

TRAMWAY BLVD.
(300' R/W)

CUMBRES STREET
(50' R/W)

INDIAN SCHOOL ROAD
(86' R/W)

LEGEND

- PROPERTY BOUNDARY
- PARKING QUANTITY PER ROW
- EXISTING TO REMAIN
- CONCRETE SURFACE
- PROPOSED NEW LIGHT POLE TO MATCH EXISTING

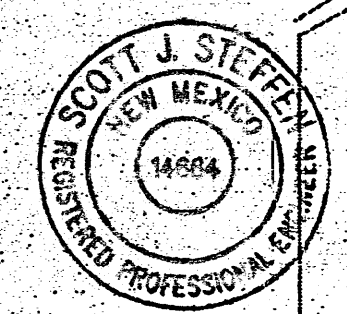
TRAFFIC CERTIFICATION

SCOTT J. STEFFEN, NMP# 14684 OF THE FIRM BOHANNAN HUSTON, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED SITE PLAN ADMINISTRATIVE AMENDMENT PLAN DATED 11/03/09. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 6/23/11 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SITE CONDITIONS ARE 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.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC 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.

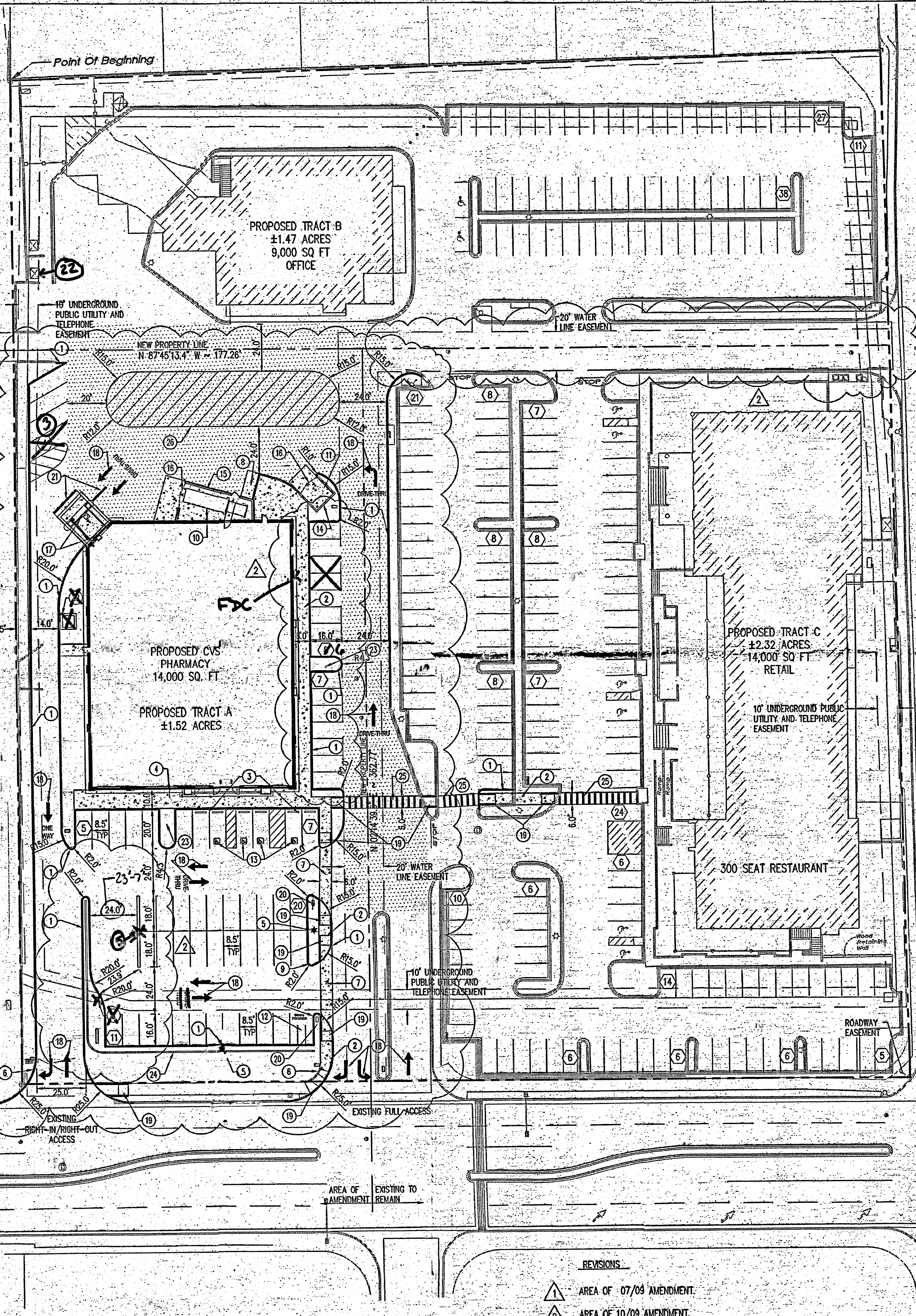
DATE: 6/24/11

SCOTT J. STEFFEN, NMP# 14684

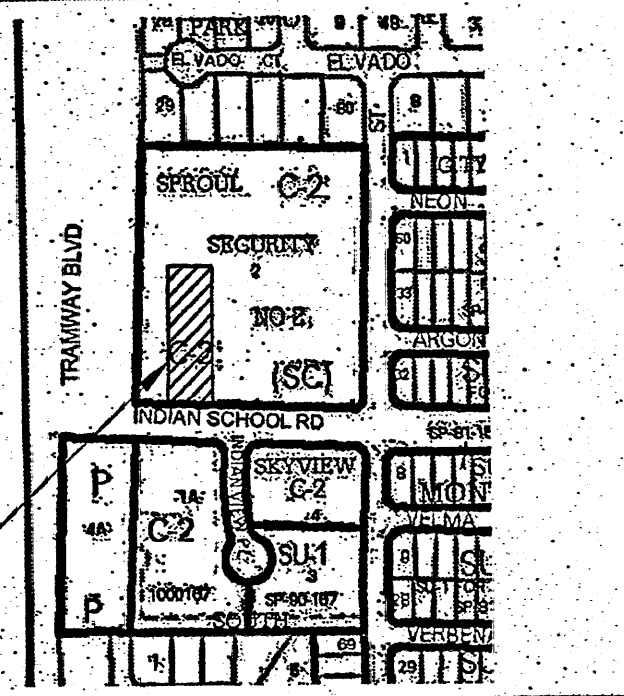
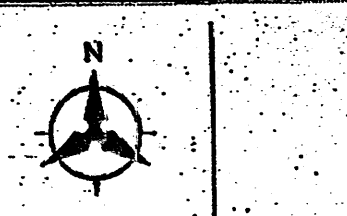


ADMINISTRATIVE AMENDMENT
File # 090374-11682 Project # 1003062
New lot lines to create three lots. Revised parking. Cross parking agreement necessary.
Ruehl 03 Nov 09
APPROVED BY: DATE

P:\090374\cdp\general\EPC\090374_SP01.dwg
Wed, 28-Oct-2009 - 9:08:am, Plotted by: RGAUNA

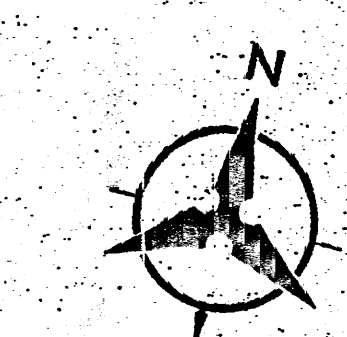


- ### REVISIONS
- 1 AREA OF 07/09 AMENDMENT.
 - 2 AREA OF 10/09 AMENDMENT.



