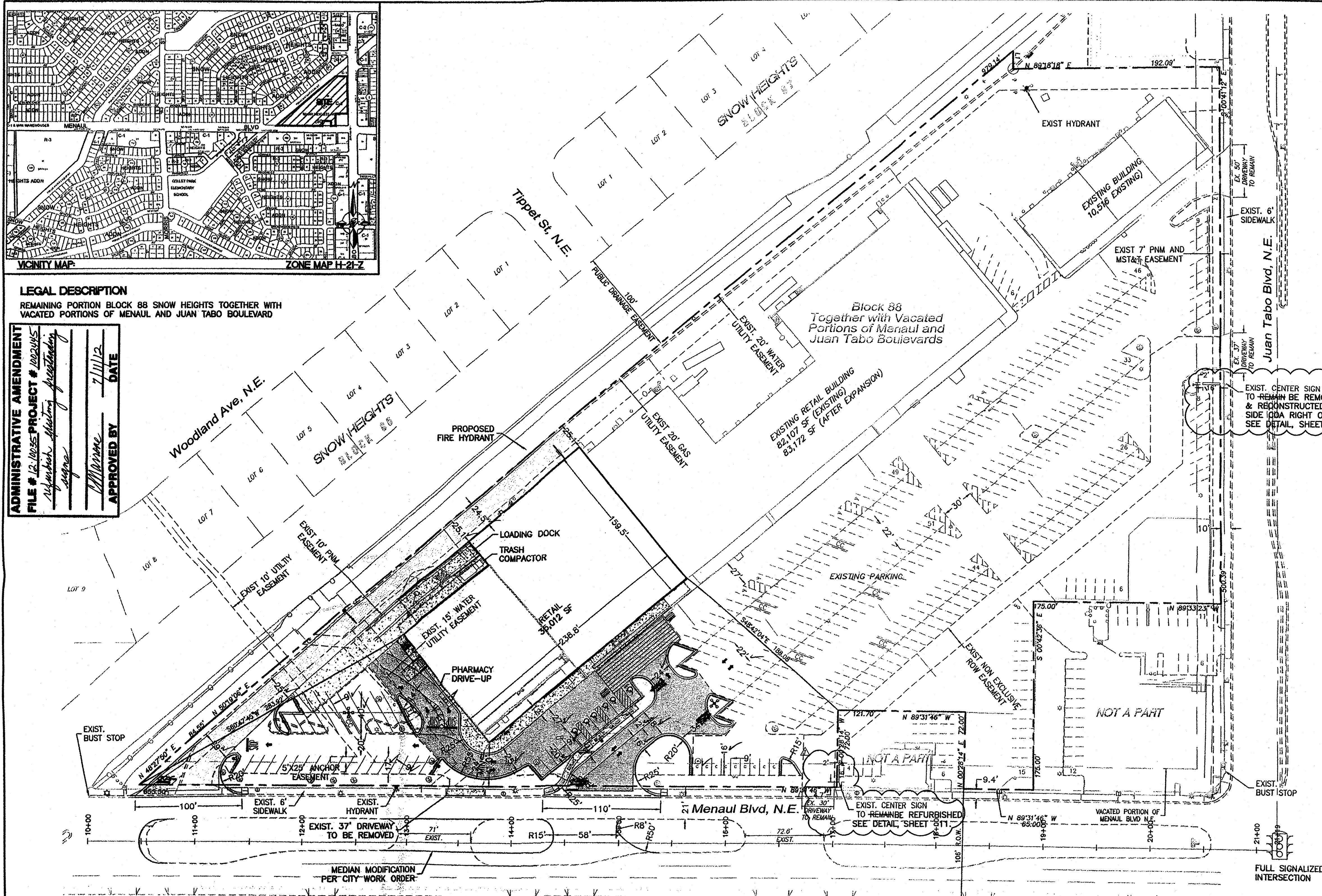


LEGAL DESCRIPTION

REMAINING PORTION BLOCK 88 SNOW HEIGHTS TOGETHER WITH VACATED PORTIONS OF MENAUL AND JUAN TABO BOULEVARD

ADMINISTRATIVE AMENDMENT FILE # 12-0055-PROJECT # 0022415 Nashua Electric Footcandy Cape 7/11/12	APPROVED BY	DATE
	<i>[Signature]</i>	7/11/12
	<i>[Signature]</i>	
	<i>[Signature]</i>	



SITE DATA
LEGAL DESCRIPTION: PORTION OF BLOCK 88 SNOW HEIGHTS

ZONING: C-2 (SC)

SITE AREA: 8.61 ACRES

PROPOSED USE/EXISTING USE:
COMMERCIAL RETAIL

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS:
EXISTING INGRESS AND EGRESS IS PROVIDED DIRECTLY TO MENAUL BLVD AT FOUR DRIVEWAY APRONS AND DIRECTLY TO JUANABO BLVD AT THREE DRIVEWAY APRONS.

THE PROPOSED BUILDING ADDITION WILL REQUIRE THE TWO MOST SOUTHWESTERLY DRIVEWAY APRONS RECONFIGURED AS SHOWN TO CONTINUE TO MAINTAIN INGRESS AND EGRESS FOR VEHICULAR TRAFFIC AT THESE LOCATIONS. PEDESTRIAN INGRESS AND EGRESS WILL BE ENHANCED WITH A DIRECT PEDESTRIAN CONNECTION TO MENAUL BLVD WHICH IS ADA COMPLIANT.

INTERNAL CIRCULATION REQUIREMENTS:
AN EXISTING NON-EXCLUSIVE RIGHT OF WAY EASEMENT IS IN PLACE TO PROVIDE ACCESS TO THE TWO SEPARATE RESTAURANT PADS ALONG MENAUL BOULEVARD WHICH ARE "NOT A PART" OF THIS SITE DEVELOPMENT PLAN.

MAXIMUM BUILDING HEIGHT ALLOWED:
26 FEET AT ANY LEGAL LOCATION. THE HEIGHT AND WIDTH OF THE STRUCTURE OVER 26 FEET SHALL FALL WITHIN 45° ANGLE PLANES DRAWN FROM THE HORIZONTAL AT THE MEAN GRADE ALONG EACH INTERNAL BOUNDARY OF THE PREMISES AND EACH ADJACENT PUBLIC RIGHT-OF-WAY CENTERLINE, OR DRAINAGEWAY RIGHT-OF-WAY CENTERLINE. TO PROTECT SOLAR ACCESS, A STRUCTURE OVER 26 FEET MAY NOT EXCEED THE NORTHERN BOUNDARY OF THESE 45° PLANES, BUT MAY BE SITED IN ANY OTHER DIRECTION WITHIN PLANES DRAWN AT A 60° ANGLE FROM THE SAME BOUNDARIES OR CENTER LINE.

