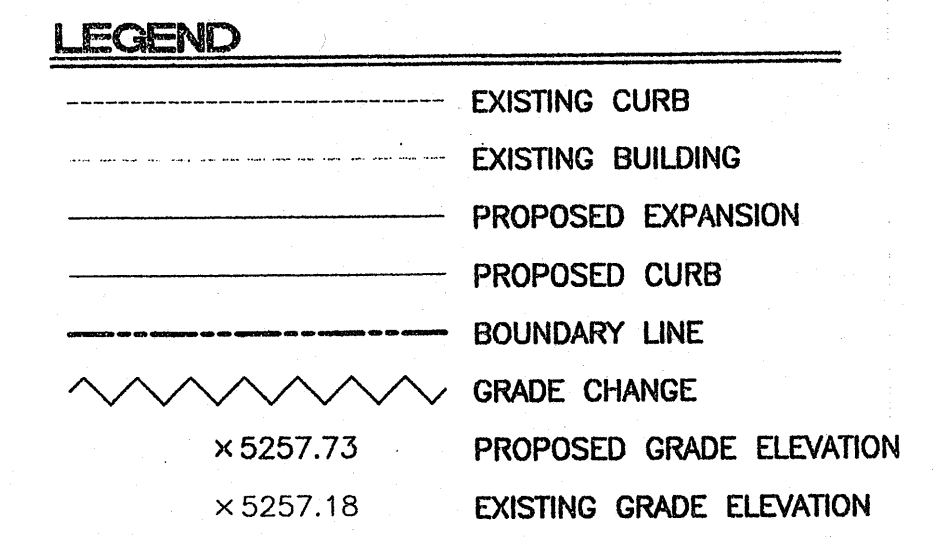
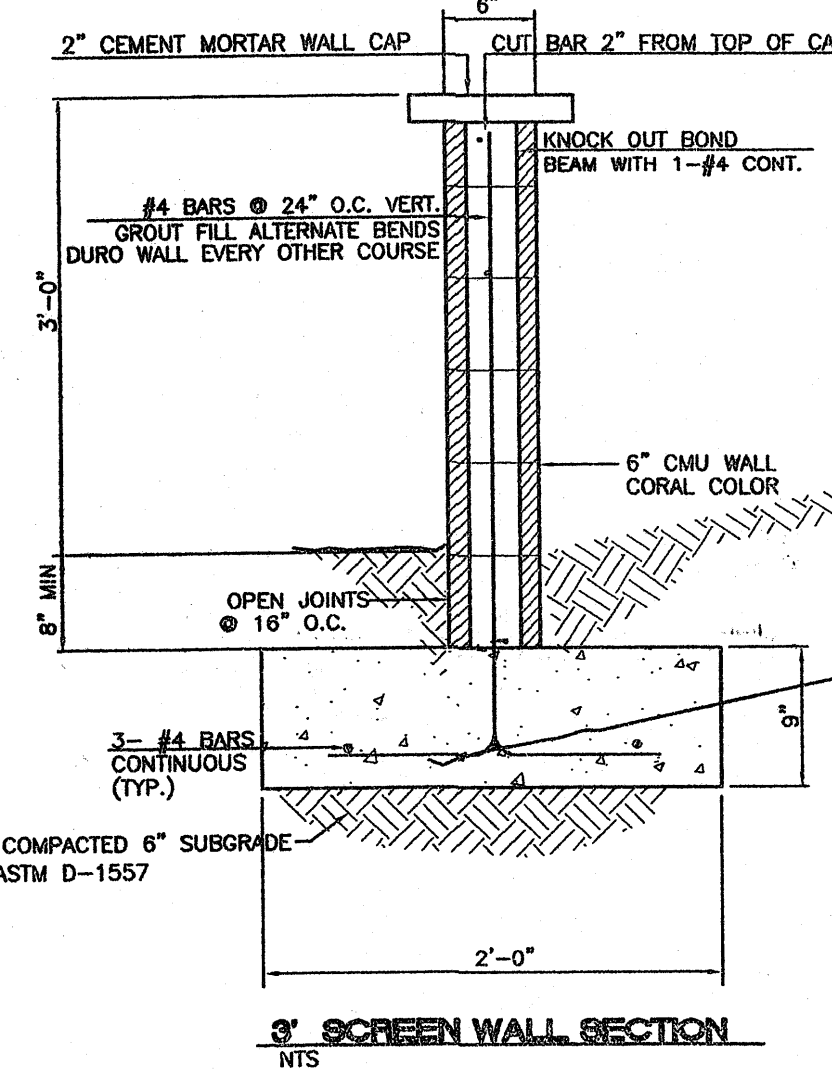
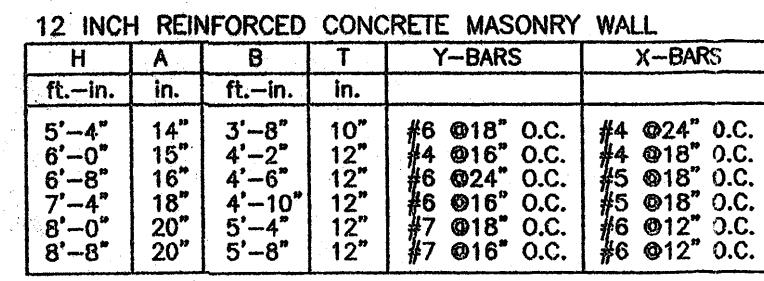
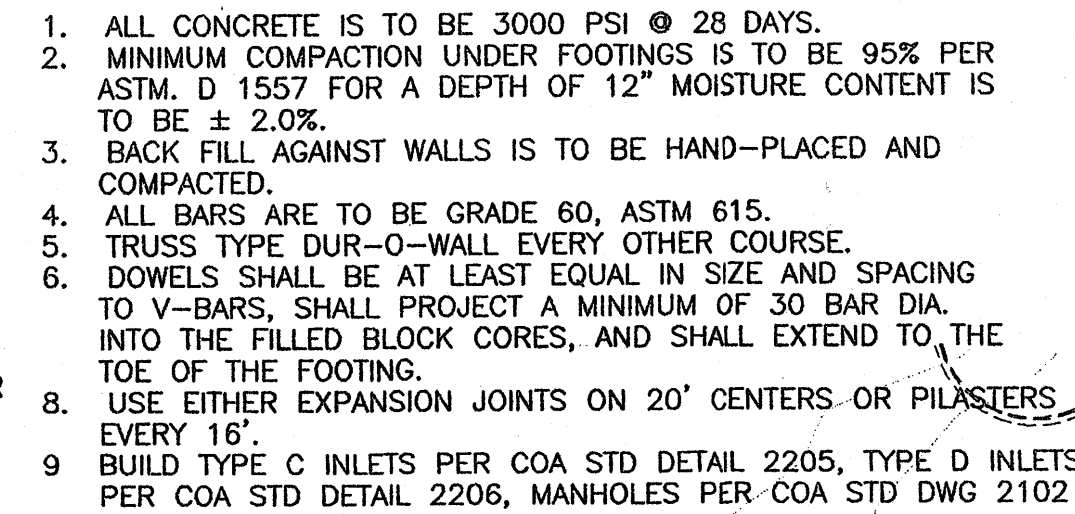
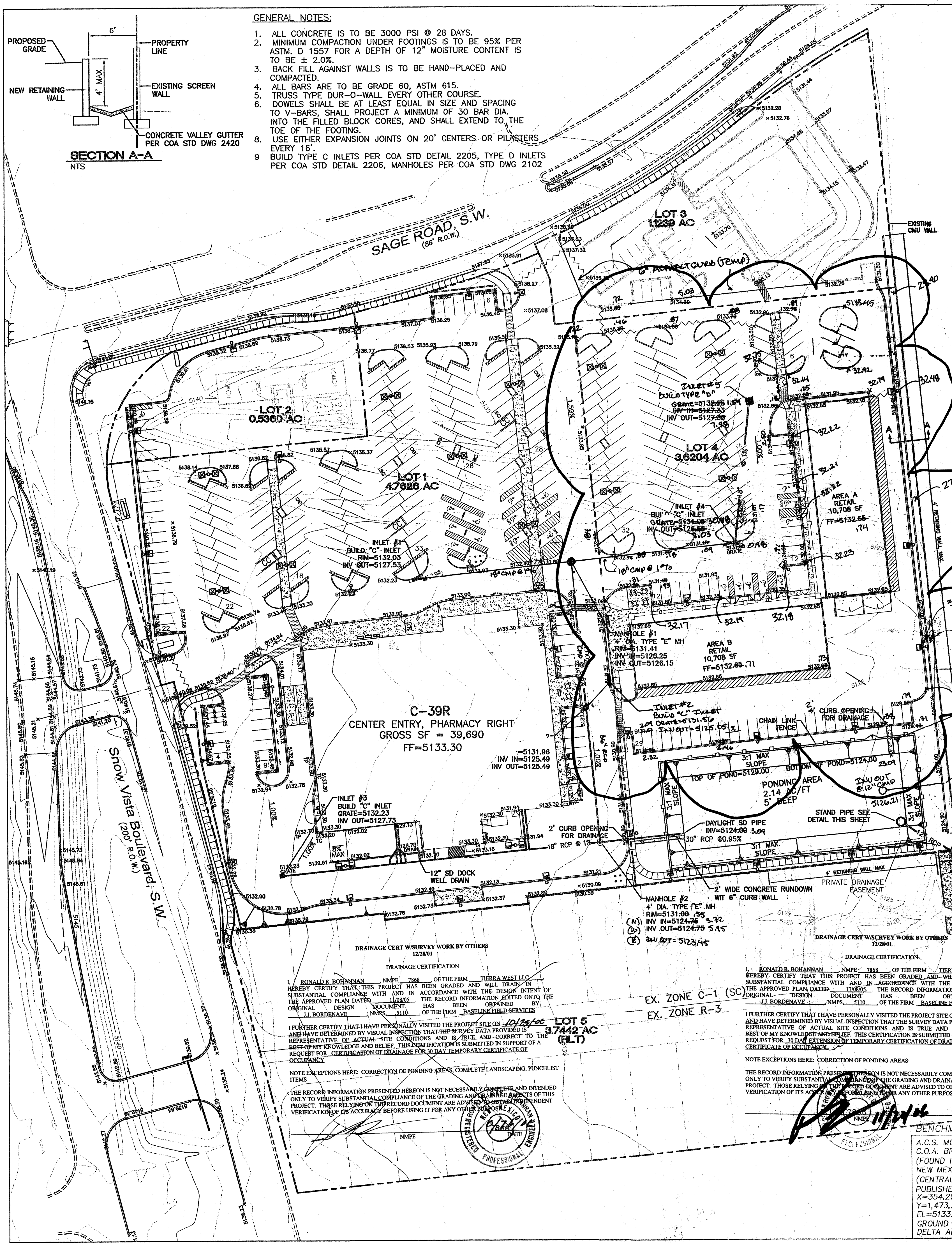
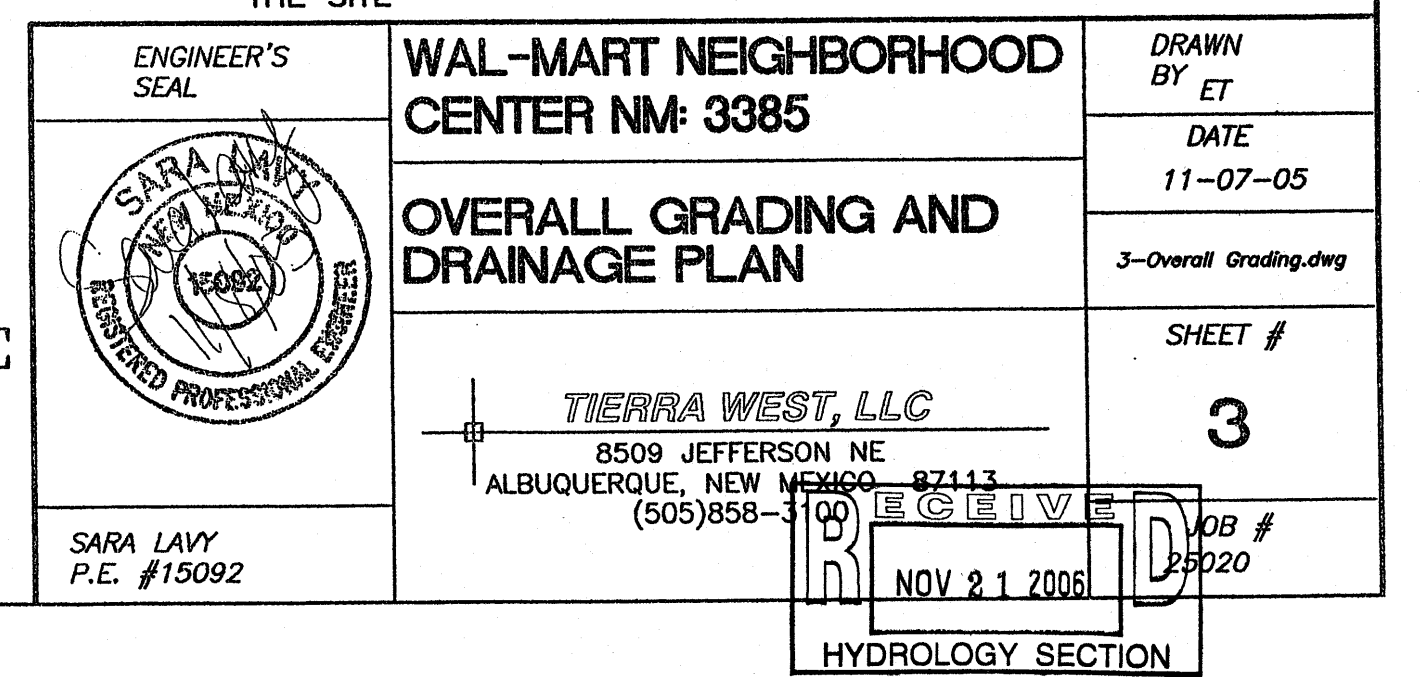
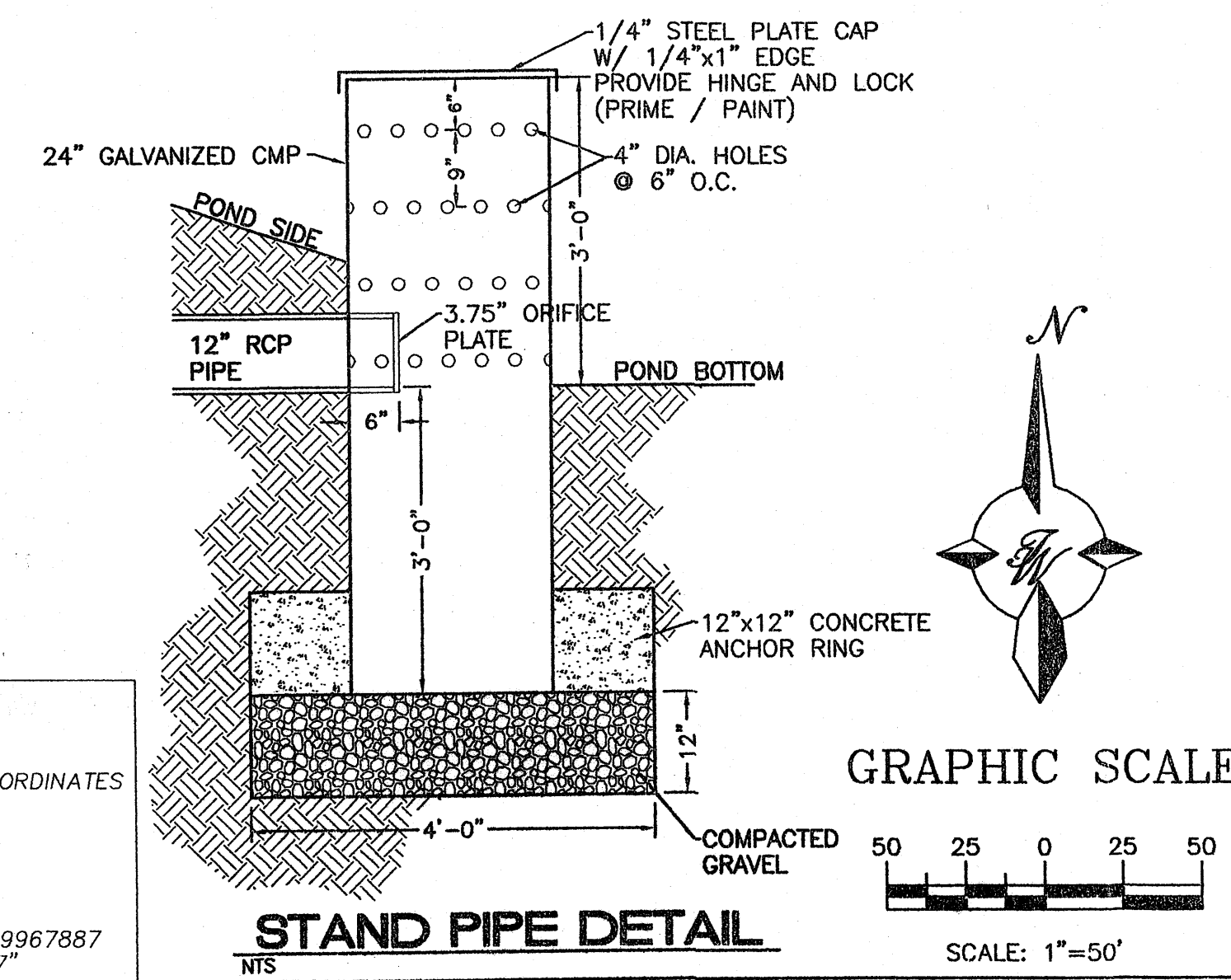
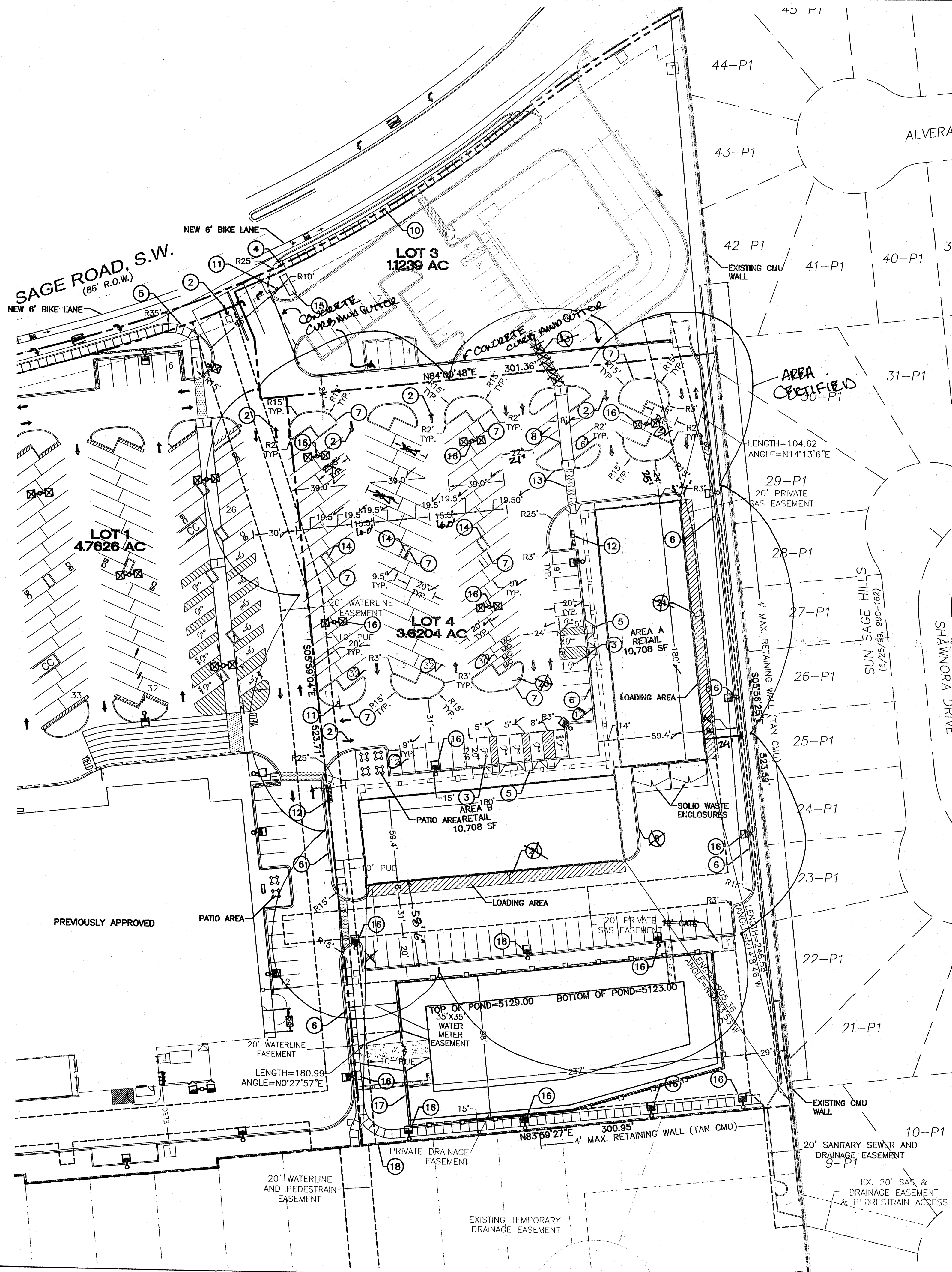




1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
3. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL STORM RUN OFF ON SITE.
4. REPAIR OF DAMAGED FACILITIES AND CLEAN-UP OF SEDIMENT ACCUMULATION 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 ACCEPTANCE OF ANY PROJECT.
6. CONTRACTOR IS RESPONSIBLE FOR OBTAINING NPDES PERMIT FOR THE SITE



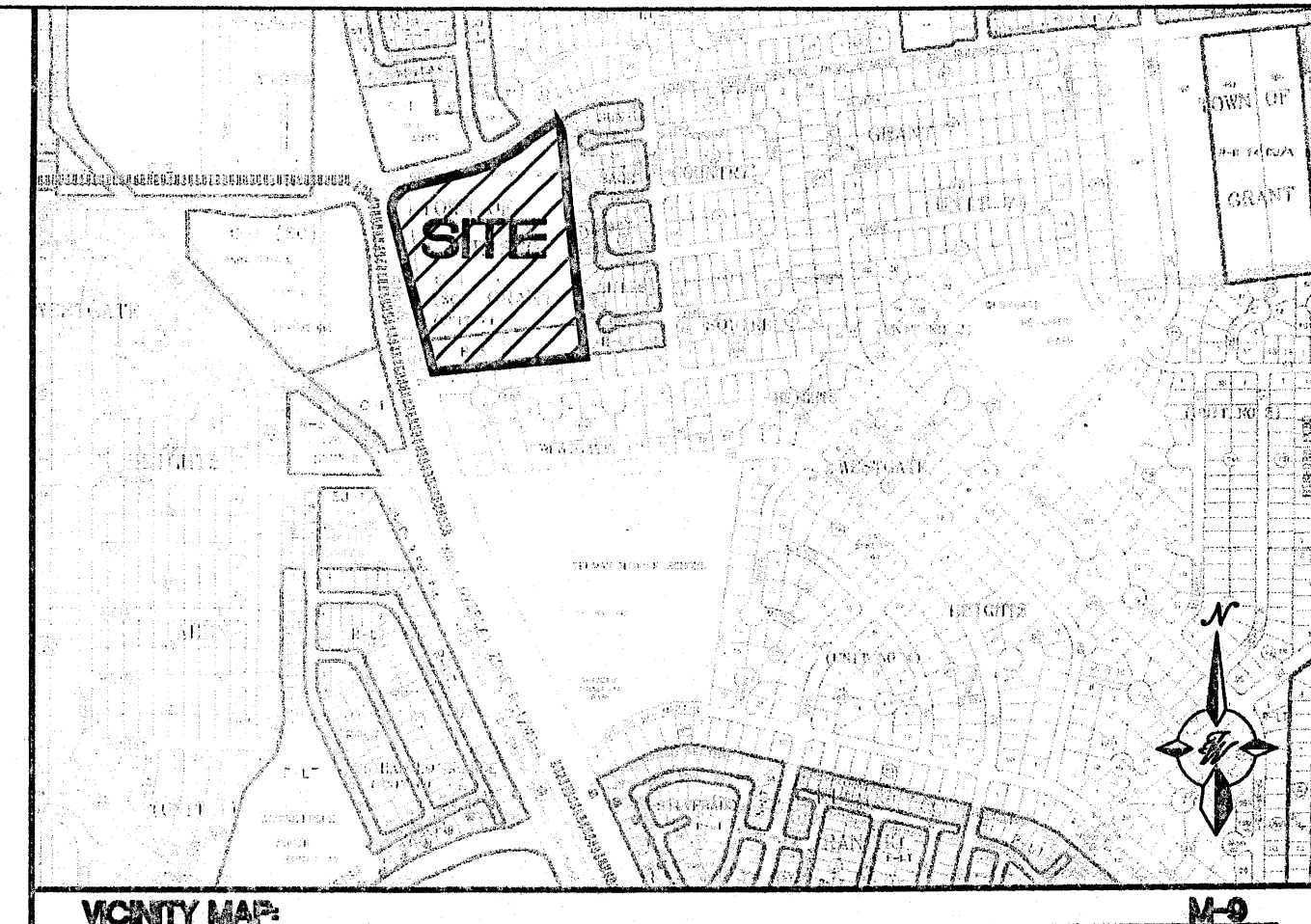
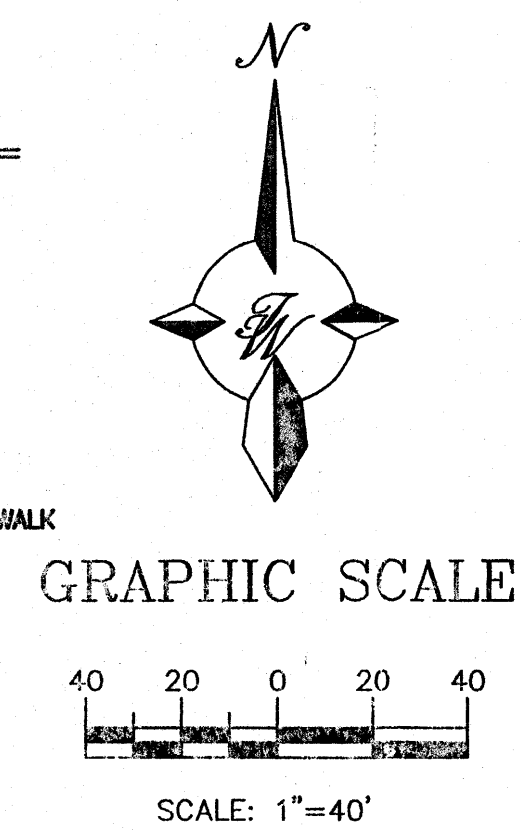


- KEYED NOTES:**
- 1 "YIELD" PAINTED YELLOW ON PAVEMENT TYPICAL.
 - 2 PAINTED DIRECTIONAL ARROW TYPICAL.
 - 3 HANDICAP ACCESSIBLE PARKING SPACE TYPICAL. SEE DETAIL SHEET FOR ACCESSIBLE PARKING SPACE SIZE, SIGN AND SYMBOL ("VAN" INDICATES VAN ACCESSIBLE SPACE).
 - 4 UNIDIRECTIONAL HC RAMP.
 - 5 PROPOSED HC RAMP.
 - 6 6" CONCRETE CURB AND GUTTER TYPICAL.
 - 7 6" CONCRETE SIDEWALK TYPICAL.
 - 8 8' WIDE SLIGHTLY RAISED CONCRETE PEDESTRIAN CROSSWALK.
 - 9 10' WIDE RAISED CONCRETE SIDEWALK TYPICAL.
 - 10 6" CONCRETE SIDEWALK TYPICAL.
 - 11 "STOP" SIGN. SEE PLAN FOR LOCATION.
 - 12 BIKE RACK TYPICAL.
 - 13 PEDESTRIAN CROSSWALK WITH 4" WIDE PAINTED YELLOW STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 2'-0" O.C. UNLESS NOTED OTHERWISE. SEE SITE PLAN FOR WIDTH.
 - 14 TREE PLANTER TYPICAL.
 - 15 PYLON SIGN.
 - 16 LIGHT POLE TYPICAL.
 - 17 6' CHAIN LINK FENCE.
 - 18 6' HIGH SPLIT FACE- TAN CMU.
 - 19 BENCHES.
 - 20 ONE WAY ONLY. DO NOT ENTER SIGN.
 - 21 BOLLARD SEE SHEET 6 FOR DETAIL.

