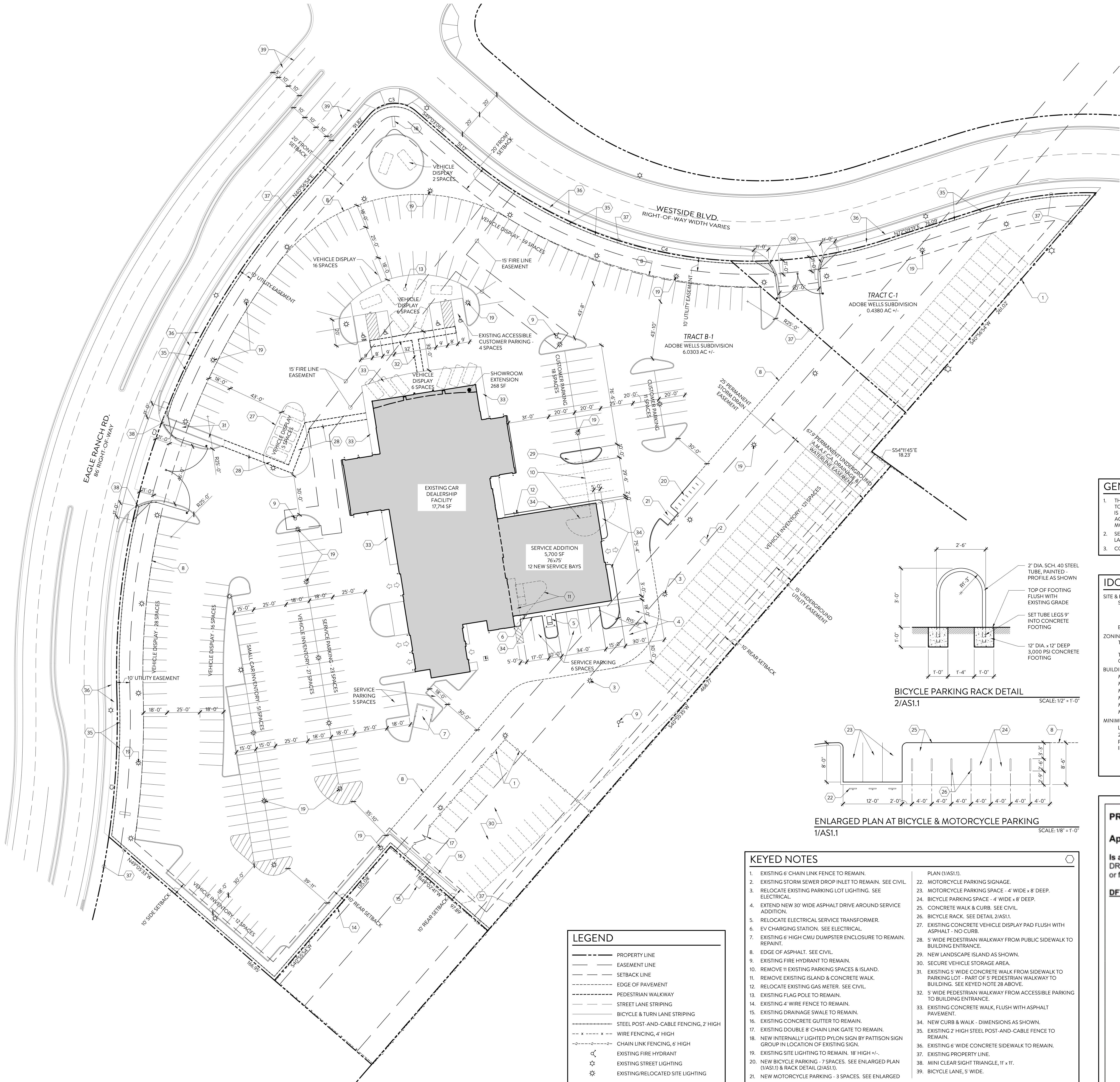


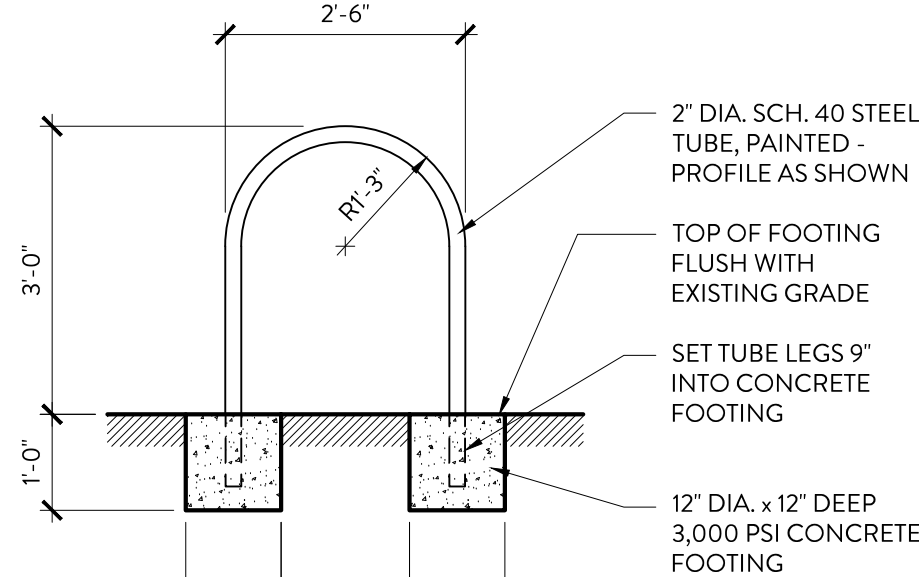


ARCHITECTURAL SITE PLAN

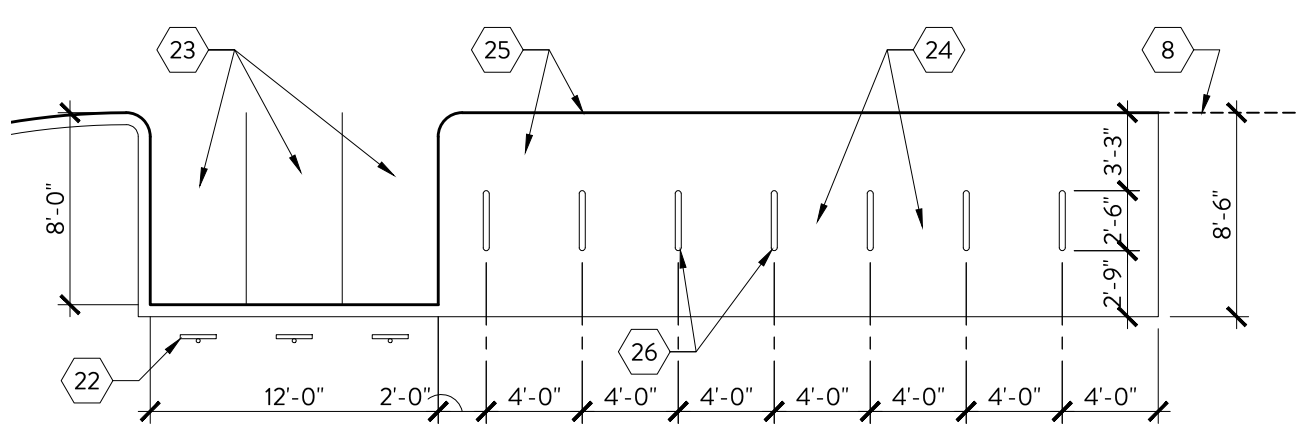


LEGEND	
---	PROPERTY LINE
---	EASEMENT LINE
---	SETBACK LINE
---	EDGE OF PAVEMENT
---	PEDESTRIAN WALKWAY
---	STREET LANE STRIPING
---	BICYCLE & TURN LANE STRIPING
---	STEEL POST-AND-CABLE FENCING, 2' HIGH
---	WIRE FENCING, 4' HIGH
---	CHAIN LINK FENCING, 6' HIGH
---	EXISTING FIRE HYDRANT
---	EXISTING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

