

GENERAL SHEET NOTES

- A. SEE CIVIL PLANS FOR GRADING, DRAINAGE, UTILITY AND CURB CUT LOCATIONS R.F.O.
- B. PARKING AREA SHALL BE DESIGNED AND BUILT TO CITY OF ABO, DPM STANDARDS.
- C. DIMENSIONS ARE TO FACE OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- D. ALL CURBS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ABO STANDARDS. CURBS WILL ALSO BE DESIGNED TO ALLOW WATER HARVESTING IN LANDSCAPE MEDIANS WHEREVER POSSIBLE TO REDUCE SURFACE RUN-OFF AND SUPPLEMENT IRRIGATION.
- E. ALL FINISHES AND DESIGN SHALL COMPLY WITH THE NEW MEXICO NIGHT SKY PROTECTION ACT AND THE CITY OF ALBUQUERQUE ZONING CODE, SECTION 14-18-3-4 AREA LIGHTING REGULATIONS.
- F. LIGHTING DESIGN FOR PARKING AREAS SHALL BE LIGHTED TO PROVIDE FUNCTIONAL, ATTRACTIVE, AND UNIFIED LIGHTING THROUGHOUT THE LOT AND BE EXTINGUISHED ONE HOUR AFTER THE CLOSE OF BUSINESS, EXCEPT AS NEEDED TO PROVIDE FOR MINIMUM SECURITY LEVELS. ALL LIGHT FIXTURES AND DESIGN SHALL COMPLY WITH THE NEW MEXICO NIGHT SKY PROTECTION ACT AND THE CITY OF ABO, ZONING CODE.
- G. SIDEWALKS TO BE STANDARD GRAY SCORED CONCRETE UNLESS NOTED OTHERWISE. THERE ARE NO EXISTING STRUCTURES WITHIN 20' OF SITE.
- H. AT GROUND MOUNTED TRANSFORMER LOCATIONS WHERE LANDSCAPE MAY INTERFERE, ADEQUATE CLEARANCES WILL BE PROVIDED AS PER PHM REQUIREMENTS.
- I. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON A PUBLIC WORK ORDER.

