GRADING AND DRAINAGE CERTIFICATION

I, SCOTT J. STEFFEN, NMPE 14664, OF THE FIRM BOHANNAN HUSTON, 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 GRADING AND DRAINAGE PLAN DATED 06/20/13. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN PROVIDED BY WILL PLOTNER, NMPS 14271, OF CARTESIAN SURVEYS INC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 1/15/14 AND 2/12/14 and HAVE DETERMINED BY VISUAL INSPECTION THAT THE DATA PROVIDED IS REPRESENTATIVE OF ACUTAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THIS CERTIFICATION ONLY COVERS THE FOLLOWING BUILDING ADDRESSES: 2451 SAN MATEO BOULEVARD UNIT A, AND THE PREVIOUSLY APPROVED CERTIFICATION DATED 1/17/14 FOR UNITS C AND D.

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

SCOTT J. STEFFEN, NMPE 14664 — DATE 2/13/19

SCOTT J. STEFFEN NEW MEXICO 14664 REGISTERED PROFESSIONAL ENGINEER

PROSPECT AVENUE

SAN MATEO

QUINCY STREET

CUTLER AVENUE

BED BATH & BEYOND
28,861 SF
FF=5195.78
UNIT D

BUY BUY BABY
25,743 SF
FF=5195.78
UNIT C

OUTLET A
RETAIL SHOPS
5,285 SF
UNIT A
FF=5199.60
78

FF=5200.33

EXISTING GAS STATION

EXISTING OFFICE DEPOT

RAISED LOADING
885 SF

62.5 LF 6" PVC SD @ S=0.8%

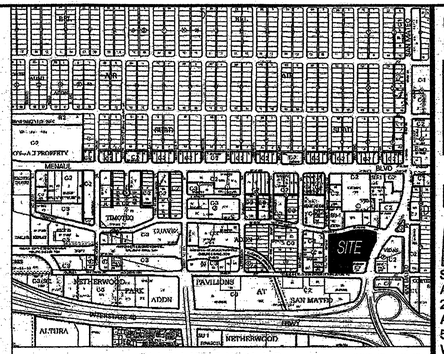
5.5 LF 8" PVC SD @ S=1.8%

29.4 LF 6" PVC SD @ S=3.6%

N

30 15 0 30
1"=30'

M.T.S. — VICINITY MAP — ZONE ATLAS H-17



KEYED NOTES

(A) INSTALL PVC (C-900 OR APPROVED EQUAL) STORM DRAIN. SIZE PER PLANS.

(B) INSTALL 15" ADS-NYLOPLAST DRAIN WITH H-20 SOLID GRATE.

(C) INSTALL 10" TYPE C NEENAH BOLTED TRENCH GRATE (R-4999-BX) OR APPROVED EQUAL PER DETAIL D1/C502. CONTRACTOR TO FOLLOWING NEENAH SUGGESTED FORMING PROCEDURES OR SUBMIT ALTERNATIVE FORMING FOR APPROVAL.

(D) RETAINING WALL. TW/BW GIVEN ON PLAN INDICATE FINISHED GROUND ON THE HIGH AND LOW SIDE OF THE WALL, RESPECTIVELY. HEIGHT VARIES. CONTRACTOR SHALL SUBMIT STRUCTURAL WALL DETAILS, BLOCK MATERIAL AND COLOR TO ENGINEER AND OWNER FOR APPROVAL. RETAINING WALL SHALL HAVE A CAP BLOCK.

(E) CONCRETE RIBBON CHANNEL PER DETAIL C4/C502.

(F) 1' SIDEWALK CULVERT PER COA STD DWG 2236. SEE PUBLIC WORK ORDER.

(G) CURB OPENING PER DETAIL XX/C-502.

(H) CONNECT PVC STORM DRAIN TO ROOF DRAIN.

(I) 1' CONCRETE RIBBON CHANNEL PER DETAIL C4/C-502.

(J) INSTALL PILASTER AT THE INTERSECTION OF EXISTING RETAINING WALL AND NEW RETAINING WALL.

(K) REMOVE EXISTING CAP BLOCK, INSTALL #4 REBAR AND GROUT ALL NON-GROUTED CELLS. REPLACE CAP BLOCK.

(L) STAIN THE INSIDE FACE OF EXISTING WALL TO MATCH NEW RETAINING WALL COLOR.

(M) TOP OF FOOTING TO BE A MINIMUM OF 2' BELOW FINISHED GRADE ON LOW SIDE OF RETAINING WALL TO AVOID POTENTIAL CONFLICTS WITH FUTURE CURB AND GUTTER.

(N) CONNECT 6" STORM DRAIN TO CONCRETE RIBBON CHANNEL. SEE DETAIL B5/C502.

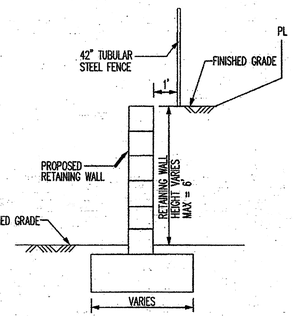
(O) CONTRACTOR TO BRACE EXISTING SIGN TO ENSURE STRUCTURAL INTEGRITY OF THE SIGN DURING CONSTRUCTION OF RETAINING WALL.

5 (P) INSTALL 6" NDS ROUND GRATE (COLOR: GRAY) WITH NDS SPEE-D BASIN (OR APPROVED EQUIVALENT). INSTALL PER MANUFACTURE SPECIFICATIONS.

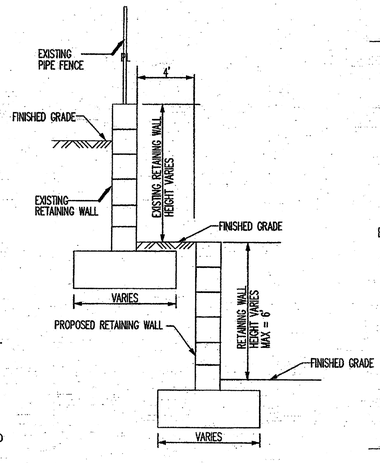
(Q) INSTALL 9" X 9" NDS CATCH BASIN, WITH 9" SQUARE GRATE, NO BOTTOM OPTION (OR APPROVED EQUIVALENT). INSTALL PER MANUFACTURE SPECIFICATIONS. INSTALL 3'X3'X3'-RIVER ROCK INFILTRATION GALLERY BELOW CATCH BASIN. WRAP INFILTRATION GALLERY WITH FILTER FABRIC.

BENCHMARK

Albuquerque Control Station Monument "18-H18"
New Mexico State Plane Coordinates
Central Zone - NAD 83
N = 1,495,167.654
E = 1,541,177.063
Elevation = 5,232.741 (NAVD 1988)
Delta Alpha = -0°11'27.04"
Ground To Grid Factor = 0.999664864



SECTION A-A
NOT TO SCALE



SECTION B-B
NOT TO SCALE

LEGEND

- PROPERTY LINE
- 5301 EXISTING CONTOURS
- EX5301.15 EXISTING GROUND SPOT ELEVATION
- 96.25 SPOT ELEVATIONS FL=FLOWLINE, FG=FINISHED GRADE, TS=TOP OF SIDEWALK, BW=FINISHED GRADE ON LOW SIDE OF WALL, TW=FINISHED GRADE ON HIGH SIDE OF WALL.
- S=2.0% PROPOSED DIRECTION OF FLOW
- PROPOSED CURB
- EASEMENT
- PROPOSED RETAINING WALL

Bohannan Huston

Thu, 20-Jun-2013 - 9:15:am, Plotted by: SSTEFFEN
P:\20130346\CDP\Plans\General\20130346_GP01.dwg

STUDIO SW ARCHITECTS
STUDIO SOUTHWEST ARCHITECTS, INC.
2101 Mountain Rd. NW,
Albuquerque, NM 87104
505.843.9639 fax 505.843.9683
Web Site: www.studioswarch.com
E-Mail: mail@studioswarch.com

CONSULTANTS

Architect — Engineer

SCOTT J. STEFFEN NEW MEXICO 14664 REGISTERED PROFESSIONAL ENGINEER
6/20/13

FEB 13 2014 — CITY OF ALBUQUERQUE — LAND DEVELOPMENT SECTION

BED BATH & BEYOND
buybuy BABY

PLAZA @ SAN MATEO
ADDRESS
ALBUQUERQUE, NEW MEXICO

MARK	DATE	DESCRIPTION
	03/15/13	PROGRESS SET
	04/01/13	PERMIT
	04/01/13	BID
1	04/18/13	ADDENDA 3
5	05/20/13	ADDENDA 5

ISSUE:	CONST DOCS
PROJECT NO:	20130346
CAD DWG FILE:	
DRAWN BY:	DTH
CHECKED BY:	SJS
DATE:	04/01/13

SHEET TITLE

GRADING PLAN

C201

TRAFFIC CERTIFICATION

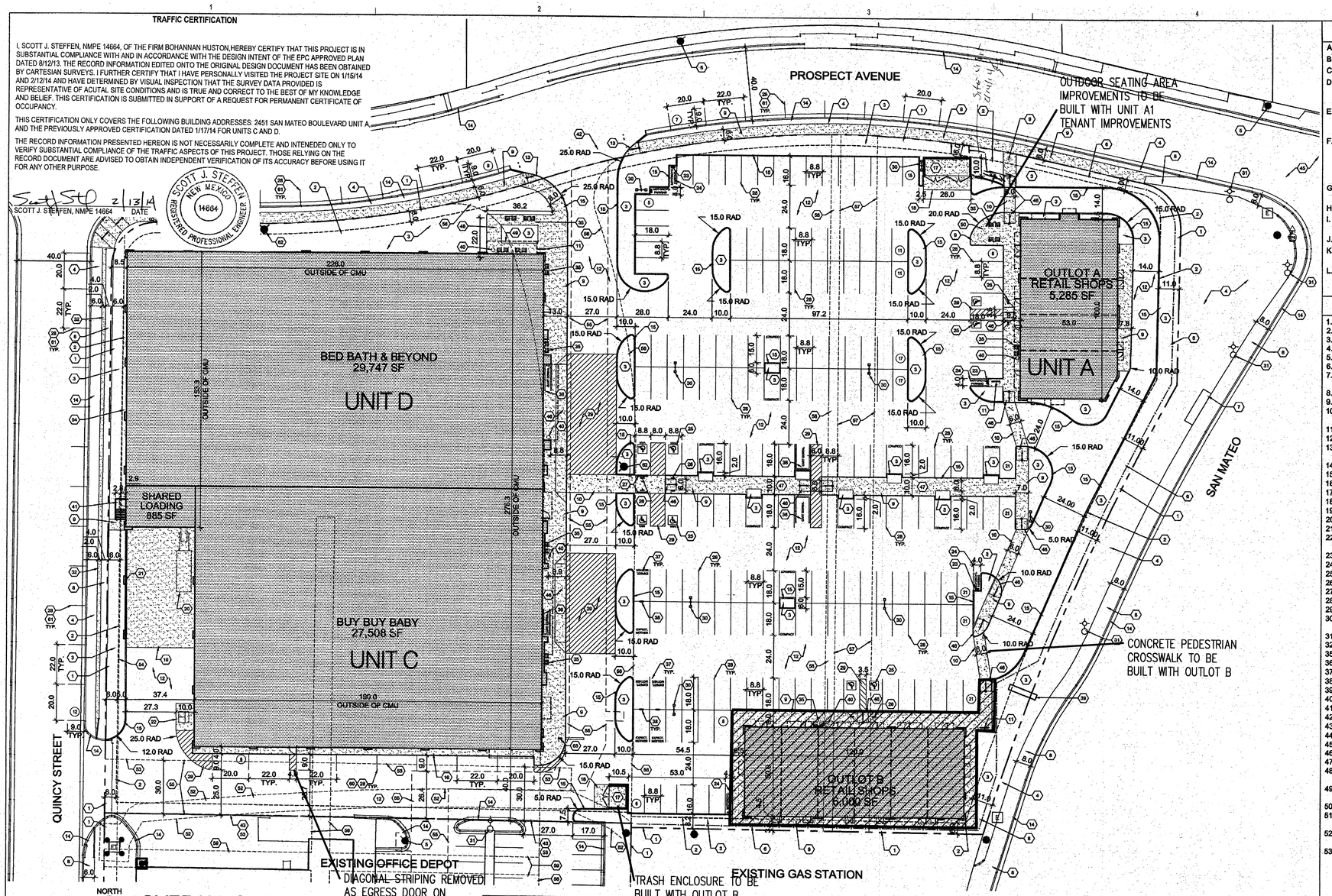
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SCOTT J. STEFFEN, NMPE 14664 — DATE 2/13/14

SCOTT J. STEFFEN NEW MEXICO 14664 REGISTERED PROFESSIONAL ENGINEER



NORTH

OVERALL SITE PLAN

1" = 30'

0 15' 30' 60'

GENERAL SHEET NOTES

A. SEE CIVIL PLANS FOR GRADING, DRAINAGE, UTILITY AND CURB CUT LOCATIONS INFO.
B. PARKING AREA SHALL BE DESIGNED AND BUILT TO CITY OF ABQ. DPM STANDARDS.
C. DIMENSIONS ARE TO FACE OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
D. ALL CURBS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ABQ. STANDARDS. CURBS WILL ALSO BE DESIGNED TO ALLOW WATER HARVESTING IN LANDSCAPE MEDIANS WHEREVER POSSIBLE TO REDUCE SURFACE RUN-OFF AND SUPPLEMENT IRRIGATION.
E. ALL FIXTURES AND DESIGN SHALL COMPLY WITH THE NEW MEXICO NIGHT SKY PROTECTION ACT AND THE CITY OF ALBUQUERQUE ZONING CODE, SECTION 14-16-3-9 AREA LIGHTING REGULATIONS.
F. LIGHTING DESIGN FOR PARKING AREAS SHALL BE LIGHTED TO PROVIDE FUNCTIONAL, ATTRACTIVE, AND UNIFIED LIGHTING THROUGHOUT THE LOT AND BE EXTINGUISHED ONE HOUR AFTER THE CLOSE OF BUSINESS, EXCEPT AS NEEDED TO PROVIDE FOR MINIMUM SECURITY LEVELS. ALL LIGHT FIXTURES AND DESIGN SHALL COMPLY WITH THE NEW MEXICO NIGHT SKY PROTECTION ACT AND THE CITY OF ABQ. ZONING CODE.
G. BUS ROUTE #140 AND 141 RUNS ALONG BALLOON FIESTA PARKWAY & SAN MATEO DRIVE NE. TRANSIT STOPS ARE LOCATED WITHIN 600 FEET OF THE DEVELOPMENT.
H. SIDEWALKS TO BE STANDARD GRAY SCORED CONCRETE UNLESS NOTED OTHERWISE.
I. STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE.
J. THERE ARE NO EXISTING STRUCTURES WITHIN 20' OF SITE.
K. AT GROUND MOUNTED TRANSFORMER LOCATIONS WHERE LANDSCAPE MAY INTERFERE, ADEQUATE CLEARANCES WILL BE PROVIDED AS PER PNM REQUIREMENTS.
L. ROOF DRAINS ON WEST SIDE OF BED BATH & BEYOND / BUY BUY BABY BUILDING WILL DRAIN TO QUINCY STREET THROUGH SIDEWALK CULVERTS. FINAL LOCATION OF THE SIDEWALK CULVERTS TO BE DETERMINED AT BUILDING PERMIT.

KEYED NOTES (7)

1. PROPERTY LINE.
2. BUILDING SETBACK.
3. LANDSCAPED AREA; SEE LANDSCAPE PLAN FOR EXACT CALCULATIONS.
4. EXISTING LANDSCAPE; SEE LANDSCAPE PLAN.
5. EXISTING FIRE HYDRANT, SEE CIVIL.
6. RETAINING WALL WITH 42" STEEL FENCE, SEE DETAIL 6 ON SHEET 5b.
7. BUS STOP / SHELTER, 5'W x 20'L, TYPE C AS PER CITY OF ABQ. DESIGN STANDARD 2355 WITH ASSOCIATED BENCH AND TRASH CAN.
8. EXISTING CONCRETE SIDEWALK.
9. CONCRETE SIDEWALK.
10. 6'-0" WIDE CONCRETE PEDESTRIAN CROSSWALK. COLOR AND TEXTURE PATTERN TO DIFFERENTIATE FROM SURROUNDING ASPHALT PAVING; SEE SHEET 6 DETAIL B5.
11. STEEL BIKE RACK WITH FIVE BICYCLE SPACES; SEE SHEET 6 DETAIL B2.
12. ASPHALT PAVING.
13. CONCRETE ACCESSIBLE RAMP WITH 1:12 MAXIMUM SLOPE AND TRUNCATED DOMES; SEE SHEET 6 DETAIL B4.
14. EXISTING CONCRETE CURB AND GUTTER.
15. CONCRETE CURB.
16. CONCRETE APRON.
17. REFUSE ENCLOSURE FOR SOLID WASTE DISPOSAL; SEE: SHEET 6 DETAIL A4.
18. CONCRETE SLAB FOR REFUSE ENCLOSURE.
19. CONCRETE SLAB LOADING DOCK FOR DELIVERY TRUCKS AND TRASH COMPACTOR.
20. TRASH COMPACTOR FOR SOLID WASTE DISPOSAL.
21. 10' HIGH LOADING DOCK SCREEN WALL, SEE SHEET 5d ELEVATION 2B.
22. 8yd TRASH DUMPSTER ON CONCRETE PAD (FOR CARDBOARD). TENANT WILL CONTRACT WITH PRIVATE SOLID WASTE COMPANY FOR DUMPSTER AND PERIODIC REMOVAL.
23. POLE MOUNTED MOTORCYCLE PARKING SIGNAGE; SEE SHEET 6 DETAIL A2 (SIMILAR).
24. MOTORCYCLE PARKING, 4'W x 8'L MINIMUM.
25. PAINTED ACCESSIBLE PAVEMENT SYMBOL.
26. POLE MOUNTED ACCESSIBLE PARKING SIGNAGE; SEE SHEET 6 DETAIL A2 (SIMILAR).
27. 6' CONCRETE WHEEL STOP.
28. PAINTED PARKING STRIPING (4" WIDE), COLOR: WHITE
29. PAINTED DIAGONAL STRIPING (2'-0" O.C. AT 45 DEGREES), COLOR: WHITE.
30. POLE MOUNTED PARKING LOT LIGHT, 20' MAX HEIGHT ABOVE FINISH GRADE; SEE SHEET 6 DETAIL A5.
31. EXISTING LIGHT POLE.
32. 2'-0" CONCRETE SIDEWALK TO BE ADDED TO EXISTING SIDEWALK.
35. 6'-0" WOOD BENCH; SEE SHEET 6 DETAIL B1.
36. CART CORRAL; SEE SHEET 6 DETAIL D1.
37. EXPECTANT MOTHER PARKING
38. POLE MOUNTED EXPECTANT MOTHER PARKING SIGNAGE; SEE SHEET 6 DETAIL A2 (SIMILAR).
39. EXISTING MONUMENT SIGN, SEE SHEET SHEET 5b ELEVATION 5.
40. LITTER RECEPTACLE; SEE SHEET 6 DETAIL A1.
41. STEEL STAIR PAINTED TO MATCH BUILDING; SEE SHEET 5d ELEVATION 2A.
42. NEW DRIVE PAD, SEE CIVIL.
43. PROPOSED NEW PROPERTY LINE.
44. EXISTING INTERSECTION WITH STOP SIGNS.
45. EXISTING INTERSECTION WITH TRAFFIC LIGHT / SIGNAL.
46. CONCRETE ACCESSIBLE RAMP WITH 1:12 MAXIMUM SLOPE.
47. SIDEWALK WIDTH: 10' minus 2' VEHICLE OVERHANG ON BOTH SIDES = 6' CLEAR SIDEWALK.
48. PUBLIC SPACE OUTDOOR SEATING AREA: 800sf CONCRETE PAD with 200sf OF LANDSCAPE FEATURE IN CENTER OF CONCRETE PAD, REFER TO LANDSCAPE PLAN.
49. SHADE CANOPY ABOVE PUBLIC SPACE OUTDOOR SEATING AREA: 200sf; SEE SHEET 5e ELEVATION 4A.
50. OUTDOOR SEATING AREA: 262sf.
51. CONCRETE ACCESSIBLE RAMP WITH 1:12 MAXIMUM SLOPE AND TRUNCATED DOMES, SEE SHEET 6 DETAIL C4.
52. PER ALTA SURVEY DATED: SEPTEMBER 2011: EXISTING 10' PNM EASEMENT FILED 6/18/2004, BK: A79, PAGE 5081, DOC. NO. 2004085288.
53. THE EXISTING NON-EXCLUSIVE ACCESS EASEMENT GRANTED ON SEPTEMBER 14, 2004 IN BOOK A83, PAGE 8617, AS DOC. NO. 2004128974, BERNALILLO COUNTY AND RESTATED IN THE MEMORANDUM OF LEASE RECORDED ON MAY 15, 2008 IN BOOK A56, PAGE 1795, BERNALILLO COUNTY IS HEREBY REPLACED WITH A NON-EXCLUSIVE PRIVATE CROSS ACCESS EASEMENT LIMITED TO THE ESTABLISHED DRIVEWAY AISLES WITHIN TRACTS A-1 AND A-2 GRANTED WITH THE FILING OF THE PLAT. OWNERS OF TRACT A-1 AND A-2 ARE RESPONSIBLE FOR MAINTAINING THE PORTION OF THIS EASEMENT LOCATED WITHIN THEIR RESPECTIVE TRACT.
54. PER ALTA SURVEY DATED: SEPTEMBER 2011: EXISTING 7' PNM EASEMENT FILED 8/26/1969, BK: MISC. 148 PAGE 166, DOC NO. 47509 FILED 4/04/1973 VOL. C9, PAGE 85.
55. PRIVATE DRAINAGE EASEMENT, RE: CIVIL.
56. EXISTING 50' UTILITY EASEMENT FILED 5/17/1955 (C3-9), VACATION ORDINANCE #2525 ADOPTED 5/12/1984 FILED 7/8/1984 DOC #2004085288, VACATED BY VACATION ACTION 012DRB.
57. EXISTING 20' UTILITY EASEMENT FILED 5/17/1955 (C3-9), VACATION ORDINANCE #2525 ADOPTED 5/12/1984 FILED 7/8/1984 DOC #6165, VACATED BY VACATION ACTION 012DRB.
58. EXISTING 5' UTILITY EASEMENT FILED 5/17/1955 (C3-9), VACATED BY VACATION ACTION 012DRB.
59. EXISTING 10' UTILITY EASEMENT FILED 5/17/1955 (C3-9), VACATED BY VACATION ACTION 012DRB.
60. PARALLEL PARKING SPACE.
61. ON-STREET PARKING SPACE (STRIPING SHOWN FOR ILLUSTRATIVE PURPOSES ONLY).
62. FIRE HYDRANT, SEE CIVIL.
63. STOP SIGN.

PARKING INFORMATION

CUMULATIVE SF	BUILDING	SQUARE FEET	PARKING REQ'D APPLIED	REQ'D PARKING
	Buy Buy Baby (27,508 sf + 442 sf of shared Loading Area = 27,950 sf total)			
15,000	Public Sales Area (total of 20,893)	15,000	1/200 for 1st 15,000	75
20,893	Public Sales Area	5,893	1/250 for 15,001-60,000	24
25,443	Stock/Storage	4,550	1/1,000 for stock/storage	5
27,950	Office/Toilets/Walls/Unoccupied	2,507	1/250 for office/RR/unocc	10
27,950	Bed Bath & Beyond (29,747 sf + 443 sf of shared Loading Area = 30,190 sf total)			
52,065	Public Sales Area (total of 24,115)	24,115	1/250 for 15,001-60,000	96
55,427	Stock/Storage	3,362	1/1,000 for stock/storage	3
58,140	Office/Toilets/Walls/Unoccupied	2,713	1/250 for office/restroom/unocc.	11
58,140	Outlot A Building (5,285 sf total)			
59,919	Coffee (w/drive-thru)(+-25 seats)	1,779	1 per 4 seats	6
63,425	Retail shops	3,506	1/300 for over 60,000	12
63,425	Outlot B Building (6,000 sf total)			
69,425	Retail shops	6,000	1/300 for over 60,000	20

TOTAL REQUIRED: 262
TRANSIT REDUCTION (10%): -26
BUS SHELTER REDUCTION (5%): -13
TOTAL REQUIRED: 223

TOTAL PROVIDED (OFF-STREET): 209
TOTAL PROVIDED (ON-STREET): 28 / 2 = 14
TOTAL PROVIDED: 223

HANDICAP PARKING STALLS REQUIRED : 101-300 PARKING STALLS: 8 HC STALLS REQUIRED (2 VAN ACCESSIBLE)
PROVIDED: 8 HC STALLS (4 VAN ACCESSIBLE)

MOTORCYCLE PARKING REQUIRED: 151-300 PARKING STALLS: 5 SPACES REQUIRED.
PROVIDED: 5 SPACES

BICYCLE PARKING REQUIRED: 1 PER 20 PARKING SPACES: TOTAL: 200 / 20 = 10 SPACES
PROVIDED: 15 SPACES

SITE INFORMATION

LEGAL DESCRIPTION
NORTHERLY PORTION OF TRACT A OF VIDAS SUBDIVISION, ALBUQUERQUE, BERNALILLO COUNTY, NM, FILED: MAY 4, 1973, MAP B00K C9

ZONE ATLAS MAP NUMBER: H-17-Z PRESENT ZONING: C-2 (SC)

GROSS BUILDING AREA (GBA)
BUY BUY BABY - RETAIL (1 STORY) = 27,950 sf
BED BATH & BEYOND - RETAIL (1 STORY) = 30,190 sf
SHARED LOADING: 885 sf
OUTLOT A - RETAIL (1 STORY) = 5,285 sf
OUTLOT B - RETAIL (1 STORY) = 6,000 sf
TOTAL = 69,425 sf

TOTAL SITE AREA: 195,771 SF = 4.5 ACRES
GROSS F.A.R. (GBA / SITE AREA) = 69,425 / 195,771 = .35

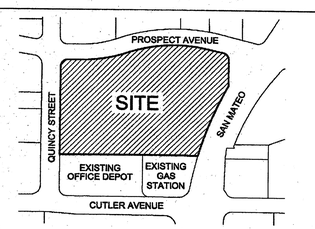
AFD PLANS CHECKING OFFICE
924-3611
APPROVED/DISAPPROVED
Scott J. Steffen 2/17/14
SIGNATURE & DATE

PROJECT NUMBER:
APPLICATION NUMBER:

Is an Infrastructure List Required? ( ) Yes (x) 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 APPROVAL:

TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE 02-22-12
ABCWUA	DATE 02/22/12
PARKS AND RECREATION DEPARTMENT	DATE 8-5-13
CITY ENGINEER	DATE 2/15/2013
SOLID WASTE MANAGEMENT	DATE 2-17-12
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE 2/12/2013



NORTH

VICINITY MAP

1" = 500' Zone Atlas Page: H-17-Z 0 250' 500'

architecture
interiors
landscape
planning
engineering

Dekker Perich Sabatini

7601 Jefferson NE Suite 100
Albuquerque, NM 87109
505 761-9700
fax 761-4222
dps@dpsdesign.com

RECEIVED FEB 13 2014 LAND DEVELOPMENT SECTION

ARCHITECT

ENGINEER

PROJECT

Plaza at San Mateo
San Mateo Blvd. NE and Prospect Avenue NE
Albuquerque, NM 87110

