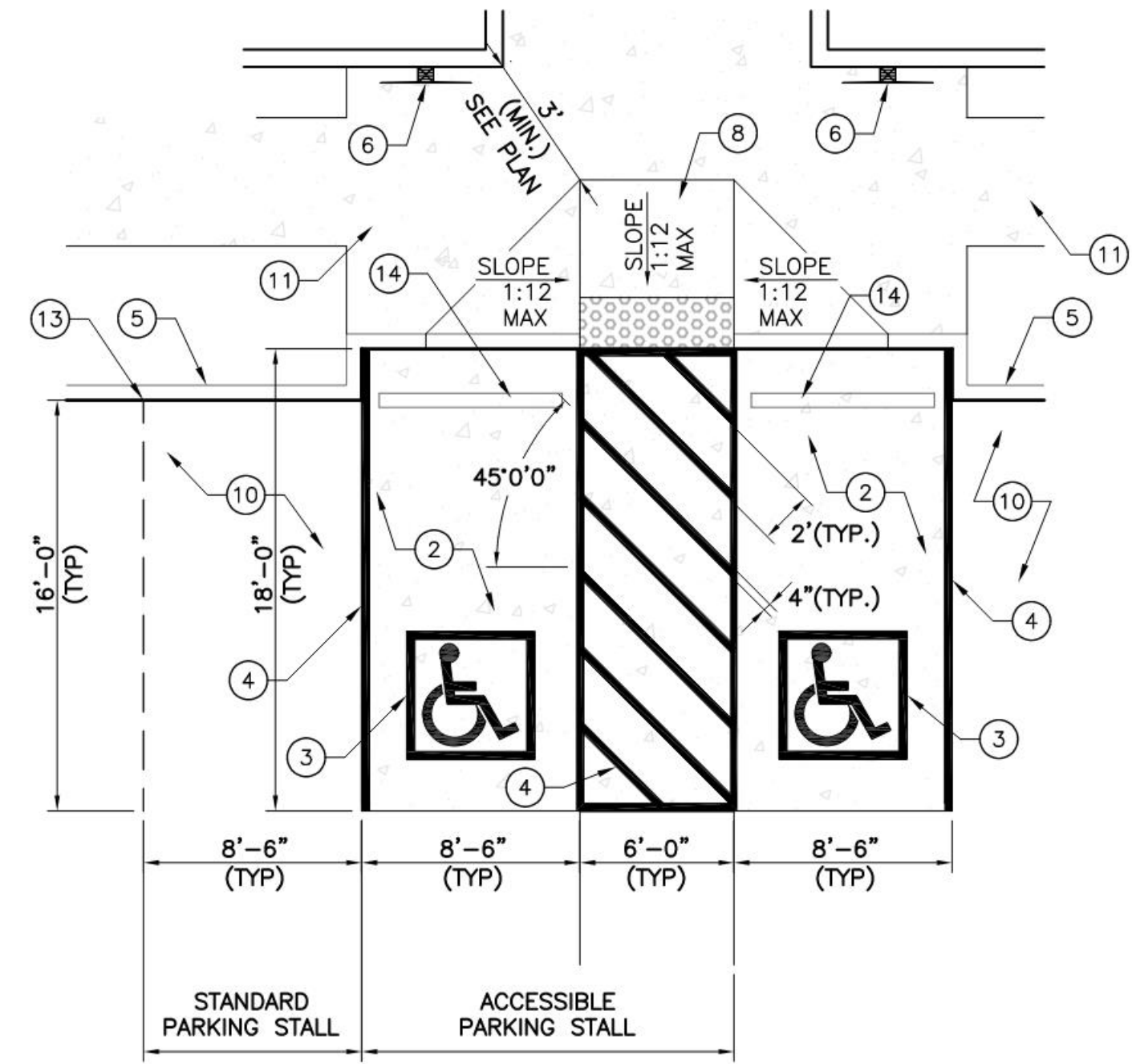
- GENERAL NOTES:**
1. SET POSTS IN CONCRETE TO A MINIMUM DEPTH OF 3'-0". USE A 2" STEEL FLANGED CHANNEL FOR SIGN POSTS. FABRICATE SIGN PANELS OF .063 ALUMINUM. PAINT POST POSTAL BLUE, (MATTE FINISH).
 2. LOCATE POSTS 2'-0" BACK FROM ADJACENT CURBS, UNLESS NOTED OTHERWISE.
 3. ALL 2" FLANGED CHANNEL SIGN POSTS TO BE INSTALLED WITH WITH BREAK AWAY CONNECTION.
 4. ALL SIGNS TO HAVE AN ANTI GRAFFITI COATING, BOTH SIDES.



A1 ADA PARKING STALL
 NOT TO SCALE



B2 CONCRETE STAIR
 NOT TO SCALE



A2 STAIR/RAMP RAILING
 NOT TO SCALE

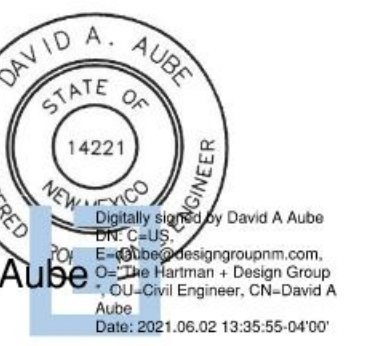
- KEYED NOTES:**
1. TYPICAL VAN ACCESSIBLE SPACE.
 2. TYPICAL STANDARD ACCESSIBLE SPACE.
 3. RESERVED PARKING SYMBOL PER DETAIL E3/C-501.
 4. 4" WIDE WHITE STRIPING (TYP.).
 5. CONCRETE HEADER CURB PER DETAIL A5/C-501.
 6. RESERVED PARKING SIGN PER DETAIL C2/C0502.
 7. VAN ACCESSIBLE RESERVED PARKING SIGN PER DETAIL C2/C-502.
 8. TYPICAL TYPE 'A' CURB RAMP, PER DETAIL A1/C-501.
 9. TYPICAL TYPE 'B' CURB RAMP, PER DETAIL A1/C-501.
 10. GRAVEL PARKING STALL.
 11. CONC. SIDEWALK, SEE PLANS AND DETAIL B4/C-501.
 12. DETECTABLE WARNING SURFACE PER DETAIL A3/C-501.
 13. 2" V-NOTCH CUT INTO HEADER CURB TO INDICATE EDGE OF PARKING STALL.
 14. CONCRETE PARKING BLOCK PER DETAIL D2/C-502.

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CONSULTANT

STAMP

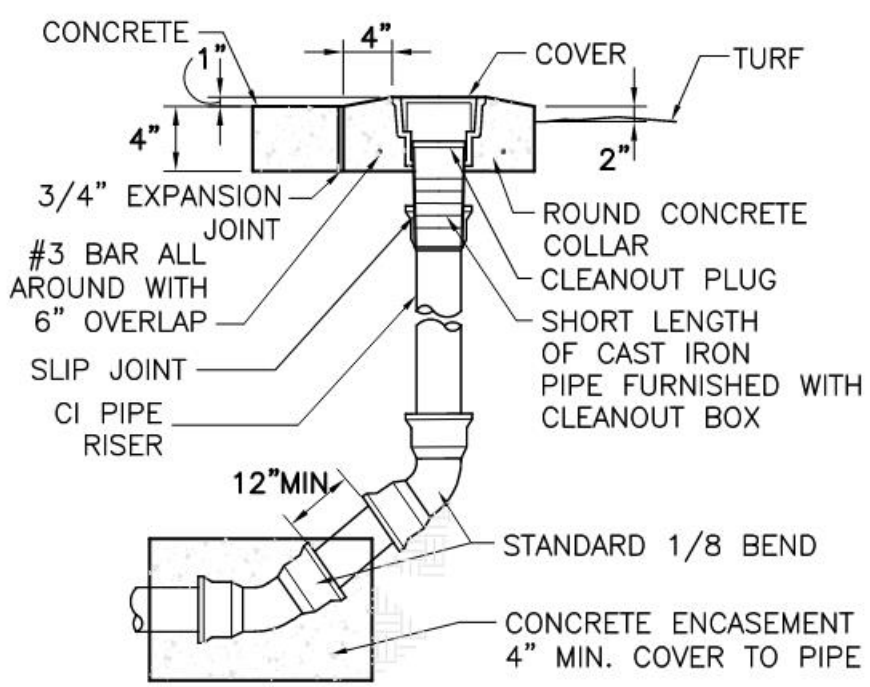


David A. Aube
 State of New Mexico
 License No. 14221
 Mechanical Engineering

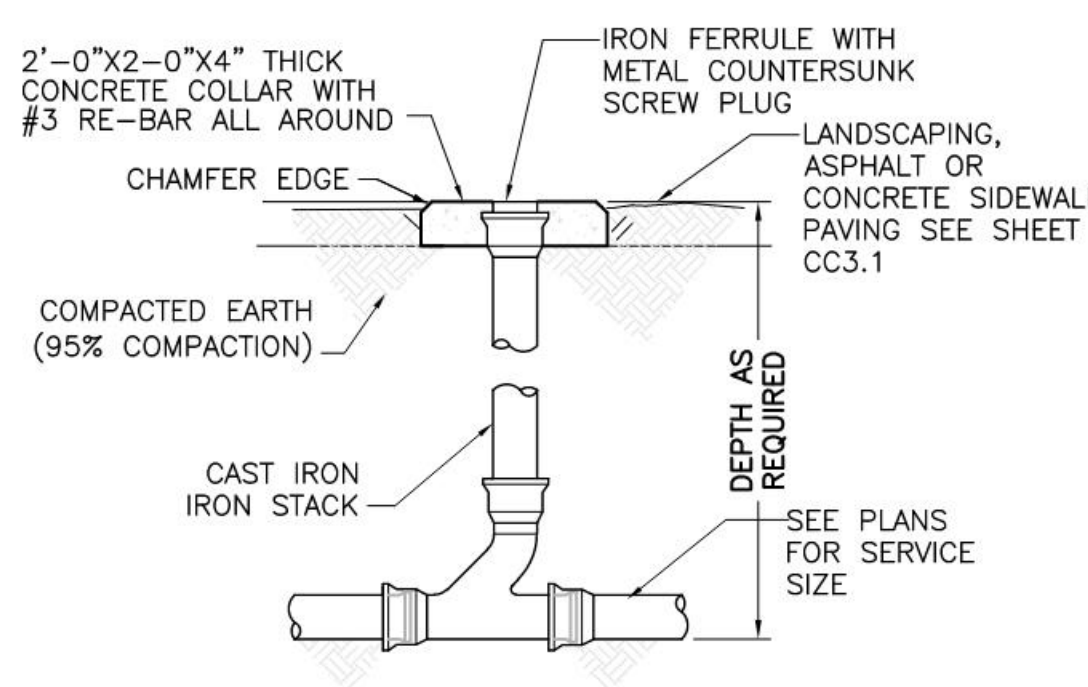
SITE PLAN - DRB
 NOT FOR CONSTRUCTION

PROJECT NAME
HILAND PLAZA

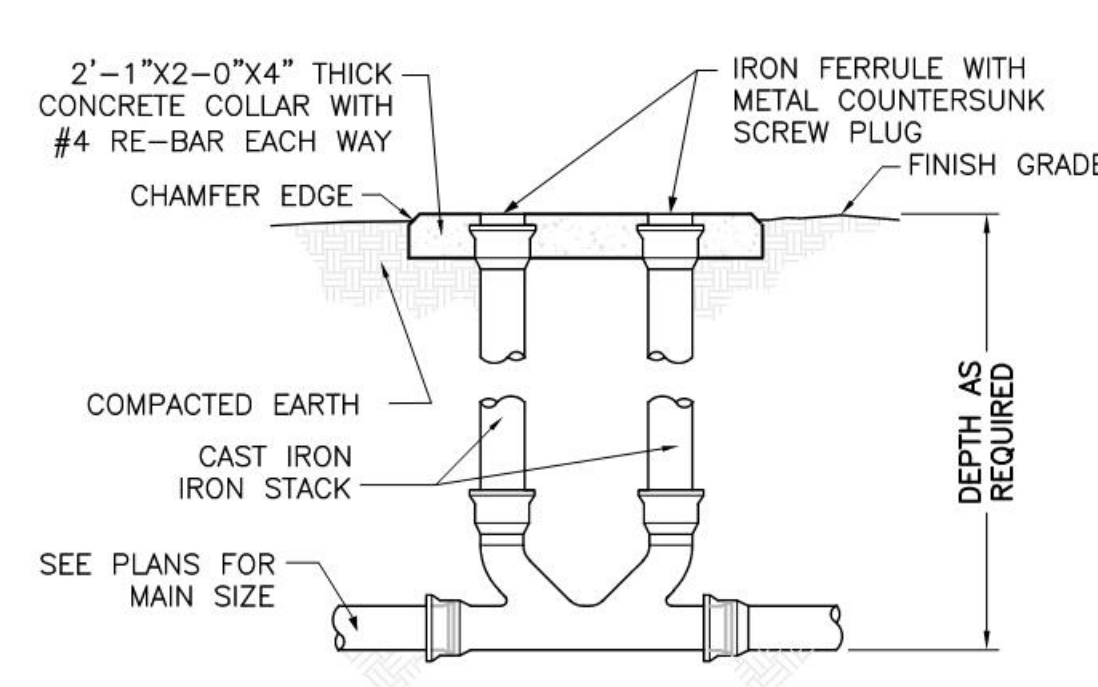
5000 CENTRAL AVENUE NE
 ALBUQUERQUE, NM 87108



