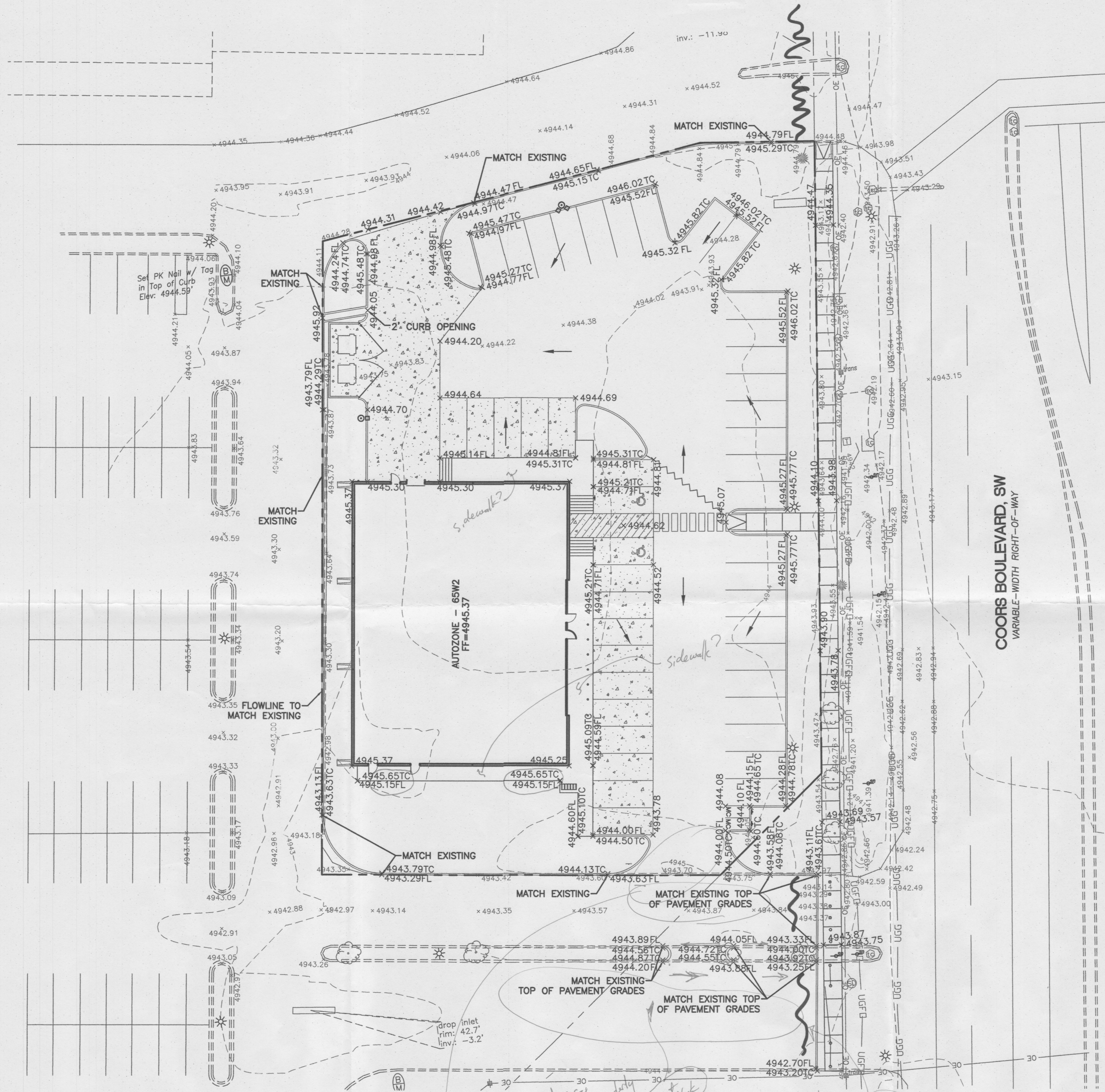
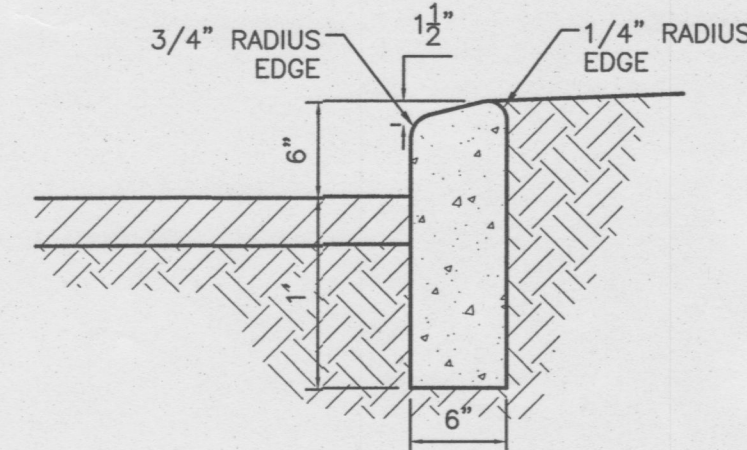




- LEGEND**
- CURB & GUTTER
 - BOUNDARY LINE
 - EASEMENT
 - CENTERLINE
 - RIGHT-OF-WAY
 - BUILDING
 - SIDEWALK
 - SCREEN WALL
 - RETAINING WALL
 - CONTOUR MAJOR
 - CONTOUR MINOR
 - SPOT ELEVATION
 - FLOW ARROW
 - EXISTING CURB & GUTTER
 - EXISTING BOUNDARY LINE
 - EXISTING CONTOUR MAJOR
 - EXISTING CONTOUR MINOR
 - EXISTING SPOT ELEVATION
 - GRADE BREAK



- CURB GENERAL NOTES:**
- ALL CURBS TO BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE, PER CITY OF ALBUQUERQUE SPECIFICATIONS.
 - PROVIDE CONTRACTION JTS. 12' MAX., SPACING, 1/2" EXP. JTS. AT CURB RETURNS AND AT A MAX. SPACING OF 120' BETWEEN CURB RETURNS AND EACH SIDE OF SEPARATELY CONSTRUCTED DRIVEWAYS. CONTRACTION JTS. SHALL BE EITHER SAWED OR TOOLED A MINIMUM OF 1" DEEP AT FINISHED FACES.
 - ALL EDGES SHALL BE EDGED WITH A 3/8" RADIUS EDGING TOOL.
 - 1/4" ISOLATION JOINT SHALL BE PLACED BETWEEN SIDEWALK AND CURB WHEN CAST ADJACENT TO EACH OTHER.