REVISIONS
1
2
3
4

DRAWN BY

REVIEWED BY

DATE February 17, 2012

PROJECT NO. 11-0039

DRAWING NAME
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

SHEET NO. 1 OF

TRAFFIC CERTIFICATION

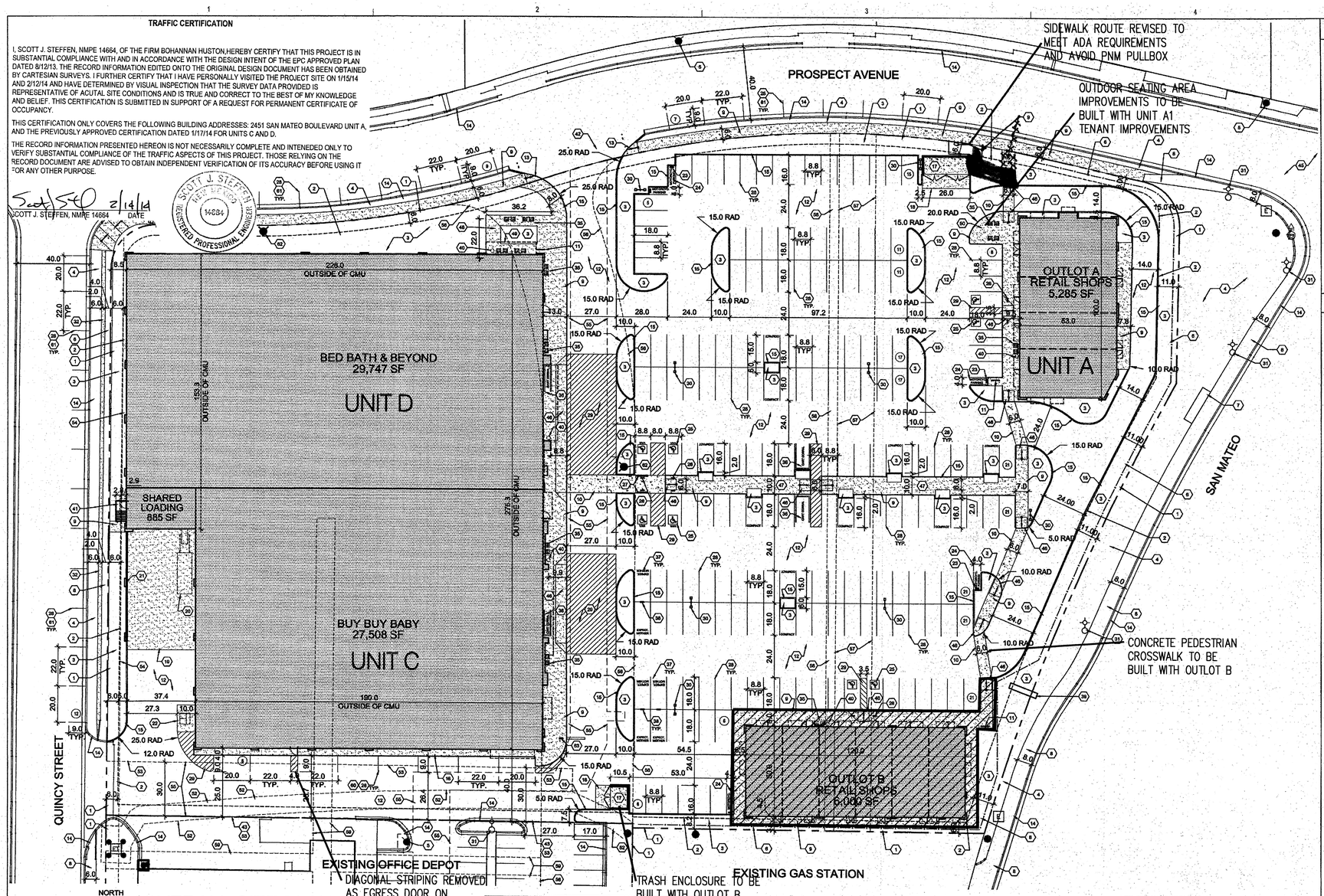
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Scott Steffen 2/14/14
SCOTT J. STEFFEN, NMPE 14664 DATE

SCOTT J. STEFFEN NEW MEXICO 14664 REGISTERED PROFESSIONAL ENGINEER



NORTH

OVERALL SITE PLAN

1" = 30' 0 15' 30' 60'

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G. BUS ROUTE #140 AND 141 RUNS ALONG BALLOON FIESTA PARKWAY & SAN MATEO DRIVE NE. TRANSIT STOPS ARE LOCATED WITHIN 600 FEET OF THE DEVELOPMENT.
H. SIDEWALKS TO BE STANDARD GRAY SCORED CONCRETE UNLESS NOTED OTHERWISE.
I. STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE.
J. THERE ARE NO EXISTING STRUCTURES WITHIN 20' OF SITE.
K. AT GROUND MOUNTED TRANSFORMER LOCATIONS WHERE LANDSCAPE MAY INTERFERE, ADEQUATE CLEARANCES WILL BE PROVIDED AS PER PNM REQUIREMENTS.
L. ROOF DRAINS ON WEST SIDE OF BED BATH & BEYOND / BUY BUY BABY BUILDING WILL DRAIN TO QUINCY STREET THROUGH SIDEWALK CULVERTS. FINAL LOCATION OF THE SIDEWALK CULVERTS TO BE DETERMINED AT BUILDING PERMIT.

KEYED NOTES

1. PROPERTY LINE.
2. BUILDING SETBACK.
3. LANDSCAPED AREA; SEE LANDSCAPE PLAN FOR EXACT CALCULATIONS.
4. EXISTING LANDSCAPE; SEE LANDSCAPE PLAN.
5. EXISTING FIRE HYDRANT, SEE CIVIL.
6. RETAINING WALL WITH 42" STEEL FENCE, SEE DETAIL 6 ON SHEET 5b.
7. BUS STOP / SHELTER, 5'W x 20'L, TYPE C AS PER CITY OF ABQ. DESIGN STANDARD 2355 WITH ASSOCIATED BENCH AND TRASH CAN.
8. EXISTING CONCRETE SIDEWALK.
9. CONCRETE SIDEWALK.
10. 6'-0" WIDE CONCRETE PEDESTRIAN CROSSWALK. COLOR AND TEXTURE PATTERN TO DIFFERENTIATE FROM SURROUNDING ASPHALT PAVING; SEE SHEET 6 DETAIL B5.
11. STEEL BIKE RACK WITH FIVE BICYCLE SPACES; SEE SHEET 6 DETAIL B2.
12. ASPHALT PAVING.
13. CONCRETE ACCESSIBLE RAMP WITH 1:12 MAXIMUM SLOPE AND TRUNCATED DOMES; SEE SHEET 6 DETAIL B4.
14. EXISTING CONCRETE CURB AND GUTTER.
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17. REFUSE ENCLOSURE FOR SOLID WASTE DISPOSAL; SEE: SHEET 6 DETAIL A4.
18. CONCRETE SLAB FOR REFUSE ENCLOSURE.
19. CONCRETE SLAB LOADING DOCK FOR DELIVERY TRUCKS AND TRASH COMPACTOR.
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21. 10' HIGH LOADING DOCK SCREEN WALL, SEE SHEET 5d ELEVATION 2B.
22. 8yd TRASH DUMPSTER ON CONCRETE PAD (FOR CARDBOARD). TENANT WILL CONTRACT WITH PRIVATE SOLID WASTE COMPANY FOR DUMPSTER AND PERIODIC REMOVAL.
23. POLE MOUNTED MOTORCYCLE PARKING SIGNAGE; SEE SHEET 6 DETAIL A2 (SIMILAR).
24. MOTORCYCLE PARKING, 4'W x 8'L MINIMUM.
25. PAINTED ACCESSIBLE PAVEMENT SYMBOL.
26. POLE MOUNTED ACCESSIBLE PARKING SIGNAGE; SEE SHEET 6 DETAIL A2 (SIMILAR).
27. 6' CONCRETE WHEEL STOP.
28. PAINTED PARKING STRIPING (4" WIDE), COLOR: WHITE
29. PAINTED DIAGONAL STRIPING (2'-0" O.C. AT 45 DEGREES), COLOR: WHITE.
30. POLE MOUNTED PARKING LOT LIGHT, 20' MAX HEIGHT ABOVE FINISH GRADE; SEE SHEET 6 DETAIL A5.
31. EXISTING LIGHT POLE.
32. 2'-0" CONCRETE SIDEWALK TO BE ADDED TO EXISTING SIDEWALK.
35. 6'-0" WOOD BENCH; SEE SHEET 6 DETAIL B1.
36. CART CORRAL; SEE SHEET 6 DETAIL D1.
37. EXPECTANT MOTHER PARKING
38. POLE MOUNTED EXPECTANT MOTHER PARKING SIGNAGE; SEE SHEET 6 DETAIL A2 (SIMILAR).
39. EXISTING MONUMENT SIGN, SEE SHEET SHEET 5b ELEVATION 5.
40. LITTER RECEPTACLE; SEE SHEET 6 DETAIL A1.
41. STEEL STAIR PAINTED TO MATCH BUILDING; SEE SHEET 5d ELEVATION 2A.
42. NEW DRIVE PAD, SEE CIVIL.
43. PROPOSED NEW PROPERTY LINE.
44. EXISTING INTERSECTION WITH STOP SIGNS.
45. EXISTING INTERSECTION WITH TRAFFIC LIGHT / SIGNAL.
46. CONCRETE ACCESSIBLE RAMP WITH 1:12 MAXIMUM SLOPE.
47. SIDEWALK WIDTH: 10' minus 2' VEHICLE OVERHANG ON BOTH SIDES = 8' CLEAR SIDEWALK.
48. PUBLIC SPACE OUTDOOR SEATING AREA: 800sf CONCRETE PAD with 200sf OF LANDSCAPE FEATURE IN CENTER OF CONCRETE PAD, REFER TO LANDSCAPE PLAN.
49. SHADE CANOPY ABOVE PUBLIC SPACE OUTDOOR SEATING AREA: 200sf; SEE SHEET 5e ELEVATION 4A.
50. OUTDOOR SEATING AREA: 262sf.
51. CONCRETE ACCESSIBLE RAMP WITH 1:12 MAXIMUM SLOPE AND TRUNCATED DOMES, SEE SHEET 6 DETAIL C4.
52. PER ALTA SURVEY DATED: SEPTEMBER 2011: EXISTING 10' PNM EASEMENT FILED 6/18/2004, BK: A79, PAGE 5081, DOC. NO. 2004085286.
53. THE EXISTING NON-EXCLUSIVE ACCESS EASEMENT GRANTED ON SEPTEMBER 14, 2004 IN BOOK A83, PAGE 8617, AS DOC. NO. 2004128974, BERNALILLO COUNTY AND RESTATED IN THE MEMORANDUM OF LEASE RECORDED ON MAY 15, 2008 IN BOOK A56, PAGE 1795, BERNALILLO COUNTY IS HEREBY REPLACED WITH A NON-EXCLUSIVE PRIVATE CROSS ACCESS EASEMENT LIMITED TO THE ESTABLISHED DRIVEWAY AISLES WITHIN TRACTS A-1 AND A-2 GRANTED WITH THE FILING OF THE PLAT. OWNERS OF TRACT A-1 AND A-2 ARE RESPONSIBLE FOR MAINTAINING THE PORTION OF THIS EASEMENT LOCATED WITHIN THEIR RESPECTIVE TRACT.
54. PER ALTA SURVEY DATED: SEPTEMBER 2011: EXISTING 7' PNM EASEMENT FILED 8/26/1969, BK: MISC. 148 PAGE 166, DOC NO. 47509 FILED 4/04/1973 VOL. C9, PAGE 65.
55. PRIVATE DRAINAGE EASEMENT, RE: CIVIL.
56. EXISTING 50' UTILITY EASEMENT FILED 5/17/1955 (C3-9), VACATION ORDINANCE #2525 ADOPTED 5/12/1964 FILED 7/8/1964 DOC #2004085286, VACATED BY VACATION ACTION 012DRB.
57. EXISTING 20' UTILITY EASEMENT FILED 5/17/1955 (C3-9), VACATION ORDINANCE #2525 ADOPTED 5/12/1964 FILED 7/8/1964 DOC #6165, VACATED BY VACATION ACTION 012DRB.
58. EXISTING 5' UTILITY EASEMENT FILED 5/17/1955 (C3-9), VACATED BY VACATION ACTION 012DRB.
59. EXISTING 10' UTILITY EASEMENT FILED 5/17/1955 (C3-9), VACATED BY VACATION ACTION 012DRB.
60. PARALLEL PARKING SPACE.
61. ON-STREET PARKING SPACE (STRIPING SHOWN FOR ILLUSTRATIVE PURPOSES ONLY).
62. FIRE HYDRANT, SEE CIVIL.
63. STOP SIGN.

PARKING INFORMATION

CUMULATIVE SF	BUILDING	SQUARE FEET	PARKING REQ'D APPLIED	REQ'D PARKING
	Buy Buy Baby (27,508 sf + 442 sf of shared Loading Area = 27,950 sf total)			
15,000	Public Sales Area (total of 20,893)	15,000	1/200 for 1st 15,000	75
20,893	Public Sales Area	5,893	1/250 for 15,001-60,000	24
25,443	Stock/Storage	4,550	1/1,000 for stock/storage	5
27,950	Office/Toilets/Walls/Unoccupied	2,507	1/250 for office/RR/unocc	10
27,950	Bed Bath & Beyond (29,747 sf + 443 sf of shared Loading Area = 30,190 sf total)			
52,065	Public Sales Area (total of 24,115)	24,115	1/250 for 15,001-60,000	96
55,427	Stock/Storage	3,362	1/1,000 for stock/storage	3
58,140	Office/Toilets/Walls/Unoccupied	2,713	1/250 for office/restroom/unocc.	11
58,140	Outlot A Building (5,285 sf total)			
59,919	Coffee (w/drive-thru)(+-25 seats)	1,779	1 per 4 seats	6
63,425	Retail shops	3,506	1/300 for over 60,000	12
63,425	Outlot B Building (6,000 sf total)			
69,425	Retail shops	6,000	1/300 for over 60,000	20

TOTAL REQUIRED: 262
TRANSIT REDUCTION (10%): -26
BUS SHELTER REDUCTION (5%): -13
TOTAL REQUIRED: 223

TOTAL PROVIDED (OFF-STREET): 209
TOTAL PROVIDED (ON-STREET): 28 / 2 = 14
TOTAL PROVIDED: 223

HANDICAP PARKING STALLS REQUIRED : 101-300 PARKING STALLS: 8 HC STALLS REQUIRED (2 VAN ACCESSIBLE)
PROVIDED: 8 HC STALLS (4 VAN ACCESSIBLE)

MOTORCYCLE PARKING REQUIRED: 151-300 PARKING STALLS: 5 SPACES REQUIRED.
PROVIDED: 5 SPACES

BICYCLE PARKING REQUIRED: 1 PER 20 PARKING SPACES: TOTAL: 200 / 20 = 10 SPACES
PROVIDED: 15 SPACES

SITE INFORMATION

LEGAL DESCRIPTION
NORTHERLY PORTION OF TRACT A OF VIDAS SUBDIVISION, ALBUQUERQUE, BERNALILLO COUNTY, NM, FILED: MAY 4, 1973, MAP B00K C9

ZONE ATLAS MAP NUMBER: H-17-Z PRESENT ZONING: C-2 (SC)

GROSS BUILDING AREA (GBA):
BUY BUY BABY - RETAIL (1 STORY) = 27,950 sf
BED BATH & BEYOND - RETAIL (1 STORY) = 30,190 sf
SHARED LOADING: 885 sf
OUTLOT A - RETAIL (1 STORY) = 5,285 sf
OUTLOT B - RETAIL (1 STORY) = 6,000 sf
TOTAL = 69,425 sf

TOTAL SITE AREA: 195,771 SF = 4.5 ACRES
GROSS F.A.R. (GBA / SITE AREA) = 69,425 / 195,771 = .35

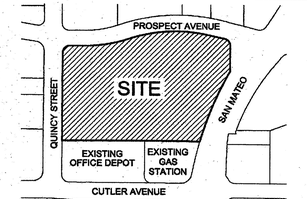
AFD PLANS CHECKING OFFICE
624-2011
APPROVED / DISAPPROVED
SIGNATURE & DATE

PROJECT NUMBER:
APPLICATION NUMBER:

Is an Infrastructure List Required? ( ) Yes (x) 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 APPROVAL:

TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE 02-22-12
ABCWUA	DATE 02/22/12
PARKS AND RECREATION DEPARTMENT	DATE 8-5-13
CITY ENGINEER	DATE 8/5/2013
SOLID WASTE MANAGEMENT (Joe Lobato 681-2766)	DATE 2-17-12
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE 8/12/2013



NORTH
VICINITY MAP
1" = 500' Zone Atlas Page: H-17-Z 0 250' 500'

architecture
interiors
landscape
planning
engineering

Dekker Perich Sabatini
7601 Jefferson NE Suite 100
Albuquerque, NM 87109
505 761-9700
fax 761-4222
dps@dpsdesign.org

ARCHITECT

ENGINEER

PROJECT

Plaza at San Mateo
San Mateo Blvd. NE and Prospect Avenue NE
Albuquerque, NM 87110

REVISIONS
RECEIVED FEB 14 2014 LAND DEVELOPMENT SECTION

DRAWN BY

REVIEWED BY

DATE February 17, 2012

PROJECT NO. 11-0039

DRAWING NAME
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

SHEET NO. 1 OF

GRADING AND DRAINAGE CERTIFICATION

I, SCOTT J. STEFFEN, NMPE 14664, OF THE FIRM BOHANNAN HUSTON, 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 GRADING AND DRAINAGE PLAN DATED 06/20/13. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN PROVIDED BY WILL PLOTNER, NMPS 14271, OF CARTESIAN SURVEYS INC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 11/5/14 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE DATA PROVIDED IS REPRESENTATIVE OF ACUTAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THIS CERTIFICATION ONLY COVERS THE FOLLOWING BUILDING ADDRESSES: 2451 SAN MATEO BOULEVARD UNITS C AND D.

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

SCOTT J. STEFFEN, NMPE 14664 — DATE 1/17/14

SCOTT J. STEFFEN NEW MEXICO 14664 REGISTERED PROFESSIONAL ENGINEER

PROSPECT AVENUE

BED BATH & BEYOND
28,861 SF
FF=5195.78
UNIT D

OUTLET A
RETAIL SHOPS
5,285 SF
FF=5199.66

RESERVED LOADING
885 SF

BUY BUY BABY
25,743 SF
FF=5195.78
UNIT C

FF=5200.33

EXISTING GAS STATION

EXISTING OFFICE DEPOT

QUINCY STREET

SAN MATEO

CUTLER AVENUE

N

30 15 0 30
1"=30'

KEYED NOTES

(A) INSTALL PVC (C-900 OR APPROVED EQUAL) STORM DRAIN. SIZE PER PLANS.

(B) INSTALL 15" ADS-NYLOPLAST DRAIN WITH H-20 SOLID GRATE.

(C) INSTALL 10" TYPE C NEENAH R0415TED TRENCH GRATE (R-4999-BX) OR APPROVED EQUAL PER DETAIL D1/C502. CONTRACTOR TO FOLLOWING NEENAH SUGGESTED FORMING PROCEDURES OR SUBMIT ALTERNATIVE FORMING FOR APPROVAL.

(D) RETAINING WALL. TW/BW GIVEN ON PLAN INDICATE FINISHED GROUND ON THE HIGH AND LOW SIDE OF THE WALL, RESPECTIVELY. HEIGHT VARIES. CONTRACTOR SHALL SUBMIT STRUCTURAL WALL DETAILS, BLOCK MATERIAL AND COLOR TO ENGINEER AND OWNER FOR APPROVAL. RETAINING WALL SHALL HAVE A CAP BLOCK.

(E) CONCRETE RIBBON CHANNEL PER DETAIL C4/C502.

(F) 1' SIDEWALK CULVERT PER COA STD DWG 2236. SEE PUBLIC WORK ORDER.

(G) CURB OPENING PER DETAIL XX/C-502.

(H) CONNECT PVC STORM DRAIN TO ROOF DRAIN.

(I) 1' CONCRETE RIBBON CHANNEL PER DETAIL C4/C-502.

(J) INSTALL PILASTER AT THE INTERSECTION OF EXISTING RETAINING WALL AND NEW RETAINING WALL.

(K) REMOVE EXISTING CAP BLOCK, INSTALL #4 REBAR AND GROUT ALL NON-GROUTED CELLS. REPLACE CAP BLOCK.

(L) STAIN THE INSIDE FACE OF EXISTING WALL TO MATCH NEW RETAINING WALL COLOR.

(M) TOP OF FOOTING TO BE A MINIMUM OF 2' BELOW FINISHED GRADE ON LOW SIDE OF RETAINING WALL TO AVOID POTENTIAL CONFLICTS WITH FUTURE CURB AND GUTTER.

(N) CONNECT 6" STORM DRAIN TO CONCRETE RIBBON CHANNEL. SEE DETAIL B5/C502.

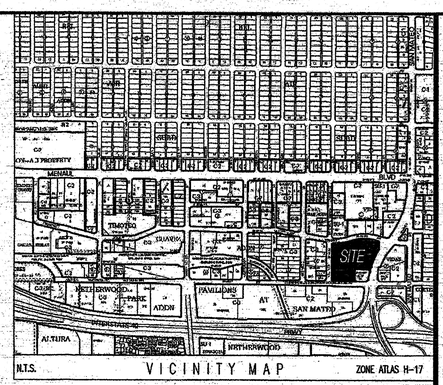
(O) CONTRACTOR TO BRACE EXISTING SIGN TO ENSURE STRUCTURAL INTEGRITY OF THE SIGN DURING CONSTRUCTION OF RETAINING WALL.

(P) INSTALL 6" NDS ROUND GRATE (COLOR: GRAY) WITH NDS SPEE-D BASIN (OR APPROVED EQUIVALENT). INSTALL PER MANUFACTURE SPECIFICATIONS.

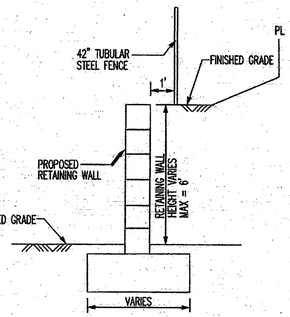
(Q) INSTALL 9" X 9" NDS CATCH BASIN, WITH 9" SQUARE GRATE, NO BOTTOM OPTION (OR APPROVED EQUIVALENT). INSTALL PER MANUFACTURE SPECIFICATIONS. INSTALL 3'X3'X3' RIVER ROCK INFILTRATION GALLERY BELOW CATCH BASIN. WRAP INFILTRATION GALLERY WITH FILTER FABRIC.

BENCHMARK

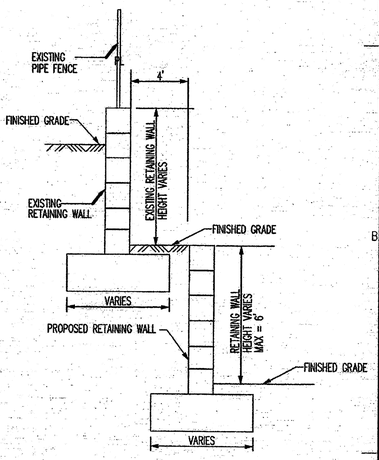
Albuquerque Control Station Monument "18-H18"
New Mexico State Plane Coordinates
Central Zone - NAD 83
N = 1,495,167.654
E = 1,541,177.063
Elevation = 5,232.741 (NAVD 1988)
Delta Alpha = -0°11'27.04"
Ground To Grid Factor = 0.999664864



N.T.S. VICINITY MAP ZONE ATLAS H-17



SECTION A-A
NOT TO SCALE



SECTION B-B
NOT TO SCALE

LEGEND

- PROPERTY LINE
- 5301 EXISTING CONTOURS
- EX5301.15 EXISTING GROUND SPOT ELEVATION
- 96.25 SPOT ELEVATIONS FL=FLOWLINE, FG=FINISHED GRADE, TS=TOP OF SIDEWALK, BW=FINISHED GRADE ON LOW SIDE OF WALL, TW=FINISHED GRADE ON HIGH SIDE OF WALL.
- S=2.0% PROPOSED DIRECTION OF FLOW
- PROPOSED CURB
- EASEMENT
- PROPOSED RETAINING WALL

Bohannan Huston

Thu, 20-Jun-2013 - 9:15:am, Plotted by: SSTEFFEN
P:\20130346\CDP\Plans\General\20130346_GP01.dwg

RECEIVED JAN 17 2014 LAND DEVELOPMENT SECTION

STUDIO SW ARCHITECTS
STUDIO SOUTHWEST ARCHITECTS, INC.
2101 Mountain Rd. NW,
Albuquerque, NM 87104
505.843.9639 fax 505.843.9683
Web Site: www.studioswarch.com
E-Mail: mail@studioswarch.com

CONSULTANTS.

Architect Engineer

SCOTT J. STEFFEN NEW MEXICO 14664 REGISTERED PROFESSIONAL ENGINEER 6/20/13

BED BATH & BEYOND
buybuy BABY

PLAZA @ SAN MATEO
ADDRESS
ALBUQUERQUE, NEW MEXICO

MARK	DATE	DESCRIPTION
	03/15/13	PROGRESS SET
	04/01/13	PERMIT
	04/01/13	BID
1	04/18/13	ADDENDA 3
5	05/20/13	ADDENDA 5

ISSUE: CONST DOCS
PROJECT NO: 20130346
CAD DWG FILE:
DRAWN BY: DTH
CHECKED BY: SJS
DATE: 04/01/13

SHEET TITLE

GRADING PLAN

C201

TRAFFIC CERTIFICATION

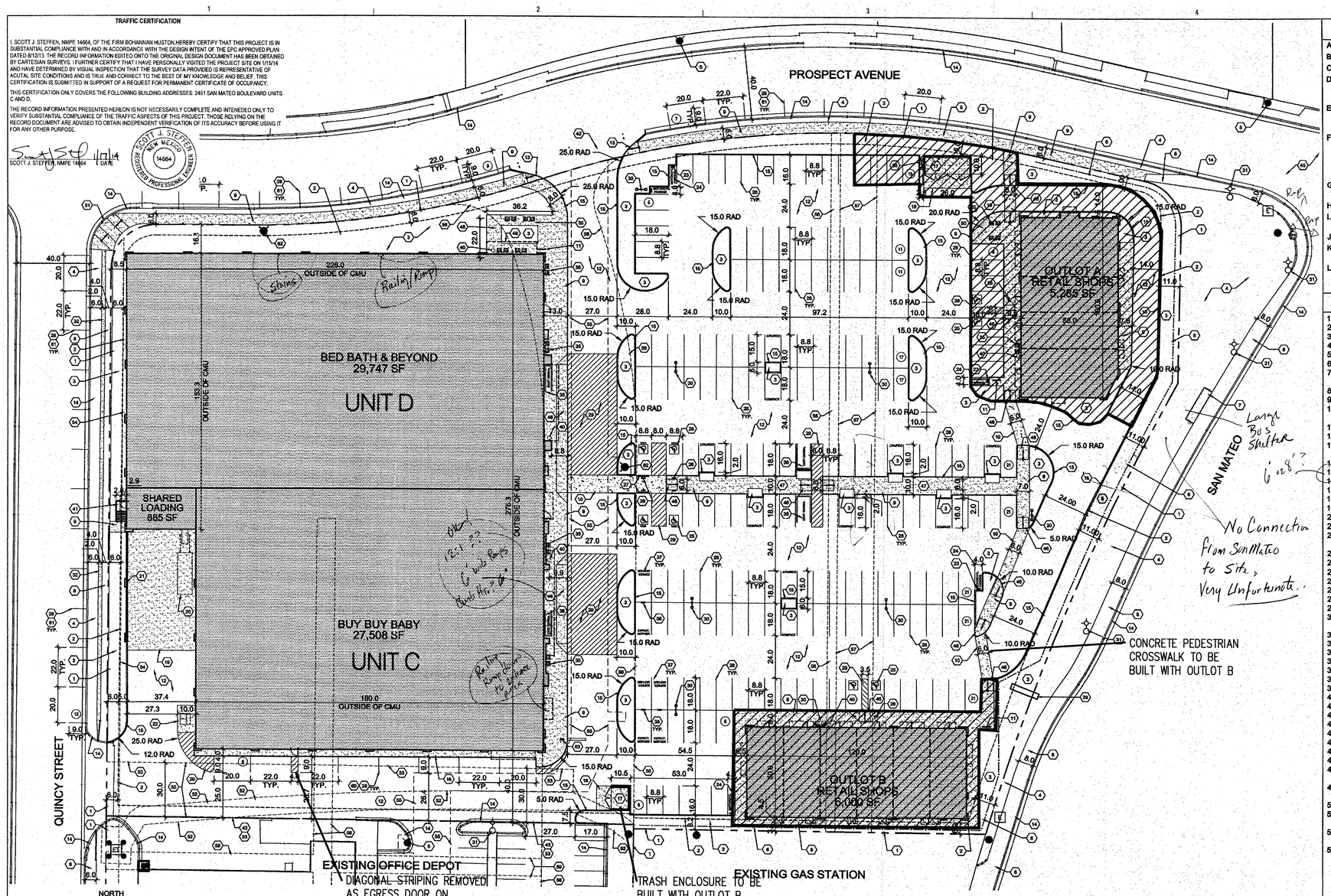
I, SCOTT J. STEFFEN, NMPE 14664, OF THE FIRM BOHANNAN HUSTON, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE EPC APPROVED PLAN DATED 8/12/13. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY CARTESIAN SURVEYS. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 1/15/14 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACUTAL 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 PERMANENT CERTIFICATE OF OCCUPANCY.

