

- KEYED NOTE:
- INTEGRALLY COLORED, AND TEXTURED CONC. PEDESTRIAN CROSSWALK RE: DETAIL 1/A11
  - 30' LIGHT POLE LOCATION RE: DETAIL 3/A11
  - 4 FOOT HIGH PEDESTRIAN SCALE LIGHT LOCATION RE: DETAIL 18/A11 TYPICAL PEDESTRIAN LIGHT GRAPHIC SYMBOL: [Symbol]
  - CONC. SIDEWALK RE: DET 2/A11
  - RE: SITE PLAN FOR JOINT LAYOUT
  - HANDICAP RAMP PER COA STD. DUG 12426 AT 1/2" MAX SLOPE WITH TRUNCATED DOMES PER COA STANDARDS
  - INDICATES DRIVE ENTRANCE PER CITY STD. DETAIL 2426
  - INDICATES BIKE RACK LOCATION (5 BIKE CAPACITY) RE: DETAIL 11/A12 TYPICAL BIKE RACK GRAPHIC SYMBOL: [Symbol]
  - BENCH LOCATION TYPICAL BENCH GRAPHIC SYMBOL: [Symbol]
  - TRASH RECEPTACLE
  - 18" HIGH INTEGRALLY COLORED CONC. RAISED BED/SEATING LANDSCAPE AREA RE: DETAIL 9/A11 TYPICAL PLANTING BED GRAPHIC SYMBOL: [Symbol]
  - HANDICAP RAMP RE: 15/A11
  - HANDICAP RAMP RE: 16/A11
  - HANDICAP RAMP RE: 17/A11
  - HANDICAP RAMP RE: 11/A11
  - INDICATES "OPEN SPACE" LANDSCAPE AREAS GC TO PROVIDE/COORDINATE REG. SLEEVING FOR EA. WELL LOCATION RE: LANDSCAPE PLAN FOR INFO
  - INDICATES "DEVELOPED OPEN SPACE AREA" LOCATION RE: LANDSCAPE PLAN FOR LANDSCAPING INFO
  - INDICATES 1" CURB CUT TO ALLOW FOR PASSIVE WATER SHEET FLOW HARVESTING FROM ADJACENT PAVEMENT SURFACE TO PROPOSED LANDSCAPE PLANT BEDS. RE: DETAIL 1/A11 FOR KNOTCH DETAIL NOTE: FINAL LOCATIONS SHALL BE COORDINATED WITH APPROVED GRADING PLAN
  - NOT A PART-FUTURE REDEVELOPMENT PHASE
  - 6" HIGH CONC. ISLAND RE: DET 4/A11 RE: SITE GRADING PLAN FOR INFO
  - SERVICE YARD
  - PROPOSED PADMOUNT TRANSFORMER LOCATION
  - DUAL CONFIGURATION HC PARKING STALL RE: DET 9/A12
  - WHEELSTOP RE: DET 5/A12
  - INDICATES PROPOSED MOTORCYCLE PARKING STALL LOCATION NOTE: EACH ONSITE STALL MEASURES 4' X 8' IN SIZE RE: SITE PLAN FOR LOCATIONS. RE: DET. 11/A12 FOR "MOTOR CYCLE PARKING" SIGN DETAIL
  - EXTERIOR DECORATIVE CONCRETE ENTRY AREA ALONG MAIN BUILDING ENTRY PATHWAY
  - INDICATES PROPOSED OUTDOOR DEVELOPED PLAZA AREA ON THE EASTERN AND SOUTH WESTERN CORNER OF THE FUTURE PAD BLDG AREA. AREA SHALL CONTAIN LANDSCAPE PLANTING BEDS ADJACENT TO CONCRETE WALKWAYS.
  - PLAZA SIDEWALK EDGE DETAIL RE: DETAIL 2/A12
  - INDICATES PROPOSED CURBING TO RECEIVE FIRE STRIPE PAINT CURB RED IN COLOR
  - EXISTING ASPHALT DRIVE
  - PROPOSED ASPHALT DRIVE

