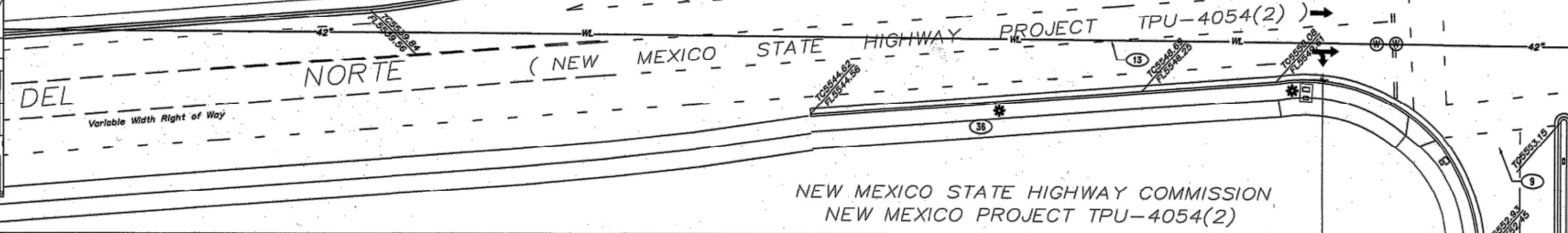
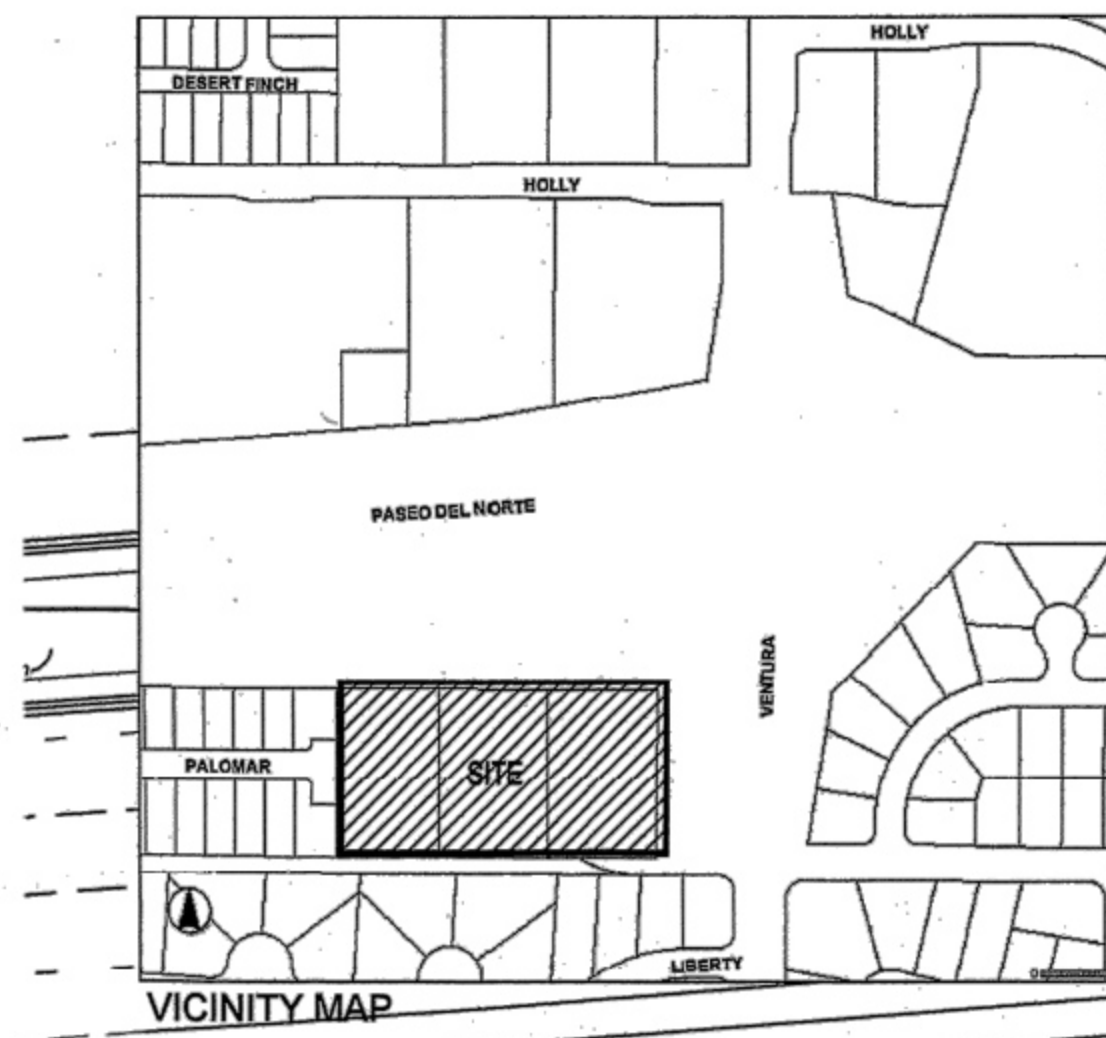