- NOTES:**
1. COMMON STORM DRAINAGE, PEDESTRIAN, AND VEHICULAR ACCESS ACROSS NEW TRACTS IS GRANTED BY THIS SITE PLAN AND WILL BE GRANTED ON THE REPLAT.
 2. 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.
 3. LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.
 4. ROOF EQUIPMENT SHALL BE BELOW PARAPET HEIGHT AND SCREENED FROM VIEW FROM THE PROPERTY LINES OF THIS SITE. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN WALL.
 5. LIGHT POLES SHALL BE A MAXIMUM OF 25' FEET WITH FULL CUT OFF LIGHT FIXTURES. LIGHT FIXTURES SHALL BE A MAXIMUM OF 25' 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. LIGHT POLES WITHIN 100' OF RESIDENTIAL ZONING SHALL BE LIMITED TO 16' HIGH. LIGHTING MUST MEET NIGHT SKY ORDINANCE.
 6. THERE SHALL BE NO BACKLIT, PLASTIC, OR VINYL AWNINGS OR ILLUMINATED PLASTIC BANDING ON SIGNAGE.
 7. NO FREESTANDING CELL TOWERS OR ANTENNA SHALL BE PERMITTED. ANY WIRELESS COMMUNICATIONS FACILITIES SHALL BE INTEGRATED INTO THE BUILDING ARCHITECTURE.
 8. SETBACKS: THERE SHALL BE A FRONT AND A CORNER SIDE YARD SETBACK OF NOT LESS THAN FIVE FEET AND A SETBACK OF 11 FEET FROM JUNCTION OF A DRIVEWAY OR ALLEY AND A PUBLIC SIDEWALK OR PLANNED PUBLIC SIDEWALK LOCATION. THE CLEAR SIGHT TRIANGLE SHALL NOT BE INFRINGED UPON.
 9. BUILDINGS CANNOT EXCEED THE HEIGHTS AS SPECIFIED IN THE C1 (SC) ZONE OF THE COMPREHENSIVE CITY ZONING CODE.
 10. BUS ROUTE 54 RUNS DOWN 98TH AND PAST THE SITE.

- INDEX TO DRAWINGS:**
1. SITE FOR BUILDING PERMIT
 - 1A. APPROVED SITE PLAN FOR SUBDIVISION
 - 1B. APPROVED SITE PLAN FOR BUILDING PERMIT NEIGHBORHOOD MARKET
 2. LANDSCAPE PLAN
 3. GRADING AND DRAINAGE
 4. MASTER UTILITY PLAN
 5. ARCHITECTURAL ELEVATIONS
 6. DETAILS

- LEGEND**
- EXISTING CURB & GUTTER
 - BOUNDARY LINE
 - EXISTING EASEMENT
 - PROPOSED EASEMENT
 - PROPOSED SCREEN WALL
 - PROPOSED RETAINING WALL
 - PROPOSED SIDEWALK
 - PROPOSED PEDESTRIAN CROSSWALK
 - STANDARD PAVING
 - HEAVY DUTY PAVING
 - BIKE RACK
 - PROPOSED CHAIN LINK
 - TABLES AND SEATS
 - LIGHT POLES



LEGAL DESCRIPTION:
Parcel "A-1" and Remaining Westerly Portion of Parcel "A", Town of Atrisco Grant, Unit 7

SITE DATA	
PROPOSED USAGE:	C-1 (SC)
EXISTING ZONING:	C-1 (SC)
LOT AREA:	3.6204
TOTAL:	3.6204± AC.
BUILDING AREA:	21,416 SF
PARKING PROVIDED	157 SPACES
PARKING REQUIRED	107 SPACES
HC PARKING PROVIDED:	8 SPACES (2 VAN) ✓
HC PARKING REQUIRED:	1 SPACE
BIKE SPACES PROVIDED:	20 SPACES
BIKE SPACES REQUIRED:	7 SPACES
MOTORCYCLE SPACES PROVIDED:	4 SPACES
LANDSCAPING REQUIRED	21,878 SF
LANDSCAPING PROVIDED	41,067 SF
TOTAL AREA OF ROW DEDICATION =	6,494 SF

PAINT STRIPING LEGEND	
SWSL/4" - SINGLE WHITE SOLID LINE / 4" WIDE	SYSL/4" - SINGLE YELLOW SOLID LINE / 4" WIDE EACH
DYSL/4" - DOUBLE YELLOW SOLID LINE / 4" WIDE EACH	SYSL/10" - SINGLE YELLOW SOLID LINE / 10" WIDE
SWDL/4" - SINGLE WHITE DASHED LINE / 4" WIDE	SWSL/24" - SINGLE WHITE SOLID LINE / 24" WIDE

PROJECT NUMBER: 1003991
APPLICATION NUMBER: 05DRB-01716

This plan is consistent with the specific Site Development Plan approval by the Environmental Planning Commission (EPC) dated 10-20-05, and the Findings and Conditions in the Official Notification of Decision are satisfied.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

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

	SAGE MARKETPLACE	DRAWN BY EMT
	SITE PLAN FOR BUILDING PERMIT	DATE 11-16-05
	TERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # 1
		JOB # 25020

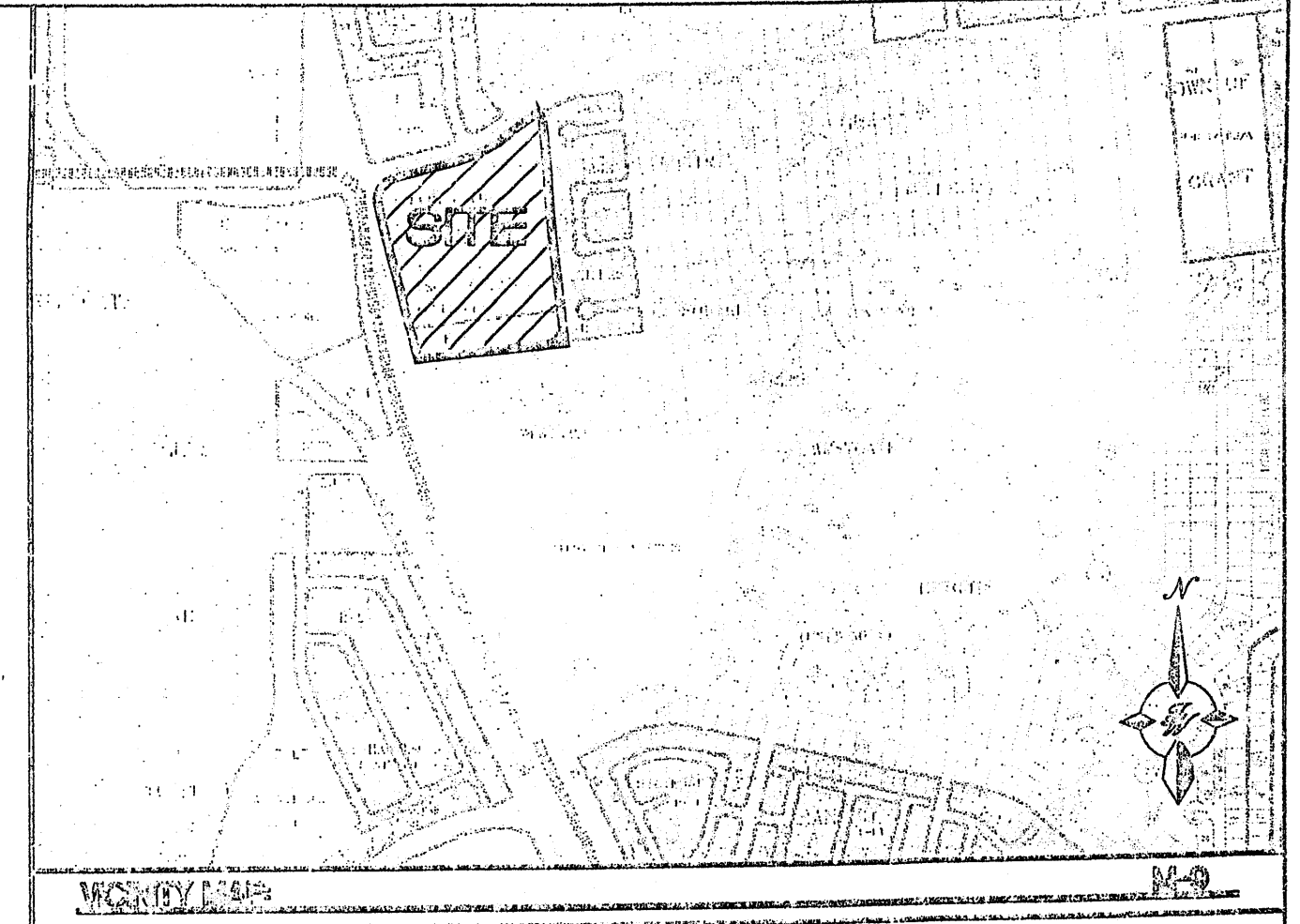
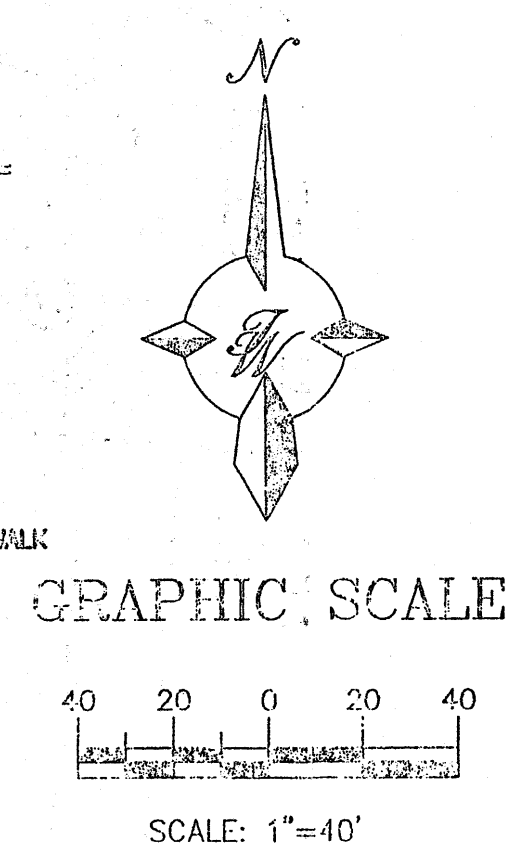


- KEYED NOTES:**
- ✓ 1 "YIELD" PAINTED YELLOW ON PAVEMENT TYPICAL.
 - ✓ 2 PAINTED DIRECTIONAL ARROW TYPICAL.
 - ✓ 3 HANDICAP ACCESSIBLE PARKING SPACE TYPICAL. SEE DETAIL SHEET FOR ACCESSIBLE PARKING SPACE SIZE, SIGN AND SYMBOL ("VAN" INDICATES VAN ACCESSIBLE SPACE).
 - ✓ 4 UNIDIRECTIONAL HC RAMP.
 - ✓ 5 PROPOSED HC RAMP.
 - ✓ 6 6" CONCRETE CURB AND GUTTER TYPICAL.
 - ✓ 7 6" CONCRETE HEADER CURB TYPICAL.
 - ✓ 8 8' WIDE SLIGHTLY RAISED CONCRETE PEDESTRIAN CROSSWALK.
 - ✓ 9 10' WIDE RAISED CONCRETE SIDEWALK TYPICAL.
 - ✓ 10 6" CONCRETE SIDEWALK TYPICAL.
 - ✓ 11 "STOP" SIGN. SEE PLAN FOR LOCATION.
 - ✓ 12 BIKE RACK TYPICAL.
 - ✓ 13 PEDESTRIAN CROSSWALK WITH 4" WIDE PAINTED YELLOW STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 2'-0" O.C. UNLESS NOTED OTHERWISE. SEE SITE PLAN FOR WIDTH.
 - ✓ 14 TREE PLANTING TYPICAL.
 - ✓ 15 PYLON SIGN.
 - ✓ 16 LIGHT POLE TYPICAL.
 - ✓ 17 6' CHAIN LINK FENCE.
 - ✓ 18 6' HIGH SPLIT FACE - TAN CMU.
 - ✓ 19 BENCHES.
 - ✓ 20 ONE WAY ONLY. DO NOT ENTER SIGN.
 - ✓ 21 BOLLARD SEE SHEET 6 FOR DETAIL.

- NOTES:**
1. COMMON STORM DRAINAGE, PEDESTRIAN, AND VEHICULAR ACCESS ACROSS NEW TRACTS IS GRANTED BY THIS SITE PLAN AND WILL BE GRANTED ON THE REPLAY.
 2. 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.
 3. LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.
 4. ROOF EQUIPMENT SHALL BE BELOW PARAPET HEIGHT AND SCREENED FROM VIEW FROM THE PROPERTY LINES OF THIS SITE. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN WALL.
 5. LIGHT POLES SHALL BE A MAXIMUM OF 25' FEET WITH FULL CUT OFF LIGHT FIXTURES. LIGHT FIXTURES SHALL BE A MAXIMUM OF 25' 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. LIGHT POLES WITHIN 100' OF RESIDENTIAL ZONING SHALL BE LIMITED TO 16' HIGH. LIGHTING MUST MEET NIGHT SKY ORDINANCE.
 6. THERE SHALL BE NO BACKLIT, PLASTIC, OR VINYL AWNINGS OR ILLUMINATED PLASTIC BANDING ON SIGNAGE.
 7. NO FREESTANDING CELL TOWERS OR ANTENNA SHALL BE PERMITTED. ANY WIRELESS COMMUNICATIONS FACILITIES SHALL BE INTEGRATED INTO THE BUILDING ARCHITECTURE.
 8. SETBACKS: THERE SHALL BE A FRONT AND A CORNER SIDE YARD SETBACK OF NOT LESS THAN FIVE FEET AND A SETBACK OF 11 FEET FROM JUNCTION OF A DRIVEWAY OR ALLEY AND A PUBLIC SIDEWALK OR PLANNED PUBLIC SIDEWALK LOCATION. THE CLEAR SIGHT TRIANGLE SHALL NOT BE INFRINGED UPON.
 9. BUILDINGS CANNOT EXCEED THE HEIGHTS AS SPECIFIED IN THE C1 (SC) ZONE OF THE COMPREHENSIVE CITY ZONING CODE.
 10. BUS ROUTE 54 RUNS DOWN 98TH AND PAST THE SITE.

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 - BOUNDARY LINE
 - EXISTING EASEMENT
 - PROPOSED EASEMENT
 - PROPOSED SCREEN WALL
 - PROPOSED RETAINING WALL
 - PROPOSED SIDEWALK
 - PROPOSED PEDESTRIAN CROSSWALK
 - STANDARD PAVING
 - NEW DUTY PAVING
 - BIKE RACK
 - PROPOSED CHAIN LINK
 - TABLES AND SEATS
 - LIGHT POLES



LEGAL DESCRIPTION
Parcel "A-1" and Remaining Westerly Portion of Parcel "A", Town of Alrisco Grant, Unit 7

SITE DATA	
PROPOSED USAGE:	C-1 (SC)
EXISTING ZONING:	C-1 (SC)
LOT AREA:	3.6204
LOT 4:	3.6204± AC.
TOTAL:	21,416 SF
BUILDING AREA:	157 SPACES ✓
PARKING PROVIDED:	107 SPACES ✓
PARKING REQUIRED:	8 SPACES (2 VAN) ✓
HC PARKING PROVIDED:	1 SPACE ✓
HC PARKING REQUIRED:	2 SPACES VAN ACCESSIBLE ✓
BIKE SPACES PROVIDED:	20 SPACES ✓
BIKE SPACES REQUIRED:	7 SPACES ✓
MOTORCYCLE SPACES PROVIDED:	4 SPACES ✓
LANDSCAPING REQUIRED:	21,878 SF
LANDSCAPING PROVIDED:	41,067 SF ✓
TOTAL AREA OF ROW DEDICATION = 6,404 SF	

PAINT STRIPING LEGEND

- SWSL/4" - SINGLE WHITE SOLID LINE / 4" WIDE
- SYSL/4" - SINGLE YELLOW SOLID LINE / 4" WIDE EACH
- DYSL/4" - DOUBLE YELLOW SOLID LINE / 4" WIDE EACH
- SWSL/10" - SINGLE WHITE SOLID LINE / 10" WIDE
- SWDL/4" - SINGLE WHITE DASHED LINE / 4" WIDE
- SWSL/24" - SINGLE WHITE SOLID LINE / 24" WIDE

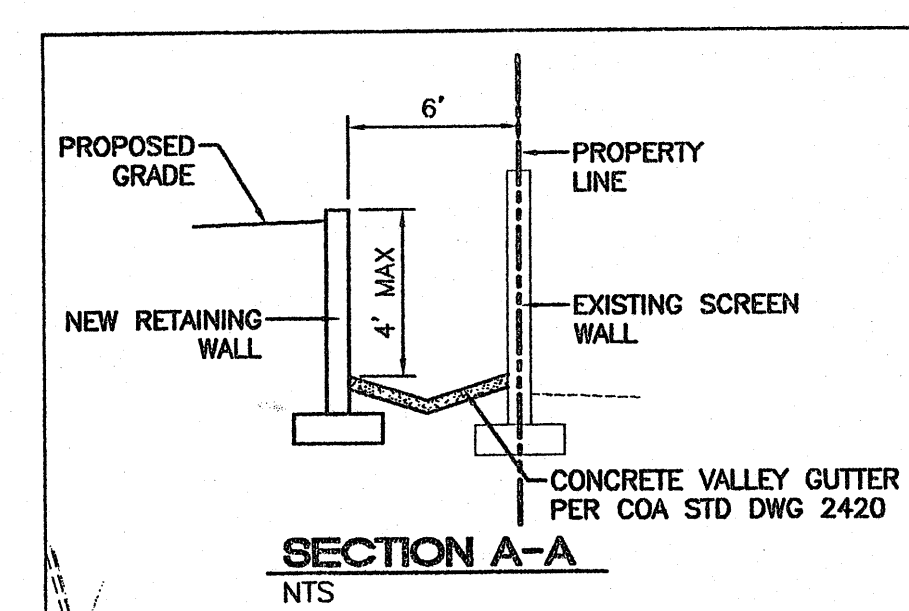
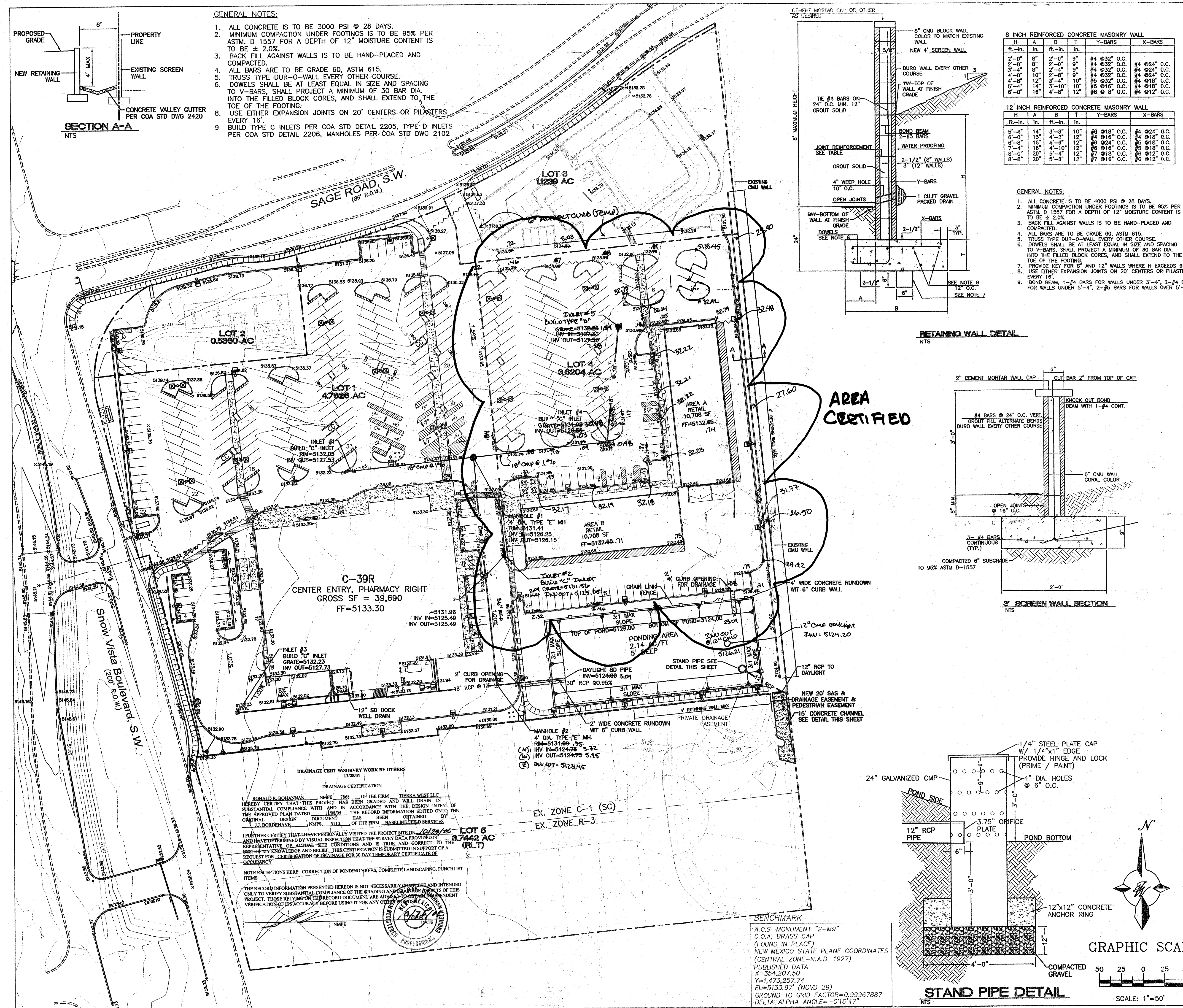
PROJECT NUMBER: 1006991
APPLICATION NUMBER: 05DRB-0713

This plan is consistent with the specific Site Development Plan approval by the Environmental Planning Commission (EPC) dated 10-20-05, and the Findings and Conditions in the Official Notification of Decision are satisfied.

