

EPC 00110-00000-00339
 D23 01450-00000-00307

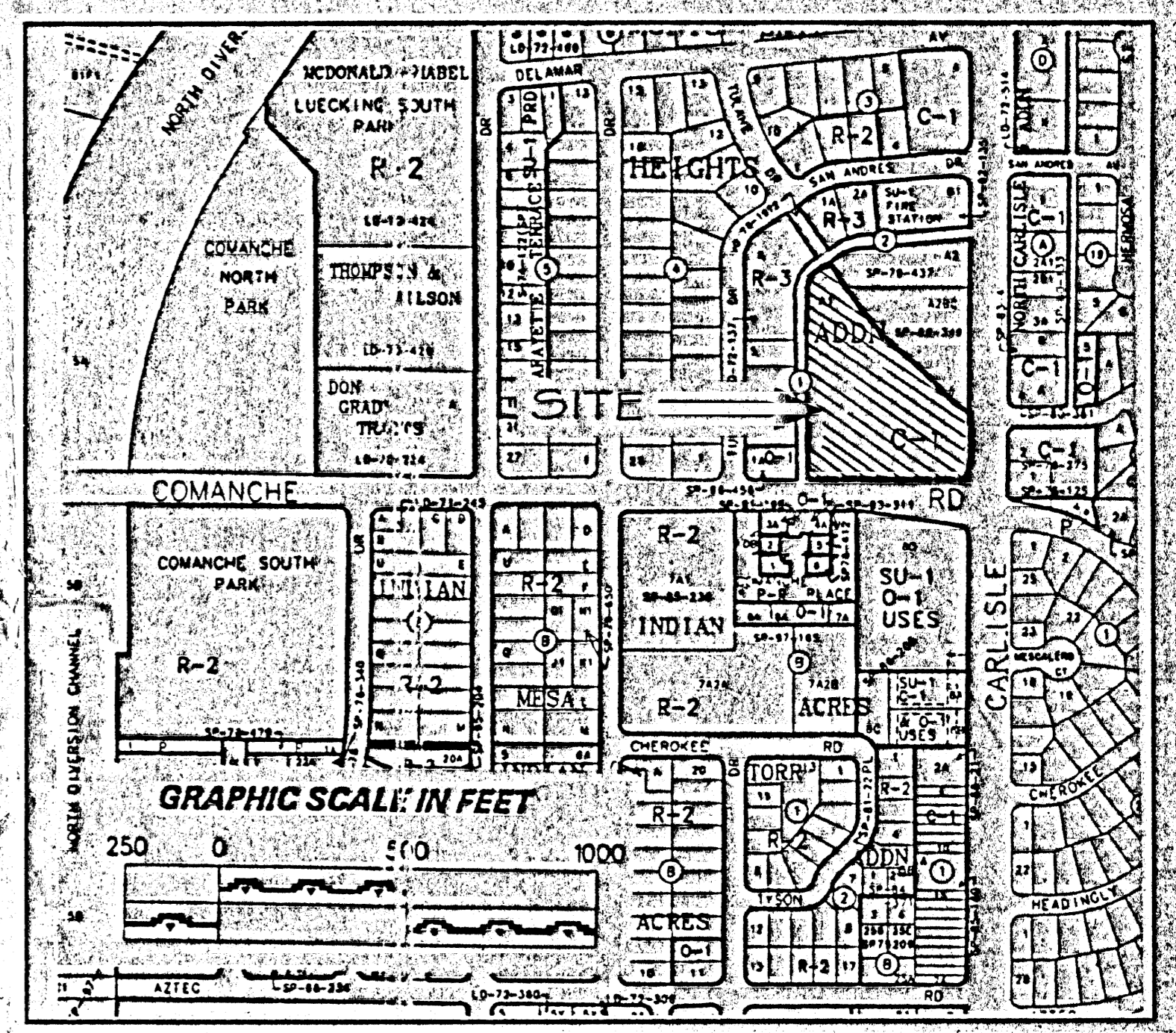
PROJECT NUMBER: 1000643

Samuel R. Baca	3-2-01
Solid Waste Department	Date
Michael Deane	3-14-01
Traffic Engineering, Transportation Division	Date
Wesley E. Campbell	3-14-01
Parks & Recreation Department	Date
Paul W. Moore	3-14-01
Public Works, Water Utilities Division	Date
Wesley E. Campbell	3-14-01
City Engineer, Engineering Division / AMAFCA	Date

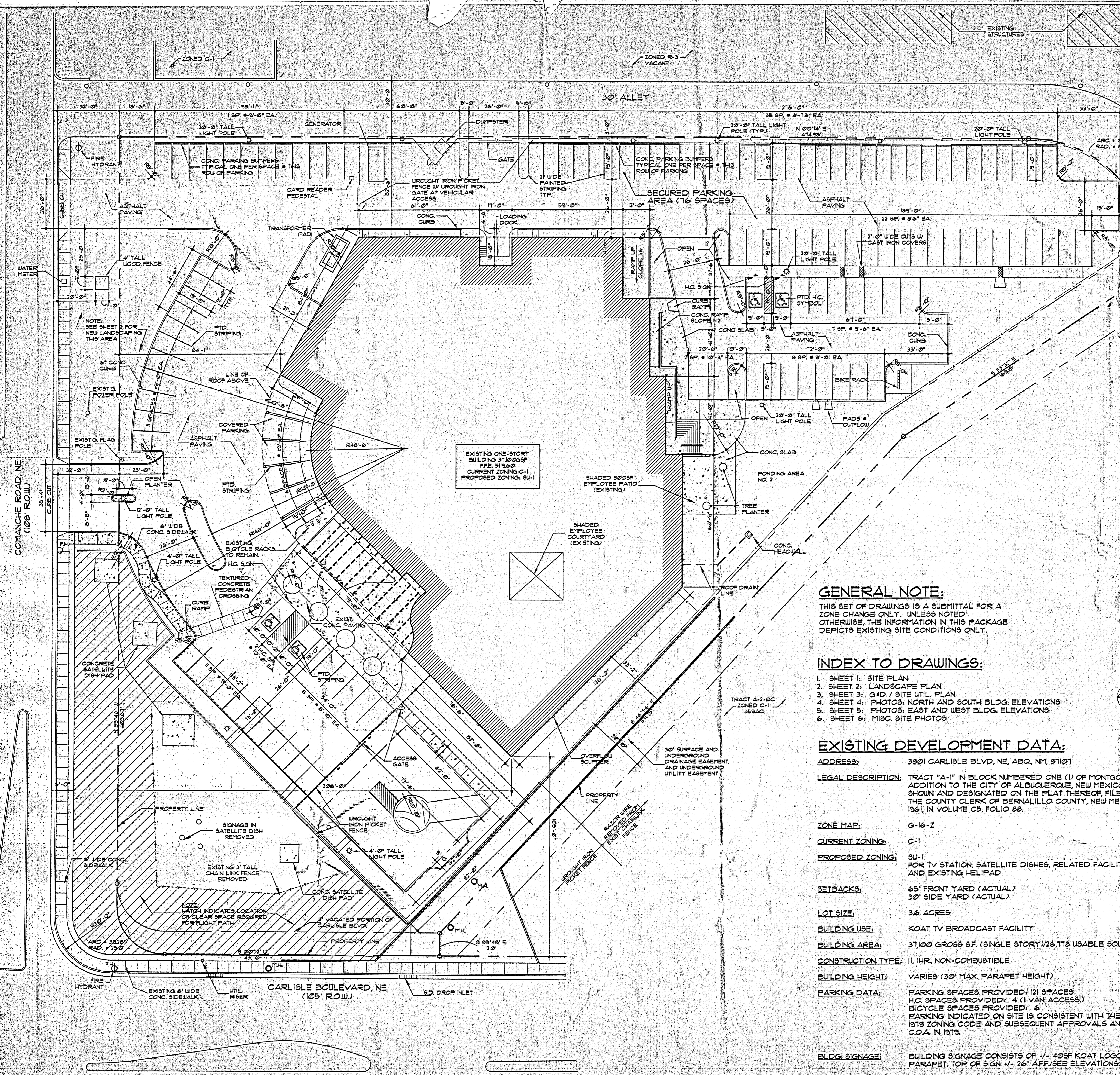
APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Development Process Manual.

Planner: [Signature] / Barroille
 City Planning Division

PROJ 1000643



VICINITY MAP



GENERAL NOTE:

THIS SET OF DRAWINGS IS A SUBMITTAL FOR A ZONE CHANGE ONLY. UNLESS NOTED OTHERWISE, THE INFORMATION IN THIS PACKAGE DEFERS EXISTING SITE CONDITIONS ONLY.

INDEX TO DRAWINGS:

1. SHEET 1: SITE PLAN
2. SHEET 2: LANDSCAPE PLAN
3. SHEET 3: G4D / SITE UTIL. PLAN
4. SHEET 4: PHOTOS: NORTH AND SOUTH BLDG. ELEVATIONS
5. SHEET 5: PHOTOS: EAST AND WEST BLDG. ELEVATIONS
6. SHEET 6: MISC. SITE PHOTOS

EXISTING DEVELOPMENT DATA:

ADDRESS: 3801 CARLISLE BLVD, NE, ABQ, NM, 87107

LEGAL DESCRIPTION: TRACT "A-1" IN BLOCK NUMBERED ONE (1) OF MONTGOMERY HEIGHTS, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 23, 1961, IN VOLUME 09, FOLIO 88.

ZONE MAP: G-16-2

CURRENT ZONING: C-1

PROPOSED ZONING: SU-1 FOR TV STATION, SATELLITE DISHES, RELATED FACILITIES AND EXISTING HELIPAD

SETBACKS: 65' FRONT YARD (ACTUAL)
30' SIDE YARD (ACTUAL)

LOT SIZE: 3.6 ACRES

BUILDING USE: KOAT TV BROADCAST FACILITY

BUILDING AREA: 37,100 GROSS SF. (SINGLE STORY) / 26,718 USABLE SQUARE FOOTAGE

CONSTRUCTION TYPE: II, IHR, NON-COMBUSTIBLE

BUILDING HEIGHT: VARIES (30' MAX. PARAPET HEIGHT)

PARKING DATA: PARKING SPACES PROVIDED: 121 SPACES
H.C. SPACES PROVIDED: 4 (1 VAN ACCESS)
BICYCLE SPACES PROVIDED: 6
PARKING INDICATED ON SITE IS CONSISTENT WITH THE CITY OF ALBUQUERQUE 1973 ZONING CODE AND SUBSEQUENT APPROVALS AND PERMITTING BY THE C.O.A. IN 1973.

BLDG. SIGNAGE: BUILDING SIGNAGE CONSISTS OF 4'-400# KOAT LOGO MOUNTED TO BUILDING PARAPET. TOP OF SIGN +/- 26' AFF/SEE ELEVATIONS.

HELIPAD: SEE FAA HELIPORT DESIGN GUIDELINES AC150/5390-2A FOR PRIVATE USE HELIPAD STANDARDS.

