

FIRE LANES: ROADS 20' FT TO 26' FT - A FIRE LANE SHALL BE MARKED FIRE LANE ON BOTH SIDES. ROADS 26' FT TO 32' FT WIDE SHALL BE MARKED FIRE LANE ON ONE SIDE.  
4/6/17 MB

**GENERAL SHEET NOTES**

- A. THERE ARE NO EXISTING STRUCTURES WITHIN 20' OF SUBJECT SITE.
- B. SEE CIVIL PLANS FOR GRADING, DRAINAGE, UTILITY AND CURB CUT LOCATIONS INFO.
- C. PARKING AREA SHALL BE DESIGNED AND BUILT TO CITY OF ABO. DPM STANDARDS.
- D. DIMENSIONS ARE TO FACE OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- E. ALL CURBS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ABO. STANDARDS. CURBS WILL ALSO BE DESIGNED TO ALLOW WATER HARVESTING IN LANDSCAPE MEDIANS WHEREVER POSSIBLE TO REDUCE SURFACE RUN-OFF AND SUPPLEMENT IRRIGATION.
- F. ALL LIGHT FIXTURES AND DESIGN SHALL COMPLY WITH THE NEW MEXICO NIGHT SKY PROTECTION ACT AND THE CITY OF ALBUQUERQUE ZONING CODE, SECTION 14-16-3-9 AREA LIGHTING REGULATIONS.
- G. LIGHTING DESIGN FOR PARKING AREAS SHALL BE LIGHTED TO PROVIDE FUNCTIONAL, ATTRACTIVE, AND UNIFIED LIGHTING THROUGHOUT THE LOT AND BE EXTINGUISHED ONE HOUR AFTER THE CLOSE OF BUSINESS, EXCEPT AS NEEDED TO PROVIDE FOR MINIMUM SECURITY LEVELS. ALL LIGHT FIXTURES AND DESIGN SHALL COMPLY WITH THE NEW MEXICO NIGHT SKY PROTECTION ACT AND THE CITY OF ABO. ZONING CODE.
- H. SIDEWALKS TO BE STANDARD GRAY SCORED CONCRETE UNLESS NOTED OTHERWISE.
- I. AT GROUND MOUNTED TRANSFORMER LOCATIONS WHERE LANDSCAPE MAY INTERFERE, ADEQUATE CLEARANCES WILL BE PROVIDED AS PER PNM REQUIREMENTS.
- J. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON A PUBLIC WORK ORDER.
- K. ALL EFFECTIVE RADI ALONG FIRE LANES SHALL BE 28'.
- L. PREMISE IDENTIFICATION SHALL BE PROVIDED WHERE ADJACENT PUBLIC ROADWAYS OCCUR.
- M. ALL BUILDINGS SHALL PROVIDE A KNOX BOX FOR FIRE DEPARTMENT ACCESS.
- N. FIRE DEPARTMENT CONNECTIONS SHALL BE WITHIN 100' OF A FIRE HYDRANT.
- O. ALL ACCESS ROADS & AISLES SHALL BE PAVED & SHALL NOT EXCEED 10% GRADE.
- P. ALL BUILDINGS SHALL BE FIRE SPRINKLERED.
- Q. ALL BUILDINGS SHALL HAVE EXTERIOR SECURITY CAMERAS.
- R. A MINIMUM 15' LANDSCAPED SETBACK IS REQUIRED ALONG COORS BLVD.

