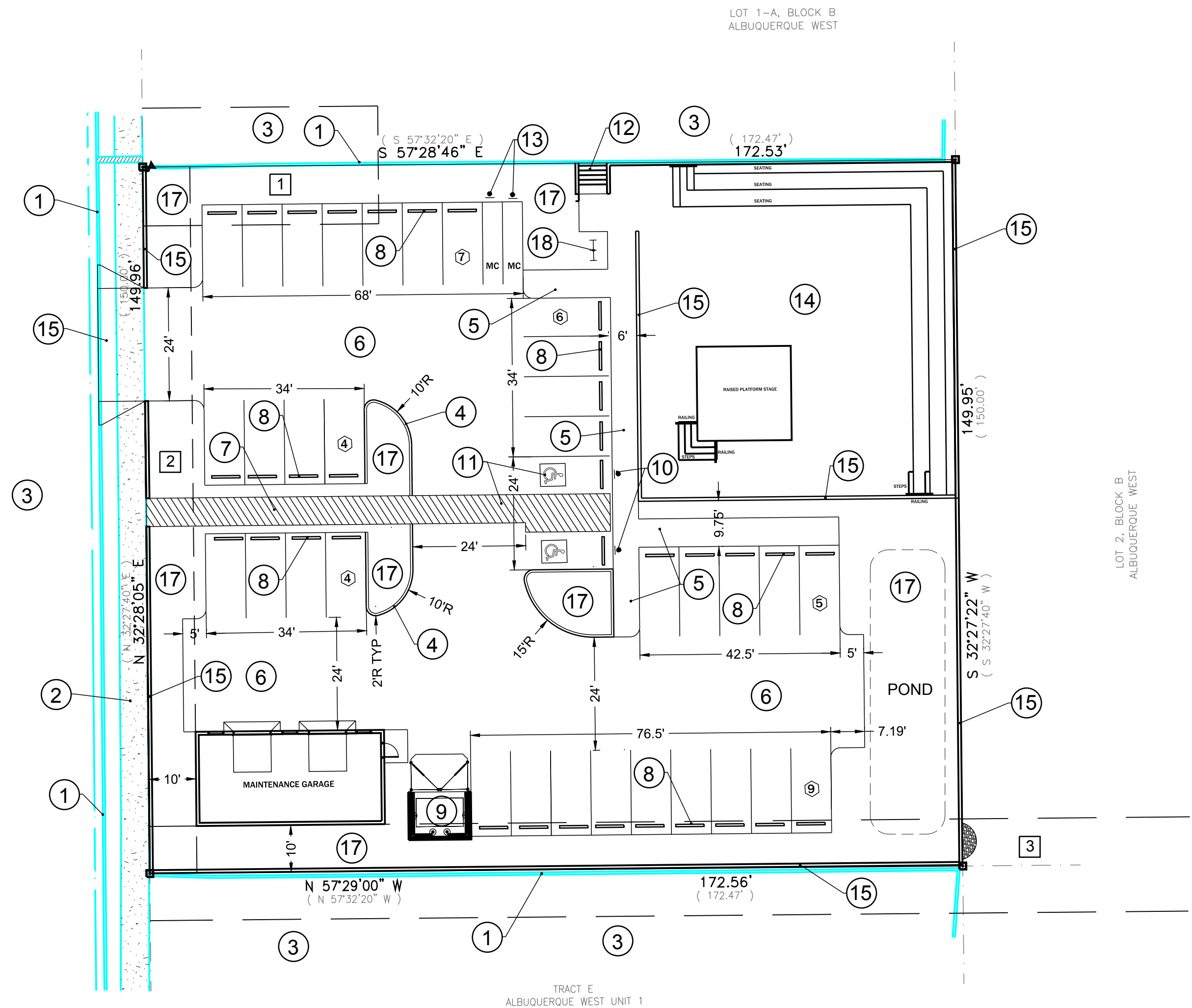




SITE INFORMATION

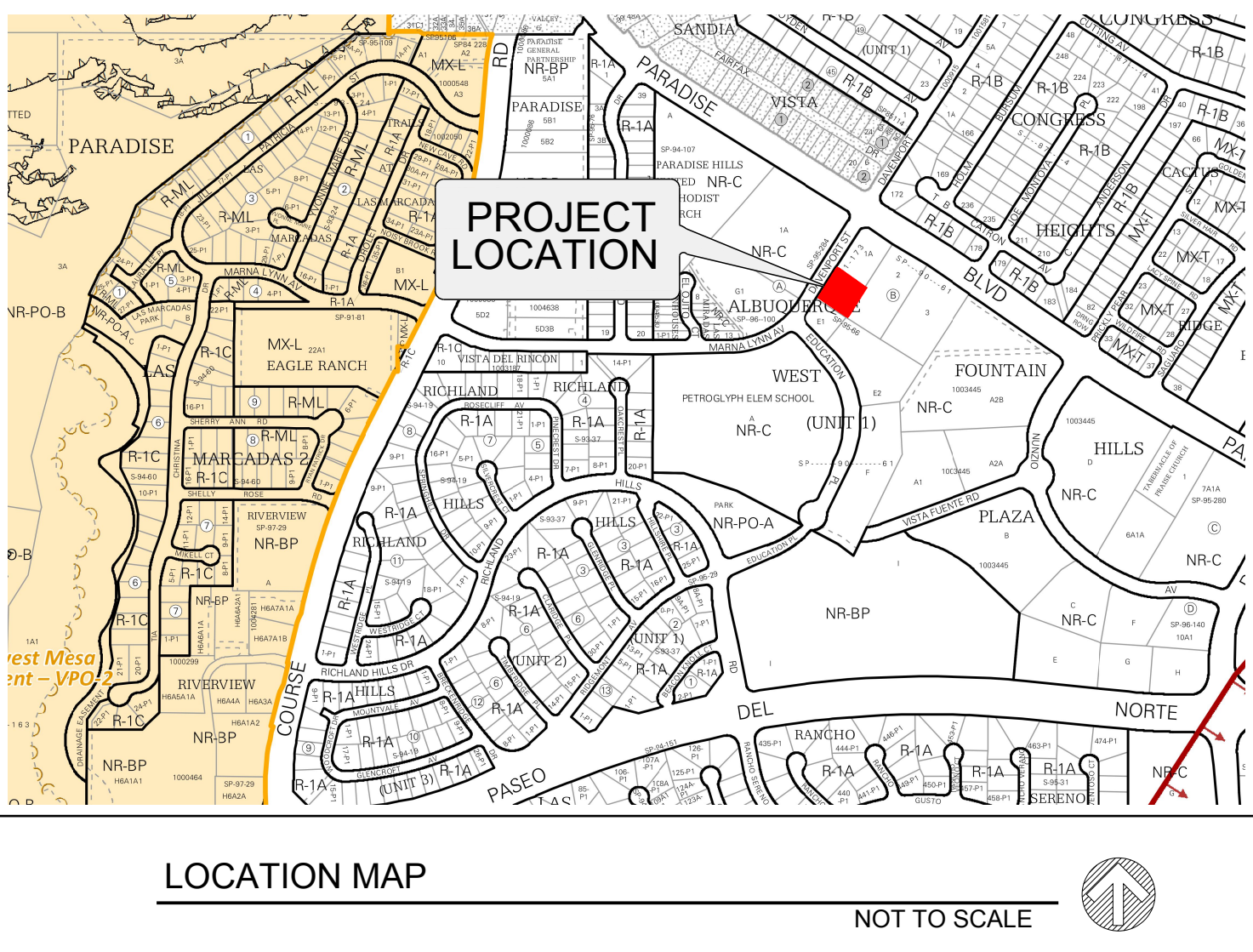
PROPERTY ADDRESS:	DAVENPORT STREET NW ALBUQUERQUE, NEW MEXICO 87120
LEGAL DESCRIPTION:	LOT 1B, BLOCK B, ALBUQUERQUE WEST
ZONING:	NR-C
SITE AREA:	0.5939 ACRES (25,870 SF)
BUILDING AREA:	GARAGE 684 SF AMPHATHEATER 4,620 SF TOTAL BUILDING AREA 5,304 SF
LANDSCAPING REQUIRED:	15% NET SITE AREA = (25,870 SF - 5,304 SF) X 0.15 = 3,085 SF
LANDSCAPING PROVIDED:	5,800 SF
LANDSCAPE BUFFERS:	FRONT 5' REAR 6' SIDEYARDS 6'

