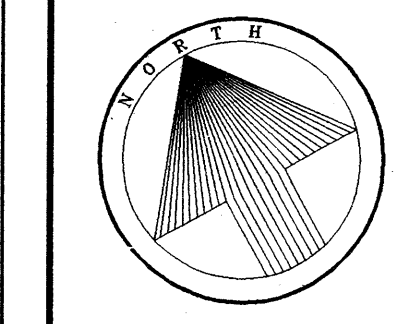


ARCHITECT: AUTOZONE INC.  
 123 SOUTH FRONT STREET  
 MEMPHIS, TENNESSEE 38103  
 TEL.: (901) 495-8726 FAX: (901) 495-8424

PREPARED FOR: **AutoZone STORE DEVELOPMENT**  
 STORE NO: 2249  
 MONTGOMERY BLVD  
 ALBUQUERQUE NM 87102  
 MASTER PLAN



SCALE: 1" = 30'-0"  
**REVISIONS**  
 1. 8-2-04  
 2.  
 3.  
 4.  
 5.  
 6.  
 7.  
 ARCHITECT: AN  
 DRAFTSMAN: CT  
 CHECKED BY:  
 PERMIT DATE: 06-03-04  
 PROTOTYPE SIZE: 65WR  
**MP-1**

**LEGAL DESCRIPTION**  
 TRACT A-2 MONTGOMERY CROSSING  
 MONTGOMERY BLVD N.E.  
 ALBUQUERQUE, NM 87110

**ZONING**  
 SUI FOR C1 & O1 USES. PROPOSED SUI FOR C1, O1 & RT USE

**ZONE ATLAS PAGE**  
 G-20-Z

**TYPE OF CONSTRUCTION**  
 WN

**SITE AREAS**  
 GROSS: 153,331 S.F. (3.52 ACRES)  
 BUILDINGS: 32,861 S.F.  
 PEDESTRIAN PLAZA: 1,100 S.F.  
 NET LOT: 119,370 S.F. (2.74 ACRES)  
 WALKS: 6,676 S.F.  
 PAVED: 72,131 S.F.

**LANDSCAPING**  
 REQUIRED: 17,905 S.F. (15% OF NET)  
 PROVIDED: 24,152 S.F. (22% OF NET)

**TOTAL DEVELOPMENT PARKING CALCULATION**

TRACT	BLDG AREA SF	REQ'D PARKING *	PROVIDED
A-2-A	(1) 6816	32	24
A-2-B	(2) 4245	19	36
A-2-C	(3) 10,800	49	50
A-2-D	(4) 11,000	50	43
TOTAL	32,861	150	153
A-2-E,F,G	(5) 5000 +/-	6	6

\* 1 SP./200 SF MINUS 10% FOR BUS SERVICE

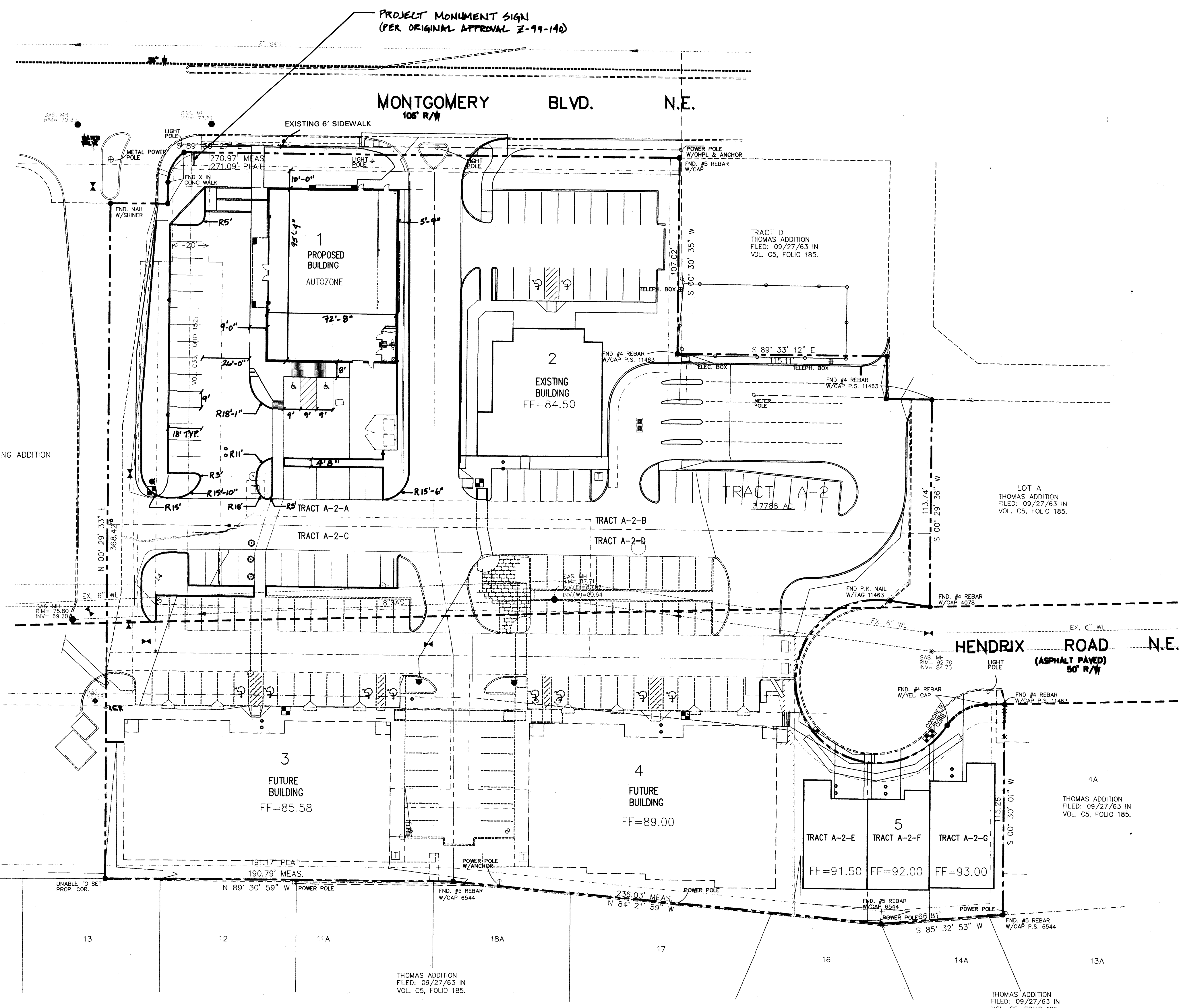
**BICYCLE PARKING**  
 REQUIRED: 1 BICYCLE SPACE PER EACH 20 AUTOMOBILE PARKING SPACES = 8 SPACES  
 PROVIDED: 1 BICYCLE RACK W/ 4 BICYCLE SPACES PER EACH LOT = 16 BICYCLE PARKING

- NOTES:**
1. A SHARED PARKING AGREEMENT SHALL BE DULY EXECUTED AND RECORDED PRIOR TO RECEIVING AN OCCUPANCY SIGN-OFF FROM THE CITY OF ALBUQUERQUE.
  2. NO VEHICLE SERVICE, REPAIR, OR MAINTENANCE ACTIVITIES ARE PERMITTED ON THE SITE.

CASE NUMBER: Z-99-140  
 PROJECT NUMBER: 1000300  
 APPLICATION NUMBER: 09450-00000-00267-04 DEB-01238  
 SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

**PROJECT NUMBER:**  
**Application Number:**  
 Is an Infrastructure List required? ( ) Yes  No If yes, then a set of approved DRP 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:

*[Signatures and Dates]*  
 Traffic Engineering, Transportation Division: 12-13-04  
 Utilities Development: 8-18-04  
 Parks and Recreation Department: 8-18-04  
 City Engineer: 8-18-04  
 Environmental Health Department (conditional):  
 Solid Waste Management: 8-9-04  
 DRB Chairperson, Planning Department: 12/13/04



TRACT A-1  
 MONTGOMERY CROSSING ADDITION  
 PHASE III

© COPYRIGHT 2003

PROS 1000300

CI  
 R = 20.00'  
 D = 2223'34"  
 CD = S 11°41'28" W  
 CH = 7.77'  
 L = 7.82'

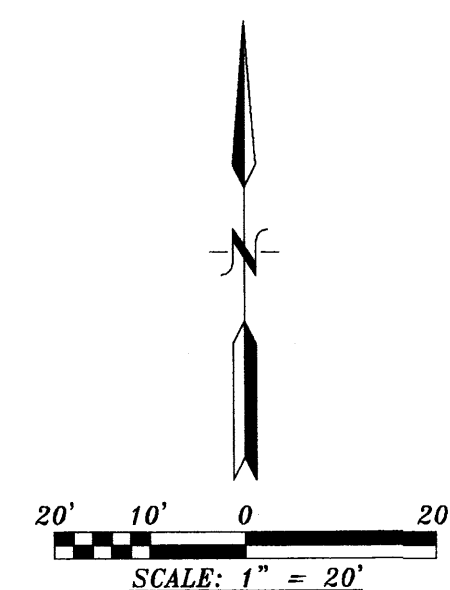
UTILITY COMPANY INFORMATION

ELECTRIC AND GAS:  
 LEONARD MARTINEZ  
 PNM ELECTRIC AND GAS SERVICE  
 ADDRESS: ALVARADO SQUARE  
 ALBUQUERQUE, NEW MEXICO 87158  
 PHONE: (505) 241-4844

TELEPHONE:  
 QWEST  
 DAVID MUELLER  
 ADDRESS: 4TH STREET AND TRUJERAS  
 ALBUQUERQUE, NEW MEXICO 87103  
 PHONE: (505) 245-8706

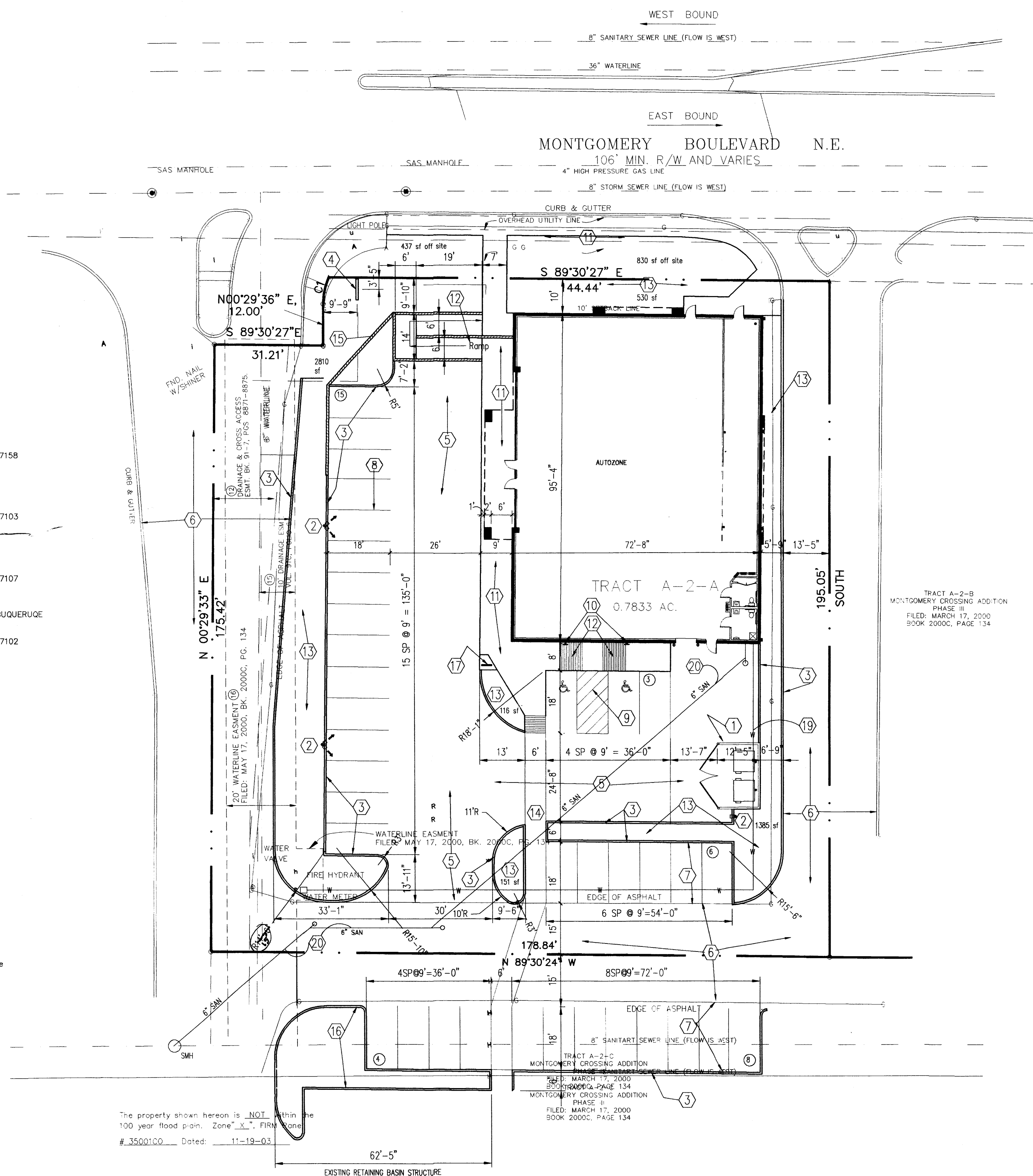
CABLE T.V.:  
 COMCAST  
 RITA ERICKSON  
 ADDRESS: 4811 MONTEBEL PLACE N.E.  
 ALBUQUERQUE, NEW MEXICO 87107  
 PHONE: (505) 761-6235

WATER AND SEWER SERVICE:  
 PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE  
 RODGER GREEN  
 ADDRESS: PLAZA del SOL  
 ALBUQUERQUE, NEW MEXICO 87102  
 PHONE: (505) 924-3989



The property shown hereon is NOT within the 100 year flood plain, Zone "X", FIRM Panel # 35001C0 Dated: 11-19-03

The property shown hereon is NOT within the 100 year flood plain, Zone "X", FIRM Panel # 35001C0 Dated: 11-19-03



LEGAL DESCRIPTION:

TRACT LETTERED "A-2-A", MONTGOMERY CROSSING ADDITION, PHASE III, ALBUQUERQUE, 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 MAY 17, 2000 IN PLAT BOOK 2000C, FOLIO 134.

KEYNOTES

BUILDING & PAVING

- 1 Masonry trash enclosure
- 2 Concrete light pole base with dark bronze anodized light pole and light fixtures. OVERALL HEIGHT= 16'-0"
- 3 6" Concrete curb, typical as shown at all parking and driveway areas.
- 4 Monument Sign- 6' H x 8' W. See dwg. PS-2 for Elevation
- 5 Concrete paving
- 6 Existing asphalt paving to remain
- 7 New asphalt paving
- 8 4" wide parking stripe painted orange
- 9 4" wide diagonal stripes painted orange
- 10 Accessible parking sign
- 11 Concrete sidewalk
- 12 Concrete handicap ramp - MAXIMUM SLOPE 1:12 (8.33%)
- 13 New landscape area - Provide 3" topsoil.
- 14 6' wide salted conc pedestrian connection
- 15 Masonry faced concrete retaining wall
- 16 Existing storm water detention structure
- 17 Bicycle spaces (2 bicycles)
- 18 6" Sanitary Sewer Pipe
- 19 1" Water Line

PARKING CALCULATIONS

BUILDING 6816 SF  
 6816 / 200 = 35 SPACES  
 10% reduction for bus stop = 3.5 spaces  
 REQUIRED PARKING = 32 SPACES  
 Spaces provided within AutoZone site boundary = 24  
 Spaces provided offsite within Development area = 12  
 TOTAL PARKING PROVIDED = 36 SPACES  
 SEE PARKING SUMMARY ON OVERALL DEVELOPMENT PLAN

BICYCLE PARKING

REQUIRED = 1 SPACE / 20 AUTO PARKING  
 = 2 SPACES  
 PROVIDED = 2 SPACES

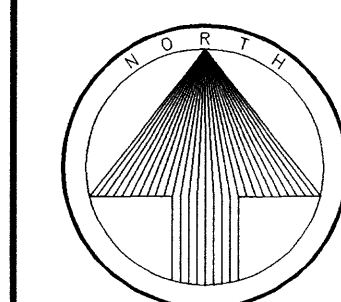
LANDSCAPE CALCULATIONS

SITE AREA 34,120 SF  
 BUILDING AREA 6,972 SF  
 NET SITE AREA 27,148 SF  
 15% NET AREA = 4,072 SF  
 LANDSCAPE AREA PROVIDED 4,992 SF

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AutoZone STORE DEVELOPMENT

AUTOZONE, INC  
 123 SOUTH FRONT STREET  
 MEMPHIS, TENNESSEE 38103



Store No: 2249  
 MONTGOMERY BLVD.  
 ALBUQUERQUE NM 87102

PREPARED FOR:

SCALE: 1"=20'-0"

REVISIONS

1. 8-2-04
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.