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SCOTT J. STEFFEN, NMPE 14664 — DATE

SCOTT J. STEFFEN — NEW MEXICO — 14664 — REGISTERED PROFESSIONAL ENGINEER



NORTH

OVERALL SITE PLAN

1" = 30'

0 15' 30' 60'

GENERAL SHEET NOTES

A. SEE CIVIL PLANS FOR GRADING, DRAINAGE, UTILITY AND CURB CUT LOCATIONS INFO.
B. PARKING AREA SHALL BE DESIGNED AND BUILT TO CITY OF ABQ. DPM STANDARDS.
C. DIMENSIONS ARE TO FACE OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
D. ALL CURBS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ABQ. STANDARDS. CURBS WILL ALSO BE DESIGNED TO ALLOW WATER HARVESTING IN LANDSCAPE MEDIANS WHEREVER POSSIBLE TO REDUCE SURFACE RUN-OFF AND SUPPLEMENT IRRIGATION.
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27. 6' CONCRETE WHEEL STOP.
28. PAINTED PARKING STRIPING (4" WIDE), COLOR: WHITE
29. PAINTED DIAGONAL STRIPING (2'-0" O.C. AT 45 DEGREES), COLOR: WHITE.
30. POLE MOUNTED PARKING LOT LIGHT, 20' MAX HEIGHT ABOVE FINISH GRADE; SEE SHEET 6 DETAIL A5.
31. EXISTING LIGHT POLE.
32. 7'-0" CONCRETE SIDEWALK TO BE ADDED TO EXISTING SIDEWALK.
35. 6'-0" WOOD BENCH; SEE SHEET 6 DETAIL B1.
36. CART CORRAL; SEE SHEET 6 DETAIL D1.
37. EXPECTANT MOTHER PARKING
38. POLE MOUNTED EXPECTANT MOTHER PARKING SIGNAGE; SEE SHEET 6 DETAIL A2 (SIMILAR).
39. EXISTING MONUMENT SIGN, SEE SHEET SHEET 5b ELEVATION 5.
40. LITTER RECEPTACLE; SEE SHEET 6 DETAIL A1.
41. STEEL STAIR PAINTED TO MATCH BUILDING; SEE SHEET 5d ELEVATION 2A.
42. NEW DRIVE PAD, SEE CIVIL.
43. PROPOSED NEW PROPERTY LINE.
44. EXISTING INTERSECTION WITH STOP SIGNS.
45. EXISTING INTERSECTION WITH TRAFFIC LIGHT / SIGNAL.
46. CONCRETE ACCESSIBLE RAMP WITH 1:12 MAXIMUM SLOPE.
47. SIDEWALK WIDTH: 10' minus 2' VEHICLE OVERHANG ON BOTH SIDES = 6' CLEAR SIDEWALK.
48. PUBLIC SPACE OUTDOOR SEATING AREA: 800sf CONCRETE PAD with 200sf OF LANDSCAPE FEATURE IN CENTER OF CONCRETE PAD, REFER TO LANDSCAPE PLAN.
49. SHADE CANOPY ABOVE PUBLIC SPACE OUTDOOR SEATING AREA: 200sf; SEE SHEET 5e ELEVATION 4A.
50. OUTDOOR SEATING AREA: 262sf.
51. CONCRETE ACCESSIBLE RAMP WITH 1:12 MAXIMUM SLOPE AND TRUNCATED DOMES, SEE SHEET 6 DETAIL C4.
52. PER ALTA SURVEY DATED: SEPTEMBER 2011: EXISTING 10' PNM EASEMENT FILED 6/18/2004, BK: A79, PAGE 5061, DOC. NO. 2004085286.
53. THE EXISTING NON-EXCLUSIVE ACCESS EASEMENT GRANTED ON SEPTEMBER 14, 2004 IN BOOK A83, PAGE 8617, AS DOC. NO. 2004128974, BERNALILLO COUNTY AND RESTATED IN THE MEMORANDUM OF LEASE RECORDED ON MAY 15, 2008 IN BOOK A56, PAGE 1795, BERNALILLO COUNTY IS HEREBY REPLACED WITH A NON-EXCLUSIVE PRIVATE CROSS ACCESS EASEMENT LIMITED TO THE ESTABLISHED DRIVEWAY AISLES WITHIN TRACTS A-1 AND A-2 GRANTED WITH THE FILING OF THE PLAT. OWNERS OF TRACT A-1 AND A-2 ARE RESPONSIBLE FOR MAINTAINING THE PORTION OF THIS EASEMENT LOCATED WITHIN THEIR RESPECTIVE TRACT.
54. PER ALTA SURVEY DATED: SEPTEMBER 2011: EXISTING 7' PNM EASEMENT FILED 8/26/1969, BK: MISC. 148 PAGE 166, DOC NO. 47509 FILED 4/04/1973 VOL. C9, PAGE 65.
55. PRIVATE DRAINAGE EASEMENT, RE: CIVIL.
56. EXISTING 50' UTILITY EASEMENT FILED 5/17/1955 (C3-9), VACATION ORDINANCE #2525 ADOPTED 5/12/1964 FILED 7/8/1964 DOC #2004085286, VACATED BY VACATION ACTION 012DRB.
57. EXISTING 20' UTILITY EASEMENT FILED 5/17/1955 (C3-9), VACATION ORDINANCE #2525 ADOPTED 5/12/1964 FILED 7/8/1964 DOC #6165, VACATED BY VACATION ACTION 012DRB.
58. EXISTING 5' UTILITY EASEMENT FILED 5/17/1955 (C3-9), VACATED BY VACATION ACTION 012DRB.
59. EXISTING 10' UTILITY EASEMENT FILED 5/17/1955 (C3-9), VACATED BY VACATION ACTION 012DRB.
60. PARALLEL PARKING SPACE.
61. ON-STREET PARKING SPACE (STRIPING SHOWN FOR ILLUSTRATIVE PURPOSES ONLY).
62. FIRE HYDRANT, SEE CIVIL.
63. STOP SIGN.

PARKING INFORMATION

CUMULATIVE SF	BUILDING	SQUARE FEET	PARKING REQ'D APPLIED	REQ'D PARKING
	Buy Buy Baby (27,508 sf + 442 sf of shared Loading Area = 27,950 sf total)			
15,000	Public Sales Area (total of 20,893)	15,000	1/200 for 1st 15,000	75
20,893	Public Sales Area	5,893	1/250 for 15,001-60,000	24
25,443	Stock/Storage	4,550	1/1,000 for stock/storage	5
27,950	Office/Toilets/Walls/Unoccupied	2,507	1/250 for office/RR/unocc	10
27,950	Bed Bath & Beyond (29,747 sf + 443 sf of shared Loading Area = 30,190 sf total)			
52,065	Public Sales Area (total of 24,115)	24,115	1/250 for 15,001-60,000	96
55,427	Stock/Storage	3,362	1/1,000 for stock/storage	3
58,140	Office/Toilets/Walls/Unoccupied	2,713	1/250 for office/restroom/unocc.	11
58,140	Outlot A Building (5,285 sf total)			
59,919	Coffee (w/drive-thru)(<-25 seats)	1,779	1 per 4 seats	6
63,425	Retail shops	3,506	1/300 for over 60,000	12
63,425	Outlot B Building (6,000 sf total)			
69,425	Retail shops	6,000	1/300 for over 60,000	20
			TOTAL REQUIRED:	262
			TRANSIT REDUCTION (10%):	-26
			BUS SHELTER REDUCTION (5%):	-13
			TOTAL REQUIRED:	223
			TOTAL PROVIDED (OFF-STREET):	209
			TOTAL PROVIDED (ON-STREET): 28 / 2 =	14
			TOTAL PROVIDED:	223

HANDICAP PARKING STALLS REQUIRED : 101-300 PARKING STALLS: 8 HC STALLS REQUIRED (2 VAN ACCESSIBLE)
PROVIDED: 8 HC STALLS (4 VAN ACCESSIBLE)

MOTORCYCLE PARKING REQUIRED: 151-300 PARKING STALLS: 5 SPACES REQUIRED.
PROVIDED: 5 SPACES

BICYCLE PARKING REQUIRED: 1 PER 20 PARKING SPACES: TOTAL: 200 / 20 = 10 SPACES
PROVIDED: 15 SPACES

SITE INFORMATION

LEGAL DESCRIPTION
NORTHERLY PORTION OF TRACT A OF VIDAS SUBDIVISION, ALBUQUERQUE, BERNALILLO COUNTY, NM, FILED: MAY 4, 1973, MAP B00K C9

ZONE ATLAS MAP NUMBER: H-17-Z PRESENT ZONING: C-2 (SC)

GROSS BUILDING AREA (GBA):
BUY BUY BABY - RETAIL (1 STORY) = 27,950 sf
BED BATH & BEYOND - RETAIL (1 STORY) = 30,190 sf
SHARED LOADING: 885 sf
OUTLOT A - RETAIL (1 STORY) = 5,285 sf
OUTLOT B - RETAIL (1 STORY) = 6,000 sf
TOTAL = 69,425 sf

TOTAL SITE AREA: 195,771 SF = 4.5 ACRES
GROSS F.A.R. (GBA / SITE AREA) = 69,425 / 195,771 = .35

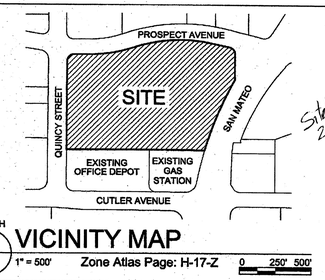
AFD PLANS CHECKING OFFICE
624-3611
APPROVED / DISAPPROVED
SIGNATURE & DATE

PROJECT NUMBER:
APPLICATION NUMBER:

Is an Infrastructure List Required? ( ) Yes (x) 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 APPROVAL:

TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE 02-22-12
ABCWUA	DATE 02/22/12
PARKS AND RECREATION DEPARTMENT	DATE 8-5-13
CITY ENGINEER	DATE 8/5/2013
SOLID WASTE MANAGEMENT (681-2766)	DATE 2-17-12
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE 8/12/2013



NORTH

VICINITY MAP

1" = 500' Zone Atlas Page: H-17-Z 0 250' 500'

architecture
interiors
landscape
planning
engineering

Dekker Perich Sabatini

7601 Jefferson NE Suite 100
Albuquerque, NM 87109
505 761-9700
fax 761-4222
dps@dpsdesign.org

RECEIVED JAN 17 2014 LAND DEVELOPMENT SECTION

ARCHITECT

ENGINEER

PROJECT

Plaza at San Mateo
San Mateo Blvd. NE and Prospect Avenue NE
Albuquerque, NM 87110

REVISIONS
1
2
3
4

DRAWN BY

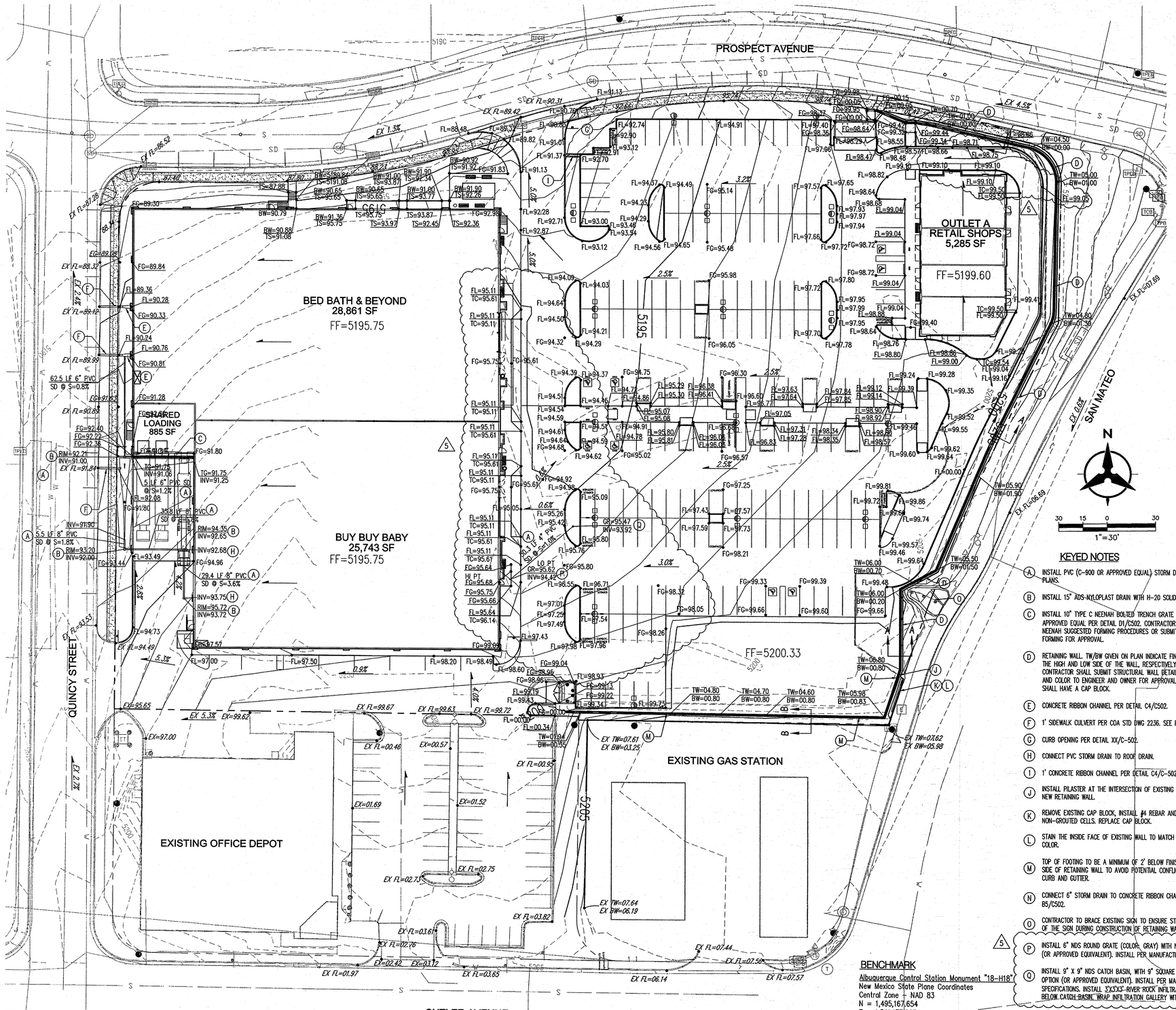
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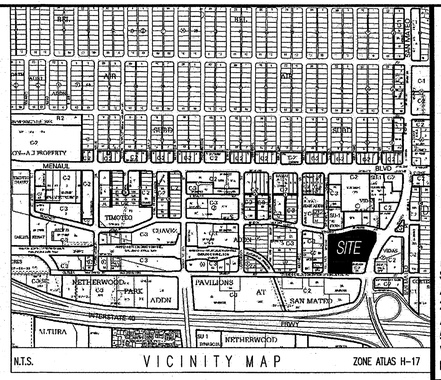
DATE February 17, 2012

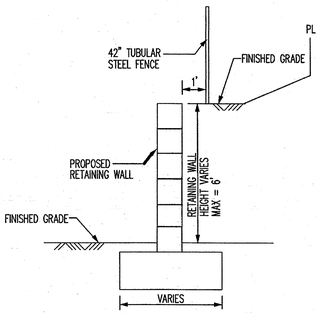
PROJECT NO. 11-0039

DRAWING NAME
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

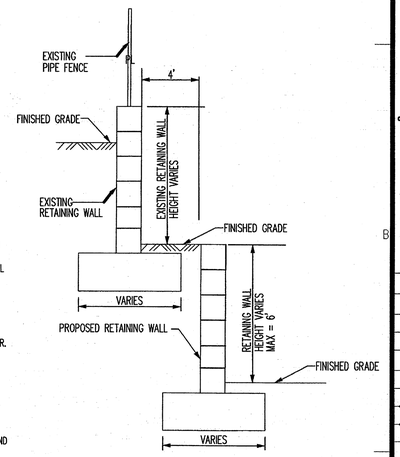
SHEET NO. 1 OF







SECTION A-A
NOT TO SCALE



SECTION B-B
NOT TO SCALE

KEYED NOTES

- (A) INSTALL PVC (C-900 OR APPROVED EQUAL) STORM DRAIN. SIZE PER PLANS.
- (B) INSTALL 15" ADS-N12OPLAST DRAIN WITH H-20 SOLID GRATE.
- (C) INSTALL 10" TYPE C NEENAH BOLTED TRENCH GRATE (R-4999-BX) OR APPROVED EQUAL PER DETAIL D1/C502. CONTRACTOR TO FOLLOWING NEENAH SUGGESTED FORMING PROCEDURES OR SUBMIT ALTERNATIVE FORMING FOR APPROVAL.
- (D) RETAINING WALL. TW/BW GIVEN ON PLAN INDICATE FINISHED GROUND ON THE HIGH AND LOW SIDE OF THE WALL, RESPECTIVELY. HEIGHT VARIES. CONTRACTOR SHALL SUBMIT STRUCTURAL WALL DETAILS, BLOCK MATERIAL AND COLOR TO ENGINEER AND OWNER FOR APPROVAL. RETAINING WALL SHALL HAVE A CAP BLOCK.
- (E) CONCRETE RIBBON CHANNEL PER DETAIL C4/C-502.
- (F) 1' SIDEWALK CULVERT PER COA STD DWG 2236. SEE PUBLIC WORK ORDER.
- (G) CURB OPENING PER DETAIL XX/C-502.
- (H) CONNECT PVC STORM DRAIN TO ROOF DRAIN.
- (I) 1' CONCRETE RIBBON CHANNEL PER DETAIL C4/C-502.
- (J) INSTALL PILASTER AT THE INTERSECTION OF EXISTING RETAINING WALL AND NEW RETAINING WALL.
- (K) REMOVE EXISTING CAP BLOCK, INSTALL #4 REBAR AND GROUT ALL NON-GROUTED CELLS. REPLACE CAP BLOCK.
- (L) STAIN THE INSIDE FACE OF EXISTING WALL TO MATCH NEW RETAINING WALL COLOR.
- (M) TOP OF FOOTING TO BE A MINIMUM OF 2' BELOW FINISHED GRADE ON LOW SIDE OF RETAINING WALL TO AVOID POTENTIAL CONFLICTS WITH FUTURE CURB AND GUTTER.
- (N) CONNECT 6" STORM DRAIN TO CONCRETE RIBBON CHANNEL. SEE DETAIL B5/C502.
- (O) CONTRACTOR TO BRACE EXISTING SIGN TO ENSURE STRUCTURAL INTEGRITY OF THE SIGN DURING CONSTRUCTION OF RETAINING WALL.

5
- (P) INSTALL 6" NDS ROUND GRATE (COLOR: GRAY) WITH NDS SPEE-D BASIN (OR APPROVED EQUIVALENT). INSTALL PER MANUFACTURE SPECIFICATIONS.
- (Q) INSTALL 9" X 9" NDS CATCH BASIN, WITH 9" SQUARE GRATE, NO BOTTOM OPTION (OR APPROVED EQUIVALENT). INSTALL PER MANUFACTURE SPECIFICATIONS. INSTALL 3'X3'X3'-RIVER ROCK INFILTRATION GALLERY BELOW CATCH BASIN. WRAP INFILTRATION GALLERY WITH FILTER FABRIC.

BENCHMARK

Albuquerque Control Station Monument "18-H18"
New Mexico State Plane Coordinates
Central Zone | NAD 83
N = 1,495,157.654
E = 1,541,177.063
Elevation = 5,232.741 (NAVD 1988)
Delta Alpha = -0°11'27.04"
Ground To Grid Factor = 0.999664864

LEGEND

- PROPERTY LINE
- 5301 EXISTING CONTOURS
- EX5301.15 EXISTING GROUND SPOT ELEVATION
- 96.25 SPOT ELEVATIONS FL=FLOWLINE, FG=FINISHED GRADE, TS=TOP OF SIDEWALK, BW=FINISHED GRADE ON LOW SIDE OF WALL, TW=FINISHED GRADE ON HIGH SIDE OF WALL.
- S=2.0% PROPOSED DIRECTION OF FLOW
- PROPOSED CURB
- EASEMENT
- PROPOSED RETAINING WALL

STUDIO SW ARCHITECTS
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505.843.9639 fax 505.843.9683
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E-Mail: mail@studioswarch.com

CONSULTANTS

Architect Engineer

BED BATH & BEYOND
buybuy BABY

PLAZA @ SAN MATEO
ADDRESS
ALBUQUERQUE, NEW MEXICO

MARK	DATE	DESCRIPTION
	03/15/13	PROGRESS SET
	04/01/13	PERMIT
	04/01/13	BID
1	04/18/13	ADDENDA 3
5	05/20/13	ADDENDA 5

ISSUE:	CONST DOCS
PROJECT NO:	20130346
CAD DWG FILE:	
DRAWN BY:	DTH
CHECKED BY:	SJS
DATE:	04/01/13

SHEET TITLE

GRADING PLAN

Bohannan Huston

C201

Thu, 20-Jun-2013 - 9:15:am, Plotted by: SSTEFFEN
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PROSPECT AVENUE

QUINCY STREET

CUTLER AVENUE

SAN MATEO

BED BATH & BEYOND
29,747 SF
FF=5195.75

BUY BUY BABY
27,508 SF
FF=5195.75

OUTLOT A
RETAIL SHOPS
5,285 SF
FF=5199.60

EXISTING OFFICE DEPOT

EXISTING GAS STATION

FF=5200.33

SHARED LOADING
885 SF

N

30 15 0 30
1"=30'

KEYED NOTES

(A) INSTALL PVC (C-900 OR APPROVED EQUAL) STORM DRAIN. SIZE PER PLANS.

(B) INSTALL 15" ADS-NYLOPLAST DRAIN WITH H-20 SOLID GRATE.

(C) INSTALL 10" TYPE C NEENAH BOLTED TRENCH GRATE (R-4999-BX) OR APPROVED EQUAL PER DETAIL D1/C502. CONTRACTOR TO FOLLOWING NEENAH SUGGESTED FORMING PROCEDURES OR SUBMIT ALTERNATIVE FORMING FOR APPROVAL.

(D) RETAINING WALL. TW/BW GIVEN ON PLAN INDICATE FINISHED GROUND ON THE HIGH AND LOW SIDE OF THE WALL, RESPECTIVELY. HEIGHT VARIES. CONTRACTOR SHALL SUBMIT STRUCTURAL WALL DETAILS, BLOCK MATERIAL AND COLOR TO ENGINEER AND OWNER FOR APPROVAL. RETAINING WALL SHALL HAVE A CAP BLOCK.

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(F) 1' SIDEWALK CULVERT PER COA STD DWG 2236. SEE PUBLIC WORK ORDER.

(G) CURB OPENING PER DETAIL XX/C-502.

(H) CONNECT PVC STORM DRAIN TO ROOF DRAIN.

(I) 1' CONCRETE RIBBON CHANNEL PER DETAIL C4/C-502.

(J) INSTALL PILASTER AT THE INTERSECTION OF EXISTING RETAINING WALL AND NEW RETAINING WALL.

(K) REMOVE EXISTING CAP BLOCK, INSTALL #4 REBAR AND GROUT ALL NON-GROUTED CELLS. REPLACE CAP BLOCK.

(L) STAIN THE INSIDE FACE OF EXISTING WALL TO MATCH NEW RETAINING WALL COLOR.

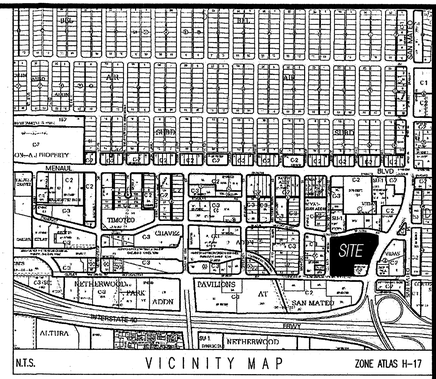
(M) TOP OF FOOTING TO BE A MINIMUM OF 2' BELOW FINISHED GRADE ON LOW SIDE OF RETAINING WALL TO AVOID POTENTIAL CONFLICTS WITH FUTURE CURB AND GUTTER.

(N) CONNECT 6" STORM DRAIN TO CONCRETE RIBBON CHANNEL. SEE DETAIL B5/C502.

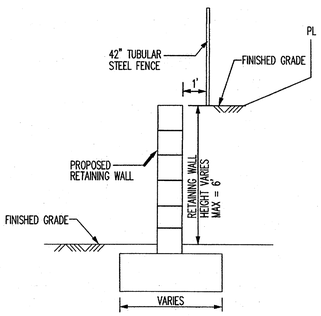
(O) CONTRACTOR TO BRACE EXISTING SIGN TO ENSURE STRUCTURAL INTEGRITY OF THE SIGN DURING CONSTRUCTION OF RETAINING WALL.

