

VICINITY MAP:
ZONE ATLAS PAGE A-14-Z

PROJECT NUMBER: _____
Application Number: _____

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 DRIC 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 Engineering, Transportation Division	Date
ABC/WLA	Date
Parks and Recreation Department	Date
City Engineer	Date
*Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

*Environmental Health, if necessary
6/28/07

SITE PLAN GENERAL NOTES

- DEVELOPER IS RESPONSIBLE FOR PERMANENT IMPROVEMENTS TO THE TRANSPORTATION FACILITIES ADJACENT TO THE PROPOSED DEVELOPMENT SITE PLAN, AS REQUIRED BY THE DEVELOPMENT REVIEW BOARD (DRB).
- SITE PLAN SHALL COMPLY AND BE IN ACCORDANCE WITH ALL APPLICABLE CITY OF ALBUQUERQUE REQUIREMENTS, INCLUDING THE DEVELOPMENT PROCESS MANUAL AND CURRENT ADA CRITERIA.
- ALL NEW REUSE ENCLOSURES MUST BE BUILT TO CMA MINIMUM SPEC. REQUIREMENTS INCLUDING A SANITARY DRAIN.
- GROUND MOUNTED EQUIPMENT SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO UTILITY FACILITIES. ALL SCREENING AND VEGETATION SURROUNDING GROUND MOUNTED TRANSFORMERS AND UTILITY PADS ARE TO ALLOW 10' OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5'-6" OF CLEARANCE ON THE REMAINING THREE SIDES FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES. REFER TO PUBLIC UTILITY SERVICE GUIDE AT WWW.PNM.COM FOR SPECIFICATIONS.
- ALL NEW STORAGE SHALL MEET THE REQUIREMENTS OF CABQ COMPREHENSIVE ZONING CODE SECTION 14-16-5 AND A SEPARATE PERMIT FOR STORAGE SHALL BE OBTAINED.

SITE PLAN KEYED NOTES

- ◇ EXISTING PROPERTY LINE
- ◇ ADA ACCESSIBLE RAMP: 1:12 SLOPE MAX. W/ DETECTABLE WARNING STRIP AT END OF RAMP. TYP.
- ◇ EXISTING 10' WATERLINE EASEMENT. FILED DEC. 27, 1974 VOL. 400 PGS. 318-82
- ◇ EXISTING 20' SOUTHERN UNION GAS CO. EASEMENT. FILED DEC. 23, 1974. BOOK 300 PGS. 983-84
- ◇ EXISTING 10' UTILITY EASEMENT. FILE AUG. 8, 1974. VOL. 300 PG. 510
- ◇ EXISTING 50' ROADWAY AND TEMPORARY DRAINAGE EASEMENT. FILE APRIL 30, 1982. VOL. 284 PG. 147
- ◇ PROPOSED FUTURE DEVELOPMENT
- ◇ EXISTING PEDESTRIAN CONNECTION / PUBLIC WALKWAY
- ◇ EXISTING SHARED ACCESS DRIVE. (RIGHT-IN, RIGHT-OUT, LEFT IN)
- ◇ EXISTING SHARED ACCESS DRIVE. (RIGHT-IN, RIGHT-OUT)
- ◇ LANDSCAPE AREA. SEE LANDSCAPE PLAN
- ◇ DRIVE THRU LANE (5 CAR QUEUING, 100' X LENGTH)
- ◇ NEW ADA ACCESSIBLE PEDESTRIAN CONNECTION WALKWAY. FINISH. USE COLORED OR TEXTURED CONC. PER 14-16-3-(H) CABQ COMP. ZONING CODE "PEDESTRIAN CONNECTIONS"
- ◇ EDGE OF TEMPORARY SHARED DRIVE UNDER SHARED ACCESS AGREEMENT
- ◇ STANDARD PARKING SPACE. 8'-6" W X 18'L
- ◇ SMALL CAR PARKING SPACE. 8' W X 15'L (MIN) SMALL CAR PARKING NOT TO EXCEED 10 SPACES OR 20% OF TOTAL RECD. PARKING. PAINT "COMPACT" & EA. SPACE
- ◇ HC PARKING SPACE. 9'X20' HC AISLE. 12'X20' W/O AISLE. PROVIDE ADA PARKING SPN PER DETAIL 5/A1-B
- ◇ DOUBLE DUMPSTER ENCLOSURE 10'X24' CLEAR INSIDE. SEE SHEET A1-B FOR DETAILS
- ◇ BICYCLE RACK. PARKING FOR 3 BIKES
- ◇ 2 MOTORCYCLE PARKING SPACES AT 4'X8' W/DESIGNATED MOTORCYCLE PARKING ONLY SIGN
- ◇ PEDESTRIAN CROSSING 6' WIDE W/ 24" STRIPING
- ◇ SITE DRAINAGE - RETENTION POND
- ◇ PROPOSED LOCATION OF PYLON SIGN. SEE DET. 3/A1C
- ◇ PROPOSED SITE LIGHTING (POLE LIGHT) AT 20' MAX. SEE DETAIL 2/A1-B
- ◇ 6' WIDE, ADA ACCESSIBLE PUBLIC SIDEWALK.
- ◇ ADA ACCESS AISLE @ 8'W X 20'L. PAINT "NO PARKING" AT REAR OF AISLE, IN CAPITAL LETTERS AT LEAST 1" HIGH AND 2" WIDE. (66-1-4.18 NACSA 1978)

PARKING DATA

PARKING REQUIREMENT:
PER CABQ COMP ZONING CODE 14-16-3-1
RESTAURANT: 1 SPACE PER 4 SEATS
@ 124 SEATS = 31 SPACES REQUIRED
50 TOTAL SPACES PROVIDED
MOTORCYCLE PARKING REQUIRED: 2 SPACES
MOTORCYCLE PARKING PROVIDED: 2 SPACES
DISABLED PARKING REQUIRED: 3 SPACES
DISABLED PARKING PROVIDED: 3 SPACES
BICYCLE PARKING REQUIRED: 3 SPACES
BICYCLE PARKING PROVIDED: 3 SPACES

