

PROJECT: 1010042
 DATE: June 3, 2015
 APP: 15-70206
 (SK)

SKETCH PLAT OF
 LOTS 5-A-1, 5-A-2, 5-A-3
 6-A-1-C-1-A & 6-A-1-C-1-B, BLOCK C
 LOUISIANA SUBDIVISION
 SITUATE WITHIN SECTION 7
 T. 10 N., R. 4 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY 2015
 SHEET 1 OF 2

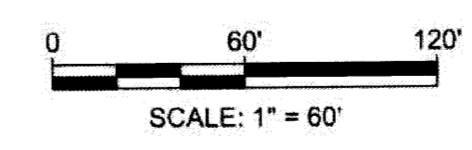
STATION: 15-H18
 X= 1545019.875
 Y= 1495111.750
 GROUND TO GRID= 0.999661028
 DELTA ALPHA= -00°11'00.43"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 83

STATION: 20-H18
 X= 1545048.250
 Y= 1493155.000
 GROUND TO GRID= 0.999661982
 DELTA ALPHA= -00°11'00.11"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 83

CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C-1	382.73'	489.89'	44°45'46"	S 67°45'00" E	373.07'
C-2	298.38'	489.96'	34°53'31"	S 27°55'22" E	293.79'
C-3	36.79'	23.42'	90°00'00"	N 44°59'06" E	33.12'
C-4	16.06'	32.91'	27°56'50"	N 76°10'11" W	15.90'
C-5	17.51'	35.84'	27°59'23"	N 76°11'15" W	17.34'
C-6	20.22'	18.42'	62°54'43"	N 68°33'18" W	19.22'
C-7	2.14'	3.42'	35°52'36"	N 09°09'36" E	2.11'
C-8	27.92'	143.42'	11°09'17"	N 14°21'18" E	27.88'
C-9	19.70'	56.58'	19°56'50"	N 09°57'31" E	19.60'
C-10	19.70'	56.58'	19°56'50"	N 09°59'18" W	19.60'
C-11	27.93'	143.42'	11°09'27"	N14°23'00" W	27.89'
C-12	2.14'	3.42'	35°53'56"	N 09°08'42" E	2.11'
C-13	22.97'	18.42'	71°26'06"	N 62°48'44" E	21.51'
C-14	25.85'	18.42'	80°24'20"	N 63°20'04" W	23.78'
C-15	112.39'	489.96'	13°08'33"	S 38°47'51" E	112.14'
C-16	185.99'	489.96'	21°44'58"	S 21°21'05" E	184.87'
C-17	11.21'	13.32'	48°12'29"	N 28°32'54" W	10.88'
C-18	10.54'	22.53'	26°47'47"	N 39°14'53" W	10.44'
C-19	8.85'	8.50'	59°41'06"	N 03°59'34" E	8.46'
C-20	5.11'	8.60'	34°00'42"	N 16°49'46" E	5.03'
C-21	6.69'	8.60'	44°32'19"	N 22°26'45" W	6.52'
C-22	13.86'	50.04'	15°52'28"	N 36°46'41" W	13.82'
C-23	4.86'	6.15'	45°18'28"	N 06°11'14" W	4.74'
C-24	14.18'	12.43'	65°22'24"	N 48°42'27" E	13.43'
C-25	10.79'	7.50'	82°24'45"	N 38°59'07" E	9.88'

LINE TABLE		
LINE	BEARING	LENGTH
L-1	S 89°58'40" W	124.97'
L-2	S 00°19'08" E	105.35'
L-3	S 89°41'34" E	62.29'
L-4	S 00°18'34" E	178.49'
L-5	S 89°42'06" W	115.88'
L-6	S 89°35'10" W	44.05'
L-7	S 00°16'10" E	20.72'
L-8	N 00°13'37" W	5.28'
L-9	S 89°46'22" W	29.93'
L-10	S 00°29'20" E	57.13'
L-11	N 00°00'53" W	39.24'
L-12	N 04°26'39" W	66.34'
L-13	N 00°00'53" W	60.00'
L-14	N 02°13'15" W	38.43'
L-15	S 00°18'34" E	15.76'
L-16	S 00°18'34" E	162.73'
L-17	N 04°26'39" W	2.13'
L-18	N 04°26'39" W	58.01'
L-19	N 00°29'20" W	58.04'
L-20	S 89°48'17" W	80.99'
L-21	N 04°26'39" W	6.20'
L-22	N 33°50'07" E	13.85'
L-23	N 00°10'35" W	95.90'
L-24	N 89°35'10" E	44.67'
L-25	N 00°16'25" E	56.72'
L-26	N 00°16'25" W	162.78'
L-27	N 00°16'25" W	238.14'
L-28	S 00°29'20" E	50.13'
L-29	S 00°29'20" E	65.04'
L-30	N 89°43'34" E	115.78'

MONUMENT LEGEND
 ○ = FOUND MONUMENT AS NOTED
 ⊙ = FOUND "X" IN CONCRTE
 ● = SET MONUMENT AS NOTED



SMA
 SOUDER, MILLER & ASSOCIATES
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 Albuquerque, NM 87107
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- EASEMENT NOTES:
- EXISTING 5' PUBLIC UTILITY EASEMENT FILED: JULY 13, 1962 BK. D-3, PG. 40
 - EXISTING INGRESS & EGRESS EASEMENT FILED: JANUARY 23, 1979 MISC. BK. 655, PGS. 4-5
 - EXISTING 10' MOUNTAIN STATES TELEPHONE & TELEGRAPH EASEMENT FILED: MARCH 26, 1979 MISC. BK. 678, PG. 119
 - EXISTING INGRESS & EGRESS ESM. "A" FILED: JUNE 21, 1979 MISC. BK. 698, PGS. 119-120
 - EXISTING 10' GAS COMPANY OF NEW MEXICO EASEMENT FILED: MARCH 07, 1980 BK. 989, PGS. 65-66
 - EXISTING 10' P.N.M. & MOUNTAIN STATES TELEPHONE & TELEGRAPH EASEMENT FILED: MARCH 07, 1980 MISC. BK. 757, PG. 987
 - EXISTING 10' P.N.M. & MOUNTAIN STATES TELEPHONE & TELEGRAPH EASEMENT FILED: JULY 03, 1985 MISC. BK. 245A, PG. 929
 - EXISTING PARKING EASEMENT FILED: APRIL 30, 1986 MISC. BK. 347A, PGS. 131-132
 - PARTIALLY VACATED EASEMENT FILED: FEBRUARY 02, 1987 MISC. BK. 447A, PG. 319
 - EXISTING 10' MOUNTAIN STATES TELEPHONE & TELEGRAPH EASEMENT FILED: FEBRUARY 02, 1987 BK. 447A, PGS. 820-823
 - EXISTING 5' X 7' MOUNTAIN STATES TELEPHONE & TELEGRAPH EASEMENT FILED: FEBRUARY 06, 1987 MISC. BK. 445A, PGS. 966-967
 - EXISTING 5' MOUNTAIN STATES TELEPHONE & TELEGRAPH EASEMENT FILED: FEBRUARY 06, 1987 MISC. BK. 445A, PG. 968
 - EXISTING P.N.M. PAD MOUNT EASEMENT FILED: MARCH 07, 1989 MISC. BK. 757, PG. 987
 - EXISTING 17' X 29' P.N.M. & MOUNTAIN STATES TELEPHONE & TELEGRAPH EASEMENT FILED: FEBRUARY 09, 1984 VOL. C-23, FOLIO 46
 - EXISTING INGRESS & EGRESS EASEMENT FILED: FEBRUARY 09, 1984 VOL. C-23, FOLIO 46
 - EXISTING INGRESS & EGRESS EASEMENT FILED: MARCH 16, 2002 BK. 2002C, PG. 92
 - EXISTING INGRESS & EGRESS EASEMENT FILED: DECEMBER 13, 1995 VOL. 95C, FOLIO 444
 - EXISTING 25' SANITARY SEWER, WATERMAIN SYSTEMS & FIRE PROTECTION SYSTEMS EASEMENT FILED: NOVEMBER 09, 1987 MISC. BK. 555A, PGS. 319-332
 - EXISTING 10' PRIVATE SANITARY SEWER EASEMENT FILED: JUNE 29, 1989 VOL. C-39, FOLIO 99
 - EXISTING 10' PRIVATE WATERLINE EASEMENT FILED: JUNE 29, 1989 VOL. C-39, FOLIO 99
 - EXISTING 10' P.N.M. & MOUNTAIN STATES TELEPHONE & TELEGRAPH EASEMENT FILED: MARCH 15, 2002 BK. 2002C, PG. 92

T10N R4E SEC. 7

REVISIONS

1	
2	
3	
4	

PROJECT NUMBER: _____

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
ABCWUA	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

DRAWN BY _____

REVIEWED BY _____

DATE 5/20/15

PROJECT NO. 14-0087

DRAWING NAME

**SITE DEVELOPMENT
PLAN FOR
BUILDING PERMIT**

SHEET NO.

GENERAL SHEET NOTES

- SITE PLAN SHALL BE DESIGNED & BUILT TO CURRENT DPM STANDARDS
- DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED
- ALL CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS
- ALL LIGHT FIXTURES AND DESIGN SHALL COMPLY WITH THE NEW MEXICO NIGHT SKY PROTECTION ACT, THE CITY OF ALBUQUERQUE ZONING CODE: SECTION 14-16-3-9 AREA LIGHTING REGULATIONS
- STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE
- SEE LANDSCAPE SHEET FOR OPEN SPACE CALCULATIONS
- SITE PLAN SHALL COMPLY WITH LOCAL, FEDERAL ADA STANDARDS & GUIDELINES
- PEDESTRIAN AMENITIES ALONG WALKWAYS TO SERVE HUMANS AND ANIMALS INCLUDE SCALED LIGHTING, BENCHES, DOG WASTE BAG DISPENSER AND TRASH RECEPTACLES.

SHEET KEYED NOTES

- NOTE: NOT EVERY KEYED NOTE IS USED ON SITE PLAN
- EXISTING
- EXISTING CURB & GUTTER TO REMAIN
 - EXISTING CURB & GUTTER TO BE REMOVED
 - EXISTING SIDEWALK TO REMAIN
 - EXISTING SIDEWALK TO BE REMOVED
 - EXISTING SITE WALL TO REMAIN
 - EXISTING LANDSCAPED AREA
 - EXISTING BUILDING
 - EXISTING REFUSE ENCLOSURE
 - EXISTING FIRE HYDRANT
 - EXISTING MONUMENT SIGNAGE
 - EXISTING BUS STOP AND SHELTER
 - EXISTING TURN LANE
 - EXISTING MEDIAN
 - EXISTING TREES TO REMAIN
 - EXISTING LANDSCAPING STRIP TO REMAIN
 - EXISTING RAMP
 - 29 NOT USED
- CONSTRUCTION
- 9'-0" x 18' PARKING STALL
 - 8' x 15' COMPACT PARKING STALL "COMPACT" ON PAVEMENT
 - 8'-6" x 18' PARKING STALL
 - 8'-6" x 22' PARALLEL PARKING STALL
 - 8'-6" x 18' ADA PARKING STALL
 - PAINTED ADA PAVEMENT SIGN
 - POLE MOUNTED ADA SIGN
 - CONCRETE ADA RAMP WITH 1:12 MAXIMUM SLOPE AND TRUNCATED DOMES PER COA STANDARD. DRAWING 2440, RE:
 - TYPICAL MOTORCYCLE PARKING SPACE: 4'-6" x 8'-0", WITH POLE MOUNTED SIGNAGE RE:
 - LANDSCAPED AREA; RE: LANDSCAPE PLAN
 - TRASH RECEPTICAL
 - METAL BIKE RACK
 - PEDESTRIAN CROSSWALK. INTEGRALLY COLORED & TEXTURED CONCRETE WITH PATTERN TO DIFFERENTIATE FROM SURROUNDING PAVING RE:
 - REFUSE ENCLOSURE RE:
 - BUILDING ENTRY
 - AUTOMOBILE INGRESS / EGRESS
 - CONCRETE CURB
 - SIDEWALK, WIDTH AS NOTED. RE:
 - LIGHT POLE. RE:
 - FIRE LANE
 - FIRE DEPARTMENT CONNECTION
 - PROPERTY LINE
 - STOP SIGN. RE:
 - CONCRETE WHEEL STOP
 - BENCH
 - CAST IRON LANDSCAPE GRATE FLUSH WITH SIDEWALK, RE:
 - NEW PYLON SIGN, RE:
 - NEW MONUMENT SIGN
 - PROPOSED PROPERTY LINE

SITE DATA

UPC: 101905903119330904 & 101905903119730907
 SITE ADDRESS: 2440 LOUISIANA BLVD, ALBUQUERQUE, NM 87110
 LEGAL DESCRIPTION: LOT 5-A BLK C LOUISIANA SUBD (A REPL OF LTS 2-7 BLK C) CONT3 2997 AC AND LOT 6-A-1-C-1 BLK C PLAT OF LOTS 6-A-1-C-1 & 7-A-1-A-1-A BLOCK C LOUISIANA SUBDIVISION COMPRISED OF LOTS 6-A-A-C & 7-A-1-A-A BLOCK C LOUISIANA SUBDIVISION CONT 2.5592 AC
 ACRES: EXISTING 3.2997 & 2.5592
 SECTOR DEVELOPMENT PLANS: UPTOWN SDP
 COMPREHENSIVE PLAN DESIGNATION: ESTABLISHED URBAN
 ZONING SUMMARY: SU-3 FOR MU/UPT

PARKING

PARKING REQUIREMENT: 2 / 1000 SF

PARKING SPACES REQUIRED/PROVIDED

LOT 5-A-1 & 5-A-3	48 SPACES / 75 SPACES
LOT 5-A-2:	169 SPACES / 169 SPACES (INCLUDES TRANSIT REDUCTION SEE NOTE A)
LOT 6-A-1-C-1-A:	108 SPACES / 110 SPACES
LOT 6-A-1-C-1-B:	11 SPACES / 12 SPACES