SITE PLAN SCALE 1" = 20'-0"

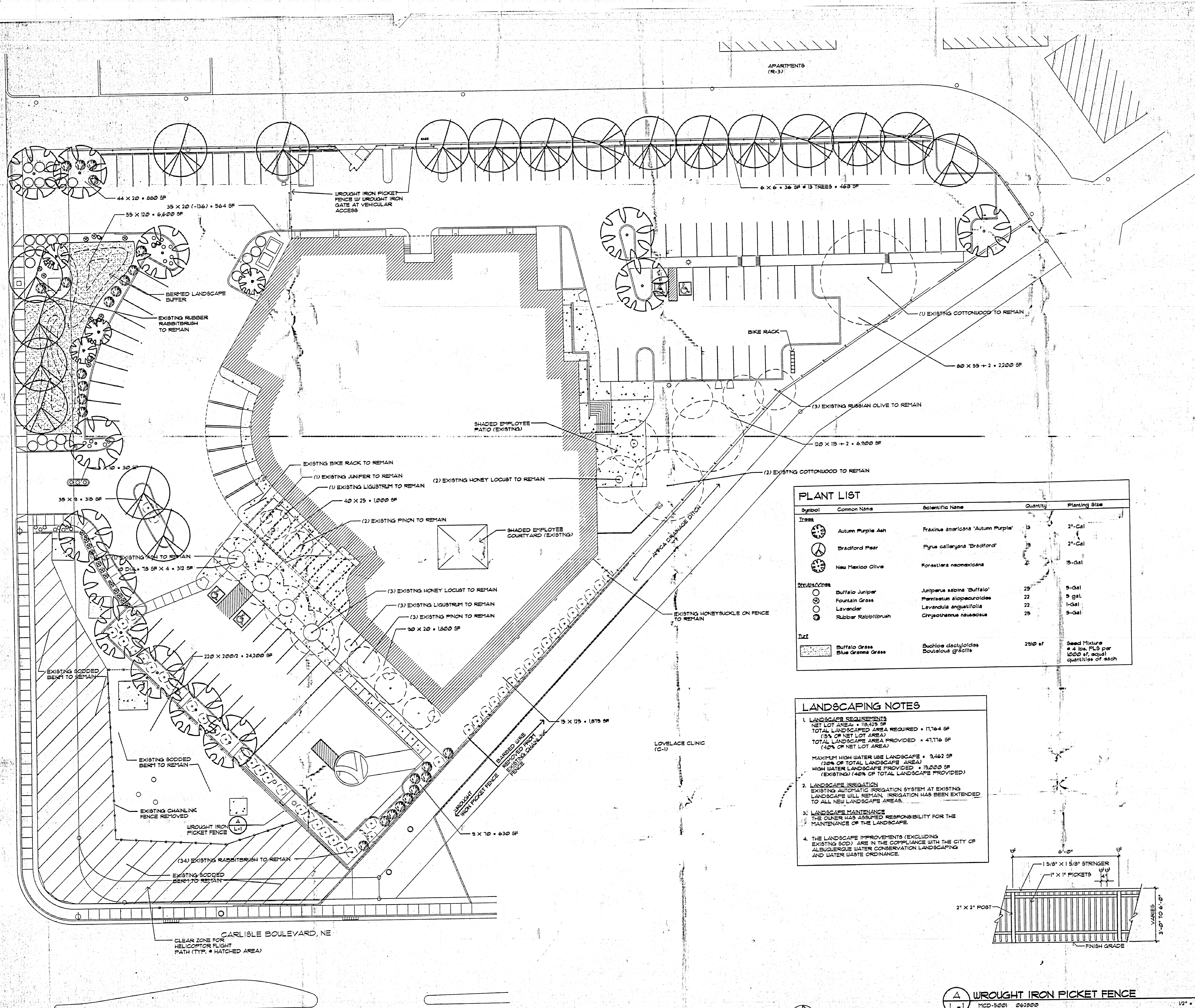
FANNING BARD TATUM & ASSOCIATES, P.C.

6100 Indian School Rd. NE
 Albuquerque, NM 87109
 505-883-5300
 505-884-5390

Project	KOAT TV BROADCAST FACILITY
Sheet Title	SITE PLAN
Date	3-2-01

APD PLANS CHECKING OFFICE
 APPROVED
 3-2-01

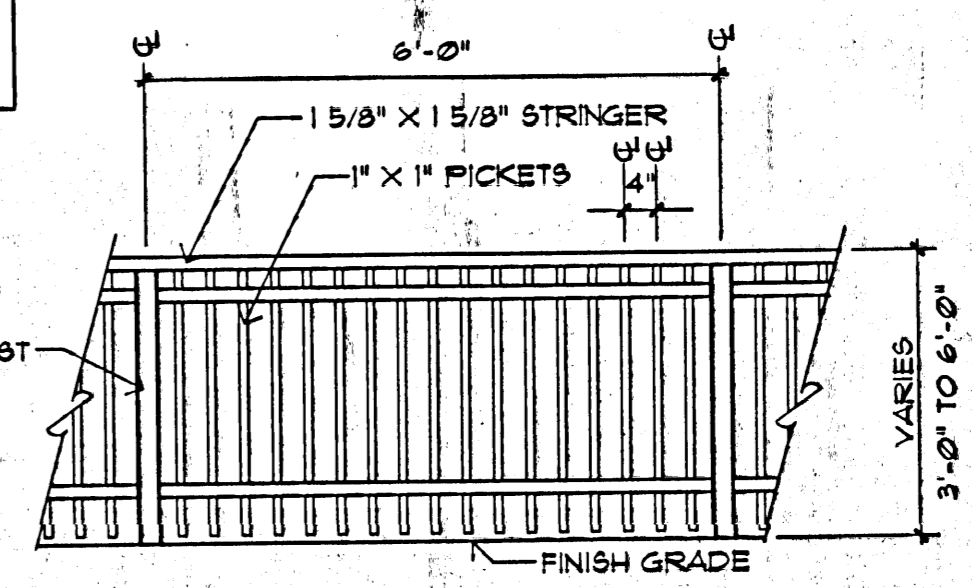
COMANCHE ROAD, NE



Symbol	Common Name	Scientific Name	Quantity	Planting Size
Trees				
⊗	Autumn Purple Ash	<i>Fraxinus americana</i> 'Autumn Purple'	13	2'-Gal
⊗	Bradford Pear	<i>Pyrus calleryana</i> 'Bradford'	13	2'-Gal
⊗	New Mexico Olive	<i>Forstiera neomexicana</i>	2	15-Gal
Shrubs/Plants				
⊙	Buffalo Juniper	<i>Juniperus sibirica</i> 'Buffalo'	25	5-Gal
⊙	Fountain Grass	<i>Panicum alopecuroides</i>	22	5 gal
⊙	Lavender	<i>Lavandula angustifolia</i>	22	1-Gal
⊙	Rubber Rabbitbrush	<i>Crysanthemum nauseosum</i>	25	5-Gal
Mulch				
■	Buffalo Grass	<i>Buchloe dactyloides</i>	2910 sf	Seed Mixture
■	Blue Grama Grass	<i>Bouteloua gracilis</i>		1/2" Ice, 1/2" per 1000 sf, equal quantities of each

LANDSCAPING NOTES

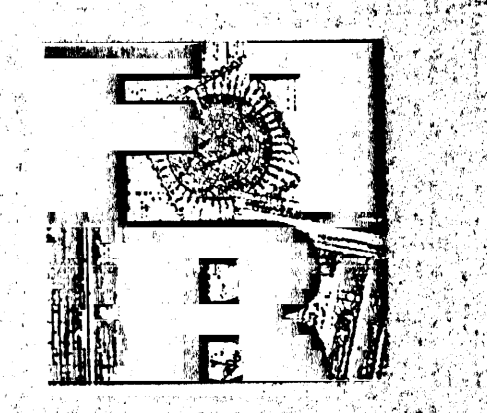
- LANDSCAPE REQUIREMENTS**
NET LOT AREA = 18,425 SF
TOTAL LANDSCAPED AREA REQUIRED = 11,744 SF
(63% OF NET LOT AREA)
TOTAL LANDSCAPE AREA PROVIDED = 41,716 SF
(226% OF NET LOT AREA)
MAXIMUM HIGH WATER USE LANDSCAPE = 3,462 SF
(19% OF TOTAL LANDSCAPE AREA)
HIGH WATER LANDSCAPE PROVIDED = 13,200 SF
(31% OF TOTAL LANDSCAPE PROVIDED)
- LANDSCAPE IRRIGATION**
EXISTING AUTOMATIC IRRIGATION SYSTEM AT EXISTING LANDSCAPE WILL REMAIN. IRRIGATION HAS BEEN EXTENDED TO ALL NEW LANDSCAPE AREAS.
- LANDSCAPE MAINTENANCE**
THE OWNER HAS ASSUMED RESPONSIBILITY FOR THE MAINTENANCE OF THE LANDSCAPE.
- THE LANDSCAPE IMPROVEMENTS (EXCLUDING EXISTING SOD) ARE IN COMPLIANCE WITH THE CITY OF ALBUQUERQUE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE.**



WROUGHT IRON PICKET FENCE
MCD-5001 06/2000

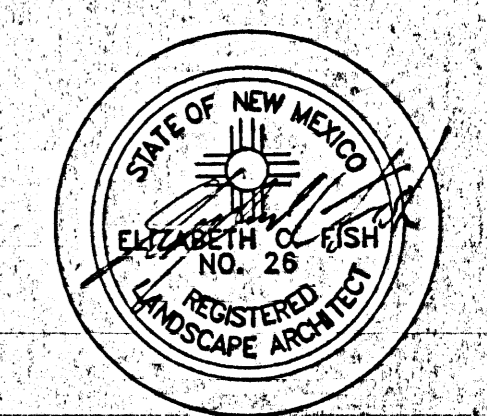
LANDSCAPE PLAN 1" = 20'-0"

MORROW REARDON WILKINSON LTD. LANDSCAPE ARCHITECTS
1121 LA VITA NE, ALBUQUERQUE, NM 87109
505.265.2266 FAX 505.265.9537
morrow.co@olhm.net

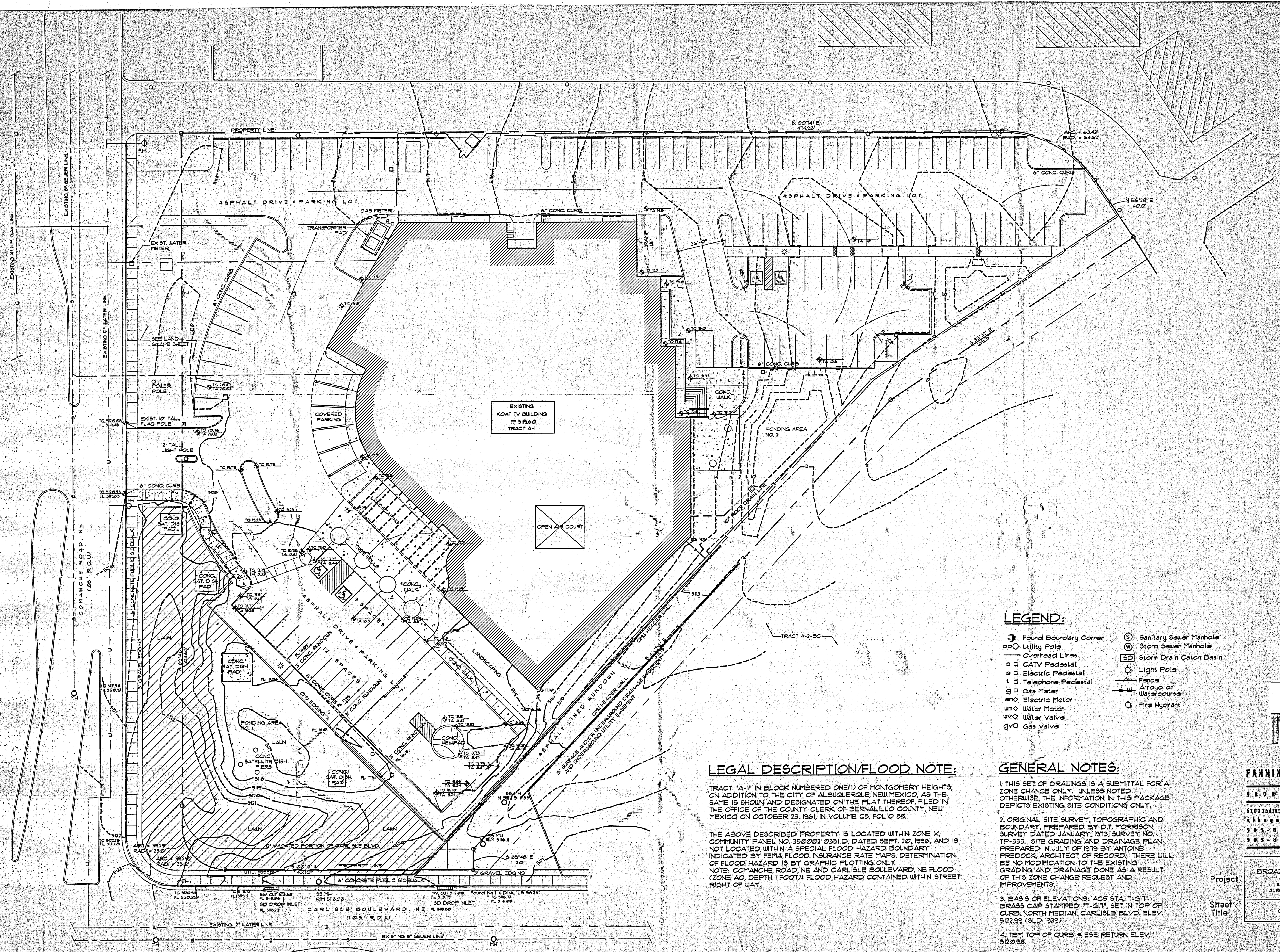


FANNING BARD TATUM
ARCHITECTS | AIA
6100 Indian School Rd. NE
Albuquerque, NM
505-883-5200
505-884-5390

