

ENLARGED SITE PLAN • OFFICE/ PAYBOOTH
1" = 40'

- KEYED NOTES**
1. 10" WATER LINE SEE SITE PLAN FOR CONTINUATION.
 2. NEW CONC. CURB & GUTTER PER CITY STANDARDS.
 3. NEW FIRE HYDRANT.
 4. OFFICE PAYBOOTH BELOW 20'x16', 320 SF.
 5. NEW WATER METER.
 6. BIKE RACK.
 7. GATE.
 8. COLUMN (BELOW UPPER OFFICE).
 9. SITE LIGHTING TYPICAL.
 10. ASPHALT PAVING.
 11. 15' RADIUS TYPICAL AT END OF AISLE ISLANDS.
 12. 2' RADIUS TYPICAL AT END OF AISLE ISLANDS.
 13. 15' RADIUS.
 14. 12' RADIUS.
 15. 4" SEWER LINE SEE SITE PLAN FOR CONTINUATION.
 16. TREE PLANTER 4'x4' AREA.
 17. TREE & LANDSCAPING PLANTER SEE LANDSCAPING PLAN.
 18. 10' RADIUS.
 19. 25' RADIUS.
 20. CLEANOUTS INSTALL FLUSH W/ TOP OF ASPHALT.
 21. PROPOSED DUMPSTER LOCATION, 6' HIGH CMU WALL W/ STUCCO (MATCH NEW BUILDING COLOR).

ZONING DESIGN DATA

ZONING	= I-P W/ CONDITIONAL USE FOR AUTO STORAGE AND RENTAL
LOT AREA (TOTAL)	= 2,119,973.1 SF. = 48.67 ACRES
PHASE ONE SITE AREA	= 585,657 SF. = 13.40 ACRES
UNDEVELOPED SITE AREA	= 1,536,316.1 SF.
PHASE ONE DESIGN DATA	
TOTAL BLDG. AREA	= 320 SF. 1ST FLR., 1,010 SF. 2ND FLR.
NET LOT AREA	= 582,327 SF. (PHASE ONE)
LANDSCAPING REQUIRED	= 15% OF NET LOT = 87,349 SF. (PHASE ONE)
LANDSCAPING PROVIDED	= 58,315 SF. ON SITE = 29,100 SF. OFF SITE IN PUBLIC R.O.W. = 87,415 SF. TOTAL PROVIDED (PHASE ONE)

PARKING REQUIRED = 1 SPACE PER EMPLOYEE (6 TOTAL)
= 7 PROVIDED, 6 REC. SPACES, 1 HC. VAN SPACE

TOTAL PARKING PROVIDED = 1,521 TOTAL SPACES

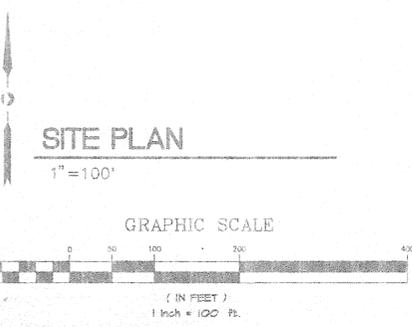
SIGNAGE NOTES:
BUILDING SIGNAGE NOT TO EXCEED 20% OF THE AREA OF THE FACADE TO WHICH IT IS APPLIED IF THE SIGN IS WHOLLY VISIBLE FROM AN ADJUTING ARTERIAL OR COLLECTOR STREET OF FREEWAY.

GENERAL NOTES:
PAVING SHALL BE MAINTAINED LEVEL AND SERVICEABLE. SHALL BE BLACKTOP OR EQUAL, 2 1/2 INCHES OF ASPHALT CONCRETE ON A PRIME COAT OVER A FOUR INCH COMPACTED SUBGRADE.

LIGHTING: LIGHTING SHALL NOT HAVE AND OFF-SITE LUMINANCE GREATER THAN 1000 FOOT-LAMBERTS MEASURED FROM ANY PRIVATE PROPERTY IN A RESIDENTIAL ZONE.

