

**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 14-16-9 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 RADI 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' LANDSCAPE SETBACK IS REQUIRED ALONG COORS BLVD.

**SHEET KEYED NOTES**

- 1. EXISTING PROPERTY LINE.
- 2. RIGHT TURN IN, RIGHT TURN OUT MEDIAN.
- 3. BUILDING SETBACK ALONG COORS BLVD: 49'-4" 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-6 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'L MINIMUM.
- 18. PAINTED ACCESSIBLE PAVEMENT SYMBOL.
- 19. ADA ACCESS AISLE PAINTED PARKING SIGNAGE: (NO PARKING), COLOR: WHITE 12" 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" 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. POLE MOUNTED DRIVE-THROUGH ENTRANCE SIGN, BY TENANT.
- 28. POLE MOUNTED HEIGHT-LIMIT INDICATOR, BY TENANT.
- 29. MENU AND ORDER TAKING BOARDS.
- 30. FIRE HYDRANT LOCATION.
- 31. 30" HIGH SCREEN WALL AS PER DETAIL C1/SPBP-6.

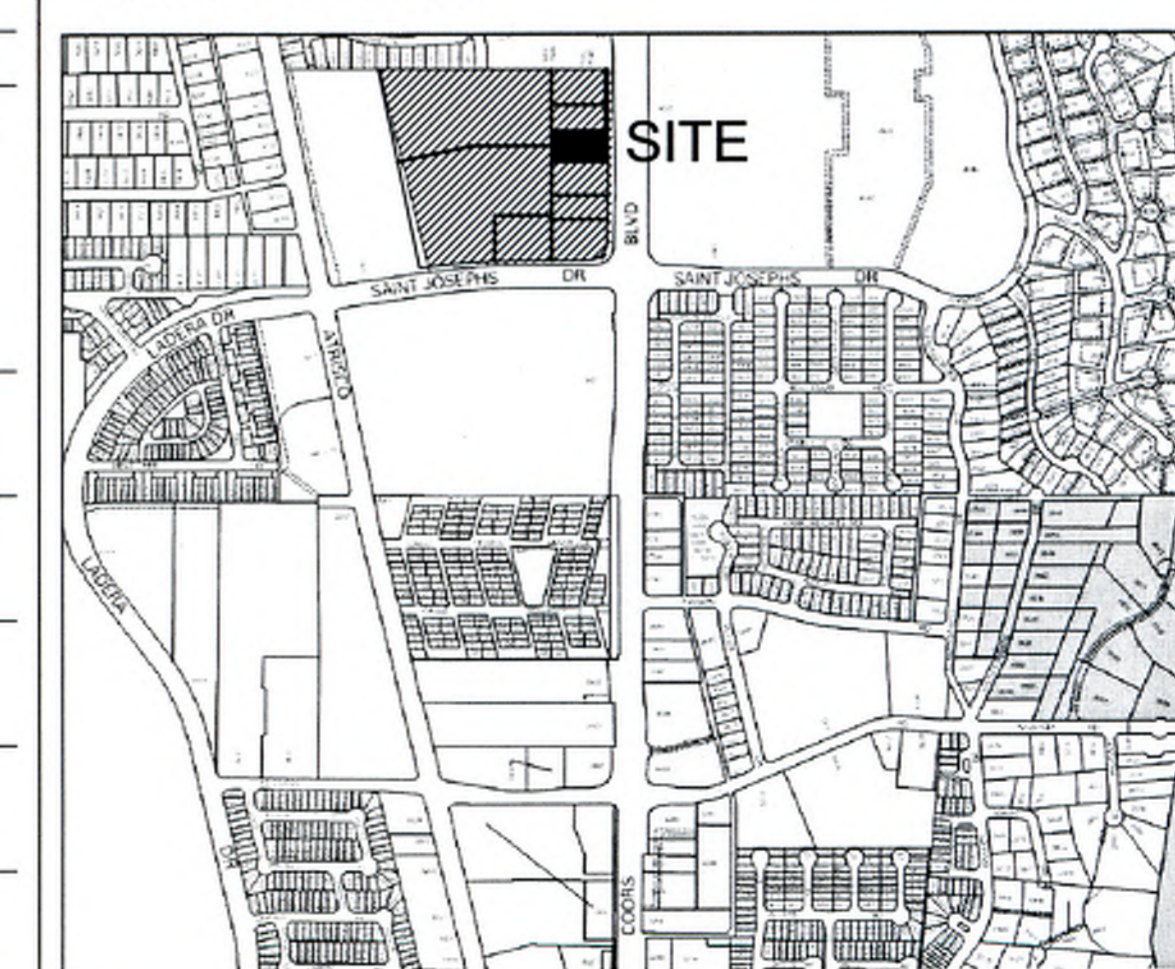
**SITE INFORMATION**

LEGAL DESCRIPTION: Lot 3 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 3 - 0.9002 AC  
 EXISTING ZONING: SU-3, FOR C-2 & C-1 USES  
 PROPOSED USE: RETAIL, B & A2 OCCUPANCIES  
 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 V-B  
 GROSS BUILDING AREA (GBA): RETAIL (1 STORY) = 6,208 SF  
 SITE AREA: 39,215 SF  
 GROSS F.A.R. (GBA / SITE AREA) = 6,208 / 39,215 = .158  
 OUTDOOR PATIO AREA = 800SF

