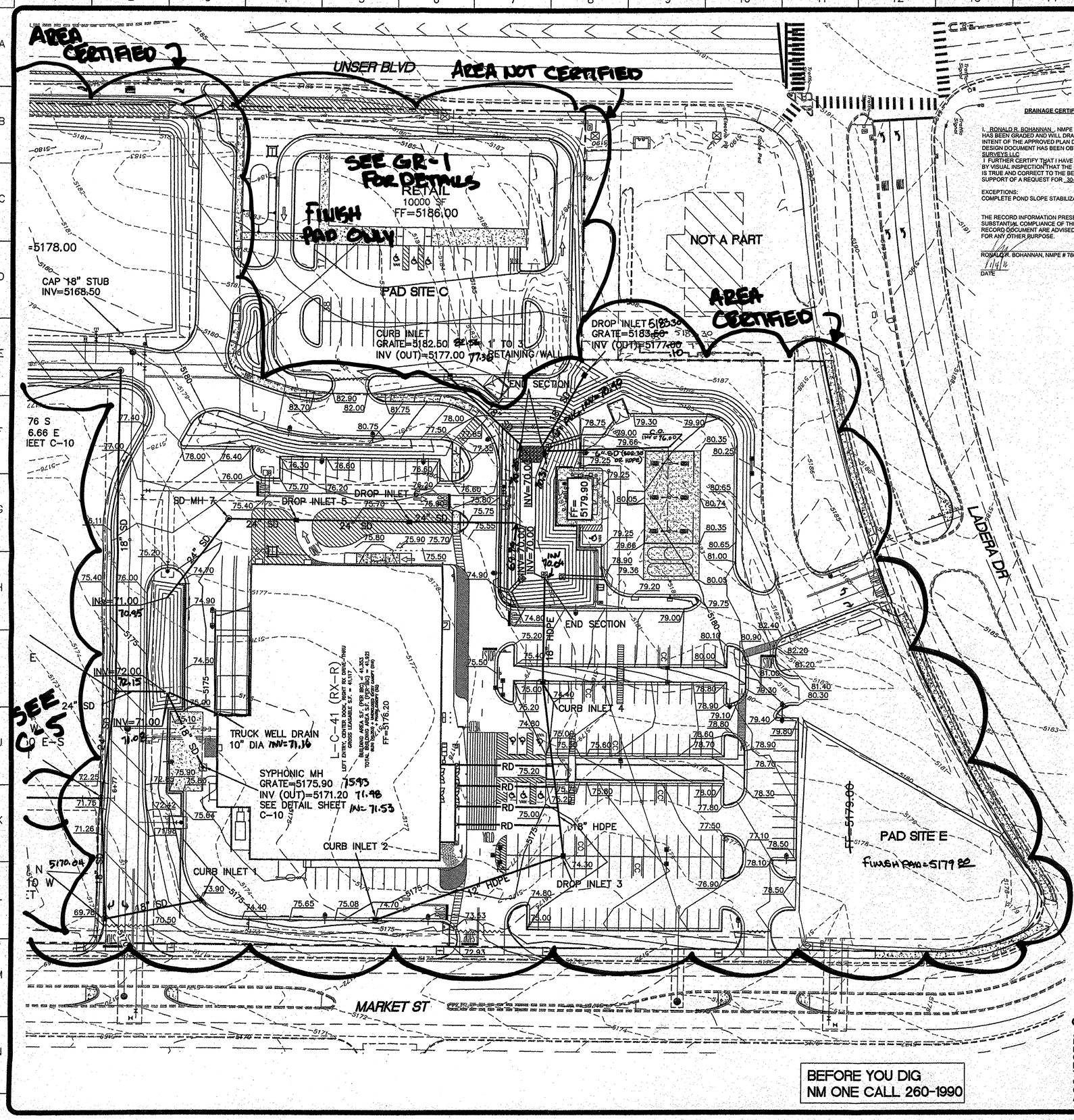

LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- SIDEWALK
- EXISTING CURB & GUTTER
- SINGLE CLEAN OUT
- DOUBLE CLEAN OUT
- EXISTING SD MANHOLE
- EXISTING SAS MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING POWER POLE
- EXISTING GAS VALVE
- EXISTING OVERHEAD UTILITIES
- EXISTING GAS
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM SEWER LINE
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- PROPOSED STORM DRAIN (RCP OR HDPE)
- RIPRAP SEE DETAIL SHEET C-11
- CONCRETE FLUME, SEE DETAIL SHEET C-11

DRAINAGE CERTIFICATION WITH SURVEY WORK DONE BY PROFESSIONAL SURVEYOR

I, RONALD R. BOHANNAN, NMPE # 7868 OF THE FIRM TIERRA WEST LLC, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 3/26/15. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY CHRIS MEDINA NMPS # 16702 OF THE FIRM TERRA LAND SURVEYS LLC.

I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 12/31/15, AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR 30-DAY TEMPORARY CERTIFICATE OF OCCUPANCY

EXCEPTIONS:
COMPLETE POND SLOPE STABILIZATION AND DRAINAGE FEATURES

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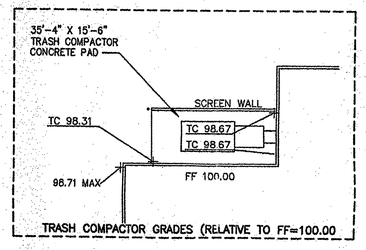
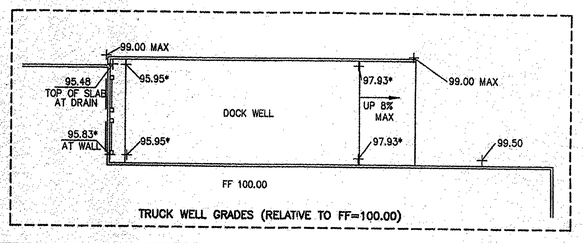
RONALD R. BOHANNAN, NMPE # 7868

1/14/16
DATE

RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER



TRASH COMPACTOR GRADES (RELATIVE TO FF=100.00



TRUCK WELL GRADES (RELATIVE TO FF=100.00)

STRUCTURE TABLE					
STRUCTURE	RIM/GRATE		INV IN	INV OUT	
CURB INLET 1	5173.90	73.86		5167.10	OUT=67.16
CURB INLET 2	5174.70	74.75	72.35	5172.18	RIM 5174.75
DROP INLET 3	5174.30	74.45	5171.35	5171.25	GRATE 5174.45/ OUT 71.46/ IN 71.21
CURB INLET 4	5174.40	74.79	5170.53	5170.43	RIM=5174.79/ OUT 70.69/ IN 70.84
DROP INLET 5	5175.20	75.09	5171.43	5171.43	IN=71.59/OUT=71.59
DROP INLET 6	5175.30	75.19	5171.72	5171.72	IN=71.80/OUT=71.79
SD MH 7	5175.30	75.28	5171.25	5171.25	IN=71.33/OUT=71.31

NOTE

1. SEE SHEET C-7 FOR GRADES AROUND BUILDING
2. SEE SHEET C-7 FOR FOUNDATION SUBSURFACE PREPARATION
3. SE SHEET C-8 FOR FUEL PAD GRADING

CAUTION:
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BEFORE YOU DIG
NM ONE CALL 260-1990

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

FOR REFERENCE ONLY

GRADING AND DRAINAGE PLAN

REVISIONS	BY

TIERRA WEST, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrawestllc.com

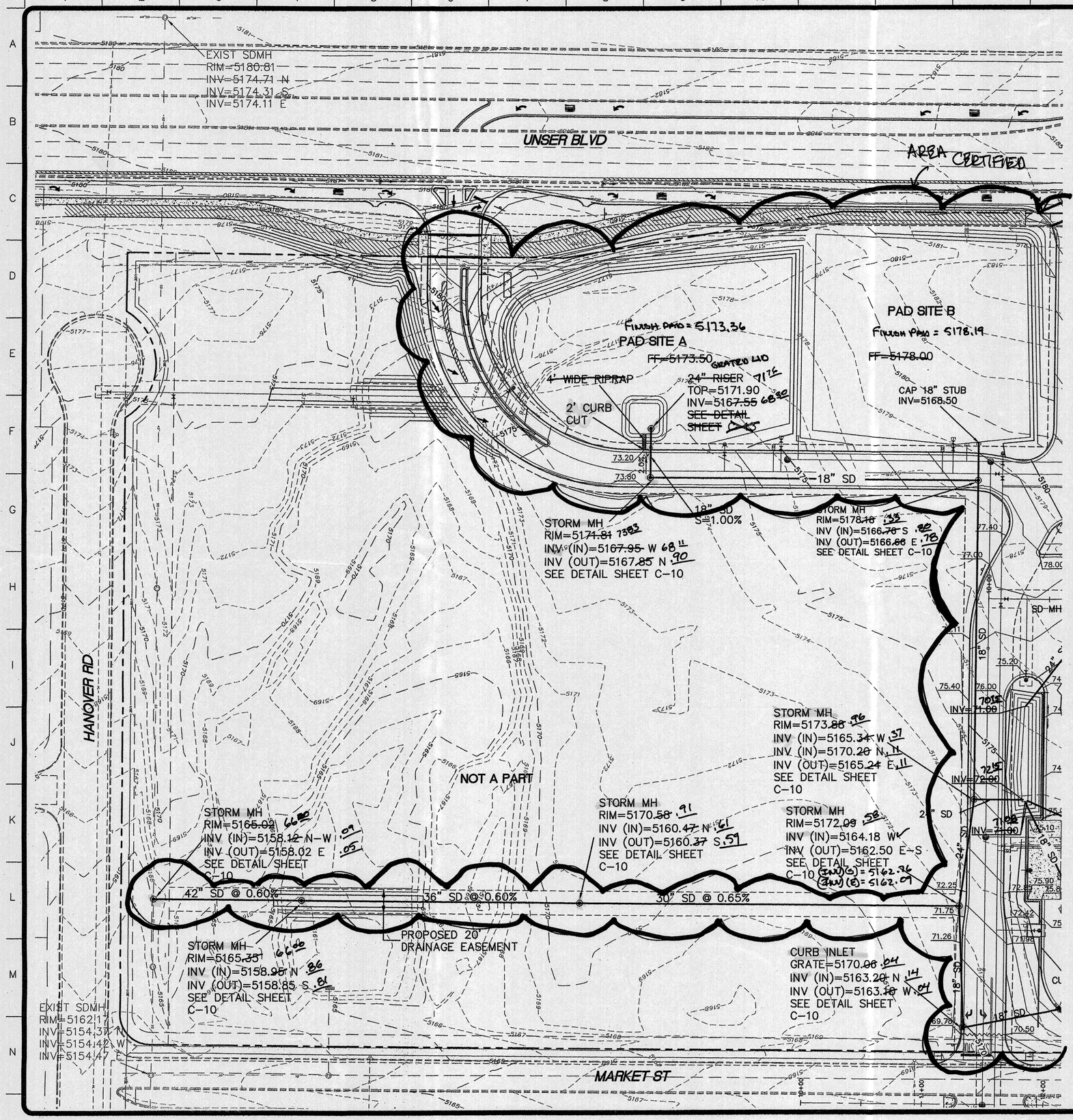
RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER

NEIGHBORHOOD MARKET #4676
ALBUQUERQUE (LADERA), BERNCO, NM

WAL-MART STORES, INC.
2001 SE 10TH STREET
BENTONVILLE, AR 72716

Walmart

DRAWN	pm
CHECKED	JDH
DATE	2-5-15
SCALE	1"=40'
JOB No.	2014038
SHEET	C-6
OF	SHEETS



LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- SIDEWALK
- EXISTING CURB & GUTTER
- SINGLE CLEAN OUT
- DOUBLE CLEAN OUT
- EXISTING SD MANHOLE
- EXISTING SAS MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING POWER POLE
- EXISTING GAS VALVE
- U — EXISTING OVERHEAD UTILITIES
- G — EXISTING GAS
- EX. 8" SAS — EXISTING SANITARY SEWER LINE
- EX. WL — EXISTING WATER LINE
- EX. SD — EXISTING STORM SEWER LINE
- 4900 — EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- WATER BLOCK

EROSION CONTROL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
3. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
4. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.

NOTICE TO CONTRACTORS

1. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
3. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
4. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.

DRAINAGE CERTIFICATION WITH SURVEY WORK DONE BY PROFESSIONAL SURVEYOR

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RONALD R. BOHANNAN, NMPE # 7868

1/14/16
DATE

RONALD R. BOHANNAN NEW MEXICO (SEAL) 7868 PROFESSIONAL ENGINEER

GRAPHIC SCALE
40 0 20 40
(IN FEET)
1 inch = 40 ft.

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GRADING AND DRAINAGE PLAN

REVISIONS	BY

TERRA WEST, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 857-1700
www.terrawestllc.com

RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER

NEIGHBORHOOD MARKET #4676
ALBUQUERQUE (LADERA), BERNCO, NM

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2001 SE 10TH STREET
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Walmart

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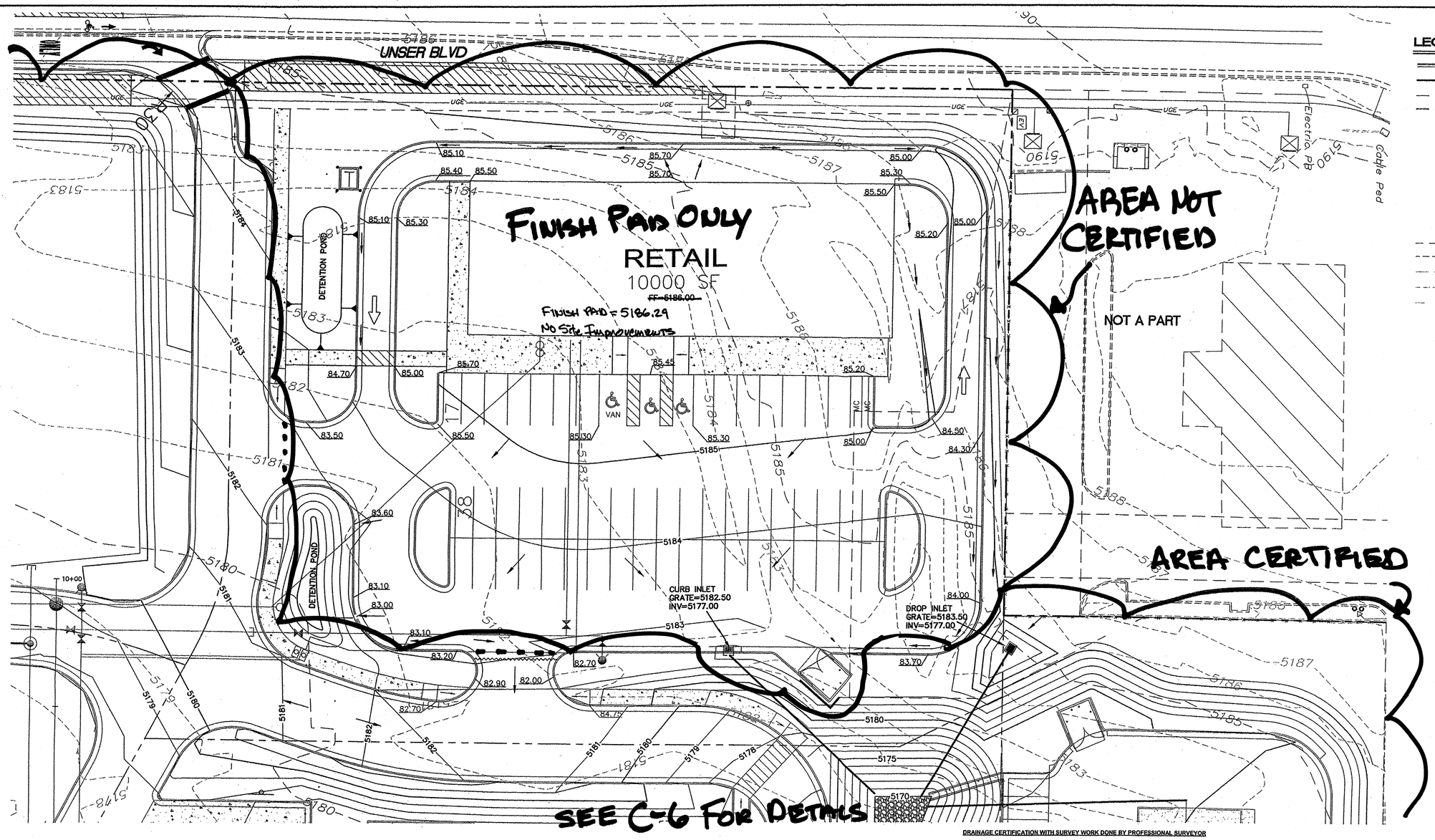
OF	SHEETS



LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- EXISTING CURB & GUTTER
- SINGLE CLEAN OUT
- DOUBLE CLEAN OUT
- EXISTING SD MANHOLE
- EXISTING SAS MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING POWER POLE
- EXISTING GAS VALVE
- EXISTING OVERHEAD UTILITIES
- EXISTING GAS
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM SEWER LINE
- TRANSFORMER
- DIRECTION OF FLOW

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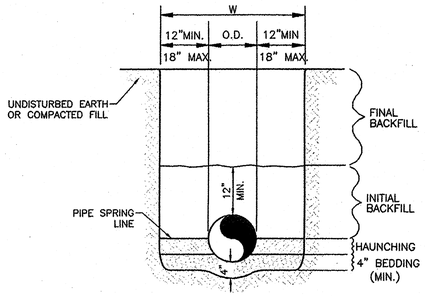
RONALD R. BOHANNAN, NMPE # 7868

DATE

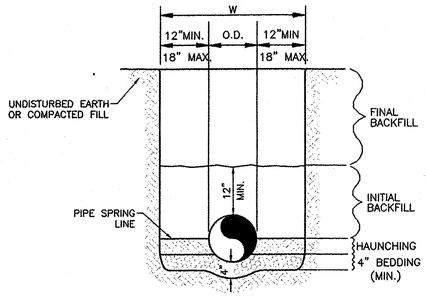
RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 inch = 20 ft.

ENGINEER'S SEAL	HERITAGE MARKET PLACE ALBUQUERQUE, NM	DRAWN BY pm
RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER 4/25/15	GRADING PLAN	DATE 2-17-15
		DRAWING 2014038-SP
	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 856-3100 www.tierrawestllc.com	SHEET NO GR-1
RONALD R. BOHANNAN P.E. #7868		JOB # 2014038



WATER LINE

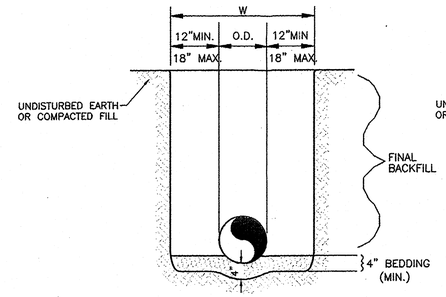


SANITARY SEWER

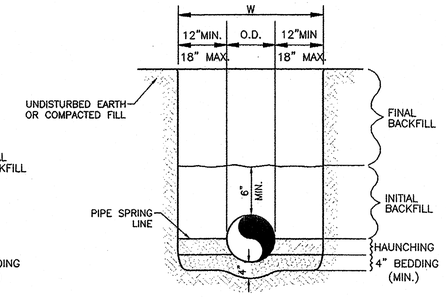
GENERAL NOTES

1. BEDDING SHALL BE CLASS I–A WORKED BY HAND. IF GROUNDWATER IS ANTICIPATED, THEN BEDDING SHALL BE CLASS I–B COMPACTED TO 85% STANDARD PROCTOR. (SEE SPECIFICATIONS FOR GRADATION)
2. HAUNCHING SHALL BE WORKED AROUND THE PIPE BY HAND TO ELIMINATE VOIDS AND SHALL BE CLASS I–A OR CLASS I–B OR CLASS II COMPACTED TO 85% PROCTOR.
3. INITIAL BACKFILL SHALL BE CLASS I–A WORKED BY HAND, OR CLASS I–B OR CLASS II COMPACTED TO 85% STANDARD PROCTOR.
4. INITIAL BACKFILL NOT UNDER PAVED AREAS CAN BE COMPACTED TO 90% STANDARD PROCTOR.
5. FINAL BACKFILL SHALL BE CLASS I, OR II COMPACTED AS NOTED IN NOTES 3. AND 4.
6. FINAL BACKFILL NOT UNDER PAVED AREAS CAN BE TYPE II COMPACTED TO 95% STANDARD PROCTOR.
7. ALL MATERIALS ARE CLASSIFIED IN ACCORDANCE WITH ASTM D 2321–89.
8. ALL MATERIALS SHALL BE INSTALLED IN MAXIMUM 8" LOOSE LIFTS IN ACCORDANCE WITH ASTM D 698.
9. FILL SALVAGED FROM EXCAVATION SHALL BE FREE OF DEBRIS, ORGANICS AND ROCKS LARGER THAN 3".
10. ALL TRENCH EXCAVATIONS SHALL BE SLOPED, SHORED, SHEETED, BRACED, OR OTHERWISE SUPPORTED IN COMPLIANCE WITH OSHA REGULATIONS AND LOCAL ORDINANCES. (SEE SPECIFICATIONS)

UTILITY TRENCH AND BEDDING DETAIL
NTS



REINFORCED CONCRETE PIPE (RCP) AND CONTECH SPIRAL RIB PIPE SMALLER THAN 60"