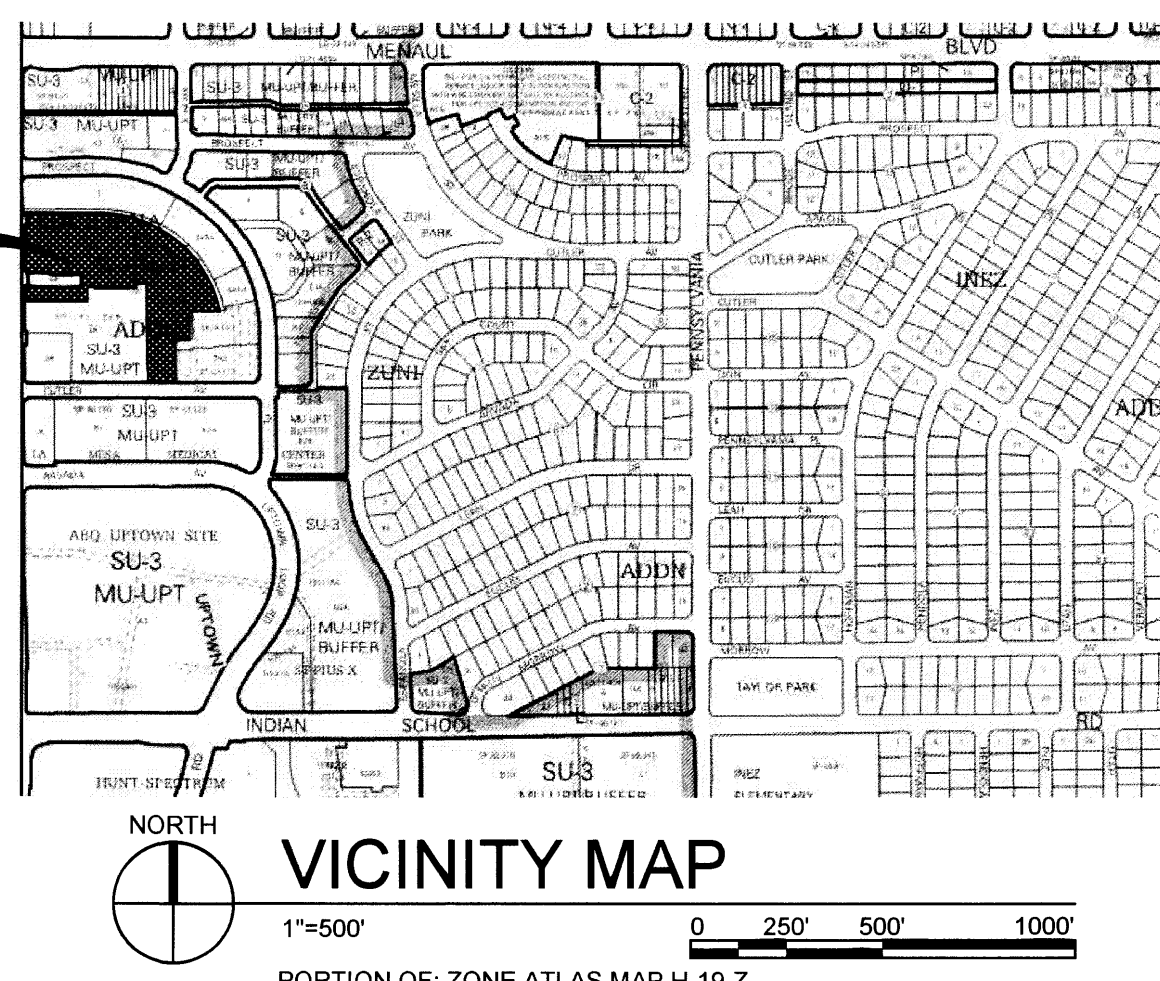
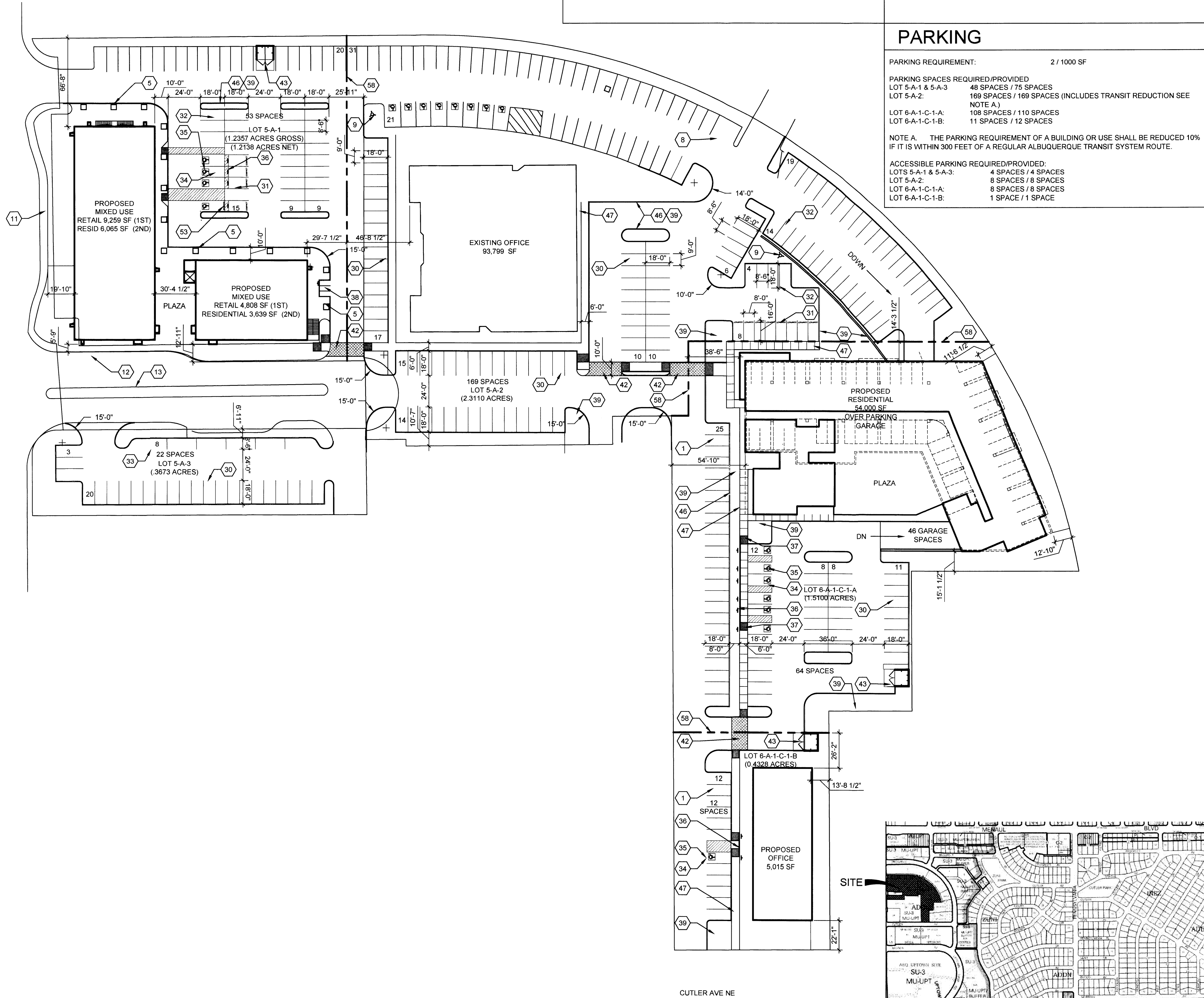
NOTE A: THE PARKING REQUIREMENT OF A BUILDING OR USE SHALL BE REDUCED 10% IF IT IS WITHIN 300 FEET OF A REGULAR ALBUQUERQUE TRANSIT SYSTEM ROUTE.

ACCESSIBLE PARKING REQUIRED/PROVIDED:

LOTS 5-A-1 & 5-A-3:	4 SPACES / 4 SPACES
LOT 5-A-2:	8 SPACES / 8 SPACES
LOT 6-A-1-C-1-A:	8 SPACES / 8 SPACES
LOT 6-A-1-C-1-B:	1 SPACE / 1 SPACE

BUILDING DATA

BUILDING AREAS:		14,067 SF
LOT 5-A-1	RETAIL	9,709 SF
	RESIDENTIAL	4,358 SF
	TOTAL	23,776 SF
LOT 5-A-2:	EXISTING OFFICE	93,799 SF
LOT 5-A-3	NONE	
LOT 6-A-1-C-1-A:	RESIDENTIAL	54,000 SF
LOT 6-A-1-C-1-B:	OFFICE	5,015 SF



LOUISIANA BLVD NE

CUTLER AVE NE

GENERAL SHEET NOTES

- A. APPLICABLE PLANS: UPTOWN SECTOR DEVELOPMENT PLAN (2013)
- B. PROPOSED USES: MIXED USE INCLUDING RETAIL, RESTAURANT, OFFICE AND HOUSING
- C. REFER TO CIVIL DRAWING, SHEET 2 FOR CONCEPTUAL UTILITY PLAN

SHEET KEYED NOTES

- 1. EXISTING PROPERTY LINE
- 2. PROPOSED PROPERTY LINE

SITE PLAN LEGEND

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

SITE DATA

UPC: 101905903119330904 & 101905906316730907
 SITE ADDRESS: 2440 LOUISIANA BLVD, ALBUQUERQUE, NM 87110
 LEGAL DESCRIPTION: LOT 5-A BLK C LOUISIANA SUBD (A REPL OF LTS 2-7 BLK C) CONT'G 2.2997 AC AND LOT 6-A-1-C-1 BLK C PLAT OF LOTS 6-A-1-C-1 & 7-A-1-A-1-A BLOCK C LOUISIANA SUBDIVISION COMPRISED OF LOTS 6-A-A-C & 7-A-1-A-A BLOCK C LOUISIANA SUBDIVISION CONT 2.5592 AC
 ACRES: EXISTING 3.2997 & 2.5592
 SECTOR DEVELOPMENT PLANS: UPTOWN SDP
 COMPREHENSIVE PLAN DESIGNATION: ESTABLISHED URBAN
 ZONE: SU-3 FOR MU-UPT

BUILDING AREA:		
LOT 5-A-1	RETAIL	14,067 SF
	RESIDENTIAL	9,709 SF (1 STORY ABOVE RETAIL)
	FAR	0.45
LOT 5-A-2:	EXISTING OFFICE	93,799 SF (7 STORY)
LOT 5-A-3:	NONE	
LOT 6-A-1-C-1-A:	RESIDENTIAL	54,000 SF (5 STORY)
	FAR	0.82
LOT 6-A-1-C-1-B:	OFFICE	5,015 SF (1 STORY)
	FAR	0.27

DESIGN STANDARDS

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

ZONING AND DESIGN REGULATIONS	
STREET REALM / LANDSCAPING:	
OPEN SPACE	Chapter V Section D (pgs 51 - 53)
PLAZAS	Chapter V Section E (pgs 54 - 55)
LANDSCAPE	Chapter V Section F (pgs 55 - 57)
TREES	Chapter V Section G (pgs 57 - 60)
WALKWAYS	Chapter V Section F (pgs 60 - 61)
LANDSCAPE BUFFERS	Chapter V Section I (pgs 61 - 62)
LANDSCAPE PLAN	Chapter V Section K (pgs 65 - 66)
BUILDING DESIGN:	
HEIGHT / SETBACK REGULATIONS	Chapter IV Sections G & H (pgs 46 - 47) Chapter V Section A (pgs 49 - 50)
SIGNAGE:	
REGULATIONS	Chapter V Section L (pgs 66 - 73)
SITE DESIGN:	
PARKING REGULATIONS	Chapter V Section J (pgs 62 - 65) Chapter V Section B (pg 50) Screening Chapter V Section C (pg 51) Fencing and Walls Chapter VI Section A - F (pgs 75 - 77) Connectivity