BENCHMARK

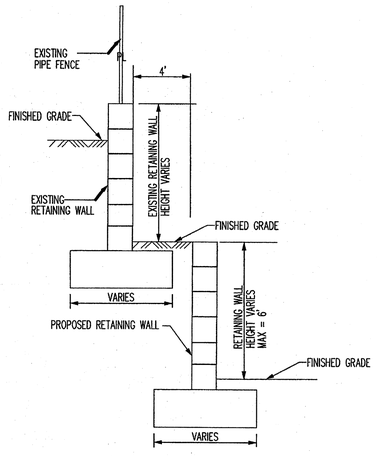
Albuquerque Control Station Monument "18-H18"
New Mexico State Plane Coordinates
Central Zone - NAD 83
N = 1,495,167.654
E = 1,541,177.063
Elevation = 5,232.741 (NAVD 1988)
Delta Alpha = -0°11'27.04"
Ground To Grid Factor = 0.999664864



N.T.S. VICINITY MAP ZONE ATLAS H-17



SECTION A-A
NOT TO SCALE



SECTION B-B
NOT TO SCALE

LEGEND

- PROPERTY LINE
- 5301 EXISTING CONTOURS
- EX5301.15 EXISTING GROUND SPOT ELEVATION
- 96.25 SPOT ELEVATIONS FL=FLOWLINE, FG=FINISHED GRADE, TS=TOP OF SIDEWALK, BW=FINISHED GRADE ON LOW SIDE OF WALL, TW=FINISHED GRADE ON HIGH SIDE OF WALL.
- S=2.0% PROPOSED DIRECTION OF FLOW
- PROPOSED CURB
- EASEMENT
- PROPOSED RETAINING WALL

Bohannan Huston

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505.843.9639 fax 505.843.9683
Web Site: www.studiosw arch.com
E-Mail: mail@studiosw arch.com

CONSULTANTS

RECEIVED
APR 05 2013
LAND DEVELOPMENT SECTION

Architect Engineer

REGISTERED PROFESSIONAL ENGINEER 3/29/13

BED BATH & BEYOND
buybuy BABY

PLAZA @ SAN MATEO
ADDRESS
ALBUQUERQUE, NEW MEXICO

MARK	DATE	DESCRIPTION
	03/15/13	PROGRESS SET
	04/01/13	PERMIT
	04/01/13	BID

ISSUE:	CONST DOCS
PROJECT NO:	20130346
CAD DWG FILE:	
DRAWN BY:	DTH
CHECKED BY:	SJS
DATE:	04/01/13

SHEET TITLE

GRADING PLAN

C201

Fri, 29-Mar-2013 - 2:43:pm, Plotted by: SSTEFFEN
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SSTEFFEN P:\20130346\CDP\Plans\General\20130346 GP01.dwg 3/29/2013 2:43 PM

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PROSPECT AVENUE

BED BATH & BEYOND
29,747 SF

FF=5195.75

SHARED LOADING
885 SF

BUY BUY BABY
27,508 SF

OUTLOT A
RETAIL SHOPS
5,285 SF
FF=5199.60

FF=5200.33 OUTLOT B
RETAIL SHOPS
6,000 SF

EXISTING GAS STATION

EXISTING OFFICE DEPOT

QUINCY STREET

SAN MATEO

CUTLER AVENUE

KEYED NOTES

1. CONCRETE RUNDOWN

NOTES

ROOF DRAINS ON THE WEST SIDE OF THE BED, BATH & BEYOND/BUY, BUY BABY BUILDING WILL DRAIN TO QUINCY STREET THROUGH SIDEWALK CULVERTS. FINAL LOCATION OF THE SIDEWALK CULVERTS TO BE DETERMINED AT BUILDING PERMIT.

BENCHMARK

Albuquerque Control Station Monument "9-H17"
New Mexico State Plane Coordinates
Central Zone - NAD 83
N = 1,495,173.375
E = 1,537,088.971
Elevation = 5,180.854 (NAVD 1988)
Delta Alpha = -00°11'55.34"
Ground To Grid Factor = 0.999668300

N

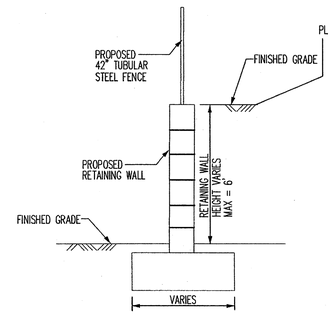
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1"=30'

LEGEND

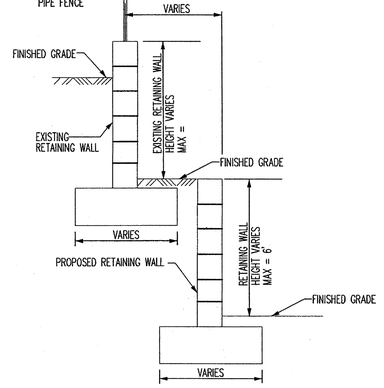
- PROPERTY LINE
- 5301 EXISTING CONTOURS
- EX5301.15 EXISTING GROUND SPOT ELEVATION
- 96.25 ALL SPOT ELEVATIONS ARE FLOWLINE UNLESS OTHERWISE STATED.
- S=2.0% PROPOSED DIRECTION OF FLOW
- PROPOSED CURB
- EASEMENT
- PROPOSED RETAINING WALL

V I C I N I T Y M A P

N.T.S. ZONE ATLAS H-17



SECTION A-A
NOT TO SCALE



SECTION B-B
NOT TO SCALE

architecture
interiors
landscape
planning
engineering

Dekker
Perich
Sabatini

7601 Jefferson NE Suite 100
Albuquerque, NM 87109
505 761-9700
fax 761-4222
dps@dpsdesign.org

ARCHITECT

RECEIVED
APR 05 2013
LAND DEVELOPMENT SECTION

ENGINEER

PROJECT

Plaza at San Mateo
San Mateo Blvd. NE and Prospect Avenue NE
Albuquerque, NM 87110

REVISIONS

DRAWN BY	DTH
REVIEWED BY	SJS
DATE	September 28, 2011
PROJECT NO.	20120165

DRAWING NAME

GRADING AND DRAINAGE PLAN

SHEET NO.

G 3
OF

Mon, 13-Feb-2012 - 2:00:pm, Plotted by: SSTEFFEN
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Bohannan Huston

NOTE

SEE SHEET G2 FOR EXISTING CONDITIONS NARRATIVE

BASIN 1

BASIN 2

BASIN 3

BASIN 4

Found No.6 Rebar

Found No.6 Rebar

FOUND 2"DIA. NMDOT CAP "1143+389"

1.5"Dia. Cap STAMPED"PLS 10042" (REJECTED)

Found No.5 Rebar (REJECTED)

1.00"Dia. Cap STAMPED"UNLEDGE"

2Dia. Cap "UNLEDGE"

N

30 15 0 30

1"=30'

Bohannan Huston

Tue, 31-Jan-2012 - 3:45:pm, Plotted by: SSTEFFEN
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architecture
interiors
landscape
planning
engineering

Dekker
Perich
Sabatini

7601 Jefferson NE Suite 100
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ARCHITECT

RECEIVED
APR 05 2013
LAND DEVELOPMENT SECTION

ENGINEER

PROJECT

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DATE	September 28, 2011
PROJECT NO.	20120165

DRAWING NAME

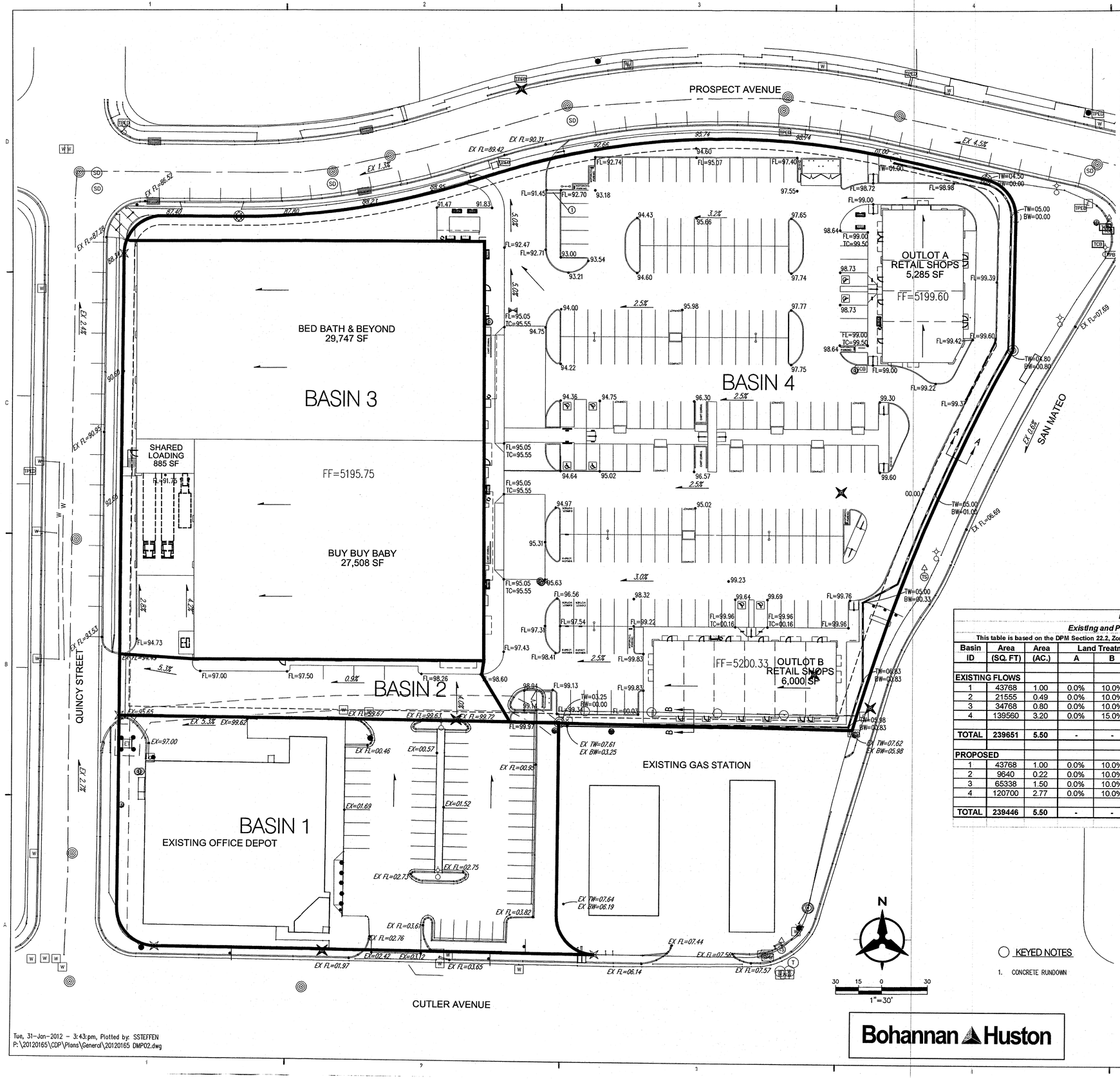
GRADING AND DRAINAGE PLAN

EXISTING CONDITIONS

SHEET NO.

G 1

OF



GRADING AND DRAINAGE NARRATIVE

I. INTRODUCTION

The purpose of this sheet is to present a conceptual grading plan for a proposed commercial redevelopment in NE Albuquerque. The site is located at the southwest corner of the San Mateo Blvd and Prospect Avenue. The project will include a Bed Bath & Beyond/Buy Buy Baby Combo Store and outlot retail buildings with pedestrian access, parking, and landscaping on approximately 4.5 acres. This submittal is in support of the Site Plan for Building Permit application at EPC.

II. SITE LOCATION

The site is located within zone atlas map H-17-Z. The project is bounded along the east by San Mateo Blvd, along the north by Prospect Avenue, along the west by Quincy Street and along the south by Office Depot and a gas station.

III. EXISTING CONDITIONS

The site encompasses approximately 4.5 acres and is developed with existing office space. Slopes for the site range between 2 to 5% to the northwest, with an exisiting retaining wall on the east side of the site with heights up to 5 ft. Currently, the site drains via surface flow north to Prospect Avenue or West towards Quincy Street where the flows discharge into existing storm drain inlets in Prospect Avenue. Basin1 (4.5 cfs) drains north to an existing drive aisle, combining with Basin 2 (2.2 cfs) and drains to the west out the existing driveway to Quincy Street (6.7 cfs). Basin 3 (3.6 cfs) drains via surface flow toward Quincy Street. Basin 4 (13.9 cfs) drains toward Prospect Avenue through the existing driveway access. The site is not encumbered by a floodplain as shown on FIRM 35001C0352G dated September 26, 2008.

IV. OFFSITE FLOWS

No offsite flows enter the site in the existing or proposed condition. There are two existing driveways along Prospect Avenue. The eastern driveway has a water block that prevents flow from entering the site. At the western driveway the site is higher than Prospect Avenue. The site is higher than Quincy Street to the west. There are no entrances to San Mateo Boulevard to the east of the site and no water enter the site from San Mateo. There is currently water harvesting in the San Mateo right-of-way of water that falls in the area between the back of sidewalk and the right-of-way line. There is a water block at the existing driveway to the Office Depot site preventing water from entering the site from Cutler Avenue to the South. The existing gas station southeast of the site drains towards Cutler Avenue. In the proposed condition the new driveway on Prospect Avenue drains flow into Prospect Avenue. The conditions along San Mateo Boulevard, Cutler Avenue and Quincy Street remain unchanged in the proposed condition.

V. PROPOSED CONDITIONS

In the proposed conditions the site will mimic the existing conditions. A new retaining wall is proposed on the east side of the site, with slopes on the site ranging from 1 to 5%. The site will continue to drain via surface flow towards Prospect Avenue and Quincy Street. Basin1 (4.5 cfs) drains north to an existing drive aisle, combining with Basin 2 (1.0 cfs) and drains to the west out the existing driveway to Quincy Street (5.5 cfs). The combined flows from Basins 1 and 2 are slightly less in the proposed condition. Basin 3 (6.7 cfs) drains via surface flow toward Quincy Street. The flow entering Quincy Street increases from 10.2 cfs to 12.2 cfs in the developed condition. Basin 4 (12.4 cfs) drains toward Prospect Avenue through the proposed driveway access. The flow entering Prospect Avenue decreases from 13.9 cfs to 12.4 cfs in the developed condition. The total flow leaving the site increases from 24.1 cfs to 24.5 cfs in the developed condition.

VI. CONCLUSION

The grading and drainage plan for the site is consistent with the existing site conditions. The plan is capable of safely passing the 100 year storm and meets city requirements. All analysis was completed in accordance with section 22.2 of the Development Process Manual.

Plaza at San Mateo

Existing and Proposed Conditions Basin Data Table

This table is based on the DPM Section 22.2, Zone: 2

Basin ID	Area (SQ. FT)	Area (AC.)	Land Treatment Percentages A	B	C	D	Q(100) (cfs/ac.)	Q(100) (CFS)	V(100) (inches)	V(100) (CF)
EXISTING FLOWS										
1	43768	1.00	0.0%	10.0%	0.0%	90.0%	4.46	*4.5*	*1.99*	*7244*
2	21555	0.49	0.0%	10.0%	0.0%	90.0%	4.46	*2.2*	*1.99*	*3567*
3	34768	0.80	0.0%	10.0%	0.0%	90.0%	4.46	*3.6*	*1.99*	*5754*
4	139560	3.20	0.0%	15.0%	0.0%	85.0%	4.34	*13.9*	*1.92*	*22318*
TOTAL	**239651**	**5.50**	-	-	-	-	-	***24.1***	-	***28072***
PROPOSED										
1	43768	1.00	0.0%	10.0%	0.0%	90.0%	4.46	*4.5*	*1.99*	*7244*
2	9640	0.22	0.0%	10.0%	0.0%	90.0%	4.46	*1.0*	*1.99*	*1595*
3	65338	1.50	0.0%	10.0%	0.0%	90.0%	4.46	*6.7*	*1.99*	*10813*
4	120700	2.77	0.0%	10.0%	0.0%	90.0%	4.46	*12.4*	*1.99*	*19976*
TOTAL	**239446**	**5.50**	-	-	-	-	-	***24.5***	-	***39628***

LEGEND

- PROPERTY LINE
- 5301 EXISTING CONTOURS
- X EX5301.15 EXISTING GROUND SPOT ELEVATION
- 96.25 ALL SPOT ELEVATIONS ARE FLOWLINE UNLESS OTHERWISE STATED.
- S=2.0% PROPOSED DIRECTION OF FLOW
- PROPOSED CURB
- EASEMENT
- PROPOSED RETAINING WALL

KEYED NOTES

1. CONCRETE RUNDOWN

Bohannan Huston

Tue, 31-Jan-2012 - 3:43:pm, Plotted by: SSTEFFEN
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architecture
interiors
landscape
planning
engineering

Dekker
Perich
Sabatini

7601 Jefferson NE Suite 100
Albuquerque, NM 87109
505 761-9700
fax 761-4222
dps@dpsdesign.org

ARCHITECT

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APR 05 2013
LAND DEVELOPMENT SECTION

ENGINEER

STATE OF NEW MEXICO 14664 REGISTERED PROFESSIONAL ENGINEER 31 2012

PROJECT

Plaza at San Mateo
San Mateo Blvd. NE and Prospect Avenue NE
Albuquerque, NM 87110

REVISIONS

DRAWN BY	DTH
REVIEWED BY	SJS
DATE	September 28, 2011
PROJECT NO.	20120165

DRAWING NAME

GRADING AND DRAINAGE PLAN

PROPOSED CONDITIONS

SHEET NO.

G 2

OF

PROSPECT AVENUE

BED BATH & BEYOND
29,747 SF

FF=5195.75

SHARED LOADING
885 SF

BUY BUY BABY
27,508 SF

OUTLOT A
RETAIL SHOPS
5,285 SF
FF=5199.60

FF=5200.33 OUTLOT B
RETAIL SHOPS
6,000 SF

EXISTING GAS STATION

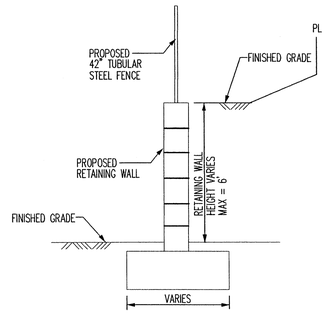
EXISTING OFFICE DEPOT

QUINCY STREET

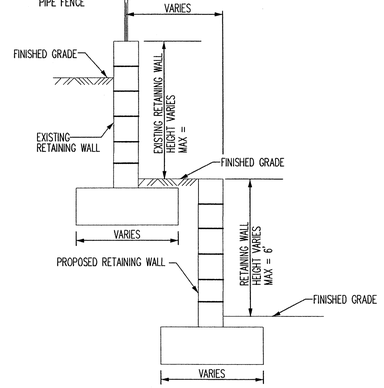
SAN MATEO

CUTLER AVENUE

VICINITY MAP
N.T.S.
ZONE ATLAS H-17



SECTION A-A
NOT TO SCALE



SECTION B-B
NOT TO SCALE

KEYED NOTES

1. CONCRETE RUNDOWN

NOTES

ROOF DRAINS ON THE WEST SIDE OF THE BED, BATH & BEYOND/BUY, BUY BABY BUILDING WILL DRAIN TO QUINCY STREET THROUGH SIDEWALK CULVERTS. FINAL LOCATION OF THE SIDEWALK CULVERTS TO BE DETERMINED AT BUILDING PERMIT.

BENCHMARK

Albuquerque Control Station Monument "9-H17"
New Mexico State Plane Coordinates
Central Zone - NAD 83
N = 1,495,173.375
E = 1,537,088.971
Elevation = 5,180.854 (NAVD 1988)
Delta Alpha = -00°11'55.34"
Ground To Grid Factor = 0.999668300

N

30 15 0 30
1"=30'

LEGEND

- PROPERTY LINE
- 5301 EXISTING CONTOURS
- X EX5301.15 EXISTING GROUND SPOT ELEVATION
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- PROPOSED CURB
- EASEMENT
- PROPOSED RETAINING WALL

Bohannan Huston

Mon, 13-Feb-2012 - 2:00:pm, Plotted by: SSTEFFEN
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landscape
planning
engineering

Dekker
Perich
Sabatini

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Albuquerque, NM 87109
505 761-9700
fax 761-4222
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ARCHITECT

ENGINEER

REGISTERED PROFESSIONAL ENGINEER 14696 2/13/12

PROJECT

Plaza at San Mateo
San Mateo Blvd. NE and Prospect Avenue NE
Albuquerque, NM 87110

REVISIONS

DRAWN BY	DTH
REVIEWED BY	SJS
DATE	September 28, 2011
PROJECT NO.	20120165

DRAWING NAME

GRADING AND DRAINAGE PLAN

SHEET NO.

G 3
OF

NOTE

SEE SHEET G2 FOR EXISTING CONDITIONS NARRATIVE

BASIN 1

BASIN 2

BASIN 3

BASIN 4

Found No.6 Rebar

Found No.6 Rebar

FOUND 2"DIA. NMDOT CAP "11451+389"

1.5"Dia. Cap STAMPED"P.L.S. 10042" (REJECTED)

Found No.5 Rebar (RE-SET)

1.00"Dia. Cap STAMPED "UNLEDGE"

2"Dia. Cap UNLEDGE

N

30 15 0 30

1"=30'

Legals

RECEIVED
FEB 01 2012
HYDROLOGY SECTION

Bohannan Huston

Tue, 31-Jan-2012 - 3:45:pm, Plotted by: SSTEFFEN
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Dekker
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Sabatini

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ARCHITECT

ENGINEER

PROJECT

Plaza at San Mateo
San Mateo Blvd. NE and Prospect Avenue NE
Albuquerque, NM 87110

REVISIONS

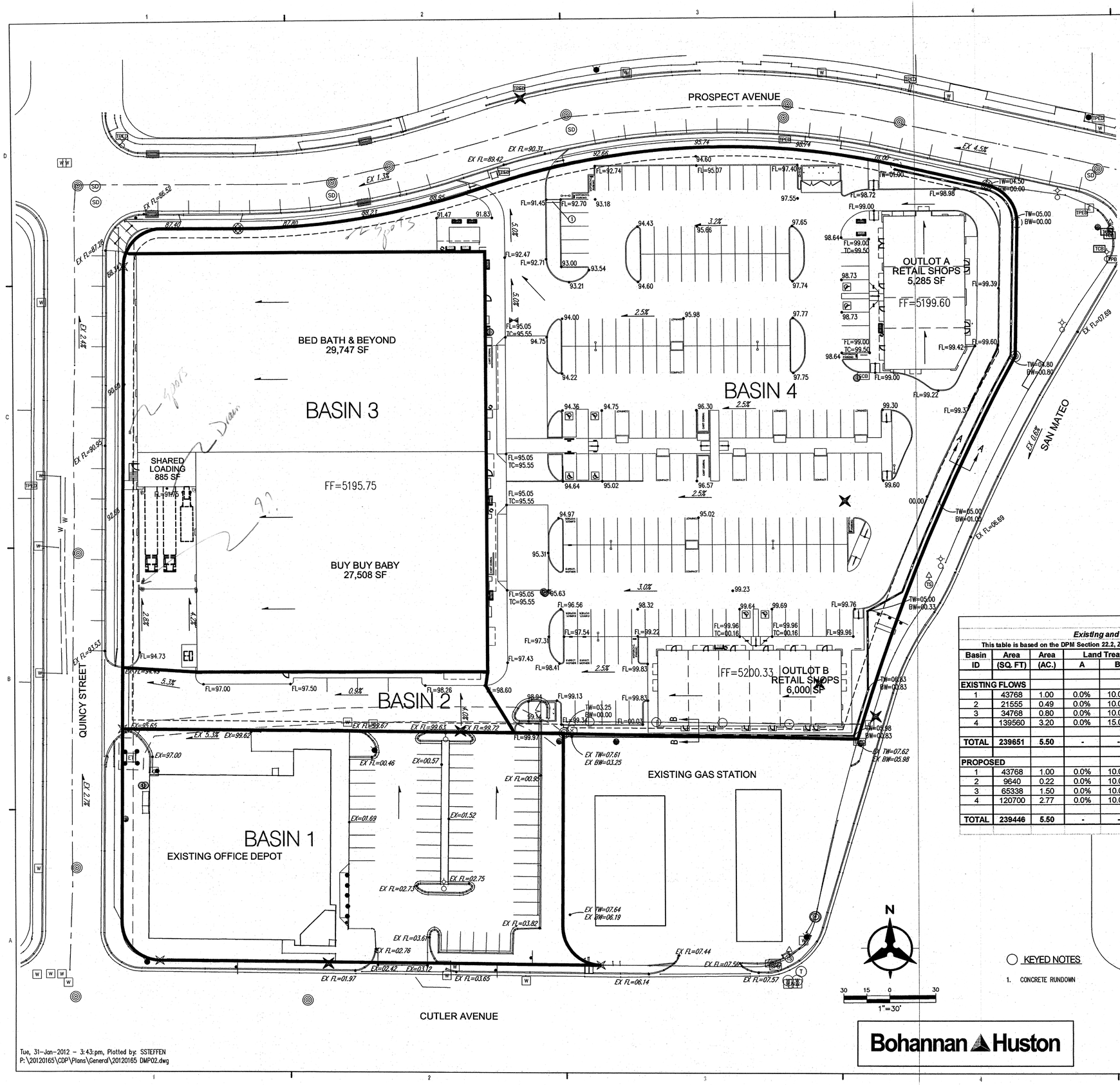
DRAWN BY DTH
REVIEWED BY SJS
DATE September 28, 2011
PROJECT NO. 20120165
DRAWING NAME

GRADING AND DRAINAGE PLAN

EXISTING CONDITIONS

SHEET NO.

G 1
OF



GRADING AND DRAINAGE NARRATIVE

I. INTRODUCTION

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VI. CONCLUSION

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Plaza at San Mateo

Existing and Proposed Conditions Basin Data Table

This table is based on the DPM Section 22.2, Zone: 2

Basin ID	Area (SQ. FT)	Area (AC.)	Land Treatment Percentages A	B	C	D	Q(100) (cfs/ac.)	Q(100) (CFS)	V(100) (inches)	V(100) (CF)
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2	21555	0.49	0.0%	10.0%	0.0%	90.0%	4.46	*2.2*	*1.99*	*3567*
3	34768	0.80	0.0%	10.0%	0.0%	90.0%	4.46	*3.6*	*1.99*	*5754*
4	139560	3.20	0.0%	15.0%	0.0%	85.0%	4.34	*13.9*	*1.92*	*22318*
TOTAL	**239651**	**5.50**	-	-	-	-	-	***24.1***	-	***28072***
PROPOSED										
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2	9640	0.22	0.0%	10.0%	0.0%	90.0%	4.46	*1.0*	*1.99*	*1595*
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TOTAL	**239446**	**5.50**	-	-	-	-	-	***24.5***	-	***39628***

LEGEND

- PROPERTY LINE
- 5301 EXISTING CONTOURS
- EX5301.15 EXISTING GROUND SPOT ELEVATION
- 96.25 ALL SPOT ELEVATIONS ARE FLOWLINE UNLESS OTHERWISE STATED.
- S=2.0% PROPOSED DIRECTION OF FLOW
- PROPOSED CURB
- EASEMENT
- PROPOSED RETAINING WALL

KEYED NOTES

1. CONCRETE RUNDOWN

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HYDROLOGY SECTION

Bohannan Huston

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ARCHITECT

ENGINEER

PROJECT

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Albuquerque, NM 87110

REVISIONS

DRAWN BY	DTH
REVIEWED BY	SJS
DATE	September 28, 2011
PROJECT NO.	20120165

DRAWING NAME

GRADING AND DRAINAGE PLAN

PROPOSED CONDITIONS

SHEET NO.

G 2
OF

Tue, 31-Jan-2012 - 3:43:pm, Plotted by: SSTEFFEN
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PROSPECT AVENUE

BED BATH & BEYOND
29,747 SF

FF=5195.75

SHARED LOADING
885 SF

FF=5195.75

BUY BUY BABY
27,508 SF

OUTLOT A
RETAIL SHOPS
5,285 SF

FF=5199.60

FF=5200.33 OUTLOT B
RETAIL SHOPS
6,000 SF

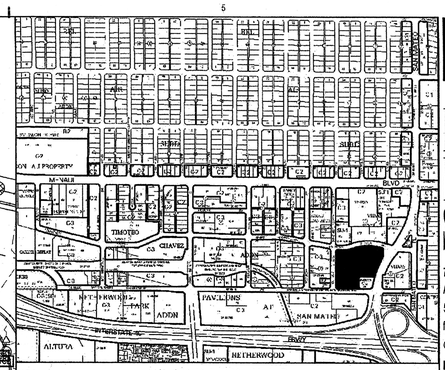
EXISTING GAS STATION

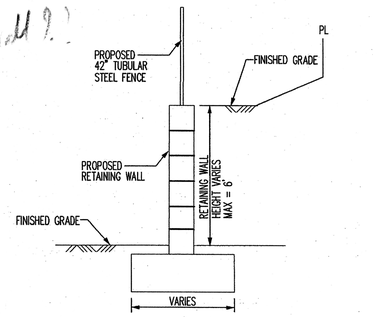
EXISTING OFFICE DEPOT

QUINCY STREET

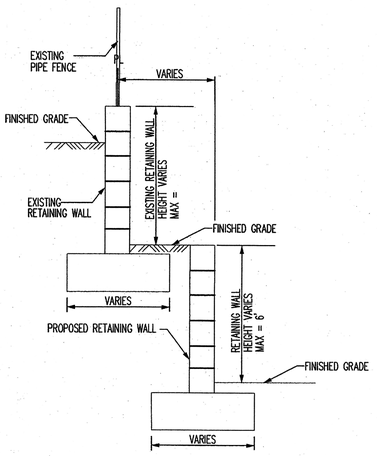
SAN MATEO

CUTLER AVENUE





SECTION A-A
NOT TO SCALE



SECTION B-B
NOT TO SCALE

○ KEYED NOTES

1. CONCRETE RUNDOWN

BENCHMARK

Albuquerque Control Station Monument "9-H17"
New Mexico State Plane Coordinates
Central Zone – NAD 83
N = 1,495,173.375
E = 1,537,088.971
Elevation = 5,180.854 (NAVD 1988)
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- PROPOSED CURB
- EASEMENT
- PROPOSED RETAINING

N

30 15 0 30
1"=30'

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HYDROLOGY SECTION

Bohannan Huston

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architecture
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ARCHITECT

ENGINEER

PROJECT

Plaza at San Mateo
San Mateo Blvd. NE and Prospect Avenue NE
Albuquerque, NM 87110

REVISIONS

DRAWN BY	DTH
REVIEWED BY	SJS
DATE	September 28, 2011
PROJECT NO.	20120165

DRAWING NAME

GRADING AND DRAINAGE PLAN

SHEET NO.

