DW Signed

Project Number: 1006760
Application Number: 08DRB-70180

DRB This plan is consistent with the specific Site Development Plan approved by ~~the Environmental Planning Commission (EPC)~~, dated 6/25/08 and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is on Infrastructure List required (X) Yes ( ) No if yes, then a set of approved DRC plans with 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:	04/08/09 Date
AMAFCA	6-25-08 Date
Parks and Recreation Department	6/25/08 Date
City Engineer	4/8/09 Date
Environmental Health Department (conditional)	4/8/09 Date
Solid Waste Management	4/9/9 Date
DRB Chair Person, Planning Department	6/25/08 Date

PARKING CALCULATIONS

PROJECT # 1006760 (SEE AA)

PARKING CALCULATIONS

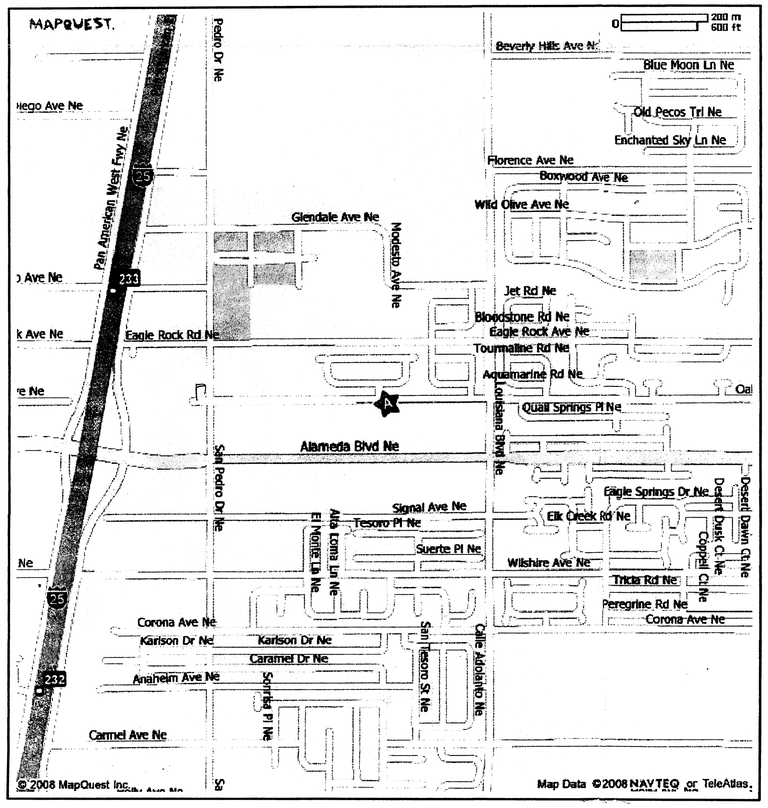
BASED ON THE CITY OF ALBUQUERQUE OFF-STREET PARKING REGULATIONS SECTION 14-16-3-1

