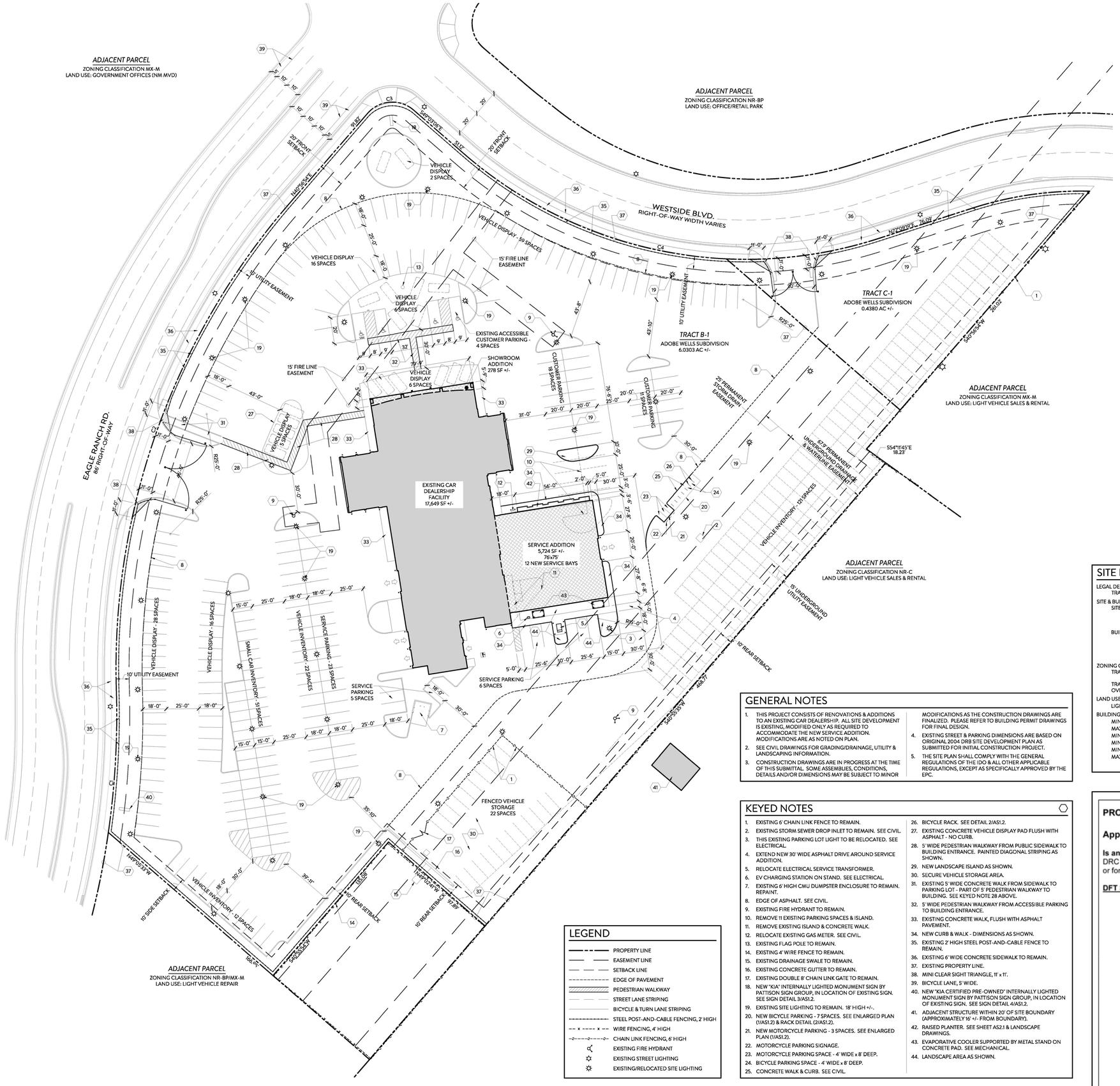
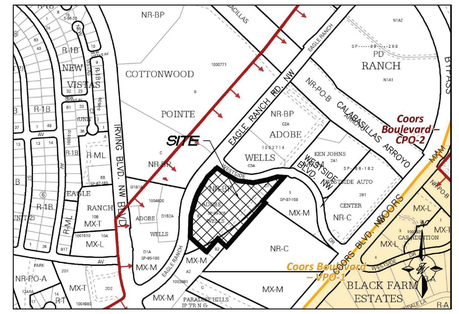
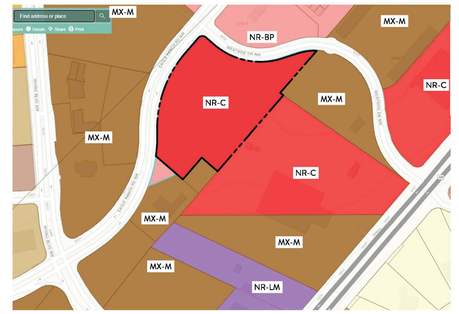




VICINITY MAP



ZONING MAP

GENERAL NOTES

1. THIS PROJECT CONSISTS OF RENOVATIONS & ADDITIONS TO AN EXISTING CAR DEALERSHIP. ALL SITE DEVELOPMENT IS EXISTING, MODIFIED ONLY AS REQUIRED TO ACCOMMODATE THE NEW SERVICE ADDITION. MODIFICATIONS ARE AS NOTED ON PLAN.
2. SEE CIVIL DRAWINGS FOR GRADING/DRAINAGE, UTILITY & LANDSCAPING INFORMATION.
3. CONSTRUCTION DRAWINGS ARE IN PROGRESS AT THE TIME OF THIS SUBMITTAL. SOME ASSEMBLIES, CONDITIONS, DETAILS AND/OR DIMENSIONS MAY BE SUBJECT TO MINOR MODIFICATIONS AS THE CONSTRUCTION DRAWINGS ARE FINALIZED. PLEASE REFER TO BUILDING PERMIT DRAWINGS FOR FINAL DESIGN.
4. EXISTING STREET & PARKING DIMENSIONS ARE BASED ON ORIGINAL 2004 DRB SITE DEVELOPMENT PLAN AS SUBMITTED FOR INITIAL CONSTRUCTION PROJECT.
5. THE SITE PLAN SHALL COMPLY WITH THE GENERAL REGULATIONS OF THE IDO & ALL OTHER APPLICABLE REGULATIONS, EXCEPT AS SPECIFICALLY APPROVED BY THE EPC.

KEYED NOTES

1. EXISTING 6' CHAIN LINK FENCE TO REMAIN.
2. EXISTING STORM SEWER DROP INLET TO REMAIN. SEE CIVIL.
3. THIS EXISTING PARKING LOT LIGHT TO BE RELOCATED. SEE ELECTRICAL.
4. EXTEND NEW 30' WIDE ASPHALT DRIVE AROUND SERVICE ADDITION.
5. RELOCATE ELECTRICAL SERVICE TRANSFORMER.
6. EV CHARGING STATION ON STAND. SEE ELECTRICAL.
7. EXISTING 6' HIGH CMU DUMPSTER ENCLOSURE TO REMAIN. REPAINT.
8. EDGE OF ASPHALT. SEE CIVIL.
9. EXISTING FIRE HYDRANT TO REMAIN.
10. REMOVE 11 EXISTING PARKING SPACES & ISLAND.
11. REMOVE EXISTING ISLAND & CONCRETE WALK.
12. RELOCATE EXISTING GAS METER. SEE CIVIL.
13. EXISTING FLAG POLE TO REMAIN.
14. EXISTING 4' WIRE FENCE TO REMAIN.
15. EXISTING DRAINAGE SWALE TO REMAIN.
16. EXISTING CONCRETE GUTTER TO REMAIN.
17. EXISTING DOUBLE 8' CHAIN LINK GATE TO REMAIN.
18. NEW "KIA" INTERNALLY LIGHTED MONUMENT SIGN BY PATTISON SIGN GROUP, IN LOCATION OF EXISTING SIGN. SEE SIGN DETAIL 3/AS1.2.
19. EXISTING SITE LIGHTING TO REMAIN. 18' HIGH +/-.
20. NEW BICYCLE PARKING - 7 SPACES. SEE ENLARGED PLAN (1/AS1.2) & RACK DETAIL (2/AS1.2).
21. NEW MOTORCYCLE PARKING - 3 SPACES. SEE ENLARGED PLAN (1/AS1.2).
22. MOTORCYCLE PARKING SIGNAGE.
23. MOTORCYCLE PARKING SPACE - 4' WIDE x 8' DEEP.
24. BICYCLE PARKING SPACE - 4' WIDE x 8' DEEP.
25. CONCRETE WALK & CURB. SEE CIVIL.
26. BICYCLE RACK. SEE DETAIL 2/AS1.2.
27. EXISTING CONCRETE VEHICLE DISPLAY PAD FLUSH WITH ASPHALT - NO CURB.
28. 5' WIDE PEDESTRIAN WALKWAY FROM PUBLIC SIDEWALK TO BUILDING ENTRANCE. PAINTED DIAGONAL STRIPING AS SHOWN.
29. NEW LANDSCAPE ISLAND AS SHOWN.
30. SECURE VEHICLE STORAGE AREA.
31. EXISTING 5' WIDE CONCRETE WALK FROM SIDEWALK TO PARKING LOT - PART OF 5' PEDESTRIAN WALKWAY TO BUILDING. SEE KEYED NOTE 28 ABOVE.
32. 5' WIDE PEDESTRIAN WALKWAY FROM ACCESSIBLE PARKING TO BUILDING ENTRANCE.
33. EXISTING CONCRETE WALK, FLUSH WITH ASPHALT PAVEMENT.
34. NEW CURB & WALK - DIMENSIONS AS SHOWN.
35. EXISTING 2' HIGH STEEL POST-AND-CABLE FENCE TO REMAIN.
36. EXISTING 6' WIDE CONCRETE SIDEWALK TO REMAIN.
37. EXISTING PROPERTY LINE.
38. MINI CLEAR SIGHT TRIANGLE, 11' x 11'.
39. BICYCLE LANE, 5' WIDE.
40. NEW "KIA CERTIFIED PRE-OWNED" INTERNALLY LIGHTED MONUMENT SIGN BY PATTISON SIGN GROUP, IN LOCATION OF EXISTING SIGN. SEE SIGN DETAIL 4/AS1.2.
41. ADJACENT STRUCTURE WITHIN 20' OF SITE BOUNDARY (APPROXIMATELY 16' +/- FROM BOUNDARY).
42. RAISED PLANTER. SEE SHEET AS2.1 & LANDSCAPE DRAWINGS.
43. EVAPORATIVE COOLER SUPPORTED BY METAL STAND ON CONCRETE PAD. SEE MECHANICAL.
44. LANDSCAPE AREA AS SHOWN.

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- EDGE OF PAVEMENT
- PEDESTRIAN WALKWAY
- STREET LANE STRIPING
- BICYCLE & TURN LANE STRIPING
- STEEL POST-AND-CABLE FENCING, 2' HIGH
- WIRE FENCING, 4' HIGH
- CHAIN LINK FENCING, 6' HIGH
- EXISTING FIRE HYDRANT
- EXISTING STREET LIGHTING
- EXISTING/RELOCATED SITE LIGHTING

SITE DATA

LEGAL DESCRIPTION
TRACTS B-1 & C-1, ADOBE WELLS SUBDIVISION

SITE & BUILDING INFORMATION:

SITE AREA:	
TRACT B-1	5.5923 AC +/-
TRACT C-1	0.4380 AC +/-
TOTAL	6.0303 AC +/-
BUILDING AREA:	
EXISTING FACILITY	17,649 SF
SHOWROOM ADDITION	278 SF
SERVICE ADDITION	5,724 SF
TOTAL	23,651 SF

ZONING CLASSIFICATION:
TRACT B-1 NR-C (PREVIOUS CLASSIFICATION MX-M / NR-BP)
TRACT C-1 NR-C (PREVIOUS CLASSIFICATION NR-BP)
OVERLAY ZONE (BOTH PARCELS): CPO-2

LAND USE:
LIGHT VEHICLE SALES & RENTAL

BUILDING RESTRICTIONS (UTILIZING NR-C REQUIREMENTS):
MINIMUM LOT WIDTH: N/A
MAXIMUM LOT BUILDING COVERAGE: N/A
MINIMUM FRONT SETBACK: 5'
MINIMUM SIDE SETBACK: 0'
MINIMUM REAR SETBACK: 0'
MAXIMUM BUILDING HEIGHT: 38'

MINIMUM OFF-STREET PARKING (TABLE 5-5-1):
LIGHT VEHICLE SALES & RENTAL: 2 SPACES / 1,000 SF
23,682 SF / 1,000 x 2 = 48 SPACES
PARKING PROVIDED

CUSTOMER PARKING	33
SERVICE PARKING	34
VEHICLE DISPLAY	136
VEHICLE INVENTORY	206
FENCED VEHICLE STORAGE	22
	431 SPACES

ACCESSIBLE PARKING REQUIRED (NMAC 14.7.2.19(D), TI106.2):
51-100 TOTAL PARKING SPACES REQUIRED: 4 ACCESSIBLE SPACES REQUIRED, 1 TO BE VAN ACCESSIBLE
MINIMUM MOTORCYCLE PARKING (TABLE 5-5-4):
51-100 SPACES: 3 MOTORCYCLE SPACES REQUIRED
MINIMUM BICYCLE PARKING (TABLE 5-5-5):
10% OF OFF-STREET VEHICLE PARKING SPACES, 3 MIN.
67 / 10 = 6.7 7 BICYCLE SPACES REQUIRED
MINIMUM PARKING & DRIVE DIMENSIONS PROVIDED:

DRIVING AISLES:	25' WIDE
STANDARD VEHICLE PARKING SPACES:	8.5' x 18'
COMPACT VEHICLE PARKING SPACES:	7.5' x 15'
ACCESSIBLE PARKING SPACES:	9' x 20'
ACCESSIBLE PARKING ACCESS AISLES:	8' x 20'
MOTORCYCLE PARKING SPACES:	4' x 8'
BICYCLE PARKING SPACES:	4' x 8'

PROJECT NUMBER: PR-2024-011052

Application Number: SI-2024-01468

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.

DFT SITE DEVELOPMENT PLAN APPROVAL:

Ernest Armijo	14/08/2025
Traffic Engineering, Transportation Division	Date
	27/08/2025
ABCWUA	Date
Whitney Phelan (Aug 14, 2025 14:38:09 MDT)	14/08/2025
Parks and Recreation Department	Date
	14/08/2025
Hydrology	Date
Jeff Peterson (Aug 14, 2025 14:00:55 MDT)	14/08/2025
Code Enforcement	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
	03/09/2025
Planning Department	Date

40 20 0 20 40

SCALE: 1" = 30'-0"

ARCHITECTURAL SITE PLAN

STATE OF NEW MEXICO
RONALD HUGH CAMPBELL
NO. 3445
REGISTERED ARCHITECT
04.11.2025

CAMPBELL ARCHITECTURE
575.496.3847
www.campbellarch.com
3237 Jupiter Road
La Cruces, NM 88012

DATE:	04.11.2025
ISSUE:	EPC SUBMITTAL REV2
PROJ #:	2023.05
FILE:	PKIA09 AS01 SITE FOR EPC REV2
REV 1:	AS1.1 SITE FOR EPC REV2
REV 2:	
REV 3:	
REV 4:	

PITRE KIA OF ALBUQUERQUE
RENOVATIONS & ADDITIONS
9640 EAGLE RANCH ROAD NW
ALBUQUERQUE, NEW MEXICO 87114

ARCHITECTURAL SITE PLAN

AS1.1

ENLARGED PLAN AT BICYCLE & MOTORCYCLE PARKING
1/AS1.2

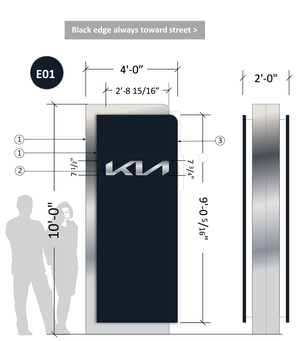
SCALE: 1/8" = 1'-0"

BICYCLE PARKING RACK DETAIL
2/AS1.2

SCALE: 1/2" = 1'-0"

KUSPS10

Scale: 3/8"=1'



SIDE VIEW

Logo: 1.77 Sq. Ft.
Total: 40 Sq. Ft.

Existing KPSN10 - To Be Removed

Specifications

Will attempt to reuse existing foundation
Pattison ID to remove & scrap existing sign
Dealer to provide electrical prior to installation

1. Cladding – 4MM Kia Black and Metallic Silver ACM
2. Kia Wordmark – Milled Aluminum and Plastic "Sandwich" Design with 7100K LED illumination thru edge of filler
3. Black edge always toward street >
   Accent Lighting – 7100K LED illumination with
   7328 White Polycarbonate Lens

Colors

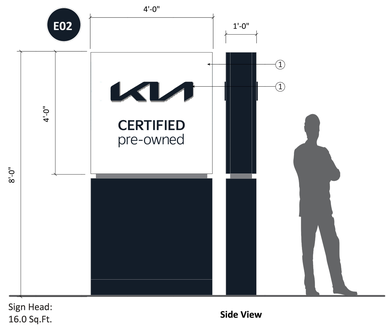
- Black Kia ACM – Kia Midnight Black
- Metallic Silver Kia ACM – Alfrex Exotic Mica
  Accent Lighting Lens – 7328 White
  LED – 7100K White Illumination

"KIA" MONUMENT SIGN - TO BE LOCATED BY EAGLE RANCH ROAD / WESTSIDE BLVD. INTERSECTION
3/AS1.2

SCALE AS NOTED

KUSCPOM16

Scale: 1/4"=1'



Sign Head:
16.0 Sq.Ft.

Side View

Existing Monument - To Be Removed

Specifications

Will attempt to reuse existing foundation
Pattison ID to remove & scrap existing sign
Dealer to provide electrical prior to installation

1. Aluminum Extruded Cabinet with Aluminum Pan Faces.
2. Routed with clear acrylic push thru copy with 1st surface 3M Black vinyl.
3. Illumination is 7100K LEDs with Power Supplies mounted in the cabinet.
4. Faces hinged for service.
5. Aluminum Brake-formed Base w/reveal.

Colors

- Kia Midnight Black – Pantone 7547C
- Metallic Gray
- Kia Midnight Black Vinyl – Pantone 7547C
- White Paint – Glossy
  LED – 7100K White Illumination

"KIA CERTIFIED PRE-OWNED" MONUMENT SIGN - TO BE LOCATED BY EAGLE RANCH ROAD NEAR SW CORNER OF SITE
4/AS1.2

SCALE AS NOTED

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4. EXISTING STREET & PARKING DIMENSIONS ARE BASED ON ORIGINAL 2004 DRB SITE DEVELOPMENT PLAN AS SUBMITTED FOR INITIAL CONSTRUCTION PROJECT.

KEYED NOTES

1. EDGE OF ASPHALT. SEE CIVIL.
2. MOTORCYCLE PARKING SIGNAGE.
3. MOTORCYCLE PARKING SPACE - 4' WIDE x 8' DEEP.
4. BICYCLE PARKING SPACE - 4' WIDE x 8' DEEP.
5. CONCRETE WALK & CURB. SEE CIVIL.
6. BICYCLE RACK. SEE DETAIL 2/AS1.1.
7. 2" DIA. SCH. 40 STEEL TUBE, PAINTED - PROFILE AS SHOWN.
8. TOP OF FOOTING FLUSH WITH TOP OF CONCRETE WALK.
9. SET TUBE LEGS 9" INTO CONCRETE FOOTING.
10. 12" DIA. x 12" DEEP 3,000 PSI CONCRETE FOOTING.

STATE OF NEW MEXICO
RONALD HUGH CAMPBELL
NO. 3445
REGISTERED ARCHITECT
04.11.2025

CAMPBELL ARCHITECTURE
3237 Jupiter Road
La Cruces, NM 88012
575.496.3847
www.campbellarch.com

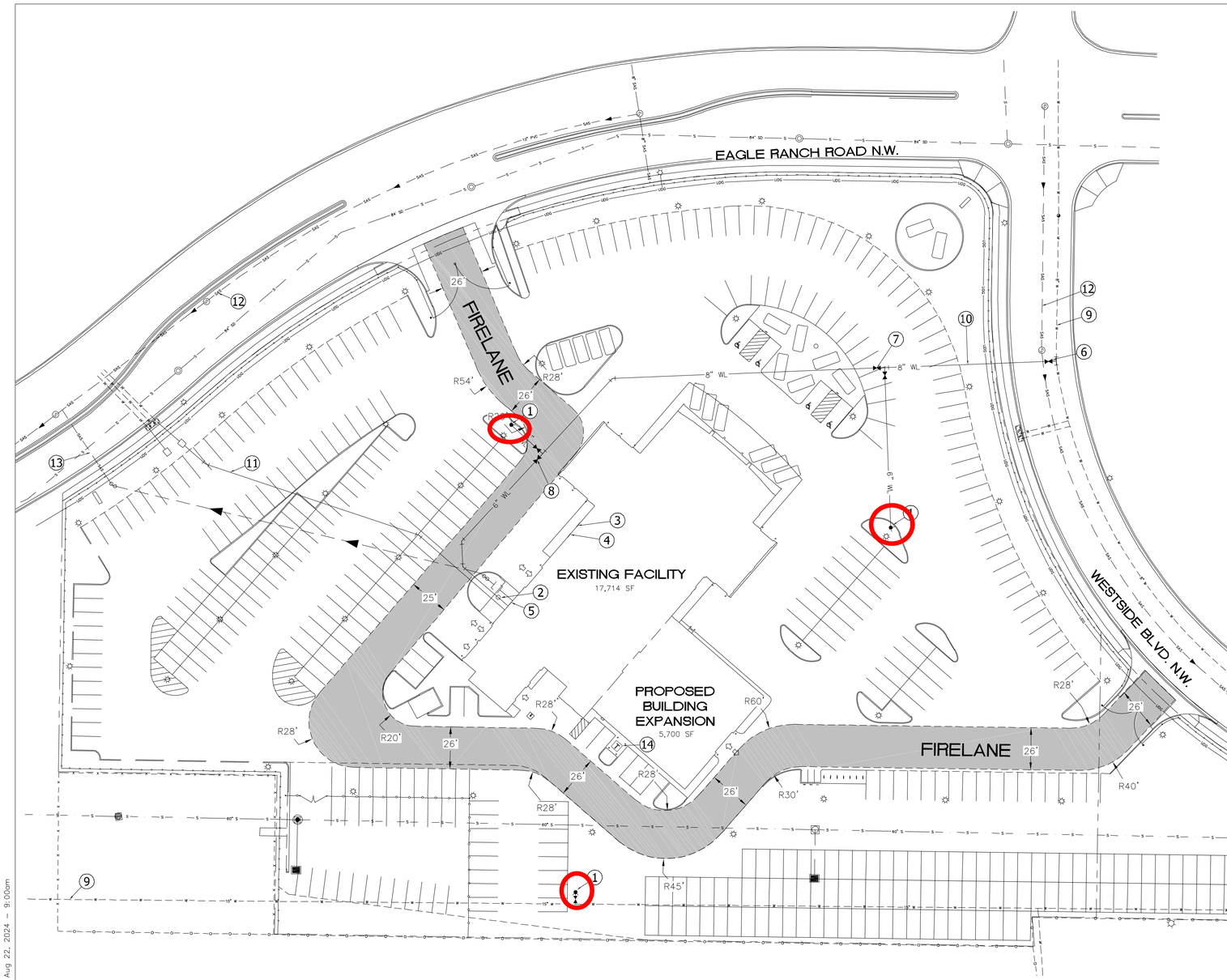
DATE: 04.11.2025
ISSUE: EPC SUBMITTAL REV2
PROJ #: 2023.05
FILE: PKABQ AS1 SITE FOR EPC REV2
REV 1:
REV 2:
REV 3:
REV 4:

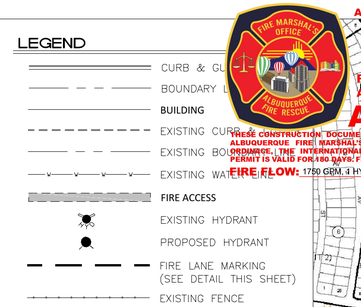
PITRE KIA OF ALBUQUERQUE
RENOVATIONS & ADDITIONS

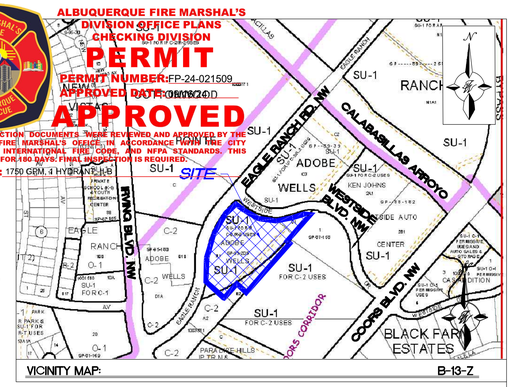
9640 EAGLE RANCH ROAD NW
ALBUQUERQUE, NEW MEXICO 87114

ARCHITECTURAL
SITE DETAILS

AS2.1







VICINITY MAP: B-13-Z

ALBUQUERQUE FIRE MARSHAL'S DIVISION OFFICE PLANS CHECKING DIVISION

PERMIT

PERMIT NUMBER: FP-24-021509

APPROVED DATE: 08/08/2024

APPROVED

THESE CONSTRUCTION DOCUMENTS WERE REVIEWED AND APPROVED BY THE ALBUQUERQUE FIRE MARSHAL'S OFFICE, IN ACCORDANCE WITH FIRE CITY ORDINANCE, THE INTERNATIONAL FIRE CODE, AND NFPA STANDARDS. THIS PERMIT IS VALID FOR 180 DAYS. FINAL INSPECTION IS REQUIRED.

