

GENERAL SHEET NOTES

- A. APPLICABLE PLANS: REFER TO DESIGN STANDARDS THIS PACKAGE.
- #### 7 SHEET KEYED NOTES
- EXISTING PROPERTY LINE.
 - PROPOSED PROPERTY LINE.
 - PROPOSED PYLON SIGN.
 - PROPOSED MONUMENT SIGN.
 - EXISTING DRIVEWAY.
 - PROPOSED DRIVEWAY.
 - FULL ACCESS.
 - PROPOSED OPTIONAL FUTURE MONUMENT SIGN.
 - RIGHT-IN / RIGHT-OUT ACCESS.
 - RIGHT-IN / LEFT-OUT ACCESS.
 - EXISTING BIKE / WALKING TRAIL.
 - EXISTING RETAINING WALL.
 - PROPOSED RETAINING WALL (TO MATCH EXISTING).
 - EXISTING 30' WIDE WATER AND SEWER EASEMENT GRANTED TO ABCWUA, FILED: MAY 6, 2015, BOOK: 2015C, PAGE: 45, TITLE DOC#14.
 - EXISTING 15' FLOATING PEDESTRIAN EASEMENT TO BE CONFINED AND DEFINED WITH FUTURE PLATTING ACTION.
 - EXISTING 5' PUBLIC UTILITY EASEMENT, FILED: MAY 6, 2015, BOOK: 2015C, PAGE: 45, TITLE DOC#14.
 - EXISTING 10' GAS COMPANY EASEMENT, FILED: DEC 13, 1961, DOCUMENT NO. 49762, BOOK: 622, PAGE: 299.
 - EXISTING 10' PUBLIC UTILITY EASEMENT, FILED: DEC 13, 1961, BOOK: C28, PAGE: 32, TITLE DOC#14.
 - EXISTING 10' EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO, FILED: DEC. 19, 1994, BOOK: 94C, PAGE: 420, TITLE DOC#14.
 - PROPOSED DECELERATION LANE.

SITE PLAN LEGEND

- PEDESTRIAN INGRESS / EGRESS
- PROPOSED VEHICULAR INGRESS / EGRESS
- EXISTING PROPERTY LINE, AS NOTED
- PROPOSED PROPERTY LINE, AS NOTED

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

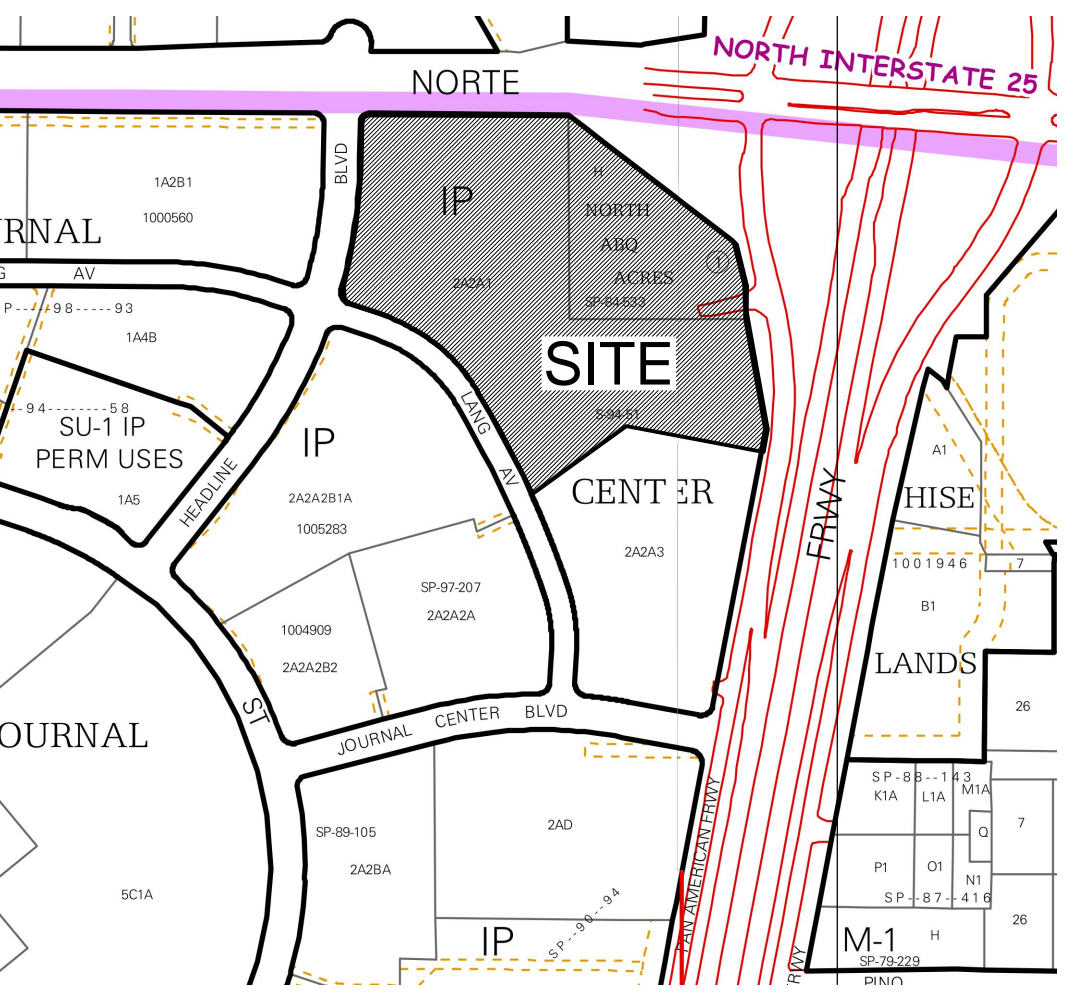
EXISTING ZONING: IP

PROPOSED USES: RETAIL, RESTAURANT

MINIMUM BUILDING SETBACK:
 PAN AMERICAN FREEWAY FRONTAGE ROAD: 40' FROM PROPERTY LINE
 PASEO DEL NORTE: 40' FROM PROPERTY LINE

MAXIMUM BUILDING HEIGHT: IP ZONING: 120'
MAXIMUM F.A.R.: 1.0

VICINITY MAP



PROJECT NUMBER: 1010228
APPLICATION NUMBER:

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.

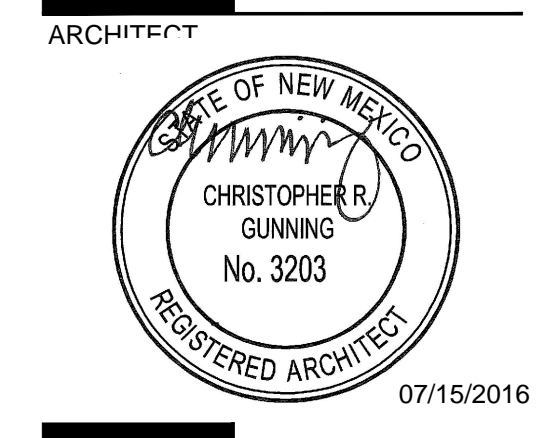
SITE DEVELOPMENT PLAN APPROVAL:

TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE
ABCWUA	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
SOLID WASTE MANAGEMENT	DATE
DRB 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

REVISIONS

DRAWN BY

REVIEWED BY

DATE July 15, 2016

PROJECT NO. 16-0068

DRAWING NAME

SITE PLAN FOR SUBDIVISION

SHEET NO.

SPSB-1
 OF