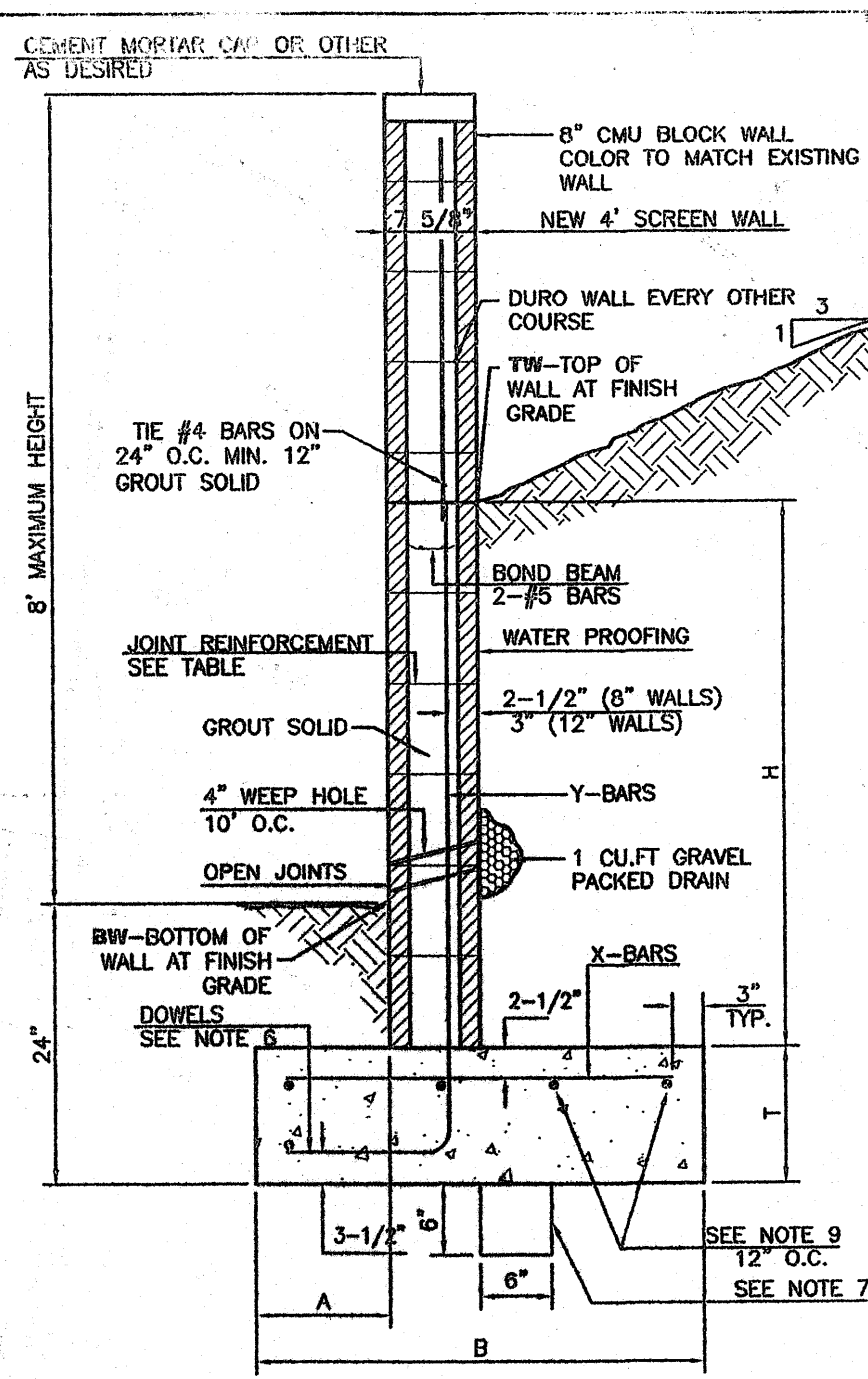
DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

<i>William G. Boland</i> Traffic Engineer, Transportation Division	1/4/06 Date
<i>Christina Grandon</i> Utilities Development	2/7/06 Date
<i>Bradley J. Rahn</i> Parks & Recreation Department	11/16/05 Date
<i>Bradley J. Rahn</i> City Engineer	2/18/06 Date
<i>N/A</i> Environmental Health Department (conditional)	Date
<i>Michael R. Hatten</i> Solid Waste Management	2/15/06 Date
<i>Michael R. Hatten</i> DRB Chairperson, Planning Department	2/16/06 Date
<i>Michael R. Hatten</i> Planner	2/19/06 Date

ENGINEER'S SEAL 	SAGE MARKETPLACE	DRAWN BY EMT
	SITE PLAN FOR BUILDING PERMIT	DATE 11-16-05
	TERRA WEST, LLC 8509 JEFFERSON NE ALEBUQUERQUE, NEW MEXICO 87113 (505)358-3100	SHEET # 1
RECEIVED NOV 21 2006 HYDROLOGY SECTION		JOB # 25020



- GENERAL NOTES:
1. ALL CONCRETE IS TO BE 3000 PSI @ 28 DAYS.
 2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE $\pm 2.0\%$.
 3. BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
 4. ALL BARS ARE TO BE GRADE 60, ASTM 615.
 5. TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
 6. DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO V-BARS, SHALL PROJECT A MINIMUM OF 30 BAR DIA. INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOE OF THE FOOTING.
 7. PROVIDE KEY FOR 6" AND 12" WALLS WHERE H EXCEEDS 6'-0".
 8. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'.
 9. BUILD TYPE C INLETS PER COA STD DETAIL 2205, TYPE D INLETS PER COA STD DETAIL 2206, MANHOLES PER COA STD DWG 2102.



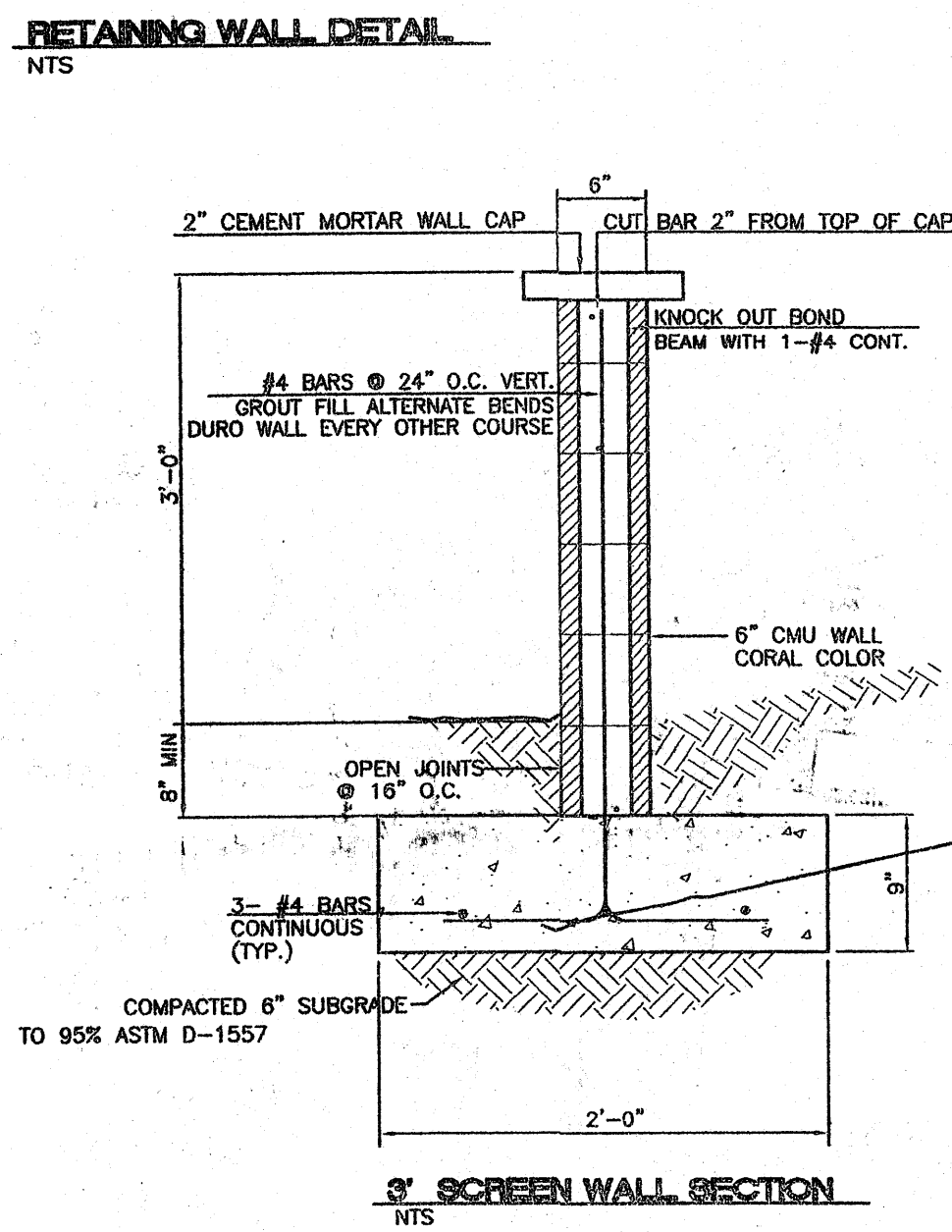
8 INCH REINFORCED CONCRETE MASONRY WALL

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

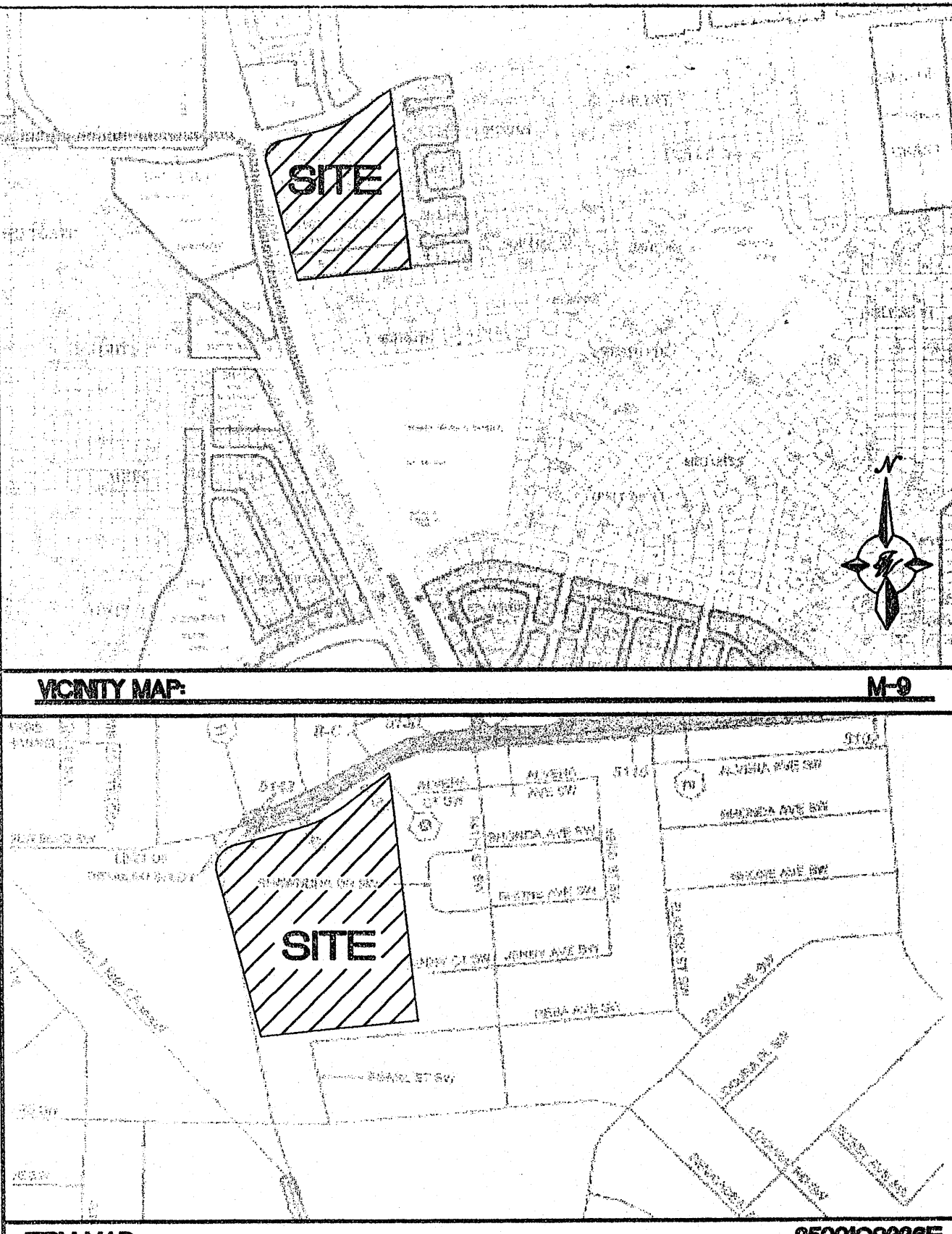
12 INCH REINFORCED CONCRETE MASONRY WALL

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

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

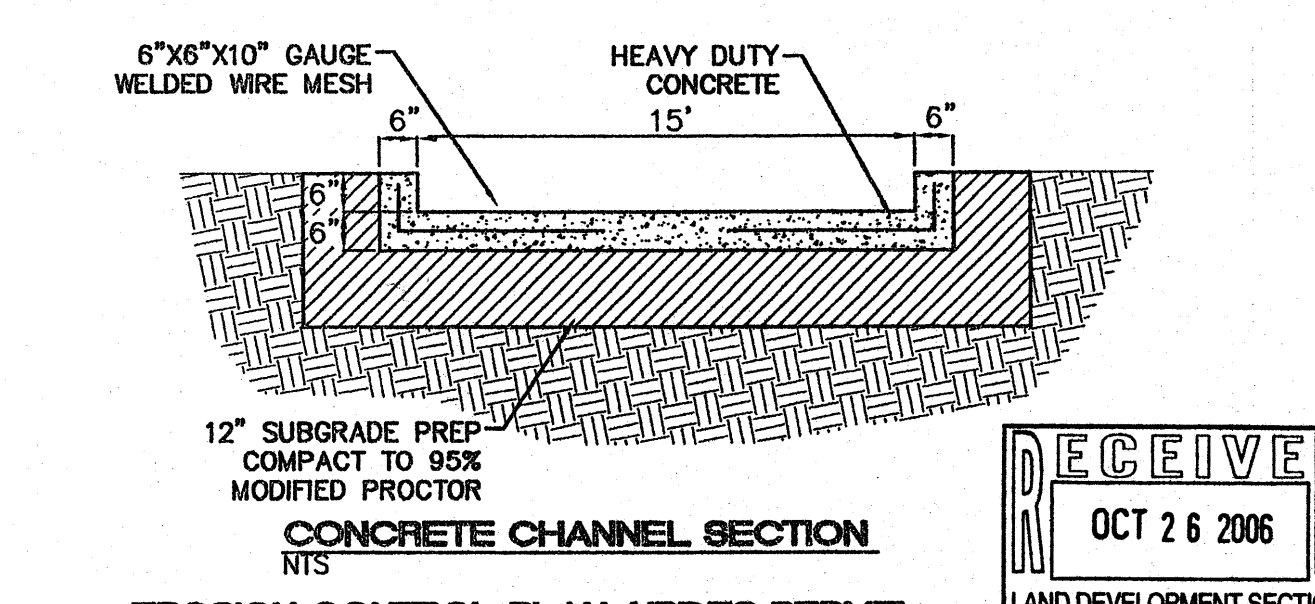


AREA CERTIFIED



LEGAL DESCRIPTION:
Parcel "A-1" and Remaining Westerly Portion of Parcel "A", Town of Atrisco Grant, Unit 7

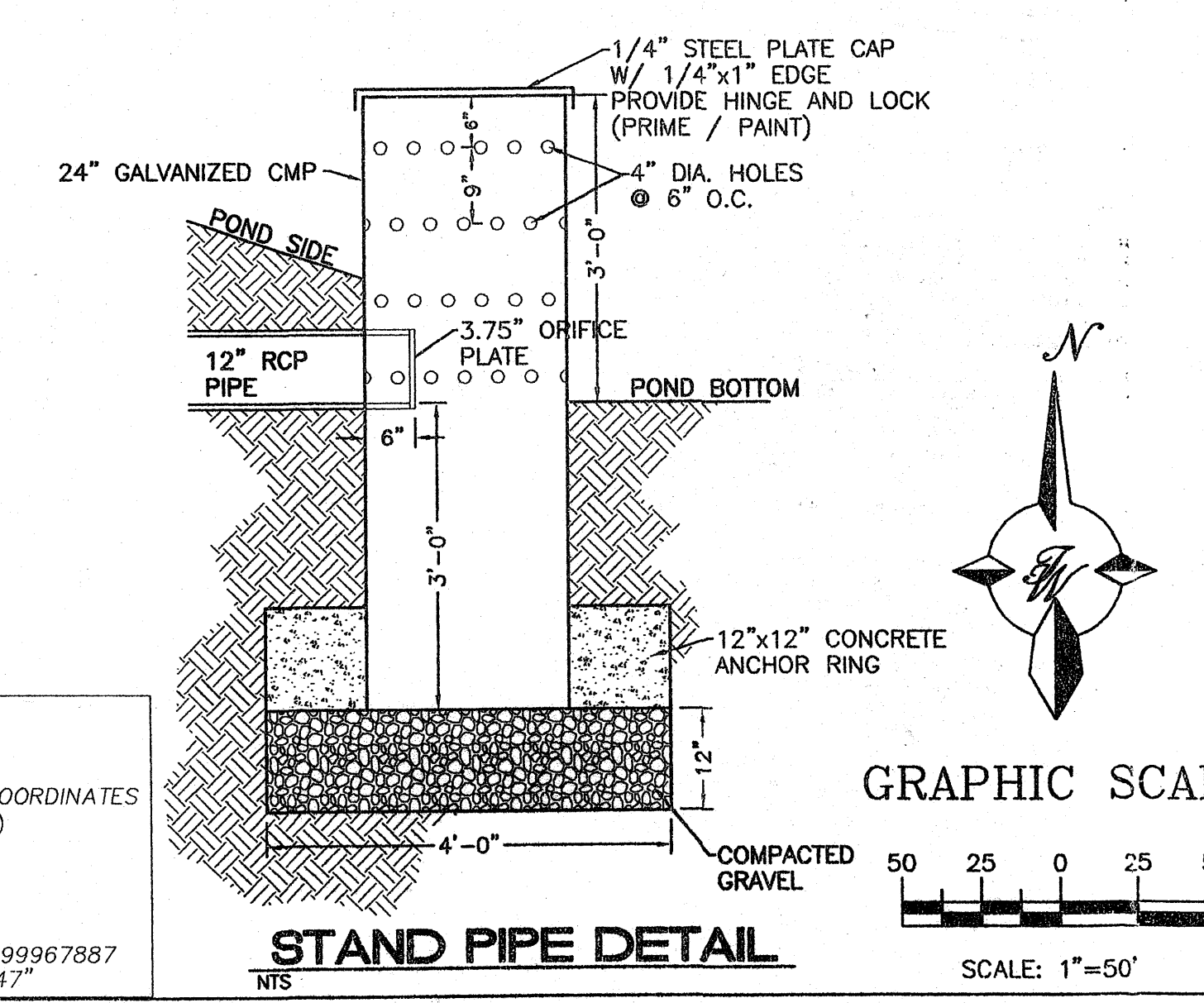
- LEGEND
- EXISTING CURB
 - EXISTING BUILDING
 - PROPOSED EXPANSION
 - PROPOSED CURB
 - BOUNDARY LINE
 - GRADE CHANGE
 - PROPOSED GRADE ELEVATION
 - EXISTING GRADE ELEVATION



EROSION CONTROL PLAN, NPDES PERMIT AND POLLUTION PREVENTION NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
3. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL STORM RUN OFF ON SITE.
4. REPAIR OF DAMAGED FACILITIES AND CLEAN-UP OF SEDIMENT ACCUMULATION 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 ACCEPTANCE OF ANY PROJECT.
6. CONTRACTOR IS RESPONSIBLE FOR OBTAINING NPDES PERMIT FOR THE SITE

ENGINEER'S SEAL SARA LAVY P.E. #15092	WAL-MART NEIGHBORHOOD CENTER NM: 3385 OVERALL GRADING AND DRAINAGE PLAN TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	DRAWN BY ET DATE 11-07-05 3-Overall Grading.dwg SHEET # 3 JOB # 25020
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DRAINAGE CERT W/SURVEY WORK BY OTHERS
127801

DRAINAGE CERTIFICATION

I, RONALD B. BOHANNAN, NMPE 7858, OF THE FIRM TIERRA WEST, LLC, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN BY SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 11/08/05. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY THE ENGINEER, NMPE 7858, OF THE FIRM TIERRA WEST, LLC.

I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 10/26/06 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 CERTIFICATION OF DRAINAGE FOR 30 DAY TEMPORARY CERTIFICATE OF OCCUPANCY.

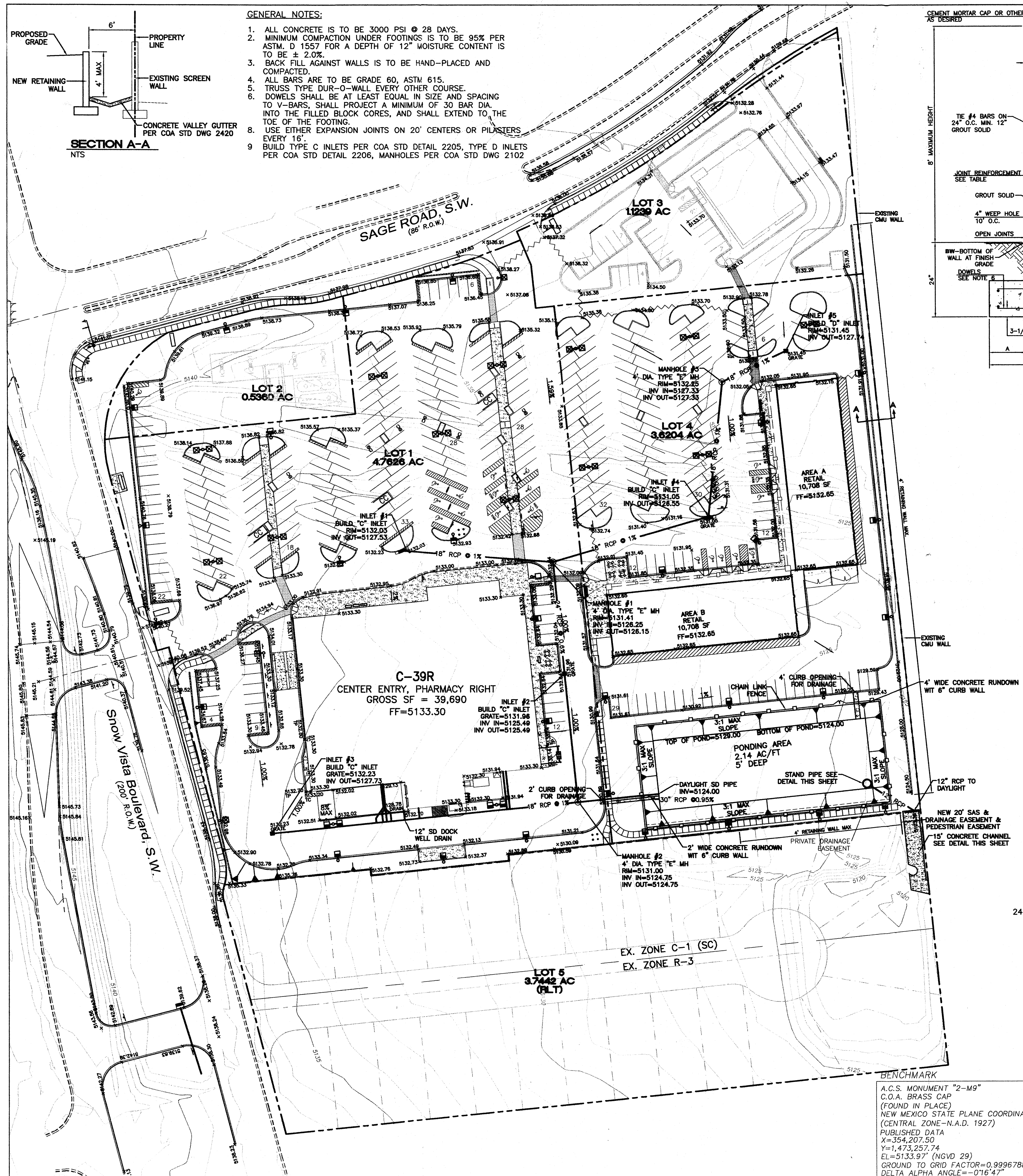
NOTE EXCEPTIONS HERE: CORRECTION OF PONDING AREAS, COMPLETE LANDSCAPING, PUNCHLIST ITEMS

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY A TRUE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE WITH THE DESIGN INTENT OF THE APPROVED PLAN. THESE RECORD INFORMATION ARE ADVISED TO BE USED FOR VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

EX. ZONE C-1 (SC)
EX. ZONE R-3

LOT 5
3,744.2 AC (RLT)