FIRE FLOW: 1750 GPM 4 HYDRANTS R-B

LEGAL DESCRIPTION:

TRACT B-1, ADOBE WELLS

PITRE KIA
9640 EAGLE RANCH ROAD N.W.
ALBUQUERQUE, NM 87114

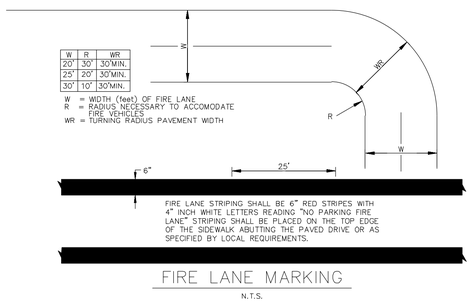
MODERATE INTENSITY ZONE DISTRICT (MX-M)
NON-RESIDENTIAL - BUSINESS PARK ZONE DISTRICT (NR-BP)
OCCUPANCY TYPE: LIGHT VEHICLE SALES AND RENTAL / LIGHT VEHICLE REPAIR

LOT AREA: 261,360 SF (6 ACRES)
BUILDING AREA: 23,414 SF
1 STORY HIGH BUILDING
CONSTRUCTION TYPE: II-B

BUILDING IS FULLY SPRINKLERED
FIRE SEPARATION = 2-HOUR RATING
MAX BUILDING HEIGHT 28'-0"
FIRE-FLOW = 1,625 GPM (3,250 GPM WITH 50% REDUCTION
FH'S REQUIRED = 1
FH'S PROVIDED = 3

KEYED NOTES

1. EXISTING PRIVATE FIRE HYDRANT AND 6" VALVE
2. POSITION INDICATOR VALVE (PIV)
3. BUILDING ADDRESS
4. KNOX BOX
5. EXISTING FIRE DEPARTMENT CONNECTION (FDC)
6. EXISTING 8" PUBLIC GATE VALVE
7. EXISTING 8" PRIVATE GATE VALVE
8. EXISTING 6" PRIVATE GATE VALVE
9. EXISTING WATERLINE
10. EXISTING FIRELINE
11. EXISTING DOMESTIC WATER SERVICE LINE
12. EXISTING SANITARY SEWER LINE
13. EXISTING SAS SERVICE LINE
14. ELECTRICAL SERVICE LINE



W	R	WR
20'	30'	30'MIN.
25'	20'	30'MIN.
30'	10'	30'MIN.

W = WIDTH (feet) OF FIRE LANE
R = RADIUS NECESSARY TO ACCOMODATE FIRE VEHICLES
WR = TURNING RADIUS PAVEMENT WIDTH

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 ABUTTING THE PAVED DRIVE OR AS SPECIFIED BY LOCAL REQUIREMENTS.

FIRE LANE MARKING
N.T.S.

NOTES

1. ON SITE FIRE LANE ROAD SHALL BE MARKED ON BOTH SIDES, AS DIRECTED BY FIRE MARSHALL.
2. 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.
3. KNOX KEY BOX SWITCH SHALL BE MOUNTED BETWEEN 4 AND 6 FEET ABOVE GRADE AND SHALL BE ILLUMINATED. ONE IS TO BE PROVIDED FOR ALL ELECTRIC GATES AND ALL BUILDINGS.
4. KNOX KEY SWITCH REQUIRED FOR ALL ELECTRIC GATES AND ALL BUILDINGS.
5. BUILDINGS WILL REQUIRE VERTICAL AND HORIZONTAL FIRE SEPARATION BETWEEN EACH DWELLING UNIT WITH A FIRE-RESISTANCE RATING NO LESS THAN 2 HOURS PER 707.3.10 OF THE IBC.

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.

GRAPHIC SCALE

35 0 35

(IN FEET)
1 inch = 35 ft.

ENGINEER'S SEAL

RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER

08/07/2024

RONALD R. BOHANNAN P.E. #7868

KIA WESTSIDE AUTO DEALERSHIP

FIRE ONE PLAN

DRAWN BY RMG

DATE 08/06/2024

SHEET # F1-1

JOB # 2024019

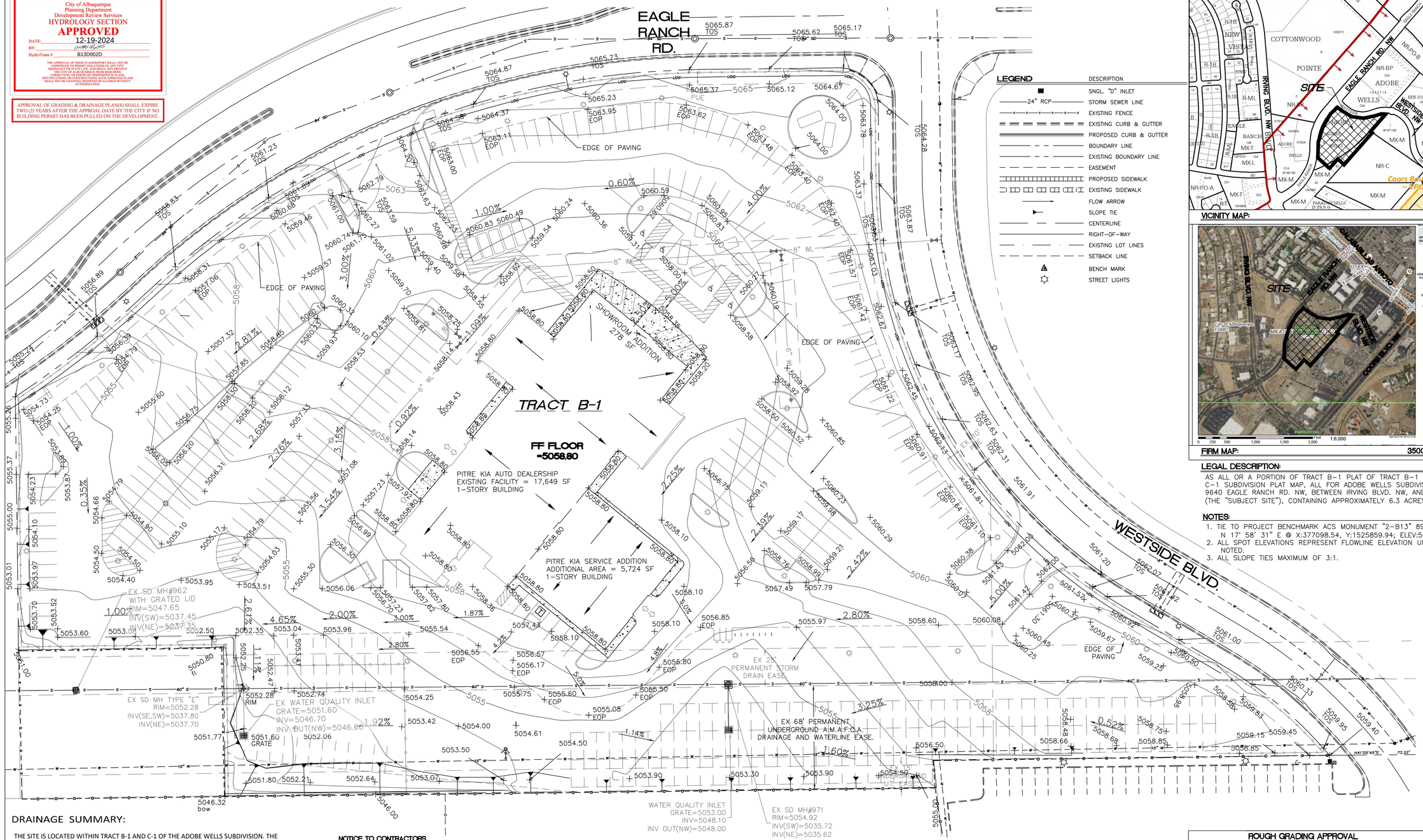
TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NM 87109
(505) 858-3100
www.tierrawestllc.com

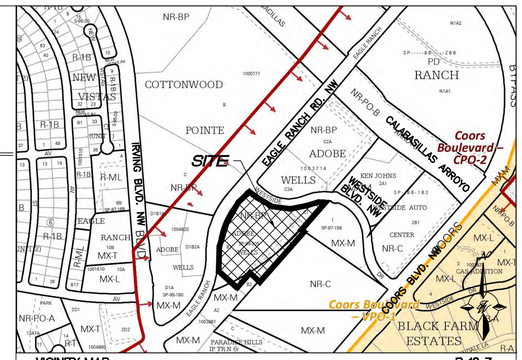
Z:\2024\2024019 Pitre Kia ABQ\dwg\Construction\2024019_F1.dwg Aug 22, 2024 - 9:00am

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 12-19-2024
BY:
HydroTrans # B13D002D

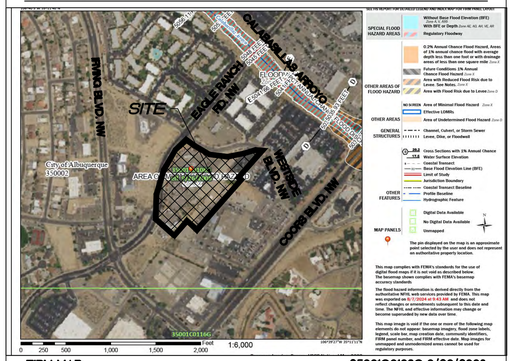
THE APPROVAL OF THESE PLANS/REPORT SHALL NOT BE CONSTRUED TO BE A VIOLATION OF THIS OR ANY ORDINANCE OF STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUIRING CORRECTION OF ERRORS IN THE PLANS/REPORT, SPECIFICATIONS, OR CONSTRUCTION. SUCH APPROVED PLANS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.

APPROVAL OF GRADING & DRAINAGE PLAN(S) SHALL EXPIRE TWO (2) YEARS AFTER THE APPROAL DATE BY THE CITY IF NO BUILDING PERMIT HAS BEEN PULLED ON THE DEVELOPMENT.





VICINITY MAP: B-13-Z



FIRM MAP: 35001C0108G 9/26/2008

LEGAL DESCRIPTION:

AS ALL OR A PORTION OF TRACT B-1 PLAT OF TRACT B-1 AND B-2; AND TRACT C-1 SUBDIVISION PLAT MAP, ALL FOR ADOBE WELLS SUBDIVISION, LOCATED AT 9640 EAGLE RANCH RD. NW, BETWEEN IRVING BLVD. NW, AND WESTSIDE DR. NW, (THE "SUBJECT SITE"), CONTAINING APPROXIMATELY 6.3 ACRES.

NOTES:

1. TIE TO PROJECT BENCHMARK ACS MONUMENT "2-B13" 894.97' N 17° 58' 31" E @ X:377098.54, Y:1525859.94; ELEV:5068.204(NGVD29)
2. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
3. ALL SLOPE TIES MAXIMUM OF 3:1.

DRAINAGE SUMMARY:

THE SITE IS LOCATED WITHIN TRACT B-1 AND C-1 OF THE ADOBE WELLS SUBDIVISION. THE IMPROVEMENTS TO THE 6.4 ACRE PROPERTY (TWO TRACTS) INCLUDES A 5,700 SF BUILDING EXPANSION ALONG THE SE CORNER OF THE EXISTING BUILDING. AS PART OF THIS EXPANSION, 11 PARKING SPACES WILL BE REMOVED AND A PARING ISLAND WILL BE RELOCATED ACCORDINGLY. AS PART OF THESE ADDITIONS, THERE WILL BE ASSOCIATED PARKING STALL RELOCATING AND RESTRIPING AS WELL AS AN EXTENSION TO THE PAVED ACCESS ROAD THAT WILL WRAP AROUND THE SE CORNER OF THE BUILDING.

THE PROPOSED ADDITIONS TO THE SITE WILL ENCUMBER 5,230 SQUARE FEET OF LAND AREA THAT WAS PREVIOUSLY COMPOSED OF LAND TREATMENT C. THIS PREVIOUSLY PERVIOUS AREA WILL NOW BE COMPLETELY IMPERVIOUS AND WILL BE COMPOSED OF LAND TREATMENT D PER CHAPTER 6 OF THE CITY OF ALBUQUERQUE (COA) DEVELOPMENT PROCESS MANUAL (DPM). LYING WITHIN ZONE 1, THIS ADDITIONAL IMPERVIOUS AREA WILL ACCOUNT FOR A SUPPLEMENTARY VOLUME OF STORM WATER RUNOFF DURING THE 100-YEAR, 6-HOUR STORM EVENT. THIS ADDITIONAL ONSITE FLOW WILL BE CONVEYED TO ONE OF TWO EXISTING WATER QUALITY INLETS LOCATED AT THE SOUTHERN EDGE OF THE SITE TO MATCH HISTORIC RUNOFF PATTERNS FOR THIS DEVELOPMENT. THE ASSOCIATED STORM WATER QUALITY VOLUME INCREASE FOR THIS ADDITION TO THE IMPERVIOUS AREA WILL BE, 0.26 INCHES X 5'230 SQUARE FEET =113.3 CUBIC FEET PER THE REQUIREMENTS LAID OUT IN THE DPM. A PAYMENT-IN-LIEU WILL BE REQUESTED AS A WAIVER TO ONSITE STORM WATER QUALITY VOLUME INFRASTRUCTURE IMPROVEMENTS DUE TO THE EXISTING SITE CONSTRAINTS AND MINIMAL SITE MODIFICATIONS PROPOSED.

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. 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.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. 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.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
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.

EROSION CONTROL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

GRAPHIC SCALE
30 0 15 30
(IN FEET)
1 inch = 30 ft.

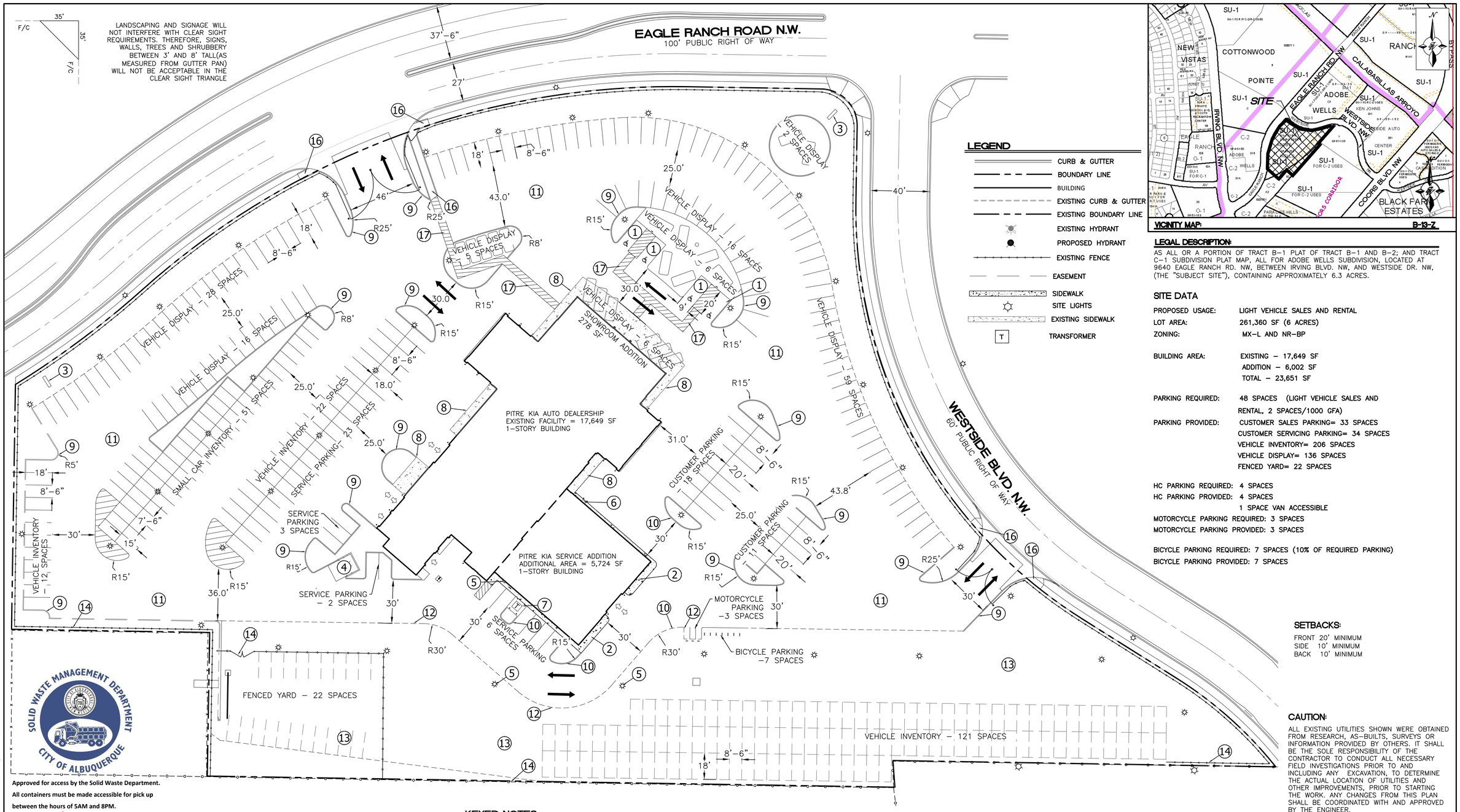
ROUGH GRADING APPROVAL — DATE

ENGINEER'S SEAL
RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER
11/06/2024
RONALD R. BOHANNAN P.E. #7868

KIA WESTSIDE AUTO DEALERSHIP
GRADING AND DRAINAGE PLAN

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NM 87109
(505) 858-3100
www.tierrawestllc.com

DRAWN BY RMG
DATE 11/06/2024
SHEET # GR-1
JOB # 2024019



LEGAL DESCRIPTION:

AS ALL OR A PORTION OF TRACT B-1 PLAT OF TRACT B-1 AND B-2; AND TRACT C-1 SUBDIVISION PLAT MAP, ALL FOR ADOBE WELLS SUBDIVISION, LOCATED AT 9640 EAGLE RANCH RD. NW, BETWEEN IRVING BLVD. NW, AND WESTSIDE DR. NW, (THE "SUBJECT SITE"), CONTAINING APPROXIMATELY 6.3 ACRES.

SITE DATA

PROPOSED USAGE:	LIGHT VEHICLE SALES AND RENTAL
LOT AREA:	261,360 SF (6 ACRES)
ZONING:	MX-L AND NR-BP
BUILDING AREA:	EXISTING – 17,649 SF ADDITION – 6,002 SF TOTAL – 23,651 SF
PARKING REQUIRED:	48 SPACES (LIGHT VEHICLE SALES AND RENTAL, 2 SPACES/1000 GFA)
PARKING PROVIDED:	CUSTOMER SALES PARKING= 33 SPACES CUSTOMER SERVICING PARKING= 34 SPACES VEHICLE INVENTORY= 206 SPACES VEHICLE DISPLAY= 136 SPACES FENCED YARD= 22 SPACES

HC PARKING REQUIRED: 4 SPACES
HC PARKING PROVIDED: 4 SPACES
1 SPACE VAN ACCESSIBLE
MOTORCYCLE PARKING REQUIRED: 3 SPACES
MOTORCYCLE PARKING PROVIDED: 3 SPACES

BICYCLE PARKING REQUIRED: 7 SPACES (10% OF REQUIRED PARKING)
BICYCLE PARKING PROVIDED: 7 SPACES

SETBACKS:

FRONT 20' MINIMUM
SIDE 10' MINIMUM
BACK 10' MINIMUM

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.

SOLID WASTE MANAGEMENT DEPARTMENT CITY OF ALBUQUERQUE

Approved for access by the Solid Waste Department.

All containers must be made accessible for pick up between the hours of 5AM and 8PM.

Reviewer: Adrian Marez

Date: 1-14-25

Existing trash enclosure to remain must not hinder access

EXECUTIVE SUMMARY:

THE SITE IS LOCATED IN THE SE QUADRANT OF EAGLE RANCH ROAD AND WESTSIDE DRIVE IN NW ALBUQUERQUE NM. THE IMPROVEMENTS ON THE 6.0 ACRE PROPERTY (TWO TRACTS) INCLUDE THE EXPANSION OF THE PITRE KIA AUTO DEALERSHIP TO INCLUDE AN ADDITIONAL 5,700 SF BUILDING TO EXPAND ON THE EXISTING SERVICING OPERATIONS. IN ADDITION TO THIS BUILDING EXPANSION. THE PARKING LOT WILL BE MODIFIED TO FACILITATE AN ADDITIONAL DRIVE AISLE ALONGSIDE THE BUILDING EXPANSION AND ASSOCIATED PARKING MODIFICATIONS. FURTHERMORE THESE IMPROVEMENTS WILL INCORPORATE THE RELOCATION OF THE EXISTING GAS AND ELECTRICAL UTILITY CONNECTIONS FOR THE BUILDING. ALL OTHER EXISTING INFRASTRUCTURE WILL REMAIN AS IS. ACCESS TO THE SITE IS FROM TWO EXISTING ENTRANCES. ONE OFF OF EAGLE RANCH ROAD AND ONE OFF OF WESTSIDE BLVD.

KEYED NOTES

1. ACCESSIBLE PARKING PER ADA STANDARDS WITH SIGN (SEE DETAIL SHT. DET-1
2. NEW CONCRETE SIDEWALK AT BUILDING (SEE DETAIL SHT. DET-1)
3. REMOVED AND REPLACED MONUMENT SIGN
4. EXISTING DUMPSTER
5. RELOCATED SITE LIGHT
6. RELOCATED GAS METER
7. RELOCATED ELECTRICAL TRANSFORMER
8. EXISTING FLUSH CONCRETE SIDEWALK
9. EXISTING CURB AND GUTTER
10. NEW CURB AND GUTTER
11. EXISTING ASPHALT PAVING
12. NEW ASPHALT PAVING
13. EXISTING DIRT/GRAVEL LOT
14. EXISTING FENCING
15. NEW ELECTRIC VEHICLE CHARGER
16. EXISTING ACCESSIBLE RAMP
17. 5' PEDESTRIAN ACCESS

GRAPHIC SCALE
30 0 15 30
(IN FEET)
1 inch = 30 ft.

ENGINEER'S SEAL
RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER
11/06/2024
RONALD R. BOHANNAN P.E. #7868

KIA WESTSIDE AUTO DEALERSHIP

TRAFFIC CIRCULATION PLAN

DRAWN BY RMG
DATE 11/06/2024
SHEET # TCL-1
JOB # 2024019

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NM 87109
(505) 858-3100
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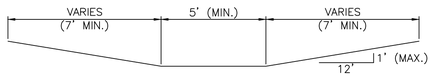
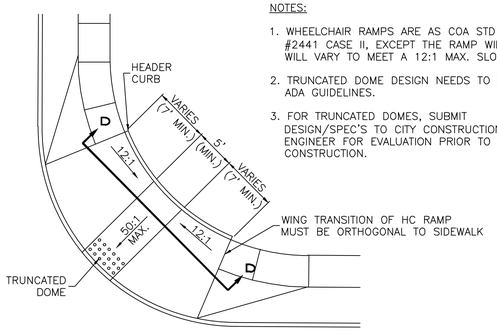


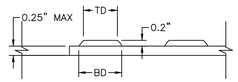
SECTION D-D
NTS



NOTES:

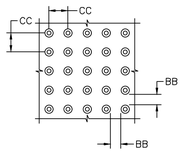
1. WHEELCHAIR RAMPS ARE AS COA STD DWG #2441 CASE II, EXCEPT THE RAMP WIDTH WILL VARY TO MEET A 12:1 MAX. SLOPE.
2. TRUNCATED DOME DESIGN NEEDS TO FOLLOW ADA GUIDELINES.
3. FOR TRUNCATED DOMES, SUBMIT DESIGN/SPEC'S TO CITY CONSTRUCTION ENGINEER FOR EVALUATION PRIOR TO CONSTRUCTION.

