

LEGAL DESCRIPTION:
 PORTION OF LOTS 8 & 10, BLOCK 25 &
 ALL OF LOTS 9 & 11-A-1, BLOCK
 EAST END ADDITION

- NOTES:**
1. COMMON STORM DRAINAGE, PEDESTRIAN, AND VEHICULAR ACCESS ACROSS NEW TRACTS IS GRANTED BY THIS SITE PLAN AND WILL BE GRANTED ON THE REPLAT.
 2. 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.
 3. LANDSCAPE MAINTENANCE ON SITE AND WITHIN THE RIGHT-OF-WAY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
 4. ROOF EQUIPMENT SHALL BE BELOW PARAPET HEIGHT AND SCREENED FROM VIEW FROM THE PROPERTY LINES OF THIS SITE. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN WALL.
 5. LIGHT POLES SHALL BE A MAXIMUM OF 20' FEET WITH FULL CUT OFF LIGHT FIXTURES. LIGHT FIXTURES SHALL BE A MAXIMUM OF 20' WITH FULL CUT OFF SHIELDS ON FIXTURES SO THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE. THE LIGHT FIXTURES SHALL BE FULLY SHIELDED WITH HORIZONTAL LAMPS. LIGHT POLES WITHIN 100' OF RESIDENTIAL ZONING SHALL BE LIMITED TO 16' HIGH.
 6. NO FREESTANDING CELL TOWERS OR ANTENNA SHALL BE PERMITTED. ANY WIRELESS COMMUNICATIONS FACILITIES SHALL BE INTEGRATED INTO THE BUILDING ARCHITECTURE.
 7. BUS ROUTE NO. 11 & 31.
 8. LOTS WILL BE ELIMINATED AN COMBINED INTO ONE LOT THROUGH A SEPARATE ACTION.
 9. OFF STREET PARKING INCLUDING OFF LOADING OF COMMERCIAL TRANSPORT VEHICLES SHALL OCCUR ON THE SUBJECT SITE IN ACCORDANCE WITH THE OFF STREET PARKING REGULATIONS (SECTION 14-16-3-1 ET SEQ.).
 10. ANY UNAUTHORIZED CHANGES TO THIS SITE PLAN MAY RESULT IN FORFEITURE OF APPROVALS

LEGEND

LEGEND	DESCRIPTION
---	EXISTING LOTS
---	EXISTING CURB & GUTTER
---	PROPOSED CURB
---	BOUNDARY LINE
---	RIGHT-OF-WAY
---	STRIPING
---	PARKING SPACES
---	EASEMENT
---	EXISTING METER
---	EXISTING FIRE HYDRANT
---	PROPOSED LIGHTING

- INDEX TO DRAWINGS**
- C1. SITE PLAN FOR BUILDING PERMIT
 - C2. LANDSCAPING PLAN
 - C3. GRADING AND DRAINAGE PLAN
 - C4. MASTER UTILITY PLAN
 - C5. DETAILS

SITE DATA

PROPOSED USAGE:	USED CAR LOT
LOT 8 & 9 AREA:	14858 SF (.34 ACRES)
ZONING:	SU-1 FOR C-1 USES AND AUTOMOBILE SALES AND STORAGE
LOT 10 & 11-A-1 AREA:	21234 SF (.49 ACRES)
BUILDING AREA:	2524 SF (EXISTING)
ZONING:	C-2
PARKING	
PUBLIC PARKING REQUIRED:	13 SPACES (1 PER 200 SF OF BUILDING AREA)
PUBLIC PARKING PROVIDED:	13 SPACES
DISPLAY PARKING:	57 SPACES
BICYCLE PARKING	
BICYCLE PARKING REQUIRED:	2 SPACES (1 PER 20 PARKING SPACES, BUT NOT LESS THAN 2 SPACES PER PREMISES)
BICYCLE PARKING PROVIDED:	4 SPACES
HC PARKING	
HC PARKING REQUIRED:	1 SPACE (1 HC SPACE PER 25 PARKING SPACES)
HC PARKING PROVIDED:	1 SPACE
LANDSCAPE REQUIREMENT:	15% OF PAVED AREA.

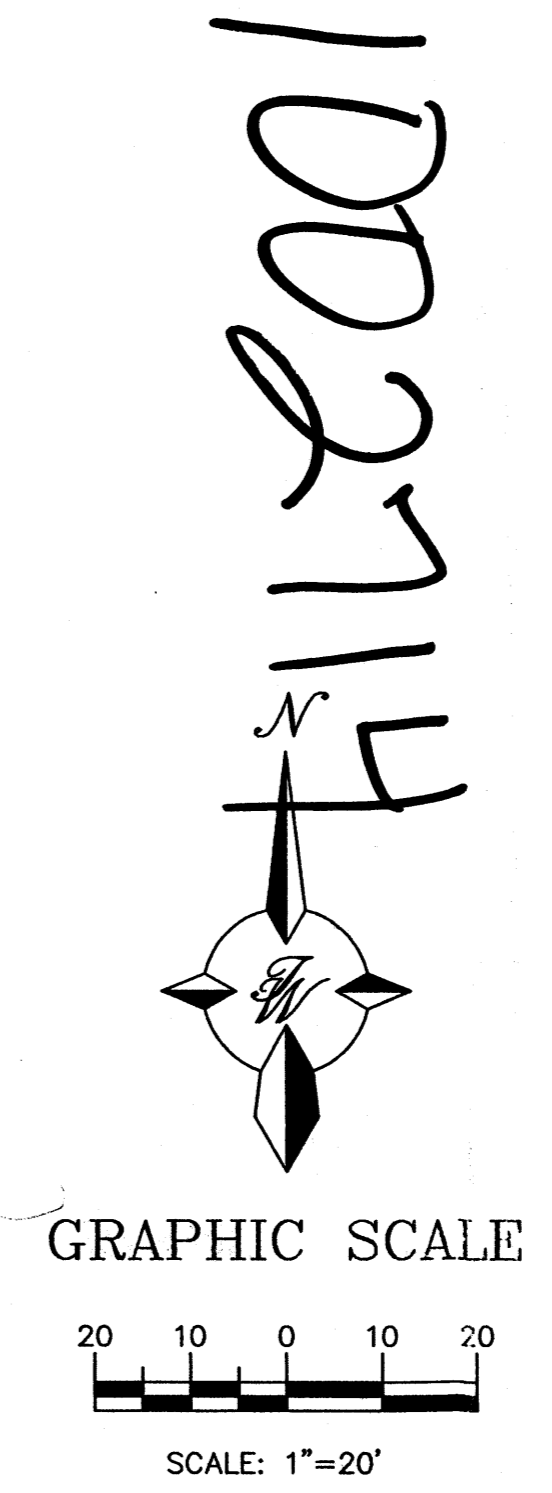
PROJECT NUMBER: 1002714
APPLICATION NUMBER: 04DRB-00024

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.