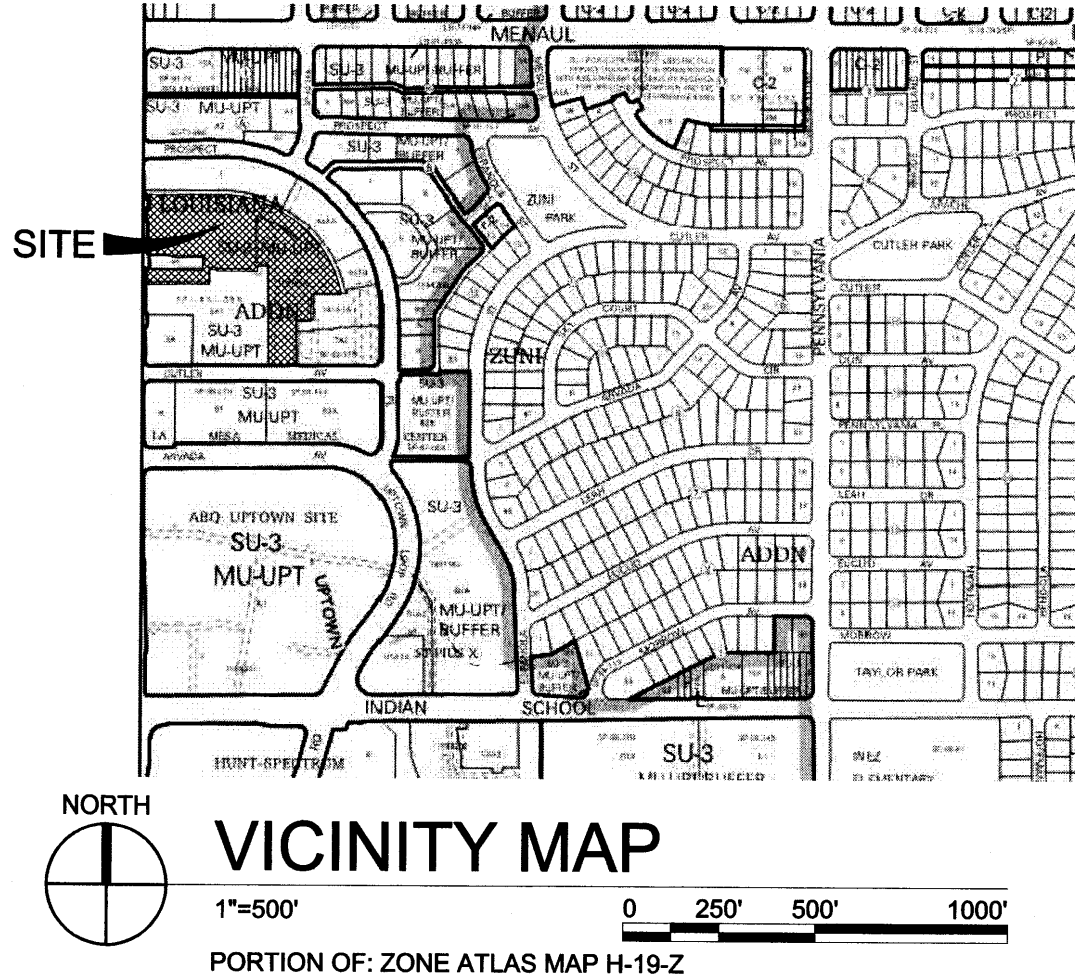
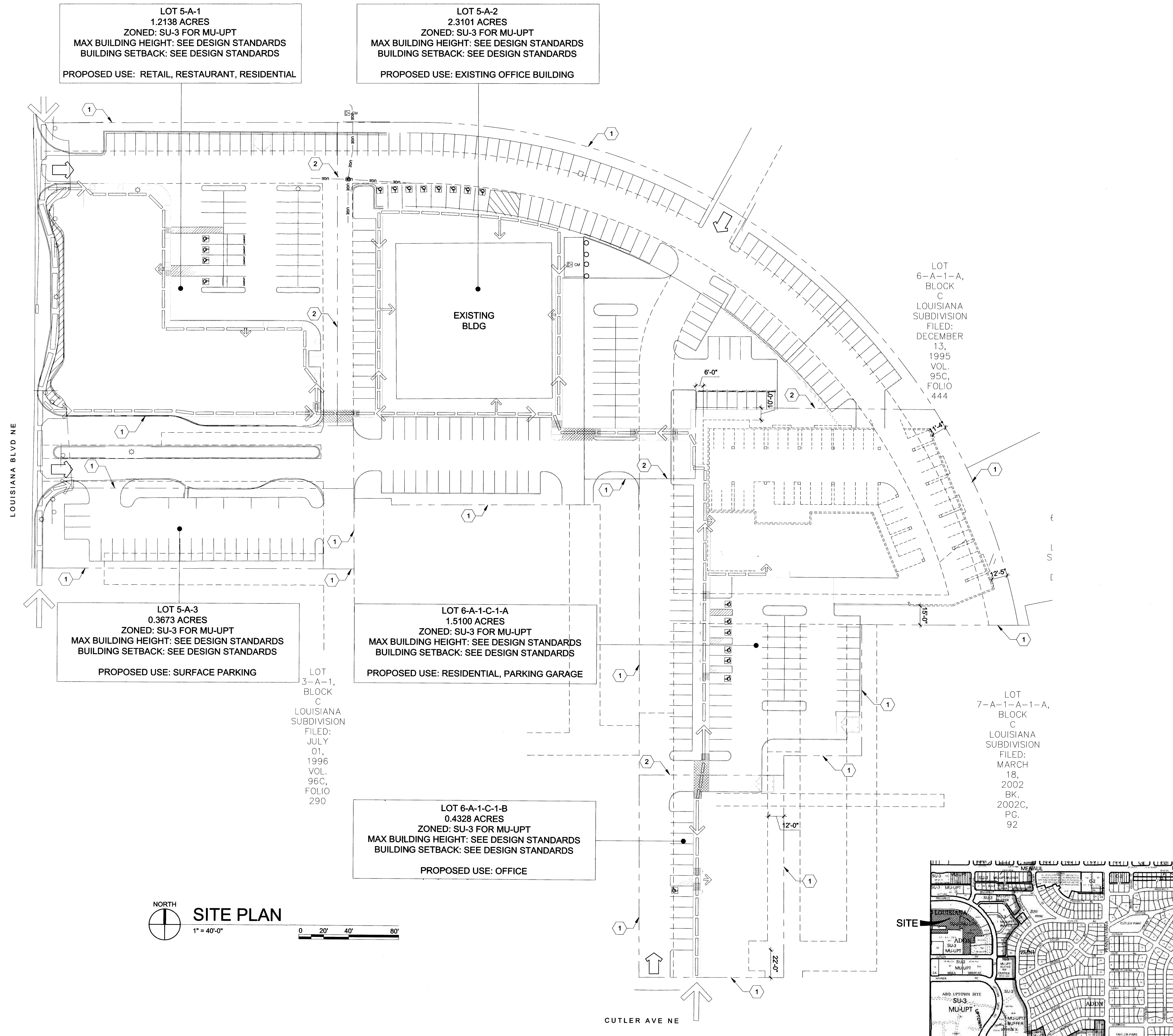
PROJECT NUMBER: _____

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
ABCWUA	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE



**DEKKER
PERICH
SABATINI**

7601 JEFFERSON NE, SUITE 100
ALBUQUERQUE, NM 87109
505.761.9700 / DPSDESIGN.ORG

ISSUED FOR
DRB/JRT
Site Plan for Subdivision



FEMA FLOODPLAIN MAP: 35001C0352H

DRAINAGE NARRATIVE

EXISTING CONDITIONS:

THE SITE IS LOCATED NEAR THE INTERSECTION OF LOUISIANA BLVD AND CUTLER AVE. EAST OF CORONADO MALL. THE APPROXIMATELY 5.8 ACRES OF THE ENTIRE DEVELOPMENT IS CURRENTLY SUBDIVIDED INTO 2 TRACTS, WHICH ARE FULLY DEVELOPED. THE SITE CONSISTS OF EXISTING PARKING LOTS AND COVERED PARKING AREAS BUILT AROUND AN EXISTING 7 STORY BUILDING. THE CURRENT CONDITIONS OF THE SITE ARE FAIRLY FLAT.

REVIEW OF THE CITY HYDROLOGY FILES (COA HYDROLOGY FILE #H19-D1) AND THE EXISTING TOPOGRAPHIC SURVEY SHOWS THERE ARE SEVERAL EXISTING INLETS LOCATED AROUND THE SITE WHICH DISCHARGE INTO THE PUBLIC RIGHT OF WAY. ALL THE DRAINAGE FROM THE SITE APPEARS TO ENTER THE EXISTING 60" STORM DRAIN LOCATED WITHIN LOUISIANA BLVD VIA A DIRECT STORM DRAIN CONNECTION (BASIN A) OR VIA SURFACE FLOW WHICH IS PICKED UP IN CURB INLETS AT THE INTERSECTION OF CUTLER AND LOUISIANA (BASIN B). THE NORTHERN AND WESTERN PORTION OF THE SITE (BASIN A) CURRENTLY DRAIN TO A SERIES OF EXISTING INLETS ONSITE WHICH TIE TO AN AREA DRAIN WITHIN LOUISIANA BLVD. THE SOUTHERN PORTION OF THE SITE DRAINS TO A SERIES OF SHALLOW ONSITE INLETS THAT EVENTUALLY DISCHARGES INTO CUTLER AVE VIA A MODIFIED SIDEWALK CULVERT. THIS IS CONSISTENT WITH THE APPROVED DRAINAGE REPORT FOR AMERICAN FINANCIAL CENTER (HYDROLOGY FILE H19-D1) DATED JANUARY 17, 1984. ACCORDING TO THIS REPORT, THE ALLOWABLE DISCHARGE FROM THE SITE IS DETAINED VIA 4" ORIFICE PLATES ON ALL OUTFLOW PIPES. EXISTING SURFACE PARKING PONDS HELP TO MITIGATE THESE FLOWS AS NECESSARY. THIS REPORT ANALYZED THE SITE BASED ON A MODIFIED SITE LAYOUT THAT WAS NEVER FULLY CONSTRUCTED.

A MORE RECENT GRADING AND DRAINAGE PLAN PREPARED BY LARRY READ AND APPROVED ON JANUARY 11, 2002 FOR PAVING PERMIT AND SITE PLAN FOR BUILDING PERMIT, CONSTRUCTED ADDITIONAL ONSITE PARKING. ACCORDING TO THIS PLAN, THE SITE UTILIZES THE PARKING LOTS AS DETENTION PONDS DURING LARGER STORM EVENTS. THESE PONDS AND OTHER ONSITE DRAINAGE IMPROVEMENTS WERE VERIFIED BY THE TOPOGRAPHIC SURVEY.

PER FEMA MAP PANEL #35001C0352H (SEE ABOVE), THE SITE IS NOT LOCATED WITHIN A KNOWN FLOOD ZONE.

PROPOSED CONDITIONS:

THE DEVELOPED FLOWS FOR THE SITE WILL MAINTAIN THE REDUCED DISCHARGE TO THE SURROUNDING RIGHT OF WAY. THE SITE WILL NOT DEVIATE SIGNIFICANTLY FROM HISTORIC FLOW PATHS. DUE TO THE PROPOSED BUILDINGS AND THE SITE SLOPE CONSTRAINTS, UNDERGROUND PONDING WILL BE REQUIRED TO ASSIST IN THE FIRST FLUSH REQUIREMENTS AS WELL AS HELP TO DETAIN THE PEAK DISCHARGE TO MEET THE ALLOWABLE DISCHARGE RATES.

THE NORTHERN PORTION OF THE SITE (BASIN A), ALONG LOUISIANA BOULEVARD INCLUDING THE EXISTING LEWIS UNIVERSITY BUILDING, WILL CONTINUE TO DISCHARGE TO THE 60" STORM DRAIN IN LOUISIANA. UNDERGROUND PONDING WITH BE REQUIRED TO MAINTAIN THE ALLOWABLE DISCHARGE (±1.6CFS) AND TO RETAIN THE FIRST FLUSH VOLUME.

THE SOUTHERN PORTION OF THE SITE (BASIN B) THAT IS ADJACENT TO CUTLER AVENUE WILL MAINTAIN THE ALLOWABLE DISCHARGE (±1.4CFS) AND CONTINUE TO DISCHARGE DIRECTLY TO CUTLER VIA SURFACE FLOW. THE EXISTING STORM DRAINAGE WILL HAVE TO BE REROUTED AROUND THE PROPOSED BUILDINGS AS NECESSARY AND UNDERGROUND PONDING WILL ALSO BE REQUIRED TO RETAIN THE FIRST FLUSH AND MAINTAIN THE ALLOWABLE DISCHARGE.

GIVEN THE ABOVE INFORMATION, THE SITE WILL MAINTAIN HISTORICAL FLOWPATHS AND FLOWS VIA ONSITE STORM DRAIN SYSTEMS AND UNDERGROUND PONDING. WITH THIS SUBMITTAL, WE ARE SEEKING SITE PLAN FOR SUBDIVISION APPROVAL.

PROJECT

2440 LOUISIANA LOTS
Albuquerque, New Mexico
SITE PLAN FOR SUBDIVISION
DRB SUBMITTAL

REVISIONS

- △
- △
- △
- △
- △

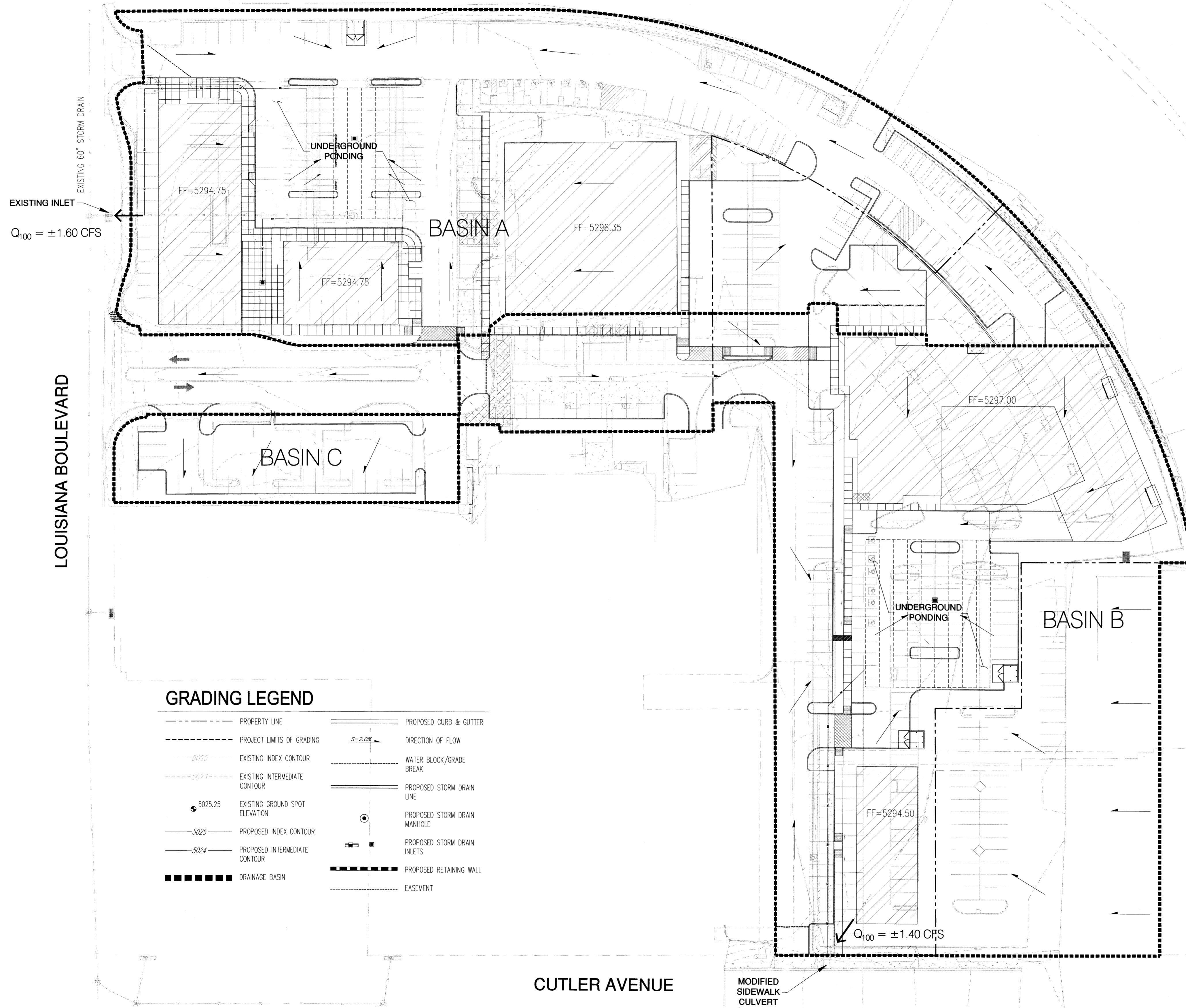
DRAWN BY	MHS
REVIEWED BY	MJB
DATE	5.18.16
PROJECT NO	20160384

