

SITE DESIGN DATA

1. PROPERTY IS LOCATED AT 4821 PAN AMERICAN FWY.
2. UPC#: 1017051027220107
3. CURRENT ZONING: NR-LM (NON-RESIDENTIAL LIGHT MANUFACTURING)
4. PROPOSED USE: AUTOMOTIVE SALES AND SERVICE
5. MINIMUM YARD & BUILDING SETBACKS PER ZONING ORDINANCE
- | | |
|--------------|------|
| FRONT/STREET | 5 FT |
| REAR YARD | 0 FT |
| SIDE YARD | 0 FT |
6. PARKING DATA
- | | |
|---------------------------|---|
| USE: LIGHT VEHICLE SALES | 2 SPACES PER 1,000 GFA |
| REQUIRED | 15,635/1,000 = 15.64 X 2 = 31.27 (32 SPACES REQUIRED) |
| PROVIDED | |
| USE: LIGHT VEHICLE REPAIR | 1 SPACE PER 1,000 GFA |
| REQUIRED | 19,400/1,000 = 19.4 (20 SPACES REQUIRED) |
| PROVIDED | |
| REQUIRED | 52 SPACES |
| PROVIDED | 162 SPACES |
- MOTORCYCLE PARKING: 1 SPACE REQUIRED, 2 SPACES PROVIDED
BICYCLE PARKING: 3 SPACES REQUIRED, 3 SPACES PROVIDED
7. MAXIMUM ALLOWABLE BUILDING HEIGHT = 65'
8. SUBJECT PROPERTY IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS REFLECTED ON FEMA FLOOD RATE INSURANCE RATE MAP PANEL NO. 35001C0138H, DATED EFFECTIVELY 8/16/12.
9. ADEQUATE LIGHTING SHALL BE PROVIDED FOR OFF-STREET PARKING.
10. SITE LIGHTING DESIGN BY OTHERS. SEE ELECTRICAL SITE PLAN.
11. SIGNAGE WILL BE REVIEWED AND PERMITTED SEPARATELY.
12. SITE IS LOCATED AT 4821 PAN AMERICAN FWY.
13. INSTALL KNOX BOXES AT EXISTING AND PROPOSED GATES FOR FIRE ACCESS.
14. INSTALL ACCESS KEYPAD AT EXISTING AND PROPOSED GATES FOR REFUSE ACCESS.

FIRE ONE DATA

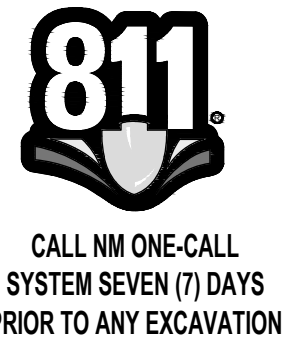
1. CONSTRUCTION TYPE = II-B
2. BUILDING SQUARE FOOTAGE = 38,336 SF
3. FIRE FLOW = 1,200 GPM
4. BUILDING HEIGHT = 27' - 8"
5. PROPOSED FIRE APPARATUS ROADS/DRIVES CONSTRUCTED TO SUPPORT IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 LBS.
6. PROPOSED PAVEMENT DESIGN OF APPARATUS ROADS TO SUBSTANTIATE WEIGHT BEARING CAPACITY AND ALL WEATHER DRIVING CAPABILITIES FOR FIRE APPARATUS ACCESS ROADS.
7. BUILDING TO BE SPRINKLERED
8. FIRE APPARATUS ROADS SHALL HAVE AN UNOBSTRUCTED HEIGHT NOT LESS THAN 13 FEET 6 INCHES.

