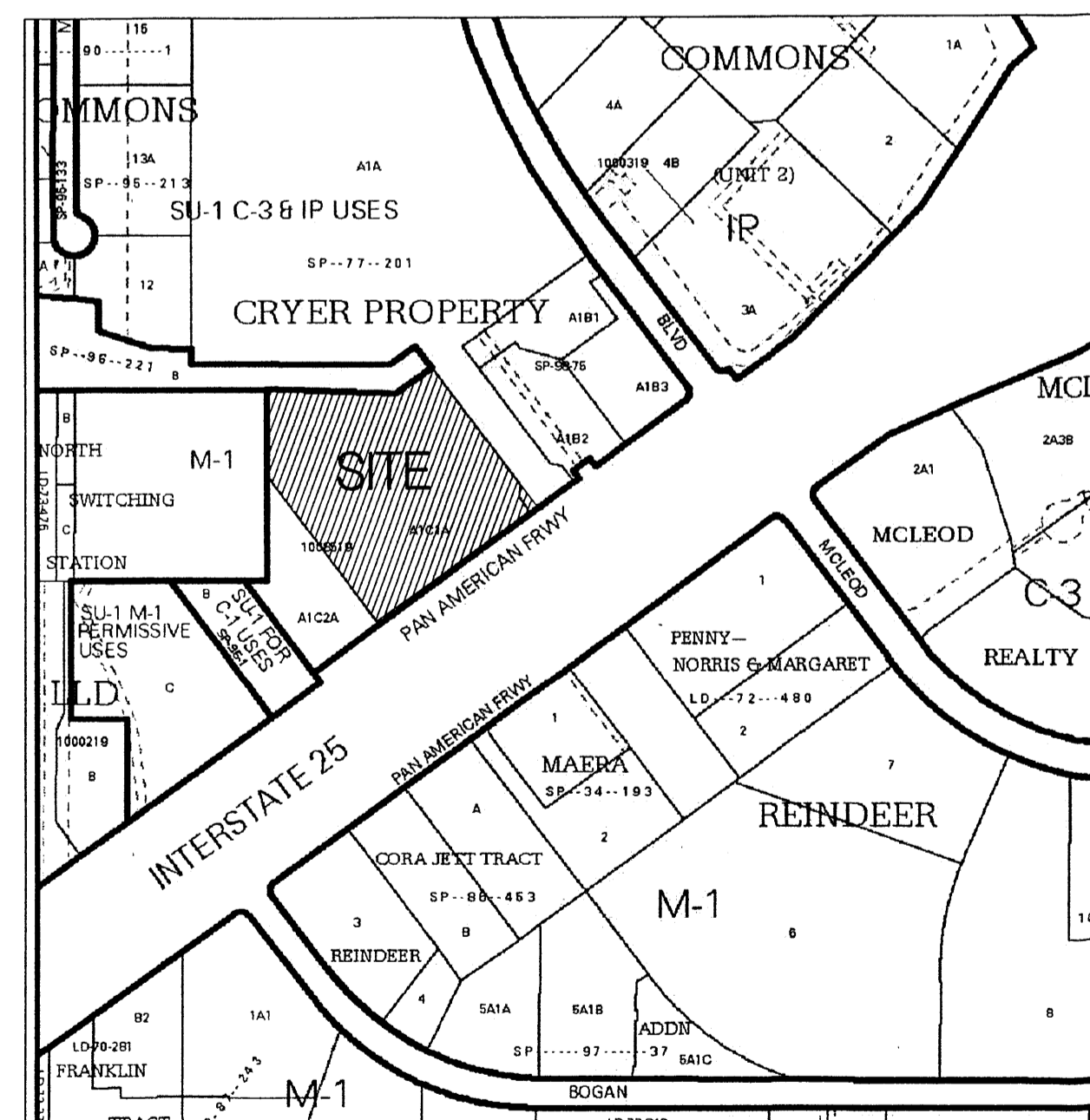
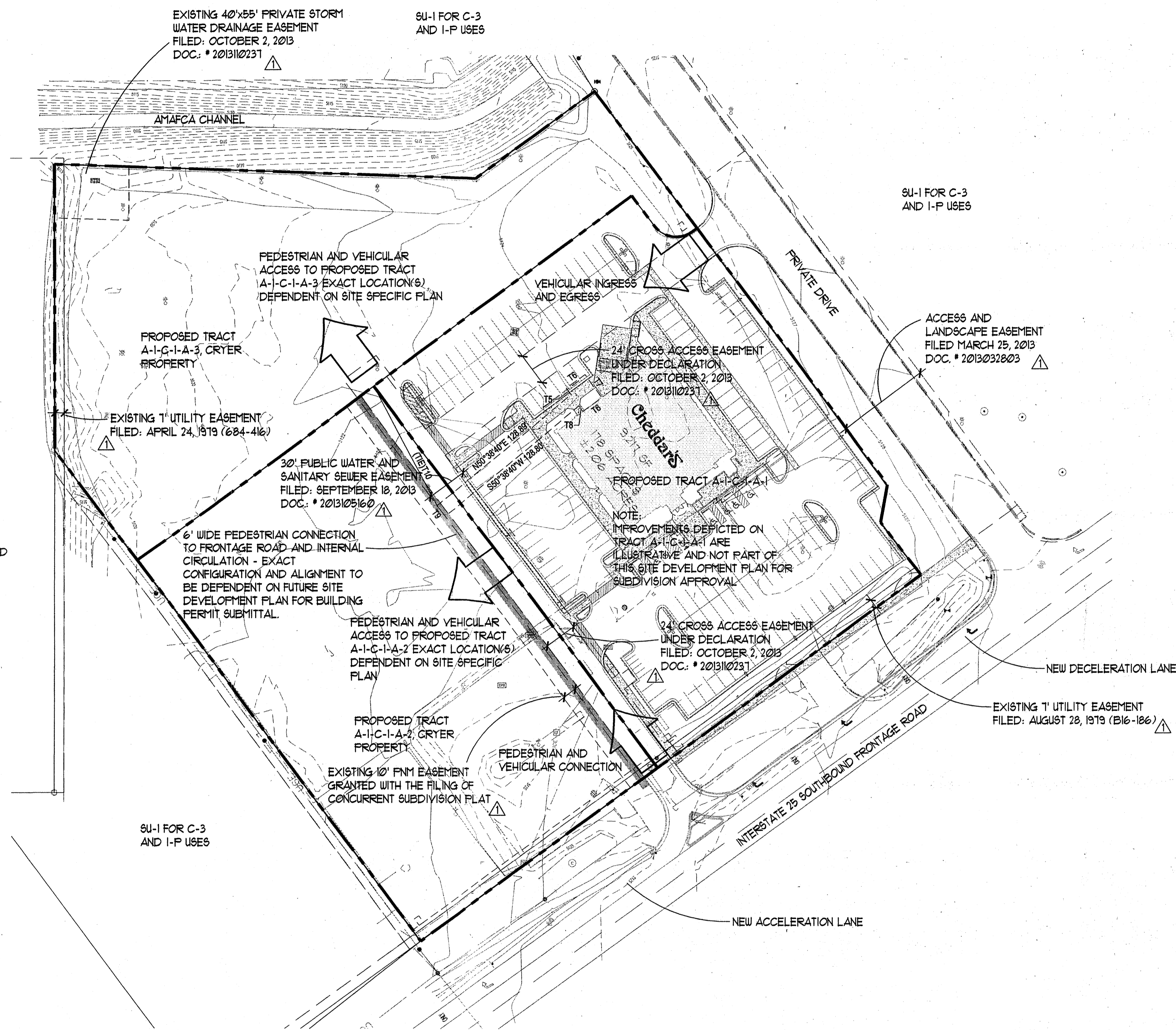


