

GENERAL NOTES

- A. APPLICABLE PLANS: UPTOWN SECTOR DEVELOPMENT PLAN (2009); SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (APPLICATION 11DRB-70284)
B. PROPOSED USES: MIXED USE INCLUDING RETAIL, RESTAURANT AND HOUSING
C. REFER TO CIVIL DRAWING, SHEET 2 FOR CONCEPTUAL UTILITY PLAN

KEYED NOTES

1. EXISTING PROPERTY LINE
2. PROPOSED PROPERTY LINE

SITE DATA

LEGAL DESCRIPTION: TRACT A, HUNT - SPECTRUM DEVELOPMENT SITE	ZONE: SU-3 FOR MU-UPT
BUILDING 1 AREA:	155,629 SF
BUILDING 2 AREA - RETAIL:	6,200 SF
BUILDING 2 AREA - HOUSING:	21,600 SF (3 FLOORS @ 7,200 SF, 18 DU)
BUILDING 3 AREA:	4,740 SF
TOTAL: BUILDING AREA:	188,169 SF
SITE AREA:	320,480 SF (7.36 ACRES)
F.A.R. (188,169 SF / 320,480 SF):	0.59

SITE PLAN LEGEND

- PEDESTRIAN INGRESS / EGRESS
→ VEHICULAR INGRESS / EGRESS
--- PROPERTY LINE EXISTING AS NOTED
--- PROPERTY LINE PROPOSED AS NOTED

DESIGN STANDARDS

FUTURE SITE DEVELOPMENT PLANS FOR BUILDING PERMIT SHALL ADHERE TO DESIGN STANDARDS AS DESCRIBED WITHIN THE UPTOWN SECTOR DEVELOPMENT PLAN:

STREET REALM / LANDSCAPING:

OPEN SPACE	Chapter V Section D (pgs 60 - 62)
PLAZAS	Chapter V Section E (pgs 63 - 64)
REGULATIONS	Chapter V Section F - I (pgs 64 - 72) Chapter V Section K (pgs 76 - 77)

BUILDING DESIGN:

HEIGHT / SETBACK	Chapter IV Sections G & H (pg 54 & 55)
REGULATIONS	Chapter V Section A - C (pgs 57 - 59)

SIGNAGE:

REGULATIONS	Chapter V Section L (pgs 78 - 85)
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SITE DESIGN:

PARKING	Chapter V Section J (pgs 73 - 76)
REGULATIONS	Chapter V (pg 57) Green Features Chapter V Section B (pg 59) Screening Chapter V Section C (pg 59) Walls Chapter V Section D (pgs 60 - 62) Amenities Chapter V Section E (pgs 63 - 64) Amenities, Lighting Chapter V Section F (pgs 64 - 66) Green Features Chapter V Section G (pgs 66 - 70) Buffering, Green Features Chapter V Section H (pgs 70 - 71) Connectivity, Lighting, Amenities Chapter V Section I (pgs 71 - 72) Buffering Chapter V Section J (pgs 73 - 76) Green Features

FORMER PROJECT NUMBER: 1007316

PROJECT NUMBER: 1007316

APPLICATION NUMBER:

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.

SITE DEVELOPMENT PLAN APPROVAL:

TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE 10-23-13
ABCWUA	DATE 10/23/13
PARKS AND RECREATION DEPARTMENT	DATE 10-23-13
CITY ENGINEER	DATE 10-23-13

SOLID WASTE MANAGEMENT

DATE 11/25/2013	DATE
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DRB CHAIRPERSON, PLANNING DEPARTMENT

ZONING:
SU-3 FOR
MU-UPT

INDIAN SCHOOL ROAD NE (103'-0" R.O.W.)

LOUISIANA BLVD NE (R.O.W.)

