

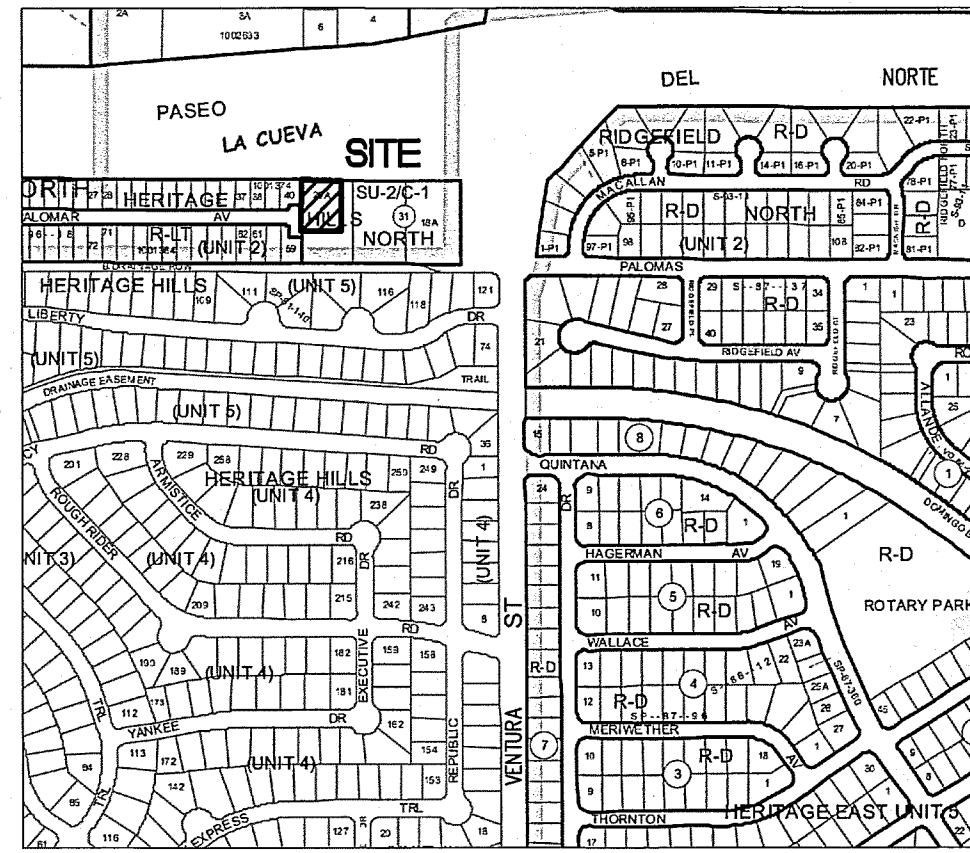
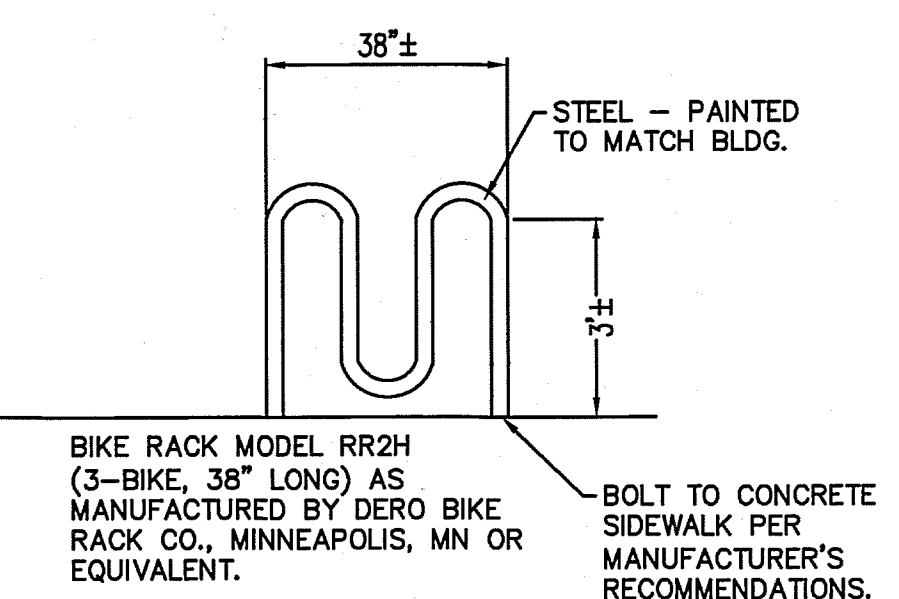
NOTE:
FUTURE SIGNAGE CAN BE APPROVED ADMINISTRATIVELY PROVIDED IT COMPLIES WITH THE LA CUEVA SDP AND THE COMPREHENSIVE ZONING CODE.

