

**LEGAL DESCRIPTION**

A TRACT OF LAND LYING AND BEING SITUATE WITHIN PROJECTED SECTION 4, TOWNSHIP 10 NORTH, RANGE 3 EAST, OF THE NEW MEXICO PRINCIPAL MERIDIAN, TOWN OF ALBUQUERQUE GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF LOT NUMBERED TWENTY-FIVE (25) AND TRACT "X" IN BLOCK NUMBERED TWO (2) OF GRACLAND ACRES, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JANUARY 30, 1962, IN VOL. B3, FOLIO 182, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT, LYING ON THE NORTH RIGHT OF WAY LINE OF CANDELARIA ROAD, N.E., FROM WHENCE A TIE TO ALBUQUERQUE CONTROL STATION 6\_G15 BEARS N. 66° 15' 41" W., A DISTANCE OF 498.14 FEET;

THENCE LEAVING SAID RIGHT OF WAY LINE, N. 14° 42' 24" E., A DISTANCE OF 98.83 FEET TO THE NORTHWEST CORNER OF SAID TRACT;

THENCE S. 77° 48' 24" E., A DISTANCE OF 198.55 FEET TO THE NORTHEAST CORNER OF SAID TRACT, LYING ON THE WEST RIGHT OF WAY LINE OF ARNO STREET, N.E.;

THENCE S. 12° 15' 59" W., ALONG THE WESTERLY RIGHT OF WAY LINE OF ARNO STREET, N.E., A DISTANCE OF 122.21 FEET TO A POINT OF CURVE OF SAID TRACT;

THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A LENGTH OF 36.12 FEET, A CENTRAL ANGLE OF 103° 28' 27", AND A CHORD WHICH BEARS S. 64° 00' 12" W., A DISTANCE OF 31.41 FEET TO A POINT OF TANGENCY, LYING ON THE NORTH RIGHT OF WAY LINE OF CANDELARIA ROAD, N.E.;

THENCE, N. 64° 15' 41" W., ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 183.14 FEET TO THE POINT OF BEGINNING CONTAINING 0.5651 ACRE (24,616 SQUARE FEET) MORE OR LESS, NOW COMPRISING LOT 25-A.

DOCH 2009037388  
04/07/2009 03:48 PM Page: 1 of 1  
PLAT R: \$7.00 B: 2009C P: 0055 M: Toulous Oliveira, Bernalillo Count

Plat of  
**Lot 25-A, Block 2**  
**Gracland Acres Subdivision**  
Projected Section 4, Township 10 North  
Range 3 East, N.M.P.M.  
Town of Albuquerque Grant  
City of Albuquerque  
Bernalillo County, New Mexico  
February 2009

PROJECT NO. 1007008

APPLICATION NO. 09-70101

**APPROVALS**

<i>Bradley D. Bingham</i>	3/18/09
AMAECA	DATE
<i>Roger A. Dean</i>	3-18-09
ABCWUA	DATE
<i>Bradley D. Bingham</i>	3/18/09
CITY ENGINEER	DATE
<i>M. B. Hart</i>	2-20-09
CITY SURVEYOR	DATE
<i>Paul Clark</i>	04-07-09
DRP CHAIRPERSON, PLANNING DEPARTMENT	DATE
NA	DATE
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
<i>Paul Clark</i>	3-18-09
PARKS AND RECREATION DEPARTMENT	DATE
NA	DATE
REAL PROPERTY DIVISION (CONDITIONAL)	DATE
<i>[Signature]</i>	03-18-09
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
W/A	DATE
COMCAST	DATE
W/A	DATE
PNM ELECTRIC SERVICES	DATE
W/A	DATE
PNM GAS SERVICES	DATE
W/A	DATE
QUEST COMMUNICATIONS	DATE
W/A	DATE
NEW MEXICO UTILITIES	DATE

**SUBDIVISION DATA**

ZONING DESIGNATION: R-1  
TOTAL NUMBER OF EXISTING TRACTS: 1  
TOTAL NUMBER OF EXISTING LOTS: 1  
TOTAL NUMBER OF LOTS CREATED: 1  
MILES OF FULL WIDTH STREETS CREATED: 0  
GROSS SUBDIVISION ACREAGE: 0.5651 ACRES±

**PURPOSE OF PLAT**

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE LOT 25 AND TRACT "X" INTO ONE (1) LOT.

**FREE CONSENT**

THIS SURVEY PLAT WAS PREPARED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED LEGAL OWNER(S) AND/OR PROPRIETOR(S). SAID OWNER(S) AND/OR PROPRIETOR(S) HEREBY CERTIFIES THAT THIS SURVEY IS OF THEIR FREE ACT AND DEED, WARRANTING COMPLETE AND INDEFEASIBLE TITLE TO THE LAND REPLATTED HEREON IN FEE SIMPLE. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON ARE FOR THE COMMON AND USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD JOINT DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS.

*Randy Kaufman* 2-19-09  
K 5 INVESTMENTS LLC (RANDY KAUFMAN) - OWNER

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO }  
COUNTY OF BERNALILLO }  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF February 2009, ON BEHALF OF K 5 INVESTMENTS LLC

*Christine Lopez*  
NOTARY PUBLIC - STATE OF NEW MEXICO  
Notary Bond Filed with Secretary of State  
My Commission Expires 10/13/09

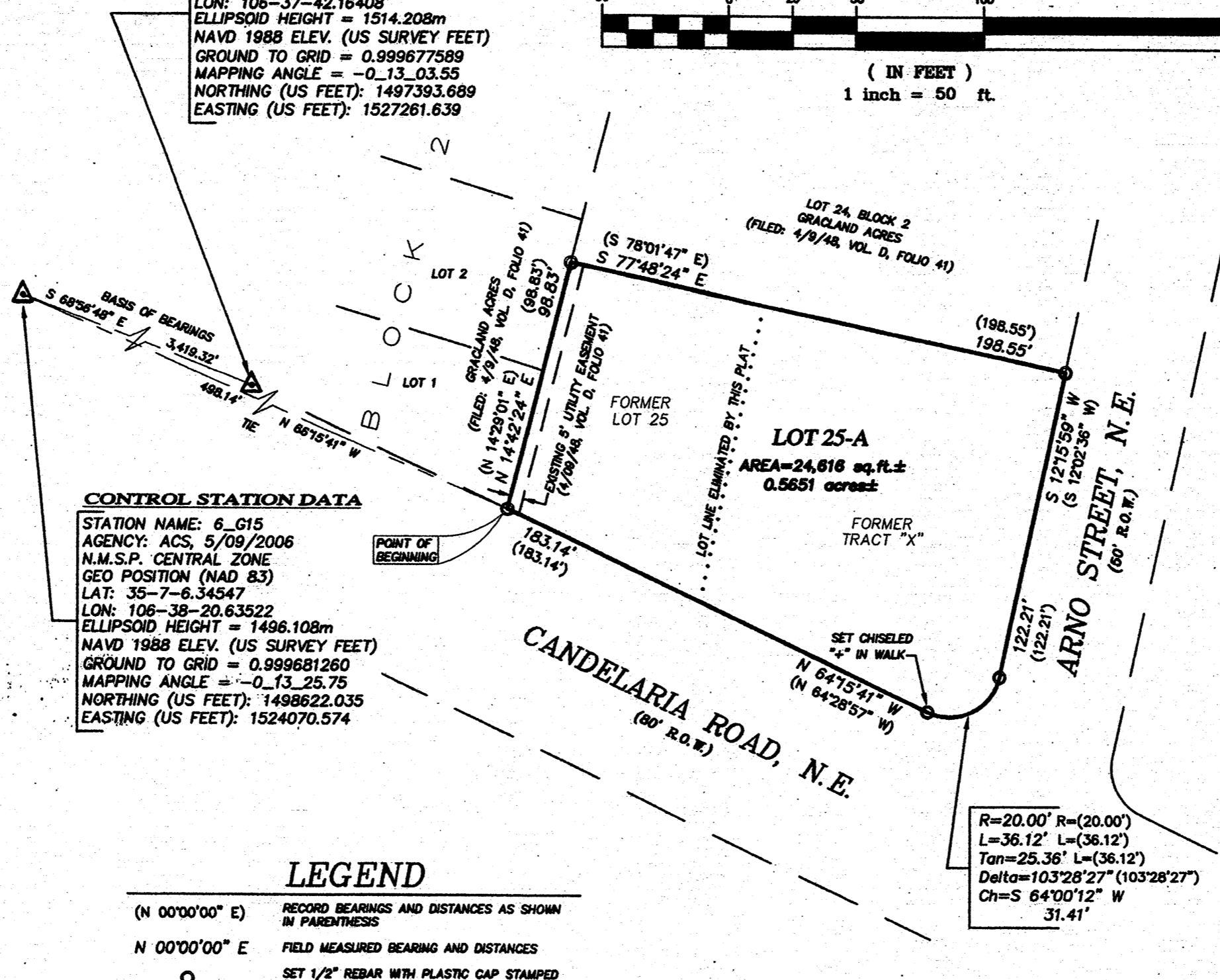
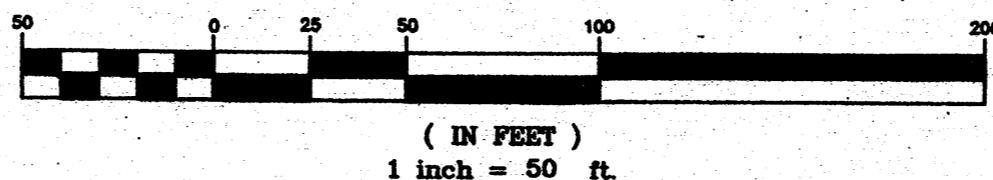
**SURVEY NOTES**

- FIELD BEARINGS SHOWN ARE NEW MEXICO STATE PLANE CENTRAL ZONE (NAD 83) GRID BEARINGS, BASED ON CURRENT ALBUQUERQUE CONTROL STATION DATA.
- ALL DISTANCES ARE GROUND DISTANCES - U.S. SURVEY FOOT.
- SURVEYED PROPERTY LIES WITHIN PROJECTED SECTION 4, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, TOWN OF ALBUQUERQUE GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
- FIELD SURVEY DATES: OCTOBER 6, 2007 & DECEMBER 8, 2008
- THE FOLLOWING DOCUMENT WAS USED IN THE PREPARATION OF THIS PLAT:  
A. TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER 07-1078860-B-CRL, EFFECTIVE DATE: SEPTEMBER 26, 2007.
- TALOS LOG NO. 2008501773 & 2008501774
- THIS PLAT SHOWS ALL EASEMENTS OF RECORD

**CONTROL STATION DATA**

STATION NAME: 9\_H15  
AGENCY: ACS, 5/09/2006  
N.M.S.P. CENTRAL ZONE  
GEO POSITION (NAD 83)  
LAT: 35-6-54.31714  
LON: 106-37-42.16408  
ELLIPSOID HEIGHT = 1514.208m  
NAVD 1988 ELEV. (US SURVEY FEET)  
GROUND TO GRID = 0.999677589  
MAPPING ANGLE = -0.13.03.55  
NORTHING (US FEET): 1497393.689  
EASTING (US FEET): 1527261.639

**GRAPHIC SCALE**



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NAVD 1988 ELEV. (US SURVEY FEET)  
GROUND TO GRID = 0.999681260  
MAPPING ANGLE = -0.13.25.75  
NORTHING (US FEET): 1498622.035  
EASTING (US FEET): 1524070.574

**LEGEND**

- (N 00°00'00" E) RECORD BEARINGS AND DISTANCES AS SHOWN IN PARENTHESES
- N 00°00'00" E FIELD MEASURED BEARING AND DISTANCES
- SET 1/2" REBAR WITH PLASTIC CAP STAMPED "RLS 5708" UNLESS OTHERWISE NOTED ON PLAT

**SOLAR COLLECTOR INSTALLATIONS**

NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

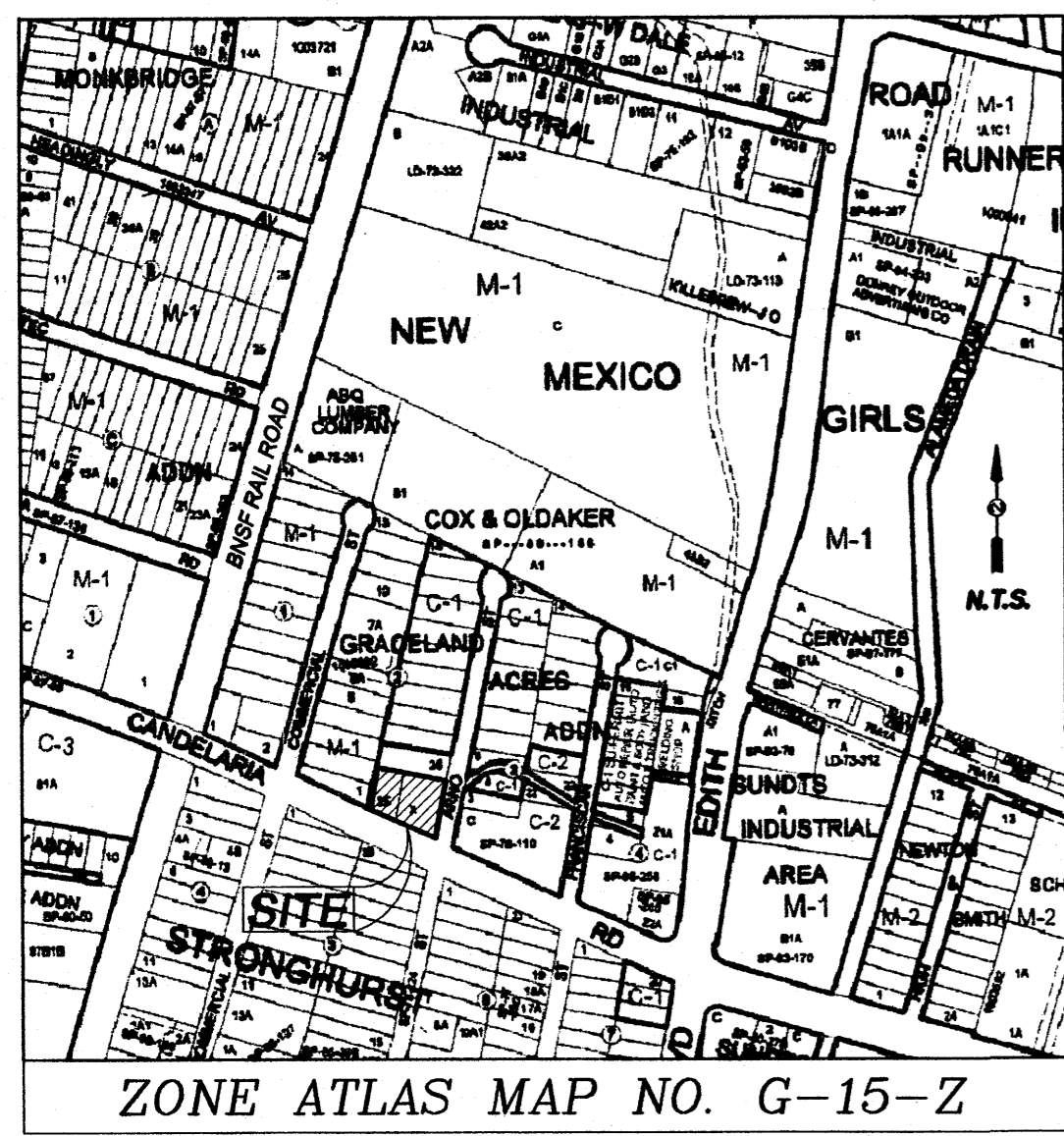
**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THIS PLAT AND SURVEY MEET THE MINIMUM REQUIREMENTS FOR MONUMENTS AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND THAT IT COMPLIES WITH THE SURVEYING STANDARDS AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR ENGINEERS AND LAND SURVEYORS, AND THAT THIS PLAT AND SURVEY ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*John Paisano Jr.* 2-19-09  
JOHN PAISANO JR., N.M.P.L.S. NO. 5708 DATE



**Quest Network, LLC**  
John Paisano III 9816 Admiral Dewey Ave., N.E., Albuquerque, NM 87111, 505-280-4051, questnetwork@msn.com  
John Paisano Jr. 9509 Presley Pl. N.E., Albuquerque, NM 87111 (505) 271-2297 paisanosurveying@msn.com



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 February 2009

PROJECT NO. \_\_\_\_\_  
 APPLICATION NO. \_\_\_\_\_

**APPROVALS**

AMAFCA	DATE
ABCWA	DATE
CITY ENGINEER	DATE
<i>[Signature]</i>	2-20-09
CITY SURVEYOR	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
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 COUNTY OF BERNALILLO, SS

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*[Signature]* MY COMMISSION EXPIRES: 10/13/09  
 OFFICIAL SEAL  
 CHRISTINE LOPEZ  
 NOTARY PUBLIC - STATE OF NEW MEXICO  
 Notary Bond Filed with Secretary of State  
 My Commission Expires 10/13/09

**SURVEY NOTES**

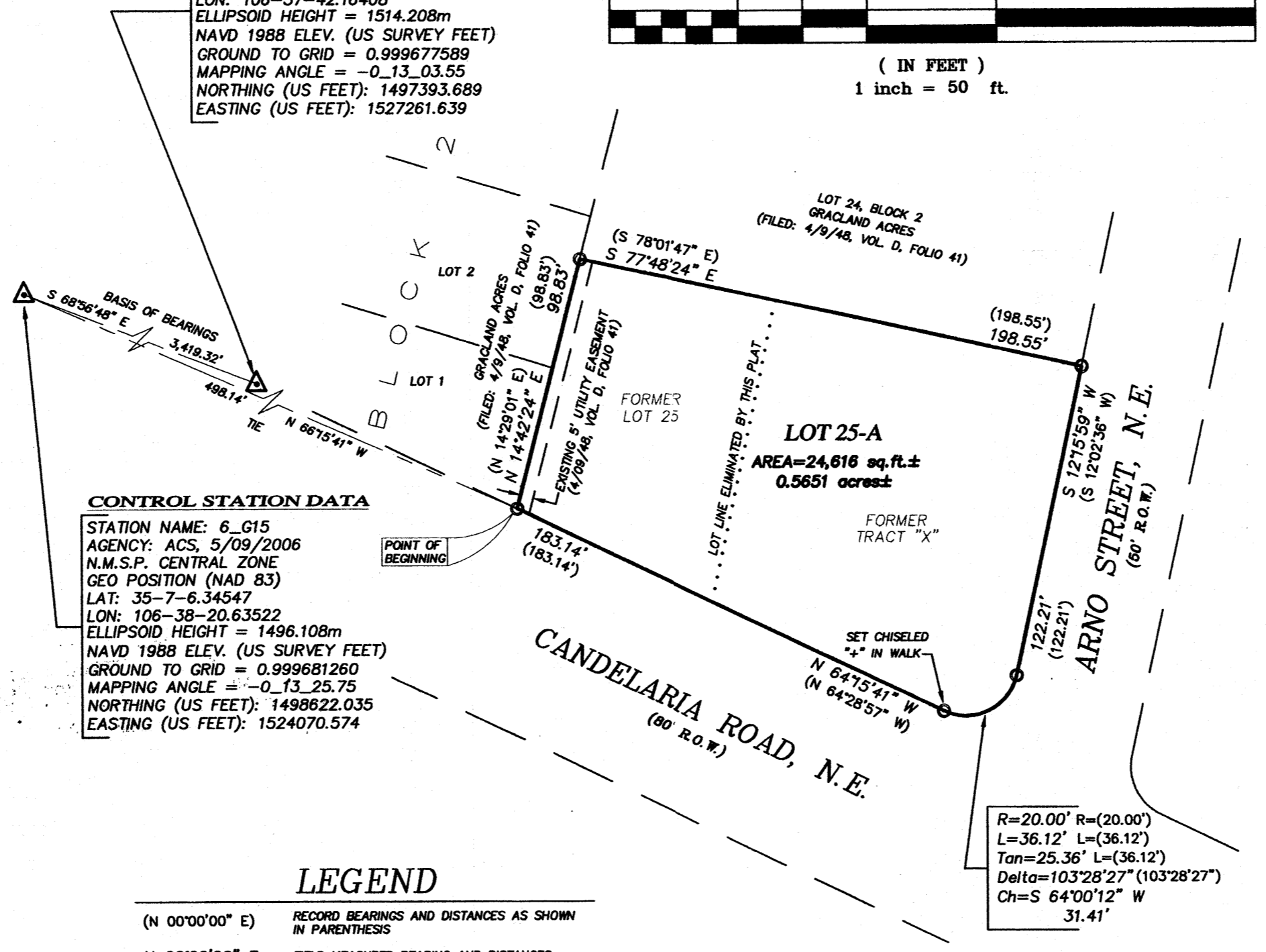
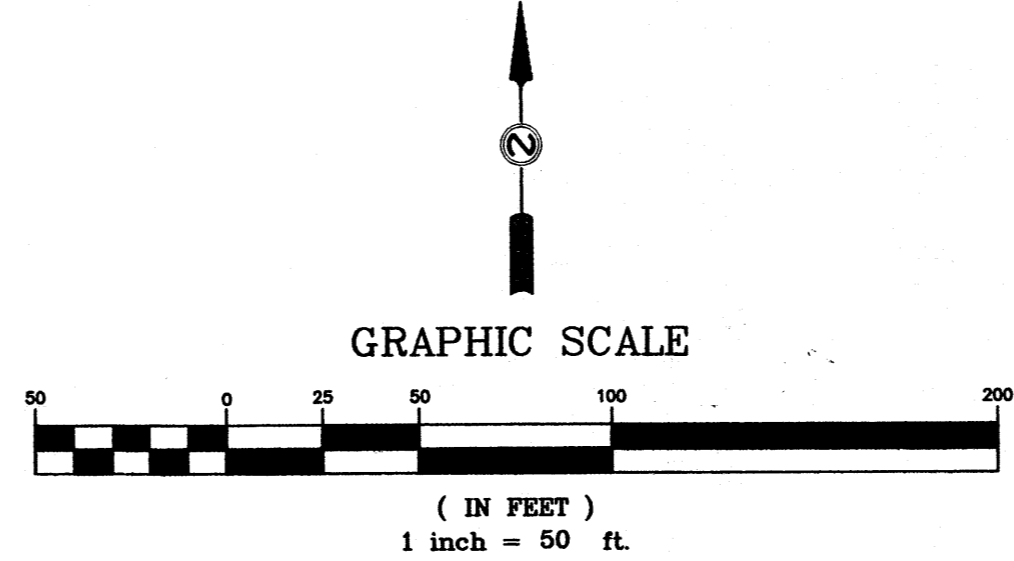
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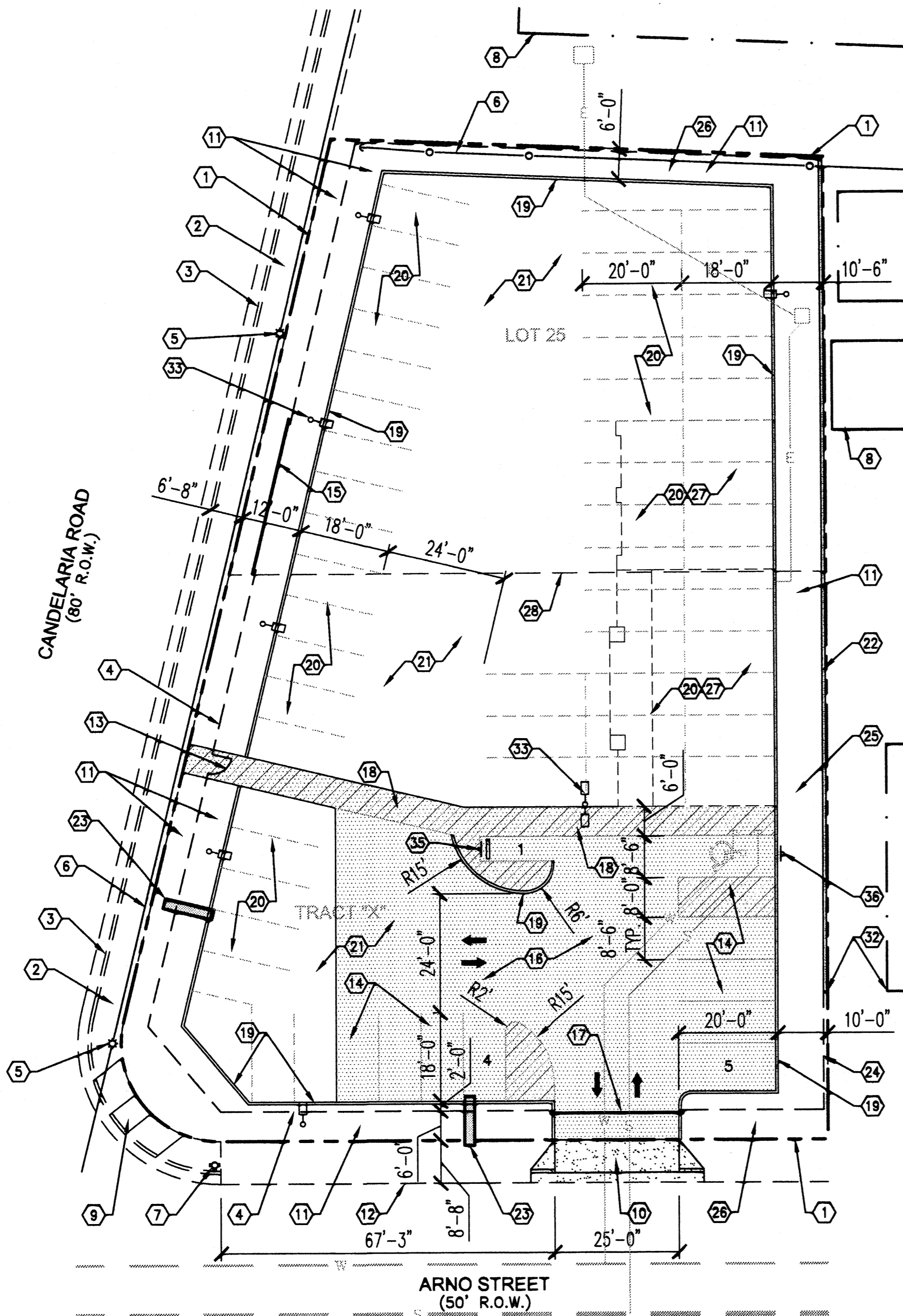
*[Signature]* 2-19-09  
 JOHN PAISANO JR., N.M.P.L.S. NO. 5708 DATE



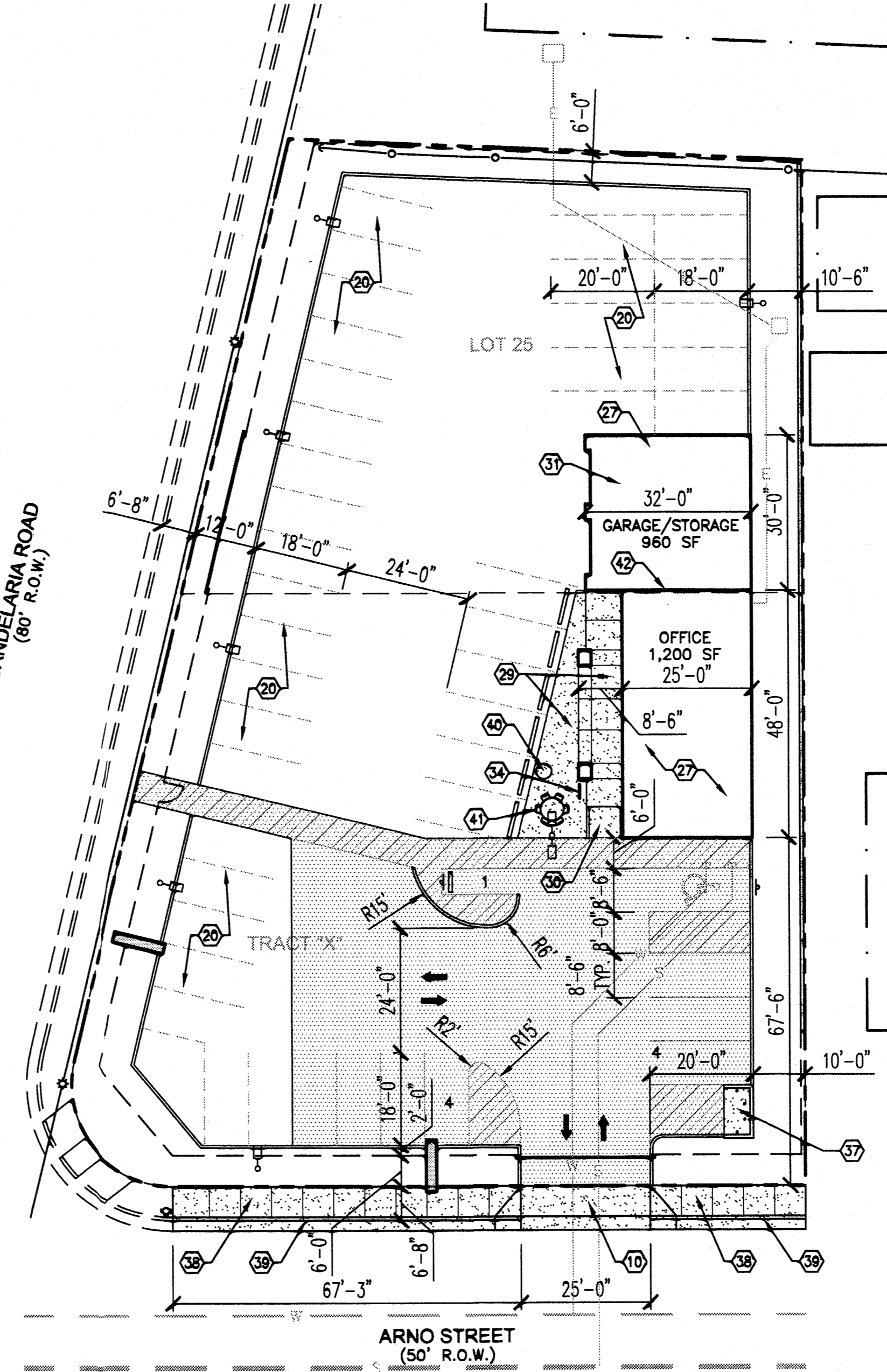
**Quest Network, LLC**  
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 John Paisano Jr. 9509 Presley Pl. N.E., Albuquerque, NM 87111 (505) 271-2297 paisanosurveying@msn.com



VICINITY MAP  
G-15-Z N.T.S.



1 SITE PLAN - PHASE 1  
NOTE: VEHICLES SALES LOT WITH OFFSITE OFFICE.  
1" = 20'



2 SITE PLAN - PHASE 2  
NOTE: VEHICLES SALES LOT WITH BUILDING. ALL SITE DEVELOPMENT COMPLETED UNDER PHASE 1 EXCEPT AS NOTED.  
1" = 20'

**DRAWING INDEX**

- 1 C101 SITE PLANS
- 2 L101 LANDSCAPING PLAN
- 3 C102 PRELIMINARY GRADING PLAN
- 4 A201 BUILDING AND STRUCTURE ELEVATIONS
- 5 A202 BUILDING AND STRUCTURE ELEVATIONS
- 6 C103 CONCEPTUAL UTILITY PLAN

**GENERAL SITE PLAN NOTES**

- A. LANDSCAPING: MINIMUM TOTAL LANDSCAPE AREA = 15% OF NET LOT AREA AND 75% OF LANDSCAPED BEDS SHALL HAVE LIVE GROUND COVER AT MATURITY (EXCLUDING TREE CANOPIES). ALL PLANTING TO BE LOW OR MODERATE WATER USE.
- B. LIGHTING: MAXIMUM HEIGHT OF 16' FOR LIGHTPOLES; SHALL NOT DIRECTLY SHINE ON PUBLIC R.O.W. OR RESIDENTIAL PREMISES; MAXIMUM LUMINANCE OF 200 FOOT-LAMBERTS MEASURED FROM PRIVATE PROPERTY IN RESIDENTIAL ZONE.
- C. SIGNAGE: AT MINIMUM, SIGNAGE SHALL COMPLY WITH 14-16-3-5(C) OF THE ZONING CODE THAT APPLIES TO ALL SIGNS WITHIN 40' OF A RESIDENTIAL ZONE. NO PORTION OF AN ILLUMINATED SIGN SHALL FACE OR BE VISIBLE FROM A RESIDENTIAL ZONE.
- D. ZONING: SU-1 FOR C-1 PERMISSIBLE USES WITH LISTED EXCLUSIONS AND VEHICLE SALES NOT EXCEEDING 35 FEET IN LENGTH, 12 FEET IN HEIGHT OR A REGISTERED GROSS VEHICLE WEIGHT CAPACITY OF 26,000 LBS. THE EXCLUDED PERMISSIBLE USES ARE AS FOLLOWS:  
ANTENNA  
INSTITUTION  
RETAIL SALES OF GASOLINE, OIL, LIQUEFIED PETROLEUM GAS, INCLUDING OUTSIDE SALES  
RADIO AND TELEVISION STATION  
DRIVE-IN BANK  
CAR WASHING  
DRY CLEANING  
GAMES, ELECTRONIC AND PINBALL  
TAXIDERMY  
OFF-PREMISE SIGNS  
WIRELESS TELECOMMUNICATION FACILITIES  
COIN AND GUN SHOP  
ANIMAL TRAINING  
STAND ALONE PARKING LOT OR STRUCTURE  
PAWN SHOP
- E. PARKING:  
PHASE 1: SPACES REQUIRED = 2, SPACES PROVIDED = 8  
PHASE 2: SPACES REQUIRED = 11, SPACES PROVIDED = 10  
ACCESSIBLE PARKING:  
ALL PHASES: SPACES REQUIRED = 1, SPACES PROVIDED = 1  
MOTORCYCLE PARKING:  
ALL PHASES: SPACES REQUIRED = 1, SPACES PROVIDED = 1
- F. BICYCLE PARKING:  
ALL PHASES: SPACES REQUIRED = 2, SPACES PROVIDED = 2
- G. LOADING FACILITIES:  
INVENTORY IS UNLOADED OFF SITE AND DRIVEN TO THE PREMISES. NO DELIVERY TRUCKS ALLOWED ON SITE.
- H. ALL ROOF & GROUND MOUNTED EQUIPMENT WILL BE SCREENED FROM VIEW ON ALL SIDES.
- J. THE USE OF LOUDSPEAKERS OR INTERCOM BROADCASTS IS PROHIBITED ON THIS SITE.
- K. PROPERTY OWNERS WITHIN 100 FEET OF THE SITE AND THE RELEVANT REGISTERED NEIGHBORHOOD ASSOCIATIONS SHALL BE NOTIFIED IN THE EVENT OF CHANGES TO THE PROPOSED LAND USE OR APPROVED SITE DEVELOPMENT PLAN, INCLUDING MINOR CHANGES.
- L. THE STRIPING, REPRESENTED BY DASHED LINES, IN THE INVENTORY DISPLAY AREA IS FOR ILLUSTRATIVE PURPOSES ONLY. STRIPED PARKING IS NOT REQUIRED IN THIS AREA.

**KEYED NOTES**

- 1. EXISTING PROPERTY LINE, TYPICAL.
- 2. EXISTING CONCRETE SIDEWALK.
- 3. EXISTING CURB AND GUTTER.
- 4. EXISTING 6" WIRE FENCE.
- 5. EXISTING STREET LIGHT.
- 6. EXISTING OVERHEAD UTILITY LINE.
- 7. EXISTING FIRE HYDRANT.
- 8. EXISTING BUILDING, TYPICAL.
- 9. EXISTING CONCRETE ACCESSIBLE RAMP.
- 10. NEW CONCRETE DRIVEPAD PER COA STANDARD DETAIL 2425 CONSTRUCTED IN PHASE 1.
- 11. NEW LANDSCAPING PER COA STANDARDS, SEE LANDSCAPE PLAN.
- 12. EXISTING EDGE OF ASPHALT.
- 13. NEW 4' WIDE PEDESTRIAN GATE TO BE OPEN DURING BUSINESS HOURS.
- 14. NEW REQUIRED PARKING.
- 15. EXISTING ROLLING GATE TO REMAIN CLOSED AT ALL TIMES (NO VEHICLE ACCESS).
- 16. ASPHALT PAVING, CONCRETE OPTIONAL.
- 17. EXISTING ROLLING GATE TO BE RELOCATED IN CONJUNCTION WITH NEW DRIVEPAD ALIGNMENT.
- 18. 6" WIDE STRIPED ASPHALT PEDESTRIAN PATH, CONCRETE OPTIONAL.
- 19. 6" CONCRETE HEADER CURB, TYPICAL.
- 20. INVENTORY DISPLAY PARKING, TYPICAL. 40 TO 55 VEHICLES MAX.
- 21. COMPACTED CRUSHER FINES.
- 22. NEW 6" SCREEN WALL, SEE SHEET A201.
- 23. NEW POLE SIGN WITH 100 SF SIGN FACE, SEE SHEET A201.
- 24. NEW 6" WIRE FENCE TO MATCH EXISTING, SEE SHEET A201.
- 25. NEW 10' WIDE BUFFER.
- 26. NEW 6" WIDE BUFFER.
- 27. PHASE 2 OFFICE & GARAGE/STORAGE BUILDING, SEE SHEET A202.
- 28. EXISTING PROPERTY LINE TO BE ELIMINATED BY PLATTING ACTION WITH THIS PROJECT.
- 29. NEW CONCRETE SIDEWALK/PATIO.
- 30. NEW CONCRETE ACCESSIBLE RAMP.
- 31. TWO REQUIRED PARKING SPACES IN GARAGE.
- 32. ALIGN END OF SCREEN WALL AND WIRE FENCE WITH ADJACENT RESIDENCE.
- 33. NEW LIGHT POLE, TYPICAL. SEE SHEET A201. NUMBER & LOCATION TO BE FIELD VERIFIED.
- 34. NEW BIKE RACK, SEE SHEET A201.
- 35. MOTORCYCLE PARKING SIGN, SEE SHEET A201.
- 36. ACCESSIBLE PARKING SIGN, SEE SHEET A201.
- 37. NEW SINGLE REFUSE ENCLOSE W/ ROLL-OUT BIN CONSTRUCTED IN PHASE 2, SEE SHEET A201.
- 38. NEW 6" WIDE CONCRETE SIDEWALK PER COA STANDARD DETAIL 2430 CONSTRUCTED IN PHASE 2.
- 39. NEW CONCRETE CURB AND GUTTER PER COA STANDARD DETAIL 2415 CONSTRUCTED IN PHASE 2.
- 40. NEW 24" HIGH BY 36" DIA. POT WITH TREE IN PHASE 2. SEE SHEET L101.
- 41. NEW PATIO TABLE AND CHAIRS IN PHASE 2.
- 42. 2-HOUR FIRE SEPARATION WALL CONSTRUCTED IN ACCORDANCE WITH SECTION 706 OF THE 2006 IBC.

