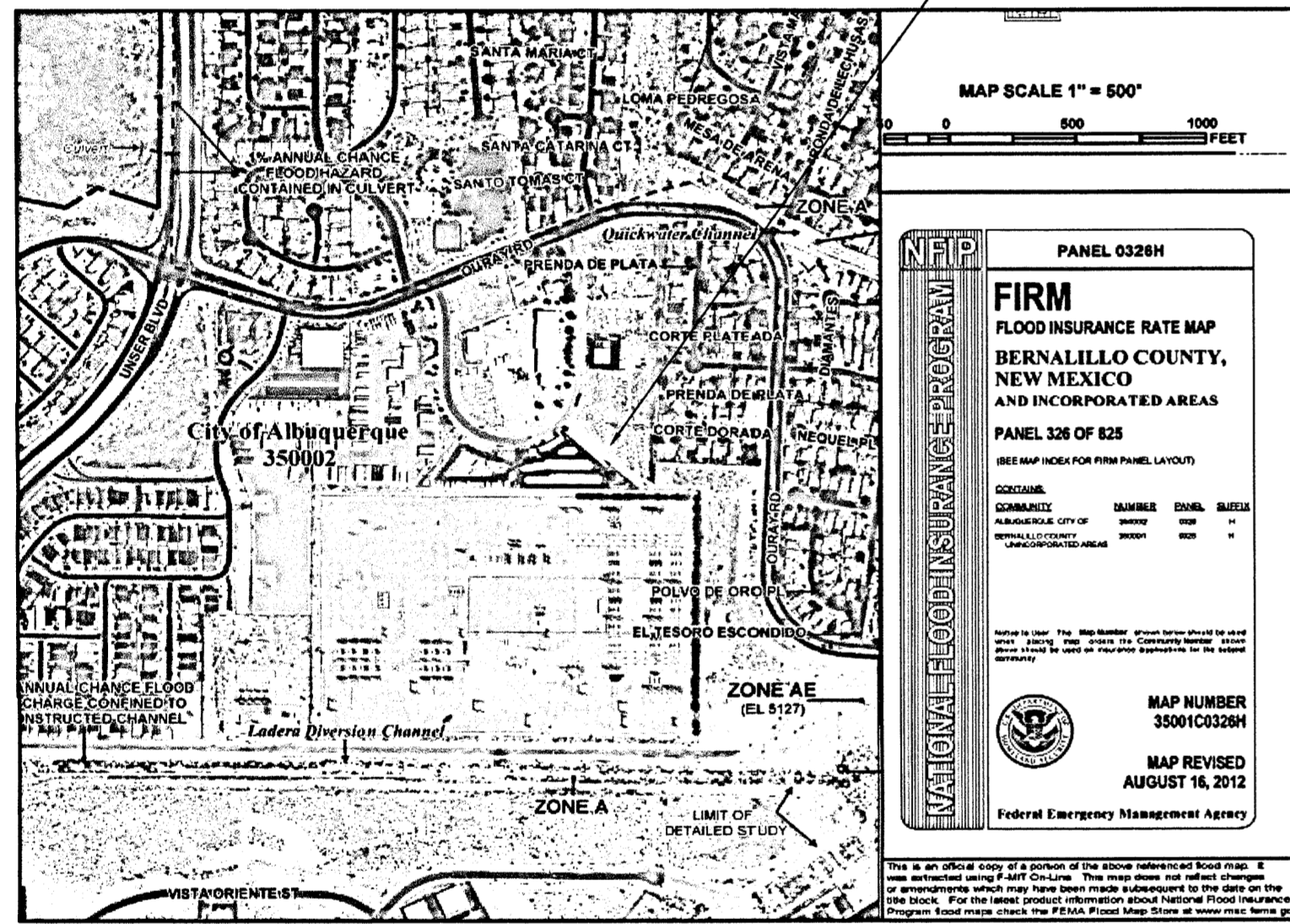


SITE LOCATION



LEGAL DESCRIPTION:
 LOT 6, VALCANO BUSINESS PARK, CONTAINING 72,745.20 S.F. (1.67 AC)
 ZONING: SU1-C1 AND IP USES

SITE DATA

PROPOSED USAGE:	PERSONAL MAINTENANCE/OFFICE/GARAGE
LOT AREA:	75,313.10 S.F. (1.73 ACRE)
OFFICE AREA:	400 S.F.
GROSS BUILDING AREA:	1,000.00 S.F. PHASE 1 4,000.00 S.F. PHASE 2
CONSTRUCTION TYPE:	2N STEEL BUILDING, STEEL FRAME INTERIOR FRAMING

LANDSCAPE REQUIREMENTS:

NET LOT AREA	70,315.24 SF ±
LANDSCAPING REQUIRED:	ONE STREET TREE PER 100 LINEAL FEET OF FRONTAGE PER APPROVED SITE PLAN CASE #Z-80-87-6

1 LARGE CANOPY TREE/100 FEET LANDSCAPE PROVIDED
 5 STREET TREES- SEE LANDSCAPING PLAN

PARKING CALCULATIONS:

PARKING REQUIRED:	
ONE SPACE / 200 SF OFFICE 400 SF - 2 REQ'D	
ONE SPACE PER 2000 SF WAREHOUSE 3,000 SF - 3 REQUIRED	
ONE HC SPACE VAN ACCESSIBLE-25 AND LESS 1 REQ'D	
ONE HC SPACE VAN ACCESSIBLE-25 AND LESS 1 REQ'D	
TOTAL PARKING PROVIDED:	4 SPACES
TOTAL PARKING REQUIRED:	4 SPACES
HC PARKING PROVIDED:	1 SPACE (1 VAN)
HC PARKING REQUIRED:	1 SPACE (1 VAN)
BICYCLE SPACES PROVIDED:	1 SPACES
BICYCLE SPACES REQUIRED:	1 SPACES
MOTORCYCLE SPACES PROVIDED:	1 SPACES
MOTORCYCLE SPACES REQUIRED:	1 SPACES

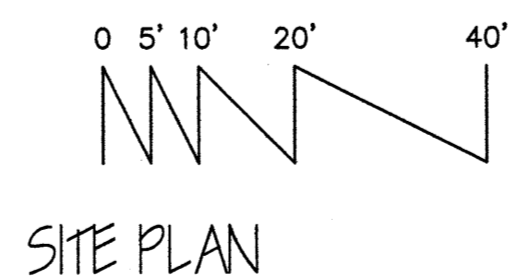
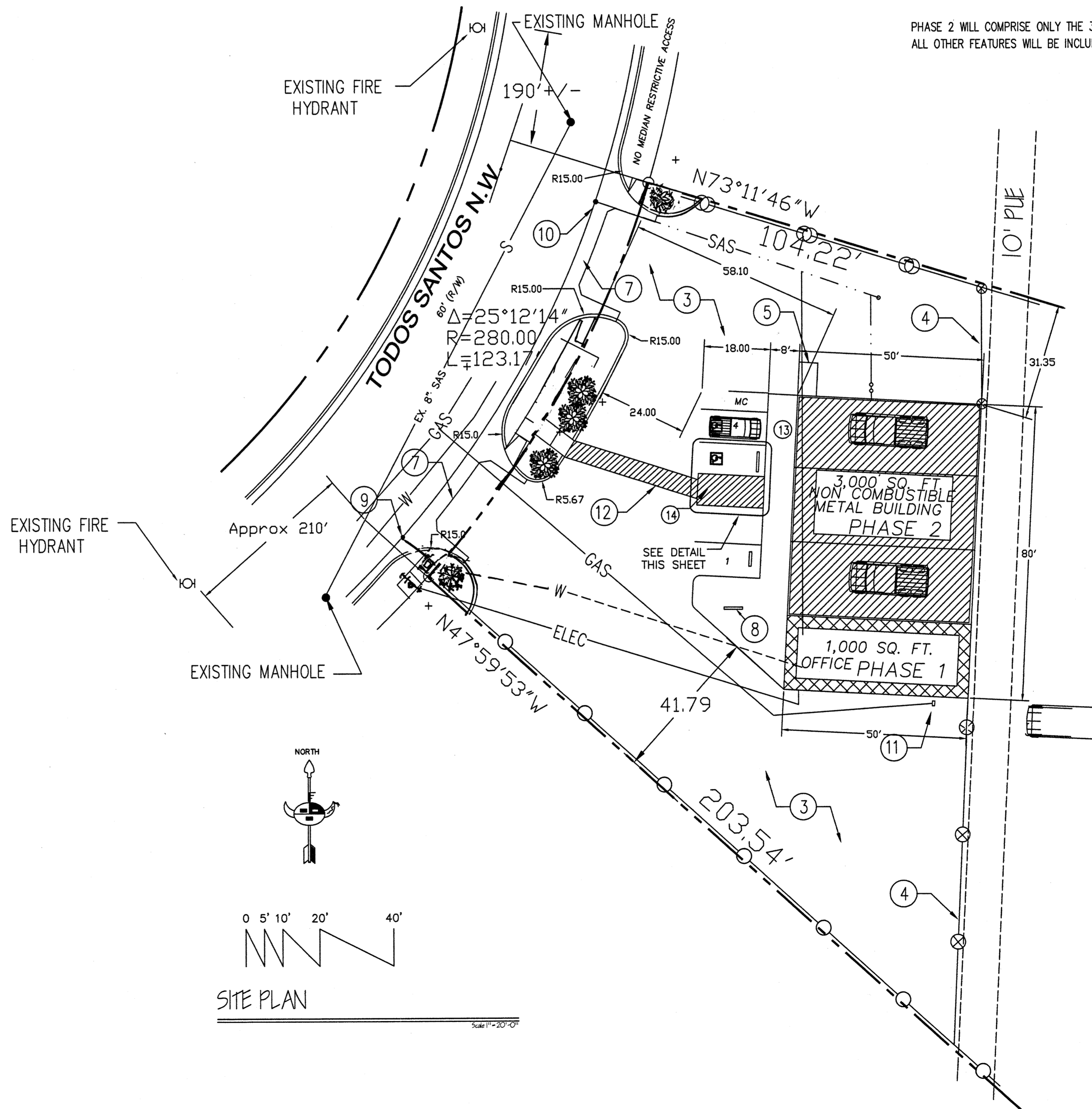
GENERAL NOTES:

- LIGHTING WILL CONSIST OF 2-BUILDING-MOUNTED INCANDESCENT LIGHT ON EAST AND WEST ELEVATIONS
- THE SIGNAGE WILL CONSIST OF A BUILDING MOUNTED SIGN-SEE ELEVATIONS
- THIS SITE PLAN CONFORMS WITH APPROVED SITE PLAN CASE #Z-80-87-6
- CURRENT ZONING IS SU1-C1 AND IP USES.
- WATER AND SEWER:
 PRIOR TO DEVELOPMENT, CITY OF ALBUQUERQUE WATER AND SANITARY SERVICE TO THE SITE MUST BE VERIFIED AND COORDINATED WITH THE CITY OF ALBUQUERQUE UTILITY DEPARTMENT.
- BUILDINGS:
 BUILDING HEIGHT:
 BUILDING STRUCTURE SHALL NOT EXCEED 26 FEET IN HEIGHT.
 BUILDING TYPES:
 BUILDING WILL BE STEEL FRAME PITCHED ROOF.
 BUILDINGS WILL BE METAL SIDING.
 BUILDING COLORS:
 TAN ROOF AND SIDES-LIGHT TAN TRIM-SEE ELEVATIONS
- THIS SITE WILL COMPLY WITH THE REQUIREMENTS OF THE STREET TREE ORDINANCE AND APPROVED SITE PLAN CASE #Z-80-87-6
- THE LANDSCAPING PLAN WILL COMPLY WITH THE REQUIREMENTS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE.
- LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

KEYED NOTES

- GRAVEL CRUSHER FINES PAVING IN FENCED YARD TYP OR ASPHALT MILLINGS
- EXISTING HIGH VOLTAGE POWERLINE POWERPOLE (5 EA.)
- ASPHALT PAVING SURFACE
- 25' WIDE ROLLING GATE
- SWANSON ROLL AWAY BIN ON A 5'X9' CONCRETE PAD
- NOT USED
- NEW 30" WIDE CURB CUT PER COA 2426 (15' RADIUS ON RETURNS)
- BICYCLE RACK
- EXISTING COA WATER LINE STUBOUT, DOMESTIC
- EXISTING COA SANITARY SEWER LINE STUBOUT DOMESTIC
- NEW GAS LINE AND METER
- 6' WIDE ACCESS AISLE
- THE ADA ACCESSIBLE AISLE PARKING SIGN MUST HAVE THE REQUIRED LANGUAGE PER 66-7-352.4C NMSA 1978 "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING"
- THE ADA ACCESS AISLE SHALL HAVE THE WORDS "NO PARKING" IN CAPITAL LETTERS, EACH OF WHICH SHALL BE AT LEAST ONE FOOT HIGH AND TWO INCHES WIDE, PLACED AT THE REAR OF THE PARKING SPACE SO AS TO CLOSE TO WHERE AN ADJACENT VEHICLES REAR TIRE WOULD BE PLACED. (66-1-4.1.B NMSA 1978)

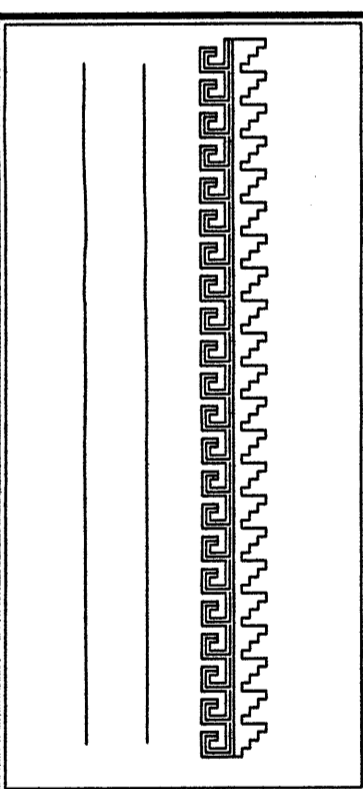
PHASE 2 WILL COMPRISE ONLY THE 3,000 SQ. FT. PREFAB METAL BUILDING
 ALL OTHER FEATURES WILL BE INCLUDED IN PHASE 1



SITE PLAN

JOB NO:	XXXXXX
DATE:	AUGUST 2015
REVISIONS:	
	10-01-2015

Sheet Title
 UTILITY PLAN FOR BUILDING PERMIT



Project Name
 GUTIERREZ TRUCKING
 MAINTENANCE FACILITY
 3006 TODOS SANTOS STREET N.W.