ARCHITECT: AN

DRAFTSMAN: MB

CHECKED BY:

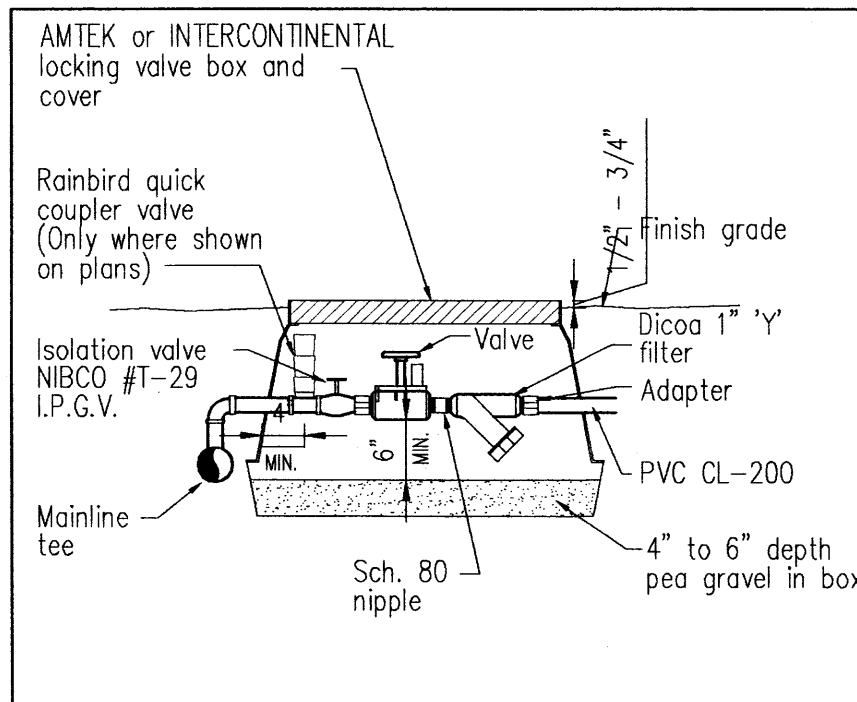
PERMIT DATE 06-03-04

PROTOTYPE SIZE 65WR

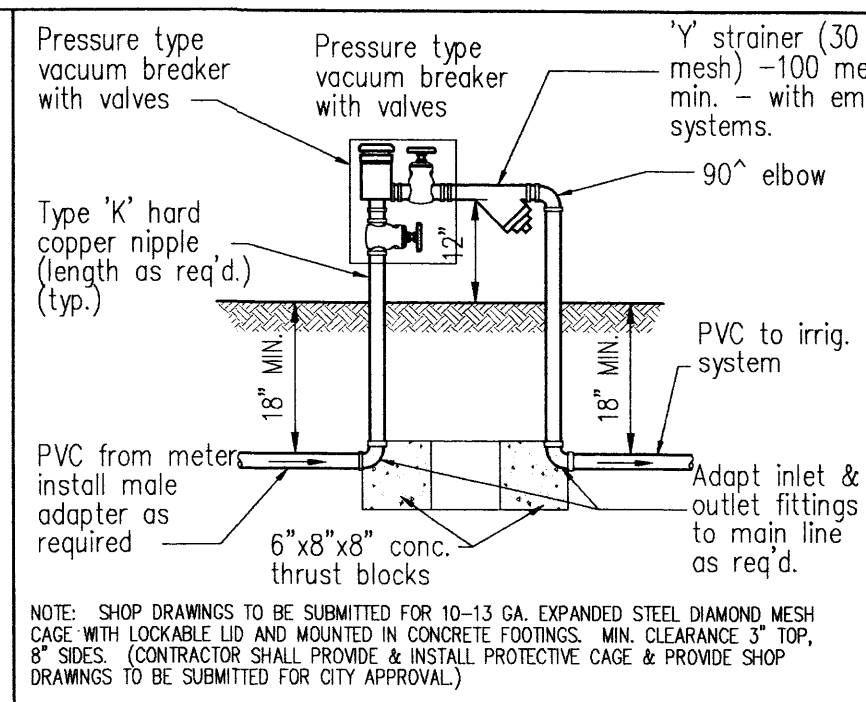
SITE PLAN

C1.0

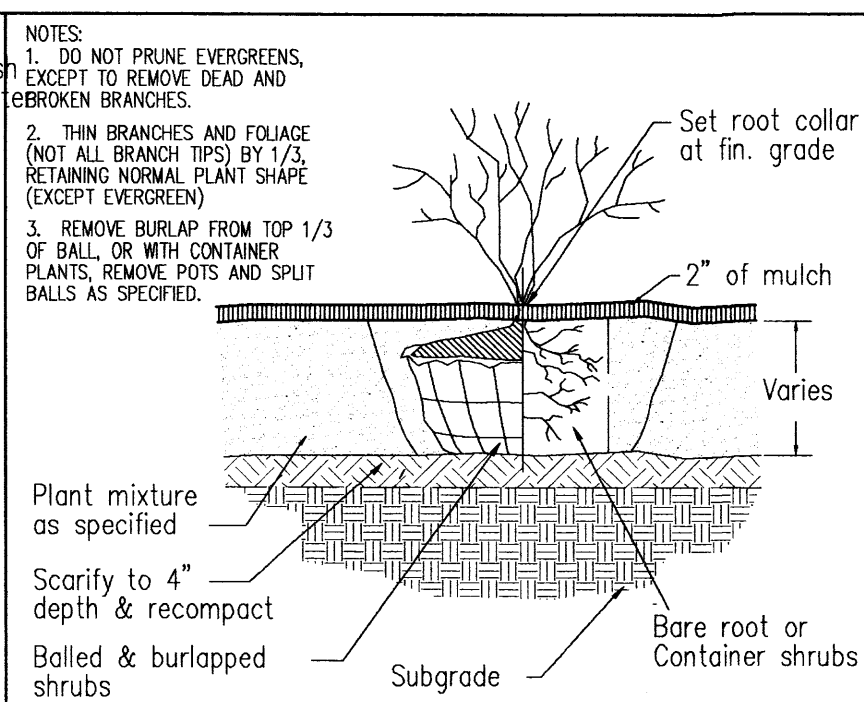




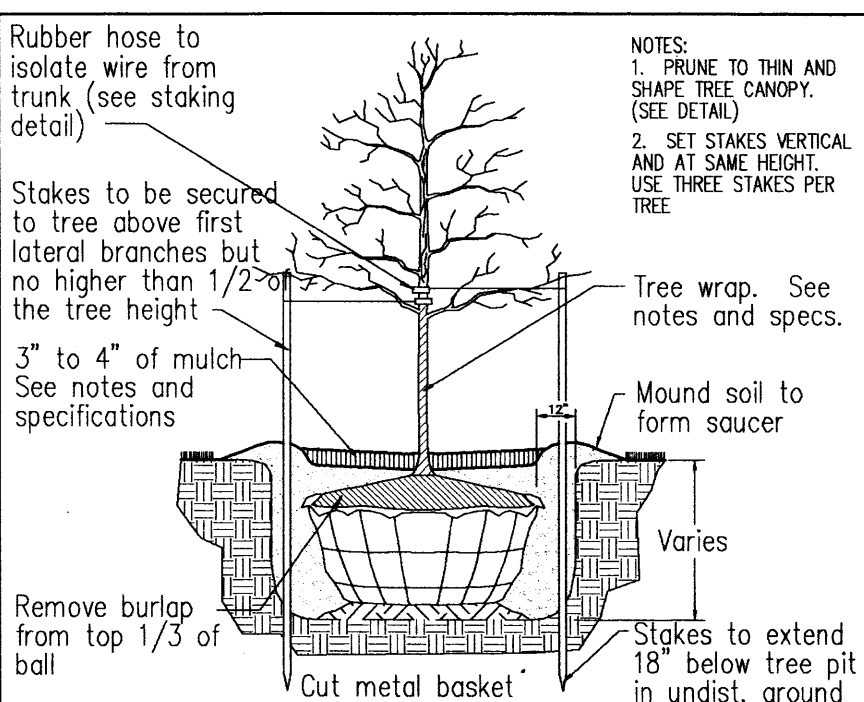
1 VALVE, REGULATOR, & FILTER



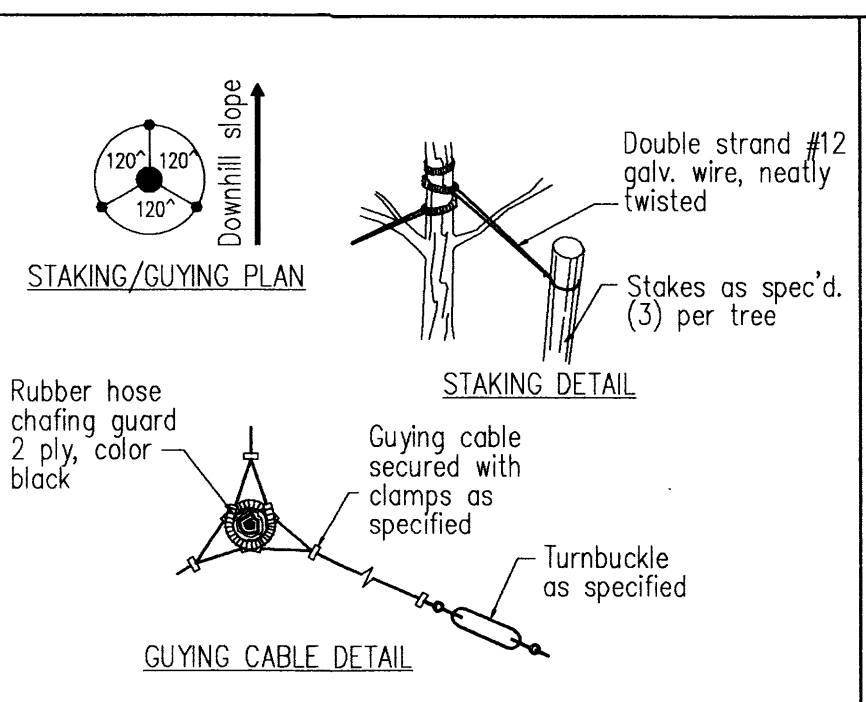
2 PRESSURE TYPE VACUUM BRKR.



3 SHRUB PLANTING



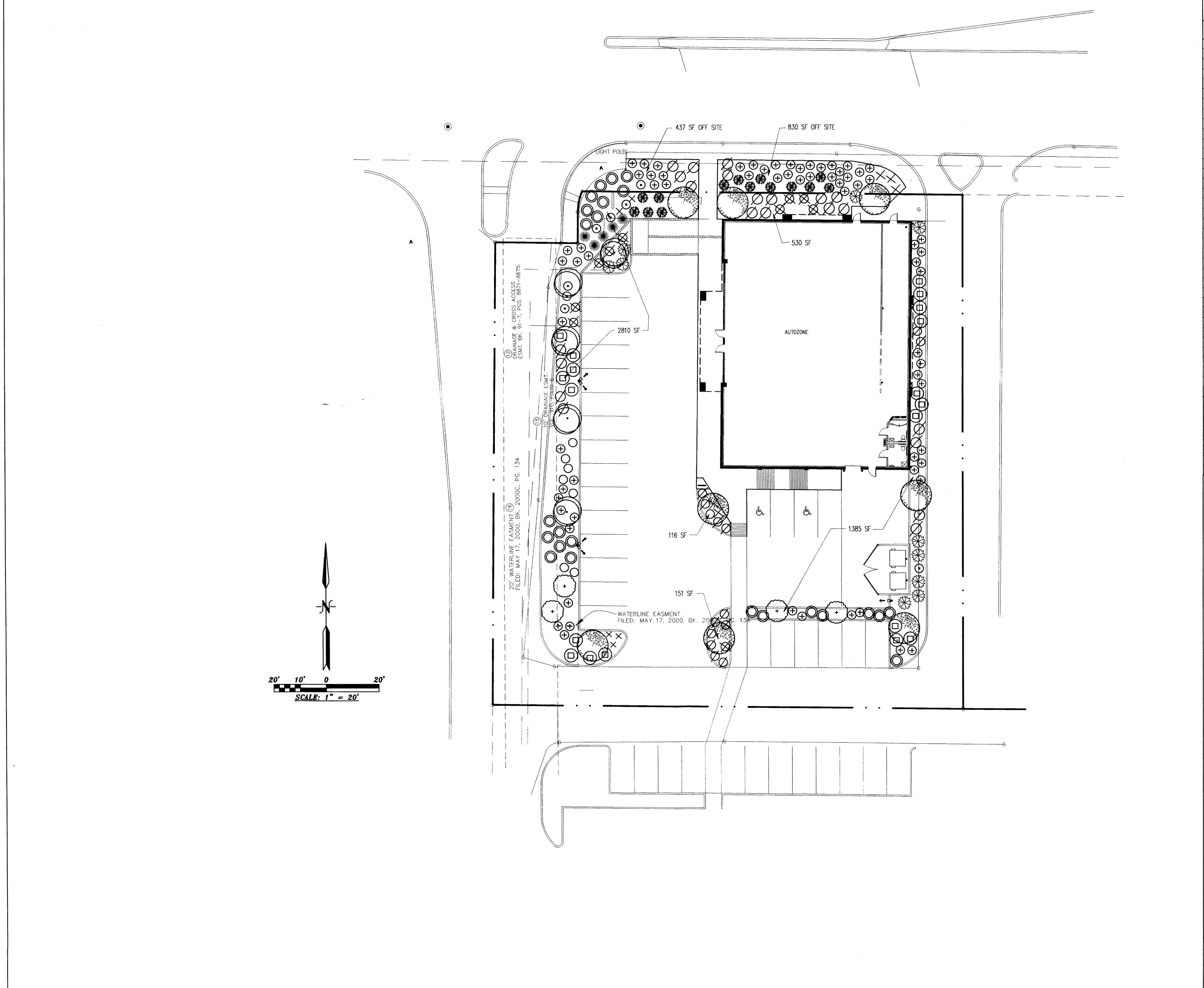
4 TREE PLANTING



5 TREE STAKING AND GUYING

### LANDSCAPE LEGEND

Seed	See specifications	Type 'C'		Type 'L'	
Sod	See specifications	Type 'D'		Type 'M'	
Type 'A'		Type 'E'		Type 'N'	
Type 'B'		Type 'F'		Type 'O'	
Type 'BP'		Type 'G'		Quantity	
		Type 'H'		Type	
		Type 'J'			
		Type 'K'			



