



Water Meter Water Valve

Concrete Symbol Irrigation Box

Set Monument

B. ALL CURB RETURN RADII SHALL BE 3', AS SHOWN TYPICAL ON THIS PLAN,

C. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON: ALL CURB AND GUTTER ADJACENT TO PAVING SHALL BE INSTALLED

PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE

SEE ASSOCIATED PLANS FOR CANOPY, COLUMN, DISPENSER ISLAND

RELOCATED LIGHT FIXTURES AND RELOCATION OF ELECTRICAL SYSTEM AS SOON AS DEMOLITION BEGINS. CONTRACTOR SHALL BE AWARE THAT INTERRUPTION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED

E. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED/SODDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT

F. CONTRACTOR SHALL PURCHASE AND INSTALL A MAILBOX AND SHALL AND/OR ON-SITE REPRESENTATIVE AND LOCAL POSTMASTER.

G. ALL PROPOSED PAVEMENT STRIPING OR MARKINGS SHALL FOLLOW THE

12A 4" TRAFFIC YELLOW LANE STIPE (SEE LENGTH INDICATED AT SYMBOL) 12D 4" WIDE PAINTED STRIPES. 2' O.C. @ 45" (SEE SIZE INDICATED AT SYMBOL)

14K GC TO INSTALL (2) 4" PVC SLEEVES FOR FUTURE USE (SEE UTILITY PLAN

21D EDGE OF CONCRETE SLAB

SITE DETAILS

1B CONCRETE CURB AND GUTTER (MATCH EXISTING)

3K CONCRETE SIDEWALK AROUND BUILDING (RE: C-11)

3S ACCESSIBLE CURB RAMP PER CITY OF ALBUQUERQUE STANDARD 2443 (RE: C-10.2)

5B TRAFFIC SIGN IN BOLLARD (RE: C-9)

10B STOP BAR (TYP.) (RE:C-9)

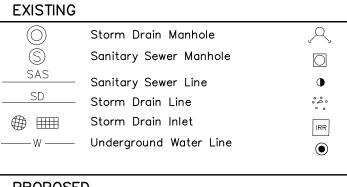
12G "STOP" SIGN (RE: C-9) 12H MOTORCYCLE PARKING SIGN MOUNTED IN BOLLARD (RE: C-9)

13A SITE LIGHT POLE (SEE PHOTOMETRIC PLANS FOR POLE BASE DETAIL,

21G AIR VACUUM UNIT WITH 4'x7' CONCRETE SLAB (RE: C-11)

21T MAILBOX (CONTRACTOR SHALL COORDINATE LOCATION WITH MURPHY AND

POSTMASTER PRIOR TO INSTALLATION) (RE: C-9)



GENERAL SITE NOTES

A. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE

UNLESS OTHERWISE NOTED.

PAVING PLAN OVER THE ENTIRE PARKING LOT AREA AND ALL

DETAILS AND LAYOUT.

SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE

COORDINATE LOCATION OF MAILBOX WITH MURPHY CONSTRUCTION MANAGER

SITE NOTES

21A TAPER CURB TO MATCH EXISTING CURB

21E UNDERGROUND STORAGE TANKS (1-25,000 GAL. & 1-26,000 GAL.) 21L PRICE SIGN PER APPROVED ELEVATION

2E DUMPSTER ENCLOSURE (RE: C-13)

9U ACCESSIBLE PARKING SYMBOL (SEE PAINT COLOR INDICATED AT SYMBOL) (RE:C-9)

9X "NO PARKING" PAINTED ON PAVEMENT (RE: C-9)

71A BIKE RACK (SEE NUMBER INDICATED AT SYMBOL) (RE:C-11)

PARKING INFORMATION: BIKE: BUILDING | REQUIRED: REQUIRED: DESCRIPTION RATIO AREA (S.F) SPACES 4/1,000 S.F. REGULAR UNDER CANOPY ACCESSIBLE TOTAL | MOTORCYCLE | BICYCLE LIGHT VEHICLE FUELING STATION PROVIDED: 4/435 S.F. | REGULAR | UNDER CANOPY | ACCESSIBLE | TOTAL | MOTORCYCLE | NO. OF FUEL ISLANDS: 8 NO. OF VEHICLE FUELING POINTS: 16

LOT 1

UNSER AND MCMAHON CENTER

57.28

Storm Drain Manhole Rim Elevation = 5311.60 Inv. (in) = 5306.20^{AS}

Inv. (out) = 5304.68

N24°02'30"E

2 MOTORCYCL PARKING SPACES

26'

ASPHALT PATH

UNSER BOULEVARD NW.