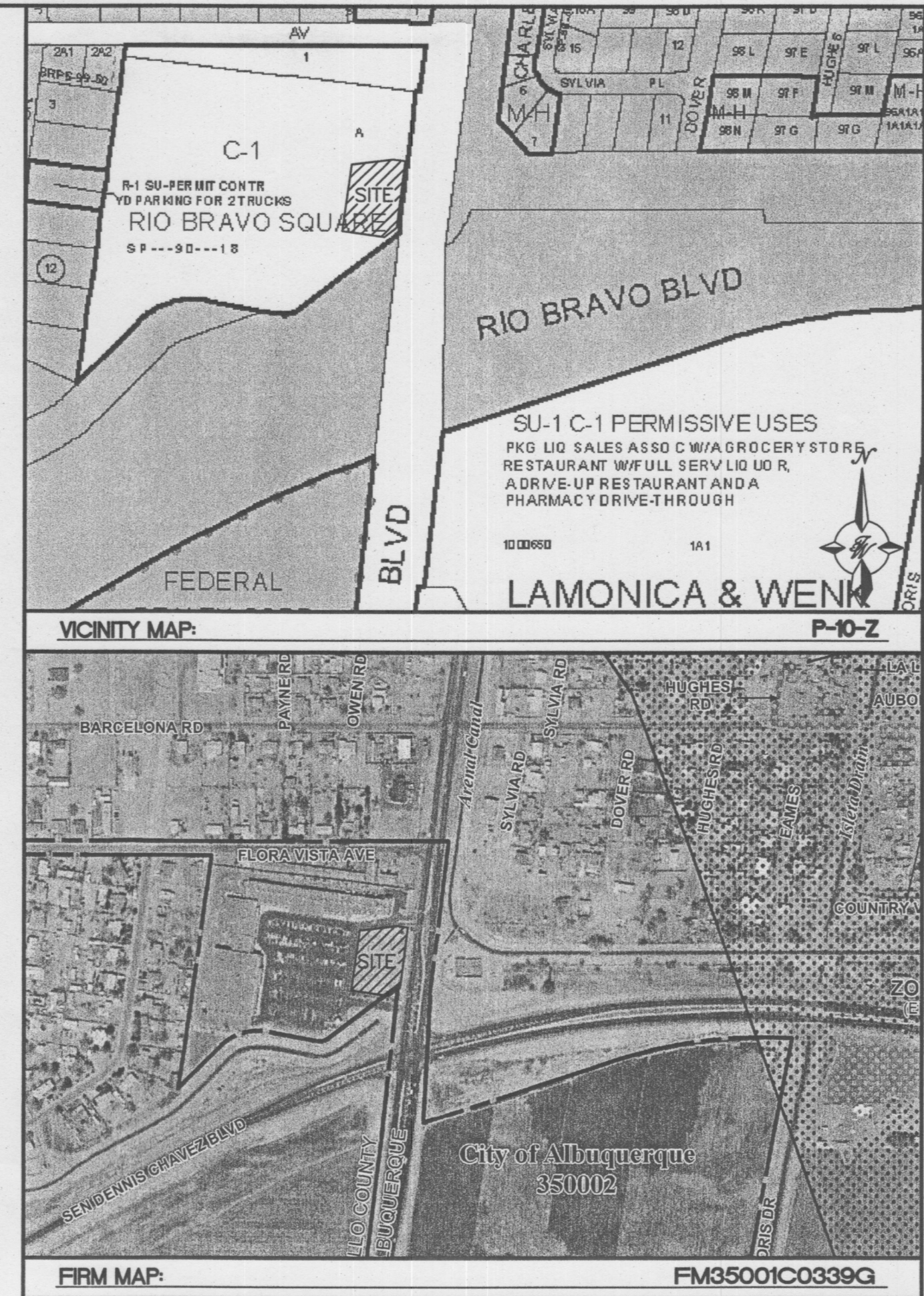
6" HEADER CURB DETAIL

1"=1'

- Section view of 6" Header Curb
- Label Landscape areas - suggest depressing for water harvesting sidewalks?
- Grades High 3.4' High

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.



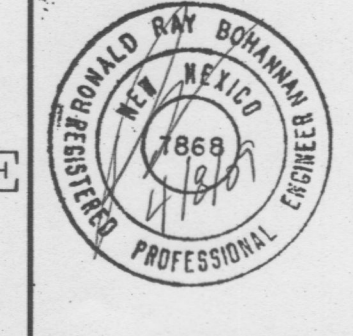
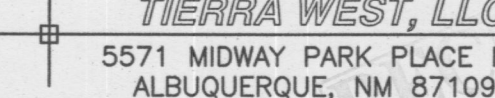
NOTICE TO CONTRACTORS

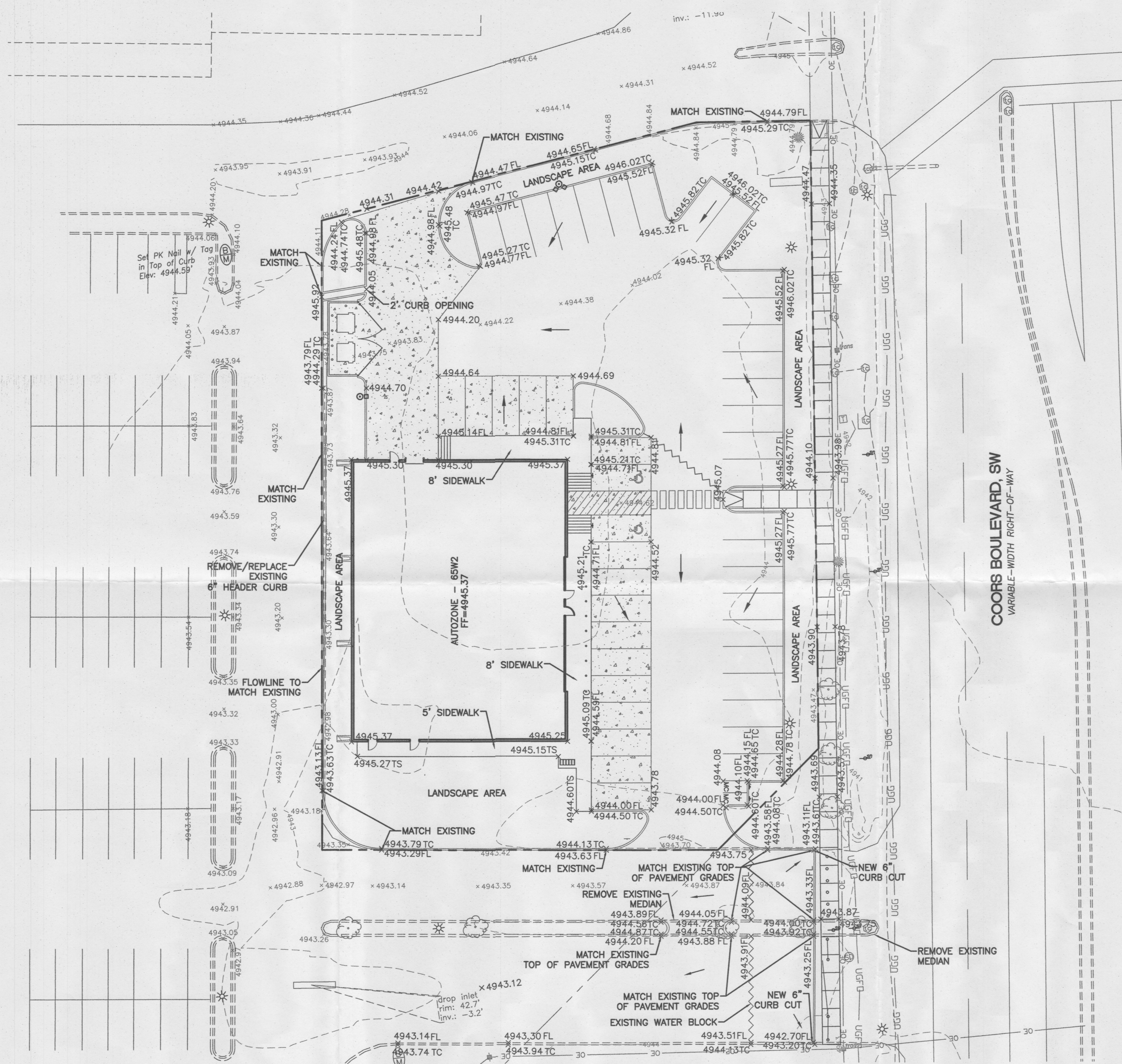
- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC 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		