E1 TERMINAL CLEANOUT
 NOT TO SCALE



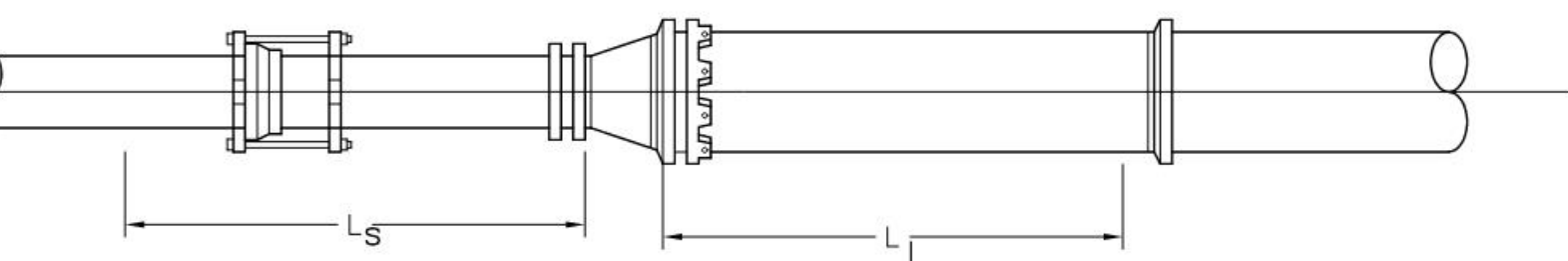
E2 SINGLE CLEANOUT
 NOT TO SCALE



E3 DOUBLE CLEANOUT
 NOT TO SCALE

REDUCER

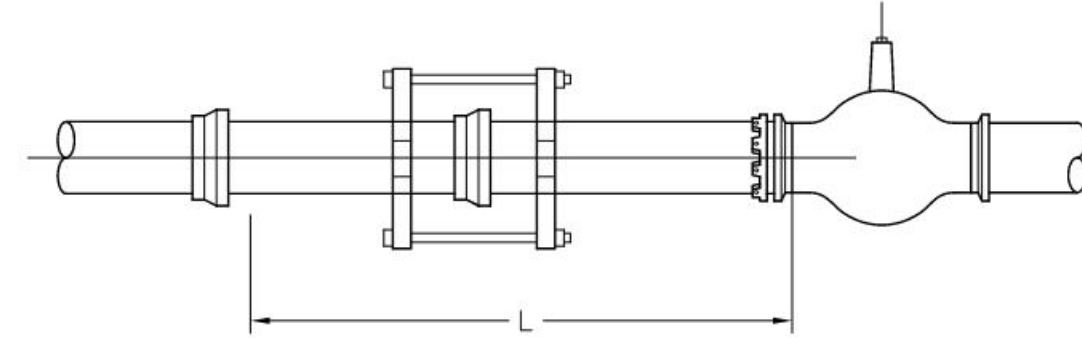
| RESTRAIN EITHER L _s OR L _l LENGTH | (L _s) L SMALL or (L _l) L LARGE | |
|--|--|---------------------------------------|
| | UNOBSTRUCTED STRAIGHT RUN LENGTH, FEET RESTRAINED | LARGE SIDE RESTRAINED LENGTH, FEET |
| 6" x 4" | 42 | 28 |
| 8" x 4" | 39 | 30 |
| 8" x 6" | 39 | 30 |
| 10" x 6" | 87 | 53 |
| 10" x 8" | 36 | 29 |
| 12" x 8" | 81 | 54 |
| 12" x 10" | 36 | 30 |
| 14" x 10" | 78 | 55 |



GATE VALVES

| LINE SIZE | RESTRAINED LENGTH L, BOTH SIDES OF VALVE, FEET |
|--------------|---|
| 4" | 39 |
| 6" | 55 |
| 8" | 72 |
| 10" | 86 |
| 12" | 102 |
| 14" | 116 |

THESE LENGTHS MAY BE USED
 WHERE ENOUGH NEW PIPE EXISTS
 TO INSTALL THE RESTRAINT JOINTS
 ALONG A STRAIGHT PIPE RUN.



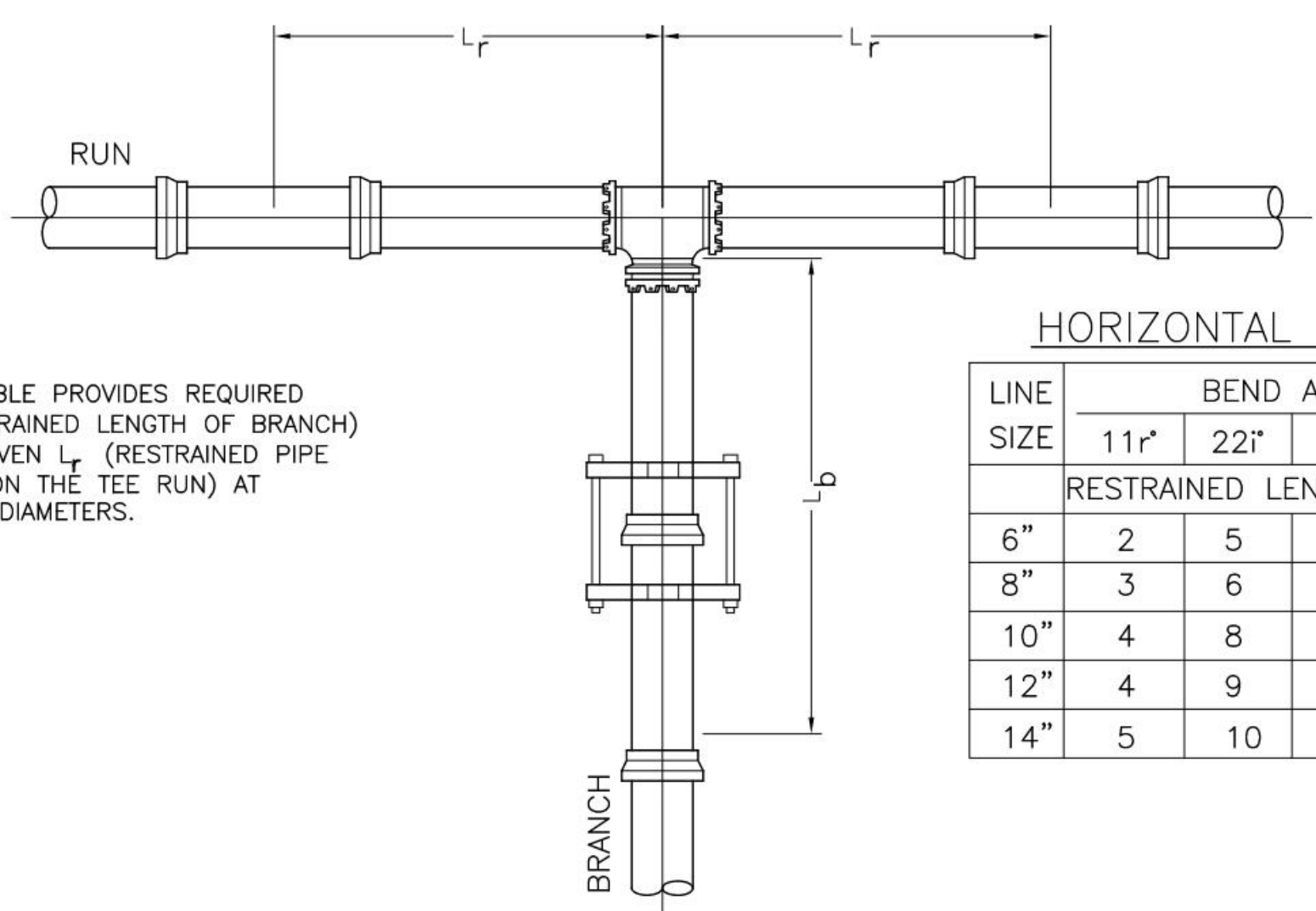
THRUST RESTRAINT GENERAL NOTES

- RESTRAINED PIPE LENGTHS FOR PVC USING EBAA IRON THRUST RESTRAINING SYSTEM.
- LENGTHS MAY OVERLAP TO DETERMINE GREATEST RESTRAINT LENGTH IN ANY ONE DIRECTION.
- CONTRACTOR SHALL MINIMIZE NUMBERS OF RESTRAINED JOINTS REQUIRED BY USING 20' LONG SECTIONS OF PIPE WITHIN THE RESTRAINED LENGTH WHERE POSSIBLE. DIVIDE LENGTH BY 20 AND TRUNCATE DECIMAL PORTION OF NUMBER TO DETERMINE THE NUMBER OF REQUIRED RESTRAINED JOINTS.
- SPECIAL CONSIDERATION MAY BE NEEDED TO MEET CERTAIN FIELD CONDITIONS.
- RESTRAINT LENGTHS MAY EXTEND INTO EXISTING WATER MAINS, REQUIRING RESTRAINED FITTINGS TO BE PLACED AT EXISTING WATERLINE JOINTS FOR THE LENGTH SPECIFIED IN THE TABLES ON THIS SHEET.
- CONCRETE BLOCKING, PER COA STANDARD DRAWING 2320, SHALL BE USED IN LIEU OF RESTRAINED JOINTS AT ALL CAPS. DESIGN ASSUMPTIONS:
 SAFETY FACTOR: 1.5
 PRESSURE: 150 PSI
 SOIL TYPE: GM & SM - SILTY GRAVELS AND SILTY SANDS
 PIPE: PVC
 TRENCH TYPE: 3 (PIPE BEDDED IN 4 INCHES MINIMUM LOOSE SOIL; BACKFILL LIGHTLY CONSOLIDATED TO TOP OF THE PIPE.)

TEES

| LINE SIZE | BRANCH SIZE 6" | | | | BRANCH SIZE 8" | | | | BRANCH SIZE 10" | | | | BRANCH SIZE 12" | | | |
|--|--------------------|---------------------|---------------------|---------------------|--------------------|---------------------|---------------------|---------------------|--------------------|---------------------|---------------------|---------------------|--------------------|---------------------|---------------------|---------------------|
| | L _r =5' | L _r =10' | L _r =15' | L _r =20' | L _r =5' | L _r =10' | L _r =15' | L _r =20' | L _r =5' | L _r =10' | L _r =15' | L _r =20' | L _r =5' | L _r =10' | L _r =15' | L _r =20' |
| RESTRAINED LENGTH L _b , FEET FOR A SPECIFIED L _r | | | | | | | | | | | | | | | | |
| 6" | 36 | 18 | FJO | FJO | 58 | 44 | 30 | 16 | 75 | 64 | 53 | 41 | - | - | - | - |
| 8" | 30 | 6 | FJO | FJO | 53 | 35 | 16 | FJO | 71 | 56 | 42 | 27 | - | - | - | - |
| 10" | 24 | FJO | FJO | FJO | 48 | 24 | 1 | FJO | 67 | 48 | 29 | 10 | 86 | 70 | 54 | 38 |
| 12" | 17 | FJO | FJO | FJO | 43 | 14 | FJO | FJO | 63 | 40 | 17 | FJO | 83 | 63 | 44 | 25 |
| 14" | FJO | FJO | FJO | FJO | 21 | FJO | FJO | FJO | 39 | 12 | FJO | FJO | 56 | 33 | 11 | FJO |

FJO: RESTRAINT REQUIRED AT FITTING JOINT ONLY



NOTE: TABLE PROVIDES REQUIRED L_b (RESTRAINED LENGTH OF BRANCH) FOR A GIVEN L_r (RESTRAINED PIPE LENGTH ON THE TEE RUN) AT VARIOUS DIAMETERS.

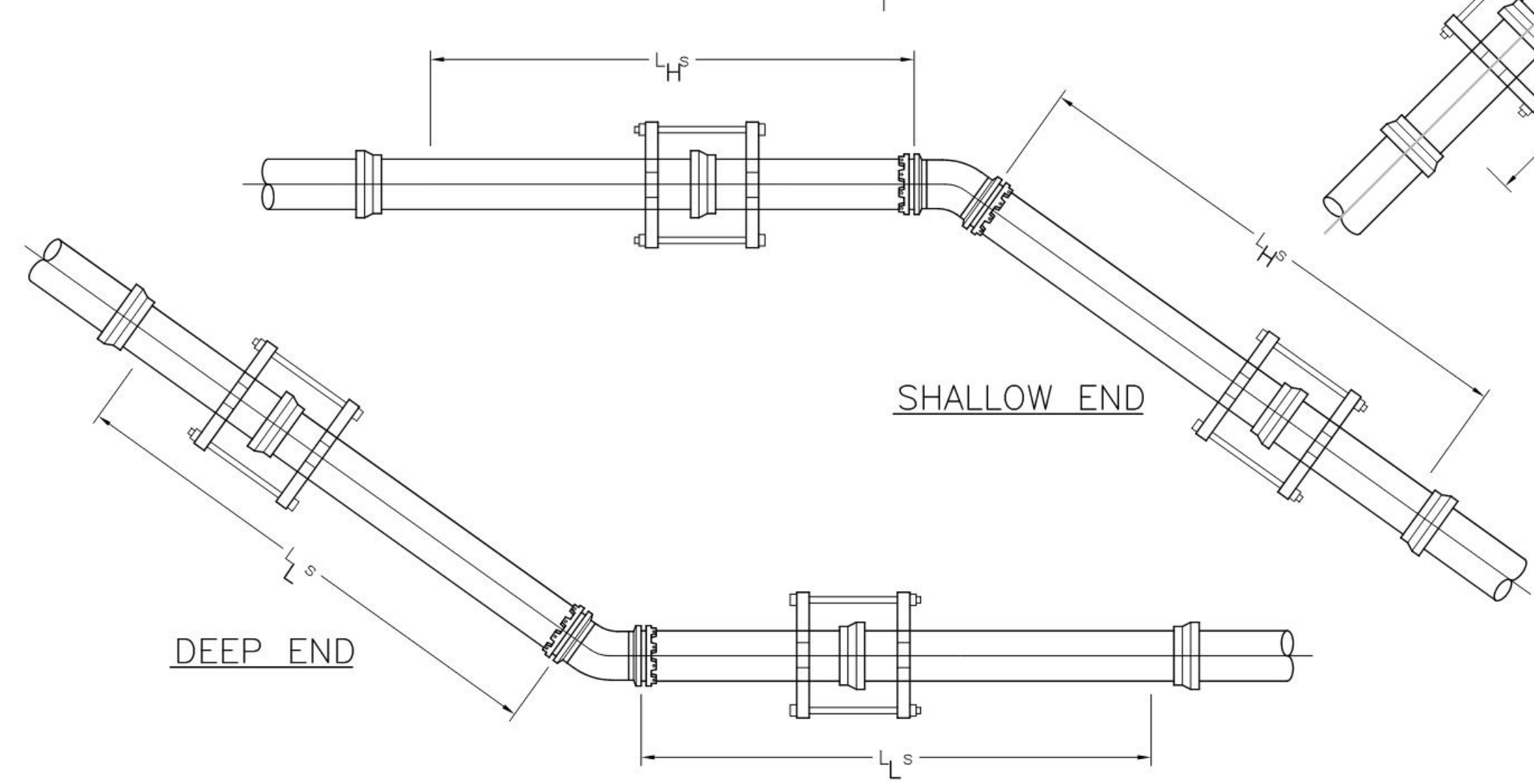
HORIZONTAL BENDS

| LINE SIZE | BEND ANGLE | | | |
|--------------|------------|------|------|------|
| | 11r° | 22r° | 45r° | 90r° |
| 6" | 2 | 5 | 10 | 25 |
| 8" | 3 | 6 | 13 | 32 |
| 10" | 4 | 8 | 16 | 38 |
| 12" | 4 | 9 | 19 | 45 |
| 14" | 5 | 10 | 21 | 51 |