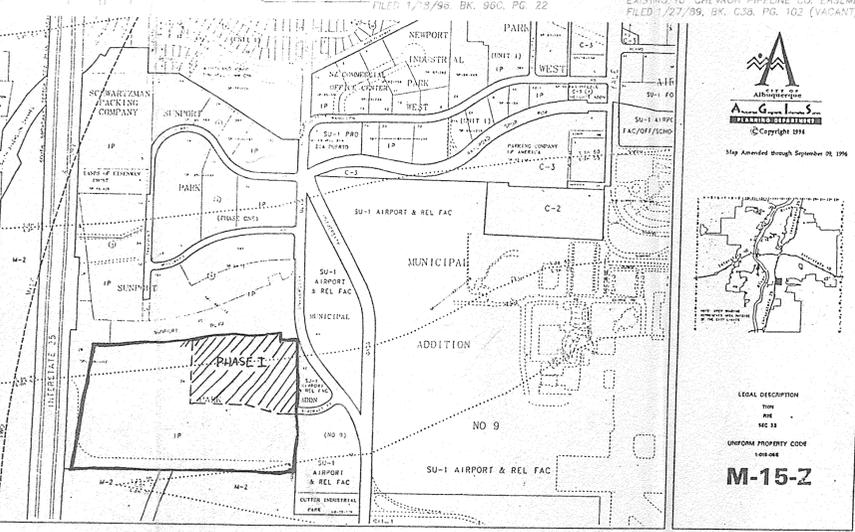
IRRIGATION: A. THE LANDSCAPE PLANTINGS SHOWN ON THIS PLAN SHALL BE IRRIGATED ON AUTOMATIC IRRIGATION SYSTEM. ALL LANDSCAPE PLANTINGS AND IRRIGATION SYSTEM SHALL BE MAINTAINED BY THE OWNER AT NO COST TO THE CITY OF ALBUQUERQUE.

B. SHRUB PLANTINGS: DRIP IRRIGATION W/ 5/1 GPM EMITTER PER TREE AND 2 EMITTERS PER SHRUB W/ AVB, PRESSURE REGULATOR, AND FITTER.



LEGAL DESCRIPTION
PARCEL 2A, SUNPORT PARK
THIS IS A SITE DEVELOPMENT PLAN FOR BP APPROVAL FOR PHASE I ONLY. PHASE 2 SDP BP WILL REQUIRE APPROVAL THROUGH A DRB PUBLIC HEARING

WATER, SANITARY SEWER & FIRE PROTECTION FOR PHASE II MUST BE COORDINATED WITH CITY OF ALB., PUBLIC WORKS DEPARTMENT, UTILITY DEVELOPMENT DIVISION VIA A REQUEST FOR A WATER & SANITARY SEWER AVAILABILITY STATEMENT. PUBLIC LOCATED WATER & SAN. SEWER LINES TO PROVIDE SERVICE TO ANY NEW BUILDINGS IN PHASE II WILL BE CONSTRUCTED AT THE DEVELOPER'S EXPENSE AT LOCATIONS APPROVED BY THE UTILITY DEV. DIV.



VICINITY MAP M-15

LAND OF THE UNIVERSITY OF NEW MEXICO UNPLATTED

DESIGN CRITERIA HAVE BEEN ESTABLISHED FOR THE DEVELOPMENT OF INDIVIDUAL LOTS FOR CASE NUMBER Z-85-70-1, MAY 16, 1986.

APPROVALS:

EPC CASE NUMBER: 17-68

ARB CASE NUMBER: 4/10/98

CITY PLANNER ALBUQUERQUE: 6-17-97

PARKS AND RECREATION DEPARTMENT: 5-05-98

TRAFFIC ENGINEER, TRANSPORTATION: 3-19-98

CITY ENGINEER, ENGINEERING DIVISION: 3-19-98

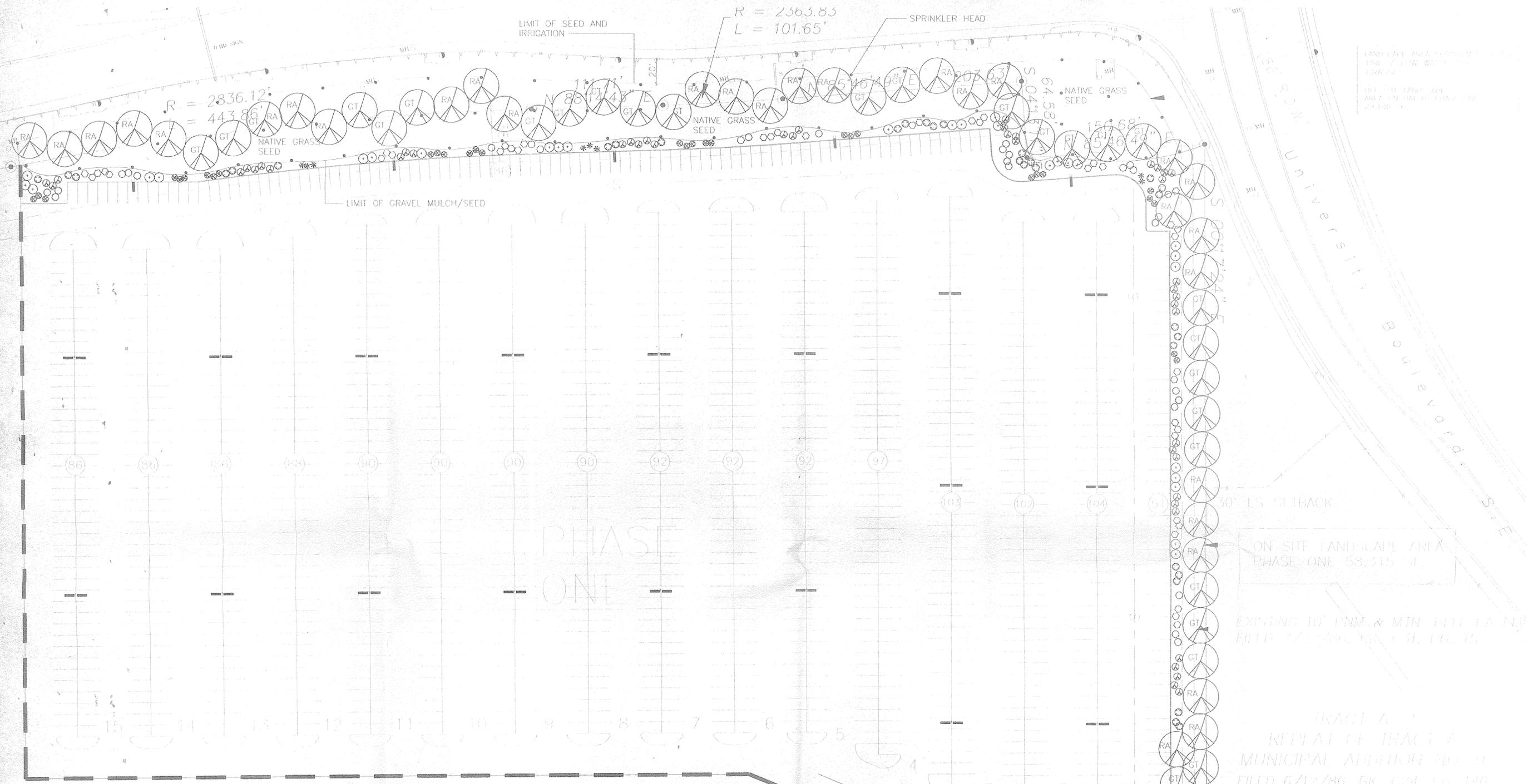
ALBUQUERQUE METROPOLITAN FLOOD CONTROL DISTRICT UTILITIES DEPARTMENT: 6-17-97

NEW MEXICO UTILITIES: N/A

REFUSE DIVISION: 6-17-97

PARKING SITE PLAN
PHASE ONE
ALBUQUERQUE, NEW MEXICO
PROJECT # 6196-STP1-SITE

REVISION DATE	
STATE OF NEW MEXICO	
RICHARD P. BENNETT	
No. 1240	
REGISTERED ARCHITECT	
rick bennett architect	
1118 Park Avenue SW Albuquerque, New Mexico 81103 242-1854	
DATE	6-16-97
SHEET NUMBER	P-1



PLANT LEGEND

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
RA	30	ROBINIA AMBIGUA	PURPLE ROBE LOCUST	2" CAL
GT	29	GLEDITSIA TRIACANTHOS	HONEY LOCUST	2" ACL
⊗	45	CHRYSOTHAMNUS NAUSEOSUS	CHAMISA	1 CAL MIN.
⊙	41	FALLUGIA PARADOXA	APACHE PLUME	
⊖	31	RHUS TRILOBATA	3 LEAF SUMAC	
⊕	28	COTONEASTER GLAUCOPHYLLUS	GRAY COTONEASTER	
⊗	31	ELAEAGNUS PUNGENS	SILVERBERRY	
⊙	10	RAPHIOLEPIS INDICA	INDIA HAWTHORN	
⊗	20	CARYOPTERIS X CLADONENSIS	BLUE MIST	
⊙	11	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	
*	10	HESPERALOE PARVIFLORA	RED YUCCA	

IRRIGATION NOTE

POINT OF CONNECTION FOR IRRIGATION SYSTEM TO BE DETERMINED IN FIELD ASSUME 25 GPM @ 40 PSI

BACKFLOW TO FOLLOW LOCAL CODES AND REGULATIONS

AUTOMATIC IRRIGATION CONTROLLER TO BE LOCATED IN FIELD WITH POWER SUPPLIED BY OTHERS

IRRIGATION SYSTEM TO BE ISOLATED WITH GATE VALVE

NATIVE GRASS SEED AREAS TO BE IRRIGATED WITH SPRAY HEADS (APPROX. .4" HR. PRECIPITATION RATE)

