

SITE PLAN KEYED NOTES:

- Proposed Chevron Food Mart building.
- Construct concrete sidewalk (edge curb) per detail this sheet. See Sheet C2.0 for spot elevations.
- Construct concrete paving per detail this sheet.
- Construct asphalt paving per detail this sheet.
- Existing building wall to remain. Protect throughout construction.
- Construct new single trash enclosure per detail this sheet.
- Install Van Accessible Handicap reserved parking sign per detail this sheet.
- Slope/ramp sidewalk at 12:1 max.
- Landscaped area. See Landscaping plan.
- Construct concrete header curb per detail this sheet.
- Proposed fuel storage tank below grade by others.
- Proposed fuel dispensing stations beneath canopy w/ recessed 400 watt flat lens lighting at 18'-6".
- Paint 4" wide white parking stripe.
- Paint 4" wide white cross-hatch.
- Paint handicap symbol per detail this sheet.
- Existing dual fixture site light to remain. Approx. 15' high. Protect during construction.
- Existing site sign.
- Connect to existing domestic metered water service.
- Install 1 1/2" water service line.
- See Mechanical/Plumbing plans for continuation.
- Install new 4" PVC (SDR-35) SAS line.
- Install 4" wye in new SAS line.
- Install SAS single cleanout.
- Install 4" SAS terminal cleanout.
- Tie new SAS service line into existing SAS service line. Field verify location, invert elevation and condition of existing line.
- Construct sidewalk culvert per detail this sheet.
- Construct concrete valley gutter per detail this sheet.
- Install bike rack per detail this sheet.
- Existing fire hydrant to remain.
- Existing traffic light to remain.
- Existing air/water station to remain.
- Existing traffic control box to remain.
- Existing street light to remain.
- Construct Uni-Directional HC ramp per detail this sheet.

PARKING SUMMARY

BUILDING 2000SF
2000SF/200= 10 SPACES
1 SPACE CREDIT FOR MAJOR ARTERIAL BUS ROUTE
9 SPACES REQUIRED
TOTAL PARKING PROVIDED = 13 SPACES PLUS ONE HANDICAP
RESULTS OF NEGOTIATIONS WITH CITY STAFF
10 SPACES AT PUMPS, 3 AT STORE, 13, PLUS ONE HANDICAP
2 BIKE SPACES PROVIDED

LANDSCAPE CALCULATIONS

MONTGOMERY FRONTAGE: 135.03'
SAN MATEO FRONTAGE: 143.48'
TREES REQUIRED: (135.03+143.48)/30=10 TREES
2 TREES WAIVED DUE TO CONFINES OF SITE
TREES PROVIDED: 8

CURRENT ZONING: SU-1, C-2 WITH WAREHOUSING

SETBACK REQUIREMENTS
NORTH: 0
WEST: 0
EAST: 11'
SOUTH: 11'

BUILDING CONSTRUCTION TYPE: V-N

OCCUPANCY GROUP: "B"

EPC APPLICATION NUMBER:

PROJECT NUMBER: **1003596**

CASE NUMBER: **04-01490**

ZONE MAP: **F-17**

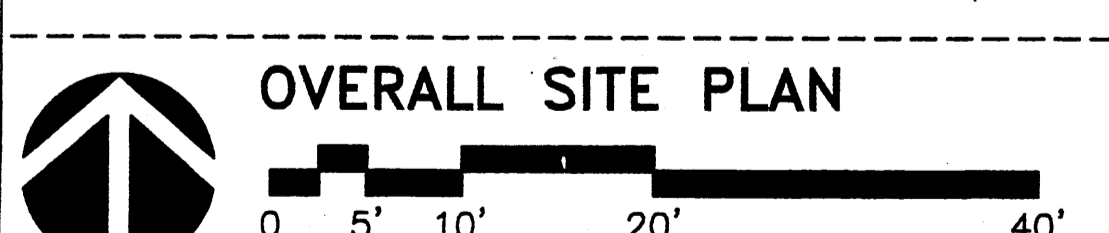
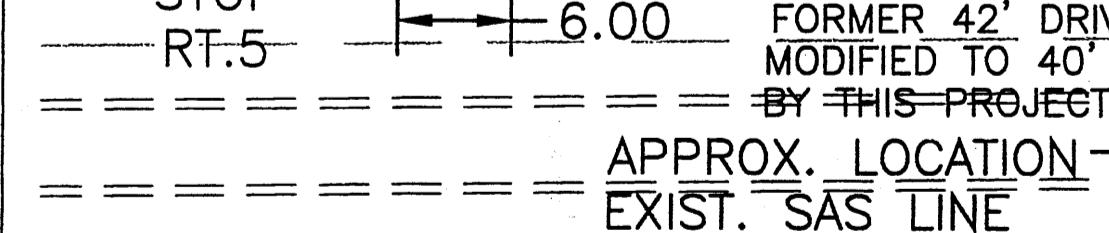
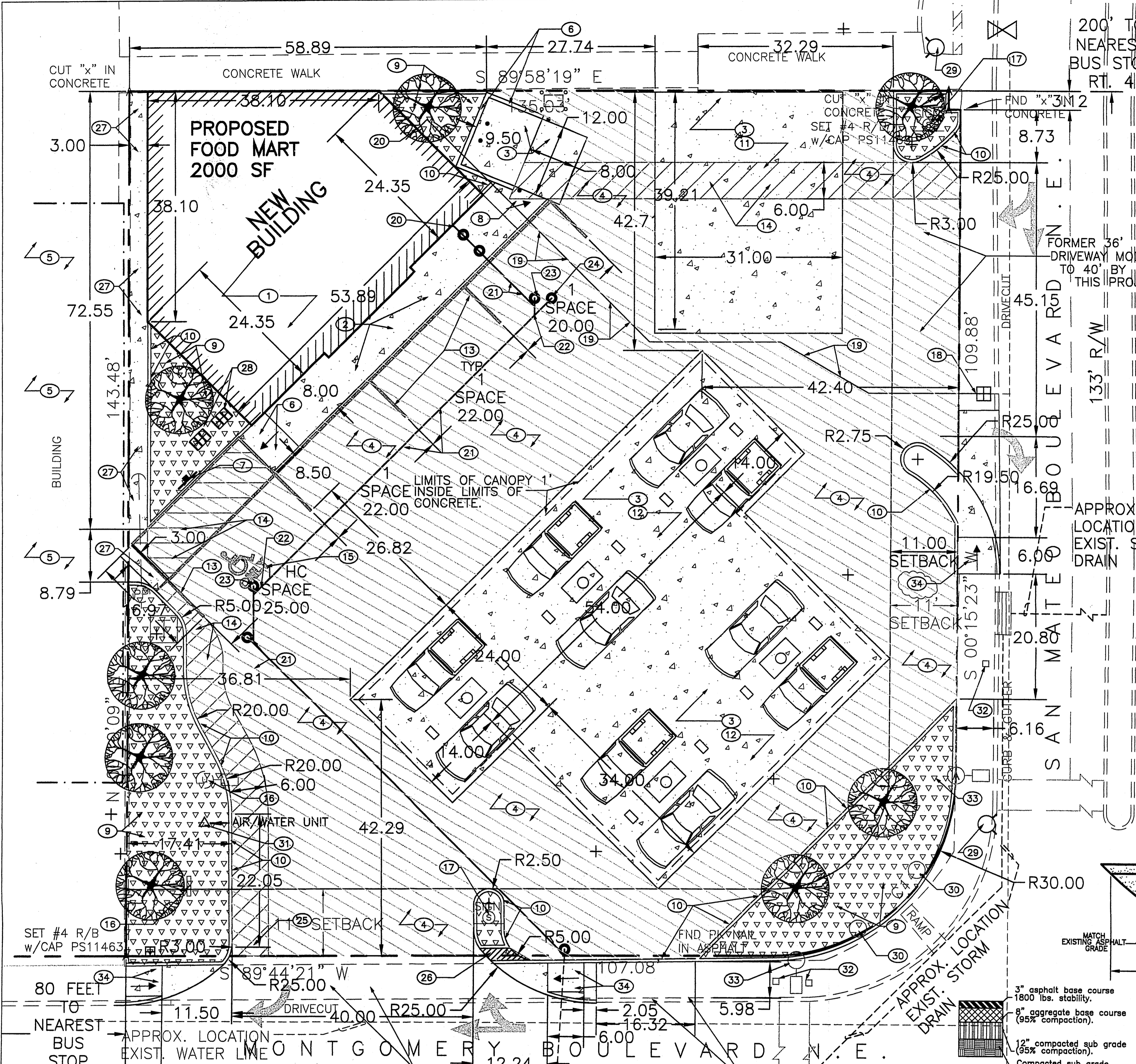
This plan is consistent with the specific site development plan approved by the Environmental Planning Commission (EPC) and that the findings and conditions in the Official Notification of decision have been complied with.