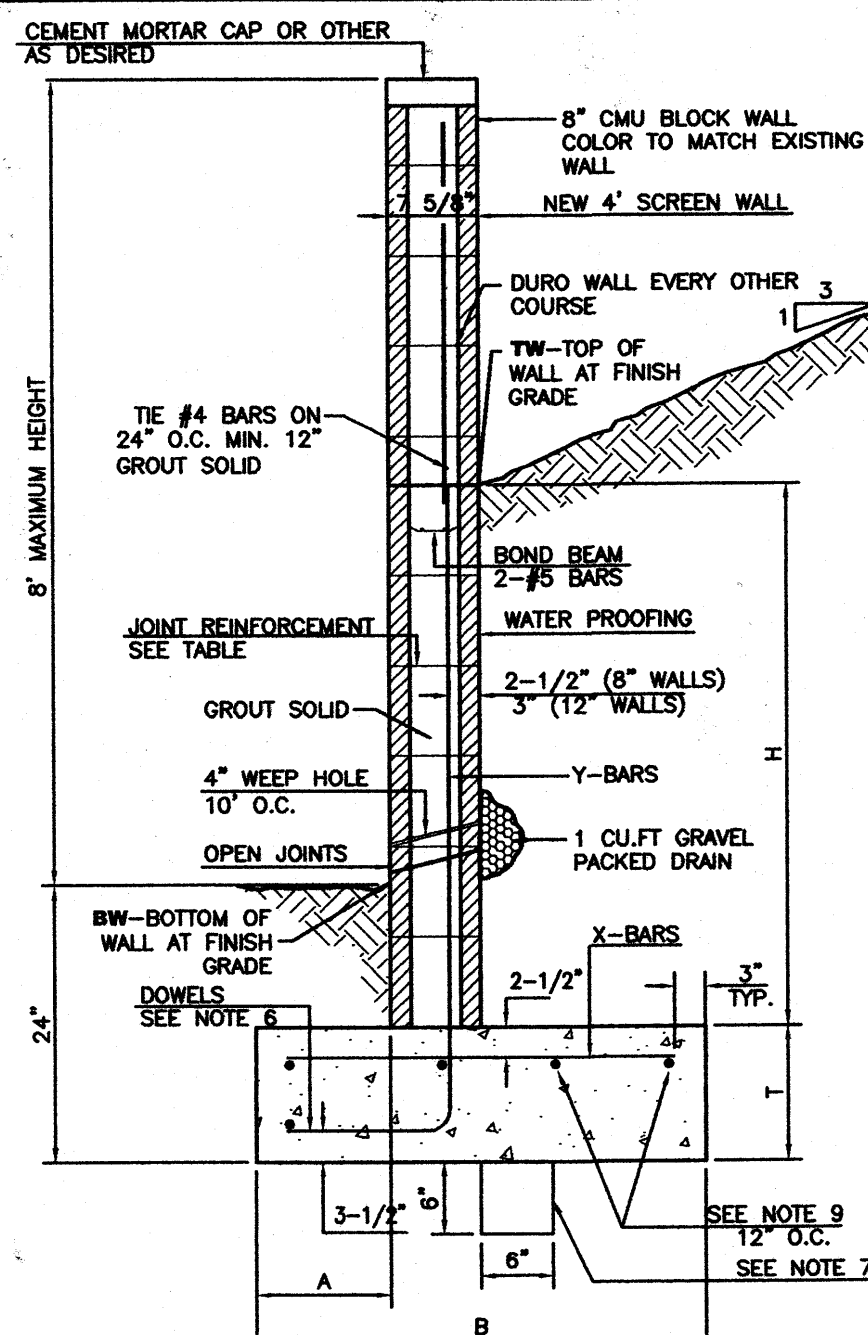
BENCHMARK
A.C.S. MONUMENT "2-M9"
C.O.A. BRASS CAP
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1927)
PUBLISHED DATA
X=354,207.50
Y=1,473,257.74
EL=5133.97' (NGVD 29)
GROUND TO GRID FACTOR=0.99967887
DELTA ALPHA ANGLE=-0.1647"



GENERAL NOTES:

1. ALL CONCRETE IS TO BE 3000 PSI @ 28 DAYS.
2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM. D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE $\pm 2.0\%$.
3. BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
4. ALL BARS ARE TO BE GRADE 60, ASTM 615.
5. TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
6. DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO V-BARS, SHALL PROJECT A MINIMUM OF 30 BAR DIA. INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOE OF THE FOOTING.
7. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'.
8. BUILD TYPE C INLETS PER COA STD DETAIL 2205, TYPE D INLETS PER COA STD DETAIL 2206, MANHOLES PER COA STD DWG 2102

SECTION A-A
NTS



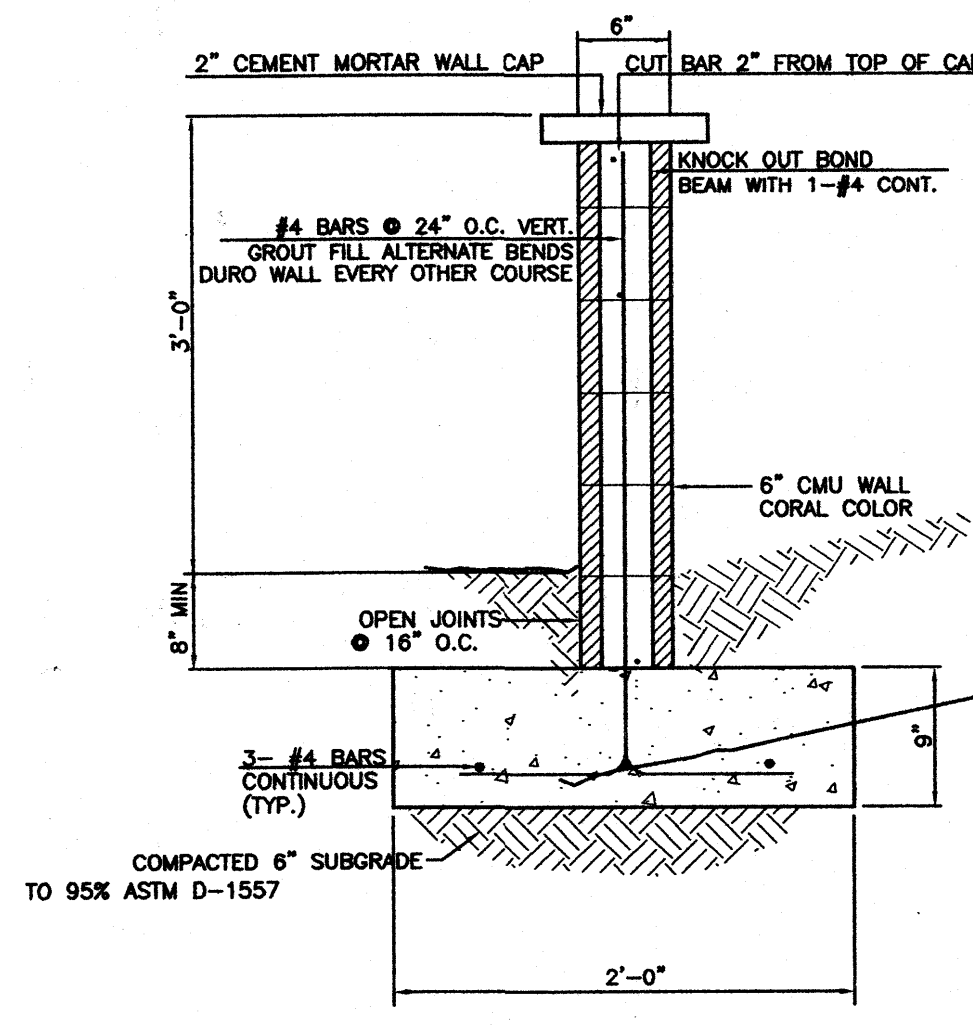
RETAINING WALL DETAIL
NTS

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

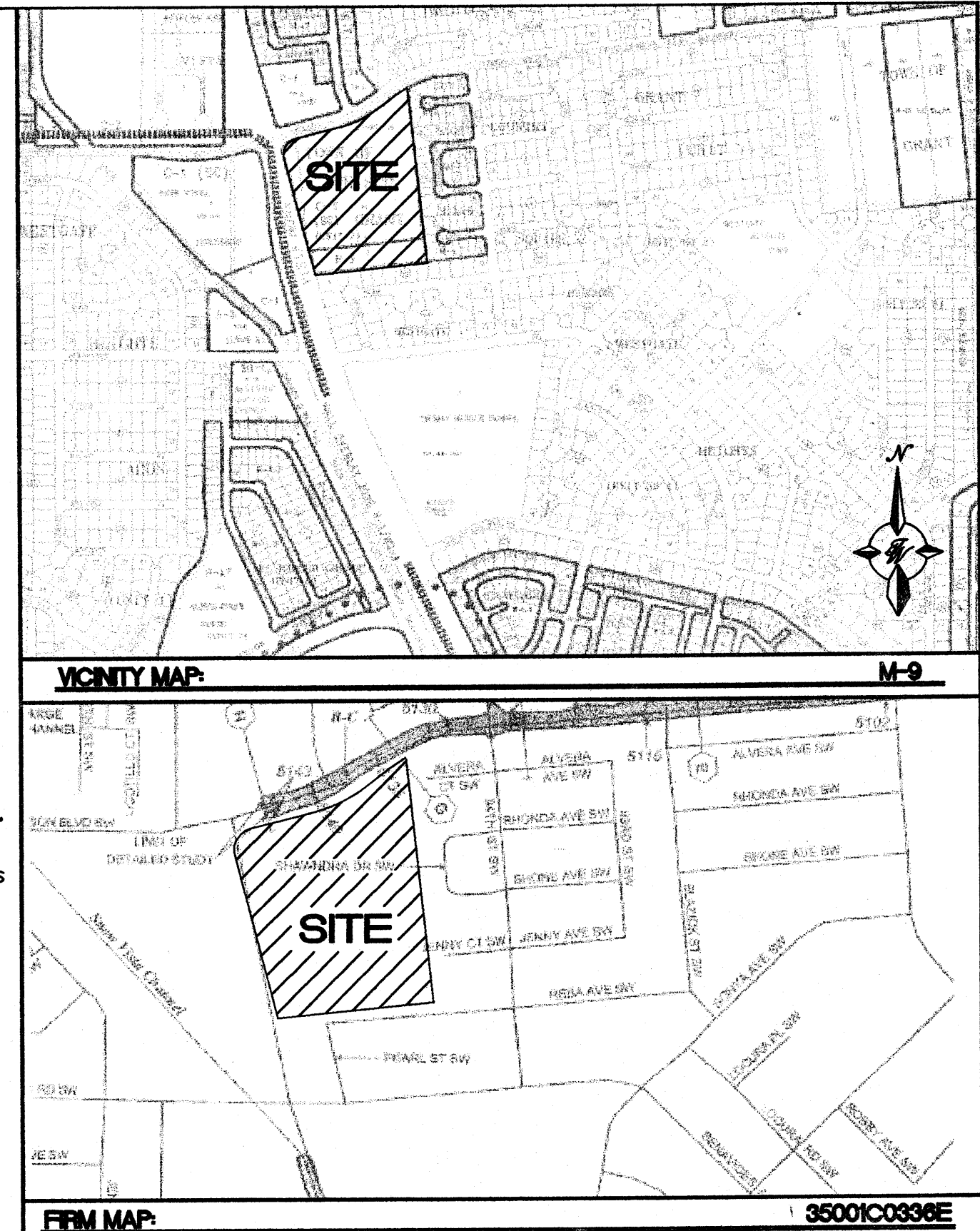
12 INCH REINFORCED CONCRETE MASONRY WALL					
H	A	B	T	Y-BARS	X-BARS
ft.-in.	in.	ft.-in.	in.		
5'-4"	14"	3'-8"	10"	#6 @18" O.C.	#4 @24" O.C.
6'-0"	15"	4'-2"	12"	#4 @16" O.C.	#4 @18" O.C.
6'-8"	16"	4'-6"	12"	#6 @24" O.C.	#5 @18" O.C.
7'-4"	18"	4'-10"	12"	#6 @16" O.C.	#5 @12" O.C.
8'-0"	20"	5'-4"	12"	#7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

GENERAL NOTES:

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



3" SCREEN WALL SECTION
NTS

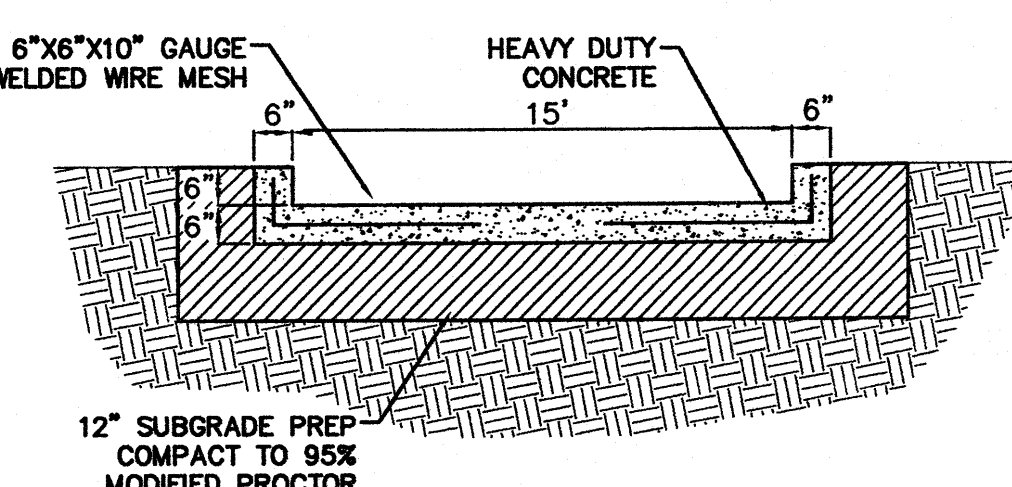


LEGAL DESCRIPTION:

Parcel "A-1" and Remaining Westerly Portion of Parcel "A", Town of Atrisco Grant, Unit 7

LEGEND

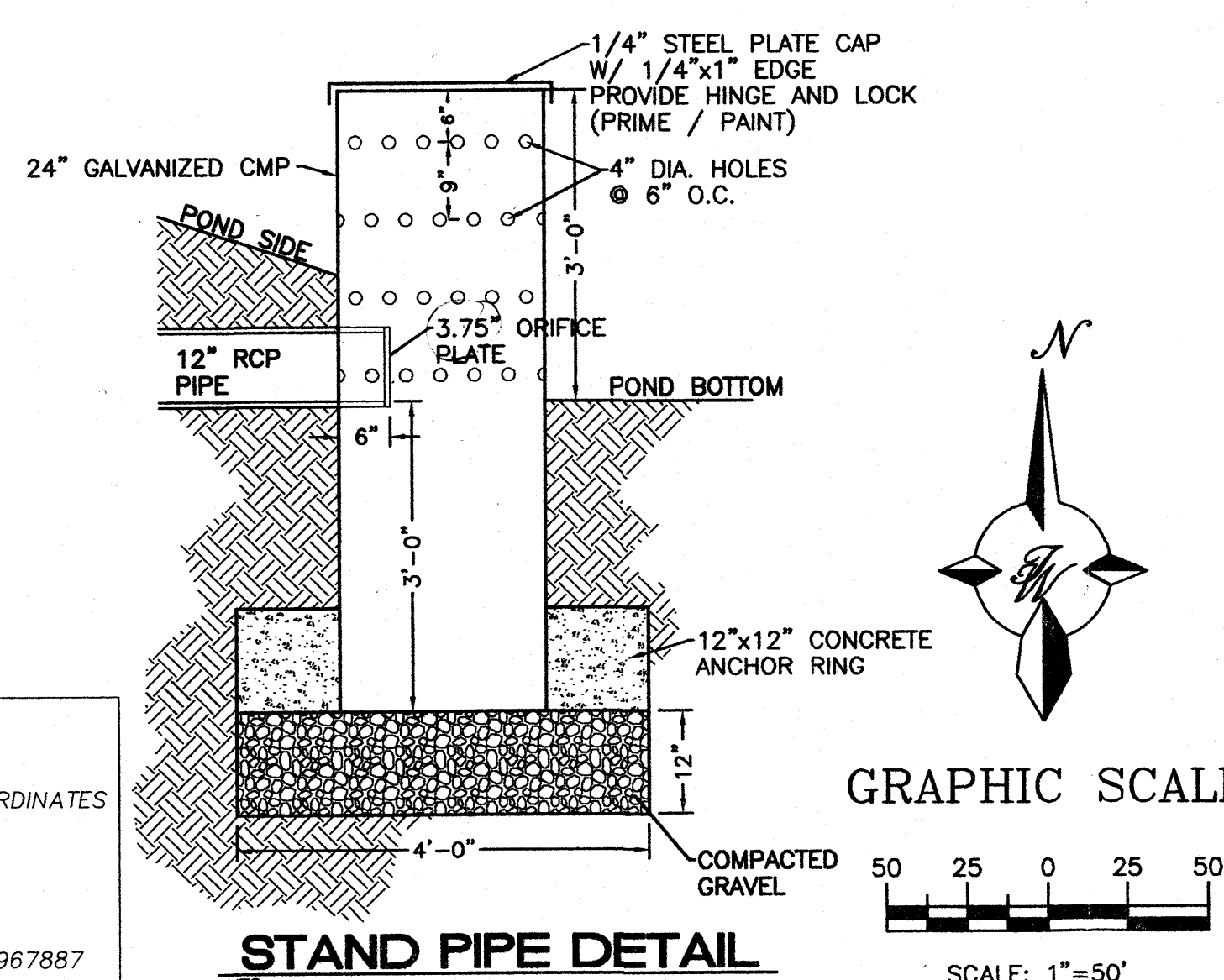
- EXISTING CURB
- EXISTING BUILDING
- PROPOSED EXPANSION
- PROPOSED CURB
- BOUNDARY LINE
- GRADE CHANGE
- PROPOSED GRADE ELEVATION
- EXISTING GRADE ELEVATION



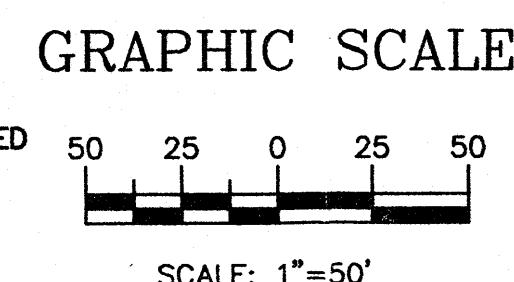
CONCRETE CHANNEL SECTION
NTS

EROSION CONTROL PLAN, NPDES PERMIT AND POLLUTION PREVENTION NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
3. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL STORM RUN OFF ON SITE.
4. REPAIR OF DAMAGED FACILITIES AND CLEAN-UP OF SEDIMENT ACCUMULATION 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 ACCEPTANCE OF ANY PROJECT.
6. CONTRACTOR IS RESPONSIBLE FOR OBTAINING NPDES PERMIT FOR THE SITE



STAND PIPE DETAIL
NTS



A.C.S. MONUMENT "2-M9"
C.O.A. BRASS CAP
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1927)
PUBLISHED DATA
X=354,207.50
Y=1,473,257.74
EL=5133.97 (NGVD 29)
GROUND TO GRID FACTOR=0.99967887
DELTA ALPHA ANGLE=-0°16'47"

ENGINEER'S SEAL

SARA LAVY
NEW MEXICO
REGISTERED PROFESSIONAL ENGINEER
#15092

**WAL-MART NEIGHBORHOOD
CENTER NM: 3385**

**OVERALL GRADING AND
DRAINAGE PLAN**

TERRA WEST, LLC
8509 JEFFERSON NE
ALBUQUERQUE, NEW MEXICO 87113
(505)858-3100

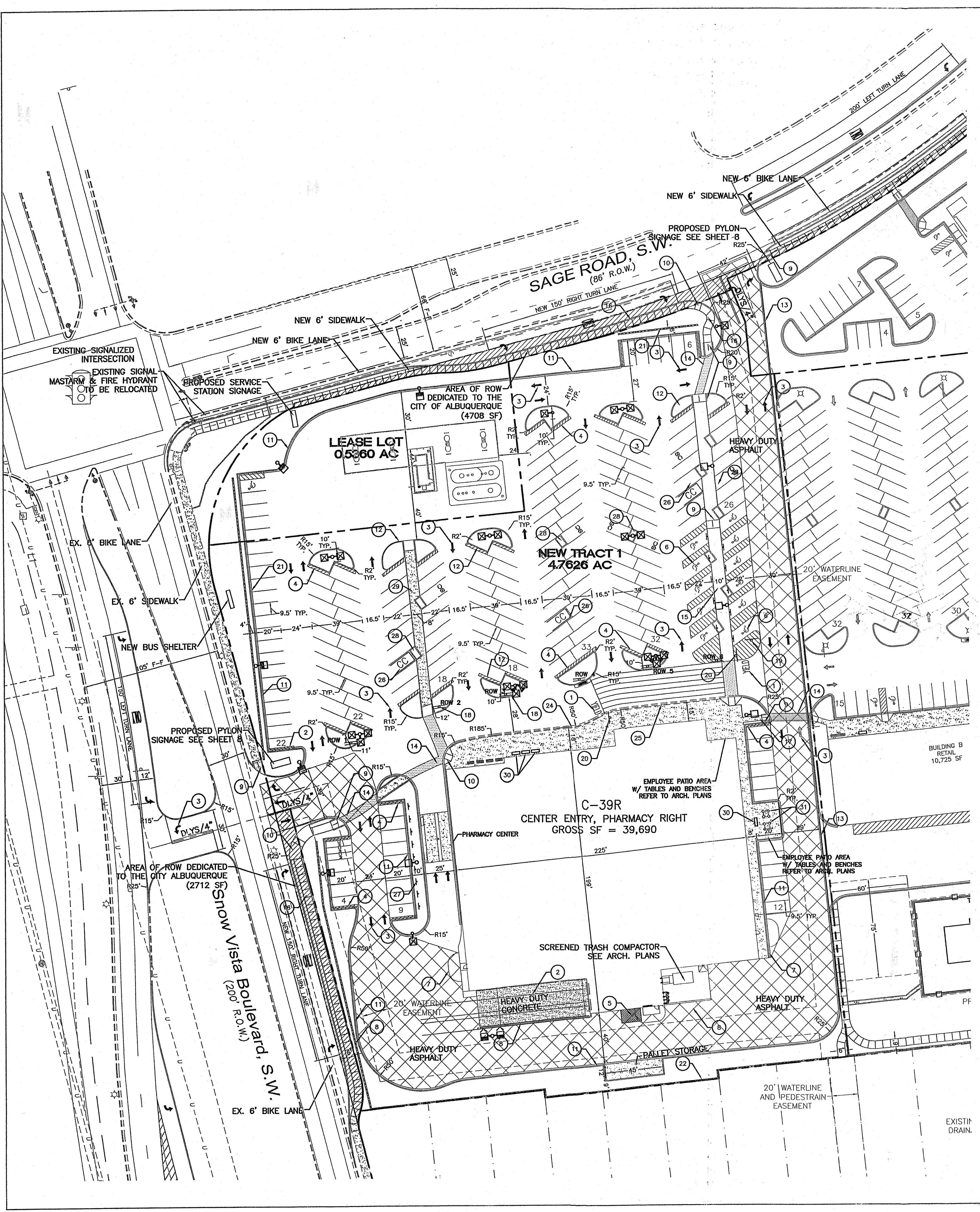
DRAWN BY
ET

DATE
11-07-05

3-Overall Grading.dwg

SHEET #
3

JOB #
25020



SITE LEGEND

- "YIELD" PAINTED YELLOW ON PAVEMENT TYPICAL.
- PROVIDE (2) 4" WIDE YELLOW STRIPES @ 10' O.C. x 130' LONG CENTER ON DOCK DOORS
- PAINTED DIRECTIONAL ARROW TYPICAL.
- 2'-0" LOADING ZONE AT ALL CURBED PARKING SPACES. 4" PAINTED YELLOW STRIPING AT 2'-0" O.C. PERPENDICULAR TO PARKING SPACE.
- 10' X 15' STRIPED AREA PAINTED SYSL/4" AT 45° @ 2'-0" O.C. AT JB CRANE LOCATION. SEE ARCH. PLANS
- ACCESSIBLE PARKING SPACE TYPICAL. SEE DETAIL SHEET FOR ACCESSIBLE PARKING SPACE SIZE, SIGN AND SYMBOL ("VAN"-INDICATES VAN ACCESSIBLE SPACE).
- RAMPED PAVEMENT AT VESTIBULE TO BE FLUSH WITH TOP OF SIDEWALK AT 5.0% MAX. SLOPE. REFER TO ARCHITECTURAL PLANS.
- 8' RETAINING/ SCREEN SPLIT-FACE TAN CMU WALL.
- UNIDIRECTIONAL HC RAMP.
- PROPOSED HC RAMP.
- 6" CONCRETE CURB AND GUTTER TYPICAL.
- 6" CONCRETE HEADER CURB TYPICAL.
- 6" TEMPORARY ASPHALT CURB TYPICAL.
- 6" WIDE SLIGHTLY RAISED CONCRETE PEDESTRIAN CROSSWALK. (SHT 8)
- 10' WIDE RAISED CONCRETE SIDEWALK TYPICAL.
- 6" CONCRETE SIDEWALK TYPICAL.
- 4" CONCRETE SIDEWALK TYPICAL.
- ASIS INDICATOR SIGNS TYPICAL.
- "STOP" SIGN. SEE PLAN FOR LOCATION.
- PEDESTRIAN CROSSING SIGN W1a-2 AND W1a-2p TYPICAL AT PEDESTRIAN CROSSWALKS AS NOTED ON PLANS.
- 3' HIGH SCREEN SPLIT-FACE TAN CMU WALL.
- 6' HIGH SCREEN SPLIT-FACE TAN CMU WALL.
- (4) 5 SPACE BIKE RACK TYPICAL.
- ZERO CURB PER ARCH. SECTIONS
- PEDESTRIAN CROSSWALK WITH 4" WIDE PAINTED YELLOW STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 2'-0" O.C. UNLESS NOTED OTHERWISE. SEE SITE PLAN FOR WIDTH.
- CART CORRALS TYPICAL.
- PHARMACY PARKING ONLY SIGN. TYPICAL.
- TREE PLANTER TYPICAL.
- 8' WIDE RAISED CONCRETE SIDEWALK.
- BENCH 6" WIDE BY 15" HIGH.
- PATIO CHAIRS 24" WIDE BY 15" HIGH.