WHEELCHAIR RAMP DETAIL (TYP.)
NTS



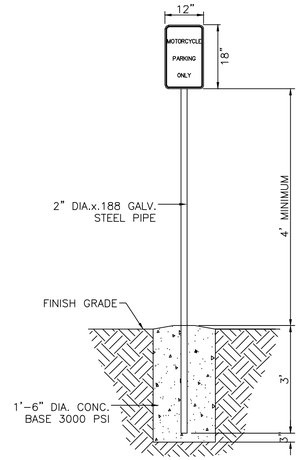
DOME SECTION

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

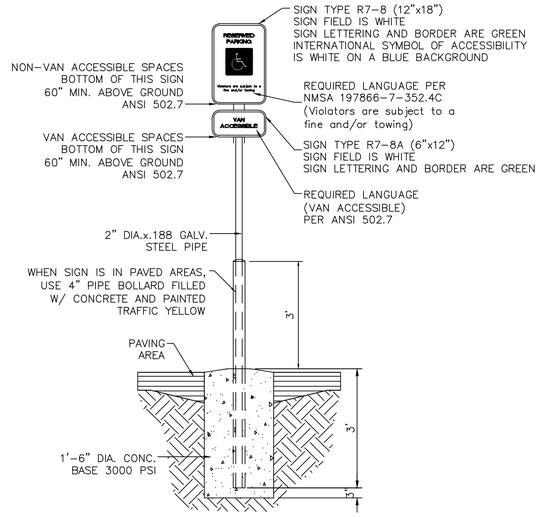


DOME SPACING

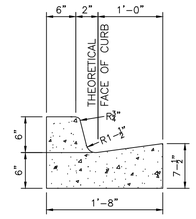
CC – CENTER TO CENTER SPACING 2.35"
BB – BASE TO BASE SPACING 1.48" MIN



MOTORCYCLE PARKING SIGN
NTS



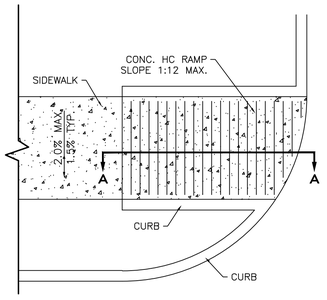
ACCESSIBLE PARKING SIGN
NTS



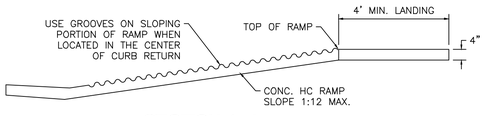
CURB GENERAL NOTES:

1. ALL CURBS TO BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE, PER WAL-MART SPECIFICATIONS.
2. PROVIDE CONTRACTION JTS. 12' MAX., SPACING, 1/2" EXP. JTS. AT CURB RETURNS AND AT A MAX. SPACING OF 120' BETWEEN CURB RETURNS AND EACH SIDE OF SEPARATELY CONSTRUCTED DRIVEWAYS. CONTRACTION JTS., SHALL BE EITHER SAWED OR TOOLED A MINIMUM OF 1" DEEP AT FINISHED FACES.
3. ALL EDGES SHALL BE EDGED WITH A 3/8" RADUIS EDGING TOOL.
4. 1/4" ISOLATION JOINT SHALL BE PLACED BETWEEN SIDEWALK AND CURB WHEN CAST ADJACENT TO EACH OTHER.

6" PRIVATE CURB & GUTTER
NTS



PLAN

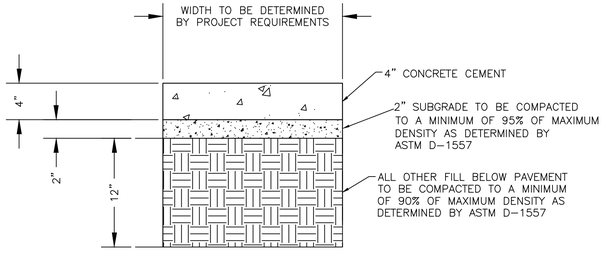


SECTION A-A

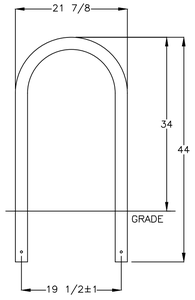
UNIDIRECTIONAL HC RAMP
SCALE: NTS

NOTES:

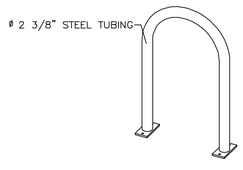
1. THE SURFACE OF RAMP AND SIDES SHALL HAVE A TRANSVERSE BROOMED SURFACE TEXTURE ROUGHER THAN THE SURROUNDING SIDEWALK.
2. THE RAMP SHALL BE GROOVED IN A TRANSVERSE PATTERN WITH 1/4" GROOVES APPROXIMATELY 1-1/2" O.C. SEE SECTION A-A.
3. THE BOTTOM OF THE RAMP SHALL HAVE A 1/4" LIP OF 45°.
4. RAMP SIDE SLOPE VARIES UNIFORMLY FROM A MAXIMUM OF UP TO 10% AT CURB TO CONFORM WITH LONGITUDINAL SIDEWALK SLOPE ADJACENT TO TOP OF THE RAMP.
5. CONSTRUCT PER A.D.A. STANDARDS.



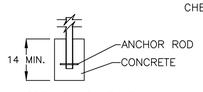
CONCRETE SIDEWALK SECTION



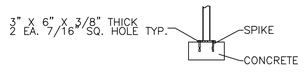
MADRAX DIVISION GRABER MANUFACTURING, INC. 1080 UNEX DRIVE WAUNAKEE, WI 53597 P(800) 448-7931, P(608) 849-1080, F(608) 849-1081 WWW.MADRAX.COM, E-MAIL: SALES@MADRAX.COM



CHECK DESIRED MOUNT



IN GROUND MOUNT (IG)



SURFACE FLANGE MOUNT (SF)

PRODUCT: U238-IG(SF) DESCRIPTION: 'U' BIKE RACK 2 BIKE, SURFACE OR IN GROUND MOUNT
DATE: 10-4-18 ENG: SMC

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.

U-BIKE RACK

ENGINEER'S SEAL

RONALD R. BOHANNAN
NEW MEXICO
7868
PROFESSIONAL ENGINEER

11/06/2024

RONALD R. BOHANNAN
P.E. #7868

KIA WESTSIDE AUTO DEALERSHIP

CONSTRUCTION DETAILS

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NM 87109
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www.tierrawestllc.com

DRAWN BY: RMG
DATE: 11/06/2024
2024019_DET
SHEET #: DET-1
JOB #: 2024019

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CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director

Mayor Timothy M. Keller

December 12, 2024
Amadeo Trujillo
Tierra West LLC
5571 Midway Park PL NE
Albuquerque, NM, 87109
atrujillo@tierrawestllc.com

Re: **Pitre Kia Westside Auto Dealership**
9640 EAGLE RANCH RD NW
Conceptual Traffic Circulation Layout for DFT Approval
Engineer's Stamp 11-6-24 (B13D002D)

Dear Amadeo Trujillo,

The conceptual TCL submittal received 12-11-2024 is approved for DHO and/or DFT submittal. When submitting this project through the building permit process, a full Traffic Circulation Layout will need to be submitted and approved prior to building permit. **When submitting TCL for building permit approval, please ensure that:**

1-Pedestrian access width keyed note 17 is 6 ft
2-Show the widths of sidewalk and buffer along both streets
3-upgrade the accessable ramps at the entrances
4-Add a keyed note stating to replace any broken sidewalks.
5-provide approval of fire marshal and solid waste dept.
6-submit TSF (see attached)

When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification, the TCL, and a completed Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

Sertil A. Kanbar
Sertil Kanbar, PhD,PE,CFM
Sr. Engineer, Planning Dept.
Development Review Services

C: File

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: Pitre Kia Westside Auto Dealership Hydrology File # _____
Legal Description: TRACT B-1 PLAT OF TRACT B-1 AND B-2 OF ADOBE WELLSSUBDIVISION CONT 5.8965 AC AND TR C-1 SUBD PLAT MAP FOR ADOBE WELLS SUBD CONT 19,079 SQ FT
City Address, UPC, OR Parcel: 9640 EAGLE RANCH RD NW, ABQ, NM, 87114

Applicant/Agent: Tierra West LLC Contact: Amadeo Trujillo
Address: 5571 Midway Park PL NE Phone: 505-858-3100
Email: ATrujillo@tierrawestllc.com

Applicant/Owner: Pitre Holdings LLC C/O Robert G Pitre LLC Contact: Scott Simkins
Address: 9797 Eagle Ranch Rd NW, ABQ,NM,87114 Phone: 505-494-5063
Email: ssimkins@pitrenm.com

TYPE OF DEVELOPMENT: ☐ Plat (# of lots) _____ ☐ Single Family Home
☑ All other Developments

RE-SUBMITTAL: ☐ YES ☐ NO

DEPARTMENT: ☑ TRANSPORTATION ☐ HYDROLOGY/DRAINAGE

Check all that apply under Both the Type of Submittal and the Type of Approval Sought:

TYPE OF SUBMITTAL:

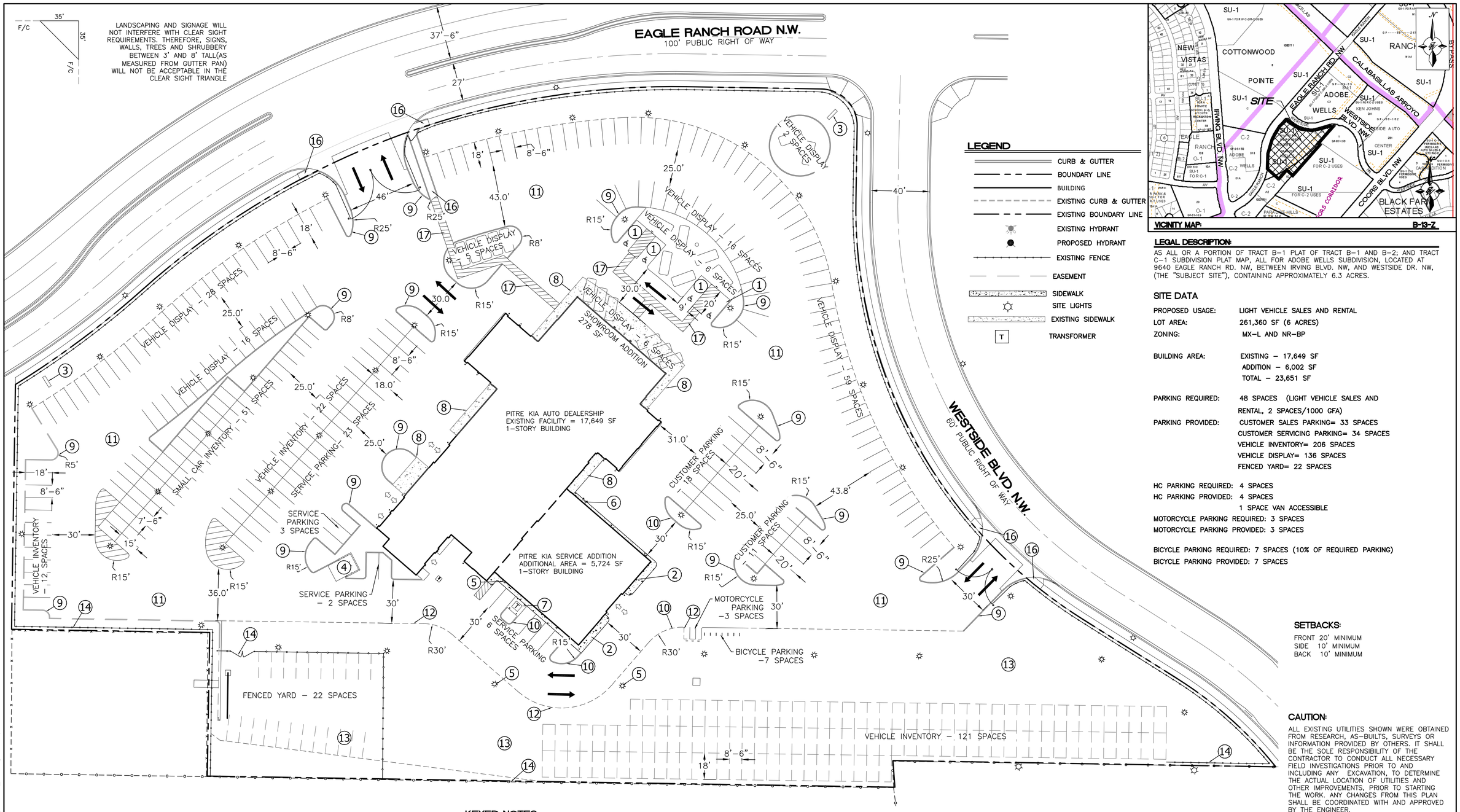
- ☐ Engineering / Architect Certification
- ☐ Conceptual Grading & Drainage Plan
- ☐ Grading & Drainage Plan, and/or Drainage Report
- ☐ Drainage Report (Work Order)
- ☐ Drainage Master Plan
- ☐ Conditional Letter of Map Revision (CLOMR)
- ☐ Letter of Map Revision (LOMR)
- ☐ Floodplain Development Permit
- ☐ Traffic Circulation Layout (TCL) – Administrative
- ☑ Traffic Circulation Layout (TCL) – DFT Approval
- ☐ Traffic Impact Study (TIS)
- ☐ Street Light Layout
- ☐ OTHER (SPECIFY) _____

TYPE OF APPROVAL SOUGHT:

- ☐ Pad Certification
- ☑ Building Permit
- ☐ Grading Permit
- ☐ Paving Permit
- ☐ SO-19 Permit
- ☐ Foundation Permit
- ☐ Certificate of Occupancy - ☐ Temp ☐ Perm
- ☐ Preliminary / Final Plat
- ☐ Site Plan for Building Permit - DFT
- ☐ Work Order (DRC)
- ☐ Release of Financial Guarantee (ROFG)
- ☐ CLOMR / LOMR
- ☐ Conceptual TCL - DFT
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 12.10.2024

REV. 04/03/24



LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- BUILDING
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- EXISTING HYDRANT
- PROPOSED HYDRANT
- EXISTING FENCE
- EASEMENT
- SIDEWALK
- SITE LIGHTS
- EXISTING SIDEWALK
- T — TRANSFORMER

LEGAL DESCRIPTION:

AS ALL OR A PORTION OF TRACT B-1 PLAT OF TRACT B-1 AND B-2; AND TRACT C-1 SUBDIVISION PLAT MAP, ALL FOR ADOBE WELLS SUBDIVISION, LOCATED AT 9640 EAGLE RANCH RD. NW, BETWEEN IRVING BLVD. NW, AND WESTSIDE DR. NW, (THE "SUBJECT SITE"), CONTAINING APPROXIMATELY 6.3 ACRES.

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SETBACKS:

FRONT 20' MINIMUM
SIDE 10' MINIMUM
BACK 10' MINIMUM

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.

KEYED NOTES

1. ACCESSIBLE PARKING PER ADA STANDARDS WITH SIGN (SEE DETAIL SHT. DET-1
2. NEW CONCRETE SIDEWALK AT BUILDING (SEE DETAIL SHT. DET-1)
3. REMOVED AND REPLACED MONUMENT SIGN
4. EXISTING DUMPSTER
5. RELOCATED SITE LIGHT
6. RELOCATED GAS METER
7. RELOCATED ELECTRICAL TRANSFORMER
8. EXISTING FLUSH CONCRETE SIDEWALK
9. EXISTING CURB AND GUTTER
10. NEW CURB AND GUTTER
11. EXISTING ASPHALT PAVING
12. NEW ASPHALT PAVING
13. EXISTING DIRT/GRAVEL LOT
14. EXISTING FENCING
15. NEW ELECTRIC VEHICLE CHARGER
16. EXISTING ACCESSIBLE RAMP
17. 5' PEDESTRIAN ACCESS

EXECUTIVE SUMMARY:

THE SITE IS LOCATED IN THE SE QUADRANT OF EAGLE RANCH ROAD AND WESTSIDE DRIVE IN NW ALBUQUERQUE NM. THE IMPROVEMENTS ON THE 6.0 ACRE PROPERTY (TWO TRACTS) INCLUDE THE EXPANSION OF THE PITRE KIA AUTO DEALERSHIP TO INCLUDE AN ADDITIONAL 5,700 SF BUILDING TO EXPAND ON THE EXISTING SERVICING OPERATIONS. IN ADDITION TO THIS BUILDING EXPANSION. THE PARKING LOT WILL BE MODIFIED TO FACILITATE AN ADDITIONAL DRIVE AISLE ALONGSIDE THE BUILDING EXPANSION AND ASSOCIATED PARKING MODIFICATIONS. FURTHERMORE THESE IMPROVEMENTS WILL INCORPORATE THE RELOCATION OF THE EXISTING GAS AND ELECTRICAL UTILITY CONNECTIONS FOR THE BUILDING. ALL OTHER EXISTING INFRASTRUCTURE WILL REMAIN AS IS. ACCESS TO THE SITE IS FROM TWO EXISTING ENTRANCES. ONE OFF OF EAGLE RANCH ROAD AND ONE OFF OF WESTSIDE BLVD.

GRAPHIC SCALE
30 0 15 30
(IN FEET)
1 inch = 30 ft.

ENGINEER'S SEAL
RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER
11/06/2024
RONALD R. BOHANNAN
P.E. #7868

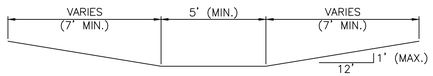
KIA WESTSIDE AUTO DEALERSHIP

TRAFFIC CIRCULATION PLAN

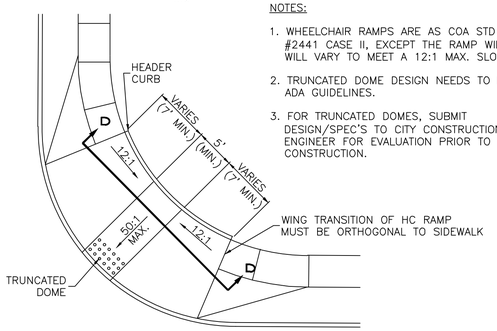
TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NM 87109
(505) 858-3100
www.tierrawestllc.com

DRAWN BY RMG
DATE 11/06/2024
SHEET # TCL-1
JOB # 2024019

Z:\2024\2024019 Pitre Kia ABQ\dwg\Construction\2024019_TCL.dwg Dec 10, 2024 - 9:30am



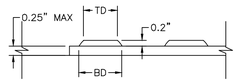
SECTION D-D
NTS



NOTES:

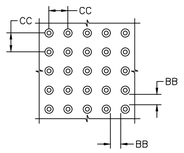
1. WHEELCHAIR RAMPS ARE AS COA STD DWG #2441 CASE II, EXCEPT THE RAMP WIDTH WILL VARY TO MEET A 12:1 MAX. SLOPE.
2. TRUNCATED DOME DESIGN NEEDS TO FOLLOW ADA GUIDELINES.
3. FOR TRUNCATED DOMES, SUBMIT DESIGN/SPEC'S TO CITY CONSTRUCTION ENGINEER FOR EVALUATION PRIOR TO CONSTRUCTION.

WHEELCHAIR RAMP DETAIL (TYP.)
NTS



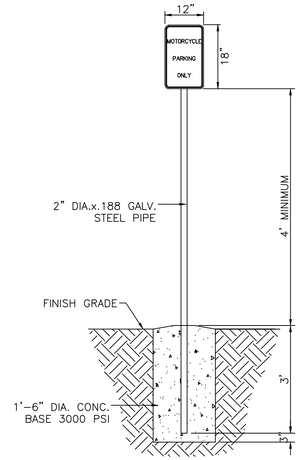
DOME SECTION

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

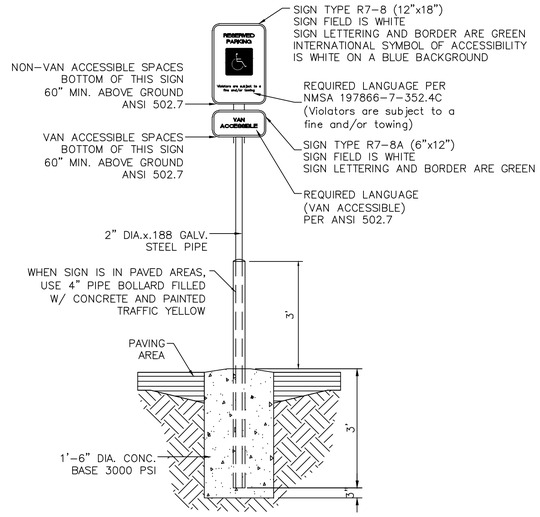


DOME SPACING

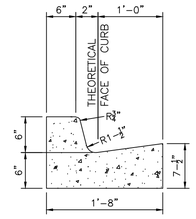
CC – CENTER TO CENTER SPACING 2.35"
BB – BASE TO BASE SPACING 1.48" MIN



MOTORCYCLE PARKING SIGN
NTS



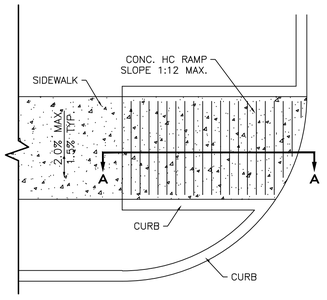
ACCESSIBLE PARKING SIGN
NTS



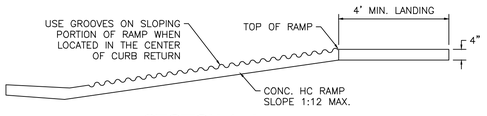
CURB GENERAL NOTES:

1. ALL CURBS TO BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE, PER WAL-MART SPECIFICATIONS.
2. PROVIDE CONTRACTION JTS. 12' MAX., SPACING, 1/2" EXP. JTS. AT CURB RETURNS AND AT A MAX. SPACING OF 120' BETWEEN CURB RETURNS AND EACH SIDE OF SEPARATELY CONSTRUCTED DRIVEWAYS. CONTRACTION JTS., SHALL BE EITHER SAWED OR TOOLED A MINIMUM OF 1" DEEP AT FINISHED FACES.
3. ALL EDGES SHALL BE EDGED WITH A 3/8" RADUIS EDGING TOOL.
4. 1/4" ISOLATION JOINT SHALL BE PLACED BETWEEN SIDEWALK AND CURB WHEN CAST ADJACENT TO EACH OTHER.

6" PRIVATE CURB & GUTTER
NTS



PLAN

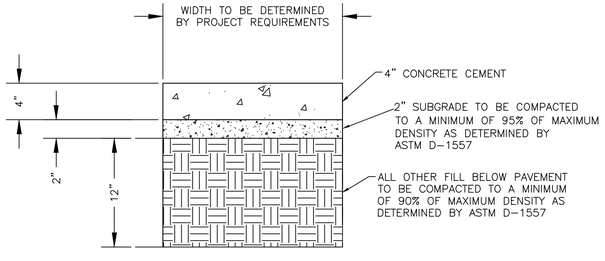


SECTION A-A

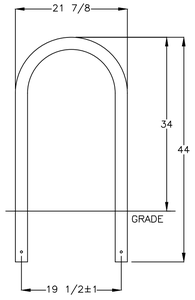
UNIDIRECTIONAL HC RAMP
SCALE: NTS

NOTES:

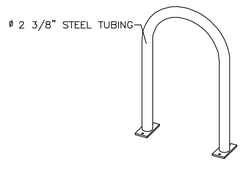
1. THE SURFACE OF RAMP AND SIDES SHALL HAVE A TRANSVERSE BROOMED SURFACE TEXTURE ROUGHER THAN THE SURROUNDING SIDEWALK.
2. THE RAMP SHALL BE GROOVED IN A TRANSVERSE PATTERN WITH 1/4" GROOVES APPROXIMATELY 1-1/2" O.C. SEE SECTION A-A.
3. THE BOTTOM OF THE RAMP SHALL HAVE A 1/4" LIP OF 45°.
4. RAMP SIDE SLOPE VARIES UNIFORMLY FROM A MAXIMUM OF UP TO 10% AT CURB TO CONFORM WITH LONGITUDINAL SIDEWALK SLOPE ADJACENT TO TOP OF THE RAMP.
5. CONSTRUCT PER A.D.A. STANDARDS.



