

LEGEND

- CURB & GUTTER
- - - PROPERTY LINE
- - - EASEMENT
- - - CENTERLINE
- - - RIGHT-OF-WAY
- ▭ BUILDING
- ▨ SIDEWALK/CONCRETE APRON
- ▩ PAVEMENT
- ▧ MILLINGS
- ▨ SCREEN WALL
- ▨ RETAINING WALL
- ☼ STREET LIGHTS
- - - LANE
- - - STRIPING
- - - EXISTING CURB & GUTTER
- - - EXISTING BOUNDARY LINE
- ▨ EXISTING SIDEWALK
- - - EXISTING LANE
- - - EXISTING STRIPING
- ▨ 6' 3D FENCE
- ▨ COVERED ENTRY

SITE DATA

PROPOSED USAGE: UTILITY TRAILER SALES/SERVICING
 LOT AREA: 240,578 SF (5.52 ACRE)

BUILDING AREA:
 TOTAL 15,635 SF

PARKING REQUIRED: 75 SPACES (15,000 SF/1 SPACE PER 200 SF)
 PARKING REQUIRED: 3 SPACES (635 SF/1 SPACE PER 250 SF)
 MINUS: 9 SPACES (SERVICE BAYS)
 TOTAL PARKING REQUIRED: 69 SPACES

*PARKING PROVIDED: 77 SPACES

HC PARKING REQUIRED: 4 SPACES
 HC PARKING PROVIDED: 4 SPACES
 2 SPACE VAN ACCESSIBLE

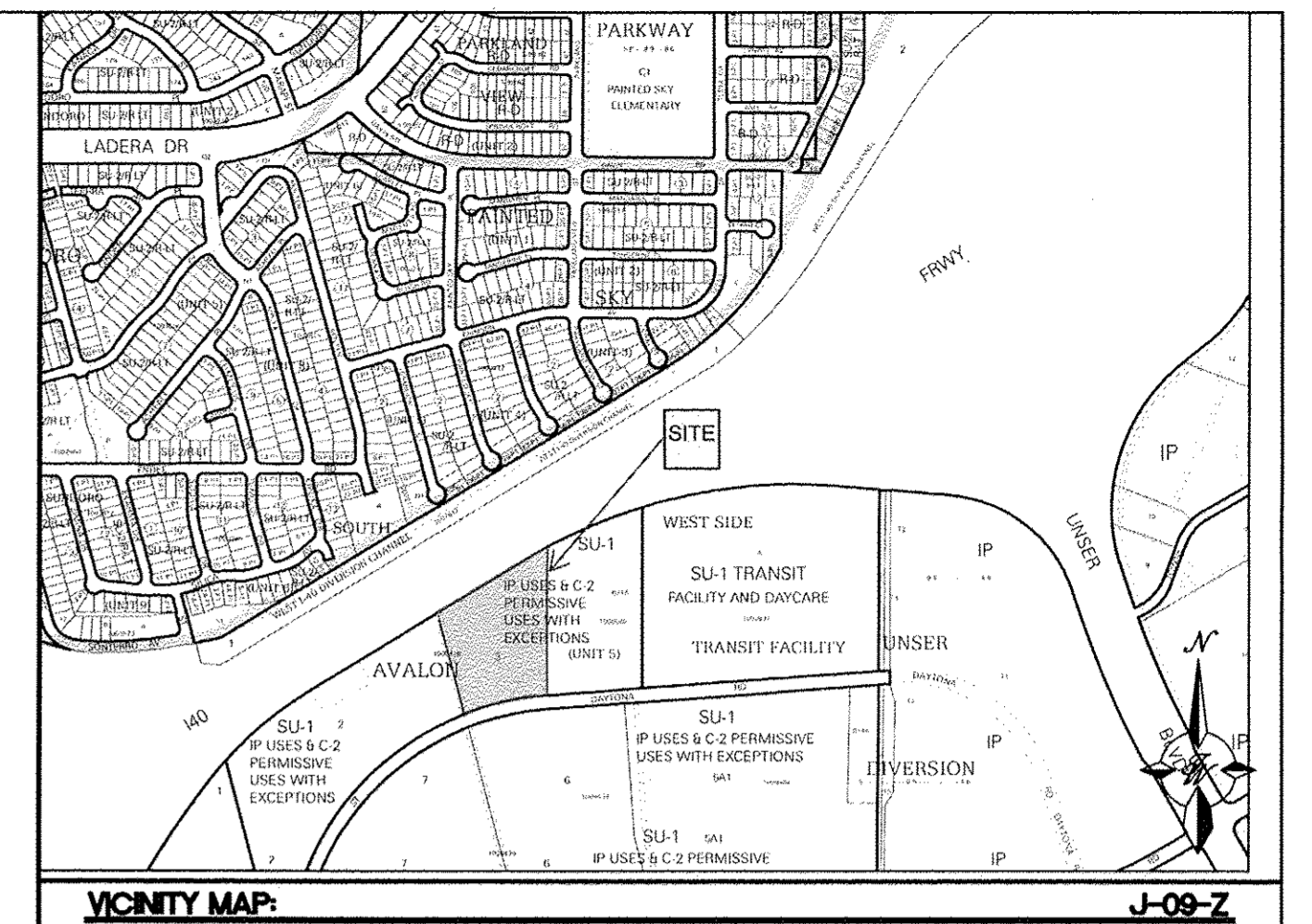
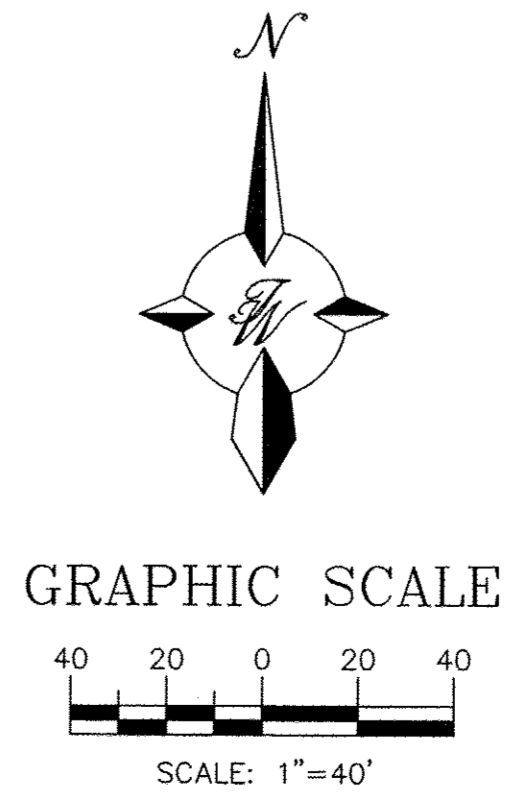
MC PARKING REQUIRED: 3 SPACES
 MC PARKING PROVIDED: 3 SPACES

BICYCLE PARKING REQUIRED: 4 SPACES (1 SPACE PER 20 PARKING SPACES)
 BICYCLE PARKING PROVIDED: 5 SPACES

LANDSCAPE AREA REQUIRED: 33,741 SF
 LANDSCAPE AREA PROVIDED: 74,851 SF

ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON A PUBLIC WORK ORDER.

LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT TRIANGLES @ ENTRANCE OFF DAYTONA. SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.



LEGAL DESCRIPTION:
 TRACT NUMBERED 3, OF PLAT OF TRACTS 1 THROUGH 12, AVALON SUBDIVISION UNIT 5, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 22, 2014, IN PLAT BOOK 2014C, FOLIO 46, AS DOCUMENT NO. 2014040949.

ADDRESS: 8201 DAYTONA RD NW
 ALBUQUERQUE, NM 87121

PAVING TYPE: ASPHALT PAVEMENT SOUTH PARKING FIELD
 ASPHALT MILLINGS NORTH PARKING FIELD

ZONING: SU-1, IP USES & C2 PERMISSIVE USES W/EXCEPTIONS

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

PROJECT NUMBER: 1008585
APPLICATION NUMBER: 18DRB-7013

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated 3-5-18, 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.

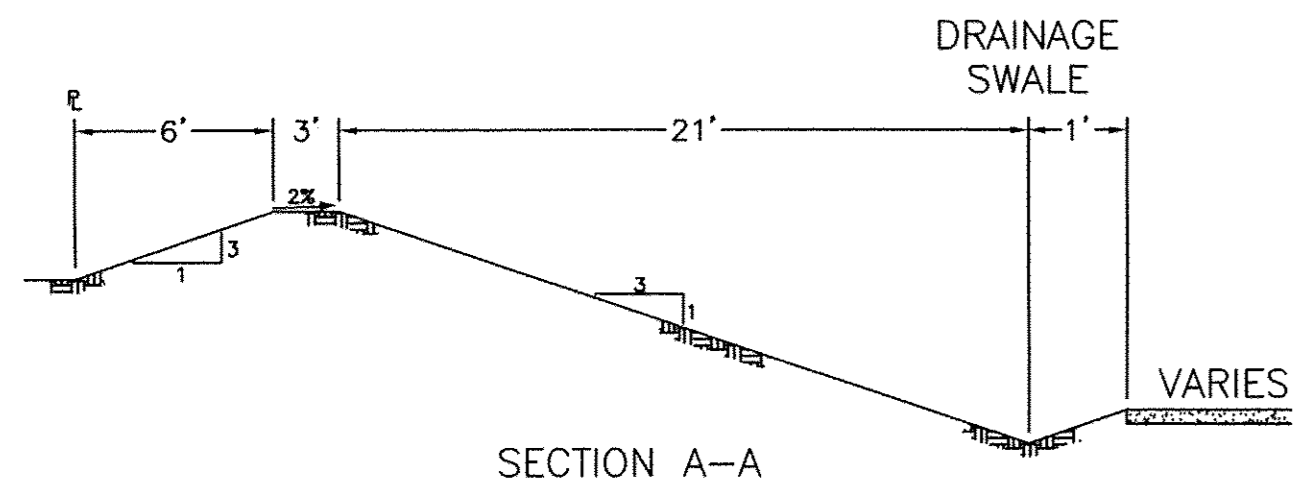
DRB SITE DEVELOPMENT PLAN APPROVAL:

<i>Joseph Pelt</i>	07-24-18
Traffic Engineer, Transportation Division	Date
<i>Don Eitgaard</i>	6/6/18
ABCWUA	Date
<i>Chris Smith</i>	6/6/18
Parks & Recreation Department	Date
<i>Renee Brasub</i>	6/6/18
City Engineer/Hydrology	Date
<i>22</i>	6/6/18
Code Enforcement	Date
*Environmental Health Department (conditional)	Date
<i>6/6/18</i>	Date
Solid Waste Management	Date
<i>25 July 2018</i>	Date
DRB Chairperson, Planning Department	Date

* Environmental Health, if necessary

- INDEX TO DRAWINGS**
- C1. SITE PLAN FOR BUILDING PERMIT
 - C2. GRADING AND DRAINAGE PLAN
 - C3. MASTER UTILITY PLAN
 - C4. BUILDING ELEVATIONS
 - C5. DETAIL SHEET 01
 - C6. DETAIL SHEET 02
 - L1. LANDSCAPING PLAN