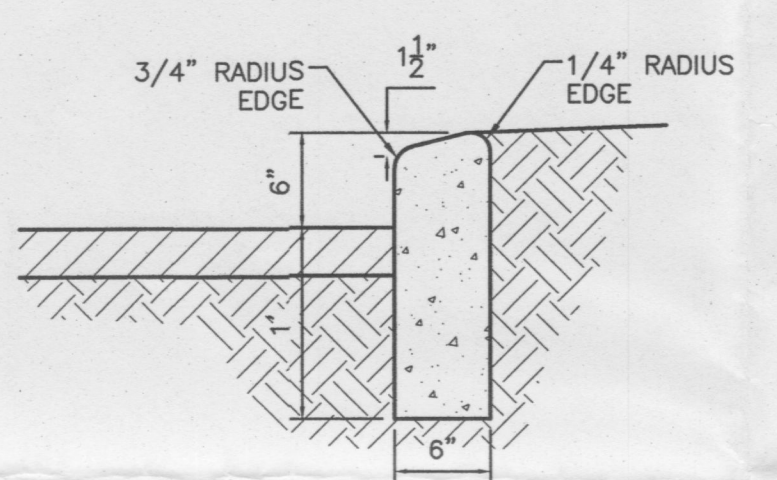
ROUGH GRADING APPROVAL

DATE

 RONALD R. BOHANNAN P.E. #7868	AUTOZONE RIO BRAVO SQUARE GRADING AND DRAINAGE PLAN	DRAWN BY EMT DATE 04/07/09 28085-GRE
	 TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505)858-3100	SHEET # C2 JOB # 28085



- LEGEND**
- CURB & GUTTER
 - BOUNDARY LINE
 - EASEMENT
 - CENTERLINE
 - RIGHT-OF-WAY
 - BUILDING
 - SIDEWALK
 - SCREEN WALL
 - RETAINING WALL
 - 5010 CONTOUR MAJOR
 - 5010 CONTOUR MINOR
 - 5048.25 SPOT ELEVATION
 - FLOW ARROW
 - EXISTING CURB & GUTTER
 - EXISTING BOUNDARY LINE
 - 5010 EXISTING CONTOUR MAJOR
 - 5011 EXISTING CONTOUR MINOR
 - 5048.25 EXISTING SPOT ELEVATION
 - WATER BLOCK
 - FL = FLOWLINE
 - TC = TOP OF CURB
 - TS = TOP OF SIDEWALK

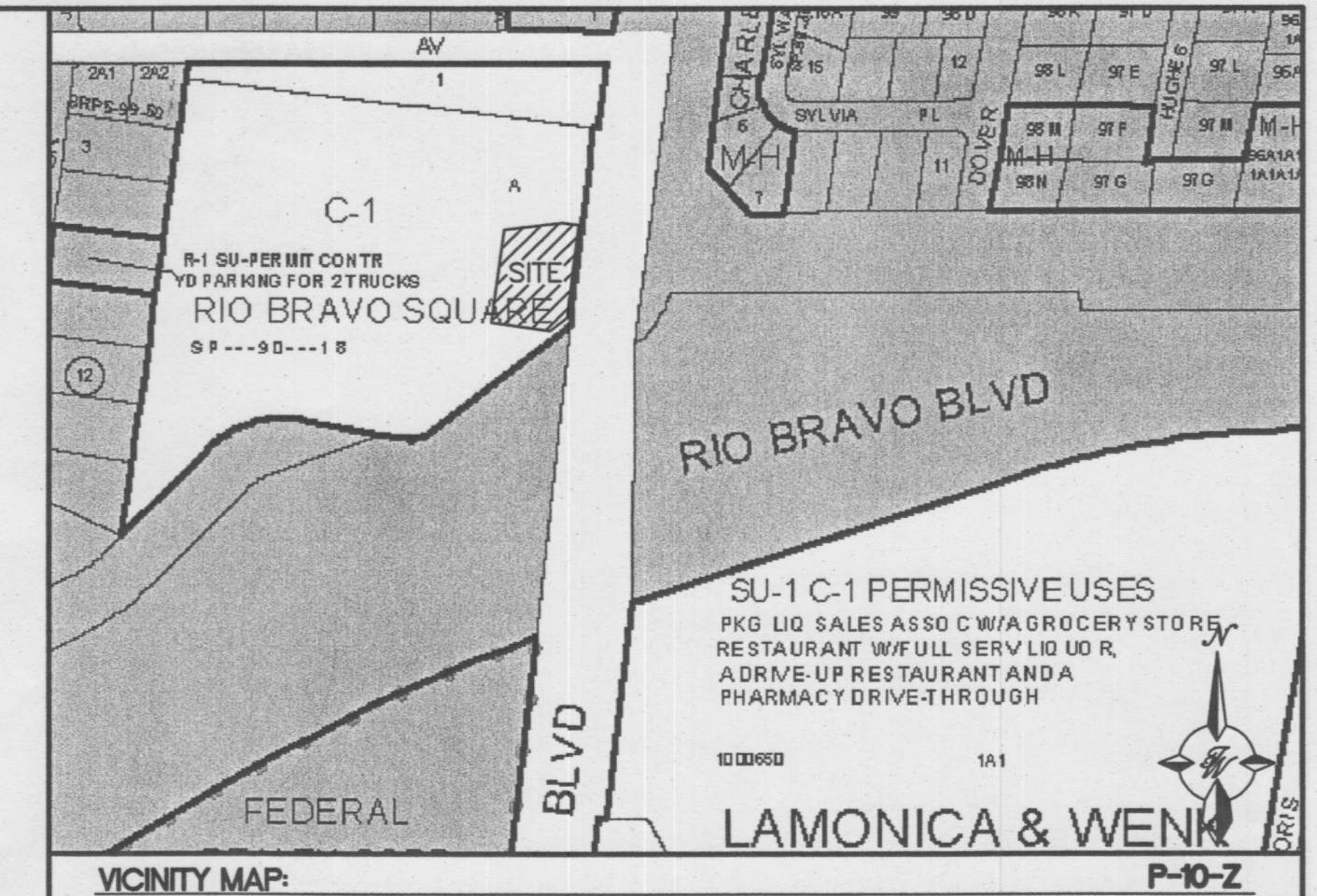
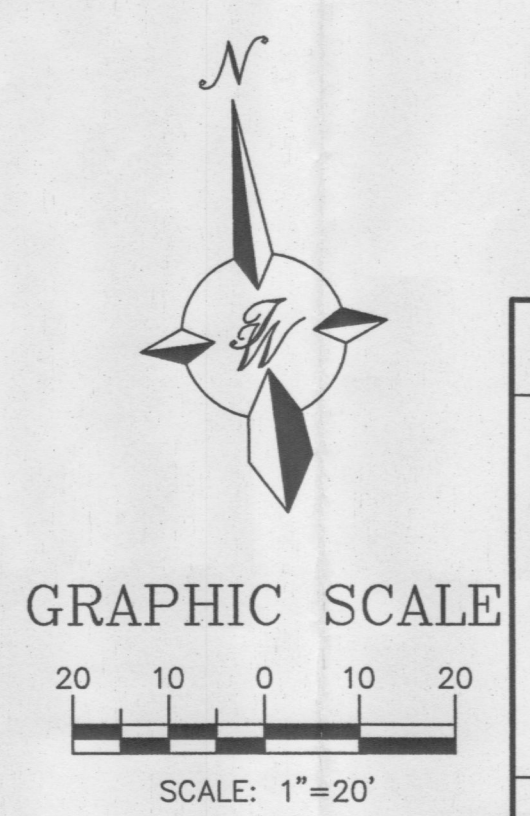


