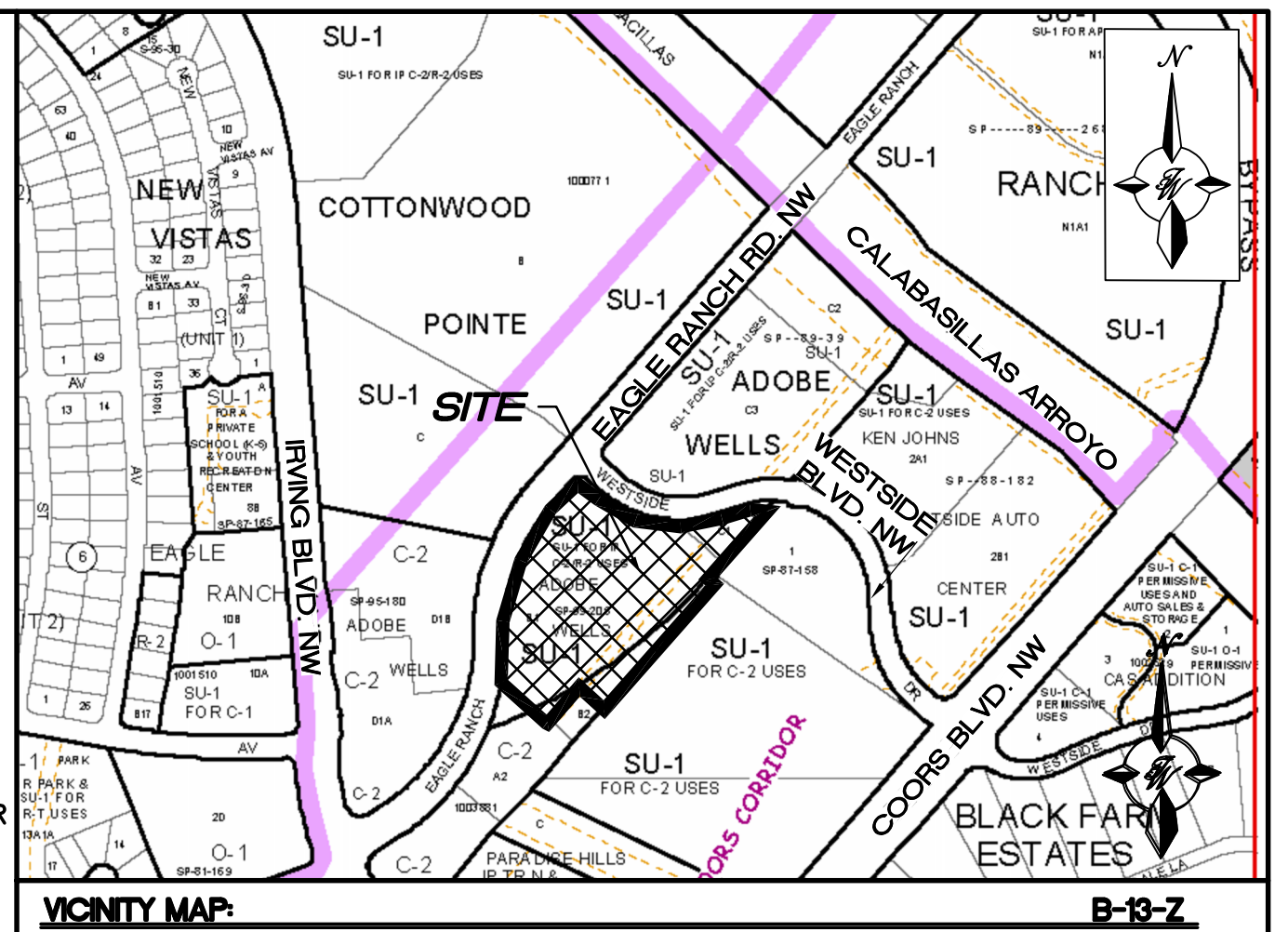


LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3' AND 8' TALL (AS MEASURED FROM GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE

EAGLE RANCH ROAD N.W.
100' PUBLIC RIGHT OF WAY



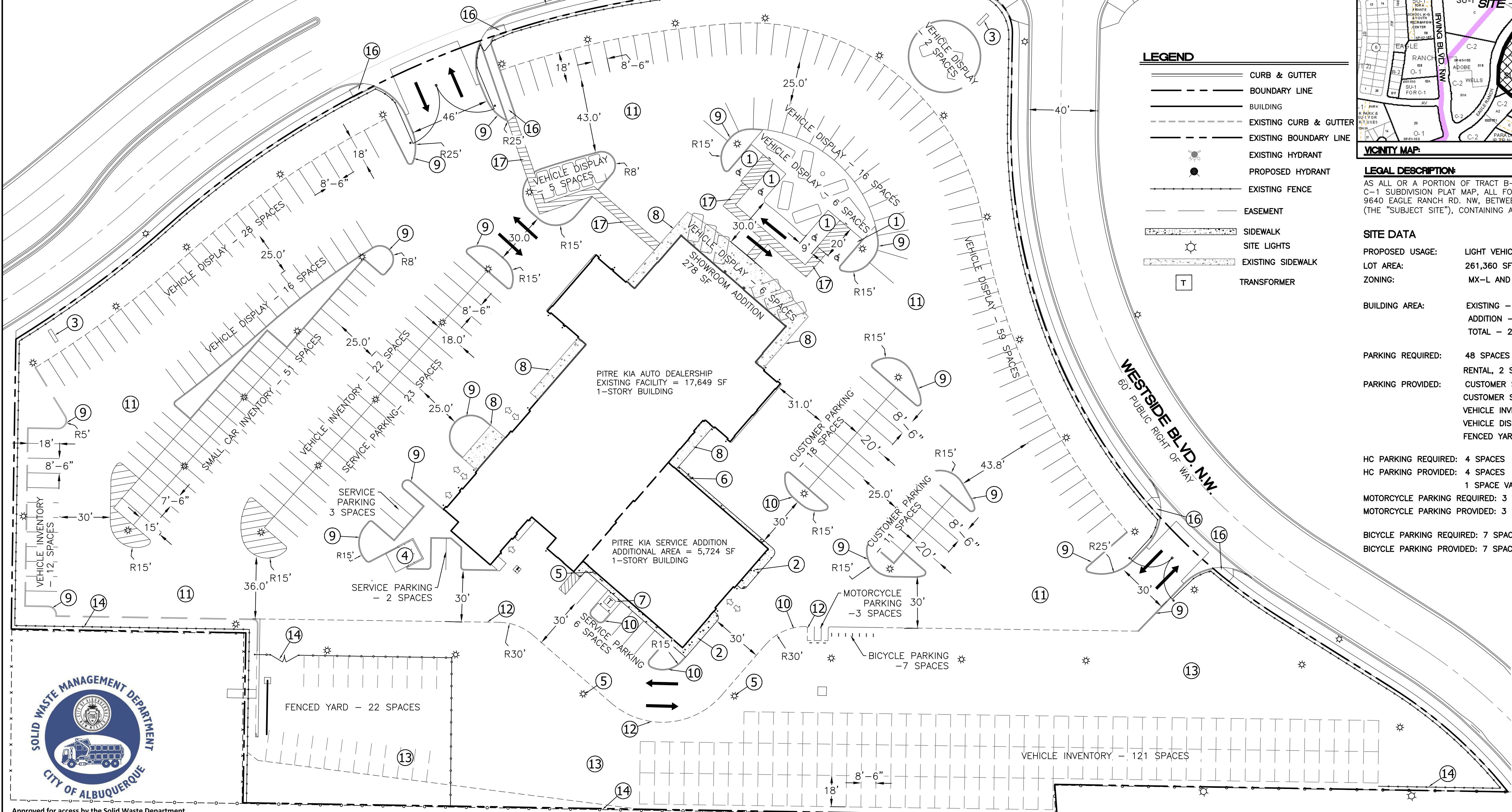
LEGAL DESCRIPTION:
AS ALL OR A PORTION OF TRACT B-1 PLAT OF TRACT B-1 AND B-2; AND TRACT C-1 SUBDIVISION PLAT MAP, ALL FOR ADOBE WELLS SUBDIVISION, LOCATED AT 9640 EAGLE RANCH RD. NW, BETWEEN IRVING BLVD. NW, AND WESTSIDE DR. NW, (THE "SUBJECT SITE"), CONTAINING APPROXIMATELY 6.3 ACRES.