1 4/25/2017; SUBDIVIDE PARCEL A INTO PARCEL A-1 AND A-2. REVISE SITE PLAN TO REMOVE 7,480 SF SHOPS 'A' BUILDING AND REPLACE WITH NEW +/-4,896 SF GENERAL AUTOMOTIVE REPAIR W/ 9 BAYS. REF. SHEET AS5 FOR THE REVISED SITE PLAN FOR BUILDING PERMIT.

2 8/31/2017; SUBDIVIDE PARCEL A-2 INTO PARCEL A-2-A AND A-2-B. REVISE SITE PLAN TO REMOVE 7,200 SF OFFICE/RETAIL BUILDING AND REPLACE WITH NEW +/-7,300 SF AUTO PARTS STORE-REF. SHEET AS7 FOR THE REVISED SITE PLAN FOR BUILDING PERMIT.



NOTE: CURB CUTS WILL BE PROVIDED SO RAIN WATER CAN SUPPLEMENT IRRIGATION IN LANDSCAPE ISLANDS

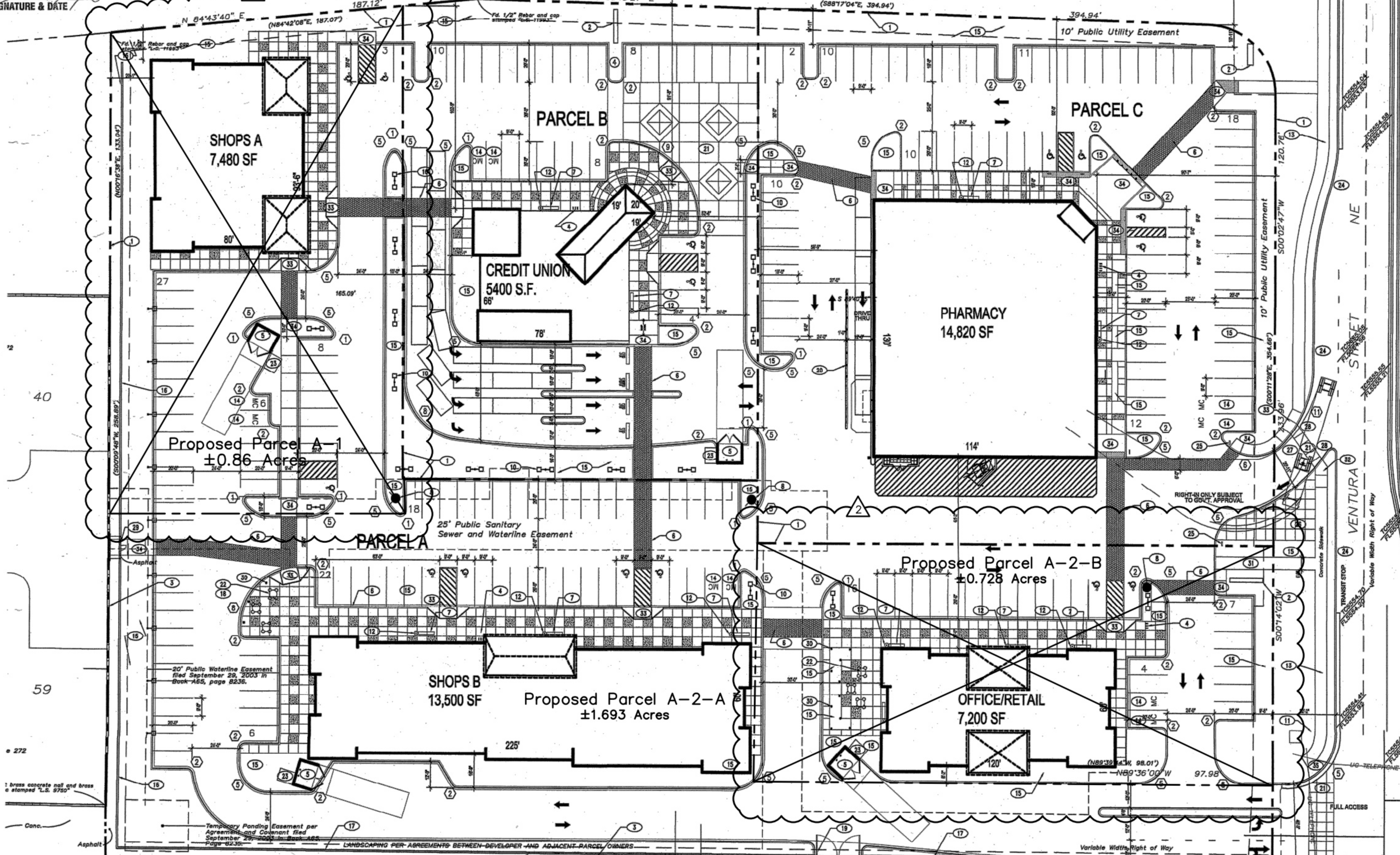
NOTE: SCREENING SHALL BE PROVIDED FOR MECHANICAL AND ELECTRICAL EQUIPMENT

NOTE: ALL OUTDOOR LIGHTING FIXTURES SHALL HAVE AUTOMATIC TIMERS

NOTE: NO SIGNAGE IS ALLOWED THAT USES FLASHING, OSCILLATING, REVOLVING, BLINKING OR AUDIBLE DEVICES

NOTE: BUILDING MOUNTED SIGNAGE SHALL BE 2 FEET HIGH MAXIMUM. LOGO DESIGNS SHALL NOT EXCEED 2 FEET IN HEIGHT OR WIDTH.

