

Location Map
 Project Number: 1000651
 Application Number: 03.DRB-00285

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC),
 dated _____ and that the findings and conditions in the Official Notice;
 Notification of Decision have been complied with.

SITE DEVELOPMENT PLAN APPROVAL:

NA *Environmental Health Department - conditional	Date
<i>Michelle Holm</i> Solid Waste Management	2-25-03
<i>Richard Deane</i> Transportation, Transportation Division	3-05-03
<i>Roger & Shira</i> Utilities Development	3-11-03
<i>Christina Sandoval</i> Parks and Recreation Department	3/5/03
<i>Bud & Bylee</i> City Engineer	3/5/03

APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.
Sharon Mateon
 City Planner, Planning Department 3/5/03
 * Environmental Health, if necessary

NOTE:
 THERE WILL BE NO DIRECT ACCESS TO CORONA DRIVE N.W. FROM LOTS 1, 2, OR 3 OF THIS PROPERTY (TRACT A-29A).

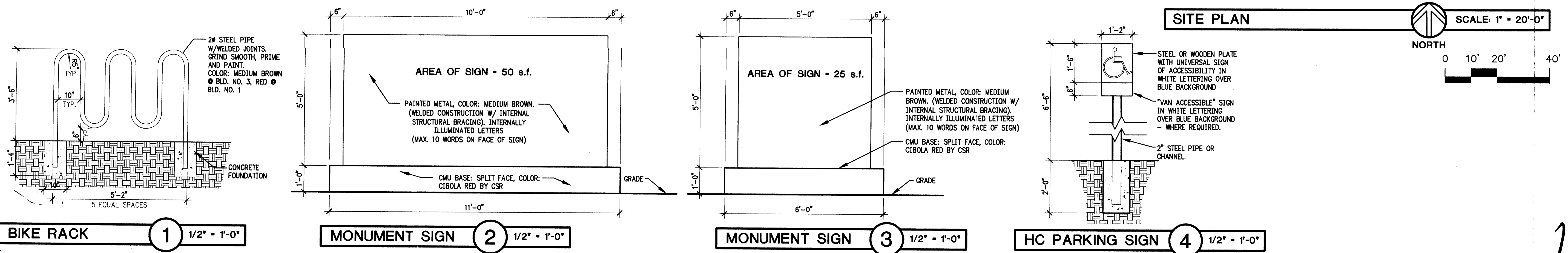
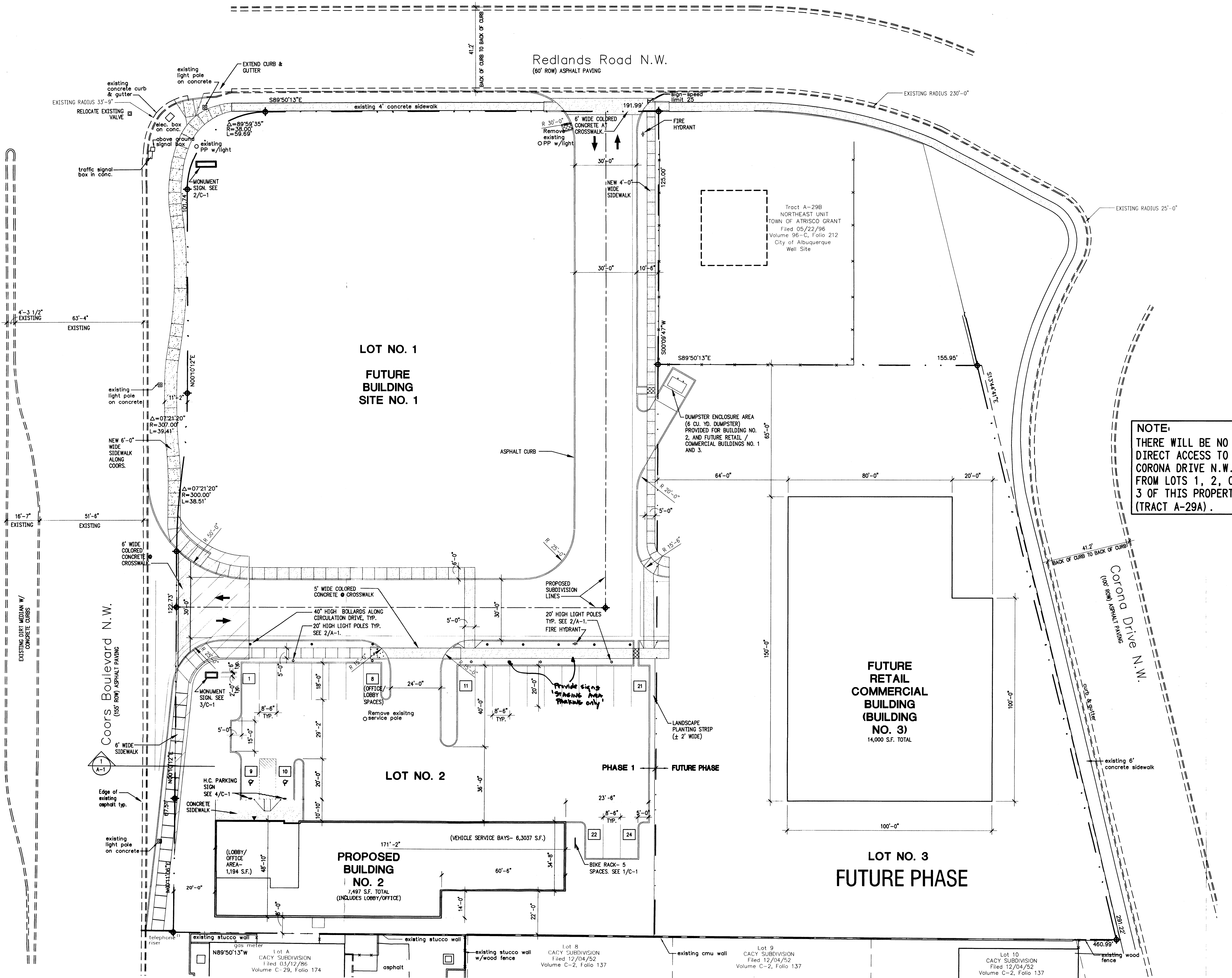
- General Notes**
- COMMON INGRESS/EGRESS, STORM DRAINAGE AND PEDESTRIAN ACCESS ACROSS TRACTS IS GRANTED BY THIS SITE PLAN AND WILL BE GRANTED ON THE REPEAT.
 - LIGHT FIXTURES SHALL BE A MAXIMUM OF 20 FEET HIGH WITH FULL CUTOFF SHIELDS ON FIXTURES SO THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE. THE LIGHT FIXTURES SHALL BE FULLY SHIELDED WITH HORIZONTAL LAMPS. SEE DETAIL ON SHEET 2/A-1.
 - SIGNAGE SHALL BE CONSISTENT WITH COORS CORRIDOR PLAN AND ACCEPTABLE TO THE PLANNING DIRECTOR. SIGNAGE SHALL BE SHOWN PRIOR TO DRG SUBMITTAL. BUILDING MOUNTED SIGNAGE SHALL BE RESTRICTED TO A 2 FOOT TALL MAXIMUM LETTER (INDIVIDUAL CHANNEL, CAST LETTER, OR MESH) WITH A MAXIMUM OF 6% SIGNAGE AREA OF THE FACADE TO WHICH IT IS APPLIED. THERE SHALL BE NO SIGNAGE FACING ADJUTING RESIDENTIAL.
 - ALL ROOFTOP EQUIPMENT SHALL BE BELOW PARAPET HEIGHT AND SCREENED FROM VIEW FROM NEARBY PROPERTIES. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN WALL.
 - NO BACK LIT, PLASTIC OR VINYL AWNINGS OR ILLUMINATED PLASTIC BAND.
 - NO OUTDOOR LOUSPEAKERS OR OTHER AMPLIFIED PUBLIC ADDRESS SYSTEMS SHALL BE PERMITTED.
 - GRADE ELEVATIONS ON THIS PLAN REFERENCE +100.0' FINISH FLOOR ELEVATION OF BUILDING NO. 2.