ALL OTHER PIPES INCLUDING CONTECH SPIRAL RIB PIPE 60" AND LARGER

GENERAL NOTES

1. BEDDING SHALL BE CLASS I–A WORKED BY HAND. IF GROUNDWATER IS ANTICIPATED, THEN BEDDING SHALL BE CLASS I–B COMPACTED TO 85% STANDARD PROCTOR. (SEE SPECIFICATIONS FOR GRADATION)
2. HAUNCHING SHALL BE WORKED AROUND THE PIPE BY HAND TO ELIMINATE VOIDS AND SHALL BE CLASS I–A OR CLASS I–B OR CLASS II COMPACTED TO 85% PROCTOR.
3. INITIAL BACKFILL SHALL BE CLASS I–A WORKED BY HAND, OR CLASS I–B OR CLASS II COMPACTED TO 85% STANDARD PROCTOR.
4. INITIAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS III COMPACTED TO 90% STANDARD PROCTOR.
5. FINAL BACKFILL SHALL BE CLASS I, II, OR III COMPACTED AS NOTED IN NOTES 3. AND 4.
6. FINAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS IV–A COMPACTED TO 95% STANDARD PROCTOR.
7. ALL MATERIALS ARE CLASSIFIED IN ACCORDANCE WITH ASTM D 2321–LATEST EDITION.
8. ALL MATERIALS SHALL BE INSTALLED IN MAXIMUM 8" LOOSE LIFTS IN ACCORDANCE WITH ASTM D 698. CLASS III AND IV–A MATERIALS SHALL BE COMPACTED NEAR OPTIMUM MOISTURE CONTENT.
9. FILL SALVAGED FROM EXCAVATION SHALL BE FREE OF DEBRIS, ORGANICS AND ROCKS LARGER THAN 3".
10. ALL TRENCH EXCAVATIONS SHALL BE SLOPED, SHORED, SHEETED, BRACED, OR OTHERWISE SUPPORTED IN COMPLIANCE WITH OSHA REGULATIONS AND LOCAL ORDINANCES. (SEE SPECIFICATIONS)

STORM SEWER TRENCH AND BEDDING DETAIL
NTS

DRAINAGE CERTIFICATION WITH SURVEY WORK DONE BY PROFESSIONAL SURVEYOR

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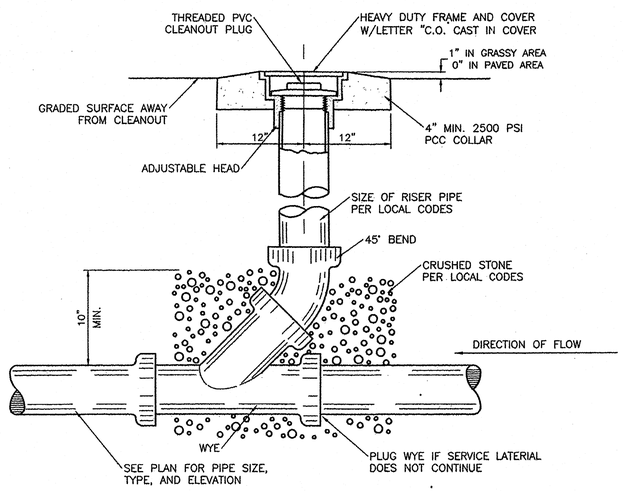
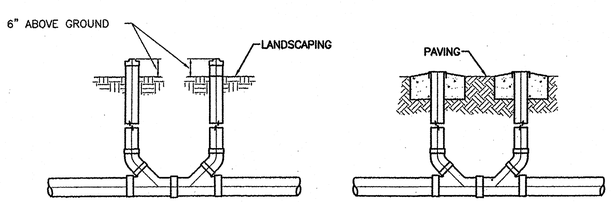
RONALD R. BOHANNAN, NMPE # 7868

1/19/16
DATE

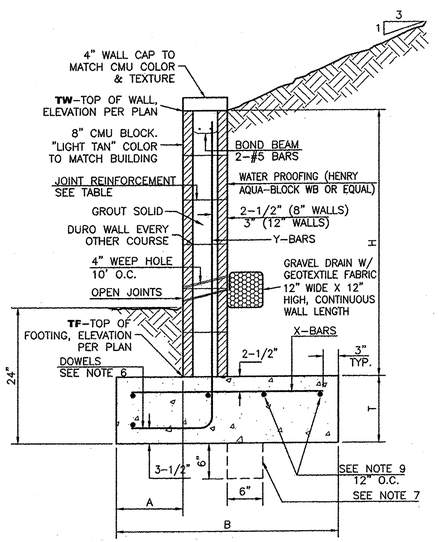
RONALD R. BOHANNAN NEW MEXICO 7868 (SEAL) PROFESSIONAL ENGINEER



SANITARY SEWER CLEAN-OUT
NTS



SANITARY SEWER DOUBLE CLEAN-OUTS
NTS



8 INCH REINFORCED CONCRETE MASONRY WALL

H	A	B	T	Y–BARS	X–BARS
ft.–in.	in.	ft.–in.	in.		
2'–0"	8"	2'–0"	9"	#4 @32" O.C.	
2'–8"	8"	2'–0"	9"	#4 @32" O.C.	#4 @24" O.C.
3'–4"	8"	2'–4"	9"	#4 @32" O.C.	#4 @24" O.C.
4'–0"	10"	2'–8"	9"	#4 @32" O.C.	#4 @24" O.C.
4'–8"	12"	3'–4"	10"	#5 @32" O.C.	#4 @18" O.C.
5'–4"	14"	3'–10"	10"	#6 @16" O.C.	#4 @18" O.C.
6'–0"	16"	4'–8"	12"	#6 @ 8" O.C.	#4 @12" O.C.

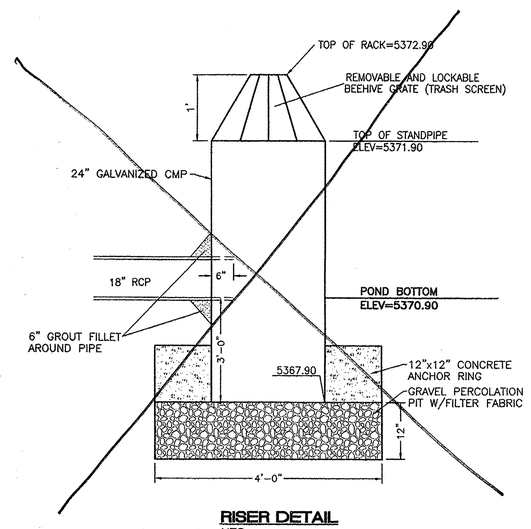
12 INCH REINFORCED CONCRETE MASONRY WALL

H	A	B	T	Y–BARS	X–BARS
ft.–in.	in.	ft.–in.	in.		
5'–4"	14"	3'–8"	10"	#6 @18" O.C.	#4 @24" O.C.
6'–0"	15"	4'–2"	12"	#4 @16" O.C.	#4 @18" O.C.
6'–8"	16"	4'–6"	12"	#6 @24" O.C.	#5 @18" O.C.
7'–4"	18"	4'–10"	12"	#6 @16" O.C.	#5 @18" O.C.
8'–0"	20"	5'–4"	12"	#7 @18" O.C.	#6 @12" O.C.
8'–8"	20"	5'–8"	12"	#7 @16" O.C.	#6 @12" O.C.

GENERAL NOTES:

1. ALL CONCRETE IS TO BE 4000 PSI @ 28 DAYS.
2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM. D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2.0%.
3. BACK FILL AGAINST WALLS IS TO BE HAND–PLACED AND COMPACTED.
4. ALL BARS ARE TO BE GRADE 60, ASTM 615.
5. TRUSS TYPE DUR–O–WALL EVERY OTHER COURSE.
6. DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO V–BARS, SHALL PROJECT A MINIMUM OF 30 BAR DIA. INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOE OF THE FOOTING.
7. PROVIDE KEY FOR 8" AND 12" WALLS WHERE H EXCEEDS 6'–0"
8. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'.
9. BOND BEAM, 1–#4 BARS FOR WALLS UNDER 3'–4", 2–#4 BARS FOR WALLS UNDER 5'–4", 2–#5 BARS FOR WALLS OVER 5'–4".

RETAINING WALL DETAIL
NTS



RISER DETAIL
NTS
NOT USED

CONSTRUCTION DETAILS

REVISIONS	BY

TIERRA WEST, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrawestllc.com

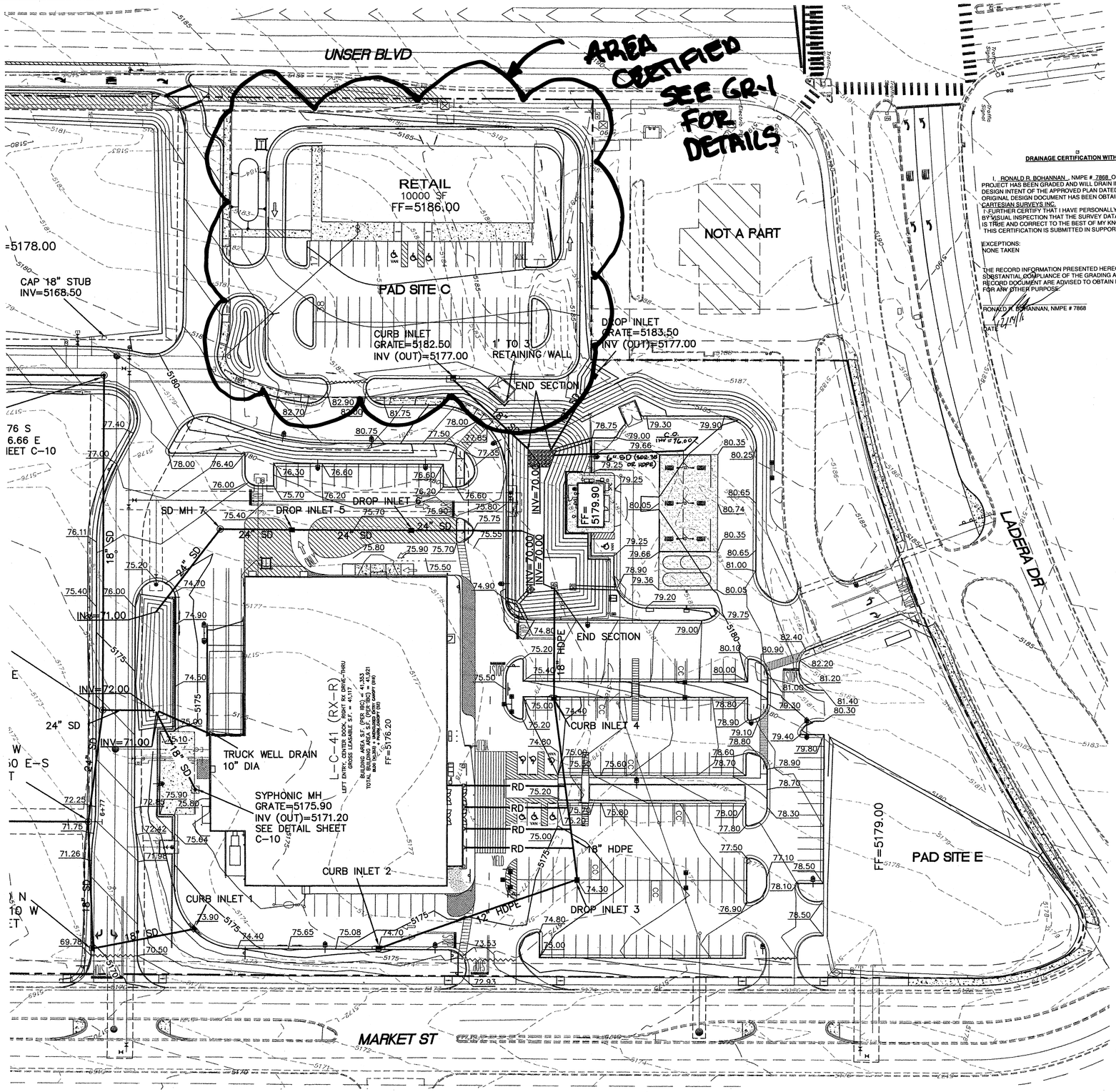
RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER

NEIGHBORHOOD MARKET #4676
ALBUQUERQUE (LADERA), BERNCO, NM

WAL–MART STORES, INC.
2001 SE 10TH STREET
BENTONVILLE, AR 72716

Walmart

DRAWN	pm
CHECKED	JDH
DATE	2–5–15
SCALE	1"=60'
JOB No.	2014038
SHEET	C–13
OF	SHEETS



LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- SIDEWALK
- EXISTING CURB & GUTTER
- SINGLE CLEAN OUT
- DOUBLE CLEAN OUT
- EXISTING SD MANHOLE
- EXISTING SAS MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING POWER POLE
- EXISTING GAS VALVE
- U — EXISTING OVERHEAD UTILITIES
- G — EXISTING GAS
- EX. 8" SAS — EXISTING SANITARY SEWER LINE
- EX. WL — EXISTING WATER LINE
- EX. SD — EXISTING STORM SEWER LINE
- 4900 — EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- SD — PROPOSED STORM DRAIN (RCP OR HDPE)
- RIPRAP SEE DETAIL SHEET C-11
- CONCRETE FLUME, SEE DETAIL SHEET C-11

DRAINAGE CERTIFICATION WITH SURVEY WORK DONE BY PROFESSIONAL SURVEYOR

I, RONALD R. BOHANNAN, NMPE # 7868 OF THE FIRM TIERRA WEST LLC, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 3/25/15. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY BRIAN MARTINEZ NMPS # 18374 OF THE FIRM CARTESIAN SURVEYS INC.

I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 11/19/16 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

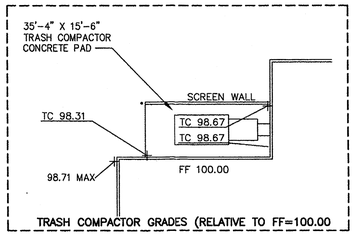
THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR PERMENANT CERTIFICATE OF OCCUPANCY.

EXCEPTIONS:
NONE TAKEN

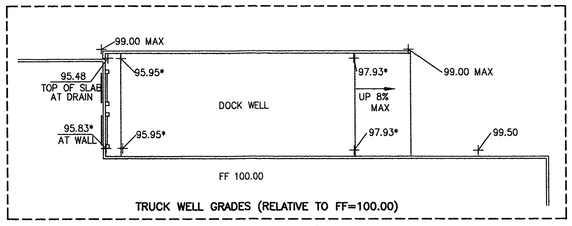
THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

RONALD R. BOHANNAN, NMPE # 7868
DATE 11/19/16

SEAL: RONALD R. BOHANNAN, NEW MEXICO, 7868, PROFESSIONAL ENGINEER



TRASH COMPACTOR GRADES (RELATIVE TO FF=100.00



TRUCK WELL GRADES (RELATIVE TO FF=100.00)

STRUCTURE TABLE			
STRUCTURE	RIM/GRATE	INV IN	INV OUT
CURB INLET 1	5173.90		5167.10
CURB INLET 2	5174.70		5172.18
DROP INLET 3	5174.30	5171.35	5171.25
CURB INLET 4	5174.40	5170.53	5170.43
DROP INLET 5	5175.20	5171.43	5171.43
DROP INLET 6	5175.30	5171.72	5171.72
SD MH 7	5175.30	5171.25	5171.25

RECEIVED DEC 19 2016 LAND DEVELOPMENT SECTION

RECEIVED DEC 16 2016 LAND DEVELOPMENT SECTION

NOTE

1. SEE SHEET C-7 FOR GRADES AROUND BUILDING
2. SEE SHEET C-7 FOR FOUNDATION SUBSURFACE PREPARATION
3. SE SHEET C-8 FOR FUEL PAD GRADING

GRAPHIC SCALE
40 0 20 40
(IN FEET)
1 inch = 40 ft.

CAUTION:
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BEFORE YOU DIG
NM ONE CALL 260-1990

GRADING AND DRAINAGE PLAN

REVISIONS	BY

TIERRA WEST, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
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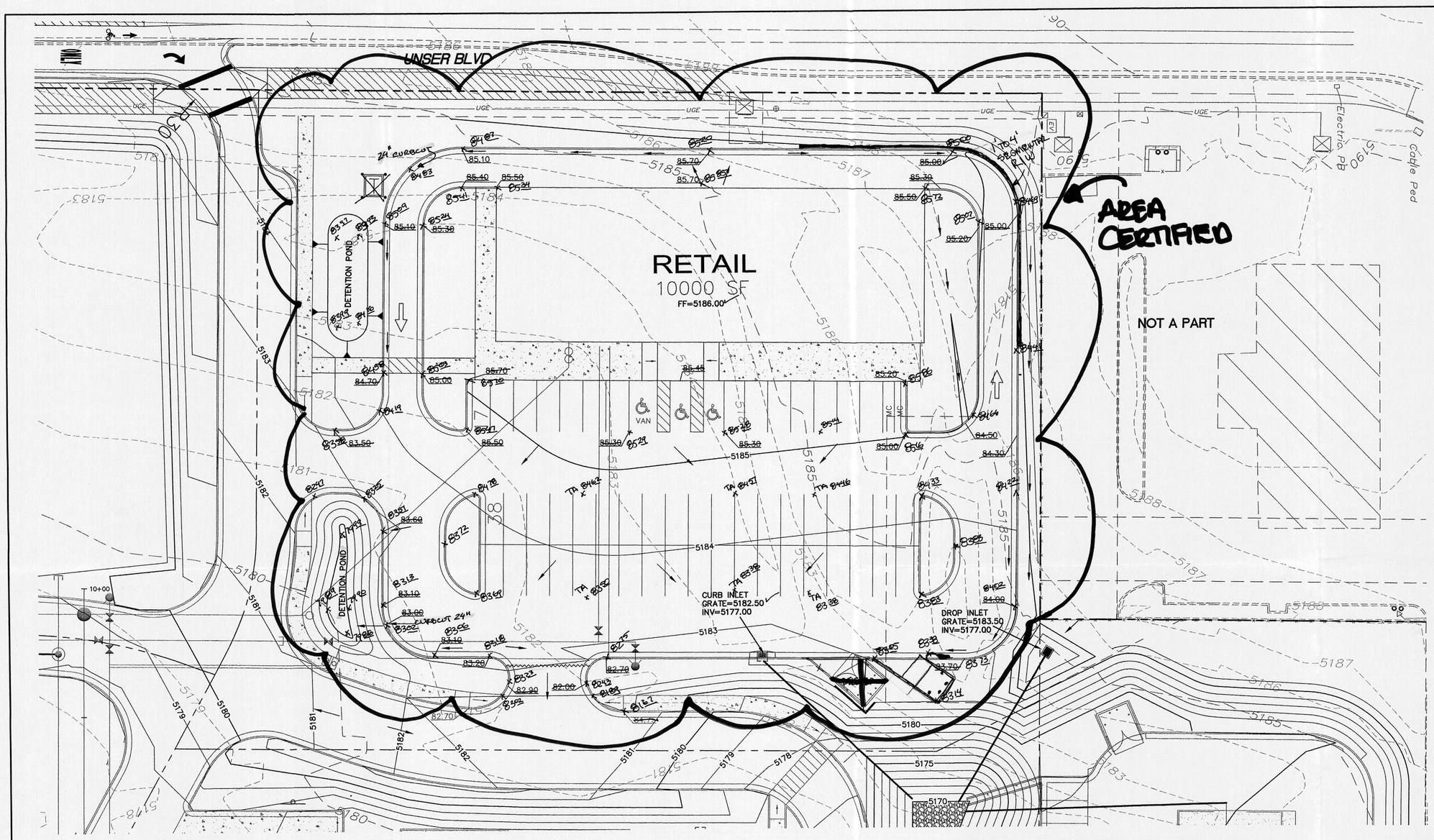
2001 SE 10TH STREET
BENTONVILLE, AR 72716

Walmart

DRAWN	pm
CHECKED	JDH
DATE	2-5-15
SCALE	1"=40'
JOB No.	2014038
SHEET	C-6
OF	SHEETS



LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- EXISTING CURB & GUTTER
- SINGLE CLEAN OUT
- DOUBLE CLEAN OUT
- EXISTING SD MANHOLE
- EXISTING SAS MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING POWER POLE
- EXISTING GAS VALVE
- EXISTING OVERHEAD UTILITIES
- EXISTING GAS
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM SEWER LINE
- TRANSFORMER
- DIRECTION OF FLOW

RECEIVED DEC 19 2016 LAND DEVELOPMENT SECTION

RECEIVED DEC 16 2016 LAND DEVELOPMENT SECTION

GRAPHIC SCALE

20 0 10 20

(IN FEET)
1 inch = 20 ft.

EROSION CONTROL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
3. 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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NOTICE TO CONTRACTORS

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DRAINAGE CERTIFICATION WITH SURVEY WORK DONE BY PROFESSIONAL SURVEYOR

I, RONALD R. BOHANNAN, NMPE # 7868 OF THE FIRM TIERRA WEST LLC, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 3/25/15. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY BRIAN MARTINEZ NMPS # 18374 OF THE FIRM CARTESIAN SURVEYS INC.
I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 12/14/16 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR PERMENANT CERTIFICATE OF OCCUPANCY.