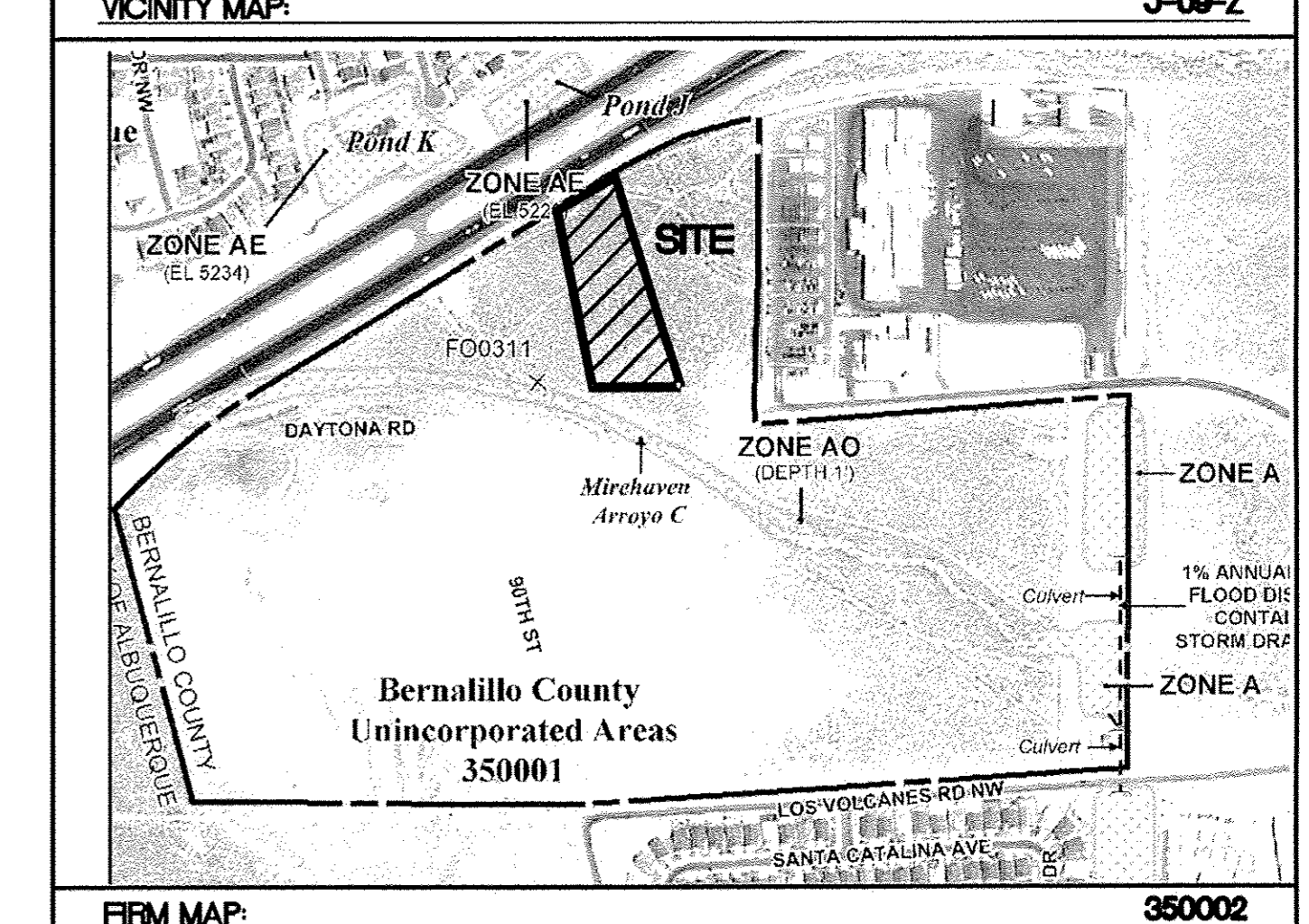
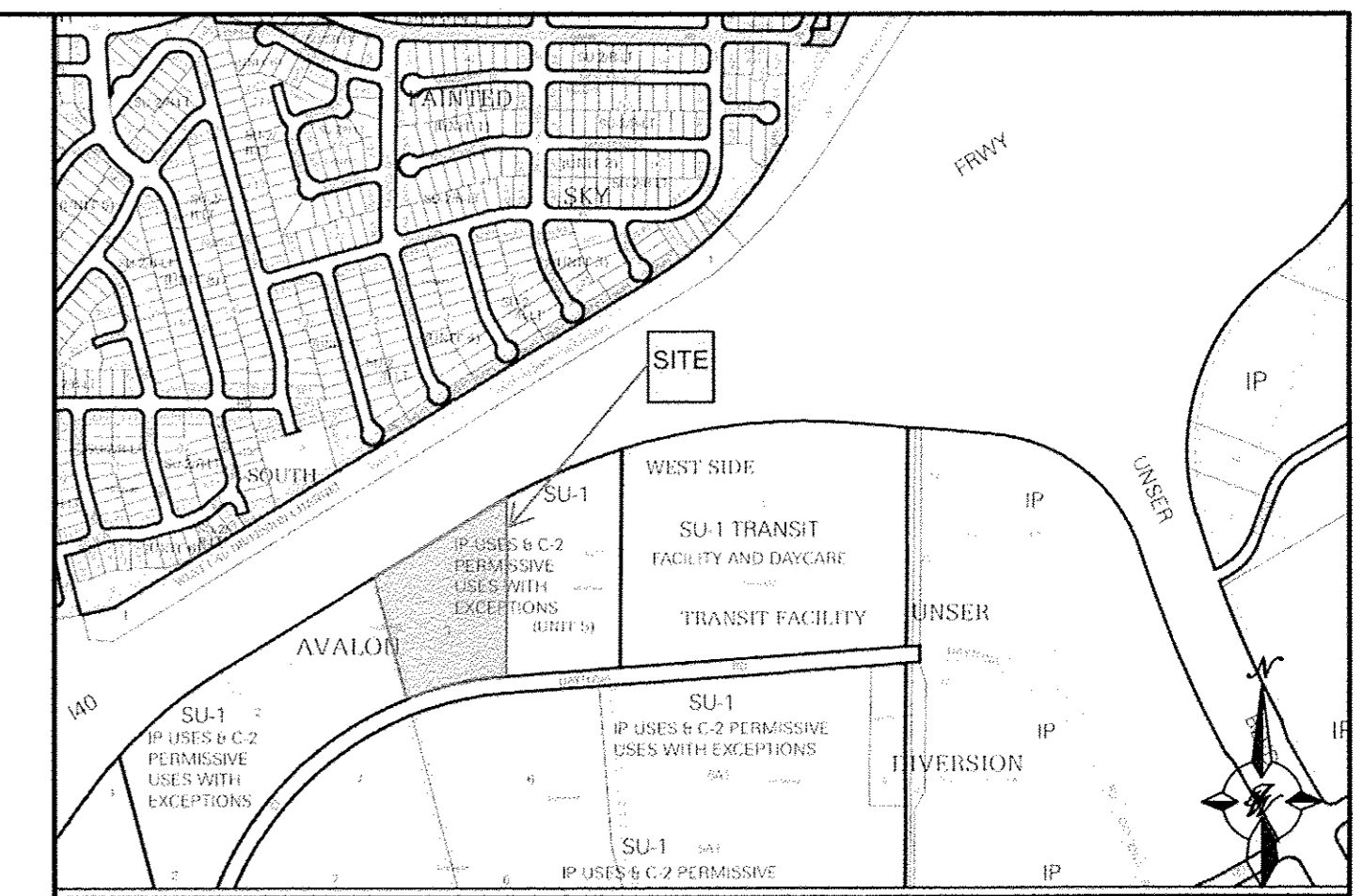
ENGINEER'S SEAL	UTILITY TRAILER SALES ALBUQUERQUE NM	DRAWN BY LA
	SITE PLAN FOR BUILDING PERMIT	DATE 05/23/2018
		2017041_SPE 3
	TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # C1
		JOB # 2017041



A.G.R.S. MONUMENT "REWARD"
STANDARD A.G.R.S. BRASS TABLET
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE—N.A.D. 1983)
N=1,487,384.063
E=1,491,180.819
PUBLISHED EL=5319.888 (NAVD 1988)
ROUND TO GRID FACTOR=0.999976005
DELTA ALPHA ANGLE=07712.26"

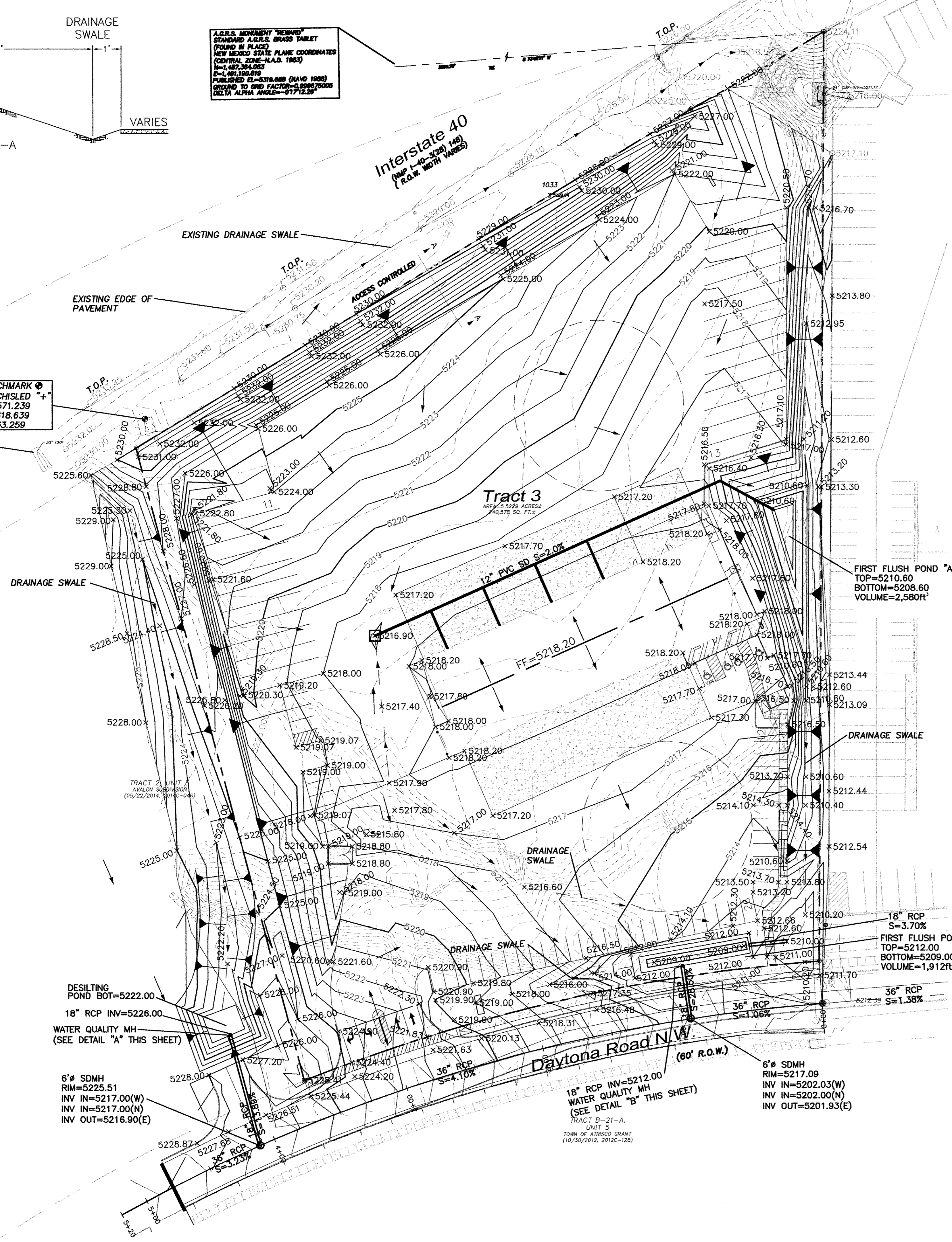
SECTION A-A

- 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
 - - - EXISTING CONTOUR MAJOR
 - - - EXISTING CONTOUR MINOR
 - - - EXISTING SPOT ELEVATION



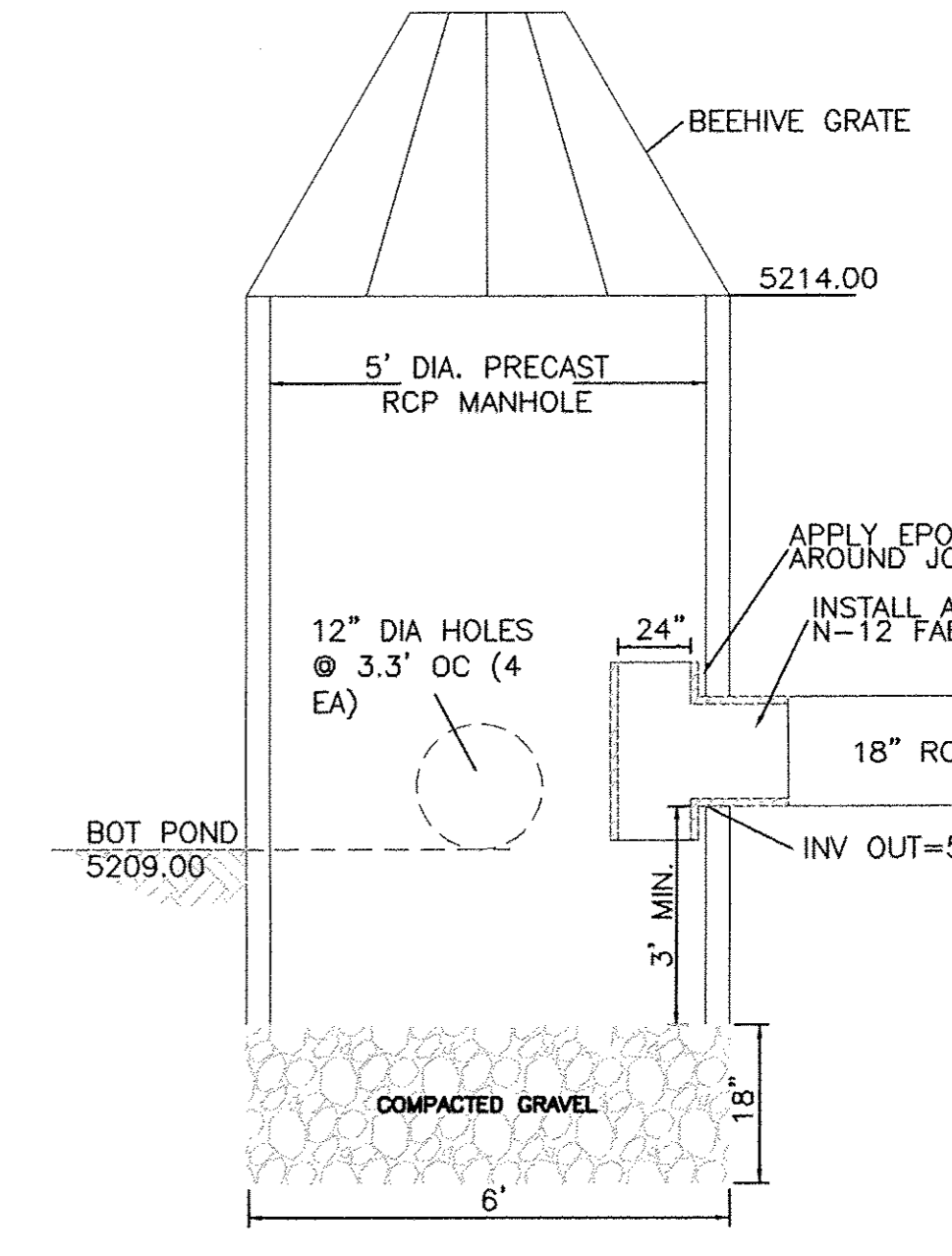
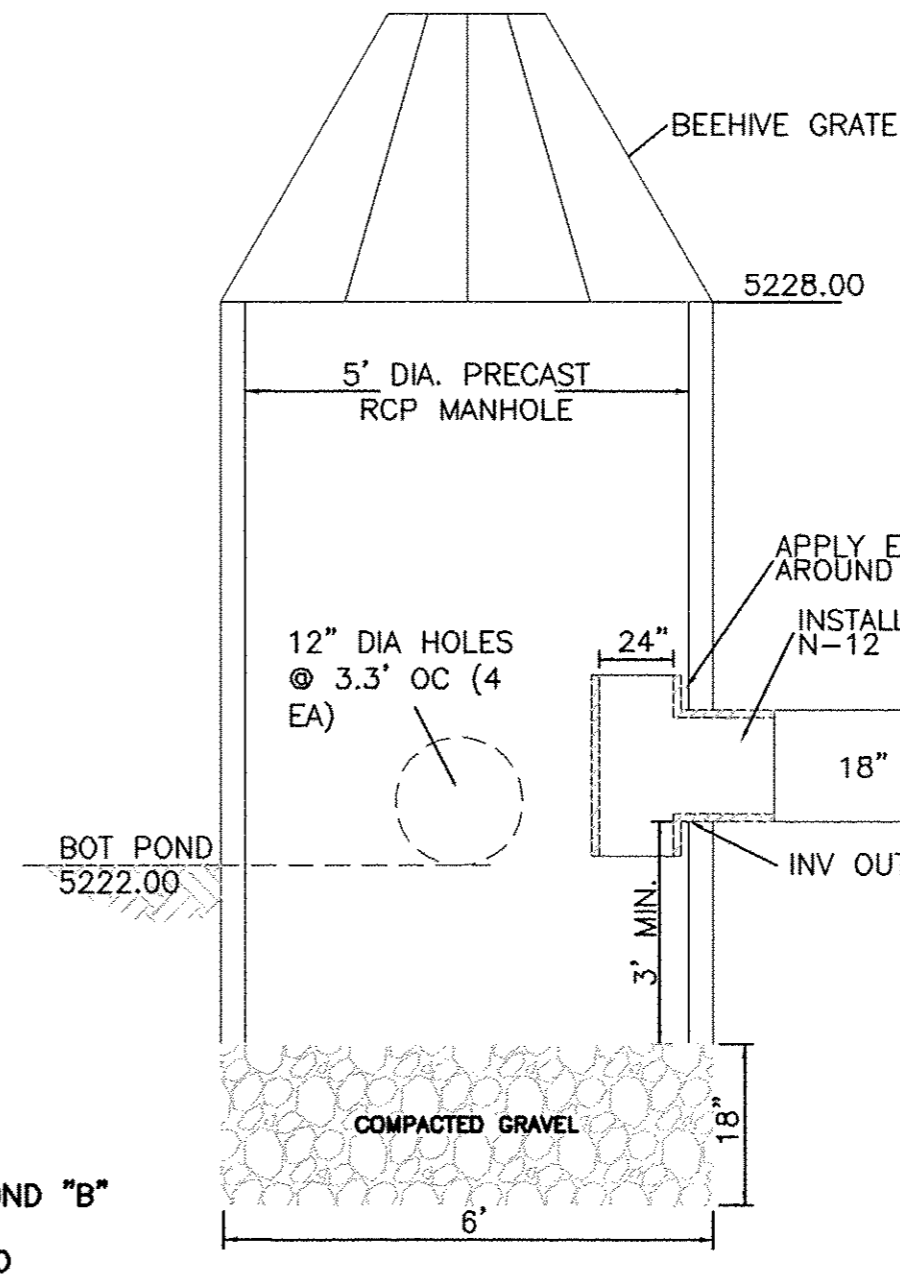
SITE BENCHMARK
SET CP—CHISLED "+"
N=1,488,571.239
E=1,494,618.639
ELEV=5233.259

