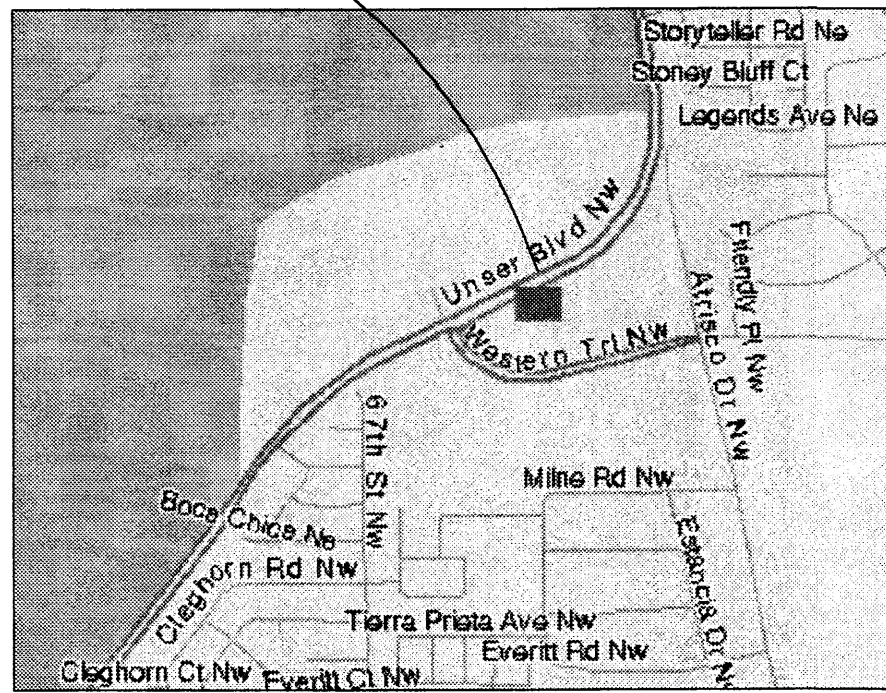


SITE



1 VICINITY MAP
F-10/ 11- Z

BUILDING AREA & PARKING CALCULATIONS:

BUILDING AREA
OFFICE AREA 1972 SF BUILDING
1,972/ 200 = 10 SPACES REQUIRED
14 SPACES PROVIDED

GARAGES 8700 SF BUILDING
8,700/ 2000 = 5 SPACES REQUIRED
7 SPACES PROVIDED

TOTAL REQUIRED SPACES = 15 SPACES
TOTAL PROVIDED SPACES = 22 SPACES

BICYCLE PARKING: UNDER 20 CARS = 1 BICYCLE SPACE

PARKING NOTES:
TYPICAL STANDARD SPACES ARE 9'-0" x 18'-0"
TYPICAL HANDICAP SPACES ARE WITH A 8' WIDE ACCESS AISLE 8'-0" x 20'-0"

* ALL SPACES ARE STANDARD SIZE UNLESS OTHERWISE NOTED *

SU-1 TRACTS:
MAX. HEIGHT= 28FT.
MIN. SETBACKS: SIDE 5 FT. / REAR 15 FT. / FRONT 20 FT.
MAX. FLOOR AREA RATIO = 5

GENERAL NOTE:
SITE PLAN FOR SUBDIVISION TO PERTAIN TO GUIDELINES ON SHEET SDP-1.

GENERAL NOTE:
ALL FUTURE DEVELOPMENT ON TRACT A-2 TO COORDINATE PEDESTRIAN AND BIKE CONNECTIONS TO PARK AND RIDE FACILITY ON TRACTS B AND C WITH CITY OF ALBUQUERQUE TRANSIT DEPARTMENT.

RADIUS INFORMATION:

- ① RADIUS = 2'- 0"
- ② RADIUS = 3'- 0"
- ③ RADIUS = 5'- 0"
- ④ RADIUS = 15'- 0"
- ⑤ RADIUS = 30'- 0"

TRACT A/2 TRAFFIC IMPACT STUDY REQUIRED FOR FUTURE DEVELOPMENT

LINE	LENGTH	BEARING
L1	11.49	N56°52'56"W
L2	21.60	S33°07'04"W
L3	11.09	S56°52'56"E
L4	25.00	S00°17'03"W
L5	43.28	N89°43'26"W
L6	75.54	S00°17'50"W

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CH-BEARING	CH-DIST
C1	50.00	29.21	33°28'38"	15.04	S04°57'51"W	28.80
C2	2683.31	116.78	2°29'37"	58.40	S78°51'51"W	116.77
C3	390.00	211.68	31°05'54"	108.52	N86°50'02"W	209.09
C4	533.00	201.73	21°41'08"	102.09	N60°25'33"W	200.53
C5	75.00	151.78	115°56'53"	119.90	N08°22'27"E	127.17
C6	1178.00	3.22	0°09'24"	1.61	N66°16'12"E	3.22

EPC CASE # _____ DRB CASE # 1001209

This plan is consistent with the specific site development plan approved by the Environmental Planning Commission (EPC) on _____ and that the findings and conditions in the Official Notice, Notification of Decision have been complied with.

