

SITE DATA

SITE AREA (LOT 13): 24,728sf - 0.57 ACRES
 SITE AREA (LOT 20): 61,345sf - 1.40 ACRES
 TOTAL SITE AREA (LOT 13 & 20): 86,073sf - 1.97 ACRES

KEYED NOTES

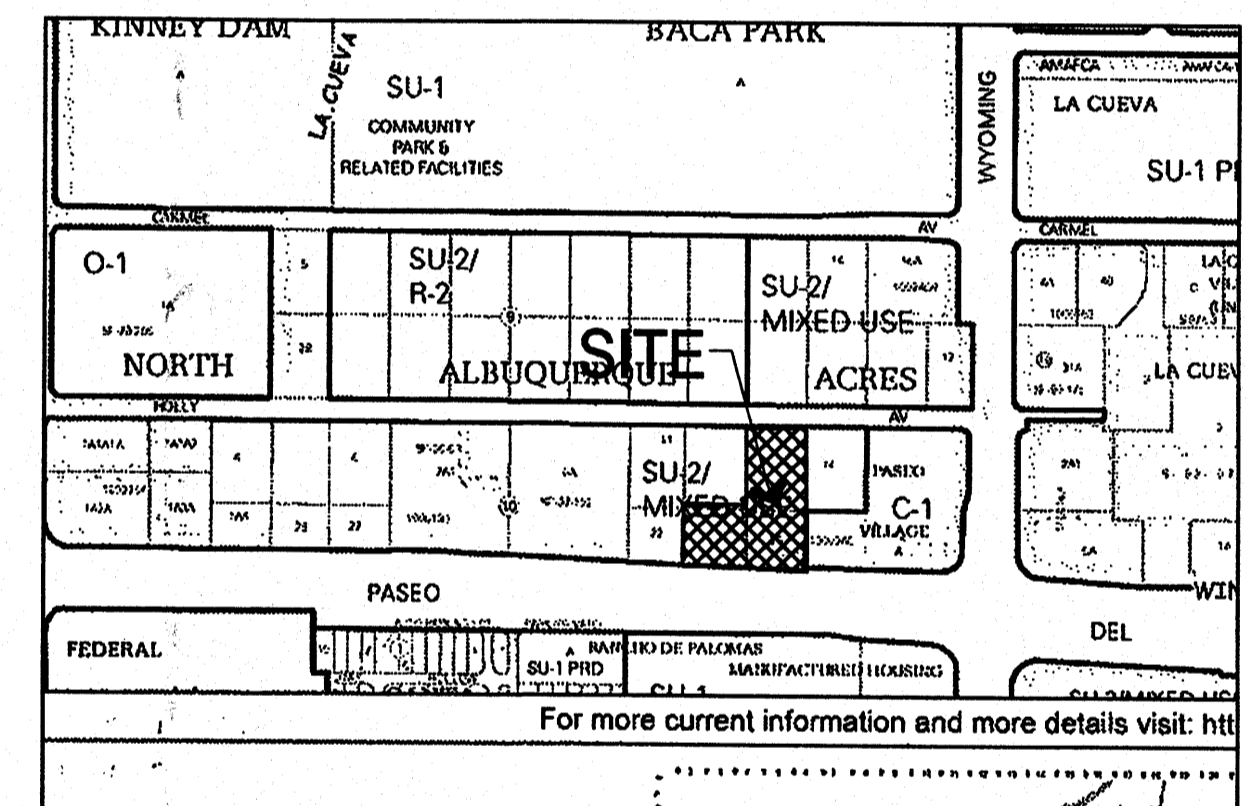
1. NEW PROPERTY LINE
2. EXISTING BUILDING
3. FUTURE VEHICULAR INGRESS/EGRESS
4. OLD PROPERTY LINE TO BE REMOVED
5. EXISTING 10 FT. PUE.
6. FUTURE PEDESTRIAN ACCESS
7. PROPOSED MONUMENT SIGN LOCATION
8. BUILDING SETBACK LINE
9. NEW 10 FT. PRIVATE UTILITY EASEMENT
10. NEW 20 FT. PUBLIC UTILITY EASEMENT
11. PRIVATE ACCESS EASEMENT

