

Table with 2 columns: Revision number and description. Shows 5 revisions.

Table with 2 columns: Role and Name/Date. Includes Drawn by, Reviewed by, Date, Project No., and Drawing Name.

SITE PLAN FOR BUILDING PERMIT

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 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.
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.
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, ADEQUATE CLEARANCES WILL BE PROVIDED AS PER PNM REGULATIONS.

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 I-25: 40' FROM PROPERTY LINE.
8. PARKING SETBACK ALONG PASEO DEL NORTE AND I-25: 10' FROM PROPERTY LINE.
9. BUILDING SIDEYARD SETBACK: 10' FROM PROPERTY LINE.
10. ASPHALT PAVING.
11. ASPHALT FLAT TOP SPEED HUMP.
12. TEMPORARY ASPHALT CURB.
13. CONCRETE DRIVE PAD, SEE CIVIL.
14. DECELERATION LANE, SEE CIVIL.
15. LANDSCAPED AREA, SEE LANDSCAPE PLAN.
16. CONCRETE CURBS/LAND WITH LANDSCAPE, SEE LANDSCAPE PLAN.
17. CONCRETE TREE WELL 7'x7' WITH LANDSCAPE, SEE LANDSCAPE PLAN.
18. CONCRETE TREE WELL 9'x9' WITH LANDSCAPE, SEE LANDSCAPE PLAN.
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.
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 RED); EAST: 610SF + WEST: 610SF = 1,220SF.
29. 6" BENCH (8 PROVIDED); SEE SHEET SPBP-11 DETAIL A6.
30. LITTER RECEPTACLE (6 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 SPLIT-FACE CONCRETE BARRIER WALL, SEE ELEVATIONS.
37. POLE MOUNTED MOTORCYCLE PARKING SIGNAGE; SEE SHEET SPBP-11 DETAIL A2.
38. MOTORCYCLE PARKING, 41x8' (8 PROVIDED).
39. PAINTED ACCESSIBLE PAVEMENT SYMBOL.
40. POLE MOUNTED ACCESSIBLE PARKING SIGNAGE; SEE SHEET SPBP-11 DETAIL A3 (ASIMLAR).
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 DOCF#4.
53. EXISTING 10' FLOATING PEDESTRIAN EASEMENT TO BE CONFINED AND DEFINED WITH FUTURE PLATTING ACTION.
54. EXISTING 7' PUBLIC UTILITY EASEMENT, FILED: MAY 6, 2015, BOOK: 2015C, PAGE: 45, TITLE DOCF#4.
55. EXISTING 17' GAS COMPANY EASEMENT, FILED: DEC 18, 1981, DOCUMENT NO. 40762, BOOK: 622, PAGE: 299.
56. EXISTING 10' PUBLIC UTILITY EASEMENT, FILED: DEC 18, 1985, BOOK: C29, PAGE: 32, TITLE DOCF#4.
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 9'x9' 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: 460, TITLE DOCF#4.

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-3: 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 = 180 spaces.
>60,000sf (6,413sf) @ 1/300sf = 29 spaces.
TOTAL REQUIRED SPACES = 284 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

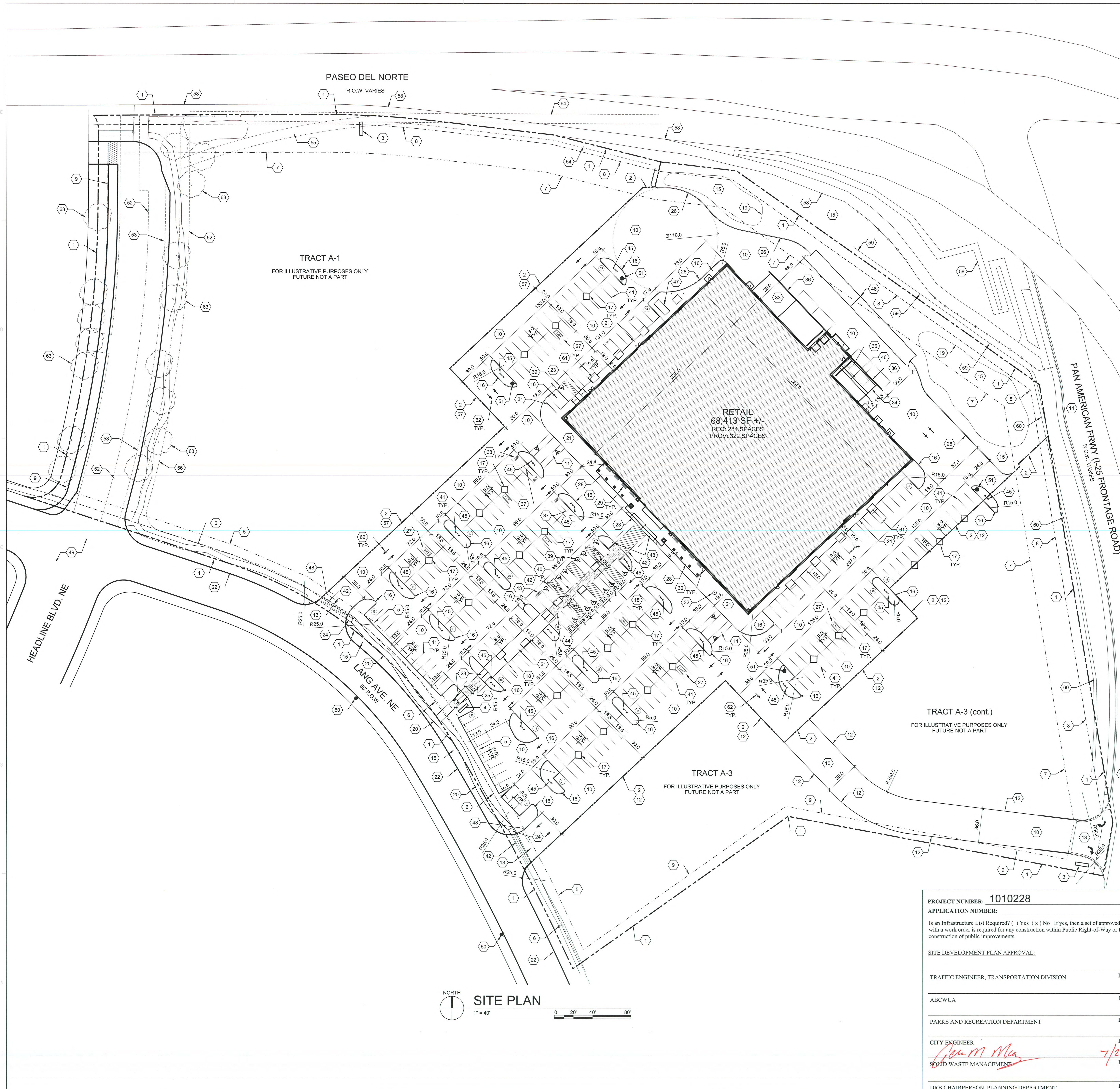
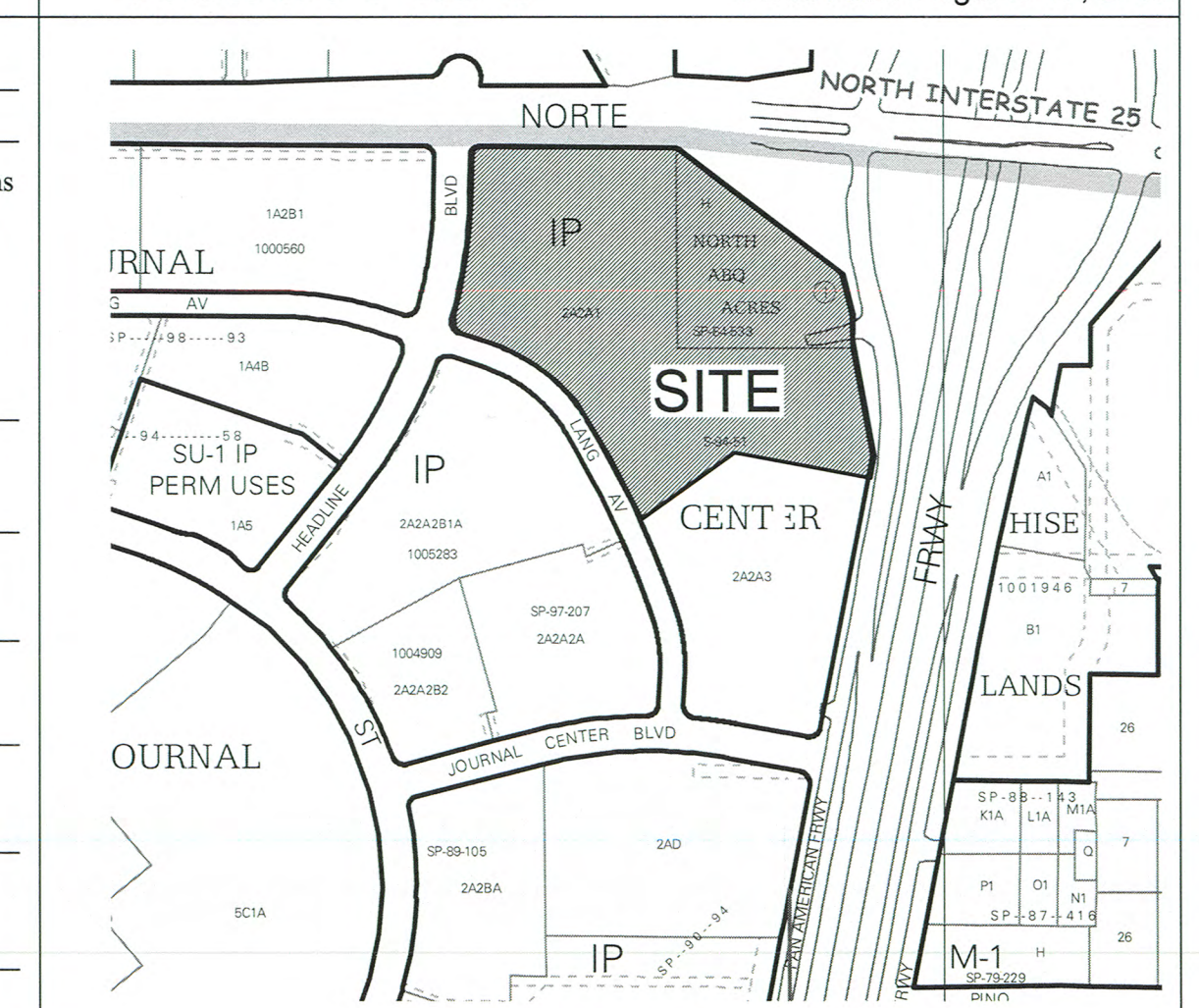


Table for project and application information. Includes Project Number (1010228), Application Number, and approval dates for various departments like Traffic Engineering, Parks and Recreation, City Engineer, and DRB Chairperson.