K-09 & K-10

VICINITY MAP



1" = 30'

SHEET INDEX

- C-001 SITE PLAN FOR BUILDING PERMIT
- C-002 SITE PLAN DETAILS
- C-003 TRAFFIC CIRCULATION LAYOUT
- LS-001 LANDSCAPE PLAN
- C-100 EXISTING CONDITIONS PLAN
- C-101 CONCEPTUAL GRADING & DRAINAGE PLAN
- C-201 CONCEPTUAL UTILITY PLAN
- A-201 BUILDING ELEVATIONS

PROPOSED SITE DATA

TRACT A:	1.52 ACRES
CVS PHARMACY:	14,000 SF
TRACT B:	1.47 ACRES
EXISTING OFFICE:	
TRACT C:	2.32 ACRES
EXISTING RETAIL AND RESTAURANT:	
TRACT C:	2.32 ACRES
EXISTING RETAIL AND RESTAURANT:	

EXISTING SITE DATA

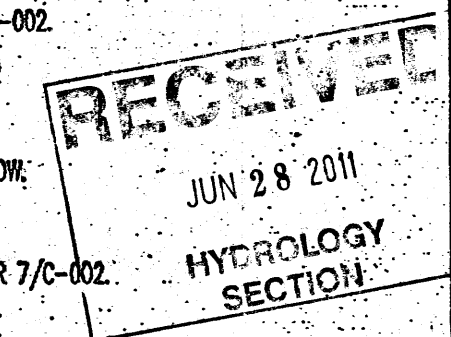
LEGAL DESCRIPTION: SPOUL SECURITY SUBDIVISION NO. 2
SITE AREA: 5.33 ACRES
ZONING: C-2
BUILDING SQUARE FOOTAGE:
RESTAURANT= 10,000 SQ. FT.
RETAIL= 45,500 SQ. FT.
(22,500 SQ. FT. TO BE DEMOLISHED AND REPLACED WITH 14,000 SQ. FT. CVS PHARMACY)

PARKING CALCS

- REQUIRED PARKING:
- TRACT A
PROPOSED CVS PHARMACY
14,000 SQ. FT./200 = 70
10% TRANSIT REDUCTION = 63
REQUIRED PARKING = 63
PROVIDED PARKING = 59
 - TRACT B
EXISTING 9,000 SQ. FT. STORY OFFICE BUILDING
4,500 SQ. FT./200 = 23
4,500 SQ. FT./200 = 15
10% TRANSIT REDUCTION = 11
REQUIRED PARKING = 11
PROVIDED PARKING = 76
 - TRACT C
EXISTING 14,000 SQ. FT. RETAIL AND 300 SEAT RESTAURANT
RESTAURANT = 300 SEATS/4 = 75
RETAIL = 14,000 SQ. FT./200 = 70
10% TRANSIT REDUCTION = 14
REQUIRED PARKING = 131
PROVIDED PARKING = 147
 - OTHER CVS PHARMACY DATA
- HANDICAP PARKING PROVIDED = 4
- HANDICAP PARKING REQUIRED = 4
- MOTORCYCLE PARKING PROVIDED = 3
- MOTORCYCLE PARKING REQUIRED = 3
- BICYCLE PARKING PROVIDED = 4
- BICYCLE PARKING REQUIRED = 4

KEYED NOTES

- 6" CONCRETE CURB.
- CONCRETE SIDEWALK - WIDTH AS NOTED.
- CONCRETE WALK FLUSH WITH ASPHALT THIS AREA.
- BIKE RACK PER 1/C-002.
- LIGHT POLE (MATCH EXISTING).
- STOP SIGN.
- COLOR, TEXTURED, CONCRETE CROSSWALK.
- LOADING PAD.
- END ISLAND PLANTER.
- TRASH COMPACTOR.
- REFUSE ENCLOSURE PER 2/C-002 & 5/C-002.
- MOTORCYCLE PARKING WITH SIGN PER 3/C-002.
- HANDICAP PARKING SPACE PER 4/C-002.
- 6" HIGH SCREEN WALL PER 5/C-002.
- 8" HIGH SCREEN WALL PER 5/C-002.
- ENCLOSURE GATE PER 6/C-002.
- DRIVEUP WINDOW.
- NEW PAINTED DIRECTIONAL ARROW.
- WHEEL CHAIR RAMP.
- PEDESTRIAN CROSSING SIGN PER 7/C-002.
- PAINTED 1" WIDE YELLOW STRIPE.
- TRANSFORMER PAD FINAL LOCATION TO BE DETERMINED.
- LANDSCAPE ISLAND.
- 3" SCREEN WALL.
- PAINTED 1" WIDE WHITE STRIPES 3' ON CENTER.
- PAINTED STRIPED MEDIAN.



Bohannon & Huston
Civil/Arch/Eng/Env/Geo/Inf/Plan/Spec/Struct/Transp/Urban/Design
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

ARMSTRONG DEVELOPMENT
PROPERTIES, INC.

SKYVIEW CENTER
AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION AND BUILDING PERMIT
INDIAN SCHOOL AND TRAMWAY BLVD
Albuquerque, New Mexico 87121

CVS pharmacy

Job Number 090374
Drawn By BJC
Checked SJS
Issue Date OCTOBER 2009

AMENDED SITE DEVELOPMENT
PLAN FOR SUBDIVISION
AND BUILDING PERMIT
Scale

C-001

TRAMWAY BLVD.
(300' R/W)

CUMBRES STREET
(50' R/W)

- LEGEND**
- PROPERTY BOUNDARY
 - PARKING QUANTITY PER ROW
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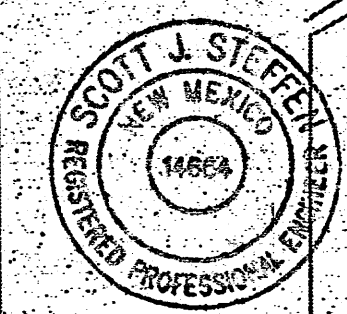
TRAFFIC CERTIFICATION