SITE DATA

NOTE: SUBDIVISION OF THE PROPERTY HAS BEEN APPROVED BY CABQ EPC CASE #000089. AND FINAL APPROVAL BY DRB SHALL BE COMPLETED PRIOR TO EPC SITE PLAN FOR BUILDING PERMIT HEARING. SUBJECT PROPERTY IS ON PROPOSED LOT 1

LEGAL DESCRIPTION:
TRACT C-4-A OF TRACTS C3A, C3B, C3C & C4A SEVEN BAR RANCH CONT

ZONING:
SU-1 FOR IP USES

SECTOR PLAN:
SEVEN BAR RANCH SECTOR DEVELOPMENT PLAN

SITE AREA
TOTAL (EXISTING) LOT SQ. FT. = 53,566 SF.
TOTAL (EXISTING) LOT ACRES = 1.22 ACRES

BUILDING SETBACKS

FRONT	15' MIN.
REAR	15' MIN.
SIDE	5' MIN.
SIDE	5' MIN.

MAXIMUM BUILDING HEIGHT
26 FT.

FLOOR AREA RATIO:
REQUIRED: .5 MAX.
LOT C4A-1 SQ. FT. = 53,566 SF.
BUILDING SQ. FT. = 3898 SF.
F.A.R. PROVIDED: 7.2%

ARCHITECT:

Architect:	Clint Wilsey
	clint.wilsey@gmail.com
	505 280-0043
DRAWN BY:	CJW
ISSUE:	-

COMMERCIAL REDEVELOPMENT

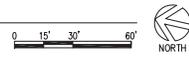
3615 NM HWY 528
Albuquerque, NM

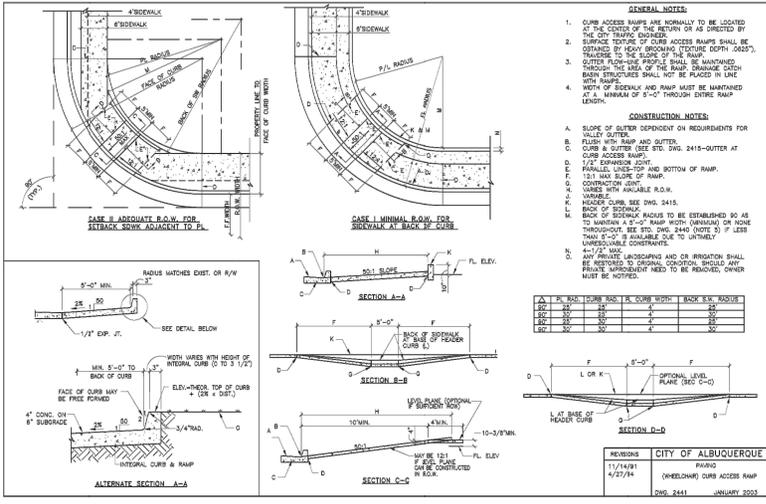
DATE: 2/21/17

SHEET TITLE:
EPC SITE PLAN
FOR BUILDING PERMIT

A-1 SITE DEV. PLAN
FOR BUILDING PERMIT

1 SITE PLAN
SCALE: 1" = 30'-0"





1 ADA RAMP DETAIL
SCALE: N.T.S.

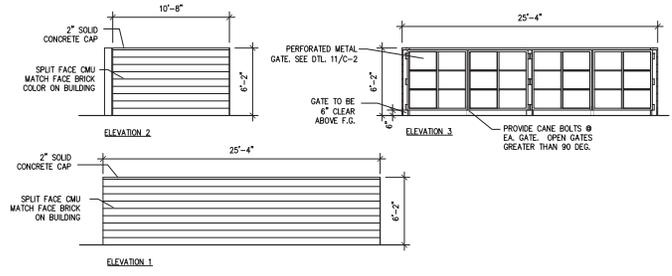


- SITE LIGHTING NOTES:**
- THE LOCATION OF THE LIGHTING FIXTURES TOGETHER WITH ITS CUT-OFF ANGLES SHALL BE SUCH THAT IT DOES NOT DIRECTLY SHINE ON ANY PUBLIC RIGHT-OF-WAY OR ADJACENT RESIDENTIAL PROPERTIES.
 - THE MAXIMUM HEIGHT OF A LIGHT POLE MEASURED FROM THE FINISH GRADE TO THE TOP SHALL BE 20'.

LUMINAIRE SCHEDULE

TYPE	QTY.	MANUFACTURER	MODEL NUMBER	NO. LAMPS PER FIXTURE	WARRANTY TYPE	WARRANTY PERIOD	WARRANTY PERIOD	COLOR	POLE MOUNT
1	1	LITHONIA	1500 LED 100 100 500 150 (W/1 HS DELTA (BLACK))	275	5 YEAR	275	275	BLACK	MAX HT. 20'

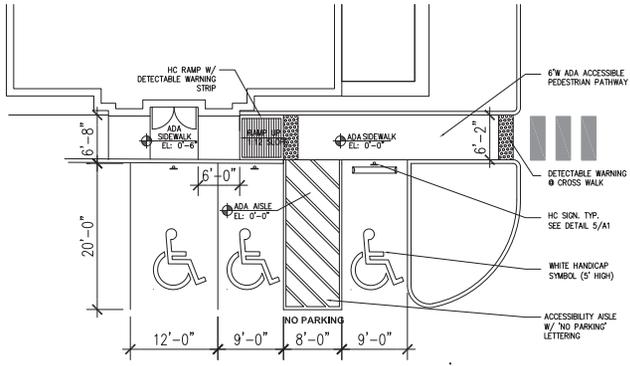
2 SITE LIGHTING DETAILS & SCHEDULE
SCALE: N.T.S.



3 TRASH ENCLOSURE DETAIL
SCALE: 3/16" = 1'-0"



5 HANDICAP SIGNAGE
SCALE: 1" = 1'-0"



4 HC PARKING SPACE / PED. ACCESS
SCALE: 1/8" = 1'-0"

ARCHITECT:

Architect:
Clint Wilsey
clint.wilsey@gmail.com
505 280-0043

DRAWN BY: CJW

ISSUE: -

COMMERCIAL REDEVELOPMENT
3615 NM HWY 528
Albuquerque, NM

DATE: 2/21/17

SHEET TITLE:
EPC SITE PLAN
FOR BUILDING PERMIT

A-1B
SITE PLAN DETAILS

SU-1 ZONING

Pond, See Grading Plan

Note: All Landscape beds shall be depressed below adjacent hardscap grade for water harvesting.