CURB GENERAL NOTES:

1. ALL CURBS TO BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE, PER CITY OF ALBUQUERQUE SPECIFICATIONS.
2. PROVIDE CONTRACTION JTS. 12' MAX. SPACING, 1/2" EXP. JTS. AT CURB RETURNS AND AT A MAX. SPACING OF 120' BETWEEN CURB RETURNS AND EACH SIDE OF SEPARATELY CONSTRUCTED DRIVEWAYS. CONTRACTION JTS., SHALL BE EITHER SAWED OR TOOLED A MINIMUM OF 1" DEEP AT FINISHED FACES.
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4. 1/4" ISOLATION JOINT SHALL BE PLACED BETWEEN SIDEWALK AND CURB WHEN CAST ADJACENT TO EACH OTHER.

6" HEADER CURB DETAIL
1"=1'

CAUTION:
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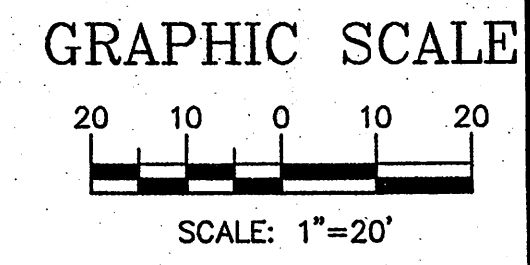
- NOTICE TO CONTRACTORS**
1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
 2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
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 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		

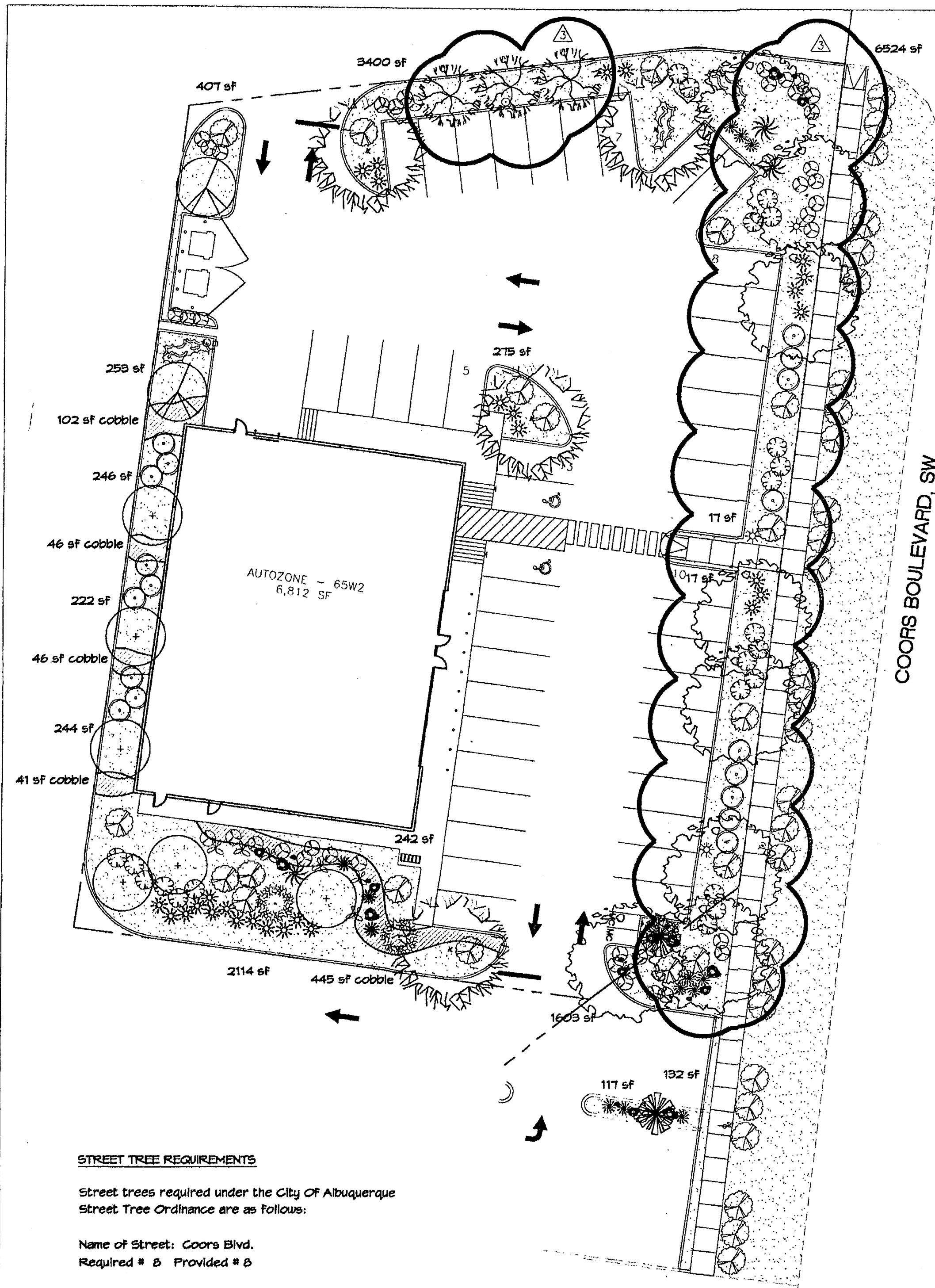
ROUGH GRADING APPROVAL _____ DATE _____

	AUTOZONE	DRAWN BY
	RIO BRAVO SQUARE	EMT
	GRADING AND DRAINAGE PLAN	DATE
		04/20/09
	28085-GRE	SHEET #
		C2
		JOB #
		28085

