Proposed Amended Site Plan

5. GARAGE E
5A. DETAIL S

MONTANO ROAD N.W.

320' TO EXISTING FIRE HYDRANT

86' ROW

68' F-F

#2 Monument Sign

#7 White Striped Cross Walk (SEE DETAIL SHEET)

EXISTING 7' SIDEWALK

STRIPED ARROWS (SEE DETAIL SHEET)

EX. 25' DRIVEPAD TO REMAIN

HC RAMP PER COA STD DWG #2441

#1 NEW 3.5' SCREEN WALL SUCCO FINISH TO MATCH EXISTING BUILDING

EX. 23' DRIVEPAD TO REMAIN

#6 FLAG POLE W/AMERICAN (see detail sheet)

CUT-OFF WALL PER COA STD DWG #2415

PRIVATE ACCESS EASEMENT (1-07-00, BK 2000C, PG 7 DOCUMENT # 2000002088)

Mail box

HC RAMP PER COA STD DWG #2441

ONE WAY SIGN

HC RAMP (SEE DETAIL SHEET)

EXISTING 5'x5' UTILITY EASEMENT (3/11/97, BK. 97-6, PG. 9936 DOCUMENT NO. 97024994)

EX. CHAINLINK FENCE

STD C & G PER COA STD DWG #2415

#8 Gas Meter

LIMITS OF NEW PAVEMENT

LIMITS OF EXISTING CONCRETE

#3 Existing Rose Beds to REMAIN

NEW 5' WALL

PROPOSED SALON AREA 2343 SF

WHEELBUMPER (SEE DETAIL SHEET)

BIKE RACK #4

EX. GARAGE TO REMAIN 671 SF

EX. 5' WALL

#5 START OF NEW 6½' WALL

NEW 5' WALL W/CAP (SEE DETAILS SHEET)

#9 Existing Landscaping To Remain

ADMINISTRATIVE DEVELOPMENT PLAN AMENDMENT
FILE NO. 02AA 00099
Amended Site Plan as shown
Cynthia Borrego for 5/29/02
PLANNING DIRECTOR DATE

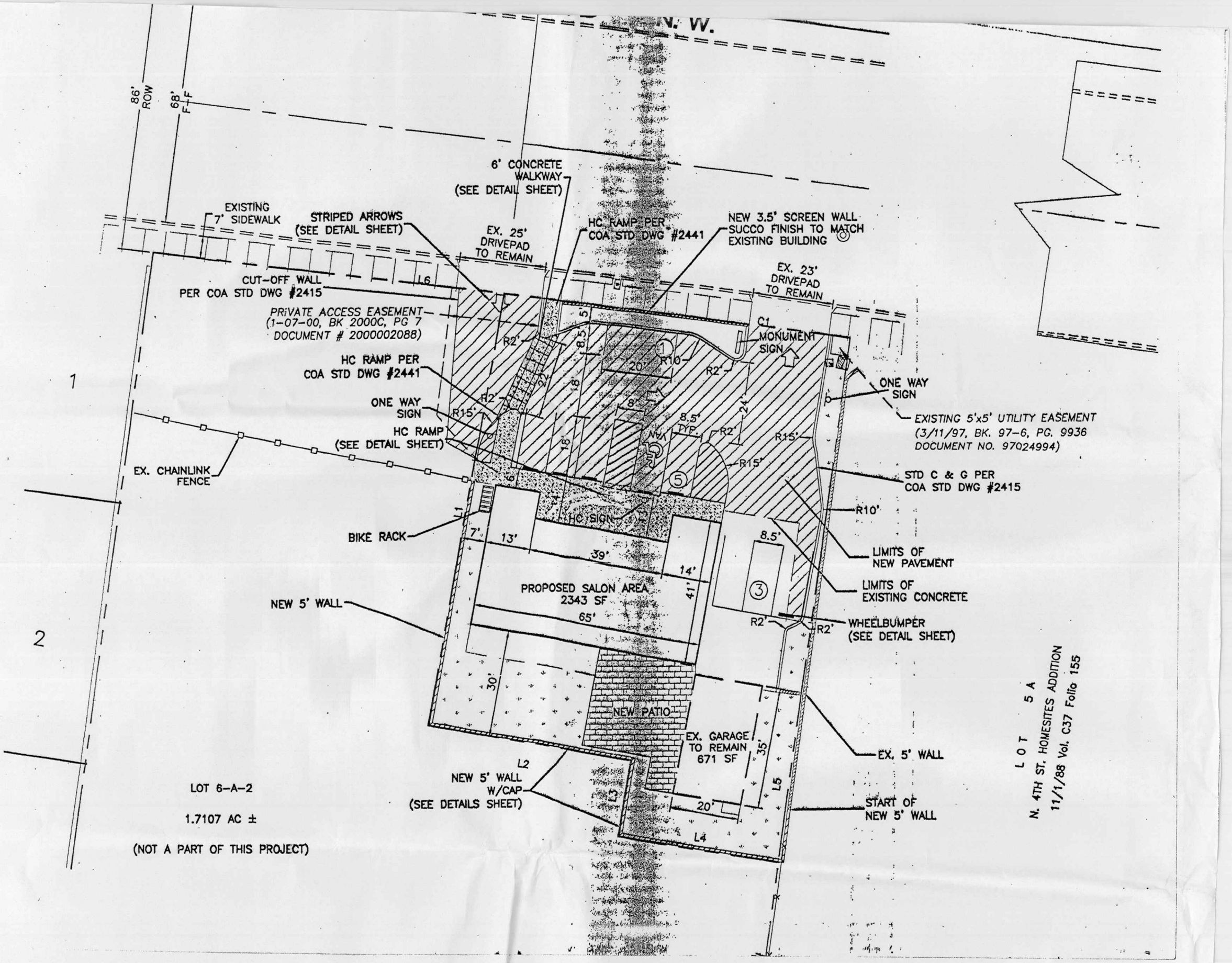
ZONING ENFORCEMENT
City of Albuquerque

LOT 6-A-2

1.7107 AC ±

(NOT A PART OF THIS PROJECT)