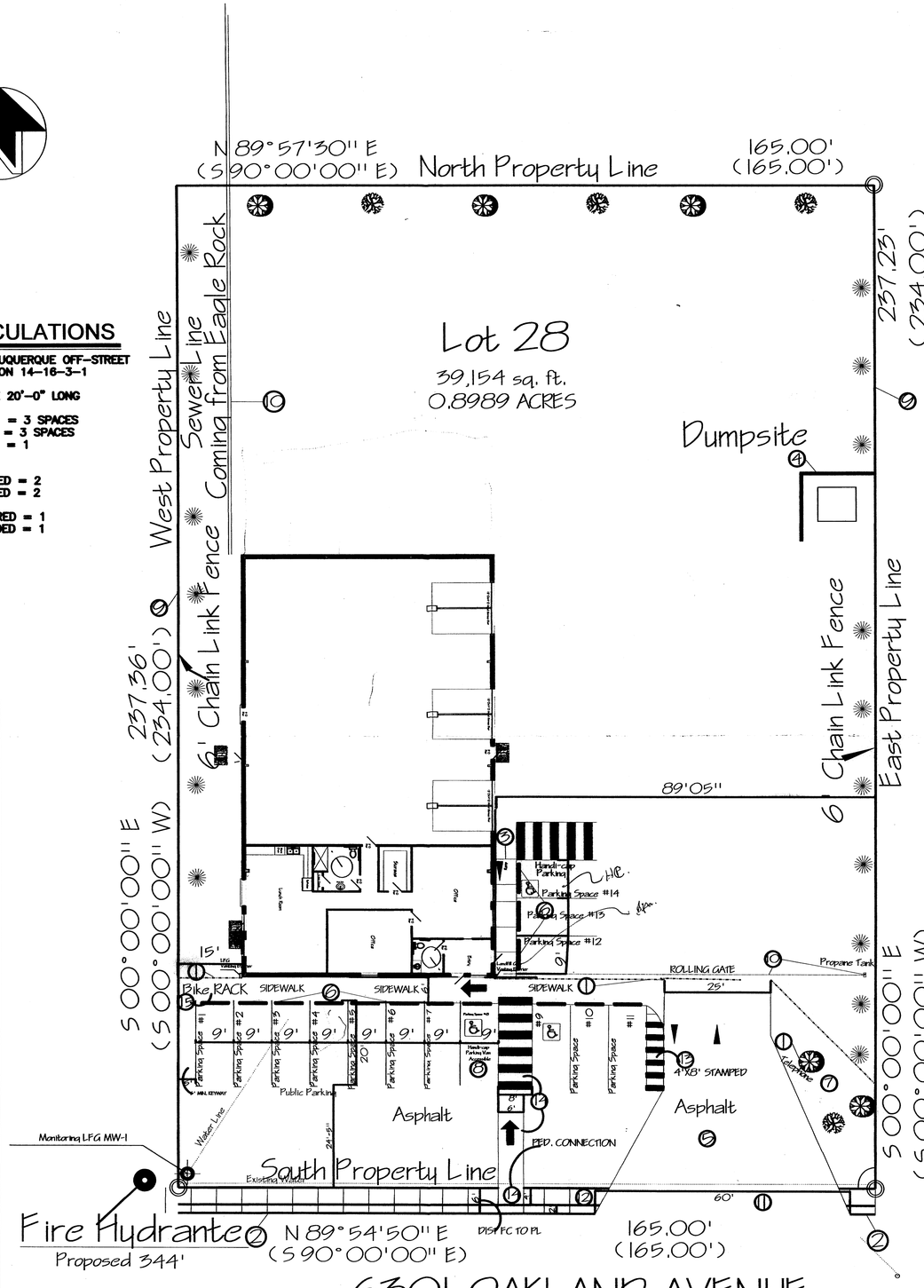
STALL SIZE = 9'-0" WIDE X 20'-0" LONG

665 SF OFFICE RETAIL/200 = 3 SPACES
570 SF LUNCH ROOM/ 200 = 3 SPACES
88 SF ENTRY /200 = 1
SPACES PROVIDED = 14

ACCESSIBLE SPACES REQUIRED = 2
ACCESSIBLE SPACES PROVIDED = 2

MOTORCYCLE SPACES REQUIRED = 1
MOTORCYCLE SPACES PROVIDED = 1





Keyed Notes

1. 8' EXISTING HIGH METAL FENCE ON SOUTH PROPERTY LINE FRONTAGE
2. CONCRETE SIDE WALK PER COA STD 2430 WIDTH AS NOTED, ON SOUTH PROPERTY LINE
3. CONCRETE RAMP 12:1 SLOPE MAX, PER COA STD DWG 2426 ALL LANDINGS AND RAMPS WILL COMPLY WITH ADA NUMBERS 4067
4. TRASH ENCLOSURE, STUCCO ON EAST PROPERTY LINE
5. DRIVEWAY ENTRY
6. PARKING BUMPERS
7. LANDSCAPE TO COMPLY WITH CITY ORDINANCE 14-16-3-10
8. VAN ACCESSIBLE PARKING SIGNAGE PER CITY CODE
9. 6' EXISTING CHAIN LINK FENCE ON EAST AND WEST PROPERTY LINES TO COMPLY WITH CITY ORDINANCE
10. 4" SEWER LINE COMING FROM NORTH PROPERTY FROM EAGLE ROCK FRONTAGE
11. BUILD 60' CURB CUT PER COA STD 2425
12. BUILD 4' WIDE SIDEWALK PER COA STD 2425
13. MOTOR CYCLE RAMP AND PARKING
14. PUBLIC RAMP TO HAVE A MAX 1:12 SLOPE
15. BICYCLE RACK

GENERAL NOTES

ALL RAMPS TO HAVE A MAX SLOPE OF 1:12

EXISTING SITE CONDITIONS SITE IS VACANT, ALL EXISTING CONDITIONS DEMOLISHED.

Plant Legend

Quantity	Symbol	Plant	Planted Size	Mature Ht & W	Remarks
		Deciduous Trees (Drought Tolerant)			
		Catalpa Speciosa	5.0"	50' by 60'	O
		Gleditsia Triacanthos	5.0"	40' by 35'	O
		Fraxinus Pennsylvanica	5.0"	45' by 35'	O
		Koelreuteria Paniculata	5.0"	40' by 27'	O
		Deciduous Shrubs (Drought Tolerant)			
		Syringa Vulgaris	4.0"	15' by 10'	O
		Syringa x Chinensis	4.0"	9' by 7'	O
		Forsythia Northern Sun	4.0"	7' by 9'	O
		Evergreens Trees (Drought Tolerant)			
		Pinus Ponderosa	6.0"	70' by 35'	O
		Cupressocyparis Leylandii	6.0"	35' by 20'	O
		Pinus Edulis	6.0"	25' by 20'	O

City of Albuquerque Building & Safety
APR 09 2009
I.B.C. Plan Check Section

Ron Montoya Custom Designs
Residential Design and Drafting Services Fax 823-6487
4801 Alameda N.E. Suite G-1 New Mexico Design Center
(505) 823-6474 Cell. (505) 307-1005

Jan. 25, 2007
Site Development Plan

Coronado
Albuquerque New Mexico

Site Development Plan

Scale 1" = 30'

Architect's Stamp
STATE OF NEW MEXICO
ALEXANDER FINALE NO. 3589
REGISTERED ARCHITECT

Final Drawing Checked By:
1. M. Rinaldi
2. M. Ortiz

Sheet 3