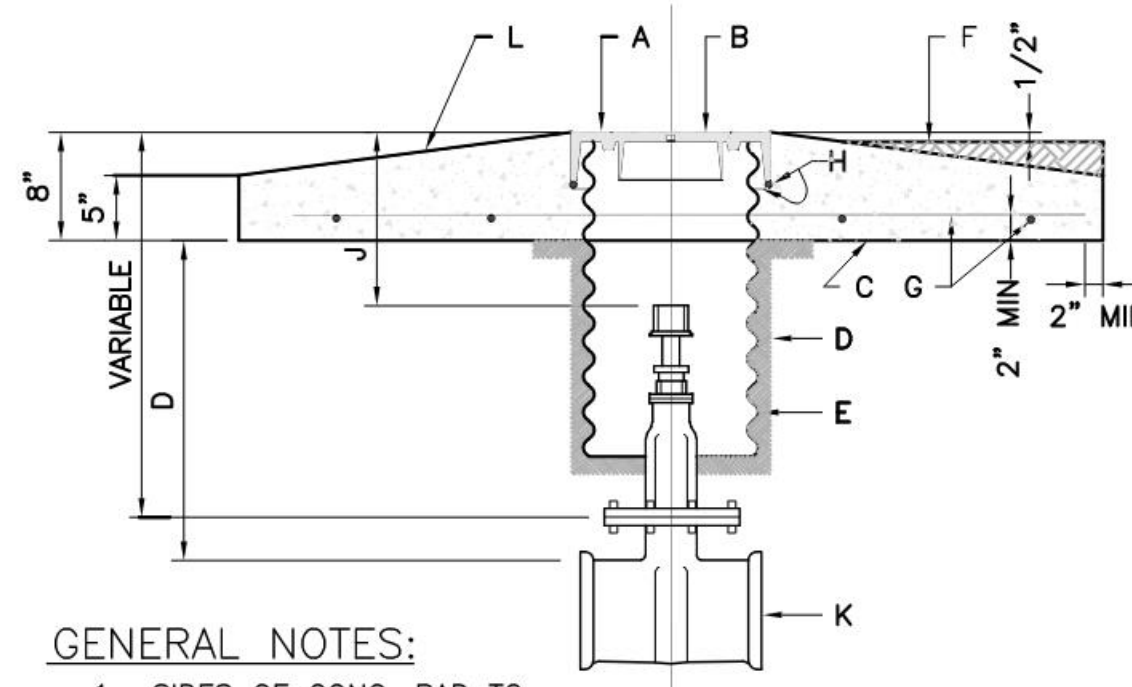
VERTICAL OFFSETS

ADDITIONAL DESIGN PARAMETERS
 SHALLOW END DEPTH = 3.0'
 DEEP END DEPTH = 6.0'

| LINE SIZE | 22r° BEND | | | | 45r° BEND | | | |
|--------------|-----------------------------------|--------------------------------------|-----------------------------------|--------------------------------------|-----------------------------------|--------------------------------------|-----------------------------------|--------------------------------------|
| | RESTRAINED LENGTH | | | | RESTRAINED LENGTH | | | |
| | DEEP END L _l , FEET | SHALLOW END L _l , FEET | DEEP END L _l , FEET | SHALLOW END L _l , FEET | DEEP END L _l , FEET | SHALLOW END L _l , FEET | DEEP END L _l , FEET | SHALLOW END L _l , FEET |
| 6" | 3 | 11 | 5 | 23 | 3 | 11 | 5 | 23 |
| 8" | 3 | 14 | 7 | 30 | 3 | 14 | 7 | 30 |
| 10" | 4 | 17 | 8 | 36 | 4 | 17 | 8 | 36 |
| 12" | 5 | 20 | 10 | 42 | 5 | 20 | 10 | 42 |
| 14" | 5 | 23 | 11 | 48 | 5 | 23 | 11 | 48 |



A1 PIPE RESTRAINT LENGTHS
 NOT TO SCALE



GENERAL NOTES:

- SIDES OF CONC. PAD TO BE PARALLEL AND PERPENDICULAR TO THE NORMAL STREET TRAFFIC FLOW.
- USE THIS TYPE VALVE BOX FOR LOCATION IN UNPAVED STREETS OR ALLEYS AND IN NON-TRAFFIC EASEMENTS.
- SCRIBE LINE IN CONCRETE PAD TO INDICATE PIPE DIRECTION. Scribe valve size in concrete pad. SEE DETAIL 5/C.5

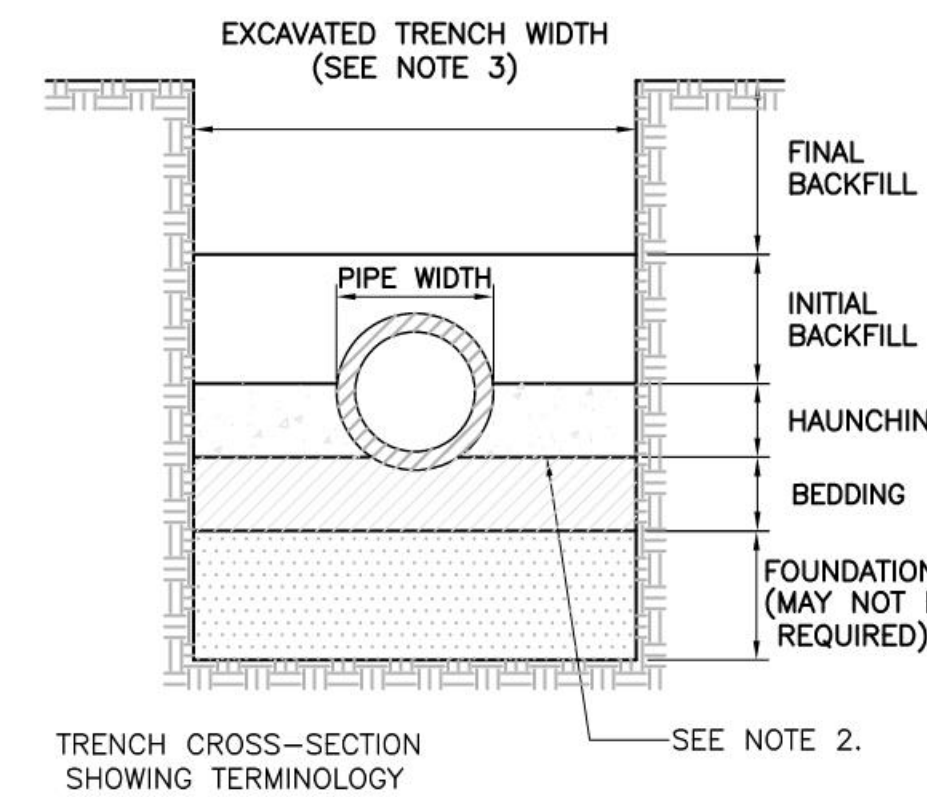
CONSTRUCTION NOTES:

- RING.
- COVER.
- PORTLAND CEMENT CONC. 3500 P.S.I.
- COMPACTED EARTH FILL, 95% MAX. DENSITY AS DETERMINED BY A.S.T.M. D-1557.
- 12" DIA. CORRUGATED GALV. CULVERT PIPE 14 GA. DIPPED IN COAL TAR ENAMEL OR COATED WITH POLYMERIC COATING 3 MILS THICK MIN. MEETING REQUIREMENTS SET BY A.A.S.H.T.O.M 246. SEE DETAIL 6/C.5
- GROUND LEVEL.
- NO. 4 BARS AT 12" O.C. EACH WAY.
- NO. 4 BARS 1'-6" LONG.
- 2'-0" MAX., USE STEM EXTENSION AS NECESSARY.
- K. NEW OR EXISTING VALVE.
- SCRIBE IN THE FRESH CONCRETE THE SIZE OF THE VALVE.

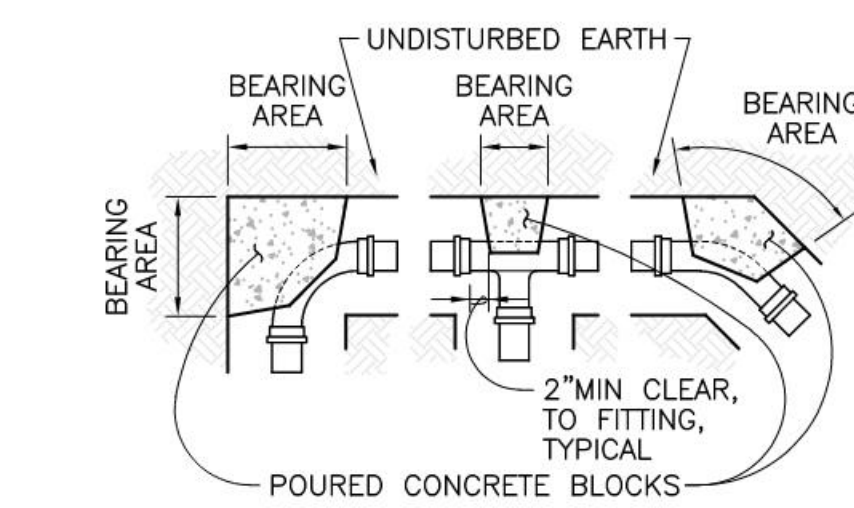
C4 WATER VALVE BOX
 NOT TO SCALE

GENERAL NOTES:

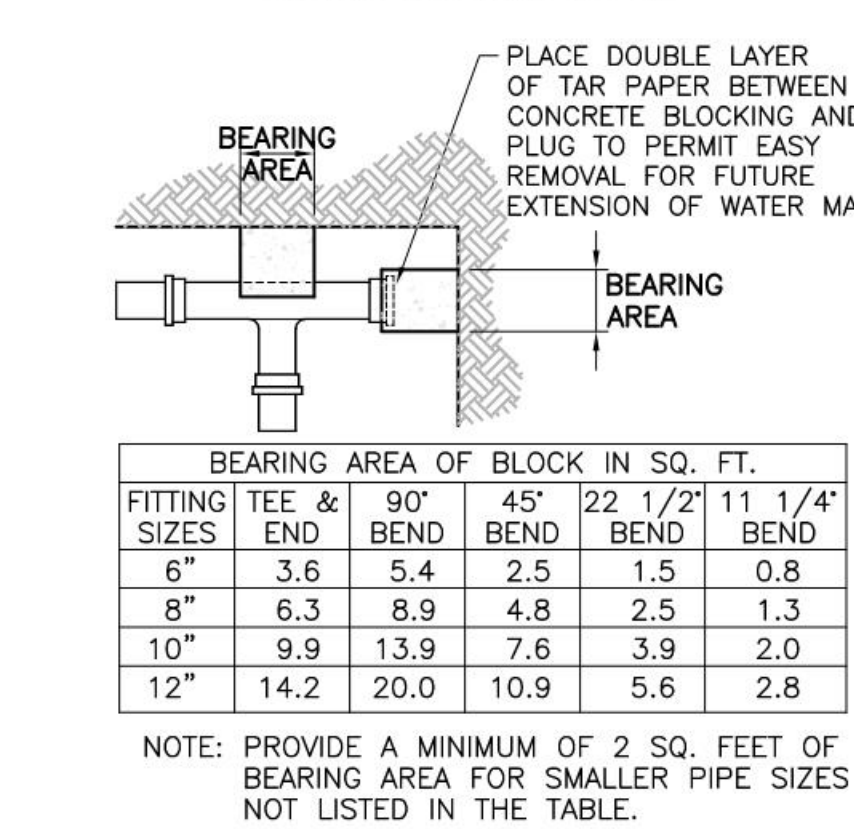
- MECHANICAL TAMPERS NOT TO BE USED IN THE INITIAL BACKFILL SECTION FOR FLEXIBLE PIPE.
- MINIMUM CLASS "C" BEDDING WILL BE USED.
- TRENCH SIDE-SLOPES MUST CONFORM WITH OSHA REQUIREMENTS.



