

PROJECT # 1001640

REQUIRED INFORMATION - SITE PLAN FOR BUILDING PERMIT:

Site: Lot 22-A, Block 25A of Elder Homestead Addition comprises of 0.3223 acres.
 Proposed Use: Adaptive Re-use of an existing building. Special Use (SU-1) for O-1 uses and Manufacturing, assembling, treating, repairing, or rebuilding of food products, except meat and fish products, sauerkraut, vinegar, yeast, and the rendering or refining of fat or oil provided:
 (a) Fish and chicken food is prepared with non-boiling processes.
 (b) Dry grain is processed or ground only to the consistency of a rough grind.
 Total Square Footage: Existing building is 1,600 sf
 Pedestrian and Vehicular Ingress and Egress:
 Access: The only vehicular access to the site is from Arizona Street SE, a local street. The site is within one block of Gibson Boulevard, identified as an Urban Principal Arterial on MRCOG's Roadway Functional Classification Map.
 Roadways: Arizona Street SE is an existing 60 foot roadway that provides access to the existing parking lot on site. There are no internal roadways associated with this site and there is no through access.

Pedestrian access: Direct pedestrian access is provided via 6' wide sidewalk to the sidewalk on Arizona Street.
 Maximum Building Height: The existing building height is 20 feet. Maximum height is per O-1 regulations.
 Minimum Building Setback: FRONT/EAST - 5'; SIDE/NORTH & SOUTH - 5'; REAR/WEST - 10'

Off-Street Parking: The existing parking lot contains 17 parking spaces which includes 2 ADA compliant spaces. Two motorcycle parking spaces are also provided. Motorcycle signage shall be designated by its own posted, upright sign, either free-standing or wall-mounted. Each sign shall be no smaller than 12" x 18" and shall have its lower edge no less than four feet above grade, in accordance with Section 14-16-3-1(c) of the City of Albuquerque Zoning Code. Manufacturing uses require one space for each three employees on the largest shift or one space per 1,000 square feet of net leasable area, whichever requirement is greater.
 Spaces required: 2
 Spaces provided: 17
 ADA Required: 1
 ADA Provided: 2
 Motorcycle Required: 1
 Motorcycle Provided: 2

Bicycle Parking: Not less than 2 bicycle spaces required. A new bike rack in the front of the building is proposed (3 bikes minimum).

Transit Facilities: Several regular ABQ Ride Routes travel along Gibson including: #3, #16/18, #96, #157, #222, #317. ABQ Ride Route #34 travels along San Pedro. Bus stops are located on Gibson, approximately 360' southwest and approximately 400' southeast of the subject site. Bus stops are also located on San Pedro, approximately 155' west of the subject site.

Grading and Drainage: The grading and drainage plan for this site was approved in April 2002, file #L18B66.

Walls: Existing site perimeter walls are indicated on the site plan. Wall heights vary between 4'-6'. Wall material is grey CMU typical.

Lighting: Existing site and building lights are identified on the site plan. The existing lights meet the City of Albuquerque Zoning Code and the New Mexico Night Sky Act.

Utilities: Existing 7' Public Utility easement on north side and existing 10' PNM gas easement on west side are identified on the site plan. Existing water meter and sewer line are indicated on site plan.

Signage: The existing building mounted sign has a total sign area of approximately 50 square feet and is 46" in height (see exhibit, left). Cervantes Food Products will use the existing internally illuminated building mounted sign. The sign face shall be translucent plastic with a minimum of 70% contrast between lettering and background. The proposed sign will have black lettering and a white/translucent background. The sign does not exceed 6% of the building's 1,168 sf façade.

Phasing: The site and building are an existing condition. This will not be a phased development.

