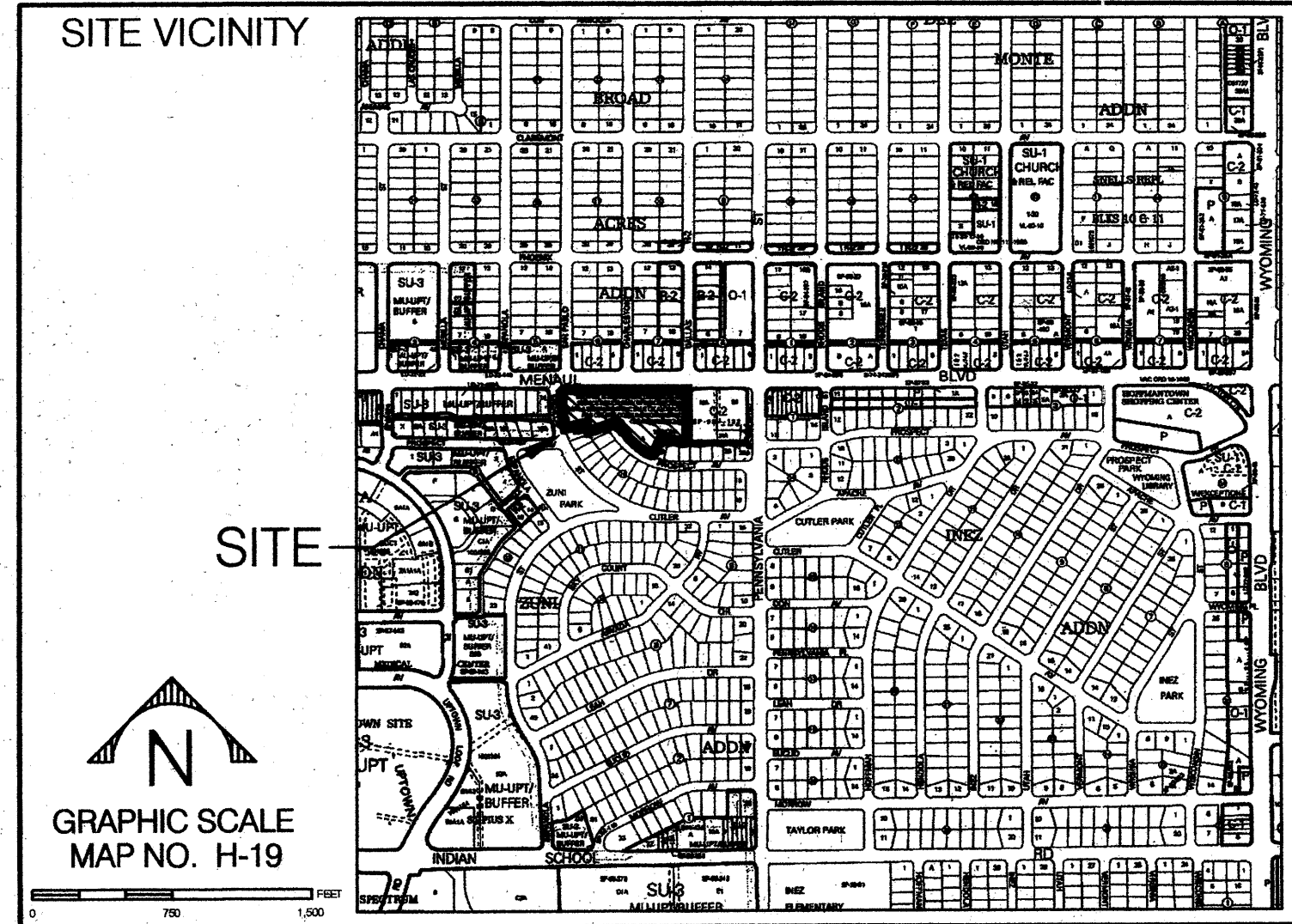


SAN PABLO STREET NE

CHARLESTON STREET NE

DALLAS STREET NE



SITE PLAN FOR SUBDIVISION-REQUIRED INFORMATION

THE SITE:
TRACT A, BLOCKS 16 & 17, ZUNI ADDITION. THE SITE CONSISTS OF APPROXIMATELY 4.13 ACRES. NO SUBDIVISION IS ANTICIPATED AT THIS TIME; HOWEVER, THE MODIFIED ACCESS AT PROSPECT AVENUE AND THE VACATION OF PUBLIC ROADWAY EASEMENT REQUIRE A REPLAT AT DRB.

EXISTING ZONING:
SU-1 FOR C-2 PERMISSIVE USES, INCLUDING A FULL SERVICE LIQUOR LICENSE ONLY IN CONJUNCTION WITH A RESTAURANT, EXCLUDING SALE OF ALCOHOL FOR OFF-SITE CONSUMPTION AND EXCLUDING OFF-PREMISE SIGNS.

PROPOSED USE:
PER C-2 PERMISSIVE USES, WITH EXCEPTIONS AS DESCRIBED ABOVE.