### PLANT LIST

QUANTITY	KEY	BOTANICAL/COMMON NAME	SIZE	ROOT TYPE	INITIAL SIZE & SPACING / ULTIMATE SIZE	REMARKS
	A	FRAXINUS VELUTINA 'MODESTO' MODESTO ASH (female)	2" CAL.	B & B	16' HGT X 6' SPRD / 40' HGT X 35' SPRD.	
	B	KOELREUTERIA PANICULATA GOLDEN-RAIN TREE	2" CAL.	B & B	16' HGT X 6' SPRD / 25' HGT X 20' SPRD.	
	BP	PYRUS CALLERYANA 'BRADFORD' BRADFORD PEAR	2" CAL.	B & B	16' HGT X 6' SPRD / 30' HGT X 25' SPRD.	
	C	CARYOPTERIS CLANDONENSIS BLUE MIST	5- GAL		4'- O.C. / 3- HGT X 4' SPRD	
	D	SALVIA GREGGII CHERRY SAGE	1- GAL		3'- O.C. / 3' HGT X 3' SPRD	
	E	PEROVSKIA ATRIPLICIFOLIA RUSSIAN SAGE	1- GAL		5'- O.C. / 4' HGT X 5' SPRD	
	F	MISCANTHUS 'SINENSIS' MALDEN GRASS	1- GAL		4'-O.C. / 5' HGT X 4' SPRD	
	G	BACCHARIS 'STARN' THOMPSON BACCHARIS	5- GAL		4'-O.C. / 2' HGT X 4' SPRD	
	H	ARTEMESIA 'POWIS CASTLE' 'POWIS CASTLE' SAGE	1- GAL		3' O.C. / 3' HGT X 4' SPRD	
	J	COTONEASTER APICULATUS CRANBERRY COTONEASTER	5- GAL		4'- O.C. / 3' HGT X 4' SPRD	
	K	POTENTILLA FRUTICOSA SHRUBBY CINQUEFOIL	1- GAL		2.5'-O.C. / 2.5' HGT X 2.5' SPRD	
	L	LONICERA JAPONICA 'HALLIANA' HALL'S HONEYSUCKLE	1- GAL		4'- O.C./ 2' HGT X 5' SPRD	
	M	MUHLENBERGIA CAPILLARIS 'REGAL MIST' MUHLY GRASS	5- GAL		3'- O.C. / 3' HGT X 3' SPRD	
	N	RHUS TRILOBATA 'AUTUMN AMBER' 'AUTUMN AMBER' SUMAC	5- GAL		4'-O.C. / 2' HGT X 5' SPRD	
	O	TEUCLORIUM CHAMAEDRYIS 'PROSTRATUM' CREEPING GERMANDER	1- GAL		2'- O.C. / 6" HGT X 2' SPRD	

### LANDSCAPE NOTES

THE DESIGN AND PROVISION OF LANDSCAPE FEATURES WITHIN MONTGOMERY CROSSING III WILL BE IN CONFORMANCE WITH THE CITY OF ALBUQUERQUE ZONING CODE, STREET TREE ORDINANCE, POLLEN ORDINANCE AND THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. IN GENERAL, WATER CONSERVATIVE, ENVIRONMENTALLY SOUND LANDSCAPE PRINCIPLES WILL BE FOLLOWED IN DESIGN AND INSTALLATION.

#### IRRIGATION SYSTEM

IRRIGATION SYSTEM STANDARDS OUTLINED IN THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE SHALL BE STRICTLY ADHERED TO. A FULLY AUTOMATED DRIP IRRIGATION SYSTEM WILL BE UTILIZED TO IRRIGATE TREES, SHRUBS, AND GROUNDCOVER PLANTING AREAS.

#### MAINTENANCE RESPONSIBILITY

MAINTENANCE OF THE LANDSCAPING AND IRRIGATION SYSTEM, INCLUDING THAT WITHIN THE ADJACENT PUBLIC RIGHT-OF-WAY, SHALL BE THE RESPONSIBILITY OF THE OWNER.

### GENERAL NOTES

- All landscape areas to be grass common to region except where other plant material is called for.
- All heavily planted areas to receive automatic permanent irrigation. Contractor to provide design drawings for approval prior to installation.
- All trees and shrubs to be planted in mulch beds with edge strips to separate turf grass areas.
- Grass & irrigation to extend from property lines to back of city sidewalks and/or curbs.
- Install 1 1/2" dia. PVC pipe sleeves where irrigation lines cross or are under pavement.
- For any landscape area so designated to remain whether on or off site, remove weeds, rocks, construction items, etc., then scarify area, reseed, and fertilize. R.O.W. curb and gutters are to be cleaned of debris.
- Finished grades in landscape islands shall be installed so that they are 1" lower than the top of the surrounding curb.
- PROVIDE A WEED MAT FOR ALL PLANTING AREAS!!!

### LANDSCAPE AREAS

LANDSCAPE AREA REQUIRED = 15% NET SITE AREA
SITE AREA = 34,120 SF
BUILDING AREA = 6,972 SF
NET SITE = 27,148 SF
15% NET = 4,072 SF
LANDSCAPE AREA PROVIDED ON SITE = 4,992 SF

AUTOZONE, INC  
 123 SOUTH FRONT STREET  
 MEMPHIS, TENNESSEE 38103

**AutoZone STORE DEVELOPMENT**  
 Store No.: 2249  
 MONTGOMERY BLVD.  
 ALBUQUERQUE NM 87102

PREPARED FOR:

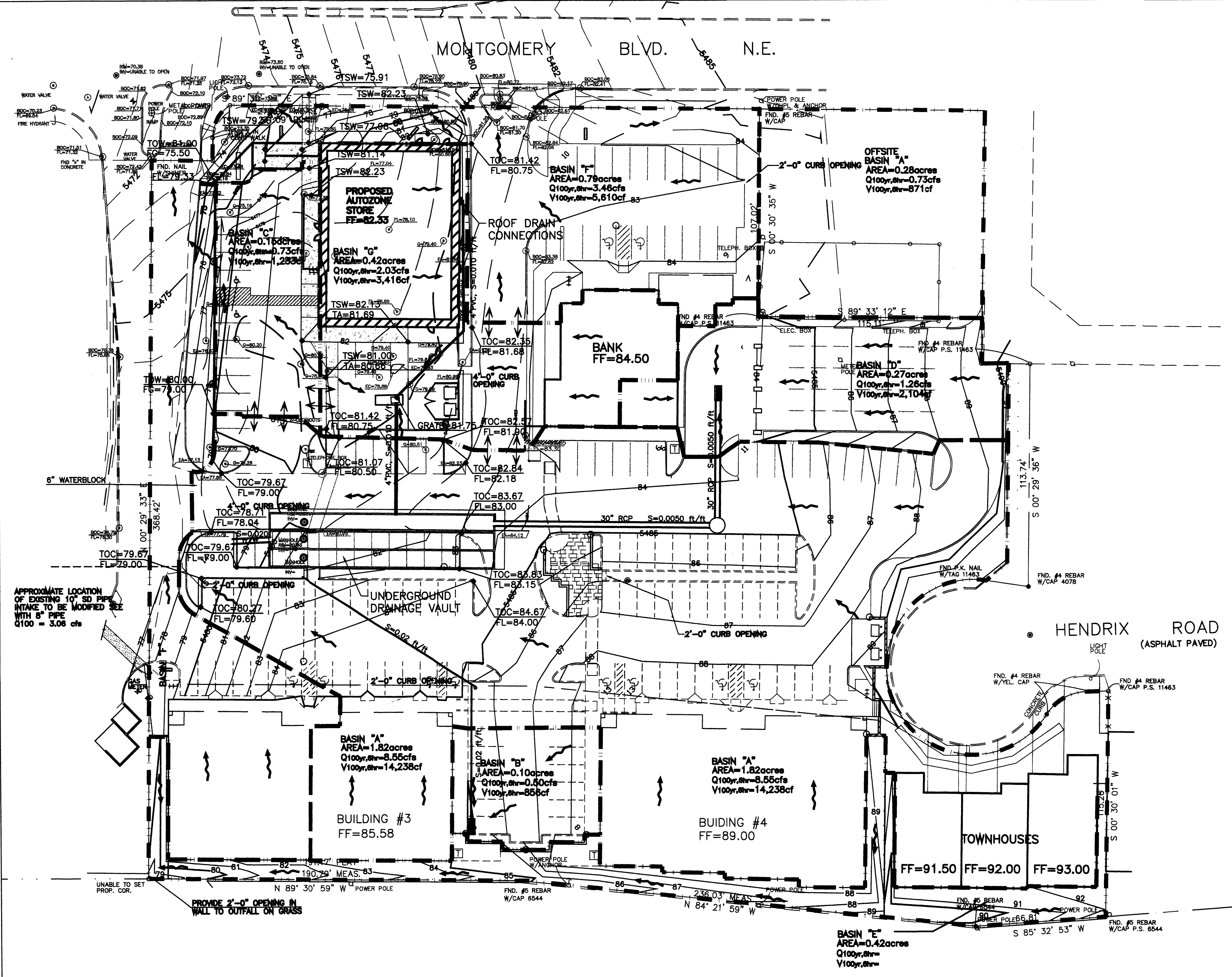
SCALE: 1" = 20'-0"

REVISIONS
1. 8-2-04
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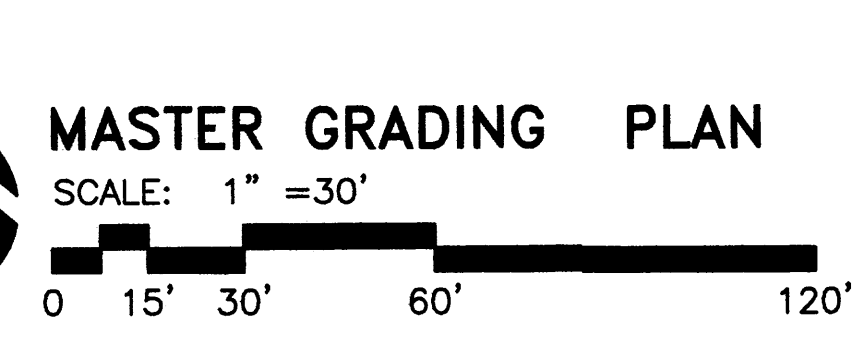
ARCHITECT: AN  
 DRAFTSMAN: MB  
 CHECKED BY:  
 PERMIT DATE: 06-03-04  
 PROTOTYPE SIZE: 65WR

**L1.0**





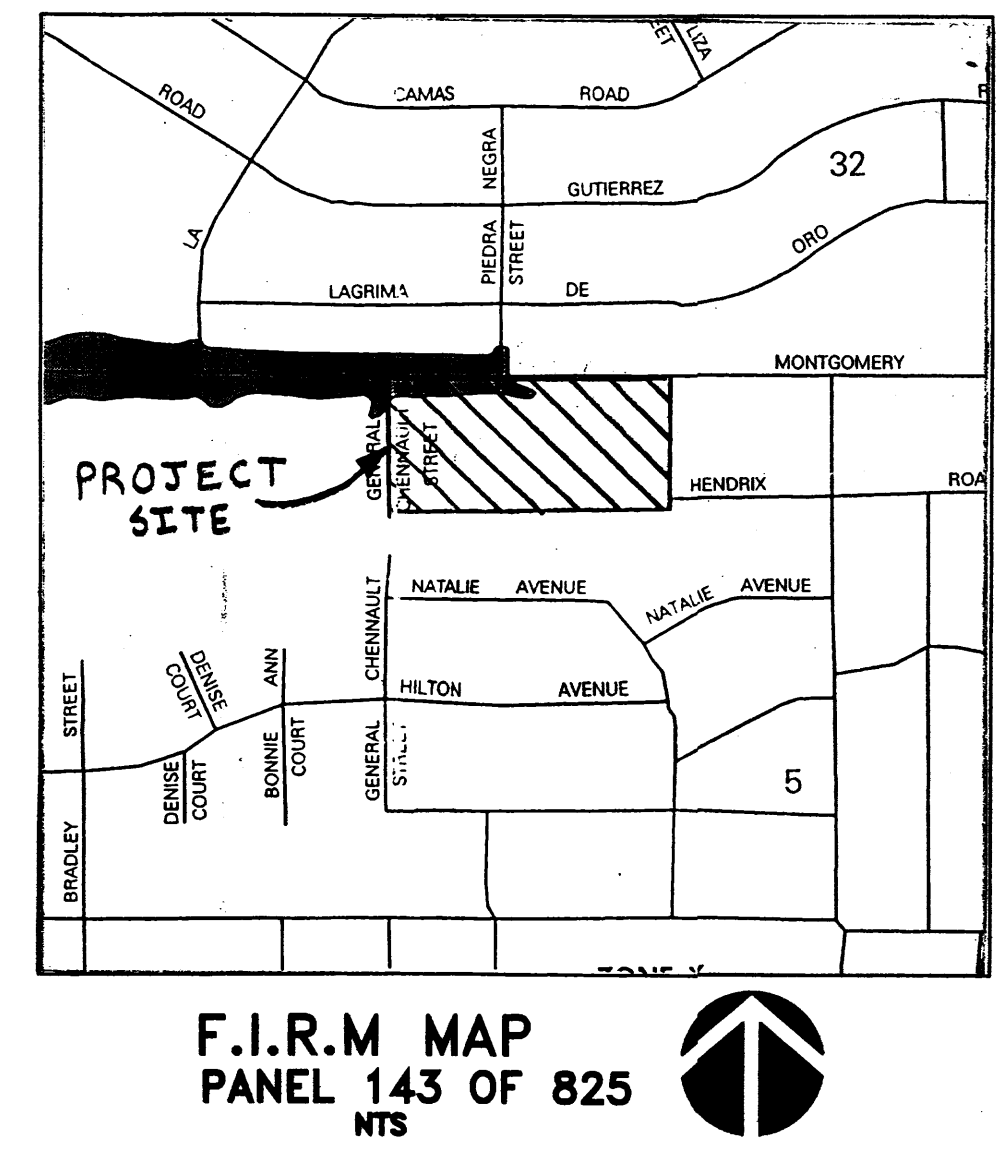
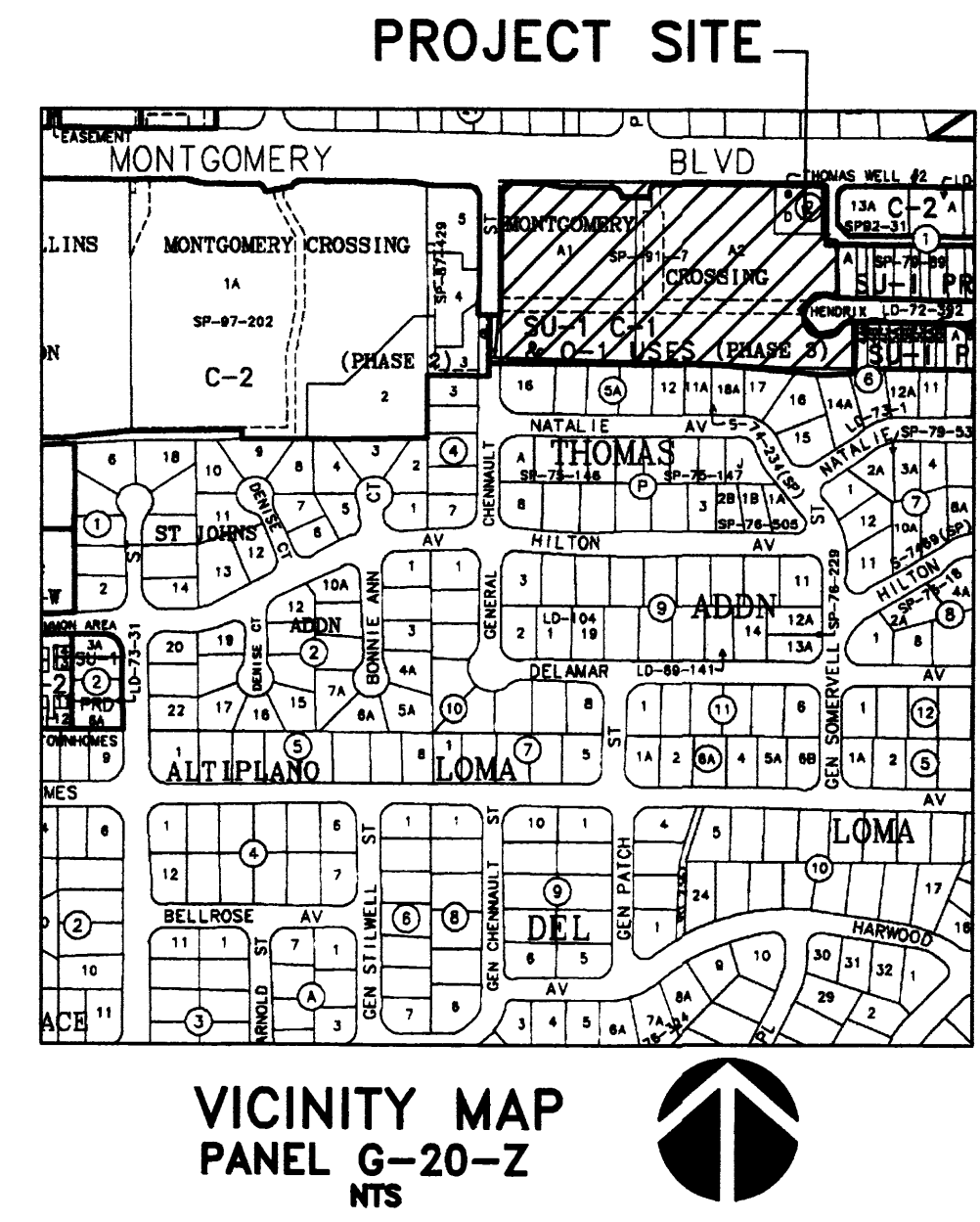
APPROXIMATE LOCATION OF EXISTING 10" SD PIPE INTAKE TO BE MODIFIED SEE WITH 8" PIPE Q100 = 3.06 cfs