EXCEPTIONS:
NONE TAKEN

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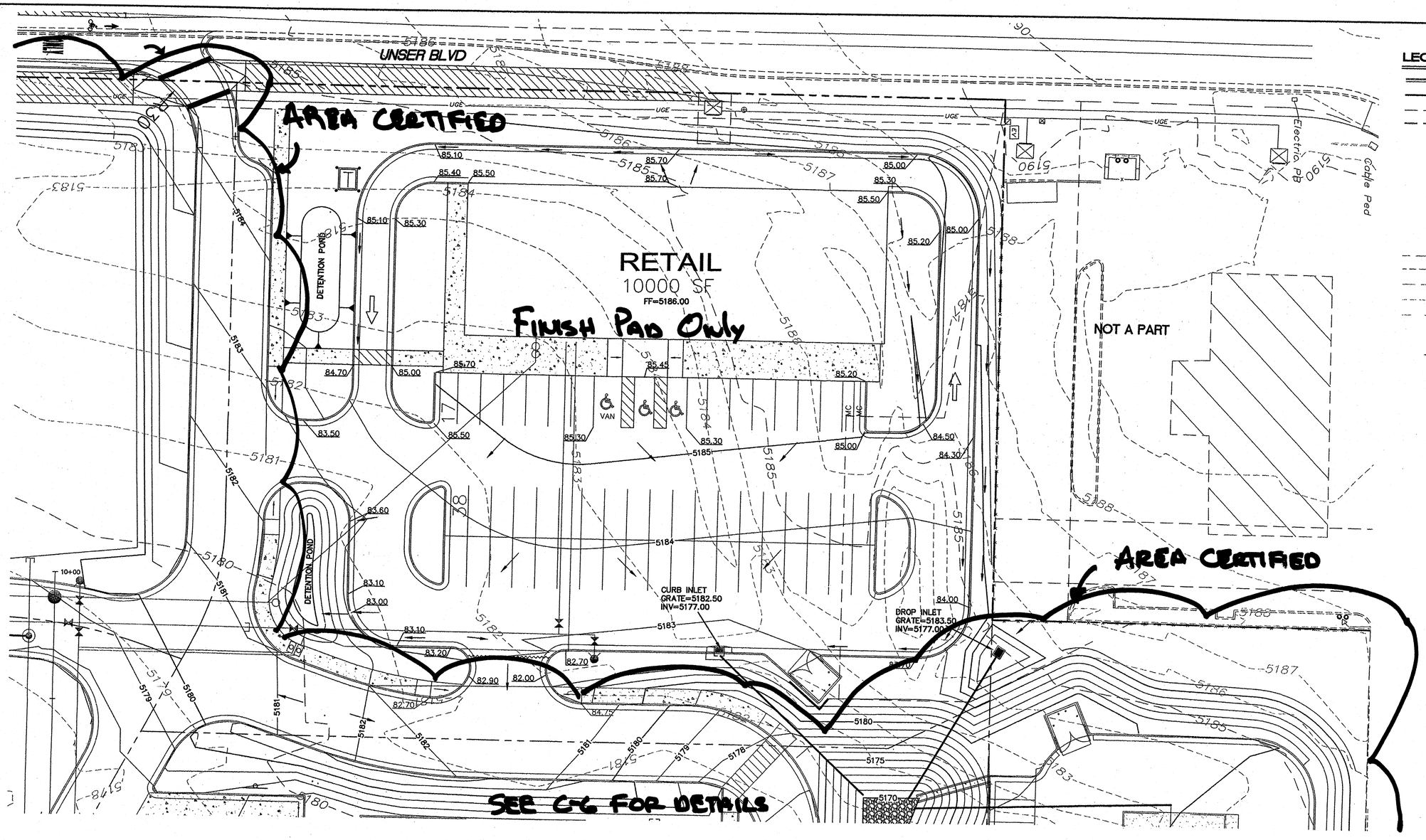
RONALD R. BOHANNAN, NMPE # 7868
12/14/16
DATE

(SEAL) RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER 12/14/16

ENGINEER'S SEAL RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER 12/14/16 RONALD R. BOHANNAN P.E. #7868	HERITAGE MARKET PLACE ALBUQUERQUE, NM GRADING PLAN TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	DRAWN BY pm DATE 2-17-15 DRAWING 2014038-SP SHEET NO GR-1 JOB # 2014038



LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- EXISTING CURB & GUTTER
- SINGLE CLEAN OUT
- DOUBLE CLEAN OUT
- EXISTING SD MANHOLE
- EXISTING SAS MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING POWER POLE
- EXISTING GAS VALVE
- EXISTING OVERHEAD UTILITIES
- EXISTING GAS
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- EXISTING WATER LINE
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I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 2/3/16, AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR PERMENANT CERTIFICATE OF OCCUPANCY.

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RONALD R. BOHANNAN, NMPE # 7868

2/3/16

DATE

(SEAL)

RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER

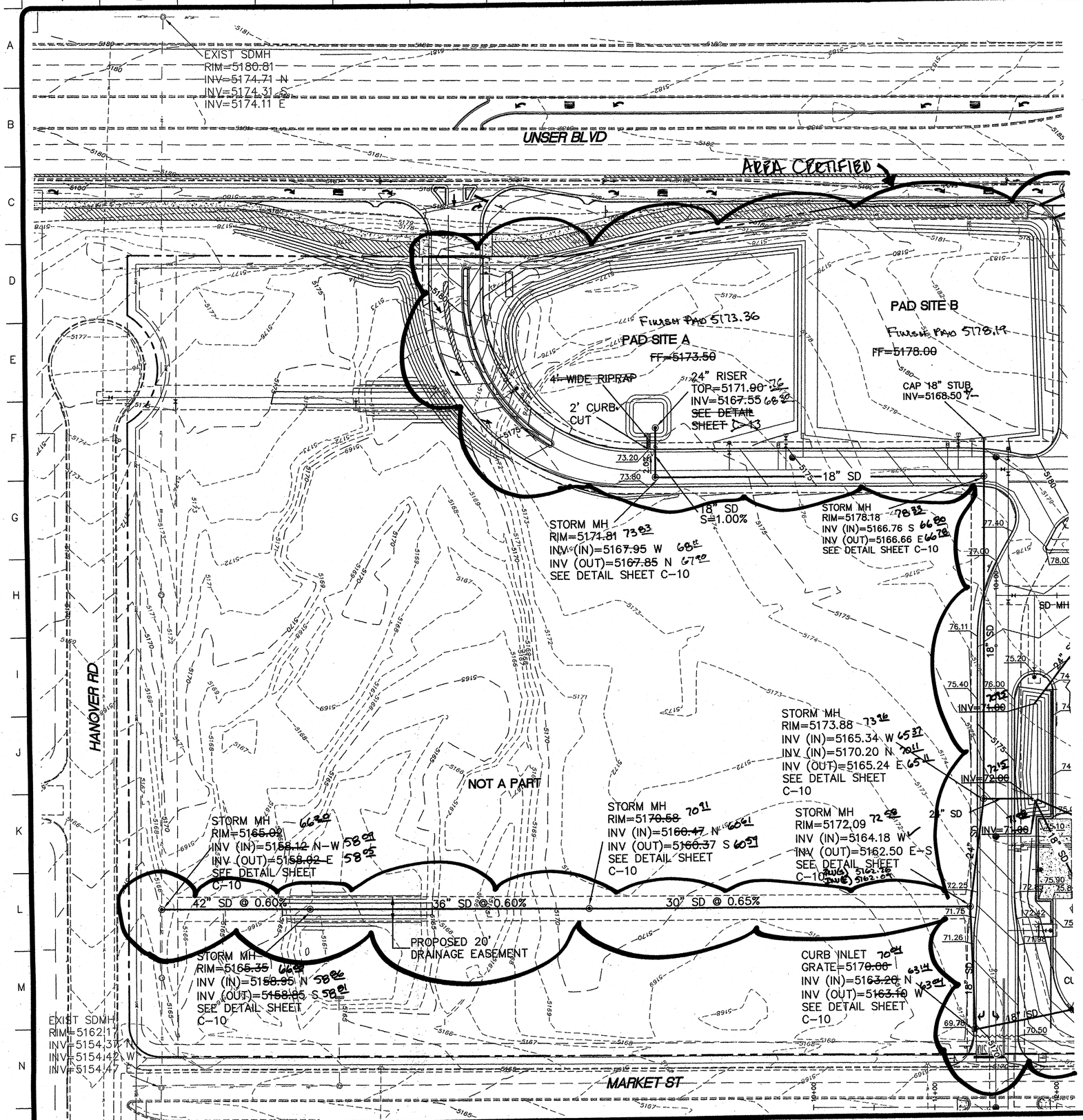
RECEIVED FEB 03 2016 LAND DEVELOPMENT SECTION

GRAPHIC SCALE

20 0 10 20

(IN FEET)
1 inch = 20 ft.

ENGINEER'S SEAL RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER 4-29-16 RONALD R. BOHANNAN P.E. #7868	HERITAGE MARKET PLACE ALBUQUERQUE, NM GRADING PLAN	DRAWN BY pm DATE 2-17-15 DRAWING 2014038-SP
	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	SHEET NO GR-1 JOB # 2014038



LEGEND

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- EXISTING GAS VALVE
- U — EXISTING OVERHEAD UTILITIES
- G — EXISTING GAS
- EX. 8" SAS — EXISTING SANITARY SEWER LINE
- EX. WL — EXISTING WATER LINE
- EX. SD — EXISTING STORM SEWER LINE
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- EXISTING CONTOUR
- WATER BLOCK

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I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 2/6/16 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR PERMENANT CERTIFICATE OF OCCUPANCY.

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RONALD R. BOHANNAN, NMPE # 7868 (SEAL)
DATE 2/6/16

RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER

CAUTION:

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GRAPHIC SCALE
40 0 20 40
(IN FEET)
1 inch = 40 ft.

GRADING AND DRAINAGE PLAN

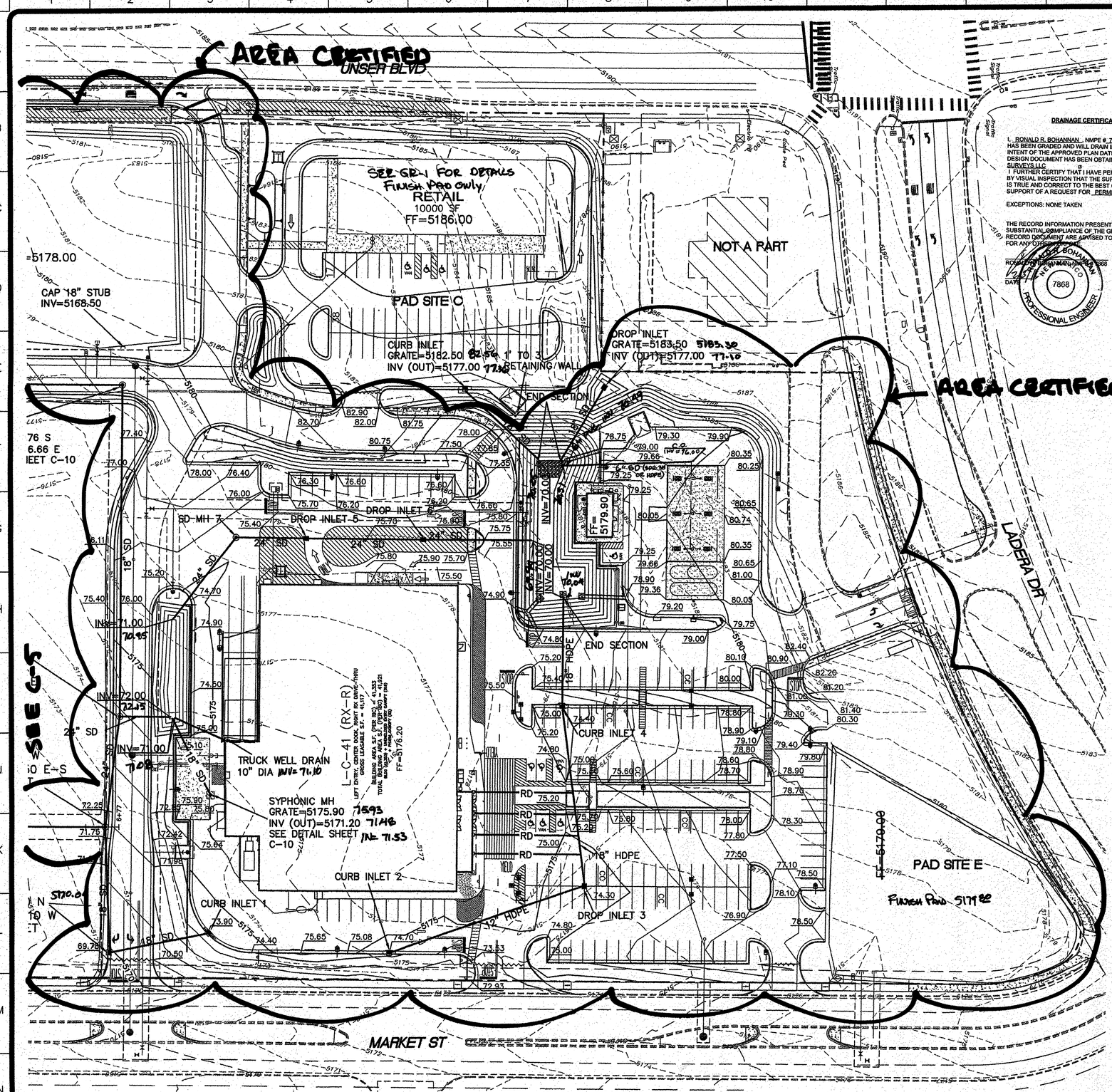
REVISIONS	BY

TIERRA WEST, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrawestllc.com

NEIGHBORHOOD MARKET #4676
ALBUQUERQUE (LADERA), BERNCO, NM
WAL-MART STORES, INC.
2001 SE 10TH STREET
BENTONVILLE, AR 72716

Walmart

DRAWN	BM
CHECKED	JBH
DATE	2-5-15
SCALE	1"=40'
JOB No.	2014038
SHEET	C-5
OF	SHEETS



LEGEND

- CURB & GUTTER
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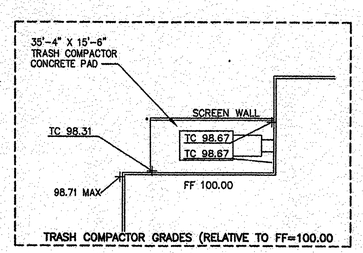
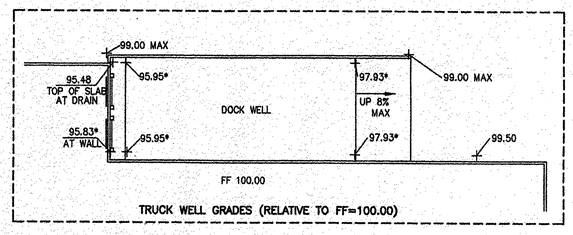
RONALD R. BOHANNAN NMPE # 7868
DATE 2/3/16 (SEAL)

RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER



TRASH COMPACTOR GRADES (RELATIVE TO FF=100.00



TRUCK WELL GRADES (RELATIVE TO FF=100.00)

STRUCTURE TABLE

STRUCTURE	RIM/GRATE	INV IN	INV OUT	
CURB INLET 1	5173.90 73.86		5167.10	OUT= 67.16
CURB INLET 2	5174.70 74.75	72.35	5172.18	RIM 5174.75
DROP INLET 3	5174.30 74.45	5171.35	5171.25	GRATE 5174.45 / OUT 71.45 / IN 71.21
CURB INLET 4	5174.40 74.79	5170.53	5170.43	RIM= 5174.79 / OUT 72.09 / IN 72.09
DROP INLET 5	5175.20 75.09	5171.43	5171.43	IN= 71.53 / OUT= 71.53
DROP INLET 6	5175.30 75.19	5171.72	5171.72	IN= 71.80 / OUT= 71.79
SD MH 7	5175.30 75.26	5171.25	5171.25	IN= 71.33 / OUT= 71.31

NOTE

1. SEE SHEET C-7 FOR GRADES AROUND BUILDING
2. SEE SHEET C-7 FOR FOUNDATION SUBSURFACE PREPARATION
3. SE SHEET C-8 FOR FUEL PAD GRADING

GRAPHIC SCALE

40 0 20 40

(IN FEET)
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FOR REFERENCE ONLY

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BEFORE YOU DIG
NM ONE CALL 260-1990

GRADING AND DRAINAGE PLAN

REVISIONS	BY

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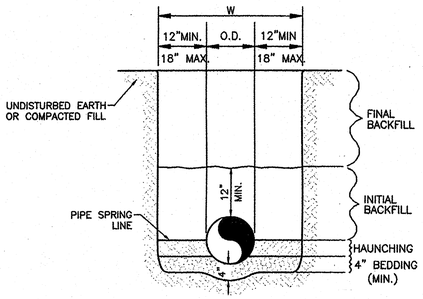
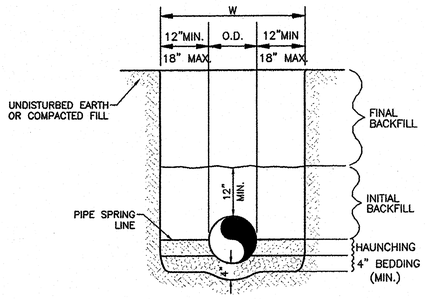
Walmart

DRAWN	pm
CHECKED	JDH
DATE	2-5-15
SCALE	1"=40'
JOB No.	2014038
SHEET	C-6
OF	SHEETS



WATER LINE



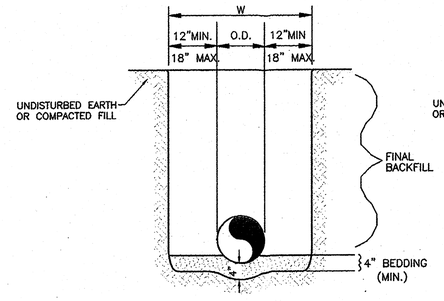
SANITARY SEWER

GENERAL NOTES

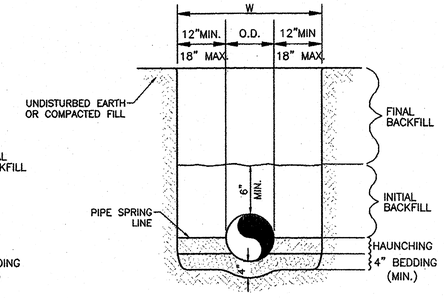
1. BEDDING SHALL BE CLASS I–A WORKED BY HAND. IF GROUNDWATER IS ANTICIPATED, THEN BEDDING SHALL BE CLASS I–B COMPACTED TO 85% STANDARD PROCTOR. (SEE SPECIFICATIONS FOR GRADATION)
2. HAUNCHING SHALL BE WORKED AROUND THE PIPE BY HAND TO ELIMINATE VOIDS AND SHALL BE CLASS I–A OR CLASS I–B OR CLASS II COMPACTED TO 85% PROCTOR.
3. INITIAL BACKFILL SHALL BE CLASS I–A WORKED BY HAND, OR CLASS I–B OR CLASS II COMPACTED TO 85% STANDARD PROCTOR.
4. INITIAL BACKFILL NOT UNDER PAVED AREAS CAN BE COMPACTED TO 90% STANDARD PROCTOR.
5. FINAL BACKFILL SHALL BE CLASS I, OR II COMPACTED AS NOTED IN NOTES 3. AND 4.
6. FINAL BACKFILL NOT UNDER PAVED AREAS CAN BE TYPE II COMPACTED TO 95% STANDARD PROCTOR.
7. ALL MATERIALS ARE CLASSIFIED IN ACCORDANCE WITH ASTM D 2321–89.
8. ALL MATERIALS SHALL BE INSTALLED IN MAXIMUM 8" LOOSE LIFTS IN ACCORDANCE WITH ASTM D 698.
9. FILL SALVAGED FROM EXCAVATION SHALL BE FREE OF DEBRIS, ORGANICS AND ROCKS LARGER THAN 3".
10. ALL TRENCH EXCAVATIONS SHALL BE SLOPED, SHORED, SHEETED, BRACED, OR OTHERWISE SUPPORTED IN COMPLIANCE WITH OSHA REGULATIONS AND LOCAL ORDINANCES. (SEE SPECIFICATIONS)

UTILITY TRENCH AND BEDDING DETAIL

NTS



REINFORCED CONCRETE PIPE (RCP) AND CONTECH SPIRAL RIB PIPE SMALLER THAN 60"



ALL OTHER PIPES INCLUDING CONTECH SPIRAL RIB PIPE 60" AND LARGER

GENERAL NOTES

1. BEDDING SHALL BE CLASS I–A WORKED BY HAND. IF GROUNDWATER IS ANTICIPATED, THEN BEDDING SHALL BE CLASS I–B COMPACTED TO 85% STANDARD PROCTOR. (SEE SPECIFICATIONS FOR GRADATION)
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4. INITIAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS III COMPACTED TO 90% STANDARD PROCTOR.
5. FINAL BACKFILL SHALL BE CLASS I, II, OR III COMPACTED AS NOTED IN NOTES 3. AND 4.
6. FINAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS IV–A COMPACTED TO 95% STANDARD PROCTOR.
7. ALL MATERIALS ARE CLASSIFIED IN ACCORDANCE WITH ASTM D 2321–LATEST EDITION.
8. ALL MATERIALS SHALL BE INSTALLED IN MAXIMUM 8" LOOSE LIFTS IN ACCORDANCE WITH ASTM D 698. CLASS III AND IV–A MATERIALS SHALL BE COMPACTED NEAR OPTIMUM MOISTURE CONTENT.
9. FILL SALVAGED FROM EXCAVATION SHALL BE FREE OF DEBRIS, ORGANICS AND ROCKS LARGER THAN 3".
10. ALL TRENCH EXCAVATIONS SHALL BE SLOPED, SHORED, SHEETED, BRACED, OR OTHERWISE SUPPORTED IN COMPLIANCE WITH OSHA REGULATIONS AND LOCAL ORDINANCES. (SEE SPECIFICATIONS)

STORM SEWER TRENCH AND BEDDING DETAIL

NTS

DRAINAGE CERTIFICATION WITH SURVEY WORK DONE BY PROFESSIONAL SURVEYOR

I, RONALD R. BOHANNAN, NMPE # 7868 OF THE FIRM TIERRA WEST LLC, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 3/26/15. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY CHRIS MEDINA NMPS # 15702 OF THE FIRM TERRA LAND SURVEYS LLC

I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 2/3/16 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR PERMENANT CERTIFICATE OF OCCUPANCY.