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS:

VEHICULAR ACCESS:
VEHICULAR ACCESS TO THE SITE WILL BE FROM ACCESS POINTS ALONG MENAUL BOULEVARD NE AND MESILLA STREET NE. A FULL MOVEMENT INTERSECTION WILL BE CREATED WITH REALIGNMENT OF PROSPECT AVENUE NE (A PRIVATE ROAD WITH A PUBLIC ACCESS EASEMENT) TO LINE UP WITH CHARLESTON STREET NE. A SECOND MENAUL ACCESS POINT WILL BE RIGHT-IN, RIGHT-OUT TURN MOVEMENT ONLY, EAST OF PROSPECT AVENUE.

PEDESTRIAN ACCESS CIRCULATION:
THE EXISTING PUBLIC SIDEWALK ALONG MENAUL BOULEVARD WILL BE REPLACED WITH A NEW 6 FOOT PUBLIC SIDEWALK WITHIN THE PROPERTY IN ORDER TO FACILITATE THE PLACEMENT OF LANDSCAPE BETWEEN THE BACK OF CURB AND THE NEW SIDEWALK IN COMPLIANCE WITH DEVELOPMENT PROCESS MANUAL. THE PROPOSED PUBLIC SIDEWALK WILL REQUIRE A SIDEWALK ACCESS EASEMENT TO BE GRANTED. THERE IS AN EXISTING 4 FOOT SIDEWALK ALONG MESILLA STREET. 6 FOOT SIDEWALK CONNECTIONS WILL BE MADE BETWEEN THE PUBLIC SIDEWALK AND FUTURE BUILDINGS. ADA ACCESS WILL BE PROVIDED FROM THE SIDEWALK TO THE FUTURE BUILDINGS ON FUTURE SITE PLANS FOR BUILDING PERMIT.

TRANSIT ACCESS:
MENAUL BOULEVARD IS AN ENHANCED TRANSIT CORRIDOR. ABQ RIDE ROUTE #8 PROVIDES SERVICE ALONG MENAUL BOULEVARD. THERE IS AN EXISTING BUS STOP LOCATED ALONG MENAUL, JUST WEST OF PROSPECT AVENUE, WHICH SHALL BE MOVED BY ABQ RIDE TO 280 FEET EAST AS SHOWN ON THIS SITE PLAN.

BICYCLE ACCESS:
THERE IS AN EXISTING BIKE ROUTE SOUTH OF THIS SITE ALONG CUTLER AVENUE AND ESPANOLA STREET.

INTERNAL CIRCULATION:
CONCEPTUAL LOCATIONS FOR THE ACCESS POINTS HAVE BEEN IDENTIFIED AND WILL BE INDICATED ON FUTURE SITE PLANS FOR BUILDING PERMIT. SIDEWALKS WILL BE PROVIDED THROUGHOUT THE SITE AND BETWEEN ALL BUILDINGS AND PARKING AREAS.

BUILDING HEIGHTS AND SETBACKS:
BUILDING HEIGHT AND SETBACKS SHALL BE PER THE O-1 ZONE, SECTION 14-16-2-15(C)(1).

MAXIMUM F.A.R.: .75

LANDSCAPE PLAN:
SEE DESIGN STANDARDS, SHEET 2. LANDSCAPE PLANS WILL BE CREATED IN CONJUNCTION WITH FUTURE SITE PLANS FOR BUILDING PERMIT, AND CONSISTENT WITH THE DESIGN STANDARDS.

MENAUL SITE - TRACT A

ZUNI ADDITION

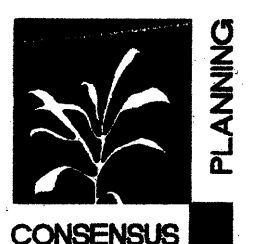
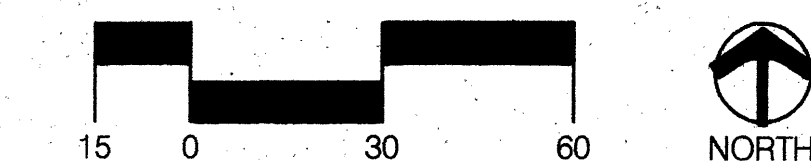
SITE DEVELOPMENT PLAN FOR SUBDIVISION

