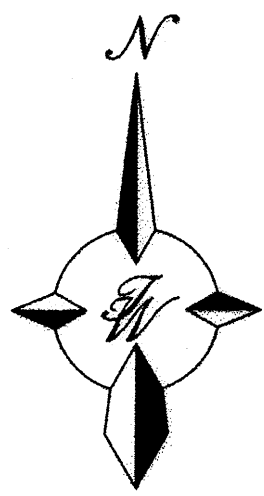
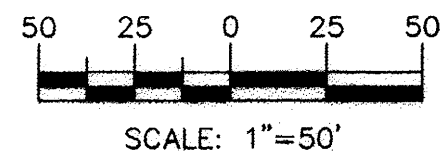


NOTES:

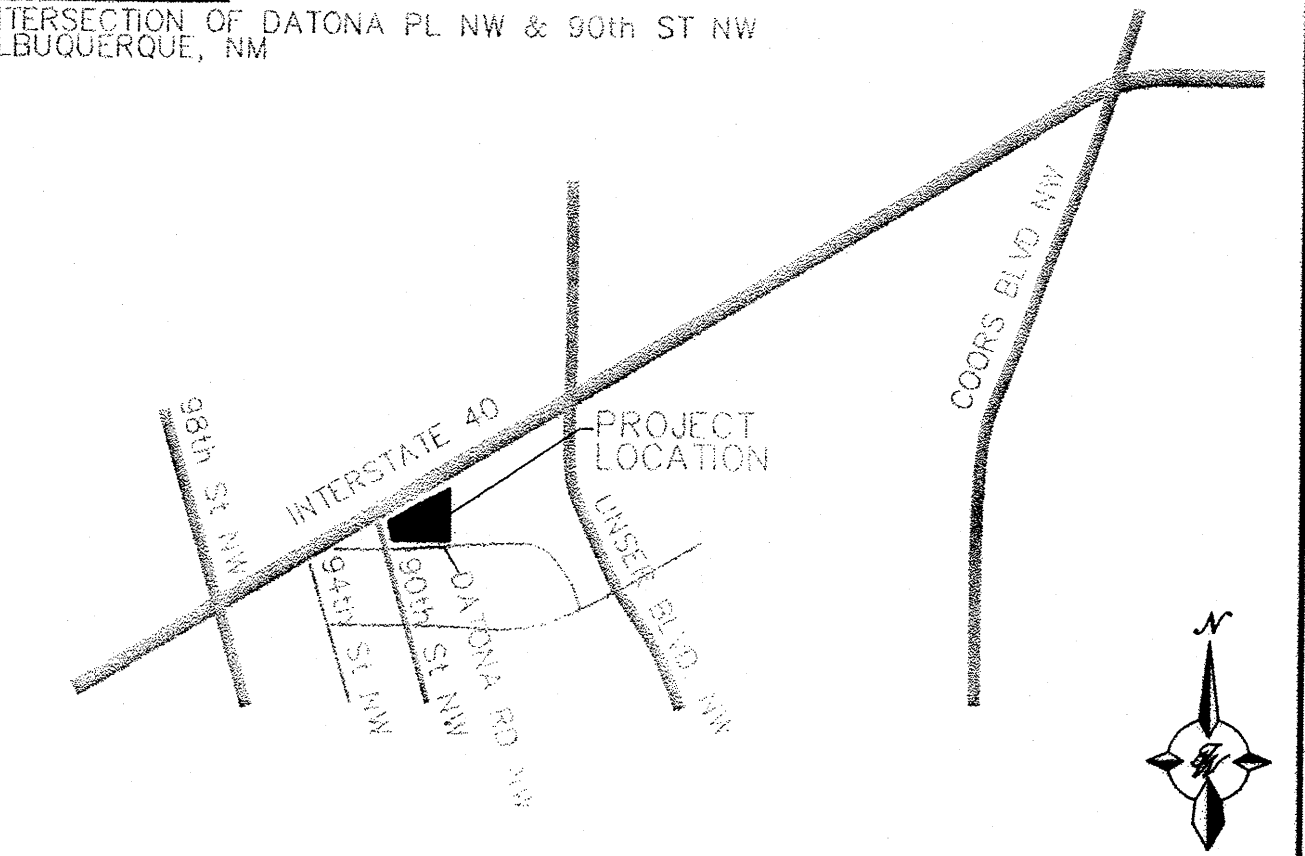
1. LIGHT POLES SHALL BE A MAXIMUM OF 26' FEET WITH FULL CUT OFF LIGHT FIXTURES. LIGHT FIXTURES SHALL BE A MAXIMUM OF 26' WITH FULL CUT OFF SHIELDS ON FIXTURES SO THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE. THE LIGHT FIXTURES SHALL BE FULLY SHIELDED WITH HORIZONTAL LAMPS.
2. 10' CLEARANCE SHALL BE PROVIDED FOR ALL GROUND MOUNTED PNM UTILITIES FOR SAFE OPERATION, MAINTENANCE AND REPAIR PROPOSES.



GRAPHIC SCALE



SITE LOCATION:
INTERSECTION OF DATONA PL. NW & 90TH ST NW
ALBUQUERQUE, NM



VICINITY MAP:

J-09-7

LEGEND

- PROPOSED CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- SITE LIGHTING
- EXISTING CURB & GUTTER
- EXISTING LOT LINE

KEYED NOTE

- (A) CURB & GUTTER PER COA STD DWG #2415B
- (B) 6" CURB & GUTTER (SEE DETAIL SHEET C6)
- (C) UNIDIRECTIONAL RAMP (SEE DETAIL SHEET C7)
- (D) NOT USED
- (E) VALLEY GUTTER
- (F) HC RAMP (SEE DETAIL SHEET C7)
- (G) ADA RAMP C (SEE DETAIL SHEET C7)

LEGAL DESCRIPTION:

LOTS B-20 AND B-21 TOWN OF ATRISCO GRANT

BUILDING DATA:

PHASE I

BUILDING AREA: 43,338 SF
BUILDING USE: TRUCK SALES AND SERVICE
CONSTRUCTION TYPE: IIIB - COMPLETELY AUTOMATIC SPRINKLED
LARGEST SINGLE AREA: 19,000 SF

SITE DATA:

PROPOSED DEVELOPMENT AREA: Approx.: 7.24 ACRES (315,374 SF)
PROPOSED USE: TRUCK SALES & SERVICE

PARKING SPACES REQUIRED: 75 Spaces (1/200 SF FOR FIRST 15,000SF)
PARKING SPACES REQUIRED: 113 Spaces (1/250 SF FOR REMAINING 28,338SF)
TOTAL PARKING SPACES REQUIRED: 188 Spaces
TOTAL PARKING SPACES PROVIDED: 192 (8 ACCESSIBLE SPACES)

MOTORCYCLE PARKING SPACES PROVIDED: 5 SPACES
BIKE PARKING SPACES PROVIDED: 10 SPACES

PAVING TYPE: ASPHALT

ZONING: IP WITH C-2 PERMISSIBLE USES C-2 ZONING SIGN REGULATIONS MAY BE UTILIZED

*TRUCK SPACES ARE ALLOWED TO BE COUNTED IN TOTAL NUMBER OF SPACES PROVIDED

PROJECT NUMBER: 1008585

APPLICATION NUMBER: 12DRB-70146

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated 12/24/12, 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 DRB 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>	07-25-12
Traffic Engineer, Transportation Division	Date
<i>[Signature]</i>	08-21-12
Water Utility Development	Date
<i>[Signature]</i>	7-25-12
Parks & Recreation Department	Date
<i>[Signature]</i>	10-29-12
City Engineer	Date
* Environmental Health Department (conditional)	Date
<i>[Signature]</i>	Date
Solid Waste Management	Date
<i>[Signature]</i>	10-30-12
DRB Chairperson, Planning Department	Date

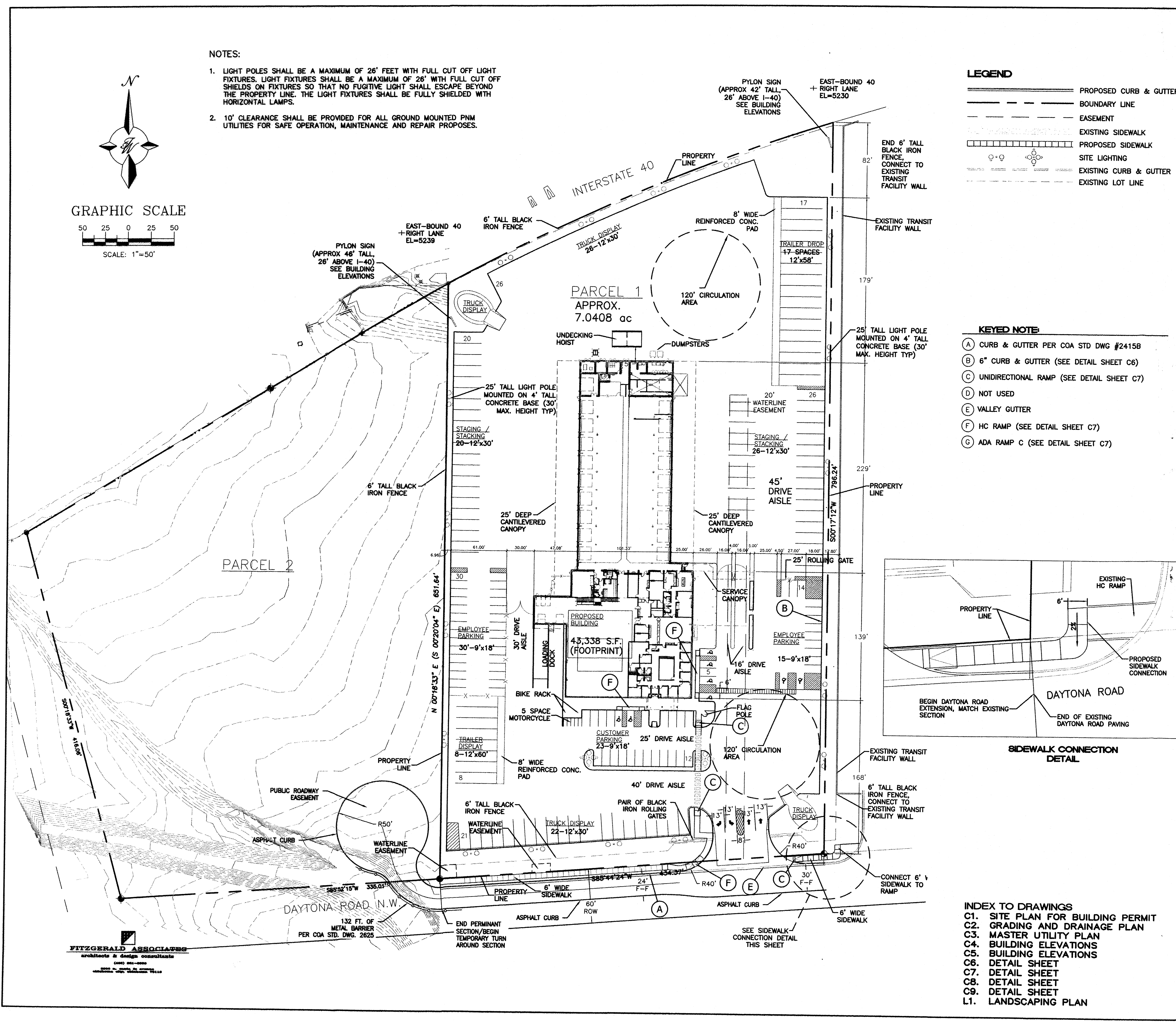
* Environmental Health, if necessary

NO.	DATE	REVISIONS	REMARKS	BY
1	12-31-08	XXX		XXX

	BRUCKNERS TRUCK SALES	DRAWN BY BJF
	SITE PLAN FOR BUILDING PERMIT	DATE 7/20/12
		2011073_SPB
		SHEET # C1
		JOB # 2011073

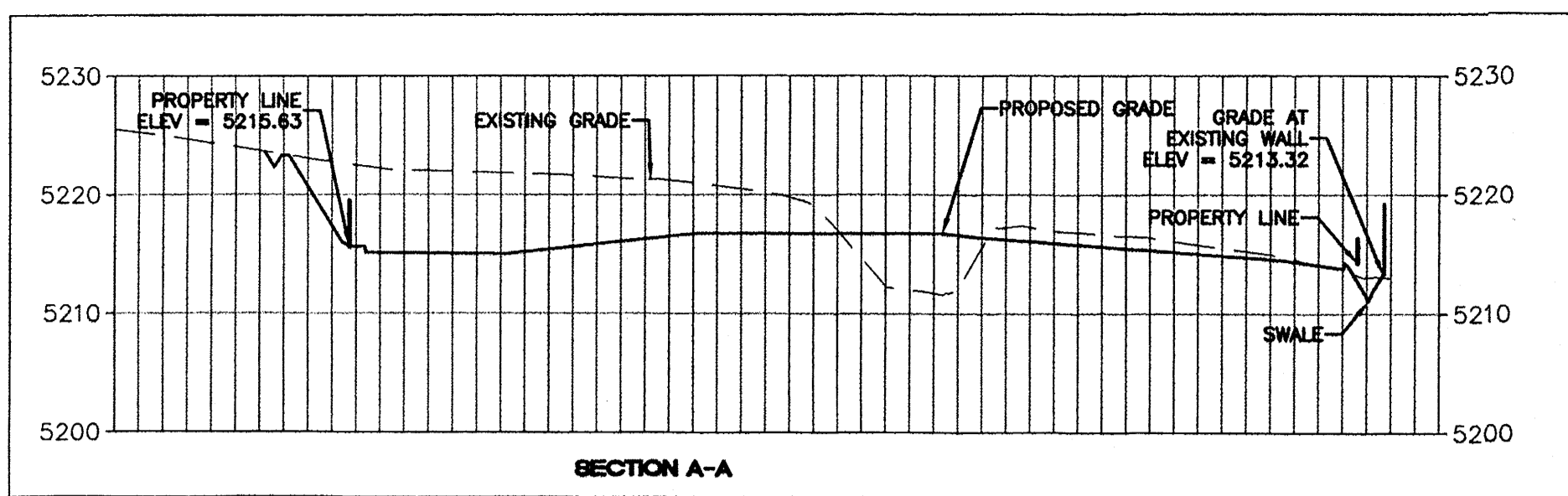
INDEX TO DRAWINGS

- C1. SITE PLAN FOR BUILDING PERMIT
- C2. GRADING AND DRAINAGE PLAN
- C3. MASTER UTILITY PLAN
- C4. BUILDING ELEVATIONS
- C5. BUILDING ELEVATIONS
- C6. DETAIL SHEET
- C7. DETAIL SHEET
- C8. DETAIL SHEET
- C9. DETAIL SHEET
- L1. LANDSCAPING PLAN