SHEET KEYED NOTES

- 1. EXISTING PROPERTY LINE.
- 2. PROPOSED PROPERTY LINE.
- 3. Pylon sign. SEE SHEET SPBP-11 DETAIL D1.
- 4. MONUMENT SIGN. SEE SHEET SPBP-11 DETAIL D4.
- 5. BUILDING SETBACK ALONG LANG AVENUE: 30' FROM FACE OF CURB.
- 6. PARKING SETBACK ALONG LANG AVENUE: 20' FROM FACE OF CURB.
- 7. BUILDING SETBACK ALONG PASEO DEL NORTE AND 125' FROM PROPERTY LINE.
- 8. PARKING SETBACK ALONG PASEO DEL NORTE AND 125' FROM PROPERTY LINE.
- 9. BUILDING SIDEYARD SETBACK: 10' FROM PROPERTY LINE.
- 10. ASPHALT PAVING.
- 11. ASPHALT FLAT TOP SPEED HUMP: 3" IN RIDGE.
- 12. TEMPORARY ASPHALT CURB.
- 13. CONCRETE DRIVE PAD. SEE CIVIL.
- 14. DECELERATION LANE. SEE CIVIL.
- 15. LANDSCAPE AREA. SEE LANDSCAPE PLAN.
- 16. CONCRETE CURBS/LAND WITH LANDSCAPE. SEE LANDSCAPE PLAN.
- 17. CONCRETE TREE WELL 7" W/ LANDSCAPE. SEE LANDSCAPE PLAN.
- 18. CONCRETE TREE WELL 11" W/ LANDSCAPE. SEE SHEET SPBP-11 DETAIL C5.
- 19. WATER QUALITY POND. SEE CIVIL.
- 20. CONCRETE SIDEWALK: 8' WIDE.
- 21. CONCRETE SIDEWALK.
- 22. EXISTING CONCRETE CURB AND GUTTER.
- 23. CONCRETE ACCESSIBLE RAMP WITH 1:12 MAXIMUM SLOPE.
- 24. CONCRETE ACCESSIBLE RAMP WITH 1:12 MAXIMUM SLOPE AND TRUNCATED DOMES. SHALL BE DESIGNED AND BUILT TO CITY OF ABO, DPM STANDARDS.
- 25. CONCRETE PEDESTRIAN CROSSWALK. COLOR AND TEXTURE PATTERN TO DIFFERENTIATE FROM SURROUNDING ASPHALT PAVING.
- 26. CONCRETE CURB.
- 27. CART CORRAL: 12' PROVIDED. SEE SHEET SPBP-11 DETAIL B1.
- 28. PUBLIC SPACE COVERED SEATING AREA (1,200SF REQ'D; EAST: 810SF + WEST: 810SF + 1,200SF).
- 29. 6" HIGH PAINTED SPILT-FACE CMU SCREEN WALL. SEE ELEVATIONS.
- 30. POLE MOUNTED MOTORCYCLE PARKING SIGNAGE. SEE SHEET SPBP-11 DETAIL A2.
- 31. MOTORCYCLE PARKING: 4V x 6L MINIMUM (6 PROVIDED).
- 32. PAINTED ACCESSIBLE PAVEMENT SYMBOL.
- 33. POLE MOUNTED ACCESSIBLE PARKING SIGNAGE. SEE SHEET SPBP-11 DETAIL A3 (BARRIER).
- 41. PAINTED PARKING STRIPING 4" WIDE, COLOR: WHITE.
- 42. PAINTED DIAGONAL STRIPING 2" W/ 45 DEGREES, COLOR: WHITE.
- 43. EXISTING MOTHER PARKING (2 PROVIDED).
- 44. POLE MOUNTED EXISTING MOTHER PARKING SIGNAGE. SEE SHEET SPBP-11 DETAIL A4.
- 45. DECORATIVE FENCING. SEE SHEET SPBP-11 DETAIL C4.
- 47. TRANSFORMER.
- 48. POLE MOUNTED STOP SIGN. SEE SHEET SPBP-11 DETAIL A4.
- 49. EXISTING INTERSECTION WITH STOP SIGNS.
- 50. EXISTING FIRE HYDRANT. SEE CIVIL.
- 51. FIRE HYDRANT. SEE CIVIL.
- 52. EXISTING 30" WIDE WATER AND SEWER EASEMENT GRANTED TO ABOVIA, FILED: MAY 8, 2015, BOOK: 2015, PAGE: 45, TITLE: DOCK 14.
- 53. EXISTING 18" FLOATING PEDESTRIAN EASEMENT TO BE CONFINED AND DEFINED WITH FUTURE PLANTING ACTION.
- 54. EXISTING 7" PUBLIC UTILITY EASEMENT, FILED: MAY 8, 2015, BOOK: 2015, PAGE: 45, TITLE: DOCK 14.
- 55. EXISTING 10" GAS COMPANY EASEMENT, FILED: DEC 13, 1961, DOCUMENT NO. 49782, BOOK: 822, PAGE: 28A.
- 56. EXISTING 10" PUBLIC UTILITY EASEMENT, FILED: DEC 19, 1985, BOOK: C26, PAGE: 32, TITLE: DOCK 14.
- 57. TEMPORARY: HAZARDOUS WASTE SPILLER AND COBBLES.
- 58. EXISTING BIKE / WALKING TRAIL.
- 59. EXISTING RETAINING WALL.
- 60. PROPOSED RETAINING WALL (TO MATCH EXISTING RED-ROCK WALL).
- 61. CONCRETE TREE WELL 11" W/ LANDSCAPE AND CONCRETE CURB. SEE LANDSCAPE PLAN.
- 62. PAINTED TRAFFIC FLOW DIRECTIONAL ARROW. COLOR: WHITE.
- 63. EXISTING TREES TO BE RETAINED IF POSSIBLE.
- 64. EXISTING 10' EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO, FILED: DEC 19, 1984, BOOK: INC, PAGE: 459, TITLE: DOCK 14.
- 65. ADA ACCESSIBLE PAINTED PARKING SIGNAGE (NO PARKING), COLOR: WHITE 12" H AND 2" WIDE MINIMUM LETTER SIZE (LOCAL NEAR END OF PARKING SPACE).
- 66. CLEAR RIGHT TRIANGLE LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3' AND 8' TALL AND MEASURED FROM THE OUTER PAVEMENT WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
- 67. CONCRETE TREE WELL 6" W/ LANDSCAPE. SEE LANDSCAPE.
- 68. NEW PEDESTRIAN ACCESS EASEMENT.