PROPOSED BUILDING HEIGHT: 32' MAXIMUM

MINIMUM BUILDING SETBACK:
THERE SHALL BE A FRONT AND A CORNER SIDE YARD SETBACK OF NOT LESS THAN FIVE FEET AND A SETBACK OF 11 FEET FROM THE JUNCTION OF A DRIVEWAY OR ALLEY AND A PUBLIC SIDEWALK OR PLANNED PUBLIC SIDEWALK LOCATION.

MAXIMUM TOTAL DWELLING UNITS:
N/A. RESIDENTIAL USE NOT PERMITTED PER ZONING

NONRESIDENTIAL USES' MAXIMUM FLOOR AREA RATIO:
NO REQUIREMENT. (0.247 F.A.R. EXISTING/0.250 F.A.R. PROPOSED)

PHASING

NONE.

STRUCTURE LOCATIONS:

EXISTING STRUCTURES WILL REMAIN IN PLACE, EXCEPT FOR THE SOUTHWESTERLY TENANT SPACE TO BE DEMOLISHED AND REBUILT AS INDICATED ON THE PLAN.

STRUCTURE ELEVATIONS AND DIMENSIONS:

BUILDING AREA:

WEST BLDG:	82,107 SF (EXISTING) + 1,065 SF (PROPOSED EXPANSION)
	83,172 SF (AFTER EXPANSION)
EXISTING EAST BLDG:	10,516 SF
TOTAL:	93,688 SF (AFTER EXPANSION)

SEE SHEETS 8 THROUGH 9 FOR STRUCTURE ELEVATIONS

PARKING FACILITIES

PARKING CALCULATIONS:

1 SPACE/200 SF (FIRST 15,000 SF):	75 SPACES
1 SPACE/250 SF (15,000 TO 60,000 SF):	180 SPACES
1 SPACE/300 SF (> 60,000 SF):	112 SPACES
REQUIRED (GROSS):	367 SPACES
10% TRANSIT REDUCTION:	-37 SPACES
TOTAL REQUIRED:	330 SPACES
TOTAL PROVIDED:	336 SPACES
CART CORRALS PROVIDED:	6 SPACES
HC PARKING REQUIRED:	12 SPACES (2 VAN ACCESSIBLE)

NOTE: BUILDING ADDITION DOES NOT EXCEED 2500 SQUARE FEET, THEREFORE ONLY GENERAL REQUIREMENTS OF § 14-16-3-1 OFF-STREET PARKING REGULATIONS APPLY.

LOADING FACILITIES

DELIVERY DOCK IS LOCATED AT THE REAR (NORTH SIDE) OF BUILDING.

NON AUTO TRANSPORTATION

PUBLIC TRANSPORTATION IS AVAILABLE TO AN EXISTING TRANSIT STOPS AT THE SITE SERVICED WITH ROUTES 1 AND 8.

NOTES:

- APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
- LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.
- LIGHT POLES SHALL BE A MAXIMUM OF 20' FEET WITH FULL CUT OFF LIGHT FIXTURES. LIGHT FIXTURES SHALL BE A MAXIMUM OF 20' WITH FULL CUT OFF SHIELDS ON FIXTURES SO THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE. THE LIGHT FIXTURES SHALL BE FULLY SHIELDED WITH HORIZONTAL LAMPS.
- PEDESTRIAN CROSSWALKS, INCLUDING PEDESTRIAN PATHWAYS AND DRIVE AISLE CROSSINGS SHALL BE CONSTRUCTED OF A MATERIAL OTHER THAN ASPHALT, SUCH AS TEXTURED (SCORED) COLORED CONCRETE OR THERMOPLASTIC.
- 10' CLEARANCE SHALL BE PROVIDED FOR ALL GROUND MOUNTED PNM UTILITIES FOR SAFE OPERATION, MAINTENANCE AND REPAIR PROPOSSES.

ADMINISTRATIVE AMENDMENT FILE # 12-0055-PROJECT # 0022415 Nashua Electric Footcandy add other top plan 7/11/12	APPROVED BY	DATE
	<i>[Signature]</i>	7/11/12
	<i>[Signature]</i>	
	<i>[Signature]</i>	

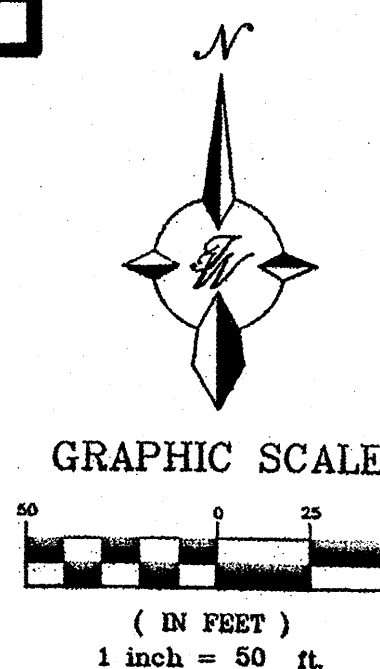
LEGEND

- PROPOSED CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- EXISTING SIDEWALK
- EXISTING CURB & GUTTER
- EXISTING STREET LIGHTS
- HEAVY DUTY ASPHALTIC CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- SAWCUT
- STANDARD DUTY ASPHALT
- ADA ACCESSIBLE ROUTE
- PROPOSED PARKING SPACES
- CART CORRAL
- SITE LIGHTING (SEE LIGHTING PLAN)

NO.	DATE	REVISIONS	BY
05-29-12		REFURBISH CENTER SIGNS	JDH

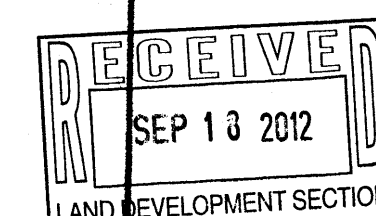
INDEX TO DRAWINGS

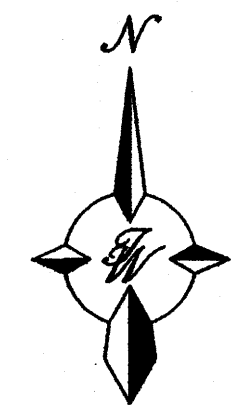
- SITE PLAN FOR BUILDING PERMIT
- SITE PLAN
- L1-LANDSCAPING PLAN
- GRADING PLAN
- MASTER UTILITY PLAN
- DETAILS
- DETAILS
- BUILDING ELEVATIONS
- BUILDING ELEVATIONS
- AA SITE PLAN (PREVIOUSLY APPROVED)
11. FROM SIGN ELEVATIONS



