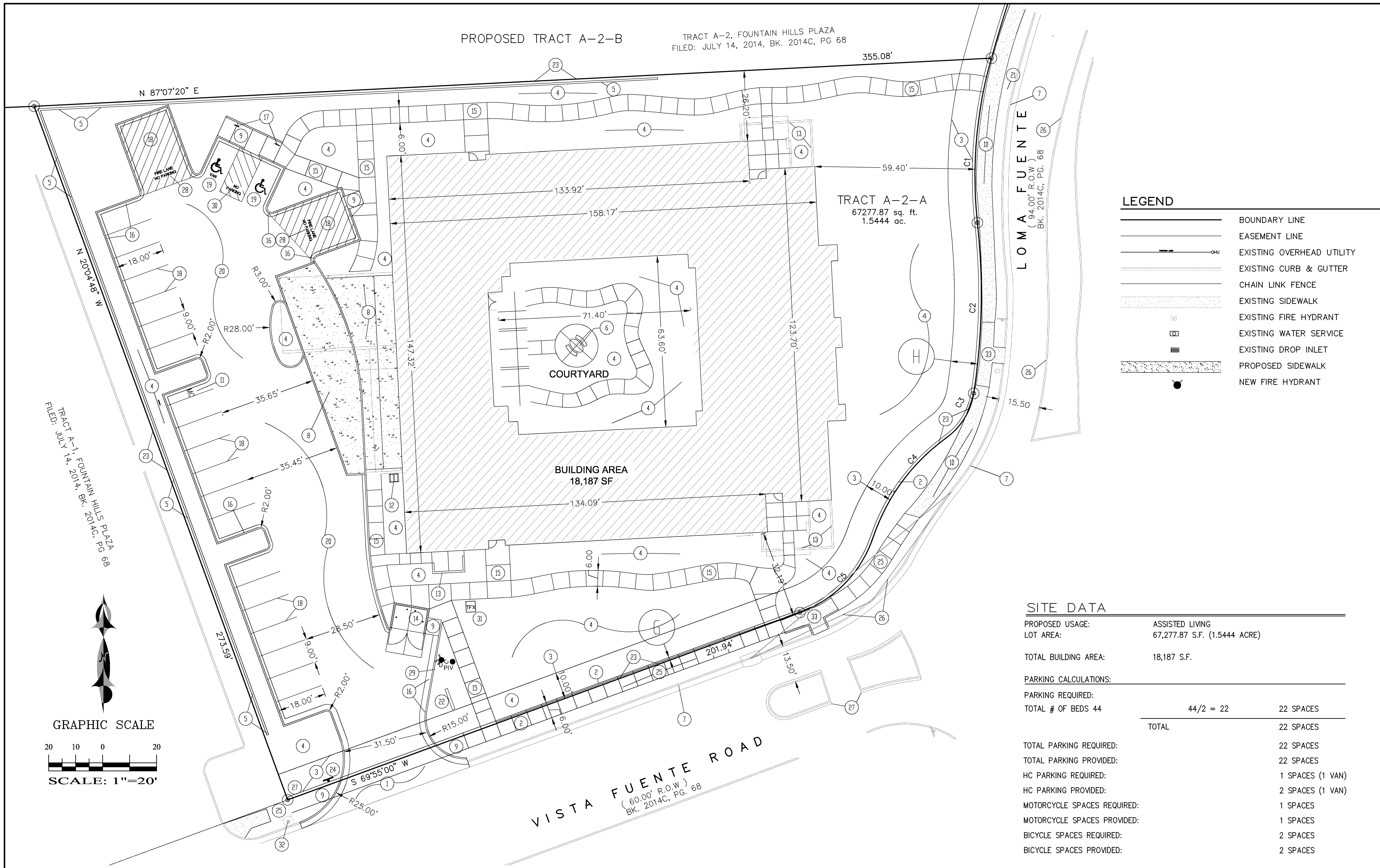


PROPOSED TRACT A-2-B
TRACT A-2, FOUNTAIN HILLS PLAZA
FILED: JULY 14, 2014, BK. 2014C, PG 68



LEGEND

[Symbol]	BOUNDARY LINE
[Symbol]	EASEMENT LINE
[Symbol]	EXISTING OVERHEAD UTILITY
[Symbol]	EXISTING CURB & GUTTER
[Symbol]	CHAIN LINK FENCE
[Symbol]	EXISTING SIDEWALK
[Symbol]	EXISTING FIRE HYDRANT
[Symbol]	EXISTING WATER SERVICE
[Symbol]	EXISTING DROP INLET
[Symbol]	PROPOSED SIDEWALK
[Symbol]	NEW FIRE HYDRANT

