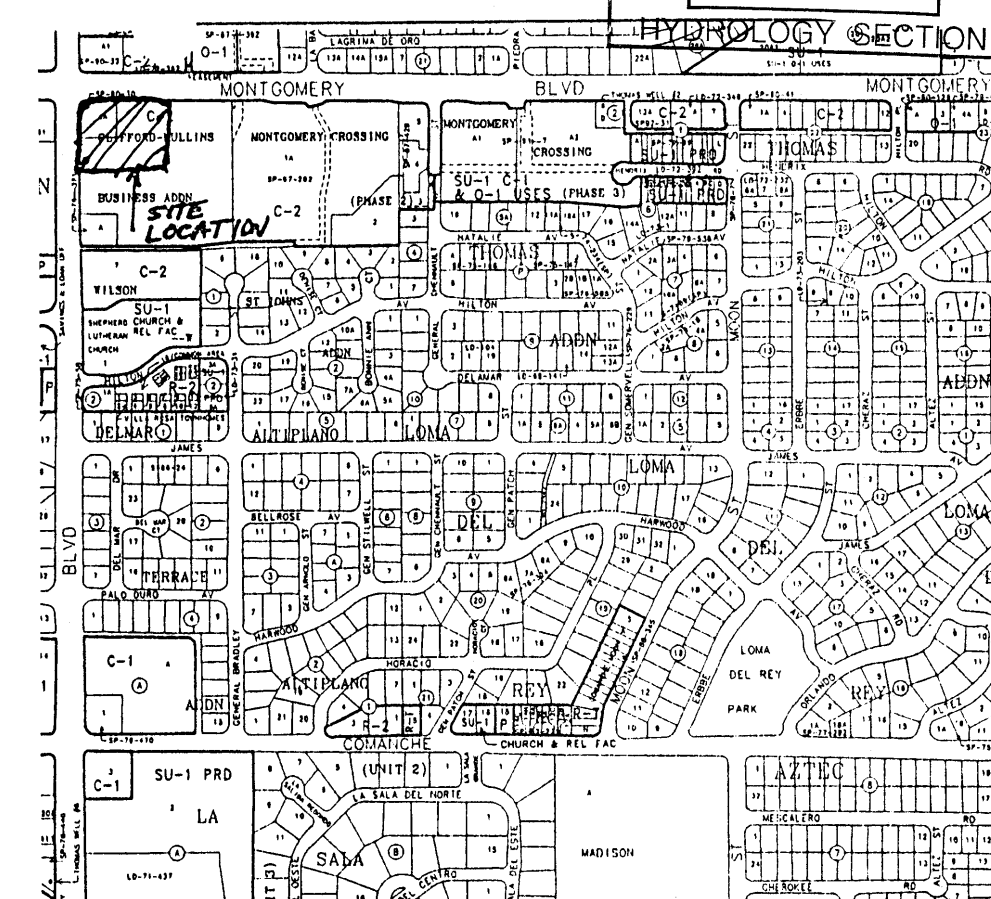




VICINITY MAP ZONE MAP: G-20-Z

T B M (TEMPORARY BENCHMARK)

WATER METER ON MONTGOMERY BOULEVARD NORTH SIDE OF PROPERTY
ELEVATION=5437.95

ACS BENCHMARK

THE STATION "12-F20A" IS LOCATED 7.3 MILES NORTHEAST OF DOWNTOWN ALBUQUERQUE, AT THE INTERSECTION OF MONTGOMERY BLVD. N.E. AND DONA MARGUERITA AVENUE N.E.

TO REACH THE STATION "12-F20A" FROM THE INTERCHANGE AT I-25 AND MONTGOMERY BLVD., GO EAST ON MONTGOMERY BLVD. 4.0 MILES TO THE STATION ON THE MALL.

THE STATION MARK IS A STANDARD ACS BRASS TABLET STAMPED "12-F20-A", SET FLUSH WITH THE CURB.

X = 413732.05 Y = 1502913.48 ELEVATION = 5524.981

LEGAL DESCRIPTION

LOT 4 AND 4A OF CLIFORD MULLINS BUSINESS ADDITION. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

KEY NOTES

- 1' WIDE CONCRETE RUNDOWN AT 3.04% SLOPE PER COA DETAIL THIS SHEET.
- 6" CURB AND GUTTER PER COA DETAIL 2415.
- 6" HEADER CURB PER COA DETAIL 2415.
- BEGIN / END STEM WALL AT 6".
- STEM WALL AT 3.85'.
- 1' WIDE CONCRETE RUNDOWN @ 0.6% SLOPE PER DETAIL THIS SHEET.

HYDROLOGY NOTES

SITE IS ALLOWED FREE DISCHARGE. NO ADDITIONAL RUNOFF WILL BE CREATED WITH THIS DESIGN. SEE THE GRADING AND DRAINAGE PLAN PREPARED BY JEFF MORTENSEN AND ASSOCIATES JUNE 9, 1986.

LEGEND

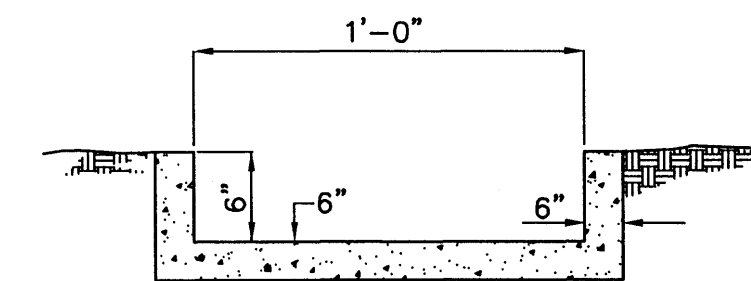
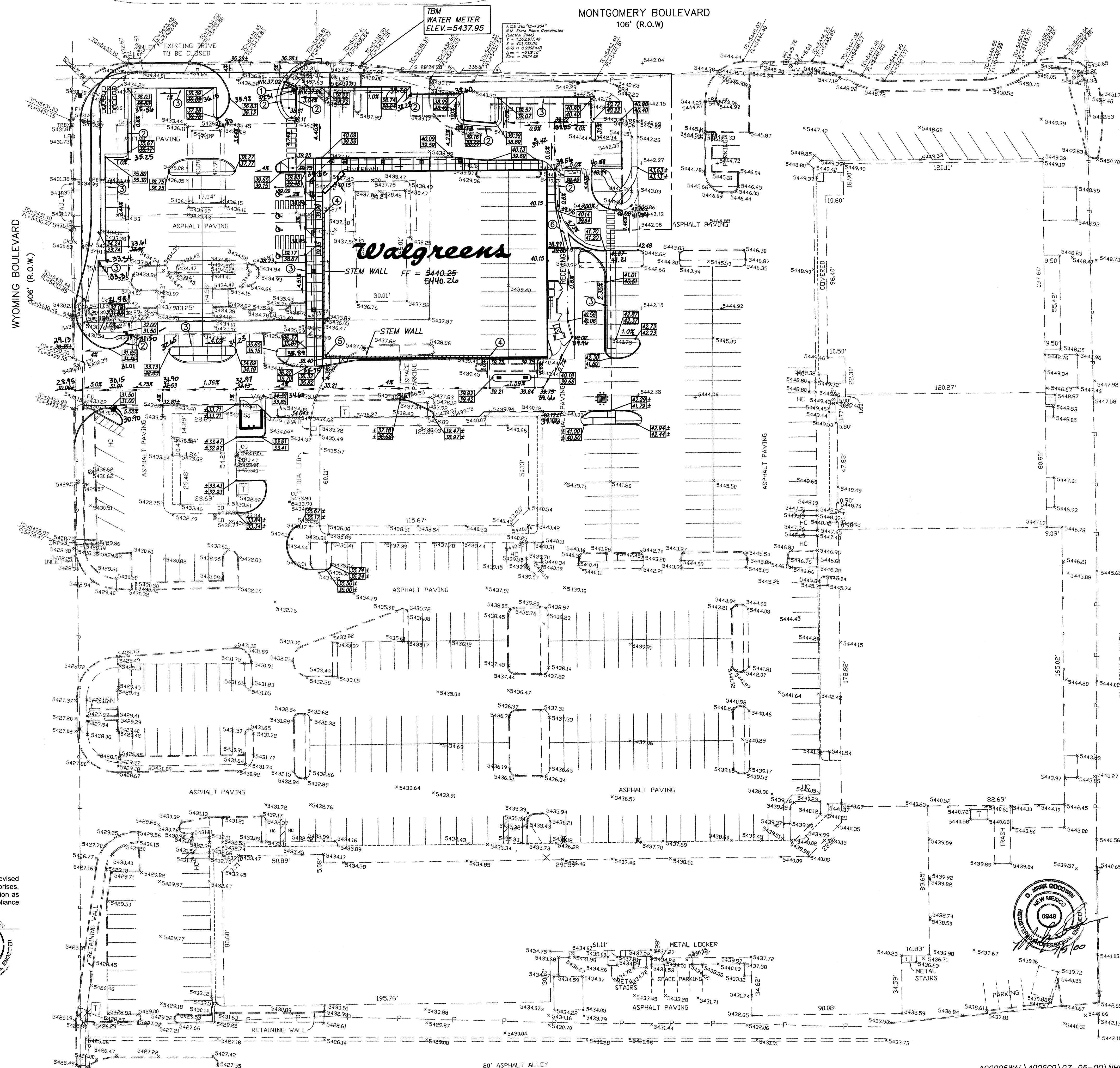
- PROPERTY LINE
- EXISTING CURB
- PROPOSED CURB
- PROPOSED SWALE
- PROPOSED TOP OF CURB SPOT ELEVATION
- PROPOSED FLOWLINE SPOT ELEVATION
- PROPOSED SLOPE
- EXISTING TOP OF CURB SPOT ELEVATION
- EXISTING FLOWLINE SPOT ELEVATION
- EXISTING FLOWLINE SPOT ELEVATION