DRB SITE DEVELOPMENT PLAN APPROVAL

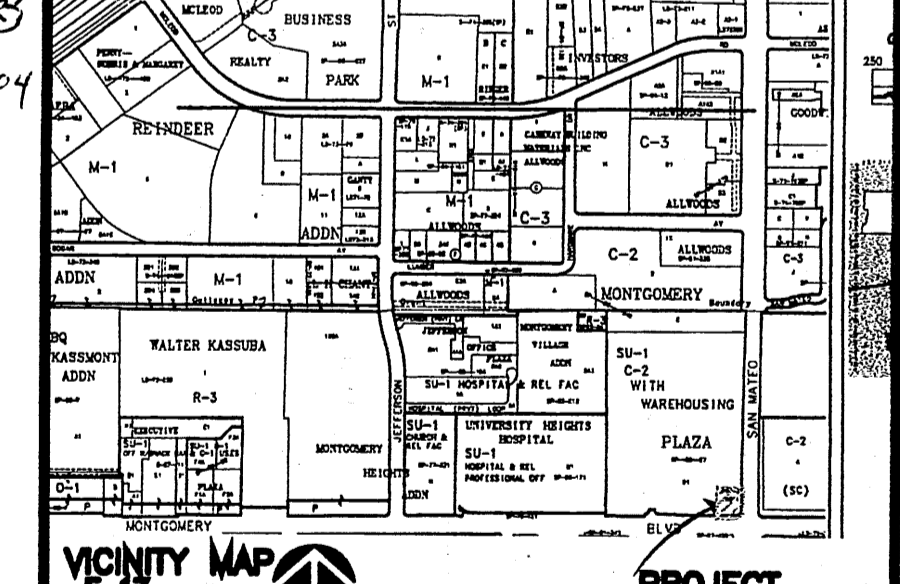
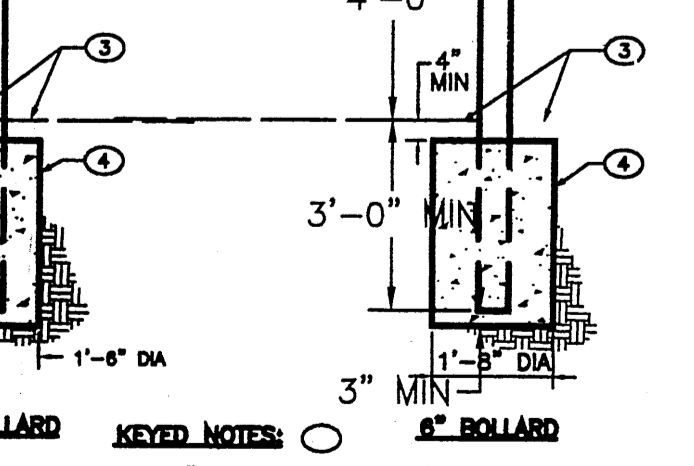
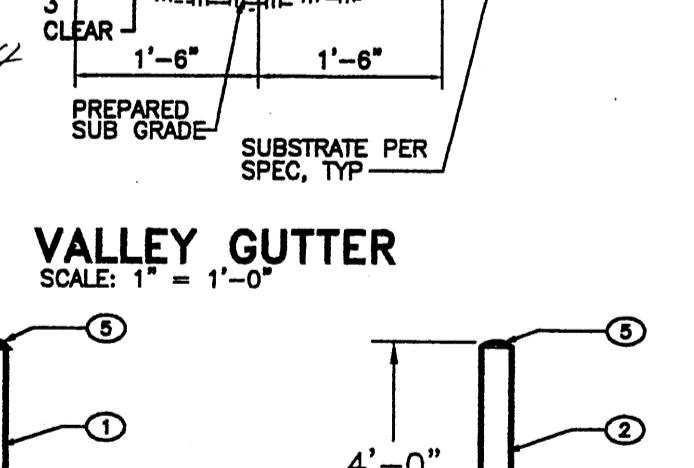
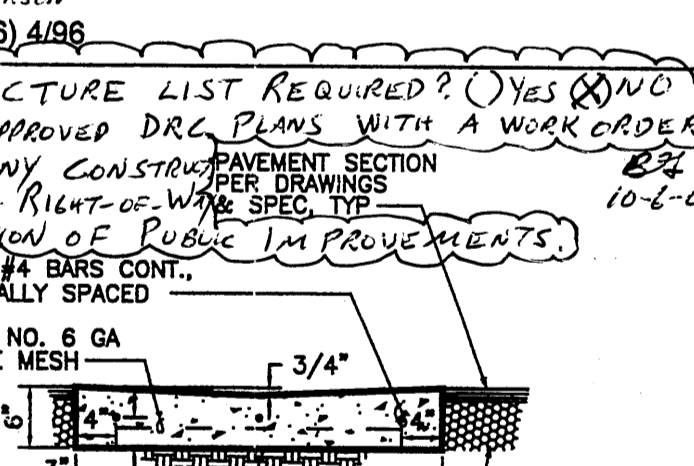
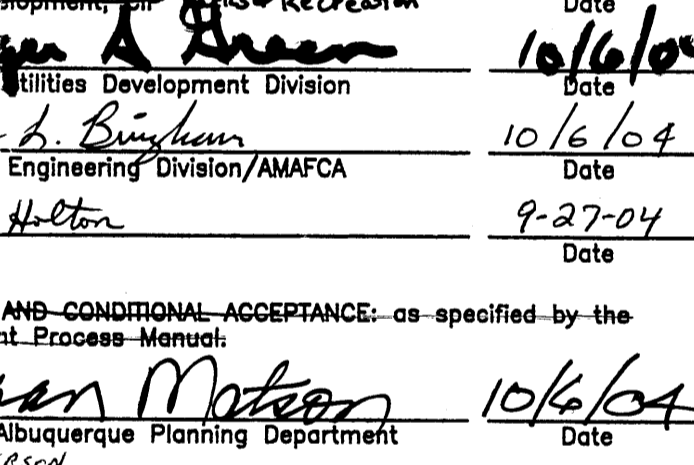
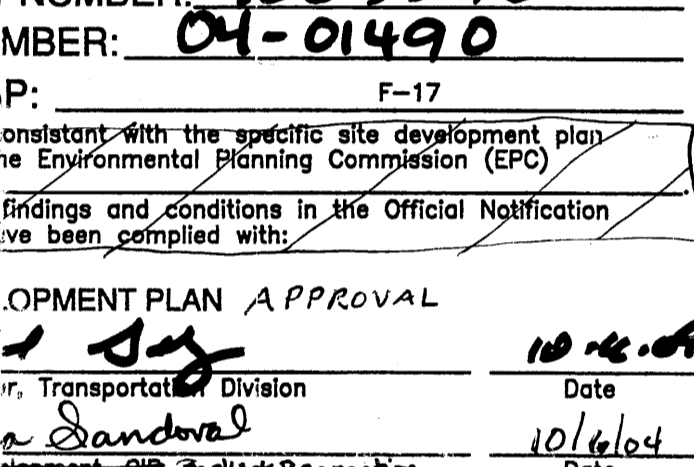