G 3
OF

NOTE

SEE SHEET G2 FOR EXISTING CONDITIONS NARRATIVE

BASIN 1

BASIN 2

BASIN 3

BASIN 4

Found No.6 Rebar

Found No.6 Rebar

FOUND 2"DIA. NMDOT CAP "1143+389"

1.5"Dia. Cap STAMPED"PLS 10042" (REJECTED)

Found No.5 Rebar (OF ECTITI)

1.00"Dia. Cap STAMPED UNLEDGE

2.00"Dia. Cap UNLEDGE

N

30 15 0 30

1"=30'

Bohannan Huston

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DEC 29 2011
HYDROLOGY SECTION

Wed, 28-Dec-2011 – 2:30:pm, Plotted by: SSTEFFEN
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ARCHITECT

ENGINEER

STATE OF NEW MEXICO 14668 REGISTERED PROFESSIONAL ENGINEER

PROJECT

Plaza at San Mateo
San Mateo Blvd. NE and Prospect Avenue NE
Albuquerque, NM 87110

REVISIONS

DRAWN BY	DTH
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DRAWING NAME

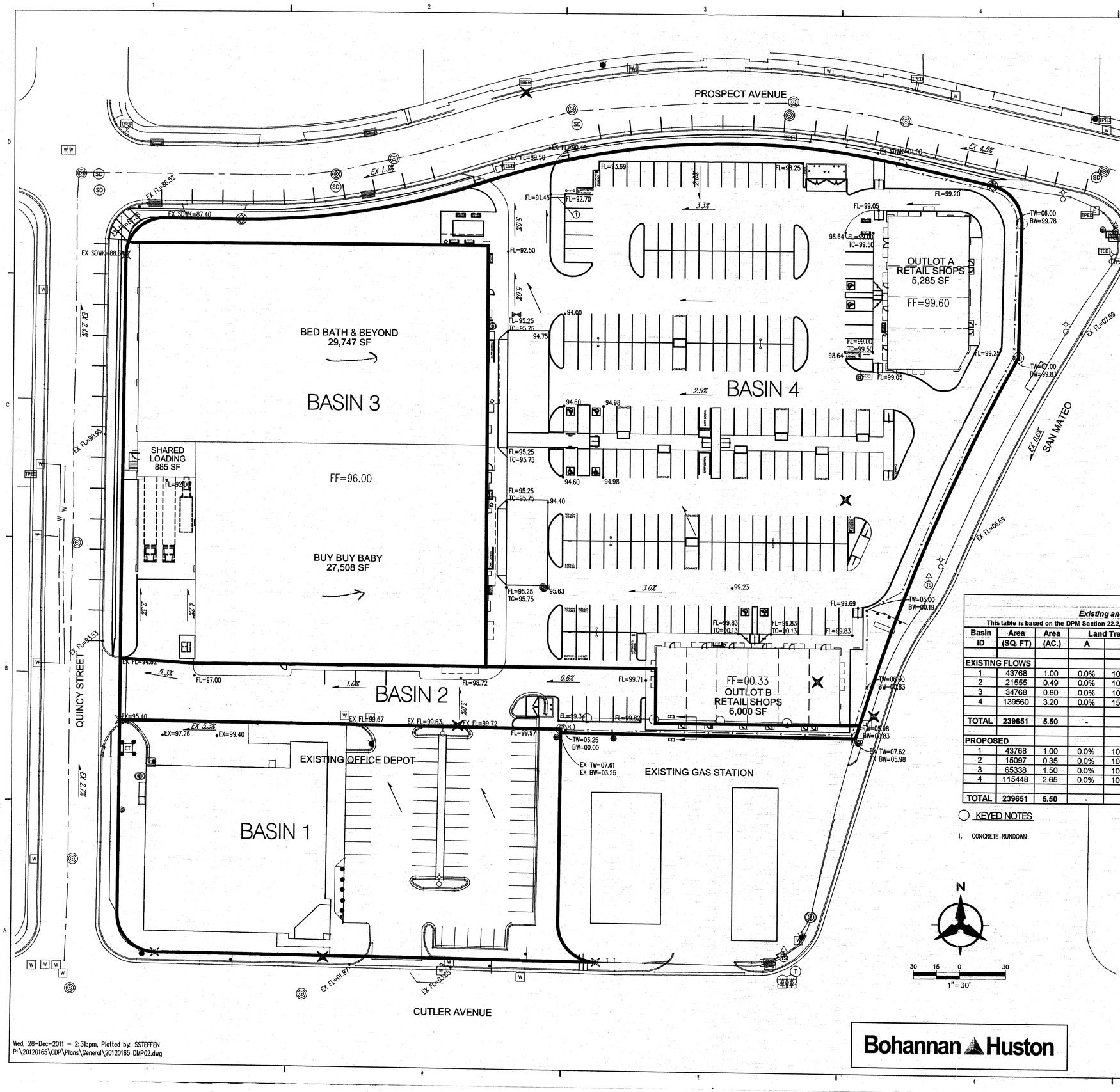
GRADING AND DRAINAGE PLAN

EXISTING CONDITIONS

SHEET NO.

G 1

OF



GRADING NARRATIVE

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V. CONCLUSION

The grading and drainage plan for the site is consistent with the existing site conditions. The plan is capable of safely passing the 100 year storm and meets city requirements. All analysis was completed in accordance with section 22.2 of the Development Process Manual.

Plaza at San Mateo

Existing and Proposed Conditions Basin Data Table

This table is based on the DPM Section 22.2, Zone: 2

Basin ID	Area (SQ. FT)	Area (AC.)	Land Treatment Percentages A	B	C	D	Q(100) (cfs/ac.)	Q(100) (CFS)	V(100) (inches)	V(100) (CF)
EXISTING FLOWS										
1	43768	1.00	0.0%	10.0%	0.0%	90.0%	4.46	*4.5*	*1.99*	*7244*
2	21555	0.49	0.0%	10.0%	0.0%	90.0%	4.46	*2.2*	*1.99*	*3567*
3	34768	0.80	0.0%	10.0%	0.0%	90.0%	4.46	*3.6*	*1.99*	*5754*
4	139560	3.20	0.0%	15.0%	0.0%	85.0%	4.34	*13.9*	*1.92*	*22318*
TOTAL	239651	5.50	-	-	-	-	-	*24.1*	-	*28072*
PROPOSED										
1	43768	1.00	0.0%	10.0%	0.0%	90.0%	4.46	*4.5*	*1.99*	*7244*
2	15097	0.35	0.0%	10.0%	0.0%	90.0%	4.46	*1.5*	*1.99*	*2499*
3	65338	1.50	0.0%	10.0%	0.0%	90.0%	4.46	*6.7*	*1.99*	*10813*
4	115448	2.65	0.0%	10.0%	0.0%	90.0%	4.46	*11.8*	*1.99*	*19107*
TOTAL	239651	5.50	-	-	-	-	-	*24.5*	-	*39662*

KEYED NOTES

1. CONCRETE RUNDOWN

LEGEND

- PROPERTY LINE
- 5301 EXISTING CONTOURS
- EX5301.15 EXISTING GROUND SPOT ELEVATION
- 96.25 ALL SPOT ELEVATIONS ARE FLOWLINE UNLESS OTHERWISE STATED.
- S=2.0% PROPOSED DIRECTION OF FLOW
- WATER BLOCK
- PROPOSED CURB
- EASEMENT
- PROPOSED STORM DRAIN INLET
- PROPOSED RETAINING WALL

N

30 15 0 30

1"=30'

RECEIVED
DEC 29 2011
HYDROLOGY SECTION

Bohannan Huston

Wed, 28-Dec-2011 - 2:31:pm, Plotted by: SSTEFFEN
P:\20120165\CDP\Plans\General\20120165 DMP02.dwg

architecture
interiors
landscape
planning
engineering

Dekker
Perich
Sabatini

7601 Jefferson NE Suite 100
Albuquerque, NM 87109
505 761-9700
fax 761-4222
dps@dpsdesign.org

ARCHITECT

ENGINEER

PROJECT

Plaza at San Mateo
San Mateo Blvd. NE and Prospect Avenue NE
Albuquerque, NM 87110

REVISIONS

DRAWN BY	DTH
REVIEWED BY	SJS
DATE	September 28, 2011
PROJECT NO.	20120165

DRAWING NAME

GRADING AND DRAINAGE PLAN

PROPOSED CONDITIONS

SHEET NO.

G 2

OF

PROSPECT AVENUE

BED BATH & BEYOND
29,747 SF

SHARED LOADING
885/SF

FF=96.00

BUY BUY BABY
27,508 SF

OUTLOT A
RETAIL SHOPS
5,285 SF
FF=99.60

FF=00.33
OUTLOT B
RETAIL SHOPS
6,000 SF

EXISTING OFFICE DEPOT

EXISTING GAS STATION

QUINCY STREET

SAN MATEO

CUTLER AVENUE

No Rundoff over the SDWK

How will the loading Dock Drain?

Roof Flows

spot

Fence or RET wall

KEYED NOTES

1. CONCRETE RUNDOWN

Detail

N

30 15 0 30

1"=30'

SECTION A-A
NOT TO SCALE

SECTION B-B
NOT TO SCALE

LEGEND

- PROPERTY LINE
- 5301 EXISTING CONTOURS
- X EX5301.15 EXISTING GROUND SPOT ELEVATION
- 96.25 ALL SPOT ELEVATIONS ARE FLOWLINE UNLESS OTHERWISE STATED.
- S=2.0% PROPOSED DIRECTION OF FLOW
- WATER BLOCK
- PROPOSED CURB
- EASEMENT
- PROPOSED STORM DRAIN INLET
- PROPOSED RETAINING WALL

Show Existing Topo
More Detail Grading w/ Additional spot Elev.
Spots around the building to ensure Proper Drainage
No Runoff over HC PL
Spot Elev. around HC to ensure Does not Exceed c's slope.
Vicinity Map
BM
Show full Elev. For FF
clearly show the flow is not Retaining wall (Fence) inside Property
Legend.
which of these is Existing
Drain Pan
Dispose of Landscaping

RECEIVED
DEC 29 2011
HYDROLOGY SECTION

Bohannan Huston

Wed, 28-Dec-2011 - 2:30:pm, Plotted by: SSTEFFEN
P:\20120165\CDP\Plans\General\20120165 GP01.dwg

architecture
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REVIEWED BY	SJS
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PROJECT NO.	20120165

DRAWING NAME

GRADING AND DRAINAGE PLAN

SHEET NO.

G 3

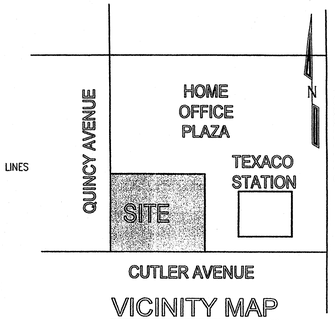
OF

GENERAL NOTES :

1. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON WAS TAKEN FROM A SURVEY PERFORMED BY:
   Hall Surveying CO.
   12805 Menaul Blvd. NE
   Albuqureque, NM 87112
   (505) 292-6727
2. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TOOLS, LABOR, EQUIPMENT, MATERIALS, AND ALL OTHER REQUIRED SUPPLIES AND SERVICES TO COMPLETE THE WORK IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS OF THE LOCAL GOVERNING AUTHORITIES. HE SHALL ENSURE HIS OPERATIONS ARE CARRIED OUT IN CONFORMANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES, STATUTES AND REGULATIONS, INCLUDING THOSE CODES, STATUTES AND REGULATIONS CONCERNING THE PROTECTION OF LIFE AND PROPERTY.
3. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. APPLICATION AND PAYMENT FOR ALL NECESSARY LICENSES AND PERMITS REQUIRED FOR THIS PROJECT ARE THE RESPONSIBILITY OF THE CONTRACTOR. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER CONTRACT DOCUMENTS APPROVED BY ALL PERMITTING AUTHORITIES.
4. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS AT THE JOB SITE, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND WILL NOT BE LIMITED TO NORMAL WORKING HOURS. HE SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL BARRICADES, WARNING SIGNS, FLASHING LIGHTS AND TRAFFIC CONTROL DEVICES DURING CONSTRUCTION. THE CONTRACTOR SHALL COMPLY WITH OSHA REGULATIONS AND SAFETY REQUIREMENTS.
5. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT IS A REQUIREMENT OF THE "UNDERGROUND UTILITY DAMAGE PREVENTION ACT" THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS – NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORK DAYS PRIOR TO THE STARTING DATE – OF THEIR INTENT TO EXCAVATE; AND ALSO, TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR OF EXISTING FACILITIES CAUSED BY THE CONTRACTOR'S WORK FORCE.
6. IN THE CASE OF CONFLICT BETWEEN THIS DRAWING AND ANY OTHER DRAWING AND/OR THE SPECIFICATIONS, THE OWNER'S REPRESENTATIVE SHALL BE IMMEDIATELY NOTIFIED FOR CLARIFICATION.
7. DO NOT SCALE THE DRAWINGS – THEY ARE REPRODUCTIONS AND ARE SUBJECT TO DISTORTION.
8. CONSTRUCTION AND/OR REPAIR OF PAVEMENTS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORK CONSTRUCTION.
9. ALL PAVEMENT DIMENSIONS SHOWN HEREON ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
10. ALL RADII SHALL BE CONSTRUCTED AS NOTED, AND SHALL IN NO CASE BE LESS THAN THREE (3) FEET, UNLESS OTHERWISE NOTED.
11. ALL PROPOSED SIGNAGE SHOWN HEREON IS FOR LOCATION PURPOSES ONLY. SIGN SUPPLIER SHALL BE RESPONSIBLE IN COORDINATING WITH SIGN MANUFACTURER AND LOCAL AUTHORITY FOR EXACT LOCATION AND INSTALLATION OF POLE SIGN FOUNDATION. SIGN SUPPLIER IS RESPONSIBLE FOR OBTAINING ANY PERMITS REQUIRED FOR SIGNAGE.
12. AT ALL LOCATIONS WHERE NO CURB EXISTS AT THE EDGE OF PROPOSED PAVEMENT, EXTEND MINERAL AGGREGATE BASE ROCK A MINIMUM OF 9" BEYOND PROPOSED EDGE OF BITUMINOUS PAVEMENT.
13. THE CONTRACTOR AND SUBCONTRACTOR'S SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO ORDERING MATERIAL. ANY DISCREPANCIES SHALL BE RESOLVED BEFORE COMMENCING WITH WORK.
14. CONCRETE WALKS, PAVING, AND CURBS SHALL HAVE A MEDIUM BROOM FINISH UNLESS OTHERWISE SPECIFIED ON THE ARCHITECTURAL PLANS.
15. THESE PLANS ARE SITE SPECIFIC TO ALBUQUERQUE, NM. ALL REFERENCES TO GOVERNING AUTHORITIES SHALL BE SITE SPECIFIC.

LEGEND

- EXISTING FIRE HYDRANT
- EXISTING SANITARY MANHOLE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- SA — EXISTING SAN. SEWER LINE [W/ FLOW DIRECTION]
- W — EXISTING WATER MAIN
- SD — EXISTING STORM DRAIN
- OH — P/T — EXISTING POWER POLE & O.H. ELECTRIC & TELEPHONE LINES
- EXISTING GUY WIRE & ANCHOR
- EXISTING YARD LIGHT
- [000] — EXISTING CONTOUR AT ELEVATION 000
- 000 — PROPOSED FINISHED GRADE CONTOUR AT ELEV. 000
- W — PROPOSED DOMESTIC WATER SERVICE LINE
- FW — PROPOSED FIRE PROTECTION WATER SERVICE LINE
- OHE&T — PROPOSED OVERHEAD ELECTRIC & TELEPHONE SERVICE
- UGE — PROPOSED UNDERGROUND ELECTRIC SERVICE
- UGT — PROPOSED UNDERGROUND TELEPHONE SERVICE
- 000.00 / 000.00 — PROPOSED TOP OF CURB AND FIN. GRADE ELEVATION
- SF — SF — SILT FENCE – EROSION CONTROL
- STAKED STRAW BALES – EROSION CONTROL
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT



VICINITY MAP

N.T.S.

DESCRIPTION:

A CERTAIN TRACT OF LAND BEING A PORTION OF "TRACT A" OF VIDAS SUBDIVISION, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE LAND DIVISION PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 4, 1973, IN MAP BOOK C9, FOLIO 65 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED BEING A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF CUTLER AVENUE N.E. AND IDENTICAL TO THE SOUTHWEST CORNER OF SAID "TRACT A" AND RUNNING– THENCE, N 89°33'00" W, 288.09 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE OF CJTLER AVENUE N.E. TO A POINT OF CURVE; THENCE, ON A CURVE TO THE RIGHT RADIUS = 25.00 FEET, DELTA = 89°51'00", CHORD AND BEARING = N 44°37'30" W, 35.31 FEET TO A POINT OF TANGENT, BEING A POINT ON THE EASTERLY RIGHT OF WAY LINE OF QUINCY STREET N.E.; THENCE, N 00°18'00" E, 127.07 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE OF QUINCY STREET N.E. TO THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE, S 89 °33'00" E, 288.42 FEET TO THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE, S 00°27'00" W, 127.00 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE LEFT RADIUS = 25.00 FEET, DELTA = 90°00'00", CHORD AND BEARING = S 44° 33' 00" E, 35.36 FEET TO A POINT OF TANGENT AND POINT OF BEGINNING.

CONTAINING 1.0058 ACRES MORE OR LESS.

NOTES:

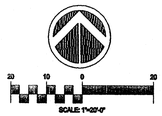
1) THIS SURVEY SHOWS ALL EASEMENTS SET FORTH IN COMMITMENT FOR TITLE INSURANCE FILE NO. 09–31606–K 32 0022 CC 10 19068, DATED SEPTEMBER 1, 1994, FURNISHED BY RIO GRANDE TITLE COMPANY, INC.

2) THERE ARE 131 PARKING SPACES LOCATED ON SUBJECT PROPERTY.

3) PROPERTY IS ZONED C–2(SC) COMMUNITY COMMERCIAL ZONE (SHOPPING CENTER)
   a) HEIGHT RESTRICTION IS 26' OTHER HEIGHT RESTRICTIONS MAY APPLY BASED ON SETBACK FROM PROPERTY.
   b) THERE SHALL BE A FRONT OR CORNER SIDE YARD SETBACK OF NOT LESS THAN 5 FEET AND A SETBACK OF 11 FEET FROM THE JUNCTION OF A DRIVEWAY OR ALLEY AND A PUBLIC SIDEWALK OR PLANNED PUBLIC SIDEWALK.

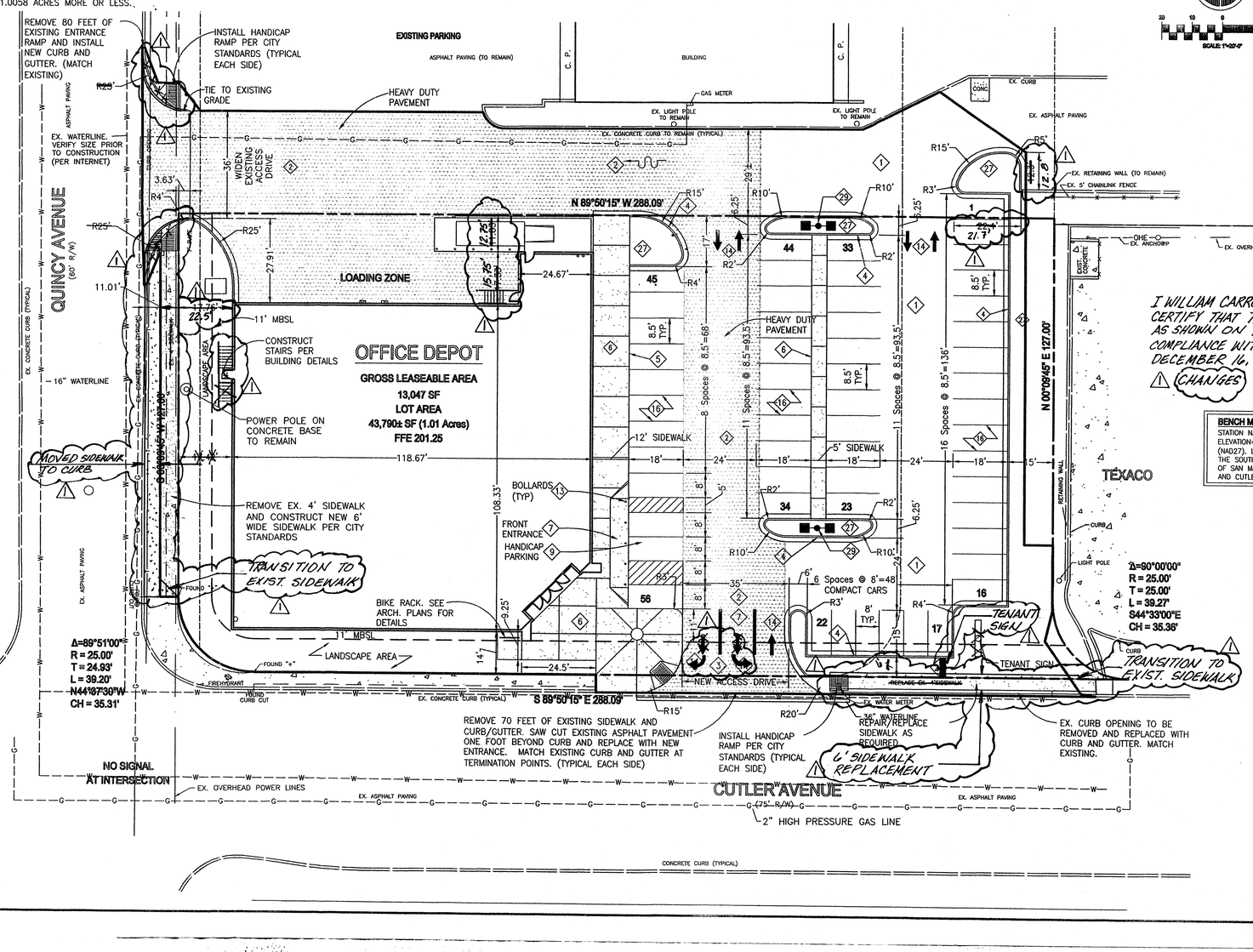
FLOOD INFORMATION:

PER FIRM PANEL 352 OF 825, MAP NO. 35001C0352 D. THE PROPERTY SHOWN HEREON FALLS IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE OF 500–YEAR FLOODPLAIN



CONSTRUCTION NOTES TABLE

1. INSTALL ASPHALT PAVEMENT PER DETAIL 1
2. INSTALL HEAVY DUTY PAVEMENT PER DETAIL 2
3. INSTALL ASPHALT/CONCRETE TRANSITION PER DETAIL 3
4. INSTALL CONCRETE CURB AND GUTTER PER DETAIL 4
5. INSTALL CURB EDGED CONCRETE SIDEWALK PER DETAIL 5
6. INSTALL CONCRETE SIDEWALK PER DETAIL 6
7. INSTALL FRONT ENTRANCE PER DETAIL 7
8. NOT USED
9. INSTALL HANDICAP PARKING PER DETAIL 9
10. INSTALL HANDICAP PARKING SYMBOL PER DETAIL 10
11. INSTALL HANDICAP PARKING SIGNAGE PER DETAIL 11
12. INSTALL CONCRETE WHEELSTOPS PER DETAIL 12
13. INSTALL BOLLARD PER DETAIL 13
14. INSTALL PAINTED DIRECTIONAL ARROWS PER DETAIL 14
15. NOT USED
16. INSTALL 4" WIDE PAINT STRIPE, YELLOW UNLESS OTHERWISE NOTED
17. INSTALL 24" WIDE STOP LINE
18. CONSTRUCT TEMPORARY CONSTRUCTION ENTRANCE PER DETAIL 18
19. INSTALL TEMPORARY EROSION CONTROL – SILT FENCING
20. INSTALL TEMPORARY EROSION CONTROL – STAKED STRAW BALES
21. INSTALL WATER METER ASSEMBLY
22. INSTALL SANITARY SEWER CLEANOUT (TRAFFIC AREAS) PER DETAIL 22
23. INSTALL SANITARY SEWER CLEANOUT (LANDSCAPE AREA) PER DETAIL 23
24. INSTALL CONCRETE THRUST BLOCK PER DETAIL 24
25. INSTALL TYPICAL TRENCH PER DETAIL 25
26. NOT USED
27. AREA TO BE LANDSCAPED
28. INSTALL 40' HT. FLAG POLE WHERE SHOWN – SEE ARCHITECTURAL DRAWING FOR DETAILS
29. INSTALL LIGHT POLE



SITE DATA TABLE

SUBDIVISION/DEVELOPMENT:	HOME OFFICE PLAZA
	SAN MATEO BLVD.
	ALBUQUERQUE, NM
LOT NUMBER:	PORTION OF "TRACT A"
ADDESS:	5001 CUTLER AVE. NE
CITY:	ALBUQUERQUE
COUNTY:	BERNALILLO
STATE:	NEW MEXICO
CIVIL DISTRICT:	*
EXISTING ZONING:	C–2 (HIGHWAY SERVICE)
ACREAGE OF SITE	1.01 ACRES
SQUARE FOOTAGE OF SITE:	43,810 SQ.FT.
MINIMUM REQUIRED SETBACK LINES:	
YARD FRONTING ON ANY STREET	11 FEET
SIDE YARD:	5 FEET
REAR YARD:	5 FEET
OWNER:	CARROL VENTURES, INC
ADDRESS:	5812 PADRE ROBERTO RD. NW
PHONE NO:	505–345–6237
FAX NO:	505–837–2708
CONTACT NAME:	STAN MASON
APPLICANT:	CARROL VENTURES, INC
ADDRESS:	5812 PADRE ROBERTO RD. NW
PHONE NO:	505–345–6237
FAX NO:	505–837–2708
CONTACT NAME:	STAN MASON
BUILDING SQUARE FOOTAGE:	13,047
BUILDING HEIGHT:	24'–2" MAX.(TOP OF PARAPET)
MAXIMUM FLOOR AREA RATIO:	70%
FLOOR AREA RATIO OF SITE:	30%
GREEN AREA REQUIRED	4,381 SQ. FT. (10%)
GREEN AREA PROVIDED	7,532 SQ. FT. (17.1%)
ASPHALT & CONCRETE AREA	23,231 SQ. FT. (53.0%)
AREA WITHIN DETENTION POND	0 SQ. FT. (0.0%)
MAXIMUM PARKING REQUIREMENT:	1 SPACE PER 200 S.F. = 66
PARKING PROVIDED:	56 (APPROVED BY CITY DUE TO PROXIMITY TO PUBLIC TRANSIT SYSTEM)

I WILLIAM CARROLL, P.E. LICENSE NUMBER 10439, CERTIFY THAT THE SITE WORK/GRADING WORK AS SHOWN ON THIS DRAWING IS IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED PLANS DATED DECEMBER 16, 2003.

