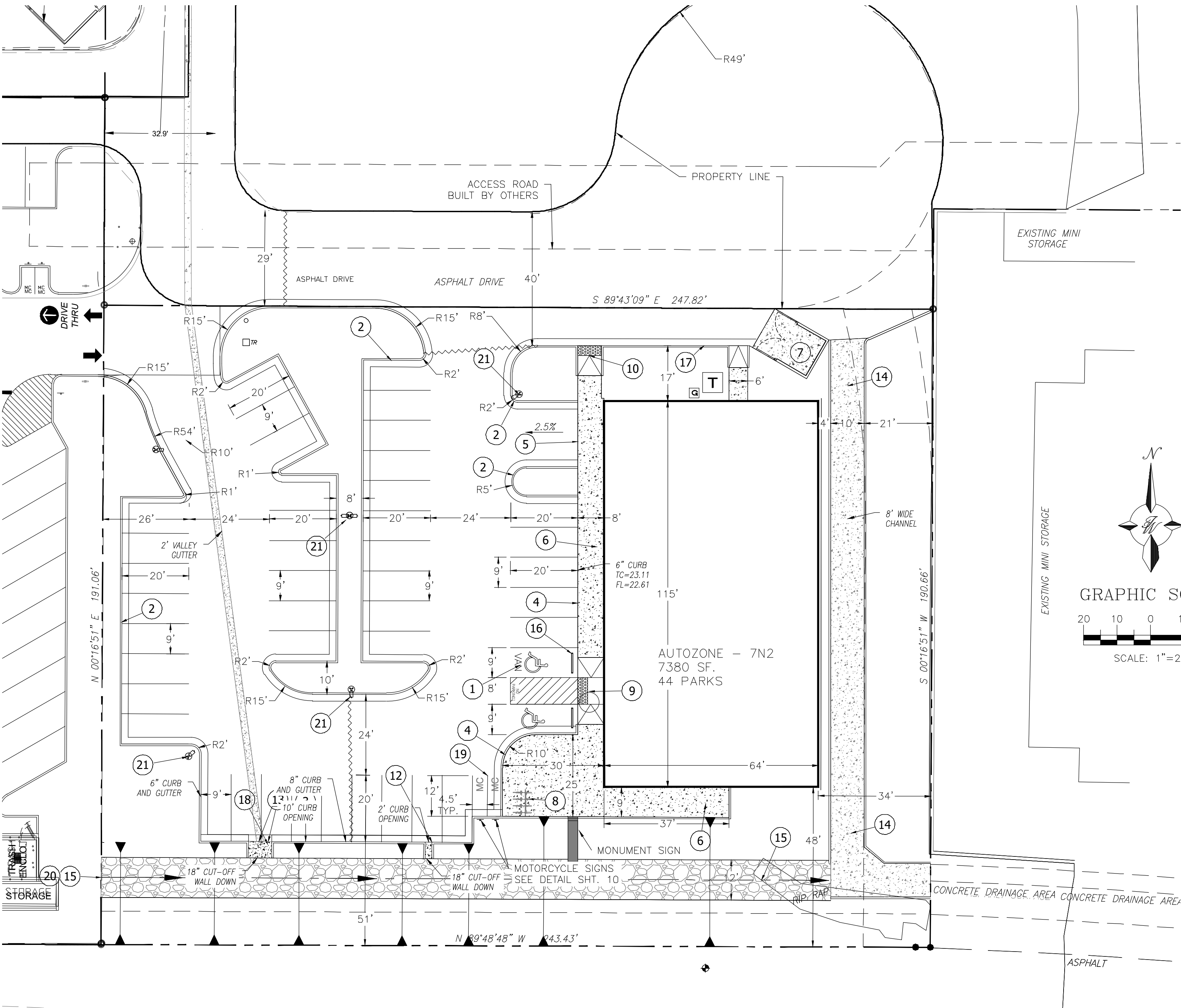




KEYED NOTES

- 1 ACCESSIBLE PARKING PER ADA STANDARDS WITH SIGN (SEE DETAIL SHT. C10)
- 2 6" HEADER CURB (SEE DETAIL SHT. C9)
- 3 8" CURB & GUTTER (SEE DETAIL SHT. C9)
- 4 6" TURNDOWN CURB (SEE DETAIL SHT. C9)
- 5 ZERO CURB (SEE DETAIL SHT. C9)
- 6 CONCRETE SIDEWALK AT BUILDING (SEE DETAIL SHT. C9)
- 7 DUMPSTER (SEE DETAIL SHT. C10)
- 8 BICYCLE RACKS (SEE DETAIL SHT. C10)
- 9 CURB HC RAMP (SEE DETAIL SHT C10)
- 10 UNIDIRECTIONAL HC RAMP (SEE DETAIL SHT C10)
- 11 TRANSFORMER
- 12 CONCRETE RUNDOWN 2' WIDE X 8" DEEP (SEE DETAIL SHT C7)
- 13 CONCRETE RUNDOWN 7' WIDE X 8" DEEP (SEE DETAIL SHT C7)
- 14 CONCRETE CHANNEL 10' WIDE X 8" DEEP (SEE DETAIL SHT C10)
- 15 COBBLE SWALE 12' WIDE X (PER PLAN) DEEP
- 16 WHEEL STOP (SEE DETAIL SHT C10)
- 17 8" HEADER CURB (SEE DETAIL SHT. C9)
- 18 REMOVABLE BOLLARD (SEE DETAIL SHT. C10)
- 19 MOTORCYCLE PARKING WITH SIGN (SEE DETAIL SHT. C10)
- 20 SWALE SIDES TO BE STABILIZED WITH GRASS SEED WITH AGGREGATE MULCH OR EQUAL. (MUST SATISFY THE FINAL STABILIZATION CRITERIA CGP 2.2.14.B)
- 21 PARKING LOT LIGHTS (SEE DETAIL SHT. C10)
- 22 6' SIDEWALK
- 23 6' CROSSWALK

GENERAL NOTES

1. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS NOTED.
2. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATION.
