

GENERAL NOTES

1. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
2. ANY CURB AND GUTTER WITHIN THE PUBLIC RIGH-OF-WAY BROKEN DURING CONSTRUCTION SHALL BE REMOVED AND REPLACED PER COA STD DWG 2407 AND 2415A.

PARKING CALCULATIONS

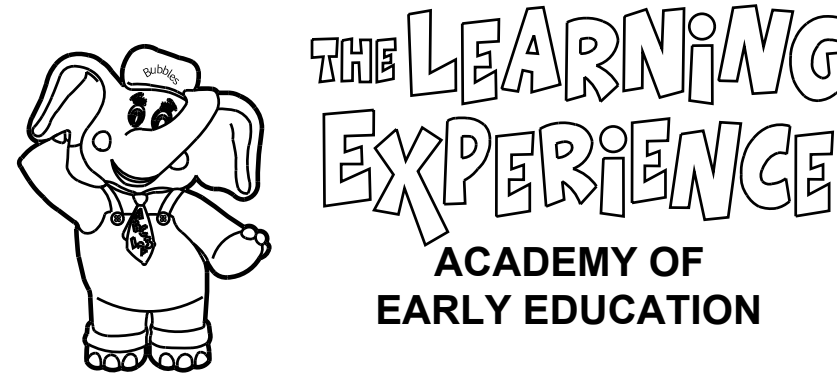
OCCUPANCY TYPE	CHILD DAY CARE
BUILDING AREA	9,587 SF
PARKING SPACES REQUIRED:	24
PARKING SPACES PROVIDED:	38
HANDICAP SPACES REQUIRED:	2
HANDICAP SPACES PROVIDED:	2
ALL REGULAR SPACES ARE 8.5' X 18'	
MOTORCYCLE SPACES REQUIRED:	1
MOTORCYCLE SPACES PROVIDED:	2
BICYCLE SPACES REQUIRED:	3
BICYCLE SPACES PROVIDED:	3

LEGEND

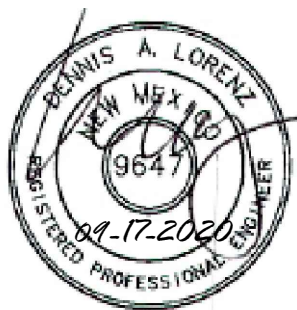
ITEM	EXISTING	PROPOSED
PROPERTY LINE	-----	-----
EASEMENT	-----	-----
RETAINING WALL	--- R/R ---	=====
CURB AND GUTTER	=====	=====
6" CONCRETE CURB	=====	=====
PARKING COUNT		11
CLEAR SIGHT TRIANGLE		-----
PAVEMENT R&R		=====

SITE INFORMATION

PROPERTY ADDRESS:	ST. JOSEPH DRIVE NW ALBUQUERQUE, NEW MEXICO 87120
LEGAL DESCRIPTION:	LOT 9-B, COORS PAVILION
ZONING:	NR-C
SITE AREA:	1.1513 ACRES (50,151 SF)
BUILDING AREA:	9,587 SF
LANDSCAPING RECOMMENDED:	15% NET SITE AREA = (50,151 SF - 9,587 SF) X 0.15 = 6,085 SF
LANDSCAPING PROVIDED:	11,588 SF
BUILDING SETBACKS:	FRONT 5' REAR 0' SIDE 0'



THE LEARNING EXPERIENCE
SITE PLAN - TRAFFIC CIRCULATION PLAN



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