

GENERAL NOTES

- A. BUILDING MOUNTED SIGNAGE : 6% MAXIMUM OF THE FACADE AREA. LETTERS TO BE CHANNELIZED OR NEON.
- B. ROOF TOP EQUIPMENT SHALL NOT BE VISIBLE FROM ADJACENT PROPERTY OR RIGHT-OF-WAYS. HEIGHT OF SUCH EQUIPMENT MUST BE BELOW PARAPET HEIGHT.

PROJECT DATA

1. LEGAL DESCRIPTION
TRACT A-28-B1 OF THE NORTHEAST UNIT, TOWN OF ATRISCO GRANT, as the same is shown and designated on the Plat for TRACT A-28-B1 AND A-28-B2 NORTHEAST UNIT, TOWN OF ATRISCO GRANT (Being a Replot of Tracts A-28 and A-29) filed in the Office of the County Clerk of Bernalillo County, New Mexico, on May 3, 1996 in Map Book 960, Folio 181.
2. ZONING
CITY OF ALBUQUERQUE, NEW MEXICO ZONE: C-1 SU-1
AUTO BODY REPAIR AND PAINTING
AREAS
TRACT AREA: 1.72 ACRES
BUILDING FOOTPRINT: 11,470 SF
F.A.R.: .15
HEIGHT: 26 FT
3. PROPOSED USE
CAR WASH
4. PARKING
PARKING REQUIRED 11,470 SF BLDG.
EMPLOYEES PER SHIFT 8
120 SF OFFICE SPACE 1/200 SF 1
1 ACCESSIBLE SPACE 2
TOTAL PARKING PROVIDED 19
BICYCLE PARKING PROVIDED 1
5. LANDSCAPE
LANDSCAPE REQUIRED (15% NET LOT AREA) 9,135 SF
LANDSCAPE PROVIDED 13,299 SF
6. PARKING NOTES
TYPICAL STANDARD SPACES: 9'-0" X 20'-0"
TYPICAL HC SPACES: 8'-6" X 20'-0"
ALL SPACES ARE STANDARD UNLESS OTHERWISE NOTED

PROJECT NUMBER: 1002405
 APPLICATION NUMBER: 24DRB-0177

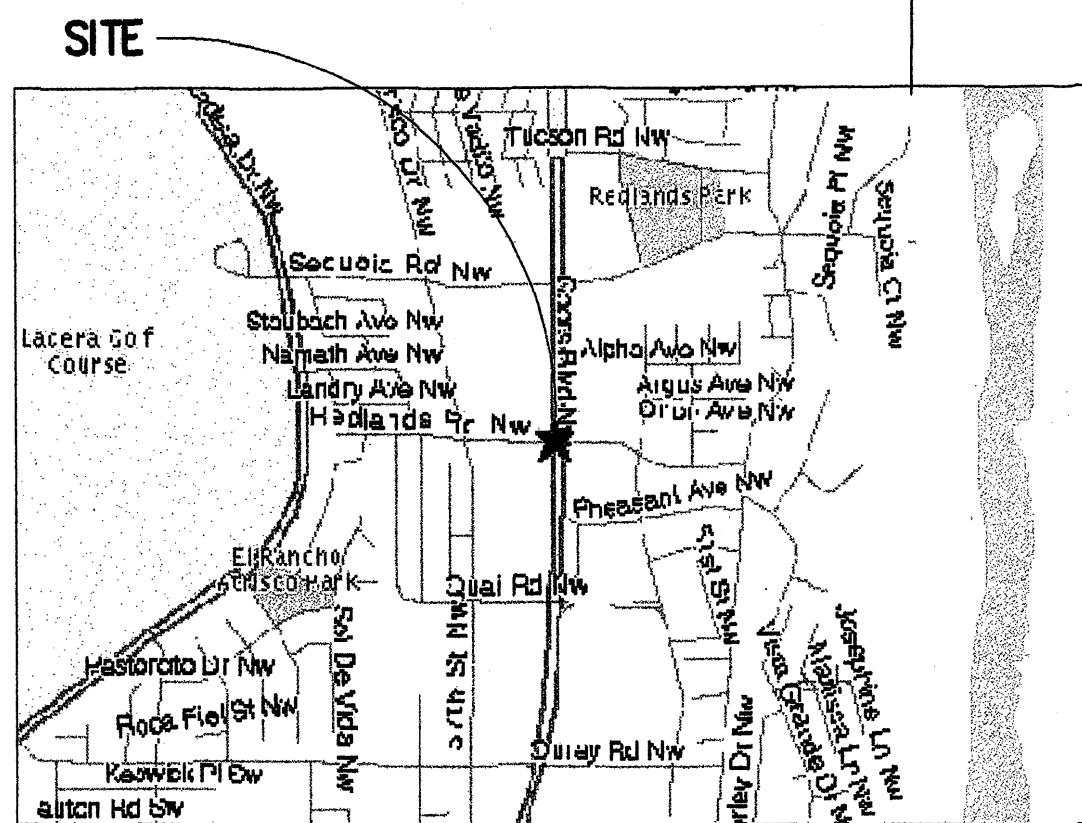
This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC) on [] and that the findings and conditions in the Official Notice, Notification of Decision have been complied with:

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.

SITE DEVELOPMENT PLAN

Traffic Engineer, Transportation Division	<u>12-1-04</u>	Date
Utilities Development	<u>12-1-04</u>	Date
Christina Sandoval Parks and Recreation Department	<u>12/1/04</u>	Date
Bradley S. Simpson City Engineer, Engineering Division / AMAFCA	<u>12/1/04</u>	Date
Environmental Health Department (conditional)		Date
Michael Holton Solid Waste Management	<u>11-23-04</u>	Date
DRB Chairperson, Planning Department	<u>1/5/05</u>	Date

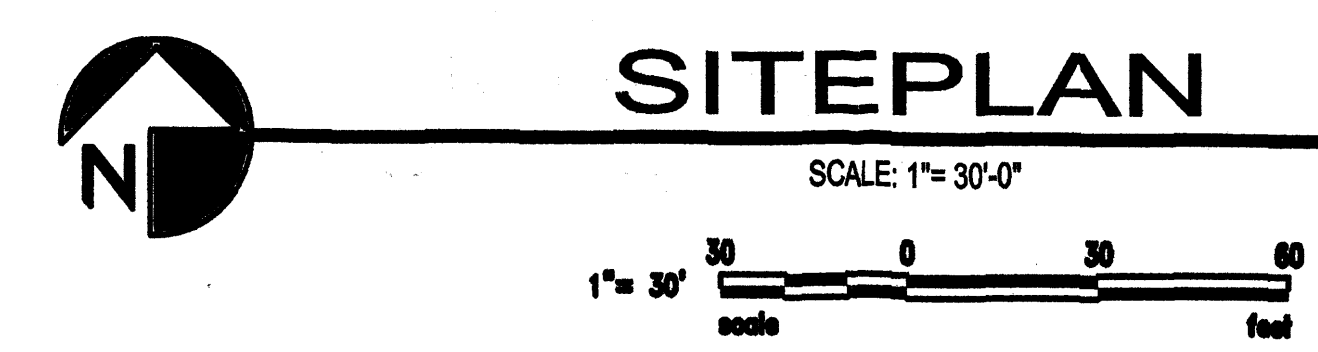
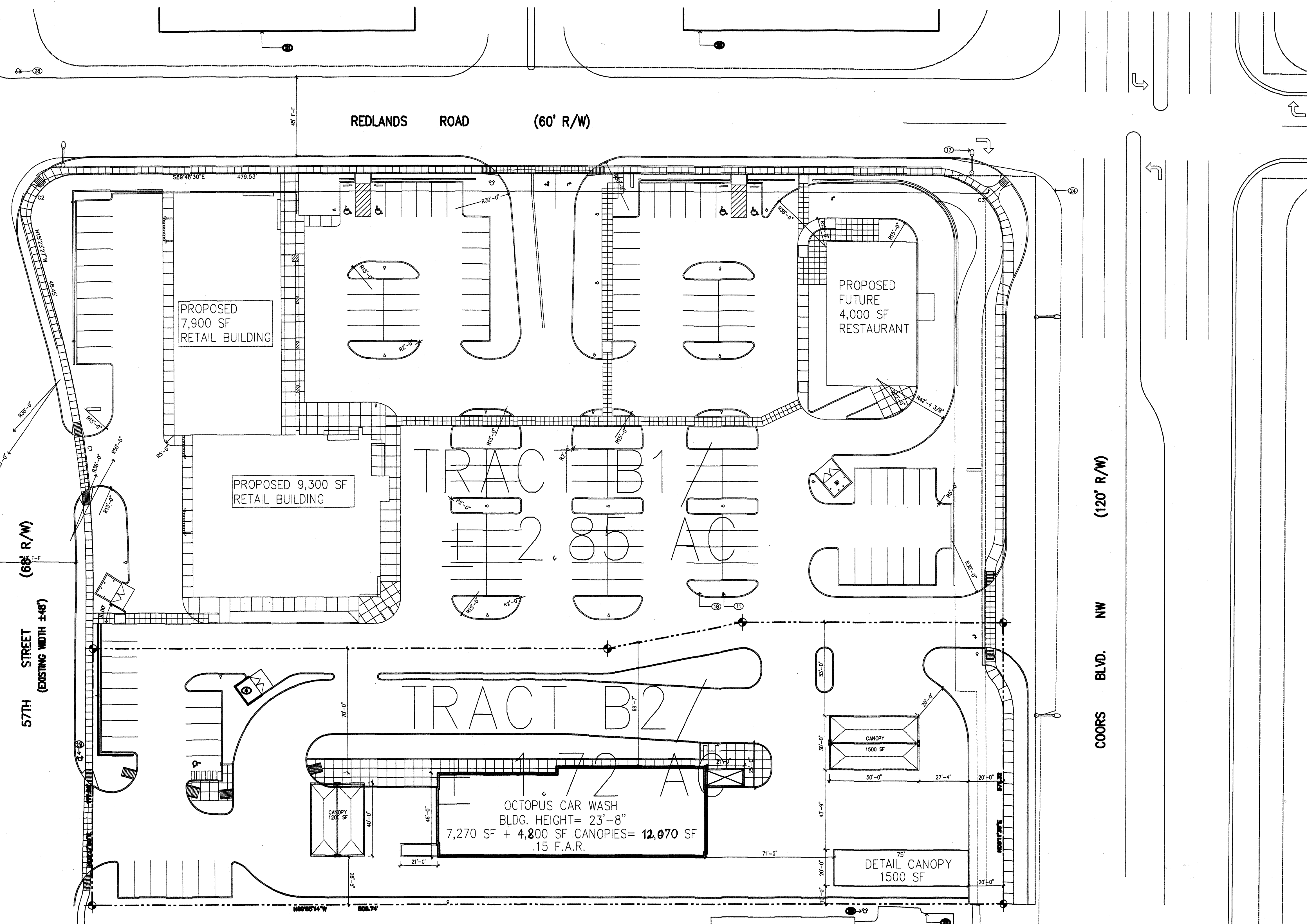
* Environmental Health, if necessary



VICINITY MAP

RADIUS INFORMATION:

- ① RADIUS = 2'-0"
- ② RADIUS = 3'-0"
- ③ RADIUS = 5'-0"
- ④ RADIUS = 10'-0"
- ⑤ RADIUS = 15'-0"
- ⑥ RADIUS = 20'-0"
- ⑦ RADIUS = 25'-0"
- ⑧ RADIUS = 30'-0"
- ⑨ RADIUS = 40'-0"
- ⑩ RADIUS = 50'-0"
- ⑪ RADIUS = 60'-0"
- ⑫ RADIUS = 100'-0"



SITEPLAN

SCALE: 1" = 30'-0"

AFD Plans Checking Office
 924-3611
 HYDRANTS ONLY
 Hydrants shall be installed prior to construction
 APPROVED/DISAPPROVED
 R.C. Sanchez 11-23-04
 Signature & Date

REVISION					
REV	DATE	BY			
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

<p>PROJECT TITLE OCTOPUS CARWASH COORS BLVD. NW & REDLANDS RD. NW ALBUQUERQUE, NEW MEXICO</p>	<p>DRAWN BY: MPS</p> <p>JOB NO. 1002405</p> <p>PROJECT MANAGER MIKE SAFRANY</p> <p>SHEET TITLE SITE PLAN - SUBDIVISION</p>
<p>DATE: 5-21-04</p> <p>SCALE: AS NOTED</p>	<p>sheet: A1.1</p> <p>of:</p>

PROJ # 1002405