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

LEGEND

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



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.



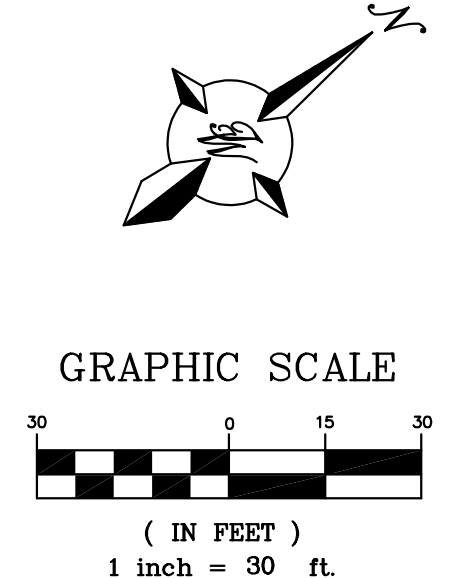
Approved for access by the Solid Waste Department.
All containers must be made accessible for pick up between the hours of 5AM and 8PM.
Reviewer: *Adrian Marez*
Date: 1-14-25
Existing trash enclosure to remain must not hinder access

KEYED NOTES

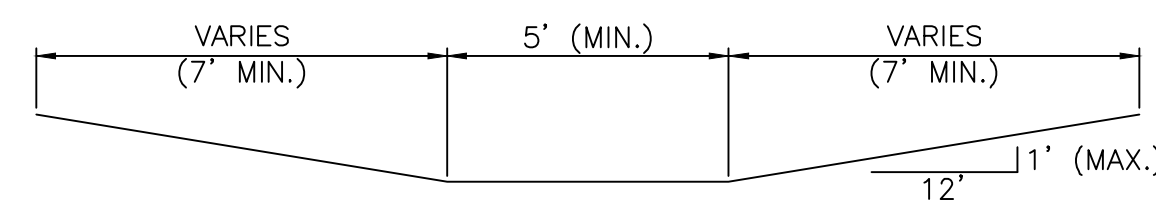
- | | |
|--|---------------------------------|
| 1 ACCESSIBLE PARKING PER ADA STANDARDS WITH SIGN (SEE DETAIL SHT. DET-1) | 9 EXISTING CURB AND GUTTER |
| 2 NEW CONCRETE SIDEWALK AT BUILDING (SEE DETAIL SHT. DET-1) | 10 NEW CURB AND GUTTER |
| 3 REMOVED AND REPLACED MONUMENT SIGN | 11 EXISTING ASPHALT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