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



BICYCLE PARKING RACK DETAIL
2/AS1.1

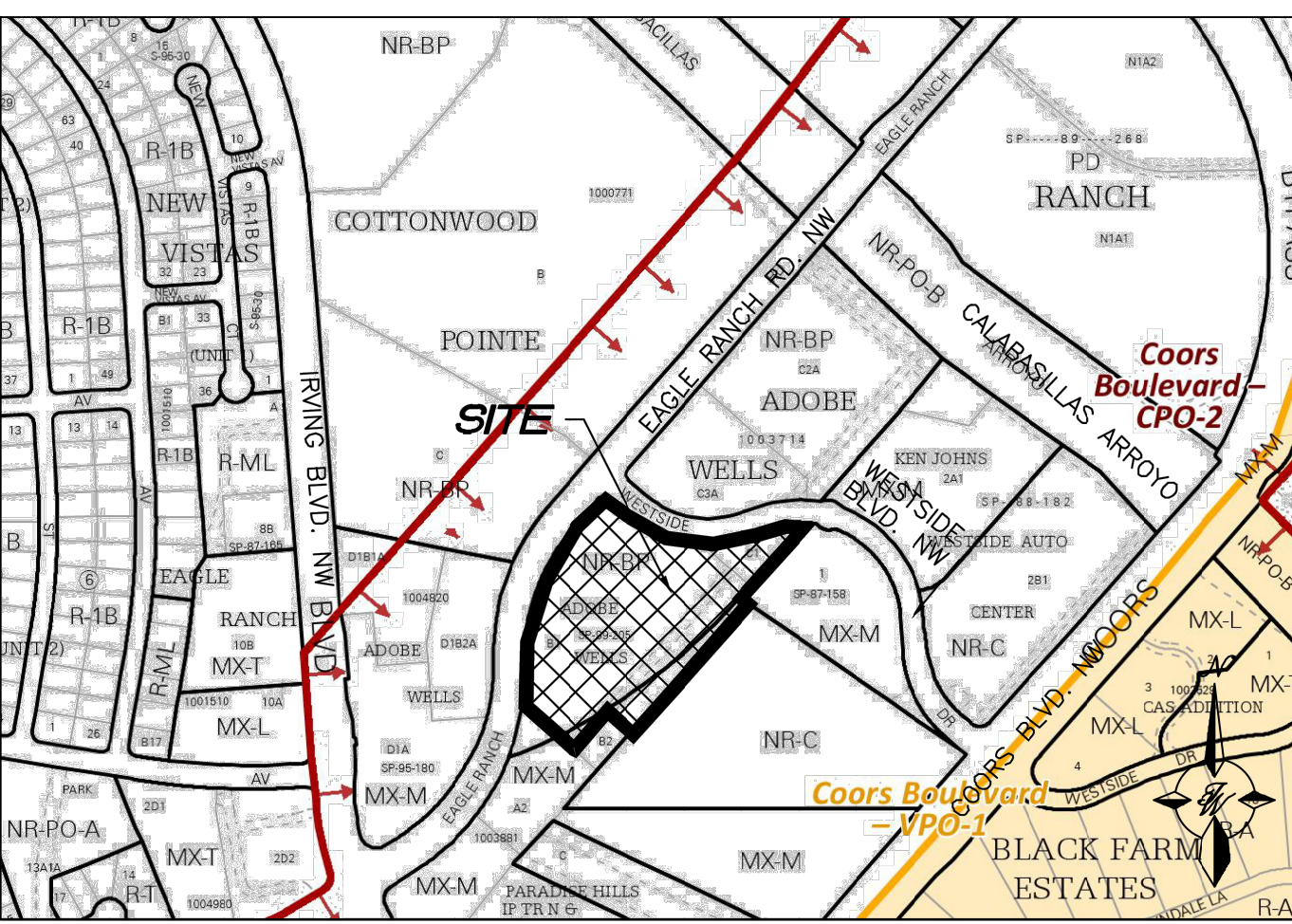


ENLARGED PLAN AT BICYCLE & MOTORCYCLE PARKING
1/AS1.1

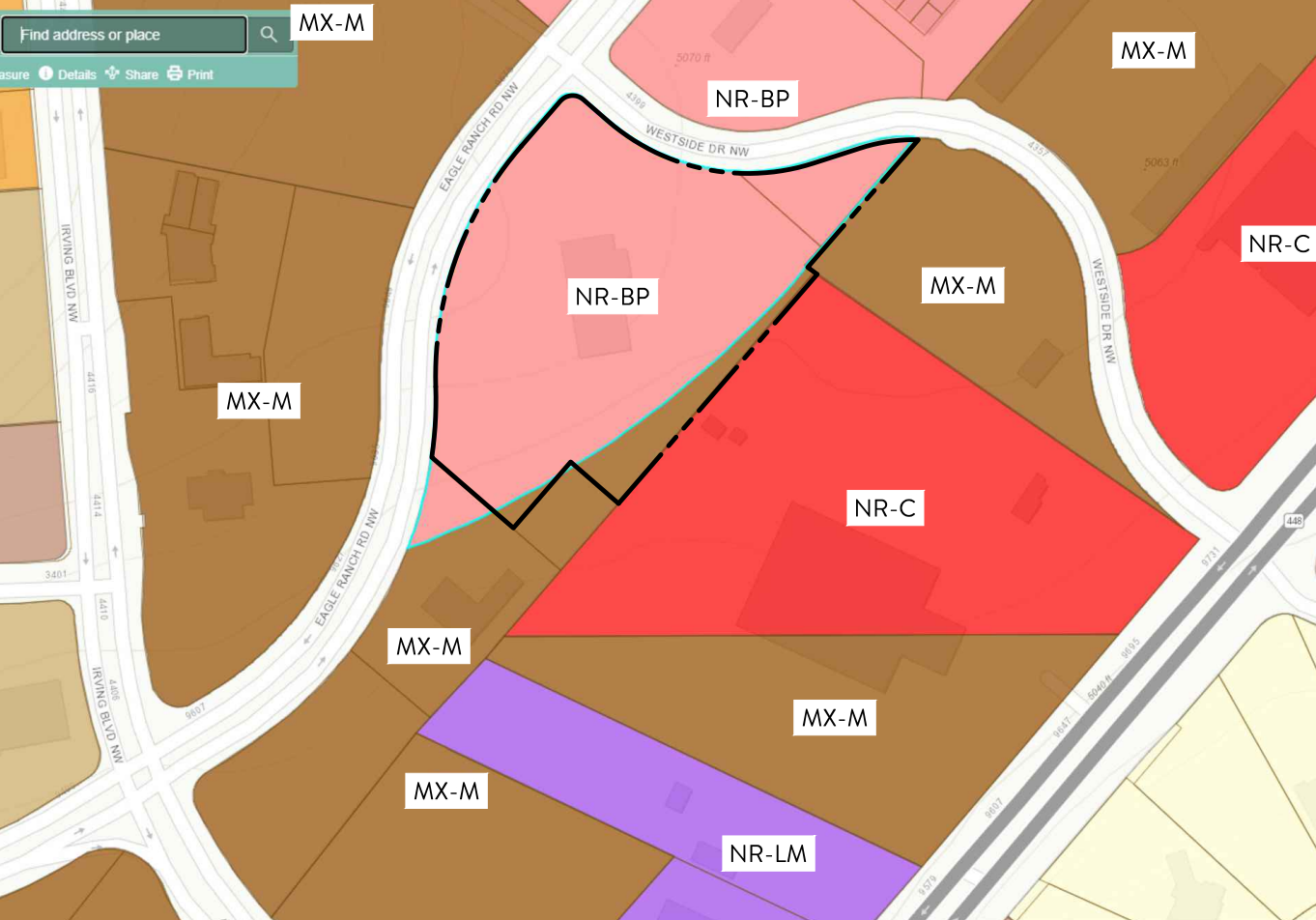
GENERAL NOTES	
1. THIS PROJECT CONSISTS OF RENOVATIONS & ADDITIONS TO AN EXISTING CAR DEALERSHIP. ALL SITE DEVELOPMENT IS EXISTING, MODIFIED ONLY AS REQUIRED TO ACCOMMODATE THE NEW SERVICE ADDITION. MODIFICATIONS ARE AS NOTED ON PLAN.	OF THIS SUBMITTAL, SOME ASSEMBLIES, CONDITIONS, DETAILS AND/OR DIMENSIONS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

IDO REQUIREMENTS	
SITE & BUILDING INFORMATION: SITE AREA: TRACT B-1 6.0303 AC +/- TRACT C-1 0.4380 AC +/- TOTAL 6.4683 AC +/- BUILDING AREA (EXISTING + ADDITIONS): 23,682 SF	ACCESSIBLE PARKING REQUIRED (NMAC 14.7.2.19(D), T1106.2): 51-100 TOTAL PARKING SPACES: 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' BUILDING