

**VICINITY MAP - Zone Map E-12-Z**  
Legal Description: Lot 7-A, Bosque Plaza, 0.7763 Acres

PARKING CALCULATIONS			
BUILDING AREA:		BUILDING AREA (SQUARE FEET)	
RETAIL (AUTO PARTS)		7,200 SF	
PARKING REQUIREMENTS:	RATIO	REQUIRED	PROVIDED
RETAIL (AUTO PARTS)	1/200 SF	36 spaces	32 spaces
BUS ROUTE REDUCTION (10%)		-4 spaces	
TOTAL		32 spaces	32 spaces
		REQUIRED	PROVIDED
HANDICAP PARKING		2 spaces	2 spaces
MOTORCYCLE PARKING		1 spaces	2 spaces
BICYCLE PARKING		2 spaces	3 spaces

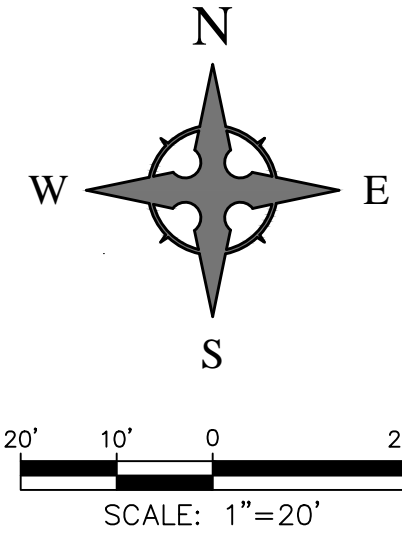
OUTDOOR SEATING CALCULATIONS			
SEATING REQUIREMENTS:			
1 PER 25 LF BUILDING FACADE OVER 100 LF	BLDG LENGTH 101.3'	REQUIRED 4 spaces	PROVIDED 6 spaces

GENERAL NOTES (REQUIRED INFORMATION)

Site: 0.7763 Acres (33,817 SF)  
Zoning: C-1 (SC)  
Proposed Use: Retail (Auto Parts Store)  
Building Height: Proposed 21'-4"  
Building Setback: Per C-1 Zone and Coors Corridor Plan  
Actual:  
Coors: 87.6'  
North: 5.3'  
East: 10'  
South (Bosque Plaza): 63'  
35' Required along Coors  
10' Required along Bosque Plaza  
Building Area: 7,200 SF  
Lot Area 33,817 SF  
Proposed FAR = 0.21  
Maximum Allowed FAR = 0.30

Landscape Setback:

Floor Area Ratio:



CAUTION - NOTICE TO CONTRACTOR  
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