PARKING CALCULATIONS			
BUILDING AREA:		BUILDING AREA (SQUARE FEET)	
AUTOMOTIVE REPAIR SHOP (SERVICE)		4,896 SF	
PARKING REQUIREMENTS:			
	RATIO	REQUIRED	PROVIDED
AUTOMOTIVE REPAIR SHOP (SERVICE)		1/200 SF	25 spaces
TOTAL		25 spaces	28 spaces*
HANDICAP PARKING		1 spaces	2 spaces
MOTORCYCLE PARKING		1 spaces	2 spaces
BICYCLE PARKING		2 spaces	3 spaces

* Maximum Parking Allowed = Min Req'd Spaces * 10% = 28

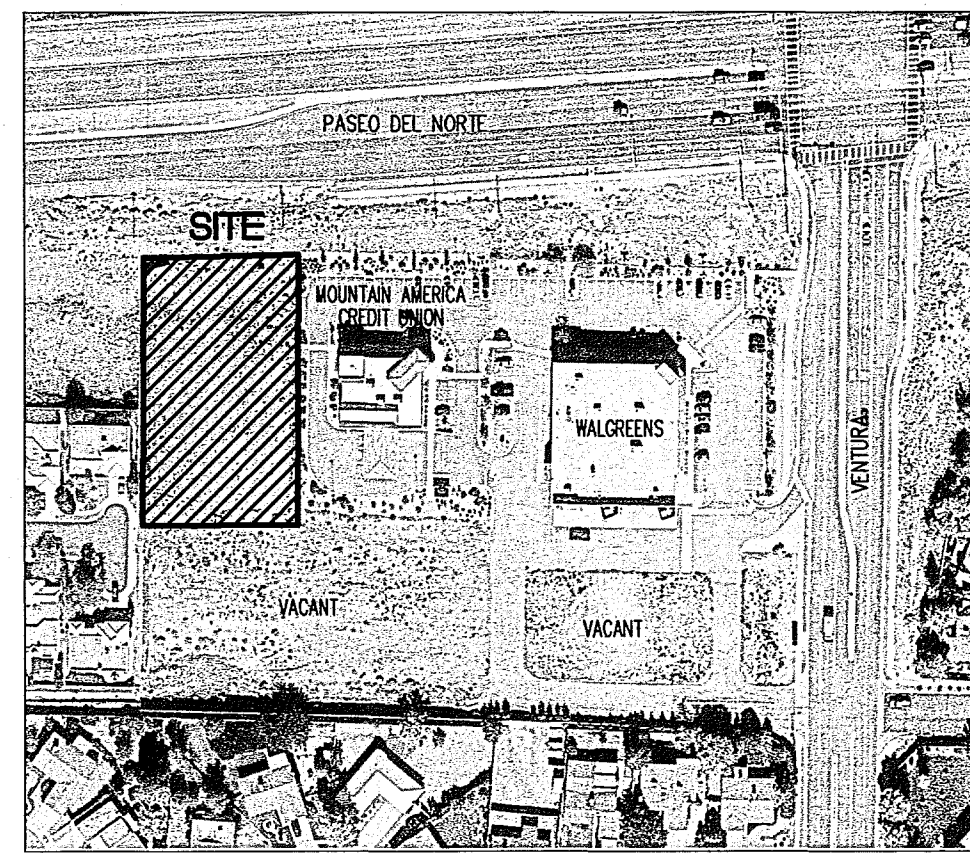
- KEYED NOTES**
- PROPOSED TRASH ENCLOSURE AND STORAGE AREA. TRASH ENCLOSURE TO COMPLY WITH MINIMUM COA SOLID WASTE STANDARDS.
 - INSTALL MEDIAN CURB/GUTTER (6" HIGH) PER COA STD DWG 2415B.
 - INSTALL PARALLEL CURB RAMP PER NMDOT STD DWGS 608-001, SHEETS 1-12. DETECTABLE WARNING SURFACE NOT REQUIRED FOR PRIVATE RAMP. MATCH ADJACENT SIDEWALK WIDTH.
 - INSTALL CONCRETE SIDEWALK PER COA STD DWG 2430.
 - ASPHALT PAVEMENT PER GEOTECHNICAL REPORT AND DETAILS ON SHEET C3.1.
 - PROPOSED SITE LIGHTING. ALL SITE LIGHTING SHALL COMPLY WITH THE COMPREHENSIVE ZONING ORDINANCE AND THE LA CUEVA SECTOR DEVELOPMENT PLAN. LIGHT POLES SHALL MATCH THE EXISTING LIGHT POLES WITHIN THE DEVELOPMENT.
 - INSTALL 4" WIDE PAINT STRIPES AT 45° ANGLE TO PARKING STRIPES, SPACED AT 1'-6" (WHITE PAINT IN PARKING LOT, BLUE PAINT IN ACCESSIBLE PARKING AREAS). MIN. TWO COATS.
 - PAINTED INTERNATIONAL WHEELCHAIR SYMBOL (BLUE) PER ADA STANDARDS. MIN. TWO COATS.
 - INSTALL H/C SIGNAGE PER DETAIL, SHEET C3.1. ADD VAN ACCESSIBLE SIGNAGE WHERE NOTED. SIGNAGE SHALL BE MOUNTED TO BUILDING. H/C SIGN MUST INCLUDE LANGUAGE PER 66-7-352.4C NMSA 1978 "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING."
 - INSTALL 4" WIDE PAINT STRIPES (WHITE) FOR ALL PARKING SPACES. MIN. TWO COATS.
 - PAINT WORDS 'NO PARKING' WITH LETTERS AT LEAST ONE FOOT HIGH AND 2 INCHES WIDE. MIN. TWO COATS.
 - INSTALL BIKE RACK PER DETAIL THIS SHEET. TWO (2) SPACES MINIMUM.
 - MOTORCYCLE PARKING; 2 SPACES. ADD PAINT LABEL (2 COATS) AND SIGNAGE PER COA CODE.
 - INSTALL PRE-CAST WHEEL STOP PER DETAIL, SHEET C3.1.
 - LANDSCAPED AREA. REF. LANDSCAPE PLAN.
 - NEW PRIVATE FIRE HYDRANT PAINTED SAFETY ORANGE. REF. SHEET C2.1, UTILITY PLAN.
 - PROPOSED RETAINING WALL.
 - MONUMENT SIGN PER DETAIL 'E', SHEET AS4.
 - PLAZA AREA AS REQUIRED BY THE LCDP. TOTAL AREA = 464.0 SF.
 - INSTALL BENCH PER DETAIL C ON SHEET AS4.
 - INSTALL TRASH CAN PER DETAIL D ON SHEET AS4.
 - INSTALL 6' WIDE SIDEWALK PER NMDOT 608 SERIES STD DWGS.
 - INSTALL 6' WIDE SIDEWALK FOR ADA ROUTE PER NMDOT SERIES 608 STD DWGS.
 - LANDING PER DETAIL 8, SHEET A-1.
 - STAMPED CONCRETE PAVEMENT LANDING PER DETAIL 7, SHEET A-1.
 - INSTALL NEW CONCRETE BARRIER CURB TYPE 'C' PER NMDOT STD DWG 609.
 - EXISTING 6' WIDE SIDEWALK.
 - EXISTING NMDOT TYPE 'C' BARRIER CURB.

