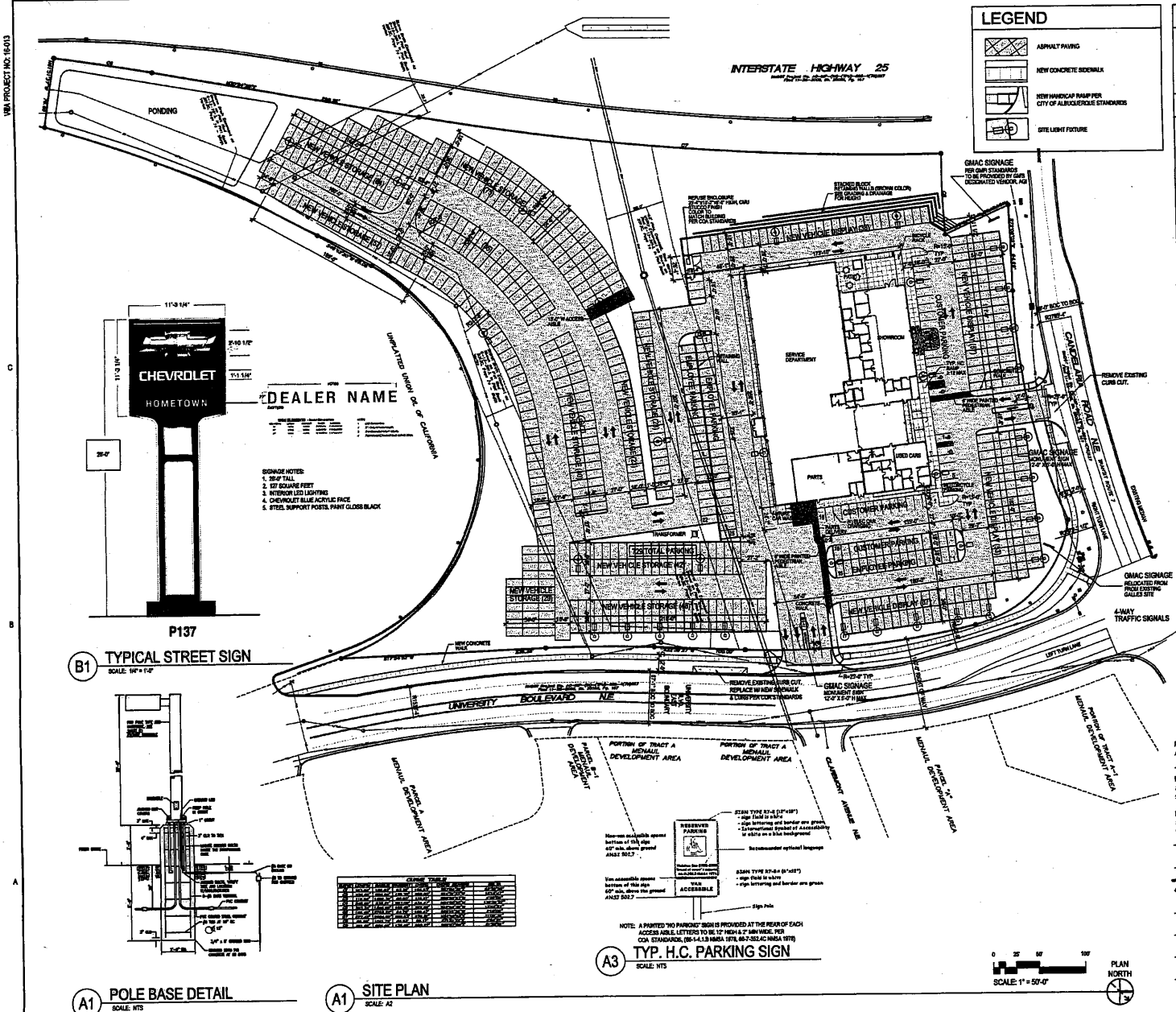
VBA PROJECT NO: 16-013



LEGEND

- ASPHALT PAVING
- NEW CONCRETE SIDEWALK
- NEW HANDICAP RAMP PER CITY OF ALBUQUERQUE STANDARDS
- SITE LIGHT FIXTURE

LEGAL DESCRIPTION

TRACT I
6.2172 ACRE
(VACANT LAND)
BIO I COMMERCE CENTER
FILED 6-13-2013, BK. 2013C, PG 74

ZONING: M-1

PARKING/SIGNAGE CALCULATIONS

NEW & USED CAR SALES (RETAIL A-27) 1 SPACE / 200 SF =	12, 943 SF 64.7=65 SPACES
SERVICE & PARTS (MANUF. & WHOLESALE A-17) 1 SPACE / 1,000 SF =	28, 566 SF 28.6=29 SPACES
TOTAL PARKING SPACES TRANSIT REDUCTION 10% (ROUTE 7 ON CANDELARIA)	91 SPACES 91 / 9 = 82 SPACES
MOTORCYCLE PARKING REQUIRED	81-100 = 3 SPACES
BICYCLE PARKING REQUIRED	6 SPACES
HANDICAPPED PARKING REQUIRED	51-100 = 4 H.C. SPACES

PARKING SUMMARY

	REQUIRED	PROVIDED
CAR SPACES	91	111 + SERVICE BAYS
MC SPACES	3	4
BICYCLE SPACES	6	6
DISABLED (H.C.)	4	4

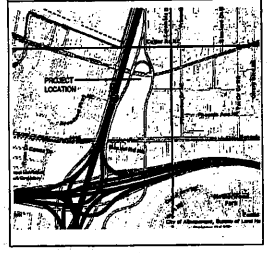
SIGNAGE

1) ALLOWABLE SIGNAGE PER 14-16-3-2, 1 SIGN (150 MAX SF) PER 200' OF STREET FRONTAGE= 3 SIGNS ALLOWABLE @ 1,149.49 STREET FRONTAGE, 3 SIGNS ACTUAL.
2) FUTURE SIGNAGE CAN BE APPROVED ADMINISTRATIVELY IF IT COMPLIES WITH THE ZONING CODE.

AREA SCHEDULE

MARK	AREA	% OF TTL
