

**SITE DATA:**

LEGAL DESCRIPTION: ALL OR A PORTION OF LOTS 303,304,305,306 TOWN OF ATRISCO GRANT, UNIT 8

**ZONING:**

SU-1 FOR PERMISSIVE C-2 USES EXCLUDING RESIDENTIAL USES (APPROVED PER 16-EPC-40027)

**SITE AREA:** 5.3785 ACRES

**PROPOSED USE:**

USES PERMISSIVE IN THE C-2 ZONE (EXCLUDING RESIDENTIAL) AND/OR A STORAGE FACILITY WITH INDOOR STORAGE AND MOVING SERVICES WITH OUTDOOR PARKING FOR RENTAL TRUCKS.

**PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS:**

VEHICULAR ACCESS AND CIRCULATION- THE PROPOSED DEVELOPMENT HAS ACCESS TO ADJACENT STREETS ON THE NORTH AND EAST SIDES OF THE PROPERTY FROM ATRISCO DRIVE & MIAMI STREET, OR AS ALLOWED BY THE TRAFFIC ENGINEER. NO ACCESS TO EITHER COORS BOULEVARD (WEST) NOR I-40 (SOUTH) IS PROPOSED DUE TO ACCESS CONTROL RESTRICTIONS.

PEDESTRIAN ACCESS IS FROM PUBLIC SIDEWALKS ALONG ATRISCO DRIVE AND MIAMI STREET. PEDESTRIAN CONNECTIONS TO BE PROVIDED NEAR VEHICULAR ACCESS POINTS.

**INTERNAL CIRCULATION REQUIREMENTS:**

INTERNAL ROADWAY AND SIDEWALK/PEDESTRIAN WALKWAY NETWORK TO INTERCONNECT USES WITHIN SITE WITH PUBLIC RIGHT OF WAY.

**MAXIMUM BUILDING HEIGHT ALLOWED (ALL LOTS):**

STRUCTURE HEIGHT UP TO 28 FEET IS PERMITTED AT ANY LEGAL LOCATION. THE HEIGHT AND WIDTH OF THE STRUCTURE OVER 26 FEET SHALL FALL WITHIN 45° ANGLE PLANES DRAWN FROM THE HORIZONTAL AT THE MEAN GRADE ALONG EACH INTERNAL BOUNDARY OF THE PREMISES AND EACH ADJACENT PUBLIC RIGHT-OF-WAY CENTERLINE. TO PROTECT SOLAR ACCESS, A STRUCTURE OVER 26 FEET MAY NOT EXCEED THE NORTHERN BOUNDARY OF THESE 45° PLANES, BUT MAY BE SITED IN ANY OTHER DIRECTION WITHIN PLANES DRAWN AT 60° ANGLE FROM THE SAME BOUNDARIES OR CENTERLINES.

**MINIMUM BUILDING SETBACK:**

THERE SHALL BE A MINIMUM BUILDING FRONT AND CORNER SIDE YARD SETBACK OF NOT LESS THAN 5 FEET AND A BUILDING SETBACK OF 11 FEET FROM THE JUNCTION OF A DRIVEWAY OR ALLEY AND A PUBLIC SIDEWALK OR PLANNED PUBLIC SIDEWALK LOCATION.

