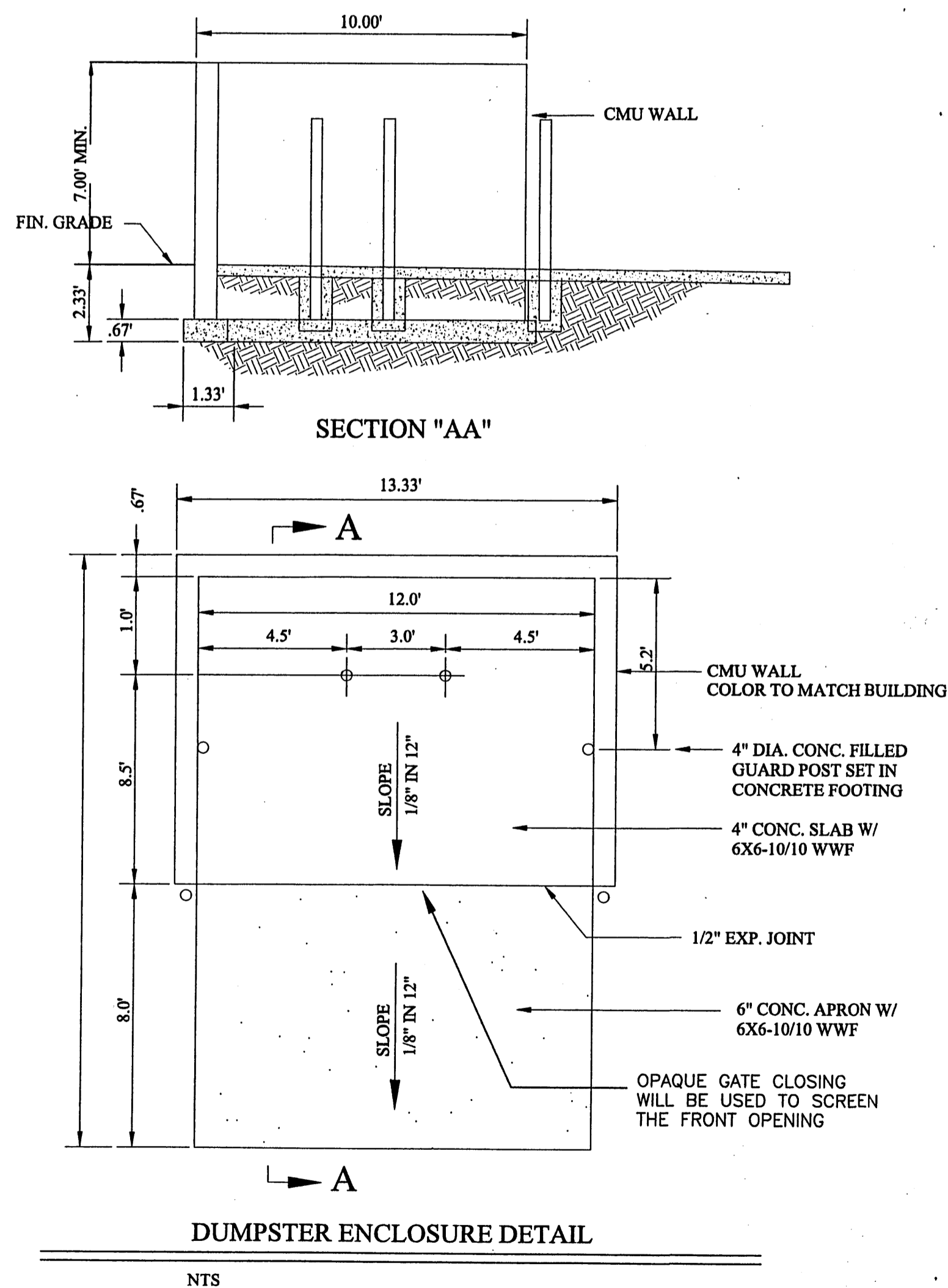


LEGEND

- BOUNDARY LINE
- BUILDING
- PROPOSED CURB ON SITE
- EXISTING CURB & GUTTER
- EX. 8" WL --- EXISTING WATER LINE
- EX. 8" SAS --- EXISTING SAS



GENERAL NOTES:

1. LIGHTING WILL CONSIST OF 2-BUILDING-MOUNTED INCANDESCENT LIGHT ON EAST AND WEST ELEVATIONS
2. THE SIGNAGE WILL CONSIST OF A BUILDING MOUNTED SIGN-SEE ELEVATIONS
3. THIS SITE PLAN CONFORMS WITH AN APPROVED SITE PLAN CASE #Z-80-87-6
4. CURRENT ZONING IS SU1-C1 AND IP USES.
5. WATER AND SEWER:
PRIOR TO DEVELOPMENT, CITY OF ALBUQUERQUE WATER AND SANITARY SERVICE TO THE SITE MUST BE VERIFIED AND COORDINATED WITH THE CITY OF ALBUQUERQUE UTILITY DEPARTMENT.
6. BUILDINGS:
BUILDING HEIGHT:
BUILDING STRUCTURE SHALL NOT EXCEED 26 FEET IN HEIGHT.
BUILDING TYPES:
BUILDING WILL BE STEEL FRAME PICHED ROOF.
BUILDINGS WILL BE METAL SIDING.
BUILDING COLORS:
TAN ROOF AND SIDES-LIGHT GREEN TRIM-SEE ELEVATIONS
7. THIS SITE WILL COMPLY WITH THE REQUIREMENTS OF THE STREET TREE ORDINANCE AND APPROVED SITE PLAN CASE #Z-80-87-6
8. THE LANDSCAPING PLAN WILL COMPLY WITH THE REQUIREMENTS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE.
9. LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

NOTES:

1. ENTRANCE PER COA STANDARD DRAWING #2426.
2. EXISTING CURB AND GUTTER.
3. REMOVE EXISTING CURB
4. ASPHALT PAVING

LEGAL DESCRIPTION:

LOT 4, VALCANO BUSINESS PARK, CONTAINING 43,565 S.F. (1.0008 AC)
ZONING: SU1-C1 AND IP USES

SITE DATA

PROPOSED USAGE: AUTOMOTIVE MAINTANCE/OFFICE/WAREHOUSE
 LOT AREA: 43,565 S.F. (1.0001ACRE)
 OFFICE AREA: 275 S.F.
 GROSS BUILDING AREA: 3600.00 S.F. PHASE 1
 2400.00 S.F. PHASE 2
 CONSTRUCTION TYPE: 2N STEEL BUILDING,
 STEEL FRAME INTERIOR FRAMING

LANDSCAPE REQUIREMENTS:

NET LOT AREA 35,420.00 SF ±
 LANDSCAPING REQUIRED: ONE STREET TREE PER 100 LINEAL FEET OF FRONTAGE PER APPROVED SITE PLAN CASE #Z-80-87-6