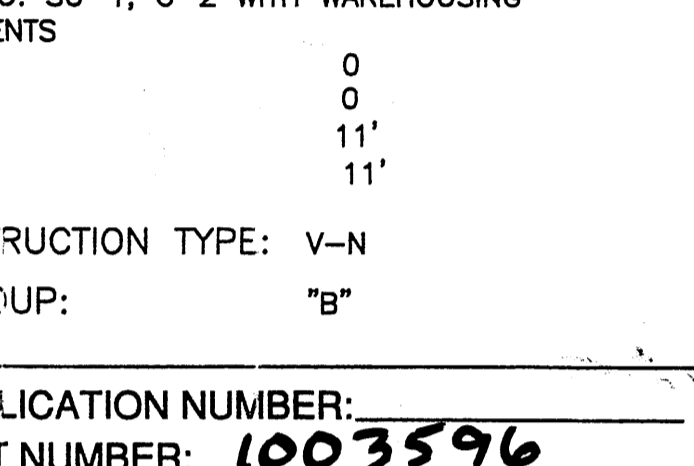
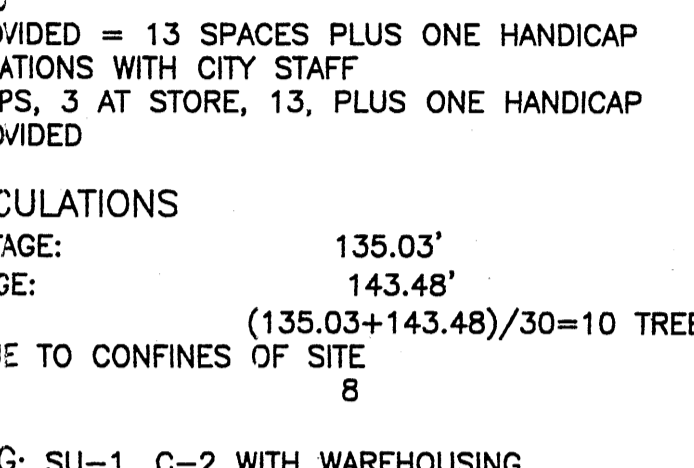
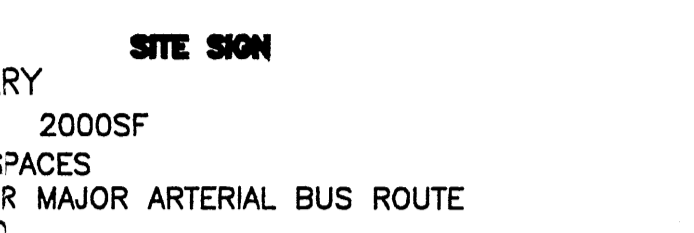
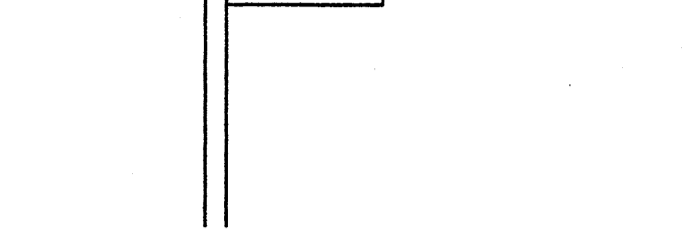
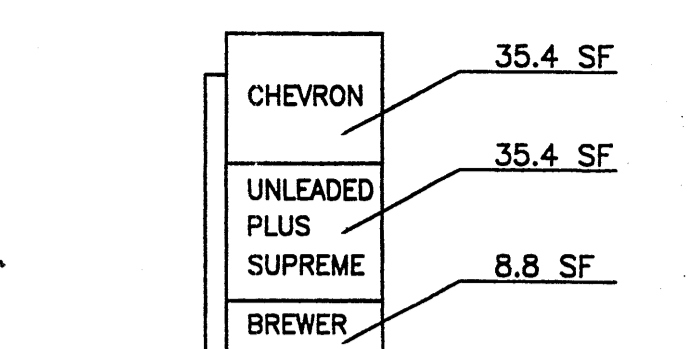
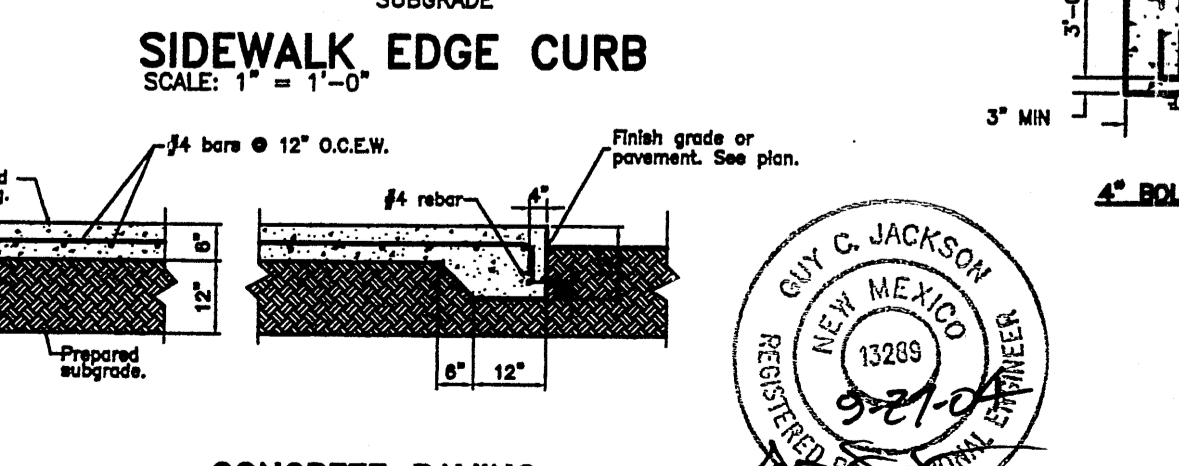
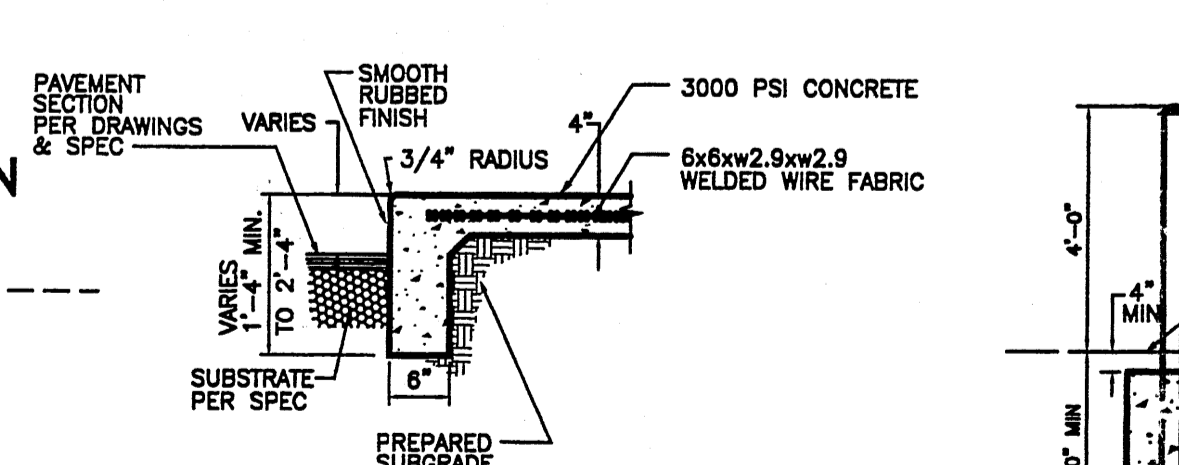