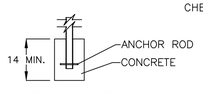
CONCRETE SIDEWALK SECTION



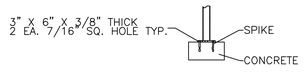
MADRAX DIVISION GRABER MANUFACTURING, INC. 1080 UNEX DRIVE WAUNAKEE, WI 53597 P(800) 448-7931, P(608) 849-1080, F(608) 849-1081 WWW.MADRAX.COM, E-MAIL: SALES@MADRAX.COM



CHECK DESIRED MOUNT



IN GROUND MOUNT (IG)



SURFACE FLANGE MOUNT (SF)

PRODUCT: U238-IG(SF) DESCRIPTION: 'U' BIKE RACK 2 BIKE, SURFACE OR IN GROUND MOUNT
DATE: 10-4-18 ENG: SMC

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.

U-BIKE RACK

ENGINEER'S SEAL

RONALD R. BOHANNAN
NEW MEXICO
7868
PROFESSIONAL ENGINEER

11/06/2024

RONALD R. BOHANNAN
P.E. #7868

KIA WESTSIDE AUTO DEALERSHIP

CONSTRUCTION DETAILS

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
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www.tierrawestllc.com

DRAWN BY: RMG
DATE: 11/06/2024
2024019_DET
SHEET #: DET-1
JOB #: 2024019

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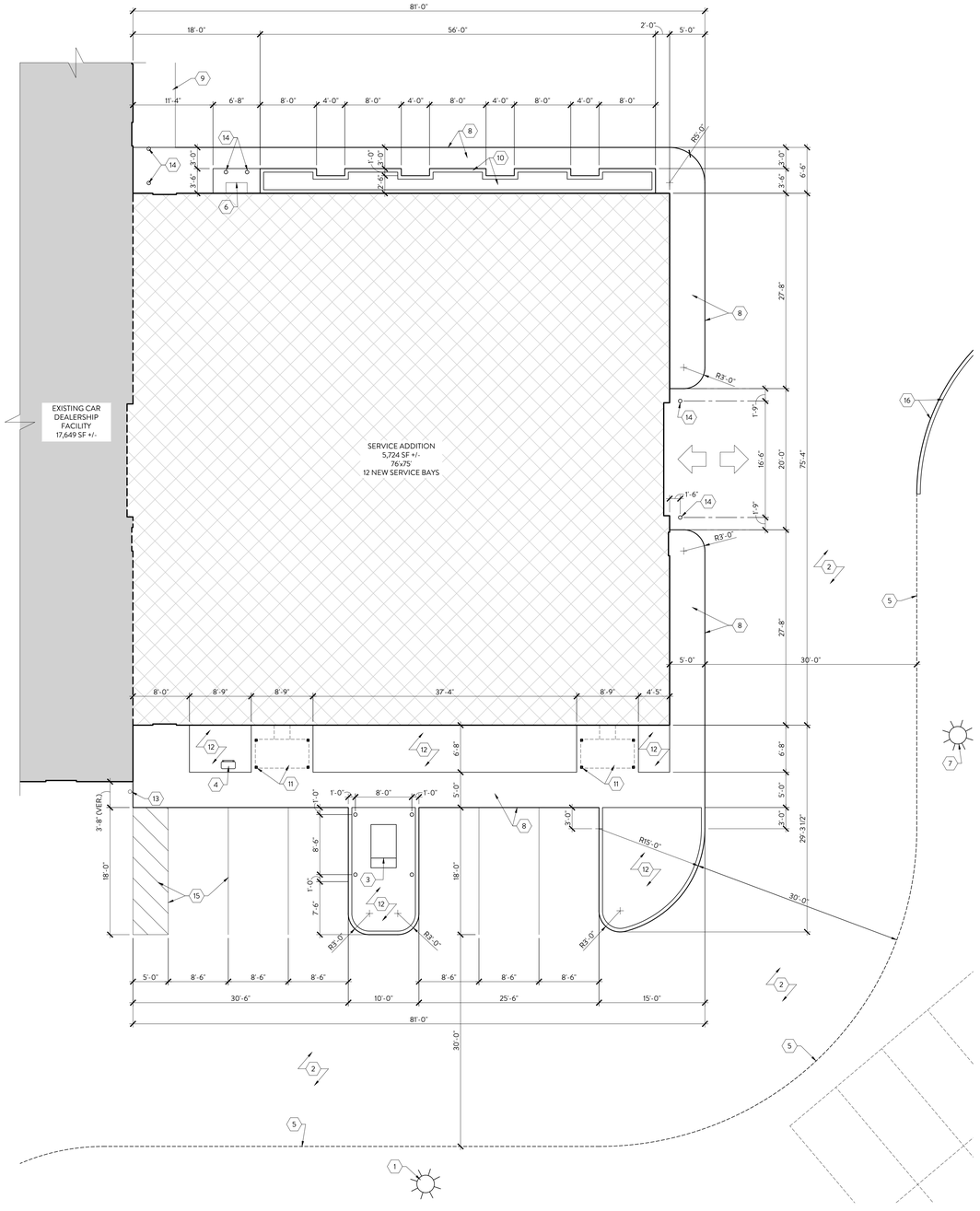
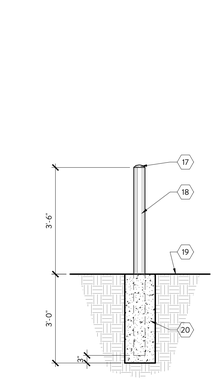


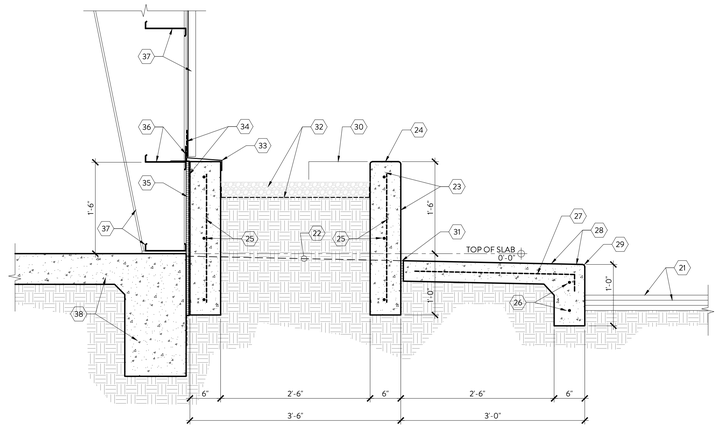
ENLARGED PARTIAL SITE PLAN @ SERVICE ADDITION
1/AS1.3

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



TYPICAL BOLLARD DETAIL
3/AS1.3

SCALE: 1/2" = 1'-0"



ENLARGED PLAN AT BICYCLE & MOTORCYCLE PARKING
2/AS1.3

SCALE: 1" = 1'-0"

GENERAL NOTES

1. THIS PROJECT CONSISTS OF RENOVATIONS & ADDITIONS TO AN EXISTING CAR DEALERSHIP. ALL SITE DEVELOPMENT IS EXISTING, MODIFIED ONLY AS REQUIRED TO ACCOMMODATE THE NEW SERVICE ADDITION. MODIFICATIONS ARE AS NOTED ON PLAN.
2. SEE CIVIL DRAWINGS FOR GRADING/DRAINAGE, UTILITY & LANDSCAPING INFORMATION.
3. EXISTING STREET & PARKING DIMENSIONS ARE BASED ON ORIGINAL 2004 DRB SITE DEVELOPMENT PLAN AS SUBMITTED FOR INITIAL CONSTRUCTION PROJECT.

KEYED NOTES

1. THIS EXISTING PARKING LOT LIGHT TO BE RELOCATED. SEE ELECTRICAL.
2. EXTEND NEW 30' WIDE ASPHALT DRIVE AROUND SERVICE ADDITION.
3. RELOCATE ELECTRICAL SERVICE TRANSFORMER. COORDINATE WITH PNM. SEE ELECTRICAL.
4. EV CHARGING STATION ON STAND. SEE ELECTRICAL.
5. EDGE OF ASPHALT. SEE CIVIL.
6. RELOCATE EXISTING GAS METER. SEE CIVIL.
7. EXISTING SITE LIGHTING TO REMAIN. 18' HIGH +/-. NEW LIGHT FIXTURES TO BE INSTALLED ON EXISTING POLES. SEE ELECTRICAL.
8. CONCRETE WALK & CURB. SEE CIVIL.
9. EXISTING CONCRETE WALK, FLUSH WITH ASPHALT PAVEMENT.
10. RAISED PLANTER AS SHOWN. SEE DETAIL 1/AS1.3.
11. EVAPORATIVE COOLER SUPPORTED BY METAL STAND ON CONCRETE PAD. SEE MECHANICAL & STRUCTURAL.
12. LANDSCAPE AREA AS SHOWN. SEE LANDSCAPE DRAWINGS.
13. EXISTING BOLLARD TO REMAIN. REPAIR AS NEEDED, REPAINT.
14. NEW BOLLARD. SEE DETAIL 3/AS1.3.
15. 4" WIDE PAINTED STRIPING.
16. 6" CONCRETE CURB.
17. CROWNED GROUT CAP, SMOOTH TROWELED FINISH, PAINTED.
18. 4" DIAMETER STEEL PIPE BOLLARD, GROUTED FULL, PAINTED.
19. FINISH GRADE.
20. 12" DIAMETER 3,000 PSI CONCRETE FOOTING.
21. EXISTING ASPHALT PAVING. PATCH AS REQUIRED AFTER NEW CURB & WALK INSTALLATION.
22. LINE OF CONCRETE WALK BEYOND.
23. POURED-IN-PLACE BOARD-FORMED CONCRETE PLANTER. 4" HORIZONTAL BOARD FORMWORK ON ALL EXPOSED FACES. 3,000 PSI CONCRETE.
24. SMOOTH TROWELED PLANTER TOP WITH 1/2" RADIUS EDGES.
25. (3) #4 REBAR CONTINUOUS AS SHOWN WITH VERTICAL #4s @ 24" o.c.
26. (2) #4 REBAR CONTINUOUS.
27. 6x6 10/10 WWF TYPICAL.
28. 4" CONCRETE WALK WITH INTEGRAL CURB. 3,000 PSI CONCRETE. BROOM FINISH. COORDINATE WITH CIVIL DRAWINGS.
29. 1/2" DIAMETER CURB NOSING TYPICAL.
30. LINE OF PLANTER WALL INSET BEYOND. SEE PLAN.
31. 1/2" ASPHALTIC EXPANSION JOINT.
32. 4" THICK LANDSCAPE ROCK OVER WEED BARRIER. COORDINATE WITH LANDSCAPE DRAWINGS.
33. PREFINISHED SHEET METAL FLASHING WITH HEMMED DRIP EDGE. MATCH METAL BUILDING PANEL FINISH.
34. WATERPROOF MEMBRANE AS SPECIFIED.
35. ASPHALT IMPREGNATED SHEATHING.
36. INSTALL ADDITIONAL METAL BUILDING GIRT & FASTENING ANGLE AS SHOWN TO SUPPORT SHEATHING & BOTTOM EDGE OF METAL BUILDING PANELS. COORDINATE WITH METAL BUILDING SUPPLIER.
37. METAL BUILDING COLUMN, GIRTS, PANELS & INSULATION - PART OF METAL BUILDING PACKAGE. (NOTE: INSULATION OMITTED FROM DETAIL FOR CLARITY.)
38. METAL BUILDING FOUNDATION. SEE STRUCTURAL.

CAMPBELL ARCHITECTURE
575.496.3847
www.campbellarch.com
3237 Juniper Road
Las Cruces, NM 88012

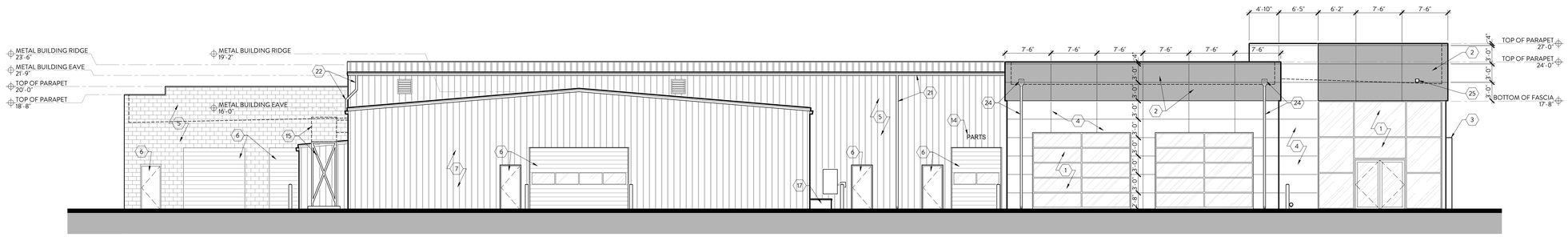
DATE: 06.11.2025
ISSUE: CONTRACTOR REVIEW SET
PROJ #: 2023.05
FILE: PKABQ AS1 SITE FOR EPC REV2
REV 1:
REV 2:
REV 3:
REV 4:

PITRE KIA OF ALBUQUERQUE RENOVATIONS & ADDITIONS

9640 EAGLE RANCH ROAD NW
ALBUQUERQUE, NEW MEXICO 87114

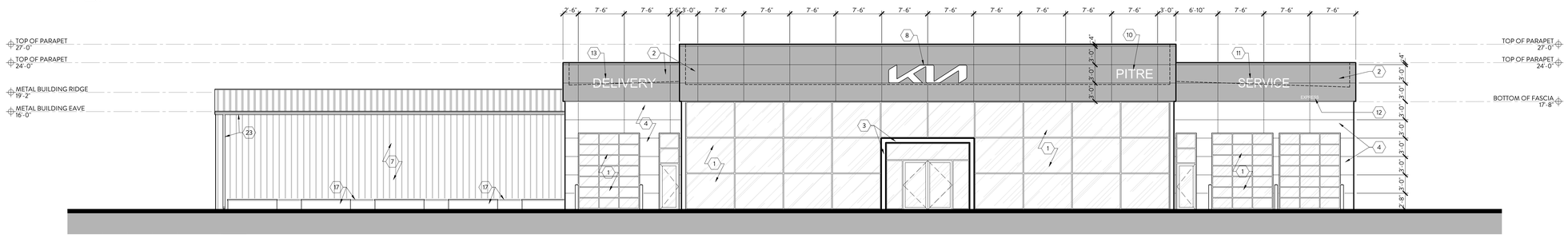
ARCHITECTURAL SITE DETAILS

AS1.3



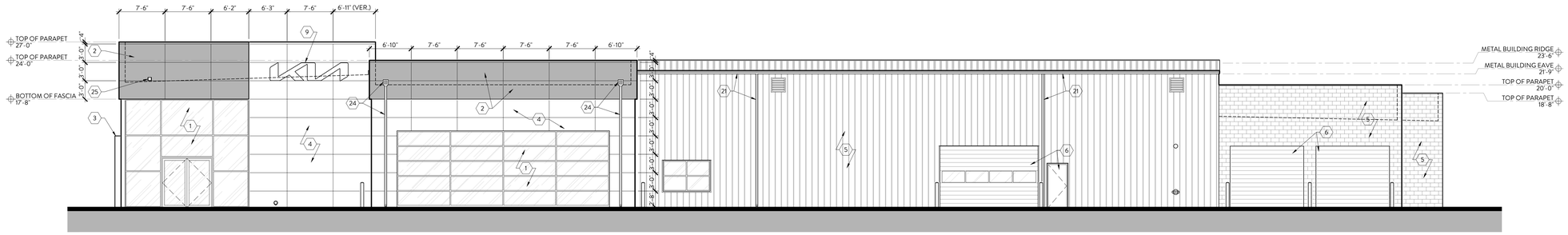
EAST ELEVATION
1/A2.1

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



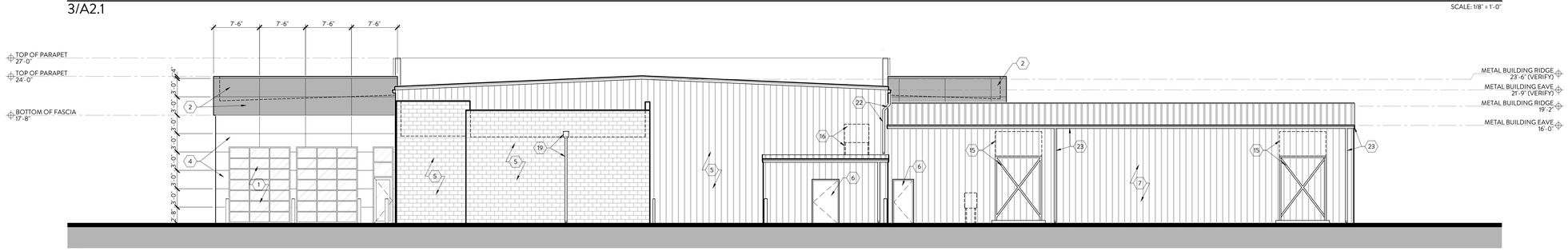
NORTH ELEVATION
2/A2.1

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



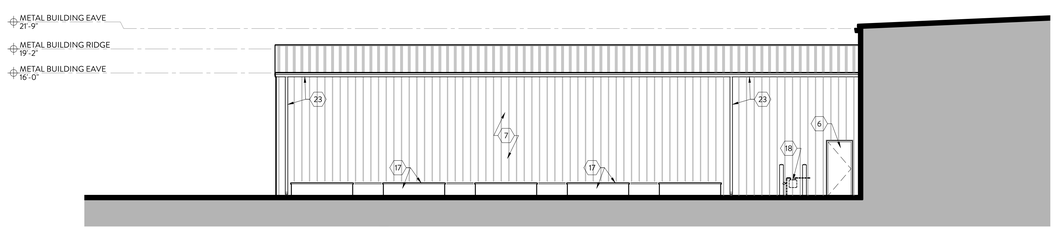
WEST ELEVATION
3/A2.1

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



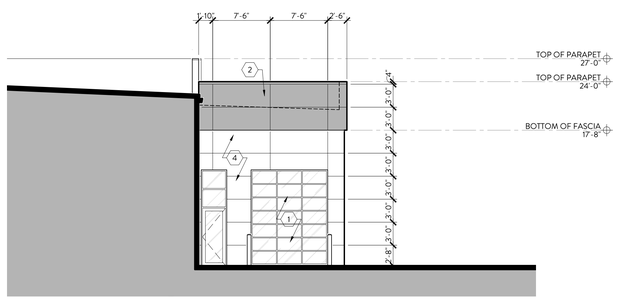
SOUTH ELEVATION
4/A2.1

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



PARTIAL NORTH ELEVATION @ SERVICE ADDITION
5/A2.1

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



PARTIAL SOUTH ELEV. @ VEHICLE DELIVERY
6/A2.1

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

GENERAL NOTES

1. ALL EXTERIOR FINISHES, MATERIALS, COLORS, SIGNAGE & GRAPHICS AS PER KIA CORPORATE DESIGN STANDARDS AS DESCRIBED IN ChangeUp DESIGN INTENT DOCUMENT. SEE FINISH SCHEDULES & SPECIFICATIONS.
2. ALL EXTERIOR SIGNAGE, ENTRY PORTAL & ACM PANELS TO BE SUPPLIED & INSTALLED BY PATTISON SIGN GROUP.
3. CONSTRUCTION DRAWINGS ARE IN PROGRESS AT THE TIME OF THIS SUBMITTAL. SOME ASSEMBLIES, CONDITIONS, DETAILS AND/OR DIMENSIONS MAY BE SUBJECT TO MINOR MODIFICATIONS AS THE CONSTRUCTION DRAWINGS ARE FINALIZED. PLEASE REFER TO BUILDING PERMIT DRAWINGS FOR COMPLETED DESIGN.
4. ROOF-MOUNTED HVAC UNITS SERVING SHOWROOM & OFFICES ARE ENTIRELY CONCEALED BEHIND PARAPETS & NOT VISIBLE FROM THE STREET.

KEYED NOTES

1. ALUMINUM STOREFRONT GLAZING SYSTEM & DOORS, CLEAR ANODIZED FINISH. CLEAR LOW-IRON LOW-E INSULATED GLAZING.
2. ALUMINUM COMPOSITE PANEL SYSTEM - ALPOLIC / FR. COLOR: TOB BLACK.
3. ALUMINUM COMPOSITE PANEL SYSTEM - ALPOLIC / FR. COLOR: BSX SILVER METALLIC.
4. DRYVIT 'OUTSULATION PLUS MD' EIFS WITH MOISTURE DRAINAGE. COLOR: TO MATCH BENJAMIN MOORE BM HC-169 COVENTRY GRAY.
5. REPAINT EXISTING METAL BUILDING WALL PANELS & CMU WALLS. COLOR: BENJAMIN MOORE BM HC-169 COVENTRY GRAY.
6. PAINT NEW & EXISTING HOLLOW METAL DOORS & FRAMES & METAL ROLL-UP DOORS. COLOR: BENJAMIN MOORE BM HC-169 COVENTRY GRAY.
7. NEW METAL BUILDING WALL PANELS. MATCH COLOR OF REPAINTED EXISTING METAL BUILDING PANELS.
8. EG-1 FRONT LOGO, METALLIC SILVER FINISH, 2" DEEP LETTERS WITH BACKLIT 1" STAND-OFF, 12'-9" W x 3'-0" H. SUPPLIED BY PATTISON SIGN GROUP, NO EXCEPTIONS.
9. EG-2 SIDE LOGO, METALLIC SILVER FINISH, 2" DEEP LETTERS WITH BACKLIT 1" STAND-OFF, BACKLIT, 12'-9" W x 3'-0" H. SUPPLIED BY PATTISON SIGN GROUP, NO EXCEPTIONS.
10. EG-3 'ANYTOWN' DEALER NAME SIGN, 3" DEEP LETTERS, METALLIC VINYL PERFORATED SILVER FINISH, INTERNALLY LIT, 7'-10" W x 2'-0" H. SUPPLIED BY PATTISON SIGN GROUP, NO EXCEPTIONS.
11. EG-4 SERVICE SIGN, 3" DEEP LETTERS, METALLIC VINYL PERFORATED SILVER FINISH, INTERNALLY LIT, 8'-3" W x 1'-6" H. SUPPLIED BY PATTISON SIGN GROUP, NO EXCEPTIONS.
12. EG-4 EXPRESS SIGN, 3" DEEP LETTERS, DIE-CUT METAL, 2'-11" W x 6" H. SUPPLIED BY PATTISON SIGN GROUP, NO EXCEPTIONS.
13. EG-5 DELIVERY SIGN, 3" DEEP LETTERS, METALLIC VINYL PERFORATED SILVER FINISH, INTERNALLY LIT, 10'-2" W x 1'-6" H. SUPPLIED BY PATTISON SIGN GROUP, NO EXCEPTIONS.
14. PARTS SIGN, CONSTRUCTION TO MATCH EG-4 EXPRESS SIGN. 3'-0" W x 8" HIGH. SUPPLIED BY PATTISON SIGN GROUP, NO EXCEPTIONS.
15. NEW ROOF MOUNTED EVAPORATIVE COOLER ON STEEL STAND, PAINTED. SEE MECHANICAL. *NOTE: VIEW OF THESE UNITS FROM THE STREET IS COMPLETELY OBSCURED BY THE BUILDING.*
16. EXISTING ROOF MOUNTED EVAPORATIVE COOLER ON STEEL STAND. REPAINT STAND. *NOTE: VIEW OF THIS UNIT FROM THE STREET IS COMPLETELY OBSCURED BY THE BUILDING.*
17. PLANTER. SEE ARCHITECTURAL SITE PLAN.
18. RELOCATED GAS METER & SERVICE ENTRANCE. SEE CIVIL.
19. EXISTING ROOF RUNOFF DOWNSPOUT TO BE REPAINTED.
20. NEW ROOF RUNOFF DOWNSPOUT, PAINTED. SEE ROOF DETAILS (SHEET A6.1).
21. EXISTING METAL BUILDING GUTTER & DOWNSPOUT. REPAIR AS REQUIRED, REPAINT.
22. RE-ROUTE EXISTING METAL BUILDING DOWNSPOUT TO ACCOMMODATE ADDITION.
23. NEW METAL BUILDING GUTTER & DOWNSPOUT.
24. NEW ROOF RUNOFF LEADER HEAD & DOWNSPOUT. SEE ROOF PLAN (SHEET A1.5) & ROOF DETAILS (SHEET A6.1).
25. ROOF OVERFLOW SCUPPER. SEE ROOF PLAN (SHEET A1.5) & ROOF DETAILS (SHEET A6.1).