LOADING ZONE

SU-1 ZONING

ALAMEDA BLVD. NW (HWY- 528)
200' R.O.W. (VARIES)

ALAMEDA BLVD. N
200' R.O.W. (VARIES)



L1 3615 HWY 528 - LANDSCAPE PLAN

LANDSCAPE LEGEND

QTY	SIZE	COMMON/BOTANICAL	H/W	MO USE
2	2' cal	Chinese Pistache <i>Platanus chinensis</i>	40x35	M+
2	2' cal	Honey Locust <i>Gleditsia triacanthos</i>	50x45	M
3	6 - 8'	Austrian Pine <i>Pinus nigra</i>	35x25	M
4	15 Gal	Crape Myrtle <i>Lagerstemia indica</i>	15x5	M
2	4 - 6'	Palm Yucca <i>Yucca faxoniana</i>	15x5	M
14	15 Gal	Oklahoma Redbud <i>Cercis canadensis 'Oklahoma'</i>	15x5	M
5	15 Gal	Desert Willow <i>Chilopsis linearis</i>	30x25 6/25 3/25	M
1	5 Gal	Wickiwoogie <i>Raphiostepis indica</i>	3x5 25 2/25	M
31	5 Gal	Hardier Seed Grass <i>Calamagrostis arundinacea</i>	25x2 4 1/4	M
9	5 Gal	Shiraz Geranium <i>Berberis julianae</i>	5x5 25 1/50	M
6	5 Gal	Blue Star Jasmine <i>Buxfordia davidii</i>	5x5 144 1/256	M
9	5 Gal	Shiraz Geranium <i>Asplenium nudiflorum</i>	5x5 144 1/256	M
13	5 Gal	Blue Star Jasmine <i>Chamaelirium sabinia 'Buffalo'</i>	5x5 5 1/25	M
12	1 Gal	Blue Star Jasmine <i>Sonia Greggii</i>	2x3 5 1/25	M
11	1 Gal	Blue Star Jasmine <i>Coryopteris x claudonensis</i>	3x3 5 99	M
5	1 Gal	Blue Star Jasmine <i>Eriogonum laticifolia</i>	5x5 36 180	L
8	1 Gal	Blue Star Jasmine <i>Apocynum</i>	5x5 64 320	L
12	1 Gal	Blue Star Jasmine <i>Chrysothamnus nauseosus</i>	5x5 64 320	L
15	2-3cf	Oversize Accent Cobble Navying Native Seed		

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 City of Albuquerque Landscape Ordinance. Approval of this plan does not constitute or imply exemption from other applicable provisions of the Water Conservation Landscaping and Water Use Ordinance.

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

Gray 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.

Reference Grading Plan for all Curb Cut, Pond Elevation of Landscape Areas, etc. NO GRADING INFORMATION OR INSTRUCTIONS SHALL BE TAKEN FROM THE LANDSCAPE PLAN.

IRRIGATION NOTES:
Irrigation shall be a complete underground system with trees to receive 1 Netfalm spiral (50' length) with 3 loops at a final radius of 45' from tree trunk, placed in plastic. Netfalm shall have emitters 12" o.c. with a flow of 6-gph. Sprinkler to receive 0.12 GPH Drip Emitters. Drip and Bubble systems to be tied to 1/2" polytube with flush caps at each end. Trees and shrubs shall be on separate valves.

Run time per each shrub drip valve will be approximately 9 minutes per day. Tree drip valves shall run 15 hours, 3 times per week. Run time will be adjusted according to the season.

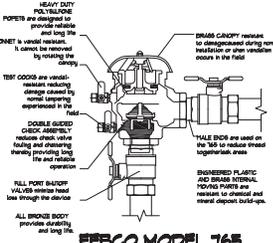
Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.

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

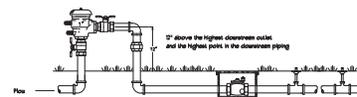
Irrigation maintenance shall be the responsibility of the Property Owner. Water and Power source shall be the responsibility of the Developer/Builder.

LANDSCAPE CALCULATIONS

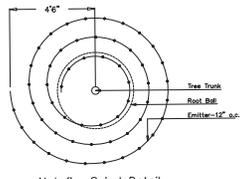
TOTAL LOT AREA (sf)	53645
TOTAL BUILDING AREA (sf)	3059
TOTAL LOT AREA (sf)	49147
LANDSCAPE REQUIREMENT	X .75
TOTAL LANDSCAPE REQUIRED (sf)	36862
TOTAL ON-SITE LANDSCAPE PROVIDED	10661
TOTAL LIVE GROUNDCOVER REQUIRED	5183
TOTAL LIVE GROUNDCOVER PROVIDED	8734



FESCO MODEL 765 Pressure Valve Drainer



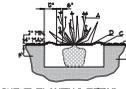
FESCO MODEL 765 Pressure Valve Drainer



Netafilm Spiral Detail



TREE PLANTING DETAIL



SHRUB PLANTING DETAIL

CONSTRUCTION NOTES:
1. SHRUBS SHALL BE PLACED ON UNCOMPRESSED SOIL TO PREVENT TREE TILT.
2. TOP OF ROOTBALL INDICATED LEVEL AT EACH TREE SHALL BE USED TO DETERMINE THE LEVEL AT WHICH THE TREE SHOULD BE INSTALLED THAT LEVEL MAY BE EXCEEDED BY ONLY ONE INCH LATER OF SOIL.
3. PRIOR TO BACKFILLING TREE, ALL WIRE NETS AND BRASS MATERIALS SHALL BE REMOVED FROM THE TREE AND MULCHING SHALL BE PLACED.
4. PRIOR TO BACKFILLING ALL SHRUBS SHALL BE CUT AND SHOOT PROTECTANT OF THE ROOTBALL.
5. BACKFILL WITH BEST SOIL.
6. 3" DEPTH OF GRAVEL FILTER.
7. MULCHING.
8. UNCOMPRESSED SOIL.



