

STIE PLAN NOTES:

- PROPOSED USES
TRACT 3A-RESTAURANT OR SERVICE STATION AND CONVENIENCE STORE OR OTHER ACCEPTABLE C-2 USE.
TRACT 3B-MOTEL OR OTHER ACCEPTABLE C-2 USE.
TRACT 3C-MOTEL OR OTHER ACCEPTABLE C-2 USE.
TRACT 3D-TRUCK WASH, CAR WASH OR OTHER ACCEPTABLE C-2 USE.
TRACT 3E-RV CAMPGROUND OR OTHER ACCEPTABLE C-2 USE.
- ACCESS
VEHICULAR INGRESS AND EGRESS TO TRACTS 3A,3B,3C AND 3D FROM EITHER AVALON OR THE PRIVATE ACCESS EASEMENT VIA AVALON AT LOCATION SHOWN. CROSS ACCESS EASEMENTS WILL BE GRANTED BETWEEN TRACTS 3A,3B,3C AND 3D WHEN SUBDIVIDED. ACCESS TO TRACT 3E WILL BE FROM THE 50' PRIVATE ACCESS EASEMENT AT THE EAST SIDE OF THE PROPERTY. VEHICULAR ACCESS TO THE TRACT 3E PRIVATE ACCESS EASEMENT WILL BE FROM EITHER AVALON RD. OR VOLCANO RD.
PEDESTRIAN INGRESS AND EGRESS SHALL BE PROVIDED IN THE SITE PLAN FOR BUILDING PERMIT WITH EACH LOT TO MINIMIZE CONFLICT WITH VEHICULAR TRAFFIC.
- MAXIMUM BUILDING HEIGHT
BUILDINGS WILL NOT EXCEED 26' IN HEIGHT EXCEPT IN ACCORDANCE WITH SECTION 14-16-2-15(C) OF THE ZONING CODE.
- MINIMUM BUILDING SETBACK
THERE SHALL BE A FRONT AND A CORNER SIDE YARD SETBACK OF NOT LESS THAN FIVE FEET AND A SETBACK OF 11 FEET FROM THE JUNCTION OF A DRIVEWAY OR ALLEY AND A PUBLIC SIDEWALK OR PLANNED PUBLIC SIDEWALK LOCATION.
- MAXIMUM TOTAL DWELLING UNITS
TRACT 3A NOT APPLICABLE
TRACT 3B NOT APPLICABLE
TRACT 3C NOT APPLICABLE
TRACT 3D NOT APPLICABLE
TRACT 3E NOT APPLICABLE
- MAXIMUM FLOOR AREA RATIO
EXACT FLOOR AREA RATIOS WILL BE DETERMINED WITH THE SITE PLAN FOR BUILDING PERMIT FOR EACH TRACT. THE FOLLOWING FLOOR AREA RATIOS ARE CONSIDERED REPRESENTATIVE:
TRACT 3A: 0.20
TRACT 3B: 0.45
TRACT 3C: 0.60
TRACT 3D: 0.15
TRACT 3E: 0.10 (EXCLUDES RV UNITS)

NOTE:

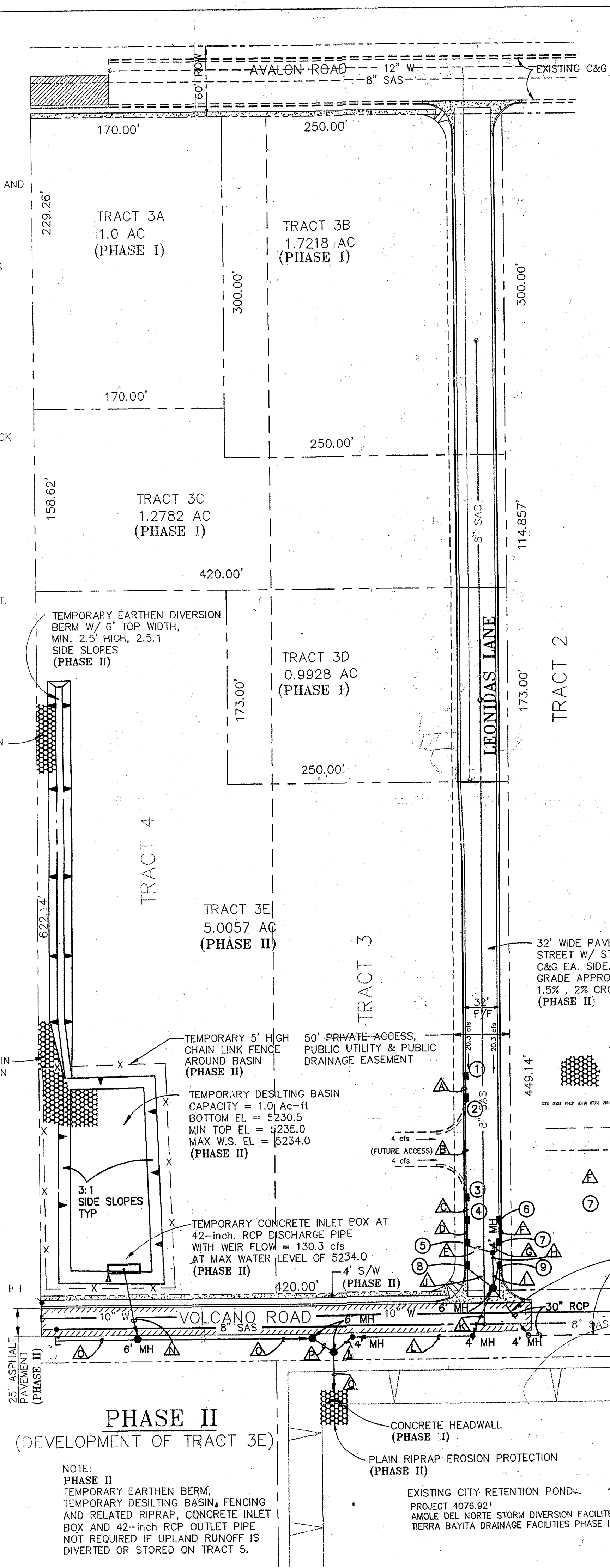
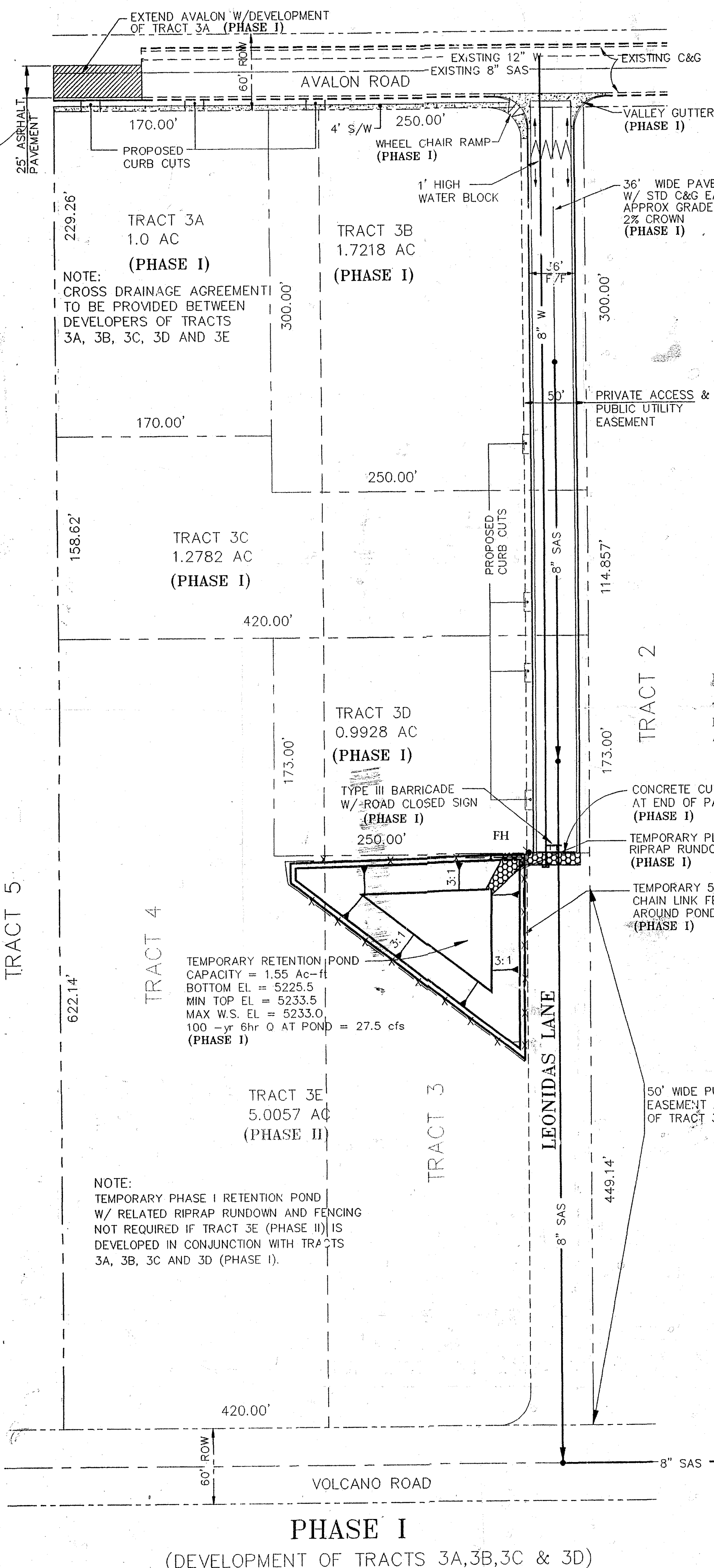
THE 50' PUBLIC UTILITY EASEMENT COINCIDENT WITH LEONIDAS LANE SHALL BE SHOWN AS A 50' PUBLIC WATER AND PUBLIC SEWER EASEMENT ON THE FINAL PLAT