SCOTT J. STEFFEN, N.M.P.E. 14684, OF THE FIRM BOHANNAN HUSTON, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED SITE PLAN ADMINISTRATIVE AMENDMENT PLAN DATED 11/08/09. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 02/24/11 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SITE CONDITIONS ARE 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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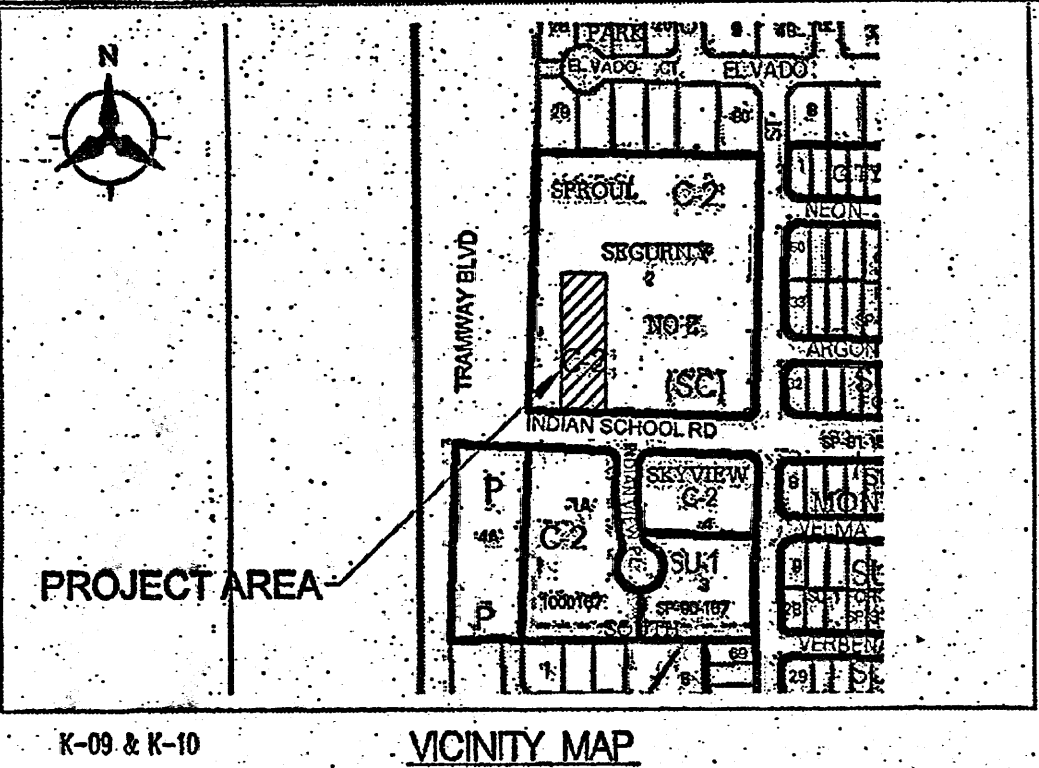
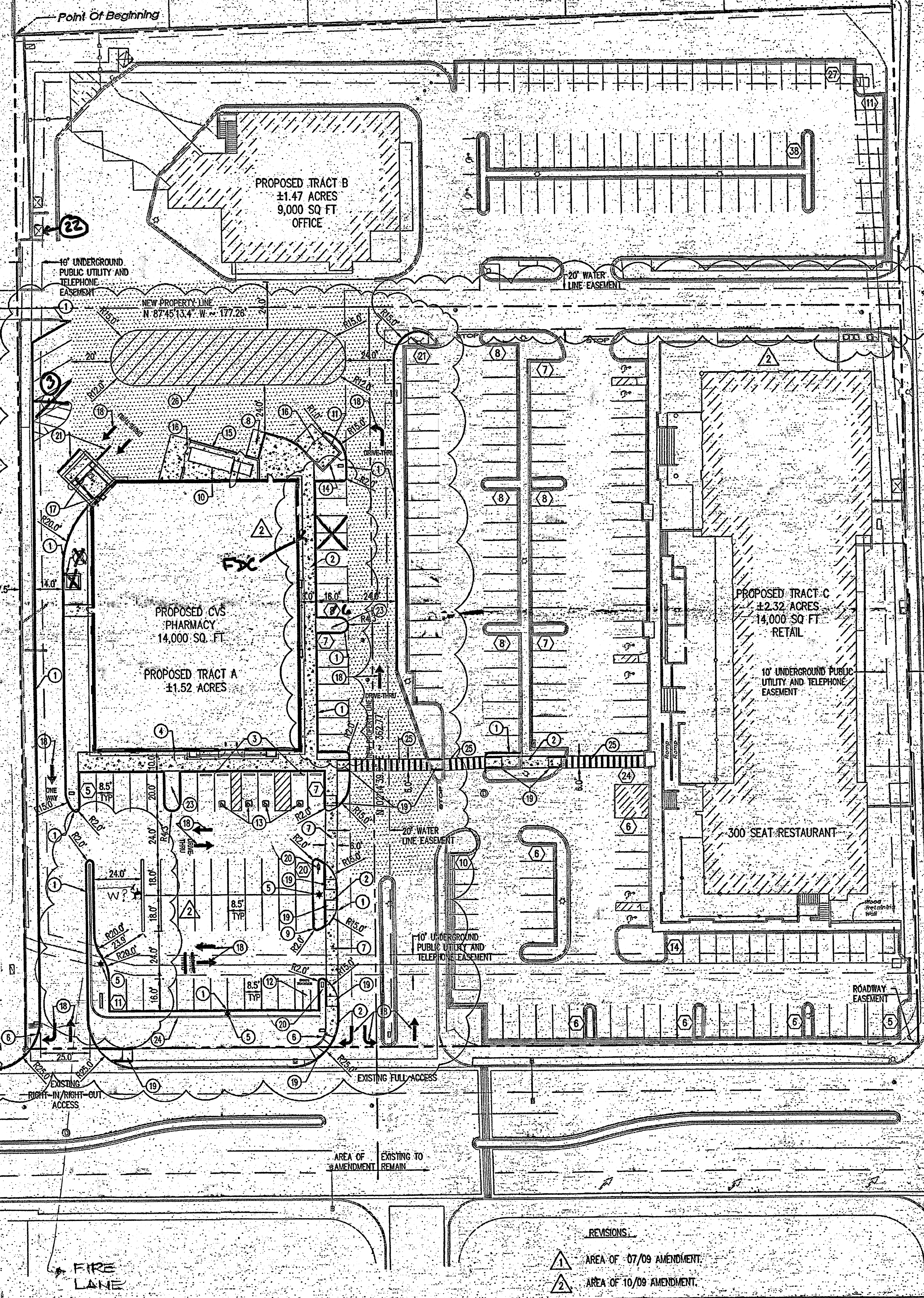
DATE: 2/24/11

SCOTT J. STEFFEN, N.M.P.E. 14684



ADMINISTRATIVE AMENDMENT
File # 02AA/11662, Project # 1003062
New lot lines to create three lots. Revised parking. Cross parking agreement necessary.
APPROVED BY: [Signature] DATE: 03 Nov 09

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Wed, 28-Oct-2009 - 9:08 am, Plotted by: RGAUNA



SHEET INDEX

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C-003	TRAFFIC CIRCULATION LAYOUT
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A-201	BUILDING ELEVATIONS

PROPOSED SITE DATA

TRACT A:	1.52 ACRES
CVS PHARMACY:	14,000 SF
TRACT B:	1.47 ACRES
EXISTING OFFICE:	
TRACT C:	2.37 ACRES
EXISTING RETAIL AND RESTAURANT:	
TRACT D:	2.37 ACRES
EXISTING RETAIL AND RESTAURANT:	

EXISTING SITE DATA

LEGAL DESCRIPTION: SPROUL SECURITY SUBDIVISION NO. 2

SITE AREA: 5.33 ACRES

ZONING: C-2

BUILDING SQUARE FOOTAGE: 14,000 SQ. FT.

RESTAURANT: 10,000 SQ. FT.

RETAIL: 45,500 SQ. FT.

22,500 SQ. FT. TO BE DEMOLISHED AND REPLACED WITH 14,000 SQ. FT. CVS PHARMACY

PARKING CALCS

REQUIRED PARKING:	
1. TRACT A	
PROPOSED CVS PHARMACY	
14,000 SQ. FT./200 =	70
10% TRANSIT REDUCTION =	-7
REQUIRED PARKING =	63
PROVIDED PARKING =	159
2. TRACT B	
EXISTING 9,000 SQ. FT. 2 STORY OFFICE BUILDING	
4,500 SQ. FT./200 =	23
4,500 SQ. FT./300 =	15
10% TRANSIT REDUCTION =	-3
REQUIRED PARKING =	35
PROVIDED PARKING =	76
3. TRACT C	
EXISTING 14,000 SQ. FT. RETAIL AND 300 SEAT RESTAURANT	
RESTAURANT = 300 SEATS/4 =	75
RETAIL = 14,000 SQ. FT./200 =	70
10% TRANSIT REDUCTION =	-14
REQUIRED PARKING =	131
PROVIDED PARKING =	147
4. OTHER CVS PHARMACY DATA	
HANDICAP PARKING PROVIDED =	4
HANDICAP PARKING REQUIRED =	4
MOTORCYCLE PARKING PROVIDED =	3
MOTORCYCLE PARKING REQUIRED =	3
BICYCLE PARKING PROVIDED =	4
BICYCLE PARKING REQUIRED =	4

KEYED NOTES

- 6" CONCRETE CURB.
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- STOP SIGN.
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- PEDESTRIAN CROSSING SIGN PER 7/C-002.
- PAINTED 1" WIDE YELLOW STRIPE.
- TRANSFORMER PAD FINAL LOCATION TO BE DETERMINED.
- LANDSCAPE ISLAND.
- 3" SCREEN WALL.
- PAINTED 1" WIDE WHITE STRIPES 3" ON CENTER.
- PAINTED STRIPED MEDIAN.

- REVISIONS:**
- 1. AREA OF 07/09 AMENDMENT.
 - 2. AREA OF 10/09 AMENDMENT.

Bohannon & Huston
Civil/Architect/Engineers
1000 Jefferson St. NE, Albuquerque, NM 87102-0000
505-243-0000
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

ARMSTRONG DEVELOPMENT PROPERTIES, INC.