Project: KOAT TV BROADCAST FACILITY
3801 CARLISLE NE, ALBUQUERQUE, NM, 87117
Date: 11/2004
Sheet Title: LANDSCAPE PLAN



Sheet: L-1
2 of 6



LEGEND:

- Found Boundary Corner
- Utility Pole
- Overhead Lines
- CATV Pedestal
- Electric Pedestal
- Telephone Pedestal
- Gas Meter
- Electric Meter
- Water Meter
- Water Valve
- Gas Valve
- Sanitary Sewer Manhole
- Storm Sewer Manhole
- Storm Drain Catch Basin
- Light Pole
- Fence
- Articled Watercourse
- Fire Hydrant

LEGAL DESCRIPTION/FLOOD NOTE:

TRACT "A-1" IN BLOCK NUMBERED ONE(1) OF MONTGOMERY HEIGHTS, ON ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 23, 1961, IN VOLUME C5, FOLIO 88.

THE ABOVE DESCRIBED PROPERTY IS LOCATED WITHIN ZONE X, COMMUNITY PANEL NO. 350202 (2351 D), DATED SEPT. 22, 1958, AND IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD BOUNDARY INDICATED BY FEMA FLOOD INSURANCE RATE MAPS. DETERMINATION OF FLOOD HAZARD IS BY GRAPHIC PLOTTING ONLY. NOTE: COMANCHE ROAD, NE AND CARLISLE BOULEVARD, NE FLOOD (ZONE AO, DEPTH 1 FOOT) FLOOD HAZARD CONTAINED WITHIN STREET RIGHT OF WAY.

GENERAL NOTES:

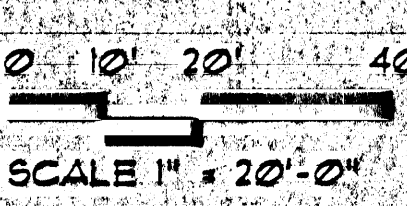
1. THIS SET OF DRAWINGS IS A SUBMITTAL FOR A ZONE CHANGE ONLY. UNLESS NOTED OTHERWISE, THE INFORMATION IN THIS PACKAGE DEPICTS EXISTING SITE CONDITIONS ONLY.
2. ORIGINAL SITE SURVEY, TOPOGRAPHIC AND BOUNDARY, PREPARED BY D.T. MORRISON SURVEY DATED JANUARY, 1913; SURVEY NO. TP-353. SITE GRADING AND DRAINAGE PLAN PREPARED IN JULY OF 1979 BY ANTOINE FREDOCK, ARCHITECT OF RECORD. THERE WILL BE NO MODIFICATION TO THE EXISTING GRADING AND DRAINAGE DONE AS A RESULT OF THIS ZONE CHANGE REQUEST AND IMPROVEMENTS.
3. BASIS OF ELEVATIONS: ACS STA. T-GIT BRASS CAP STAMPED "T-GIT", SET IN TOP OF CURB, NORTH MEDIAN, CARLISLE BLVD. ELEV. 5122.99 (SLD 1929)
4. TBM TOP OF CURB # E95 RETURN ELEV. 5120.38.

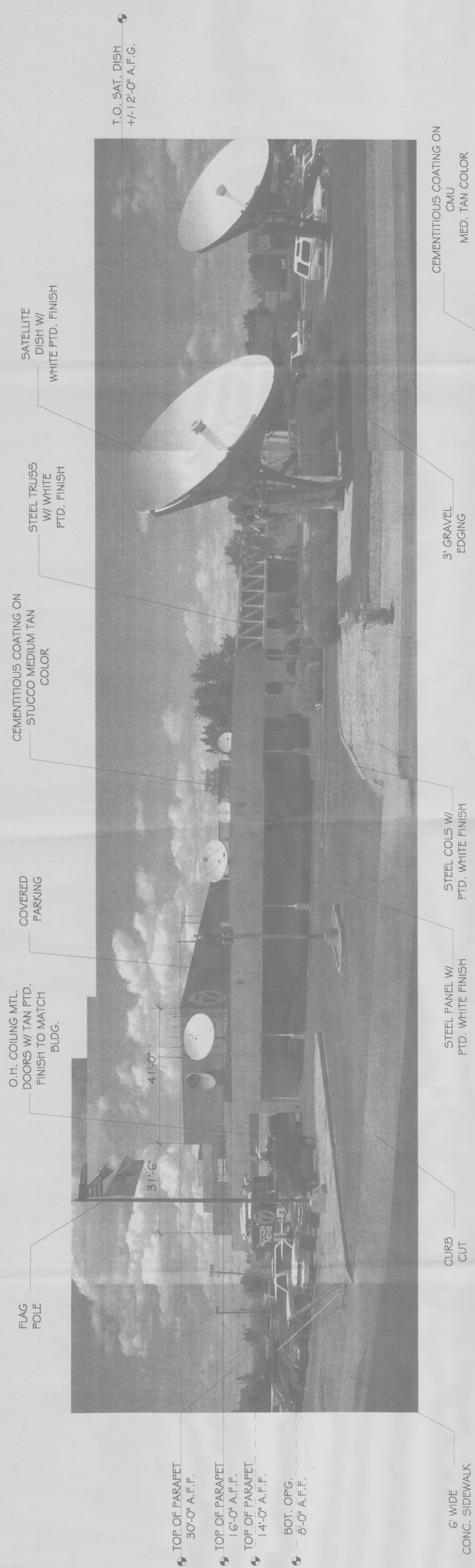
FANNING BARD TATUM

ARCHITECTS, P.A.
 6100 Tadian School Rd. NE
 Albuquerque, NM
 505-883-5200
 505-884-5590

Project	KOAT TV BROADCAST FACILITY
Sheet	5001 CARLISLE BLVD. ALBUQUERQUE, NM, 87101
Title	GRADING PLAN
Date	Feb. 27, 1980