**MAXIMUM TOTAL DWELLING UNITS (ALL LOTS):**

N/A NO RESIDENTIAL USE ALLOWED OR PROPOSED

**NON RESIDENTIAL USES MAXIMUM FLOOR AREA RATIO (ALL LOTS):**

MAXIMUM F.A.R IS 0.60

**PHASING:**

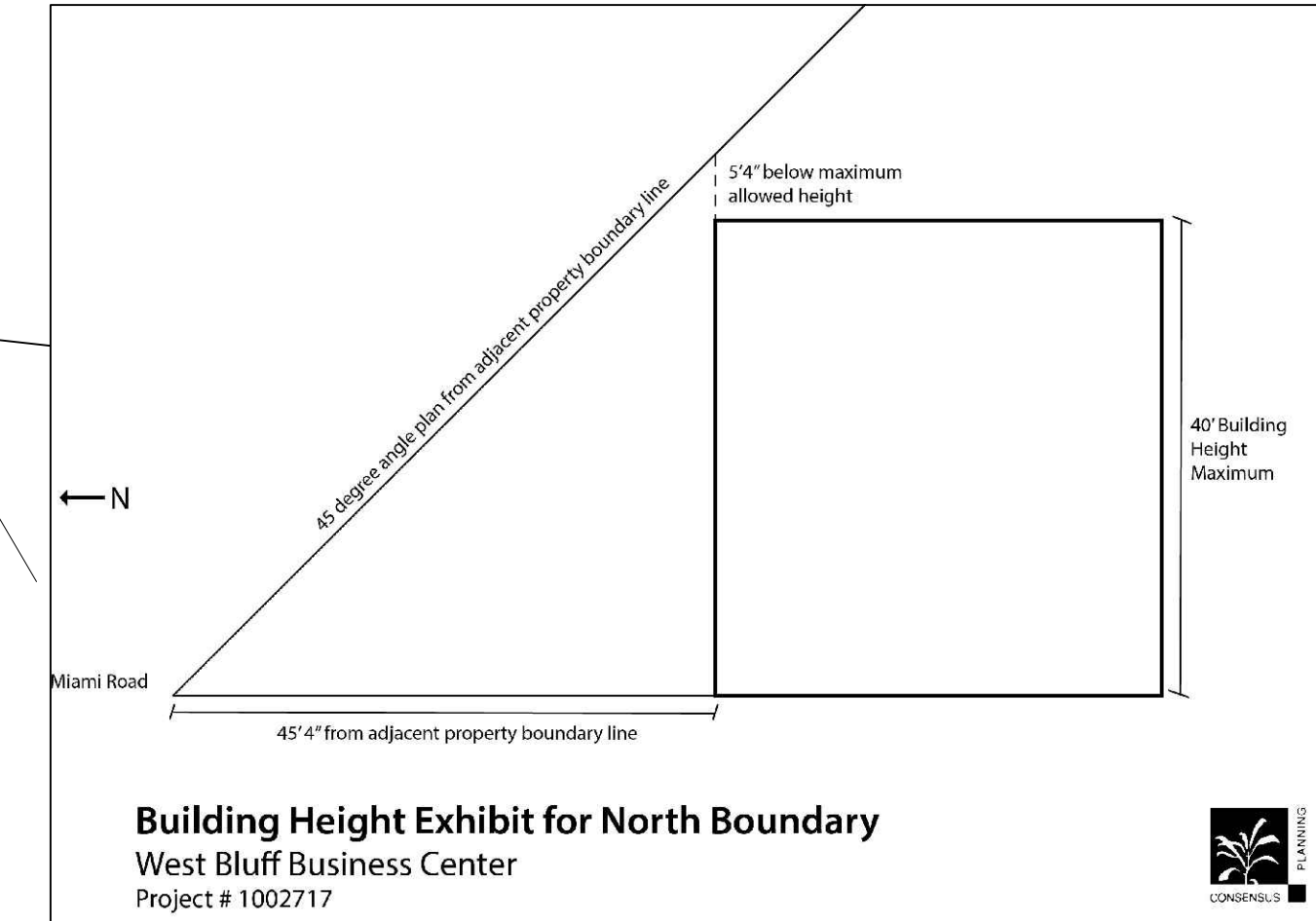
NO PHASING PROPOSED.