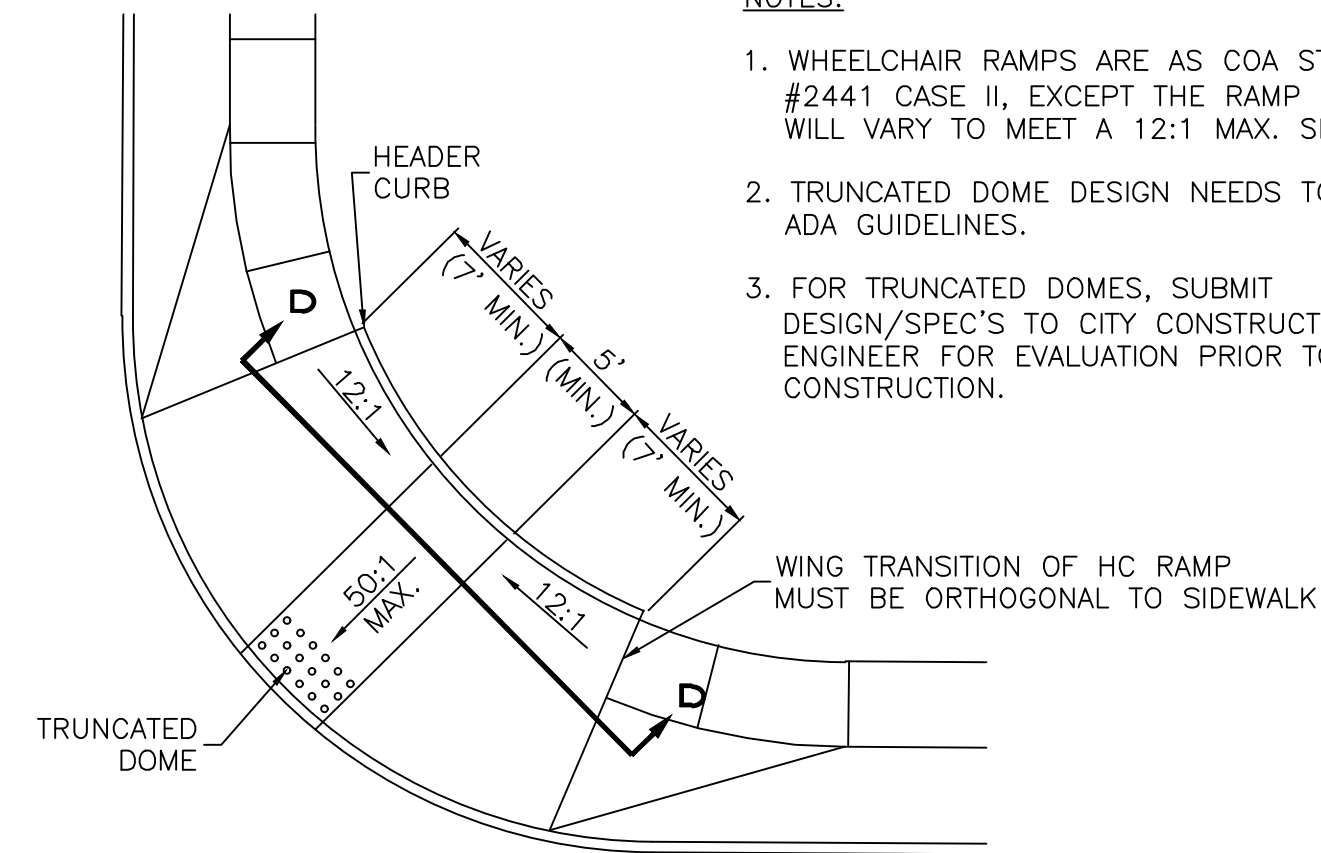
	KIA WESTSIDE AUTO DEALERSHIP TRAFFIC CIRCULATION PLAN	DRAWN BY RMG DATE 11/06/2024
		SHEET # TCL-1 JOB # 2024019



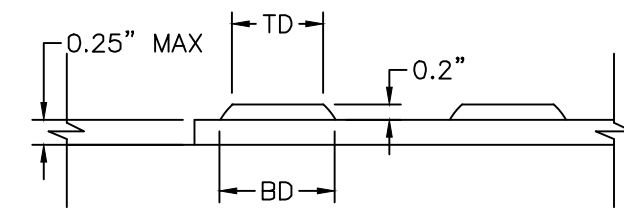
SECTION D-D
NTS

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.