LOT 5A
N. 4TH ST. HOMESITES ADDITION
11/1/88 Vol. C37, Folio 155


N. W.
86' ROW
68' F-F
6' CONCRETE WALKWAY (SEE DETAIL SHEET)
EXISTING 7' SIDEWALK
STRIPED ARROWS (SEE DETAIL SHEET)
EX. 25' DRIVEPAD TO REMAIN
HC RAMP PER COA STD DWG #2441
NEW 3.5' SCREEN WALL SUCCO FINISH TO MATCH EXISTING BUILDING
EX. 23' DRIVEPAD TO REMAIN
CUT-OFF WALL PER COA STD DWG #2415
PRIVATE ACCESS EASEMENT (1-07-00, BK 2000C, PG 7 DOCUMENT # 2000002088)
C1 MONUMENT SIGN
HC RAMP PER COA STD DWG #2441
ONE WAY SIGN
HC RAMP (SEE DETAIL SHEET)
EX. CHAINLINK FENCE
EXISTING 5'x5' UTILITY EASEMENT (3/11/97, BK. 97-6, PG. 9936 DOCUMENT NO. 97024994)
STD C & G PER COA STD DWG #2415
BIKE RACK
HC SIGN
PROPOSED SALON AREA 2343 SF
LIMITS OF NEW PAVEMENT
LIMITS OF EXISTING CONCRETE
WHEELBUMPER (SEE DETAIL SHEET)
NEW 5' WALL
NEW PATIO
EX. GARAGE TO REMAIN 671 SF
EX. 5' WALL
NEW 5' WALL W/CAP (SEE DETAILS SHEET)
START OF NEW 5' WALL
LOT 6-A-2
1.7107 AC ±
(NOT A PART OF THIS PROJECT)
LOT 5A
N. 4TH ST. HOMESITES ADDITION
11/1/88 Vol. C37 Folio 155

5. GARAGE E
5A. DETAIL S

#1

MONTANO ROAD N.W.

320' TO EXISTING FIRE HYDRANT

Proposed Amended Site Plan

86' ROW

68' F-F

6' CONCRETE WALKWAY (SEE DETAIL SHEET)

EXISTING 7' SIDEWALK

STRIPED ARROWS (SEE DETAIL SHEET)

EX. 25' DRIVEPAD TO REMAIN

HC RAMP PER COA STD DWG #2441

NEW 3.5' SCREEN WALL SUCCO FINISH TO MATCH EXISTING BUILDING

Eliminate this parking space

EX. 23' DRIVEPAD TO REMAIN

CUT-OFF WALL PER COA STD DWG #2415

PRIVATE ACCESS EASEMENT (1-07-00, BK 2000C, PG 7 DOCUMENT # 2000002088)

C1 MONUMENT SIGN

HC RAMP PER COA STD DWG #2441

ONE WAY SIGN

ONE WAY SIGN

EXISTING 5'x5' UTILITY EASEMENT (3/11/97, BK. 97-6, PG. 9936 DOCUMENT NO. 97024994)

HC RAMP (SEE DETAIL SHEET)

STD C & G PER COA STD DWG #2415

EX. CHAINLINK FENCE

HC SIGN

R10'

Reduce Parking spaces required to a total of Eight (8)

BIKE RACK

LIMITS OF NEW PAVEMENT

LIMITS OF EXISTING CONCRETE

PROPOSED SALON AREA 2343 SF

NEW 5' WALL

WHEELBUMPER (SEE DETAIL SHEET)

NEW PATIO

EX. GARAGE TO REMAIN 671 SF

EX. 5' WALL

NEW 5' WALL W/CAP (SEE DETAILS SHEET)

START OF NEW 5' WALL

LOT 6-A-2

1.7107 AC ±

(NOT A PART OF THIS PROJECT)

LOT 5A
N. 4TH ST. HOMESITES ADDITION
11/1/88 Vol. C37 Folio 155

1001446

1001446 ADMINISTRATIVE DEVELOPMENT PLAN AMENDMENT
FILE NO. AA-02AA-01485
Modify Parking Layout
PLANNING DIRECTOR [signature] DATE 1/23/03

5. GARAGE E
5A. DETAIL S

#2

MONTANO ROAD N.W.

320' TO EXISTING FIRE HYDRANT

86' ROW

68' F-F

6' CONCRETE WALKWAY (SEE DETAIL SHEET)

EXISTING 7' SIDEWALK

STRIPED ARROWS (SEE DETAIL SHEET)

EX. 25' DRIVEPAD TO REMAIN

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PRIVATE ACCESS EASEMENT (1-07-00, BK 2000C, PG 7 DOCUMENT # 2000002088)

C1 MONUMENT SIGN

HC RAMP PER COA STD DWG #2441

ONE WAY SIGN

EXISTING 5'x5' UTILITY EASEMENT (3/11/97, BK. 97-6, PG. 9936 DOCUMENT NO. 97024994)

ONE WAY SIGN

HC RAMP (SEE DETAIL SHEET)

STD C & G PER COA STD DWG #2415

EX. CHAINLINK FENCE

LIMITS OF NEW PAVEMENT

LIMITS OF EXISTING CONCRETE

PROPOSED SALON AREA 2343 SF

WHEELBUMPER (SEE DETAIL SHEET)

NEW 5' WALL

Bike Rack

EX. GARAGE TO REMAIN 671 SF

EX. 5' WALL

NEW 5' WALL W/CAP (SEE DETAILS SHEET)

START OF NEW 5' WALL

LOT 6-A-2

1.7107 AC ±

(NOT A PART OF THIS PROJECT)

LOT 5A
N. 4TH ST. HOMESITES ADDITION
11/1/88 Vol. C37 Folio 155

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5A. DETAIL S

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HC RAMP PER COA STD DWG #2441

NEW 3.5' SCREEN WALL SUCCO FINISH TO MATCH EXISTING BUILDING

EX. 23' DRIVEPAD TO REMAIN

CUT-OFF WALL PER COA STD DWG #2415

PRIVATE ACCESS EASEMENT (1-07-00, BK 2000C, PG 7 DOCUMENT # 2000002088)

L6

C1

MONUMENT SIGN

ONE WAY SIGN

EXISTING 5'x5' UTILITY EASEMENT (3/11/97, BK. 97-6, PG. 9936 DOCUMENT NO. 97024994)