DESIGN: SECTION 5-11 IS NOT APPLICABLE TO THIS PROJECT. PROJECT CONSISTS OF AN ADDITION TO AN EXISTING BUILDING, LESS THAN 50% OF EXISTING BUILDING AREA & LESS THAN 15,000 SF. EXISTING BUILDING IS NOT LISTED ON OR ELIGIBLE FOR LISTING ON THE NATIONAL REGISTER OF HISTORIC PLACES OR THE STATE REGISTER OF CULTURAL PROPERTIES.
ZONING CLASSIFICATION: TRACT B-1: MX-M, NR-BP (ALL STRUCTURES LOCATED IN NR-BP ZONE) TRACT C-1: NR-BP OVERLAY ZONE (BOTH PARCELS): CPO-2	
BUILDING RESTRICTIONS (UTILIZING NR-BP REQUIREMENTS): MINIMUM LOT WIDTH: 100' MAXIMUM LOT BUILDING COVERAGE: 50% MINIMUM FRONT SETBACK: 20' MINIMUM SIDE SETBACK: 10' MINIMUM REAR SETBACK: 10' MAXIMUM BUILDING HEIGHT: 65'	
MINIMUM OFF-STREET PARKING (TABLE 5-5-1): LIGHT VEHICLE SALES & RENTAL: 2 SPACES / 1,000 SF 23,682 SF / 1,000 +/- = 24 SPACES PARKING PROVIDED (EXCLUDING VEHICLE DISPLAY & INVENTORY): CUSTOMER PARKING 33 SERVICE PARKING 34 TOTAL 67 SPACES	