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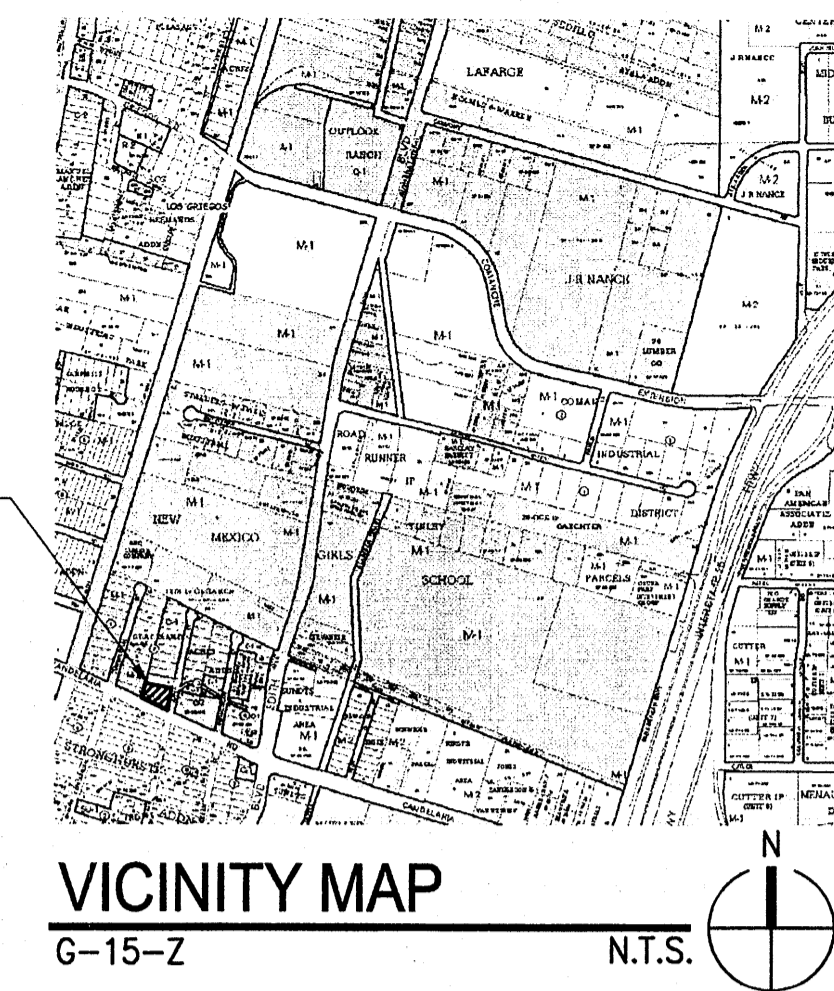
**JLM Auto Sales**  
**Site Development Plan for Building Permit**  
**Candelaria Road & Arno Street, NE**  
**Albuquerque, NM 87107**

Date	By	Comments
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9/2/08	Agency review comments	
1/16/09	DRC Application Revisions	

Project Number \_\_\_\_\_  
 Drawn By \_\_\_\_\_  
 Checked \_\_\_\_\_  
 Issue Date July, 2008  
**SITE PLANS**

Scale: 1" = 20'

**C101**  
OF XX



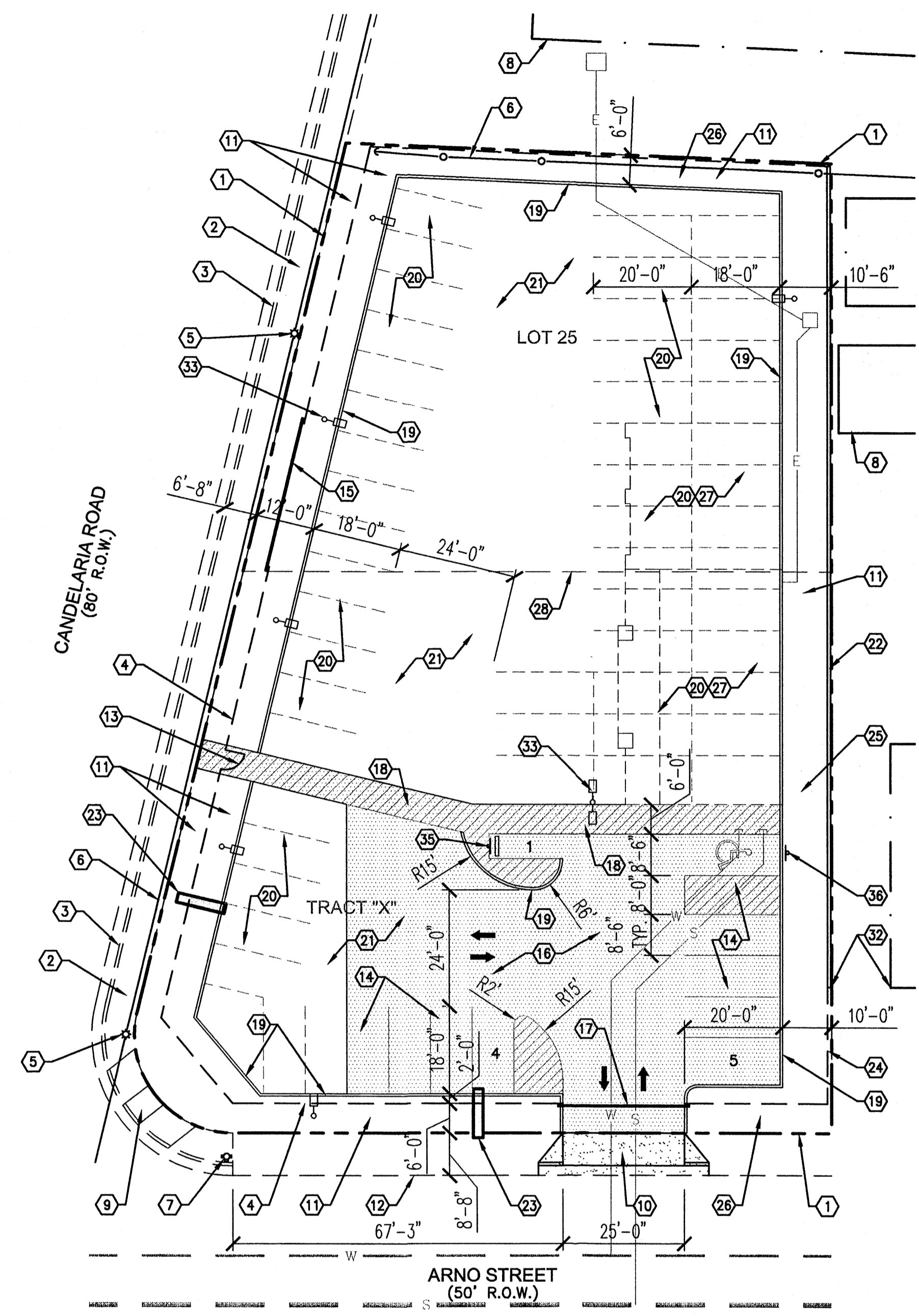
**DRAWING INDEX**

- 1 C101 SITE PLANS
- 2 L101 LANDSCAPING PLAN
- 3 C102 PRELIMINARY GRADING PLAN
- 4 A201 BUILDING AND STRUCTURE ELEVATIONS
- 5 A202 BUILDING AND STRUCTURE ELEVATIONS
- 6 C103 CONCEPTUAL UTILITY PLAN

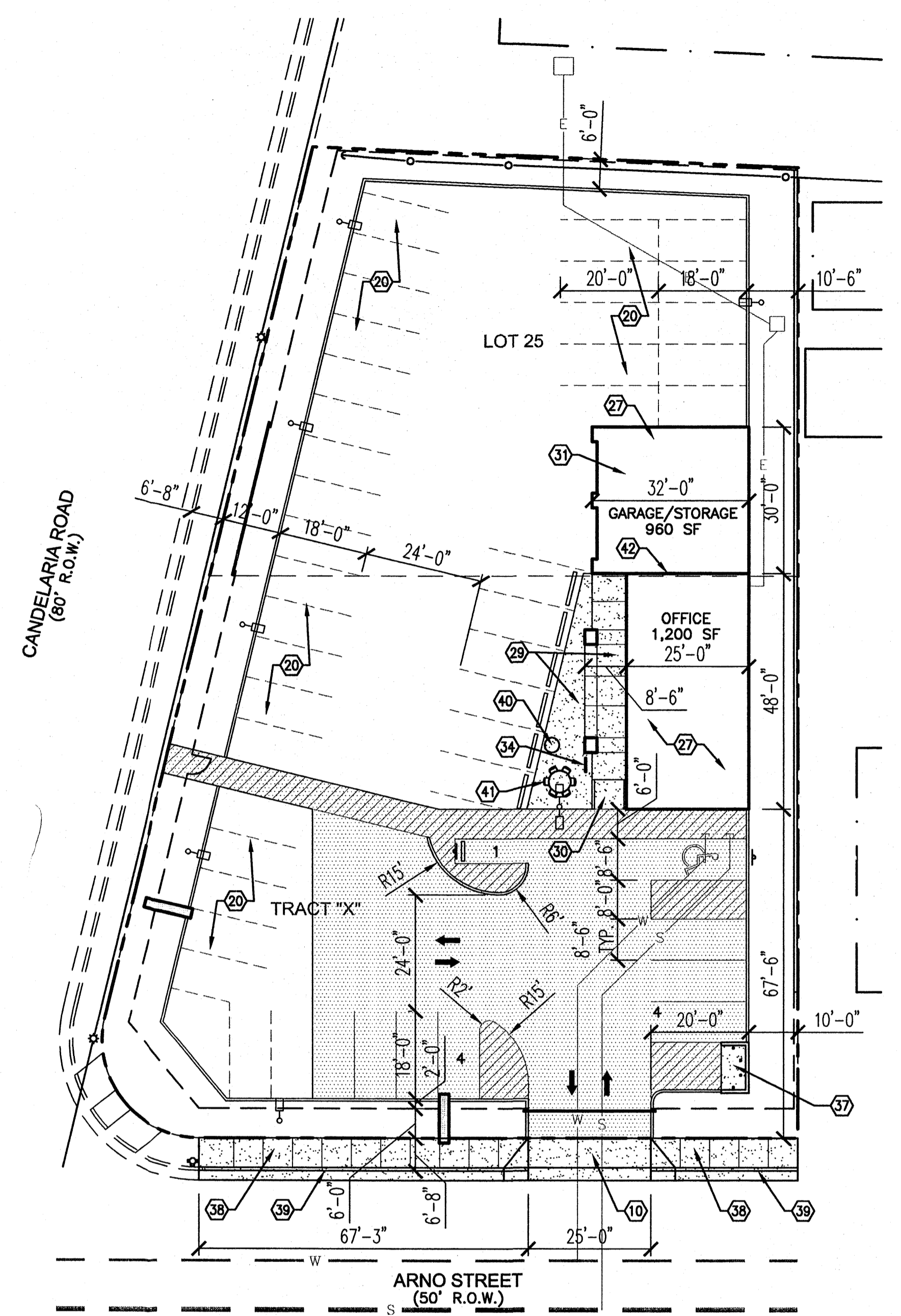
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**JLM Auto Sales**  
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**2 SITE PLAN - PHASE 2**  
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**AFD PLANS CHECKING OFFICE**  
**924-3611**  
**APPROVED/DISAPPROVED**  
**HYDRANT(S) ONLY**  
*Handwritten signature and date: 7/12/09*  
**SIGNATURE & DATE**

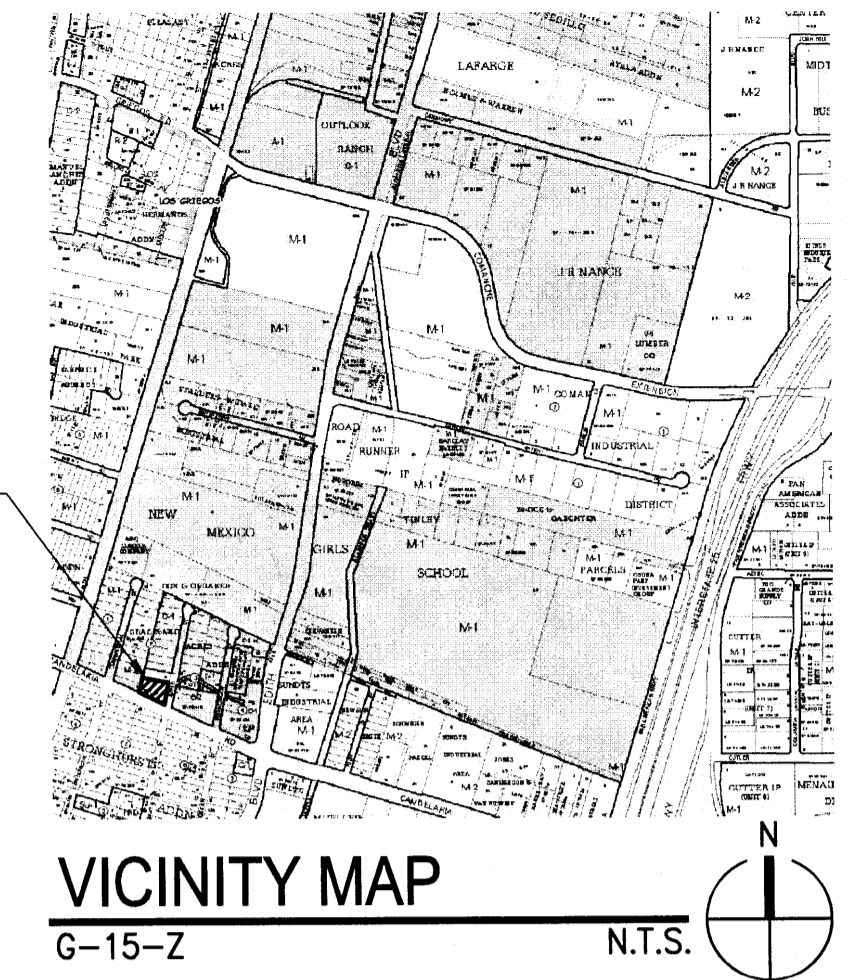
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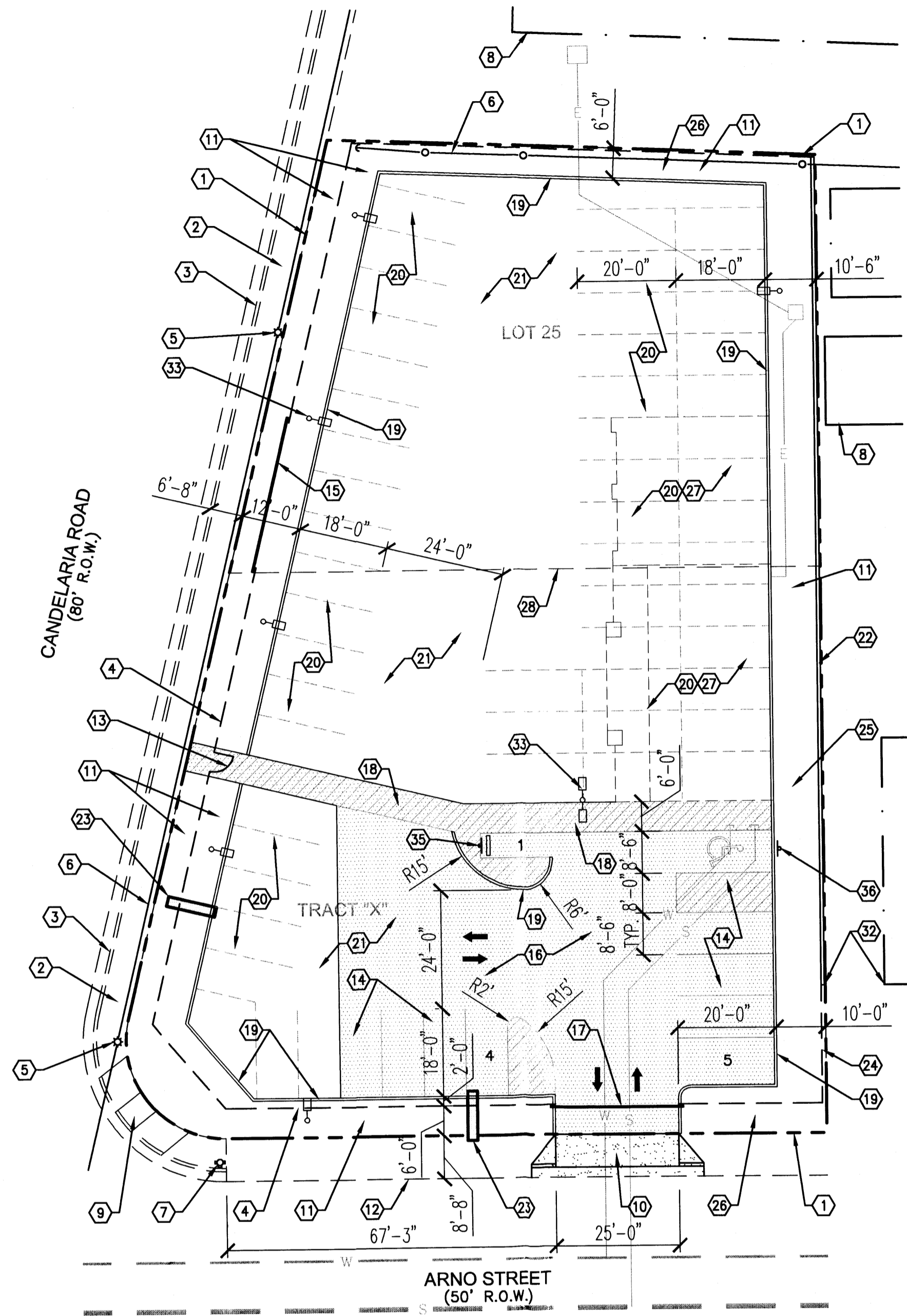
PROJECT SITE

**DRAWING INDEX**

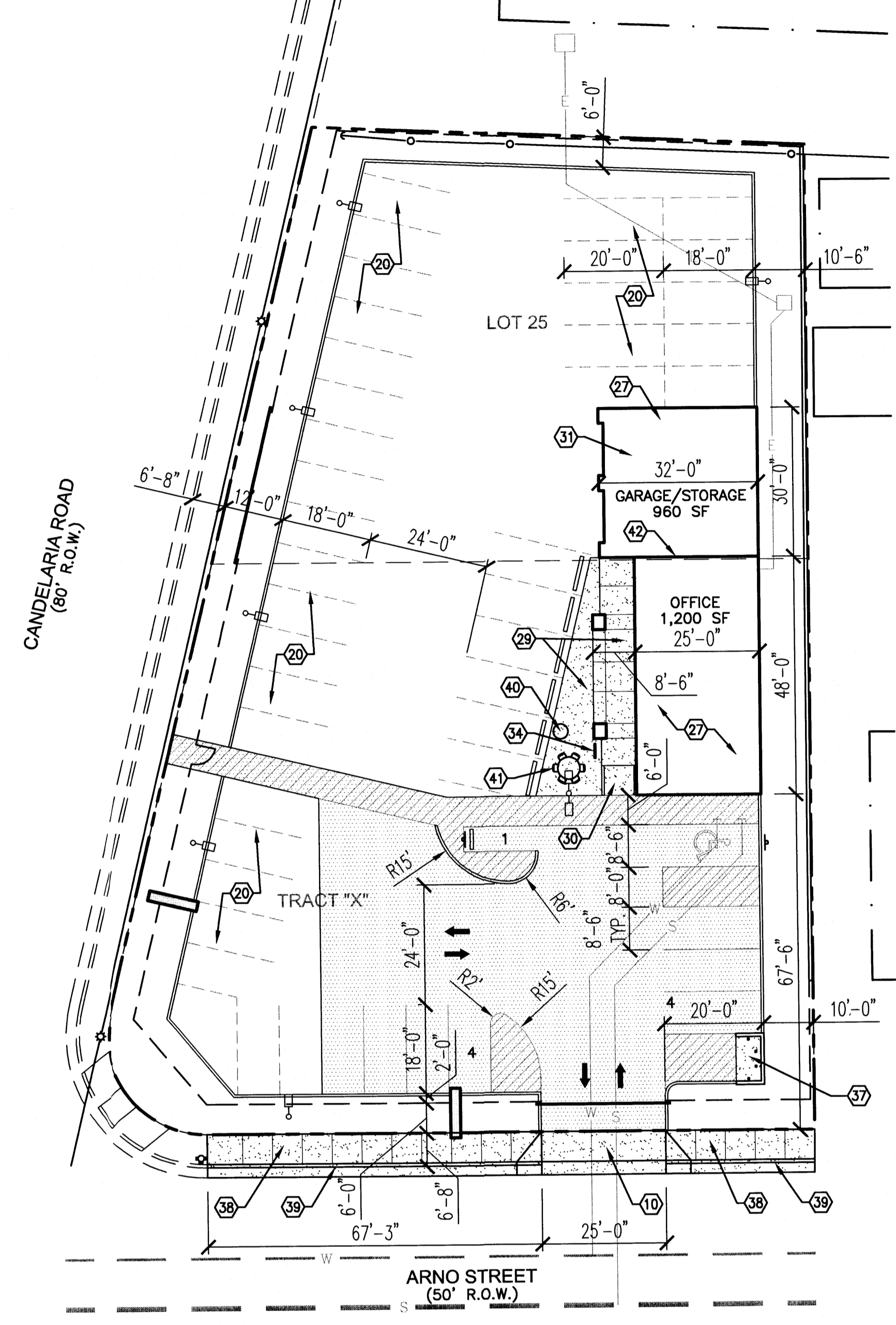
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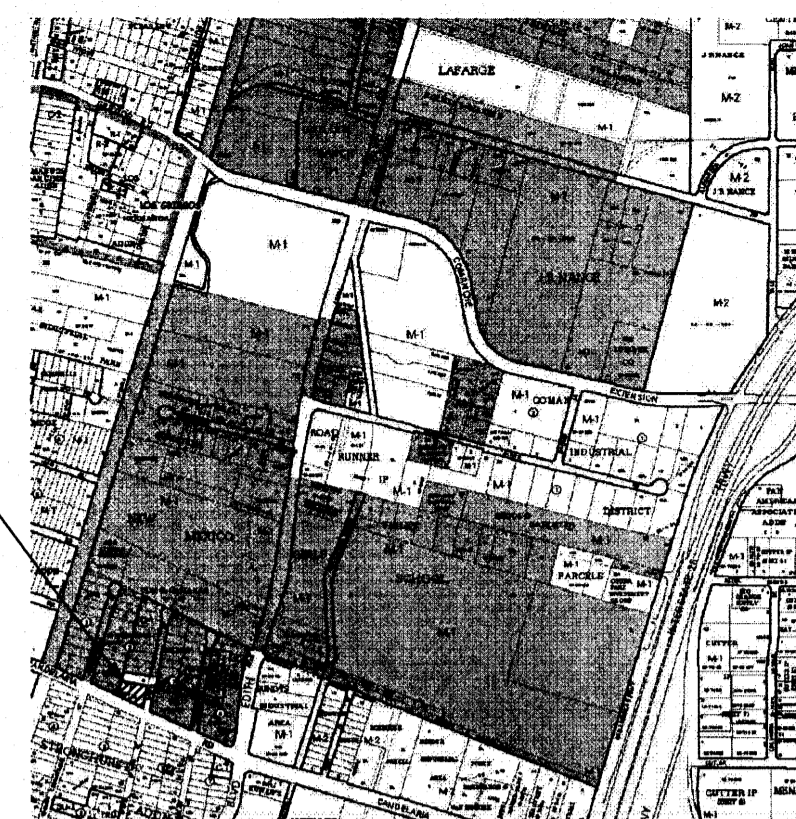
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 Issue Date July, 2008

**SITE PLANS**

Scale: 1" = 20'



**VICINITY MAP**  
G-15-Z N.T.S.

**LANDSCAPE LEGEND**

QTY	SIZE	COMMON/BOTANICAL	H2O USE	H x S	sf / ea.	tot. sf	Dec./EV.
6	2" Cal.	Ash <i>Fraxinus pennsylvanica</i> "Patmore", "Summit", or "Marshall"	M	45' sx 45'	na	na	D
4	2" Cal.	Chitalpa <i>Chitalpa tashkentensis</i>	M	30' sx 30'	na	na	D
2	15 gal	Flowering Pear <i>Pyrus calleryana 'Chanticleer'</i>	L	25' x 15'	na	na	D
1*	15 gal	New Mexico Olive <i>Forestiera neomexicana</i>	L	15' x 15'	na	na	D
3	1 gal	Mountain Mahogany <i>Cercocarpus montanus</i>	L	8' x 6'	28	84	E
5	1 gal	Soft Leaf Yucca <i>Yucca pendula</i>	L	3.0' x 2.5'	5	25	E
7	1 gal	Red Yucca <i>Hesperaloe parviflora</i>	L	3.0' x 3.0'	5	35	E
17	1 gal	Wintergreen Barberry <i>Berberis julianae</i>	M	5' x 5'	20	340	E
15	1 gal	India Hawthorne <i>Raphiolepis indica</i>	M	3' x 4'	12.5	187.5	E
31	1 gal	Pam's Pink Honeysuckle <i>Lonicera japonica 'Pam's Pink'</i>	M	1.5 x 12'	115	3565	E
5	1 gal	Regal Mist <i>Calamagrostis x acutiflora 'Karl Foerster'</i>	L	2' x 2'	3.25	16.25	D
3	1 gal	Fernbush <i>Chamaebatiaria millefolium</i>	L	5' x 5'	20'	60	D
3	1 gal	Russian Sage <i>Perovskia atriplicifolia</i>	L	5' x 5'	20	60	D
Gravel, Approved By Owner							
Total Live Ground Cover at Maturity (Not including Tree Canopies) Calculated by pi r <sup>2</sup> times quantity						4237	

\* Phase 2: Potted New Mexico Olive

**LANDSCAPE NOTES**

Owner is responsible for maintenance of Irrigation System, Landscape Plantings, and Landscape Mulch.

Landscape shall be watered by a complete underground irrigation system operated by automatic timer. Trees shall have bubblers and shrubs shall have a minimum of 2 emitters per shrub. Trees and shrubs shall be zoned separately. Point of Connection for irrigation system shall be coordinated between the Landscape Contractor and the General Contractor of the project prior to construction.

All landscape areas shall be covered in 2-3" of landscape gravel, fines, bark mulch or other landscape mulch and commercial grade weed barrier fabric approved by the Owner's representative.

It is the intent of this plan to comply with the City of Albuquerque Landscape Regulations Applicable to Apartments and Nonresidential Development, Revised 6/24.

Landscape shall be installed according to the approved plan.

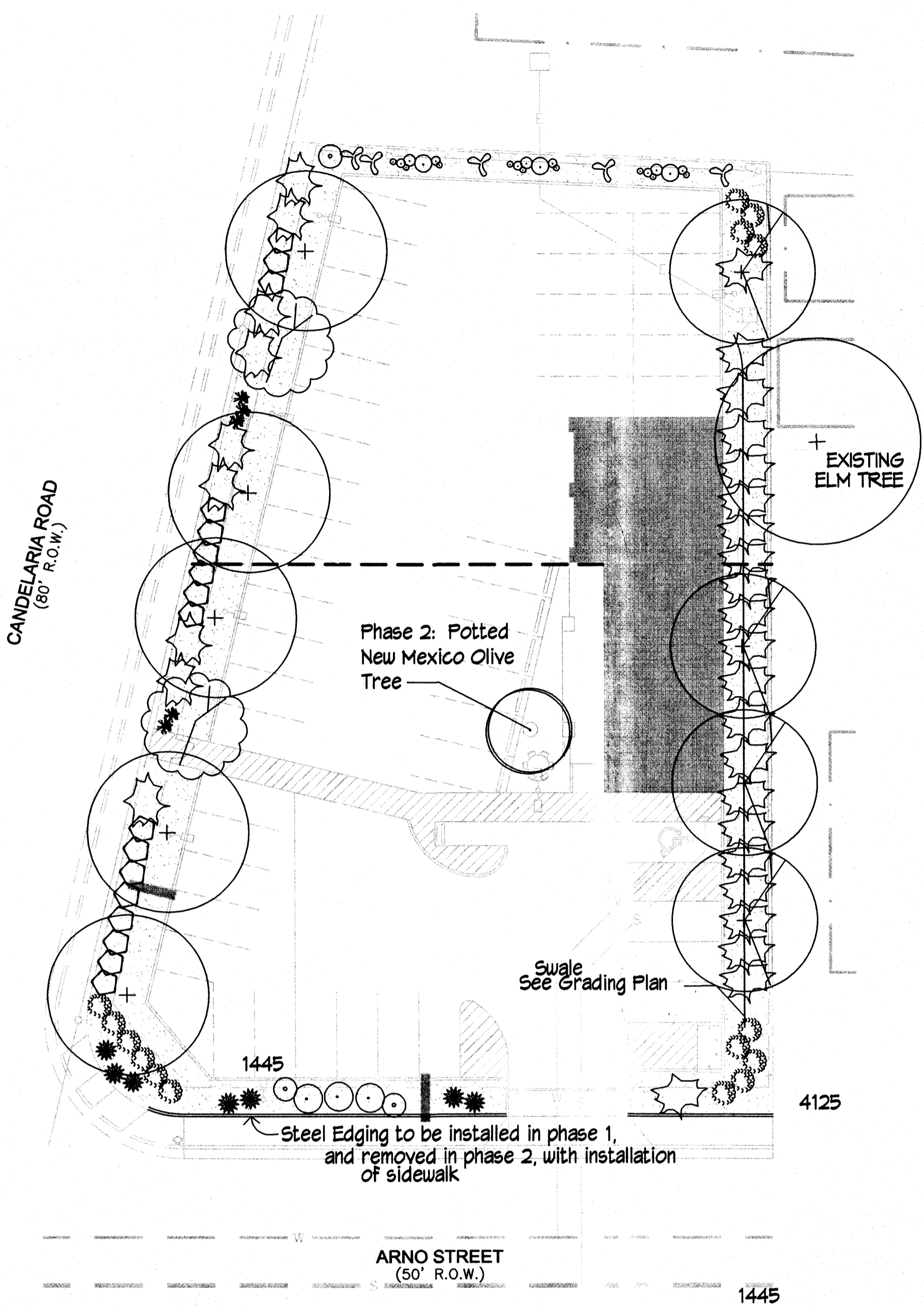
Landscape areas in excess of 36 square feet shall be planted so as to achieve 75% Live Ground Cover at maturity.

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.

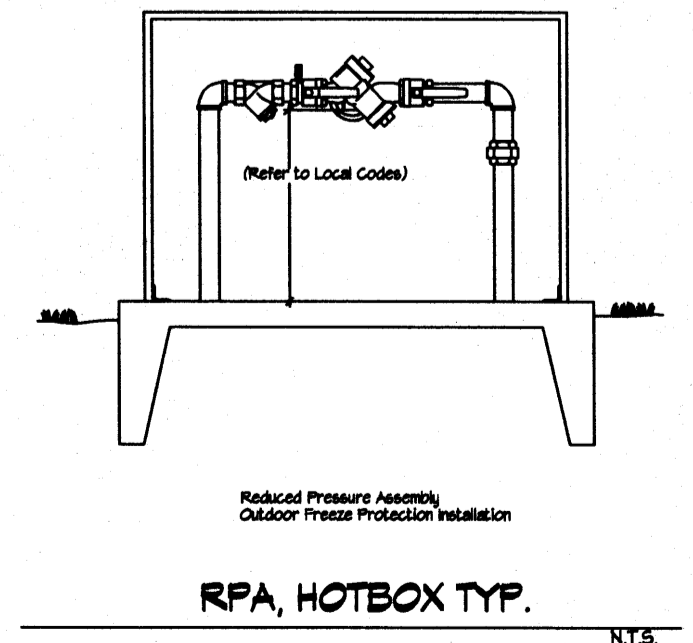
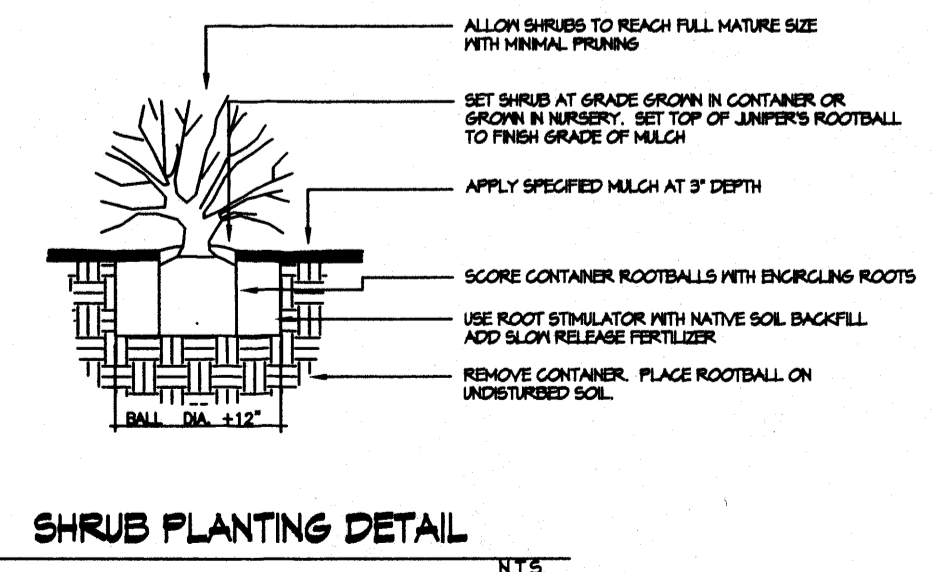
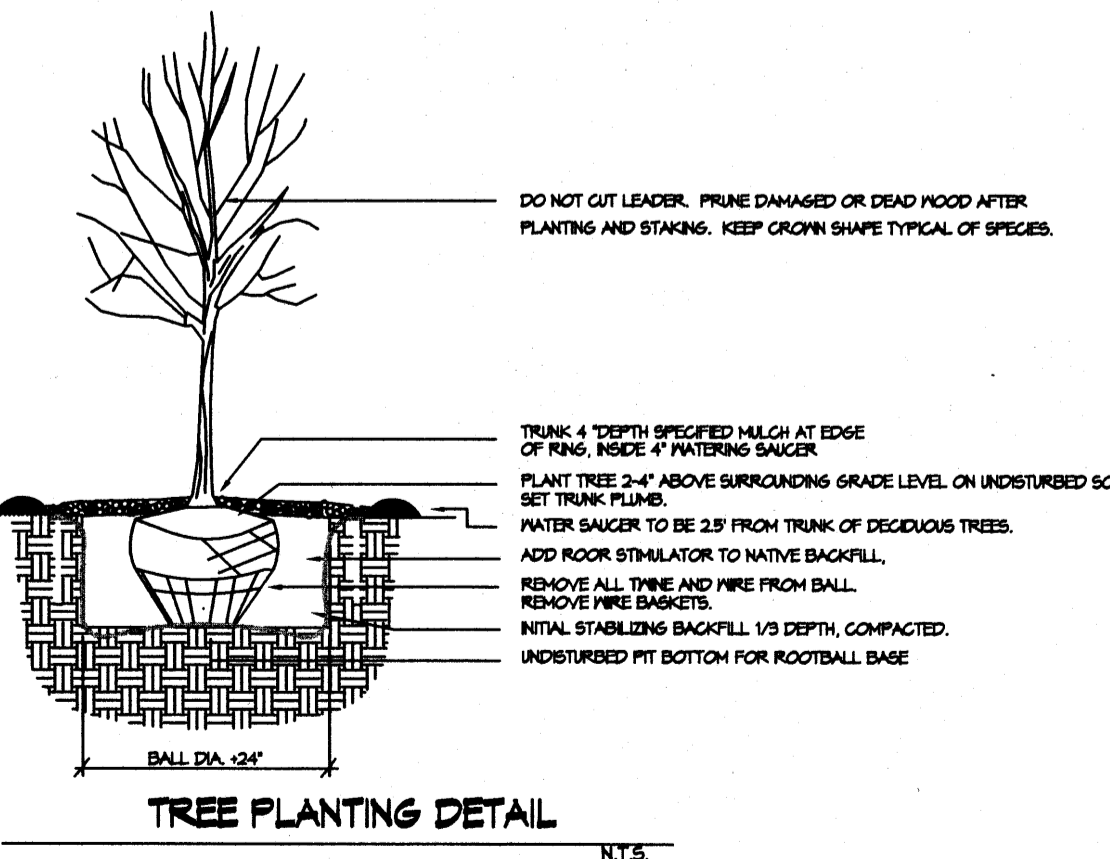
This plan shall comply with the Street Tree requirements as defined in the Street Tree Ordinance 6-2-2-1.

