

VICINITY MAP

EASEMENT INFORMATION:

AS PART OF THE DEVELOPMENT ON THE ADJACENT PROPERTY, TRACT H, A BLANKET PERPETUAL EASEMENT FOR DRAINAGE, PARKING, CONSTRUCTION ACCESS, INGRESS AND EGRESS ACROSS THIS PROPERTY, LOT 10-A-1, WAS RECORDED ON 3/31/15.

ADDITIONALLY, THE PROPERTIES ADJACENT TO BOTH LOT 10-A-1 AND TRACT H ARE SUBJECT TO A 25' WIDE FLOATING ACCESS, WATER AND SANITARY SEWER FOR THE BENEFIT OF TRACT H AS PART OF THE ORIGINAL EPC APPROVAL IN 2005.

PHASING:

THIS PROJECT IS PROPOSED TO BE BUILT IN ONE PHASE.

GENERAL NOTES:

- [A] THE PARKING LOT DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB.
- [B] LANDSCAPING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA.
- [C] ANY ENCROACHMENT OR OVERHANG INTO THE ROW FROM SIGNS, FENCES, CANOPY, ROOF LINES, ETC. WILL REQUIRE AN ANNUAL REVOCABLE ENCROACHMENT PERMIT.
- [D] ALL CURBS SURROUNDING LANDSCAPING, SHALL PROVIDE WATER RUNOFF OPENINGS TO ALLOW SURFACE DRAINAGE INTO THE LANDSCAPED AREAS (WATER HARVESTING).
- [E] ALL SIGNAGE AND FENCES WILL BE DONE UNDER SEPARATE PERMIT.
- [F] ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON A PUBLIC WORK ORDER.

PARKING CALCULATIONS: (NET LEASABLE AREAS)

PROPOSED 2-STORY OFFICE:
 4,000 GSF.-1ST FLOOR/200 = 20 SPACES
 3,000 GSF.-2ND FLOOR/300 = 10 SPACES
TOTAL REQUIRED SPACES = 30 SPACES

TRANSIT REDUCTIONS:
 30 SPACES REQ'D x 10% REDUCTION = (PROXIMITY TO BUS ROUTE 94)
 30 x 10% = 27 TOTAL SPACES REQUIRED

TOTAL PARKING SPACES REQUIRED = 27 SPACES

TOTAL PARKING SPACES PROVIDED = 43 SPACES

34 REGULAR SPACES
 7 COMPACT SPACES
 2 HANDICAP PARKING SPACES

COMPACT PARKING CALCULATION:
 27 REQ'D SPACES x 33% = 9 SPACES ALLOWED
TOTAL COMPACT SPACES = 7 SPACES PROVIDED

DISABLED PARKING REQUIREMENTS:
 TOTAL DISABLED SPACES REQUIRED = 2 SPACES
 TOTAL DISABLED SPACES PROVIDED = 2 SPACES

MOTORCYCLE REQUIREMENTS:
 TOTAL MOTORCYCLE SPACES REQUIRED = 2 SPACE
 TOTAL MOTORCYCLE SPACES PROVIDED = 2 SPACE

COMMERCIAL BICYCLE REQUIREMENTS:
 1 BICYCLE SPACE FOR EACH 20 PARKING SPACES = 27 PARKING SPACES/20 = 2 TOTAL SPACES REQUIRED
TOTAL BICYCLE SPACES REQUIRED = 2 SPACES
TOTAL BICYCLE SPACES PROVIDED = 3 SPACES

SITE DEVELOPMENT DATA:

LEGAL DESCRIPTION:
 TRACT G FOUNTAIN HILL PLAZA DEVELOPMENT
 CITY OF ALBUQUERQUE,
 BERNALILLO COUNTY, NEW MEXICO

LAND AREA:
 .9477 ACRES (41,281 SQ. FT.)