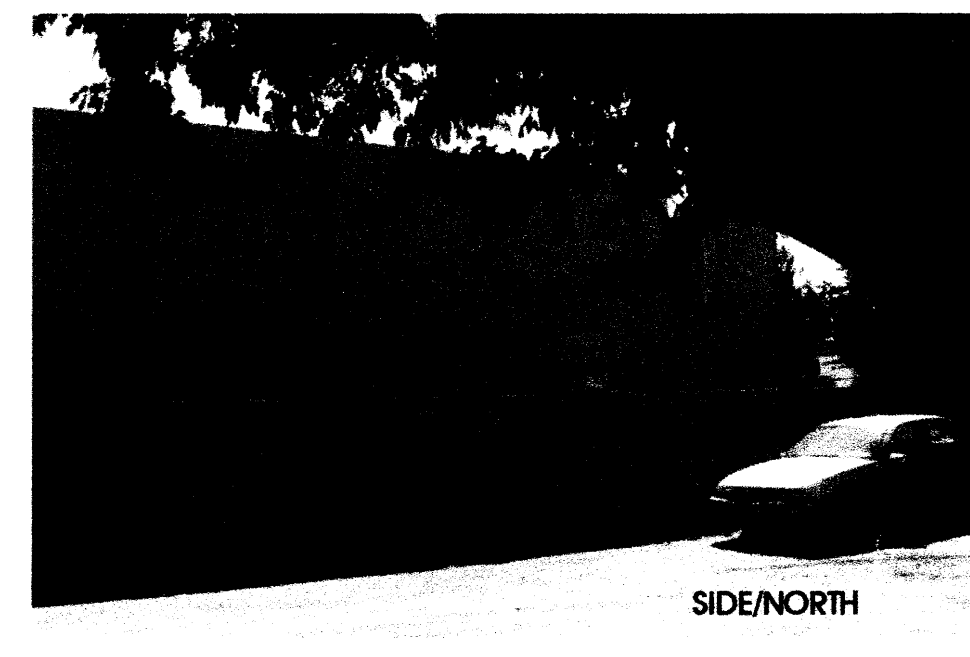
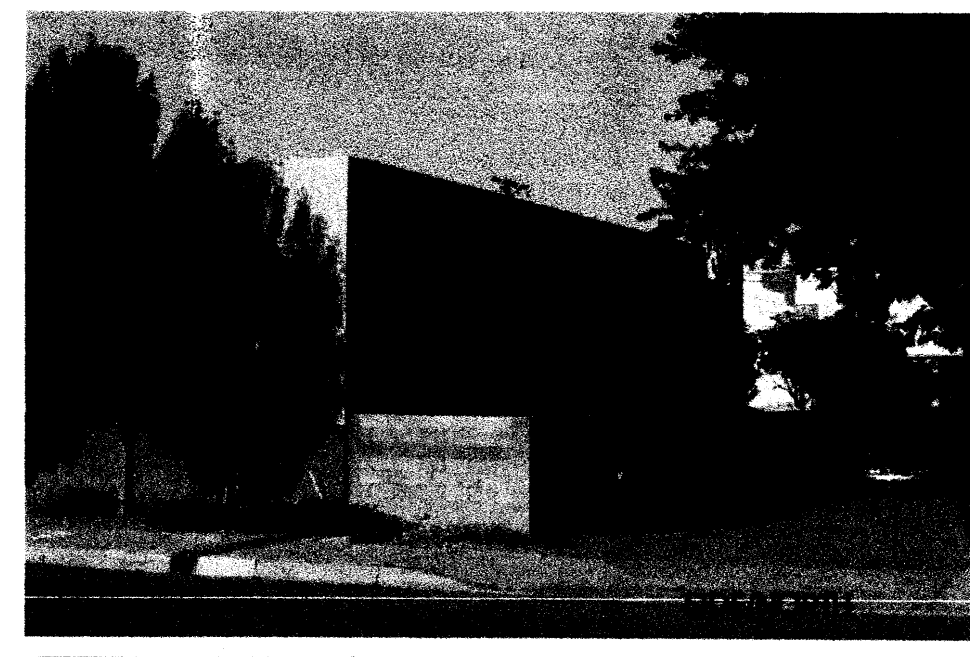
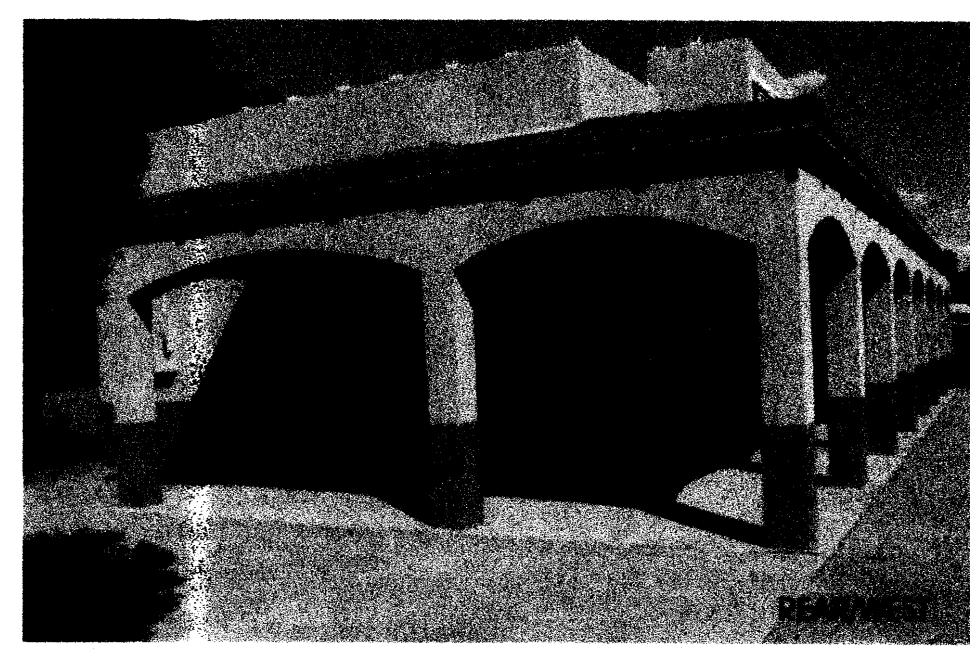
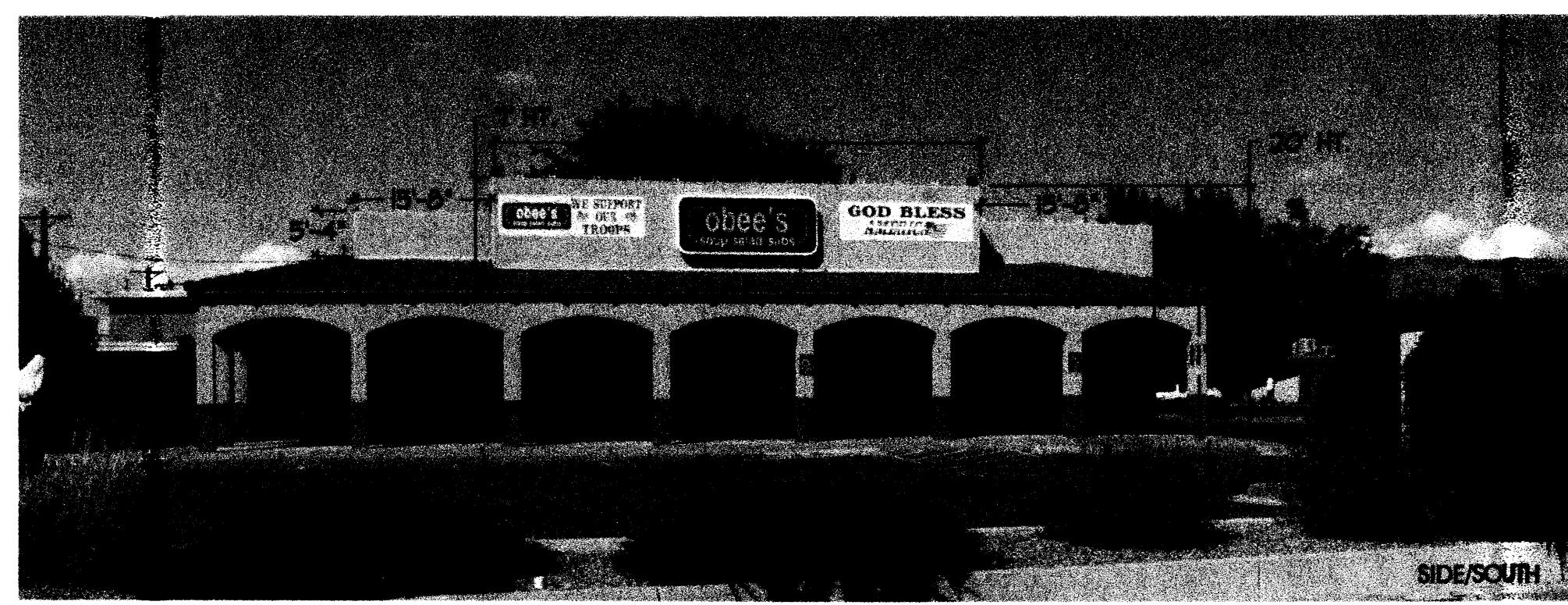
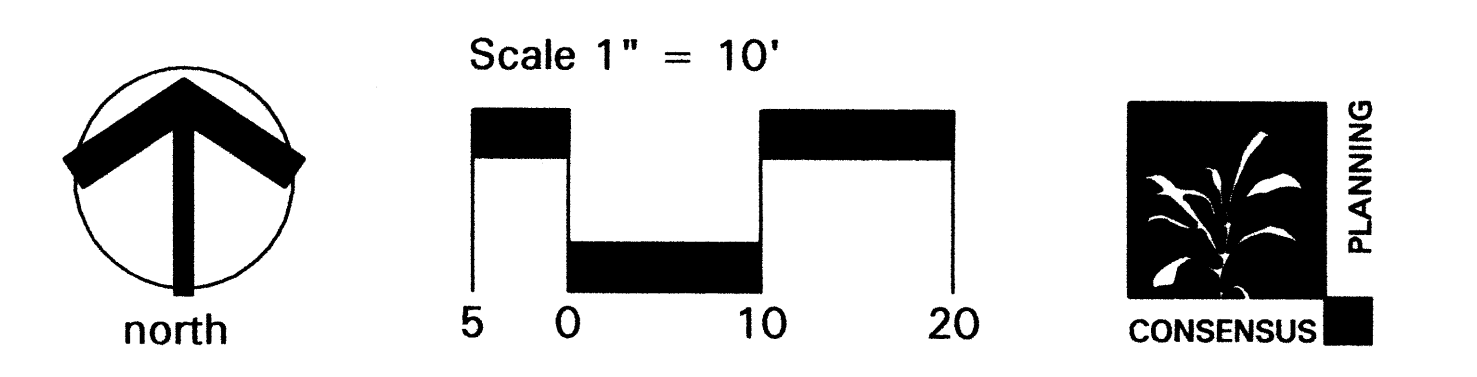
SITE PLAN FOR BUILDING PERMIT