The Hilltop
Landscape Architects
Albuquerque, NM 8713
Cort, LLC 966-969
Fax: (505) 920-1137
dani@hilltoplandscape.com

Landscape Architect



November 30, 2016

3615 Hwy. 528
Rio Rancho, NM

LANDSCAPE PLAN

The design contained herein is the property of The Hilltop Landscape Architects, Inc. and is provided by contract to the client. It is not to be used, copied, reproduced, or otherwise disseminated without the express prior approval of The Hilltop Landscape Architects, Inc.



DESIGNED BY
DAN MITCHELL
Landscape Architect
DATE
11/30/16

SHEET #
LS-101



LEGEND:

- 38.00 PROPOSED SPOT ELEVATIONS (FINISHED GRADE)
- MATCH (38.19) MATCH EXISTING ELEVATIONS
- TOP OF CONCRETE
- FL FLOW LINE, CURB
- INV INVERT
- FG FINISH GRADE
- TBC TOP OF BASE COURSE
- TC TOP OF CURB
- TG TOP OF GRATE
- FLOW ARROW
- GRADE BREAK-HIGH POINT
- SWALE
- SD STORM DRAIN LINE
- 5895 PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER LINE
- SD STORM DRAIN LINE
- STORM DRAIN INLET
- POWER POLE
- GUY WIRE
- OVERHEAD WIRES
- SEWER
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND COMMUNICATIONS LINE
- UNDERGROUND GAS LINE
- UNDERGROUND WATER LINE
- SANITARY SEWER CLEAN-OUT
- WATER METER
- WATER VALVE
- HYDRANT
- FENCE

GRADING AND DRAINAGE NARRATIVE

THE EXISTING PROPERTY FOR COMMERCIAL DEVELOPMENT IS LOCATED AT 3615 ALAMEDA BLVD. NW (HWY. 528). THE SITE IS ACCESSED FROM THE NORTH SIDE (EXISTING DEVELOPMENT) FROM NORTH BAR RANCH NW AND THE WEST SIDE FROM ALAMEDA BLVD. NW AND FROM THE EAST SIDE COMMERCIAL DEVELOPMENT. THE SITE CONSISTS OF AN EXISTING PARKING LOT, BUILDING AND CONCRETE FLATWORK. THERE IS AN EXISTING DEVELOPMENT (SEVEN BAR RANCH) ON THE NORTH AND SOUTH SIDE. THE PROPERTY IS BOUNDED BY ALAMEDA BLVD (NM-528) ON THE WESTSIDE. TO THE EAST IS A VACANT COMMERCIAL LOT. THE LAND IS GENERALLY FLAT AND SLOPES FROM THE SOUTHWEST TO THE NORTHEAST. THE POSSIBLE IMPROVEMENTS WILL BE NEW BUILDINGS AND ASSOCIATED CONCRETE FLATWORK, ASPHALT PARKING LOT, CURB AND GUTTERS AND ASSOCIATED SITE WORK.

THE PROPOSED GRADING IMPROVEMENTS WILL INCLUDE STANDARD CURB AND GUTTER, VALLEY GUTTERS, CURB CUTS AND RUNDOWNS ALLOWING STORMWATER INTO PROPOSED WATER HARVESTING AREAS. THIS WATER HARVESTING AREAS WILL BE USED TO MANAGE THE 90TH PERCENTILE STORM EVENTS (ROOF VOL = $(0.33 \text{ IN.} \times 65900 \text{ SF})/12 = 1850 \text{ CF}$. THE PROPOSED WATER HARVEST AREA VOL OF 2500 CF IS GREATER THAN 1850 CF, AS REQUIRED BY THE RECENT CITY OF ALBUQUERQUE DRAINAGE ORDINANCE CHANGES. ALL ROOF DRAINAGE AND PROPOSED ASPHALT PARKING AREAS WILL DISCHARGE INTO WATER HARVEST AREAS IN THE NORTH AND NORTHEAST CORNER OF THE SITE OR WATER QUALITY INLETS AT THE SOUTH END OF THE SITE.

WHEN THE SITE IS FULLY DEVELOPED AS PROPOSED ON THIS CONCEPTUAL G & D PLAN, THERE WILL BE A SLIGHT DECREASE IN RUNOFF FROM THAT OF EXISTING CONDITIONS. THE HYDROLOGY TABLE INDICATES THAT THE IMPERVIOUS AREA WILL DECREASE BY APPROXIMATELY 1700 SF RESULTING IN A DECREASE IN VOLUMERIC RUNOFF OF 130 CUBIC FEET. THE HYDROLOGY RESULTS INDICATE THAT THE PEAK FLOW RATE WILL REMAIN UNCHANGED.

THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A FEMA DESIGNATED FLOOD ZONE AS PER FEMA MAPS.

KEYED NOTES:

- 1) NEW HOT MIX ASPHALT.
- 2) APPROXIMATE LOCATION OF PROPERTY LINE.
- 3) NEW WATER QUALITY INLET.
- 4) NEW 12" STORM DRAIN PIPE.
- 5) CONNECT TO EXISTING STORM DRAIN INLET.
- 6) NEW WATER HARVEST AREA.
- 7) CONCRETE VALLEY GUTTER SWALE.
- 8) NEW BUILDING.
- 9) EXISTING ASPHALT.
- 10) SAW CUT EXISTING ASPHALT, MATCH EXISTING ELEVATION. SEE PLAN FOR ELEVATION.
- 11) RIP-RAP RUNDOWN.
- 12) NEW 12" STORM DRAIN OVERFLOW PIPE.
- 13) NEW TEMPORARY ASPHALT CURB.
- 14) NEW 12" CURB CUT FOR STORM WATER DRAINAGE.
- 15) NEW 36" CURB CUT FOR STORM WATER DRAINAGE.