LEGEND

- PROPERTY LINE
- - - BUILDING SETBACK/PUE
- ← PEDESTRIAN INGRESS/EGRESS
- ← VEHICULAR INGRESS/EGRESS
- - - OLD PROPERTY LINE

GENERAL NOTES

- A. REFER TO CONCEPTUAL UTILITY PLAN FOR PROPOSED AND EXISTING WATER, SEWER, AND STORM DRAINAGE.
- B. PLEASE REFER TO SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (#1008069, 09EPC-40063) FOR FURTHER INFORMATION ON ARCHITECTURAL BUILDING DESIGN STYLE AND SIGNAGE. BUILDING AND SIGNAGE HEIGHT, MASS, COLOR, MATERIALS, AND ARTICULATION CAN BE REFERENCED FROM BUILDING AND SIGNAGE ELEVATIONS. SIGNAGE FACE AREA AND LIGHTING INFORMATION CAN BE FOUND ADDITIONALLY IN THIS SUBMITTAL.
- C. THE REMAINDER OF LOT 13 SHALL BE DEVELOPED IN A FUTURE PHASE ACCORDING TO A SITE DEVELOPMENT PLAN APPROVED BY THE EPC PER THE LA CUEVA SDP (2000, REV. 2003). THE SITE DEVELOPMENT PLAN INCLUDING PEDESTRIAN CIRCULATION, BUILDING ORINATION, ARCHITECTURE AND SIGNAGE, SHALL BE DESIGNED TO COORDINATE WITH THE DEVELOPMENT OF LOT 20 TO FORM A COHESIVE RETAIL CENTER.
- D. SITE PLAN SHALL COMPLY AND BE DESIGNED PER DPM STANDARDS.
- E. SITE PLAN SHALL COMPLY WITH THE SU-2, SU-2/MIXED USE ZONE AND COMMON DESIGN REGULATIONS (SECTIONS 5.4, 5.4.5, 5.4.6, LA CUEVA SECTOR DEVELOPMENT PLAN 2000, REVISED 2003).
- F. SIGNAGE: THE GOAL IS TO PROVIDE CONSISTENCY IN APPEARANCE AND QUALITY THAT COMPLIMENTS THE VISUAL CHARACTER OF THE DEVELOPMENT. ALL BUILDING MOUNTED SIGNS SHALL COMPLY WITH SU-2/MIXED USE AND COMMON DESIGN REGULATIONS FOR SU-2 ZONED PROPERTIES IN THE LA CUEVA SECTOR DEVELOPMENT PLAN. ALL BUILDING MOUNTED SIGNS SHALL BE SUBMITTED UNDER SEPARATE PERMIT.
- G. THE MAXIMUM INDIVIDUAL LETTER SIZE OF ALL BUILDING MOUNTED SIGNAGE SHALL NOT EXCEED 2'-0" IN HEIGHT. LOGO DESIGN SIGNS SHALL COMPLY WITH 13R-9 OF THE LA CUEVA SDP. ALL SIGNS SHALL FOLLOW THE LA CUEVA SDP SIGNAGE REGULATIONS.
- H. IF A FREE STANDING SIGN ON LOT 20 IS APPROVED BY THE ZHE, THE TOTAL SIGN FACE OF BUILDING MOUNTED SIGNS ON LOT 20 SHALL NOT EXCEED 12.5% OF THE TOTAL FACADE AREA FOR THE SOUTHERN ELEVATIONS AND 10% OF THE TOTAL FACADE AREA FOR THE OTHER ELEVATIONS. THE TOTAL SIGN FACE AREA OF EACH TENANT'S BUILDING MOUNTED SIGNS SHALL NOT EXCEED 12.5% OF THE FACADE AREA OF EACH TENANT'S PREMISES FOR SOUTH ELEVATIONS AND 10% FOR OTHER ELEVATIONS.
- I. ALL SIGNAGE TO PROVIDE MINIMUM CONTRAST OF 70% BETWEEN GRAPHICS AND BACKGROUND PER ADA.
- J. IF A FREE STANDING SIGN ON LOT 20 IS APPROVED BY THE ZHE THAT INCLUDES ADVERTISING FOR TENANTS ON LOT 13, THE TOTAL SIGN FACE OF BUILDING -MOUNTED SIGNS ON LOT 13 SHALL NOT EXCEED 10% OF THE TOTAL FACADE AREA.
- K. THE FREE STANDING SIGN SHOWN ON THE SITE DEVELOPMENT PLAN IS NOT ALLOWED UNLESS A VARIANCE IS OBTAINED FROM THE ZHE.