SITE INFORMATION
CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
CONTRACTOR TO PROVIDE PARKING LOT STRIPING, FIRELANE AND HANDICAP STRIPING PER THESE PLANS AND CITY OF ALBUQUERQUE REQUIREMENTS.
TO PRESERVE THE PAINTING / STRIPING WITHIN PARKING AREAS, DO NOT APPLY PAINT UNTIL ALL OTHER POTENTIALLY DAMAGING CONSTRUCTION HAS BEEN COMPLETED.



VICINITY MAP
NTS

LEGAL DESCRIPTION:
A Portion of Parcel A, Ventura Plaza, 0.86 Acres.



KEYED MAP
NTS

CAUTION - NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL NEW MEXICO ONE CALL (811) AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

PROJECT NUMBER: 1006602
APPLICATION NUMBER: 17DRB-70214

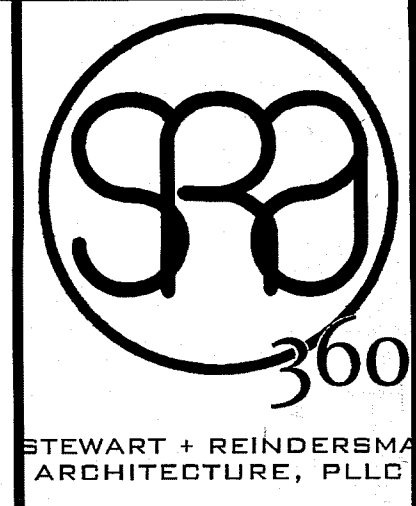
This plan is consistent with the specific site development plan approved by the Environmental Planning Commission (EPC) on 4/16/2008 and the findings and conditions in the Official Notification of Decision are satisfied.

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

Logan Pate Traffic Engineering, Transportation Division	08-16-17
Water Utility Department	08-16-17
Parks and Recreation Department	8/16/17
City Engineer	10/17/2017
Environmental Health Department	10-17-17
Solid Waste Management	10-17-17
DRB Chairperson, Planning Department	

* Environmental Health, if necessary



STEWART + REINDERSMA
ARCHITECTURE, PLLC
5450 E. High Street, Suite 200
Phoenix, Arizona 85054
P: 480.515.6123
www.sra360.com

Christian Brothers Automotive
8001 Ventura St. NE
Albuquerque, NM 87109

Christian Brothers Automotive
17725 Katy Freeway, St. 200
Houston, TX 77084

JEFFREY TODD WOOTEN
REGISTERED PROFESSIONAL ENGINEER
16892
8/1/2017
Date

Revisions
04/25/17 - EPC Site Plan
07/28/17 - Permit Set
Project No. 2016045
Drawn By: J Wooten
Date: 8/1/17
Sheet Title: SITE PLAN FOR BUILDING PERMIT
Drawing No. AS5

W E Wooten Engineering
1005 21st St SE, Suite 13
Rio Rancho, N.M. 87124
Phone: (505) 980-3560