



DEVELOPMENT REVIEW BOARD  
SUPPLEMENTAL SUBMITTAL

**(Deadline is Friday at noon unless noted on DRB calendar – late submittals will not be accepted unless approved by the DRB)**

PROJECT NO. PR-2021-005411

Application No. SI-2021-00760

TO:

☒ Planning Department/Chair

☒ Hydrology

☒ Transportation Development

☒ ABCWUA

☒ Code Enforcement

☒ Parks & Rec

\*(Please attach this sheet with each collated set for each board member)

**NOTE: ELECTRONIC VERSION (ie disk, thumbdrive) is Required. Submittal will not be accepted without.**

DRB SCHEDULED HEARING DATE: June 30, 2021 HEARING DATE OF DEFERRAL: July 14, 2021

SUBMITTAL

DESCRIPTION: Updated Solid Waste Plan, Response to comments, Plat signed, Infrastructure list

CONTACT NAME: Jon Niski

TELEPHONE: 505-858-3100 EMAIL: jniski@tierrawestllc.com



# TIERRA WEST, LLC

July 7, 2021

Ms. Jeanne Wolfenbarger, P.E.  
City of Albuquerque – Planning Department  
Plaza Del Sol  
Albuquerque, NM 87103

**RE: AUTONATION - SITE PLAN  
DRB PROJECT NUMBER – 2021-005411**

Dear Ms. Wolfenbarger:

Per the correspondence dated June 30, 2021, please find the following responses addressing the comments listed below:

1. The site plan/grading plan call-outs for the sidewalk width do not match what is shown on the infrastructure list for Glendale and the frontage road.  
**The dimension and the keyed note were changed to reflect the width of 5'.**
2. Show signage for designated parking (service/employee parking).  
**Signs were added to the Site Plan and details provided on Sheet DET-1.**
3. Call out all curb ramps shown on the drawing with a keyed note reference. Adjust keyed note on the southwest corner of the site.  
**Keyed notes were added to the two ramps in front of the building.**
4. Move monument sign out of clear sight triangle.  
**The signs are not located in the clear sight triangle.**
5. A 6-foot ADA path is required between handicapped spaces and main door entrance. Label pathway as 6 feet and label door entrance.  
**The sidewalk between the ADA parking spaces and the building was changed to be 6' wide.**

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

JN: 2021010  
RRB/jn/ye

Plat of  
Lot 21-A, Block 8  
Tract A, Unit B  
North Albuquerque Acres  
Elena Gallegos Grant, Projected  
Section 12, Township 11 North, Range 3 East, N.M.P.M.  
Albuquerque, Bernalillo County, New Mexico  
June 2021

Project No. PR-2021-005411  
Application No. SD -2021-00100  
Utility Approvals

PNM	DATE
NEW MEXICO GAS COMPANY	DATE
QWEST CORPORATION D/B/A CENTURYLINK QC	DATE
COMCAST	DATE
CITY SURVEYOR	DATE

City Approvals

Loren N. Risenhoover P.S. 7/2/2021  
CITY SURVEYOR DATE

TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT	DATE
A.B.C.W.U.A.	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
CODE ENFORCEMENT	DATE
MRGCD	DATE
NMDOT	DATE

Surveyor's Certificate

I, LARRY W. MEDRANO, A LICENSED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS REPLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

Larry W. Medrano 6/21/2021  
LARRY W. MEDRANO  
N.M.P.S. No. 11993 DATE



OFFICE LOCATION:  
9200 San Mateo Boulevard, NE  
Albuquerque, NM 87113  
505.856.5700 PHONE  
505.856.7900 FAX

CREW/TECH: MT/ML/JR	DATE OF SURVEY 03/17-23/2021
DRAWN BY: JK	CHECKED BY: LM
PSI JOB NO. 216022P	SHEET NUMBER 1 OF 2

TREASURER'S CERTIFICATE

RECORDING STAMP

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN THE ELENA GALLEGOS GRANT, PROJECTED SECTION 12, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF FORMER LOTS 13 (REMNANT PORTION), 14, 15, 18, 19, 20 (REMNANT PORTION) AND 21 (REMNANT PORTION), BLOCK 8, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES, AS RECORDED APRIL 24, 1936, D-130, OF THE BERNALILLO COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM, GRID BEARINGS (NAD 83-CENTRAL ZONE) AND GROUND DISTANCES AS FOLLOWS:  
BEGINNING AT THE SOUTHEAST CORNER OF THIS DESCRIBED LOT, BEING A NO. 5 REBAR WITH A PINK PLASTIC CAP MARKED "PS 11993" SET ON THE NORTH RIGHT OF WAY LINE OF ALAMEDA PLACE, N.E. (60-FOOT WIDE RIGHT OF WAY), WHENCE A.G.R.S. MONUMENT "10\_C18" BEARS S 67°01'08" E, 210.34 FEET;  
THENCE FROM THE POINT OF BEGINNING, ALONG SAID NORTH RIGHT OF WAY LINE, N 89°45'23" W, 535.34 FEET TO A NO. 4 REBAR WITH A YELLOW PLASTIC CAP (ILLEGIBLE) FOUND AT THE INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF NORTHBOUND PAN AMERICAN FRONTAGE ROAD N.E. (NMP F1-001-4(3)(4)(5), 80-FOOT WIDE RIGHT OF WAY), FOR THE SOUTHWEST CORNER OF THIS LOT;  
THENCE ALONG SAID EAST RIGHT OF WAY LINE, N 10°45'09" E, 476.71 FEET TO A 2-INCH IRON PIPE FOUND AT THE INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF GLENDALE AVENUE, N.E. (60-FOOT WIDE RIGHT OF WAY), FOR THE NORTHWEST CORNER OF THIS LOT;  
THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, S 89°40'27" E, 448.46 FEET TO A NO. 5 REBAR WITH A PINK PLASTIC CAP MARKED "PS 11993" SET FOR THE NORTHEAST CORNER OF THIS LOT;  
THENCE LEAVING SAID RIGHT OF WAY LINE, S 00°15'03" W, 468.07 FEET TO THE POINT OF BEGINNING, CONTAINING 5.2896 ACRES, MORE OR LESS.

Purpose of Plat

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE THE EXISTING 7 LOTS INTO ONE NEW LOT, TO VACATE 2 EXISTING EASEMENTS AND TO GRANT 2 NEW EASEMENTS.

Solar Note:

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OF PARCELS WITHIN THE AREA OF THIS PLAT.

Free Consent

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

SAID OWNER DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

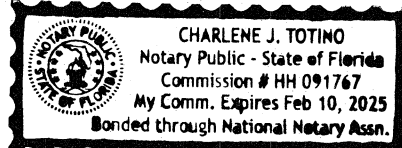
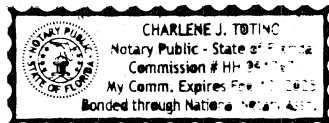
Charles W. Sabadash III 6/21/2021  
ALBUQUERQUE ANUSA, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY

Acknowledgment

STATE OF FLORIDA) SS  
COUNTY OF BROWARD)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23 DAY OF June, 2021 BY  
CHARLES W. SABADASH III, ALBUQUERQUE ANUSA, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

BY Charles J. Totino MY COMMISSION EXPIRES: 2/10/2025  
NOTARY PUBLIC




Disclaimer

REVISIONS			
NO.	DATE	BY	DESCRIPTION

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), QWEST CORPORATION D/B/A CENTURYLINK QC AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, QWEST CORPORATION D/B/A CENTURYLINK QC AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN SPECIFICALLY DESCRIBED AND ON THIS PLAT.

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS, ARE FULLY RESERVED TO SAID DISTRICT, AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION, OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

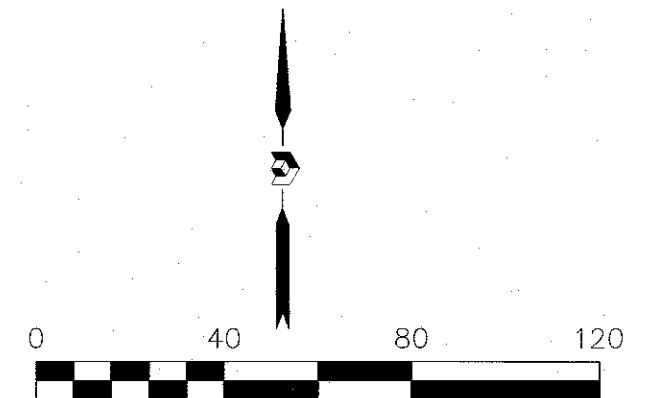
COORDINATE AND DIMENSION INFORMATION						PLSS INFORMATION				PROPERTY INFORMATION						PRECISION SURVEYS, INC.				PROJECT INFORMATION	
STATE PLANE ZONE: NM-C		GRID/GROUND COORDINATES: GRID		TYPE: STANDARD		LAND GRANT ELENA GALLEGOS				PROPERTY OWNER MELLOY BROTHERS MOTOR LTD CO			ADDRESS 9100 PAN AMERICAN FREEWAY, N.E.			<div></div> <div>OFFICE LOCATION: 9200 San Mateo Boulevard, NE Albuquerque, NM 87113</div> <div>505.856.5700 PHONE 505.856.7900 FAX</div>		CREW/TECH: MT/ML/JR	DATE OF SURVEY 03/17-23/2021		
HORIZONTAL DATUM: NAD83		VERTICAL DATUM: NAVD88		ROTATION ANGLE: 0° 00' 00.00"		MATCHES DRAWING UNITS YES		SECTION 12	TOWNSHIP 11 NORTH	RANGE 3 EAST	MERIDIAN NMPM	SUBDIVISION NAME NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B			DRAWN BY: JK			CHECKED BY: LM			
CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM				BASE POINT FOR SCALING AND/OR ROTATION: N = 0 E = 0		PSI JOB NO. 216022P	SHEET NUMBER 1 OF 2														
COMBINED SCALE FACTOR: GRID TO GROUND: 1.0003353099 GROUND TO GRID: 0.9996648025		DISTANCE ANNOTATION: GROUND		BEARING ANNOTATION: GRID		ELEVATION TRANSLATION: ±0.00'									ELEVATIONS VALID: YES						
CITY ALBUQUERQUE	COUNTY BERNALILLO	STATE NM	UPC 101806520803930209 101806524003930207 101806522401630203 101806522303930208 101806523901630204 101806520701630202 101806519701030201																		

Lot 21-A, Block 8  
Tract A, Unit B  
North Albuquerque Acres

Elena Gallegos Grant, Projected  
Section 12, Township 11 North, Range 3 East, N.M.P.M.  
Albuquerque, Bernalillo County, New Mexico  
June 2021

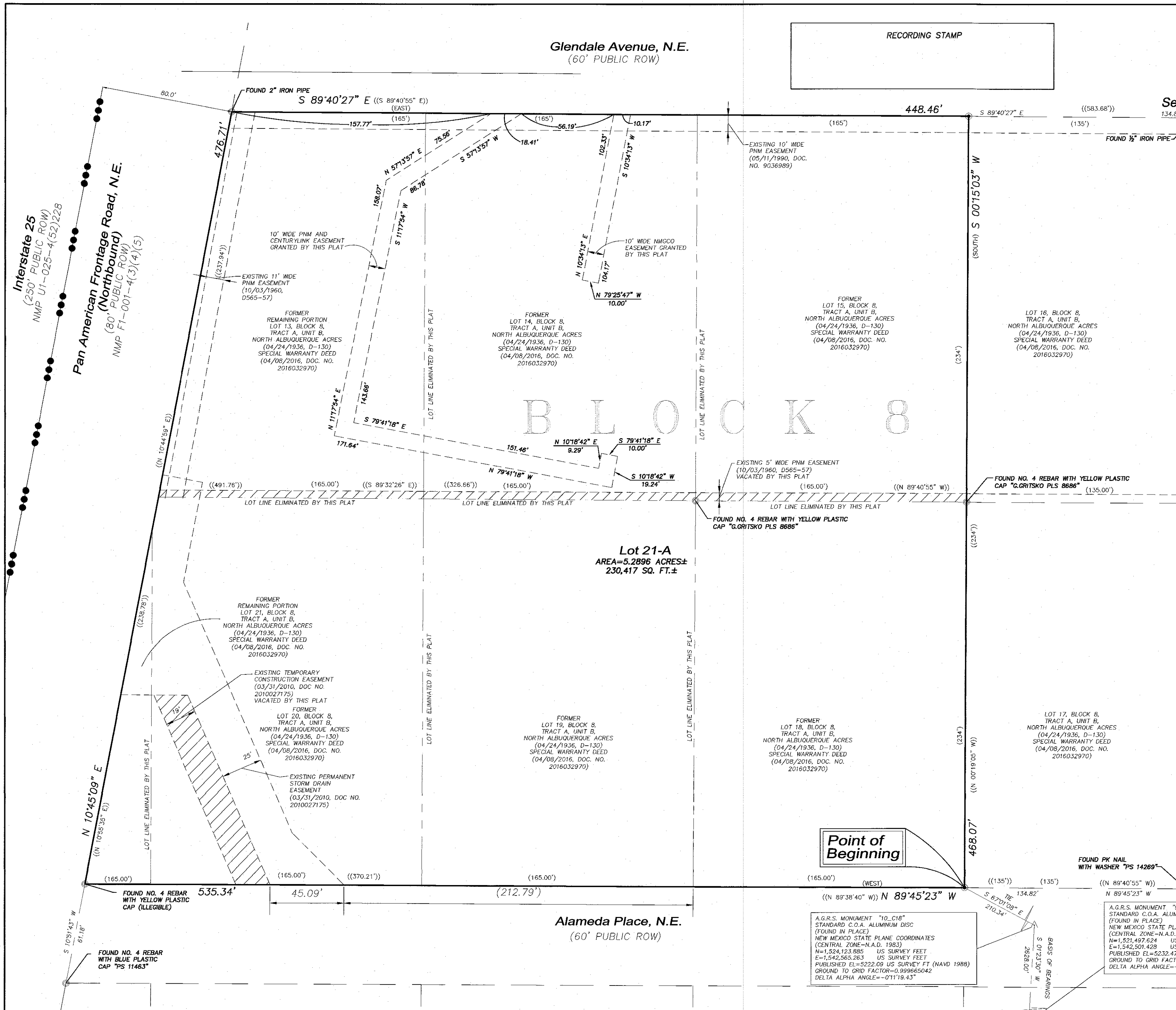
RECORDING STAMP

Glendale Avenue, N.E.  
(60' PUBLIC ROW)



Legend

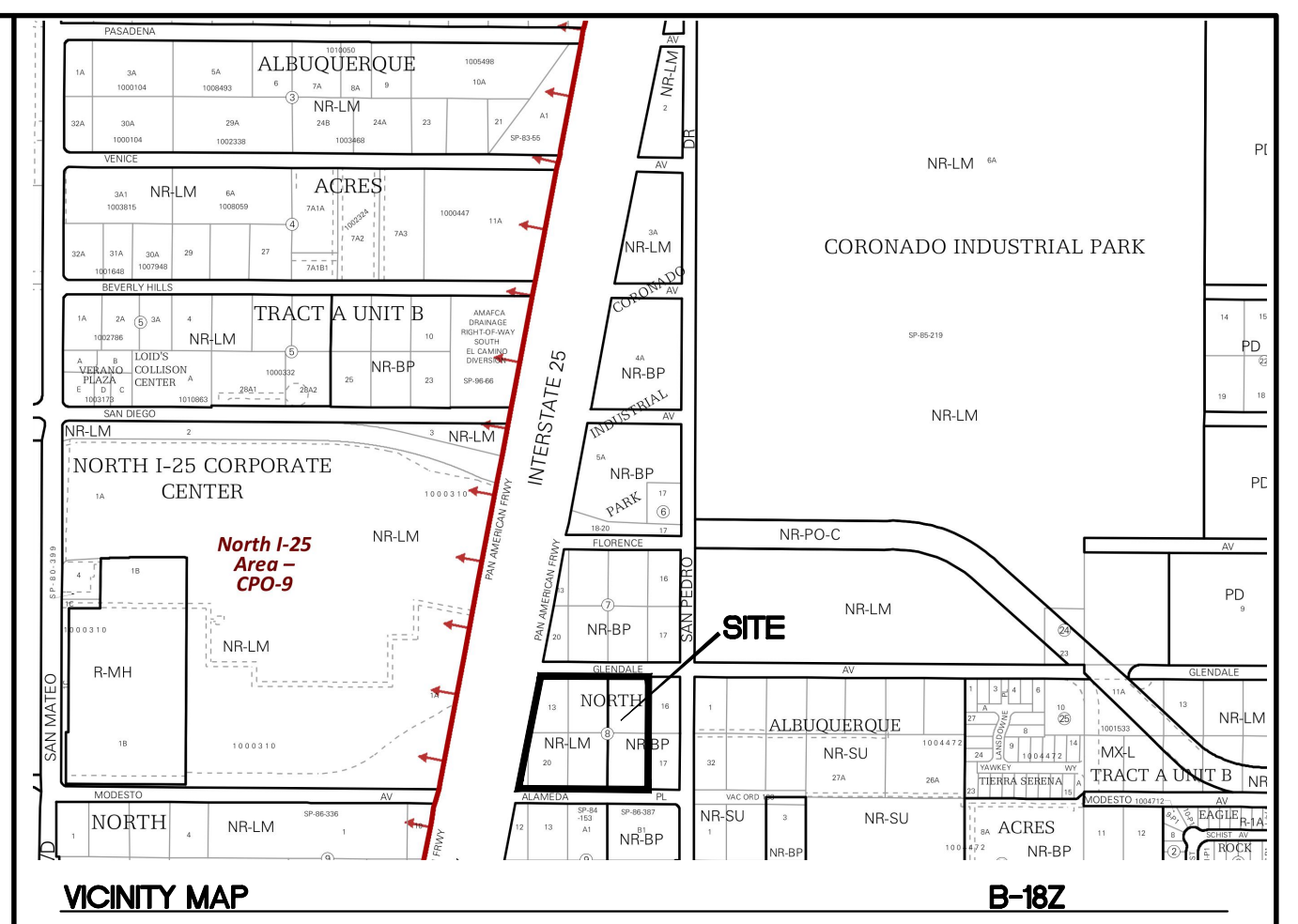
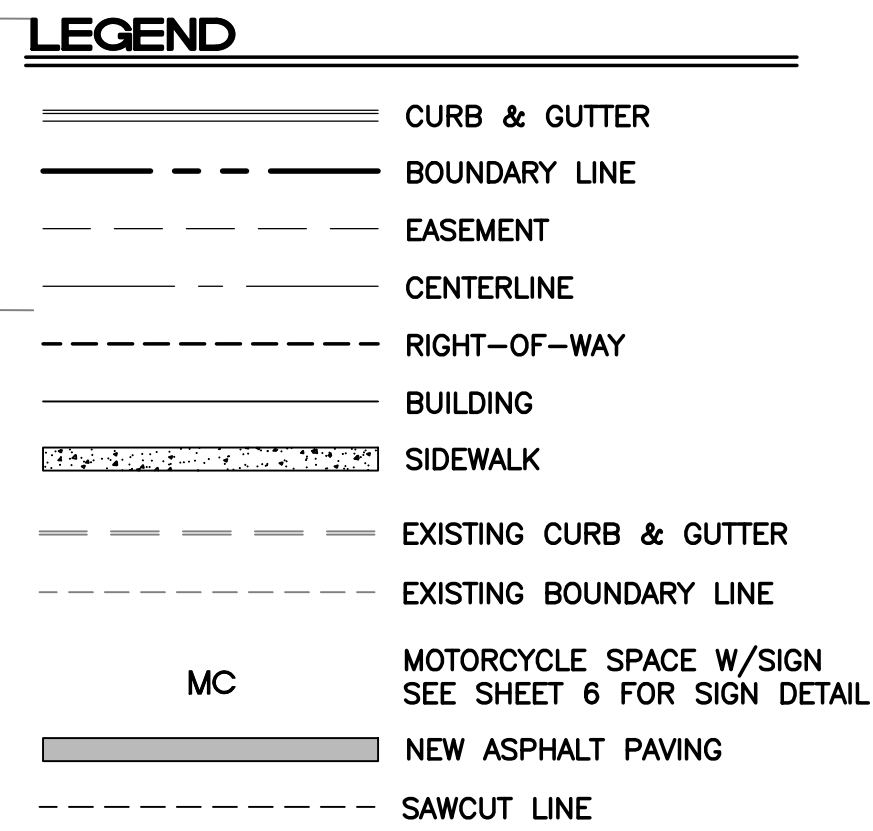
N 90°00'00" E	MEASURED BEARING AND DISTANCES
(EAST)	RECORD BEARINGS AND DISTANCES PER PLAT (04/24/1936, D-130)
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES PER SPECIAL WARRANTY DEED (04/08/2016, DOC. NO. 2016032970)
○	FOUND AND USED MONUMENT AS SHOWN
●	DENOTES NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11593" SET THIS SURVEY
△	FOUND ALUMINUM AGS MONUMENT AS DESIGNATED



COORDINATE AND DIMENSION INFORMATION				PLSS INFORMATION				PROPERTY INFORMATION				PROJECT INFORMATION	
STATE PLANE ZONE: <b>NM-C</b>	GRID/GROUND COORDINATES: <b>GRID</b>	TYPE: <b>STANDARD</b>		LAND GRANT <b>ELENA GALLEGOS GRANT</b>				PROPERTY OWNER <b>MELLOY BROTHERS MOTOR LTD CO</b>				CREW/TECH: <b>MT/ML/JR</b>	DATE OF SURVEY <b>03/17-23/2021</b>
HORIZONTAL DATUM: <b>NAD83</b>	VERTICAL DATUM: <b>NAVD88</b>	ROTATION ANGLE: <b>0° 00' 00.00"</b>	MATCHES DRAWING UNITS <b>YES</b>	SECTION <b>12</b>	TOWNSHIP <b>11 NORTH</b>	RANGE <b>3 EAST</b>	MERIDIAN <b>NMPPM</b>	ADDRESS <b>9100 PAN AMERICAN FREEWAY, N.E.</b>				DRAWN BY: <b>JK</b>	CHECKED BY: <b>LM</b>
CONTROL USED: <b>ALBUQUERQUE GEODETIC REFERENCE SYSTEM</b>				SUBDIVISION NAME <b>NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B</b>				PSI JOB NO. <b>216022P</b>				SHEET NUMBER <b>2 OF 2</b>	
COMBINED SCALE FACTOR: <b>GRID TO GROUND: 1.0003353099</b> <b>GROUND TO GRID: 0.9996648025</b>				CITY <b>ALBUQUERQUE</b>	COUNTY <b>BERNALILLO</b>	STATE <b>NM</b>	UPC <b>101806520803830209 101806524003930207 101806522401630203 101806520701630202 101806519701030201</b>	OFFICE LOCATION: <b>9200 San Mateo Boulevard, NE</b> <b>Albuquerque, NM 87113</b>				505.856.5700 PHONE 505.856.7900 FAX	







**LEGAL DESCRIPTION:**  
PORTION OF LOT NUMBERED 13 LESS PART TO R/W , ALL OF LOTS 14, 15, 18, 19 AND  
PORTIONS OF LOT'S 20 AND 21 BLOCK 8 OF TRACT "A", UNIT "B"008 NORTH ALBUQ ACRES

**NOTES:**


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UPC 101806520803930209 UPC 101806522303930208 UPC 101806524003930207  
UPC 101806519701030201 UPC 101806520701630202  
UPC 101806522401630203 UPC 101806523901630204

<b>SITE DATA</b>		AUTONATION USA ALBUQUERQUE 9100 PAN AMERICAN FREEWAY
PROPOSED USAGE:	Commercial Services	
ZONE:	NR-LM	
IDO CLASSIFICATION:	LIGHT MANUFACTURING	
LOT AREA:	230263 SF (5.29 ACRES)	
ADDRESS:	9100 PAN AMERICAN WAY ALBUQUERQUE, NM 87107	
SETBACKS	FRONT PER PLAN REAR PER PLAN SIDE PER PLAN	
BUILDING AREA:	BUILDING : 18645 SF	
HC PARKING REQUIRED:	4 SPACES	
HC PARKING PROVIDED:	4 SPACES (1 VAN ACCESSIBLE)	
MC PARKING REQUIRED:	4 SPACES	
MC PARKING PROVIDED:	4 SPACES	
BICYCLE PARKING REQUIRED:	4 SPACES	
BICYCLE PARKING PROVIDED:	4 SPACES	
LANDSCAPE AREA REQUIRED:	31742 SF	
LANDSCAPE AREA PROVIDED:	32056 SF	

REQUIRED:	REQUIRED:	PROVIDED:
SALES FLOOR AREA Section 112-4 Note 12 1 Space per 500 sf	7,237 sf  15 Spaces	18
OFFICE AREA Section 112-4 Note2 3 Spaces per first 500 sf 1 Space per 200sf additional [8452 sf] Total	2,952 sf  3 Spaces 8 Spaces 11 Spaces	16
SERVICE AREA Section 112-4 Note 23 1 Space per Service Bay 1 Space per 300 sf Total	8456 sf  6 Spaces 29 Spaces 35 Spaces	36
TOTAL SPACES REQUIRED CARS	61 Spaces	70
Required minimum number of ACCESSIBLE PARKING SPACES based on combined total for customers and employees.	3 Required	4
<u>NOTE:</u> ALL REMAINING PARKING IS FOR VEHICLE INVENTORY STORAGE.		365

<b>PROJECT NUMBER:</b>	PR-2021-005411
<b>APPLICATION NUMBER:</b>	SI-2021-00760
This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____, and the Findings and Conditions in the Official Notification of Decision are satisfied.	
Is an Infrastructure List required? ( ) Yes ( ) No    If Yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.	
<b>DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:</b>	
Traffic Engineer, Transportation Division	Date
Water Utility Development	Date
Parks & Recreation Department	Date
City Engineer	Date
* Environmental Health Department (conditional)	Date
<i>Herman Gallagos</i>	07-08-21
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date
* Environmental Health, if necessary	

	<b>AUTO NATION ALBUQUERQUE, NM</b>		<b>DRAWN BY</b> pm
	<b>SITE PLAN FOR BUILDING PERMIT</b>		<b>DATE</b> 6-30-21
			<b>DRAWING</b> 2021010-SP
	 6-30-21		
<b>RONALD R. BOHANNAN</b> P.E. #7868	<b>5571 MIDWAY PARK PL NE</b> <b>ALBUQUERQUE, NEW MEXICO 87109</b> <b>(505) 858-3100</b> <a href="http://www.tierrawestllc.com">www.tierrawestllc.com</a>		<b>JOB #</b> 2021010



LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS, THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3' AND 8' TALL (AS MEASURED FROM BUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.