AERIAL IMAGE  
SCALE: 1"=100'

FNM SWITCHING YARD  
ZONING = M-1



VICINITY MAP  
SCALE: 1"=400'



SITE PLAN FOR SUBDIVISION

TRACT A-1-C-1-A SITE NOTES:

1. FUTURE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT APPROVAL SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC).
2. EXISTING ZONING OF THE PARCEL IS SU-1 FOR C-3 AND I-P USES.
3. PEDESTRIAN AND VEHICULAR ACCESS WILL BE FROM THE SOUTHBOUND INTERSTATE 25 FRONTAGE ROAD. VEHICULAR ACCESS IS ALSO AVAILABLE VIA THE PRIVATE DRIVE ALONG THE NORTH SIDE OF TRACT A-1-C-1-A.
4. BUILDING SETBACKS, USES AND FAR SHALL BE IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE COMPREHENSIVE ZONING CODE FOR C-3 OR I-P AS APPLICABLE.
5. PERMISSIVE HEIGHT ALLOWANCE = 60' AT ANY LEGAL LOCATION AND NOT RESTRICTED TO THE 45 DEGREE ANGLE PLANE REQUIREMENTS OF THE ZONING CODE.
6. LANDSCAPE, SIGNAGE, AND OFF-STREET PARKING SHALL CONFORM TO THE CITY OF ALBUQUERQUE COMPREHENSIVE ZONING CODE FOR C-3 ZONED PROPERTIES.
7. APPLICABLE CITY OF ALBUQUERQUE PLANS:
  - a) ALBUQUERQUE / BERNALILLO COUNTY COMPREHENSIVE PLAN.
  - b) CITY OF ALBUQUERQUE ZONING CODE.
  - c) NORTH VALLEY AREA PLAN.
8. EXISTING PROPERTY LEGAL DESCRIPTION: TRACT A-1-C-1-A, CRYER PROPERTY.
9. PROPOSED USES: C-3 AND I-P USES.