CERVANTES FOOD PRODUCTS

1125 Arizona St. NE

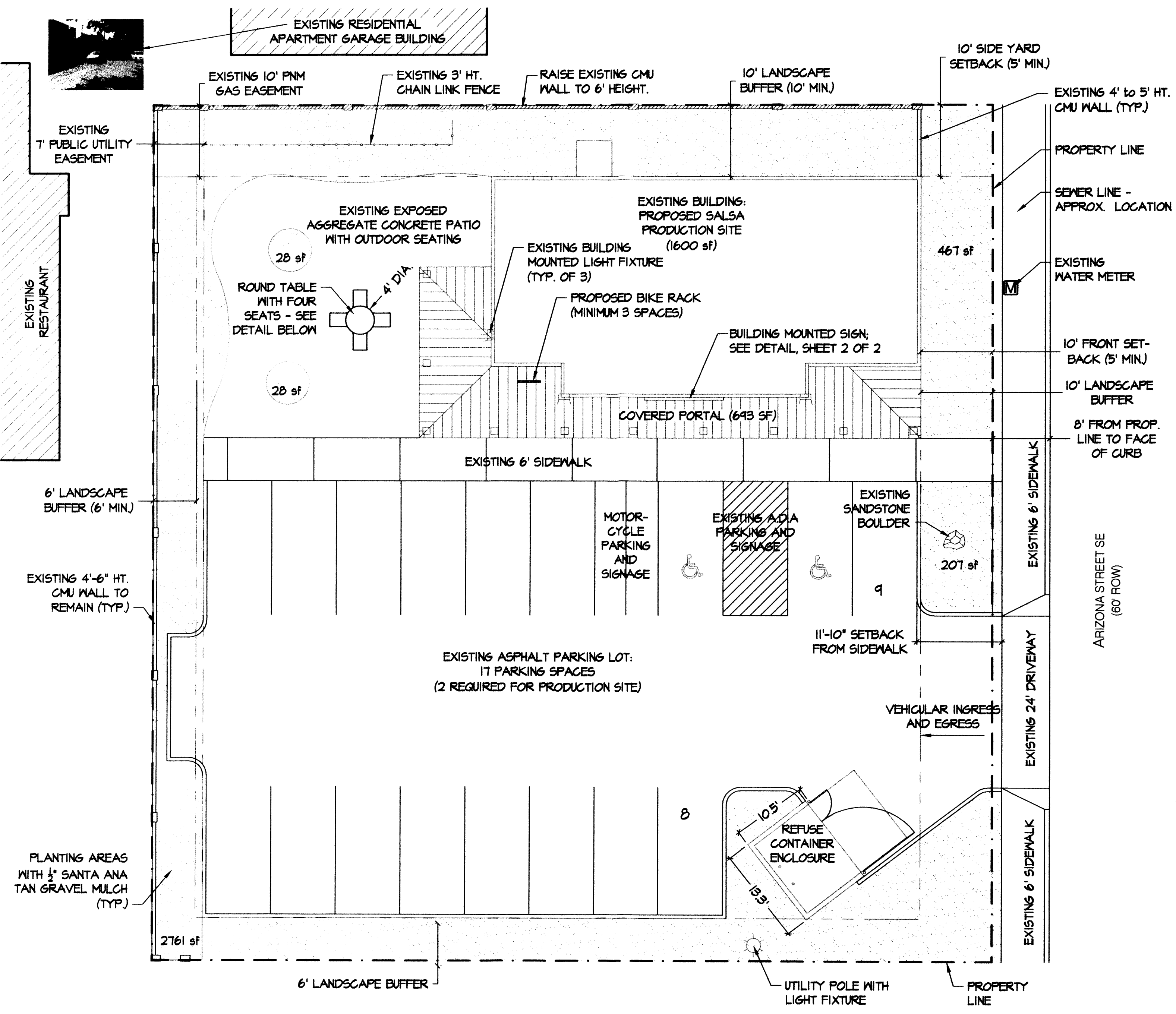
Prepared for:
 Richard F. and Arian C. Gonzales
 901 Warm Sands Dr. SE
 Albuquerque, NM 87123

Prepared by:
 Consensus Planning, Inc.
 302 Eighth Street SW
 Albuquerque, NM 87102