STATE OF NEW MEXICO
RONALD HUGH CAMPBELL
NO. 3445
REGISTERED ARCHITECT
04.11.2025

CAMPBELL ARCHITECTURE
575.496.3847
www.campbellarch.com
3237 Juniper Road
La Cruces, NM 88012

DATE:	04.11.2025
ISSUE:	EPC SUBMITTAL REV2
PROJ #:	2023.05
FILE:	PKABQ ASS1 SITE FOR EPC REV2
REV 1:	
REV 2:	
REV 3:	
REV 4:	

PITRE KIA OF ALBUQUERQUE
RENOVATIONS & ADDITIONS
9640 EAGLE RANCH ROAD NW
ALBUQUERQUE, NEW MEXICO 87114

EXTERIOR ELEVATIONS

A2.1

Schedule

Symbol	Label	QTY	Manufacturer	Catalog	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
	S1	21	Lithonia Lighting	DSX0 LED P5 30K 70CRI AFR HS	1	11373	0.85	90.12	Max: 9195cd
	S2	23	Lithonia Lighting	DSX0 LED P5 30K 70CRI T5W	1	12310	0.85	180.24	Max: 8123cd

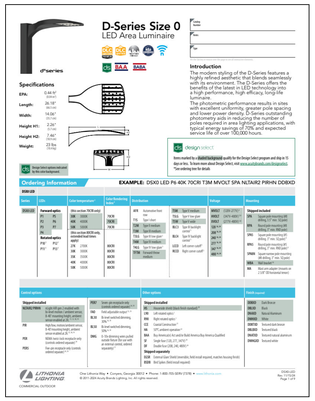
Statistics

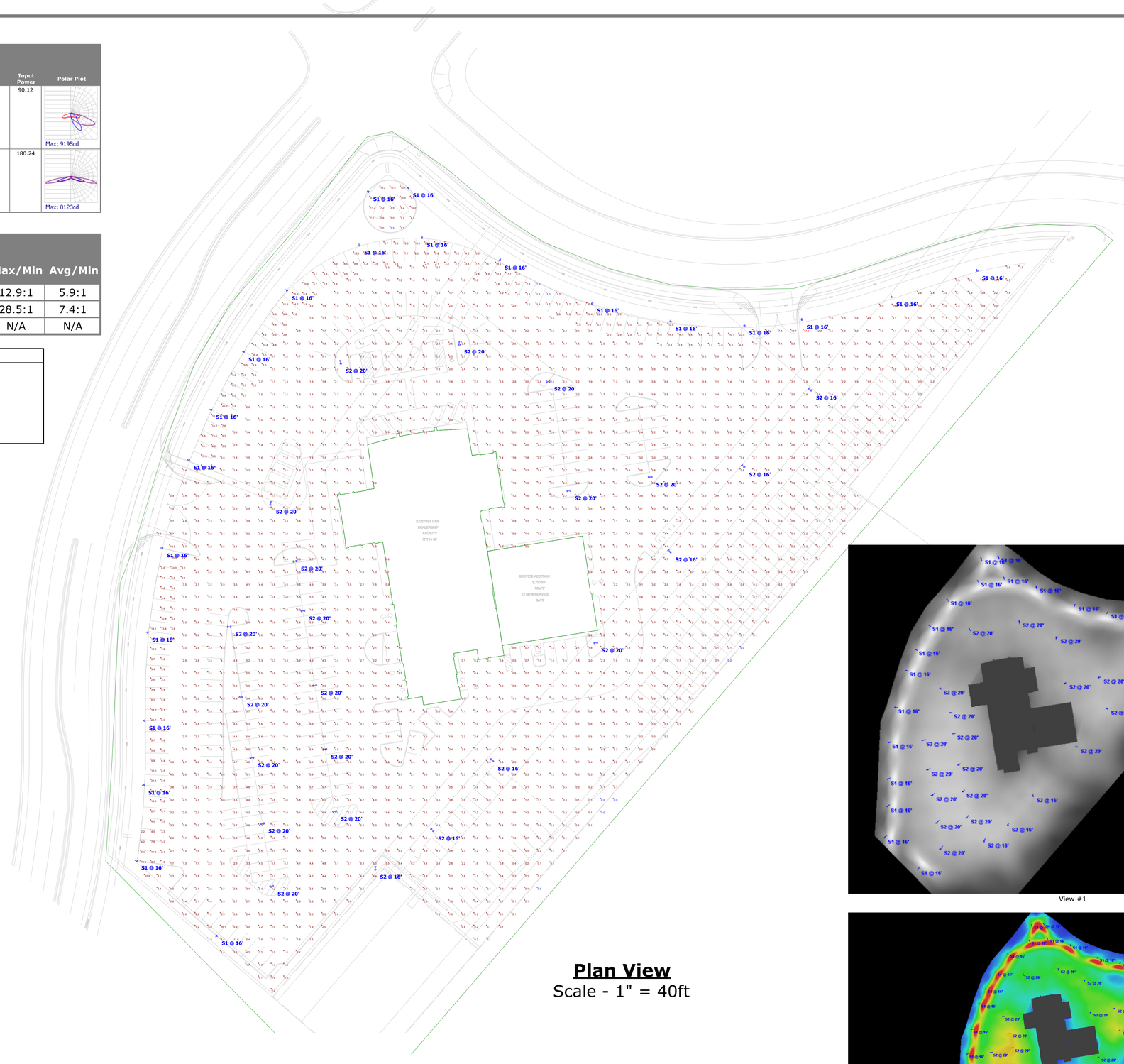
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
DISPLAY AREA @ 48"	+	7.7 fc	16.8 fc	1.3 fc	12.9:1	5.9:1
FRONT ROW @ 48"	+	7.4 fc	28.5 fc	1.0 fc	28.5:1	7.4:1
SITE @ GRADE	+	2.5 fc	17.8 fc	0.0 fc	N/A	N/A

Note

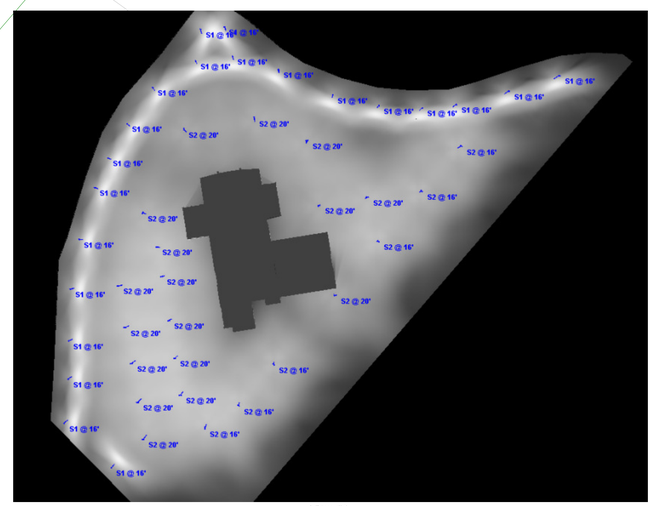
1. FRONT ROW MEASUREMENTS TAKEN AT 48" ABOVE GRADE.
2. SITE MEASUREMENTS TAKEN AT GRADE.
3. MOUNTING HEIGHT: PERIMETER POLE LOCATIONS - 16'-0"
4. MOUNTING HEIGHT: INTERIOR LOT LOCATIONS - 20'-0"
5. LUMINAIRE CCT: 3000K

LUMINAIRE

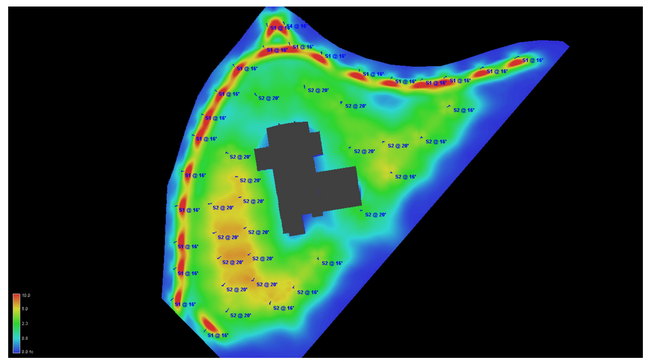




Plan View
Scale - 1" = 40ft



View #1



View #2

DESIGNER'S NOTE:

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY (IESNA) APPROVED METHODS. ADDITIONALLY, THE PREPARER USED INFORMATION PROVIDED BY THE CUSTOMER. IF/WHEN SUFFICIENT INFORMATION WAS NOT PROVIDED, PREPARER USED EDUCATED ASSUMPTIONS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIR(S) MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER FIELD CONDITIONS NOT ACCOUNTED FOR IN THIS PHOTOMETRIC ANALYSIS.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR ENERGY CODE AND RELEVANT LIGHTING QUALITY COMPLIANCE.

TESTUDO ENGINEERING

PITRE - KIA Conceptual Installation

Designer
B.C.
Date
01/14/2025
Scale
1" = 40'
Drawing No.

Summary
HYPOTHETICAL

Schedule

Symbol	Label	QTY	Manufacturer	Catalog	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
	S1	21	WSD LED INC.	WSD-SB15W27-50K-D-T3	1	21445	0.85	149.036	Max: 8532cd
	S2	23	WSD LED INC.	WSD-SB15W27-50K-D-T3	1	21445	0.85	298.072	Max: 8532cd

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
DISPLAY AREA @ 48"	+	12.0 fc	18.3 fc	7.4 fc	2.5:1	1.6:1
FRONT ROW @ 48"	+	8.6 fc	26.7 fc	0.5 fc	53.4:1	17.2:1
SITE @ GRADE	+	4.5 fc	25.7 fc	0.0 fc	N/A	N/A

Note

1. FRONT ROW MEASUREMENTS TAKEN AT 48" ABOVE GRADE.
2. SITE MEASUREMENTS TAKEN AT GRADE.
3. MOUNTING HEIGHT: PERIMETER POLE LOCATIONS - 16'-0"
4. MOUNTING HEIGHT: INTERIOR LOT LOCATIONS - 20'-0"
5. LUMINAIRE CCT: 5000K

EXISTING LUMINAIRE

LED Area Light/Shoe Box Series

Wattages: 60W, 100W, 150W, 200W, 300W

Our Area Light/Shoebox Series is the best option to replace 100W to 1000W metal halide luminaires. The slim profile design delivers maximum efficiency. A wide range of lumen packages for any type of applications. With extensive selection of accessories, including photocell receptacles, motion sensor, mountings and finish colors. Ideal for commercial parking lots, car dealership, walk ways, street lighting, and places where much needed light.

FEATURES
- Luminaire LED, high luminous efficiency and long working life.
- High efficiency LED Driver, the wide range input voltage AC120-277VAC 277~480V.
- Die-cast aluminum cooling design, high quality and better cooling for LED TJ < 85°C.
- Excellent optics design, greatly improve the light utilization and evenness.
- Motion sensor control available (Optional)

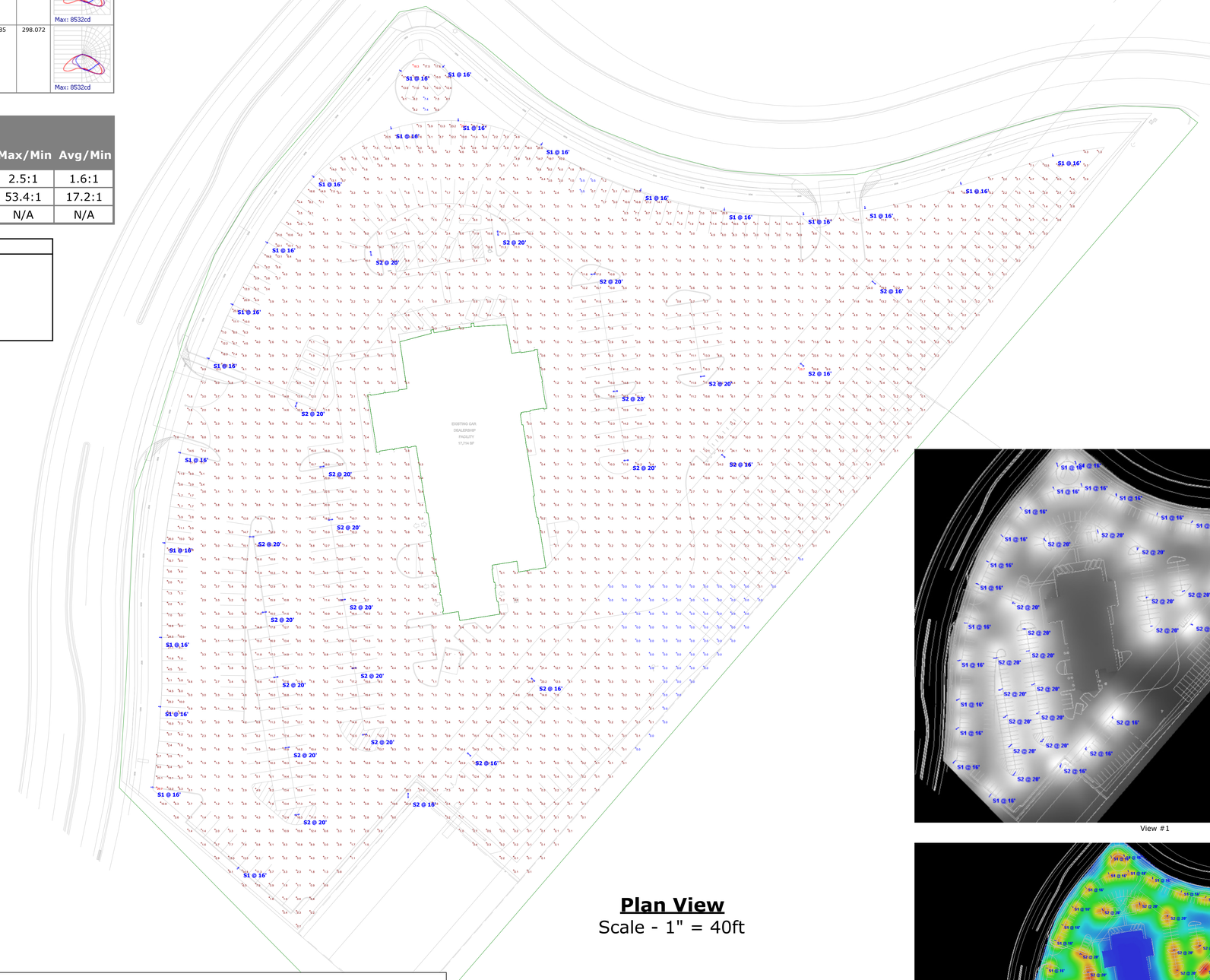
CONTROLS (SOLD SEPARATELY)

P Photocell · M Motion Sensor · RC Remote Controller · GATEWAY

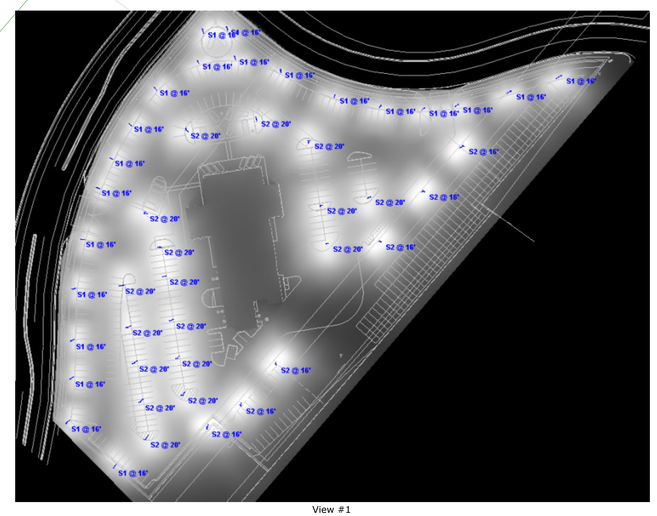
SPECIFICATION

WATTAGE	60W	100W	150W	200W	300W
LUMEN	8700 lm	13000 lm	21000 lm	27000 lm	40132 lm
EFFICACY	145 lm/W	130 lm/W	140 lm/W	135 lm/W	140 lm/W
CCT	4000K, 5000K				
CRI	70				
INPUT VOLTAGE	AC120-277V / AC277-480V				
DISTRIBUTION	Type II, Type III, Type IV, Type V				
POWER FACTOR	0.95				
DIMMER EFFICACY	90%				
DIMMING	0-10Vdc				
LIFE SPAN	over 50,000 hrs				
WORKING TEMPERATURE	-22°F ~ 113°F				
STORAGE TEMPERATURE	-40°F ~ 176°F				
OUTDOOR RATING	IP66 location / IP65				
CABLE	3 core, 18AWG 0.5m				
WARRANTY	5 year limited				

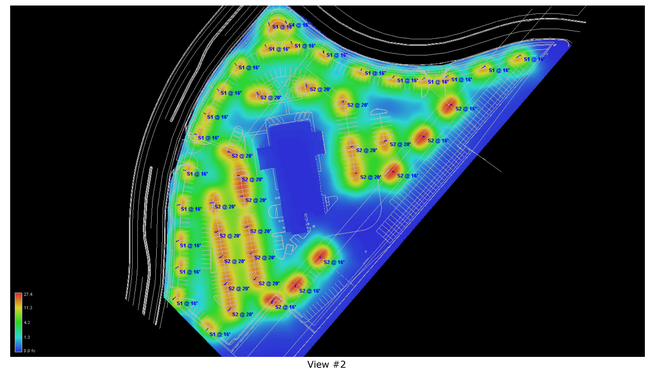
WSD LED INC. Address: 1250 Wattley Way, Suite 100, McKinney, TX 75069 Email: leo.zhu@wsdled-led.com • Tel: 469.857.5883 / 214.940.9058 www.wsdled.cc 1/4



Plan View
Scale - 1" = 40ft



View #1



View #2

DESIGNER'S NOTE:

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY (IESNA) APPROVED METHODS. ADDITIONALLY, THE PREPARER USED INFORMATION PROVIDED BY THE CUSTOMER. IF/WHEN SUFFICIENT INFORMATION WAS NOT PROVIDED, PREPARER USED EDUCATED ASSUMPTIONS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIR(S) MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER FIELD CONDITIONS NOT ACCOUNTED FOR IN THIS PHOTOMETRIC ANALYSIS.

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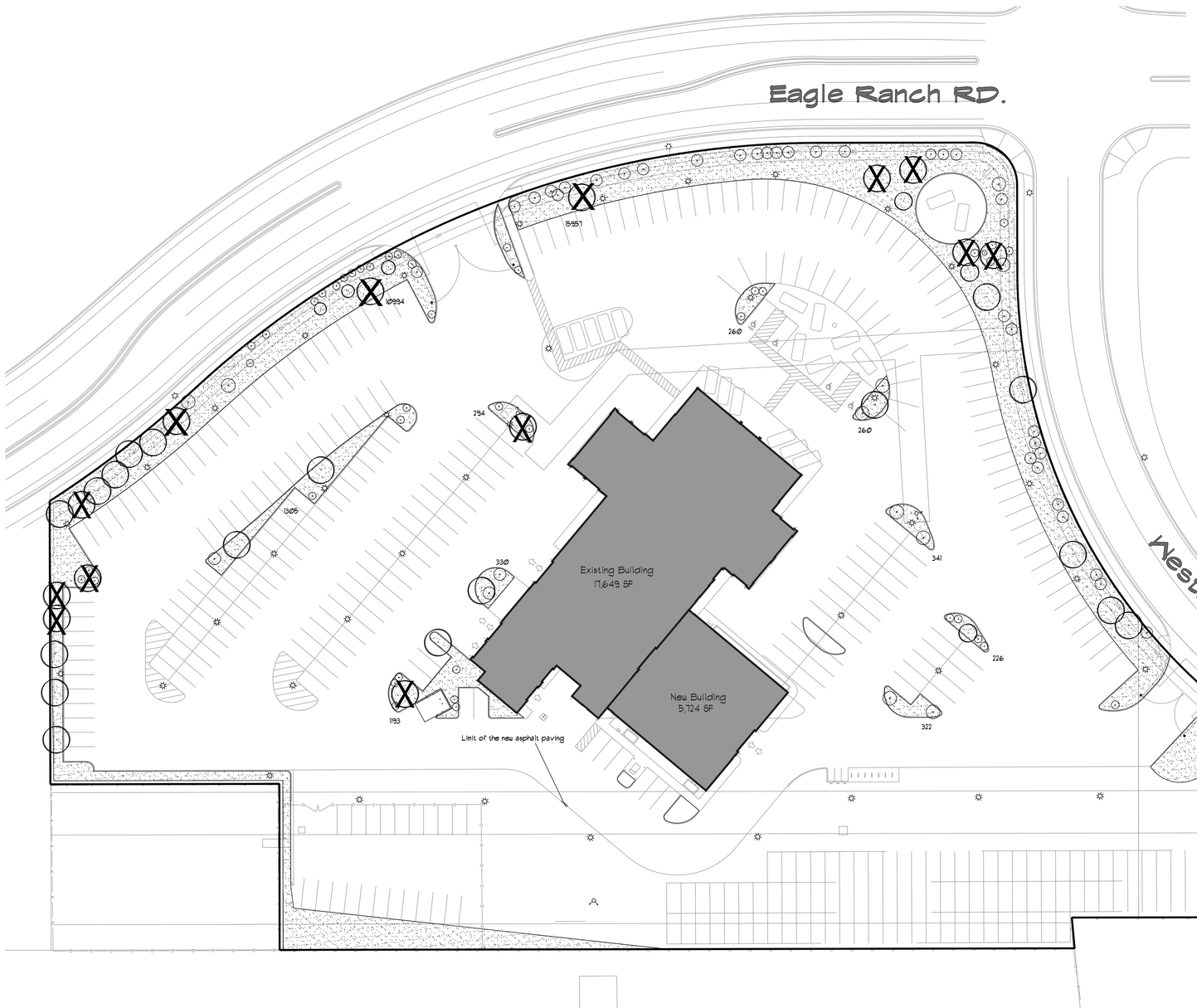
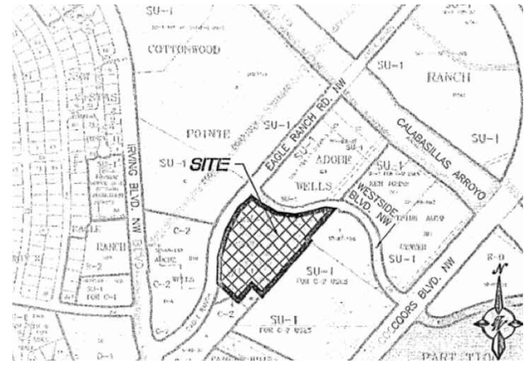
TESTUDO ENGINEERING

PITRE - KIA
Existing Installation

Designer B.C.
Date 01/14/2025
Scale 1" = 40'
Drawing No.

Summary EXISTING INSTALLATION





Vicinity Map

LANDSCAPE LEGEND EXISTING

EXISTING TREES

	QTY.	SIZE AVERAGE	COMMON/BOTANICAL NAME	DIMS (Average)	COVERAGE	TOTAL COVERAGE
.	24	Varies	Deciduous Trees *To be preserved (Desert willow, Ash, Hawthorn)*	15	177	4248
X	13		Trees not eligible for credit per City of Albuquerque Forestry			
TOTAL TREES:	24					

EXISTING SHRUBS

	QTY.	SIZE AVERAGE	COMMON/BOTANICAL NAME	DIMS (Average)	COVERAGE	TOTAL COVERAGE
⊙	99	Varies	Existing Shrubs *To be preserved*	5	6	594
TOTAL SHRUBS:	99					

OVERALL LANDSCAPE CALCULATIONS

TOTAL LOT AREA (sf)	261360	SF
TOTAL BUILDING AREA (sf)	-23,373	SF
TOTAL NET-LOT AREA (sf)	237,987	SF
LANDSCAPE REQUIREMENT	X.15	SF
TOTAL LANDSCAPE REQUIRED (15%)	35,698	SF
TOTAL ON-SITE LANDSCAPE PROVIDED (EXISTING)	36,184	SF
TOTAL ON-SITE LANDSCAPE PROVIDED		
TREE CANOPIES AND GROUND-LEVEL PLANTS REQUIRED (75%)	26,739	SF
TREE CANOPIES AND GROUND-LEVEL PLANTS EXISTING	4,842	SF
GROUND-LEVEL PLANTS REQUIRED (25% of Required Vegetation Coverage)	6,685	SF
GROUND-LEVEL PLANTS EXISTING	594	SF

LANDSCAPE GROUNDCOVERS

EXISTING MULCH 36,184 sf

GRAPHIC SCALE

30 15 0 15 30

SCALE: 1" = 30'-0"

Designed By:	F. V
Drawn By:	F. V
Approved By:	dm
Date:	7/9/2025

REVISIONS

	Date:	Comment

NEW MEXICO ONE CALL
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www.nmonecall.org
Call two working days before you dig.