DRAWING NAME

**CONCEPTUAL
GRADING
PLAN**

SHEET NO

2 OF 2



GENERAL SHEET NOTES

- A. APPLICABLE PLANS: UPTOWN SECTOR DEVELOPMENT PLAN (2013)
- B. PROPOSED USES: MIXED USE INCLUDING RETAIL, RESTAURANT, OFFICE AND HOUSING
- C. REFER TO CIVIL DRAWING, SHEET 2 FOR CONCEPTUAL UTILITY PLAN

SHEET KEYED NOTES

- 1. EXISTING PROPERTY LINE
- 2. PROPOSED PROPERTY LINE

SITE DATA

UPC: 101905903119330904 & 101905906316730907
 SITE ADDRESS: 2440 LOUISIANA BLVD, ALBUQUERQUE, NM 87110
 LEGAL DESCRIPTION: LOT 5-A BLK C LOUISIANA SUBD (A REPL OF LTS 2-7 BLK C)
 CONT: 2.997 AC AND LOT 6-A-1-C-1 BLK C PLAT OF LOTS 6-A-1-C-1 & 7-A-1-A-1-A
 BLOCK C LOUISIANA SUBDIVISION COMPRISED OF LOTS 6-A-A-C & 7-A-1-A-A BLOCK
 C LOUISIANA SUBDIVISION CONT 2.5592 AC
 ACRES: EXISTING 3.2997 & 2.5592
 SECTOR DEVELOPMENT PLANS: UPTOWN SDP
 COMPREHENSIVE PLAN DESIGNATION: ESTABLISHED URBAN
 ZONE: SU-3 FOR MU-UPT

BUILDING AREA:
LOT 5-A-1

RETAIL	14,067 SF
RESIDENTIAL	9,709 SF (1 STORY ABOVE RETAIL)
FAR	0.45

LOT 5-A-2: EXISTING OFFICE 93,799 SF (7 STORY)

LOT 5-A-3: NONE

LOT 6-A-1-C-1-A: RESIDENTIAL 54,000 SF (5 STORY)
FAR 0.82

LOT 6-A-1-C-1-B: OFFICE 5,015 SF (1 STORY)
FAR 0.27

DESIGN STANDARDS

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

ZONING AND DESIGN REGULATIONS

STREET REALM / LANDSCAPING:

OPEN SPACE	Chapter V Section D (pgs 51 - 53)
PLAZAS	Chapter V Section E (pgs 54 - 55)
LANDSCAPE	Chapter V Section F (pgs 55 - 57)
TREES	Chapter V Section G (pgs 57 - 60)
WALKWAYS	Chapter V Section F (pgs 60 - 61)
LANDSCAPE BUFFERS	Chapter V Section I (pgs 61 - 62)
LANDSCAPE PLAN	Chapter V Section K (pgs 65 - 66)

BUILDING DESIGN:

HEIGHT / SETBACK REGULATIONS	Chapter IV Sections G & H (pgs 46 - 47) Chapter V Section A (pgs 49 - 50)
------------------------------	--

SIGNAGE:

REGULATIONS	Chapter V Section L (pgs 66 - 73)
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SITE DESIGN:

PARKING REGULATIONS	Chapter V Section J (pgs 62 - 65) Chapter V Section B (pg 50) Screening Chapter V Section C (pg 51) Fencing and Walls Chapter VI Section A - F (pgs 75 - 77) Connectivity
---------------------	--

PROJECT NUMBER:

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.

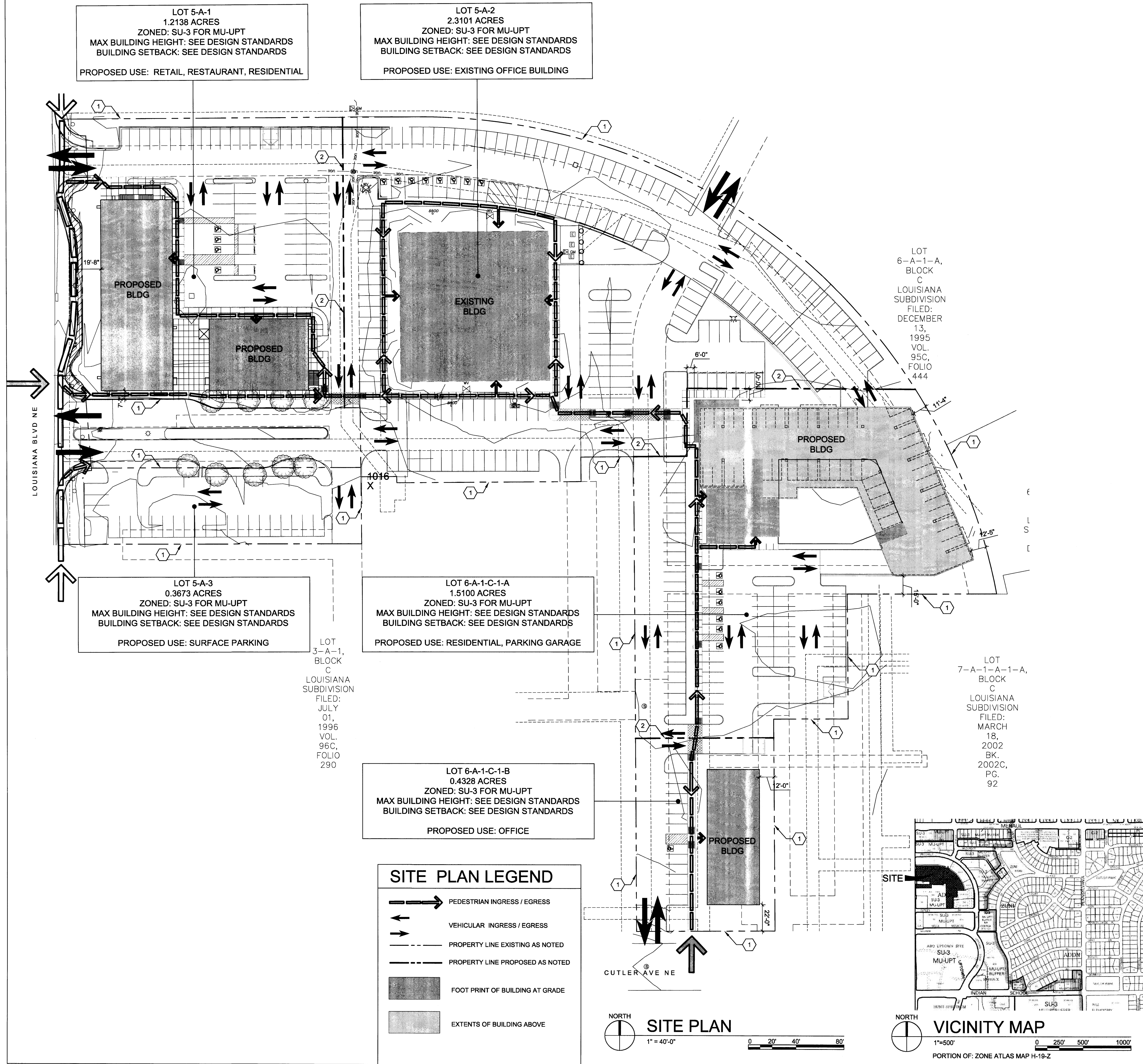
SITE DEVELOPMENT PLAN APPROVAL:

TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE
ABCWUA	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

- REVISIONS
- △
 - △
 - △
 - △
 - △
 - △

DRAWN BY	DKM
REVIEWED BY	AA
DATE	10/15/2015
PROJECT NO	14-0087

DRAWING NAME
SITE DEVELOPMENT PLAN FOR SUBVISION



LOT 5-A-1
1.2138 ACRES
ZONED: SU-3 FOR MU-UPT
MAX BUILDING HEIGHT: SEE DESIGN STANDARDS
BUILDING SETBACK: SEE DESIGN STANDARDS
PROPOSED USE: RETAIL, RESTAURANT, RESIDENTIAL

LOT 5-A-2
2.3101 ACRES
ZONED: SU-3 FOR MU-UPT
MAX BUILDING HEIGHT: SEE DESIGN STANDARDS
BUILDING SETBACK: SEE DESIGN STANDARDS
PROPOSED USE: EXISTING OFFICE BUILDING

LOT 5-A-3
0.3673 ACRES
ZONED: SU-3 FOR MU-UPT
MAX BUILDING HEIGHT: SEE DESIGN STANDARDS
BUILDING SETBACK: SEE DESIGN STANDARDS
PROPOSED USE: SURFACE PARKING

LOT 6-A-1-C-1-A
1.5100 ACRES
ZONED: SU-3 FOR MU-UPT
MAX BUILDING HEIGHT: SEE DESIGN STANDARDS
BUILDING SETBACK: SEE DESIGN STANDARDS
PROPOSED USE: RESIDENTIAL, PARKING GARAGE

LOT 6-A-1-C-1-B
0.4328 ACRES
ZONED: SU-3 FOR MU-UPT
MAX BUILDING HEIGHT: SEE DESIGN STANDARDS
BUILDING SETBACK: SEE DESIGN STANDARDS
PROPOSED USE: OFFICE

LOT 6-A-1-A, BLOCK C
LOUISIANA SUBDIVISION
FILED: DECEMBER 13, 1995
VOL. 95C, FOLIO 444

LOT 7-A-1-A-1-A, BLOCK C
LOUISIANA SUBDIVISION
FILED: MARCH 18, 2002
BK. 2002C, PG. 92

LOT 3-A-1, BLOCK C
LOUISIANA SUBDIVISION
FILED: JULY 01, 1996
VOL. 96C, FOLIO 290

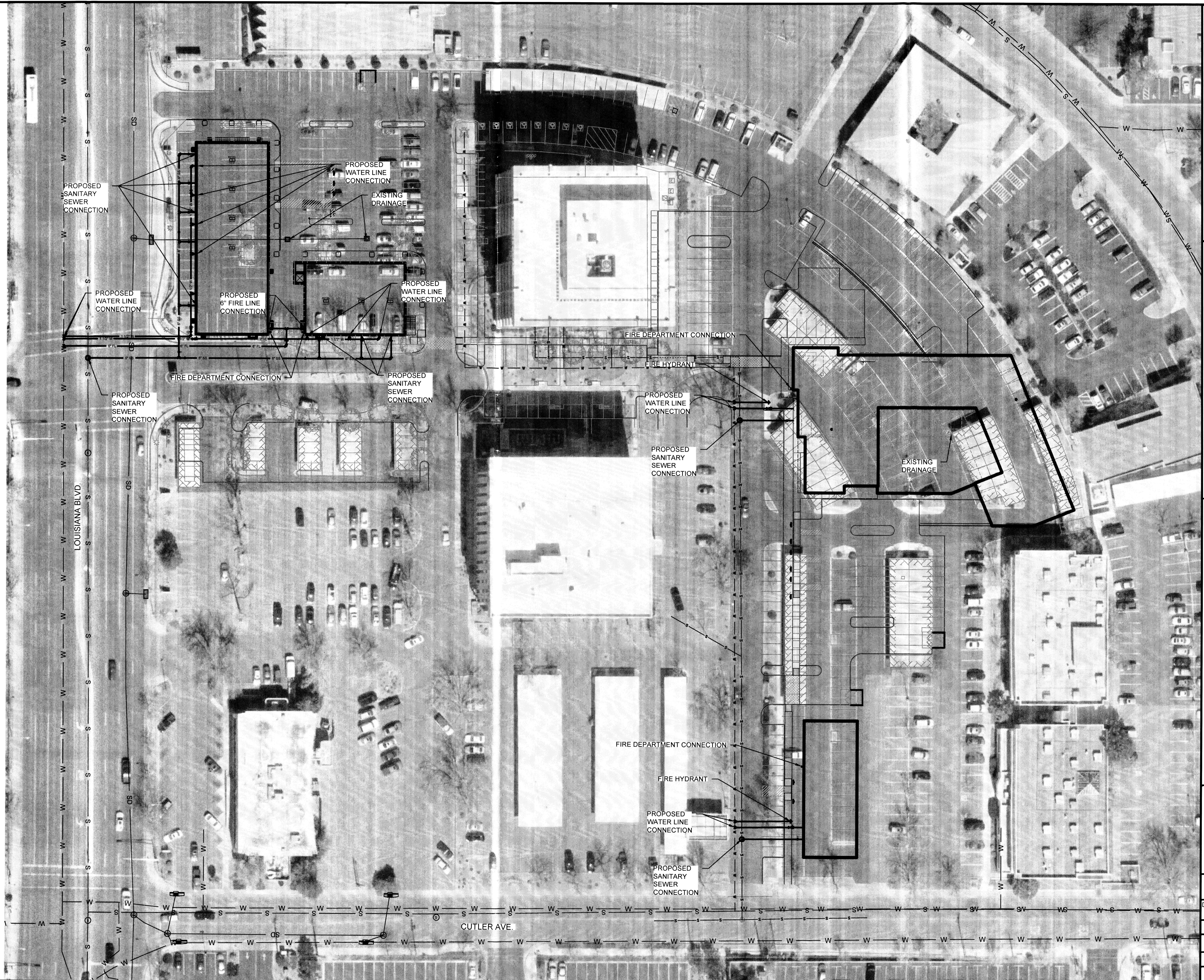


LEGEND

- 90° BEND
- CLEANOUT
- DOMESTIC WATER LINE
- EXISTING DOMESTIC WATER LINE
- EXISTING FIRE HYDRANT
- EXISTING CLEANOUT
- EXISTING SANITARY SEWER LINE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM DRAIN LINE
- EXISTING STORM DRAIN MANHOLE
- EXISTING VALVE
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- FIRE WATER LINE
- SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- TEE
- VALVE
- WATER METER