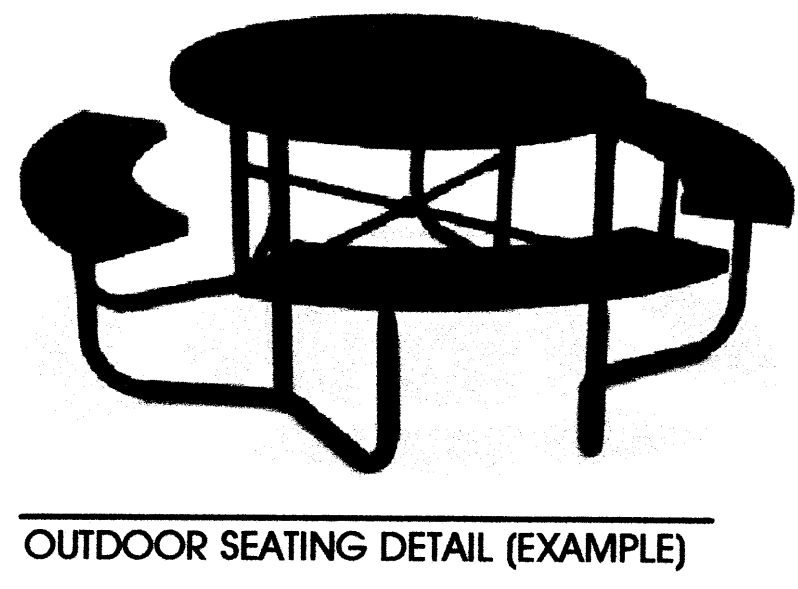
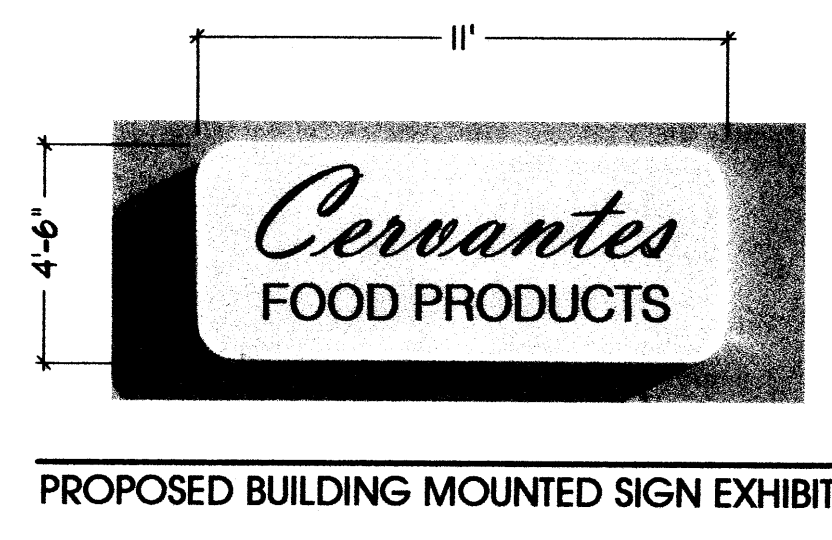
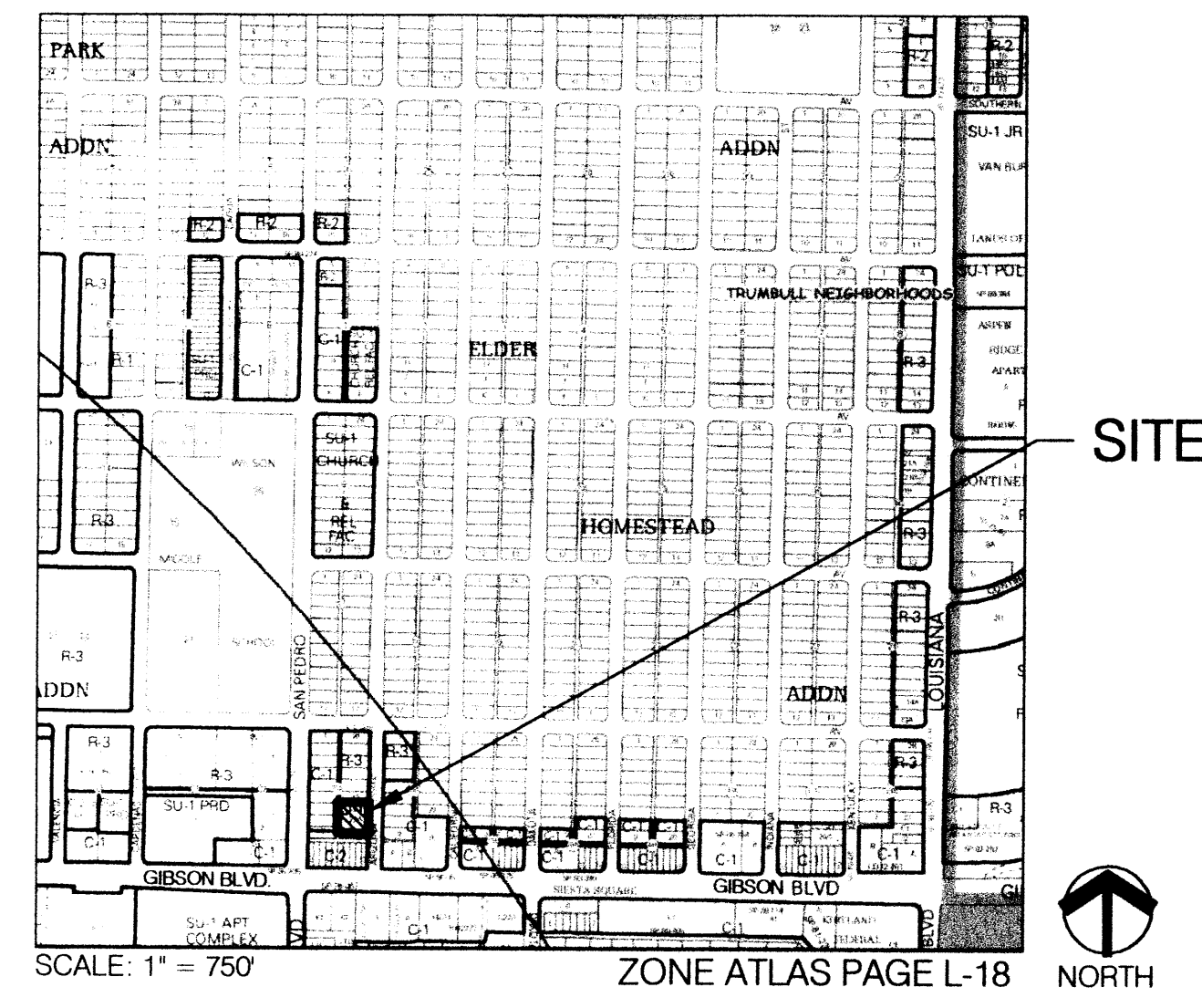