FIRE MARSHALL APPROVAL

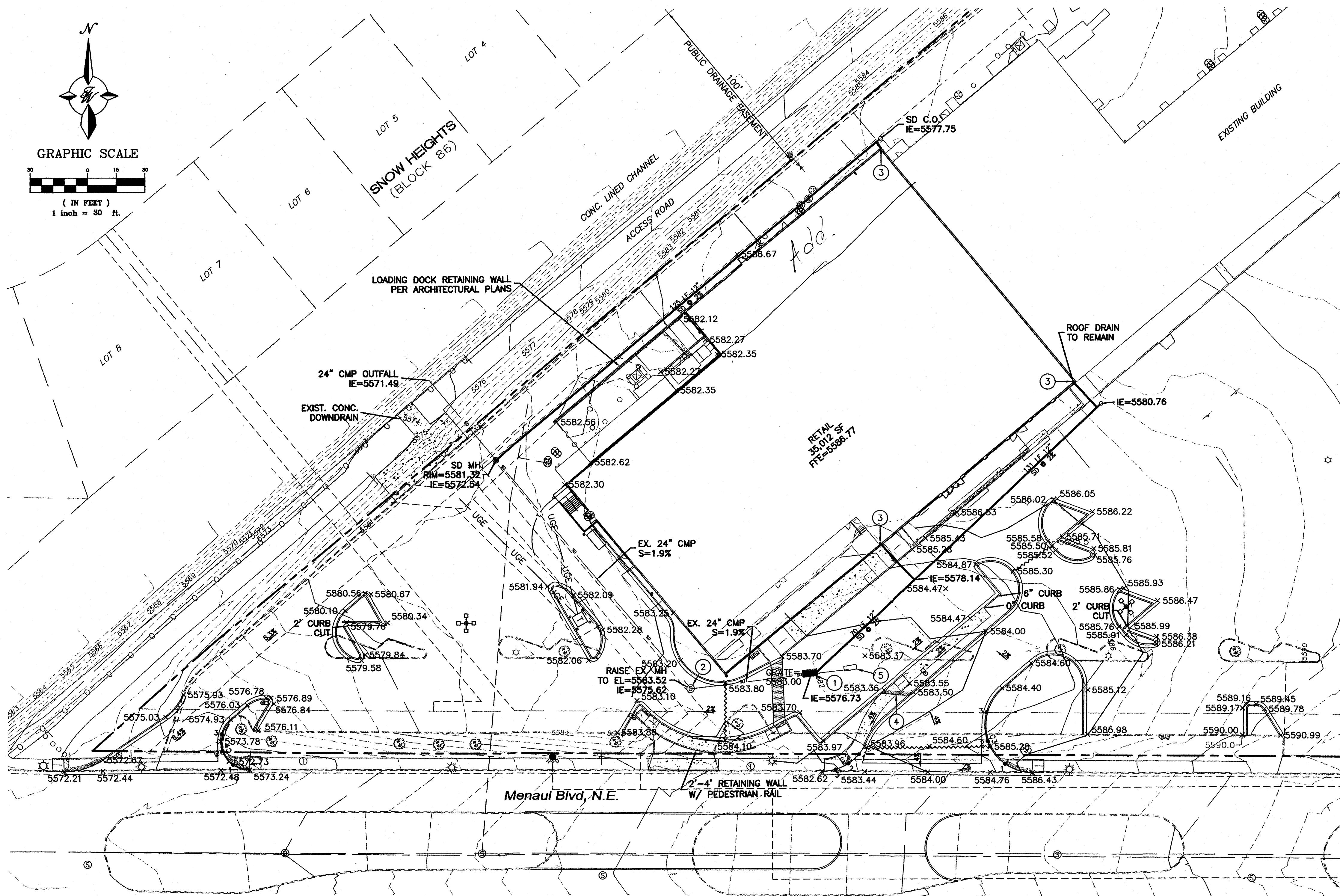
ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868	FOOTHILLS, S.C. MENAU AND JUAN TABO	DRAWN BY DY
	AA - SITE PLAN FOR BUILDING PERMIT (OVERALL)	DATE 9-02-11
	TERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	DRAWING 2010077-SPB
		SHEET # 1
		JOB # 2010077





GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.



EROSION CONTROL NOTES:

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

CAUTION:

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

KEYED NOTE

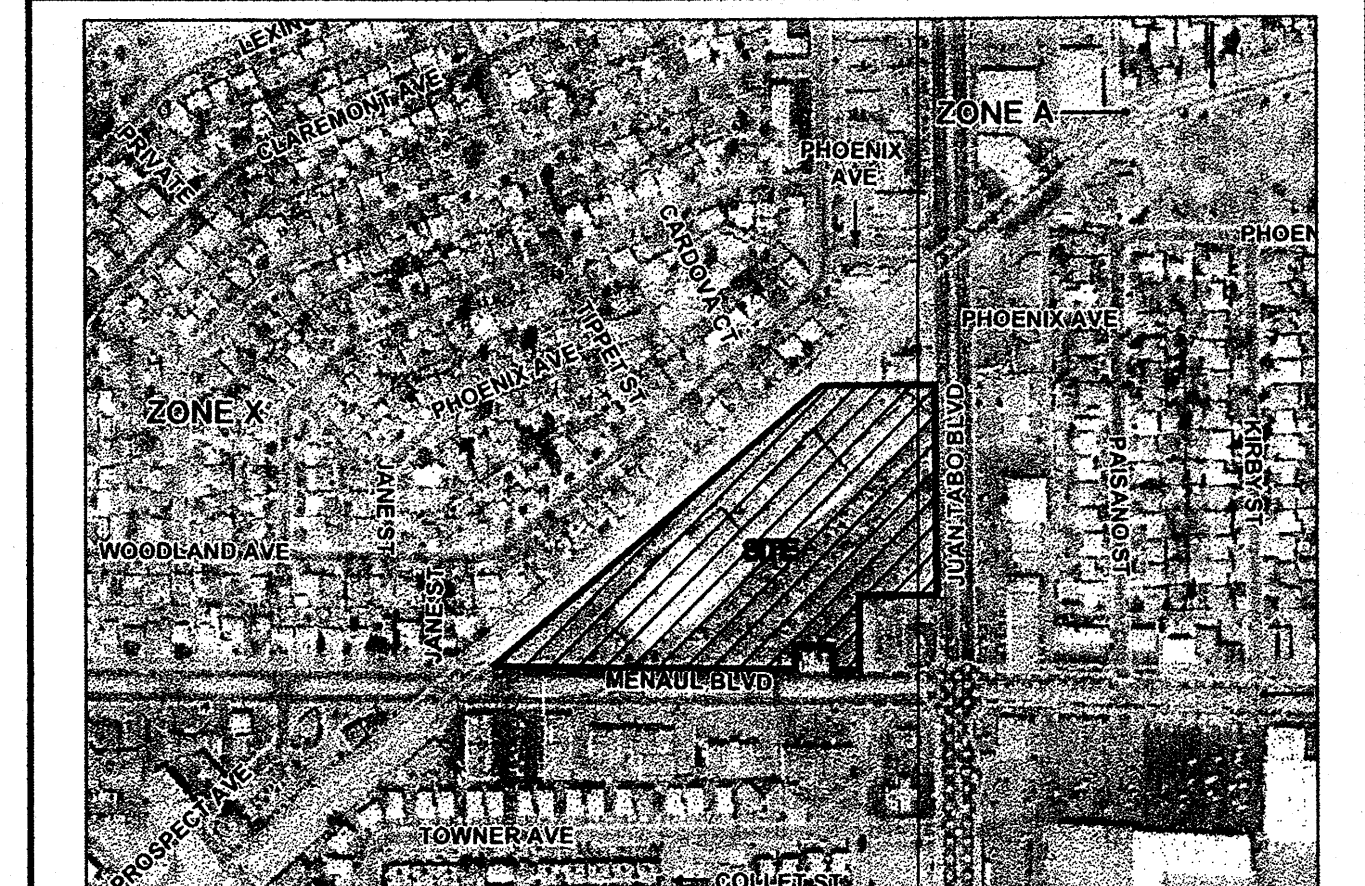
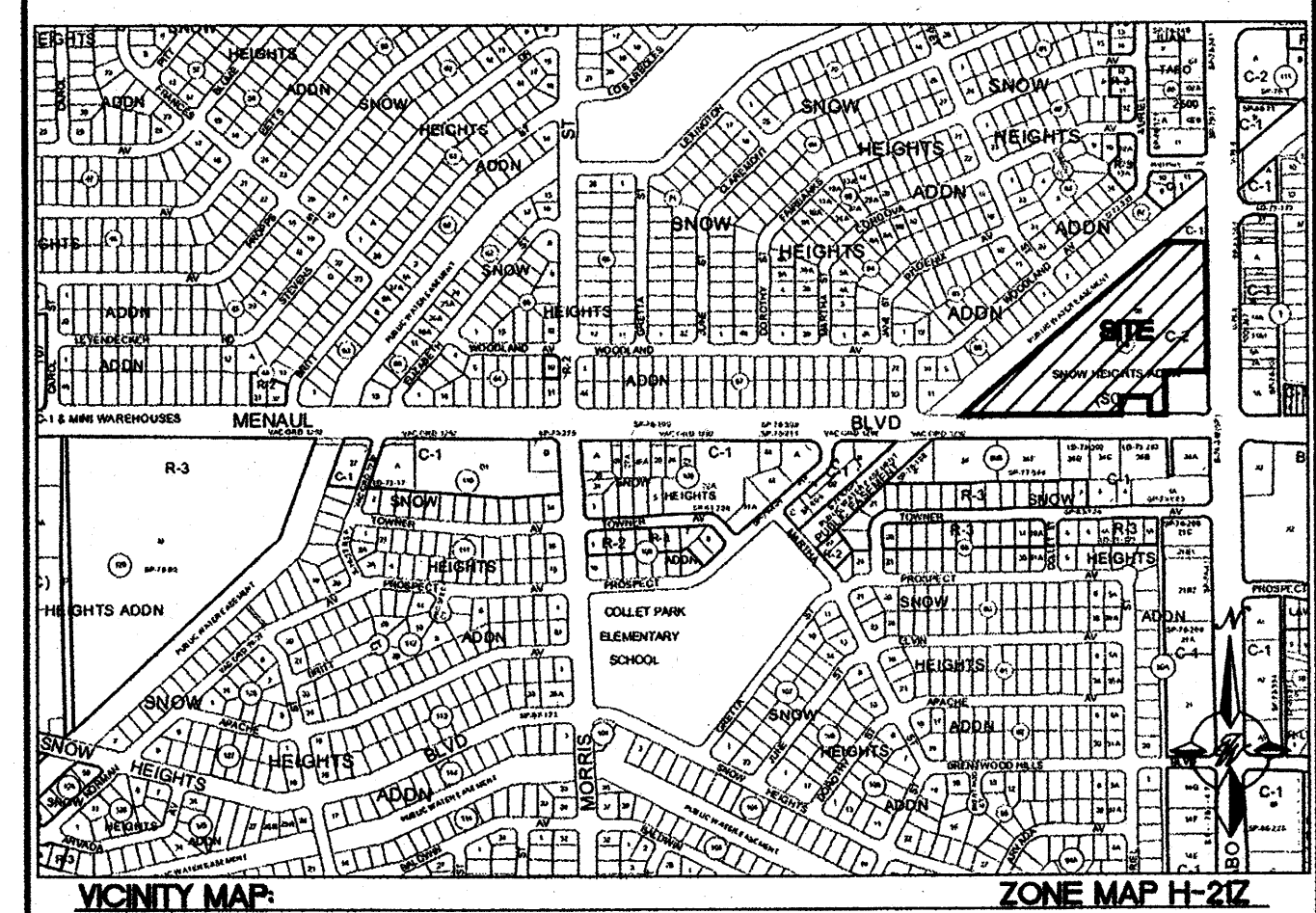
1. CONSTRUCT NEW DOUBLE "D" STORM INLET PER COA STD DWG #2206. GRATE EL=5583.00
2. RAISE SD MANHOLE
3. ROOF DRAIN SPOUT CONNECTION
4. 2' SIDEWALK CULVERT PER COA STD DWG #2236
5. REMOVE EXIST. STORM INLET (DOUBLE "D")

QUARTER POINTS

C1	FL	ELEV.	C2	FL	ELEV.
	1	5572.84		4	5583.69
	2	5573.31		5	5583.29
	3	5574.20		6	5582.96
C3	FL	ELEV.			
	7	5586.13			
	8	5585.20			
	9	5584.80			

LEGEND

	PROPOSED CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	EXISTING SIDEWALK
	EXISTING CURB & GUTTER
	EXISTING STREET LIGHTS
	SPOT ELEVATION
	FLOW ARROW
	EXISTING CURB & GUTTER
	EXISTING BOUNDARY LINE
	EXISTING CONTOUR MAJOR
	EXISTING CONTOUR MINOR
	EXISTING SPOT ELEVATION
	EXISTING INLET
	RETAINING WALL



35001C0357G

LEGAL DESCRIPTION

REMAINING PORTION BLOCK 88 SNOW HEIGHTS TOGETHER WITH VACATED PORTIONS OF MENAUL AND JUAN TABO BOULEVARD

NOTES:

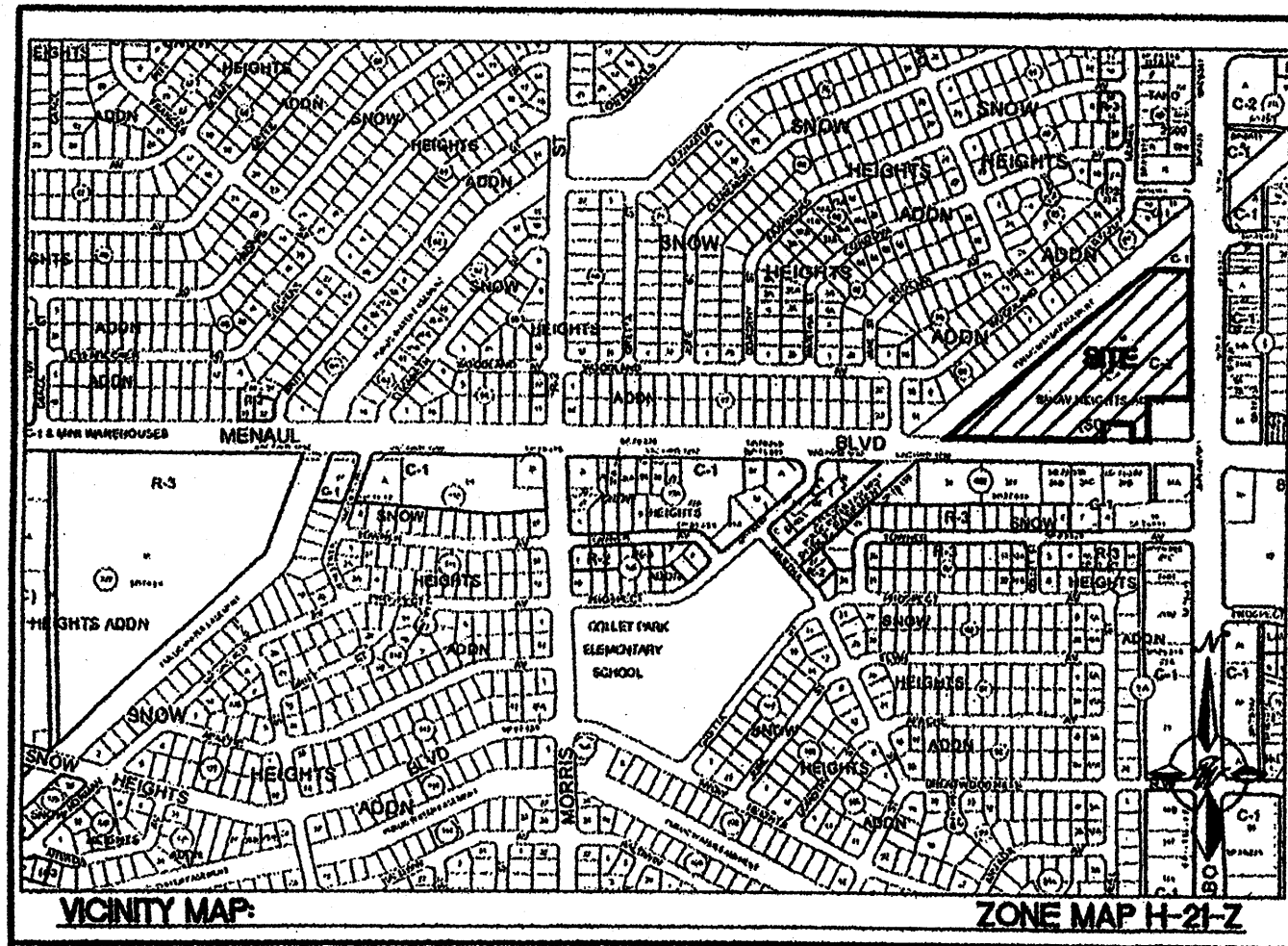
1. GRADES ON CURB LINE ARE TO FLOWLINE UNLESS OTHERWISE SPECIFIED.

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

APPROVAL	NAME	DATE
INSPECTOR		

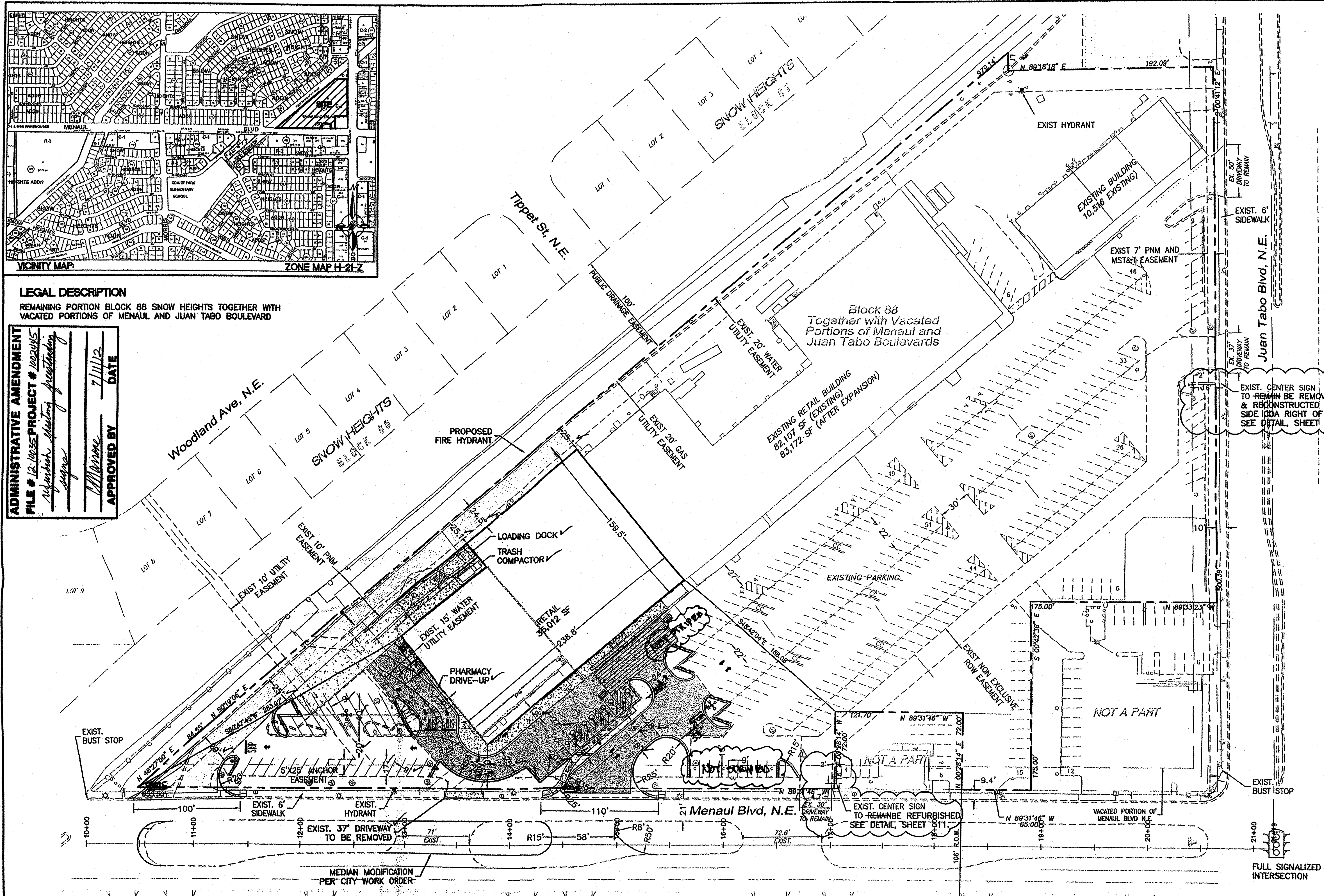
ENGINEER'S SEAL	ALBUQUERQUE, NM	DRAWN BY DY
	GRADING PLAN	DATE 7-21-11
	TERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.terrawestllc.com	DRAWING 2010077-GRB
		SHEET # 4
		JOB # 2010077