EXISTING 30" CMP
W/CONCRETE
BLANKET



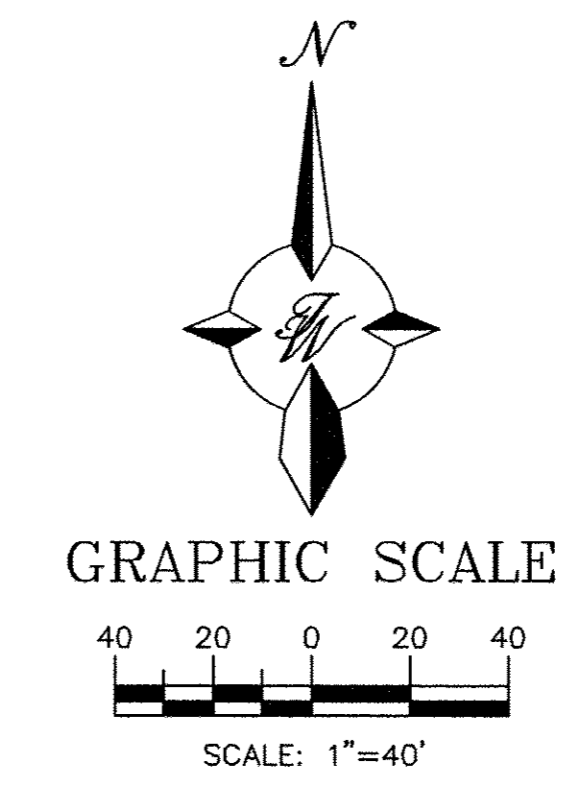
FIRST FLUSH POND "A"
TOP=5210.60
BOTTOM=5208.60
VOLUME=2,580ft³

FIRST FLUSH POND "B"
TOP=5212.00
BOTTOM=5209.00
VOLUME=1,912ft³



WATER QUALITY MANHOLE
DETAIL "A"

WATER QUALITY MANHOLE
DETAIL "B"



DESILTING POND BOT=5222.00
18" RCP INV=5226.00
WATER QUALITY MH
(SEE DETAIL "A" THIS SHEET)

6" SDMH
RIM=5225.51
INV IN=5217.00(W)
INV IN=5217.00(N)
INV OUT=5216.90(E)

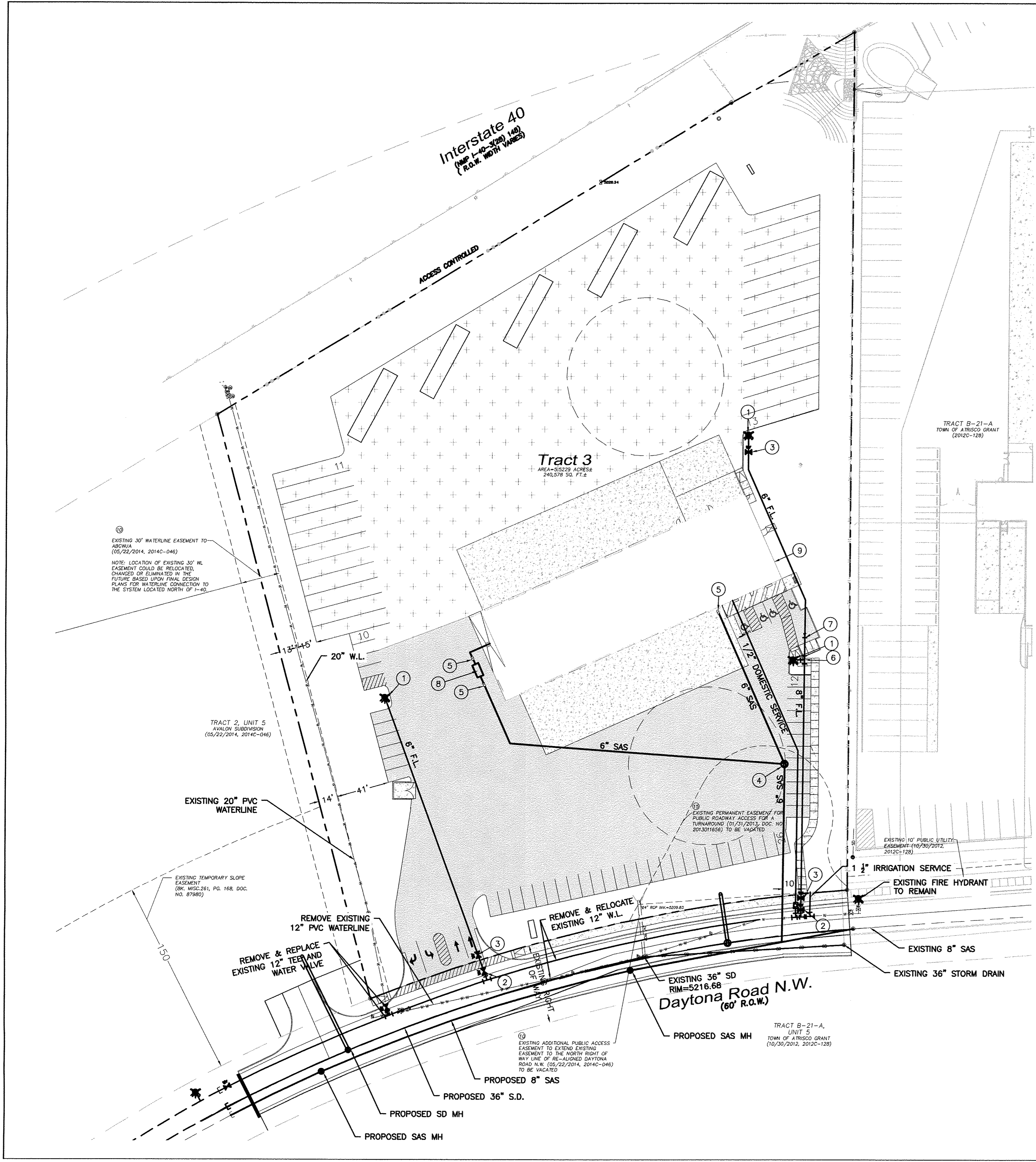
18" RCP INV=5212.00
WATER QUALITY MH
(SEE DETAIL "B" THIS SHEET)

6" SDMH
RIM=5217.09
INV IN=5202.03(W)
INV IN=5202.00(N)
INV OUT=5201.93(E)

ENGINEER'S SEAL
VINCENT P. CARRICA
P.E. #16212

UTILITY TRAILER SALES
ALBUQUERQUE NM
CONCEPTUAL
GRADING AND DRAINAGE PLAN
TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NM 87109
(505) 858-3100
www.tierrawestllc.com

DRAWN BY
LA
DATE
05/23/2018
2017041-GRADING
2
SHEET #
C2
JOB #
2017041

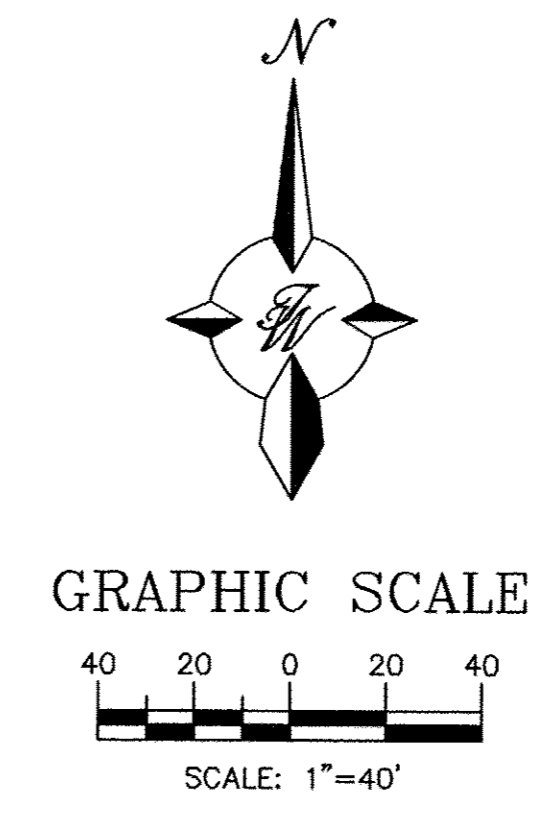


KEYED NOTE:

- ① FIRE HYDRANT (PRIVATE) TO BE PAINTED SAFETY ORANGE
- ② GATE VALVE (PUBLIC)
- ③ GATE VALVE (PRIVATE)
- ④ 4' DIAMETER MANHOLE
- ⑤ DOUBLE CLEANOUT
- ⑥ 8"x8"x6" TEE
- ⑦ 8" TO 6" REDUCER
- ⑧ OIL/WATER SEPARATOR
- ⑨ GAS METER

LEGEND

- CURB & GUTTER
- BOUNDARY LINE
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- - - RIGHT-OF-WAY
- ▭ BUILDING
- ▨ SIDEWALK
- ▧ SCREEN WALL
- ▩ RETAINING WALL
- - - EXISTING CURB & GUTTER
- - - EXISTING BOUNDARY LINE
- 36" SD — STORM SEWER LINE
- 8" SAS — SANITARY SEWER LINE
- 8" WL — WATERLINE
- SINGLE CLEAN OUT
- ∞ DOUBLE CLEAN OUT
- ⊕ EXISTING SD MANHOLE
- ⊕ EXISTING INLET
- ⊕ EXISTING SAS MANHOLE
- ⊕ EXISTING FIRE HYDRANT
- ⊕ EXISTING WATER VALVE
- ⊕ EXISTING WATER METER
- ⊕ EXISTING POWER POLE
- ⊕ EXISTING GAS VALVE
- - - EXISTING OVERHEAD UTILITIES
- - - EX. LINE — EXISTING UNDERGROUND UTILITIES
- - - EX. 2" GAS — EXISTING GAS
- - - EX. 8" SAS — EXISTING SANITARY SEWER LINE
- - - EX. 10" WL — EXISTING WATER LINE
- - - EX. 18" RCP — EXISTING STORM SEWER LINE



ENGINEER'S SEAL 	UTILITY TRAILER SALES PROJECT LOCATION	DRAWN BY LA
	CONCEPTUAL UTILITY PLAN	DATE 05/23/2018
TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com		2017041_MUE 2
RONALD R. BOHANNAN P.E. #7888		SHEET # C3
		JOB # 2017041