WALGREENS - MONTGOMERY
GRADING AND DRAINAGE PLAN

MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS

P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

Designed: ALD Drawn: KJS, WLW Checked: DMG Sheet **C1** of **2**
Scale: 1" = 30' Date: 1/00 Job: A00005

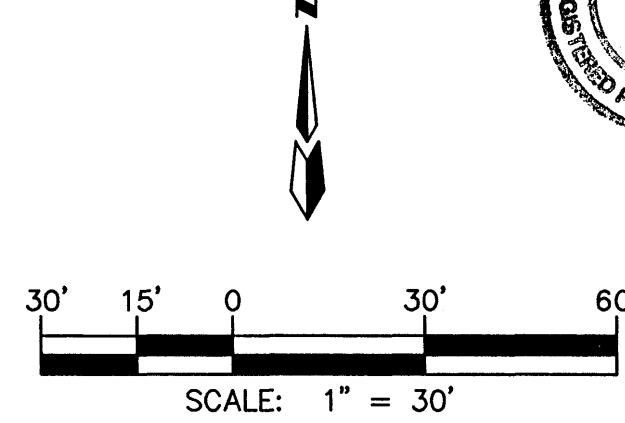
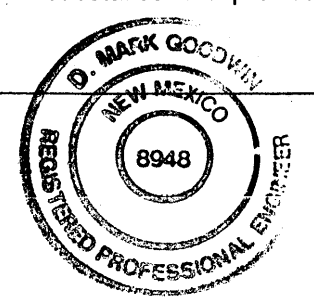


CONCRETE RUNDOWN SECTION
N.T.S.

RECORD DRAWING

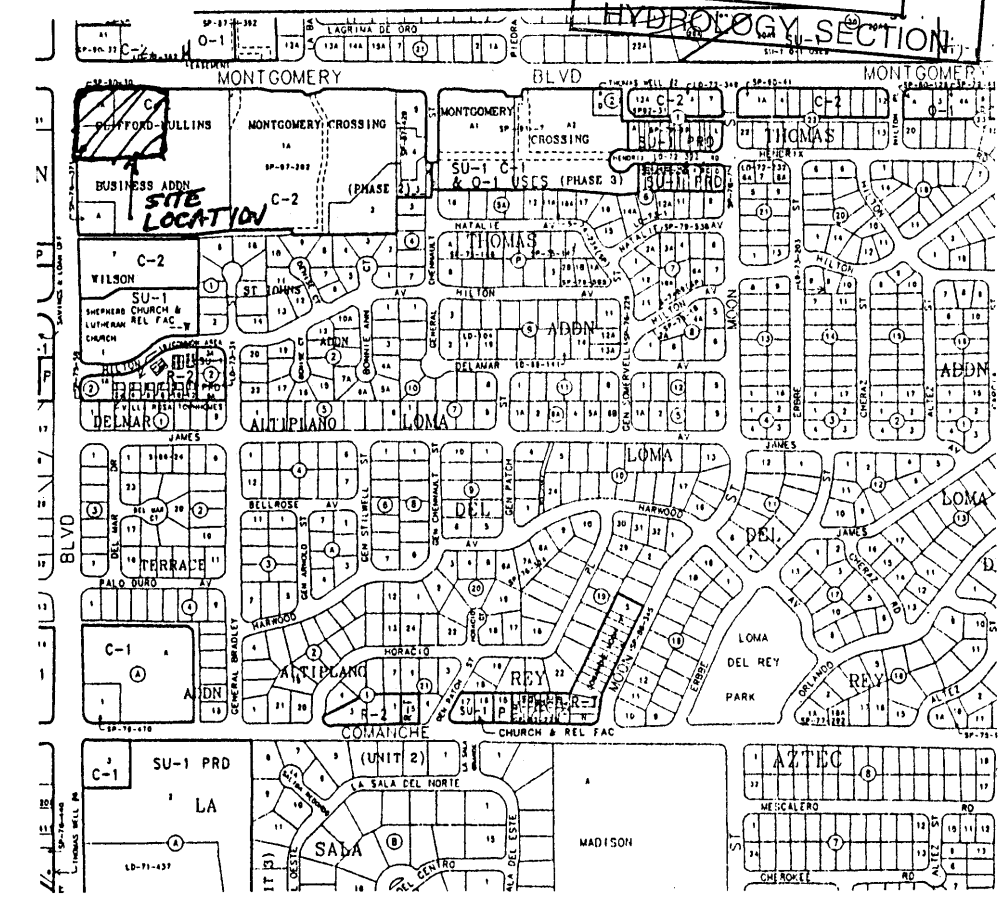
I hereby certify that the information contained on this drawing has been revised in accordance with information furnished by the contractor, Wilger Enterprises, Inc., and by the surveyor, Harris Surveying, and reflects the construction as actually accomplished. This plan as constructed is in substantial compliance with the Approved Plan.