KEYED NOTES

- PROPOSED TRASH ENCLOSURE AND STORAGE AREA. TRASH ENCLOSURE TO COMPLY WITH MINIMUM COA SOLID WASTE STANDARDS.
- INSTALL MEDIAN CURB/GUTTER (6" HIGH) PER COA STD DWG 2415B.
- INSTALL PARALLEL CURB RAMP PER NMDOT STD DWGS 608-001, SHEETS 1-12. DETECTABLE WARNING SURFACE NOT REQUIRED FOR PRIVATE RAMPS. MATCH ADJACENT SIDEWALK WIDTH.
- INSTALL CONCRETE SIDEWALK PER COA STD DWG 2430.
- ASPHALT PAVEMENT.
- INSTALL 6" WIDE COLORED / TEXTURED CONCRETE PEDESTRIAN CROSSING. CONCRETE PAVEMENT SHALL BE 6" THICK 3,500 PSI MINIMUM. REF. DETAIL, SHEET SP1.2.
- INSTALL 4" WIDE PAINT STRIPES AT 45° ANGLE TO PARKING STRIPES, SPACED AT 1'-6" (WHITE PAINT IN PARKING LOT, BLUE PAINT IN ACCESSIBLE PARKING AREAS). MIN. TWO COATS.
- PAINTED INTERNATIONAL WHEELCHAIR SYMBOL (BLUE) PER ADA STANDARDS. MIN. TWO COATS.
- INSTALL H/C SIGNAGE PER DETAIL, SHEET C1.2. ADD VAN ACCESSIBLE SIGNAGE WHERE NOTED. SIGNAGE SHALL BE MOUNTED TO BUILDING. H/C SIGN MUST INCLUDE LANGUAGE PER 66-7-352.4C NMSA 1978 "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING."
- INSTALL 4" WIDE PAINT STRIPES (WHITE) FOR ALL PARKING SPACES. MIN. TWO COATS.
- PAINT WORDS 'NO PARKING' WITH LETTERS AT LEAST ONE FOOT HIGH AND 2 INCHES WIDE. MIN. TWO COATS.
- INSTALL BIKE RACK PER DETAIL, SHEET SP1.2. TWO (2) SPACES MINIMUM.
- MOTORCYCLE PARKING; 2 SPACES. ADD PAINT LABEL (2 COATS) AND SIGNS PER DETAIL, SHEET SP1.2.
- INSTALL PRE-CAST WHEEL STOP PER DETAIL, SHEET SP1.2.
- LANDSCAPED AREA. REF. LANDSCAPE PLAN.
- LIGHT POLE PER DETAIL, SHEET SP1.2. COLOR: BLACK TO MATCH THOSE EXISTING WITHIN THE BOSQUE PLAZA SHOPPING CENTER.
- 6" 3,500 PSI CONCRETE PAVEMENT. STANDARD BROOM FINISH.
- EXISTING 10' WIDE ASPHALT BIKE PATH.
- INSTALL 'CAST-IN-PLACE REPLACEABLE DETECTABLE WARNING SURFACE (DWS) ONTO EXISTING RAMP PER NMDOT STD DWGS 608-001, SHEET 8.
- PROPOSED SPLIT FACE RETAINING WALL. REF. DETAIL, SHEET SP1.2. COLOR: MONASTARY BROWN OR EQUAL TO MATCH BUILDING.
- VALLEY GUTTER PER DETAIL ON GRADING PLAN. VARIES 3' TO 4' WIDE. REF. GRADING PLAN.
- INSTALL 2 COATS OF PAINT FOR COMPACT PARKING SPACES. LETTERS 'COMPACT' MIN 8" TALL. COLOR: WHITE
- INSTALL 24" WIDE SIDEWALK CULVERT PER COA STD DWG 2236.
- REMOVE EXISTING BILLBOARD IN ITS' ENTIRETY.
- INSTALL NEW PROJECT IDENTIFICATION SIGN PER THE APPROVED SITE PLAN FOR SUBDIVISION AND PER DETAIL ON SHEET SP1.2. THE PROJECT IDENTIFICATION SIGN MAY CONTAIN A MAXIMUM OF 10 PANELS AND SHALL BE USED FOR THE BOSQUE PLAZA SHOPPING CENTER. SIGN TO BE PERMITTED SEPARATELY.
- INSTALL EVEREST SERIES 6" BENCH FROM BENCH WITH BACK (PERFORATED IN GROUND MOUNT) PER DETAIL ON SHEET AS1.2. MODEL NUMBER 398-6001. COLOR: POWDER COATED BEIGE. WWW.THEPARKCATALOG.COM
- INSTALL 6" PIPE BOLLARD PER DETAIL, SHEET SP1.2. (19 TOTAL)
- INSTALL PLAZA SERIES 36 GALLON TRASH RECEPTACLE WITH URN TOP. MODEL NUMBER 398-8002. COLOR: POWDER COATED BEIGE. WWW.THEPARKCATALOG.COM

NOTE: ALL SITE LIGHTING SHALL COMPLY WITH THE COMPREHENSIVE ZONING ORDINANCE, THE NEW MEXICO NIGHT SKY ORDINANCE, AND THE APPROVED BOSQUE PLAZA SITE PLAN FOR SUBDIVISION.

PROPOSED EASEMENT LEGEND

- PROPOSED ACCESS EASEMENT FOR THE BENEFIT OF LOT 7-A TO BE MAINTAINED BY THE OWNER OF LOT 8-A.
- PROPOSED ACCESS EASEMENT FOR THE BENEFIT OF LOT 8-A TO BE MAINTAINED BY THE OWNER OF LOT 7-A.
- PROPOSED SIDEWALK EASEMENT FOR THE BENEFIT OF LOT 7-A AND LOT 8-A TO BE JOINTLY MAINTAINED BY THE OWNERS OF EACH LOT.

PROJECT NUMBER: \_\_\_\_\_  
APPLICATION NUMBER: \_\_\_\_\_

This plan is consistent with the specific site development plan approved by the Environmental Planning Commission (EPC) on \_\_\_\_\_ and the findings and conditions in the Official Notification of Decision are satisfied  
Is an Infrastructure List required? ( ) YES ( ) NO If yes, then a set of approved DRG plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL

Traffic Engineering, Transportation Division	Date
Water Utility Department	Date
Parks and Recreation Department	Date
City Engineer	Date
Code Enforcement	Date
Environmental Health Department*	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

\* Environmental Health, if necessary

Wooten Engineering  
1005 21st St SE, Suite 13  
Rio Rancho, N.M. 87124  
Phone: (505) 980-3560

O'Reilly Auto Parts  
6380 Coors Blvd. NW  
Albuquerque, New Mexico 87120

Not For  
Construction

Project Number 2017004  
Drawn By RG  
Checked JW  
Issue Date September 20, 2017  
Site Plan for  
Building Permit

SP1.1