


KEYED NOTES:

- 1 EXISTING PAINTED CROSSWALK
- 2 PROPOSED DECIDUOUS CANOPY-TYPE SHADE TREE W/ A MINIMUM 25' MATURE DIAMETER, RE LANDSCAPE PLAN
- 3 PROPOSED CONC. SIDEWALK ADJACENT TO BLDG, RE: DET. 1/8D1
- 4 PROPOSED CONC. PATIO AREA ADJACENT TO BLDG
- 5 PROPOSED BIKE RACK LOCATION, (5 BIKE CAPACITY) RE: DETAIL 1/8D2, TYPICAL GRAPHIC SYMBOL = 
- 6 EXISTING PYLON SIGN LOCATION TO REMAIN
- 7 PROPOSED 6' WIDE PEDESTRIAN SIDEWALK
- 8 PROPOSED HANDICAP RAMP RE: 1/6SD1
- 9 EXISTING CURB RAMP
- 10 PROPOSED HANDICAP RAMP RE: 1/1SD1
- 11 PROPOSED LANDSCAPE PLANTING AREA G.C. TO PROVIDE AND COORDINATE REQ. SLEEVING FOR EA. WELL. LOCATION WITH LANDSCAPER RE: LANDSCAPE PLAN FOR INFO
- 12 PROPOSED BENCH, RE: 1/10SD2
- 13 PROPOSED CONC. HEADER CURB TYPICAL RE: DET 1/10SD1
- 14 PROPOSED REFUSE ENCLOSURE RE: DET. 4/8P13
- 15 PROPOSED H.C. PARKING STALL RE: DET 2/8D2
- 16 "DO NOT ENTER" PAVEMENT MARKING 4 SIGN, RE: DET 8/8D2 4 DET. 12/8D2
- 17 PROPOSED MOTORCYCLE PARKING STALL LOCATION RE: SITE PLAN FOR LOCATIONS, RE: DET. 12/8D2
- 18 PAINTED STRIPPING/SIGNING AS INDICATED ON SITE PLAN ALL STANDARD PARKING STALL STRIPPING SHALL BE YELLOW
- 19 EXISTING CURB 4 GUTTER TO REMAIN
- 20 EXISTING SIDEWALK TO REMAIN
- 21 EXISTING ASPHALT PAVING TO BE SEAL COATED AND RESTRIPTED AS SHOWN ON THIS PLAN'S PROPOSED PHASE AREA
- 22 EXISTING ELECTRICAL TRANSFORMER LOCATION
- 23 EXISTING HYDRANT LOCATION TO REMAIN
- 24 PROPOSED CONCRETE CROSSWALK, RE: DET. 5/8D2
- 25 EXISTING FIRE DEPARTMENT CONNECTION
- 26 PROPOSED FIRE DEPARTMENT CONNECTION
- 27 LANDSCAPING 4 SIGNAGE SHALL NOT INTERFERE WITH CLEAR SIGHT REQ. NO SIGNS, WALLS, TREES OR SHRUBS BETWEEN 3' AND 8' TALL ALLOWED IN THIS AREA

PROJECT NARRATIVE:

THIS SHOPPING CENTER WAS ORIGINALLY DEVELOPED AS A K-MART IN THE LATE '80'S. THE CURRENT PROPERTY OWNER REDEVELOPED THE K-MART BUILDING AND ASSOCIATED SITE, IN 2015, THROUGH AN ADMINISTRATIVE AMENDMENT TO THE SITE PLAN FOR BUILDING PERMIT. THE AS-BUILT SURVEY BECAME THE HISTORIC SITE PLAN FROM WHICH THE PROPOSED IMPROVEMENTS WERE IMPLEMENTED.

THE RECENT IMPROVEMENTS INCLUDED: REMODELING THE OLD K-MART TO CREATE A NEW CONN'S HOME PLUS, BURLINGTON COAT FACTORY AND 3,600 SF OF FUTURE TENANT SPACE, NEW PARKING LAYOUT, PEDESTRIAN CONNECTIONS TO CENTRAL AVENUE AND ATRISCO DRIVE, NEW LANDSCAPING 4 DRAINAGE. THIS DID NOT INCLUDE A CHANGE IN THE EXISTING BUILDING SQUARE FOOTAGE.

THE OWNER IS NOW REQUESTING A 24,940 SQUARE FOOT ADDITION TO THE EAST SIDE EXISTING/REDEVELOPED BUILDING. THE PROPOSED IMPROVEMENTS INCLUDE PARKING, SIDEWALKS, LANDSCAPE AND DRAINAGE AROUND THE BUILDING ADDITION.