APPLICATION NUMBER: [BEPFC-4013] PROJECT NUMBER: 1008513

Traffic Engineering, Transportation Division	12-18-13
Utilities Development	12/10/13
Parks and Recreation Department	12-18-13
City Engineer	12-10-0
DRB Chairperson, Planning Department	12-18-13

PLAN INDEX

SHEET 1	SITE PLAN FOR SUBDIVISION
SHEET 2	CONCEPTUAL UTILITY PLAN

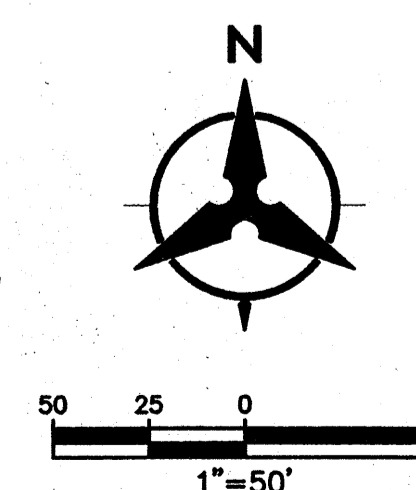
DATE: December, 2013  
SHEET 1 OF 2

SITE PLAN FOR SUBDIVISION  
CONCEPTUAL SITE PLAN

Revisions	
△	EPC COMMENTS 10/13

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ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES



1008513

SU-1 FOR C-3  
AND I-P USES

AMAFCA CHANNEL

SU-1 FOR C-3  
AND I-P USES

PROPOSED TRACT A-1-C-1-A-3,  
CRYER PROPERTY

FIRE HYDRANT  
FIRE SERVICE LINE  
TO PROPERTY  
WATER SERVICE LINE  
TO PROPERTY  
SANITARY SEWER SERVICE  
LINE TO PROPERTY

Cheddar's  
12,977  
Sq. Ft.

PROPOSED TRACT A-1-C-1-A-1

30' PUBLIC WATER AND  
SANITARY SEWER EASEMENT  
FILED: SEPTEMBER 18, 2013  
DOC. # 2013105160

LANDSCAPE  
IRRIGATION SERVICE  
LINE TO PROPERTY

PROPOSED TRACT A-1-C-1-A-2,  
CRYER PROPERTY


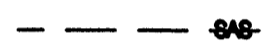
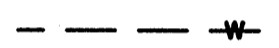