Street Trees Required 117 Provided 117

PAN AMERICAN FRONTAGE RD.

Street Trees Required 15 Provided 15

GLENDALE AVE. NE

Clear Site

### LANDSCAPE CALCULATIONS

TOTAL LOT AREA (sf) 230818  
TOTAL BUILDING AREA (sf) 19420  
TOTAL LOT AREA (sf) 210898  
LANDSCAPE REQUIREMENT X .15  
TOTAL LANDSCAPE REQUIRED (15%) 31635

TOTAL ON-SITE LANDSCAPE PROVIDED 54021  
TOTAL LIVE GROUND COVER REQUIRED 42046  
TOTAL LIVE GROUND COVER PROVIDED 114573

ALAMEDA PL. NE

Street Trees Required 15 Provided 15

Clear Site

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

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

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

**IRRIGATION NOTES:**  
Irrigation system maintenance and operation shall be the sole responsibility of the owner. It shall be the owner's responsibility to ensure that fugitive water does not leave the site due to overwatering.

Irrigation shall be a complete underground system with Trees to receive 1 Netafim spiral (50' length) with 3 loops at a final radius of 4.5' from tree trunk, pinned in place. Netafim shall have emitters 12" o.c. with a flow of .6 gph. Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubble systems to be tied to 1/2" polytube with Flush caps at each end.

Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valve shall run 1.5 hours, 3 times per week. Run time will be adjusted according to the season.

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

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

Irrigation maintenance shall be the responsibility of the Property Owner.

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

**Pond Notes:**

Ponds are identified on the landscape plan. The bottom and sides shall be seeded with a native seed mix per City Standard specification 1012.2.2.4, Wildflower and Native-Grass Seed.

For pond bottoms: Gravel 3" - 1", one layer thick, with stretch irrigation system for germination.

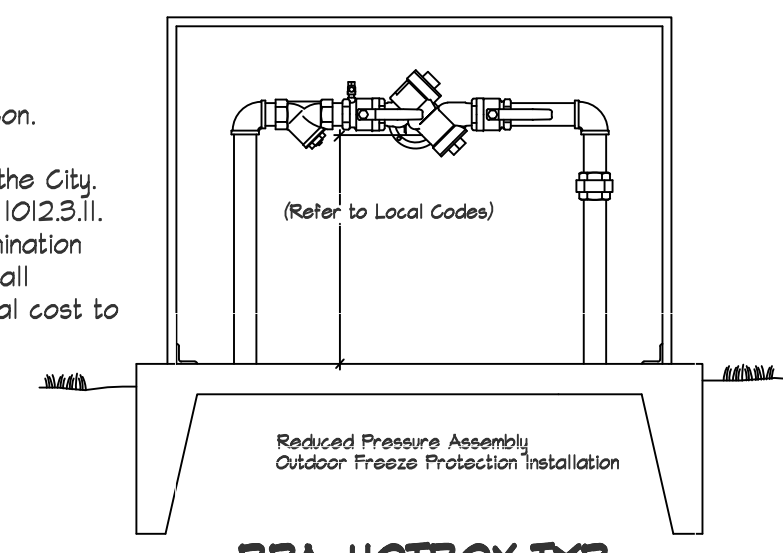
Reference Section 1012.3.7.6 Aggregate Mulch for addition of aggregate mulch and installation guide.

Native grass establishment must be achieved by the contractor within a 3 year time frame. Temporary irrigation or water truck must be used during dry weather. Seeds shall germinate in 1 year, or reseeding will be required.

Maintenance of ponding areas shall be per the City of Albuquerque, Specification 1012.3.4.1 and 1012.3.4.2.

Contractor shall seed the basin during/after the first growing season.

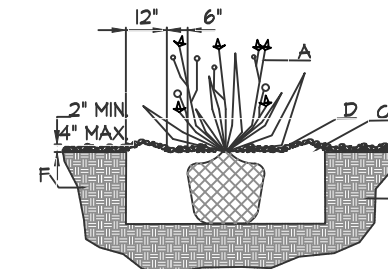
Seeding will require inspection by the City. Reference Standard specification 1012.3.11. If determined that insufficient germination has occurred, the CONTRACTOR shall reseed the areas with no additional cost to the OWNER.



### SHRUB PLANTING DETAIL

NTS

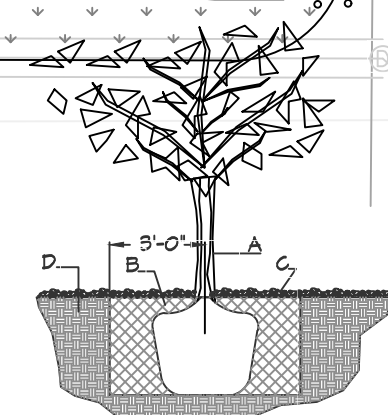
**GENERAL NOTES:**  
1. THE OUTSIDE DIAMETER OF THE WATER RETENTION BASIN SHALL BE TWICE THE DIAMETER OF THE SHRUB PLANTING PIT.  
**CONSTRUCTION NOTES:**  
A. SHRUB.  
B. BACKFILL WITH EXISTING SOIL.  
C. EARTH BERRY AROUND WATER RETENTION BASIN.  
D. 3" DEPTH OF GRAVEL MULCH.  
E. FINISH GRADE.  
F. UNDISTURBED SOIL.



### TREE PLANTING DETAIL

NTS

**GENERAL NOTES:**  
1. ROOTBALL SHALL BE PLACED ON UNDISTURBED SOIL - PREVENT TREE FROM SETTLING.  
2. TOP OF ROOTCOLLAR INDICATED LEVEL AT WHICH IT WAS GROWN AND THIS REPRESENTS THE LEVEL AT WHICH THE TREE SHOULD BE INSTALLED; THAT LEVEL MAY BE EXCEEDED BY ONLY A ONE INCH LAYER OF SOIL.  
3. PRIOR TO BACKFILLING TREE, ALL WIRE ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE AND THE PLANTING PIT.  
4. PRIOR TO BACKFILLING ALL BURLAP SHALL BE CUT AWAY EXCEPT FROM BOTTOM OF THE ROOTBALL.  
**CONSTRUCTION NOTES:**  
A. TREE.  
B. BACKFILL WITH EXISTING SOIL.  
C. 3" DEPTH OF GRAVEL MULCH.  
D. UNDISTURBED SOIL.



### LANDSCAPE LEGEND

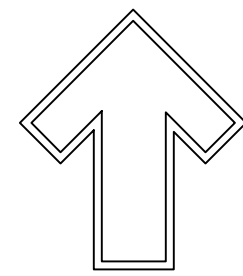
QTY SIZE COMMON/BOTANICAL H2O USE

#### Trees

17	2" cal	Honey Locust <i>Gleditsia triacanthos</i>	50x45	2025	34425	M
30	2" cal	Frontier Elm <i>Ulmus carpinifolioxparvifolia</i> 'Frontier'	35x25	625	18750	M
18	2" cal	Raywood Ash <i>Fraxinus angustifolia</i> oycarpa	35x25	625	11250	M
5	6-8'	Austrian Pine <i>Pinus nigra</i>	35x25	625	3125	M
22	15 Gal.	Mexican Redbud <i>Cercis mexicana</i>	15x12	144	3168	M
23	2"	Zelkova <i>Zelkova serrata</i> 'Green Vase'	30x30	400	20700	M
30 Total Trees		Total Tree Coverage	91418			

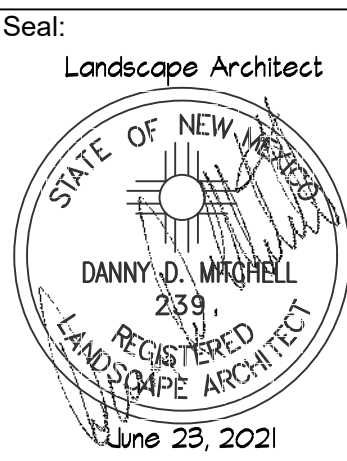
#### Shrubs & Groundcovers

84	5 Gal	India Hawthorne <i>Raphiolepis indica</i>	3x5	25	2100	M
51	5 Gal	Red Yucca <i>Hesperaloe parviflora</i>	3x6	36	1836	L
80	5 Gal	Beargrass <i>Nolina texana</i>	3x3	9	720	L
28	5 Gal	Lechuguilla <i>Agave lechuguilla</i>	1x5	25	700	L
4	5 Gal	Butterfly Bush <i>Buddleia davidii</i>	5x7	44	196	M
56	5 Gal	Buffalo Juniper <i>Juniperus sabina</i> 'Buffalo'	1x12	144	8064	M
40	5 Gal	Cherry Sage <i>Salvia greggii</i>	2x3	9	360	M
53	5 Gal	Blue Mist <i>Caryopteris x clandonensis</i>	3x3	9	471	M
7	5 Gal	Apache Plume <i>Fallugia paradoxa</i>	6x7	49	343	L
11	5 Gal	Chamisa <i>Chrysothamnus nauseosus</i>	5x7	49	539	L
16	5 Gal	Spanish Broom <i>Caryopteris x clandonensis</i>	10x10	100	1600	M
6	5 Gal	Curl-leaf Mountain Mahogany <i>Cercocarpus ledifolius</i>	15x15	225	1350	L+
23	5 Gal	Rose of Sharon <i>Hibiscus syriacus</i>	10x10	100	2300	M
24	5 Gal	Gr Lo Sumac <i>Rhus aromatica</i>	3x7	49	1421	M
10	5 Gal	Knock Out Roses <i>Rosa sp.</i>	2x4	16	160	L
20	5 Gal	Feather Reed Grass <i>Calamagrostis arundinacea</i>	2.5x2	4	80	M
101	5 Gal	Dwarf Fountain Grass <i>Pennisetum alopecuroides</i> 'Hamelin'	3x3	9	909	M
x		Total Shrub Coverage	23155			
52783		Landscape Gravel / Filter Fabric	Brown Gravel, 3/4"-1"			
1248		Oversize Cobble	2-4" Fractured, On all slopes exceeding 3:1			
64425		Native Revegetative Seed Mix	Seed per City of Albuquerque, Standard Specification for native seed, East Side Mix			
4996		Pond, Sides and Bottom, See Pond Notes.	Seed per City of Albuquerque, Standard Specification for native seed, East Side Mix			
Not included in total landscape area		Landscape Area Square Footage				



GRAPHIC SCALE

SCALE: 1" = 30'-0"



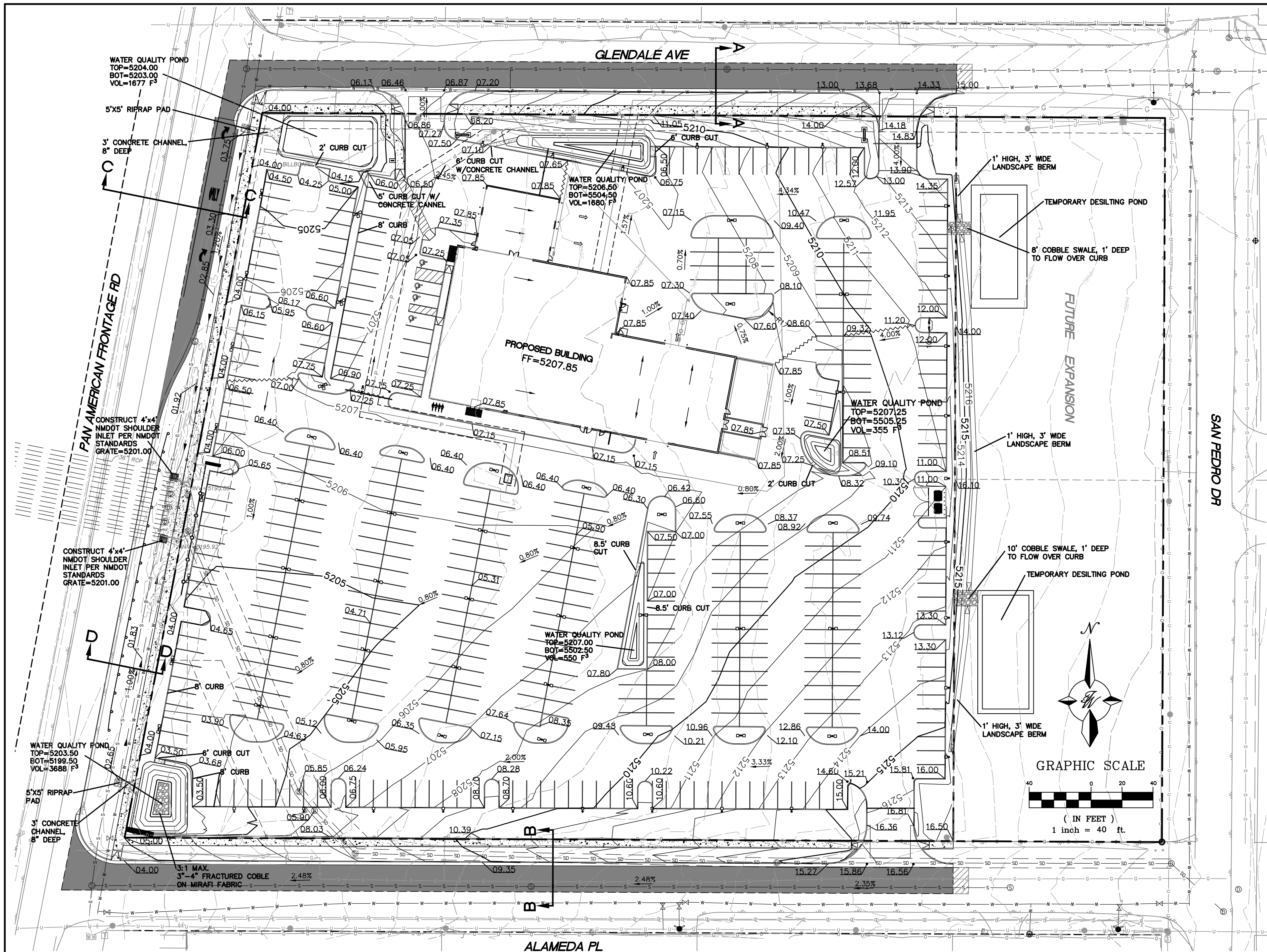
DRAWING NO: LS-101

Auto Nation  
Albuquerque, NM

Landscape Plan

REVISIONS		Date:	Comment
Designed By:	Drawn By:		
D. Mitchell	dm	June 23, 2021	PRE Comments
NEW MEXICO ONE CALL STATEWIDE 811 OR 1-800-321-ALERT (2537) www.nmoncall.org Call two working days before you dig.		File ID:	

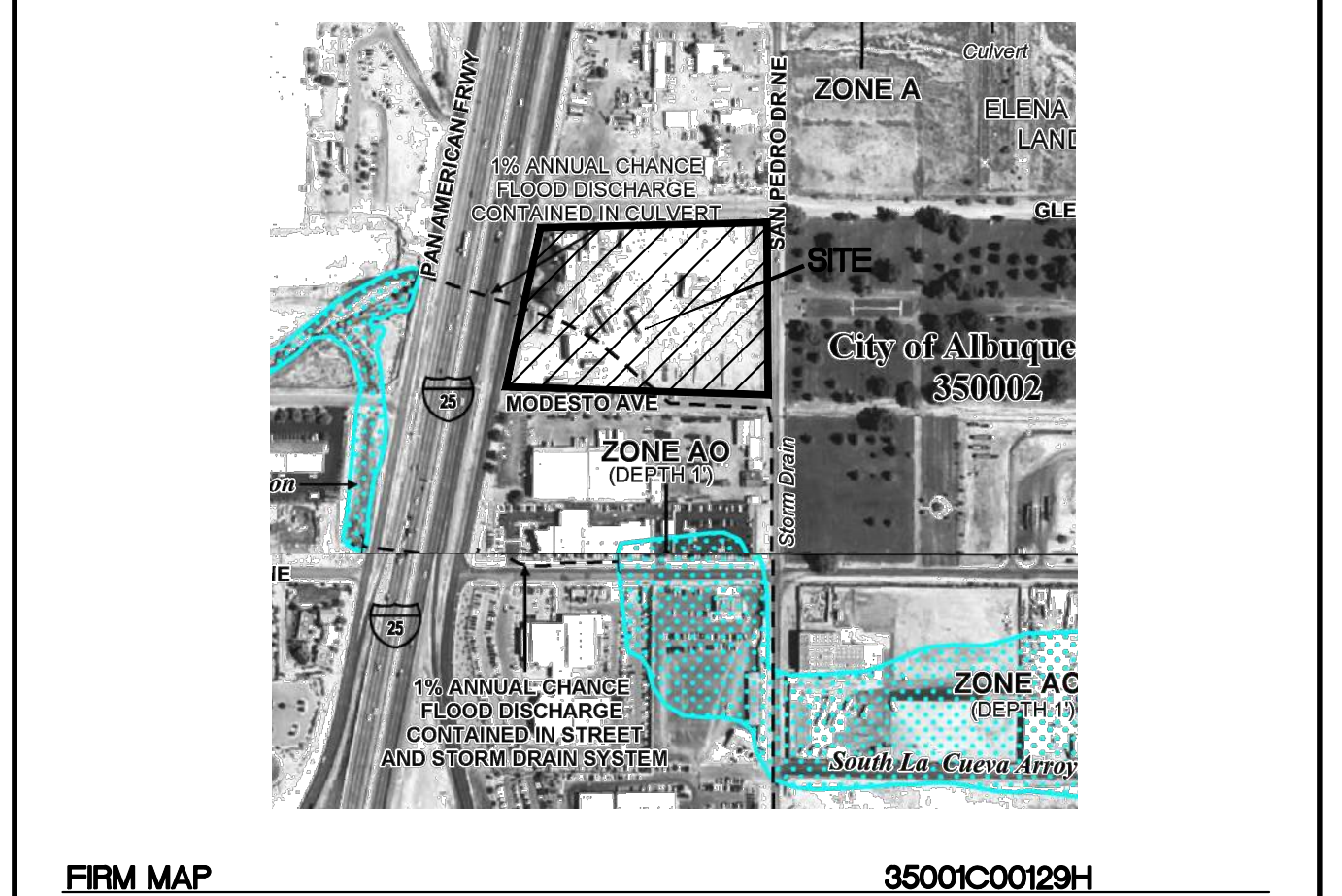
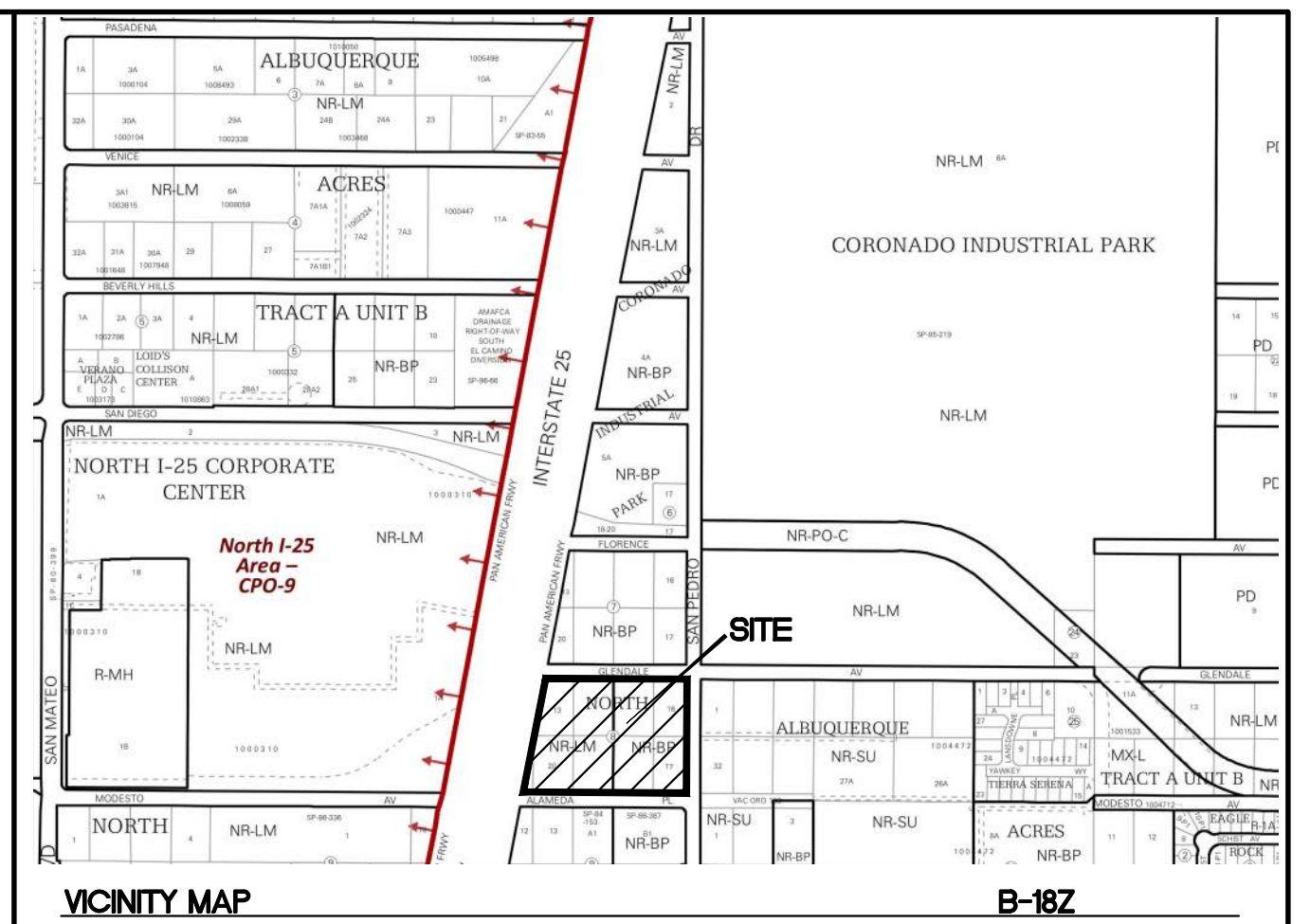




- LEGEND**
- CURB & GUTTER
  - BOUNDARY LINE
  - EASEMENT
  - RIGHT-OF-WAY
  - BUILDING
  - SIDEWALK
  - 5010 CONTOUR MAJOR
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  - EXISTING CONTOUR MAJOR
  - EXISTING CONTOUR MINOR
  - EXISTING SPOT ELEVATION
  - EXISTING LIGHT STANDARD
  - SAWCUT LINE

- NOTICE TO CONTRACTORS**
- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
  - ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HERON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
  - TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
  - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
  - BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
  - MAINTENANCE OF 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.

- EROSION CONTROL NOTES:**
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL 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 ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
  - ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.
  - ALL SLOPES NOT STABILIZED AT THE END OF THE PROJECT SHALL BE STABILIZED IN ACCORDANCE WITH COA SPECS OR 3" GRAVEL.