HC RAMP PER COA STD DWG #2441

HC RAMP (SEE DETAIL SHEET)

ONE WAY SIGN

EX. CHAINLINK FENCE

STD C & G PER COA STD DWG #2415

R10'

LIMITS OF NEW PAVEMENT

LIMITS OF EXISTING CONCRETE

WHEELBUMPER (SEE DETAIL SHEET)

PROPOSED SALON AREA 2343 SF

NEW 5' WALL

Bike Rack

EX. GARAGE TO REMAIN 671 SF

EX. 5' WALL

L2

NEW 5' WALL W/CAP (SEE DETAILS SHEET)

START OF NEW 5' WALL

LOT 6-A-2

1.7107 AC ±

(NOT A PART OF THIS PROJECT)

LOT 5A
N. 4TH ST. HOMESITES ADDITION
11/1/88 Vol. C37 Folio 155

5. GARAGE E
5A. DETAIL S

#1

MONTANO ROAD N.W.

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Proposed Amended Site Plan

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68' F-F

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HC RAMP PER COA STD DWG #2441

NEW 3.5' SCREEN WALL SUCCO FINISH TO MATCH EXISTING BUILDING

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EX. 23' DRIVEPAD TO REMAIN

CUT-OFF WALL PER COA STD DWG #2415

PRIVATE ACCESS EASEMENT (1-07-00, BK 2000C, PG 7 DOCUMENT # 2000002088)

C1 MONUMENT SIGN

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ONE WAY SIGN

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ONE WAY SIGN

HC RAMP (SEE DETAIL SHEET)

EX. CHAINLINK FENCE

STD C & G PER COA STD DWG #2415

(2) Reduce Parking spaces required to a total of Eight (8)

R10'

HC SIGN

BIKE RACK

LIMITS OF NEW PAVEMENT

LIMITS OF EXISTING CONCRETE

PROPOSED SALON AREA 2343 SF

NEW 5' WALL

WHEELBUMPER (SEE DETAIL SHEET)

NEW PATIO

EX. GARAGE TO REMAIN 671 SF

EX. 5' WALL

NEW 5' WALL W/CAP (SEE DETAILS SHEET)

START OF NEW 5' WALL

LOT 6-A-2

1.7107 AC ±

(NOT A PART OF THIS PROJECT)

LOT 5A
N. 4TH ST. HOMESITES ADDITION
11/1/88 Vol. C37 Folio 155

100-1446 ADMINISTRATIVE DEVELOPMENT PLAN AMENDMENT
FILE NO. AA-02AA-01485
Modify parking layout
1/23/03
PLANNING DIRECTOR DATE

5. GARAGE E
5A. DETAIL S

#2

MONTANO ROAD N.W.

320' TO EXISTING FIRE HYDRANT

86' ROW

68' F-F

6' CONCRETE WALKWAY (SEE DETAIL SHEET)

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ONE WAY SIGN

HC RAMP (SEE DETAIL SHEET)

STD C & G PER COA STD DWG #2415

EX. CHAINLINK FENCE

LIMITS OF NEW PAVEMENT

LIMITS OF EXISTING CONCRETE

PROPOSED SALON AREA 2343 SF

WHEELBUMPER (SEE DETAIL SHEET)

NEW 5' WALL

Bike Rack

EX. GARAGE TO REMAIN 671 SF

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NEW 5' WALL W/CAP (SEE DETAILS SHEET)

