



**SITE PLAN**

1" = 30'

**KEYED NOTES:**

1. PROPOSED BUILDING
2. PROPOSED 6' SIDEWALK
3. PROPOSED ASPHALT PARKING
4. PROPOSED ADA PARKING
5. PROPOSED BIKE RACKS
6. PROPOSED DOG PARK
7. PROPOSED FENCING
8. PROPOSED SITE LIGHTING
9. PROPOSED VEHICLE GATE
10. PROPOSED SITE ENTRANCE
11. EXISTING UTILITY LINES
12. LIMITS OF BASEMENT CONSTRUCTION
13. PROPOSED LOADING AREA
14. 175' PUSH DISTANCE FROM PROPOSED LOADING AREA.
15. PROPOSED SALLY PORT
16. FIRST FLOOR GLAZING (BUILDING)
17. SECOND FLOOR GLAZING (BUILDING)
18. PROPOSED 5' SIDEWALK CONNECTION
19. PROPOSED BOLLARD TYP.

**LEGEND:**

- PROPERTY LINES
- PROPOSED FENCE
- PROPOSED SITE LIGHTING
- PROPOSED BUILDING
- LANDSCAPED AREAS
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- ▨ PARKING
- WAT — WAT — EXISTING WATER UTILITY
- SAS — SAS — EXISTING SEWER UTILITY

**SITE DATA:**

**ZONING:** CC (COMMUNITY COMMERCIAL)  
PUD (PLAN USE DEVELOPMENT)

**LEGAL DESCRIPTION:** Block 2 Capitol Land & Townsite co. add'n  
"Tract B"  
Lots 13-20 Block 3 of the Capitol Land and Townsite Co, Add'n

**SITE AREA:**  
**SITE 1:** Block 2 Capitol Land & Townsite co. add'n: ±1.7479 ACRES

**SITE 2:** "Tract B": ±0.1794 ACRES &  
Lots 13-20 Block 3 of the Capitol Land and Townsite Co, Add'n: ±0.7911 ACRES

**GROSS FLOOR AREA (GFA):**

**SITE 1:**  
Basement Storage = 34,400 sf  
1st Floor Storage (gsf) = 28,200 sf  
1st Floor Offices (4 @ 300 sf) = 1,200 sf  
Office Hallways = 200 sf  
Community Room = 900 sf  
2nd Floor (gsf) = 30,500 sf  
Total = 95,400 sf

**SITE 2:**  
Total = 13,882 sf

**LOT COVERAGE (per SFCC Table 14-7.3-1):**

**SITE 1:**  
**Maximum Allowable:** 60%  
**Proposed:** 30,500 sf / 40.02%

**SITE 2:**  
**Maximum Allowable:** 60%  
**Proposed:** 13,882 sf / 32.96%

**BUILDING HEIGHT (per SFCC Table 14-7.3-1):**

**SITE 1:**  
**Maximum Allowable:** 45 feet  
**Proposed:** TBD

**SITE 2:**  
**Maximum Allowable:** 45 feet  
**Proposed:** TBD

**BUILDING SETBACKS:**

**SITE 1:**  
**Street (Cerillos Road):** Min. required 15' : Provided 23.18' min.  
**Rear:** Min. required 10' : Provided 71.53' min  
**Side (west):** Min. required none  
**Side (east):** Min. required none

**SITE 2:**  
**Street (Fourth Street):** Min. required 15' : Provided 17.30' min.  
**Rear:** Min. required 10' : Provided 12.76' min  
**Side (north):** Min. required none  
**Side (south):** Min. required none

**OPEN SPACE (per SFCC §14-5.5(A)(4)(b)):**

**SITE 1:**  
**Required:** 25%  
**Provided:** 27,138 sf / 35.61%

**SITE 2:**  
**Required:** 25%  
**Provided:** 12,041 sf / 28.48%

**PARKING CALCULATIONS (per SFCC Table 14-8.6):**

**SITE 1:**  
**Required:** 63 Spaces  
**Provided:** 40 Spaces

**SITE 2:**  
**Required:** 6 Spaces  
**Provided:** 37 Spaces

**TOTAL:**  
**Required:** 69 Spaces  
**Provided:** 77 Spaces

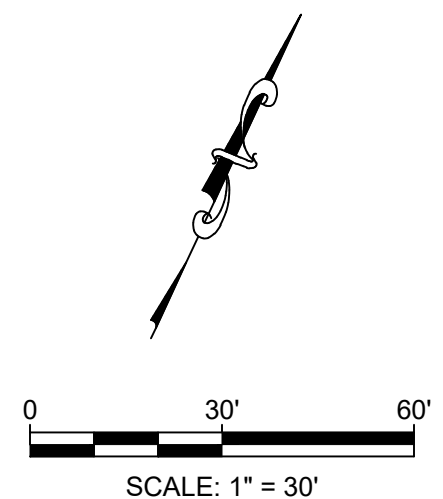
**ACCESSIBLE PARKING:**

**SITE 1 & 2:**  
**Required:** 4 ADA Spaces Including 1 Van  
**Provided:** 4 ADA Spaces Including 1 Van

**BICYCLE PARKING (SFCC Table 14-8.6-3):**

**SITE 1:**  
**Required:** 10 Spaces  
**Provided:** 10 Spaces

**SITE 2:**  
**Required:** 4 Spaces  
**Provided:** 4 Spaces



Rev #	Date	Description	By	CHKD

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SANTA FE, NM  
**SANTA FE SELF STORAGE**  
SANTA FE, NEW MEXICO  
SITE PLAN

DXD CAPITAL

**DRAFT**  
**PRELIMINARY**  
NOT FOR CONSTRUCTION  
7/2025

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED

Designed RJC	Drawn CLW	Checked RJC
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Date: July 2025

Scale: Horiz: N/A  
Vert: N/A

Project No: 9234397

Sheet: C-1