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

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

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

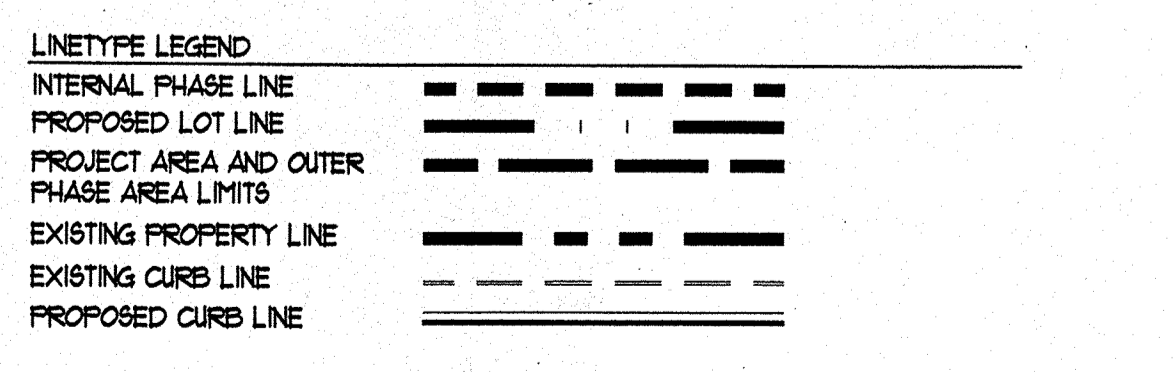
DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL

Traffic Engineering, Transportation Division	Date
DRB ALCUVA ENGINEER	Date
Parks and Recreation Department	Date
City Engineer	Date
Environmental Health Department	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

Environmental Health, if necessary

SITE DATA TABLE	PROJECT AREA PHASE LIMITS (LOT-A-1-A-1-A)
LEGAL DESCRIPTION	PARCEL 1-A-1 UNROCK CENTER ADDITION
TOTAL PROJECT AREA:	298,520 SF OR 6.82 ACRES
EXISTING ZONING:	SU-3 M-1/PT
PROPOSED USE:	GENERAL RETAILING
BUILDING ADDITION SIZE:	80,000 SF MAIN BLDG. AREA/ 6,500 SF FUTURE PAD AREA= 86,500 SF TOTAL
TOTAL PARKING PROVIDED WITHIN PROJECT AREA:	SURFACE PARKS- WESTERN PARKING FIELD= 148 SURFACE PARKS- SOUTHERN PARKING FIELD= 146 LOWER LEVEL- 1-2 GARAGE PARKS= 184 TOTAL PROJECT AREA PARKS= 1078 PARKS
TOTAL PARKING REQ:	2 PER 1000-119 REQUIRED SPACES
HC PROVIDED:	10 SPACES (NOTE: ALL SPACES VAN ACCESSIBLE)
HC REQUIRED:	8 SPACES
BIKE SPACES PROVIDED:	15 SPACES
BIKE SPACES REQUIRED:	8 SPACES
MOTORCYCLE SPACES PROVIDED:	8 SPACES
MOTORCYCLE SPACES REQUIRED:	8 SPACES