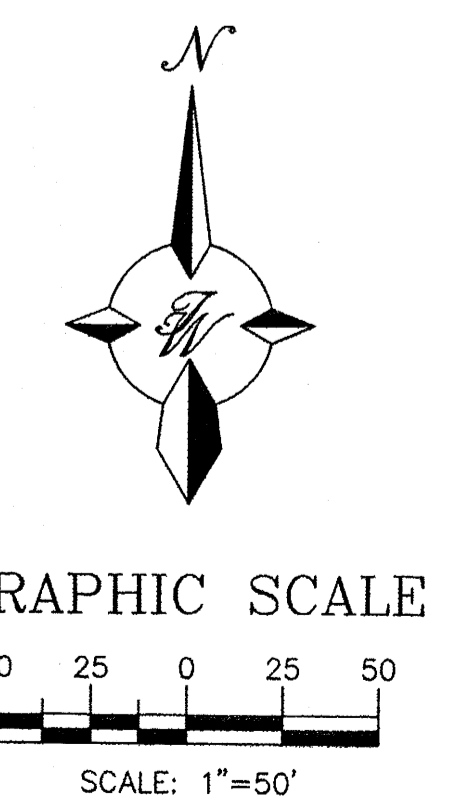
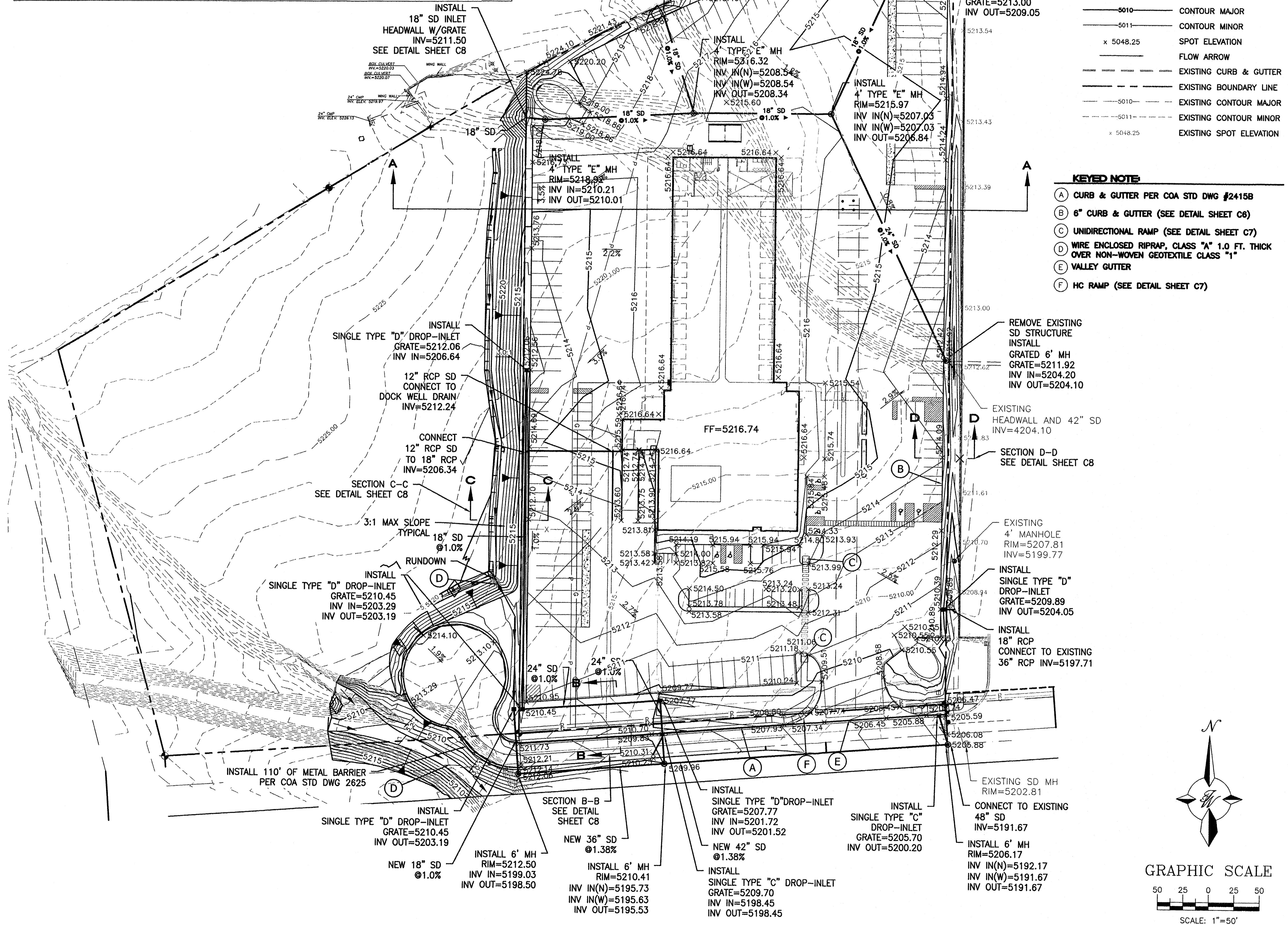
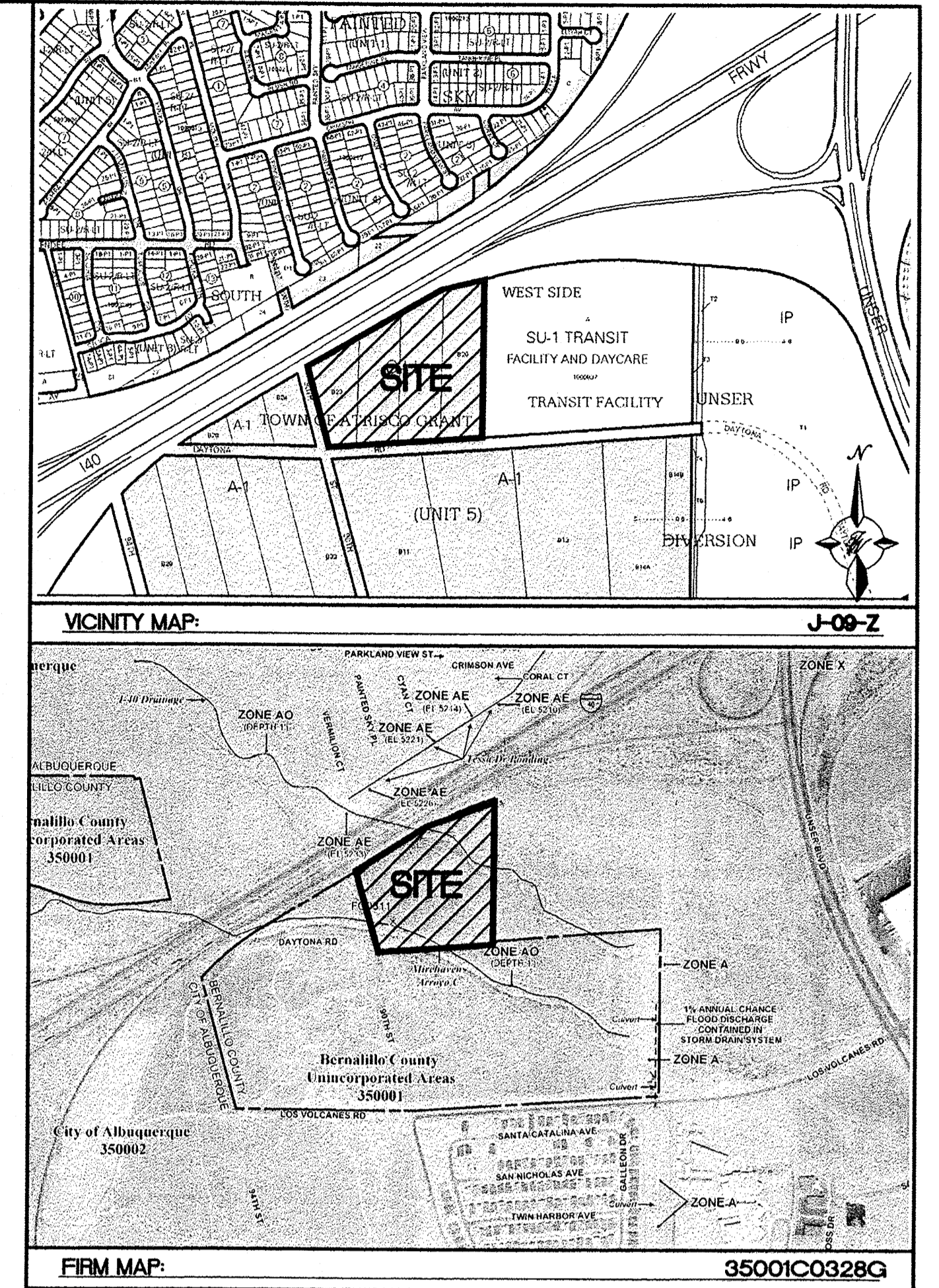
FITZGERALD ASSOCIATES
architects & design consultants
4040 4th Street, Suite 100
Albuquerque, NM 87106
505-263-8888

1008585



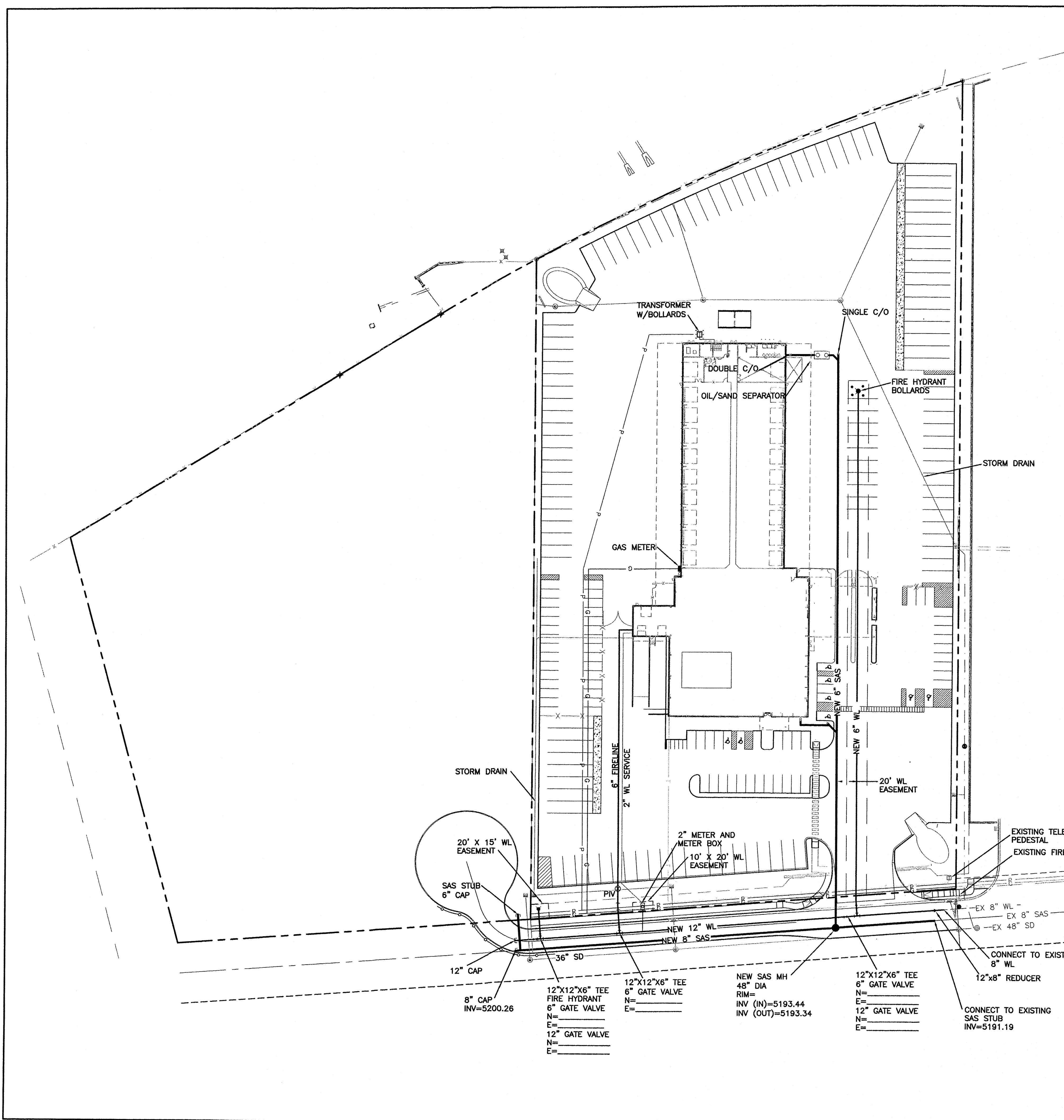
- LEGEND**
- CURB & GUTTER
 - BOUNDARY LINE
 - - - EASEMENT
 - - - CENTERLINE
 - - - RIGHT-OF-WAY
 - ▭ BUILDING
 - ▨ SIDEWALK
 - ▧ SCREEN WALL
 - ▩ RETAINING WALL
 - 5010 — CONTOUR MAJOR
 - 5011 — CONTOUR MINOR
 - x 5048.25 SPOT ELEVATION
 - FLOW ARROW
 - - - EXISTING CURB & GUTTER
 - - - EXISTING BOUNDARY LINE
 - - - 5010 — EXISTING CONTOUR MAJOR
 - - - 5011 — EXISTING CONTOUR MINOR
 - x 5048.25 EXISTING SPOT ELEVATION