GENERAL NOTES

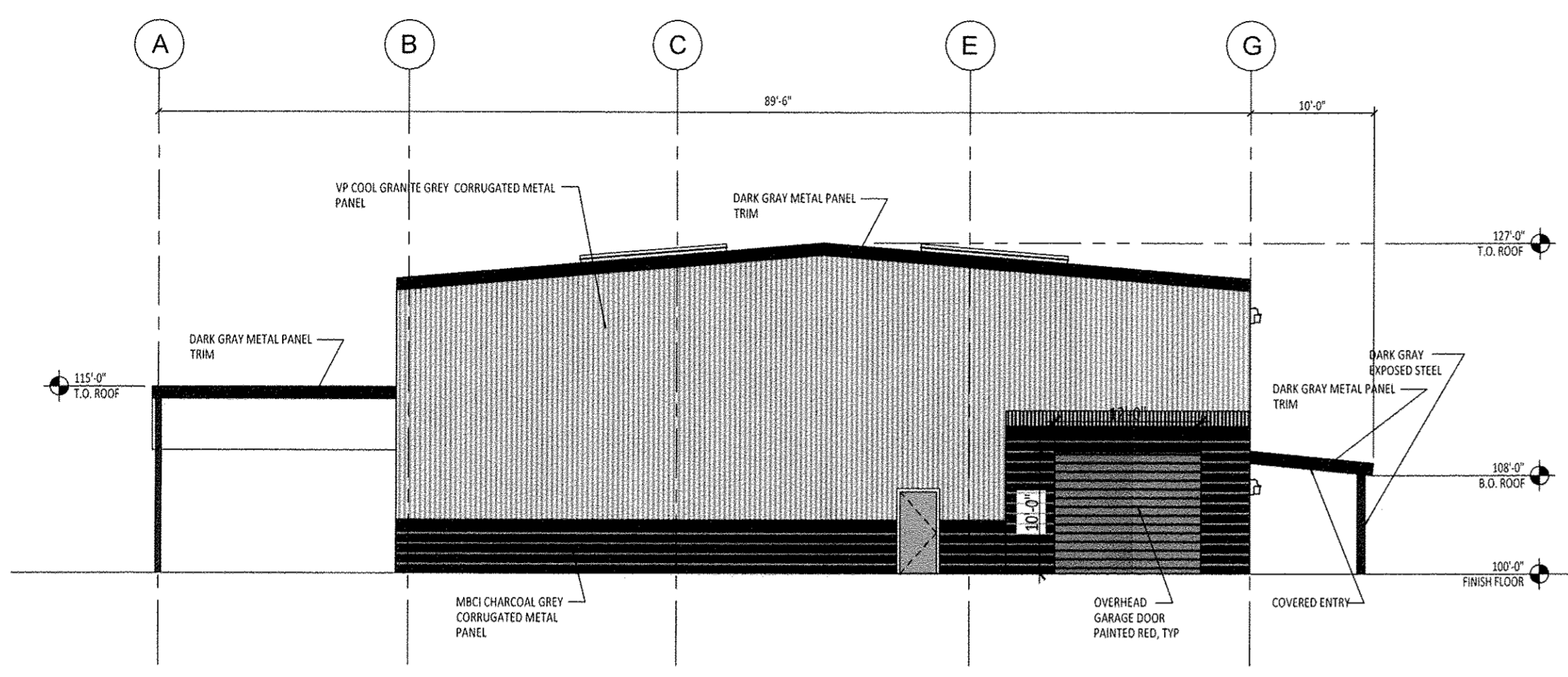
- 1. BUILDING MOUNTED SIGN AREA NOT TO EXCEED 12.5% OF TOTAL BUILDING FACADE.
- | | |
|----------------------------|----------|
| TOTAL BUILDING FACADE AREA | 4,792 SF |
| 12.5% ALLOWABLE SIGN AREA | 599 SF |
| TOTAL PROPOSED SIGN AREA | 261 SF |



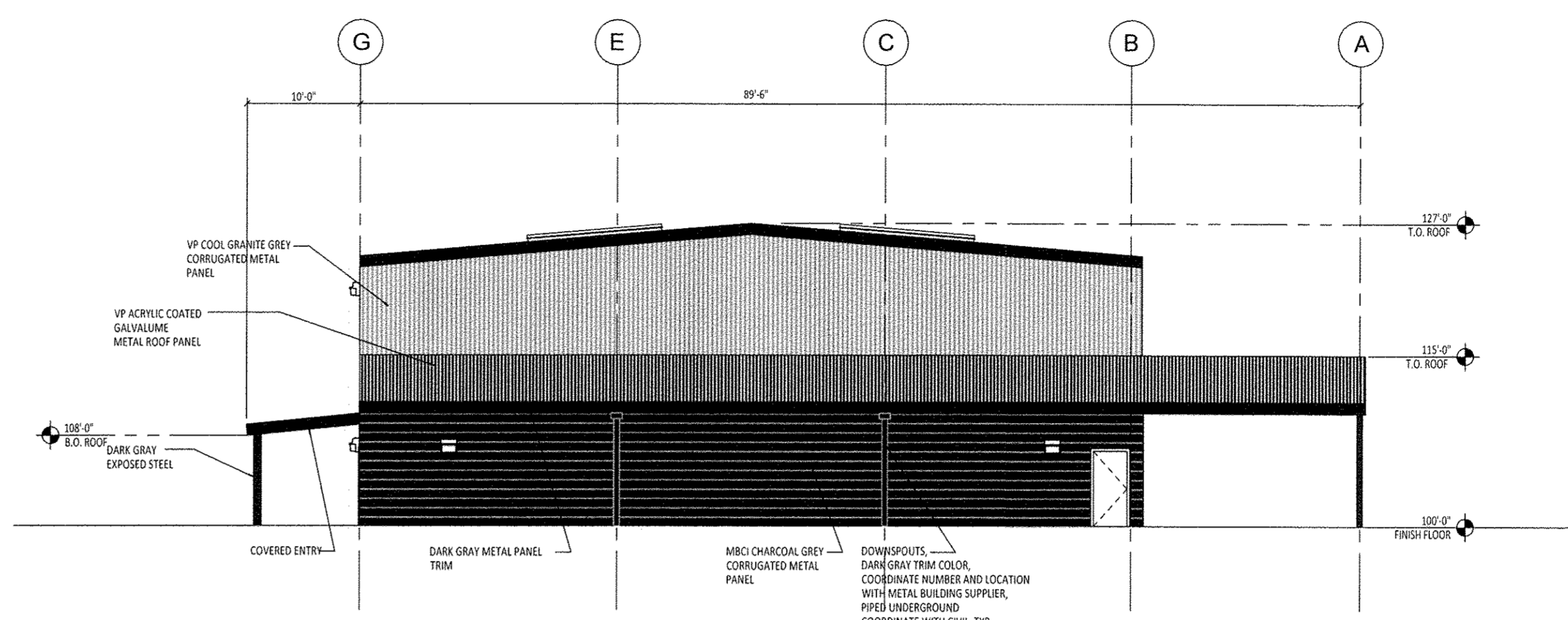
STUDIO CONSULTANTS, INC
 PO BOX 1515
 CEDAR CREST NM, 87008
 DANIEL@ARIASCINC.COM
 (505) 506-2314



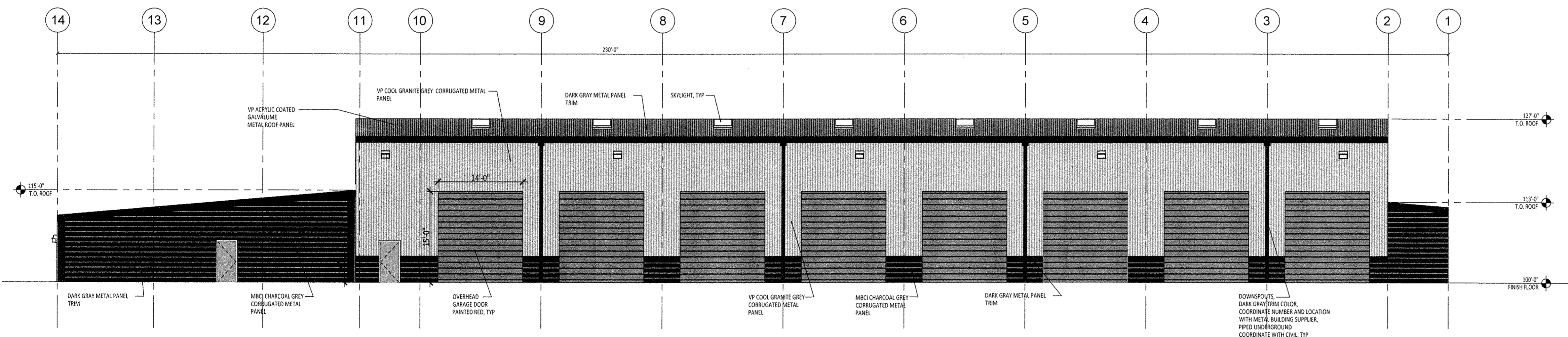
UTILITY TRAILER
 NEW MEXICO
 8201 DAYTONA RD NW
 ALBUQUERQUE, NM 87121



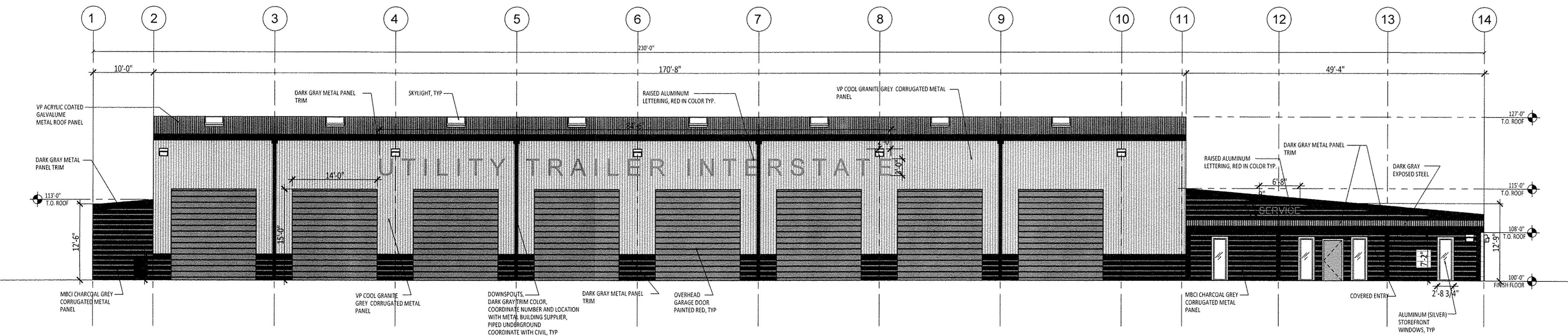
C1 WEST ELEVATION
 1/8" = 1'-0"



C2 EAST ELEVATION
 1/8" = 1'-0"



B1 NORTH ELEVATION
 1/8" = 1'-0"



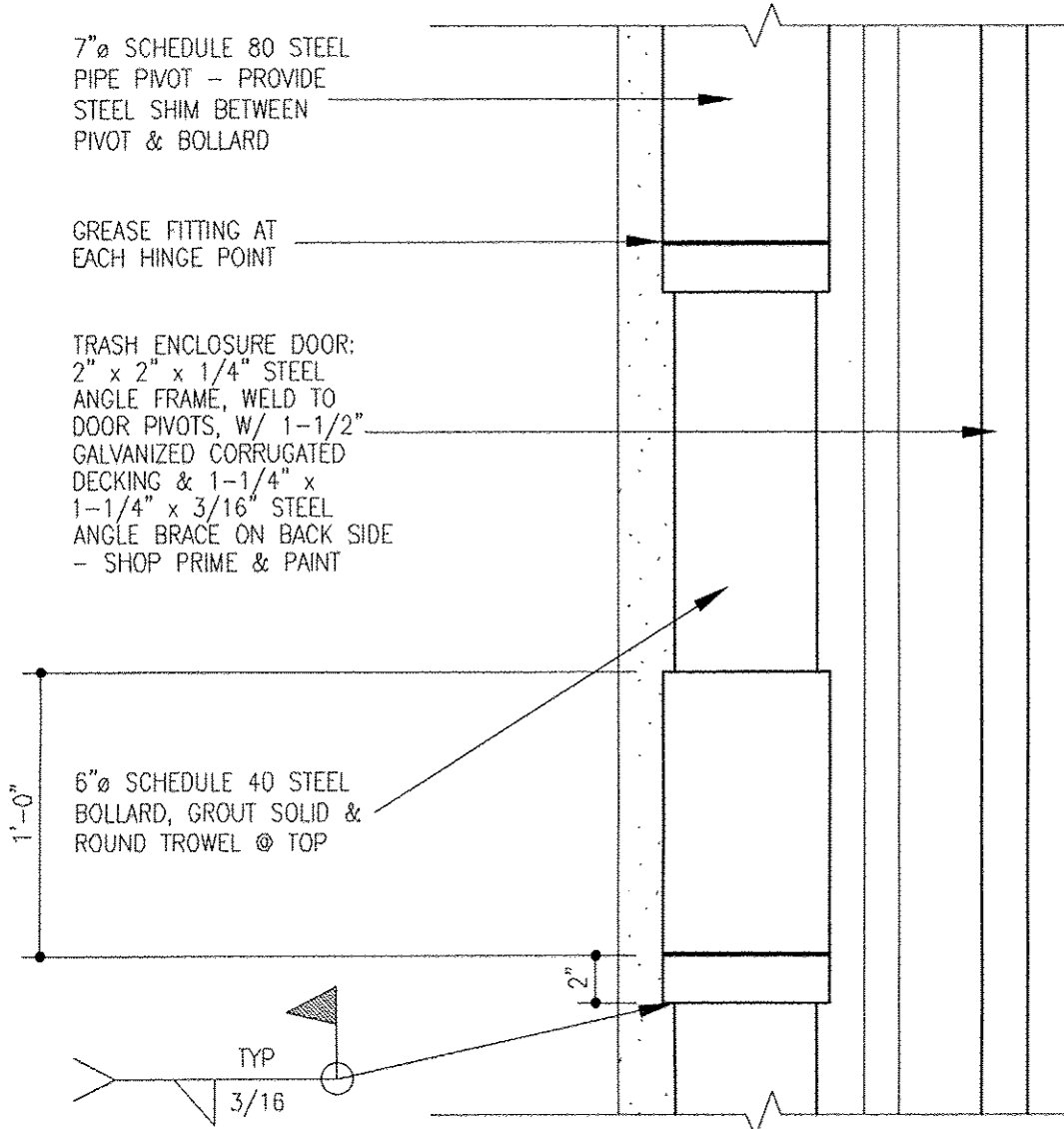
A1 SOUTH ELEVATION
 1/8" = 1'-0"