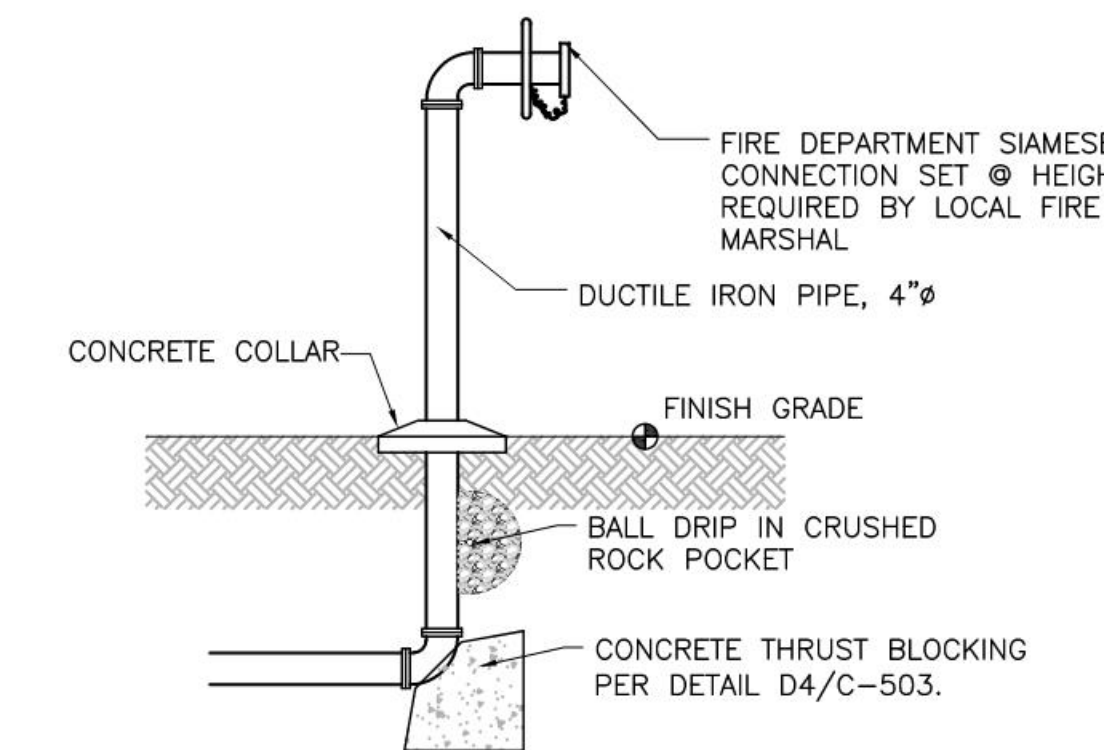
D5 SEWER PIPE TRENCH
 NOT TO SCALE



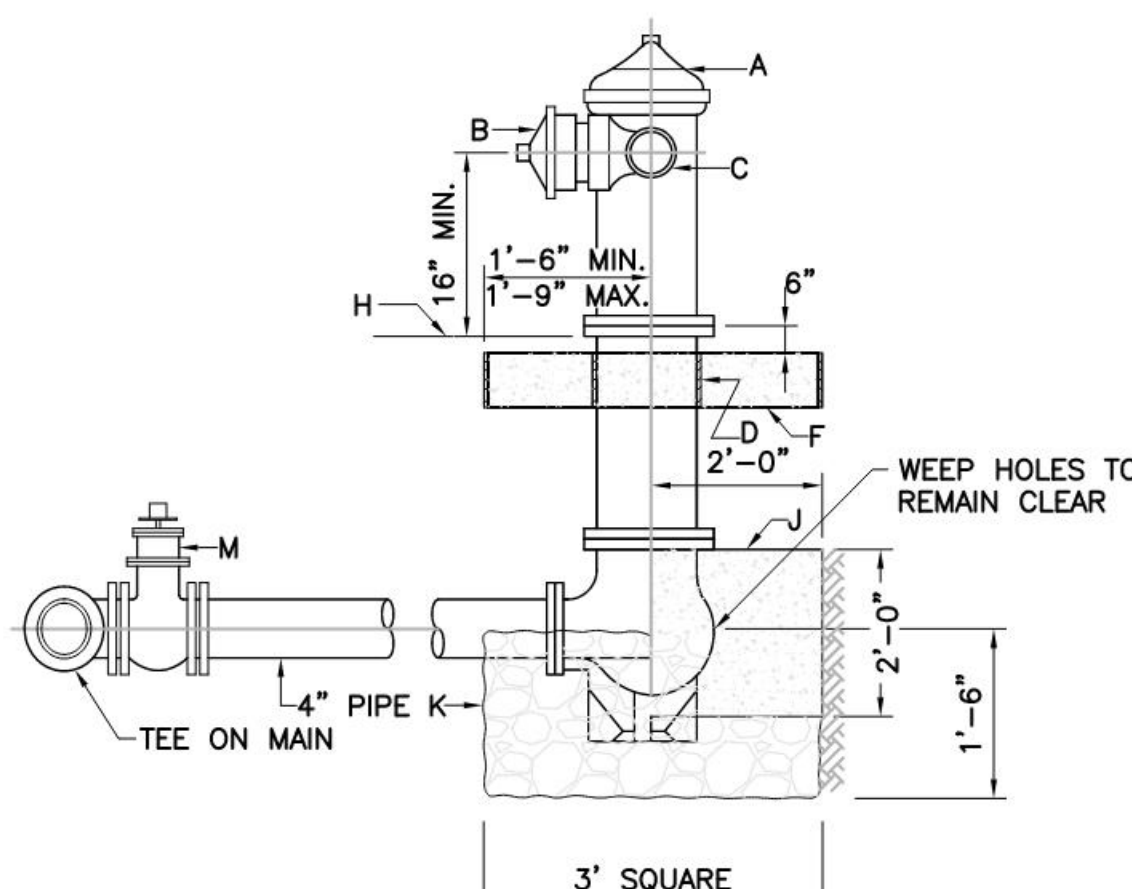
D6 BACKFLOW PREVENTER AND HOT BOX
 NOT TO SCALE



C5 THRUST BLOCKING
 NOT TO SCALE



C6 FIRE DEPARTMENT CONNECTION.
 NOT TO SCALE



GENERAL NOTES:

- NO OBSTRUCTIONS WILL BE PERMITTED WITHIN 3 FT. OF FIRE HYDRANT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SETTING TOP FLANGE OF FIRE HYDRANT TO THE CONTROLLED ELEVATION LINE.
- PUMPER NOZZLE TO BE SET FACING THE TRAVELED WAY, UNLESS OTHERWISE NOTED ON PLANS.

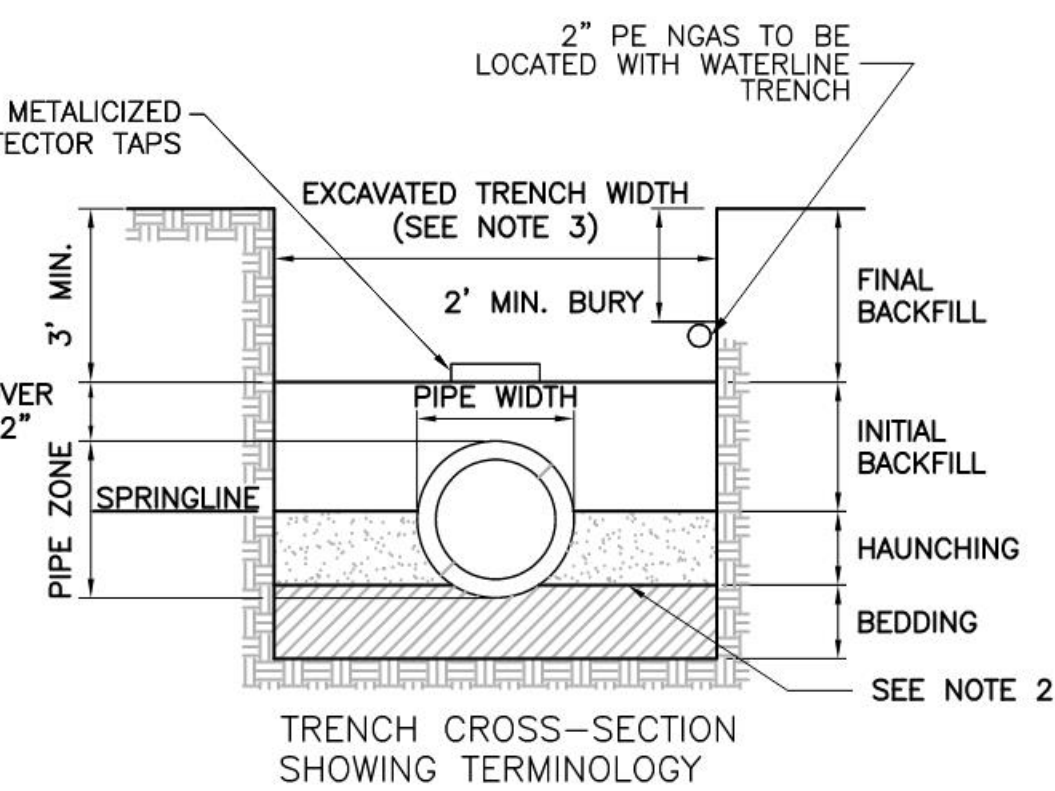
CONSTRUCTION NOTES:

- FIRE HYDRANT PER SPEC'S
- PUMPER NOZZLE 4 1/2"
- HOSE NOZZLE 2 1/2"
- 1/2" EXPANSION JOINT MATERIAL
- 3'x3'x6" CONC. SQ. PAD, TO BE CONSTRUCTED AROUND FIRE HYDRANT'S CENTER LINE.
- CONTROLLED ELEV. LINE, LEVEL IN ALL DIRECTIONS
- CONC. THRUST BLOCK, APPROX. 2'x2'x3' TO BE POURED AGAINST UNDISTURBED EARTH, F.H. WEEP HOLE MUST BE UNOBSTRUCTED.
- GRAVEL DRAIN POCKET, COVER TOP SURFACE WITH TAR PAPER
- IF VALVE IS REQUIRED, VALVE WILL BE CONNECTED TO TEE AT MAIN.

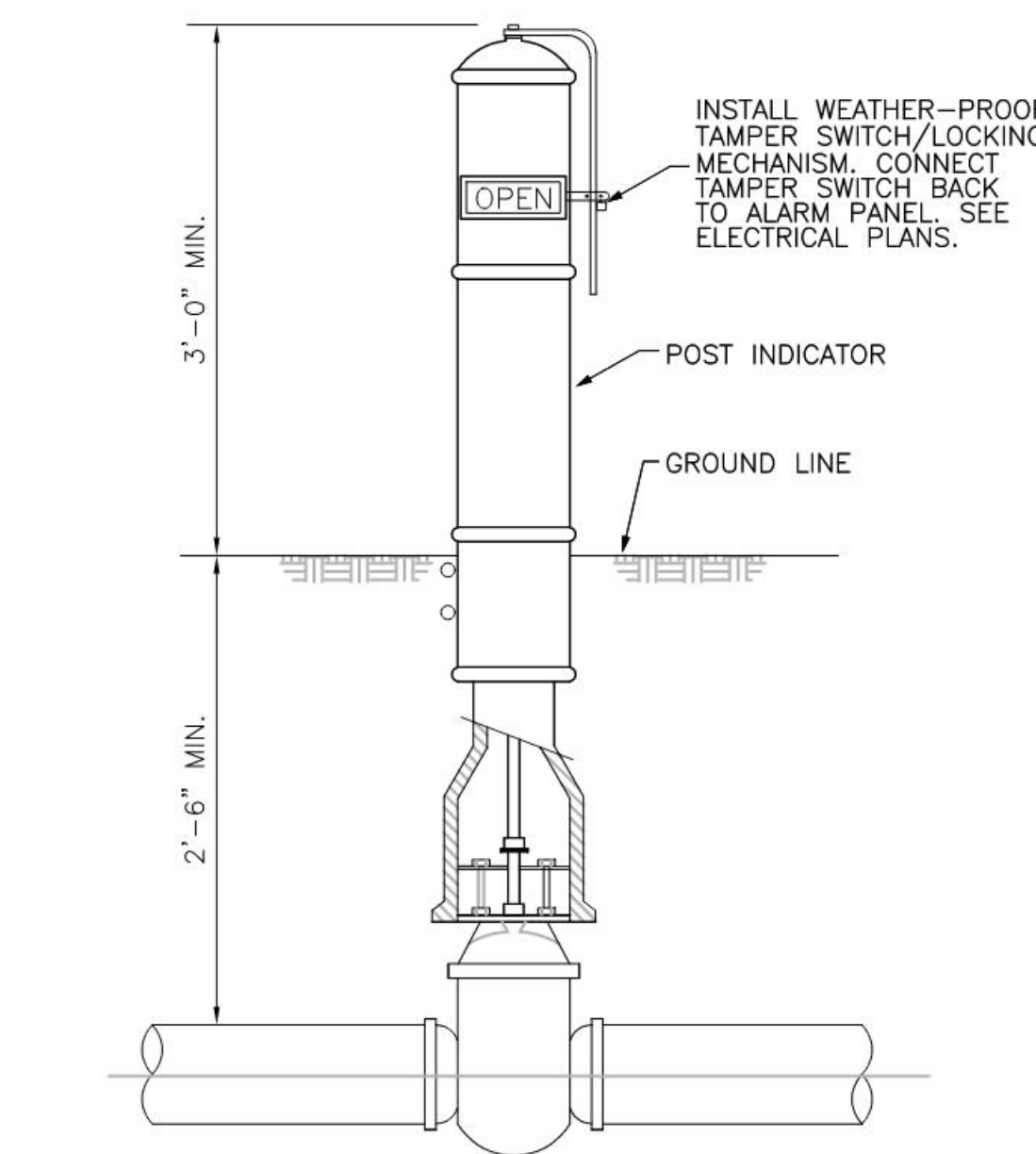
A4 FIRE HYDRANT
 NOT TO SCALE

GENERAL NOTES:

- MECHANICAL TAMPERS NOT TO BE USED IN THE INITIAL BACKFILL SECTION FOR FLEXIBLE PIPE.
- MINIMUM CLASS "C" BEDDING WILL BE USED.
- TRENCH SIDESLOPES MUST CONFORM WITH OSHA REQUIREMENTS.