SKYVIEW CENTER
AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION AND BUILDING PERMIT
INDIAN SCHOOL AND TRAMWAY BLVD
Albuquerque, New Mexico 87121

CVS pharmacy

Job Number: 090374
Drawn By: B.J.G.
Checked: S.J.S.
Issue Date: OCTOBER 2009

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION AND BUILDING PERMIT

C-001

TRAMWAY BLVD.
(300' R/W)

CUMBRES STREET
(50' R/W)

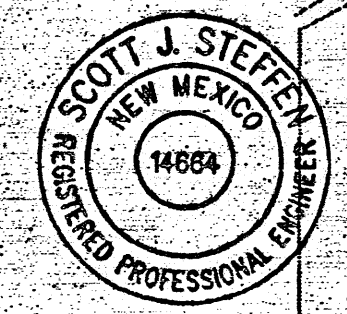
- LEGEND**
- PROPERTY BOUNDARY
 - PARKING QUANTITY PER ROW
 - EXISTING TO REMAIN
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DATE: 8/24/11

SCOTT J. STEFFEN, NMPE 14665

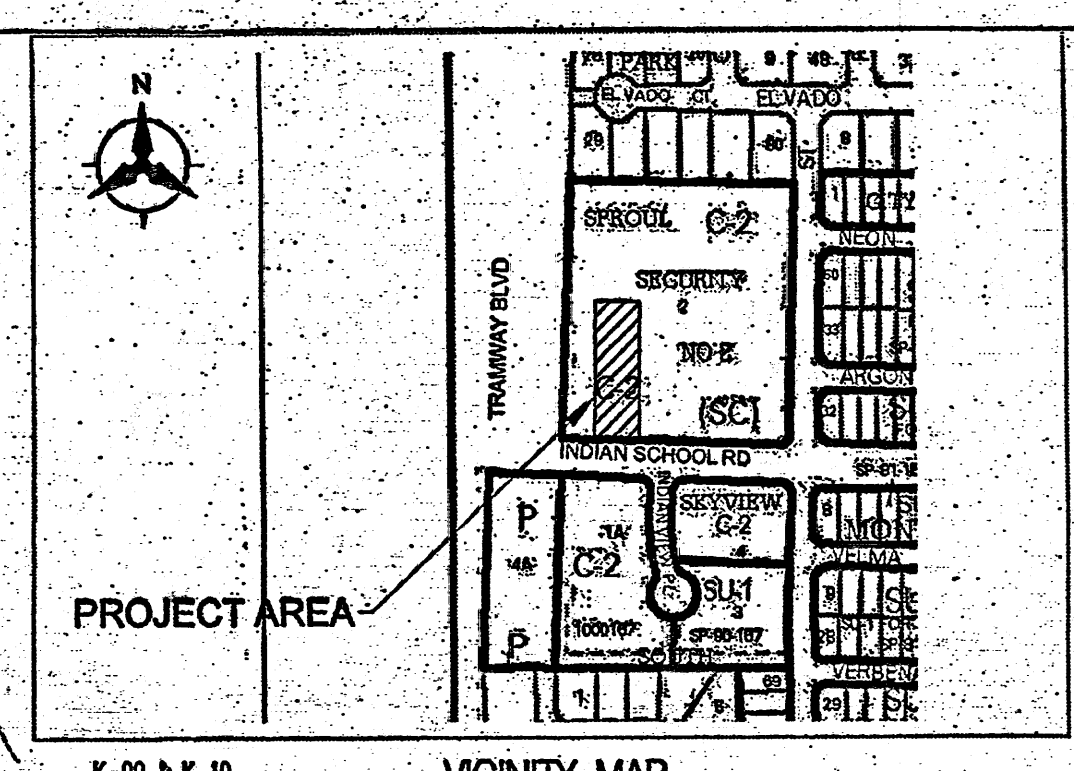
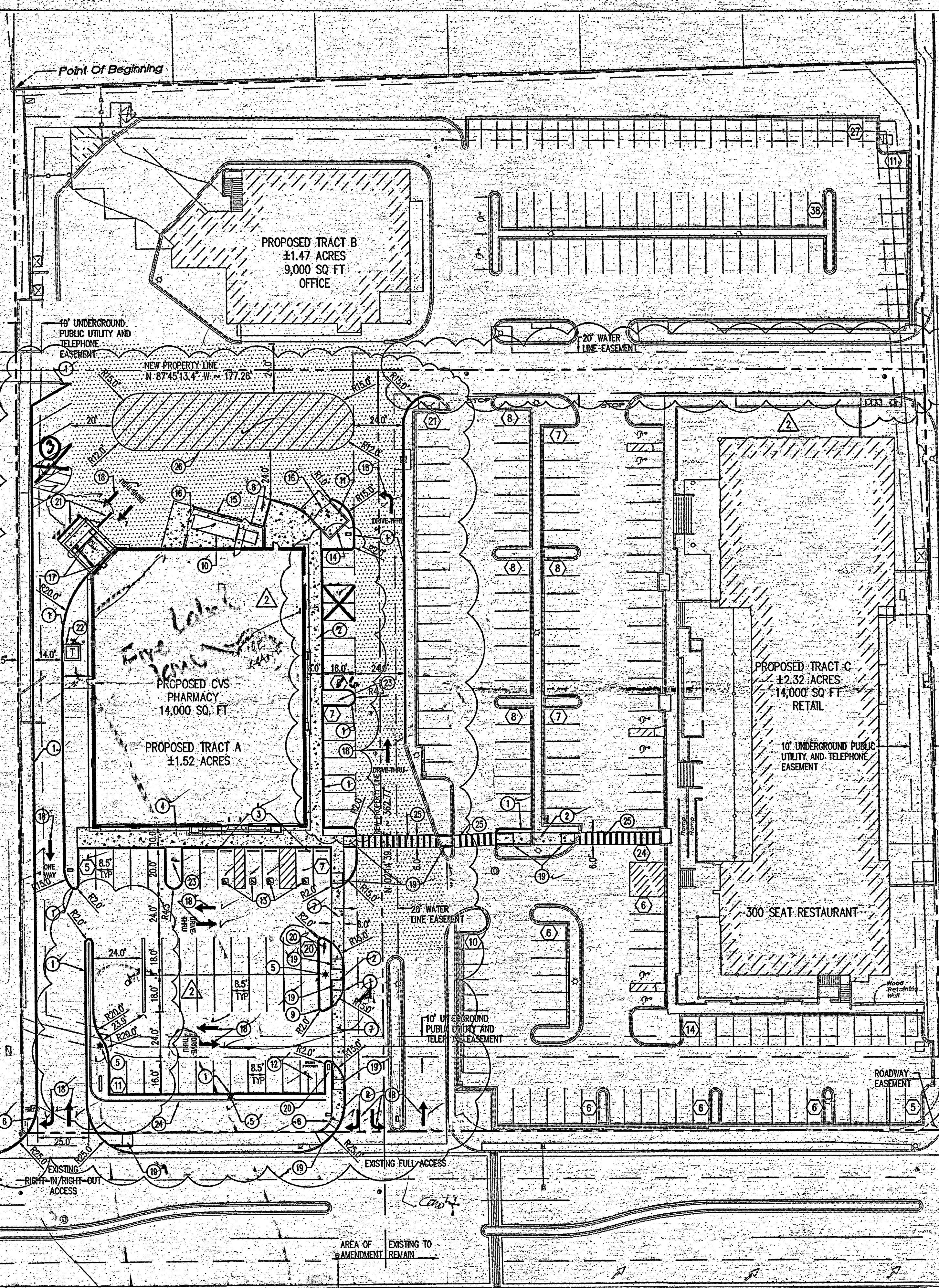


ADMINISTRATIVE AMENDMENT

File # 291A-1068 Project # 1003062

New lot lines to create three lots. Revised parking. Cross parking agreement necessary.