SITE INFORMATION

LEGAL DESCRIPTION:
 TR A PLAY OF TRACT A LEGACY AT JOURNAL CENTER (A REPLAT OF TRACTS 2A-3A-1 & TRACT H JOURNAL CENTER & VACATED RIGHT OF WAY OF HEADLINE BLVD) CONT 14.6215 AC

TOTAL SITE AREA: 14.62 ACRES

TRACT A-2: 287,142 SF = 6.62 AC

TRACT A-3: 209,420 SF = 4.80 AC, FOR ILLUSTRATIVE PURPOSES ONLY, FUTURE NOT A PART

TRACT A-3: 190,249 SF = 4.36 AC, FOR ILLUSTRATIVE PURPOSES ONLY, FUTURE NOT A PART

EXISTING ZONING: IP

PROPOSED USE: RETAIL

MINIMUM BUILDING SETBACK: SEE SHEET KEYED NOTES AND SITE PLAN

MAXIMUM BUILDING HEIGHT: IP ZONING: 120'

GROSS BUILDING AREA (GBA):
 RETAIL (1 STORY) = 68,413 SF

TOTAL SITE AREA: 287,130 SF = 6.62 ACRES

GROSS P.A.R. (GBA / SITE AREA) = 68,413 / 287,130 = .23

PARKING INFORMATION

ALBUQUERQUE CITY ZONING CODE, SECTION 14-17-3-1:

TOTAL BUILDING AREA: 68,413 SF

D-15.0000' @ 12000' = 75 SPACES

15,000-60,000' @ 12000' = 180 SPACES

60,000-150,000' @ 12000' = 225 SPACES

150,000-300,000' @ 12000' = 270 SPACES

TOTAL PARKING REQUIRED: 284

TOTAL PARKING PROVIDED: 322

HANDICAP PARKING STALLS REQUIRED: 12 HC STALLS (2 VAN ACCESSIBLE)
 PROVIDED: 13 HC STALLS (2 VAN ACCESSIBLE)

