

SITE LEGEND

- EXISTING PROPERTY BOUNDARY LINE
- EXISTING ADJACENT PROPERTY BOUNDARY
- EXISTING ROW
- EXISTING EASEMENT
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED HANDRAILS
- PROPOSED ADA PATH
- PROPOSED CONCRETE SIDEWALK
- PROPOSED RETAINING WALL
- EXISTING ASPHALT TRAIL TO REMAIN
- EXISTING SIDEWALK TO REMAIN
- PROPOSED ASPHALT
- EXISTING COMMUNICATIONS PEDESTAL TO REMAIN
- EXISTING SANITARY SEWER MANHOLE TO REMAIN
- EXISTING UTILITY POLE TO REMAIN
- PROPOSED SANITARY SEWER CLEANOUTS
- PROPOSED TRANSFORMER
- PROPOSED WATER METER
- PROPOSED BOLLARD

SITE SCHEDULE

- EXISTING CURB AND GUTTER TO REMAIN
- EXISTING SIDEWALK/TRAIL TO REMAIN
- EXISTING COMMUNICATIONS PEDESTAL TO REMAIN
- EXISTING SIDEWALK CULVERT TO REMAIN
- EXISTING SANITARY SEWER MANHOLE TO REMAIN
- EXISTING OVERHEAD ELECTRIC POLE TO REMAIN
- EXISTING TEMPORARY ASPHALT CURB TO BE REMOVED
- EXISTING ASPHALT PARKING LOT TO REMAIN
- PROPOSED BUILDING
- PROPOSED CURB AND GUTTER. REFERENCE SITE DETAILS FOR ADDITIONAL INFORMATION
- PROPOSED TRASH ENCLOSURE. REFERENCE SITE DETAILS FOR ADDITIONAL INFORMATION
- PROPOSED SAWCUT LINE (IF NECESSARY - SEE NOTES THIS SHEET)
- PROPOSED TRANSFORMER. REFERENCE UTILITY PLAN FOR ADDITIONAL INFORMATION
- PROPOSED CROSSWALK STRIPING PER COA STANDARD DWG 2600-106
- PROPOSED PARKING STALL STRIPING, 4" SOLID WHITE LINE
- PROPOSED CURB RAMP. REFERENCE GRADING PLAN FOR ADDITIONAL INFORMATION. SEE COA DETAILS 2440-2446
- PROPOSED ACCESSIBLE PARKING SIGN PER DETAIL 66-7-352-4C NMSA 1978
- PROPOSED MONUMENT SIGN. REFERENCE ARCHITECTURE PLANS FOR ADDITIONAL INFORMATION
- PROPOSED BOLLARD. REFERENCE SITE DETAILS FOR ADDITIONAL INFORMATION
- PROPOSED SANITARY SEWER CLEANOUT. REFERENCE UTILITY PLAN FOR ADDITIONAL INFORMATION
- PROPOSED WATER METER. REFERENCE UTILITY PLAN FOR ADDITIONAL INFORMATION
- PROPOSED CURB OPENING. REFERENCE SITE DETAILS FOR ADDITIONAL INFORMATION
- PROPOSED SWALE. REFERENCE GRADING PLAN FOR ADDITIONAL INFORMATION
- PROPOSED RETAINING WALL - MAX HEIGHT 2'. REFERENCE GRADING PLAN AND SITE DETAILS FOR ADDITIONAL INFORMATION
- PROPOSED SIDEWALK PER COA STANDARD DWG 2430
- PROPOSED ADA ACCESS AISLE WITH "NO PARKING" PER DETAIL 66-1-4.1 B NMSA 1978
- PROPOSED LANDSCAPING. REFERENCE LANDSCAPE PLAN FOR ADDITIONAL INFORMATION
- PROPOSED TOP OF WATER QUALITY POND. REFERENCE GRADING PLAN FOR ADDITIONAL INFORMATION
- PROPOSED PAINTED ACCESSIBLE PARKING SYMBOL. SEE SITE DETAILS FOR MORE INFORMATION
- PROPOSED EXPOSED BACK OF CURB. SEE SITE DETAILS FOR MORE INFORMATION
- PROPOSED HANDRAIL. SEE SITE DETAILS FOR MORE INFORMATION
- PROPOSED HEAVY DUTY CONCRETE. SEE SITE DETAILS FOR MORE INFORMATION
- CONTRACTOR TO VERIFY AS-BUILT CONDITIONS ALONG WEST FRONTAGE FOR ANY MAJOR CONFLICTS WITH ALIGNMENTS AND GRADE
- PROPOSED RETAINING WALL - 1' MAX HEIGHT. SEE GRADING PLAN AND SITE DETAILS FOR MORE INFORMATION
- PROPOSED SITE LIGHT. SEE PHOTOMETRIC PLAN FOR MORE INFORMATION
- PROPOSED DIRECTIONAL ARROW. SEE SITE DETAILS FOR MORE INFORMATION
- PROPOSED TURN DOWN SLAB. REFERENCE SITE DETAILS FOR ADDITIONAL INFORMATION.

BASIS OF BEARING

BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE - NAD 83.