- PRIVATE DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY**  
**NOTICE TO CONTRACTOR**  
**(SPECIAL ORDER 19 80-19)**
- BUILD SIDEWALK CULVERT PER COA STD DWG 2236.
  - CONTACT STORM DRAIN MAINTENANCE AT (505) 857-8033 TO SCHEDULE A MEETING PRIOR TO FORMING.
  - AN EXCAVATION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
  - ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
  - TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL, DIAL 811 [OR (505) 260-1990] FOR THE LOCATION OF EXISTING UTILITIES.
  - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
  - BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
  - MAINTENANCE OF THE FACILITY SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY BEING SERVED.
  - WORK ON ARTERIAL STREETS MAY BE REQUIRED ON A 24-HOUR BASIS.
  - CONTRACTOR MUST CONTACT STORM DRAIN MAINTENANCE AT (505) 857- 8033 TO SCHEDULE A CONSTRUCTION INSPECTION. FOR EXCAVATING AND BARRICADING INSPECTIONS, CONTACT CONSTRUCTION COORDINATION AT (505) 924-3416.

**EXISTING DRAINAGE:**

THIS SITE IS CURRENTLY VACANT AND IS LOCATED ON THE WEST SIDE OF SAN PEDRO BETWEEN GLENDALE AVENUE AND ALAMEDA PLACE. THE SITE IS BOUNDED BY ROADS ON ALL FOUR SIDES AND CONTAINS APPROXIMATELY 5.29 ACRES. THE SITE DRAINS FROM EAST TO WEST AND INTO A DRAINAGE SWALE ALONG THE EAST SIDE OF PAN AMERICAN FREEWAY. THE SWALE THEN DRAINS TO TWO EXISTING 36" RCP PIPES THAT DRAIN TO THE WEST UNDER INTERSTATE 25 AND INTO AN ARROYO. ACCORDING TO AN APPROVED DRAINAGE PLAN FOR THE SAN PEDRO STORM DRAIN PROJECT (CITY PROJECT NO. 5304.91) COMPLETED BY THOMPSON ENGINEERING IN JANUARY OF 2010, THIS SITE IS CONTAINED WITHIN BASIN 116.21. THAT BASIN ALSO INCLUDES 2 LOTS TO THE EAST OF THIS PROJECT THAT ARE OWNED BY THIS SAME LAND OWNER. THAT BASIN WAS DESIGNED TO DRAIN 30.0 CFS TO THE SAN PEDRO STORM SEWER. THE SITE IS NOT LOCATED WITHIN A FLOOD PLAIN AS SHOWN ON THE FIRM MAP. THIS PROJECT DOES RECEIVE OFFSITE FLOW FROM THE 2 LOTS TO THE EAST ALONG SAN PEDRO.

**PROPOSED DRAINAGE:**

THE SITE WILL CONTINUE TO DRAIN FROM EAST TO WEST INTO THE EXISTING DRAINAGE SWALE ALONG PAN AMERICAN FREEWAY AND IS DIVIDED INTO THREE BASINS. THE OFFSITE LOTS TO THE EAST WILL CONTINUE TO DRAIN THROUGH THIS SITE VIA TEMPORARY DESILTING PONDS LOCATED ALONG THE PROPERTY LINE. BASIN OF-1 WILL DRAIN A 100YR, 6-HR FLOW OF 1.67 CFS TO BASIN "B" WHILE BASIN OF-2 WILL DRAIN A 100YR, 6-HR FLOW OF 4.10 CFS TO BASIN "C".

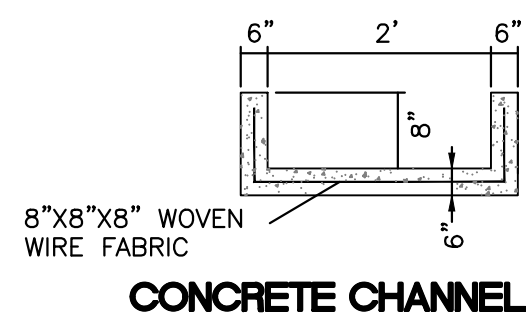
BASIN "B" WILL GENERATE A 100YR, 6-HR FLOW OF 4.47 CFS WHICH WILL BE DIRECTED TO A WATER QUALITY POND. BASIN "B" WILL PASS THROUGH THE OFFSITE FLOWS FROM BASIN OF-1. THE POND WILL CONTAIN THE REQUIRED WATER QUALITY VOLUME AND THEN OVERFLOW TO BASIN "A".

BASIN "A" WILL GENERATE A 100YR, 6-HR FLOW OF 2.36 CFS WHICH WILL BE DIRECTED TO TWO WATER QUALITY PONDS. BASIN "C" WILL PASS THROUGH THE FLOWS FROM BASIN OF-2. THE COMBINED VOLUME OF THE PONDS CONTAIN THE REQUIRED WATER QUALITY VOLUME. ALL FLOWS EVENTUALLY WILL PASS THROUGH THE WATER QUALITY POND LOCATED IN THE SOUTHWEST CORNER OF THE PROPERTY AND OVERFLOW INTO THE EXISTING DRAINAGE SWALE ALONG PAN AMERICAN FREEWAY AS IT DOES IN THE EXISTING CONDITION.

BASIN "C" WILL GENERATE A 100YR, 6-HR FLOW OF 14.26 CFS WHICH WILL BE DIRECTED TO TWO WATER QUALITY PONDS. BASIN "C" WILL PASS THROUGH THE FLOWS FROM BASIN OF-2. THE COMBINED VOLUME OF THE PONDS CONTAIN THE REQUIRED WATER QUALITY VOLUME. ALL FLOWS EVENTUALLY WILL PASS THROUGH THE WATER QUALITY POND LOCATED IN THE SOUTHWEST CORNER OF THE PROPERTY AND OVERFLOW INTO THE EXISTING DRAINAGE SWALE ALONG PAN AMERICAN FREEWAY AS IT DOES IN THE EXISTING CONDITION.

THE EXISTING DRAINAGE SWALE ALONG PAN AMERICAN FREEWAY WILL BE CLEANED AND LINED WITH COBBLE TO PREVENT EROSION. THE TOTAL DISCHARGE TO THE SWALE IS 26.86 CFS WHICH IS WELL BELOW THE 30.0 CFS ALLOWED PER THE APPROVED DRAINAGE ANALYSIS.

SEE SHEET GR-3 FOR ROAD CROSS SECTIONS



	<b>AUTO NATION</b> <b>ALBUQUERQUE, NM</b>	DRAWN BY pm
	<b>GRADING AND DRAINAGE</b> <b>PLAN</b>	DATE 6-30-21
		DRAWING 2021010-GR
	 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # <b>GR-1</b>

**CAUTION**  
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Weighted E Method (Developed)

On-Site Basins

Basin	Area (sf)	Area (acres)	Treatment A		Treatment B		Treatment C		Treatment D		100-Year			10-Year		
			%	(acres)	%	(acres)	%	(acres)	%	(acres)	Weighted E (in)	Volume (ac-ft)	Flow cfs	Weighted E (in)	Volume (ac-ft)	Flow cfs
A	26,610	0.61	0%	0	24%	0.15	0%	0.00	76%	0.46	1.963	0.100	2.36	1.220	0.062	1.40
B	49,337	1.13	0%	0	20%	0.23	0%	0.00	80%	0.91	2.024	0.191	4.47	1.268	0.120	2.67
C	154,430	3.55	0%	0	16%	0.57	0%	0.00	84%	2.98	2.085	0.616	14.26	1.316	0.389	8.61
Total											21.09					

Off-Site Basins

Basin	Area (sf)	Area (acres)	Treatment A		Treatment B		Treatment C		Treatment D		100-Year			10-Year		
			%	(acres)	%	(acres)	%	(acres)	%	(acres)	Weighted E (in)	Volume (ac-ft)	Flow cfs	Weighted E (in)	Volume (ac-ft)	Flow cfs
OF-1	17,982	0.41	0%	0	15%	0.06	0%	0.00	85%	0.35	2.101	0.072	1.67	1.329	0.046	1.01
OF-2	44,159	1.01	0%	0	15%	0.15	0%	0.00	85%	0.86	2.101	0.177	4.10	1.329	0.112	2.48
Total											5.77					

Equations:

Weighted E = Ea\*Aa + Eb\*Ab + Ec\*Ac + Ed\*Ad / (Total Area)

Volume = Weighted D \* Total Area

Flow = Qa \* Aa + Qb \* Ab + Qc \* Ac + Qd \* Ad

Excess Precipitation, E (inches)			
Zone 2	100-Year	10 - Year	
Ea	0.62	0.15	
Eb	0.80	0.30	
Ec	1.03	0.48	
Ed	2.33	1.51	

Peak Discharge (cfs/acre)			
Zone 2	100-Year	10 - Year	
Qa	1.71	0.41	
Qb	2.36	0.95	
Qc	3.05	1.59	
Qd	4.34	2.71	

Water Quality Calculations

Basin	Impervious Area (sf)	SWQV (in)	Storm Water Quality Vol. (ft <sup>3</sup> )	Storm Water Quality Vol. (ac-ft)
A	20,224	0.42	708	0.016
B	39,470	0.42	1381	0.032
C	129,721	0.42	4540	0.104
OF-1	15,285	0.42	535	0.012
OF-2	37,535	0.42	1314	0.030

Channel Capacity										
	Top Width (ft)	Bottom Width (ft)	Depth (ft)	Area (ft <sup>2</sup> )	WP (ft)	R	Slope (%)	Q Provided (cfs)	Q Required (cfs)	Velocity (ft/s)
Channel	3	3	0.67	2.01	4.34	0.4631	1	13.79	8.50	4.23
Channel	4	4	0.67	2.68	5.34	0.5019	1	19.40	18.36	6.85
Manning's Equation:										
Q = 1.49/n * A * R^(2/3) * S^(1/2)										
A = Area										
R = D/4										
S = Slope										
n = 0.013										

Curb Opening Capacity

Weir Equation:

Q = CLH<sup>3/2</sup>

Q= Flow  
C = 2.95  
L= Length of weir  
H = Height of Weir

Basin "A" Curb Openings

Q = 2.95\*5.0\*0.67<sup>3/2</sup>  
Q = 8.90 cfs < Q = 8.50 cfs

Basin "B" Curb Openings

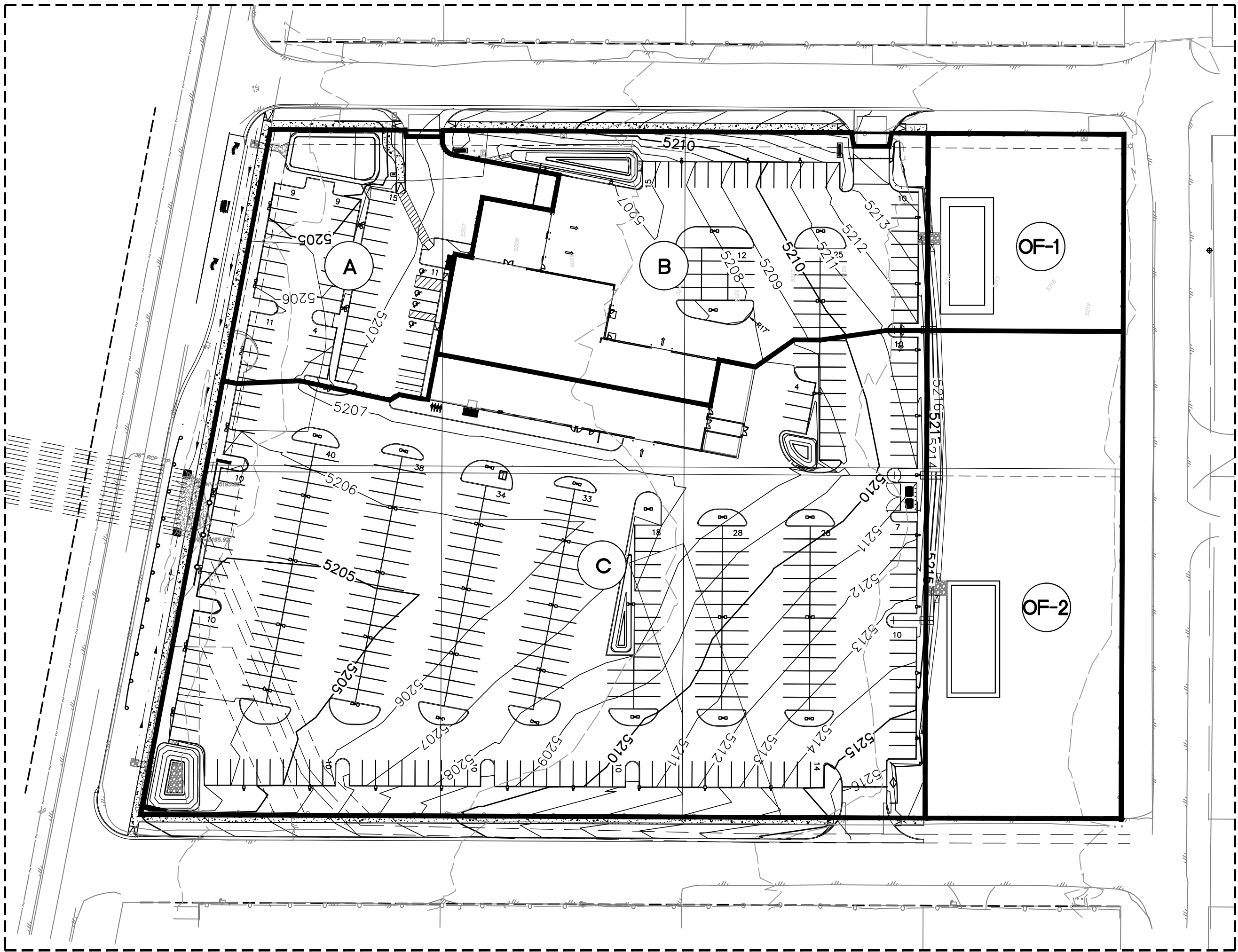
Q = 2.95\*6\*0.53<sup>3/2</sup>  
Q = 6.26 cfs < Q = 6.14 cfs

Upper Basin "C" Curb Openings

Q = 2.95\*8.5\*0.53<sup>3/2</sup>  
Q = 8.87 cfs < Q = 8.85 cfs

Lower Basin "C" Curb Openings

Q = 2.95\*11.5\*0.67<sup>3/2</sup>  
Q = 18.61 cfs < Q = 18.36 cfs



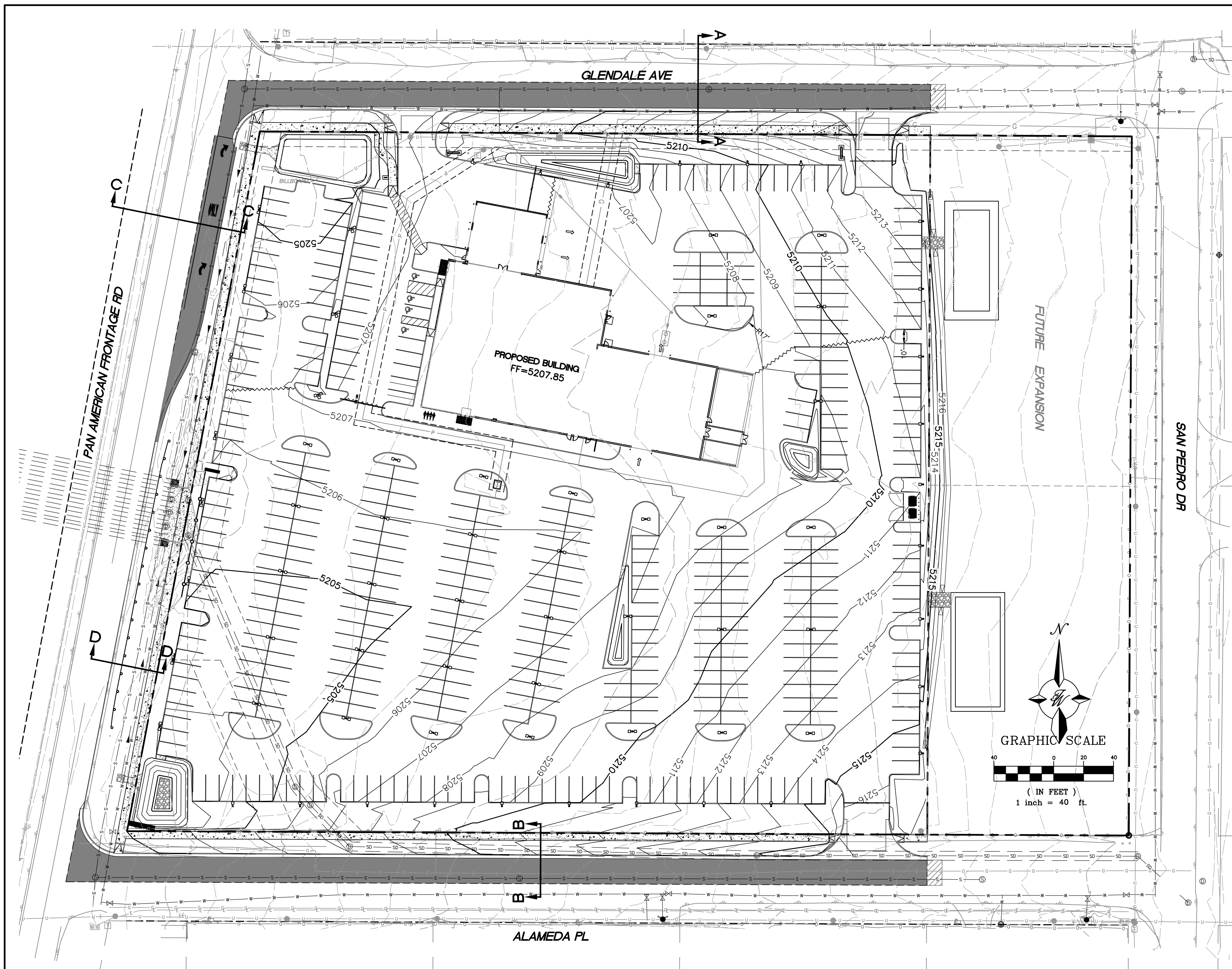
BASIN MAP

CAUTION

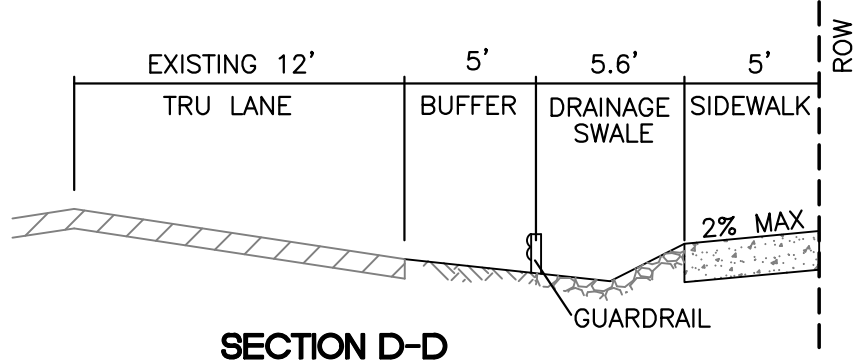
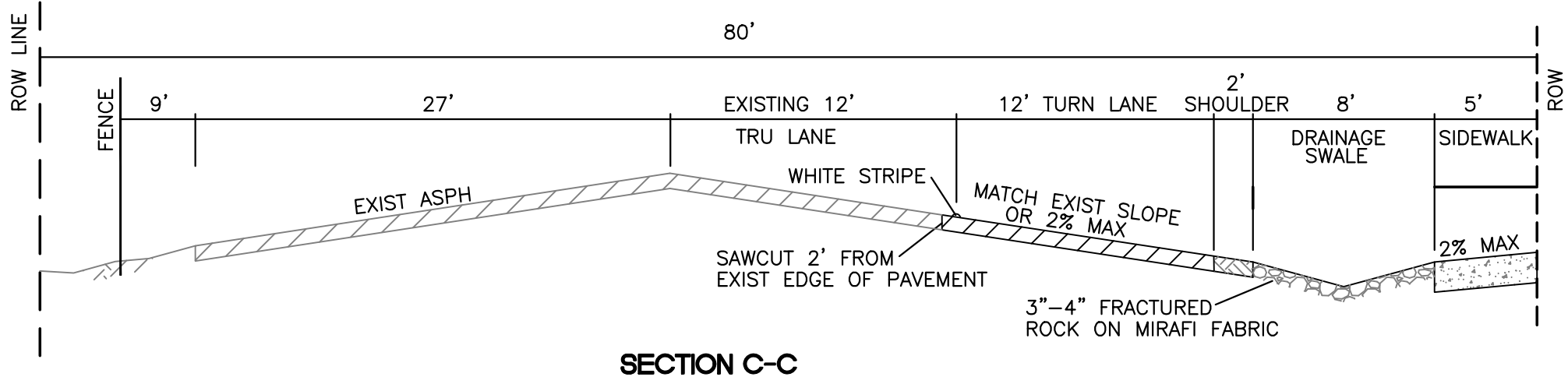
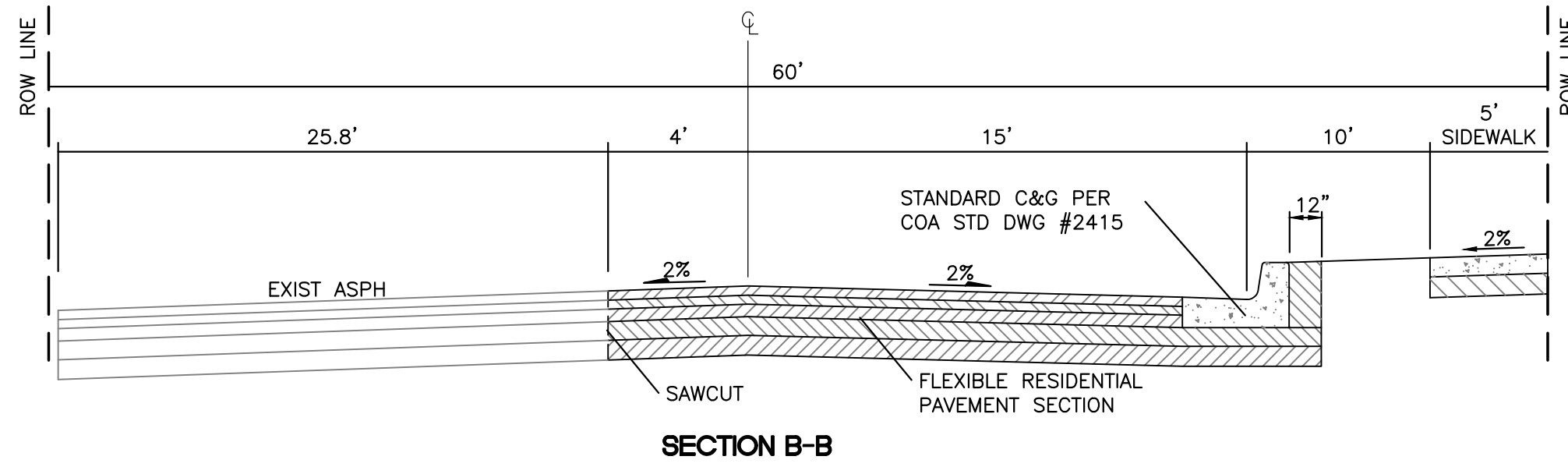
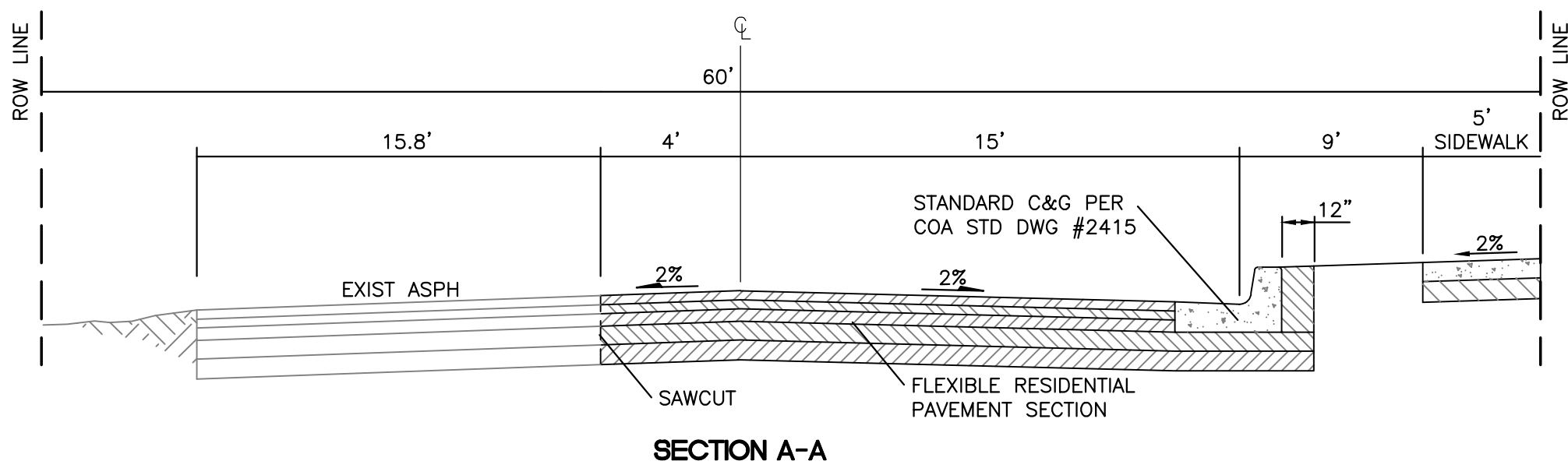
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<div>ENGINEER'S SEAL</div> <div>RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER</div> <div>RONALD R. BOHANNAN P.E. #7868</div>	AUTO NATION ALBUQUERQUE, NM		DRAWN BY pm
	GRADING AND DRAINAGE PLAN		DATE 6-22-21
	<div>TERRA WEST, LLC</div> <div>5571 MIDWAY PARK PL. NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com</div>		DRAWING 2021010-GR
			SHEET # GR-2
		JOB # 2021010	





