



### GENERAL SHEET NOTES

A. SEE CIVIL PLANS FOR GRADING, DRAINAGE, UTILITY AND CURB CUT LOCATIONS INFO.  
B. PARKING AREA SHALL BE DESIGNED AND BUILT TO CITY OF ABQ. DPM STANDARDS.  
C. DIMENSIONS ARE TO FACE OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.  
D. ALL CURBS WILL BE DESIGNED AND BUILT TO CITY OF ABQ. STANDARDS.  
E. CURBS WILL ALSO BE DESIGNED TO ALLOW WATER HARVESTING IN LANDSCAPE MEDIANS WHEREVER POSSIBLE TO REDUCE SURFACE RUN-OFF AND SUPPLEMENT IRRIGATION.  
F. ALL FIXTURES AND DESIGN SHALL COMPLY WITH THE NEW MEXICO NIGHT SKY PROTECTION ACT AND THE CITY OF ALBUQUERQUE ZONING CODE, SECTION 14-16-3-9 AREA LIGHTING REGULATIONS.  
G. 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 ABQ. ZONING CODE.  
H. SIDEWALKS TO BE STANDARD GRAY SCORED CONCRETE UNLESS NOTED OTHERWISE.  
I. THERE ARE NO EXISTING STRUCTURES WITHIN 20' OF SITE.  
J. AT GROUND MOUNTED TRANSFORMER LOCATIONS WHERE LANDSCAPE MAY INTERFERE, ADEQUATE CLEARANCES WILL BE PROVIDED AS PER FPM REQUIREMENTS.  
K. 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: 30' FROM FACE OF CURB.  
7. BUILDING SETBACK ALONG PASEO DEL NORTE AND 125: 40' FROM PROPERTY LINE.  
8. PARKING SETBACK ALONG PASEO DEL NORTE AND 125: 10' FROM PROPERTY LINE.  
9. BUILDING SIDEYARD SETBACK: 10' FROM PROPERTY LINE.  
10. ASPHALT PAVING.  
11. ASPHALT FLAT TOP SPEED HUMP, 3" H @ RIDGE.  
12. TEMPORARY ASPHALT CURB.  
13. CONCRETE DRIVE PAD, SEE CIVIL.  
14. DECLARATION LANE, SEE CIVIL.  
15. LANDSCAPED AREA, SEE LANDSCAPE PLAN.  
16. CONCRETE CURBS AND WITH LANDSCAPE, SEE LANDSCAPE PLAN.  
17. CONCRETE TREE WELL 7'x7' WITH LANDSCAPE, SEE LANDSCAPE PLAN.  
18. CONCRETE TREE WELL 5'x5' WITH LANDSCAPE, SEE SHEET SPBP-11 DETAIL C5.  
19. WATER QUALITY POND, SEE CIVIL.  
20. CONCRETE SIDEWALK: 6' 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 ABQ. DPM STANDARDS.  
25. CONCRETE PEDESTRIAN CROSSWALK. COLOR AND TEXTURE PATTERN TO DIFFERENTIATE FROM SURROUNDING ASPHALT PAVING.  
26. CONCRETE CURB.  
27. CART CORRAL (7 PROVIDED); SEE SHEET SPBP-11 DETAIL B1.  
28. PUBLIC SPACE COVERED SEATING AREA (1,200SF REQ'D); EAST: 610SF + WEST: 610SF = 1,220SF.  
29. 6'-0" BENCH (8 PROVIDED); SEE SHEET SPBP-11 DETAIL A6.  
30. LITTER RECEPTACLE (4 PROVIDED); SEE SHEET SPBP-11 DETAIL A5.  
31. STEEL BICYCLE RACK; SEE SHEET SPBP-11 DETAIL B3.  
32. FLAG POLE (1 PROVIDED); SEE SHEET SPBP-11 DETAIL C3.  
33. CONCRETE SLAB LOADING DOCK FOR DELIVERY TRUCKS.  
34. CONCRETE SLAB FOR TRASH COMPACTOR.  
35. TRASH COMPACTOR FOR SOLID WASTE DISPOSAL.  
36. 8' HIGH PAINTED SPLT-FACE CONCRETE SLOPE, SEE ELEVATIONS.  
37. POLE MOUNTED MOTORCYCLE PARKING SIGNAGE; SEE SHEET SPBP-11 DETAIL A2.  
38. MOTORCYCLE PARKING, 4'x11', MINIMUM 16 PROVIDED.  
39. PAINTED ACCESSIBLE PAVEMENT SYMBOL.  
40. POLE MOUNTED ACCESSIBLE PARKING SIGNAGE; SEE SHEET SPBP-11 DETAIL A3 (SIMILAR).  
41. PAINTED PARKING STRIPING (4' WIDE), COLOR: WHITE.  
42. PAINTED DIAGONAL STRIPING (2'-0" O.C. AT 45 DEGREES), COLOR: WHITE.  
43. EXPECTANT MOTHER PARKING (2 PROVIDED).  
44. POLE MOUNTED EXPECTANT MOTHER PARKING SIGNAGE; SEE SHEET SPBP-11 DETAIL A1.  
45. POLE MOUNTED PARKING LOT LIGHT; SEE SHEET SPBP-11 DETAIL B5.  
46. 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 ABCWUA, FILED: MAY 6, 2015, BOOK: 2015C, PAGE: 45, TITLE DOCF14.  
53. EXISTING 15' FLOATING PEDESTRIAN EASEMENT TO BE CONFINED AND DEFINED WITH FUTURE PLATTING ACTION.  
54. EXISTING 5' PUBLIC UTILITY EASEMENT; FILED: MAY 6, 2015, BOOK: 2015C, PAGE: 45, TITLE DOCF14.  
55. EXISTING 10' GAS COMPANY EASEMENT; FILED: DEC 13, 1981, DOCUMENT NO. 48762, BOOK: 822, PAGE: 299.  
56. EXISTING 10' PUBLIC UTILITY EASEMENT; FILED: DEC 19, 1985, BOOK: C29, PAGE: 32, TITLE DOCF14.  
57. TEMPORARY, NARROW WIDTH OF BINDER 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 6'x6' WITH 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, 1994, BOOK: 94C, PAGE: 420, TITLE DOCF14.  
65. ADA ACCESS AISLE PAINTED PARKING SIGNAGE (NO PARKING), COLOR: WHITE 12" AND 2" WIDE MINIMUM LETTER SIZE LOCATE NEAR END OF PARKING SPACE.  
66. CLEAR SIGHT TRIANGLE. LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3' AND 8' TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.  
67. CONCRETE TREE WELL 6'x6' WITH LANDSCAPE, SEE LANDSCAPE.  
68. NEW PEDESTRIAN ACCESS EASEMENT.

### SITE INFORMATION

LEGAL DESCRIPTION  
TR A PLAT OF TRACT A LEGACY AT JOURNAL CENTER (A REPLAT OF TRACTS 2A-2A-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: 297,142 SF = 6.82 AC  
TRACT A-1: 209,420 SF = 4.80 AC, FOR ILLUSTRATIVE PURPOSES ONLY, FUTURE NOT A PART  
TRACT A-3: 130,349 SF = 3.0 AC, FOR ILLUSTRATIVE PURPOSES ONLY, FUTURE NOT A PART

EXISTING ZONING: IP  
PROPOSED USES: 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: 297,130 SF = 6.82 ACRES  
GROSS F.A.R. (GBA / SITE AREA) = 68,413 / 297,130 = 23

### PARKING INFORMATION

ALBUQUERQUE CITY ZONING CODE, SECTION 14-17-3-1  
TOTAL BUILDING AREA: 68,413 GSF  
0-15,000sf @ 1/200sf = 75 spaces  
15,000-60,000sf @ 1/250sf = 160 spaces  
60,000-100,000sf @ 1/300sf = 28 spaces  
TOTAL REQUIRED SPACES = 263 spaces

TOTAL PARKING REQUIRED: 264  
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

PROJECT NUMBER: 1010228  
APPLICATION NUMBER: 16-70248

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>Rafael M. Mendez</i>	9/13/16
TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE
<i>Bradley Cadman</i>	8/17/16
ABCWUA	DATE
<i>Carol S. Durrant</i>	8/17/16
PARKS AND RECREATION DEPARTMENT	DATE
<i>Mike D.</i>	8-19-16
CITY ENGINEER	DATE
<i>John M. Mac</i>	7-25-16
SOLID WASTE MANAGEMENT	DATE
<i>John M. Mac</i>	7-3-16
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

ARCHITECTURE / DESIGN / INSPIRATION

## DEKKER PERICH SABATINI

7601 JEFFERSON NE, SUITE 100  
ALBUQUERQUE, NM 87109

505.761.9700 / DPSDESIGN.ORG

ARCHITECT

REGISTERED ARCHITECT  
No. 3203  
07/15/2016

ENGINEER

PROJECT

FILED CASE NO. 16-1-1  
HYDRANT AND FIRE ACCESS  
ALBUQUERQUE FIRE MARSHAL'S OFFICE  
PLANS CHECKING DIVISION  
DATE: 7/22/16 NUMBER OF COMMENTS: 3  
APPROVED / DISAPPROVED  
BY: [Signature] DATE: [Date]

## LEGACY @ JOURNAL CENTER

5151 Lang Avenue NE  
Albuquerque, New Mexico 87109

### REVISIONS

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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**  
OF