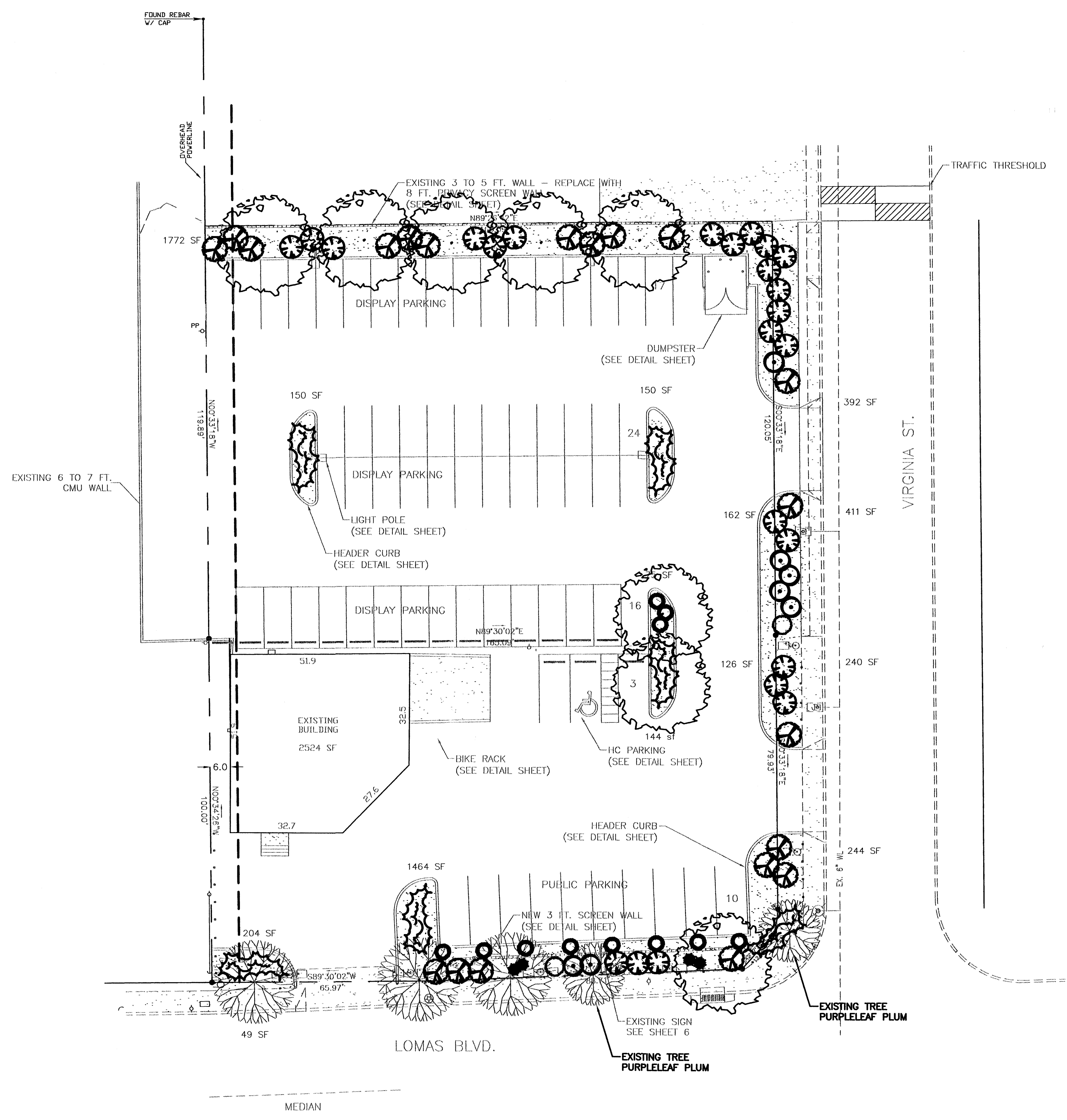
DRB SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering/Transportation Division	<i>[Signature]</i>	1-28-04
Utilities Development	<i>[Signature]</i>	1-28-04
Parks & Recreation Department	<i>[Signature]</i>	1/28/04
City Engineer	<i>[Signature]</i>	5/24/04
* Environmental Health Department (conditional)	<i>[Signature]</i>	Date
Solid Waste Management	<i>[Signature]</i>	3-22-04
DRB Chairperson, Planning Department	<i>[Signature]</i>	1/29/04

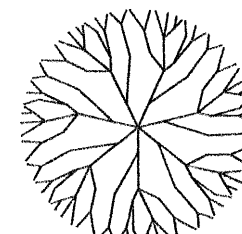
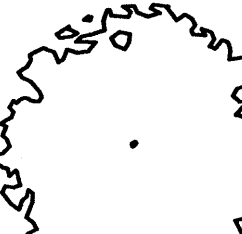







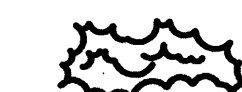
* Environmental Health, if necessary 12/16/03



ENGINEER'S SEAL	ZANGARA USED CAR LOT	DRAWN BY BJF
	SITE PLAN FOR BUILDING PERMIT	DATE 03/11/04
		23105SPB-12-30-03x
	TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # C1
RONALD R. BOHANNAN P.E. #7868		JOB # 230105



PLANT LEGEND

-  PURPLELEAF PLUM (M) 3
Fraxinus oxycarpa
2" Cal.
-  RAYWOOD ASH (M) 7
Fraxinus oxycarpa
2" Cal.
-  BLUE MIST SPIREA (M) 4
Caryopteris glandonensis
5 Gal. 9sf
-  APACHE PLUME (L) 2
Fallugia paradoxa
5 Gal. 25sf
-  ROSEMARY (M) 11
Rosmarinus officianalis
1 Gal. 36sf
-  RUSSIAN SAGE (M) 7
Perovskia atriplicifolia
1 Gal. 36sf
-  HONEYSUCKLE (M) 20
Lonicera sempervirens
1 Gal. 144sf
Unstaked-Groundcover
-  CHAMISA (L) 24
Chrysothamnus nauseosus
1 Gal. 25sf
-  TAM JUNIPER (M) 6
Juniperus sabino
5 Gal. 225sf
Symbol indicates 1 plant
-  3/4" GRAY GRAVEL WITH FILTER FABRIC

LANDSCAPE NOTES:

1. Landscape maintenance on site & in the right-of-way adjacent to the property shall be the responsibility of the Property Owner.
2. It is the intent of this plan to comply with the City of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach.
3. 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.
4. 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.
5. Plant beds shall achieve 75% live ground cover at maturity.
6. Grey Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

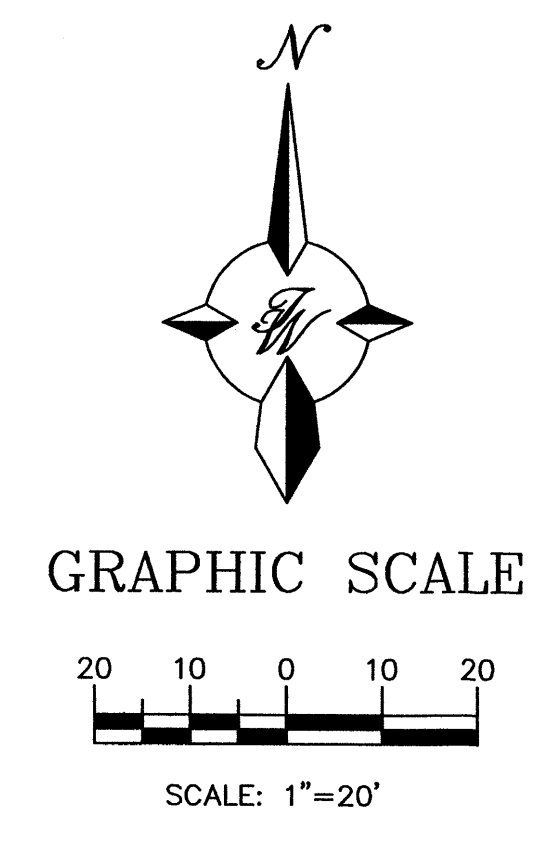
IRRIGATION NOTES:

1. 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 Bubler systems to be tied to 1/2" poly pipe with flush caps at each end.
2. Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.
3. Point of connection for irrigation system is unknown at current time and will be coordinated in the field.
4. Irrigation will be operated by automatic controller. Location of controller to be field determined and power source for controller to be provided by others.
5. Irrigation maintenance shall be the responsibility of the Property Owner.