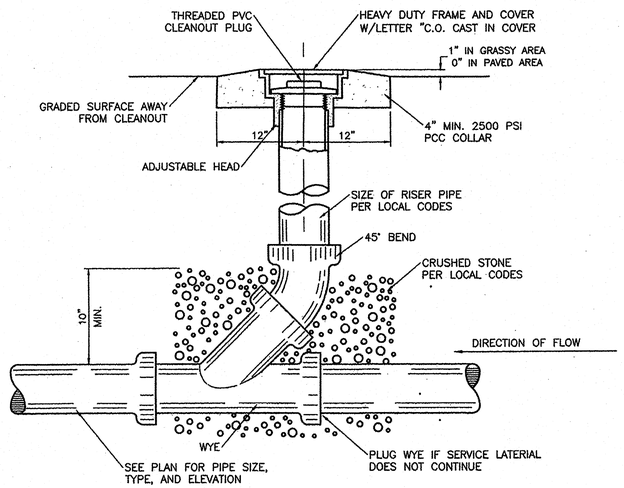
EXCEPTIONS: NONE TAKEN

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERY 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 PURPOSE.

RONALD R. BOHANNAN NMPE # 7868

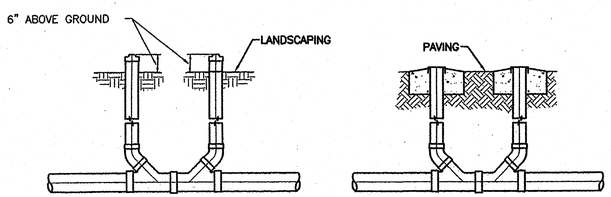
2/3/16

(SEAL)



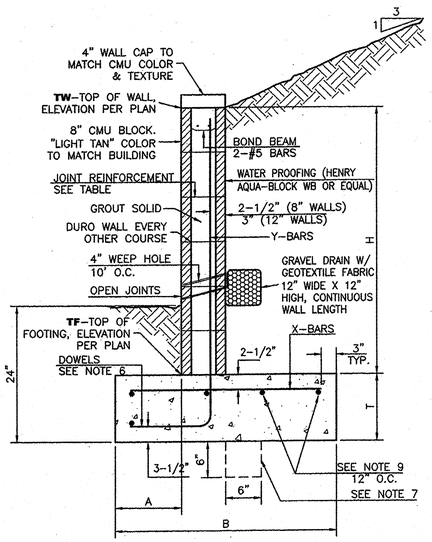
SANITARY SEWER CLEAN-OUT

NTS



SANITARY SEWER DOUBLE CLEAN-OUTS

NTS



8 INCH REINFORCED CONCRETE MASONRY WALL

H	A	B	T	Y–BARS	X–BARS
ft.–in.	in.	ft.–in.	in.		
2'–0"	8"	2'–0"	9"	#4 @32" O.C.	
2'–8"	8"	2'–0"	9"	#4 @32" O.C.	#4 @24" O.C.
3'–4"	8"	2'–4"	9"	#4 @32" O.C.	#4 @24" O.C.
4'–0"	10"	2'–8"	9"	#4 @32" O.C.	#4 @24" O.C.
4'–8"	12"	3'–4"	10"	#5 @32" O.C.	#4 @18" O.C.
5'–4"	14"	3'–10"	10"	#6 @16" O.C.	#4 @18" O.C.
6'–0"	16"	4'–8"	12"	#6 @ 8" O.C.	#4 @12" O.C.

12 INCH REINFORCED CONCRETE MASONRY WALL

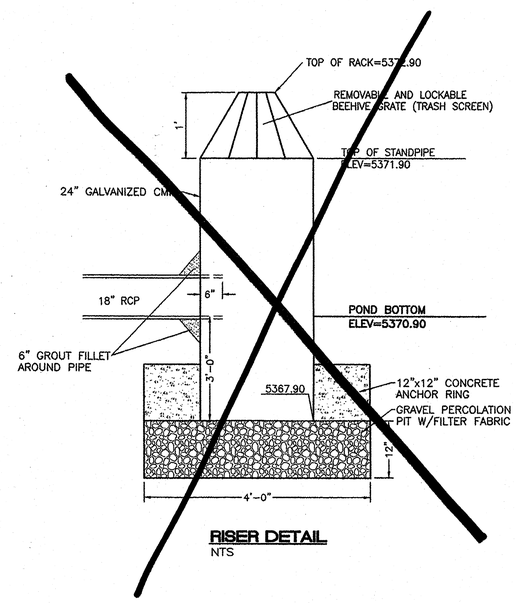
H	A	B	T	Y–BARS	X–BARS
ft.–in.	in.	ft.–in.	in.		
5'–4"	14"	3'–8"	10"	#6 @18" O.C.	#4 @24" O.C.
6'–0"	15"	4'–2"	12"	#4 @16" O.C.	#4 @18" O.C.
6'–8"	16"	4'–6"	12"	#6 @24" O.C.	#5 @18" O.C.
7'–4"	18"	4'–10"	12"	#6 @16" O.C.	#5 @18" O.C.
8'–0"	20"	5'–4"	12"	#7 @18" O.C.	#6 @12" O.C.
8'–8"	20"	5'–8"	12"	#7 @16" O.C.	#6 @12" O.C.

GENERAL NOTES:

1. ALL CONCRETE IS TO BE 4000 PSI @ 28 DAYS.
2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM. D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2.0%.
3. BACK FILL AGAINST WALLS IS TO BE HAND–PLACED AND COMPACTED.
4. ALL BARS ARE TO BE GRADE 60, ASTM 615.
5. TRUSS TYPE DUR–O–WALL EVERY OTHER COURSE.
6. DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO V–BARS, SHALL PROJECT A MINIMUM OF 30 BAR DIA. INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOE OF THE FOOTING.
7. PROVIDE KEY FOR 8" AND 12" WALLS WHERE H EXCEEDS 6'–0"
8. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'.
9. BOND BEAM, 1–#4 BARS FOR WALLS UNDER 3'–4", 2–#4 BARS FOR WALLS UNDER 5'–4", 2–#5 BARS FOR WALLS OVER 5'–4".

RETAINING WALL DETAIL

NTS



RISER DETAIL

NTS

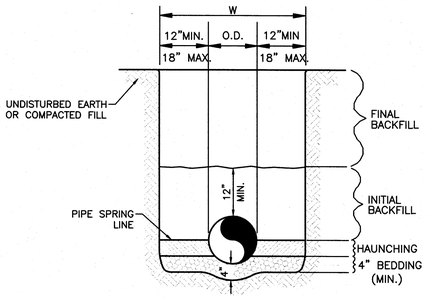
CONSTRUCTION DETAILS

REVISIONS	BY

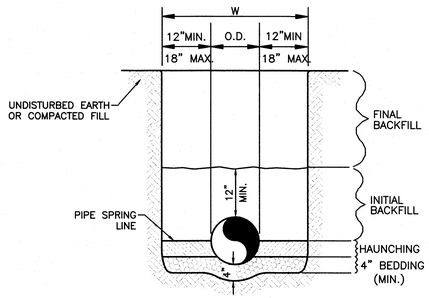
TIERRA WEST, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858–3100
www.tierrawestllc.com

NEIGHBORHOOD MARKET #4676
ALBUQUERQUE (LADERA), BERNCO, NM
WAL–MART STORES, INC.
2001 SE 10TH STREET
BENTONVILLE, AR 72716

DRAWN	pm
CHECKED	JDH
DATE	2–5–15
SCALE	1"=60'
JOB No.	2014038
SHEET	C–13
OF	SHEETS



WATER LINE



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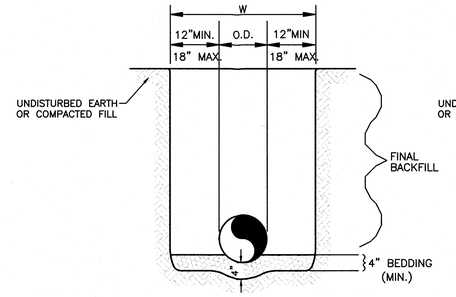
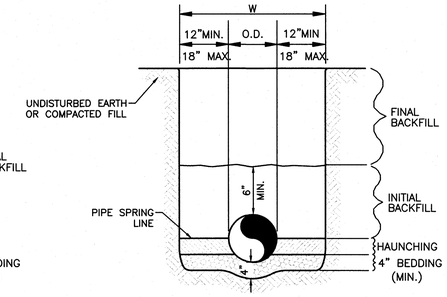
UTILITY TRENCH AND BEDDING DETAIL
NTS



REINFORCED CONCRETE PIPE (RCP) AND CONTECH SPIRAL RIB PIPE SMALLER THAN 60"



ALL OTHER PIPES INCLUDING CONTECH SPIRAL RIB PIPE 60" AND LARGER

GENERAL NOTES

1. BEDDING SHALL BE CLASS I–A WORKED BY HAND. IF GROUNDWATER IS ANTICIPATED, THEN BEDDING SHALL BE CLASS I–B COMPACTED TO 85% STANDARD PROCTOR. (SEE SPECIFICATIONS FOR GRADATION)
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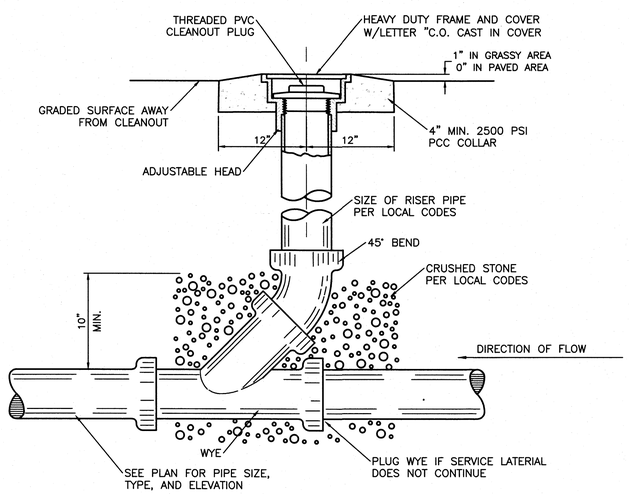
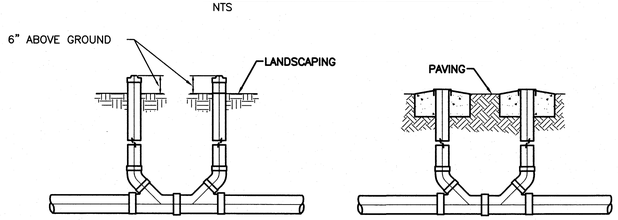
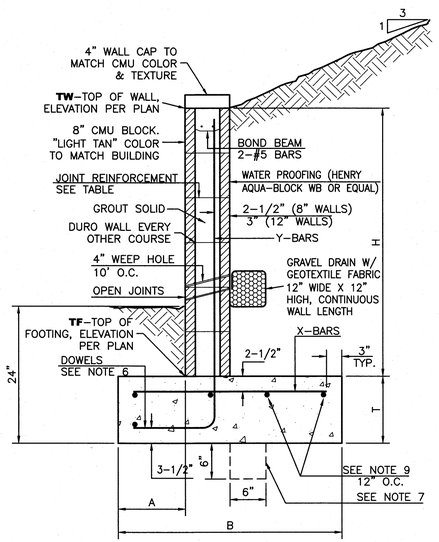
STORM SEWER TRENCH AND BEDDING DETAIL
NTS



SANITARY SEWER CLEAN-OUT
NTS



SANITARY SEWER DOUBLE CLEAN-OUTS
NTS



8 INCH REINFORCED CONCRETE MASONRY WALL

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2'–8"	8"	2'–0"	9"	#4 @32" O.C.	#4 @24" O.C.
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GENERAL NOTES:

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3. BACK FILL AGAINST WALLS IS TO BE HAND–PLACED AND COMPACTED.
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8. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'.
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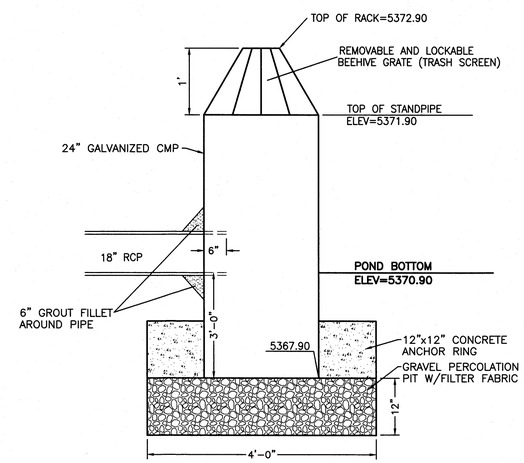
RETAINING WALL DETAIL
NTS



RISER DETAIL
NTS

RECEIVED
MAR 2 5 2015
LAND DEVELOPMENT SECTION

CONSTRUCTION DETAILS

REVISIONS	BY

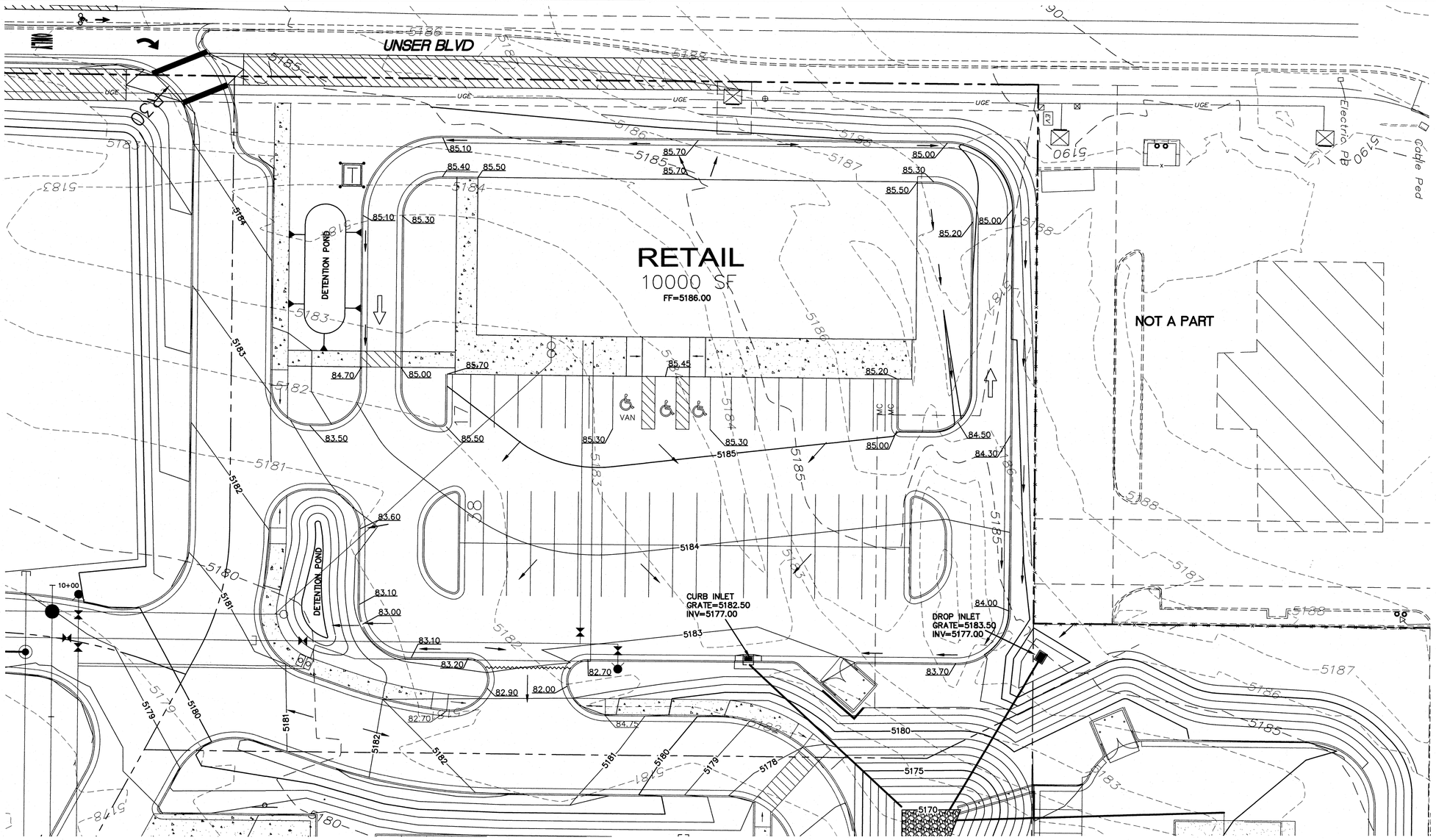
TIERRA WEST, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858–3100
www.tierrawestllc.com

ROMAN R. ROMERO-SANNA
NEW MEXICO
18631
PROFESSIONAL ENGINEER

NEIGHBORHOOD MARKET #4676
ALBUQUERQUE (LADERA), BERNCO, NM
WAL–MART STORES, INC.
2001 SE 10TH STREET
BENTONVILLE, AR 72716

Walmart

DRAWN	pm
CHECKED	JDH
DATE	2–5–15
SCALE	1"=60'
JOB No.	2014038
SHEET	C–13
OF	SHEETS



LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- EXISTING CURB & GUTTER
- SINGLE CLEAN OUT
- DOUBLE CLEAN OUT
- EXISTING SD MANHOLE
- EXISTING SAS MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING POWER POLE
- EXISTING GAS VALVE
- EXISTING OVERHEAD UTILITIES
- EXISTING GAS
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM SEWER LINE
- TRANSFORMER
- DIRECTION OF FLOW

RECEIVED
MAR 25
LAND DEVELOPMENT SECTION

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 inch = 20 ft.

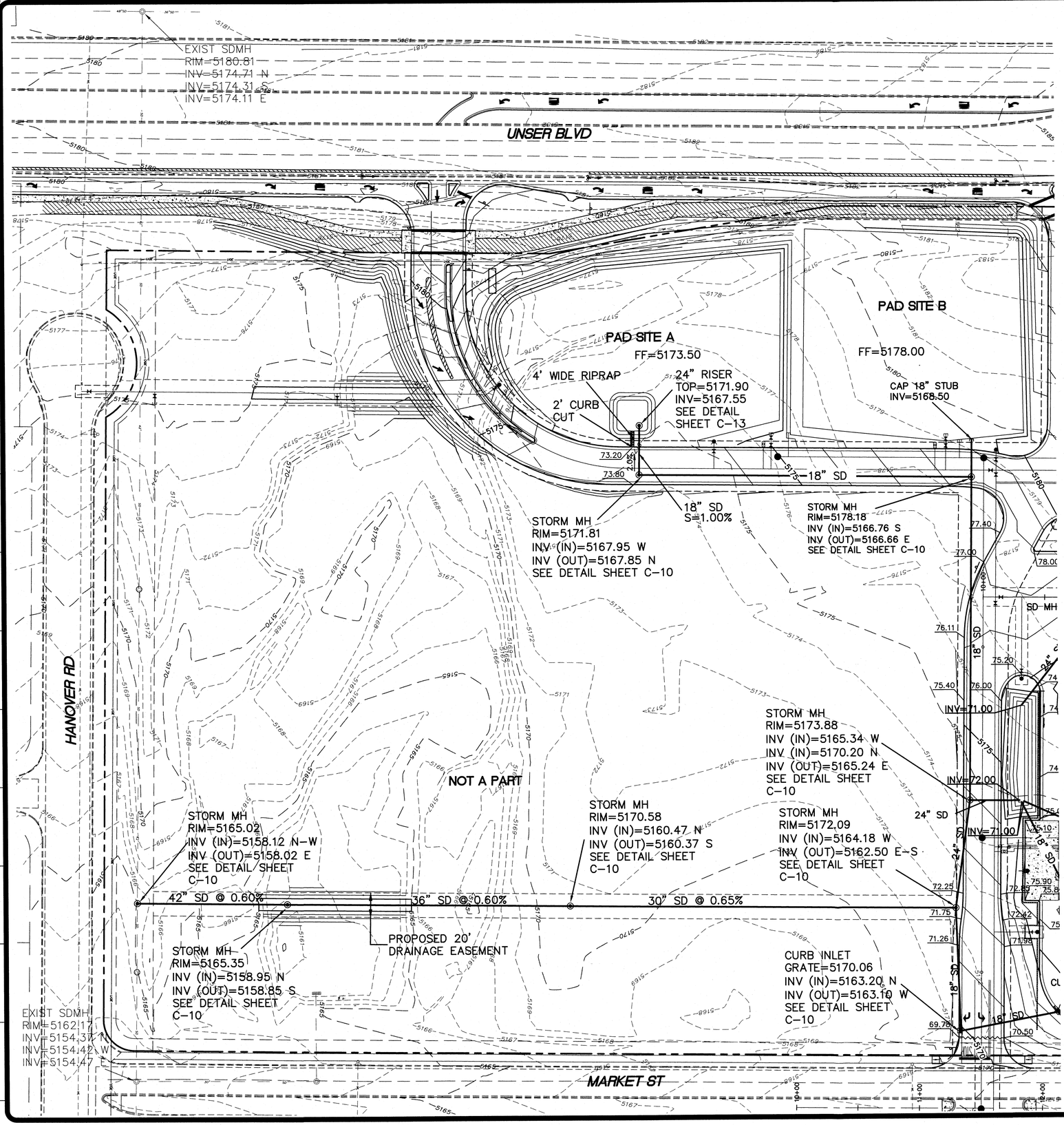
EROSION CONTROL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
3. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
4. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.

NOTICE TO CONTRACTORS

1. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
3. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
4. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.

