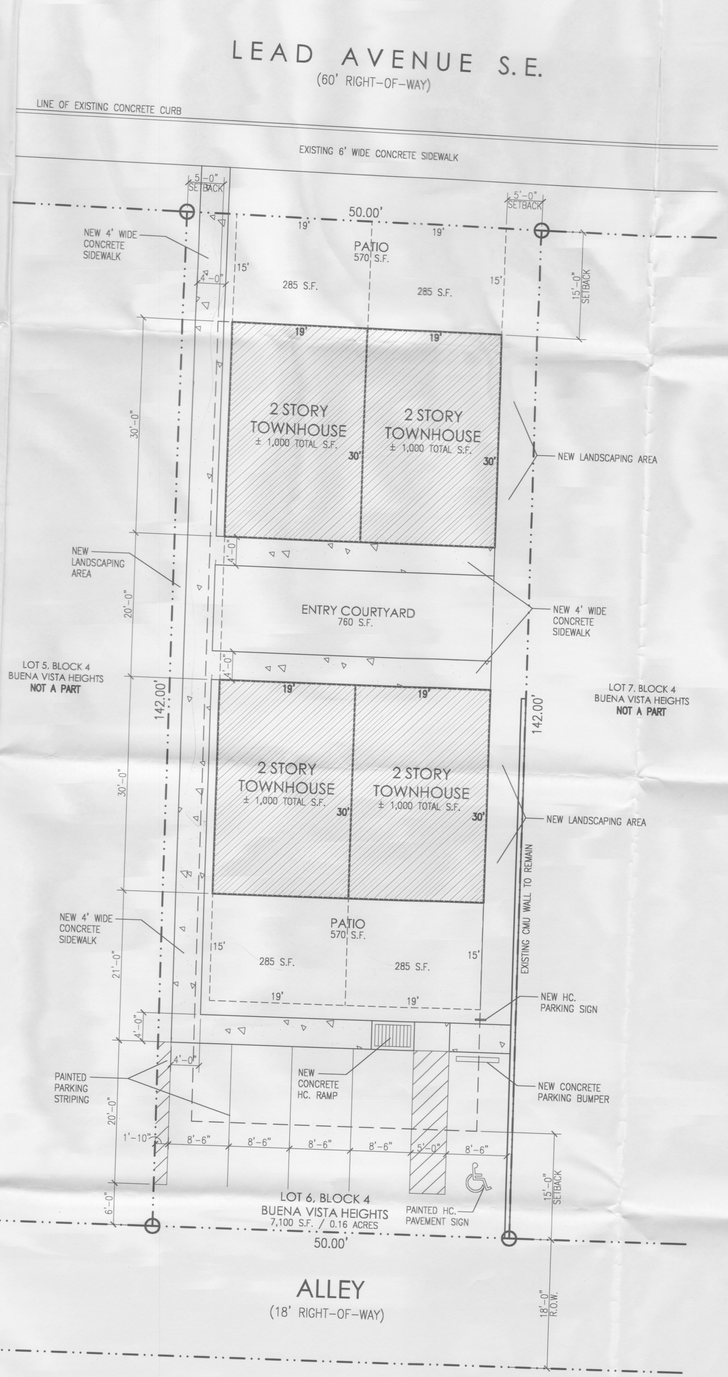
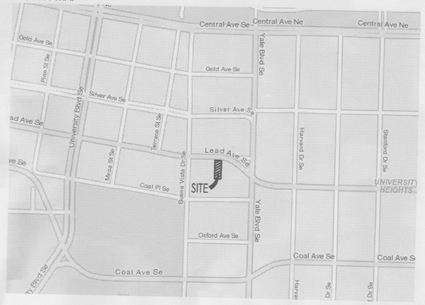



1 Conceptual Site Plan

Scale 1"=10'-0"

10' 0 5' 10' 20' 40'

VICINITY MAP




AERIAL MAP

SITE DEVELOPMENT DATA:

LEGAL DESCRIPTION: LOT 6, BLOCK 4, BUENA VISTA HEIGHTS, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

BUILDING ADDRESS: 2122 LEAD AVENUE, S.E. ALBUQUERQUE, N.M.