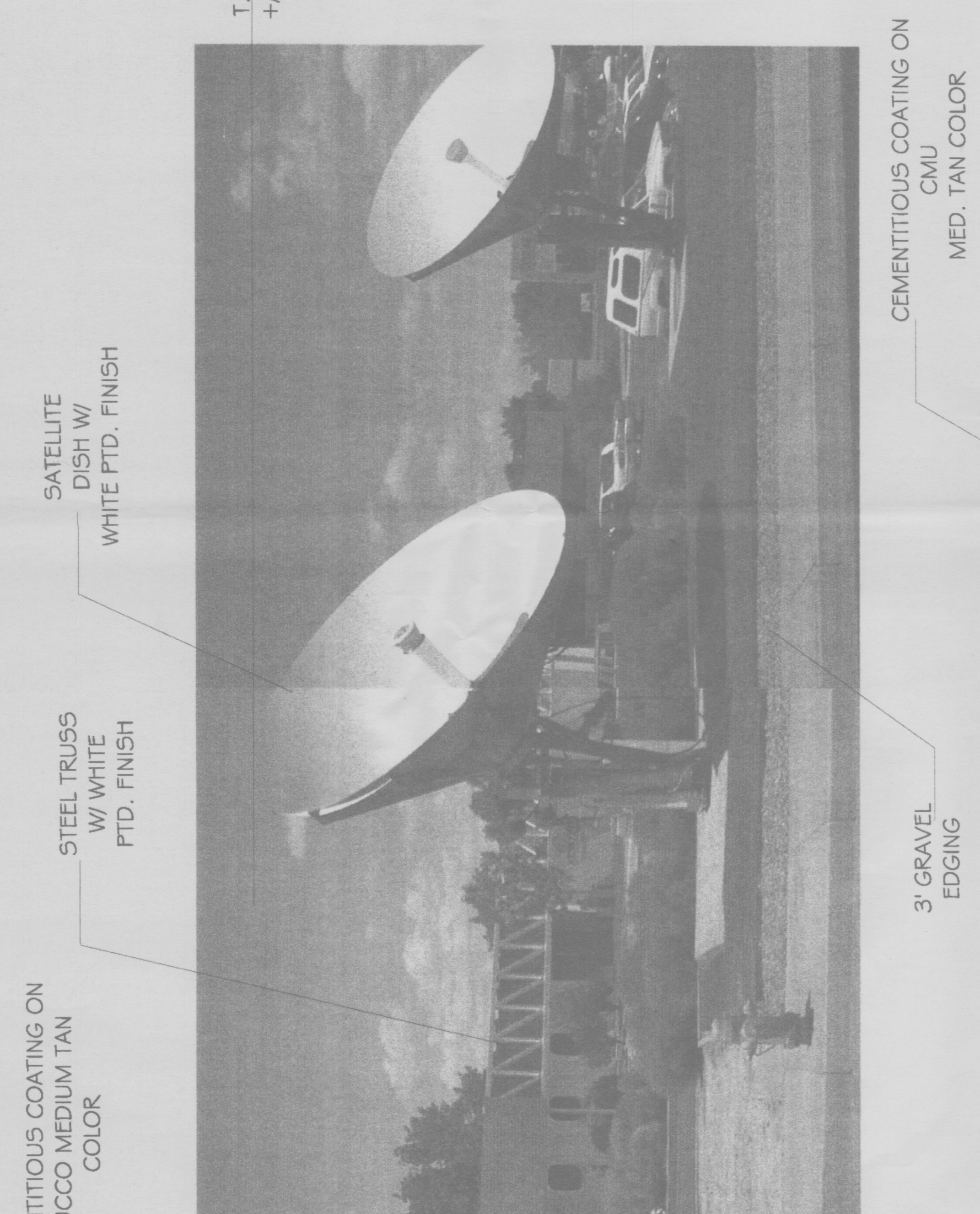
GRADING PLAN





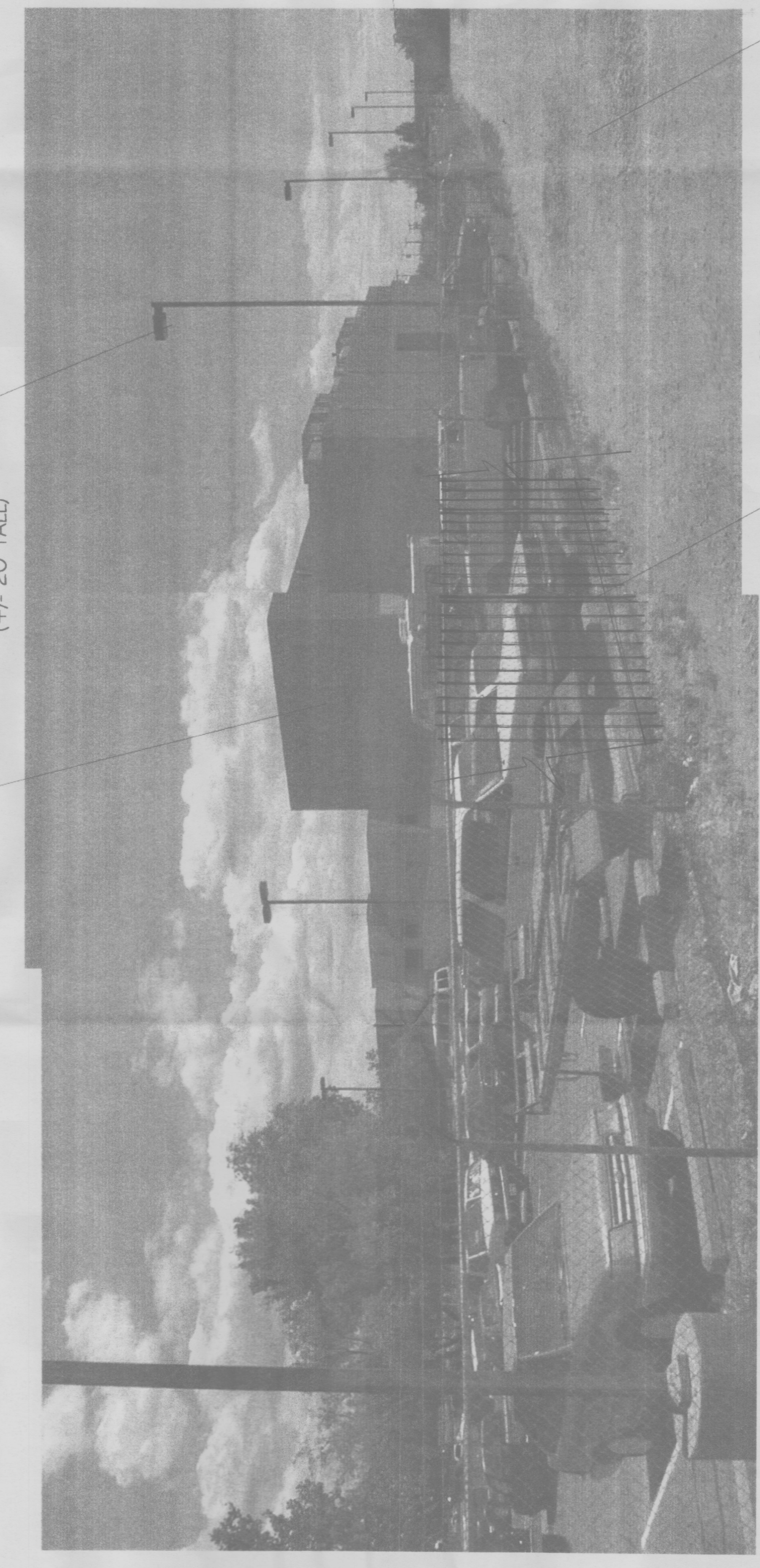
SOUTH ELEVATION

VIEW FROM COMANCHE LOOKING NORTH



NORTH ELEVATION

VIEW FROM REAR PARKING LOT
LOOKING SOUTH



NORTHWEST ELEVATION

VIEW FROM ALLEY LOOKING SOUTH

T.O. SAT. DISH
+/- 12'-0" A.F.G.

SATELLITE DISH W/ WHITE PTD. FINISH

STEEL TRUSS W/ WHITE PTD. FINISH

O.H. COILING MTL. DOORS W/ TAN PTD. FINISH TO MATCH BLDG.

CEMENTITIOUS COATING ON STUCCO MEDIUM TAN COLOR

STEEL PANEL W/ PTD. WHITE FINISH

STEEL COLS W/ PTD. WHITE FINISH

ROOF TOP MECH EQ. W/ TAN PTD. FINISH TO MATCH BLDG.

T.O. OF PARAPET 30'-0" A.F.F.

T.O. OF PARAPET 16'-0" A.F.F.

T.O. OF PARAPET 14'-0" A.F.F.

BOT. OFG. 8'-0" A.F.F.

BOT. OFG. 8'-0" A.F.F.

6' WIDE CONC. SIDEWALK

3' GRAVEL EDGING

ACCESS RAMP

TOF OF PARAPET 16'-0" A.F.F.

TOF OF PARAPET 30'-0" A.F.F.

TOF OF PARAPET 22'-0" A.F.F.

CEMENTITIOUS COATING ON CMU MED. TAN COLOR

ROOF TOP MECH EQ. W/ TAN PTD. FINISH TO MATCH BLDG.

TOF OF PARAPET 30'-0" A.F.F.

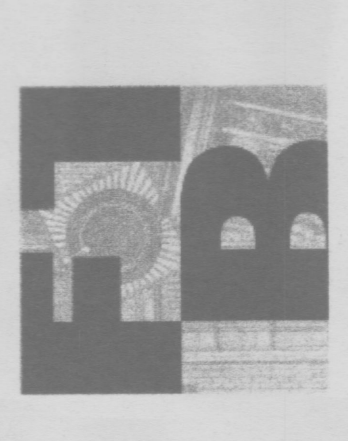
TOF OF PARAPET 22'-0" A.F.F.

TOF OF PARAPET 22'-0" A.F.F.

CEMENTITIOUS COATING ON STUCCO TAN COLOR

LIGHT POLE (+/- 20' TALL)

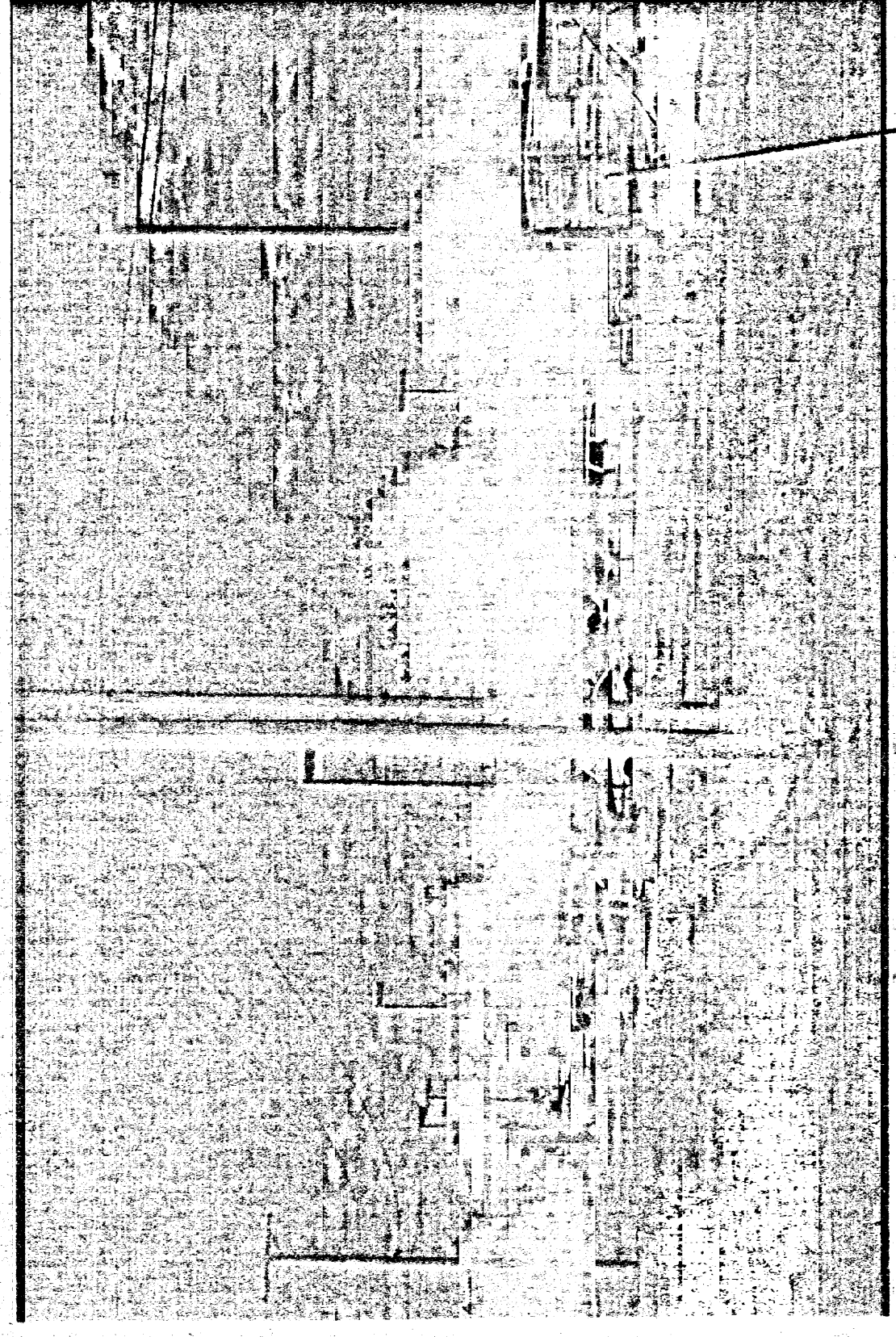
6' TALL CHAIN LINK FENCE REMOVED & REPLACED AT HEIGHT FROM FENCE FENCE (SEE LANDSCAPE PLAN)



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ARCHITECTS AIA
6100 Indian School Rd. NE SUITE 210
ALBUQUERQUE, NM 87116
505-883-5200 PHONE
505-884-5280 FACSIMILE

