

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, 765-1234, 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. BACKFILL 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.
8. CONTRACTOR SHALL DETERMINE LOCATION OF ANY UNDERGROUND FACILITY IN OR NEAR WORK AREAS, INCLUDING REQUESTS TO OWNERS/OPERATORS OF SAID FACILITIES PER SECTION 62-14-5 NMSA 1978.
9. CONTRACTOR SHALL PLAN ALL EXCAVATION TO MINIMIZE INTERFERENCE OR DAMAGE OF UNDERGROUND FACILITIES.
10. CONTRACTOR SHALL PROVIDE ADVANCE TELEPHONE NOTICE OF COMMENCEMENT, EXTENT AND DURATION OF ALL EXCAVATION WORK TO THE ONE-CALL NOTIFICATION SYSTEM, OR TO OWNERS/OPERATORS OF ANY EXISTING UNDERGROUND FACILITY IN OR NEAR THE EXCAVATION AREA THAT ARE NOT MEMBERS OF THE ONE-CALL NOTIFICATION CENTER; IN ORDER THAT OWNERS/OPERATORS MAY LOCATE AND MARK UNDERGROUND FACILITY PER SECTION 62-14-5 NMSA 1978 PRIOR TO ANY COMMENCEMENT OF WORK. CONTRACTOR SHALL REQUEST REAFFIRMATION OF LOCATION EVERY TEN (10) WORKING DAYS AFTER INITIAL REQUEST.
11. CONTRACTOR SHALL MAINTAIN EIGHTEEN (18) INCHES BETWEEN EXISTING UNDERGROUND FACILITIES FOR WHICH HAVE BEEN PREVIOUSLY IDENTIFIED AND MARKED BY THE OWNERS/OPERATORS OF SAID FACILITIES. CUTTING EDGE OR POINT OF ANY MECHANICAL EXCAVATING EQUIPMENT UTILIZED IN EXCAVATION AREA WILL BE USED IN A MANNER NECESSARY TO PREVENT DAMAGE TO EXISTING UNDERGROUND FACILITIES.
12. CONTRACTOR SHALL PROVIDE SUPPORT FOR EXISTING UNDERGROUND FACILITIES IN OR NEAR EXCAVATION AREA AS NECESSARY TO PREVENT DAMAGE TO SAID FACILITIES.
13. CONTRACTOR SHALL BACKFILL ALL EXCAVATIONS IN A MANNER AND WITH MATERIALS AS MAY BE NECESSARY TO PREVENT DAMAGE TO AND PROVIDE RELIABLE SUPPORT DURING AND FOLLOWING BACK FILLING ACTIVITIES FOR PREEXISTING UNDERGROUND FACILITIES IN OR NEAR EXCAVATION AREA.
14. CONTRACTOR SHALL IMMEDIATELY NOTIFY BY TELEPHONE THE OWNER/OPERATOR OF ANY UNDERGROUND FACILITY WHICH MAY HAVE BEEN DAMAGED OR DISLODGED DURING EXCAVATION WORK.
15. CONTRACTOR SHALL NOT MOVE OR OBLITERATE MARKINGS MADE PURSUANT TO CHAPTER 62, ARTICLE 14 NMSA 1978, OR FABRICATE MARKINGS IN A UNMARKED LOCATION FOR THE PURPOSE OF CONCEALING OR AVOIDING LIABILITY FOR VIOLATION OF OR NONCOMPLIANCE WITH THE PROVISIONS OF CHAPTER 62, ARTICLE 11 NMSA 1978.
16. CONTRACTOR SHALL NOTIFY NEW MEXICO UTILITIES 3 DAYS IN ADVANCE OF CONSTRUCTION.

WATER SHUTOFF PLAN

SHUTOFF VALVES:

- NOTES:
1. WATER SHUT-OFF SHALL BE COORDINATED WITH ABCWUA
2. ONLY WATER SYSTEMS PERSONNEL ARE AUTHORIZED TO OPERATE VALVES.
3. NOTIFY ABCWUA THREE(3) WORKING DAYS IN ADVANCE OF EXECUTION OF THE WATER SHUT-OFF PLAN
4. ALL WATERLINES TO BE 3/4" COPPER, UNLESS OTHERWISE NOTED.
5. SHUT-OFF VALVES INDICATED IN THE ABOVE PLAN IN THE EVENT OF EMERGENCY

LEGEND

- EXISTING SAS MANHOLE
- EXISTING SANITARY SEWER LINE
- PROPOSED SAS MANHOLE
- PROPOSED SAS CLEANOUT
- PROPOSED SANITARY SEWER LINE
- SANITARY SEWER SERVICE LINE
- EXISTING WATER LINE
- PROPOSED METER
- PROPOSED VALVE W/BOX
- PROPOSED FIRE HYDRANT
- WATER SERVICE LINE
- PROPOSED WATER LINE
- PROPOSED STORM SEWER LINE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- CENTERLINE
- RIGHT-OF-WAY
- DRY UTILITY TRENCH
- BOUNDARY LINE
- EASEMENT
- CONTRACTOR SHALL REMOVE AND REPLACE PAVING NEW SECTION TO BE 2" ARTERIAL ASPHALT CONCRETE (SFC) TYPICAL FINISH COURSE OVER 2" ARTERIAL ASPHALT CONCRETE (BC) TYPE A OVER 11" OF AGGREGATE BASE

GENERAL NOTES:

1. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
2. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATIONS.
3. CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
4. ALL BLOCKING IS PER CITY OF ALBUQUERQUE STANDARD DWG. 2320.
5. ALL PIPE MATERIAL TO BE USED PER UPC.

RECEIVED
JUL 11 2012
HYDROLOGY
SECTION

ENGINEER'S
SEAL

LOS ANGELES CENTER

DRAWN
BY WCWJ

MASTER UTILITY
PLAN

DATE
3-28-12

21204-LAYOUT-3-28-12

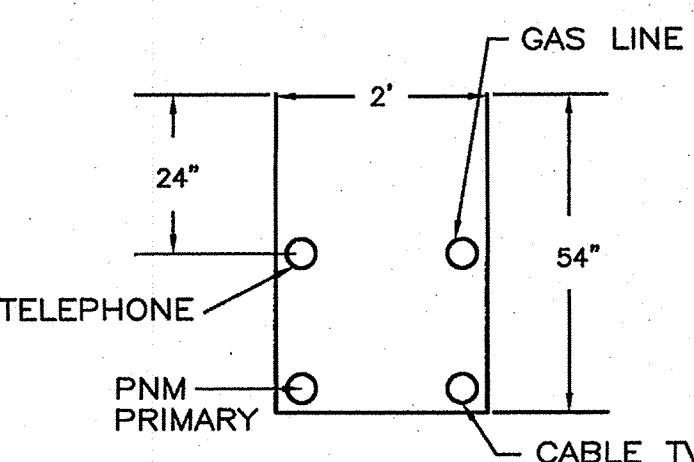
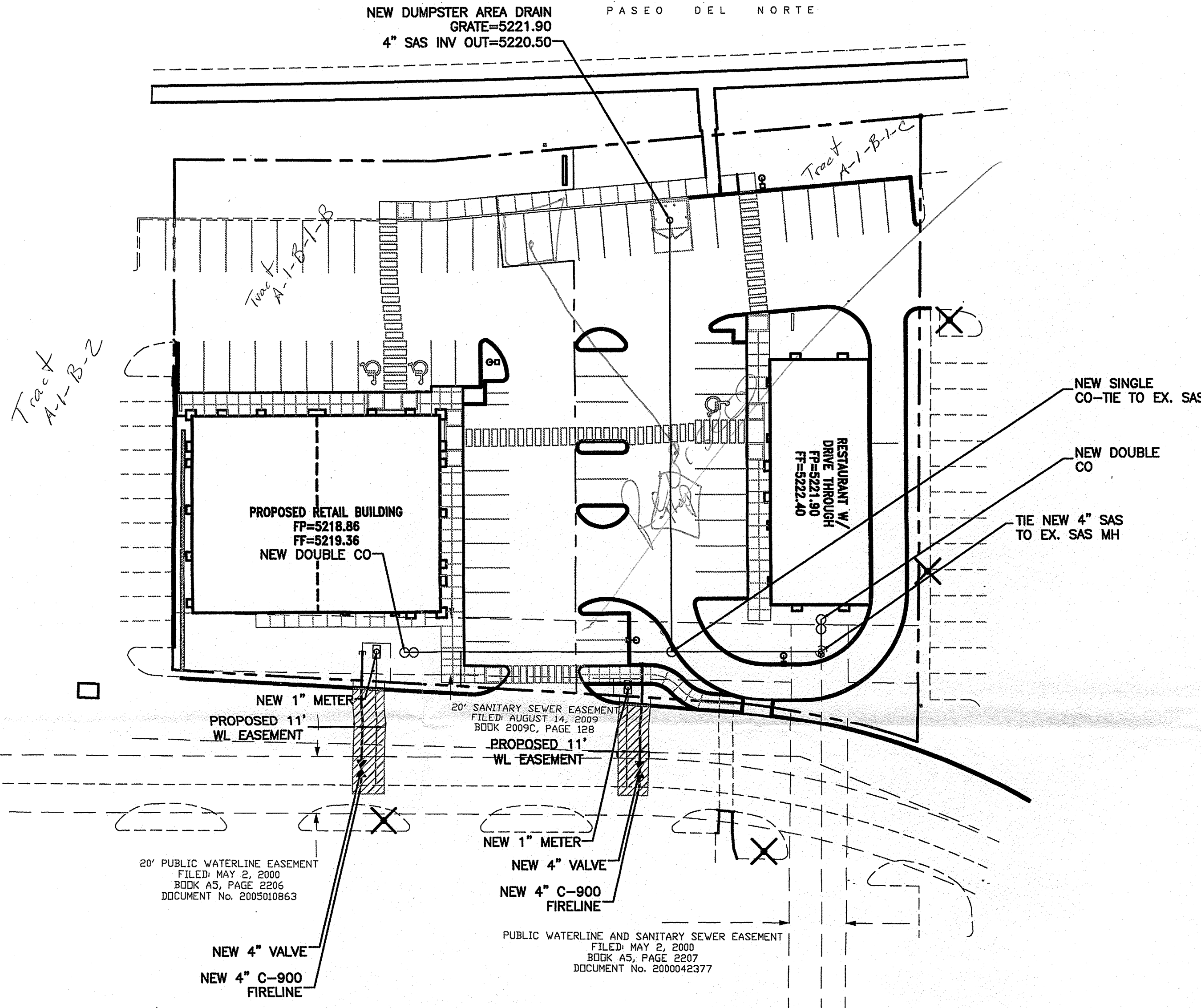
SHEET #

JOB #

21204

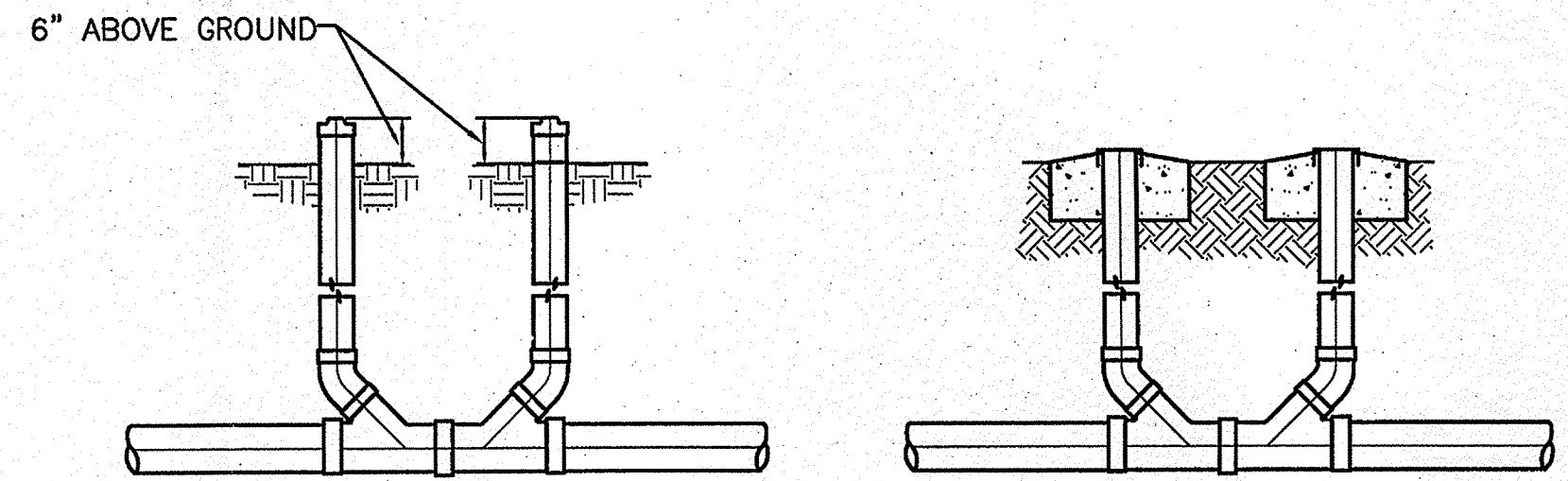
Rio Grande
Engineering
1606 CENTRAL AVENUE
SUITE 201
ALBUQUERQUE, NM 87106
(505) 872-0999