- KEYED NOTE**
- (A) CURB & GUTTER PER COA STD DWG #2415B
 - (B) 6" CURB & GUTTER (SEE DETAIL SHEET C6)
 - (C) UNIDIRECTIONAL RAMP (SEE DETAIL SHEET C7)
 - (D) WIRE ENCLOSED RIPRAP, CLASS "A" 1.0 FT. THICK OVER NON-WOVEN GEOTEXTILE CLASS "1"
 - (E) VALLEY GUTTER
 - (F) HC RAMP (SEE DETAIL SHEET C7)



ROUGH GRADING APPROVAL _____ DATE _____

ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868	BRUCKNERS TRUCK SALES GRADING AND DRAINAGE PLAN	DRAWN BY BJF DATE 7/20/12 2011073_GRB
	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # C2 JOB # 2011073

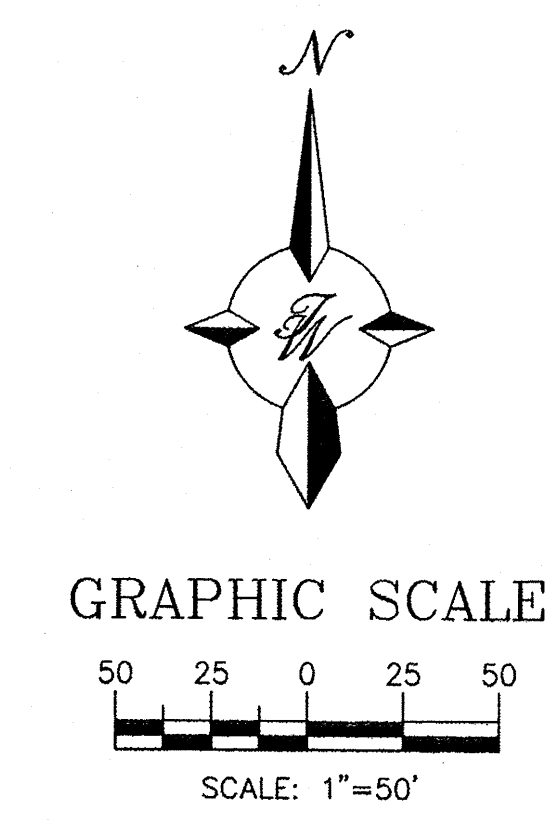


- GENERAL UTILITY NOTES:**
1. ALL WATER AND SEWER UTILITY WORK TO BE DONE IN ACCORDANCE WITH COA STANDARDS AND SPECIFICATIONS LATEST EDITION.
 2. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
 3. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATIONS.
 4. CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
 5. ALL PLUMBING PIPE MATERIAL TO BE USED PER UPC.
 6. FIRE LINE AND DOMESTIC WATERLINE MUST HAVE BACKFLOW PREVENTORS PER UPC. IF BACKFLOW PREVENTOR IS INSTALLED EXTERIOR OF BUILDING A HOT BOX SHALL BE INSTALLED AND USED.
 7. ALL EX. SD INLETS AND MH SHALL HAVE CONCRETE COLLARS POURED AND BE ADJUSTED TO FINISHED GRADE.
 8. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
 9. ALL UTILITY DISTANCES SHOWN ARE FOR REFERENCE ONLY.
 10. PNM WILL REVIEW ALL TECHNICAL NEEDS, ISSUES AND SAFETY CLEARANCES FOR ITS ELECTRIC POWER SYSTEMS. ANY EXISTING AND PROPOSED PUBLIC UTILITY EASEMENTS SHALL BE INDICATED ON THE SITE PLAN UTILITY SHEET PRIOR TO DRB REVIEW. PNM'S STANDARD FOR PUBLIC UTILITY EASEMENTS IS 10 FEET IN WIDTH TO ENSURE ADEQUATE, SAFE CLEARANCES.
 11. SCREENING SHALL BE DESIGNED TO ALLOW FOR ACCESS TO UTILITY FACILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET SURROUNDING ALL GROUND-MOUNTED UTILITIES FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.

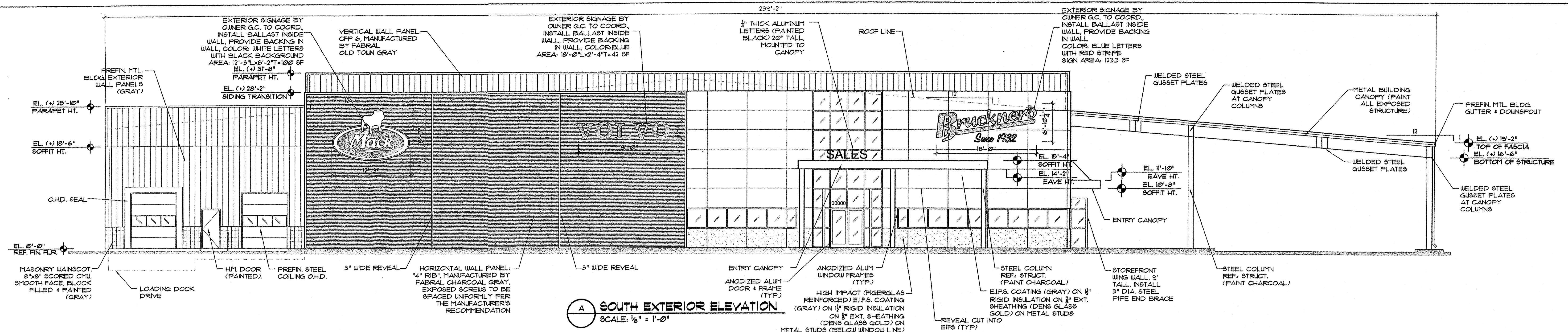
LEGEND

	CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	CENTERLINE
	RIGHT-OF-WAY
	BUILDING
	SIDEWALK
	EXISTING CURB & GUTTER
	EXISTING BOUNDARY LINE
	36" SD STORM SEWER LINE
	8" SAS SANITARY SEWER LINE
	6" WL WATERLINE
	SINGLE CLEAN OUT
	DOUBLE CLEAN OUT
	EXISTING SD MANHOLE
	EXISTING INLET
	EXISTING SAS MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING WATER METER
	EXISTING POWER POLE
	EXISTING GAS VALVE
	EXISTING OVERHEAD UTILITIES
	EX. UNDERGROUND UTILITIES
	EX. GAS
	EX. SAS
	EX. WL
	EX. SD
	EX. GAS LINE
	EX. POWER LINE
	PROPOSED GAS LINE
	PROPOSED POWER LINE

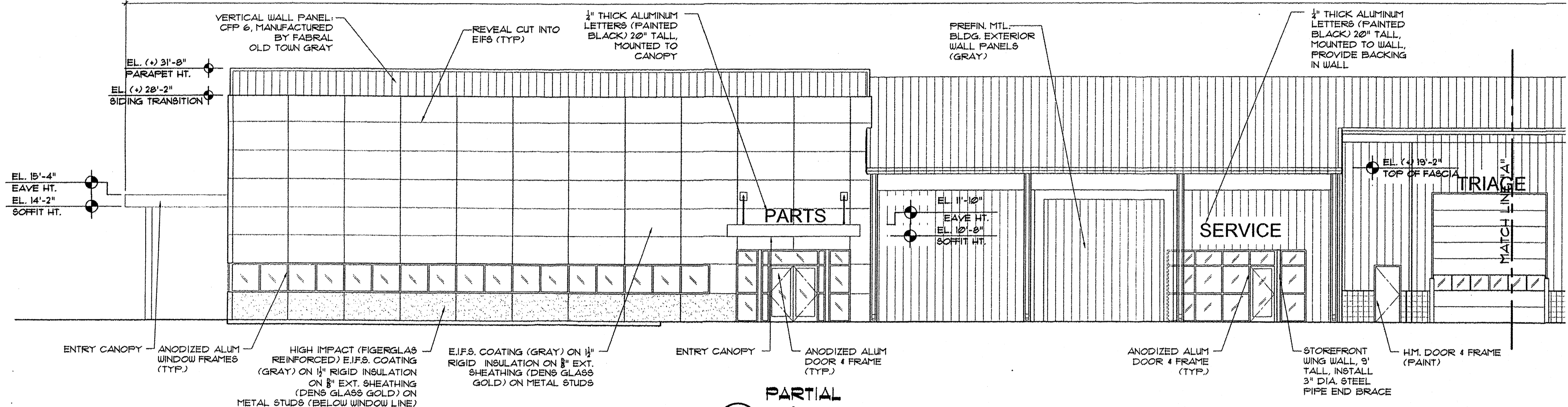
CAUTION:
 ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.



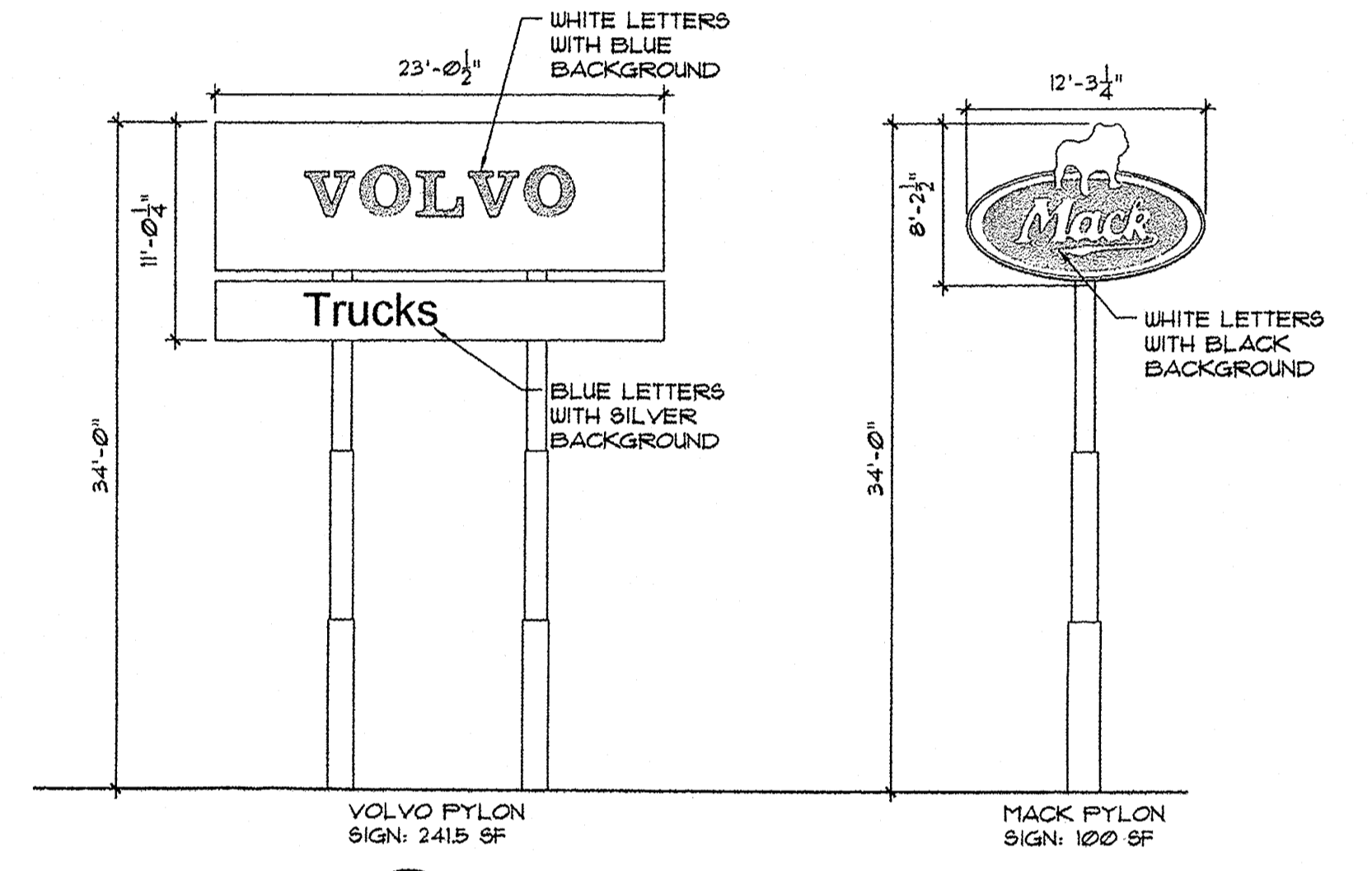
ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868	BRUCKNERS TRUCK SALES	DRAWN BY BJF
	MASTER UTILITY PLAN	DATE 6/21/12
 TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	2011073_MUB	SHEET # C3
		JOB # 2011073