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NM 87109
(505)858-3100



ENGINEER'S SEAL 	AUTOZONE RIO BRAVO SQUARE	DRAWN BY EMT
	GRADING AND DRAINAGE PLAN	DATE 04/20/09
	 TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505)858-3100	SHEET # C2
RONALD R. BOHANNAN P.E. #7868		JOB # 28085



LANDSCAPE CALCULATIONS

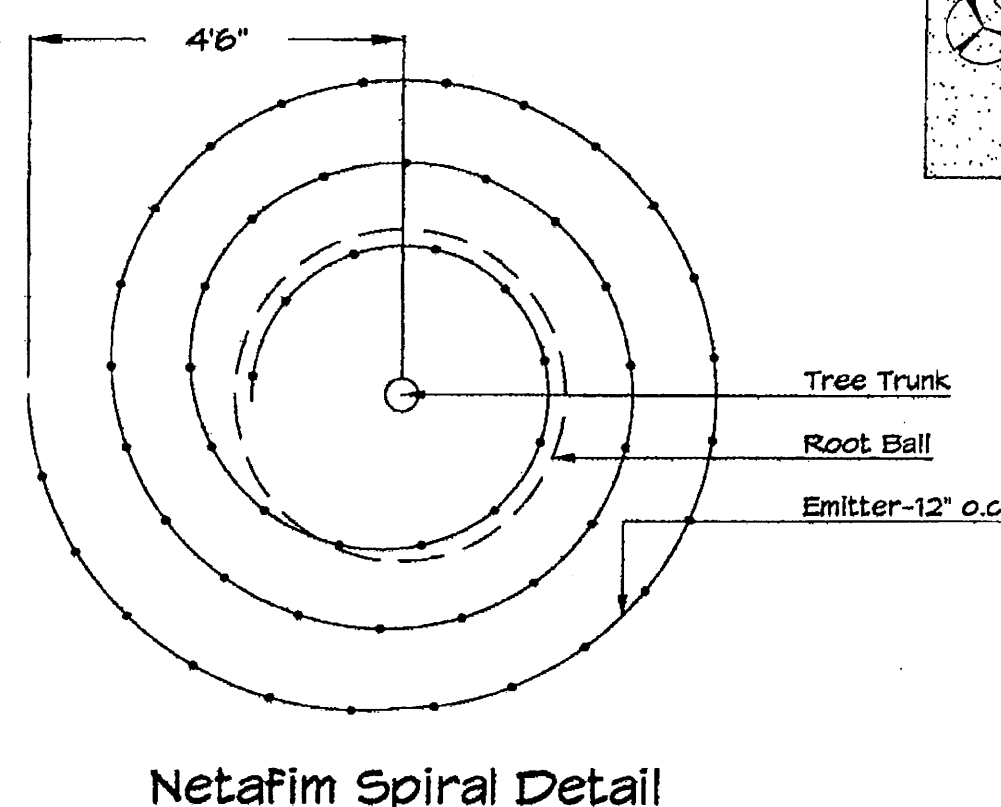
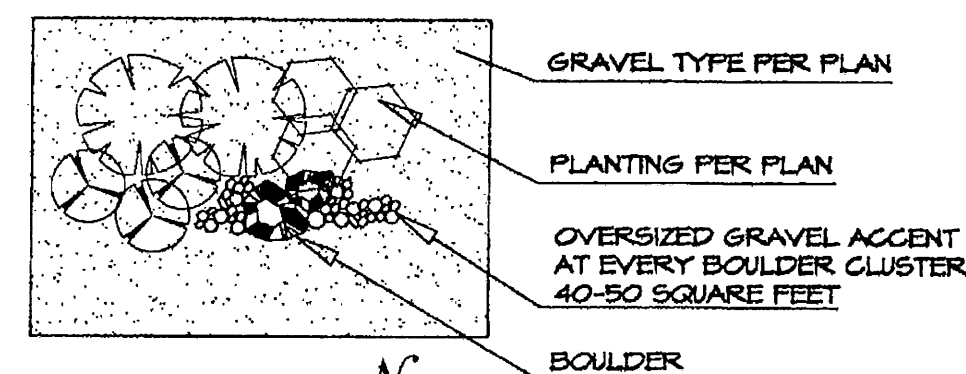
TOTAL LOT AREA	37584	square feet
TOTAL BUILDINGS AREA	6612	square feet
NET LOT AREA	30972	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	4646	square feet
TOTAL BED PROVIDED	9292	square feet
GROUND COVER REQ.	75%	square feet
TOTAL GROUND COVER REQUIREMENT	6969	square feet
TOTAL GROUND COVER PROVIDED	1170 (17%)	square feet
TOTAL SOD AREA	0	square feet
(max. 20% of landscape required)		
TOTAL LANDSCAPE PROVIDED	9292 (30%)	square feet
PLUS:		
GRAVEL AREA OUTSIDE PROPERTY LINE	6524	square feet

PLANT LEGEND

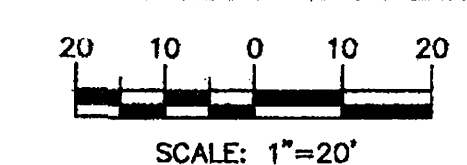
All plants shall be sized per American Standard for Nursery Stock. Installation size shall indicate the greater of height or spread. In cases where Type O plants have been pruned for rejuvenation, measurement should be by spread of roots rather than by the height of the plant.

SHADE TREES PER MASTER PLAN 8 HONEY LOCUST 8 Gleditsia triacanthos Inermis 'Shademaster' 2" Cal., 12-14' Inst./60' x 60' maturity Water (M) Allergy (H) Osf COMMON HACKBERRY 4 Celtis occidentalis 2" Cal., 12-14' Inst./40' x 40' maturity Water (M) Allergy (L) Osf SHRUBS/ORNAMENTAL TREES FIFTEEN GAL. NEW MEXICO OLIVE 6 Forestiera neomexicana 15 Gal., 4-10' Inst./15' x 15' maturity Water (M) Allergy (L) 225sf VITEX 3 Vitex agnus-castus 15 Gal., 4-10' Inst./20' x 20' maturity Water (M) Allergy (L) Osf WESTERN RED CEDAR 2 Thuja plicata 'Green Giant' 15 Gal., 4-10' Inst./40' x 15' maturity Water (M) Allergy (L) 225sf SHRUBS/ORNAMENTAL GRASSES FIVE GAL. BROOM BACCHARIS 2 Baccharis sarothroides 5 Gal., 2-4' Inst./10' x 10' maturity Water (L+) Allergy (L) 100sf RUSSIAN SAGE 18 Perovskia atriplicifolia 5 Gal., 18-20' Inst./6' x 6' maturity Water (M) Allergy (L) 36sf HARDSCAPES NATURAL EDGE SANTA FE BROWN GRAVEL WITH FILTER FABRIC TO A MINIMUM 3" DEPTH COBBLE WITH FILTER FABRIC OVERSIZED GRAVEL 4-20 BOULDERS	DESERT ACCENTS PALM YUCCA 2 Yucca faxonii 4-5' Inst., 18' x 6' maturity Water (L) Allergy (L) Osf BANANA YUCCA 3 Yucca baccata 5 Gal., 18-20' Inst./4' x 5' maturity Water (L) Allergy (L) 25sf PRICKLY PEAR 8 Opuntia macrocentra 5 Gal., 12-3' Inst./3' x 3' maturity Water (L) Allergy (L) 9sf BLUE SOTOL 3 Dasylirion wheeleri 10-3' Inst./5' x 5' maturity Water (L+) Allergy (L) 25sf CHAMISA 22 Chrysopsis neuseous 1 Gal., 6-15' Inst./5' x 5' maturity Water (L) Allergy (L) 25sf DEER GRASS 24 Muhlenbergia rigens 1 Gal., 6-15' Inst./4' x 4' maturity Water (M) Allergy (L) 16sf BLUE AVENUE/OAT GRASS 10 Helictotrichon sempervirens 1 Gal., 3-15' Inst./2' x 3' maturity Water (M) Allergy (L) 16sf WILDFLOWER 43 1 Gal., 3-15' Inst./varies at maturity Water (varies) Allergy (varies) 4sf GROUNDCOVERS WINTER JASMINE 3 Jasminum nudiflorum 1 Gal., 6-15' Inst./4' x 12' maturity Water (L+) Allergy (L) 144sf HONEYSUCKLE 18 Lonicera japonica 'Halliana' 1 Gal., 6-15' Inst./3' x 12' maturity Water (M) Allergy (L) 144sf Unstaked-Groundcover PLUS HONEYSUCKLE 21 OUTSIDE PROPERTY LINE * DENOTES EVERGREEN PLANT MATERIAL
---	--

GRAVEL ACCENT DETAIL

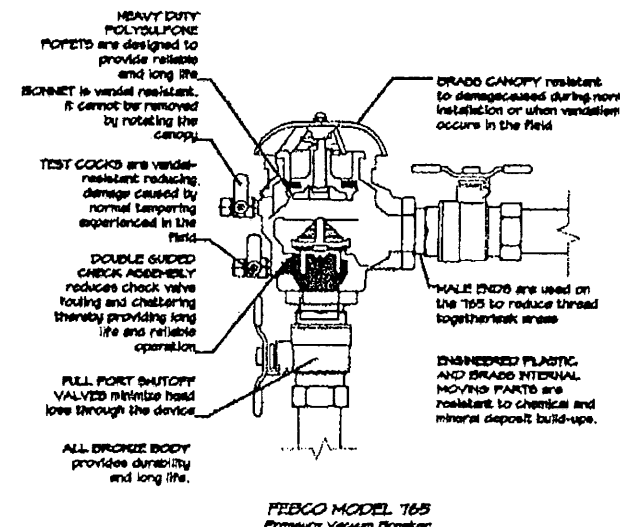
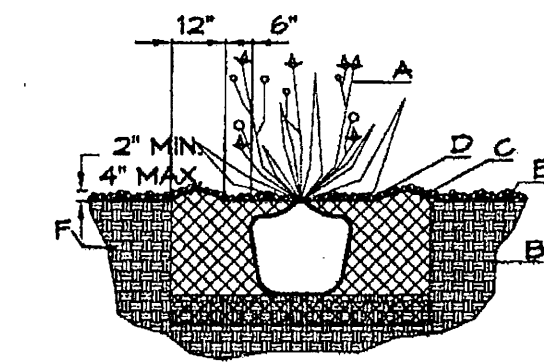
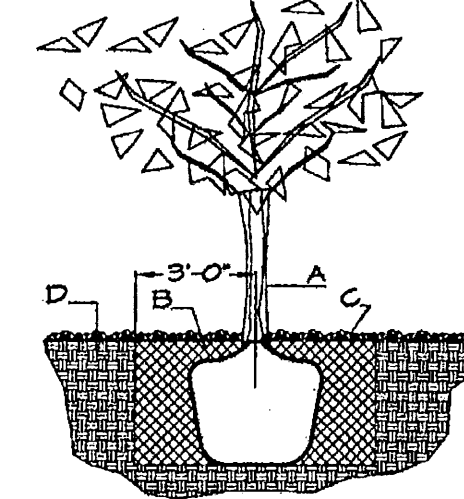


GRAPHIC SCALE



The Hilltop
LANDSCAPE ARCHITECTS & CONTRACTORS
Cont. Lic. #26458
7909 Edith N.E.
Albuquerque, NM 87184
Ph. (505) 898-9690
Fax (505) 898-7737
cmj@hilltoplandscaping.com

All creative ideas contained herein remain the property of The Hilltop Landscape Architects and Contractors and are protected by copyright law. This is an original design and shall not be reduced or copied unless applicable laws have been paid or otherwise placed. All plants shall be sized per American Standard for Nursery Stock.



LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain street trees in a living, healthy, and attractive condition.

It is the intent of this plan to comply with the City of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance.

Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.

Santa Fe Brown Gravel over Filter Fabric to a minimum depth of 3" shall be placed in all landscape areas which are not designated to receive native seed.

IRRIGATION NOTES:
Irrigation shall be a complete underground system with Trees to receive 1 Netafim spiral (50' length) with 3 loops at a final radius of 4.5' from tree trunk, pined in place. Netafim shall have emitters 12" o.c. with a flow of .5 gph. Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubble systems to be tied to 1/2" poly pipe with flush caps at each end. Trees and shrubs shall be on separate valves.

Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valve shall run 1.5 hours, 3 times per week. Run time will be adjusted according to the season.

Point of connection for Irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.