DAVID SOULE
P.E. #14522



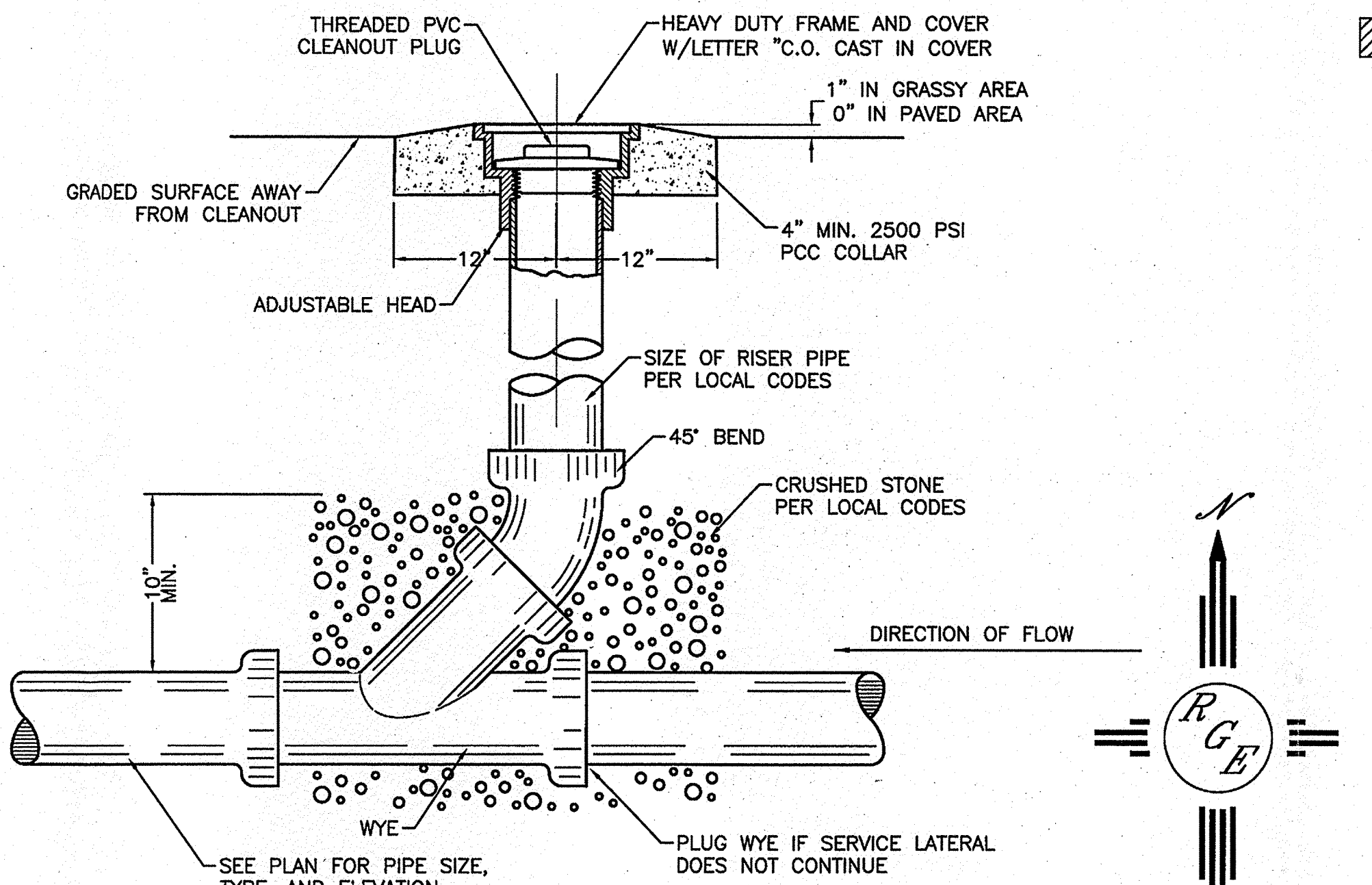
UTILITY TRENCH DETAIL

NTS



SANITARY SEWER DOUBLE CLEAN-OUTS

NTS



SANITARY SEWER CLEAN-OUT

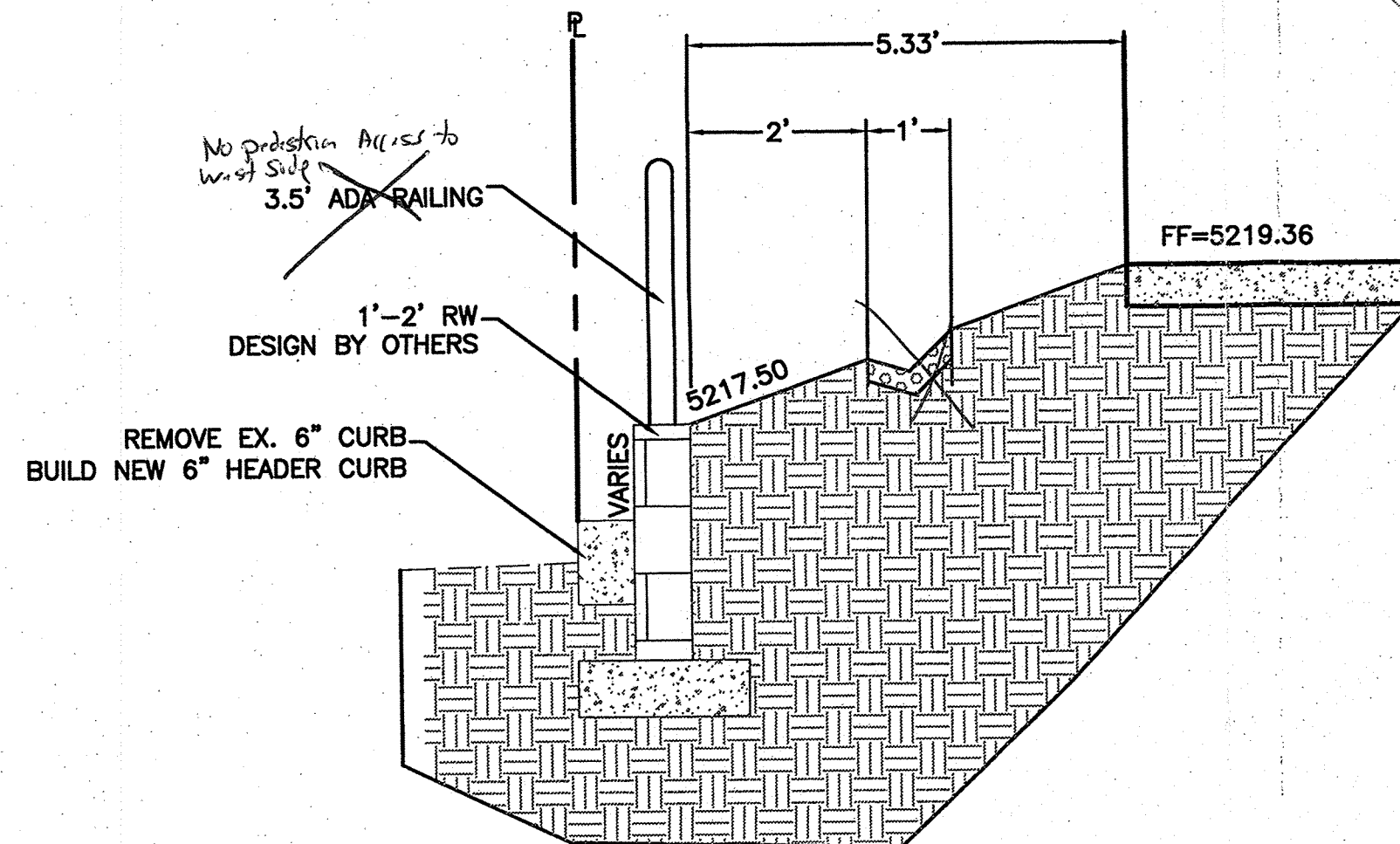
NTS

EROSION CONTROL NOTES:

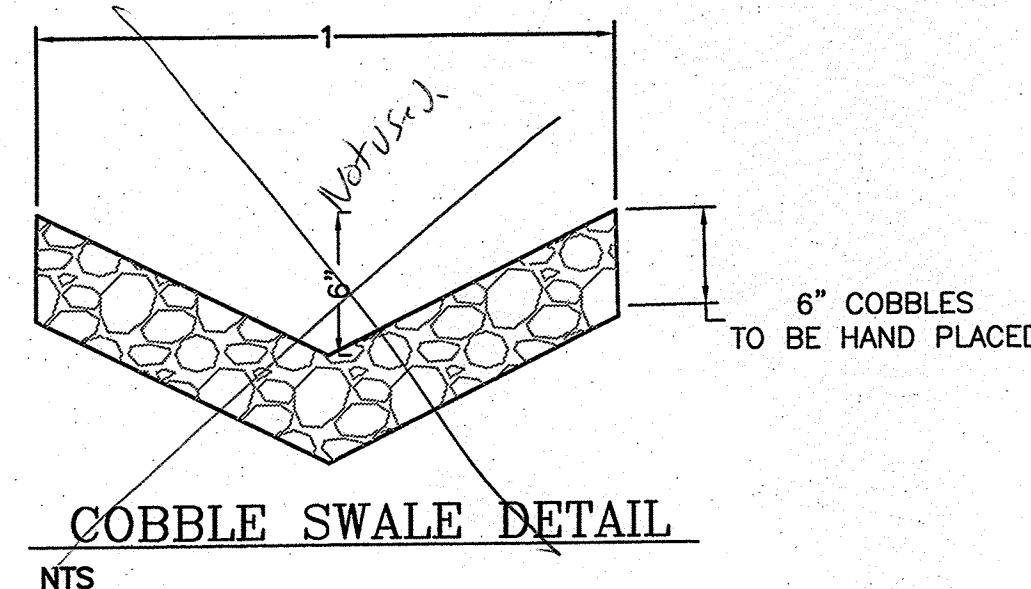
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES 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 ACCEPTANCE OF ANY PROJECT.

I David Soule, NMPE 14522, of the firm Rio Grande Engineering, hereby certify that this project has been graded and will drain in substantial compliance with and in accordance with the design intend of the approved plan dated 7/11/12. The record information edited on the original design document has performed by me or under my direct supervision and is true and correct to the best of my knowledge and belief. The as-built survey was provided by Andrew Medina NMPS 12649. The certification is submitted in support of a request for Temporary Certificate of Occupancy. The record information presented heron is not necessarily complete and intended only to verify substantial compliance of the grading and drainage aspects of this project. Those relying on this record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

Exceptions:
 Certification for west building only.
 Landscape partially complete - *Per to Final CO*
 Western Swale partially complete - *Per to Final CO* *Not Required*



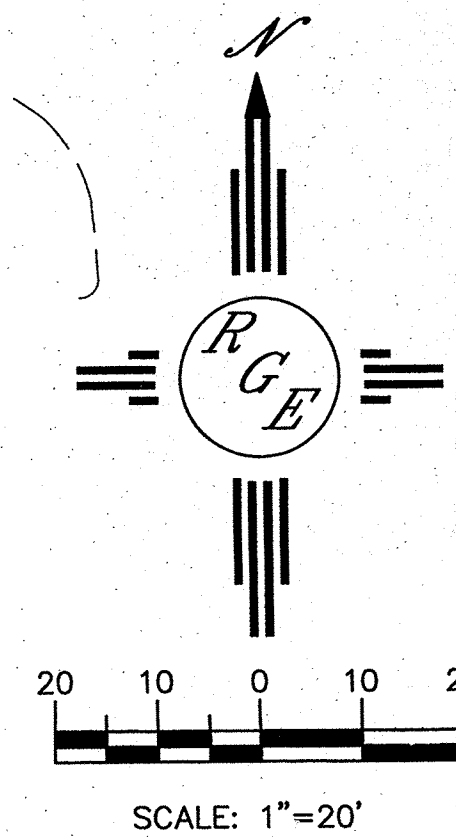
SECTION B-B
 NTS



COBBLE SWALE DETAIL
 NTS

10' CURB CUT FOR DRAINAGE
 WITH CONCRETE RUNDOWN
 W/2 BOLLARDS
 CONCRETE TO 4" THICK W/6X6X10 WWM
 @ 4000 PSI

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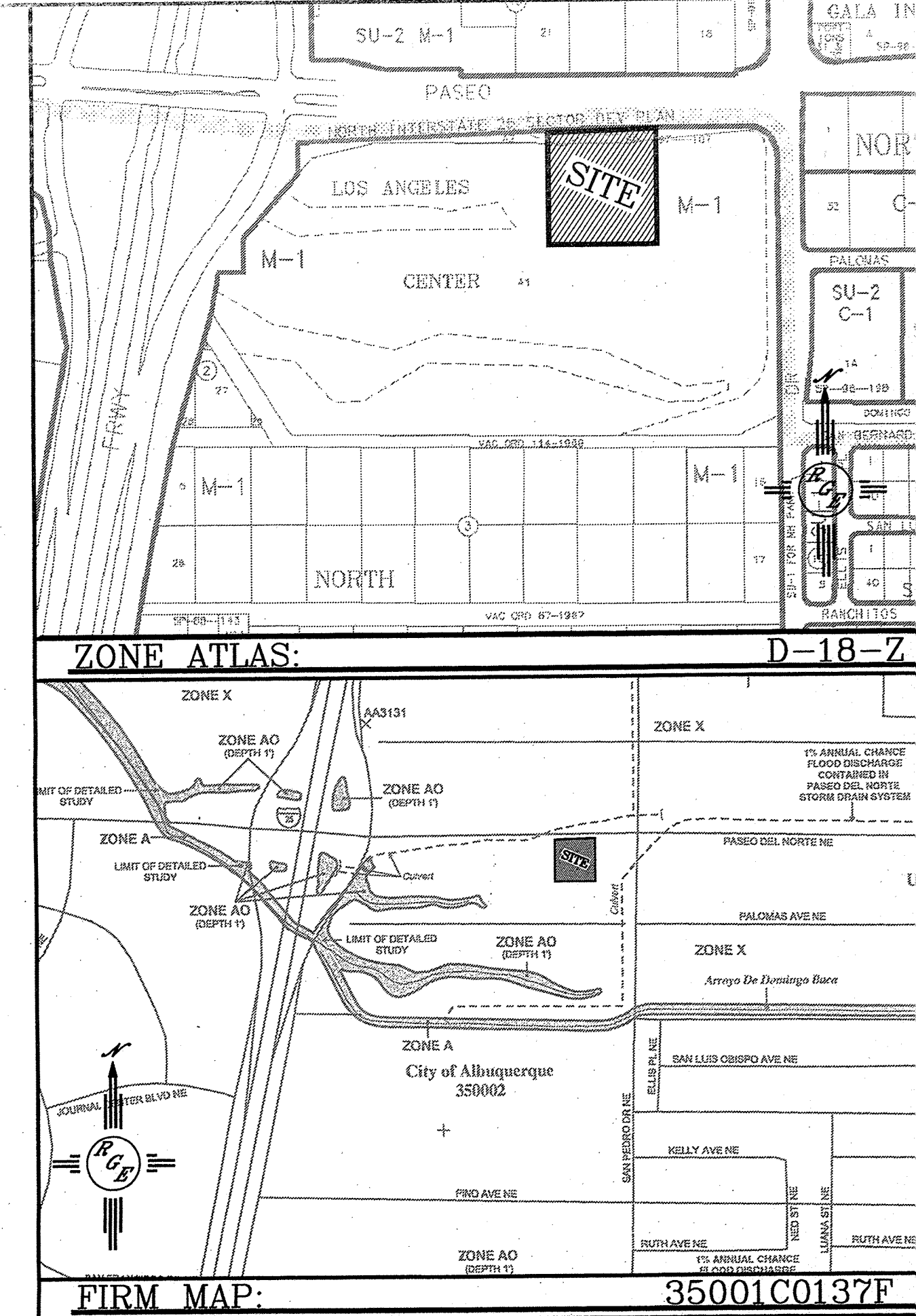
BEGIN 1' COBBLE SWALE
 SEE DETAIL THIS SHEET
 ALL ROOF DRAINS ALONG WEST SIDE
 SHALL TIE TO SWALE

END 1' COBBLE SWALE
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 SHALL TIE TO SWALE

CONTRACTOR SHALL INSTALL
 AREA DRAIN AND CONNECT TO SAS
 SEE MU PLAN FOR DETAILS

*Complete
 as of 11/11/13.*

*Pending
 Not part of this
 Contract*



LEGAL DESCRIPTION:
 A PORTION OF LOT A-1-B-1

NOTES:
 1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.

