

PROJECT NUMBER: 1002666

APPLICATION NUMBER: 03DRB-00807

DRB Site Development Plan Approval

Phil Davis 6-16-03
TRAFFIC ENGINEER, TRANSPORTATION DIVISION DATE

Roger A. Green 6-4-03
UTILITIES DEVELOPMENT DATE

Christina Sandoval 6/16/03
PARKS & RECREATION DEPARTMENT DATE

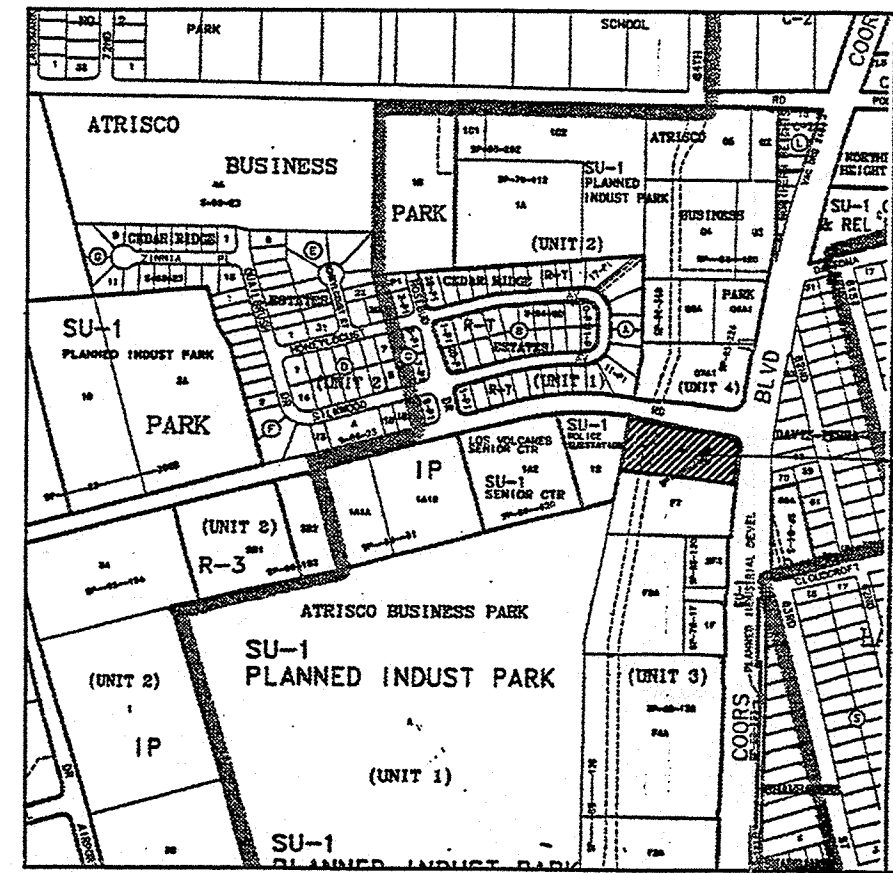
N/A
PUBLIC WORKS, WATER UTILITIES DIVISION DATE

Brad J. Bigham 6/16/03
CITY ENGINEER DATE

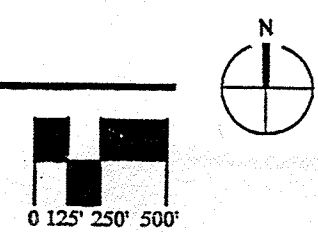
N/A
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) DATE

Michael Holten 5-30-03
SOLID WASTE WILL COMPLY W/COA SPECS DATE

Sherry Watson 6/16/03
DRB CHAIRPERSON, PLANNING DEPARTMENT DATE



VICINITY MAP
J-10-Z



GENERAL NOTES

- A. BUILDING MOUNTED SIGNAGE: 6% MAXIMUM OF THE FACADE AREA. LETTERS TO BE CHANNELIZED OR NEON.
B. ROOF TOP EQUIPMENT SHALL NOT BE VISIBLE FROM ADJACENT PROPERTY OR RIGHT-OF-WAYS. HEIGHT OF SUCH EQUIPMENT MUST BE BELOW PARAFET HEIGHT.