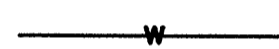
SU-1 FOR C-3  
AND I-P USES

EX. 10" ULL  
EX. 8" S&S  
INTERSTATE 25 SOUTHBOUND FRONTAGE ROAD

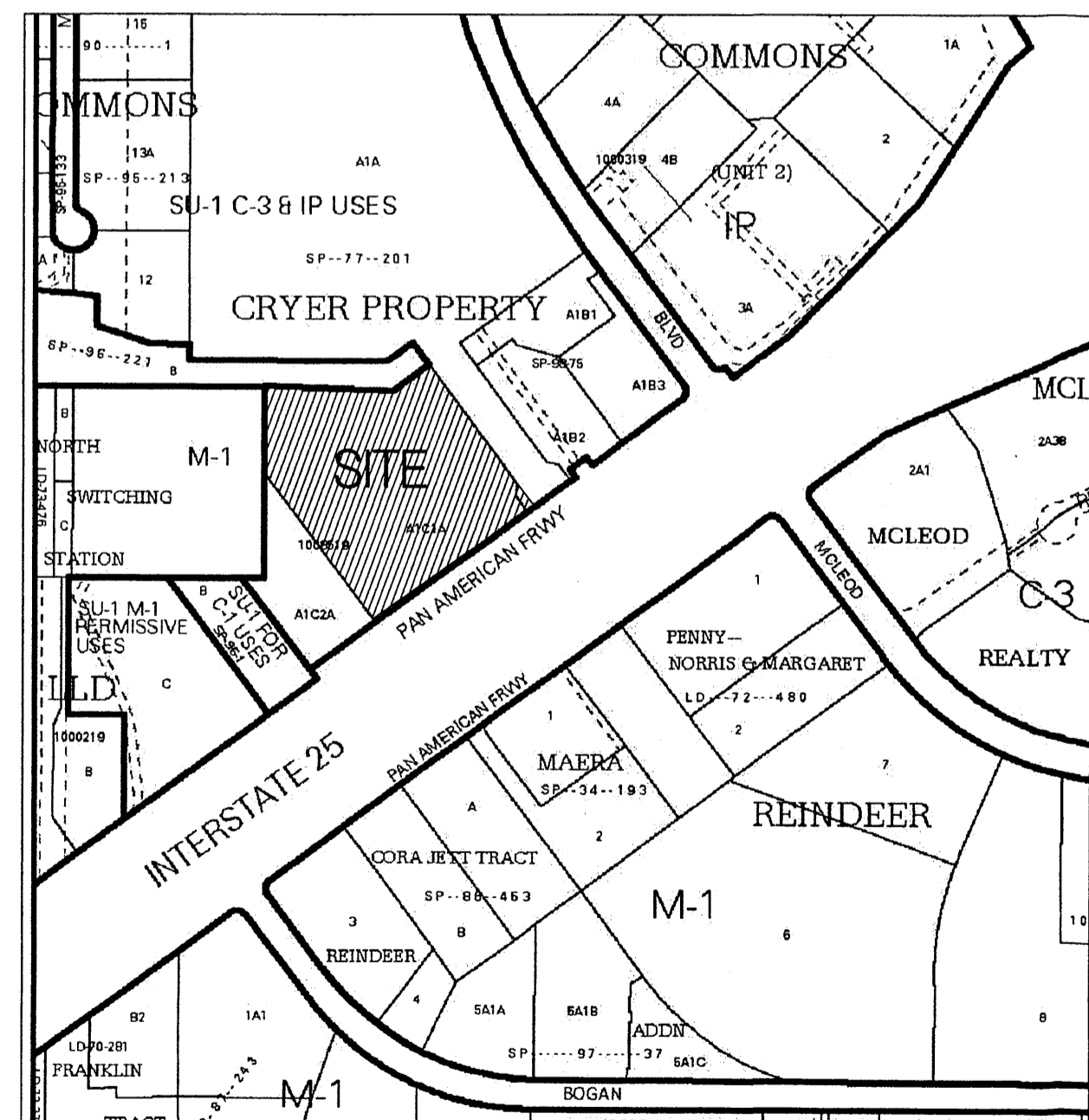
FNM SWITCHING YARD  
ZONING = M-1

NOTE:  
UTILITY FACILITY SCREENING (FNM ELECTRIC): ALL SCREENING AND  
VEGETATION SURROUNDING GROUND MOUNTED TRANSFORMERS AND UTILITY  
PADS ARE TO ALLOW 10 FEET CLEARANCE IN FRONT OF THE EQUIPMENT  
DOOR AND 5-6 FEET OF CLEARANCE ON THE REMAINING THREE SIDES FOR  
SAFE OPERATION, MAINTENANCE, AND REPAIR PURPOSES. REFER TO THE  
FNM ELECTRIC SERVICE GUIDE AT WWW.FNM.COM FOR SPECIFICATIONS

LEGEND:

-  EXISTING S&S MH
-  EXISTING SEWER LINE
-  EXISTING WATER LINE
-  NEW SEWER LINE
-  NEW WATER LINE

PLAN INDEX  
SHEET 1 SITE PLAN FOR SUBDIVISION  
SHEET 2 CONCEPTUAL UTILITY PLAN



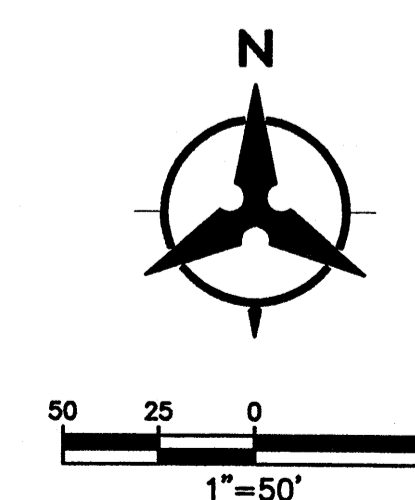
VICINITY MAP  
SCALE: 1"=400'  
ZONE ATLAS F-17-Z

# CONCEPTUAL UTILITY PLAN

DATE: December, 2013  
SHEET 2 OF 2

## SITE PLAN FOR SUBDIVISION CONCEPTUAL UTILITY PLAN

Revisions	
1	EPC COMMENTS 10/13



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