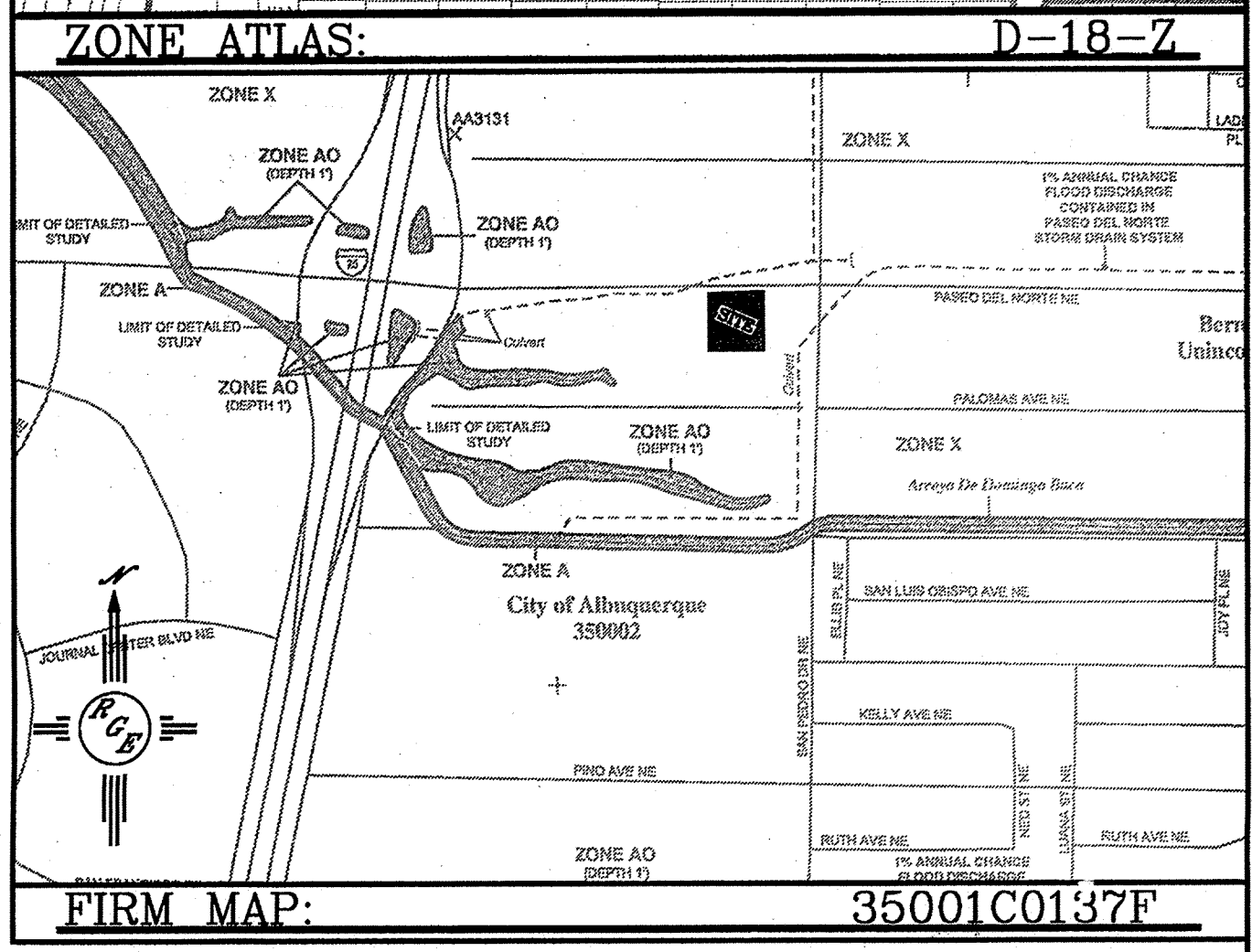
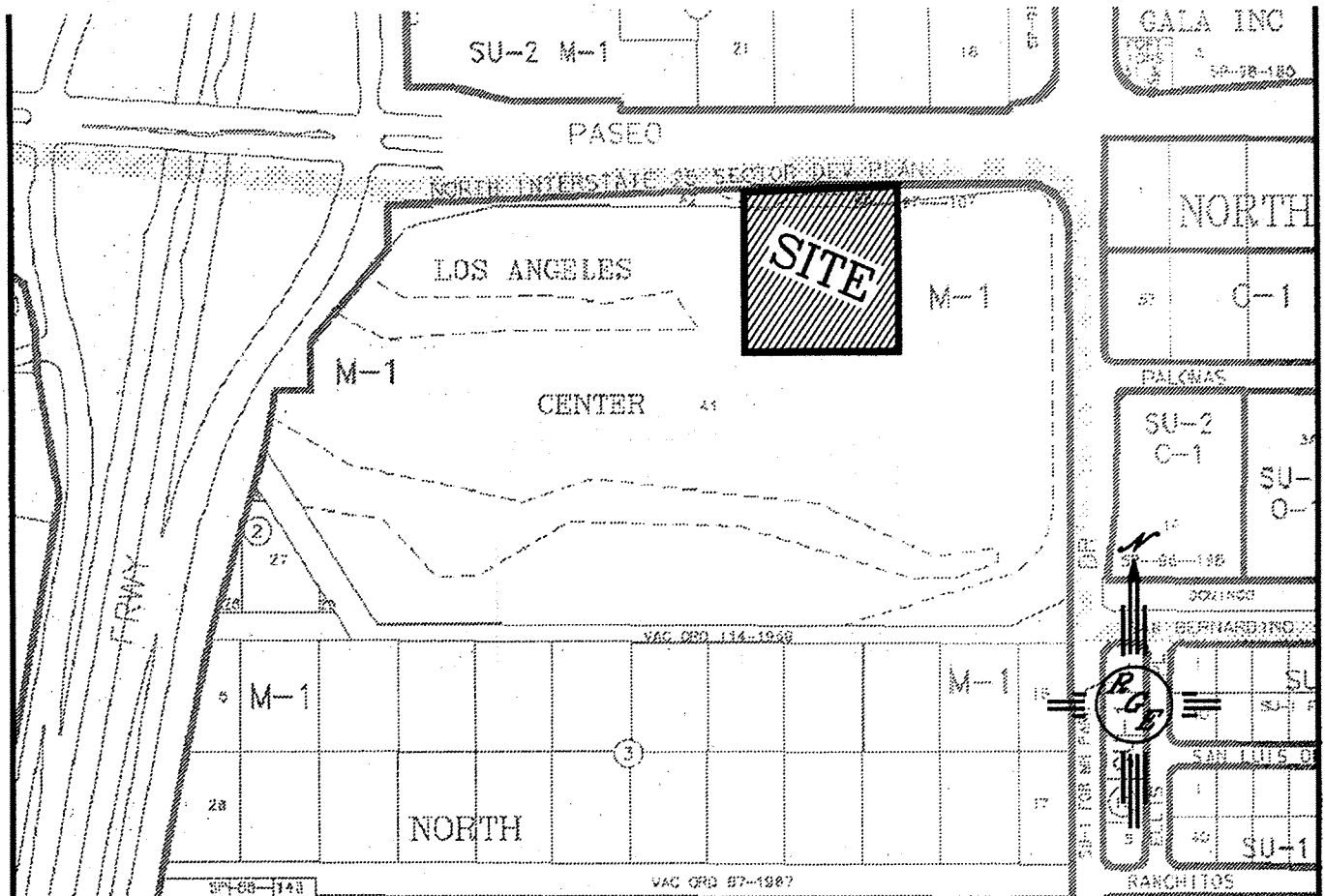
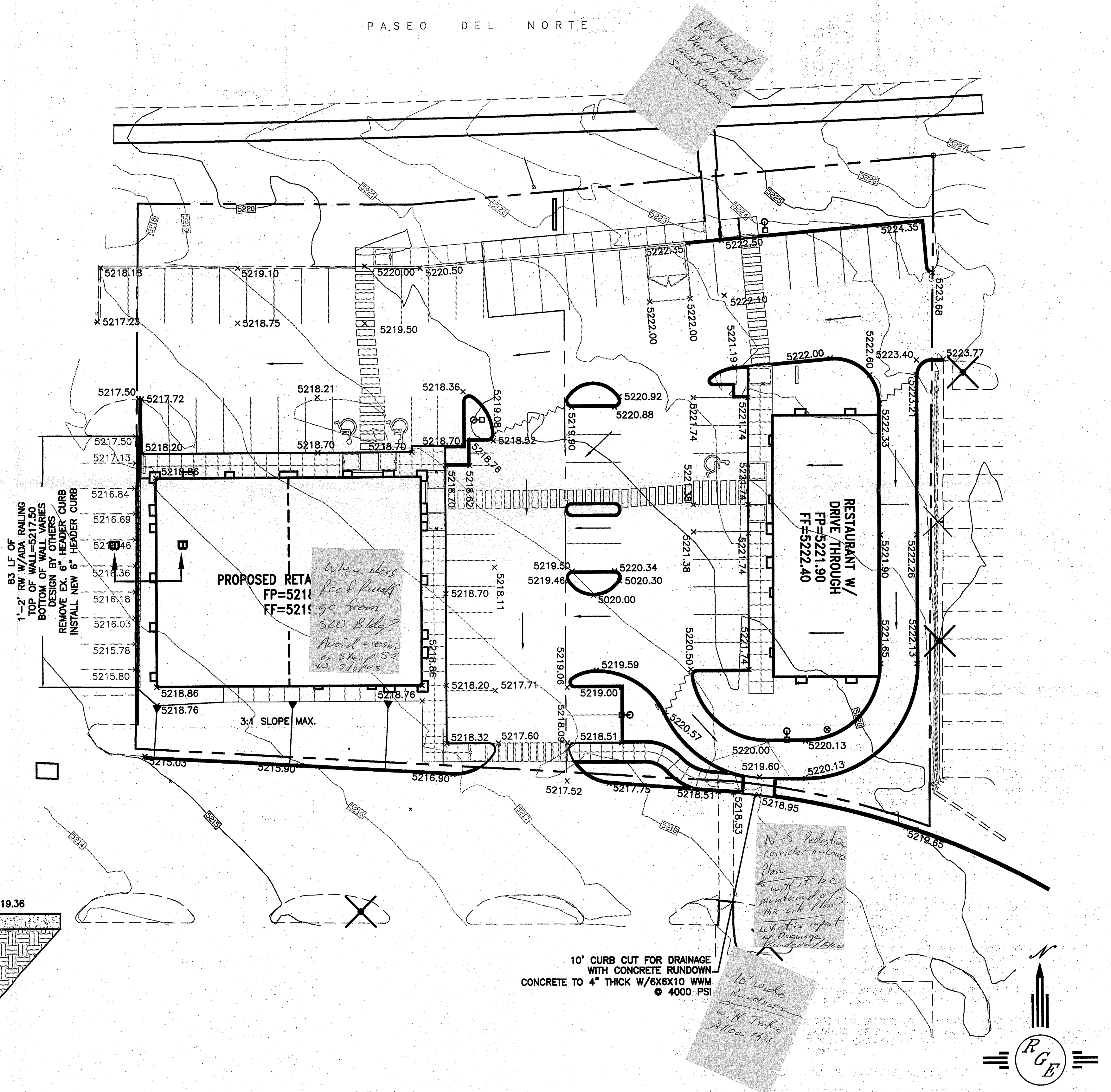
- LEGEND**
- 5414 — EXISTING CONTOUR
 - 5414 — EXISTING INDEX CONTOUR
 - 5415 — PROPOSED CONTOUR
 - 5415 — PROPOSED INDEX CONTOUR
 - SLOPE TIE
 - 4048.25 — EXISTING SPOT ELEVATION
 - 4048.25 — PROPOSED SPOT ELEVATION
 - BOUNDARY
 - LOT LINE
 - EXISTING RETAINING WALL
 - EXISTING EDGE OF ROAD
 - EXISTING BUILDING

6230 P. Del Norte

ENGINEER'S SEAL	LOS ANGELES CENTER	DRAWN BY WCWJ
		DATE 5-15-12
	GRADING AND DRAINAGE PLAN	21204-LAYOUT-3-
	Rio Grande Engineering	DEC 17 2013
DAVID SOULE P.E. #14522	1606 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0999	JOB # 21204

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.
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- 4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
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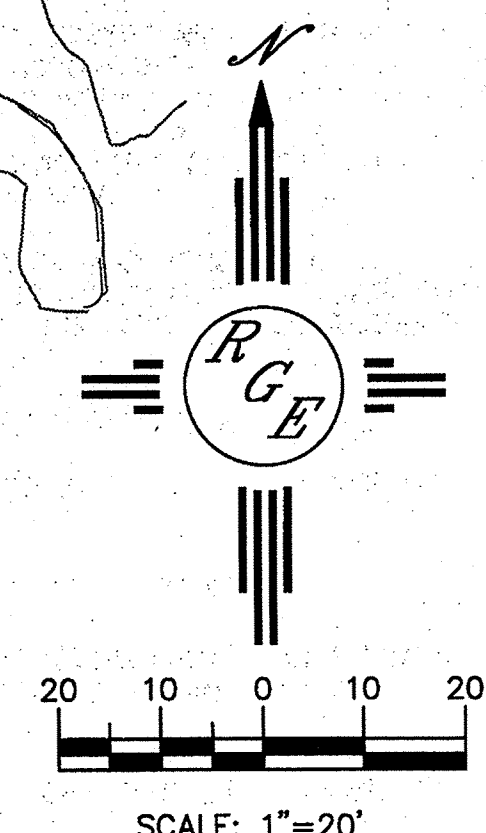
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A PORTION OF LOT A-1-B-1

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LEGEND	
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	PROPOSED CONTOUR
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	SLOPE TIE
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	BOUNDARY
	LOT LINE
	EXISTING RETAINING WALL
	EXISTING EDGE OF ROAD
	EXISTING BUILDING

ENGINEER'S SEAL 	LOS ANGELES CENTER	DRAWN BY WCHJ
	GRADING AND DRAINAGE PLAN	DATE 5-15-12
	1806 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0999	21204-LAYOUT-3-28-12
		SHEET #
DAVID SOULE P.E. #14522		JOB # 21204

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PASEO DEL NORTE

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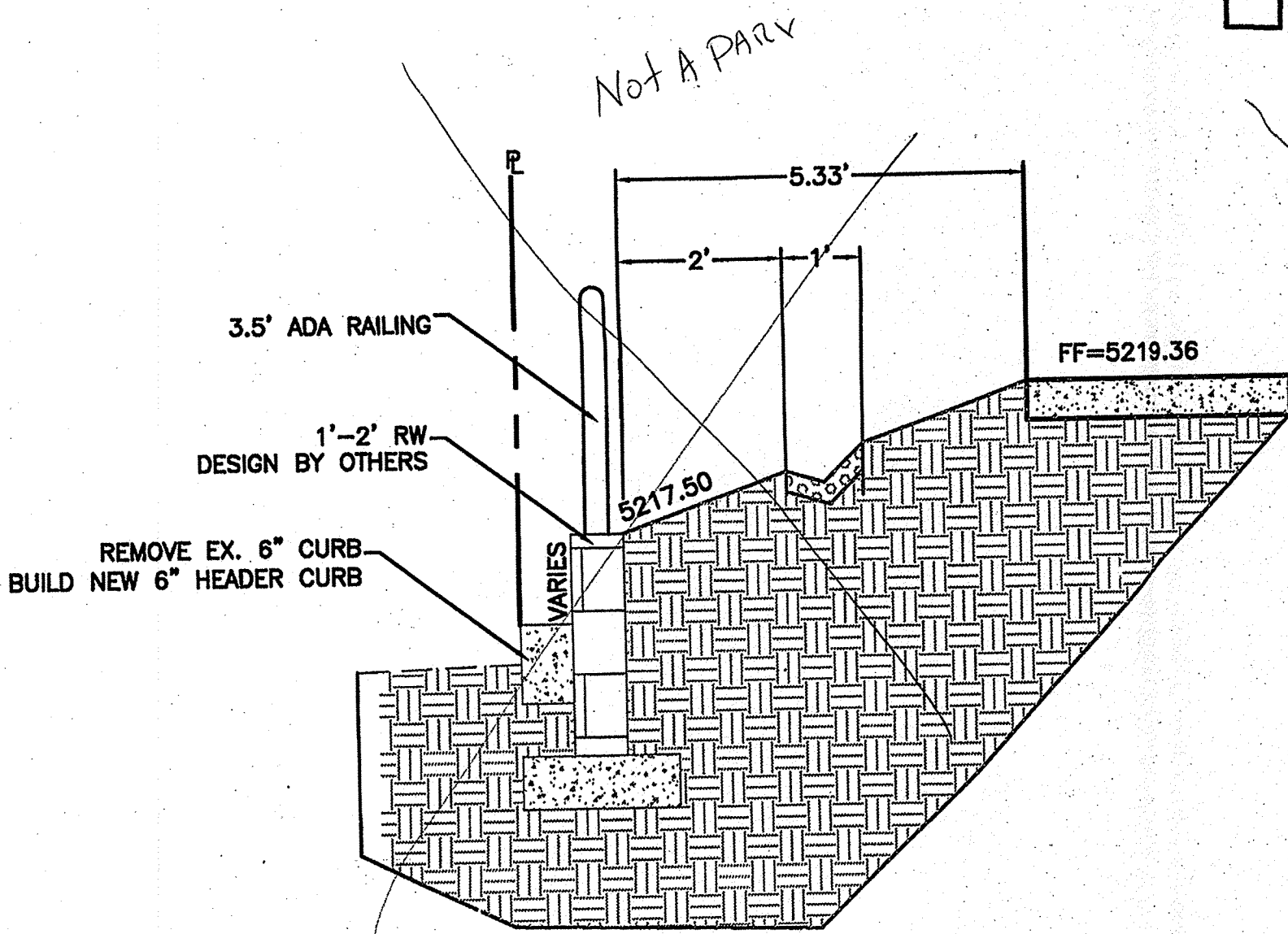
BEGIN 1' COBBLE SWALE
SEE DETAIL THIS SHEET
ALL ROOF DRAINS ALONG WEST SIDE
SHALL TIE TO SWALE

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Exceptions:
Certification for east building only/ west building previously certified.
Landscape incomplete
New swale at SE corner added to plan but not complete