**LEGEND:**

Existing Contours	--- 25 ---	TSW	TOP OF SIDEWALK
Existing Spot Elevation	⊙ FL=77.04	TA	TOP OF ASPHALT
Proposed Spot Elevation	⊙ TSW=46.00 FG=50.00	TC	TOP OF CONCRETE
Proposed Contours	--- 25 ---	FF	FINISH FLOOR
Proposed Flowline/Swale	—>—>	FL	FLOW LINE
Water Block	↔		
Direction of Flow	→		
Basin Boundary	— — — — —		

THOMAS ADDITION FILED: 09/27/63 IN VOL. C5, FOLIO 185.



**BPLW**  
Architects & Engineers, Inc.  
6200 Uptown Blvd. NE  
Suite 400  
Albuquerque, New Mexico 87110  
(505) 881-2759

49 West First Street  
Suite 100  
Mesa, Arizona 85201  
(602) 827-2759

*Designing to Shape the Future*

**LEGAL DESCRIPTION:**  
TRACTS A-2-A THRU A-2-G INCLUSIVE MONTGOMERY CROSSING ADDITION PHASE III

**PROJECT BENCHMARK:**  
CITY OF ALBUQUERQUE CONTROL STATION "14-F20", A STANDARD BRASS TABLET SET IN THE CURB AND HAVING AN ELEVATION OF 5390.736 FEET (MSLD).

**NOTES:**  
THIS IS NOT A BOUNDARY SURVEY. PROPERTY LINES AREA SHOWN FOR INFORMATION ONLY.

REV.	DESCRIPTION	DATE

Professional Engineer Seal for Guy C. Jackson, New Mexico License 15289, dated 6/20/07.

ARCHITECT

**AUTOZONE AT MONTGOMERY CROSSING**

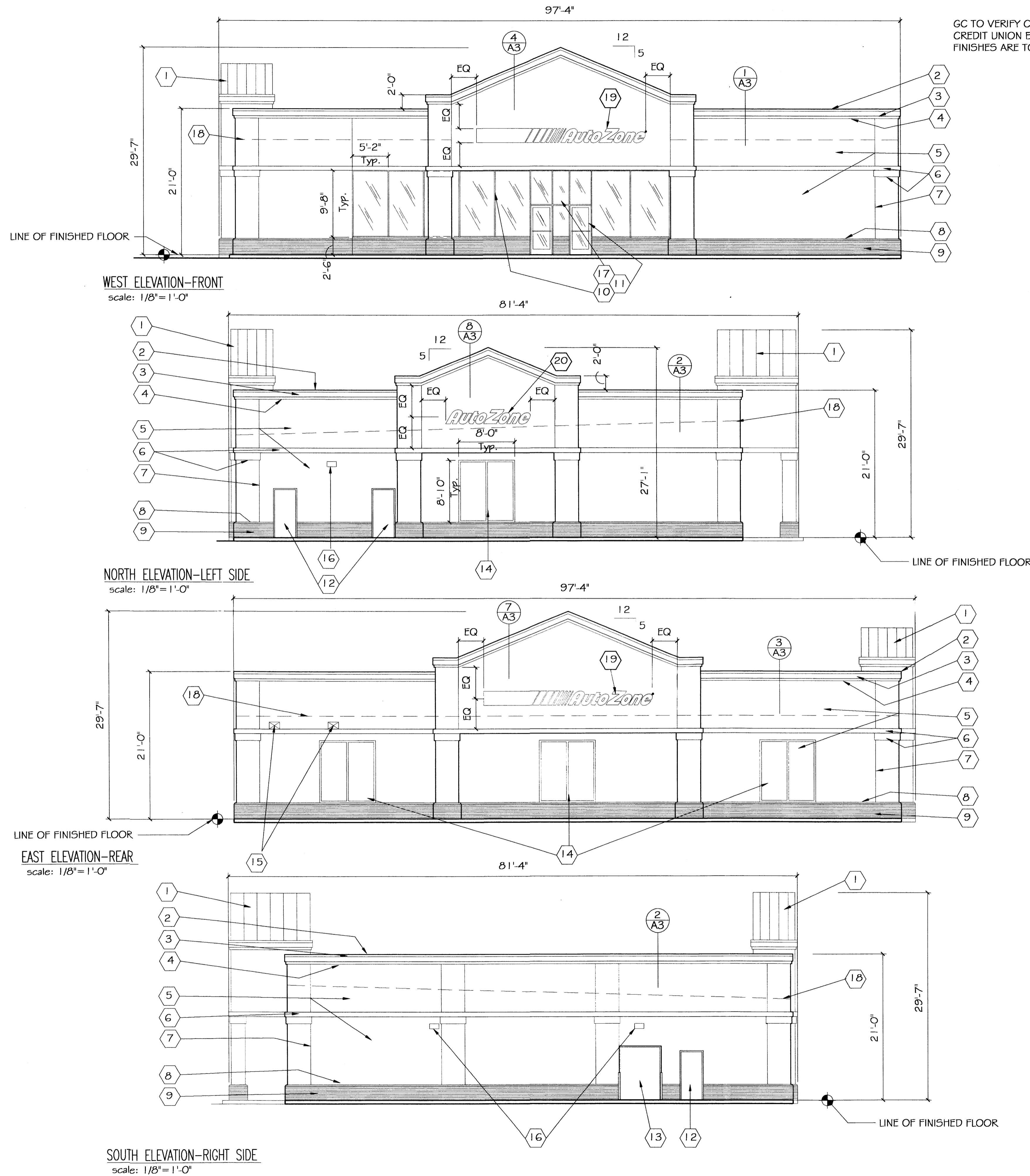
MONTGOMERY BLVD, NE ALBUQUERQUE, NM 87110

PROJECT NO. A04013 DATE 6-2-04

MASTER GRADING PLAN

DRAWING NO. **C2.0**

Development: Support LE 65w2-a2.dwg 06-14-03 12:17pm  
 DRAWN: ANICHECKED: CT  
 LE 65w2-a2.dwg 06-14-03 12:17pm = 098.02.16-5W/5401. © COPYRIGHT 1997



GC TO VERIFY COLORS ON ADJACENT CREDIT UNION BUILDING. ALL EXTERIOR FINISHES ARE TO MATCH.

- 1 METAL ROOFING TO MATCH ADJACENT CREDIT UNION
- 2 PREFINISHED ALUMINUM COPING COLOR: OFF WHITE
- 3 CORNICE- COLOR: OFF WHITE
- 4 CORNICE TRIM- COLOR: OFF WHITE
- 5 STUCCO-LIGHT TAN
- 6 STUCCO TRIM BAND-LIGHT TAN
- 7 STUCCO CONTROL JOINT
- 8 CHAMFERED CAP STONE-LIGHT TAN
- 9 ACME-INTERSTATE IRONSTONE BRICK -GC TO VERIFY MATCH TO ADJACENT CREDIT UNION
- 10 ALUMINUM STOREFRONT - RED KYNAR FINISH
- 11 GLASS AND ALUMINUM DOORS - CLEAR ANODIZED FINISH
- 12 3-0 X 7-0 METAL DOOR AND FRAME -OFF WHITE
- 13 6' W X 8' H OVERHEAD DOOR
- 14 ALUM. REFLECTIVE GLAZING W/ ANODIZED BRONZE FINISH
- 15 TOILET WALL VENTS PAINT TO MATCH WALL
- 16 WALL MOUNTED LIGHT FIXTURE
- 17 STORE ADDRESS - 6" WHITE REFLECTIVE NUMBERS
- 18 ROOF LINE BEHIND PARAPET
- 19 24" H. BACKLIT REVERSE CHANNEL SIGN W/ RED LETTER FACE, ORANGE STRIPES.
- 20 24" H. BACKLIT REVERSE CHANNEL SIGN W/ RED LETTER FACE.

AWN01AWU2

1 ELEVATION KEY NOTES

GENERAL NOTES:

1. REFER TO SECTIONS 09800 AND 09900 OF THE SPECIFICATIONS FOR PAINT AND EXTERIOR COATINGS.
2. PAINT RESTROOM WALL VENTS TO MATCH THE ADJACENT WALL COLOR.
3. SEALANT AT EXPANSION JOINTS TO MATCH ADJACENT WALL COLOR.
4. ALL MASONRY JOINTS TO BE CONCAVE TOOLED.
5. ANY AND ALL ROOF-MOUNTED EQUIPMENT MUST BE SCREENED BY AN ARCHITECTURALLY APPROPRIATE PARAPET WALL OR SCREENING OF INDIVIDUAL EQUIPMENT.

3 GENERAL NOTES

SIGNAGE NOTES:

1. GENERAL CONTRACTOR SHALL RECIEVE AND INSTALL OWNER FURNISHED WALL MOUNTED SIGN IN THE LOCATIONS INDICATED ON THE DRAWINGS. SIGN IS INTERNALLY ILLUMINATED.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.
3. INSTALL SIGN AND ANCHORAGE IN ACCORDANCE WITH ATTACHED SIGN MANUFACTURER'S DRAWINGS. SEE SN-1
4. SEE SHEET E3 FOR LOCATIONS OF J-BOXES TERMINATING EACH WALL SIGN CIRCUIT.
5. NO NEON IS ALLOWED ON THE EXTERIOR OR INTERIOR WHICH IS VIABLE FROM THE EXTERIOR PORTIONS OF THE BUILDING.

J.B.H. = JOIST BEARING HEIGHT

AWN025WU

**AUTOZONE, INC.**  
 123 South Front Street  
 Memphis, Tennessee 38103  
 TEL: (901) 495-8714 FAX: (901) 495-8424

**AutoZone STORE DEVELOPMENT**  
 Prepared For: **AutoZone**  
 Store No. 2249  
 MONTGOMERY BLVD  
 ALBUQUERQUE NM 87111  
**EXTERIOR ELEVATIONS & NOTES**

REVISIONS	DATE	BY	SCALE
1. 8-2-04			AS NOTED
2.			
3.			
4.			