- GENERAL NOTES:
- LANDSCAPE IRRIGATION PLAN SHALL BE PROVIDED WITH LANDSCAPE PLAN DURING BUILDING PERMIT SUBMITTAL
  - MULCH SHALL BE PROVIDED IN AREAS AROUND LIVING PLANTS TO REDUCE HEAT AND CONSERVE MOISTURE. NOTE: ROCK SHALL BE USED AS MULCH ALTERNATIVE IN AREAS OF DRAINAGE AND SEVERE SLOPE.
  - 10% PERCENT OF ALL LANDSCAPE PLANTING STRIPS SHALL CONTAIN FLOWERING PLANTS AND SHRUBS.
  - MINIMUM ACCEPTABLE SIZES OF PLANTS, TREES, OR AMOUNTS OF SEED AT THE TIME OF PLANTING ARE AS FOLLOWS:
    - DECIDUOUS TREES SHALL BE TWO INCHES IN CALIPER. CONIFEROUS TREES SHALL BE A MIN OF 6" TALL.
    - SHRUBS, BUSHES AND LOW GROWING EVERGREENS SHALL BE A MIN. OF 1 GALLON IN SIZE.
    - GROUND COVER AND TURF MUST BE ADEQUATE TO PROVIDE 75% GROUND COVERAGE WITHIN TWO GROWING SEASONS AFTER PLANTING.
  - ALL LANDSCAPING SHALL BE MAINTAINED IN SUCH A WAY AS TO KEEP PLANTS AND TREES HEALTHY. LANDSCAPING WHICH DIES SHALL BE REPLACED BY THE OWNER AS EXPEDITIOUSLY AS POSSIBLE, BUT IN NO CASE LONGER THAN 60 DAYS AFTER BEING MADE AWARE OF THE ISSUE BY THE CITY OF ALBUQUERQUE.
  - ALL LANDSCAPING SHALL BE MAINTAINED IN SUCH A WAY AS TO KEEP PLANTS AND TREES HEALTHY. LANDSCAPING WHICH DIES SHALL BE REPLACED BY THE OWNER AS EXPEDITIOUSLY AS POSSIBLE, BUT IN NO CASE LONGER THAN 60 DAYS AFTER BEING MADE AWARE OF THE ISSUE BY THE CITY OF ALBUQUERQUE.
1. PLANTING STRIPS
- PLANTING STRIPS SHALL BE A MIN OF 4' WIDE AND COVERED WITH LIVE VEGETATIVE MATERIALS SUCH AS GRASSES/VINES/FLOWERS AND/OR BUSHES/SHRUBS OVER 60% OF THE PLANTING STRIP IF IT IS DIRECTLY BETWEEN PARKING AND A WALKWAY. IF THE PLANTING STRIP IS REQUIRED FOR STREET TREES, IT SHALL BE COVERED WITH LIVE VEGETATIVE MATERIALS SUCH AS GRASSES/VINES/FLOWERS AND/OR BUSHES/SHRUBS OVER 15% OF THE PLANTING STRIP. COVERAGE SHALL BE CALCULATED FROM THE ANTICIPATED SIZE OF THE PLANTS AT MATURITY.
  - IN ORDER TO FACILITATE THE TRANSITION BETWEEN PARKING SPACES, AND ADJACENT WALKWAYS DECORATIVE PAVERS SHALL BE USED WITHIN 40% OF THE PLANTING STRIP.
  - ALL REQUIRED TREES SHALL BE PLANTED PRIOR TO FINAL BUILDING INSPECTION.
  - DECIDUOUS TREES SHALL BE A MIN IF 2" IN CALIPER AT THE TIME OF PLANTING. CONIFEROUS TREES SHALL BE A MIN IF 6" TALL AT THE TIME OF PLANTING.
  - TREES SHALL BE PLANTED IN TREE WELLS OR PER-VEEABLE PAVEMENT TO MAXIMIZE THE OPPORTUNITY TO THRIVE. THE MINIMUM TREE WELL SIZE SHALL BE 36 SQUARE FEET.
  - TREES SHALL BE IRRIGATED TO 60 AS TO ENCOURAGE A DEEP AND WIDE ROOT SYSTEM THAT WILL PROVIDE HEALTHY GROWTH AND STRUCTURAL STABILITY.



PEDESTRIAN SEATING TABULATION (SECTION-2 PROJECT AREA)

(4) 4 PERSON BENCHES  
 (4) 10 PERSON BENCHES  
 60 TOTAL PROVIDED PUBLIC SEATS

TOTAL PROVIDED PUBLIC SEATS WITHIN PROJECT AREA LIMITS= 60 SEATS

NOTE:  
 ALL INTERNAL PARKING FOLD CROSS WALK LOCATIONS SHALL BE MAINTAINED BY THE LANDOWNER

GENERAL NOTES:

NOTE:  
 ALL LANDSCAPED AREAS TO BE DEPRESSIONED BELOW ADJACENT PAVING TO ALLOW FOR PASSIVE SHEET FLOW WATER HARVESTING INTO LANDSCAPE AREAS THROUGH CONCRETE CURB NOTCHES

NOTE:  
 PROPOSED PEDESTRIAN ACCESS FROM UPTOWN LOOP RD IS CURRENTLY PROVIDED BY A SERIES OF RAMPS AND TEXTURED PAVING SECTIONS FROM THE NORTHWEST CORNER OF LOT-A-1-2 TO THE PROPOSED PROJECT AREA

NOTE:  
 PROJECT AREA LIMITS SHALL BE COMPLETED CONCURRENTLY UNDER ONE PHASE

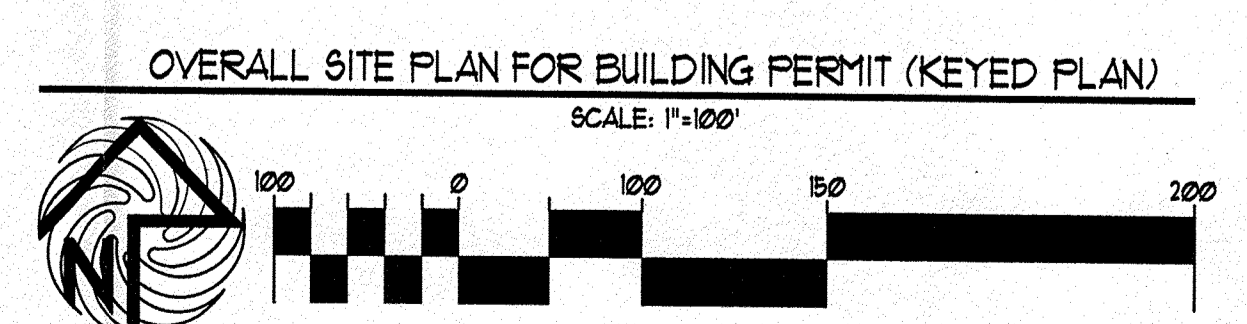
NOTE:  
 PROJECT LIMITS PARKING AREAS SHALL HAVE SHARED PARKING AGREEMENTS IN PLACE WITH ALL EXISTING ONSITE LOTS