VICINITY MAP
 zone atlas number C-19
 1" = 500'

FORMER PROJECT NUMBER: 1003532

PROJECT NUMBER: 1008069

APPLICATION NUMBER: 09EPC-40064/10DRB-70027

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated December 17, 2009 and the findings and conditions in the official notification of decision are satisfied.

Is an Infrastructure List Required? (X) 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 APPROVAL:

<i>[Signature]</i>	02/17/10
TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE
<i>[Signature]</i>	02/17/10
ABCWUA	DATE
<i>[Signature]</i>	2/17/10
CHRISTINA SANDORAL	DATE
PARKS AND RECREATION DEPARTMENT	
<i>[Signature]</i>	2/17/10
BRADLEY D. BINGHAM	DATE
CITY ENGINEER	
<i>[Signature]</i>	
SOLID WASTE MANAGEMENT	DATE
<i>[Signature]</i>	2/17/10
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

architecture
interiors
landscape
planning
engineering

Dekker Perich Sabatini

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Albuquerque, NM 87109
505 761-9700
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dps@dpsdesign.org

ARCHITECT

ENGINEER

PROJECT

PROJECT # 1008069
 7441 & 7501
 Paseo Del Norte
 Albuquerque, New Mexico 87113

REVISIONS

1/4/2010	EPC Conditions of Approval

DRAWN BY

REVIEWED BY

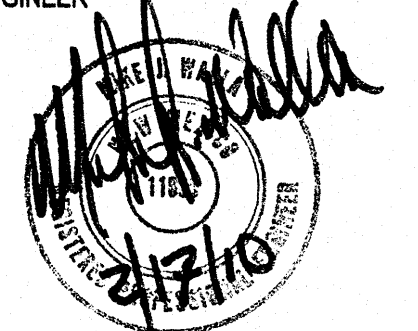
DATE February 2, 2010

PROJECT NO. 09-0055

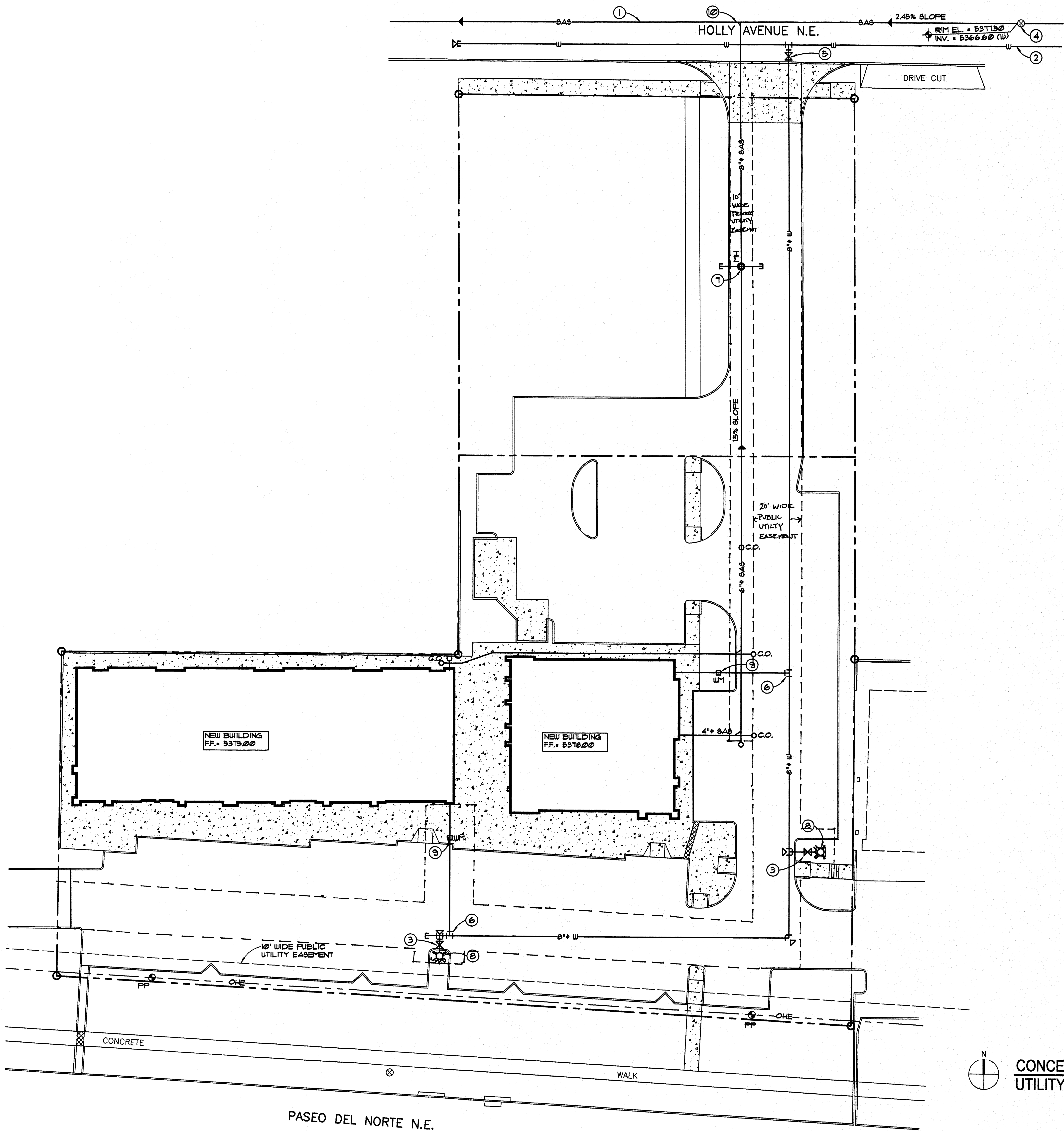
DRAWING NAME