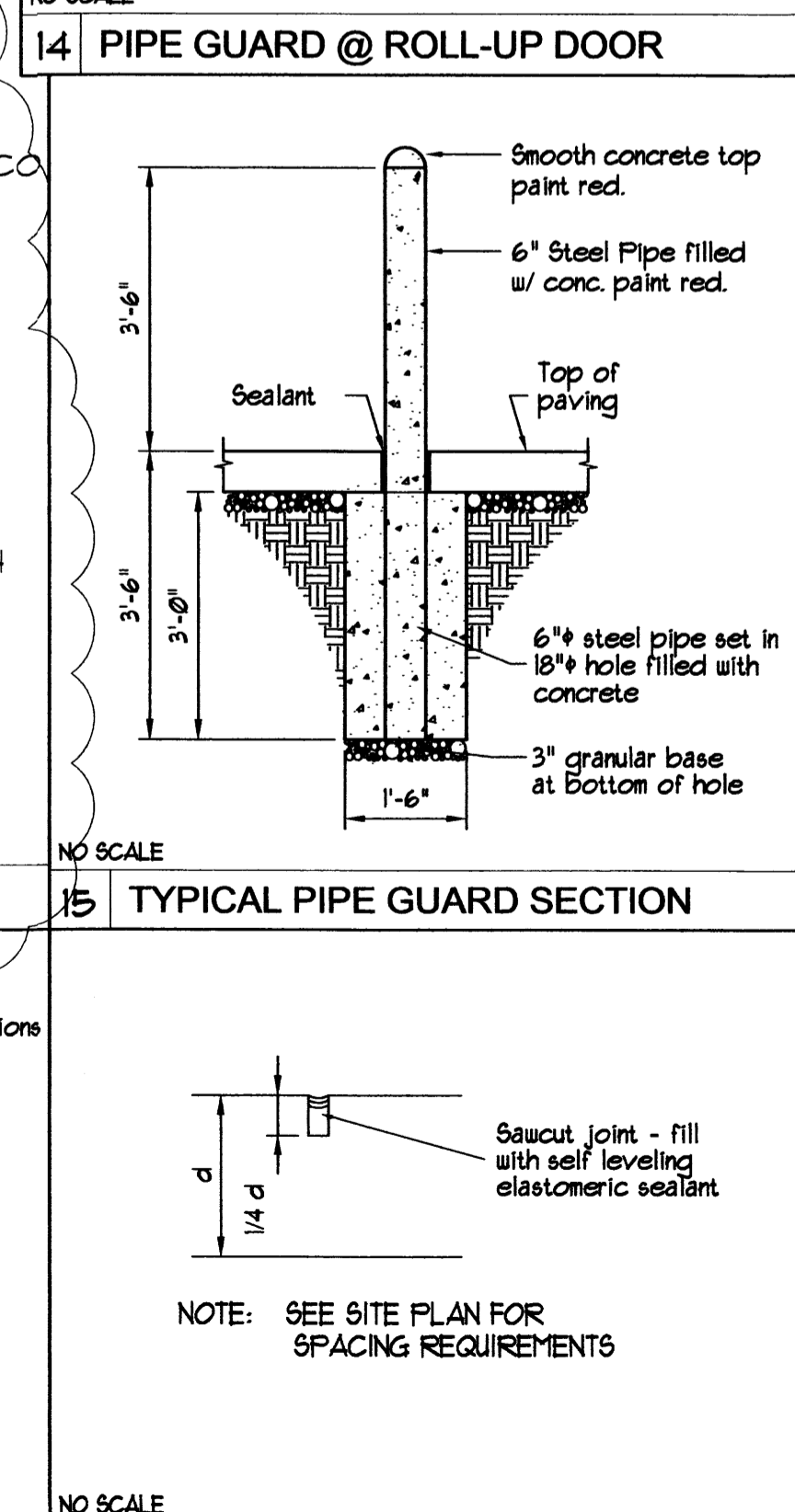
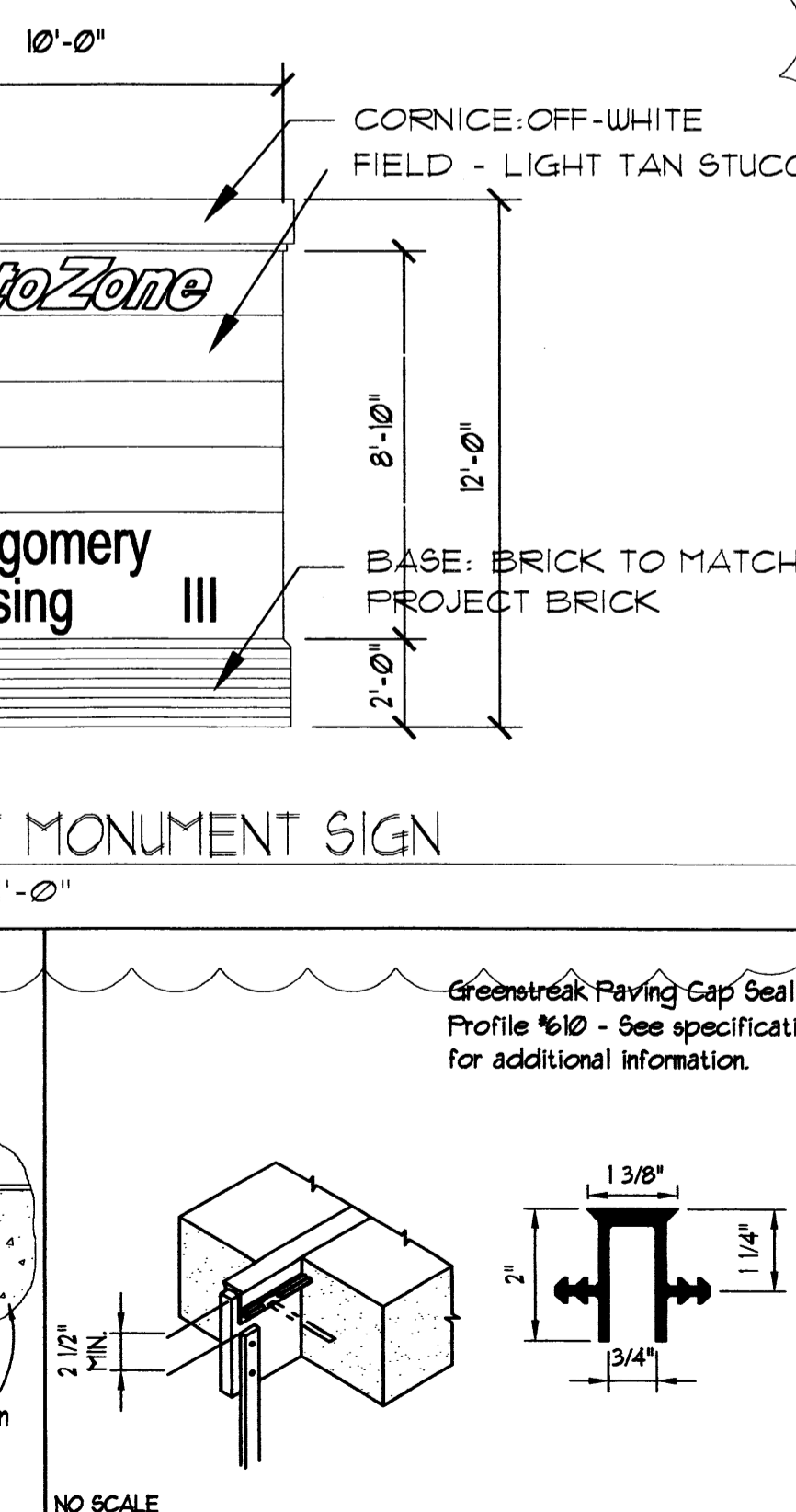
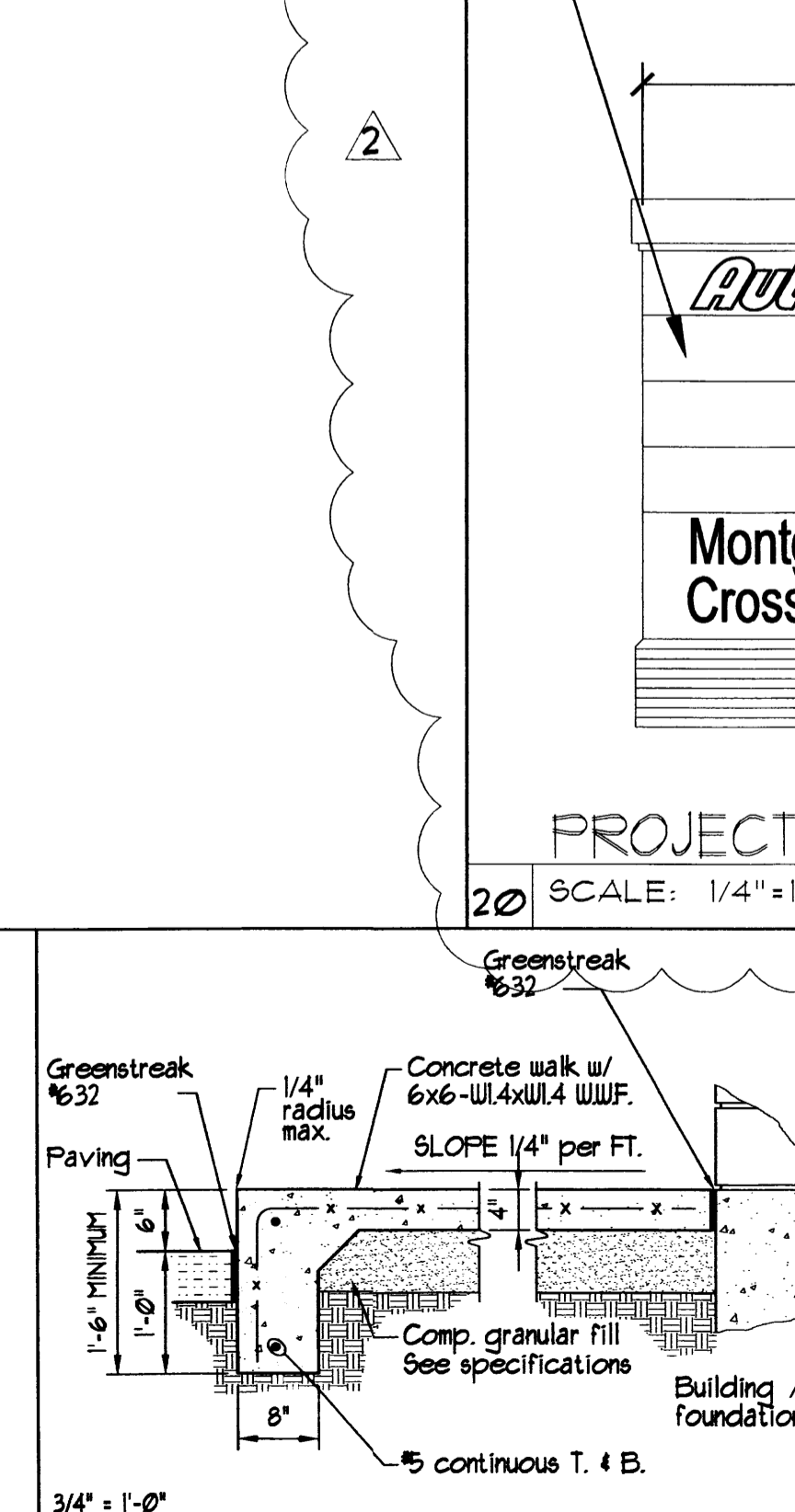
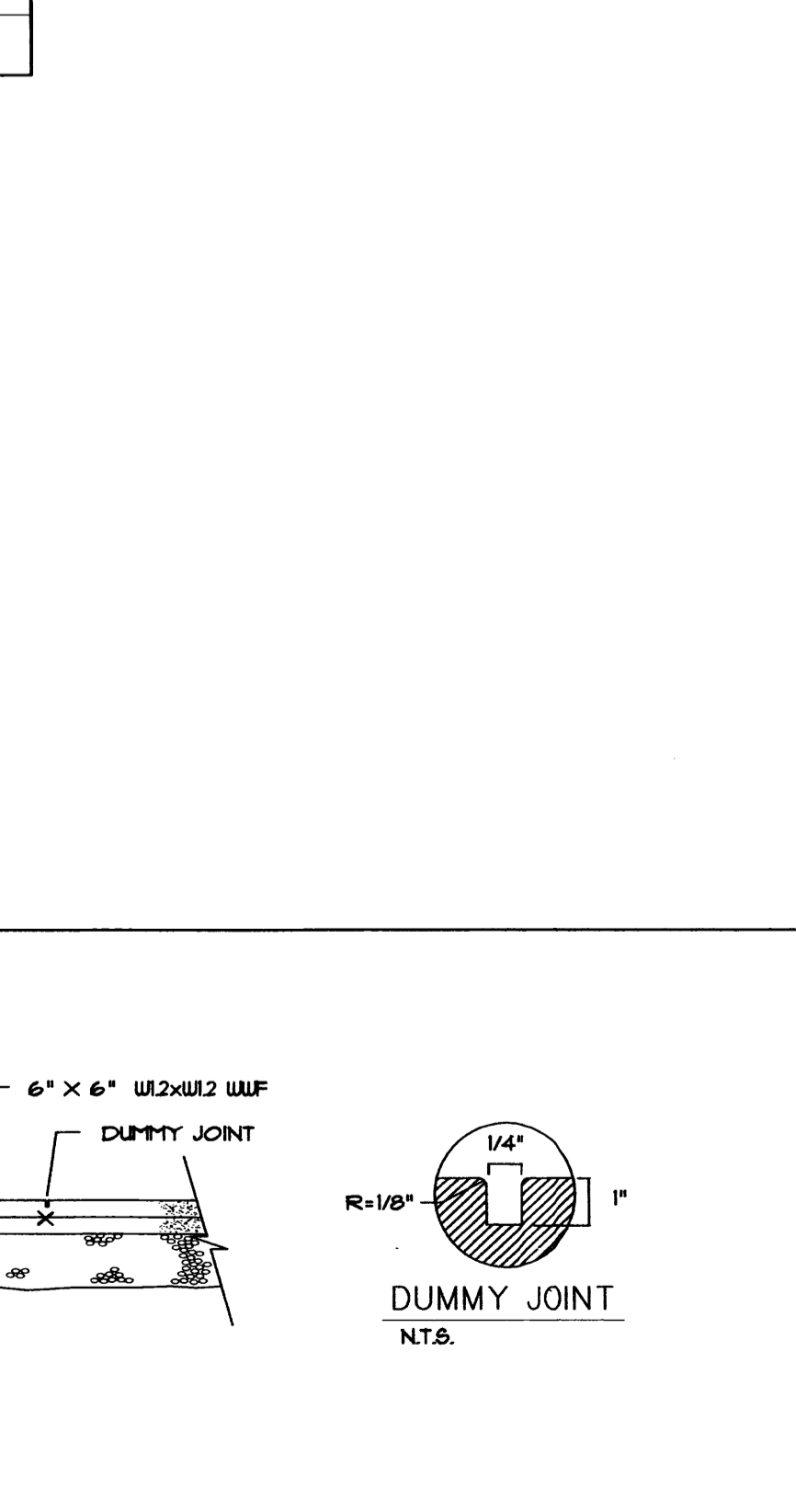
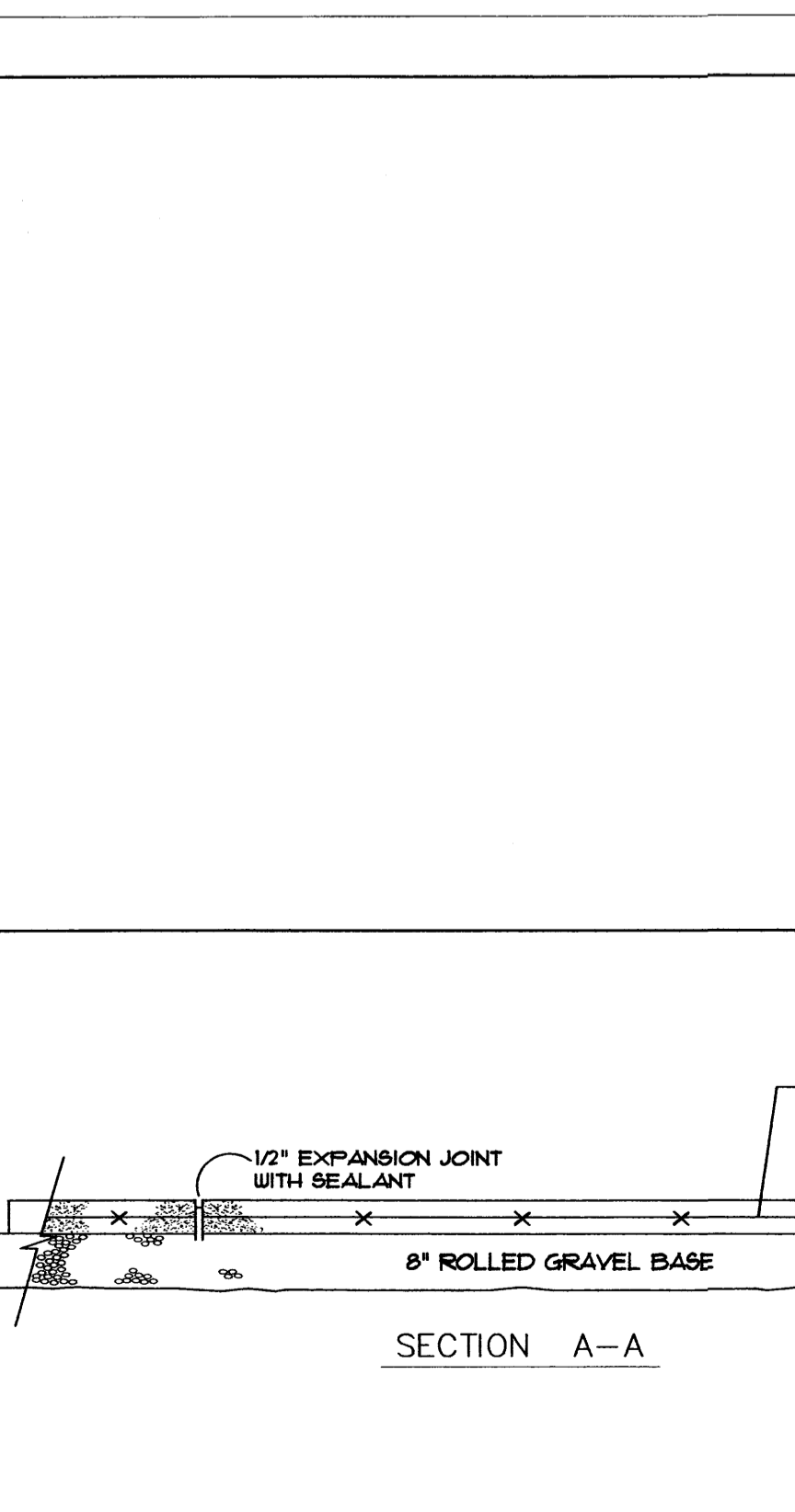
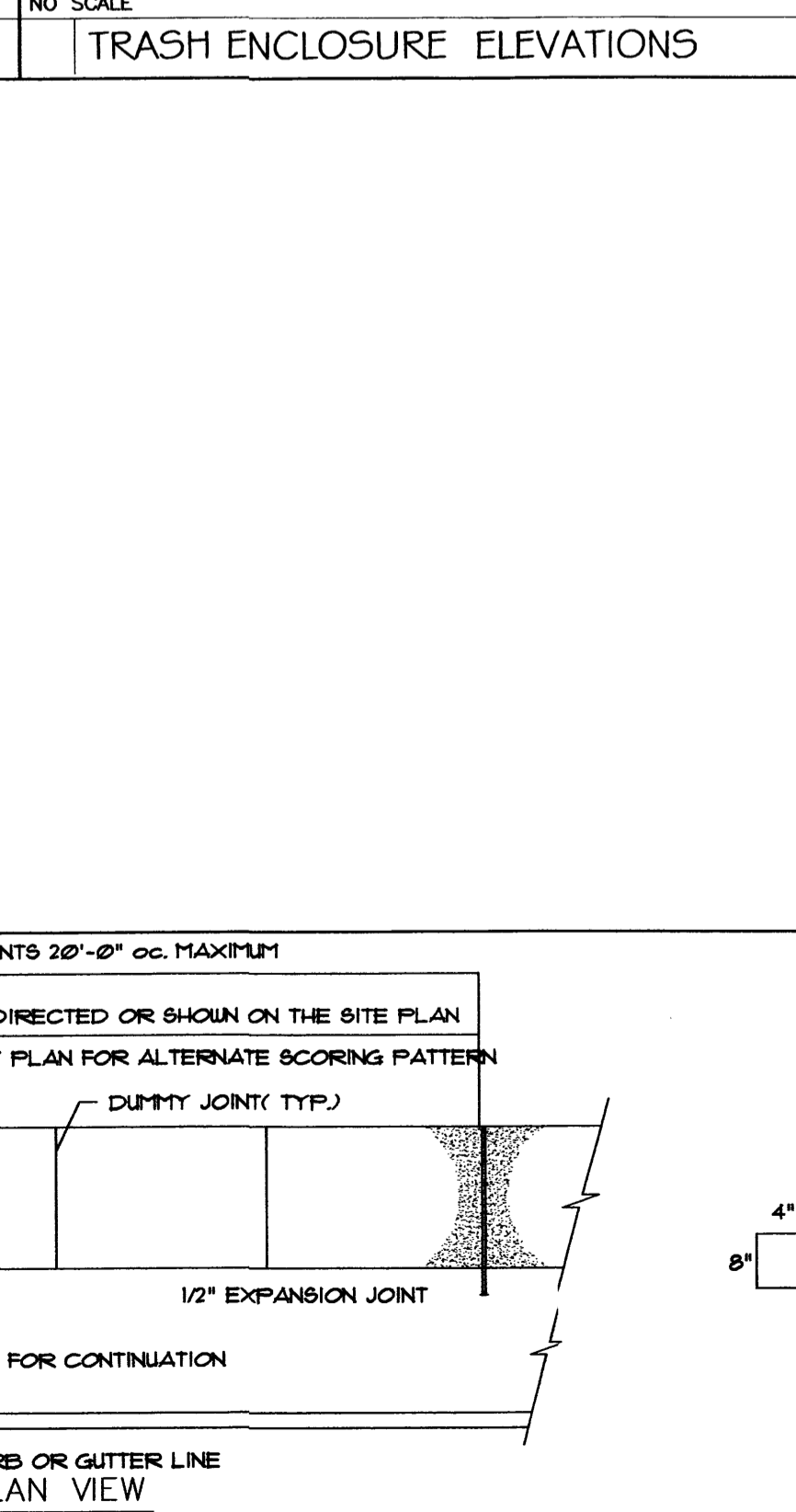