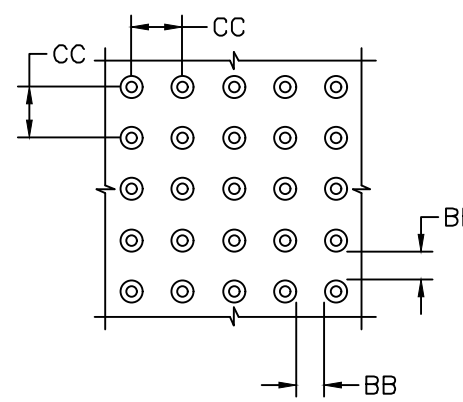


WHEELCHAIR RAMP DETAIL (TYP.)
NTS



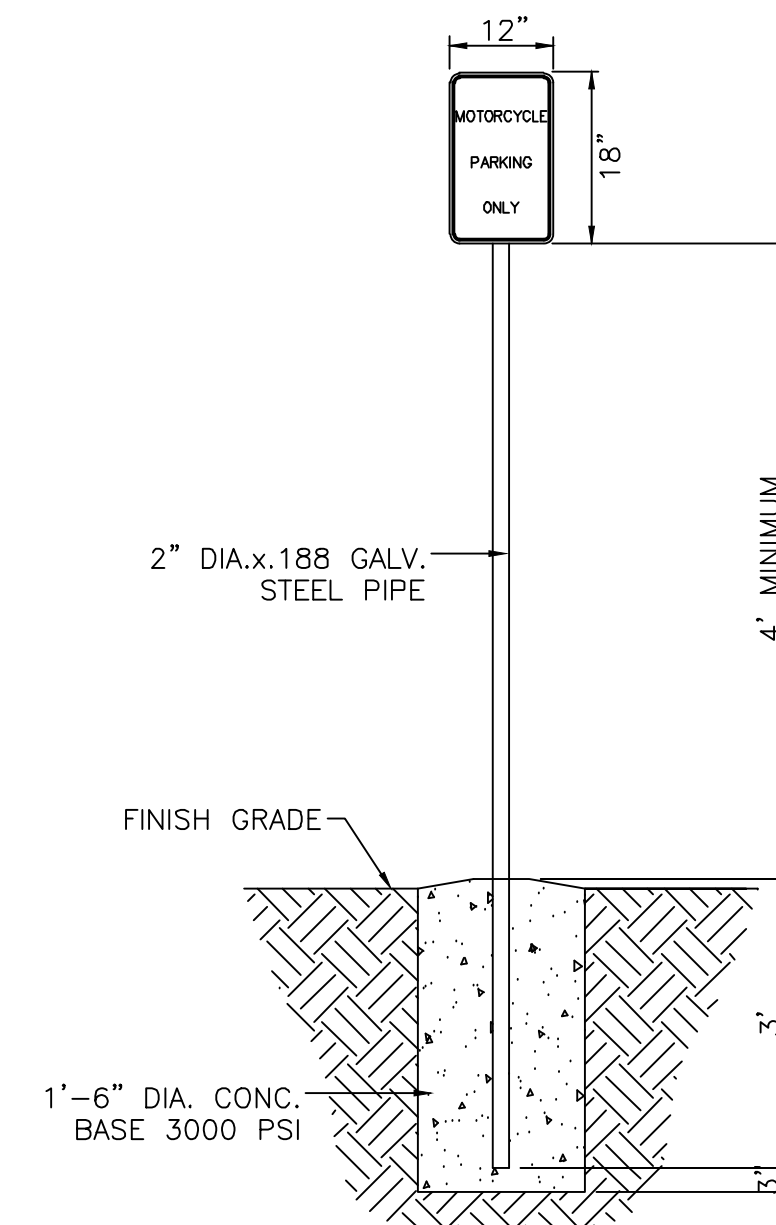
DOME SECTION

BD - BASE DIAMETER 0.9\"/>



DOME SPACING

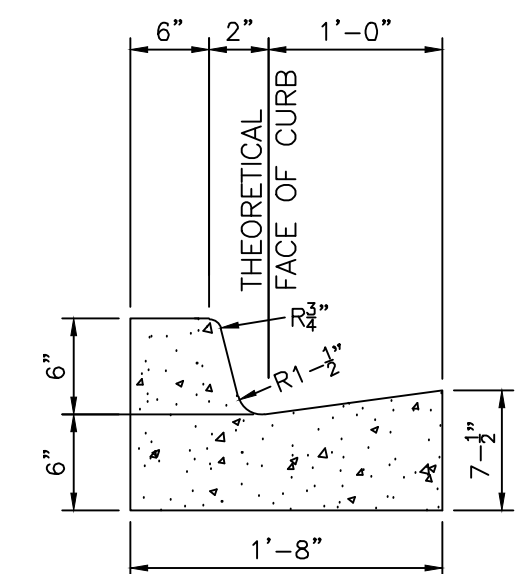
CC - CENTER TO CENTER SPACING 2.35\"/>



MOTORCYCLE PARKING SIGN
NTS



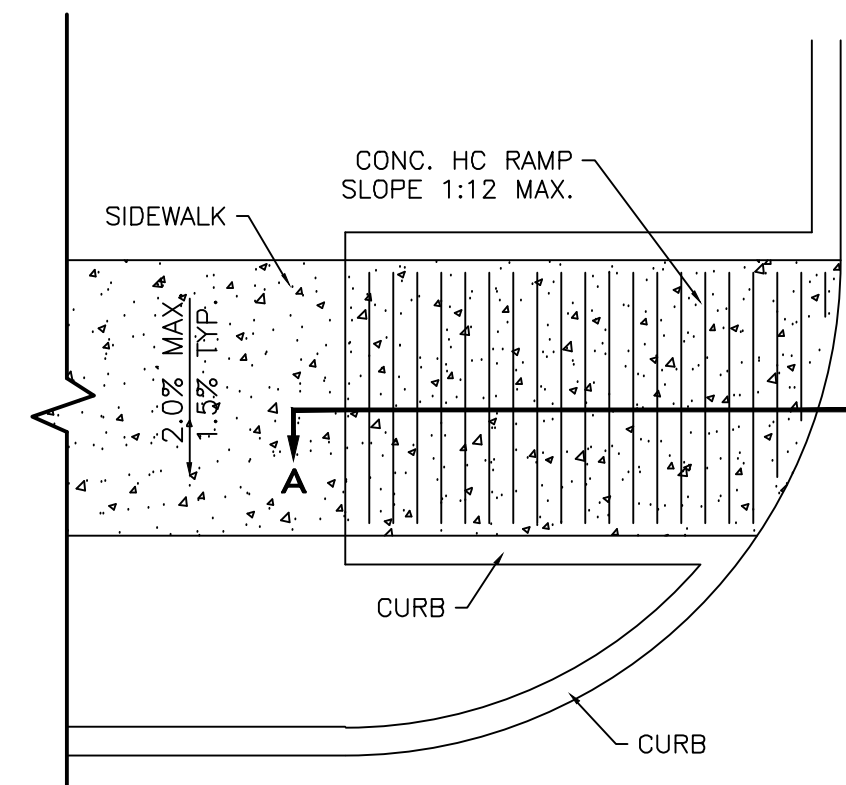