DRAINAGE CALCULATIONS

Precipitation Zone 1 - 100-year Storm P(360) = 2.20 in P(1440) = 2.66 in

Basin	Basin Area (Ac)	Land Treatment Factors				Ew (in)	V(100-6) (af)	V(100-24) (af)	Q(100) (cfs)
		A	B	C	D				
Existing Conditions	1.84	0.00	0.07	0.42	1.35	1.70	0.280	0.312	7.25
Total	1.84								7.25
Proposed Conditions	1.84	0.00	0.00	0.53	1.31	1.69	0.259	0.309	7.25
Total	1.84								7.25

Precipitation Zone 1 - 10-year Storm P(360) = 1.47 in P(1440) = 1.78 in

Basin	Basin Area (Ac)	Land Treatment Factors				Ew (in)	V(10-6) (af)	V(10-24) (af)	Q(10) (cfs)
		A	B	C	D				
Existing Conditions	1.84	0.00	0.07	0.42	1.35	1.02	0.156	0.191	4.58
Total	1.84								4.58
Proposed Conditions	1.84	0.00	0.00	0.53	1.31	1.01	0.155	0.188	4.58
Total	1.84								4.58



ARCHITECT:

Architect:
 Clint Wilsey
 clint.wilsey@gmail.com
 505 280-0043

DRAWN BY:	JAL
ISSUE:	-

COMMERCIAL REDEVELOPMENT

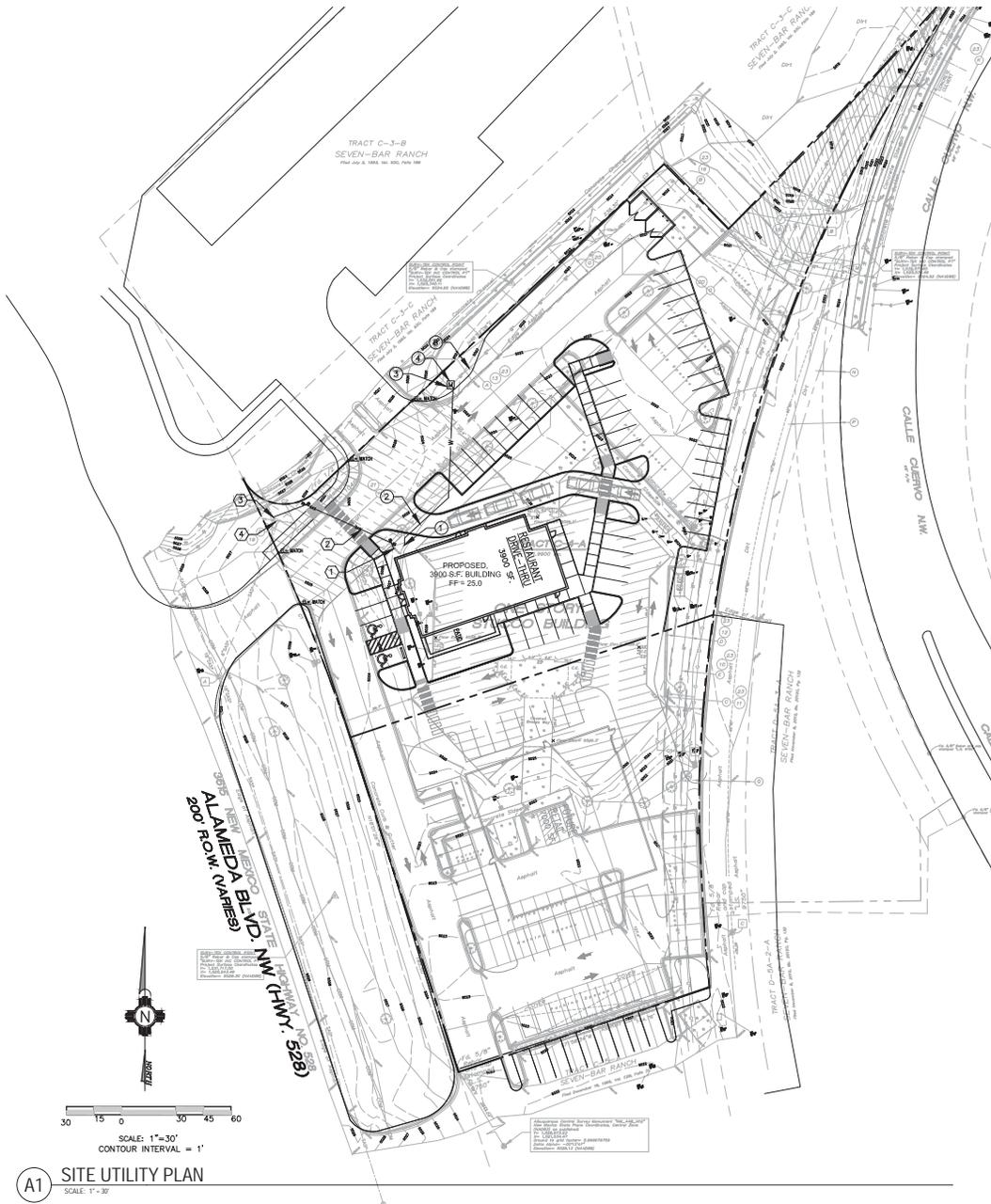
3615 NM HWY 528
 Albuquerque, NM

DATE: 2/22/17

SHEET TITLE:
 EPC CONCEPTUAL GRADING AND DRAINAGE PLAN FOR BUILDING PERMIT

C-101

A1 GRADING AND DRAINAGE PLAN
 SCALE: 1"=30'



WATER KEYNOTES

- ① CONNECT NEW 2" DOMESTIC WATER SERVICE LINE TO PROPOSED BUILDING. SEE MECHANICAL PLANS FOR INVERT AND EXACT LOCATION PRIOR TO CONSTRUCTION.
- ② NEW 2" DOMESTIC WATER SERVICE LINE, AS PER COA STANDARD DWG 2301, 2315, 2363.
- ③ NEW 2" ABCWJA APPROVED WATER METER WITH METER BOX, AS PER COA STANDARD DWG 2367 AND ABCWJA STANDARD DWG 2369.
- ④ CONNECT NEW 2" DOMESTIC WATER SERVICE TO EXISTING 8" WATER MAIN. CONTRACTOR SHALL FIELD VERIFY LOCATION PRIOR TO CONSTRUCTION.
- ⑤ EXISTING 8" WATER DISTRIBUTION MAIN TO REMAIN IN PLACE.