3. ALL STUBS AND UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
4. CLEAN OUTS TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
5. SEE ARCHITECTURAL PLANS FOR LIGHTING CONDUITS AND TELEPHONE LINES.
6. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
7. SEE ELECTRICAL PLANS FOR ALL LIGHT POLES & LIGHT POLE LOCATIONS. ALL LIGHT POLES BASES SHALL BE STRAIGHT AND PLASTERED SMOOTH. TOP OF LIGHT BASE SHALL BE 2'-6" ABOVE TOP OF CURB/SIDEWALK. BASES PROVIDED BY G.C., TYP.
8. ALL UTILITY DIGGING OR OTHER EXCAVATION SHALL TAKE IN CONSIDERATION EXISTING SIDEWALKS, CURB & GUTTERS AND OTHER STRUCTURES THAT MAY NEED TO BE REMOVED AND/OR REPLACED AS PART OF THE G.C. BID.
9. ALL RETAIL PRODUCT AREAS ARE TO BE UNDER THE BUILDINGS PERMANENT ROOF.
10. MOTORCYCLE PARKING SPACES SHALL BE DESIGNATED BY ITS OWN CONSPICUOUSLY POSTED UPRIGHT SIGN, EITHER FREE-STANDING OR WALL MOUNTED PER THE ZONING CODE.
11. ALL ASPHALT IS LIGHT DUTY UNLESS OTHERWISE NOTED.

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
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, 260-1990 (OR DIAL 811 LOCALLY), FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACK FILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL 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.

CLEAR SIGHT TRIANGLE NOTE:

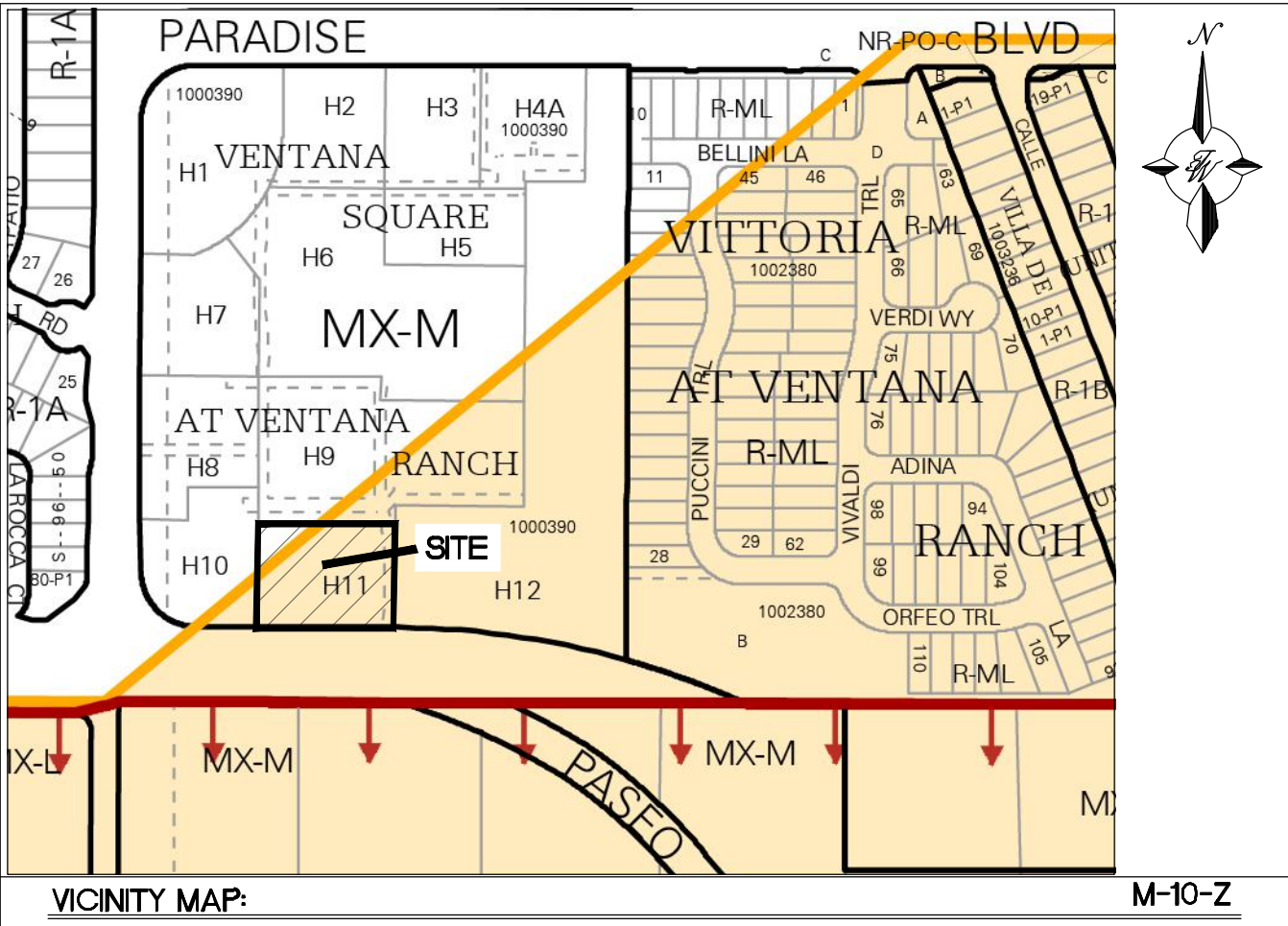
LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.

VPO-2 NOTE

THIS PROPERTY FALLS WITHIN THE NORTHWEST ESCARPMENT OVERLAY (VPO-2) BUT IS NOT SUBJECT TO THE HEIGHT RESTRICTIONS SUB-AREA. THIS PROJECT IS IN COMPLIANCE WITH THE OVERLAY REQUIREMENTS BY PROVIDING SCREENING FOR ANY ROOF MOUNTED EQUIPMENT, PROVIDING BUILDING COLORS CONSISTING OF BROWNS AND DULL RED, AND WILL NOT HAVE ANY REFLECTIVE OR MIRRORRED GLASS.

