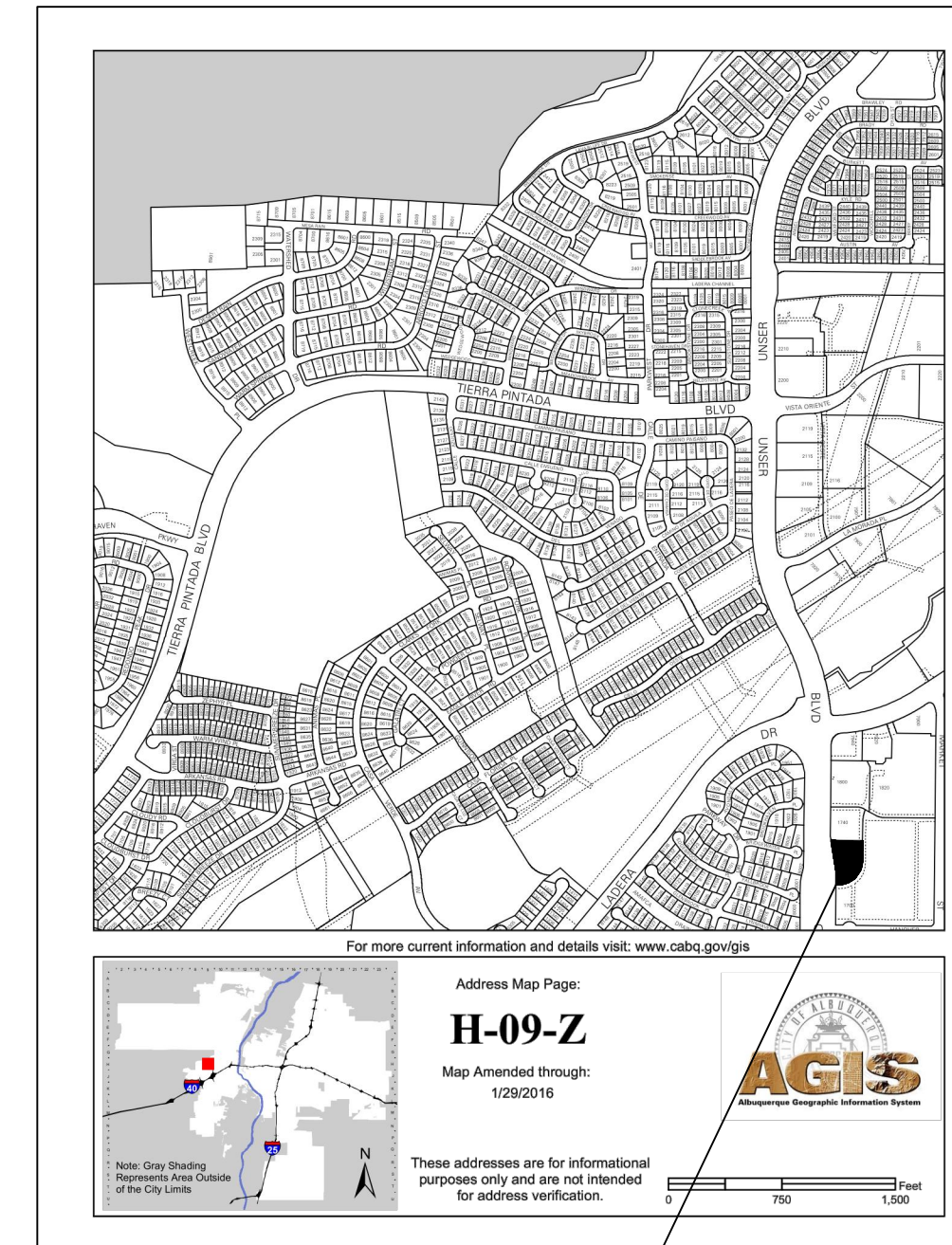