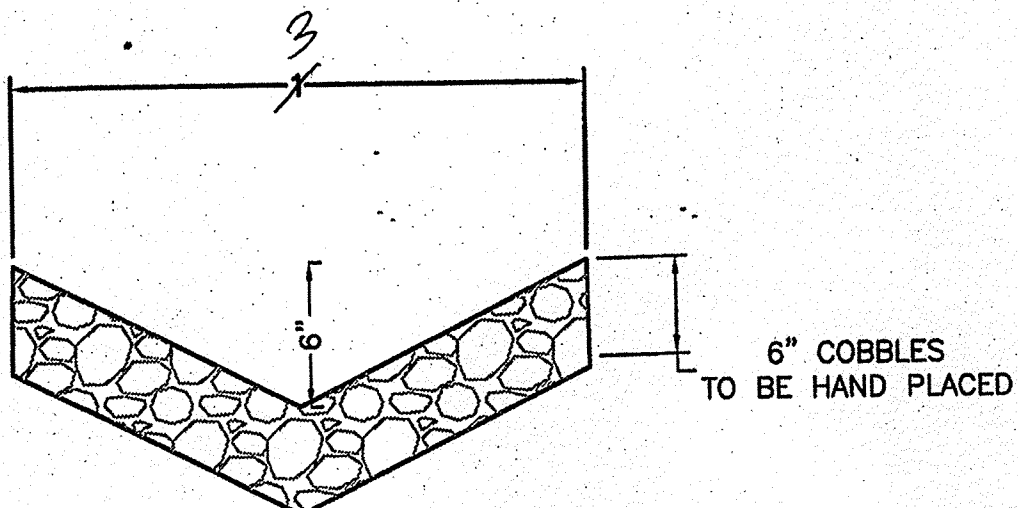


END 1' COBBLE SWALE
SEE DETAIL THIS SHEET
ALL ROOF DRAINS ALONG WEST SIDE
SHALL TIE TO SWALE



SECTION B-B

NTS

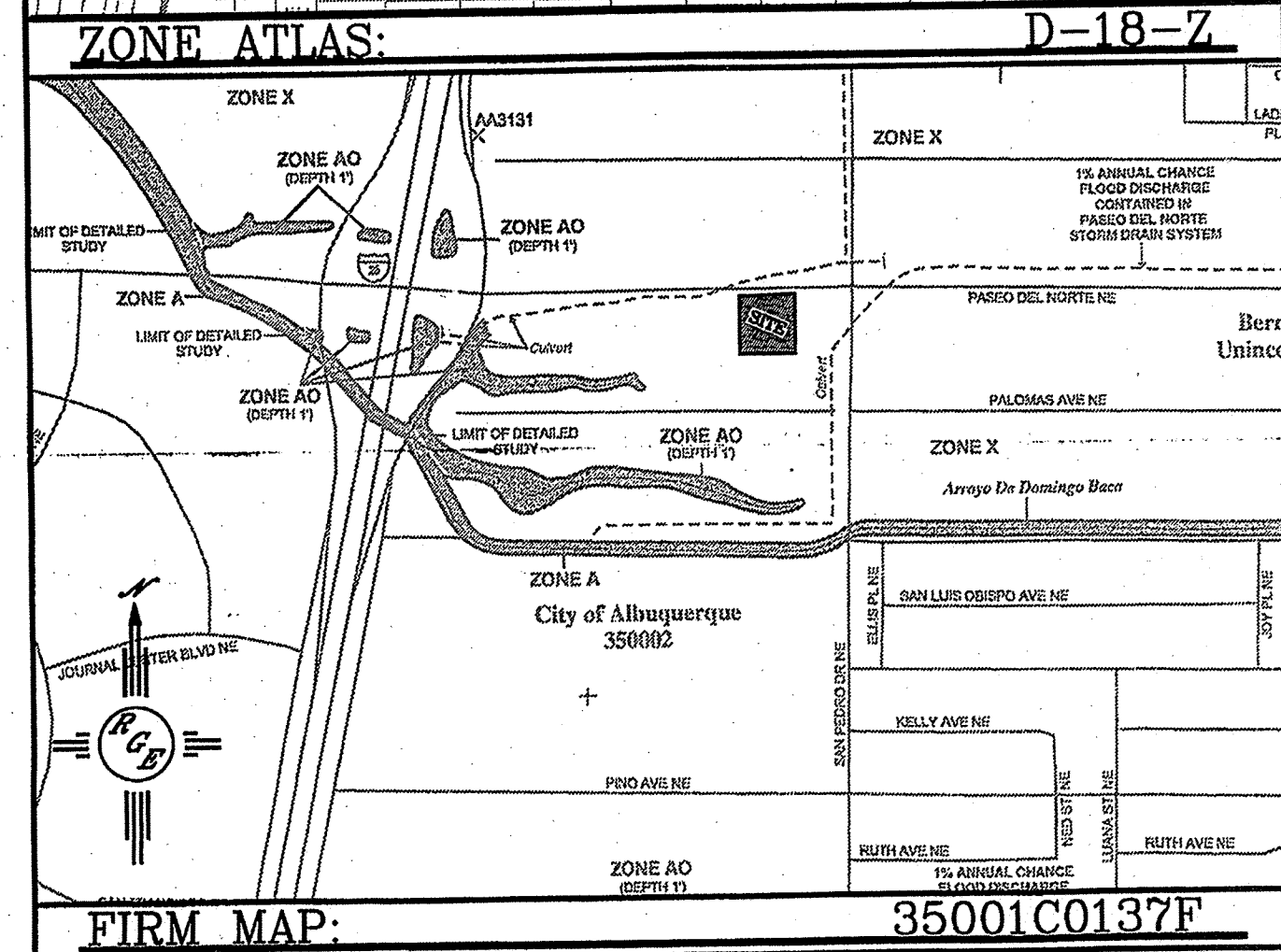
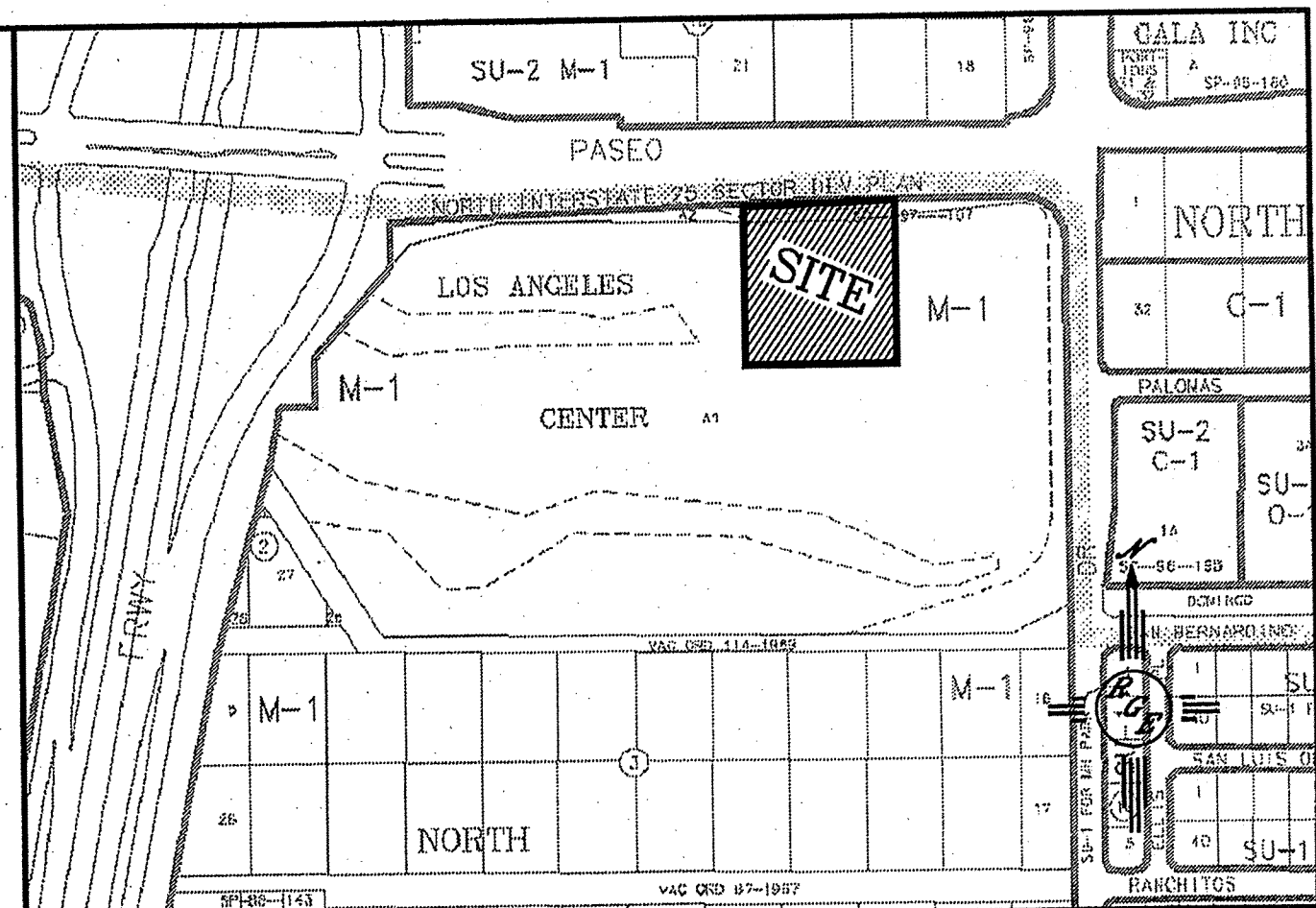
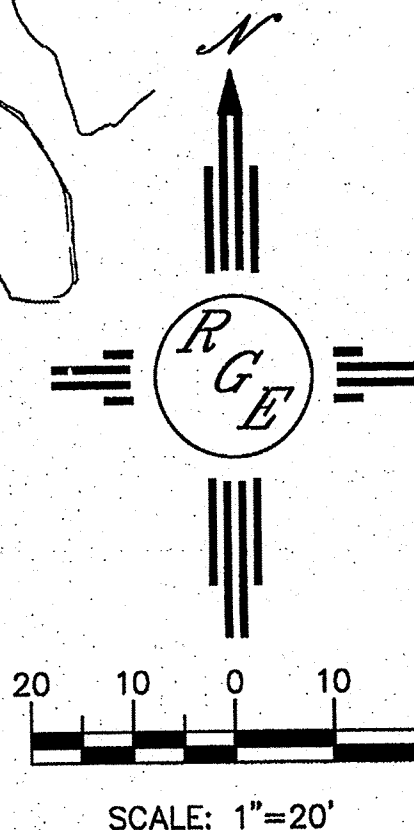


COBBLE SWALE DETAIL

NTS

10' CURB CUT FOR DRAINAGE
WITH CONCRETE RUNDOWN
W/ 2" DOLLARS
CONCRETE TO 4" THICK W/ 6X6X10 WWM
@ 4000 PSI

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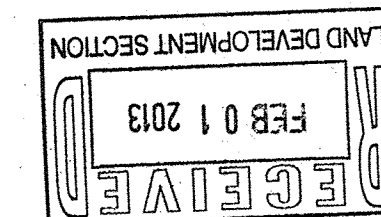
LEGAL DESCRIPTION:
A PORTION OF LOT A-1-B-1

NOTES:

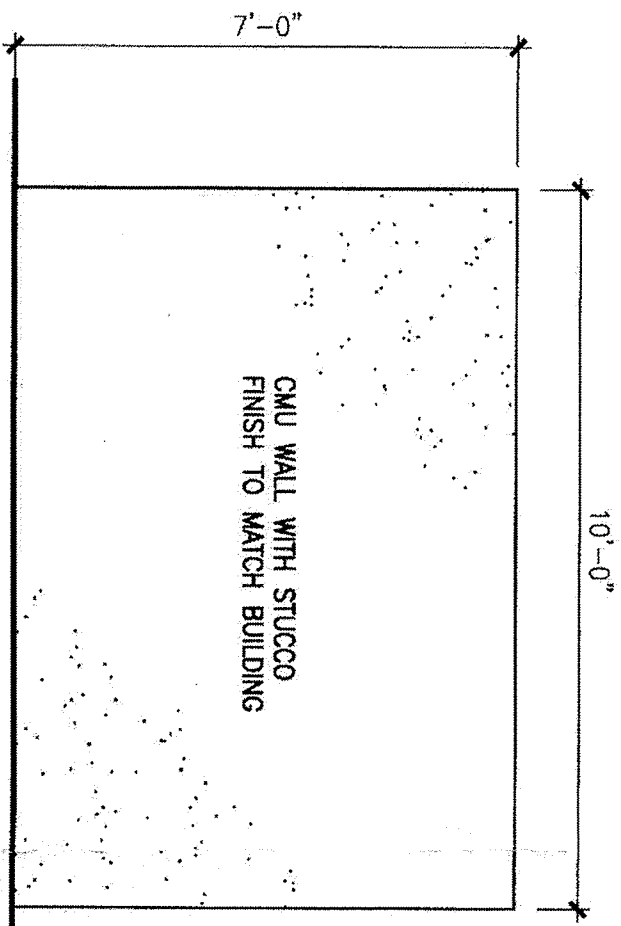
1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
2. All Landscaping areas with 4:1 or greater slopes will be covered with angular rock with 1.5" min. diameter.

LEGEND

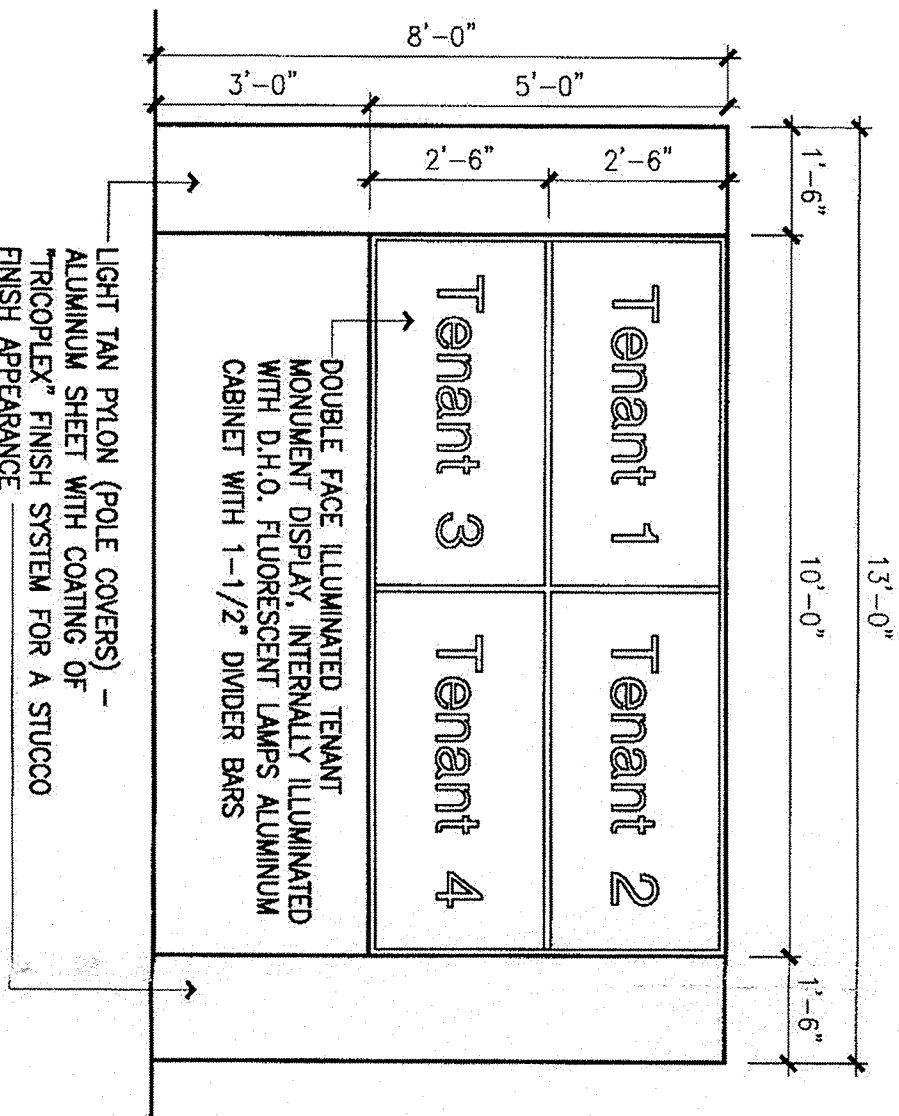
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5415	SLOPE TIE
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1	PROPOSED SPOT ELEVATION
x 4048.25	BOUNDARY
---	LOT LINE
---	EXISTING RETAINING WALL
---	EXISTING EDGE OF ROAD
---	EXISTING BUILDING



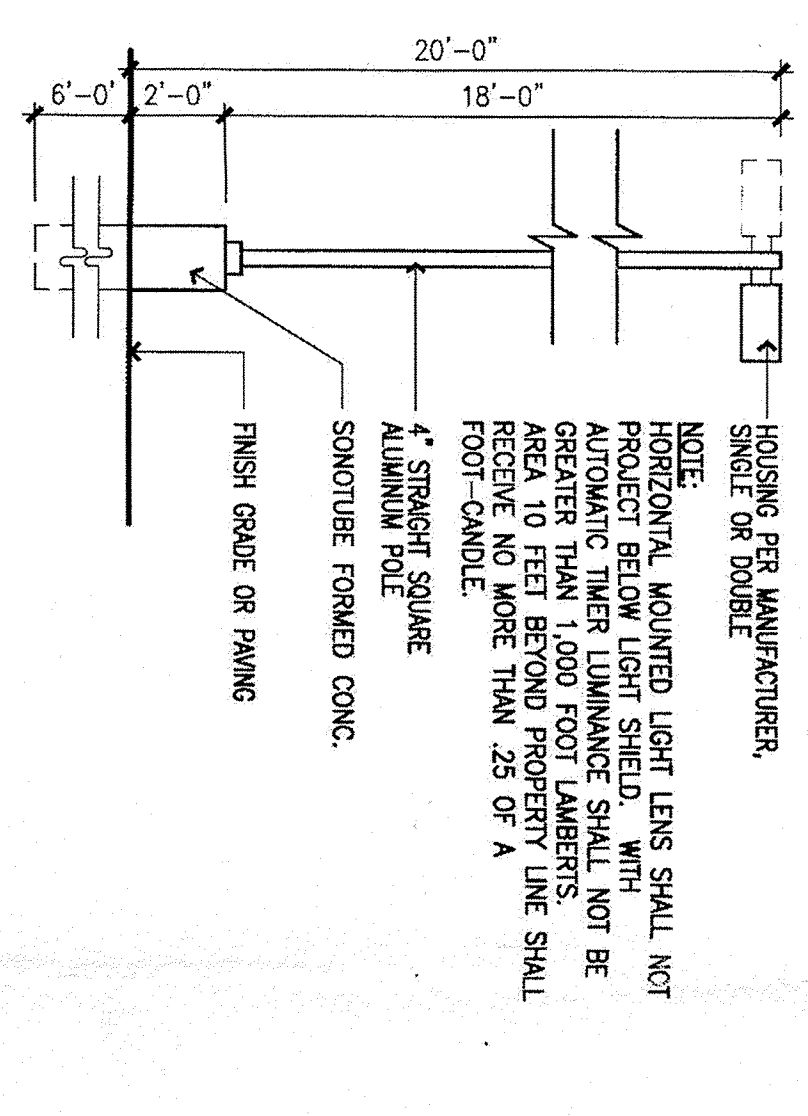
ENGINEER'S SEAL	LOS ANGELES CENTER	DRAWN BY WCVJ
DAVID SOULE P.E. #14522	GRADING AND DRAINAGE PLAN	DATE 5-15-12
	Rio Grande Engineering 1608 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0599	21204-LAYOUT-3-28-12
		SHEET #
		JOB # 21204



