

DATA

LAND AREA: 1.8728 ACRES
 ZONING: 8U-1 FRD, O-1, C-1 ALLOWED
 MAX. BUILDING HEIGHT: 26'
 FLOOR/AREA RATIO: 0.12
 BUILDING AREA:
 CARWASH 5,548 SF
 RETAIL PAD 4,235 SF

GENERAL NOTES

A. ALL WHEELCHAIR RAMPS IN THE CITY RIGHT OF WAY SHALL HAVE A MAXIMUM SLOPE OF 1:12 AND MUST HAVE A DETECTABLE WARNING SURFACE CONSISTING OF RAISED, TRUNCATED DORIES.

LEGAL DESCRIPTION:

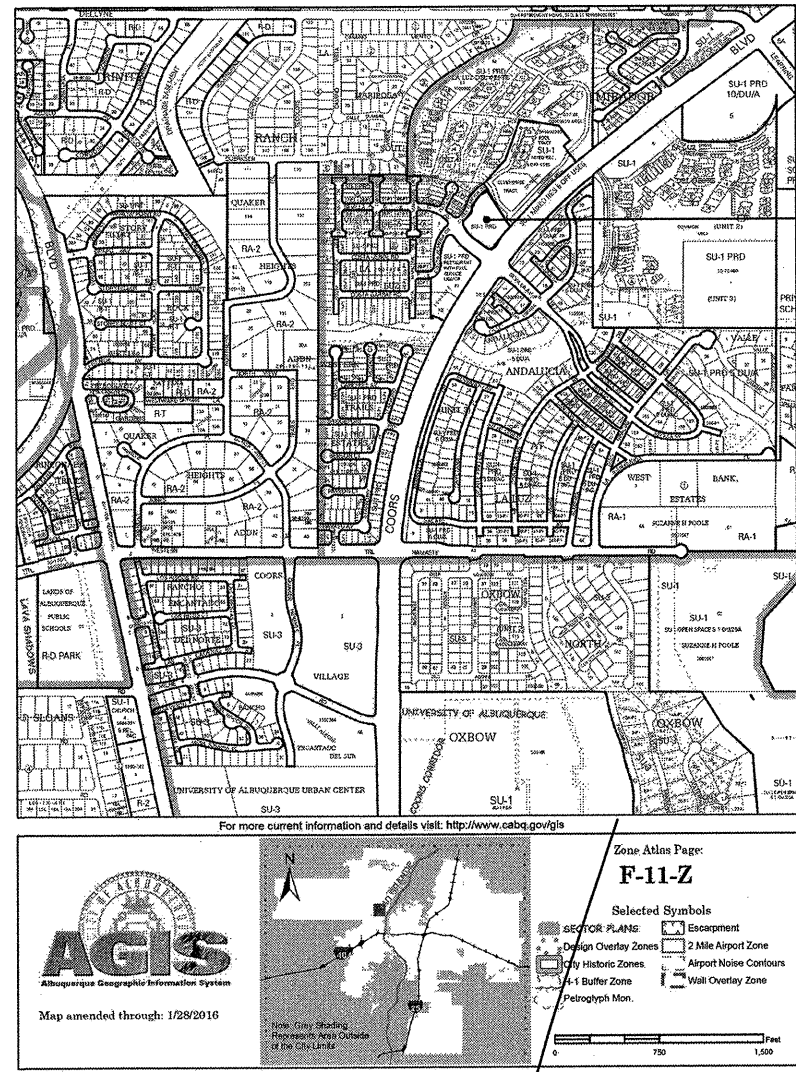
TRACT LETTERED 'J', PLAT OF VISTA DE LA LUZ, WITHIN SECTION 35, TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON OCTOBER 30, 2006, IN PLAT BOOK 2006C, FOLIO 331, AS DOCUMENT No. 2006165286.

REQUIRED PARKING:

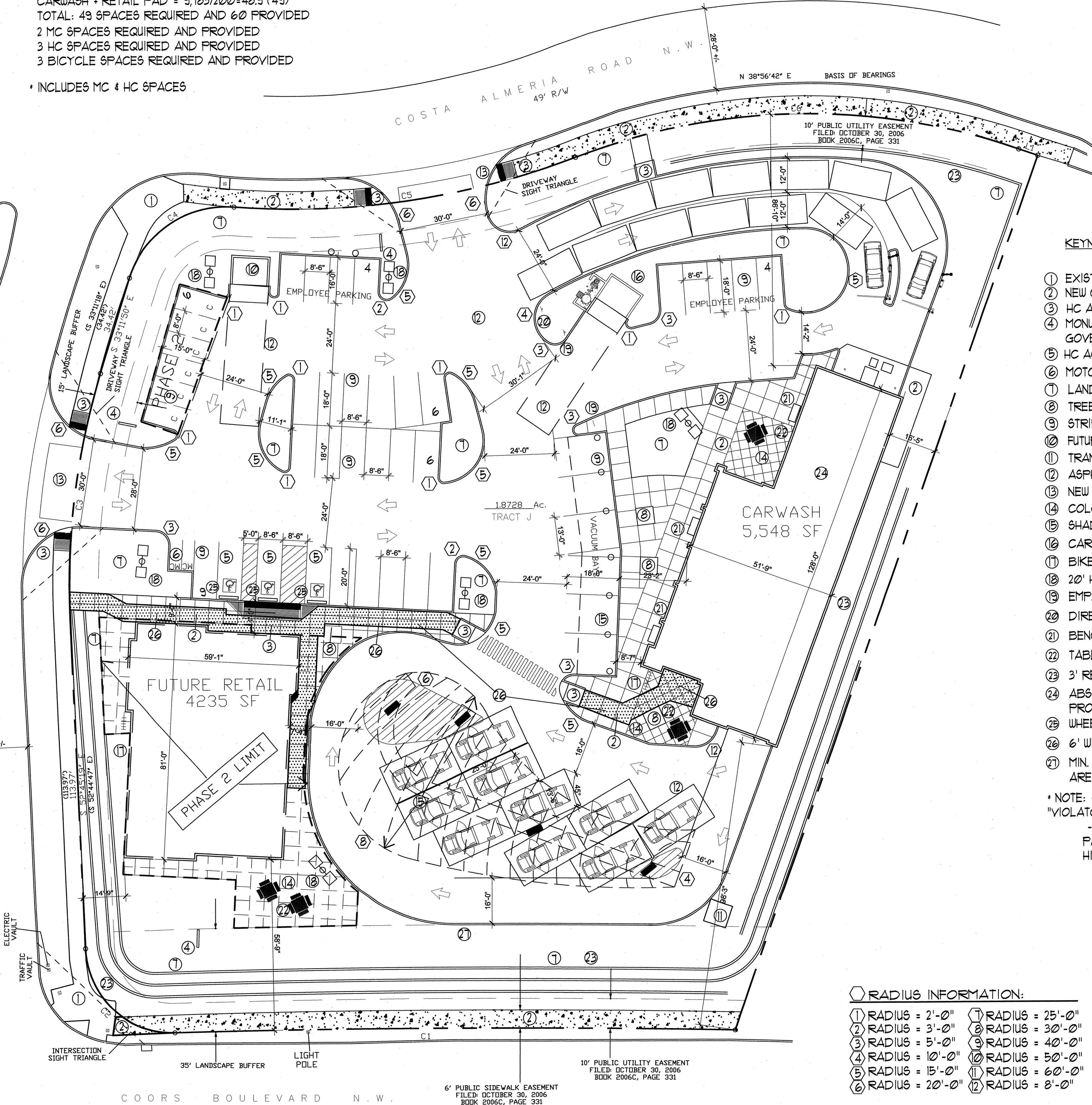
CARWASH + RETAIL PAD = 9,783/200 = 48.9 (49)
 TOTAL: 49 SPACES REQUIRED AND PROVIDED
 2 MC SPACES REQUIRED AND PROVIDED
 3 HC SPACES REQUIRED AND PROVIDED
 3 BICYCLE SPACES REQUIRED AND PROVIDED

INCLUDES MC & HC SPACES

PROJECT NUMBER:	1004675
APPLICATION NUMBER:	16DRB-70239
This plan is consistent with the specific site development plan approved by the Environmental Planning Commission (EPC) on _____ 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	
<i>Rosario Munoz</i> Traffic Engineering, Transportation Division	11/30/16 Date
<i>Christy Ladner</i> Water Utility Department	11-30-16 Date
<i>Carol S. Dumont</i> Parks and Recreation Department	11-30-16 Date
<i>[Signature]</i> City Engineer	3/15/17 Date
<i>[Signature]</i> Environmental Health Department	3-8-17 Date
<i>[Signature]</i> Solid Waste Management	3-8-17 Date
<i>[Signature]</i> DRB Chairperson, Planning Department	3-8-17 Date
* Environmental Health, if necessary	