ENGINEER'S SEAL RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER 2/25/15 RONALD R. BOHANNAN P.E. #7868	HERITAGE MARKET PLACE ALBUQUERQUE, NM GRADING PLAN	DRAWN BY pm DATE 2-17-15 DRAWING 2014038-SP
	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	SHEET NO GR-1 JOB # 2014038



LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- SIDEWALK
- EXISTING CURB & GUTTER
- SINGLE CLEAN OUT
- DOUBLE CLEAN OUT
- EXISTING SD MANHOLE
- EXISTING SAS MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING POWER POLE
- EXISTING GAS VALVE
- U — EXISTING OVERHEAD UTILITIES
- G — EXISTING GAS
- EX. 8" SAS — EXISTING SANITARY SEWER LINE
- EX. WL — EXISTING WATER LINE
- EX. SD — EXISTING STORM SEWER LINE
- 4900 — EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- WATER BLOCK

EROSION CONTROL NOTES:

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RECEIVED
MAR 25 2015
LAND DEVELOPMENT SECTION

GRAPHIC SCALE
40 0 20 40
(IN FEET)
1 inch = 40 ft.

GRADING AND DRAINAGE PLAN

REVISIONS	BY

TIERRA WEST, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrawestllc.com

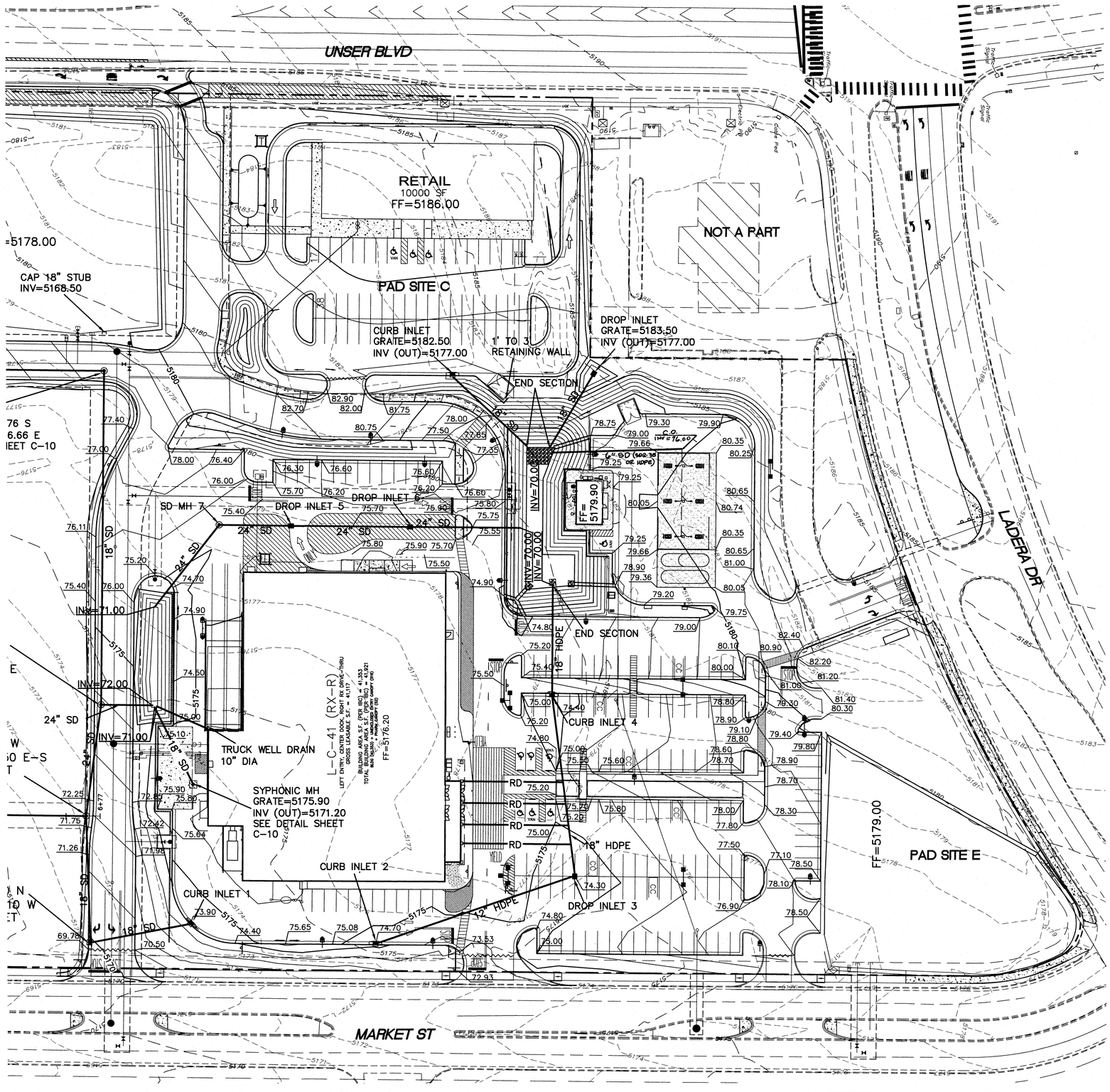
RONALD R. BOHANNAN
NEW MEXICO
7980
PROFESSIONAL ENGINEER

NEIGHBORHOOD MARKET #4676
ALBUQUERQUE (LADERA), BERNCO, NM

WAL-MART STORES, INC.
2001 SE 10TH STREET
BENTONVILLE, AR 72716

Walmart

DRAWN	pm
CHECKED	JDH
DATE	2-5-15
SCALE	1"=40'
JOB No.	20140038
SHEET	C-5
OF	SHEETS



LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- SIDEWALK
- EXISTING CURB & GUTTER
- SINGLE CLEAN OUT
- DOUBLE CLEAN OUT
- EXISTING SD MANHOLE
- EXISTING SAS MANHOLE
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- U — EXISTING OVERHEAD UTILITIES
- G — EXISTING GAS
- EX. 8" SAS — EXISTING SANITARY SEWER LINE
- EX. WL — EXISTING WATER LINE
- EX. SD — EXISTING STORM SEWER LINE
- 4900 — EXISTING INDEX CONTOUR
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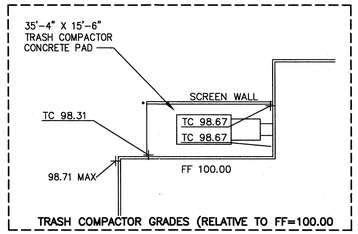
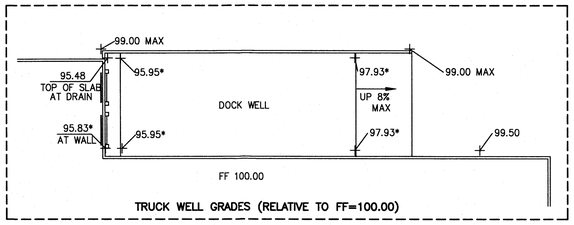
- SD — PROPOSED STORM DRAIN (RCP OR HDPE)
- RIPRAP SEE DETAIL SHEET C-11
- CONCRETE FLUME, SEE DETAIL SHEET C-11



TRASH COMPACTOR GRADES (RELATIVE TO FF=100.00



TRUCK WELL GRADES (RELATIVE TO FF=100.00)

STRUCTURE TABLE			
STRUCTURE	RIM/GRATE	INV IN	INV OUT
CURB INLET 1	5173.90		5167.10
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NOTE

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2. SEE SHEET C-7 FOR FOUNDATION SUBSURFACE PREPARATION
3. SE SHEET C-8 FOR FUEL PAD GRADING

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BEFORE YOU DIG
NM ONE CALL 260-1990

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GRADING AND DRAINAGE PLAN

REVISIONS	BY

TERRA WEST, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-1700
www.terrawestllc.com

RONALD R BOHANNAN
NEW MEXICO
8448
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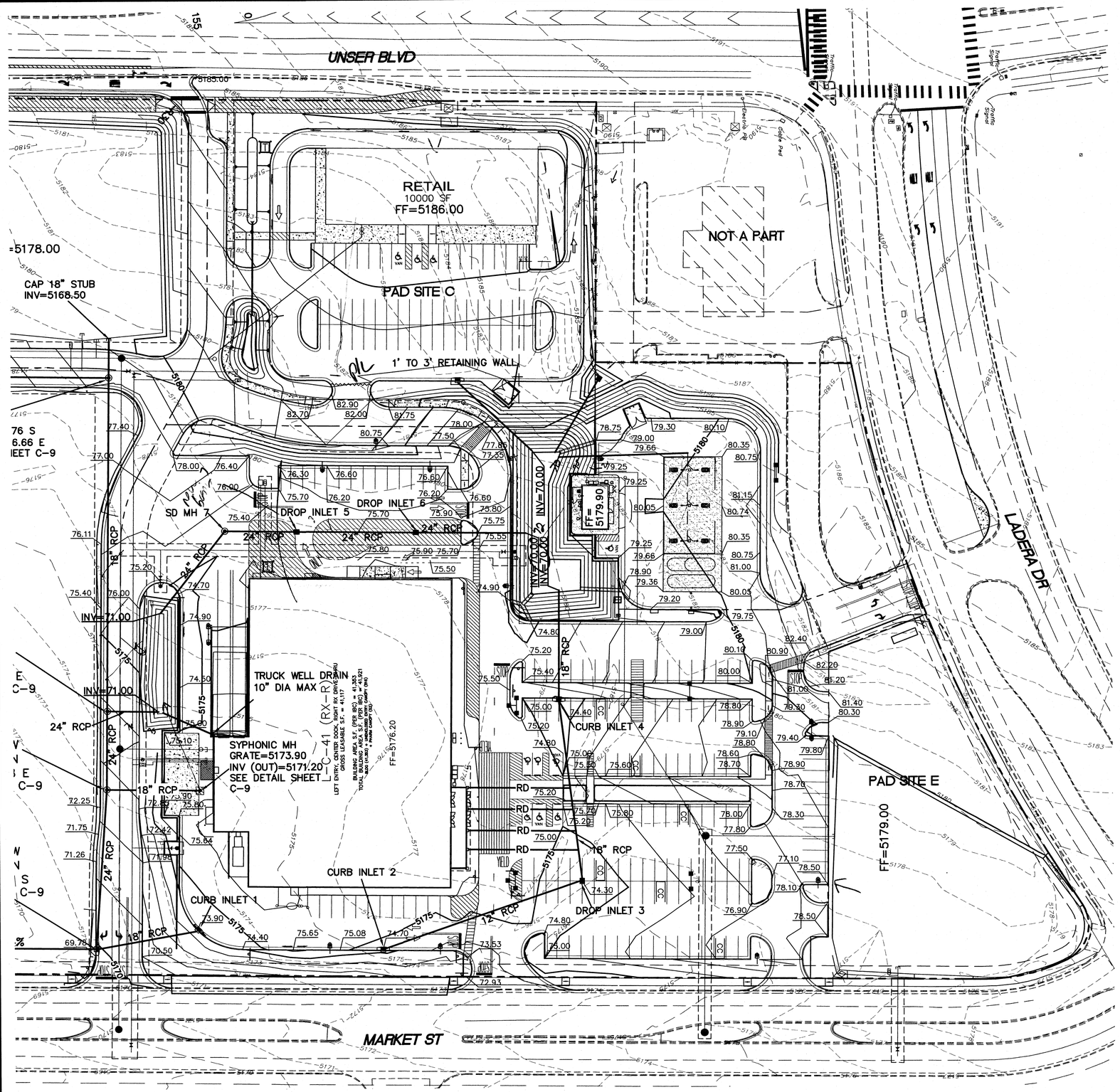
SHEET	C-6
OF	SHEETS



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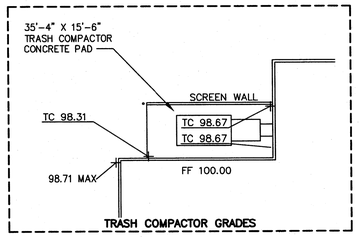
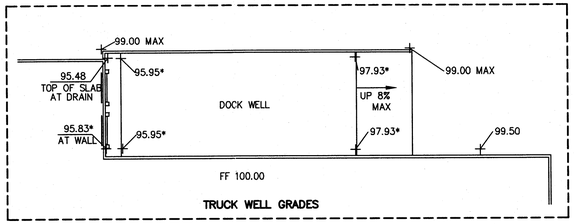
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- PROPOSED STORM DRAIN





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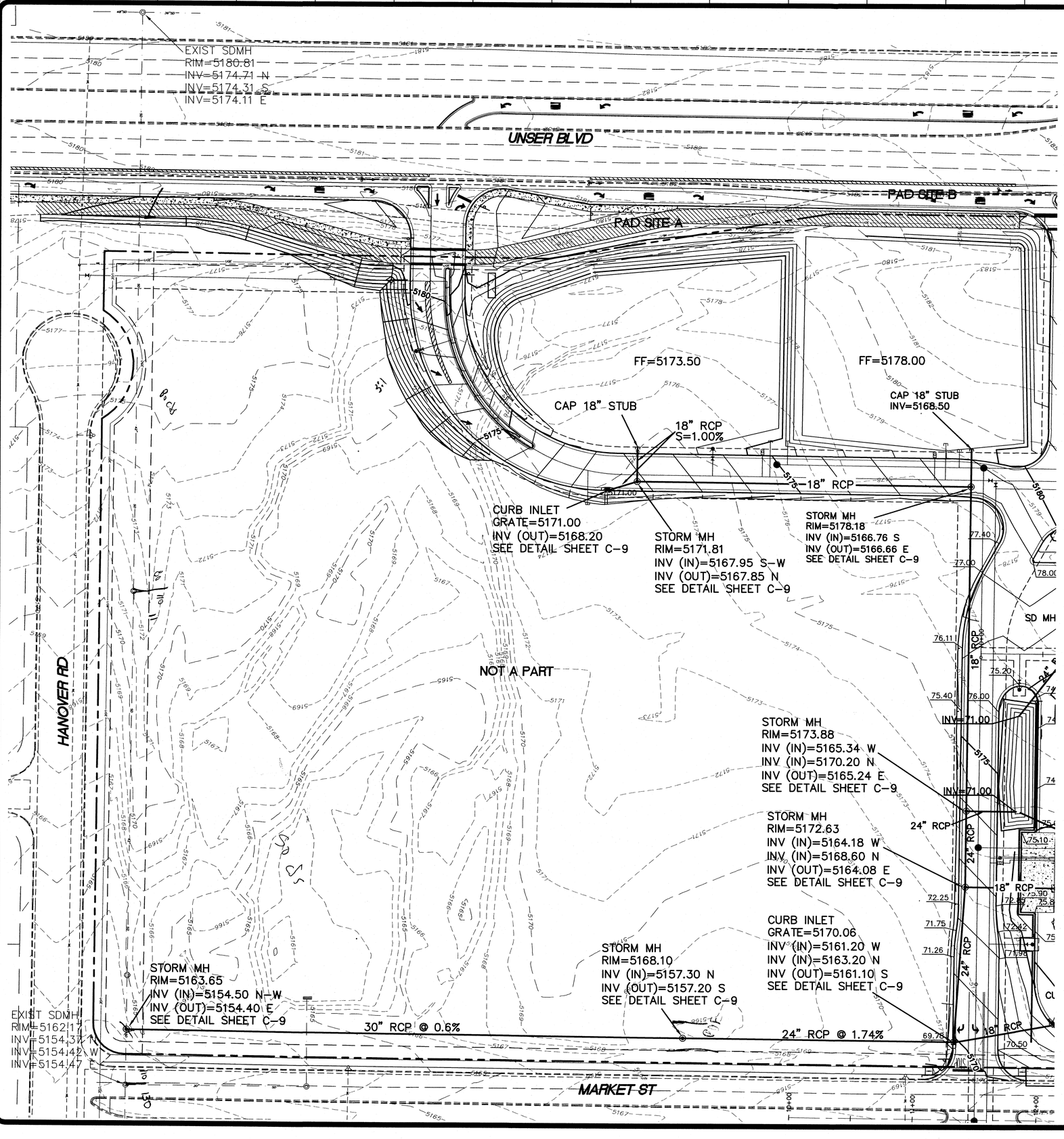

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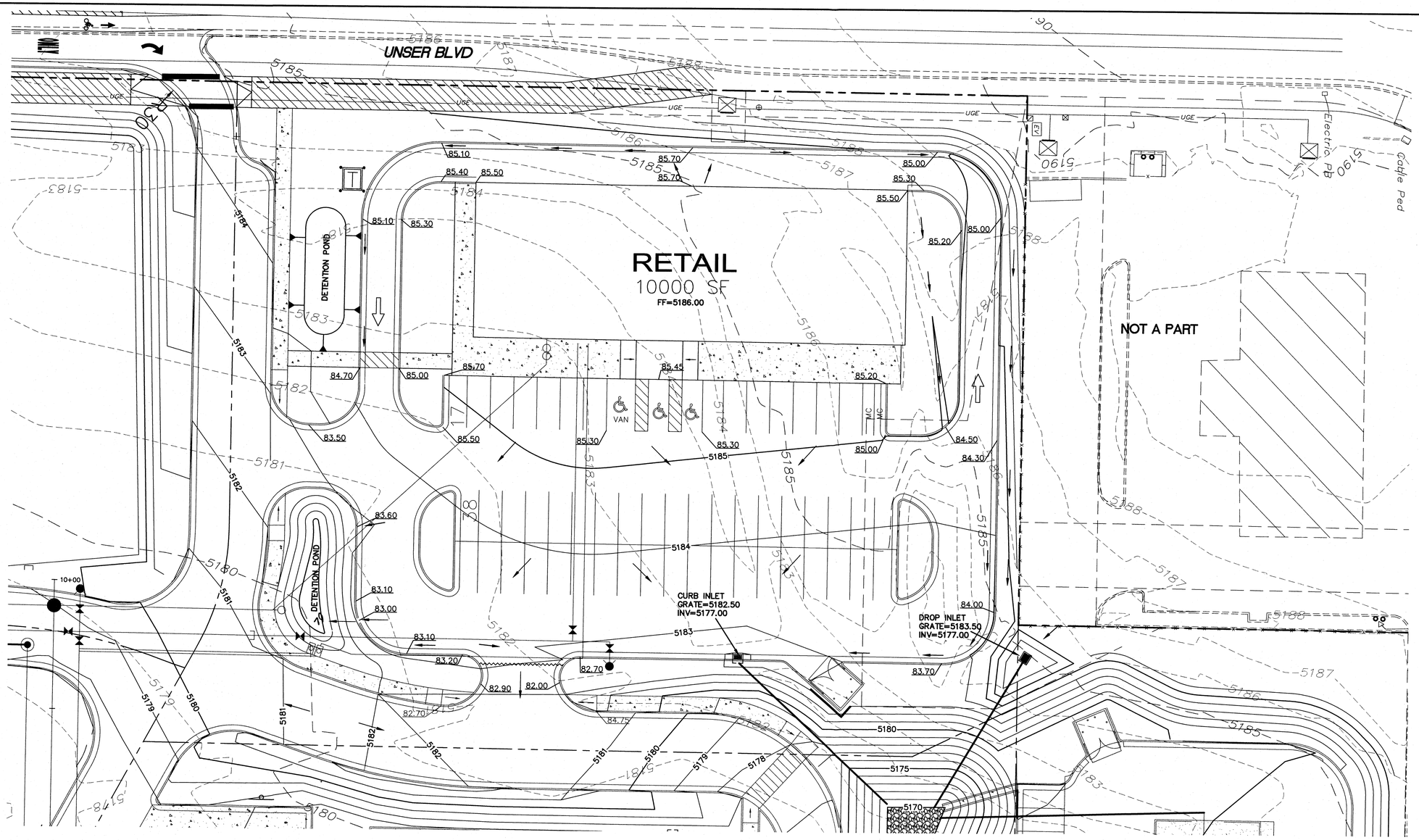

