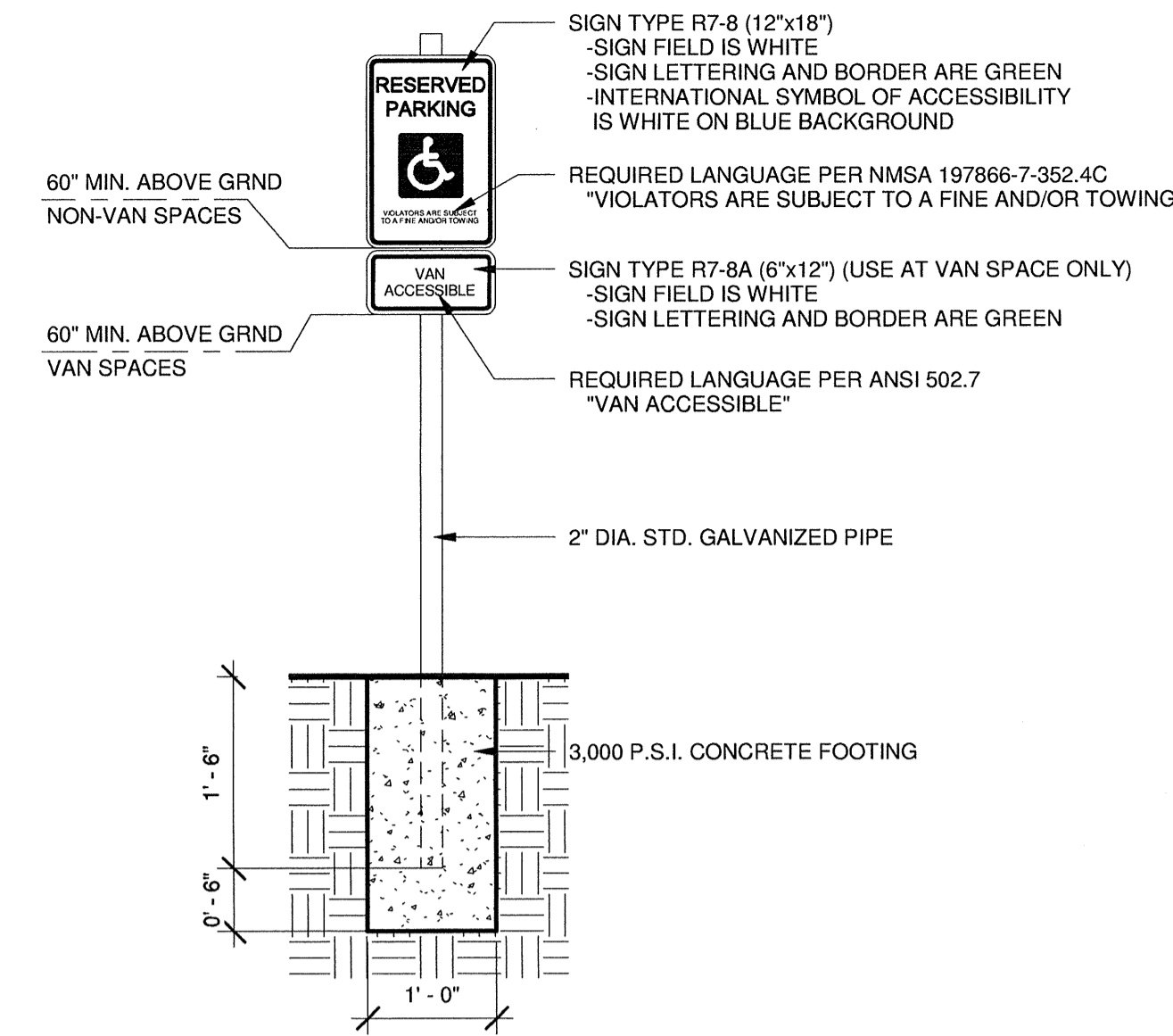
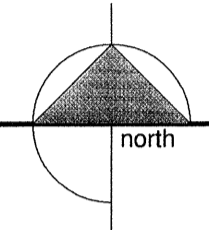