**NOTE:**

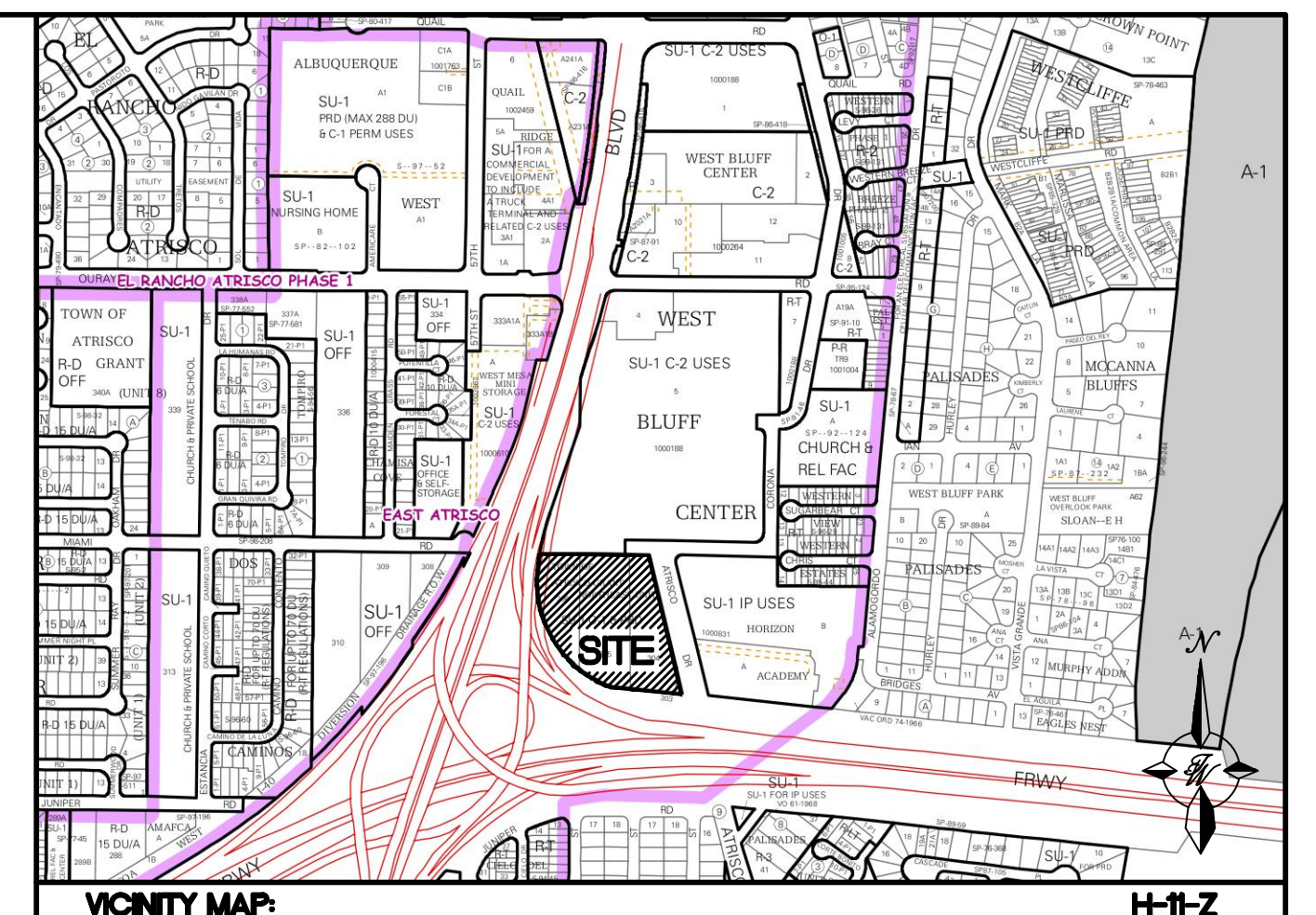
SITE LIGHTING SHALL COMPLY WITH THE LIGHTING REGULATIONS OF THE ZONING CODE, 14-16-3-9, AREA LIGHTING REGULATIONS. LIGHT FIXTURES WITHIN 100 FEET OF A RESIDENTIAL AREA SHALL NOT EXCEED 16 FEET. THE MAXIMUM HEIGHT FOR PARKING LOT LIGHTS SHALL BE A MAXIMUM OF 28 FEET.