PIPE SEGMENT	DIA	Q (cfs)
A	18	7.3
B	21	14.9
C	24	22.5
D	24	29.0
E	27	33.4
F	18	5.5
G	18	9.9
H	30	43.3
I	18	2.5
J	18	2.5
K	30	48.3
L	33	48.3
M	30	48.3
N	42	130.3
O	66	350
P	66	350
Q	66	350

INLET NO.	TYPE
1	"A"
2	"2-C"
3	"2-C"
4	"2-C"
5	"2-C"
6	"A"
7	"2-C"
8	"2-C"
9	"2-C"

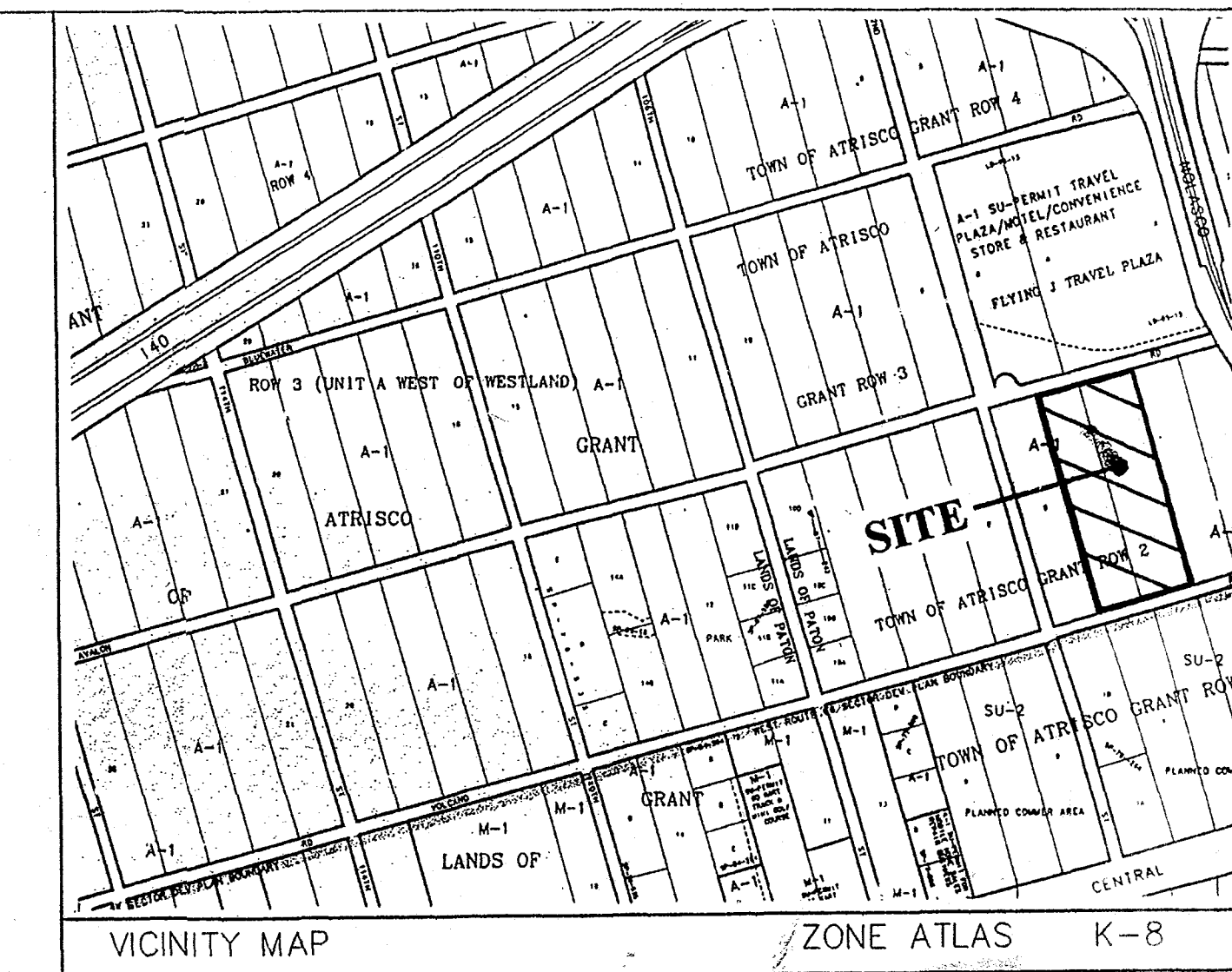
PHASE II STORM DRAINS AND INLETS

EXTEND SEWER AND TII TO EXISTING SEWER 1.98 TH STREET



LEGEND

- RIPPAP
- DRAINAGE BASIN BOUNDARY
- STREET C
- PROPERTY BOUNDARY
- STORM DRAIN SEGMENT I.D.
- STORM INLET NUMBER I.D.



CONDITIONS OF Z-97-83/AX-97-5

- SITE PLAN APPROVAL IS CONTINGENT UPON CITY COUNCIL APPROVAL OF THE COMPANION REQUEST FOR ANNEXATION AND ESTABLISHMENT OF SU-1 ZONING FOR C-2 USES AND A CAMPGROUND.
- ONE FREESTANDING SIGN THAT IS LIMITED TO 26 FEET IN HEIGHT AND 75 FEET IN SIGN AREA TO BE SHARED BY ALL OF THE BUSINESSES ON THE SITE IS ALLOWED.
- IN ACCORDANCE WITH COMMENTS OF THE PUBLIC WORKS DEPARTMENT TRANSPORTATION DEVELOPMENT OFFICE:
 - DEDICATION OF 30 FEET OF RIGHT-OF-WAY FROM THE EXISTING CENTERLINE ON VOLCANO AND AVALON ROADS
 - CONSTRUCTION OF 25 FEET OF PAVEMENT, STANDARD CURB AND GUTTER, AND A 4' SIDEWALK, TO BE PLACED ADJACENT TO THE PROPERTY LINE, FOR VOLCANO AND AVALON ROADS
 - TRAFFIC IMPACT STUDY WITH THE APPLICATION FOR ANY SITE PLAN FOR BUILDING PERMIT REQUESTS.