APPROVED BY: [Signature] DATE: 03 Nov 09



SHEET INDEX

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EXISTING OFFICE:	
TRACT C:	2.37 ACRES
EXISTING RETAIL AND RESTAURANT:	
TRACT D:	2.37 ACRES
EXISTING RETAIL AND RESTAURANT:	

EXISTING SITE DATA

LEGAL DESCRIPTION: SPOUL SECURITY SUBDIVISION NO. 2

SITE AREA: 5.33 ACRES

ZONING: C-2

BUILDING SQUARE FOOTAGE: RESTAURANT=10,000 SQ. FT. RETAIL= 45,500 SQ. FT. (22,500 SQ. FT. TO BE DEMOLISHED AND REPLACED WITH 14,000 SQ. FT. CVS PHARMACY)

PARKING CALCS

REQUIRED PARKING:	
1. TRACT A	
PROPOSED CVS PHARMACY	70
14,000 SQ. FT. / 200 =	70
10% TRANSIT REDUCTION =	63
REQUIRED PARKING =	63
PROVIDED PARKING =	59
2. TRACT B	
EXISTING 9,000 SQ. FT. 2 STORY OFFICE BUILDING	23
4,500 SQ. FT. / 200 =	23
4,500 SQ. FT. / 300 =	15
10% TRANSIT REDUCTION =	13
REQUIRED PARKING =	35
PROVIDED PARKING =	76
3. TRACT C	
EXISTING 14,000 SQ. FT. RETAIL AND 300 SEAT RESTAURANT	75
RESTAURANT = 300 SEATS / 4 =	75
RETAIL = 14,000 SQ. FT. / 200 =	70
10% TRANSIT REDUCTION =	63
REQUIRED PARKING =	147
PROVIDED PARKING =	147
4. OTHER CVS PHARMACY DATA	
-HANDICAP PARKING PROVIDED =	4
-HANDICAP PARKING REQUIRED =	4
-MOTORCYCLE PARKING PROVIDED =	3
-MOTORCYCLE PARKING REQUIRED =	3
-BICYCLE PARKING PROVIDED =	4
-BICYCLE PARKING REQUIRED =	4

- KEYED NOTES**
- 6" CONCRETE CURB.
 - CONCRETE SIDEWALK - WIDTH AS NOTED.
 - CONCRETE WALK FLUSH WITH ASPHALT THIS AREA
 - BIKE RACK PER 1/C-002.
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 - LOADING PAD.
 - END ISLAND PLANTER
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 - REFUSE ENCLOSURE PER 2/C-002 & 5/C-002.
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- REVISIONS**
- AREA OF 07/09 AMENDMENT.
 - AREA OF 10/09 AMENDMENT.

Bohannon & Huston
CONSULTING ENGINEERS & ARCHITECTS
1000 JEFFERSON BLVD., SUITE 1000, ALBUQUERQUE, NM 87102-4000
PH: 505-263-4000 FAX: 505-263-4001

ARMSTRONG DEVELOPMENT PROPERTIES, INC.

SKYVIEW CENTER

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION AND BUILDING PERMIT

INDIAN SCHOOL AND TRAMWAY BLVD

Albuquerque, New Mexico 87121

CVS pharmacy

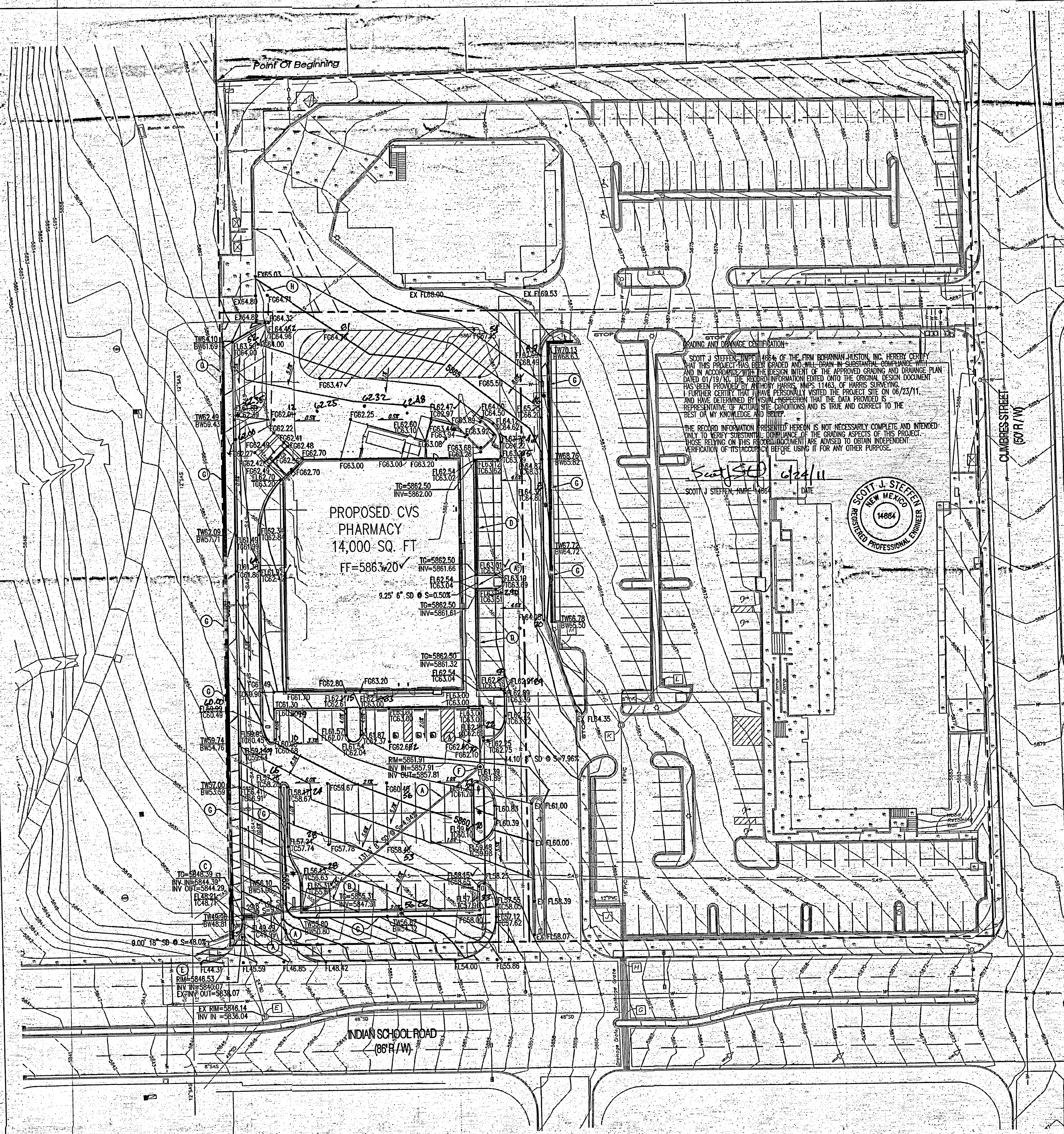
Job Number 090374
Drawn By BJC
Checked SJS
Issue Date OCTOBER 2009

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION AND BUILDING PERMIT

Scale

C-001

00 00



GENERAL NOTES

1. ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT, WHERE APPLICABLE, CITY OF ALBUQUERQUE PUBLIC WORKS STANDARDS SHALL APPLY.
2. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS INCLUDING ALL UNDERGROUND UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER OR ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
4. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.
5. ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE THEIR ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.
6. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.
7. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
8. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
9. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E. BARRICADING, TOPSOIL DISTURBANCE, EXCAVATION PERMITS, EPA STORM WATER PERMITS, ETC.).
10. ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.
11. THE CONTRACTOR SHALL PREPARE A CONSTRUCTION-TRAFFIC CONTROL AND SIGNING PLAN AND OBTAIN APPROVAL OF SUCH PLAN FROM THE CITY OF ALBUQUERQUE, TRAFFIC ENGINEERING DEPARTMENT, PRIOR TO BEGINNING ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.
12. ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), US DEPARTMENT OF TRANSPORTATION, LATEST EDITION.
13. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADES AT THE END AND BEGINNING OF EACH DAY.
14. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES PHASE 2 REQUIREMENTS.
15. CONTRACTOR IS RESPONSIBLE, AT XXXX COST, FOR ALL NPDES, SWPPP, EPA COMPLIANCE REQUIREMENTS OF THE SITE. THIS INCLUDES, BUT NOT LIMITED TO, INSPECTIONS, MPS, ETC.