PROJECT DATA

- 1. LEGAL DESCRIPTION: TRACT P-1, ATRISCO BUSINESS PARK, UNIT 2, BERNALILLO COUNTY, NEW MEXICO.
2. ZONING: CITY OF ALBUQUERQUE, NEW MEXICO ZONE: SU-1 SPECIAL USE AREAS.
3. PROPOSED USE: DRIVE UP BANK WITH 9 DRIVE UP LANES AND 1 ATM LANE.
5. PARKING: PARKING REQUIRED (1 PER 200 S.F.) 19, 10% TRANSIT REDUCTION 19, TOTAL PARKING REQUIRED 18, PARKING PROVIDED 44, ADA PARKING PROVIDED 1, ADA PARKING PROVIDED 1, BICYCLE PARKING PROVIDED (120 AUTOS) 1, BICYCLE PARKING PROVIDED 5.
6. LANDSCAPE REQUIREMENTS: LANDSCAPE REQUIRED (15% NET LOT AREA) 11,468 SF, LANDSCAPE PROVIDED 19,071 SF.

KEYED NOTES

- 1. 20' PUBLIC UTILITY EASEMENT.
2. 24' EXISTING PUBLIC UTILITY EASEMENT AND DRAINAGE EASEMENT.
3. RETAIL DRIVE-THRU LANE: DRIVE THROUGH SHALL BE SHADED WITH AN ARCHITECTURALLY INTEGRATED CANOPY.
4. 8' CMU REFUSE ENCLOSURE PER COA SOLID WASTE DEPARTMENT STANDARDS, STUCCO TO MATCH PRIMARY BUILDING COLOR. REFER DETAIL 2, PAGE 2.
5. ACCESSIBLE SIDEWALK RAMP.
6. 6" CONCRETE CURB AND DRIVE ENTRY PER COA STANDARDS.
7. 8" CONCRETE CURB.
8. EXISTING SIGN POLE.
9. NEW MONUMENT SIGN, REFER DETAIL 4, PAGE 6 SIZE SHALL CONFORM TO THE COORS CORRIDOR PLAN. SIGN AREA SHALL BE NO GREATER THAN 15 SF.
10. BICYCLE RACK, 5 SPACES, REFER DETAIL 3, PAGE 2.
11. LIGHT POLE, REFER DETAIL 1, PAGE 6.
12. ASPHALTIC PAVING.
13. 4" WIDE PAINTED PARKING STALL STRIPING, WHITE TYPICAL.
14. 8' WIDE SIDEWALK.
15. 5' WIDE SIDEWALK.
16. 4" WIDE PAINTED STRIPED PEDESTRIAN CROSSING.
17. EXISTING LIGHT POLE.
18. LANDSCAPED PARKING ISLAND.
19. ATRISCO BUSINESS PARK SIDEYARD 20' PARKING SET BACK.
20. ATRISCO BUSINESS PARK SIDEYARD 30' BUILDING SET BACK.
21. ATM DRIVE THRU LANE, ANY ATMS SHALL BE ARCHITECTURALLY INTEGRATED WITH BUILDING DESIGN.
22. ATRISCO BUSINESS PARK 10' BUILDING SIDE AND REAR YARD SETBACK.
23. EXISTING CONCRETE WALK, WIDTH AS NOTED ON PLAN.
24. EXISTING CURB.
25. HANDICAP PARKING ACCESS AISLE.
26. EXISTING PROPERTY LINE.
27. HANDICAP PARKING STALL SIGN.
28. EXISTING FIRE HYDRANT.
29. ATRISCO BUSINESS PARK 40' PARKING SETBACK.
30. ATRISCO BUSINESS PARK 60' BUILDING SETBACK.
31. 15' LANDSCAPE BUFFER ALONG COORS BLVD.
32. THE TOP OF ALL ROOFTOP EQUIPMENT SHALL BE BELOW THE TOP OF PARAFET AND SCREENED FROM VIEW FROM THE PROPERTY LINES OF THE SITE. ALTERNATIVELY, ROOFTOP EQUIPMENT SHALL BE SCREENED BY ROOFTOP WALLS THAT ARE PAINTED TO MATCH THE ROOF COLOR OR THE PREDOMINANT BUILDING COLOR. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW THE TOP OF THE SCREEN WALL.
33. EXISTING AUTO PARTS RETAIL.
34. EXISTING UNDEVELOPED LAND.
35. EXISTING ACCESSIBLE RAMP.
36. NEW 8' WIDE SIDEWALK PER COA STANDARDS.
37. EXISTING POLICE SUBSTATION.
38. EXISTING BUS STOP.
39. EXISTING UTILITY INFRASTRUCTURE, REFER UTILITY/GRADING PLAN.
40. EXISTING FIRE HYDRANT 140' LOCATED TO THE SOUTH, WEST SIDE OF COORS.
41. 35' SITE TRIANGLE.
42. PAINTED WHITE DIRECTION OF TRAVEL INDICATOR ARROW.
43. 4" WIDE PAINTED WHITE LANE STRIPING.
44. 'DO NOT ENTER SIGN' REFER DETAIL 5, PAGE 2.
45. 'DRIVE THRU AND ATM' DIRECTIONAL SIGNAGE, REFER DETAIL 5, PAGE 2.
46. NEW 36' PUBLIC R.O.W. TO BE GRANTED BY PAPER EASEMENT.