File ID:

Landscape Plan (Existing)

KIA WESTSIDE AUTO DEALERSHIP ALBUQUERQUE, NM

Mitchell Associates, inc
Landscape Architecture
Danny Mitchell
505.639.9583
danny@mitchellassociatesinc.com

Seal:
Landscape Architect

STATE OF NEW MEXICO
DANNY D. MITCHELL
3859
REGISTERED LANDSCAPE ARCHITECT

7/9/2025

Project NO: 2024-120

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Drawing No. 1 of 4

LS-101

LANDSCAPE NOTES:

Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain landscaping in a living, healthy, and attractive condition.

It is the intent of this plan to comply with the City Of Albuquerque , IDO Ordinance.

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

Landscape 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, or other treatment.

Contractor shall match existing gravel.

25% of landscape area shall be covered with organic mulch. Mulch shall be a minimum of 4" deep in areas as shown on the plan. Landscape maintenance shall ensure that all organic mulch areas are maintained and freshened on a regular basis. Filter Fabric shall not be placed in areas to receive organic mulch.

Landscaping shall be installed according to the approved plan. Installation shall be completed within 60 days of the related building's occupancy.

No substitutions or alterations to this plan with out the express written permission of the Landscape Architect, and approval of the City of Albuquerque, approved permit set.

Clear Site Triangle Note:
Landscaping and signage will not interfere with clear site requirements. Signs, walls, trees and shrubbery between 3 and 8 feet tall, (as measured from the gutter pan) are not included within the clear site triangle.

IRRIGATION NOTES

Irrigation shall be a complete underground system.

Trees and shrubs shall be zoned separately.

Point of connection for irrigation system shall be as indicated on the Utility Plan, Civil drawings. Landscape Contractor point of connection and responsibility shall begin downstream of the point of connection.

Landscape shall be watered by a complete underground irrigation system operated by automatic timer.
Trees shall have Netafim and shrubs shall have a minimum of 2 emitters per shrub.

Irrigation will be operated by smart irrigation system automatic controller, capable of multi-programming ability.

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

Irrigation maintenance shall be the responsibility of the Property Owner.

Water and Power source for irrigation system shall be the responsibility of the Property Owner.

Water management is the sole responsibility of the Property Owner.

Note: New planting connected to the existing irrigation

OVERALL LANDSCAPE CALCULATIONS

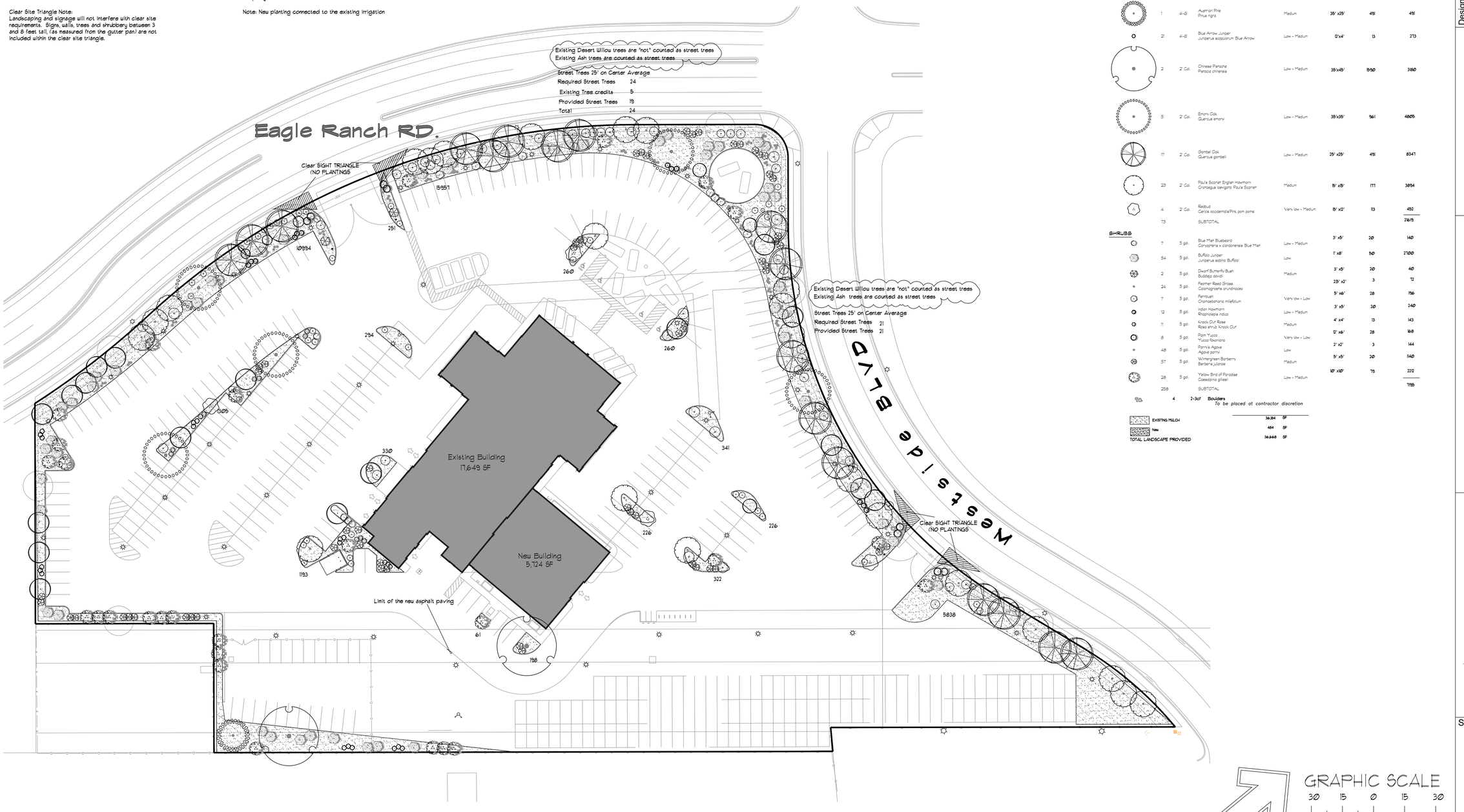
TOTAL LOT AREA (sf)	261360	SF
TOTAL BUILDING AREA (sf)	-23,373	SF
TOTAL NET-LOT AREA (sf)	237987	SF
LANDSCAPE REQUIREMENT	X0.15	SF
TOTAL LANDSCAPE REQUIRED (15%)	35,698	SF
TOTAL ON-SITE LANDSCAPE PROVIDED (EXISTING+ New)	36,668	SF
TREE CANOPIES AND GROUND-LEVEL PLANTS REQUIRED (75%)	27,501	SF
TREE CANOPIES AND GROUND-LEVEL PLANTS PROVIDED+ EXISTING	33,656	SF
GROUND-LEVEL PLANTS REQUIRED (25% of Required Vegetation Coverage)	6,875	SF
GROUND-LEVEL PLANTS PROVIDED+ EXISTING	7,189	SF

Organic Mulch (refer to IDO sheet)

Note, Each Tree, min, 5' rad. 785	72 Trees x 785 sf =	5,652
See Tree Detail, a 5' radius of organic mulch is required around each tree without Filter Fabric		
Note, Each Shrub, min, 2' rad. 1256	258 Shrubs x 1256 sf =	32,40
Total Mulch Provided (area sf)		8,892
Total Mulch Required (area sf)		7,189

Parking Lot Trees

48 Parking Lot Required	
Parking Lot Trees Provided	7
Parking Lot Trees Required	5



LANDSCAPE LEGEND EXISTING

EXISTING TREES

	QTY.	SIZE AVERAGE	COMMON/BOTANICAL NAME	DIMS (Average)	COVERAGE	TOTAL COVERAGE
	24	Varies	Deciduous Trees To be preserved (Desert willow, Ash, Hawthorn)	15	177	4248
TOTAL TREES:	24					

EXISTING SHRUBS

	QTY.	SIZE AVERAGE	COMMON/BOTANICAL NAME	DIMS (Average)	COVERAGE	TOTAL COVERAGE
	99	Varies	Existing Shrubs To be preserved	5	6	594
TOTAL SHRUBS:	99					

PLANT SCHEDULE

SYMBOL	QTY	SIZE	COMMON / BOTANICAL NAME	WATER USE	DIMS	COVERAGE	TOTAL COVERAGE
TREES							
	1	4-6'	Ponderosa Pine Pinus ponderosa	Medium	35' x25'	491	491
	21	4-6'	Blue Arrow Juniper Juniperus scopulorum 'Blue Arrow'	Low - Medium	12'x4'	13	273
	2	2' Cal.	Chinese Pistache Pistacia chinensis	Low - Medium	35'x45'	1590	3180
	5	2' Cal.	Emory Oak Quercus emoryi	Low - Medium	35'x35'	961	4809
	17	2' Cal.	Gambel Oak Quercus gambelii	Low - Medium	25' x25'	491	8347
	23	2' Cal.	Paul's Scarlet English Hawthorn Crataegus laevigata 'Paul's Scarlet'	Medium	15' x15'	177	3894
	4	2' Cal.	Redbud Cercis occidentalis'Pink pom pons'	Very low - Medium	15' x12'	113	452
	73		SUBTOTAL				21673
SHRUBS							
	7	5 gal.	Blue Mist Bluebeard Conoclerts x clandonensis 'Blue Mist'	Low - Medium	3' x5'	20	140
	54	5 gal.	Buffalo Juniper Juniperus sabina 'Buffalo'	Low	1' x8'	50	2700
	2	5 gal.	Dwarf Butterfly Bush Buddleja davidii	Medium	3' x5'	20	40
	24	5 gal.	Feather Reed Grass Calamagrostis arundinacea		2.5' x2'	3	72
	7	5 gal.	Fernbush Chamaebataria millefolium	Very low - Low	5' x6'	28	196
	12	5 gal.	Indian Hawthorn Rhaphiolepis indica	Low - Medium	3' x5'	20	240
	11	5 gal.	Knock Out Rose Rosa shrub 'Knock Out'	Medium	4' x4'	13	143
	8	5 gal.	Plain Yucca Yucca flaccida	Very low - Low	12' x6'	28	168
	48	5 gal.	Parry's Agave Agave parryi	Low	2' x2'	3	144
	57	5 gal.	Wintergreen Barberry Berberis julianae	Medium	5' x5'	20	1140
	28	5 gal.	Yellow Bird of Paradise Caesalpinia gilliesii	Low - Medium	10' x10'	78	2212
	258		SUBTOTAL				7185
	4	1-3cf	Boulders To be placed at contractor discretion				

EXISTING MULCH	36,184	SF
New	484	SF
TOTAL LANDSCAPE PROVIDED	36,668	SF

GRAPHIC SCALE
30 15 0 15 30
SCALE: 1" = 30'-0"

REVISIONS		
Comment	Date:	

Designed By: F. V.
Drawn By: F. V.
Approved By: dm
Date: 7/9/2025

NEW MEXICO ONE CALL
STATEWIDE - 811 OR
1-800-321-ALERT (2537)
www.nmonecall.org
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File ID:

Landscape Plan

KIA WESTSIDE AUTO DEALERSHIP ALBUQUERQUE, NM

Mitchell Associates, inc
Landscape Architecture
Danny Mitchell
505.639.9583
danny@mitchellassociatesinc.com

Seal:
Landscape Architect
STATE OF NEW MEXICO
DANNY D. MITCHELL
2139
REGISTERED LANDSCAPE ARCHITECT
7/9/2025

Project NO: 2024-120
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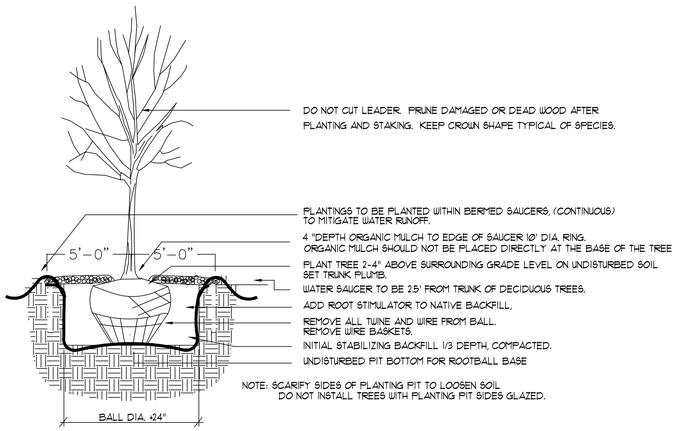
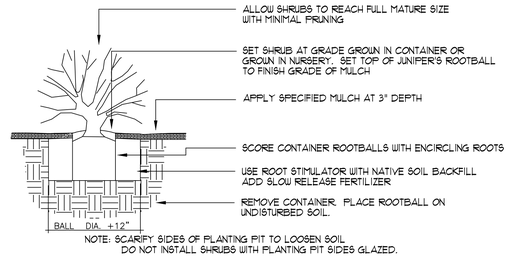
Drawing No. 3 of 3
LS-102



NOTE: SCARIFY SIDES OF PLANTING PIT TO LOOSEN SOIL
DO NOT INSTALL TREES WITH PLANTING PIT SIDES GLAZED.

TREE PLANTING DETAIL

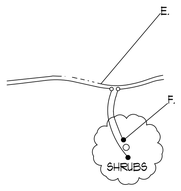
N.T.S.



NOTE: SCARIFY SIDES OF PLANTING PIT TO LOOSEN SOIL
DO NOT INSTALL SHRUBS WITH PLANTING PIT SIDES GLAZED.

SHRUB PLANTING DETAIL

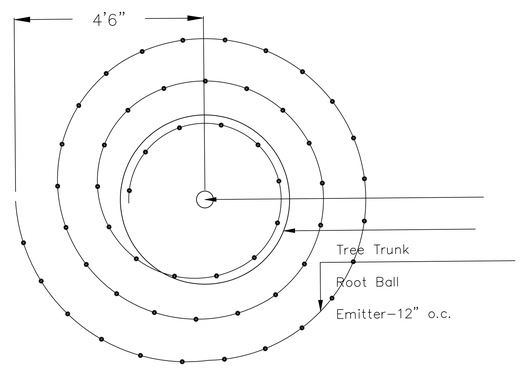
N.T.S.



E. PE DRIPLINE
F. EMITTER PLACED WITHIN 6" OF PLANT STEM
NOTE: PLACE EMITTER ABOVE PLANT ON SLOPE

EMITTER PLACEMENT DETAIL

N.T.S.



Netafim Spiral Detail

Designed By:	D. Mitchell
Drawn By:	dm
Approved By:	
Date:	7/9/2025

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STATEWIDE - 811 OR
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Call two working days before you dig.

REVISIONS

Date:	Comment

File ID:

Landscape Details

KIA WESTSIDE AUTO DEALEARSHIP ALBUQUERQUE, NM

Mitchell Associates, inc
Landscape Architecture
Danny Mitchell
505.639.9583
danny@mitchellassociatesinc.com

Seal:
Landscape Architect

STATE OF NEW MEXICO
DANNY D. MITCHELL
639
REGISTERED LANDSCAPE ARCHITECT

6/25/2025

Project No: 2024-120

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Drawing No. 4 of 5

LS-103

City of Albuquerque Integrated Development Ordinance-Landscaping, Buffering, and Screening Provided for Reference

PURPOSE
This Section 14-16-5-6 regulates landscaping to ensure visually attractive, sustainable desert landscapes that aid in the creation of a quality public realm. The City recognizes landscape as a visual component to quality environments that enhance Albuquerque's overall appearance and provide other public benefit through:
5-6(A)(1) Providing visual relief from urbanization.
5-6(A)(2) Establishing a consistent, attractive streetscape that generates a sense of continuity and a strong, positive city image.
5-6(A)(3) Improving the aesthetic appearance of commercial, industrial, and multi-family residential development to protect and enhance public and private investments and property values.
5-6(A)(4) Ensuring the use of native and/or adapted, low water-use, or xeric species and regionally appropriate, sustainable design and maintenance techniques to conserve water resources.
5-6(A)(5) Contributing to the processes of air purification, oxygen regeneration, groundwater recharge, and stormwater runoff retention. Landscape should be designed to retain soil moisture, prevent erosion, encourage the growth of abutting plantings, and mitigate urban heat-island effects, while aiding in the abatement of air and water pollution, dust, noise, heat, and glare.
5-6(A)(6) Providing screening of some types of facilities, structures, and equipment.
5-6(A)(7) Providing shade and comfort for pedestrians and visually narrowing streets, which has been shown to reduce vehicle speeding and accidents.

5-6(B) APPLICABILITY
5-6(B)(1) The provisions of this Section 14-16-5-6 shall apply to any of the following, unless specified otherwise this IDO.
5-6(B)(1)(a) Construction of a new building containing multi-family, mixed-use, or non-residential development or an accessory parking structure.
5-6(B)(1)(b) Construction of a new parking lot containing 25 or more spaces, or expansion of an existing parking lot by 25 spaces or more.
5-6(B)(1)(c) Expansion of the gross floor area of an existing building containing multi-family, mixed-use, or non-residential development by 2,500 square feet or more, or 25 percent or more, whichever is less.
5-6(B)(1)(d) Renovation or redevelopment of an existing building containing multi-family, mixed-use, or non-residential development, including but not limited to reconstruction after fire, flood, or other damage, where the value of the renovation or redevelopment, indicated by building permits, is $500,000 or more.
5-6(B)(2) In the case of walls provided for buffering or screening requirements with conflicting standards in this Section 14-16-5-6, Section 14-16-5-5 (Parking and

Loading) and Section 14-16-5-9 (Neighborhood Edges), the highest specified wall height allowance prevails.
5-6(B)(3) Requirements for walls provided to meet buffering and screening requirements prevail over maximum wall height regulations in Section 14-16-5-7 (Walls and Fences), but shall be subject to any other applicable material and design requirements in Subsection 14-16-5-7(E).
5-6(C) GENERAL LANDSCAPING STANDARDS
The following standards apply to all landscaping, screening, or buffering required by this Section 14-16-5-6.
5-6(C)(1) Landscape Plan Required
A landscape plan with designed landscaped areas shall be submitted as a part of all development applications where landscaping, buffering, or screening is required, unless the relevant decision-making body determines that compliance with the provisions of this Section 14-16-5-6 can be demonstrated without the use of a landscape plan. A landscape plan may be combined with other required application materials if compliance with this Section 14-16-5-6 can be demonstrated in the combined materials.
Landscaping shall be maintained pursuant to the requirements of Subsection 14-16-5-13(B)(6).
5-6(C)(2) Minimum Landscape Area
5-6(C)(2)(a) Except as noted in Subsection (b) below, a minimum of 15 percent of the net lot area of each development shall contain landscaping.
5-6(C)(2)(b) In DT-UC-MS-PT areas, a minimum of 10 percent of the net lot area of each development shall contain landscaping. In these areas, landscaping required to meet this requirement need not be at ground level. (See figure below.)
5-6(C)(2)(c) The mature realistic spread of trees and shrubs will be used to calculate required vegetative coverage as follows.
1. Tree canopies and ground-level plants shall cover a minimum of 75 percent of the total landscape area as measured by canopy width or the area beneath the drip line of the mature
2. size of the actual vegetation. Of the required vegetative coverage, a minimum of 25 percent shall be provided as ground-level plants (shrubs, grasses, etc.) as measured of the mature size of the actual vegetation. (See figure below.)
5-6(C)(2)(d) See also Subsections 14-16-5-6(D) (Street Frontage Landscaping), 14-16-5-6(E) (Edge Buffer Landscaping), and 14-16-5-6(F) (Parking Lot Landscaping) for additional landscaping requirements.
5-6(C)(3) Overlapping Requirements
5-6(C)(3)(a) If areas required to be landscaped by 2 or more provisions of this Section 14-16-5-6 overlap each other, the provision requiring the greater amount of landscaping shall apply, and landscaping provided that meets the greater requirement shall count toward fulfilling the overlapping requirements.
1. See Subsection 14-16-5-6(C)(12) (Existing Vegetation Credit).

2. See Subsection 14-16-5-6(C)(13) (Stormwater Management Features).
3. See Subsection 14-16-5-6(D) (Street Frontage Landscaping).
4. See Subsection 14-16-5-6(E) (Edge Buffer Landscaping).
5. See Subsection 14-16-5-6(F) (Parking Lot Landscaping).
5-6(C)(3)(b) Landscaped areas may count toward satisfying usable open space requirements specified for Residential zone districts in Table 5-1-1 and for Mixed-use zone districts in Table 5-1-2.
5-6(C)(3)(c) Gardens and community gardens provided may count toward satisfying the requirements of Subsection 14-16-5-6(C)(2) (Minimum Landscape Area).
5-6(C)(3)(d) Any landscaping provided to meet requirements in Subsection 14-16-5-2(I) (Major Arroyo Standards) may count toward any required landscaping in this Section 14-16-5-6 but shall be subject to Subsection 14-16-5-6(C) (General Landscaping Standards).
5-6(C)(3)(e) Any covered or uncovered outdoor seating and gathering areas provided to meet requirements in Subsection 14-16-5-11(E)(3) (Outdoor Seating and Gathering Areas) may count toward up to 1/3 of required landscaping in Section 14-16-5-6 but shall be subject to standards in Subsection 14-16-5-6(C) (General Landscaping Standards).
5-6(C)(4) Required Plant Materials and Site Amenities
5-6(C)(4)(a) A minimum of 5 species must be used in the landscaped area.
5-6(C)(4)(b) Only trees and shrubs selected from the Official Albuquerque Plant Palette of low water use, drought tolerant, or xeric species and shown on a landscape plan can count toward the requirements of this Subsection 14-16-5-6(C) (General Landscaping Standards), except that, upon presentation of evidence, the relevant decision-making body may authorize alternative species or cultivars that meet all of the following requirements:
1. Meet the intended purpose of that type of landscaping.
2. Are not hazardous.
3. Are not identified as invasive on a City or State plant list.
4. Are not listed in the City's Weed Identification Handbook.
5. Are equally hardy to the New Mexico climate.
5-6(C)(4)(c) Installation of any trees, shrubs, or other vegetation included in a State list of prohibited or invasive species or listed as noxious weeds in the City's Weed Identification Handbook is prohibited.
5-6(C)(4)(d) No more than 10 percent of required landscape areas shall be cool season grass species. Irrigated cool season grass shall not be planted on slopes exceeding 1:4 riser:run or planted in narrow or irregularly shaped areas (10 feet or less in any dimension) in order to avoid water waste. Any cool season grass shall be installed at least 3 feet in any direction from any impermeable hard surface. (A buffer using organic mulch can be used when planting cool season grass adjacent to impermeable surface.)
5-6(C)(4)(e) Landscaping abutting arroyos shall consist of native plants that are included on the Official Albuquerque Plant Palette.
5-6(C)(4)(f) Artificial turf/grass shall not be counted as living vegetative material or to meet the requirements of this Subsection 14-16-5-6(C) (General Landscaping Standards).
5-6(C)(4)(g) All vegetation shall comply with Article 9-12 and Parts 6-1-1 and 6-6-7 of ROA 1994 (Pollen Control, Water Conservation Landscaping and Water Waste, and Street Trees) and Section 4 of the Albuquerque Bernalillo County Water Authority (ABCWUA) Legislation and Ordinances (Water Waste Reduction Ordinance) as applicable.
5-6(C)(4)(h) All required plant materials shall be free of disease and insects and shall conform to the American Standard for Nursery Stock (ASNA) of the American Nursery and Landscape Association.
5-6(C)(4)(i) Shade trees planted approximately 25 feet on-center are required along all required pedestrian walkways. If the walkway is less than 25 feet long, at least one tree is required, or, where there is insufficient space for a tree, a trellis of at least 8 feet high for at least 5 feet along the walkway shall be provided.
5-6(C)(4)(j) In DT-UC-MS areas, landscaped areas other than street frontage shall include pedestrian furniture, pedestrian amenities, or trash receptacles to encourage pedestrian use.
5-6(C)(4)(k) See also Subsection 14-16-5-6(D) (Street Frontage Landscaping) for additional landscaping requirements.
5-6(C)(5) Soil Condition and Planting Beds 5-6(C)(5)(a) All vegetated material required by this Section 14-16-5-6 shall be planted in uncompacted soil.
5-6(C)(5)(b) If used, weed barriers shall be permeable to optimize stormwater infiltration and prevent runoff.
5-6(C)(5)(c) The use of gravel or crusher fines as ground cover is limited to a maximum of 15 percent of any landscaped area, or 50 percent in DT-UC-MS areas5-6(C)(5)(d) A minimum of 2 inches of organic mulch is required in all planting areas, with 3-4 inches recommended. 5-6(C)(5)(e) Organic mulch is required as ground cover under trees within a 5-foot radius around the tree trunk, but not directly against the trunk. In these areas, weed barrier fabric is prohibited.