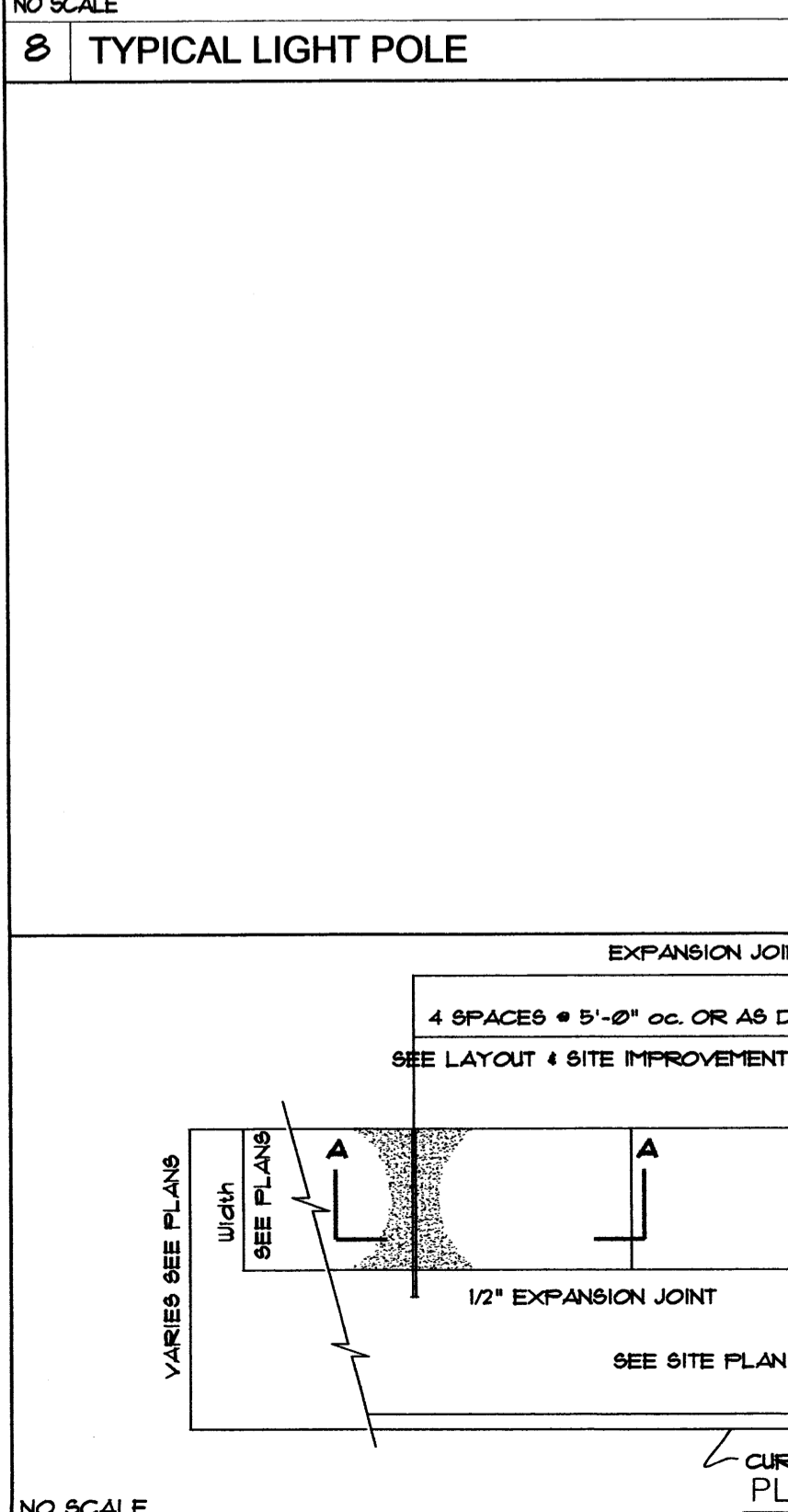
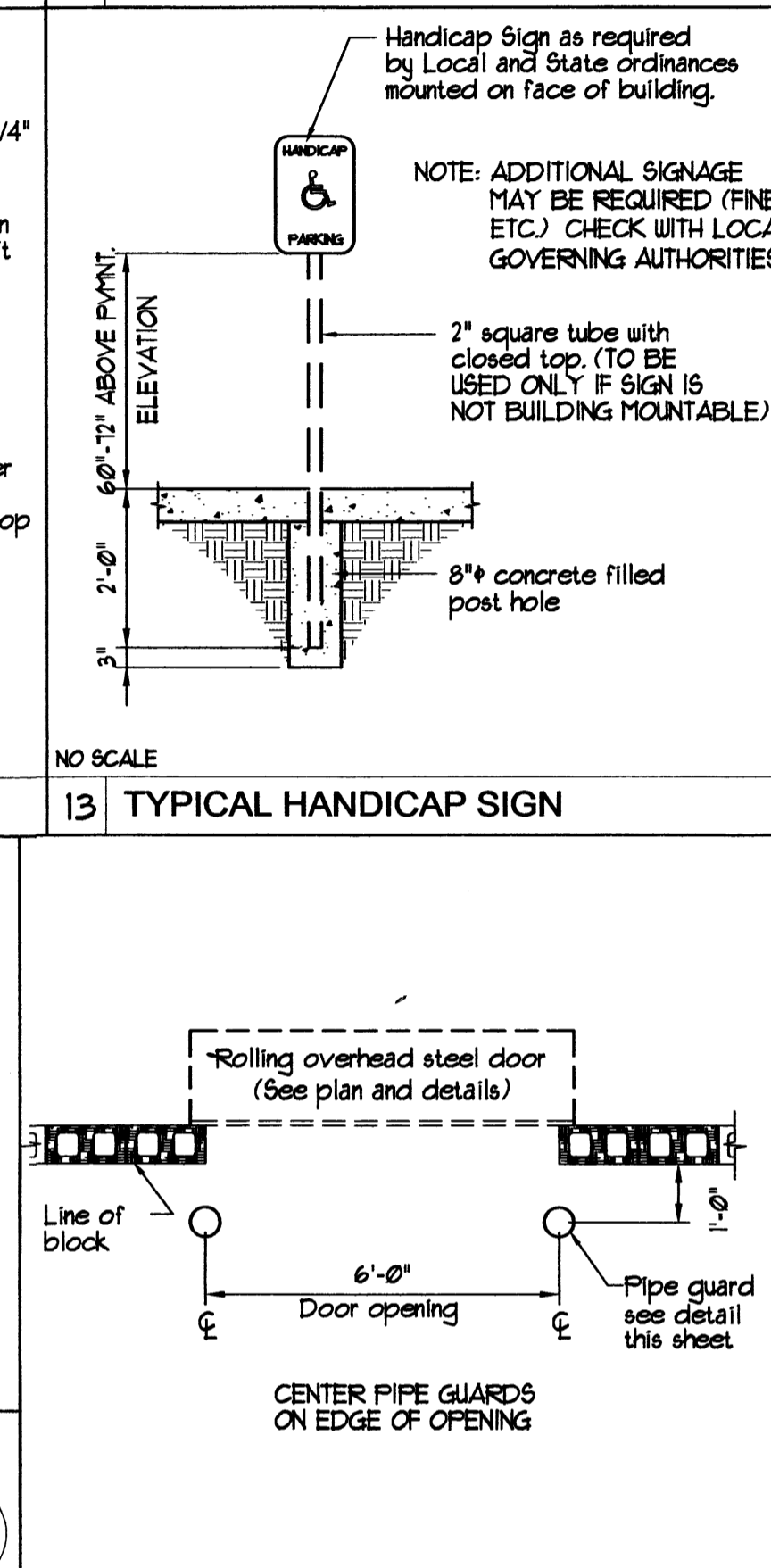
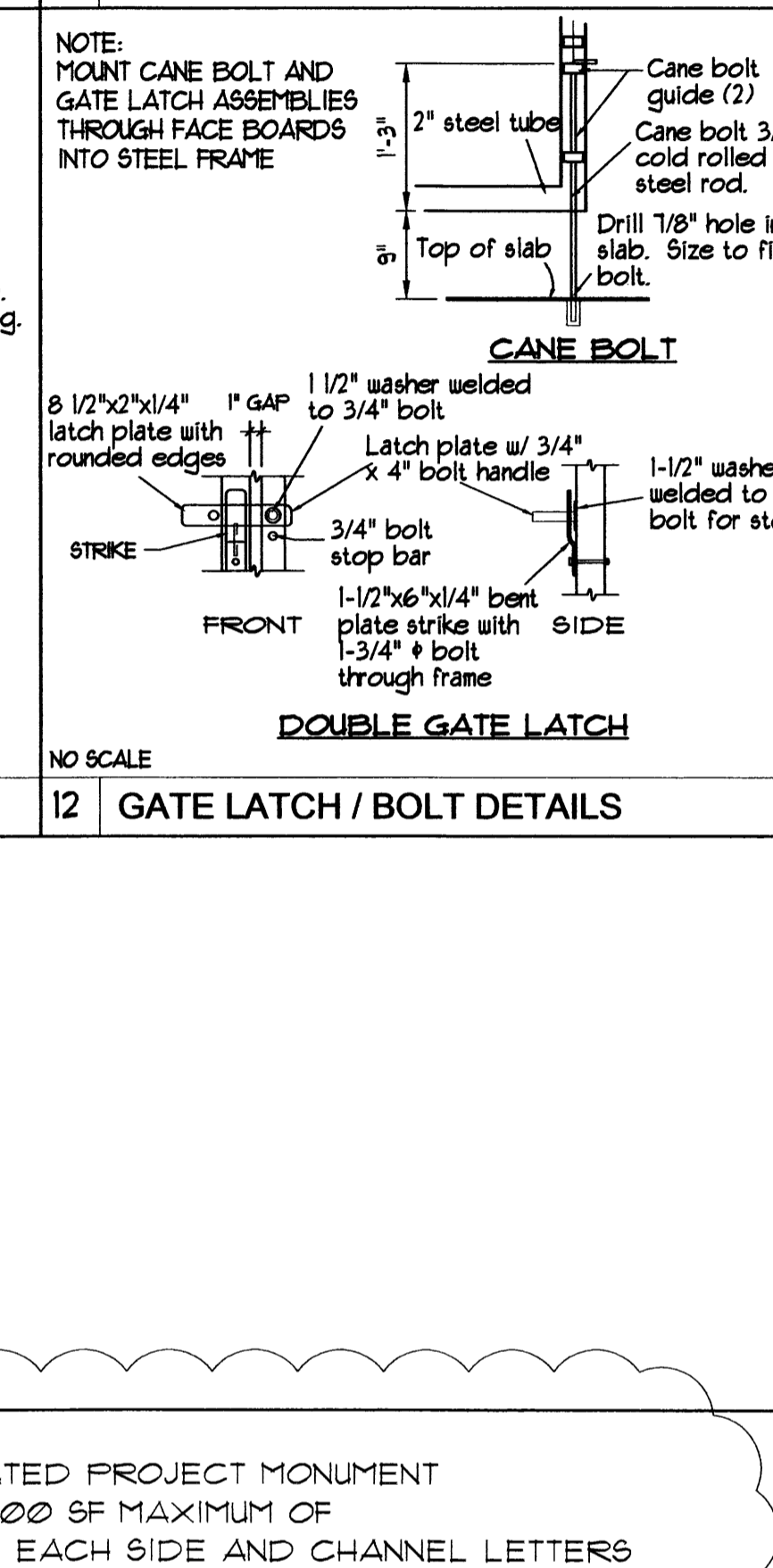
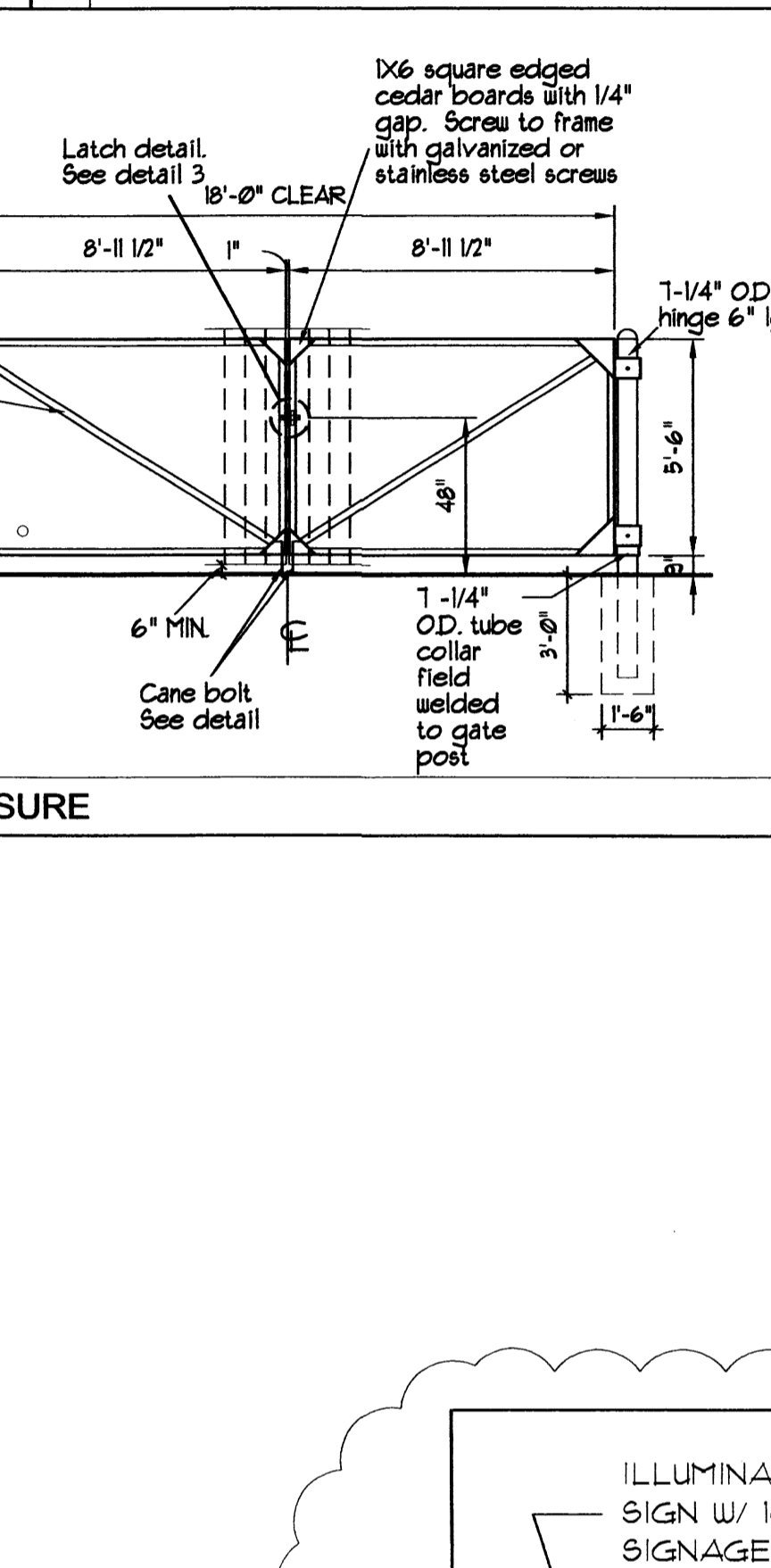
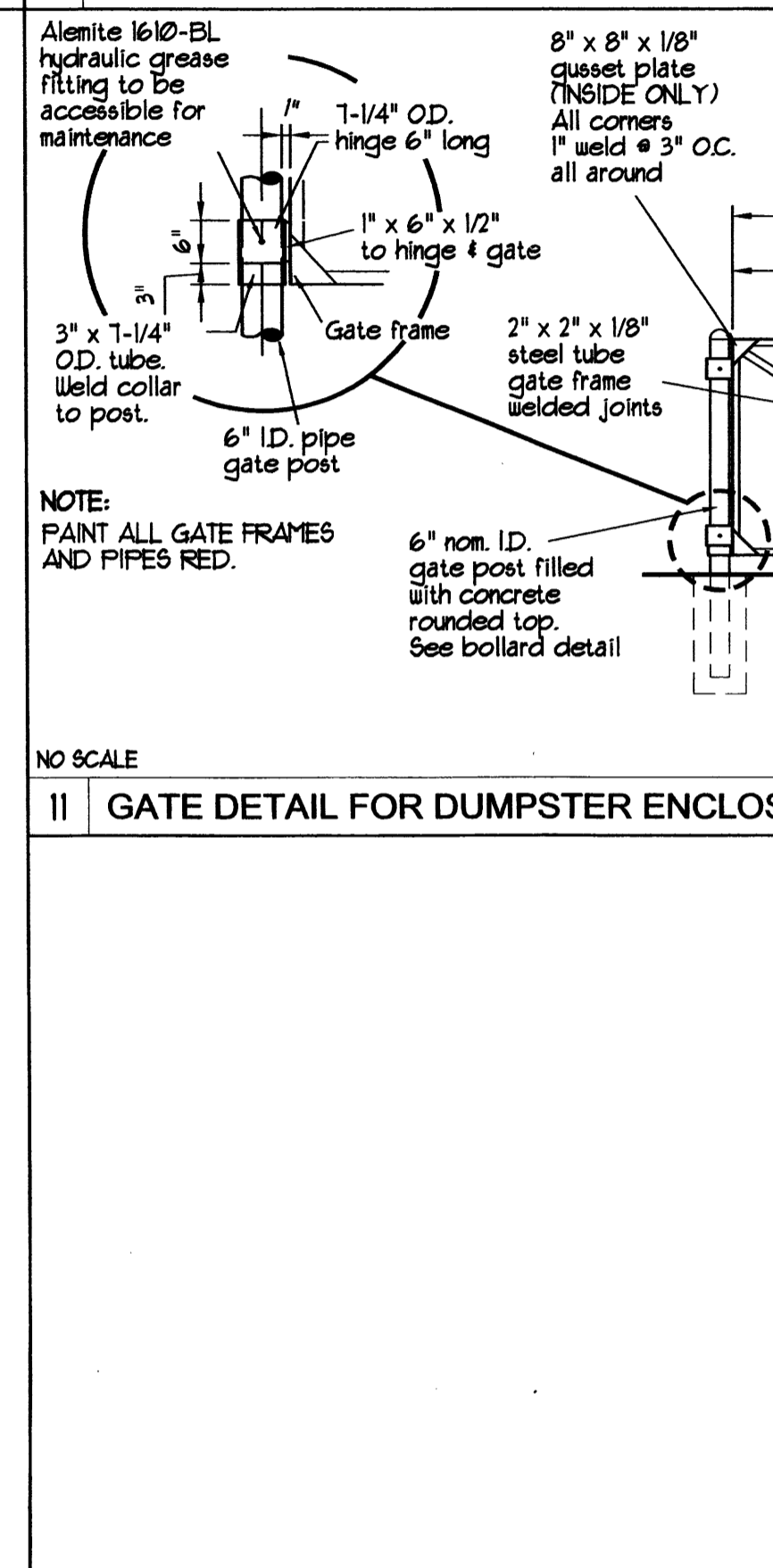
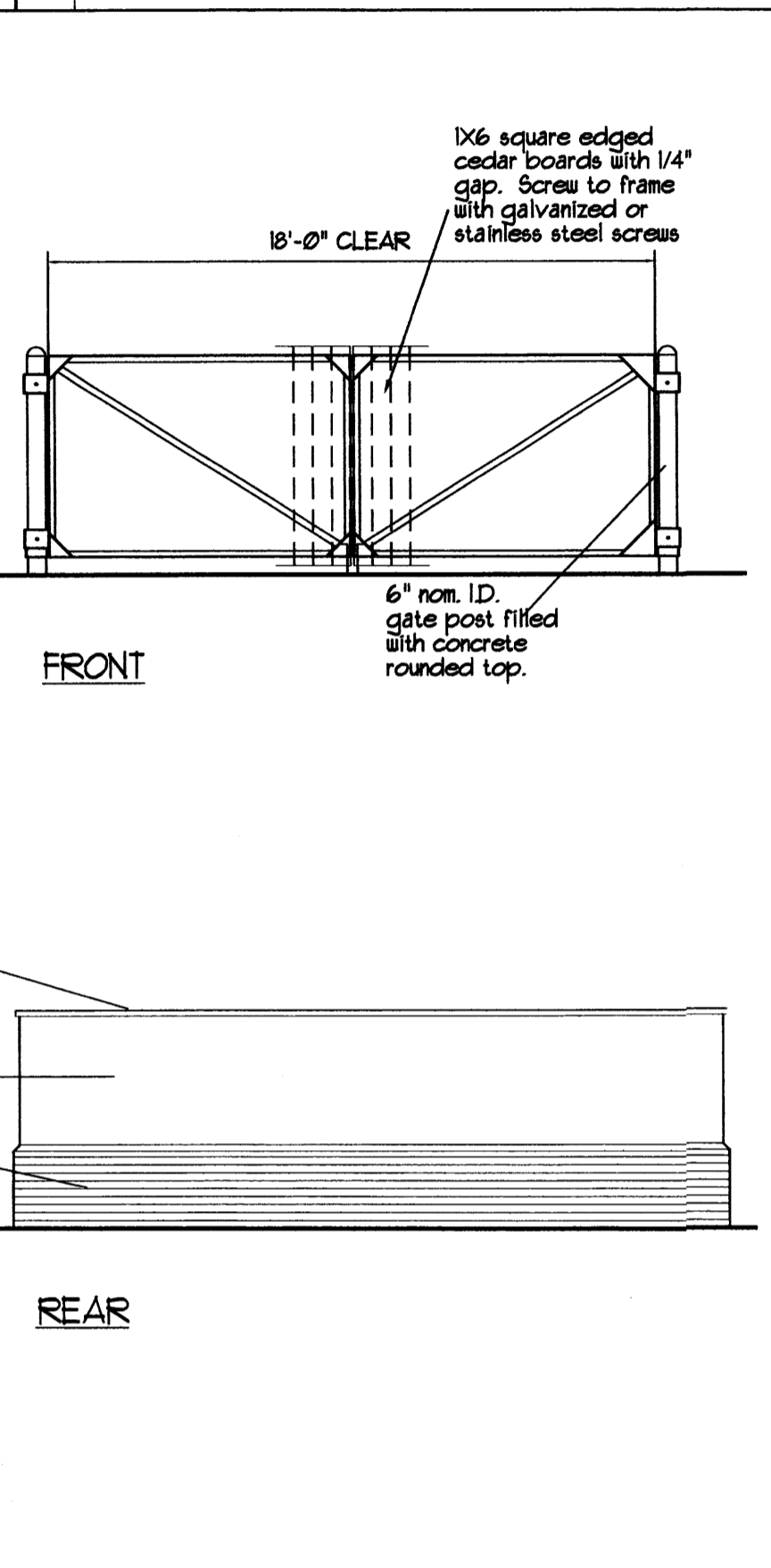
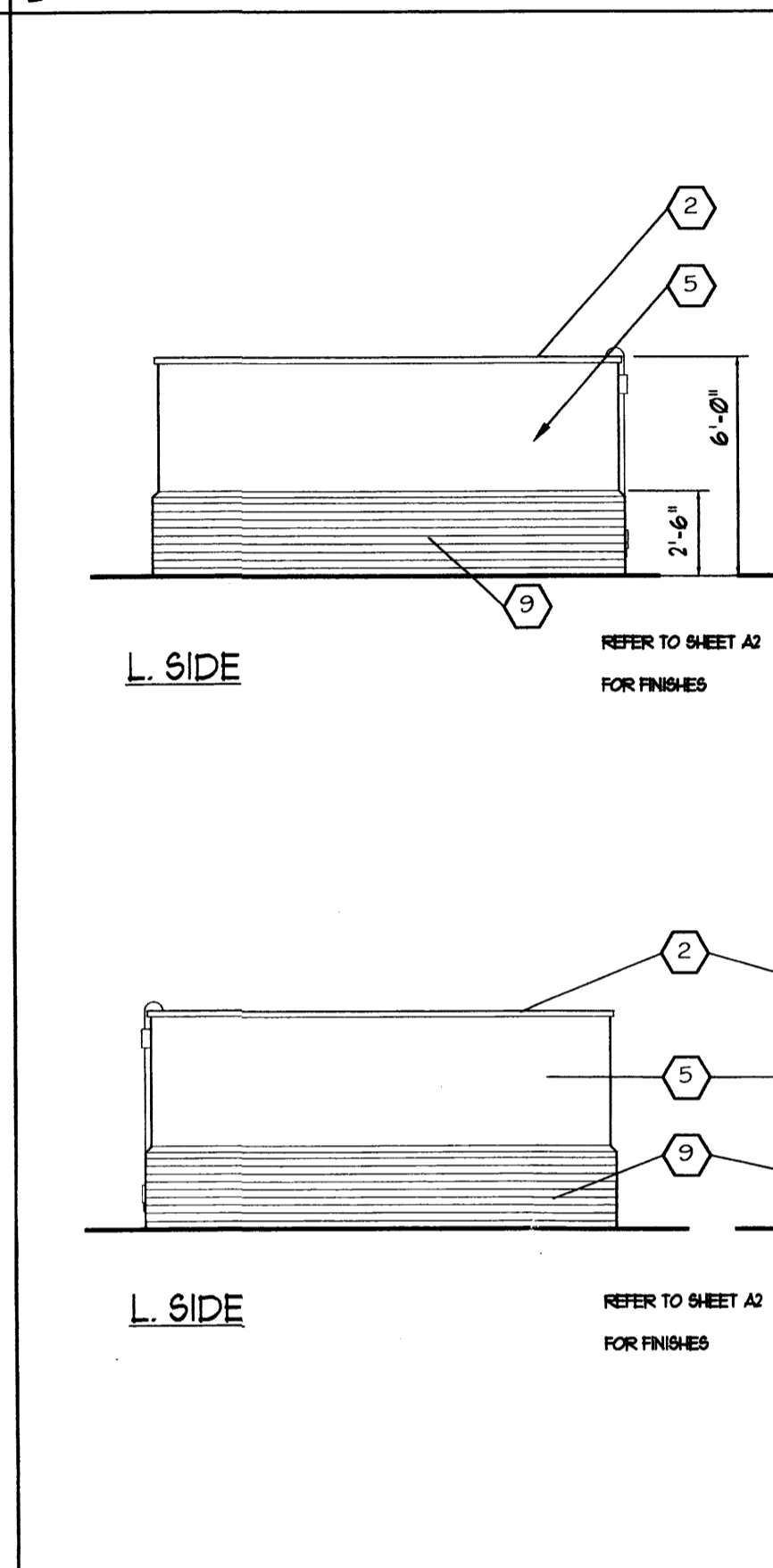