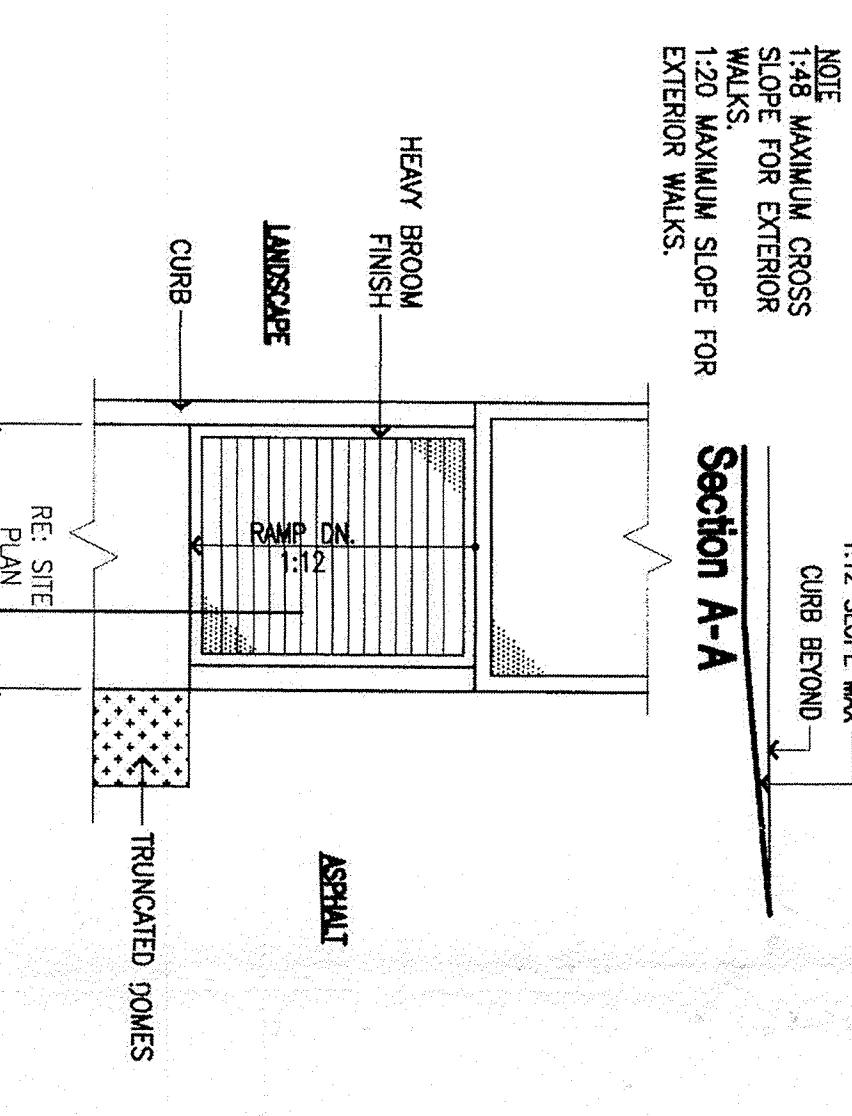
A1 ENCLOSURE ELEVATION
3/8" = 1'-0"



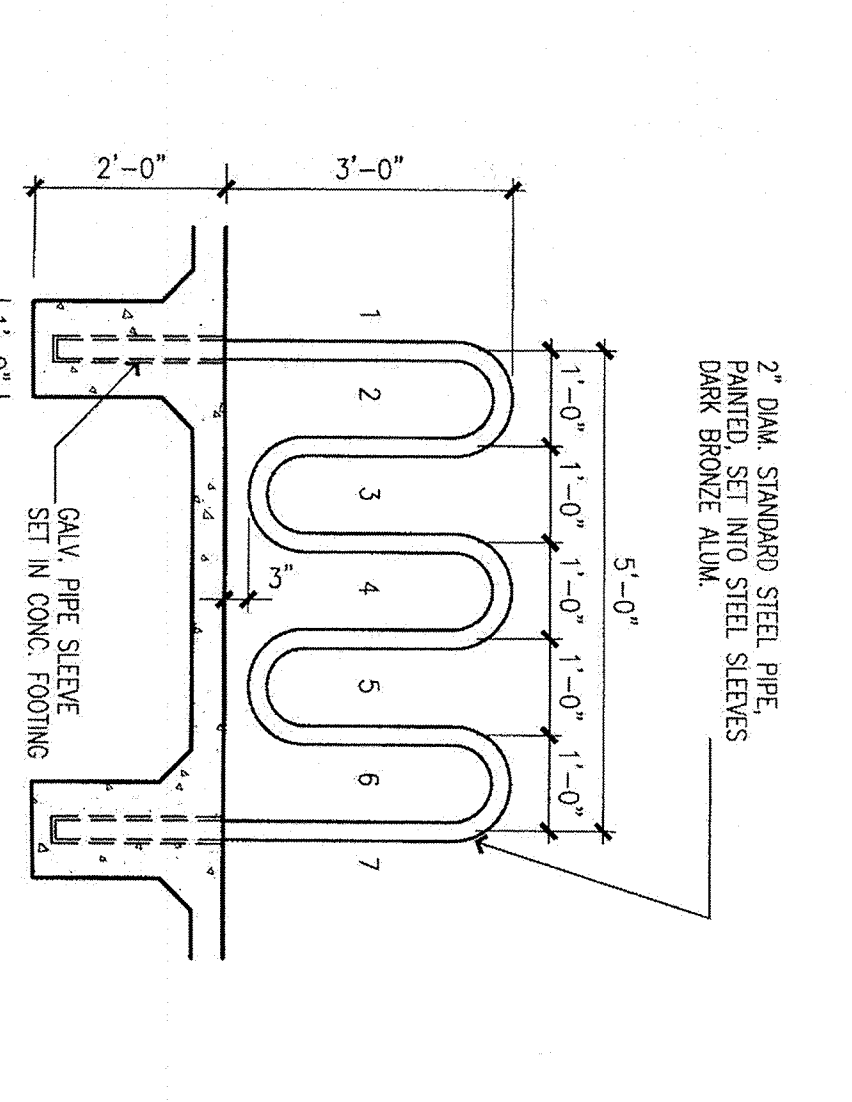
B1 MONUMENT SIGN
3/8" = 1'-0"



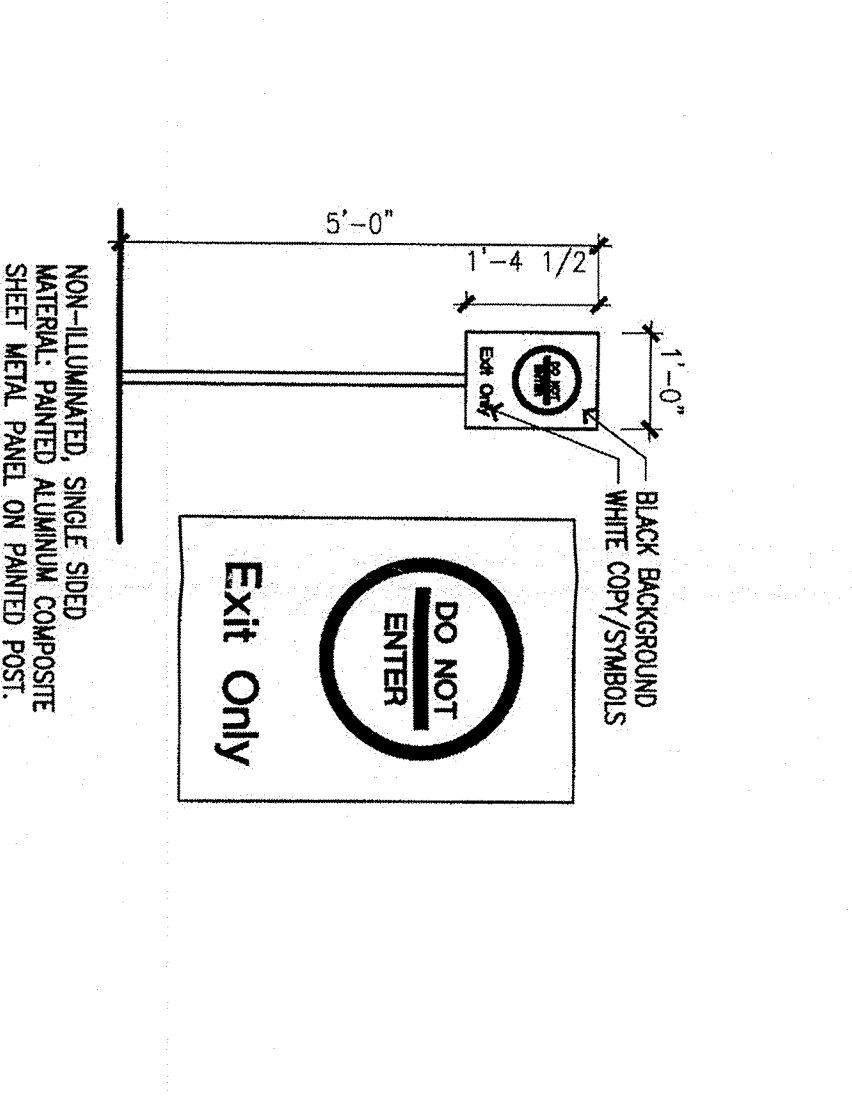
C1 LIGHT POLE DETAIL
1/4" = 1'-0"



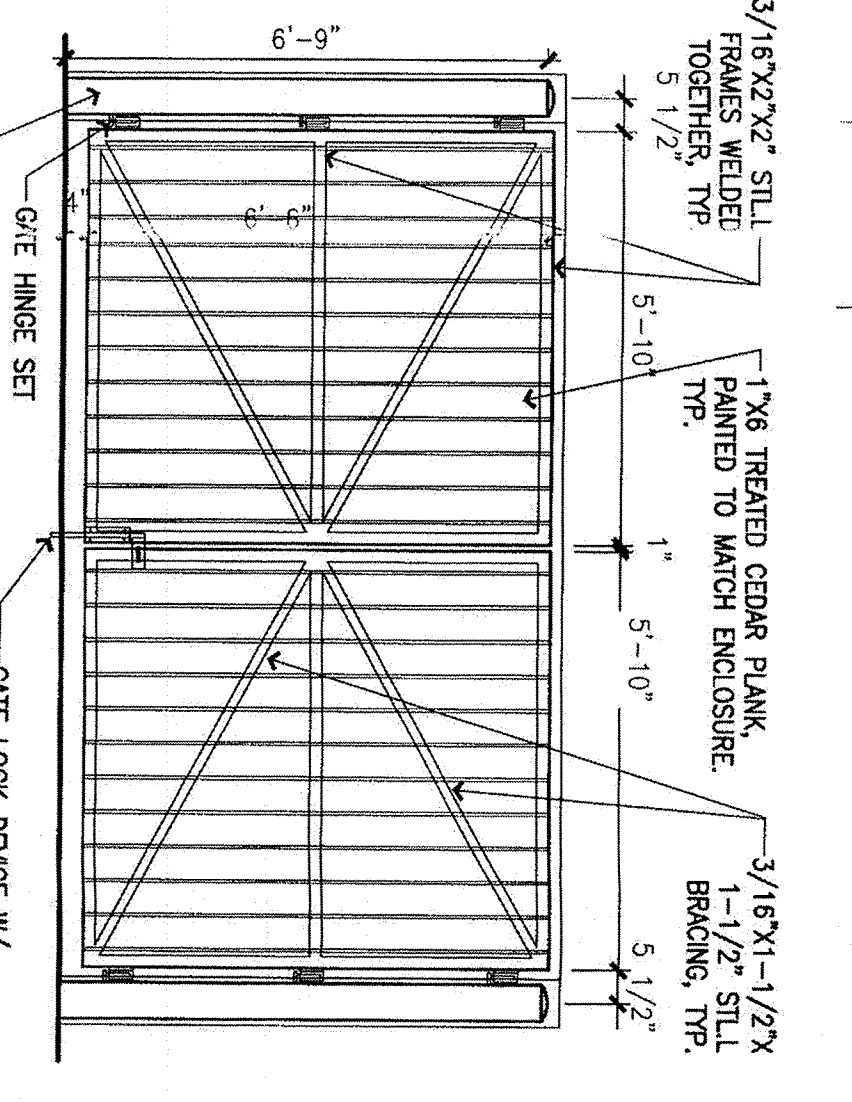
D1 RAMP @ SIDEWALK
1/4" = 1'-0"



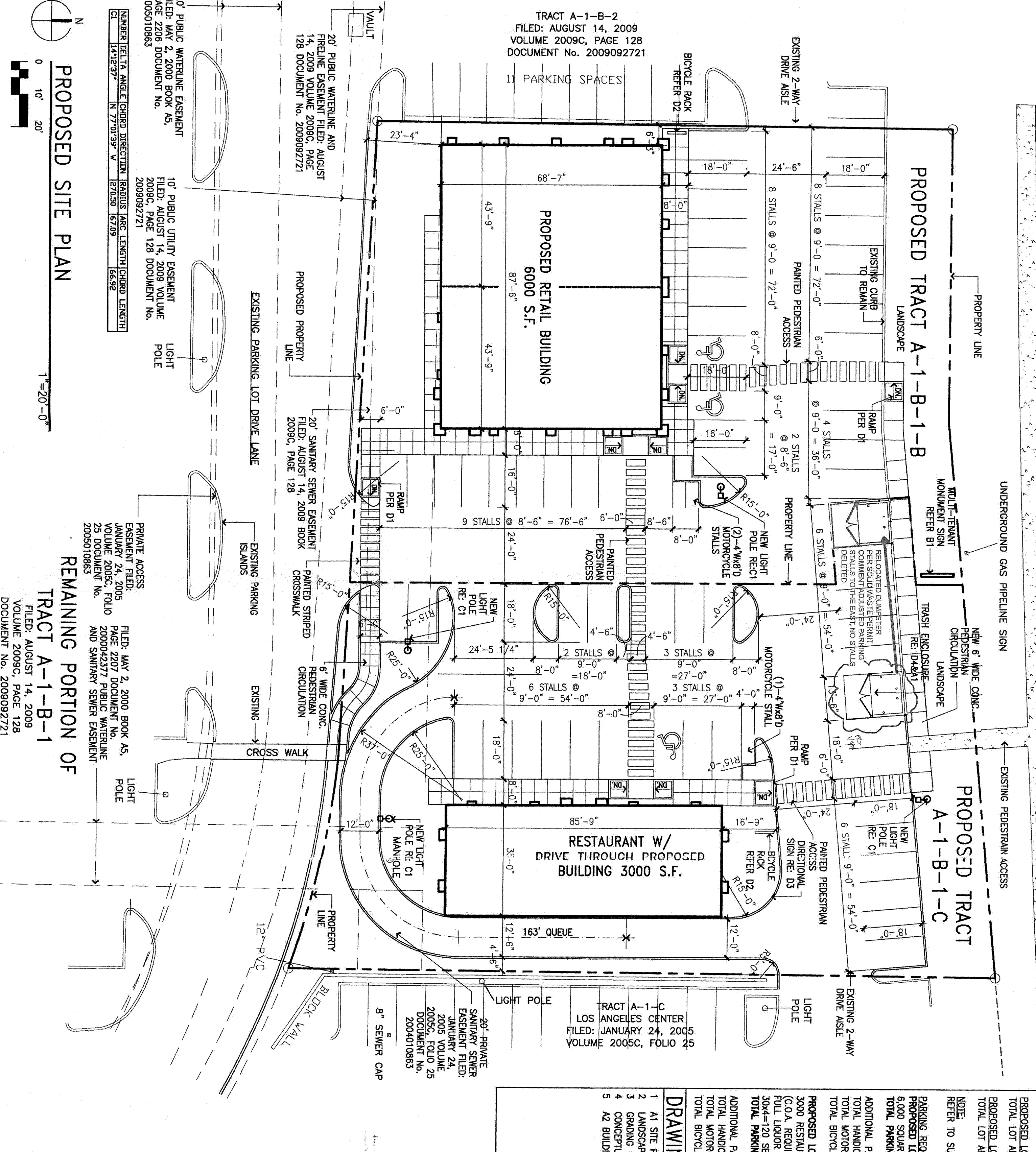
D2 BICYCLE RACK
1/2" = 1'-0"



D3 DIRECTIONAL SIGN
1/2" = 1'-0"



D4 GATE ELEVATION
3/8" = 1'-0"



PROPOSED SITE PLAN
1" = 20'-0"