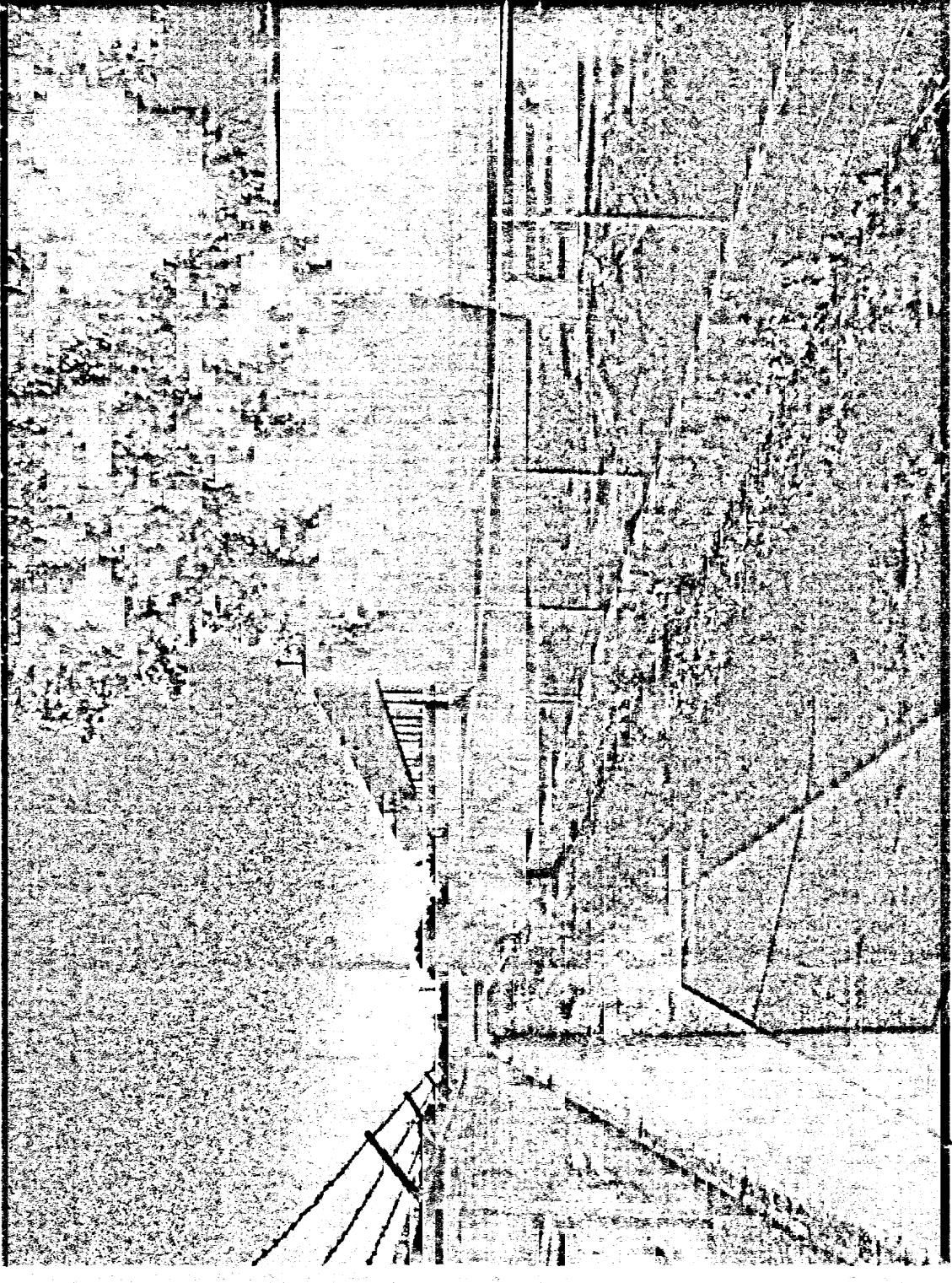
KOAT TV BROADCAST FACILITY
3801 CARLSIELE N.E.
ALBUQUERQUE, NM, 87107
Feb. 21, 2001
GATE
PHOTOGRAPHS / N & S BLDG. ELEVATIONS