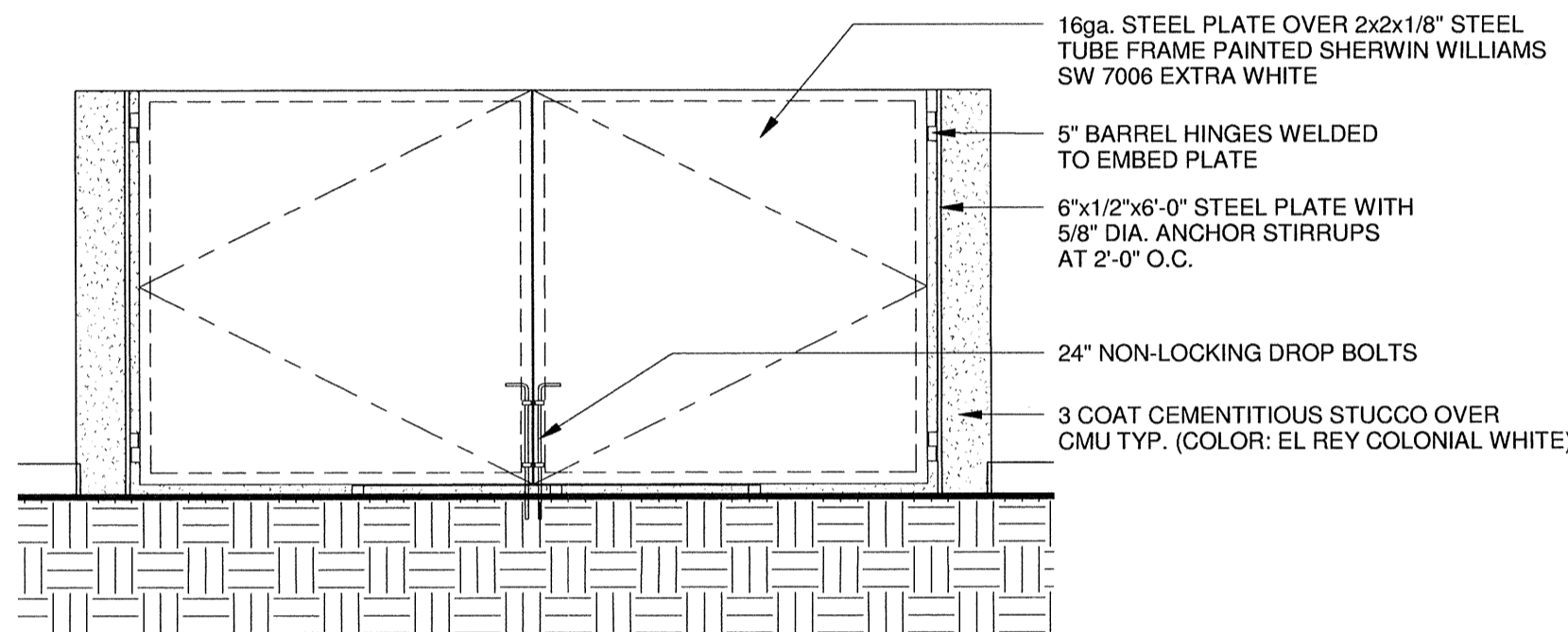