SITE DATA:

LEGAL DESCRIPTION:
PART OF TRACT "A" COOGAN 4 WALTER 4 SW LAND DEV. CORP.
TOTAL ACREAGE: 11.0186 ACRES
EXISTING ZONING: C-2 SHOPPING CENTER
PROPOSED USE: GENERAL RETAILING
CURRENT BUILDING AREA: 129,716 SQUARE FEET
16,300 + 51,500 + 52,616 + 2,100 + 1200 = 129,716 SF
PROPOSED BUILDING ADDITION: 24,940 SQUARE FEET
24,940 SF / 129,716 SF = 19% ADDITIONAL SQUARE FEET
TOTAL BUILDING AREA: 154,656 SQUARE FEET
REQUIRED PUBLIC OUTDOOR SPACE: 2,064 SQUARE FEET
154,656 SF / 30,000 SF = 5.16 X 400 SF = 2,064 SF
PROPOSED PEDESTRIAN PATIO AREAS: 2,369 SQUARE FEET
1246 SF + 531 SF + 324 SF + 268 SF = 2,369 SF
OUTDOOR SEATING FOR MAJOR FACADES OVER 100 FT IN LENGTH
462 LINEAR FT / 25 FT = 185 SEATS REQUIRED
11 BENCHES X 2 SEATS PER BENCH = 22 SEATS PROVIDED

PARKING TABLE:	AA	PROPOSED	DIFFERENCE
TOTAL PARKING SPACES REQUIRED:	543 SPACES	569 SPACES	28 ADDNL
TOTAL PARKING SPACES PROVIDED:	651 SPACES	588 SPACES	62 LESS
TOTAL ACCESSIBLE PARKING REQUIRED:	16 SPACES	16 SPACES	NONE
TOTAL ACCESSIBLE PARKING PROVIDED:	16 SPACES	20 SPACES	4 ADDNL
TOTAL MOTORCYCLE SPACES REQUIRED:	10 SPACES	13 SPACES	3 ADDNL
TOTAL MOTORCYCLE SPACES PROVIDED:	10 SPACES	13 SPACES	3 ADDNL
TOTAL BIKE SPACES REQUIRED:	26 SPACES	29 SPACES	3 ADDNL
TOTAL BIKE SPACES PROVIDED:	25 SPACES	30 SPACES	5 ADDNL

REQUIRED PARKING FORMULA: ONE SPACE PER 200 SF FOR THE FIRST 15,000 SF (75 SPACES); THEN, ONE SPACE PER 250 SF FOR THE NEXT 45,000 SF (180 SPACES); THEN, ONE SPACE PER 300 SQUARE FEET FOR THE AREA THAT EXCEEDS 60,000 SF.

REQUIRED HC PARKING: 501 TO 800 REQUIRED PARKING SPACES = 16 HC SPACES.










REQUIRED MC PARKING: 501 TO 150 REQUIRED PARKING SPACES = 1 MOTORCYCLE SPACES.

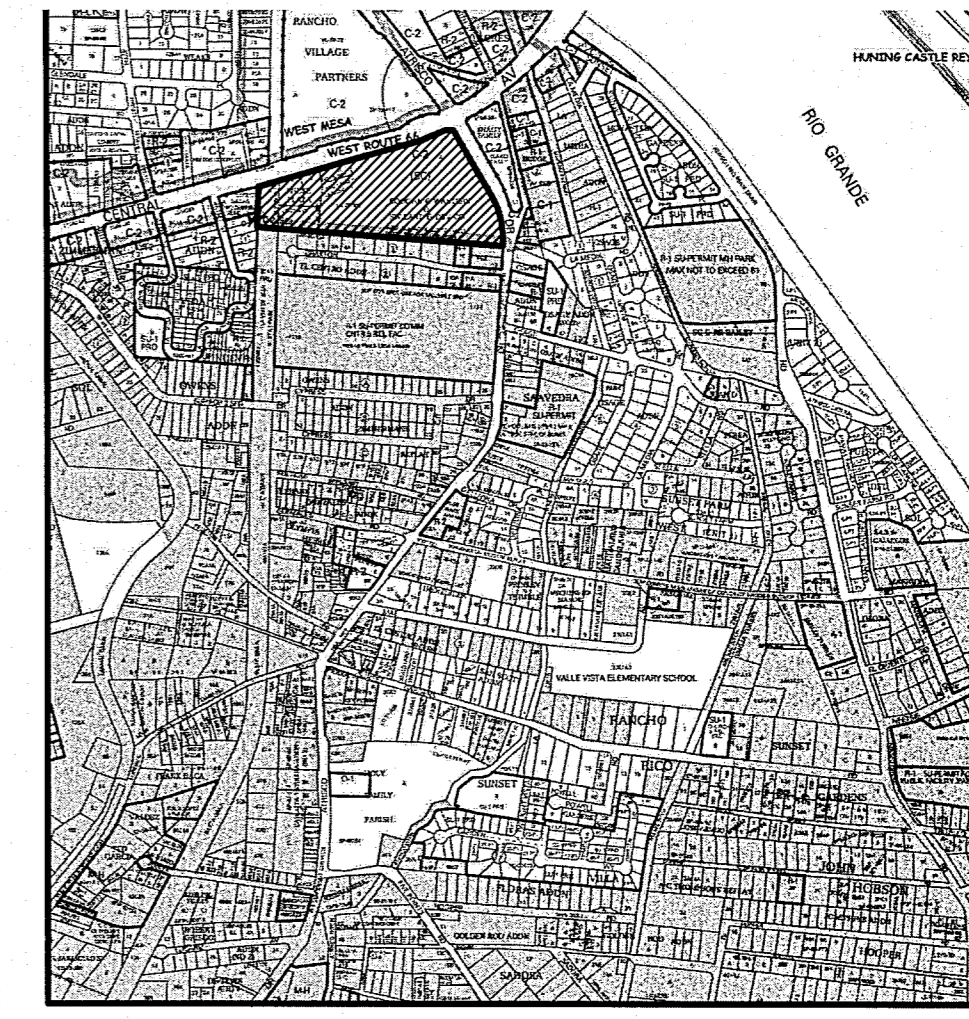
REQUIRED BIKE PARKING: 1 SPACE FOR EACH 20 PARKING SPACES - 569 / 20 = 28 SPACES