ACCESSIBLE PARKING SIGN
NTS



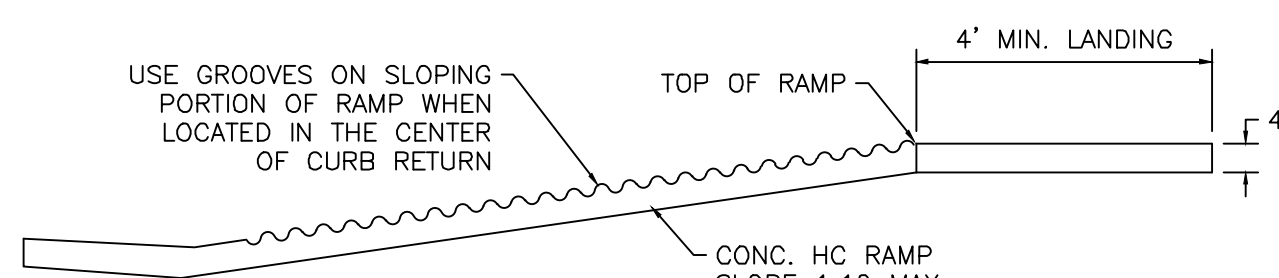
6\"/>

- CURB GENERAL NOTES:**
1. ALL CURBS TO BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE, PER WAL-MART SPECIFICATIONS.
 2. PROVIDE CONTRACTION JTS. 12\"/>
 3. ALL EDGES SHALL BE EDGED WITH A 3/8\"/>
 4. 1/4\"/>