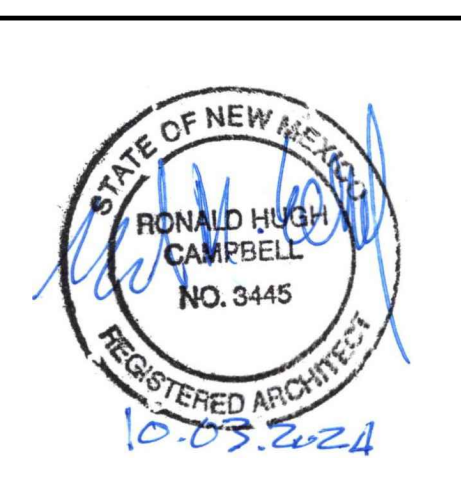
PROJECT NUMBER: _____	
Application Number: _____	
Is an Infrastructure List required? () Yes () No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.	
DFT SITE DEVELOPMENT PLAN APPROVAL:	
Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
Hydrology	Date
Code Enforcement	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
Planning Department	Date



VICINITY MAP



ZONING MAP



CAMPBELL
ARCHITECTURE

DATE:	10.03.2024
ISSUE:	EPC SUBMITTAL
PROJECT:	PK ARQ AS1.1 SITE FOR EPC
REV.1:	
REV.2:	
REV.3:	
REV.4:	