Mark Goodwin 12/5/00 NMPE 8948



A00005WAL\A005GD\07-05-00\NHM

RECEIVED
DEC 05 2000



VICINITY MAP ZONE MAP: G-20-Z

TBM (TEMPORARY BENCHMARK)
WATER METER ON MONTGOMERY BOULEVARD NORTH SIDE OF PROPERTY
ELEVATION=5437.95

ACS BENCHMARK
THE STATION "12-F20A" IS LOCATED 7.3 MILES NORTHEAST OF
DOWNTOWN ALBUQUERQUE, AT THE INTERSECTION OF MONTGOMERY
BLVD. N.E. AND DONA MARGUERITA AVENUE N.E.
TO REACH THE STATION "12-F20A" FROM THE INTERCHANGE AT
I-25 AND MONTGOMERY BLVD., GO EAST ON MONTGOMERY BLVD.
4.0 MILES TO THE STATION ON THE MALL.
THE STATION MARK IS A STANDARD ACS BRASS TABLE STAMPED
"12-F20-A", SET FLUSH WITH THE CURB.
X = 413732.05 Y = 1502913.48 ELEVATION = 5524.981

LEGAL DESCRIPTION
LOT 4 AND 4A OF CLIFFORD MULLINS BUSINESS ADDITION. CITY OF
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

- KEY NOTES
- 1' WIDE CONCRETE RUNDOWN AT 3.04% SLOPE PER COA DETAIL THIS SHEET.
 - 6" CURB AND GUTTER PER COA DETAIL 2415.
 - 6" HEADER CURB PER COA DETAIL 2415.
 - BEGIN / END STEM WALL AT 6".
 - STEM WALL AT 3.85'.
 - 1' WIDE CONCRETE RUNDOWN @ 0.6% SLOPE PER DETAIL THIS SHEET.

HYDROLOGY NOTES
SITE IS ALLOWED FREE DISCHARGE. NO ADDITIONAL RUNOFF WILL BE
CREATED WITH THIS DESIGN. SEE THE GRADING AND DRAINAGE PLAN
PREPARED BY JEFF MORTENSEN AND ASSOCIATES JUNE 9, 1986.

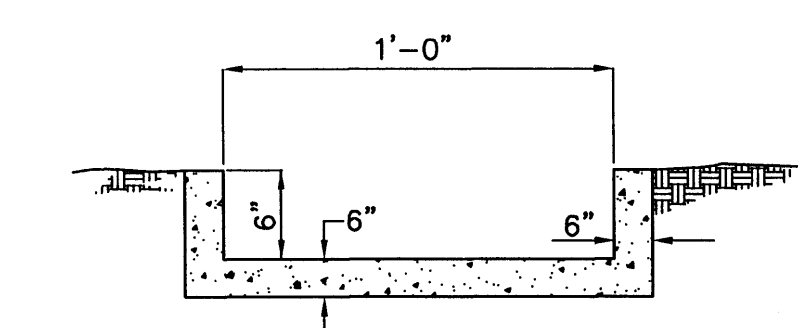
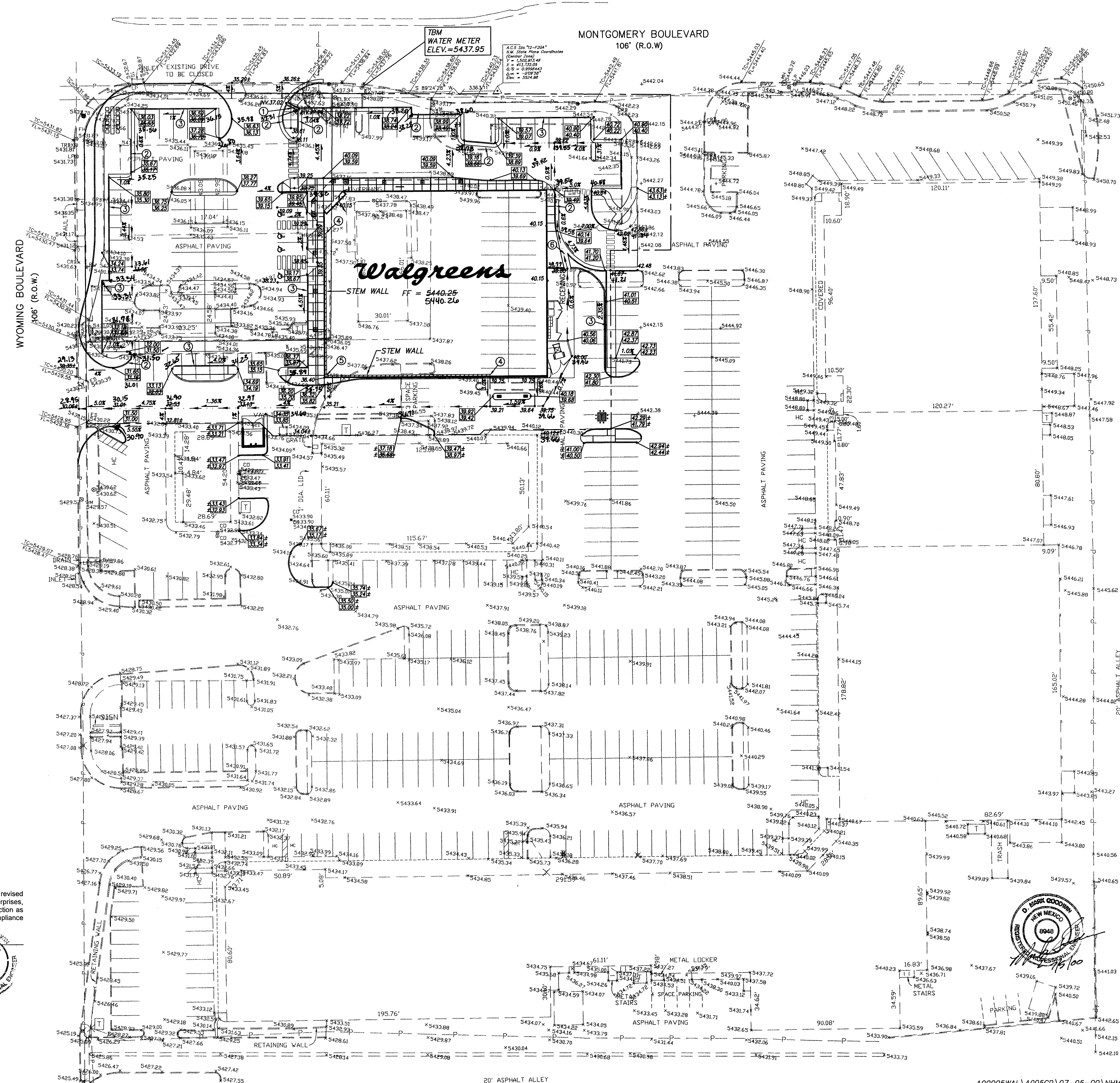
LEGEND

---	PROPERTY LINE
---	EXISTING CURB
---	PROPOSED CURB
---	PROPOSED SWALE
---	PROPOSED TOP OF CURB SPOT ELEVATION
---	PROPOSED FLOWLINE SPOT ELEVATION
---	PROPOSED FLOWLINE SPOT ELEVATION
---	PROPOSED SLOPE
---	EXISTING TOP OF CURB SPOT ELEVATION
---	EXISTING FLOWLINE SPOT ELEVATION
---	EXISTING FLOWLINE SPOT ELEVATION

WALGREENS - MONTGOMERY
GRADING AND DRAINAGE PLAN

MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

Designed: ALD Drawn: KJS, WLW Checked: DMG
Scale: 1" = 30' Date: 1/00 Job: A00005 Sheet CI of 2