NOTES: (ONLY APPLY TO LOTS 1-4)

- COMMON STORM DRAINAGE, PEDESTRIAN, CROSS PARKING, AND VEHICULAR ACCESS ACROSS NEW TRACTS IS GRANTED BY THIS SITE PLAN AND WILL BE GRANTED ON THE REPLAT.
- 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.
- ROOF EQUIPMENT SHALL BE BELOW PARAPET HEIGHT AND SCREENED FROM VIEW FROM THE PROPERTY LINES OF THIS SITE. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN WALL.
- LIGHT POLES SHALL BE A MAXIMUM OF 25' FEET WITH FULL CUT OFF LIGHT FIXTURES. LIGHT FIXTURES SHALL BE A MAXIMUM OF 25' 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. LIGHT POLES WITHIN 100' OF RESIDENTIAL ZONING SHALL BE LIMITED TO 15' HIGH.
- THERE SHALL BE NO BACKLIT, PLASTIC, OR VINYL AWNINGS OR ILLUMINATED PLASTIC BANDING ON SIGNAGE.
- NO FREESTANDING CELL TOWERS OR ANTENNA SHALL BE PERMITTED. ANY WIRELESS COMMUNICATIONS FACILITIES SHALL BE INTEGRATED INTO THE BUILDING ARCHITECTURE.
- SETBACKS: THERE SHALL BE A FRONT OR CORNER SIDE SETBACK OF NOT LESS THAN TEN FEET WHERE THE LOT IS ACROSS THE STREET FROM THE FRONT LOT LINE OF A FACING LOT IN A RESIDENTIAL ZONE. THIS SETBACK APPLIES TO ON AND OFF PREMISE SIGNS. THERE SHALL BE A SIDE OR REAR SETBACK OF NOT LESS THAN FIVE FEET WHERE THE SITE ADJUTS THE SIDE OF A LOT IS A RESIDENTIAL ZONE. THERE SHALL BE A SIDE OR REAR SETBACK OF NOT LESS THAN FIVE FEET WHERE THE SITE ADJUTS THE REAR OF A LOT IN A RESIDENTIAL ZONE. THE CLEAR SIGHT TRIANGLE SHALL NOT BE INFRINGED UPON.
- BUILDINGS CANNOT EXCEED THE HEIGHTS AS SPECIFIED IN THE C-1 ZONE OF THE COMPREHENSIVE CITY ZONING CODE.
- BUS ROUTE 54 RUNS DOWN 98TH AND PAST THE SITE.
- HIGHLY REFLECTIVE SURFACES ARE NOT PERMITTED ON THE GAS CANOPY. ALL UNDER CANOPY LIGHTS MUST BE FULLY RECESSED SO THAT NO PART OF THE LEASE PROJECTS BELOW THE SURFACE OF THE UNDERSIDE CANOPY. SITE LIGHTING MUST MEET NIGHT SKY ORDINANCE.

LEGEND

- EXISTING CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- PROPOSED EASEMENT
- PROPOSED SCREEN WALL
- PROPOSED SIDEWALK
- PROPOSED PEDESTRIAN CROSSWALK
- PROPOSED CART CORRALS
- ASSOCIATE PARKING AREA
- HEAVY DUTY PAVING
- HEAVY DUTY CONCRETE
- BIKE RACK
- LIGHT POLES

GRAPHIC SCALE

40 20 0 20 40

SCALE: 1"=40'

LEGAL DESCRIPTION:

Parcel "A-1" and Remaining Westerly Portion of Parcel "A", Town of Atrisco Grant, Unit 7

SITE DATA

ZONING:	SU-1 FOR C-1 PERMISSIVE USES WITH DRIVE-THRU PHARMACY
LOT AREA:	
NEW WAL-MART TRACT	4.76 AC
LEASE LOT	0.54 AC
TOTAL:	5.3 ± AC.
BUILDING AREA:	
NEIGHBORHOOD MARKET:	39,690 SF
LEASE LOT:	201 SF
PARKING PROVIDED:	
NEIGHBORHOOD MARKET:	191 SPACES
LEASE LOT:	5 SPACES
PARKING REQUIRED:	
NEIGHBORHOOD MARKET:	174 SPACES
LEASE LOT:	1 SPACES
HC PARKING PROVIDED:	
NEIGHBORHOOD MARKET:	11 SPACES (3 VAN)
LEASE LOT:	1 SPACES
HC PARKING REQUIRED:	
NEIGHBORHOOD MARKET:	8 SPACES (3 VAN)
LEASE LOT:	1 SPACES
BIKE SPACES PROVIDED:	20 SPACES
BIKE SPACES REQUIRED:	20 SPACES
MOTORCYCLE SPACES:	3 SPACES
LANDSCAPING REQUIRED	27,304 SF
LANDSCAPING PROVIDED	27,931 SF
TOTAL AREA OF ROW DEDICATION	= 7,420 SF

PAINT STRIPING LEGEND

- SWSL/4" - SINGLE WHITE SOLID LINE / 4" WIDE
- SYSL/4" - SINGLE YELLOW SOLID LINE / 4" WIDE EACH
- DYSL/4" - DOUBLE YELLOW SOLID LINE / 4" WIDE EACH
- SYSL/10" - SINGLE YELLOW SOLID LINE / 10" WIDE
- SWDL/4" - SINGLE WHITE DASHED LINE / 4" WIDE
- SWSL/24" - SINGLE WHITE SOLID LINE / 24" WIDE

PROJECT NUMBER: 1003991

APPLICATION NUMBER: 05DRB-01294

This plan is consistent with the specific Site Development Plan approval by the Environmental Planning Commission (EPC) dated 9/7/05, and the Findings and Conditions in the Official Notification of Decision are satisfied.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineer, Transportation Division	9-7-05
Utilities Development	9-7-05
Parks & Recreation Department	9/7/05
City Engineer	11/8/05
Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	11/8/05

ENGINEER'S SEAL

RONALD R. BOHANNAN
P.E. #7868

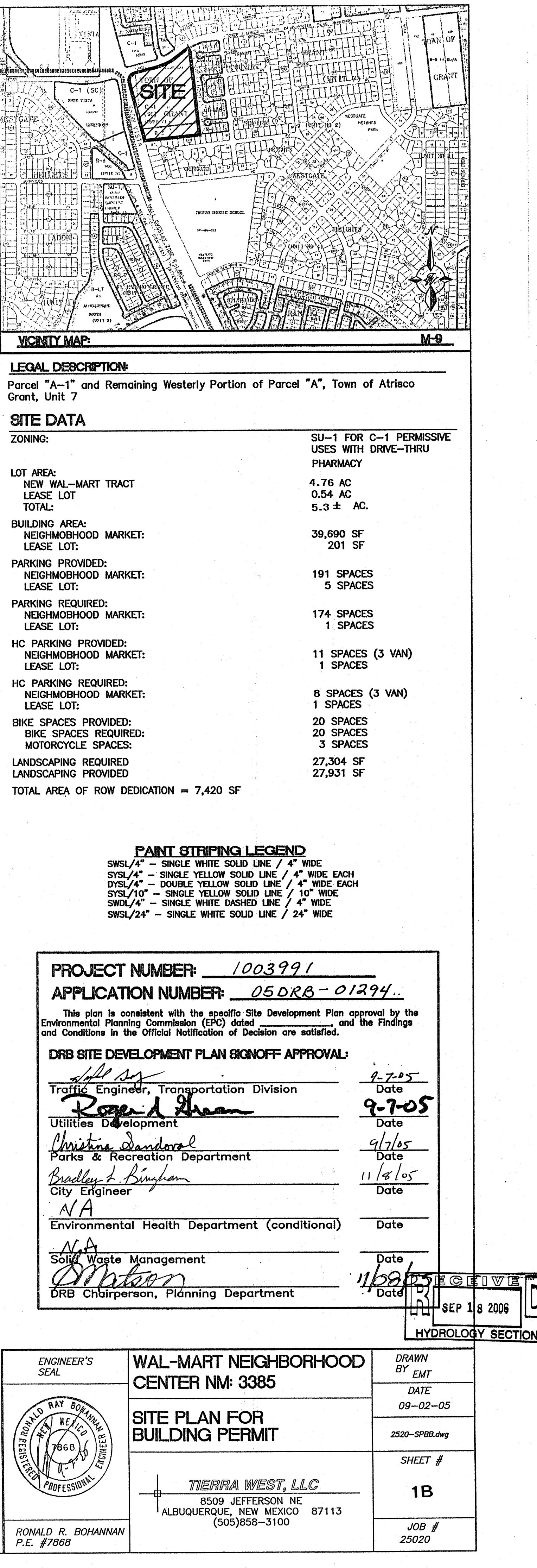
WAL-MART NEIGHBORHOOD CENTER NM: 3385

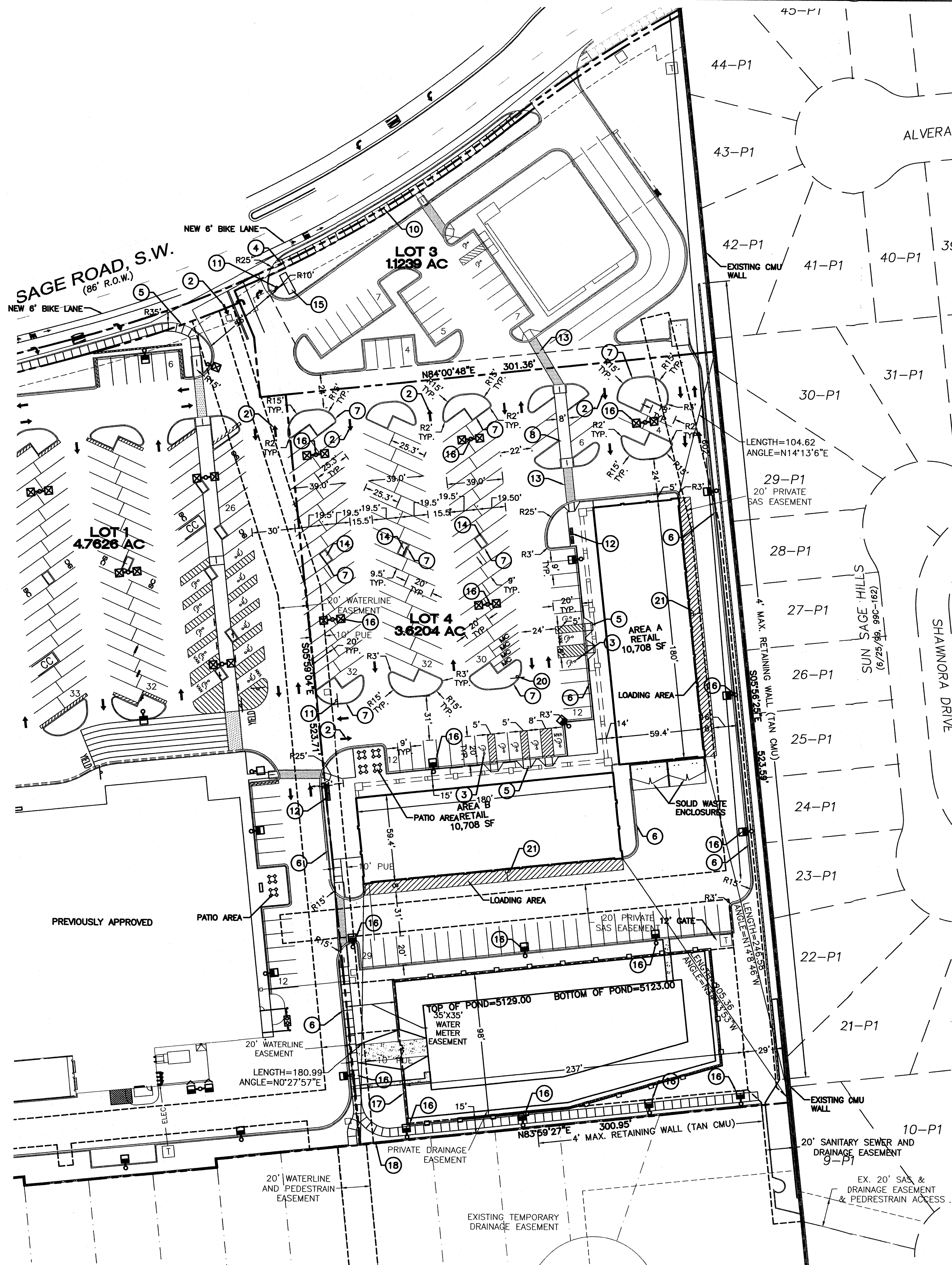
SITE PLAN FOR BUILDING PERMIT

TERRA WEST, LLC
8509 JEFFERSON NE
ALBUQUERQUE, NEW MEXICO 87113
(505)858-3100

DRAWN BY: EMT
DATE: 09-02-05
2520-SPBB.dwg
SHEET #
1B
JOB #
25020

HYDROLOGY SECTION

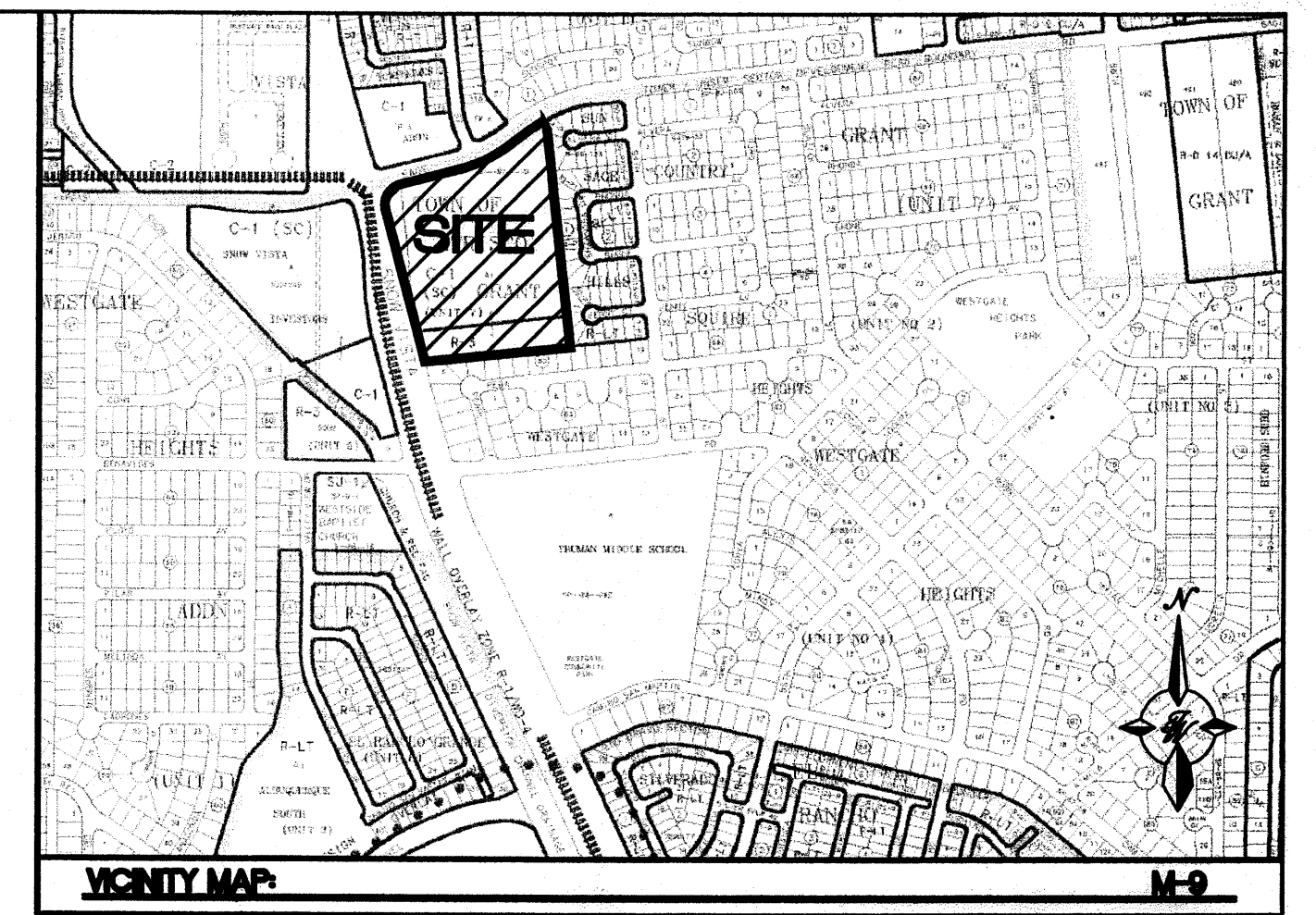
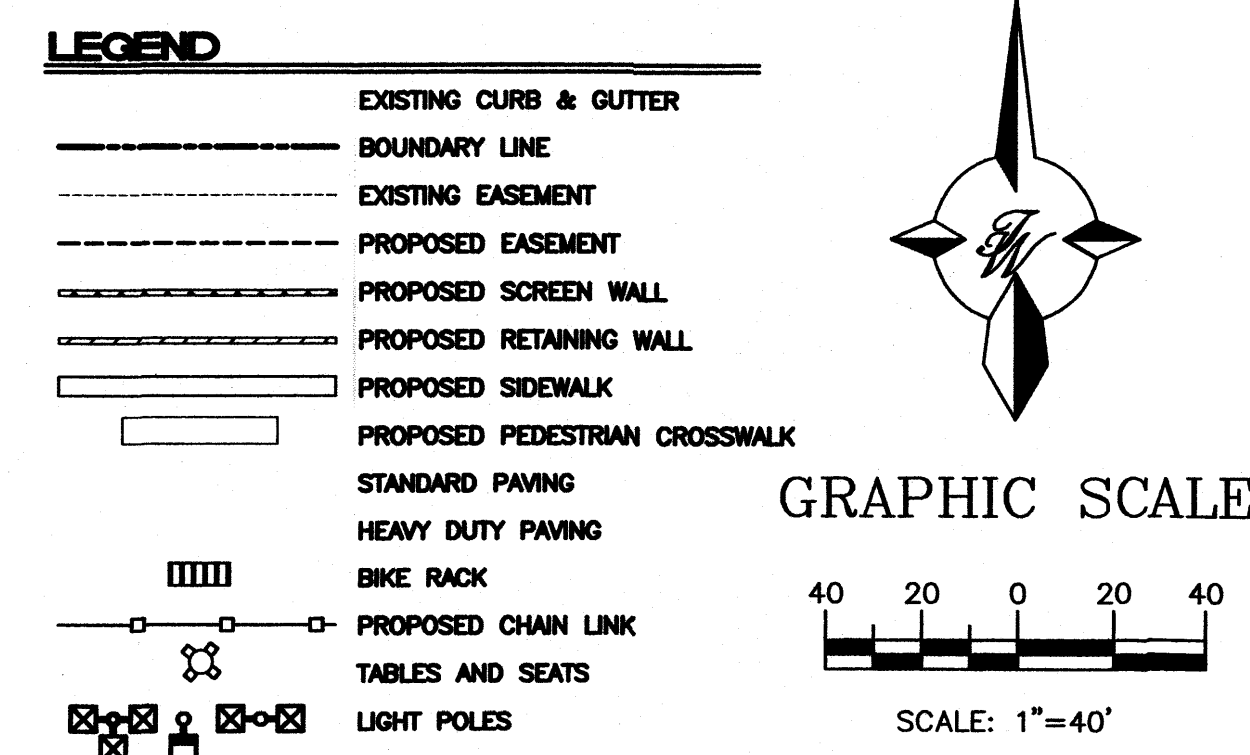




- KEYED NOTES:**
- 1 "YIELD" PAINTED YELLOW ON PAVEMENT TYPICAL.
 - 2 PAINTED DIRECTIONAL ARROW TYPICAL.
 - 3 HANDICAP ACCESSIBLE PARKING SPACE TYPICAL. SEE DETAIL SHEET FOR ACCESSIBLE PARKING SPACE SIZE, SIGN AND SYMBOL ("VAN"-INDICATES VAN ACCESSIBLE SPACE).
 - 4 UNIDIRECTIONAL HC RAMP.
 - 5 PROPOSED HC RAMP.
 - 6 6" CONCRETE CURB AND GUTTER TYPICAL.
 - 7 6" CONCRETE HEADER CURB TYPICAL.
 - 8 8' WIDE SLIGHTLY RAISED CONCRETE PEDESTRIAN CROSSWALK.
 - 9 10' WIDE RAISED CONCRETE SIDEWALK TYPICAL.
 - 10 6" CONCRETE SIDEWALK TYPICAL.
 - 11 "STOP" SIGN. SEE PLAN FOR LOCATION.
 - 12 BIKE RACK TYPICAL.
 - 13 PEDESTRIAN CROSSWALK WITH 4" WIDE PAINTED YELLOW STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 2'-0" O.C. UNLESS NOTED OTHERWISE. SEE SITE PLAN FOR WIDTH.
 - 14 TREE PLANTER TYPICAL.
 - 15 PYLON SIGN.
 - 16 LIGHT POLE TYPICAL.
 - 17 6' CHAIN LINK FENCE.
 - 18 6' HIGH SPLIT FACE- TAN CMU.
 - 19 BENCHES.
 - 20 ONE WAY ONLY. DO NOT ENTER SIGN.
 - 21 BOLLARD SEE SHEET 6 FOR DETAIL.

- NOTES:**
1. COMMON STORM DRAINAGE, PEDESTRIAN, AND VEHICULAR ACCESS ACROSS NEW TRACTS IS GRANTED BY THIS SITE PLAN AND WILL BE GRANTED ON THE REPLAT.
 2. 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.
 3. LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.
 4. ROOF EQUIPMENT SHALL BE BELOW PARAPET HEIGHT AND SCREENED FROM VIEW FROM THE PROPERTY LINES OF THIS SITE. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN WALL.
 5. LIGHT POLES SHALL BE A MAXIMUM OF 25' FEET WITH FULL CUT OFF LIGHT FIXTURES. LIGHT FIXTURES SHALL BE A MAXIMUM OF 25' 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. LIGHT POLES WITHIN 100' OF RESIDENTIAL ZONING SHALL BE LIMITED TO 16' HIGH. LIGHTING MUST MEET NIGHT SKY ORDINANCE.
 6. THERE SHALL BE NO BACKLIT, PLASTIC, OR VINYL AWNINGS OR ILLUMINATED PLASTIC BANDING ON SIGNAGE.
 7. NO FREESTANDING CELL TOWERS OR ANTENNA SHALL BE PERMITTED. ANY WIRELESS COMMUNICATIONS FACILITIES SHALL BE INTEGRATED INTO THE BUILDING ARCHITECTURE.
 8. SETBACKS: THERE SHALL BE A FRONT AND A CORNER SIDE YARD SETBACK OF NOT LESS THAN FIVE FEET AND A SETBACK OF 11 FEET FROM JUNCTION OF A DRIVEWAY OR ALLEY AND A PUBLIC SIDEWALK OR PLANNED PUBLIC SIDEWALK LOCATION. THE CLEAR SIGHT TRIANGLE SHALL NOT BE INFRINGED UPON.
 9. BUILDINGS CANNOT EXCEED THE HEIGHTS AS SPECIFIED IN THE C1 (SC) ZONE OF THE COMPREHENSIVE CITY ZONING CODE.
 10. BUS ROUTE 54 RUNS DOWN 98TH AND PAST THE SITE.