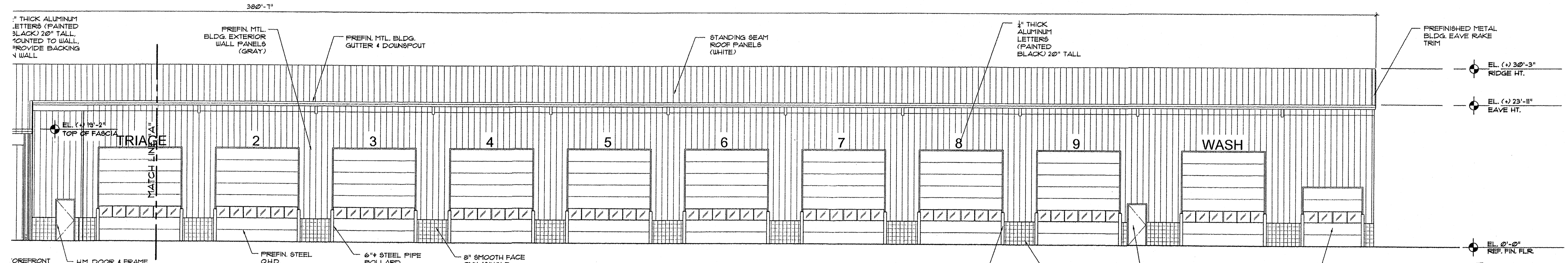
A SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



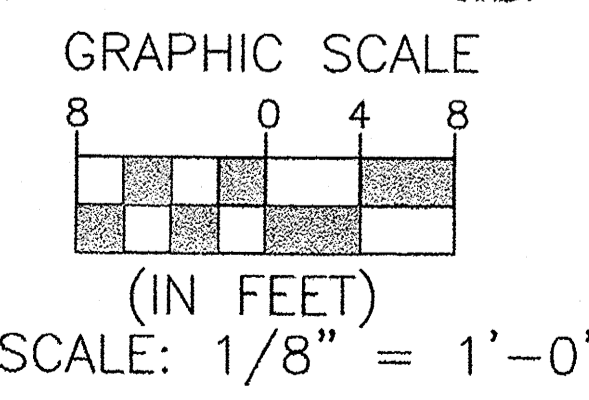
B PARTIAL EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



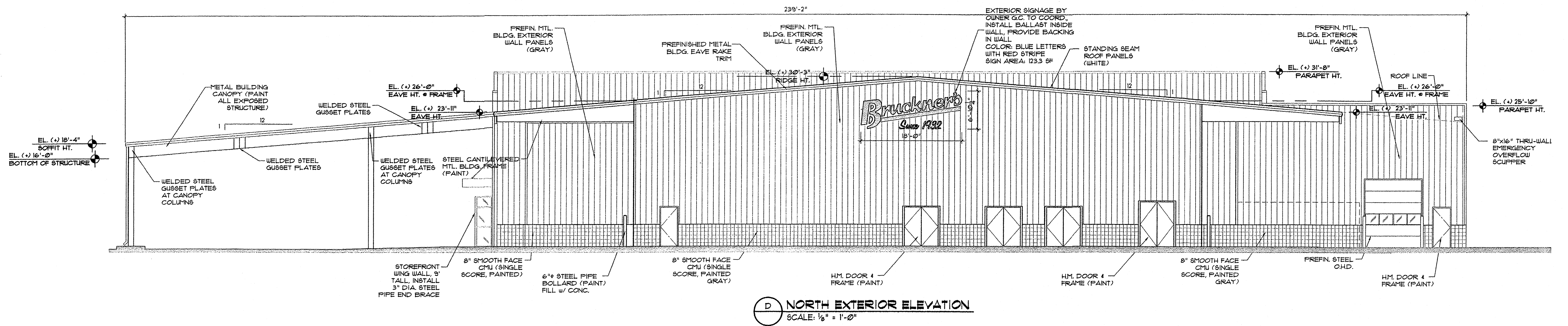
C PYLON SIGNS
SCALE: 1/8" = 1'-0"



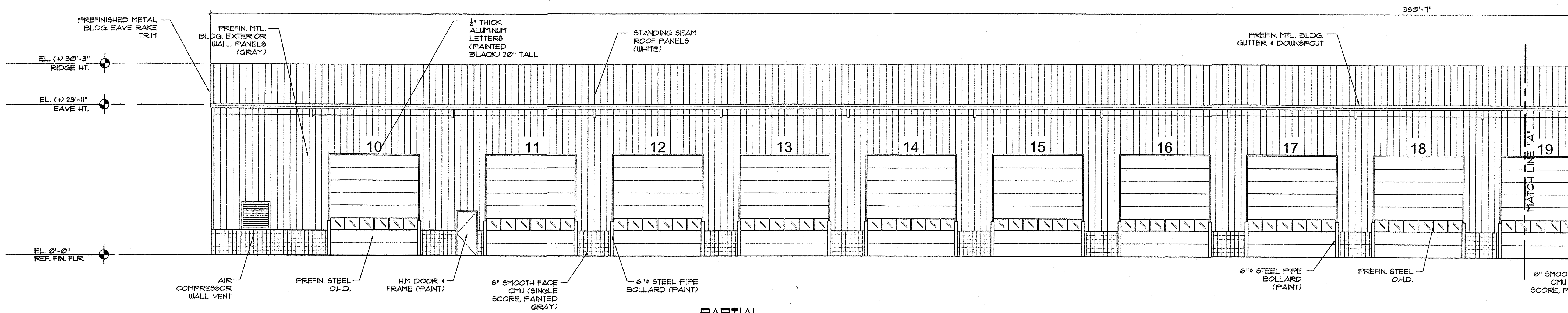
D PARTIAL EAST EXTERIOR ELEVATION
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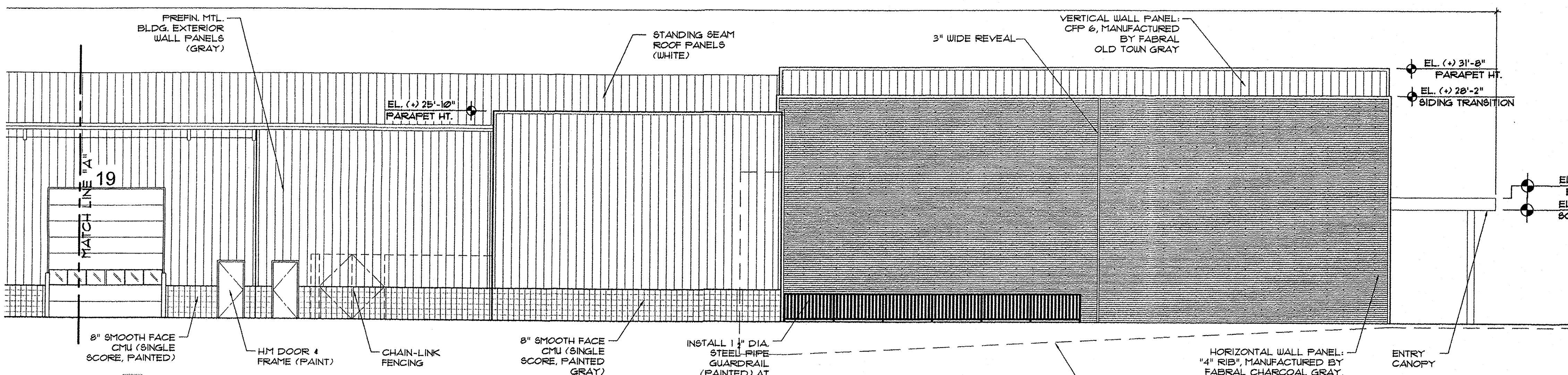
FITZGERALD ASSOCIATES
architects & design consultants
6000 9th Street, Suite 100
Seattle, WA 98108
206.461.0000



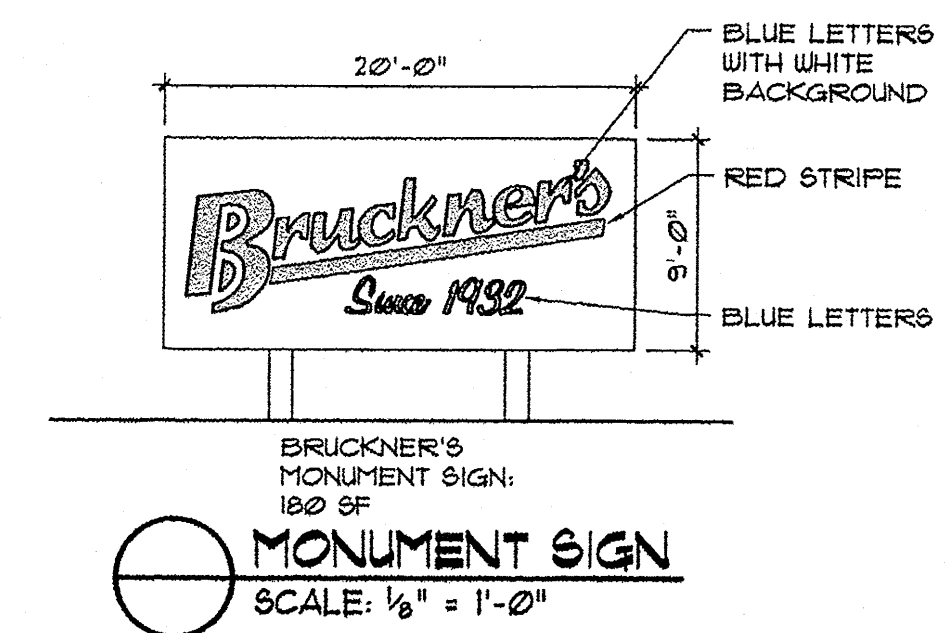
D NORTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



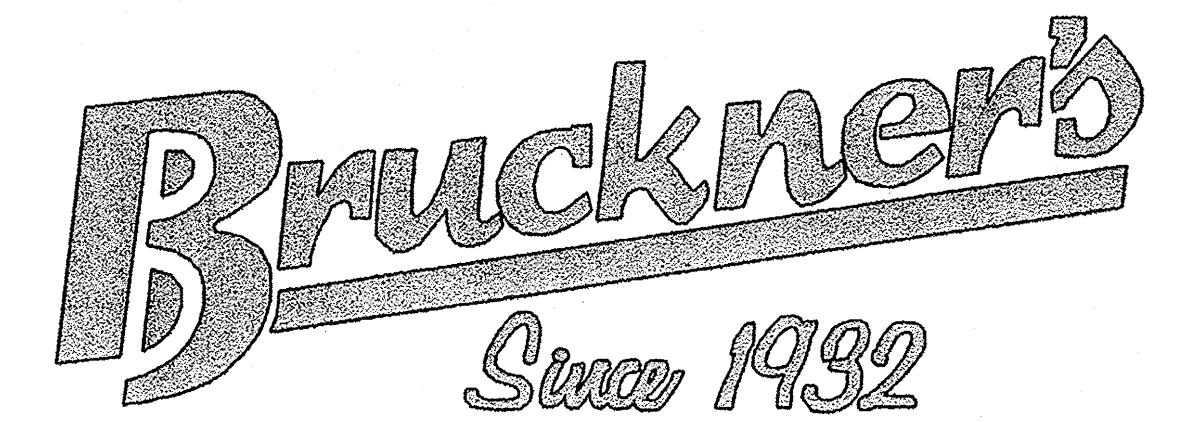
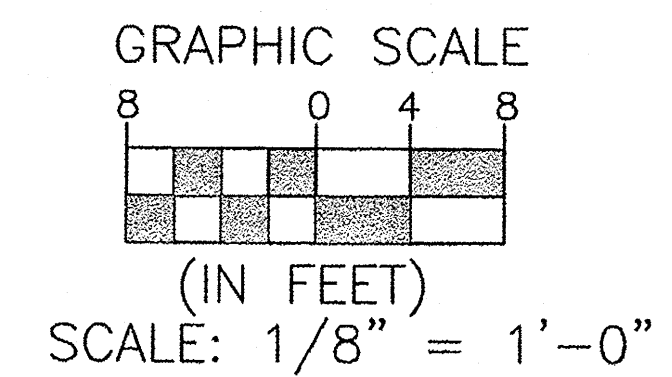
C PARTIAL WEST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