Prepared for:
Sandia Foundation
6211 San Mateo
Suite 100
Albuquerque, NM 87109

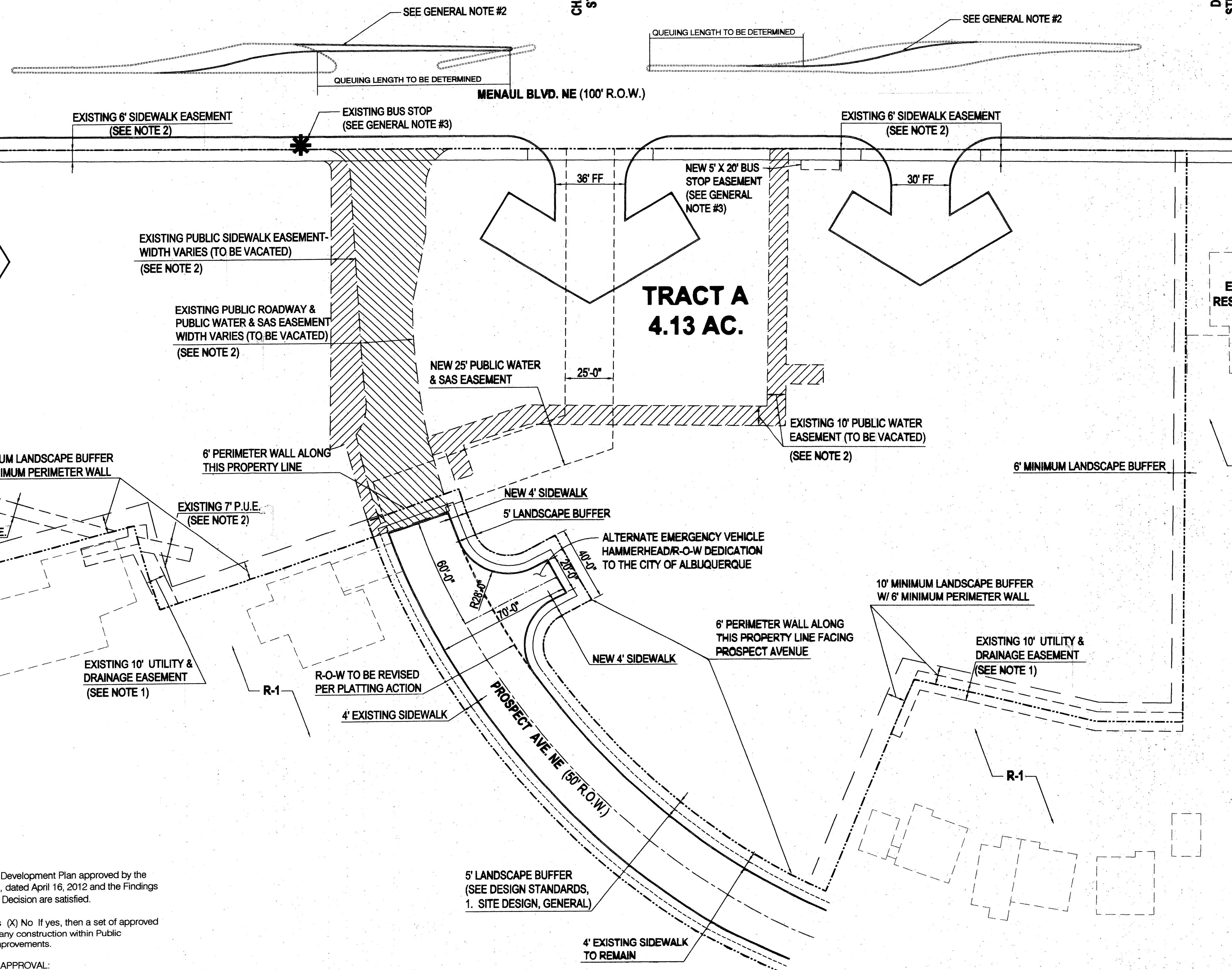
Prepared by:
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102

Isaacson & Arfman, P.A.
128 Monroe Street NE
Albuquerque, NM 87108

Scale: 1" = 30'



1007099



- EASEMENT NOTES**
- FILED 12/12/1960, VOL. D, FOL. 104
 - FILED 06/11/2009, BK. 2009C, PG. 0091 M
 - A BLANKET PUBLIC DRAINAGE EASEMENT OVER TRACT A INCLUDING ANY FUTURE BUILDINGS, IS HEREBY GRANTED TO THE CITY OF ALBUQUERQUE.

- GENERAL NOTES**
- THIS SITE PLAN FOR SUBDIVISION (12EPC-40005) VOIDS THE PREVIOUSLY APPROVED SITE PLAN FOR BUILDING PERMIT (08EPC-40021).
 - THE PUBLIC ROADWAY EASEMENT WILL BE VACATED AND ACCESS TO THE SITE SHALL BE MOVED TO ALIGN WITH CHARLESTON STREET. THE MEDIANS IN MENAUL BOULEVARD WILL BE RECONSTRUCTED ACCORDINGLY, WITH QUEUING LENGTHS TO BE DETERMINED AT FUTURE SITE PLAN FOR BUILDING PERMIT.
 - CITY TRANSIT REQUIRES THE EXISTING BUS STOP TO BE MOVED APPROXIMATELY 280 FEET EAST. A 5' WIDE X 20' LONG EASEMENT IS REQUIRED AS PART OF THE PLATTING PROCESS AT DRB.
 - VEHICULAR ACCESS IS PROHIBITED TO AND FROM THE SITE FROM THE NEIGHBORHOOD TO THE SOUTH.

PROJECT NUMBER: 1007099
Application Number:

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated April 16, 2012 and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () Yes (X) 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:

	08-15-12
Traffic Engineering, Transportation Division	Date
	08-15-12
ABCWUA	Date
	8-15-12
Parks and Recreation Department	Date
	8-15-12
City Engineer	Date
	8-16-12
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date