Architect/Engineer

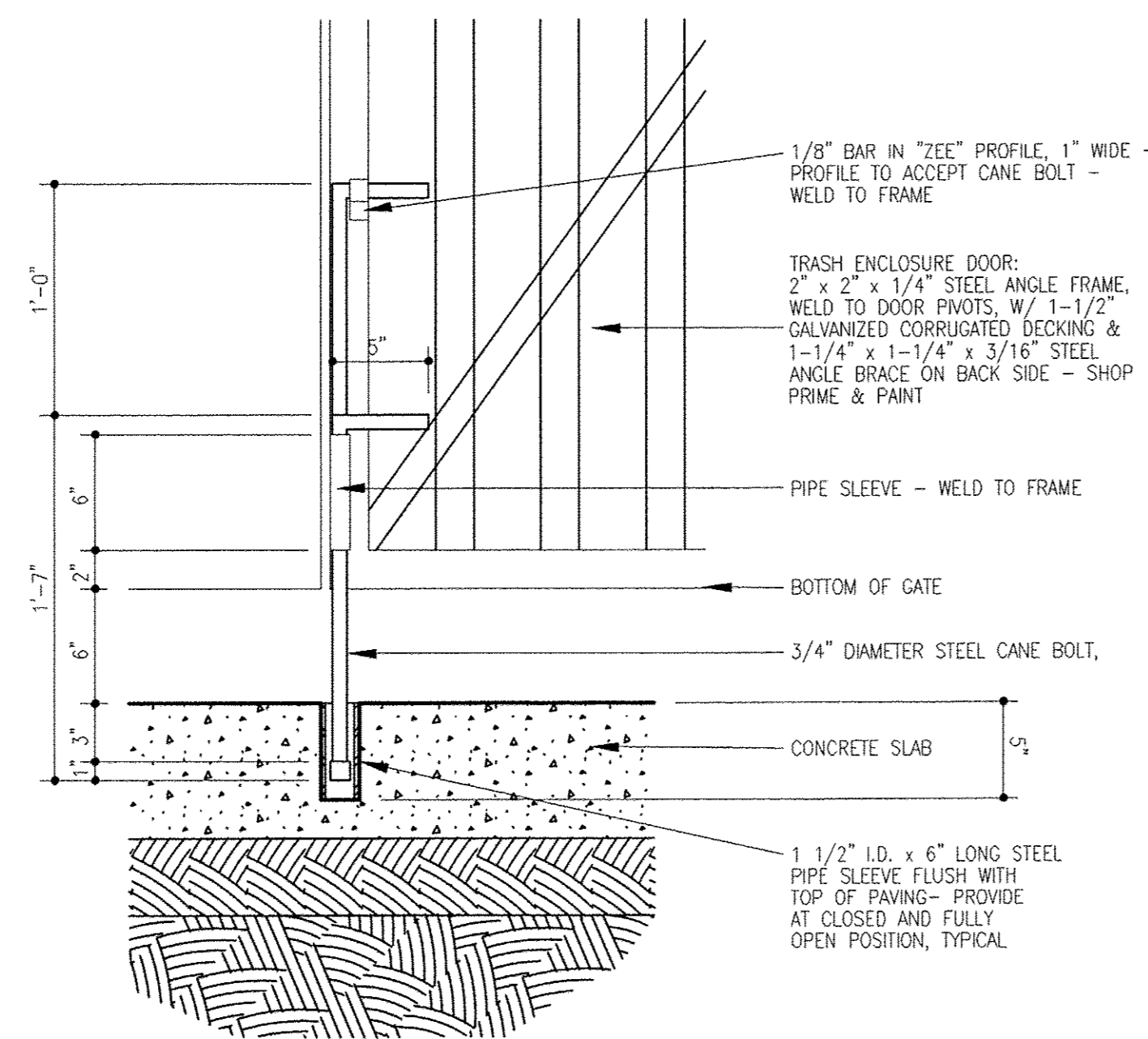
MARK	DATE	DESCRIPTION
REVISIONS		
ISSUE		
PROJECT NO	1721	
CAD DWG FILE	1721-A101	
DRAWN BY	DGW	
CHECKED BY	DGP	
DATE	1/18/18	

BUILDING ELEVATIONS

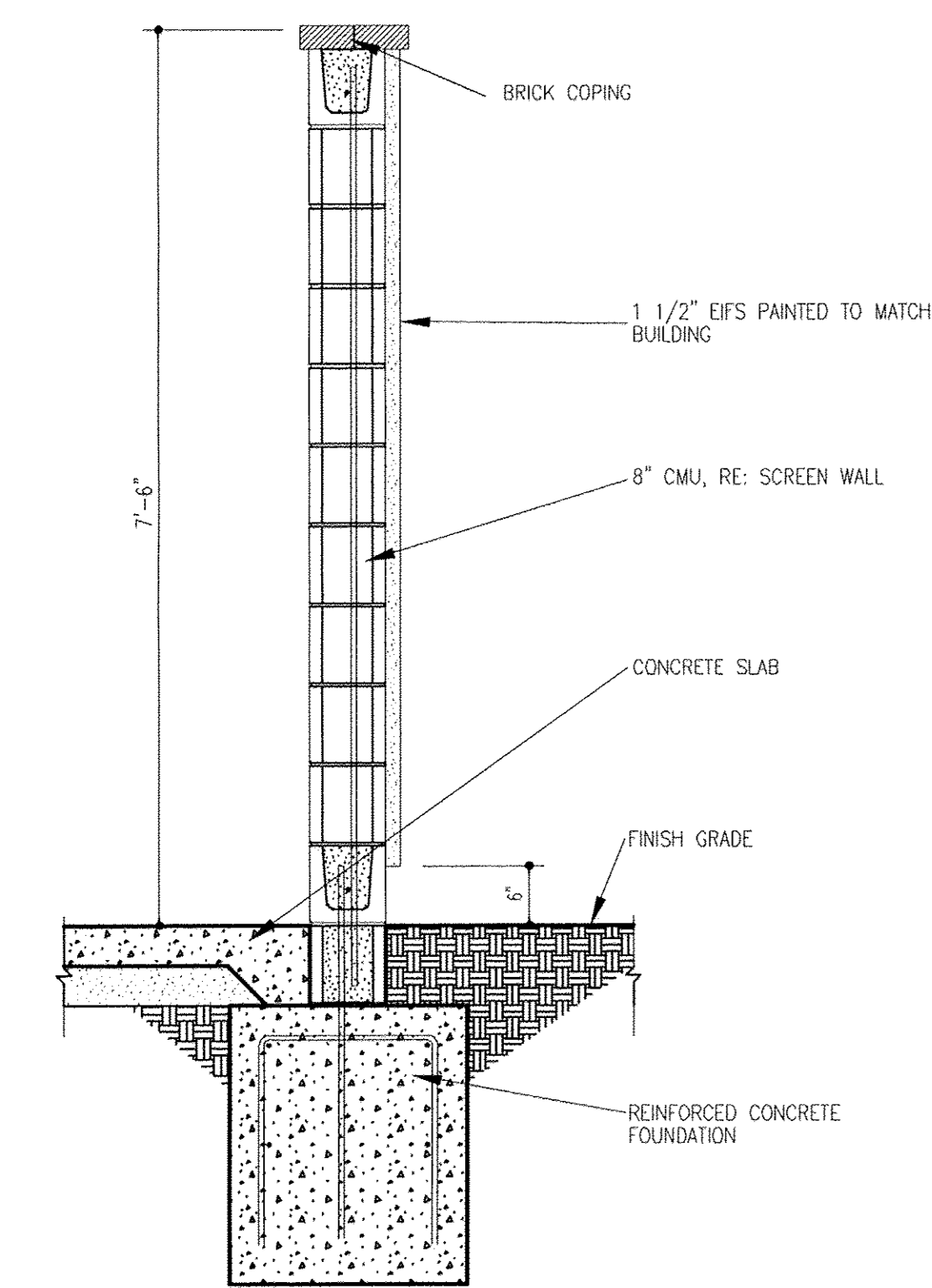
A201



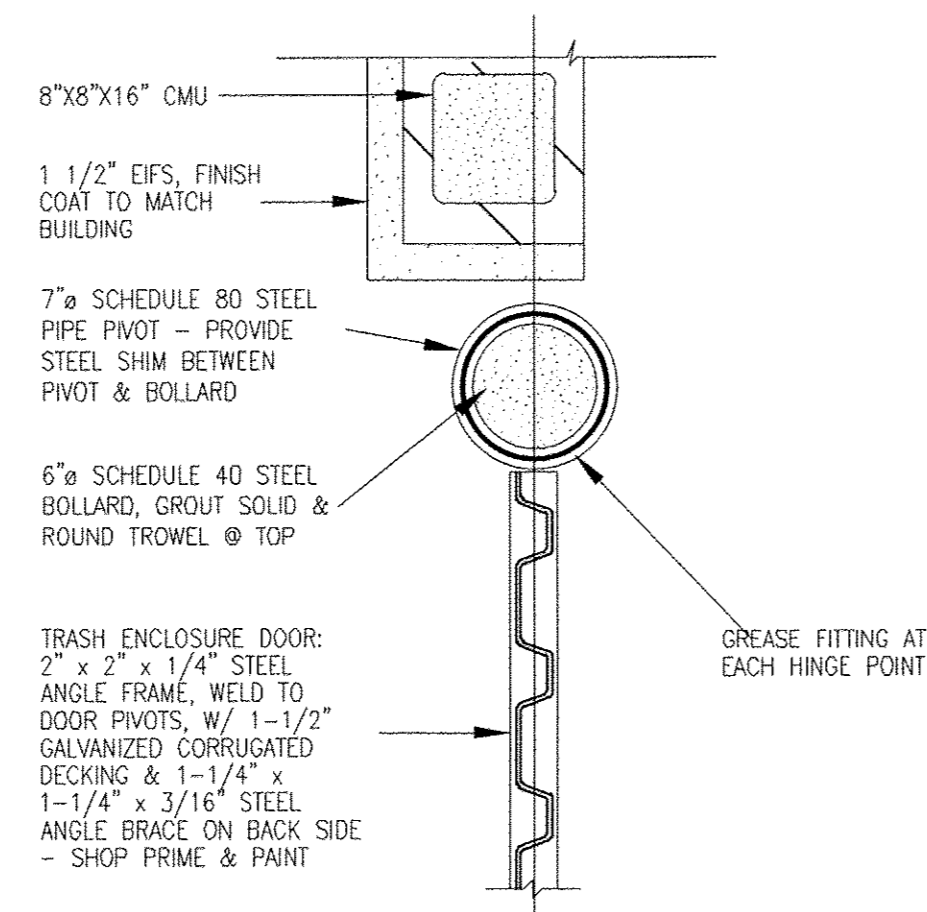
9 Dumpster Door Pivot
1 1/2" x 1'-0"



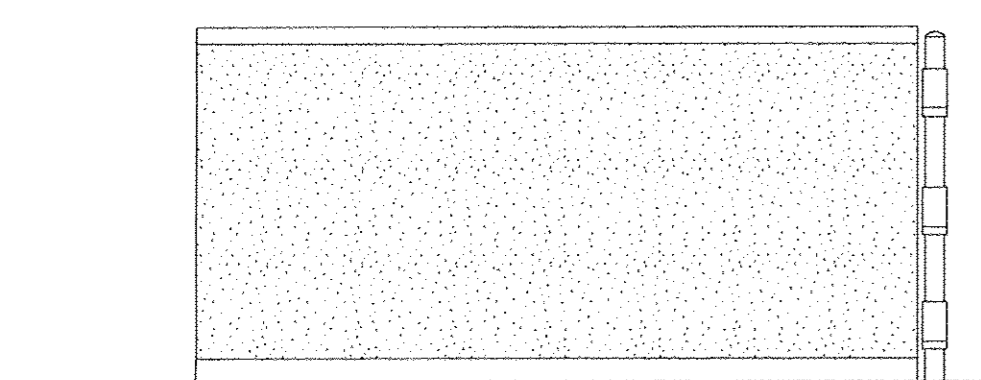
8 Cane Bolt Detail
1 1/2" x 1'-0"



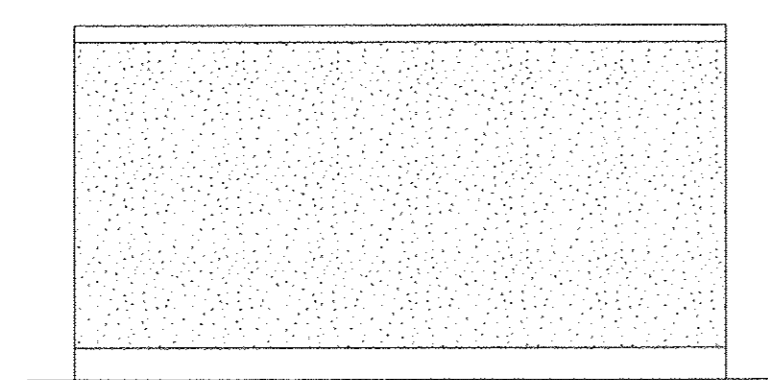
7 Wall Section
3/4" x 1'-4"



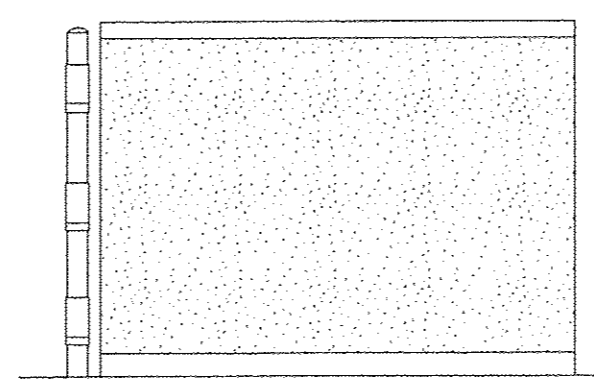
6 Plan Detail
1 1/2" x 1'-4"