LEGAL DESCRIPTION

REMAINING PORTION BLOCK 88 SNOW HEIGHTS TOGETHER WITH VACATED PORTIONS OF MENAUL AND JUAN TABO BOULEVARD

ADMINISTRATIVE AMENDMENT FILE # 13-10055-PROJECT # 1002445 Adrian Espinoza, Project Manager	APPROVED BY	DATE
	<i>[Signature]</i>	7/11/12



LEGEND

- PROPOSED CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- EXISTING SIDEWALK
- EXISTING CURB & GUTTER
- EXISTING STREET LIGHTS
- HEAVY DUTY ASPHALTIC CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- SAWCUT
- STANDARD DUTY ASPHALT
- ADA ACCESSIBLE ROUTE
- PROPOSED PARKING SPACES
- CART CORRAL
- SITE LIGHTING (SEE LIGHTING PLAN)

NOTES:

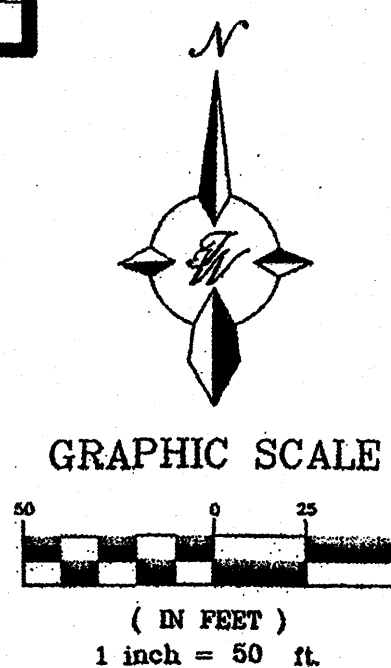
- APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
- LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.
- LIGHT POLES SHALL BE A MAXIMUM OF 20' FEET WITH FULL CUT OFF LIGHT FIXTURES. LIGHT FIXTURES SHALL BE A MAXIMUM OF 20' WITH FULL CUT OFF SHIELDS ON FIXTURES SO THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE. THE LIGHT FIXTURES SHALL BE FULLY SHIELDED WITH HORIZONTAL LAMPS.
- PEDESTRIAN CROSSWALKS, INCLUDING PEDESTRIAN PATHWAYS AND DRIVE AISLE CROSSINGS SHALL BE CONSTRUCTED OF A MATERIAL OTHER THAN ASPHALT, SUCH AS TEXTURED (SCORED) COLORED CONCRETE OR THERMOPLASTIC.
- 10' CLEARANCE SHALL BE PROVIDED FOR ALL GROUND MOUNTED PNM UTILITIES FOR SAFE OPERATION, MAINTENANCE AND REPAIR PROPOSES.

ADMINISTRATIVE AMENDMENT FILE # 13-10055-PROJECT # 1002445 Adrian Espinoza, Project Manager	APPROVED BY	DATE
	<i>[Signature]</i>	7/11/12

INDEX TO DRAWINGS

- SITE PLAN FOR BUILDING PERMIT
- SITE PLAN
- L1-LANDSCAPING PLAN
- GRADING PLAN
- MASTER UTILITY PLAN
- DETAILS
- DETAILS
- BUILDING ELEVATIONS
- BUILDING ELEVATIONS
- AA-SITE PLAN (PREVIOUSLY APPROVED)
- Pylon Sign Elevation

NO.	DATE	REVISIONS	BY
1	05-29-12	REFURBISH CENTER SIGNS	JOH



SITE DATA
LEGAL DESCRIPTION: PORTION OF BLOCK 88 SNOW HEIGHTS

ZONING: C-2 (SC)

SITE AREA: 8.61 ACRES

PROPOSED USE/EXISTING USE:
COMMERCIAL RETAIL

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS:
EXISTING INGRESS AND EGRESS IS PROVIDED DIRECTLY TO MENAUL BLVD AT FOUR DRIVEWAY APRONS AND DIRECTLY TO JUAN TABO BLVD AT THREE DRIVEWAY APRONS.

THE PROPOSED BUILDING ADDITION WILL REQUIRE THE TWO MOST SOUTHWESTERLY DRIVEWAY APRONS RECONFIGURED AS SHOWN TO CONTINUE TO MAINTAIN INGRESS AND EGRESS FOR VEHICULAR TRAFFIC AT THESE LOCATIONS. PEDESTRIAN INGRESS AND EGRESS WILL BE ENHANCED WITH A DIRECT PEDESTRIAN CONNECTION TO MENAUL BLVD WHICH IS ADA COMPLIANT.

INTERNAL CIRCULATION REQUIREMENTS:
AN EXISTING NON-EXCLUSIVE RIGHT OF WAY EASEMENT IS IN PLACE TO PROVIDE ACCESS TO THE TWO SEPARATE RESTAURANT PADS ALONG MENAUL BOULEVARD WHICH ARE "NOT A PART" OF THIS SITE DEVELOPMENT PLAN.

MAXIMUM BUILDING HEIGHT ALLOWED:
28 FEET AT ANY LEGAL LOCATION. THE HEIGHT AND WIDTH OF THE STRUCTURE OVER 28 FEET SHALL FALL WITHIN 45° ANGLE PLANES DRAWN FROM THE HORIZONTAL AT THE MEAN GRADE ALONG EACH INTERNAL BOUNDARY OF THE PREMISES AND EACH ADJACENT PUBLIC RIGHT-OF-WAY CENTERLINE, OR DRAINAGEWAY RIGHT-OF-WAY CENTERLINE. TO PROTECT SOLAR ACCESS, A STRUCTURE OVER 28 FEET MAY NOT EXCEED THE NORTHERN BOUNDARY OF THESE 45° PLANES, BUT MAY BE SITED IN ANY OTHER DIRECTION WITHIN PLANES DRAWN AT A 60° ANGLE FROM THE SAME BOUNDARIES OR CENTER LINE.