CURRENT ZONING:
 SU-1 FOR PDA TO INCLUDE C-3 USES
 (PERMISSIVE AND CONDITIONAL)

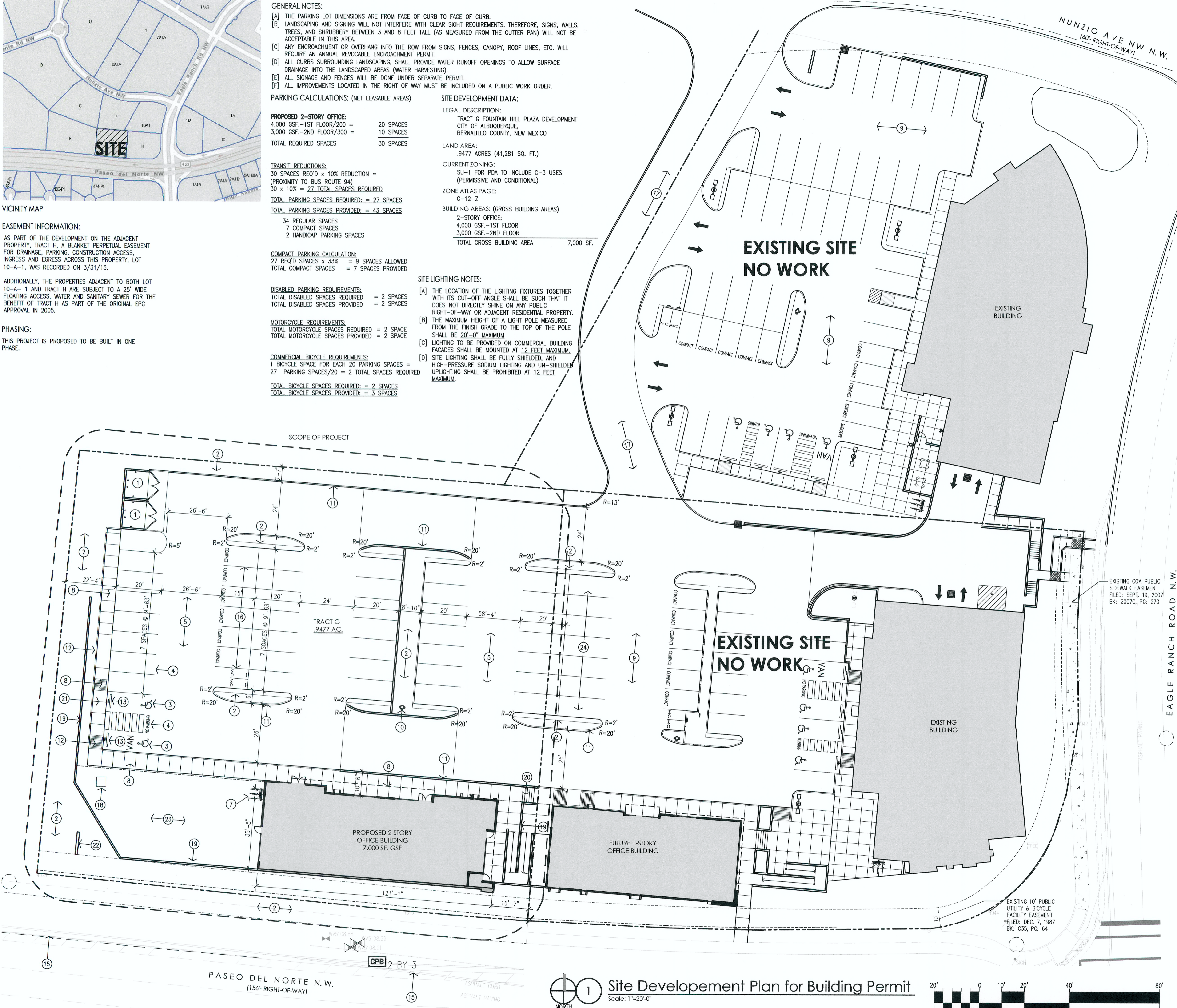
ZONE ATLAS PAGE:
 C-12-Z

BUILDING AREAS: (GROSS BUILDING AREAS)

2-STORY OFFICE:
 4,000 GSF.-1ST FLOOR
 3,000 GSF.-2ND FLOOR
TOTAL GROSS BUILDING AREA = 7,000 SF.