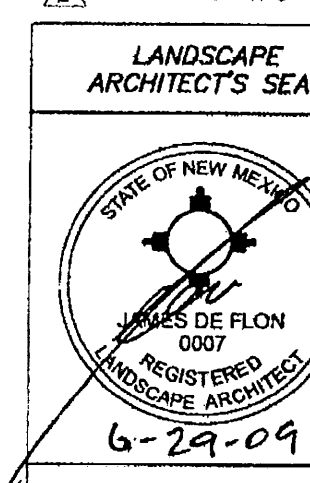
Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

REVISIONS

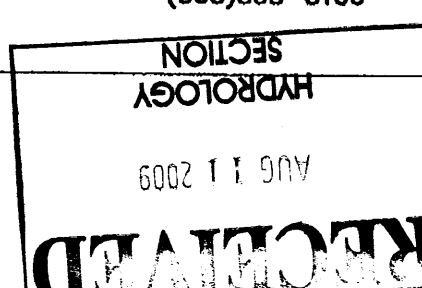
6-29-09 rmc comments

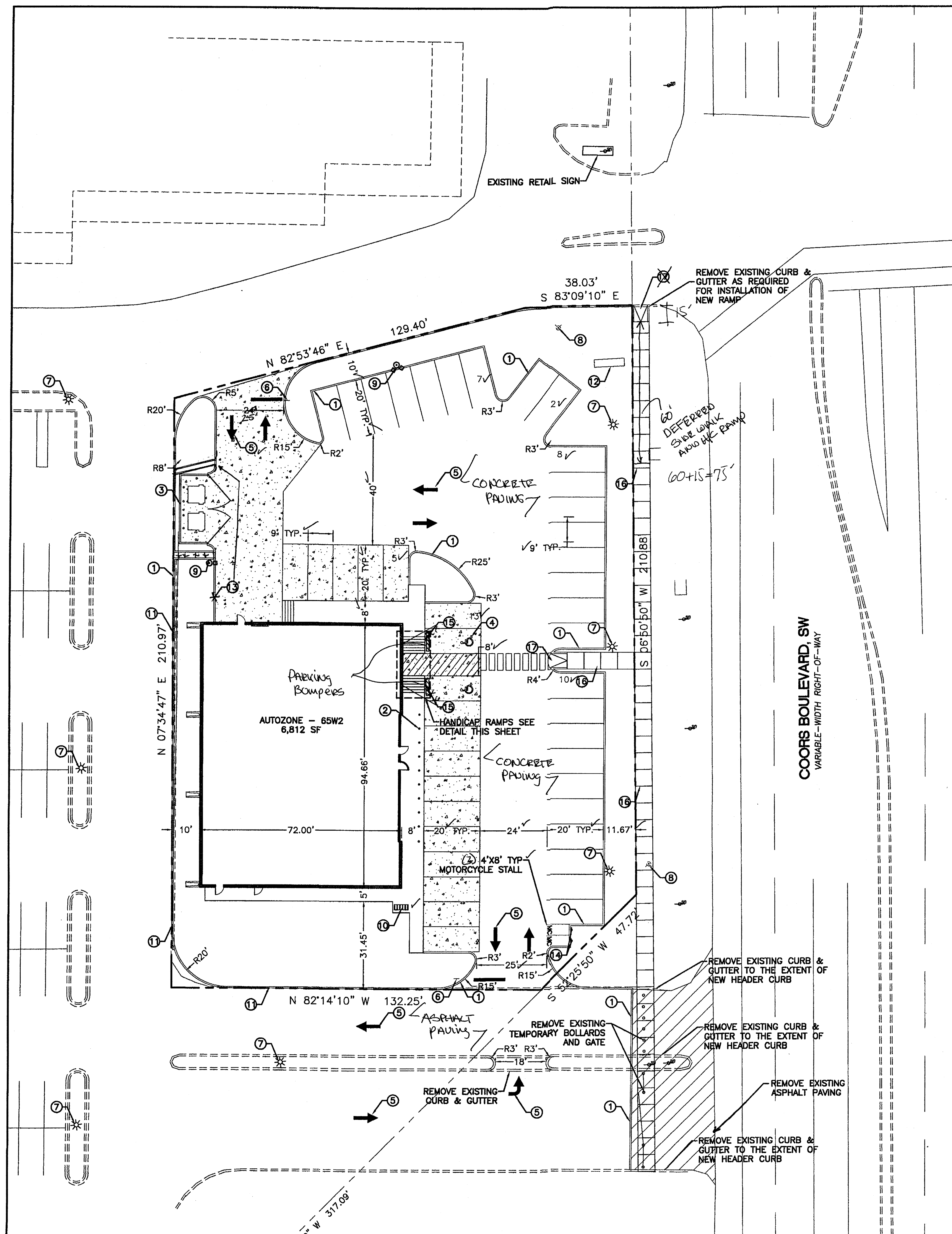
1-19-09 rmc Add more landscaping to south