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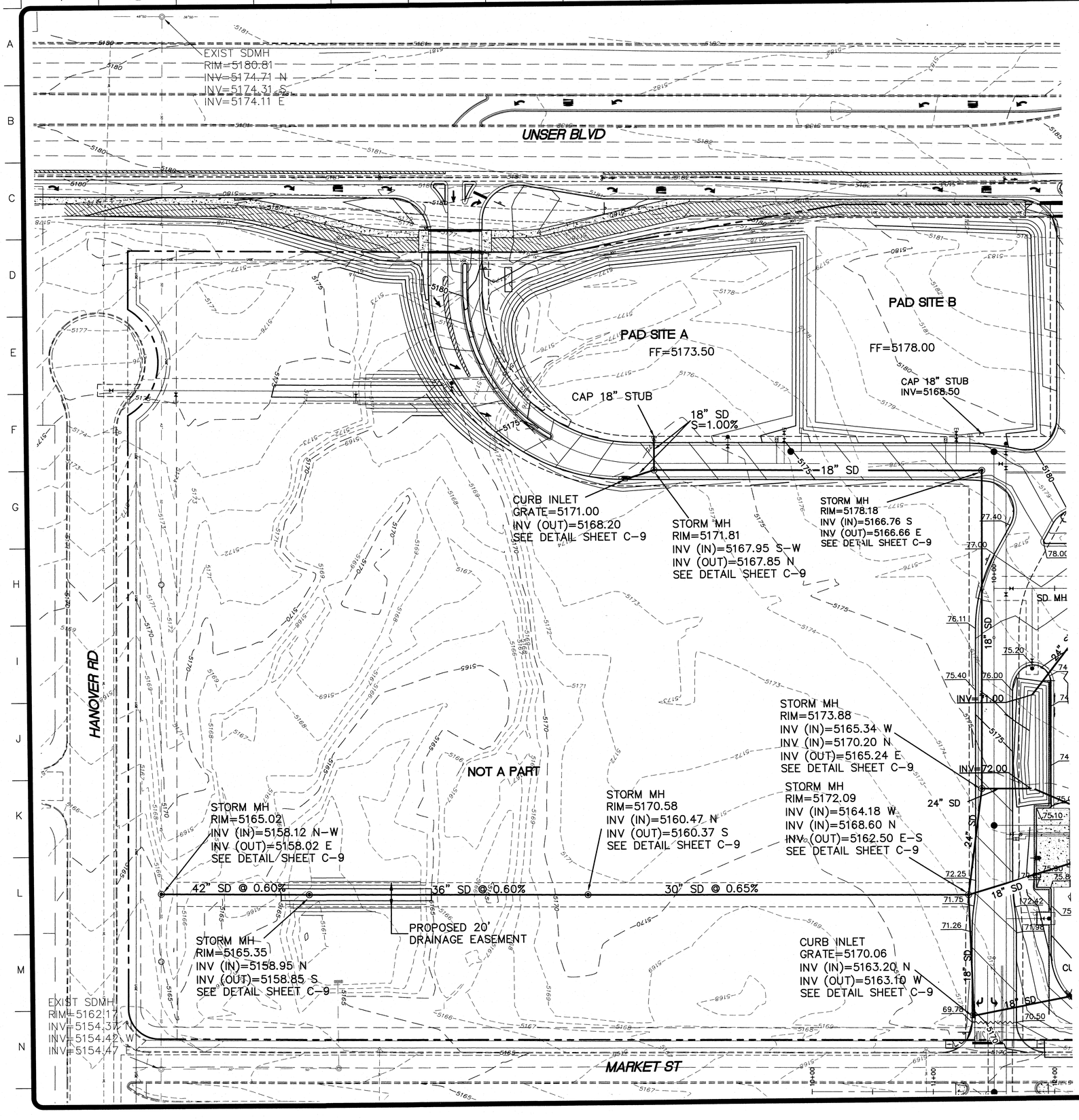
EXISTING DRAINAGE:
THE SUBJECT SITE IS BOUND BY UNDEVELOPED LAND TO THE SOUTH, DON THOMAS ROAD TO THE WEST, NM 550 TO THE NORTH, AND THE PARTIALLY DEVELOPED COMMERCIAL PROPERTY TO THE EAST. THE SITE IS CURRENTLY DEVELOPED AND CONTAINS SEVERAL BUILDINGS, SHEDS, PAVED PARKING FIELDS AND STORAGE AREAS, AREAS WITH DOCKS AND STRUCTURAL CANOPIES AND ABOVE GROUND AND BELOW GROUND UTILITY IMPROVEMENTS. THE DEVELOPED SITE ALSO INCLUDES SEVERAL ONSITE DRAINAGE RETENTION PONDS. AS SHOWN IN THE FEMA FLOOD MAP ABOVE, THE SITE LIES IN A FLOOD HAZARD ZONE DESIGNATED AS ZONE "A" WITH NO DESIGNATED FLOOD ELEVATION OR SPECIFIED FLOOD DEPTH. THE SITE COVERS AN AREA OF 4.51 ACRES IN PRECIPITATION ZONE 2 AND PRODUCES A 100 YEAR PEAK DISCHARGE OF 22 CFS. ALL ONSITE FLOWS ARE CONVEYED TO THE ONSITE RETENTION PONDS VIA SURFACE FLOWS. AN EXISTING STORM DRAIN IN NM550 CAPTURES OFFSITE FLOWS WITHIN THE HIGHWAY RIGHT OF WAY. NO OFFSITE FLOWS ENTER THE SITE FROM ADJACENT PROPERTIES.

PROPOSED DRAINAGE:
THE PROPOSED DEVELOPMENT WILL REDEVELOPE THE 4.51 ACRE SITE TO ACCOMMODATE A NEW COMMERCIAL SERVICE AND FUEL STATION WITH A 4,650 SQUARE FOOT BUILDING, NEW ASPHALT AND CONCRETE PAVING, FUEL STATION AND CANOPY, REFUSE ENCLOSURE, UTILITIES, LANDSCAPE, ONSITE DRAINAGE RETENTION PONDS AND A FUTURE COMMERCIAL DEVELOPMENT SHOWN AS AND OUT-LOT ON THIS PLAN. ALSO INCLUDED IN THE REDEVELOPMENT IS TWO NEW ENTRANCES ON NM 550. UNDER THE PROPOSED DEVELOPED CONDITION THE SITE WILL PRODUCE A 100 YEAR PEAK DISCHARGE OF 19 CFS, OR A 1.2 CFS DECREASE FROM THE EXISTING CONDITION. THE SITE WILL CONTINUE TO DISCHARGE RUNOFF TO ONSITE RETENTION PONDS WHICH WILL BE SIZED TO CONTAIN A 100-YEAR, 10-DAY STORM EVENT. THE STORM DRAIN AND INLETS IN NM 550 WILL REMAIN IN PLACE AND CONTINUE TO CAPTURE RUNOFF FROM THE RIGHT OF WAY. DRAINAGE PATTERNS IN DON TOMAS RIGHT OF WAY WILL REMAIN AS IS. NO OFFSITE FLOWS WILL ENTER THE SITE. HISTORIC DRAINAGE PATTERNS WILL BE MAINTAINED.

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 inch = 20 ft.

ENGINEER'S SEAL	HERITAGE MARKET PLACE ALBUQUERQUE, NM	DRAWN BY pm
	GRADING PLAN	DATE 2-17-15
		DRAWING 2014038-SP
RONALD R. BOHANNAN P.E. #7868	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	SHEET NO GR-1
		JOB # 2014038



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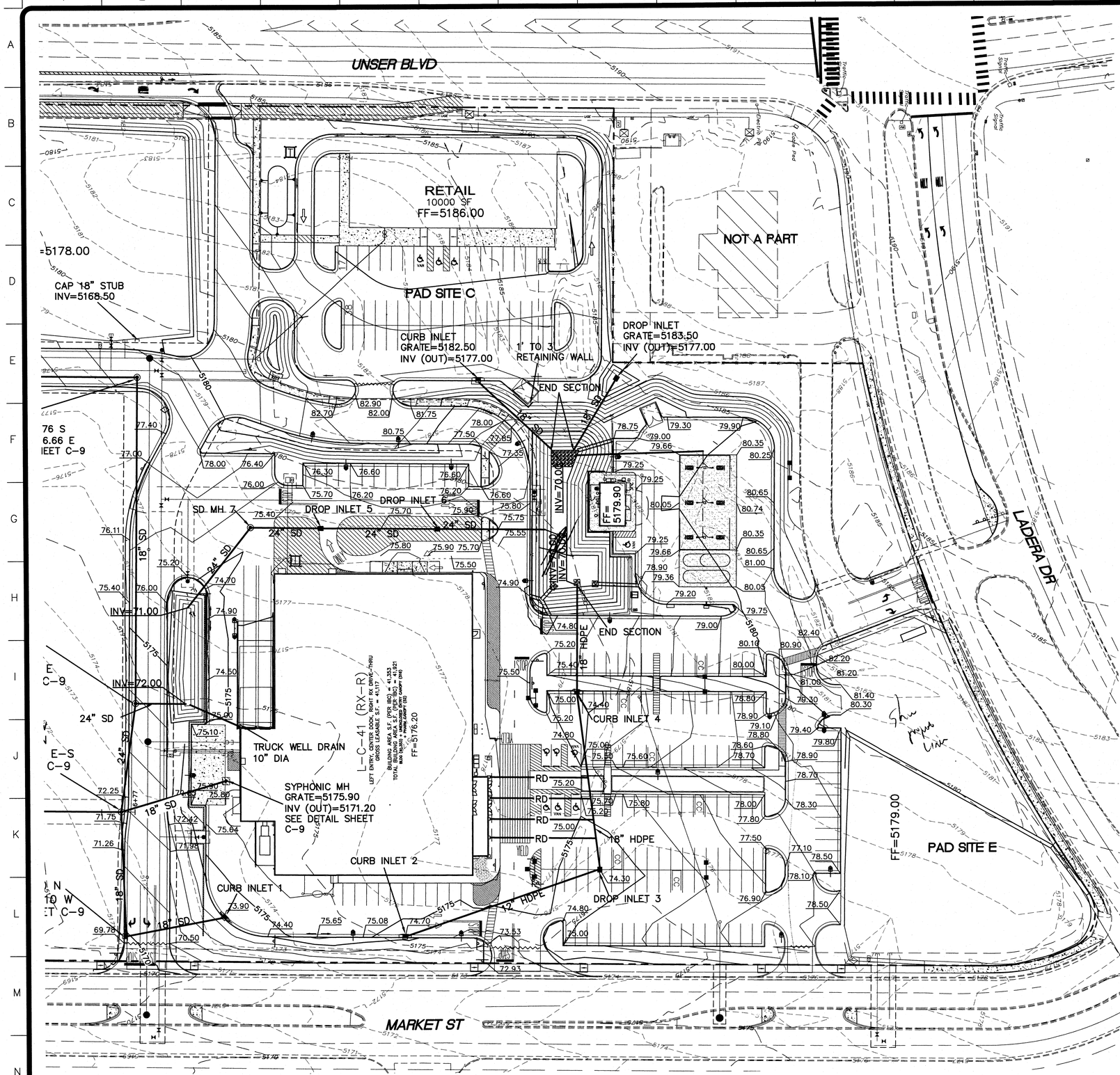

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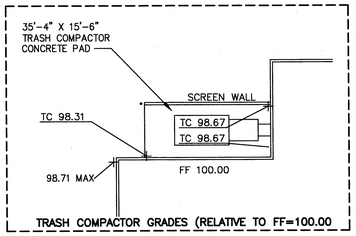

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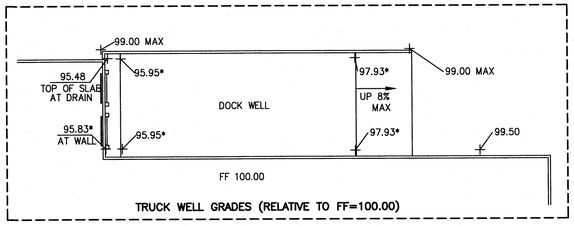

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(IN FEET)
1 inch = 40 ft.

GRADING AND DRAINAGE PLAN

REVISIONS	BY

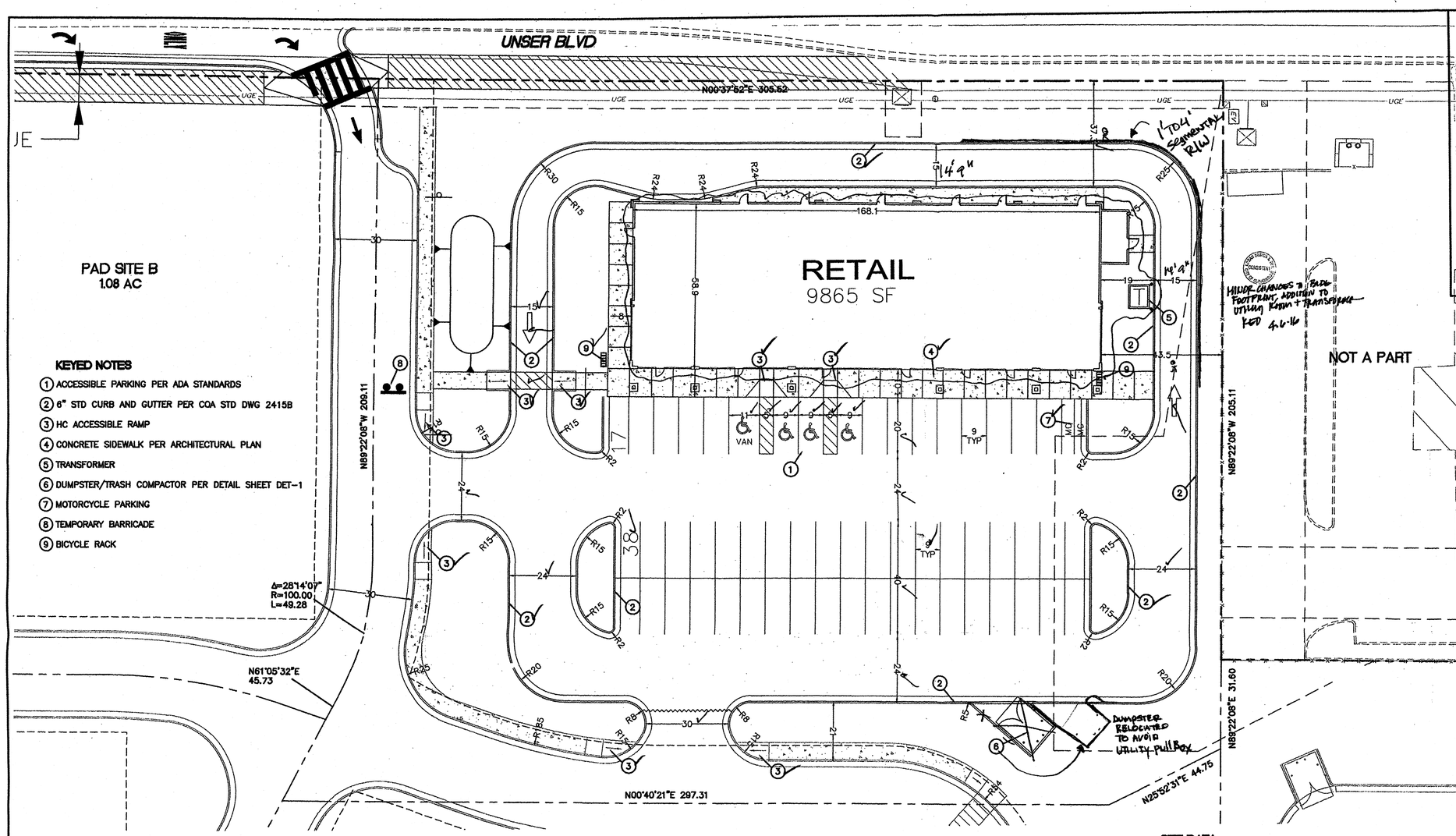
TIERRA WEST LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrawestllc.com

NEIGHBORHOOD MARKET #4676
ALBUQUERQUE (LADERA), BERNCO, NM

WAL-MART STORES, INC.
2001 SE 10TH STREET
BENTONVILLE, AR 72716

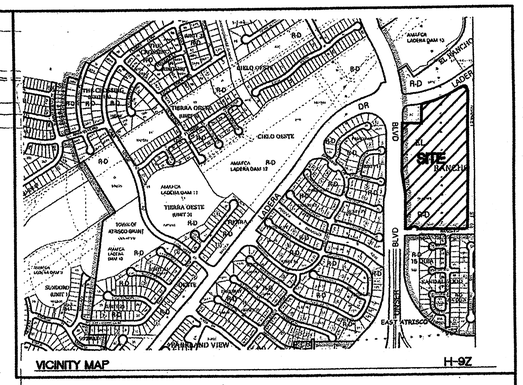
Walmart

DRAWN	pm
CHECKED	JDH
DATE	2-5-15
SCALE	1"=40'
JOB No.	2014038
SHEET	C-6
OF	SHEETS



KEYED NOTES

1. ACCESSIBLE PARKING PER ADA STANDARDS
2. 6" STD CURB AND GUTTER PER COA STD DWG 2415B
3. HC ACCESSIBLE RAMP
4. CONCRETE SIDEWALK PER ARCHITECTURAL PLAN
5. TRANSFORMER
6. DUMPSTER/TRASH COMPACTOR PER DETAIL SHEET DET-1
7. MOTORCYCLE PARKING
8. TEMPORARY BARRICADE
9. BICYCLE RACK



LEGAL DESCRIPTION

A PORTION OF TRACT 1-A-1, EL RANCHO ATRISCO, PHASE III

LEGEND

- PROPOSED CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- PROPOSED SIDEWALK
- EXISTING CURB & GUTTER
- TRANSFORMER

PROJECT NUMBER: 1003275

APPLICATION NUMBER: 14EPC-40077, 15DRB-70074

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated and the Findings and Conditions in the Official Notification of Decision are satisfied.

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 or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineer, Transportation Division	Date
Water Utility Development	Date
Parks & Recreation Department	Date
City Engineer	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

* Environmental Health, if necessary

SEE SIGNED OFF SITE PLAN (JC SIGNATURE 4.9.15) KED 4.6.16

RECEIVED DEC 21 2016 LAND DEVELOPMENT SECTION

GRAPHIC SCALE

20 0 10 20

(IN FEET)
1 inch = 20 ft.

SITE DATA

LEGAL DESCRIPTION: PORTION OF TRACT 1-A-1, PLAT OF TRACTS 1-A-1 & 1-B-1 EL RANCHO ATRISCO PHASE 3

ZONING:

PAD SITES A, B, C, E
SU-1/SU-2 PLANNED OFFICE PARK & COMMERCIAL DEVELOPMENT WITH SALES FOR FULL SERVICE ALCOHOL SALES FOR SIT DOWN RESTAURANT.

PAD SITE D
SU1-SU2 FOR PLANNED OFFICE PARK AND COMMERCIAL DEVELOPMENT TO INCLUDE SALES OF PACKAGE LIQUOR IN ASSOCIATION WITH A GROCERY STORE. PERMITTEE SHALL NOT SELL DISTILLED SPIRITS IN ANY PACKAGE THAT CONTAINS LESS THAN 750 MILLILITERS (MINIBOTTLES) AND BEER IN ANY SINGLE CONTAINER CONTAINING 16 OR FEWER OUNCES (SINGLES)

SITE AREA: PAD C (SHOPS BUILDING): 1.81 ACRES

PROPOSED USE:

RETAIL BUILDING (10,000 SF) WITH DRIVE-UP WINDOW.

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS:
VEHICULAR ACCESS AND CIRCULATION- THE PROPOSED DEVELOPMENT HAS ACCESS TO ADJACENT STREETS ON ALL FOUR SIDES OF THE PROPERTY. LIMITED ACCESS TO UNSER BOULEVARD (A LIMITED ACCESS PRINCIPAL ARTERIAL) HAS BEEN APPROVED BY THE TRANSPORTATION COORDINATING COMMITTEE OF THE METROPOLITAN TRANSPORTATION BOARD OF THE MID-REGION COUNCIL OF GOVERNMENTS (R-14-01 TCC). ACCESS INCLUDES A RIGHT-IN, RIGHT OUT, AND LEFT-IN ACCESS (APPROXIMATELY 1,040 FEET SOUTH OF LADERA) AND AN ADDITIONAL RIGHT-IN ACCESS (APPROXIMATELY 529 FEET SOUTH OF LADERA) TO SERVE THE PROPOSED DEVELOPMENT. THERE ARE EXISTING ACCESS POINTS ON THE NORTH SIDE OF THE PROPERTY TO LADERA DRIVE THAT REMAIN. ADDITIONAL ACCESS IS SHOWN ON LADERA DRIVE, MARKET STREET, AND HANOVER ROAD.

SITE DATA (CONTINUED)

INTERNAL CIRCULATION REQUIREMENTS:
INTERNAL ROADWAY AND SIDEWALK NETWORK TO INTERCONNECT USES WITHIN CENTER WITH PUBLIC RIGHT OF WAY.

MAXIMUM BUILDING HEIGHT ALLOWED (ALL LOTS):
MAXIMUM BUILDING HEIGHTS FOR ALL BUILDING SHALL BE PER THE SU-1 ZONE.

MINIMUM BUILDING SETBACK:
N/A

MAXIMUM TOTAL DWELLING UNITS (ALL LOTS):
NO RESIDENTIAL PROPOSED

NON RESIDENTIAL USES' MAXIMUM FLOOR AREA RATIO (ALL LOTS):
MAXIMUM F.A.R IS 0.30

PHASING:
ACCESS ON PUBLIC RIGHT OF WAY AND INTERNAL ROADWAY NETWORK WITH PUBLIC UTILITIES TO BE CONSTRUCTED WITH FIRST DEVELOPMENT.

NOTE:
SITE LIGHTING SHALL COMPLY WITH THE LIGHTING REGULATIONS OF THE ZONING CODE, 14-16-3-9, AREA LIGHTING REGULATIONS. LIGHT FIXTURES WITHIN 100 FEET OF A RESIDENTIAL AREA SHALL NOT EXCEED 16 FEET. THE MAXIMUM HEIGHT FOR PARKING LOT LIGHTS SHALL BE A MAXIMUM OF 28 FEET.