- INDEX TO DRAWINGS:**
1. SITE FOR BUILDING PERMIT
 - 1A. APPROVED SITE PLAN FOR SUBDIVISION
 - 1B. APPROVED SITE PLAN FOR BUILDING PERMIT NEIGHBORHOOD MARKET
 2. LANDSCAPE PLAN
 3. GRADING AND DRAINAGE
 4. MASTER UTILITY PLAN
 5. ARCHITECTURAL ELEVATIONS
 6. DETAILS



VICINITY MAP:

LEGAL DESCRIPTION:

Parcel "A-1" and Remaining Westerly Portion of Parcel "A", Town of Atrisco Grant, Unit 7

SITE DATA	
PROPOSED USAGE:	C-1 (SC)
EXISTING ZONING:	C-1 (SC)
LOT AREA:	3.6204
LOT 4:	3.6204± AC.
TOTAL:	3.6204± AC.
BUILDING AREA:	21,416 SF
PARKING PROVIDED:	157 SPACES
PARKING REQUIRED:	107 SPACES
HC PARKING PROVIDED:	8 SPACES (2 VAN)
HC PARKING REQUIRED:	1 SPACE
BIKE SPACES PROVIDED:	20 SPACES
BIKE SPACES REQUIRED:	7 SPACES
MOTORCYCLE SPACES PROVIDED:	4 SPACES
LANDSCAPING REQUIRED:	21,878 SF
LANDSCAPING PROVIDED:	41,067 SF
TOTAL AREA OF ROW DEDICATION = 6,494 SF	

PAINT STRIPING LEGEND

SWSL/4"	- SINGLE WHITE SOLID LINE / 4" WIDE
SYSL/4"	- SINGLE YELLOW SOLID LINE / 4" WIDE EACH
DSYSL/4"	- DOUBLE YELLOW SOLID LINE / 4" WIDE EACH
SYSL/10"	- SINGLE YELLOW SOLID LINE / 10" WIDE
SWDL/4"	- SINGLE WHITE DASHED LINE / 4" WIDE
SWSL/24"	- SINGLE WHITE SOLID LINE / 24" WIDE

PROJECT NUMBER: 1003991

APPLICATION NUMBER: 05DRB-0716

This plan is consistent with the specific Site Development Plan approval by the Environmental Planning Commission (EPC) dated 10-20-05, and the Findings and Conditions in the Official Notification of Decision are satisfied.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineer, Transportation Division	4/4/06
Utilities Development	2/7/06
Parks & Recreation Department	1/16/05
City Engineer	2/18/06
Environmental Health Department (conditional)	
Solid Waste Management	2/15/06
DRB Chairperson, Planning Department	2/16/06

ENGINEER'S SEAL

SAGE MARKETPLACE

SITE PLAN FOR BUILDING PERMIT

TERRA WEST, LLC

8509 JEFFERSON NE
ALBUQUERQUE, NEW MEXICO 87113
(505)858-3100

DATE
11-16-05

SHEET #
1

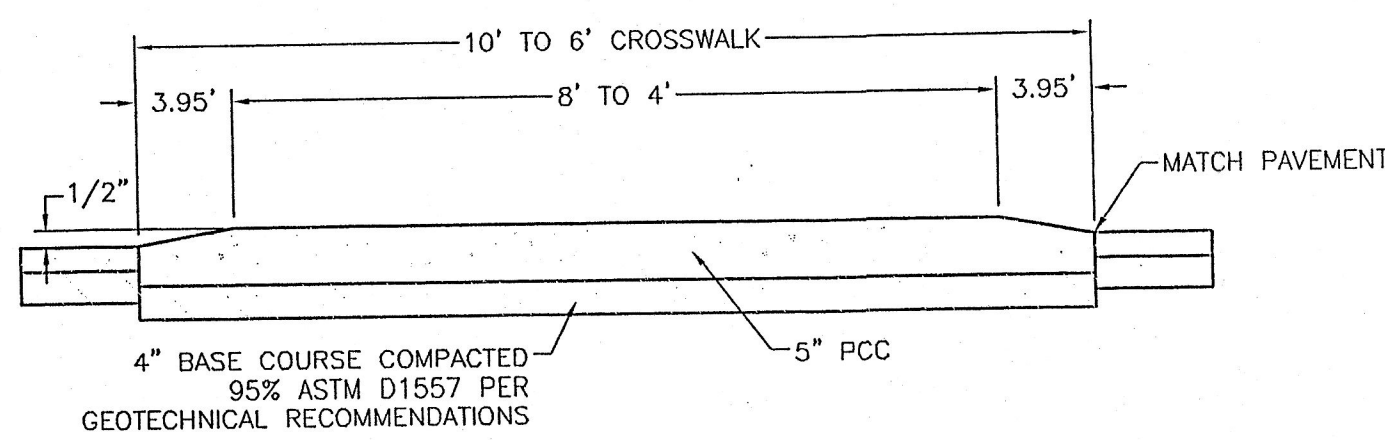
JOB #
25020

ADMINISTRATIVE AMENDMENT

File #0644-00530 Project #1003991

Relocation of pedestrian access from Snow Vista Blvd.

APPROVED BY Kenneth Bate DATE 25 Apr 06



RAISED CROSSWALK

SCALE: 1/2"=1'

CROSSWALK PLAN VIEW

LEGEND

- EXISTING CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- PROPOSED EASEMENT
- PROPOSED SIDEWALK
- PROPOSED PEDESTRIAN CROSSWALK
- PROPOSED CART CORRAIS
- ASSOCIATE PARKING AREA
- HEAVY DUTY PAVING
- STANDARD DUTY PAVING
- HEAVY DUTY CONCRETE
- BIKE RACK
- LIGHT POLES

- 1 "YIELD" PAINTED YELLOW ON PAVEMENT TYPICAL.
- 2 PROVIDE (2) 4" WIDE YELLOW STRIPES @ 10' O.C. x 130' LONG CENTER ON DOCK DOORS (UPON DUMPSTER MOVE)
- 3 PAINTED DIRECTIONAL ARROW TYPICAL.
- 4 2'-0" LOADING ZONE AT ALL CURBED PARKING SPACES. 4" PAINTED YELLOW STRIPING AT 2'-0" O.C. PERPENDICULAR TO PARKING SPACE. TYP. 10' X 15' STRIPED AREA PAINTED SYSL/4" AT 45° @ 2'-0" O.C. AT JIB CRANE LOCATION. SEE ARCH. PLANS
- 5 ACCESSIBLE PARKING SPACE TYPICAL. SEE DETAIL SHEET FOR ACCESSIBLE PARKING SPACE SIZE, SIGN AND SYMBOL ("VAN"-INDICATES VAN ACCESSIBLE SPACE).
- 6 RAMPED PAVEMENT AT VESTIBULE TO BE FLUSH WITH TOP OF SIDEWALK AT 5.0% MAX. SLOPE. REFER TO ARCHITECTURAL PLANS.
- 7 8' RETAINING/ SCREEN SPLIT-FACE TAN CMU WALL
- 8 UNIDIRECTIONAL HC RAMP.
- 9 PROPOSED HC RAMP.
- 10 6" CONCRETE CURB AND GUTTER TYPICAL.
- 11 6" CONCRETE HEADER CURB TYPICAL. NOT USED
- 12 6" TEMPORARY ASPHALT CURB TYPICAL.
- 13 6" WIDE SLIGHTLY RAISED CONCRETE PEDESTRIAN CROSSWALK. (SHT 8)
- 14 10' WIDE RAISED CONCRETE SIDEWALK TYPICAL.
- 15 6" CONCRETE SIDEWALK TYPICAL.
- 16 4" CONCRETE SIDEWALK TYPICAL.
- 17 PAINTED 3" RED STRIPE W/ 4" WHITE LETTERS "NO PARKING" FIRE-ZONE
- 18 "STOP" SIGN. SEE PLAN FOR LOCATION.
- 19 PEDESTRIAN CROSSING SIGN W10-2 AND W10-2p TYPICAL AT PEDESTRIAN CROSSWALKS AS NOTED ON PLANS.
- 20 3' HIGH SCREEN SPLIT-FACE TAN CMU WALL.
- 21 6' HIGH SCREEN SPLIT-FACE TAN CMU WALL. NOT USED
- 22 (4) 5 SPACE BIKE RACK TYPICAL.
- 23 ZERO CURB PER ARCH. SECTIONS
- 24 PEDESTRIAN CROSSWALK WITH 4" WIDE PAINTED YELLOW STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 2'-0" O.C. UNLESS NOTED OTHERWISE. SEE SITE PLAN FOR WIDTH.
- 25 CART CORRAIS TYPICAL. WALMART SUPPLIES
- 26 PHARMACY PARKING ONLY SIGN. TYPICAL.
- 27 TREE PLANTER TYPICAL.
- 28 8' WIDE RAISED CONCRETE SIDEWALK.
- 29 BENCH 6' WIDE BY 15" HIGH.
- 30 PATIO CHAIRS 24" WIDE BY 15" HIGH.
- 31 BOLLARDS

PROJECT NUMBER: 1003991

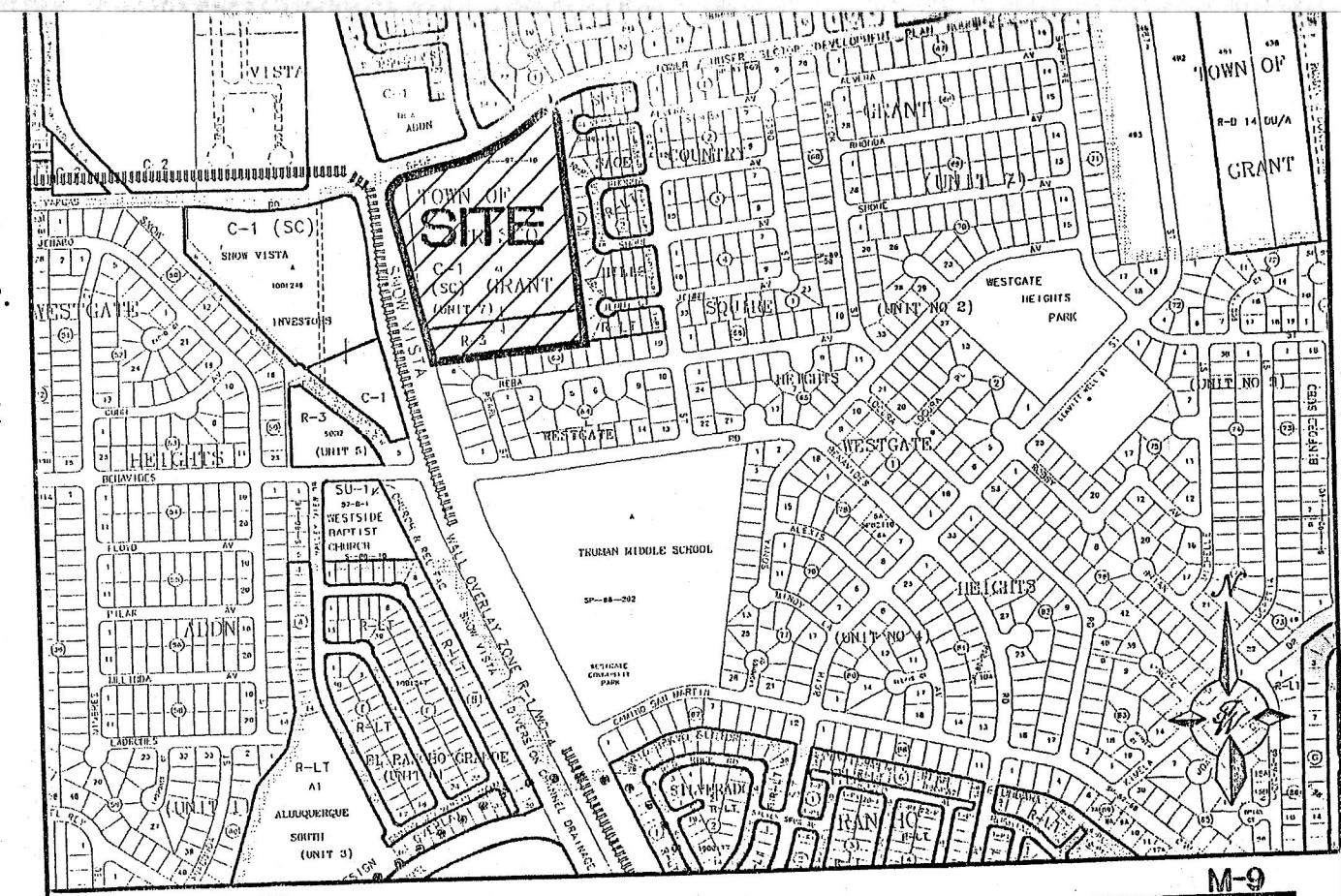
APPLICATION NUMBER: 05DRB-01716

Is an Infrastructure List required? () Yes () No If Yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

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

* Environmental Health, if necessary



LEGAL DESCRIPTION:

Parcel "A-1" and Remaining Westerly Portion of Parcel "A", Town of Atrisco Grant, Unit 7

SITE DATA

ZONING:	SU-1 FOR C-1 PERMISSIVE USES WITH DRIVE-THRU PHARMACY
LOT AREA:	4.55 AC
LEASE LOT:	0.54 AC
TOTAL:	5.09± AC.
BUILDING AREA:	39,690 SF
NEIGHBORHOOD MARKET:	201 SF
LEASE LOT:	
PARKING PROVIDED:	180 SPACES
NEIGHBORHOOD MARKET:	8 SPACES
SMALL CAR:	2 SPACES
LEASE LOT:	2 SPACES NOT DEVELOPED
PARKING REQUIRED:	174 SPACES
NEIGHBORHOOD MARKET:	1 SPACES
LEASE LOT:	
HC PARKING PROVIDED:	11 SPACES (3 VAN)
NEIGHBORHOOD MARKET:	4 SPACES NOT DEVELOPED
LEASE LOT:	
HC PARKING REQUIRED:	8 SPACES (3 VAN)
NEIGHBORHOOD MARKET:	1 SPACES
LEASE LOT:	
BIKE SPACES PROVIDED:	20 SPACES
BIKE SPACES REQUIRED:	20 SPACES
MOTORCYCLE SPACES:	3 SPACES
LANDSCAPING REQUIRED:	27,304 SF
LANDSCAPING PROVIDED:	27,931 SF
TOTAL AREA OF ROW DEDICATION =	7,420 SF

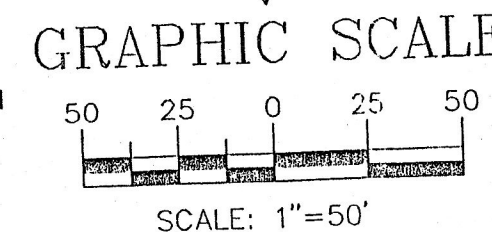
NOTES: (ONLY APPLY TO LOTS 1-4)

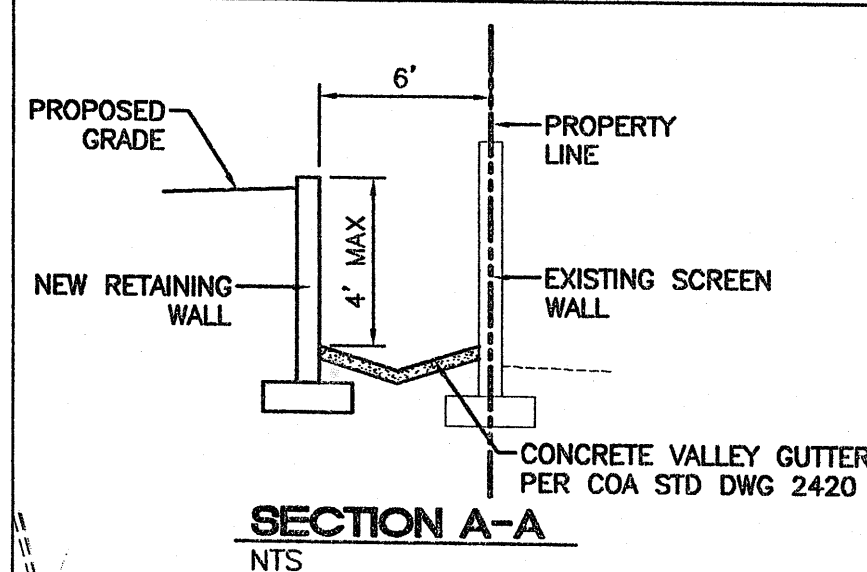
1. COMMON STORM DRAINAGE, PEDESTRIAN, CROSS PARKING, AND VEHICULAR ACCESS ACROSS NEW TRACTS IS GRANTED BY THIS SITE PLAN AND WILL BE GRANTED ON THE REPEAT.
2. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
3. LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.
4. ROOF EQUIPMENT SHALL BE BELOW PARAPET HEIGHT AND SCREENED FROM VIEW FROM THE PROPERTY LINES OF THIS SITE. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN WALL.
5. LIGHT POLES SHALL BE A MAXIMUM OF 25' FEET WITH FULL CUT OFF LIGHT FIXTURES. LIGHT FIXTURES SHALL BE A MAXIMUM OF 25' 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. LIGHT POLES WITHIN 100' OF RESIDENTIAL ZONING SHALL BE LIMITED TO 16' HIGH.
6. THERE SHALL BE NO BACKLIT, PLASTIC, OR VINYL AWNINGS OR ILLUMINATED PLASTIC BANDING ON SIGNAGE.
7. NO FREESTANDING CELL TOWERS OR ANTENNA SHALL BE PERMITTED. ANY WIRELESS COMMUNICATIONS FACILITIES SHALL BE INTEGRATED INTO THE BUILDING ARCHITECTURE.
8. SETBACKS: THERE SHALL BE A FRONT OR CORNER SIDE SETBACK OF NOT LESS THAN TEN FEET WHERE THE LOT IS ACROSS THE STREET FROM THE FRONT LOT LINE OF A FACED LOT IN A RESIDENTIAL ZONE. THIS SETBACK APPLIES TO ON AND OFF PREMISE SIGNS. THERE SHALL BE A SIDE OR REAR SETBACK OF NOT LESS THAN FIVE FEET WHERE THE SITE ABUTS THE SIDE OF A LOT IS A RESIDENTIAL ZONE. THERE SHALL BE A SIDE OR REAR SETBACK OF NOT LESS THAN 15 FEET WHERE THE SITE ABUTS THE REAR OF A LOT IN A RESIDENTIAL ZONE. THE CLEAR SIGHT TRIANGLE SHALL NOT BE 9. BUILDINGS CANNOT EXCEED THE HEIGHTS AS SPECIFIED IN THE C-1 ZONE OF THE COMPREHENSIVE CITY ZONING CODE.
10. BUS ROUTE 54 RUNS DOWN 98TH AND PAST THE SITE.
11. HIGHLY REFLECTIVE SURFACES ARE NOT PERMITTED ON THE GAS CANOPY. ALL UNDER CANOPY LIGHTS MUST BE FULLY RECESSED SO THAT NO PART OF THE LENSE PROJECTS BELOW THE SURFACE OF THE UNDERSIDE CANOPY. SITE LIGHTING MUST MEET NIGHT SKY ORDINANCE.
12. FUTURE LEASE LOT TO BE KEPT FREE OF JOB TRAILERS OF STORAGE BY CONTRACTOR.

NO.	DATE	REMARKS	BY
1	04-25-06	MOVED LOCATION OF PEDESTRIAN PATH TO MEET ADA REQUIREMENTS	SA/ ET
REVISIONS			
ENGINEER'S SEAL		DRAWN BY EMT	
WAL-MART NEIGHBORHOOD CENTER NM: 3385		DATE 04-25-06	
ADMINISTRATIVE ADMENDMENT SITE PLAN FOR BUILDING PERMIT		M-2 Site Plan-3385.dwg	
SHEET #		JOB #	
1		25020	
TIERRA WEST, LLC		8509 JEFFERSON NE	
ALBUQUERQUE, NEW MEXICO 87113		(505)858-3100	
RONALD R. BOHANNAN P.E. #7868			

PAINT STRIPING LEGEND

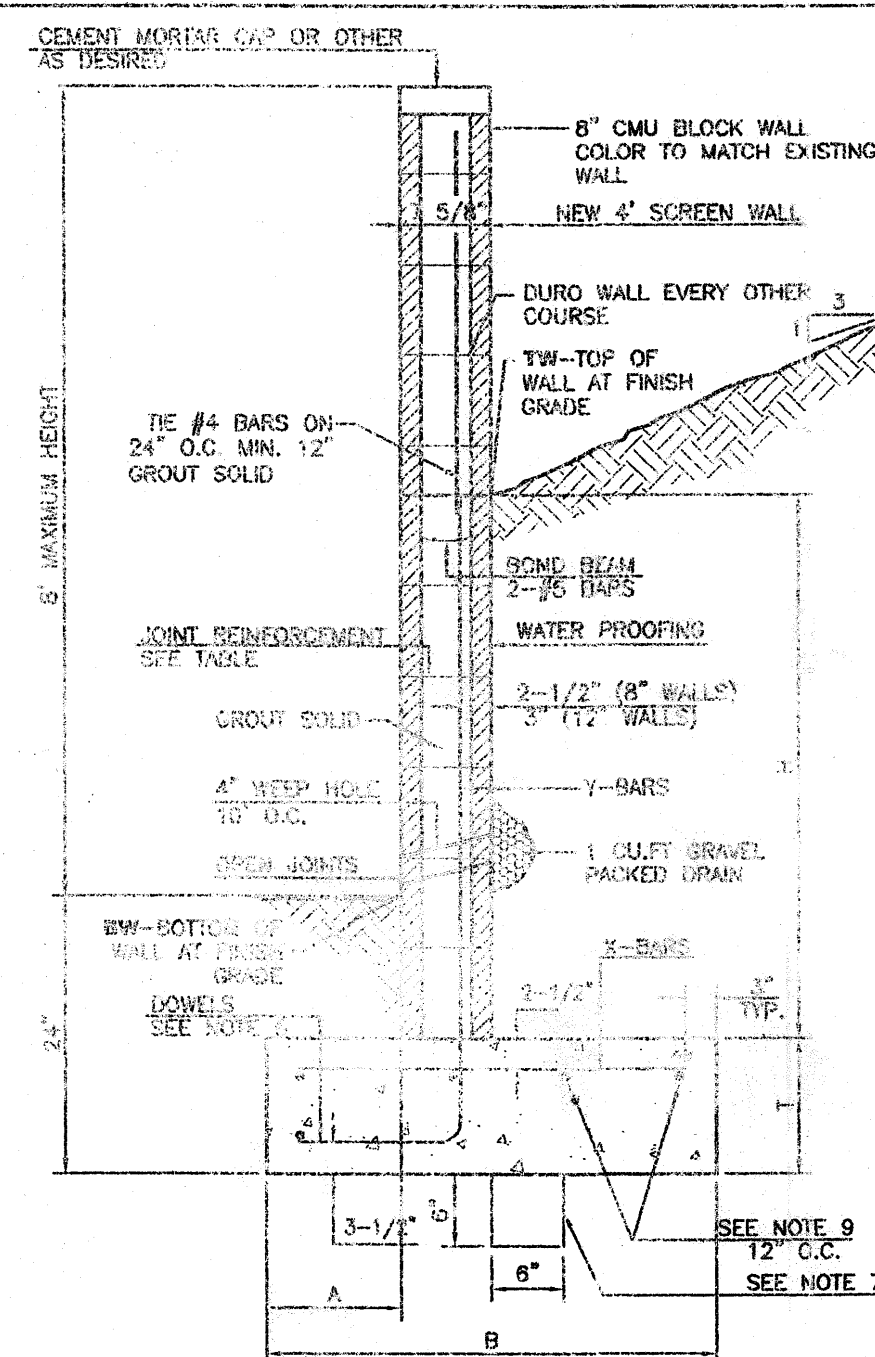
- SWSL/4" - SINGLE WHITE SOLID LINE / 4" WIDE
- SYSL/4" - SINGLE YELLOW SOLID LINE / 4" WIDE EACH
- DYSL/4" - DOUBLE YELLOW SOLID LINE / 4" WIDE EACH
- SWDL/4" - SINGLE WHITE DASHED LINE / 4" WIDE
- SWSL/24" - SINGLE WHITE SOLID LINE / 24" WIDE





GENERAL NOTES:

1. ALL CONCRETE IS TO BE 3000 PSI @ 28 DAYS.
2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM. D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2.0%.
3. BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
4. ALL BARS ARE TO BE GRADE 60, ASTM 615.
5. TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
6. DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO V-BARS, SHALL PROJECT A MINIMUM OF 30 BAR DIA. INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOE OF THE FOOTING.
7. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'.
8. BUILD TYPE C INLETS PER COA STD DETAIL 2205, TYPE D INLETS PER COA STD DETAIL 2206, MANHOLES PER COA STD DWG 2102.