Site Data

LEGAL DESCRIPTION:	TRACT A-29A, N.E. UNIT, TOWN OF ATRISCO	
LOT AREA: TRACT A-29A	148,585 S.F.	PARKING REQUIREMENTS:
CURRENT ZONING:	SU-1 PDA C-1 USES AND OFFICES	BUILDING NO. 2
PROPOSED USAGE AND BUILDING AREA:		1,194 S.F. LOBBY/ OFFICE AREA
FUTURE BUILDING NO. 1	11,500 S.F.	6,303 S.F. / 1,000 = 7 SPACES REQUIRED
SITE AREA BUILDING NO. 1	50,214 S.F.	13 SPACES REQUIRED FOR BUILDING NO. 2
BUILDING NO. 2 VEHICLE NEIGHBORHOOD SERVICE CENTER	1,194 S.F. LOBBY/ OFFICE AREA	24 SPACES PROVIDED (INCLUDES 2 H.C. SPACES)
SITE AREA BUILDING NO. 2	38,171 S.F.	NO. OF BICYCLE SPACES REQUIRED:
FLOOR AREA RATIO = BUILDING AREA / LOT AREA = 7,497 S.F. / 38,171 S.F. = 0.2		1 PER. 20 PARKING SPACES PROVIDED
FUTURE COMMERCIAL-RETAIL BUILDING AREA (BUILDING NO. 3)	14,000 S.F.	20/20 = 1 BICYCLE SPACES REQUIRED
LOT NO. 3 FUTURE COMMERCIAL-RETAIL SITE AREA	60,198 S.F.	NO. OF BICYCLE SPACES PROVIDED:
		1 RACK, RACK HAS 5 SPACES
		LANDSCAPE CALCULATIONS:
		LOT NO. 2
		TOTAL LOT AREA
		TOTAL BUILDING AREA
		NET TOTAL AREA
		TOTAL LANDSCAPE REQUIRED = 4,601 S.F.
		TOTAL LANDSCAPE PROVIDED = 9,402 S.F.

Sheet Index:

- C-1 SITE PLAN FOR BUILDING PERMIT: BUILDING NO. 2
- C-2 CONCEPTUAL GRADING PLAN FOR BUILDING PERMIT: BUILDING NO. 2
- C-3 MASTER UTILITY PLAN FOR BUILDING PERMIT: BUILDING NO. 2
- L-1 LANDSCAPE PLAN
- A-1 EXTERIOR BUILDING ELEVATIONS: BUILDING NO. 2 / SITE SECTIONS



Project 1000651
 SHEET C-1

LEE GAMESKY ARCHITECTS P.C.
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 ALBUQUERQUE, NM 87108
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 lga@lga.com

COORS / REDLANDS DEVELOPMENT
 Owner: TIJERAS LLC
 Albuquerque, New Mexico

PROJECT ARCHITECT:
 LEE GAMESKY, AIA
 Date: 14 FEBRUARY, 2003

SITE PLAN FOR BUILDING PERMIT: BUILDING NO. 2

By: [Signature] Date: [Blank] Sheet of [Blank]
 File: [Blank] Siteplan for Permit.dwg