

H/J-10/11 LOCATION MAP NTS

ITEM	LEGEND	
	EXISTING	PROPOSED
RIGHT OF WAY	---	---
EASEMENT LINE	---	---
PROPERTY LINE	---	---
CENTERLINE	---	---
CHAIN LINK FENCE	---	---
RETAINING WALL	---	---
CURB	---	---

**PROJECT DATA**

**EXISTING LEGAL DESCRIPTION:**

TRACT 264 UNIT 8  
TOWN OF ATRISCO GRANT

**PROPOSED LEGAL DESCRIPTION:**

TRACTS 264-A, 264-B, 264-C, AND 264-D,  
UNIT 8, TOWN OF ATRISCO GRANT

**PROPERTY ADDRESS:**

HANOVER RD. NW, EAST OF 64TH ST

**ZONING:**

SU-1 for C-3 USES

**SITE AREA:**

EXISTING TRACT 264: 5.00 ACRES (217,900 SF)  
PROPOSED TRACT 264-A 2.500 AC (108,900 SF)  
PROPOSED TRACT 264-B 0.833 AC (36,300 SF)  
PROPOSED TRACT 264-C 0.833 AC (36,300 SF)  
PROPOSED TRACT 264-D 0.833 AC (36,300 SF)

**SITE PLAN FOR SUBDIVISION**

The subdivision will create Tracts 264-A, 264-B, 264-C, and 264-D, thereby enabling the immediate development of Tracts 264-B, 264-C, and 264-D. The purpose of the Site Plan for Subdivision is to demonstrate the division of existing 5.0-acre Tract 264 into four separate tracts, and to set forth the criteria for the future development of Tract 264-A.

**SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

The purpose of the Site Development Plan for building permit is to show the details of the improvements to new Tracts 264-B, 264-C, and 264-D for their immediate construction.

**DEVELOPMENT OF TRACT 264-A**

Tract 264-A will not be developed at this time. A detailed Site Development Plan for Tract 264-A will be submitted to the Environmental Planning Commission for final review and to the Development Review Board for approval prior to issuance of building permit for improvements thereon. Development of Tract 264-A shall comply with the guidelines set forth in the City of Albuquerque Comprehensive Zoning Code (Zoning Code). Maximum floor area ratio (FAR) shall be 0.35

**DRAINAGE**

A Grading and Drainage Plan to support the development of Tracts 264-B, 264-C, and 264-D is provided. A separate Grading and Drainage Plan for Tract 264-A will be required at the time of its development. The subdivision plat for this project will show a surface drainage easement over Tracts 264-B, 264-C, and 264-D. Maintenance of the easement and facilities contained therein will be the responsibility of the property owners.

**DEVELOPMENT GUIDELINES**

- This Site Development Plan is for subdivision purposes only. The boundary shown is approximate and based in part on plats of record, but it is not a boundary survey. The final land division configuration will be by plat of the property. Tract 264 consists of 5.00 acres, and will be subdivided into 4 parcels. Proposed Tract 264-A will be the northernmost 2.50 acres. The south 2.50 acres will be divided into 3 tracts designated as Tract 264-B, Tract 264-C, and Tract 264-D, each consisting of 0.833 acres. Tract 264-A, the north parcel, will be developed at a future date pursuant to these guidelines. Tracts 264-B, 264-C, and 264-D, the south 0.833-acre parcels, will each be used as contractor equipment storage yards. Each tract will have a building to be used as an office and for inside storage of certain contractor materials and equipment. Tracts 264-B, 264-C, and 264-D will be developed under a Site Development Plan for Building Permit pursuant to these guidelines and the details of that plan.
- A detailed Site Development Plan for each tract shall be submitted to the Development Review Board for final review and approval prior to development of any improvements on that tract. Development shall comply with the guidelines set forth in the City of Albuquerque Comprehensive Zoning Code (Zoning Code).
- A detailed Grading and Drainage Plan will be required for Tract 264-A prior to development of any improvements on that tract.
- Landscaping: The total landscaped area required for each Tract shall equal not less than 20 % of the net area as stipulated in the Coors Corridor Plan, and which is defined by Section 14-16-3-10 of the Zoning Code as the total lot area minus: (a) The area of the lot not covered by buildings; (b) The portions of the lot that are not required for off-street parking or a parking lot and which are fully screened from any adjacent lot or public right-of-way by an opaque wall or fence at least 6' high, in which no landscaping will be required except required buffer landscaping; chain link fence with slats does not constitute acceptable full screening; and (c) The area of any approved landscaping that the owner installs and maintains in the adjacent public right-of-way, exclusive of the area of any existing or planned public sidewalk.
- Building Height: Building height and width shall fall within 45° angle lines drawn from the horizontal at the mean grade along each boundary of the subject Tract, but a structure shall not exceed a height of 28 feet, unless otherwise provided for and approved by Site Development Plan. Exceptions to the preceding are provided in accordance with Section 14-16-3-3 of the Comprehensive Zoning Code, "Supplementary Height, Area and Use Regulation".
- Building Floor Area Ratios: Building floor area ratios are recommended not to exceed 0.35.
- Signs: All signs shall be in compliance with the requirements set forth in the Zoning Code for C-3 zones.
- Setbacks: Building setbacks for each of the Tracts shall comply with the requirements set forth in the Zoning Code for C-3 zones.
- Parking: All off-street parking requirements shall be as provided in Section 14-16-3-14 of the Zoning Code.
- Pedestrian Access: Direct pedestrian access shall be provided from buildings to adjoining street frontages. Access shall be 6' clear minimum with trees where practical.
- Employee Facilities: Businesses with 50 or more employees shall supply lockers. Showers are encouraged.
- On-site and boundary fencing may be constructed of 8' high chainlink with security wiring at the discretion of the property owner.