SITE DEVELOPMENT PLAN FOR SUBDIVISION

SHEET NO. 1 OF 1



7441 & 7501
Paseo Del Norte
Albuquerque, New Mexico 87113



KEYED NOTES

- 1 EXISTING 8" SANITARY SEWER - PVC
- 2 NEW 8" PVC WATER LINE EXTENSION
- 3 6" GATE VALVE AND VALVE BOX
- 4 EXISTING MANHOLE
- 5 8" GATE VALVE AND VALVE BOX PER C.O.A. STD. DRAWINGS 2326 AND 2333
- 6 WATER SERVICE CONNECTION PER C.O.A. STD. DRAWING 2362
- 7 4'-0" DIA. PRECAST CONCRETE MANHOLE, TYPE "C" PER C.O.A. STD. DRAWING 2101
- 8 NEW FIRE HYDRANT PER C.O.A. STD. DRAWING 2340
- 9 NEW WATER METER AND BOX PER C.O.A. STD. DRAWING 2361
- 10 SEWER SERVICE CONNECTION

LEGEND

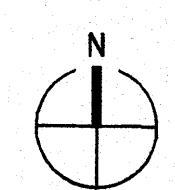
- SANITARY SEWER MANHOLE
- SANITARY SEWER LINE
- WATER LINE
- WATER METER
- PROPERTY LINE
- SEWER CLEAN OUT
- FIRE HYDRANT
- WATER LINE VALVE
- CONCRETE BLOCKING
- OVERHEAD ELECTRICITY UTILITY
- POWER POLE
- MANHOLE

REVISIONS

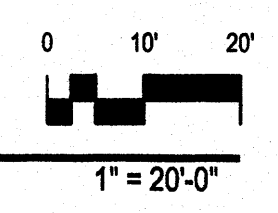
△	1/4/2010	EPC Conditions of Approval
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△		
△		

DRAWN BY	LEK
REVIEWED BY	MJW
DATE	February 17, 2010
PROJECT NO.	09-0055
DRAWING NAME	

**CONCEPTUAL
SITE UTILITY PLAN**



**CONCEPTUAL SITE
UTILITY PLAN**



Walla Structural Engineering
ENGINEERING LTD. CIVIL Engineering
2100 Indian School Road NE Suite 210
Albuquerque, New Mexico 87110
881-3008 Facsimile 884-5390

SHEET NO.

C102
OF

PASEO DEL NORTE N.E.