SITE



KEYNOTES

- ① EXISTING CONC. SIDEWALK
- ② NEW CONC. SIDEWALK
- ③ HC ACCESSIBLE RAMP
- ④ MONUMENT SIGN PENDING GOVERNMENTAL APPROVALS
- ⑤ HC ACCESS AISLES, PARKING SPACES, SIGNAGE
- ⑥ MOTORCYCLE SPACES
- ⑦ LANDSCAPED AREA
- ⑧ TREE WELL
- ⑨ STRIPING
- ⑩ FUTURE RETAIL DUMPSTER ENCLOSURE
- ⑪ TRANSFORMER
- ⑫ ASPHALT PAVING
- ⑬ NEW CURB CUT/ DRIVEPAD
- ⑭ COLORED CONCRETE PATIO
- ⑮ SHADE CANOPY ABOVE, COLOR TO MATCH BLDGS
- ⑯ CARWASH DUMPSTER ENCLOSURE
- ⑰ BIKE RACK 3 LOOPS
- ⑱ 20' HIGH LIGHT POLE
- ⑲ EMPLOYEE PARKING SIGNAGE
- ⑳ DIRECTIONAL SIGNAGE
- ㉑ BENCH
- ㉒ TABLES AND CHAIRS
- ㉓ 3' RETAINING WALL
- ㉔ ABSORPTIVE SOUND ELEMENTS SHALL BE PROVIDED INSIDE THE TUNNEL SPRAY AREA
- ㉕ WHEELSTOP
- ㉖ 6' WIDE ADA ACCESSIBLE PATH
- ㉗ MIN. 6", MAX. 8" HIGH CURB BETWEEN LANDSCAPE AREA AND PARKING/DRIVE AISLES, TYPICAL

* NOTE: -ADA PARKING SIGNAGE SHALL HAVE LANGUAGE: "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING"
 -ADA ACCESS AISLE SHALL HAVE WORDS "NO PARKING" IN CAPITAL LETTERS, EACH LETTER MIN. 1" HIGH X 2" WIDE

ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON A PUBLIC WORK ORDER

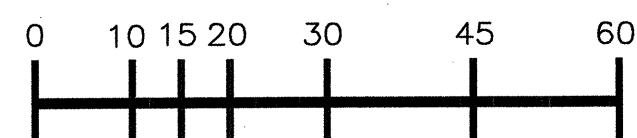
ALL SCREENING AND VEGETATION AROUND GROUND-MOUNTED TRANSFORMERS SHALL PROVIDE 10 FEET OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5 FEET OF CLEARANCE ON THE REMAINING 3 SIDES

THE SITE IS SERVED BY AN EXISTING PUBLIC TRANSIT ROUTE

SEE LANDSCAPE PLAN FOR LANDSCAPE WALLS

SITE PLAN

1" = 20'-0"



RADIUS INFORMATION:

- ① RADIUS = 2'-0"
- ② RADIUS = 3'-0"
- ③ RADIUS = 5'-0"
- ④ RADIUS = 10'-0"
- ⑤ RADIUS = 15'-0"
- ⑥ RADIUS = 20'-0"
- ⑦ RADIUS = 25'-0"
- ⑧ RADIUS = 30'-0"
- ⑨ RADIUS = 40'-0"
- ⑩ RADIUS = 50'-0"
- ⑪ RADIUS = 60'-0"
- ⑫ RADIUS = 8'-0"

NUMBER	DIRECTION	DISTANCE
LT	S 58°46'11" W	16.93'
(L1)	S 58°46'43" W	(6.93)'

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	02°50'39"	S 39°38'45" W	3894.72	193.33	193.31
(C1)	02°50'39"	S 39°39'12" W	(3894.72)	(193.33)	(193.31)
C2	89°01'20"	N 82°44'01" E	30.00	46.61	42.06
(C2)	(89°01'20")	(N 82°44'33" E)	(30.00)	(46.61)	(42.06)
C3	119°33'29"	S 42°58'34" E	250.00	25.34	84.92
(C3)	(119°33'29")	(S 42°58'03" E)	(250.00)	(25.34)	(84.92)
C4	77°21'34"	S 05°28'58" W	35.00	47.26	43.75
(C4)	(77°21'34")	(S 05°29'29" W)	(35.00)	(47.26)	(43.75)
C5	25°02'32"	N 31°38'29" E	274.50	119.98	119.82
(C5)	(25°02'32")	(N 31°39'00" E)	(274.50)	(119.98)	(119.82)
C6	39°38'58"	S 38°56'42" W	225.50	156.05	152.95
(C6)	(39°38'58")	(S 38°57'14" W)	(225.50)	(156.05)	(152.95)

COORS BOULEVARD N.W.
 150' R/W

6' PUBLIC SIDEWALK EASEMENT
 FILED OCTOBER 30, 2006
 BOOK 2006C, PAGE 331

REVISION

REV	DATE	BY	DESCRIPTION

DATE: 6/15/16

SCALE: AS NOTED

PROJECT TITLE: 5401 SEVILLA AVE. NW

CLIENT: COORS & SEVILLA ALBUQUERQUE, NY

PROJECT MANAGER: JONATHAN STERN

DRAWN BY: JS

SHEET TITLE: ARCHITECTURAL SITE PLAN

DRB COMMENTS

DATE: 6/15/16

SCALE: AS NOTED

PROJECT NUMBER: 1004675

APPLICATION NUMBER: 16DRB-70239

PROJECT: 5401 SEVILLA AVE. NW, SUITE 350, ALBUQUERQUE, NEW MEXICO 87102

PHONE: (505) 338-1499, FAX: (505) 338-1498

MODULUS ARCHITECTS