6\"/>



PLAN



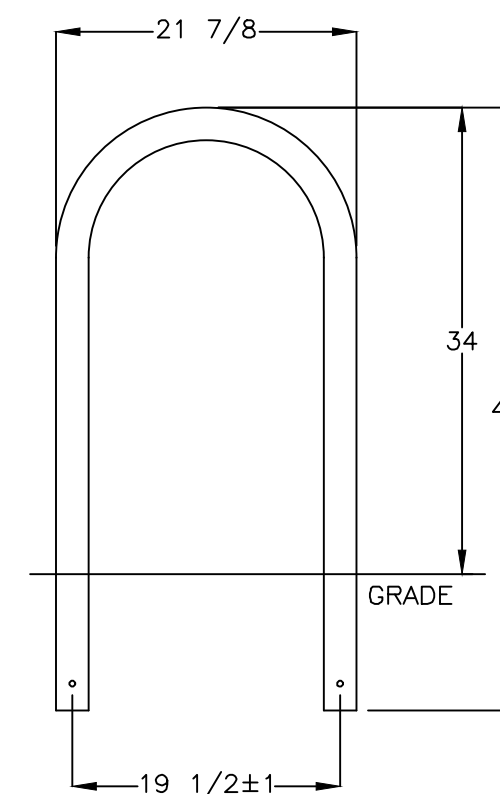
SECTION A-A

UNIDIRECTIONAL HC RAMP

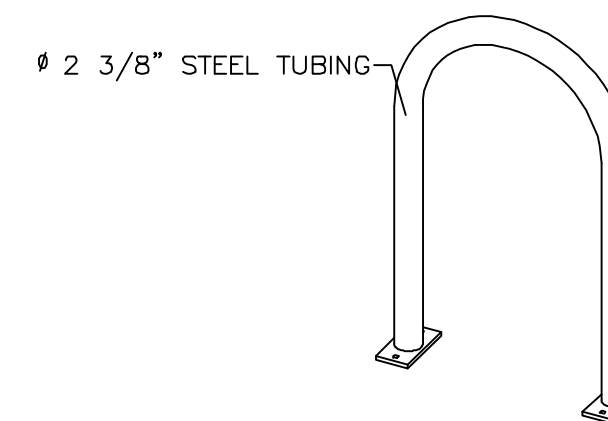
SCALE: NTS

NOTES:

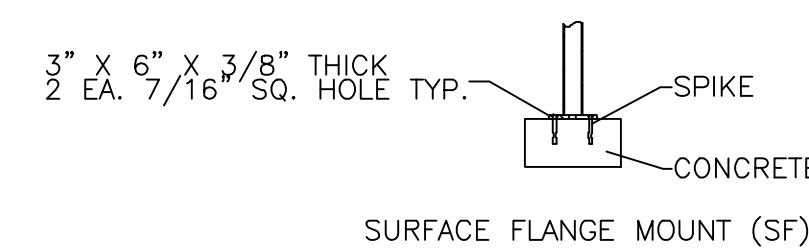
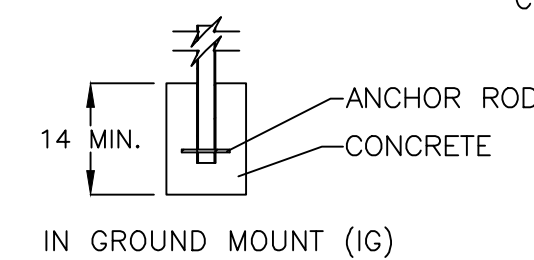
1. THE SURFACE OF RAMP AND SIDES SHALL HAVE A TRANSVERSE BROOMED SURFACE TEXTURE ROUGHER THAN THE SURROUNDING SIDEWALK.
2. THE RAMP SHALL BE GROOVED IN A TRANSVERSE PATTERN WITH 1/4\"/>
3. THE BOTTOM OF THE RAMP SHALL HAVE A 1/4\"/>
4. RAMP SIDE SLOPE VARIES UNIFORMLY FROM A MAXIMUM OF UP TO 10% AT CURB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