A5 WATER PIPE TRENCH
 NOT TO SCALE



A6 POST INDICATOR VALVE
 NOT TO SCALE

REVISIONS

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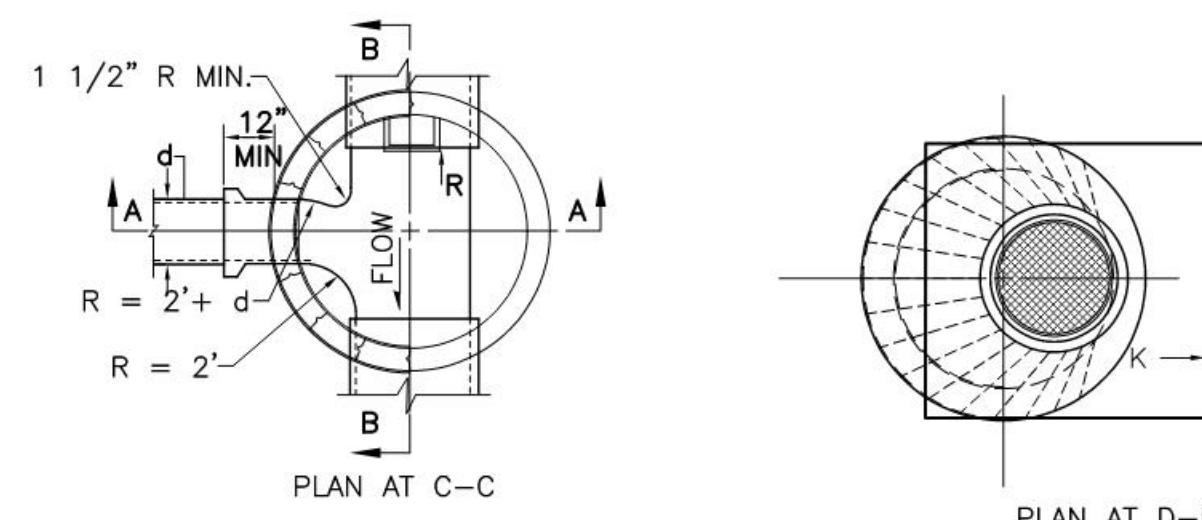
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Drawn by: DAA
 Checked by: DAA
 Date: MAY 24, 2021
 Project number: 2574

SHEET TITLE

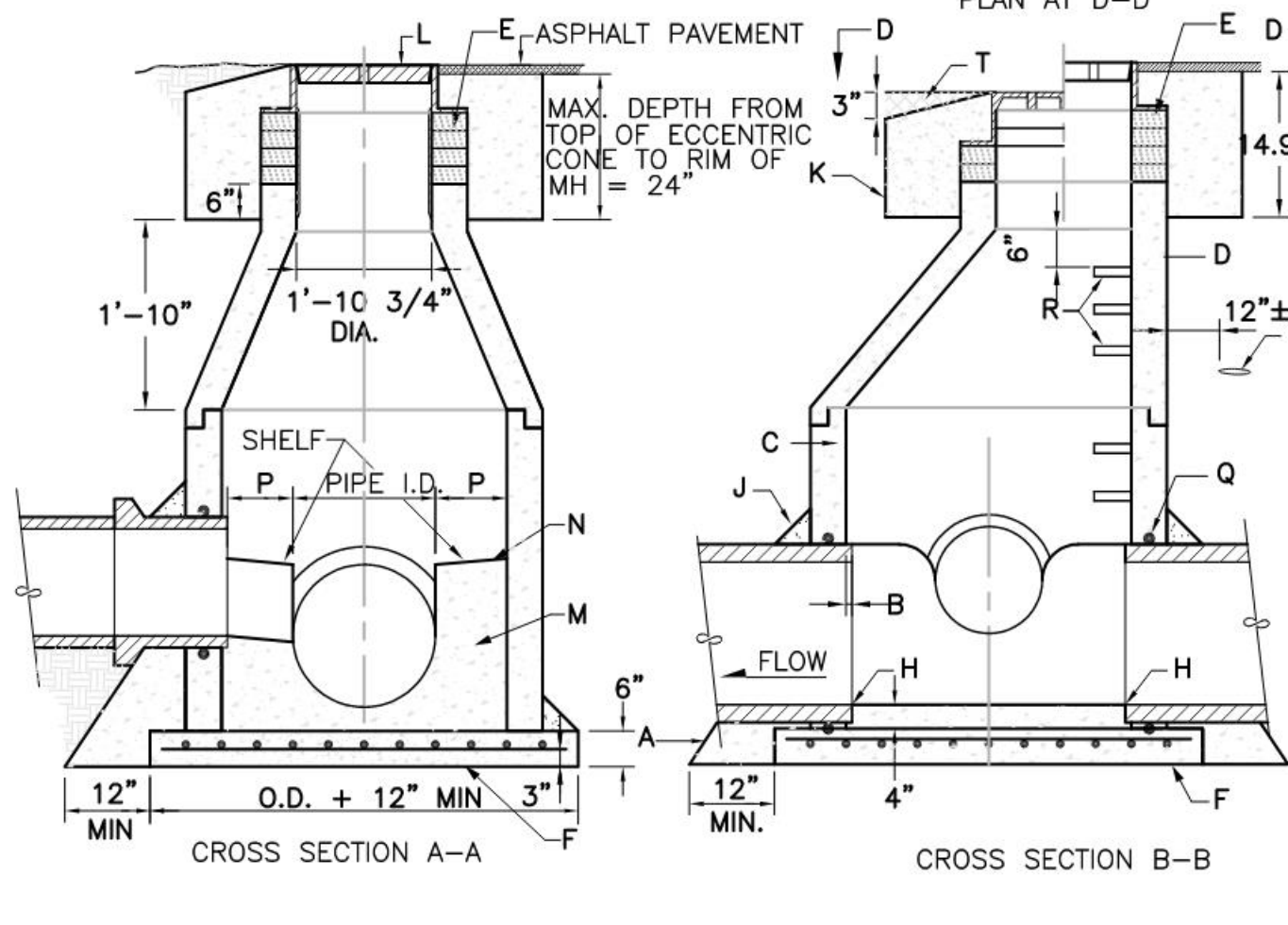
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SHEET NUMBER

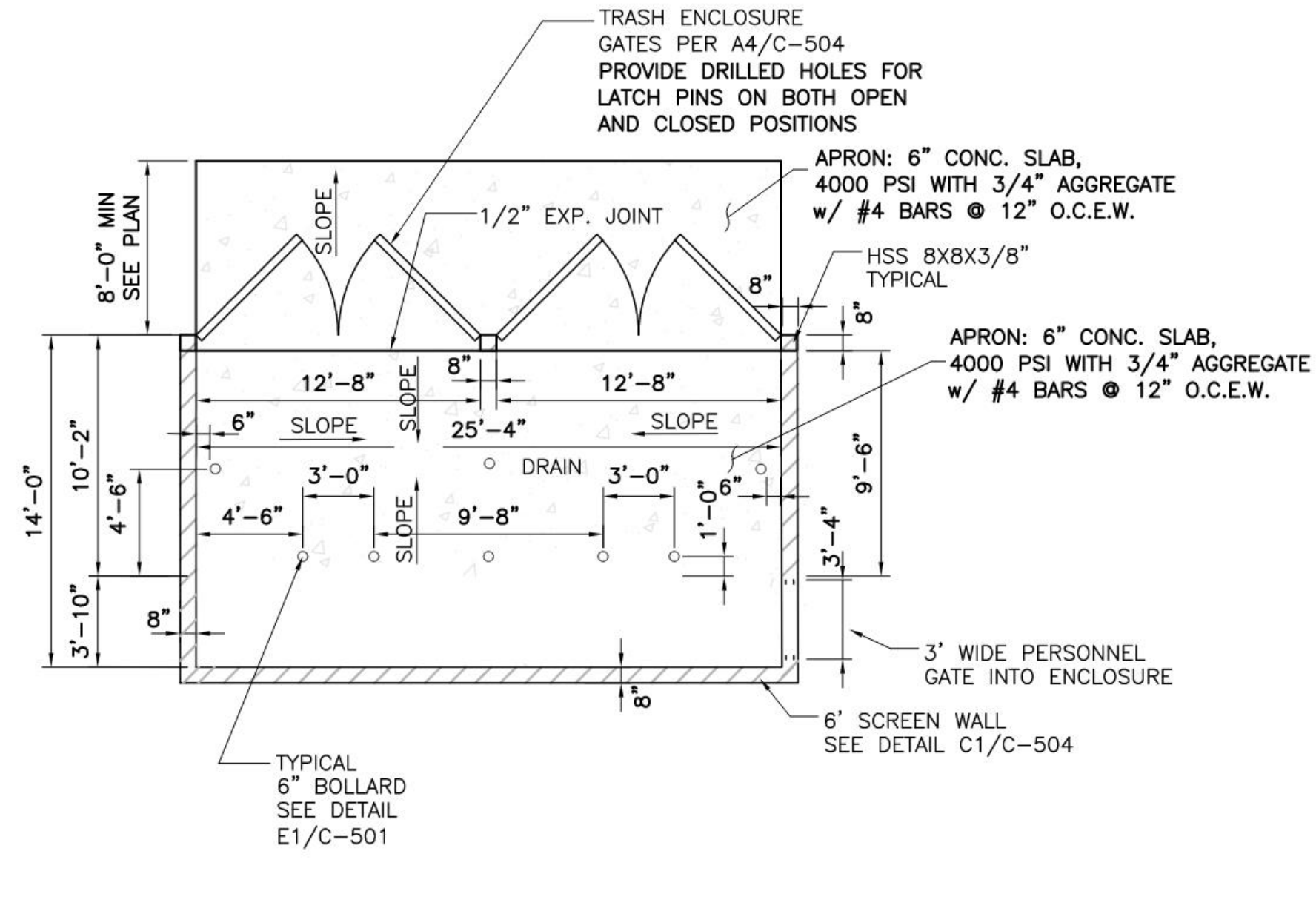
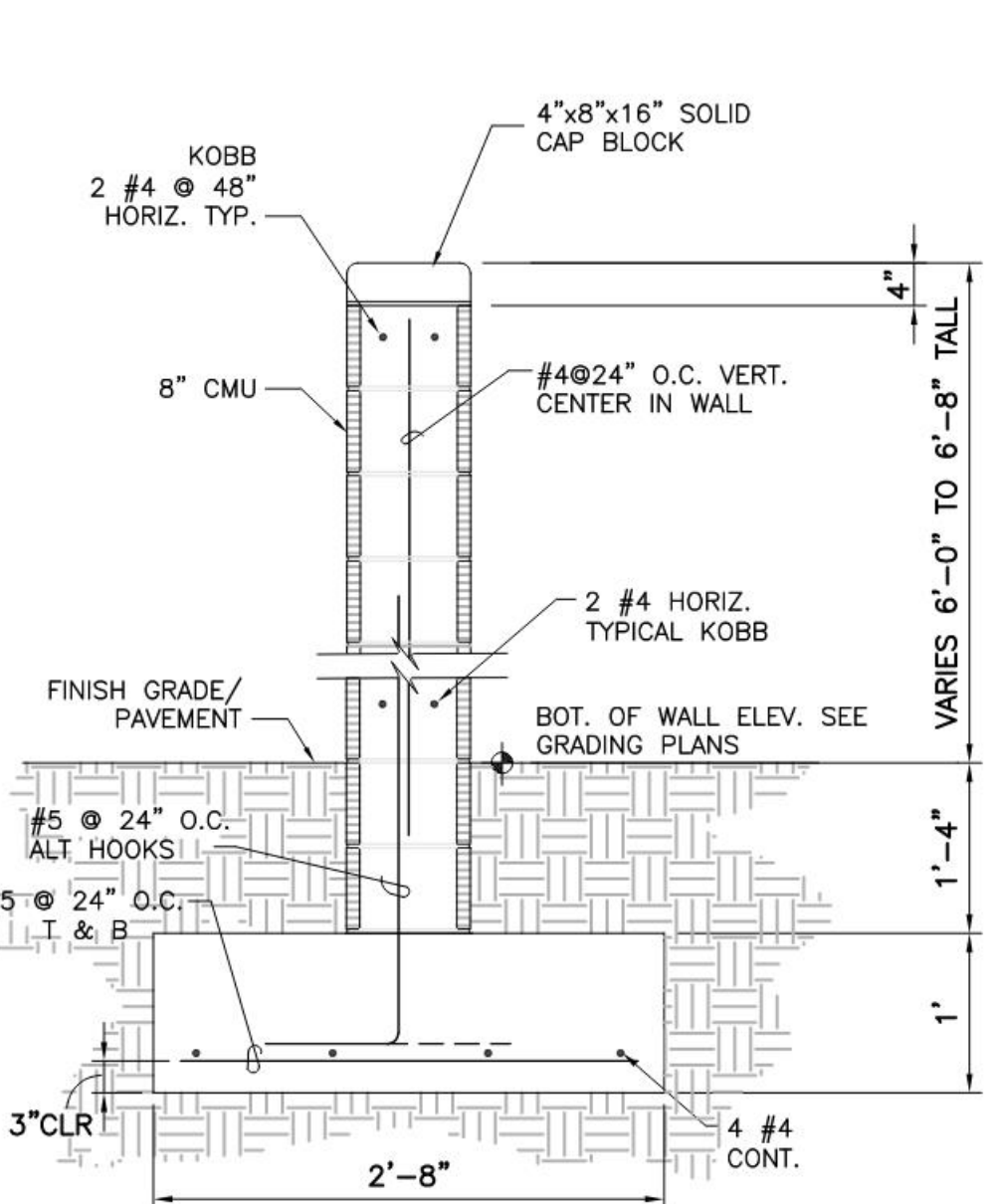


- GENERAL NOTES:**
- TYPE "E" MANHOLE NOT TO BE USED FOR DEPTHS LESS THAN 6' MEASURED FROM INVERT TO RIM. MANHOLE GREATER THAN 18' IN DEPTH SHALL BE OF PRECAST CONCRETE SECTIONS ONLY.
 - DESIGN APPLIES TO 4" AND 6" I.D. MANHOLES.
 - USE NON-SHRINK GROUT FOR JOINTS, FILLETS AND PIPE PENETRATIONS.
 - COMPACT ALL BACKFILL AROUND MANHOLES TO 95% PENETRATIONS.
 - COMPACT ALL BACKFILL AROUND MANHOLE TO 95%.
 - POSITION MANHOLE OPENING OVER THE UPSTREAM SIDE OF MAIN LINE.

