

- A. SEE CIVIL PLANS FOR GRADING, DRAINAGE, UTILITY AND CURB CUT LOCATIONS INFO.
- B. PARKING AREA SHALL BE DESIGNED AND BUILT TO CITY OF ADO. 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 ADO. 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 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.
- 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 ADO. ZONING CODE.
- G. SIDEWALKS TO BE STANDARD GRAY SCORED CONCRETE UNLESS NOTED OTHERWISE.
- H. THERE ARE NO EXISTING STRUCTURES WITHIN 20' OF SITE.
- I. AT GROUND MOUNTED TRANSFORMER LOCATIONS WHERE LANDSCAPE MAY INTERFERE, ALL TRANSFORMERS WILL BE PROTECTED AFTER THE REQUIREMENTS.
- J. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON A PUBLIC WORK ORDER.

1. ITEMS TO BE PART OF TRACT A-2, UNDER SEPARATE SUBMITTAL.
2. EXISTING PROPERTY LINE.
3. MONUMENT SIGN, SEE SHEET SPBP-B4 DETAIL B1.
4. EXISTING PYLON SIGN.
5. ASPHALT PAVING.
6. BUILDING SETBACK ALONG PASEO DEL NORTE AND I-25: 40' FROM PROPERTY LINE.
7. PARKING SETBACK ALONG PASEO DEL NORTE AND I-25: 10' FROM PROPERTY LINE.
8. BUILDING SIDEWALK SETBACK: 10' FROM PROPERTY LINE.
9. BUILDING SETBACK ALONG LANG AVENUE: 30' FROM FACE OF CURB.
10. PARKING SETBACK ALONG LANG AVENUE: 20' FROM FACE OF CURB.
11. CONCRETE CURBSIDE LANDSCAPE: SEE LANDSCAPE PLAN.
12. CONCRETE SIDEWALK.
13. CONCRETE ACCESSIBLE RAMP WITH 1:12 MAXIMUM SLOPE.
14. CONCRETE SIDEWALK: 6" WIDE.
15. CONCRETE TREE WELL 7'x7' WITH LANDSCAPE, SEE LANDSCAPE PLAN.
16. CONCRETE TREE WELL 9'x6' WITH LANDSCAPE, SEE LANDSCAPE PLAN.
17. LANDSCAPED AREA: SEE LANDSCAPE PLAN.
18. EXISTING CONCRETE CURB AND GUTTER.
19. CONCRETE ACCESSIBLE RAMP WITH 1:12 MAXIMUM SLOPE AND TRUNCATED DOMES; SHALL BE DESIGNED AND BUILT TO CITY OF ADO. DPM STANDARDS.
20. CONCRETE PEDESTRIAN CROSSWALK: COLOR AND TEXTURE PATTERN TO DIFFERENTIATE FROM SURROUNDING ASPHALT.
21. STEEL BICYCLE RACK; SEE SHEET SPBP-B6 DETAIL A5.
22. CONCRETE SLAB FOR TRASH ENCLOSURE.
23. TRASH ENCLOSURE FOR SOLID WASTE DISPOSAL; SEE SHEET SPBP-B6 DETAIL B4.
24. POLE MOUNTED MOTORCYCLE PARKING SIGNAGE; SEE SHEET SPBP-B6 DETAIL A2.
25. MOTORCYCLE PARKING, 4'x 8' MINIMUM (3 PROVIDED).
26. PAINTED ACCESSIBLE PAVEMENT SYMBOL.
27. ADA ACCESS ASILE PAINTED PARKING SIGNAGE (NO PARKING), COLOR: WHITE 12"H AND 2" WIDE
28. POLE MOUNTED ASILE PAINTED PARKING SIGNAGE (NO PARKING SPACE)
28. POLE MOUNTED ACCESSIBLE PARKING SIGNAGE; SEE SHEET SPBP-B6 DETAIL A3.
29. PAINTED PARKING STRIPING (4" WIDE), COLOR: WHITE.
30. MOUNTED DIAGONAL STRIPING (2'-0" O.C. AT 45 DEGREES), COLOR: WHITE.
31. PAINTED TRAFFIC FLOW DIRECTIONAL ARROW, COLOR: WHITE.
32. COMPACT PARKING SPACE.
33. CLEAR SIGN TRIANGLE, LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CURB AND TRAFFIC SIGNAGE. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3' AND 8' TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGN TRIANGLE.
34. CONCRETE DRIVE PAD, SEE CIVIL.
35. DECELERATION LANE, SEE CIVIL.
36. POLE MOUNTED PARKING LOT LIGHT; SEE SHEET SPBP-B6 DETAIL A1.
37. POLE MOUNTED STOP SIGN; SEE SHEET SPBP-B6 DETAIL A4.
38. EXISTING FIRE HYDRANT, SEE CIVIL.
39. FIRE HYDRANT, SEE CIVIL.
40. TEMPORARY ASPHALT CURB.
41. EXISTING RETAINING WALL.
42. TRANSFORMER.
43. PROPOSED PROPERTY LINE.

LEGAL DESCRIPTION  
TRACT A3-A & A3-B LEGACY AT JOURNAL CENTER (A REPLAT OF TRACT A LEGACY AT JOURNAL CENTER)

TOTAL SITE AREA: TRACT A3-A & A3-B: - SF = 1.2 AC

EXISTING ZONING: IP

PROPOSED USES: RETAIL

MINIMUM BUILDING SETBACK: SEE SHEET KEYED NOTES

MAXIMUM BUILDING HEIGHT: IP ZONING: 120'

GROSS BUILDING AREA (GBA): RETAIL (1 STORY) = 8,700 SF

SITE AREA: 52,819 SF

GROSS F.A.R. (GBA / SITE AREA) = 8,700 / 52,819 = .15

ALBUQUERQUE CITY ZONING CODE, SECTION 14-17-3-1  
TOTAL BUILDING AREA : 8,700 GSF  
8700sf @ 1/200sf = 43.5 spaces  
TOTAL REQUIRED SPACES = 44 spaces  
TOTAL PARKING REQUIRED: 44  
TOTAL PARKING PROVIDED: 80

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HANDICAP PARKING STALLS REQUIRED: 4 HC STALLS (1 VAN ACCESSIBLE)  
PROVIDED: 4 HC STALLS (1 VAN ACCESSIBLE)

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MOTORCYCLE PARKING REQUIRED: 3 SPACES  
PROVIDED: 3 SPACES

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BICYCLE PARKING REQUIRED: 1 PER 20 PARKING SPACES; TOTAL: 81 / 20 = 4 SPACES  
PROVIDED: 4 SPACES



PROJECT NUMBER:	1010228
APPLICATION NUMBER:	16DRB-70441
<p>Is an Infrastructure List Required? ( ) Yes (x) No If yes, then a set of approved DRC plan with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.</p>	
<p><u>SITE DEVELOPMENT PLAN APPROVAL:</u></p> <p><i>[Signature]</i> 3/13/17  TRAFFIC ENGINEER, TRANSPORTATION DIVISION DATE</p> <p><i>[Signature]</i> 01-18-17  ABCWUA DATE</p> <p><i>[Signature]</i> 1-18-17  PARKS AND RECREATION DEPARTMENT DATE</p> <p><i>[Signature]</i> 1-18-17  CITY ENGINEER DATE</p> <p><i>[Signature]</i> 9-13-16  SOLID WASTE MANAGEMENT DATE</p> <p><i>[Signature]</i> 3/13/17  DRB CHAIRPERSON, PLANNING DEPARTMENT DATE</p>	