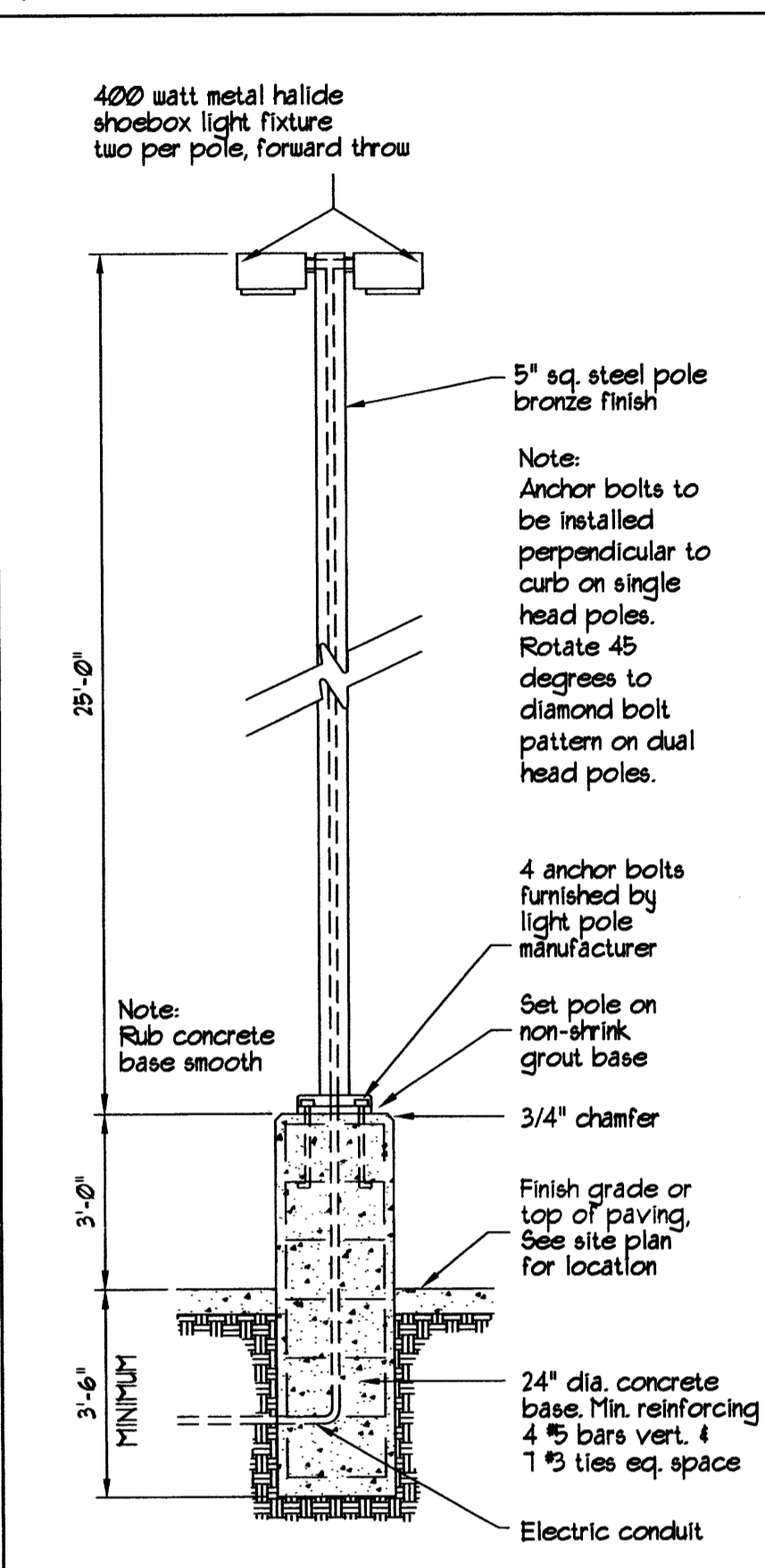
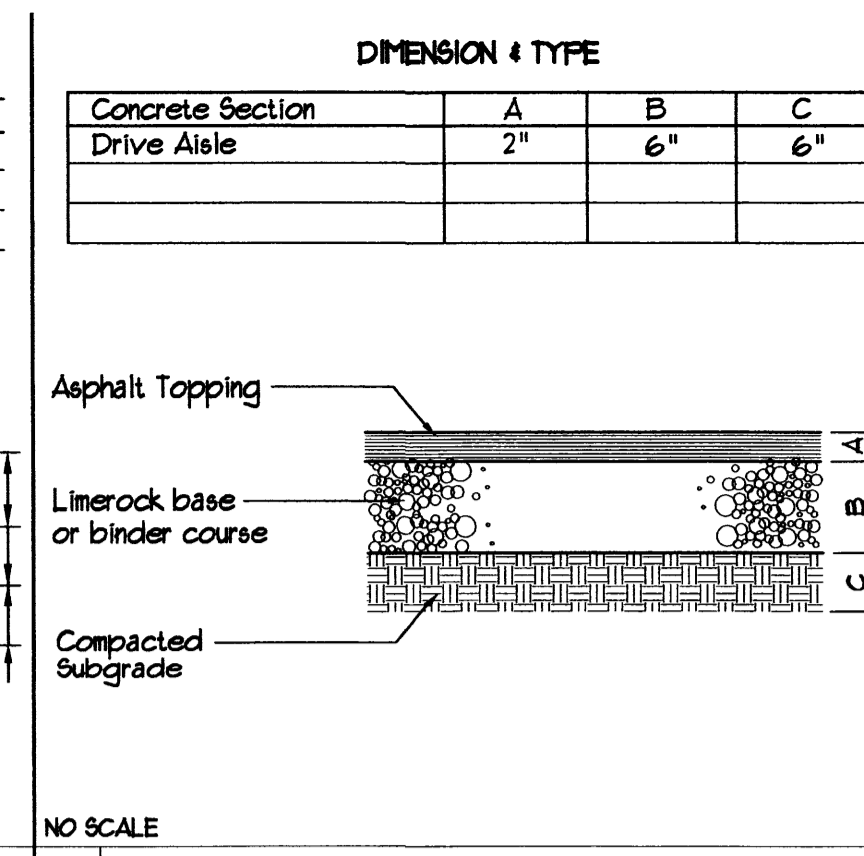
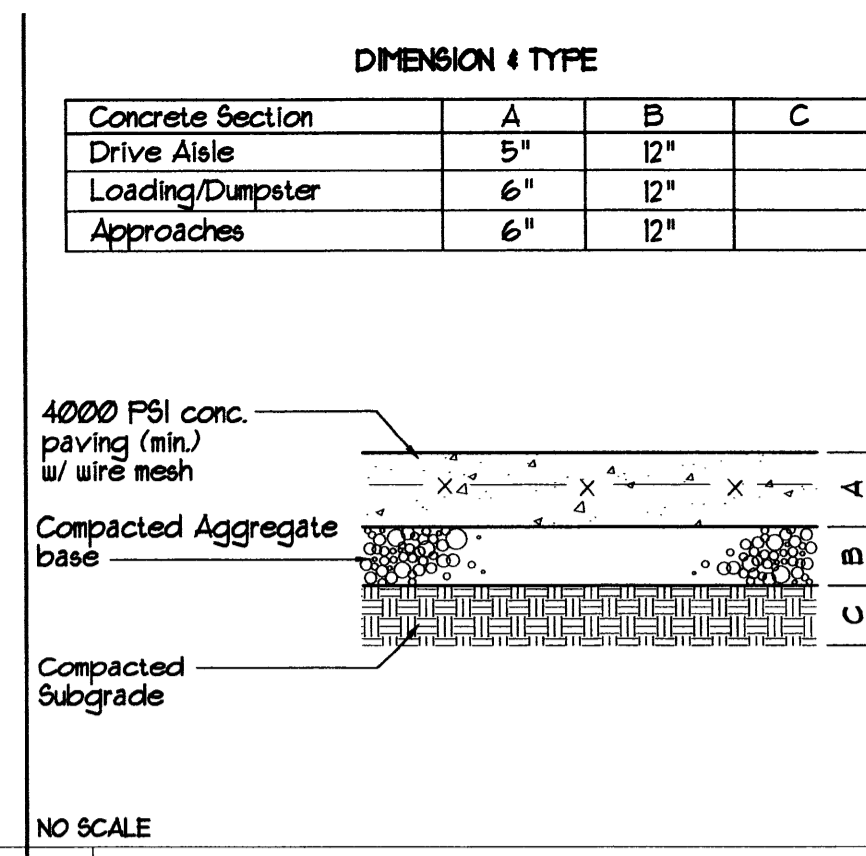
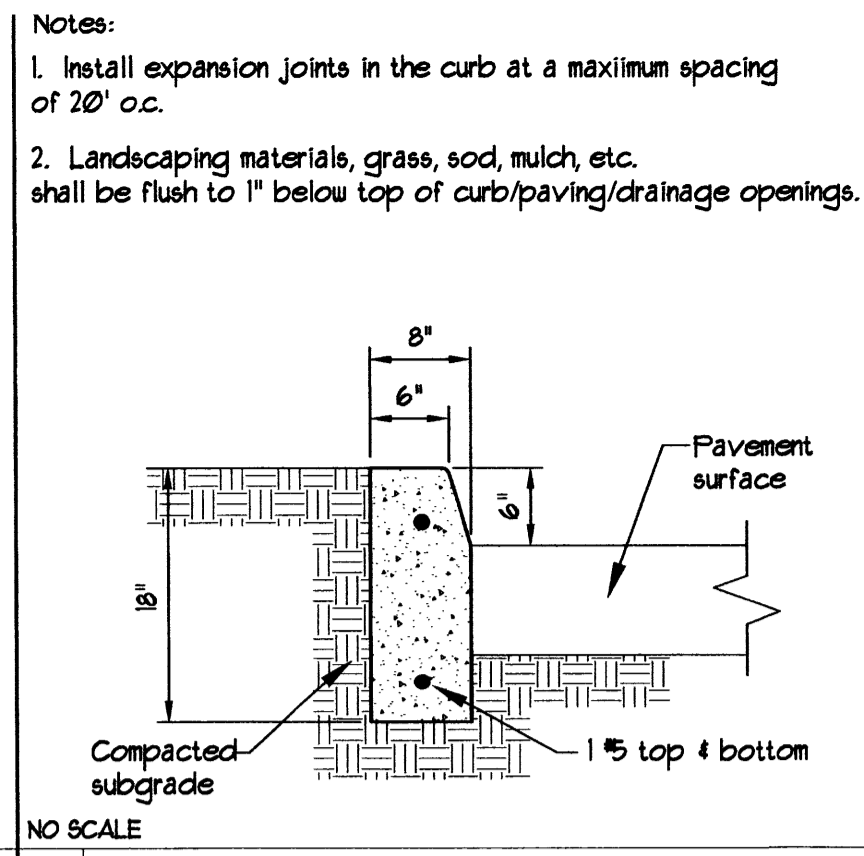
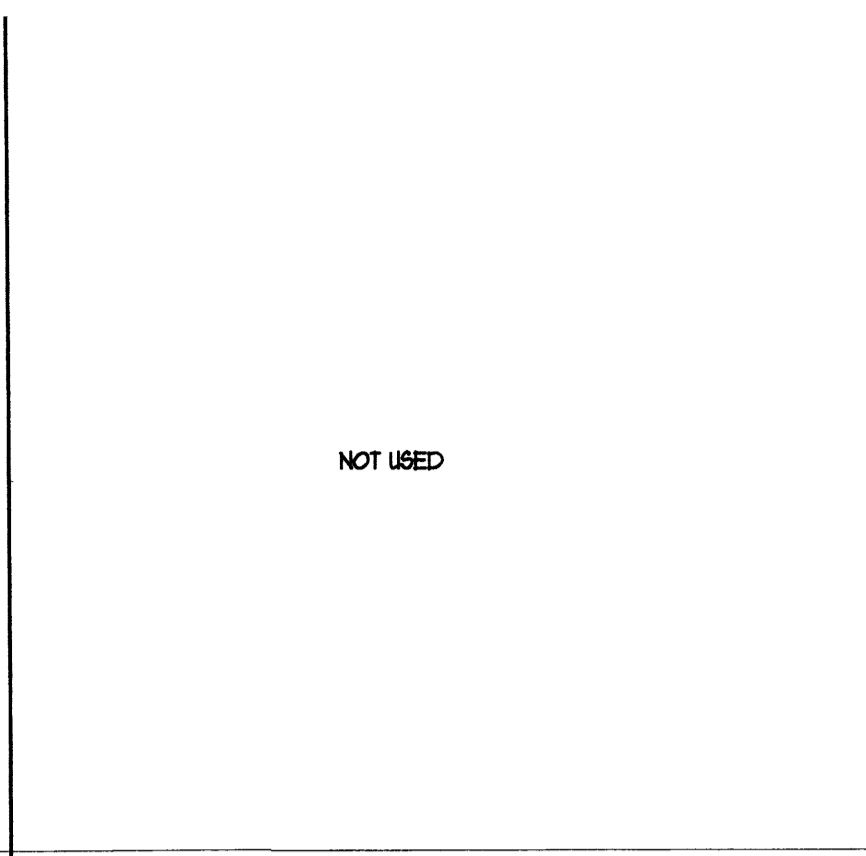
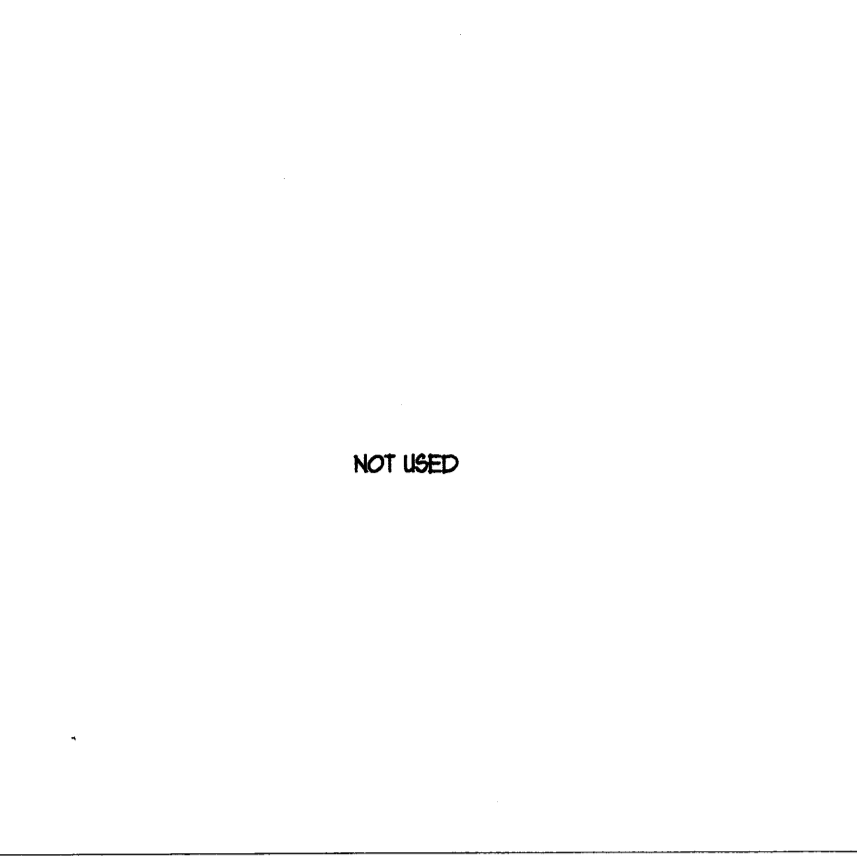
DATE