**SHEET KEYED NOTES**

- 1. EXISTING PROPERTY LINE.
- 2. THIS NOTE LEFT OPEN.
- 3. BUILDING SETBACK ALONG COORS BLVD: 27'-6" FROM PROPERTY LINE.
- 4. CONCRETE CURB/ISLAND WITH LANDSCAPE, SEE LANDSCAPE PLAN.
- 5. CONCRETE SIDEWALK.
- 6. CONCRETE ACCESSIBLE RAMP WITH 1:12 MAXIMUM SLOPE.
- 7. CONCRETE SIDEWALK: 6' WIDE.
- 8. CONCRETE TREE WELL 7x7" WITH LANDSCAPE, SEE LANDSCAPE PLAN.
- 9. LANDSCAPED AREA: SEE LANDSCAPE PLAN.
- 10. CONCRETE CURB AND GUTTER.
- 11. CONCRETE ACCESSIBLE RAMP WITH 1:12 MAXIMUM SLOPE AND TRUNCATED DOMES; SHALL BE DESIGNED AND BUILT TO CITY OF ABO. DPM STANDARDS.
- 12. PAINTED PEDESTRIAN CROSSWALK, COLOR WHITE OVER ASPHALT PAVING.
- 13. STEEL BICYCLE RACK: SEE SHEET SPBP-6 DETAIL A4.
- 14. CONCRETE SLAB FOR TRASH ENCLOSURE.
- 15. 16' x 10' TRASH ENCLOSURE FOR SOLID WASTE DISPOSAL: SEE SHEET SPBP-6 DETAILS B4 & B5.
- 16. POLE MOUNTED MOTORCYCLE PARKING SIGNAGE: SEE SHEET SPBP-6 DETAIL A2.
- 17. MOTORCYCLE PARKING, 4' x 11' MINIMUM.
- 18. PAINTED ACCESSIBLE PAVEMENT SYMBOL.
- 19. ADA ACCESS AISLE PAINTED PARKING SIGNAGE: (NO PARKING), COLOR: WHITE 12" H AND 2" WIDE MINIMUM LETTER SIZE (LOCATE NEAR END OF PARKING SPACE).
- 20. POLE MOUNTED ACCESSIBLE PARKING SIGNAGE: SEE SHEET SPBP-6 DETAIL A3.
- 21. PAINTED PARKING STRIPING (4" WIDE), COLOR: WHITE.
- 22. PAINTED DIAGONAL STRIPING (2"-0" O.C. AT 45 DEGREES), COLOR: WHITE.
- 23. PAINTED TRAFFIC FLOW DIRECTIONAL ARROW, COLOR: WHITE.
- 24. CLEAR SIGHT TRIANGLE LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3' AND 8' TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
- 25. POLE MOUNTED PARKING LOT LIGHT: SEE SHEET SPBP-6 DETAIL A1.
- 26. POLE MOUNTED STOP SIGN, SEE SHEET SPBP-6 DETAIL A4.
- 27. FIRE HYDRANT LOCATION.
- 28. ALL BUILDINGS SHALL HAVE EXTERIOR SECURITY CAMERAS.
- 29. A MINIMUM 15' LANDSCAPE SETBACK IS REQUIRED ALONG COORS BLVD.
- 30. 30' HIGH SCREEN WALL AS PER DETAIL C1SPBP-6.

**SITE INFORMATION**

LEGAL DESCRIPTION: Lot 2 of the plat entitled "Plat of Lots 1 Thru 9, Coors Pavilion" (Being a replat of Tract X-1-A2, University of Albuquerque Urban Center)

TOTAL SITE AREA: Lot 2 - 0.7345 AC

EXISTING ZONING: SU-3, FOR C-2 & O-1 USES

PROPOSED USE: RETAIL, M OCCUPANCY

MINIMUM BUILDING SETBACK: FRONT-15' AS PER COORS CORRIDOR PLAN, CORNER SIDE YARD-5' AS PER O-1C-2.

MAXIMUM BUILDING HEIGHT: 26' CONSTRUCTION TYPE VB

GROSS BUILDING AREA (GBA): RETAIL (1 STORY) = 3,638 SF

SITE AREA: 39,114 SF

GROSS F.A.R. (GBA / SITE AREA) = 3,638 / 39,114 = .093

**PARKING INFORMATION**

ALBUQUERQUE CITY ZONING CODE, SECTION 14-17-3-1

TOTAL BUILDING AREA: 3,638 GSF

3,638sf @ 1200sf = 19 spaces

TOTAL REQUIRED SPACES = 19 spaces

TOTAL PARKING REQUIRED: 19

TOTAL PARKING PROVIDED: 43 + CROSS-LOT PARKING AGREEMENT

TYPICAL PARKING STALL DIMENSIONS: = 9'W x 18'L. NO COMPACT STALLS SHALL BE UTILIZED

HANDICAP PARKING STALLS REQUIRED: 2 HC STALLS (1 VAN ACCESSIBLE)

PROVIDED: 2 HC STALLS (1 VAN ACCESSIBLE)