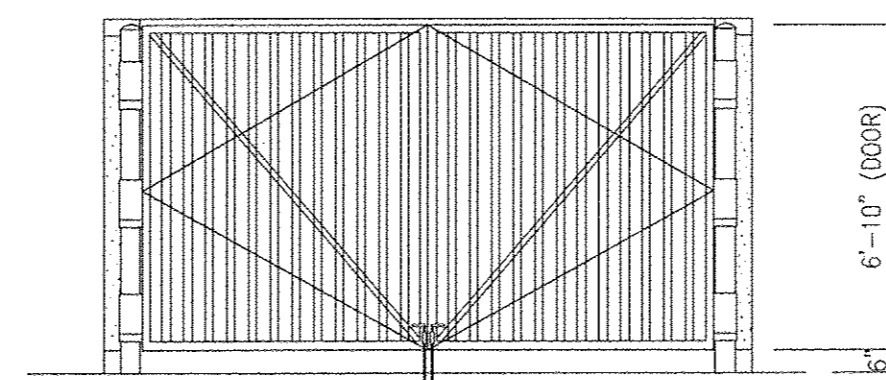
5 Side Elevation
NTS



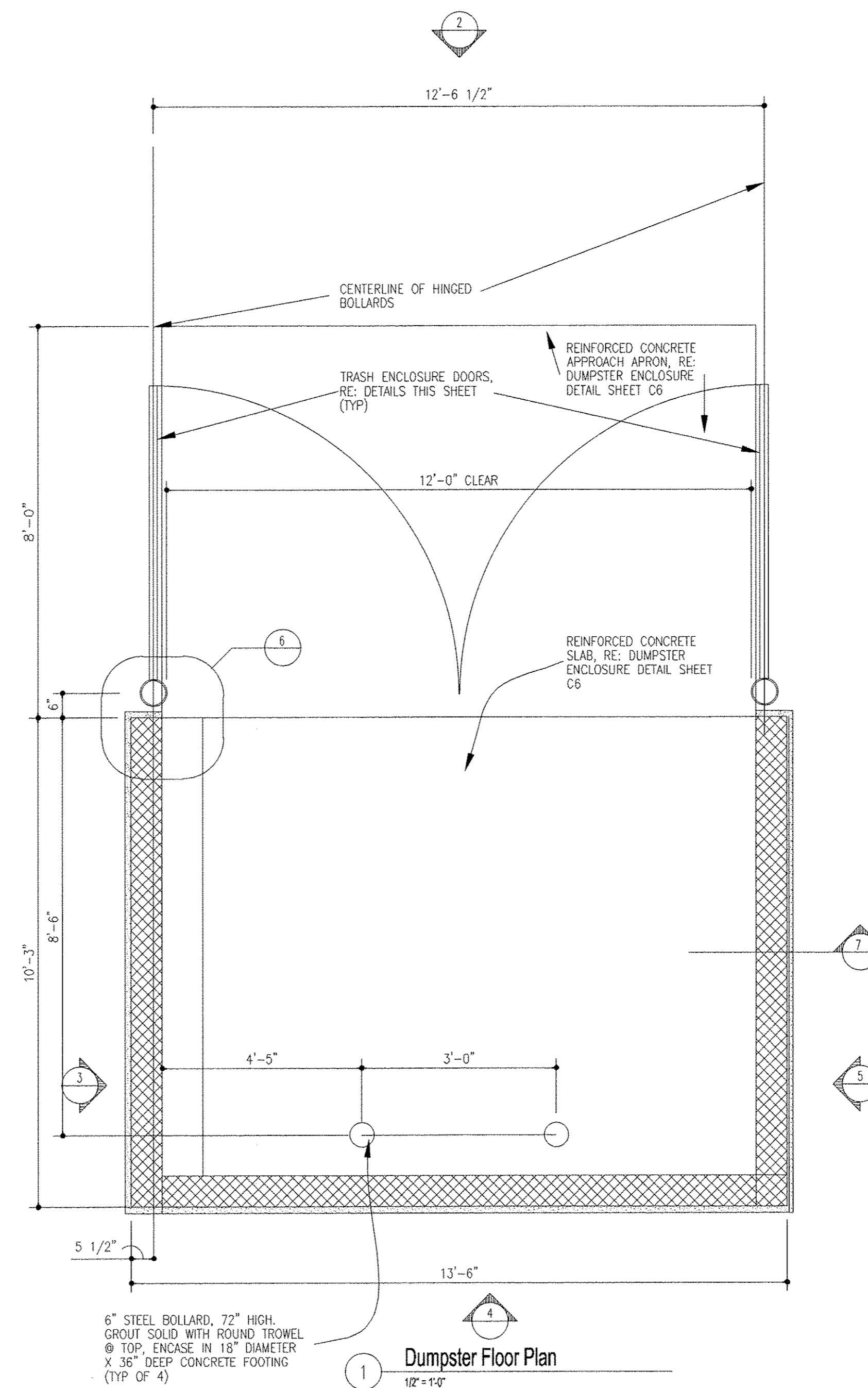
4 Back Elevation
NTS



3 Side Elevation
NTS



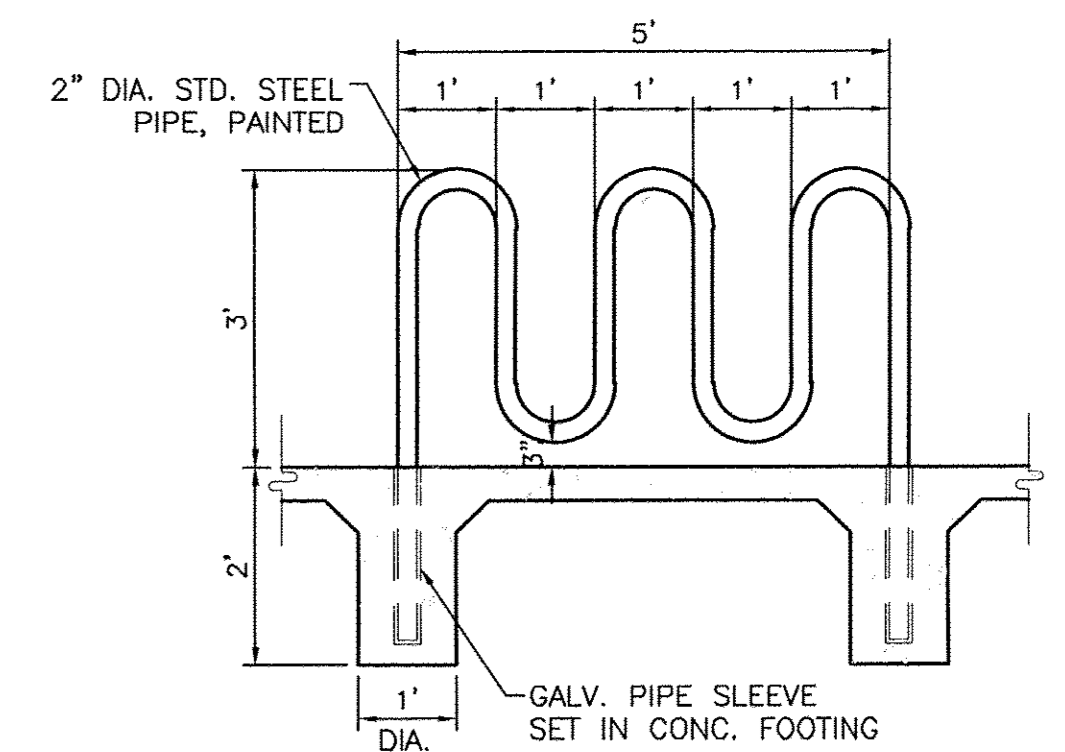
2 Front Elevation
NTS



1 Dumpster Floor Plan
1/2" x 1'-0"

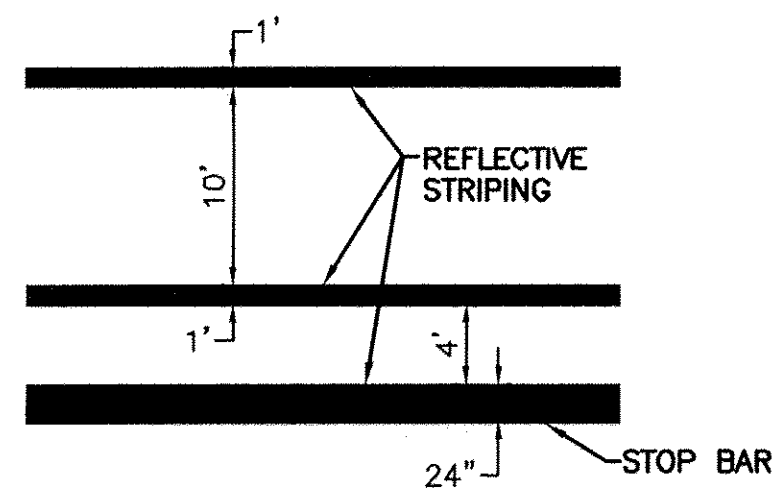
General Notes

1. PAINT BOLLARDS, GATE HINGES, GATES & ANY OTHER FERROUS STEEL COMPONENT TO MATCH BUILDING



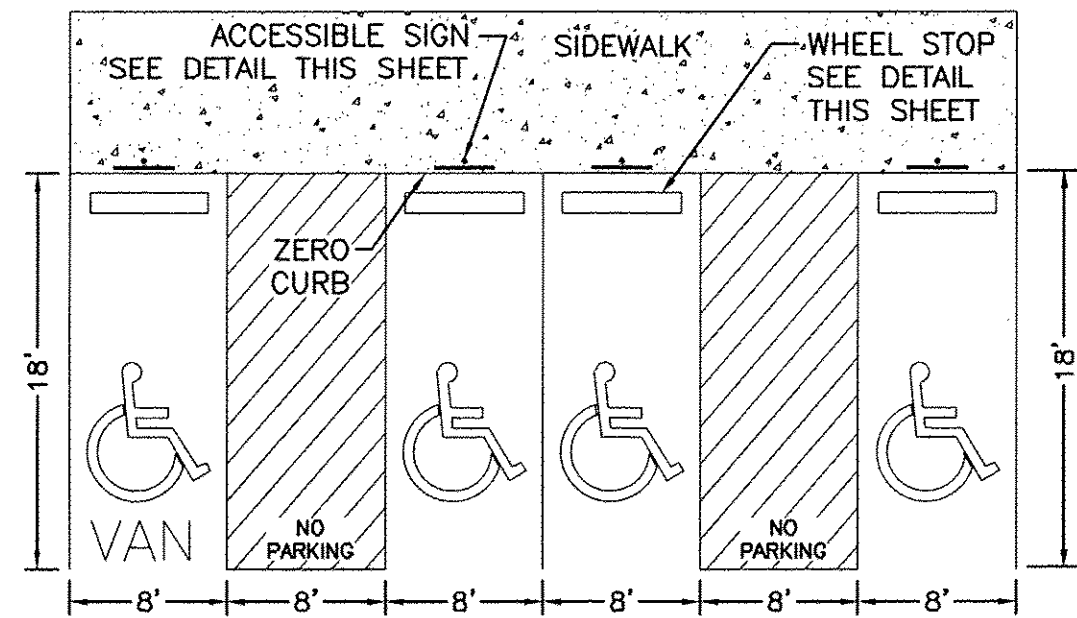
BIKE RACK DETAIL
SCALE: 1/2" = 1'

	ENGINEER'S SEAL	UTILITY TRAILER SALES	DRAWN BY LA
		PROJECT LOCATION	DATE 02/26/2018
		DETAIL SHEET 01	2017041_SPE
			SHEET # C5
			JOB # 2017041
RONALD R. BOHANNAN P.E. #7868		TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	



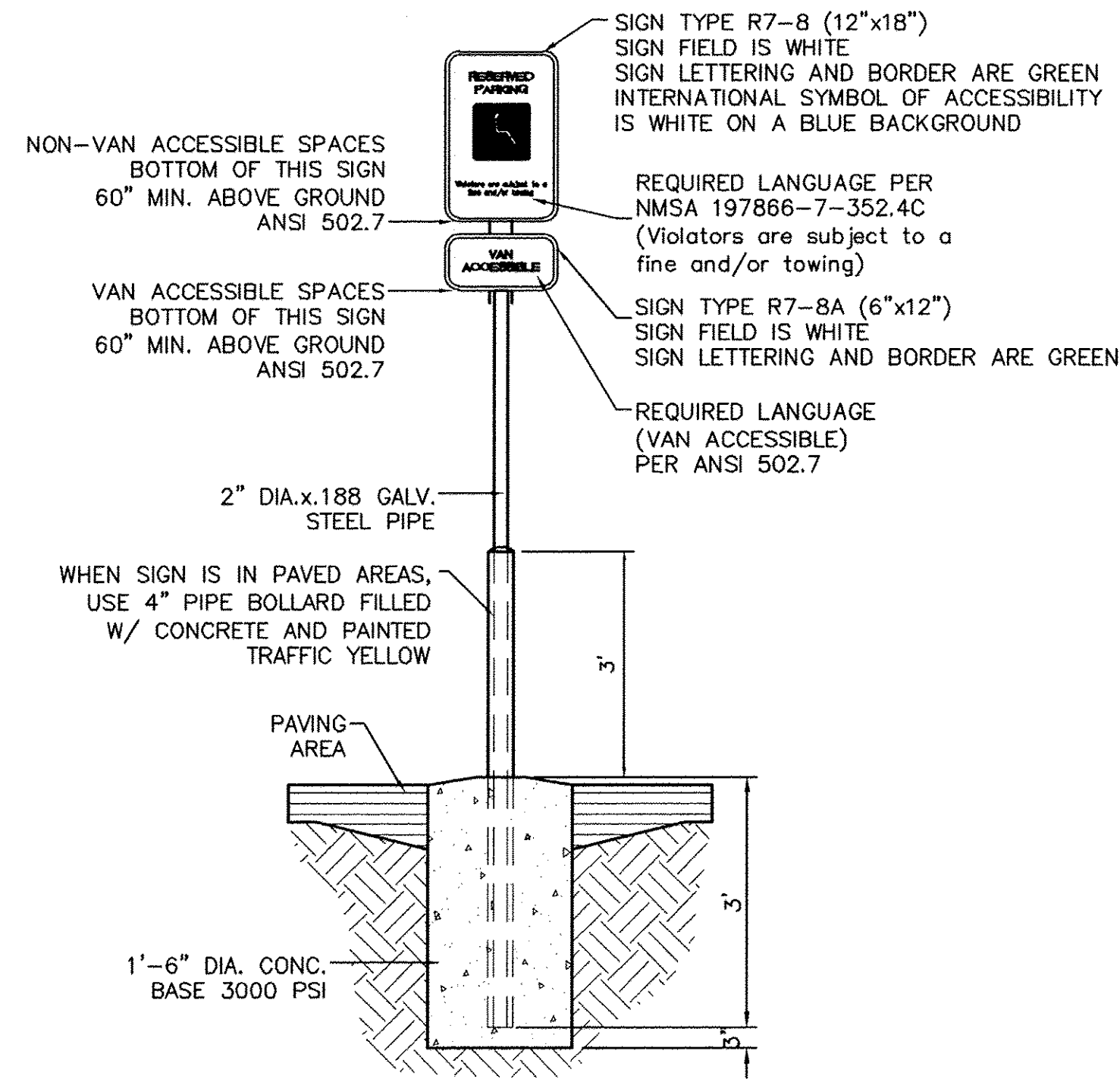
** ALL PAVEMENT MARKINGS SHALL CONFORM TO M.U.T.C.D. SPECS (LATEST EDITION)