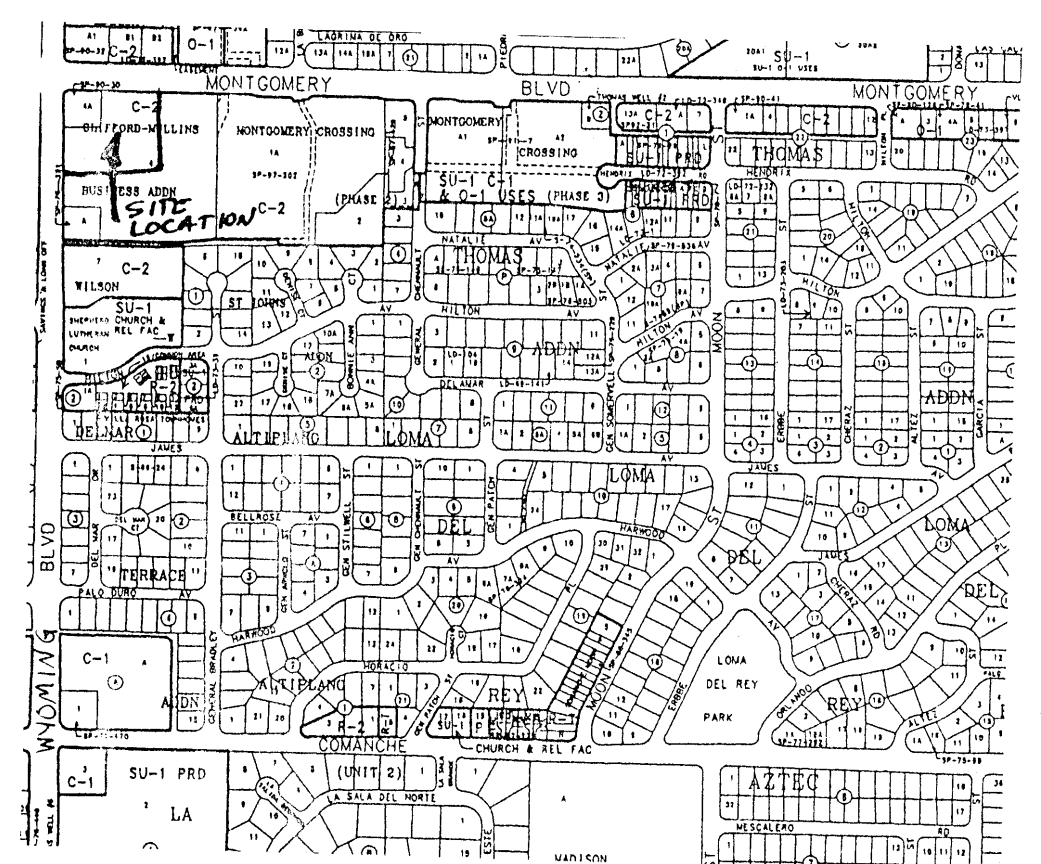
CONCRETE RUNDOWN SECTION
N.T.S.

RECORD DRAWING
I hereby certify that the information contained on this drawing has been revised
in accordance with information furnished by the contractor, Walgreen Enterprises,
Inc., and by the surveyor, Harris Surveying, and reflects the construction as
actually accomplished. This plan as constructed is in substantial compliance
with the Approved Plan.
Mark Goodwin 12/5/00
Mark Goodwin
NMP 8948
NEW MEXICO
REGISTERED PROFESSIONAL ENGINEER
8948

SCALE: 1" = 30'

A00005WAL\A0005D\07-05-00\NHM

RECEIVED
FEB 22 2000
HYDROLOGY SECTION



VICINITY MAP ZONE MAP: G-20-Z

T B M (TEMPORARY BENCHMARK)
WATER METER ON MONTGOMERY BOULEVARD NORTH SIDE OF PROPERTY
ELEVATION=5437.95

ACS BENCHMARK
THE STATION "12-F20A" IS LOCATED 7.3 MILES NORTHEAST OF
DOWNTOWN ALBUQUERQUE, AT THE INTERSECTION OF MONTGOMERY
BLVD. N.E. AND DONA MARGUERITA AVENUE N.E.
TO REACH THE STATION "12-F20A" FROM THE INTERCHANGE AT
I-25 AND MONTGOMERY BLVD., GO EAST ON MONTGOMERY BLVD.
4.0 MILES TO THE STATION ON THE MALL.
THE STATION MARK IS A STANDARD ACS BRASS TABLET STAMPED
"12-F20-A", SET FLUSH WITH THE CURB.
X = 413732.05 Y = 1502913.48 ELEVATION = 5524.981

LEGAL DESCRIPTION
LOT 4 AND 4A OF CLIFORD MULLINS BUSINESS ADDITION. CITY OF
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

- KEY NOTES
- 1' WIDE CONCRETE RUNDOWN AT 3.04% SLOPE PER COA DETAIL THIS SHEET.
 - 6" CURB AND GUTTER PER COA DETAIL 2415.
 - 6" HEADER CURB PER COA DETAIL 2415.
 - BEGIN / END STEM WALL AT 6".
 - STEM WALL AT 5'.

HYDROLOGY NOTES
SITE IS ALLOWED FREE DISCHARGE. NO ADDITIONAL RUNOFF WILL BE
CREATED WITH THIS DESIGN. SEE THE GRADING AND DRAINAGE PLAN
PREPARED BY JEFF MORTENSEN AND ASSOCIATES JUNE 9, 1986.
(Tom Mann #15552 in AHG)

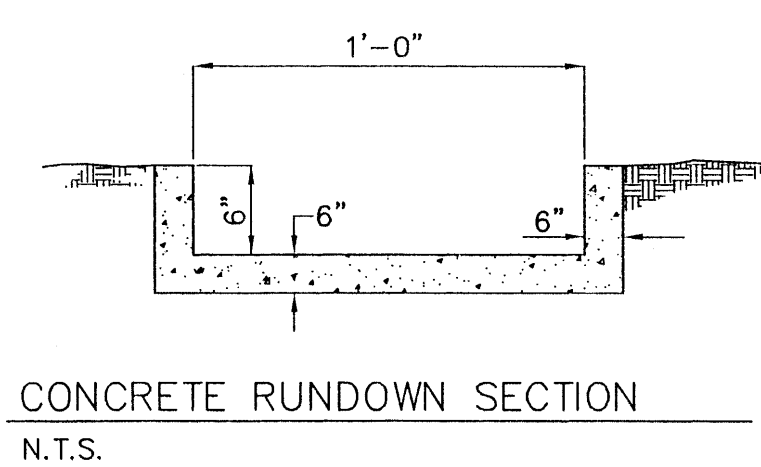
LEGEND

---	PROPERTY LINE
---	EXISTING CURB
---	PROPOSED CURB
---	PROPOSED SWALE
35.21	PROPOSED TOP OF CURB SPOT ELEVATION
4.0	PROPOSED FLOWLINE SPOT ELEVATION
4.0	PROPOSED SLOPE
TC=5435.45 FL=5434.83	EXISTING TOP OF CURB SPOT ELEVATION
X=5437.87	EXISTING FLOWLINE SPOT ELEVATION