PARKING DATA (GROCERY STORE AND GAS LOT)

PARKING REQUIRED	210 SPACES (1 SPACE PER 200 SF) GROCERY
PARKING REQUIRED	4 SPACES (1 SPACE PER 200 SF) GAS LOT
TOTAL PARKING REQUIRED	214 SPACES
PARKING PROVIDED	152 SPACES (GROCERY) + 15 (GAS LOT)
HC PARKING REQUIRED	8 SPACES
HC PARKING PROVIDED	8 SPACES (GROCERY) + 1 (GAS LOT)
TOTAL PARKING PROVIDED	167 SPACES
MC PARKING REQUIRED	5 SPACES
MC PARKING PROVIDED	5 SPACES
BICYCLE PARKING PROVIDED	10 SPACES (2 RACKS)

**SEE SHEET SP-2 FOR PAD C PARKING DATA

SITE DATA

ZONING	SU-1
SITE AREA	79039 SF (1.81 AC)
PROPOSED USAGE	RETAIL
BUILDING AREA	10000 SF
PARKING REQUIRED	50 SPACES (1 SPACE PER 200 SF)
PARKING PROVIDED	54 SPACES
HC PARKING REQUIRED	3 SPACES
HC PARKING PROVIDED	3 SPACES (1 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED	54 SPACES
MC PARKING REQUIRED	2 SPACES
MC PARKING PROVIDED	2 SPACES
BICYCLE PARKING PROVIDED	10 SPACES (2 RACKS)

INDEX TO DRAWINGS

ENGINEER'S SEAL

RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER

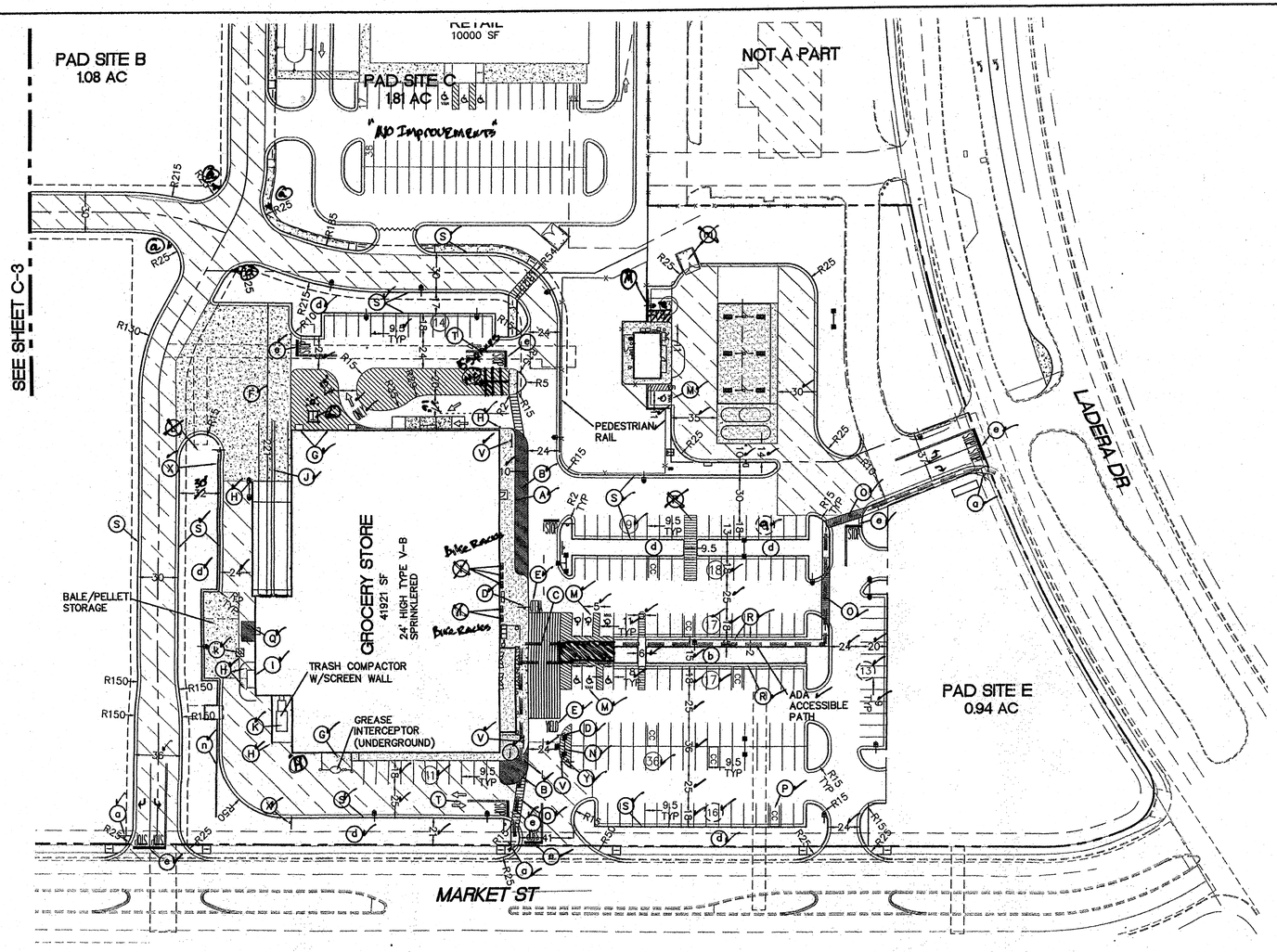
RONALD R. BOHANNAN
P.E. #7868

HERITAGE MARKET PLACE
ALBUQUERQUE, NM

RETAIL BLDG SITE PLAN

TIERRA WEST, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrawestllc.com

DRAWN BY	pm
DATE	1-27-16
DRAWING	2014038-SP
SHEET NO	SP-1
JOB #	2014038



SEE SHEET SP-2 FOR KEYED NOTES

SITE NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
4. ALL CURBED RADII ARE TO BE 10' UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5'.
5. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
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8. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY A LAND SURVEYOR.
9. TOTAL LAND AREA IS XX.XX± ACRES.
10. NO WETLANDS WERE PRESENT ON THIS SITE AS INDICATED BY THE LETTER FROM THE U.S. ARMY CORP OF ENGINEERS LETTER DATE XX-XX-XX. (REFERENCE)
11. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED "THE SITE SPECIFIC SPECIFICATIONS".
12. PYLON SIGNS SHALL BE CONSTRUCTED BY OTHERS.
13. REFER TO ARCH. PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
14. ALL WM GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTLOT AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. WM GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.

PROJECT NUMBER: 1003275

APPLICATION NUMBER: 14EPC-40079, 15DRB-70051

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Traffic Engineer, Transportation Division	02-25-15 Date
Water Utility Development	02/25/15 Date
Parks & Recreation Department	02-25-15 Date
City Engineer	4-8-15 Date
* Environmental Health Department (conditional)	/ Date
Solid Waste Management	2-3-15 Date
DRB Chairperson, Planning Department	4-9-15 Date

*/Environmental Health, if necessary

RECEIVED
FEB 03 2016
LAND DEVELOPMENT SECTION

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

SITE DATA

LEGAL DESCRIPTION: PORTION OF TRACT 1-A-1, PLAT OF TRACTS 1-A-1 & 1-B-1 EL RANCHO ATRISCO PHASE 3

ZONING:

PAD SITES A, B, C, E
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PAD SITE D
SU1-SU2 FOR PLANNED OFFICE PARK AND COMMERCIAL DEVELOPMENT TO INCLUDE SALES OF PACKAGE LIQUOR IN ASSOCIATION WITH A GROCERY STORE. PERMITTEE SHALL NOT SELL DISTILLED SPIRITS IN ANY PACKAGE THAT CONTAINS LESS THAN 750 MILLILITERS (MINIBOTTLES) AND BEER IN ANY SINGLE CONTAINER CONTAINING 16 OR FEWER OUNCES (SINGLES)

SITE AREA: PAD D (GROCERY STORE): 4.99 ACRES
PAD F (GAS PAD): 0.9751 ACRES

PROPOSED USE:
GROCERY STORE (41,921 SF) WITH A PHARMACY DRIVE-UP SERVICE WINDOW, RETAIL SALES OF GASOLINE WITH 6-TWO SIDED FUELING DISPENSER UNITS, AND CONVENIENCE STORE (740 SF); RETAIL BUILDING (10,000 SF) WITH DRIVE-UP WINDOW.

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS:
VEHICULAR ACCESS AND CIRCULATION- THE PROPOSED DEVELOPMENT HAS ACCESS TO ADJACENT STREETS ON ALL FOUR SIDES OF THE PROPERTY. LIMITED ACCESS TO UNSER BOULEVARD (A LIMITED ACCESS PRINCIPAL ARTERIAL) HAS BEEN APPROVED BY THE TRANSPORTATION COORDINATING COMMITTEE OF THE METROPOLITAN TRANSPORTATION BOARD OF THE MID-REGION COUNCIL OF GOVERNMENTS (R-14-01 TCC). ACCESS INCLUDES A RIGHT-IN, RIGHT OUT, AND LEFT-IN ACCESS (APPROXIMATELY 1,040 FEET SOUTH OF LADERA) AND AN ADDITIONAL RIGHT-IN ACCESS (APPROXIMATELY 529 FEET SOUTH OF LADERA) TO SERVE THE PROPOSED DEVELOPMENT. THERE ARE EXISTING ACCESS POINTS ON THE NORTH SIDE OF THE PROPERTY TO LADERA DRIVE THAT REMAIN. ADDITIONAL ACCESS IS SHOWN ON LADERA DRIVE, MARKET STREET, AND HANOVER ROAD.

SITE DATA (CONTINUED)

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INTERNAL ROADWAY AND SIDEWALK NETWORK TO INTERCONNECT USES WITHIN CENTER WITH PUBLIC RIGHT OF WAY.

MAXIMUM BUILDING HEIGHT ALLOWED (ALL LOTS):
MAXIMUM BUILDING HEIGHTS FOR ALL BUILDING SHALL BE PER THE SU-1 ZONE.

MINIMUM BUILDING SETBACK:
N/A

MAXIMUM TOTAL DWELLING UNITS (ALL LOTS):
NO RESIDENTIAL PROPOSED

NON RESIDENTIAL USES' MAXIMUM FLOOR AREA RATIO (ALL LOTS):
MAXIMUM F.A.R IS 0.30

PHASING:
ACCESS ON PUBLIC RIGHT OF WAY AND INTERNAL ROADWAY NETWORK WITH PUBLIC UTILITIES TO BE CONSTRUCTED WITH FIRST DEVELOPMENT.

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PARKING DATA (GROCERY STORE AND GAS LOT)

PARKING REQUIRED	210 SPACES (1 SPACE PER 200 SF) GROCERY
PARKING REQUIRED	4 SPACES (1 SPACE PER 200 SF) GAS LOT
TOTAL PARKING REQUIRED	214 SPACES
PARKING PROVIDED	160 SPACES (GROCERY) + 4 (GAS LOT)
HC PARKING REQUIRED	8 SPACES
HC PARKING PROVIDED	8 SPACES (GROCERY) + 1 (GAS LOT)
TOTAL PARKING PROVIDED	164 SPACES
MC PARKING REQUIRED	5 SPACES
MC PARKING PROVIDED	5 SPACES
BICYCLE PARKING PROVIDED	25 SPACES (5 RACKS)

**SEE SHEET SP-2 FOR PAD C PARKING DATA

INDEX TO DRAWINGS

ENGINEER'S SEAL

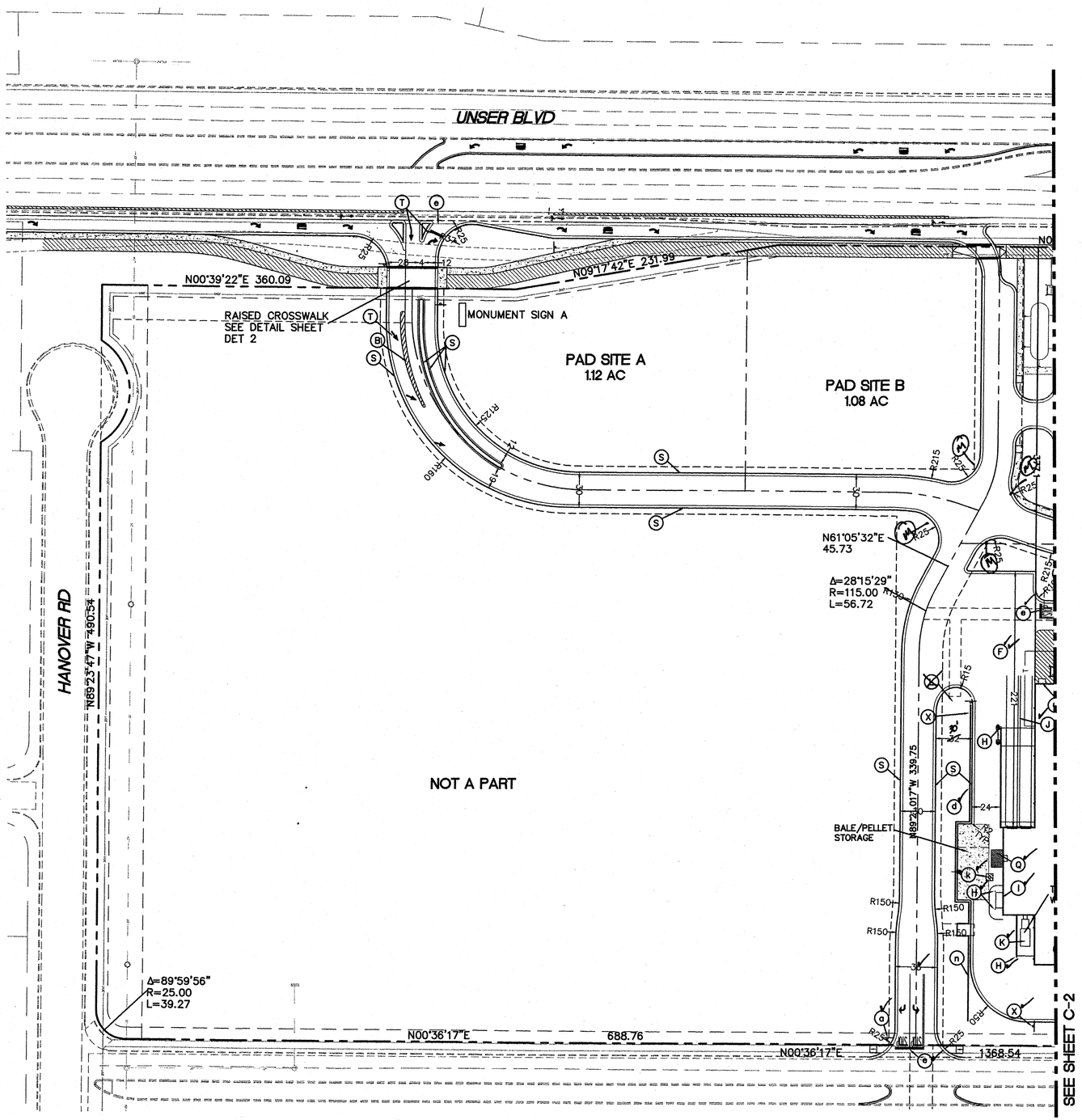
RONALD R. BOHANNAN
P.E. #7868

HERITAGE MARKET PLACE
ALBUQUERQUE, NM

PAD D SITE PLAN
FOR BUILDING PERMIT

TIERRA WEST, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrawestllc.com

DRAWN BY pm
DATE 2-17-15
DRAWING 2014038-SPC
SHEET NO SP-1
JOB # 2014038



KEYED NOTES

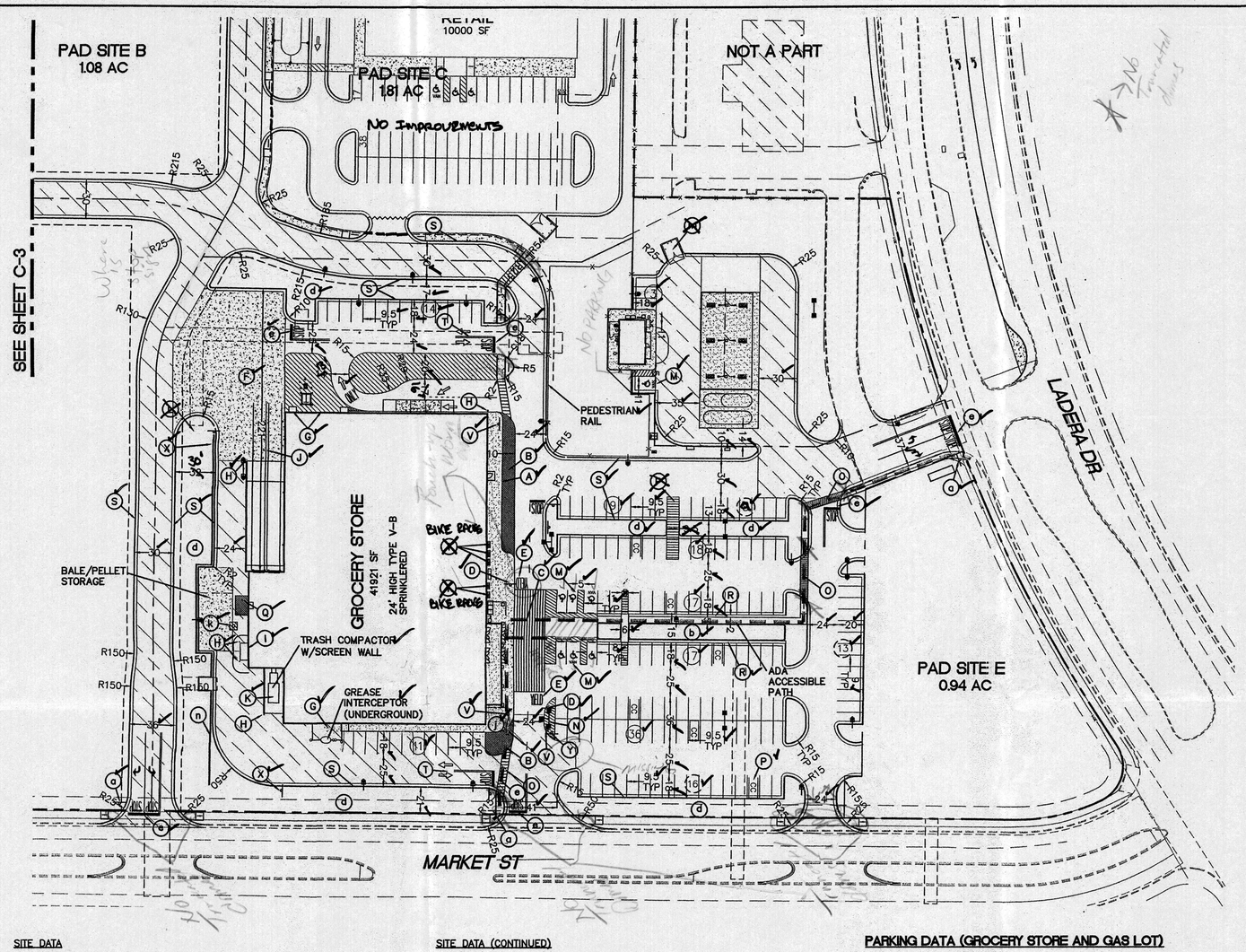
- (A) 6" WIDE FIRE LANE STRIPING PAINTED TRAFFIC RED W/ "NO PARKING FIRE LANE" PAINTED WITH 4" HIGH WHITE LETTERING AT 25' O.C. SEE DETAIL SHEET C-8
- (B) AREA STRIPED AT SYSL/4" AT 45° @ 2'-0" O.C.
- (C) PROVIDE 80' MINIMUM WIDTH CROSSWALK MARKINGS AT ALL GROCERY AND GM VESTIBULE ENTRIES. 6" WIDE PAINTED WHITE STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 2'-0" O.C. AND (1)-8" WHITE STRIPE PERPENDICULAR ON BOTH ENDS UNLESS NOTED OTHERWISE. SEE SITE PLAN FOR DIMENSIONS.
- (D) PEDESTRIAN CROSSING SIGN TYPICAL AT PEDESTRIAN CROSSWALKS AS NOTED ON PLANS.
- (E) "YIELD" PAINTED WHITE ON PAVEMENT TYPICAL. SEE DETAIL SHEET C-8
- (F) CONCRETE JOINTING AND FILLERS TO BE COMPLETED PER DETAIL (TYPICAL OF ALL EXTERIOR CONCRETE EXCLUSIVE OF ARCHITECTURAL CONCRETE).
- (G) EXIT PORCH. SEE ARCHITECTURAL PLANS FOR EXACT SIZE, LOCATION FOR STOOPS, STAIRS AND/OR RAMPS THAT MAY BE REQUIRED. RAMP PAVEMENT FLUSH WITH THE TOP OF STOOP.
- (H) 6" DIA PIPE BOLLARD TYPICAL UNLESS NOTED OTHERWISE. SEE DETAIL SHEET C-8
- (I) AT GRADE OVERHEAD DOOR LOCATION. SEE ARCHITECTURAL PLANS FOR EXACT SIZE AND LOCATION FOR COORDINATION WITH CIVIL PLANS.
- (J) 4" WIDE x 130' LONG YELLOW PAINTED TRUCK ALIGNMENT STRIPES TYPICAL.
- (K) 16' X 42' CONCRETE COMPACTOR PAD AND 16' X 35' HEAVY DUTY PAD (ORIENT FOR TRUCK LOADING). REFER TO ARCHITECTURAL PLAN FOR EXACT LOCATION AND SLOPE.
- (L) CONCRETE TRANSFORMER PAD. CONTRACTOR TO COORDINATE WITH LOCAL POWER COMPANY FOR DETAILS.
- (M) ACCESSIBLE PARKING SPACE TYPICAL. SEE DETAIL SHEET FOR ACCESSIBLE PARKING SPACE SIZE, SIGN AND SYMBOL ("VAN"-INDICATES VAN ACCESSIBLE SPACE).
- (N) PAINTED ISLAND TYPICAL UNLESS NOTED OTHERWISE. STRIPES SHALL BE PAINTED SYSL/4" AT 2'-0" O.C. PERPENDICULAR TO THE PARKING SPACE. SEE DETAIL SHEET C-8
- (O) 8'-0" WIDE PEDESTRIAN CROSSWALK. SEE DETAIL SHEET C-8
- (P) CART CORRAL TYPICAL. SEE DETAIL SHEET C-9
- (Q) 10' X 15' STRIPED AREA PAINTED SYSL/4" AT 45° @ 2'-0" O.C. AT JIB CRANE LOCATION. SEE ARCH. PLANS.
- (R) 2' BUFFER FOR CAR OVERHANG – REFERENCE LANDSCAPE BUFFER DETAIL. SEE DETAIL SHEET C-8
- (S) 18" CONCRETE CURB AND GUTTER TYPICAL. SEE "BASE BID – ASPHALT PLAN" AND/OR "ALTERNATE A – CONCRETE PLAN" FOR CURB TYPE. SEE DETAIL SHEET C-8
- (T) ARROW PAVEMENT MARKINGS TYPICAL. SEE DETAIL SHEET C-8
- (U) BUILDING SETBACK LINE PER ZONING ORDINANCE.
- (V) "NO PARKING FIRE LANE" SIGN. SEE PLAN FOR LOCATION.
- ~~(W)~~ 3' HD CONCRETE BUFFER FOR LANDSCAPE PROTECTION. SEE DETAIL SHEET C-8
- (X) "DELIVERY TRAFFIC ONLY" SIGN. SEE DETAIL SHEET C-10
- (Y) "NO TRUCKS" SIGN. SEE DETAIL SHEET C-10
- (Z) "TRUCK ROUTE" SIGN. SEE PLAN FOR LOCATION.
- (a) "STOP" SIGN. SEE DETAIL SHEET C-9
- (b) ADA STALL, LANDSCAPE ISLAND WALKWAY, & CART CROSSOVER. SEE DETAIL SHEET C-8
- ~~(c)~~ HIGH TRAFFIC AREA END CAP ISLAND. SEE DETAIL SHEET.
- (d) INTERIOR LANDSCAPE ISLAND. SEE DETAIL SHEET.
- (e) 2' STOP BAR
- ~~(f)~~ OPTIONAL MOVEMENT LANE CONTROL SIGN. SEE DIRECTION INDICATED AT SYMBOL. SEE DETAIL SHEET C-8
- (g) ISOLATION JOINT TYPICAL AT FIXED STRUCTURES (BUILDINGS, RETAINING WALLS/DOCK WALLS, DROP INLETS, MANHOLES, LIGHT POLE BASES AND BOLLARDS). SEE DETAIL SHEET C-9
- ~~(h)~~ ADVANCED INTERSECTION LANE CONTROL SIGN. SEE DIRECTION INDICATED AT SYMBOL. SEE DETAIL SHEET.
- ~~(i)~~ ACCESSIBLE "SITE ARRIVAL POINT". SEE PLAN FOR LOCATION AND LIMITS.
- (j) ~~6' LONG STRIPE WITH 18' GAPS~~ 4" WIDE STRIPE – TYPICAL.
- (k) 6'x6' PAINTED STRIPED AREA CENTERED ON SIPHONIC BREAK STORM MANHOLE. 4" PAINTED SOLID TRAFFIC YELLOW STRIPES 18" O.C. @ 45°. SEE DETAIL SHEET C-9
- (MC) MOTORCYCLE PARKING WITH SIGNAGE

GRAPHIC SCALE

50 0 25 50

(IN FEET)
1 inch = 50 ft.