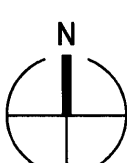
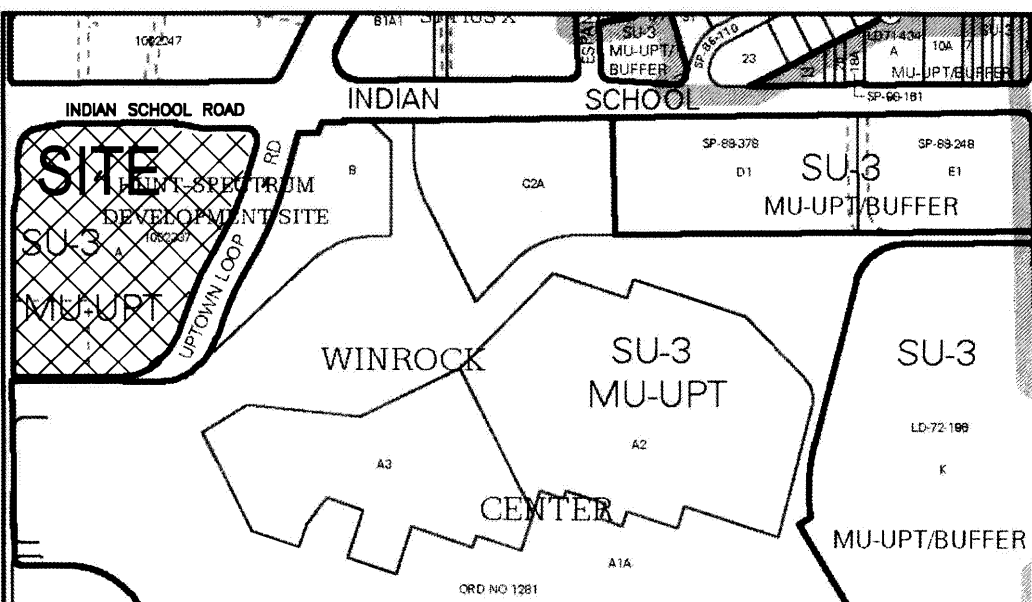
UPTOWN LOOP ROAD NE (96'-0" R.O.W.)

FUTURE
WINROCK
ACCESS

TRACT A-1-B
0.7420 ACRES
ZONED: SU-3 FOR MU-UPT
MAX. BUILDING HEIGHT: SEE DESIGN STANDARDS
MAX. BUILDING SETBACK: SEE DESIGN STANDARDS
PROPOSED USE: MIXED USE
MAXIMUM TOTAL DWELLING UNITS = 18 DU

LEGEND

- FOOT PRINT OF BUILDING AT GRADE
■ EXTENTS OF BUILDING ABOVE



VICINITY MAP
Zone Atlas Map J-19-Z

EASEMENT NOTE

Tracts A-1-A, A-1-B and A-1-C, Hunt-Spectrum Development Site are subject to that certain "DECLARATION OF RESTRICTIVE COVENANTS AND EASEMENTS" filed in the office of the County Clerk of Bernalillo County, New Mexico on SEPTEMBER 4, 2013 as Document Number 2013_099143.

TRACT A-1-A
6.1580 ACRES
ZONED: SU-3 FOR MU-UPT
MAX. BUILDING HEIGHT: SEE DESIGN STANDARDS
MAX. BUILDING SETBACK: SEE DESIGN STANDARDS
PROPOSED USE: RETAIL

TRACT A-1-C
0.4572 ACRES
ZONED: SU-3 FOR MU-UPT
MAX. BUILDING HEIGHT: SEE DESIGN STANDARDS
MAX. BUILDING SETBACK: SEE DESIGN STANDARDS
PROPOSED USE: RETAIL/RESTAURANT