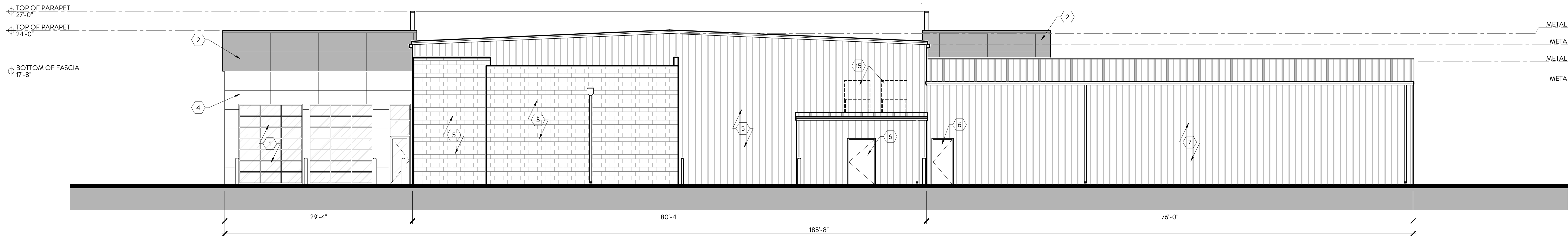
PITRE KIA OF ALBUQUERQUE
RENOVATIONS & ADDITIONS

ARCHITECTURAL
SITE PLAN

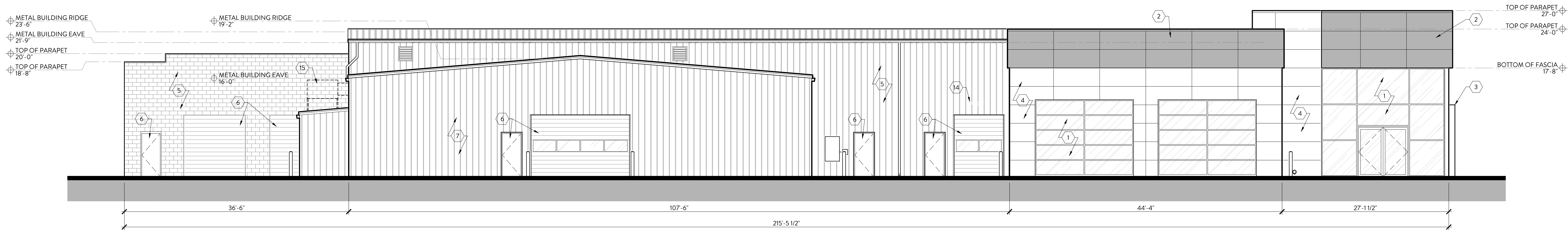
AS1.1

9640 EAGLE RANCH ROAD NW
ALBUQUERQUE, NEW MEXICO 87114

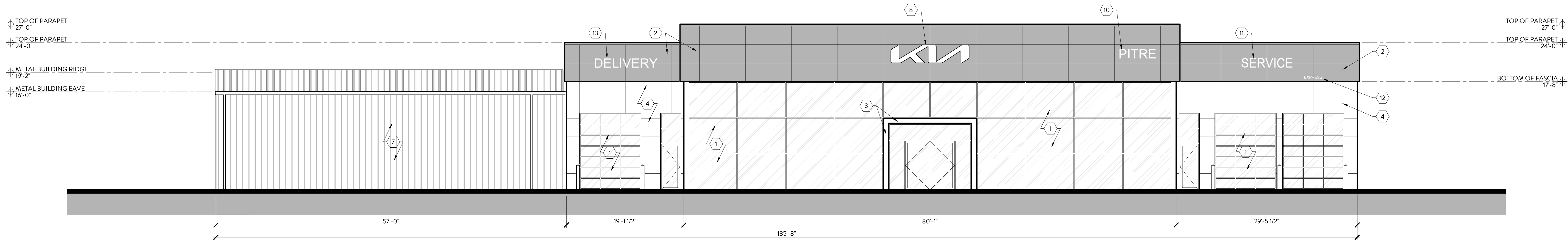
575.496.3847
www.campbellarch.com



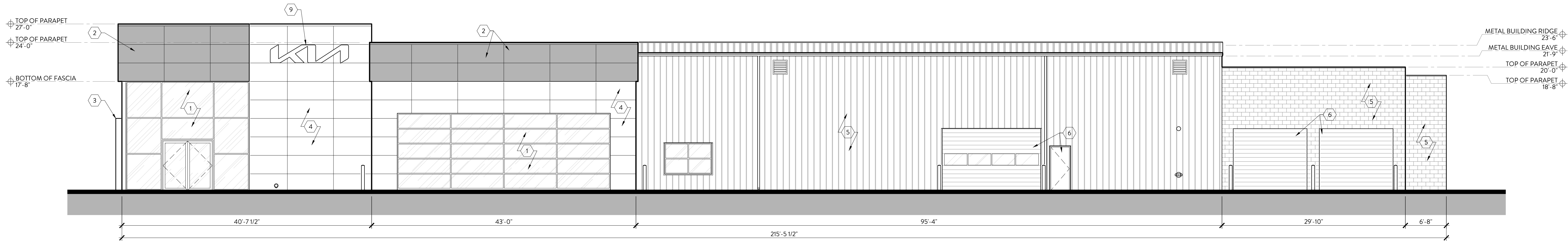
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

GENERAL NOTES

1. ALL EXTERIOR FINISHES, MATERIALS, COLORS, SIGNAGE & GRAPHICS AS PER KIA CORPORATE DESIGN STANDARDS.
2. 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.
3. 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: TCB BLACK.
3. ALUMINUM COMPOSITE PANEL SYSTEM - ALPOLIC / FR. COLOR: 85X 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 T STAND-OFF, 12'-9" W x 5'-0" H, SUPPLIED BY PATTISON SIGN GROUP, NO EXCEPTIONS.
9. EG-2 SIDE LOGO, METALLIC SILVER FINISH, 2" DEEP LETTERS WITH BACKLIT T STAND-OFF, BACKLIT, 12'-9" W x 3'-0" H, SUPPLIED BY PATTISON SIGN GROUP, NO EXCEPTIONS.
10. EG-3 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. ROOF-MOUNTED EVAPORATIVE COOLERS ON STANDS, LOCATED AT REAR OF FACILITY, NOT VISIBLE FROM STREET.



CAMPBELL
ARCHITECTURE

575.496.3847
www.campbellarch.com

3237 Jupiter Road
Las Cruces, NM 88012

DATE:	10.03.2024
ISSUE:	EPC SUBMITTAL
PROJECT:	PK ALBUQUERQUE ELEVATIONS FOR EPC
REV:	
REV 1:	
REV 2:	
REV 3:	
REV 4:	

