

SAN PABLO STREET NE

PUBLIC TRANSIT: LOCAL ROUTE #8 ALL DAY SERVICE

CHARLESTON STREET NE

LEGAL DESCRIPTION

Tract "A" of the plat of Tract A, Blocks: 16&17, Subdivision: ZUNI ADDN, City of Albuquerque, Bernalillo County, New Mexico.

ZONING DATA

CITY OF ALBUQUERQUE - APPLICABLE ZONE CODE DATA

ZONE CLASSIFICATION: SU-1 FOR C-2 PERMISSIVE USES INCLUDING FULL SERVICE LIQUOR ONLY IN CONJUNCTION WITH RESTAURANT EXCEPT SALE OF ALCOHOL FOR OFF-SITE CONSUMPTION AND EXCEPT OFF-PREMISE SIGNS.

ZONE ATLAS PAGE: H-19-Z

LOT AREA = 1764 AC OR 76,841 SQ. FT.
BUILDING ROOF AREA = 14,238 SQ. FT.
LANDSCAPE IN RIGHT OF WAY = 2,508 SQ. FT.
NET LOT AREA = 60,102 SQ. FT.

OFF STREET PARKING SPACES REQUIRED = 75 SPACES
1ST FLOOR AREA = 11,046 SQ. FT. = 25 SPACES
2ND FLOOR AREA = 6,050 SQ. FT. = 20 SPACES
TOTAL REQUIRED = 75 SPACES
OFF STREET PARKING SPACES PROVIDED = 85 SPACES + 18 DRIVE UP TELLER SPACES

H.C. SPACES REQUIRED = 75/20 = 4, PROVIDED = 4
MOTORCYCLE SPACES REQUIRED = 3, PROVIDED = 4
BICYCLE SPACES REQUIRED = 4, PROVIDED = 5

REQUIRED SETBACKS: 5' FRONT SETBACK, 15' SIDE SETBACK AND 5' SIDE SETBACK AT STREETS FOR CORNER LOTS, 5' REAR SETBACK

SITE SEATING REQUIRED = 1 SEAT / 25' OF MAIN FACADE
12' FACADE / 25' = 5 SEATS REQUIRED
SITE SEATING PROVIDED = 36' OF BENCH / 2' PER SEAT = 18 SEATS PROVIDED

GENERAL NOTES

- LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SITE 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.
- HIGHLY REFLECTIVE SURFACES ARE PROHIBITED PER THE SITE DEVELOPMENT PLAN FOR SUBDIVISION, DESIGN STANDARDS, PROJECT NUMBER 1007089.
- OWNER SHALL CONTACT PNM TO COORDINATE COMPLIANCE WITH PNM REQUIREMENTS.
- RESPONSIBILITY FOR LANDSCAPE MAINTENANCE ON THE SITE AND IN THE RIGHT-OF-WAY SHALL LIE WITH THE OWNER.

KEYED NOTES

- PROVIDE RAMP PER C.O.A. STANDARD SPECIFICATIONS SECTION 2400, DWG 2426. ALL RAMPS IN R.O.W. MUST HAVE TRUNCATED DOMES. (TYPICAL)
- MAINTAIN 460'X13' CLEAR SITE TRIANGLE. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SITE 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.
- MAINTAIN 120'X13' CLEAR SITE TRIANGLE. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SITE 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.
- MAINTAIN 35'X35' CLEAR SITE TRIANGLE. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SITE 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.
- DRIVE-AISLE CROSSINGS SHALL BE STANDARD GREY CONCRETE.

PROJECT NO. 1007099
APPLICATION NO. 14028-70378

IS AN APPROVED 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 APPROVAL:

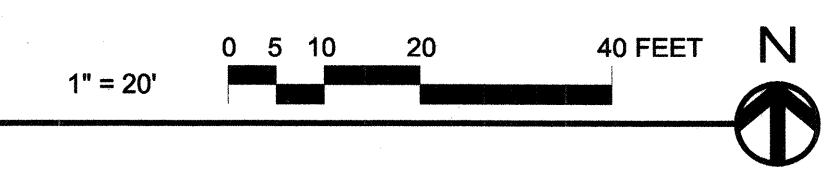
<i>Raquel M. Mead</i>	11/19/14
TRAFFIC ENGINEERING TRANSPORTATION DIVISION	DATE:
<i>Allen Peter</i>	11/19/14
WATER UTILITY DEPARTMENT	DATE:
<i>Carol S. Dumont</i>	11-19-14
PARKS & RECREATION DEPARTMENT	DATE:
<i>Carl A. Chen</i>	1-28-15
CITY ENGINEER	DATE:
NA	1-28-15
ENVIRONMENTAL HEALTH (CONDITIONAL)	DATE:
<i>Adam M. May</i>	1-28-15
SOLID WASTE MANAGEMENT	DATE:
<i>Paul Chen</i>	1-28-15
DRB CHAIRPERSON, PLANNING DEPT.	DATE:

LEGEND

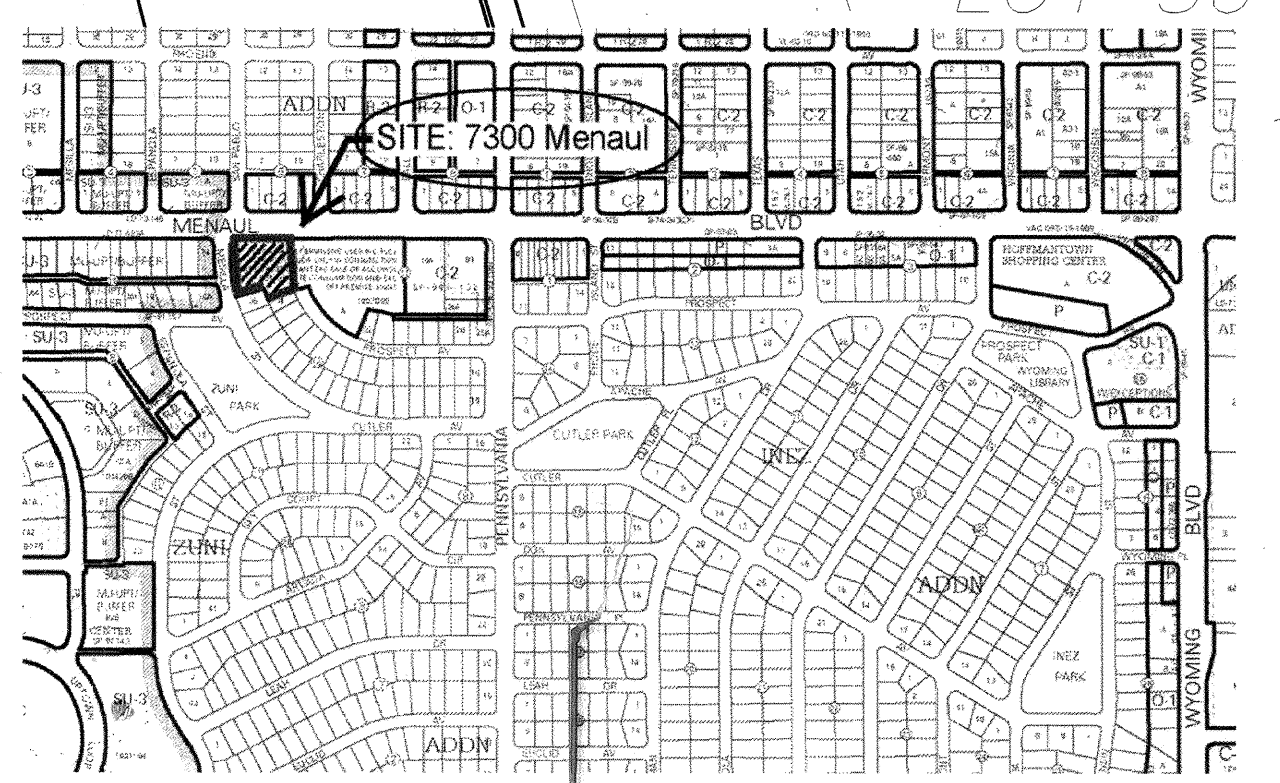
- NEW CONCRETE
- LANDSCAPE AREA
- OVERHEAD STRUCTURE
- NEW 6' HIGH CMU WALL. SEE SITE DETAIL SHT A2
- PROPERTY LINE
- SINGLE POLE LIGHT. SEE SITE DETAILS SHEET A2
- DOUBLE POLE LIGHT. SEE SITE DETAILS SHEET A2
- RED/GREEN SIGNAL LIGHTS AT DRIVE-UP LANES
- FLUSH MOUNTED WALL WASH UP-LIGHT.
- RECESSED CAN LIGHT FIXTURES, MOUNTED IN CEILING OF OVERHANGS.
- RECESSED CAN LIGHT FIXTURES, MOUNTED IN CEILING OF DRIVE-UP OVERHANG.
- SMALL CAR SPACE

SITE PLAN

SCALE: 1" = 20'
NOTE: SEE SITE DETAIL SHEET A2 FOR ADDITIONAL INFORMATION



SITE VICINITY MAP



Site Development Plan for Building Permit

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DORMAN and BREEN
LAURENCE BREEN A.I.A.
Albuquerque Westside 505-792-8160

MAIN BANK
Ameriplex Mortgage
7300 Menaul Blvd. NE
Albuquerque, New Mexico 87109

SHEET TITLE: SITE PLAN
JOB NUMBER: 1329
DATE: 8/28/14
REVISIONS: DATE: E.P.C. PRE-REVIEW UPDATES 8/24/14 E.P.C. CONDITIONS 10/28/14 D.R.A. COMMENTS 11/5/14
SHEET: **A1**
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