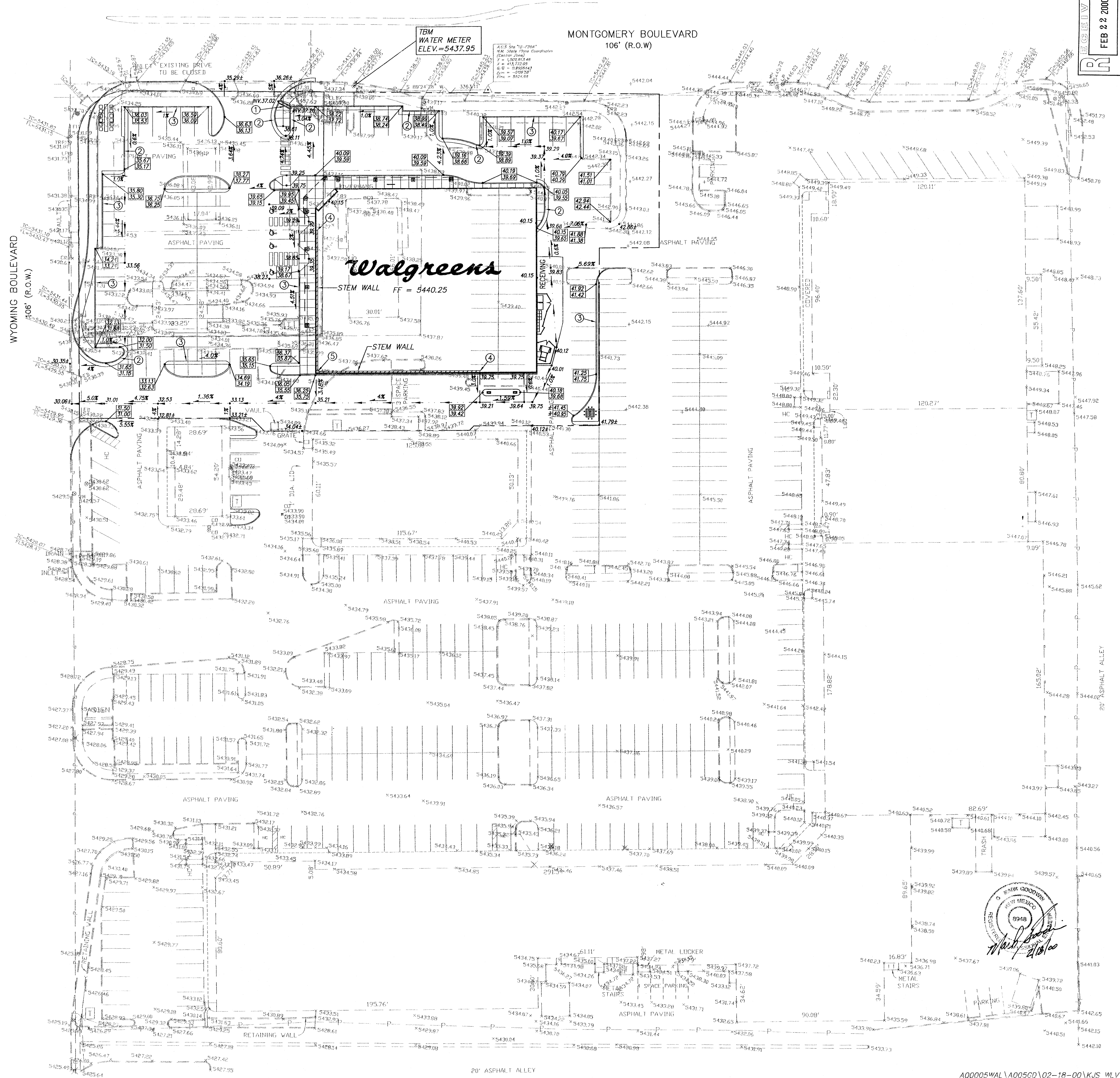
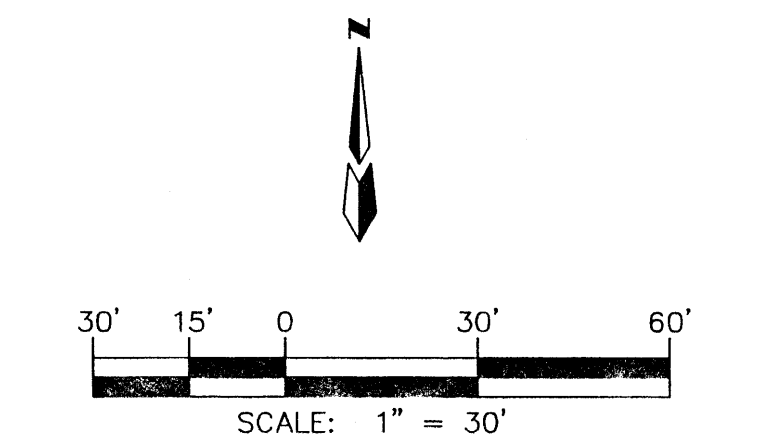
WALGREENS - MONTGOMERY
GRADING AND DRAINAGE PLAN

MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

Designed: ALD	Drawn: KJS, WLW	Checked: DMG	Sheet: CI of 2
Scale: 1" = 30'	Date: 1/00	Job: A00005	

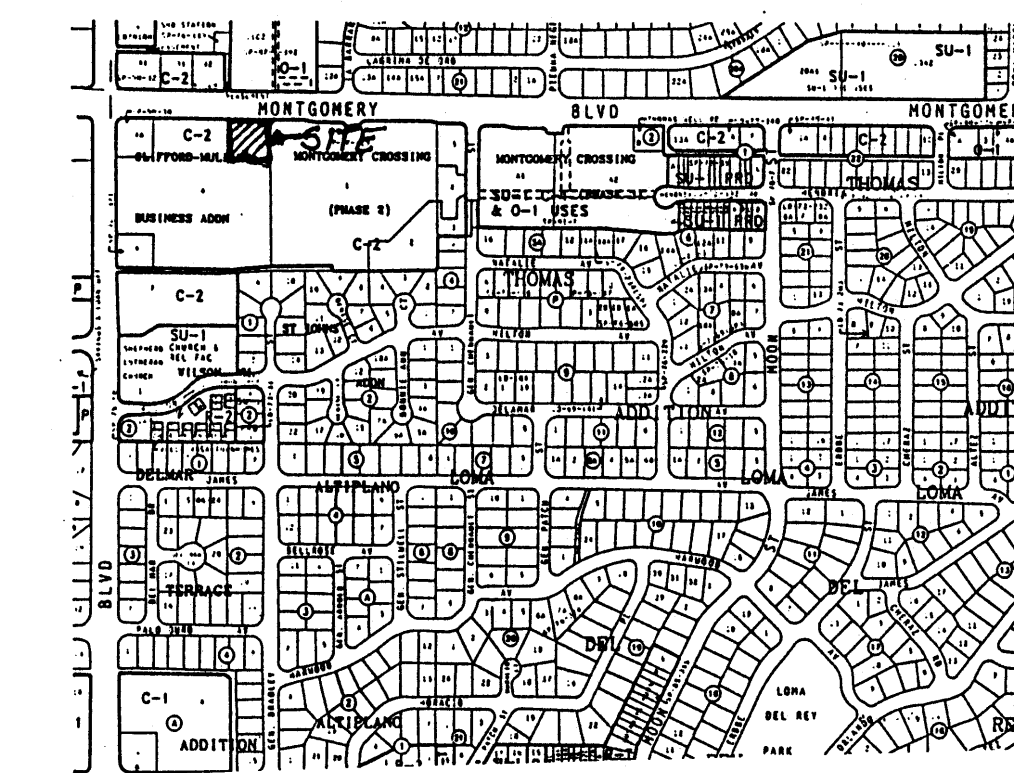
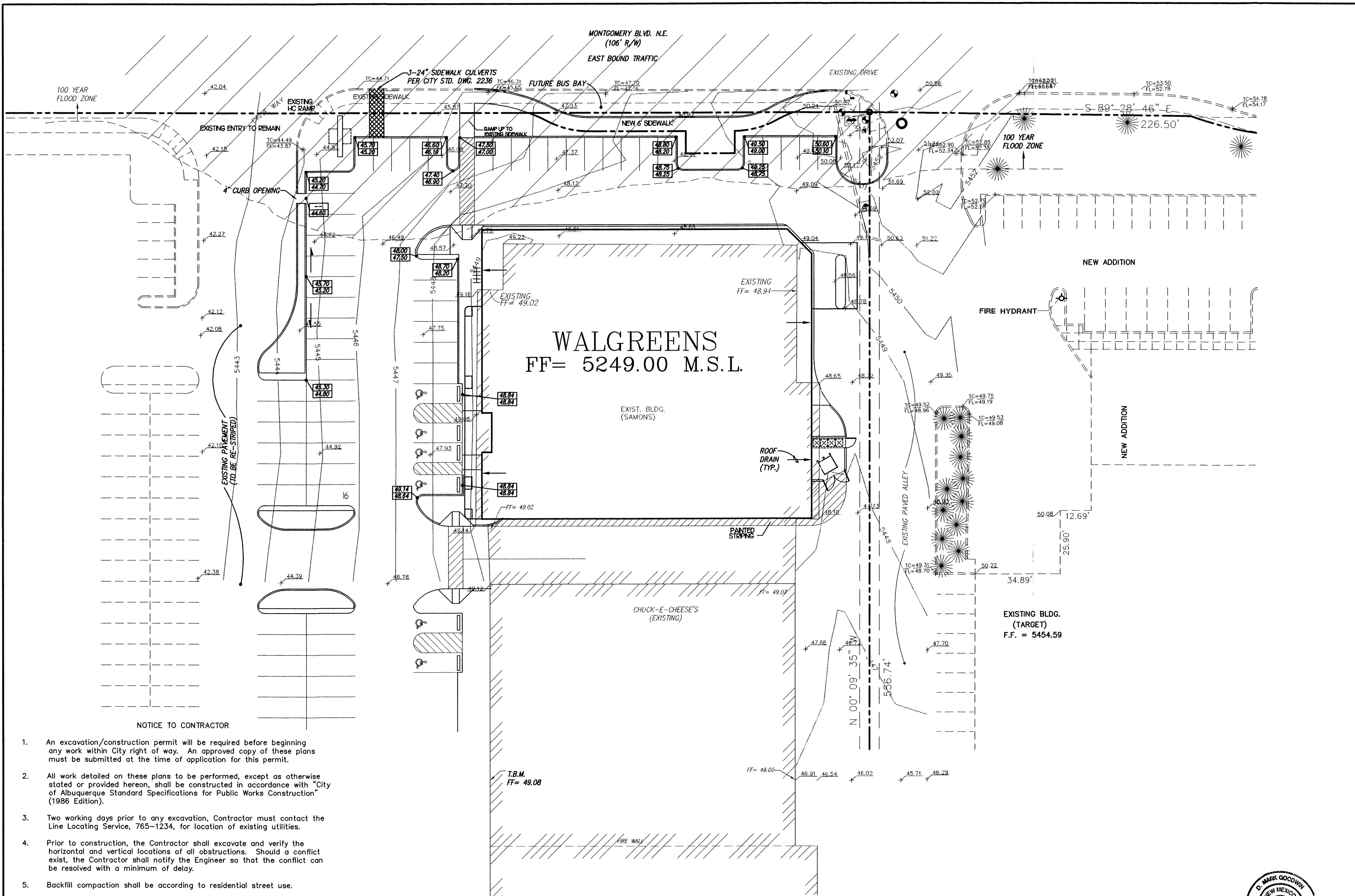


CONCRETE RUNDOWN SECTION
N.T.S.



MARK GOODWIN
CONSULTING ENGINEER
1/13/00

A00005WAL\A005CD\02-18-00\KJS WLW



VICINITY MAP ZONE MAP: G-20-Z

TBM (TEMPORARY BENCHMARK)
FINISHED FLOOR OF CHUCK-E-CHEESE'S BLDG.
ELEV. = 5249.08 M.S.L.

ACS BENCHMARK
TO REACH THE STATION FROM THE INTERCHANGE AT I-25 AND MONTGOMERY 4.0
MILES TO THE STATION ON THE MALL.
THE STATION MARK IS A STANDARD ACS BRASS TABLET STAMPED "12-F20-A",
SET FLUSH WITH THE CURB.
X = 413732.05 Y = 1502913.48 Z = 5524.981

LEGAL DESCRIPTION
A PORTION OF TRACT 4 OF THE CLIFFORD-MULLINS MONTGOMERY CROSSING
BUSINESS ADDN.

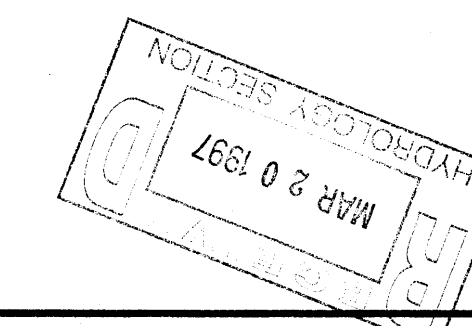
LEGEND
--- PROPERTY LINE
[Spot Elevation Symbol] PROPOSED SPOT ELEVATION
--- ROOF DRAIN
--- 100 YEAR FLOOD ZONE
--- NEW CURB

NOTES:
1. THIS PROJECT ENTAILS THE DEMOLITION OF THE EXISTING SAMONS BUILDING.
AND CONSTRUCTING A NEW BUILDING.
2. NO CHANGE IN RUNOFF LEVELS OR PATTERNS WILL OCCUR.

- NOTICE TO CONTRACTOR
- 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.
 - 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 Standard Specifications for Public Works Construction" (1986 Edition).
 - Two working days prior to any excavation, Contractor must contact the Line Locating Service, 765-1234, for location of existing utilities.
 - Prior to construction, the Contractor shall excavate and verify the horizontal and vertical locations of all obstructions. Should a conflict exist, the Contractor shall notify the Engineer so that the conflict can be resolved with a minimum of delay.
 - Backfill compaction shall be according to residential street use.
 - Maintenance of these facilities shall be the responsibility of the Owner of the property served.
 - Contractor is responsible for obtaining excavation permit for the S.O. 19 and providing proof of acceptance by the City prior to Hydrology sign-off for Certificate of Occupancy.

DRAINAGE FACILITIES WITHIN CITY RIGHT OF WAY

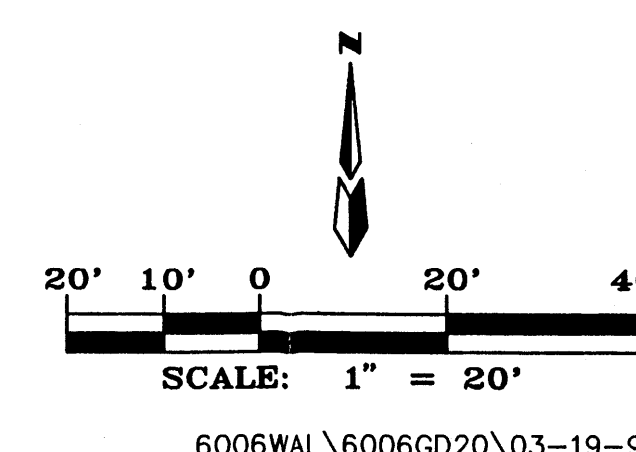
Design Approval B. Mark Goodwin 3/27/97
HYDROLOGY SECTION DATE
Inspection Approval _____
CONSTRUCTION SECTION DATE
Acceptance _____
CONSTRUCTION/SECTION/PERMITS DATE