SANITARY SEWER KEYNOTES

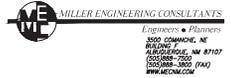
- ① NEW 4" SANITARY SERVICE LINE, WITH DOUBLE CLEANOUTS, TO PROPOSED BUILDING. SEE MECHANICAL PLANS FOR INVERT AND EXACT LOCATION PRIOR TO CONSTRUCTION.
- ② NEW 4" SANITARY SEWER SERVICE LINE, MIN. SLOPE = 2.0%, AS PER WATER AUTHORITY STANDARD DWG. 2125.
- ③ CONNECT NEW 4" SANITARY SEWER SERVICE LINE TO EXISTING SANITARY SEWER LINE. CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION PRIOR TO CONSTRUCTION. AS PER ABCWJA STANDARD DWG 2125.
- ④ EXISTING SANITARY SEWER LINE TO REMAIN.

GENERAL NOTES:

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1996 EDITION AS REVISED THROUGH UPDATE #5, INCLUDING AMENDMENT #1.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (811) FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES. IF A CONFLICT EXISTS BETWEEN EXISTING UTILITIES AND PROPOSED UTILITIES, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. SEVEN (7) WORKING DAYS PRIOR TO BEGINNING OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO CITY OF ALBUQUERQUE TRAFFIC DEPARTMENT A DETAILED CONSTRUCTION SCHEDULE AND TRAFFIC CONTROL PLAN. TWO (2) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CITY OF ALBUQUERQUE TRAFFIC ENGINEER. CONTRACTOR SHALL NOTIFY THE CITY OF ALBUQUERQUE TRAFFIC ENGINEER (848-1500) PRIOR TO OCCUPYING AN INTERSECTION OR PERFORMING CONSTRUCTION ON A ROADWAY.
6. ALL WORK AFFECTING ARTERIAL ROADWAYS REQUIRES TWENTY-FOUR HOUR CONSTRUCTION.
7. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKING BY CONTRACTOR TO THE SAME LOCATION AS WAS EXISTING, OR AS INDICATED BY THIS PLAN SET.
8. CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE CITY SURVEYOR MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DESTROY PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE CITY SURVEYOR AND SHALL NOTIFY THE CITY SURVEYOR AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DESTROYED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEYOR. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATIONS OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT TO COVER THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
9. CONTRACTOR SHALL RECORD DATA ON ALL UTILITY LINES AND ACCESSORIES AS REQUIRED BY THE CITY OF ALBUQUERQUE FOR THE PREPARATION OF "AS CONSTRUCTED" DRAWINGS. CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAVE BEEN RECORDED.
10. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY GRAFFITI FROM ALL EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
11. CONTRACTOR SHALL COORDINATE WITH THE ALBUQUERQUE-BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWJA) SEVEN (7) DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE. WORK REQUIRING SHUTOFF OF WELL COLLECTORS, TRANSMISSION LINES, OR FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY FOURTEEN (14) DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTOFF REQUESTS MUST BE MADE ONLINE AT: http://abcwja.org/Water_Main_Shutoff.aspx.
12. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH CSHA 29 CFR 1926.650, SUBPART F.
13. ELECTRONIC MARKER SPHERES (EMS) WILL BE PLACED ACCORDING TO SECTION 170 OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL CONSTRUCTION SIGNING AND TRAFFIC CONTROL SIGNAGE UNTIL THE PROJECT HAS BEEN ACCEPTED BY THE CITY OF ALBUQUERQUE.
15. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DAMAGE TO EXISTING PAVEMENT, PAVEMENT MARKINGS, CURB AND GUTTER, HANDICAP RAMPS AND SIDEWALK DURING CONSTRUCTION APART FROM THOSE SECTIONS INDICATED FOR REMOVAL ON THE PLANS AND SHALL REPAIR OR REPLACE, PER CITY OF ALBUQUERQUE STANDARD, AT THEIR OWN EXPENSE.
16. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS FROM ABCWJA (WATER UTILITY AUTHORITY), AND CITY OF ALBUQUERQUE INCLUDING, BUT NOT LIMITED TO, THE STREET EXCAVATION PERMIT PRIOR TO CONSTRUCTION. THE PREFERRED BMP IS TO REMOVE SEDIMENT/POLLUTANTS ON THE PROPERTY WHERE CONSTRUCTION ACTIVITY IS OCCURRING.
17. ALL WATERLINE PIPE SHALL BE C-900 PVC.
18. ALL SANITARY SEWERLINE PIPE SHALL BE SDR-35 PVC.
19. CONTRACTOR SHALL PROVIDE SUBMITTALS TO THE PROJECT ENGINEER AND THE ABCWJA FOR REVIEW PRIOR TO CONSTRUCTION.
20. CONTRACTOR SHALL USE RESTRAINED JOINTS AS NECESSARY PER RESTRAINED JOINT MANUFACTURERS RECOMMENDATIONS.
21. CONTRACTOR SHALL ADJUST ALL EXISTING UTILITY COMPONENTS TO GRADE AS NECESSARY, PER ABCWJA STANDARD DRAWINGS AND DETAILS.
22. BACK FILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
23. MAINTENANCE OF THE WATER AND SANITARY SEWER UTILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY BEING SERVED.