**LANDSCAPE CALCULATIONS**

TOTAL LOT AREA (sf)	24725
TOTAL BLDG. AREA (sf)	2140
NET LOT AREA	22585
LANDSCAPE REQUIREMENT	Q.15
TOTAL LANDSCAPE REQUIRED (15%)	3387
LANDSCAPE AREA PROVIDED	5510
TOTAL GROUND COVER / PERCENTAGE	4237 / 76%
Not Including Tree Canopies	
Total Street Trees Required	07
Total Street Trees Provided	07
Street Trees required on Candelaria Rd. Only	



**LANDSCAPE PLAN**  
1" = 20'

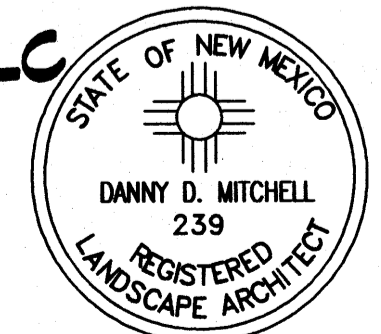


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Building Permit Set  
01/13/2009

**Mitchell Associates, LLC**

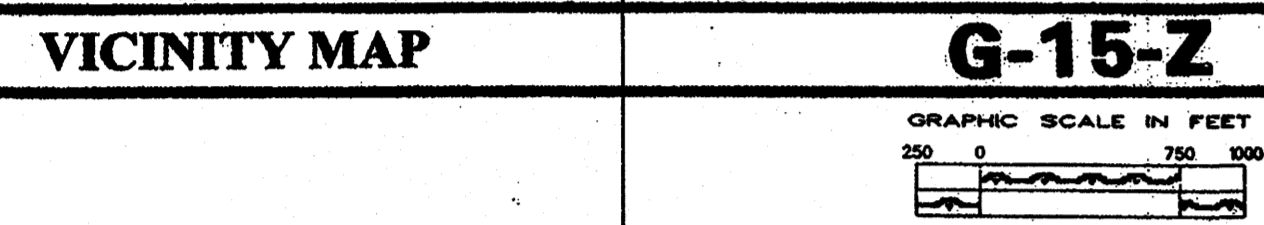
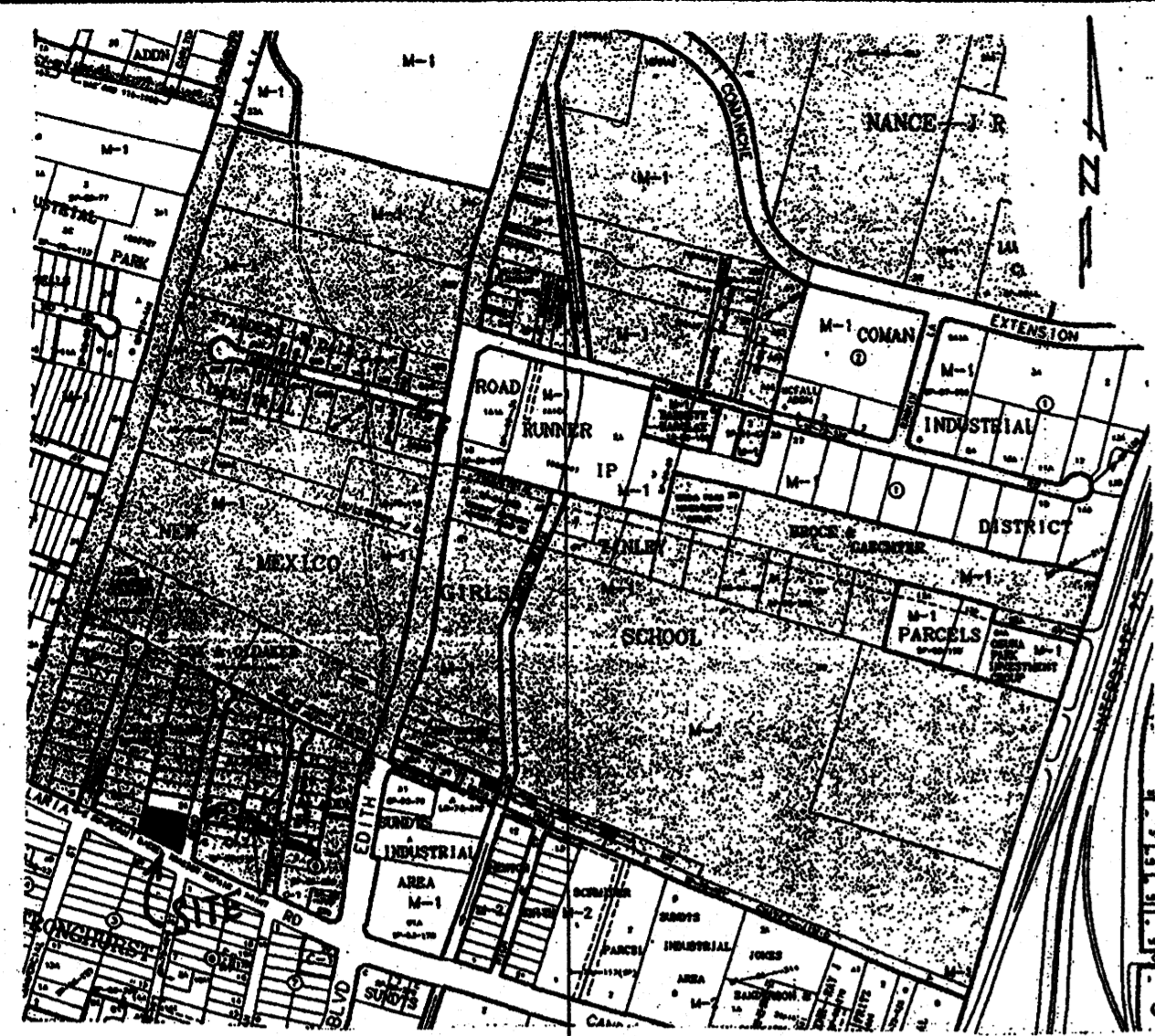
Landscape Architects  
3150 Carlisle Blvd. NE Suite 112  
Albuquerque, NM 87110  
(505) 830-6096  
danny@mitchellassociatesllc.com



Project Number	
Drawn By	DM
Checked	
Issue Date	July, 2008
<b>LANDSCAPE PLAN</b>	

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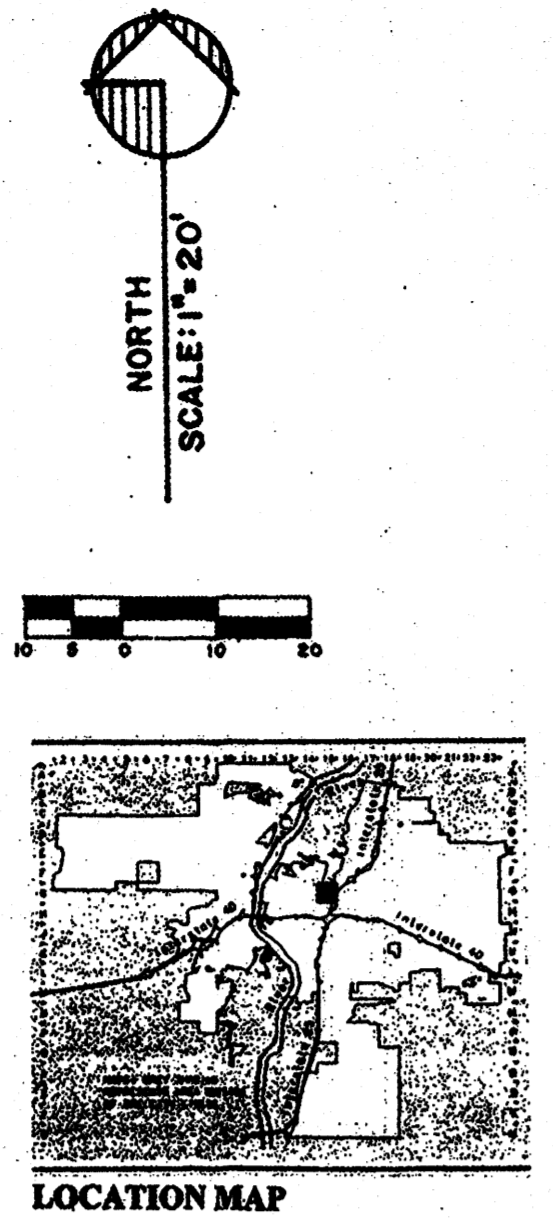
**L101**



- EROSION CONTROL MEASURES:**
- THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MANAGEMENT OF STORM RUNOFF DURING CONSTRUCTION. HE SHALL ENSURE THAT THE FOLLOWING MEASURES ARE TAKEN:
- ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY CONSTRUCTION OF BERMS, DICES, SWALES, PONDS, AND OTHER TEMPORARY GRADING AS REQUIRED TO PREVENT STORM RUNOFF FROM LEAVING THE SUBJECT SITE AND ENTERING ADJACENT PROPERTIES.
  - ADJACENT PUBLIC RIGHT-OF-WAYS SHALL BE PROTECTED AT ALL TIMES FROM STORM WATER RUNOFF FROM THE SUBJECT SITE. NO SEDIMENT BEARING WATER SHALL BE PERMITTED TO ENTER PUBLIC STREET RIGHT-OF-WAYS.
  - THE CONTRACTOR SHALL IMMEDIATELY AND THOROUGHLY REMOVE ANY AND ALL SEDIMENT FROM PUBLIC STREETS THAT HAS BEEN ERODED FROM THE SUBJECT SITE AND DEPOSITED THEREON.
- CONSTRUCTION NOTES:**
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICES AT 260-1990 FOR THE ACTUAL FIELD LOCATION OF THE EXISTING SURFACE OF SUB-SURFACE UTILITIES.
  - 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 OF DELAY.
  - 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.
  - ALL CONSTRUCTION WITHIN PUBLIC STREET RIGHT-OF-WAY(S) SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE/BERNALILLO COUNTY STANDARDS AND PROCEDURES.
- GENERAL NOTES:**
- NO PERIMETER BOUNDARY CORNERS HAVE BEEN FIELD ESTABLISHED PER THIS SURVEY OF THE SUBJECT PROPERTY.
  - NO SEARCH HAS BEEN MADE FOR BASINMENTS OF RECORD OTHER THAN SHOWN HEREON.

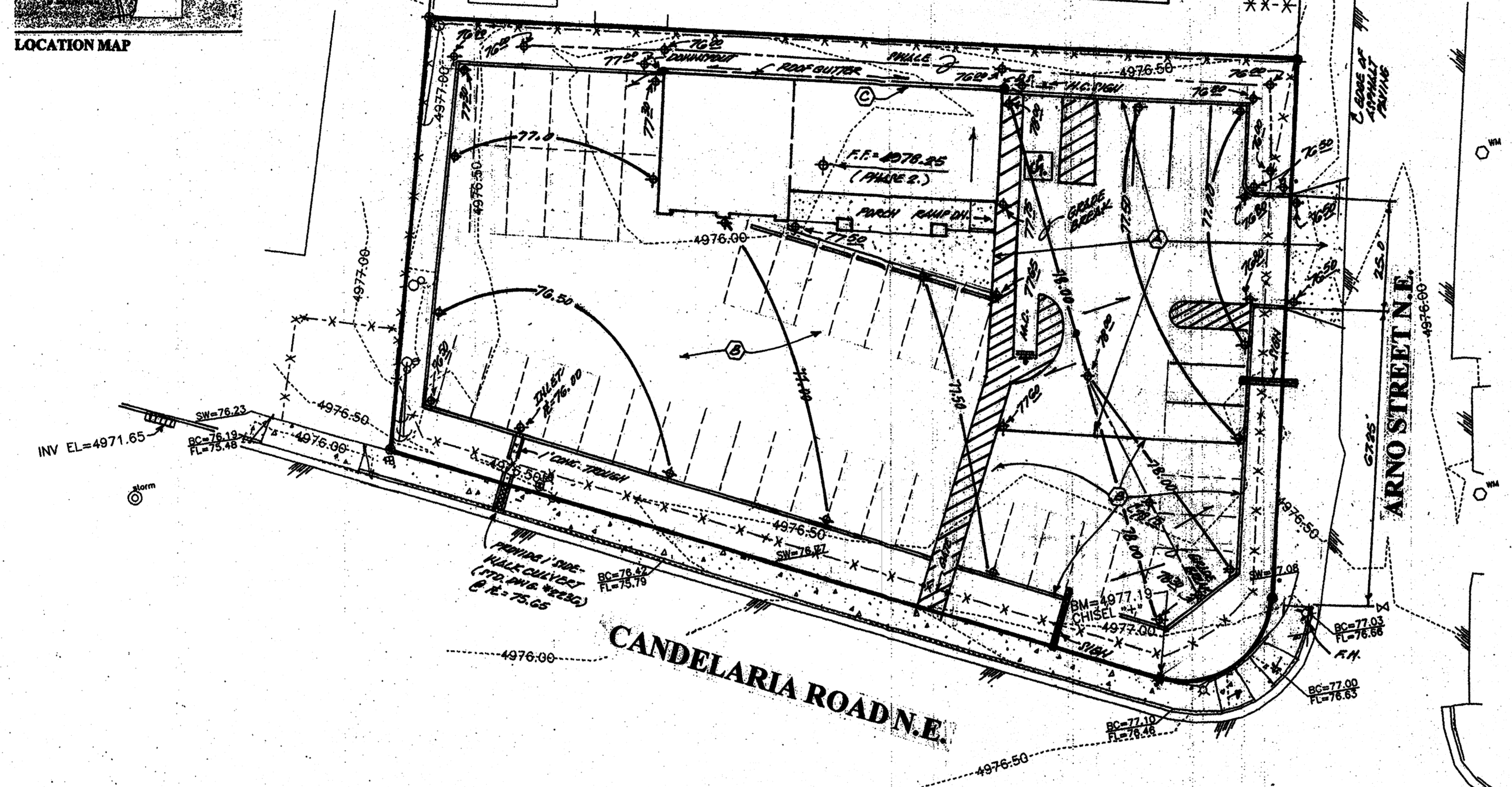
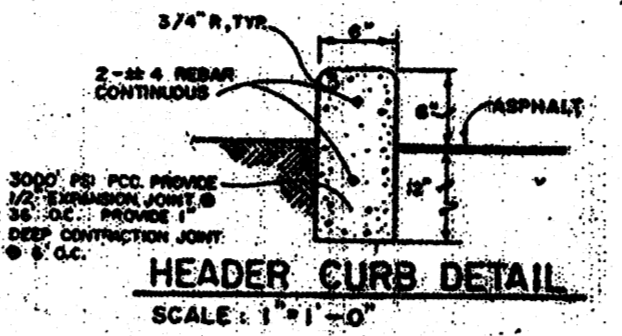
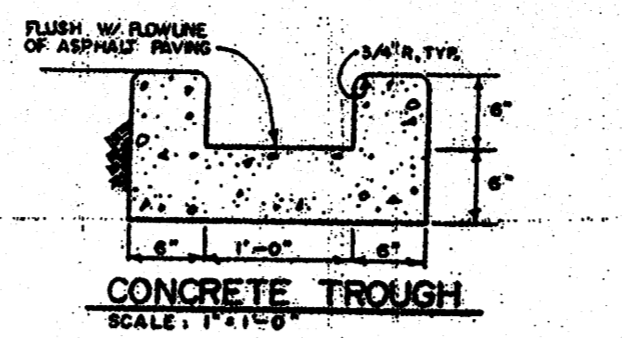
- LEGEND:**
- TOP OF CURB ELEVATION = 76.00
  - CURB FLOWLINE ELEVATION = 75.70
  - EXISTING SPOT ELEVATION = 77.0
  - EXISTING CONTOUR ELEVATION = 77.00
  - PROPOSED SPOT ELEVATION = 76.00
  - PROPOSED CONTOUR ELEVATION = 77.00
  - PROPOSED OR EXISTING CONCRETE SURFACE =
  - EXISTING FENCE LINE =

- WATER METER
- FIRE HYDRANT
- WATER VALVE
- STORM MANHOLE
- ELECTRIC BOX
- LIGHT POLE
- POWER POLE
- SEWER MANHOLE
- CLEANOUT
- GATE
- SIGN
- POST



**UTILITY PRECAUTIONS**

THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF ANY EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.

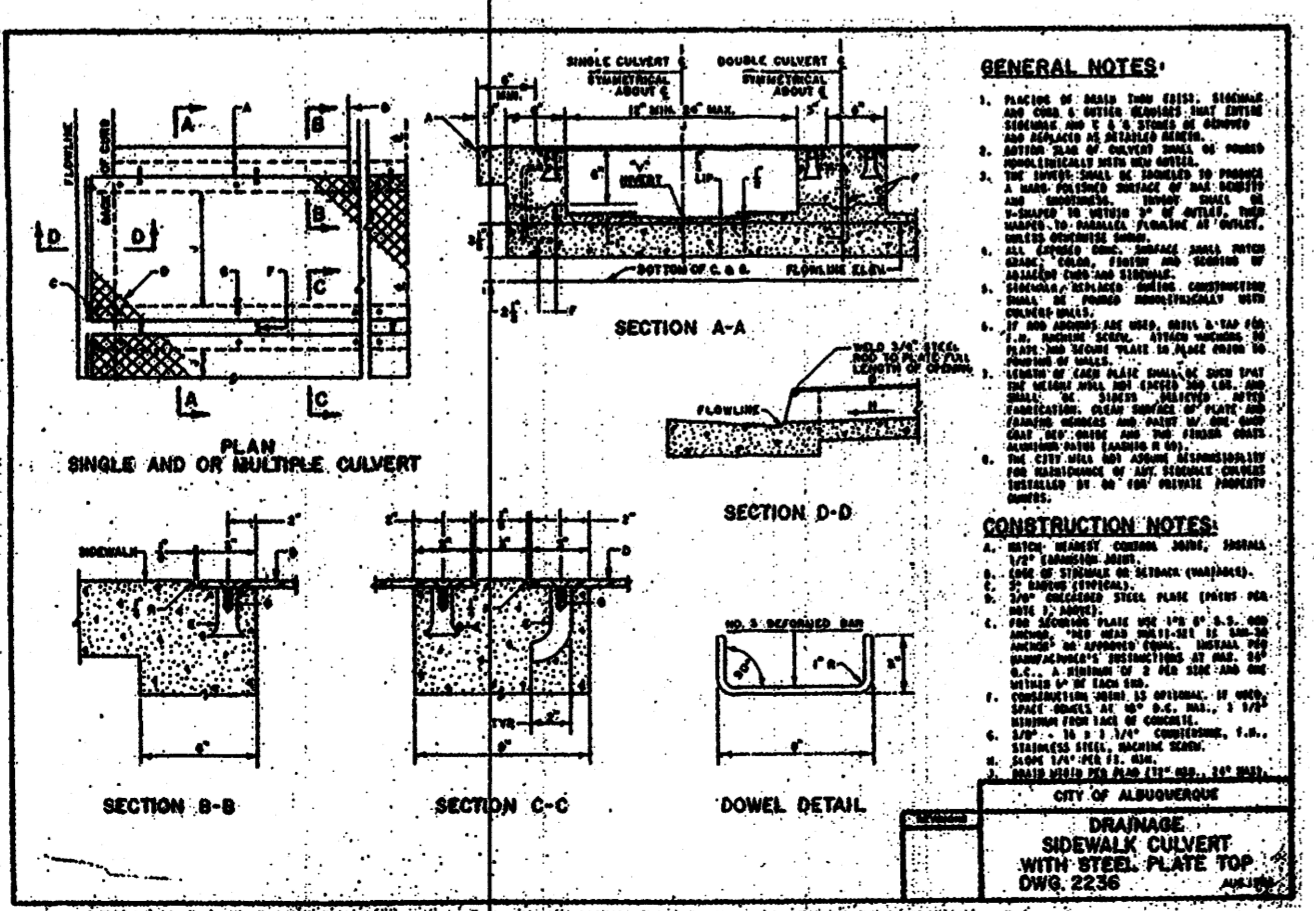


**LEGAL DESCRIPTION:**

Lot 25 and Tract 'X', in Block Two (2), Graceland Acres Subdivision, Albuquerque, New Mexico.

**BENCHMARK REFERENCE:**

NGS Station "B-438", Elevation = 4,975.61; T.B.M. as shown on plan hereon.



**GENERAL NOTES:**

- Excavation permit will be required before beginning any work within City Right-Of-Way.
- All work on this project shall be performed in accordance with applicable federal, state and local laws, rules and regulations concerning construction safety and health.
- Two working days prior to any excavation, the contractor must contact the line locating service, New Mexico One Call 260-1990, for the location of existing utilities.
- Prior to construction, the contractor shall excavate and verify the locations 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.
- Backfill compaction shall be according to traffic/road use.
- Maintenance of the facility shall be the responsibility of the owner of the property being served.
- Work on arterial streets shall be performed on a 24-hour basis.

**CONSTRUCTION NOTES:**

- Excavation permit will be required before beginning any work within City Right-Of-Way.
- All work on this project shall be performed in accordance with applicable federal, state and local laws, rules and regulations concerning construction safety and health.
- Two working days prior to any excavation, the contractor must contact the line locating service, New Mexico One Call 260-1990, for the location of existing utilities.
- Prior to construction, the contractor shall excavate and verify the locations 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.
- Backfill compaction shall be according to traffic/road use.
- Maintenance of the facility shall be the responsibility of the owner of the property being served.
- Work on arterial streets shall be performed on a 24-hour basis.

**APPROVALS:**

NAME	DATE
HYDROLOGY INSPECTOR	

**NOTE: ALL WORK WITHIN PUBLIC EASEMENT SHALL BE PERFORMED UNDER SEPARATE PERMIT.**

**A-1 PRECIPITATION ZONE:**

Bernalillo County's four precipitation zones are indicated in TABLE A-1 and on FIGURES A-1.

**TABLE A-1. PRECIPITATION ZONES**

ZONE	LOCATION
1	West of the Rio Grande
2	Between the Rio Grande and San Mateo
3	Between San Mateo and I-40, North of Interstate 40; and between San Mateo and the East boundary of Tract 4 East; South of Interstate 40
4	East of Interstate 40, North of Interstate 40; and East of the East boundary of Tract 4 East, South of Interstate 40

**TABLE A-2. PEAK INTENSITY (in./hr.)**

Zone	Intensity	100-YR (2-YR, 10-TR)
1	4.70	(1.84, 3.14)
2	3.38	(2.04, 3.41)
3	3.38	(2.11, 3.69)
4	3.61	(2.34, 3.83)

**TABLE A-4. LAND TREATMENT**

Treatment	Land Conditions
A	Soil unprotected by human activity with 0 to 10 percent slope. Native grasses, weeds and shrubs in typical densities with minimal disturbance to grading, ground cover and infiltration capacity. Compaction: Unfilled Areas.
B	Ingrained lawns, parks and golf courses with 0 to 10 percent slope. Native grasses, weeds and shrubs, and soil unprotected by human activity with slopes greater than 10 percent and less than 20 percent.
C	Soil unprotected by human activity. Minimal vegetation. Ungrazed parking, roads, walkways. Most recent data. Gravel or rock on planar (down-sloping) ingraded lawns and parks with slopes greater than 10 percent. Native grasses, weeds, and shrubs, and soil unprotected by human activity with slopes at 20 percent or greater. Native grass, weed and shrub areas with clay or clay loam soils and other soils of very low permeability as classified by SCS Hydrologic Soil Group D.
D	Impervious areas, pavement and roofs.

Most waterfalls require a rate of infiltration. To determine appropriate treatment, consult appropriate schedules. In lieu of specific measurement for treatment D, the next percentage in TABLE A-5 may be employed.

**TABLE A-5. PEAK DISCHARGE (cfs/acre)**

Zone	Treatment			
	A	B	C	D
1	1.28 (0.00, 0.24)	2.05 (0.33, 0.76)	2.97 (0.47, 1.49)	4.37 (1.69, 2.89)
2	1.56 (0.00, 0.39)	2.28 (0.48, 0.85)	3.14 (0.60, 1.71)	4.70 (1.84, 3.14)
3	1.57 (0.00, 0.38)	2.62 (0.31, 1.19)	3.43 (0.78, 2.00)	5.03 (2.04, 3.39)
4	2.30 (0.05, 0.87)	2.92 (0.38, 1.45)	3.75 (1.00, 2.26)	5.23 (2.17, 3.57)

**Drainage Comments:**

As shown on the Vicinity Map hereon, the subject site is located at the Northwest corner of Candelaria Road N.E. and Arno Street N.E., in the City of Albuquerque, Bernalillo County, New Mexico, (Zone Atlas Map "G-15-Z").

The subject site, 1.) is a vacant infill undeveloped property, 2.) does not accept offsite flows from adjacent properties, 3.) does not contribute offsite flows to adjacent properties, 4.) is not located within a designated floodplain, 5.) is not located adjacent to a natural or artificial watercourse.

**Calculations:**

Per Section 22.2, Hydrology of the Development Process Manual, Volume 2, Design Criteria for the City of Albuquerque, Bernalillo County, New Mexico.

Site Area: 0.57 Acres

Precipitation Zone: Two (2)

Peak Intensity: in./hr. at Tc = Twelve (12) minutes, 100-Yr-6 Hr. = 5.05

Land Treatment Method for Calculations of "Qp", Tables A-8 & A-9.

"Land Treatment Factors", Table A-4.

**EXISTING CONDITIONS:**

TREATMENT	AREA/ACRES	FACTOR	CFS
C	0.57	X 3.14	= 1.79

"Qp" = 1.79 CFS

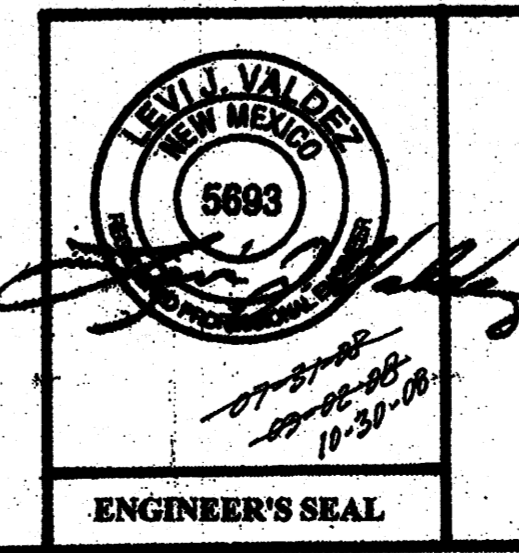
**PROPOSED DEVELOPED CONDITIONS:**

TREATMENT	AREA/ACRES	FACTOR	CFS
C	0.38	X 3.14	= 1.19
D	0.19	X 4.70	= 0.89

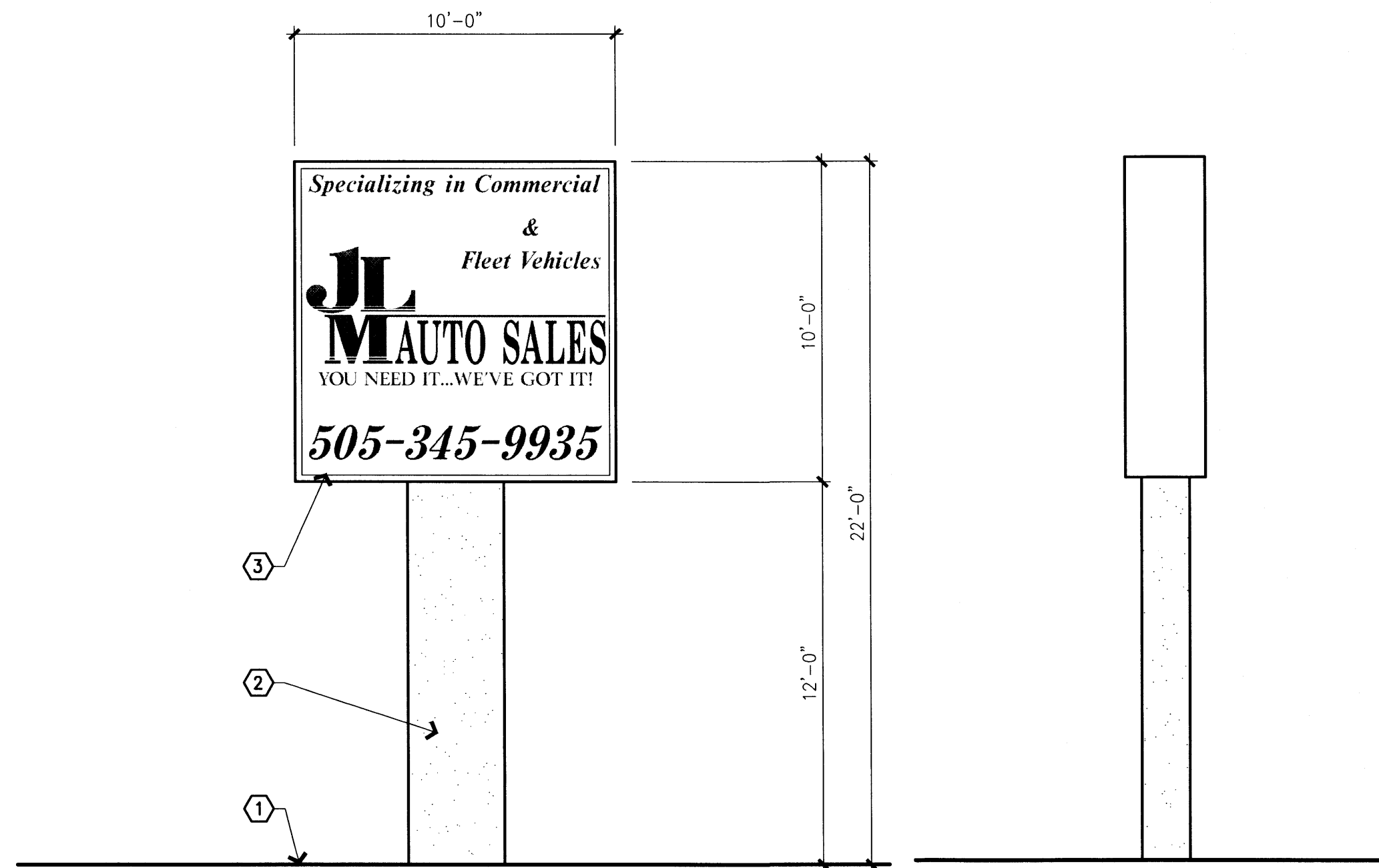
"Qp" = 2.08 CFS

\*\*INCREASE = 0.29 CFS

# CONCEPTUAL PLAN

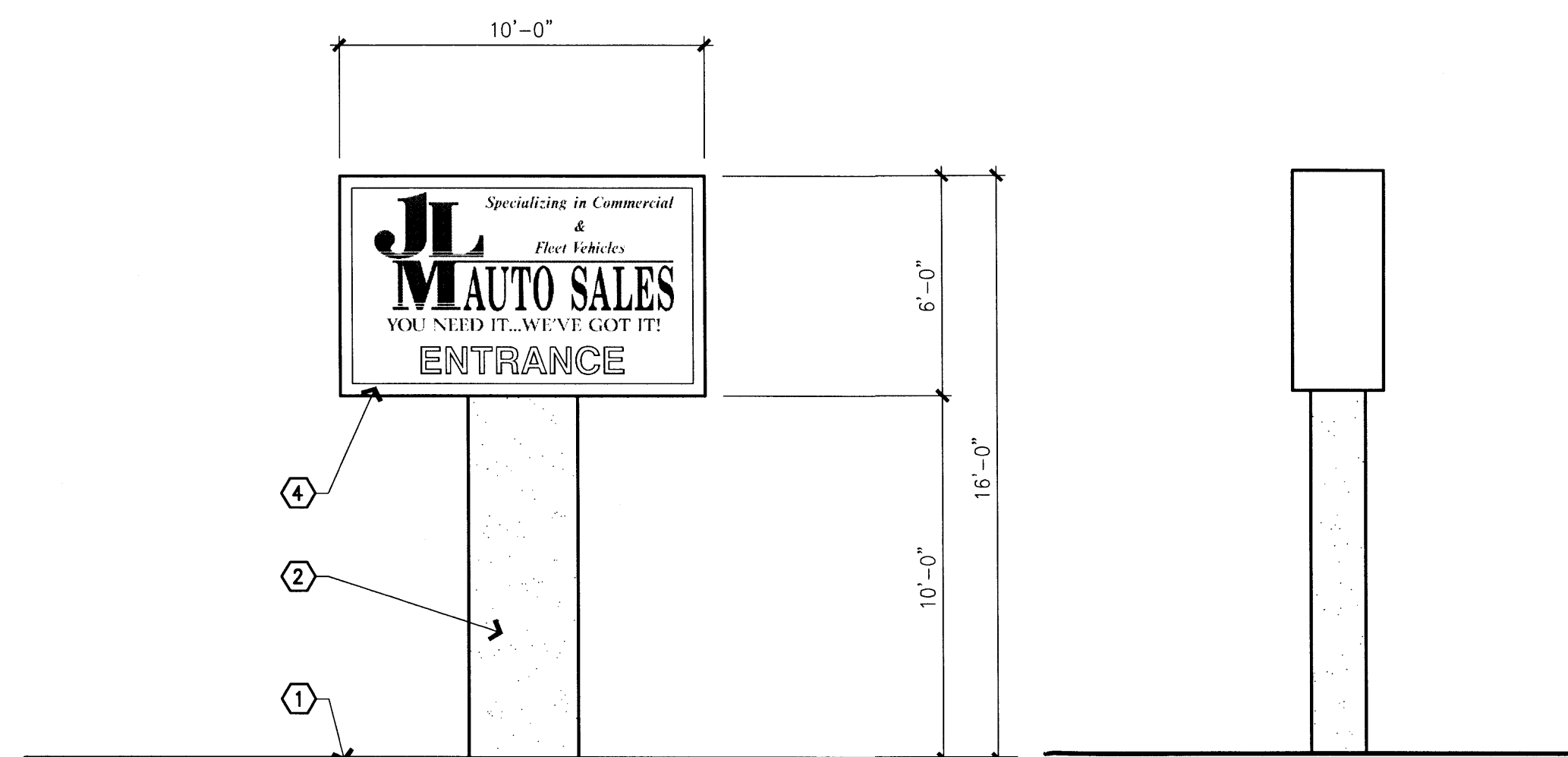


A PROPOSED  
GRADING AND DRAINAGE PLAN  
FOR  
**JLM AUTO SALES**  
(CANDELARIA ROAD & ARNO STREET N.E.)  
ALBUQUERQUE, NEW MEXICO  
JULY, 2008



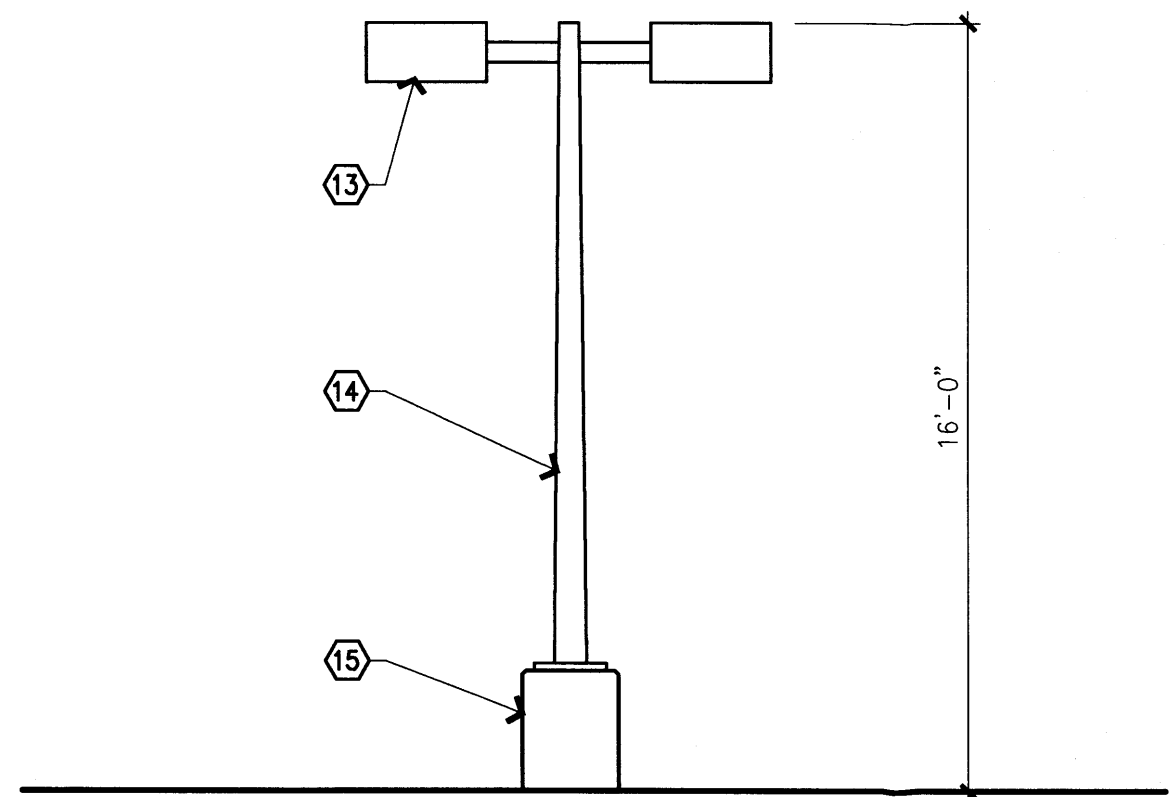
**SIGN DETAILS:**  
 D/F ILLUMINATED DISPLAY CABINET  
 SIGN CABINET FACES: WHITE LEXAN  
 LETTERS: VINYL OVERLAY (COPY TO BE DETERMINED)  
 LETTER COLOR: BLACK & RED  
 LETTER SIZE: 24" MAXIMUM

**1 SIGN ELEVATIONS (CANDELARIA RD.)**  
 NOTE: TEXT SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY. 1/4" = 1'-0"

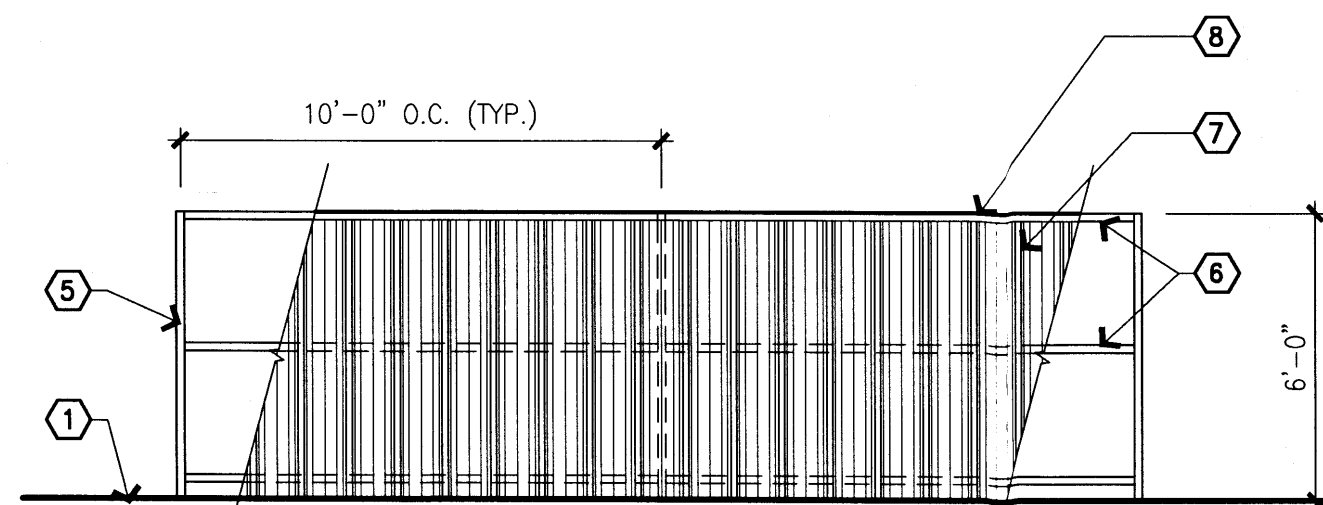


**SIGN DETAILS:**  
 D/F NON-ILLUMINATED DISPLAY CABINET  
 SIGN CABINET FACES: WHITE LEXAN  
 LETTERS: VINYL OVERLAY (COPY TO BE DETERMINED)  
 LETTER COLOR: BLACK & RED  
 LETTER SIZE: 24" MAXIMUM