CROSSWALK DETAIL
NTS

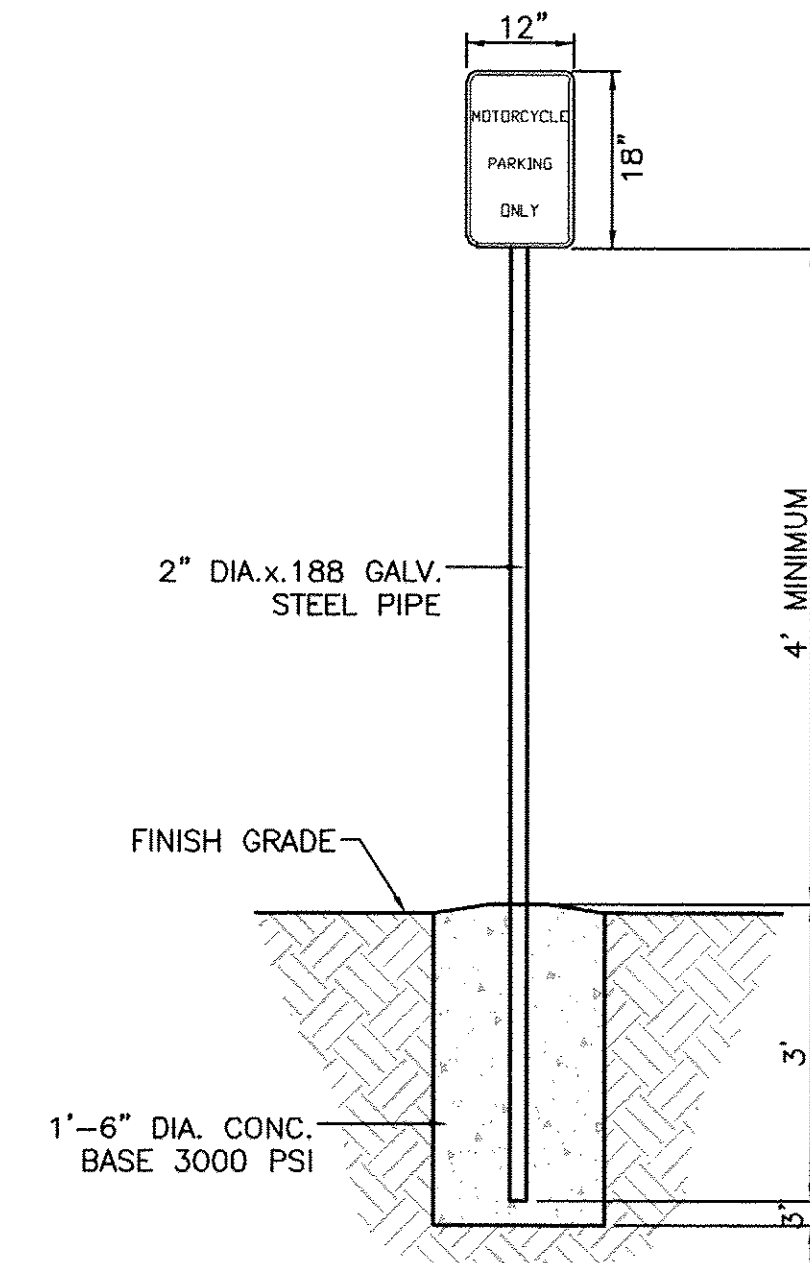


NOTES:
1) International Symbol of Accessibility shall be painted on the pavement at rear of space, white symbol on blue background.
2) Parking space lines and diagonal striping to be painted blue.
3) Access aisle shall have the words "NO PARKING" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tires would be placed.