SITE DATA

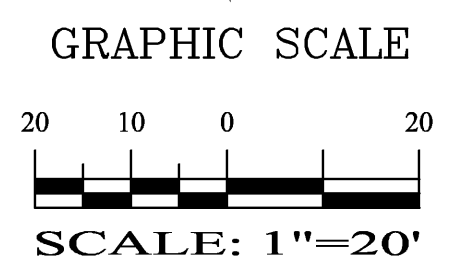
PROPOSED USAGE:	ASSISTED LIVING
LOT AREA:	67,277.87 S.F. (1.5444 ACRE)
TOTAL BUILDING AREA:	18,187 S.F.
PARKING CALCULATIONS:	
PARKING REQUIRED:	
TOTAL # OF BEDS 44	44/2 = 22 22 SPACES
TOTAL	22 SPACES
TOTAL PARKING REQUIRED:	22 SPACES
TOTAL PARKING PROVIDED:	22 SPACES
HC PARKING REQUIRED:	1 SPACES (1 VAN)
HC PARKING PROVIDED:	2 SPACES (1 VAN)
MOTORCYCLE SPACES REQUIRED:	1 SPACES
MOTORCYCLE SPACES PROVIDED:	1 SPACES
BICYCLE SPACES REQUIRED:	2 SPACES
BICYCLE SPACES PROVIDED:	2 SPACES



VICINITY MAP: C-12-Z

LEGAL DESCRIPTION:
TRACT A-2-A, FOUNTAIN HILLS PLAZA
CONTAINING 1.5444 ACRE
ZONING: SU-1 FOR PDA TO INCLUDE C-3 USES
ADDRESS: 4590 PARADISE BLVD NW

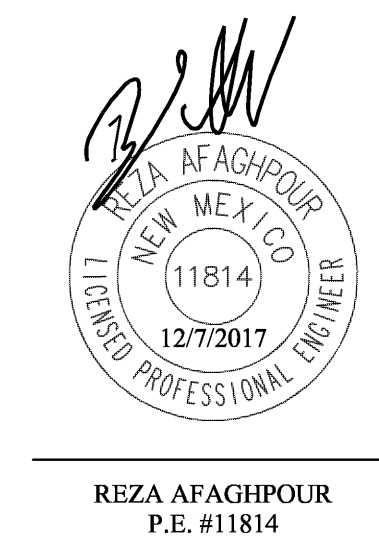
- SHEET INDEX**
1. SITE PLAN FOR BUILDING PERMIT
 2. SITE PLAN FOR SUBDIVISION
 3. LANDSCAPING PLAN
 4. GRADING AND DRAINAGE PLAN
 5. UTILITY PLAN
 6. ELEVATIONS