⚠ CHANGES

WILLIAM B. CARROLL NEW MEXICO 10439 REGISTERED PROFESSIONAL ENGINEER 12/16/04

BENCH MARK DATA
STATION NAME: "13–H17"
ELEVATION= 5207.161
(NAD27). LOCATED IN THE SOUTHWEST CORNER OF SAN MATEO BLVD. AND CUTLER AVE. N.E.

Stantec
51 Century Blvd.
Suite 100
Nashville, TN
37214
Tel. 615.885.1144
Fax. 615.885.1102
www.stantec.com

Stantec Project #77000791–150

REVISIONS			
DATE	BY	SYMBOL	DESCRIPTION

OFFICE DEPOT APPROVAL STAMP

Office DEPOT

2200 Old Germantown Road
Delray Beach, FL 33445
561/438-4800
561/438-4178 (FAX)

OFFICE DEPOT
THE OFFICE PLACE

Site Geometry Plan

5001 Cutler Avenue NE
Albuquerque, NM

DATE	STORE NO.	SCALE
12/16/03	220076	AS SHOWN
LINEALS	SQUARE FT.	DRAWN BY / CHECK BY
000000.00		HKW

WILLIAM B. CARROLL NEW MEXICO 10439 REGISTERED PROFESSIONAL ENGINEER 12/16/04

C-1.0

ALL ARCHITECTURE AND ENGINEERING DRAWINGS ARE IN CONFIDENCE AND DISTRIBUTION MAY NOT BE MADE WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT OR ENGINEER. ALL COMMON LAW RIGHTS OF COPYRIGHT AND CONVERSION, ARE HEREBY SPECIFICALLY RESERVED.

V:\1770\active\77000791\1770079101-site.dwg
2004-01-28 8:58:09a By: mcduff

EROSION/SILTATION CONTROL NOTES:

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED TO RETAIN SEDIMENT ON SITE.
2. ALL CONTROL MEASURES MUST BE PROPERLY SELECTED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND GOOD ENGINEERING PRACTICE. IF PERIODIC INSPECTIONS INDICATES INAPPROPRIATE OR INCORRECTLY INSTALLED, THE CONTRACTOR SHALL REPLACE OR MODIFY THE CONTROL FOR ON SITE SITUATIONS.
3. STOCKPILED TOPSOIL SHALL BE SURROUNDED BY EARTH BERMS AND/OR STRAW BALE SEDIMENT BARRIERS.
4. IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, OFFSITE ACCUMULATIONS SHALL BE REMOVED AT A FREQUENCY SUFFICIENT TO MINIMIZE OFFSITE IMPACTS AND POSE A SAFETY HAZARD TO THE PUBLIC.
5. SEDIMENT SHALL BE REMOVED FROM SILT FENCES AND OTHER SEDIMENT CONTROL DEVICES AS NECESSARY, AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
6. LITTER AND CONSTRUCTION DEBRIS SHALL BE PICKED UP PRIOR TO ANTICIPATED STORM EVENT (AS FORECASTED BY LOCAL WEATHER REPORTS). AFTER USE, SILT FENCES SHALL BE REMOVED OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES.
7. PRE-CONSTRUCTION VEGETATIVE COVER SHALL NOT BE DESTROYED, REMOVED OR DISTURBED MORE THAN 20 CALENDAR DAYS PRIOR TO GRADING OR EARTH MOVING UNLESS THE AREA IS SEEDED AND/OR MULCHED OR OTHER TEMPORARY COVER IS INSTALLED.
8. CLEARING AND GRUBBING MUST BE HELD TO THE MINIMUM NECESSARY FOR GRADING AND EQUIPMENT OPERATION.
9. CONSTRUCTION MUST BE SEQUENCED TO MINIMIZE THE EXPOSURE TIME OF GRADED OR DENUDED AREAS.
10. EROSION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE AND FUNCTIONAL BEFORE EARTH MOVING OPERATIONS BEGIN AND MUST BE CONSTRUCTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. TEMPORARY MEASURES MAY BE REMOVED AT THE BEGINNING OF THE WORK DAY, BUT MUST BE REPLACED AT THE END OF THE WORK DAY.
11. ALL LAND ON OR OFF SITE WHICH IS DISTURBED BY THE CONTRACTOR AND WHICH IS NOT BUILT UPON OR SURFACED SHALL BE ADEQUATELY STABILIZED TO CONTROL EROSION & SEDIMENTATION.
12. ALL MEASURES ARE TO BE INSPECTED DAILY BY THE SITE SUPERINTENDENT. ANY DAMAGED STRUCTURAL MEASURES SHALL BE REPAIRED BY THE CLOSE OF THE FOLLOWING DAY. SEDIMENT CONTROLS WILL BE REMOVED AFTER AREAS ABOVE THEM HAVE BEEN STABILIZED.

FLOOD INFORMATION:

PER FIRM PANEL 352 OF 825, MAP NO. 35001C0352 D.
THE PROPERTY SHOWN HEREON FALLS IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE OF 500-YEAR FLOODPLAIN

TRACT "A"

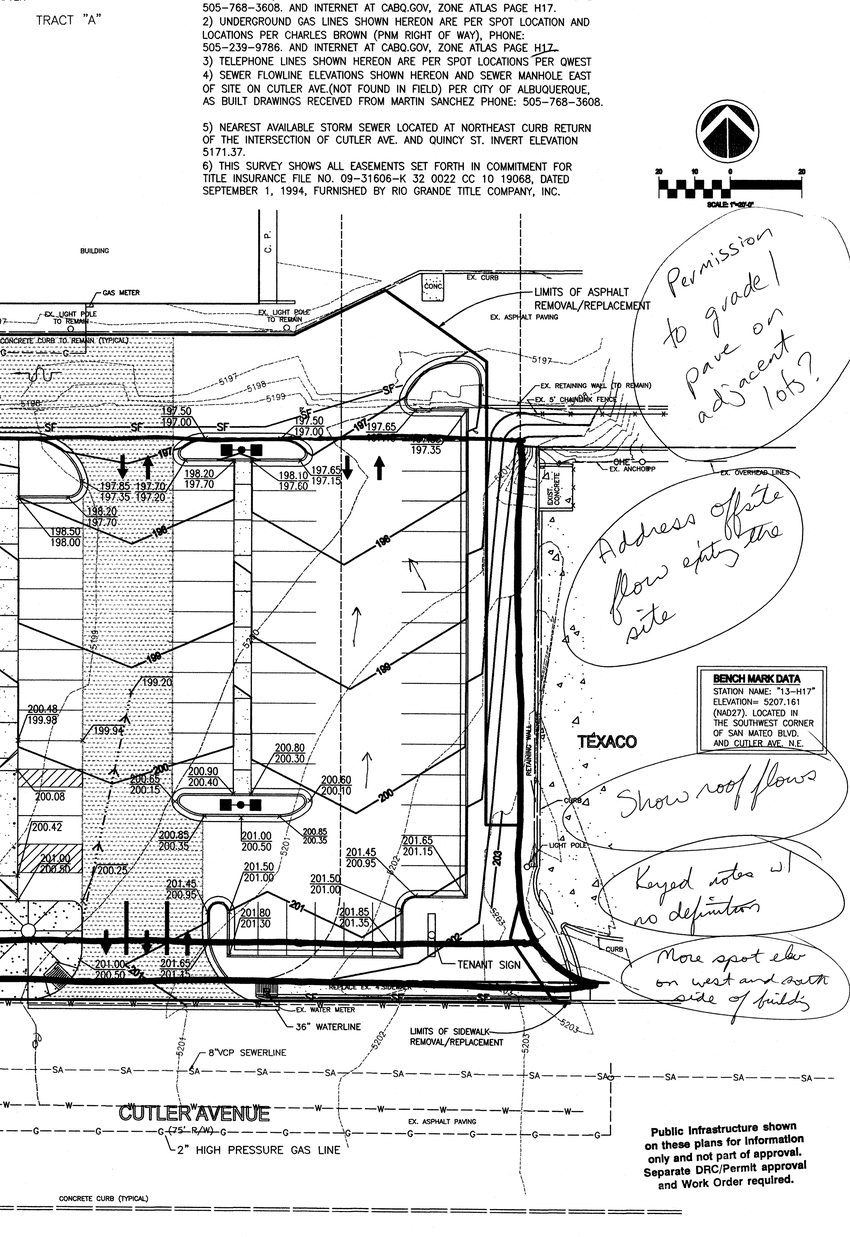
LEGEND

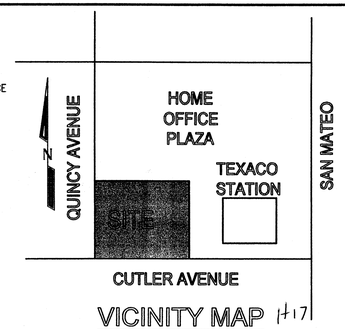
- EXISTING FIRE HYDRANT
- EXISTING SANITARY MANHOLE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- SA — EXISTING SAN. SEWER LINE [W/ FLOW DIRECTION]
- W — EXISTING WATER MAIN
- SD — EXISTING STORM DRAIN
- OH — P/T — EXISTING POWER POLE & O.H. ELECTRIC & TELEPHONE LINES
- EXISTING GUY WIRE & ANCHOR
- EXISTING YARD LIGHT
- [000] — EXISTING CONTOUR AT ELEVATION 000
- 000 — PROPOSED FINISHED GRADE CONTOUR AT ELEV. 000
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- OHE&T — PROPOSED OVERHEAD ELECTRIC & TELEPHONE SERVICE
- UGE — PROPOSED UNDERGROUND ELECTRIC SERVICE
- UGT — PROPOSED UNDERGROUND TELEPHONE SERVICE
- 000.00 / 000.00 — PROPOSED TOP OF CURB AND FIN. GRADE ELEVATION
- SF — SF — SILT FENCE - EROSION CONTROL
- STAKED STRAW BALES - EROSION CONTROL
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT

NOTES:

1) SANITARY SEWER, STORM SEWER AND WATER LOCATIONS PER CITY OF ALBUQUERQUE, AS BUILT DRAWINGS RECEIVED FROM MARTIN SANCHEZ PHONE: 505-768-3608. AND INTERNET AT CABQ.GOV, ZONE ATLAS PAGE H17.
2) UNDERGROUND GAS LINES SHOWN HEREON ARE PER SPOT LOCATION AND LOCATIONS PER CHARLES BROWN (PNM RIGHT OF WAY), PHONE: 505-239-9786. AND INTERNET AT CABQ.GOV, ZONE ATLAS PAGE H17.
3) TELEPHONE LINES SHOWN HEREON ARE PER SPOT LOCATIONS PER QWEST
4) SEWER FLOWLINE ELEVATIONS SHOWN HEREON AND SEWER MANHOLE EAST OF SITE ON CUTLER AVE.(NOT FOUND IN FIELD) PER CITY OF ALBUQUERQUE, AS BUILT DRAWINGS RECEIVED FROM MARTIN SANCHEZ PHONE: 505-768-3608.

5) NEAREST AVAILABLE STORM SEWER LOCATED AT NORTHEAST CURB RETURN OF THE INTERSECTION OF CUTLER AVE. AND QUINCY ST. INVERT ELEVATION 5171.37.
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VICINITY MAP H17
N.T.S.

GRADING NOTES:

1. STRIP ALL TOPSOILS, VEGETATION, SOFT, LOOSE AREAS OR OTHERWISE UNSUITABLE MATERIAL FROM THE SITE. THIS SHALL INCLUDE REMOVAL OF ANY TREES AND ASSOCIATED ROOT SYSTEM. ANY EXISTING FILL THAT IS POORLY COMPACTED SHALL ALSO BE REMOVED.
2. AFTER STRIPPING AND PRIOR TO PLACEMENT OF FILL, THE EXPOSED SUBGRADE SHALL BE PROOFROLLED TO DETECT ANY SOFT OR UNSTABLE AREAS. PROOFROLLING SHALL BE PERFORMED IN THE PRESENCE OF A GEOTECHNICAL ENGINEER REPRESENTATIVE. ANY SOFT OR UNSTABLE AREAS SHALL BE UNDERCUT AND REPLACED WITH SELECT FILL MATERIAL AS APPROVED BY THE GEOTECHNICAL ENGINEER.
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4. REPRESENTATIVE SAMPLES OF FILL MATERIALS SHALL BE TESTED AND APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT. FILL MATERIALS SHALL BE FREE OF ORGANIC MATTER AND DEBRIS.
5. FILL MATERIALS SHALL MEET THE FOLLOWING CRITERIA OR AS APPROVED BY GEOTECHNICAL ENGINEER.

PLASTICITY INDEX – **12 in accordance with ASTM D-4318**
MAX. PARTICLE SIZE – **3 inches or less. Gradation in accordance with ASTM D-422**
MAXIMUM LOOSE LIFT THICKNESS – **8 inches**
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OPTIMUM MOISTURE CONTENT – **2%± Densified to a Min. 95% of Maximum Denisty in accordance with ASTM-D-1557**
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MIN. REQUIRED – **2 TESTS/1 FT FILL LIFT**

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a) THE GEOTECH REPORT INDICATES THE SOILS ON THE SITE AT THE BUILDING AREA CONSIST OF LOOSE TO MEDIUM DENSE, CLAYEY TO SILTY SAND AND SOFT TO VERY STIFF CLAY TO A DEPTH OF 5 TO 8 FEET THAT WILL REQUIRE UNDERCUTTING AND OVER EXCAVATION AND REPLACEMENT OF UNSTABLE SOILS. THE AREA ALSO SHOWS PREVIOUS GRADING AND PROBABLE MAN MADE FILL.
b) CONTRACTOR SHALL CONSULT THE GEOTECHNICAL ENGINEER AND THE OWNER FOR THE BEST POSSIBLE ALTERNATIVE TO PERFORM BUILDING PAD PREPARATION/FOUNDATION SUPPORT.
d) CONTRACTOR SHALL STRIPPED ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE CONSTRUCTION AREA AND WASTED.
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51 Century Blvd.
Suite 100
Nashville, TN
37214
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Fax. 615.885.1102
www.stantec.com
Stantec Project #77000791-150

REVISIONS			
DATE	BY	SYMBOL	DESCRIPTION

OFFICE DEPOT APPROVAL STAMP

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HYDROLOGY SECTION

Office DEPOT

2200 Old Germantown Road
Delray Beach, FL 33445
561/438-4800
561/438-4178 (FAX)

OFFICE DEPOT
THE OFFICE PLACE

Grading Plan

5001 Cutler Avenue NE
Albuquerque, NM

DATE	STORE NO.	SCALE	
12/18/03	220076	AS SHOWN	
LINEALS	SQUARE FT.	DRAWN BY	CHECK BY
000000.00		HKW	

WILLIAM B. CARROLL
NEW MEXICO
10439
REGISTERED PROFESSIONAL ENGINEER
12/19/03

C-2.0

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2004-01-08 10:52:06 by mcarroll

EROSION/SILTATION CONTROL NOTES:

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED TO RETAIN SEDIMENT ON SITE.
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FLOOD INFORMATION:

PER FIRM PANEL 352 OF 825, MAP NO. 35001C0352 D. THE PROPERTY SHOWN HEREON FALLS IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE OF 500-YEAR FLOODPLAIN

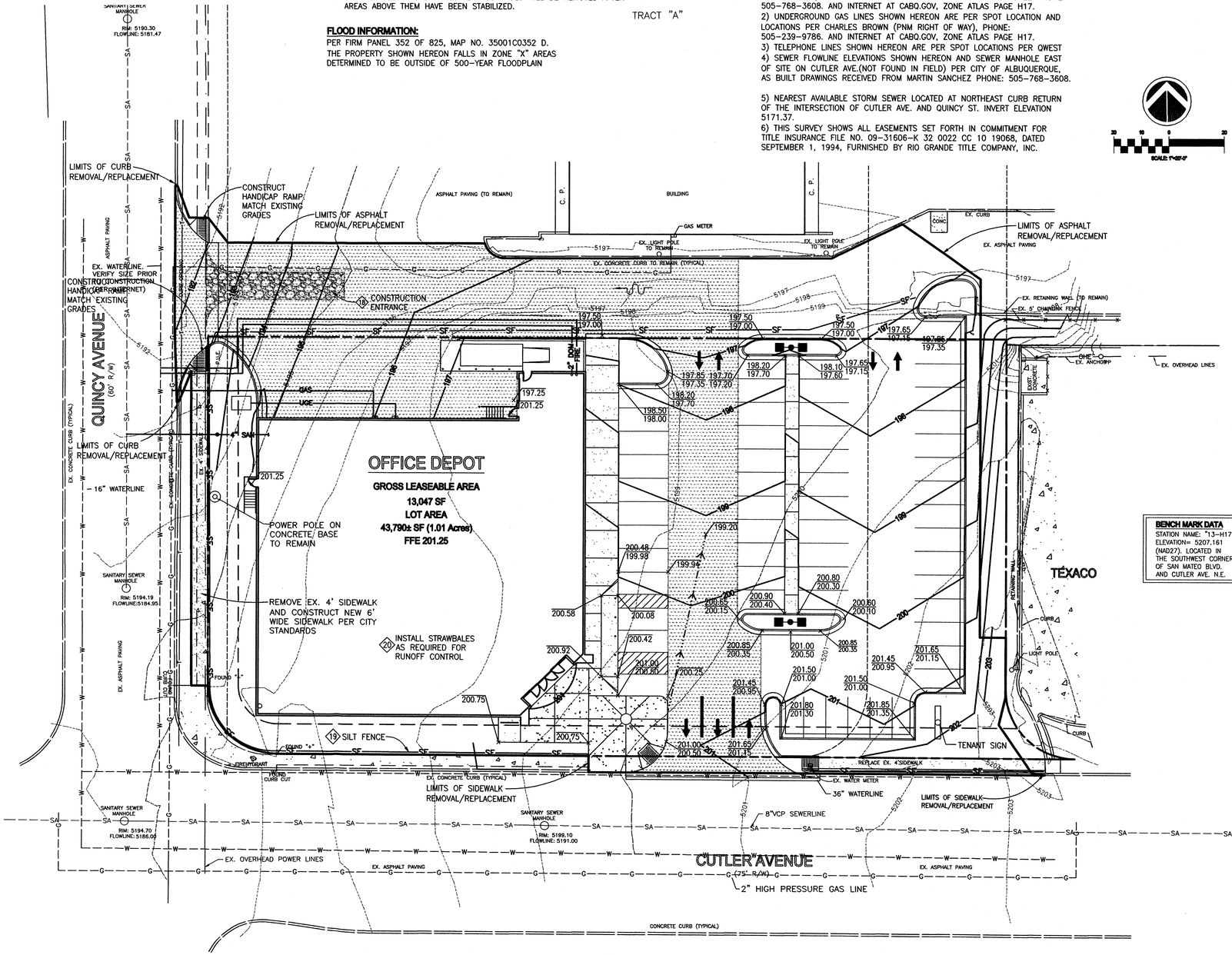
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- EXISTING SANITARY MANHOLE
- EXISTING PROPERTY LINE
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- PROPOSED HEAVY DUTY ASPHALT PAVEMENT

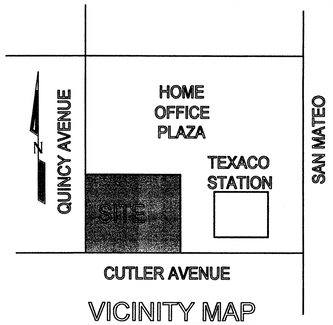
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BENCH MARK DATA
STATION NAME: "13-H17"
ELEVATION= 5207.161
(NAD27). LOCATED IN THE SOUTHWEST CORNER OF SAN MATEO BLVD. AND CUTLER AVE. N.E.



VICINITY MAP
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Stantec Project #77000791-150

REVISIONS			
DATE	BY	SYMBOL	DESCRIPTION

OFFICE DEPOT APPROVAL STAMP

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HYDROLOGY SECTION

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Delray Beach, FL 33445
561/438-4800
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OFFICE DEPOT
THE OFFICE PLACE

Grading Plan

5001 Cutler Avenue NE
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DATE	STORE NO.	SCALE	
12/18/03	220076	AS SHOWN	
LINEALS	SQUARE FT.	DRAWN BY	CHECK BY
000000.00		HKW	

WILLIAM B. CARROLL
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C-2.0

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2004-01-28 8:02:04a By: rscott

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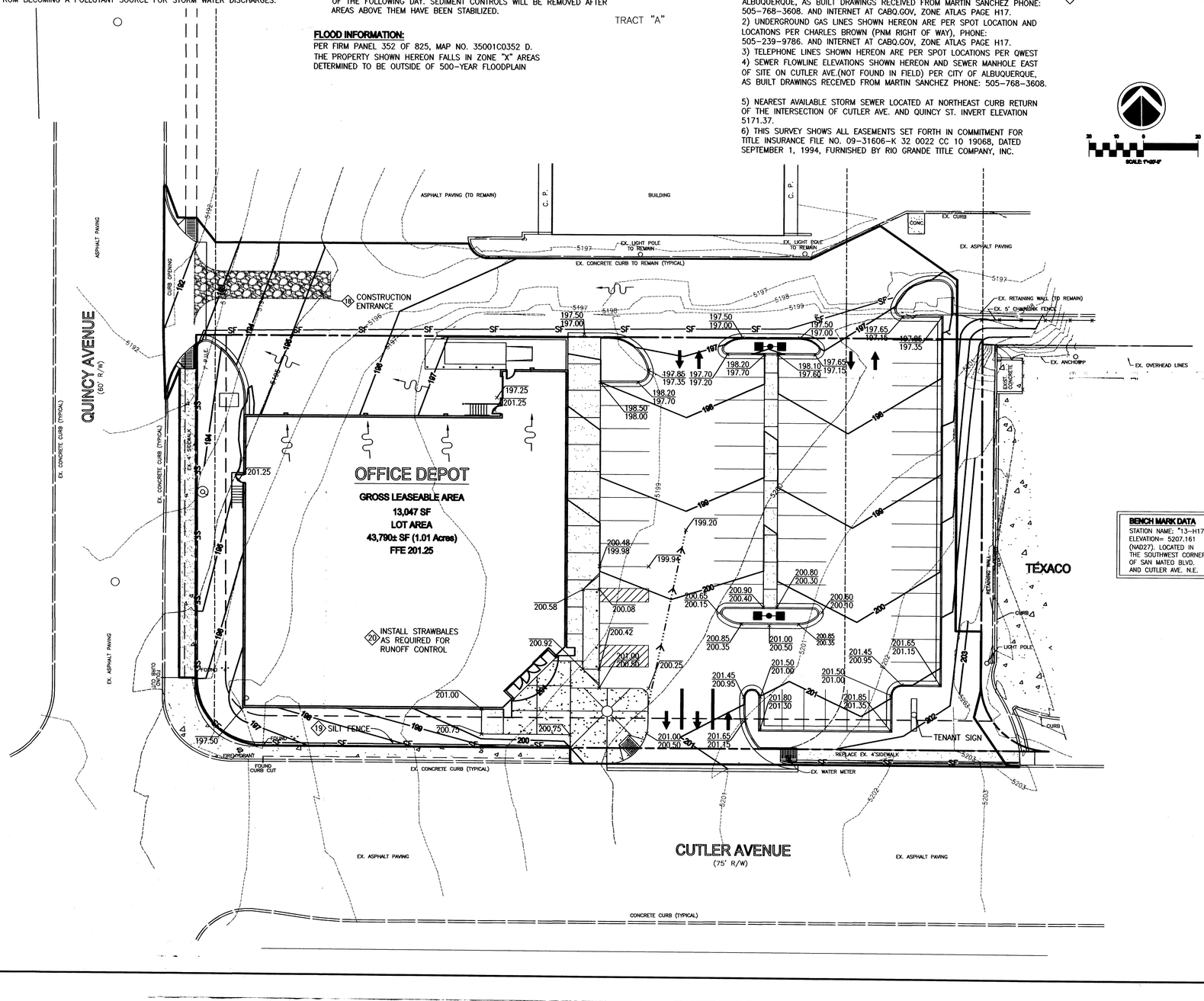
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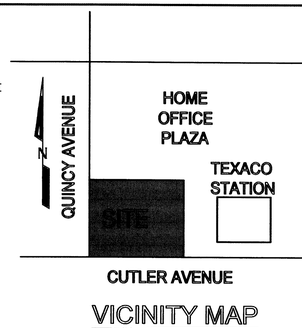
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CONSTRUCTION NOTES TABLE

18 CONSTRUCT TEMPORARY CONSTRUCTION ENTRANCE PER DETAIL 18
20 INSTALL TEMPORARY EROSION CONTROL - STAKED STRAW BALES



BENCH MARK DATA
STATION NAME: "13-H17"
ELEVATION= 5207.161 (NAD27). LOCATED IN THE SOUTHWEST CORNER OF SAN MATEO BLVD. AND CUTLER AVE. N.E.



VICINITY MAP
N.T.S.

GRADING NOTES:

1. STRIP ALL TOPSOILS, VEGETATION, SOFT, LOOSE AREAS OR OTHERWISE UNSUITABLE MATERIAL FROM THE SITE. THIS SHALL INCLUDE REMOVAL OF ANY TREES AND ASSOCIATED ROOT SYSTEM. ANY EXISTING FILL THAT IS POORLY COMPACTED SHALL ALSO BE REMOVED.
2. AFTER STRIPPING AND PRIOR TO PLACEMENT OF FILL, THE EXPOSED SUBGRADE SHALL BE PROOFROLLED TO DETECT ANY SOFT OR UNSTABLE AREAS. PROOFROLLING SHALL BE PERFORMED IN THE PRESENCE OF A GEOTECHNICAL ENGINEER REPRESENTATIVE. ANY SOFT OR UNSTABLE AREAS SHALL BE UNDERCUT AND REPLACED WITH SELECT FILL MATERIAL AS APPROVED BY THE GEOTECHNICAL ENGINEER.
3. SITE GRADES AROUND THE BUILDING AND PAVEMENT AREAS SHALL BE GRADED DURING CONSTRUCTION TO PREVENT PONDING. ANY SURFACE WATER ACCUMULATION IN THE BUILDING AND PAVEMENT AREAS SHALL BE REMOVED IMMEDIATELY TO AVOID DISTURBANCE OF THE SUBGRADE SOILS.
4. REPRESENTATIVE SAMPLES OF FILL MATERIALS SHALL BE TESTED AND APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT. FILL MATERIALS SHALL BE FREE OF ORGANIC MATTER AND DEBRIS.
5. FILL MATERIALS SHALL MEET THE FOLLOWING CRITERIA OR AS APPROVED BY GEOTECHNICAL ENGINEER.

PLASTICITY INDEX - **12 in accordance with ASTM D-4318**
MAX. PARTICLE SIZE - **3 inches or less. Gradation in accordance with ASTM D-422**
MAXIMUM LOOSE LIFT THICKNESS - **8 inches**
COMPACTION - **95% of Maximum Dry Density in accordance with ASTM D-1557**
OPTIMUM MOISTURE CONTENT - **2%± Densified to a Min. 95% of Maximum Denisty in accordance with ASTM-D-1557**
COMPACTION TESTING:
LARGE AREAS - **1 TEST/2500SF/1 FT FILL LIFT**
CONFINED AREAS - **2 TEST/20 CY**
MIN. REQUIRED - **2 TESTS/1 FT FILL LIFT**

6. FILL PLACEMENT AND COMPACTION OPERATIONS SHALL BE OBSERVED AND DOCUMENTED BY A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER.
7. ALL EXCAVATIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST OSHA GUIDELINES AS MANDATED IN CURRENT FEDERAL, STATE AND LOCAL REGULATIONS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE IN PROVIDING SAFE WORKING CONDITIONS IN CONNECTION WITH ANY EXCAVATION WORK.
8. IF AT ANYTIME DURING EARTHWORK OPERATIONS, THE CONTRACTOR ENCOUNTERS UNUSUAL SOIL CONDITIONS THAT ARE DIFFERENT THAN THOSE INDICATED IN THE GEOTECH REPORT, THE CONTRACTOR SHALL NOTIFY THE OWNER OR ITS REPRESENTATIVE IN WRITING WITHIN 24 HOURS. NEGOTIATION SHALL THEN BE INITIATED BETWEEN OWNER AND CONTRACTOR TO ARRIVE AT A CHANGE IN CONTRACT PRICE FOR ADDITIONAL WORK. IF ADDITIONAL WORK IS NOT COVERED BY A CONTRACT UNIT PRICE, THE WORK SHALL BE PAID AT TIME AND MATERIAL BASIS.