**LANDSCAPING GUIDELINES**

- Landscaping that may potentially exceed 15 feet in height will not be allowed within any Public Service Co. of New Mexico easement.
- Specific use of introduced and naturalized species to supplement the indigenous plant palette. These "introduced and naturalized" species will be used in areas less exposed to the macro climate and will function as accent treatments.
- Controlled uses of indigenous inorganic materials (i.e. rocks, gravel) to function as ground cover or paving substitutes.
- A ten foot landscape strip will be provided along Hanover and Iliff Roads. Street trees where allowed will be planted at a rate of 3 per 100 linear feet and will be set back 15 feet from the back of curb.
- Street trees along Hanover and Iliff Roads will be of the following:
  - Canopy 3 in. minimum caliper Plant selection shall comply with those species, which have been approved by the City Water Conservation and Landscape Ordinance.
  - Understory and accent 2 in. minimum caliper Plant selection shall comply with those species, which have been approved by the City Water Conservation and Landscape Ordinance.

**UTILITIES**

Existing public water and sanitary sewer lines are located in Hanover and Iliff. Development of Tract 264-A will require the extension of a public waterline in Iliff. Service and fire protection will be taken from Iliff. Development of Tracts 264-B, 264-C, and 264-D will also require a public waterline extension in Hanover. Service and fire protection will be taken from Hanover. Tracts 264-B, 264-C, and 264-D will connect to the existing sewerline in Hanover by private line and connection. Water and sewer service lines constructed on site for Tracts 264-B, 264-C, and 264-D will be contained in a private access and utilities easement. Maintenance of that easement and the utilities contained therein is the responsibility of the property owners. Tract 264-A will connect to the existing City sewer line in Iliff. The development of Tract 264-A will require a separate statement of water and sewer availability from the City.

**SIGNAGE**

The size and placement of all free-standing and building-mounted signs will be regulated by the zoning code, Section 14-16-3-5. This plan proposes no special provisions for signs.

**SITE LIGHTING**

Free-standing lighting fixtures are allowed provided they ensure full cutoff lighting. Otherwise, the size, placement, and luminosity of all lighting fixtures will be as regulated by the zoning code, Section 14-16-3-9 AREA LIGHTING REGULATIONS. This plan proposes no special provisions for lighting.

**DRAINAGE**

A separate Site Development Plan for building permits will be submitted to the City for the development of Tract 264-A, together with a site specific grading and drainage plan. Runoff generated by Tracts 264-B, 264-C, and 264-D will be conveyed to a pond located on Tract 264-D by respective cross-access drainage easements.

PROJECT NUMBER: 1003239

APPLICATION NUMBER: 04-00899

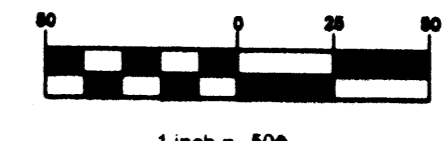
Is an infrastructure List required? Yes ( ) No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way for construction of public improvements.

**DRB SITE DEVELOPMENT PLAN APPROVAL:**

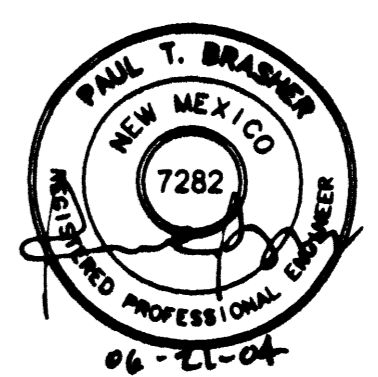
<i>[Signature]</i>	6-30-04
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
<i>[Signature]</i>	6-30-04
UTILITIES DEVELOPMENT	DATE
<i>[Signature]</i>	6/30/04
PARKS AND RECREATION DEPARTMENT	DATE
<i>[Signature]</i>	6/30/04
CITY ENGINEER	DATE
N/A	
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
<i>[Signature]</i>	6-23-04
SOLID/WASTE MANAGEMENT	DATE
<i>[Signature]</i>	6/30/04
DRB CHAIR, PLANNING DEPARTMENT	DATE

#100 3239

DR 13



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**HYDROSYSTEMS**  
SITE PLAN FOR SUBDIVISION

DRW: R.M. CKD: P.T.B. APP: REV. NO.	TR: OK: ACAD FILE: 01553-GD DWG	DATE: 06/21/04 SCALE: 1"=50'
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SHT: 1 OF 1