PARKING CALCULATIONS

OCCUPANY TYPE	AREA (sf)	PARKING REQUIRED	SPACES REQUIRED
GARAGE	684	NONE	0
AMPHATHEATER	4,620	1 SPACE PER 4 SEATS	32
PARKING SPACES REQUIRED:			32
PARKING SPACES PROVIDED:			35
HANDICAP SPACES REQUIRED:			2
HANDICAP SPACES PROVIDED:			2
ALL REGULAR SPACES ARE 8.5' X 18'			
MOTORCYCLE SPACES REQUIRED:			2
MOTORCYCLE SPACES PROVIDED:			2
BICYCLE SPACES REQUIRED:			3
BICYCLE SPACES PROVIDED:			3

EASEMENTS

- PRIVATE COMMOM ACCESS & DRAINAGE EASEMENT.
- 10' PUBLIC UTILITY EASEMENT.
- 20' PRIVATE DRAINAGE AND PUBLIC UTILITY EASEMENT.



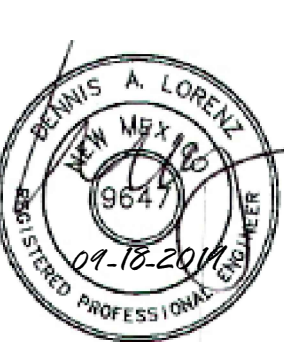
LEGEND

ITEM	EXISTING	PROPOSED
RIGHT OF WAY	---	---
EASEMENT	---	---
CENTERLINE	---	---
RETAINING WALL	R/R	---
CURB AND GUTTER	---	---
6" CONCRETE CURB	---	---
STORM DRAIN	SD	SD
CUT SLOPE	---	---
PARKING COUNT	---	11
LIGHT POLE AND FIXTURE	---	---
CONCRETE	---	---

KEYED NOTES

- EXISTING CONCRETE CURB AND GUTTER.
- EXISTING 6' PUBLIC SIDEWALK.
- EXISTING ASPHALT PAVEMENT.
- CONSTRUCT 6-INCH CONCRETE CURB. SEE DETAIL B/C.3.
- CONSTRUCT 6' CONCRETE SIDEWALK.
- CONSTRUCT ASPHALT PAVEMENT. SEE DETAIL A/C.3.
- CONSTRUCT 6' ASPHALT PEDESTRIAN ACCESS.
- INSTALL CONCRETE TIRE STOPS.
- CONSTRUCT NEW REFUSE ENCLOSURE. SEE DETAIL D/C.3.
- CONSTRUCT ADA ACCESSIBLE PARKING SIGN ASSEMBLY. SEE DETAIL C/C.3.
- CONSTRUCT HANDICAP STRIPING PER CODE.
- CONSTRUCT MOTOR CYCLE PARKING SIGN. SEE DETAIL E/C.3.
- CONSTRUCT ACCESS STAIRS. SEE ARCHITECTURAL PLAN.
- CONSTRUCT AMPHITHEATER AND SEATING. SEE ARCHITECTURAL PLAN.
- CONSTRUCT 42 INCH CMU SCREEN WALL. SEE DETAIL F/C.3.
- CONSTRUCT 24' CONCRETE DRIVEPAD. SEE COA STANDARD DRAWING 2425.
- NEW LANDSCAPING. SEE LANDSCAPE PLAN.
- INSTALL NEW BICYCLE RACK - 3 SPACES MINIMUM.

SPRINGSTONE PARKING LOT AND GARAGE TRAFFIC CIRCULATION PLAN



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DRAWN BY: DAL	DATE: September 2019
CHECKED BY: DAL	
FILE: 19-018	C.1