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



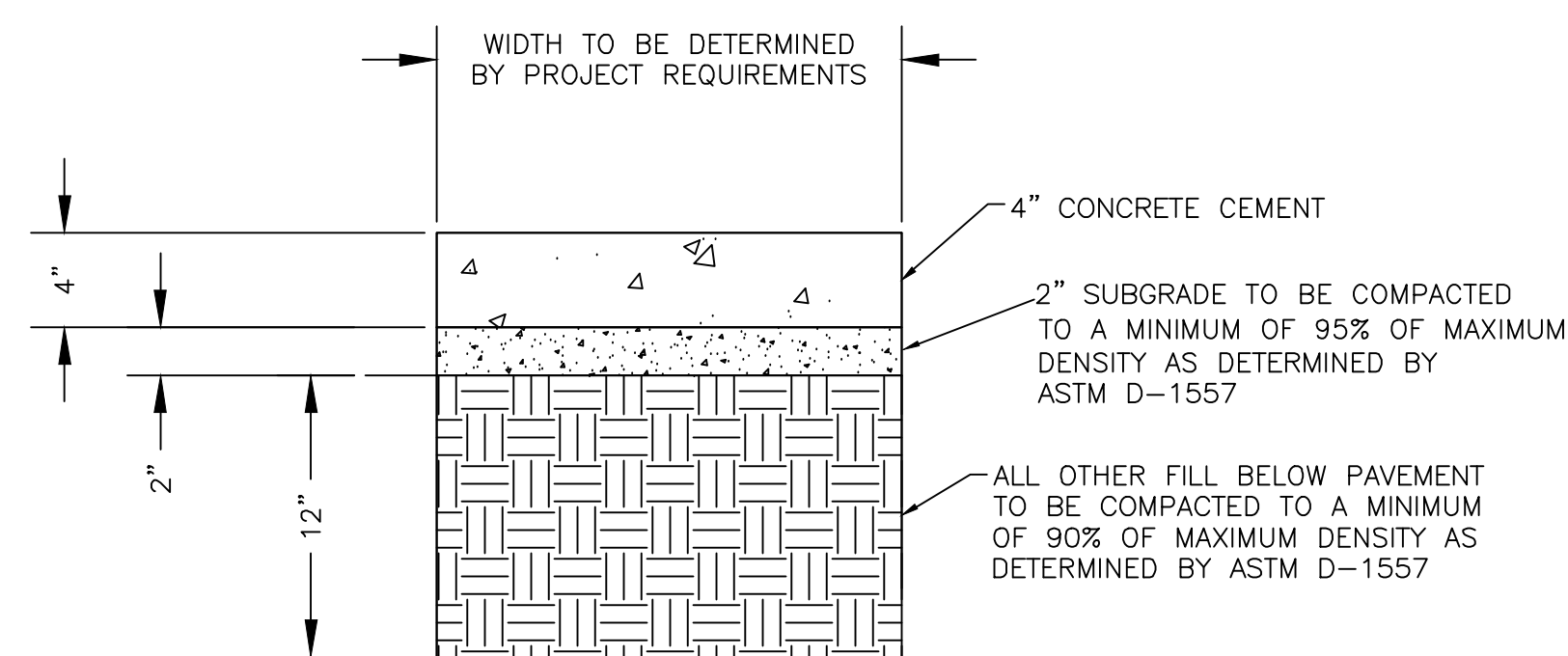
CHECK DESIRED MOUNT



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



CONCRETE SIDEWALK SECTION

	KIA WESTSIDE AUTO DEALERSHIP	DRAWN BY RMG
	CONSTRUCTION DETAILS	DATE 11/06/2024
11/06/2024 RONALD R. BOHANNAN P.E. #7868	TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com	2024019_DET SHEET # DET-1 JOB # 2024019