REMAINING PORTION OF
TRACT A-1-B-1
FILED: AUGUST 14, 2009
VOLUME 2009C, PAGE 128
DOCUMENT No. 2009092721

SITE DATA

ZONING
M-1 (SHOPPING CENTER)
PROPOSED LOT A-1-B-1-B
TOTAL LOT AREA 25,122.84 SQUARE FEET (0.577 ACRES)
PROPOSED LOT A-1-B-1-C
TOTAL LOT AREA 24,939.48 SQUARE FEET (0.573 ACRES)
NOTE
REFER TO SURVEY PLAT FOR EXACT PROPOSED LOT SIZES

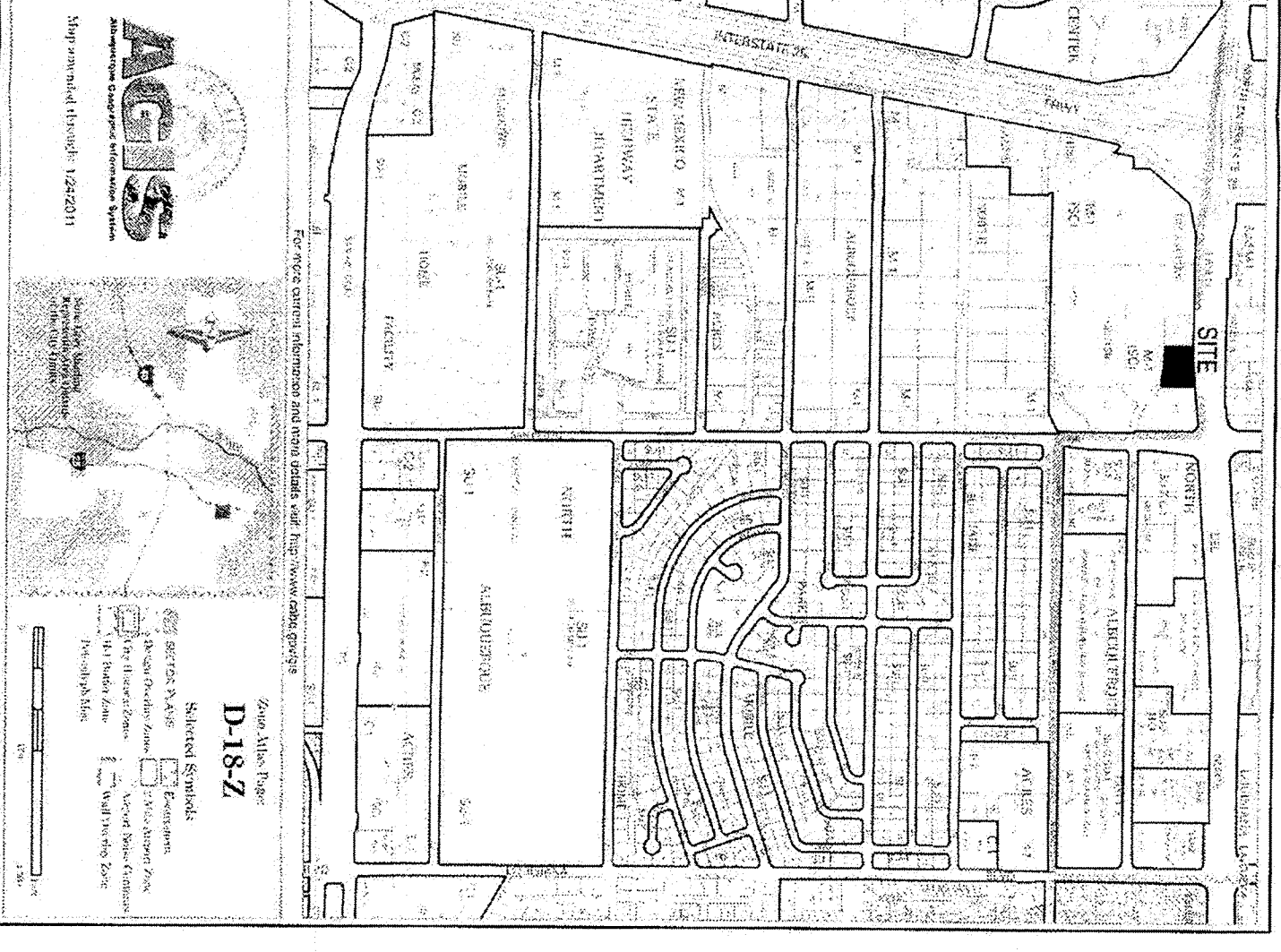
PARKING REQUIREMENTS
PROPOSED LOT A-1-B-1-B
6,000 SQUARE FOOT RETAIL: 1/200 = 30 STALLS
TOTAL PARKING PROVIDED: 33 STALLS
ADDITIONAL PARKING REQUIREMENTS:
TOTAL HANDICAP ACCESSIBLE STALLS REQUIRED: 2 (PROVIDED)
TOTAL MOTORCYCLE STALLS REQUIRED: 2 (PROVIDED)
TOTAL BICYCLE SPACES REQUIRED: 1/20 OF PARKING STALLS = 2

PROPOSED LOT A-1-B-1-C
3000 RESTAURANT: 1/100 S.F. = 30 STALLS
TOTAL HANDICAP ACCESSIBLE STALLS REQUIRED: 1 (PROVIDED)
TOTAL MOTORCYCLE STALLS REQUIRED: 1 (PROVIDED)
TOTAL BICYCLE SPACES REQUIRED: 1/20 OF PARKING STALLS = 2

ADDITIONAL PARKING REQUIREMENTS:
TOTAL HANDICAP ACCESSIBLE STALLS REQUIRED: 1 (PROVIDED)
TOTAL MOTORCYCLE STALLS REQUIRED: 1 (PROVIDED)
TOTAL BICYCLE SPACES REQUIRED: 1/20 OF PARKING STALLS = 2

DRAWING INDEX
1 A1 SITE PLAN
2 LANDSCAPING PLAN
3 GRADING PLAN
4 CONCEPTUAL UTILITY PLAN
5 A2 BUILDING ELEVATIONS

ADMINISTRATIVE AMENDMENT
FILE # 12-12018 PROJECT # 1001944
Two new bldgs.
Mallone
APPROVED BY
DATE 5/18/12



peter butterfield
architect 13013 glenwood hills ct. ne
albuquerque nm 87111 (ph) 505 332 9323 (fax) 212 0901

REGISTERED ARCHITECT
PETER BUTTERFIELD
NO. 380
2/1/11 2012

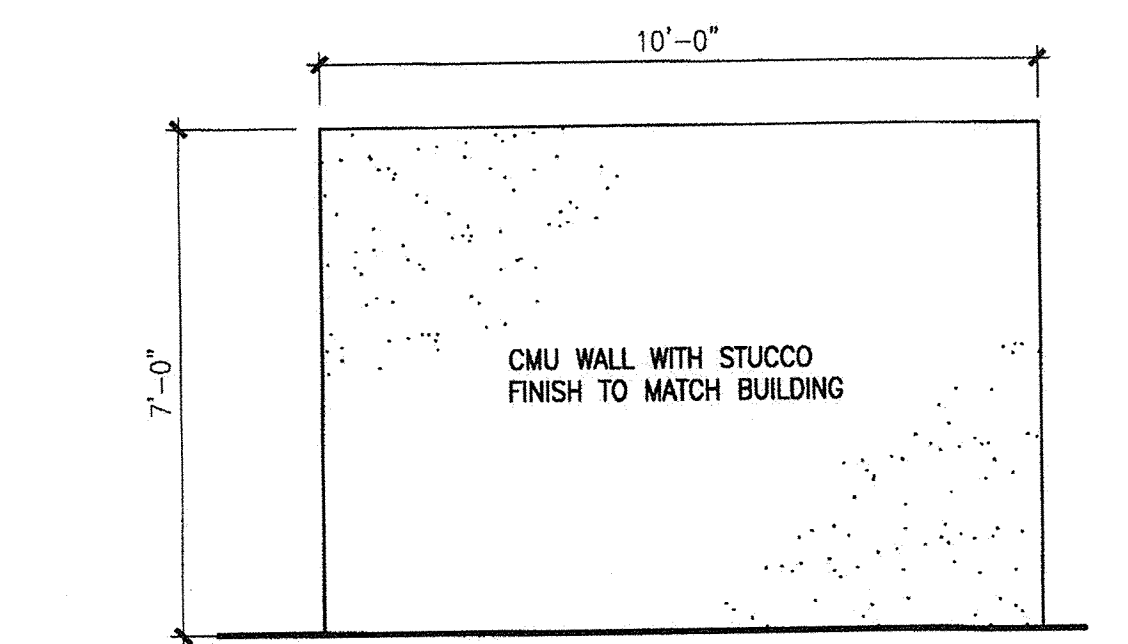
REVISIONS
A1

Lowe's Pad Development
Los Angeles Center
Albuquerque, NM

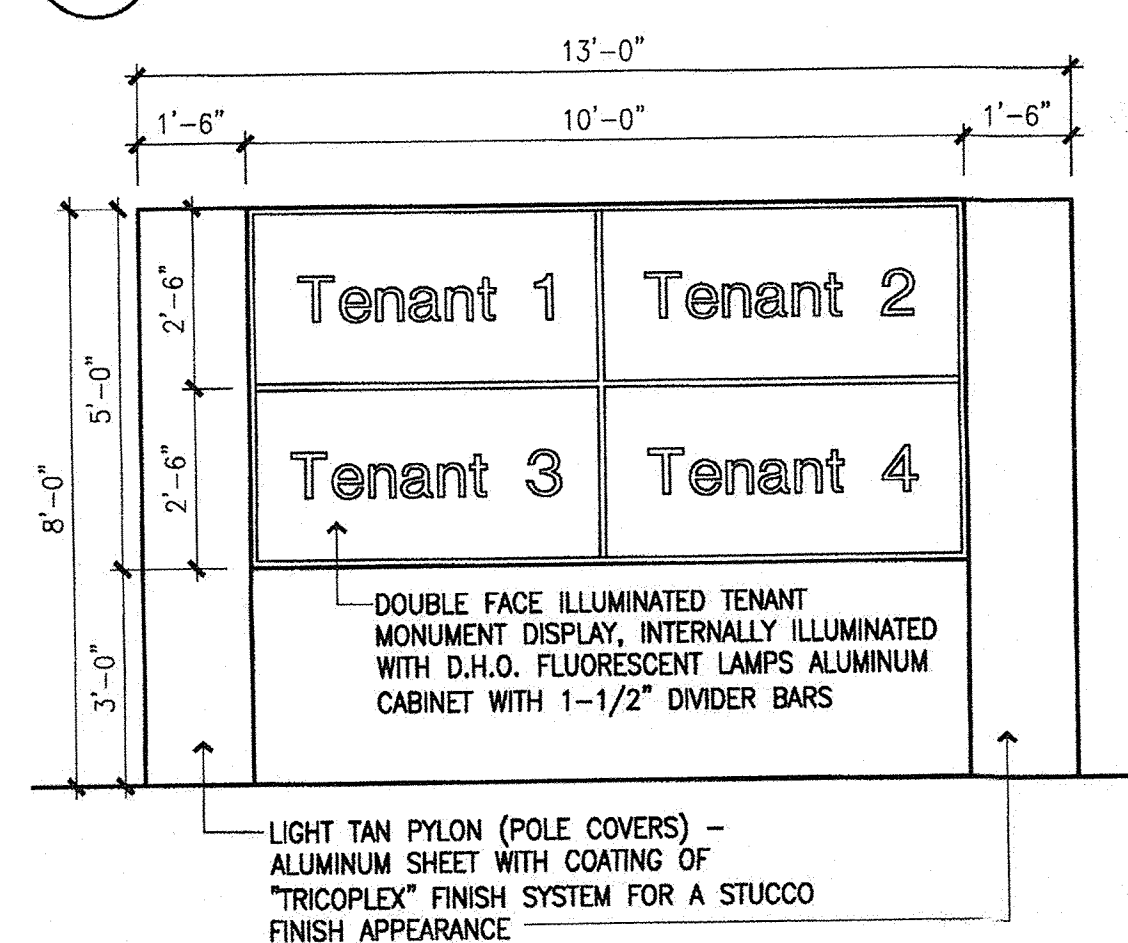
RECEIVED
JUN 26 2012

SHEET NO.
3-28-12

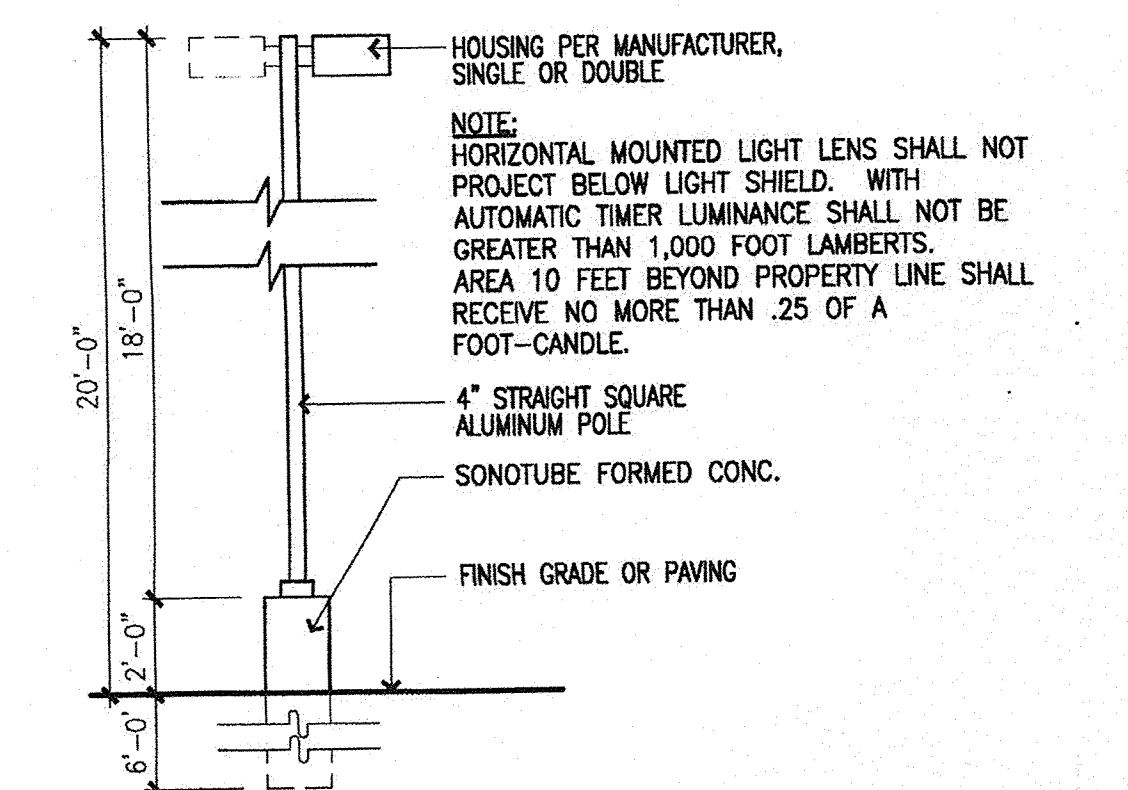
PASEO DEL NORTE R/W VARIES



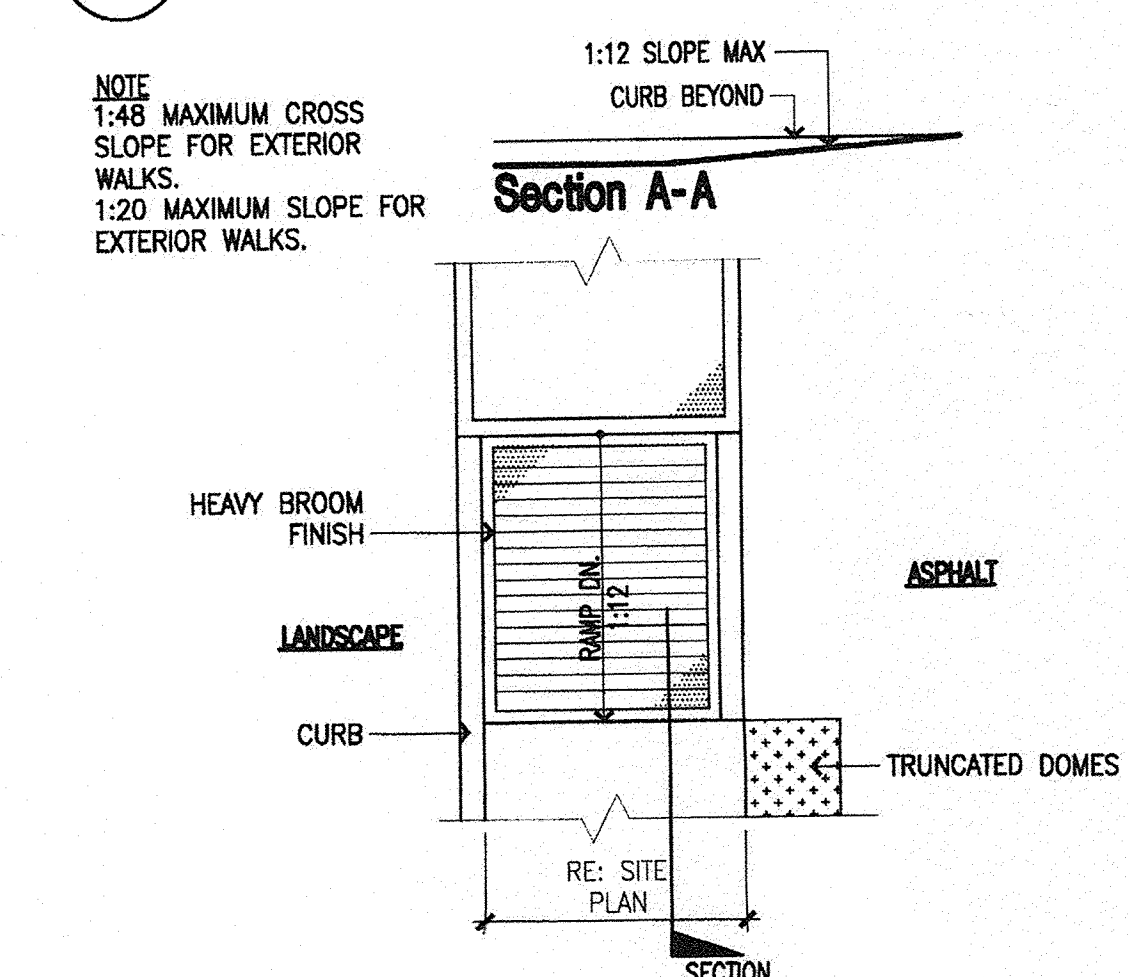
A1 ENCLOSURE ELEVATION
3/8" = 1'-0"