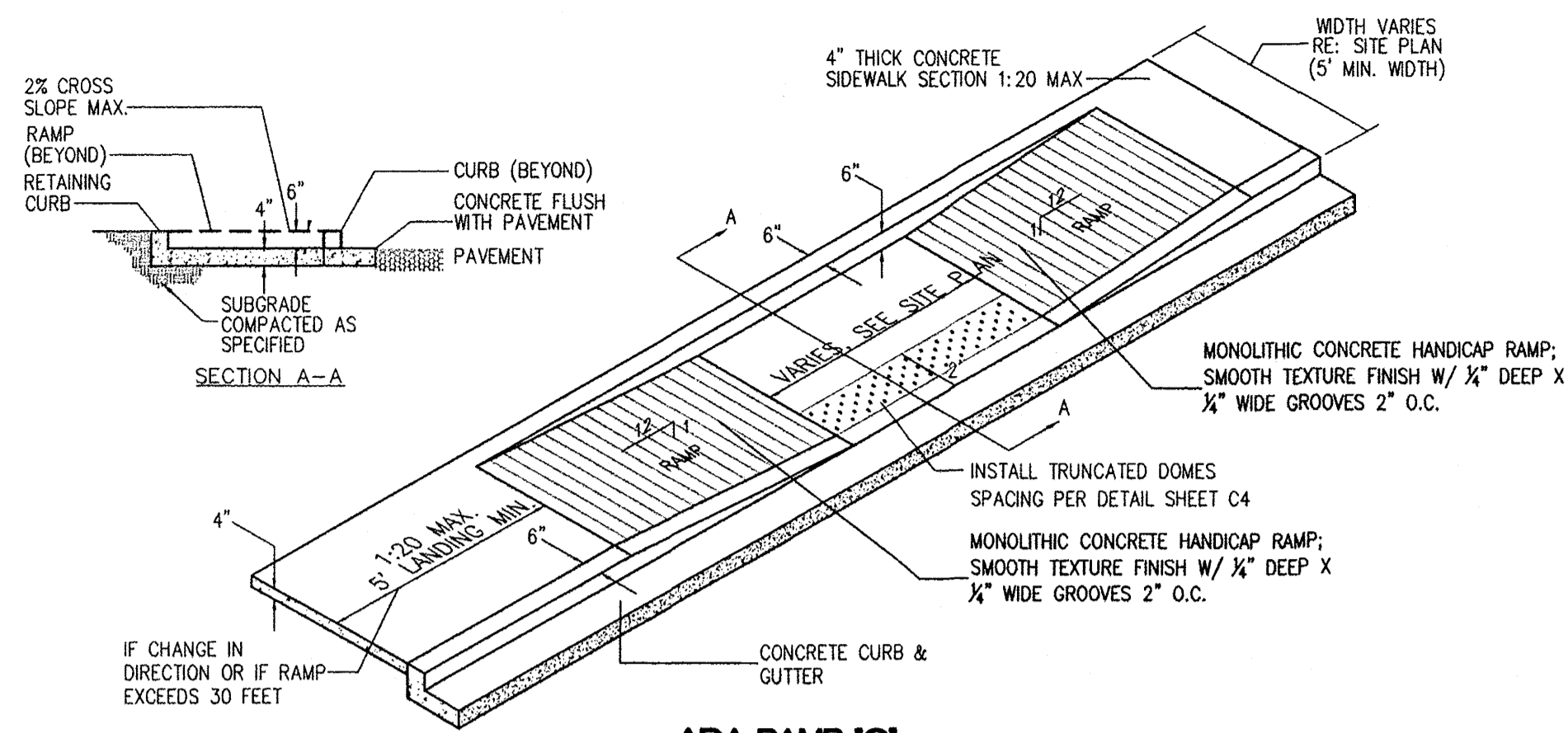
C PARTIAL WEST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



MONUMENT SIGN
SCALE: 1/8" = 1'-0"



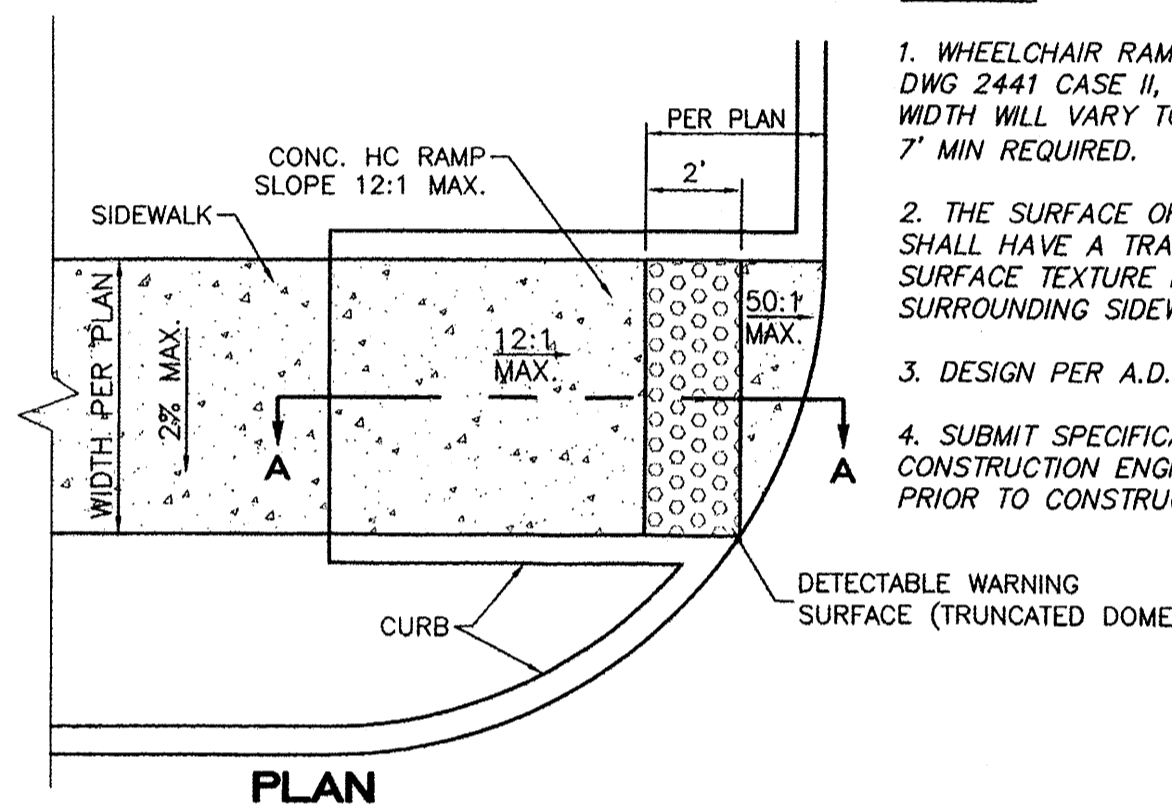
FITZGERALD ASSOCIATES
architects & design consultants
(408) 441-8800
2500 N. QUINN AVENUE
CHANDLER, AZ 85226-3918



ADA RAMP "C"
SC: NTS

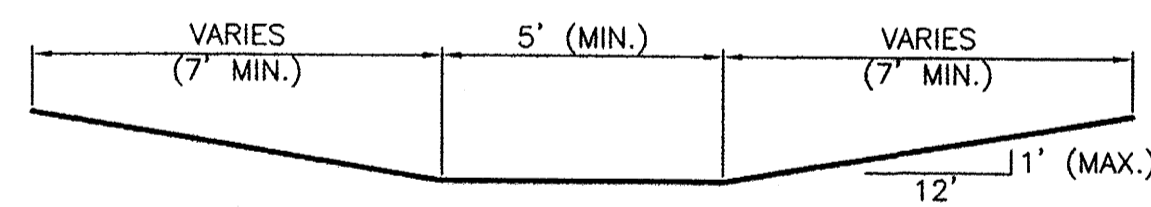
NOTES:

1. WHEELCHAIR RAMPS ARE AS C.O.A. STD DWG 2441 CASE II, EXCEPT THE RAMP WIDTH WILL VARY TO MEET A 12:1 SLOPE; 7' MIN REQUIRED.
2. THE SURFACE OF RAMP AND SIDES SHALL HAVE A TRANSVERSE BROOMED SURFACE TEXTURE ROUGHER THAN THE SURROUNDING SIDEWALK.
3. DESIGN PER A.D.A. SPECIFICATIONS.
4. SUBMIT SPECIFICATIONS TO CITY CONSTRUCTION ENGINEER FOR EVALUATION PRIOR TO CONSTRUCTION.

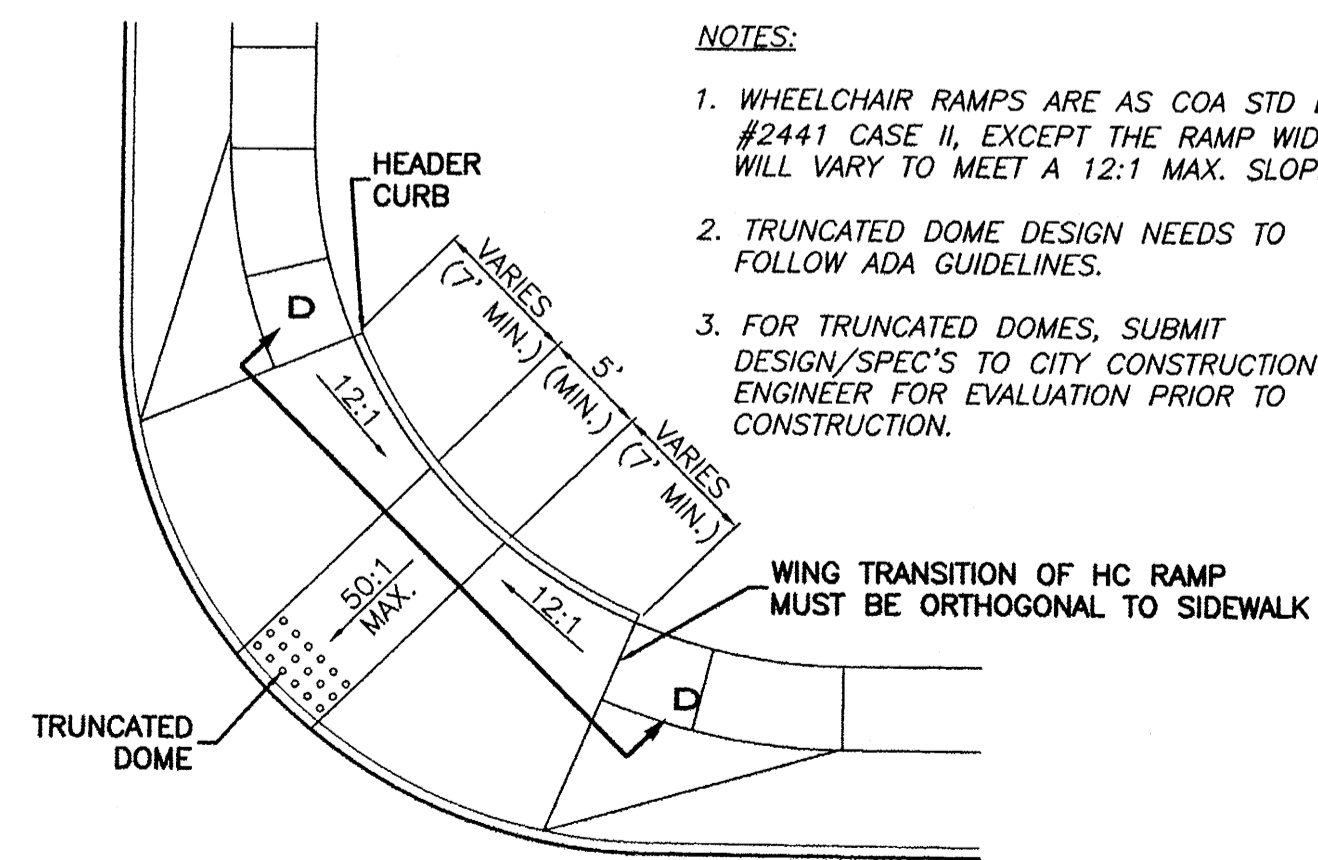


UNIDIRECTIONAL HC RAMP

NOT TO SCALE



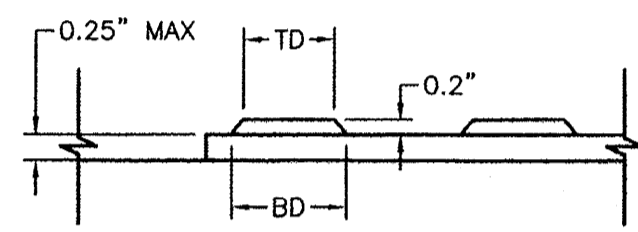
SECTION D-D
NTS



WHEELCHAIR RAMP DETAIL (TYP.)
NTS

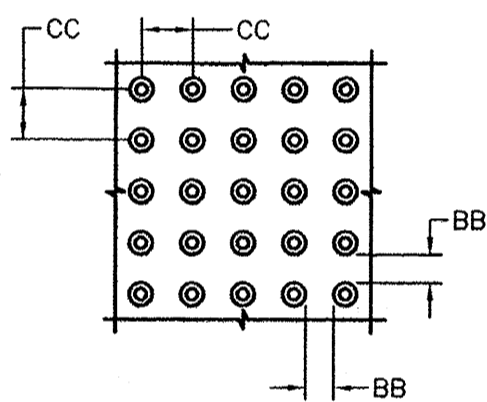
NOTES:

1. WHEELCHAIR RAMPS ARE AS COA STD DWG #2441 CASE II, EXCEPT THE RAMP WIDTH WILL VARY TO MEET A 12:1 MAX. SLOPE.
2. TRUNCATED DOME DESIGN NEEDS TO FOLLOW ADA GUIDELINES.
3. FOR TRUNCATED DOMES, SUBMIT DESIGN/SPEC'S TO CITY CONSTRUCTION ENGINEER FOR EVALUATION PRIOR TO CONSTRUCTION.