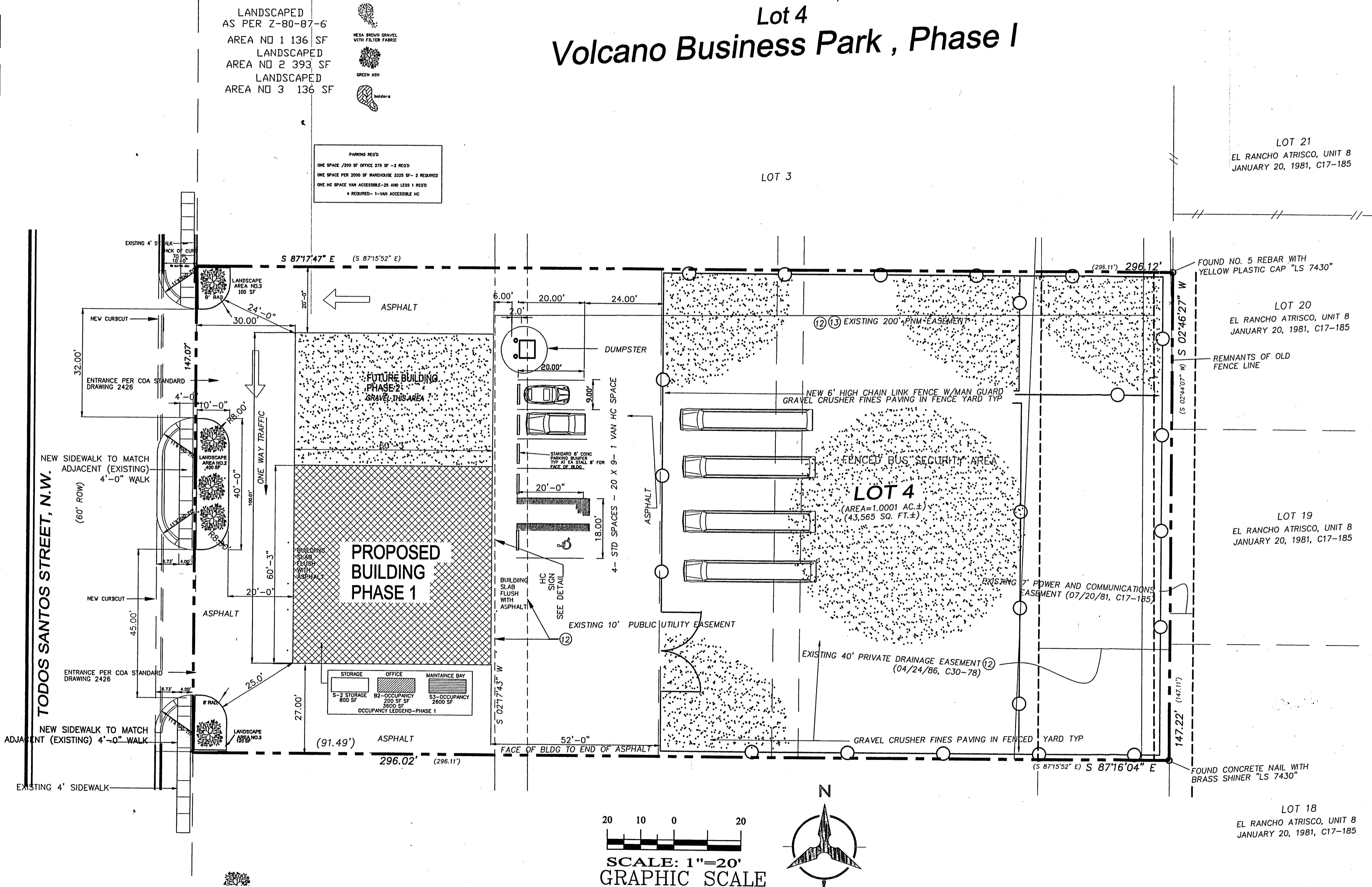
1 LARGE CANOPY TREE/100 FEET
 LANDSCAPE PROVIDED 5 STREET TREES- SEE LANDSCAPING PLAN

PARKING CALCULATIONS:

PARKING REQUIRED:

ONE SPACE /200 SF OFFICE 275 SF -2 REQ'D	
ONE SPACE PER 2000 SF WAREHOUSE 3300 SF- 2 REQUIRED	
ONE HC SPACE VAN ACCESSIBLE-25 AND LESS 1 REQ'D	
ONE HC SPACE VAN ACCESSIBLE-25 AND LESS 1 REQ'D	
TOTAL PARKING PROVIDED:	4 SPACES
TOTAL PARKING REQUIRED:	4 SPACES
HC PARKING REQUIRED:	1 SPACE (1 VAN)
HC PARKING PROVIDED:	1 SPACE (1 VAN)
BICYCLE SPACES REQUIRED:	1 SPACES
BICYCLE SPACES PROVIDED:	1 SPACES

**Lot 4
Volcano Business Park, Phase I**



SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

PROJECT NUMBER 1003378
 APPLICATION NUMBER 04-00559
 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 APPROVAL

[Signature] 5/5/04
 Traffic Engineering Transportation Division Date

[Signature] 5/5/04
 Utilities Development Date

[Signature] 5/5/04
 Parks and Recreation Department Date

[Signature] 5/5/04
 City Engineer Date

[Signature] 5-5-04
 Solid Waste Management Date

[Signature] 5/5/04
 DRB Chairperson Planning Department Date

C-1

Ultra Designs, Inc.
 By: David Santistevan - Architectural Designer
 Phone 505-440-9988
 Email dsantistevan@ultraonline.com

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
GONZALES BUS MAINTENANCE FACILITY

DATE FEB 25 2004
 REVISIONS R-5
 DRAWN BY GAH

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 PLACITAS, NEW MEXICO
 Office (505)450-4707
 G.HALL@TV.EDU
 Mobile 505-450-4707

STATE OF NEW MEXICO
REGISTERED ARCHITECT
 GORDON ALLAN HALL
 No. 10005
 NEW MEXICO ARCHITECTS BOARD

1003378