MOTORCYCLE PARKING REQUIRED: 1 SPACE

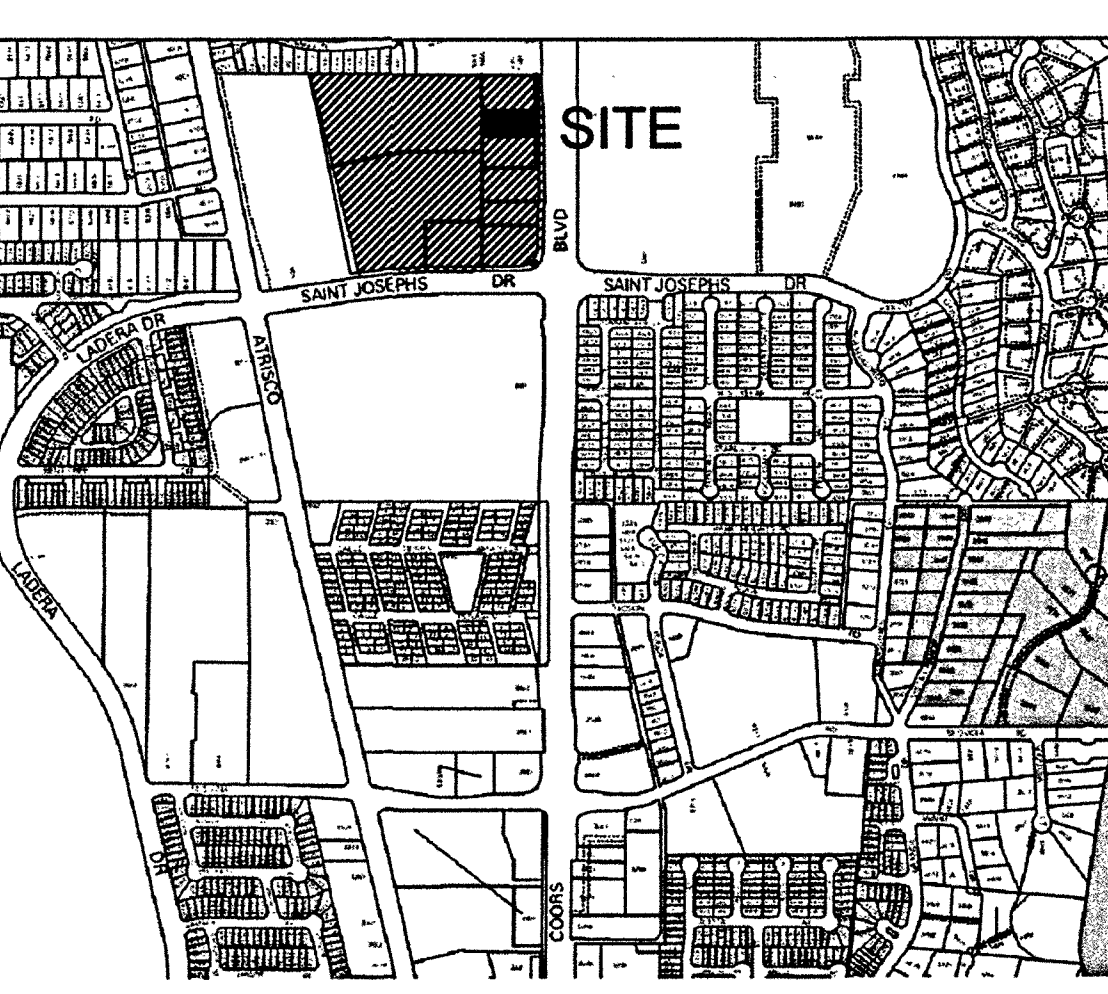
PROVIDED: 3 SPACES

BICYCLE PARKING REQUIRED: 1 PER 20 PARKING SPACES: TOTAL: 19/20 = 1 SPACE

PROVIDED: 3 SPACES

AVAILABLE BUS ROUTES: RAPID RIDE #70 & REGULAR ROUTE #155

**VICINITY MAP**



Zone Atlas Map G-11-Z nts

**FORMER PROJECT NUMBER:**

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

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

Is an Infrastructure List Required? ( ) Yes ( ) No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

**SITE DEVELOPMENT PLAN APPROVAL:**

TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE
ABCWUA	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