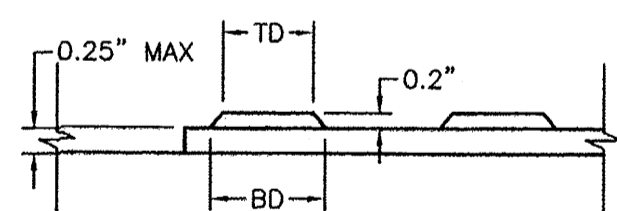
DOMES SECTION

BD - BASE DIAMETER 0.9" MIN
TD - TOP DIAMETER 50% OF BD MIN TO 65% OF BD MAX



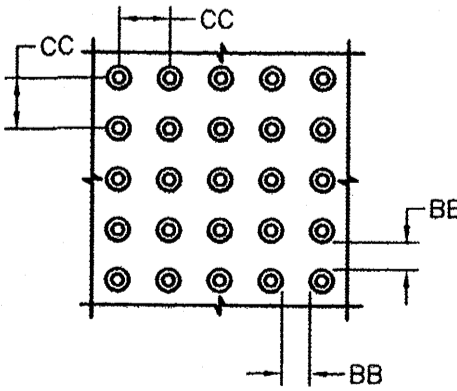
DOMES SPACING

CC - CENTER TO CENTER SPACING 2.35"
BB - BASE TO BASE SPACING 1.48" MIN



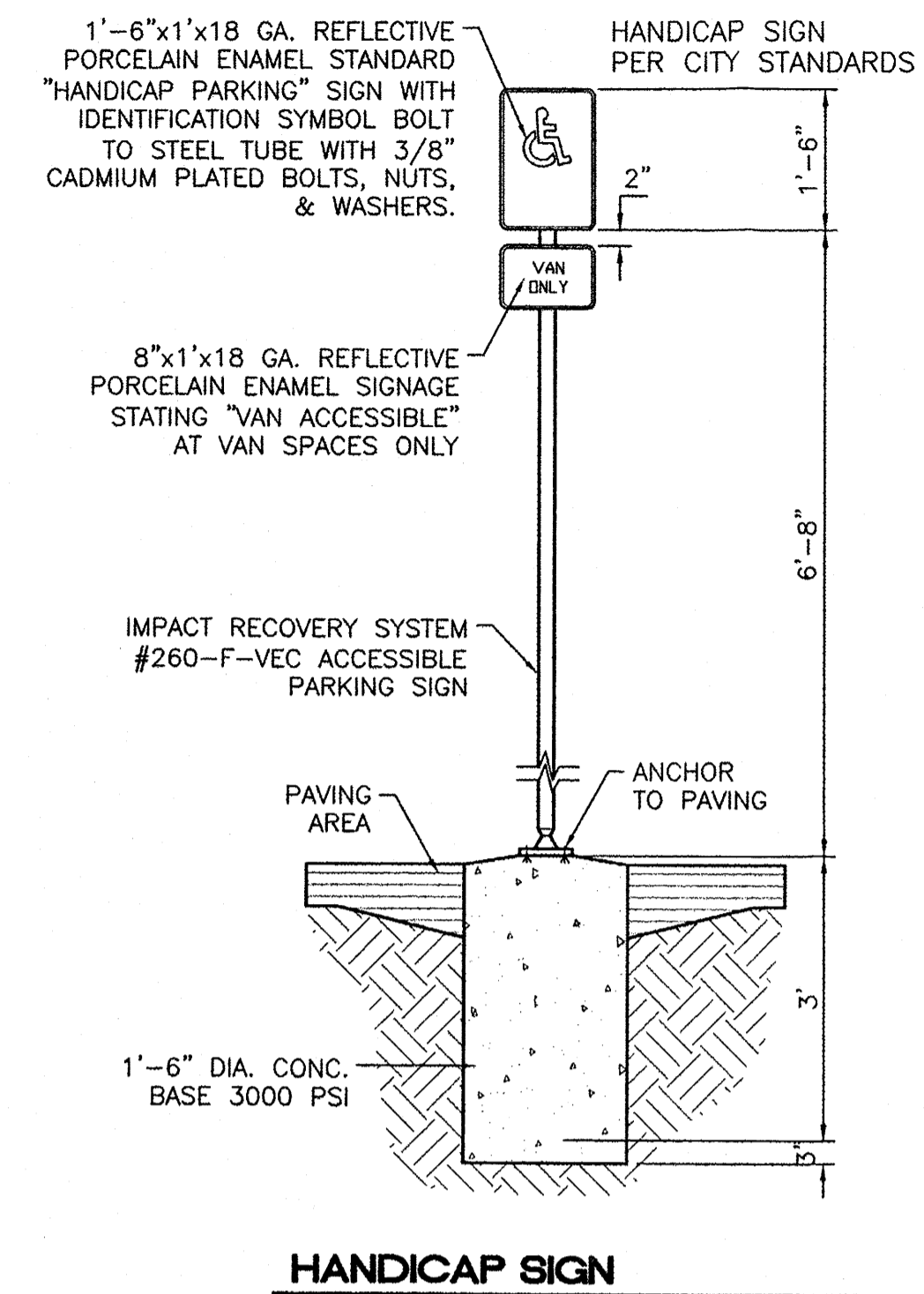
DOMES SECTION

BD - BASE DIAMETER 0.9" MIN
TD - TOP DIAMETER 50% OF BD MIN TO 65% OF BD MAX



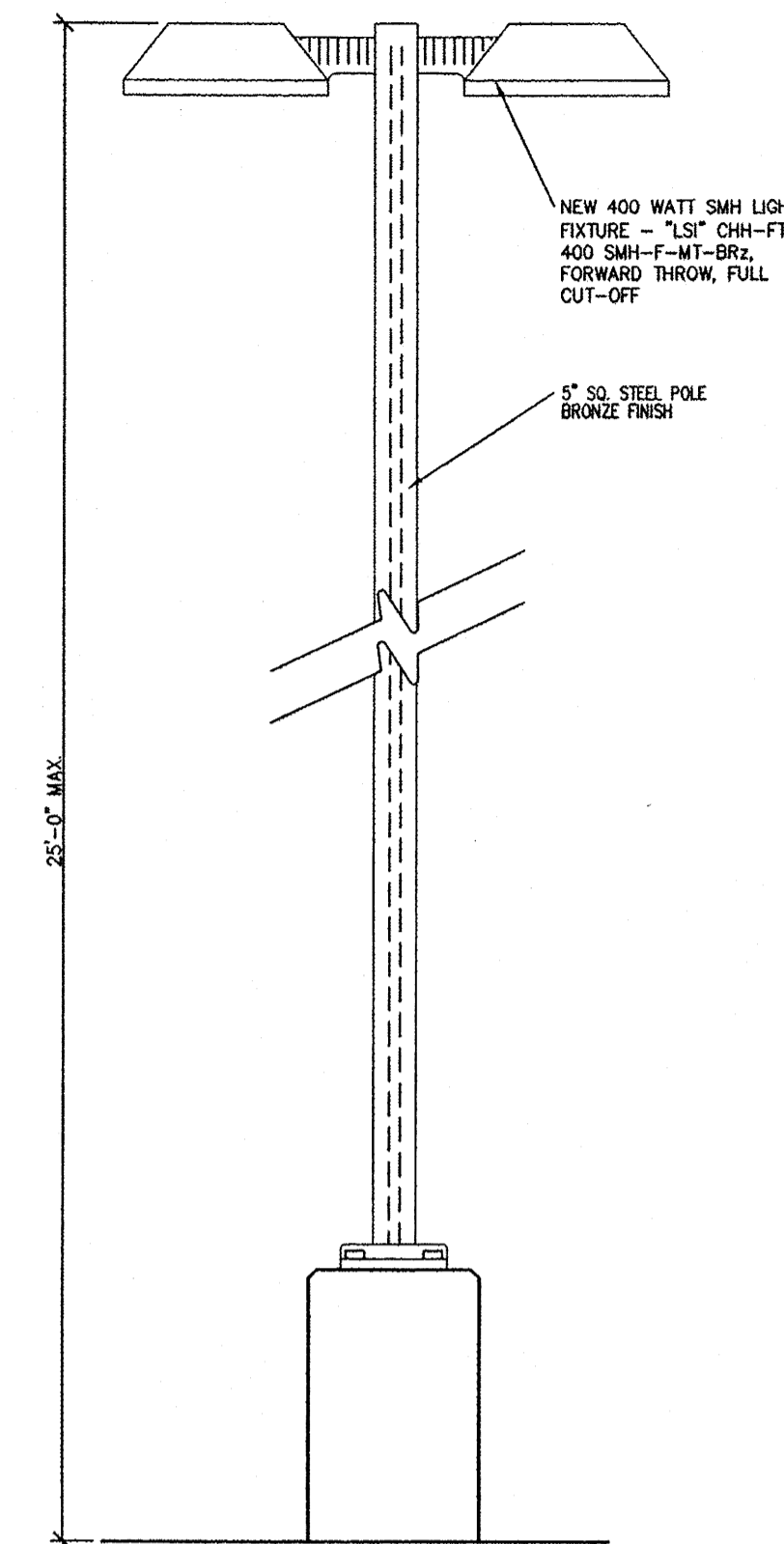
DOMES SPACING

CC - CENTER TO CENTER SPACING 2.35"
BB - BASE TO BASE SPACING 1.48" MIN



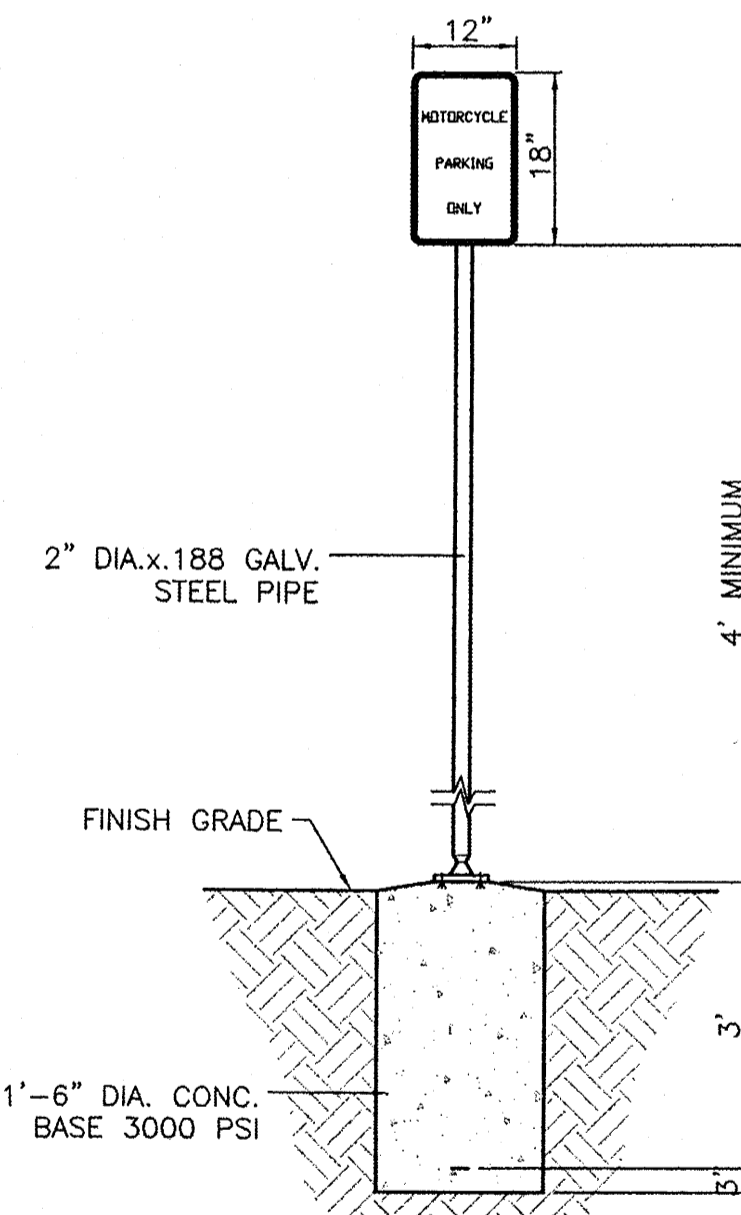
HANDICAP SIGN

SCALE: NTS



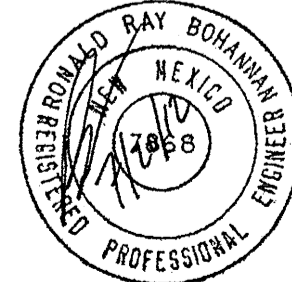
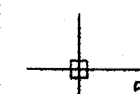
AREA LIGHT ELEVATION