VICINITY MAP

SCALE: 1" = 750'



3 ACCESSIBLE PARKING SIGN
3/4" = 1'-0"



2 REFUSE ENCLOSURE
3/8" = 1'-0"

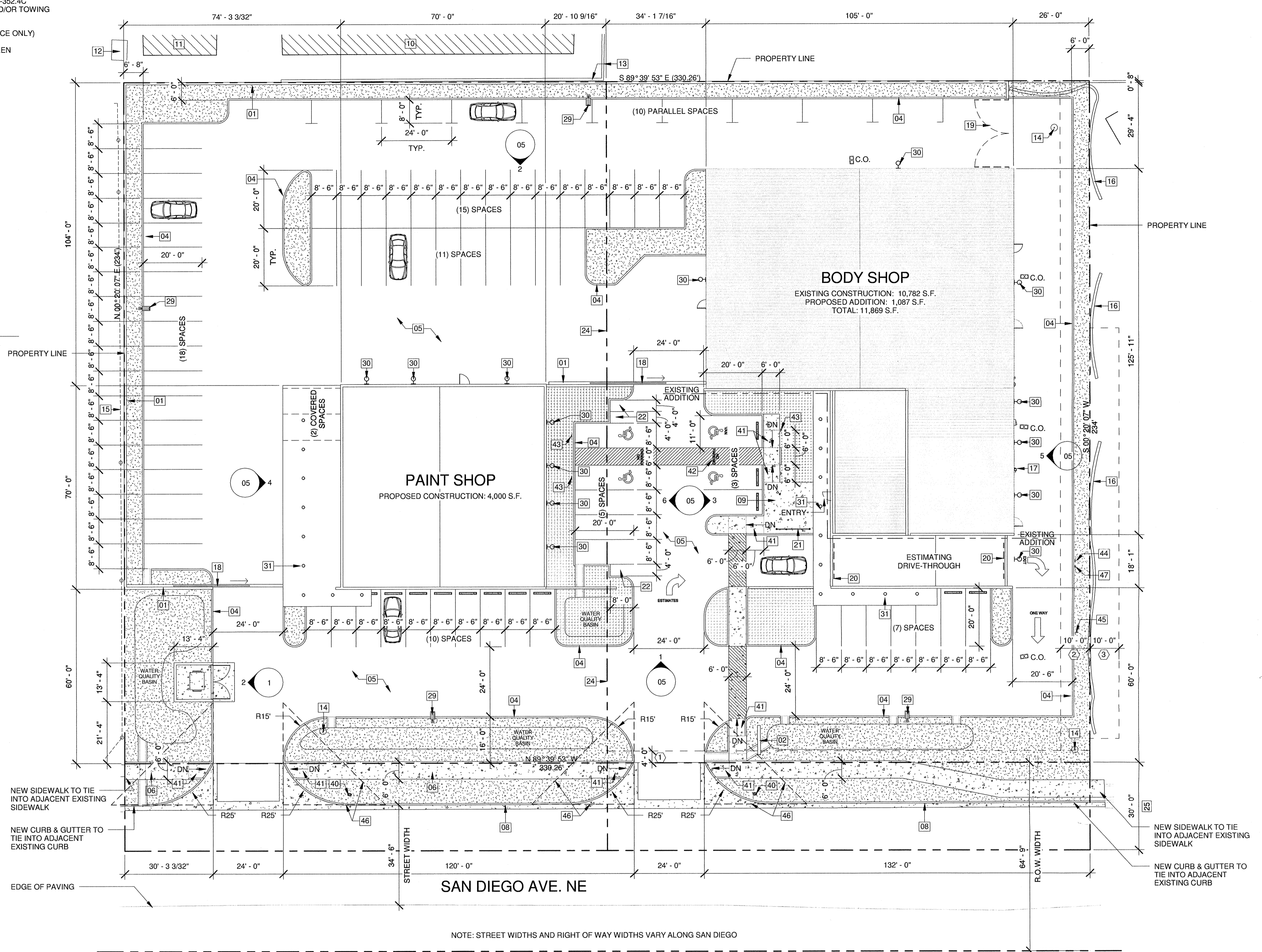
KEYNOTES	
01	6'-0" HIGH 8" CMU WALL WITH 3 COAT CEMENTITIOUS STUCCO FINISH ON BOTH SIDES IN EL REY 'COLONIAL WHITE'
02	10'-0" W x 4'-0" H MONUMENT SIGN, SEE ELEVATION ON SHEET 5
04	NEW PROPOSED 6" HIGH CONCRETE CURB
05	PROPOSED ASPHALT CONCRETE PAVING
06	PROPOSED CAST-IN-PLACE CONCRETE SIDEWALK
08	NEW CURB AND GUTTER STREET IMPROVEMENTS AS REQUIRED
09	PROPOSED NEW CONCRETE ENTRY SIDEWALK
10	ADJACENT PROPERTY BUILDING
11	ADJACENT PROPERTY TRASH ENCLOSURE
12	ELECTRICAL TRANSFORMER
13	ADJACENT PROPERTY LANDSCAPING RAIL ROAD TIES
14	SURVEYOR'S BENCHMARK
15	ADJACENT PROPERTY CHAIN LINK FENCING
16	ADJACENT PROPERTY LANDSCAPING BLOCK WALL
17	PROPOSED GAS METER LOCATION
18	SLIDING GATE
19	SWING GATES
20	SECTIONAL OVERHEAD GARAGE DOORS
21	BIKE RACK (6 BICYCLES)
22	MOTORCYCLE PARKING, 4' WIDE X 8' DEEP (3) TOTAL
24	PROPERTY LINE TO BE ELIMINATED BY FORTHCOMING RE-PLAT
25	R.O.W. PROPERTY LINES TO BE DEDICATED TO CITY WITH FORTHCOMING RE-PLAT
29	18'-0" HIGH LED POLE MOUNT LIGHT
30	FULLY SHIELDED WALL MOUNTED LED LIGHT (13'-0" ABOVE ADJACENT GRADE)
31	RECESSED SOFFIT MOUNTED LED CAN DOWNLIGHT (10'-0" A.F.F.)
40	FIRE HYDRANT
41	1:1% SLOPE AT ADA SIDEWALK RAMPS
42	NO PARKING IN CAPITAL LETTERS AT LEAST 12" HIGH AND 2" WIDE AT REAR OF ADA ACCESS AISLE
43	ADA ACCESSIBLE PARKING SIGN
44	NO LEFT TURN SIGN POST, CITY STANDARD SPECIFICATIONS DWG. 2802, SIGN TYPE RS-2
45	DO NOT ENTER SIGN POST, CITY STANDARD SPECIFICATIONS DWG. 2802, SIGN TYPE RS-1
46	35'X35' CLEAR SIGHT TRIANGLE. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT TRIANGLE REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBER ARE NOT ALLOWED IN THIS AREA.
47	ONE WAY SIGN POST, CITY STANDARD SPECIFICATIONS DWG. 2802, SIGN TYPE R6-1(R)