SHEET 4
OF
4 6

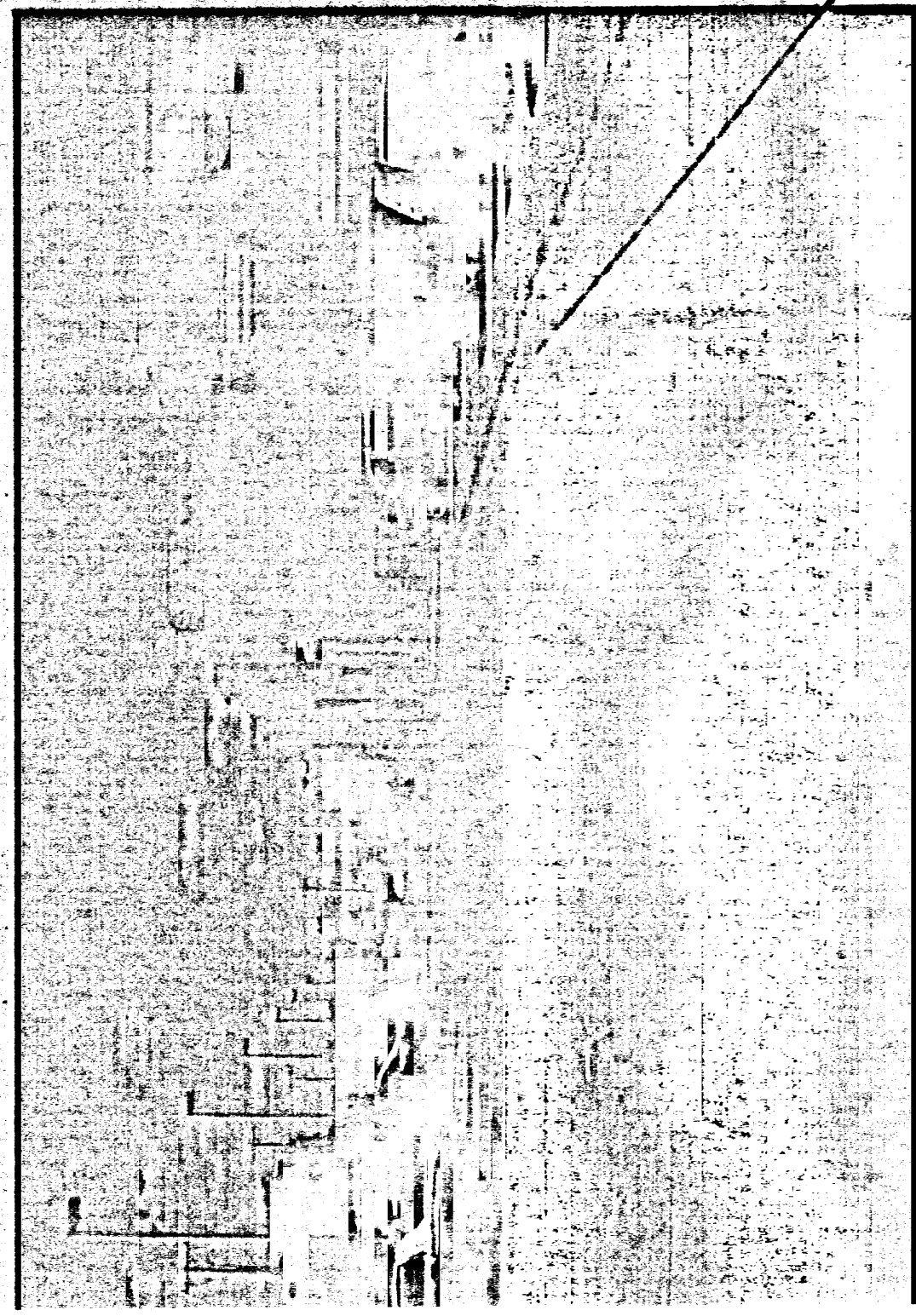


VIEW OF PARKING FROM ALLEY

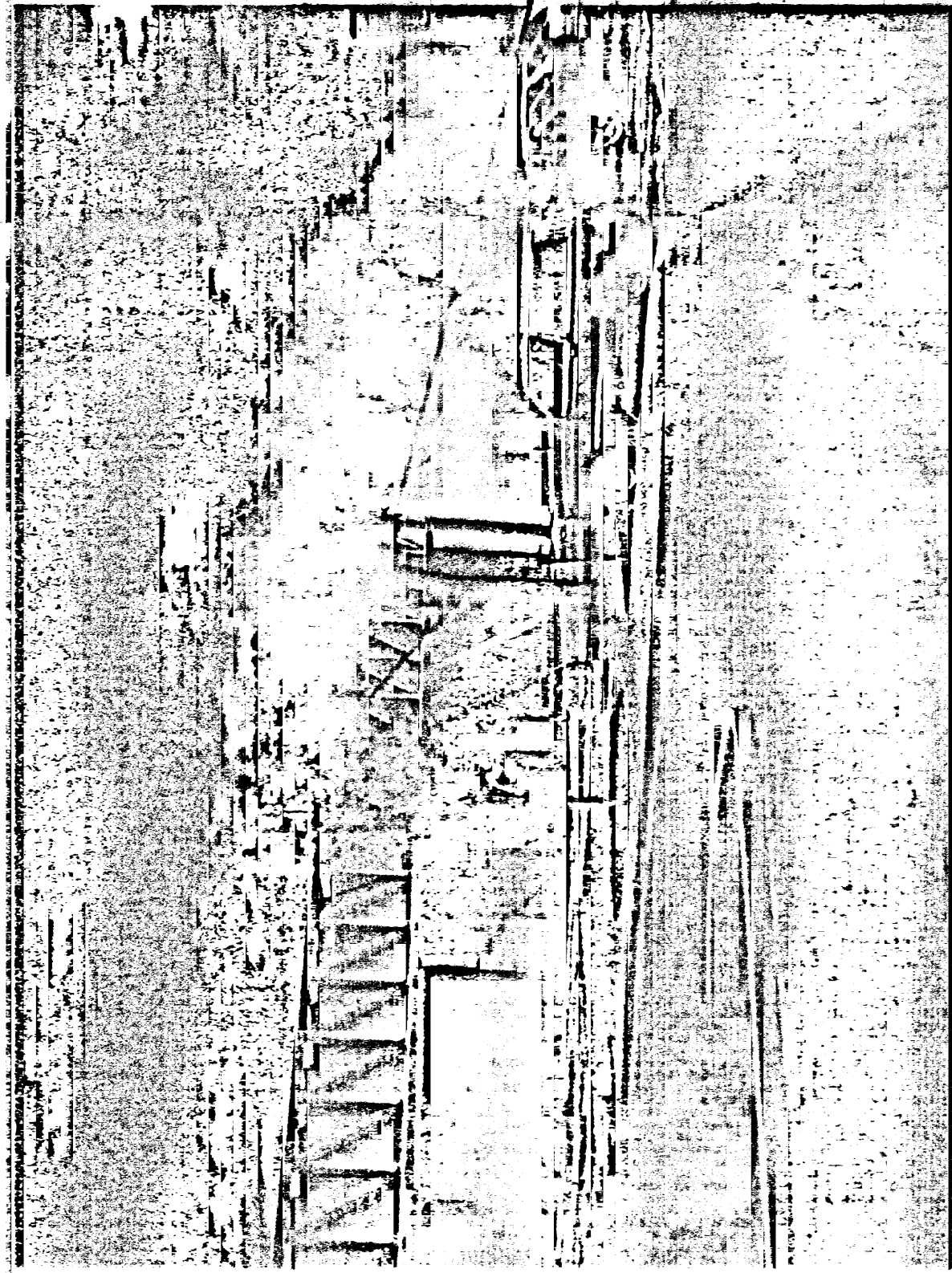
EXISTING FENCE
REMOVED AND
REPLACED WITH
LANDSCAPE PLAN



VIEW OF ASPHALT LINED
RUN DOWN LOOKING SOUTH-EAST



VIEW OF BUILDING AT
SOUTH-WEST CURB CUT



VIEW OF ENTRANCE LOOKING EAST

UNSECURED PARKING
48 SPAES TOTAL

SECURED PARKING
76 SPAES TOTAL

MAIN
ENTRY

HELIPAD

SATELLITE
DISHES

ASPHALT LINED RUNDOWN

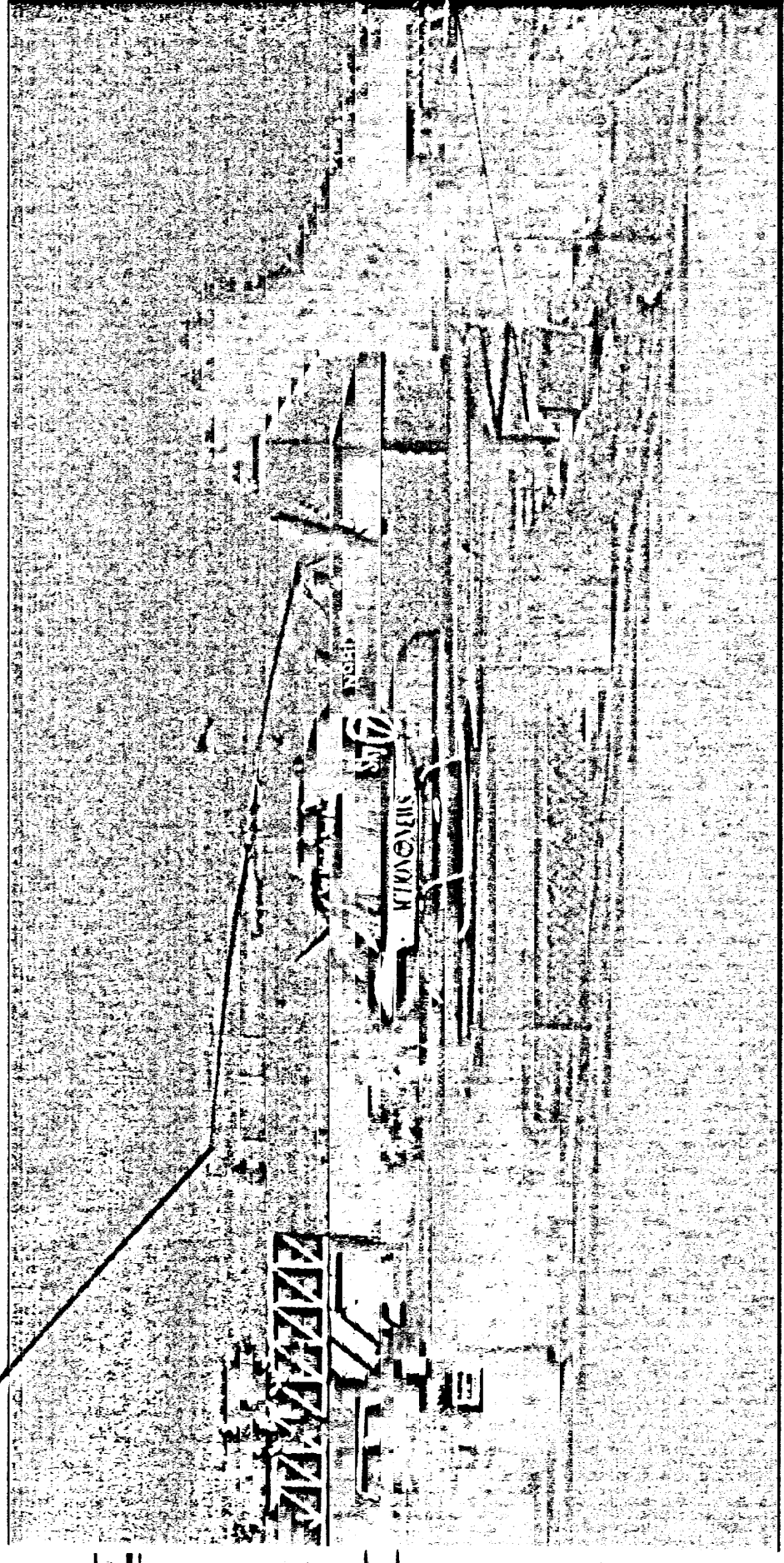
ALLEY

COMANCHE ROAD

COAT TV
BUILDING

VIEW OF HELIPAD LOOKING EAST

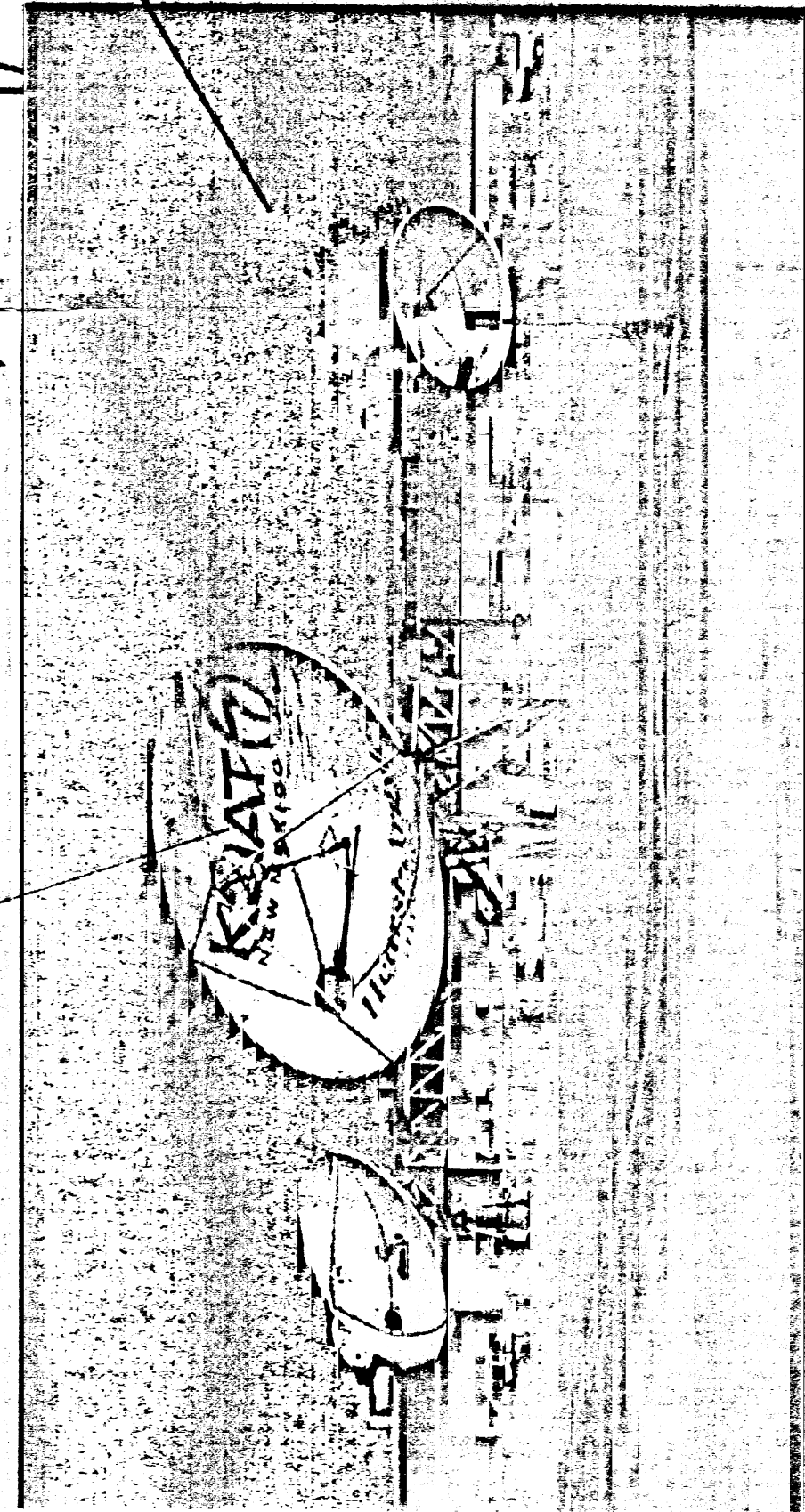
VIEW OF HELIPAD LOOKING WEST



VIEW OF HELIPAD LOOKING WEST

EXISTING FENCE
REMOVED AND
REPLACED WITH
LANDSCAPE PLAN

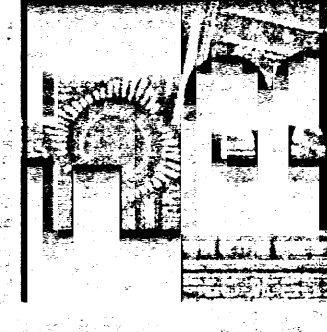
SIGNAGE
REMOVED



VIEW FROM CORNER OF COMANCHE AND
CARLISLE LOOKING NORTHWEST

CARLISLE BLVD

OVERALL SITE PLAN



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ARCHITECTS | AIA

6100 Indian School Rd. NE SUITE 210
ALBUQUERQUE, NM 87110
505-883-5200 PHONE
505-883-5290 FACSIMILE

DATE	Rev. 21, 2001
MISC. SITE PHOTOGRAPHS	
KOAT TV BROADCAST FACILITY 3001 CARLISLE N.E. ALBUQUERQUE, NM, 87107	

SHEET 6

OF 6

T.O. SAT. DISH
+7'-20'-0" A.F.F.

SATELLITE DISH
W/ WHITE PTD. FINISH

EXISTING VEGETATION/
SEE LANDSCAPE PLAN

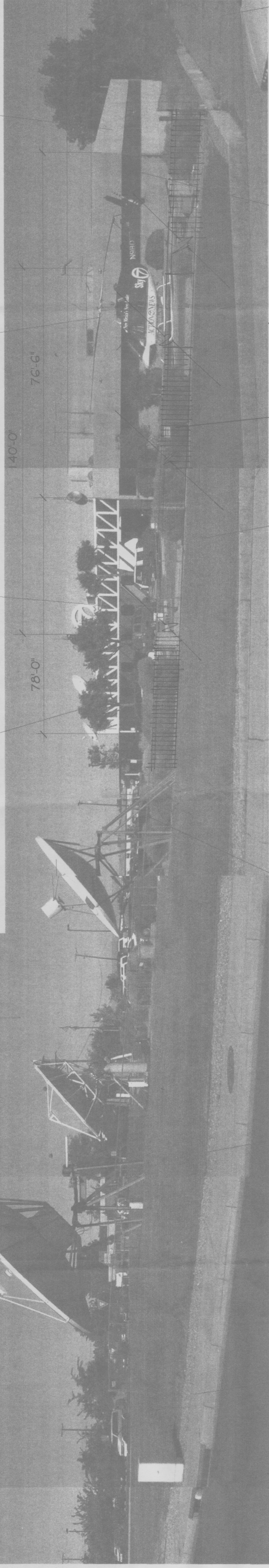
STEEL TRUSS W/
WHITE PAINT FINISH

HELIPAD

CEMENTIOUS COATING
FINISH ON STUCCO
MEDIUM TAN COLOR

TOP OF PARAPET
30'-0" A.F.F.

TOP OF PARAPET
14'-0" A.F.F.



6' WIDE CONCRETE
SIDEWALK

GRAVEL
PERIMETER

3' TALL
CHAIN LINK
FENCE
REMOVED
ITS ENTIRETY
SEE LANDSCAPE PLAN

SOD/
SEE LANDSCAPE
PLAN

IRREGULAR IRON FENCE
SEE LANDSCAPE PLAN

RIBBON WINDOW W/
ANODIZED BRONZE ALUM
FRAME & BRONZE
GLAZING (TYP.)

ASPHALT
LINED RUN-DOWN

EAST ELEVATION

VIEW FROM CARLISLE BLVD. LOOKING WEST

DOWNSPOUT
LEADERS W/
TAN PTD. FINISH TO
MATCH BLDG.

LOADING/
UNLOADING
AREA

ROOFTOP
MECHANICAL EQUIPMENT
W/ TAN PTD. FINISH TO
MATCH BLDG.