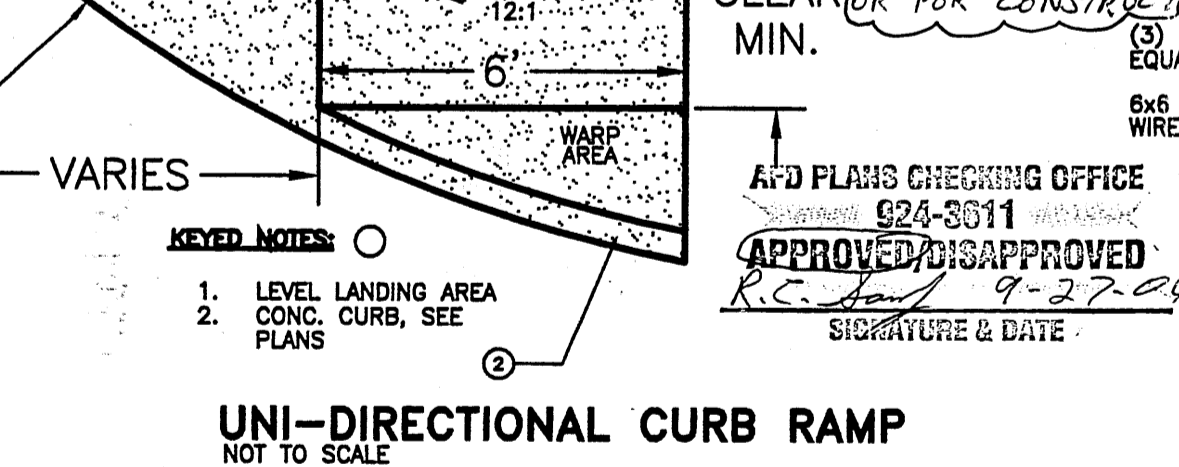
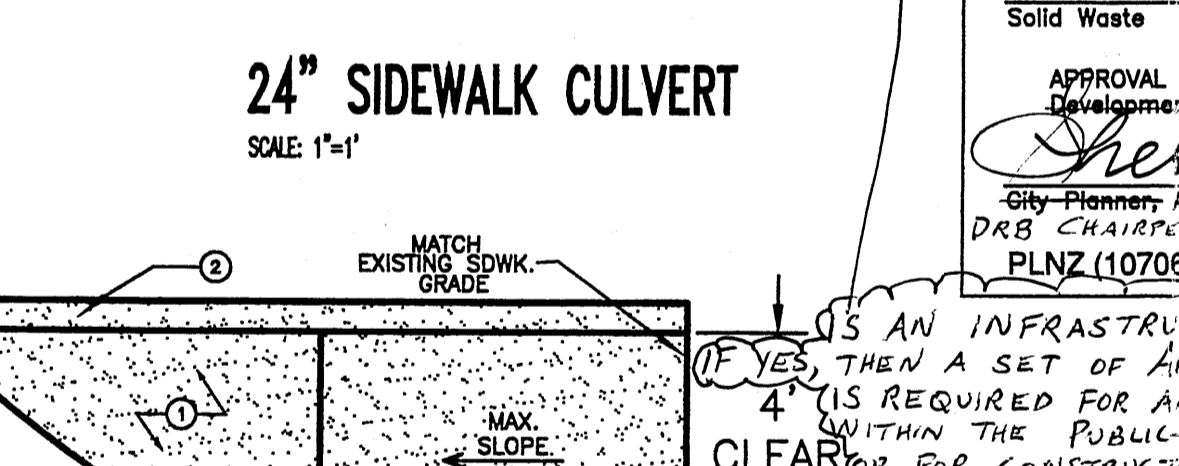
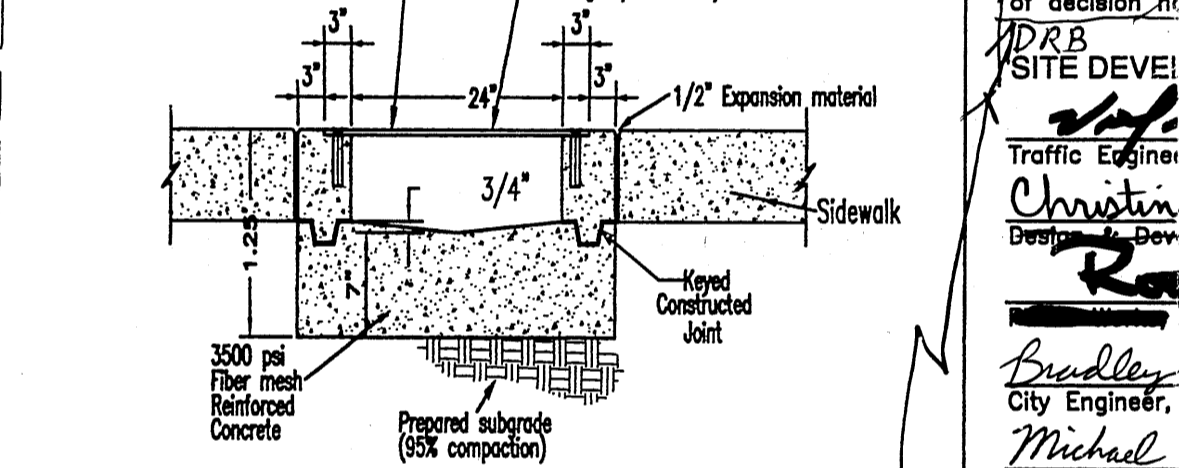
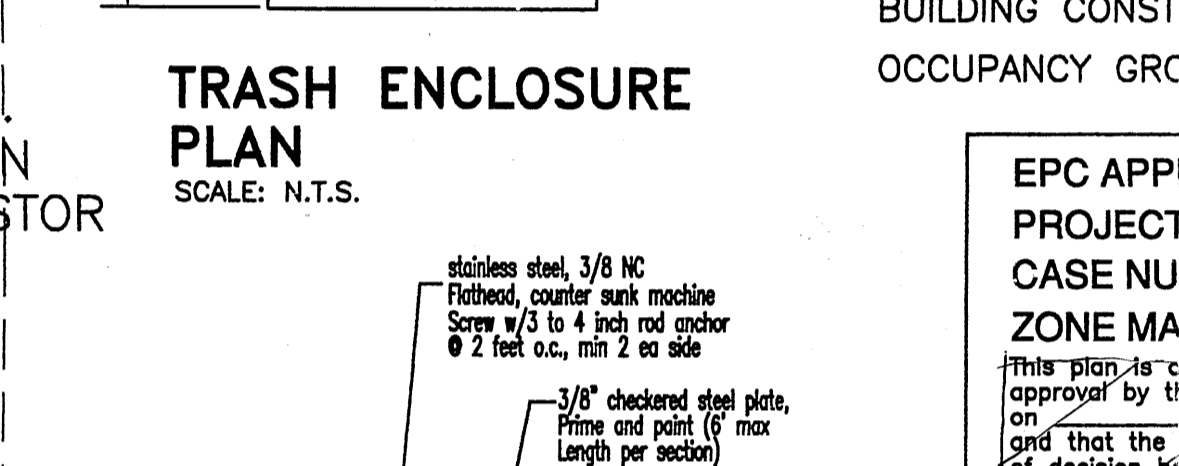
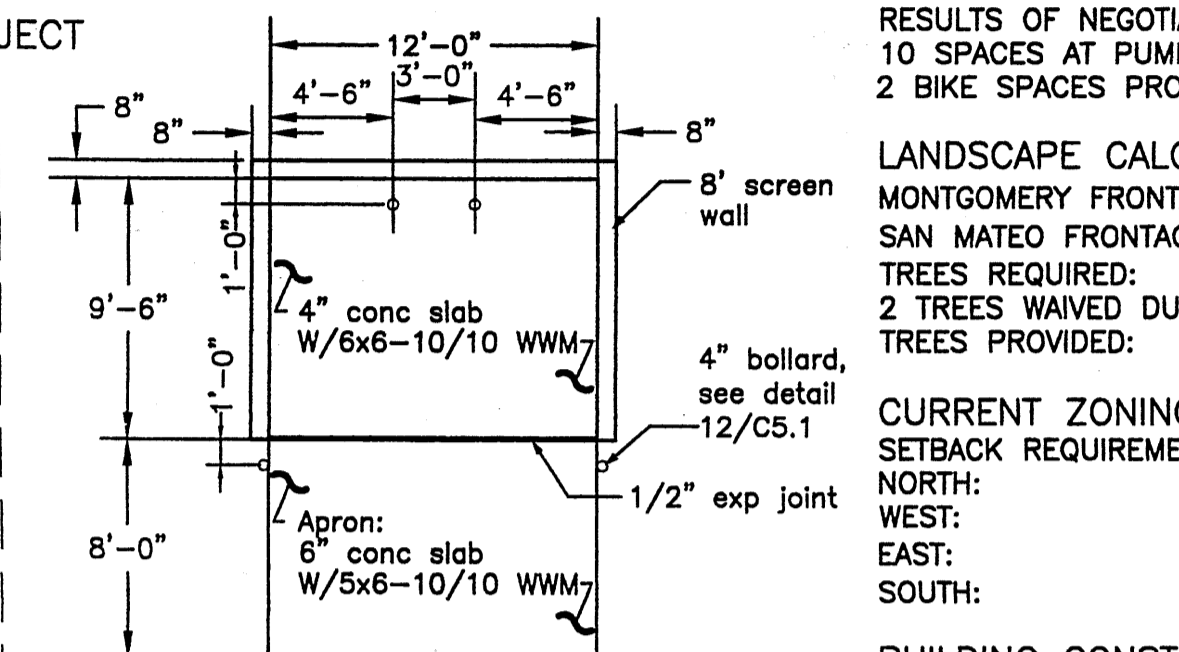
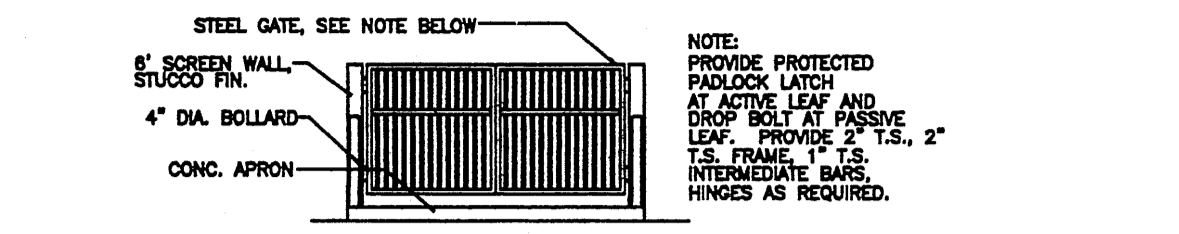
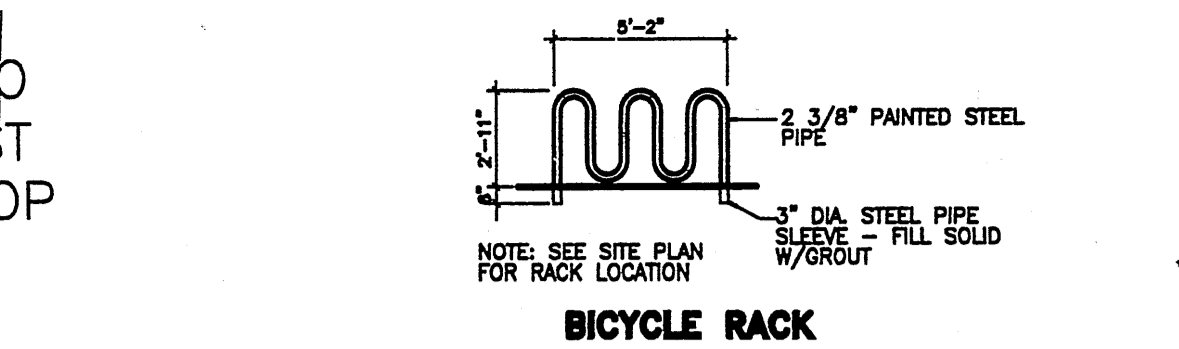
Traffic Engineer, Transportation Division	Date
<i>Christina Sandora</i>	10/6/04
Design Development, Planning & Recreation	Date
<i>Ryan A. Green</i>	10/6/04
Utilities Development Division	Date
<i>Bradley L. Brumham</i>	10/6/04
City Engineer, Engineering Division/AMAFCA	Date
<i>Michael Holton</i>	9-27-04
Solid Waste	Date

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

Sharon Moton 10/6/04
City Planner, Albuquerque Planning Department
DRB CHAIRPERSON
PLNZ (10706) 4/06



LEGAL DESCRIPTION:
TRACT NUMBERED ONE-HUNDRED -C-ONE (100-C-1) OF THE REPLAT OF 100-C, MONTGOMERY HEIGHTS, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JANUARY 30, 1991 IN VOLUME 91C, FOLIO 32.



REVISED 08/18/04
CHEVRON SERVICE STATION
4401 SAN MATEO NE
ALBUQUERQUE, NM

RFB# **A04019** DATE **8-5-04**
SITE PLAN FOR BUILDING PERMIT
DRAWING NO. **C1.0**