GENERAL NOTES

1. ALL PAVEMENT MARKINGS & SIGNAGE SHALL COMPLY WITH THE 'NEW MEXICO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS & HIGHWAYS'.
2. CONTRACTOR SHALL CONTACT "NM ONE CALL" AT 811 FOR ASSISTANCE IN LOCATING ANY EXISTING UTILITIES AT LEAST 72 HRS PRIOR TO BEGINNING CONSTRUCTION.
3. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATION & PROTECTION OF EXISTING ABOVE & BELOW GROUND UTILITIES AND STRUCTURES, ANY AND ALL MAINS, LINES, OR INDIVIDUAL SERVICES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED IMMEDIATELY AT NO ADDITIONAL EXPENSE TO THE OWNER.
4. CONTRACTOR SHALL VERIFY ALL CONDITIONS & DIMENSIONS ON-SITE & NOTIFY THE ENGINEER OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES IN WRITING PRIOR TO BEGINNING WORK.
5. SIDEWALK CROSS-SLOPE SHALL NOT EXCEED 5:1.
6. ALL DIMENSIONAL CALL OUTS ARE MEASURED FROM FACE OF CURB.
7. FIELD ADJUSTMENTS SHALL BE MADE AS NECESSARY TO ENSURE A SMOOTH TRANSITION BOTH VERTICALLY & HORIZONTALLY FROM EXISTING TO PROPOSED PAVEMENT & CURB SECTIONS.
8. GUTTERS & PAVING SHALL BE INSTALLED IN SUCH A MANNER AS TO PROVIDE POSITIVE DRAINAGE IN ALL AREAS.
9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL LOCAL, STATE & FEDERAL CONSTRUCTION SAFETY REGULATIONS ARE FOLLOWED DURING THE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT.
10. BENCHMARK LOCATION & ELEVATION SHALL BE VERIFIED PRIOR TO BEGINNING CONSTRUCTION. BENCHMARKS USED FOR SURVEY ARE LISTED ON THE EXISTING CONDITIONS PLAN.
11. BOUNDARY AND ALTA SURVEY INFORMATION TAKEN FROM SURVEY BY PRECISION SURVEYS, INC.
12. WATER & SEWER FEES (AS APPLICABLE) ARE TO BE PAID AT THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY OFFICE.
13. ALL DEMOLITION DEBRIS SHALL BE LEGALLY DISPOSED OF OFF-SITE IN AN TDEA APPROVED LANDFILL.
14. CONTRACTOR TO SUBMIT A TRAFFIC CONTROL PLAN TO NMDOT & ENGINEER FOR APPROVAL PRIOR TO COMMENCING CONSTRUCTION WITHIN THE RIGHT-OF-WAY.
15. ALL WORK SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF ALBUQUERQUE, ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY AND THE NEW MEXICO DEPARTMENT OF TRANSPORTATION AS APPLICABLE.
16. CONTRACTOR SHALL SUPPLY AS-BUILT DRAWINGS OF STREET, DRAINAGE, WATER & SANITARY SEWER SYSTEMS AFTER INSTALLATION.
17. CONTRACTOR TO COORDINATE UTILITY RELOCATIONS WITH ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY.
18. ALL MATERIALS & PLANS ARE TO COMPLY WITH CURRENT CITY OF ALBUQUERQUE, ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY AND THE NEW MEXICO DEPARTMENT OF TRANSPORTATION AS APPLICABLE.
19. CONTRACTOR SHALL MAINTAIN ACCESS DRIVE INTO SITE FROM JEFFERSON STREET NE THROUGHOUT DEMOLITION AND CONSTRUCTION ACTIVITIES.
20. TRANSITION PROPOSED CONCRETE CURB, PAVEMENT AND SIDEWALK INTO EXISTING CURB, PAVEMENT AND SIDEWALK AND PROVIDE A FLUSH 18" TROWLED JOINT WHERE PROPOSED CONCRETE MEETS EXISTING CONCRETE.
21. ALL EXISTING AND PROPOSED LANDINGS, SIDEWALKS, RAMPS, ACCESSIBLE PARKING, DRIVEWAY CROSSWALKS AND ACCESSIBLE ROUTES SHALL COMPLY WITH A.D.A. CITY OF ALBUQUERQUE, AND NMDOT REQUIREMENTS. EXISTING INFRASTRUCTURE NOT COMPLYING SHALL BE REMOVED AND REPLACED TO MEET STANDARDS.
22. CONTRACTOR SHALL MAINTAIN ONE ACCESS DRIVE INTO SITE FROM JEFFERSON STREET NE THROUGHOUT DEMOLITION AND CONSTRUCTION ACTIVITIES.
23. REFER TO PROJECT SPECIFICATION MANUAL FOR ADDITIONAL REQUIREMENTS AND PROJECT SPECIFICATIONS.

LEGEND

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|--|--------------------------|--|----------------------------|
| | PROPERTY CORNER | | RIP RAP |
| | CENTER LINE | | FLARED END SECTION |
| | PROPERTY LINE | | STORM DRAIN DROP INLET |
| | RIGHT OF WAY | | STORM DRAIN JUNCTION BOX |
| | SEPTIC TANK | | HANDICAP PARKING SPACE |
| | WATER METER | | EXISTING WATER LINE |
| | CATV | | PROPOSED WATER LINE |
| | TELEPHONE PEDESTAL | | EXISTING SANITARY SEWER |
| | POWER POLE | | PROPOSED SANITARY SEWER |
| | ELECTRICAL BOX | | EXISTING OVERHEAD ELECTRIC |
| | BENCHMARK | | UNDERGROUND ELECTRIC |
| | FIRE HYDRANT | | SILT FENCE |
| | WATER VALVE | | EASEMENT LINE |
| | BLOW OFF | | INLET PROTECTION |
| | SANITARY SEWER MANHOLE | | STORM DRAIN |
| | 600' EXISTING CONTOUR | | TREE SAVE / PROTECTION |
| | 604.7' PROPOSED CONTOUR | | TREE TO BE REMOVED |
| | EXISTING SPOT ELEVATION | | |
| | PROPOSED SPOT ELEVATION | | |
| | TOP OF WALL ELEVATION | | |
| | BOTTOM OF WALL ELEVATION | | |
| | PROPOSED SWALE | | |



Parcel B, AMAFCA North Diversion Channel and Inlet Channels
Drainage Right-of-Way, Phase 4
(10/11/1996, 96CC-429)
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