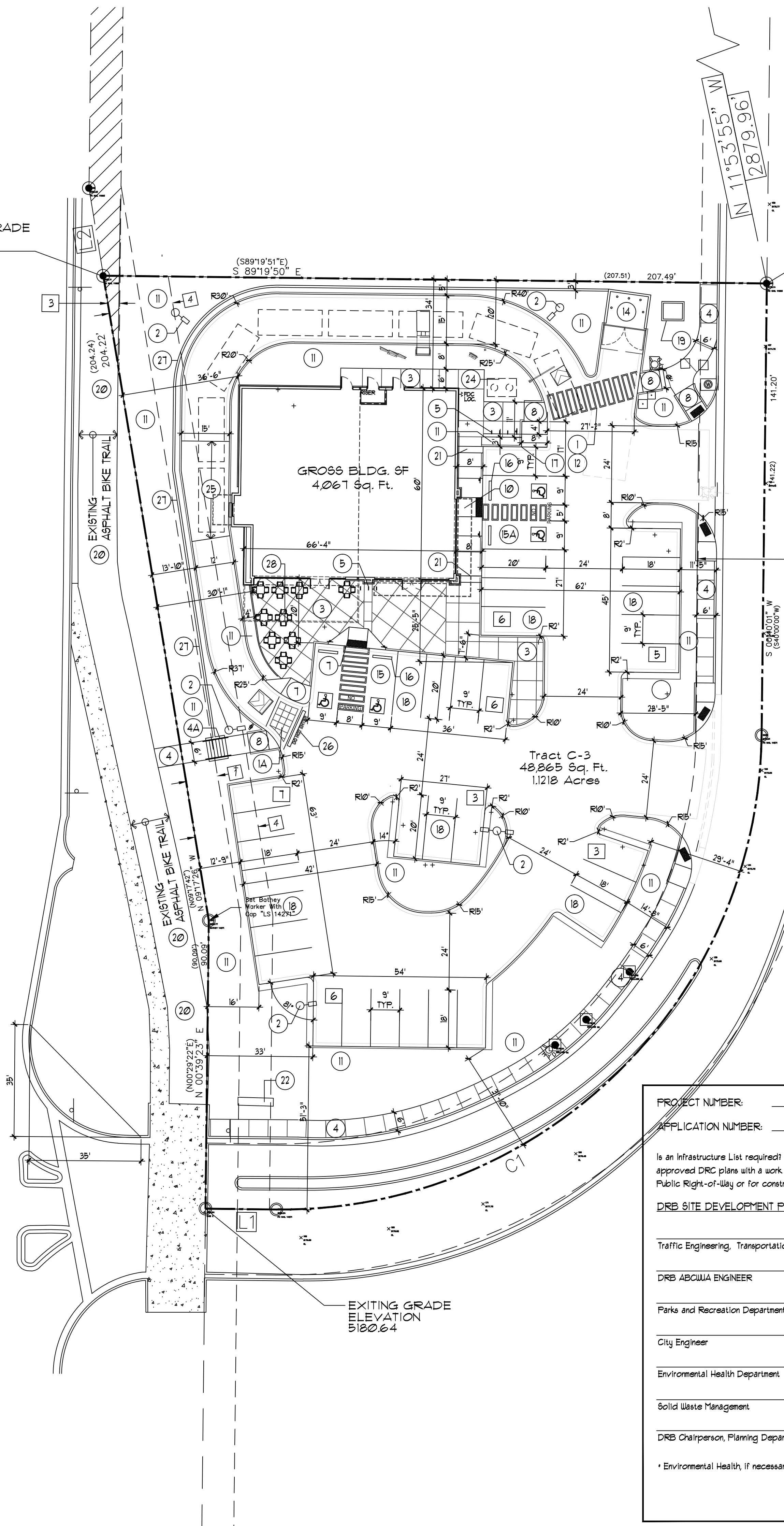