WALGREENS - MONTGOMERY & WYOMING
GRADING & DRAINAGE PLAN

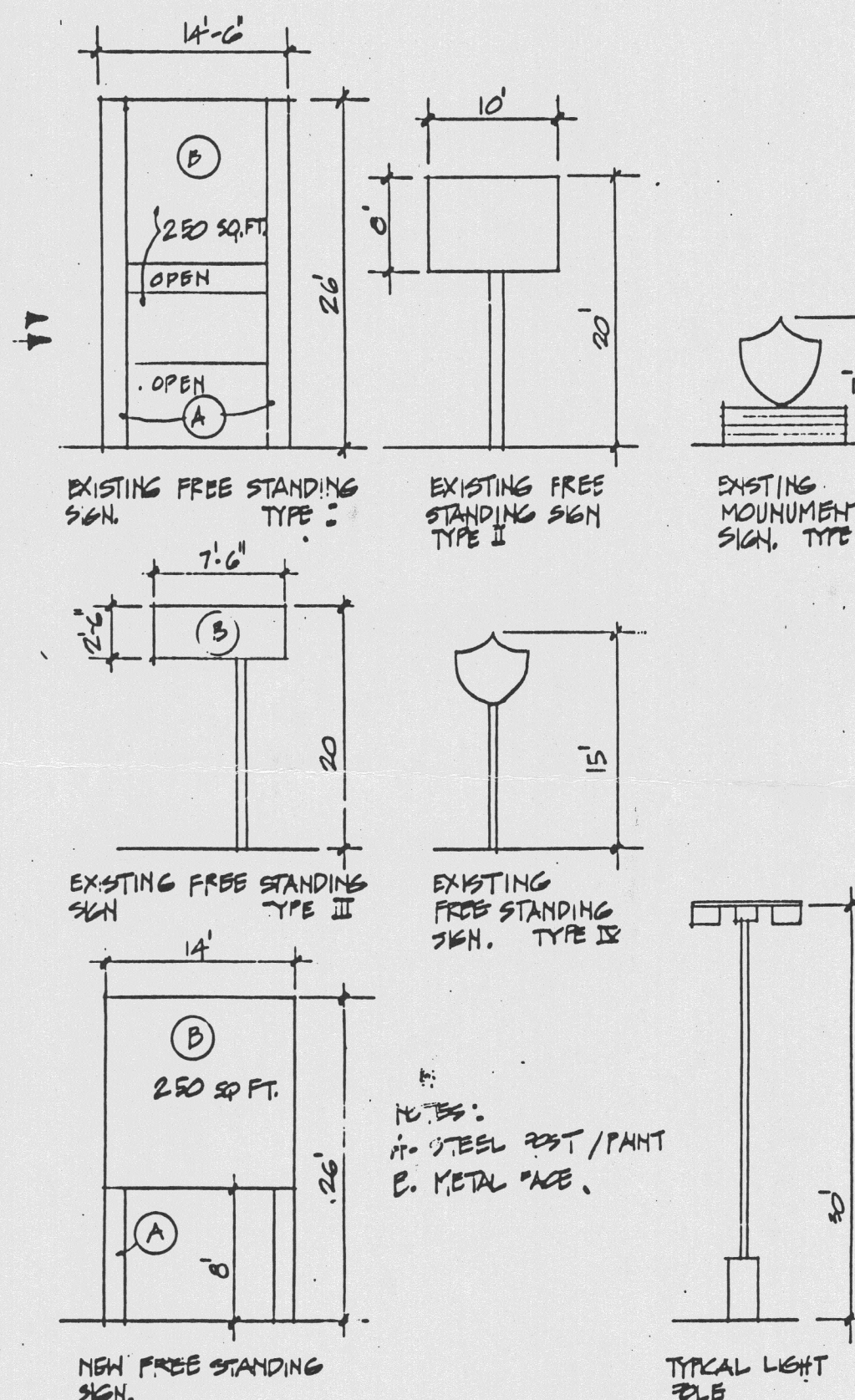
dmg D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS & SURVEYORS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 345-2010

Designed: DMG Drawn: MCG Checked: DMG Sheet 1 of 1
Scale: 1" = 20' Date: 02/96 Job: 96006



REVISED	7/10/90 7/23/90 12/22/95		
<u>EXISTING BUILDING</u>		<u>PARKING AREA</u>	<u>PARKING BY SPOTS</u>
Major I		21,380 SF	
Major II		10,000 SF	
Major III		15,700 SF	
Restaurant "A"			150 / 4 = 37 SPACES
Shops "A"		9,475 SF	
Shops "B"		11,375 SF	
Shops "C"		5,400 SF	
Shops "D"		2,700 SF	
Restaurant "B"			10 SPACES
Restaurant "C"			192 / 4 = 48 SPACES
Cleaners		<u>1,967 SF</u>	
TOTAL		77,727 / 200 = 389 SPACES	

ADDITION TO SHOPS 'A'	5,626 SF / 20 =	28 SPACES
TOTAL PARKING SPACES REQUIRED		512 SPACES
15% BUS STOP AND SHELTER CREDIT		-77 SPACES
TOTAL PARKING SPACES REQUIRED		435 SPACES
SMALL CAR SPACES ALLOW (25%)		108 SPACES
HANDICAP SPACES REQUIRED		12 SPACES
TOTAL PARKING SPACES PROVIDED		435 SPACES
SMALL CAR SPACES PROVIDED		68 SPACES
HANDICAP SPACES PROVIDED		12 SPACES



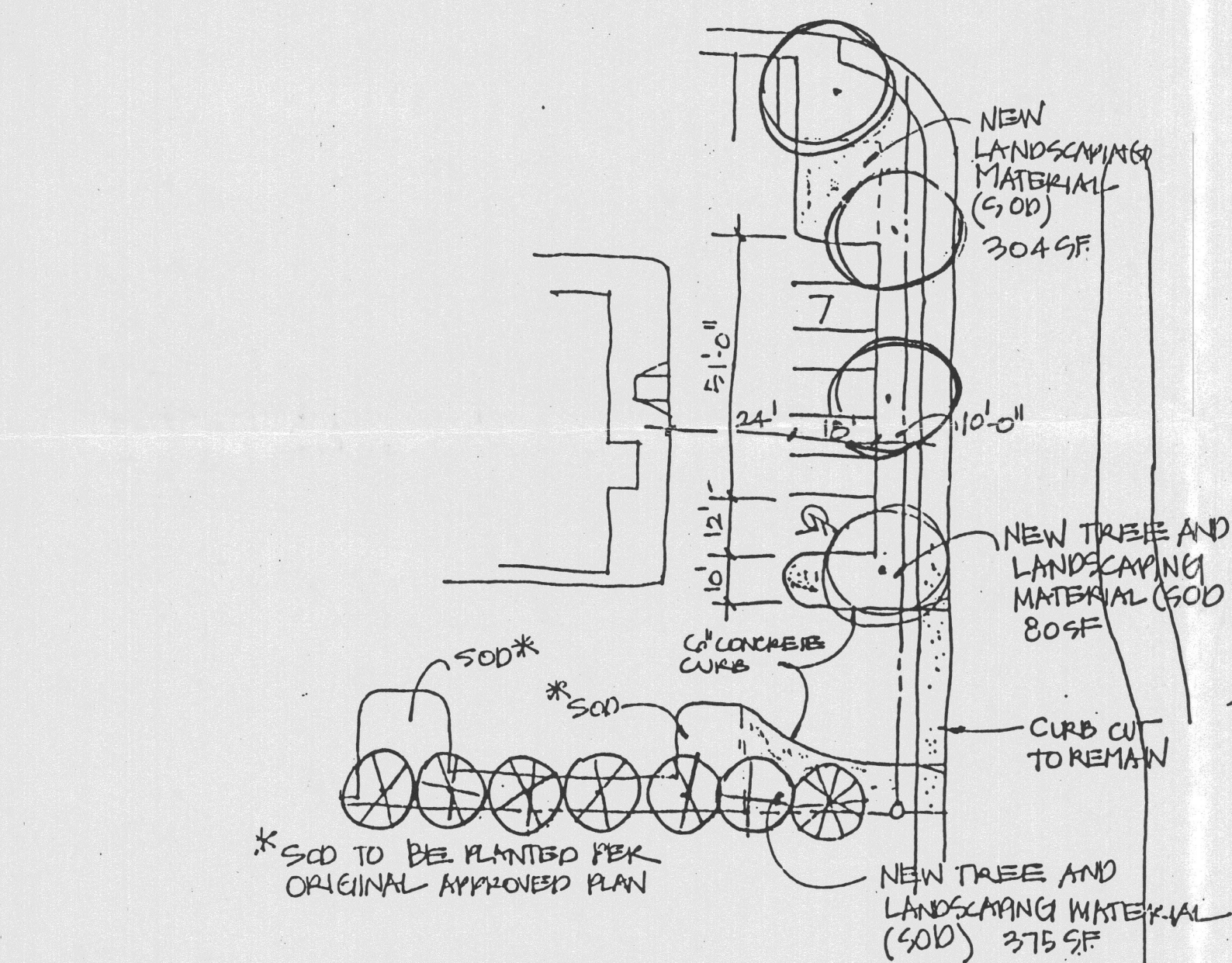
1. MAINTENANCE OF LANDSCAPING WILL BE THE RESPONSIBILITY OF THE OWNER. A "SPRINKLER AND DRAIN SYSTEM" WILL PROVIDE WATER.

