

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 ABQ. 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 ABQ. 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 ABQ. 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 RADII ALONG FIRE LANES SHALL BE 28'.
- L. PREMISE IDENTIFICATION SHALL BE PROVIDED WHERE ADJACENT PUBLIC ROADWAYS OCCUR.
- M. ALL BUILDINGS SHALL PROVIDE A KNOW 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. N.M.D.O.T. ELECTRONIC READER BOARD (AS PER NMDOT STANDARDS & SPECS).
- 3. BUILDING SETBACK ALONG COORS BLVD: 27'-6" FROM PROPERTY LINE.
- 4. CONCRETE CURBS/LAND 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 7'x7' 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 ABQ. DPM STANDARDS.
- 12. PAINTED PEDESTRIAN CROSSWALK; COLOR WHITE OVER ASPHALT PAVING.
- 13. STEEL BICYCLE RACK; SEE SHEET SPBP-4 DETAIL A5.
- 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' W x 8' 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-4 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 6' 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 C1/SPBP-6.

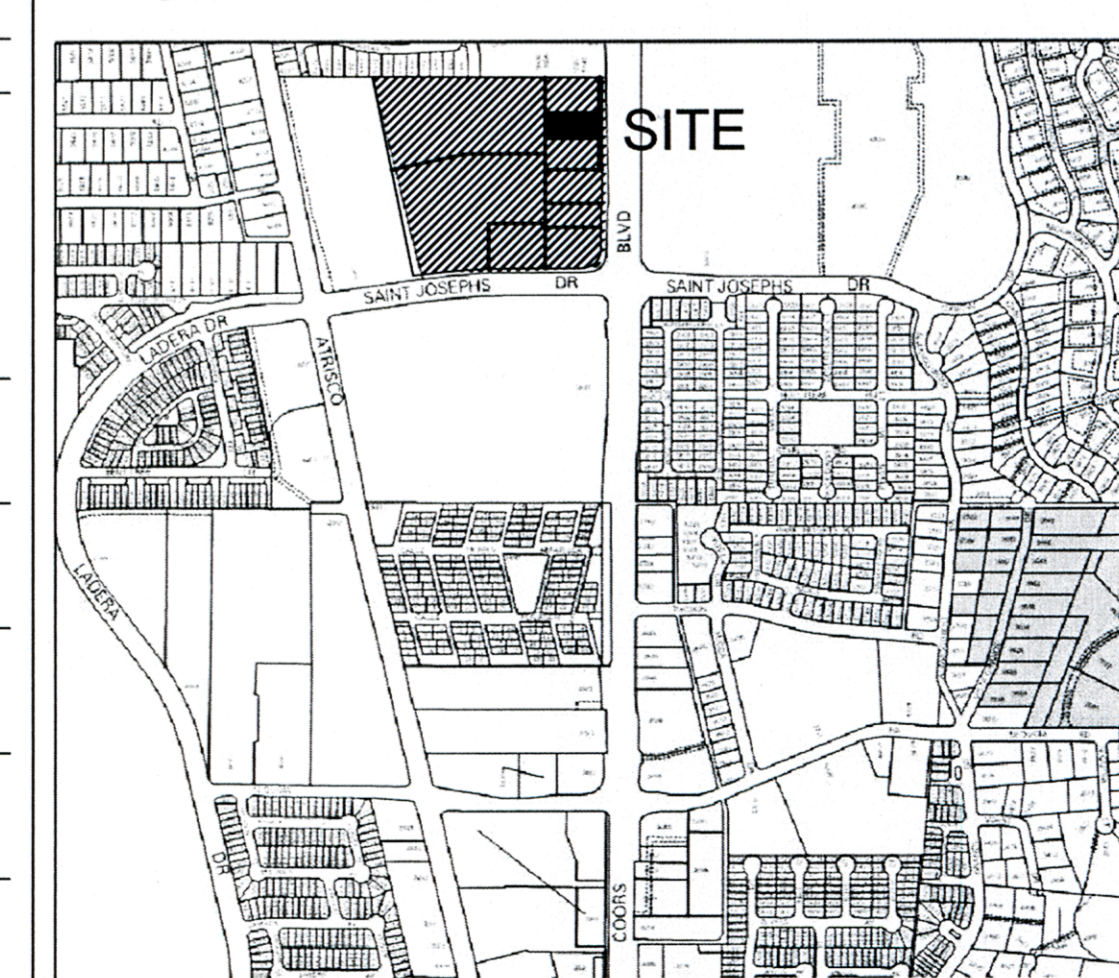
SITE INFORMATION

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
 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 #790 & REGULAR ROUTE #158