- IN ACCORDANCE WITH COMMENTS OF THE PUBLIC WORKS DEPARTMENT UTILITY DEVELOPMENT OFFICE:
 - FINANCIAL GUARANTEES ARE REQUIRED FOR PUBLIC INFRASTRUCTURE IDENTIFIED IN THE WATER AND SEWER AVAILABILITY STATEMENT OF APRIL 28,1997 AS A CONDITION OF SITE PLAN AND/OR PLAT APPROVAL BY THE DEVELOPMENT REVIEW BOARD.
 - WATER SERVICE SHALL BE LIMITED TO STRUCTURES WITH FINISH FLOOR ELEVATIONS BELOW 5255' MSL. IN THE CASE OF MULTI-STORY BUILDINGS, THE HIGHEST FLOOR MUST BE BELOW 5255' MSL.
- FUTURE SITE PLANS FOR BUILDING PERMITS SHALL BE DELEGATED TO THE DEVELOPMENT REVIEW BOARD FOR PUBLIC HEARING.
- NO OFF STREET PREMISE SIGNS SHALL BE PERMITTED.
- BUILDING DESIGNS AND MATERIALS SHALL BE ARCHITECTURALLY COMPATIBLE.
- NO STANDARD GENERIC FRANCHISE DESIGN BUILDINGS SHALL BE PERMITTED. DESIGN SHALL BE INNOVATED AND CONTEXTUAL TO SOUTHWESTERN ARCHITECTURE PER THE WESTSIDE STRATEGIC PLAN.

Development Review Board Member Approval

Michael D. ...
 Transportation Development
 Roger A. ...
 Utility Development
 Edward A. ...
 Parks & General Services
 Fred ...
 City Engineer/AM/FCA
 Lynn ...
 DRB Chairman

5-12-98

Date

5-12-98

Date

5-12-98

Date

9-29-98

Date

9/29/98

Date



SITE PLAN FOR SUBDIVISION PHASED DEVELOPMENT (PHASES I & II) SU-1 FOR C-2 USES AND CAMPGROUND TRACTS 3A, 3B, 3C, 3D AND 3E, ROW 2, UNIT A, WEST OF WESTLAND TOWN OF ATRISCO GRANT