START OF NEW 5' WALL

LOT 6-A-2

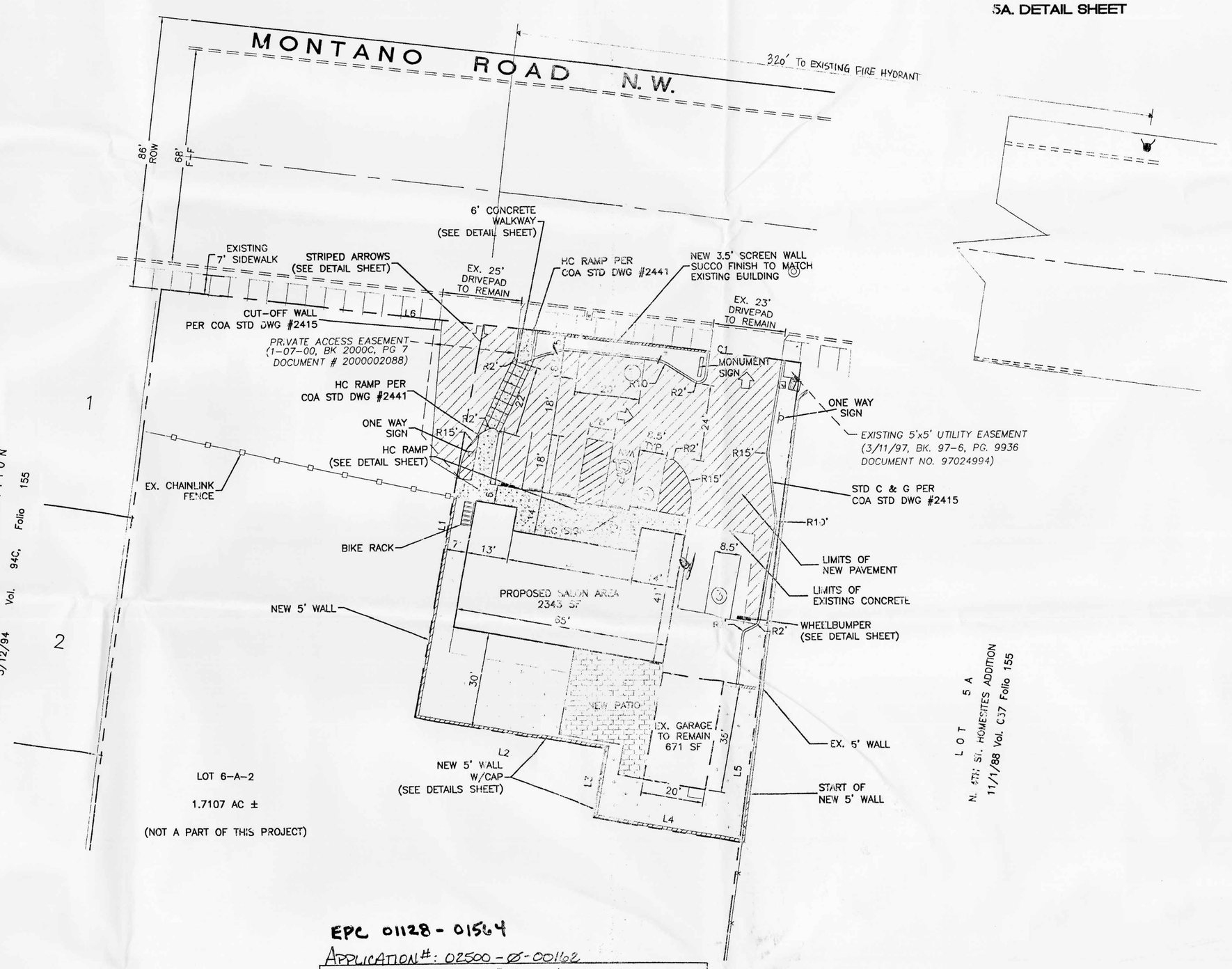
1.7107 AC ±

(NOT A PART OF THIS PROJECT)

LOT 5A
N. 4TH ST. HOMESITES ADDITION
11/1/88 Vol. C37 Folio 155

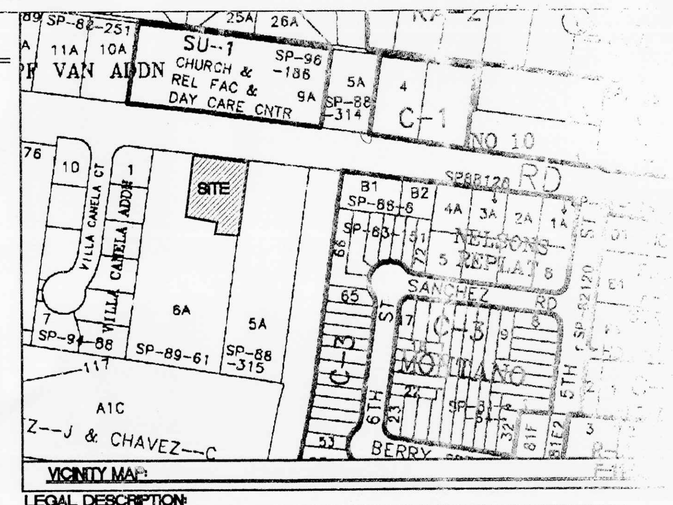
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD DIRECTION	CHORD
C1	77.14	5686.58	0°46'38"	S82°09'33"E	77.14

LINE TABLE		
LINE	LENGTH	BEARING
L1	125.38	S10°09'05"W
L2	59.48	S79°45'48"E
L3	21.78	N09°44'47"E
L4	45.94	S80°15'13"E
L5	151.25	S07°47'38"W
L6	22.32	N82°54'22"W



SHEET INDEX

1. SITE PLAN FOR BUILDING PERMIT
2. LANDSCAPING PLANS
3. GRADING AND DRAINAGE PLAN
4. ELEVATIONS
5. GARAGE ELEVATIONS
5A. DETAIL SHEET



VICINITY MAP

LEGAL DESCRIPTION:
LOT 6-A-1, NORTH FOURTH STREET HOMESITES ADDITION

SITE DATA

PROPOSED USAGE:	BEAUTY SALON
EXISTING ZONING:	SU-1 FOR BEAUTY SALON
LOT AREA:	.3216 AC ± (14,011 SF)
EXISTING BUILDING AREA:	2343 SF ±
PROPOSED SALON AREA:	2000 SF ±
PROPOSED STORAGE AREA:	343 SF ±
EXISTING BUILDING FAR:	.17
PROPOSED BUILDING FAR:	.17
PARKING REQUIRED (2000 SF/200 SF):	10 SPACES
PARKING FOR STORAGE REQUIRED (343 SF/2000 SF):	1 SPACE
PARKING PROVIDED:	10 SPACES
HC PARKING PROVIDED:	1 SPACE
HC PARKING REQUIRED:	1 SPACE
	1 SPACE (VAN ACCESSIBLE)
BIKE SPACE REQUIRED (1SPACE/20 CAR SPACES):	1 SPACES
BIKE SPACE PROVIDED:	1 SPACES
LANDSCAPING REQUIRED (15% OF LOT AREA):	2101 SF
LANDSCAPING PROVIDED (EXISTING):	3551 SF
LANDSCAPING PROVIDED (PROPOSED):	548 SF
TOTAL LANDSCAPING PROVIDED:	4115 SF

GENERAL NOTES:

1. 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.
2. LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNERS.
3. TRASH LOCATION AND PICKUP TO REMAIN CURB-SIDE.
4. ALL WHEELCHAIR RAMPS SHALL BE BUILT PER COA STD DWG. #2441.
5. PARAPETS/SCREEN WALLS SHALL BE EQUAL TO OR ABOVE THE TOP OF ALL HVAC EQUIPMENT.
6. NO OFF PREMISE OR POLE MOUNTED SIGNAGE SHALL BE ALLOWED.
7. VINYL COATED, PLASTIC REFLECTIVE TYPE AWNINGS, FASCIA, BUILDING PANELS, SIGN BOARDS OR ROOFS SHALL NOT BE PERMITTED.
8. NEW ASPHALT PAVING WILL BE INSTALLED ON THE GRAVEL DRIVE, AND WILL MATCH THE APPROVED CROSS-ACCESS EASEMENT GRANTED BY THE EXISTING PLAT.
9. IT IS THE INTENT OF THIS PLAN TO COMPLY WITH THE COA WATER CONSERVATION LANDSCAPING AND WASTE WATER ORDINANCE, PLANTING RESTRICTION APPROACH.
10. ALL LANDSCAPING WILL BE IN CONFORMANCE WITH THE COA ZONING CODE, STREET TREE ORDINANCE, POLLEN ORDINANCE, AND WATER CONSERVATION LANDSCAPING AND WASTE WATER ORDINANCE. IN GENERAL, WATER CONSERVATION, ENVIRONMENTALLY SOUND LANDSCAPE PRINCIPLES WILL BE FOLLOWED IN DESIGN AND INSTALLATION.
11. SITE LIGHTING WILL REMAIN THE SAME. NO ADDITIONAL LIGHTING WILL BE ADDED. CURRENT LIGHTING IS TWO PORCH LIGHTS ABOVE ENTRANCE TO STRUCTURE
12. THE NEAREST FIRE HYDRANT TO THE SITE IS LOCATED 320' TO THE EAST WHICH MEETS THE REQUIREMENT.