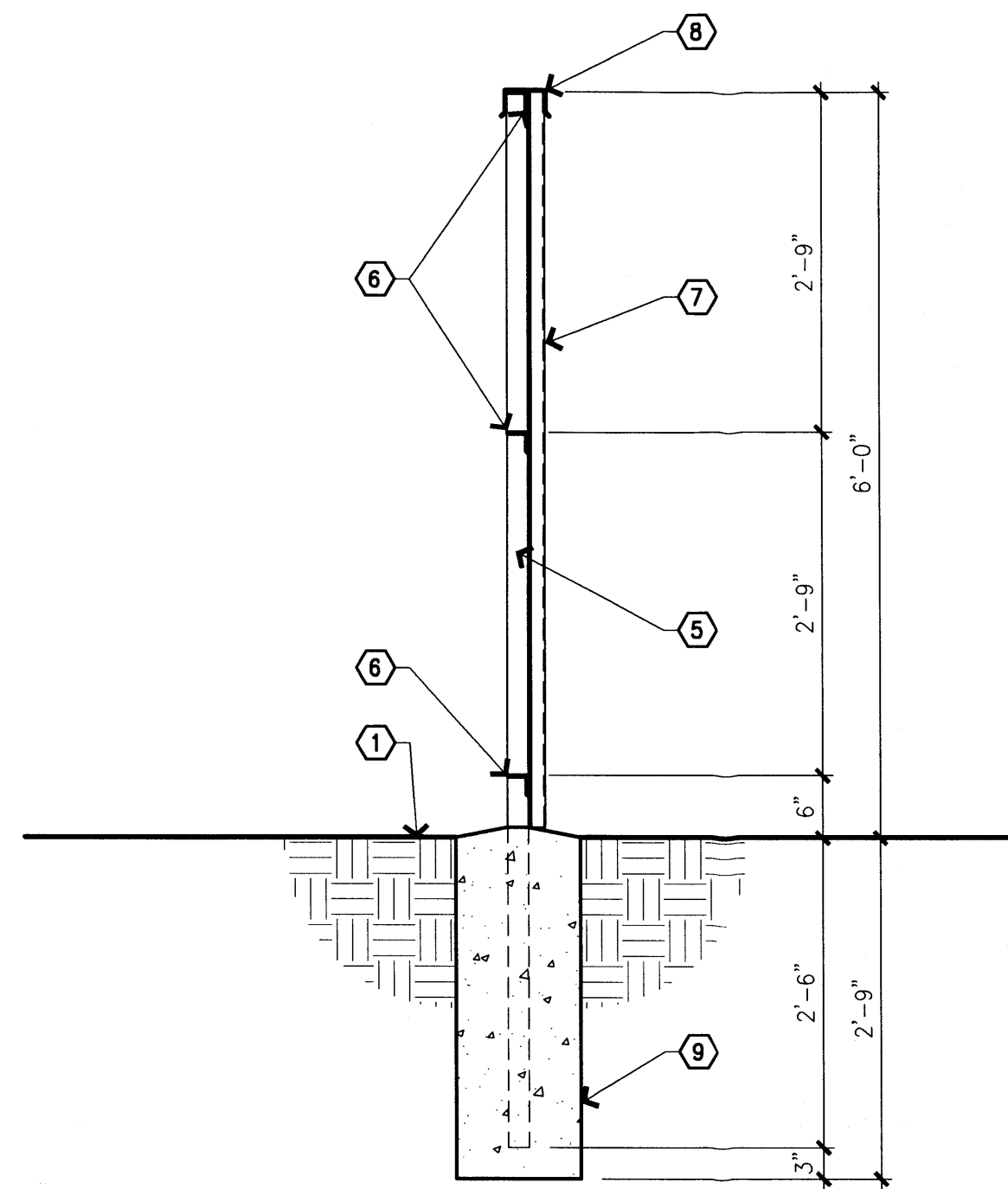
**2 SIGN ELEVATIONS (ARNO ST.)**  
 NOTE: TEXT SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY. 1/4" = 1'-0"



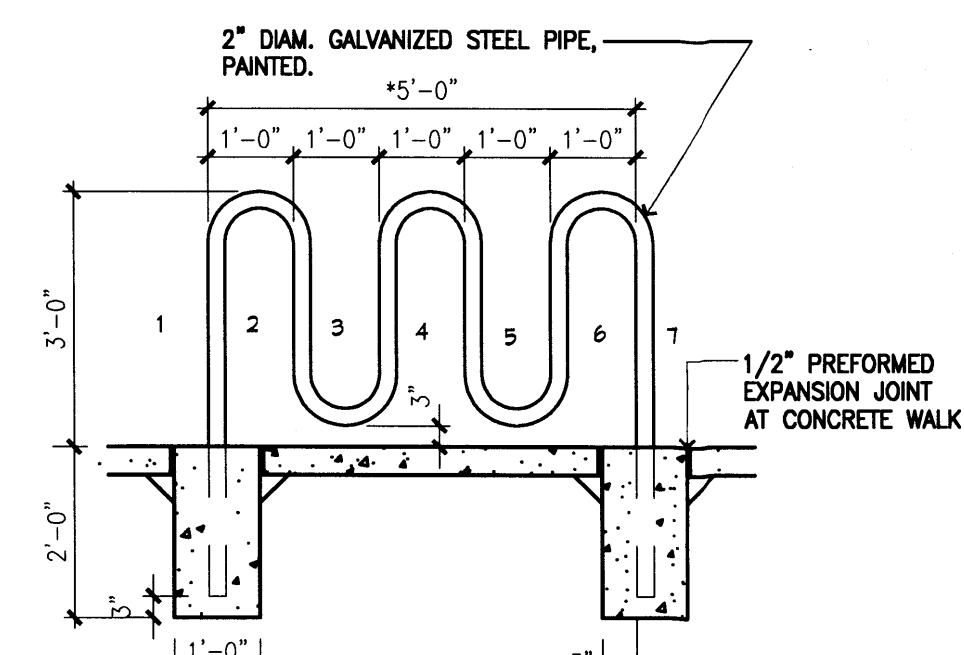
**3 POLE MOUNTED LIGHT ELEVATION**  
 1/4" = 1'-0"



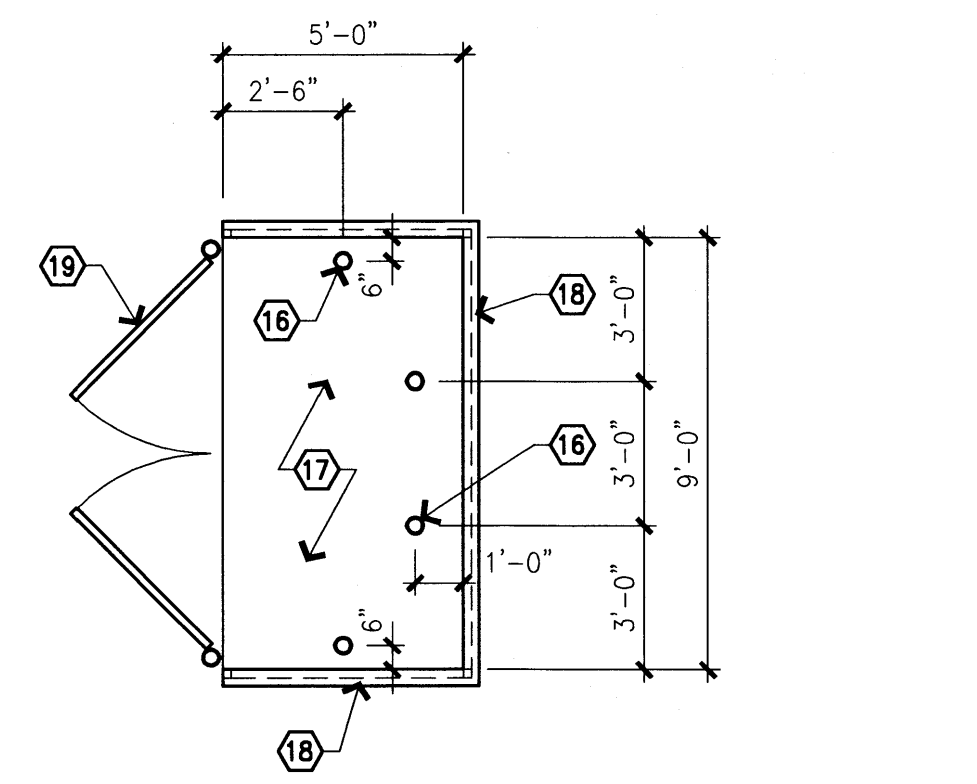
**4 SCREEN WALL ELEVATION**  
 1/4" = 1'-0"



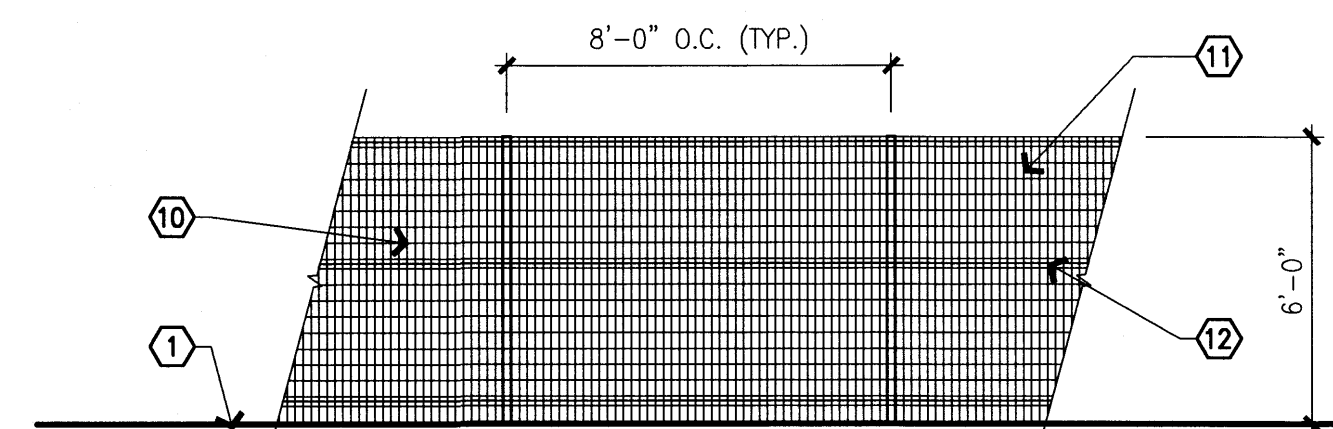
**5 SCREEN WALL SECTION**  
 3/4" = 1'-0"



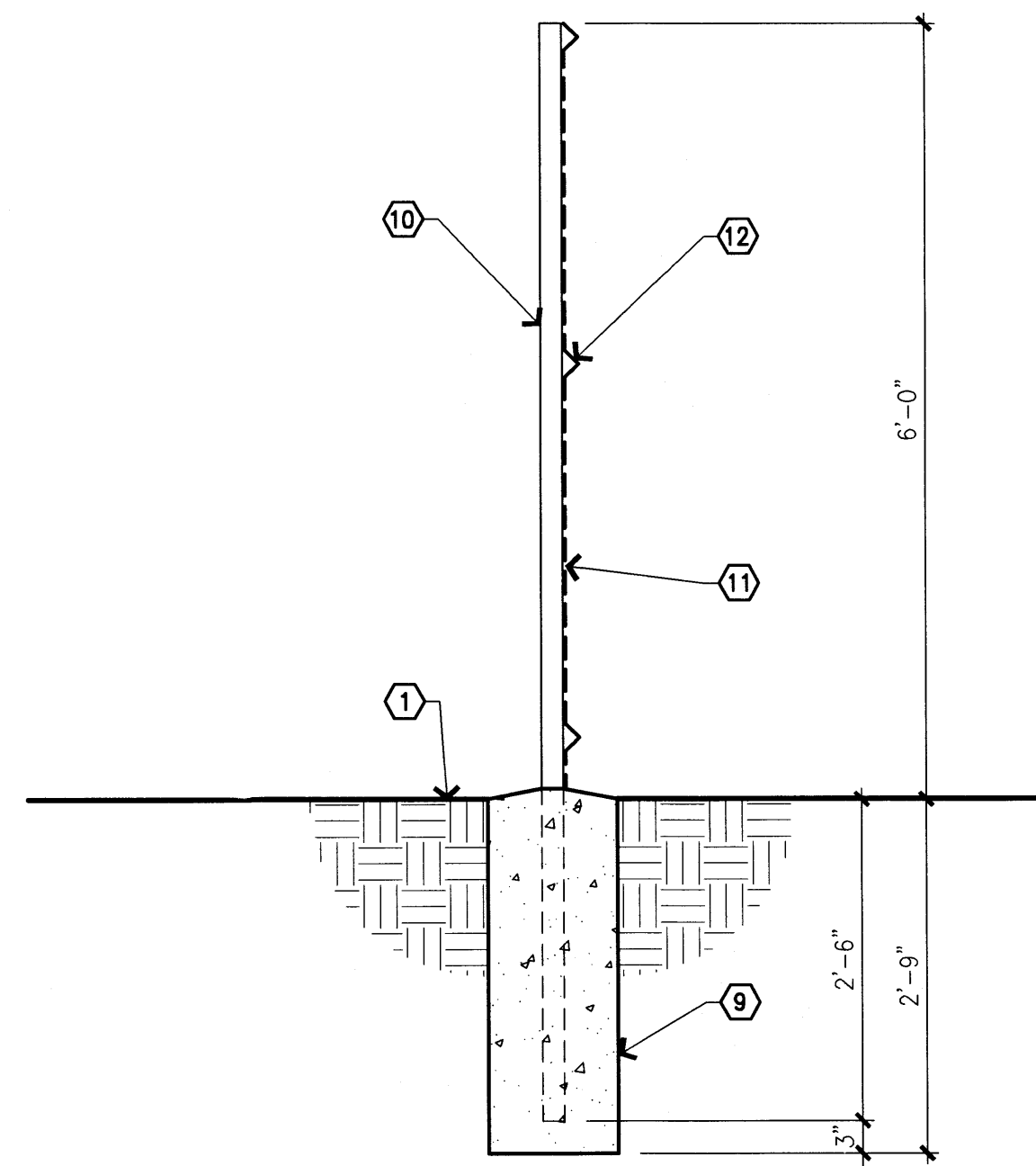
**6 BICYCLE RACK**  
 N.T.S.  
 NOTE: \*MODIFY SIZE FOR # OF SPACES REQUIRED-CITY OF ALBUQUERQUE STANDARDS 1 BIKE SPACE/20 CAR SPACES



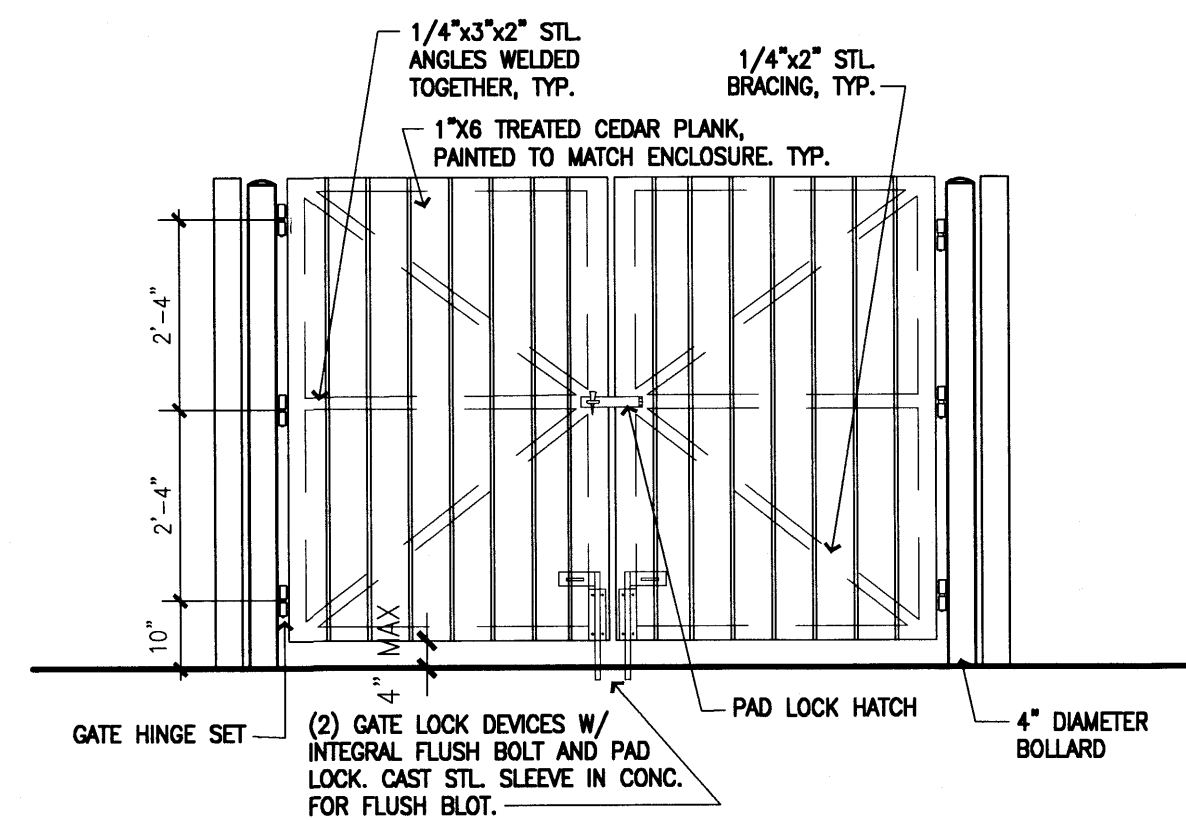
**7 SINGLE REFUSE ENCLOSURE**  
 NOTE: TO BE CONSTRUCTED IN PHASE 2. 1/4" = 1'-0"



**8 WIRE FENCE ELEVATION**  
 NOTE: EXISTING STRUCTURE ON SITE. 1/4" = 1'-0"



**9 WIRE FENCE SECTION**  
 NOTE: EXISTING STRUCTURE ON SITE. 3/4" = 1'-0"



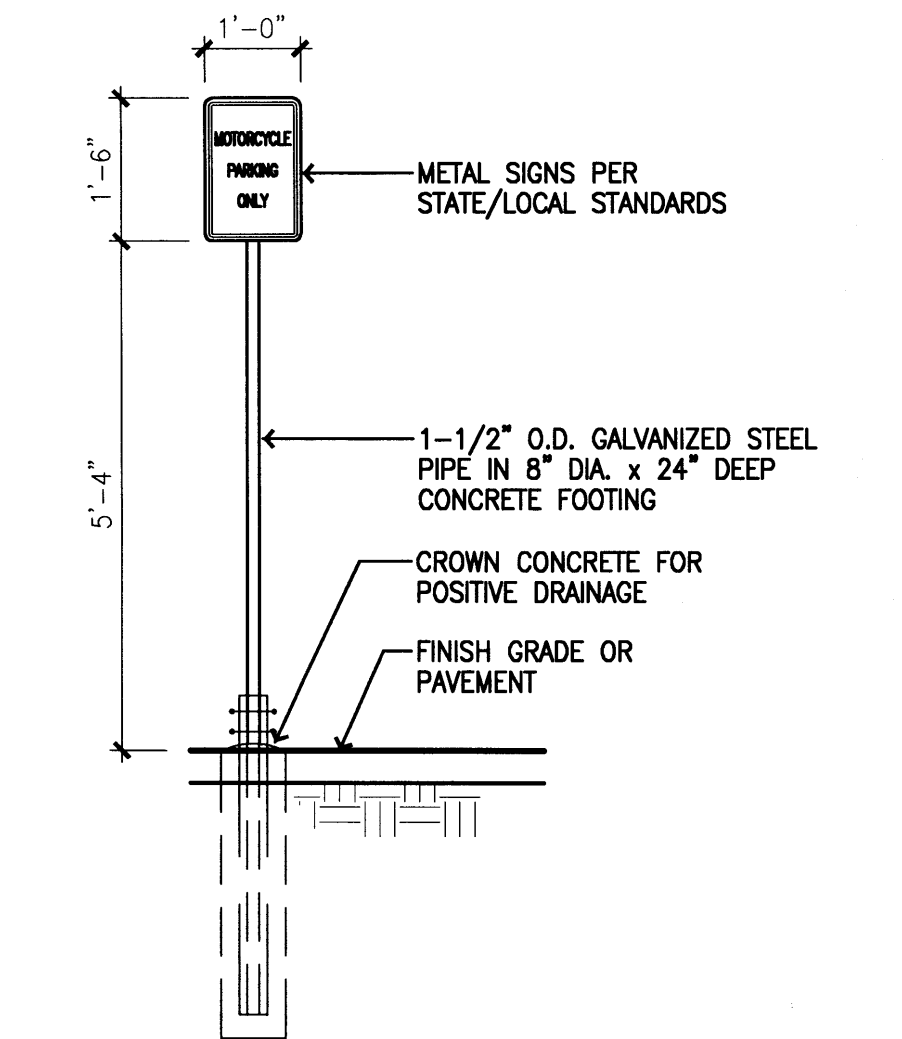
**10 GATE ELEVATION**  
 NOTE: TO BE CONSTRUCTED IN PHASE 2. N.T.S.

**GENERAL NOTES**

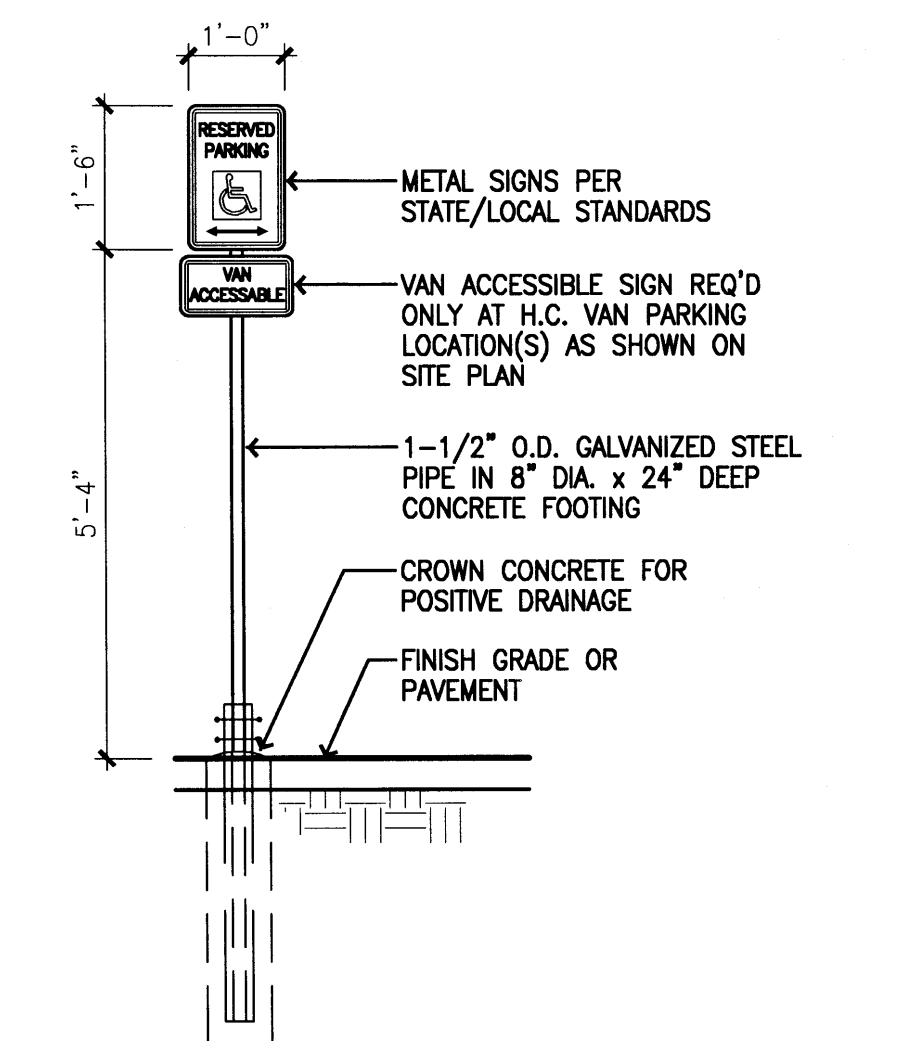
- A. FREE-STANDING SIGNAGE: 14-16-2-16(11)  
 NUMBER: ONE FOR EACH STREET FRONTAGE WHICH IS AT LEAST 100 FEET ALLOWABLE = 2, PROVIDED =2  
 SIZE: 250 SF IF STREET ABUTTING LOT IS AN ARTERIAL ALLOWABLE = 100 SF PROVIDED:  
 CANDELARIA ROAD: 100 SF ILLUMINATED SIGN FACE. ILLUMINATION SHALL BE TURNED OFF AT 10:00 PM.  
 ARNO STREET: 60 SF NON-ILLUMINATED SIGN FACE.

**KEYED NOTES**

- FINISH GRADE.
- METAL PYLON WITH STUCCO FINISH. COLOR #1, SEE SHEET A202.
- INTERIOR LIT SIGN CABINET. 100 SF SIGN FACE ON CANDELARIA ROAD.
- NON-ILLUMINATED SIGN. 60 SF SIGN FACE ON ARNO STREET.
- 2"x2" STEEL TUBE POST, PAINTED S.W. 7504 KEYSTONE GRAY (MEDIUM GRAY).
- 2"x2" STEEL ANGLE, PAINTED S.W. 7504 KEYSTONE GRAY (MEDIUM GRAY).
- PRE-FINISHED TRAPEZOIDAL RIB METAL PANEL. COLOR TO MATCH S.W. 7504 KEYSTONE GRAY (MEDIUM GRAY).
- PRE-FINISHED METAL COPING TRIM. COLOR TO MATCH S.W. 7504 KEYSTONE GRAY (MEDIUM GRAY).
- 12" DIA CONCRETE FOOTING.
- 2"x2" STEEL TUBE POST, PAINTED BLACK.
- WELDED WIRE FENCE PANEL, PAINTED BLACK.
- V SHAPED HORIZONTAL STABILIZING FOLD, TYPICAL OF 3 PER PANEL.
- FULL CUT-OFF LUMINAIRE.
- 5" SQUARE TAPERED METAL POLE, PAINTED S.W. 7504 KEYSTONE GRAY (MEDIUM GRAY).
- CONCRETE FOUNDATION.
- 4" DIA. CONCRETE FILLED STEEL PIPE.
- 4" THICK CONCRETE SLAB.
- 6' HIGH SCREEN WALL, SEE DETAILS ON THIS SHEET.
- 6' HIGH GATE, SEE DETAILS ON THIS SHEET.



**11 MOTORCYCLE PARKING SIGN**  
 N.T.S.

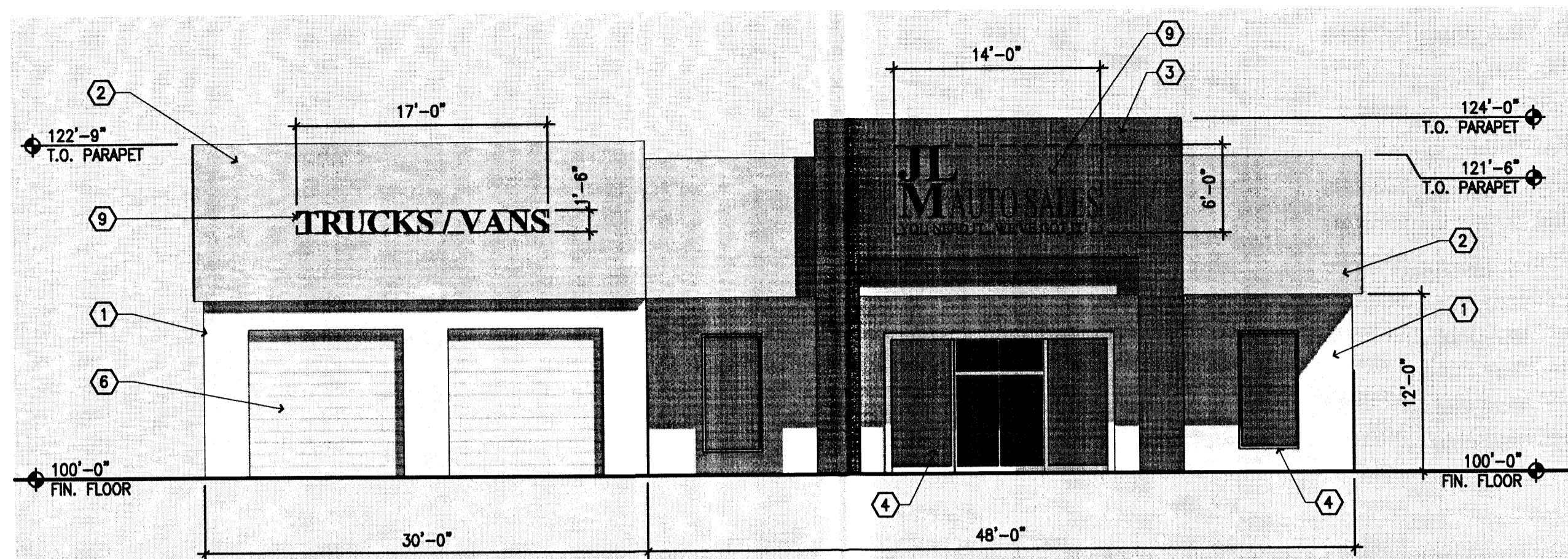


**12 ACCESSIBLE PARKING SIGN**  
 N.T.S.

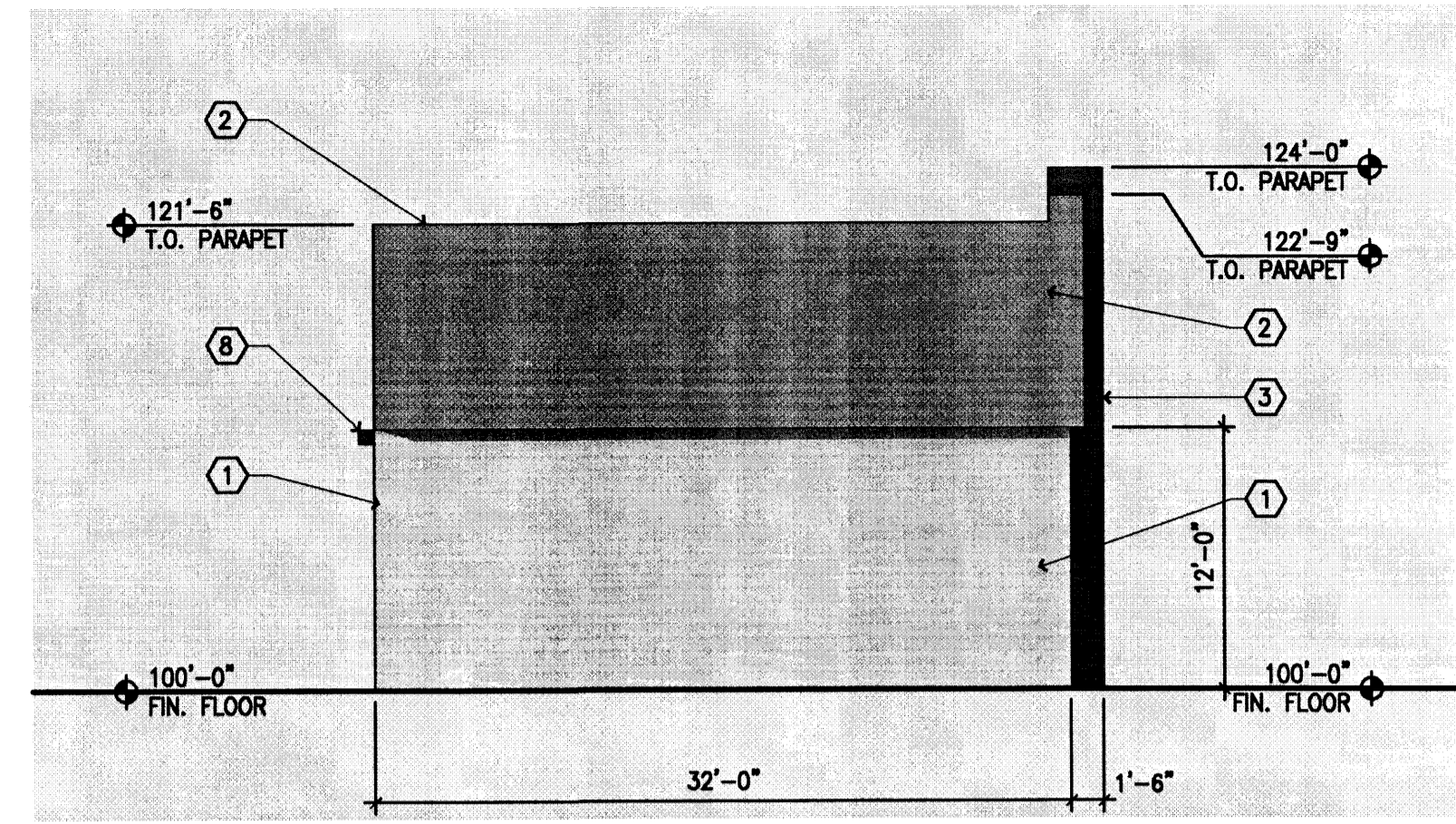
**JLM Auto Sales**  
 Site Development Plan for Building Permit  
 Candelaria Road & Arno Street, NE  
 Albuquerque, NM 87107

1	7/30/08	Planning Department	Review Comments
2	9/2/08	Agency review comments	
3	1/16/09	DRB Application Revisions	
Project Number			
Drawn By			
Checked			
Issue Date July, 2008			
<b>STRUCTURE ELEVATIONS</b>			
Scale: AS SHOWN			

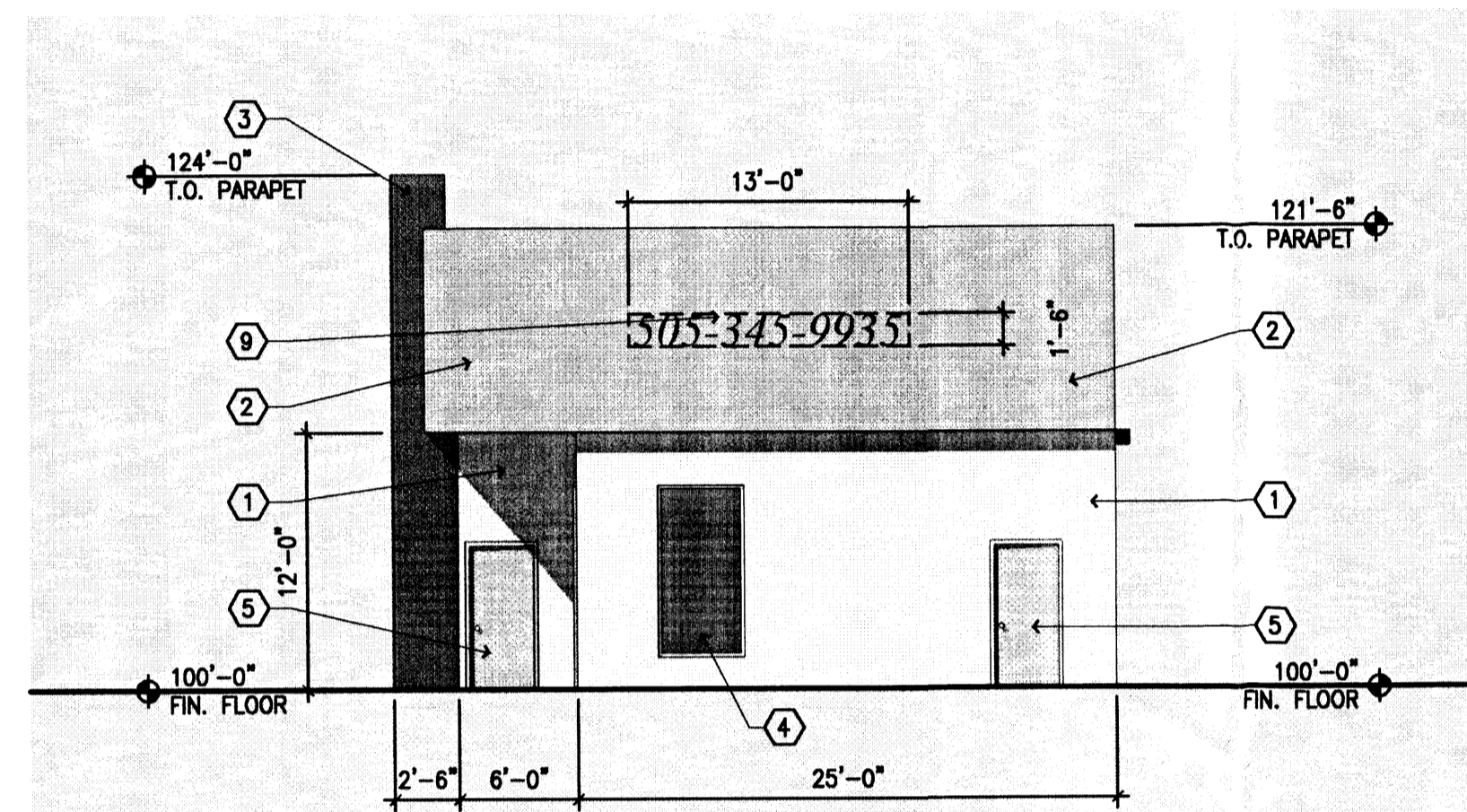




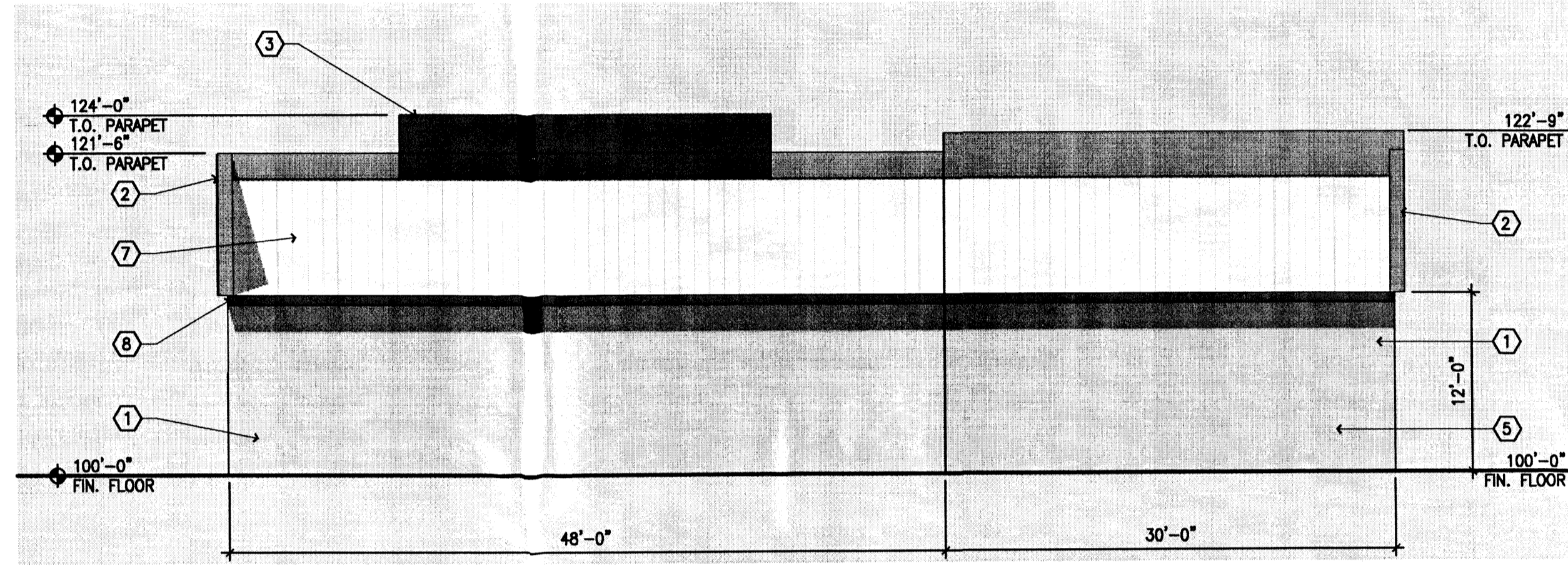
1 SOUTH (FRONT) BUILDING ELEVATION  
1/8" = 1'-0"