STRUCTURE	41, 359 S.F.	10 %
OPEN AREA @ STRUCTURE	1, 194 S.F.	<2%
PARKING	118,998 S.F.	28 %
CIRCULATION	97, 886 S.F.	24 %
LANDSCAPING	138,010 S.F. ALLOWABLE	35 %
TOTAL AREA	401,391 S.F. (9.2172 ACRES)	

VICINITY MAP



PROJECT NUMBER: 1009154
Application Number:

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated 11/10/2016 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 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 SIGNOFF APPROVAL:

Traffic Engineering, Transportation Division — 2/8/17 Date
ABCWUA — 02-08-17 Date
Parks and Recreation Department — 2/8/17 Date
City Engineer — 2/8/17 Date
Solid Waste Management — N/A — 2-8-17 Date 2-8-17
DRB Chairperson, Planning Department — 2-8-17 Date

VIGIL & ASSOCIATES
ARCHITECTURAL GROUP, P.C.
WWW.VA-ARCHITECTS.COM

DRB APPROVAL SUBMITTAL

GALLES CHEVROLET
ALBUQUERQUE, NEW MEXICO
JAYNES CORPORATION

SITE PLAN

date:	NOVEMBER 29, 2016
drawn by:	VBA
checked by:	RRV
file name:	XXXXXA_AXXX.dwg
revisions:	
	REVISED OCTOBER 20, 2016
	REVISED JANUARY 25, 2017

SPBP_001

project no. 16-013

B1 TYPICAL STREET SIGN
SCALE: 1/4" = 1'-0"

A1 POLE BASE DETAIL
SCALE: NTS

A1 SITE PLAN
SCALE: A2

A3 TYP. H.C. PARKING SIGN
SCALE: NTS