SITE DEVELOPMENT PLAN

[Signature] 1/7/04
Traffic Engineer, Transportation Division Date

[Signature] 1/7/04
Christine Sandoval Date
Parks and General Services Department Recreation Department

[Signature] 1/7/04
Date
Public Works Water Utilities Division

[Signature] 1/7/04
Date
Brady & Bilan City Engineer, Engineering Division AMAFCA

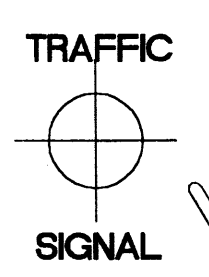
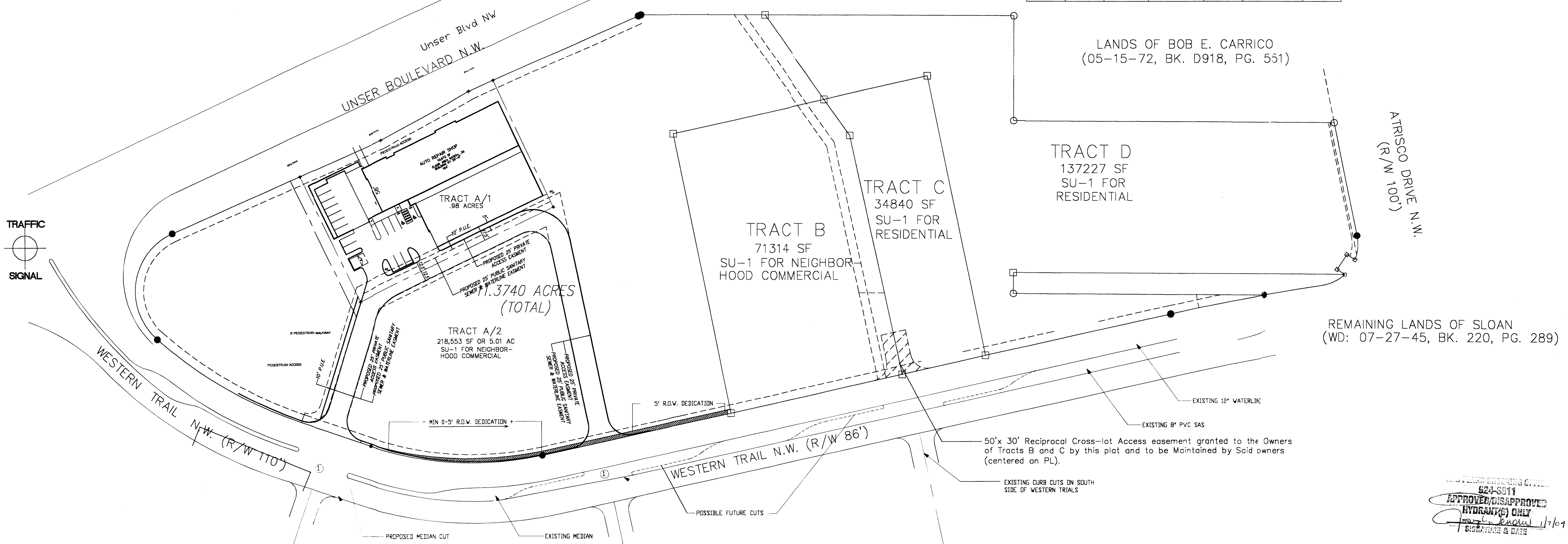
APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.

[Signature] 1/7/04
Date
Sheran Malcom City Planner, Albuquerque / Bernalillo County Planning Division

Solid Waste

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			

GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877



APPROVED/DISAPPROVED (HYDRANTE) ONLY
1/7/04
SIGNATURE & DATE

SITEPLAN

SCALE: 1"= 60'-0"

1" = 60' scale feet

PROJECT TITLE: **AUTO REPAIR SHOP**
UNSER BLVD. NW & WESTERN TRAILS NW
ALBUQUERQUE, NM

PROJECT MANAGER: **GEORGE RAINHART**

DATE: 4-10-03

SCALE: 1"= 60'

SHEET TITLE: **SITE PLAN - SUBDIVISION**

DRAWN BY: **MPS**

JOB NO.:

SHEET NO.:

sheet: **A1.1**

of:

PROJECT 1001209