



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 3.2997 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	Chapter IV Sections G & H (pgs 46 - 47)
REGULATIONS	Chapter V Section A (pgs 49 - 50)

SIGNAGE:

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

PARKING	Chapter V Section J (pgs 62 - 65)
REGULATIONS	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

ARCHITECTURE / DESIGN / INSPIRATION

DEKKER
PERICH
SABATINI

7601 JEFFERSON NE, SUITE 100
ALBUQUERQUE, NM 87109

505.761.9700 / DPSDESIGN.ORG

ISSUED FOR
DRB/URT
Site Plan for Subdivision

SEAL

PROJECT

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

REVISIONS

DRAWN BY DKM

REVIEWED BY AMA

DATE 5.18.16

PROJECT NO 14-0087.001

DRAWING NAME

SITE DEVELOPMENT
PLAN FOR
SUBVISION

SHEET NO

1 of 2