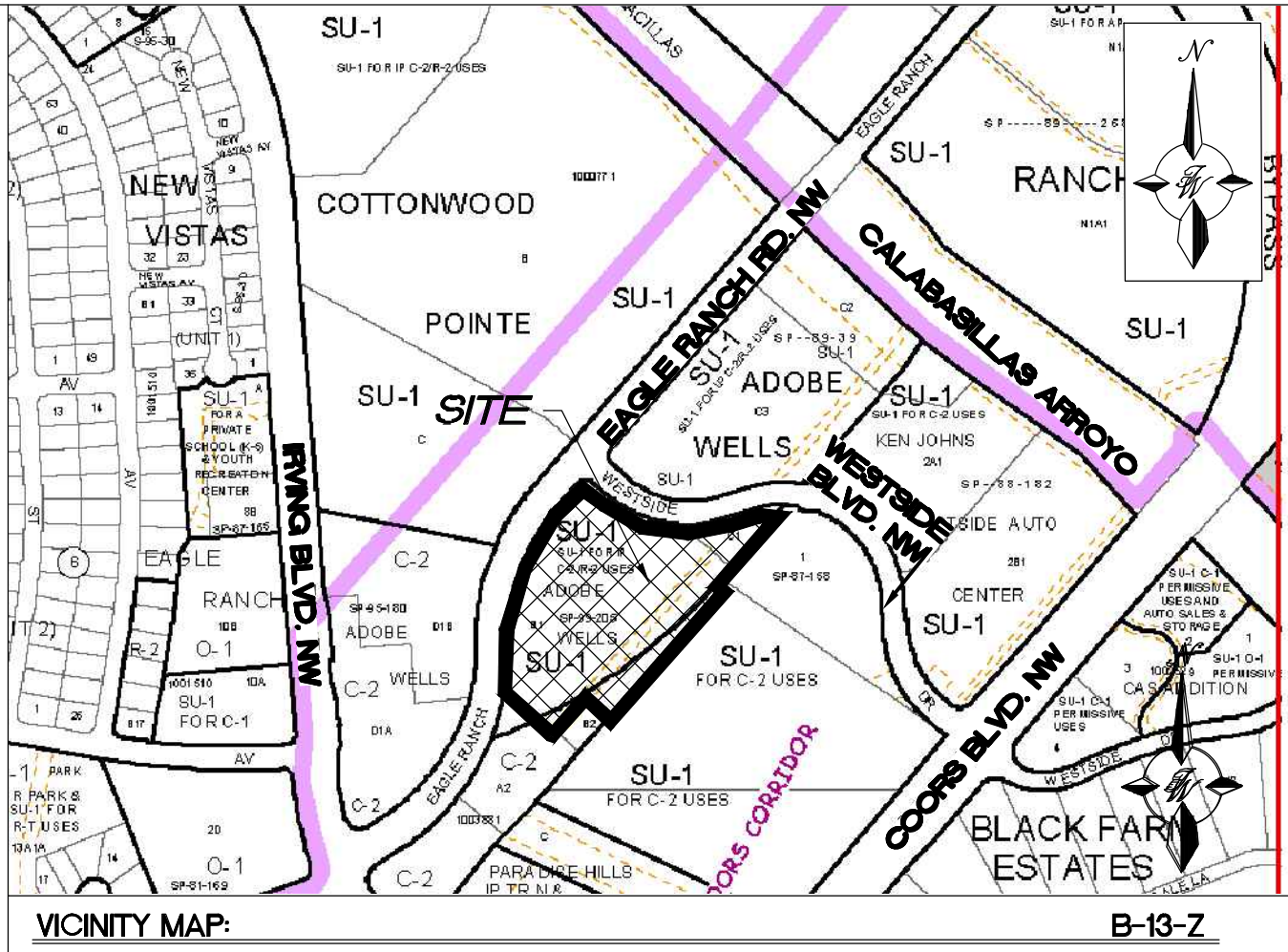
PITRE KIA OF ALBUQUERQUE
RENOVATIONS & ADDITIONS

9640 EAGLE RANCH ROAD NW
ALBUQUERQUE, NEW MEXICO 8714

EXTERIOR
ELEVATIONS

A2.1

Z:\2024\2024019 Pitre Kia ABQ.dwg Construction\2024019_LS.dwg Oct. 10, 2024 - 7:14am



LEGAL DESCRIPTION:
TRACT B-1, ADOBE WELLS

NOTE

MAINTENANCE OF LANDSCAPE PROVIDED BY OWNER

PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM

WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER

THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE PLANTING RESTRICTIONS APPROACH

IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN. 75% LIVE GROUNDCOVER OF LANDSCAPE AREAS AT MATURITY

LANDSCAPE AREAS ARE MULCHED WITH SANTA FE BROWN CRUSHER FINES AT 2"-3" DEPTH

APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH, OR EXEMPTION FROM, THE C.O.A LANDSCAPE AND WATER WASTE ORDINANCE

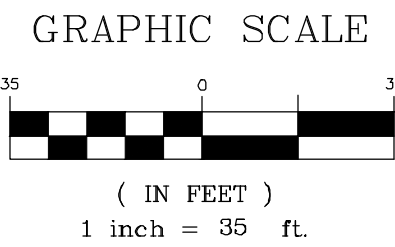
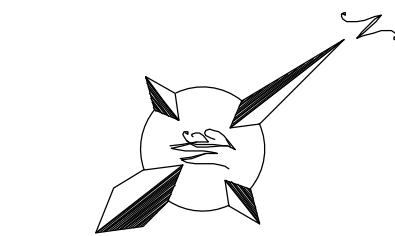
TREES ARE NOT TO BE PLACED IN PUBLIC UTILITY EASEMENTS

NO PARKING SPACE SHALL BE MORE THEN 100' FROM A TREE.

PLANTING RESTRICTIONS APPROACH

A MINIMUM OF 80% OF THE PLANTINGS TO BE LOW OR MEDIUM WATER USE PLANTS

A MAXIMUM OF 20% OF THE LANDSCAPE AREA TO BE HIGH WATER USE TURF



PLANT LEGEND

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
FR	17	FRAXINUS OXY.	RAYWOOD ASH	2" CAL	H	*	9	MISCANTHUS SINENSIS	MAIDEN GRASS	1 GAL	M
FP	14	FRAXINUS PENN.	PATMORE ASH	2" CAL	H	*	41	HESPERALOE PARVIFLORA	RED YUCCA	1 GAL	M
PI	1	PISTACHIA	PISTACHE	2" CAL	H	*	19	PRUNUS BESSEYI	SAND CHERRY	1 GAL	M
	6	CRATAEGUS	HAWTHORN	15 GAL	M	*	46	HELIOTOTRICHON	BLUE AVENA GRASS	1 GAL	M
	6	CHILOPSIS	DESERT WILLOW	15 GAL	H	o	100	SALVIA GREGGII	CHERRY SAGE	1 GAL	M
	1	PINUS NIGRA	AUSTRIAN PINE	5'-6' HT.	M	o	66	LAVANDULA	LAVENDER	1 GAL	M
	6	COTONEASTER PARNEYI	CLUSTERBERRY	1 GAL	M	o	171	ROSMARINUS PRO.	CREEPING ROSEMARY	1 GAL	M
	61	JUNIPERUS SABINA	BUFFALO JUNIPER	1 GAL	M	*	66	MUHLENBERGIA	REGAL MIST GRASS	1 GAL	M
	115	RAPIHOLEPIS INDICA	INDIA HAWTHORN	1 GAL	M						
	5	CHRYSOTHAMNUS NAUSEOSUS	CHAMISA	1 GAL	L						
	5	BUDDLEIA DAVIDII	BUTTERFLY BUSH	1 GAL	M						
	28	CARYOPTERIS X CLADONENSIS	BLUE MIST	1 GAL	M						