LEGAL DESCRIPTION

PROPOSED LOT LETTERED "C-1" OF THE REPLAT OF LOT LETTERED "C" OF LOVELACE HEIGHTS ADDITION. (BEING A REPLAT OF TRACTS A-1A, B-1, AND C-1, LOVELACE HEIGHTS ADDITION), WITHIN SECTION 33, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 10, 2022 IN PLAT BOOK 2022C, PAGE 57

SOIL PREPARATION AND PAVEMENT DESIGN NOTE

SOIL PREPARATION AND PAVEMENT DESIGN SHALL BE PER RECOMMENDATIONS FROM A GEOTECHNICAL REPORT PREPARED FOR THIS SITE AS FOLLOWS:

GEOTECHNICAL ENGINEER: WESTERN TECHNOLOGIES, INC.
PROJECT NO: 3220J031 DATE: MAY 9, 2021

THE CONTRACTOR MUST FULLY REVIEW THIS REPORT PRIOR TO CONSTRUCTION. INFORMATION IN THE GEOTECHNICAL REPORT SUPERSEDES ANY CONFLICTING INFORMATION CONTAINED IN THE CONSTRUCTION PLANS AND SPECIFICATIONS. REFER TO GENERAL STRUCTURAL NOTES FOR SPECIFIC SOIL PREPARATION AT SITE STRUCTURES.

CONTRACTOR RESPONSIBLE FOR AS-BUILT DRAWINGS, TESTS, REPORTS AND/OR ANY OTHER CERTIFICATES OR INFORMATION AS REQUIRED FOR ACCEPTANCE OF WORK FROM CITY, UTILITY DISTRICTS OR ANY OTHER GOVERNING AGENCY.

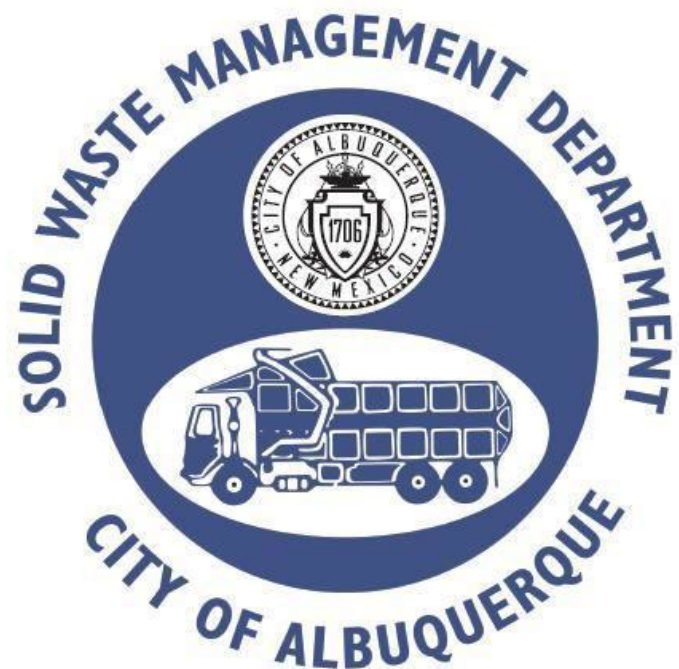
NOTE: CONTRACTOR MUST COORDINATE WORK WITH UTILITY COMPANY AND CITY PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC. TO COMPLETE WORK AND RESTORE AREA TO SAME STATE PRIOR TO STARTING WORK

NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THEIR COST.

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

NOTES:

- ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER.
- LOT B TO THE WEST OF THE SITE MAY BE ACTIVELY UNDER CONSTRUCTION. CONTRACTOR COORDINATE AND VERIFY TIE IN POINTS PRIOR TO CONSTRUCTION.
- SAWCUTS ON LOTS B AND C-2 ARE FOR TEMPORARY GRADING TIE INS. SAWCUTS ONLY TO BE MADE IF ADJACENT DEVELOPMENT HAS NOT YET STARTED OR BEEN COMPLETED. CONTRACTOR TO VERIFY PRIOR TO THE START OF CONSTRUCTION.
- CROSS LOT ACCESS EASEMENTS ARE GRANTED BY THAT CERTAIN "DECLARATION OF EASEMENTS, COVENANTS, AND RESTRICTIONS" FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNAL AND TH RESTRICTION AFF



Approved for access by the Solid Waste Department.

All containers must be made accessible for pick up

between the hours of 5AM and 8PM.

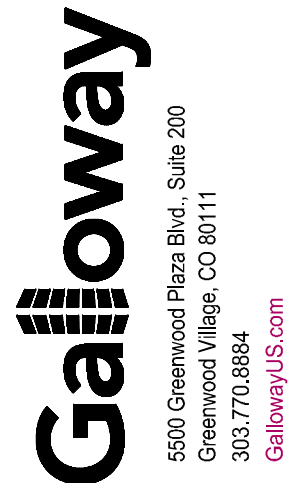
Reviewer: ADRIAN MAREZ

Date: 8-14-25



CALL NM ONE-CALL
SYSTEM SEVEN (7) DAYS
PRIOR TO ANY EXCAVATION

CONSULTANTS



BENCH MARKS
VERTICAL DATUM IS BASED UPON ALBUQUERQUE
CONTROL SURVEY MONUMENT "ACS BM 24-L16",
ELEVATION = 5191.31 FEET (NAVD 88)



SEAL		100	
TDK	TDK	BY	
1ST TCL SUBMITTAL	2ND TCL SUBMITTAL	DESCRIPTION	CONTRACTOR:
09/19/2023	08/15/2025	DATE	DATE:
1	2	NO.	DATE:
DESIGNED BY: DDJ		AS-BUILT INFORMATION	WORK STAKED BY:
DRAWN BY: HCH		INSPECTOR'S ACCEPTANCE BY:	DATE:
CHECKED BY: TDK		FIELD VERIFICATION BY:	DATE:
DATE: 08/15/2025		DRAWINGS CORRECTED BY:	DATE:

LOVELACE HEIGHTS ADDITION
CITY OF ALBUQUERQUE
2151 GIBSON BOULEVARD

SITE PLAN

DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL

ZONE MAP NO. M-15 & L-15

CITY PROJECT NO.

SHEET NO.

PAGE 2 OF 18

C1.0