



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	Decisions Requiring a Public Meeting or Hearing	Policy Decisions
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input checked="" type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
		Appeals
		<input type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: Southwest Regional Council Carpenters		Phone: 505-256-3396
Address: 3900 Pan American Fwy NE		Email:
City: Albuquerque	State: NM	Zip: 87107
Professional/Agent (if any): Tierra West, LLC		Phone: 505-858-3100
Address: 5571 Midway Park Pl NE		Email: jniski@tierrawestllc.com
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site:	List all owners:	

BRIEF DESCRIPTION OF REQUEST

Minor Amendment to Site Plan

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: <small>LT 4 PLAT OF LTS 1, 2, 3 & 4 SRCC ALBUQUERQUE CARPENTER TRAINING CENTER (A SUBD OF TR A-1-A COMANCHE BUSINESS PARK)</small>	Block:	Unit:
Subdivision/Addition: SRCC Albuquerque Carpenters Training Center	MRGCD Map No.:	UPC Code: 101606001334520662
Zone Atlas Page(s): G-16-Z	Existing Zoning: MX-M	Proposed Zoning: Mx-M
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (acres): 2.2444

LOCATION OF PROPERTY BY STREETS

Site Address/Street: Pan American FWY Between: Pan American FWY and: Vassar Dr

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

1006865, DRB-98-299, SB-89124, PR-2021-004978, SI-2021-00108

Signature:	Date: 3/12/2021
Printed Name: Ronald R. Bohannon	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees
SI-2021-00343	AA	\$50.00			

Meeting/Hearing Date:	Fee Total: \$50.00
Staff Signature: <i>Vanessa A Segura</i>	Date: 3/12/21 Project # PR-2021-004978

FORM P3: ADMINISTRATIVE DECISIONS AND MINOR AMENDMENTS

A single PDF file of the complete application including all plans and documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

ARCHEOLOGICAL CERTIFICATE

- Archaeological Compliance Documentation Form with property information section completed
- Only the information above is required unless the City Archaeologist determines that the application does not qualify for a Certificate of No Effect, in which case a treatment plan prepared by a qualified archaeologist that adequately mitigates any archeological impacts of the proposed development must be submitted and reviewed for a Certificate of Approval per the criteria in IDO Section 14-16-6-5(A)(3)(b)
- Letter of authorization from the property owner if application is submitted by an agent
- Zone Atlas map with the entire site clearly outlined and labeled

MINOR AMENDMENT TO SITE PLAN – ADMIN, EPC, or DRB

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Y)(2)
- Three (3) copies of all applicable sheets of the approved Site Plan being amended, folded
- Copy of the Official Notice of Decision associated with the prior approval
- Three (3) copies of the proposed Site Plan, with changes circled and noted
Refer to the Site Plan Checklist for information needed on the proposed Site Plan.
- Letter of authorization from the property owner if application is submitted by an agent
- Zone Atlas map with the entire site clearly outlined and labeled

Minor Amendments must be within the thresholds established in IDO TABLE 6-4-4. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.

MINOR AMENDMENT TO SITE DEVELOPMENT PLAN APPROVED PRIOR TO THE EFFECTIVE DATE OF THE IDO

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Z)(1)(a)
- Three (3) copies of all applicable sheets of the approved Site Development Plan being amended, folded
- Copy of the Official Notice of Decision associated with the prior approval
- Three (3) copies of the proposed Site Development Plan, with changes circled and noted
Refer to the Site Plan Checklist for information needed on the proposed Site Plan.
- Letter of authorization from the property owner if application is submitted by an agent
- Zone Atlas map with the entire site clearly outlined and labeled

Minor Amendments must be within the thresholds established in IDO TABLE 6-4-4. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.

ACCELERATED EXPIRATION SITE PLAN

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)(c)
- Site Plan to be Expired
- Letter of authorization from the property owner if application is submitted by an agent
- Zone Atlas map with the entire site clearly outlined and labeled

ALTERNATIVE SIGNAGE PLAN

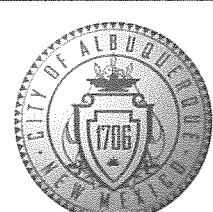
- Proposed Alternative Signage Plan compliant with IDO Section 14-16-5-12(F)(5)
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(F)(4)(c)
- Required notices with content per IDO Section 14-16-6-4(K)
 - Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives
 - Sign Posting Agreement
- Letter of authorization from the property owner if application is submitted by an agent
- Zone Atlas map with the entire site clearly outlined and labeled

ALTERNATIVE LANDSCAPE PLAN

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-5-6(C)(16)
- Landscape Plan
- Letter of authorization from the property owner if application is submitted by an agent
- Zone Atlas map with the entire site clearly outlined and labeled

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.

Signature: 	Date: 3/12/2021
Printed Name: Ronald R. Bohannan	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY	
Project Number:	Case Numbers
PR-2021-004978	SI-2021-00343
	-
	-
Staff Signature:	
Date:	



TIERRA WEST, LLC

March 12, 2021

Mr. James Aranda, Division Manager
Urban Design and Development Division
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: JUSTIFICATION FOR MINOR SITE PLAN AMENDMENT
PAN AMERICAN FWY, ALBUQUERUQUE, NM
LEGAL DESCRIPTION: LT 1 PLAT OF LTS 1, 2, 3 & 4 SRCC
ALBUQUERQUE CARPENTERS TRAINING CENTER
ZONE ATLAS PAGE – G-16-Z**

Dear Mr. Aranda,

Tierra West, LLC, on behalf of our client, Southwest Regional Council of Carpenters requests approval of minor site plan amendment for a 6.36 acre site located in the Carpenters Training Center. The property is located at Pan American Fwy and Vassar Dr. The lot is currently zoned as Non-residential – Light Manufacturing (NR-LM) per the Integrated Development Ordinance.

The only change is to provide a wider access aisle through Tract 1 (Carpenters Training Center) to Tract 4 (Carvana) to allow for vehicle transport trucks to deliver vehicles to Carvana. This drive aisle would eliminate 8 parking spaces on the Carpenters Training Center. As these parcels have shared parking as out lined in the Approved Overall Site Plan there is still enough parking to meet IDO requirements.

The proposed change will have no negative impact on the existing network or properties. Since the change is does not affect total building area and minimally affects parking we ask for approval of this Site Plan for Building Permit.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

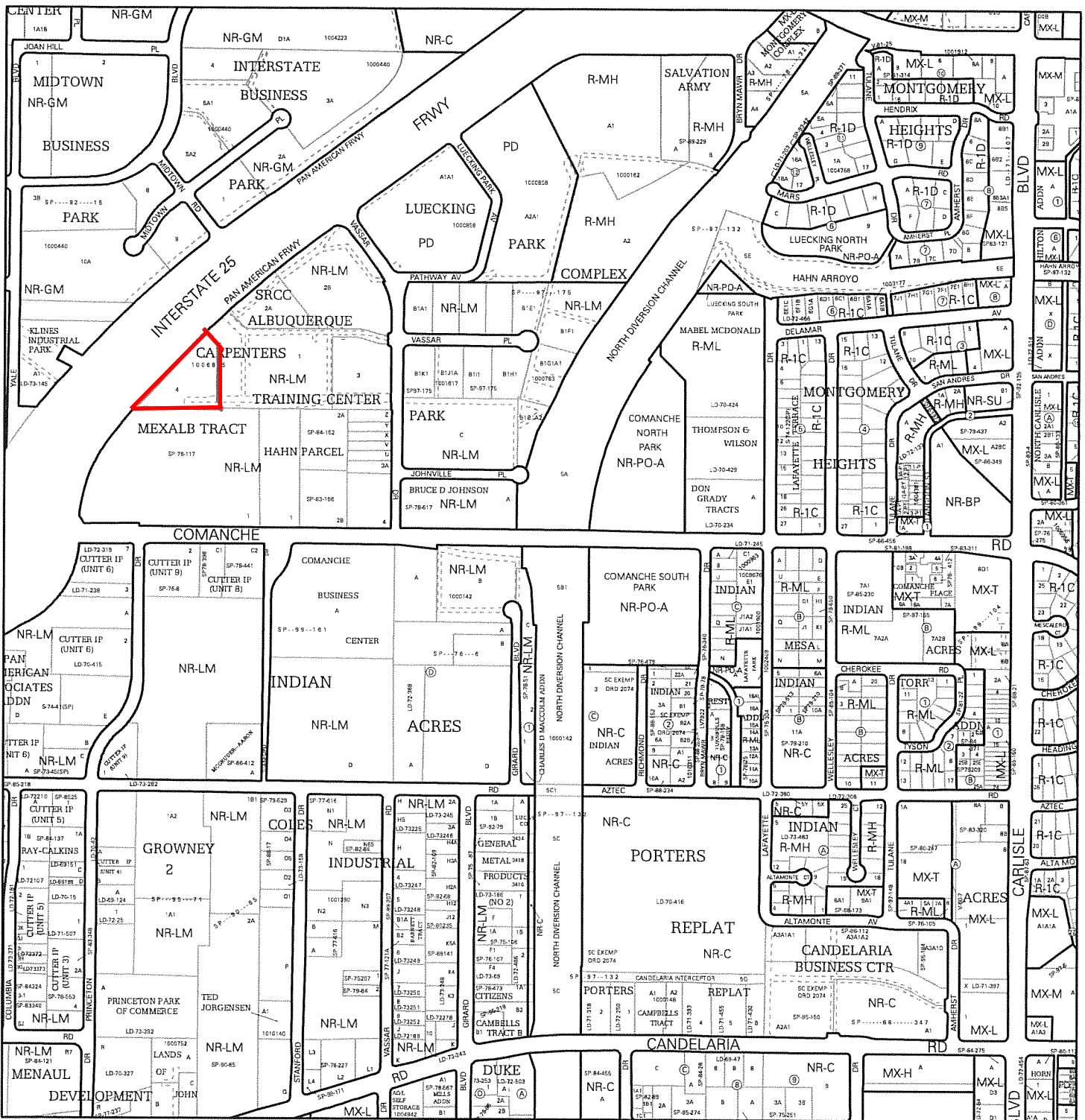
Sincerely,

Ronald R. Bohannon, P.E.

Enclosure/s

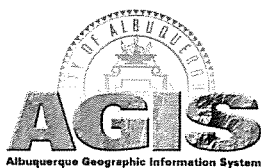
JN: 2020008
RRB/jn/jg

5571 Midway Park Pl. NE Albuquerque, NM 87109
(505) 858-3100 fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

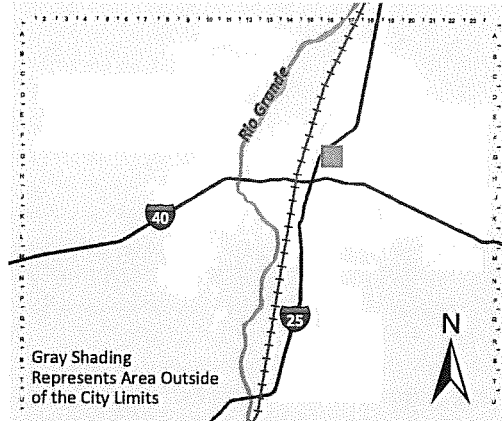


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
G-16-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet

March 12, 2021

Ms. Jolene Wolfley Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: DRB SUBMITTALS
PAN AMERICAN FWY, ALBUQUERQUE, NM
LT 4 PLAT OF LTS 1, 2, 3 & 4 SRCC ALBUQUERQUE
CARPENTERS TRAINING CENTER**

Dear Ms. Wolfley:

The purpose of this letter is to authorize Carvana to act as agent on behalf of Southwest Regional Council of Carpenters pertaining to any and all submittals made to the City of Albuquerque for the above-referenced site.

Barry Jenkins

Print Name



Signature

Director of Capital Improvements

Title

3/12/2021

Date



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 20, 2015

Project# 1006865

15DRB-70137 VACATION OF PUBLIC DRAINAGE EASEMENTS
15DRB-70138 – SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
15DRB-70144 - PRELIMINARY PLAT

TIERRA WEST LLC agents for MAIN EVENT request the referenced/ above actions for all or a portion of Lot 2, **SRCC ALBUQUERQUE CARPENTERS TRAINING CENTER** and Lot A-4-A, **LUECKING PARK COMPLEX** zoned M-1, located on the east side of I-25 between VASSAR DR NE and COMANCHE RD NE containing approximately 6.81 acres. (G-16) [*Deferred from 4/22/15, 5/13/15*]

At the May 20, 2015 Development Review Board meeting, the vacation was approved as shown on exhibit B in the planning file per section 14-14-7-2(a) (1) and (b) (1)(3) of the subdivision ordinance. The site development plan for building permit was approved with final sign-off delegated to Planning for comments and 15 day appeal period. With an approved grading and drainage plan engineer stamp dated 5/14/15, and with the signing of the infrastructure list dated 5/21/15, the preliminary plat was approved.

Findings

The request was filed by the owner of all the frontage of the proposed vacation.

The public welfare is in no way served by retaining the easements; the City of Albuquerque does not anticipate any need to utilize the existing easement based on the proposed development.

There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right. Property owners of record abutting the proposed vacation were notified by first class mail at least six days prior to the Development Review Board hearing approving the vacation and no objection regarding access or the abridgement of a substantial property right was raised.

CONDITIONS:

1. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

If you wish to appeal this decision, you must do so by June 4, 2015 in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)

A handwritten signature in black ink, appearing to read "Jack Cloud", written in a cursive style.

Jack Cloud, DRB Chair

△ CHANGES TO INCLUDE ALL BUILDING D PROPERTY 03.03.2020

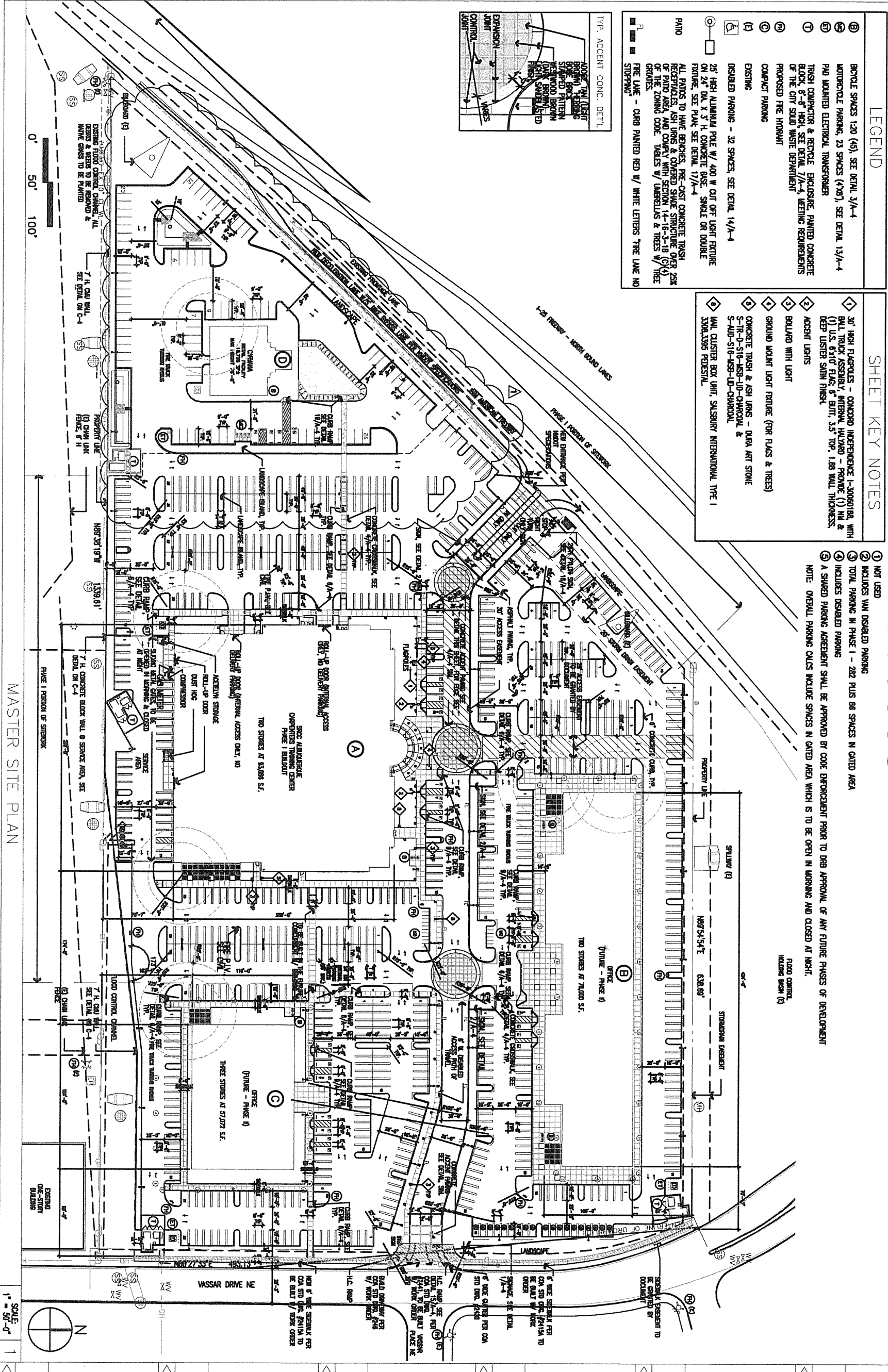
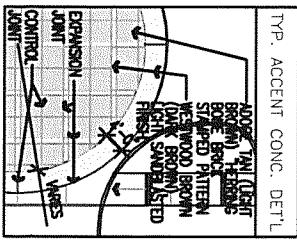
BUILDING AREA	PROPOSED USE	ZONING	①		②		③		④		⑤		TOTAL
			PROG. REQ.	PROG. PROV.	PROG. REQ.	PROG. PROV.	PROG. REQ.	PROG. PROV.	PROG. REQ.	PROG. PROV.			
A	OFFICE & TRAINING ASSEMBLY	H-1 (2)	180	180	180	180	180	180	180	180	180	180	1,200 SF
B	OFFICE (TRAINING)	H-1 (2)	177	177	177	177	177	177	177	177	177	177	800 SF
C	OFFICE (TRAINING)	H-1 (2)	281	281	281	281	281	281	281	281	281	281	800 SF
D	CARWASH AUTO RETAIL	H-1 (2)	31	31	31	31	31	31	31	31	31	31	400 SF
TOTAL			689	689	689	689	689	689	689	689	689	689	2,400 SF

SITE DATA TABLE

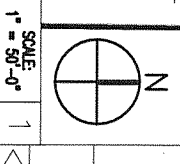
LEGEND

- ① 30' HIGH FLAGPOLES - CONCORD INDEPENDENCE 1-30060188, WITH BALL TRUCK ASSEMBLY, ANTIWIND SHAWARD - PROVIDE (1) NW & DEEP LUSTER SILVER FINISH.
- ② ACCEPT LIGHTS
- ③ BOLLARD WITH LIGHT
- ④ GROUND MOUNT LIGHT FIXTURE (FOR FLAGS & TREES)
- ⑤ CONCRETE TRASH & ASH URNS - DURA ART STONE S-TR-D-S16-48B-LD-CHARCOAL & S-AUD-S16-48B-LD-CHARCOAL
- ⑥ WALL CLUSTER BOX UNIT, SUSSEURY INTERNATIONAL, TYPE 1 3308.3389 POSTAL.

- ⑦ BROCKLE SPACES 120 (48), SEE DETAIL 3/A-4
- ⑧ MOTORCYCLE PARKING, 23 SPACES (428), SEE DETAIL 13/A-4
- ⑨ PVD MOUNTED ELECTRICAL TRANSFORMER
- ⑩ TRASH COMPACTOR & RECYCLE ENCLOSURE, PAINTED CONCRETE BLOCK, 8'-6" HIGH, SEE DETAIL 7/A-4, MEETING REQUIREMENTS OF THE CITY SOLID WASTE DEPARTMENT
- ⑪ PROPOSED FIRE HOBANIT COMPACT PARKING
- ⑫ EXISTING
- ⑬ DISABLED PARKING - 32 SPACES, SEE DETAIL 14/A-4
- ⑭ 25' HIGH ALUMINUM POLE W/ 400 W CUT OFF LIGHT FIXTURE ON 24" DIA. X 3" H. CONCRETE BASE, SINGLE OR DOUBLE FIXTURE, SEE PLAN, SEE DETAIL 17/A-4
- ⑮ ALL PATIOS TO HAVE BENCHES, PRE-CAST CONCRETE TRASH RECEPTACLES, ASH URNS & CHANGED SLICE STRIPES ON 25% OF PATIO AREA AND COMPLY WITH SECTION 11.1.1.1 (C) OF THE ZONING CODE. TABLES W/ UMBRELLAS & TREES V/ TREE GRATES.
- ⑯ FIRE LANE - CURB PAINTED RED W/ WHITE LETTERS 'THE LANE NO STOPPING'



MASTER SITE PLAN



SITE PLAN FOR BUILDING PERMIT
CARPENTERS CENTER
 SRCC CARPENTERS TRAINING CENTER
 3900 PAN AMERICAN FREEWAY NE
 ALBUQUERQUE, NEW MEXICO 87107

ARCHITECT'S NEW MEXICO LICENSE # 4424

DATE: MARCH 24, 2008

SCALE: 1" = 50'-0"

GWA GIN WONG ASSOCIATES
 PLANNING AND ARCHITECTURE

4465 WILSHIRE BOULEVARD, SUITE 100 LOS ANGELES, CA 90010 (323) 938-4422

PROJECT: SRCC CARPENTERS TRAINING CENTER

DATE: MARCH 24, 2008

SCALE: 1" = 50'-0"

ARCHITECT'S NEW MEXICO LICENSE # 4424

BUILDING AREA	PROPOSED USE	ZONING	①		②		③		④		⑤			
			PRGQ	PRGQ	HC	HC	BIKE	BIKE	MOTORCYCLE	MOTORCYCLE	MAX. BLDG.	PATIO		
			REQ.	PROV.	REQ.	PROV.	SPACES	REQ.	SPACES	REQ.	PROV.	HEIGHT	STORY	AREA
A	OFFICE & TRAINING ASSEMBLY	M-1 (SO)	180	97	202	182	55	9	10	5	6	50'	2	1,200 SF
B	OFFICE (FUTURE)	M-1 (SO)	317	277	100K	317	50K	15	10	6	6	50'	2	800 SF
C	OFFICE (FUTURE)	M-1 (SO)	254	289	100K	272	50K	15	10	6	6	50'	2	800 SF
D	CARWASH, AUTO RETAIL	M-1 (SO)	31	31	70K	82	100K	117	4	4	4	7/8'	4	489-SF
TOTAL			887	743	855	651	28	28	35	19	22			2,400 SF

LEGEND

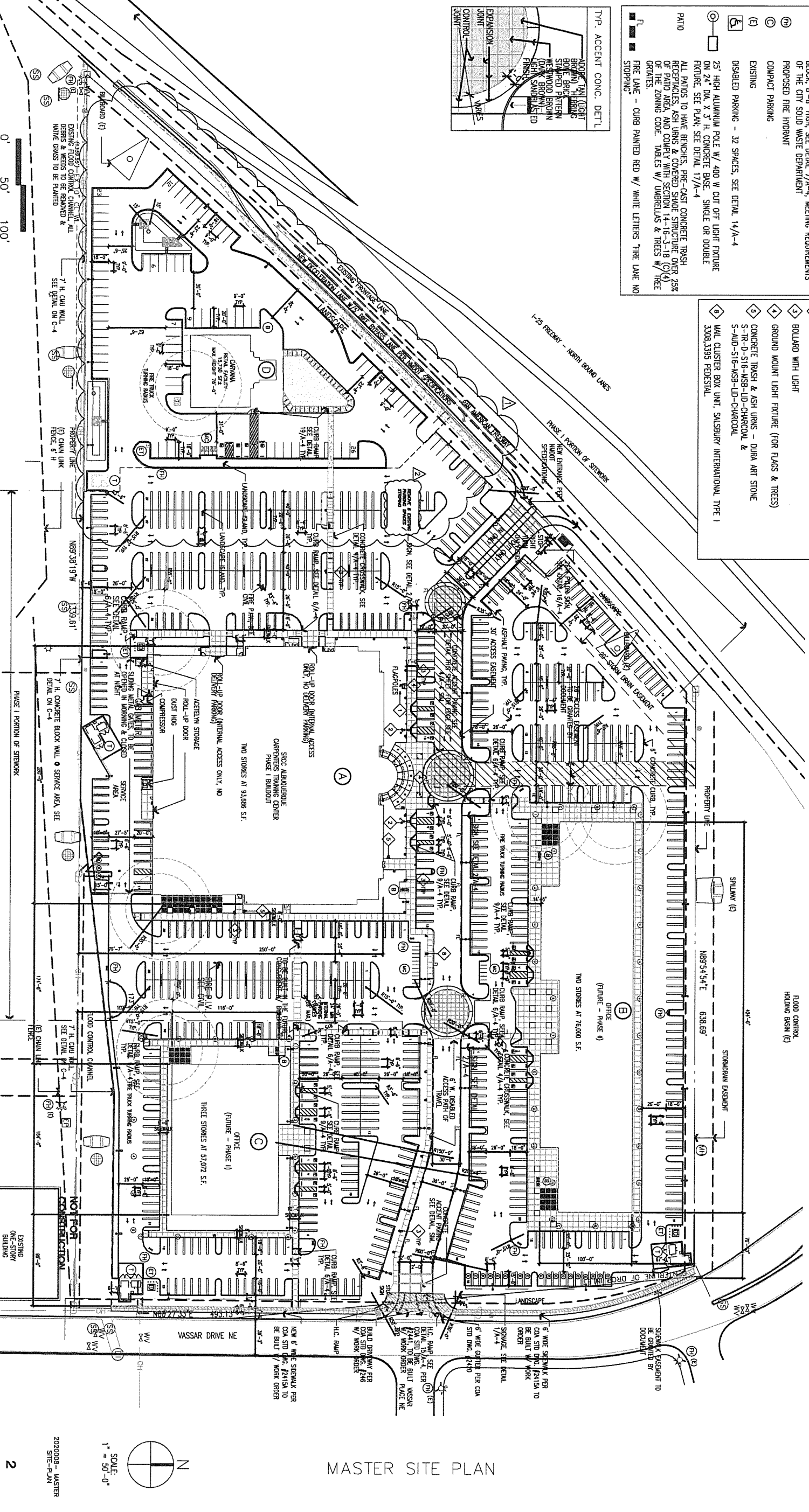
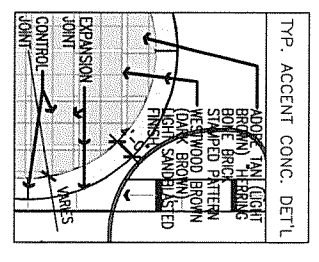
- ① BICYCLE SPACES 120 (45), SEE DETAIL 3/A-4
- ② MOTORCYCLE PARKING, 23 SPACES (4x8') SEE DETAIL 13/A-4
- ③ PAD MOUNTED ELECTRICAL TRANSFORMER
- ④ TRASH COMPACTOR & RECYCLE ENCLOSURE PAINTED CONCRETE BLOCK, 8'-8" HIGH, SEE DETAIL 7/A-4, MEETING REQUIREMENTS OF THE CITY SOLID WASTE DEPARTMENT
- ⑤ PROPOSED FIRE HYDRANT
- ⑥ COMPACT PARKING
- ⑦ EXISTING
- ⑧ DISABLED PARKING - 32 SPACES, SEE DETAIL 14/A-4
- ⑨ 25' HIGH ALUMINUM POLE W/ 400 W CUT OFF LIGHT FIXTURE ON 24" DIA. X 3" H. CONCRETE BASE, SINGLE OR DOUBLE FIXTURE, SEE PLAN, SEE DETAIL 17/A-4
- ⑩ PATIO
- ⑪ ALL PATIOS TO HAVE BENCHES, PRE-CAST CONCRETE OVER RECEPTIONS, ASH URNS & COVERED SHADE STRUCTURE OVER 25% OF PATIO AREA AND COMPLY WITH SECTION 14-16-3-18 (C)(4) OF THE ZONING CODE. TABLES W/ UMBRELLAS & TREES W/ GRASSES.
- ⑫ FIRE LANE - CURB PAINTED RED W/ WHITE LETTERS "FIRE LANE NO STOPPING"