**PARKING INFORMATION**

ALBUQUERQUE CITY ZONING CODE, SECTION 14-17-3-1  
 TOTAL BUILDING AREA: 6,208 GSF  
 6,208sf @ 1200sf = 51 spaces  
 TOTAL REQUIRED SPACES = 31 spaces  
 TOTAL PARKING REQUIRED: 31  
 TOTAL PARKING PROVIDED: 31 STATIONARY + 10 DRIVE-UP QUEUING SPACES + CROSS-LOT PARKING  
 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: 2 SPACES  
 PROVIDED: 2 SPACES  
 BICYCLE PARKING REQUIRED: 1 PER 20 PARKING SPACES: TOTAL: 31/20 = 2 SPACE S  
 PROVIDED: 2 SPACES  
 AVAILABLE BUS ROUTES: RAPID RIDE #790 & REGULAR ROUTE #155

**VICINITY MAP**



Zone Atlas Map G-11-Z nts

**FORMER PROJECT NUMBER:**

**PROJECT NUMBER:**

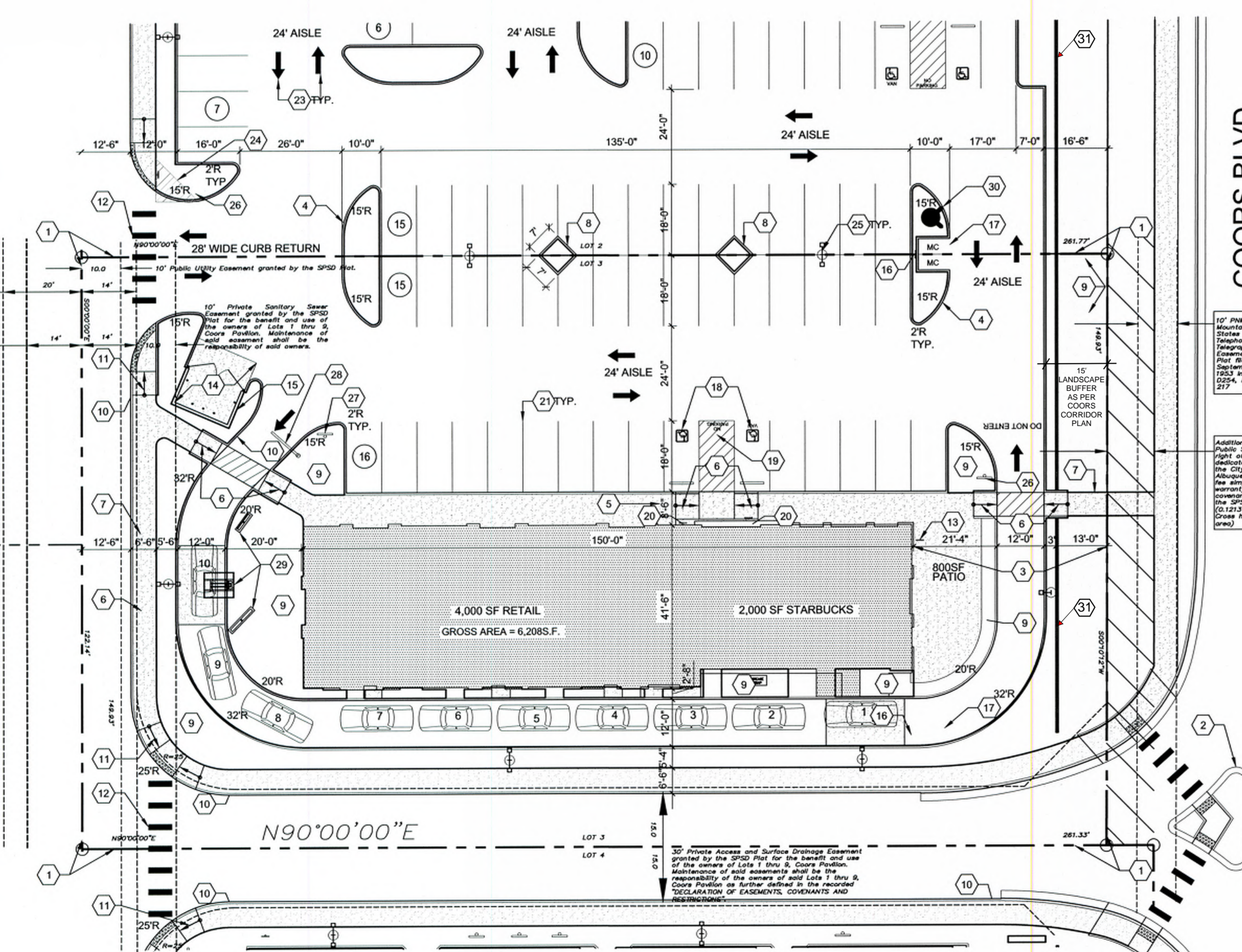
**APPLICATION NUMBER:**

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 <i>Herman Galberos</i>	DATE 02-17-17
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

6572-16  
**HYDRANT AND FIRE ACCESS**  
 ALBUQUERQUE FIRE MARSHAL'S OFFICE  
 PLANS CHECKING DIVISION  
 SOFT 6205 CONSTRUCTION TYPE V-B  
 GPM 1125 NUMBER OF HYDRANTS 1  
**APPROVED / DISAPPROVED**  
 SIGNATURE / MARK NUMBER / DATE



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