EXISTING BUILDING ELEVATIONS

EXISTING GRAVEL MULCH AND BOULDERS



SITE VICINITY



PROJECT NUMBER: 1001640
 Application Number: 08 EPC 40099
 09 FEB 70032

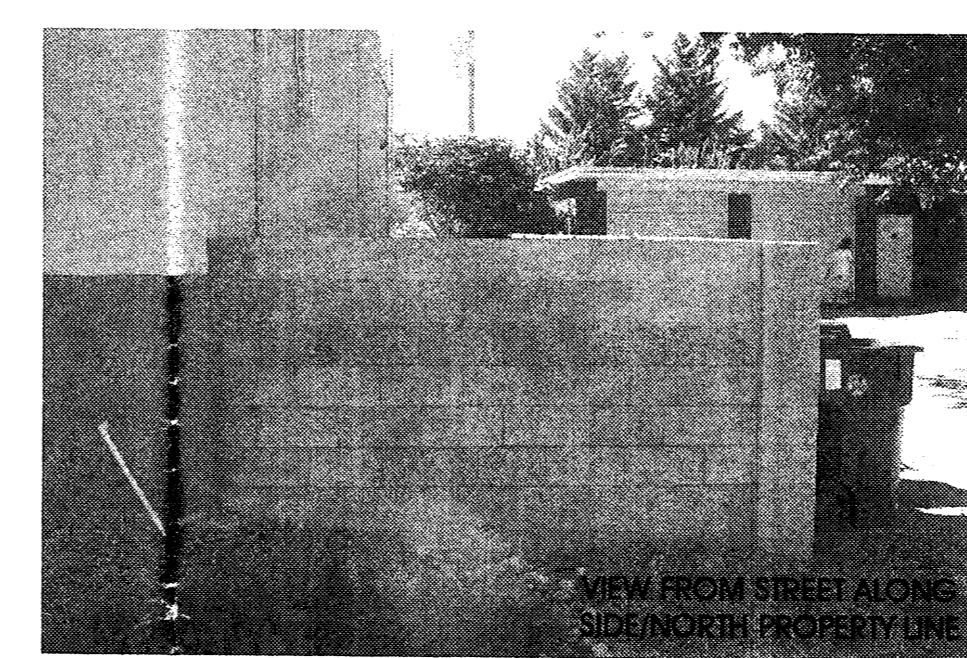
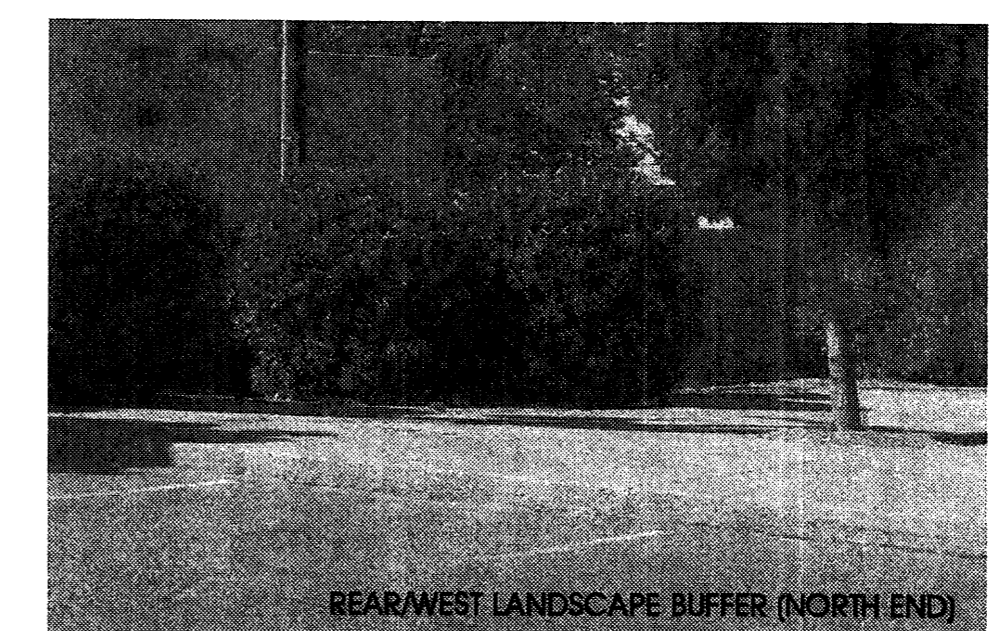
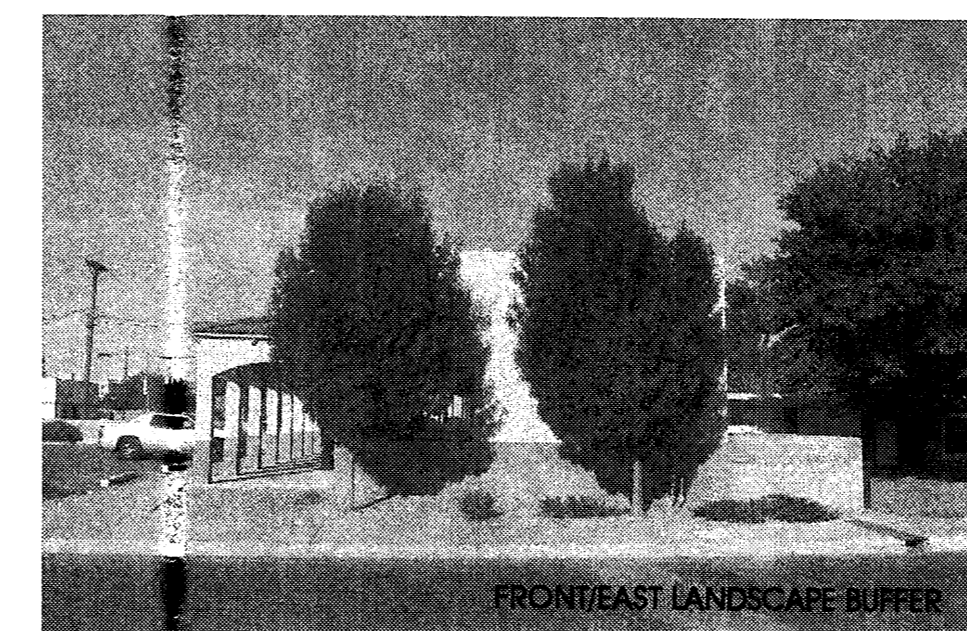
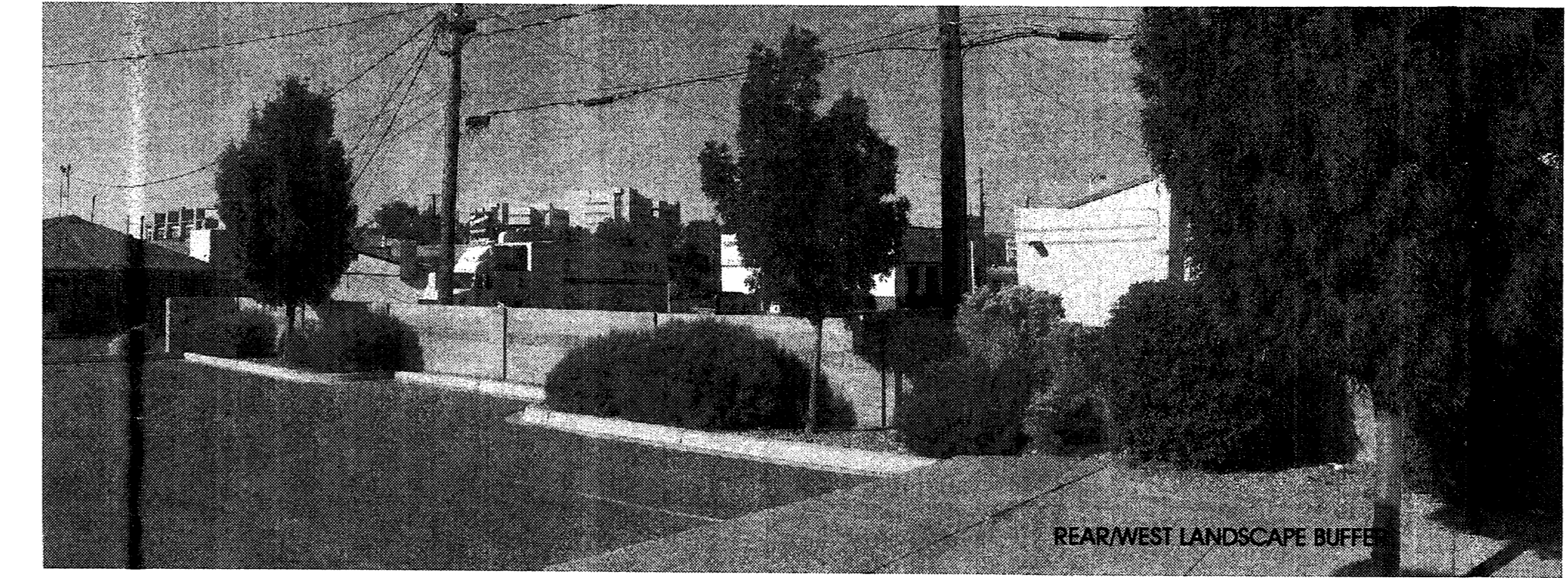