SHEET KEY NOTES

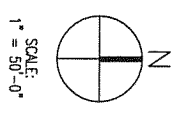
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- ② ACCENT LIGHTS
- ③ BOLLARD WITH LIGHT
- ④ GROUND MOUNT LIGHT FIXTURE (FOR FLAGS & TREES)
- ⑤ CONCRETE TRASH & ASH URNS - DURA ART STONE
- ⑥ S-RR-D-S16-M58-LD-CHARCOAL
- ⑦ S-AUD-S16-M58-LD-CHARCOAL
- ⑧ WALL CLUSTER BOX UNIT, SALSBUURY INTERNATIONAL TYPE 1 3308.3393 FEDERAL

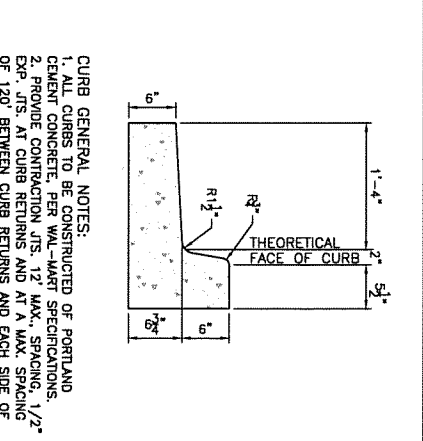
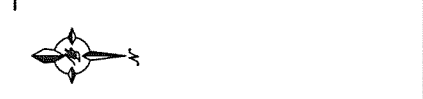
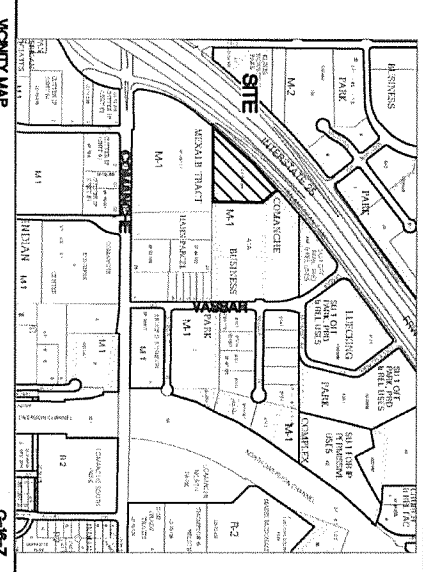
① NOT USED
 ② INCLUDES VAN DISABLED PARKING
 ③ TOTAL PARKING IN PHASE I - 282 PLUS 86 SPACES IN GATED AREA
 ④ INCLUDES DISABLED PARKING
 ⑤ A SHARED PARKING AGREEMENT SHALL BE APPROVED BY CODE ENFORCEMENT PRIOR TO DRB APPROVAL OF ANY FUTURE PHASES OF DEVELOPMENT
 NOTE: OVERALL PARKING CALCUS INCLUDE SPACES IN GATED AREA WHICH IS TO BE OPEN IN MORNING AND CLOSED AT NIGHT.

△ CHANGES TO INCLUDE ALL BUILDING D PROPERTY 03.03.2020
 △ CHANGES TO PARKING LOT TO ALLOW FOR TRUCK MOVEMENT



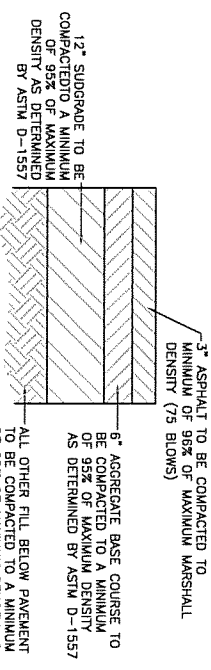
MASTER SITE PLAN





VICINITY MAP
LEGAL DESCRIPTION
 LOT 4, PLAT OF LOTS 1, 2, 3 & 4, SPOC ALBUQUERQUE CARPENTERS TRAINING CENTER (A SUBD OF TR A-1-A COMANCHE BUSINESS PARK) (12/02/2014, BOOK 2014C, PAGE 129)
 UPRC NO: 10180601334520662

CURB GENERAL NOTES:
 1. ALL CURBS TO BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE, PER WALL-MART SPECIFICATIONS.
 2. PROVIDE CONTRACTION JOIS, 1/2" MAX. SPACING, 1/2" EXP. JOIS AT CURB RETURNS AND AT A MAX. SPACING OF 120" BETWEEN CURB RETURNS AND EACH SIDE OF SEPARATELY CONSTRUCTED DRIVEWAYS. CONTRACTION JOIS SHALL BE EITHER SAWN OR TOOLED A MINIMUM OF 1" BELOW THE FINISH SURFACE.
 3. ALL EDGES SHALL BE EDGED WITH A 3/8" RADIUS EDGING TOOL.
 4. 1/4" ISOLATION JOINT SHALL BE PLACED BETWEEN SIDEWALK AND CURB WHEN CAST ADJACENT TO EACH OTHER.



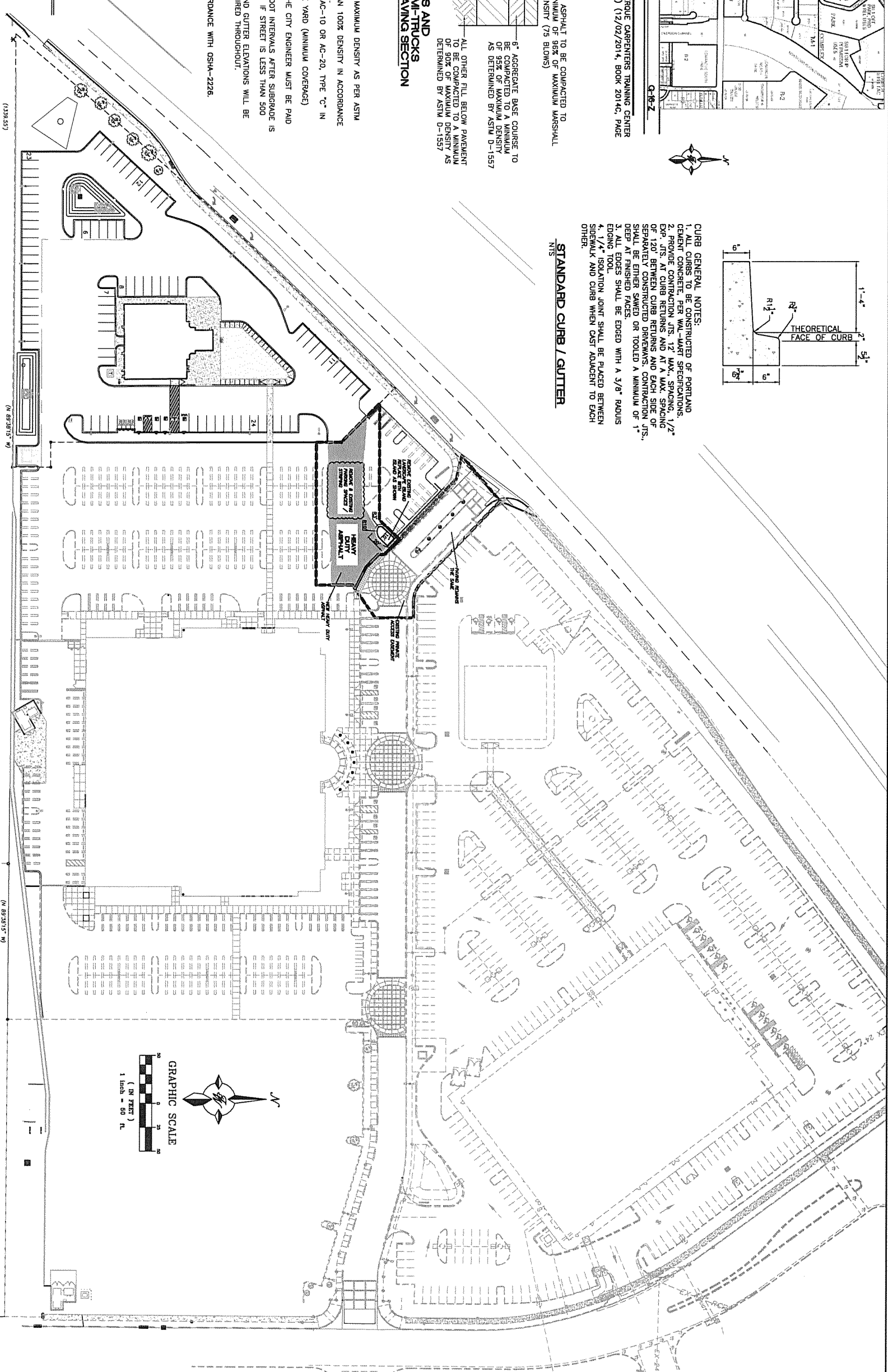
AUTOMOBILE DRIVEWAYS AND AREAS SUBJECT TO SEMI-TRUCKS TYPICAL HEAVY DUTY PAVING SECTION
 1" = 1"

- PAVEMENT NOTES**
1. SUBGRADE TO BE COMPACTED TO 95% OF MAXIMUM DENSITY AS PER ASTM D1557.
 2. BASE TO BE COMPACTED TO NOT LESS THAN 100% DENSITY IN ACCORDANCE WITH ASTM D1557, TYPE A, GRADE 1 OR 2.
 3. BITUMINOUS MATERIAL SHALL CONFORM TO AC-10 OR AC-20, TYPE "C" IN ACCORDANCE WITH ASTM D3318.
 4. PRIME COAT TO BE 0.25 GAL. PER SQUARE YARD (MINIMUM COVERAGE)
 5. MC-70.200 TESTS WHERE REQUIRED BY THE CITY ENGINEER MUST BE PAID FOR BY THE DEVELOPER.
 6. C.B.R. TESTS WILL BE REQUIRED AT 500 FOOT INTERVALS AFTER SUBGRADE IS PLACED AND/OR A MINIMUM OF TWO TESTS IF STREET IS LESS THAN 500 FEET.
 7. STRICT VERTICAL CONTROL OF ALL CURB AND GUTTER ELEVATIONS WILL BE MAINTAINED. BLUE TOPPING WILL BE REQUIRED THROUGHOUT.

TRENCHING
 ALL TRENCHING SHALL BE DONE IN STRICT ACCORDANCE WITH OSHA-2226.

LEGEND

- Curb & Gutter
- Boundary Line
- Easement
- Centerline
- Right-of-Way
- Building
- Sidewalk
- Existing Curb & Gutter
- Existing Boundary Line
- Motorcyclist Space w/Sign
- See Sheet 6 for Sign Detail
- MC
- Heavy Duty Asphalt



ENGINEER'S SCALE	CARVANA	DRAWN BY RMG
NOT FOR CONSTRUCTION	3800 PAN AMERICAN FWY NE.	DATE 02/15/2021
04/24/2020 REVISED BY RDM/AMM P.L. #7868	TERRA WEST, LLC 5571 MONKEY PARK PLACE NE ALBUQUERQUE, NM 87109 WWW.TERRAWESTLLC.COM	2020008_PAVING PLAN
		SHEET # E-3
		JOB # 2020008

ADMINISTRATIVE AMENDMENT

FILE # ^{SI-2021-0010} 8 **PROJECT #** ^{PR-2021-00497} 8

Conversion of existing 19,435 sq ft restaurant to a 19,208 sq ft light vehicle sales facility

No new access points or utilities extensions are proposed

Coordination with Code Enforcement to memorialize change in land use is required

J.M.A. Digitally signed by James M. Aranda
DN: cn=James M. Aranda, o=City of
Albuquerque, ou=Planning Department,
email=jmaranda@cabq.gov, c=US
Date: 2021.02.16 13:52:31 -07'00 **2/16/2021**

APPROVED BY

DATE

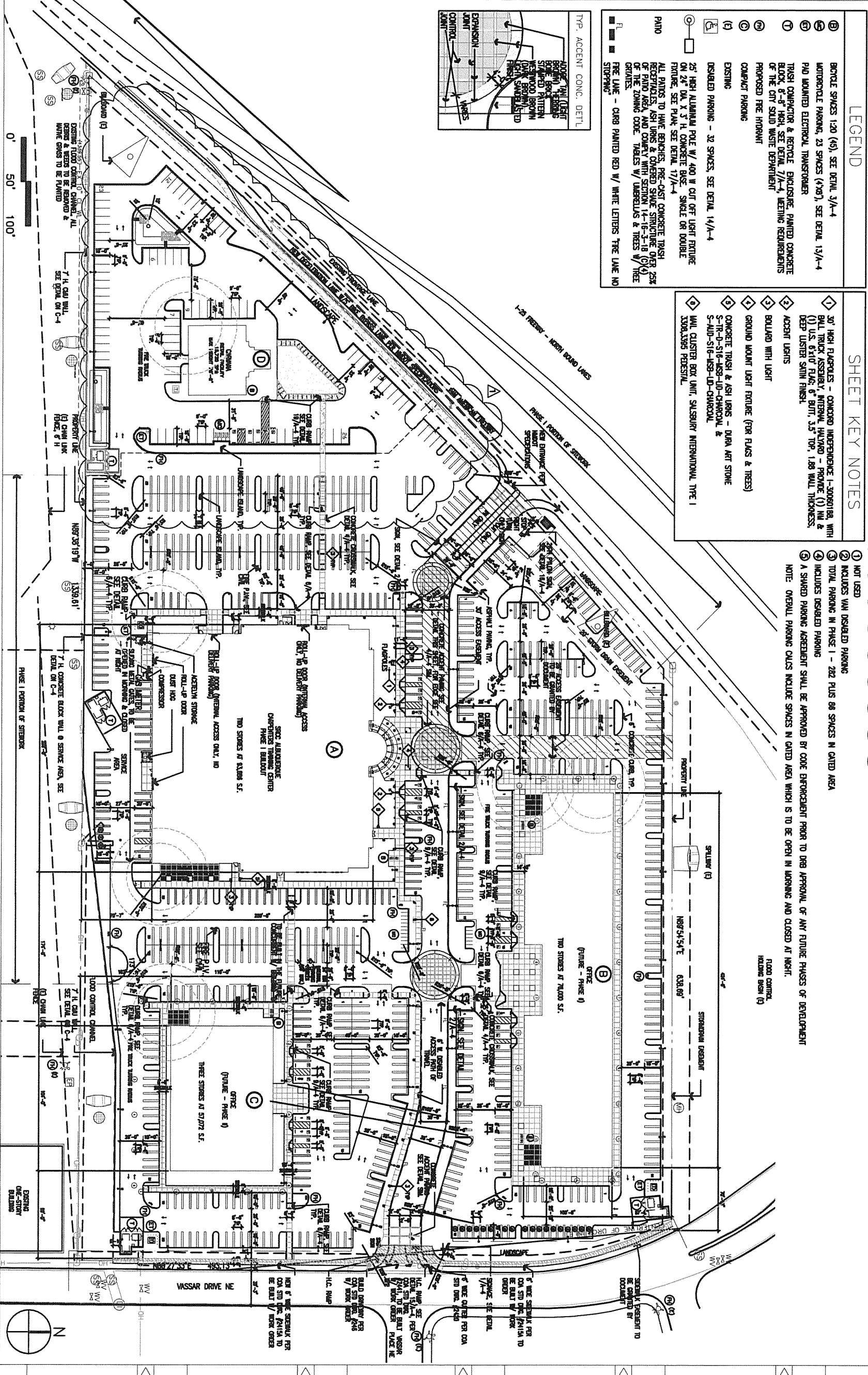
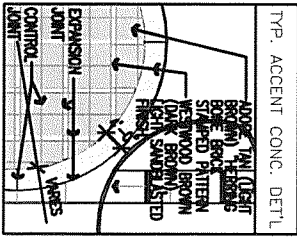
CHANGES TO INCLUDE ALL BUILDING D PROPERTY 03.01.2020

BUILDING AREA	PROPOSED USE	ZONING	PHASE 1		PHASE 2		PHASE 3		PHASE 4		TOTAL
			REQ. SPACES	PROV. SPACES	REQ. SPACES	PROV. SPACES	REQ. SPACES	PROV. SPACES	REQ. SPACES	PROV. SPACES	
A	OFFICE & TRAINING ASSEMBLY	M-1 (50)	180	113	906	182	5	9	10	5	1,200 SF
B	OFFICE (FUTURE)	M-1 (50)	138	87	0	0	8	8	50'	2	800 SF
C	OFFICE (FUTURE)	M-1 (50)	317	277	1006	317	8	15	10	8	800 SF
D	OFFICE (FUTURE)	M-1 (50)	284	188	1006	221	4	5	19	1	488 SF
E	CARWASH AUTO RETAIL	M-1 (50)	31	86	706	82	4	4	4	78	4
TOTAL			807	743	885	631	28	28	35	18	2,400 SF

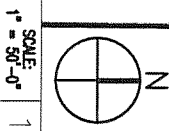
SITE DATA TABLE

- LEGEND**
- ① BIKE SPACES 1:20 (45), SEE DETAIL 3/A-4
 - ② MOTORCYCLE PARKING, 23 SPACES (4X8), SEE DETAIL 13/A-4
 - ③ PAID MOUNTED ELECTRICAL TRANSFORMER
 - ④ TRASH COMPACTOR & RECYCLE ENCLOSURE, PAINTED CONCRETE BLOCK, 8'-4" HIGH, SEE DETAIL 7/A-4, MEETING REQUIREMENTS OF THE CITY SOLID WASTE DEPARTMENT
 - ⑤ PROPOSED FIRE HYDRANT
 - ⑥ COMPACT PARKING
 - ⑦ EXISTING
 - ⑧ DISABLED PARKING - 32 SPACES, SEE DETAIL 14/A-4
 - ⑨ 25' HIGH ALUMINUM POLE W/ 400 W CUT OFF LIGHT FIXTURE ON 24" DIA. X 3" H. CONCRETE BASE, SINGLE OR DOUBLE FIXTURE, SEE PLAN, SEE DETAIL 17/A-4
 - ⑩ ALL PLANTS TO HAVE BENCHES, PRE-CAST CONCRETE TRASH RECEPTACLES, ASH URNS & COVERED SHADE STRUCTURE OVER 25% OF PAVEMENT AREA, AND COMPLY WITH SECTION 14-16-3-18 (C)(4) OF THE ZONING CODE. TABLES W/ UMBRELLAS & TREES W/ GRATES.
 - ⑪ FIRE LANE - CURB PAINTED RED W/ WHITE LETTERS "FIRE LANE NO STOPPING"

- SHEET KEY NOTES**
- ① 30' HIGH FLAREPOLES - CONCRETE INDEPENDENCE I-30080188, WITH BALL TRUCK ASSEMBLY, INTERVAL HOLLOWED - PROVIDE (1) 1/4" & DEEP LUSTER SAME FINISH.
 - ② ACCENT LIGHTS
 - ③ BOLLARD WITH LIGHT
 - ④ GROUND MOUNT LIGHT FIXTURE (FOR FLAGS & TREES)
 - ⑤ CONCRETE TRASH & ASH URNS - DURA ART STONE S-TR-D-516-458-1D-CHARCOAL & S-AUD-S16-458-1D-CHARCOAL
 - ⑥ WALL CLUSTER BOX UNIT, SUS304/316 INTERNATIONAL TYPE I, 300X300X PEDISTAL
- ① NOT USED
 ② INCLUDES VAN DISABLED PARKING
 ③ TOTAL PARKING IN PHASE 1 - 282 PLUS 88 SPACES IN GATED AREA
 ④ INCLUDES DISABLED PARKING
 ⑤ A SHARED PARKING AGREEMENT SHALL BE APPROVED BY CODE ENFORCEMENT PRIOR TO DRG APPROVAL OF ANY FUTURE PHASES OF DEVELOPMENT
 NOTE: OVERALL PARKING CALC INCLUDES SPACES IN GATED AREA WHICH IS TO BE OPEN IN MORNING AND CLOSED AT NIGHT.



MASTER SITE PLAN



SITE PLAN FOR BUILDING PERMIT

CARPENTERS CENTER
 SRCC CARPENTERS TRAINING CENTER
 3900 PAN AMERICAN FREEWAY NE
 ALBUQUERQUE, NEW MEXICO 87107

APPLICANT'S NEW MEXICO LICENSE # 4424

DATE: MARCH 24, 2008

JOB NUMBER: 20705.00

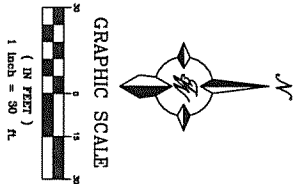
SCALE: AS SHOWN

PROJECT: CARPENTERS CENTER

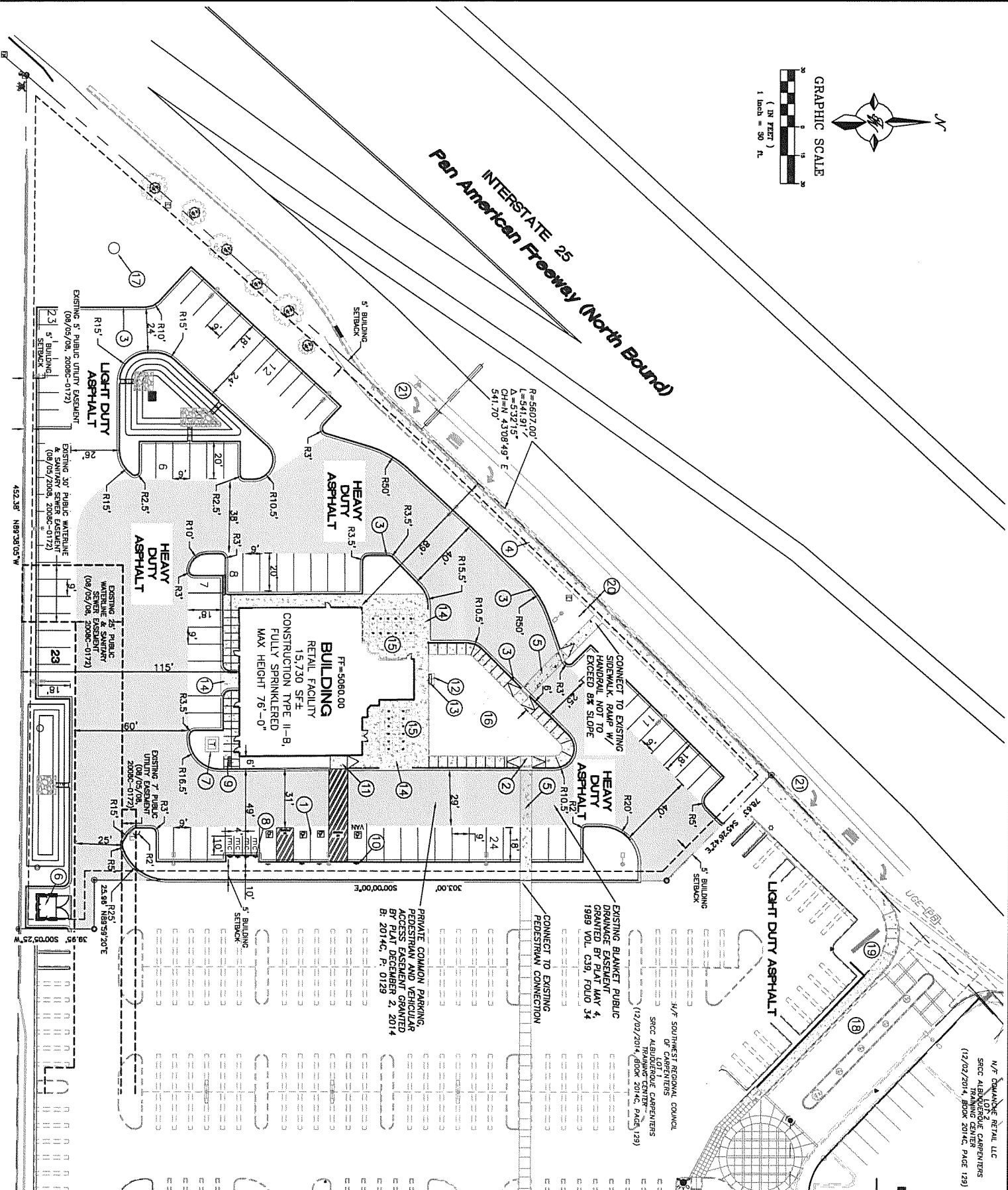
GWA GIN WONG ASSOCIATES
 PLANNING AND ARCHITECTURE

4465 WILSHIRE BOULEVARD, SUITE 100 LOS ANGELES, CA 90010 (323) 938-4422

A-2



**INTERSTATE 25
Pan American Freeway (North Bound)**



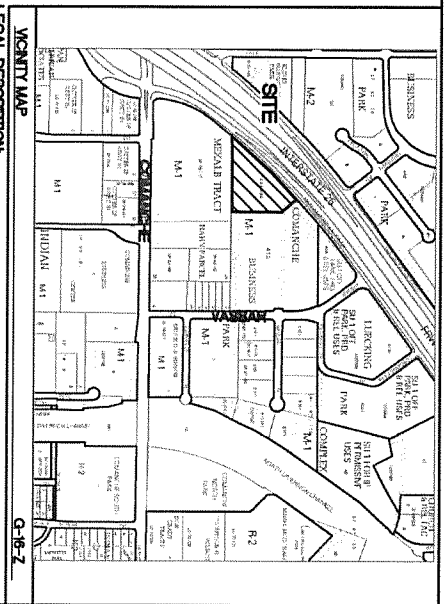
N/F DOMINIQUE RETAIL, LLC
SICC ABUQUERQUE CARPENTERS
TRAINING CENTER
(12/02/2014, BOOK 2014C, PAGE 129)

LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- BUILDING
- SIDEWALK
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- MC
MOTORCYCLE SPACE W/SIGN
SEE SHEET 9 FOR SIGN DETAIL
- HEAVY DUTY ASPHALT

KEYED NOTES

- 1 ACCESSIBLE PARKING: THE ADA ACCESS AISLES 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 CLOSE TO THE CURB AND THE PARKING SPACES TO BE CLOSED TO TRAFFIC. THE ADA ACCESS AISLES WOULD BE PLACED SEE DETAIL SHEET 6
- 2 CURB RETURN HANDICAP RAMP SEE DETAIL SHT 8
- 3 NEW CURB PER DETAIL SHEET 7
- 4 EXISTING CONCRETE SIDEWALK
- 5 6" CROSSWALK
- 6 DUMPSTER SEE DETAIL SHEET 7
- 7 PROPOSED TRANSFORMER W/BOLLARDS
- 8 MOTORCYCLE PARKING SIGN SEE DETAIL SHEET 6 (TYP ONE FOR EACH SPACE)
- 9 BICYCLE RACK SEE DETAIL SHEET 6
- 10 HANDICAP PARKING SIGN SEE DETAIL SHEET 6 (TYP ONE FOR EACH SPACE)
- 11 ACCESSIBLE HANDICAP RAMP SEE DETAIL SHEET 8
- 12 4"x6" CONCRETE PAD, CENTERED ON FACE OF BUILDING
- 13 BENCH
- 14 REFERENCE STRUCTURAL DRAWINGS FOR PAVING AT DELIVERY BAY
- 15 REFERENCE STRUCTURAL PLANS FOR VEHICLE DISPLAY AREA 478 SF.
- 16 REFERENCE STRUCTURAL PLANS FOR VEHICLE DISPLAY AREA 2522 SF.
- 17 BILLBOARD WITH EXISTING EASEMENT
- 18 EXISTING ENTRANCE
- 19 EXISTING MULTI TENANT SIGN
- 20 EXISTING 7" SIDEWALK EASEMENT (0810512008, 2008B-0172)
- 21 EXISTING TURN LANES



LEGAL DESCRIPTION

LOT 4, PLAT OF LOTS 1, 2, 3 & 4 SICC ABUQUERQUE CARPENTERS TRAINING CENTER (A SUBD OF TR A-1-A COMANCHE BUSINESS PARK) (12/02/2014, BOOK 2014C, PAGE 129)
NOTES:
UPC NO.: 10160600334520662

SITE DATA

PROPOSED USAGE: Commercial Services
ZONE: NR-LM
IDO CLASSIFICATION: LIGHT MANUFACTURING
LOT AREA: 97,764.76 SF (2.24 ACRES)
ADDRESS: PAN AMERICAN WAY
ALBUQUERQUE, NM 87107
SETBACKS: FRONT PER PLAN, REAR PER PLAN, SIDE PER PLAN
BUILDING AREA: BUILDING: 15,730 SF, VEHICLE DISPLAY AREA: 3478 SF, TOTAL BUILDING AREA: 19,208 SF
PARKING REQUIRED: 2 SPACES PER 1,000 GFA = 31 SPACES
PARKING PROVIDED: 86 SPACES
HC PARKING REQUIRED: 4 SPACES
HC PARKING PROVIDED: 4 SPACES (1 VAN ACCESSIBLE)
MC PARKING REQUIRED: 3 SPACES
MC PARKING PROVIDED: 4 SPACES
BICYCLE PARKING REQUIRED: 5 SPACES
BICYCLE PARKING PROVIDED: 6 SPACES
LANDSCAPE AREA REQUIRED: 13,972 SF
LANDSCAPE AREA PROVIDED: 26,800 SF

INDEX TO DRAWINGS

1. SITE PLAN FOR BUILDING PERMIT
2. MASTER SITE PLAN
3. GRADING PLAN
4. MASTER UTILITY PLAN
5. LANDSCAPE PLAN
6. CONSTRUCTION DETAILS
7. CONSTRUCTION DETAILS
8. CONSTRUCTION DETAILS
9. FIREONE PLAN
10. EROSION CONTROL
11. EROSION CONTROL DETAILS
12. EROSION CONTROL DETAILS
13. BUILDING ELEVATION
14. SIGN ELEVATION
15. BUILDING ELEVATION

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
2. ALL WORK DETAIL ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE PERMITS AND ORDINANCES.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTORS MUST CHARGE SERVICE 260-1990 (OR DIAL 811 LOCALLY), FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS, SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. MAINTENANCE OF THESE FACILITIES SHALL BE ACCORDING TO RESIDENTIAL STREET USE, PROPERTY SERVED.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

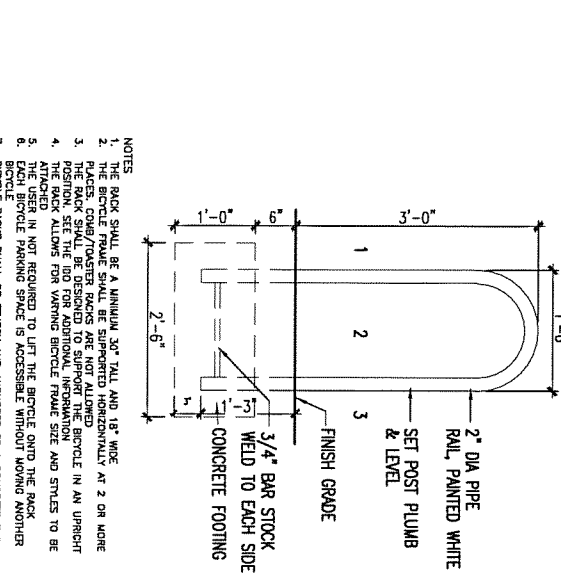
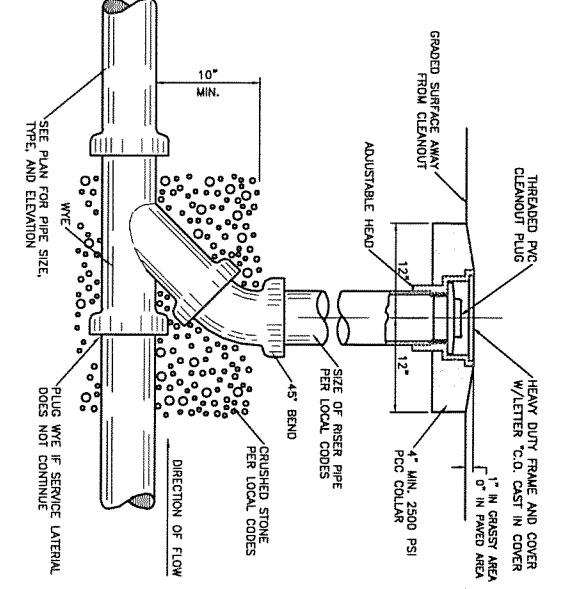
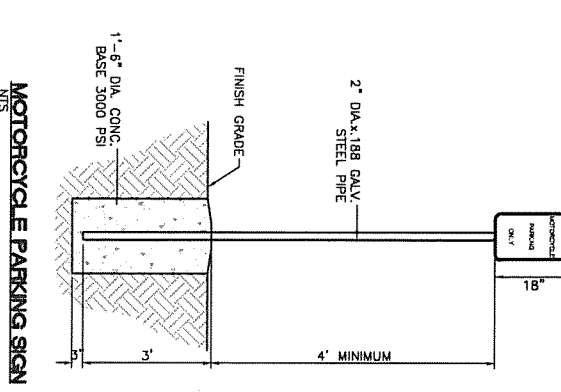
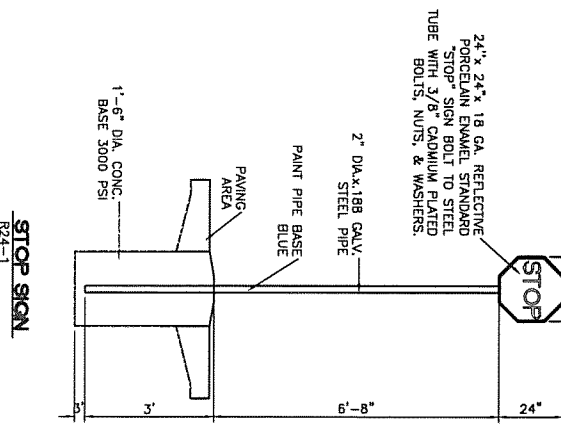
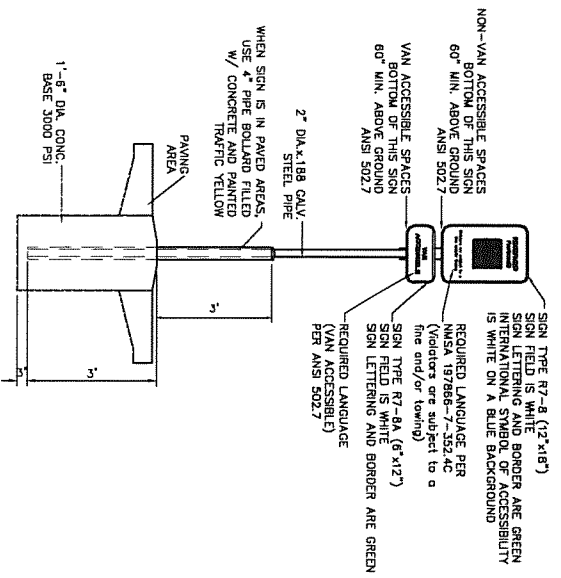
GENERAL NOTES

1. MINIMUM BURIED FOR ALL UTILITIES UNLESS NOTED.
2. REFER ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATION.
3. ALL STOPS AND UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
4. SEE ARCHITECTURAL PLANS FOR UNIFORM COORDINATE SYSTEM.
5. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
6. SEE ELECTRICAL PLANS FOR ALL LIGHT POLES & LIGHT POLE LOCATIONS. ALL LIGHT POLES BASES SHALL BE STRAIGHT AND PLASTERED SMOOTH, TOP OF LIGHT BASE SHALL BE 2'-5" ABOVE TOP OF CURB/SIDEWALK BASES PROVIDED BY G.C. TYP.
7. ALL UTILITY DIGGING OR OTHER STRUCTURES THAT MAY NEED TO BE REMOVED AND/OR REPLACED, CURB & GUTTERS AND OTHER STRUCTURES THAT MAY NEED TO BE REMOVED AND/OR REPLACED, ALL RETAIL PRODUCT AREAS ARE TO BE UNDER THE BUILDINGS PERMANENT ROOF.
8. ALL UTILITY DIGGING OR OTHER STRUCTURES THAT MAY NEED TO BE REMOVED AND/OR REPLACED, UPRIGHT SIGN, EITHER FREE-STANDING OR WALL MOUNTED PER THE ZONING CODE.
9. ALL ASPHALT IS LIGHT DUTY UNLESS OTHERWISE NOTED.
10. UPRIGHT SIGN, EITHER FREE-STANDING OR WALL MOUNTED PER THE ZONING CODE.
11. ALL ASPHALT IS LIGHT DUTY UNLESS OTHERWISE NOTED.

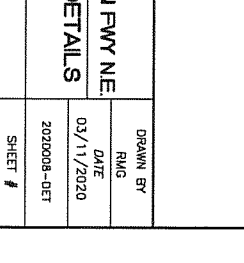
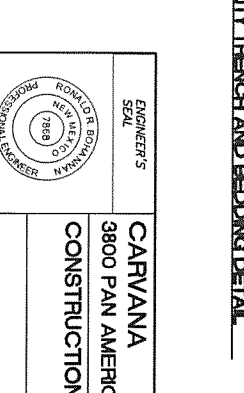
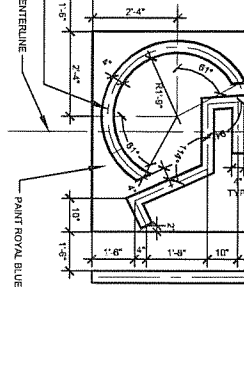
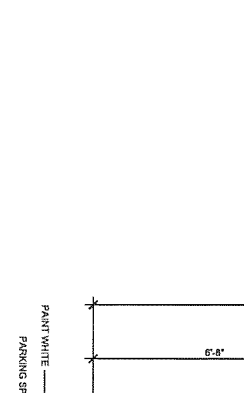
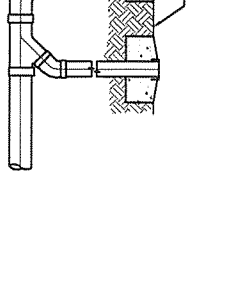
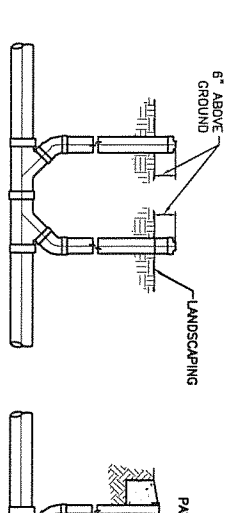
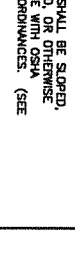
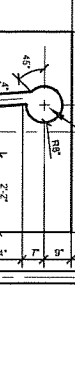
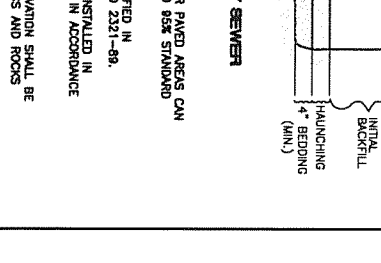
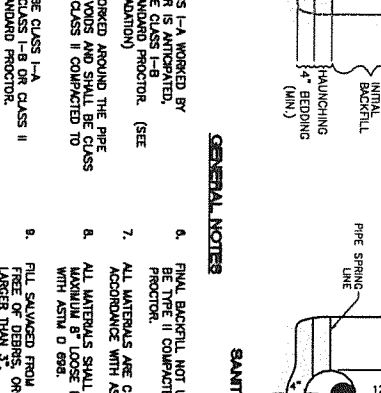
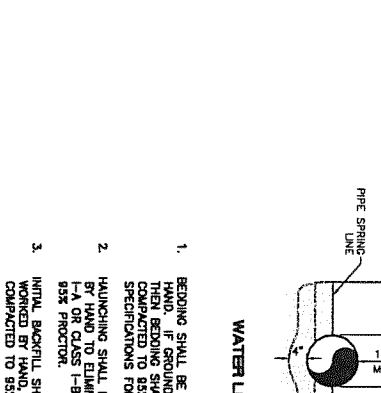
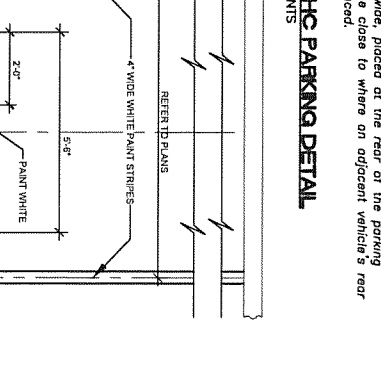
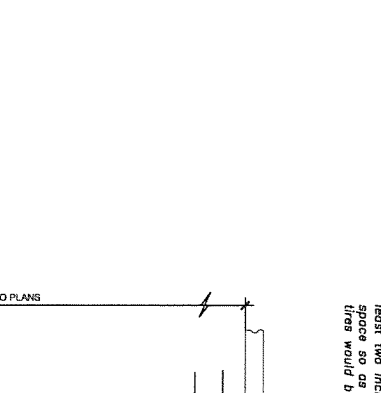
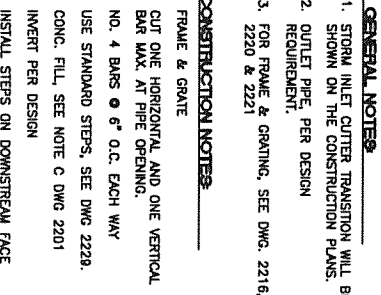
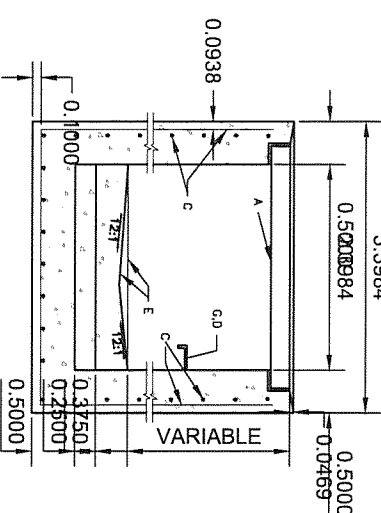
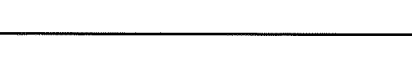
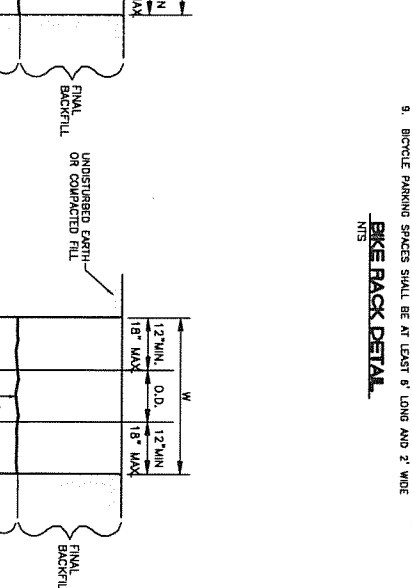
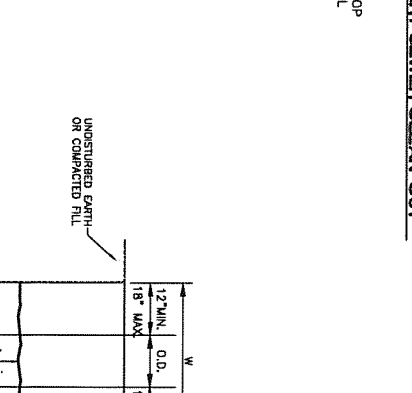
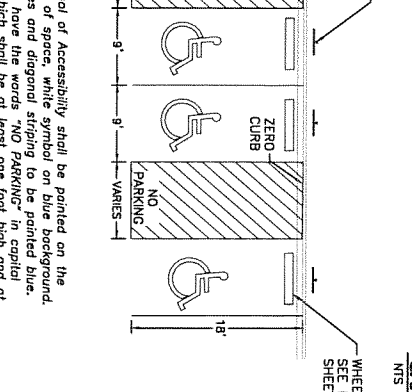
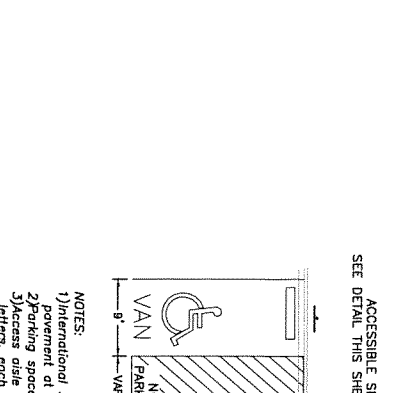
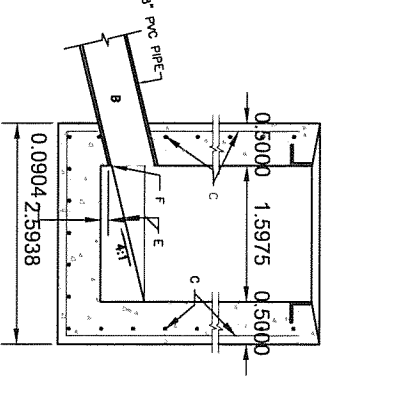
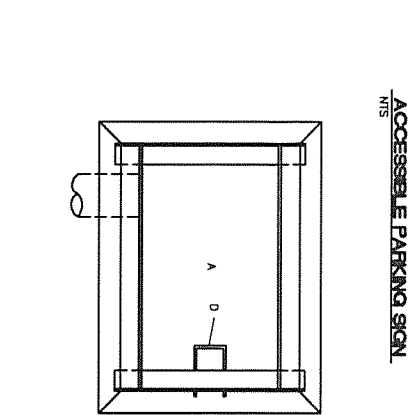
CAUTION

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM FIELD SURVEY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES PRIOR 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 APPROVED BY THE ENGINEER.

	ENGINEER'S SEAL	DRAWN BY
	CARVANA 3800 PAN AMERICAN FWY NE SITE PLAN FOR BUILDING PERMIT	DATE
	02/02/2021	RMG
5571 MIDWAY PARK PLACE NE ALBUQUERQUE (505) 856-3100 www.terrawestllc.com	2020008-5P	
	SHEET #	
	1	
	JOB #	
	2020008	



NOTES:
 1. THE BIKE RACK SHALL BE A MINIMUM 30" TALL AND 18" WIDE.
 2. THE BIKE RACK SHALL BE SUPPORTED HORIZONTALLY AT 2 OR MORE POINTS. COUS/POLE RACKS ARE NOT ALLOWED BECAUSE OF AN UNSURE POSITION. SEE THE IBO FOR ADDITIONAL INFORMATION.
 3. THE BIKE RACK SHALL BE SUPPORTED HORIZONTALLY AT 2 OR MORE POINTS. SEE THE IBO FOR ADDITIONAL INFORMATION.
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GENERAL NOTES:
 1. STORM INLET CUTTER TRANSITION WILL BE SHOWN ON THE CONSTRUCTION PLANS.
 2. OUTLET PIPE, PER DESIGN REQUIREMENT.
 3. FOR FRAME & GRATING, SEE DWG. 2216, 2220 & 2221.

CONSTRUCTION NOTES:
 A. FRAME & GRATE
 B. CUT ONE HORIZONTAL AND ONE VERTICAL BAR MAX. AT PIPE OPENING.
 C. NO. 4 BARS @ 6" O.C. EACH WAY
 D. USE STANDARD STEPS, SEE DWG. 2220.
 E. CONC. FILL, SEE NOTE C DWG. 2201
 F. INVERT PER DESIGN
 G. INSTALL STEPS ON DOWNSTREAM FACE

NOTES:
 1) International Symbol of Accessibility shall be painted on the pavement at rear of space, while symbol on blue background. 2) Parking space lines and diagonal striping to be painted blue. 3) Accessible 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 and to be as close to where an adjacent vehicle's rear fender would be placed.

GENERAL NOTES:
 1. BEDDING SHALL BE CLASS I-A WORKED BY HAND. IF GROUNDWATER IS ANTICIPATED, THEN BEDDING SHALL BE CLASS I-B COMPACTED TO 95% STANDARD PROCTOR. (SEE SPECIFICATIONS FOR DETAILED INFORMATION)
 2. HAUNCHING SHALL BE WORKED AROUND THE PIPE BY HAND TO ELIMINATE VOIDS AND SHALL BE CLASS I-A OR CLASS I-B OR CLASS II COMPACTED TO 95% FRACTION.
 3. INITIAL BACKFILL SHALL BE CLASS I-A WORKED BY HAND, OR CLASS I-B OR CLASS II COMPACTED TO 95% STANDARD PROCTOR.
 4. INITIAL BACKFILL NOT UNDER PAVED AREAS CAN BE COMPACTED TO 95% STANDARD PROCTOR.
 5. FINAL BACKFILL SHALL BE CLASS I, OR II COMPACTED AS NOTED IN NOTES 3, AND 4.

GENERAL NOTES:
 1. FINAL BACKFILL NOT UNDER PAVED AREAS CAN BE TYPE II COMPACTED TO 95% STANDARD PROCTOR.
 2. ALL MATERIALS ARE CLASSIFIED IN ACCORDANCE WITH ASTM D 2221-99.
 3. ALL MATERIALS SHALL BE INSTALLED IN MAXIMUM 6" LOOSE LIFTS IN ACCORDANCE WITH ASTM D 958.
 4. FULL SAVINGS FROM EXCAVATION SHALL BE FREE OF DEBRIS, ORGANICS AND ROCKS LARGER THAN 3".
 5. ALL TRENCH EXCAVATIONS SHALL BE SUPPORTED, SHEETED, BRACED OR OTHERWISE REGULATIONS AND LOCAL ORDINANCES. (SEE SPECIFICATIONS)

GENERAL NOTES:
 1. THE BACK SHALL BE A MINIMUM 30" TALL AND 18" WIDE.
 2. THE BIKE RACK SHALL BE SUPPORTED HORIZONTALLY AT 2 OR MORE POINTS. COUS/POLE RACKS ARE NOT ALLOWED BECAUSE OF AN UNSURE POSITION. SEE THE IBO FOR ADDITIONAL INFORMATION.
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 10. THE BIKE RACK SHALL BE SUPPORTED HORIZONTALLY AT 2 OR MORE POINTS. SEE THE IBO FOR ADDITIONAL INFORMATION.