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

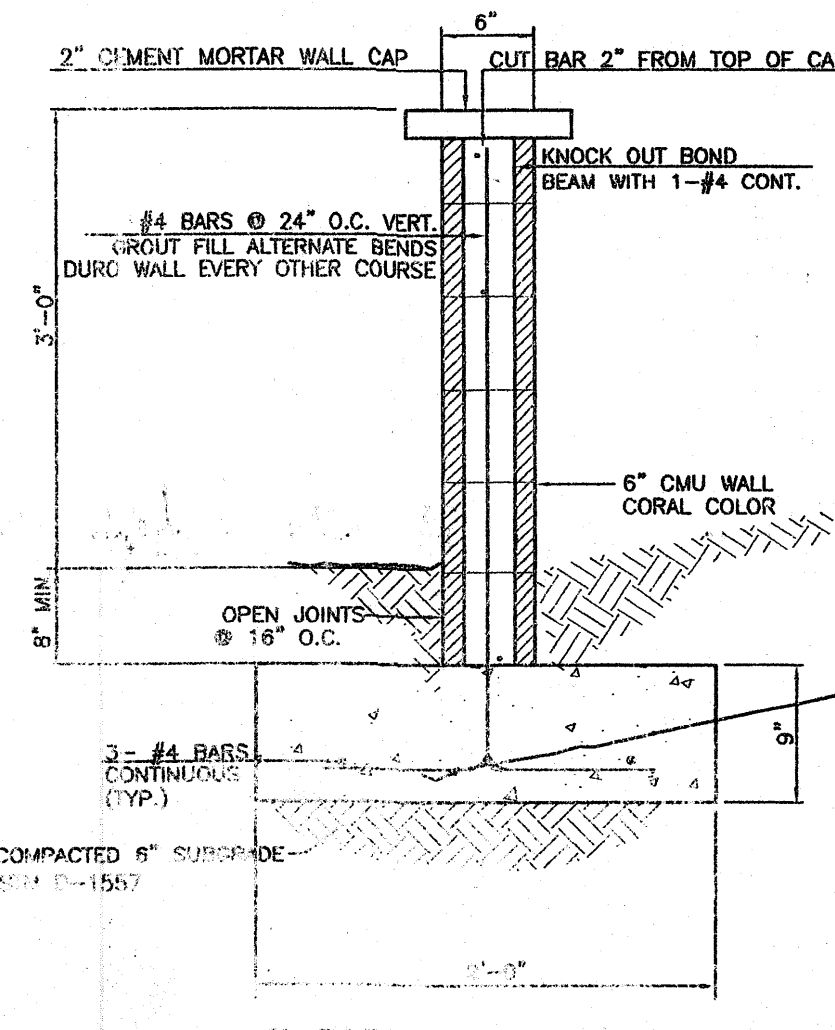
12 INCH REINFORCED CONCRETE MASONRY WALL					
H	A	B	T	Y-BARS	X-BARS
ft.-in.	in.	ft.-in.	in.		
3'-4"	14"	3'-8"	10"	#6 @18" O.C.	#4 @24" O.C.
4'-0"	14"	4'-2"	10"	#6 @18" O.C.	#4 @18" O.C.
4'-0"	16"	4'-6"	12"	#6 @24" O.C.	#5 @18" O.C.
5'-4"	18"	4'-10"	12"	#6 @18" O.C.	#5 @18" O.C.
5'-4"	20"	5'-4"	12"	#7 @18" O.C.	#6 @12" O.C.
6'-0"	20"	5'-8"	12"	#7 @18" O.C.	#6 @12" O.C.

GENERAL NOTES:

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

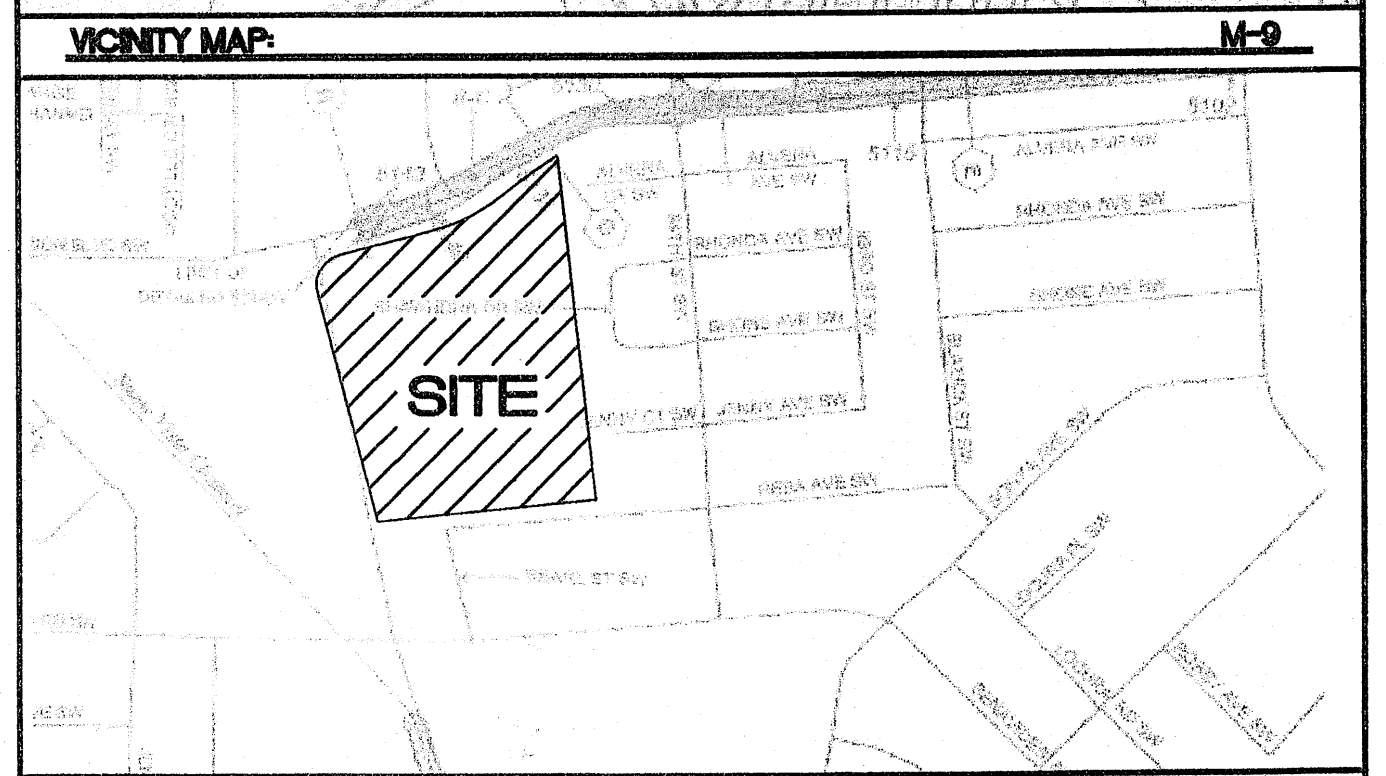
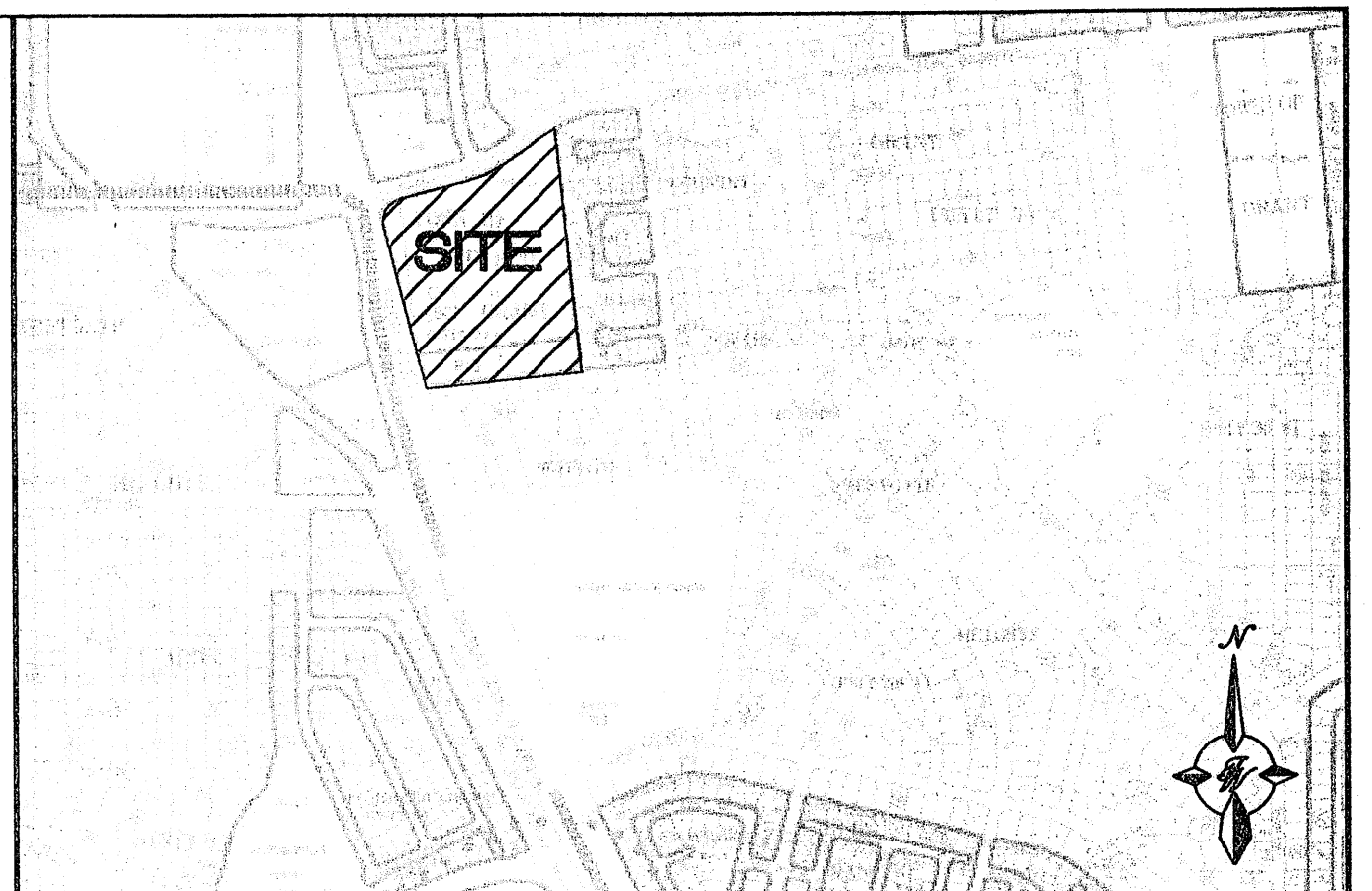
RETAINING WALL DETAIL

NTS



RETAINING WALL SECTION

NTS

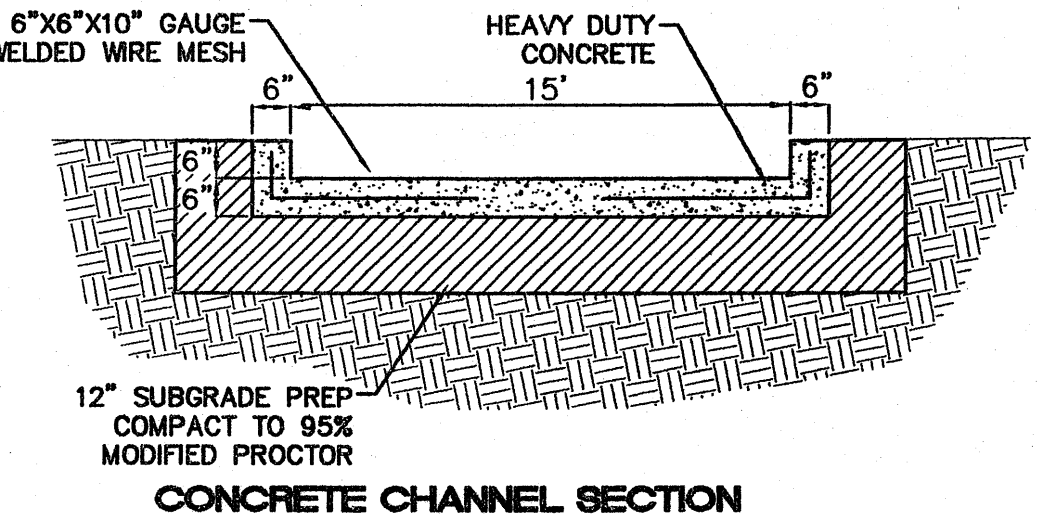


LEGAL DESCRIPTION:

Parcel "A-1" and Remaining Westerly Portion of Parcel "A", Town of Atrisco Grant, Unit 7

LEGEND

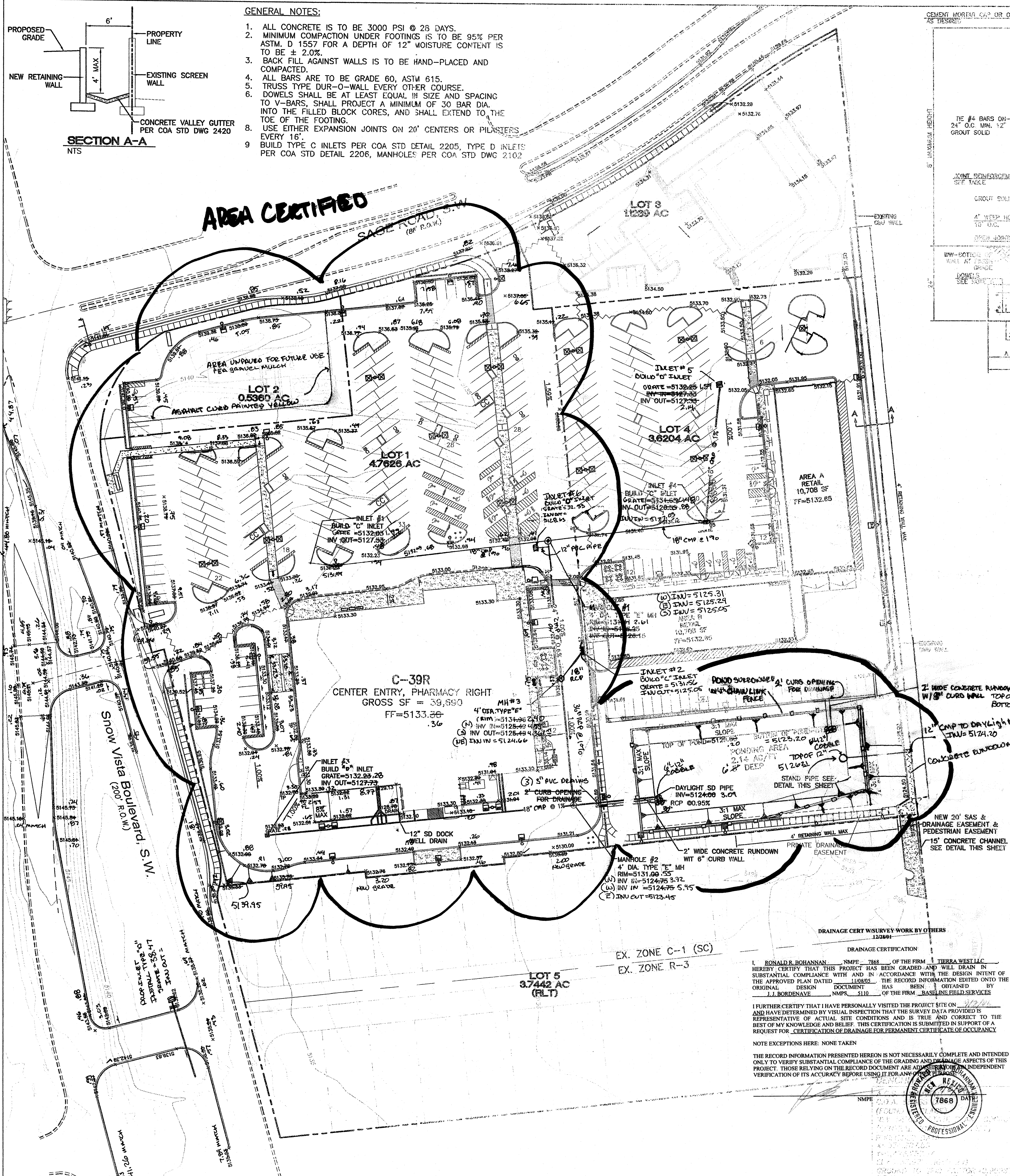
- EXISTING CURB
- EXISTING BUILDING
- PROPOSED EXPANSION
- PROPOSED CURB
- BOUNDARY LINE
- GRADE CHANGE
- PROPOSED GRADE ELEVATION
- EXISTING GRADE ELEVATION



EROSION CONTROL PLAN, NPDES PERMIT AND POLLUTION PREVENTION NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
3. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL STORM RUN OFF ON SITE.
4. REPAIR OF DAMAGED FACILITIES AND CLEAN-UP OF SEDIMENT ACCUMULATION 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 ACCEPTANCE OF ANY PROJECT.
6. CONTRACTOR IS RESPONSIBLE FOR OBTAINING NPDES PERMIT FOR THE SITE

	WAL-MART NEIGHBORHOOD CENTER NM: 3385	DRAWN BY ET
	OVERALL GRADING AND DRAINAGE PLAN	DATE 11-07-05
		3-Overall Grading.dwg
		SHEET #
TERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100		
RECEIVED SEP 08 2006 JOB # HYDROLOGY SECTION		



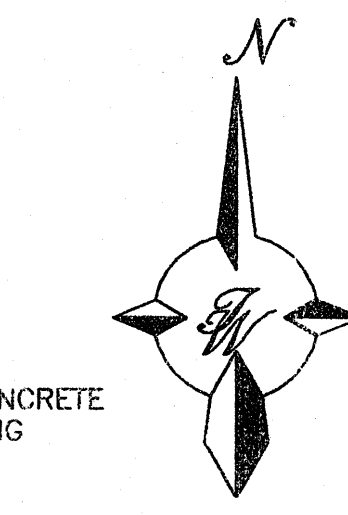
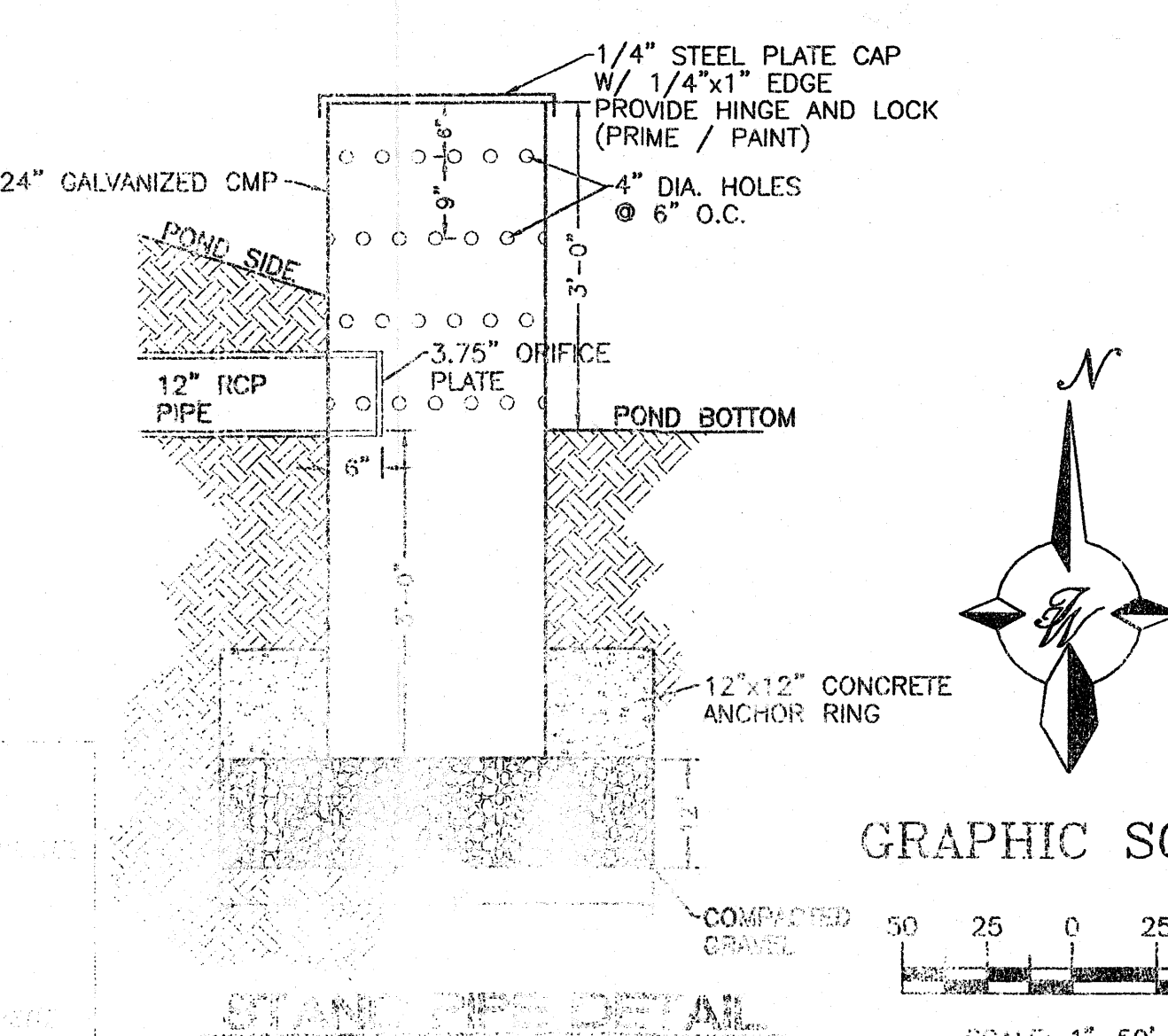
DRAINAGE CERT W/SURVEY WORK BY OTHERS
12/28/01
 I, RONALD R. BOHANNAN, NMPE, 7868, OF THE FIRM, TERRA WEST, LLC, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 11/07/05. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY J. J. BORDENAVE, NMPS, 5110, OF THE FIRM, TERRA WEST, LLC.

I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 11/07/05 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 CERTIFICATION OF DRAINAGE FOR PERMANENT CERTIFICATE OF OCCUPANCY.

NOTE EXCEPTIONS HERE: NONE TAKEN

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

NMPE 7868 (PLT)
 J. J. BORDENAVE
 NMPS 5110
 TERRA WEST, LLC
 7868



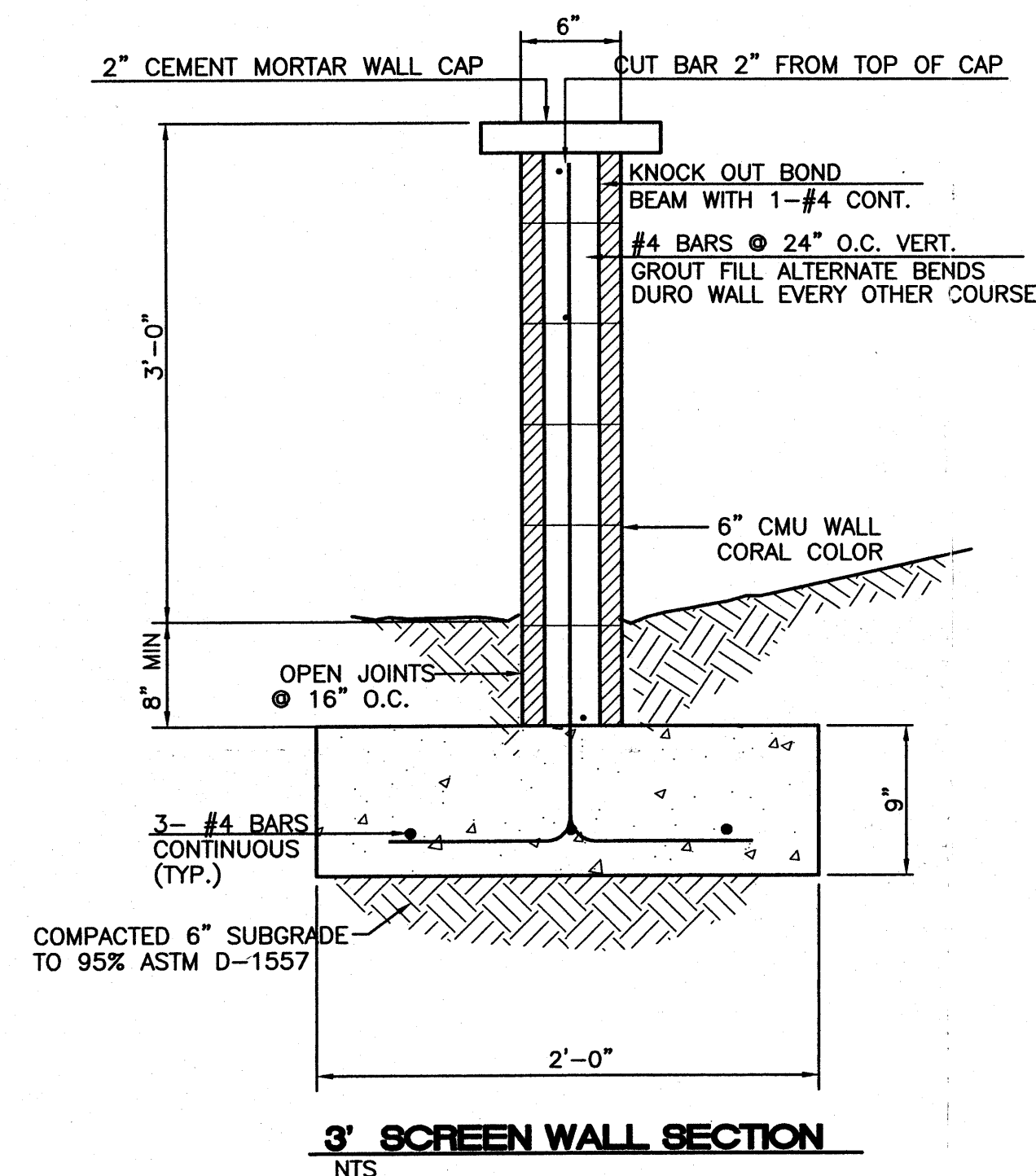
GRAPHIC SCALE

SCALE: 1"=50'
 0 25 0 25 50

A.C.S. MONUMENT "2-M9"
C.O.A. BRASS CAP
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1927)
PUBLISHED DATA
X=354,207.50
Y=1,473,257.74
EL=5133.97' (NGVD 29)
GROUND TO GRID FACTOR=0.99967887
DELTA ALPHA ANGLE=-0'16"47"

$R=819.86'$
 $L=338.67'$
 $\Delta=23^{\circ}40'05''$
 $TAN=171.79$
 $CH=N 63^{\circ}19'30'' E$
 $336.27'$