SEE MEMO SENT TO FIELD 8-20-03

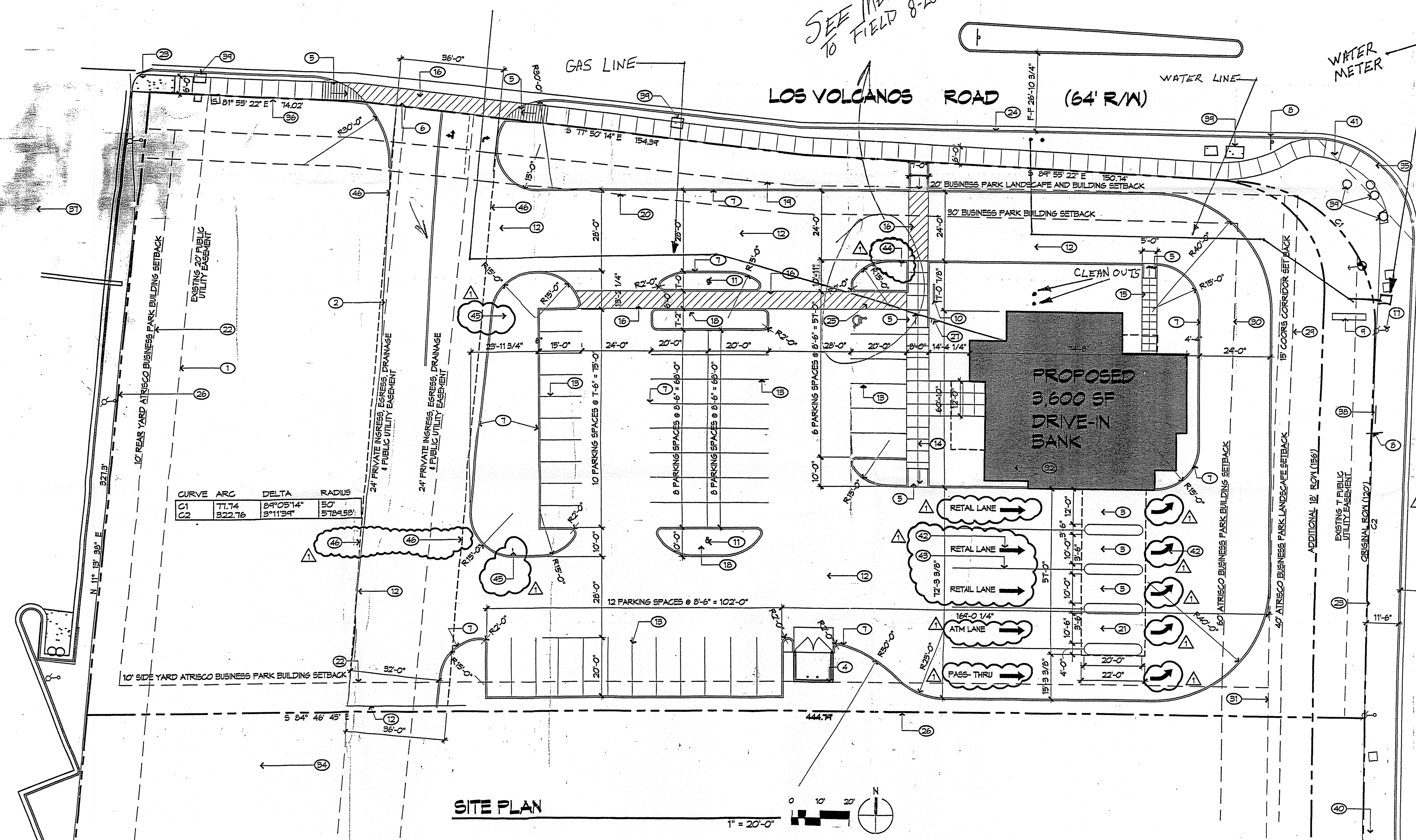


Table with 3 columns: CURVE ARC, DELTA, RADIUS. Rows C1 and C2.

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ARCHITECT ENGINEER PROJECT

Rio Grande Credit Union Lot A, Tract P-1 Coors Blvd. and Los Volcanos Rd.

REVISIONS: DRB REVISIONS 6/2/03. DRAWN BY, REVIEWED BY, DATE MAY 20, 2003, PROJECT NO., DRAWING NAME: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT, SHEET NO.