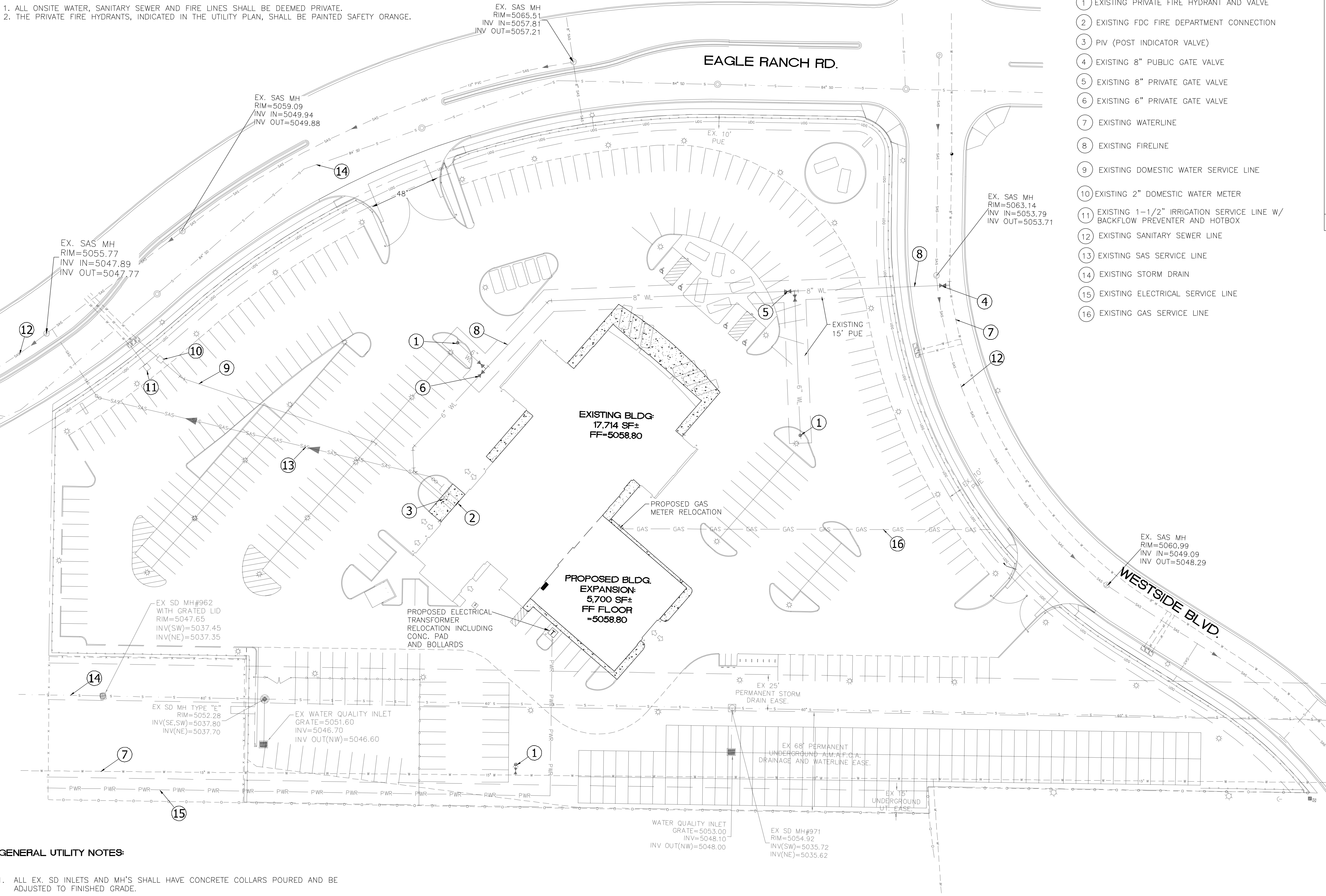
SITE DATA

GROSS LOT AREA	262,680 SF
LESS BUILDING	23,682 SF
NET LOT AREA	238,998 SF
REQUIRED LANDSCAPE 15% OF NET LOT AREA	35,850 SF
EXISTING LANDSCAPE PERCENT OF NET LOT AREA	41,797 SF 17 %
STREET TREES PROVIDED AT 30' O.C. SPACING ALONG EAGLE RANCH RD.	17 PROVIDED (EXISTING)
PARKING LOT TREES PROVIDED AT 1 PER 10 SPACES 84 SPACES/10	36 PROVIDED (EXISTING)

ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868	KIA WESTSIDE AUTO DEALERSHIP	DRAWN BY RMG
	LANDSCAPE PLAN	DATE 08/06/2024
 TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com		SHEET # LS-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.



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 IN ACCORDANCE 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.

CAUTION

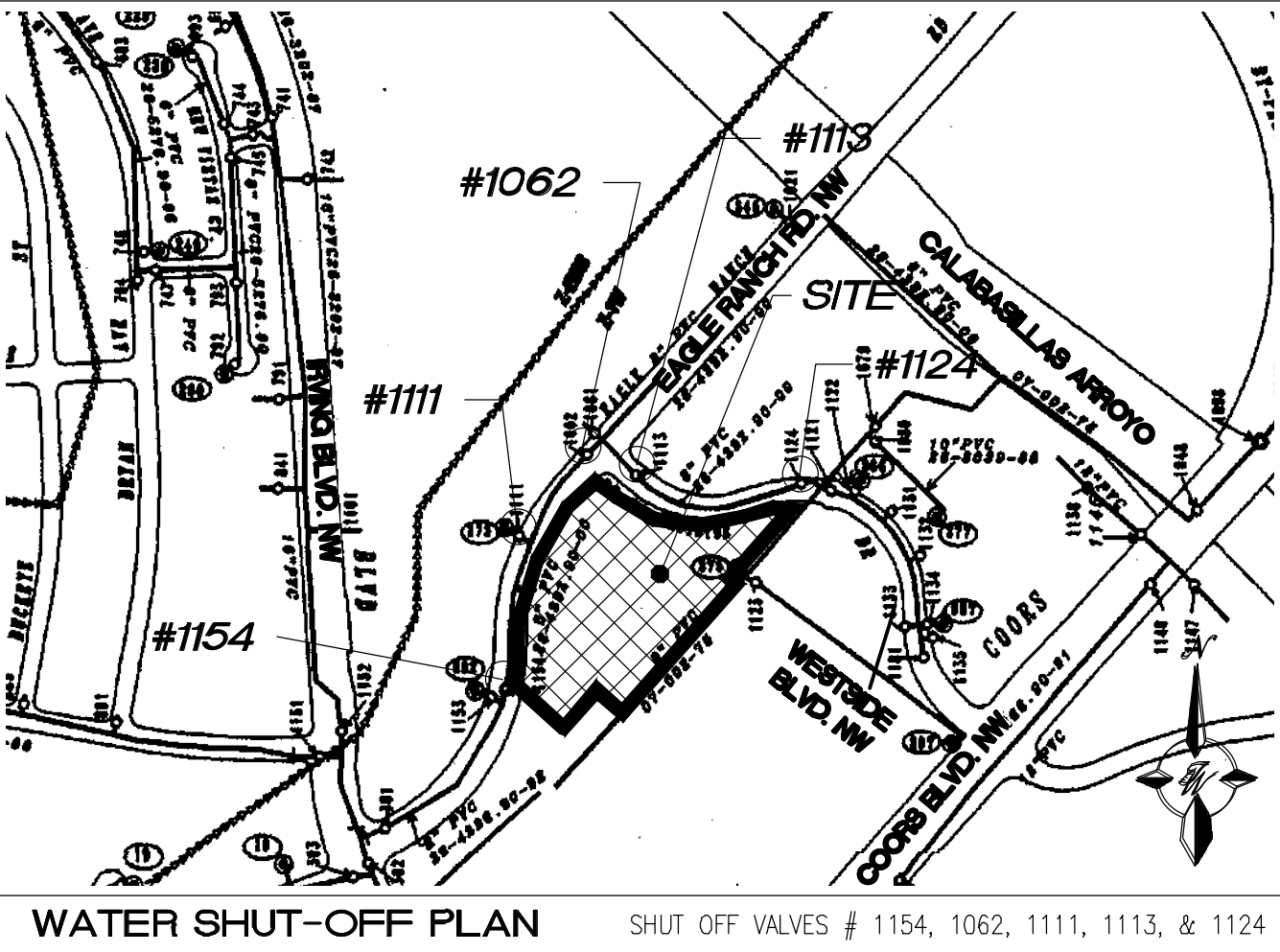
ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND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