ENGINEER'S SEAL	HERITAGE MARKET PLACE ALBUQUERQUE, NM	DRAWN BY pm
		DATE 2-17-15
	PAD D SITE PLAN FOR BUILDING PERMIT	DRAWING 2014038-SPC
	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	SHEET NO SP-2
RONALD R. BOHANNAN P.E. #7868		JOB # 2014038



SEE SHEET SP-2 FOR KEYED NOTES

SITE NOTES

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Solid Waste Management	2-3-15 Date
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*/Environmental Health, if necessary

RECEIVED MAR 05 2015 LAND DEVELOPMENT SECTION

GRAPHIC SCALE

50 0 25 50

(IN FEET)
1 inch = 50 ft.

SITE DATA

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ZONING:

PAD SITES A, B, C, E
SU-1/SU-2 PLANNED OFFICE PARK & COMMERCIAL DEVELOPMENT WITH SALES FOR FULL SERVICE ALCOHOL SALES FOR SIT DOWN RESTAURANT.

PAD SITE D
SU1-SU2 FOR PLANNED OFFICE PARK AND COMMERCIAL DEVELOPMENT TO INCLUDE SALES OF PACKAGE LIQUOR IN ASSOCIATION WITH A GROCERY STORE. PERMITTEE SHALL NOT SELL DISTILLED SPIRITS IN ANY PACKAGE THAT CONTAINS LESS THAN 750 MILLILITERS (MINIBOTTLES) AND BEER IN ANY SINGLE CONTAINER CONTAINING 16 OR FEWER OUNCES (SINGLES)

SITE AREA: PAD D (GROCERY STORE): 4.99 ACRES
PAD F (GAS PAD): 0.9751 ACRES

PROPOSED USE:
GROCERY STORE (41,921 SF) WITH A PHARMACY DRIVE-UP SERVICE WINDOW, RETAIL SALES OF GASOLINE WITH 6-TWO SIDED FUELING DISPENSER UNITS, AND CONVENIENCE STORE (740 SF); RETAIL BUILDING (10,000 SF) WITH DRIVE-UP WINDOW.

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS:
VEHICULAR ACCESS AND CIRCULATION- THE PROPOSED DEVELOPMENT HAS ACCESS TO ADJACENT STREETS ON ALL FOUR SIDES OF THE PROPERTY. LIMITED ACCESS TO UNSER BOULEVARD (A LIMITED ACCESS PRINCIPAL ARTERIAL) HAS BEEN APPROVED BY THE TRANSPORTATION COORDINATING COMMITTEE OF THE METROPOLITAN TRANSPORTATION BOARD OF THE MID-REGION COUNCIL OF GOVERNMENTS (R-14-01 TCC). ACCESS INCLUDES A RIGHT-IN, RIGHT OUT, AND LEFT-IN ACCESS (APPROXIMATELY 1,040 FEET SOUTH OF LADERA) AND AN ADDITIONAL RIGHT-IN ACCESS (APPROXIMATELY 529 FEET SOUTH OF LADERA) TO SERVE THE PROPOSED DEVELOPMENT. THERE ARE EXISTING ACCESS POINTS ON THE NORTH SIDE OF THE PROPERTY TO LADERA DRIVE THAT REMAIN. ADDITIONAL ACCESS IS SHOWN ON LADERA DRIVE, MARKET STREET, AND HANOVER ROAD.

SITE DATA (CONTINUED)

INTERNAL CIRCULATION REQUIREMENTS:
INTERNAL ROADWAY AND SIDEWALK NETWORK TO INTERCONNECT USES WITHIN CENTER WITH PUBLIC RIGHT OF WAY.

MAXIMUM BUILDING HEIGHT ALLOWED (ALL LOTS):
MAXIMUM BUILDING HEIGHTS FOR ALL BUILDING SHALL BE PER THE SU-1 ZONE.

MINIMUM BUILDING SETBACK:
N/A

MAXIMUM TOTAL DWELLING UNITS (ALL LOTS):
NO RESIDENTIAL PROPOSED

NON RESIDENTIAL USES' MAXIMUM FLOOR AREA RATIO (ALL LOTS):
MAXIMUM F.A.R IS 0.30

PHASING:
ACCESS ON PUBLIC RIGHT OF WAY AND INTERNAL ROADWAY NETWORK WITH PUBLIC UTILITIES TO BE CONSTRUCTED WITH FIRST DEVELOPMENT.

NOTE:
SITE LIGHTING SHALL COMPLY WITH THE LIGHTING REGULATIONS OF THE ZONING CODE, 14-16-3-9, AREA LIGHTING REGULATIONS. LIGHT FIXTURES WITHIN 100 FEET OF A RESIDENTIAL AREA SHALL NOT EXCEED 16 FEET. THE MAXIMUM HEIGHT FOR PARKING LOT LIGHTS SHALL BE A MAXIMUM OF 28 FEET.

PARKING DATA (GROCERY STORE AND GAS LOT)

PARKING REQUIRED	210 SPACES (1 SPACE PER 200 SF) GROCERY
PARKING REQUIRED	4 SPACES (1 SPACE PER 200 SF) GAS LOT
TOTAL PARKING REQUIRED	214 SPACES
PARKING PROVIDED	160 SPACES (GROCERY) + 4 (GAS LOT)
HC PARKING REQUIRED	8 SPACES
HC PARKING PROVIDED	~~8~~ 7 SPACES (GROCERY) + 1 (GAS LOT) (ADD ADA SPACE)
TOTAL PARKING PROVIDED	164 SPACES
MC PARKING REQUIRED	5 SPACES
MC PARKING PROVIDED	5 SPACES (ADD M/C PARKING)
BICYCLE PARKING PROVIDED	25 SPACES (5 RACKS)

**SEE SHEET SP-2 FOR PAD C PARKING DATA

INDEX TO DRAWINGS

ENGINEER'S SEAL

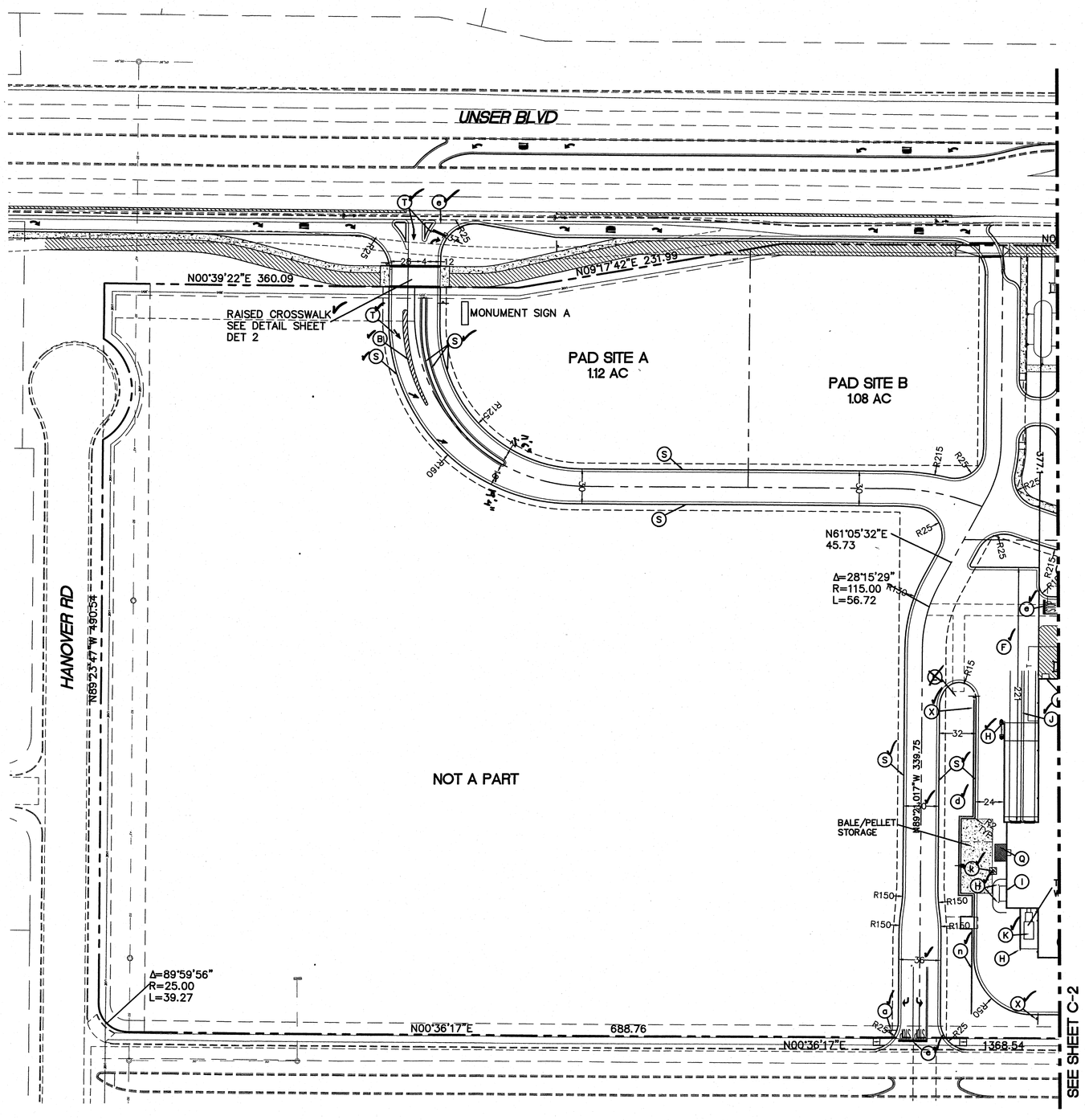
RONALD R. BOHANNAN
P.E. #7868

HERITAGE MARKET PLACE
ALBUQUERQUE, NM

PAD D SITE PLAN
FOR BUILDING PERMIT

TIERRA WEST, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrawestllc.com

DRAWN BY	pm
DATE	2-17-15
DRAWING	2014038-SPC
SHEET NO	SP-1
JOB #	2014038



KEYED NOTES

- ✓ (A) 6" WIDE FIRE LANE STRIPING PAINTED TRAFFIC RED W/ "NO PARKING FIRE LANE" PAINTED WITH 4" HIGH WHITE LETTERING AT 25' O.C. SEE DETAIL SHEET C-8 – PER FIRE DEPARTMENT DIRECTIONS
- ✓ (B) AREA STRIPED AT SYSL/4" AT 45° @ 2'-0" O.C.
- ✓ (C) PROVIDE 80' MINIMUM WIDTH CROSSWALK MARKINGS AT ALL GROCERY AND GM VESTIBULE ENTRIES. 6" WIDE PAINTED WHITE STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 2'-0" O.C. AND (1)-8" WHITE STRIPE PERPENDICULAR ON BOTH ENDS UNLESS NOTED OTHERWISE. SEE SITE PLAN FOR DIMENSIONS.
- ✓ (D) PEDESTRIAN CROSSING SIGN TYPICAL AT PEDESTRIAN CROSSWALKS AS NOTED ON PLANS.
- ✓ (E) "YIELD" PAINTED WHITE ON PAVEMENT TYPICAL. SEE DETAIL SHEET C-8
- ✓ (F) CONCRETE JOINTING AND FILLERS TO BE COMPLETED PER DETAIL (TYPICAL OF ALL EXTERIOR CONCRETE EXCLUSIVE OF ARCHITECTURAL CONCRETE).
- ✓ (G) EXIT PORCH. SEE ARCHITECTURAL PLANS FOR EXACT SIZE, LOCATION FOR STOOPS, STAIRS AND/OR RAMPS THAT MAY BE REQUIRED. RAMP PAVEMENT FLUSH WITH THE TOP OF STOOP.
- ✓ (H) 6" DIA PIPE BOLLARD TYPICAL UNLESS NOTED OTHERWISE. SEE DETAIL SHEET C-8 MISSING AT COMPACTOR, NW BOLLOWS CORNER
- ✓ (I) AT GRADE OVERHEAD DOOR LOCATION. SEE ARCHITECTURAL PLANS FOR EXACT SIZE AND LOCATION FOR COORDINATION WITH CIVIL PLANS.
- ✓ (J) 4" WIDE x 130' LONG YELLOW PAINTED TRUCK ALIGNMENT STRIPES TYPICAL.
- ✓ (K) 16' X 42' CONCRETE COMPACTOR PAD AND 16' X 35' HEAVY DUTY PAD (ORIENT FOR TRUCK LOADING). REFER TO ARCHITECTURAL PLAN FOR EXACT LOCATION AND SLOPE.
- ⊗ CONCRETE TRANSFORMER PAD. CONTRACTOR TO COORDINATE WITH LOCAL POWER COMPANY FOR DETAILS. MOVED TO SW CORNER of building
- ✓ (M) ACCESSIBLE PARKING SPACE TYPICAL. SEE DETAIL SHEET FOR ACCESSIBLE PARKING SPACE SIZE, SIGN AND SYMBOL ("VAN"-INDICATES VAN ACCESSIBLE SPACE). LACKING ONE SPACE TO BE ADDED
- ✓ (N) PAINTED ISLAND TYPICAL UNLESS NOTED OTHERWISE. STRIPES SHALL BE PAINTED SYSL/4" AT 2'-0" O.C. PERPENDICULAR TO THE PARKING SPACE. SEE DETAIL SHEET C-8
- ✓ (O) 8'-0" WIDE PEDESTRIAN CROSSWALK. SEE DETAIL SHEET C-8
- ✓ (P) CART CORRAL TYPICAL. SEE DETAIL SHEET C-9 – Temp locations
- ✓ (Q) 10' X 15' STRIPED AREA PAINTED SYSL/4" AT 45° @ 2'-0" O.C. AT JIB CRANE LOCATION. SEE ARCH. PLANS.
- ✓ (R) 2' BUFFER FOR CAR OVERHANG – REFERENCE LANDSCAPE BUFFER DETAIL. SEE DETAIL SHEET C-8
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- ⊗ ADVANCED INTERSECTION LANE CONTROL SIGN. SEE DIRECTION INDICATED AT SYMBOL. SEE DETAIL SHEET.
- (i) ACCESSIBLE "SITE ARRIVAL POINT". SEE PLAN FOR LOCATION AND LIMITS. – ROUTE TO BE CERTIFIED
- ✓ (j) 6' LONG STRIPE WITH 18' GAPS – TYPICAL.
- ✓ (k) 6'x6' PAINTED STRIPED AREA CENTERED ON SIPHONIC BREAK STORM MANHOLE. 4" PAINTED SOLID TRAFFIC YELLOW STRIPES 18" O.C. @ 45°. SEE DETAIL SHEET C-9

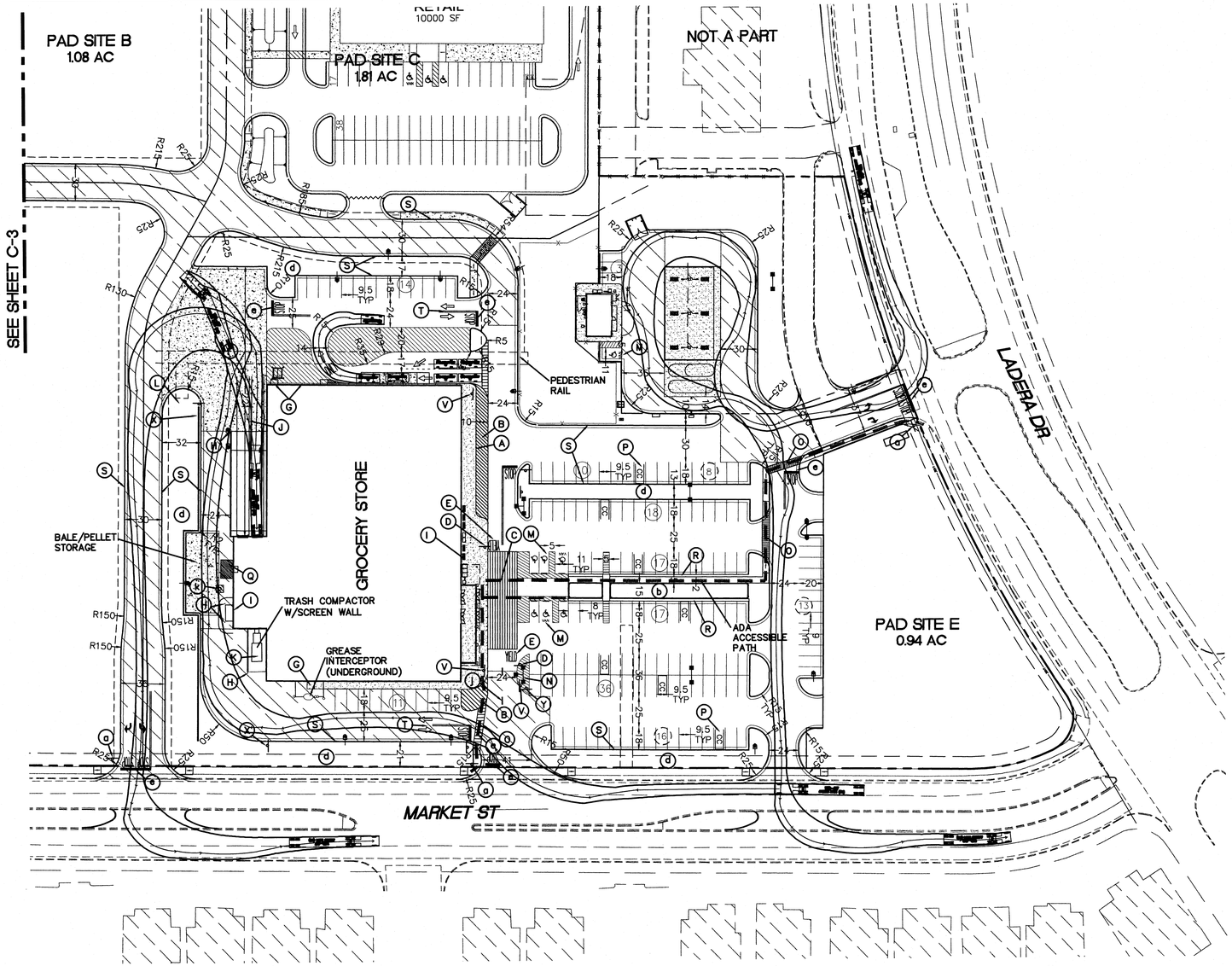
(N) SCREEN WALL (CMU)

GRAPHIC SCALE

50 0 25 50

(IN FEET)
1 inch = 50 ft.

ENGINEER'S SEAL	HERITAGE MARKET PLACE ALBUQUERQUE, NM	DRAWN BY pm
		DATE 2-17-15
	PAD D SITE PLAN FOR BUILDING PERMIT	DRAWING 2014038-SPC
	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	SHEET NO SP-2
RONALD R. BOHANNAN P.E. #7868		JOB # 2014038



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(IN FEET)
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ENGINEER'S SEAL	HERITAGE PLAZA ALBUQUERQUE, NM	DRAWN BY pm
		DATE 11-25-14
	SITE PLAN- TURNING MOVEMENT EXHIBIT	DRAWING 2014038-SPC
	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	SHEET NO SP-2
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