

VICINITY MAP

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

APPROVED BY DRB
 ON 1/21/04

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

- NOTES:**
1. COMMON STORM DRAINAGE, PEDESTRIAN, AND VEHICULAR ACCESS ACROSS NEW TRACTS IS GRANTED BY THIS SITE PLAN AND WILL BE GRANTED ON THE REPEAT.
 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 AND 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

SITE DATA

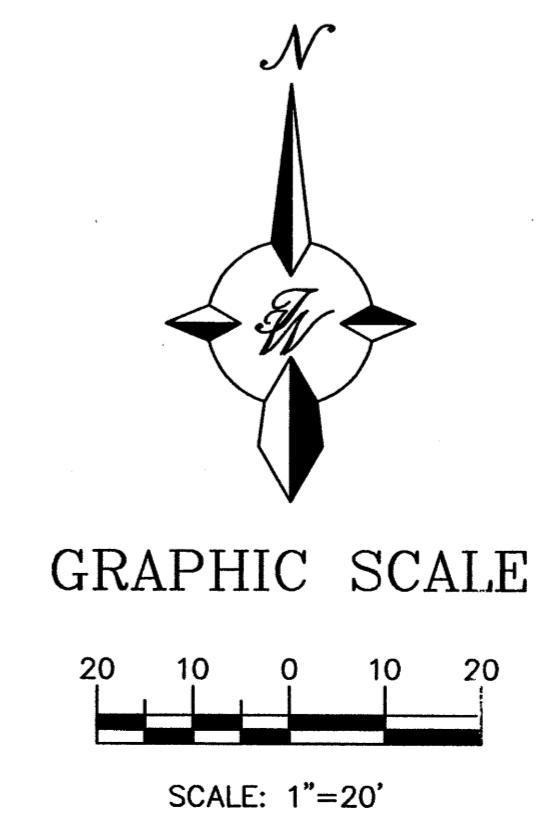
PROPOSED USAGE:	USED CAR LOT
LOT 8 & 9 AREA:	14858 SF (.34 ACRES)
ZONING:	SU-1 FOR C-1 USES AND AUTOMOBILE SALES AND STORAGE
LOT 10 & 11-A-1 AREA:	21234 SF (.49 ACRES)
BUILDING AREA:	2524 SF (EXISTING)
ZONING:	C-2
PARKING	
PUBLIC PARKING REQUIRED:	13 SPACES (1 PER 200 SF OF BUILDING AREA)
PUBLIC PARKING 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 REQUIRED:	1 SPACE (1 HC SPACE PER 25 PARKING SPACES)
HC PARKING PROVIDED:	1 SPACE
LANDSCAPE REQUIREMENT:	15% OF PAVED AREA.

PROJECT NUMBER: _____
APPLICATION NUMBER: _____

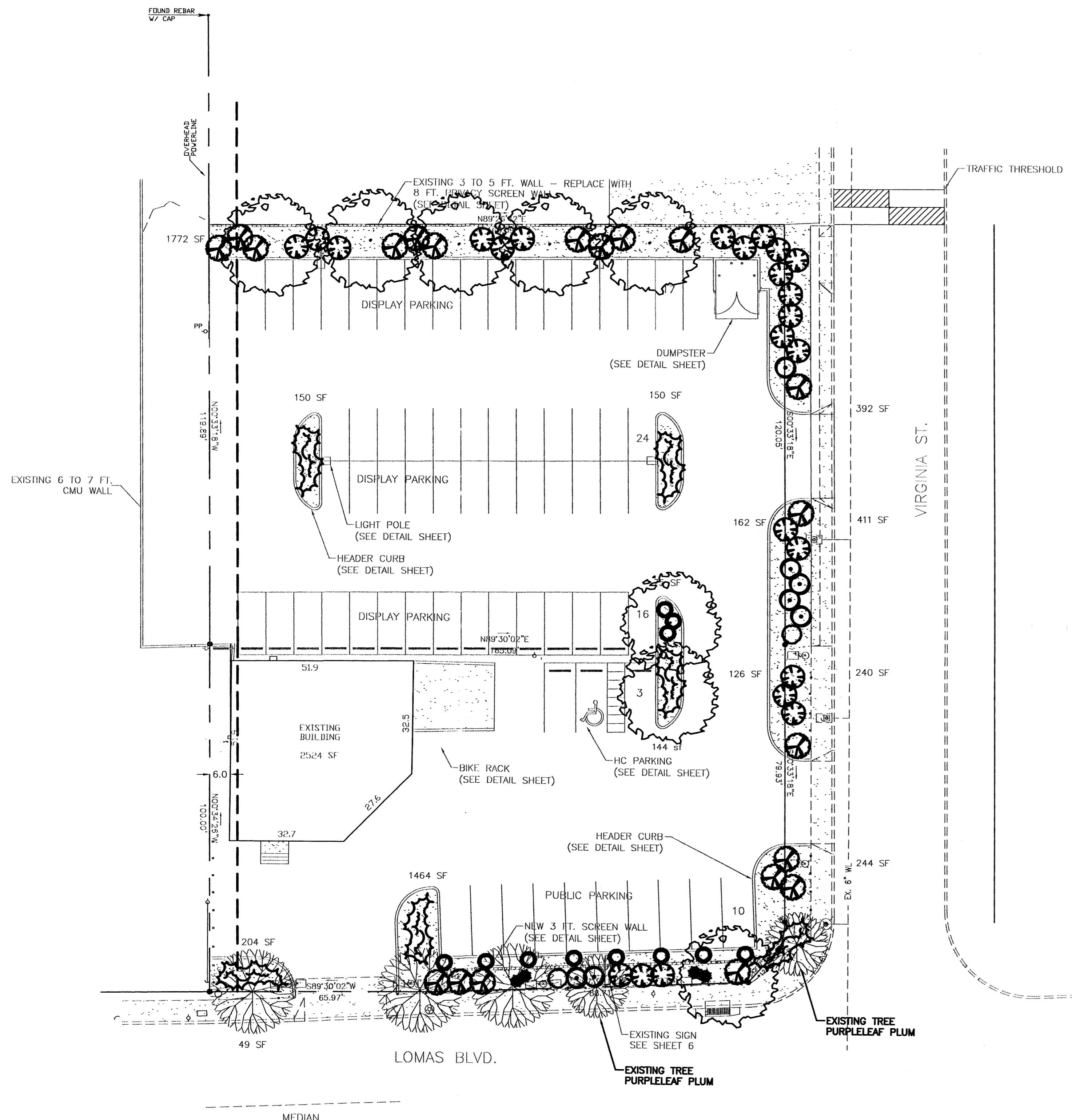
This plan is consistent with the specific Site Development Plan approval by the Environmental Planning Commission (EPC) dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineer, Transportation Division	Date
Utilities Development	Date
Parks & Recreation Department	Date
City Engineer	Date
Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date



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



PLANT LEGEND

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

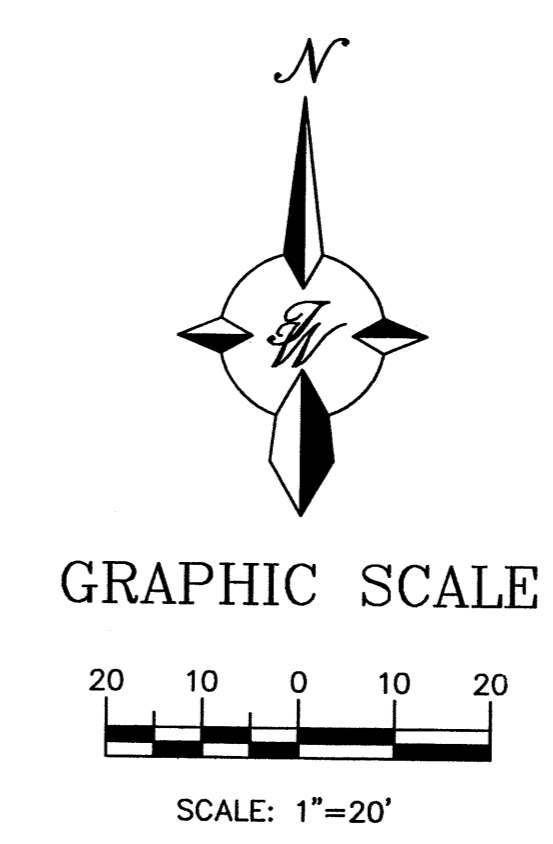
- LANDSCAPE NOTES:**
- Landscape maintenance on site & in the right-of-way adjacent to the property shall be the responsibility of the Property Owner.
 - It is the intent of this plan to comply with the City of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction 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.
 - Grey 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" poly pipe 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.