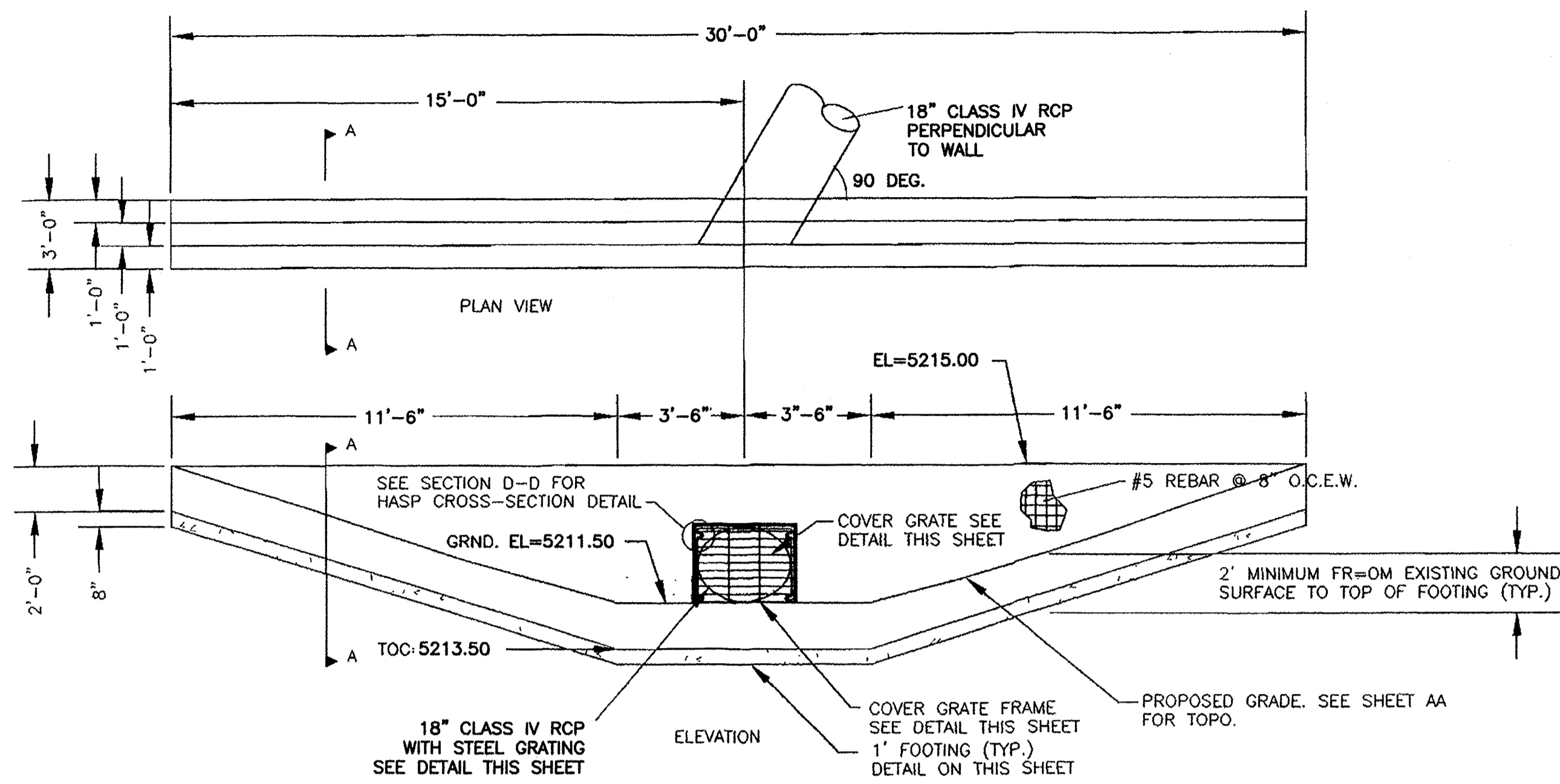
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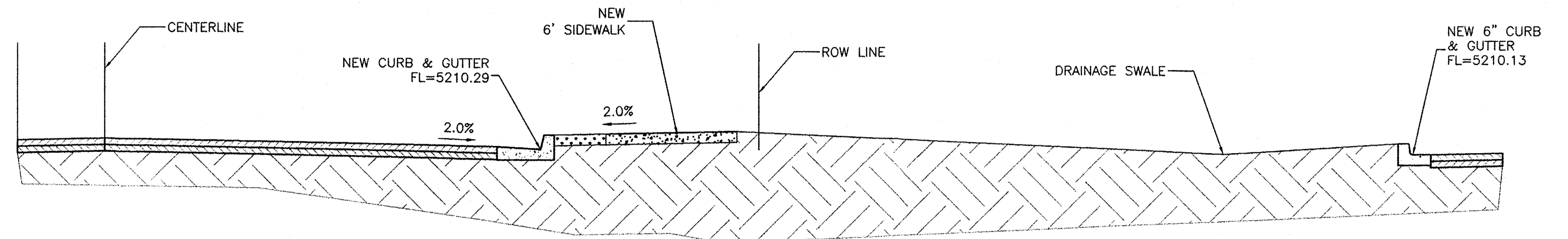
MOTORCYCLE PARKING SIGN

SCALE: NTS

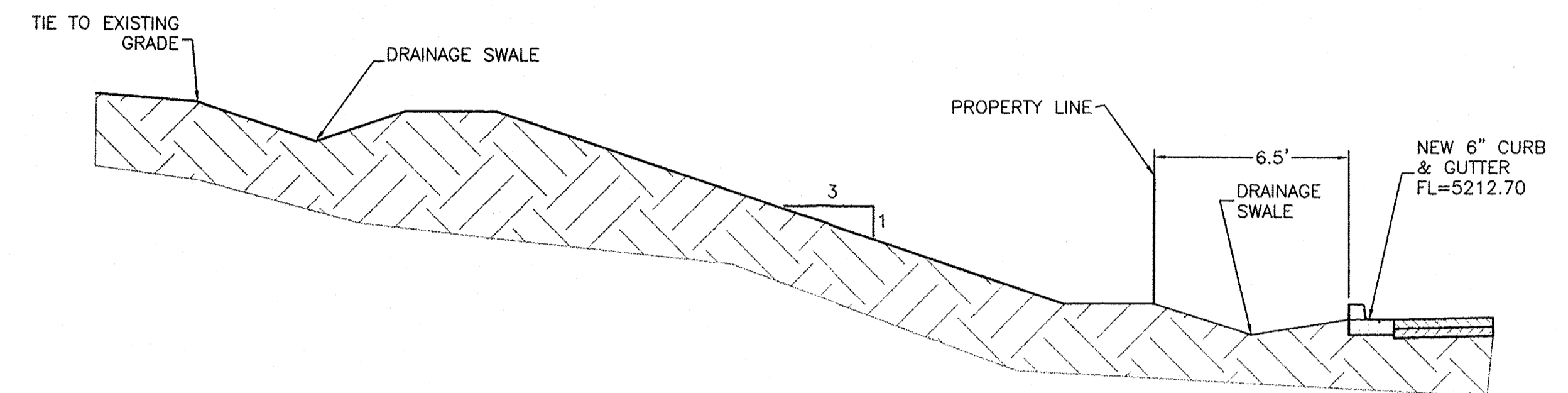
ENGINEER'S SEAL  RONALD R. BOHANNAN P.E. #7868	BRUCKNERS TRUCK SALES	DRAWN BY BJF
	DETAIL SHEET	DATE 7/19/12
 TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com	2011073_DTB	SHEET # C7
		JOB # 2011073