LAND AREA: 0.16 ACRES (7,100 SQ. FT.)

CURRENT ZONING: SU-2 RTD (R-T)

LOT AREA: PER CITY OF ALBUQUERQUE COMPREHENSIVE ZONING CODE R-T RESIDENTIAL ZONE (14-16-2-9) (D) (2):

4 UNITS x 1760 = **= 7,040 TOTAL SF. REQUIRED LOT AREA**

LOT AREA: **= 7,100 TOTAL SF.**

ZONE ATLAS PAGE: K-15-Z

BUILDING AREAS: TWO-STORY TOWNHOUSES (4 UNITS) 1,000 TOTAL SF. PER UNIT

TOTAL BUILDING AREA ON THIS SITE = 4,000 SF. MAX.

PARKING CALCULATIONS: PER CITY OF ALBUQUERQUE COMPREHENSIVE ZONING CODE OFF-STREET PARKING REGULATIONS (14-16-3-1) (24) (g): "FOR EACH DWELLING WITH NET LEASEABLE AREA OF LESS THAN 1,000 SF. AND WHICH IS NOT COVERED BY EITHER DIVISIONS (c) OR (b) OF THIS DIVISION (24): ONE SPACE PER BATH BUT NOT LESS THAN ONE AND ONE-HALF SPACES."

4 UNITS (WITH ONE AND ONE-HALF BATH) = 6 SPACES REQUIRED

6 SPACES REQ'D x 10% (BUS ROUTE CREDIT - ROUTE 97) **= 5 SPACES REQUIRED**

*INCLUDING WITH THE PROVIDED SPACES*
- 4 REGULAR SPACES
- 1 HANDICAP PARKING SPACE
- 1 MOTORCYCLE SPACES

BUILDING SETBACKS: FRONT: 15'-0"
SIDE: 5'-0"
REAR: 15'-0"

BETWEEN BUILDING: THERE SHALL BE A DISTANCE OF NOT LESS THAN 10 FEET BETWEEN RESIDENTIAL BUILDINGS.

SETBACKS PER: THE UNIVERSITY NEIGHBORHOOD SECTOR DEVELOPMENT PLAN: RTD ZONE (RESIDENTIAL/TOWNHOUSE/DUPLEX ZONE)

USABLE OPEN SPACE: PER CITY OF ALBUQUERQUE COMPREHENSIVE ZONING CODE R-T RESIDENTIAL ZONE (14-16-2-9) (G) (1): "USABLE OPEN SPACE SHALL BE PROVIDED ON-SITE AT....550 SQUARE FEET PER TOWNHOUSE DWELLING UNIT, AND 360 SQUARE FEET PER TOWNHOUSE DWELLING UNIT ON A LOT WITH VEHICLE ACCESS ONLY TO THE REAR YARD FROM AND ALLEY."

4 UNITS x 360 SF. **= 1,440 SF REQUIRED OPEN SPACE**

285 SF. x 4 AREAS (PATIO'S) = 1,140 SF.
760 SF. (ENTRY COURTYARD) = 760 SF.
**= 1,900 SF TOTAL PROVIDED OPEN SPACE**

BUILDING HEIGHT: MAXIMUM BUILDING HEIGHT: 26'-0"

STRUCTURE HEIGHT SHALL CONFORM TO THE CITY OF ALBUQUERQUE COMPREHENSIVE ZONING CODE: R-2 RESIDENTIAL ZONE (14-16-2-11) (C), AND THE UNIVERSITY NEIGHBORHOOD SECTOR DEVELOPMENT PLAN

rev | date | by | revision

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Albuquerque, New Mexico

sheet title
Conceptual Site Plan

sheet-
A001