PROPOSED BUILDING HEIGHT: 32' MAXIMUM

MINIMUM BUILDING SETBACK:
THERE SHALL BE A FRONT AND A CORNER SIDE YARD SETBACK OF NOT LESS THAN FIVE FEET AND A SETBACK OF 11 FEET FROM THE JUNCTION OF A DRIVEWAY OR ALLEY AND A PUBLIC SIDEWALK OR PLANNED PUBLIC SIDEWALK LOCATION.

MAXIMUM TOTAL DWELLING UNITS:
N/A. RESIDENTIAL USE NOT PERMITTED PER ZONING

NONRESIDENTIAL USES' MAXIMUM FLOOR AREA RATIO:
NO REQUIREMENT. (0.247 F.A.R. EXISTING/0.250 F.A.R. PROPOSED)

PHASING

NONE.

STRUCTURE LOCATIONS:

EXISTING STRUCTURES WILL REMAIN IN PLACE, EXCEPT FOR THE SOUTHWESTERLY TENANT SPACE TO BE DEMOLISHED AND REBUILT AS INDICATED ON THE PLAN.

STRUCTURE ELEVATIONS AND DIMENSIONS:

BUILDING AREA:

WEST BLDG: 82,107 SF (EXISTING) + 1,065 SF (PROPOSED EXPANSION)
83,172 SF (AFTER EXPANSION)
EXISTING EAST BLDG: 10,516 SF
TOTAL: 93,688 SF (AFTER EXPANSION)
SEE SHEETS 8 THROUGH 9 FOR STRUCTURE ELEVATIONS

PARKING FACILITIES

PARKING CALCULATIONS:

1 SPACE/200 SF (FIRST 15,000 SF): 75 SPACES
1 SPACE/250 SF (15,000 TO 60,000 SF): 180 SPACES
1 SPACE/300 SF (> 60,000 SF): 112 SPACES
REQUIRED (GROSS): 367 SPACES
10% TRANSIT REDUCTION: -37 SPACES
TOTAL REQUIRED: 330 SPACES
TOTAL PROVIDED: 336 SPACES
CART CORRALS PROVIDED: 6 SPACES
HC PARKING REQUIRED: 12 SPACES (2 VAN ACCESSIBLE)
NOTE: BUILDING ADDITION DOES NOT EXCEED 2500 SQUARE FEET, THEREFORE ONLY GENERAL REQUIREMENTS OF § 14-16-3-1 OFF-STREET PARKING REGULATIONS APPLY.

LOADING FACILITIES

DELIVERY DOCK IS LOCATED AT THE REAR (NORTH SIDE) OF BUILDING.

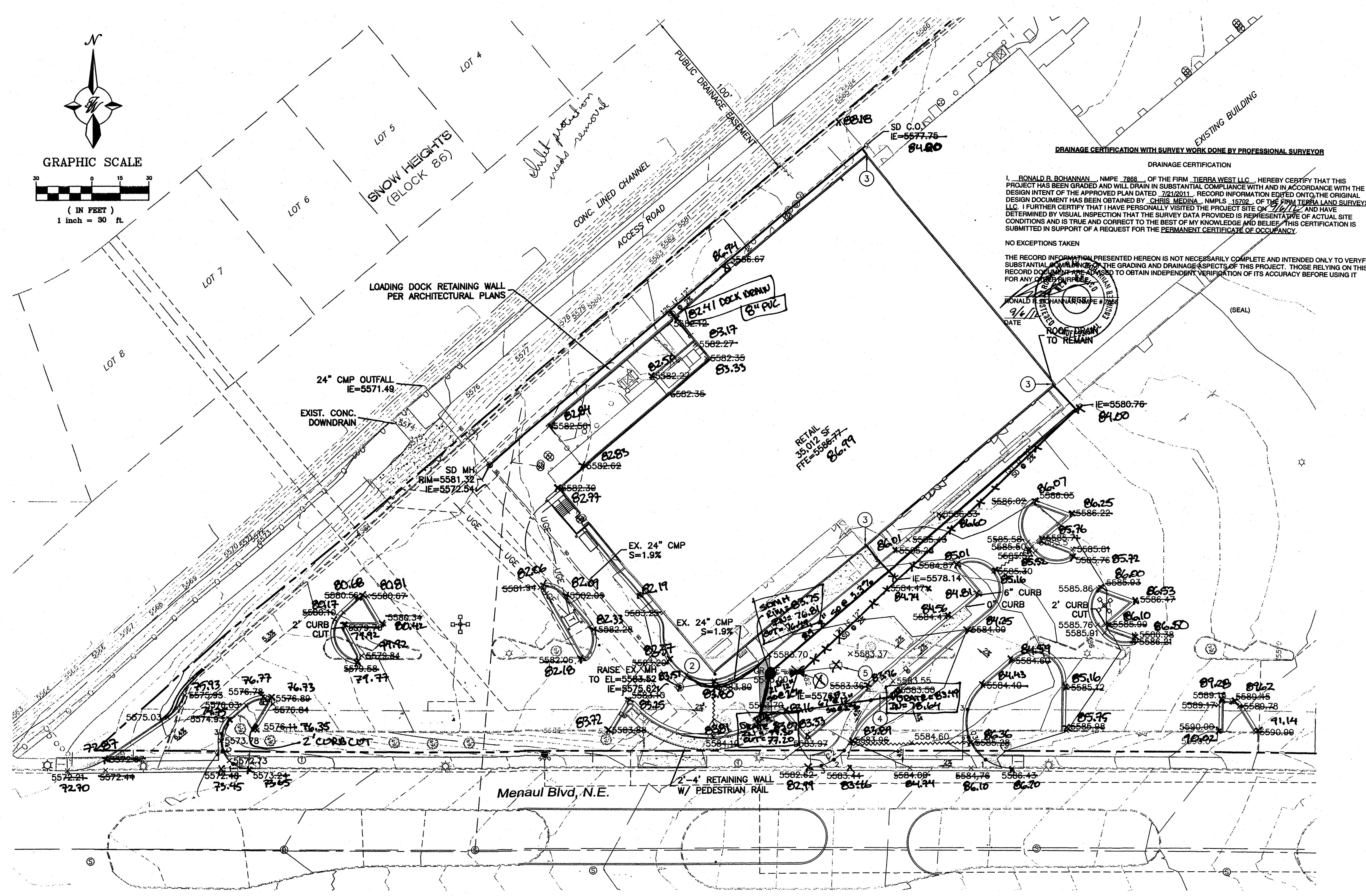
NON AUTO TRANSPORTATION

PUBLIC TRANSPORTATION IS AVAILABLE TO AN EXISTING TRANSIT STOPS AT THE SITE SERVICED WITH ROUTES 1 AND 8.