GENERAL NOTES:
 1. THE BIKE RACK SHALL BE A MINIMUM 30" TALL AND 18" WIDE.
 2. THE BIKE RACK SHALL BE SUPPORTED HORIZONTALLY AT 2 OR MORE POINTS. COUS/POLE RACKS ARE NOT ALLOWED BECAUSE OF AN UNSURE POSITION. SEE THE IBO FOR ADDITIONAL INFORMATION.
 3. THE BIKE RACK SHALL BE SUPPORTED HORIZONTALLY AT 2 OR MORE POINTS. SEE THE IBO FOR ADDITIONAL INFORMATION.
 4. THE BIKE RACK SHALL BE SUPPORTED HORIZONTALLY AT 2 OR MORE POINTS. SEE THE IBO FOR ADDITIONAL INFORMATION.
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 10. THE BIKE RACK SHALL BE SUPPORTED HORIZONTALLY AT 2 OR MORE POINTS. SEE THE IBO FOR ADDITIONAL INFORMATION.

ACCESSIBLE PARKING SIGN
 NTS

STOP SIGN
 R24-1
 NTS

MOTORCYCLE PARKING SIGN
 NTS

SANITARY SEWER CLEAN-OUT
 NTS

BIKE RACK DETAIL
 NTS

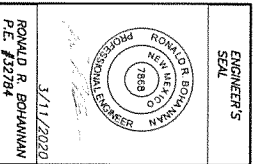
HC PARKING DETAIL
 NTS

UTILITY TRENCH AND BEDDING DETAIL
 NTS

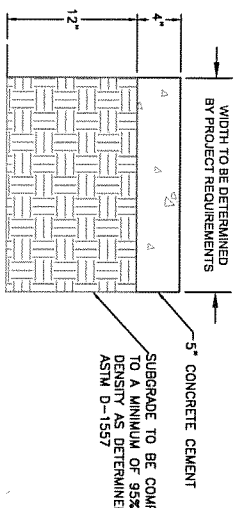
SANITARY SEWER DOUBLE CLEAN-OUTS
 NTS

HANDICAPPED PARKING SPACE PAINT DETAIL
 NOTE: CENTER PAINTED SYMBOL IN THE MIDDLE OF PARKING SPACE OPENING.

ENGINEER'S SCALE	3/11/2020	ROYALD R. BOSTMAN P.E. #22784
CARVANA 3800 PAN AMERICAN FWY NE. CONSTRUCTION DETAILS	03/11/2020	2020008-DET
DRAWN BY	DATE	SHEET #
RMG	03/11/2020	6
DATE	03/11/2020	JOB #
2020008-DET		2020008



TERRA WEST, LLC
 5571 MIDWAY PARK PLACE NE
 ALBUQUERQUE, NM 87109
 (505) 858-5100
 www.terrawestllc.com



LIGHT DUTY CONCRETE SIDEWALK SECTION

12" SUBGRADE TO BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D-1557

3" ASPHALT TO BE COMPACTED TO MINIMUM OF 98% OF MAXIMUM MARSHALL DENSITY (75 BLOWS)

6" AGGREGATE BASE COURSE TO BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D-1557

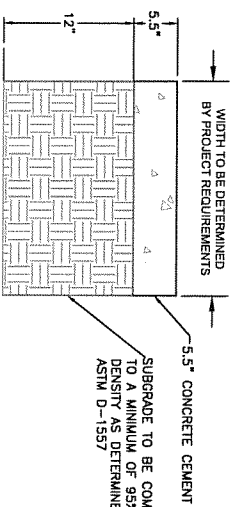
ALL OTHER FILL BELOW PAVEMENT TO BE COMPACTED TO A MINIMUM OF 90% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D-1557

AUTOMOBILE DRIVEWAYS AND AREAS SUBJECT TO SEMI-TRUCKS TYPICAL HEAVY DUTY PAVING SECTION

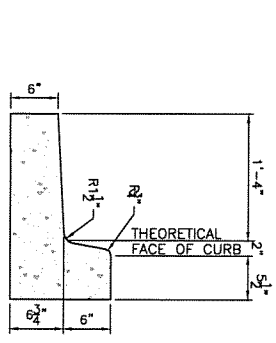
PAVEMENT NOTES

1. SUBGRADE TO BE COMPACTED TO 95% OF MAXIMUM DENSITY AS PER ASTM D1557.
2. BASE TO BE COMPACTED TO NOT LESS THAN 100% DENSITY IN ACCORDANCE WITH ASTM D1557. TYPE A, GRADE 1 OR 2.
3. ACCORDANCE WITH ASTM D1318.
4. PRIME COAT TO BE 0.25 GAL. PER SQUARE YARD (MINIMUM COVERAGE) MC-70.
5. COMPACTION TESTS WHERE REQUIRED BY THE CITY ENGINEER MUST BE PAID FOR BY THE DEVELOPER.
6. C.B.R. TESTS WILL BE REQUIRED AT 500 FOOT INTERVALS AFTER SUBGRADE IS PLACED AND/OR A MINIMUM OF TWO TESTS IF STREET IS LESS THAN 500 FEET.
7. STRICT VERTICAL CONTROL OF ALL CURB AND GUTTER ELEVATIONS WILL BE MAINTAINED. BLADE TOPPING WILL BE REQUIRED THROUGHOUT.

TRENCHING
ALL TRENCHING SHALL BE DONE IN STRICT ACCORDANCE WITH OSHA-2226.



HEAVY DUTY CONCRETE SIDEWALK SECTION

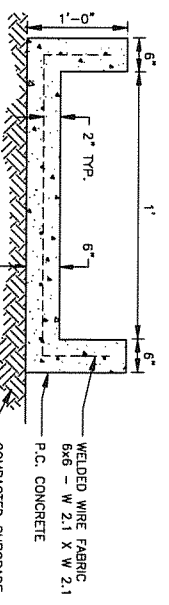


CURB GENERAL NOTES:

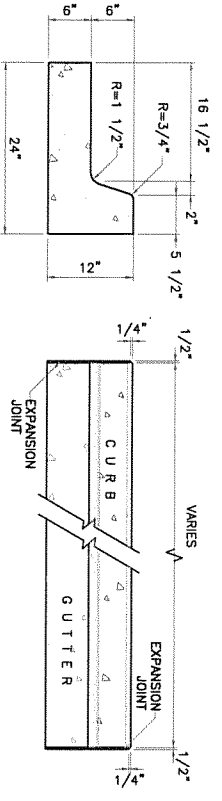
1. ALL CURBS TO BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE PER THE CITY SPECIFICATIONS.
2. PROVIDE CONSTRUCTION JOINTS AT 10' MAX. SPACING OF 120" BETWEEN CURB RETURNS AND AT EACH SIDE OF SEPARATELY CONSTRUCTED DRIVEWAYS. JOINTS SHALL BE EITHER SAWED OR TOOLED A MINIMUM OF 1" DEEP AT FINISHED FACES.
3. ALL EDGES SHALL BE EDED WITH A 3/8" RADIUS ENDING TOOL.
4. 1/4" ISOLATION JOINT SHALL BE PLACED BETWEEN SIDEWALK AND CURB WHEN CAST ADJACENT TO EACH OTHER.

STANDARD CURB / GUTTER

MATCH WIDTH AND JOINT PATTERN WITH SIDEWALK COMING FROM THE CARPENTERS TRAINING CENTER.



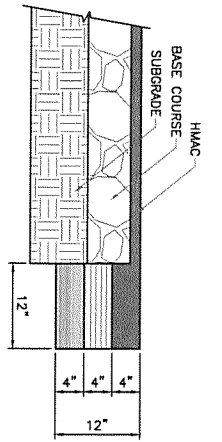
CONCRETE FLUME DETAIL



STANDARD 6" CURB & GUTTER DETAIL

NOTES:

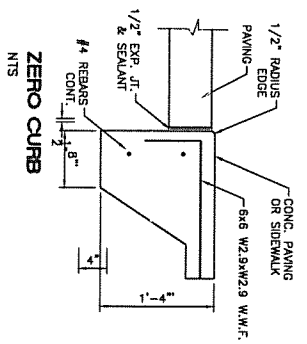
1. NO EXPANSION JOINT WILL BE REQUIRED EXCEPT AT THE END OF CURB RETURNS. (POINT OF TANGENCY WITH STRAIGHT LINE).
2. CONTRACTION JOINTS (1/2" INCH MIN.) MUST BE SCORE EVERY 10 FEET IN CURB AND GUTTER.
3. ALL EXPANSION JOINTS WILL BE OF PREPARED BITUMINOUS FIBER 1/2" INCH THICK.
4. CONCRETE CLASS "A" 3000 PSI.
5. EXPANSION JOINTS REQUIRED AT 5' O.C. WHEN FORMING FOR CURBS.
6. THIS DETAIL APPLIES TO PRIVATE CURB WORK ONLY.



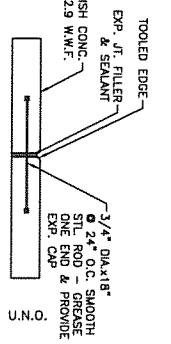
RAISED PEDESTRIAN CROSSWALK

NOTE:

THICKENED EDGE SHALL BE CONSTRUCTED IN COURSED NOT OVER 4" IN THICKNESS. EACH COURSE THOROUGHLY COMPACTED BEFORE PLACING NEXT COURSE. FINAL COURSE, FINAL COURSE TO BE PLACED MONOLITHIC WITH PAVEMENT.



ZERO CURB



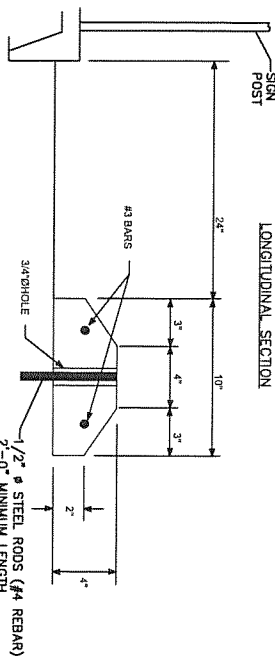
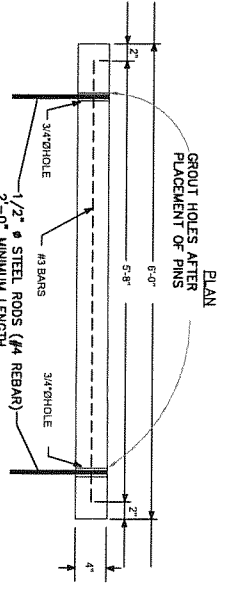
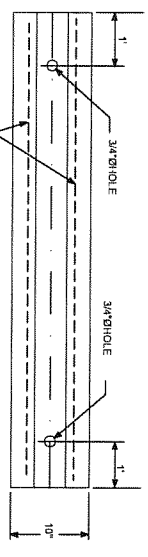
SECTION - EXPANSION JOINT

2" ASPHALTIC CONCRETE TO BE COMPACTED TO A MINIMUM OF 98% OF MAXIMUM MARSHALL DENSITY (75 BLOWS)

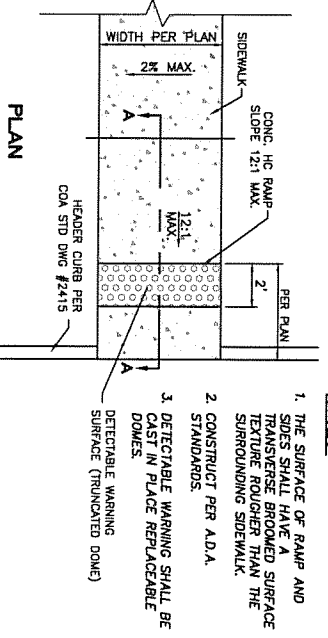
4" AGGREGATE BASE COURSE TO BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D-1557

8" SUBGRADE TO BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D-1557

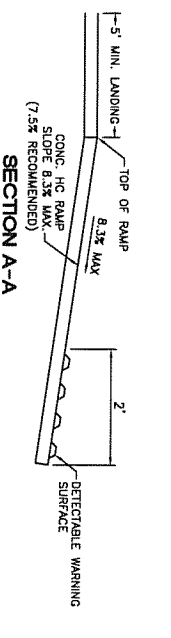
AUTOMOBILE PARKING TYPICAL LIGHT DUTY PAVING SECTION



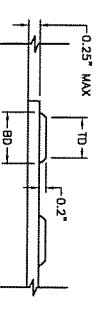
WHEEL STOP



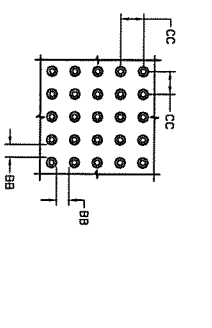
PLAN



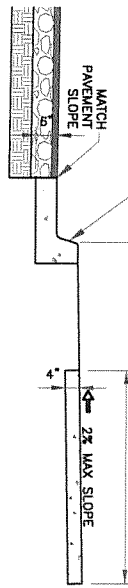
HC RAMP



DOMES SECTION



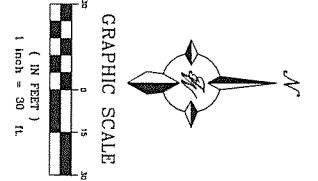
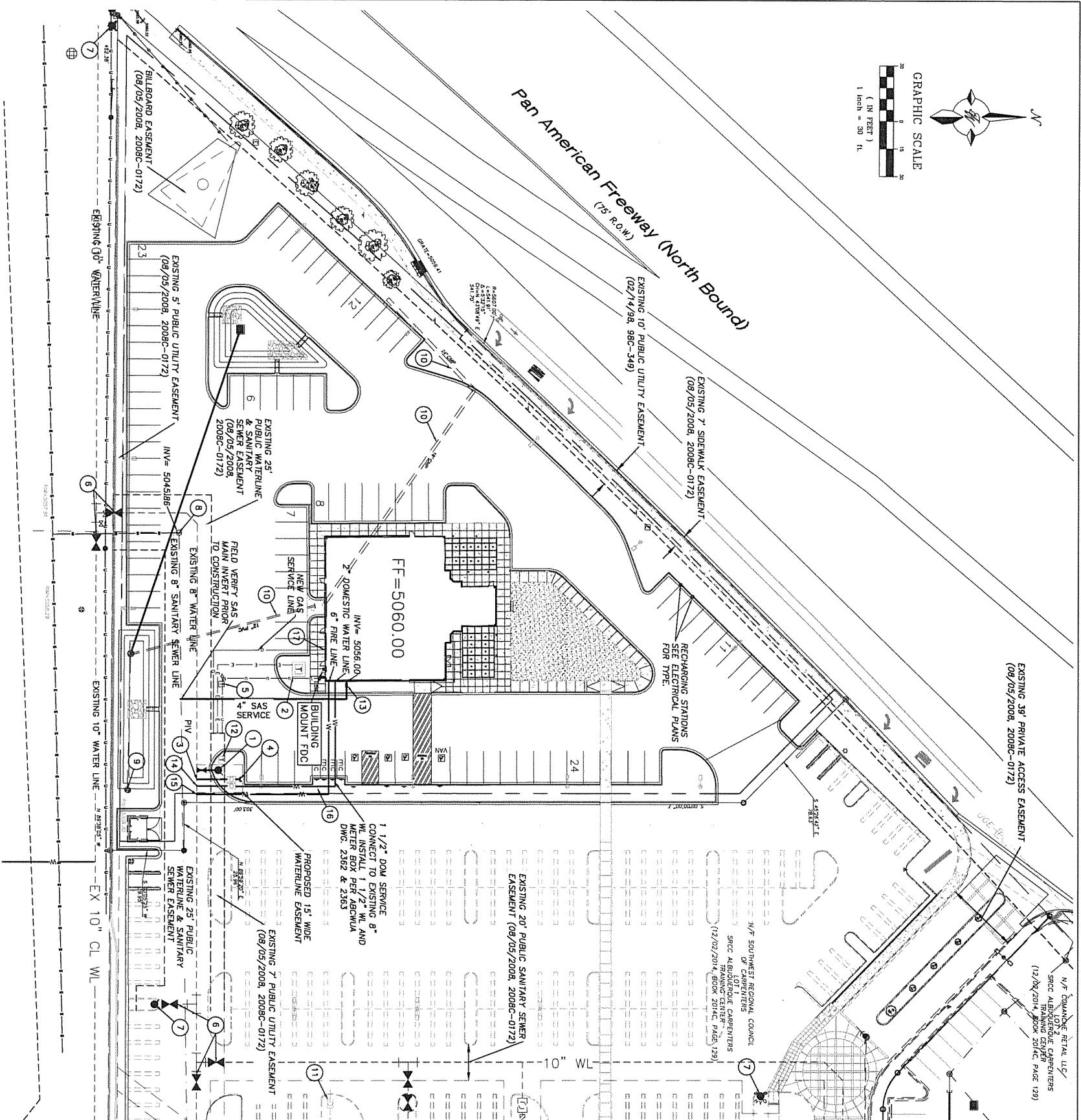
DOMES SPACING



NOTES:

1. CONCRETE SHALL BE 3000 P.S.I. MINIMUM.
2. DILUARY JOINTS REQUIRED AT 10' O.C. FOR CURB/GUTTER AND 5' O.C. FOR SIDEWALK.
3. EXPANSION MATERIAL REQUIRED AT CURB RETURNS WITH 1/2" PREMOULDED ASPHALT IMPREGNATED EXPANSION MATERIAL OR EQUAL.
4. EXPANSION JOINTS REQUIRED AT 50' O.C. WHEN FORMING FOR CURBS.
5. WHENEVER SIDEWALK ABUTS ROCK OR MASONRY STRUCTURES SUCH AS CURBS OR BUILDINGS, EXPANSION JOINT FILLER SHALL BE USED IN ACCORDANCE WITH STANDARD SPECIFICATIONS.

ENGINEER'S SKILL	ENGINEER'S SKILL
RONALD R. BOYANIAN PROFESSIONAL ENGINEER NEW MEXICO 17868 N. WASHINGTON AVE. ALBUQUERQUE, NM 87104	RONALD R. BOYANIAN PROFESSIONAL ENGINEER NEW MEXICO 17868 N. WASHINGTON AVE. ALBUQUERQUE, NM 87104
CONSTRUCTION DETAILS	CONSTRUCTION DETAILS
3/11/2020	3/11/2020
5370 JORNADA PARK PLACE, NE ALBUQUERQUE, NM 87109 www.tierabestllc.com	5370 JORNADA PARK PLACE, NE ALBUQUERQUE, NM 87109 www.tierabestllc.com
3800 PAN AMERICAN FWY NE	3800 PAN AMERICAN FWY NE
7	7
DATE	DATE
03/11/2020	03/11/2020
SHEET #	SHEET #
7	7
DRAWN BY	DRAWN BY
RMG	RMG
DATE	DATE
03/11/2020	03/11/2020
PROJECT #	PROJECT #
2020008-DET	2020008-DET
JOB #	JOB #
2020008	2020008



LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- BUILDING
- SIDEWALK
- EXISTING SCREEN WALL
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- SINGLE CLEAN OUT
- DOUBLE CLEAN OUT
- EXISTING SD MANHOLE
- EXISTING SS MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING POWER POLE
- EXISTING GAS VALVE
- EXISTING OVERHEAD UTILITIES
- EX. 8" S&W
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM SEWER LINE
- PROPOSED TELEPHONE LINE
- PROPOSED ELECTRIC LINE
- PROPOSED GAS LINE
- ELECTRIC CAR CHARGING STATION
- PARKING LOT LIGHT POLE SEE ELECTRICAL PLANS FOR TYPE

KEYED NOTES

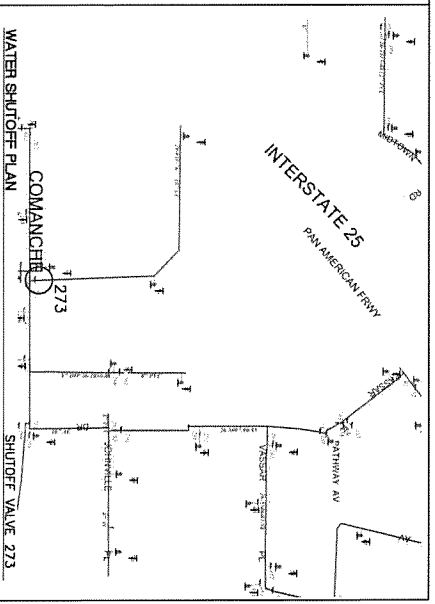
- 1 NEW FIRE HYDRANT PER COA STD DWG 2340 FLANGE ELEV=5097.40
- 2 NEW TRANSFORMER
- 3 INSTALL 1" BACKFLOW PREVENTER IN HOTBOX WITH WIL AND METER BOX FOR IRRIGATION CONNECT TO EXISTING 8"
- 4 INSTALL CAP FOR 1" IRRIGATION
- 5 EXISTING TELEPHONE PEDestal TO BE RELOCATED TO LANDSCAPE ISLAND.
- 6 EXISTING GATE VALVE
- 7 EXISTING FIRE HYDRANT
- 8 EXISTING SS MH
- 9 EXISTING STORM DRAIN MH
- 10 EXISTING STORM DRAIN LINE TO BE DEMOLISHED AND RELOCATED
- 11 NOT USED
- 12 NEW TELEPHONE PEDestal
- 13 DOUBLE CLEANOUT INV= 5055.00
- 14 1 1/2" CONNECTION UP TO 1 1/2" WATER METER, THEN 2" DOMESTIC SERVICE LINE FROM WATER METER TO BUILDING PER ABQVUA DWG. 2362 & 2363
- 15 6" FIRE LINE CONNECT TO EXISTING 8" WL INSTALL
- 16 WATER SERVICES AND FIRE LINE TO PLACED IN THE SAME TRENCH.
- 17 GAS METER

GENERAL UTILITY NOTES

1. ALL WATER AND SEWER UTILITY WORK TO BE DONE IN ACCORDANCE WITH CITY OF ALBUQUERQUE SPECIFICATIONS FOR PUBLIC UTILITY CONSTRUCTION, 1988 EDITION (UPDATE NO 8) INCLUDING AMENDMENT NO 1.
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. IRRIGATION 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 EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
8. ALL UTILITY DISTANCES SHOWN ARE FOR REFERENCE ONLY.
9. P.M.V. WILL REVIEW ALL TECHNICAL MESSAGES, ISSUES AND SAFETY CLEARANCES FOR ITS ELECTRIC POWER SYSTEMS, DESIGN AND PROPOSED PUBLIC UTILITY EASEMENTS SHALL BE INDICATED ON THE SITE PLAN UTILITY SHEET PRIOR TO DRG REVIEW. P.M.V.'S STANDARD FOR PUBLIC UTILITY EASEMENTS IS 10 FEET IN WIDTH TO ENSURE ADEQUATE, SAFE CLEARANCES.
10. ALL ONSITE FIRE HYDRANTS ARE PRIVATE AND PAINTED "SAFETY ORANGE"

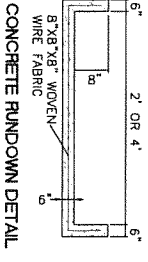
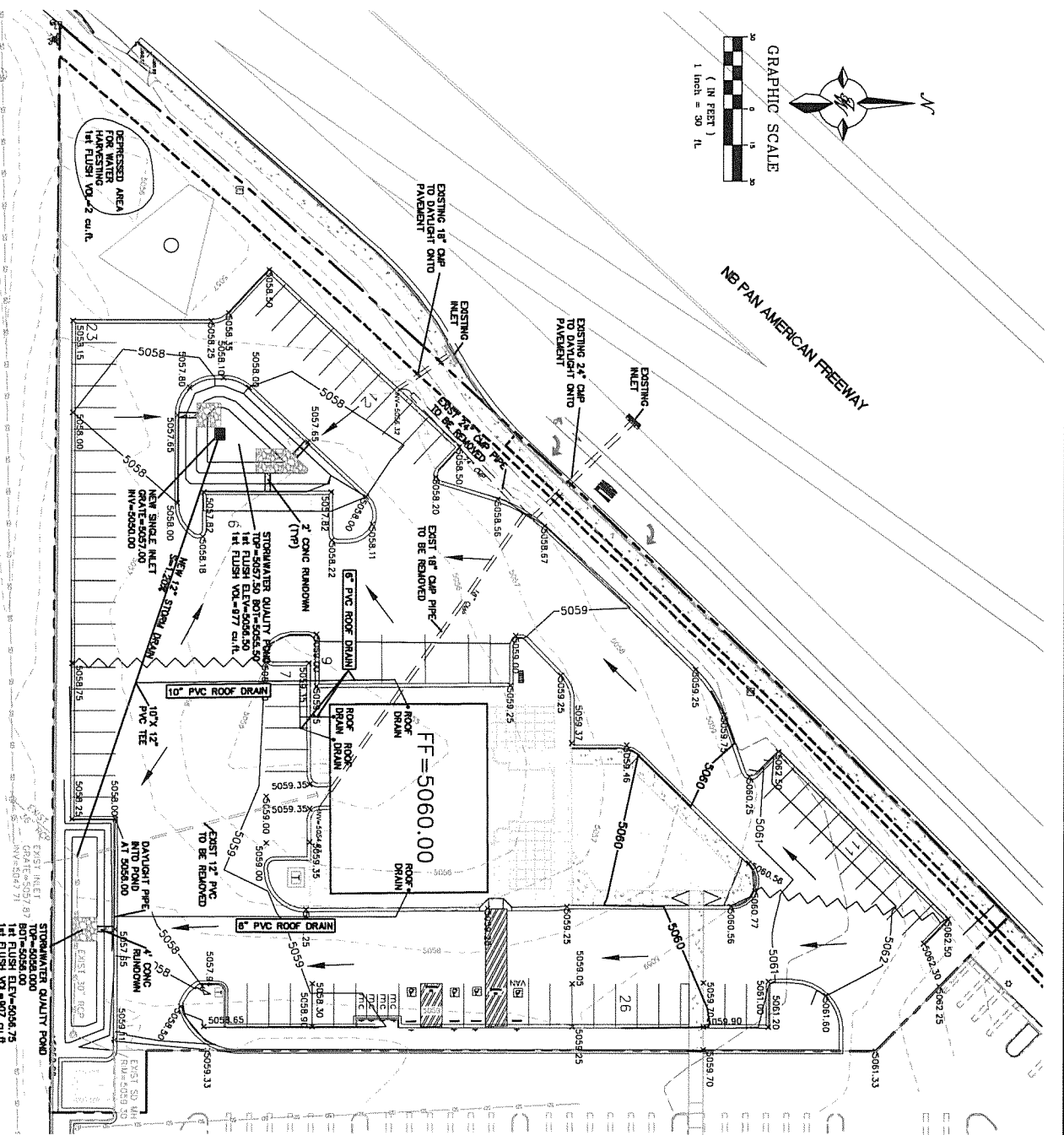
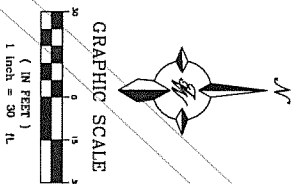
WATER SHUTOFF NOTES

THE CONTRACTOR SHALL COORDINATE WITH THE WATER AUTHORITY SEVEN (7) DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE. WORK REQUIRING SHUTOFF OF WELL COLLECTORS, TRANSMISSION LINES OR FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTOFF REQUESTS MUST BE MADE ONLINE AT [HTTP://WWW.ABQWATER.ORG/WATER-SHUT-OFF-AND-TURN-ON-PROCEDURES.ASPX](http://www.abqwater.org/water-shut-off-and-turn-on-procedures.aspx).