PROJECT NUMBER: 1010863

Application Number: 16-70183

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 APPROVAL:**
- Rogers M. Murr*
Traffic Engineering, Transportation Division
Date: 2/27/17
 - Christy Cadore*
ABCWUA
Date: 06/29/16
 - Bandora*
Parks and Recreation Department
Date: 6/29/16
 - AK*
City Engineer
Date: 6/29/16
 - Environmental Health Department (conditional)*
Date: 3-2-17
 - Solid Waste Management*
Date: 3-2-17
 - DRB Chairperson, Planning Department*
Date: 3-2-17



1 SITE PLAN
1" = 20'-0"

EASEMENTS	
①	4' PUBLIC ROAD EASEMENT (TO BE VACATED)
②	10' P.N.M. AND QWEST CORPORATION EASEMENT
③	10' PUBLIC UTILITY EASEMENT

PARKING REQUIREMENTS

NET LEASABLE AREA = 16,290 S.F.	
15,000 S.F. / 200 =	75
1,290 S.F. / 250 =	6
TOTAL PARKING REQD:	81
ADA SPACES REQUIRED:	4
ADA SPACES PROVIDED:	4
BICYCLE SPACES	
81 PARKING SPACES / 20 =	5
BICYCLE RACKS PROVIDED:	5
MOTORCYCLE SPACES	
51-100 PARKING SPACES =	3
SPACES PROVIDED:	3

NOTES:

- ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER.
- UNUSED CURB CUTS MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER.
- ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER.

PROPERTY LEGAL DESCRIPTION

LOTS 29 AND 30, BLOCK 5, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT 8, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 24, 1936, BOOK D, PAGE 130.



SITE PLAN