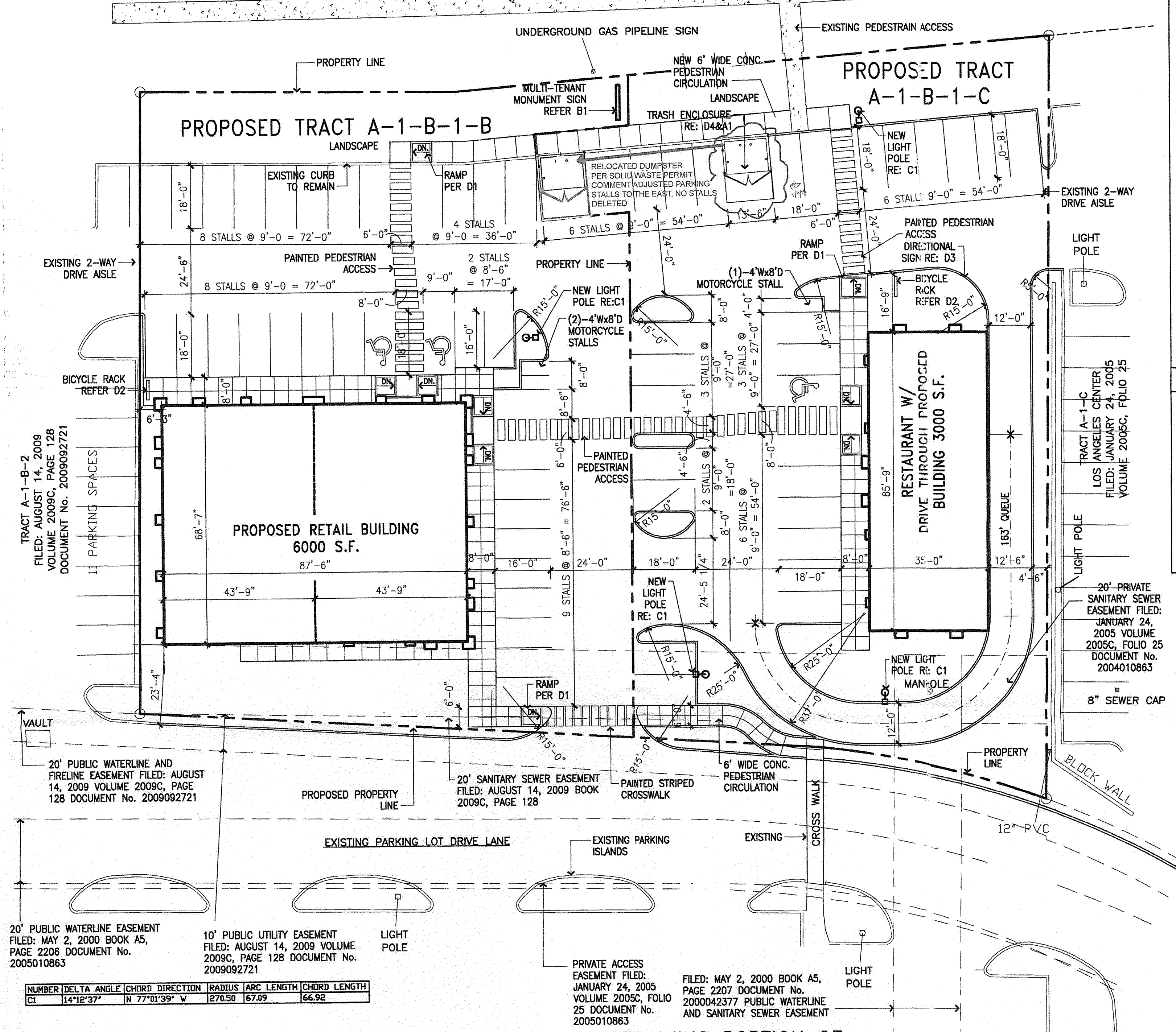
B1 MONUMENT SIGN
3/8" = 1'-0"



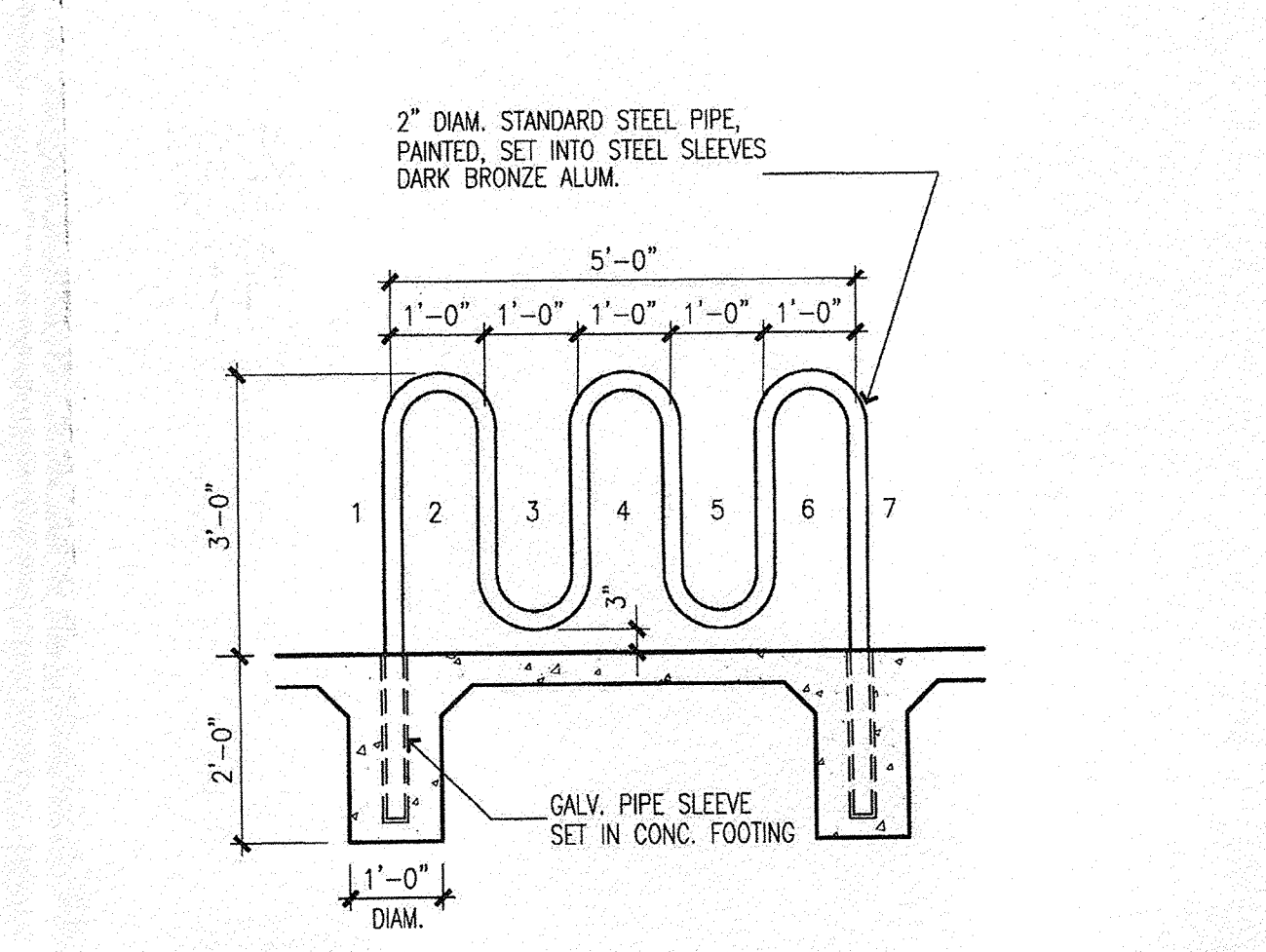
C1 LIGHT POLE DETAIL
1/4" = 1'-0"



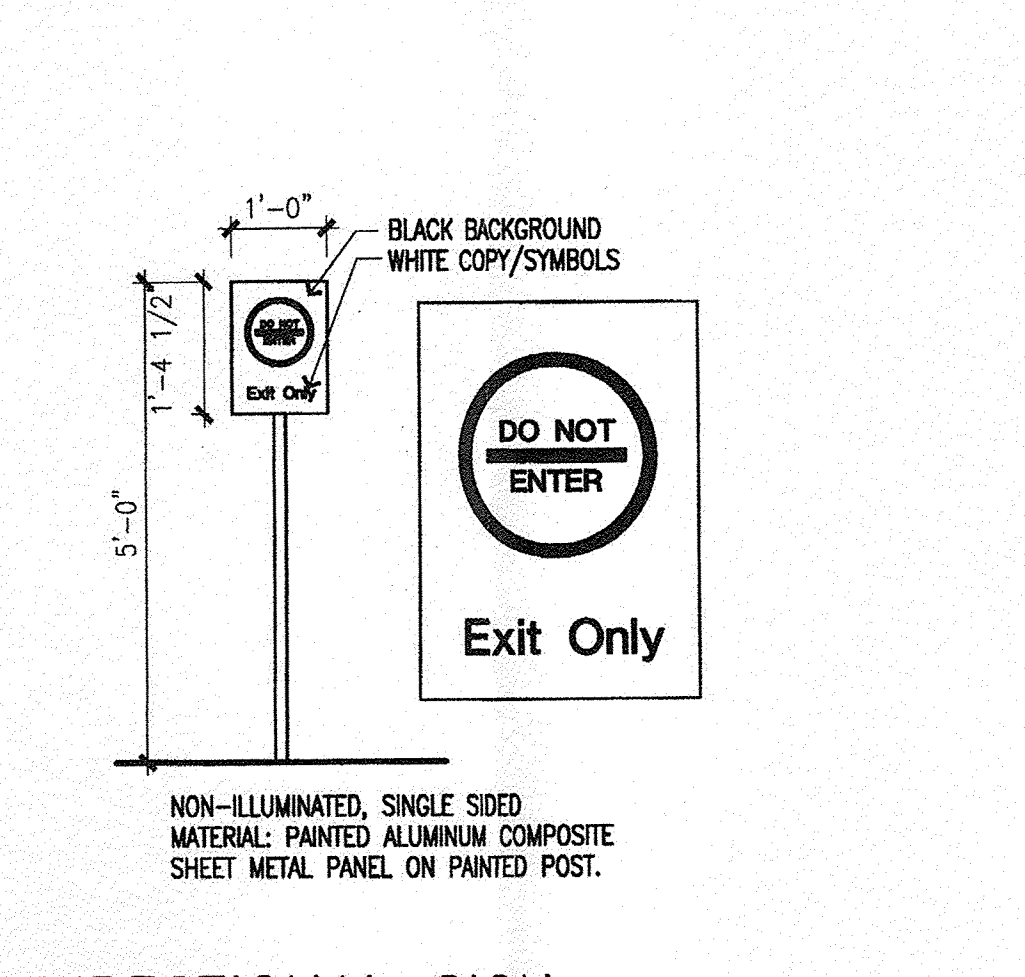
D1 RAMP @ SIDEWALK
1/4" = 1'-0"



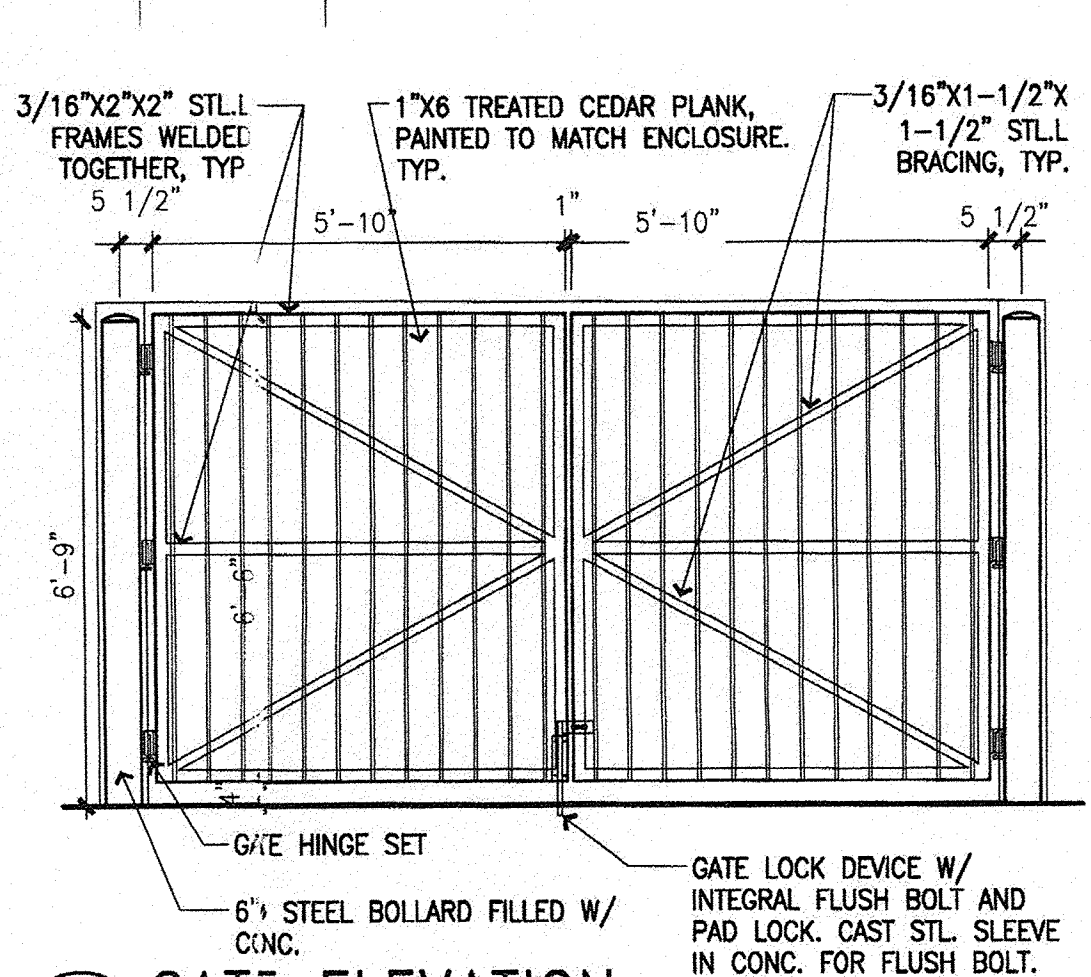
PROPOSED SITE PLAN
1" = 20'-0"



D2 BICYCLE RACK
1/2" = 1'-0"



D3 DIRECTIONAL SIGN
1/2" = 1'-0"



D4 GATE ELEVATION
3/8" = 1'-0"

SITE DATA

ZONING
M-1 (SHOPPING CENTER)

PROPOSED LOT A-1-B-1-B*
TOTAL LOT AREA 25,122.94 SQUARE FEET (0.577 ACRES)

PROPOSED LOT A-1-B-1-C*
TOTAL LOT AREA 24,959.48 SQUARE FEET (0.573 ACRES)

NOTE:
REFER TO SURVEY PLAT FOR EXACT PROPOSED LOT SIZES

PARKING REQUIREMENTS
PROPOSED LOT A-1-B-1-B:
6,000 SQUARE FOOT RETAIL: 1/200 = 30 STALLS
TOTAL PARKING PROVIDED: 33 STALLS