APPROVED/DISAPPROVED HYDRANT(S) ONLY
 SIGNATURE & DATE



KEYED NOTES

- PROPERTY LINE
- MONUMENT SIGN
- EXISTING CMU WALL
- BICYCLE RACKS
- DUMPSTER ENCLOSURE
- CROSSWALK BRICK PAVERS
- 8'-0" X 1'-6" BENCH. LOCATION NOT TO CONFLICT WITH DOORS OR TREES.
- PROPOSED FIRE HYDRANT
- EXISTING TRAFFIC SIGNAL
- SITE LIGHTING
- EXISTING BUS STOP
- TRASH RECEPTACLES
- EXISTING SIDEWALK
- MOTORCYCLE PARKING, WITH UPRIGHT SIGNAGE
- LANDSCAPE AREA
- 6' TALL DECORATIVE SPLIT FACE CMU SCREEN WALL, ON RETAINING WALL
- NEW GATE IN 6' SCREEN WALL
- BOLLARDS
- COLORLED, TEXTURED CONCRETE
- TABLES AND CHAIRS
- RECYCLING ENCLOSURE PER CITY OF ALBUQUERQUE REQUIREMENTS
- FULL HEIGHT CURB
- "NO EXIT" SIGNAGE
- COLORLED, TEXTURED CONCRETE WITH ROLLOVER CURB TO ACCOMMODATE TRUCK ENTRY
- NEW DRIVEWAY PER COA STD. DWG 2425
- NEW HO RAMP PER COA STD. DWG 2441
- GATED PEDESTRIAN ACCESS
- PEDESTRIAN LIGHTING 2' HIGH MAX.
- NEW CONCRETE SIDEWALK
- CURB RAMP PER COA STD DETAIL 2428
- HC RAMP PER COA STD DETAIL 2441
- DEPRESSED CURB & HC RAMP
- REBUILD EXISTING RAMP PER COA STD DETAIL 2441 IF IT DOESN'T COMPLY WITH CURRENT ADA STANDARDS
- NEW SIDEWALK PER COA AND NMDOT STD

RADIUS INFORMATION:

- 1 RADIUS = 2'-0"
- 2 RADIUS = 3'-0"
- 3 RADIUS = 6'-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"

NOTE: WHEELCHAIR RAMP AT PASEO DEL NORTE & VENTURA TO BE REBUILT IF IT DOES NOT MEET CURRENT ADA STANDARDS

NOTE: UPLIGHTING OF ANY KIND IS PROHIBITED

NOTE: THERE IS AN EXISTING BUS ROUTE AND STOP ON VENTURA. THERE IS AN EXISTING BIKE TRAIL ALONG PASEO DEL NORTE.

NOTE: CHAIN LINK FENCING, BARBED WIRE & CONCERTINA WIRE SHALL BE PROHIBITED

NOTE: OWNER SHALL MAINTAIN LANDSCAPING IN THE SOUTHERN LANDSCAPE BUFFER

PROJECT NUMBER: 1006802
 APPLICATION NUMBER: 08DRB-7036

This plan is consistent with the specific site development plan approved by the Environmental Planning Commission (EPC) on _____ and the findings and conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () YES () NO If yes, then a set of approved DRB 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

Traffic Engineering, Transportation Division: *[Signature]* 4/28/08 Date

Water Utility Department: *[Signature]* 2-27-08 Date

Parks and Recreation Department: *[Signature]* 2/27/08 Date

City Engineer: *[Signature]* 4-28-08 Date

Environmental Health Department: *[Signature]* 4/28/08 Date

Solid Waste Management: *[Signature]* 2/27/08 Date

DRB Chairperson, Planning Department: *[Signature]* 2/27/08 Date

* Environmental Health, if necessary: *[Signature]* 4/28/08

DRB SUBMITTAL

SITEPLAN

DATE: 6.22.07
 SCALE: AS NOTED
 SHEET: AS2

REV	DATE	BY	REVISION
1	7.5.07	JCS	EPC SUBMITTAL
2	6.16.07	NAH	NON LIQUOR PROTOTYPE
3	9.27.07	JS	DECEL LANE
4	2.16.07	JS	SERVICE DRIVE
5	2.13.07	JS	SURVEY IMPORTED
6		MS	INITIAL SITE PLANNING
7		MS	11.1.07 PLANNER COMMENTS
8		MS	12.20.07 EPC CONDITIONS

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

PROJECT TITLE: PASEO DEL NORTE & VENTURA
 PROJECT MANAGER: PASEO DEL NORTE AND VENTURA ALBUQUERQUE, NM
 DRAWN BY: JCS
 SHEET TITLE: SITE PLAN FOR BUILDING PERMIT

DATE: 6.22.07
 SCALE: AS NOTED
 SHEET: AS2
 APPROVED DRB