EXITING GRADE ELEVATION 5182.11

EXITING GRADE ELEVATION 5175.14

1720 Unser Boulevard NW
(175' R/W)



PROJECT LOCATION
VICINITY MAP

Easement Notes

- 1 EXISTING 10' PUE EASEMENT (05/13/96, 95C-195)
- 2 EXISTING 4' PRIVATE ACCESS AND DRAINAGE EASEMENT. (02/19/15, 2015C-14)
- 3 EXISTING PUBLIC SIDE WALK AND TRAIL EASEMENT. (4/11/15, 2015C-35)
- 4 UNSER BLVD 20' BUILDING SETBACK LINE

KEYED NOTE:

- 1 8', PAINTED PEDESTRIAN CROSSWALK RE: DETAIL 9/A12
- 1A 8', OR AS INDICATED WITHIN SITE PLAN PEDESTRIAN CROSSWALK RE: DETAIL 6/A11
- 2 LIGHT POLE LOCATION RE: DETAIL 3/A11
- 3 CONC. SIDEWALK ADJACENT BLDG RE: DET 8/A11 RE: SITE PLAN FOR JOINT LAYOUT
- 4 CONC. SIDEWALK RE: DET 1/A11 RE: SITE PLAN FOR JOINT LAYOUT
- 4A CONC. STAIR RUN WITH PAINTED HANDRAILING EA SIDE
- 5 INDICATES BIKE RACK LOCATION (5 BIKE CAPACITY) RE: DETAIL 13/A12
- 6 BENCH LOCATION RE: DETAIL 10/A12
- 7 HANDICAP RAMP RE: 15/A11
- 8 HANDICAP RAMP RE: 16/A11
- 9 HANDICAP RAMP RE: 5/A11
- 10 HANDICAP RAMP RE: 17/A11
- 11 INDICATES LANDSCAPE PLANTING AREA G.C TO PROVIDE/COORDINATE REQ. SLEEVING FOR EA WELL LOCATION RE: LANDSCAPE PLAN FOR INFO
- 12 DRIVE AISLE PAINT DETAIL RE: DET 9/A12
- 13 6" HIGH CONC. ISLAND RE: SITE GRADING PLAN FOR INFO
- 14 REFUSE ENCLOSURE RE: DET-4/A13
- 15 H.C PARKING STALL RE: DET 2/A12
- 15A H.C PARKING STALL RE: DET 3/A12
- 16 WHEELSTOP RE: DET 4/A12
- 17 INDICATES PROPOSED MOTORCYCLE PARKING STALL LOCATION RE: SITE PLAN FOR LOCATIONS. RE: DET. 1/A12
- 18 PAINTED STRIPPING/SIGNING AS INDICATED ON SITE PLAN ALL STANDARD PARKING STALL STRIPPING SHALL BE WHITE
- 19 PROPOSED TRANSFORMER LOCATION
- 20 EXISTING SIDEWALK TO REMAIN
- 21 CONCRETE FLUME DETAIL RE: DETAIL 6/A12 FOR INFO
- 22 EXISTING CENTER MONUMENT SIGN LOCATION
- 23 BOLLARD PAINTED SAFETY YELLOW RE: DET. 11/A13
- 24 1500 GALLON CONC. TRAFFIC RATED GREASE INTERCEPTOR LOCATION RE: DET. 11/A13
- 25 3500 FSI 6" CONCRETE DRIVE PAD AREA REINFORCED WITH #4 AT 12" O.C EA. WAY
- 26 DRIVE AISLE PAINT DETAIL "DO NOT ENTER" RE: DET 8/A12
- 27 PROPOSED RETAINING GARDEN WALL RE: DET 12/A13
- 28 PROPOSED OUTDOOR SHADED TRELLIS SEATING AREA TOTAL COVERED TRELLIS AREA=486SF NOTE: TOTAL OUTDOOR SEATING AREA=834 SF