- CONSTRUCTION NOTES:**
- CONCRETE PIPE SUPPORTS SHALL EXTEND OUTSIDE OF MANHOLE TO BELL OF FIRST JOINT AND SHALL CRADLE PIPE TO SPRING LINE NOT APPLICABLE FLEXIBLE PIPE.
 - PIPE PENETRATION INTO MANHOLE SHALL BE FLUSH TO 2" MAX. MEASURED AT SPRINGLINE DEPTH OF PIPE.
 - MANHOLE MAY BE CONSTRUCTED PRECAST REINFORCED CONCRETE.
 - PRECAST REINFORCED CONCRETE ECCENTRIC CONE. THE CONTRACTOR SHALL PROVIDE SHOP DWGS. FOR APPROVAL.
 - USE MAX. 4' COURSES GR. MS BRICK ON UNPAVED STREET FOR FUTURE ADJUSTMENT OF MANHOLE FRAME TO PAVEMENT GRADE PLASTER INSIDE WITH 1/2" MORTAR.
 - CONCRETE BASE TO BE POURED IN PLACE USING NO. 4 BARS AT 6" O.C. EA. WAY FOR MANHOLE DEPTH OF 16" OR GREATER. NO. 4 BARS AT 12" O.C. EACH WAY FOR MANHOLE LESS THAN 16" IN DEPTH. INVERT ELEVATION OF STUB OR LATERAL AS SHOWN ON PLANS.
 - 6" GROUT FILLET ON UPPER HALF OF PIPE AND AROUND BASE.
 - USE A 5" x 5" CONCRETE PAD IN ALL AREAS.
 - MANHOLE FRAME AND COVER.
 - CONCRETE.
 - SLOPE 1" PER FT. FROM PIPE CROWN.
 - SHELF TO BE 9" WIDE MIN.
 - APPROVED WATERSTOP TO BE COMPATIBLE WITH TYPE OF PIPE.
 - STEPS.
 - EMD (IN UNPAVED AREAS).
 - IN UNPAVED AREAS SET FRAME TO GRADE AND SLOPE TOP OF PAD.

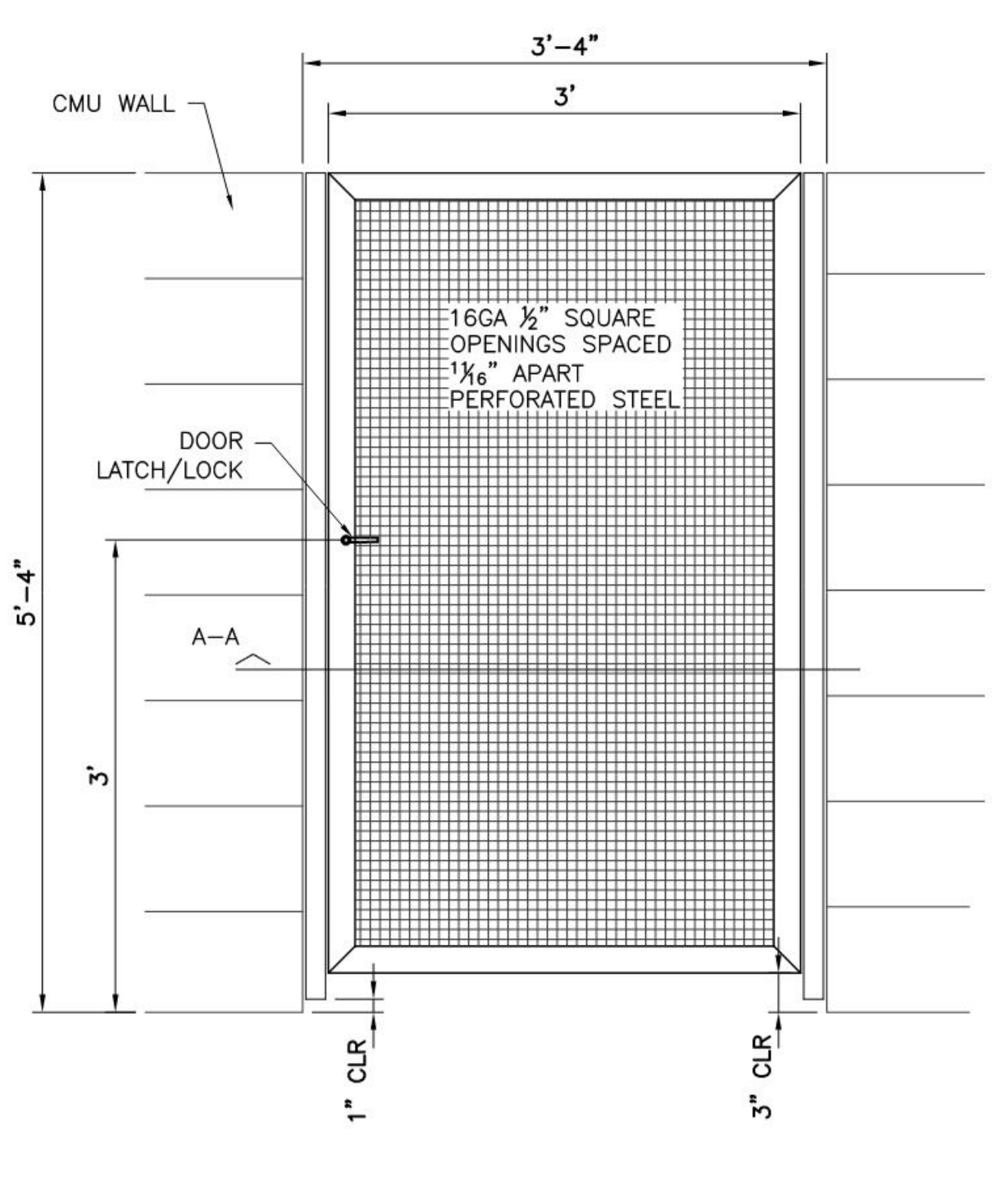
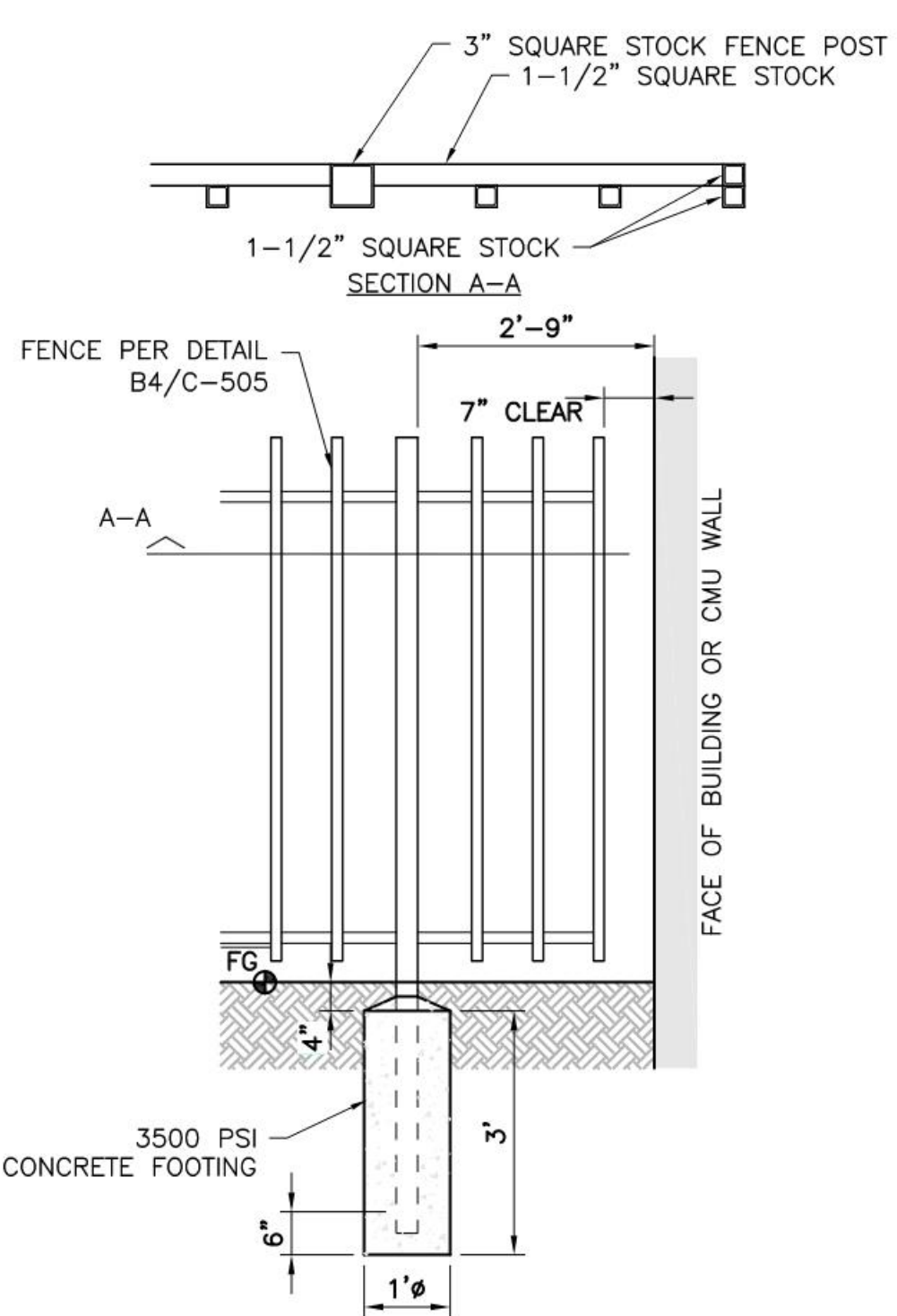
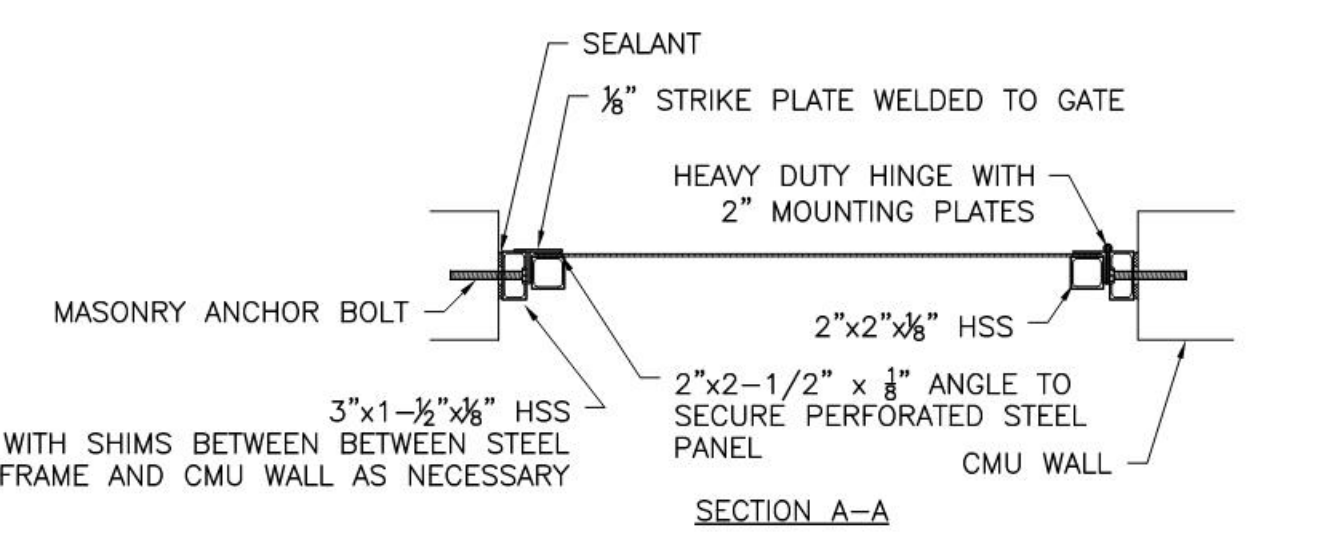