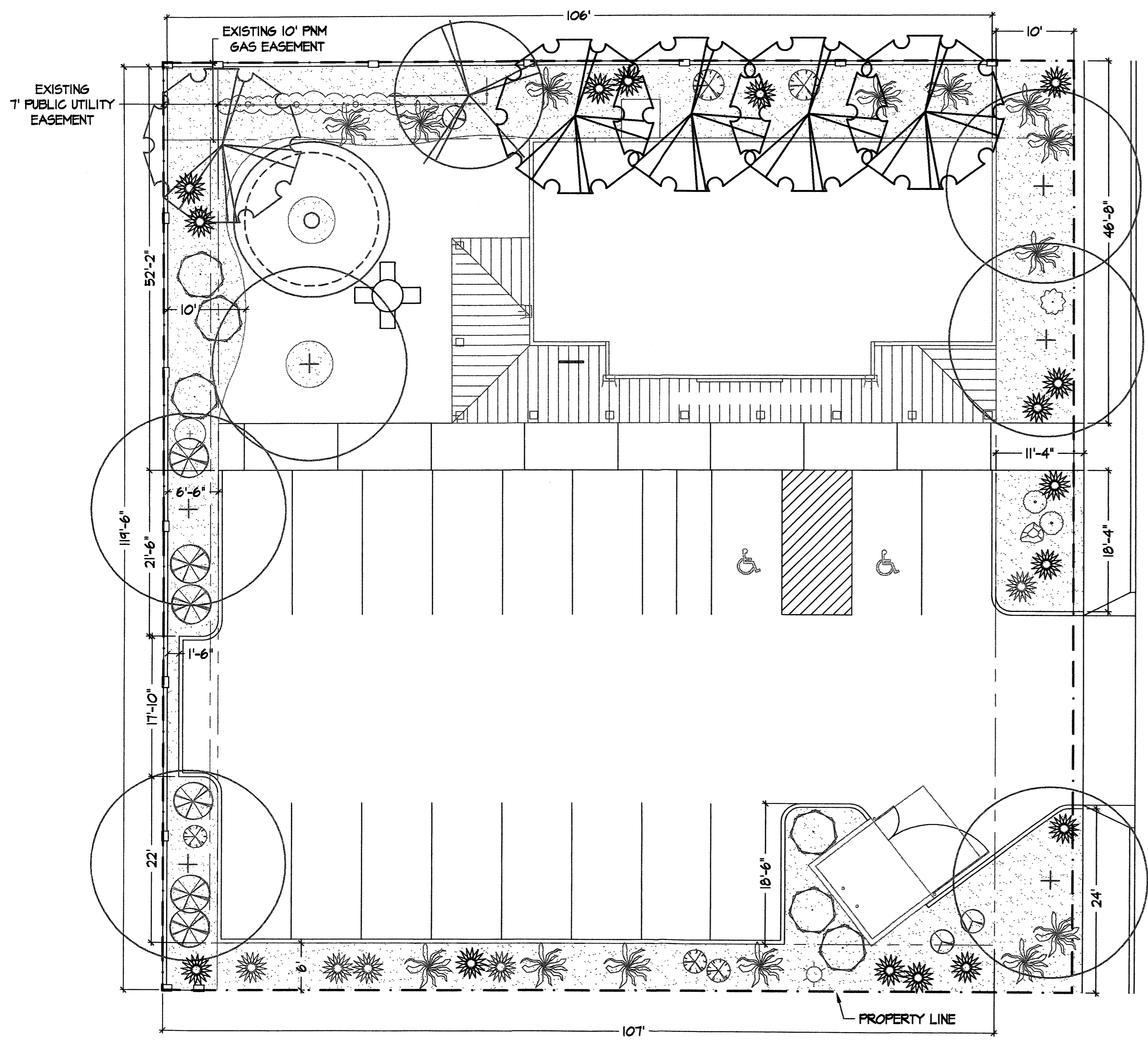
This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated November 21, 2008 and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () Yes (X) 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.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