| SITE DATA TABLE | PAD BUILDING |
|--|--|
| LEGAL DESCRIPTION Tract C-3 HERITAGE MARKETPLACE 48,865 Sq. Ft. | |
| PROPOSED USES: | COFFEE W/ DRIVE THRU AND RETAIL |
| LOT AREAS: | 48,865 SF |
| EXISTING ZONING: | 60-1 PLANNED OFFICE PARK AND COMMERCIAL DEVELOPMENT TO INCLUDE FULL SERVICE ALCOHOL SALES WITH A SIT DOWN RESTAURANT |
| BUILDING SIZE: | 4,056 SF |
| TOTAL PARKING PROVIDED: | 36 SPACES |
| TOTAL PARKING REQ.: | 1840 SF / 200 = 10 SPACES + 104 SEATS / 4 = 26 SPACES = 36 TOT. |
| HC PROVIDED: | 4 HC (INCLUDING 2 VAN ACCESSIBLE) |
| HC REQUIRED: | 4 HC SPACES |
| BIKE SPACES PROVIDED: | 5 BIKE SPACES |
| BIKE SPACES REQUIRED: | 2 BIKE SPACES |
| MOTORCYCLE SPACES PROVIDED: | 2 MOTO SPACE |
| MOTORCYCLE SPACES REQUIRED: | 2 MOTO SPACES |

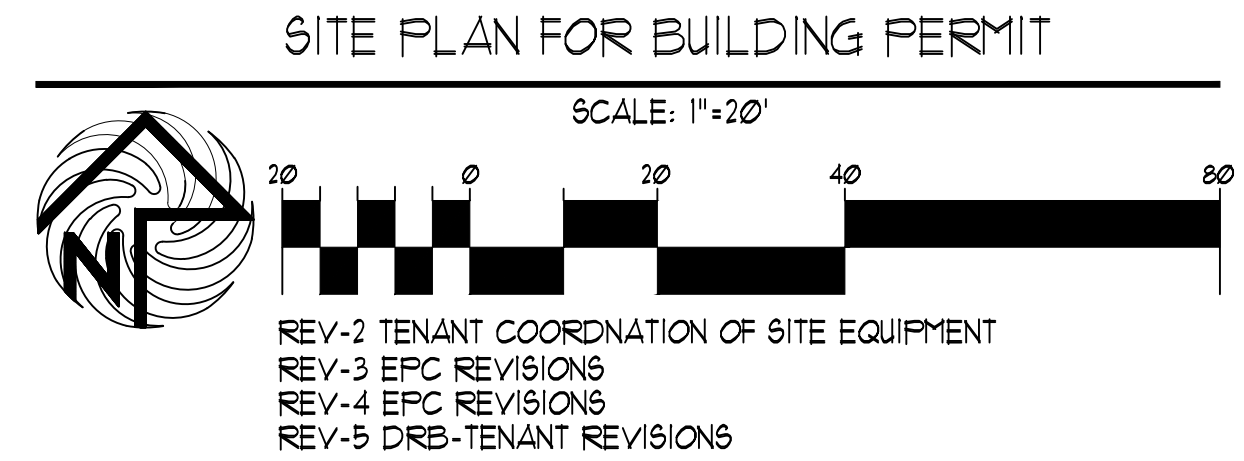
PROJECT NUMBER: _____
APPLICATION NUMBER: _____

Is an Infrastructure List required? () YES () NO If yes, then a set of approved DRG 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 AICWA 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 PLAN FOR BUILDING PERMIT

REV-2 TENANT COORDINATION OF SITE EQUIPMENT
REV-3 EPC REVISIONS
REV-4 EPC REVISIONS
REV-5 DRB-TENANT REVISIONS

| REV | DATE | BY | REVISION |
|-----|------|----|----------|
| | | | |
| | | | |
| | | | |
| | | | |

MODULUS ARCHITECTS
100 SUN AVE. N.W. SUITE 305
ALBUQUERQUE, NEW MEXICO 87109
PHONE (505) 338-1499 FAX (505) 338-1498

PROJECT TITLE: HERITAGE MARKETPLACE-PAD
1720 UNSER BLVD. NW
ALBUQUERQUE

PROJECT MANAGER: STEPHEN DUNBAR, AIA
JOB NO.: H-SQUARE

DRAWN BY: S-YAN

SHEET TITLE: SITE PLAN FOR BUILDING PERMIT

| | |
|--------------------|----------|
| DATE: 11/29/16 | sheet: 1 |
| SCALE: REBAR SCALE | et. |