THE FOLLOWING RECOMMENDATIONS ARE TAKEN FROM THE GEOTECHNICAL REPORT PREPARED BY GEOTECHNICAL ENGINEERING SERVICES, JOB#1-30523, DATED 07/09/03. THE GEOTECHNICAL REPORT WILL BE MADE A PART OF THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR MUST OBTAIN A COPY OF THE GEOTECHNICAL REPORT FROM THE OWNER PRIOR TO BIDDING AND MUST KEEP A COPY OF THE REPORT AT THE PROJECT SITE DURING CONSTRUCTION. THE CONTRACTOR SHALL ADHERE STRICTLY TO THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND THE GEOTECHNICAL ENGINEER.

a) THE GEOTECH REPORT INDICATES THE SOILS ON THE SITE AT THE BUILDING AREA CONSIST OF LOOSE TO MEDIUM DENSE, CLAYEY TO SILTY SAND AND SOFT TO VERY STIFF CLAY TO A DEPTH OF 5 TO 8 FEET THAT WILL REQUIRE UNDERCUTTING AND OVER EXCAVATION AND REPLACEMENT OF UNSTABLE SOILS. THE AREA ALSO SHOWS PREVIOUS GRADING AND PROBABLE MAN MADE FILL.
b) CONTRACTOR SHALL CONSULT THE GEOTECHNICAL ENGINEER AND THE OWNER FOR THE BEST POSSIBLE ALTERNATIVE TO PERFORM BUILDING PAD PREPARATION/FOUNDATION SUPPORT.
d) CONTRACTOR SHALL STRIPPED ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE CONSTRUCTION AREA AND WASTED.
e) EXISTING FILL SHALL BE REMOVED FROM THE BUILDING AREA DURING PAD PREPARATION AND STOCKPILED FOR POSSIBLE REUSE IF TESTING INDICATES IT IS SUITABLE FOR RE-USE AS FILL.
f) EXISTING SUBGRADE SHALL BE PROOFROLLED USING HEAVILY-LOADED DUMP TRUCK OR SIMILAR EQUIPMENT APPROVED BY THE GEOTECHNICAL ENGINEER. THE EQUIPMENT SHALL MAKE AT LEAST FOUR PASSES OVER EACH SECTION, WITH THE LAST TWO PASSES PERPENDICULAR TO THE FIRST TWO.
g) THE GEOTECHNICAL ENGINEER SHALL OBSERVE THE PROOFROLLING OPERATIONS AND MAKE RECOMMENDATIONS IF UNSTABLE OR UNSUITABLE CONDITIONS ARE ENCOUNTERED, WITH PARTICULAR ATTENDANCE TO THE APPEARANCE OF SURFACE DROPOUTS.
h) SOFT, ORGANIC OR HIGHLY PLASTIC SOILS, AS WELL AS OLD, UNSTABLE FILL MATERIALS IN PAVING AREAS SHALL BE UNDERCUT AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER AND BACKFILLED WITH APPROVED FILL MATERIALS.
9. CONTRACTOR TO ENSURE POSITIVE DRAINAGE IS PROVIDED ALONG AND AWAY FROM ALL PROPERTY LINES.
10. MAXIMUM CUT OR FILL SLOPES SHALL BE 3 HORIZONTAL TO 1 VERTICAL UNLESS OTHERWISE NOTED ON PLANS.

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Stantec Project #77000791-150

REVISIONS

DATE	BY	SYMBOL	DESCRIPTION
[illegible]			
[illegible]			

OFFICE DEPOT APPROVAL STAMP

Office DEPOT
2200 Old Germantown Road
Delray Beach, FL 33446
561/438-4800
561/438-4178 (FAX)
OFFICE DEPOT
THE OFFICE PLACE

Grading Plan

5001 Cutler Avenue NE
Albuquerque, NM

DATE	STORE NO.	SCALE
12/16/03	220076	AS SHOWN
LINEALS	SQUARE FT.	DRAWN BY / CHECK BY
000000.00	[illegible]	HKW /

WILLIAM B. CARROLL NEW MEXICO 10439 REGISTERED PROFESSIONAL ENGINEER
C-2.0

ALL ARCHITECTURAL AND ENGINEERING DRAWINGS ARE IN CONFORMANCE AND COMPLIANCE WITH THE LATEST EDITION OF THE UNIFORM BUILDING CODE. THESE DRAWINGS MAY NOT BE REPRODUCED WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT OF RECORD. ALL DRAWINGS, ARE THE PROPERTY OF THE ARCHITECT OF RECORD AND ARE NOT TO BE USED IN ANY WAY WITHOUT THE EXPRESSED PERMISSION OF THE ARCHITECT OF RECORD.

K:\77000xx\xx\77000791\77000791-c-e-00.dwg
2004-02-25 10:33:04 By: kwhelan

EROSION/SILTATION CONTROL NOTES:

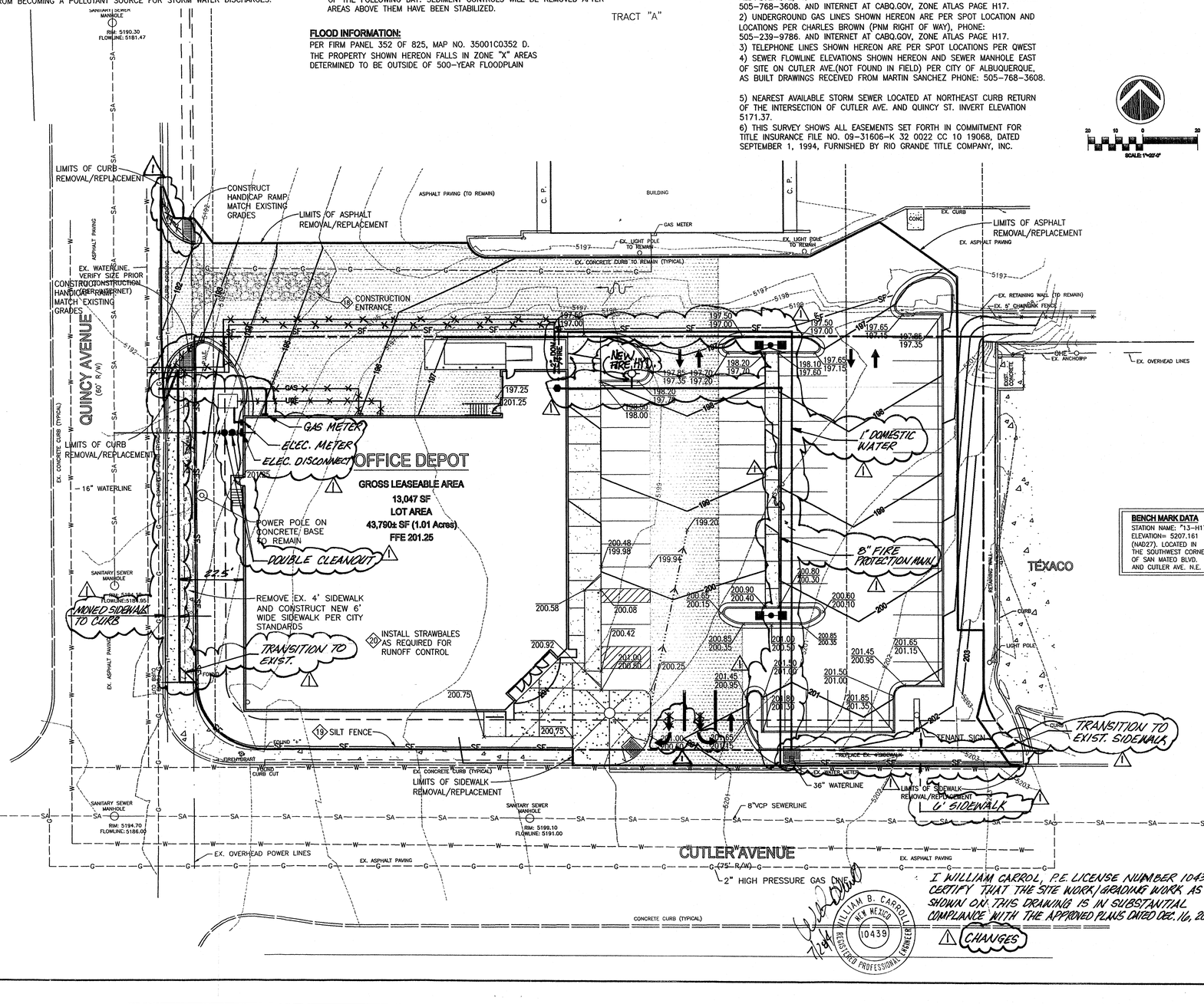
1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED TO RETAIN SEDIMENT ON SITE.
2. ALL CONTROL MEASURES MUST BE PROPERLY SELECTED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND GOOD ENGINEERING PRACTICE. IF PERIODIC INSPECTIONS INDICATES INAPPROPRIATE OR INCORRECTLY INSTALLED, THE CONTRACTOR SHALL REPLACE OR MODIFY THE CONTROL FOR ON SITE SITUATIONS.
3. STOCKPILED TOPSOIL SHALL BE SURROUNDED BY EARTH BERMS AND/OR STRAW BALE SEDIMENT BARRIERS.
4. IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, OFFSITE ACCUMULATIONS SHALL BE REMOVED AT A FREQUENCY SUFFICIENT TO MINIMIZE OFFSITE IMPACTS AND POSE A SAFETY HAZARD TO THE PUBLIC.
5. SEDIMENT SHALL BE REMOVED FROM SILT FENCES AND OTHER SEDIMENT CONTROL DEVICES AS NECESSARY, AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
6. LITTER AND CONSTRUCTION DEBRIS SHALL BE PICKED UP PRIOR TO ANTICIPATED STORM EVENT (AS FORECASTED BY LOCAL WEATHER REPORTS). AFTER USE, SILT FENCES SHALL BE REMOVED OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES.
7. PRE-CONSTRUCTION VEGETATIVE COVER SHALL NOT BE DESTROYED, REMOVED OR DISTURBED MORE THAN 20 CALENDAR DAYS PRIOR TO GRADING OR EARTH MOVING UNLESS THE AREA IS SEEDED AND/OR MULCHED OR OTHER TEMPORARY COVER IS INSTALLED.
8. CLEARING AND GRUBBING MUST BE HELD TO THE MINIMUM NECESSARY FOR GRADING AND EQUIPMENT OPERATION.
9. CONSTRUCTION MUST BE SEQUENCED TO MINIMIZE THE EXPOSURE TIME OF GRADED OR DENUDED AREAS.
10. EROSION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE AND FUNCTIONAL BEFORE EARTH MOVING OPERATIONS BEGIN AND MUST BE CONSTRUCTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. TEMPORARY MEASURES MAY BE REMOVED AT THE BEGINNING OF THE WORK DAY, BUT MUST BE REPLACED AT THE END OF THE WORK DAY.
11. ALL LAND ON OR OFF SITE WHICH IS DISTURBED BY THE CONTRACTOR AND WHICH IS NOT BUILT UPON OR SURFACED SHALL BE ADEQUATELY STABILIZED TO CONTROL EROSION & SEDIMENTATION.
12. ALL MEASURES ARE TO BE INSPECTED DAILY BY THE SITE SUPERINTENDENT. ANY DAMAGED STRUCTURAL MEASURES SHALL BE REPAIRED BY THE CLOSE OF THE FOLLOWING DAY. SEDIMENT CONTROLS WILL BE REMOVED AFTER AREAS ABOVE THEM HAVE BEEN STABILIZED.

FLOOD INFORMATION:
PER FIRM PANEL 352 OF 825, MAP NO. 35001C0352 D.
THE PROPERTY SHOWN HEREON FALLS IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE OF 500-YEAR FLOODPLAIN

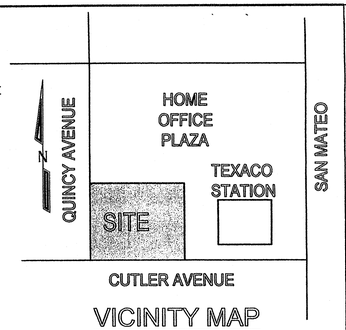
LEGEND

- EXISTING FIRE HYDRANT
- EXISTING SANITARY MANHOLE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- SA — EXISTING SAN. SEWER LINE [W/ FLOW DIRECTION]
- W — EXISTING WATER MAIN
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- OH—P/T — EXISTING POWER POLE & O.H. ELECTRIC & TELEPHONE LINES
- EXISTING GUY WIRE & ANCHOR
- EXISTING YARD LIGHT
- [000] — EXISTING CONTOUR AT ELEVATION 000
- 000 — PROPOSED FINISHED GRADE CONTOUR AT ELEV. 000
- W — PROPOSED DOMESTIC WATER SERVICE LINE
- FW — PROPOSED FIRE PROTECTION WATER SERVICE LINE
- OHE&T — PROPOSED OVERHEAD ELECTRIC & TELEPHONE SERVICE
- UGE — PROPOSED UNDERGROUND ELECTRIC SERVICE
- UGT — PROPOSED UNDERGROUND TELEPHONE SERVICE
- 000.00 / 000.00 — PROPOSED TOP OF CURB AND FIN. GRADE ELEVATION
- SF — SILT FENCE - EROSION CONTROL
- STAKED STRAW BALES - EROSION CONTROL
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT

NOTES:
1) SANITARY SEWER, STORM SEWER AND WATER LOCATIONS PER CITY OF ALBUQUERQUE, AS BUILT DRAWINGS RECEIVED FROM MARTIN SANCHEZ PHONE: 505-768-3608. AND INTERNET AT CABQ.GOV, ZONE ATLAS PAGE H17.
2) UNDERGROUND GAS LINES SHOWN HEREON ARE PER SPOT LOCATION AND LOCATIONS PER CHARLES BROWN (PNM RIGHT OF WAY), PHONE: 505-239-9786. AND INTERNET AT CABQ.GOV, ZONE ATLAS PAGE H17.
3) TELEPHONE LINES SHOWN HEREON ARE PER SPOT LOCATIONS PER QWEST
4) SEWER FLOWLINE ELEVATIONS SHOWN HEREON AND SEWER MANHOLE EAST OF SITE ON CUTLER AVE.(NOT FOUND IN FIELD) PER CITY OF ALBUQUERQUE, AS BUILT DRAWINGS RECEIVED FROM MARTIN SANCHEZ PHONE: 505-768-3608.
5) NEAREST AVAILABLE STORM SEWER LOCATED AT NORTHEAST CURB RETURN OF THE INTERSECTION OF CUTLER AVE. AND QUINCY ST. INVERT ELEVATION 5171.37.
6) THIS SURVEY SHOWS ALL EASEMENTS SET FORTH IN COMMITMENT FOR TITLE INSURANCE FILE NO. 09-31606-K 32 0022 CC 10 19068, DATED SEPTEMBER 1, 1994, FURNISHED BY RIO GRANDE TITLE COMPANY, INC.



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I WILLIAM CARROL, P.E. LICENSE NUMBER 10439, CERTIFY THAT THE SITE WORK/GRADING WORK AS SHOWN ON THIS DRAWING IS IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED PLANS DATED DEC. 16, 2003.

WILLIAM B. CARROL NEW MEXICO 10439 REGISTERED PROFESSIONAL ENGINEER
7/18/04

CHANGES

Stantec
51 Century Blvd.
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Nashville, TN
37214
Tel. 615.885.1121
Fax. 615.885.1102
www.stantec.com
Stantec Project #77000791-150

RECEIVED JUL 29 2004 HYDROLOGY SECTION

REVISIONS			
DATE	BY	SYMBOL	DESCRIPTION

OFFICE DEPOT APPROVAL STAMP

RECEIVED JUL 29 2004

Office DEPOT

2200 Old Germantown Road
Delray Beach, FL 33445
561/438-4800
561/438-4176 (FAX)

OFFICE DEPOT
THE OFFICE PLACE

Grading Plan

5001 Cutler Avenue NE
Albuquerque, NM

DATE	STORE NO.	SCALE	
12/16/03	220076	AS SHOWN	
LINEALS	SQUARE FT.	DRAWN BY	CHECK BY
000000.00		HKW	

WILLIAM B. CARROL NEW MEXICO 10439 REGISTERED PROFESSIONAL ENGINEER
7/21/04

C-2.0

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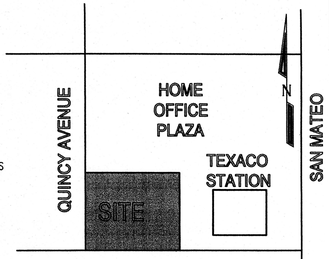
V:\77000xxx\Active\77000791\77000791-site.dwg
2004-07-28 02:52PM By: mmuff

GENERAL NOTES :

1. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON WAS TAKEN FROM A SURVEY PERFORMED BY:
   Hall Surveying CO.
   12805 Menaul Blvd. NE
   Albuquereque, NM 87112
   (505) 292-6727
2. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TOOLS, LABOR, EQUIPMENT, MATERIALS, AND ALL OTHER REQUIRED SUPPLIES AND SERVICES TO COMPLETE THE WORK IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS OF THE LOCAL GOVERNING AUTHORITIES. HE SHALL ENSURE HIS OPERATIONS ARE CARRIED OUT IN CONFORMANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES, STATUTES AND REGULATIONS, INCLUDING THOSE CODES, STATUTES AND REGULATIONS CONCERNING THE PROTECTION OF LIFE AND PROPERTY.
3. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. APPLICATION AND PAYMENT FOR ALL NECESSARY LICENSES AND PERMITS REQUIRED FOR THIS PROJECT ARE THE RESPONSIBILITY OF THE CONTRACTOR. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER CONTRACT DOCUMENTS APPROVED BY ALL PERMITTING AUTHORITIES.
4. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS AT THE JOB SITE, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND WILL NOT BE LIMITED TO NORMAL WORKING HOURS. HE SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL BARRICADES, WARNING SIGNS, FLASHING LIGHTS AND TRAFFIC CONTROL DEVICES DURING CONSTRUCTION. THE CONTRACTOR SHALL COMPLY WITH OSHA REGULATIONS AND SAFETY REQUIREMENTS.
5. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT IS A REQUIREMENT OF THE "UNDERGROUND UTILITY DAMAGE PREVENTION ACT" THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS – NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORK DAYS PRIOR TO THE STARTING DATE – OF THEIR INTENT TO EXCAVATE; AND ALSO, TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR OF EXISTING FACILITIES CAUSED BY THE CONTRACTOR'S WORK FORCE.
6. IN THE CASE OF CONFLICT BETWEEN THIS DRAWING AND ANY OTHER DRAWING AND/OR THE SPECIFICATIONS, THE OWNER'S REPRESENTATIVE SHALL BE IMMEDIATELY NOTIFIED FOR CLARIFICATION.
7. DO NOT SCALE THE DRAWINGS – THEY ARE REPRODUCTIONS AND ARE SUBJECT TO DISTORTION.
8. CONSTRUCTION AND/OR REPAIR OF PAVEMENTS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORK CONSTRUCTION.
9. ALL PAVEMENT DIMENSIONS SHOWN HEREON ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
10. ALL RADII SHALL BE CONSTRUCTED AS NOTED, AND SHALL IN NO CASE BE LESS THAN THREE (3) FEET, UNLESS OTHERWISE NOTED.
11. ALL PROPOSED SIGNAGE SHOWN HEREON IS FOR LOCATION PURPOSES ONLY, SIGN SUPPLIER SHALL BE RESPONSIBLE IN COORDINATING WITH SIGN MANUFACTURER AND LOCAL AUTHORITY FOR EXACT LOCATION AND INSTALLATION OF POLE SIGN FOUNDATION. SIGN SUPPLIER IS RESPONSIBLE FOR OBTAINING ANY PERMITS REQUIRED FOR SIGNAGE.
12. AT ALL LOCATIONS WHERE NO CURB EXISTS AT THE EDGE OF PROPOSED PAVEMENT, EXTEND MINERAL AGGREGATE BASE ROCK A MINIMUM OF 9" BEYOND PROPOSED EDGE OF BITUMINOUS PAVEMENT.
13. THE CONTRACTOR AND SUBCONTRACTOR'S SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO ORDERING MATERIAL. ANY DISCREPANCIES SHALL BE RESOLVED BEFORE COMMENCING WITH WORK.
14. CONCRETE WALKS, PAVING, AND CURBS SHALL HAVE A MEDIUM BROOM FINISH UNLESS OTHERWISE SPECIFIED ON THE ARCHITECTURAL PLANS.
15. THESE PLANS ARE SITE SPECIFIC TO ALBUQUERQUE, NM. ALL REFERENCES TO GOVERNING AUTHORITIES SHALL BE SITE SPECIFIC.

LEGEND

⊕	EXISTING FIRE HYDRANT
Ⓢ	EXISTING SANITARY MANHOLE
	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE
SA	EXISTING SAN. SEWER LINE [W/ FLOW DIRECTION]
W	EXISTING WATER MAIN
SD	EXISTING STORM DRAIN
OH P/T	EXISTING POWER POLE & O.H. ELECTRIC & TELEPHONE LINES
	EXISTING GUY WIRE & ANCHOR
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(000)	EXISTING CONTOUR AT ELEVATION 000
000	PROPOSED FINISHED GRADE CONTOUR AT ELEV. 000
W	PROPOSED DOMESTIC WATER SERVICE LINE
FW	PROPOSED FIRE PROTECTION WATER SERVICE LINE
OHE&T	PROPOSED OVERHEAD ELECTRIC & TELEPHONE SERVICE
UGE	PROPOSED UNDERGROUND ELECTRIC SERVICE
UGT	PROPOSED UNDERGROUND TELEPHONE SERVICE
000.00 / 000.00	PROPOSED TOP OF CURB AND FIN. GRADE ELEVATION
SF SF	SILT FENCE – EROSION CONTROL
	STAKED STRAW BALES – EROSION CONTROL
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT



VICINITY MAP

N.T.S.

CONSTRUCTION NOTES TABLE

1. INSTALL ASPHALT PAVEMENT PER DETAIL 1
2. INSTALL HEAVY DUTY PAVEMENT PER DETAIL 2
3. INSTALL ASPHALT/CONCRETE TRANSITION PER DETAIL 3
4. INSTALL CONCRETE CURB AND GUTTER PER DETAIL 4
5. INSTALL CURB EDGED CONCRETE SIDEWALK PER DETAIL 5
6. INSTALL CONCRETE SIDEWALK PER DETAIL 6
7. INSTALL FRONT ENTRANCE PER DETAIL 7
8. NOT USED
9. INSTALL HANDICAP PARKING PER DETAIL 9
10. INSTALL HANDICAP PARKING SYMBOL PER DETAIL 10
11. INSTALL HANDICAP PARKING SIGNAGE PER DETAIL 11
12. INSTALL CONCRETE WHEELSTOPS PER DETAIL 12
13. INSTALL BOLLARD PER DETAIL 13
14. INSTALL PAINTED DIRECTIONAL ARROWS PER DETAIL 14
15. NOT USED
16. INSTALL 4" WIDE PAINT STRIPE, YELLOW UNLESS OTHERWISE NOTED
17. INSTALL 24" WIDE STOP LINE
18. CONSTRUCT TEMPORARY CONSTRUCTION ENTRANCE PER DETAIL 18
19. INSTALL TEMPORARY EROSION CONTROL – SILT FENCING
20. INSTALL TEMPORARY EROSION CONTROL – STAKED STRAW BALES
21. INSTALL WATER METER ASSEMBLY
22. INSTALL SANITARY SEWER CLEANOUT (TRAFFIC AREAS) PER DETAIL 22
23. INSTALL SANITARY SEWER CLEANOUT (LANDSCAPE AREA) PER DETAIL 23
24. INSTALL CONCRETE THRUST BLOCK PER DETAIL 24
25. INSTALL TYPICAL TRENCH PER DETAIL 25
26. NOT USED
27. AREA TO BE LANDSCAPED
28. INSTALL 40' HT. FLAG POLE WHERE SHOWN – SEE ARCHITECTURAL DRAWING FOR DETAILS
29. INSTALL LIGHT POLE

DESCRIPTION:

A CERTAIN TRACT OF LAND BEING A PORTION OF "TRACT A" OF VIDAS SUBDIVISION, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE LAND DIVISION PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 4, 1973, IN MAP BOOK C9, FOLIO 65 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED BEING A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF CUTLER AVENUE N.E. AND IDENTICAL TO THE SOUTHWEST CORNER OF SAID "TRACT A" AND RUNNING– THENCE, N 89°33'00" W, 288.09 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE OF CUTLER AVENUE N.E. TO A POINT OF CURVE; THENCE, ON A CURVE TO THE RIGHT RADIUS = 25.00 FEET, DELTA = 89°51'00", CHORD AND BEARING = N 44°37'30" W, 35.31 FEET TO A POINT OF TANGENT, BEING A POINT ON THE EASTERLY RIGHT OF WAY LINE OF QUINCY STREET N.E.; THENCE, N 00°18'00" E, 127.07 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE OF QUINCY STREET N.E. TO THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE, S 89°33'00" E, 288.42 FEET TO THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE, S 00°27'00" W, 127.00 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE LEFT RADIUS = 25.00 FEET, DELTA = 90°00'00", CHORD AND BEARING = S 44° 33' 00" E, 35.36 FEET TO A POINT OF TANGENT AND POINT OF BEGINNING.

CONTAINING 1.0058 ACRES MORE OR LESS.

NOTES:

1) THIS SURVEY SHOWS ALL EASEMENTS SET FORTH IN COMMITMENT FOR TITLE INSURANCE FILE NO. 09-31606-K 32 0022 CC 10 19068, DATED SEPTEMBER 1, 1994, FURNISHED BY RIO GRANDE TITLE COMPANY, INC.

2) THERE ARE 131 PARKING SPACES LOCATED ON SUBJECT PROPERTY.