LEGEND

- PROPOSED CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- PROPOSED SCREEN WALL
- EXISTING FENCE
- EXISTING CURB & GUTTER
- EXISTING SIDEWALK
- EXISTING SCREEN WALL
- EX. 8" SAS — EXISTING SANITARY SEWER LINE
- EX. 6" WL — EXISTING WATERLINE
- EX. 60" RCP — EXISTING STORM DRAIN

EPC 01128 - 01564

APPLICATION #: 02500-05-00162

PROJECT NUMBER: 1001446

This plan is consistent with the specific site development plan approved by the Environmental Planning Commission (EPC) on December 20, 2001 and that the findings and conditions in the Official Notice; Notification of Decision have been complied with:

SITE DEVELOPMENT PLAN

Traffic Engineer, Transportation Division	2-15-02 Date
Parks & General Services Department	2/13/02 Date
Public Works, Water Utilities Division	2/13/02 Date
City Engineer, Engineering Division / AMAFCA	3/6/02 Date
Solid Waste — Michael Holton will comply with all COA specs	2-6-02 Date

APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.

City Planner, Albuquerque / ~~County~~ Planning Division	3/6/02 Date

PLNZ (10706) 4/98

950 6305
261 2949
345 5525
681 0370

ALBUQUERQUE CITIZENS' CITYSCAPE
024-2011
APPROVED/DISAPPROVED
R.C. Lancy 2-11-02
SIGNATURE & DATE

GRAPHIC SCALE
20 10 0 10 20
SCALE: 1"=20'

ENGINEER'S SEAL — RONALD RAY BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER	700 MONTANO ROAD, NW
	SITE PLAN FOR BUILDING PERMIT
RONALD R. BOHANNAN P.E. #7868	TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100
DRAWN BY: RRB	
DATE: 01-25-02	
2156SP2.DWG	
SHEET 1 OF 5	
JOB # 2156	

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD DIRECTION	CHORD
C1	77.14	5686.58	0°46'38"	S82°09'33"E	77.14

LINE TABLE		
LINE	LENGTH	BEARING
L1	125.38	S10°09'05"W
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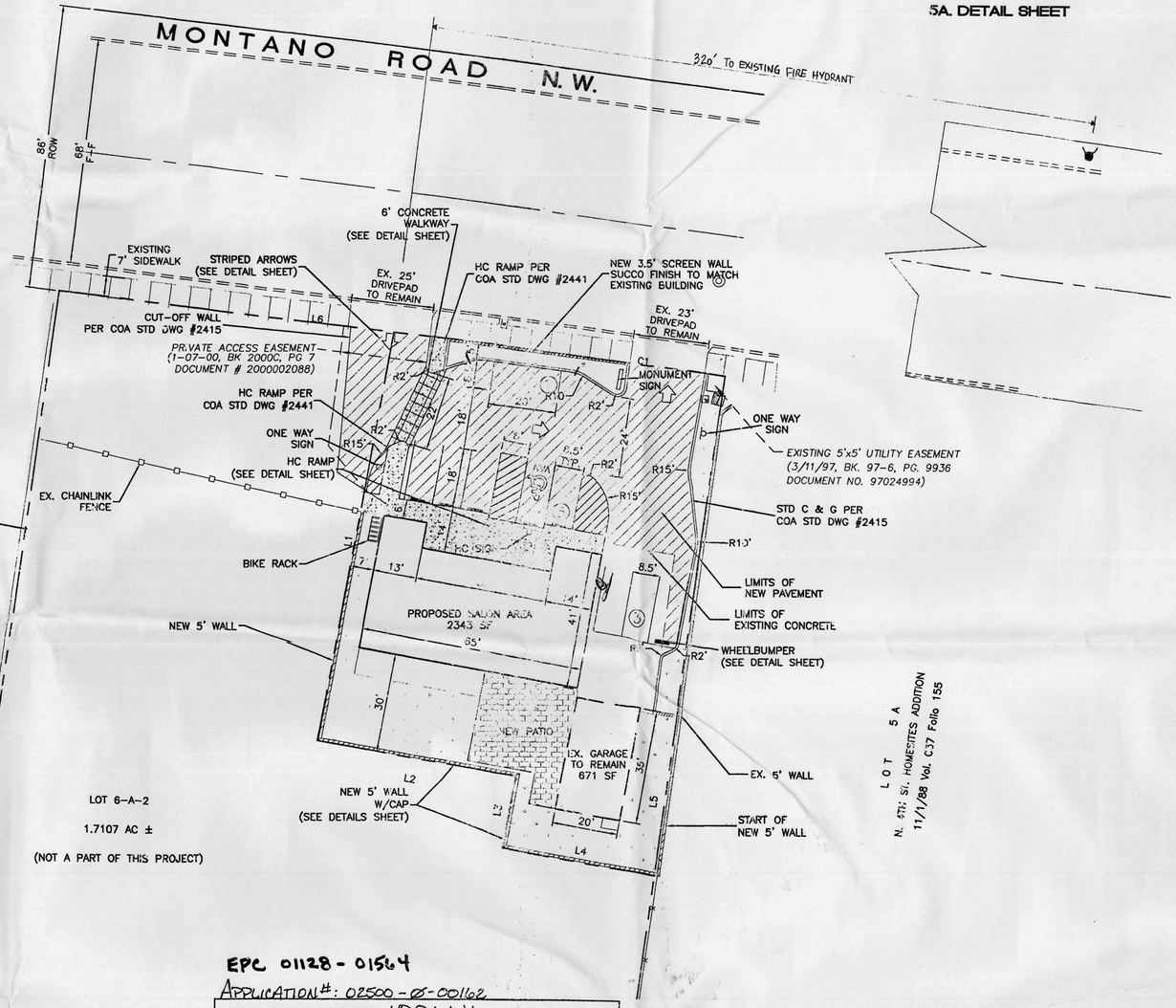

