

ENGINEER

PROJECT

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

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 ACCORDING TO THE CITY OF ABQ. STANDARDS.
E. ALL FIXTURES AND DESIGN SHALL COMPLY WITH THE NEW MEXICO NIGHT SKY PROTECTION ACT AND THE CITY OF ALBUQUERQUE ZONING CODE, SECTION 14-10-3-9 AREA LIGHTING REGULATIONS.
F. LIGHTING DESIGN FOR PARKING AREAS SHALL BE LIGHTED TO PROVIDE FUNCTIONAL, ATTRACTIVE, AND UNIFIED LIGHTING THROUGHOUT THE LOT AND BE DISTINGUISHED 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 REQUIREMENTS.

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 CURB/ISLAND 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 (IF 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" 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 SPLIT-FACE CMU SCREEN WALL, SEE ELEVATIONS.
37. POLE MOUNTED MOTORCYCLE PARKING SIGNAGE, SEE SHEET SPBP-11 DETAIL A2.
38. MOTORCYCLE PARKING - 4 W/ 12 MINIMUM (6 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" 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 DOC#14.
53. EXISTING 15' FLOATING PEDESTRIAN EASEMENT TO BE CONFINED AND DEFINED WITH FUTURE PLATTING ACTION.
54. EXISTING 5' PUBLIC UTILITY EASEMENT, FILED: MAY 8, 2015, BOOK: 2015C, PAGE: 45, TITLE DOC# 14.
55. EXISTING 10' GAS COMPANY EASEMENT, FILED: DEC 13, 1981, DOCUMENT NO. 49762, BOOK: 622, PAGE: 299.
56. EXISTING 10' PUBLIC UTILITY EASEMENT, FILED: DEC 10, 1985, BOOK: C29, PAGE: 32, TITLE DOC#14.
57. TEMPORARY, NARROW WIDTH OF BINDER AND COBBLES.
58. EXISTING BIKE / WALKING TRAIL.
59. EXISTING RETAINING WALL.
60. PROPOSED RETAINING WALL (TO MATCH EXISTING REDI-ROCK WALL).
61. CONCRETE TREE WELL 9'x9' WITH LANDSCAPE AND CONCRETE CURB, SEE LANDSCAPE PLAN.
62. PAVED 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 DOC#14.

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: 14.63 ACRES
TRACT A-2: 297,142 SF = 6.82 AC
TRACT A-1: 208,420 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 @ 1/200sf = 180 spaces
+60,000sf @ 1/300sf = 20 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

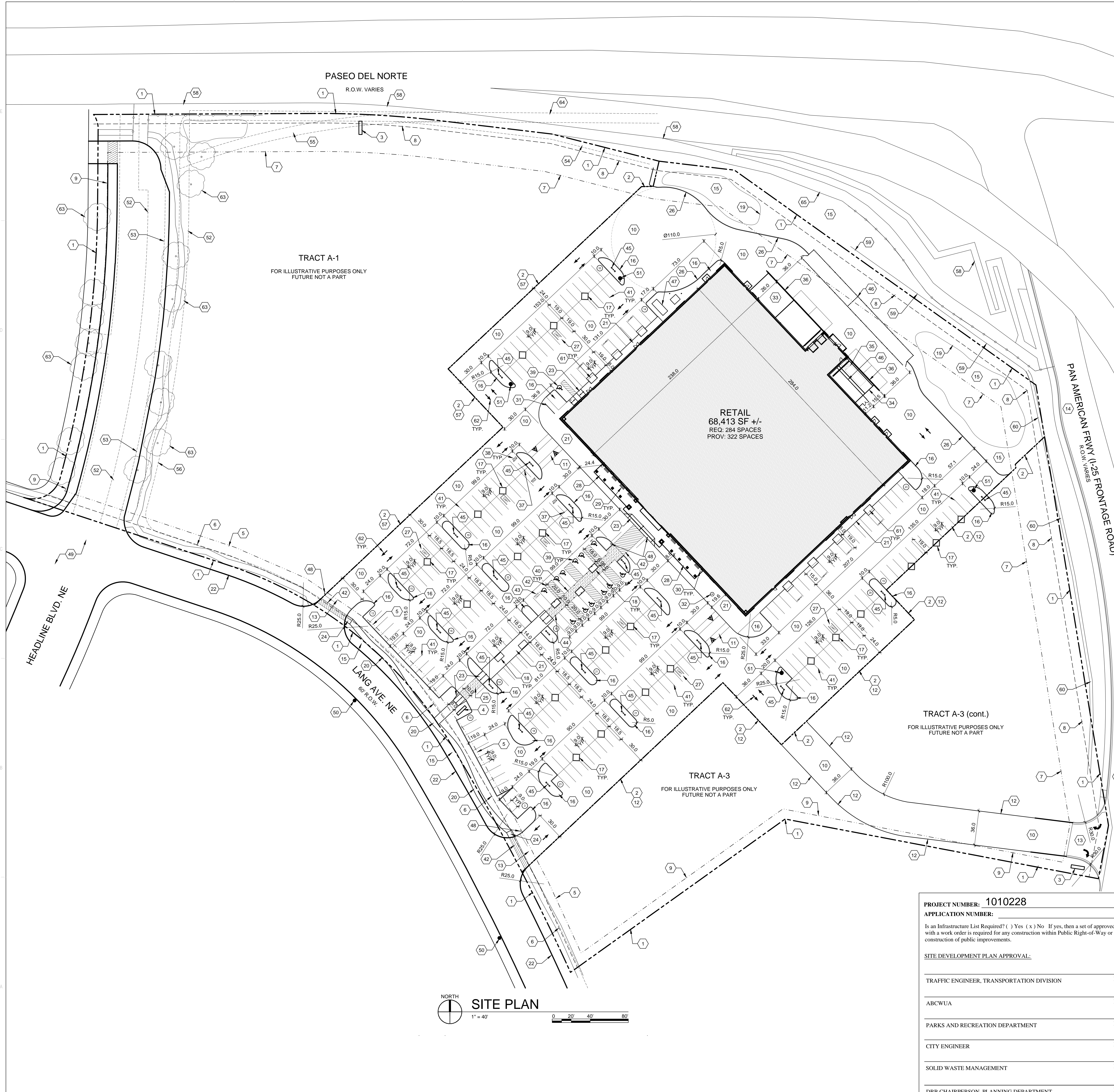
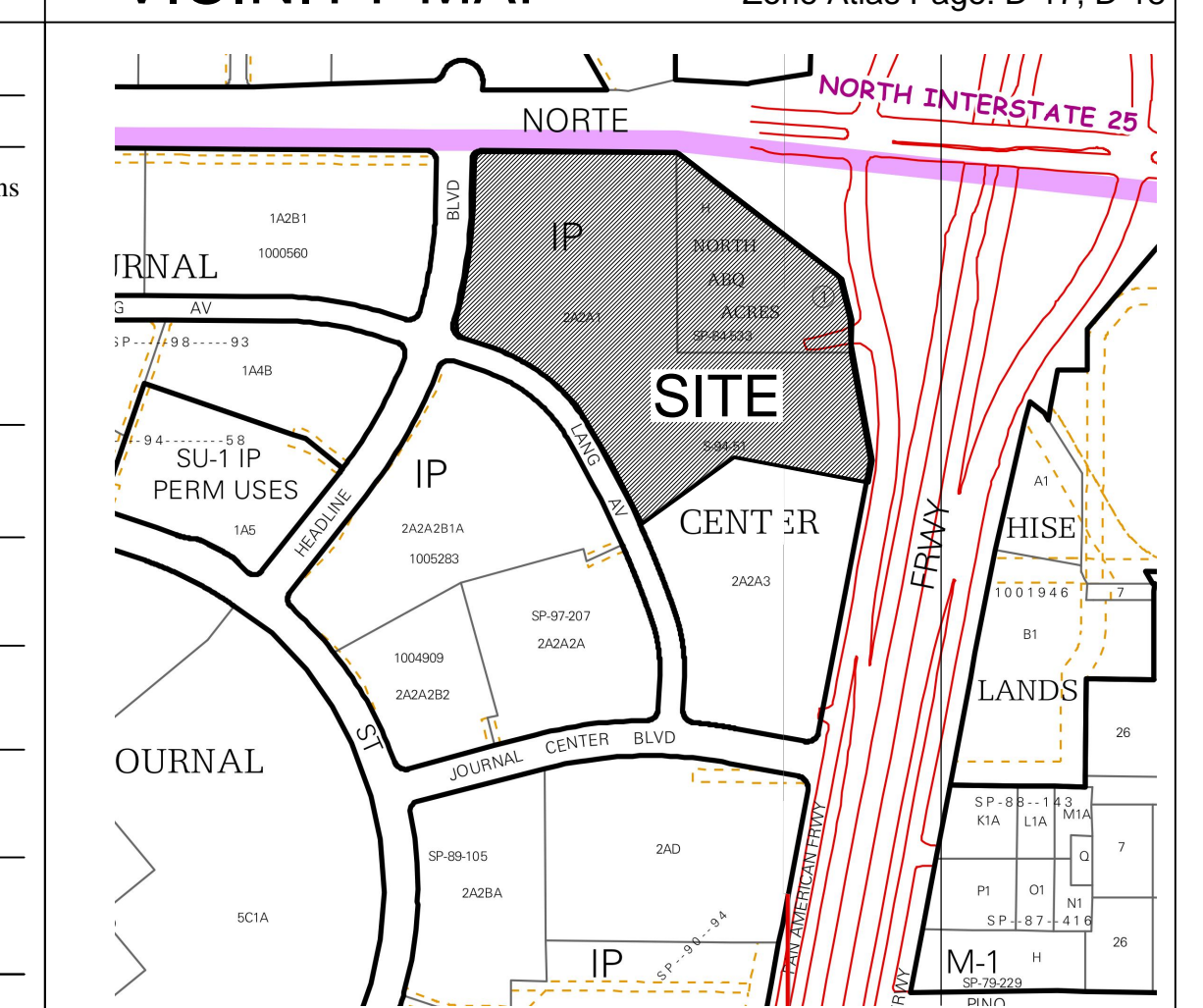


Table with project details: PROJECT NUMBER: 1010228, APPLICATION NUMBER, SITE DEVELOPMENT PLAN APPROVAL, and a list of departments (TRAFFIC ENGINEER, ABCWUA, PARKS AND RECREATION, CITY ENGINEER, SOLID WASTE MANAGEMENT, DRB CHAIRPERSON) with columns for DATE.



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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