- KEYED NOTES**
1. CURB CUT AND CONCRETE DRIVEPAD, PER COABQ STANDARD DETAIL 2426
 2. EXISTING 1' (FT) PUBLIC ROADWAY EASEMENT (REC. 7-14-2014, BK. 2014C, PG 68).
 3. EXISTING 10' (FT) WIDE PUBLIC UTILITY EASEMENT (REC. 7-14-2014, BK. 2014C, PG 68).
 4. LANDSCAPING AREA, SEE LANDSCAPE PLAN.
 5. RETAINING WALL, (GRAY OR TAN COLOR) AS REQUIRED, ALONG PROPERTY LINE, SEE GRADING PLAN.
 6. PRECAST CONCRETE PICNIC TABLES (42"x72" OVAL, MATERIALS INC. "FIESTA") ON 16 FEET DIAMETER CONCRETE PATIO AS SHOWN.
 7. EXISTING STANDARD CURB AND GUTTER.
 8. PROPOSED CONCRETE PAVEMENT.
 9. WHEELCHAIR RAMP, PER COABQ STANDARD DETAIL 2441, ALL RAMPS SHALL COMPLY WITH ADA REQUIREMENTS, 1:12 MAX SLOPE AND 1:10 MAX SLOPE AT SIDE FLARES, WITH TRUNCATED DOME MAT FOR THE FIRST 36-INCHES AT BOTTOMS OF ALL RAMPS WITHIN PUBLIC R.O.W., SEE DETAIL THIS SHEET.
 10. EXISTING 6' (FT) SIDEWALK ALONG LOMA FUENTE AS SHOWN.
 11. 4"x8" MOTORCYCLE PARKING SPACE WITH MINIMUM 12"x18" SIGN DESIGNATING "MOTORCYCLE PARKING", MOUNT ON SIGN STANDARD WITH BOTTOM OF SIGN NO LESS THAN 48" ABOVE FINISH GRADE.
 12. BICYCLE RACK (2 BICYCLES).
 13. CMU WITH STUCCO FINISH PATIO OR SCREEN WALL.
 14. REFUSE ENCLOSURE. PER C. O. A. STANDARD.
 15. PROPOSED 6' CONCRETE SIDEWALK.
 16. PROPOSED MEDIAN CURB AND GUTTER TYP., STD DWG # 2415B.
 17. HANDICAP SIGN PER COA STANDARDS, MUST HAVE REQUIRED LANGUAGE PER 66-7-352.4C NMSA 1978, "VIOLATORS ARE SUBJECT TO FINE AND/OR TOWING, MINIMUM 50% OF HC SPACES SHALL BE SIGNED FOR VAN PARKING.
 18. 9.00' WIDE X 18' DEEP PARKING SPACES, TYP. TWO COATS TRAFFIC PAINT. 4-INCH WIDE STRIPING (YELLOW ON CONCRETE, WHITE ON ASPHALT).
 19. HANDICAPPED PARKING SYMBOL PER COABQ STANDARD.
 20. ASPHALT PAVING AREA, TYP., MIN. 3" ASPHALT OVER COMPACTED SUBGRADE. (PAVING PER GEOTECHNICAL REPORT)
 21. NEW FIRE HYDRANT PER CITY STD. DWG 2340.
 22. PROJECT MONUMENT SIGN. SEPARATE PERMIT. SEE DETAIL G/AS101. COORDINATE WITH LANDSCAPE.
 23. PROPERTY LINE.
 24. INSTALL STANDARD COABQ STOP SIGN AND POST.
 25. NEW 6' SIDEWALK, PER CITY STD. DWG.#2430. INFILL AREAS WHERE EXISTING WALK IS NOT OCCURRING. MATCH EXISTING.
 26. 50-FT SITE TRIANGLE. (NO VISIBILITY OBSTRUCTIONS SHALL OCCUR WITHIN)
 27. EXISTING MEDIAN CURB AND GUTTER.
 28. 4-INCH HIGH WHITE LETTERS "FIRE LANE NO PARKING" OVER RED PAINTED CURB. SEE FIRE 1 PLAN, SHOWN AS A HEAVY LINE AT REQUIRED CURBS.
 29. PIPE BOLLARD.
 30. TRAFFIC PAINTED "NO PARKING". DESIGNATION AS SHOWN. MINIMUM 12"H AND 5-1/2"W LETTERS. PLACED AS SHOWN.
 31. ELECTRICAL SERVICE TRANSFORMER ON CONCRETE PAD.
 32. EXISTING FIRE HYDRANT.
 33. EXISTING WHEELCHAIR RAMP.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD DISTANCE	CHORD BEARING
C1	160.00'	61.55'	61.17'	S 04°51'08" W (160.00') (61.46') (61.08') (S 04°44'33" W)
C2	240.00'	63.42'	63.23'	S 01°14'58" W (240.00') (63.38') (63.20') (S 01°18'17" W)
C3	25.00'	19.77'	19.26'	S 31°31'23" W (25.00') (19.26') (19.26') (S 31°31'23" W)
C4	75.00'	46.59'	45.84'	S 36°22'45" W (75.00') (46.59') (45.84') (S 36°22'45" W)
C5	45.00'	40.22'	38.90'	S 44°10'46" W (45.00') (40.30') (38.96') (S 44°14'13" W)
C6	6486.09'	55.42'	55.42'	S 55°21'16" E
C7	30.10'	46.73'	42.17'	S 10°33'18" E
C8	522.49'	166.52'	165.81'	S 24°51'36" E



SBS CONSTRUCTION AND ENGINEERING, LLC

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**FOUNTAIN HILLS PLAZA ASSISTED LIVING
SITE PLAN FOR BUILDING PERMIT**

DRAWING:	DRAWN BY:	DATE:	SHEET #
201725-SITE.DWG	SDR	12-7-2017	1 OF 6

LAST REVISION: 10-18-16T