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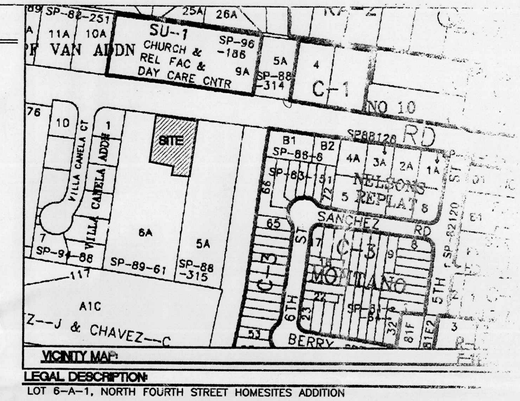

VICINITY MAP

LEGAL DESCRIPTION:
LOT 6-A-1, NORTH FOURTH STREET HOMESITES ADDITION

SITE DATA

PROPOSED USAGE:	BEAUTY SALON
EXISTING ZONING:	SU-1 FOR BEAUTY SALON
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PROPOSED SALON AREA:	2000 SF ±
PROPOSED STORAGE AREA:	343 SF ±
EXISTING BUILDING FAR:	.17
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PARKING REQUIRED (2000 SF/200 SF):	10 SPACES
PARKING FOR STORAGE REQUIRED (343 SF/2000 SF):	1 SPACE
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	1 SPACE (VAN ACCESSIBLE)
BIKE SPACE REQUIRED (1SPACE/20 CAR SPACES):	1 SPACES
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LEGEND

- PROPOSED CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- PROPOSED SCREEN WALL
- EXISTING FENCE
- EXISTING CURB & GUTTER
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- EX. 60" RCP — EXISTING STORM DRAIN

950 6305
261 2949
345 5525
681 0930

EPC 01128 - 01564
APPLICATION #: 02500 - 05 - 00162

PROJECT NUMBER: 1001446

This plan is consistent with the specific site development plan approval by the Environmental Planning Commission (EPC) on DECEMBER 20, 2001 and that the findings and conditions in the Official Notice; Notification of Decision have been complied with:

SITE DEVELOPMENT PLAN

Traffic Engineer, Transportation Division	2-13-02 Date
Parks & General Services Department	2/13/02 Date
Public Works, Water Utilities Division (Revision)	2/13/02 Date
City Engineer, Engineering Division / AMAFCA	3/6/02 Date
Solid Waste — Michael Holton will comply with all COA specs	2-6-02 Date

APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.

City Planner, Albuquerque / ~~County~~ Planning Division	3/6/02 Date

PLNZ (10706) 4/98

ALBUQUERQUE CHECKING OFFICE
924-3611
APPROVED/DISAPPROVED
R.C. Sandy 2-11-02
SIGNATURE & DATE

GRAPHIC SCALE
20 10 0 10 20
SCALE: 1"=20'

ENGINEER'S SEAL	700 MONTANO ROAD, NW
RONALD R. BOHANNAN P.E. #7868	SITE PLAN FOR BUILDING PERMIT
	TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100
	DRAWN BY: RWH DATE: 01-25-02 2156SP2.DWG SHEET 1 OF 5 JOB # 2156

LANDSCAPE NOTES:

Landscape maintenance shall be the responsibility of the Property Owner.

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 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 (5) 1.0 GPH Drip Emitters and Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" polypipe with flush caps at each end.

Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field.

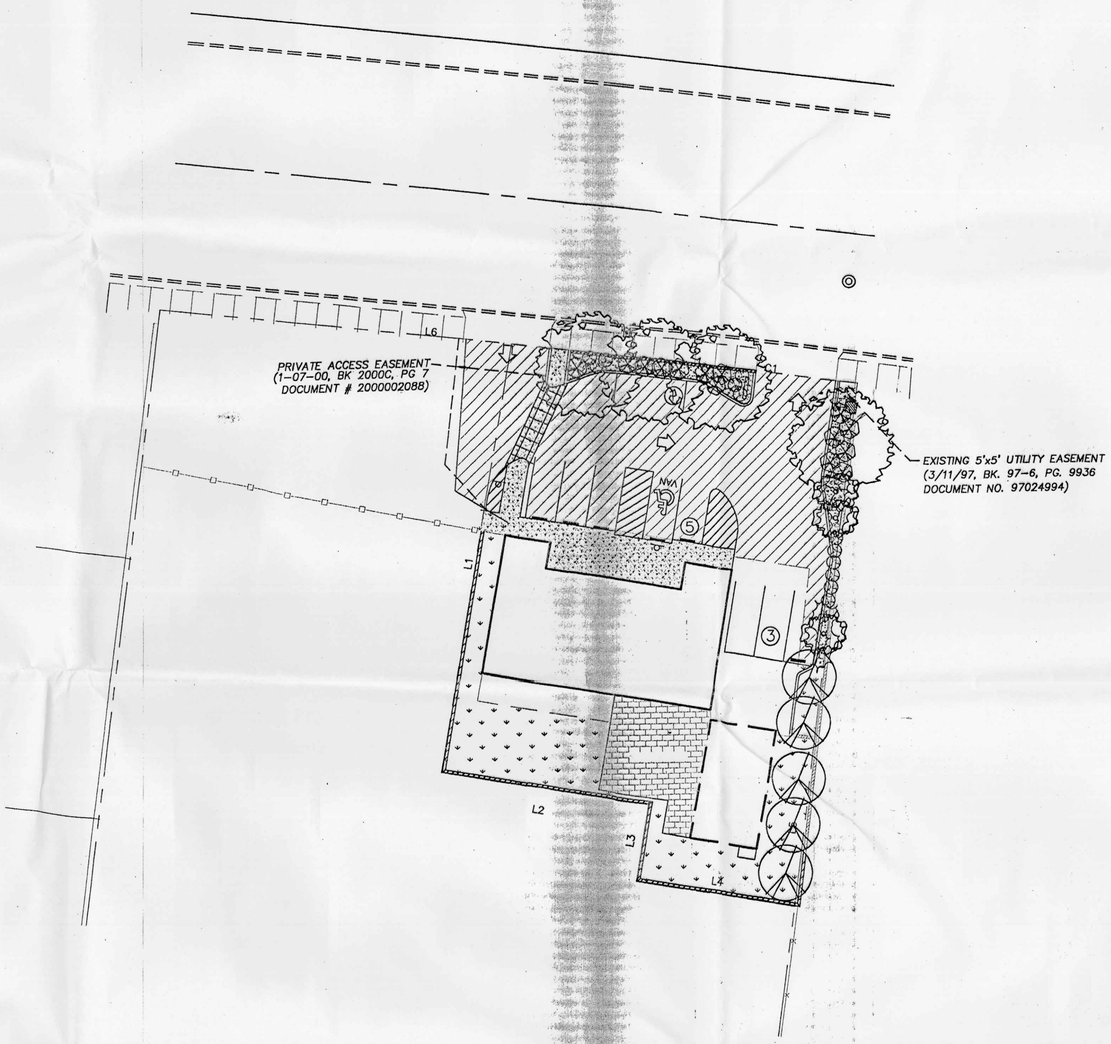
Irrigation will be operated by automatic controller. Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