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

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

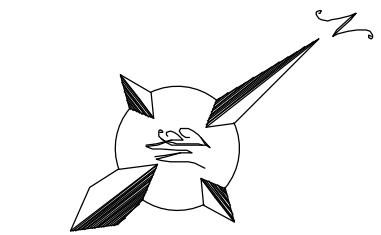


LEGEND

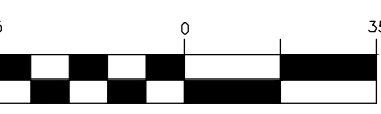
- CURB & GUTTER
BOUNDARY LINE
EASEMENT
BUILDING
SIDEWALK
SITE LIGHTS
EXISTING CURB & GUTTER
EXISTING BOUNDARY LINE
EXISTING SIDEWALK
STORM SEWER LINE
SAS—SAS—SAS— PROPOSED SANITARY SEWER LINE
W—W—W— PROPOSED WATERLINE
EX. 8" SAS— EXISTING SANITARY SEWER LINE
V—V—V— EXISTING WATERLINE
EXISTING HYDRANT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

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.



GRAPHIC SCALE



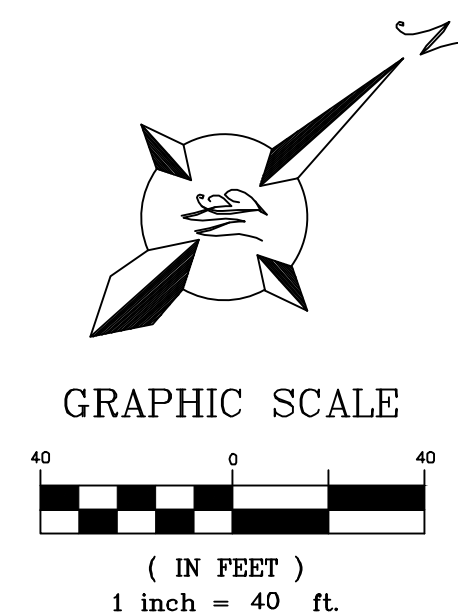
<div>ENGINEER'S SEAL</div> <div><div>RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER</div><div><div>08/07/2024</div></div><div>RONALD R. BOHANNAN P.E. #7868</div></div>	<div>KIA WESTSIDE AUTO DEALERSHIP</div> <div>MASTER UTILITY PLAN</div>	DRAWN BY RMG
		DATE 08/06/2024
	<div><div>TERRA WEST, LLC</div><div>5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.terrawestllc.com</div></div>	SHEET # MU-1
JOB # 2024019		

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 INCREASE THE VOLUME OF STORMWATER 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 113.3 CFS. THE CITY OF ALBUQUERQUE (COA) DEVELOPMENT PROCESS MANUAL (DPM) PROVIDES FOR A WAIVER TO ONSITE STORM WATER QUALITY VOLUME INFRASTRUCTURE IMPROVEMENTS DUE TO THE EXISTING SITE CONSTRAINTS AND MINIMAL SITE MODIFICATIONS PROPOSED.



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 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, 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 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.



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.

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.



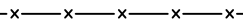






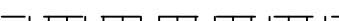








VICINITY MAP:

B-13-Z

FIRM MAP:

35001C0108G 9/26/2008

TRACT B-1 AND C-1, ADOBE WELLS SUBDIVISION

LEGEND	DESCRIPTION
	SINGL. "D" INLET
	STORM SEWER LINE
	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

ROUGH GRADING APPROVAL		DATE
ENGINEER'S SEAL	KIA WESTSIDE AUTO DEALERSHIP GRADING AND DRAINAGE PLAN	DRAWN BY RMC
  08/07/2024		DATE 08/06/2024
 <div style="display: inline-block; vertical-align: middle; text-align: center;"> <u>TERRA WEST, LLC</u> 5571 MIDWAY PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com </div>		SHEET # GR-1
RONALD R. BOHANNAN P.E. #7868		JOB # 2024019