MOTORCYCLE PARKING REQUIRED: 6 SPACES
 PROVIDED: 6 SPACES

BICYCLE PARKING REQUIRED: 1 PER 20 PARKING SPACES: TOTAL: 322 / 20 = 16 SPACES
 PROVIDED: 17 SPACES

VICINITY MAP Zone Atlas Page: D-17, D-18

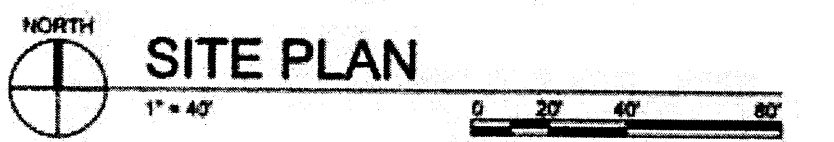


TRACT A-1
 FOR ILLUSTRATIVE PURPOSES ONLY
 FUTURE NOT A PART

RETAIL
 68,413 SF +/-
 REQ. 284 SPACES
 PROV. 322 SPACES

TRACT A-3 (cont.)
 FOR ILLUSTRATIVE PURPOSES ONLY
 FUTURE NOT A PART

TRACT A-3
 FOR ILLUSTRATIVE PURPOSES ONLY
 FUTURE NOT A PART



PROJECT NUMBER: 1010228
APPLICATION NUMBER: 16-70268

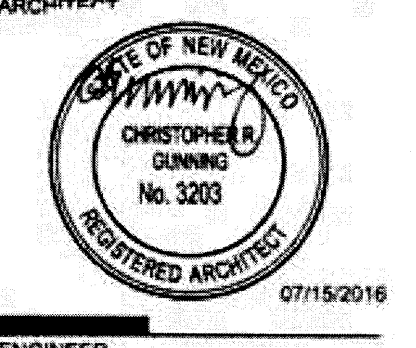
Is an Infrastructure List Required? () Yes (x) No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

SITE DEVELOPMENT PLAN APPROVAL:

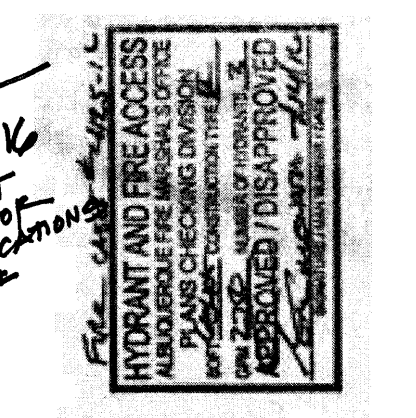
<i>Reginald M. Masid</i>	9/15/16
TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE
<i>Rudolph Lujan</i>	9/15/16
DATE	
<i>Carol S. Durant</i>	9/17/16
PARKS AND RECREATION DEPARTMENT	DATE
<i>[Signature]</i>	8-19-16
CITY ENGINEER	DATE
<i>[Signature]</i>	7/25/16
SOLID WASTE MANAGEMENT	DATE
<i>[Signature]</i>	9-13-16
DEB CHAIRPERSON, PLANNING DEPARTMENT	DATE



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



ENGINEER
 PROJECT



LEGACY @ JOURNAL CENTER
 5151 Lang Avenue NE
 Albuquerque, New Mexico 87109

DRB FILE
 1010228

REVISIONS

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▲	
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DRAWN BY:
REVIEWED BY:
DATE: July 15, 2016
PROJECT NO.: 16-0068
DRAWING NAME: SITE PLAN FOR BUILDING PERMIT