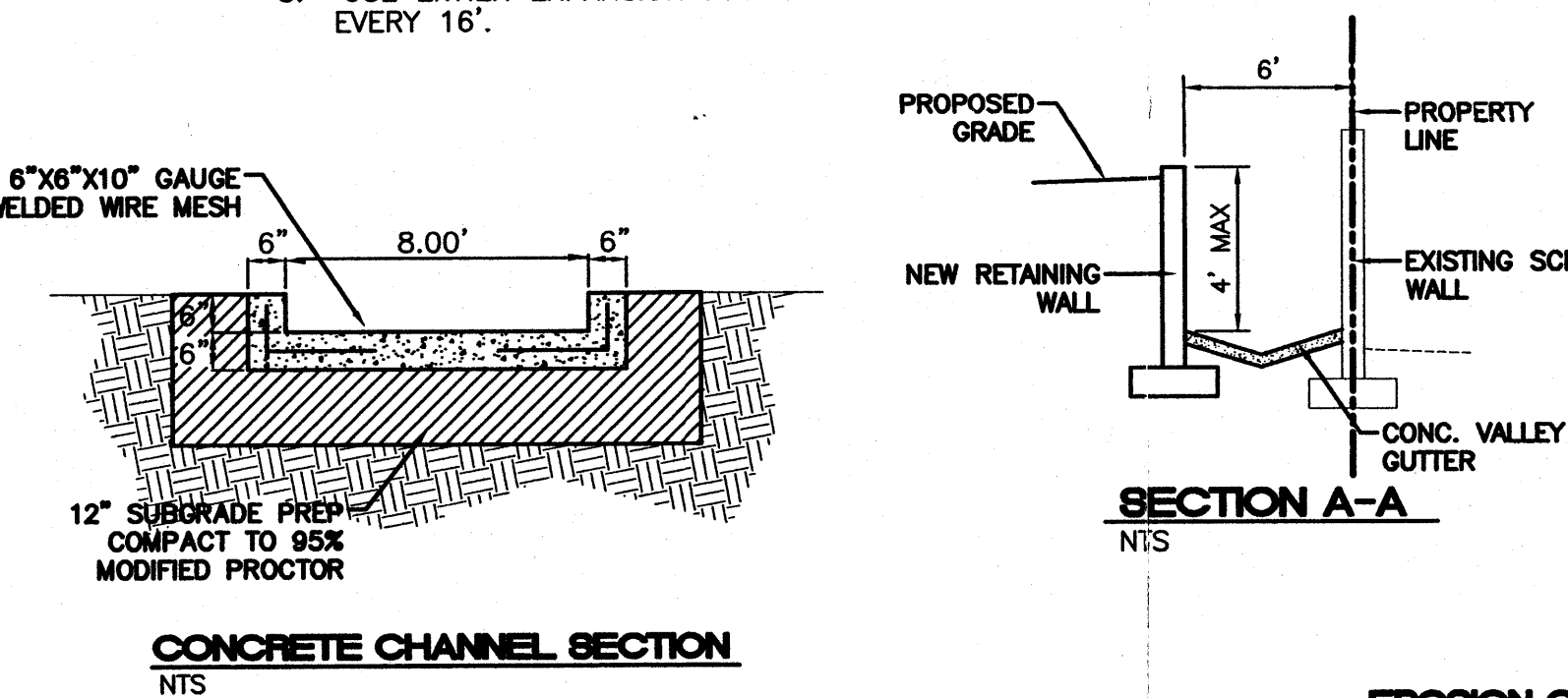
$R=120.00'$
 $L=163.81'$
 $\Delta=78^\circ 12' 40''$
 $TAN=97.54$
 $CH=S\ 24^\circ 14' 53''$
 151.38



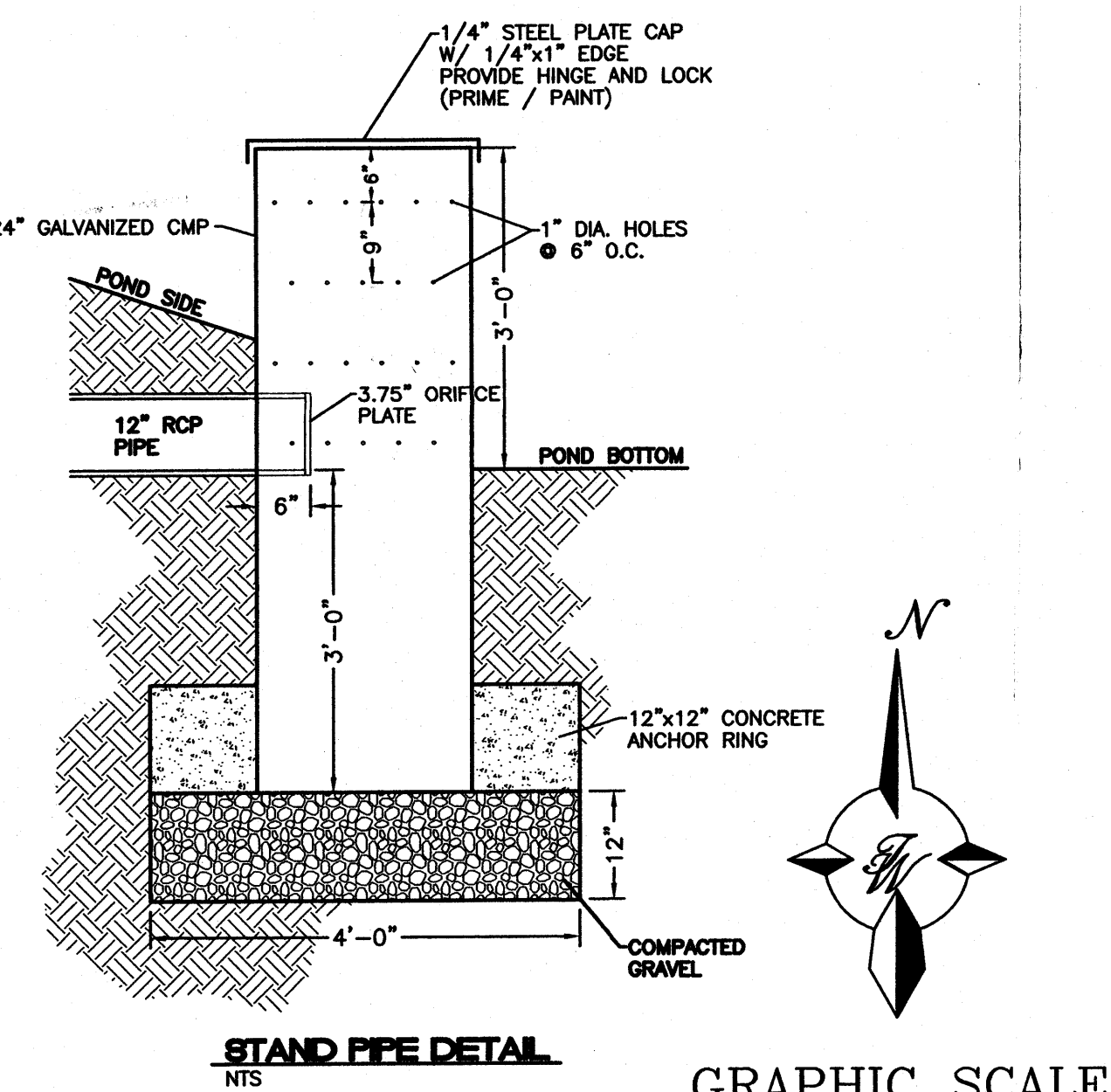
3' SCREEN WALL SECTION

GENERAL NOTES:

1. ALL CONCRETE IS TO BE 3000 PSI @ 28 DAYS.
2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM. D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE $\pm$ 2.0%.
3. BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
4. ALL BARS ARE TO BE GRADE 60, ASTM 615.
5. TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
6. DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO WALL BARS. SHALL PROJECT A MINIMUM OF 30 BAR DA INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOE OF THE FOOTING.
8. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'.

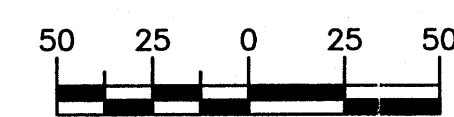


CONCRETE CHANNEL SECTION
NTS

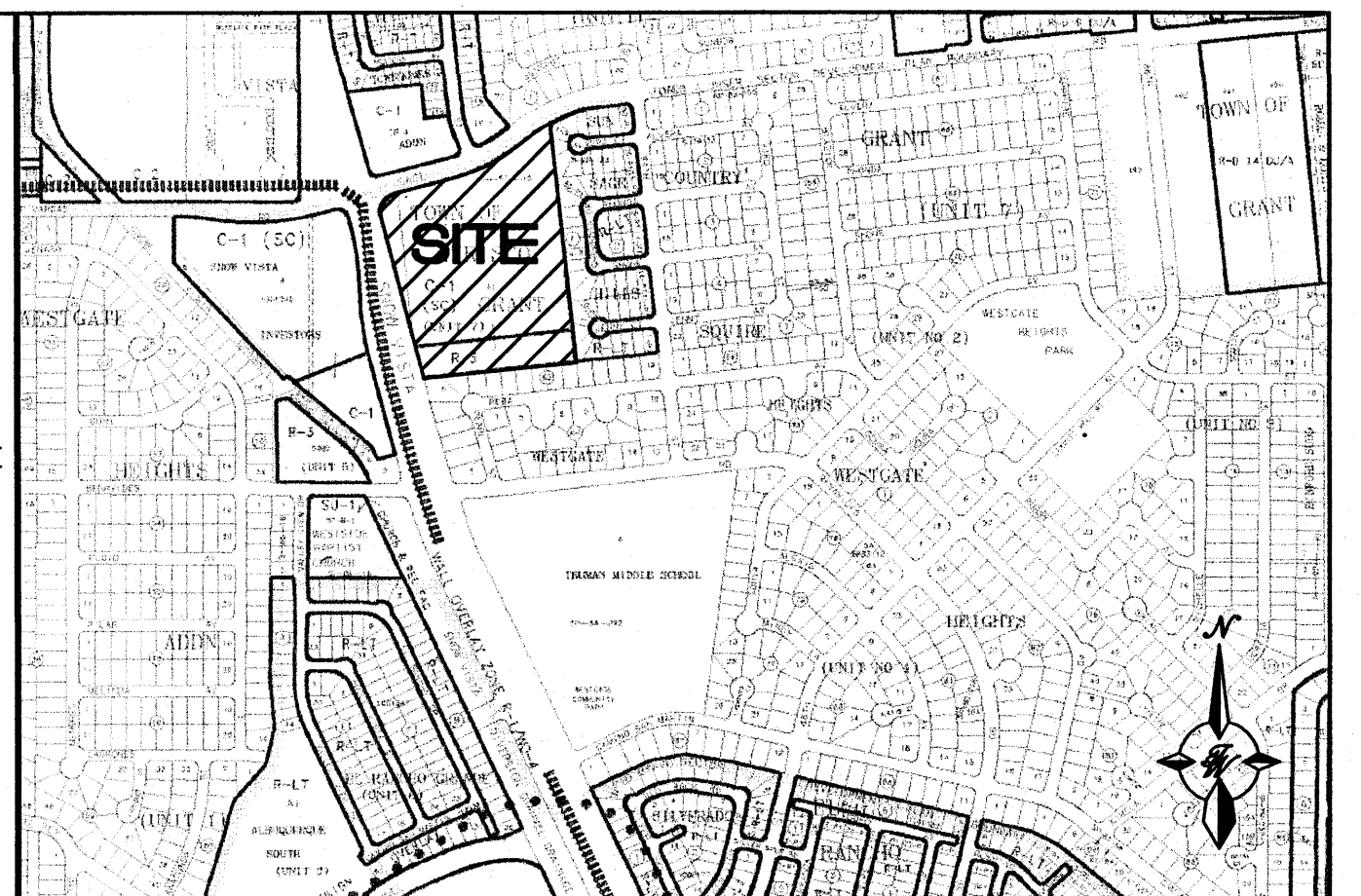


STAND PIPE DETAIL

GRAPHIC SCALE

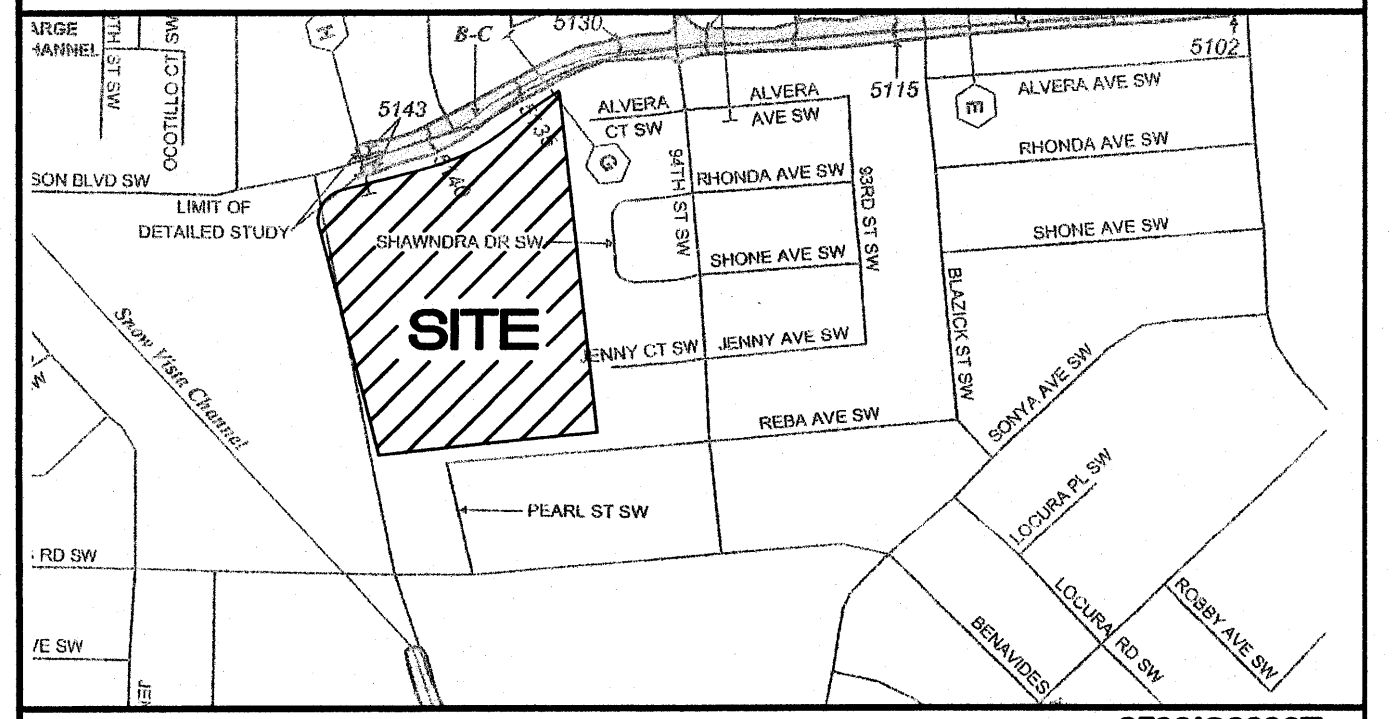


SCALE: 1"=50'



VICINITY MAP:

19



ERM MAP:

500IC0336E

LEGAL DESCRIPTION:

Parcel "A-1" and Remaining Westerly Portion of Parcel "A", Town of Atrisco
Grant, Unit 7

LEGEND

- | | |
|-----------|--------------------------|
| ----- | EXISTING CURB |
| - - - - - | FUTURE IMPROVEMENTS |
| ----- | EXISTING BUILDING |
| ===== | PROPOSED EXPANSION |
| ===== | PROPOSED CURB |
| ===== | BOUNDARY LINE |
| ~~~~~ | GRADE CHANGE |
| × 5257.73 | PROPOSED GRADE ELEVATION |
| × 5257.18 | EXISTING GRADE ELEVATION |

**EROSION CONTROL PLAN, NPDES PERMIT
AND POLLUTION PREVENTION NOTES**

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
3. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL STORM RUN OFF ON SITE.
4. REPAIR OF DAMAGED FACILITIES AND CLEAN-UP OF SEDIMENT ACCUMULATION 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 ACCEPTANCE OF ANY PROJECT.
6. CONTRACTOR IS RESPONSIBLE FOR OBTAINING NPDES PERMIT FOR THE SITE.

ROUGH GRADING APPROVAL

ENGINE



SARA LAVY
P.E. #1509

WAL-MART NEIGHBORHOOD CENTER NM: 3385	
--	--

OVERALL GRADING AND DRAINAGE PLAN

TIERRA WEST, LLC
8509 JEFFERSON NE
ALBUQUERQUE, NEW MEXICO 87113
(505)858-3100

RAWN

BDG
DATE

DATE
9-01-05

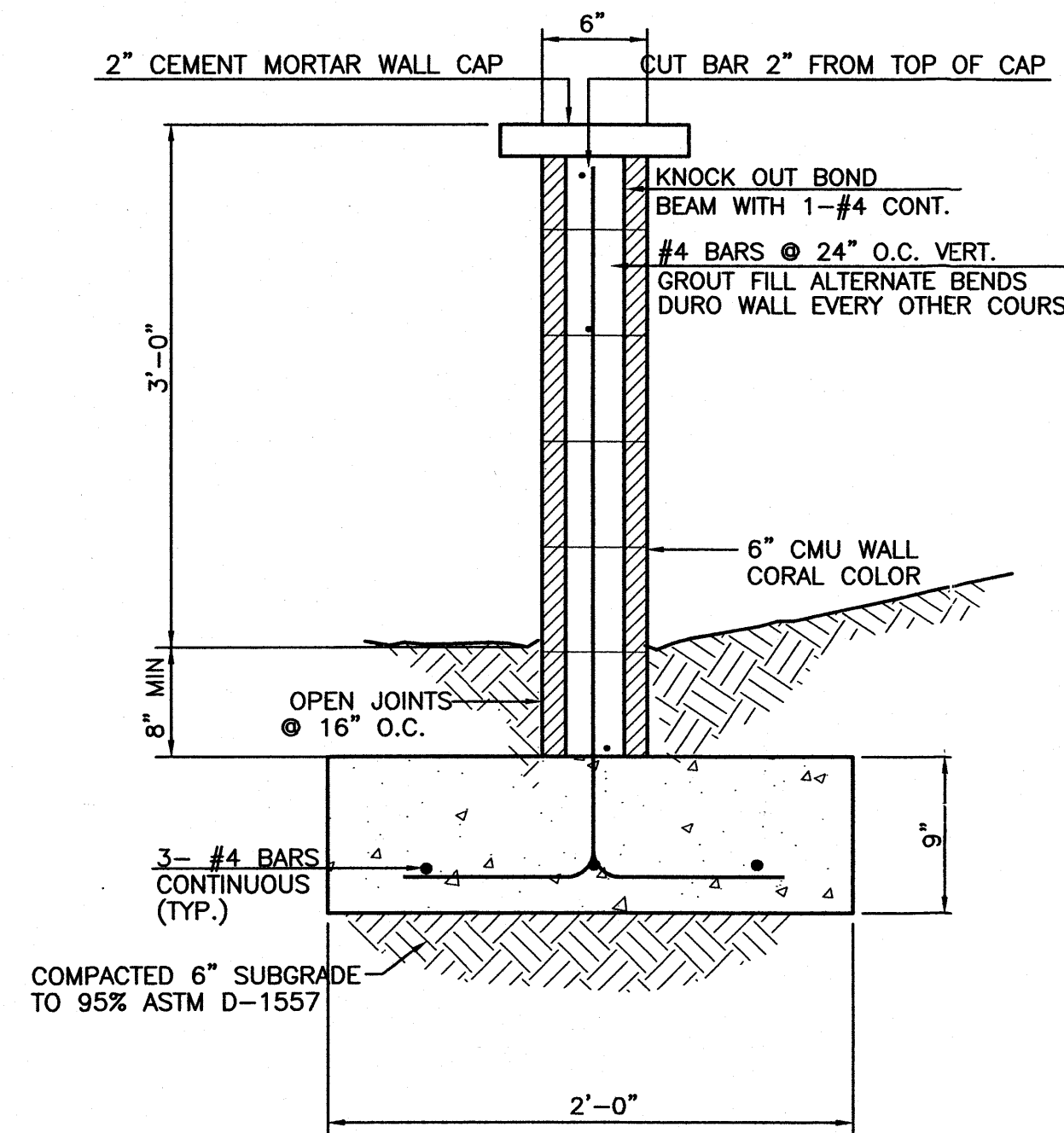
20-GRB.dwg

SHEET #

102 //

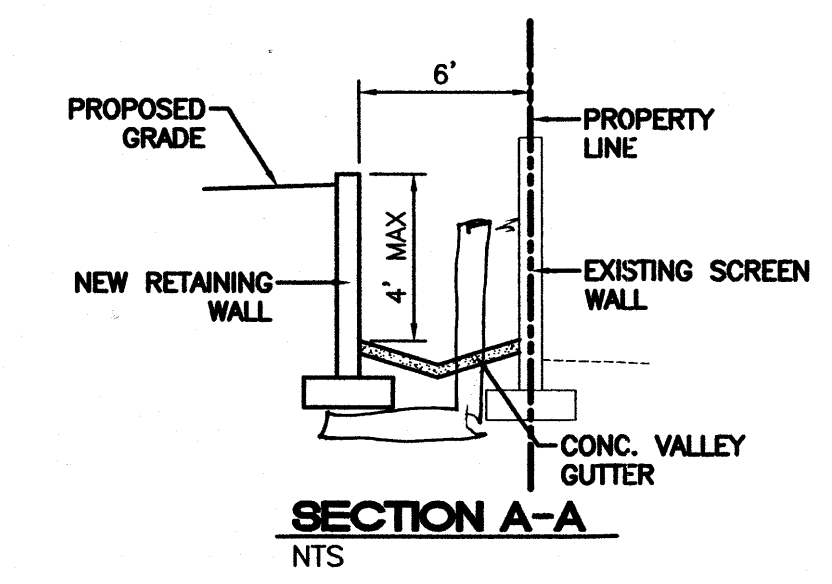
JOB #
5020

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C.O.A. BRASS CAP
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE--N.A.D. 1927)
PUBLISHED DATA
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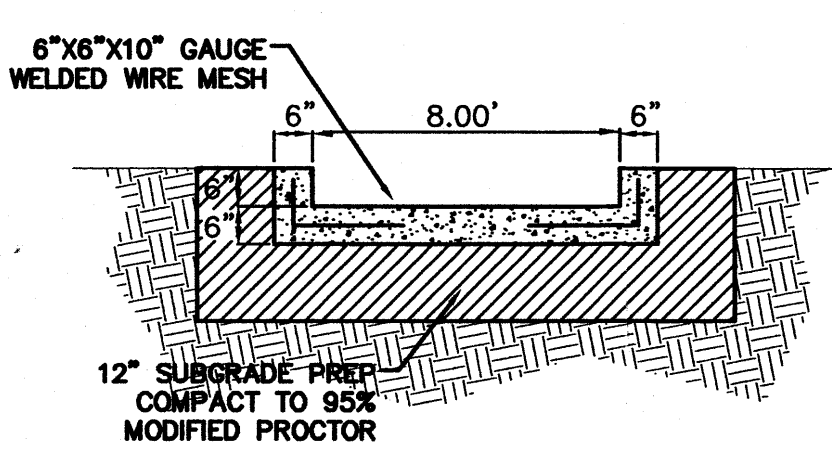


GENERAL NOTES:

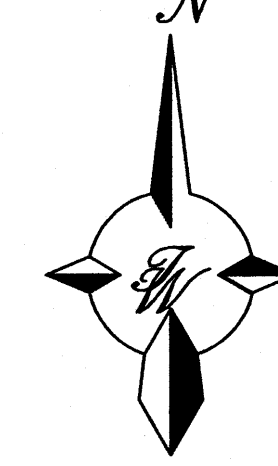
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4. ALL BARS ARE TO BE GRADE 60, ASTM 615.
5. TRUSS TYPE DUR-O-WALL, EVERY OTHER COURSE.
6. DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO V-BARS, SHALL PROJECT A MINIMUM OF 30 BAR DIA. INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOE OF THE FOOTING.
8. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'.



NTS



N13



SCALE: 1"=50'



M-9

35001C0351

Parcel "A-1" and Remaining Westerly Portion of Parcel "A", Town of Atrisco Grant, Unit 7

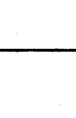
- ### LEGEND
- | | |
|---|--------------------------|
|  | EXISTING CURB |
|  | FUTURE IMPROVEMENTS |
|  | EXISTING BUILDING |
|  | PROPOSED EXPANSION |
|  | PROPOSED CURB |
|  | BOUNDARY LINE |
|  | GRADE CHANGE |
| $\times 5257.73$ | PROPOSED GRADE ELEVATION |
| $\times 5257.18$ | EXISTING GRADE ELEVATION |

1. CONTRACTOR IS RESPONSIBLE FOR O

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2. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
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ENGINEER'S SEAL	WAL-MART NEIGHBORHOOD CENTER NM: 3385	DRAWN BY BDG
	OVERALL GRADING AND DRAINAGE PLAN	DATE 08-09-05 2520-GRB.dwg
SARA LAVY P.E. #15092	<u>TIERRA WEST, LLC</u> 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET #
SARA LAVY P.E. #15092		JOB # 25020

ENGINEER'S
SEAL



SARA LEVY
P.E. #15092

TIERRA WEST, LLC
8509 JEFFERSON NE
ALBUQUERQUE, NEW MEXICO 87113
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