CAUTION:
ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY THE CONTRACTOR TO CONDUCT THE NECESSARY RESEARCH, 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
CARVANA 3800 PAN AMERICAN FWY NE		DRAWN BY RMG
MASTER UTILITY PLAN		DATE 03/11/2020
TIERRA WEST LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 www.tierrawestllc.com		SHEET # 4
RONALD R. BOHANNAN P.E. #38884 3/11/2020		JOB # 2020008



FIRST FLUSH CALCULATIONS:
 BASIN 1: 74 SF x 0.34"/12" = 2 CF
 BASIN 2: 35,498 SF x 0.34"/12" = 977 CF
 BASIN 3: 32,022 SF x 0.34"/12" = 907 CF

On-Site Basins

Basin	Area (acres)	Treatment A (%)	Treatment B (%)	Treatment C (%)	Treatment D (%)	Weighted E (ac-ft)	Flow (cfs)	Weighted E (ac-ft)	Flow (cfs)	Volume (cu-ft)	1st Flush (cu-ft)
1	1.374	0%	0%	0%	0%	0.173	0.39	0.004	0.18	977	2
2	45.997	0%	25%	0%	75%	1.785	4.32	0.095	2.74	977	2
3	40.028	0%	20%	0%	80%	1.852	3.87	0.089	2.48	907	2

Equations:

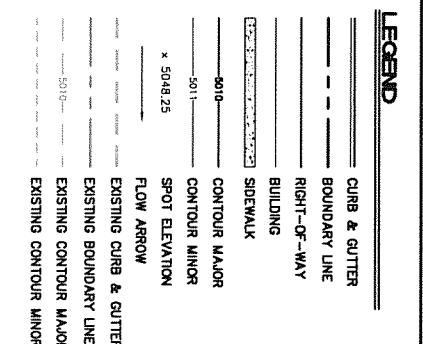
Weighted E = $E_a \cdot A_a + E_b \cdot A_b + E_c \cdot A_c + E_d \cdot A_d$ (Total Area)

Volume = Weighted E * Total Area

Flow = $Q_a \cdot A_a + Q_b \cdot A_b + Q_c \cdot A_c + Q_d \cdot A_d$

Excess Precipitation E (inches)	Park Discharge (cfs/min)
Zone 2 100-Year	Zone 2 100-Year
E_1	Q_1
E_2	Q_2
E_3	Q_3
E_4	Q_4

- EROSION CONTROL NOTES:**
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOP-SOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
 - CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
 - CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
 - REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ARE REMAINING OUT OF THE CONTRACTORS RESPONSIBILITIES.
 - ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (GUT) ACCEPTANCE OF ANY PROJECT.
- NOTICE TO CONTRACTORS**
- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
 - ALL WORK DETAINED ON THESE PLANS TO BE PERFORMED EXCEPT AS OTHERWISE STATED ON PROVIDED HERON. SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERNAL STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1988.
 - THE WORKING DAYS FROM TO ANY EXCAVATION, CONTRACTOR MUST CONTACT THE LOCALING SERVICE, 788-1234, FOR LOCATION OF EXISTING UTILITIES.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXAMINE AND VERIFY THE LOCATION OF EXISTING UTILITIES AND THE DEPTHS OF EXISTING UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DISSEMINATED SO THAT THE CONDUCT CAN BE RESOLVED WITH A MINIMAL AMOUNT OF DELAY.
 - BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
 - MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
 - WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.



EXISTING SITE DRAINAGE:

THE 2.24 ACRE SITE IS LOCATED AT THE SOUTHWEST CORNER OF PAN AMERICAN FREEWAY AND VASARA DRIVE NE. THE SITE IS BOUNDED ON THE NORTH BY LUNA AVENUE, THE WEST BY PAN AMERICAN FREEWAY, THE EAST BY THE CARPENTERS TRAINING CENTER AND ON THE SOUTH BY AN INDUSTRIAL/MANUFACTURING DEVELOPMENT.

THE SITE IS CURRENTLY UNDEVELOPED DRAINAGE TO AN EXISTING STORM SEWER INLET WHERE THE WATER IS THEN CONVEYED BY STORM SEWER AND OPEN CHANNEL TO THE GREEDS POND THAT WAS CONSTRUCTED WITH S&D 21E.

THERE ARE NO OFF-SITE FLOODS DURING THIS PERIOD. THIS SITE IS LOCATED IN ZONE "X" WITH THE PREVIOUS FLOOD PLAIN BEING CHANGED TO DRAINAGE STRUCTURES AS SHOWN ON FIRM MAP 850001001B.

BASED ON THE APPROVED DRAINAGE REPORT FOR THE CARPENTERS TRAINING CENTER (GR/17/14) THIS PROJECT MAY DISCHARGE A TOTAL OF 453 CFS. THE INFILTRATION PERMITTED TO THE AMOUNT OF DISCHARGE ALLOWED FROM THIS PHASE IS DETAIL ON PAGE 12 OF THE CARPENTERS TRAINING CENTER REPORT. ALL OF THE FLOWS PASS THROUGH AN EXISTING 48" PIPE UNDER AND EVENTUALLY DRAINS INTO THE GREEDS POND.

PROPOSED SITE DRAINAGE:

THIS SITE WILL BE DEVELOPED WITH A VEHICLE DEALERSHIP BUILDING ON THE PAD ALONG PAN AMERICAN FREEWAY. THE SITE WILL BE BOUNDED ON THE NORTH BY LUNA AVENUE, THE WEST BY PAN AMERICAN FREEWAY, THE EAST BY THE CARPENTERS TRAINING CENTER AND ON THE SOUTH BY THE STORM SEWER. THERE ARE THREE PROPOSED BASINS AS SHOWN ON THE PROPOSED BASIN MAP ON THIS SHEET.

BASIN 1 CONSISTS OF A LANDSCAPED AREA IN THE SOUTHWEST CORNER THAT CONTAINS AN EXISTING BUILDING. THIS SMALL AREA WILL BE DEPRESSED AND THE WATER THAT FALLS ON IT WILL BE ALLOWED TO POND. THIS BASIN ONLY GENERATES 0.29 CFS.

BASIN 2 CONSISTS OF THE WESTERN HALF OF THE SITE AND WILL SURFACE DRAIN TO A PROPOSED DETENTION POND THAT WILL CAPTURE THE REQUIRED 977 CFS OF FIRST FLUSH VOLUME. THE REMAINING FLOW WILL OVERFLOW INTO A PROPOSED DRAIN BASIN. THESE FLOWS DRAINAGE CONNECTED TO THE STORM SEWER BY AN EXISTING DRAIN INLET AND STORM SEWER SYSTEM LOCATED IN THE EXISTING DETENTION POND.

BASIN 3 CONSISTS OF THE EASTERN HALF OF THE SITE AND WILL SURFACE DRAIN TO AN EXISTING DRAIN INLET LOCATED ON THE BOUNDARY OF THE SITE. THE REMAINING FLOW WILL OVERFLOW INTO THE EXISTING DRAIN INLET AND STORM SEWER SYSTEM LOCATED ON THE BOUNDARY OF THE SITE. THE REMAINING FLOW WILL OVERFLOW INTO THE EXISTING DRAIN INLET AND STORM SEWER SYSTEM LOCATED ON THE BOUNDARY OF THE SITE. THE TOTAL PROPOSED FLOW FROM THIS PROJECT IS 819 CFS, WHICH IS SLIGHTLY LESS THAN THE ALLOWED FLOW OF 853 CFS AS APPROVED IN THE CARPENTERS TRAINING CENTER REPORT.

CHANNEL INLET CAPACITY

WEIR EQUATION:

Q = FLOW
 C = 2.85
 L = LENGTH OF WEIR
 H = HEIGHT OF WEIR

BASIN 1. CONCRETE RUNDOWNS

$Q = 2.85 \cdot L \cdot H^{3/2}$

$Q = 2.09 \text{ CFS}$

$2.09 \text{ CFS} > 1.44 \text{ CFS}$

RUNDOWNS HAVE CAPACITY

BASIN 2. CONCRETE RUNDOWN

$Q = 2.85 \cdot L \cdot H^{3/2}$

$Q = 2.09 \text{ CFS}$

$1.17 \text{ CFS} > 1.44 \text{ CFS}$

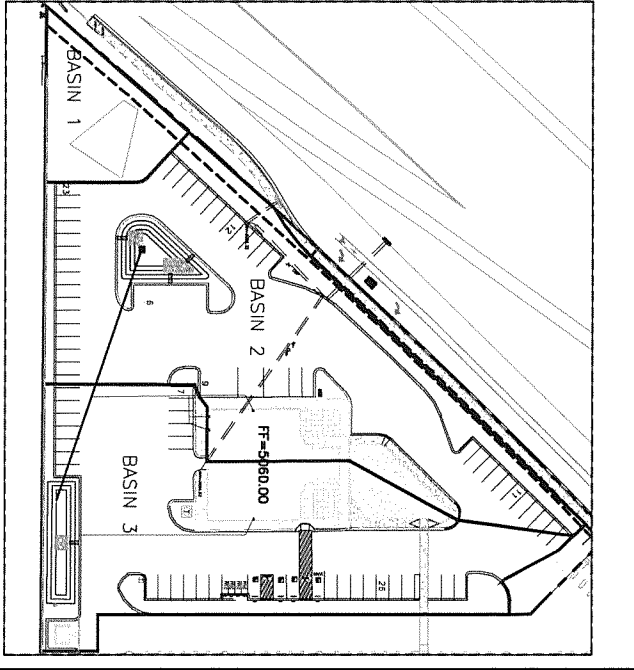
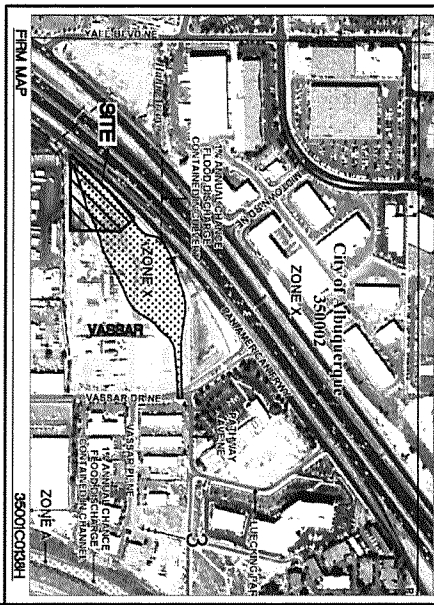
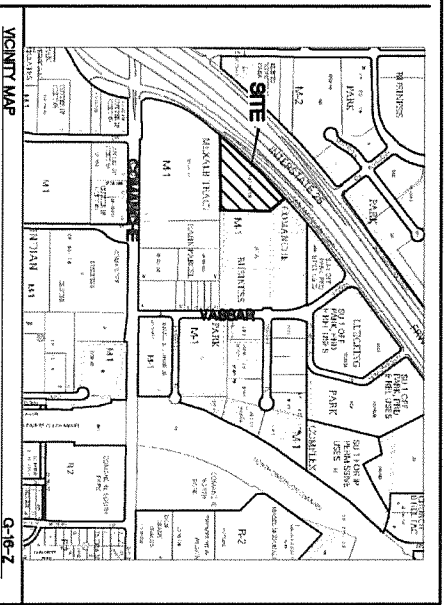
RUNDOWNS HAVE CAPACITY

Pipe Capacity

Pipe	D (in)	Slope (%)	Area (ft ²)	R	Q Provided (cfs)	Q Required (cfs)	Velocity (ft/s)
1	12	1.2	0.79	0.250	4.62	4.32	5.50

Manning's Equation:
 $Q = 1.486 \cdot A \cdot R^{2/3} \cdot S^{1/2}$

A = Area
 R = D/4
 S = Slope
 n = 0.011



	<p>ENGINEER'S SCALE</p> <p>CARVANA</p> <p>3800 PAN AMERICAN FWY NE</p> <p>GRADING AND DRAINAGE PLAN</p> <p>DATE: 03/02/2020</p> <p>DRAMA BY: RMC</p> <p>SHEET # 3</p>
<p>2/20/2020</p> <p>RONALD R. BOJANIK</p>	<p>3571 MIDWAY PARK PLACE NE</p> <p>ALBUQUERQUE, NM 87109</p> <p>(505) 858-3100</p> <p>www.terraestllc.com</p>
<p>JOB # 20200008</p>	<p>20200008-08B</p>

LANDSCAPE LEGEND

SYMBOL	CITY	SIZE (IN/FT)	COMMON/SCIENTIFIC	PLANTING INFO	WATER USE	COVER (%)	TOTAL
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4	var.	Existing Tree		var.	var.	45	350
14	var.	2" Juncus w/ 2" Combined Cl.	Ononis alismifolia	20" x 20"	L	65	810
3	2" Cl.	Young Locust	Robinia pseudoacacia	50" x 50"	H	205	645
2	2" Cl.	Small Tree Oak	Quercus macrocarpa	40" x 40"	H	160	300
1	2" Cl.	Orange Plum	Prunella pennsylvanica	40" x 30"	H	300	340
2	6" Light	Amelanchier	Amelanchier canadensis	35" x 25"	H	65	150
1	2" Cl.	Redbud	Koeleria paniculata	40" x 40"	L	160	310
4	2" Total w/ 2" Combined Cl.	Small Tree	Prunella pennsylvanica	20" x 20"	H	40	240
29	Total Trees						2225

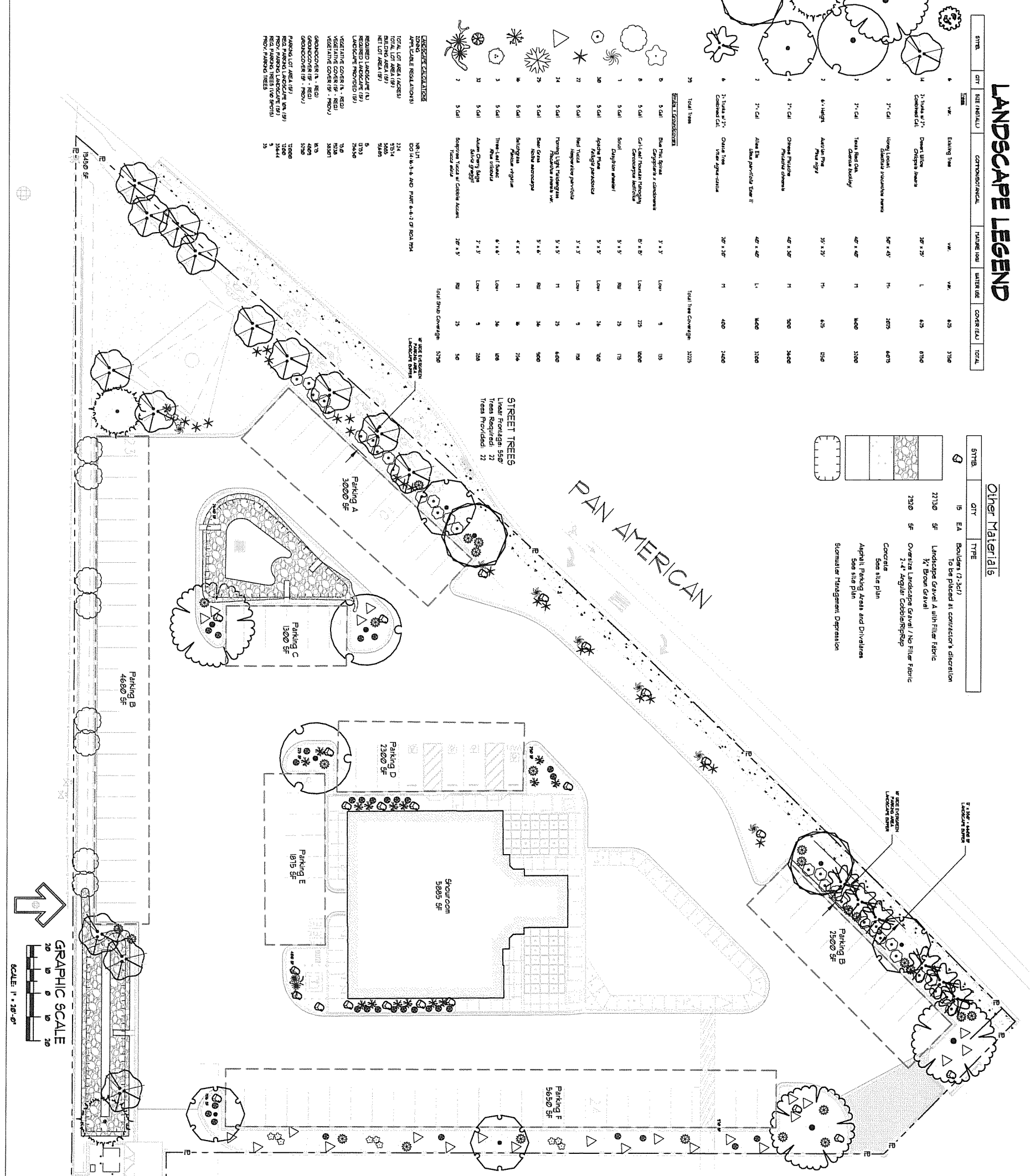
SYMBOL	CITY	SIZE (IN/FT)	COMMON/SCIENTIFIC	PLANTING INFO	WATER USE	COVER (%)	TOTAL
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5	5 Cl.	Blue Tree Spirea	Spiraea alba	3' x 3'	Low	9	15
6	5 Cl.	Carolina Allspice	Callicarpa americana	6' x 6'	Low	25	600
7	5 Cl.	Small Dogwood	Cornus rugosa	5' x 5'	Low	25	175
8	5 Cl.	Amelanchier	Amelanchier canadensis	5' x 5'	Low	26	160
9	5 Cl.	Red Tamarac	Liquidambar styraciflua	3' x 3'	Low	9	160
10	5 Cl.	Trumpet Creeper	Ipomoea pes-caprae	5' x 5'	H	25	600
11	5 Cl.	Small Tree	Prunella pennsylvanica	5' x 5'	Low	26	300
12	5 Cl.	Small Tree	Prunella pennsylvanica	4' x 4'	H	16	150
13	5 Cl.	Small Tree	Prunella pennsylvanica	6' x 6'	Low	36	108
14	5 Cl.	Small Tree	Prunella pennsylvanica	7' x 3'	Low	9	126
15	5 Cl.	Small Tree	Prunella pennsylvanica	20" x 5"	Low	25	50
							Total Street Coverage: 5500

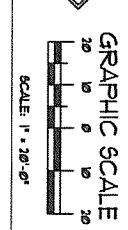
SYMBOL	CITY	SIZE (IN/FT)	COMMON/SCIENTIFIC	PLANTING INFO	WATER USE	COVER (%)	TOTAL
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Other Materials

15	EA	Boulders (1-36")	To be placed at contractor's discretion
2130	SF	Landscape Gravel	1/2" Brown Gravel
1200	SF	Overlaid Landscape Gravel / No Filter Fabric	2" w/ Angular Cobble/Riprap
		Concrete	See site plan
		Asphalt Parking Area and Driveways	See site plan
		Stormwater Management Deposition	



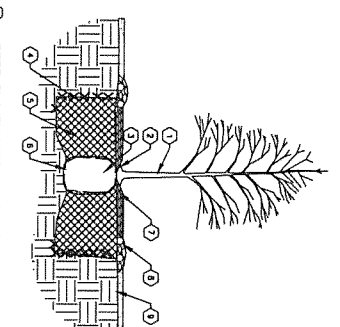
STREET TREES
Linear Footage: 550'
Trees Provided: 22



GENERAL NOTES

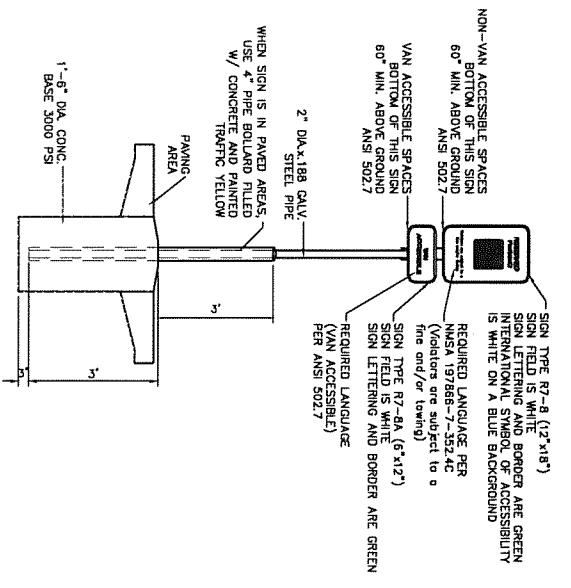
IT IS THE INTENT OF THIS PLAN TO COMPLY WITH APPLICABLE CITY WATER AND SANITATION ORDINANCES AND TO PROVIDE A MAINTAINABLE AND RESTRICTION APPROACH APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN ENDORSEMENT OF ANY PRODUCT OR MATERIAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ALBUQUERQUE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ALBUQUERQUE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ALBUQUERQUE.

REGULATION NOTES:
IRRIGATION SYSTEM MAINTENANCE AND OPERATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER. IT SHALL BE THE OWNER'S RESPONSIBILITY TO MAINTAIN THE IRRIGATION SYSTEM AND TO PROVIDE THE NECESSARY WATER AND POWER TO THE SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND TESTING OF THE IRRIGATION SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND TESTING OF THE IRRIGATION SYSTEM.

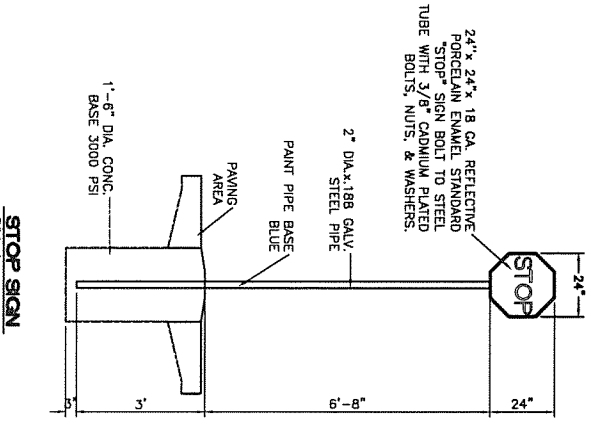


TREE PLANTING KEY NOTES:
1. THE LOCATION, SPECIES, AND CONDITION OF ALL TREES TO BE PLANTED SHALL BE AS SHOWN ON THIS PLAN.
2. ALL TREES TO BE PLANTED SHALL BE PROVIDED WITH A MULCH BARRIER AND A MULCH DEPTH OF 2-4 INCHES.
3. ALL TREES TO BE PLANTED SHALL BE PROVIDED WITH A WATERING SCHEDULE AND A WATERING FREQUENCY OF 1-2 TIMES PER WEEK.
4. ALL TREES TO BE PLANTED SHALL BE PROVIDED WITH A MAINTENANCE SCHEDULE AND A MAINTENANCE FREQUENCY OF 1-2 TIMES PER YEAR.