LIGHT POLE
(=1-20' TALL)

CEMENTIOUS COATING
FINISH ON STUCCO
MEDIUM TAN COLOR

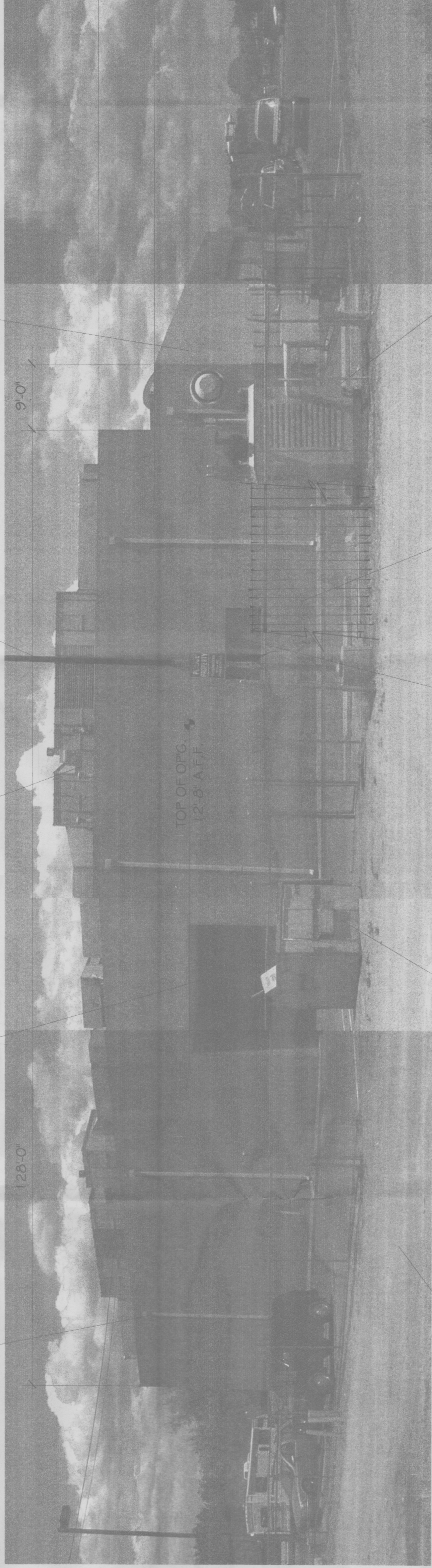
128'-0"

9'-0"

TOP OF PARAPET
22'-0" A.F.F.

TOP OF PARAPET
16'-0" A.F.F.

ASPHALT
PAVING



UNPAVED
ALLEY (30' WIDE)

TRASH
DUMPSTER

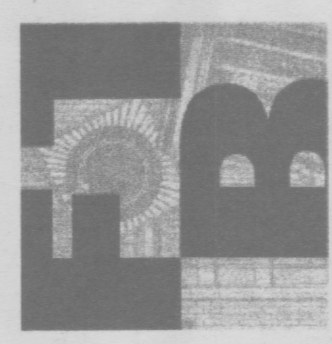
WINDOW W/
ANODIZED BRONZE ALUM
FRAME & BRONZE
GLAZING (TYP.)

6' TALL CHAIN
LINK FENCE
REMOVED
ITS ENTIRETY
SEE LANDSCAPE PLAN

GENERATOR
W/ TAN PTD. FINISH
TO MATCH BLDG.

WEST ELEVATION

VIEW FROM ALLEY LOOKING EAST



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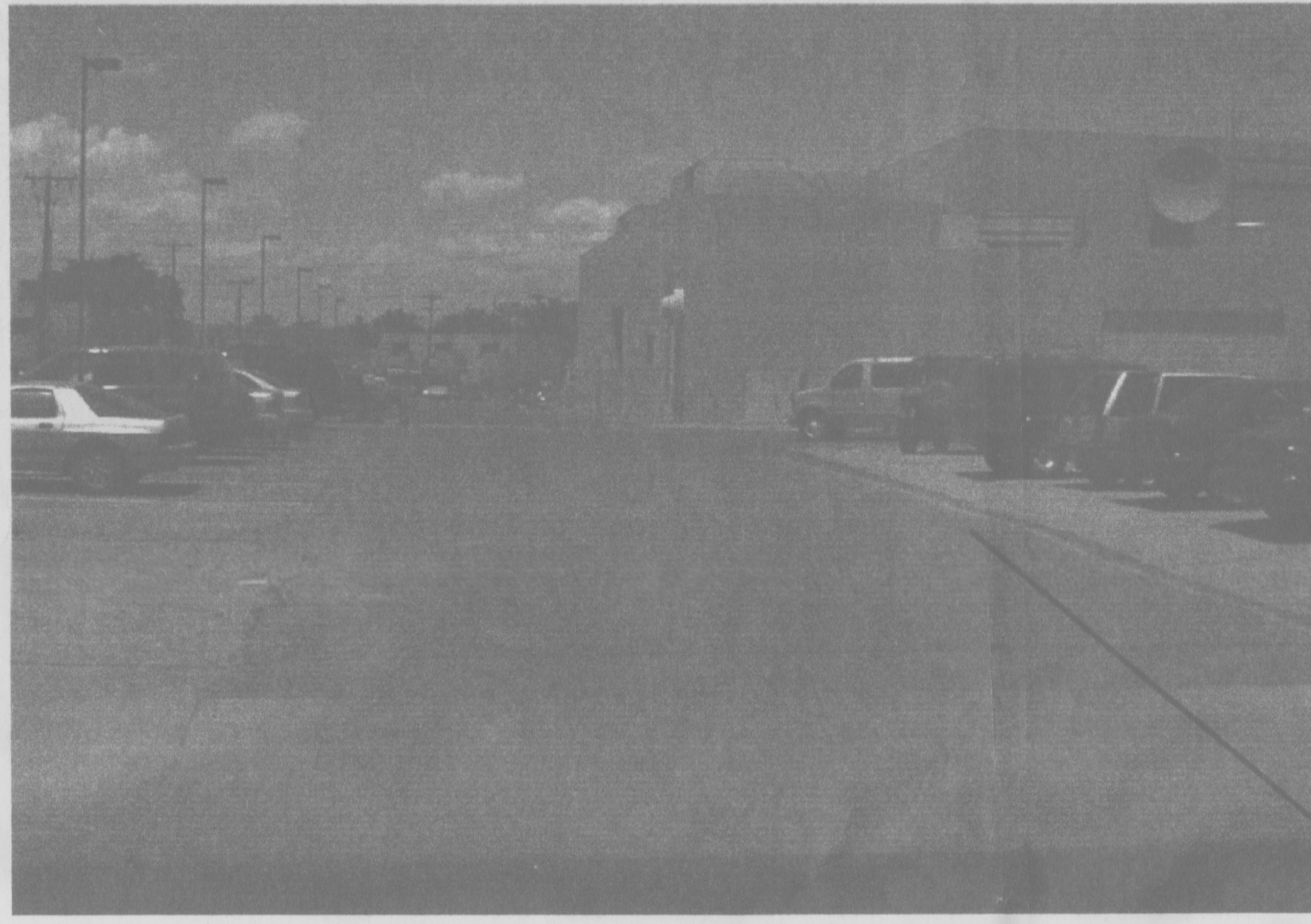
ARCHITECTS AIA

6100 Indian School Rd NE SUITE 210
ALBUQUERQUE, NM 87119
505.883.5200 PHONE
505.884.5290 FACSIMILE

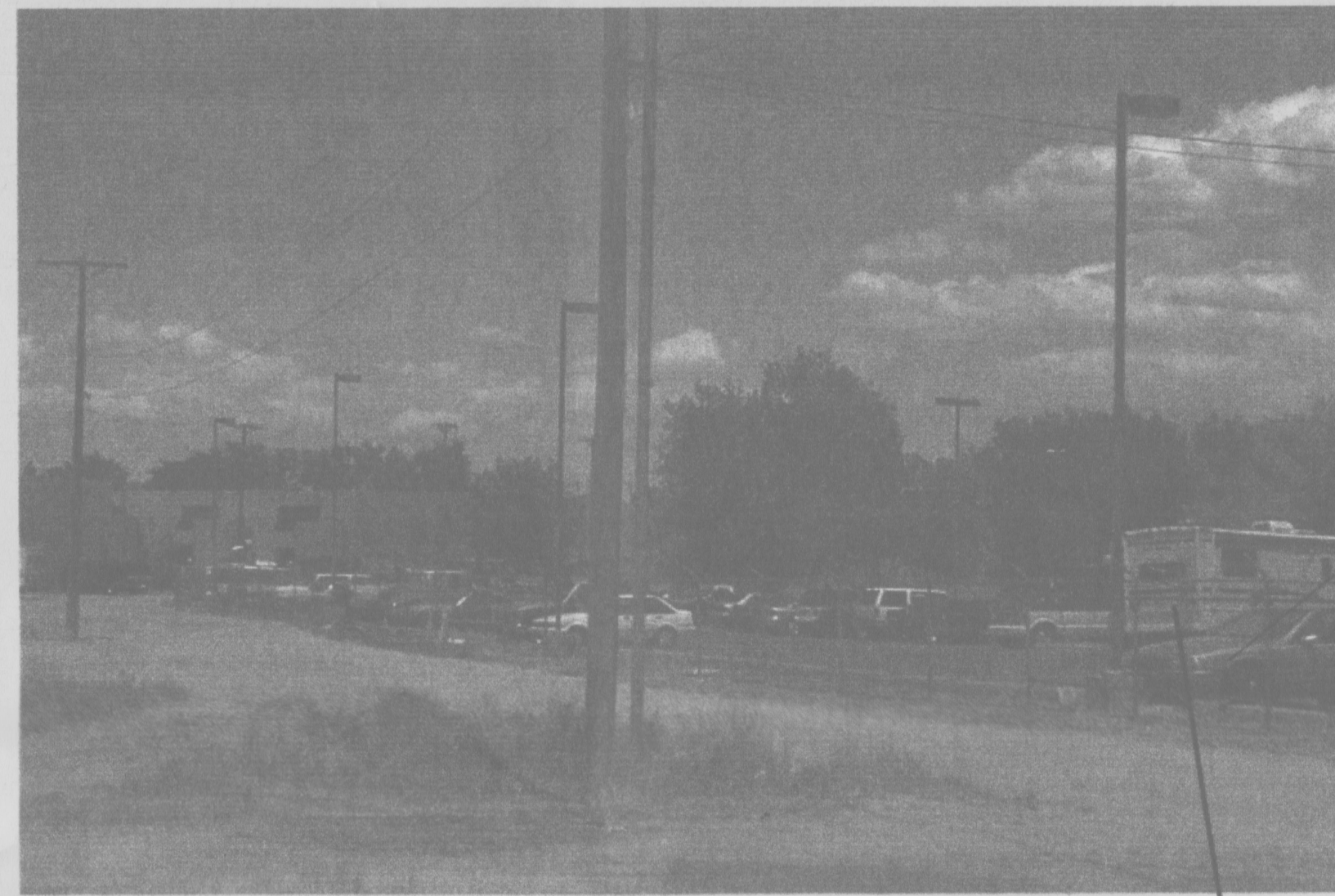
KOAT TV
BROADCAST FACILITY
3801 CARLISLE NE
ALBUQUERQUE, NM, 87107
PHOTOGRAPHS /
E & W BLDG. ELEVATIONS