- LEGEND**
- CURB & GUTTER
  - BOUNDARY LINE
  - EASEMENT
  - RIGHT-OF-WAY
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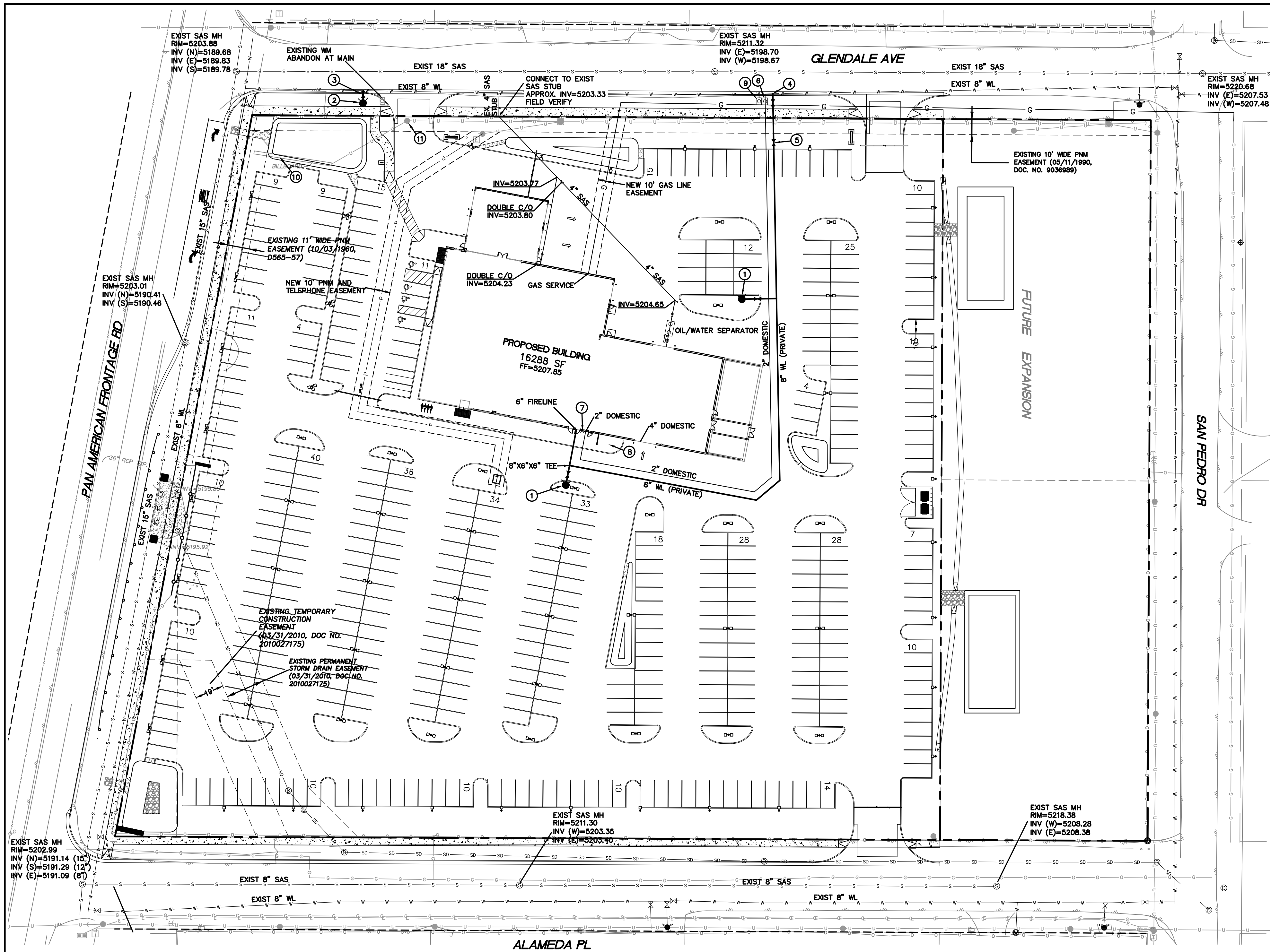
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ENGINEER'S SEAL  
RONALD R. BOHANNAN  
NEW MEXICO  
PROFESSIONAL ENGINEER  
7868  
6-22-21  
RONALD R. BOHANNAN  
P.E. #7868

**AUTO NATION  
ALBUQUERQUE, NM**  
**GRADING AND DRAINAGE  
PLAN**  
**TERRA WEST, LLC**  
5571 MIDWAY PARK PL. NE  
ALBUQUERQUE, NEW MEXICO 87109  
(505) 858-3100  
www.tierrawestllc.com

DRAWN BY  
pm  
DATE  
6-22-21  
DRAWING  
2021010-GR  
SHEET #  
**GR-3**  
JOB #  
2021010





KEYED NOTES

- ① NEW PRIVATE FIRE HYDRANT PER COA STD DWG 2340
- ② NEW PUBLIC FIRE HYDRANT PER COA STD DWG 2340
- ③ 6" GATE VALVE (PUBLIC) PER COA STD DWG 2326  
N=\_\_\_\_\_, E=\_\_\_\_\_
- ④ 8"x8"x8" TEE  
8" GATE VALVE (PUBLIC) PER COA STD DWG 2326  
N=\_\_\_\_\_, E=\_\_\_\_\_
- ⑤ PIV
- ⑥ 2" WATER METER AND BOX PER CO STD DWG 2301, 2361, 2363, 2367
- ⑦ FDC
- ⑧ TRANSFORMER
- ⑨ 1" LANDSCAPE METER
- ⑩ BILLBOARD TO BE REMOVED
- ⑪ EXISTING POWER POLE TO BE REMOVED

LEGEND

- CURB & GUTTER
- - - BOUNDARY LINE
- BUILDING
- EXISTING CURB & GUTTER
- 8" SAS SANITARY SEWER LINE
- 8" WL WATERLINE
- ∞ DOUBLE CLEAN OUT
- PROPOSED HYDRANT
- PROPOSED POWER LINE
- PROPOSED TELEPHONE LINE
- PROPOSED GAS LINE

GENERAL UTILITY NOTES:

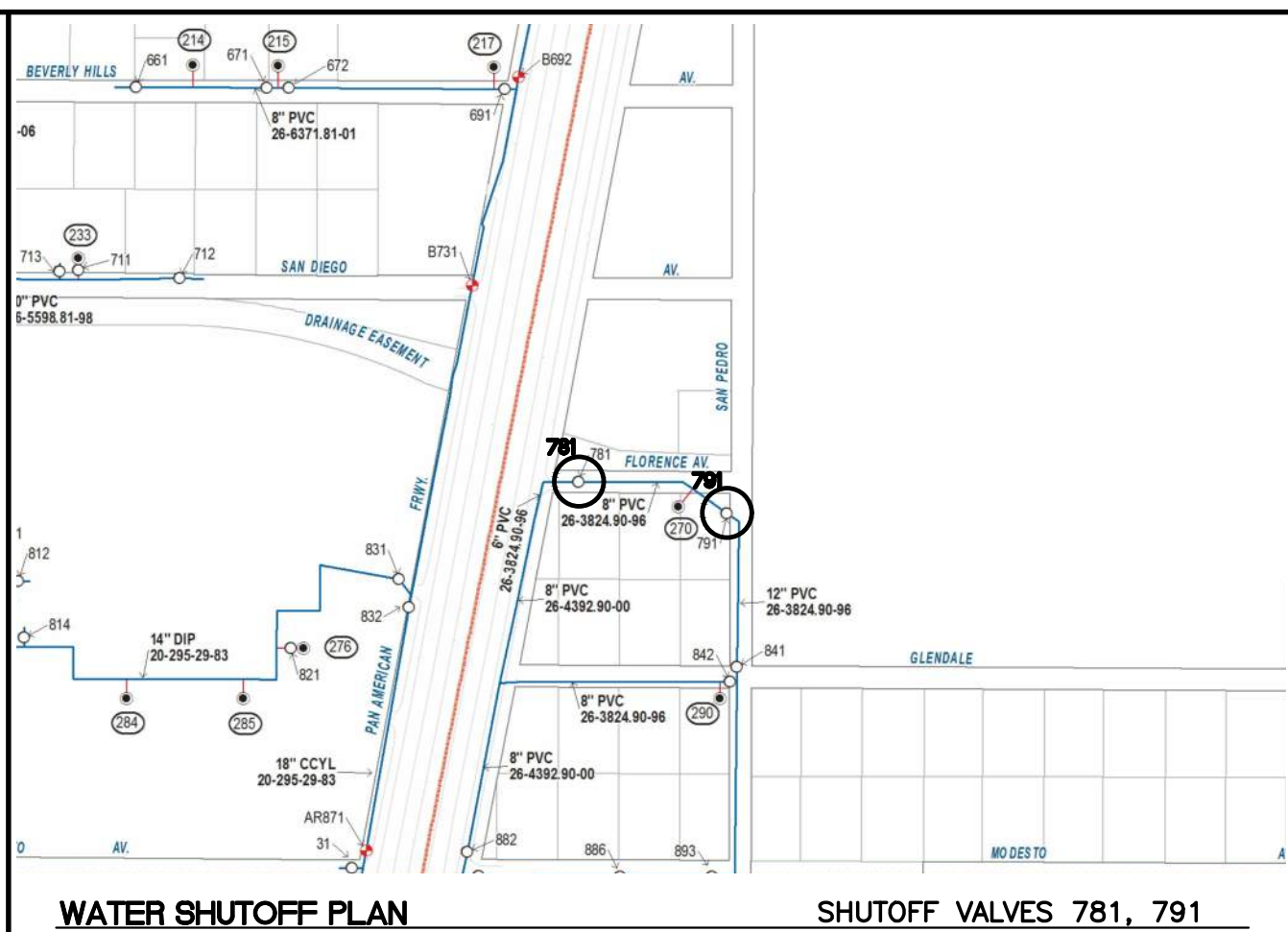
1. ALL WATER AND SEWER UTILITY WORK TO BE DONE IN ACCORDANCE WITH COA STANDARDS AND SPECIFICATIONS LATEST EDITION.
2. 4" MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
3. REFERENCE PLUMBING PLANS FOR WATER LINE RISER LOCATIONS. BACKFLOW PREVENTOR LOCATED INSIDE BUILDING
4. CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS AT LOCATIONS INDICATED AND AT MID RUN IF LONGER THAN 100'
5. ALL PLUMBING PIPE MATERIAL TO BE USED PER UPC.
6. FIRE LINE AND DOMESTIC WATERLINE MUST HAVE BACKFLOW PREVENTORS PER UPC. TO BE PROVIDED IN THE BUILDING
7. ALL EX. SD INLETS AND MH'S SHALL HAVE CONCRETE COLLARS POURED AND BE ADJUSTED TO FINISHED GRADE.
8. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
9. ALL UTILITY DISTANCES SHOWN ARE FOR REFERENCE ONLY.
10. PNM HAS NUMEROUS ELECTRIC FACILITIES AT THIS SITE CURRENTLY SERVING EXISTING CUSTOMERS. THE APPLICANT SHALL COORDINATE WITH PNM REGARDING THESE EXISTING FACILITIES. ANY RELOCATION, CHANGES OR REALIGNMENT OF EXISTING ELECTRIC UTILITIES WILL BE THE DEVELOPER EXPENSE. IN SOME CASES, RELOCATION OR CHANGES TO EXISTING FACILITIES MAY NOT BE FEASIBLE DUE TO PHYSICAL, USE OR SAFETY CLEARANCE CONSTRAINTS.
11. PNM WILL REVIEW ALL TECHNICAL NEEDS, ISSUES AND SAFETY CLEARANCES FOR ITS ELECTRIC POWER SYSTEMS. ANY EXISTING AND PROPOSED PUBLIC UTILITY EASEMENTS SHALL BE INDICATED ON THE SITE PLAN UTILITY SHEET PRIOR TO DRB REVIEW. PNM'S STANDARD FOR PUBLIC UTILITY EASEMENTS IS 10 FEET IN WIDTH TO ENSURE ADEQUATE, SAFE CLEARANCES.
12. SCREENING SHALL BE DESIGNED TO ALLOW FOR ACCESS TO UTILITY FACILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET SURROUNDING ALL GROUND-MOUNTED UTILITIES FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.

INSPECTION NOTE

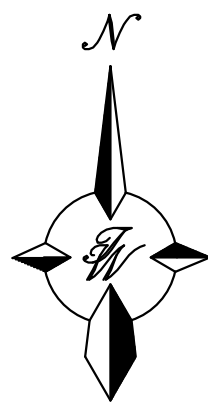
CONTRACTOR SHALL CONSULT THE LOCAL BUILDING DEPARTMENT OFFICIALS FOR ANY PLAN REVIEW, PERMITTING REQUIREMENTS OR BUILDING CODE INSPECTIONS THAT MAY BE REQUIRED TO ENFORCE LOCAL, STATE OR NATIONAL BUILDING CODES PRIOR TO CONSTRUCTING IMPROVEMENTS

CAUTION

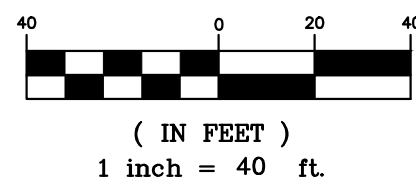
ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND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



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 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://ABCWUA.ORG/CONTENT/VIEW/463/729/](http://abcwua.org/content/view/463/729/).



GRAPHIC SCALE



<div>ENGINEER'S SEAL</div> <div></div> <div>RONALD R. BOHANNAN P.E. #7868</div>	AUTO NATION ALBUQUERQUE, NM	DRAWN BY pm
	MASTER UTILITY PLAN	DATE 6-22-21
	<div></div> <div>TERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com</div>	DRAWING 2021010-SP
		SHEET # <b>MU-1</b> JOB # 2021010



GLAZING LEGEND:

[GL-1]	1" Insulated with Low-E SolarBan 90 Acuity + Acuity Visible Light Transmittance 53% U-Value Summer 0.29 Winter 0.24 SHGC 0.23	[GL-3]	1/4" Clear
		[GL-4]	1/4" Clear - Tempered
		[GL-5]	3/8" Clear - Tempered
[GL-2]	1" Insulated with Low-E SolarBan 90 Acuity + Acuity Tempered Visible Light Transmittance 53% U-Value Summer 0.29 Winter 0.24 SHGC 0.23		

NOTES - WIND & IMPACT RESISTANCE

**1609.1.2 PROTECTION OF OPENINGS.**  
IN WIND-BORNE DEBRIS REGIONS, GLAZING IN BUILDINGS SHALL BE IMPACT RESISTANT OR PROTECTED WITH AN IMPACT-RESISTANT COVERING MEETING THE REQUIREMENTS OF AN APPROVED IMPACT-RESISTANT STANDARD OR ASTM E 1996 AND ASTM E 1886 REFERENCED HEREIN AS FOLLOWS:

- GLAZED OPENINGS LOCATED WITHIN 30 FEET (9144 MM) OF GRADE SHALL MEET THE REQUIREMENTS OF THE LARGE MISSILE TEST OF ASTM E 1996.
- GLAZED OPENINGS LOCATED MORE THAN 30 FEET (9144 MM) ABOVE GRADE SHALL MEET THE PROVISIONS OF THE SMALL MISSILE TEST OF ASTM E 1996.

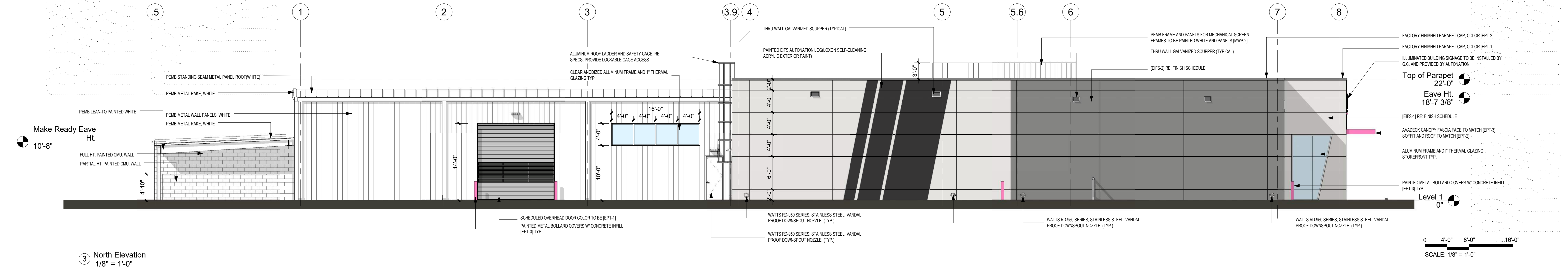
Revisions		
Revision Schedule		
Revision Number	Revision Description	Revision Date
1	1609.1.2 PROTECTION OF OPENINGS.	

THESE DOCUMENTS HAVE BEEN PREPARED SPECIFICALLY FOR THE FOLLOWING PROJECT:

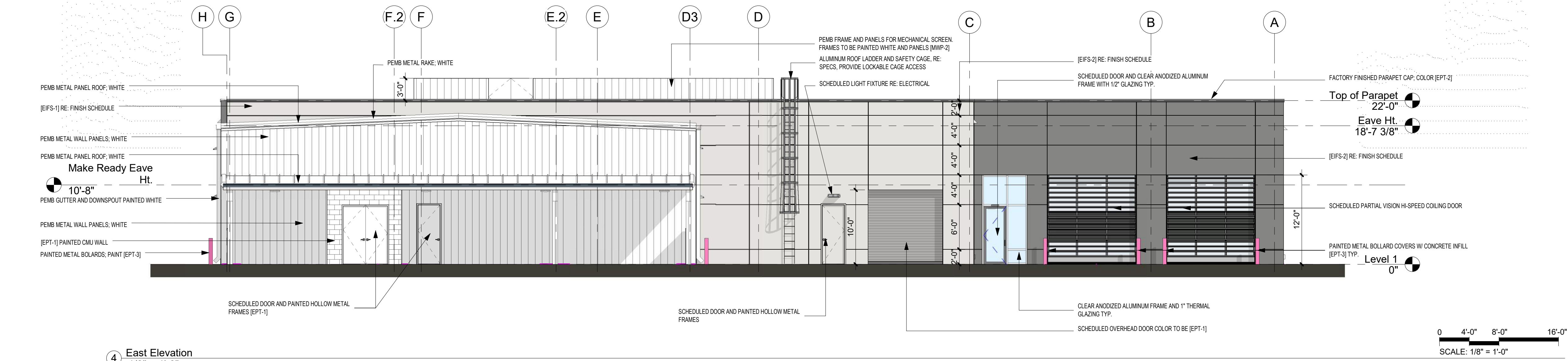
AUTONATION USA  
ALBUQUERQUE  
9100 PAN AMERICAN FREEWAY

THEY ARE NOT SUITABLE FOR USE ON OTHER PROJECTS OR IN OTHER LOCATIONS WITHOUT THE APPROVAL AND PARTICIPATION OF THE ARCHITECT. REPRODUCTION IS PROHIBITED.

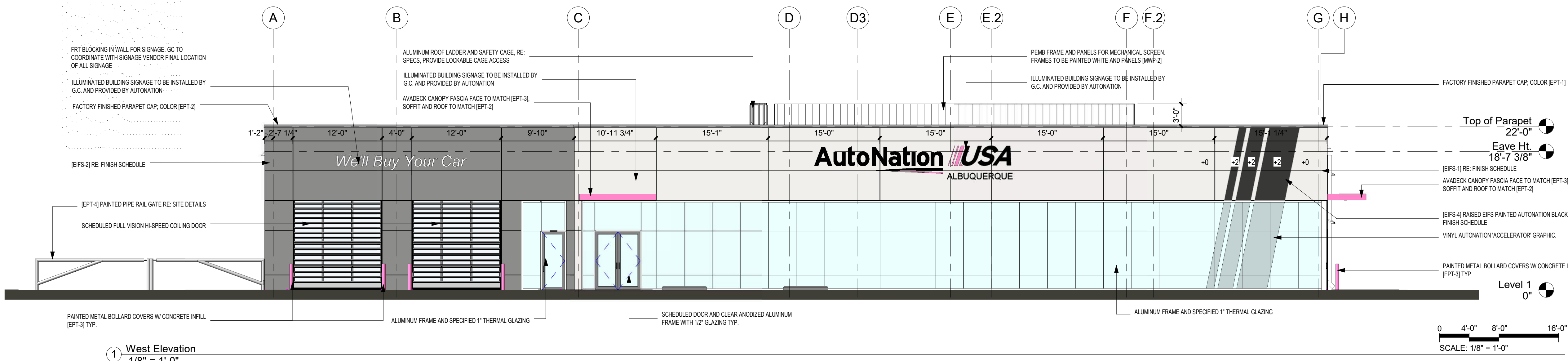
COPYRIGHT 2021  
CASTLES DESIGN GROUP, P.C.



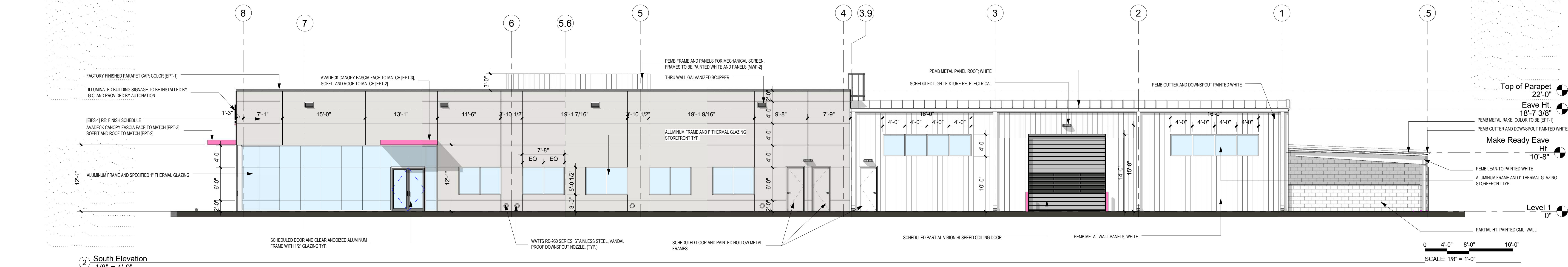
3 North Elevation  
1/8" = 1'-0"



4 East Elevation  
1/8" = 1'-0"



1 West Elevation  
1/8" = 1'-0"



2 South Elevation  
1/8" = 1'-0"

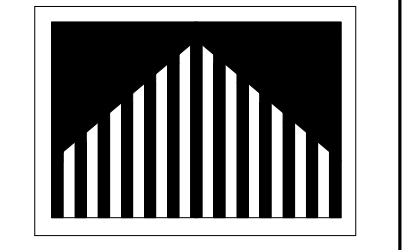
MATERIALS AND COLORS  
AutoNation USA - ALBUQUERQUE, NM  
9100 PAN AMERICAN FREEWAY  
EXTERIORS



CASTLES DESIGN GROUP, P.C.