SHRUBS TO RECEIVE DRIP IRRIGATION
2-1 GPH EMITTER PER SHRUB
4-1 GPH EMITTER PER TREE

NOTE

MAINTENANCE OF LANDSCAPE PROVIDED BY OWNER

PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM

WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER

IT IS THE INTENT OF THIS PLAN TO PROVIDE 75% LIVE PLANT GROUNDCOVER OF LANDSCAPE AREAS AT MATURITY

NATIVE GRASS AREAS TO BE SEEDDED WITH BLUE GRAMA AND BUFFALO GRASS SEED AT A RATE OF 4 LBS. PER 1000 SF. SEEDDED AREAS TO RECEIVE SPRINKLER IRRIGATION

PLANTING AREAS TO RECEIVE 3/4" CRUSHED GRAY GRAVEL OVER FILTER FABRIC

PHASE ONE DESIGN DATA

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scale
1" = 40'-0"



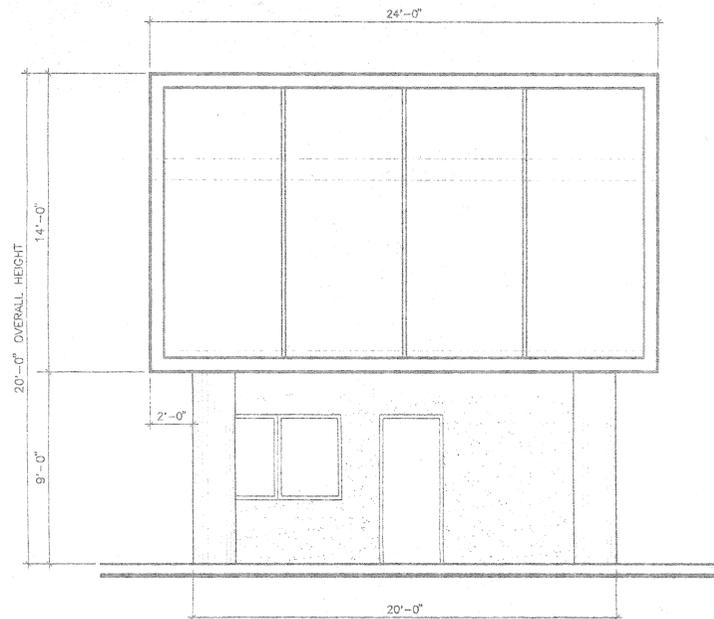
date
4-2-98
revisions
4-14

Heads Up
LANDSCAPE CONTRACTORS
4525 REGGIE ST. NW
ALBUQUERQUE, NM
(505) 898-9615
LICENSE 18890

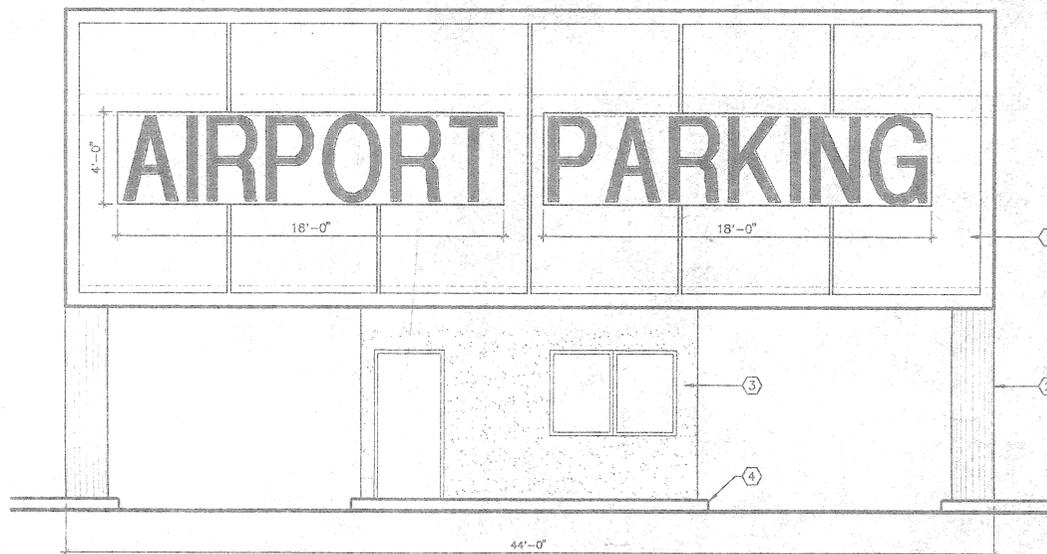
LANDSCAPE

PARKING SITE PLAN
PHASE ONE
ALB.