<i>[Signature]</i> Traffic Engineering, Transportation Division	02-04-09 Date
<i>[Signature]</i> Water Utility Department	2-4-09 Date
<i>[Signature]</i> Parks and Recreation Department	2/4/09 Date
<i>[Signature]</i> City Engineer	2-4-09 Date
<i>[Signature]</i> 761-2316 Solid Waste Management	1-20-09 Date
<i>[Signature]</i> DRB Chairperson, Planning Department	2-4-09 Date

ATD PLANNING OFFICE
 924-3511
 APPROVED/DISAPPROVED
 SIGNATURE & DATE



REQUIRED INFORMATION - SITE PLAN FOR BUILDING PERMIT:

Landscape Plan:
 Landscaping shall be consistent with the City Zoning Code, Water Conservation Ordinance, and Pollen Ordinance. A 10 foot landscape buffer is required adjacent to the residential area to the north of the subject site. The Street Tree Ordinance is not applicable to Arizona, a local street. Existing Santa Ana tan gravel mulch will be retained as the primary ground cover. High-water use turf is prohibited.
Tree Canopy:
 Spacing of trees equals 75% of canopy diameter at maturity.
Ground Cover Materials:
 All required landscape areas 36 square feet in size or larger shall be covered with living, vegetative materials over a minimum of 75 percent of the required landscape area. The area and percentage is calculated based on the mature spread of all plant materials.
 Existing Impervious areas (asphalt & concrete): 8,949 S.F.
 Existing Pervious areas (planting areas with gravel mulch): 3,491 S.F.
 Ponding areas either for drainage or landscaping/recreational use: No ponding areas exist on the site. Water harvesting occurs in the northwest corner of the site where runoff from the patio pavement infiltrates into the adjacent planting areas.
Landscape Identification:
 See Existing and New Plant Legend, sheet 2.
Irrigation System:
 A fully automated, underground, drip irrigation system exists on the site and will be extended to any required new plantings to irrigate trees, shrubs, and groundcover planting areas.
Responsibility for Maintenance:
 The property owner will maintain the landscaping and irrigation system. All planting areas will be maintained in a living, attractive, and weed free condition.

LANDSCAPE CALCULATIONS

Site Area: (0.32 Ac.)	14,040 S.F.
Building Area:	-1,600 S.F.
Total	12,440 S.F.
Required Landscape (15%):	1,866 S.F.
Vegetative Cover Provided	1,480 S.F.
Provided Landscape (28.1%):	3,491 S.F.

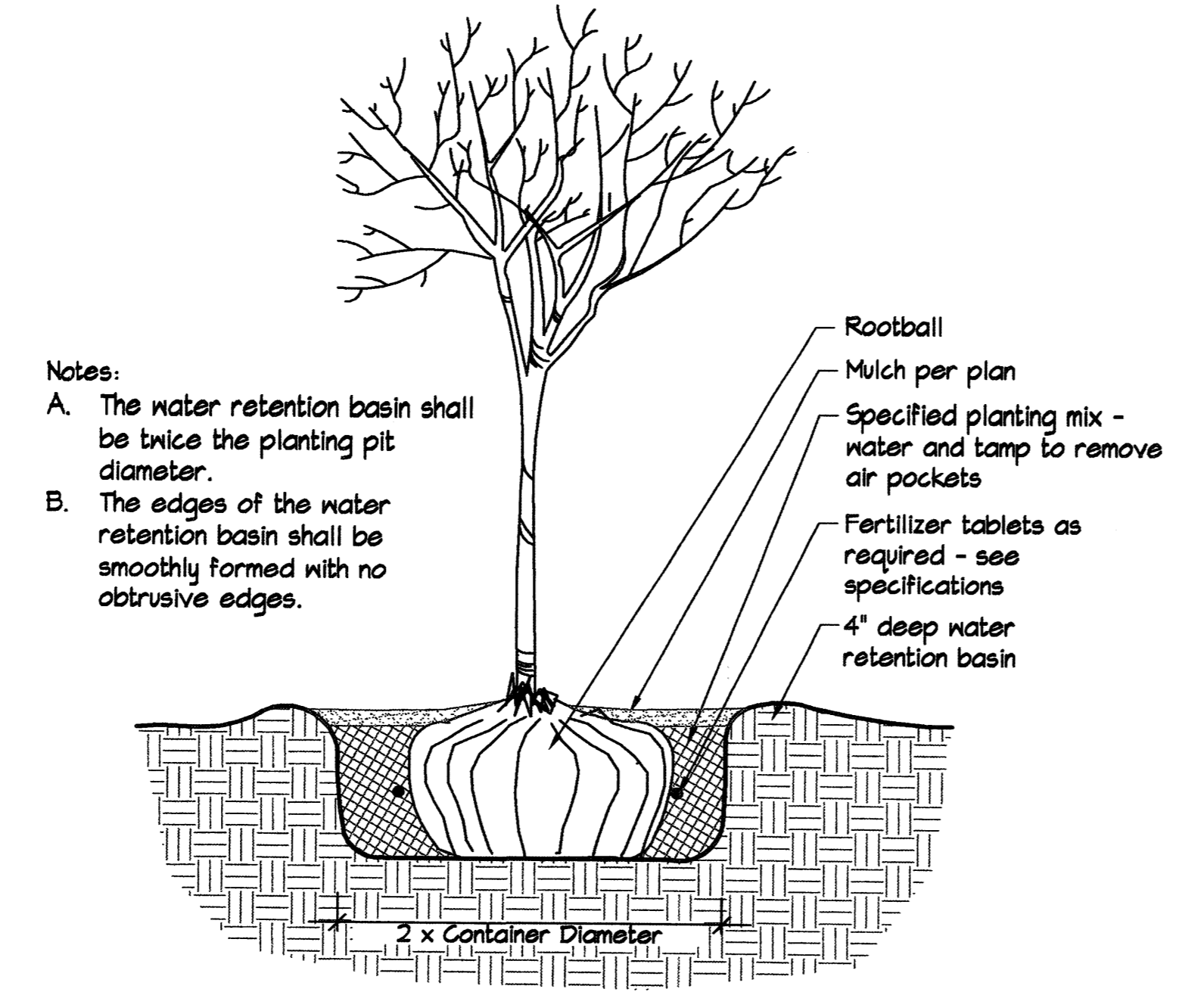
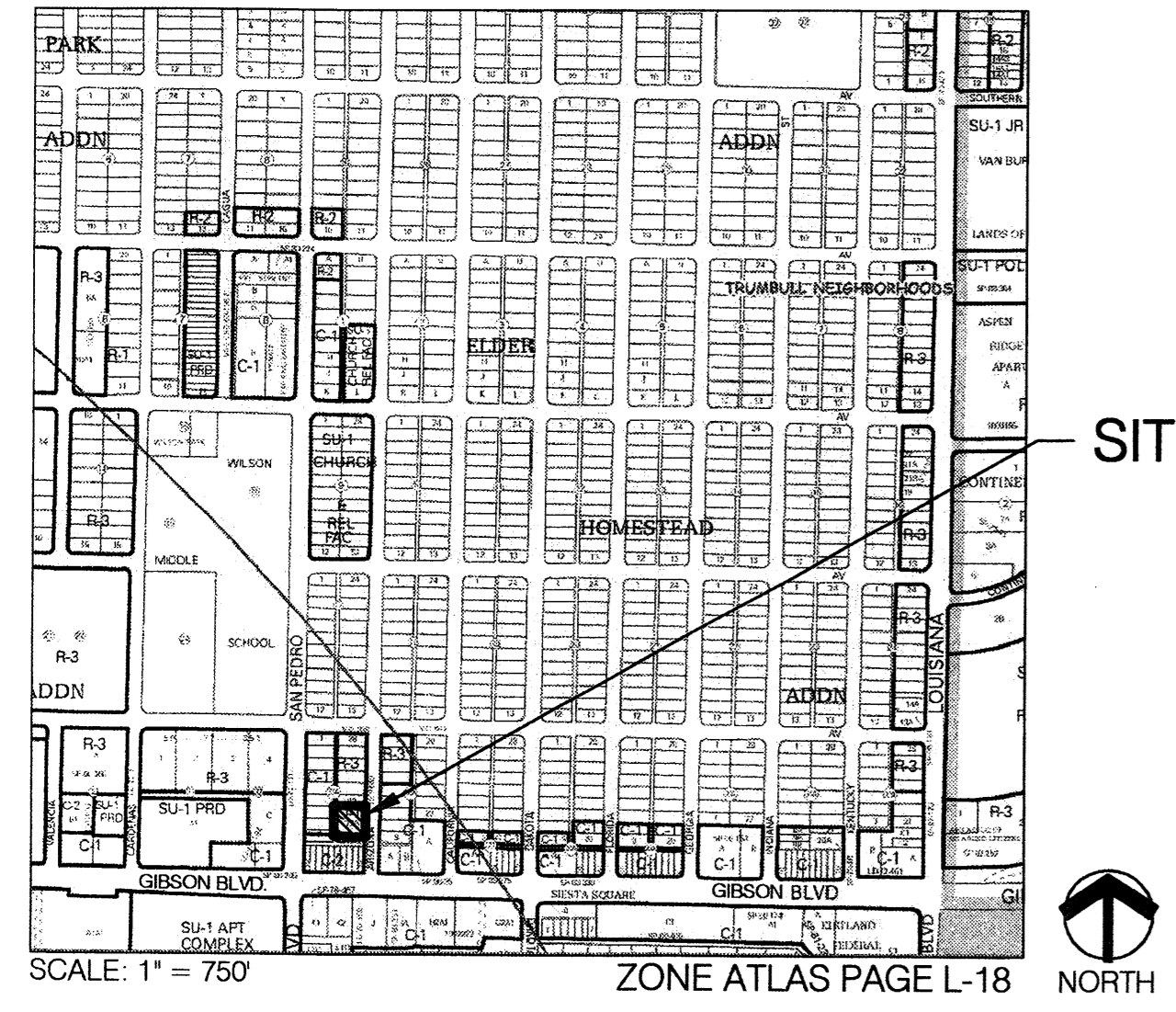
BUFFER EXHIBIT