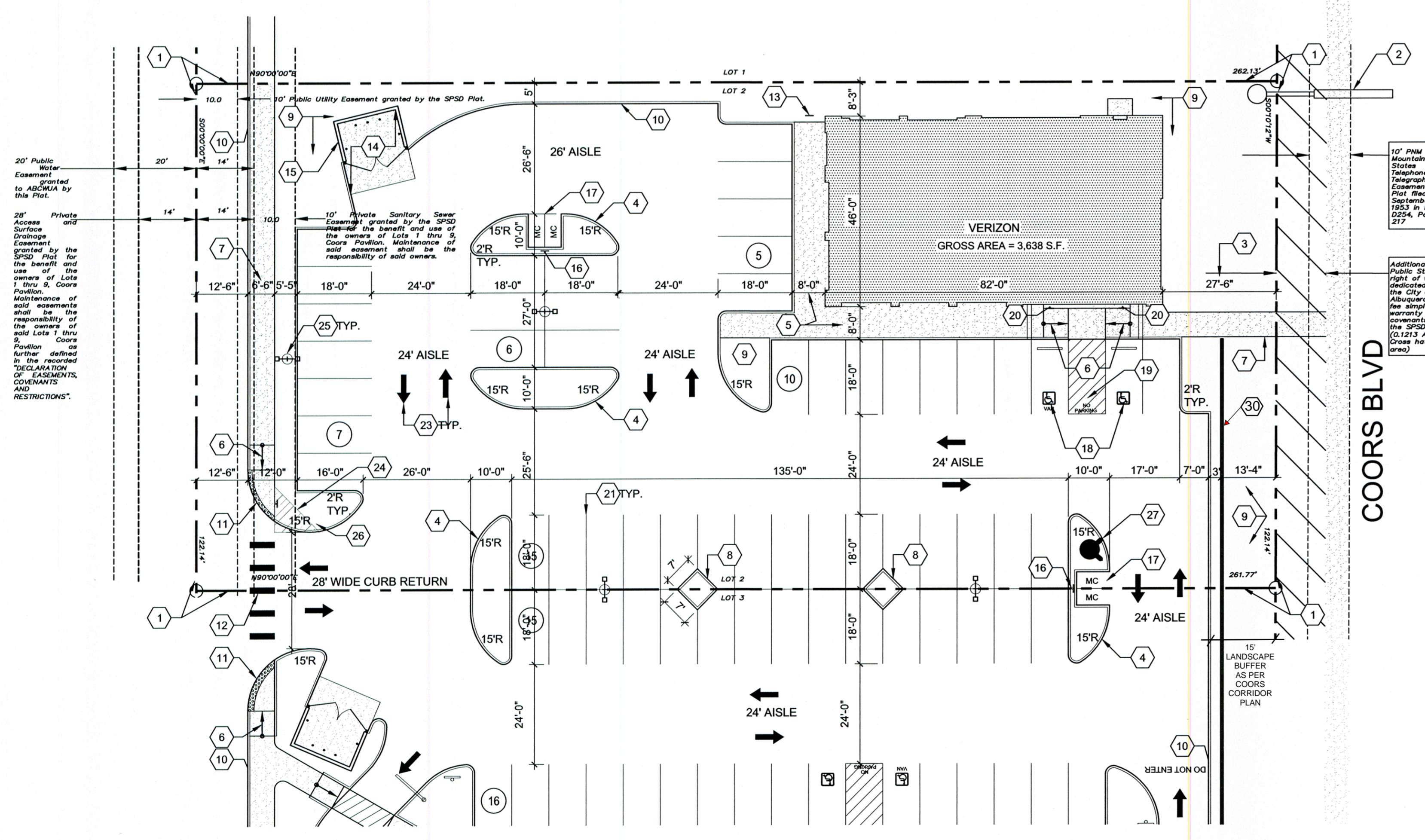
VICINITY MAP



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:
 _____ DATE _____
 TRAFFIC ENGINEER, TRANSPORTATION DIVISION
 _____ DATE _____
 ABCVUA
 _____ DATE _____
 PARKS AND RECREATION DEPARTMENT
 _____ DATE _____
 CITY ENGINEER
 Herman Galvan 02-17-17
 SOLID WASTE MANAGEMENT
 _____ DATE _____
 DRB CHAIRPERSON, PLANNING DEPARTMENT
 _____ DATE _____

6573-16
HYDRANT AND FIRE ACCESS
 ALBUQUERQUE FIRE MARSHAL'S OFFICE
 PLANS CHECKING DIVISION
 SOFT 3638 CONSTRUCTION TYPE VB
 GPM 1000 NUMBER OF HYDRANTS
 APPROVED / DISAPPROVED
 SIGNATURE / MAX NUMBER / DATE
 02/17/17



SITE PLAN
 1" = 20'
 0 20' 40'