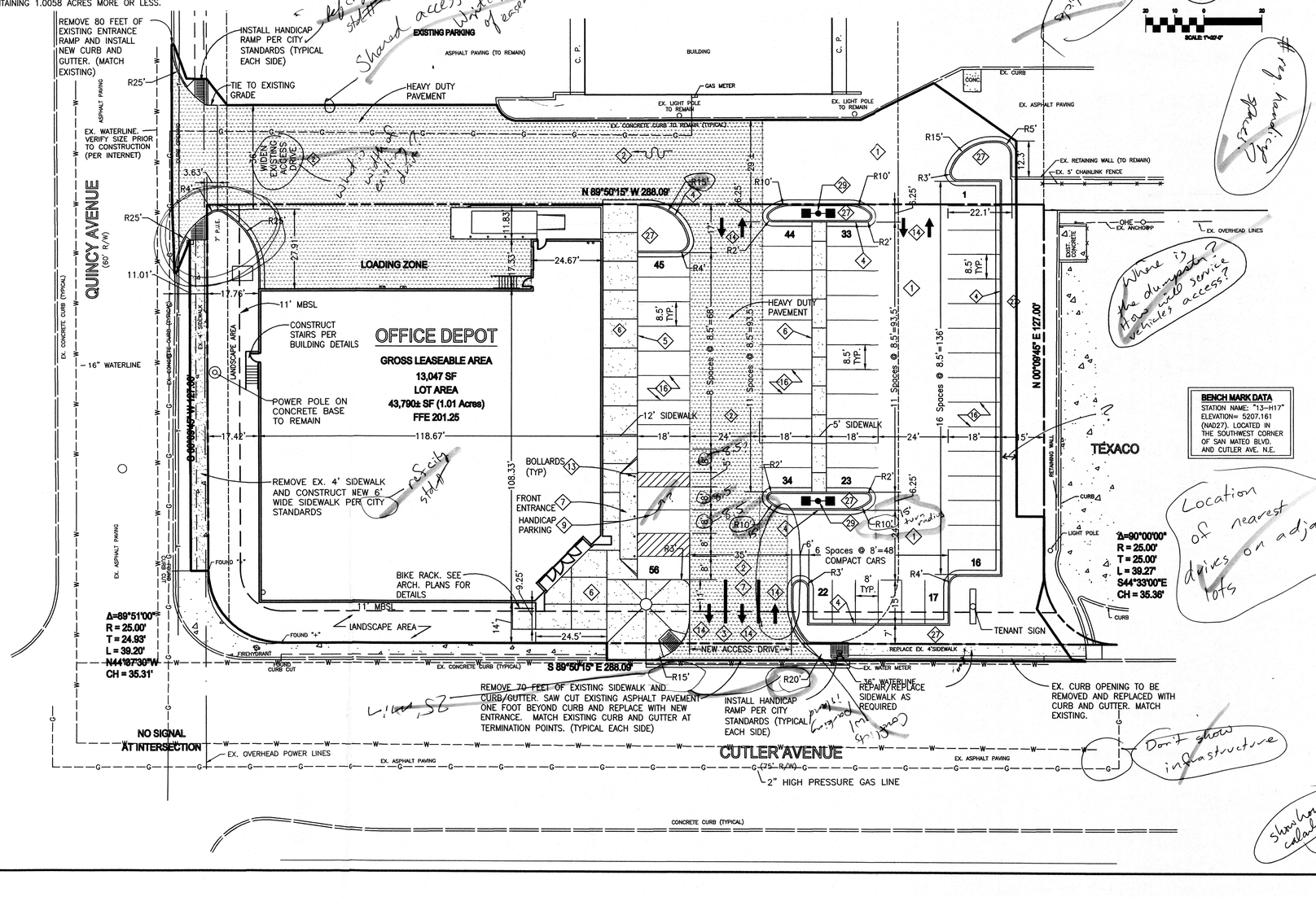
3) PROPERTY IS ZONED C-2(SC) COMMUNITY COMMERCIAL ZONE (SHOPPING CENTER)

a) HEIGHT RESTRICTION IS 26' OTHER HEIGHT RESTRICTIONS MAY APPLY BASED ON SETBACK FROM PROPERTY.

b) THERE SHALL BE A FRONT OR CORNER SIDE YARD SETBACK OF NOT LESS THAN 5 FEET AND A SETBACK OF 11 FEET FROM THE JUNCTION OF A DRIVEWAY OR ALLEY AND A PUBLIC SIDEWALK OR PLANNED PUBLIC SIDEWALK.

FLOOD INFORMATION:

PER FIRM PANEL 352 OF 825, MAP NO. 35001C0352 D. THE PROPERTY SHOWN HEREON FALLS IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE OF 500-YEAR FLOODPLAIN



BENCH MARK DATA
STATION NAME: "13-H17"
ELEVATION= 5207.161
(NAD27), LOCATED IN THE SOUTHWEST CORNER OF SAN MATEO BLVD. AND CUTLER AVE. N.E.

SITE DATA TABLE

SUBDIVISION/DEVELOPMENT:	HOME OFFICE PLAZA SAN MATEO BLVD. ALBUQUERQUE, NM
LOT NUMBER:	PORTION OF "TRACT A"
ADDESS:	5001 CUTLER AVE. NE
CITY:	ALBUQUERQUE
COUNTY:	BERNALILLO
STATE:	NEW MEXICO
CIVIL DISTRICT:	*
EXISTING ZONING:	C-2 (HIGHWAY SERVICE)
ACREAGE OF SITE	1.01 ACRES
SQUARE FOOTAGE OF SITE:	43,810 SQ.FT.
MINIMUM REQUIRED SETBACK LINES:	
YARD FRONTING ON ANY STREET	11 FEET
SIDE YARD:	5 FEET
REAR YARD:	5 FEET
OWNER:	CARROL VENTURES, INC
ADDRESS:	5812 PADRE ROBERTO RD. NW
PHONE NO:	505-345-6237
FAX NO:	505-837-2708
CONTACT NAME:	STAN MASON
APPLICANT:	CARROL VENTURES, INC
ADDRESS:	5812 PADRE ROBERTO RD. NW
PHONE NO:	505-345-6237
FAX NO:	505-837-2708
CONTACT NAME:	STAN MASON
BUILDING SQUARE FOOTAGE:	13,047
BUILDING HEIGHT:	24'-2" MAX.(TOP OF PARAPET)
MAXIMUM FLOOR AREA RATIO:	70%
FLOOR AREA RATIO OF SITE:	30%
GREEN AREA REQUIRED	4,381 SQ. FT. (10%)
GREEN AREA PROVIDED	7,532 SQ. FT. (17.1%)
ASPHALT & CONCRETE AREA	23,231 SQ. FT. (53.0%)
AREA WITHIN DETENTION POND	0 SQ. FT. (0.0%)
MAXIMUM PARKING REQUIREMENT:	1 SPACE PER 200 S.F. = 66
PARKING PROVIDED:	56 (APPROVED BY CITY DUE TO PROXIMITY TO PUBLIC TRANSIT SYSTEM)

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Stantec
51 Century Blvd.
Suite 100
Nashville, TN
37214
Tel. 615.885.1144
Fax. 615.885.1102
www.stantec.com
Stantec Project #77000791-150

REVISIONS

DATE	BY	SYMBOL	DESCRIPTION

OFFICE DEPOT APPROVAL STAMP

Office DEPOT
2200 Old Germantown Road
Delray Beach, FL 33445
561/438-4800
561/438-4178 (FAX)
OFFICE DEPOT
THE OFFICE PLACE

Site Geometry Plan
TCL

5001 Cutler Avenue NE
Albuquerque, NM

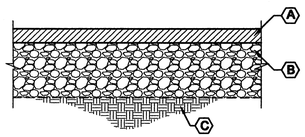
DATE	STORE NO.	SCALE
12/16/03	220076	AS SHOWN
LINEALS	SQUARE FT.	DRAWN BY / CHECK BY
000000.00		HKW

WILLIAM B. CARROLL NEW MEXICO 10439 REGISTERED PROFESSIONAL ENGINEER
12/19/03

C-1.0

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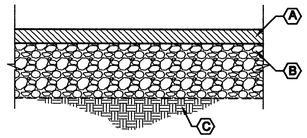
X:\1770\Cadwin\77000791\77000791-c-sht.dwg
2004-01-28 03:00PM By: mstaff



(A) 3" ASPHALTIC SURFACE COURSE (CITY OF ALBUQUERQUE STANDARDS)
(B) MINERAL AGGREGATE BASE COURSE COMPACT TO 100% DENSITY (ASTM D698) 8" MIN. DEPTH (CITY OF ALBUQUERQUE STANDARDS)
(C) COMPACTED SUBGRADE – 95% DENSITY (ASTM D698)

THESE DETAILS ARE SUBJECT TO CHANGE ACCORDING TO CONDITIONS ON THE SITE AND RECOMMENDATIONS OF THE SOILS REPORT. ALL DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE GEOTECHNICAL ENGINEER.

1 TYPICAL ASPHALT PAVING SECTION
NOT TO SCALE

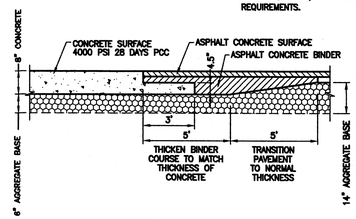


(A) 5" ASPHALTIC SURFACE COURSE (CITY OF ALBUQUERQUE STANDARDS)
(B) MINERAL AGGREGATE BASE COURSE COMPACT TO 100% DENSITY (ASTM D698) 8" MIN. DEPTH (CITY OF ALBUQUERQUE STANDARDS)
(C) COMPACTED SUBGRADE – 95% DENSITY (ASTM D698)

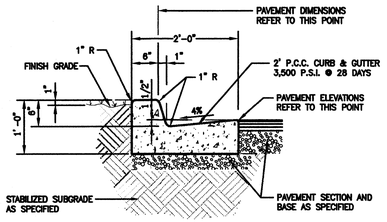
THESE DETAILS ARE SUBJECT TO CHANGE ACCORDING TO CONDITIONS ON THE SITE AND RECOMMENDATIONS OF THE SOILS REPORT. ALL DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE GEOTECHNICAL ENGINEER.

2 HEAVY DUTY PAVING SECTION
NOT TO SCALE

NOTES:
1. THIS DETAIL SHALL APPLY AT ANY POINT WHERE CONCRETE AND ASPHALT PAVEMENT OCCURS ONSITE.
2. REFER TO THE GEOTECHNICAL REPORT FOR SPECIFIC REQUIREMENTS FOR PAVEMENT & CONCRETE TYPES, THICKNESS AND OTHER REQUIREMENTS.



3 ASPHALT/CONCRETE TRANSITION DETAIL
NOT TO SCALE



4 CONCRETE CURB AND GUTTER
NOT TO SCALE

Stantec
51 Century Boulevard, Suite 100
Nashville, TN U.S.A.
37214
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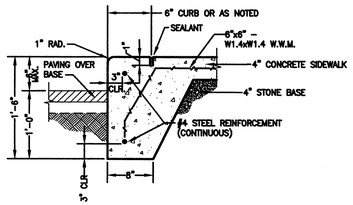
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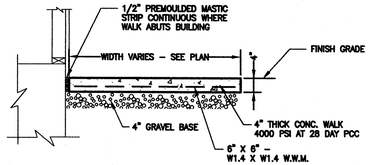
REVISIONS			
DATE	BY	SYMBOL	DESCRIPTION

OFFICE DEPOT APPROVAL STAMP

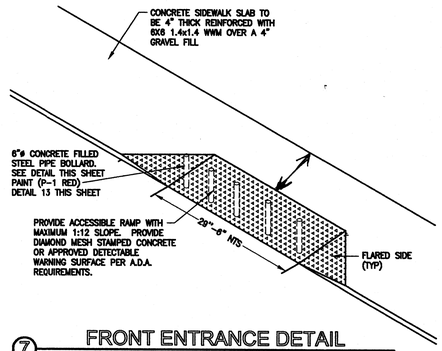


5 CURB EDGED CONCRETE SIDEWALK
NOT TO SCALE

NOTES:
1. CONSTRUCTION JOINTS TO BE PLACED AT 5' MINIMUM SPACING
2. EXPANSION JOINTS TO BE PLACED AT 20' MINIMUM SPACING



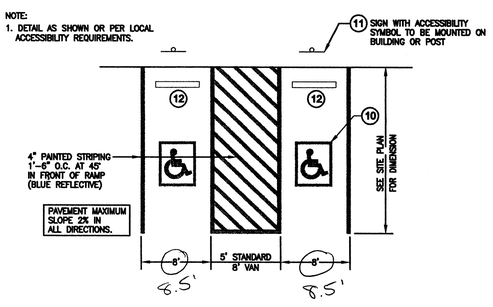
6 CONCRETE SIDEWALK SECTION
NOT TO SCALE



7 FRONT ENTRANCE DETAIL
NOT TO SCALE

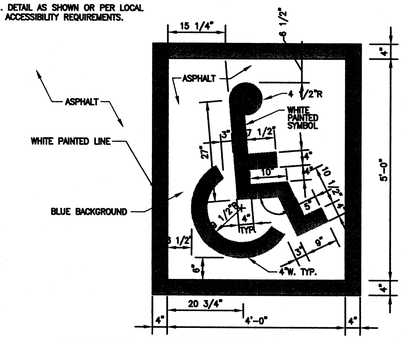
8 NOT USED
NOT TO SCALE

NOTE:
1. DETAIL AS SHOWN OR PER LOCAL ACCESSIBILITY REQUIREMENTS.

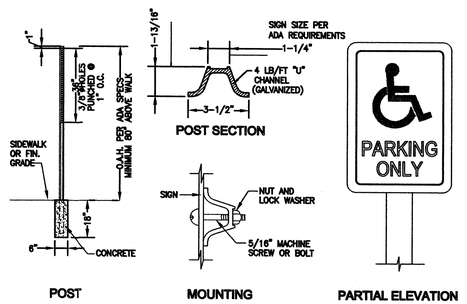


9 TYPICAL HANDICAP PARKING PLAN
NOT TO SCALE

NOTE:
1. DETAIL AS SHOWN OR PER LOCAL ACCESSIBILITY REQUIREMENTS.

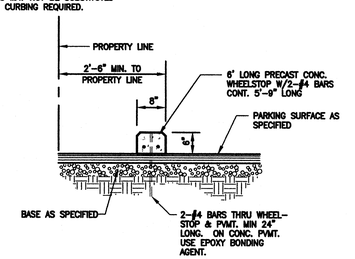


10 TYPICAL HANDICAP PARKING SYMBOL
NOT TO SCALE



11 TYPICAL HANDICAP PARKING SIGNAGE
NOT TO SCALE

NOTES:
1. WHEELSTOPS TO BE USED ONLY WHERE INDICATED ON SITE PLAN.
2. WHEELSTOPS MAY NOT BE SUBSTITUTED FOR OTHER CURBING REQUIRED.



12 CONCRETE WHEELSTOPS
NOT TO SCALE

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SITE DETAIL SHEET

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2200 Old Germantown Road
Delray Beach, FL 33445
561/438-4800
561/438-4178 (FAX)
OFFICE DEPOT
THE OFFICE PLACE

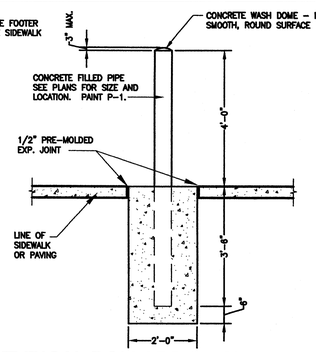
PROJECT LOCATION
5001 Cutler Avenue NE
Albuquerque, NM

DATE	STORE NO.	SCALE	
12/16/03	220076	NONE	
LINEALS	SQUARE FT.	DRAWN BY	CHECK BY
XXXXXX	15,368	HKW	MSD

WILLIAM B. CARROLL NEW MEXICO 10439 REGISTERED PROFESSIONAL ENGINEER
12/16/03

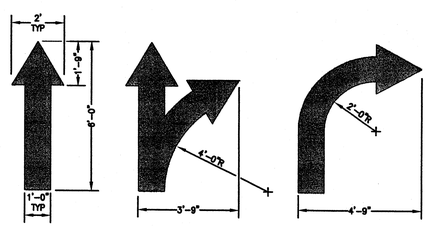
C-5.0

NOTE:
SET BOLLARD INTO CONCRETE FOOTER AS SHOWN. POUR CONCRETE SIDEWALK TO BOLLARD.



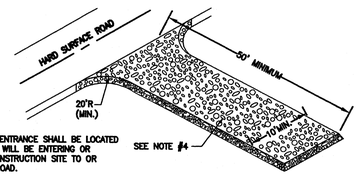
13 TYPICAL BOLLARD DETAIL
NOT TO SCALE

NOTES:
1. ALL FLOW ARROWS TO BE SOLID YELLOW REFLECTIVE TRAFFIC PAINT AS PER DIMENSIONS NOTED.
2. REVERSE ARROWS FOR OPPOSITE DIRECTION OF FLOW.



14 PAINTED DIRECTIONAL ARROWS
NOT TO SCALE

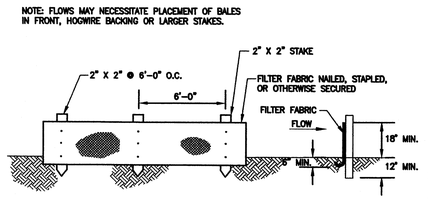
15 NOT USED
NOT TO SCALE



NOTES:
1. CONSTRUCTION ENTRANCE SHALL BE LOCATED WHERE TRAFFIC WILL BE ENTERING OR EXITING THE CONSTRUCTION SITE TO OR FROM PUBLIC ROAD.
2. CONSTRUCTION ENTRANCE SHALL BE PROPERLY MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADS/STREETS. PERIODIC TOP DRESSING AND ADDITIONAL STONE ADDED IS REQUIRED TO MAINTAIN ENTRANCE IN GOOD WORKING CONDITION.
3. ALL SEDIMENTS SPILLED, WASHED OR TRACKED ONTO PUBLIC ROADWAY SHALL BE REMOVED IMMEDIATELY.
4. 12" THICK MINIMUM COMPACTED CRUSHER-RUN LIMESTONE (TDOT SECTION 903.05, GRADING B OR C) WITH MAXIMUM FINES (PASSING NO.200 SIEVE) NOT TO EXCEED 10 PERCENT. OPEN GRADED STONE NOT ALLOWED.

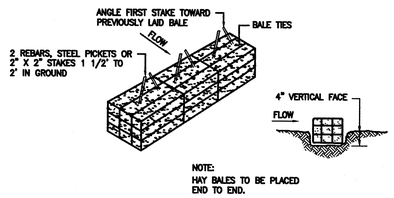
18 TEMPORARY CONSTRUCTION ENTRANCE
NOT TO SCALE

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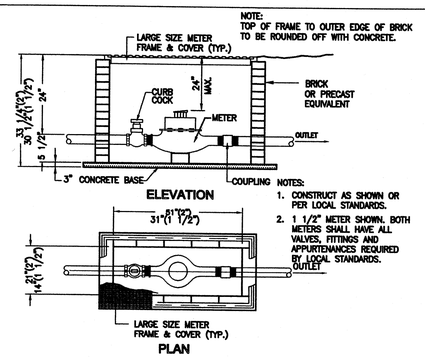
19 TEMP. EROSION CONTROL - SILT FENCING

NOT TO SCALE



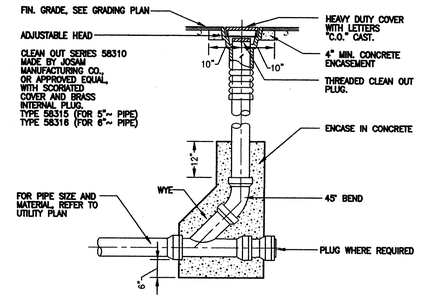
20 TEMP. EROSION CONTROL - STAKED STRAW BALES

NOT TO SCALE



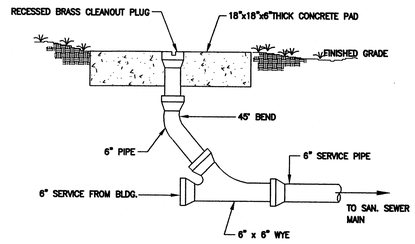
21 WATER METER ASSEMBLY

NOT TO SCALE



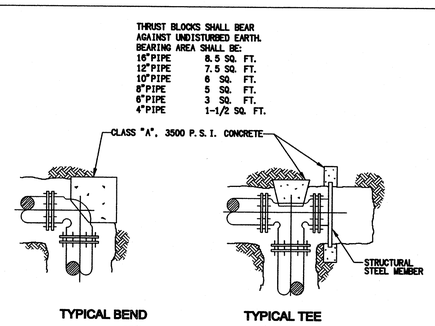
22 CLEANOUT DETAIL (TRAFFIC AREAS)

NOT TO SCALE



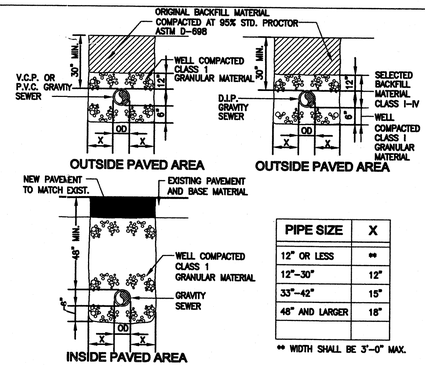
23 CLEANOUT DETAIL (LANDSCAPED AREAS)

NOT TO SCALE



24 THRUST BLOCK DETAIL

NOT TO SCALE



25 TYPICAL TRENCH DETAIL

NOT TO SCALE

Stantec
51 Century Boulevard, Suite 100
Nashville, TN U.S.A.
37214
Tel. 615.885.1144
Fax. 615.885.1102
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Notes

REVISIONS

DATE	BY	SYMBOL	DESCRIPTION

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Office DEPOT

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Delray Beach, FL 33445
561/438-4800
561/438-4178 (FAX)

OFFICE DEPOT
THE OFFICE PLACE

TCL

SITE DETAIL SHEET

PROJECT LOCATION
5001 Cutler Avenue NE
Albuquerque, NM

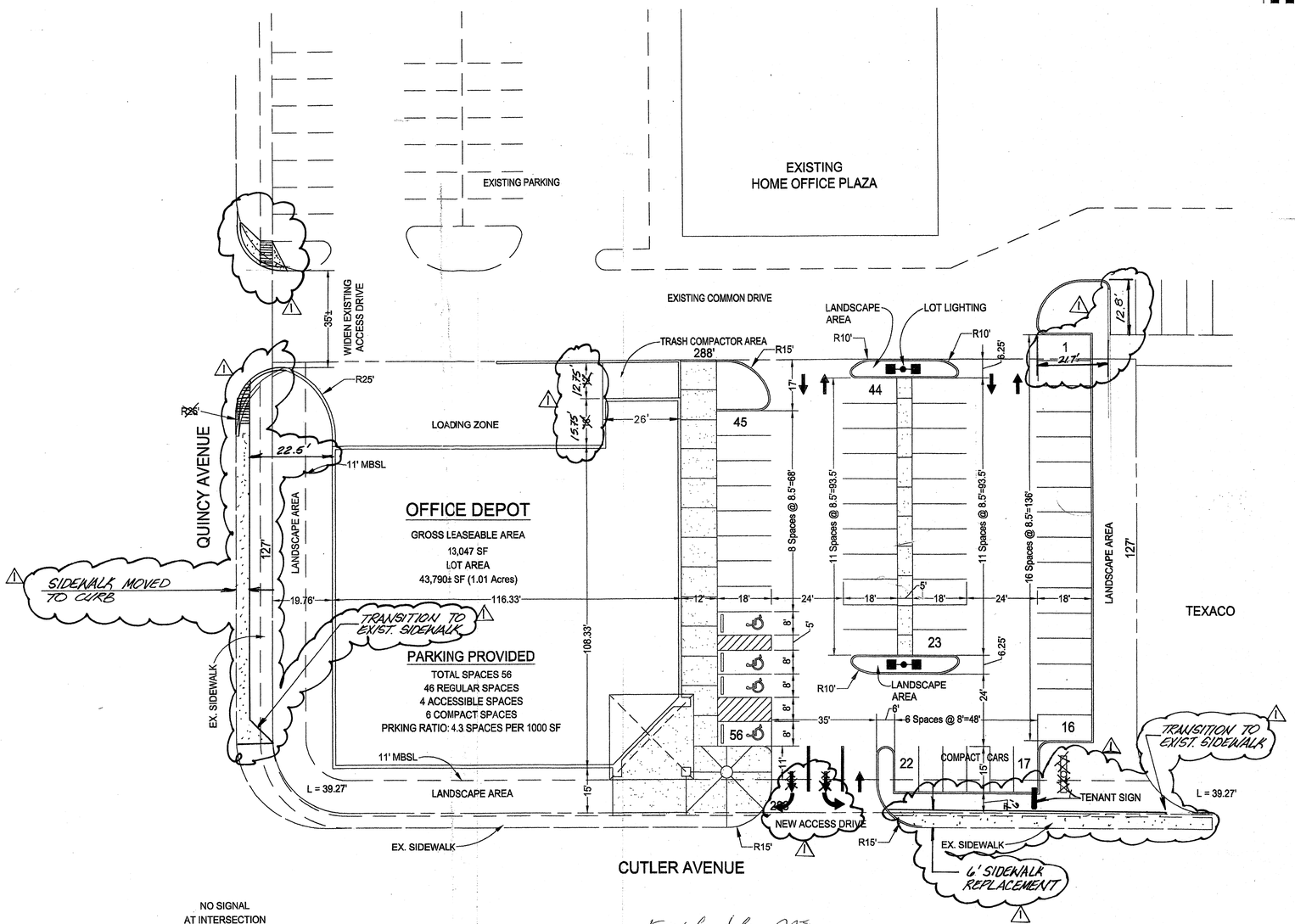
DATE	STORE NO.	SCALE	
12/16/03	220076	NONE	
LINEALS	SQUARE FT.	DRAWN BY	CHECK BY
XXXXXX	15,368	HKW	MSD

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12/16/03

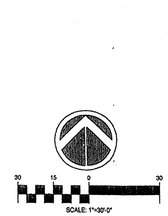
C-6.0

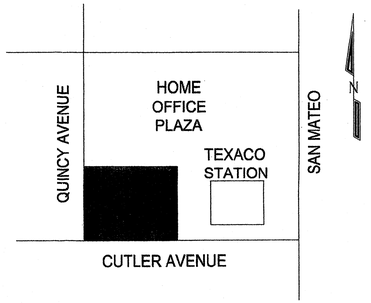
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PARKING REQUIRED BY CITY:
1 SPACE/200 SF - 13,047/200 = 66 (10% REDUCTION ALLOWED FOR PROXIMITY TO TRANSIT SYSTEM) = 59

5001 Cutler NE
ZONING ENFORCEMENT
City of Albuquerque





VICINITY MAP

N.T.S.

Carroll Ventures, Inc.
P.O. Box 25105
Albuquerque, New Mexico
505-345-6237
FAX 505-345-0222

Carroll Ventures, Inc.

Transmittal

To: CITY OF ALBUQUERQUE / TRAFFIC ENGINEERING From: STAN MASON
Fax: Pages: ONE
Phone: Date: FEB 17, 2004.
Re: CC:
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TRAFFIC ENGINEERING DEPARTMENT

Per City of Albuquerque engineer Richard Gority and Carroll Ventures planning consultants Dave McCoy and Ken Schultz's instructions we are incorporating the following document within the two sets of contract documents for the Office Depot development located at 5001 Cutler N.E.

1. Preliminary site plan for this project. Drawing is stamped And signed approved by the City of Albuquerque, Planning Dept. and dated May 23 , 2003

It is Carroll Ventures understanding that based upon the incorporation of this document within the contract documents traffic engineering for this project, upon which all site civil engineering is based, will be approved.

RECEIVED
AUG 0 4 2004
HYDROLOGY SECTION

I WILLIAM CARROLL, PE. LICENSE NUMBER 10439 CERTIFY THAT THE SITE WORK / GRADING WORK AS SHOWN ON THIS DRAWING IS IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED PLANS DATED DECEMBER 16, 2003.

WILLIAM B. CARROLL NEW MEXICO 10439 REGISTERED PROFESSIONAL ENGINEER

8/4/4

⚠ CHANGES

51 Century Boulevard Suite 100
Nashville TN 37214
(615) 885-1144 phone
(615) 885-1102 fax
www.stantec.com
Stantec

REVISIONS

DATE	BY	SYMBOL	DESCRIPTION

OFFICE DEPOT APPROVAL STAMP

1002650 ADMINISTRATIVE DEVELOPMENT PLAN AMENDMENT 03AA
FILE NO. AA-00759
To allow an "Optional" 13,037 # to Delay Existing 2-Lanes.
5/23/03
PLANNING DIRECTOR DATE

Office DEPOT

2200 Old Germantown Road
Delray Beach, FL 33445
561/438-4800
561/438-4178 (FAX)

OFFICE DEPOT
THE OFFICE PLACE

Preliminary Site Layout

Cutler Avenue
Albuquerque, NM

DATE	STORE NO.	SCALE
04/17/03	220076	AS SHOWN
LINEALS	SQUARE FT.	DRAWN BY / CHECK BY
000000.00		HKW

C-1.0

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