NEW PLANT LEGEND

Qty.	Symbol	Scientific Name Common Name	Mature Size	Water Use
Existing Trees				
1		<i>Acer ginnala</i> Amur Maple (existing is pruned to shrub-form; future pruning will be only to shape into tree form)	25' ht. x 20' spr.	Medium
1		<i>Ficus</i> sp. Fig	30' ht x 35' spr.	Medium
6		<i>Fraxinus oxycarpa</i> 'Raywood' Raywood Ash	35' ht x 30' spr.	Medium
1		<i>Pyrus calleryana</i> 'Bradford' Bradford pear	35' ht x 25' spr.	Medium
Existing Shrubs and Ornamental Grasses				
5		<i>Caryopteris x clandonensis</i> Blue Mist	3' ht. x 3' spr.	Medium
1		<i>Chrysothamnus nauseosus</i> Chamisa	4' ht. x 4' spr.	Low
6		<i>Cytisus scoparius</i> Scotch broom	4' ht. x 4' spr.	Low +
2		<i>Ericameria laricifolia</i> 'Aguirre' Turpentine Bush	2' ht. x 2' spr.	Low
6		<i>Evonymus kiautschovica</i> Manhattan Evonymus	6' ht. x 6' spr.	Medium
14		<i>Juniperus sabinia</i> 'Buffalo' Buffalo Juniper	2' ht. x 6' spr.	Low
1		<i>Mahonia aquifolium</i> 'Compacta' Compact Mahonia	2' ht. x 3' spr.	Low
5		<i>Miscanthus sinensis</i> 'Gracillimus' Maiden Hair Grass	5' ht. x 5' spr.	Low
3		<i>Nandina domestica</i> Nandina/Heavenly Bamboo	4' ht. x 3' spr.	Medium
4		<i>Nisleria</i>		Medium

Qty.	Symbol	Scientific Name Common Name	Size	Installed Size	Mature Size	Water Use
Trees						
4		<i>Acer ginnala</i> Amur Maple	15-Gal.	8' ht. x 4' spr.	25' ht. x 20' spr.	Medium
Ornamental Grasses						
16		<i>Miscanthus sinensis</i> 'Gracillimus' Maiden Hair Grass	1-Gal.	4' o.c.	5' ht. x 5' spr.	Low

SITE VICINITY



2 TREE PLANTING DETAIL
 Not to Scale

**LANDSCAPE PLAN
 CERVANTES FOOD
 PRODUCTS**

1125 Arizona St. NE

Prepared for:
 Richard F. and Arian C. Gonzales
 901 Warm Sands Dr. SE
 Albuquerque, NM 87123

Prepared by:
 Consensus Planning, Inc.
 302 Eighth Street SW
 Albuquerque, NM 87102