**NOTES:**

- APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
- ROOF EQUIPMENT SHALL BE BELOW PARAPET HEIGHT AND/OR SCREENED FROM VIEW FROM THE PROPERTY LINES OF THIS SITE. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN WALL.
- THE SITE IS WITHIN 300' OF BUS ROUTE #96, #790 and #155 ON COORS BOULEVARD.
- LIGHT POLES SHALL BE A MAXIMUM OF 20' FEET WITH FULL CUT OFF LIGHT FIXTURES. LIGHT FIXTURES SHALL BE A MAXIMUM OF 25' WITH FULL CUT OFF SHIELDS ON FIXTURES SO THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE. THE LIGHT FIXTURES SHALL BE FULLY SHIELDED WITH HORIZONTAL LAMPS. LIGHT POLES WITHIN 100' OF RESIDENTIAL ZONING SHALL BE LIMITED TO 16' HIGH.



NOTE: FINAL DIMENSIONS TO BE DETERMINED WITH SITE DEVELOPMENT PLAN FOR BUILDING PERMIT



**LEGAL DESCRIPTION:**  
A PORTION OF TRACTS 303, 304, 305, AND 306 TOWN OF ATRISCO GRANT

**LEGEND**

- CURB & GUTTER
- - - BOUNDARY LINE
- - - EASEMENT
- - - CENTERLINE
- - - RIGHT-OF-WAY
- - - EXISTING CURB & GUTTER
- - - EXISTING BOUNDARY LINE
- - - EXISTING SIDEWALK
- - - EXISTING LANE
- - - EXISTING STRIPING
- ➔ PROPOSED VEHICULAR AND PEDESTRIAN ACCESS POINTS

**PROJECT NUMBER:** \_\_\_\_\_  
**APPLICATION NUMBER:** \_\_\_\_\_

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated \_\_\_\_\_ and the Findings and Conditions in the Official Notification of Decision are satisfied.

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.

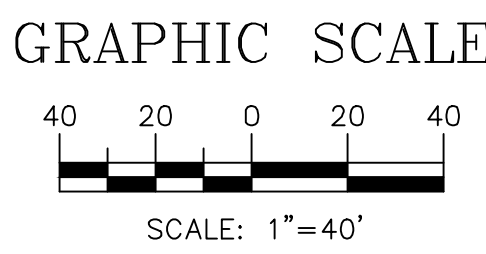
**DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:**

Traffic Engineer, Transportation Division	Date
Water Utility Development	Date
Parks & Recreation Department	Date
City Engineer	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

\* Environmental Health, if necessary

**INDEX TO DRAWINGS**  
**C1. SITE PLAN FOR SUBDIVISION**  
**C2. CONCEPTUAL GRADING AND DRAINAGE PLAN**

ENGINEER'S SEAL  RONALD R. BOHANNAN P.E. #7868	<b>WEST BLUFF BUSINESS CENTER</b>	DRAWN BY DY
	<b>SITE PLAN FOR SUBDIVISION</b>	DATE 8/29/16
 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com		2016024-SPE
		SHEET # <b>C1</b>
		JOB # 2016024