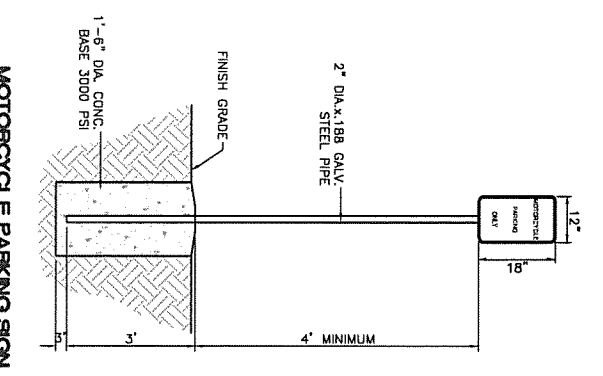
	DRAWN BY: LW REVISION: # DATE: 03/03/2020	CARPENTER'S UNION 3910 Pan American Freeway NE Albuquerque, NM 87111	Not For Construction	The Hilltop 1909 Edith NE, Albuquerque, NM 87113 Cont. Lic. #26458 Ph. (505) 898-9650 Fax (505) 898-1131 Lead@hilltoplandscaping.com
	SHEET: LS-101	Conceptual Landscape Plan		



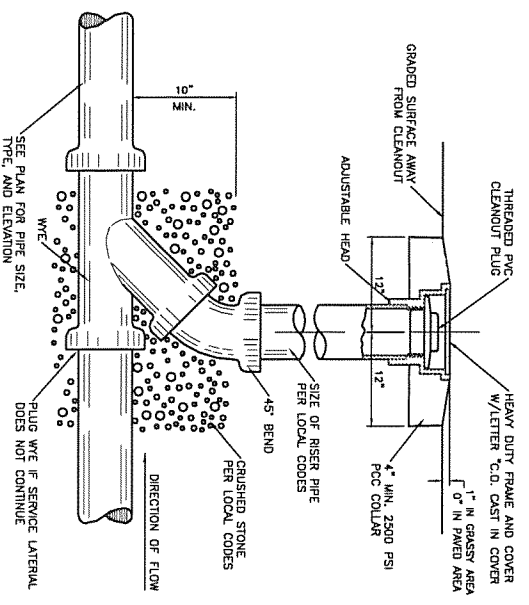
ACCESSIBLE PARKING SIGN
NTS



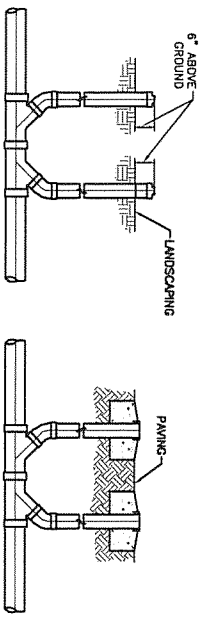
STOP SIGN
R24=1



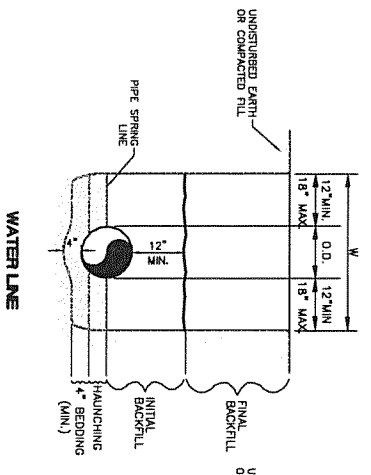
MOTORCYCLE PARKING SIGN
NTS



SANITARY SEWER CLEAN-OUT
NTS



SANITARY SEWER DOUBLE CLEAN-OUTS
NTS

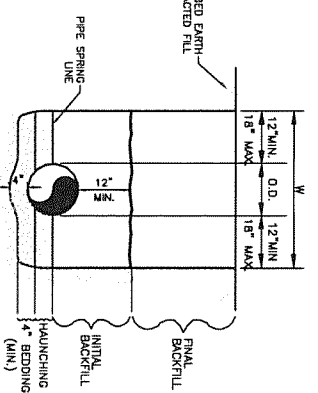


WATER LINE

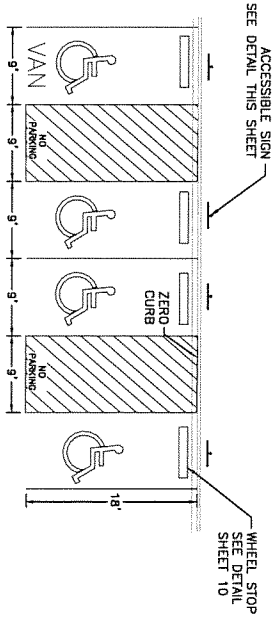
GENERAL NOTES

- BEDDING SHALL BE CLASS I-A WORKED BY HAND. IF GROUNDWATER IS ANTICIPATED, THEN BEDDING SHALL BE CLASS I-B COMPACTED TO 95% STANDARD PROCTOR. (SEE SPECIFICATIONS FOR GRADATION)
- HAUNCHING SHALL BE WORKED AROUND THE PIPE BY HAND TO ELIMINATE VOIDS AND SHALL BE CLASS I-A OR CLASS I-B OR CLASS II COMPACTED TO 95% PROCTOR.
- INITIAL BACKFILL SHALL BE CLASS I-A WORKED BY HAND, OR CLASS I-B OR CLASS II COMPACTED TO 95% STANDARD PROCTOR.
- FINAL BACKFILL NOT UNDER PAVED AREAS CAN BE COMPACTED TO 95% STANDARD PROCTOR.
- FINAL BACKFILL SHALL BE CLASS I, OR II, OR III COMPACTED AS NOTED IN NOTES 3, AND 4.
- FINAL BACKFILL NOT UNDER PAVED AREAS CAN BE TYPE II COMPACTED TO 95% STANDARD PROCTOR.
- ALL MATERIALS ARE CLASSIFIED IN ACCORDANCE WITH ASTM D 2221-98.
- ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D 958.
- MAXIMUM 8' LOOSE LIFTS IN ACCORDANCE WITH ASTM D 958.
- FILL SALVAGED FROM EXCAVATION SHALL BE FREE OF DEBRIS, ORGANICS AND ROCKS LARGER THAN 3".
- ALL TRENCH EXCAVATIONS SHALL BE SLOPED, SHORED, SHIELDED, BRACED, OR OTHERWISE SUPPORTED IN COMPLIANCE WITH OSHA REGULATIONS AND LOCAL ORDINANCES. (SEE SPECIFICATIONS)

SANITARY SEWER



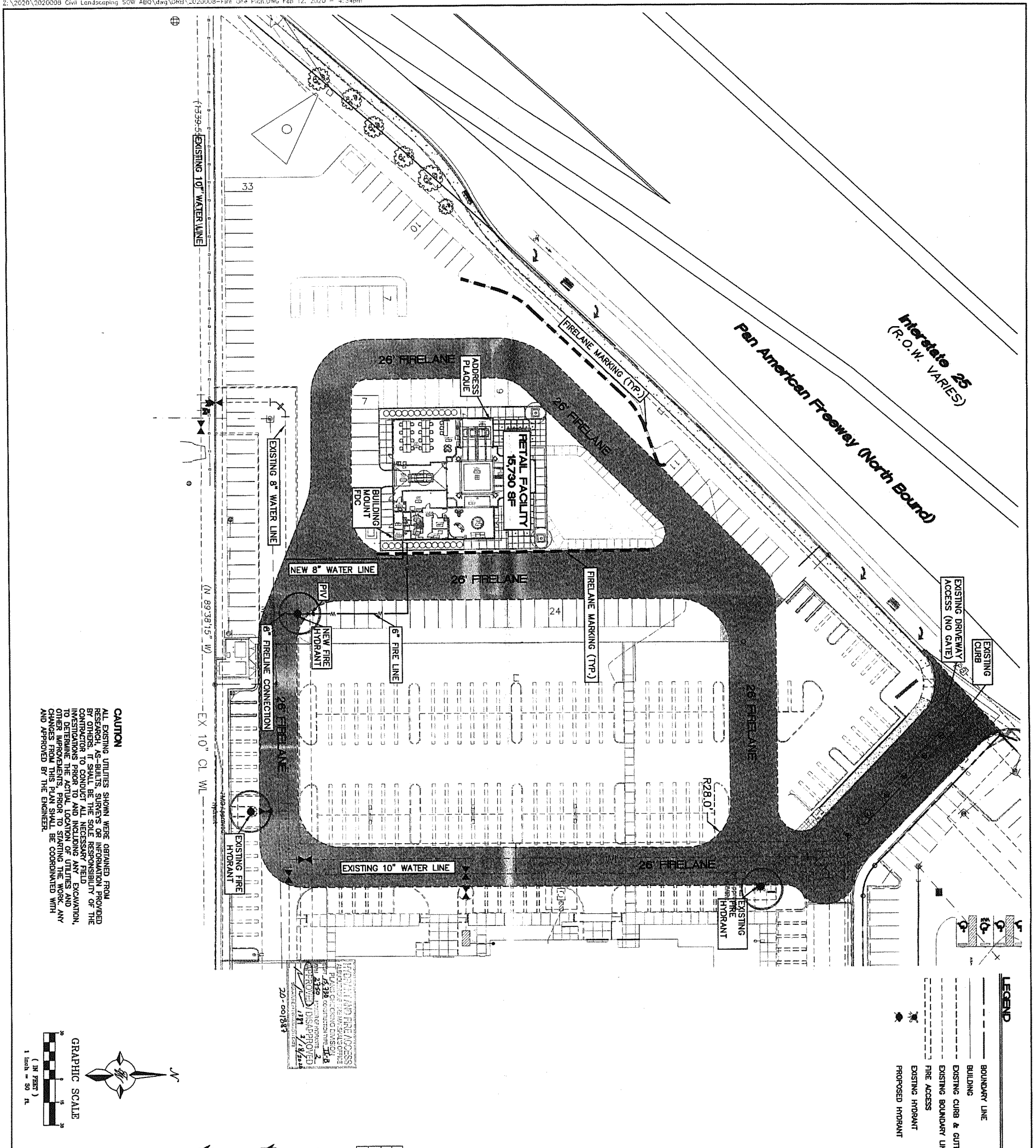
SANITARY SEWER



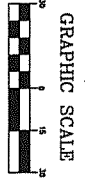
HG PARKING DETAIL
NTS

- NOTES:
- International Symbol of Accessibility shall be painted on the pavement at rear of space, white symbol on blue background.
 - Parking space lines and diagonal striping to be painted blue.
 - 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 and be as close to where an adjacent vehicle's rear tires would be placed.

ENGINEER'S SCALE	CARVANA 3800 PAN AMERICAN FWY NE BUILDING DETAILS	DRAWN BY RMG
NOT FOR CONSTRUCTION	TERESA WEST LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.terestwestllc.com	DATE 03/02/2020
		SHEET # 5
ROWLAND R. BOHANNAN P.E. #7869		JOB # 2020008



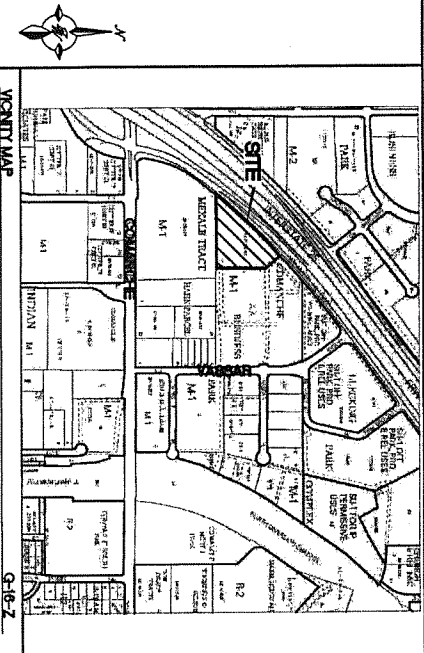
CAUTION
 ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEY OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES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



LEGEND

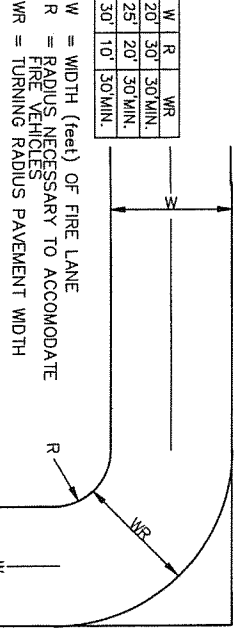
- BOUNDARY LINE
- BUILDING
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- FIRE ACCESS
- EXISTING HYDRANT
- PROPOSED HYDRANT

PROPOSED AND FIRE ACCESS
 FIRE LANE AND FIRE ACCESS
 PLAN
 20-0015837



- NOTES**
- ON SITE FIRE LANE ROAD SHALL BE MARKED ON BOTH SIDES, AS DIRECTED BY FIRE MARSHAL
 - FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 10 PERCENT IN GRADE AND SHALL HAVE AN ALL WEATHER DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75000 LBS
 - KEY BOX (KNOX BOX) SHALL BE MOUNTED BETWEEN 4 AND 6 FEET ABOVE GRADE AND SHALL BE ILLUMINATED.

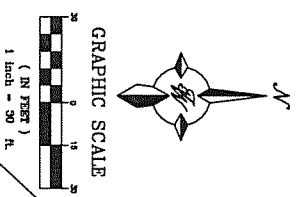
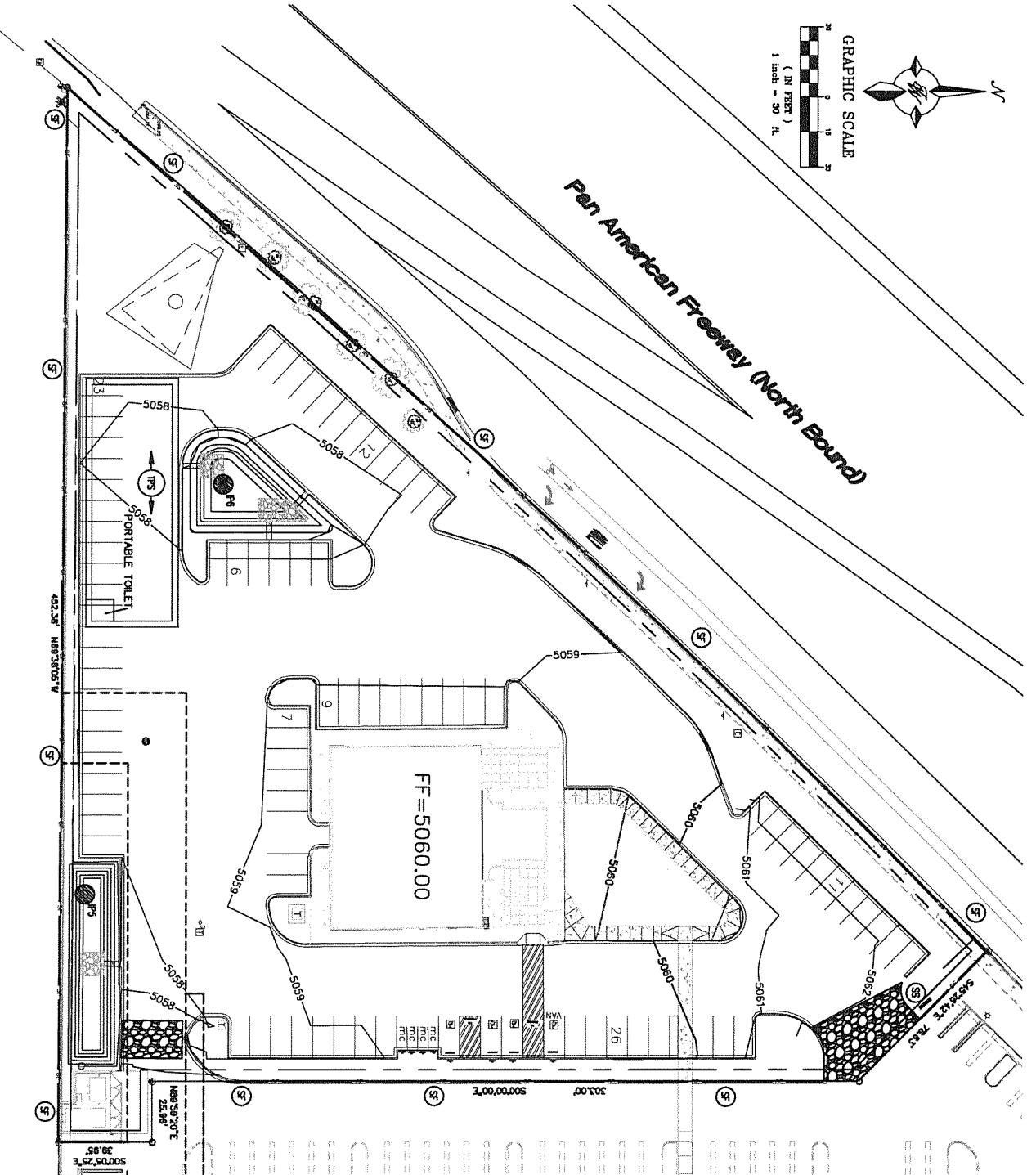
CARVANA
 4000 PAN AMERICAN WAY
 ALBUQUERQUE, NM 87101
 AUTOMOBILE & TRUCK RETAIL
 OCCUPANCY TYPE: RETAIL (GROUP M)
 LOT AREA: 97,764.76 SF (2.25 ACRES)
 BUILDING AREA: 15,730 SF
 CONSTRUCTION TYPE: II-B
 BUILDING IS FULLY SPRINKLED
 MAX BUILDING HEIGHT 76'-0"



NO PARKING FIRE LANE
 FIRE LANE STRIPING SHALL BE 6" RED STRIPES WITH 4" INCH WHITE LETTERS READING "NO PARKING FIRE LANE". STRIPING SHALL BE PLACED ON THE TOP EDGE OF THE SIDEWALK ADJUTING THE PAVED DRIVE OR AS SPECIFIED BY LOCAL REQUIREMENTS.

NO PARKING FIRE LANE
 FIRE LANE MARKING
 N.T.S.

ENGINEER'S SEAL	CARVANA SOW ABO	DRAWN BY RIMG
DATE	02/10/2020	
NOT FOR CONSTRUCTION	FIRE 1 PLAN	
	TERESA WEST LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 www.twestllc.com	
SHEET #	F1	
JOB #	20200008	

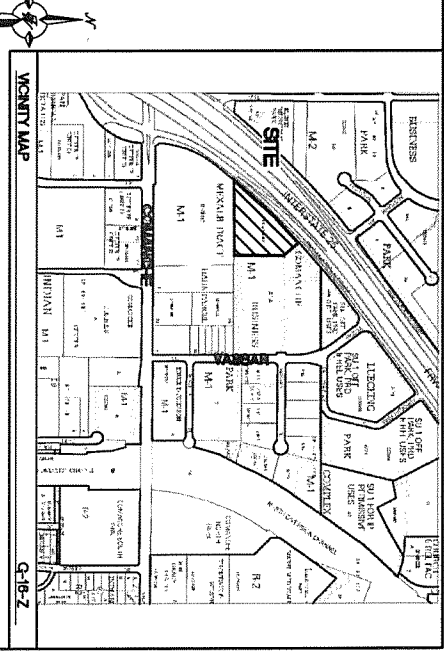


- BMP MAINTENANCE:**
1. ALL MEASURES STATED IN THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED EROSION AND SEDIMENT CONTROL PLAN. THE OPERATOR SHALL BE RESPONSIBLE FOR THE END OF THE WORKDAY BY A QUALIFIED MEMBER OF THE SWPPP COMPLIANCE TEAM.
 2. THE OPERATOR WITH CONTROL OF THE DAILY SITES ACTIVITIES IS RESPONSIBLE TO MAINTAIN, CLEAN AND REPAIR EROSION CONTROLS IN ACCORDANCE WITH THE FOLLOWING:
 1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETRIORATION. SEDIMENT TRAPS SHALL BE REMOVED TO INSURE PROPER FLOWING. INLET PROTECTION TYPES MAY NEED TO BE MODIFIED DURING THE CONSTRUCTION PROCESS.
 2. ALL SEED BED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND OF VEGETATION IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RE-SEEDING AS NEEDED.
 3. SILT FENCES, WADKES OR OTHER CONTROLS SHALL BE REPAIRED OR REPLACED TO PROPER FUNCTIONING CONDITION, IF DAMAGED. SEDIMENT AND SOIL SHALL BE REMOVED WHEN REACHES ONE-HALF THE HEIGHT OF THE CONTROL.
 4. THE CONSTRUCTION EDITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC OR PRIVATE ROADWAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING, EXTENDING OR OTHER MODIFICATIONS TO THE CONSTRUCTION EDITS. DEMAND, THE TRACKER SHOULD BE LIMITED TO THE CONTROLLED EDITS ONLY.
 5. REVEGETATION EDITS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. REVEGETATION EDITS SHALL BE MAINTAINED BY BANS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN EXCEEDED BY SOIL.
 6. REFER TO THE SWPPP BOOK FOR ALL EROSION CONTROL MAINTENANCE PROCEDURES AND MEASUREMENTS. CONSULT THE SWPPP PAPER WITH ANY CHANGES REMAINING THE SWPPP AND ITS REQUIREMENTS.

- EROSION CONTROL NOTES:**
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOP-SOIL DISTURBANCE PERMIT FROM THE LOCAL JURISDICTIONAL AUTHORITY PRIOR TO BEGINNING WORK.
 2. THE OPERATOR WITH CONTROL OF THE DAILY SITES ACTIVITIES IS RESPONSIBLE FOR MAINTAINING RUN-OFF AND RUN ON OF SITE DURING CONSTRUCTION.
 3. THE OPERATOR WITH CONTROL OF THE DAILY SITES ACTIVITIES IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
 4. ALL EXPOSED EARTH SURFACES MUST HAVE APPROPRIATE CONTROLS TO PROTECT FROM WIND AND WATER EROSION DURING ALL PHASES OF THE PROJECT.
 5. STOCKPILES INACTIVE FOR 14 DAYS ARE REQUIRED TO HAVE TEMPORARY STABILIZATION OR APPROPRIATE COVER TO CONTROL WIND AND WATER EROSION.
 6. THE OPERATOR WITH CONTROL OF THE DAILY SITES ACTIVITIES IS REQUIRED TO MAINTAIN ALL SITE BARRIERS IN GOOD CONDITION FOR THE DURATION OF THE PROJECT UNTIL A NOTICE OF TERMINATION IS ACCEPTED BY THE EPA.
 7. IF SITE EARTH DISTURBANCES EXCEED 5 ACRES AT ANY ONE TIME, THE OPERATOR SHALL BE RESPONSIBLE FOR TEMPORARY STABILIZATION WITHIN 7 DAYS WHEN AREA BECOMES INACTIVE OR EARTH DISTURBING ACTIVITIES ARE COMPLETE. SITE EARTH DISTURBANCES OF LESS THAN 5 ACRES HAVE 14 DAYS TO PROVIDE TEMPORARY OR PERMANENT STABILIZATION WHEN AREA BECOMES INACTIVE OR EARTH DISTURBING ACTIVITIES ARE COMPLETE.

GENERAL EROSION NOTES:

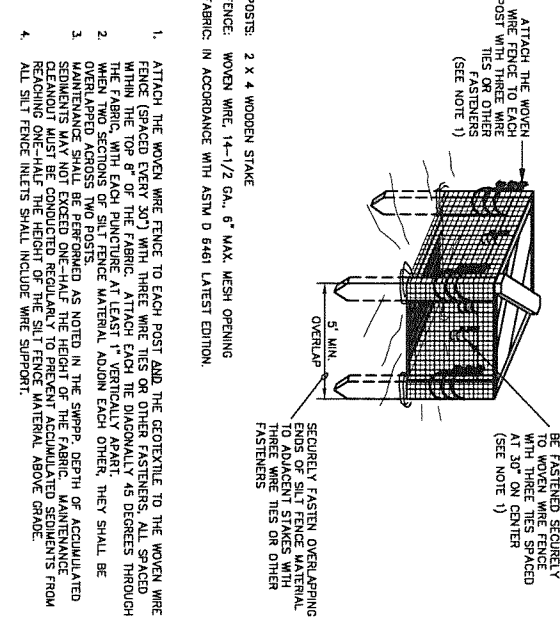
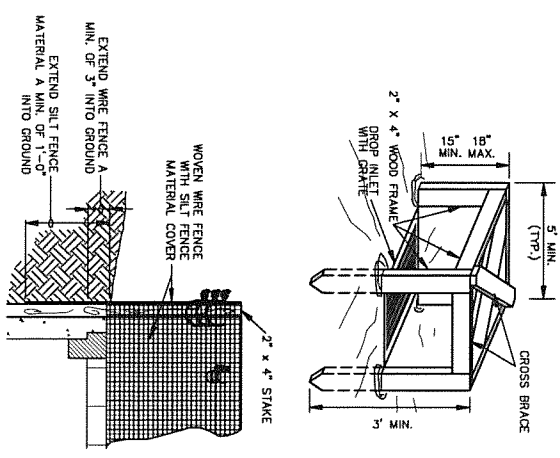
- A. THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS COVERED BY THE SWPPP BOOK, THE 2017 GENERAL CONSTRUCTION PERMIT, THE DRAWING ("TEMPORARY EROSION CONTROL AND SEDIMENTATION PLAN"), STANDARD DETAILS ("TEMPORARY EROSION CONTROL AND SEDIMENTATION DETAILS"), EPA NOTICE OF INTENT PERMIT AND ALL SUBSEQUENT REPORTS, CORRECTIVE ACTIONS AND EROSION CONTROL RELATED DOCUMENTS.
- B. ALL OPERATORS AS DESIGNATED, CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH SITE ACTIVITIES RELATED TO STORM WATER POLLUTION PREVENTION SHALL RETAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP), THE 2017 CONSTRUCTION GENERAL PERMIT, THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES), THE CLEAN WATER ACT OF 1972 AND BECOME FAMILIAR WITH THEIR CONTENTS.
- C. THE OPERATOR IN CONTROL OF DAILY SITE ACTIVITIES SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE OBTAINED THROUGHOUT ALL PHASES OF CONSTRUCTION.
- D. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO ALL FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. OPERATOR WITH CONTROL OF DAILY SITE ACTIVITIES SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL JURISDICTIONAL AUTHORITY OR SWPPP COMPLIANCE INSPECTOR.
- E. THE TEMPORARY EROSION CONTROL AND SEDIMENTATION PLAN IS A WORKING DOCUMENT AND IS REQUIRED TO BE UPDATED WITH 24 HOURS OF ANY CHANGES WHICH MAY BE REQUIRED. RELOCATIONS OR REMOVALS IN ACTIVE COPY OF THE PLAN SHALL BE POSTED IN THE JOB SITE TRAILER ON-SITE AND MUST BE MAINTAINED CURRENT AT ALL TIMES.
- F. CONTRACTOR SHALL MINIMIZE CLEANUP AND EARTH DISTURBANCE TO THE MAXIMUM EXTENT AS REQUIRED BY THE EPA CONSTRUCTION GENERAL PERMIT.
- G. CONTRACTOR SHALL DENOTE ON THIS PLAN, THE LOCATION OF TEMPORARY PARKING STORAGE AREAS AND ALL SUPPORT AREAS. RELOCATIONS OF EACH SHALL ALSO BE DOCUMENTED AS THEY OCCUR.
- H. ALL WASH OUT WATER USED FOR CONCRETE, MASONRY, PAINT AND OTHER MATERIALS SHALL HAVE REACHES SET FOR VENDOR RECOMMENDATIONS. WADKES AND FENCES SHALL BE IMPROVED OF THE REQUIREMENTS TO USE THE WASH OUT.
- I. A SPILL KIT SHALL BE READY AVAILABLE TO CONTROL AND CLEAN-UP OIL, OR CHEMICAL SPILLS AND LEAKS. A DISCHARGE OF ANY MATERIAL IN QUANTITY THAT MAY WITHIN REASONABLE PROBABILITY CAUSE INJURY OR BE DETRIMENTAL TO HUMAN HEALTH, ANIMAL OR PLANT LIFE, OR ENVIRONMENTAL DEPARTMENT HOTLINE AT (505) 827-8328 FOR EMERGENCIES OR FOR NON-EMERGENCIES IF THE SPILL IS OF A SIGNIFICANT QUANTITY, THE SPILL SHOULD BE REPORTED TO THE HOTLINE AND INFORMATION PROVIDED WITH DETAILS OF THE SPILL FOR FURTHER ACTIONS.
- J. DUST DURING CONSTRUCTION OPERATIONS SHALL BE FREQUENTLY CONTROLLED BY WATER SUPPRESSION METHODS ONLY. EARTH DISTURBING OPERATIONS SHALL BE LIMITED TO HIGH WINDS ABOVE 35 MPH. ARE PRESENT. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS IS STRICTLY PROHIBITED. OTHER CHEMICALS USED FOR DUST SUPPRESSION MUST BE APPROVED BY THE EPA PRIOR TO THEIR USE.
- K. RUBBER, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED COVERED LEAK PROOF CONTAINERS. CONTAINERS SHALL BE FULLY CAPACITATED WHEN CAPACITY IS REACHED. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORMWATER.
- L. ALL STORM WATER POLLUTION PREVENTION MEASURES AND CONTROLS PRESENTED ON THIS PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED PER THE SEQUENCE OF CONSTRUCTION AS NOTED.
- M. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS BEEN TEMPORARILY SUSPENDED FOR 14 DAYS, SHALL HAVE TEMPORARY STABILIZATION IN PLACE NO LATER THAN 14 DAYS FROM THE LAST DATE OF CONSTRUCTION ACTIVITY OCCURRED THESE AREAS.
- N. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL HAVE PERMANENT CONTROLS IN PLACE NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.
- O. IF THE ACTION OF VEHICLES OR EQUIPMENT TRAVELING OVER THE CONSTRUCTION ENTRANCES IS NOT SUBJECT TO REMOVE THE MANDATORY OF DIRT OR MUD FROM LEAVING THE SITE, THEN THE LENGTH OF THE ENTRANCE SHOULD BE EXTENDED TO PROVIDE ADDITIONAL TIRE ROTATIONS. LARGE ROCK MATS BE USED TO PROVIDE ADDITIONAL EROSION CONTROL OR INSTALL A TIRE WASH WITH A SEDIMENT TRAP BEFORE LEAVING THE SITE.
- P. ALL MATERIALS SHALL BE PROTECTED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
- Q. THE OPERATOR IN CHARGE OF THE DAILY SITES ACTIVITIES WILL BE RESPONSIBLE FOR REMOIVING SEDIMENT OR SOILS ACCUMULATING MORE THAN ONE INCH OF THE DESIGN CAPACITY IN DETENTION PONDS, SILT FIELDS OR OTHER SIMILAR EROSION CONTROLS.
- R. ON-SITE & OFF-SITE SOIL, STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES, AS REQUIRED PER THE SWPPP PLAN AND PERMITTED IN ACCORDANCE WITH LOCAL, AUTHORITY'S HAVING JURISDICTIONAL CONTROL.
- S. SLOPES SHALL BE LEFT WITH GRASS SEEDING PATTERN AND IN A REVEGETATED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITY AND EROSION RATES. EXCESSIVE SLOPES MAY REQUIRE ADDITIONAL, INDUSTRY STANDARD CONTROLS TO PREVENT EROSION.
- T. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE OPERATOR IN CHARGE OF THE DAILY SITES ACTIVITIES SHALL BE RESPONSIBLE FOR ADJUSTING AND MAINTAINING ALL EROSION CONTROL TO PREVENT EROSION.
- U. ALL DISTURBED AREAS SHALL BE SUPPRESSED BY WATER AND ALL CONTROLS LEFT IN GOOD WORKING ORDER UNTIL THE SURFACE IS FULLY REVEGETATED. THE OPERATOR SHALL BE RESPONSIBLE FOR THE AND/OR OTHER SURFACE CONTROLS, TRACK OUT SHEET CLEAN, BRUSH OFF OF STEEL TRENCHES AND ANY OTHER EROSION CONTROLS.
- V. SITE WILL BE STABILIZED AT THE END OF THE GRADING IN ACCORDANCE WITH THE EROSION & SEDIMENT CONTROL PLAN. FINAL STABILIZATION SHALL BE COMPLETED WITHIN 14 DAYS AFTER THE LAST DAY THAT THE SURFACE HAS BEEN DISTURBED. IF FINAL STABILIZATION HAS NOT BEEN COMPLETED WITHIN 14 DAYS, THE OPERATOR SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY STABILIZATION. THE CONTRACTOR IS RESPONSIBLE TO INSURE THE SURFACE IS STABLE EITHER BY PLACING A ROCK SPECIFICATION ON THE PLANS, IF THE CONTRACTOR AGREES TO USE MATS, SEEDING THE SITE WILL BE MAINTAINED BY THE CONTRACTOR AND SUPERVISOR. SEEDING SHALL BE PERFORMED AS REQUIRED UNTIL SUCH STABILIZATION HAS BEEN ACHIEVED.



- PROPOSED**
- BOUNDARY LINE
 - LIMITS OF DISTURBANCE
 - CONTOUR ELEVATIONS
- EROSION DETAILS**
- TEMPORARY STONE CONSTRUCTION EXT
 - TEMPORARY SILT FENCE
 - TEMPORARY SWPPP SIGN
 - INLET PROTECTION
 - TEMPORARY SEDIMENT BASIN
- EROSION NOTES**
- TEMPORARY PARKING AND STORAGE

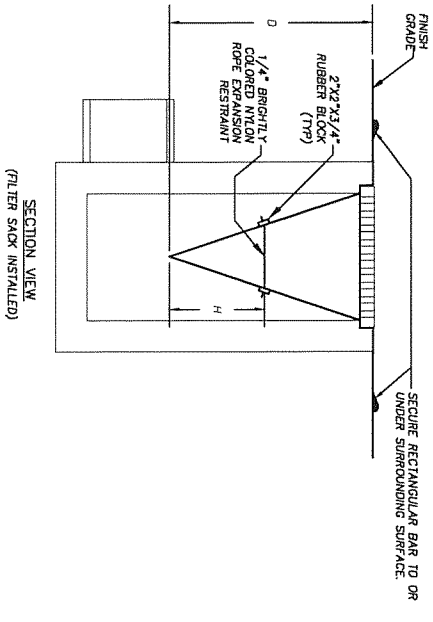
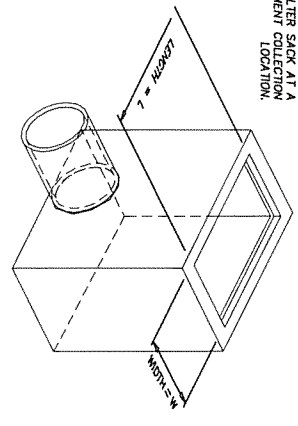
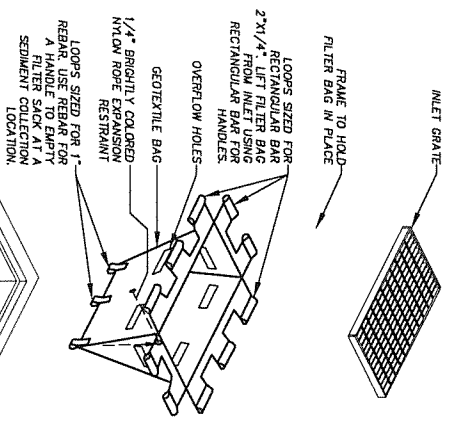
- SEQUENCE OF CONSTRUCTION:**
1. INSTALL STABILIZED CONSTRUCTION ENTRANCES.
 2. POST PUBLIC NOTICE PER DETAIL.
 3. INSTALL DOWN GRADIENT PERMETER CONTROLS.
 4. INSTALL SEDIMENT TRAP BASINS INCLUDING EMERGENCY OPERATION.
 5. NOTIFY SWPPP COMPLIANCE INSPECTOR OF COMPLETION OF THE ABOVE.
 6. BEGIN GRUBBING AND SOIL DISTURBING ACTIVITIES.
 7. PROVIDE POSITIVE GRADUES TOWARDS SEDIMENT POUNDS DURING SITE PREP.
 8. INSTALL INTERMEDIATE CONTROLS OF STEEP SLOPES.
 9. PROVIDE TEMPORARY STABILIZATION OF DISTURBED AREAS OR STOCKPILES.
 10. COMPLETE CONSTRUCTION OF BUILDING PAD AND STRUCTURES.
 11. FINISH GRADING THE SITE.
 12. COMPLETE THE SITE.
 13. COMPLETE SITE FINAL STABILIZATION.

	ENGINEER'S SCALE	3/3/2020	RONALD R. BORAWANY P.E. #17866
	CARVANA 3800 PAN AMERICAN Fwy NE. SWPPP	DRAWN BY RMG	DATE 02/10/2020
		SHEET #	8
5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 www.terrawestllc.com		DRWG NO.	2020008-SWPPP
		JOB #	2020008



- POSTS: 2 X 4 WOODEN STAKE
FENCE: WOVEN WIRE, 14-1/2 GA., 6\"/>
 1. ATTACH THE WOVEN WIRE FENCE TO EACH POST AND THE GEOTEXTILE TO THE WOVEN WIRE FENCE (SPACED EVERY 30") WITH THREE WIRE TIES OR OTHER FASTENERS, ALL SPACED WITHIN THE TOP 8" OF THE FABRIC. ATTACH EACH OF THE DIAGONALLY 45 DEGREES THROUGH THE TOP OF THE WOVEN WIRE FENCE TO THE POSTS WITH THREE TIES OR OTHER FASTENERS.
 2. OVERLAPPED ACROSS TWO POSTS.
 3. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE SWPPP. DEPTH OF ACCUMULATED SEDIMENTS MUST NOT EXCEED ONE-FIFTH (1/5) OF THE FABRIC. MAINTENANCE SEAMANTS MUST NOT EXCEED ONE-FIFTH (1/5) OF THE FABRIC. MAINTENANCE SHALL BE PERFORMED AT THE HEIGHT OF THE SILT FENCE MATERIAL ABOVE GRADE.
 4. ALL SILT FENCE INLETS SHALL INCLUDE WIRE SUPPORT.

SILT FENCE INLET PROTECTION



- NOTES:
1. GEOTEXTILE SHALL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS REQUIREMENTS IN THE SPECIFICATIONS TABLE.
 2. PLACE AN OIL ABSORBENT PAD OR PILLOW OVER INLET GRATE WHEN OIL SPILLS ARE A CONCERN.
 3. THE WIDTH OF THE FILTER SACK SHALL MATCH THE INSIDE WIDTH OF THE GRATED INLET BOX.
 4. THE DEPTH, "D", OF THE FILTER SACK SHALL BE BETWEEN 18 INCHES AND 36 INCHES.
 5. THE LENGTH, "L", OF THE FILTER SACK SHALL MATCH THE INSIDE LENGTH OF THE GRATED INLET BOX.
- MAINTENANCE NOTES:
1. INLET PROTECTION DEVICES MUST BE INSPECTED FOR SEDIMENT ACCUMULATION WITHIN THE CATCH BASIN. REMOVE TRAPPED SEDIMENT WHEN BRIGHTLY COLORED EXPANSION REMOVAL OF SEDIMENT ACCUMULATED IN OR ADJACENT TO A STORM DRAIN INLET OCCURRING NO LATER THAN THE END OF THE FOLLOWING BUSINESS DAY.
 2. MUST BEGIN IMMEDIATELY UPON DISCOVERY, WITH COMPLETION OF THE IMPROPER FLOW-GATES THAT MAY CAUSE DOWNSTREAM FLOODING.
 3. CONTACT THE CEC FOR ALTERNATE INLET PROTECTION ETC. DUE TO PONDING ISSUES MAY IMPACT DOWNSTREAM BARRS, ADJACENT SLOPES, ETC.
 4. INLET PROTECTION DEVICES AND BARRERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.

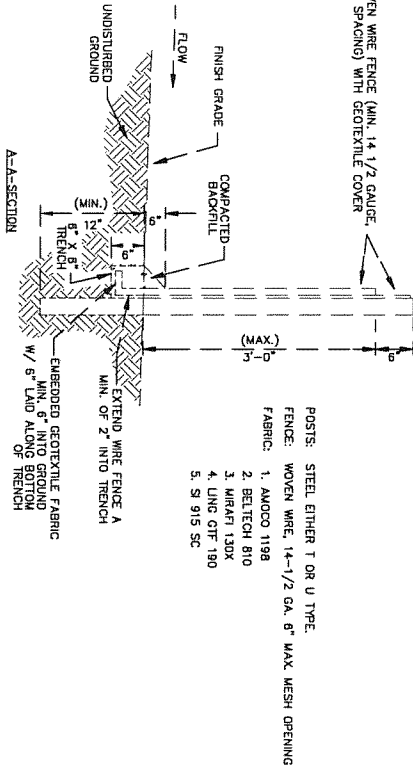
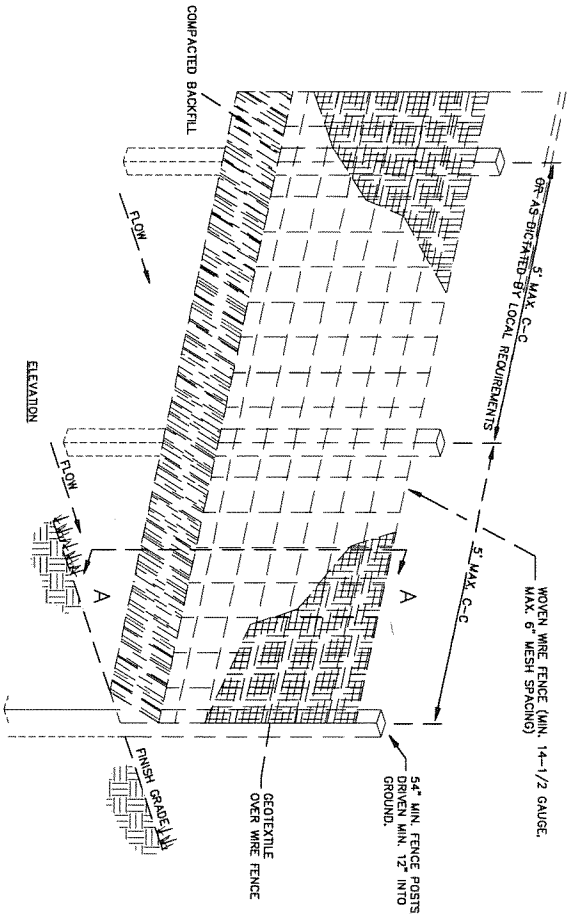
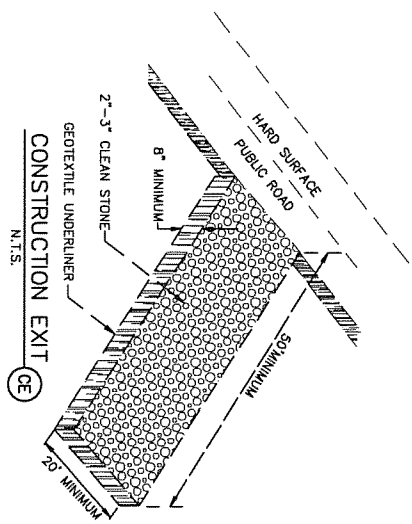
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4832	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4832	20 %
WULLEN BURST	ASTM D-3786	600 PSF
TRAPEZOID TEAR	ASTM D-4533	120 LBS
UV RESISTANCE	ASTM D-4355	80 % SINE
PERMEABILITY	ASTM D-4491	40 GAL/MIN/50 FT
		0.95 SEC -1

PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4832	265 LBS
GRAB TENSILE ELONGATION	ASTM D-4832	10 %
WULLEN BURST	ASTM D-3786	420 PSF
TRAPEZOID TEAR	ASTM D-4533	45 LBS
UV RESISTANCE	ASTM D-4355	90 % SINE
PERMEABILITY	ASTM D-4491	200 GAL/MIN/50 FT
		1.5 SEC -1

INLET PROTECTION FILTER SACK

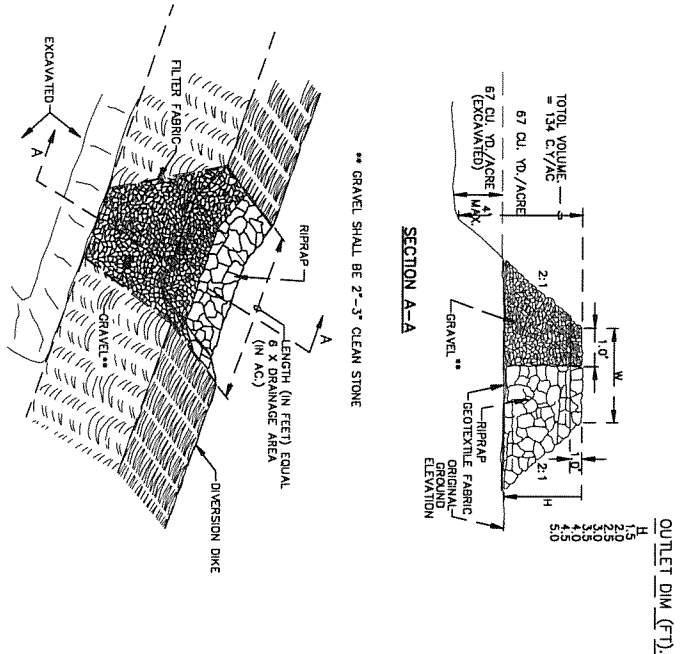
N.T.S.
FOR USE ONLY IN PAVED AREAS WHERE SEDIMENT LOADS ARE EXPECTED TO BE VERY LOW. FILTER SACK MUST HAVE OVERFLOW HOLES TO PREVENT PONDING.

ENGINEER'S SEAL	CARVANA	DRAWN BY	RMC
NOT FOR CONSTRUCTION	3800 PAN AMERICAN FWY NE.	DATE	02/10/2020
	SWPPP DETAILS	SHEET #	9
	TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 www.terrawestllc.com	JOB #	2020008
	RONALD R. BOHMAN P.E. #7868		



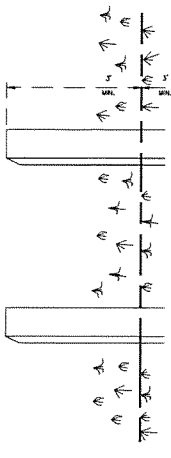
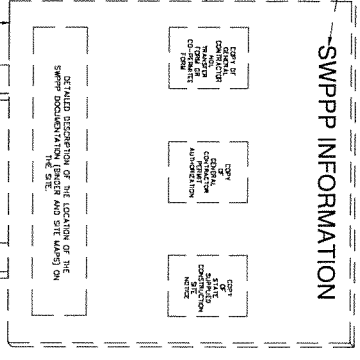
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES.
2. GEOTEXTILE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24\"/>
- 3. WHEN TWO SECTIONS OF GEOTEXTILE ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED 24\"/>
- 4. ALL TRENCHES AND GROUVED SHALL BE REINFORCED AS NOTED IN THE EROSION CONTROL PLAN. COLLECTED MATERIAL SHALL BE REMOVED FROM THE SITE.
- 5. ALL SILT FENCE SHALL INCLUDE WIRE SUPPORT UNLESS INDICATED OTHERWISE.

SEDIMENTATION/SILT FENCE WITH WIRE SUPPORT (SF)
N.T.S.



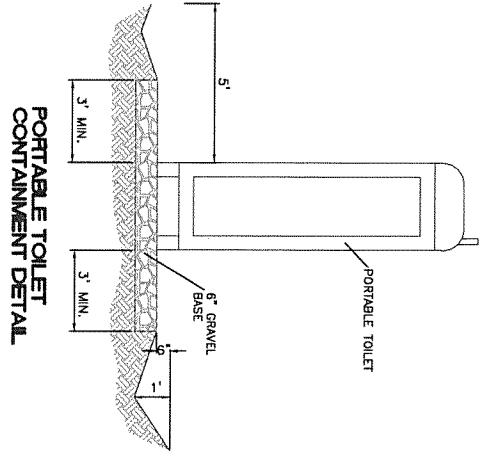
OUTLET (PERSPECTIVE) TEMPORARY SEDIMENT TRAP (ST)
N.T.S.

"SWPPP INFORMATION" MUST BE LOCATED NEAR THE CONSTRUCTION EXIT OF THE SITE. ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE-OF-TERMINATION (NOT) IS FILED FOR THE PERMIT.



- 1) THE SWPPP INFORMATION SIGN MUST BE LOCATED NEAR THE CONSTRUCTION EXIT OF THE SITE. ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE-OF-TERMINATION (NOT) IS FILED FOR THE PERMIT.
- 2) CONTRACTOR SHALL POST OTHER STORAGE WATER AND/OR EROSION AND SEDIMENT CONTROL RELATED PERMITS ON THE SIGN AS REQUIRED BY THE GOVERNING AGENCY.
- 3) SIGN SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND EASEMENTS UNLESS APPROVED BY THE GOVERNING AGENCY.
- 4) CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY OF THE SWPPP INFORMATION SIGN.

SWPPP INFORMATION SIGN (SI)
N.T.S.



ENGINEER'S SEAL	CARVANA	DRAWN BY	RMG
3800 PAN AMERICAN FWY NE.	SWPPP DETAILS	DATE	02/10/2020
NOT FOR CONSTRUCTION		SHEET #	10
ROWLAND R. BOHANNAN P.E. #7368	TERESA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.teresawest.com	JOB #	2020008

NOT FOR
CONSTRUCTION

ONE
ARCHITECTURE

8231 N. Central Ave., Suite 101
Phoenix, Arizona 85020
Phone: 602.296.2712
Fax: 602.256.1688
www.onearchitecture.us

Principal
Dustin Curtis
dustin.curtis@onearchitecture.us
Project Manager
Sivya Marquardt
sivya.marquardt@onearchitecture.us

NEW CUSTOMER CENTER FOR:

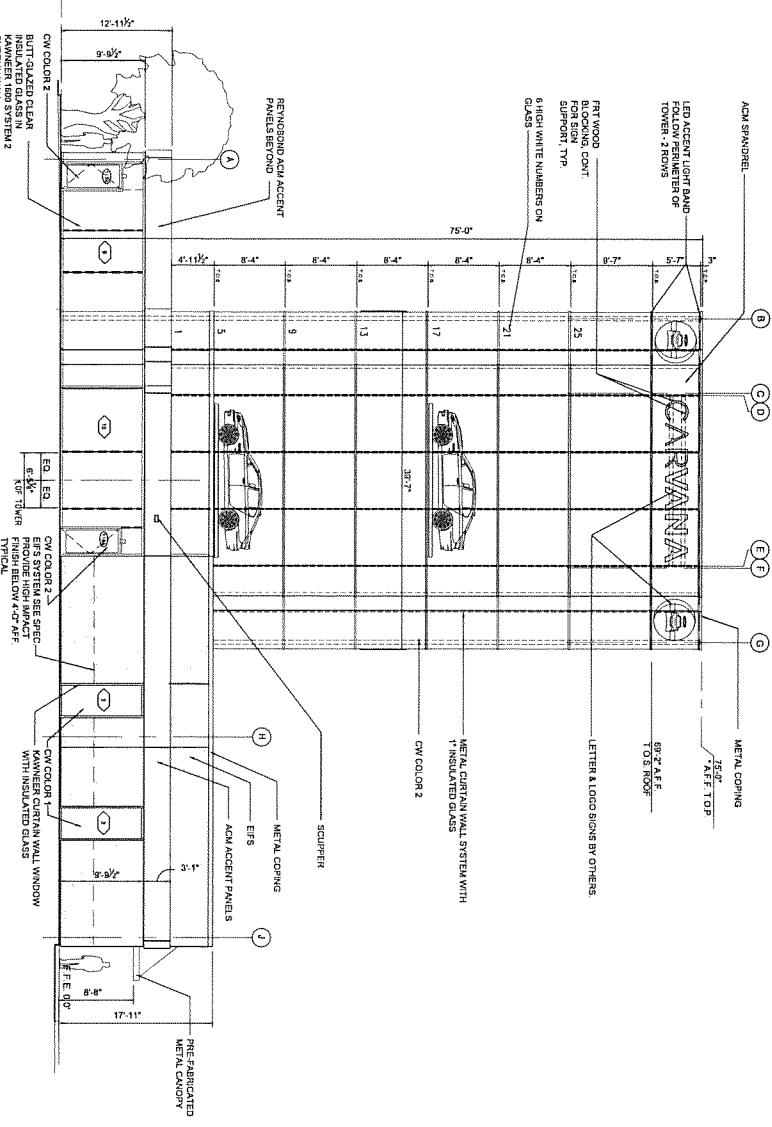
CARVANA

Revisions

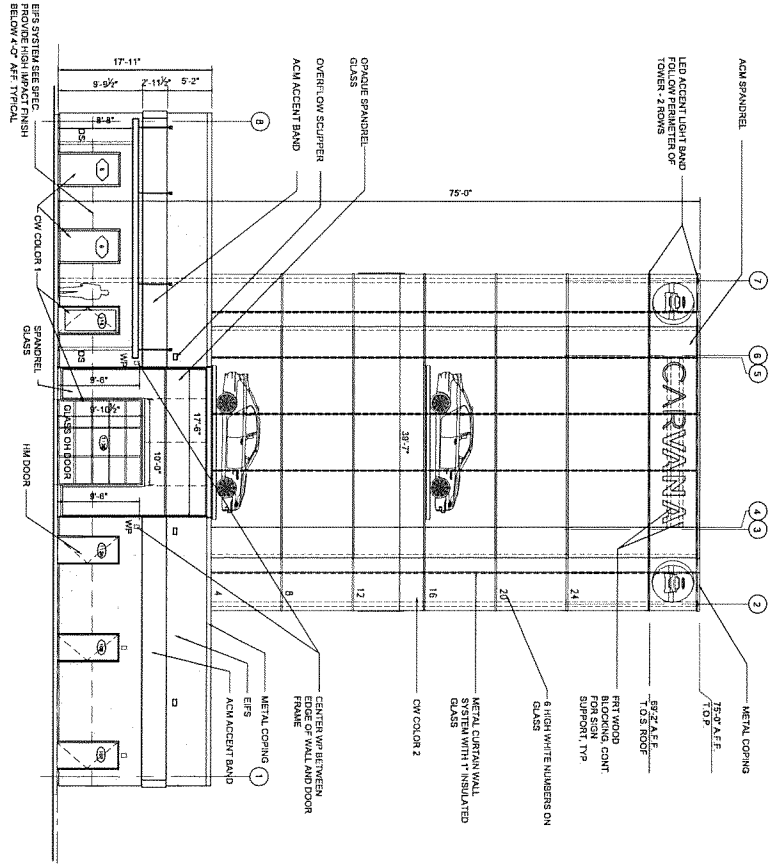
CARVANA

4000 Pan American Fwy NE
Albuquerque, NM 87107
02.27.20
NM-033

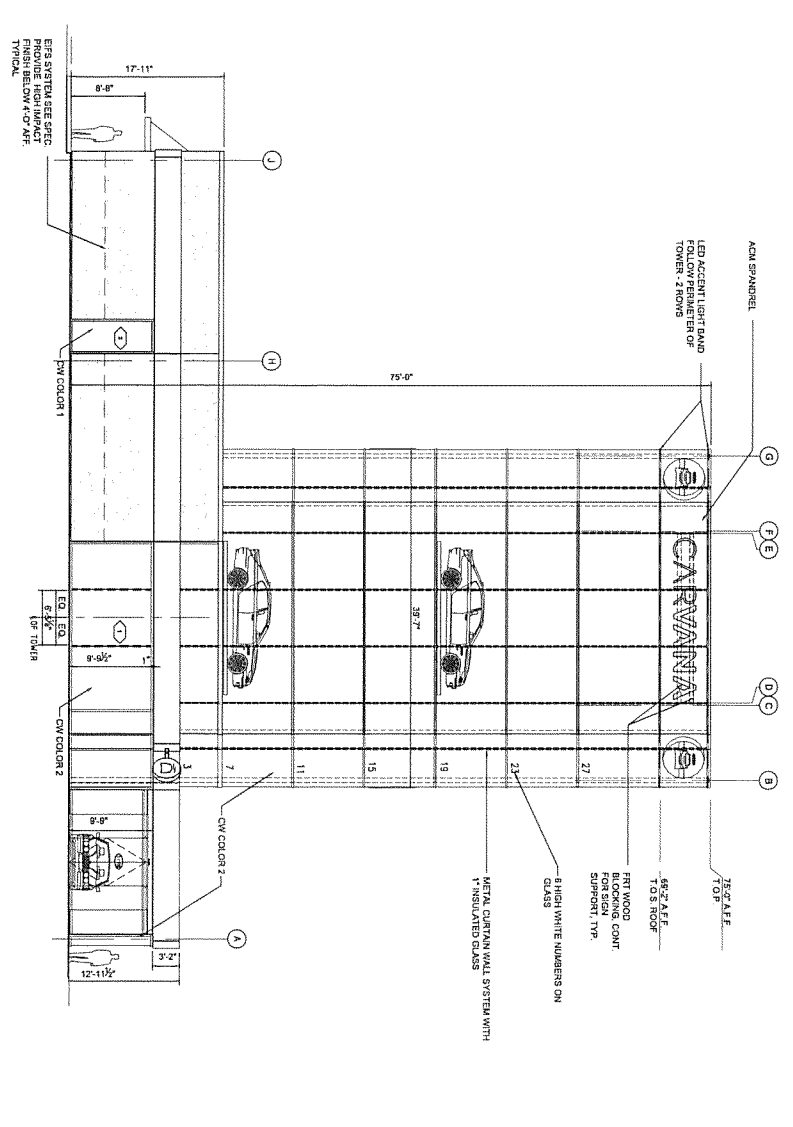
PRELIMINARY
ELEVATIONS



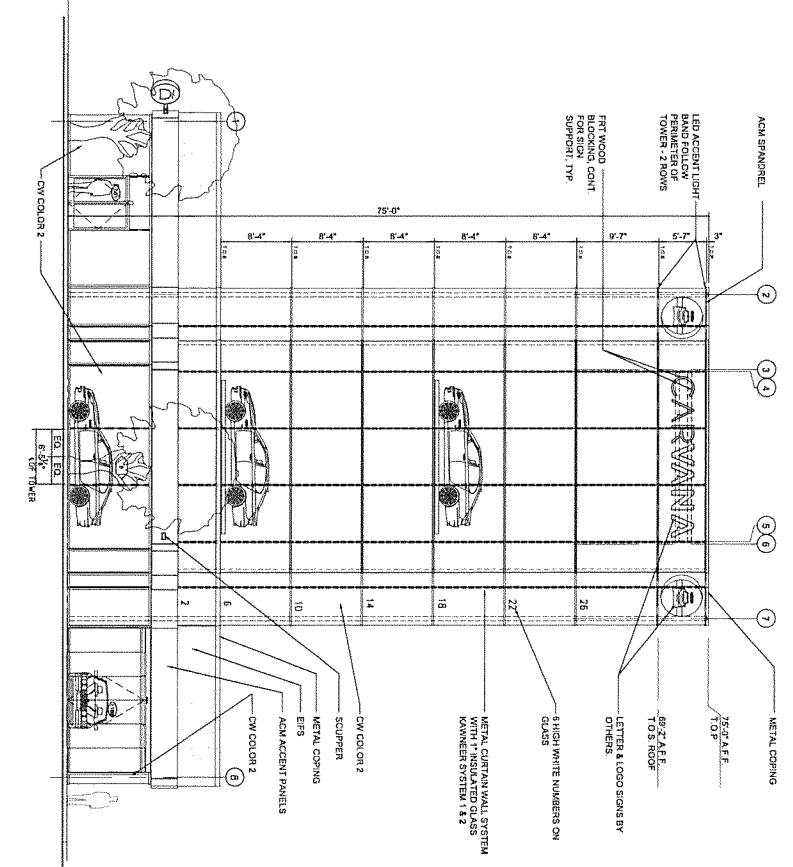
3 WEST ELEVATION
1/8" = 1'-0"



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



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



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

EXTERIOR		SCOPE OF WORK	
PROPOSED SIGNS	Qty	Est. #	Notes
1 CARVANA Trinides Channel Letters	614	100	100
2 Logo Cabinet on Structure	4	212	100
3 Logo Cabinet D/F Pig Mount Cabinet	1	613	100
4 LED Border (2 Rows) Accent Lighting	100	100	100

1 CARVANA
Trinides Channel Letters

CARVANA

2 Logo Cabinet
on Structure



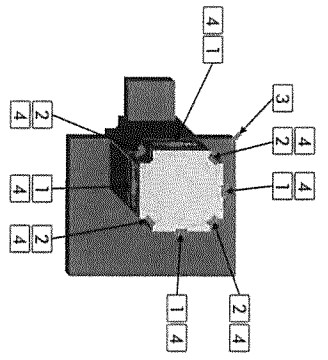
3 Logo Cabinet
D/F Pig Mount Cabinet



4 LED Border (2 Rows)
Accent Lighting



SITE PLAN



SYMBOLS KEY

SYMBOL	DESCRIPTION
1	Trinides Channel Letters
2	Logo Cabinet on Structure
3	Logo Cabinet D/F Pig Mount Cabinet
4	LED Border (2 Rows) Accent Lighting

REVISIONS

NO.	DATE	DESCRIPTION
1	08/15/19	Initial Design
2	08/15/19	Revised Design

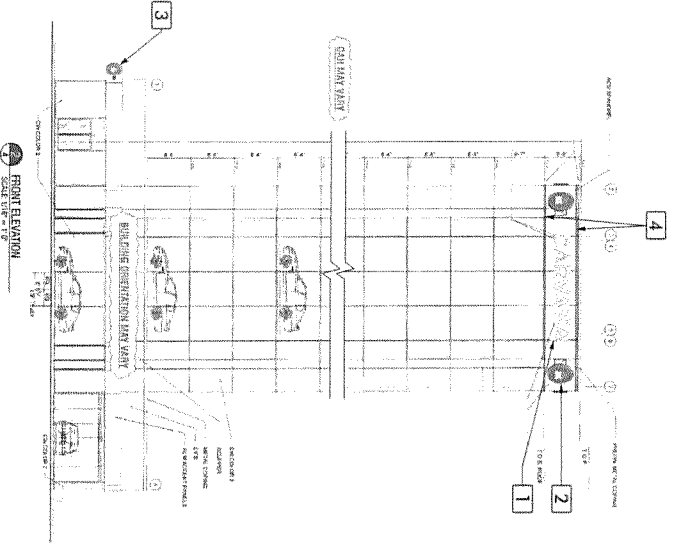
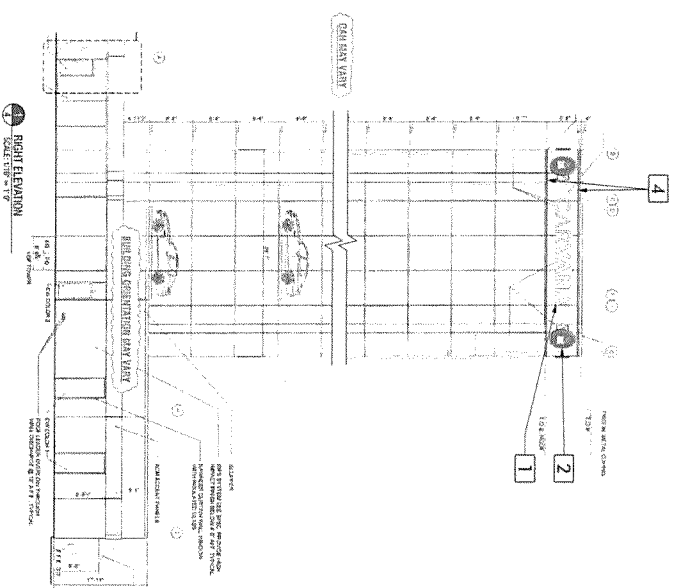


Cima Network Inc.
171 New Bolton Blvd
Chadds Ford, PA 19314
Office: 302.208.0375
Fax: 302.208.0377
www.cimainetwork.com

Client: Carvana - 411 Benjamin Franklin Blvd
Chadds Ford, PA 19314
Date: 8/15/19

Job# 1901
SHT 2
REV 1

EXTERIOR SIGNS



PERMIT
REV 1

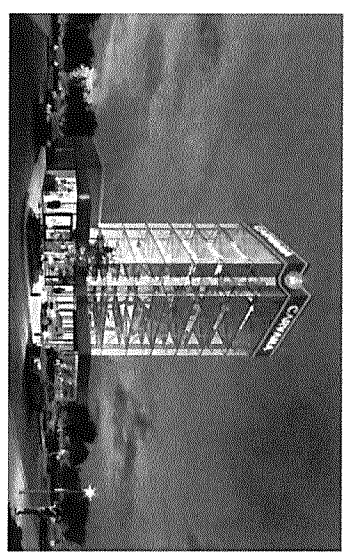
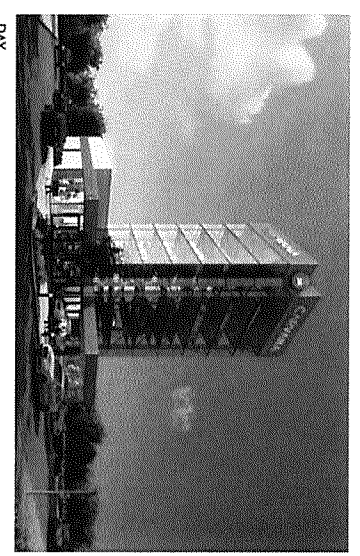


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Client: Carvana - 411 Benjamin Franklin Blvd
Chadds Ford, PA 19314
Date: 8/15/19

Job# 1901
SHT 4
REV 1

RENDERINGS

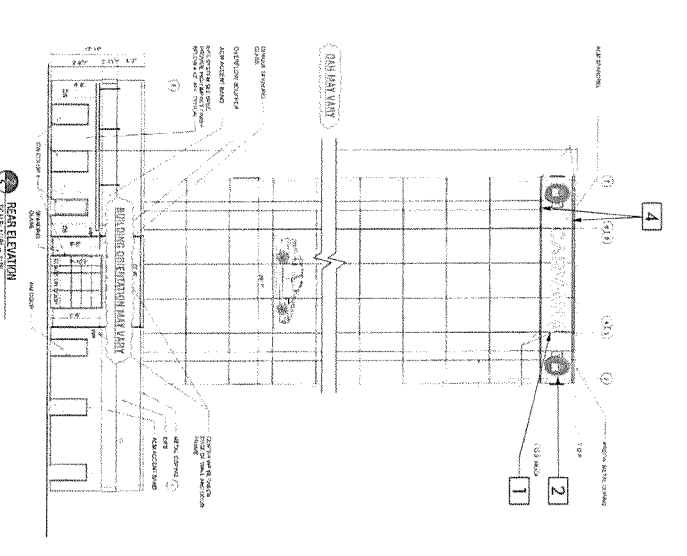
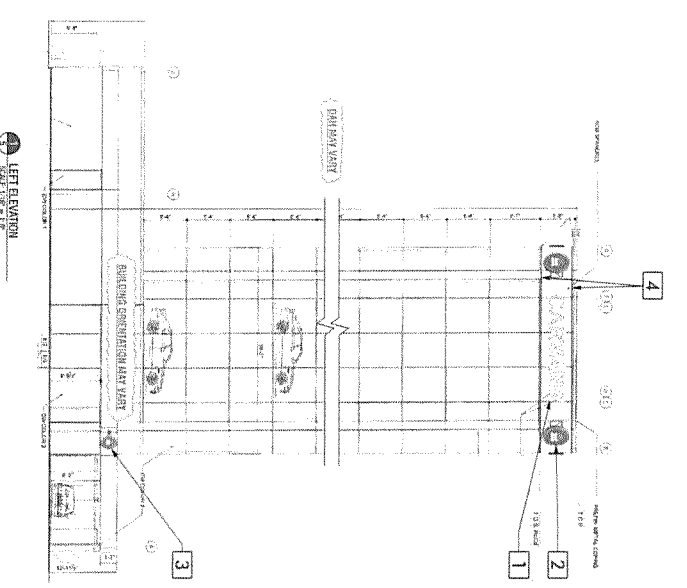


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Client: Carvana - 411 Benjamin Franklin Blvd
Chadds Ford, PA 19314
Date: 8/15/19

Job# 1901
SHT 3
REV 1

EXTERIOR SIGNS



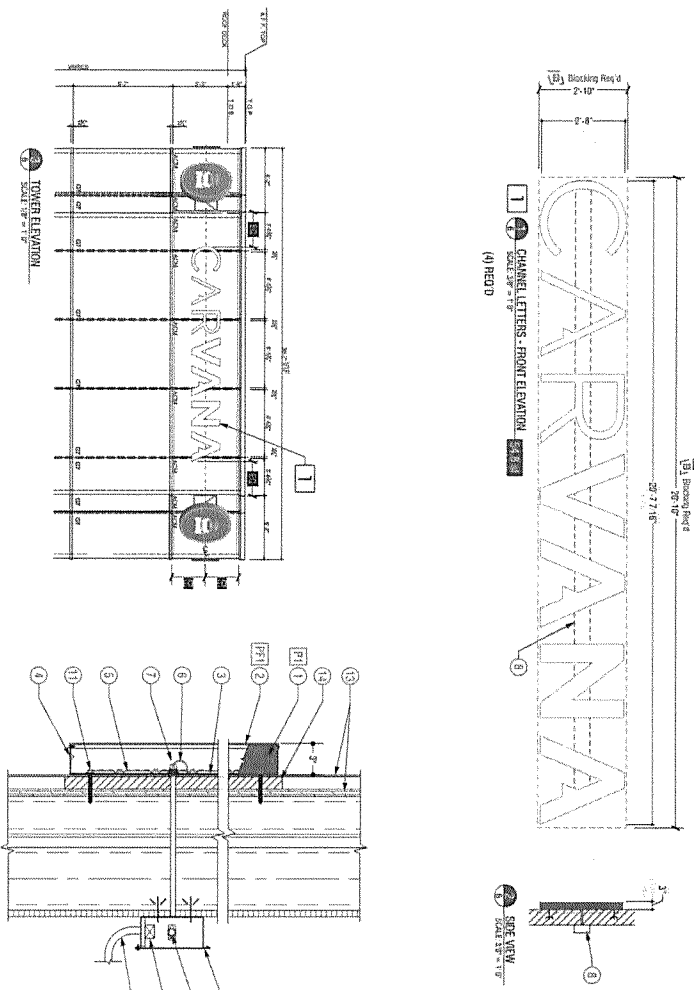
PERMIT
REV 1



Cima Network Inc.
171 New Bolton Blvd
Chadds Ford, PA 19314
Office: 302.208.0375
Fax: 302.208.0377
www.cimainetwork.com

Client: Carvana - 411 Benjamin Franklin Blvd
Chadds Ford, PA 19314
Date: 8/15/19

Job# 1901
SHT 5
REV 1



SIGN 1

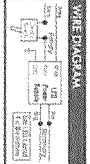
DESCRIPTION:
Exterior LED Backlit Tower Sign with Channel Letters

EST WEIGHT: 240 LBS
EST HEIGHT: 20'-7 1/8" (20'-0" to 21'-0")
EST FOOTPRINT: 7'-8" (7'-0" to 8'-0")
EST FINISHES: (1) 20' x 30' x 1/2" Galvalume

CHANNEL LETTER SPECIFICATIONS:
1. FACE: 3/4" x 1 1/2" x 1/2"
2. RETURN: 1/2" x 1/2" x 1/2"
3. BACKING: 1/2" x 1/2" x 1/2"
4. MOUNTING: 1/2" x 1/2" x 1/2"
5. ELECTRICAL: 1/2" x 1/2" x 1/2"

CHANNEL LETTER SPECIFICATIONS:
1. FACE: 3/4" x 1 1/2" x 1/2"
2. RETURN: 1/2" x 1/2" x 1/2"
3. BACKING: 1/2" x 1/2" x 1/2"
4. MOUNTING: 1/2" x 1/2" x 1/2"
5. ELECTRICAL: 1/2" x 1/2" x 1/2"

INSTALLATION NOTES:
1. Sign to be mounted on a 2" x 4" post.
2. Sign to be mounted on a 2" x 4" post.
3. Sign to be mounted on a 2" x 4" post.
4. Sign to be mounted on a 2" x 4" post.
5. Sign to be mounted on a 2" x 4" post.
6. Sign to be mounted on a 2" x 4" post.
7. Sign to be mounted on a 2" x 4" post.
8. Sign to be mounted on a 2" x 4" post.
9. Sign to be mounted on a 2" x 4" post.
10. Sign to be mounted on a 2" x 4" post.
11. Sign to be mounted on a 2" x 4" post.
12. Sign to be mounted on a 2" x 4" post.
13. Sign to be mounted on a 2" x 4" post.



cima

Cima Hardware Inc.
171 New Boston Blvd.
Chapel Hill, NC 27514

Sheet: 6

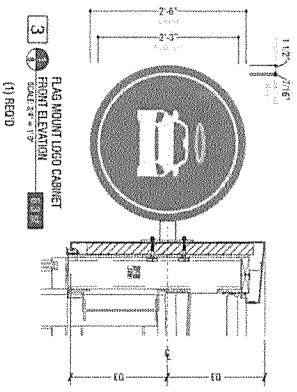
Permit: 1

File # F466295

Sheet: 6

Permit: 1

File # F466295



SIGN 3

DESCRIPTION:
Exterior LED Backlit Flag Mount Cabinet with Logo

EST WEIGHT: 150 LBS
EST HEIGHT: 11'-0" (10'-0" to 12'-0")
EST FOOTPRINT: 11'-0" (10'-0" to 12'-0")
EST FINISHES: (1) 20' x 30' x 1/2" Galvalume

FLAG MOUNT LOGO CABINET SPECIFICATIONS:
1. FACE: 1/2" x 1/2" x 1/2"
2. RETURN: 1/2" x 1/2" x 1/2"
3. BACKING: 1/2" x 1/2" x 1/2"
4. MOUNTING: 1/2" x 1/2" x 1/2"
5. ELECTRICAL: 1/2" x 1/2" x 1/2"

INSTALLATION NOTES:
1. Sign to be mounted on a 2" x 4" post.
2. Sign to be mounted on a 2" x 4" post.
3. Sign to be mounted on a 2" x 4" post.
4. Sign to be mounted on a 2" x 4" post.
5. Sign to be mounted on a 2" x 4" post.
6. Sign to be mounted on a 2" x 4" post.
7. Sign to be mounted on a 2" x 4" post.
8. Sign to be mounted on a 2" x 4" post.
9. Sign to be mounted on a 2" x 4" post.
10. Sign to be mounted on a 2" x 4" post.
11. Sign to be mounted on a 2" x 4" post.
12. Sign to be mounted on a 2" x 4" post.
13. Sign to be mounted on a 2" x 4" post.



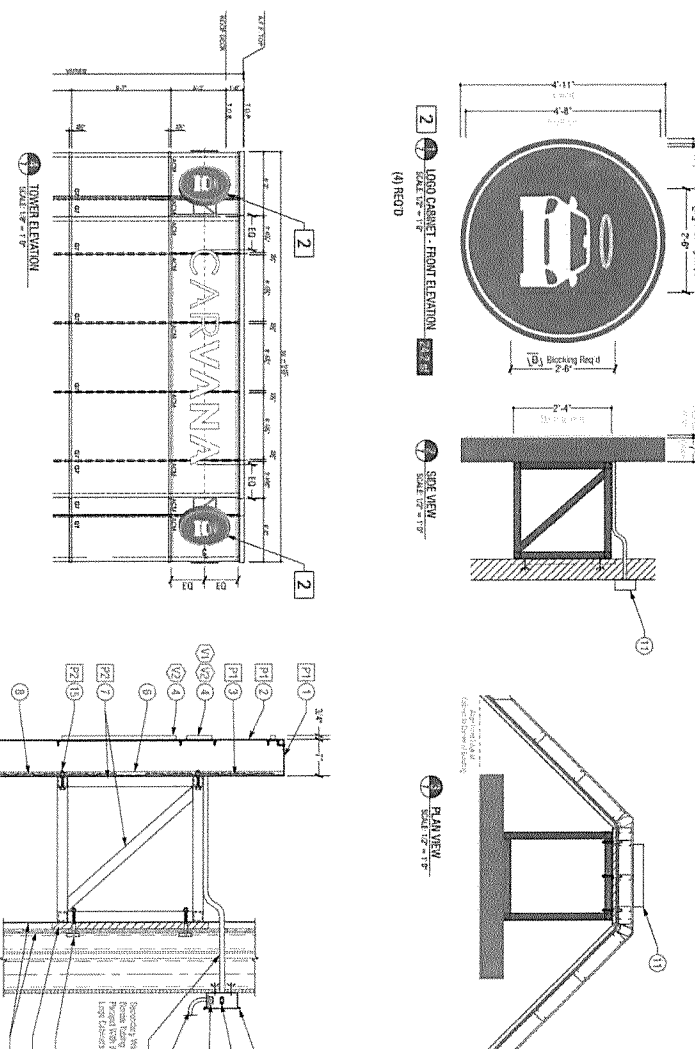
SIGN 4

DESCRIPTION:
Exterior LED Backlit Tower Sign with Plan View

EST WEIGHT: 150 LBS
EST HEIGHT: 11'-0" (10'-0" to 12'-0")
EST FOOTPRINT: 11'-0" (10'-0" to 12'-0")
EST FINISHES: (1) 20' x 30' x 1/2" Galvalume

LED BOARD ACENT LIGHTS SPECIFICATIONS:
1. FACE: 1/2" x 1/2" x 1/2"
2. RETURN: 1/2" x 1/2" x 1/2"
3. BACKING: 1/2" x 1/2" x 1/2"
4. MOUNTING: 1/2" x 1/2" x 1/2"
5. ELECTRICAL: 1/2" x 1/2" x 1/2"

INSTALLATION NOTES:
1. Sign to be mounted on a 2" x 4" post.
2. Sign to be mounted on a 2" x 4" post.
3. Sign to be mounted on a 2" x 4" post.
4. Sign to be mounted on a 2" x 4" post.
5. Sign to be mounted on a 2" x 4" post.
6. Sign to be mounted on a 2" x 4" post.
7. Sign to be mounted on a 2" x 4" post.
8. Sign to be mounted on a 2" x 4" post.
9. Sign to be mounted on a 2" x 4" post.
10. Sign to be mounted on a 2" x 4" post.
11. Sign to be mounted on a 2" x 4" post.
12. Sign to be mounted on a 2" x 4" post.
13. Sign to be mounted on a 2" x 4" post.



SIGN 2

DESCRIPTION:
Exterior LED Backlit Cabinet w Plan View

EST WEIGHT: 150 LBS
EST HEIGHT: 11'-0" (10'-0" to 12'-0")
EST FOOTPRINT: 11'-0" (10'-0" to 12'-0")
EST FINISHES: (1) 20' x 30' x 1/2" Galvalume

LOGO CABINET SPECIFICATIONS:
1. FACE: 1/2" x 1/2" x 1/2"
2. RETURN: 1/2" x 1/2" x 1/2"
3. BACKING: 1/2" x 1/2" x 1/2"
4. MOUNTING: 1/2" x 1/2" x 1/2"
5. ELECTRICAL: 1/2" x 1/2" x 1/2"

INSTALLATION NOTES:
1. Sign to be mounted on a 2" x 4" post.
2. Sign to be mounted on a 2" x 4" post.
3. Sign to be mounted on a 2" x 4" post.
4. Sign to be mounted on a 2" x 4" post.
5. Sign to be mounted on a 2" x 4" post.
6. Sign to be mounted on a 2" x 4" post.
7. Sign to be mounted on a 2" x 4" post.
8. Sign to be mounted on a 2" x 4" post.
9. Sign to be mounted on a 2" x 4" post.
10. Sign to be mounted on a 2" x 4" post.
11. Sign to be mounted on a 2" x 4" post.
12. Sign to be mounted on a 2" x 4" post.
13. Sign to be mounted on a 2" x 4" post.



cima

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