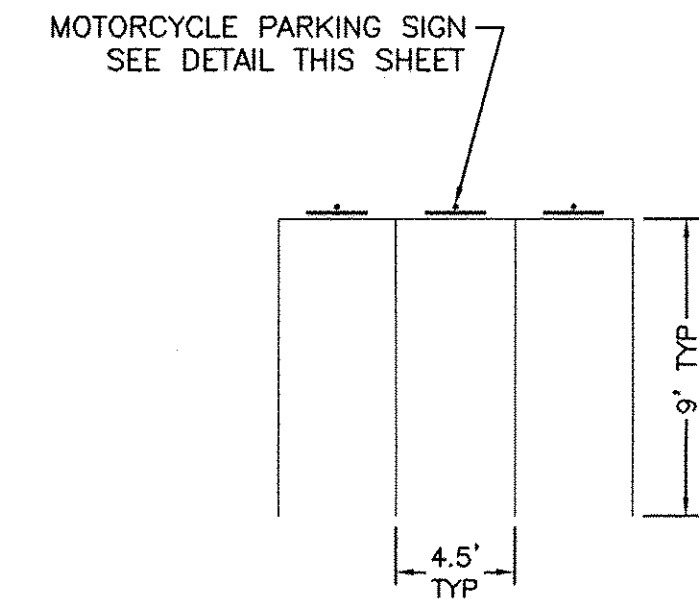
HC PARKING DETAIL
NTS



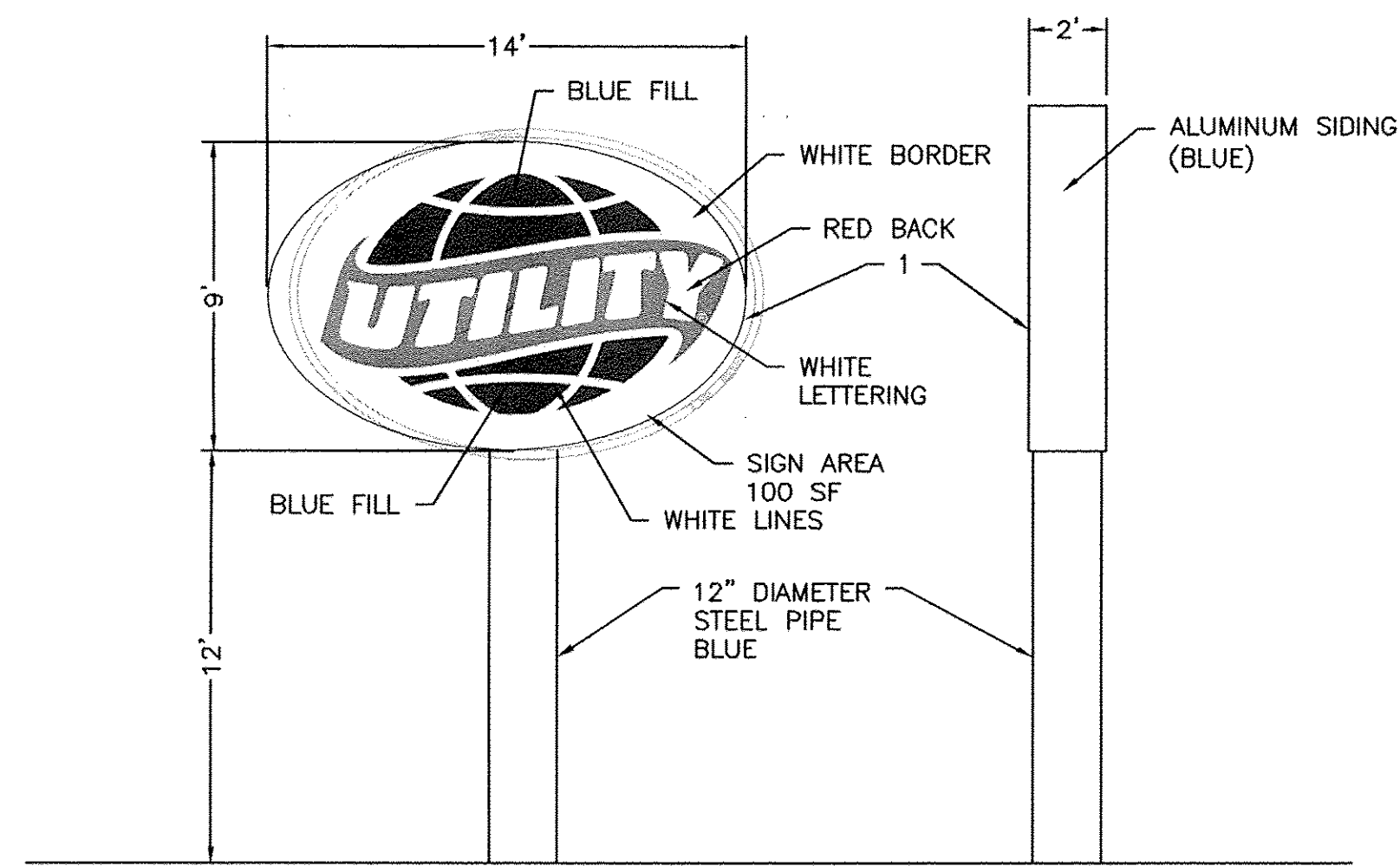
ACCESSIBLE PARKING SIGN
NTS



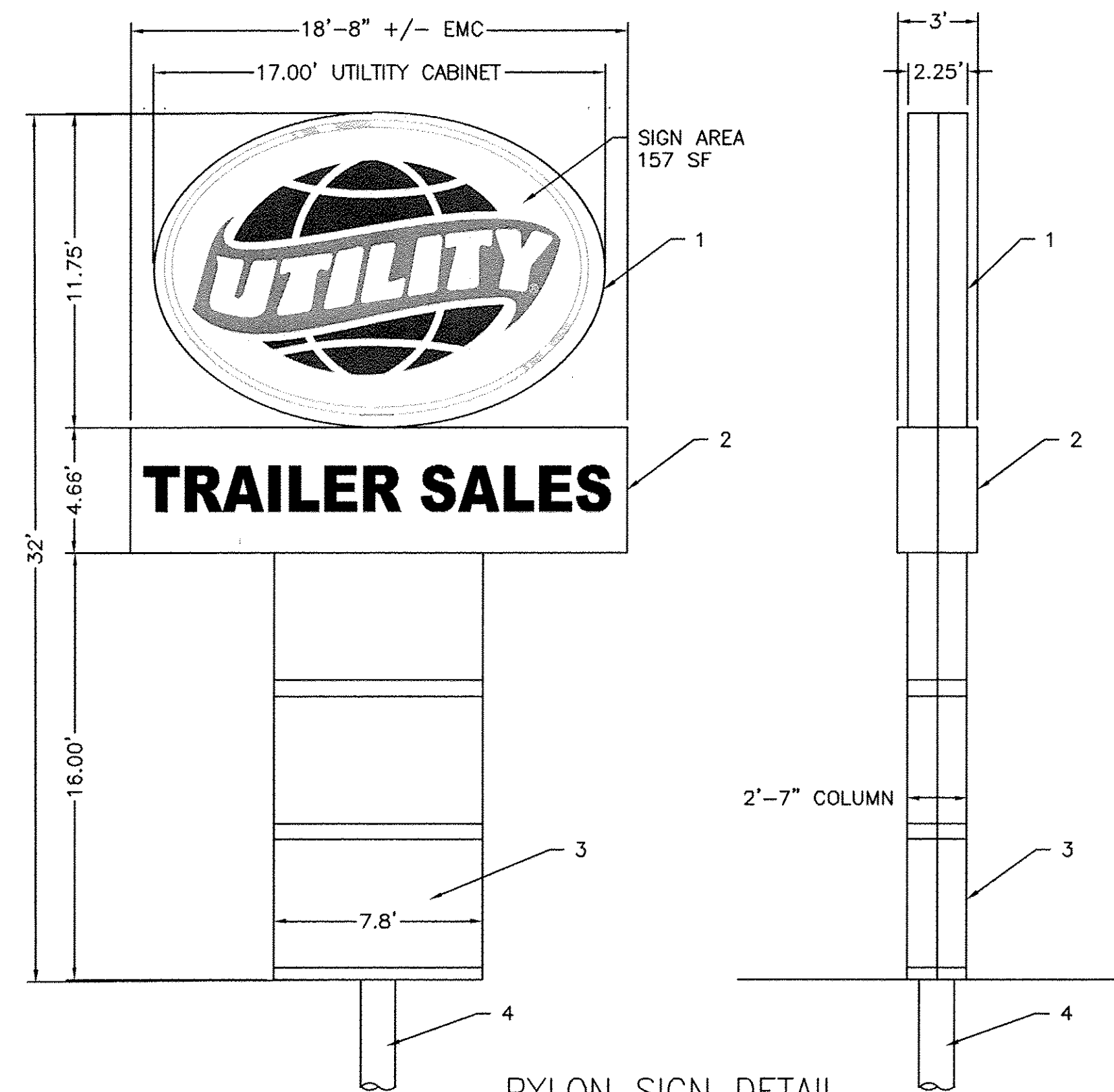
MOTORCYCLE PARKING SIGN
NTS



MOTORCYCLE PARKING DETAIL
NTS



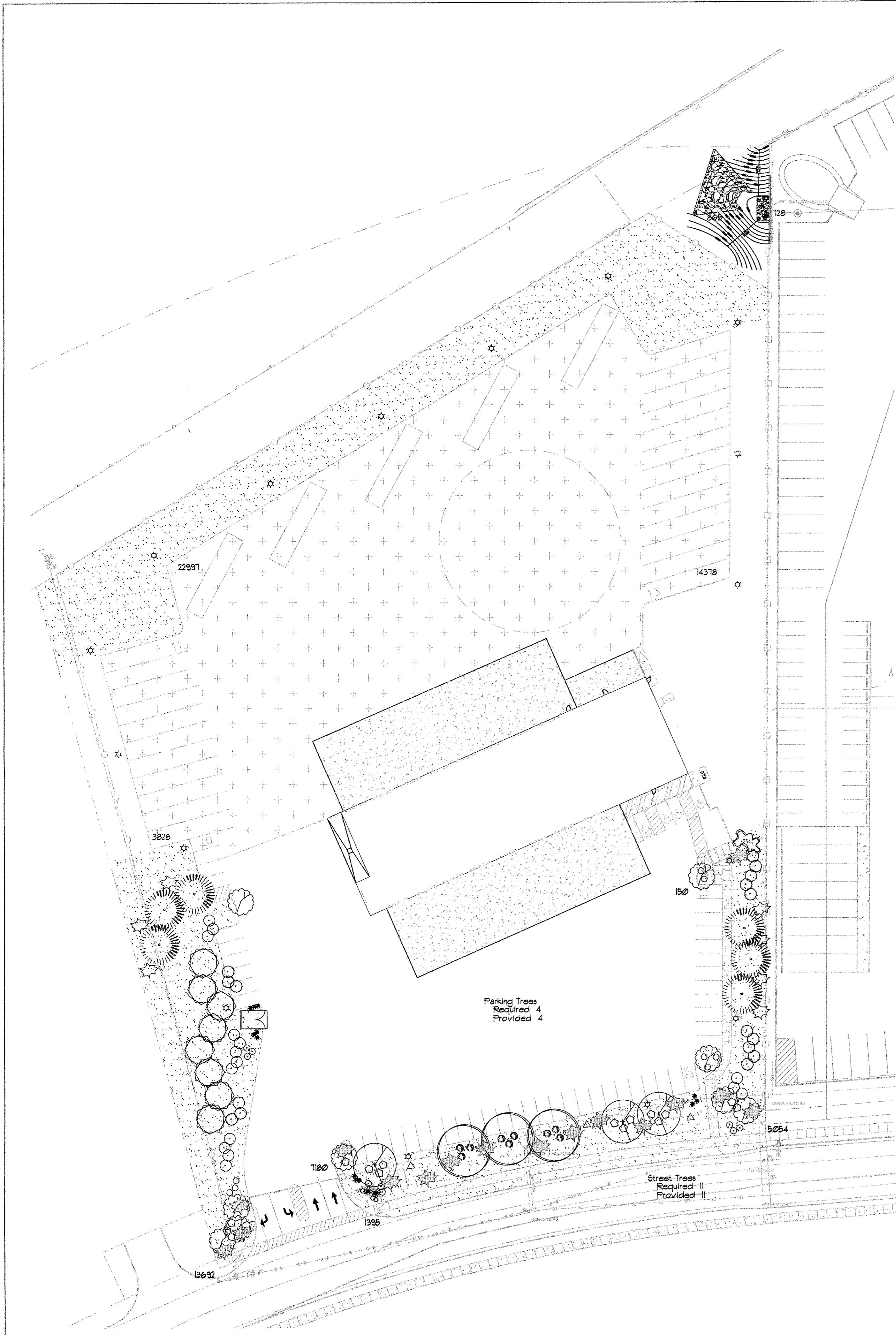
MONUMENT SIGN DETAIL
SCALE 1"=5'



PYLON SIGN DETAIL
SCALE 1"=5'

- UTILITY LOGO CABINET: D/F ILLUMINATED CUSTOM FAB. CABINET
- EMC: D/F 89mm PITCH 16x64 MATRIX AMBER MONOCHROME EMC
PRIMARY ELECTRICAL: 120V/240V-TOTAL SIGNS AMPS T.B.D.
POWER OUT: LEAVE 8'-0" PIGTAIL WIRE INSIDE CAB FOR SIGN HOOK UP.
POWER LOCATION: REFER TO M.E.P. DWGS
SWITCH LOCATION: T.B.D.
- COLUMN: CUSTOM FABRICATED 1 1/2" ALUM. ANGLE FRAME COVERED ON ALL SIDES W/.090" THICK ALUM.
- MOUNTING PIPE: 8" +/- DIA. PIPE SLEEVED INSIDE 24" O.D. STD. STEEL PIPE SET IN CONCRETE CAISSON.

	UTILITY TRAILER SALES ALBUQUERQUE NM	DRAWN BY LA
	DETAIL SHEET 02	DATE 03/20/2018
		2017041_SPE 3
		SHEET # C6
RONALD R. BOHANNAN P.E. #7868	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	JOB # 2017041



LANDSCAPE LEGEND

QTY	SIZE	COMMON/BOTANICAL	H2O USE
3	2' cal	Chinese Pistache <i>Pistacia chinensis</i>	M+
3	2' cal	Honey Locust <i>Gleditsia triacanthos</i>	M
6	6 - 8'	Austrian Pine <i>Pinus nigra</i>	M
1	15 Gal	Crape Myrtle <i>Lagerstroemia indica</i>	M
8	15 Gal	Desert Willow <i>Chilopsis linearis</i>	M
2	4 - 6'	Palm Yucca <i>Yucca faxoniana</i>	M
9	15 Gal	Bradford Pear <i>Pyrus calleryana</i>	M
9	5 Gal	India Hawthorn <i>Raphiolepis indica</i>	M
12	5 Gal	Feather Reed Grass <i>Calamagrostis arundinacea</i>	M
14	5 Gal	Wintergreen Barberry <i>Berberis julianae</i>	M
3	5 Gal	Butterfly Bush <i>Buddleia davidii</i>	M
16	5 Gal	Buffalo Juniper <i>Juniperus tamariscifolia</i>	M
7	5 Gal	Winter Jasmine <i>Juniperus tamariscifolia</i>	M
3	5 Gal	Cherry Sage <i>Salvia greggii</i>	M
9	5 Gal	Blue Mist <i>Caryopteris x clandonensis</i>	M
8	5 Gal	Turpentine Bush <i>Eriogonum fasciculatum</i>	L
16	5 Gal	Apache Plume <i>Fallugia paradoxa</i>	L
15	5 Gal	Chrysothamnus <i>Chrysothamnus nauseosus</i>	L
16	2-3cf	Boulders	
50318		To be placed at contractor discretion	
19199		3/4" Crushed Gray Gravel/Filter Fabric	
63517		2-4" Cobble	

LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain street trees in a living, healthy, and attractive condition.

It is the intent of this plan to comply with the City of Albuquerque, Landscape Ordinance. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance.

Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque Zoning Code. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Landscape Gravel over Filter Fabric to a minimum depth of 3" shall be placed in all landscape areas which are not designated to receive native seed.

IRRIGATION NOTES:
Irrigation shall be a complete underground system with Trees to receive 1 Netafim spiral (50' length) with 3 loops at a final radius of 4.5' from tree trunk, pinned in place. Netafim shall have emitters 12" o.c. with a flow of 6 gph. Shrubs to receive (2) 1/2" GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end. Trees and shrubs shall be on separate valves.

Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valve shall run 15 hours, 3 times per week. Run time will be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.

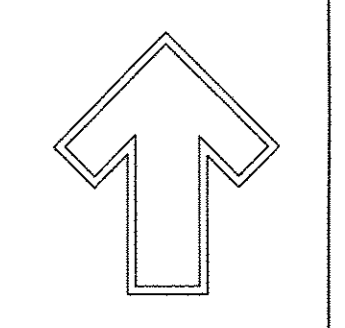
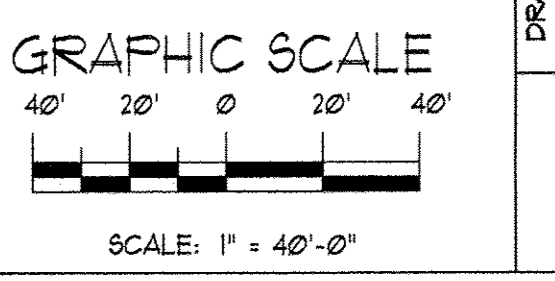
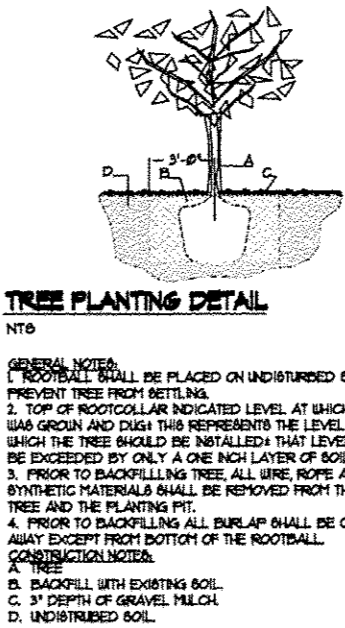
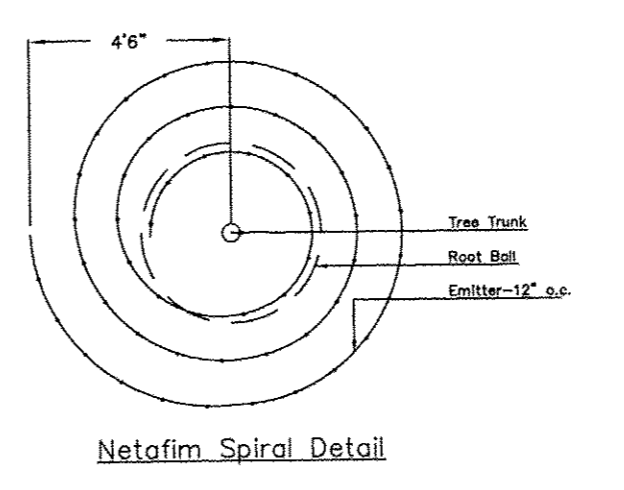
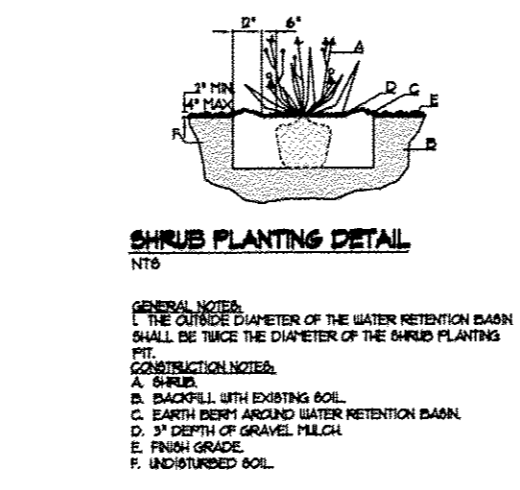
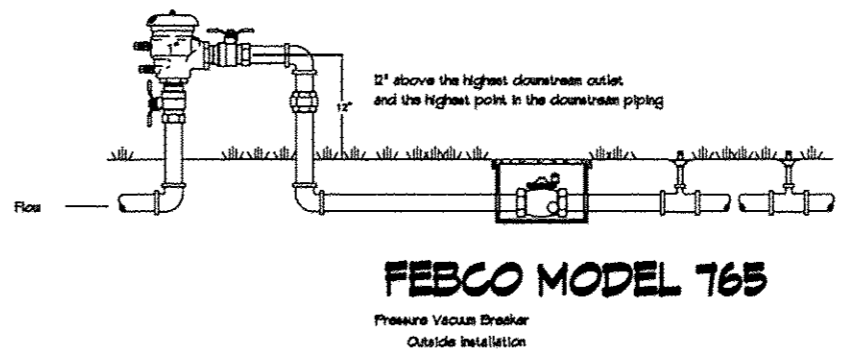
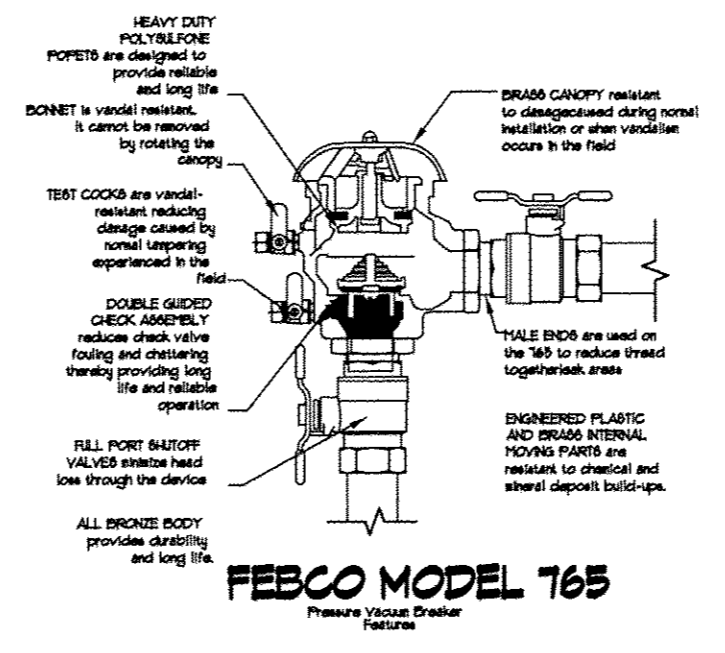
Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

Water and Power source shall be the responsibility of the Developer/Builder.

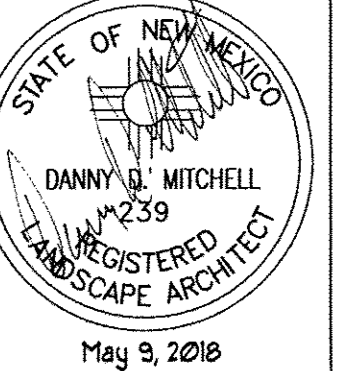
LANDSCAPE CALCULATIONS

TOTAL LOT AREA (sf)	240578
TOTAL BUILDING AREA (sf)	-15635
TOTAL LOT AREA (sf)	224943
LANDSCAPE REQUIREMENT	X .15
TOTAL LANDSCAPE REQUIRED (15%)	33741
TOTAL ON-SITE LANDSCAPE PROVIDED	14851
TOTAL REVEG NATIVE SEED	44475
TOTAL LANDSCAPED AREA	30376
TOTAL LIVE PLANT MATERIAL PROVIDED	21605
TOTAL GROUND COVER PROVIDED	5958



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Landscape Architect



Utility Trailer Sales
Albuquerque, NM
LANDSCAPE PLAN

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The Hilltop
LANDSCAPE ARCHITECTS & CONTRACTORS

DRAWN BY: dm
REVISION # 5/2/08
DATE 5/2/08
SHEET 101