LEGEND:

- W — PROPOSED WATER SERVICE LINE
- SAS — PROPOSED SANITARY SEWER LINE
- W — EXISTING WATER SERVICE LINE
- SAS — EXISTING SANITARY SEWER LINE
- ⊞ PROPOSED CLEANOUT
- ⊞ PROPOSED WATER METER
- ⊞ PROPOSED FIRE HYDRANT
- PROPOSED MANHOLE



ARCHITECT:

Architect:
 Clint Wilsey
 clint.wilsey@gmail.com
 505 280-0043

DRAWN BY: JAL

ISSUE: -

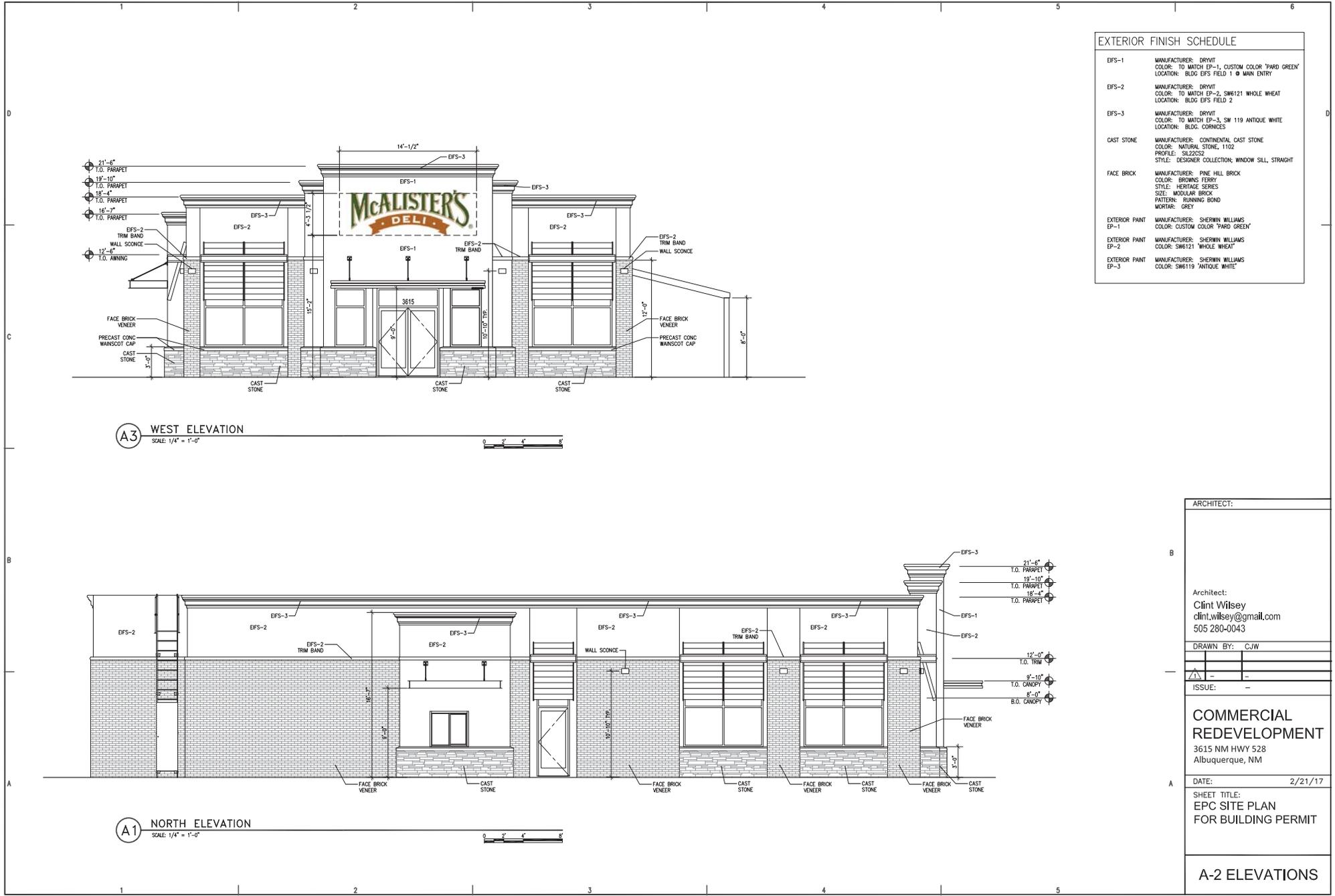
COMMERCIAL REDEVELOPMENT
 3615 NM HWY 528
 Albuquerque, NM

DATE: 2/22/17

SHEET TITLE:
EPC CONCEPTUAL SITE UTILITY PLAN FOR BUILDING PERMIT

C-102

A1 SITE UTILITY PLAN
 SCALE: 1" = 30'



EXTERIOR FINISH SCHEDULE	
EPS-1	MANUFACTURER: DRYWIT COLOR: TO MATCH EP-1, CUSTOM COLOR 'PARD GREEN' LOCATION: BLDG EPS FIELD 1 @ MAIN ENTRY
EPS-2	MANUFACTURER: DRYWIT COLOR: TO MATCH EP-2, SW6121 WHOLE WHEAT LOCATION: BLDG EPS FIELD 2
EPS-3	MANUFACTURER: DRYWIT COLOR: TO MATCH EP-3, SW 119 ANTIQUE WHITE LOCATION: BLDG CORNICES
CAST STONE	MANUFACTURER: CONTINENTAL CAST STONE COLOR: NATURAL STONE, 1102 PROFILE: SIL22CS2 STYLE: DESIGNER COLLECTION, WINDOW SILL, STRAIGHT
FACE BRICK	MANUFACTURER: PINE HILL BRICK COLOR: BRIMMS FERRY STYLE: HERITAGE SERIES SIZE: MODULAR BRICK PATTERN: RUNNING BOND MORTAR: GREY
EXTERIOR PAINT	MANUFACTURER: SHERWIN WILLIAMS COLOR: CUSTOM COLOR 'PARD GREEN'
EXTERIOR PAINT	MANUFACTURER: SHERWIN WILLIAMS COLOR: SW6121 'WHOLE WHEAT'
EXTERIOR PAINT	MANUFACTURER: SHERWIN WILLIAMS COLOR: SW6119 'ANTIQUE WHITE'

A3 WEST ELEVATION

SCALE: 1/4" = 1'-0"



A1 NORTH ELEVATION

SCALE: 1/4" = 1'-0"



ARCHITECT:

Architect:
Clint Wilsey
 clint.wilsey@gmail.com
 505 280-0043

DRAWN BY: CJW

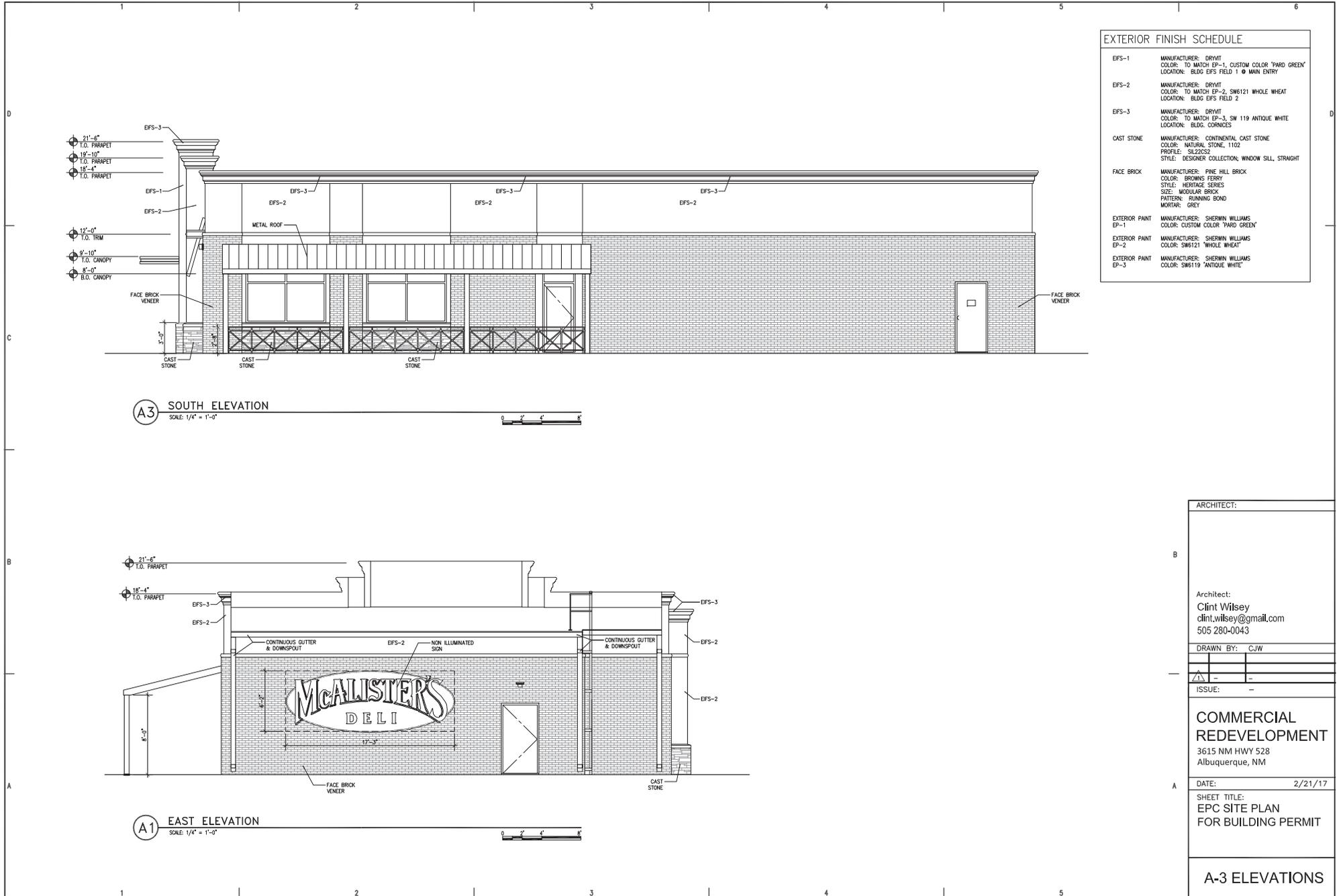
ISSUE: -

COMMERCIAL REDEVELOPMENT
 3615 NM HWY 528
 Albuquerque, NM

DATE: 2/21/17

SHEET TITLE:
**EPC SITE PLAN
 FOR BUILDING PERMIT**

A-2 ELEVATIONS



EXTERIOR FINISH SCHEDULE

EPS-1	MANUFACTURER: DRYVIT COLOR: TO MATCH EP-1, CUSTOM COLOR "PARD GREEN" LOCATION: BLDG EPS FIELD 1 @ MAIN ENTRY
EPS-2	MANUFACTURER: DRYVIT COLOR: TO MATCH EP-2, SW6121 WHOLE WHEAT LOCATION: BLDG EPS FIELD 2
EPS-3	MANUFACTURER: DRYVIT COLOR: TO MATCH EP-3, SW 119 ANTIQUE WHITE LOCATION: BLDG CORNICES
CAST STONE	MANUFACTURER: CONTINENTAL CAST STONE COLOR: NATURAL STONE, 1102 PROFILE: SKZZCS2 STYLE: DESIGNER COLLECTION; WINDOW SILL, STRAIGHT
FACE BRICK	MANUFACTURER: PINE HILL BRICK COLOR: BROWNS FERRY STYLE: HERITAGE SERIES SIZE: MODULAR BRICK PATTERN: RUNNING BOND MORTAR: GREY
EXTERIOR PAINT EP-1	MANUFACTURER: SHERWIN WILLIAMS COLOR: CUSTOM COLOR "PARD GREEN"
EXTERIOR PAINT EP-2	MANUFACTURER: SHERWIN WILLIAMS COLOR: SW6121 "WHOLE WHEAT"
EXTERIOR PAINT EP-3	MANUFACTURER: SHERWIN WILLIAMS COLOR: SW6119 "ANTIQUE WHITE"

A3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

A1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

ARCHITECT:	
B	
Architect: Clint Wilsey clint.wilsey@gmail.com 505 280-0043	
DRAWN BY: CJW	
ISSUE: -	
A	
COMMERCIAL REDEVELOPMENT	
3615 NM HWY 528 Albuquerque, NM	
DATE:	2/21/17
SHEET TITLE: EPC SITE PLAN FOR BUILDING PERMIT	
A-3 ELEVATIONS	