AUTOZONE
RIO BRAVO SQUARE
LANDSCAPE PLAN
TERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NM 87109
(505) 858-3100

DRAWN BY
RMC
DATE
12/15/08
28085-SPE
SHEET #
L1
JOB #
28085

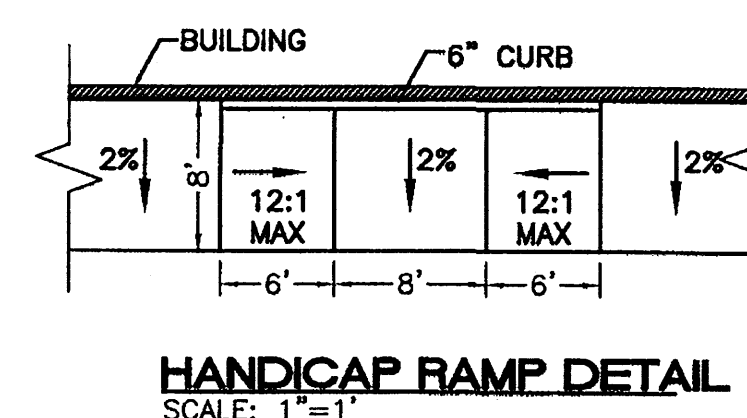




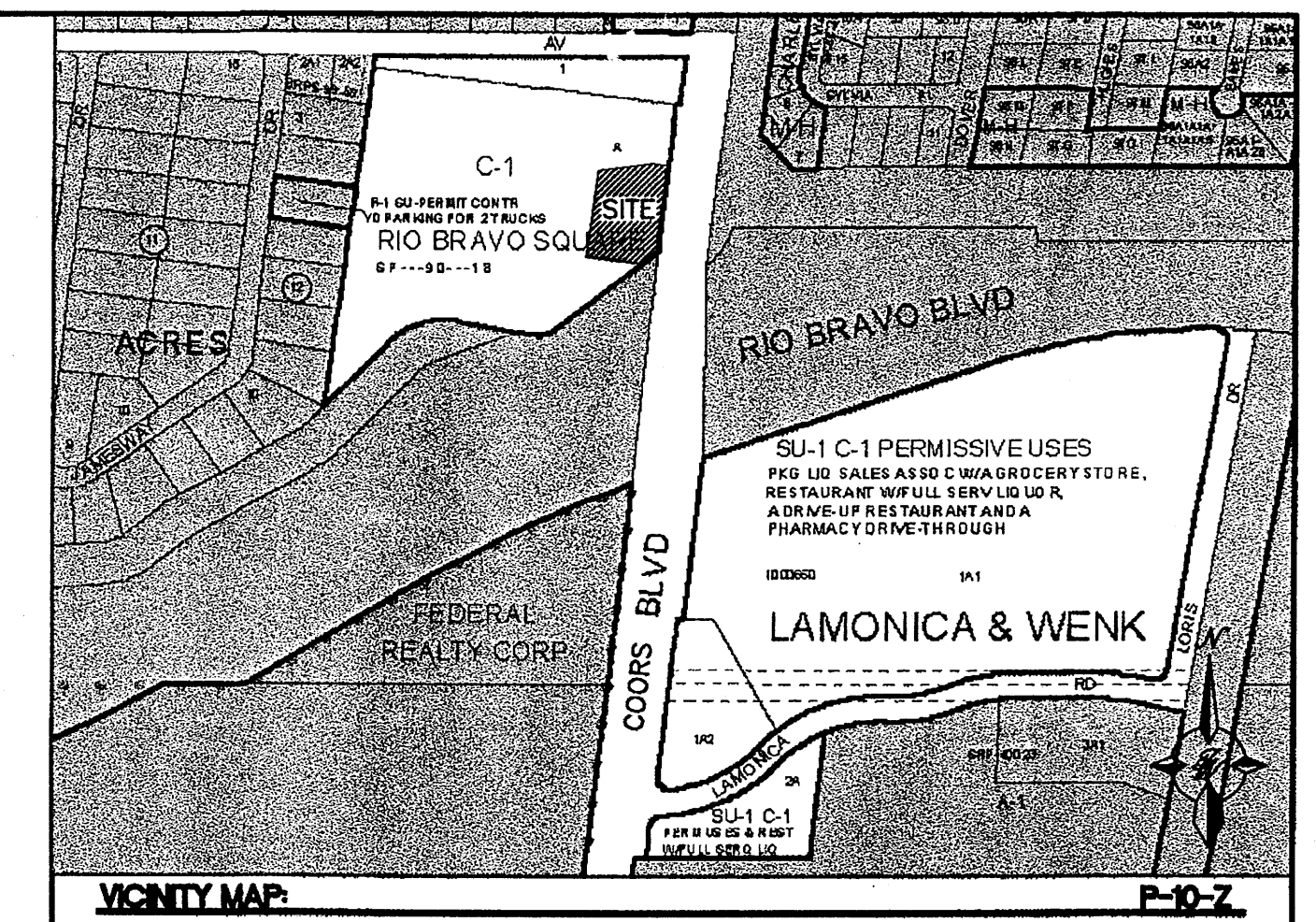
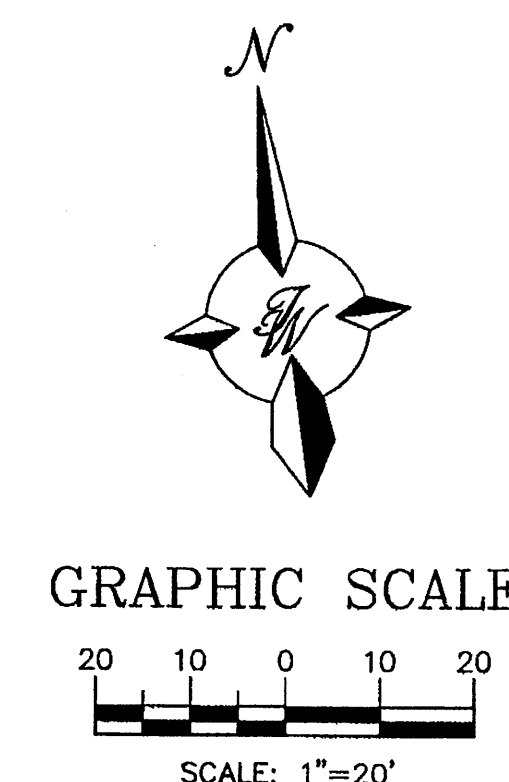
- LEGEND**
- CURB & GUTTER
 - PROPOSED BOUNDARY LINE
 - EASEMENT
 - CENTERLINE
 - RIGHT-OF-WAY
 - BUILDING
 - SIDEWALK CONCRETE
 - SCREEN WALL
 - RETAINING WALL
 - EXISTING STREET LIGHTS
 - LANE
 - STRIPING
 - EXISTING CURB & GUTTER
 - EXISTING BOUNDARY LINE
 - EXISTING SIDEWALK
 - EXISTING LANE
 - EXISTING STRIPING
 - NEW STREET LIGHT

SITE DATA

PROPOSED USAGE:	RETAIL
LOT AREA:	37,589 SF (0.863 ACRE)
BUILDING AREA:	6,812 SF
PARKING PROVIDED:	45 SPACES
PARKING REQUIRED:	34 SPACES
HC PARKING PROVIDED:	2 SPACES
HC PARKING REQUIRED:	2 SPACES
MC PARKING PROVIDED:	2 SPACES
MC PARKING REQUIRED:	2 SPACES



- INDEX TO DRAWINGS**
- C1. SITE PLAN FOR BUILDING PERMIT
 - C1A. PREVIOUSLY APPROVED SITE PLAN
 - C2. GRADING PLAN
 - C3. MASTER UTILITY PLAN
 - C4. LANDSCAPING PLAN
 - C5. BUILDING ELEVATIONS
 - C6. DETAIL SHEET



LEGAL DESCRIPTION
TRACT A, RIO BRAVO SQUARE (8,780 ACRES) WITHIN PROJECTED SECTION 10, TOWNSHIP 9 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO (VOL 90-C, FOLIO 149 - JUN 28, 1990)

- GENERAL NOTES**
- NEW BUILDING COLORS AND MATERIALS WILL MATCH EXISTING BUILDINGS.

- KEYED NOTES**
- ① 6" HEADER CURB (PER COA STD DWG. 2415B)
 - ② 6" PIPE BOLLARD TYPICAL
 - ③ DUMPSTER ENCLOSURE (SEE DETAIL SHEET C6)
 - ④ HANDICAP SYMBOL (SEE DETAIL SHEET C6)
 - ⑤ PAINTED DIRECTIONAL ARROW TYPICAL
 - ⑥ STOP SIGN WITH 12" PAINTED WHITE STOP BAR
 - ⑦ EXISTING PARKING LOT LIGHT TO REMAIN
 - ⑧ EXISTING FIRE HYDRANT TO REMAIN
 - ⑨ NEW STREET LIGHT
 - ⑩ BIKE RACK
 - ⑪ REMOVE AND REPLACE EXISTING 6" HEADER CURB
 - ⑫ EXISTING SIGN STRUCTURE TO BE REMOVED
 - ⑬ 2' CONCRETE RUNDOWN
 - ⑭ "MOTORCYCLE PARKING ONLY" SIGN
 - ⑮ "HANDICAP PARKING ONLY" SIGN (LOCATED ON BUILDING)
 - ⑯ PROPOSED 6' WIDE SIDEWALK PER COA STD DWG #2430
 - ⑰ UNI-DIRECTIONAL RAMP (SEE DETAIL SHEET C6)

PROJECT NUMBER: 1000952
APPLICATION NUMBER: 08788-70524

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

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 SIGNOFF 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

ENGINEER'S SEAL	AUTOZONE RIO BRAVO SQUARE	DRAWN BY EMT
	SITE PLAN	DATE 1/15/09
	TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 505-310-3100	28085-SPE
RONALD R. BOYER P.E. #7888	RECEIVED HYDROLOGY SECTION	SHEET # C1
		JOB # 28085