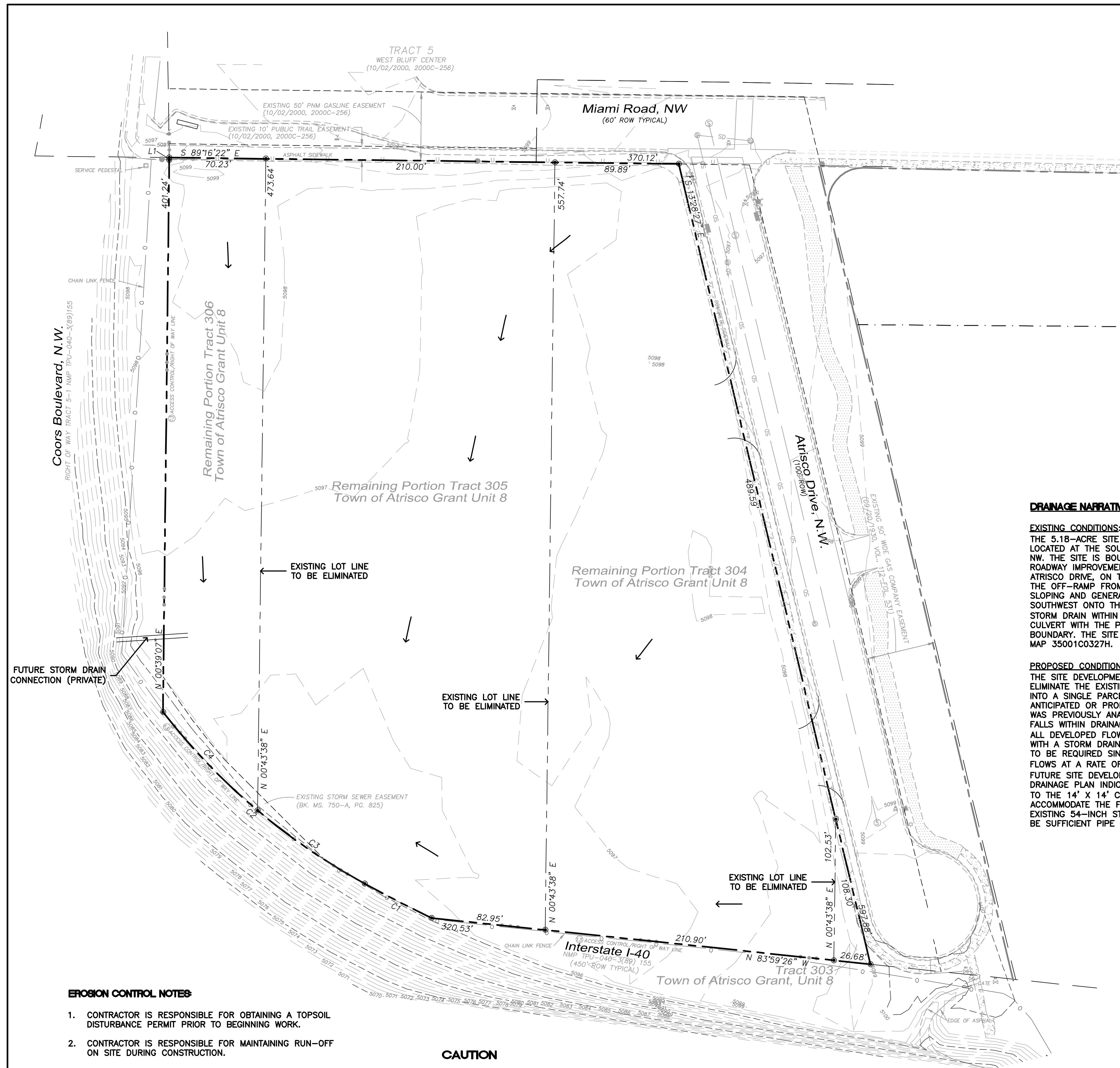


**Line Table**

LINE	BEARING	DISTANCE
L1	N 00°48'37" W	1.83'

**Curve Table**

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	1045.82'	54.65'	2°59'37"	27.33'	N 82°54'11" W	34.64'
C2	472.96'	193.72'	23°28'05"	98.24'	S 49°37'03" E	192.37'
C3	472.96'	94.36'	11°26'02"	47.35'	S 55°38'04" E	94.23'
C4	472.96'	99.34'	12°02'02"	49.85'	N 43°54'01" W	99.15'