5-6(C)(5)(f) All landscaped areas shall be protected from vehicular encroachment by curbs or wheel stops located 2 feet outside the landscaped area, with openings to accommodate surface collection of stormwater runoff in vegetated swales and stormwater infiltration areas.
5-6(C)(6) Minimum Plant Sizes at Installation.
All vegetation required by this Section 14-16-5-6 shall meet the minimum size requirements in Table 5-6-1 unless specified otherwise in this IDO.

Table 5-6-1: Minimum Plant Size

Plant material type (ANSI types)	Minimum size
Deciduous Street Trees	2 in. caliper 6 in. above grade
Deciduous Accent Trees	1.5 in. caliper 6 in. above grade or 6 ft. in height
Evergreen Tree	6 ft. in height
Multi-trunk Tree	Minimum 2 trunks with a combined caliper of 2 in.
Shrubs	1 gallon container size
Ground cover and turf	Adequate to provide desired ground cover within 1 growing season after planting

5-6(C)(7) Plant Material Spacing
5-6(C)(7)(a) Vegetation required by this Section 14-16-5-6 shall be located at least 3 feet in any direction from any fire hydrants, valve vaults, hose bibs, manholes, hydrants, and fire department connections.
5-6(C)(7)(b) Where tree planting requirements are based on the length of the street frontage, areas occupied by driveways and drive aisles shall be included when calculating the number of trees required to be planted, and all trees that would otherwise be required in driveways or drive aisles shall be planted in other landscaped front yard areas.
5-6(C)(7)(c) The Planning Director may authorize adjustments to any spacing requirements when required due to topography, drainage, utilities or obstructions, provided that the total amount of required landscaping is not reduced.
5-6(C)(8) Protecting Clear Sight Triangle
The clear sight triangle shall be maintained at all exits of parking areas and street intersections.

5-6(C)(9) Planting in or over the Public Right-of-way
5-6(C)(9)(a) All planting of vegetated material or installation of any landscaping, buffering, or screening material in the public right-of-way shall require the prior approval of the City. The property owner shall be responsible for the maintenance, repairs, or liability for all the landscaping placed in or over the public right-of-way.
5-6(C)(9)(b) Any trees that overhang a public sidewalk or Major Public Open Space shall be trimmed to maintain an 8 foot clearance over the sidewalk. Any trees that overhang a public street shall be trimmed to maintain a 9 foot clearance over the street surface.
5-6(C)(9)(c) Where landscaping is installed in the public right-of-way, the applicant shall install an adequate irrigation system that meets the minimum technical requirements in Article 6-6 of ROA 1994 (Trees, Vegetation and Landscaping) and the DPM, with a separate meter for the landscape area in the public right-of-way, or a separate valve(s) at the property line allowing isolation of the
irrigation to the landscape within the public right-of-way. Drip irrigation systems and artificial turf shall not be allowed within the
public right-of-way.
5-6(C)(10) Planting near Utilities
5-6(C)(10)(a) Trees and shrubs shall not be planted in utility easements unless there is no other practicable location on the lot where the landscaping would achieve its intended purpose. The Planning Director may adjust the location of required landscaping to avoid utility easements, provided that the total amount of landscaping and buffering required is not reduced.
5-6(C)(10)(b) Trees shall not be planted within 10 feet in any direction of the centerline of a sewer or water line.
5-6(C)(10)(c) Trees or shrubs planted within utility easements shall comply with the standards of the utility provider to minimize effects on facilities
maintenance and repair.
5-6(C)(10)(d) If overhead distribution electric lines are present and large trees cannot be planted due to potential interferences with the electric lines, one ornamental tree with a nature height of 12 feet shall be planted per 20 feet of street frontage. New trees planted near electric transmission lines shall be no taller than 25 feet in height at maturity to avoid conflicts with existing electric facilities.
5-6(C)(10)(e) All screening and vegetation surrounding ground-mounted transformers and utility pads must allow 10 feet of clearance for access and to ensure the safety of the work crews and public during maintenance and repair.
5-6(C)(10)(f) Trees shall not be planted near existing or proposed street light
poles.
5-6(C)(10)(g) Standards in the DPM may apply to tree planting in or near other utility easements, such as gas lines.
5-6(C)(11) Parking on Landscaped Areas Prohibited
Parking of automobiles, trucks, trailers, boats, recreational vehicles, or other motor vehicles is prohibited on any required landscape or buffer area.
5-6(C)(12) Existing Vegetation Credit
5-6(C)(12)(a) If existing non-prohibited vegetation meets the location requirements and intent of landscaping, buffering, or screening required by this Section 14-16-5-6, that existing vegetation may be credited toward the landscaping, buffering, or screening materials
required by this Section 14-16-5-6.
5-6(C)(12)(b) All existing vegetation preserved and used for credit against the requirements for new vegetation shall be protected during construction by a fence erected one foot beyond the drip line of the vegetation.
5-6(C)(12)(c) Trees may be credited only 1 time toward any one buffer, screen, or other landscape requirement.
5-6(C)(12)(d) Trees shall be credited in accordance with Table 5-6-2.

Table 5-6-2: Credits for Preserving Trees

Diameter at Breast Height (in.)	Number of Trees Credited
≥25	8
≥13 and <25	6
≥8 and <13	4
≥4 and <8	2
<4	1
Prohibited trees 8 in. or greater[1]	1

[1] Prohibited trees are those that do not appear on the Official Albuquerque Plant Palette and may appear on the City or State list of prohibited or invasive species

5-6(C)(13) Stormwater Management Features
5-6(C)(13)(a) Required landscape and buffer areas shall be designed to serve as stormwater management areas to the maximum extent practicable and consistent with their required locations and vegetation.
5-6(C)(13)(b) Required landscape and buffer areas shall be designed pursuant to the DPM and the City Standard Specifications for Public Works Construction.
5-6(C)(13)(c) In the R-ML, R-MH, Mixed-use, and NR-SU zone districts, and on lots containing multi-family dwellings or non-residential uses in the R-A, R-1, R-MC, and R-T zone districts, surface runoff including runoff from roofs and parking areas shall be directed into depressed water collection areas that are located in landscape areas and that meet all applicable standards in the DPM.
5-6(C)(13)(d) Areas created to meet stormwater management requirements of the City or a governmental entity, and located in a required side or rear yard buffer or in a parking lot, shall be counted toward required landscaping and buffering in those areas, provided that the area includes vegetation required by this Section 14-16-5-6.
5-6(C)(13)(e) Where pedestrian walkways and multi-use trails cross required landscape areas, permeable paving may be used and may count toward satisfying the requirements of Subsection 14-16-5-6(C)(2) (Minimum Landscape Area).
5-6(C)(14) Irrigation Systems
5-6(C)(14)(a) Irrigation systems shall comply with Section 8 of the ABCWUA Legislation and Ordinances (Cross Connection Prevention and Control Ordinance).
5-6(C)(14)(b) All irrigation systems shall be designed to minimize the use of water.
5-6(C)(14)(c) All non-residential landscape irrigation shall have automatic timers
and/or programmable settings to avoid overwatering.
5-6(C)(14)(d) The irrigation system shall not spray or irrigate impervious surfaces, including sidewalks, driveways, drive aisles, streets, and parking and loading areas.
5-6(C)(15) Installation
5-6(C)(15)(a) All landscaping material used to meet the requirements of this Section 14-16-5-6 shall be installed in accordance with the planting procedures established by the American Nursery and Landscape Association.
5-6(C)(15)(b) All required landscaping, street trees, screening, and buffering shall be installed prior to the issuance of a final certificate of occupancy. If there is more than one primary building on the site, the landscaping, screening, and buffering related to each building
shall be installed prior to the issuance of a final certificate of occupancy.
5-6(C)(15)(c) Any damage to utility lines resulting from the negligence of the abutting property owner or the property owner's agents or employees in the installation and maintenance of any landscaping, screening, or buffering in a public right-of-way, private way, or easement shall be the responsibility of such property owner. If any damage to utility lines resulting from the growth of plant materials that have been approved by the applicable public utility as part of a plan for landscaping, screening, or buffering on the public right-of-way shall be the responsibility of such public utility. If a public utility disturbs landscaping, screening, or buffering in a public right-of-way, private way, or easement, it shall make every reasonable effort to preserve the landscaping materials and return them to their prior locations after the utility work. If the plant materials die despite those efforts, it is the obligation of the abutting property owner to replace the plant materials.
5-6(C)(15)(d) Property owners acknowledge that approved landscaping and trees installed and maintained in a public right-of-way, private way, or easement abutting private properties are the property of the City, and that that the City reserves the right, to remove them if necessary for a transportation project without compensation, but at no cost to the property owner. Landscaping installed in an abutting public right-of-way, private way, or easement by property owners and later removed by the City shall not impact previously approved net lot area calculations for required landscaping.
5-6(C)(16) Alternative Landscape Plans
The Planning Director may approve alternative landscape plans that do not meet the specific requirements stated in this Section 14-16-5-6 if the Planning Director determines that the alternatives meet all of the following criteria:
5-6(C)(16)(a) Are consistent with the purposes of this Section 14-16-5-6.
5-6(C)(16)(b) Do not include invasive vegetation included in a City or State list of prohibited or invasive species or listed as a noxious weed in the City's Weed Identification Handbook.
5-6(C)(16)(c) Do not include a reduction of tree planting requirements.
5-6(C)(16)(d) Provide equal or superior buffering of adjacent properties from anticipated impacts of the proposed development.
5-6(C)(16)(e) Provide equal or superior visual appearance of the property when viewed from the street.
5-6(C)(16)(f) Provide equal or superior carbon dioxide absorption and heat island reductions.

5-6(D) STREET FRONTAGE LANDSCAPING
5-6(D)(1) Required Street Trees
5-6(D)(1)(a) All development shall comply with Part 6-6-2 of ROA 1994 (Street Trees) and any standards developed by the Parks and Recreation Department or other City department to implement that Ordinance. Trees are generally required along street frontages every 25 feet on center unless specified otherwise in Part 6-6-2 of ROA 1994 (Street Trees). Along street frontages where street trees are required, trees that are planted within 20 feet of the back of curb of the abutting street may fulfill this requirement.
5-6(D)(1)(b) Only trees selected from the Official Albuquerque Plant Palette of low water use, drought tolerant, or xeric species and shown on a landscape plan can count toward the requirements of this Subsection 14-16-5-6(D) (Street Frontage Landscaping), except that existing trees that are 8 inch caliper or larger may count toward street tree requirements, regardless of whether they appear on one of those lists.
5-6(D)(1)(c) Planting areas necessary for trees in the street frontage shall meet the minimum size requirements in Table 5-6-3 unless specified otherwise in this IDO. Tree grates may be used in constrained locations to accommodate pedestrian circulation, to allow the required planting areas to have a walkable surface.

Table 5-6-3: Minimum Planting Area by Tree Height at Maturity

Tree Height at Maturity (ft.)	Minimum Planting Area (ft.)
0-20	4 x 4
>20-40	5 x 5
>40	6 x 6

5-6(D)(2) Additional Frontage Landscaping
5-6(D)(2)(a) General For buildings with a footprint of more than 50,000 square feet in mixed-use or non-residential development, at least 1 tree and 3 shrubs shall be planted every 30 feet along the length of any facade facing a City park or trail, Major Public Open Space, or major arroyo.
5-6(D)(2)(b) Downtown, Urban Centers, and Main Street and Premium Transit areas Fifty (50) percent of any front setback area not used for pedestrian access to the building or improved with pedestrian furniture and amenities shall be landscaped, and no part of the front setback area surface shall be asphalt.

5-6(E) EDGE BUFFER LANDSCAPING
5-6(E)(1) General Requirements
5-6(E)(1)(a) Landscaped edge buffers and/or edge buffer walls are required between properties to mitigate the impacts of significant differences in property use, size, or scale through standards specified in Subsections (2) through (5) below.
5-6(E)(1)(b) If a landscaped edge buffer is required and a wall is required or will be provided, the wall shall be provided on the property line between the two properties unless specified otherwise in this IDO.
5-6(E)(1)(c) Required edge buffering is not required to be installed along any portion of the lot line covered by an access easement between adjacent lots, but an equivalent amount of landscaping shall be installed on remaining portions of the side or rear lot line, as applicable.
5-6(E)(1)(d) For the purposes of this Subsection 14-16-5-6(E), "industrial development" refers to the zone districts and uses indicated in Subsection 14-16-5-6(E)(4)(a)1 (Industrial Development Adjacent to Non-Industrial Development).
5-6(E)(1)(e) Additional buffering may be required for specific uses, pursuant to any Use-specific Standards for those uses in Section 14-16-4-3 or Neighborhood Edge standards in Section 14-16-5-9.

Table 5-6-4: Edge Buffer – Development Type Summary[1]

Development Type	Development Next to	Specific Standards	General Buffering	Buffering in DT-UC-MS-PT
Industrial	Non-industrial development	14-16-5-6(E)(4)	Landscaped buffer area 25 ft.	Wall, fence, or vegetative screen 26 ft.
	Industrial development	14-16-5-6(E)(4)		
Multi-family	R-ML or R-MH	14-16-5-6(E)(3)	Landscaped buffer area 20 ft.	
Mixed-use or other non-residential	R-A, R-1, R-MC, R-T, or R-ML	14-16-5-6(E)(2)	Landscaped buffer area 15 ft.	
Multi-family, mixed-use, or other non-residential	R-A, R-1, R-MC, R-T, or R-ML	14-16-5-6(E)(2)	Landscaped buffer area 15 ft.	

[1] See Subsections 14-16-5-6(E)(2), 14-16-5-6(E)(3), and 14-16-5-6(E)(4) for complete edge buffer standards.

5-6(E)(2) Development Next to Low-density Residential Zone Districts
Where multi-family, mixed-use, or non-residential development other than industrial development, occurs on a lot abutting or across an alley from a lot containing low-density residential development in an R-A, R-1, R-MC, R-T , or RML
zone district, a buffer shall be provided along the lot line, as specified in Table 5-6-4 and for the relevant area below.
5-6(E)(2)(a) General
A landscaped edge buffer area shall be provided on the subject property along the property line between the two properties.
i. If a wall at least 3 feet in height is provided or exists along the property line between the 2 properties, 1 tree at least 8 feet high at the time of planting shall be provided every for 15 feet along the wall, with spacing designed to minimize sound and light impacts of the proposed development on the adjacent property.
2. If no wall is provided or exists, 1 tree at least 8 feet tall at the time of planting and 3 shrubs shall be provided for every 25 feet along the lot line, with spacing designed to minimize sound, light, and noise impacts.
5-6(E)(2)(b) Downtown, Urban Centers, and Main Street and Premium Transit Areas
i. A landscaped edge buffer area at least 6 feet wide shall be provided. For buildings over 30 feet in height, the edge buffer area shall be at least 10 feet wide.
2. An opaque wall, fence, or vegetative screen at least 6 feet tall shall be provided at the property line between the two properties, and all of the following requirements shall be met.
a. One (1) tree at least 8 feet high at the time of planting shall be provided every for 15 feet along the wall, with spacing designed to minimize sound and light impacts of the proposed development on the adjacent property.
b. The side facing the multi-family development shall be at least as finished in appearance as the side facing the mixed-use, or non-residential development.
2. If there is an existing wall between the two properties, it may count toward satisfying the requirements of Subsection 14-16-5-6(E)(2)(b)1 if it meets, or is improved to meet, the height and design standards above.
5-6(E)(3) Development Next to a Multi-family Residential Zone District
Where mixed-use or non-residential development other than industrial development occurs on any lot abutting or across an alley from a lot in the R-ML or R-MH zone districts with townhouse development or multi-family residential development, a buffer shall be provided along the lot line, as specified in Table 5-6-4 and for the relevant area below.
5-6(E)(3)(a) General
An edge buffer area shall be provided on the subject property along the property line between the two properties.
i. If a wall at least 3 feet in height is provided or exists along the property line between the two properties, 1 tree at least 8 feet high at the time of planting shall be provided every for 15 feet along the wall, with spacing designed to minimize sound and light impacts of the proposed development on the adjacent property.
2. If no wall is provided or exists, 1 tree at least 6 feet tall at the time of planting and at least 25 feet tall at maturity and 3 shrubs shall be provided for every 25 feet along the lot line, with spacing designed to minimize sound, light, and noise impacts.
5-6(E)(3)(b) Downtown, Urban Centers, and Main Street and Premium Transit Areas
i. An opaque wall, fence, or vegetative screen at least 6 feet tall shall be provided at the property line between the two properties, and both of the following requirements shall be met.
a. One (1) tree at least 8 feet high at the time of planting shall be provided every for 15 feet along the wall, with spacing designed to minimize sound and light impacts of the proposed development on the adjacent property.
b. The side facing the multi-family development shall be at least as finished in appearance as the side facing the mixed-use, or non-residential development.
2. If there is an existing wall between the two properties, it may count toward satisfying the requirements of Subsection 14-16-5-6(E)(3)(b)1 if it meets, or is improved to meet, the height and design standards above.
5-6(E)(4) Industrial Development Adjacent to Non-Industrial Development
5-6(E)(4)(a) Applicability
An edge buffer shall be provided as specified in Table 5-6-4 and for the relevant areas in Subsections (b) and (c) below in all of the following locations:
i. Where a lot with industrial zoning or development is adjacent to a lot with non-industrial zoning or development, including, but not limited to both of the following locations:
a. Where any development in an NR-LM or NR-GM zone district is adjacent to any lot that is not in an NR-LM or NRGM zone district.
b. Where light manufacturing/ heavy manufacturing/ special manufacturing/ natural resource extraction/ non-linear portions of an electric utility, drainage facility, or other major utility or any primary use in the Waste and Recycling category in Table 4-2-1 is developed on a lot abutting a vacant lot or a lot with a use other than one of these specified uses.
2. Where multi-family residential development is adjacent to a lot with industrial development.
5-6(E)(4)(b) General
A landscaped edge buffer area shall be provided on the subject property along the property line between the two adjacent properties. For drainage facilities, a landscaped edge buffer area at least 15 feet wide shall be provided on the subject property along the property line between the two adjacent properties, unless a smaller edge buffer area is approved by the City Engineer as necessary on a particular lot.
i. If a wall at least 3 feet in height is provided or exists along the landscaped edge buffer area, 1 of the following requirements shall be met.
a. If the wall is located on the property line, 1 tree at least 8 feet high at the time of planting shall be provided every for 15 feet along the wall, with spacing designed to minimize sound and light impacts of the proposed development on the adjacent property.
b. Where the edge buffer area is across the street from the lot with non-industrial zoning or development, the wall may be set back from the property line if both of the following requirements are met.
I. Landscaping that meets the requirements in Subsection 2. below shall be provided between the wall and the street.
II. The landscaping shall be maintained by the owner of the subject property.
2. If no wall is provided or exists, 1 tree at least 8 feet high at the time of planting and 5 shrubs shall be provided for every 20 feet along the lot line, with spacing designed to minimize sound and light impacts of the proposed development on the adjacent property.
5-6(E)(4)(c) Downtown, Urban Centers, and Main Streets and Premium Transit Areas An opaque wall or fence at least 6 feet tall shall be provided on the subject property along any lot line abutting or across an alley from the non-industrial development.
i. One (1) tree at least 8 feet high at the time of planting shall be provided every for 15 feet along the wall, with spacing designed to minimize sound and light impacts of the proposed development on the adjacent property.
2. The side of the wall facing the non-industrial development shall be at least as finished in appearance as the side facing the industrial use.
3. If there is an existing wall between the two properties, it may count toward satisfying the requirements of Subsection 14-16-5-6(E)(4)(c) if it meets, or is improved to meet, the height and design standards above.
5-6(E)(5) Area of Change Next to Area of Consistency Where a premises partially or completely in an Area of Change is abutting or across an alley from a premises partially or completely in an Area of Consistency (per City Development Areas in the ABC Comp Plan, as amended), the following standards shall apply on the lot(s) adjacent to the premises partially or completely in the Area of Consistency, regardless of the proposed land use on that lot, or premises, unless specified otherwise in this IDO.

Table 5-6-5: Edge Buffer – Development Area Summary[1]

Lot in Area of Change Next to	Specific Standards	General Buffering	Buffering in DT-UC-MS-PT
Area of Consistency in R-A, R-1, R-MC, or R-T	14-16-5-6(E)(2)	Landscaped buffer area 15 ft.	Wall, fence, or vegetative screen 26 ft.
Area of Consistency in R-ML or R-MH	14-16-5-6(E)(3)		
Area of Consistency in Mixed-use, NR-C, or NR-PO	14-16-5-6(E)(2)		

[1] See subsections 14-16-5-6(E)(2)(a), 14-16-5-6(E)(2)(b), and 14-16-5-6(E)(3)(a) for the complete buffer standards for Development Areas.

5-6(E)(5)(a) If the lot in the Area of Consistency is in an R-A, R-1, R-MC, or R-T zone district, the requirements of Subsections 14-16-5-6(E)(1) and 14-16-5-6(E)(2) shall apply.
5-6(E)(5)(b) If the lot in the Area of Consistency is in an R-ML or R-MH zone district, the requirements of Subsections 14-16-5-6(E)(1) and 14-16-5-6(E)(3) shall apply.
5-6(E)(5)(c) If the lot in the Area of Consistency is in any Mixed-use, NR-C, or NR-PO zone district, the requirements of Subsections 14-16-5-6(E)(1) and 14-16-5-6(E)(4) shall apply.
5-6(F) PARKING LOT LANDSCAPING
5-6(F)(1) Parking Lot Edges
5-6(F)(1)(a) Landscape buffer areas are required to separate off-street parking and circulation areas from front, side, and rear boundaries of premises.
5-6(F)(1)(b) Where a parking lot is abutting an R-A, R-1, R-MC, or R-T zone district, provisions related to parking area in Subsection 14-16-5-5(D) (Parking, Drive-through Or Drive-up Facilities, and Loading) shall apply.
5-6(F)(1)(c) Where development is coordinated on 2 or more abutting sites, or where multiple parking areas are located on a single lot, or on planned development areas controlled by Site Plans, these requirements shall be based on the entire development area unless otherwise approved by the decision-making body.
5-6(F)(1)(d) Landscape buffers may be crossed by drive aisles connecting to abutting lots.
5-6(F)(1)(e) No parking is allowed within a required landscape buffer area.
5-6(F)(1)(f) Landscape approved within the abutting public right-of-way or private way may be counted toward this requirement if there is no existing or planned public sidewalk between such landscape and the premises, but in no case shall the width of the on-site landscape buffer be less than 5 feet.
5-6(F)(1)(g) The landscape area may be reduced by up to 25 percent if the surface of the parking or vehicle circulation area is of a permeable material with approval from the Planning Director.
5-6(F)(1)(h) Where walls are required, they shall integrate with building materials and colors.
5-6(F)(1)(i) Landscape buffers are required in the following locations, with minimum widths and design requirements as specified below.
1. Front Lot Edge
a. General
Any parking lot located within 30 feet of the front lot line shall be screened from the street either by a masonry wall constructed of a material similar in texture, appearance, and color to the street-facing façade of the primary building (but excluding exposed CMU block) at least 3 but not more than 4 feet in height, or by a landscape buffer at least 10 feet in width with a continuous line of evergreen
shrubbery 3 feet in height, or by other means that the Planning Director determines provides equal or better screening of the headlights of parked vehicles.
b. Downtown, Urban Centers, and Main Street and Premium Transit Areas
Any parking lot located within 30 feet of the front lot line shall be screened from the street by a masonry wall as described in Subsection a above. Openings in the masonry wall no more than 4 feet wide to allow passage of bicycles and pedestrians from the street into the parking lot are allowed.
2. Side and Rear Lot Edges Where no side or rear lot line buffer is required by Subsection 14-16-5-6(E) above, the following standards apply where the side or rear lot line abuts a public street.
a. General
Any parking lot located within 20 feet of a side or rear lot line shall be screened by a landscaped strip at least 6 feet wide containing at least 2 trees and 6 shrubs per 25 feet of the parking lot edge closest to the lot line, or by other means that the Planning Director determines provides equal or better screening of the headlights of parked vehicles.
b. Downtown, Urban Centers, and Main Street and Premium Transit Areas
Any parking lot located within 20 feet of a side or rear lot line shall be screened by a landscaped buffer at least 5 feet wide containing one tree and 3 shrubs per 25 feet of the parking lot edge closest to the lot line, or by a masonry wall constructed of a material other than cement block, at least 3 but not more than 4 feet tall.
5-6(F)(2) Parking Lot Interior
5-6(F)(2)(a) General
At least 10 percent of the parking lot area of lots containing 50 or fewer spaces, and at least 15 percent of the parking lot area of lots containing 50 or more spaces, shall be landscaped.
5-6(F)(2)(b) Downtown, Urban Centers, and Main Street and Premium Transit Areas At least 5 percent of the parking lot area of lots containing 50 or fewer spaces, and at least 10 percent of the parking lot area of lots containing 50 or more spaces, shall be landscaped.
5-6(F)(2)(c) Tree Requirements
1. One (1) tree is required per 10 parking spaces.
2. No parking space may be more than 100 feet in any direction from a tree trunk.
3. At least 75 percent of the required parking area trees shall be deciduous canopy-type shade trees, capable of achieving a nature canopy diameter of at least 25 feet.