D1 SEWER MANHOLE
NOT TO SCALE



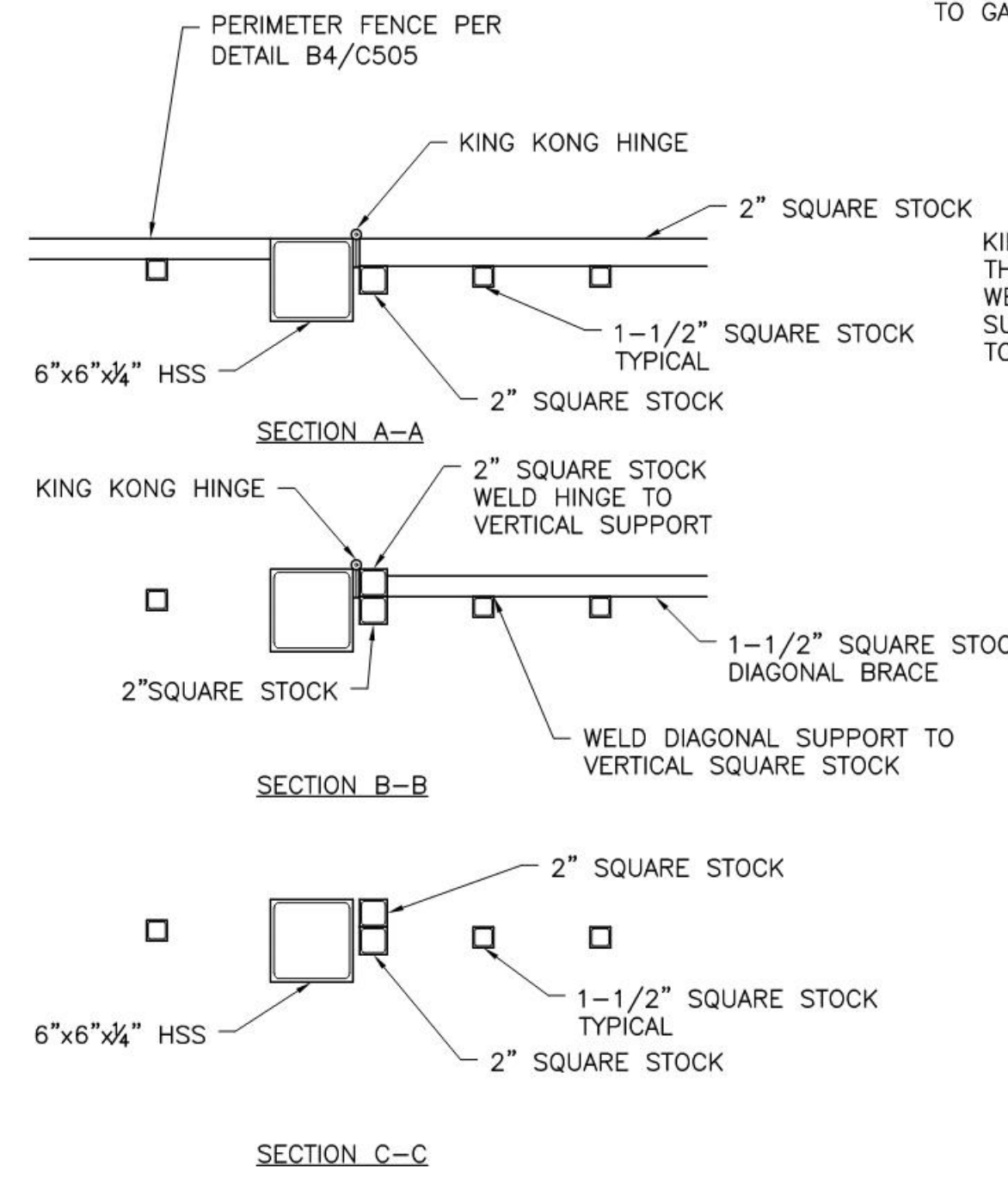
C1 CMU SCREEN WALL
NOT TO SCALE

C2 TRASH ENCLOSURE DOUBLE
NOT TO SCALE

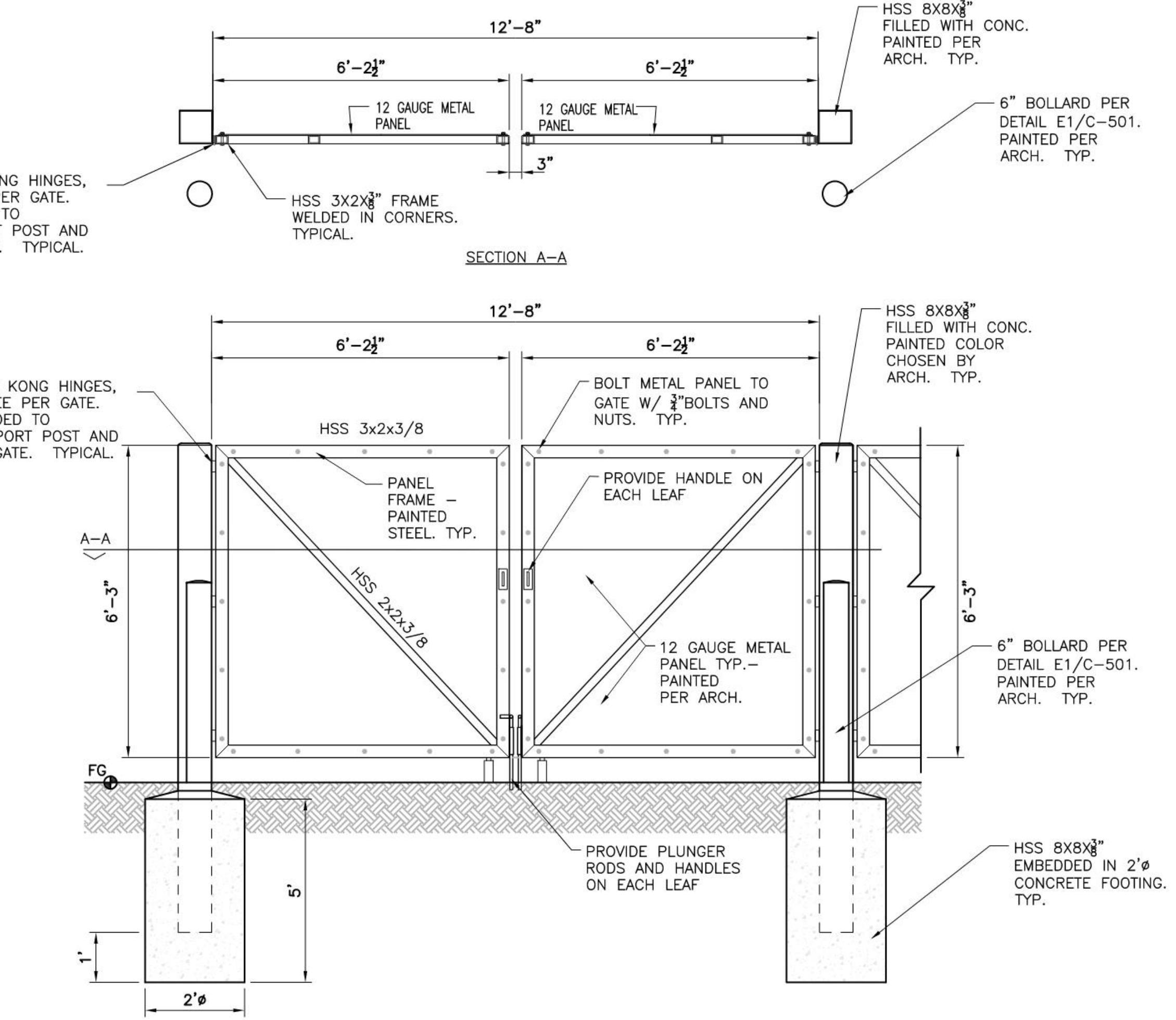


A1 CANTILEVERED FENCE END
NOT TO SCALE

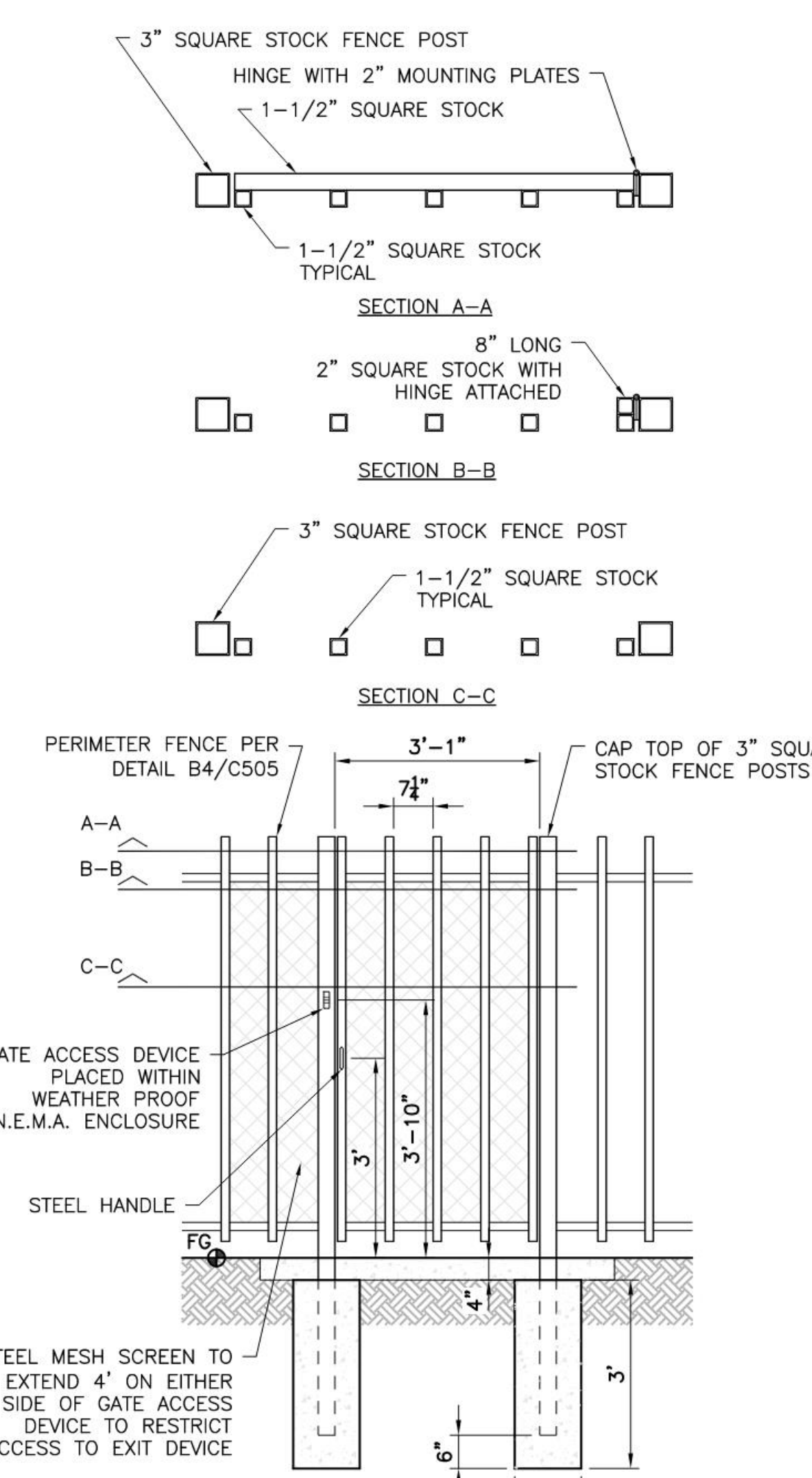
A2 ENCLOSURE GATE
NOT TO SCALE



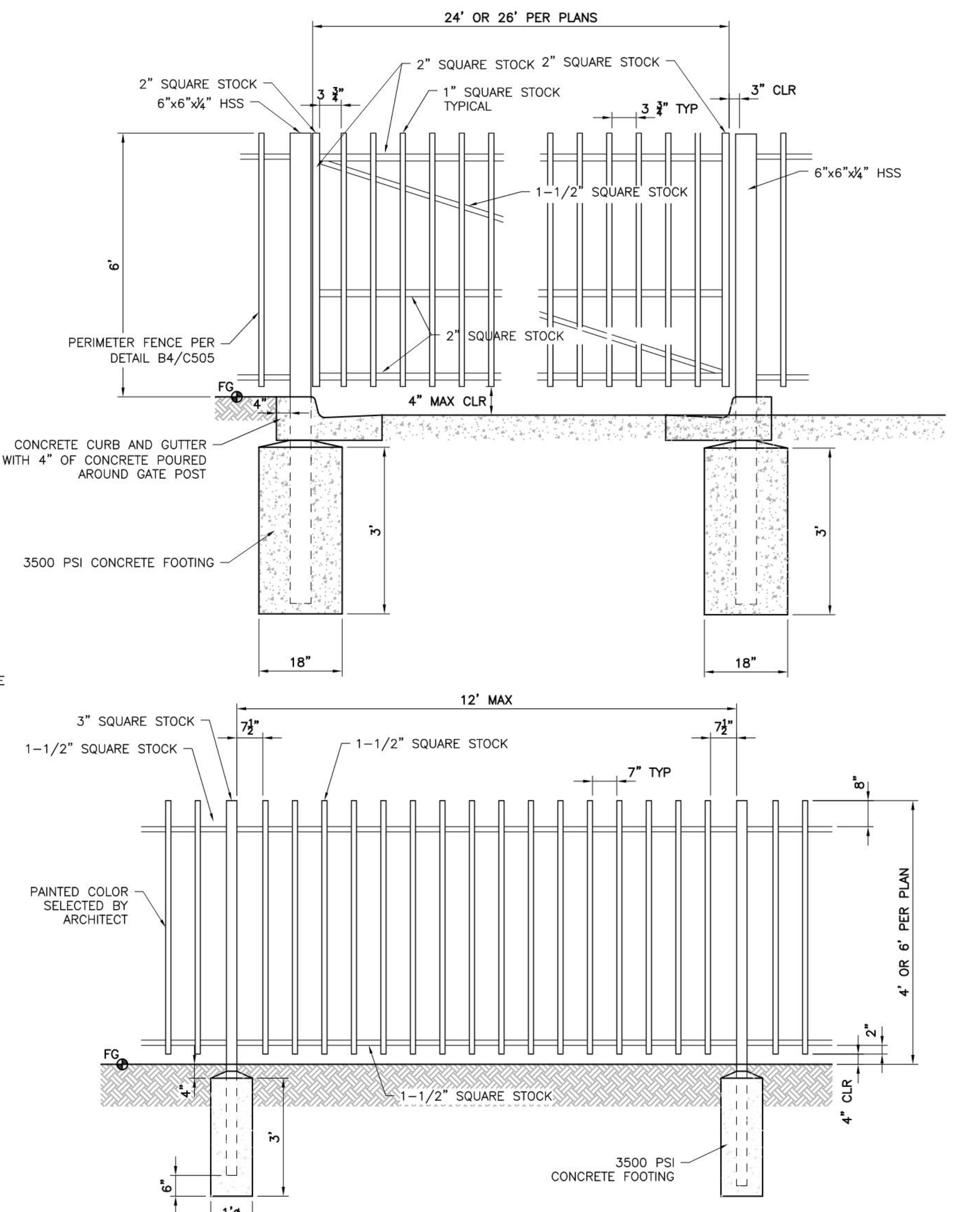
D4 VEHICLE GATE
NOT TO SCALE



D5 TRASH ENCLOSURE GATES
NOT TO SCALE



A4 PERIMETER FENCE GATE
NOT TO SCALE



A5 PERIMETER FENCE AND SLIDING GATES
NOT TO SCALE

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Date: MAY 24, 2021
Project number: 2574