AutoNation USA

AUTONATION USA  
ALBUQUERQUE  
9100 PAN AMERICAN FREEWAY



Castles  
Design  
Group

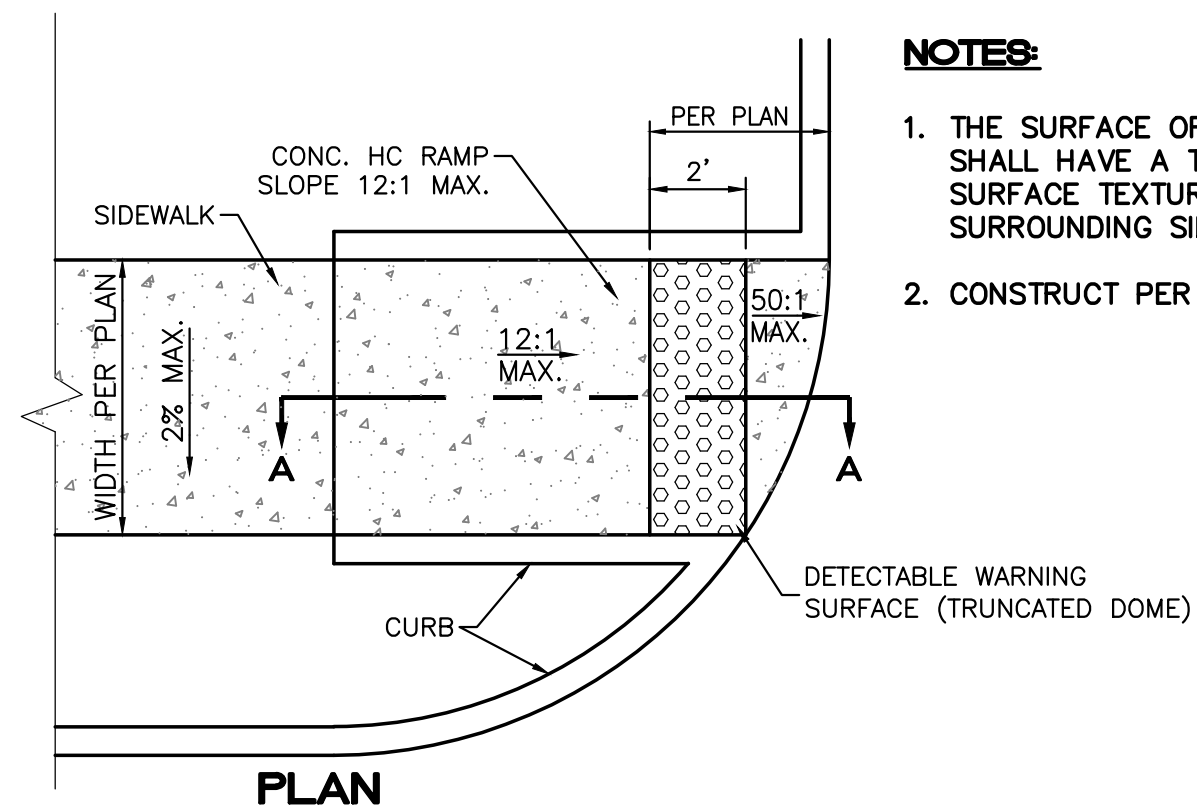
A Professional  
Architectural Corporation  
3801 Kirby Dr., Suite 600  
Houston, Texas 77098  
tel: 713 664 7974  
fax: 713 664 9236

Exterior  
Elevations

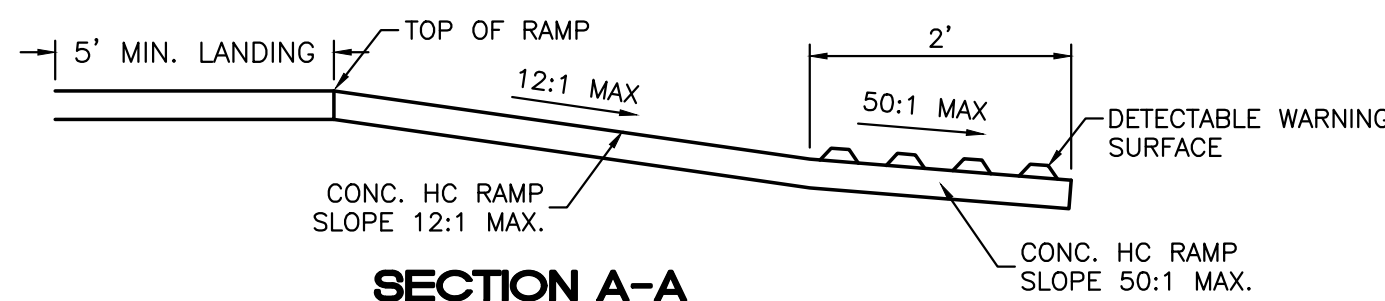
A2.11

Date: 05.12.21  
Project No: 202011-467





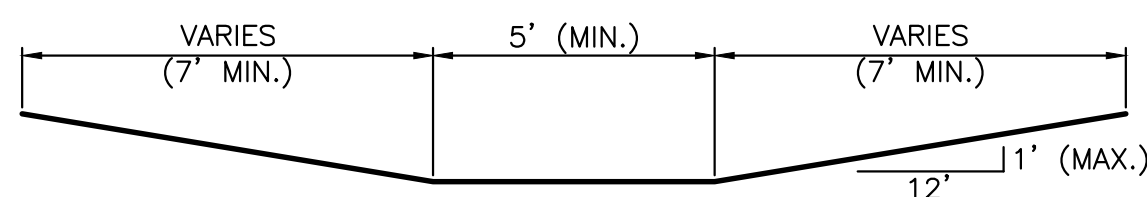
PLAN



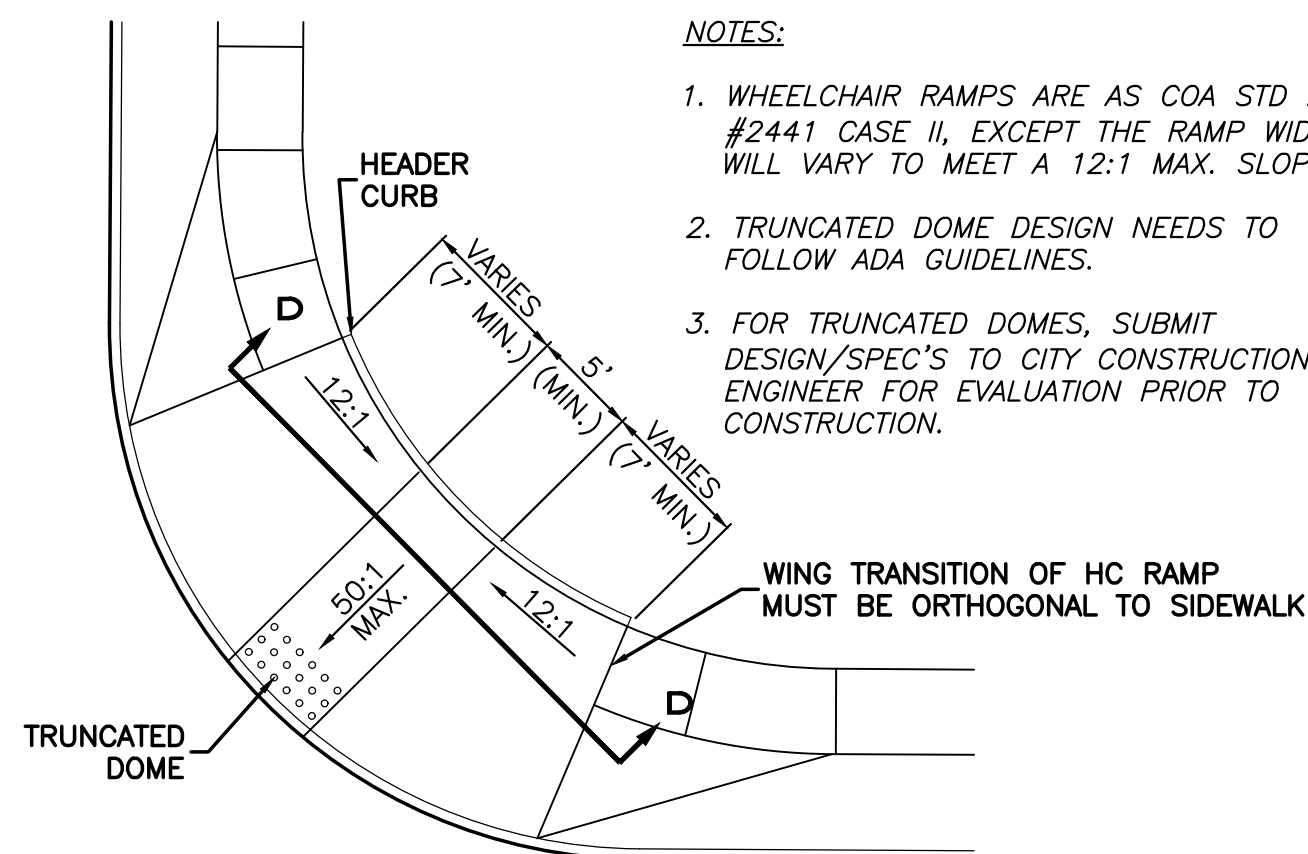
SECTION A-A

**UNIDIRECTIONAL HC RAMP**

NOT TO SCALE



SECTION D-D



WHEELCHAIR RAMP DETAIL (TYP.)

NTS

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

WING TRANSITION OF HC RAMP MUST BE ORTHOGONAL TO SIDEWALK

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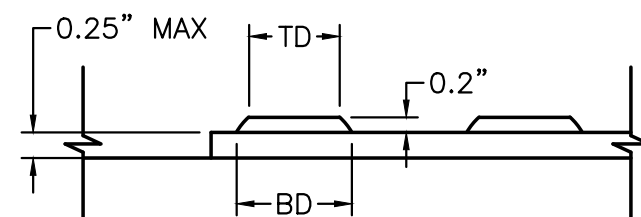
WING TRANSITION OF HC RAMP MUST BE ORTHOGONAL TO SIDEWALK