GRADING NOTES

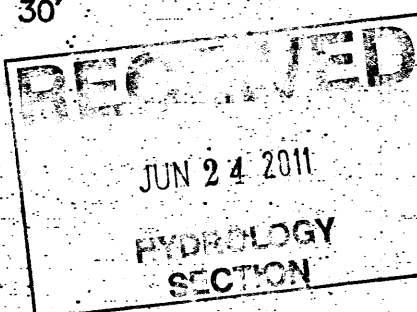
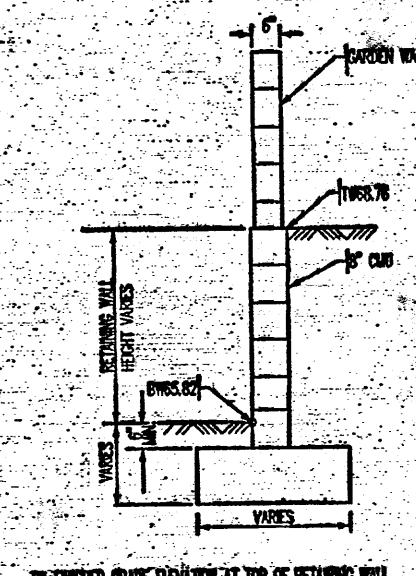
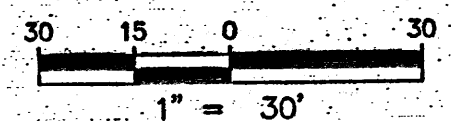
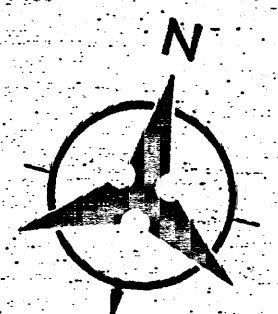
1. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
2. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
3. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION", AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT, (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
4. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
5. IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
6. THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS OR SILT FENCE AT THE PROPERTY LINES AND WETTING THE SOIL TO PROTECT IT FROM WIND EROSION.
7. A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
8. PAVING AND ROADWAY GRADES SHALL BE +/- 0.1' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.
9. ALL PROPOSED CONTOURS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR MEDIAN AND ISLANDS.
10. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.

LEGEND

- PROPERTY LINE
- 5860 EXISTING CONTOURS
- 5860.15 EXISTING GROUND SPOT ELEVATION
- EXISTING ELECTRICAL POLE
- PROPOSED SPOT ELEVATION
- TO-TOP OF CURB, FL=FLOW LINE
- EX=EXISTING, TO-TOP OF GRADE
- PROPOSED DIRECTION OF FLOW
- WATER BLOCK
- PROPOSED RETAINING WALL
- PROPOSED INDEX CONTOURS
- PROPOSED INTER CONTOURS
- PROPOSED CURB & GUTTER
- EASEMENT
- EXISTING TREE
- PROPOSED STORM DRAIN LINE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET
- EXISTING STORM DRAIN MANHOLE

KEYED NOTES

1. INSTALL 12" (N=12WT OR APPROVED EQUAL) STORM DRAIN, SIZE PER PLANS.
2. INSTALL STORM DRAIN INLET TYPE 'D' PER COA STD DWG 2206 OR NYLOPLAST ROAD & HIGHWAY DRAINAGE INLET STRUCTURE WITH 2'x2' STEEL BAR GRATE (551.25 SO IN APPROX DRAIN AREA) H-25 RATED GRATE (OR APPROVED EQUAL).
3. INSTALL STORM DRAIN INLET DOUBLE TYPE 'D' PER COA STD DWG 2206.
4. INSTALL 10" TYPE C MEEHAN BOLTED TRENCH GRATE (R-4999-BX) OR APPROVED EQUAL PER DETAIL 7/C-501. CONTRACTOR TO FOLLOWING MEEHAN SUGGESTED FORMING PROCEDURES OR SUBMIT ALTERNATIVE FORMING FOR APPROVAL.
5. INSTALL 4" DIAMETER TYPE E MANHOLE PER COA STD DWG 2102.
6. INSTALL 24" ADS NYLOPLAST DRAIN WITH H-20 SOLID GRATE.
7. RETAINING WALL: TW/TH WHEN ON PLAN INDICATE FINISHED. GROUND ON THE HIGH AND LOW SIDE OF THE WALL, RESPECTIVELY. HEIGHT VARIES. SEE ARCHITECTURAL/STRUCTURAL PLANS FOR WALL DETAILS.
8. ASPHALT CONCRETE SWALE PER SPOT ELEVATIONS ON PLAN.



BENCHMARK
Albuquerque Control Station Monument "2-H23"
New Mexico State Plane Coordinates
Central Zone NAD 83
N = 1,492,799.178
E = 1,566,421.704
Elevation = 5,853.817 (NAVD 1988)
Delta Alpha = -00° 08' 32.15"
Ground To Grid Factor = 0.999630113

CIVIL ENGINEER

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CONSULTANT:

SEAL:



CVS/
pharmacy

STORE #75922
NE CORNER OF
INDIAN SCHOOL & TRAMWAY BLVD.
ALBUQUERQUE, NM

DEVELOPER:
ARMSTRONG DEVELOPMENT
PROPERTIES, INC.
1500 N. PRIEST DR., SUITE
150E
TEMPE, AZ 85281
OFFICE: 602.385.4100
FAX: 602.385.4101

REVISIONS:

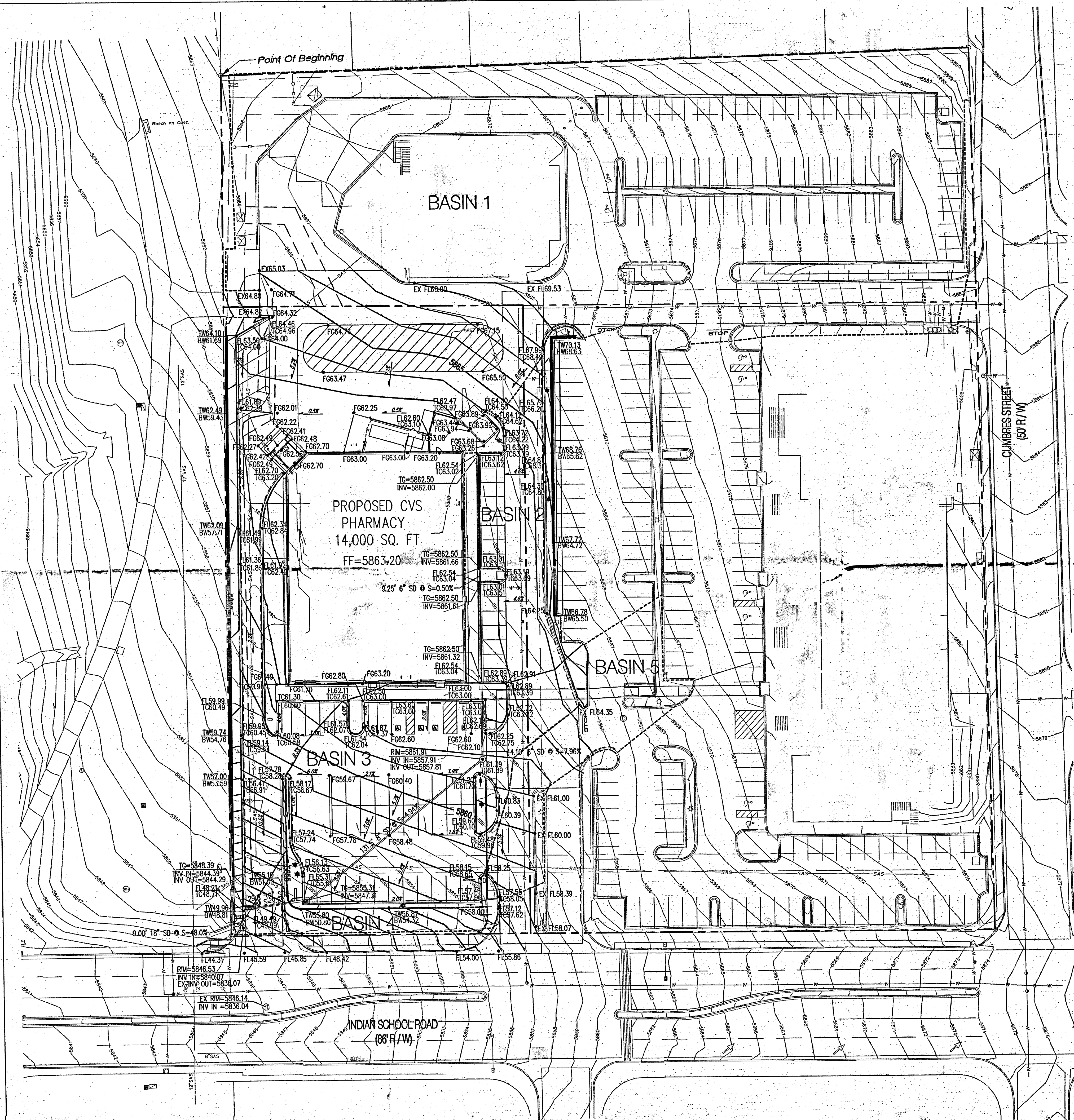
DRAWING BY: BJG/LsM
DATE: DECEMBER 2009
JOB NUMBER: 090374
TITLE:

GRADING PLAN

SHEET NUMBER:

C201

COMMENTS:
NOT RELEASED FOR CONSTRUCTION!



GRADING AND DRAINAGE NARRATIVE

I. INTRODUCTION
The purpose of this submittal is to present a grading and drainage plan for a proposed CVS Pharmacy development. The site is located at the northeast corner of Indian School Road and Tramway Boulevard. The project is a partial redevelopment of an existing retail commercial development containing approximately 5.3 acres. The project will demolish one of three existing buildings and build a smaller building with pedestrian access, parking, and landscaping. This Grading and Drainage Plan is submitted for Building Permit approval.

II. SITE LOCATION
The site is located within zone atlas map J-23-Z. The site legal description is Sprawl Security Subdivision No. 2. The existing 5.3 acre site will be subdivided into 3 parcels. The CVS parcel will be 1.52 acres. The site is bounded on the north by a residential subdivision, on the south by Indian School Road, on the east by Cumbres Street, and on the west by Tramway Boulevard.

III. EXISTING HYDROLOGIC CONDITIONS
The site is developed as a commercial retail center and encompasses approximately 5.3 acres. The site is approximately 95% impervious, covered by asphalt, concrete, buildings and landscaping. Slopes for the site range between 4 and 12%. Currently, the site drains via surface flow into private on-site storm drains, which discharge into the existing 48-inch storm drain in Indian School Road. See the existing conditions drainage plan for existing on-site flows.

IV. OFFSITE DRAINAGE
There is currently no external offsite drainage reaching the overall center site. Drainage from the remainder of the center enters the CVS parcel from the north and east.

IV. PROPOSED HYDROLOGIC CONDITIONS
The proposed site redevelopment does significantly alter the existing drainage patterns for the site. Additional private storm drain is required for the CVS site as a result of the proposed grading. Total area and runoff from the 5 proposed condition basins (3.26 acres and 16.84 cfs) matches the area and runoff from existing conditions basin (3.25 acres and 16.79 cfs). The runoff reaching the Basin 1 inlet in the southwest corner of the site has been reduced from 16.79 cfs to 12.62 cfs in the proposed condition. The remaining 4.22 cfs is intercepted by new inlets (Basin 2 1.03 cfs and Basin 3 2.08 cfs) or discharges to Indian School Road (Basin 4 0.30 cfs and Basin 5 0.81 cfs).

V. CONCLUSION
The grading and drainage plan for the CVS 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.

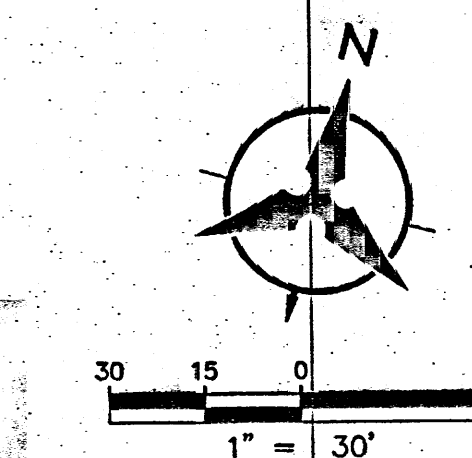
CVS NEC Tramway and Indian School									
Proposed Conditions Basin Data Table									
This table is based on the DPM Section 22.2, Zone 4									
Basin ID	Area (SQ. FT)	Area (AC.)	Land Treatment Percentages				Q(100) (cfs/ac)	Q(100) (CFS)	V(100) (inches)
			A	B	C	D			
1	106274	2.44	0.0%	0.0%	5.0%	95.0%	5.17	12.62	2.58
2	8683	0.20	0.0%	0.0%	5.0%	95.0%	5.17	1.03	2.58
3	17525	0.40	0.0%	0.0%	5.0%	95.0%	5.17	2.08	2.58
4	2491	0.06	0.0%	0.0%	5.0%	95.0%	5.17	0.30	2.58
5	6833	0.16	0.0%	0.0%	5.0%	95.0%	5.17	0.81	2.58
TOTAL	141806	3.26	-	-	-	-	-	16.84	-

INLET TABLE						
Inlet #	Inlet Type	Basin	Contributing Basin Area (SF)	Actual Flow	Avail Head ft	Capacity CFS
N1	1-DBL COA TYPE D	1	106274	12.62	0.39	13.50
N2	1-SGL COA TYPE D	3	17525	2.08	0.50	7.96

Note: Inlet capacity includes a 50% clogging factor

STORM DRAIN PIPE TABLE						
PIPE #	BASIN/SD/INL ET	Contributing Basin Area (SF)	Size in.	Slope	Capacity cfs	ACTUAL FLOW cfs
SDP1	Basin 2	4342	6	0.50%	0.40	0.52
SDP2	Basin 2	8683	8	7.96%	3.41	1.03
SDP3	Basin 2	8683	8	4.94%	2.69	1.03
SDP4	Basins 2 & 3	26208	12	23.20%	17.16	3.11
SDP5	Basins 2, 3, & 5	132482	18	35.60%	62.67	15.74

- LEGEND**
- PROPERTY LINE
 - 5860 EXISTING CONTOURS
 - 5860.15 EXISTING GROUND SPOT ELEVATION
 - EXISTING ELECTRICAL POLE
 - PROPOSED SPOT ELEVATION
TC=TOP OF CURB, FL=FLOW LINE
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 - PROPOSED DIRECTION OF FLOW
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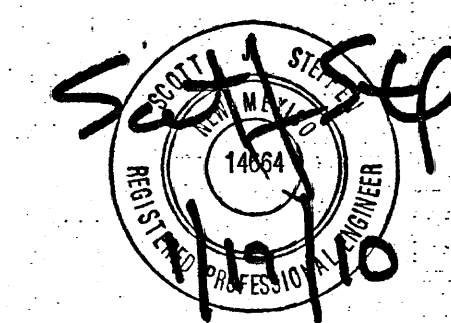
BENCHMARK
Albuquerque Control Station Monument "2-H23"
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CVS/
pharmacy

STORE #75922

NE CORNER OF
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ALBUQUERQUE, NM

DEVELOPER:

ARMSTRONG DEVELOPMENT
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FAX: 602.385.4101

REVISIONS:

DRAWING BY: BJC/LsM

DATE: DECEMBER 2009

JOB NUMBER: 090374

TITLE:

GRADING AND DRAINAGE PLAN
PROPOSED CONDITIONS

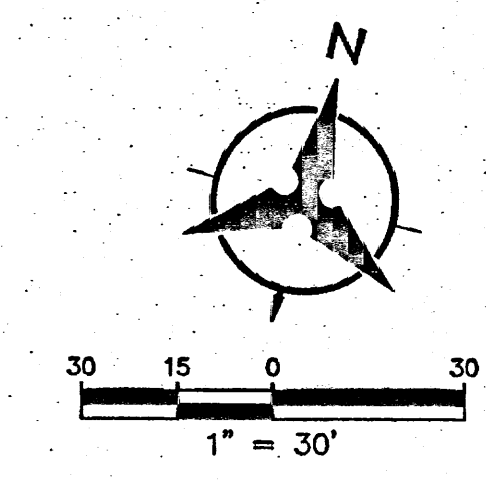
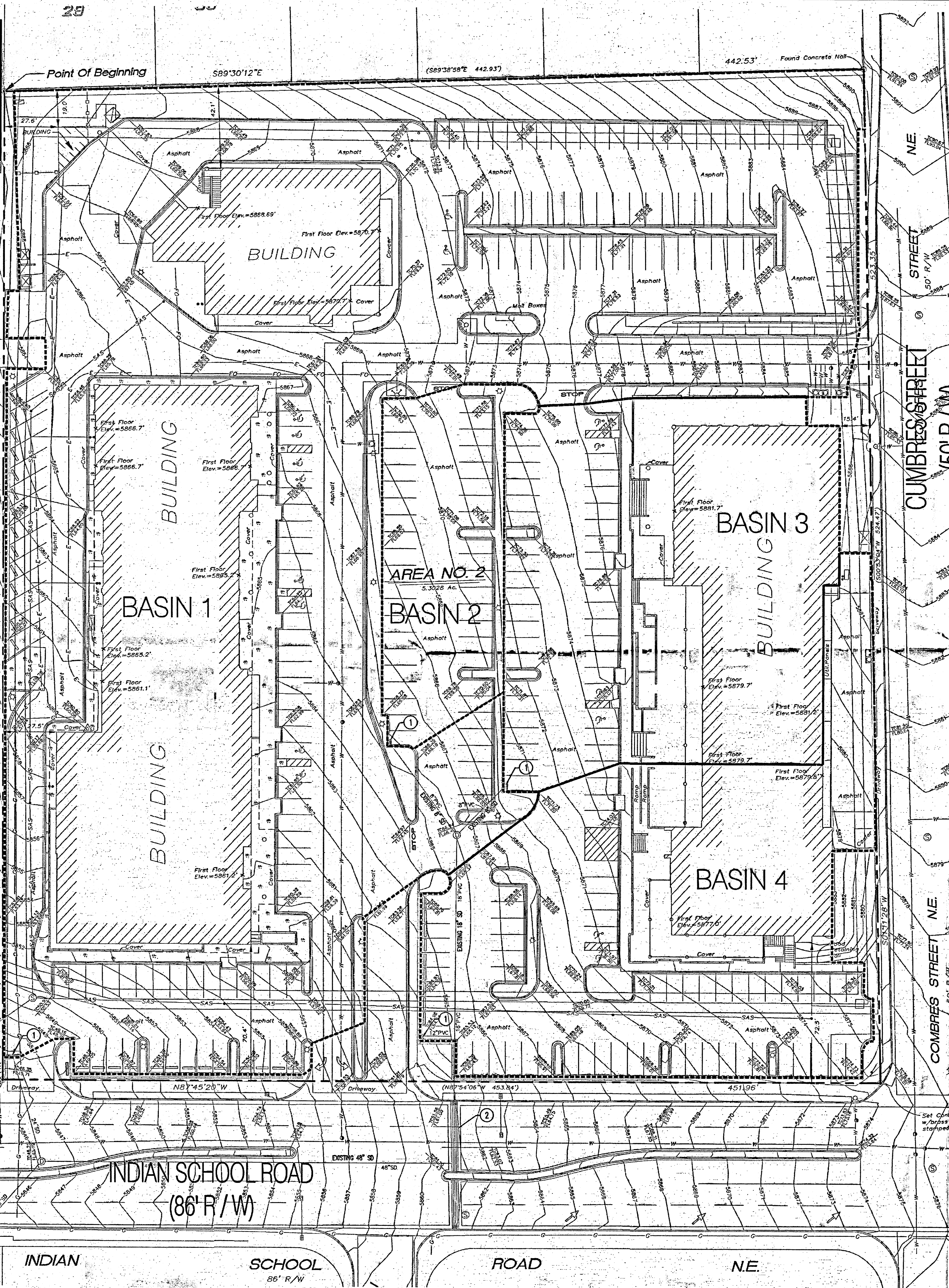
SHEET NUMBER:

RECEIVED C202
JAN 19 2010

COMMENTS:

HYDROLOGY NOT RELEASED FOR CONSTRUCTION
SECTION

CVS NEC Tramway and Indian School									
Existing Conditions Basin Data Table									
This table is based on the DPM Section 22.2, Zone 14									
Basin ID	Area (SQ. FT)	Area (AC.)	Land Treatment Percentages				Q(100) (cfs/ac.)	Q(100) (CFS)	V(100) (inches)
			A	B	C	D			
1	141371	3.25	0.0%	0.0%	50.0%	95.0%	5.17	16.79	2.58
2	11098	0.25	0.0%	0.0%	50.0%	95.0%	5.17	1.32	2.58
3	31920	0.73	0.0%	0.0%	50.0%	95.0%	5.17	3.79	2.58
4	35520	0.82	0.0%	0.0%	50.0%	95.0%	5.17	4.22	2.58
TOTAL	219909	5.05	-	-	-	-	-	21.90	39659



LEGEND

- ⊙ Storm Drain Manhole
- ⊙ Sanitary Sewer Manhole
- ⊙ Manhole
- SAS — Sanitary Sewer Line
- SD — Storm Drain Line
- SDI — Storm Drain Inlet
- Power Pole
- OHW — Overhead Wires
- WF — Wood Fence
- ⊙ Light Pole
- ⊙ Bollard
- ⊙ Concrete Symbol
- ⊙ Gas Meter
- G — Gas Line
- W — Water Line
- ⊙ Water Meter
- ⊙ Wall
- ⊙ Utility Pedestal
- ⊙ Telephone Line
- ⊙ Guy Wire
- ⊙ Fiber Optic Line
- ⊙ Utility Box
- ⊙ Signal Light Tower
- ⊙ Signal Light Post

KEYED NOTES

- EXISTING STORM DRAIN INLET
- EXISTING CATTLE GUARD INLET

DRAINAGE NARRATIVE

I. EXISTING HYDROLOGIC CONDITIONS
 The site is developed as a commercial retail center and encompasses approximately 5.3 acres. The site is approximately 95% impervious, covered by asphalt, concrete, buildings and landscaping. Slopes for the site range between 4 and 12%. Currently, the site drains via surface flow into private on-site storm drains, which discharge into the existing 48-inch storm drain in Indian School Road.

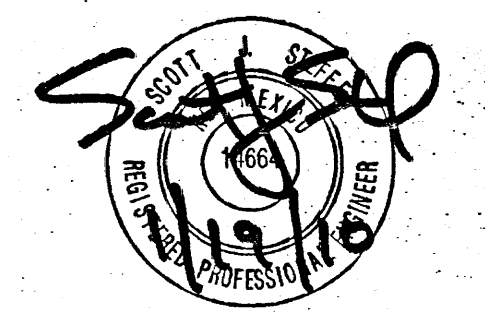
Each basin drains to a private on-site storm drain inlet. Basin 1 (16.79 cfs) drains via surface flow to the southwest corner of the site where it is intercepted by an inlet in the western drive aisle. Basin 1 corresponds to the proposed condition basins for the redevelopment of the CVS Pharmacy. Basins 2 (Q=1.32cfs), 3 (3.79 cfs) and 4 (4.22 cfs) drain via surface flow to inlets at the southwest corners of each basin where the flows are intercepted by an inlet in the parking lot. A private storm drain connects Basins 2, 3 and 4 and discharges to the cattle guard inlet in Indian School Road.

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REVISIONS:

DRAWING BY: B.J.G./L.M.

DATE: DECEMBER 2009

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TITLE:
 GRADING AND DRAINAGE PLAN
 EXISTING CONDITIONS

SHEET NUMBER:

C-203

COMMENTS:
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