2. BICYCLE RACKS TO BE PROVIDED TO ALLOW FOR 1 BIKE SPACE/ 20 CAR PARKING SPACES.

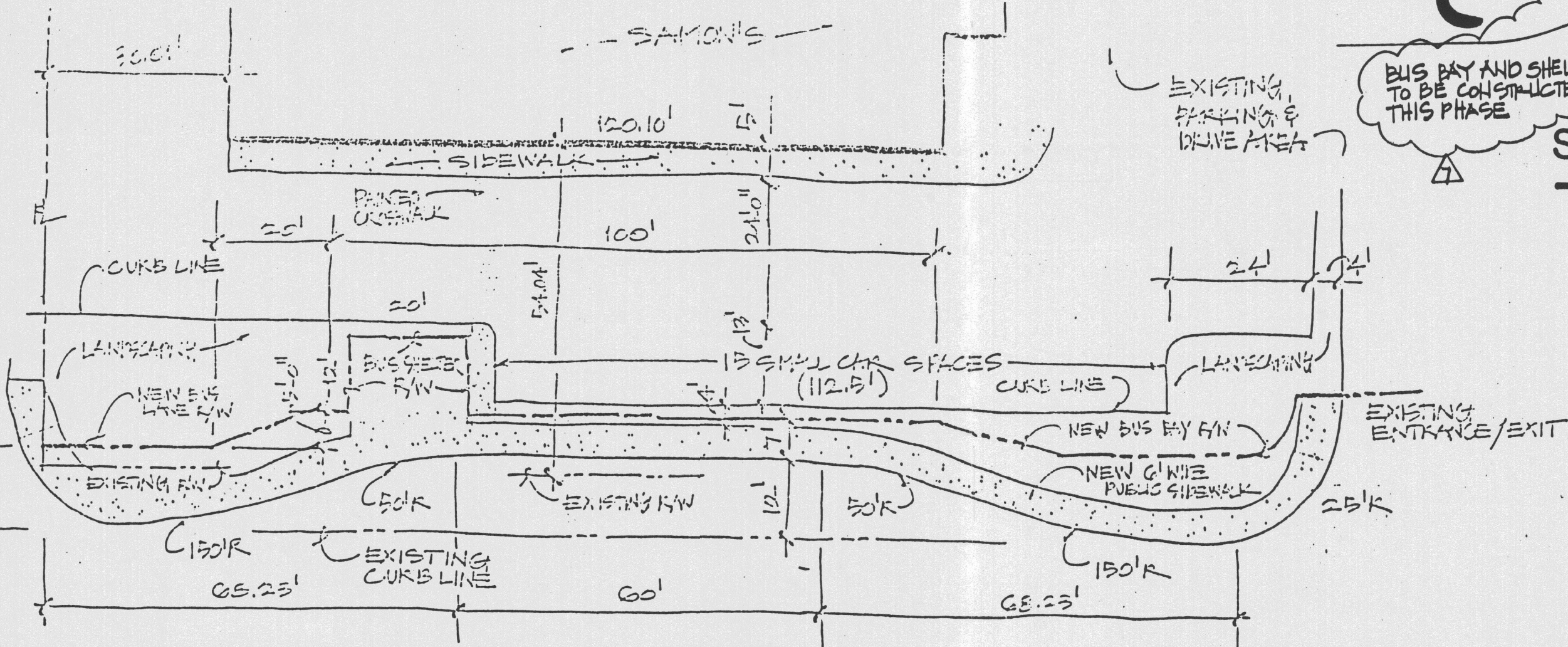
3. LANDSCAPING EXCEEDS 7% OF PARKING AREA.

4. RIGHT OF WAY FOR BUS BAY AND DECELERATION LANES TO BE PROVIDED BY DEVELOPER AND CONSTRUCTED BY DEVELOPER.

5. LIGHTING ADJACENT TO NEIGHBORHOOD WILL BE SHIELDED OR DIRECTED AWAY FROM RESIDENTS.



NEW LANDSCAPING MATERIAL AREA = 759 SF.
A 9/8/89



ENLARGED EUG EAY

1"=20'-0"

NOTE: INFORMATION FOR S/S BAY DRAWING TAKEN FROM CITY STANDARD DRAWING FOR S/S BAY (TRAFFIC ENGINEERING DIVISION) SURVEY OF SITE BY CLAVEN & ASSOCIATES, DATED APRIL 1987 AND SITE DEVELOPMENT PLAN

△ 7/28/90 PER PLANNING DEPT REQUEST

SITE DEVELOPMENT AND LANDSCAPING PLAN

<u>TABLE OF LANDSCAPING AREAS</u>	
BUFFER	400 SF
PARKING AREA LANDSCAPING	23,900 SF
TOTAL	24,300 SF

- ARIZONA CYPRESS & 8'0" D.C.
OR LIVE OAK TREE 1 1/2" CALIF.
PURPE LEAF PLUM OR REDDID
NEW SHADE OR 5 SPEC. M24 TREES
1 1/2" 2" CALIPER ASH OR LONDON PLAIN.
FOUNDATION SHRUBS 6 GALLON MYROCANTHA
TURF
EXISTING SHADE OR SPECIMEN TREES
EXISTING FOUNDATION SHRUBS

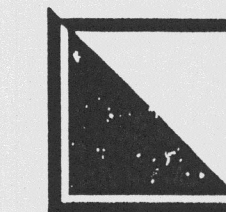


LOCATION MAP

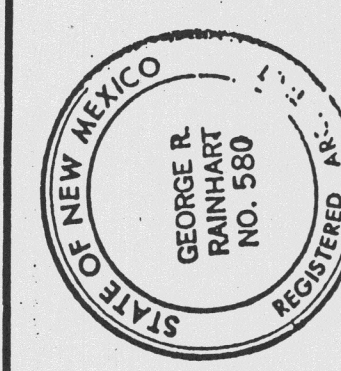
Site Plan sign-off contingent on either a) construction of required infrastructure identified on Infrastructure List dated June 30, 1987, or b) financial guarantees provided for those improvements. Fulfilling one or both conditions is required prior to C.U. request for this phase or site plan approval of Phases ii or iii, whichever occurs first.

REV	DATE	BY	REVISION
△			
△			
△			
△			
△			

PLOT DATE 12/15/06 FILE NAME G30VALLEY.MONTICLOSA.DWG



GEORGE RAINHART, ARCHITECT & ASSOCIATES P.C.
2325 SAN PEDRO NE, SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 884-6793



PROJECT TITLE	WALGREENS MONTSOMERY BLVD. & WYOMING BLVD. ALBUQUERQUE, NM	
PROJECT MANAGER	GEORGE RAINHART, AA	
JOB NO.	92015	
DRAWN BY:	MMS	
SHEET TITLE	SITE DEV. & LANDSC. PLAN	

START DATE 12/22/95	sheet- C
SCALE AS SHOWN	