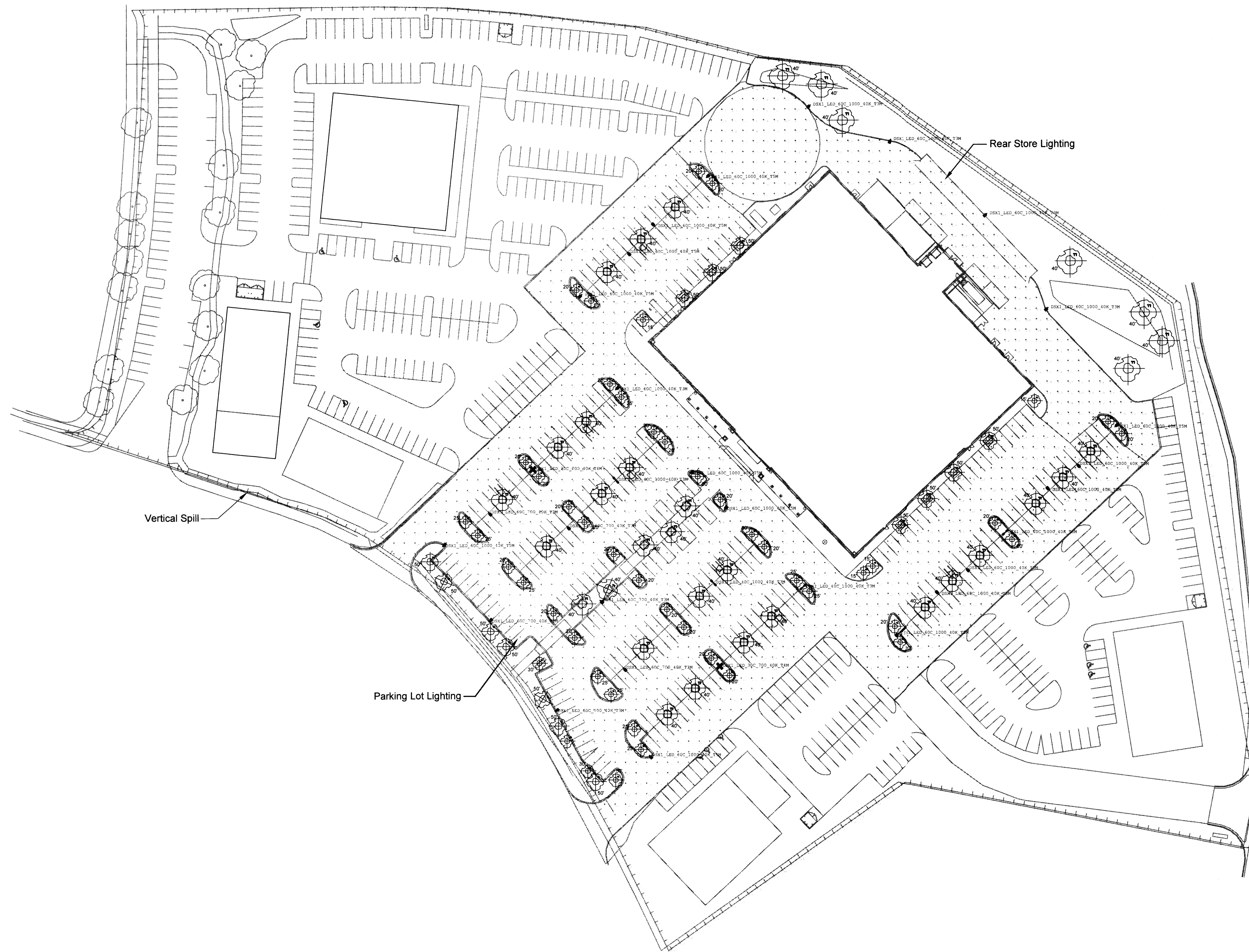
SHEET NO.: SPBP-1
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Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Lot Lighting	Illuminance	Fc	2.33	5.2	0.5	4.66	10.40
Rear Store Lighting	Illuminance	Fc	1.98	3.5	0.9	2.20	3.89
Vertical Spill	Illuminance	Fc	0.19	3.1	0.0	N.A.	N.A.

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description	
3		DSX1 LED 40C 1000 40K T3M	BACK-BACK	N.A.	1.000	DSX1 LED 40C 1000 40K T3M MVOLT	
1		DSX1 LED 40C 1000 40K T5M	BACK-BACK	N.A.	1.000	DSX1 LED 40C 1000 40K T5M MVOLT	
2		DSX1 LED 30C 700 40K T4M	4 @ 90 DEGREES	N.A.	1.000	DSX1 LED 30C 700 40K T4M MVOLT	
6		DSX1 LED 60C 700 40K T3M	SINGLE	N.A.	1.000	DSX1 LED 60C 700 40K T3M MVOLT	
5		DSX1 LED 60C 1000 40K T3M	SINGLE	N.A.	1.000	DSX1 LED 60C 1000 40K T3M MVOLT	
14		DSX1 LED 60C 1000 40K T5M	SINGLE	N.A.	1.000	DSX1 LED 60C 1000 40K T5M MVOLT	

MOUNTING HEIGHT - 30 FEET, NEW CONSTRUCTION
HARDSCAPE AREA = 241,513 FT.
HORIZONTAL FC'S AT GRADE, VERTICAL FC'S AT 5' A.F.G.

CALCULATION INCLUDES TREES MODELED AT MATURE SIZE



Seal:

Revisions:

Revision	Date

Drawing Name:

Project #

Drawn By:

Date:

Sheet Number:

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