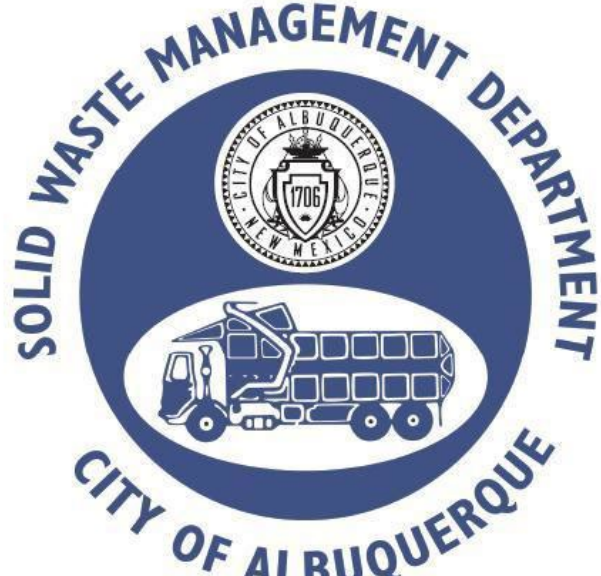
CAUTION:

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.



LEGAL DESCRIPTION:

TRACT H-11, VENTANA SQUARE AT VENTANA RANCH



Approved for access by the Solid Waste Department.

All containers must be made accessible for pick up

between the hours of 5AM and 8PM.

Reviewer: *Herman Gallegos*

Date: 12-05-23

PROJECT NUMBER: PR-2020-004 024

APPLICATION NUMBER: SI-2021-01388

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

DFT SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineer, Transportation Division	Date
ABCWUA	Date
Parks & Recreation Department	Date
Hydrology	Date
Code Enforcement	Date
*Environmental Health Department (conditional)	Date
Herman Gallegos <i>Herman Gallegos</i>	12-05-23
Solid Waste Management	Date
Planning Department	Date

* Environmental Health, if necessary

LEGEND

— — — — —	CURB & GUTTER
— — — — —	BOUNDARY LINE
— — — — —	EASEMENT
— — — — —	CENTERLINE
— — — — —	RIGHT-OF-WAY
— — — — —	BUILDING
— — — — —	SIDEWALK
— — — — —	SCREEN WALL
— — — — —	RETAINING WALL
— — — — —	STREET LIGHTS
— — — — —	LANE
— — — — —	STRIPING
— — — — —	EXISTING CURB & GUTTER
— — — — —	EXISTING BOUNDARY LINE
— — — — —	EXISTING SIDEWALK
— — — — —	EXISTING LANE
— — — — —	EXISTING STRIPING

SITE DATA

PROPOSED USAGE:	AUTOZONE
LOT AREA:	47297 SF (1.09) ACRE)
ZONNING:	MX-M
BUILDING AREA:	7380 SF
PARKING REQUIRED:	30 SPACES (7380 SF/1 SPACE PER 250 SF)
PARKING PROVIDED:	44 SPACES
HC PARKING REQUIRED:	2 SPACES
HC PARKING PROVIDED:	2 SPACES
MC PARKING REQUIRED:	1 SPACE VAN ACCESSIBLE
MC PARKING PROVIDED:	2 SPACES
BICYCLE PARKING REQUIRED:	3 SPACES
BICYCLE PARKING PROVIDED:	5 SPACES
LANDSCAPE AREA REQUIRED:	6015 SF
LANDSCAPE AREA PROVIDED:	12083 SF

INDEX TO DRAWINGS

- C1. SITE PLAN FOR BUILDING PERMIT
- C2. LANDSCAPING PLAN
- C3. LANDSCAPING PLAN - DETAILS
- C4. GRADING AND DRAINAGE PLAN
- C5. DEVELOPED DRAINAGE PLAN
- C6. MASTER UTILITY PLAN
- C7. BUILDING ELEVATIONS
- C8. BUILDING & SIGN INFORMATION
- C9. DETAIL SHEET
- C10. DETAIL SHEET

ENGINEER'S SEAL	AUTOZONE #9260 PASEO DEL NORTE & UNIVERSE BLVD	DRAWN BY RMG
VINCENT P. CARRICA P.E. #16212	TRAFFIC CIRCULATION LAYOUT	DATE 11/15/2023
11/15/2023	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	2020074_SP
		SHEET # C1
		JOB # 2020074