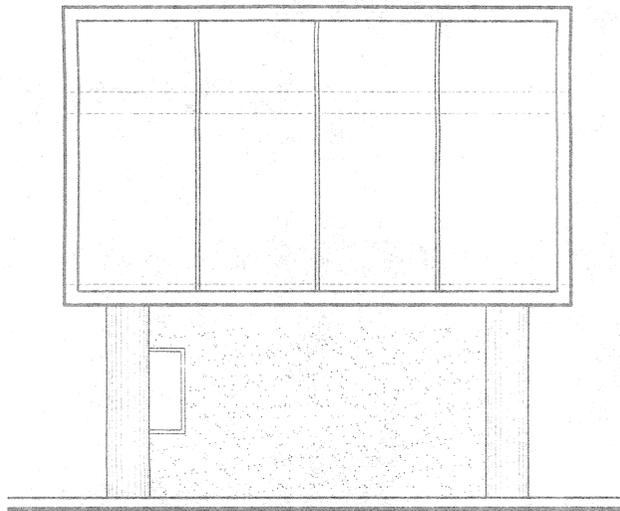
sheet



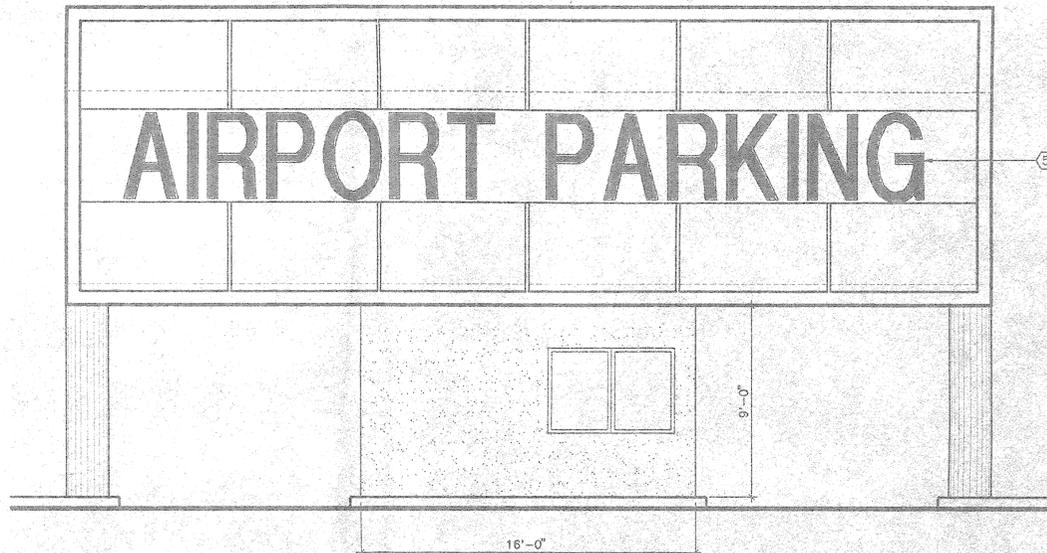
SOUTH ELEVATION
1/4" = 1'-0"



WEST ELEVATION
1/4" = 1'-0"



NORTH ELEVATION
1/4" = 1'-0"



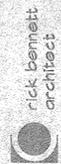
EAST ELEVATION
1/4" = 1'-0"

02-11-97
DRS-11-97

- KEYED NOTES**
1. SPANDRELL GLASS (COLOR BLACK).
 2. 2" DIA. W/ 2 COAT STUCCO (COLOR RED).
 3. 2 COAT STUCCO SYSTEM (COLOR TAN W/ RED ACCENT).
 4. CONCRETE CURB.
 5. SIGNAGE MOUNTED ON BUILDING, SIGNAGE NOT TO EXCEED 20% OF BUILDING FACADE.
- BUILDING FACADE SF. = $\frac{760 \text{ SF.}}{\times 20\%}$
152 SF.

PARKING OFFICE/ TICKET BOOTH
PHASE ONE
ALBUQUERQUE, NEW MEXICO
PROJECT # 6196

REVISION DATE


118 Park Avenue SW Albuquerque, New Mexico 87102 (505) 243-1894
DATE
1-31-97
SHEET NUMBER
A-1