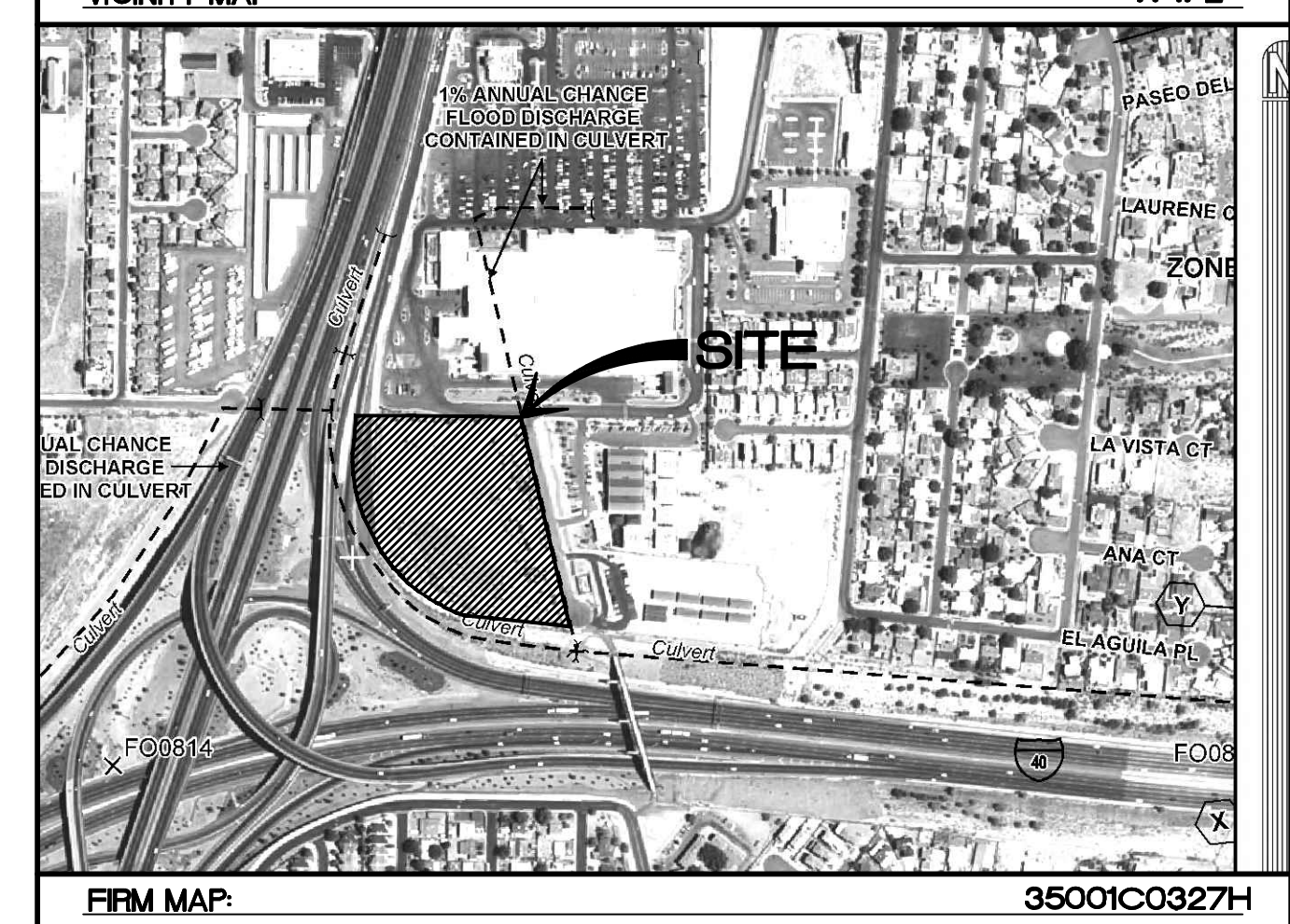
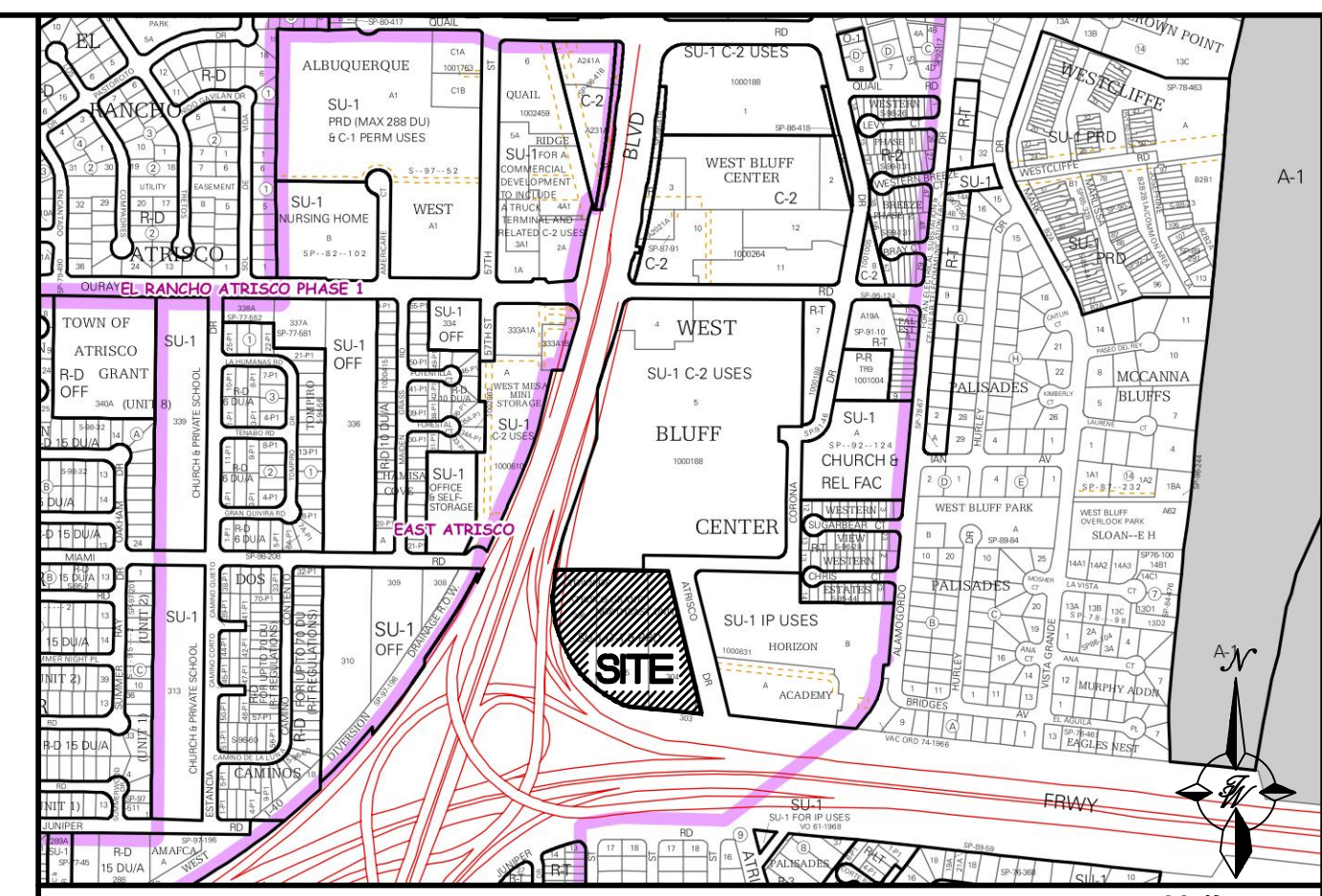
**LEGEND**

	CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	CENTERLINE
	RIGHT-OF-WAY
	BUILDING
	SIDEWALK
	SCREEN WALL
	RETAINING WALL
	CONTOUR MAJOR
	CONTOUR MINOR
	SPOT ELEVATION
	FLOW ARROW
	EXISTING CURB & GUTTER
	EXISTING BOUNDARY LINE
	EXISTING CONTOUR MAJOR
	EXISTING CONTOUR MINOR
	EXISTING SPOT ELEVATION

**DRAINAGE NARRATIVE**

**EXISTING CONDITIONS:**  
 THE 5.18-ACRE SITE IS COMPRISED OF THREE UNDEVELOPED PARCELS LOCATED AT THE SOUTHWEST CORNER OF MIAMI STREET AND ATRISCO DRIVE, NW. THE SITE IS BOUND ON THE NORTH BY THE MIAMI STREET PUBLIC ROADWAY IMPROVEMENTS AND AN EXISTING RETAIL FACILITY, ON THE EAST BY ATRISCO DRIVE, ON THE SOUTH BY INTERSTATE 40, AND ON THE WEST BY THE OFF-RAMP FROM I-40 TO COORS BOULEVARD. SITE TERRAIN IS GENTLY SLOPING AND GENERALLY DRAINS BY SHEET FLOW FROM NORTHEAST TO SOUTHWEST ONTO THE I-40 OFF-RAMP. THERE IS AN EXISTING 54-INCH STORM DRAIN WITHIN ATRISCO DRIVE AND A 14'X14' CONCRETE BOX CULVERT WITH THE PUBLIC RIGHT-OF-WAY ALONG THE WESTERLY PROPERTY BOUNDARY. THE SITE LIES OUTSIDE DESIGNATED FLOOD ZONES PER FIRM MAP 35001C0327H.