4-7-17

6573-16

**HYDRANT AND FIRE ACCESS**

ALBUQUERQUE FIRE MARSHALS OFFICE

PLANS CHECKING DIVISION

80FT 2625 CONSTRUCTION TYPE 2E B

OPN 1000 NUMBER OF HYDRANTS 1

APPROVED/DISAPPROVED

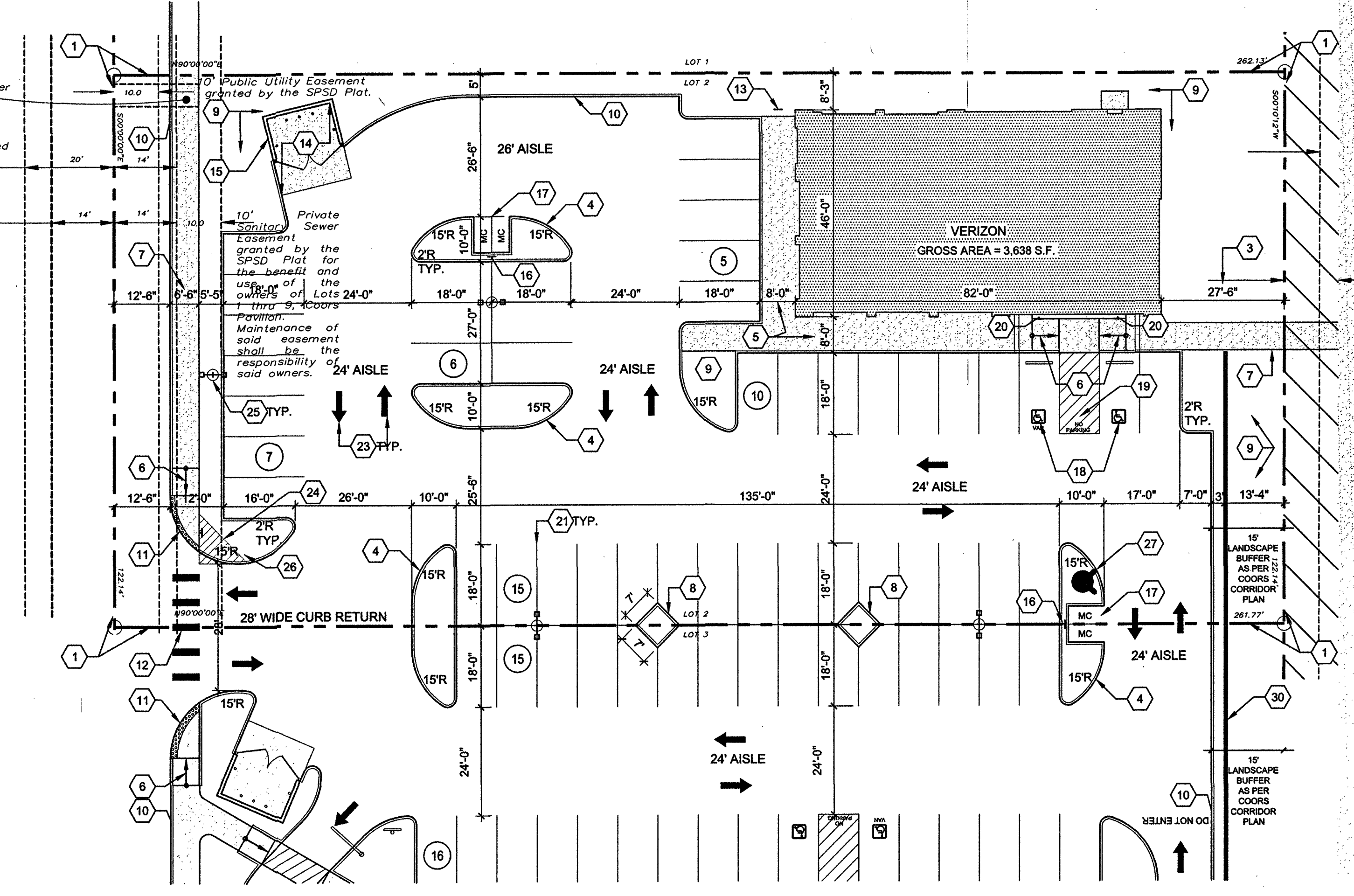
4/7/17

SIGNATURE / MAIN NUMBER / DATE

Owner shall ensure that WHEREVER THE NMDOT sign is going to be that IT IS LOCATED ON PRIVATE PROPERTY that the PLAT shows it as an "NMDOT Signage Easement" and you create a rectangle for the sign. If the sign is going to be on public right of way within the Coors Blvd ROW then an easement is not required.

10' PNM & Mountain States Telephone & Telegraph Co. Easement per Plat filed September 3, 1953 in Book 0254, Page 217

Additional 12' Public Street right of way dedicated to the City of Albuquerque in fee simple with warranty covenants by the SPSD plat. (0.1213 Ac. - Cross hatched area)



**SITE PLAN**

1" = 20'

0 20' 40'

**DEKKER PERICH SABATINI**

7601 JEFFERSON NE, SUITE 100 ALBUQUERQUE, NM 87109

505.761.9700 / DPSDESIGN.ORG

ARCHITECT

ENGINEER

PROJECT

**LOT 2 COORS PAVILION**

NW Corner of Coors Blvd & St. Joseph Dr. Albuquerque, New Mexico 87120

REVISIONS

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△

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DRAWN BY MB, AJ

REVIEWED BY CG, MB

DATE 4/6/17

PROJECT NO. 15-0158.006

DRAWING NAME

**SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

SHEET NO. **SPBP-1**

OF