FINAL LANDSCAPING LAYOUT AND DESIGN TO BE DETERMINED UPON RECEIPT OF FINAL GRADING PLAN.

LANDSCAPE CALCULATIONS

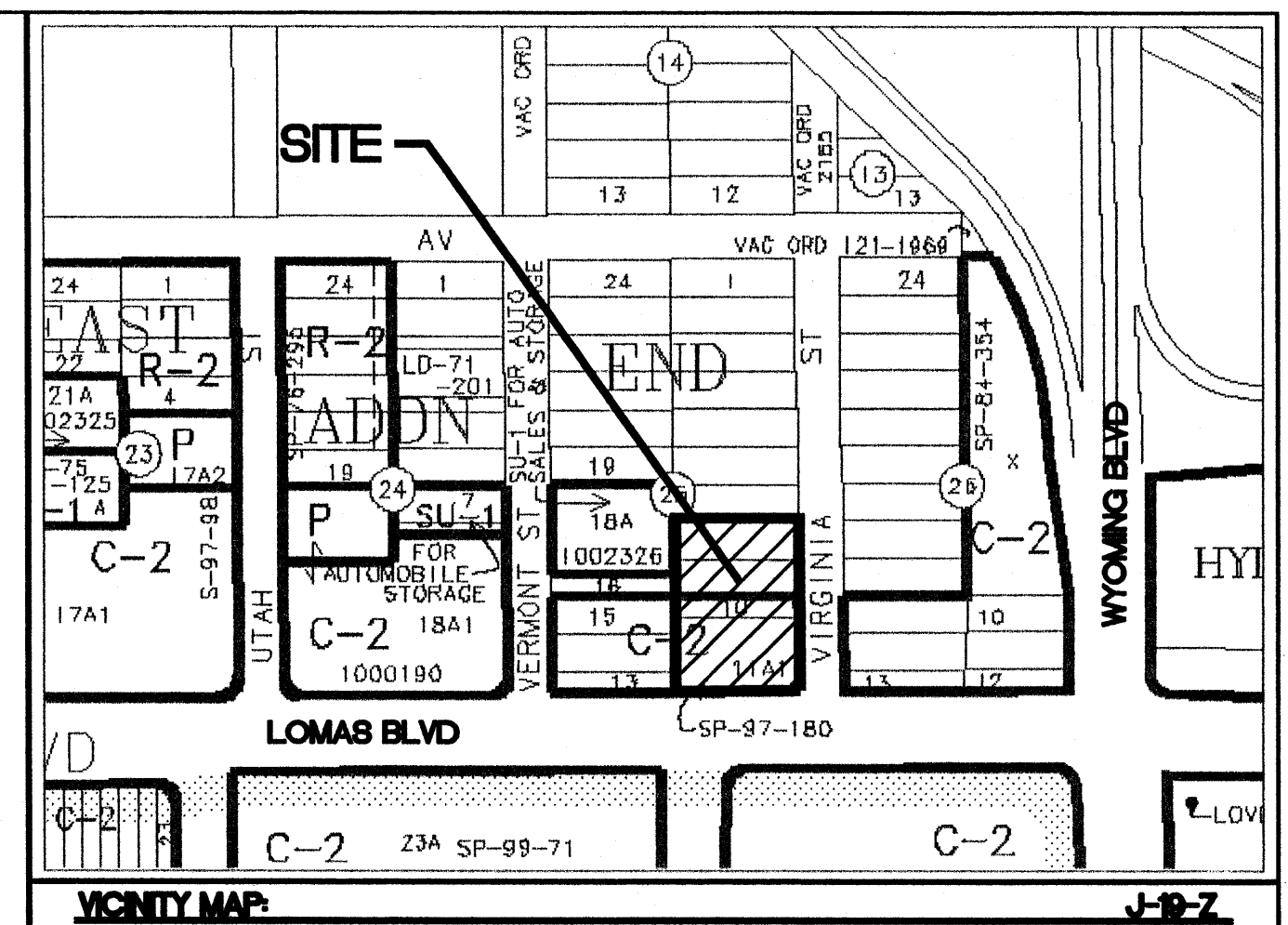
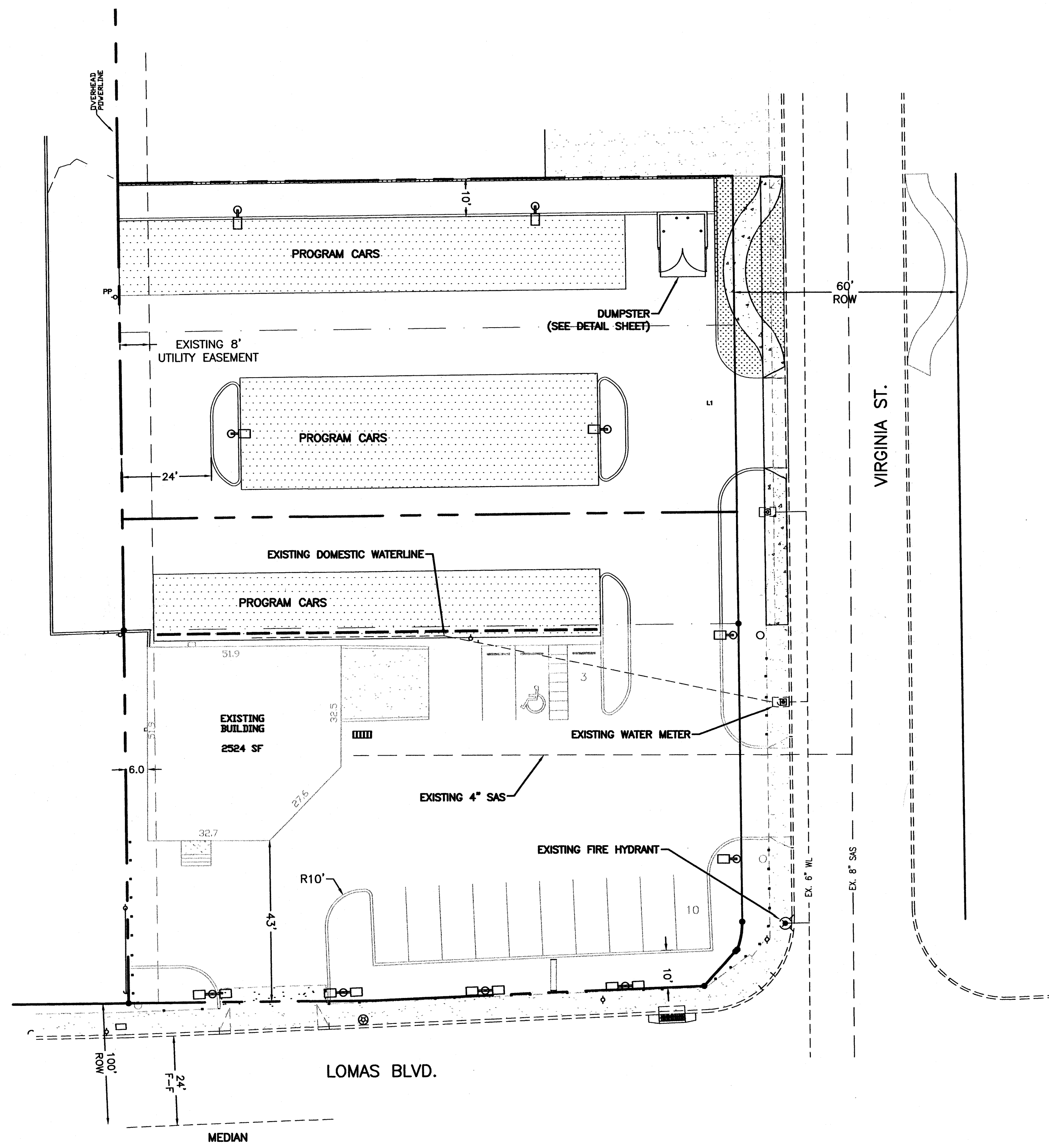
		LOT 1	
TOTAL LOT AREA	36151	square feet	
TOTAL BUILDINGS AREA	2637	square feet	
OFFSITE AREA	0	square feet	
NET LOT AREA	33514	square feet	
LANDSCAPE REQUIREMENT	15%		
TOTAL LANDSCAPE REQUIREMENT	5026	square feet	
TOTAL LANDSCAPE PROVIDED	5593	square feet	
GROUNDCOVER REQ.	75%	square feet	
TOTAL GROUNDCOVER REQUIREMENT	4194	square feet	
TOTAL GROUNDCOVER PROVIDED	5564	square feet	
TOTAL BED PROVIDED	5593	square feet	
TOTAL SOD PROVIDED	0	square feet	
TOTAL NATIVE SEED PROVIDED	0	square feet	