FIRE MARSHALL APPROVAL

ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7668	FOOTHILLS, S.C. MENAU AND JUAN TABO	DRAWN BY DY
	AA - SITE PLAN FOR BUILDING PERMIT (OVERALL)	DATE 9-02-11
 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com		DRAWING 2010077-SPB
		SHEET # 1
		JOB # 2010077

RECEIVED
AUG 10 2012



- EROSION CONTROL NOTES:**
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
 - CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
 - CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
 - REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
 - ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

CAUTION:
ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS. PRIOR TO STARTING THE WORK, ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

KEYED NOTE:

- CONSTRUCT NEW DOUBLE "D" STORM INLET PER COA STD DWG #2206. GRATE EL=5583.00
- RAISE SD MANHOLE
- ROOF DRAIN SPOUT CONNECTION
- 2' SIDEWALK CULVERT PER COA STD DWG #2236
- REMOVE EXIST. STORM INLET (DOUBLE "D")
- CONSTRUCT GRATED INLET

QUARTER POINTS

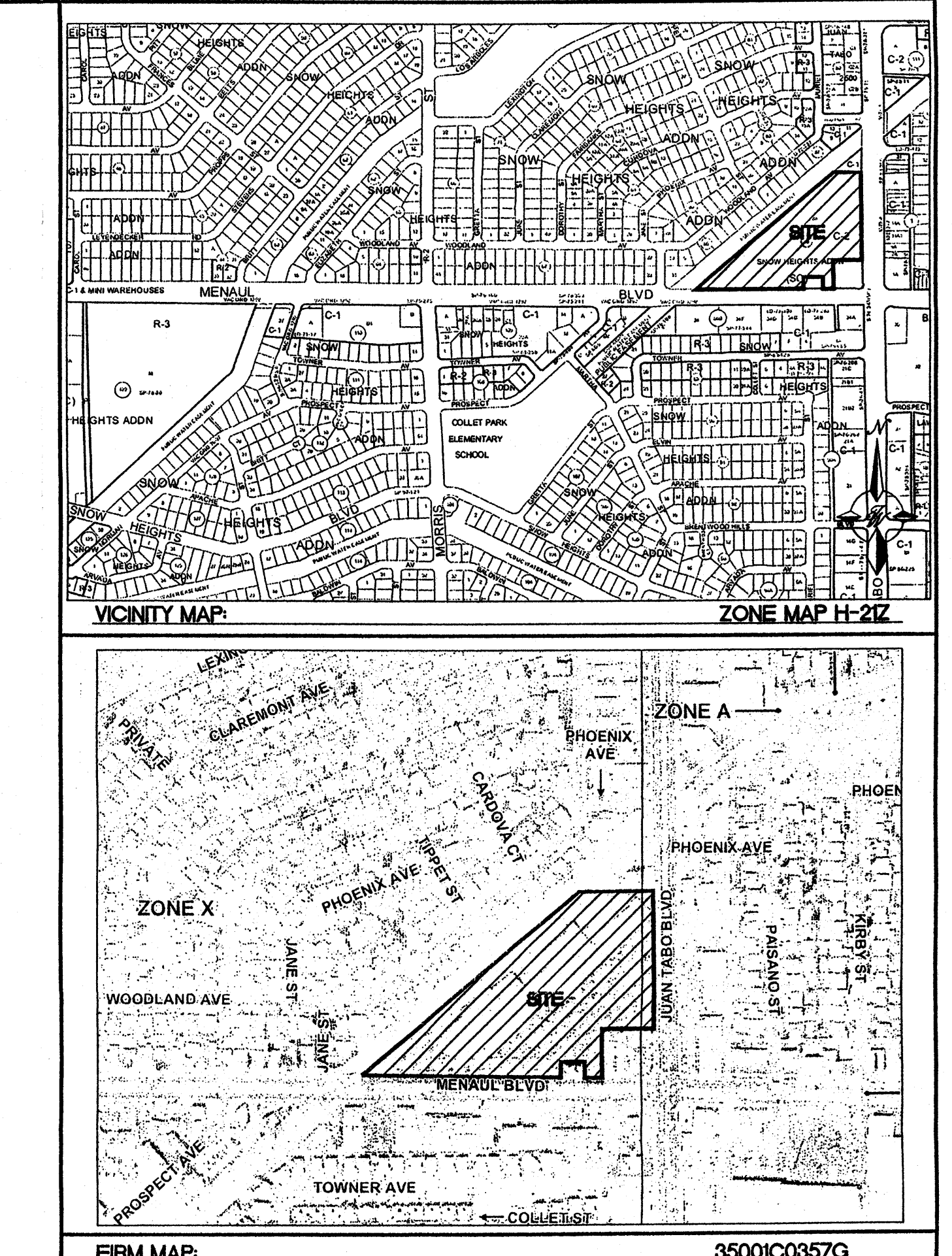
FL	ELEV.	FL	ELEV.
1	5572.84	4	5583.69
2	5573.31	5	5583.29
3	5574.20	6	5582.96

FL	ELEV.	FL	ELEV.
7	5586.13		
8	5585.20		
9	5584.80		

LEGEND

	PROPOSED CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	EXISTING SIDEWALK
	EXISTING CURB & GUTTER
	EXISTING STREET LIGHTS
	SPOT ELEVATION
	FLOW ARROW
	EXISTING CURB & GUTTER
	EXISTING BOUNDARY LINE
	EXISTING CONTOUR MAJOR
	EXISTING CONTOUR MINOR
	EXISTING SPOT ELEVATION
	EXISTING INLET
	RETAINING WALL

DRAINAGE CERTIFICATION WITH SURVEY WORK DONE BY PROFESSIONAL SURVEYOR
DRAINAGE CERTIFICATION
I, RONALD R. BOHANNAN, NMPE, 7868, OF THE FIRM, TIERRA WEST LLC, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 7/21/2011. RECORD INFORMATION EDDED ON TO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY CHRIS. MEDINA, NMPLS, 15702, OF THE FIRM, TIERRA WEST LLC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 7/27/12 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR THE PERMANENT CERTIFICATE OF OCCUPANCY.
NO EXCEPTIONS TAKEN
THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE WITH THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.
RONALD R. BOHANNAN NMPE 7868
DATE 7/27/12
TO REMAIN
(SEAL)



LEGAL DESCRIPTION
REMAINING PORTION BLOCK 88 SNOW HEIGHTS TOGETHER WITH VACATED PORTIONS OF MENAUL AND JUAN TABO BOULEVARD

- NOTES:**
- GRADES ON CURB LINE ARE TO FLOWLINE UNLESS OTHERWISE SPECIFIED.

- NOTICE TO CONTRACTORS**
- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
 - ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
 - TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
 - BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
 - MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
 - WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

APPROVAL	NAME	DATE
INSPECTOR		

ENGINEER'S SEAL	ALBUQUERQUE, NM	DRAWN BY DY
	GRADING PLAN	DATE 7-21-11
	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierwestllc.com	DRAWING 2010077-GRB
		SHEET # 4

RONALD R. BOHANNAN
P.E. #7868

JOB # 2010077
AUG 7 - 2012