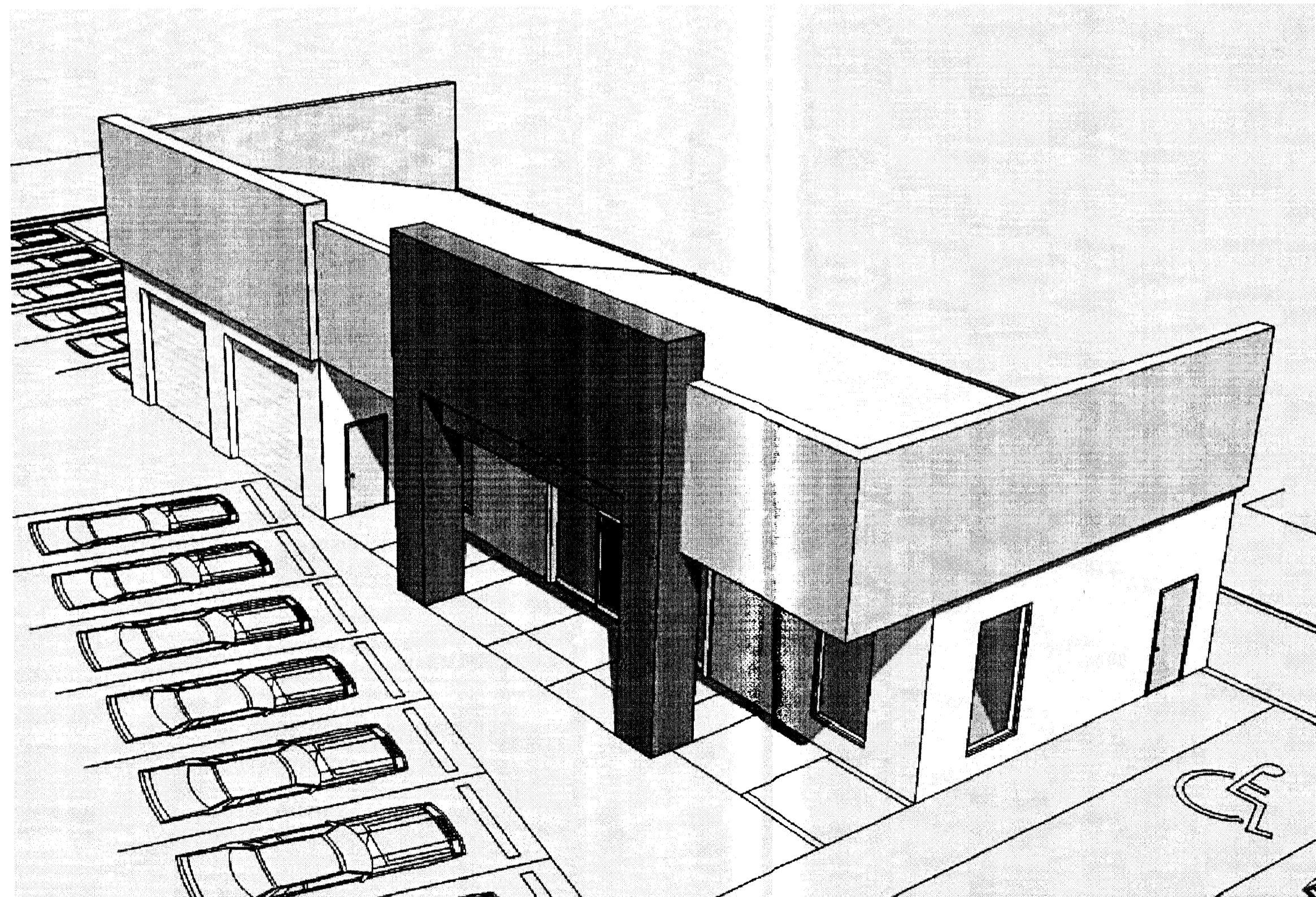
4 WEST (LEFT) BUILDING ELEVATION  
1/8" = 1'-0"



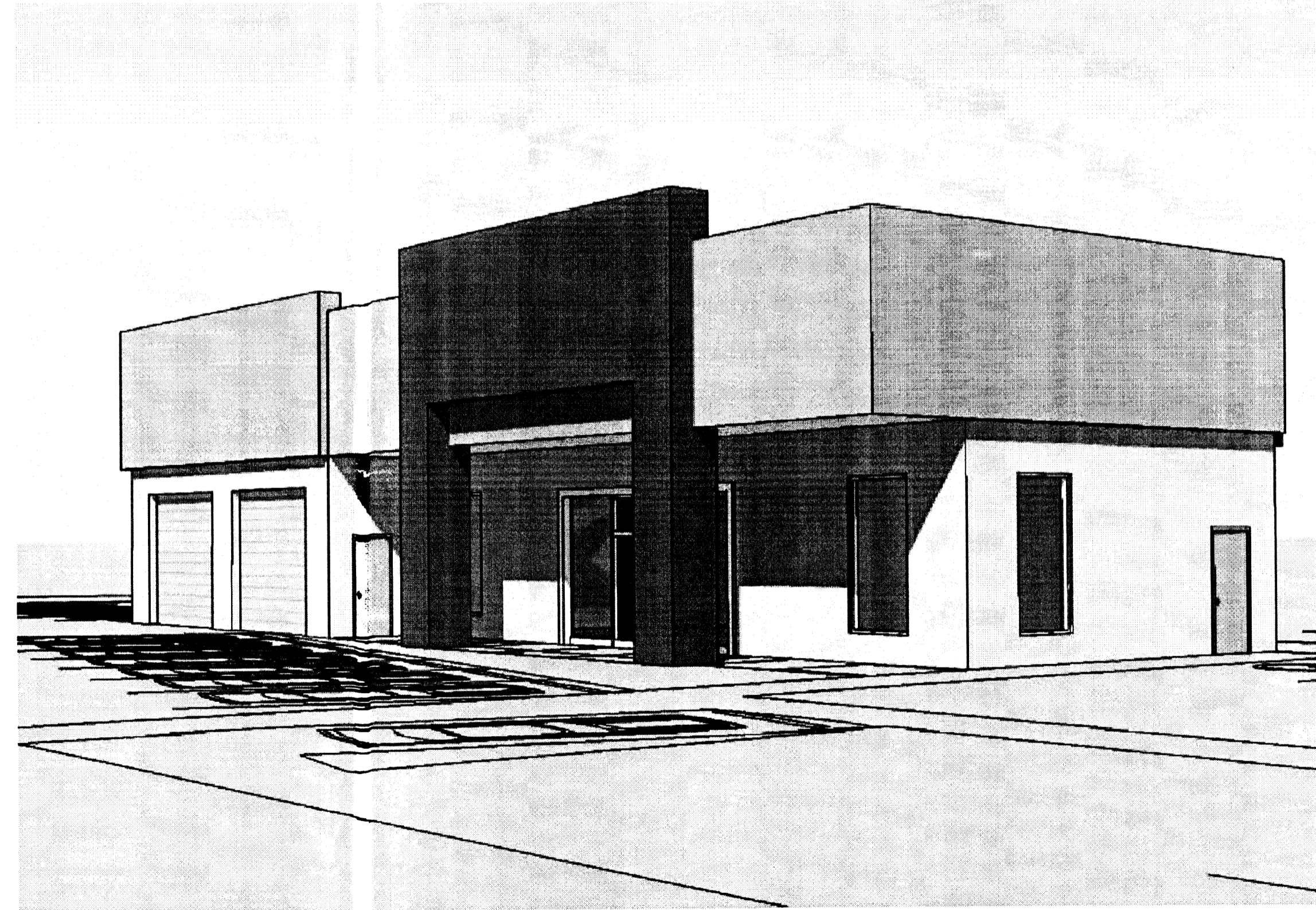
2 EAST (RIGHT) BUILDING ELEVATION  
1/8" = 1'-0"



5 NORTH (BACK) BUILDING ELEVATION  
1/8" = 1'-0"



3 BIRD'S EYE VIEW  
N.T.S.



6 EYE LEVEL VIEW  
N.T.S.

**GENERAL NOTES**

- A. BUILDING MOUNTED SIGNAGE: 14-16-2-16-(A)-(11)
- SOUTH (FRONT) ELEVATION:  
12.5% OF FACADE AREA WHOLLY VISIBLE FROM ARTERIAL STREET  
ALLOWABLE = 223 SF, PROVIDED = 110 SF
- EAST (RIGHT) ELEVATION:  
10% OF FACADE AREA NOT WHOLLY VISIBLE FROM ARTERIAL STREET  
ALLOWABLE = 73 SF, PROVIDED = 20 SF
- B. ALL ROOF AND GROUND MOUNTED EQUIPMENT WILL BE SCREENED FROM VIEW ON ALL SIDES.

**KEYED NOTES**

- 1. STUCCO FINISH: COLOR 1.
- 2. STUCCO FINISH: COLOR 2.
- 3. STUCCO FINISH: COLOR 3.
- 4. CLEAR ANODIZED ALUMINUM STOREFRONT.
- 5. HOLLOW METAL DOOR & FRAME, PAINTED S.W. 7504 KEYSTONE GRAY (MEDIUM GRAY).
- 6. OVERHEAD SECTIONAL DOOR, PAINTED S.W. 7504 KEYSTONE GRAY (MEDIUM GRAY).
- 7. PRE-FINISHED WHITE METAL ROOF. OPTIONAL 3-PLY ASPHALT ROOF WITH WHITE CAP SHEET.
- 8. PRE-FINISHED METAL GUTTER.
- 9. BUILDING MOUNTED SIGN: AREA NOT TO EXCEED AREA AS STATED IN C-1 SECTION OF THE COMPREHENSIVE ZONING CODE. TEXT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.  
TYPICAL SIGN CONSTRUCTION:  
SINGLE FACED ILLUMINATED DISPLAY CABINET  
WHITE LEXAN FACE MATERIAL  
VINYL OVERLAY LETTERS - BLACK & RED COLOR  
LETTER HEIGHT = 24" MAXIMUM

**STUCCO COLORS**

- ALL COLORS BASED ON EL REY PERMA-FLEX ACRYLIC STUCCO
- COLOR 1: 422 GRANITE (LIGHT GRAY)
  - COLOR 2: 426 STONEEDGE (MEDIUM GRAY)
  - COLOR 3: 433 MUSKET (DARK GRAY)



Darren Sowell  
ARCHITECTS

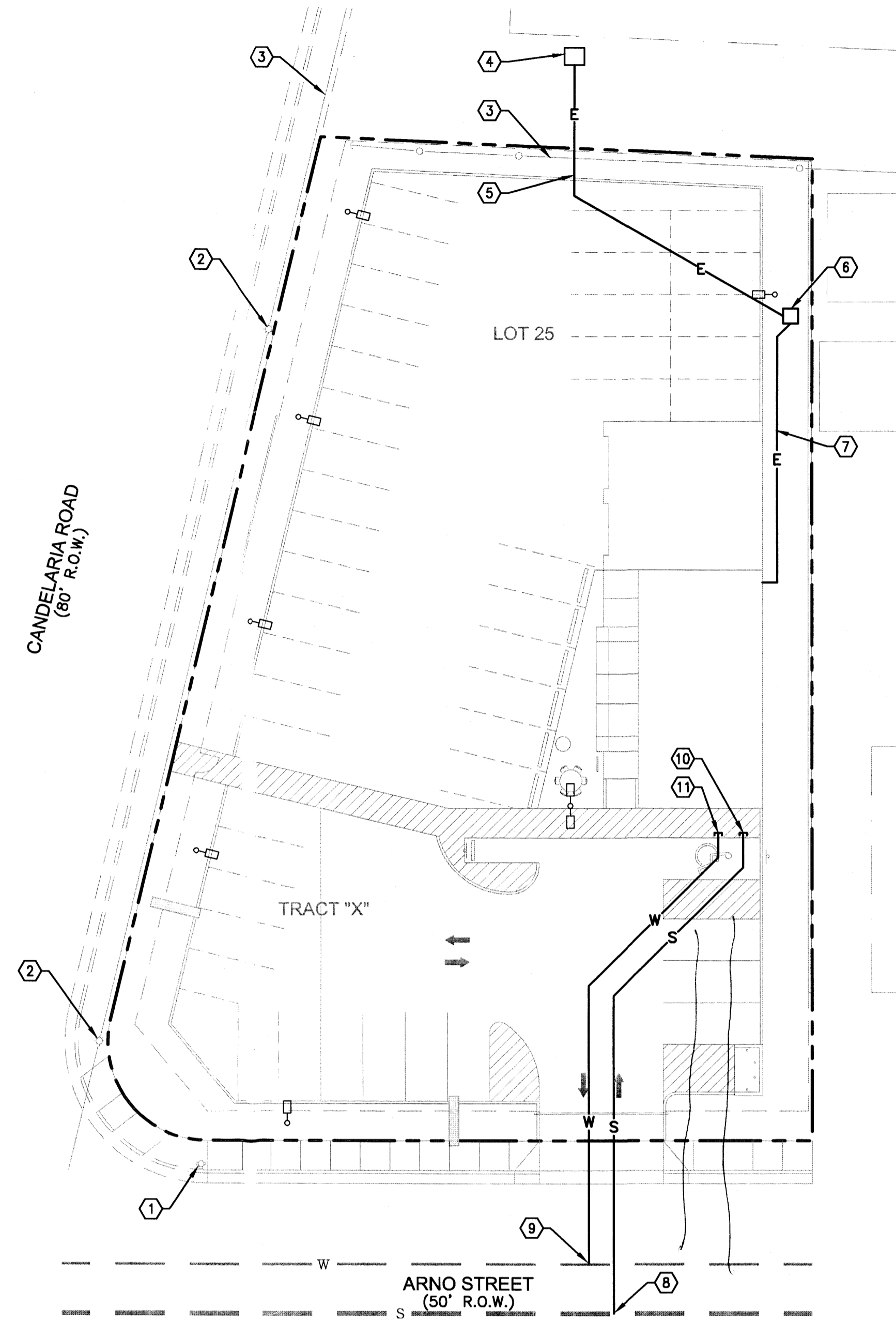
4700 Lincoln N.E., Suite 111  
Albuquerque, N.M. 87109  
Phone: (505) 342-6200  
Fax: (505) 342-6201

**JLM Auto Sales**  
 Site Development Plan for Building Permit  
 Candalaria Road & Arno Street, NE  
 Albuquerque, NM 87107

1	7/30/08	Planning Department
2	9/2/08	Agency review comments
3	1/16/09	DRB Application Revisions

Project Number \_\_\_\_\_  
 Drawn By \_\_\_\_\_  
 Checked \_\_\_\_\_  
 Issue Date July, 2008  
**BUILDING ELEVATIONS  
 AND IMAGES**

Scale: AS SHOWN



1 CONCEPTUAL UTILITY PLAN  
 1" = 20'

**KEYED NOTES**

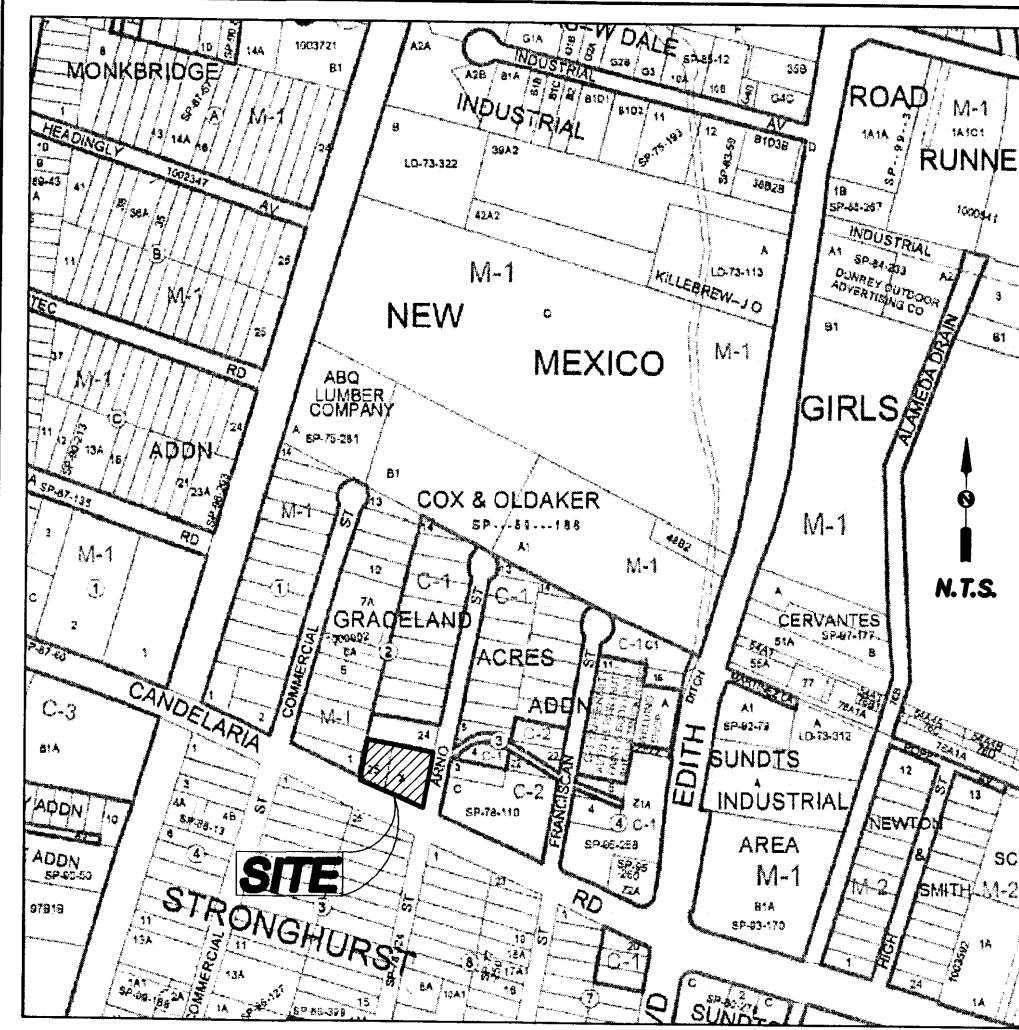
1. EXISTING FIRE HYDRANT.
2. EXISTING STREET LIGHT.
3. EXISTING OVERHEAD POWER LINE.
4. EXISTING PNM PAD MOUNTED TRANSFORMER.
5. NEW UNDERGROUND POWER LINE.
6. NEW PAD MOUNTED TRANSFORMER.
7. NEW POWER SERVICE TO BUILDING.
8. CONNECT NEW SEWER LINE TO EXISTING. *w/ separate tying points*
9. CONNECT NEW WATER LINE TO EXISTING.
10. TERMINATE NEW SEWER LINE WITHIN 5' OF BUILDING.
11. TERMINATE NEW WATER LINE WITHIN 5' OF BUILDING.

**DSA**  
 Darren Sowell  
 ARCHITECTS  
 4700 Lincoln N.E., Suite 111  
 Albuquerque, N.M. 87109  
 Phone: (505) 342-6200  
 Fax: (505) 342-6201

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**Site Development Plan for Building Permit**  
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Project Number			
Drawn By			
Checked			
Issue Date July, 2008			
<b>CONCEPTUAL UTILITY PLAN</b>			

Scale: 1" = 20'



**ZONE ATLAS MAP NO. G-15-Z**

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE LOT 25 AND TRACT "X" INTO ONE (1) LOT.

**FREE CONSENT**

THIS SURVEY PLAT WAS PREPARED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED LEGAL OWNERS AND/OR PROPRIETORS. SAID OWNERS AND/OR PROPRIETORS DO HEREBY CERTIFY THAT THIS SURVEY IS OF THEIR FREE ACT AND DEED, WARRANTING COMPLETE AND INDEFEASIBLE TITLE TO THE LAND REPLATED HEREON IN FEE SIMPLE, GRANTING EASEMENT TO UTILITY HERON FOR UTILITY INFRASTRUCTURE FOR THE USE OF ALL RESPECTIVE PUBLIC UTILITY SERVICE COMPANIES, FOR THE INSTALLATION, MAINTENANCE AND REPAIR OF THEIR SERVICE DISTRIBUTION LINES AND EQUIPMENT, INCLUDING THE RIGHT TO TRIM ANY INTERFERING PLANTS AND/OR TREES AS NECESSARY FOR SAID MAINTENANCE.

K 5 INVESTMENTS LLC - OWNER

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO }  
 COUNTY OF BERNALILLO }  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008, ON BEHALF OF K 5 INVESTMENTS LLC  
 \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_  
 NOTARY PUBLIC

**SURVEY NOTES**

- FIELD BEARINGS ARE GRID BEARINGS BASED ON CITY OF ALBUQUERQUE CONTROL STATION MONUMENTATION AS SHOWN HEREON.
- ALL DISTANCES ARE GROUND DISTANCES - U.S. SURVEY FOOT.
- SURVEYED PROPERTY LIES WITHIN PROJECTED SECTION 4, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, TOWN OF ALBUQUERQUE GRANT, BERNALILLO COUNTY, NEW MEXICO.
- DATE OF FIELD SURVEY: OCTOBER 6, 2007
- THE FOLLOWING DOCUMENTS WERE USED IN THE PREPARATION OF THIS PLAT:
  - TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER 07-1078860-8-CRL, EFFECTIVE DATE: SEPTEMBER 26, 2007.
  - SUBDIVISION PLAT ENTITLED "GRACLAND ACRES, IN SCHOOL DISTRICT NO. 22, BERNALILLO COUNTY, NEW MEXICO", FILED ON APRIL 9, 1948, IN VOL. D, FOLIO 41.
  - "PLAT OF TRACT "X" OF BLOCK 2, TRACT "Y" OF BLOCK 3, TRACTS "Z-1" AND "Z-2" OF BLOCK 4, GRACLAND ACRES, LANDS OF SOUTHWESTERN CONSTRUCTION COMPANY, BERNALILLO COUNTY, NEW MEXICO. JANUARY, 1959". FILED ON JANUARY 30, 1962, IN VOL. B3, FOLIO 182.
- TALOS LOG NO. 2008501773 & 200851774
- PLAT SHOWS ALL EASEMENTS OF RECORD

**LEGAL DESCRIPTION**

A TRACT OF LAND LYING AND BEING SITUATE WITHIN PROJECTED SECTION 4, TOWNSHIP 10 NORTH, RANGE 3 EAST, OF THE NEW MEXICO PRINCIPAL MERIDIAN, TOWN OF ALBUQUERQUE GRANT, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF LOT NUMBERED TWENTY-FIVE (25) AND TRACT "X" IN BLOCK NUMBERED TWO (2) OF GRACLAND ACRES, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JANUARY 30, 1962, IN VOL. B3, FOLIO 182, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT, LYING ON THE NORTH RIGHT OF WAY LINE OF CANDELARIA ROAD, N.E., FROM WHENCE A TIE TO ALBUQUERQUE CONTROL STATION 6-G15 BEARS N. 66° 15' 41" W., A DISTANCE OF 498.14 FEET;

THENCE LEAVING SAID RIGHT OF WAY LINE, N. 14° 42' 24" E., A DISTANCE OF 98.83 FEET TO THE NORTHWEST CORNER OF SAID TRACT, COMMON TO THE SOUTHWEST CORNER OF LOT 24, BLOCK 2, OF GRACLAND ACRES ADDITION;

THENCE S. 77° 48' 24" E., A DISTANCE OF 198.55 FEET TO THE NORTHEAST CORNER OF SAID TRACT, COMMON TO THE SOUTHEAST CORNER OF LOT 24, BLOCK 2, OF GRACLAND ACRES ADDITION, LYING ON THE WEST RIGHT OF WAY LINE OF ARNO STREET, N.E.;

THENCE S. 12° 15' 59" W., ALONG THE WESTERLY RIGHT OF WAY LINE OF ARNO STREET, N.E., A DISTANCE OF 122.21 FEET TO A POINT OF CURVE OF SAID TRACT;

THENCE, SOUTHWESTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 103° 28' 27", A LENGTH OF 31.41 FEET AND A CHORD WHICH BEARS S. 64° 00' 12" W., A DISTANCE OF 31.41 FEET TO A POINT OF TANGENCY, LYING ON THE NORTH RIGHT OF WAY LINE OF CANDELARIA ROAD, N.E.;

THENCE, N. 64° 15' 41" W., ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 183.14 FEET TO THE POINT OF BEGINNING CONTAINING 0.5651 ACRE (24,616 SQUARE FEET) MORE OR LESS, NOW COMPRISING LOT 25-A.

Plat of  
**Lot 25-A, Block 2**  
**Gracland Acres Subdivision**  
**Town of Albuquerque Grant**  
**Projected Section 4, Township**  
**10 North, Range 3 East, N.M.P.M.**  
**Bernalillo County, New Mexico**  
**December 2008**

PROJECT NO. \_\_\_\_\_  
 APPLICATION NO. \_\_\_\_\_

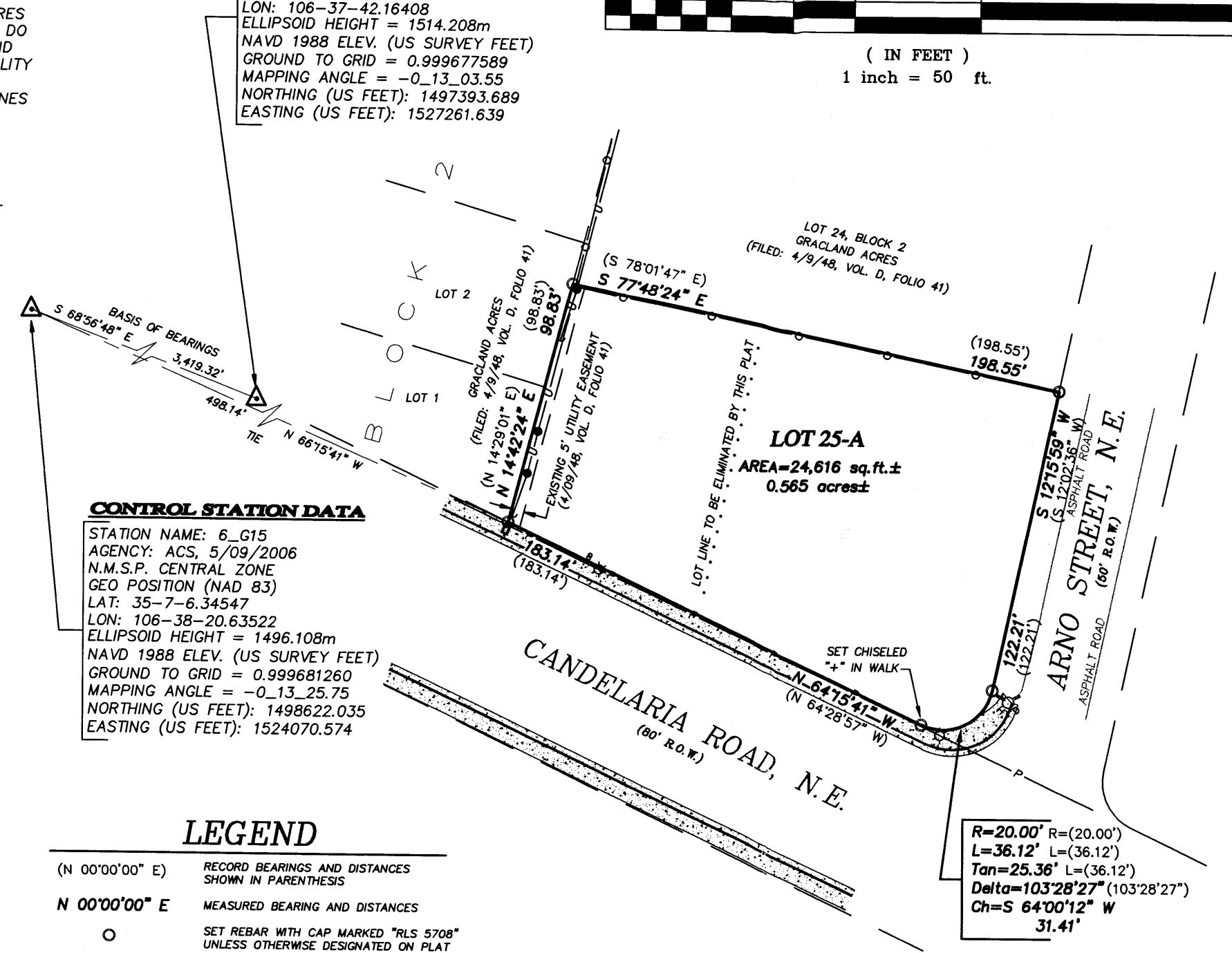
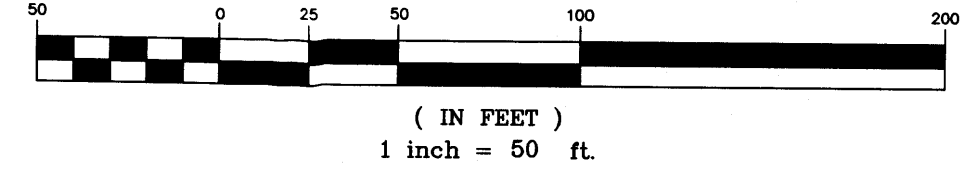
**APPROVALS**

AMAFCA	DATE
ABCWUA	DATE
CITY ENGINEER	DATE
CITY SURVEYOR	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
PARKS AND RECREATION DEPARTMENT	DATE
REAL PROPERTY DIVISION (CONDITIONAL)	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
COMCAST	DATE
PNM ELECTRIC SERVICES	DATE
PNM GAS SERVICES	DATE
QWEST COMMUNICATIONS	DATE
NEW MEXICO UTILITIES	DATE

**CONTROL STATION DATA**

STATION NAME: 9\_H15  
 AGENCY: ACS, 5/09/2006  
 N.M.S.P. CENTRAL ZONE  
 GEO POSITION (NAD 83)  
 LAT: 35-6-54.31714  
 LON: 106-37-42.16408  
 ELLIPSOID HEIGHT = 1514.208m  
 NAVD 1988 ELEV. (US SURVEY FEET)  
 GROUND TO GRID = 0.999677589  
 MAPPING ANGLE = -0.13\_03.55  
 NORTHING (US FEET): 1497393.689  
 EASTING (US FEET): 1527261.639

**GRAPHIC SCALE**



**CONTROL STATION DATA**

STATION NAME: 6\_G15  
 AGENCY: ACS, 5/09/2006  
 N.M.S.P. CENTRAL ZONE  
 GEO POSITION (NAD 83)  
 LAT: 35-7-6.34547  
 LON: 106-38-20.63522  
 ELLIPSOID HEIGHT = 1496.108m  
 NAVD 1988 ELEV. (US SURVEY FEET)  
 GROUND TO GRID = 0.999681260  
 MAPPING ANGLE = -0.13\_25.75  
 NORTHING (US FEET): 1498622.035  
 EASTING (US FEET): 1524070.574

**LEGEND**

- (N 00°00'00" E) RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESES
- N 00°00'00" E MEASURED BEARING AND DISTANCES
- SET REBAR WITH CAP MARKED "RLS 5708" UNLESS OTHERWISE DESIGNATED ON PLAT
- UTILITY LINE
- UTILITY POLE
- ⊙ ANCHOR
- ☆ STREET LIGHT
- CHAINLINK FENCE
- ⊕ FIRE HYDRANT
- SEWER CLEAN OUTS
- ⊕ UNKNOWN UTILITY VAULT

**TREASURER'S CERTIFICATE**

I, \_\_\_\_\_, TREASURER OF BERNALILLO COUNTY, NEW MEXICO, DO HEREBY CERTIFY THAT THE PROPERTY TAXES ARE CURRENT FOR THE FOLLOWING PROPERTIES: LOT 25 UPC# 1-015-060-062-053-309-02 & TRACT "X", UPC# 1-015-060-072-050-309-03

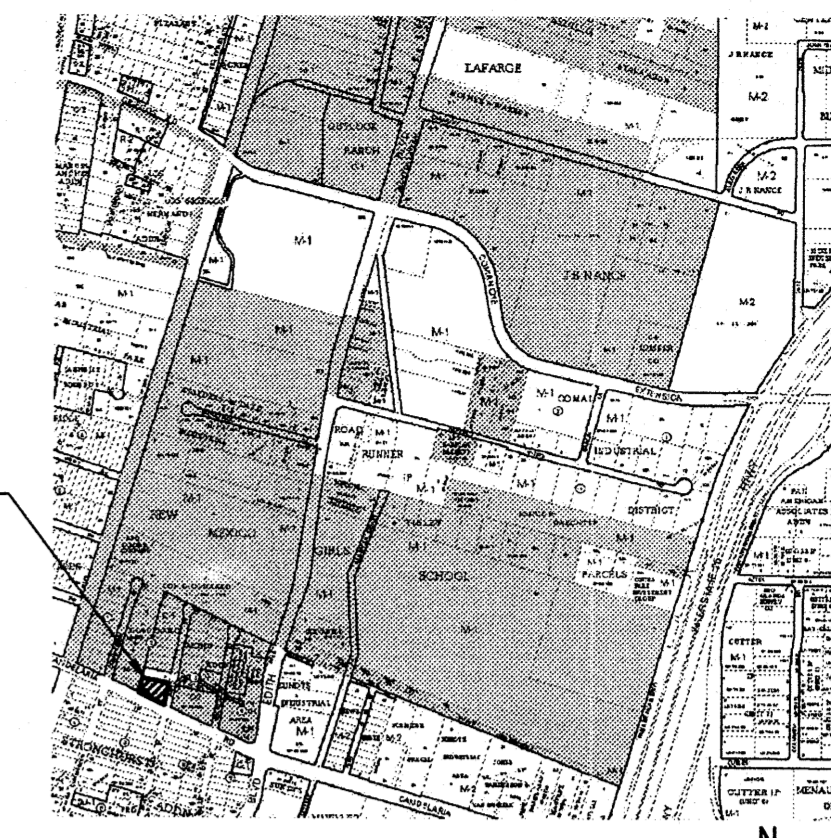
BERNALILLO COUNTY TREASURER \_\_\_\_\_ DATE \_\_\_\_\_

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN OCTOBER 2007, AND THAT THIS PLAT AND SURVEY MEET THE MINIMUM REQUIREMENTS AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR ENGINEERS AND LAND SURVEYORS, AND THAT THIS PLAT AND SURVEY ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

**PRELIMINARY**

JOHN PAISANO JR., N.M.P.L.S. NO. 5708 \_\_\_\_\_ DATE \_\_\_\_\_

**Quest Network, LLC**  
 John Paisano III 6816 Admiral Dewey Ave, N.E., Albuquerque, NM 87111, 505-889-4851, questnetwork@msn.com  
 John Paisano Jr. 9509 Presley Pl N.E., Albuquerque, NM 87111 (505) 271-2297 paisanosurveying@msn.com



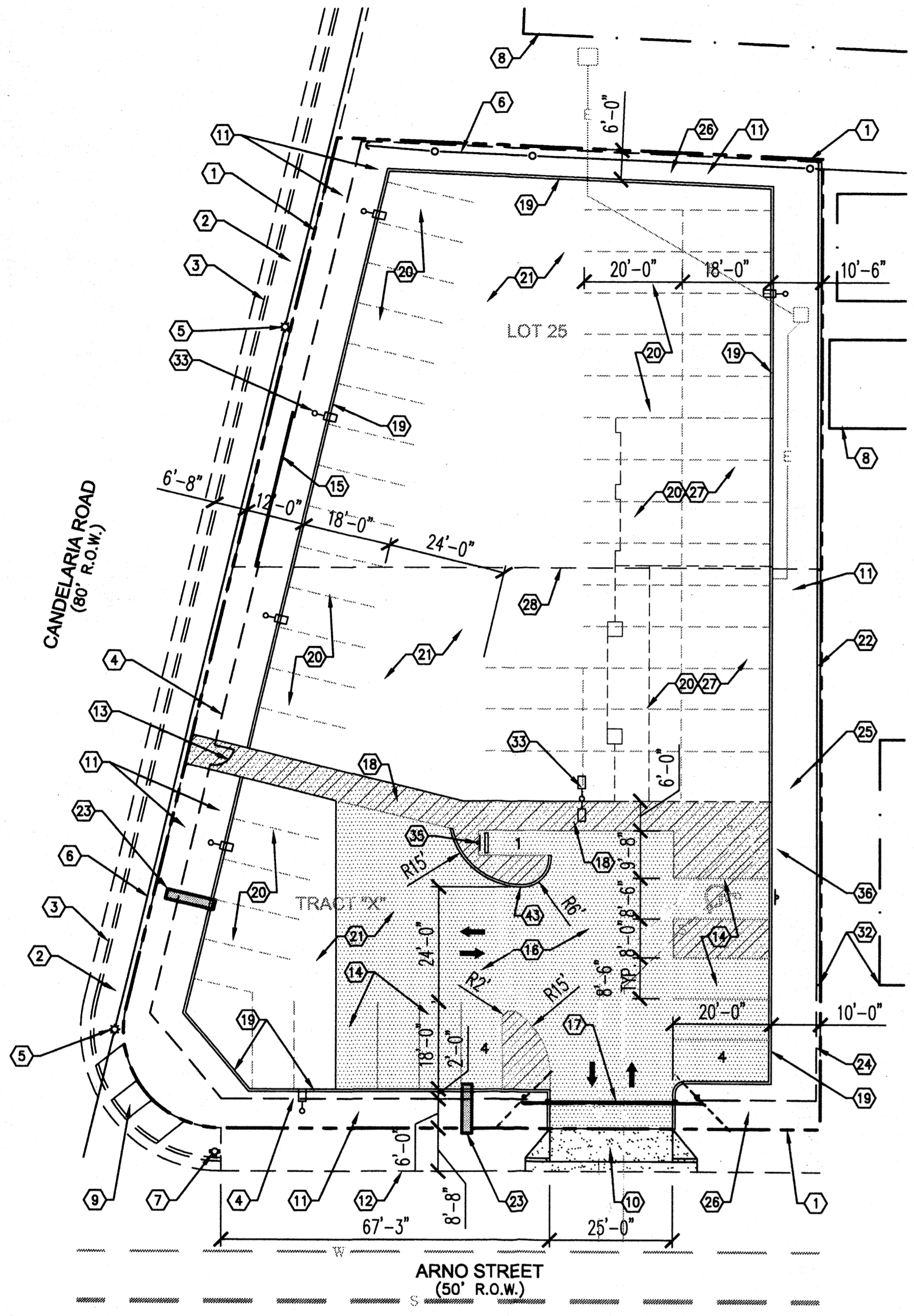
VICINITY MAP  
G-15-Z N.T.S.