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

LANDSCAPE CALCULATIONS

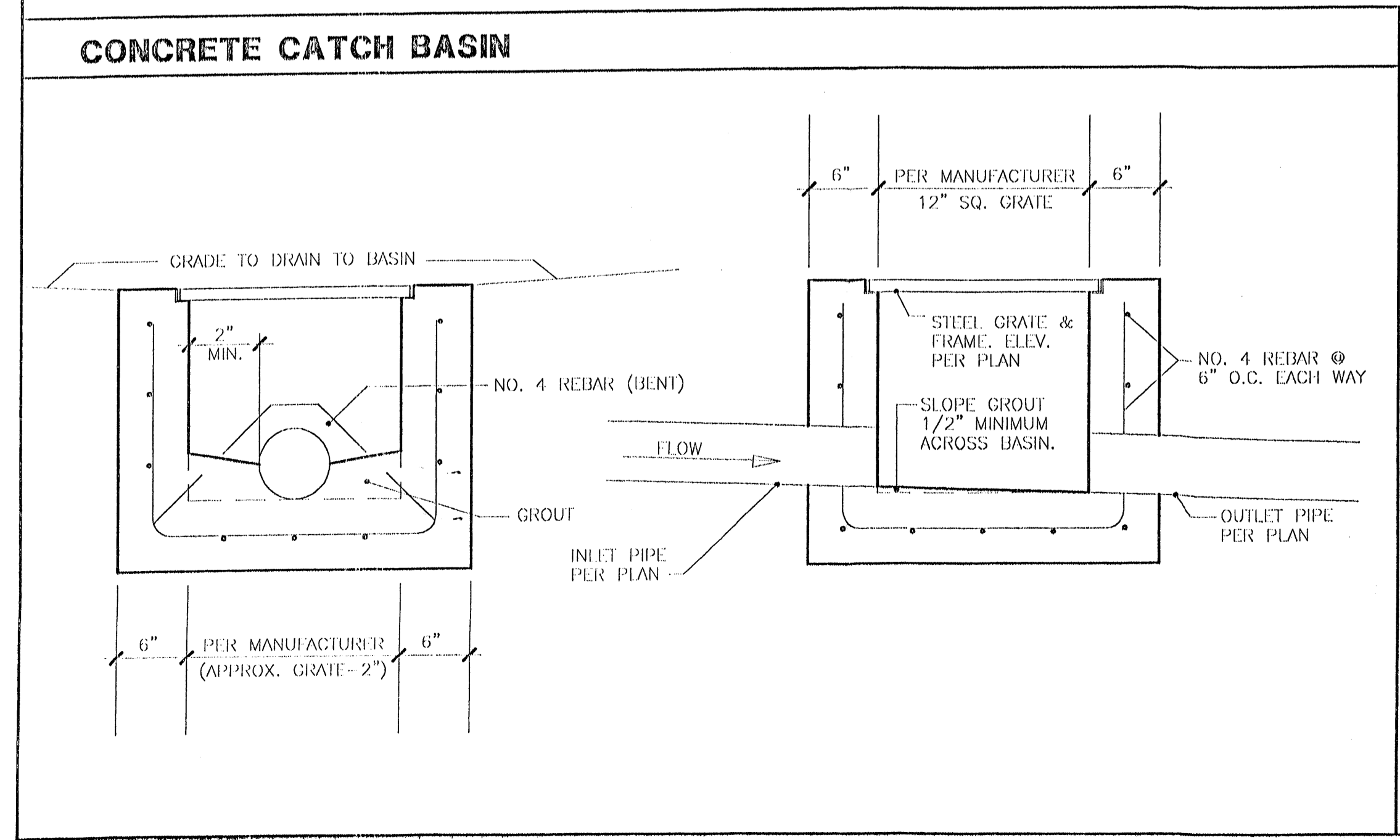
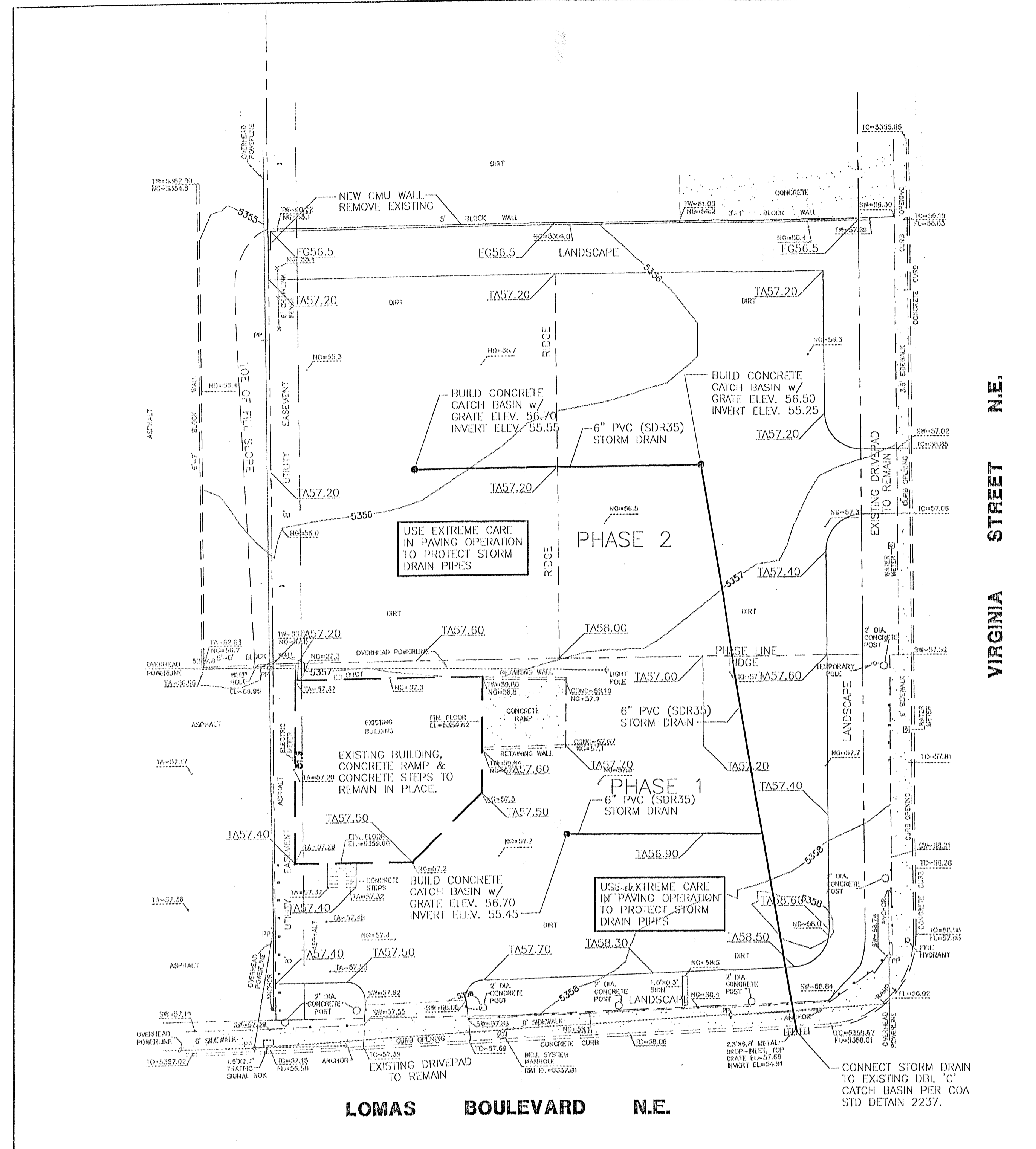
	LOT 1	
TOTAL LOT AREA	36151	square feet
TOTAL BUILDINGS AREA	2637	square feet
OFFSITE AREA	0	square feet
NET LOT AREA	33514	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	5026	square feet
TOTAL LANDSCAPE PROVIDED	5593	square feet
GROUND COVER REQ.	75%	square feet
TOTAL GROUND COVER REQUIREMENT	4194	square feet
TOTAL GROUND COVER 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



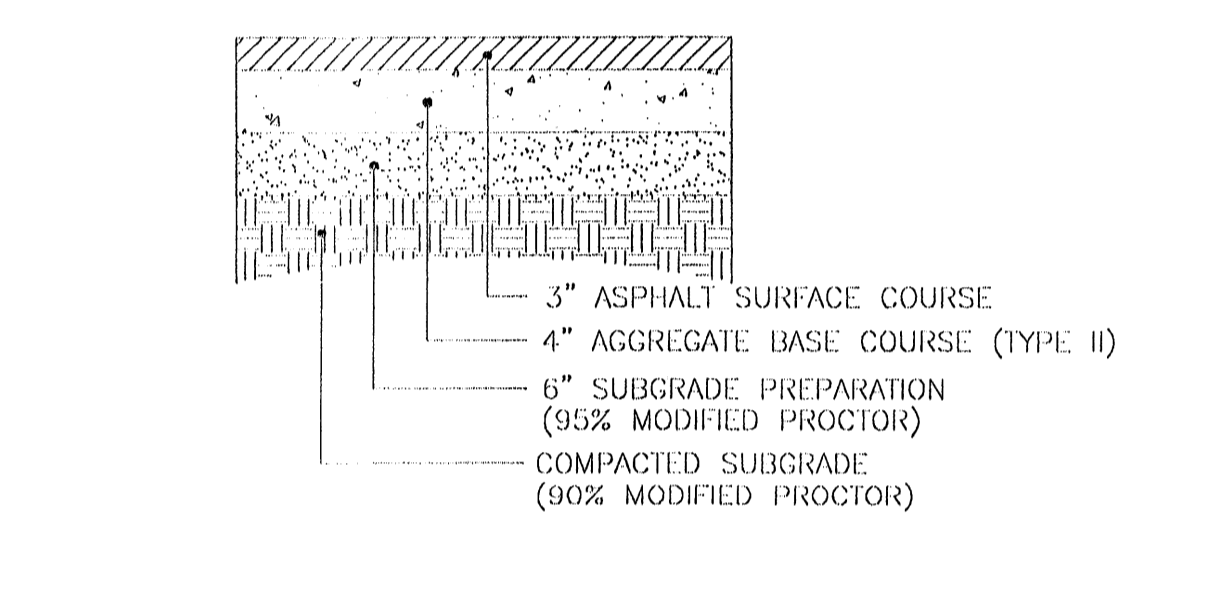
SO 19

NOTICE TO CONTRACTOR

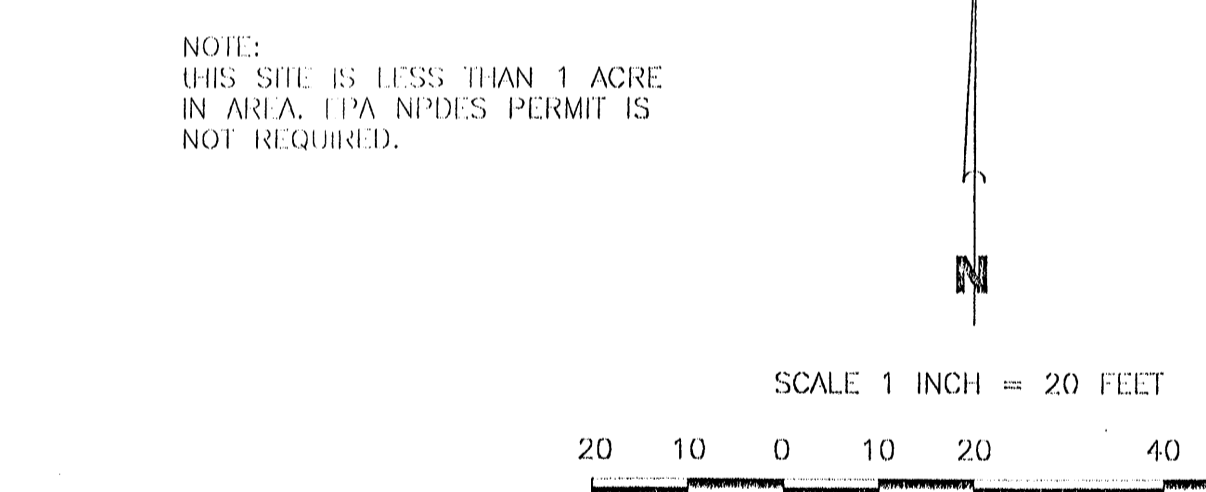
1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
2. ALL WORK TO BE PERFORMED WITHIN THE CITY RIGHT-OF-WAY, DETAILED ON THESE PLANS, EXCEPT AS OTHERWISE STATED OR PROVIDED THEREIN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 AS REVISED THRU UPDATE NO. 6.
3. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE IN ACCORDANCE WITH ARTERIAL STREET USE.
6. MAINTENANCE OF THE SIDEWALK CULVERT FACILITY SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.

APPROVALS	NAME	DATE
A.C.E./DESIGN		
INSPECTOR		
A.C.E./FIELD		

ASPHALT PAVING SECTION



1. ASPHALT MIX DESIGN TO USE CITY OF ALBUQUERQUE AGGREGATE CLASS 'B' AND HAVE A MARSHALL STABILITY GREATER THAN 1800 LBS.
2. ASPHALT CONCRETE COURSES GREATER THAN 3" IN THICKNESS SHALL BE PLACED WITH MULTIPLE LIFTS. MINIMUM LIFT THICKNESS 1 1/2".



LEGAL DESCRIPTION

LOTS 8, 9 & 11-A-1 AND A PORTION OF LOT 10, BLOCK 25, EAST END ADDITION

PERMANENT BENCHMARK

ACS 12-J20 ELEVATION 5364.009

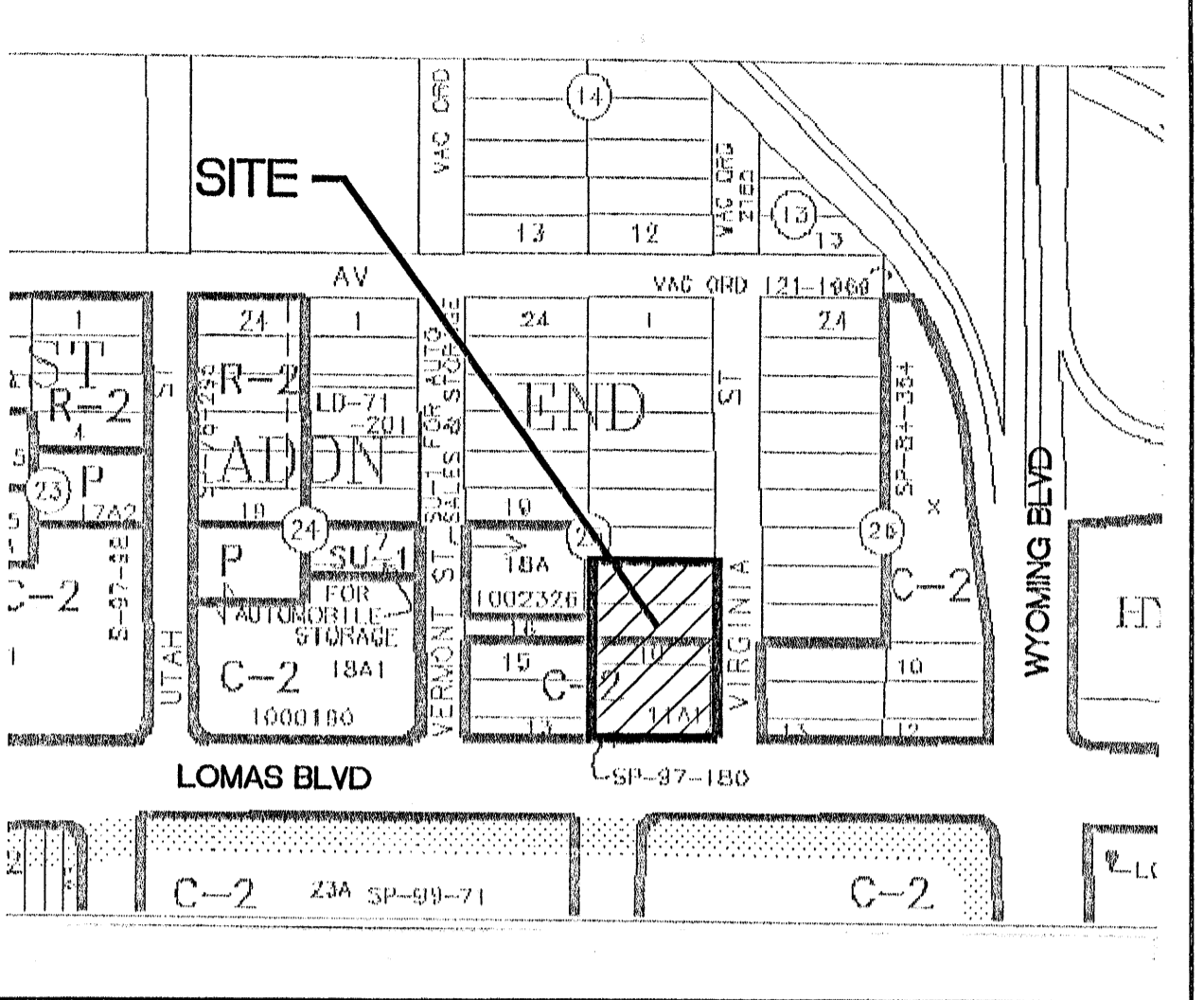
GRADING CERTIFICATION

I, Jean J. Bordenave, New Mexico Professional Engineer and Land Surveyor No. 5110, hereby certify that I have personally inspected the property shown hereon and that it appears that no grading, filling or excavation has occurred thereon since the contour map shown hereon was prepared.

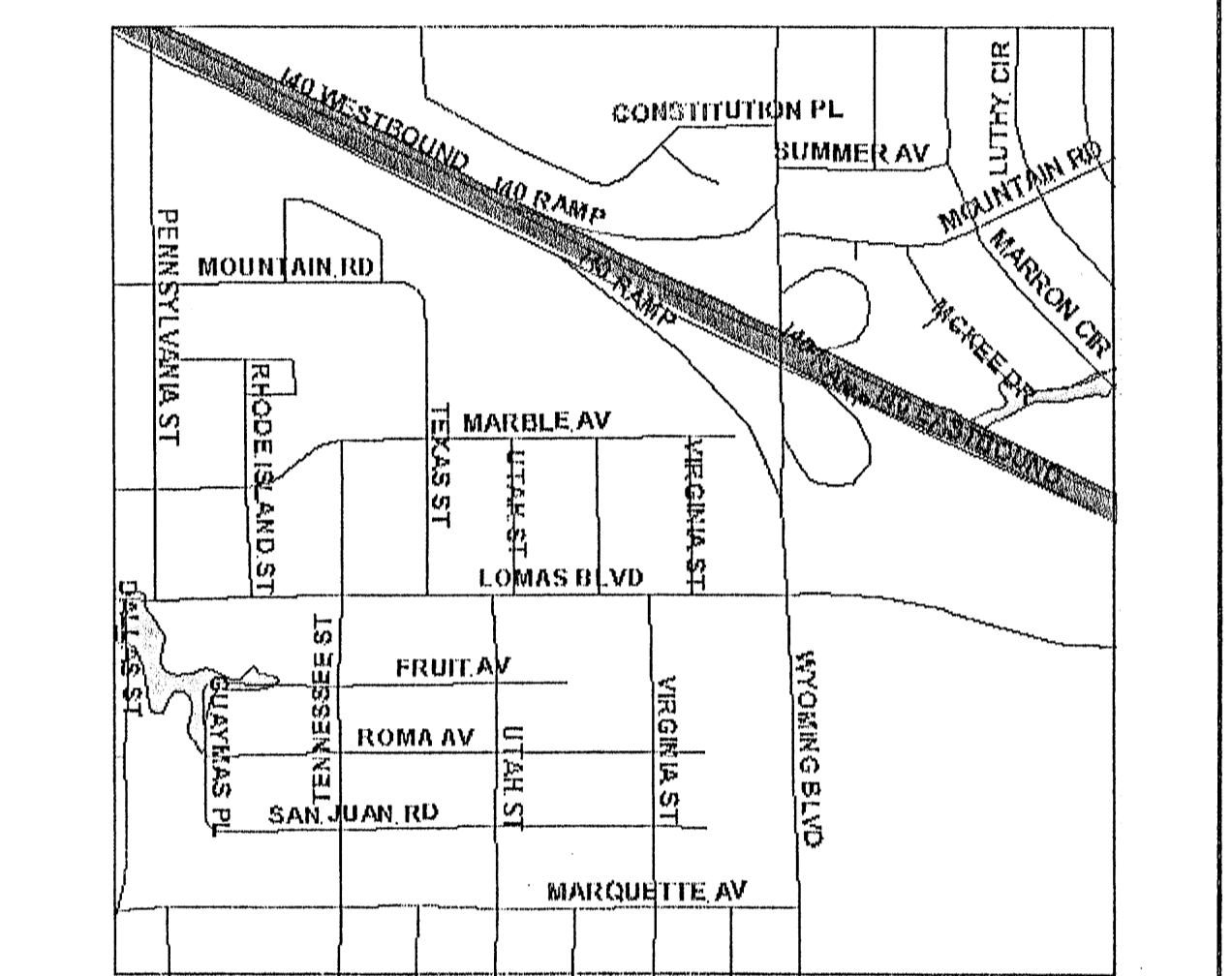
Jean J. Bordenave, NM PE & PS No. 5110

GENERAL NOTES

VICINITY MAP NO. J-19

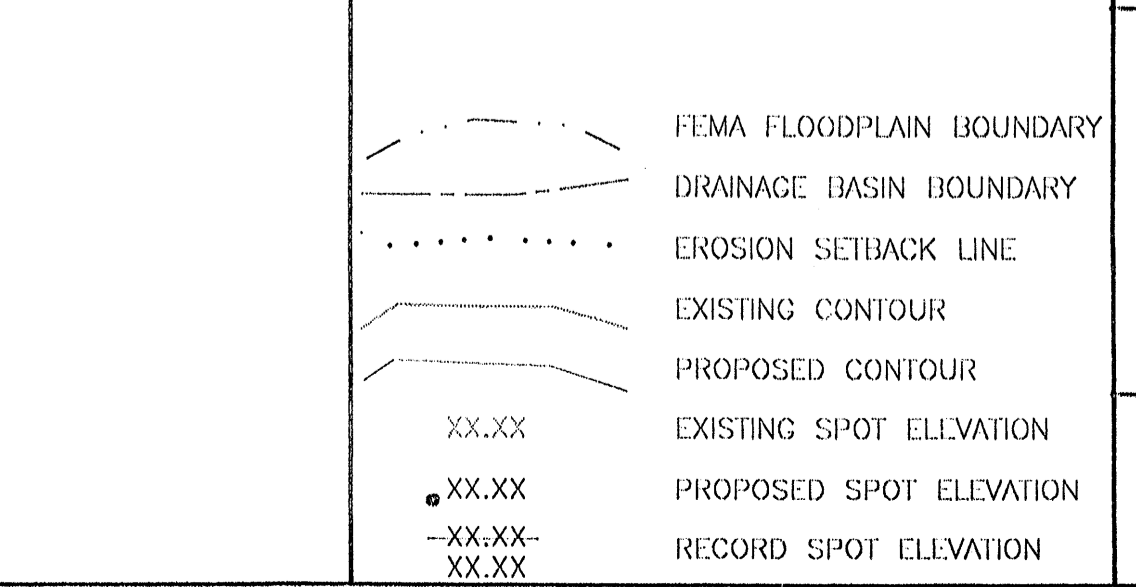


FEMA FIRM PANEL NO. 358



LEGEND

TBM	TEMPORARY BENCHMARK
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOWLINE
TA	TOP OF ASPHALT
TCP	TOP OF CONCRETE
TC	TOP OF CURB
TP	TOP OF EARTH PAD
TS	TOP OF SIDEWALK
TW	TOP OF WALL
FH	FIRE HYDRANT
WM	WATER METER
WV	WATER VALVE
MH	MANHOLE
CB	CATCH BASIN GRATE
GM	GAS METER
GV	GAS VALVE
LP	LIGHT POLE
PP	POWER POLE
GW	GUY WIRE
PED	ELEC. OR TEL. PEDESTAL
RD	ROOF DRAINAGE POINT



GRADING NOTES

1. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT THE NEW MEXICO ONE CALL SYSTEM AT 260-1990 FOR LOCATION OF EXISTING UTILITIES.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
3. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
4. ALL CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.

EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO PUBLIC RIGHT-OF-WAY OR PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY THE CONSTRUCTION OF TEMPORARY SOIL BERMS OR SILT FENCES AT PROPERTY LINES AND BY SOIL TO PREVENT IT FROM BLOWING.
2. THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET.
3. THE CONTRACTOR SHALL SECURE A "TOPSOIL DISTURBANCE PERMIT" PRIOR TO BEGINNING CONSTRUCTION.

no.	date	remarks	by

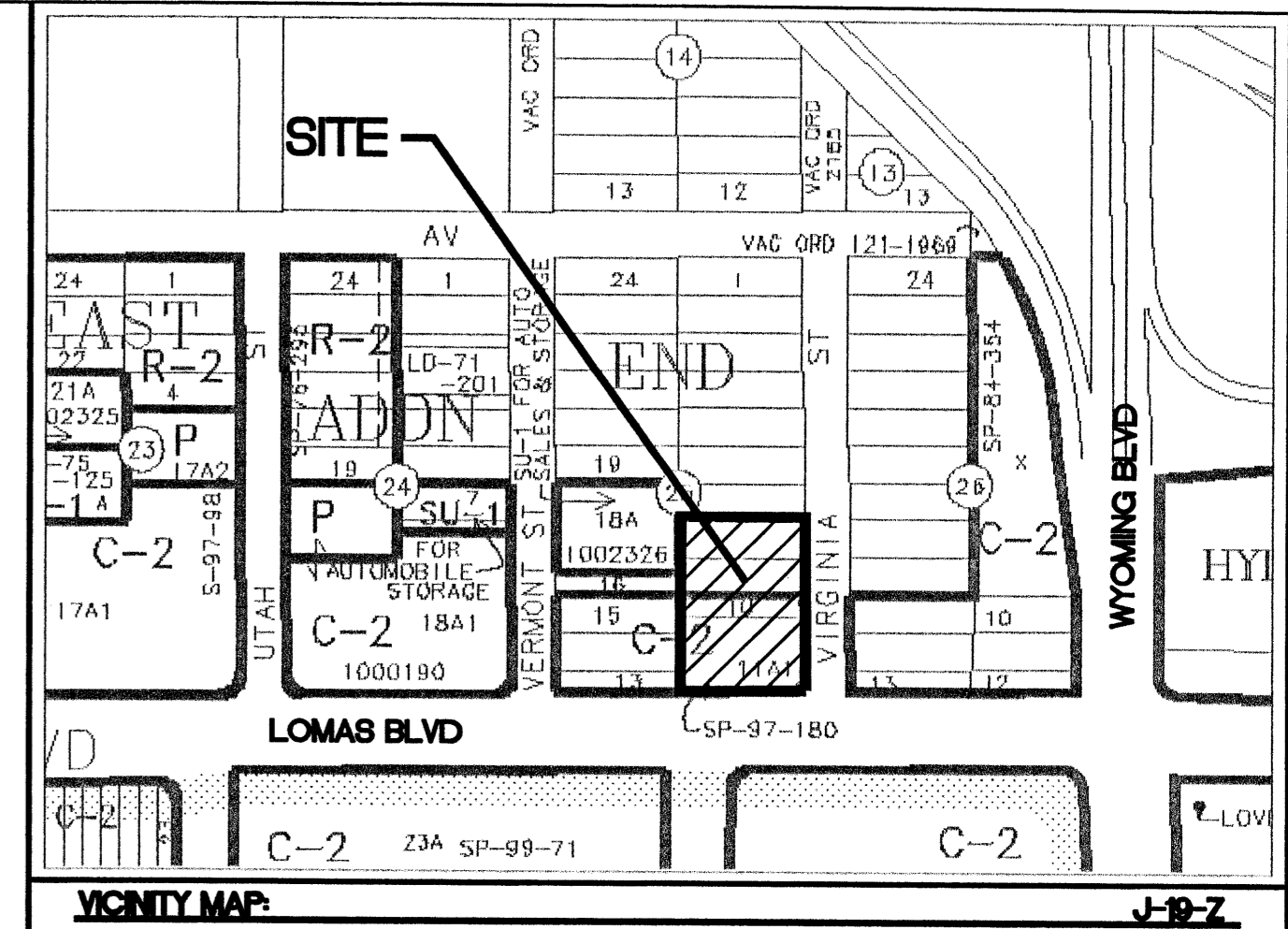
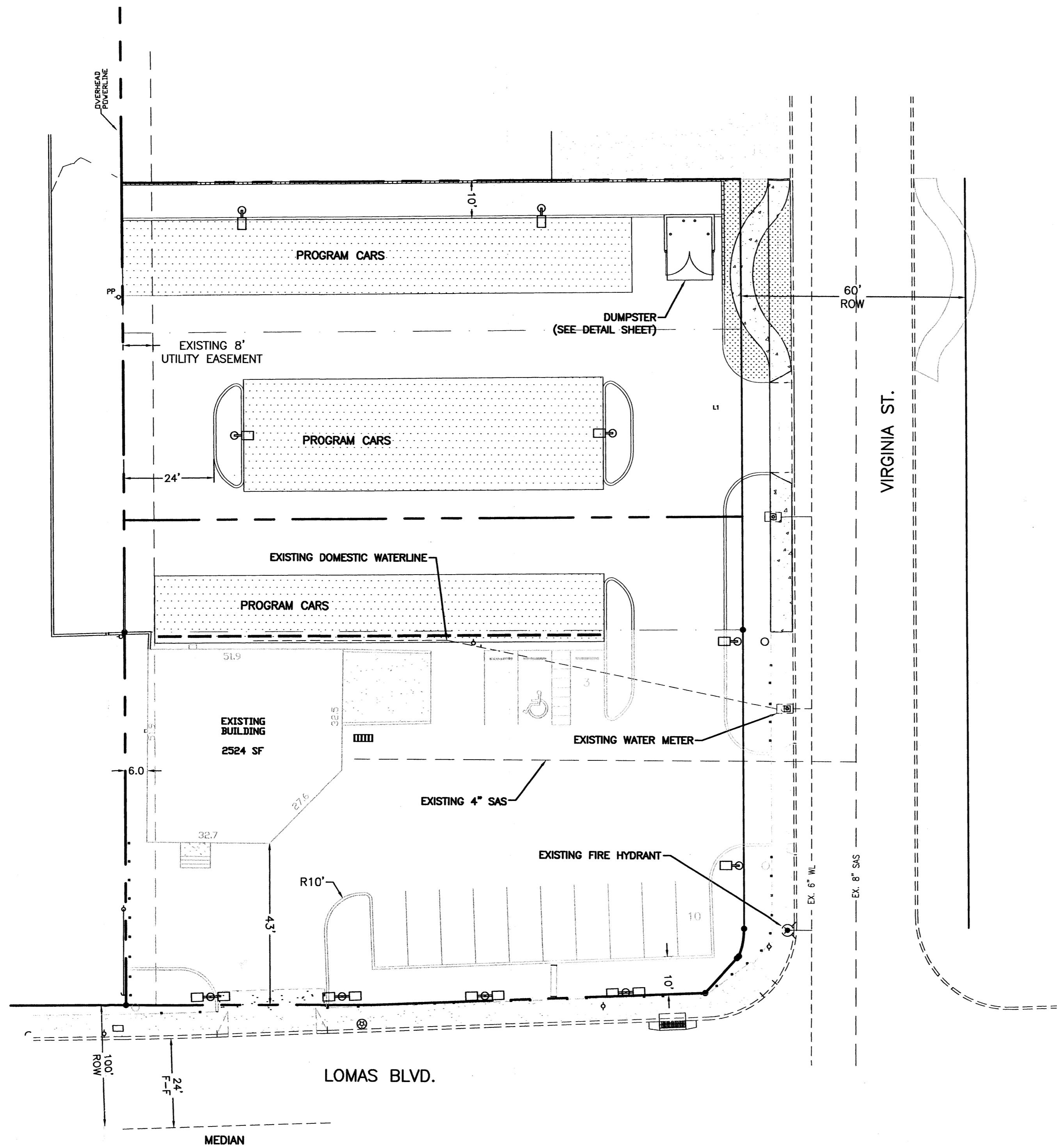
project title
ZANGARA NORTH LOMAS BLVD. NE ALBUQUERQUE, NM

sheet title
GRADING & DRAINAGE PLAN

sheet date: 10/16/03 design by: JJB project no.: 0333

sheet of **C3**

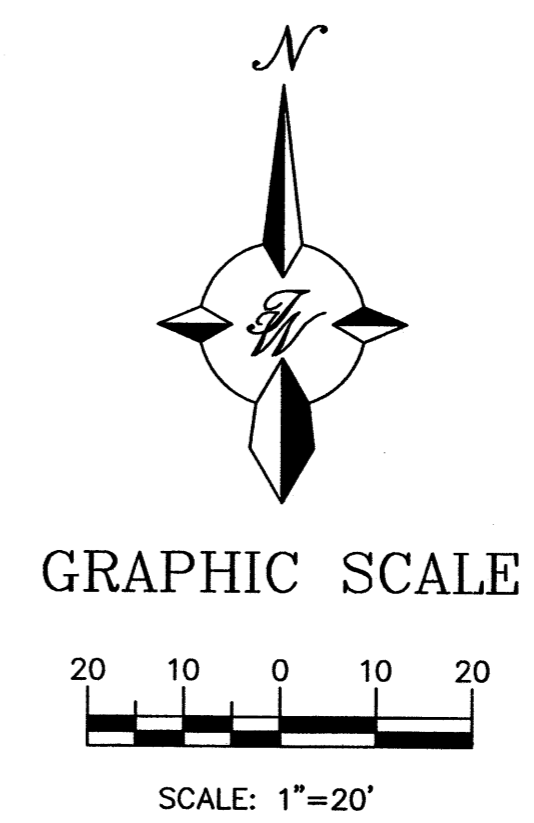
BORDENAVE DESIGNS
P.O. BOX 91194, ALBUQUERQUE, NM 87199
(505)823-1344 FAX (505)821-9105



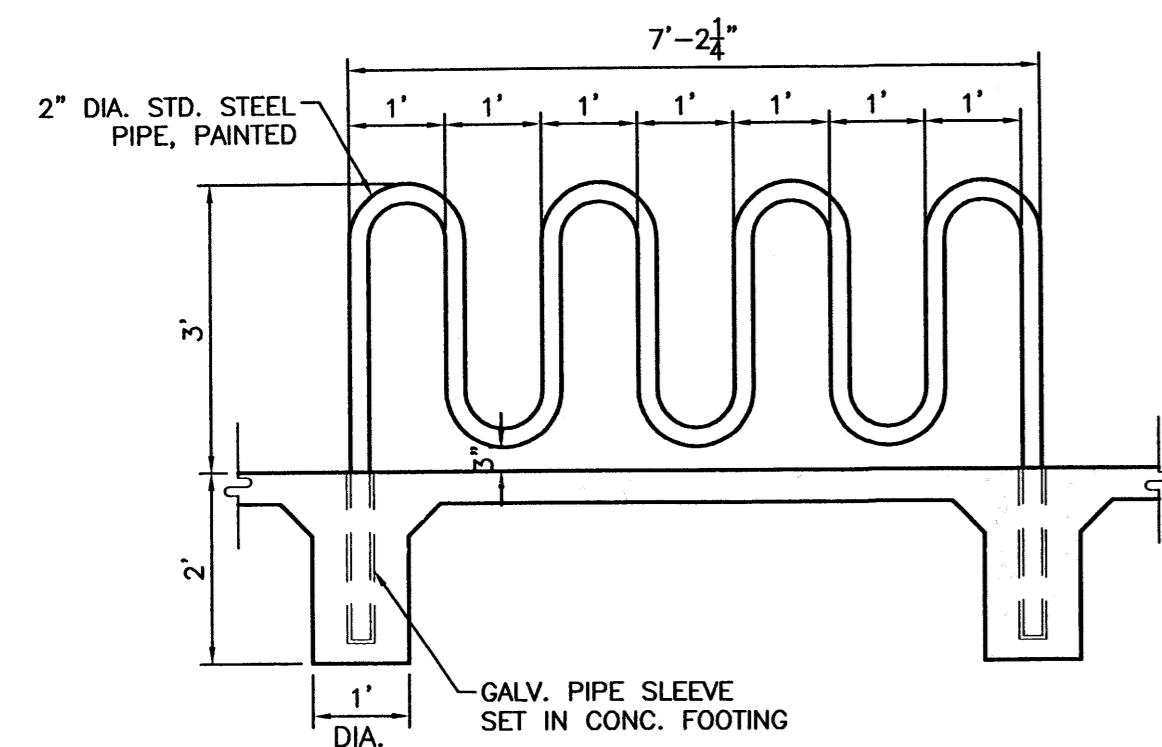
VICINITY MAP: J-10-7

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

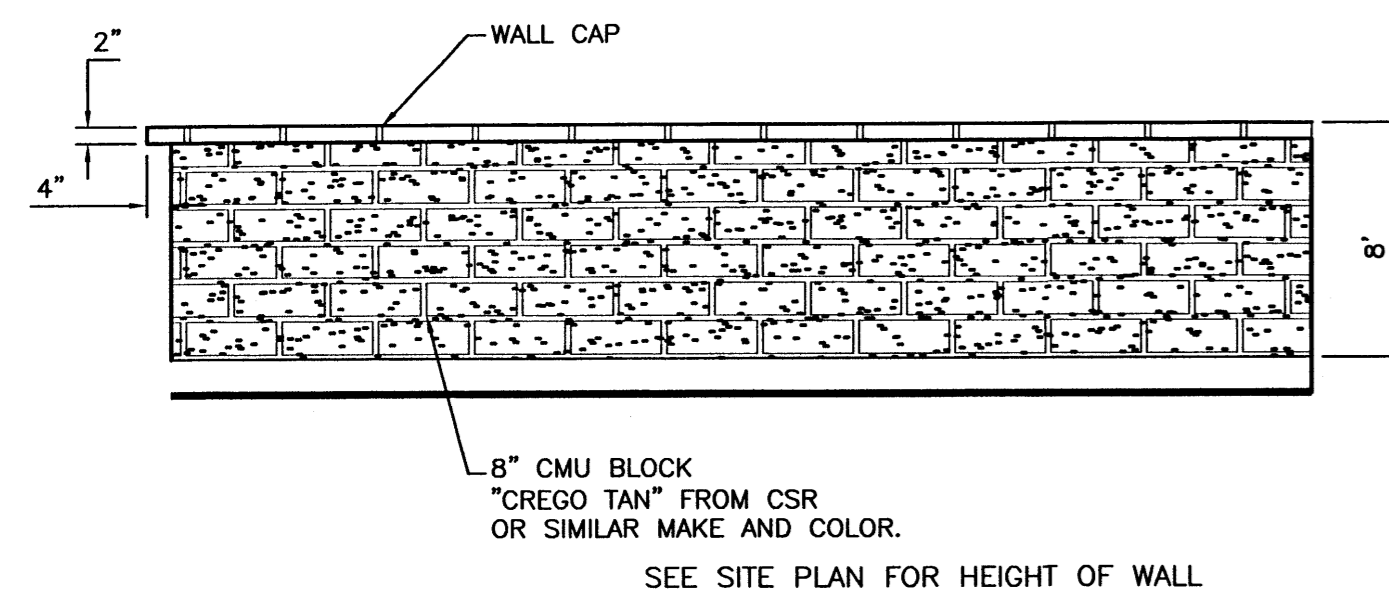
LEGEND	DESCRIPTION
---	EXISTING CURB & GUTTER
---	PROPOSED CURB
---	BOUNDARY LINE
---	RIGHT-OF-WAY
---	STRIPING
---	PARKING SPACES
---	EASEMENT
⊗	EXISTING METER
⊗	EXISTING FIRE HYDRANT
⊗	PROPOSED LIGHTING
---	EX. 8" SAS
---	EXISTING SANITARY SEWER LINE
---	EX. 16" WL
---	EXISTING WATER LINE



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



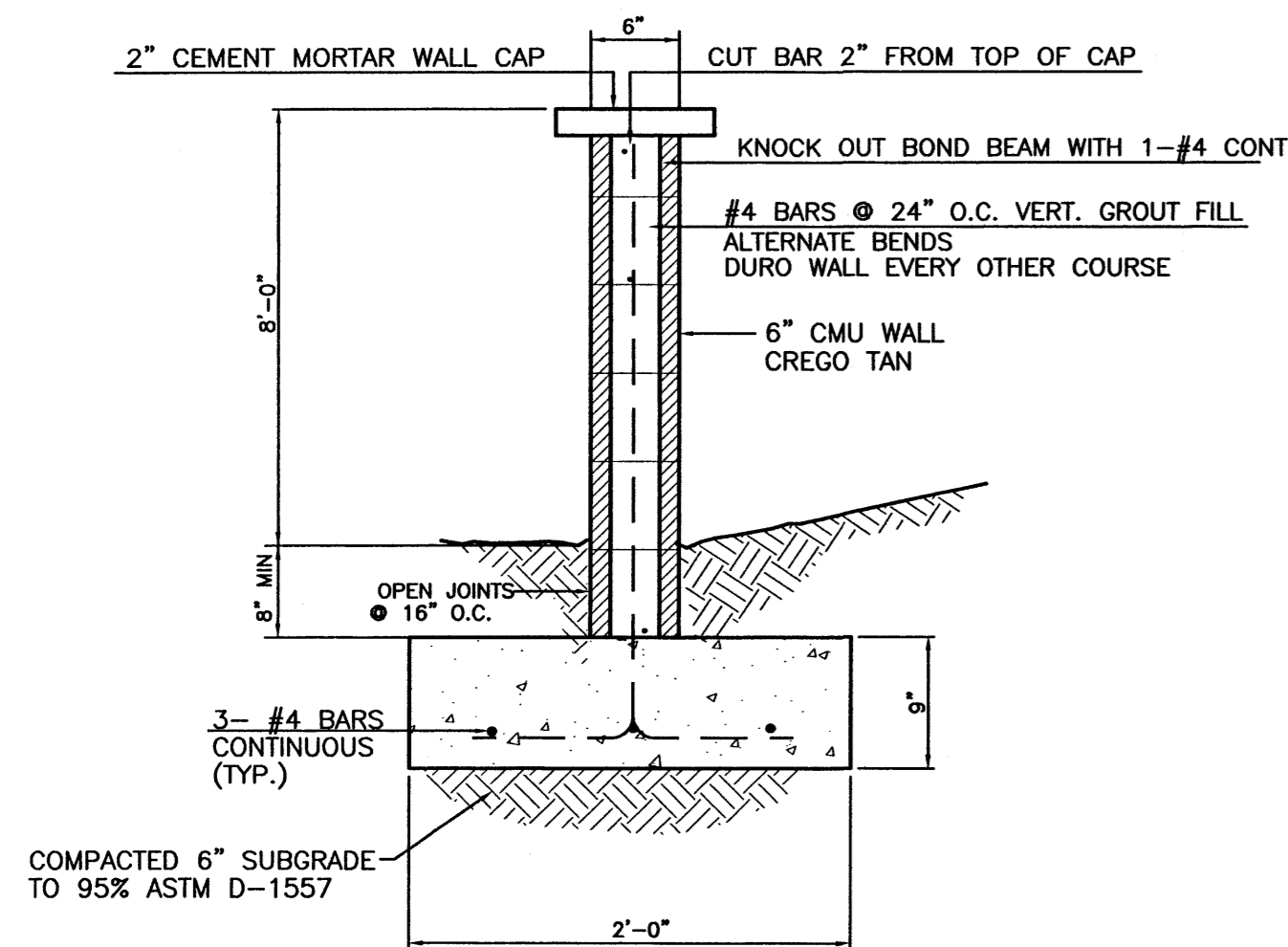
BIKE RACK DETAIL
SCALE: 1/2"=1'



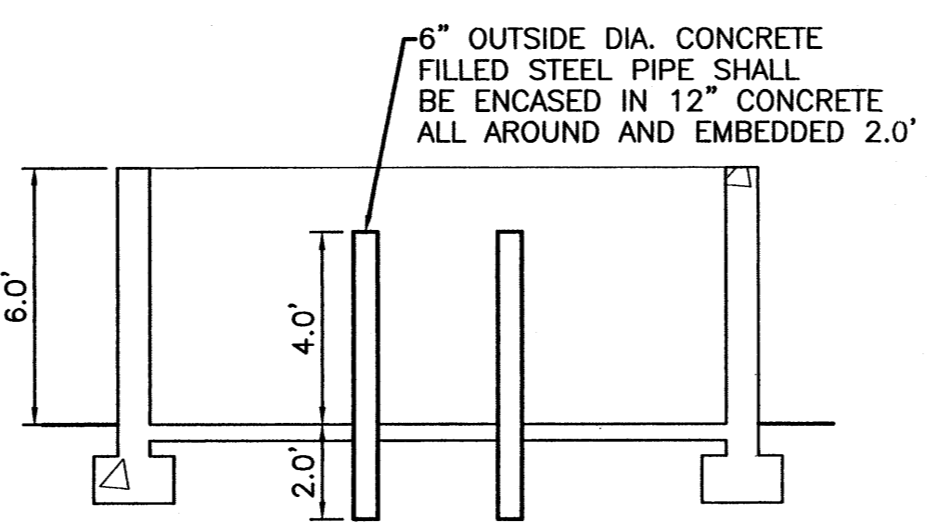
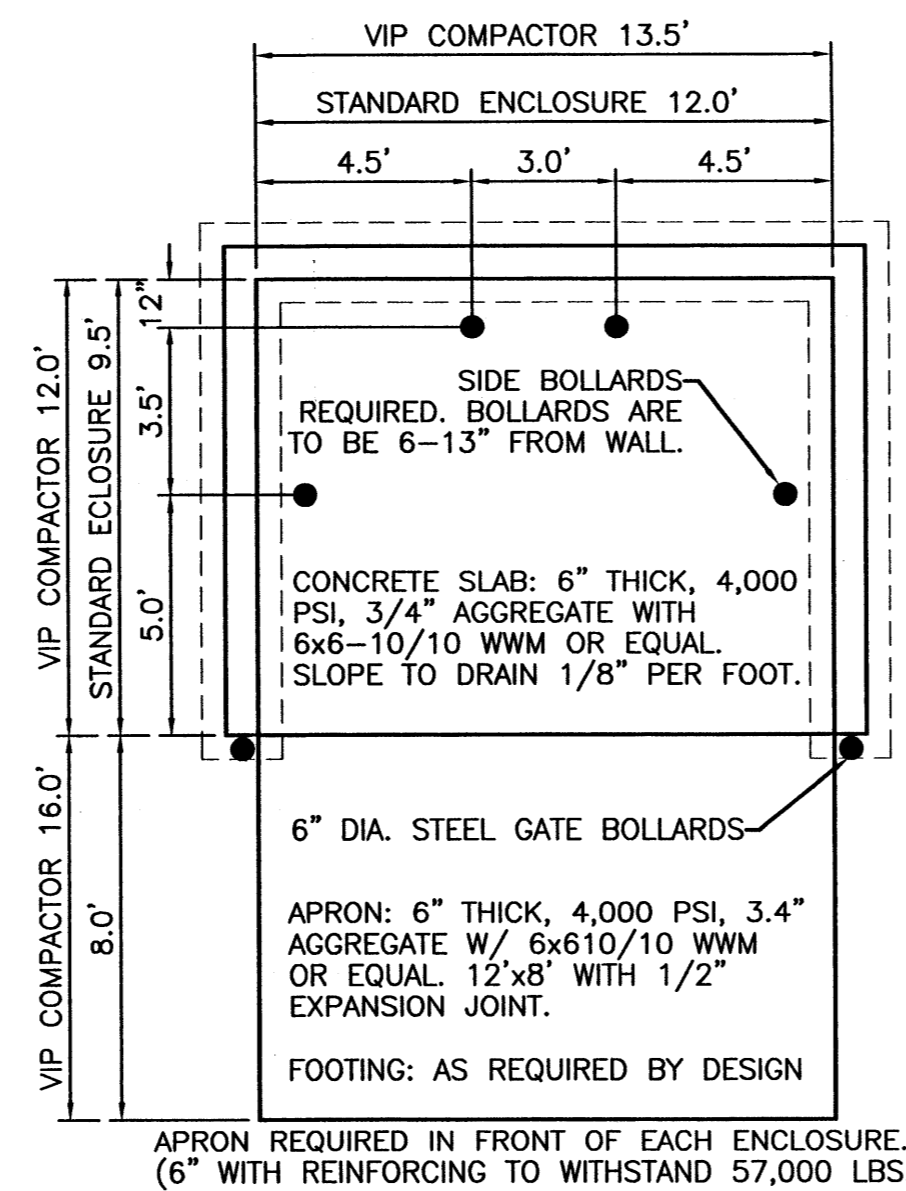
SCREEN WALL DETAIL (TYP.)
NTS

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\"/>

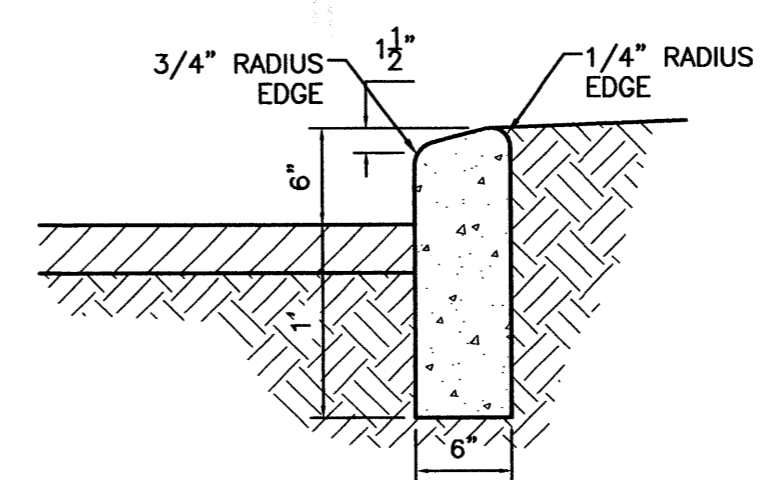


SCREEN WALL SECTION
NTS

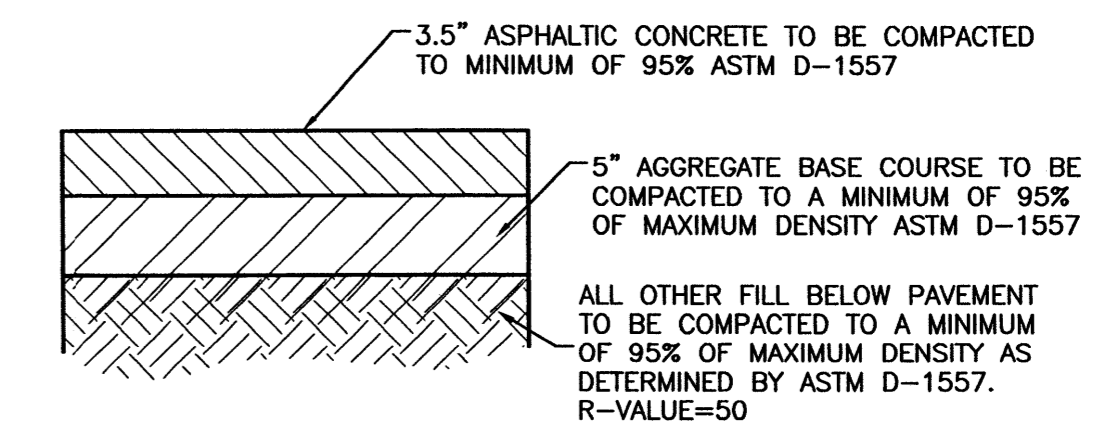


NOTE: THESE ARE THE MINIMUM REQUIREMENTS FOR TRASH ENCLOSURES. DESIGNS MAY VARY TO FIT THE SELECTED ENCLOSURE.

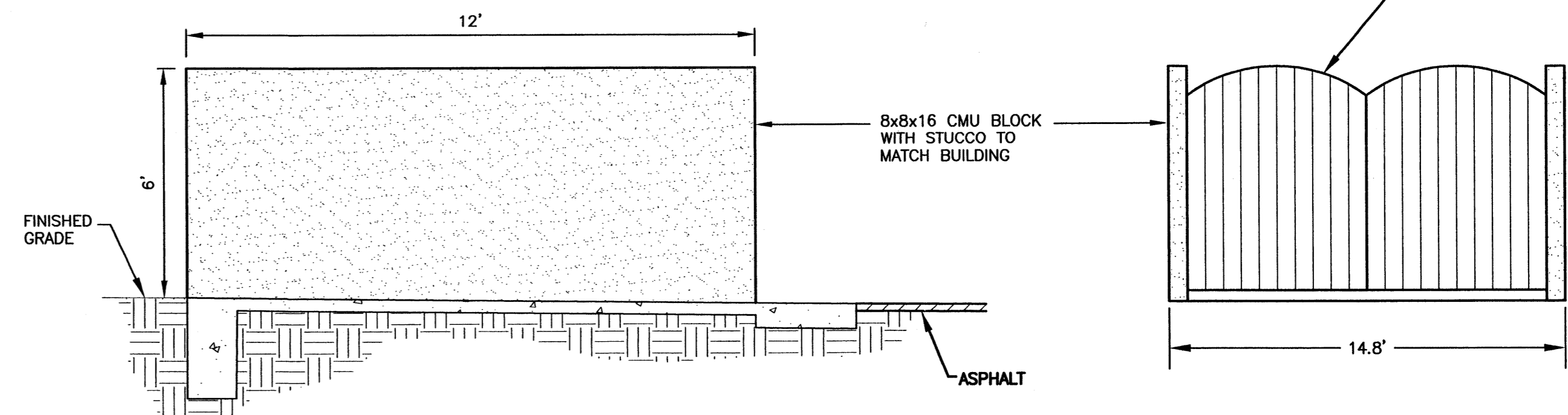
DUMPSTER ENCLOSURE DETAIL
NTS



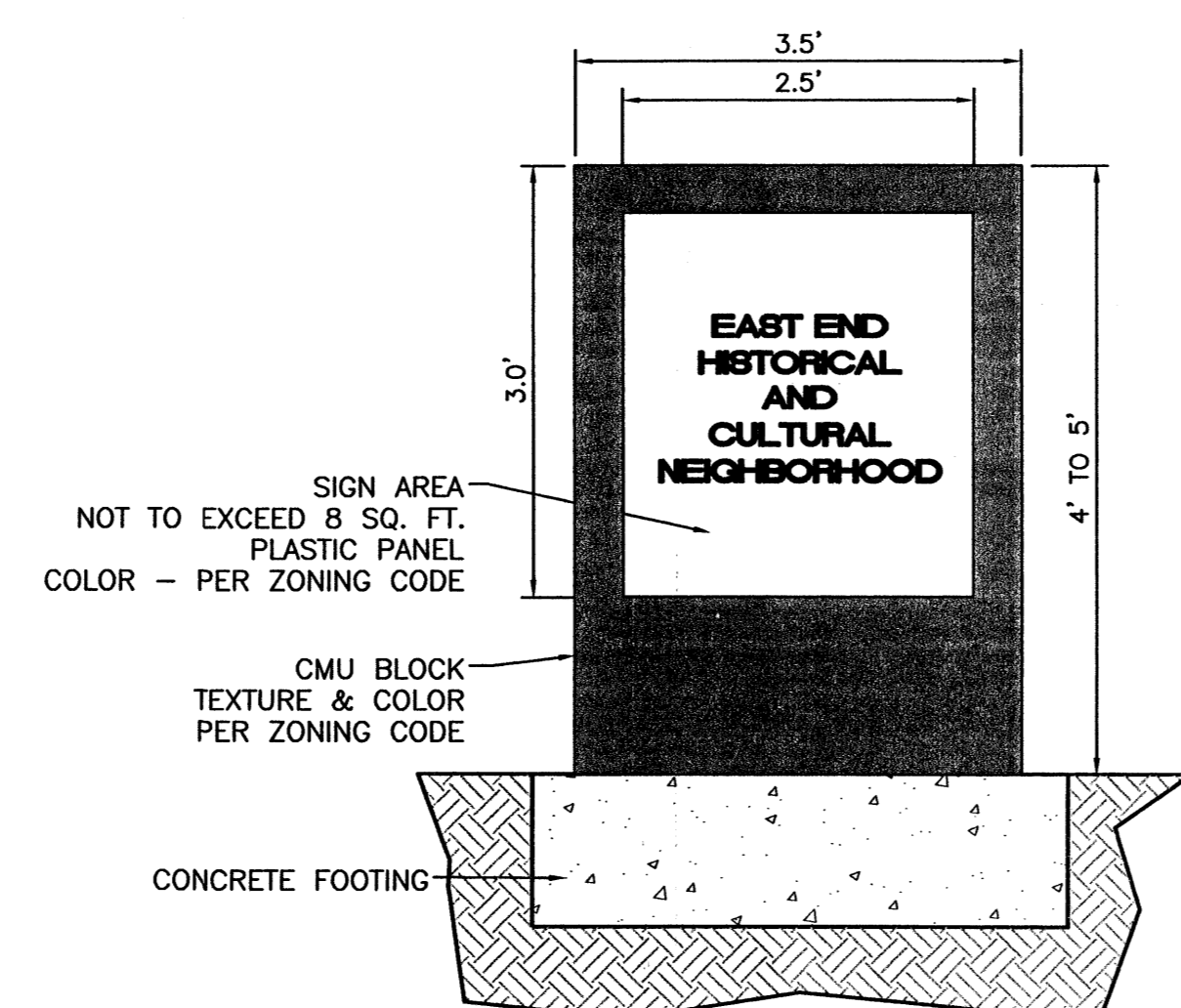
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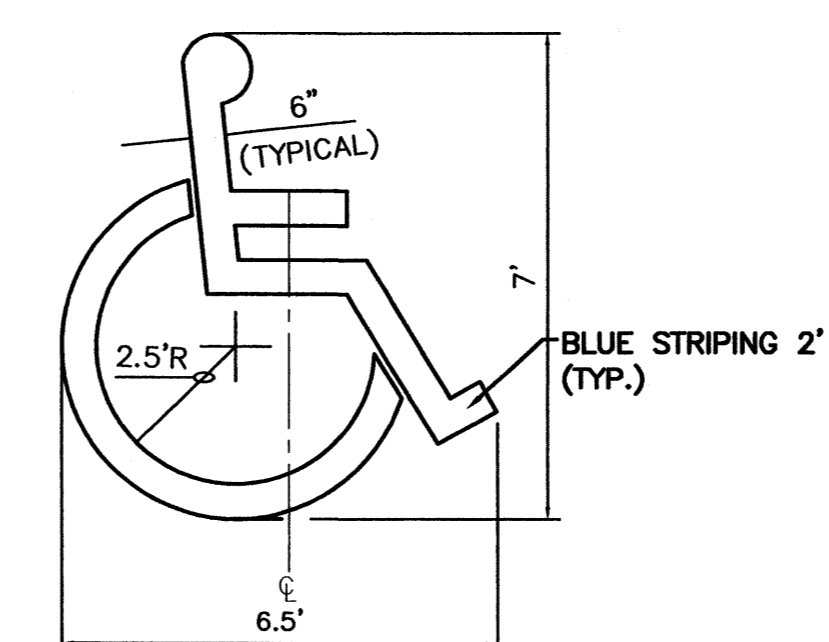
OPTIONAL 5\"/>



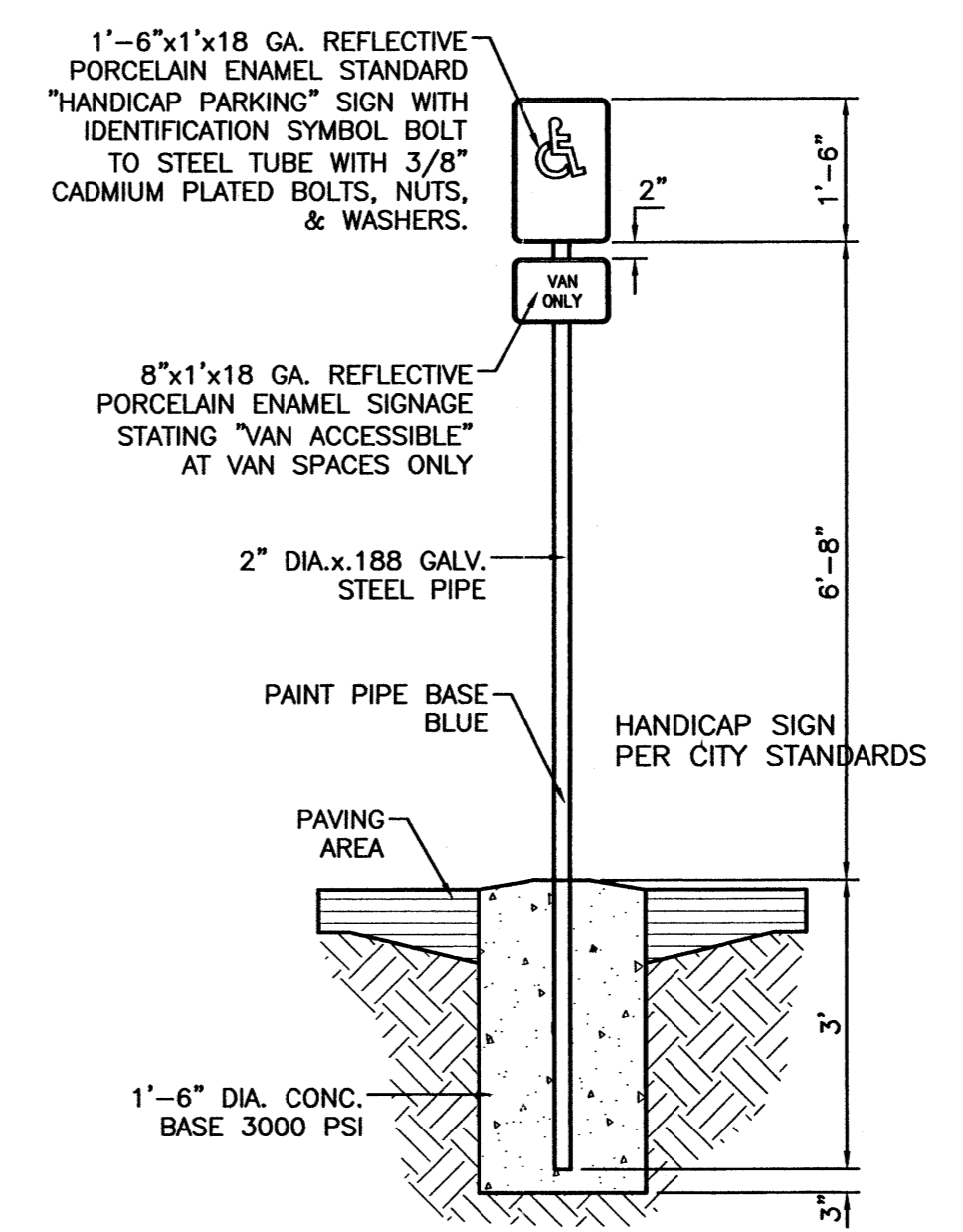
DUMPSTER ENCLOSURE ELEVATION
NTS



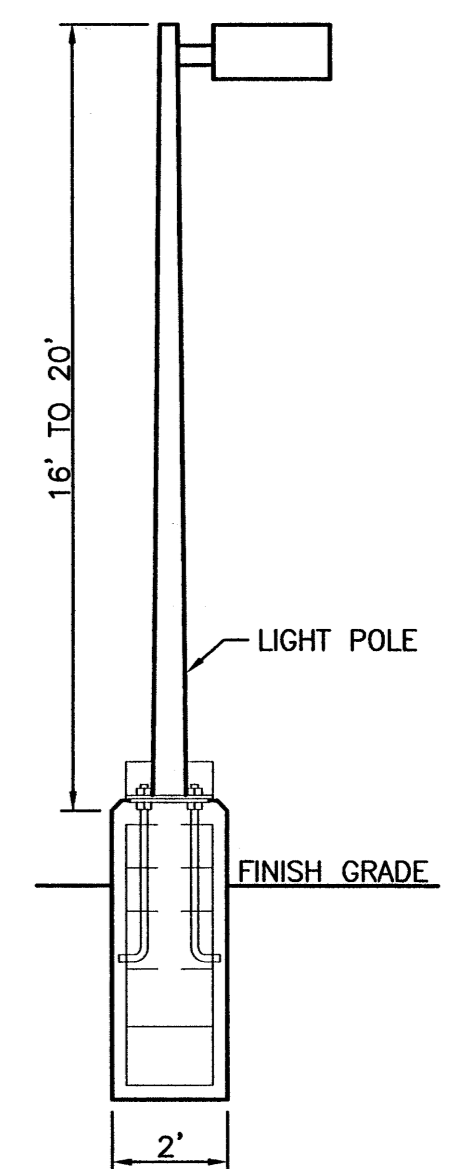
NEIGHBORHOOD MONUMENT SIGN
SCALE: NTS



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



HANDICAP SIGN
SCALE: 1/2\"/>



LIGHT POLE DETAIL (SEE NOTE 5)
NTS

ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868	ZANGARA USED CAR LOT	DRAWN BY B/JF DATE 12/30/03
	DETAILS	DETAILS 1 SHEET #
TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100		C5
		JOB # 230105