SITE LIGHTING NOTES:

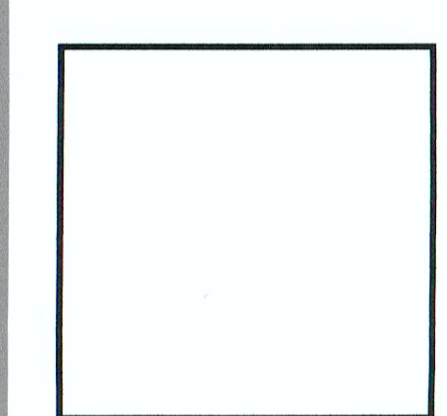
- [A] THE LOCATION OF THE LIGHTING FIXTURES TOGETHER WITH ITS CUT-OFF ANGLE SHALL BE SUCH THAT IT DOES NOT DIRECTLY SHINE ON ANY PUBLIC RIGHT-OF-WAY OR ADJACENT RESIDENTIAL PROPERTY.
- [B] THE MAXIMUM HEIGHT OF A LIGHT POLE MEASURED FROM THE FINISH GRADE TO THE TOP OF THE POLE SHALL BE 20'-0" MAXIMUM.
- [C] LIGHTING TO BE PROVIDED ON COMMERCIAL BUILDING FACADES SHALL BE MOUNTED AT 12 FEET MAXIMUM.
- [D] SITE LIGHTING SHALL BE FULLY SHIELDED, AND HIGH-PRESSURE SODIUM LIGHTING AND UN-SHIELDED UPLIGHTING SHALL BE PROHIBITED AT 12 FEET MAXIMUM.



KEYED NOTES:

- [1] PROPOSED REFUSE ENCLOSURE TO MATCH EXISTING.
- [2] PROPOSED LANDSCAPING AREA. REFER TO LANDSCAPING PLAN.
- [3] PROPOSED HANDICAP PAVEMENT SIGN.
- [4] PROPOSED STRIPED HANDICAP ACCESS AISLE WITH 12" HIGH PAINTED LETTERING "NO PARKING" PER 66-1-4.1.B NMSA 1978.
- [5] PROPOSED ASPHALT PAVING.
- [6] PROPOSED SITE LIGHTING. HEIGHT NOT TO EXCEED 20' TALL.
- [7] PROPOSED BIKE RACK WITH 3 SPACES.
- [8] PROPOSED CONCRETE SIDEWALK.
- [9] EXISTING PARKING LOT TO REMAIN
- [10] PROPOSED FIRE HYDRANT LOCATION. REFER TO UTILITY PLAN.
- [11] PROPOSED CONCRETE CURB. SEE GRADING & DRAINAGE PLAN AND COA STD. DWG. 2415A.
- [12] PROPOSED HANDICAP RAMP. REFER TO DETAIL.
- [13] PROPOSED HANDICAP PARKING SIGN. "VAN" WHERE NOTED. SIGN TO BE NOTED PER 66-7-352.4C NMSA 1978. "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING".
- [14] PROPOSED 4'-6" WIDE x 8'-0" LONG MOTORCYCLE SPACES WITH SIGNAGE AT EACH SPACE.
- [15] EXISTING CITY CURB.
- [16] COMPACT PARKING SPACES 9'-0"x15'-0" WITH PAINTED "COMPACT CAR" PAVEMENT DESIGNATION.
- [17] EXISTING ASPHALT DRIVE TO REMAIN
- [18] PROPOSED ELECTRICAL TRANSFORMER LOCATION.
- [19] PROPOSED CONCRETE RETAINING WALL. REFER TO GRADING AND DRAINAGE.
- [20] PROPOSED CONCRETE STAIR WITH STEEL PIPE HANDRAILS (PAINTED) TO PARKING GARAGE LEVEL.
- [21] PROPOSED CONCRETE SIDEWALK FLUSH WITH ASPHALT.
- [22] PROPOSED 75 SF MONUMENT SIGN.
- [23] PROPOSED PATIO (258 SF).
- [24] EXISTING PAINTED PARKING STRIPING
- [25] PROPOSED SIDEWALK CONNECTION TO RIGHT OF WAY.

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JOB NUMBER	17-44
DRAWN BY	AV
PROJECT MGR	JDH
DATE	2-9-2018
PHASE	CD

PROJECT NUMBER: 1003445 APPLICATION NUMBER: 05EPC-00022

THIS PLAN IS CONSISTANT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC) DATED: AUGUST 18, 2005 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
UTILITIES DEVELOPMENT	Date
PARKS AND RECREATION DEPARTMENT	Date
CITY ENGINEER	Date
*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	Date
SOLID WASTE MANAGEMENT	Date
DRB CHAIRPERSON, PLANNING DEPARTMENT	Date

John M. Mullen 2-9-18

PROJECT Smiles For Kids - Building 4 Shell
 4011 Paseo Del Norte N.W.
 Albuquerque, NM 87114

TITLE Site Development Plan for Building Permit

SHEET A001

Site Development Plan for Building Permit

Scale: 1"=20'-0"