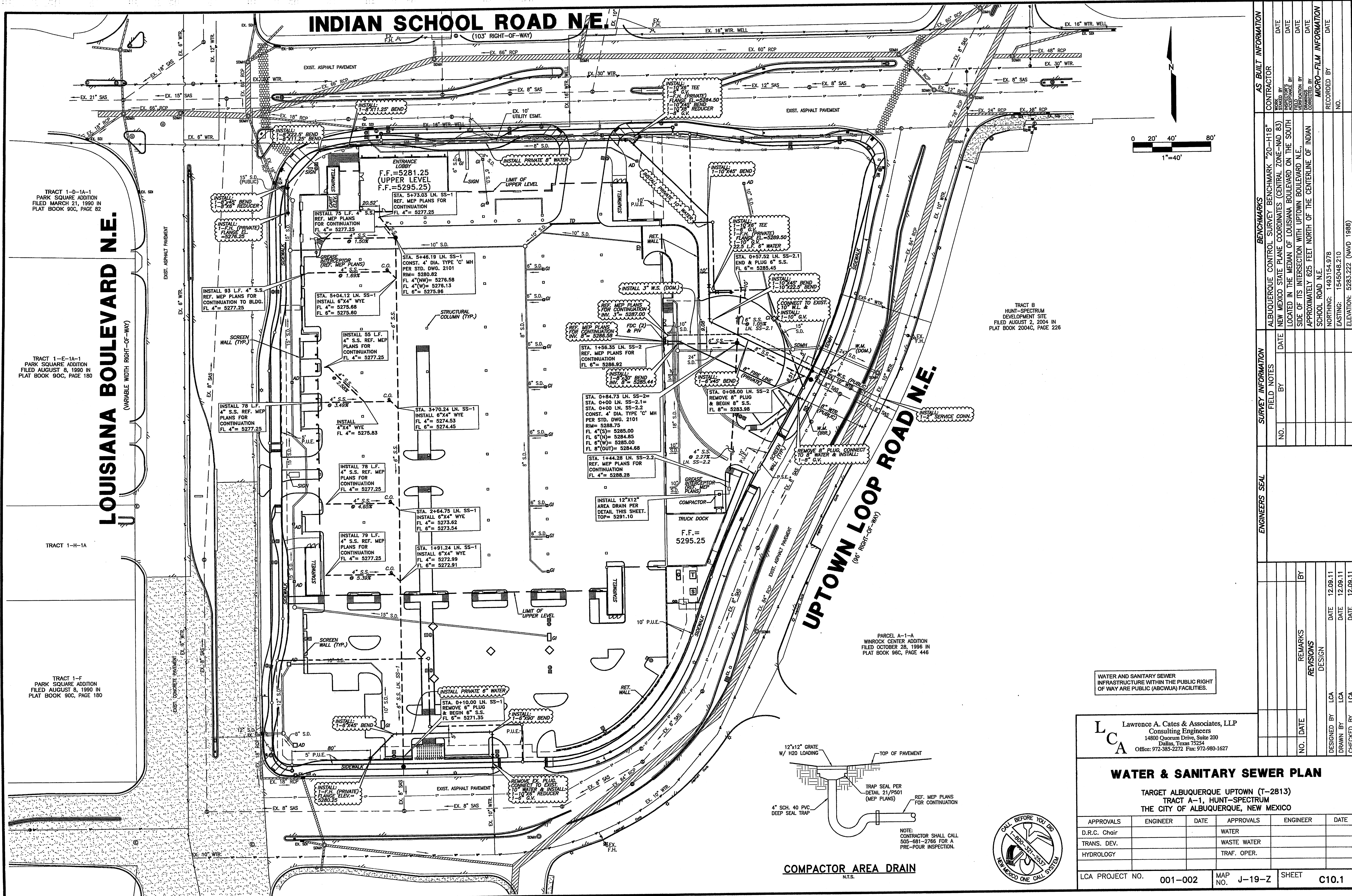
ZONING:
SU-3 FOR
MU-UPT

SITE PLAN - PHASE 2 (FULL BUILD-OUT)

1" = 50'-0"

LOUISIANA BOULEVARD N.E.

TRACT 1-F
PARK SQUARE ADDITION
FILED AUGUST 8, 1990 IN
PLAT BOOK 90C, PAGE 180

[illegible]

WATER AND SANITARY SEWER
INFRASTRUCTURE WITHIN THE PUBLIC RIGHT
OF WAY ARE PUBLIC (ABCWUA) FACILITIES.

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WATER & SANITARY SEWER PLAN

TARGET ALBUQUERQUE UPTOWN (T-2813)
TRACT A-1, HUNT-SPECTRUM
THE CITY OF ALBUQUERQUE, NEW MEXICO

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair			WATER		
TRANS. DEV.			WASTE WATER		
HYDROLOGY			TRAF. OPER.		

LCA PROJECT NO.	001-002	MAP NO.	J-19-Z	SHEET	C10.1
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