WING TRANSITION OF HC RAMP MUST BE ORTHOGONAL TO SIDEWALK

WING TRANSITION OF HC RAMP MUST BE ORTHOGONAL TO SIDEWALK

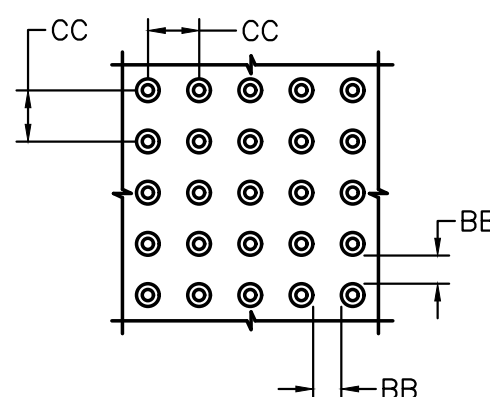
WING TRANSITION OF HC RAMP MUST BE ORTHOGONAL TO SIDEWALK

WING TRANSITION OF HC RAMP MUST BE ORTHOGONAL TO SIDEWALK



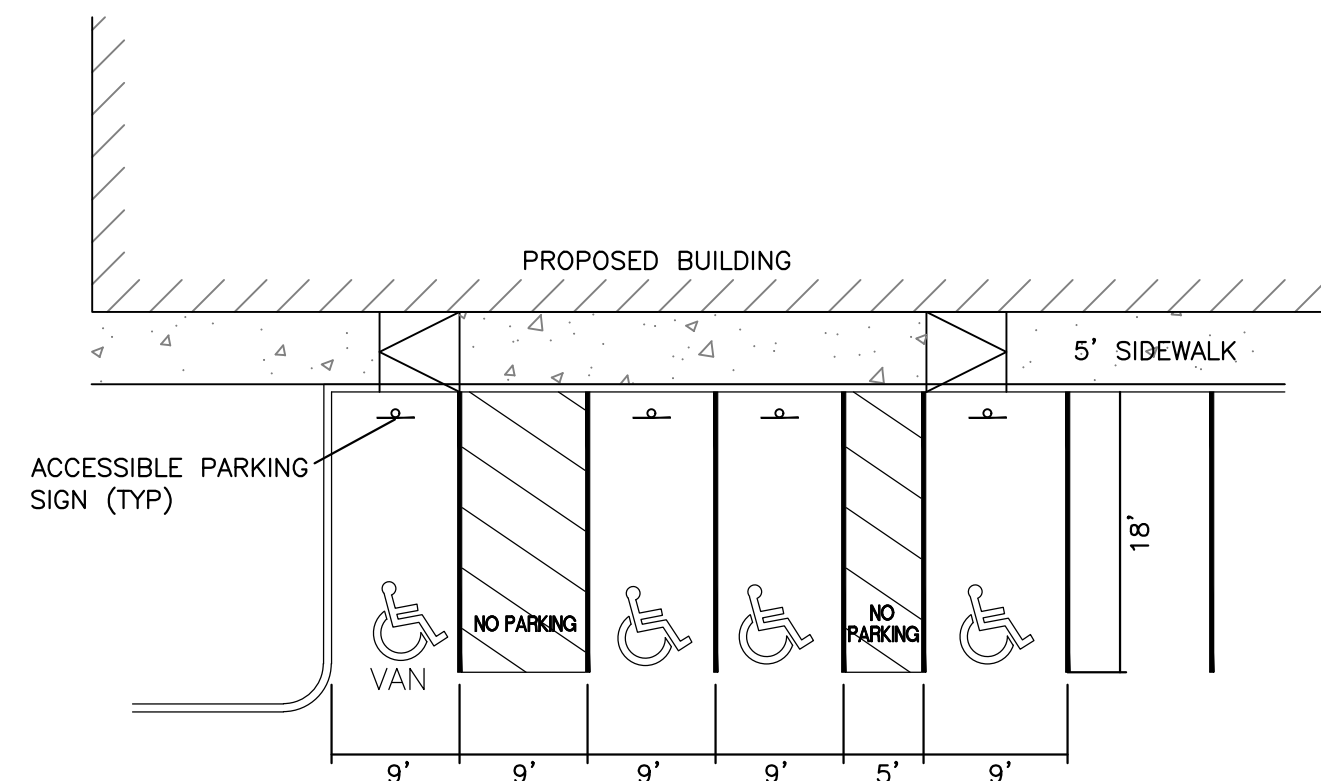
**DOME SECTION**

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



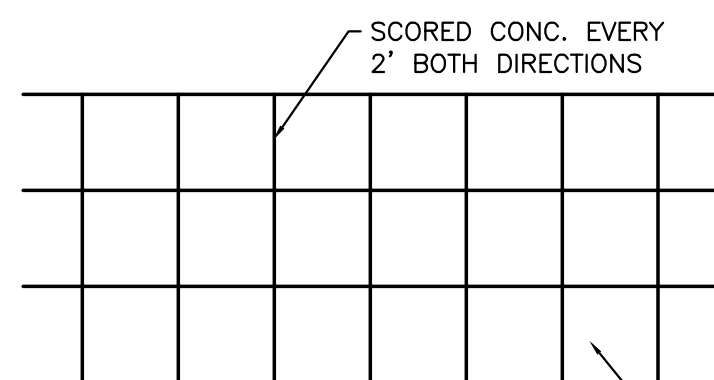
**DOME SPACING**

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

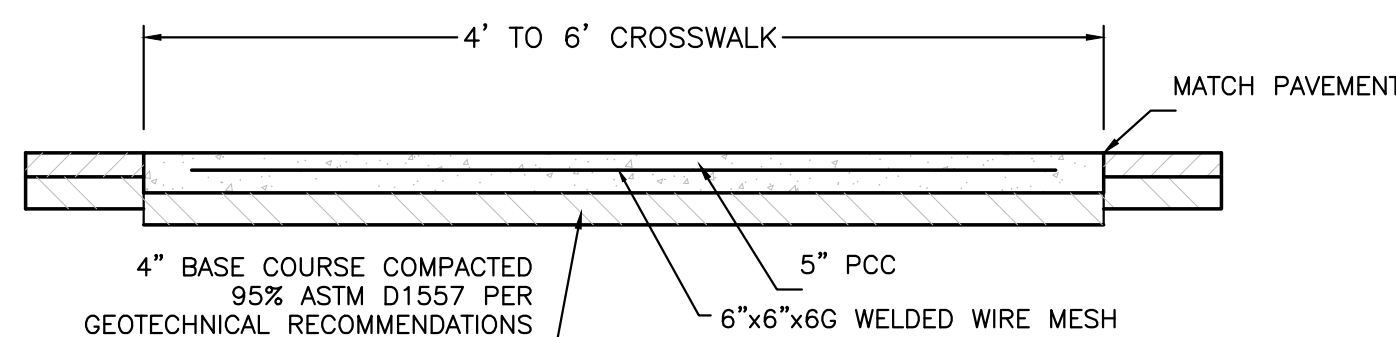


**ACCESSIBLE PARKING DETAIL**

NTS

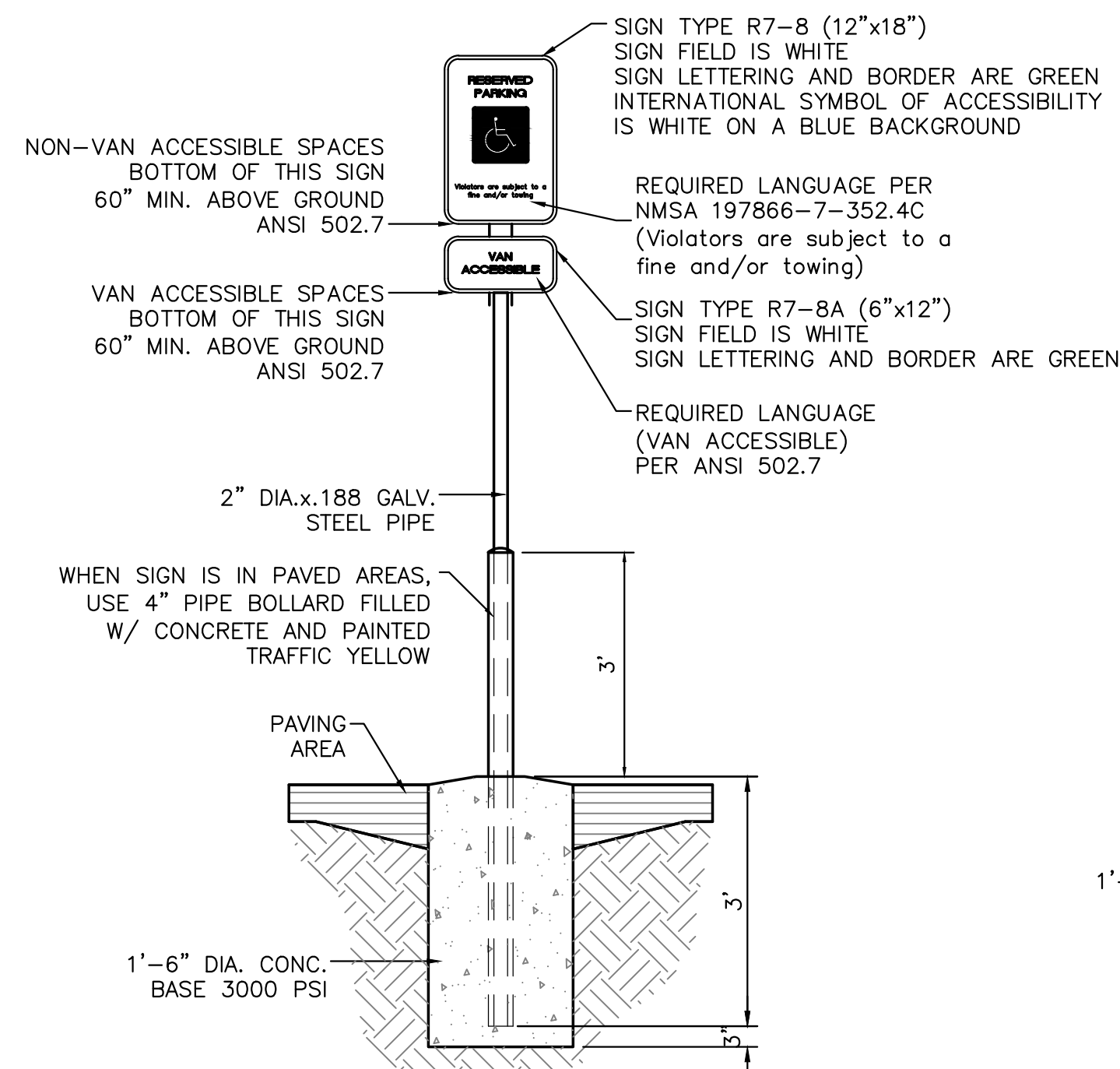


**CROSSWALK PLAN VIEW**



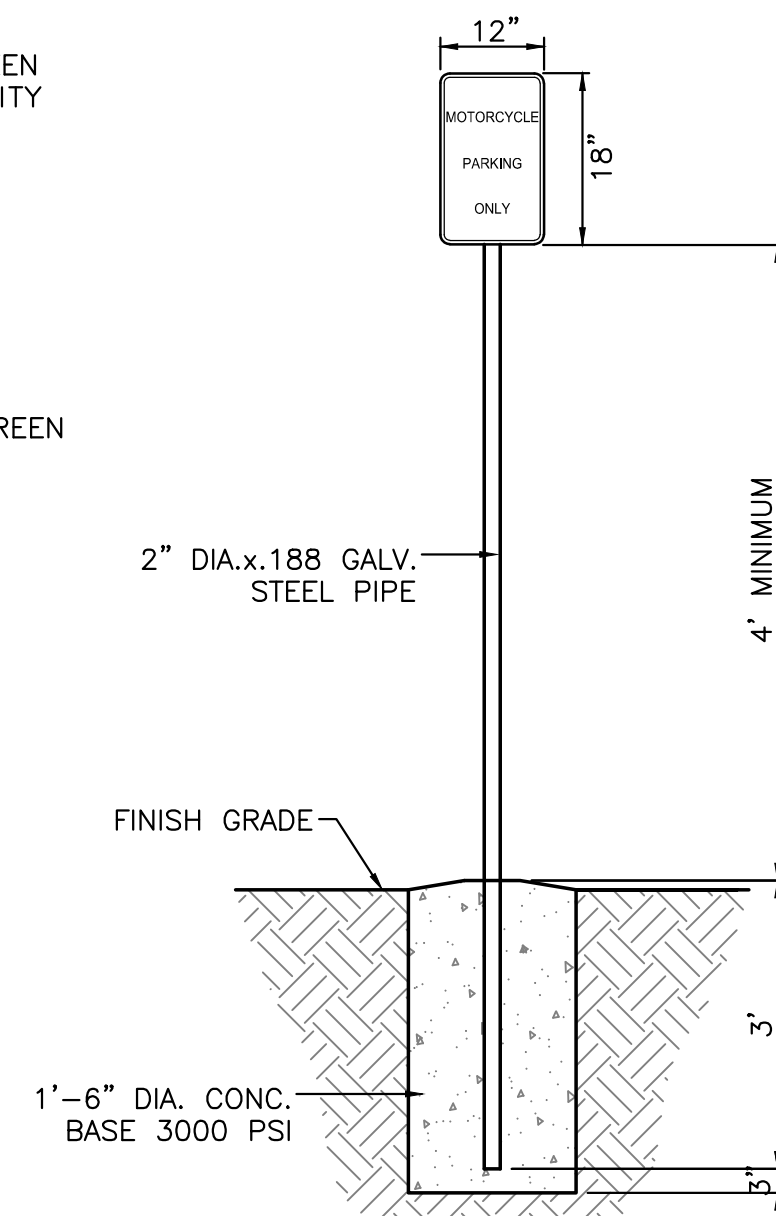
**PEDESTRIAN CROSSING DETAIL**

NTS



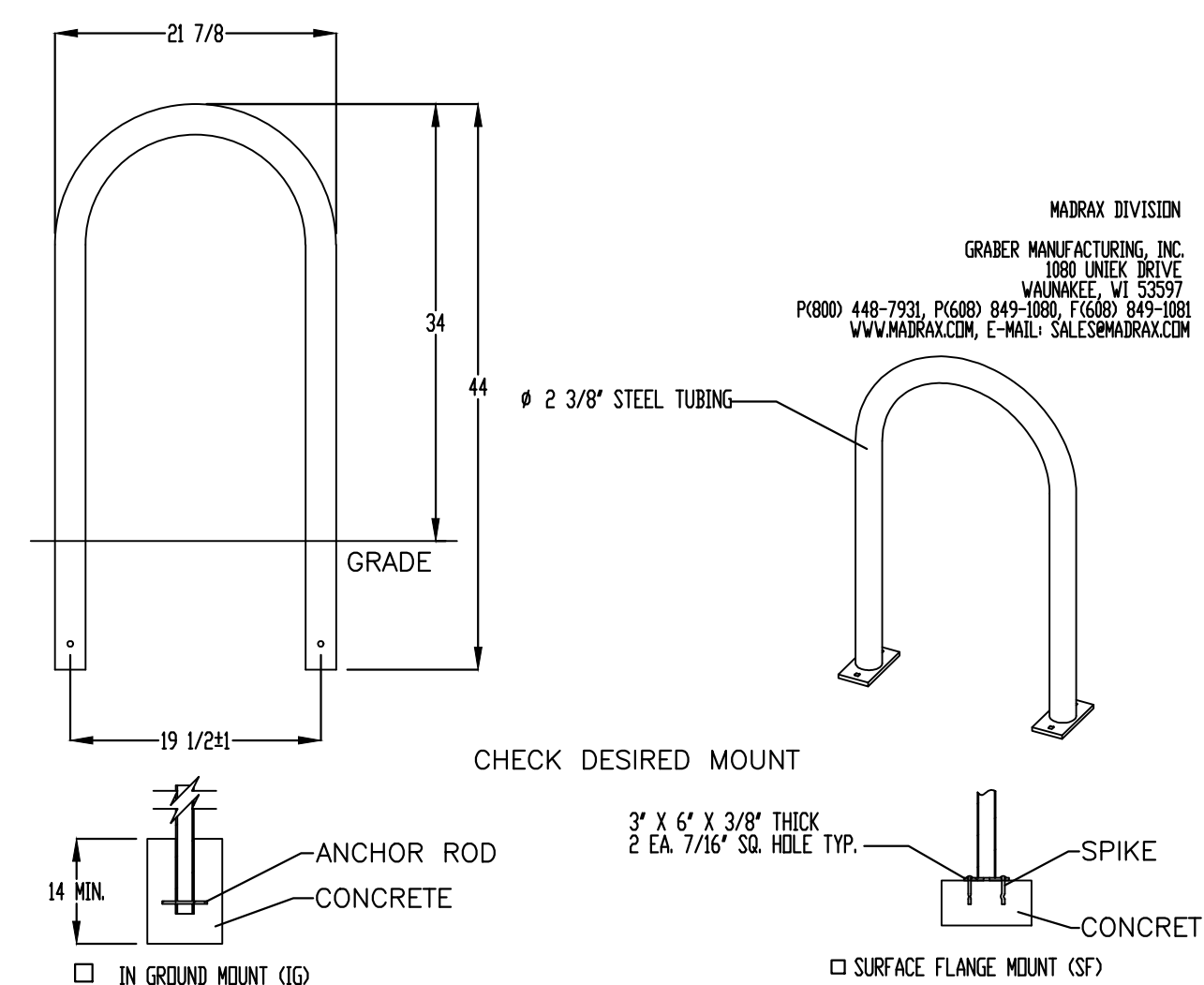
**ACCESSIBLE PARKING SIGN**

NTS



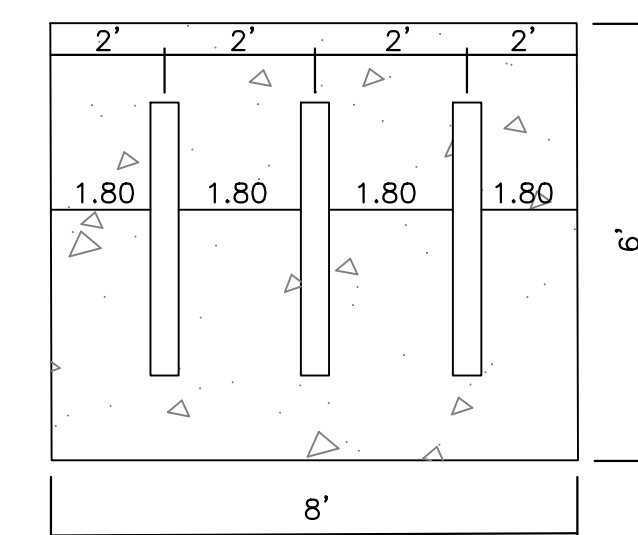
**MOTORCYCLE PARKING SIGN**

NTS

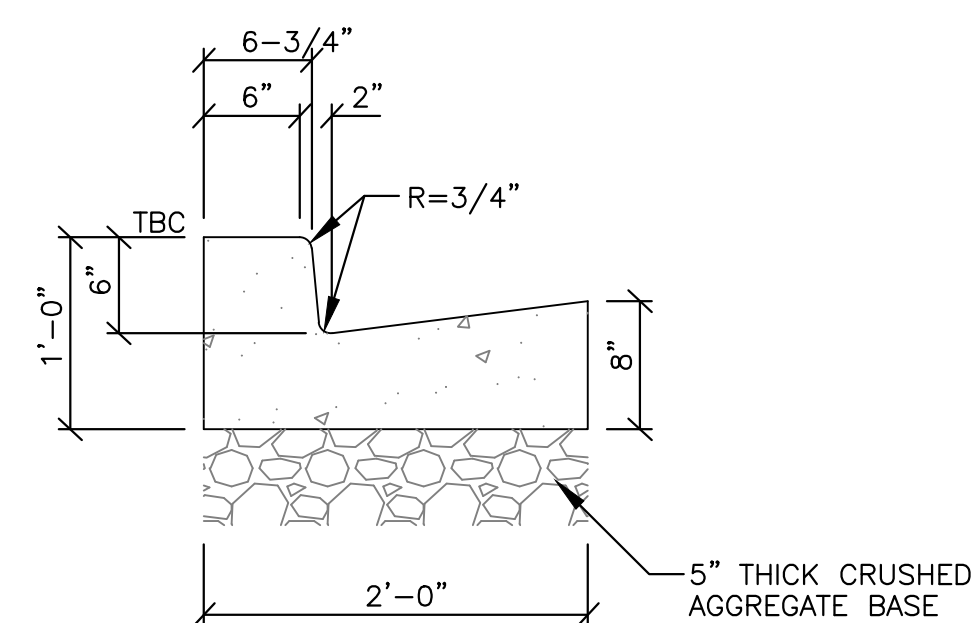


**BIKE RACK DETAIL**

SCALE: NONE

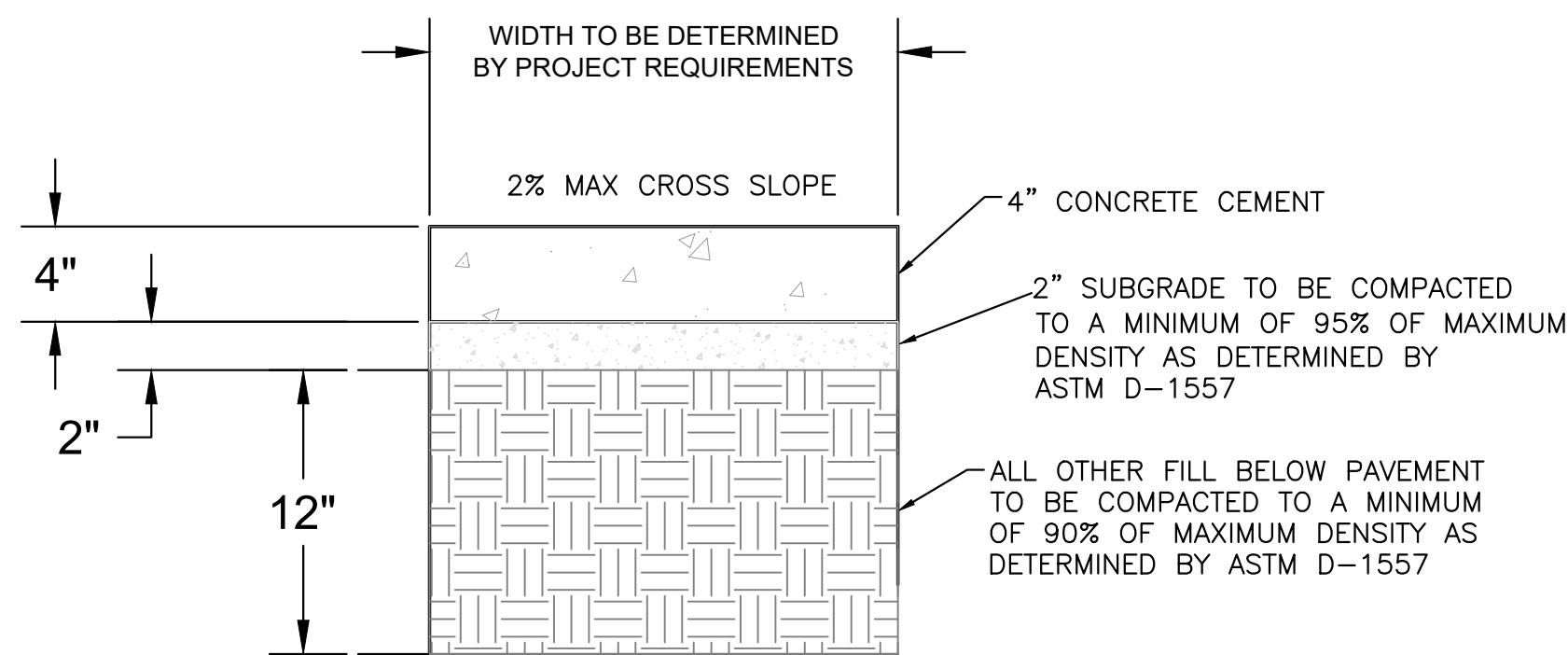


**PLAN VIEW**



**STANDARD CURB AND GUTTER**

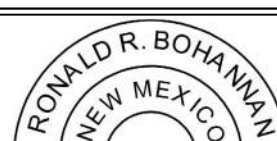

NTS



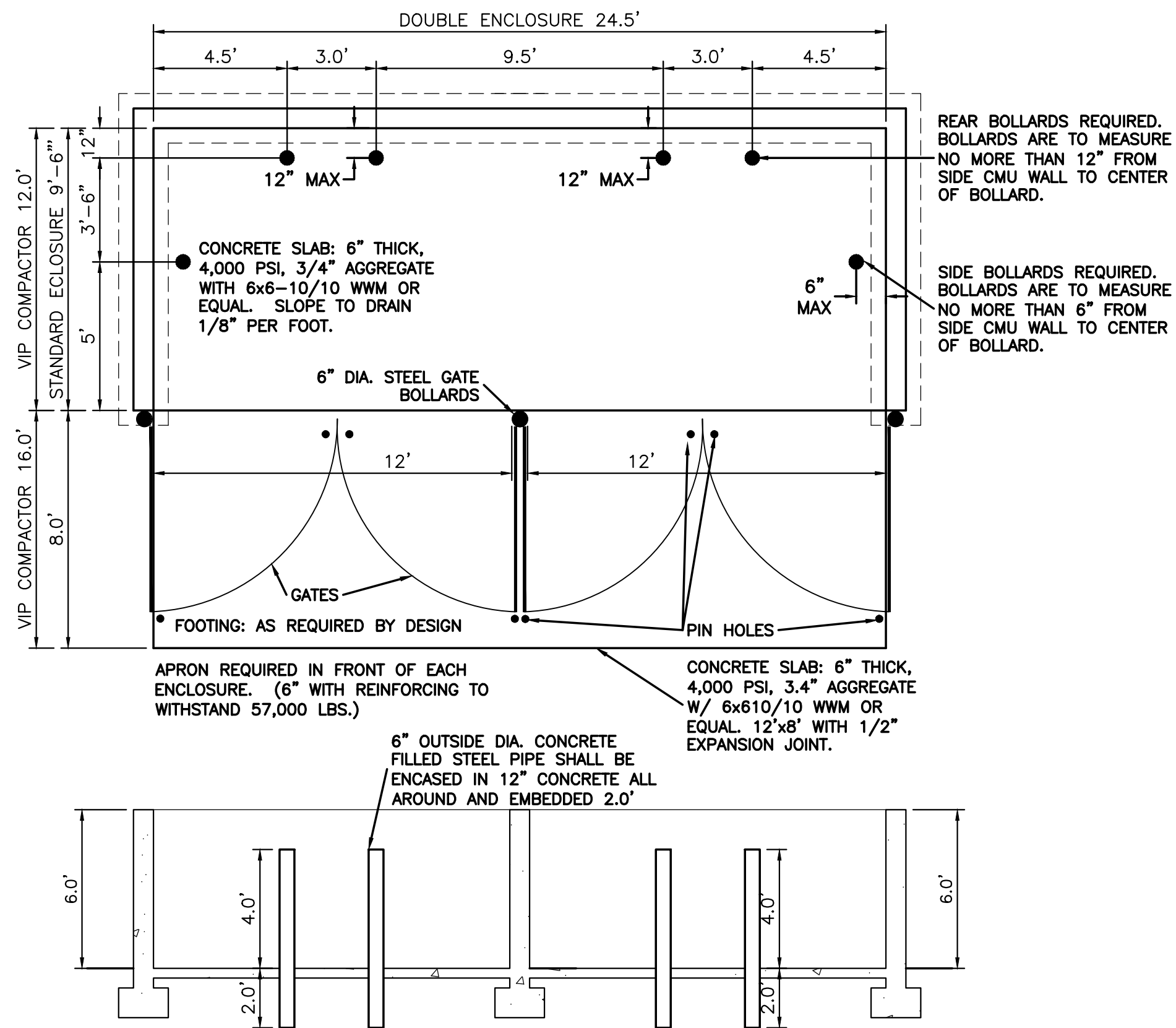
**CONCRETE SIDEWALK SECTION**

PRODUCT: U238-16(SF)  
DESCRIPTION: 1" BIKE RACK  
2" BIKE, SURFACE OR IN GROUND MOUNT  
DATE: 10-4-18  
ENG: SMC  
CONFIDENTIAL DRAWING AND INFORMATION IS NOT TO BE COPIED OR DISCLOSED TO OTHERS WITHOUT THE CONSENT OF GRABER MANUFACTURING, INC. SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.  
©2018 GRABER MANUFACTURING, INC. ALL PROPRIETARY RIGHTS RESERVED.

NOTES:  
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.  
2. CONSULTANT TO SELECT COLOR & FINISH. SEE MANUFACTURER'S SPECIFICATIONS.  
3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.  
4. BIKE RACK SHALL HAVE A 1-FOOT CLEAR ZONE ALL AROUND.  
5. EACH BIKE RACK SPACE SHALL BE AT LEAST 6 FEET LONG AND 2 FEET WIDE.

ENGINEER'S SEAL	AUTO NATION ALBUQUERQUE, NM		DRAWN BY pm
	CONSTRUCTION DETAILS		DATE 6-22-21
			DRAWING 2021010-DET
	 <b>TIERRA WEST, LLC</b> 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com		SHEET # <b>DET-1</b>
			JOB # 2021010
RONALD R. BOHANNAN P.E. #7868			

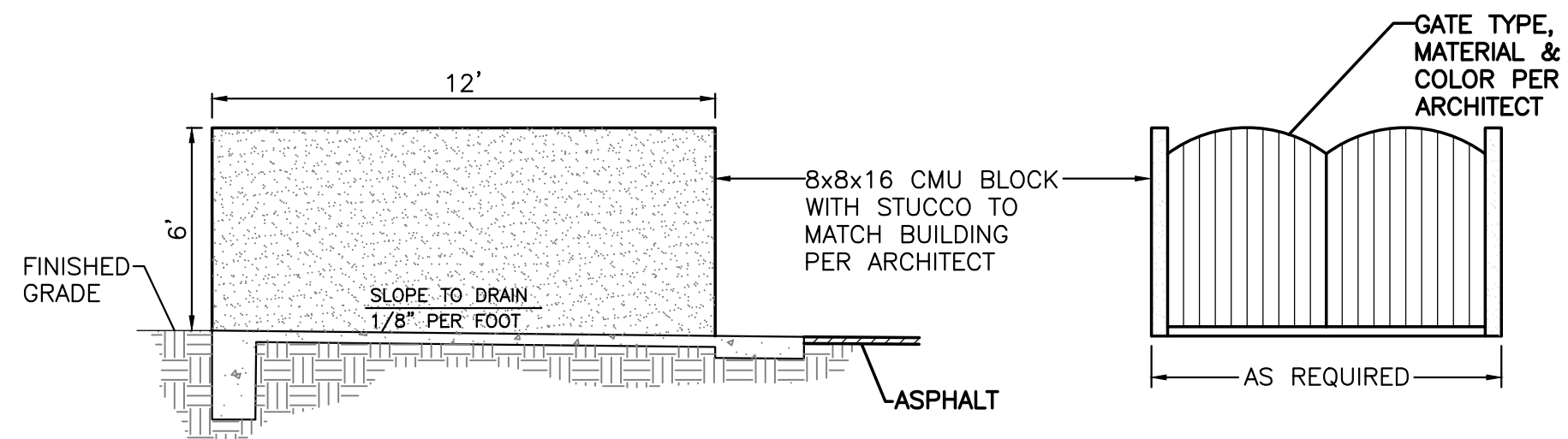




- NOTE:
1. THESE ARE THE MINIMUM REQUIREMENTS FOR TRASH ENCLOSURES. DESIGNS MAY VARY TO FIT THE SELECTED ENCLOSURE.
  2. SOLID WASTE IS TO PROVIDE ALL INSPECTIONS ON THE TRASH ENCLOSURE SUCH AS PRE-POUR FOR SLAB AND APRON, BOND BEAM, BOLLARD, AND FINAL INSPECTION WILL BE CONTINGENT FOR SOLID WASTE SIGN OFF FOR FINAL CO.

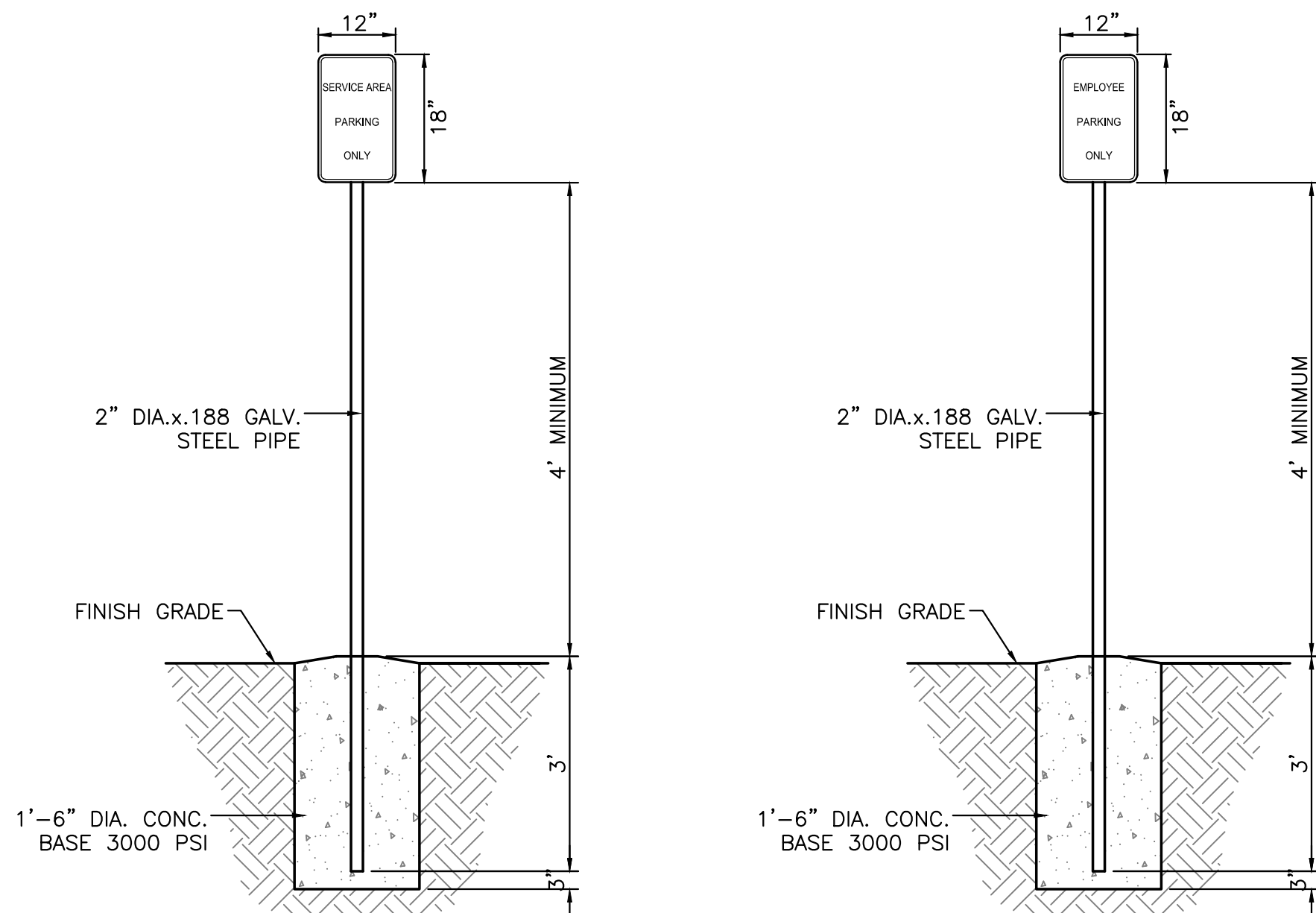
#### DOUBLE DUMPSTER - ENCLOSURE DETAIL

NTS



#### DUMPSTER ENCLOSURE ELEVATION

NTS

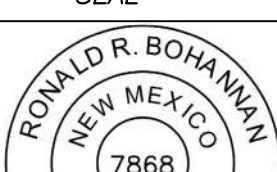




#### SERVICE AREA PARKING SIGN

NTS

#### EMPLOYEE PARKING SIGN

NTS

<div>ENGINEER'S SEAL</div> <div> RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER  6-30-21 RONALD R. BOHANNAN P.E. #7868</div>	AUTO NATION ALBUQUERQUE, NM		DRAWN BY pm
	CONSTRUCTION DETAILS		DATE 6-30-21
	<div> TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com</div>		DRAWING 2021010-DET
			SHEET # DET-2
			JOB # 2021010

# AutoNation USA

## Exterior Sign Package

9100 PAN AMERICAN FREEWAY NE  
ALBUQUERQUE, NM  
S.O. #121410

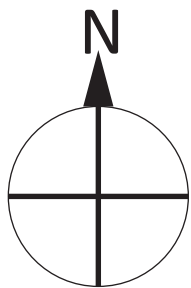
Creation Date: 05.14.2021

Last Revised: 06.11.2021



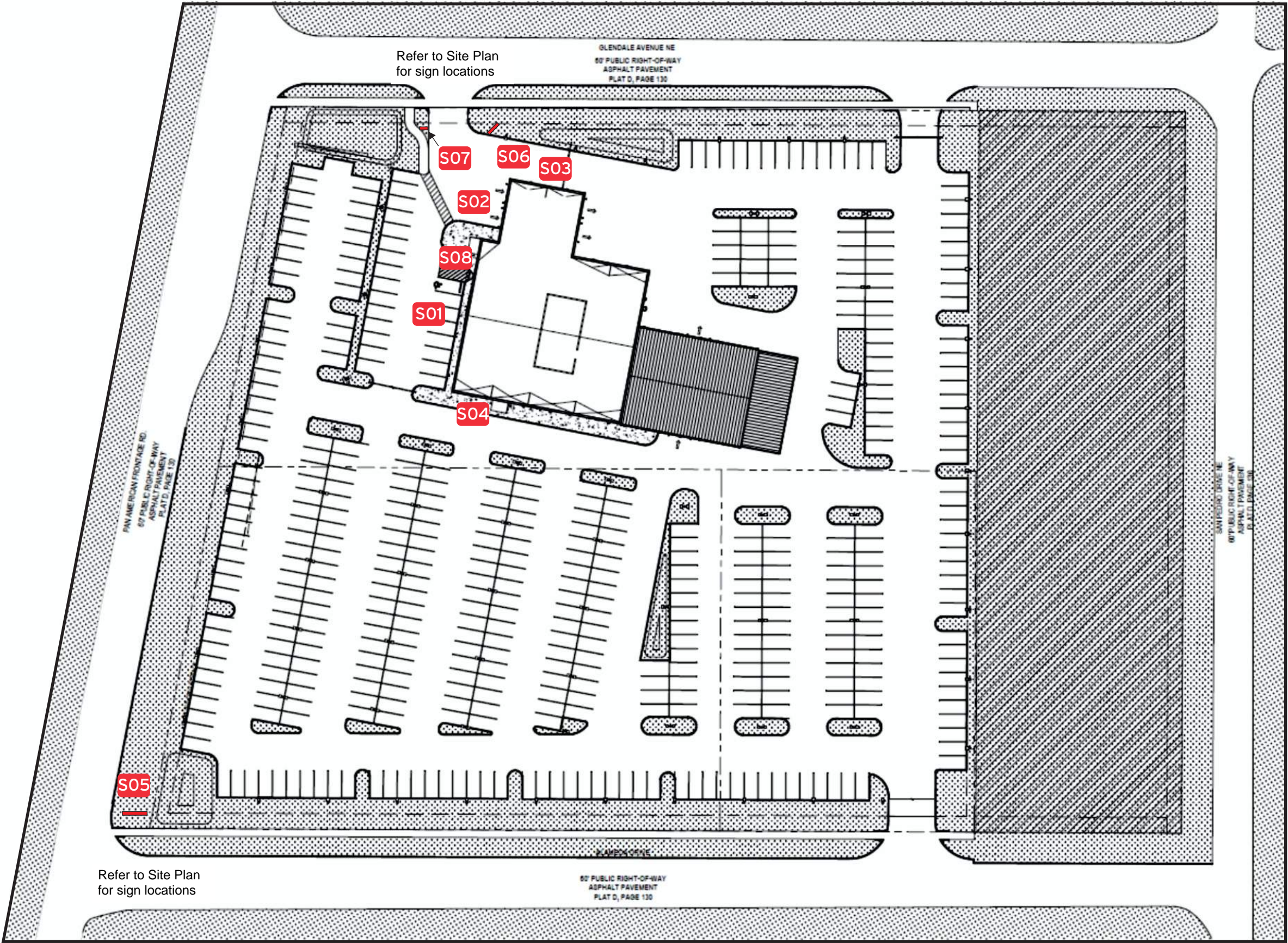
National Headquarters: 1077 West Blue Heron Blvd.  
West Palm Beach, Florida 33404  
800.772.7932  
[www.atlasbtw.com](http://www.atlasbtw.com)





Exterior Site Plan

- S01 AutoNation USA C/Ltrs w/DBA FCOs
- S02 We'll Buy Your Car Channel Letters
- S03 AutoNation USA C/Ltrs
- S04 AutoNation USA C/Ltrs
- S05 Pylon Sign
- S06 Monument Sign
- S07 Directional Sign
- S08 Door Hours

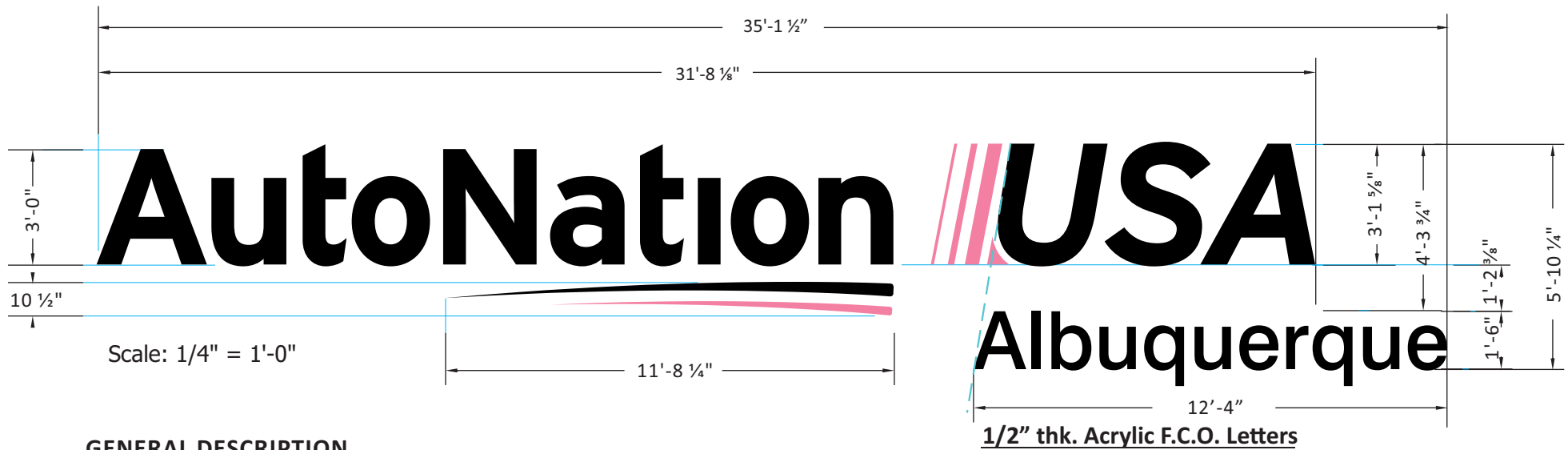


Revisions:		
06.02.2021 - Pylon Position revision	...	...
06.11.2021 - Additional C/Ltrs and revisions	...	...
	...	...
	...	...
	...	...