07-09-04

PROTOTYPE SIZE  
 65W2-RIGHT

A2





8 TYPICAL LIGHT POLE

TRASH ENCLOSURE ELEVATIONS

11 GATE DETAIL FOR DUMPSTER ENCLOSURE

12 GATE LATCH / BOLT DETAILS

13 TYPICAL HANDICAP SIGN

14 PIPE GUARD @ ROLL-UP DOOR

15 TYPICAL PIPE GUARD SECTION

16 CONCRETE SIDEWALK

17 TYPICAL WALK SECTION

18 TYPICAL EXPANSION JOINT

19 TYPICAL CONTROL JOINT

AUTOZONE, INC  
 123 SOUTH FRONT STREET  
 MEMPHIS, TENNESSEE 38103

AUTOZONE STORE DEVELOPMENT  
 Store No: 2249  
 MONTGOMERY BLVD.  
 ALBUQUERQUE NM 87102

PREPARED FOR: AUTOZONE STORE DEVELOPMENT  
 SITE DETAIL SHEET

SCALE: 1"=20'-0"  
 REVISIONS  
 1 8-2-04  
 2 12-09-04  
 3  
 4  
 5  
 6  
 7  
 ARCHITECT: AN  
 DRAFTSMAN: MB  
 CHECKED BY:  
 PERMIT DATE: 04-01-04  
 PROTOTYPE SIZE: 65UR

C.I.A