ABBREVIATIONS

- CO CLEANOUT
- FL FIRE LINE
- HYD HYDRANT
- S SANITARY
- SSCO SANITARY SEWER CLEANOUT
- SD STORM DRAIN
- W WATER
- WM WATER METER
- WV WATER VALVE



Rev #	Date	Description	By

SMA
Engineering • Environmental • Surveying

SOUDER, MILLER & ASSOCIATES
3451 Candelaria Road NE, Suite D
Albuquerque, NM 87107
Phone (505) 299-0942 Toll-Free (877) 299-0942 Fax (505) 299-3430
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AFC-S LLC
SAN DIEGO, CALIFORNIA

**SKETCH PLAN OF LOTS 5-A-1 AND 5-A-2
LOUISIANA SUB., ALBUQUERQUE, NM
CONCEPTUAL UTILITY PLAN**

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED

Designed	Drawn	Checked
SFG	SFG	RJS

Date: October 2015
Scale: Horiz: 1" = 20' - 0"
Vert: -
Project No: 2423032
Sheet: -

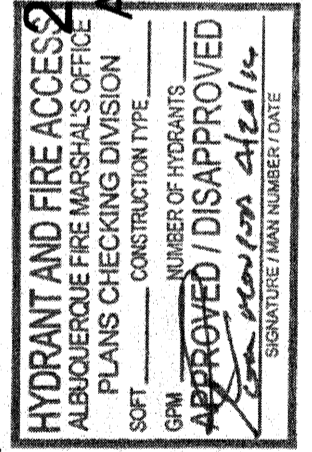
**DEKKER
PERICH
SABATINI**

7601 JEFFERSON NE, SUITE 100
ALBUQUERQUE, NM 87109
505.761.9700 / DPSDESIGN.ORG
ARCHITECT

ENGINEER

PROJECT

2440 LOUISIANA
ALBUQUERQUE, NM



BUILDING INFORMATION

BUILDING 1
ADDRESS: 2440 LOUISIANA BLVD.
LEGAL DESCRIPTION:
ZONE ATLAS: H-19
AREA: 14,067 SF
CONSTRUCTION TYPE: V-B
SPRINKLERED: YES
FIRE FLOW: GPM
BUILDING HEIGHT: '30'-0"
HYDRANTS REQUIRED: 1

BUILDING 2
ADDRESS: 2440 LOUISIANA BLVD.
LEGAL DESCRIPTION:
ZONE ATLAS: H-19
AREA: 30,000 SF (V-A), 24,000 SF (III-A), 20,000 SF (I)
(TOTAL: 74,000 SF)
CONSTRUCTION TYPE: V-A, III-A, I
SPRINKLERED: YES
FIRE FLOW: GPM
BUILDING HEIGHT: '70'-0"
HYDRANTS REQUIRED: 4

BUILDING 3
ADDRESS: 2440 LOUISIANA BLVD.
LEGAL DESCRIPTION:
ZONE ATLAS: H-19
AREA: 5051 SF
CONSTRUCTION TYPE: V-B
SPRINKLERED: NO
FIRE FLOW: GPM
BUILDING HEIGHT: '22'-0"
HYDRANTS REQUIRED: 2

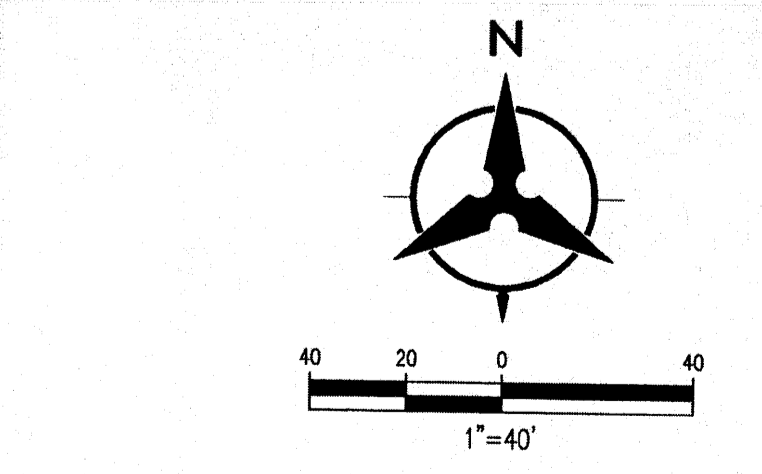
NOTES

1. ALL RADI ALONG FIRE LANE SHALL BE 28'.
2. MONUMENT SIGN IDENTIFY BUILDINGS WILL BE PROVIDED AT ADJACENT ROADWAYS.
3. ALL BUILDINGS SHALL HAVE A KNOX BOX FOR FIRE DEPARTMENT ACCESS.

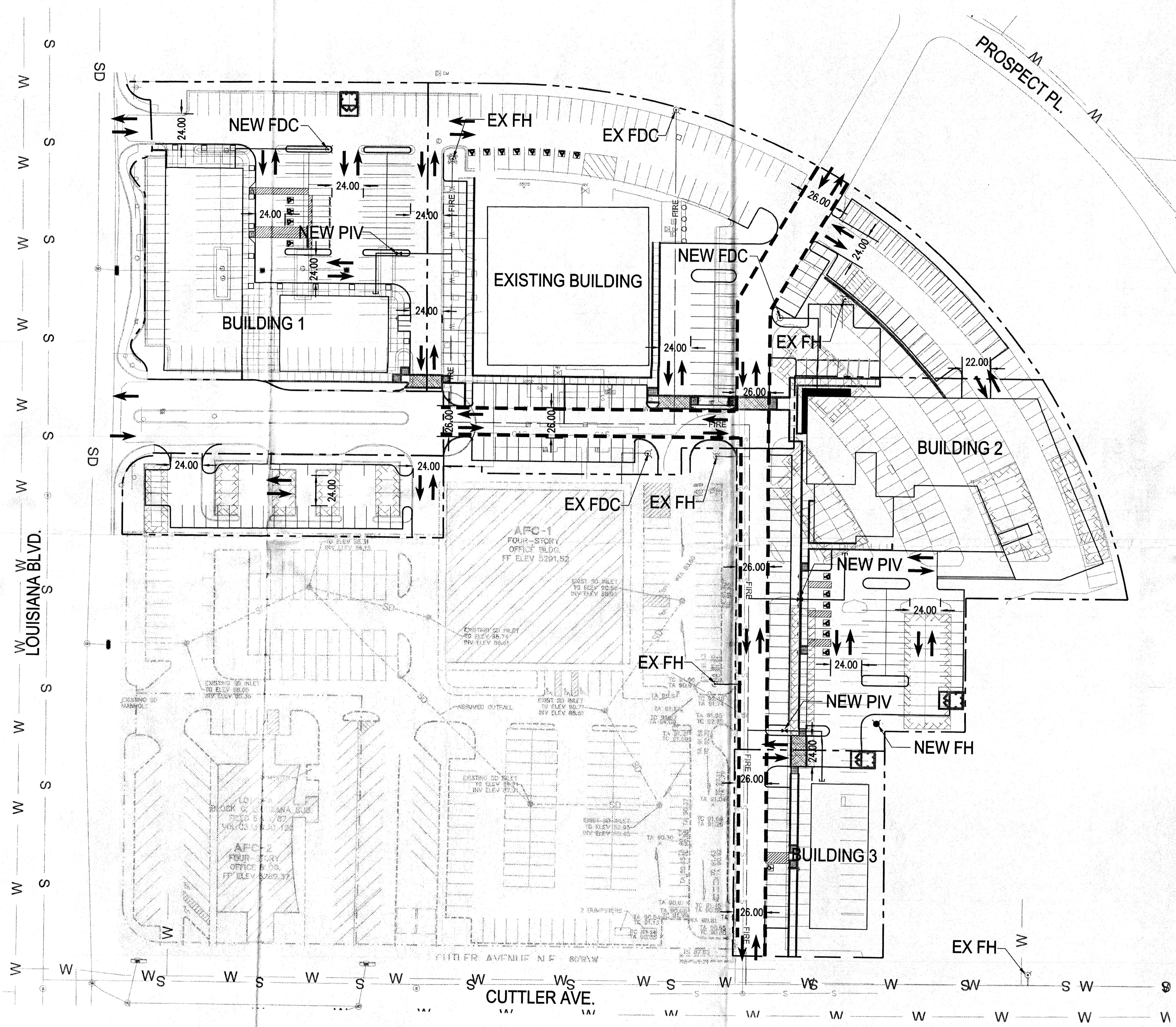
LEGEND

- PROPERTY LINE
- - - MARKED FIRE ACCESS

DRAWN BY
REVIEWED BY
DATE: XX/XX/XX
PROJECT NO.
DRAWING NAME
FIRE ONE PLAN



SHEET NO.
C-001
OF



P:\20160384\CDP\Plans\General\20160384F-One01.dwg, Layout1
April 12, 2016 - 9:04am
Plotted by: ALOPEZ

FIRE CHIEF
 David Downey
 11500 Sunset Gardens Rd SW
 Albuquerque, NM 87121



THE ALBUQUERQUE FIRE DEPARTMENT

FIRE MARSHAL
 Scott Esposito
 724 Silver SW
 Albuquerque, NM 87102

FIRE DEPARTMENT HYDRANT AND ACCESS PERMIT CHECKLIST

PROJECT INFORMATION			REVISED 11.19.2015
Address	Legal Description	PRT Number	Case Number
2440 Louisiana	Bldg. 1		2061-16

SITE PLAN CHECK LIST				REVISED 11.19.2015
PASS	FAIL	N/A	REQUIREMENT	CODE REFERENCE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sprinkler Systems installed at the Project shall be indicated on the Plans	IFC 901.2
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Separation Requirements shall be specified to determine Fire Area as defined by The Fire Code	IFC 902
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Number of Hydrants Required Square Footage: 14067 Construction Type: VB GPM: 3250 Number of Hydrants: 1	DPM Ch25 Sec 8
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Hydrant Spacing □ Light Commercial (<18,000 sqft): 450 feet to the farthest portion of the building (as the truck rolls) □ Heavy Commercial (>18,000 sqft): 300 feet to the farthest portion of the building (as the truck rolls) □ Residential: 500 feet to the farthest portion of the building (as the truck rolls)	DPM Ch25 Sec 7
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Apparatus Access shall extend to within 150 feet of all portions of the first floor of the facility.	IFC 503.1.1
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fire Apparatus Road Dimensions shall have an unobstructed width not less than 20 feet and an unobstructed height not less than 13 feet 6 inches. Fire apparatus access roads shall have an unobstructed width not less than 26 feet in width when fire department access road exceeds 300 feet.	IFC 503.2.1
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Dead End Apparatus access roads which exceed 150 feet require an approved turn around area	IFC 503.2.5
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Security Gates across fire apparatus access roads shall have an approved means of operation.	IFC 503.6
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fire Lanes Roads 20 feet to 26 feet a fire lane shall be marked fire lane on both sides. Roads 26 feet to 32 feet wide shall be marked fire lane on one side. <i>see notes</i>	IFC D103.6.1 and IFC D103.6.2
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sprinkler Fire Department Connection (FDC) shall be located within 100 feet of a hydrant.	CITY ORD 912.2.1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sprinkler FDC The FDC shall be unobstructed from any object for a minimum distance of 3 feet.	IFC 912
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Standpipe FDC The FDC shall be located within 100 feet of a hydrant.	NFPA 14.6.4.5.4
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Premise ID Buildings shall have approved address numbers or building identification placed in a position plainly legible and visible from the street or the road fronting the property.	IFC 505
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A Knox Box is required if access to the building is necessary for life safety or firefighting purposes	IFC 506
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FDC Locations The locations shall be within 100 feet of an approved fire hydrant.	912.2.1 Ex 2
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Access and Loading. approved fire apparatus access roads shall have an approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds	APP D Sec D102.1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Access road width with a Hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.	APP D Sec D103.1
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Grade. Fire apparatus access roads shall not exceed 10 percent in grade.	APP D Sec D103.2
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Turning Radius. The minimum turning radius shall be 28 feet as determined by the fire code official.	APP D Sec D103.3
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Buildings Exceeding Three Stories or 30 feet in Height. Buildings or facilities exceeding 30 feet or three stories in height shall have at least two means of fire apparatus access for each structure.	APP D Sec D104.1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Buildings exceeding 62,000 square feet. Buildings or facilities having a gross building area of more than 62,000 square feet shall be provided with two separate and approved fire apparatus access roads. Exception: Projects having a gross building area of up to 124,000 square feet that have a single approved fire apparatus access road when all buildings are equipped throughout with approved automatic sprinkler systems.	APP D Sec D104.2
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Remoteness. Where two access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.	APP D Sec D104.3
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Aerial Apparatus Road Dimensions Buildings which exceed 30 feet in height require unobstructed aerial apparatus access roads not less than 26 feet in width. Access is required on two sides of the structure and overhead obstructions are prohibited.	APP D Sec D105.1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The Post or Wall Indicator Valve (PIV or WIV) shall be located on the Plans as per NFPA 13	IFC 901.2