5-6(F)(2)(d) Location and Dimension of Landscaped Areas
i. The minimum size of tree planters within off-street parking areas shall be 60 square feet per tree. This requirement may be reduced to 36 square feet if the surface of a parking or vehicle circulation area abutting the tree planter is of a permeable material and, combined with the tree planter area, meets the 60 square foot per tree requirement.
2. In parking areas of 100 spaces or more, the ends of parking aisles shall be defined as landscaped islands no narrower than 8 feet in any dimension.

5-6(F)(3) Abutting Arroyos or Major Public Open Space When a parking lot is located abutting a major arroyo or any Major Public Open Space, screening shall be provided via 1 of the following options:
5-6(F)(3)(a) Walls or fencing a minimum of 6 feet high fencing requires landscaping with evergreen shrubs or vines to form a screen at least 75 percent opaque.
5-6(F)(3)(b) Shrubs and trees sufficient to act as a screen at least 4 feet high and at least 75 percent opaque.
5-6(G) SCREENING OF MECHANICAL EQUIPMENT AND SUPPORT AREAS
Site areas listed below shall comply with the following standards. In any case where a decorative wall or fence is required or installed, chain link fencing (with or without slats) shall not satisfy the requirement.
5-6(G)(1) Roof-mounted Mechanical Equipment
5-6(G)(1)(a) No screening is required for rooftop solar energy equipment.
5-6(G)(1)(b) In the R-ML, R-MH, Mixed-use, NR-C, NR-BP, NR-SU, or NR-PO zone district, roof-mounted mechanical equipment shall be screened by a parapet wall or similar feature that is an integral part of the building?s architectural design. The parapet wall or similar feature shall be sufficient to screen the mechanical equipment from all sides when viewed from 5 feet above ground level at any property line abutting a City park or trail, Major Public Open Space, major arroyo, or public street classified as a collector, arterial, or interstate highway.
5-6(G)(2) Ground-mounted Mechanical Equipment
5-6(G)(2)(a) R-ML, R-MH, and Mixed-use Zone Districts Outdoor ground-mounted mechanical equipment shall be located where it is not visible from streets, City parks or trails, Major Public Open Space, or major arroyos adjacent to the lot or from adjacent properties to the maximum extent practicable.
5-6(G)(2)(b) NR-C, NR-BP, NR-SU, and NR-PO Zone Districts Outdoor ground-mounted mechanical equipment shall be located where it is not visible from streets, City parks or trails, Major Public Open Space, or major arroyos adjacent to the lot or from adjacent properties with low-density residential development to the maximum extent practicable.
5-6(G)(2)(c) Screening
Where it is not practicable to locate ground-mounted mechanical equipment pursuant to Subsections (a) and (b) above, such equipment shall be screened from view by an opaque decorative wall or fence or a vegetative screen.
i. The wall or fence shall be of a height equal to or greater than the height of the mechanical equipment being screened and shall incorporate at least 1 of the primary materials and colors of the nearest wall of the primary building (but excluding exposed CMU block).
2. The vegetative screen shall be planted along the full length of the equipment to be screened and shall be of a height equal to or greater than the height of the equipment to be screened at the time of planting.
3. No screening of ground-mounted solar energy equipment that would reduce the efficiency or effectiveness of the solar energy equipment is required.

5-6(G)(2)(d) Safety Exemption Notwithstanding Subsections (a), (b), and (c) above, screening is not required if it would violate any State or federal safety rules.
5-6(G)(3) Loading, Service, and Refuse Areas
5-6(G)(3)(a) Covering Waste Containers
All waste containers and dumpsters shall be in a roofed enclosure or be equipped with and use a lid covering and shall be designed so that stormwater runoff does not re

OVERALL VIEW FROM NORTHEAST

OVERALL VIEW FROM NORTHWEST

SHOWROOM/VEHICLE DELIVERY VIEW FROM NORTHEAST

SHOWROOM/SERVICE RECEPTION VIEW FROM NORTHWEST

SHOWROOM/VEHICLE DELIVERY CLOSE-UP VIEW FROM NORTHEAST

SHOWROOM CLOSE-UP VIEW FROM NORTHWEST

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

CAMPBELL
ARCHITECTURE
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www.campbellarch.com
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La Cruces, NM 88012

DATE: 05.03.2024
ISSUE: KIA REVIEW SUBMITTAL REV1
PROJ #: 2023.05
FILE: PK-ABQ-PRELIM REV1.DWG
REV 1:
REV 2:
REV 3:
REV 4:

PITRE KIA OF ALBUQUERQUE
RENOVATIONS & ADDITIONS

9640 EAGLE RANCH ROAD NW
ALBUQUERQUE, NEW MEXICO 87114

3D MODEL VIEWS

A2.2

MAY 21, 9 AM
76% OF GLAZING IS SHADED

MAY 21, NOON
91% OF GLAZING IS SHADED

MAY 21, 4 PM
52% OF GLAZING IS SHADED

MAY 21, 4 PM
78% OF GLAZING IS SHADED

MAY 21, 9 AM

MAY 21, NOON

MAY 21, 4 PM

NOVEMBER 21, NOON

SOUTH & EAST GLAZING (SIDE & REAR-FACING ELEVATIONS)

MAY 21, 9 AM

MAY 21, NOON

MAY 21, 4 PM

NOVEMBER 21, NOON

EAST & NORTH GLAZING (FRONT & SIDE ELEVATIONS)

MAY 21, 9 AM

MAY 21, NOON

MAY 21, 4 PM

NOVEMBER 21, NOON

NORTH & WEST GLAZING (FRONT & SIDE ELEVATIONS)

MAY 21, 9 AM

MAY 21, NOON

MAY 21, 4 PM

NOVEMBER 21, NOON

WEST & SOUTH GLAZING (SIDE & REAR ELEVATIONS)

MAY 21, 9 AM

MAY 21, NOON

MAY 21, 4 PM

NOVEMBER 21, NOON

SOUTH GLAZING (REAR ELEVATION)

STATE OF NEW MEXICO
RONALD HUGH CAMPBELL
NO. 3445
REGISTERED ARCHITECT
11.05.2024

CAMPBELL ARCHITECTURE
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www.campbellarch.com
3237 Jupiter Road
Las Cruces, NM 88012

DATE: 11.05.2024
ISSUE: EPC SUBMITTAL REV1
PROJ #: 2023.05
FILE: PKIA-ABQ A2.1 ELEVS FOR EPC REV1
REV 1:
REV 2:
REV 3:
REV 4:

PITRE KIA OF ALBUQUERQUE RENOVATIONS & ADDITIONS

9640 EAGLE RANCH ROAD NW
ALBUQUERQUE, NEW MEXICO 87114

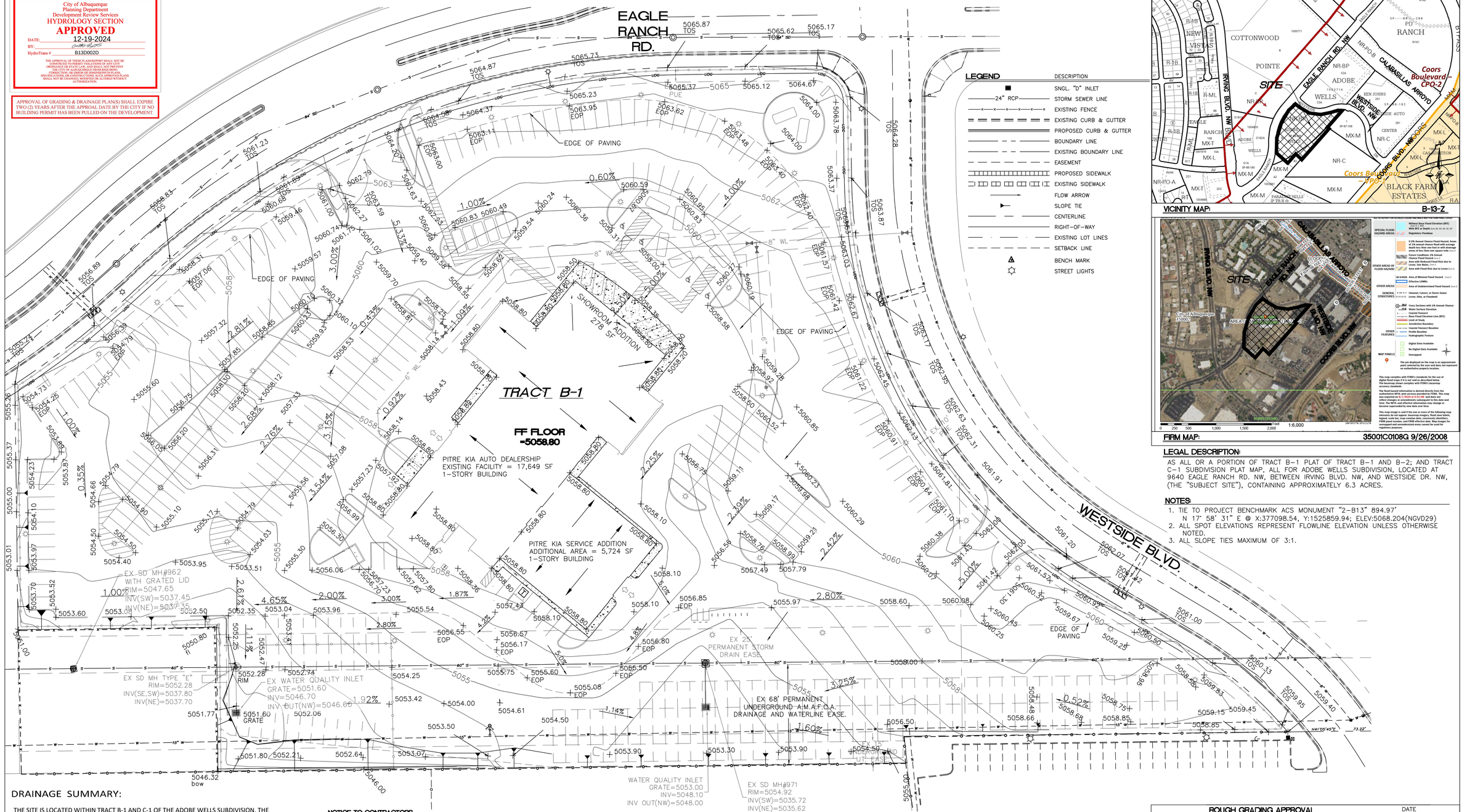
SUN & SHADE ANALYSIS

A2.2

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 12-19-2024
BY:
HydroTrans # B13D002D

THE APPROVAL OF THESE PLANS/REPORTS SHALL NOT BE CONSTRUED TO BE A VIOLATION OF ANY FEDERAL ORDINANCE OF STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUIRING CORRECTIONS OF ERRORS IN THE PLANS/REPORTS, SPECIFICATIONS, OR CONSTRUCTION. SUCH APPROVED PLANS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.

APPROVAL OF GRADING & DRAINAGE PLAN(S) SHALL EXPIRE TWO (2) YEARS AFTER THE APPROAL DATE BY THE CITY IF NO BUILDING PERMIT HAS BEEN PULLED ON THE DEVELOPMENT.



LEGEND

	DESCRIPTION
■	SNGL. "D" INLET
24" RCP	STORM SEWER LINE
x—x—x—x—x	EXISTING FENCE
	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER
	BOUNDARY LINE
	EXISTING BOUNDARY LINE
	EASEMENT
	PROPOSED SIDEWALK
	EXISTING SIDEWALK
	FLOW ARROW
	SLOPE TIE
	CENTERLINE
	RIGHT-OF-WAY
	EXISTING LOT LINES
	SETBACK LINE
△	BENCH MARK
	STREET LIGHTS

VICINITY MAP: B-13-Z

FIRM MAP: 35001C0108G 9/26/2008

LEGAL DESCRIPTION:

AS ALL OR A PORTION OF TRACT B-1 PLAT OF TRACT B-1 AND B-2; AND TRACT C-1 SUBDIVISION PLAT MAP, ALL FOR ADOBE WELLS SUBDIVISION, LOCATED AT 9640 EAGLE RANCH RD. NW, BETWEEN IRVING BLVD. NW, AND WESTSIDE DR. NW, (THE "SUBJECT SITE"), CONTAINING APPROXIMATELY 6.3 ACRES.

NOTES:

1. TIE TO PROJECT BENCHMARK ACS MONUMENT "2-B13" 894.97' N 17° 58' 31" E @ X:377098.54, Y:1525859.94; ELEV:5068.204(NGVD29)
2. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
3. ALL SLOPE TIES MAXIMUM OF 3:1.

DRAINAGE SUMMARY:

THE SITE IS LOCATED WITHIN TRACT B-1 AND C-1 OF THE ADOBE WELLS SUBDIVISION. THE IMPROVEMENTS TO THE 6.4 ACRE PROPERTY (TWO TRACTS) INCLUDES A 5,700 SF BUILDING EXPANSION ALONG THE SE CORNER OF THE EXISTING BUILDING. AS PART OF THIS EXPANSION, 11 PARKING SPACES WILL BE REMOVED AND A PARING ISLAND WILL BE RELOCATED ACCORDINGLY. AS PART OF THESE ADDITIONS, THERE WILL BE ASSOCIATED PARKING STALL RELOCATING AND RESTRIPING AS WELL AS AN EXTENSION TO THE PAVED ACCESS ROAD THAT WILL WRAP AROUND THE SE CORNER OF THE BUILDING.

THE PROPOSED ADDITIONS TO THE SITE WILL ENCUMBER 5,230 SQUARE FEET OF LAND AREA THAT WAS PREVIOUSLY COMPOSED OF LAND TREATMENT C. THIS PREVIOUSLY PERVIOUS AREA WILL NOW BE COMPLETELY IMPERVIOUS AND WILL BE COMPOSED OF LAND TREATMENT D PER CHAPTER 6 OF THE CITY OF ALBUQUERQUE (COA) DEVELOPMENT PROCESS MANUAL (DPM). LYING WITHIN ZONE 1, THIS ADDITIONAL IMPERVIOUS AREA WILL ACCOUNT FOR A SUPPLEMENTARY VOLUME OF STORM WATER RUNOFF DURING THE 100-YEAR, 6-HOUR STORM EVENT. THIS ADDITIONAL ONSITE FLOW WILL BE CONVEYED TO ONE OF TWO EXISTING WATER QUALITY INLETS LOCATED AT THE SOUTHERN EDGE OF THE SITE TO MATCH HISTORIC RUNOFF PATTERNS FOR THIS DEVELOPMENT. THE ASSOCIATED STORM WATER QUALITY VOLUME INCREASE FOR THIS ADDITION TO THE IMPERVIOUS AREA WILL BE, 0.26 INCHES X 5'230 SQUARE FEET =113.3 CUBIC FEET PER THE REQUIREMENTS LAID OUT IN THE DPM. A PAYMENT-IN-LIEU WILL BE REQUESTED AS A WAIVER TO ONSITE STORM WATER QUALITY VOLUME INFRASTRUCTURE IMPROVEMENTS DUE TO THE EXISTING SITE CONSTRAINTS AND MINIMAL SITE MODIFICATIONS PROPOSED.

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. 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.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. 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.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
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.

EROSION CONTROL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

GRAPHIC SCALE
30 0 15 30
(IN FEET)
1 inch = 30 ft.

ROUGH GRADING APPROVAL — DATE

ENGINEER'S SEAL
RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER
11/06/2024
RONALD R. BOHANNAN P.E. #7868

KIA WESTSIDE AUTO DEALERSHIP
GRADING AND DRAINAGE PLAN

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NM 87109
(505) 858-3100
www.tierrawestllc.com

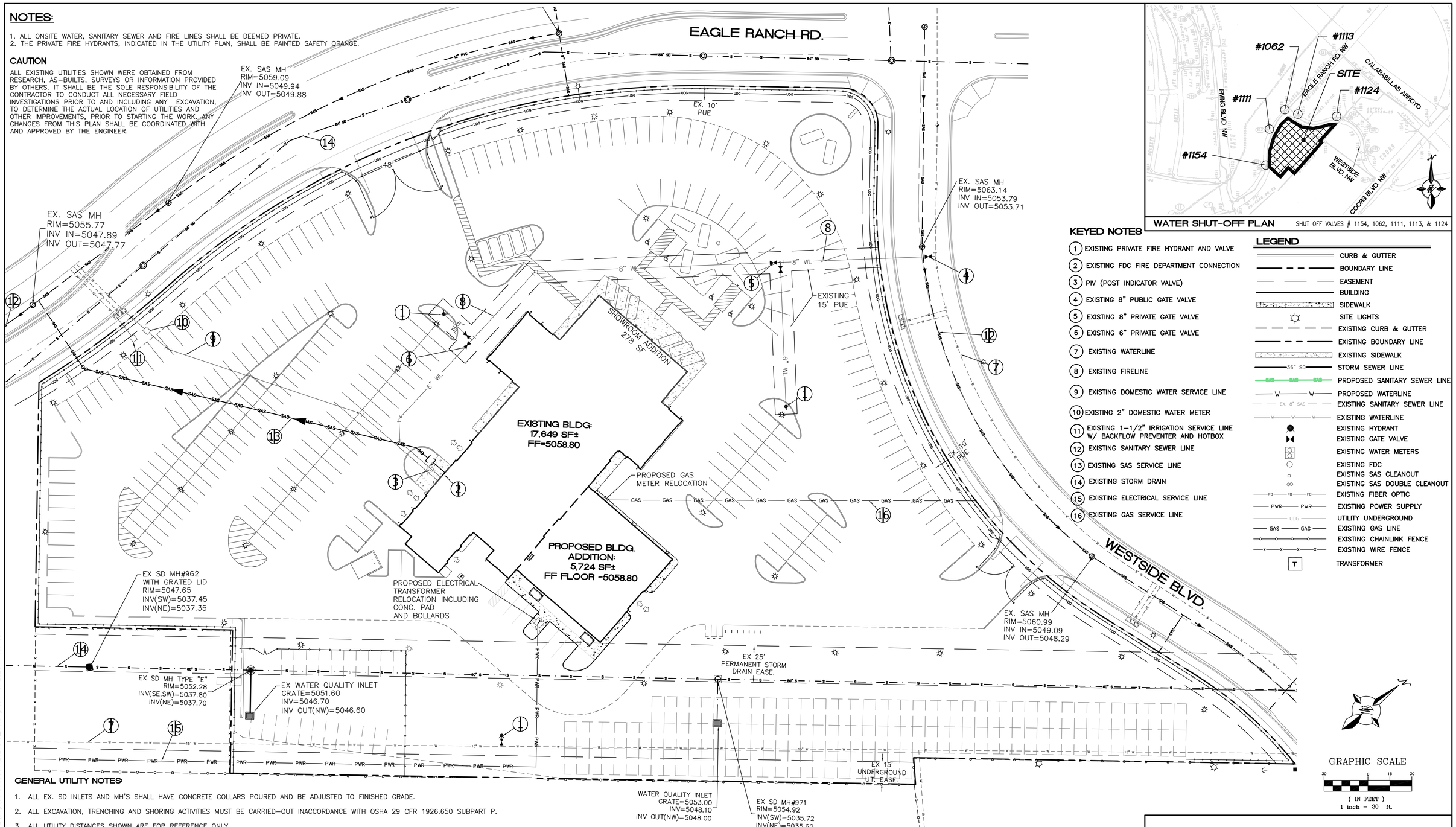
DRAWN BY: RMG
DATE: 11/06/2024
SHEET #: GR-1
JOB #: 2024019

NOTES:

1. ALL ONSITE WATER, SANITARY SEWER AND FIRE LINES SHALL BE DEEMED PRIVATE.
2. THE PRIVATE FIRE HYDRANTS, INDICATED IN THE UTILITY PLAN, SHALL BE PAINTED SAFETY ORANGE.

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.



WATER SHUT-OFF PLAN — SHUT OFF VALVES # 1154, 1062, 1111, 1113, & 1124

KEYED NOTES

1. EXISTING PRIVATE FIRE HYDRANT AND VALVE
2. EXISTING FDC FIRE DEPARTMENT CONNECTION
3. PIV (POST INDICATOR VALVE)
4. EXISTING 8" PUBLIC GATE VALVE
5. EXISTING 8" PRIVATE GATE VALVE
6. EXISTING 6" PRIVATE GATE VALVE
7. EXISTING WATERLINE
8. EXISTING FIRELINE
9. EXISTING DOMESTIC WATER SERVICE LINE
10. EXISTING 2" DOMESTIC WATER METER
11. EXISTING 1-1/2" IRRIGATION SERVICE LINE W/ BACKFLOW PREVENTER AND HOTBOX
12. EXISTING SANITARY SEWER LINE
13. EXISTING SAS SERVICE LINE
14. EXISTING STORM DRAIN
15. EXISTING ELECTRICAL SERVICE LINE
16. EXISTING GAS SERVICE LINE

LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- BUILDING
- SIDEWALK
- SITE LIGHTS
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- EXISTING SIDEWALK
- 36" SD — STORM SEWER LINE
- SAS — PROPOSED SANITARY SEWER LINE
- W — PROPOSED WATERLINE
- EX. 8" SAS — EXISTING SANITARY SEWER LINE
- EXISTING WATERLINE
- EXISTING HYDRANT
- EXISTING GATE VALVE
- EXISTING WATER METERS
- EXISTING FDC
- EXISTING SAS CLEANOUT
- EXISTING SAS DOUBLE CLEANOUT
- FO — EXISTING FIBER OPTIC
- PWR — EXISTING POWER SUPPLY
- UDG — UTILITY UNDERGROUND
- GAS — EXISTING GAS LINE
- EXISTING CHAINLINK FENCE
- EXISTING WIRE FENCE
- T — TRANSFORMER

GRAPHIC SCALE

30 0 15 30

(IN FEET)
1 inch = 30 ft.

GENERAL UTILITY NOTES:

1. ALL EX. SD INLETS AND MH'S SHALL HAVE CONCRETE COLLARS POURED AND BE ADJUSTED TO FINISHED GRADE.
2. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT INACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
3. ALL UTILITY DISTANCES SHOWN ARE FOR REFERENCE ONLY.
4. PNM HAS 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.
5. 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.
6. 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.
7. COORDINATION WITH WATER AUTHORITY CROSS CONNECTION SECTION WILL BE REQUIRED TO ENSURE PROPER BACKFLOW CONTAINMENT IS IN PLACE PRIOR TO RELEASE OF METER FOR THE SITE. CONTACT THE CROSS CONNECTIONS SECTION AT 505-289-3454.
8. COORDINATION WITH THE WATER AUTHORITY PRE-TREATMENT ENGINEER IS REQUIRED TO ENSURE THE SITE COMPLIES WITH WATER AUTHORITY SEWER USE ORDINANCE. CONTACT THE PRE-TREATMENT ENGINEER AT 505-289-3439.

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 DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING 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. BACKFILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.
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.

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

ENGINEER'S SEAL

RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER

11/06/2024

RONALD R. BOHANNAN P.E. #7868

KIA WESTSIDE AUTO DEALERSHIP

~~ENGINEER'S SUBDIVISION~~
~~PLAT~~ DRB SITE PLAN

MASTER UTILITY PLAN

DRAWN BY: RMG

DATE: 06/06/2025

SHEET # MU-1

JOB # 2024019

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NM 87109
(505) 858-3100
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Final Audit Report 2025-09-03

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