**DRAWING INDEX**

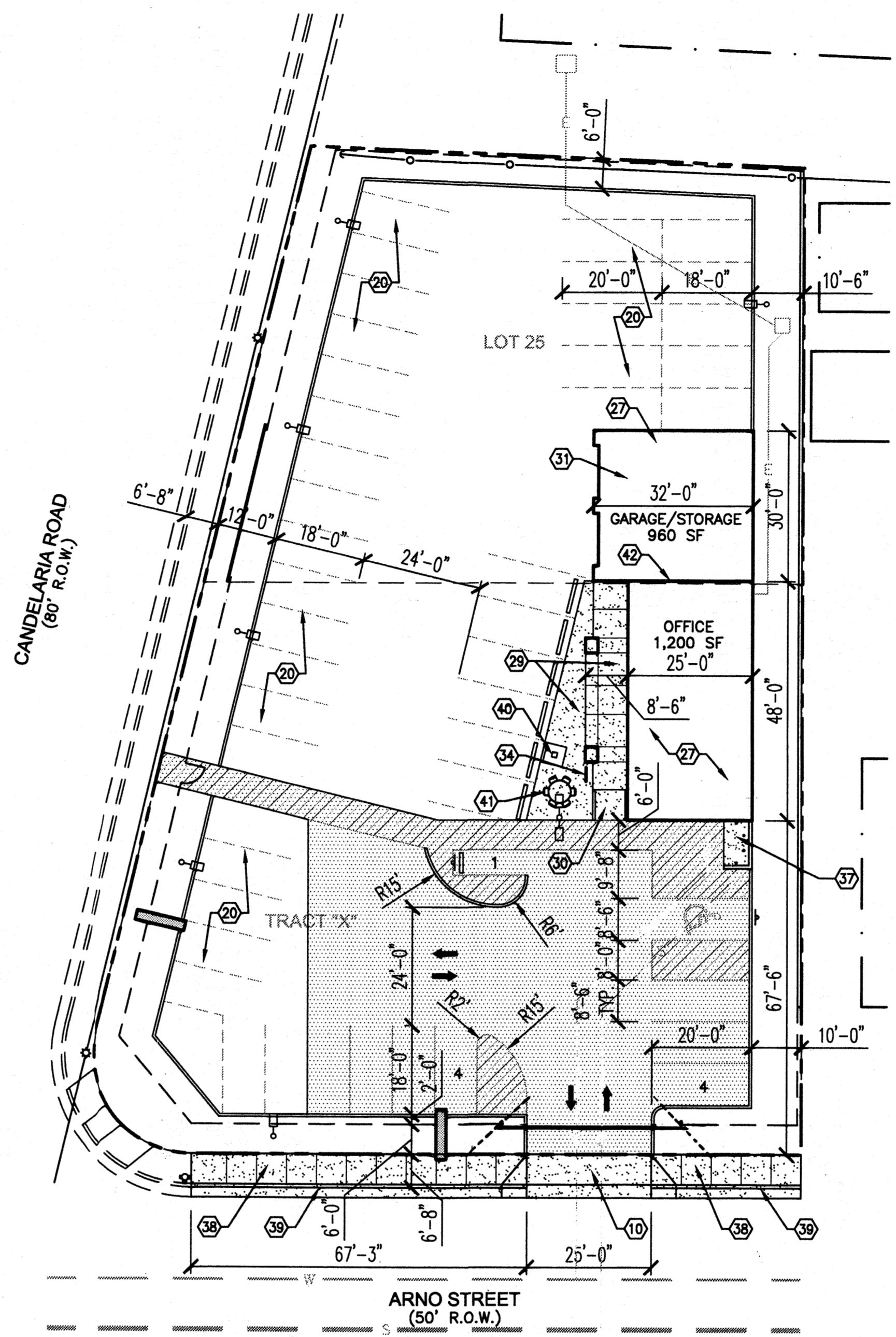
- 1 C101 SITE PLANS
- 2 L101 LANDSCAPING PLAN
- 3 C102 PRELIMINARY GRADING PLAN
- 4 A201 BUILDING AND STRUCTURE ELEVATIONS
- 5 A202 BUILDING AND STRUCTURE ELEVATIONS
- 6 C103 CONCEPTUAL UTILITY PLAN

**GENERAL SITE PLAN NOTES**

- A. LANDSCAPING: MINIMUM TOTAL LANDSCAPE AREA = 15% OF NET LOT AREA AND 75% OF LANDSCAPED BEDS SHALL HAVE LIVE GROUNDCOVER AT MATURITY (EXCLUDING TREE CANOPIES). ALL PLANTING TO BE LOW OR MODERATE WATER USE.
- B. LIGHTING: MAXIMUM HEIGHT OF 16' FOR LIGHTPOLES; SHALL NOT DIRECTLY SHINE ON PUBLIC R.O.W. OR RESIDENTIAL PREMISES; MAXIMUM LUMINANCE OF 200 FOOT-LAMBERTS MEASURED FROM PRIVATE PROPERTY IN RESIDENTIAL ZONE.
- C. SIGNAGE: AT MINIMUM, SIGNAGE SHALL COMPLY WITH 14-16-3-5(C) OF THE ZONING CODE THAT APPLIES TO ALL SIGNS WITHIN 40' OF A RESIDENTIAL ZONE. NO PORTION OF AN ILLUMINATED SIGN SHALL FACE OR BE VISIBLE FROM A RESIDENTIAL ZONE.
- D. ZONING: SU-1 FOR C-1 PERMISSIVE USES WITH LISTED EXCLUSIONS AND VEHICLE SALES NOT EXCEEDING 35 FEET IN LENGTH, 12 FEET IN HEIGHT OR A REGISTERED GROSS VEHICLE WEIGHT CAPACITY OF 26,000 LBS. THE EXCLUDED PERMISSIVE USES ARE AS FOLLOWS:  
 ANTENNA  
 INSTITUTION  
 RETAIL SALES OF GASOLINE, OIL, LIQUEFIED PETROLEUM GAS, INCLUDING OUTSIDE SALES  
 RADIO AND TELEVISION STATION  
 DRIVE-IN BANK  
 CAR WASHING  
 DRY CLEANING  
 GAMES, ELECTRONIC AND PINBALL  
 TAXIDERMAY  
 OFF-PREMISE SIGNS  
 WIRELESS TELECOMMUNICATION FACILITIES  
 COIN AND GUN SHOP  
 ANIMAL TRAINING  
 STAND ALONE PARKING LOT OR STRUCTURE  
 PAWN SHOP
- E. PARKING:  
 PHASE 1: SPACES REQUIRED = 2, SPACES PROVIDED = 8  
 PHASE 2: SPACES REQUIRED = 11, SPACES PROVIDED = 10  
 ACCESSIBLE PARKING:  
 ALL PHASES: SPACES REQUIRED = 1, SPACES PROVIDED = 1  
 MOTORCYCLE PARKING:  
 ALL PHASES: SPACES REQUIRED = 1, SPACES PROVIDED = 1
- F. BICYCLE PARKING:  
 ALL PHASES: SPACES REQUIRED = 2, SPACES PROVIDED = 2
- G. LOADING FACILITIES:  
 INVENTORY IS UNLOADED OFF SITE AND DRIVEN TO THE PREMISES. NO DELIVERY TRUCKS ALLOWED ON SITE.
- H. ALL ROOF & GROUND MOUNTED EQUIPMENT WILL BE SCREENED FROM VIEW ON ALL SIDES.
- J. THE USE OF LOUDSPEAKERS OR INTERCOM BROADCASTS IS PROHIBITED ON THIS SITE.
- K. PROPERTY OWNERS WITHIN 100 FEET OF THE SITE AND THE RELEVANT REGISTERED NEIGHBORHOOD ASSOCIATIONS SHALL BE NOTIFIED IN THE EVENT OF CHANGES TO THE PROPOSED LAND USE OR APPROVED SITE DEVELOPMENT PLAN, INCLUDING MINOR CHANGES.
- L. THE STRIPING, REPRESENTED BY DASHED LINES, IN THE INVENTORY DISPLAY AREA IS FOR ILLUSTRATIVE PURPOSES ONLY. STRIPED PARKING IS NOT REQUIRED IN THIS AREA.



**1 SITE PLAN - PHASE 1**  
NOTE: VEHICLES SALES LOT WITH OFFSITE OFFICE.  
1" = 20'



**2 SITE PLAN - PHASE 2**  
NOTE: VEHICLES SALES LOT WITH BUILDING. ALL SITE DEVELOPMENT COMPLETED UNDER PHASE 1 EXCEPT AS NOTED.  
1" = 20'

**KEYED NOTES**

- 1. EXISTING PROPERTY LINE, TYPICAL.
- 2. EXISTING CONCRETE SIDEWALK.
- 3. EXISTING CURB AND GUTTER.
- 4. EXISTING 6" WIRE FENCE.
- 5. EXISTING STREET LIGHT.
- 6. EXISTING OVERHEAD UTILITY LINE.
- 7. EXISTING FIRE HYDRANT.
- 8. EXISTING BUILDING, TYPICAL.
- 9. EXISTING CONCRETE ACCESSIBLE RAMP.
- 10. NEW CONCRETE DRIVEPAD PER COA STANDARD DETAIL 2425 CONSTRUCTED IN PHASE 1.
- 11. NEW LANDSCAPING PER COA STANDARDS, SEE LANDSCAPE PLAN.
- 12. EXISTING EDGE OF ASPHALT.
- 13. NEW 4' WIDE PEDESTRIAN GATE TO BE OPEN DURING BUSINESS HOURS.
- 14. NEW REQUIRED PARKING.
- 15. EXISTING ROLLING GATE TO REMAIN CLOSED AT ALL TIMES (NO VEHICLE ACCESS).
- 16. ASPHALT PAVING, CONCRETE OPTIONAL.
- 17. EXISTING ROLLING GATE TO BE RELOCATED IN CONJUNCTION WITH NEW DRIVEPAD ALIGNMENT.
- 18. 6' WIDE STRIPED ASPHALT PEDESTRIAN PATH, CONCRETE OPTIONAL.
- 19. 6" CONCRETE HEADER CURB, TYPICAL.
- 20. INVENTORY DISPLAY PARKING, TYPICAL. 40 TO 55 VEHICLES MAX.
- 21. COMPACTED CRUSHER FINES.
- 22. NEW 6" SCREEN WALL, SEE SHEET A201.
- 23. NEW POLE SIGN WITH 100 SF SIGN FACE, SEE SHEET A201.
- 24. NEW 6" WIRE FENCE TO MATCH EXISTING, SEE SHEET A201.
- 25. NEW 10' WIDE BUFFER.
- 26. NEW 6" WIDE BUFFER.
- 27. PHASE 2 OFFICE & GARAGE/STORAGE BUILDING, SEE SHEET A202.
- 28. EXISTING PROPERTY LINE TO BE ELIMINATED BY PLATTING ACTION WITH THIS PROJECT.
- 29. NEW CONCRETE SIDEWALK/PATIO.
- 30. NEW CONCRETE ACCESSIBLE RAMP.
- 31. TWO REQUIRED PARKING SPACES IN GARAGE.
- 32. ALIGN END OF SCREEN WALL AND WIRE FENCE WITH ADJACENT RESIDENCE.
- 33. NEW LIGHT POLE, TYPICAL. SEE SHEET A201. NUMBER & LOCATION TO BE FIELD VERIFIED.
- 34. NEW BIKE RACK, SEE SHEET A201.
- 35. MOTORCYCLE PARKING SIGN, SEE SHEET A201.
- 36. ACCESSIBLE PARKING SIGN, SEE SHEET A201.
- 37. NEW SINGLE REFUSE ENCLOSE W/ ROLL-OUT BIN CONSTRUCTED IN PHASE 2, SEE SHEET A201.
- 38. NEW 6" WIDE CONCRETE SIDEWALK PER COA STANDARD DETAIL 2430 CONSTRUCTED IN PHASE 2.
- 39. NEW CONCRETE CURB AND GUTTER PER COA STANDARD DETAIL 2415 CONSTRUCTED IN PHASE 2.
- 40. NEW 4'x4' TREE GRATE IN PHASE 2. SEE SHEET L101.
- 41. NEW PATIO TABLE AND CHAIRS IN PHASE 2.
- 42. 2-HOUR FIRE SEPARATION WALL CONSTRUCTED IN ACCORDANCE WITH SECTION 706 OF THE 2006 IBC.
- 43. NEW 6" PREFABRICATED CONCRETE CURBING.

PROJECT NUMBER: 1007008

Application Number: \_\_\_\_\_

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated Sept 18, 2008 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 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 SIGNOFF APPROVAL:**

<i>[Signature]</i>	02-19-09
Engineering, Transportation Division	Date
<i>[Signature]</i>	2-4-09
Water Utility Department	Date
<i>[Signature]</i>	2-1-09
Parks and Recreation Department	Date
<i>[Signature]</i>	2-4-09
City Engineer	Date
<i>[Signature]</i>	04-08-09
Solid Waste Management	Date
<i>[Signature]</i>	
DRB Chairperson, Planning Department	Date

1	7/30/08	Planning Department
		Review Comments
2	9/2/08	Agency review comments
3	1/16/09	DRB Application Revisions

Project Number  
Drawn By  
Checked  
Issue Date July, 2008  
**SITE PLANS**

Scale: 1" = 20'

**JLM Auto Sales**  
**Site Development Plan for Building Permit**  
**Candelaria Road & Arno Street, NE**  
**Albuquerque, NM 87107**

20080001



VICINITY MAP  
G-15-Z N.T.S.

**LANDSCAPE LEGEND**

QTY	SIZE	COMMON/BOTANICAL	H2O USE	H x S	sf / ea.	tot. sf	Dec./EV.
6	2" Cal.	Ash <i>Fraxinus pennsylvanica</i> "Patmore", "Summit", or "Marshall"	M	45' x 45'	na	na	D
4	2" Cal.	Chitalpa <i>Chitalpa tashkentensis</i>	M	30' x 30'	na	na	D
2	15 gal	Flowering Pear <i>Pyrus calleryana 'Chanticleer'</i>	L	25' x 15'	na	na	D
1*	15 gal	New Mexico Olive <i>Forestiera neomexicana</i>	L	15' x 15'	na	na	D
3	1 gal	Mountain Mahogany <i>Cercocarpus montanus</i>	L	8' x 6'	28	84	E
5	1 gal	Soft Leaf Yucca <i>Yucca pendula</i>	L	5' x 2'	3	15	E
7	1 gal	Red Yucca <i>Hesperaloe parviflora</i>	L	3' x 4'	12.5	87.5	E
17	1 gal	Wintergreen Barberry <i>Berberis julianae</i>	M	5' x 5'	20	340	E
17**5	gal	India Hawthorne <i>Raphiolepis indica</i>	M	3' x 4'	12.5	187.5	E
30	1 gal	Pam's Pink Honeysuckle <i>Lonicera japonica 'Pam's Pink'</i>	M	1.5 x 12'	115	3565	E
5	1 gal	Regal Mist <i>Calamagrostis x acutiflora 'Karl Foerster'</i>	L	2' x 2'	3.25	16.25	D
3	1 gal	Fernbush <i>Chamaebatiaria millefolium</i>	L	5' x 5'	20	60	D
3	1 gal	Russian Sage <i>Perovskia atriplicifolia</i>	L	5' x 5'	20	60	D
Gravel, Approved By Owner							
Total Live Ground Cover at Maturity (Not Including Tree Canopies) Calculated by pi r2 times quantity						4415	

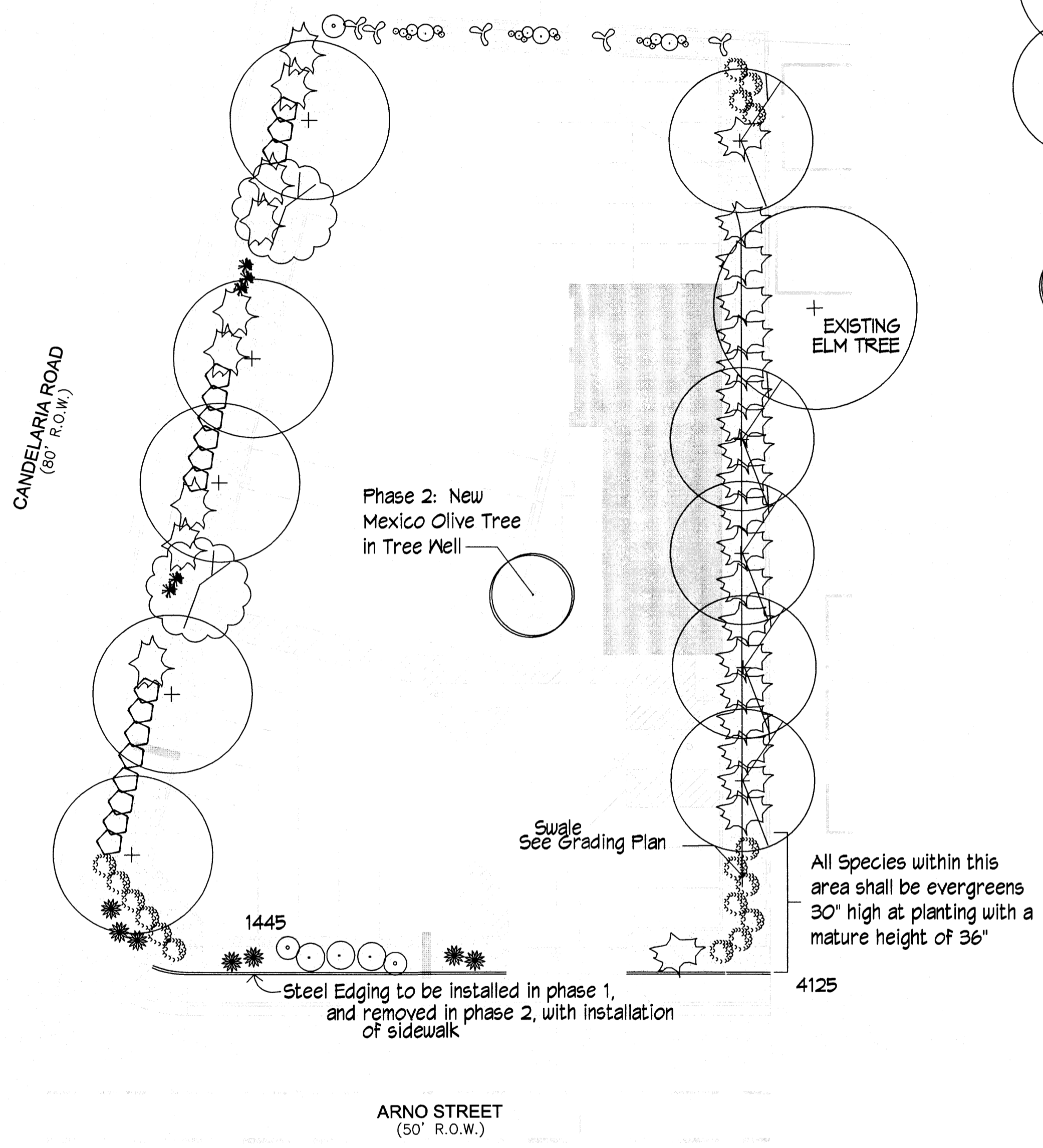
\* To be planted in a 16 sf tree well as part of Phase 2  
\*\* Select large 5 gal shrubs 30' tall minimum at planting

**LANDSCAPE NOTES**

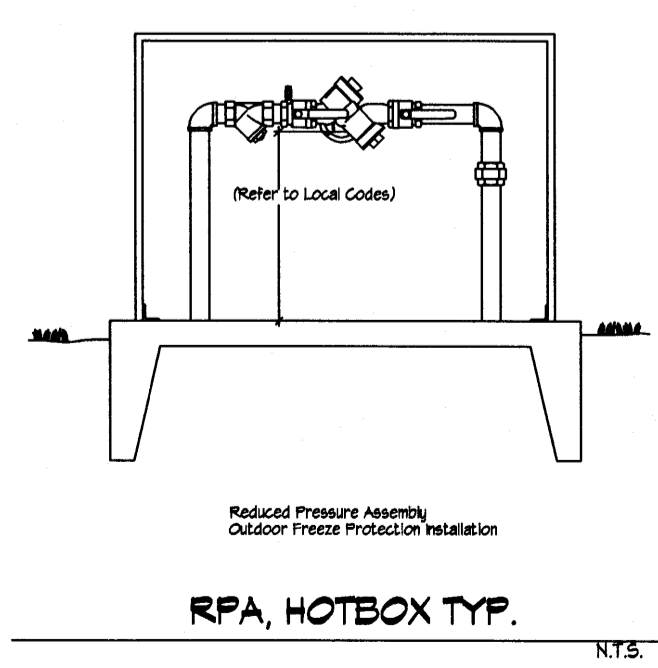
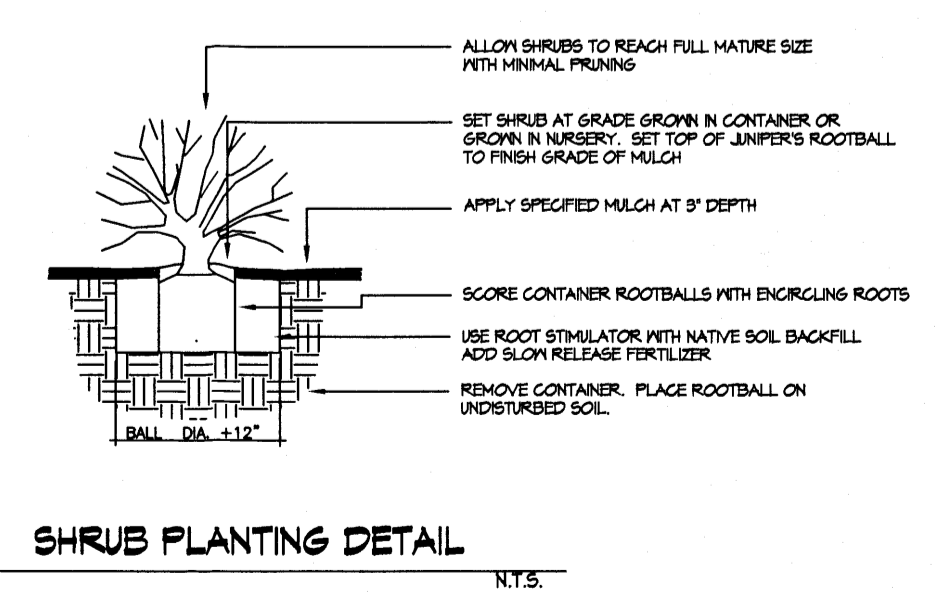
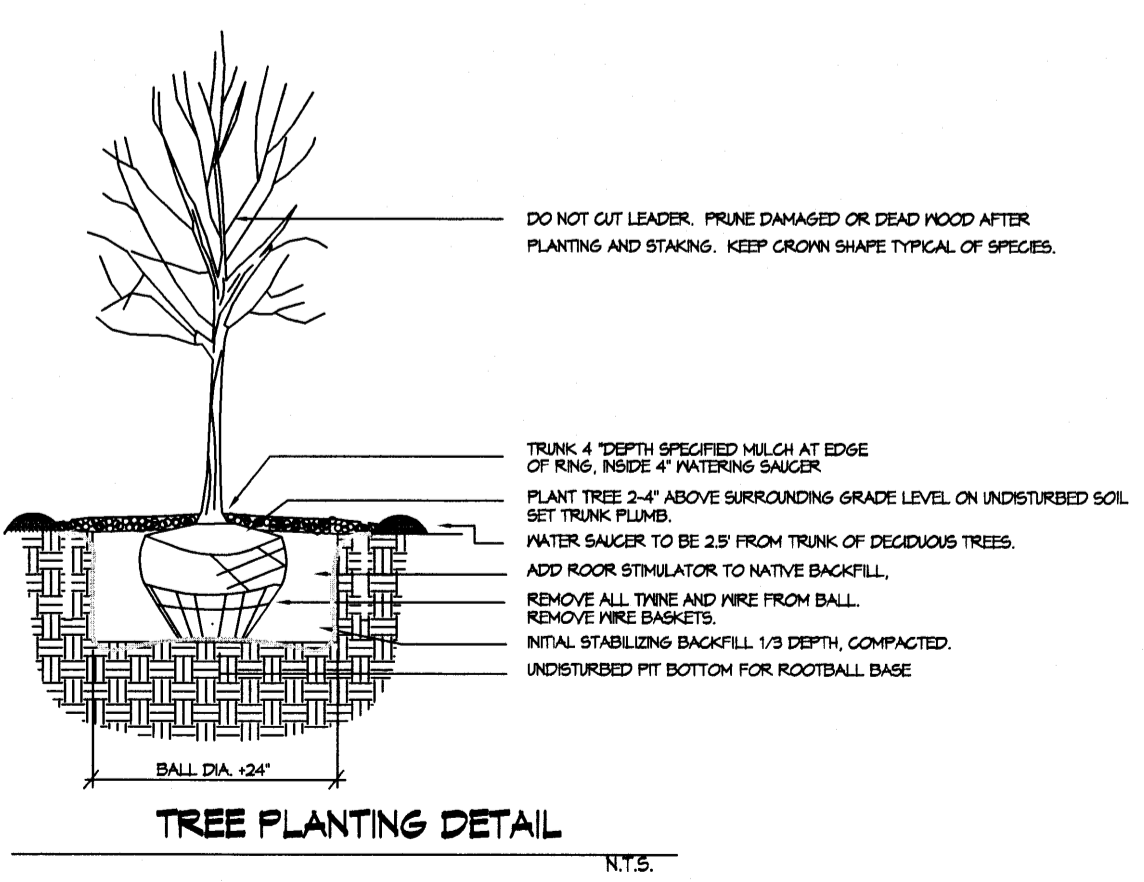
- Owner is responsible for maintenance of Irrigation System, Landscape Plantings, and Landscape Mulch.
- Landscape shall be watered by a complete underground irrigation system operated by automatic timer. Trees shall have bubblers and shrubs shall have a minimum of 2 emitters per shrub. Trees and shrubs shall be zoned separately. Point of connection for irrigation system shall be coordinated between the Landscape Contractor and the General Contractor of the project prior to construction.
- All landscape areas shall be covered in 2-3" of landscape gravel, fines, bark mulch or other landscape mulch and commercial grade weed barrier fabric approved by the Owner's representative.
- It is the intent of this plan to comply with the City of Albuquerque Landscape Regulations Applicable to Apartments and Nonresidential Development, Revised 6/24.
- Landscape shall be installed according to the approved plan.
- Landscape areas in excess of 36 square feet shall be planted so as to achieve 75% Live Ground Cover at maturity.
- 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.
- This plan shall comply with the Street Tree requirement's as defined in the Street Tree Ordinance 6-2-2-1.

**LANDSCAPE CALCULATIONS**

TOTAL LOT AREA (sf)	24725
TOTAL BLDG. AREA (sf)	2160
NET LOT AREA	22565
LANDSCAPE REQUIREMENT	2.15
TOTAL LANDSCAPE REQUIRED (15%)	3385
LANDSCAPE AREA PROVIDED	5570
TOTAL GROUND COVER / PERCENTAGE	4415 / 80%
Not Including Tree Canopies	
Total Street Trees Required	07
Total Street Trees Provided	07
Street Trees required on Candelaria Rd. Only	



LANDSCAPE PLAN  
1" = 20'

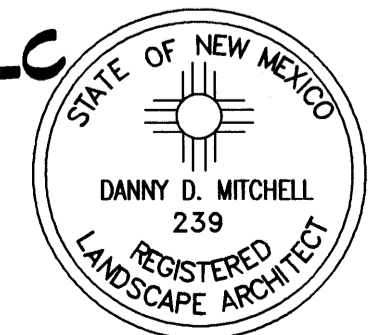


**JLM Auto Sales**  
Site Development Plan for Building Permit  
Candelaria Road & Arno Street, NE  
Albuquerque, NM 87107

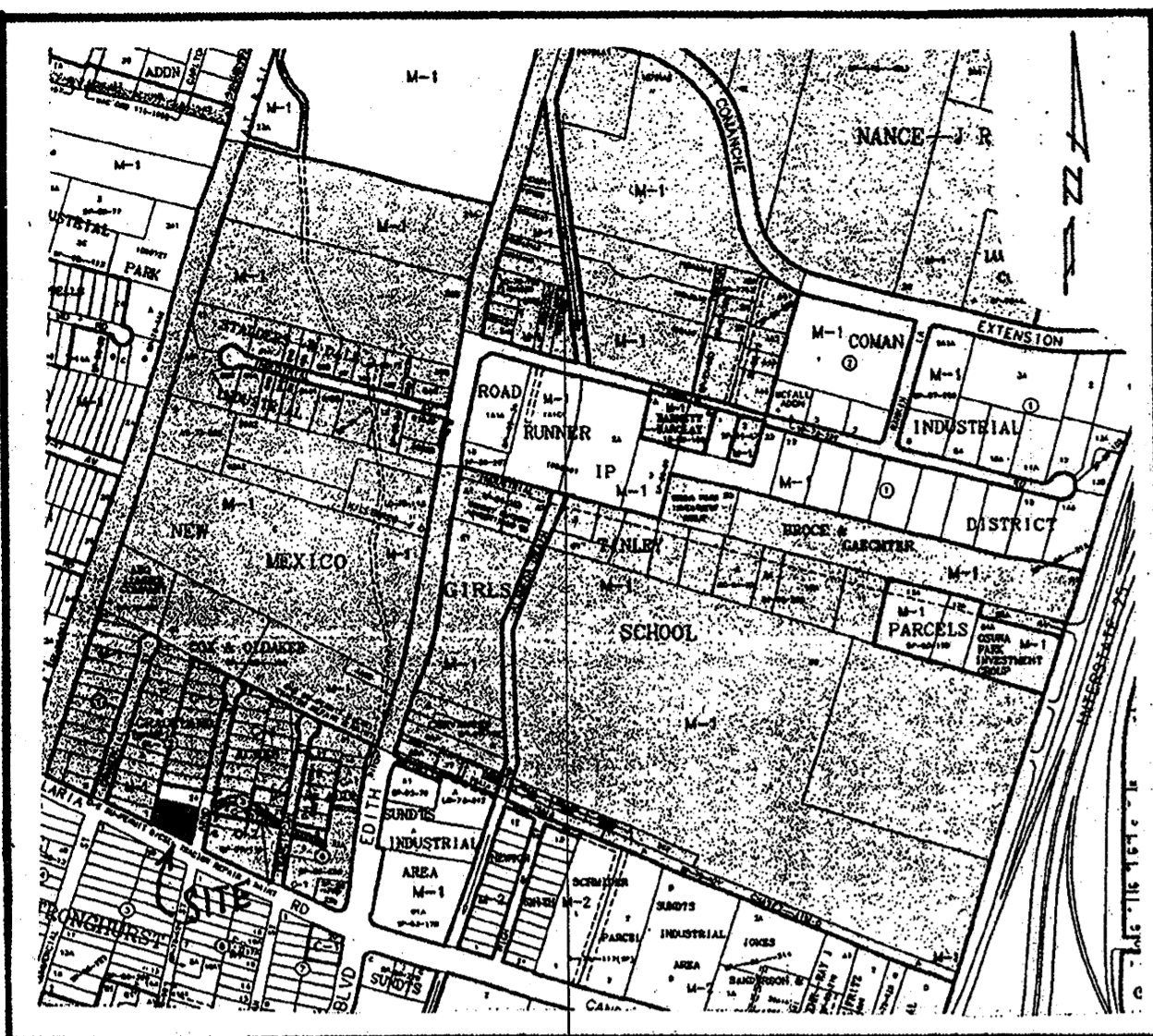
Building Permit Set  
02/03/2009

**Mitchell Associates, LLC**

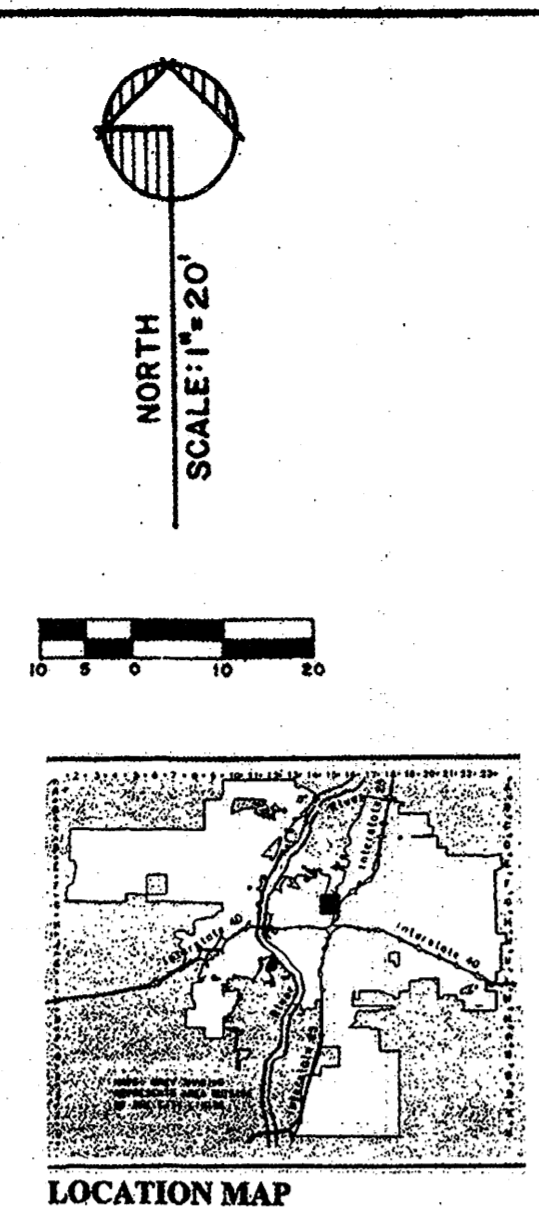
Landscape Architects  
3150 Carlisle Blvd. NE Suite 112  
Albuquerque, NM 87110  
(505) 830-6046  
danny@mitchellassociatesllc.com



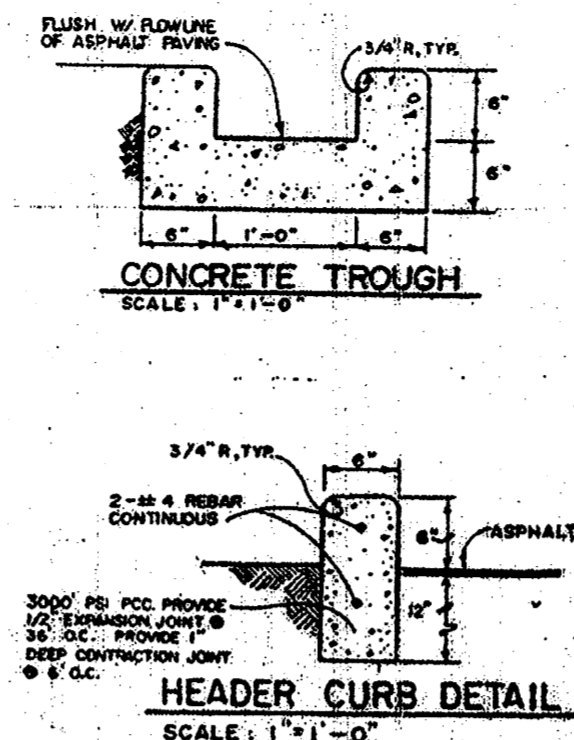
Project Number  
Drawn By DM  
Checked  
Issue Date July, 2008  
LANDSCAPE PLAN  
Scale: 1" = 20'



VICINITY MAP G-15-Z



**UTILITY PRECAUTIONS**  
 THE CONTRACTOR SHALL INFORM HIMSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.



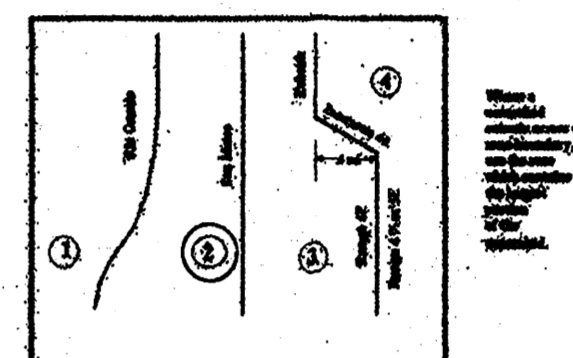
**A-1 PRECIPITATION ZONES**  
 Bernalillo County's four precipitation zones are indicated in TABLE A-1 and on FIGURE A-1.

Zone	LOCATION
1	West of Rio Grande
2	Between Rio Grande and San Mateo
3	Between San Mateo and East of Interstate 40; East, South of Interstate 40
4	East of Interstate 40, North of Interstate 40; and East of the East boundary of Range 4 East, South of Interstate 40

Treatment	Land Condition
A	Soil unaccompanied by human activity with 0 to 10 percent slopes. Native grasses, weeds and shrubs in typical densities with minimal disturbance to grading, groundwater and infiltration capacity. Complete Unaltered Arroyo.
B	Irrigated lawns, parks and golf courses with 0 to 10 percent slopes. Native grasses, weeds and shrubs, and soil unaccompanied by human activity with slopes greater than 10 percent and less than 20 percent.
C	Soil unaccompanied by human activity. Minimal vegetation. Ungrazed pastures, roads, trails. Most recent site. Cured or rock on plastic (dense landscaping). Irrigated lawns and parks with slopes greater than 10 percent. Native grasses, weeds, and shrubs, and soil unaccompanied by human activity with slopes greater than 10 percent or greater. Native grass, weed and shrub areas with clay or clay loam soils and other soils of very low permeability as classified by US Hydrologic Soil Group D.
D	Impervious areas, pavement and roofs.

Zone	Intensity	100-YR Q-TR, 10-YR
1	4.70	(1.84, 3.14)
2	5.05	(2.04, 3.41)
3	5.28	(2.21, 3.65)
4	5.61	(2.54, 3.83)

Zone	100-YR (2-YR, 10-YR)			
	A	B	C	D
1	1.58 (0.00, 0.24)	2.35 (0.33, 0.76)	2.37 (0.47, 1.49)	4.37 (1.69, 2.89)
2	1.56 (0.00, 0.38)	2.28 (0.08, 0.95)	3.14 (0.60, 1.71)	4.70 (1.86, 3.14)
3	1.87 (0.00, 0.50)	2.60 (0.31, 1.19)	3.43 (0.76, 2.09)	5.03 (2.04, 3.39)
4	2.20 (0.05, 0.87)	3.02 (0.38, 1.45)	3.71 (1.00, 2.26)	5.32 (2.17, 3.57)



**Drainage Comments:**

As shown on the Vicinity Map hereon, the subject site is located at the Northwest corner of Candelaria Road N.E. and Arno Street N.E., in the City of Albuquerque, Bernalillo County, New Mexico, (Zone Atlas Map "G-15-Z").

The subject site, 1.) is a vacant infill undeveloped property, 2.) does not accept offsite flows from adjacent properties, 3.) does not contribute offsite flows to adjacent properties, 4.) is not located within a designated floodplain, 5.) is not located adjacent to a natural or artificial watercourse.

**Calculations:**

Per Section 22.2, Hydrology of the Development Process Manual, Volume 2, Design Criteria for the City of Albuquerque, Bernalillo County, New Mexico.

Site Area: 0.57 Acres

Precipitation Zone: Two (2)

Peak Intensity: In./Hr. at Tc = Twelve (12) minutes, 100-Yr.-6 Hr. = 5.05

Land Treatment Method for Calculations of "Qp", Tables A-8 & A-9.

"Land Treatment Factors", Table A-4.

**EXISTING CONDITIONS:**

TREATMENT	AREA/ACRES	FACTOR	CFS
C	0.57	X	3.14 = 1.79

"Qp" = 1.79 CFS

**PROPOSED DEVELOPED CONDITIONS:**

TREATMENT	AREA/ACRES	FACTOR	CFS
C	0.38	X	3.14 = 1.19
D	0.19	X	4.70 = 0.89

"Qp" = 2.08 CFS  
 \*\*INCREASE = 0.29 CFS

**EROSION CONTROL MEASURES:**

THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MANAGEMENT OF STORM RUNOFF DURING CONSTRUCTION; HE SHALL ENSURE THAT THE FOLLOWING MEASURES ARE TAKEN:

- ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY CONSTRUCTION OF BERMS, DICES, SWALES, PONDS, AND OTHER TEMPORARY GRADING AS REQUIRED TO PREVENT STORM RUNOFF FROM LEAVING THE SUBJECT SITE AND ENTERING ADJACENT PROPERTIES.
- ADJACENT PUBLIC RIGHT-OF-WAYS SHALL BE PROTECTED AT ALL TIMES FROM STORM WATER RUNOFF FROM THE SUBJECT SITE. NO SEDIMENT BEARING WATER SHALL BE PERMITTED TO ENTER PUBLIC STREET RIGHT-OF-WAYS.
- THE CONTRACTOR SHALL IMMEDIATELY AND THOROUGHLY REMOVE ANY AND ALL SEDIMENT FROM PUBLIC STREETS THAT HAS BEEN ERODED FROM THE SUBJECT SITE AND DEPOSITED THEREON.

**CONSTRUCTION NOTES:**

- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICES AT 360-1990 FOR THE ACTUAL FIELD LOCATION OF THE EXISTING SURFACE OF SUB-SURFACE UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION(S) OF ALL POTENTIAL OBSTRUCTIONS; SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.
- 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.
- ALL CONSTRUCTION WITHIN PUBLIC STREET RIGHT-OF-WAY(S) SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE/BERNALILLO COUNTY STANDARDS AND PROCEDURES.

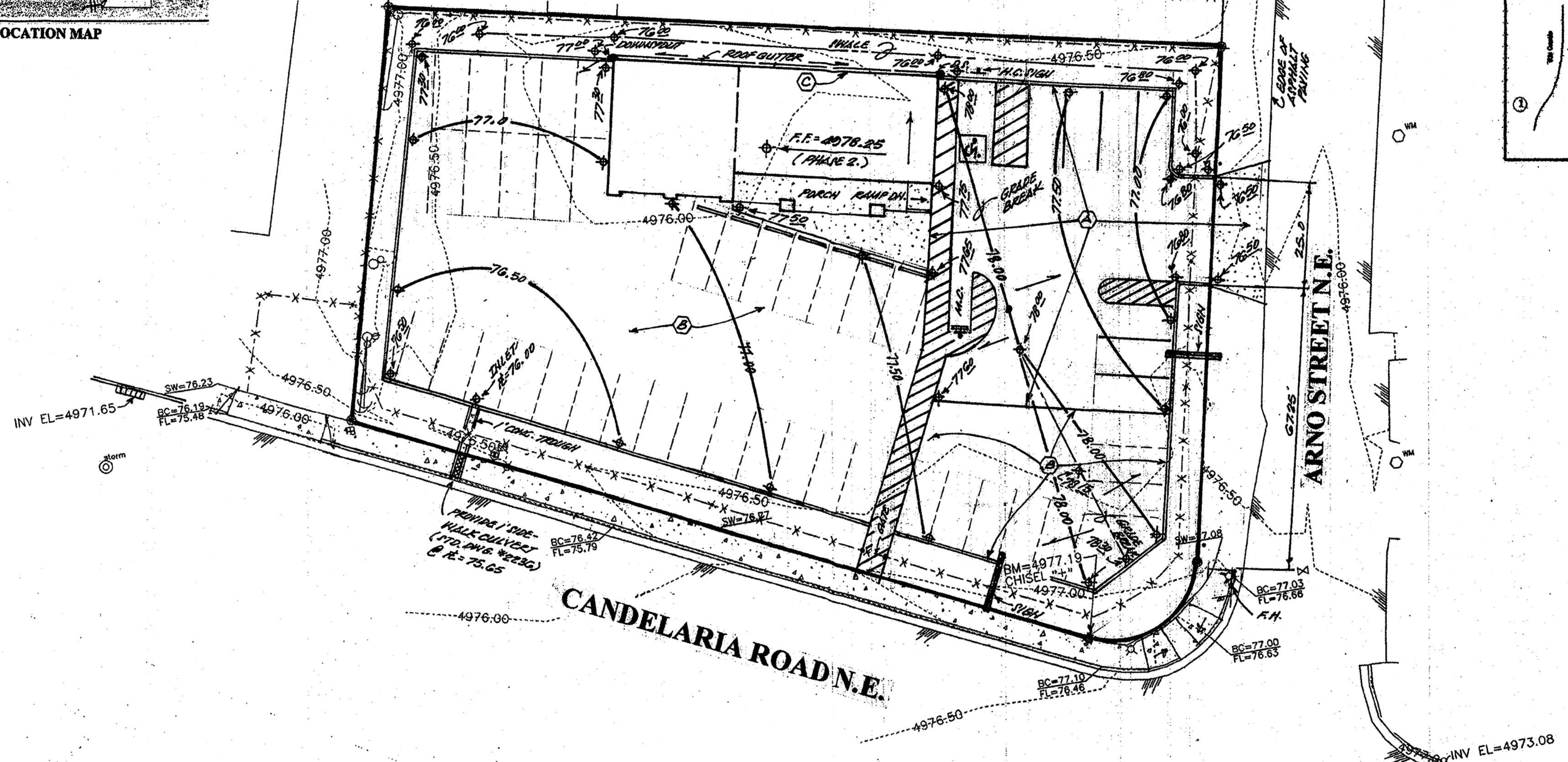
**GENERAL NOTES:**

- NO PERIMETER BOUNDARY CORNERS HAVE BEEN FIELD ESTABLISHED FOR THIS SURVEY OF THE SUBJECT PROPERTY.
- NO SEARCH HAS BEEN MADE FOR BASEMENTS OF RECORD OTHER THAN SHOWN HEREON.

**LEGEND:**

- TOP OF CURB ELEVATION =  $AC = 76.02$
- CURB FLOWLINE ELEVATION =  $AC = 75.70$
- EXISTING SPOT ELEVATION =  $77.2$
- EXISTING CONTOUR ELEVATION =  $4977.00$
- PROPOSED SPOT ELEVATION =  $76.52$
- PROPOSED CONTOUR ELEVATION =  $77.00$
- PROPOSED OR EXISTING CONCRETE SURFACE =  $---$
- EXISTING FENCE LINE =  $---$

- WATER METER
- FIRE HYDRANT
- WATER VALVE
- STORM MANHOLE
- ELECTRIC BOX
- LIGHT POLE
- POWER POLE
- SEWER MANHOLE
- CLEANOUT
- GATE
- SIGN
- POST

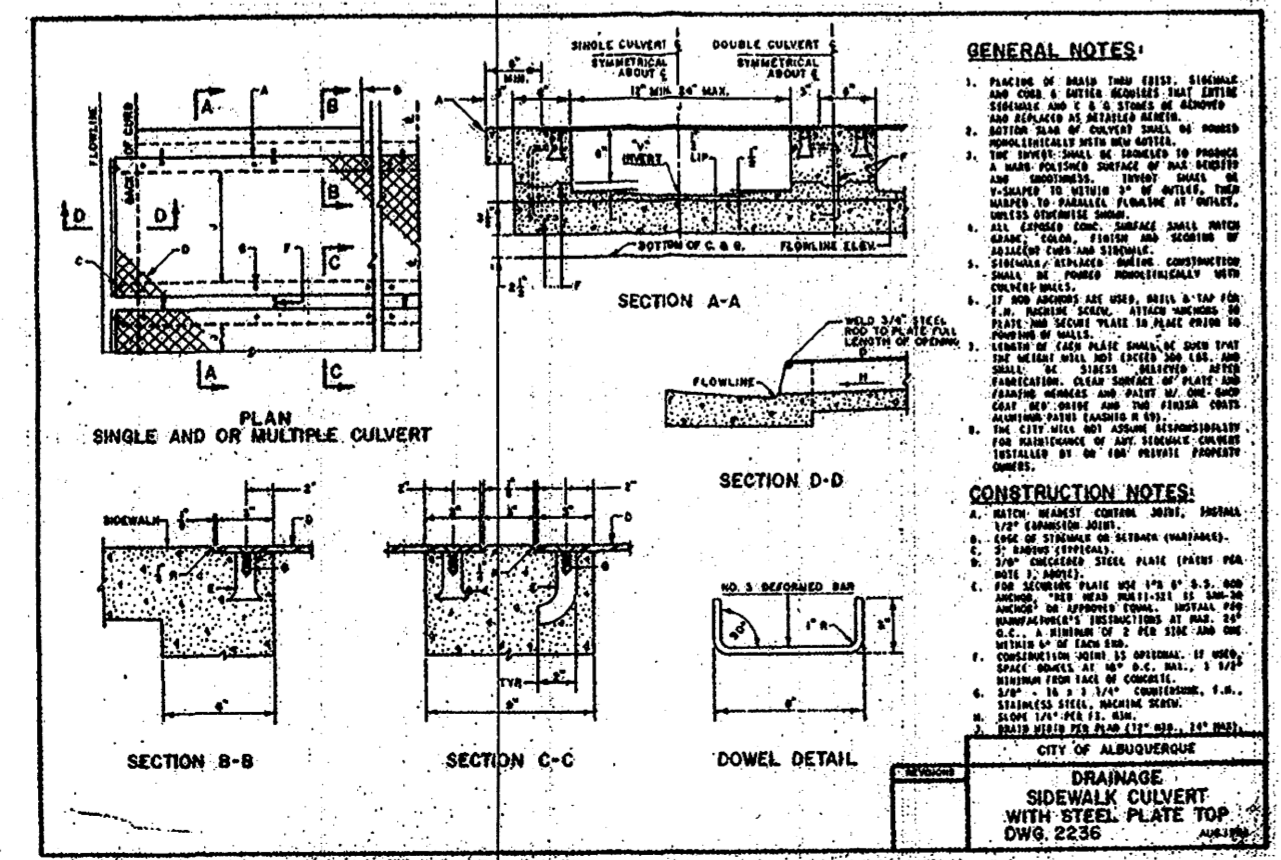


**LEGAL DESCRIPTION:**

Lot 25 and Tract 'X', in Block Two (2), Graceland Acres Subdivision, Albuquerque, New Mexico.

**BENCHMARK REFERENCE:**

NGS Station "B-438", Elevation = 4,975.61; T.B.M. as shown on plan hereon.

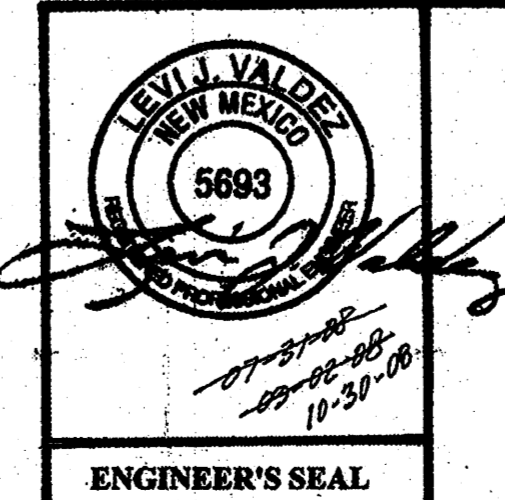


- ASPHALT PAVING
- GRINDER PILE
- ARCHITECT TO PROVIDE STEEL WALL DESIGN

- Drainage Facilities within City Right-of-Way Notice to Contractor
- An excavation permit will be required before beginning any work within City Right-Of-Way.
  - All work on this project shall be performed in accordance with applicable federal, state and local laws, rules and regulations concerning construction safety and health.
  - Two working days prior to any excavation, the contractor must contact the line locating service, New Mexico One Call 260-1990, for the location of existing utilities.
  - Prior to construction, the contractor shall excavate and verify the locations 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.
  - Backfill compaction shall be according to traffic/street use.
  - Maintenance of the facility shall be the responsibility of the owner of the property being served.
  - Work on arterial streets shall be performed on a 24-hour basis.

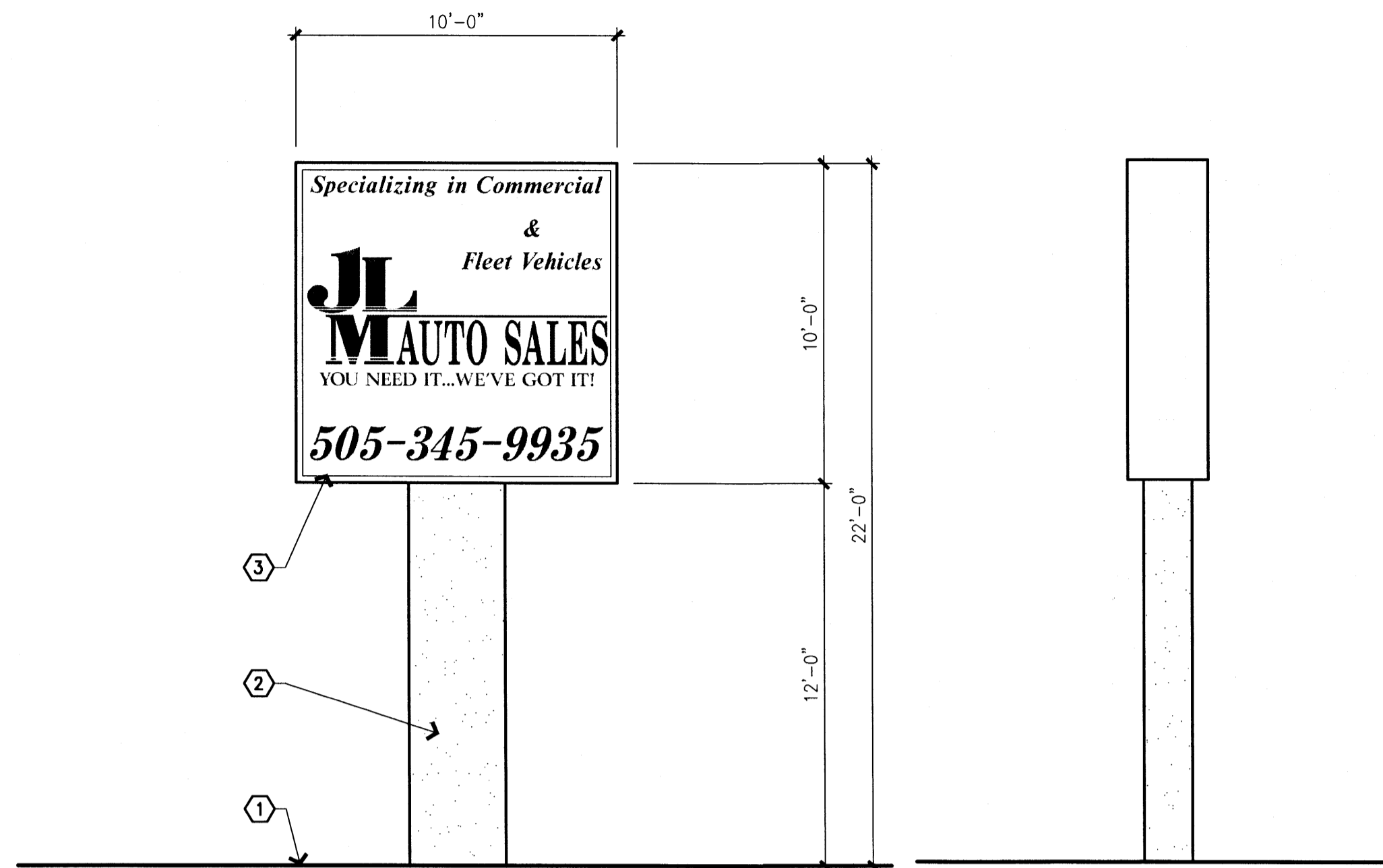
APPROVALS	NAME	DATE
HYDROLOGY INSPECTOR		

NOTE: ALL WORK WITHIN PUBLIC EASEMENT SHALL BE PERFORMED UNDER SEPARATE PERMIT.



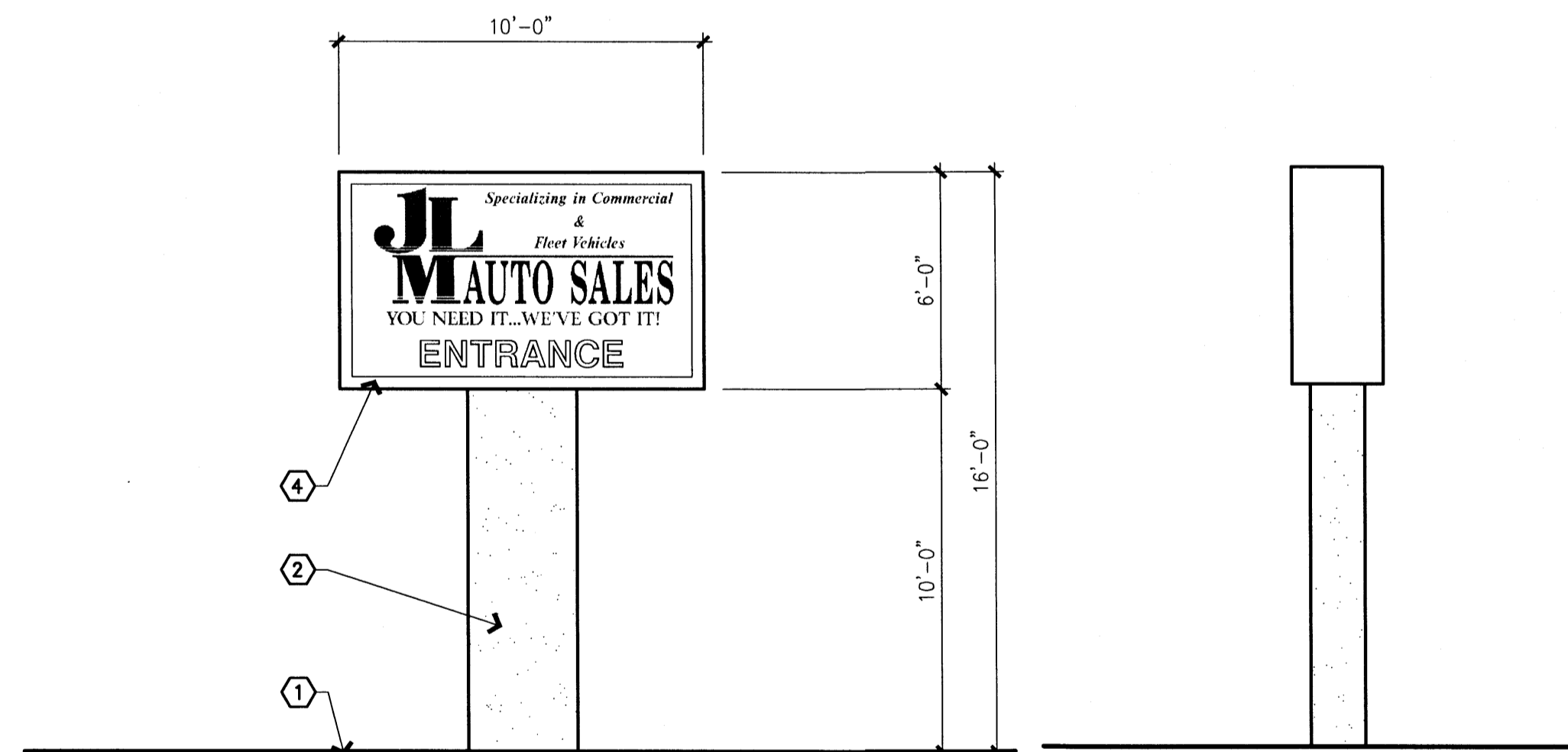
**CONCEPTUAL PLAN**

A PROPOSED  
 GRADING AND DRAINAGE PLAN  
 FOR  
**JLM AUTO SALES**  
 (CANDELARIA ROAD & ARNO STREET N.E.)  
 ALBUQUERQUE, NEW MEXICO  
 JULY, 2008



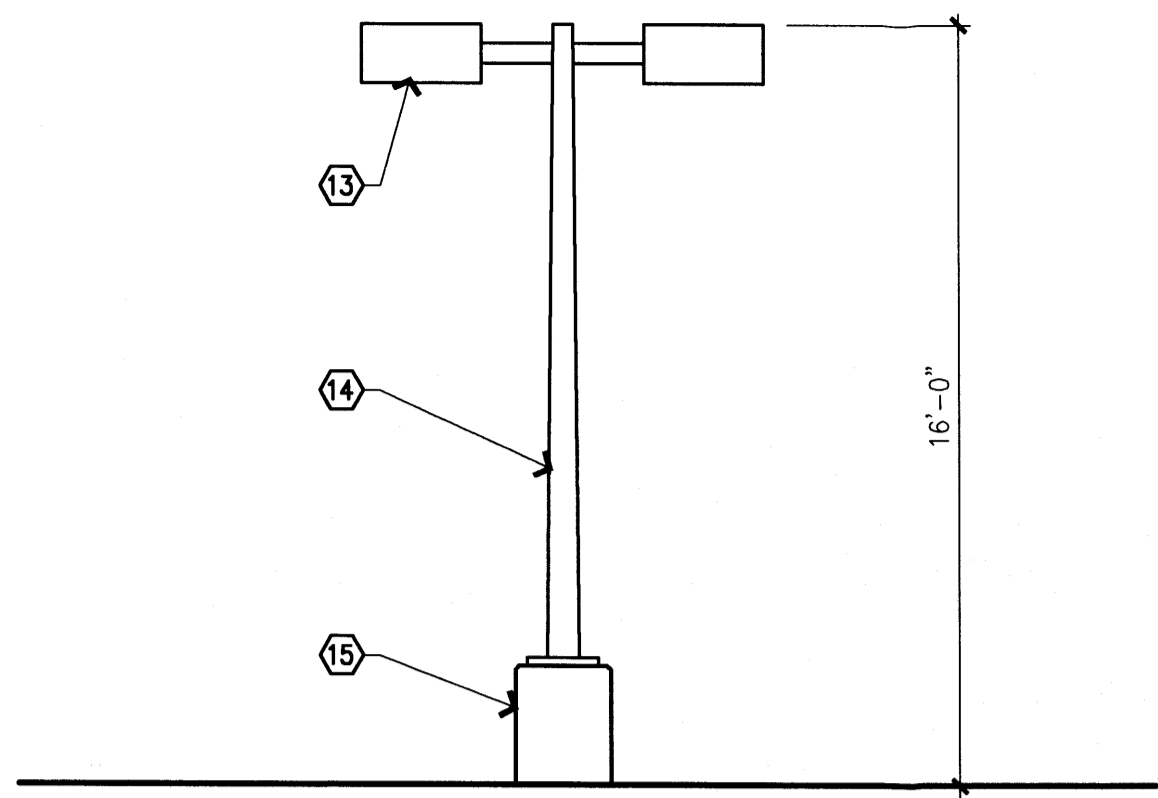
**SIGN DETAILS:**  
 D/F ILLUMINATED DISPLAY CABINET  
 SIGN CABINET FACES: WHITE LEXAN  
 LETTERS: VINYL OVERLAY (COPY TO BE DETERMINED)  
 LETTER COLOR: BLACK & RED  
 LETTER SIZE: 24" MAXIMUM

**1 SIGN ELEVATIONS (CANDELARIA RD.)**  
 NOTE: TEXT SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY. 1/4" = 1'-0"

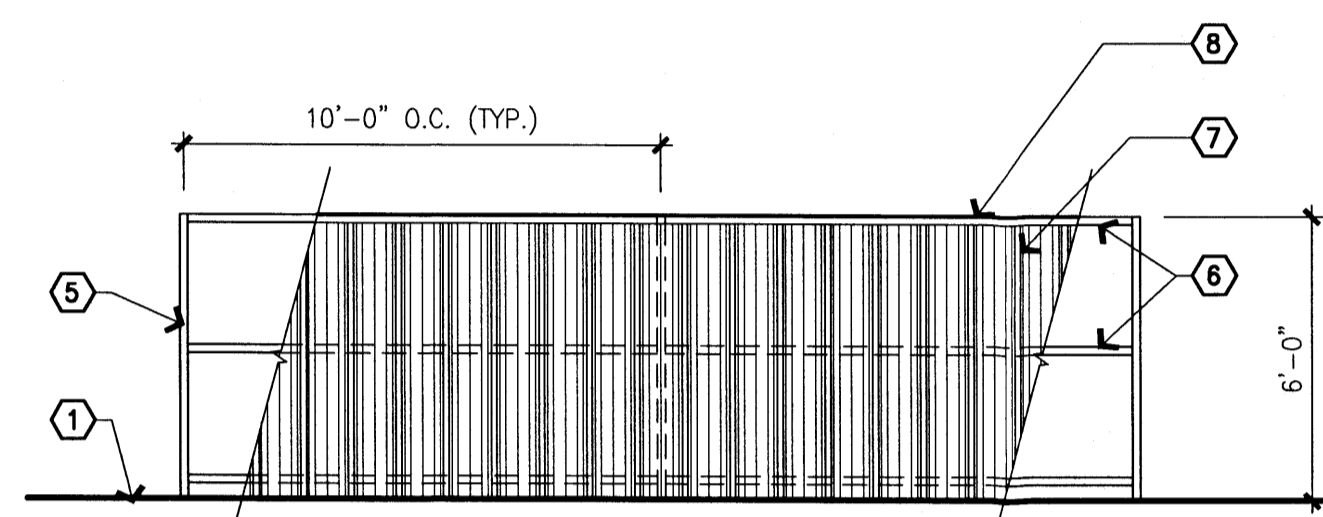


**SIGN DETAILS:**  
 D/F NON-ILLUMINATED DISPLAY CABINET  
 SIGN CABINET FACES: WHITE LEXAN  
 LETTERS: VINYL OVERLAY (COPY TO BE DETERMINED)  
 LETTER COLOR: BLACK & RED  
 LETTER SIZE: 24" MAXIMUM

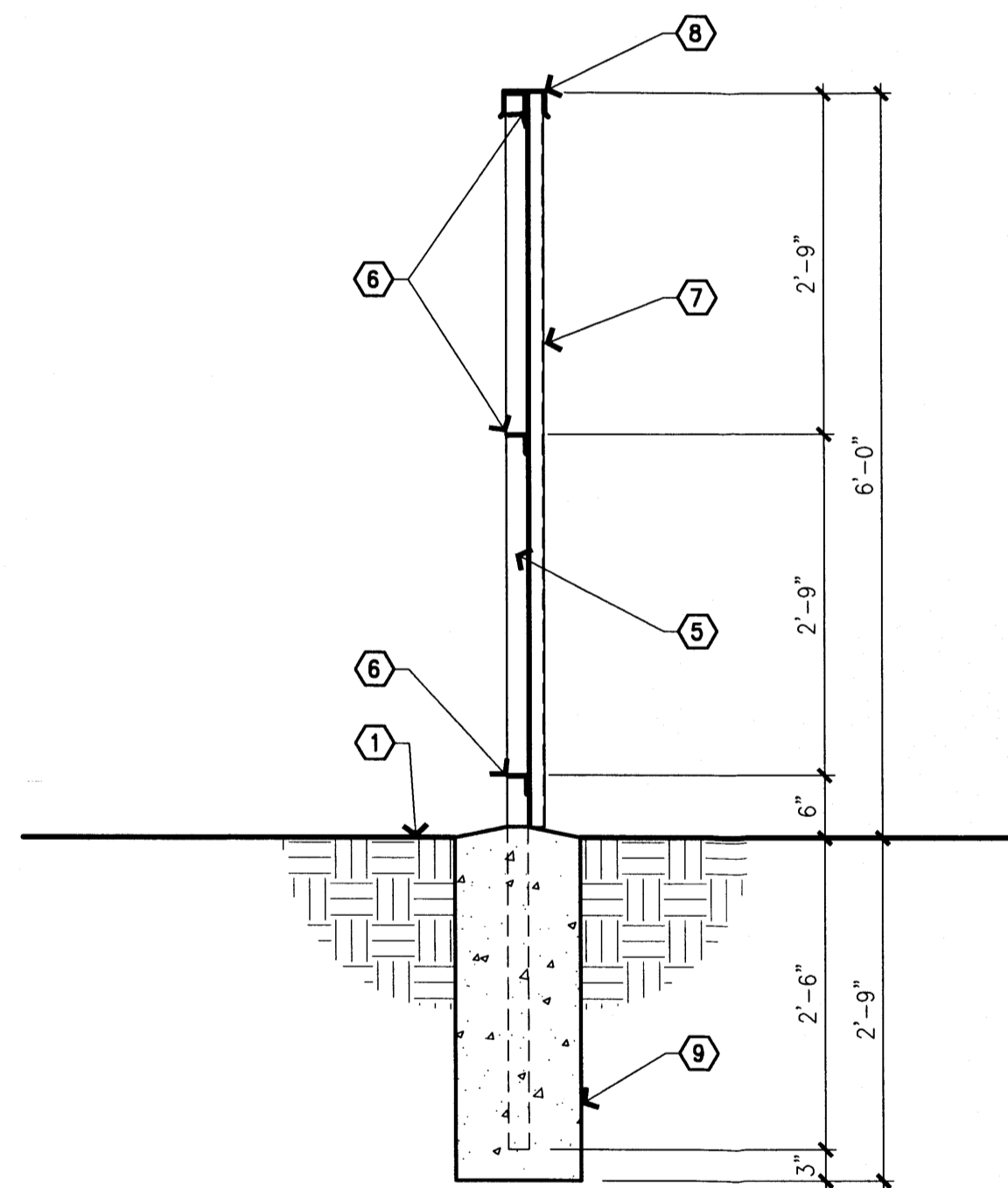
**2 SIGN ELEVATIONS (ARNO ST.)**  
 NOTE: TEXT SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY. 1/4" = 1'-0"



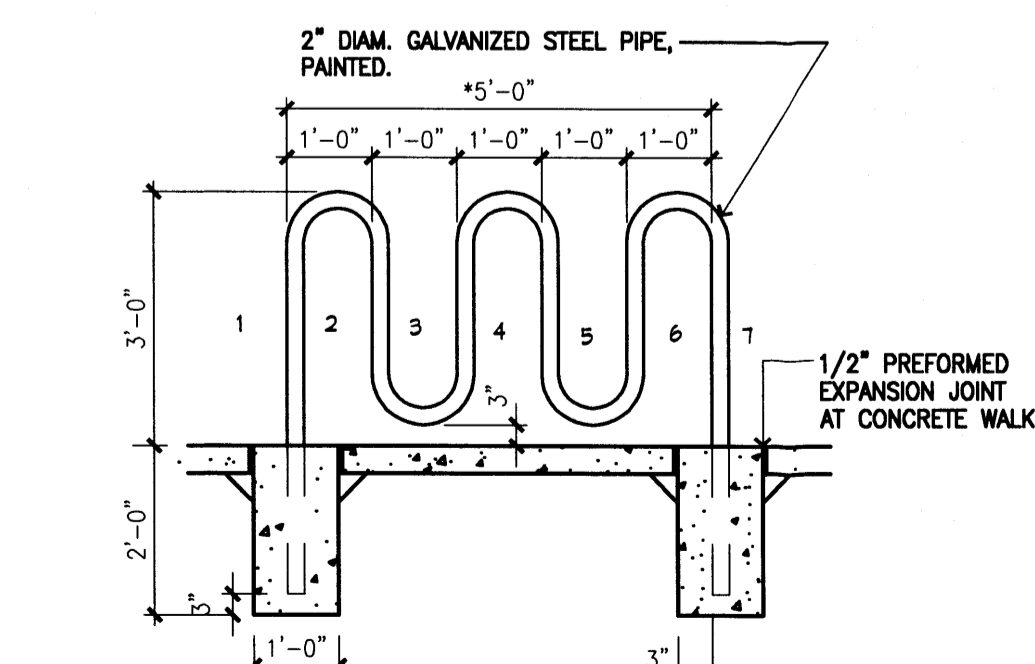
**3 POLE MOUNTED LIGHT ELEVATION**  
 1/4" = 1'-0"



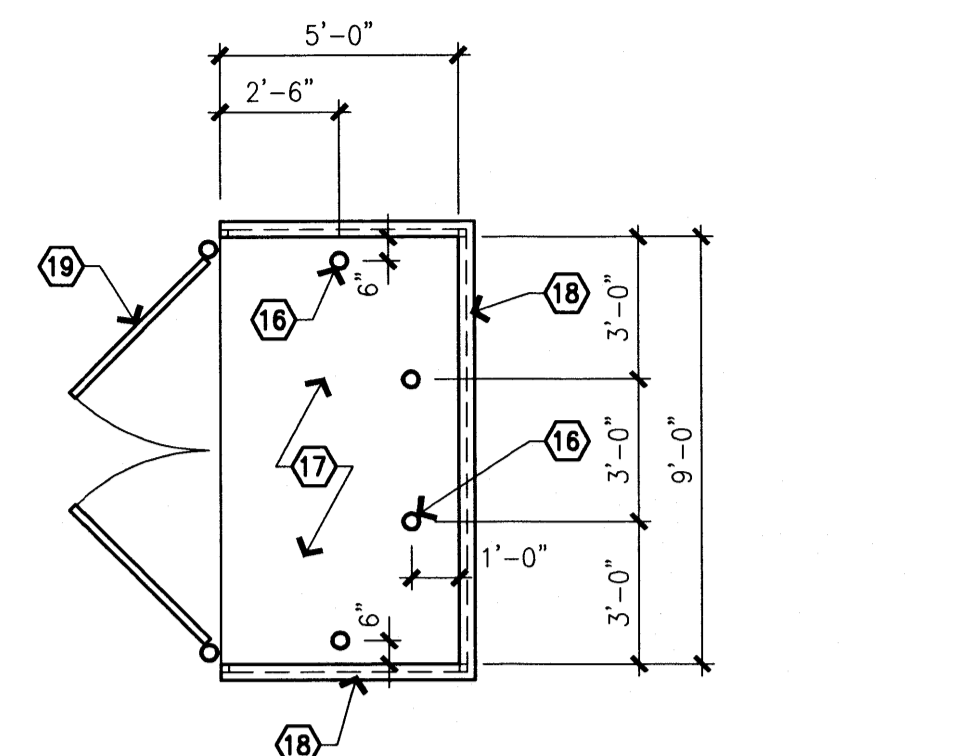
**4 SCREEN WALL ELEVATION**  
 1/4" = 1'-0"



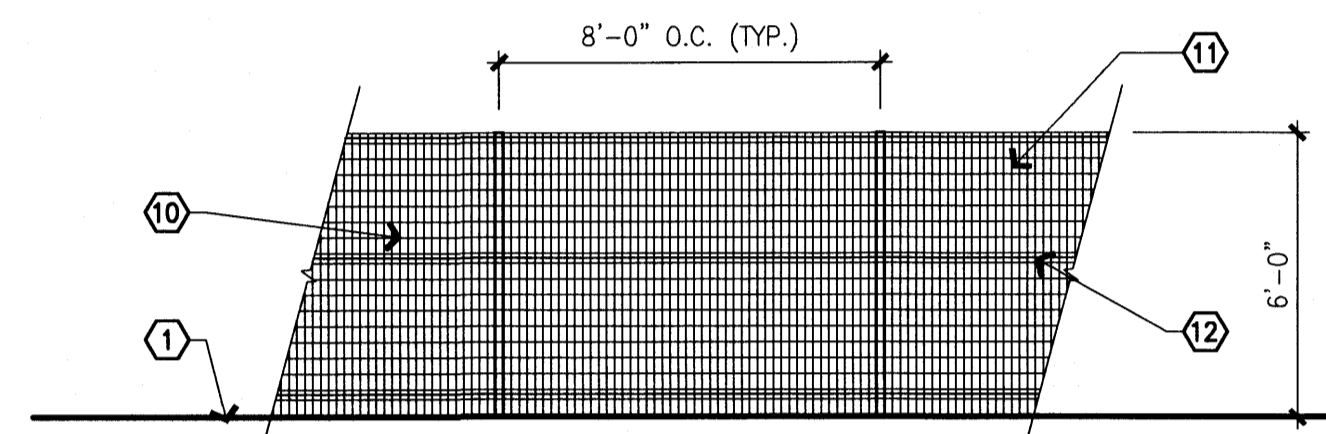
**5 SCREEN WALL SECTION**  
 3/4" = 1'-0"



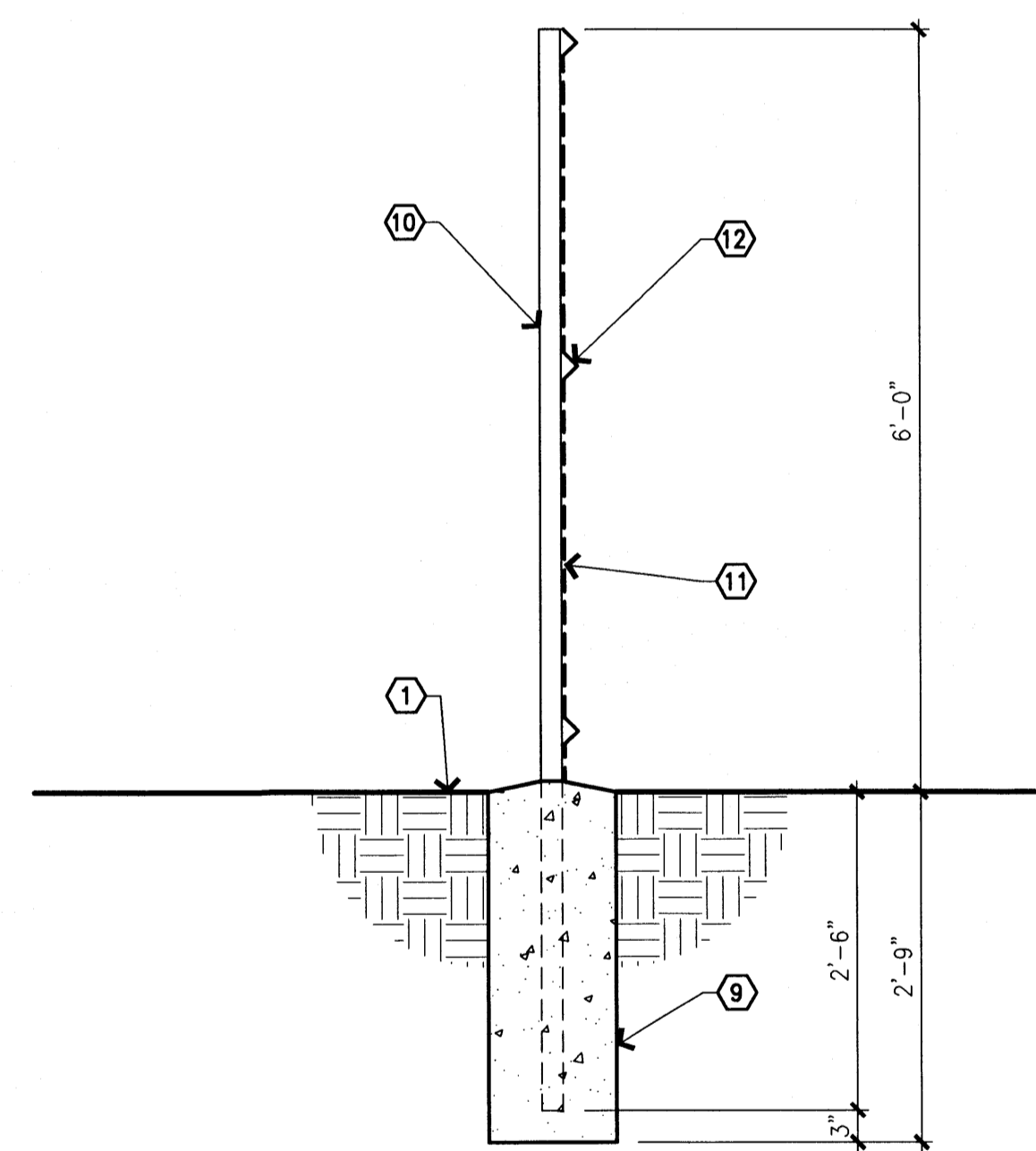
**6 BICYCLE RACK**  
 N.T.S.  
 NOTE: \*MODIFY SIZE FOR # OF SPACES REQUIRED-CITY OF ALBUQUERQUE STANDARDS 1 BIKE SPACE/20 CAR SPACES



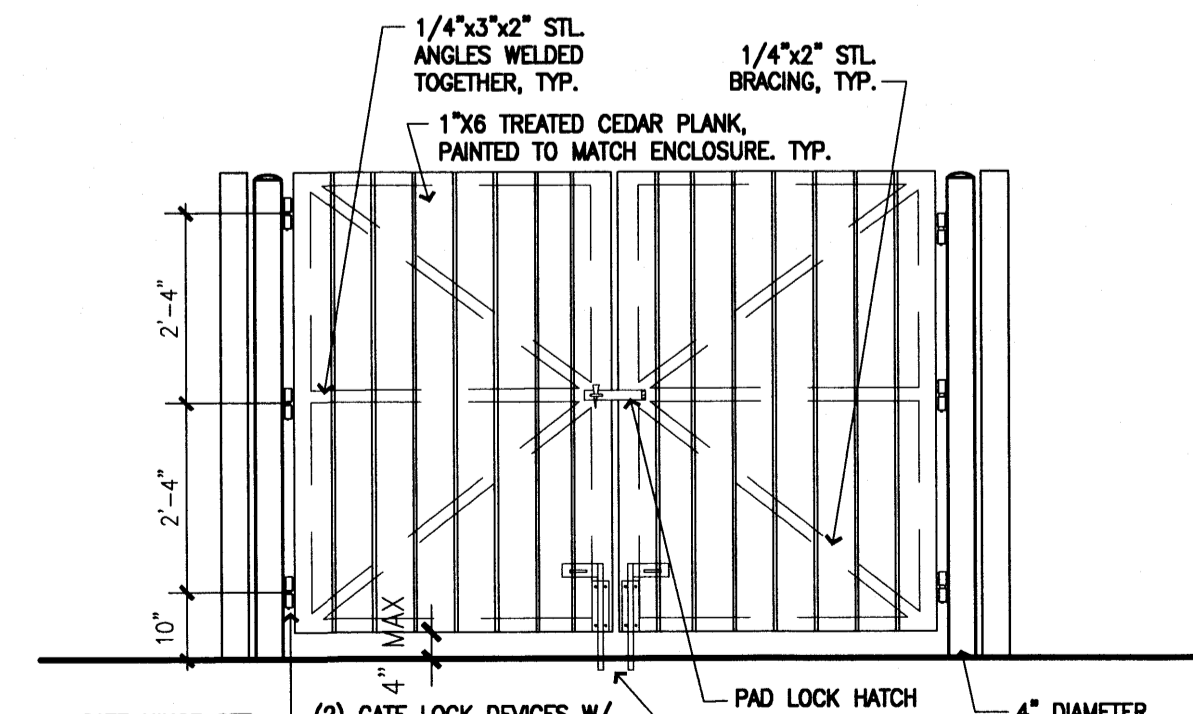
**7 SINGLE REFUSE ENCLOSURE**  
 NOTE: TO BE CONSTRUCTED IN PHASE 2. 1/4" = 1'-0"



**8 WIRE FENCE ELEVATION**  
 NOTE: EXISTING STRUCTURE ON SITE. 1/4" = 1'-0"



**9 WIRE FENCE SECTION**  
 NOTE: EXISTING STRUCTURE ON SITE. 3/4" = 1'-0"



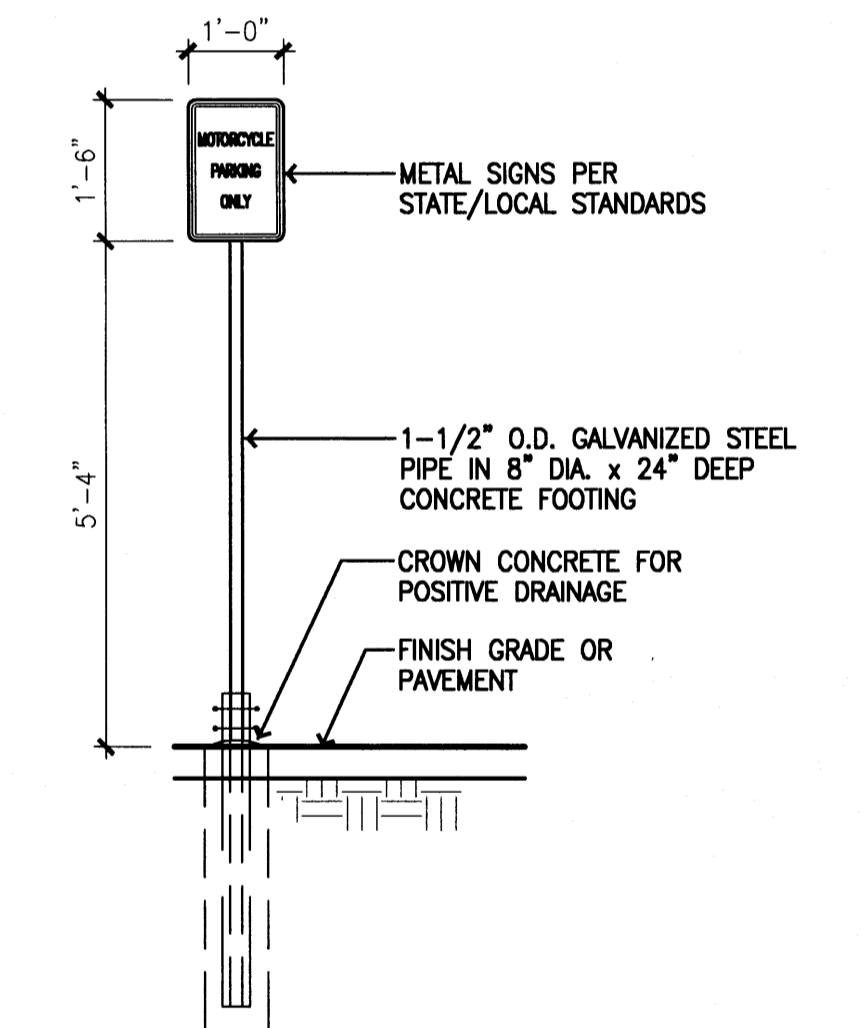
**10 GATE ELEVATION**  
 NOTE: TO BE CONSTRUCTED IN PHASE 2. N.T.S.

**GENERAL NOTES**

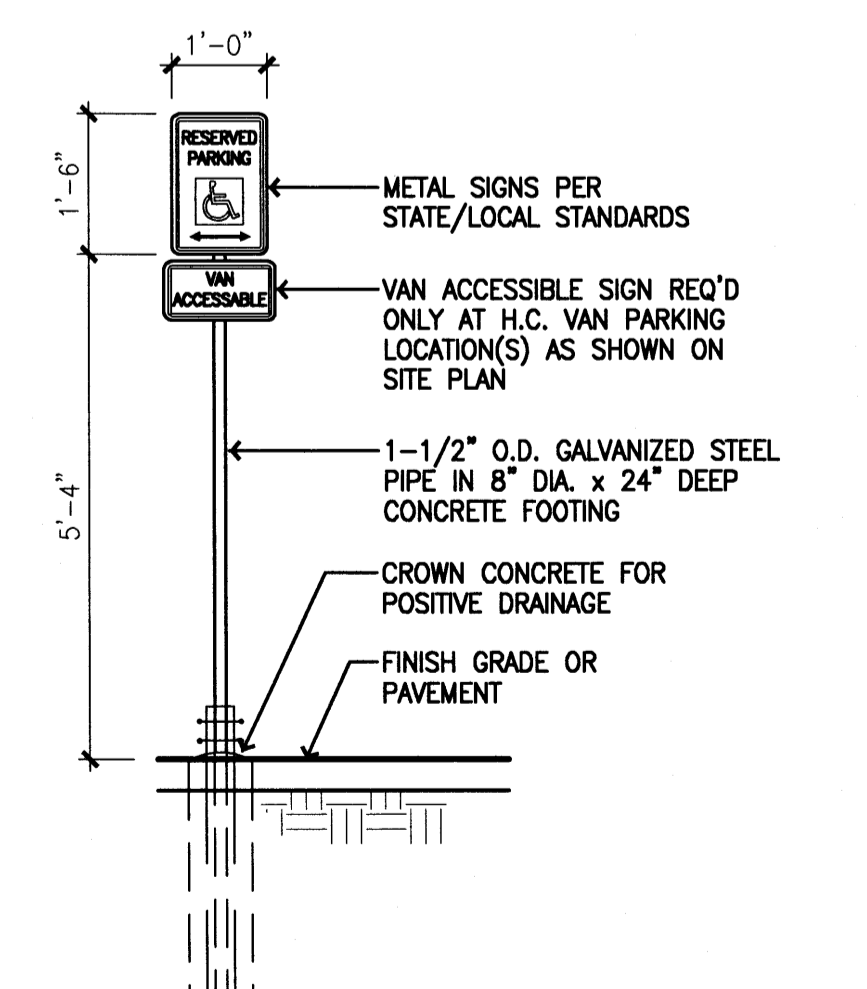
- A. FREE-STANDING SIGNAGE: 14-16-2-16(11)  
 NUMBER: ONE FOR EACH STREET FRONTAGE WHICH IS AT LEAST 100 FEET ALLOWABLE = 2, PROVIDED =2  
 SIZE: IF STREET ABUTTING LOT IS AN ARTERIAL ALLOWABLE = 100 SF PROVIDED: CANDELARIA ROAD: 100 SF ILLUMINATED SIGN FACE. ILLUMINATION SHALL BE TURNED OFF AT 10:00 PM. ARNO STREET: 60 SF NON-ILLUMINATED SIGN FACE.

**KEYED NOTES**

- FINISH GRADE.
- METAL PYLON WITH STUCCO FINISH. COLOR #1, SEE SHEET A202.
- INTERIOR LIT SIGN CABINET. 100 SF SIGN FACE ON CANDELARIA ROAD.
- NON-ILLUMINATED SIGN. 60 SF SIGN FACE ON ARNO STREET.
- 2"x2" STEEL TUBE POST, PAINTED S.W. 7504 KEYSTONE GRAY (MEDIUM GRAY).
- 2"x2" STEEL ANGLE, PAINTED S.W. 7504 KEYSTONE GRAY (MEDIUM GRAY).
- PRE-FINISHED TRAPEZOIDAL RIB METAL PANEL. COLOR TO MATCH S.W. 7504 KEYSTONE GRAY (MEDIUM GRAY).
- PRE-FINISHED METAL COPING TRIM. COLOR TO MATCH S.W. 7504 KEYSTONE GRAY (MEDIUM GRAY).
- 12" DIA CONCRETE FOOTING.
- 2"x2" STEEL TUBE POST, PAINTED BLACK.
- WELDED WIRE FENCE PANEL, PAINTED BLACK.
- V SHAPED HORIZONTAL STABILIZING FOLD, TYPICAL OF 3 PER PANEL.
- FULL CUT-OFF LUMINAIRE.
- 5" SQUARE TAPERED METAL POLE, PAINTED S.W. 7504 KEYSTONE GRAY (MEDIUM GRAY).
- CONCRETE FOUNDATION.
- 4" DIA. CONCRETE FILLED STEEL PIPE.
- 4" THICK CONCRETE SLAB.
- 6' HIGH SCREEN WALL, SEE DETAILS ON THIS SHEET.
- 6' HIGH GATE, SEE DETAILS ON THIS SHEET.

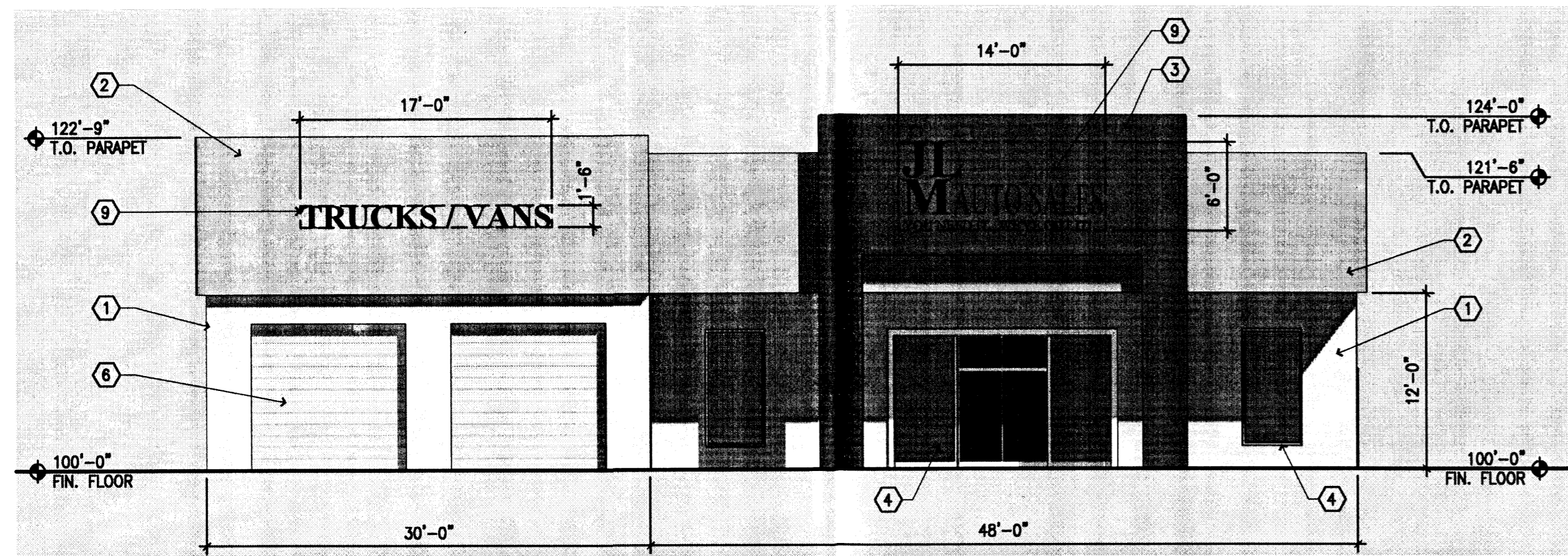


**11 MOTORCYCLE PARKING SIGN**  
 N.T.S.

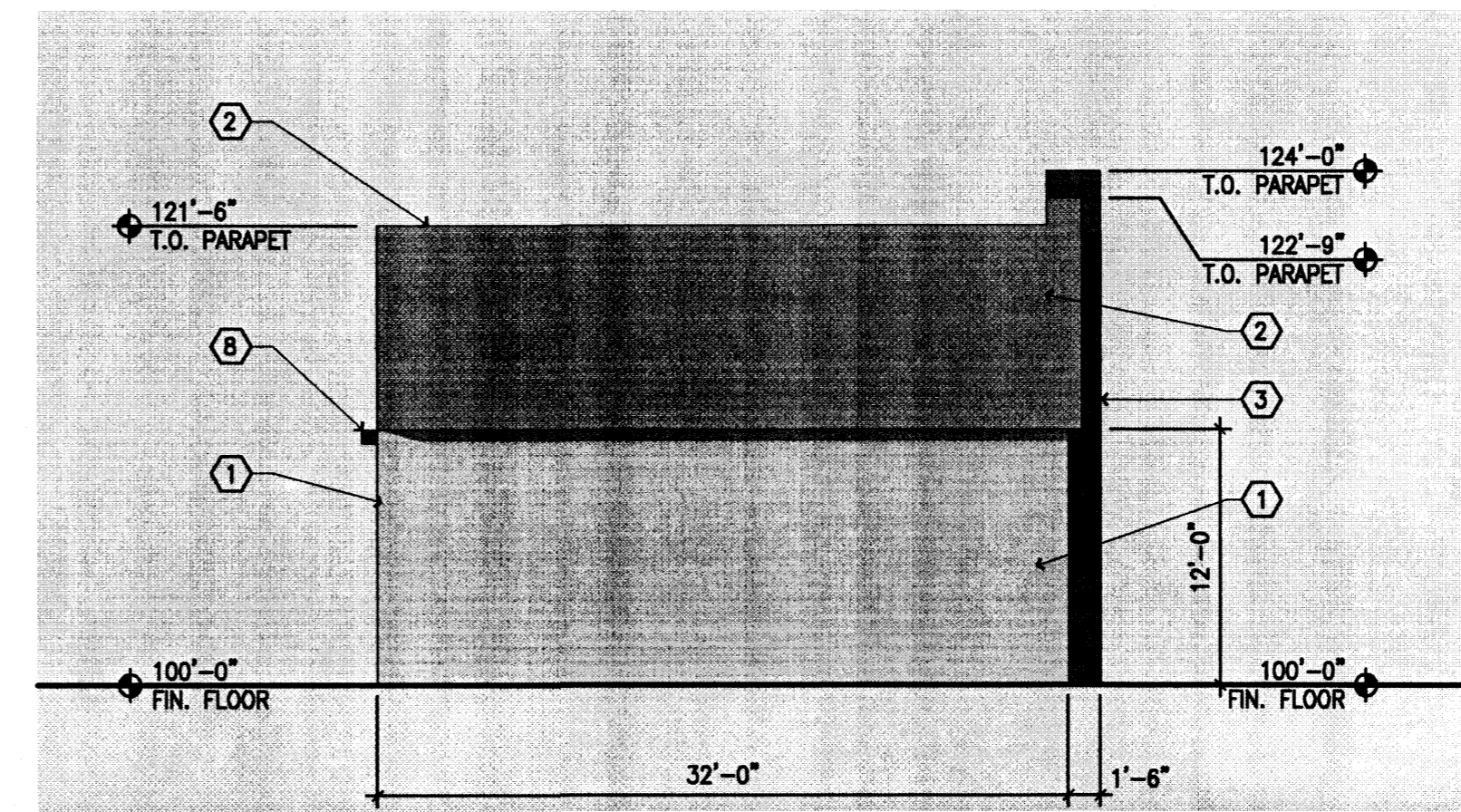


**12 ACCESSIBLE PARKING SIGN**  
 N.T.S.

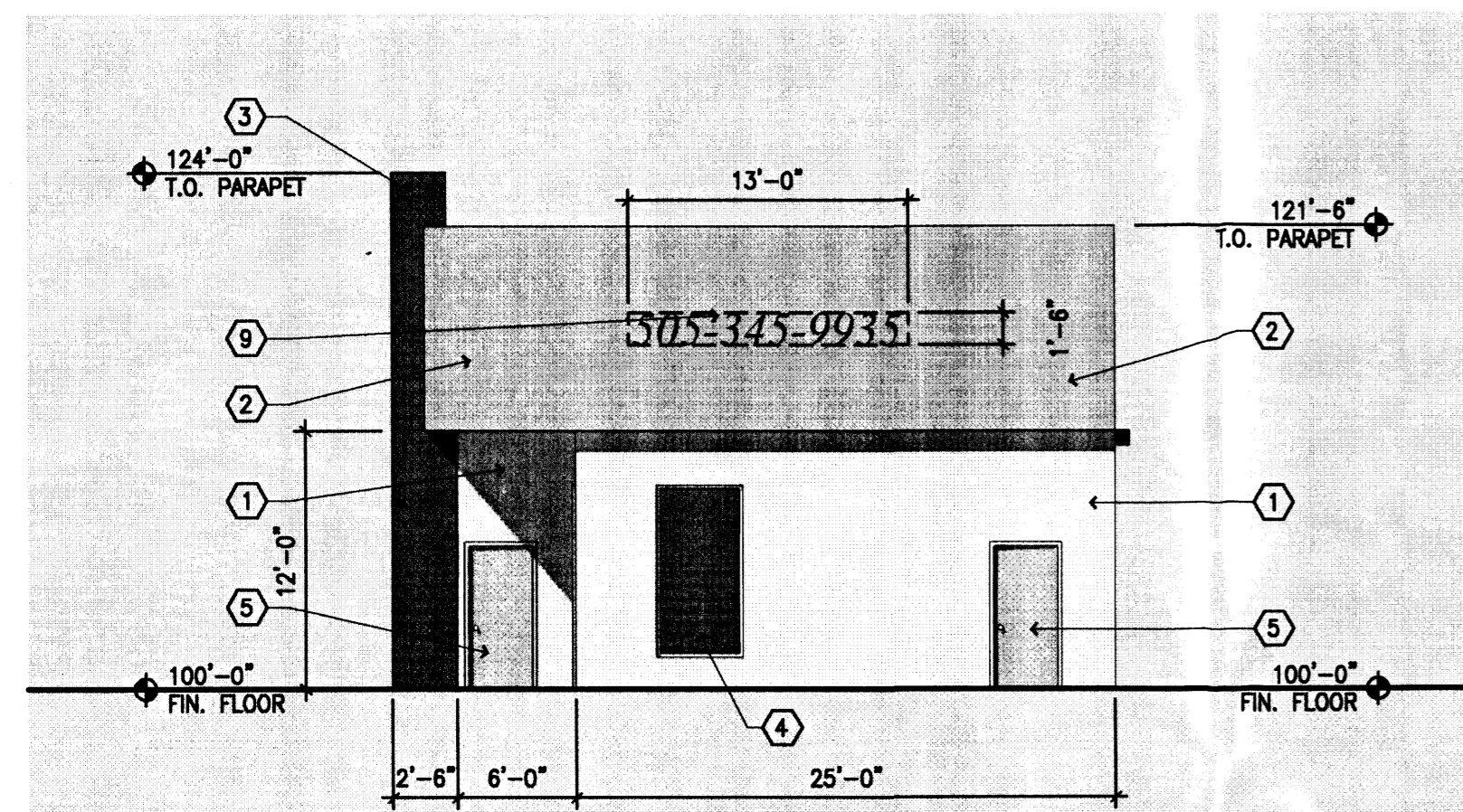
1	7/30/08	Planning Department	Review Comments
2	9/2/08	Asncov	review comments
3	1/16/09	DRB Application	Revisions
Project Number			
Drawn By			
Checked			
Issue Date July, 2008			
<b>STRUCTURE ELEVATIONS</b>			
Scale: AS SHOWN			



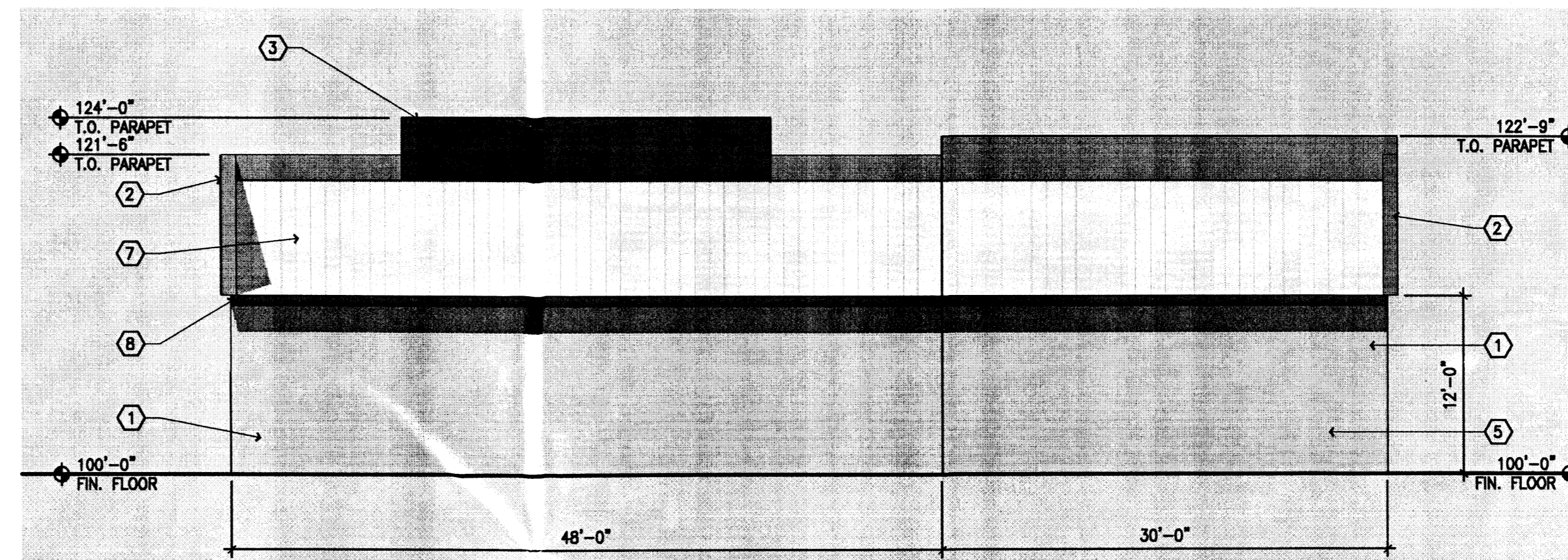
1 SOUTH (FRONT) BUILDING ELEVATION  
1/8" = 1'-0"



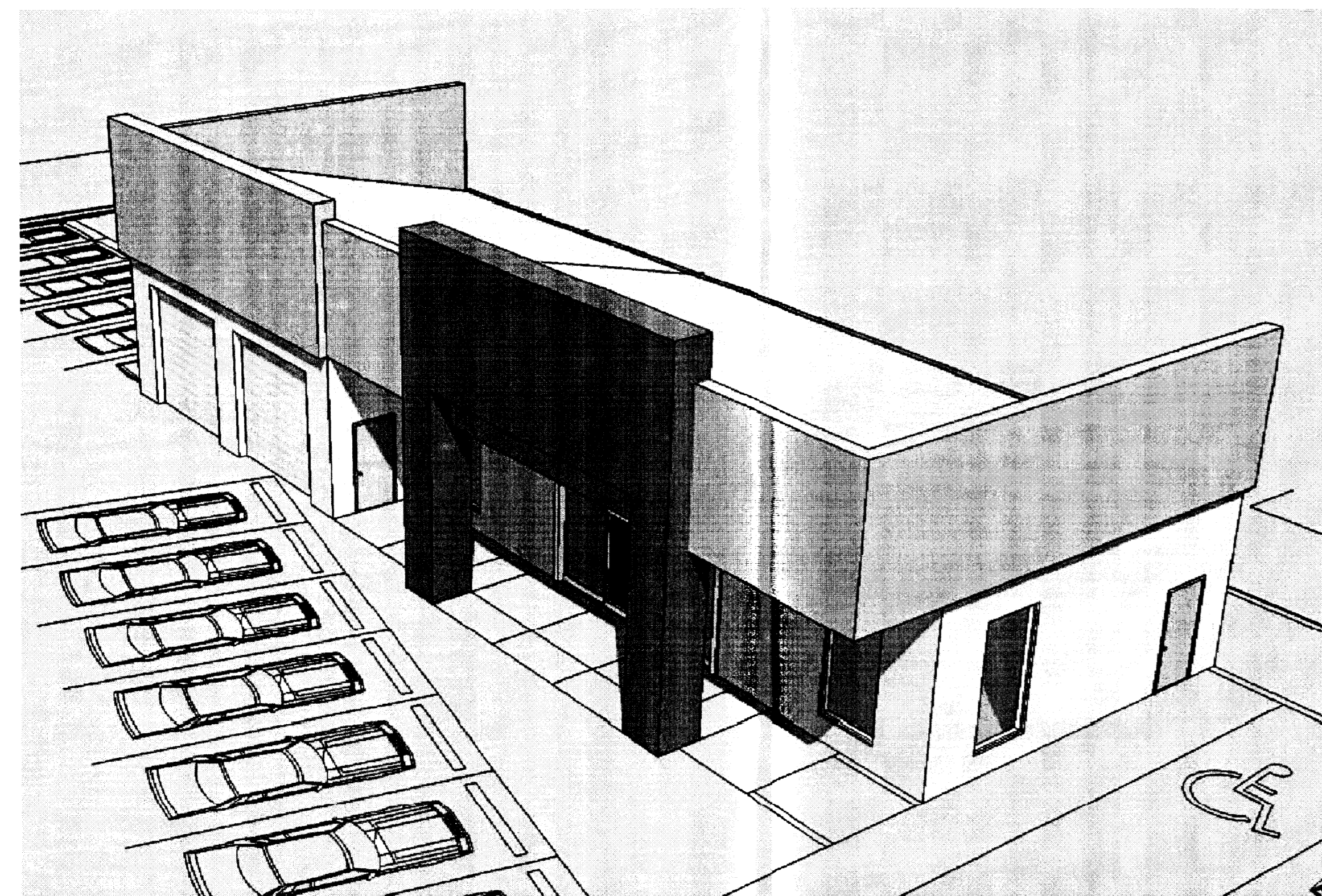
4 WEST (LEFT) BUILDING ELEVATION  
1/8" = 1'-0"



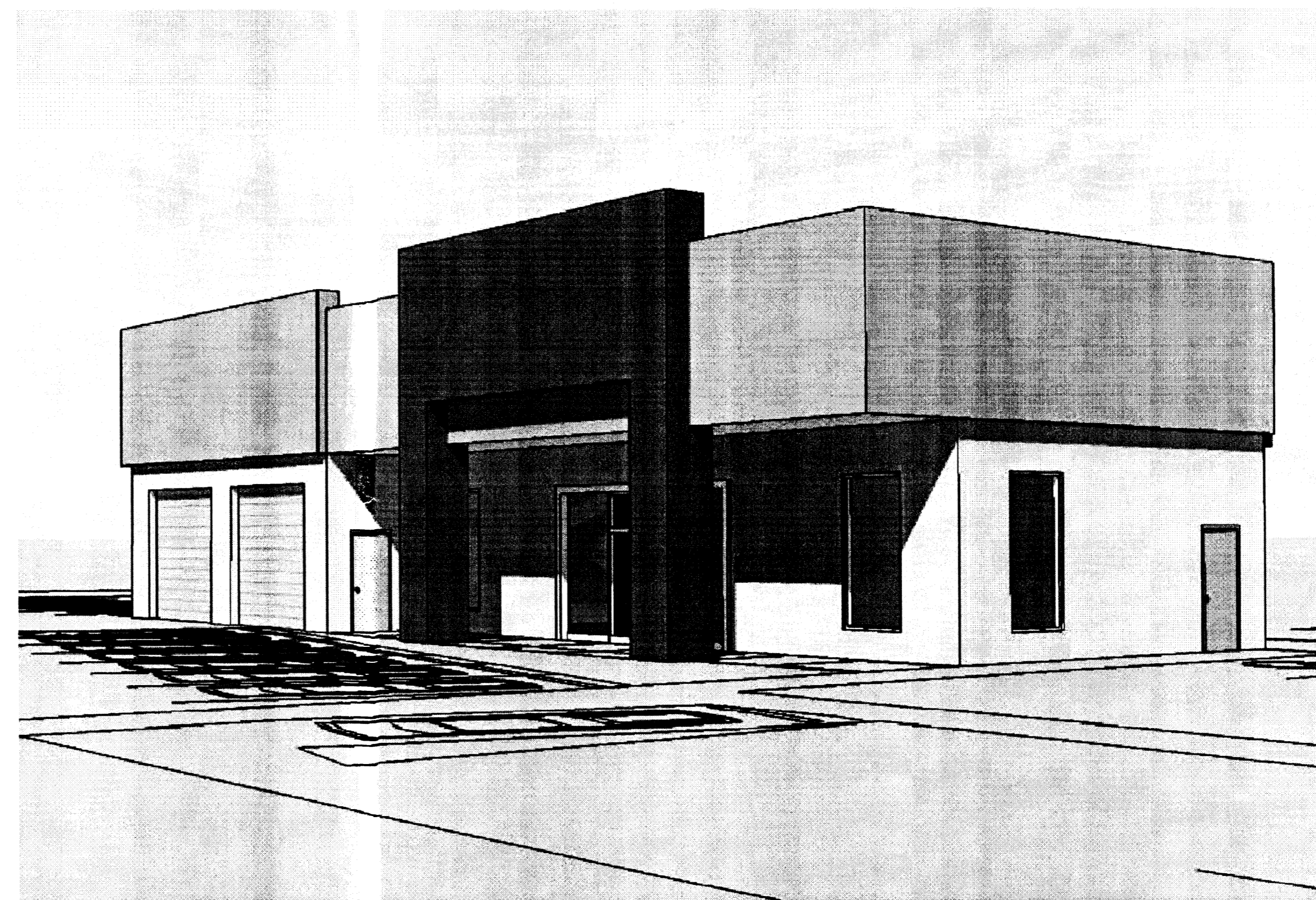
2 EAST (RIGHT) BUILDING ELEVATION  
1/8" = 1'-0"



5 NORTH (BACK) BUILDING ELEVATION  
1/8" = 1'-0"



3 BIRD'S EYE VIEW  
N.T.S.



6 EYE LEVEL VIEW  
N.T.S.

**GENERAL NOTES**

- A. BUILDING MOUNTED SIGNAGE: 14-16-2-16-(A)-(11)  
SOUTH (FRONT) ELEVATION:  
12.5% OF FACADE AREA WHOLLY VISIBLE FROM ARTERIAL STREET  
ALLOWABLE = 223 SF, PROVIDED = 110 SF  
EAST (RIGHT) ELEVATION:  
10% OF FACADE AREA NOT WHOLLY VISIBLE FROM ARTERIAL STREET  
ALLOWABLE = 73 SF, PROVIDED = 20 SF
- B. ALL ROOF AND GROUND MOUNTED EQUIPMENT WILL BE SCREENED FROM VIEW ON ALL SIDES.

**KEYED NOTES**

1. STUCCO FINISH: COLOR 1.
2. STUCCO FINISH: COLOR 2.
3. STUCCO FINISH: COLOR 3.
4. CLEAR ANODIZED ALUMINUM STOREFRONT.
5. HOLLOW METAL DOOR & FRAME, PAINTED S.W. 7504 KEYSTONE GRAY (MEDIUM GRAY).
6. OVERHEAD SECTIONAL DOOR, PAINTED S.W. 7504 KEYSTONE GRAY (MEDIUM GRAY).
7. PRE-FINISHED WHITE METAL ROOF. OPTIONAL 3-PLY ASPHALT ROOF WITH WHITE CAP SHEET.
8. PRE-FINISHED METAL GUTTER.
9. BUILDING MOUNTED SIGN: AREA NOT TO EXCEED AREA AS STATED IN C-1 SECTION OF THE COMPREHENSIVE ZONING CODE. TEXT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.  
TYPICAL SIGN CONSTRUCTION:  
SINGLE FACED ILLUMINATED DISPLAY CABINET  
WHITE LEXAN FACE MATERIAL  
VINYL OVERLAY LETTERS - BLACK & RED COLOR  
LETTER HEIGHT = 24" MAXIMUM

**STUCCO COLORS**

- ALL COLORS BASED ON EL REY PERMA-FLEX ACRYLIC STUCCO
- COLOR 1: 422 GRANITE (LIGHT GRAY)
  - COLOR 2: 426 STONEEDGE (MEDIUM GRAY)
  - COLOR 3: 433 MUSKET (DARK GRAY)

1	7/30/08	Planning Department
2	9/2/08	Agency review comments
3	1/16/09	DRB Application Revisions
Project Number		
Drawn By		
Checked		
Issue Date July, 2008		
<b>BUILDING ELEVATIONS AND IMAGES</b>		
Scale: AS SHOWN		