SHEET 5

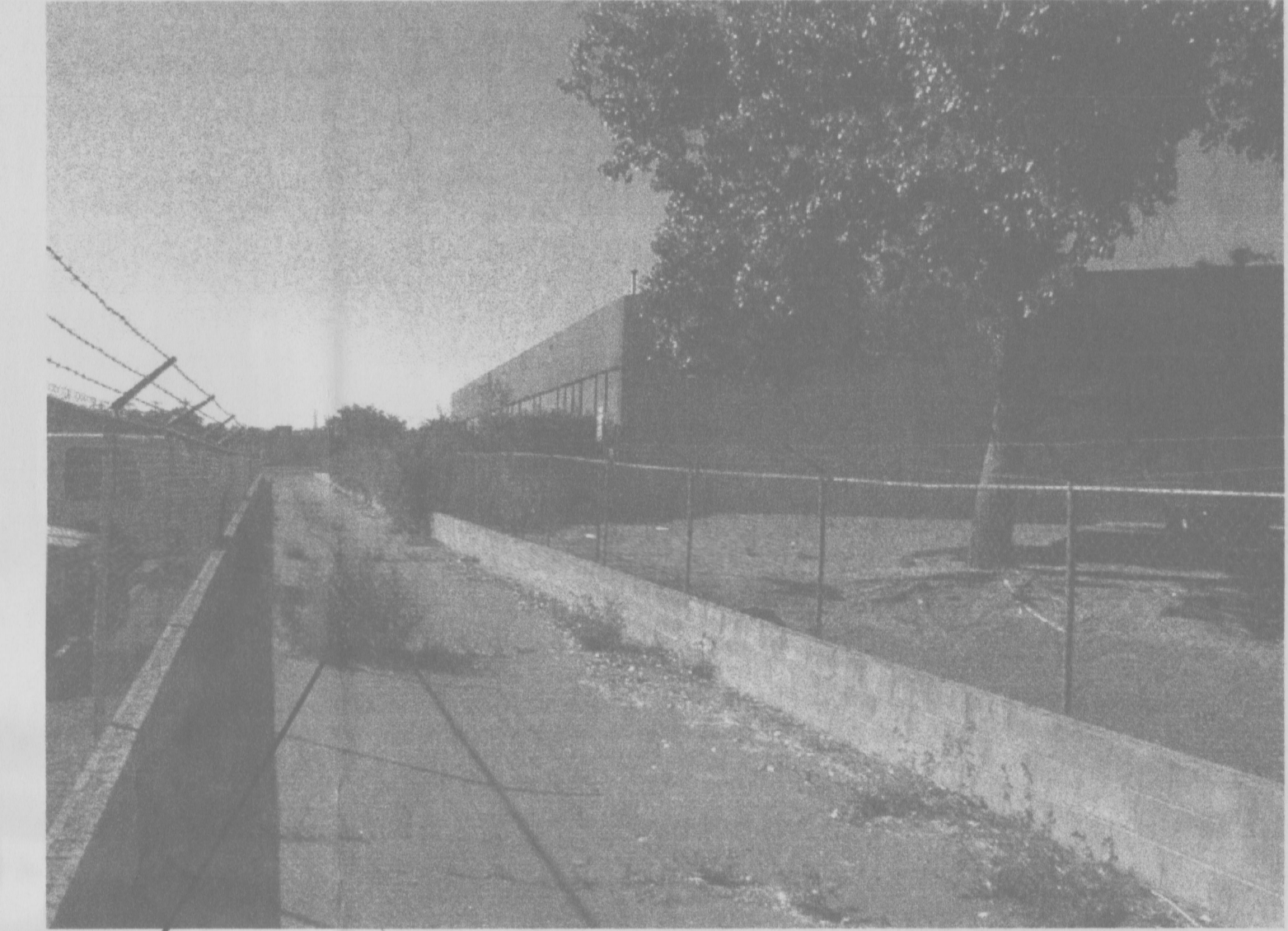
5 OF 6



VIEW OF BUILDING AT SOUTH-WEST CURB CUT



VIEW OF PARKING FROM ALLEY



VIEW OF ASPHALT LINED RUN DOWN LOOKING SOUTH-EAST



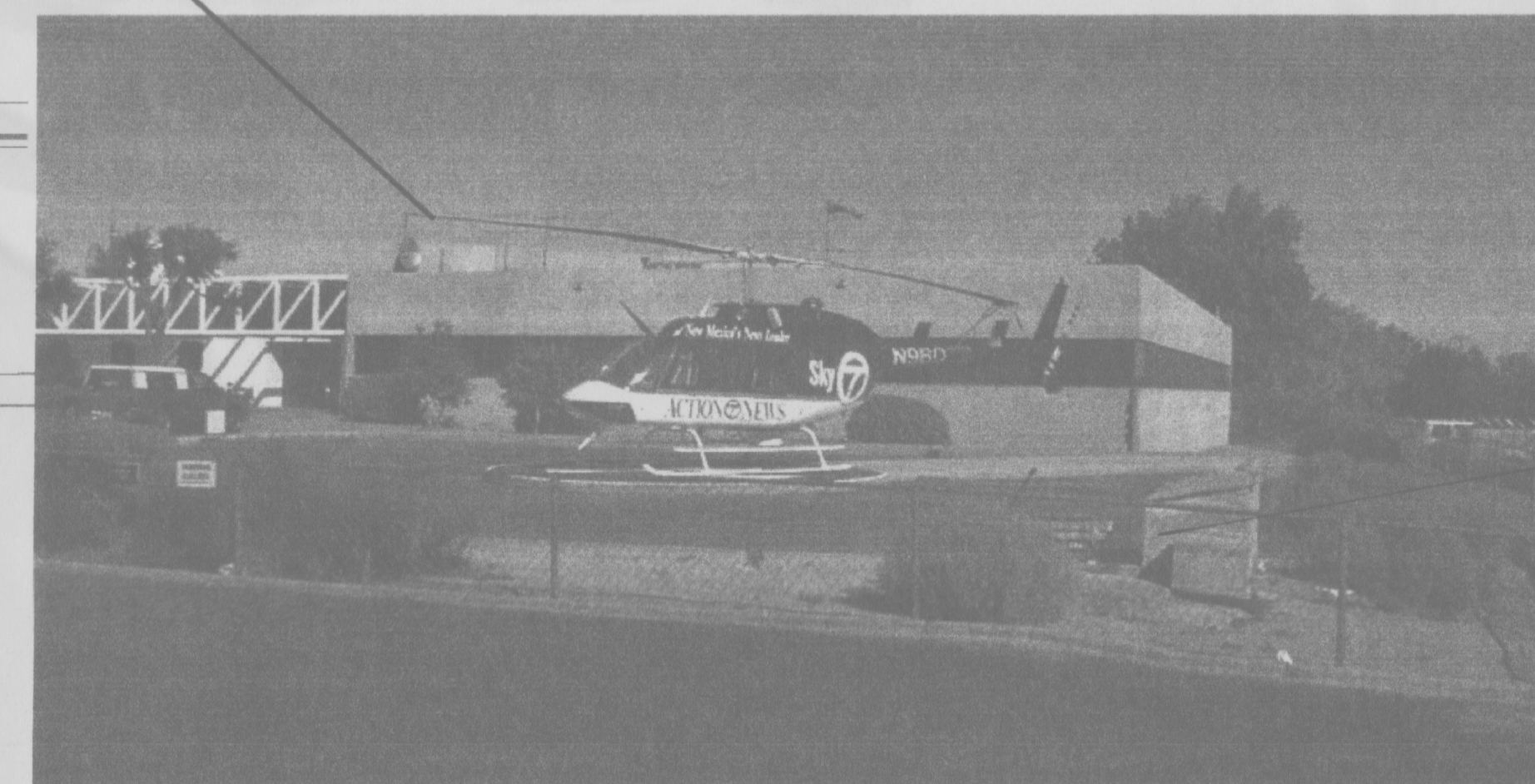
VIEW OF ENTRANCE LOOKING EAST



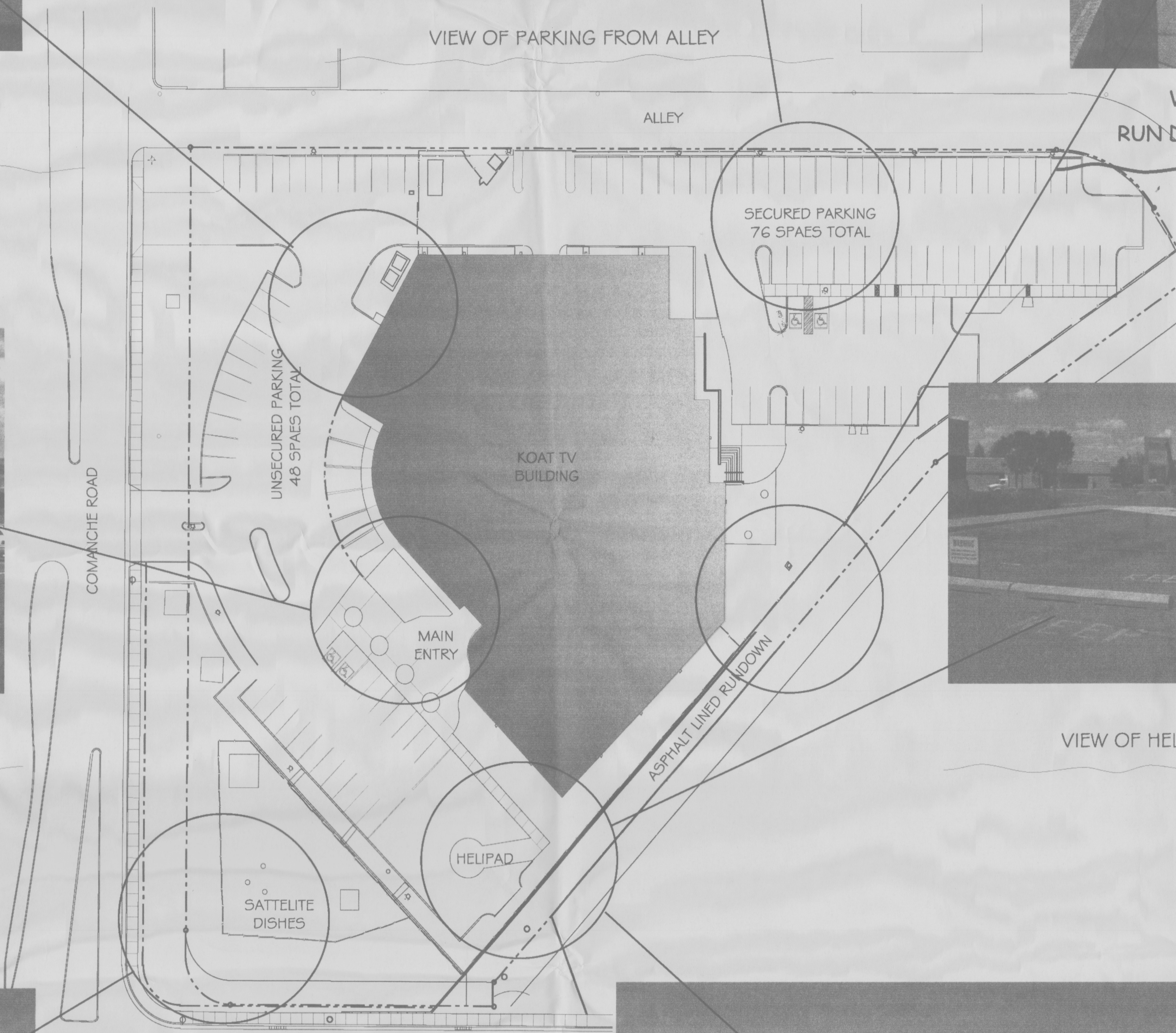
VIEW OF HELIPAD LOOKING EAST



VIEW FROM CORNER OF COMANCHE AND CARLISLE LOOKING NORTHWEST



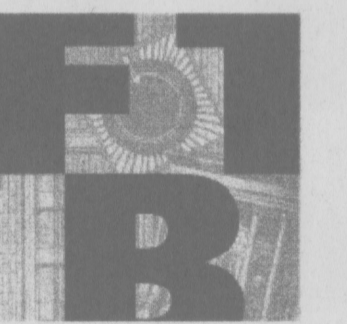
VIEW OF HELIPAD LOOKING WEST



OVERALL SITE PLAN

EXISTING FENCE REMOVED AND REPLACED SEE LANDSCAPE PLAN

EXISTING FENCE REMOVED AND REPLACED SEE LANDSCAPE PLAN



FANNING BARD TATUM ARCHITECTS AIA

ARCHITECTS AIA

6100 Indian School Rd. NE SUITE 210
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KOAT TV
 BROADCAST FACILITY
 3801 CARLISLE N.E.
 ALBUQUERQUE, NM, 87107

MISC. SITE PHOTOGRAPHS

DATE Feb. 21, 2001

SHEET 6

OF 6