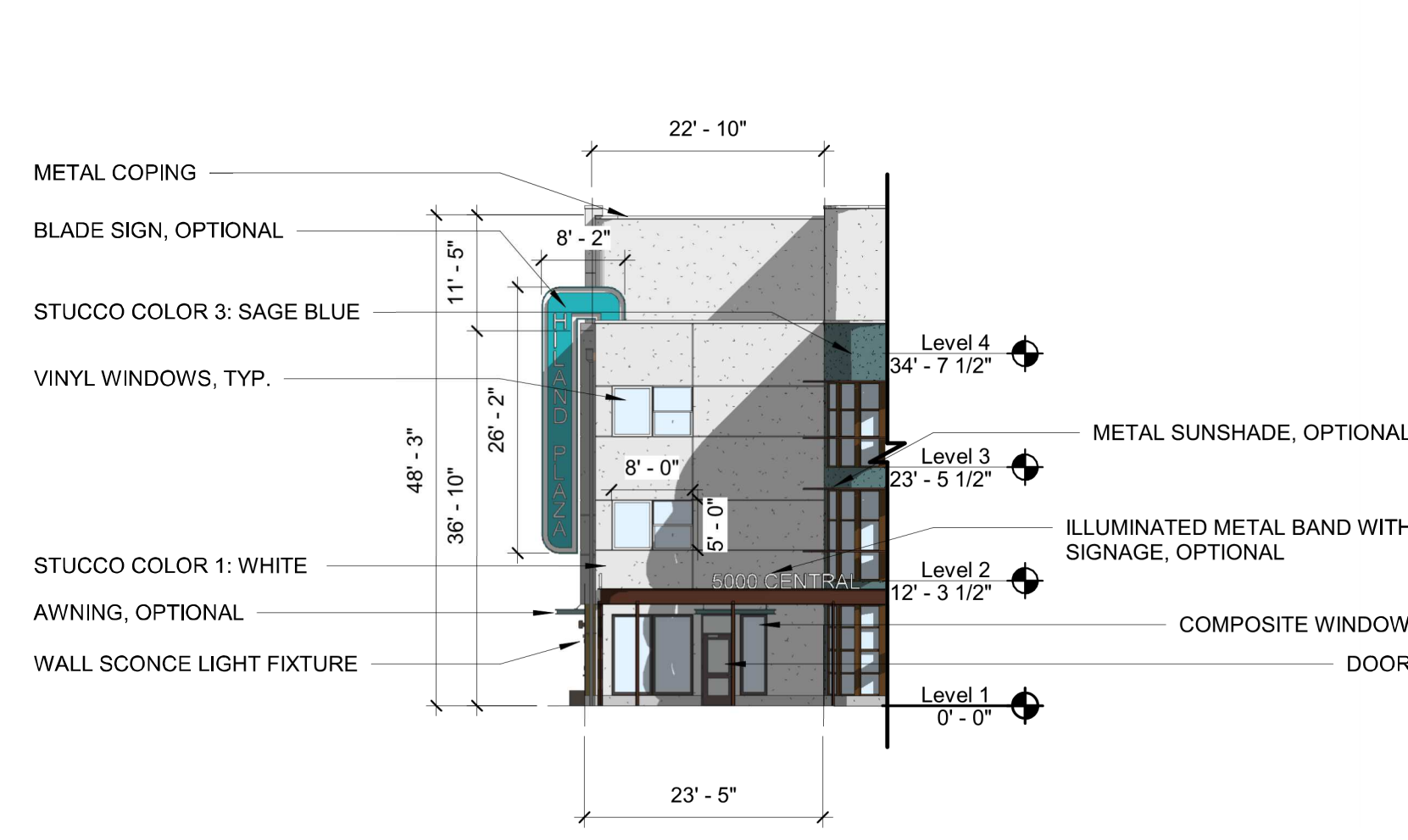
SHEET TITLE

CIVIL DETAILS

SHEET NUMBER



THE HARTMAN • MAJEWSKI
DESIGN GROUP
 Architects • Engineers • Interior Design
 Planners • Urban Designers • LEED®
 120 Vassar Dr SE Suite 100
 Albuquerque New Mexico 87106
 T 505 242 6880 • F 505 242 6881
 CONSULTANT



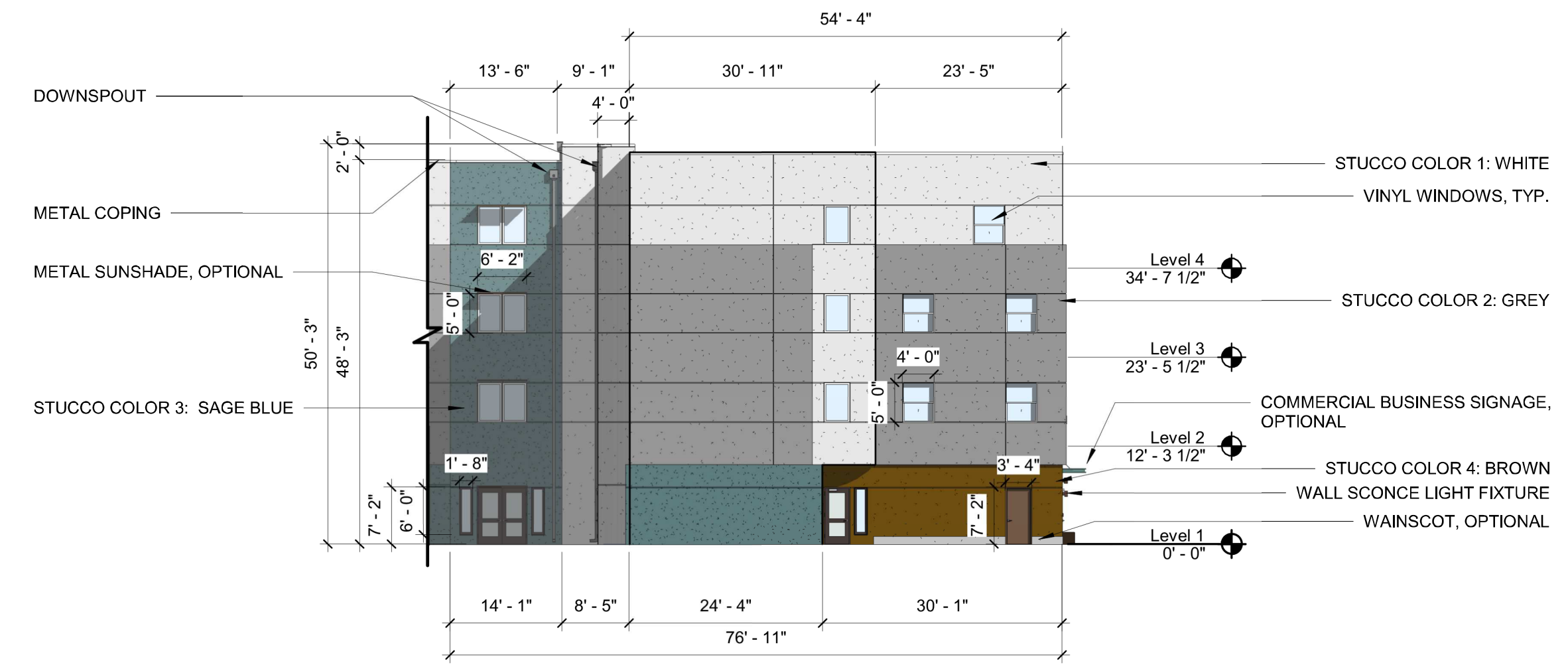
D1 WEST ELEVATION - NORTH END
 1/16" = 1'-0"



D3 WEST ELEVATION
 1/16" = 1'-0"



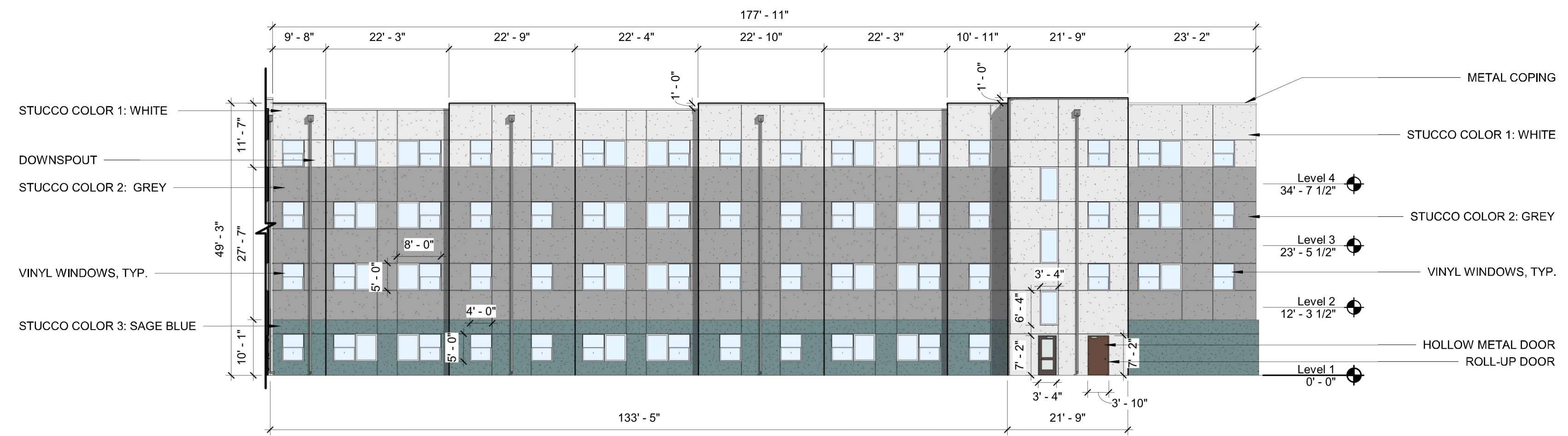
C1 EAST ELEVATION
 1/16" = 1'-0"



C4 EAST ELEVATION - NORTH END
 1/16" = 1'-0"



B1 SOUTH ELEVATION - WEST END
 1/16" = 1'-0"



B3 SOUTH ELEVATION
 1/16" = 1'-0"



A1 NORTH ELEVATIONS
 1/16" = 1'-0"



STAMP



DRB SUBMITTAL
 PROJECT NAME
H I L A N D P L A Z A

5000 CENTRAL AVENUE SE,
 ALBUQUERQUE, NM, 87106

HILAND PLAZA
 APARTMENTS LIMITED
 PARTNERSHIP LLLP

REVISIONS

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 Date: JULY 16, 2021
 Project number: 2574

SHEET TITLE

BUILDING ELEVATIONS
 SHEET NUMBER

201.1

INFRASTRUCTURE LIST

(Rev. 2-16-18)

EXHIBIT "A"

**TO SUBDIVISION IMPROVEMENTS AGREEMENT
 DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

Hiland Plaza

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOTS NUMBERED ONE (1) THROUGH TWENTY-TWO (22), INCLUSIVE, IN BLOCK NUMBERED THIRTY-FOUR (34) OF THE VALLEY VIEW ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DELINEATED ON THE MAP OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 2, 1911

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

| Financially Guaranteed | Constructed Under | Size | Type of Improvement | Location | From | To | Construction Certification | | |
|------------------------|----------------------|------|---------------------|-------------------|-------------------|--------------------|----------------------------|------|--------------------|
| | | | | | | | Private Inspector | P.E. | City Cnst Engineer |
| DRC # | DRC # | | | | | | | | |
| <input type="text"/> | <input type="text"/> | 8" | Waterline | Silver Avenue SE | Jackson Street SE | East Property Line | / | / | / |
| <input type="text"/> | <input type="text"/> | 8" | Sanitary Sewer | Silver Avenue SE | Jackson Street SE | East Property Line | / | / | / |
| <input type="text"/> | <input type="text"/> | 5' | Sidewalk | Silver Avenue SE | Jackson Street SE | East Property Line | / | / | / |
| <input type="text"/> | <input type="text"/> | | | | | | / | / | / |
| <input type="text"/> | <input type="text"/> | 6' | Sidewalk | Jackson Street | Silver Avenue SE | Central Avenue SE | / | / | / |
| <input type="text"/> | <input type="text"/> | | | | | | / | / | / |
| <input type="text"/> | <input type="text"/> | 10' | Sidewalk | Central Avenue SE | Jackson Street SE | East Property Line | / | / | / |
| <input type="text"/> | <input type="text"/> | | | | | | / | / | / |
| <input type="text"/> | <input type="text"/> | | | | | | / | / | / |

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

| Financially Guaranteed DRC # | Constructed Under DRC # | Size | Type of Improvement | Location | From | To | Construction Certification | | | |
|------------------------------------|-------------------------|------|---------------------|----------|------|----|-------------------------------|---------------------------|--------------------|------|
| | | | | | | | Private Inspector | P.E. | City Cnst Engineer | |
| <input type="text"/> | <input type="text"/> | | | | | | / | / | / | |
| <input type="text"/> | <input type="text"/> | | | | | | / | / | / | |
| Approval of Creditable Items: | | | | | | | Approval of Creditable Items: | | | |
| Impact Fee Administrator Signature | | | | | | | Date | City User Dept. Signature | | Date |

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
Street lights per City requirements.

1 _____

2 _____

3 _____

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

David Aube
NAME (print)

The H+M Design Group
FIRM

David Aube

SIGNATURE - date

Digitally signed by David Aube
DN: c=US, E=daube@hmgdesign.com,
O="The Hartman + Majors Design Group",
OU="Civil Department, CN=David Aube",
Date: 2021.07.16 11:18:45-0600

_____ DRB CHAIR - date

_____ PARKS & RECREATION - date

_____ TRANSPORTATION DEVELOPMENT - date

_____ AMAFCA - date

_____ UTILITY DEVELOPMENT - date

_____ CODE ENFORCEMENT - date

_____ CITY ENGINEER - date

_____ - date



DESIGN REVIEW COMMITTEE REVISIONS

| REVISION | DATE | DRC CHAIR | USER DEPARTMENT | AGENT /OWNER |
|----------|------|-----------|-----------------|--------------|
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