STREET TREE REQUIREMENTS

Street trees required under the City Of Albuquerque Street Tree Ordinance are as follows:

Montano Road
Required 3 Provided 4



PLANT LEGEND

- ASH (H) OR HONEY LOCUST (H) — Fraxinus pennsylvanica / Gleditsia triacanthos — 2" Cal.
- PURPLE-LEAF PLUM (M) — Prunus spp. — 1 1/2" Cal.
- FLOWERING PEAR (H) — Pyrus calleryana — 2" Cal.
- INDIAN HAWTHORN (M) — Raphiolepis indica — 5 Gal.
- WILDFLOWER — 1 Gal. 4sf
- TAM JUNIPER (M) — Juniperus sabina — 5 Gal. 225sf
- SANTA FE BROWN GRAVEL WITH FILTER FABRIC
- EXISTING LANDSCAPING TO REMAIN

LANDSCAPE CALCULATIONS

NET LANDSCAPE AREA

TOTAL LOT AREA	14,013	square feet
TOTAL BUILDINGS AREA	3,014	square feet
OFFSITE AREA	0	square feet
NET LOT AREA	10,999	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	1,649	square feet
TOTAL LANDSCAPE PROVIDED	3,248	square feet
NEW LANDSCAPE PROVIDED	548	square feet
EXISTING LANDSCAPE PROVIDED	2,700	square feet

GRAPHIC SCALE

20 10 0 10 20

SCALE: 1"=20'

STATE OF NEW MEXICO
JAMES DE FLON
0007
REGISTERED LANDSCAPE ARCHITECT

1-30-02

ALBUQUERQUE BUILDING & SAFETY
MAR 2 5 2002
U.P.C. PLAN CHECK SECTION

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

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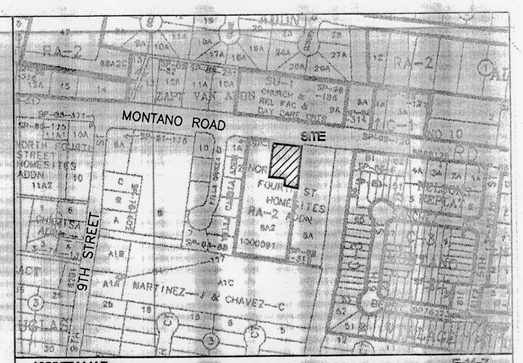
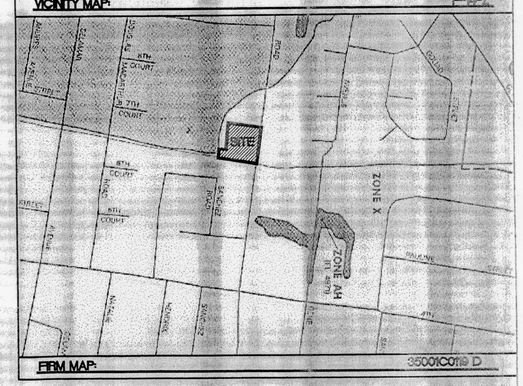
LANDSCAPE ARCHITECT SEAL	700 MONTANO ROAD, NW	DRAWN BY IRW
	LANDSCAPE PLAN FOR BUILDING PERMIT	DATE 01-25-02
	TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # 2 OF 5
JAMES DE FLON #0007		JOB #

PAVING SECTION

NTS



VICINITY MAP: F-14-Z



FIRM MAP: 35001C0119 D

LEGAL DESCRIPTION:

LOT 6A, N. FOURTH STREET HOMESITE ADDITION

NOTES:

1. ALL SPOT ELEVATIONS ARE FLOWLINE UNLESS OTHERWISE NOTED.
2. THE SITE CURRENTLY DRAINS TO MONTANO ROW, WHERE THE FLOW IS COLLECTED BY COA 60" RCP STORM DRAIN. THIS STORM DRAIN COLLECTS THE FLOW AND DISCHARGES TO THE RIO GRANDE RIVER.
3. THE FLOW FROM THE SITE IS HISTORIC AND THE PROPOSED CHANGES DO NOT INCREASE ANY RUNOFF FROM THIS SITE. (THE GRAVEL PAVEMENT IS IMPERVIOUS)

LEGEND

EX. 60" RCP	EXISTING STORM SEWER LINE
-x- -x- -x- -x- -x- -x-	EXISTING FENCE
	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	PROPOSED SIDEWALK
	EXISTING PERIMETER WALL
	EXISTING CONTOUR
	EXISTING INDEX CONTOUR
	PROPOSED CONTOUR
	PROPOSED INDEX CONTOUR
	FLOW ARROW
	SLOPE TIE
× 5048.25	EXISTING SPOT ELEVATION
× 5048.25	PROPOSED SPOT ELEVATION

ALBUQUERQUE BUILDING & SAFETY
MAR 2 5 2002
U.P.C. PLAN CHECK SECTION

ROUGH GRADING APPROVAL

ENGINEER'S SEAL

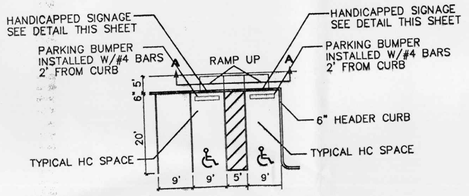
DONALD RAY BOHANNAN NEW MEXICO 7890 PROFESSIONAL ENGINEER

700 MONTANO ROAD, NW

GRADING AND DRAINAGE PLAN

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

DRAWN BY: BMP
DATE: 02-19-02
2156GR.DWG
SHEET #: 1



HC PARKING DETAIL
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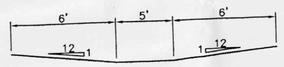
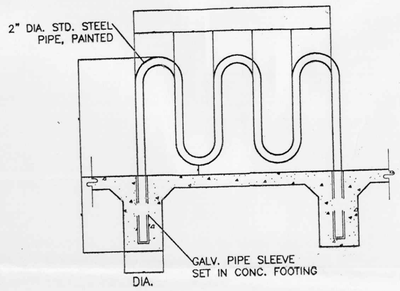


HC PARKING DETAIL SECTION A-A
NTS



(31) BIKE RACK DETAIL
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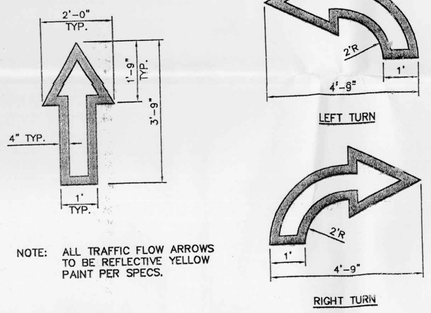
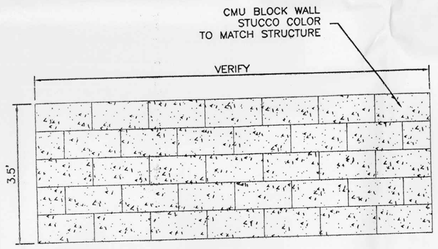


NOTE: ALL TRAFFIC FLOW ARROWS TO BE REFLECTIVE YELLOW PAINT PER SPECS.

TRAFFIC ARROW DETAIL
NTS



3.5' SCREEN WALL
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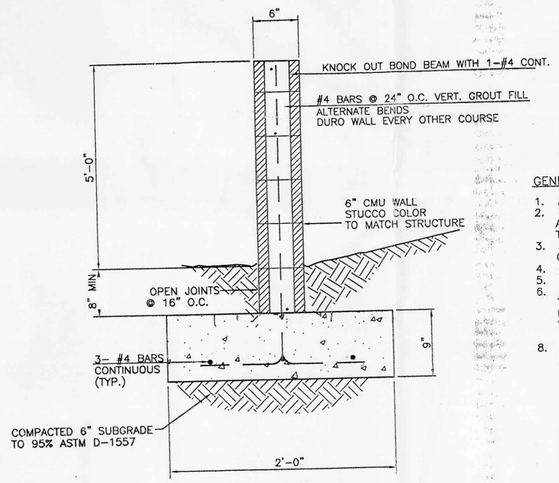

5' PERIMETER WALL SECTION
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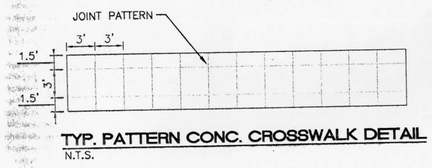
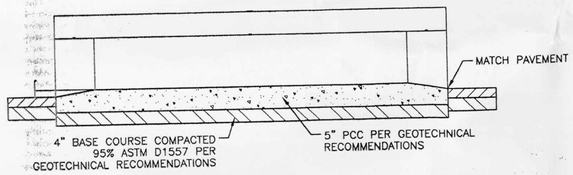


TYP. PATTERN CONC. CROSSWALK DETAIL
N.T.S.



RAISED CROSSWALK
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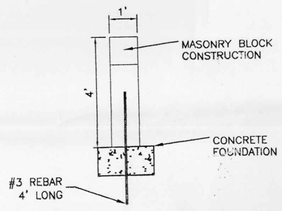
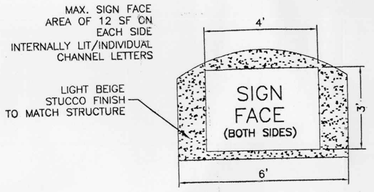
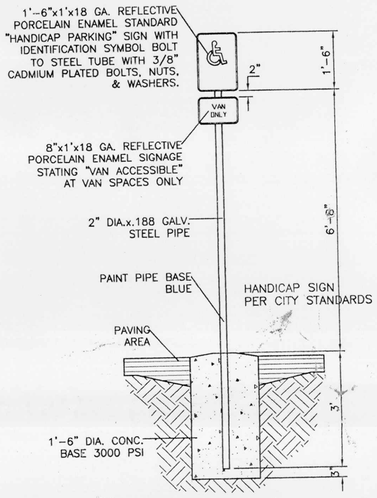




MONUMENT SIGN
N.T.S.



HANDICAP SIGN
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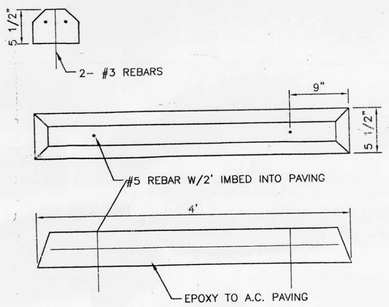

WHEEL BUMPER
NTS

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.

8. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'.

ALBUQUERQUE BUILDING & SAFETY MAR 2 5 2002 P.U.D. PLAN CHECK SECTION

ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868	700 MONTANO RD. DETAIL SHEET TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	DRAWN BY BMP DATE 01/07/02 2156.DWG SHEET # 5A JOB # 2156