NOTE:  
 ONE OF THE NEW BUILDING OR PARKING STRUCTURE DESCRIBED IN CHAPTER V, SECTION G/11 CAN ONLY BE BUILT WITH PUBLIC/PRIVATE PARTNERSHIP FUNDING SUCH AS A TIDD AND THE TIDD OR OTHER FUNDING IS NOT APPROVED OR IF THE TAX INCREMENT ALLOTMENT IS NOT SUFFICIENT TO BUILD THE PROPOSED BUILDING OR PARKING STRUCTURE AS DETERMINED BY THE OWNER/RESPONSIVE OF THE PROPERTY. THEN THE PARKING LOT TREE, WALKWAY AND WALKWAY TREE REQUIREMENTS MUST BE MET WITHIN 6 MONTHS OF THE FINDING BEING DENIED OR RESCINDED. THE APPLICANT SHALL AVOID THE SITE DEVELOPMENT PLAN TO SHOW THE REQUIRED PARKING LOT TREES, WALKWAYS AND WALKWAY TREES. FAILURE TO COMPLY WITH THIS REGULATION SHALL START ENFORCEMENT ACTION.

NOTE:  
 ONE OF THE NEW BUILDING OR PARKING STRUCTURE DESCRIBED IN CHAPTER V, SECTION G/11 IS NOT DEPENDANT ON PUBLIC/PRIVATE PARTNERSHIP FUNDING BUT HAS NOT BEEN BUILT WITHIN FOUR AND ONE-HALF (4 1/2) YEARS OF THE DATE OF SITE DEVELOPMENT PLAN APPROVAL. THE APPLICANT SHALL AVOID THE SITE DEVELOPMENT PLAN TO SHOW THE REQUIRED PARKING LOT TREES, WALKWAYS AND WALKWAY TREES. FAILURE TO COMPLY WITH THIS REGULATION SHALL START ENFORCEMENT ACTION.

NOTE:  
 ONE STREET TREES ARE REQUIRED ON THE FOLLOWING STREETS:  
 A LOUISIANA BLVD, PENNSYLVANIA ST, SAN PEDRO DR, SOUTH SIDE OF MENUL BLVD, INDIAN SCHOOL RD, UPTOWN BLVD AND PARKWAY AND THE LOOP RD. IN ORDER TO EVENTUALLY LINE THE STREETS WITH TREES, NEW STREET TREES SHALL HAVE AN APPROXIMATE REGULAR SPACING OF 30' OC

NOTE:  
 WHERE SHOPPING CARTS ARE OFFERED TO CUSTOMERS, SHOPPING CART CORRAL'S OR SIMILAR SHOPPING CART STORAGE FACILITIES SHALL BE PROVIDED INTERMITTENTLY THROUGHOUT THE PARKING FIELD. SUCH PARKING CART FACILITIES SHALL NOT BE PROVIDED IN LIEU OF REQUIRED PARKING AND SHALL BE INDICATED WITHIN THE SITE DEVELOPMENT PLAN.



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**MODULUS ARCHITECTS**

220 COPPER AVE. N.W. SUITE 350  
 ALBUQUERQUE, NEW MEXICO 87102  
 PHONE (505) 338-1499 FAX (505) 338-1498

DRB SUBMITTAL

PROJECT TITLE: UNROCK TOWN CENTER SEC-2

PROJECT NO.: UNROCK TOWN CENTER ALBUQUERQUE, NEW MEXICO

PROJECT MANAGER: UNROCK TOWN CENTER SECTION 2

JOB NO.: UNROCK TOWN CENTER SECTION 2

DRAWN BY: UNROCK TOWN CENTER SECTION 2

SHEET TITLE: OVERALL SITE PLAN FOR BUILDING PERMIT

DATE: 1/07/15

SCALE: 1"=100'

RE: SCALE: A100

150' Delete