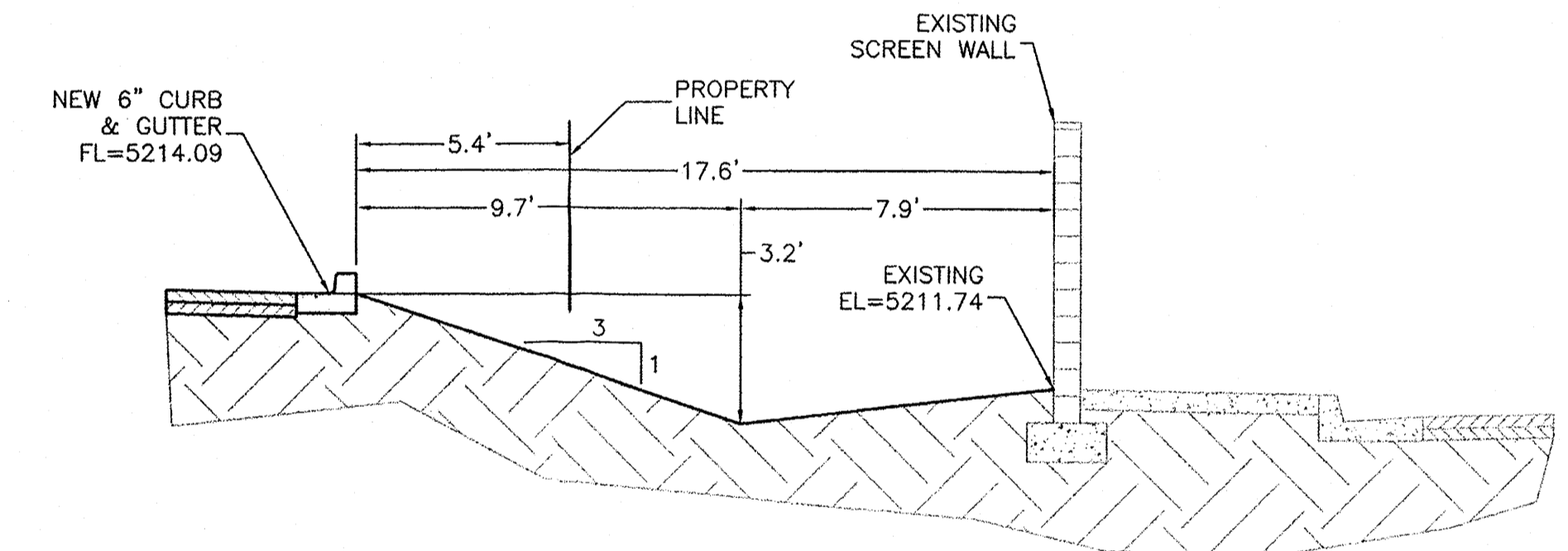
18" SD HEAD WALL - SECTION A-A



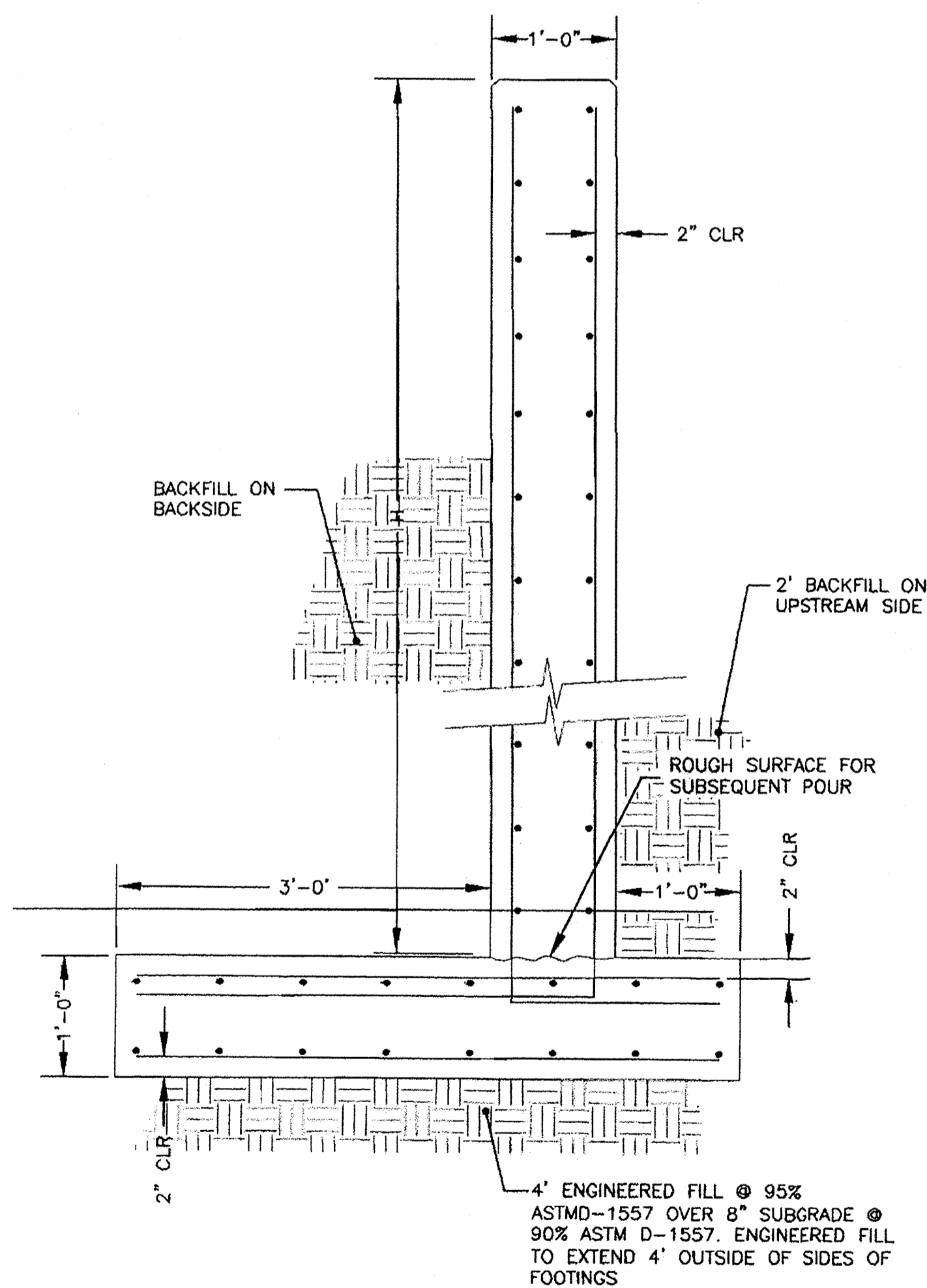
SECTION B-B



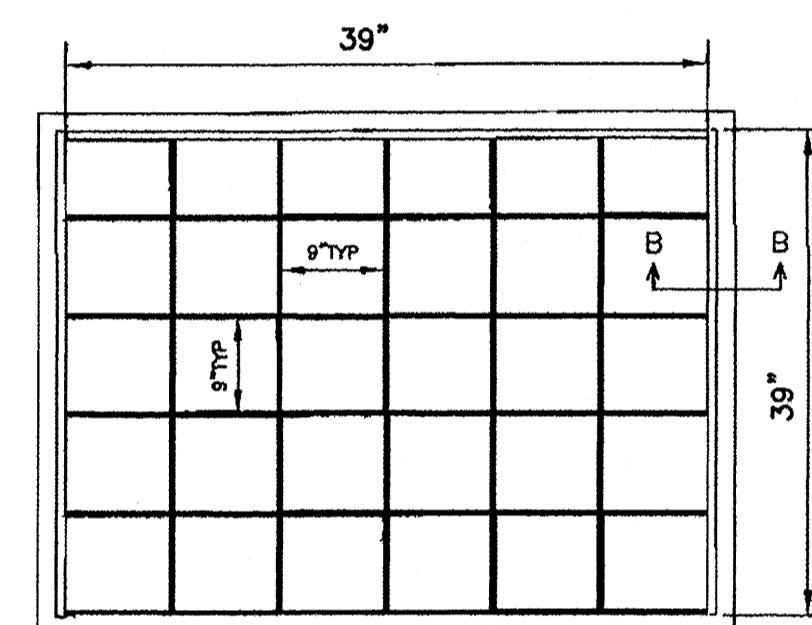
SECTION C-C



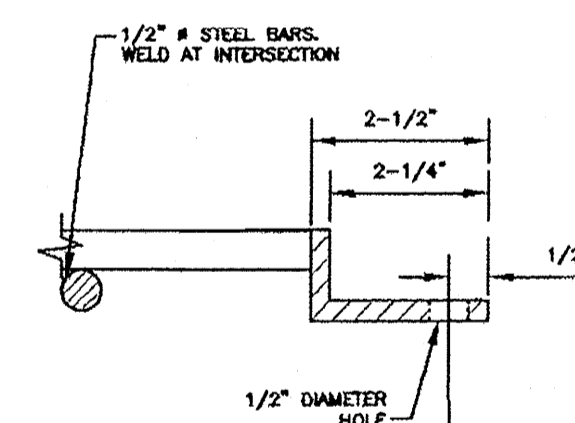
SECTION D-D



36" SD HEAD WALL - SECTION A-A

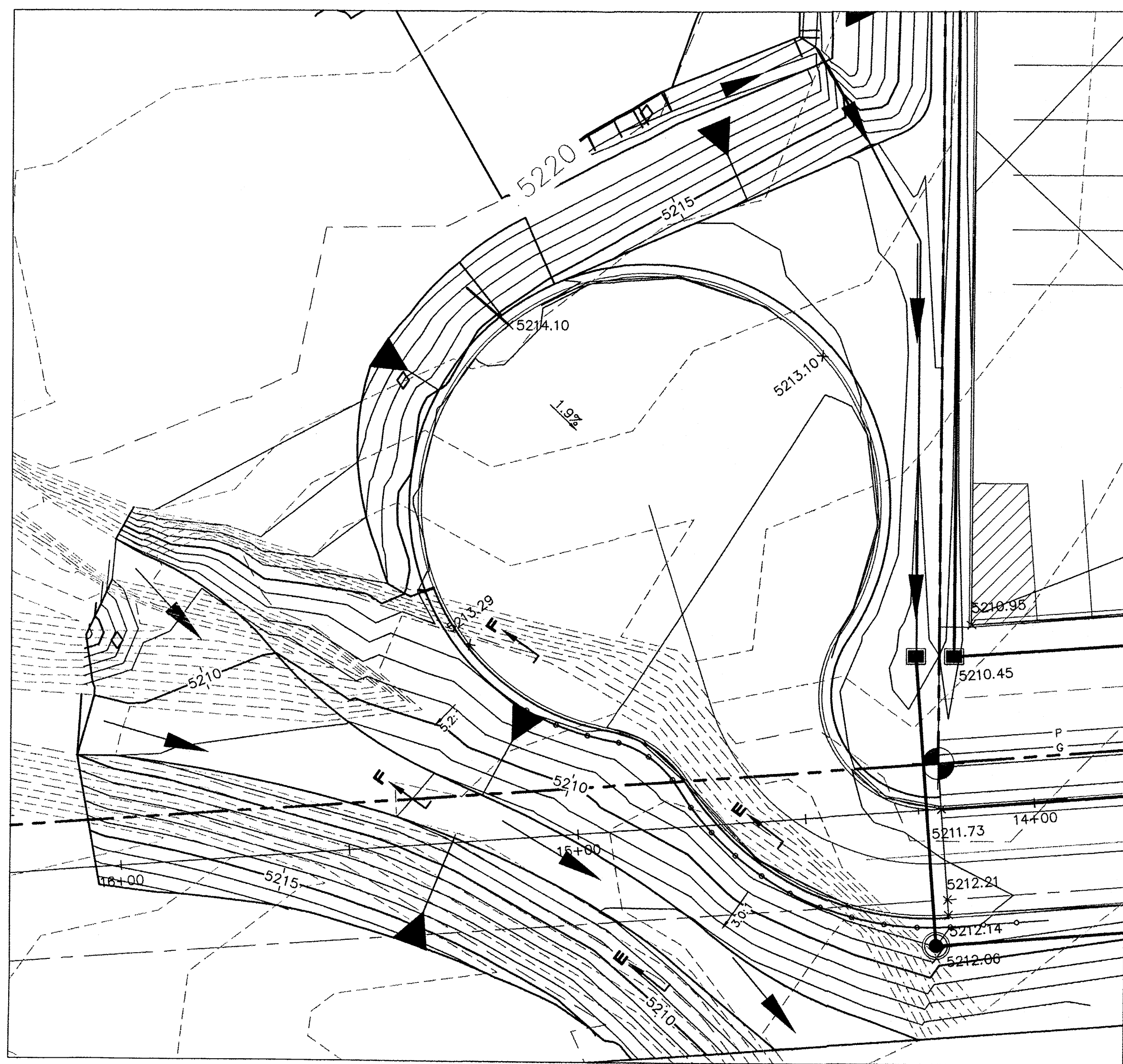
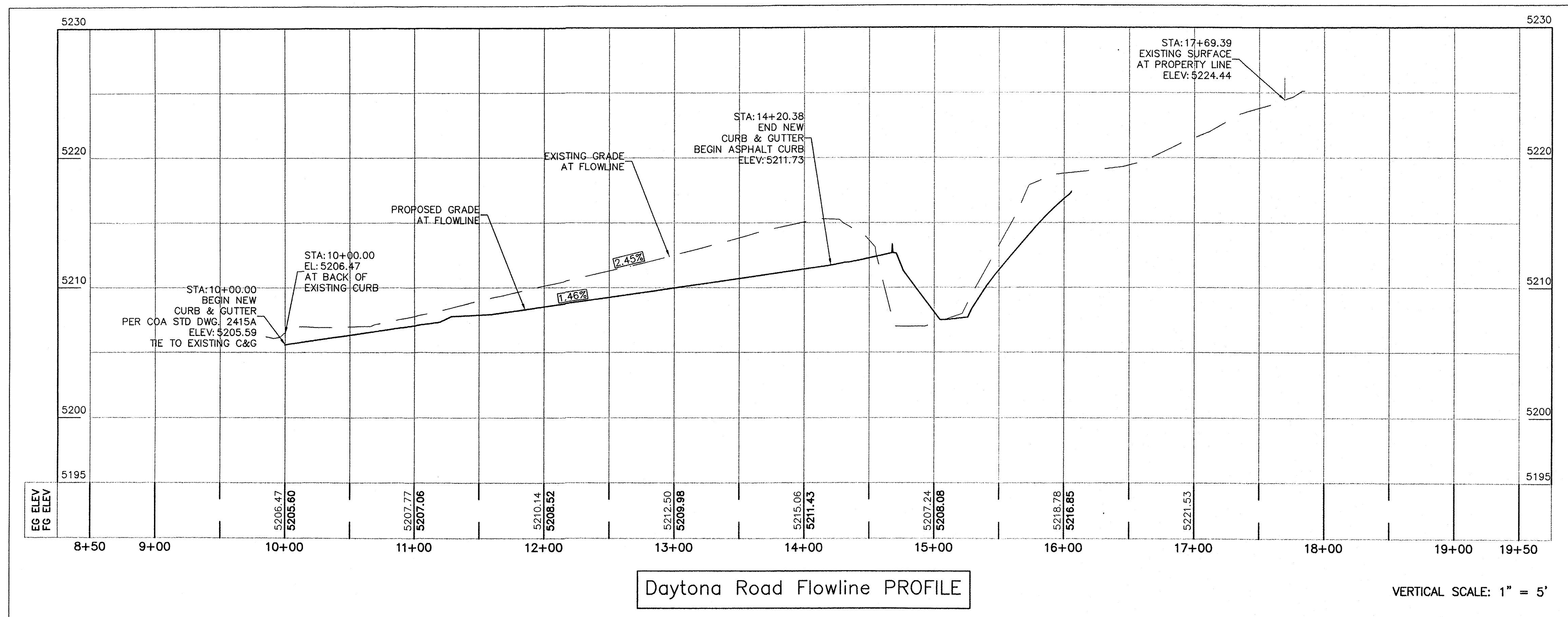


18" SD HEAD WALL - COVER GRATE

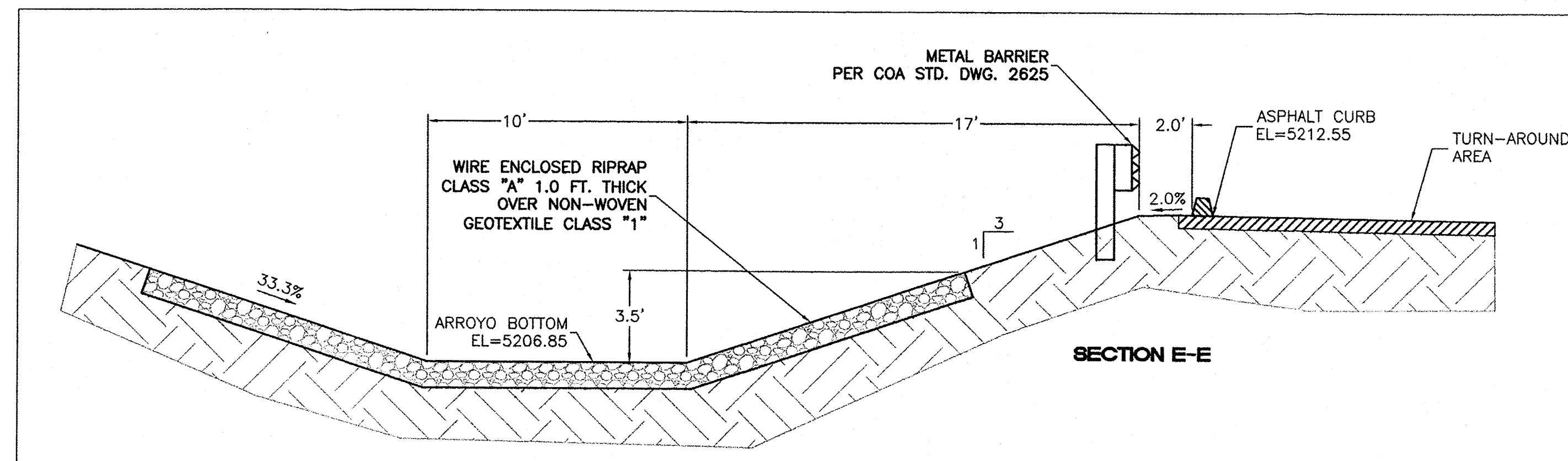
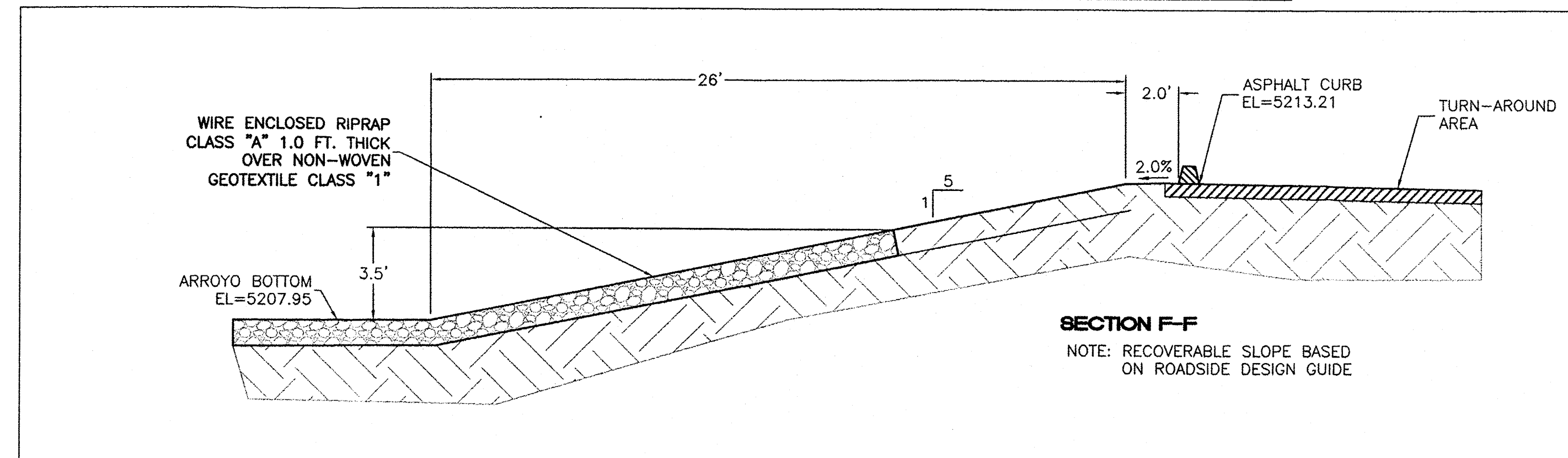


36" SD HEAD WALL - SECTION B-B

ENGINEER'S SEAL	BRUCKNERS TRUCK SALES	DRAWN BY BJF	
		DATE 7/19/12	
		DETAIL SHEET	2011073_DTB
		SHEET #	C8
	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com	JOB #	2011073



**TURN-AROUND AND ARROYO
DETAIL**
SCALE: 1"=20'



	BRUCKNERS TRUCK SALES	DRAWN BY BJF
	DETAIL SHEET	DATE 7/20/12
	5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com	2011073_GRB
		SHEET # C9
		JOB # 2011073

