



VICINITY MAP

KEYED NOTES

- A. EXPOSED CMU RETAINING WALL, TAN COLOR. REFERENCE DETAIL ON A-501.
- B. NEW 6' SIDEWALK PER COA STANDARD DRAWING #2430.
- C. TRASH ENCLOSURE REF DETAIL ON SHEET A-501.
- D. BIKE RACK, REF DETAIL ON SHEET A-501.
- E. CONC. HEADER CURB REF DETAIL ON SHEET A-501.
- F. H.C. PARKING SIGN, REF DETAIL ON SHEET A-501.
- G. H.C. RAMP REF DETAIL ON SHEET A-501.
- H. NEW FIRE HYDRANT.
- I. IRRIGATION BOX.
- J. EXISTING STORM INLET.
- K. FENCING REF DETAIL ON SHEET A-501.
- L. GATE W/ PANIC BAR.
- M. 10' WIDE GATE.
- N. TIRE STOP, REF DETAIL SHEET A-501.
- O. FLAG POLE, REF DETAIL SHEET A-501.
- P. HC PARKING SYMBOL REF DETAIL SHEET A-501.

EASEMENTS

- 1 EXISTING 30' PUBLIC ROADWAY, UTILITY AND PEDESTRIAN ACCESS EASEMENT (01-11-2002, 2002C-016)
- 2 EXISTING 30' PUBLIC ROADWAY EASEMENT (01-11-2002, 2002C-016)
- 3 EXISTING 10' PNM EASEMENT (01-11-2002, 2002C-016)
- 4 EXISTING 25' PUBLIC DRAINAGE, UTILITY AND PEDESTRIAN ACCESS EASEMENT (01-11-2002, 2002C-016)
- 5 EXISTING 10' PUE (11-21-2003, 2003C-354)
- 6 EXISTING 30' PRIVATE ACCESS EASEMENT (12-07-2009, 2009C-170)
- 7 BLANKET CROSS LOT DRAINAGE EASEMENT FOR THE BENEFIT OF PARCEL A-1-B TO BE MAINTAIN BY PARCEL A-1-A..
- 8 EXISTING 20' PRIVATE SLOPE EASEMENT AREA (03-20-2009, 2009029570)
- NEW 10' PRIVATE DRAINAGE EASEMENT FOR THE BENEFIT OF PARCEL A-1-B AND
- TO BE MAINTAIN BY PARCEL A-1-A

PROJECT NUMBER: APPLICATION NUMBER: This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated ___ ____ and the Findings and Conditions in the Official Notification of Decision are satisfied. Is and 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 DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL: Date Traffic Engineer, Transportation Division Date Water Utility Department Date Parks & Recreation Department Date City Engineer * Environmental Health Date Solid Waste Management Date DRB Chairperson, Planning Department Date * Environmental Health, if necessary

GENERAL NOTES

- 1. CONTRACTOR TO COORDINATE LOCATION OF ALL UTILITY ENTRANCES INCLUDING BUT NOT LIMITED TO SANITARY SEWER, STORM SEWER, DOMESTIC WATER SERVICE, FIRE PROTECTION WATER SERVICE, ELECTRICAL AND TELEPHONE SERVICE. CONTRACTOR TO COORDINATE LOCATIONS IN SUCH A MANNER TO ASSURE PROPER DEPTHS ARE ACHIEVED, AS WELL AS COORDINATE WITH ANY UTILITY COMPANIES FOR APPROVED LOCATIONS AND SCHEDULING OF CONNECTION TO THEIR FACILITIES.
- 2. CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES AND BE CONSTRUCTED TO SAME.
- 3. CONTRACTOR SHALL FOLLOW ALL LOCAL, STATE AND FEDERAL REGULATIONS IN DISPOSING OF DEMOLISHED MATERIALS REMOVED FROM THIS SITE.
- 4. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATIONS SHALL RECEIVE 4"
- 5. THE CONTRACTOR SHALL CONFORM TO ALL TRIBAL, STATE AND FEDERAL DUST AND EROSION CONTROL REGULATIONS. THE CONTRACTOR SHALL PREPARE AND OBTAIN ANY NECESSARY DUST OR EROSION CONTROL PERMITS FORM REGULATORY AGENCIES.
- 6. THE CONTRACTOR SHALL PROMPTLY REMOVE ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT OF WAY TO KEEP IT FROM WASHING OFF THE PROJECT SITE.
- 7. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE ON TO OTHER PROPERTIES BY CONSTRUCTING TEMPORARY EROSION CONTROL BERMS OR INSTALLING SILT FENCES AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
- 8. WATERING, AS REQUIRED FOR CONSTRUCTION AND DUST CONTROL SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION AND NO MEASUREMENT OF PAYMENT SHALL BE MADE THEREFOR. CONSTRUCTION AREAS SHALL BE WATERED FOR DUST CONTROL IN COMPLIANCE WITH GOVERNMENT ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND SUPPLYING WATER AS REQUIRED.
- 9. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS CONCERNING CONSTRUCTION NOISE AND HOURS OF OPERATION.

PARKING CALCULATION:

DAY CARE CENTER: TWO SPACES PLUS ONE ADDITIONAL SPACE FOR EACH 500 SQUARE FEET OF NET LEASABLE AREA.

BUILDING AREA = 10,196 / 500 = 20 SPACES + 2 SPACES PARKING PROVIDED = 22 SPACES HC SPACES PROVIDED = 1 MOTORCYCLE SPACES REQUIRED = 1 MOTORCYCLE SPACES PROVIDED = 1 BIKE RACK PROVIDED

SITE DATA TRACT A-1, FINELAND SUBDIVISION

PROPOSED USAGE: DAY CARE CENTER

ZONING: SU-1 FOR MIXED USE (C-1 USES)

TOTAL SITE AREA: 54,996 SF BUILDING = 10,213 SF

DRIVES = 14,216 SF PARKING = 3,740 SF LANDSCAPING = 21,195 SF

FIRE FLOW PER TABLE B105.1

SIDEWALKS =

TYPE V-A: 8,201 SF - 10,900 SF = 1,750 GPM @ 2 HOURS

5,632 SF

