

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
- 3. 10' PRIVATE WATER LINE EASEMENT
- 4. 10' PRIVATE SANITARY SEWER EASEMENT
- 5. EXISTING 5' P.U.E.
- 6. EXISTING 10' UNDERGROUND UTILITY EASEMENT MST&T
- 7. 10' PNM AMD MST&T UNDERGROUND EASEMENT
- 8. 25' SANITARY SEWER, WATER MAIN AND FIRE PROTECTION EASEMENT
- 9. 10' PRIVATE GAS LINE EASEMENT
- 10. PORTION OF ORIGINAL EASEMENT RELEASED BY PNM
- 11. PROPOSED BUILDINGS AND ASSOCIATED SITE DEVELOPMENT ARE ILLUSTRATIVE ONLY
- 12. EXISTING RECIPROCAL PRIVATE PARKING AND STORM DRAINAGE EASEMENT (8.14.89, C39-140) BLANKET IN NATURE.
- 13. EXISTING PRIVATE DRAINAGE EASEMENT (2.9.84, C23-461) BLANKET IN NATURE.
- 14. EXISTING LOT LINE TO BE RE-PLATTED PER SHEET 4 OF 5 OF THIS SUBMITTAL.

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)
 CONTS.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 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)
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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
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PROJECT NUMBER: 10-10042

APPLICATION NUMBER: 15-DRB 70392

Is an Infrastructure List Required? () Yes (X) No If yes, then a set of approved DRC plan a work order is required for any construction within Public Right-of-Way or for construct public improvements.

SITE DEVELOPMENT PLAN APPROVAL:

<i>A.</i>	3/3/16	DATE
TRAFFIC ENGINEER, TRANSPORTATION DIVISION		
<i>Widya Cadre</i>	05/03/16	DATE
ABCWUA		
<i>Carol S. Dumont</i>	8-3-16	DATE
PARKS AND RECREATION DEPARTMENT		
<i>[Signature]</i>	8-3-16	DATE
CITY ENGINEER		
<i>n/a per waste management until SPBP</i>		
SOLID WASTE MANAGEMENT		
DRB CHAIRPERSON, PLANNING DEPARTMENT		

SITE PLAN LEGEND

- PROPERTY LINE - EXISTING AS NOTED SEE SHEET 4 FOR UTILITY, PARKING & DRAINAGE EASEMENTS, METES & BOUNDS
- PROPERTY LINE - PROPOSED AS NOTED
- EASEMENTS, SEE SHEET 4 FOR NEW, EXISTING AND VACATED.
- PEDESTRIAN INGRESS / EGRESS
- VEHICULAR INGRESS / EGRESS
- EXISTING BUILDING

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 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 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 2.6774 ACRES ZONED: SU-3 FOR MU-UPT MAX BUILDING HEIGHT: SEE DESIGN STANDARDS BUILDING SETBACK: SEE DESIGN STANDARDS PROPOSED USE: EXISTING OFFICE BUILDING AND SURFACE PARKING

PROPOSED BUILDINGS AND ASSOCIATED SITE DEVELOPMENT ARE ILLUSTRATIVE ONLY.