GENERAL NOTES:

- A. A SHARED ACCESS 4 PARKING AGREEMENT IS REQUIRED WITH ANY PLATTING ACTION.
- B. FUTURE LEASE AREA "B" MUST BE APPROVED THROUGH A SEPARATE ADMINISTRATIVE AMENDMENT WITH NOTIFICATION PER SECTION 14-16-2-22(A)(6).
- C. ALL BROKEN OR CRACKED SIDEWALK, IN THE PUBLIC RIGHT-OF-WAY SHALL BE REPLACED WITH NEW SIDEWALK AND CURB 4 GUTTER PER COA STD DETAILS 2430 4 2415A

LINETYPE LEGEND

- INTERNAL PHASE LINE 
- PROPOSED LOT LINE 
- PROJECT AREA AND OUTER DEVELOPMENT AREA LIMITS 
- EXISTING PROPERTY LINE 
- EXISTING CURB LINE 
- PROPOSED CURB LINE 
- PEDESTRIAN SIDEWALK - SEE PLAN FOR WIDTH 
- EXISTING CHAIN LINK FENCE 
- EXISTING 8' WIDE PAINTED CROSSWALK 



VICINITY MAP - PAGE K-2-Z

PROJECT NUMBER: 1010546
APPLICATION NUMBER: _____

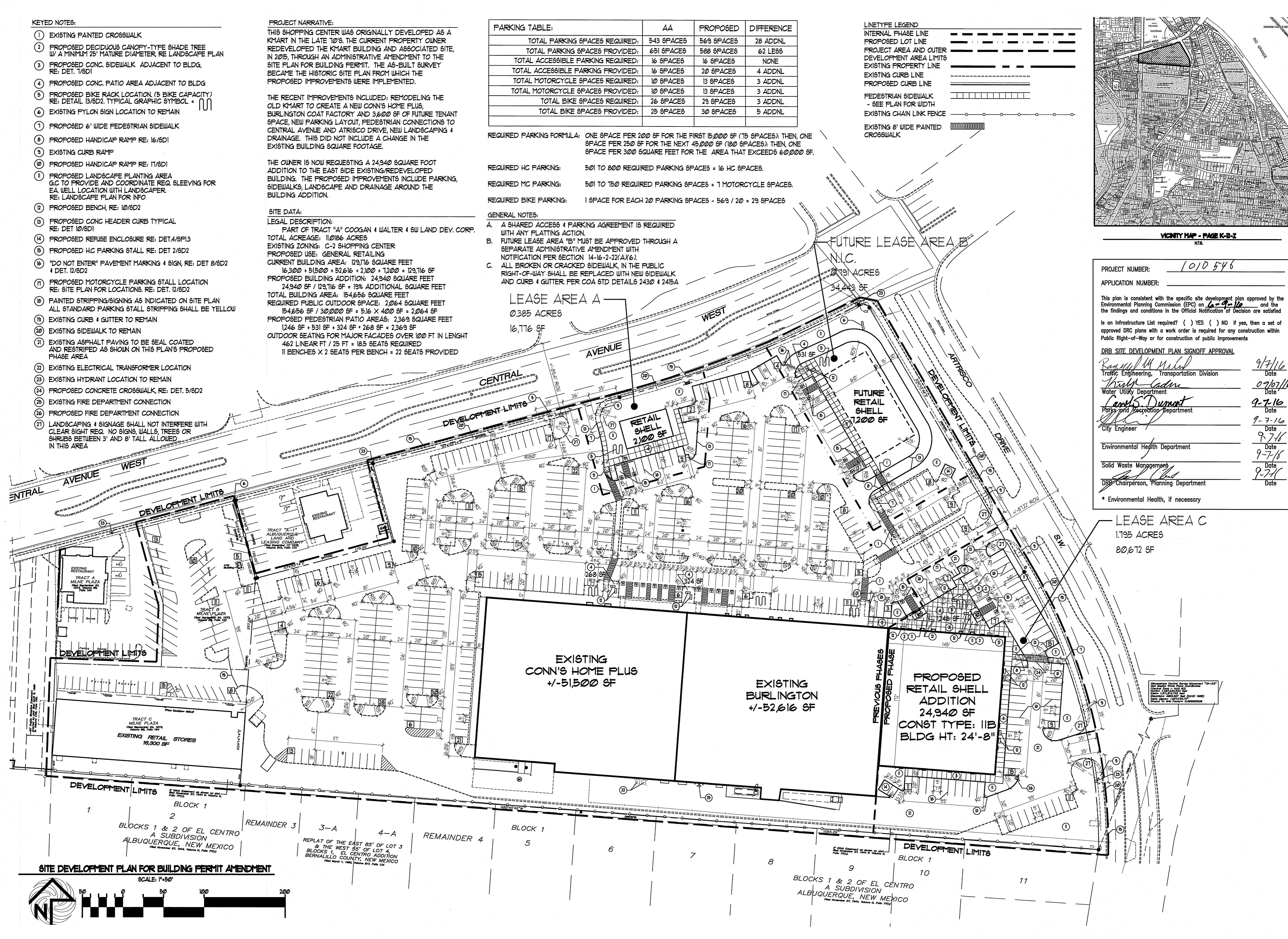
This plan is consistent with the specific site development plan approved by the Environmental Planning Commission (EPC) on 6-9-16 and the findings and conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () YES () 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.