INSPECTOR SIGNATURE AND BADGE NUMBER: _____ DATE: _____

RECEIVING PARTY SIGNATURE: _____ DATE: _____

FIRE CHIEF
 David Downey
 11500 Sunset Gardens Rd SW
 Albuquerque, NM 87121



THE ALBUQUERQUE FIRE DEPARTMENT

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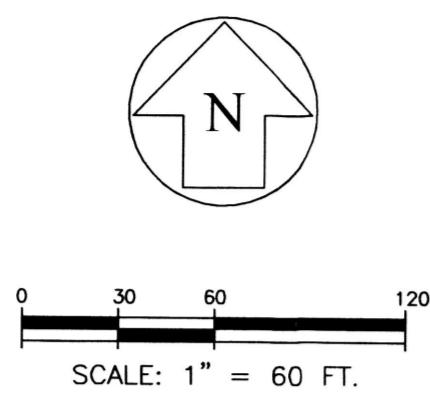
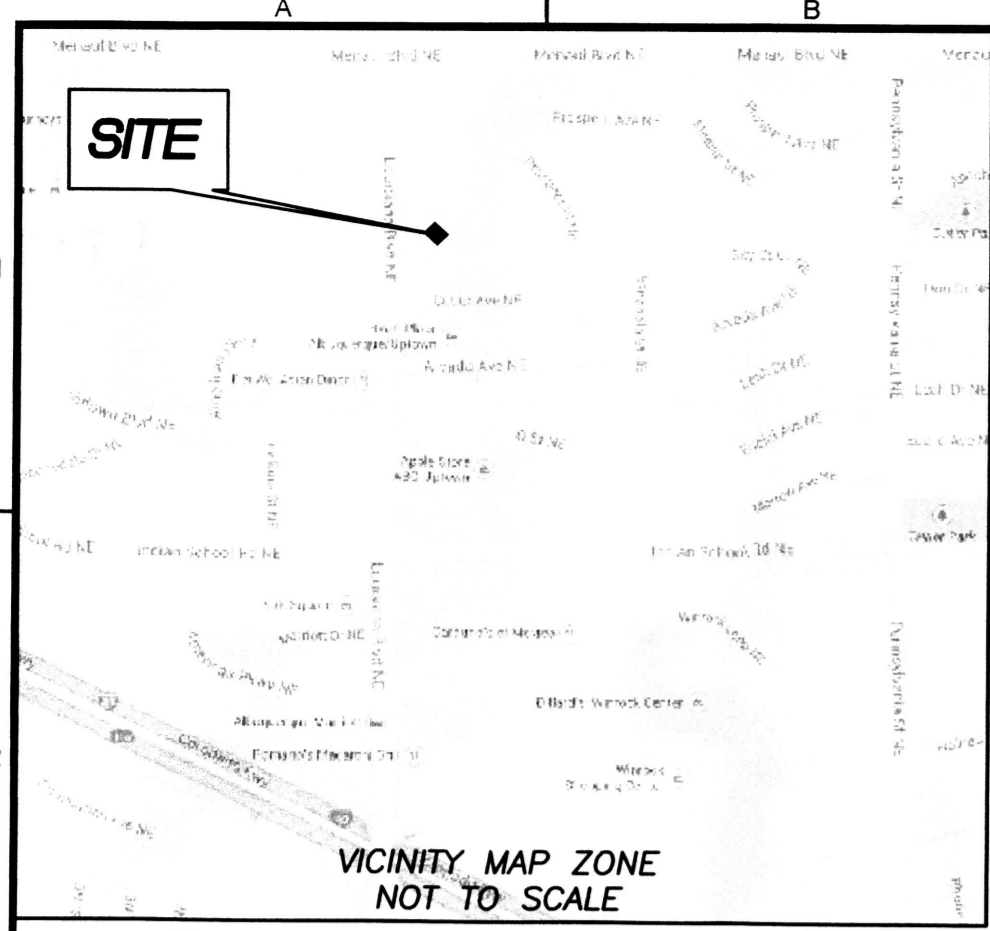
FIRE DEPARTMENT HYDRANT AND ACCESS PERMIT CHECKLIST

PROJECT INFORMATION			REVISED 11.19.2015
Address	Legal Description	PRT Number	Case Number
2440 Louisiana	Buildings 2		2061-16

SITE PLAN CHECK LIST				REVISED 11.19.2015
PASS	FAIL	N/A	REQUIREMENT	CODE REFERENCE
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sprinkler Systems installed at the Project shall be indicated on the Plans	IFC 901.2
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Separation Requirements shall be specified to determine Fire Area as defined by The Fire Code	IFC 902
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Number of Hydrants Required Square Footage: 77,000 Construction Type: VA GPM: 2,000 Number of Hydrants: 3	DPM Ch25 Sec 8
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Hydrant Spacing <input type="checkbox"/> Light Commercial (<18,000 sqft): 450 feet to the farthest portion of the building (as the truck rolls) <input type="checkbox"/> Heavy Commercial (>18,000 sqft): 300 feet to the farthest portion of the building (as the truck rolls) <input type="checkbox"/> Residential: 500 feet to the farthest portion of the building (as the truck rolls)	DPM Ch25 Sec 7
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Apparatus Access shall extend to within 150 feet of all portions of the first floor of the facility.	IFC 503.1.1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fire Apparatus Road Dimensions shall have an unobstructed width not less than 20 feet and an unobstructed height not less than 13 feet 6 inches. Fire apparatus access roads shall have an unobstructed width not less than 26 feet in width when fire department access road exceeds 300 feet.	IFC 503.2.1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dead End Apparatus access roads which exceed 150 feet require an approved turn around area	IFC 503.2.5
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Security Gates across fire apparatus access roads shall have an approved means of operation.	IFC 503.6
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fire Lanes Roads 20 feet to 26 feet a fire lane shall be marked fire lane on both sides. Roads 26 feet to 32 feet wide shall be marked fire lane on one side.	IFC D103.6.1 and IFC D103.6.2
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sprinkler Fire Department Connection (FDC) shall be located within 100 feet of a hydrant.	CITY ORD 912.2.1
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A Knox Box is required if access to the building is necessary for life safety or firefighting purposes	IFC 506
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The Post or Wall Indicator Valve (PIV or WIV) shall be located on the Plans as per NFPA 13	IFC 901.2

INSPECTOR SIGNATURE AND BADGE NUMBER: _____ **DATE:** _____

RECEIVING PARTY SIGNATURE: _____ **DATE:** _____



**SKETCH PLAT OF
PROPOSED 5-A-1 AND LOT 5-A-2,
BLOCK C
LOUISIANA SUBDIVISION
A REPLAT OF LOTS 5-A AND 6-A-1-C
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL 2014**

PROJECT #: 1010042
DATE: 4-16-14
APP #: 14-70098 (SK)

GENERAL NOTES:

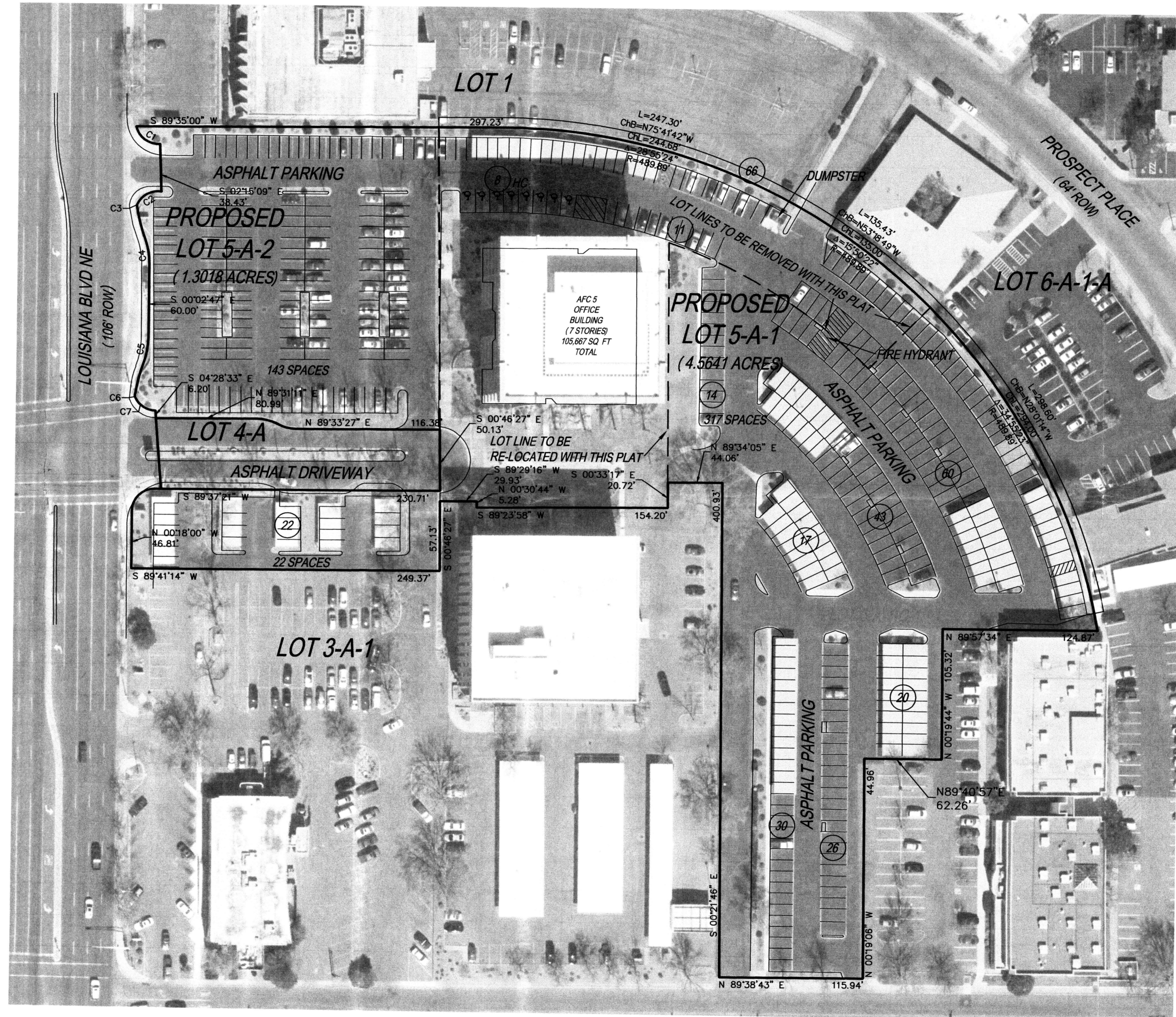
- ZONING—WITHIN UPTOWN SECTOR DEVELOPMENT PLAN. ZONED SU-3 FOR MU-UPT.
- LOTS 5-A-1 AND 6-A-1-C DO NOT TOUCH ANY SU3 FOR MU-UPT BUFFER ZONES.
- NO PRIOR ZONING ACTIONS COULD BE FOUND ON EITHER PARCEL.

PARKING CALCULATIONS:

EXISTING PARKING:
TOTAL NUMBER OF PARKING SPACES EXISTING: 482
NUMBER OF HANDICAP PARKING SPACES EXISTING: 8
NUMBER OF MOTORCYCLE PARKING SPACES EXISTING: 0

PROPOSED PARKING:

- CREATE LOT 5-A-2 (143 EXISTING PARKING SPACES WITHIN LOT) FOR FUTURE DEVELOPMENT.
- CREATE LOT 5-A-1 WITH EXISTING AFC 5 BUILDING (105,677 SF TOTAL FLOOR AREA) WITH 317 SPACES. (112 COVERED) OR 3.00/1000 SPACES.



PURPOSE:

TO RELOCATE THE LINE BETWEEN LOTS 5-A AND 6-A-1-C AND CREATE LOT 5-A-2, A NEW LOT FOR DEVELOPMENT, ALONG WITH LOT 5-A-1.

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	25.85	18.42	80°24'25"	S53°21'58"E	23.78
C2	22.97	18.42	71°26'55"	S62°46'28"W	21.51
C3	2.14	3.42	35°51'06"	S09°06'23"W	2.11
C4	19.70	56.58	19°56'57"	N09°59'56"W	19.60
C5	19.70	56.58	19°56'57"	N09°55'42"E	19.60
C6	2.14	3.42	35°51'06"	S09°10'37"E	2.11
C7	20.22	18.42	62°53'41"	S58°33'01"E	19.22

NOTE:

SEE SHEETS 2 THROUGH 4 FOR EXISTING EASEMENTS.