ADDITIONAL PARKING REQUIREMENTS:
TOTAL HANDICAP ACCESSIBLE STALLS REQUIRED: 2 (PROVIDED)
TOTAL MOTORCYCLE STALLS REQUIRED: 2 (PROVIDED)
TOTAL BICYCLE SPACES REQUIRED: 1/20 OF PARKING STALLS = 2

PROPOSED LOT A-1-B-1-C:
3000 RESTAURANT: 1/100 S.F. = 30 STALLS
(C.O.A. REQUIREMENT: RESTAURANT WITHOUT FULL LIQUOR SERVICE 1 STALL PER 4 SEATS 30x4=120 SEATS ALLOWABLE)
TOTAL PARKING PROVIDED: 30 STALLS

ADDITIONAL PARKING REQUIREMENTS:
TOTAL HANDICAP ACCESSIBLE STALLS REQUIRED: 1 (PROVIDED)
TOTAL MOTORCYCLE STALLS REQUIRED: 1 (PROVIDED)
TOTAL BICYCLE SPACES REQUIRED: 1/20 OF PARKING STALLS = 2

DRAWING INDEX

- 1 A1 SITE PLAN
- 2 LANDSCAPING PLAN
- 3 GRADING PLAN
- 4 CONCEPTUAL UTILITY PLAN
- 5 A2 BUILDING ELEVATIONS

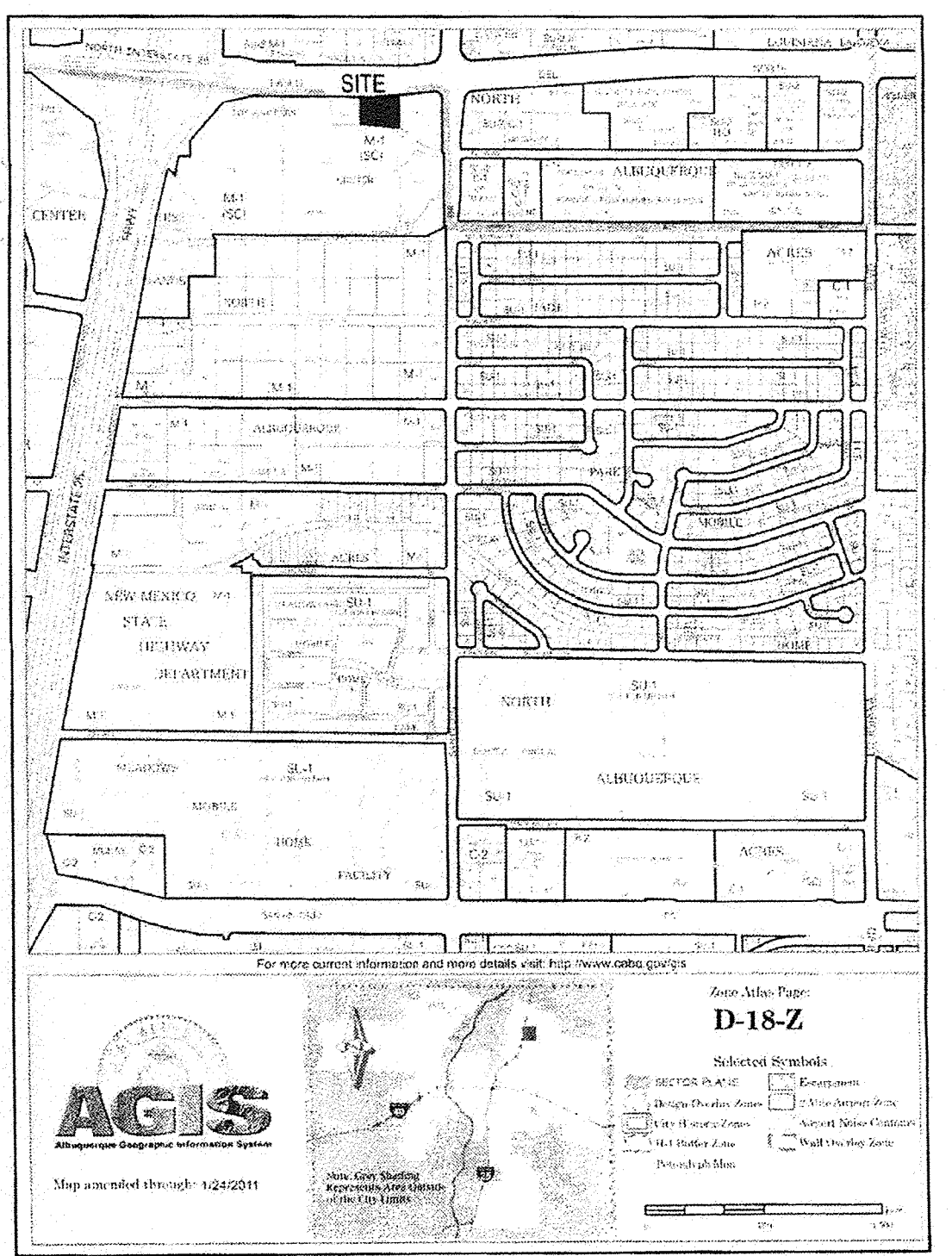
ADMINISTRATIVE AMENDMENT

FILE # 12-10018 PROJECT # 1001944

Two new bldgs.

Manone *5/18/12*

APPROVED BY DATE



Lowe's Pad Development
Los Angeles Center
Albuquerque, NM

RECEIVED
JAN 11 2013

SHEET NO. 3-28-12

DRAWING NAME
REVISIONS

STATE OF NEW MEXICO
PETER BUTTERFIELD
REGISTERED ARCHITECT
No. 3850
2/17/2012

peter butterfield
architect
13013 Glenwood Hills Ct. NE
Albuquerque NM 87111 (ph) 505 332 9323 (fax) 212 0901

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 ACCEPTANCE OF ANY PROJECT.

PASEO DEL NORTE

CONTRACTOR SHALL INSTALL
AREA DRAIN AND CONNECT TO SAS
SEE MU PLAN FOR DETAILS

BEGIN 1' COBBLE SWALE
SEE DETAIL THIS SHEET
ALL ROOF DRAINS ALONG WEST SIDE
SHALL TIE TO SWALE

83 LF OF
1'-2' RW W/ADA RAILING
TOP OF WALL=5217.50
BOTTOM OF WALL VARIES
DESIGN BY OTHERS
REMOVE EX. 6" HEADER CURB
INSTALL NEW 6" HEADER CURB

END 1' COBBLE SWALE
SEE DETAIL THIS SHEET
ALL ROOF DRAINS ALONG WEST SIDE
SHALL TIE TO SWALE

PROPOSED RETAIL BUILDING
FP=5218.86
FF=5219.36

RESTAURANT W/
DRIVE THROUGH
FP=5221.90
FF=5222.40

3:1 SLOPE MAX.

10' CURB CUT FOR DRAINAGE
WITH CONCRETE RUNDOWN
W/2 BOLLARDS
CONCRETE TO 4" THICK W/6X6X10 WWM
@ 4000 PSI

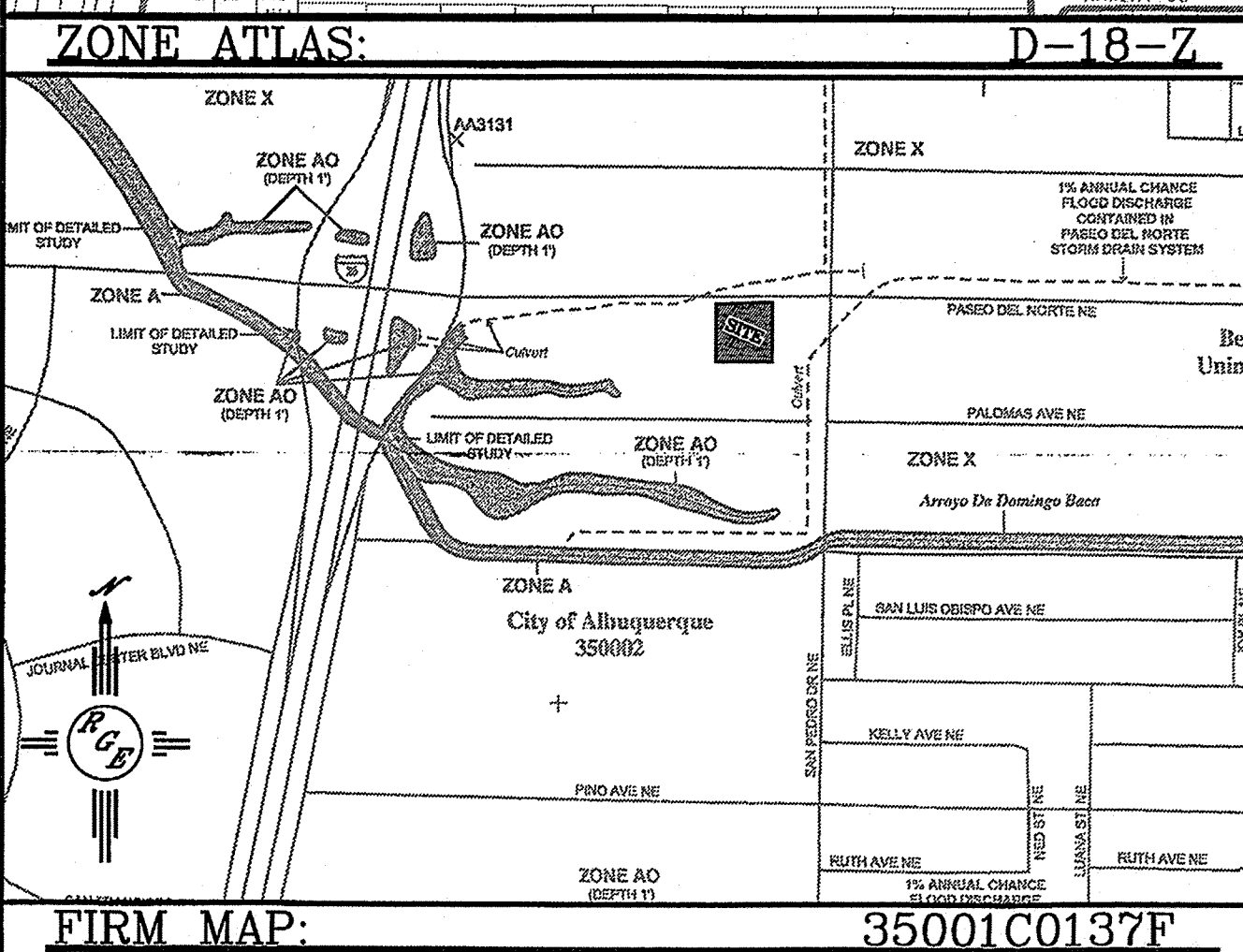
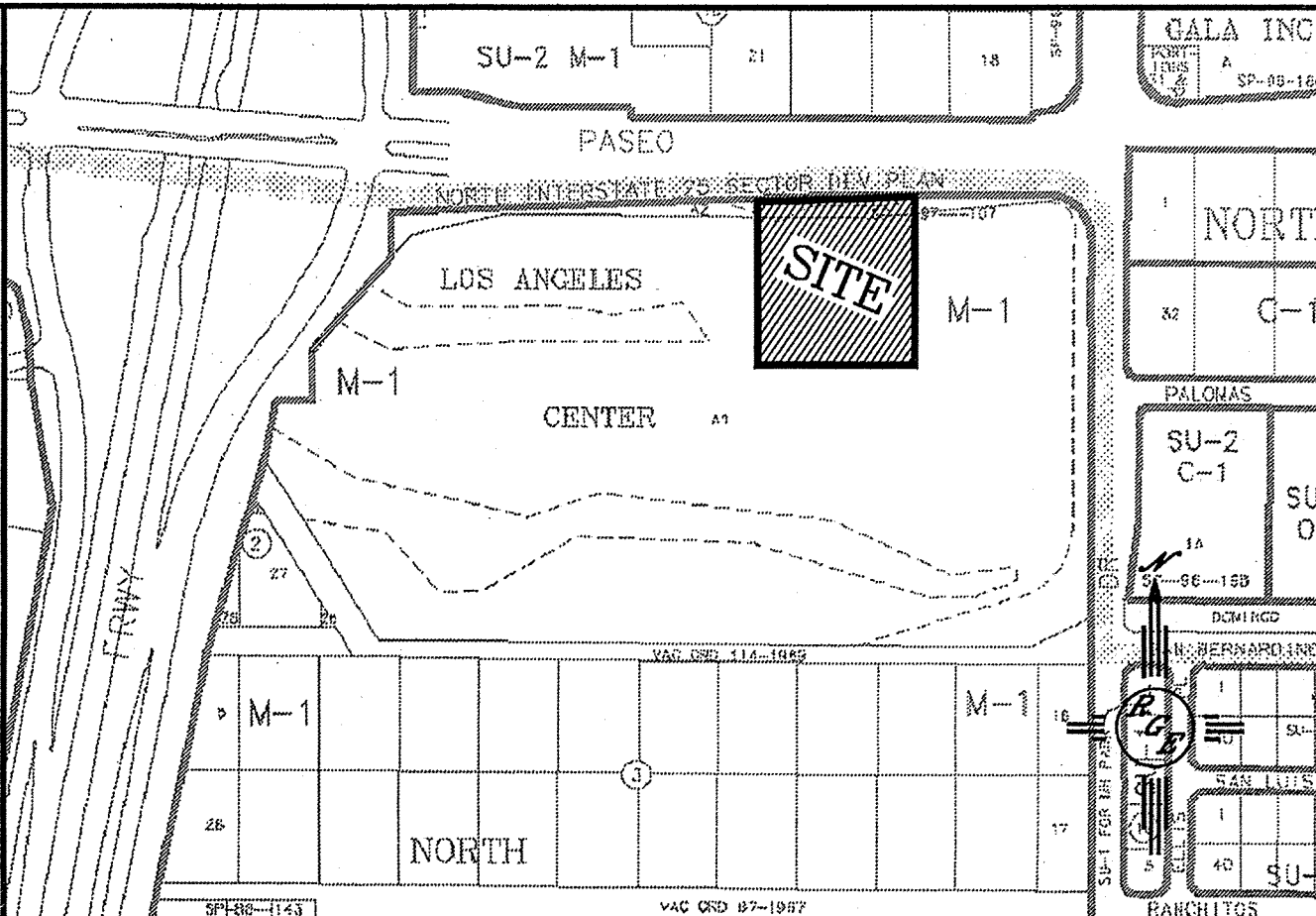
6" COBBLES
TO BE HAND PLACED

COBBLE SWALE DETAIL

NTS

SECTION B-B

NTS



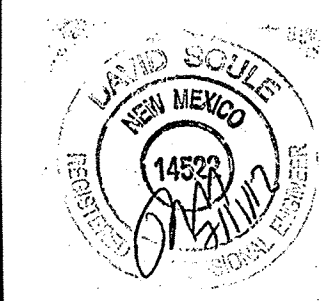
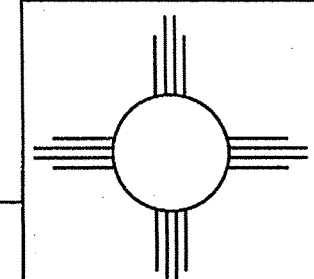
LEGAL DESCRIPTION:
A PORTION OF LOT A-1-B-1

- NOTES:
1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
2. All Landscaping areas with 4:1 or greater slopes will be covered with angular rock with 1.5" min. diameter.

LEGEND	
— 5414 —	EXISTING CONTOUR
— 5415 —	EXISTING INDEX CONTOUR
— 5414 —	PROPOSED CONTOUR
— 5415 —	PROPOSED INDEX CONTOUR
—	SLOPE TIE
x 4048.25	EXISTING SPOT ELEVATION
x 4048.25	PROPOSED SPOT ELEVATION
---	BOUNDARY
---	LOT LINE
---	EXISTING RETAINING WALL
---	EXISTING EDGE OF ROAD
---	EXISTING BUILDING

RECEIVED
JUL 11 2012
HYDROLOGY SECTION

FILE #D18/DC14D

ENGINEER'S SEAL  DAVID SOULE P.E. #14522	LOS ANGELES CENTER TRACTS A-1-B-1-B-1-A-1-B-1-C	DRAWN BY WCWJ
	GRADING AND DRAINAGE PLAN	DATE 5-15-12
 Rio Grande Engineering 1606 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0999		SHEET # 21204-LAYOUT-3-28-12
		JOB # 21204

CAUTION:
EXISTING UTILITIES ARE NOT SHOWN.
IT SHALL BE THE SOLE RESPONSIBILITY
OF THE CONTRACTOR TO CONDUCT ALL
NECESSARY FIELD INVESTIGATIONS PRIOR
TO ANY EXCAVATION TO DETERMINE THE
ACTUAL LOCATION OF UTILITIES & OTHER
IMPROVEMENTS.