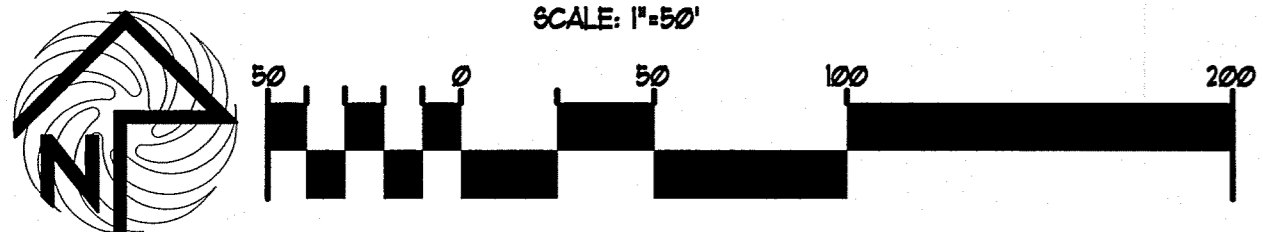
DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL

<i>Ronald M. Niles</i>	9/7/16
Traffic Engineering, Transportation Division	Date
<i>Frank Cadore</i>	07/07/16
Water Utility Department	Date
<i>Carol's Dumont</i>	9-7-16
Parks and Recreation Department	Date
<i>[Signature]</i>	9-7-16
City Engineer	Date
Environmental Health Department	Date
9-7-16	Date
Solid Waste Management	Date
9-7-16	Date
DRB Chairperson, Planning Department	Date

* Environmental Health, if necessary



SITE DEVELOPMENT PLAN FOR BUILDING PERMIT AMENDMENT



MODULUS ARCHITECTS
220 COPPER AVE. N.W. SUITE 350
ALBUQUERQUE, NEW MEXICO 87102
PHONE (505) 338-1499 FAX (505) 338-1498



PROJECT TITLE: WEST CENTRAL PLAZA-PROP. ADDITION
4208 CENTRAL AVE SW ALBUQUERQUE NEW MEXICO
PROJECT NUMBER: STEPHEN DUNBAR, AIA
JOB NO.: K-AT
DRAWN BY: CRAIG C.
SHEET TITLE: SITE DEV PLAN FOR BLDG PERMIT

DATE: 5/25/16
SCALE: AS NOTED
SHEET: 501
OF: 5

REV	DATE	BY	REVISION
1	08/02/2016	CCC	DRB COMMENT REVISIONS
2	08/23/2016	CCC	VERSION 3 (V2)
3	04/16/2016	CCC	VERSION 2 (V2)