- · — · — PROPOSED PROPERTY LINE
- — — — — PLATTED PROPERTY LINE
- - - - - PROPOSED REMOVED PROPERTY LINE
- (26) NUMBER OF PARKING SPACES

By: CHK
Description: _____
Rev # Date: _____

SOUDER, MILLER & ASSOCIATES
3451 Candelaria Road NE, Suite D
Albuquerque, NM 87107
Phone (505) 299-0942 Toll-Free (877) 299-0942 Fax (505) 293-4330
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SAN DIEGO, CA

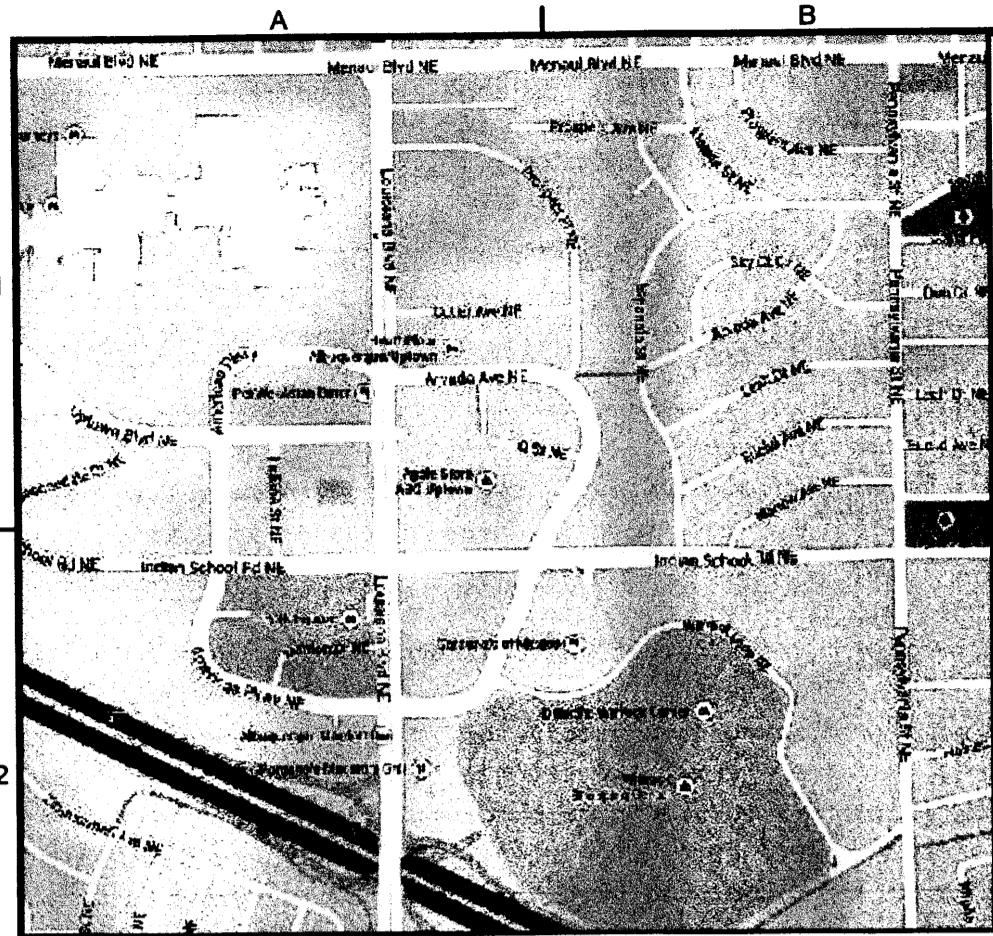
CLIENT: AFC-5 LLC

SKETCH PLAT OF
LOTS 5-A-1 AND 5-A-2
LOUISIANA SUB., ALBUQUERQUE, NM

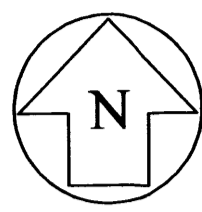
WILLIAM F. BREWSTER
STATE OF
NEW MEXICO
10855
PROFESSIONAL SURVEYOR
SURVEYOR'S SEAL

Designed	Drawn	Checked
N/A	TTK	JKM

Date: 03/24/2014
Scale: Horiz: 1"=60
Vert: N/A
Project No: 2423032
Sheet: 1 of 4



ZONE ATLAS PAGES H18 AND H19



SCALE: 1" = 60 FT.

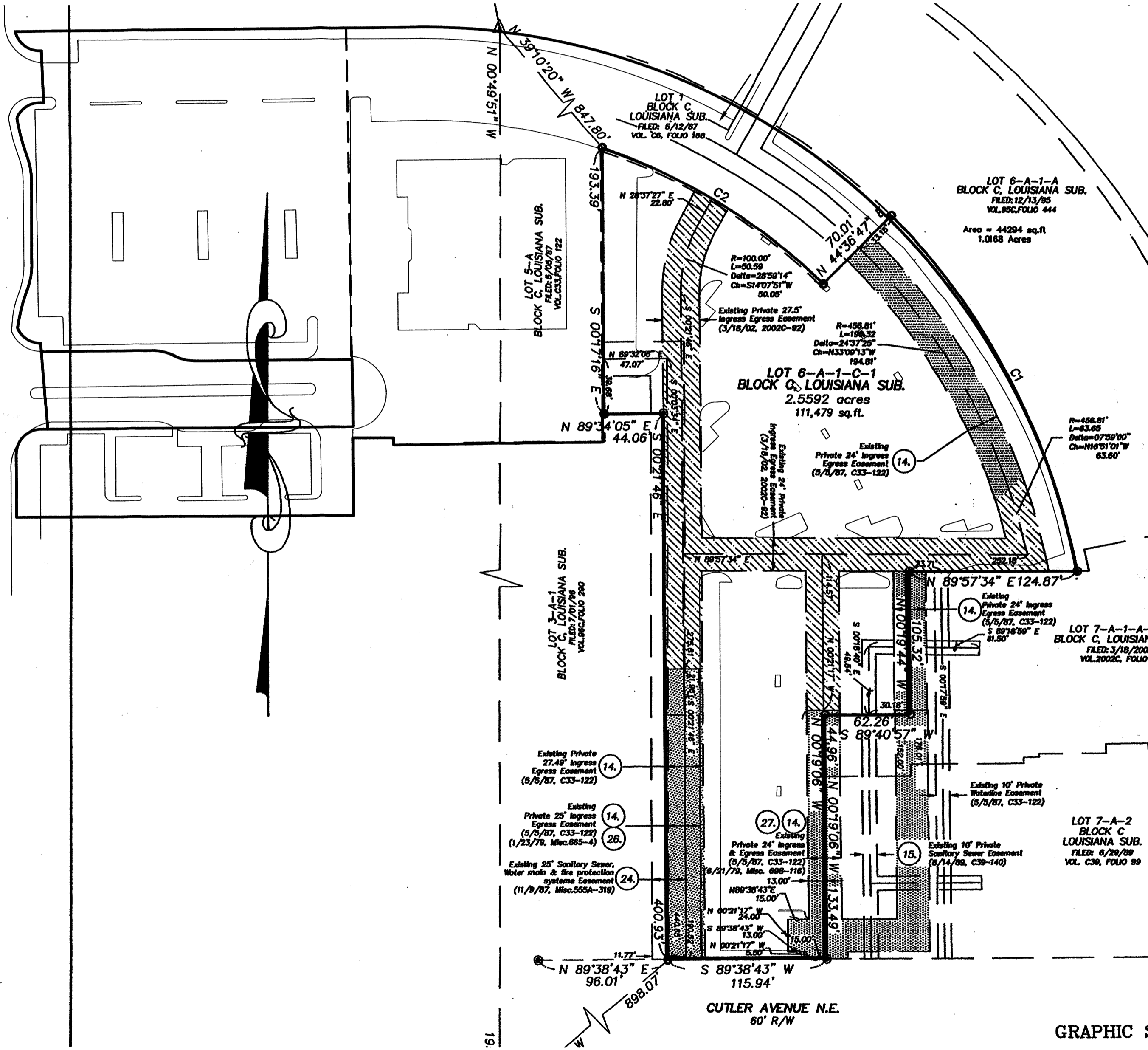
SKETCH PLAT OF PROPOSED 5-A-1 AND LOT 5-A-2, BLOCK C

LOUISIANA SUBDIVISION
 A REPLAT OF LOTS 5-A AND 6-A-1-C
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 APRIL 2014

PROJECT #: 1010042
 DATE: 4-16-14
 APP#: 14-70098(SK)

GENERAL NOTES:

- EXISTING EASEMENTS AS SHOWN ON PLAT OF LOTS 6-A-1-C-1 AND 7-A-1-A-1-A, BLOCK C, LOUISIANA SUBDIVISION, BK-2002C, PG-92.



EXISTING EASEMENTS
 WITHIN
 LOT 6-A-1-C-1, BLOCK C
 LOUISIANA SUBDIVISION

Rev #	Date	Description

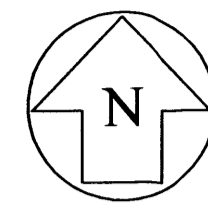
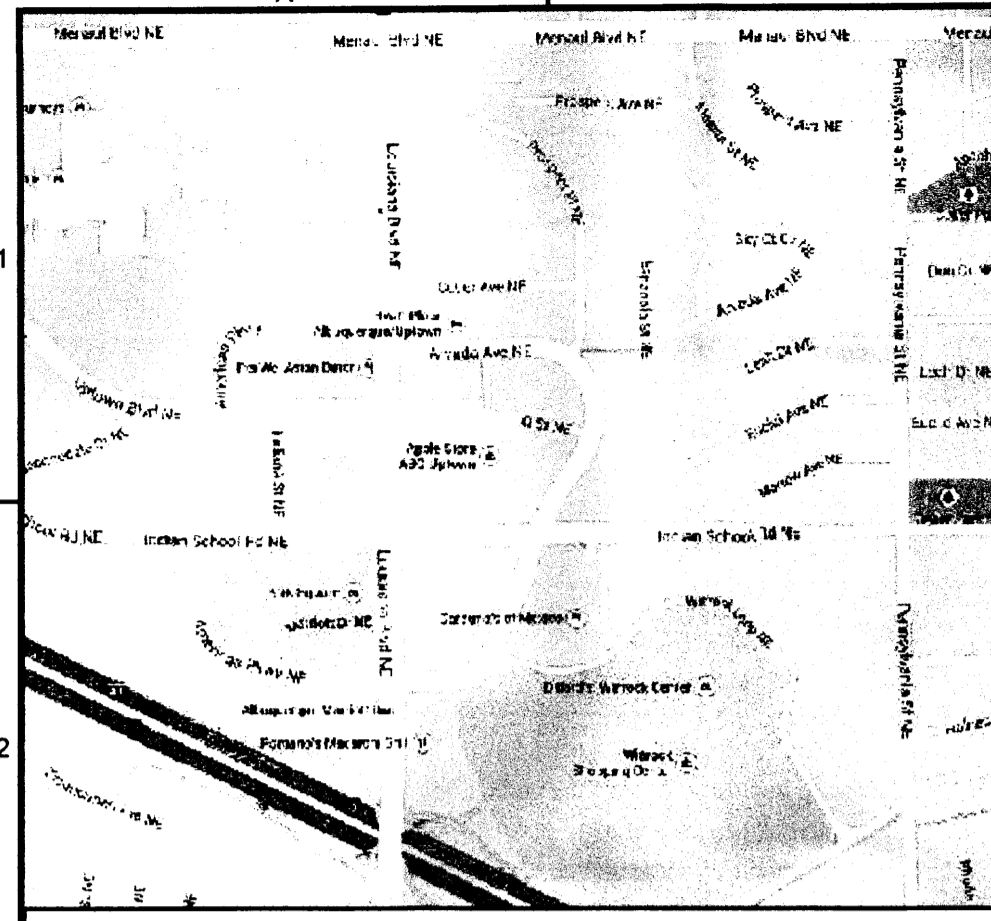
SMA
 SOUDER, MILLER & ASSOCIATES
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CLIENT: AFC-B LLC
 SAN DIEGO, CA
 SKETCH PLAT OF
 LOTS 5-A-1 AND 5-A-2
 LOUISIANA SUB., ALBUQUERQUE, NM

SURVEYOR'S SEAL
 Designed: N/A
 Drawn: TTK
 Checked: JKM
 Date: 03/24/2014
 Scale: Horiz: 1"=80
 Vert: N/A
 Project No: 2423032
 Sheet: 2 of 4

PROJECT #: 1010042
 DATE: 4-16-14 (SK)

SKETCH PLAT OF
 PROPOSED 5-A-1 AND LOT 5-A-2,
 BLOCK C
 LOUISIANA SUBDIVISION
 A REPLAT OF LOTS 5-A AND 6-A-1-C
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 APRIL 2014

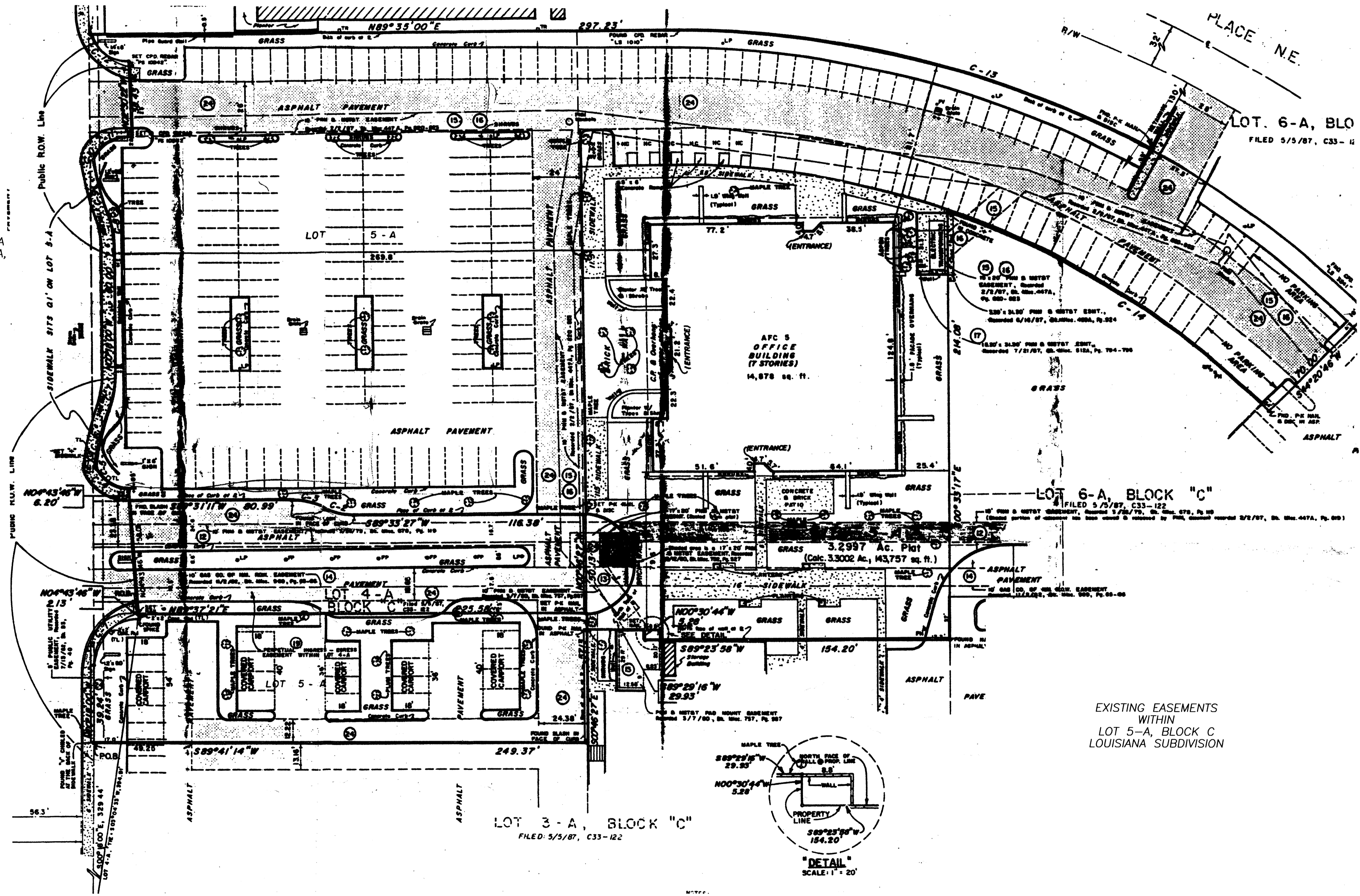


SCALE: 1" = 30 FT.