ASPHALT PAVING

LANDSCAPING

ONCRETE WALLEY GUTTER

12.83'

180.44'

ASPHAL NO AVING

8 MPD

FFE=5312.60

v2.0

103.67

Filed 10/21/20221, in Book 2021C, Page 117

10' WIDE GATE

12G 5B

Sanitary Sewer Manhole

Inv. = 5305.7

Rim Elevation = 5312.20

S65°57'30"E

249.95

DISTANCE

PRE-CONSTRUCTION

S24°00'47"W

179.97

AREA SQUARE FEET % IMPERVIOUS ROOF AND PAVING) 8,435 19	IMPERVIOUS SITE RATIO (ISR)			
1 9/45 1 10	AREA	SQUARE FEET	%	
		8,435	19	
LANDSCAPE AREA 36,600 81	LANDSCAPE AREA	36,600	81	
GROSS SITE 45,035 100	GROSS SITE	45,035	100	

POST-CONSTRUCTION

PARCEL AREA

45,035 SQ. FT.

1.03 ACRES \pm

S65°51'04"E

249.86'

CANOPY DRAINAGE (SEE SHT. C-4.2)

25.46'

19.16'

19.13

BUILDING SETBACKS:

SEE SITE PLAN

CONTRACTOR SHALL BE RESPONSIBLE FOR

SURVEYOR TO ESTABLISH PROPERTY

AND HIRE A <u>NEW MEXICO</u> REGISTERED LAND

CORNERS, BUILDING CORNERS, CANOPY, ETC. AS REQUIRED FOR CONSTRUCTION LAYOUT.

CONTRACTOR IS TO ENSURE THAT THE CONSTRUCTION FENCE ENCOMPASSES TH ENTIRE WORK AREA. (RE: DETAIL 2F)

CONTRACTOR TO ENSURE THE LIGHT POLES

VEHICLES STRIKING THE LIGHT POLE OR SIGN

SEE SHEET C-4.2 FOR

*DIMENSIONS ARE TO

CENTER OF BIKE RACK

BIKE RACK LAYOUT

CANOPY DRAINAGE

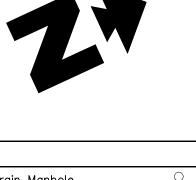
AND SIGNS ARE AT LEAST 2' FROM THE

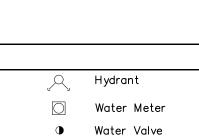
BACK OF THE CURB TO PREVENT THE

ZONING: MX-M

IMPERVIOUS SITE RATIO (ISR)		
AREA	SQUARE FEET	%
IMPERVIOUS (ROOF AND PAVING)	37,315	83
LANDSCAPE AREA	7,720	17
GROSS SITE	45,035	100
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	PROPOSED
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OPOSED	
	BOUNDARY LINE
	CONCRETE CURB AND GUT
•	BUILDING CONTROL POINT
—	CONSTRUCTION FENCE

D. CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR

SPECIFICATIONS FOR PAINT INCLUDED IN DETAIL 10A.

8B OVERHEAD CANOPY (TYP. PER CANOPY PLANS)

14J GC TO INSTALL (1) 4" PVC SLEEVE FOR IRRIGATION LINE. (SEE UTILITY PLAN FOR INSTALLATION REQUIREMENTS)

FOR INSTALLATION REQUIREMENTS) 16A MURPHY FREE STANDING SIGN (PYLON SIGN)

1A INTEGRAL CONCRETE CURB (RE: C-9)

3D CONCRETE SIDEWALK (RE: C-11)

3M DETECTABLE WARNING AREA PER CITY OF ALBUQUERQUE STANDARD 2446 (RE: C-10.2

5F 6" GUARD POST (SINGLE) (RE: C-9)

9V ACCESSIBLE / VAN ACCESSIBLE PARKING SIGN MOUNTED IN BOLLARD (RE: C-9)

10A TRAFFIC FLOW ARROW (TYP.) (RE: C-9)

FIXTURE TYPE AND MOUNTING DETAILS) (RE:L1.0) 15W 6' CHAIN LINK FENCE 18G CONSTRUCTION CAMERA (COORDINATE WITH MOUSA PM FOR LOCATION) (RE:C-9)

21P PROPANE TANK CAGE (RE: C-11)

21U 5'x7' ICE UNIT (SEE NUMBER INDICATED AT SYMBOL) (RE: C-11)

= MURP

Z

TREE 7