PM: AQ
Drawn By: EVS
Date: 05/24/2021

Address: 9100 Pan American Freeway NE	
City State: Albuquerque, NM	
S.O. # 121410	Page# 2





GENERAL DESCRIPTION

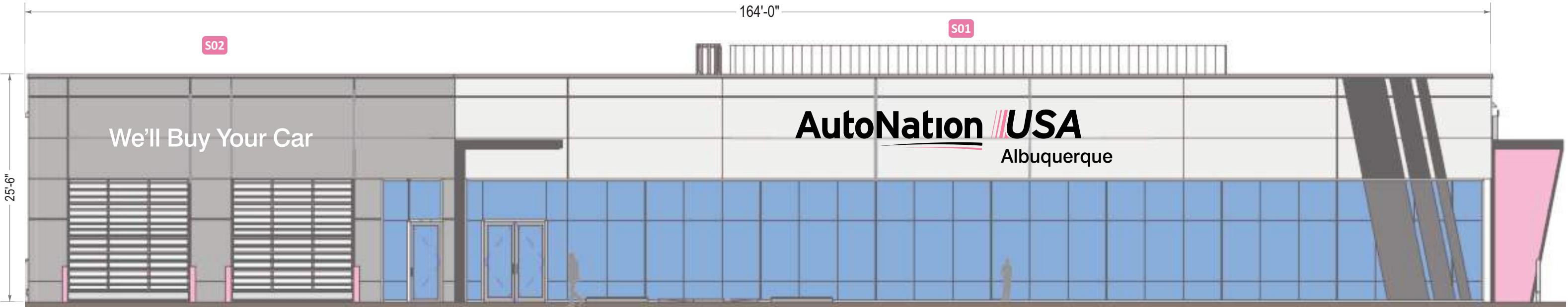
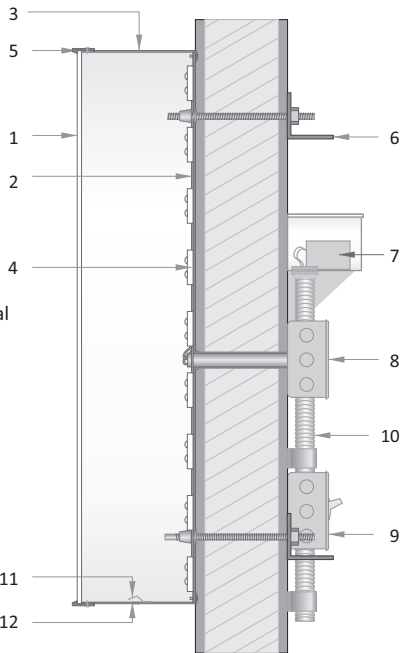
- Channel letters constructed of aluminum: pre-finished black or painted pink returns
- All faces of .177" white (2406) acrylic or polycarbonate
- Pink elements treated with full-coverage, 1st surface application of translucent pink vinyl (see color chart)
- Black elements treated with full-coverage, 1st surface application of perforated black (see color chart)
- Internal illumination of ALL components provided by white LED modules.
- "Denver North"- 1/2" thick Acrylic F.C.O. Letters Painted Black - Stud Mounted.
- All components installed flush to exterior with non-corrosive fasteners (specific hardware TBD)

COLOR SCHEDULE

- All Faces: 2406 White Acrylic or Polycarbonate
- Trimcaps #1: Pre-finished Black
- Trimcaps #2: Painted to match PMS #204 Satin
- Returns #1: Pre-finished (black) Aluminum
- Returns #2: Painted to Match PMS 204 Pink (satin)
- Vinyl Treatment #1 : 3M 3635-222Black Perf. Vinyl
- Vinyl Treatment #2: 3M 3630-68 Rose Mauve

- 1 .177" polycarbonate face
- 2 letter backs to be .080" aluminum
- 3 4" returns to be .040" aluminum
- 4 illumination to be provided by (see below)
- 5 1" trim cap
- 6 mounting varies upon location and wall material
- 7 IP67 rated power supply
- 8 junction box
- 9 listed disconnect switch
- 10 primary power source
- 11 weep hole cover to be white pre-finished alum.
- 12 weep hole

This is a generic detail.  
Mounting details and power supply placement will vary.



WEST ELEVATION  
3/32" = 1'-0"



National Headquarters: 1077 West Blue Heron Blvd.  
West Palm Beach, Florida 33404  
800.772.7932  
www.atlasbtw.com

Revisions:	
Q6.02.2021 - Pylon Position revision	...
Q6.11.2021 - Additional C/ltrs and revisions	...
...	...
...	...
...	...

**AutoNation**

PM: AQ	Address: 9100 PAN AMERICAN FREEWAY NE
Drawn By: EVS	City State: ALBUQUERQUE, NM
Date: 05.24.2021	Drawing Number: 121410
	Page: 3





Scale: 3/8" = 1'-0"

GENERAL DESCRIPTION

- Channel letters constructed of aluminum: pre-finished black returns
- All faces of .177" white (2406) acrylic or polycarbonate
- Internal illumination of ALL components provided by white LED modules.
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COLOR SCHEDULE

- All Faces: 2406 White Acrylic or Polycarbonate
- Trimcaps #1: Pre-finished Black
- Returns #1: Pre-finished (black) Aluminum

- 1

.177" polycarbonate face
- 2

letter backs to be .080" aluminum
- 3

4" returns to be .040" aluminum
- 4

illumination to be provided by (see below)
- 5

1" trim cap
- 6

mounting varies upon location and wall material
- 7

IP67 rated power supply
- 8

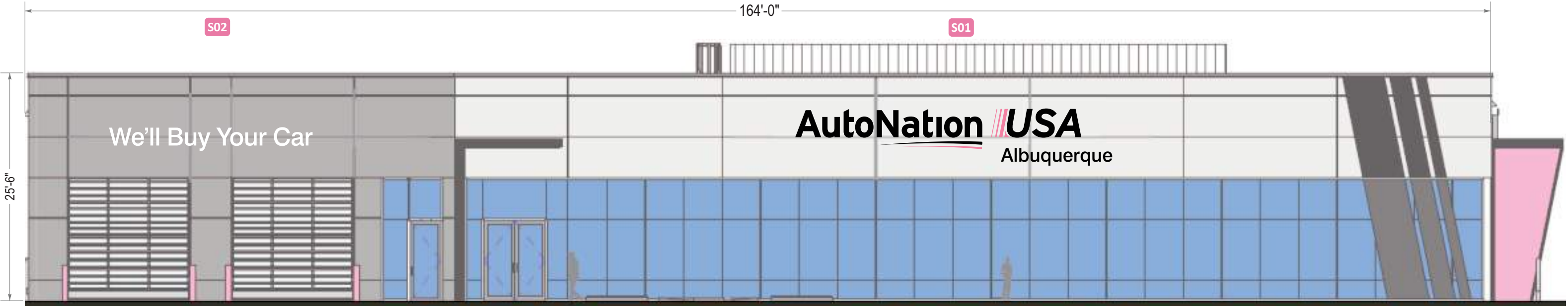
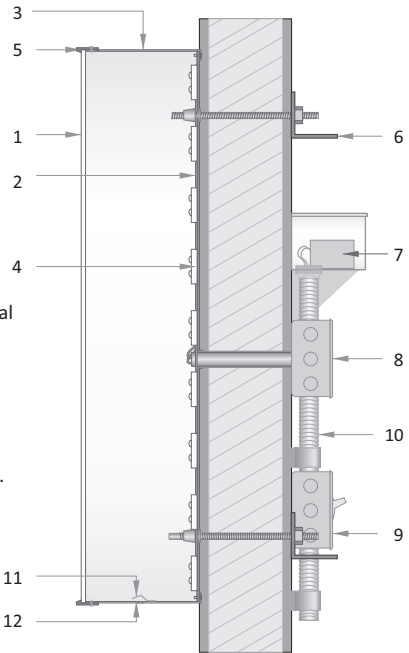
junction box
- 9

listed disconnect switch
- 10

primary power source
- 11

weep hole cover to be white pre-finished alum.
- 12

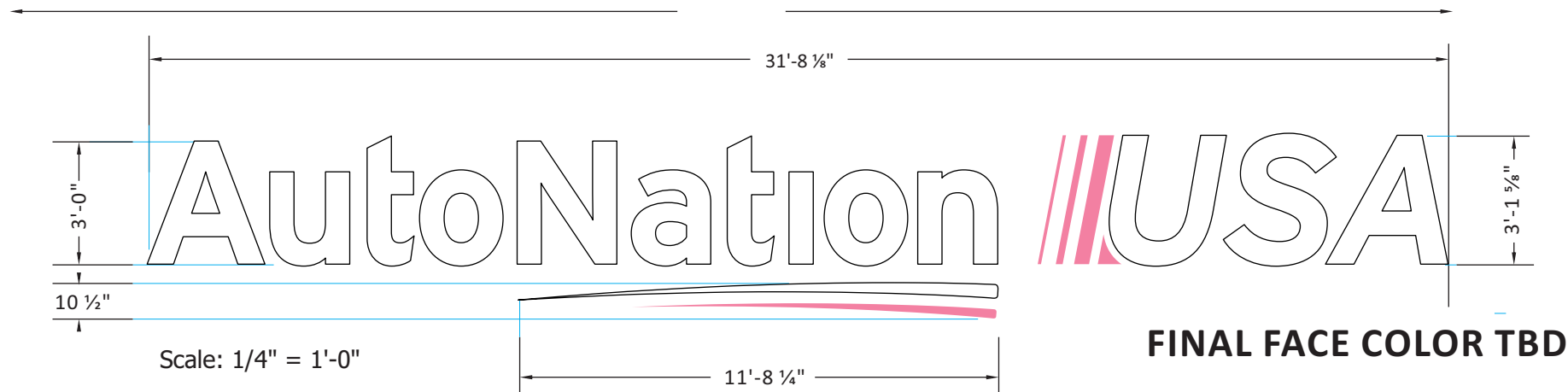
weep hole
- This is a generic detail.  
Mounting details and power supply placement will vary.



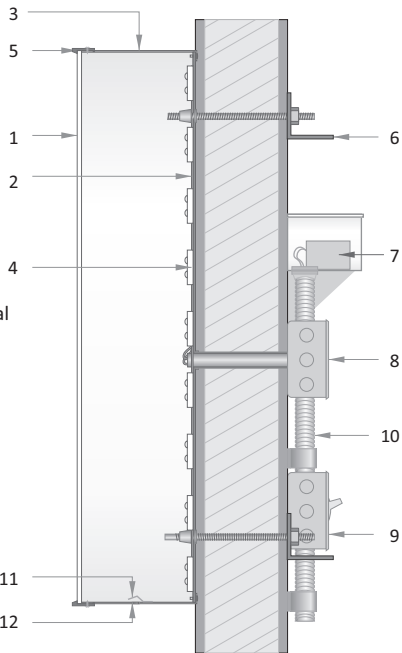
WEST ELEVATION  
3/32" = 1'-0"

Revisions:	
Q6.02.2021 - Pylon Position revision	...
Q6.11.2021 - Additional C/ltrs and revisions	...
...	...
...	...
...	...

PM: AQ	Address: 9100 PAN AMERICAN FREEWAY NE
Drawn By: EVS	City State: ALBUQUERQUE, NM
Date: 05.24.2021	Drawing Number: 121410
	Page: 4



- 1 .177" polycarbonate face
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- 3 4" returns to be .040" aluminum
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- 10 primary power source
- 11 weep hole cover to be white pre-finished alum.
- 12 weep hole
- This is a generic detail.  
Mounting details and power  
supply placement will vary.

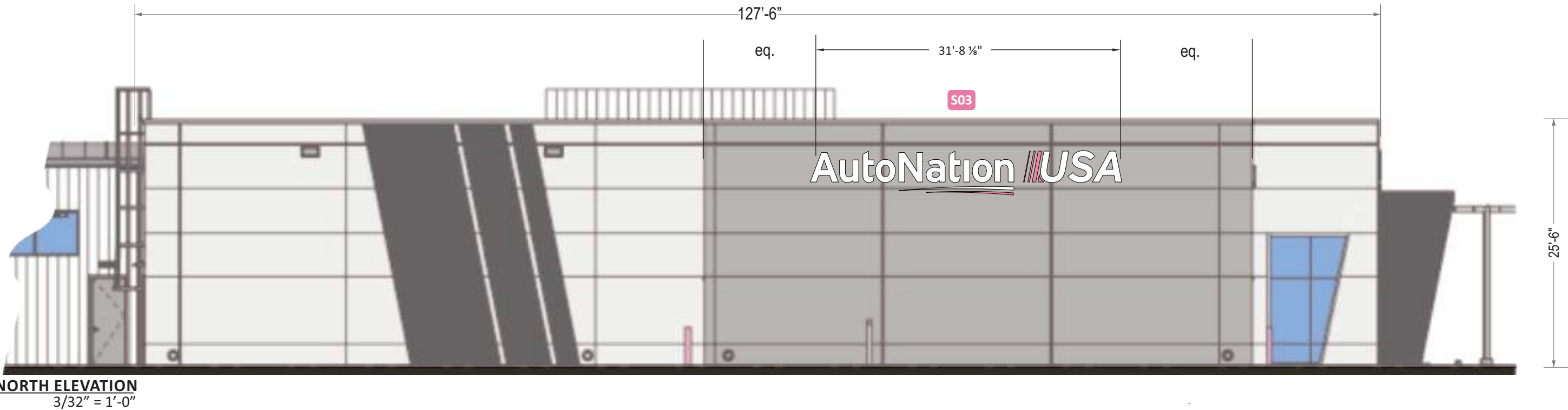


GENERAL DESCRIPTION

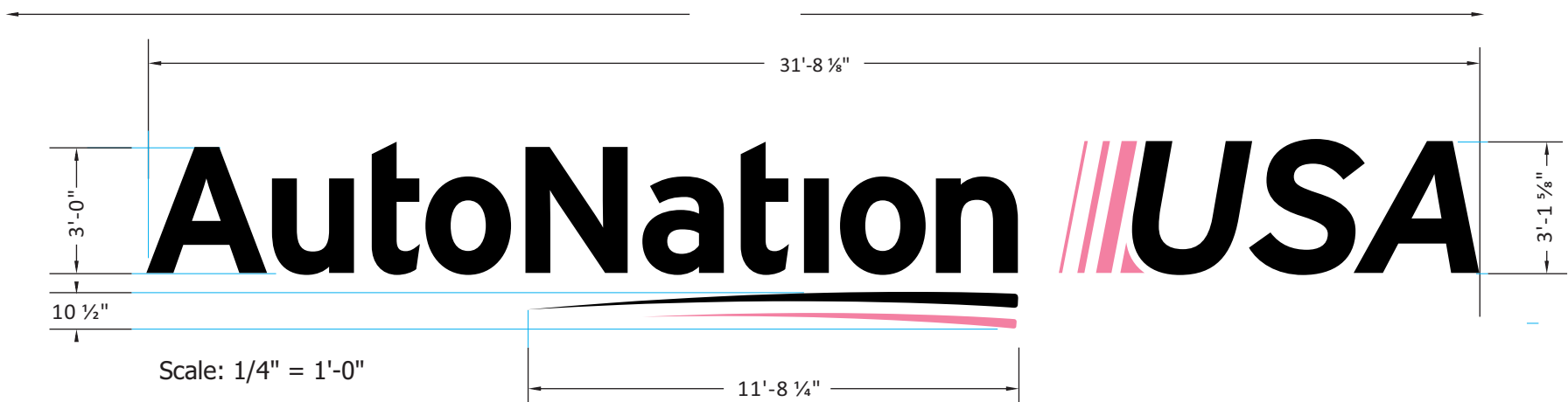
- Channel letters constructed of aluminum: pre-finished black or painted pink returns
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- Trimcaps #2: Painted to match PMS #204 Satin
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- Returns #2: Painted to Match PMS 204 Pink (satin)
- Vinyl Treatment #2: 3M 3630-68 Rose Mauve



Revisions:		
06.02.2021 - Pylon Position revision	...	...
06.11.2021 - Additional C/ltrs and revisions	...	...
	...	...
	...	...
	...	...



GENERAL DESCRIPTION

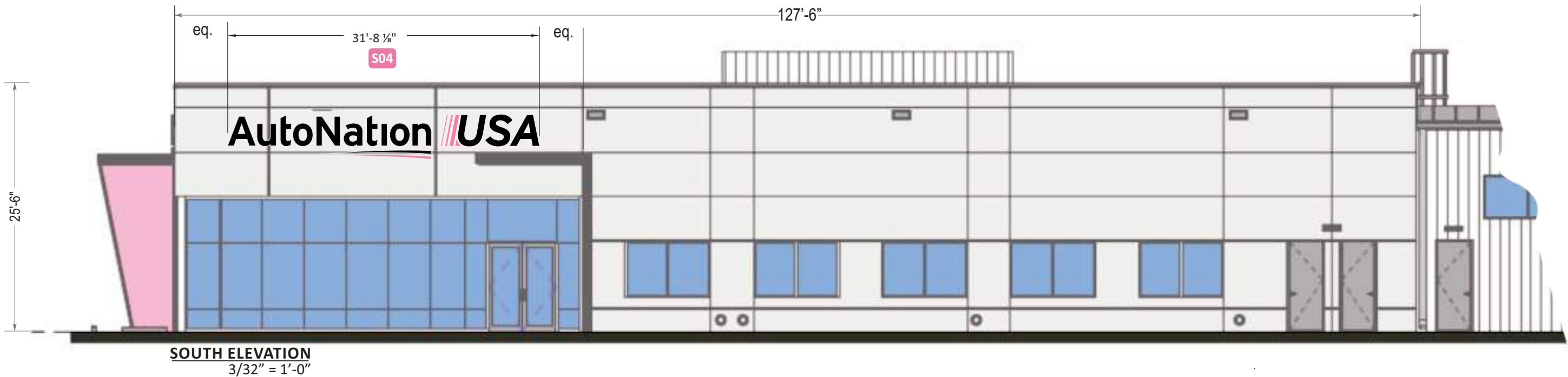
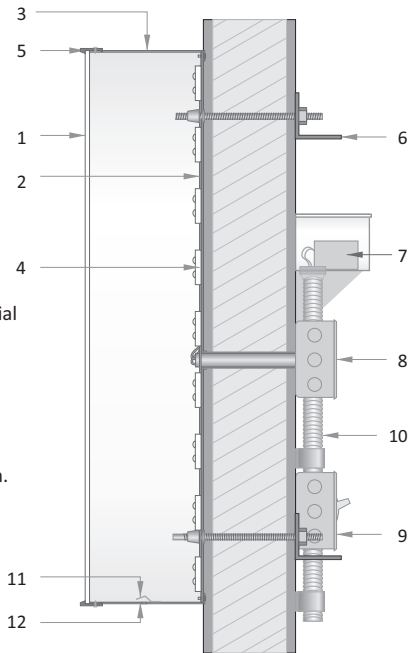
- Channel letters constructed of aluminum: pre-finished black or painted pink returns
- All faces of .177" white (2406) acrylic or polycarbonate
- Pink elements treated with full-coverage, 1st surface application of translucent pink vinyl (see color chart)
- Black elements treated with full-coverage, 1st surface application of perforated black (see color chart)
- Internal illumination of ALL components provided by white LED modules.
- “Denver North”- 1/2” thick Acrylic F.C.O. Letters Painted Black - Stud Mounted.
- All components installed flush to exterior with non-corrosive fasteners (specific hardware TBD)

COLOR SCHEDULE

- All Faces: 2406 White Acrylic or Polycarbonate
- Trimcaps #1: Pre-finished Black
- Trimcaps #2: Painted to match PMS #204 Satin
- Returns #1: Pre-finished (black) Aluminum
- Returns #2: Painted to Match PMS 204 Pink (satin)
- Vinyl Treatment #1 : 3M 3635-222Black Perf. Vinyl
- Vinyl Treatment #2: 3M 3630-68 Rose Mauve

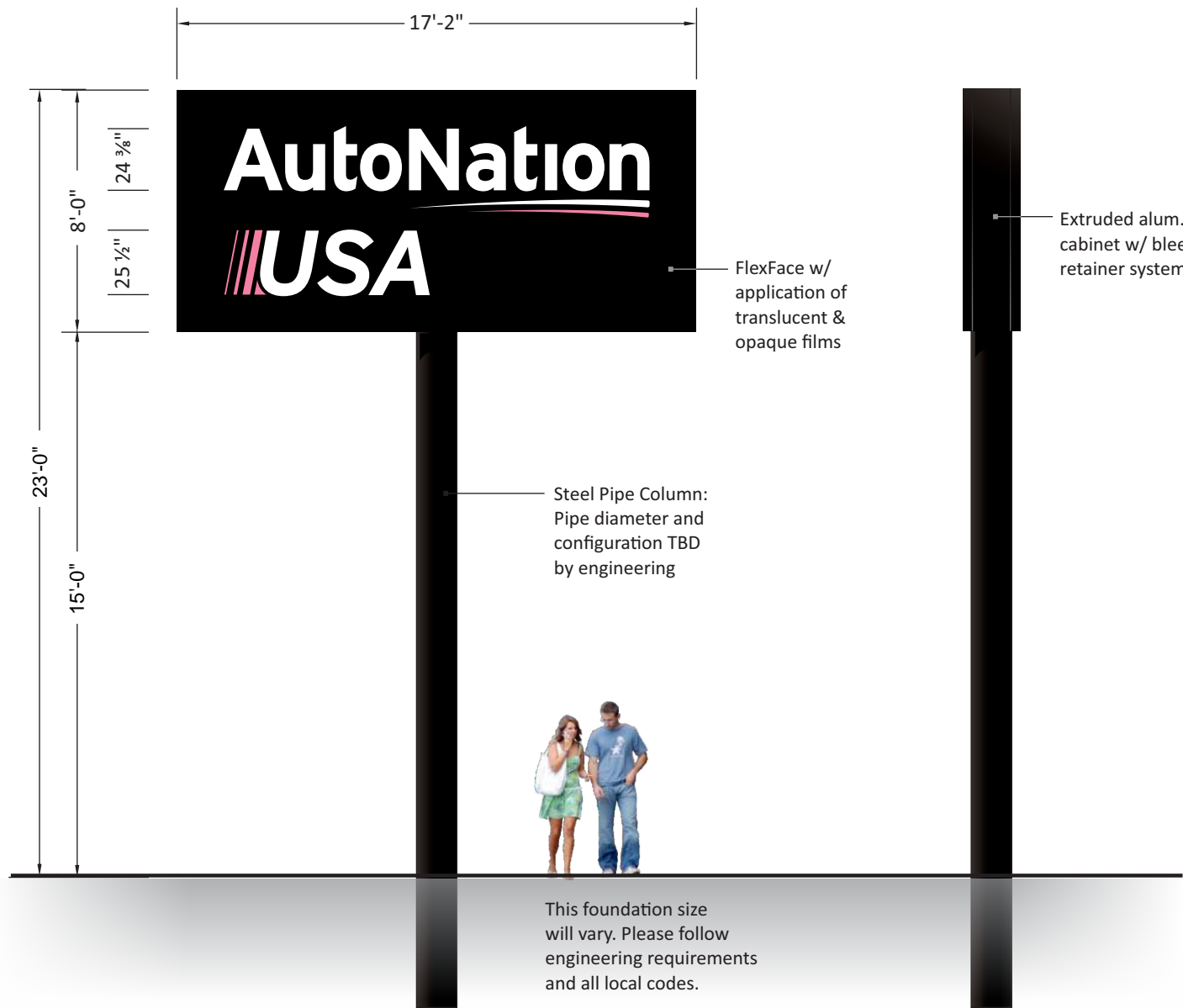
- 1 .177" polycarbonate face
- 2 letter backs to be .080" aluminum
- 3 4" returns to be .040" aluminum
- 4 illumination to be provided by (see below)
- 5 1" trim cap
- 6 mounting varies upon location and wall material
- 7 IP67 rated power supply
- 8 junction box
- 9 listed disconnect switch
- 10 primary power source
- 11 weep hole cover to be white pre-finished alum.
- 12 weep hole

This is a generic detail.  
Mounting details and power  
supply placement will vary.