ZONE ATLAS PAGES H18 AND H19

GENERAL NOTES:

- EXISTING EASEMENTS AS SHOWN ON REPLAT OF LOUISIANA SUBDIVISION NOW COMPRISING LOTS 2-A, 3-A, 4-A, 5-A, 6-A, 8 AND 7-A, BLOCK C, VOL. C33, FOLIO 122.



- EASEMENTS
- Circled numbers indicate the document from which the easements are located and correspond to the General Exceptions as listed in Schedule B of Owner's Title Policy File No. 146326083, dated November 6, 1996, furnished by Albuquerque Title Company, Inc.
 - Underground Easement granted to Public Service Company of New Mexico, a New Mexico corporation and the Mountain States Telephone and Telegraph Company, a Colorado corporation, recorded March 26, 1979, in Book H5678, page 119, as document no. 79-21330; Amended by Waiver and Release of Easement dated December 3, 1986, recorded February 2, 1987, in Book H5474, page 819, as document no. 87-10555, records of Bernalillo County, New Mexico.
 - Underground and Padmount Easement granted to Public Service Company of New Mexico, a Colorado corporation and the Mountain States Telephone and Telegraph Company, a New Mexico corporation, recorded March 7, 1980 in Book H5757, page 987, as document no. 80-14310, records of Bernalillo County, New Mexico.
 - Right-of-Way and Easement granted to Gas Company of New Mexico by instrument dated March 7, 1980, recorded November 2, 1982, in Book H5969, page 65, as document no. 82-57409, records of Bernalillo County, New Mexico.
 - Underground Easement granted to Public Service Company of New Mexico, a New Mexico Corporation and the Mountain States Telephone and Telegraph Company, a Colorado corporation, recorded July 3, 1985, in Book H5245-A, page 930, as document no. 85-53922; Amended by Waiver and Release of Easement dated May 1, 1986, recorded February 2, 1987 in Book H5474, page 815, as document no. 87-10554, records of Bernalillo County, New Mexico.
 - Underground Easement granted to Public Service Company of New Mexico, a New Mexico Corporation and the Mountain States Telephone and Telegraph Company, a Colorado Corporation, recorded February 2, 1987, in Book H5474, page 820, as document no. 87-10556, records of Bernalillo County, New Mexico.
 - Underground Easement granted to Public Service Company of New Mexico, a New Mexico Corporation and the Mountain States Telephone and Telegraph Company, a Colorado Corporation, recorded July 21, 1987, in Book H5512, page 794, as document no. 87-75968, records of Bernalillo County, New Mexico.
 - Restated Agreement for Ingress and Egress and for Maintenance of Real Property dated November 3, 1987, recorded November 9, 1987 in Book H5555A, page 322 as document no. 87-11891, records of Bernalillo County, New Mexico.
 - Easements, as shown and/or provided on the recorded plats, recorded July 13, 1962, in Volume D3, folio 48; recorded February 9, 1964, in Volume (2), folio 46; and recorded May 5, 1967, in Volume C33, folio 122, records of Bernalillo County, New Mexico.

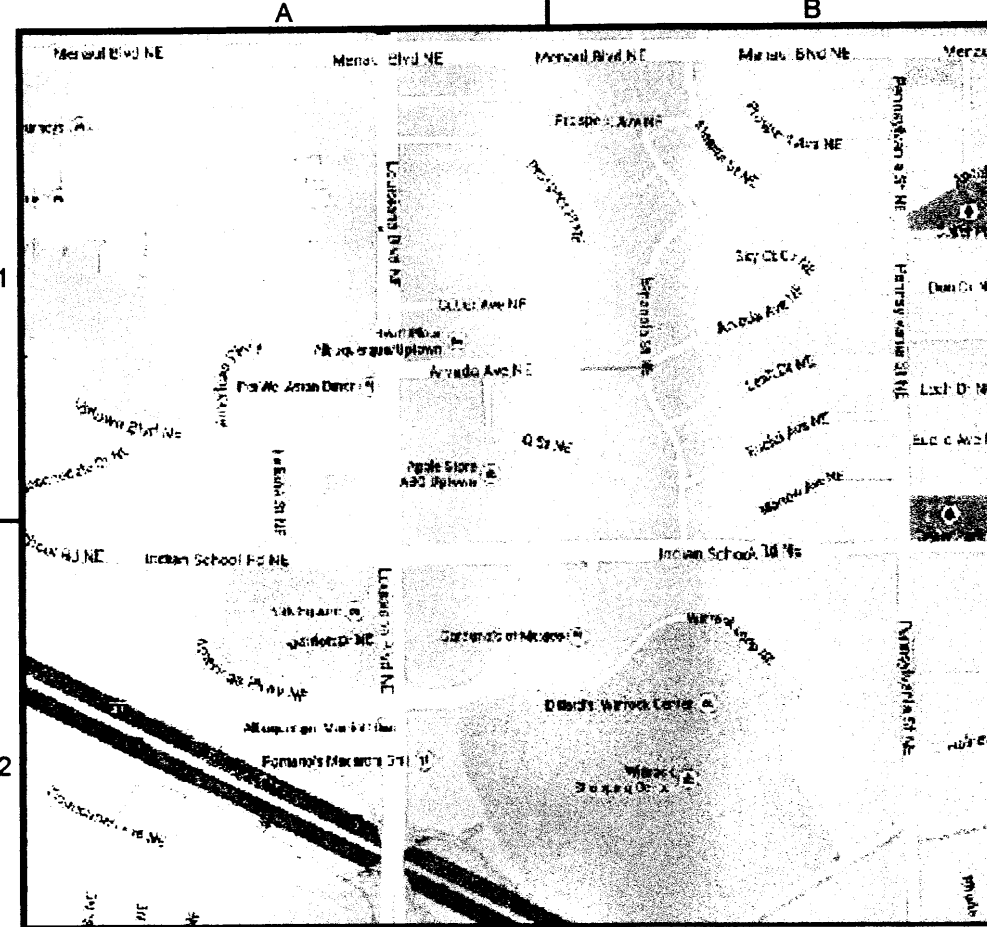
By	Checked

SOUDER, MILLER & ASSOCIATES
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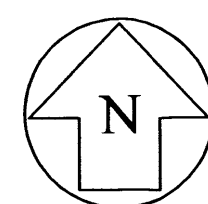
CLIENT: AFC-5 LLC
 SAN DIEGO, CA
 SKETCH PLAT OF
 LOTS 5-A-1 AND 5-A-2
 LOUISIANA SUB., ALBUQUERQUE, NM

SURVEYOR'S SEAL

Designed	Drawn	Checked
N/A	TTK	JKM
Date:	03/24/2014	
Scale:	Horiz: 1"=30 Vert: N/A	
Project No:	2423032	
Sheet:	4 of 4	



ZONE ATLAS PAGES H18 AND H19



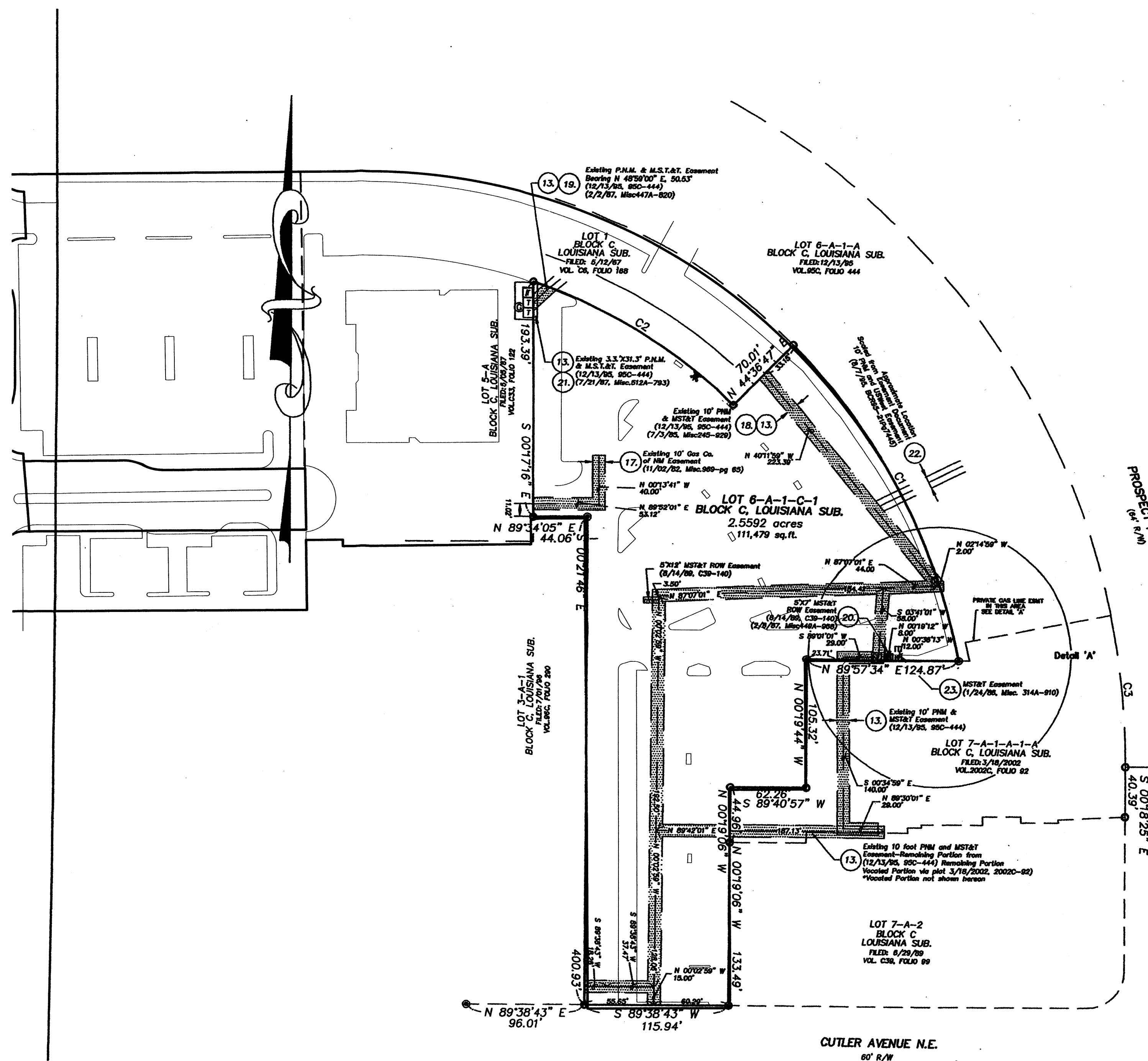
SCALE: 1" = 60 FT.

**SKETCH PLAT OF
PROPOSED 5-A-1 AND LOT 5-A-2,
BLOCK C
LOUISIANA SUBDIVISION**
A REPLAT OF LOTS 5-A AND 6-A-1-C
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL 2014

PROJECT #: 101004Z
DATE: 4-16-14
APP #: 14-70098 (SK)

GENERAL NOTES:

- EXISTING EASEMENTS AS SHOWN ON PLAT OF LOTS 6-A-1-C-1 AND 7-A-1-A-1-A, BLOCK C, LOUISIANA SUBDIVISION, BK-2002C, PG-92.



EXISTING EASEMENTS
WITHIN
LOT 6-A-1-C-1, BLOCK C
LOUISIANA SUBDIVISION

Rev #	Date	Description	By	CHKD

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CLIENT: AFC-5 LLC
SAN DIEGO, CA
SKETCH PLAT OF
LOTS 5-A-1 AND 5-A-2
LOUISIANA SUB., ALBUQUERQUE, NM

SURVEYOR'S SEAL

Designed N/A	Drawn TTK	Checked JKM
Date: 03/24/2014		
Scale: Horiz: 1"=60 Vert: N/A		
Project No: 2423032		
Sheet: 3 of 4		