**PROPOSED CONDITIONS:**  
 THE SITE DEVELOPMENT PLAN FOR SUBDIVISION REQUEST SEEKS TO ELIMINATE THE EXISTING LOT LINES TO CONSOLIDATE THE THREE PARCELS INTO A SINGLE PARCEL; NO GRADING OR DRAINAGE FACILITIES ARE ANTICIPATED OR PROPOSED FOR THIS ACTION. THIS SITE IN ITS ENTIRETY WAS PREVIOUSLY ANALYZED BY THE DRAINAGE REPORT FOR SAD 219 AND FALLS WITHIN DRAINAGE BASIN H11-3 WHICH IS DESIGNATED TO DISCHARGE ALL DEVELOPED FLOWS FROM THE SITE TO THE EXISTING 14' X 14' CBC WITH A STORM DRAIN CONNECTION. RETENTION PONDS ARE NOT ANTICIPATED TO BE REQUIRED SINCE THE DOWNSTREAM CAPACITY ANTICIPATES DEVELOPED FLOWS AT A RATE OF 4.18 CFS/ACRE. FUTURE SITE DEVELOPMENT WILL REQUIRE A DETAILED GRADING AND DRAINAGE PLAN INDICATING THE LOCATION OF A STORM DRAIN CONNECTION TO THE 14' X 14' CBC, IN ADDITION TO WATER QUALITY MEASURES TO ACCOMMODATE THE FIRST-FLUSH. A STORM DRAIN CONNECTION TO THE EXISTING 54-INCH STORM DRAIN MAY ALSO BE CONSIDERED SHOULD THERE BE SUFFICIENT PIPE FLOW CAPACITY IN THAT SYSTEM.



**NOTICE TO CONTRACTORS**

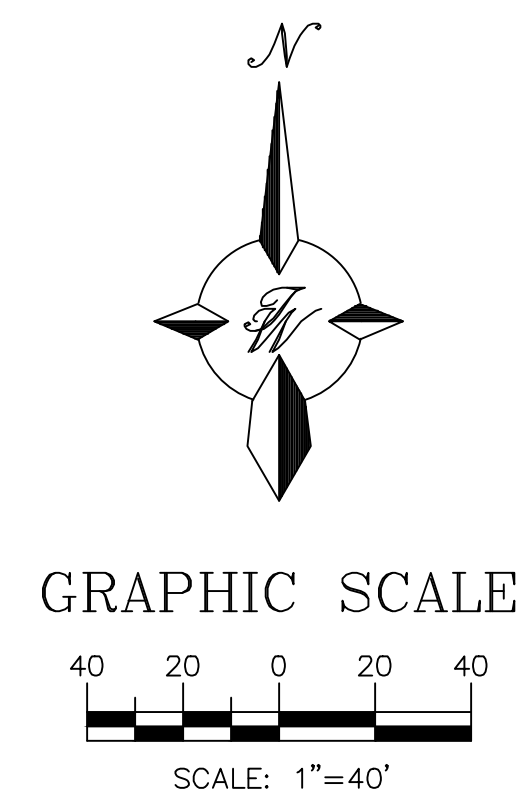
1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HERON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

APPROVAL	NAME	DATE
INSPECTOR		

ROUGH GRADING APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_

- EROSION CONTROL NOTES:**
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
  2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
  3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
  4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
  5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

**CAUTION**  
 ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.



ENGINEER'S SEAL	<b>WEST BLUFF BUSINESS CENTER</b>	DRAWN BY DY
	<b>CONCEPTUAL GRADING AND DRAINAGE PLAN</b>	DATE 7/18/16
		2016024-GRE
		SHEET # <b>C2</b>
		JOB # 2016024

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