LANDSCAPE ARCHITECTS SEAL	ZANGARA USED CAR LOT	DRAWN BY CMD
	LANDSCAPE PLAN	DATE 12/30/03
		23105LPB-12-30-03
		SHEET #
		C2
		JOB #
		230105

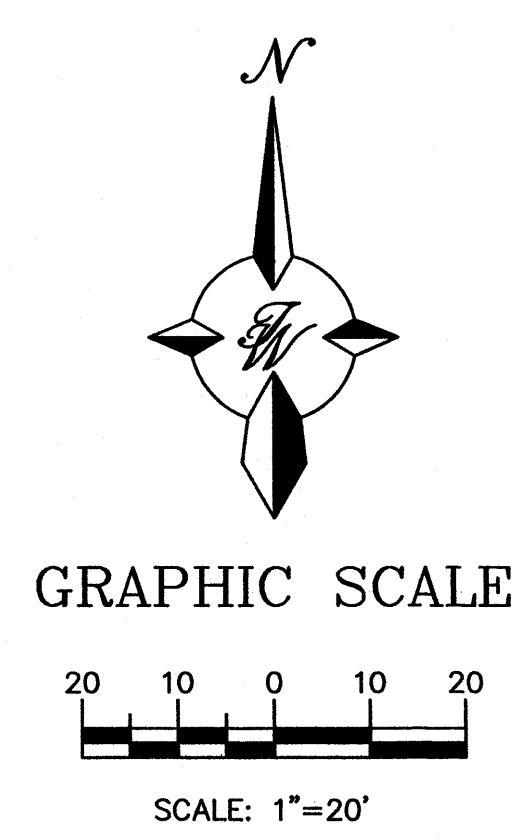
TIERRA WEST, LLC
8509 JEFFERSON NE
ALBUQUERQUE, NEW MEXICO 87113
(505)858-3100

JAMES J. DEFLON
#0007

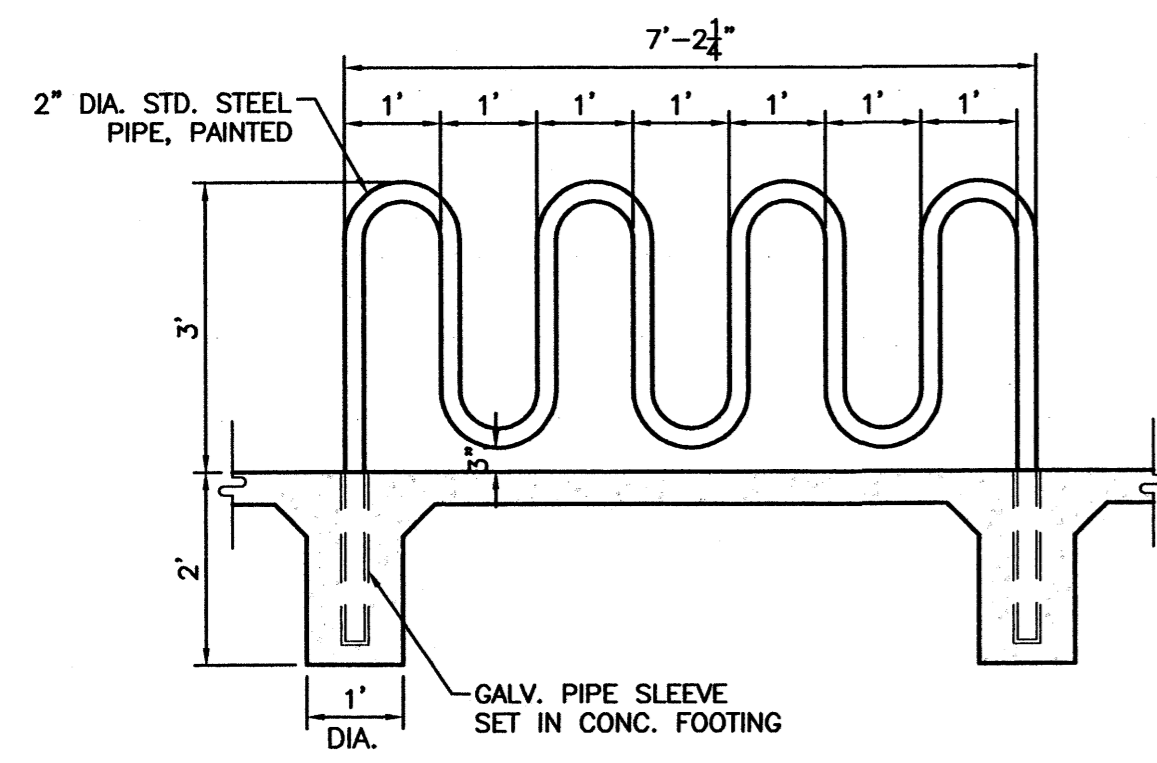


LEGAL DESCRIPTION
 PORTION OF LOTS 8 & 10, BLOCK 25 &
 ALL OF LOTS 9 & 11-A-1, BLOCK
 EAST END ADDITION

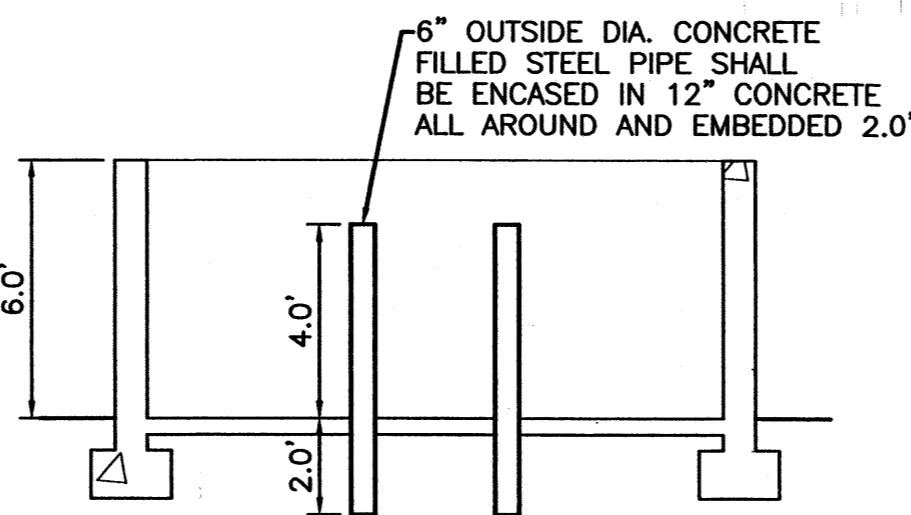
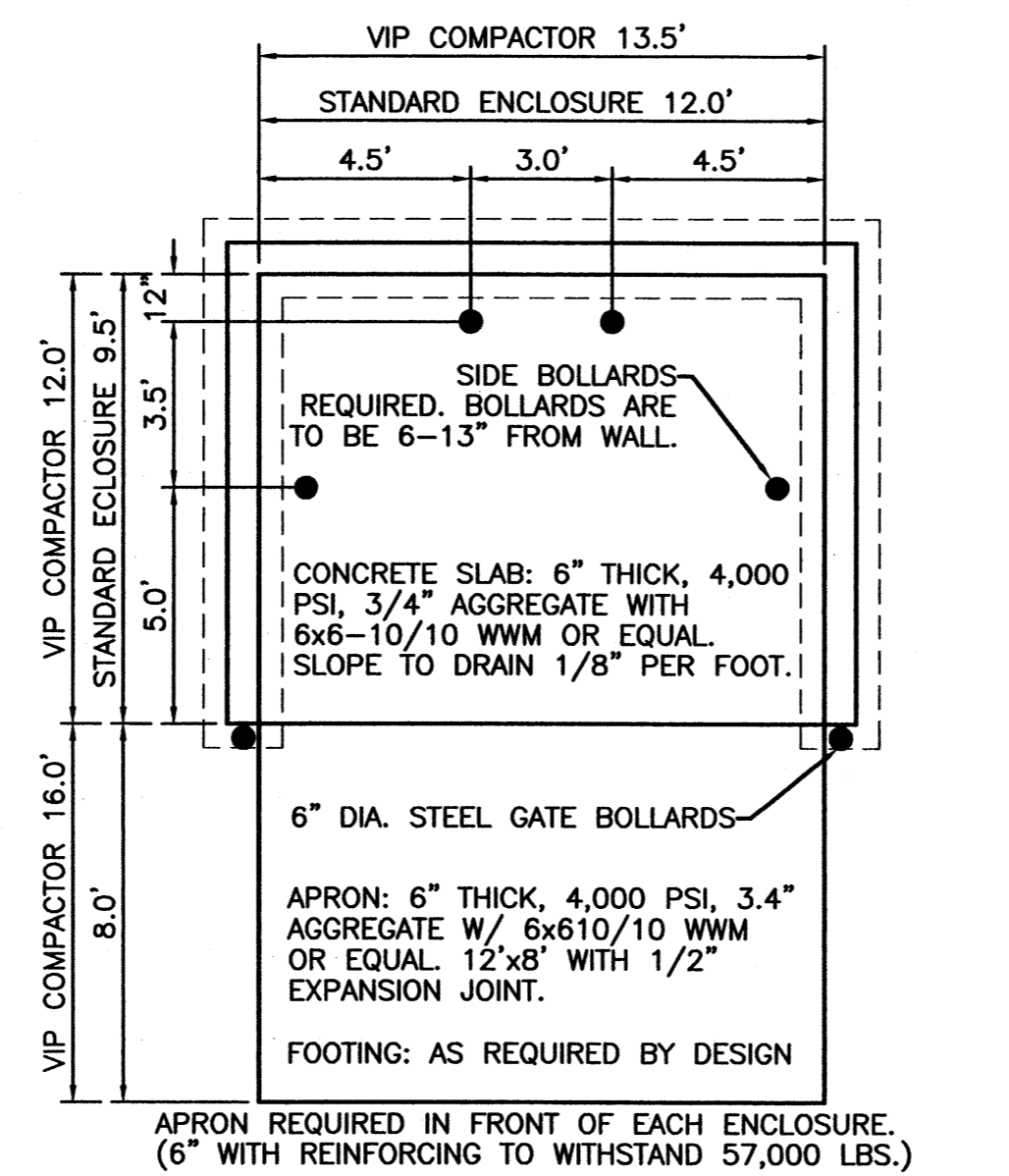
LEGEND	DESCRIPTION
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---	STRIPING
---	PARKING SPACES
---	EASEMENT
⊕	EXISTING METER
⊕	EXISTING FIRE HYDRANT
⊕	PROPOSED LIGHTING
---	EX. 8" SAS
---	EXISTING SANITARY SEWER LINE
---	EX. 16" WL
---	EXISTING WATER LINE



ENGINEER'S SEAL 	ZANGARA USED CAR LOT	DRAWN BY B/JF DATE 12/30/03
	MASTER UTILITY PLAN	23105MUB-12-30-03
RONALD R. BOHANNAN P.E. #7868	TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # C4 JOB # 230105

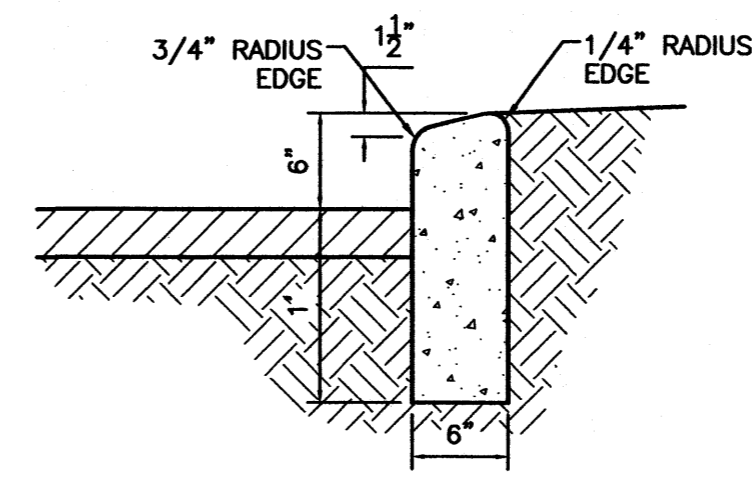


BIKE RACK DETAIL
SCALE: 1/2"=1'

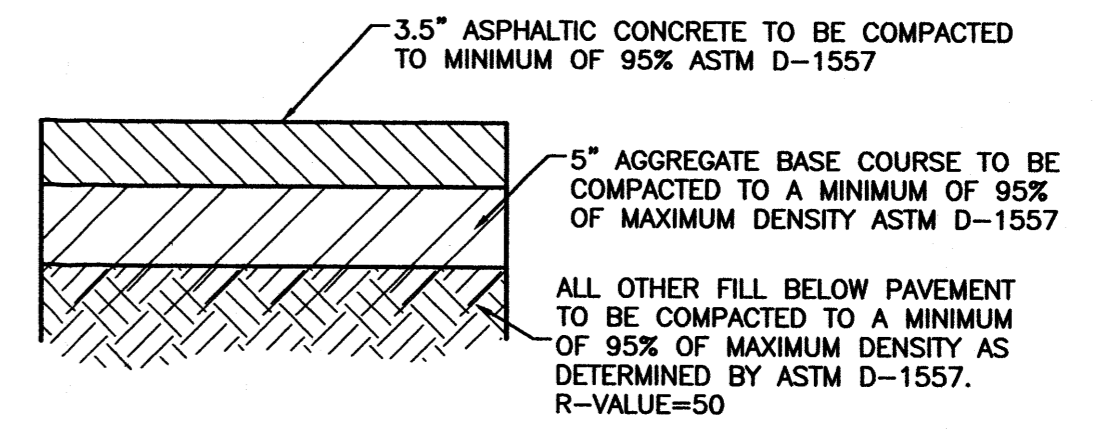


NOTE: THESE ARE THE MINIMUM REQUIREMENTS FOR TRASH ENCLOSURES. DESIGNS MAY VARY TO FIT THE SELECTED ENCLOSURE.

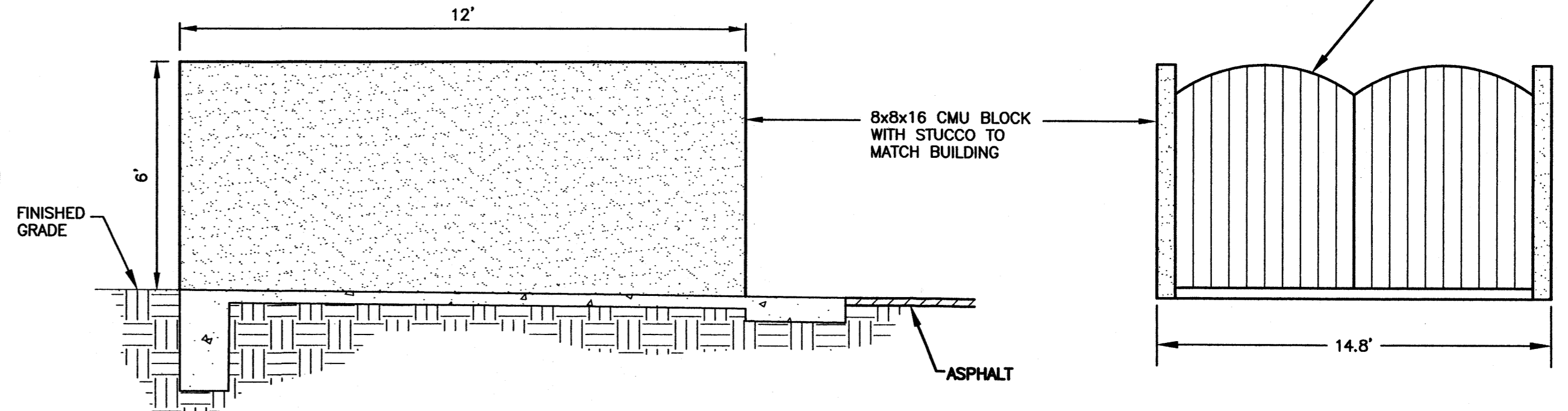
DUMPSTER ENCLOSURE DETAIL
NTS



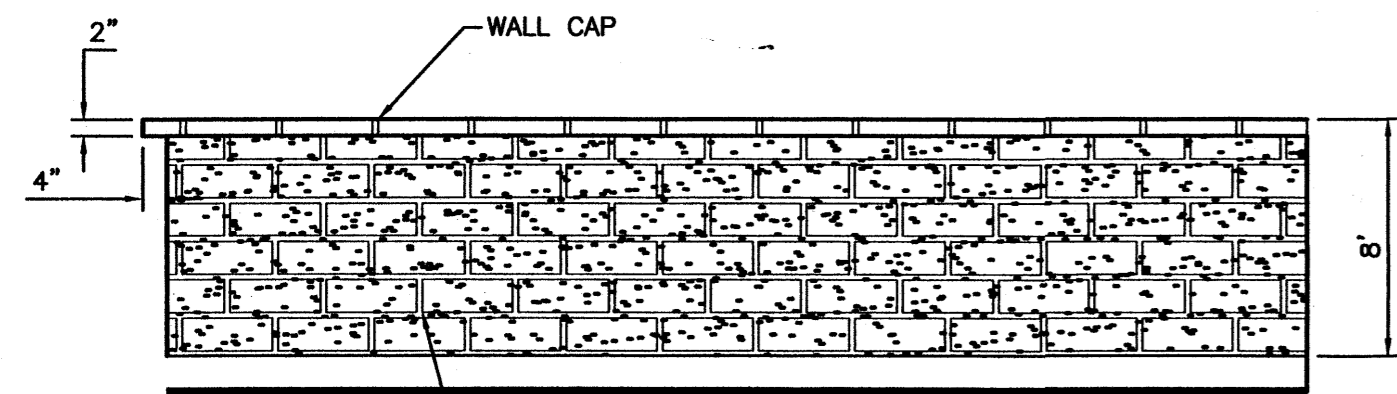
6\"/>



OPTIONAL 5\"/>



DUMPSTER ENCLOSURE ELEVATION
NTS

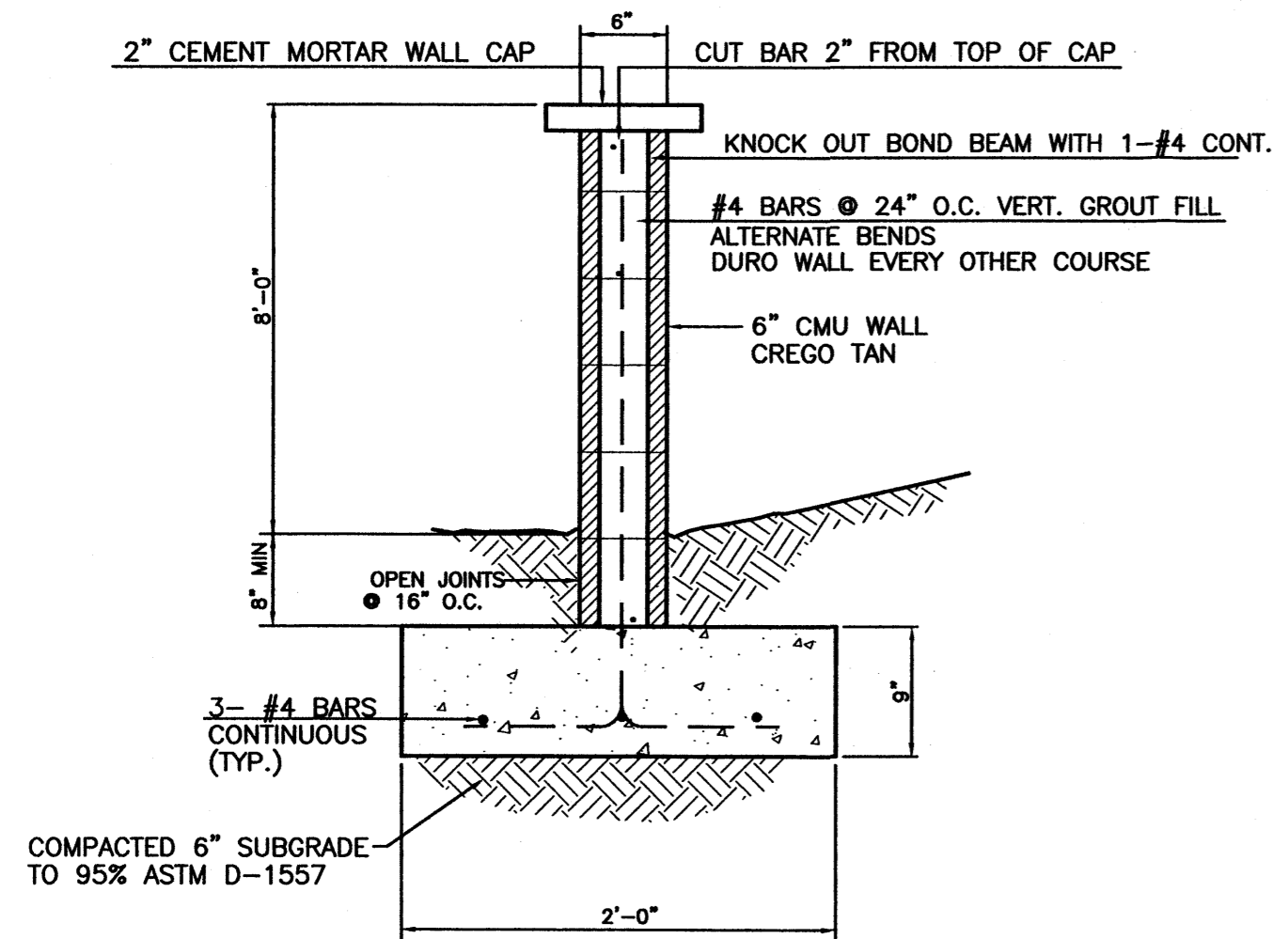


SEE SITE PLAN FOR HEIGHT OF WALL.

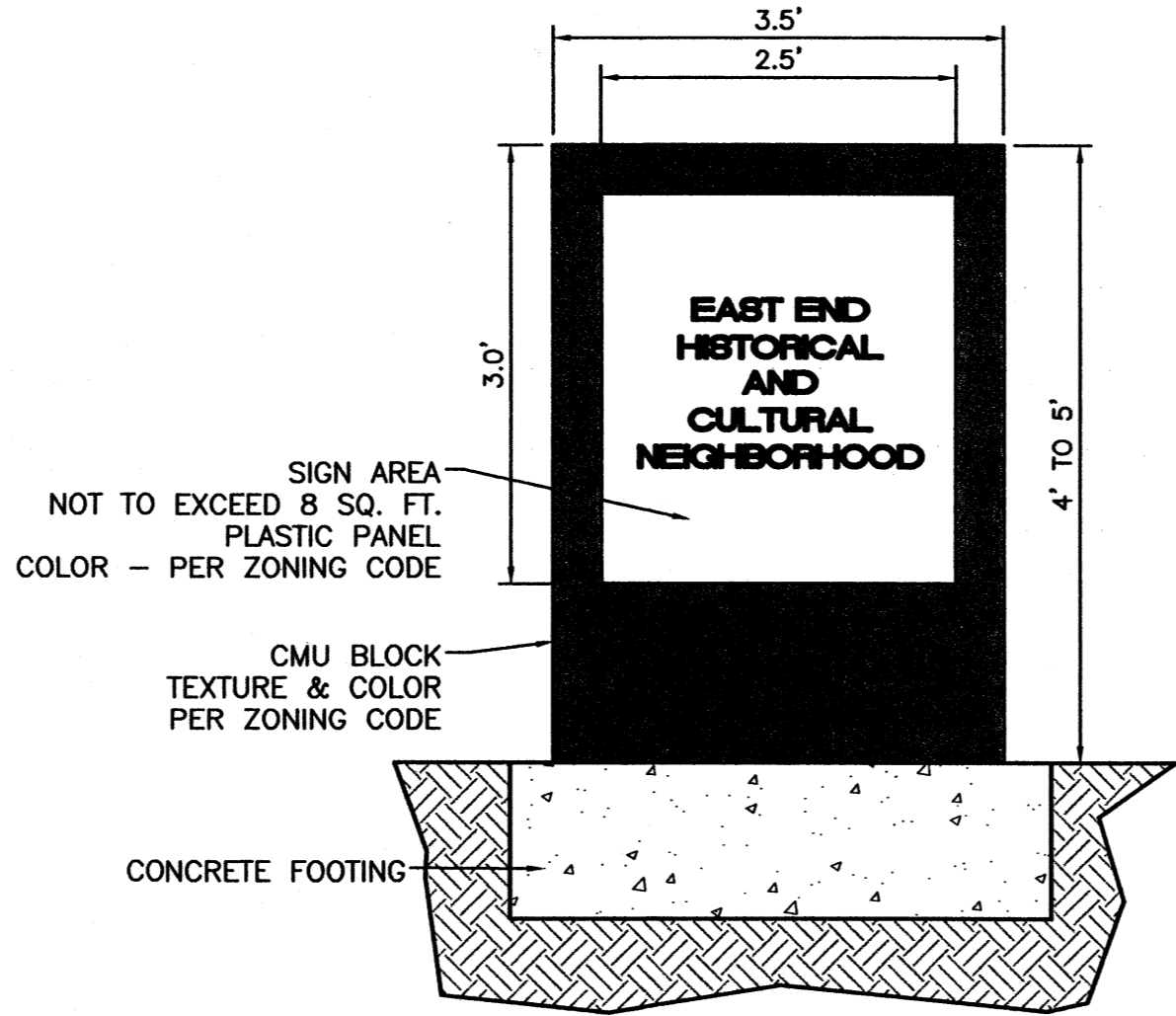
SCREEN WALL DETAIL (TYP.)
NTS

GENERAL NOTES:

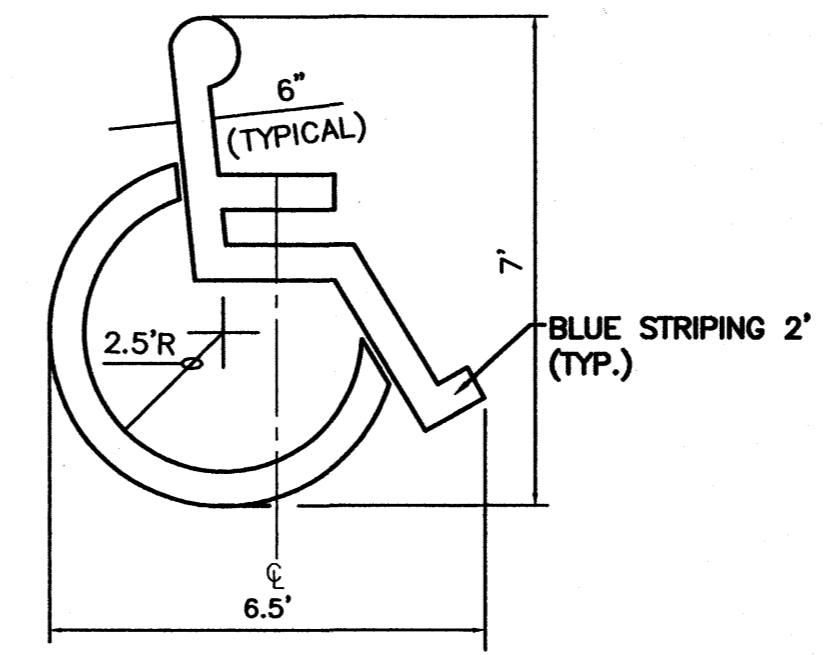
1. ALL CONCRETE IS TO BE 3000 PSI @ 28 DAYS.
2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM D 1557 FOR A DEPTH OF 12\"/>



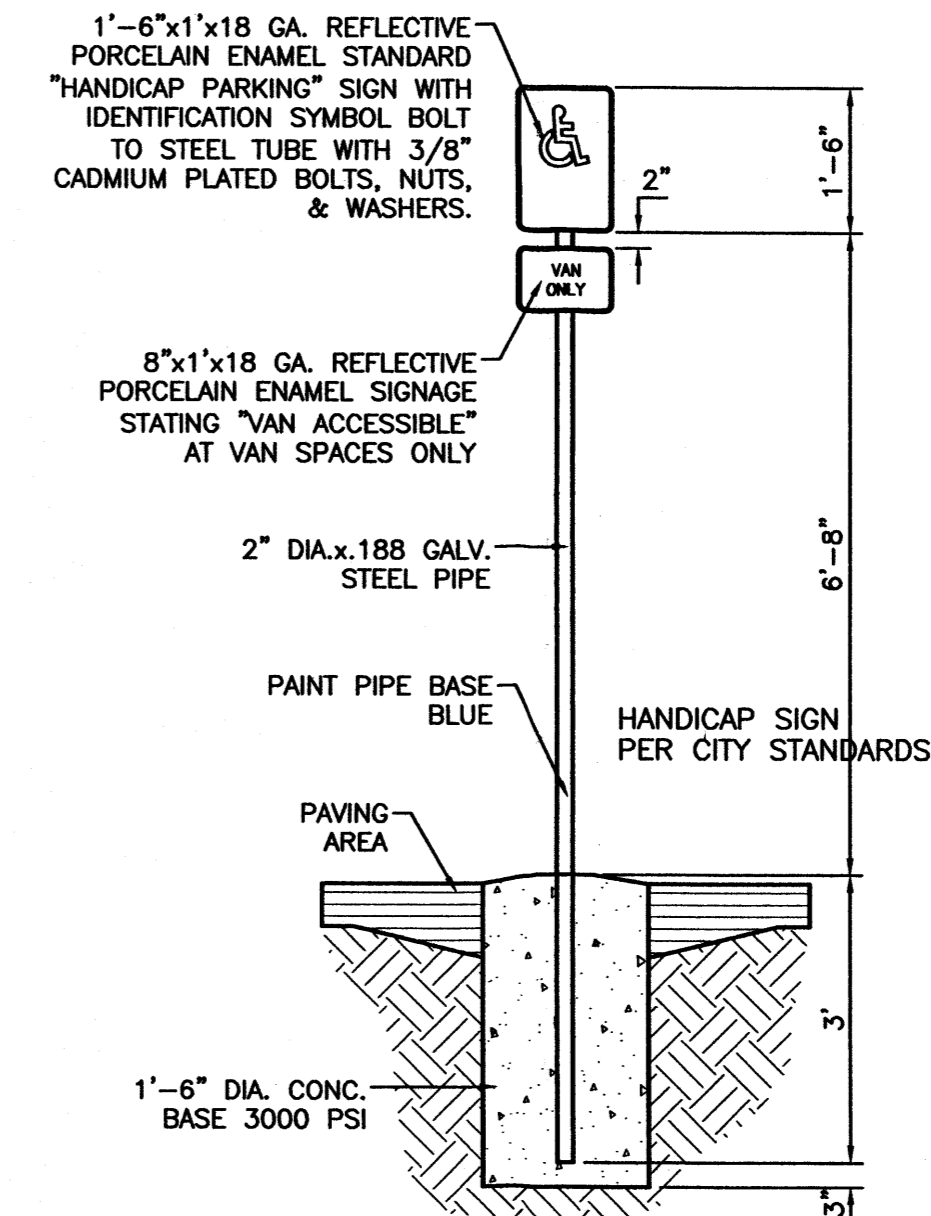
SCREEN WALL SECTION
NTS



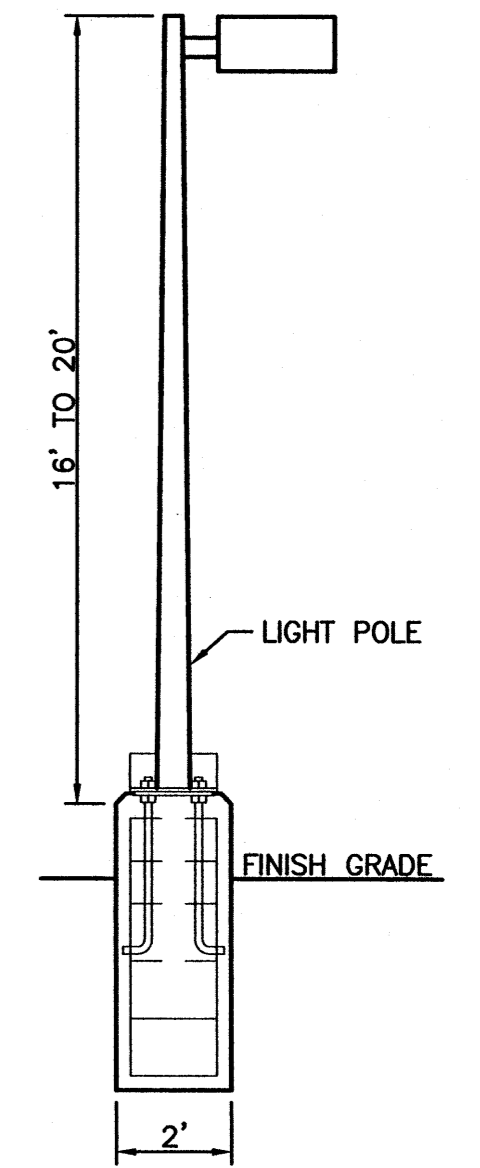
NEIGHBORHOOD MONUMENT SIGN
SCALE: NTS



ACCESSIBLE PARKING SYMBOL
SCALE: NTS
LOCATE AT EDGE OF PARKING SPACE UNLESS ACCOMPANIED BY "VAN" LETTERING



HANDICAP SIGN
SCALE: 1/2"=1'



LIGHT POLE DETAIL (SEE NOTE 5)
NTS

	ZANGARA USED CAR LOT	DRAWN BY B/JF
	DETAILS	DATE 12/30/03
	8508 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	DETAILS1
		SHEET # C5
RONALD R. BOHANNAN P.E. #7868		JOB # 230105