Revisions:		
06.02.2021 - Pylon Position revision	...	...
06.11.2021 - Additional C/ltrs and revisions	...	...
	...	...
	...	...
	...	...

PM: AQ	Address: 9100 Pan American Freeway NE
Drawn By: EVS	City State: Albuquerque, NM
Date: 05/24/2021	S.O. # 121410
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ANU-P-84

GENERAL DESCRIPTION

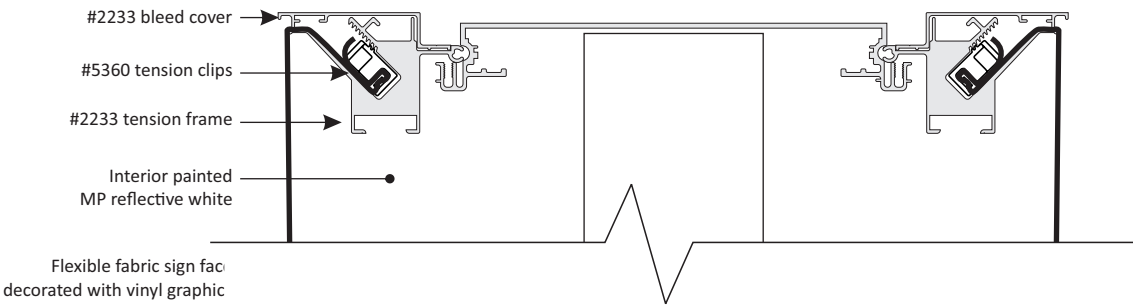
- Double face, internally illuminated pylon sign featuring extruded aluminum cabinet with a bleed retainer and flexible faces.
- Faces of 3M white, flexible substrate with 1st surface application of translucent pink & opaque black films
- Internal illumination by white LED modules
- Cabinet installed onto steel column set in concrete foundation. Size of foundation varies per local codes and criterea

COLOR SCHEDULE

- Painted MP 923SP Black (satin finish)
- Panaflex White Trans. Substrate
- 3M 7725-12 Opaque Black Vinyl
- 3M 3630-68 "Rose Mauve" Trans. Vinyl
- White LED Modules (6500K)

SQUARE FOOTAGE

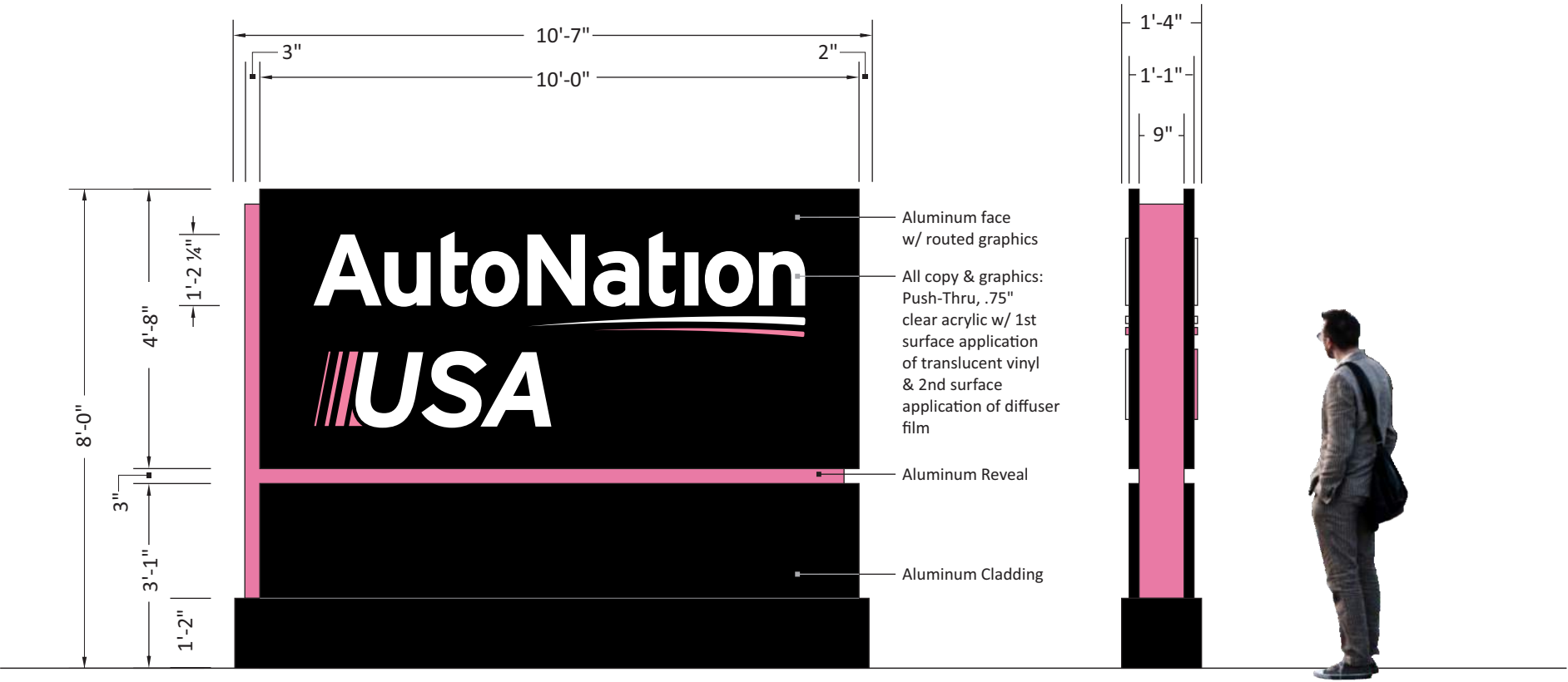
Proposed Sq. Feet: 7'-0" x 15'-0" = 105 Sq Feet



DF Wide Body with Bleed Face Retainer System

Revisions:	
Q6.02.2021 - Pylon Position revision	...
Q6.11.2021 - Additional C/ltrs and revisions	...
...	...
...	...
...	...





ANU-M-96  
GENERAL DESCRIPTION

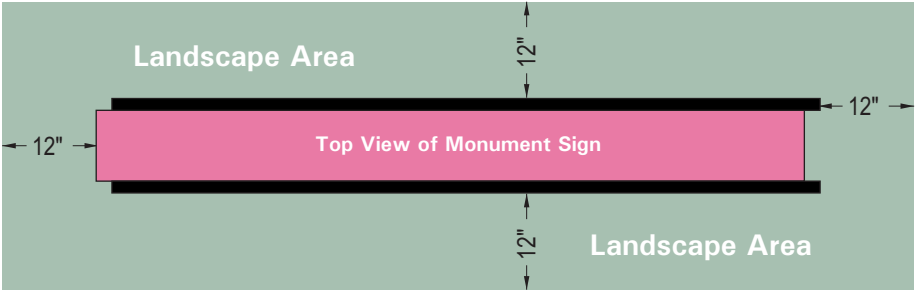
- Double face, internally illuminated monument sign featuring pushed-thru acrylic graphics, and painted aluminum cladding & reveal.
- Faces of aluminum with copy & graphics routed from faces and pushed-thru with .750" clear acrylic with 1st surface application of pink & white translucent film and a 2nd surface application of diffuser film
- 3" Continuous reveal to of aluminum & finished with pink enamel
- Internal illumination by white LED modules
- Skirt/base and all cladding is of painted aluminum
- Monument sign set in concrete foundation(s). Size of foundation varies per
- local codes and criteria

COLOR SCHEDULE

- Painted MP 923SP Black (satin finish)
- Clear Acrylic
- Painted to match PMS 204 (satin finish)
- 3M 3630-20 White Trans. Vinyl
- 3M 3630-68 "Rose Mauve" Trans. Vinyl
- White LED Modules (6500K)

SQUARE FOOTAGE

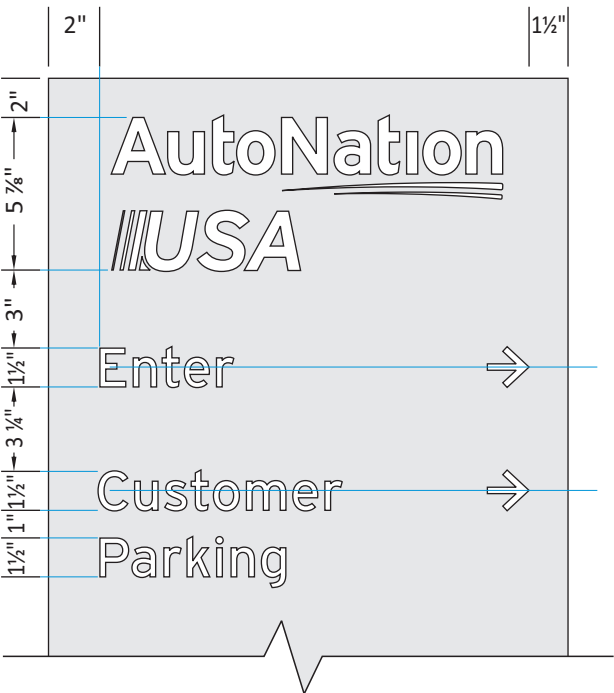
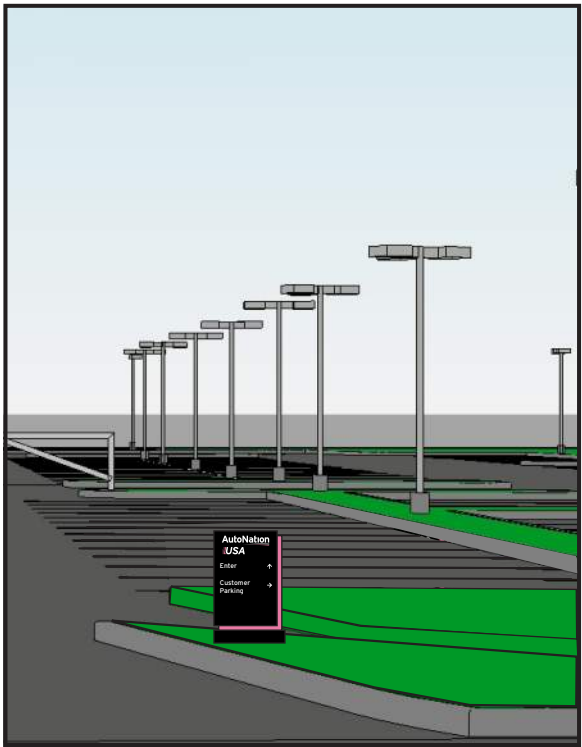
Proposed Sq. Feet: 4'-8" x 10'-0" = 46.67 Sq Feet






12" Perimeter around base of monument is to be reserved for landscaping - not grass

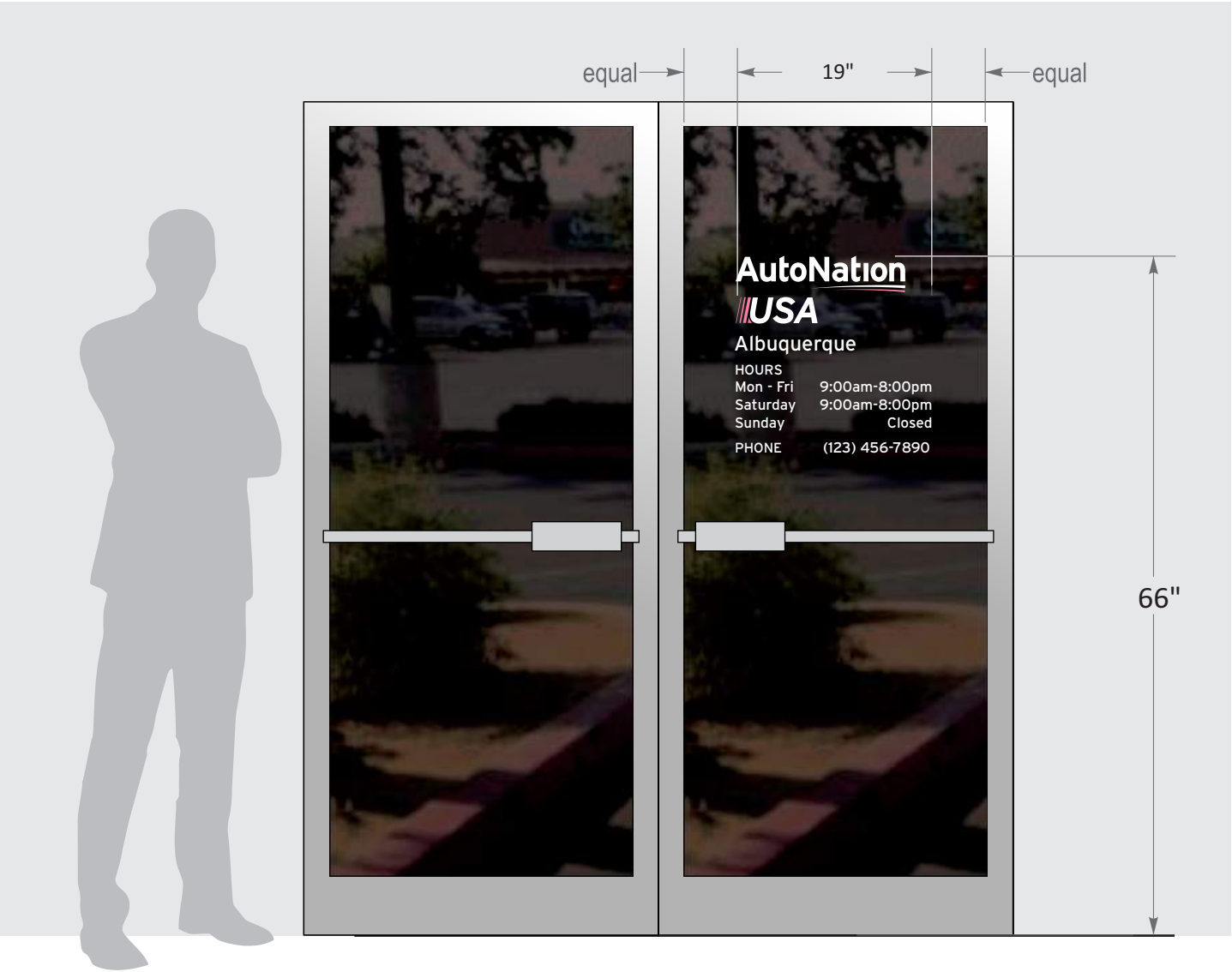
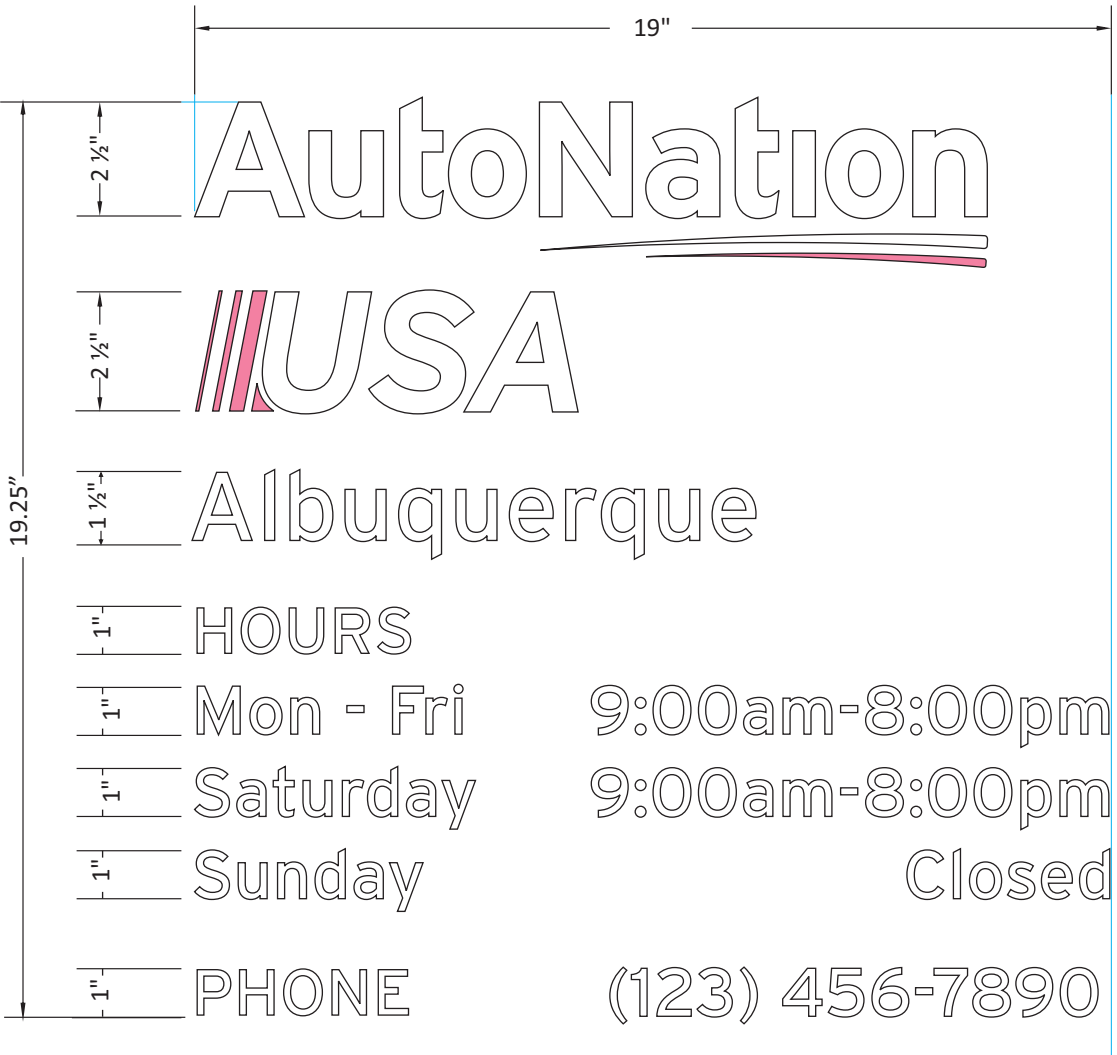
Revisions:		
06.02.2021 - Pylon Position revision	...	...
06.11.2021 - Additional C/ltrs and revisions	...	...
	...	...
	...	...
	...	...

PM: AQ	Address: 9100 Pan American Freeway NE	
Drawn By: EVS	City State: Albuquerque, NM	
Date: 05/24/2021	S.O. # 121410	Page# 8



## TYPICAL LETTER HEIGHT AND SPACING

- |   |  |
|---|--|
|  | 3M 7725-10 White Vinyl                   |
|  | Painted MP 923SP Black (satin finish)    |
|  | Painted to match PMS #204 (satin finish) |



When there are double-Entry doors, the vinyl graphics will be placed on the right door

General Specificaations

- White with pink vinyl copy and numbers
- Vinyl applied to 1st surface

Color Specificaations

- 3M 7725-10 White vinyl
- 3M 3630-68 Rose Mauve

Revisions:		
06.02.2021 - Pylon Position revision	...	...
06.11.2021 - Additional C/ltrs and revisions	...	...
	...	...
	...	...
	...	...

PM: AQ	Address: 9100 Pan American Freeway NE	
Drawn By: EVS	City State: Albuquerque, NM	
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**INFRASTRUCTURE LIST**

(Rev. 2-16-18)

**EXHIBIT "A"**

**TO SUBDIVISION IMPROVEMENTS AGREEMENT  
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

**Lot 21-A, Block 8, Tract A, Unit B, North Albuquerque Acres  
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

**Lots 13-15 and Lots 21-23, Block 8, Tract A, Unit B, North Albuquerque Acres  
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed	Constructed Under	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst
DRC #	DRC #						Inspector	P.E.	Engineer
<b>TRANSPORTATION PROPERTY FRONTAGE IMPROVEMENTS</b>									
		15' Lane 4' Transition	Pavement, Curb & Gutter and associated striping	Glendale Ave. NE	Pan American	East Property Line	/	/	/
		5' Wide	Sidewalk	Glendale Ave. NE	Pan American	455' W. of Pan American	/	/	/
		15' Lane 4' Transition	Pavement, Curb & Gutter and associated striping	Alameda Place NE	Pan American	East Property Line	/	/	/
		5' Wide	Sidewalk	Alameda Place NE	Pan American	566' W. of Pan American	/	/	/
		25' Wide	Access Driveway Plus ADA Ramps Full Access	Glendale Ave. NE	83' East of Pan American	148' East of Pan American	/	/	/
		24' Wide	Access Driveway Plus ADA Ramps Full Access	Glendale Ave. NE	384' East of Pan American	458' East of Pan American	/	/	/
		30' Wide	Access Driveway Plus ADA Ramps Full Access	Alameda Place NE	487' East of Pan American	567' East of Pan American	/	/	/
							/	/	/
							/	/	/



Financially Guaranteed DRC #	Constructed Under DRC #	WATER AND SANITARY SEWER IMPROVEMENTS					Construction Certification		
		Size	Type of Improvement	Location	From	To	Private		City Cnst Engineer
							Inspector	P.E.	
<input type="text"/>	<input type="text"/>	6"	Fire Hydrant	Glendale Ave. NE	83' East of Pan American	Entrance Curb Return	/	/	/
<input type="text"/>	<input type="text"/>	2"	Domestic Water Service and meter	Glendale Ave. NE	345' East of Pan American	Lot 21-A	/	/	/
<input type="text"/>	<input type="text"/>	1"	Landscape Water Service and meter	Glendale Ave. NE	345' East of Pan American	Lot 21-A	/	/	/
<input type="text"/>	<input type="text"/>	6"	Fire Line	Glendale Ave. NE	345' East of Pan American	Lot 21-A	/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
NMDOT PROPERTY FRONTAGE IMPROVEMENTS*									
<input type="text"/>	<input type="text"/>	12'	140' Right Turn Lane + Transition with associated striping	Pan American	Glendale Ave. NE	150' south of Glendale Ave. NE	/	/	/
<input type="text"/>	<input type="text"/>	6' Wide	Sidewalk	Pan American	Alameda Place NE	Glendale Ave. NE	/	/	/
<input type="text"/>	<input type="text"/>	2' Sidewalk Culverts	3- sidewalk culverts and 5'x5' rip-rap pad	Northwest corner of site on Pan American Frontage			/	/	/
<input type="text"/>	<input type="text"/>	2' Sidewalk Culverts	4- sidewalk culverts and 8'x8' rip-rap pad	Southwest corner of site on Pan American Frontage			/	/	/
<input type="text"/>	<input type="text"/>	4'x4'	Drop inlet	Pan American	North side of junciton box		/	/	/
<input type="text"/>	<input type="text"/>	4'x4'	Drop inlet	Pan American	South side of junciton box		/	/	/

\*Any additional comments from NMDOT's plan review shall be included.

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The Items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Approval of Creditable Items:							Approval of Creditable Items:		
Impact Fee Administrator Signature      Date							City User Dept. Signature      Date		

#### NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.  
Street lights per City requirements.

1	<input type="text"/>
2	<input type="text"/>
3	<input type="text"/>

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Ronald R. Bohannon

NAME (print)

DRB CHAIR - date

PARKS & RECREATION - date

Tierra West, LLC

FIRM

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

SIGNATURE - date

UTILITY DEVELOPMENT - date

CODE ENFORCEMENT - date

CITY ENGINEER - date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER