

EASEMENT NOTES

- 1

EXISTING 10 FOOT UTILITY EASEMENT AS SHOWN ON THE PLAT "TRACTS B-9D THRU B-9K" (12/21/89, VOL. C40, FOL. 75)
- 2

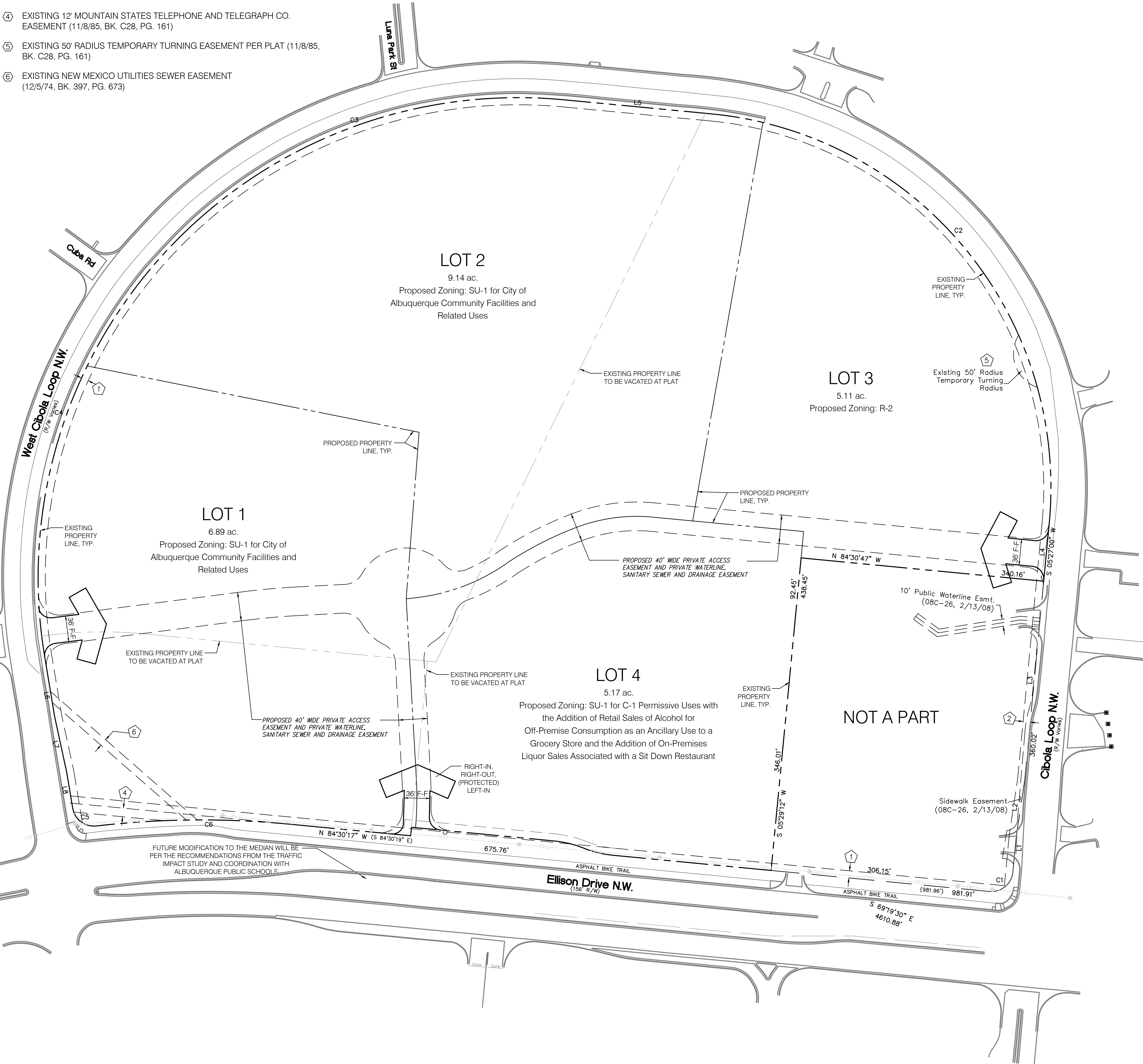
EXISTING 10 FOOT PNM AND MOUNTAIN BELL EASEMENT (2/21/86, BK. 323A, PG. 942)
- 3

EXISTING DRAINAGE EASEMENT (5/5/99, BK. 9906, PG. 9917)
- 4

EXISTING 12' MOUNTAIN STATES TELEPHONE AND TELEGRAPH CO. EASEMENT (11/8/85, BK. C28, PG. 161)
- 5

EXISTING 50' RADIUS TEMPORARY TURNING EASEMENT PER PLAT (11/8/85, BK. C28, PG. 161)
- 6

EXISTING NEW MEXICO UTILITIES SEWER EASEMENT (12/5/74, BK. 397, PG. 673)



SITE PLAN FOR SUBDIVISION - REQUIRED INFORMATION:

THE SITE: The Site is Tracts A, B, and C of Cibola Loop Subdivision, consisting of approximately 26 acres. The property boundaries are Ellison Drive on the south and Cibola Loop Drive on the north, east, and west.

ZONING AND PROPOSED USE: The Site is currently zoned SU-1 for R-2 Uses, SU-1 for Senior Housing with Limited Medical Facilities, and SU-1 for C-1 Permissive Uses with No Drive-Up Service Windows. Proposed zoning is SU-1 for City of Albuquerque Community Facilities and Related Uses, SU-1 for C-1 Permissive Uses with the Addition of Retail Sales of Alcohol for Off-Premise Consumption as an Ancillary Use to a Grocery Store and the Addition of On-Premises Liquor Sales Associated with a Sit Down Restaurant, and R-2. Proposed uses are a Multigenerational Center, Library, and Swimming Pool; commercial retail, and multi-family residential.

APPLICABLE PLANS: Seven Bar Ranch Sector Development Plan and the West Side Strategic Plan.

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS: Vehicular Access: The primary access to this site is from Ellison Drive, a Regional Principal Arterial. Secondary access is from Cibola Loop, a local road. The Ellison Drive access is proposed as right-in, right-out, and (protected) left-in.

Transit Access: The site is to the west of the City's Northwest Transit Center. ABQ Ride Routes that serve the Northwest Transit Center include Routes 92, 94, 96, 98, 155, 157, 251, 551, and 790.

Bicycle Access: Bicycle access is provided to this site via the multi-use, paved, McMahon and Tres Placitas Trails. The McMahon Trail runs along the south edge of the site within the Ellison right-of-way and connects to the Black Arroyo Trail that runs along the west side of the Channel. Tres Placitas Trail breaks off from the McMahon Trail at West Cibola Loop intersection and loops around the residential neighborhood to and through Tres Placitas Park and continues to the northern edge of the site.

Pedestrian Access: Internal sidewalks and pedestrian facilities will be designed in compliance with the Design Guidelines included with this Site Plan for Subdivision. The internal pedestrian network will make connections to and from each of the buildings, through the parking areas, and to the public sidewalks within the adjacent rights-of-way. There is an existing 10 foot wide multi-use trail along Ellison Drive. Sidewalks will be constructed around the perimeter of the site per the requirements of the Development Process Manual.

BUILDING HEIGHTS AND SETBACKS: Maximum building height for the three City facilities shall be 38 feet. The maximum building height for the commercial buildings shall be 26 feet. Setbacks for the civic and commercial uses shall be per the Design Guidelines.

MAXIMUM FLOOR AREA RATIO: The maximum FAR for the civic and commercial areas is .50. The FAR for the R-2 tract is per the R-2 zone.

LANDSCAPE PLAN: Landscape plans shall be submitted with future Site Plans for Building Permit (Except for R-2 site) and shall be consistent with the Water Conservation Landscaping and Water Waste Ordinance, Pollen Control Ordinance, and the Design Guidelines.

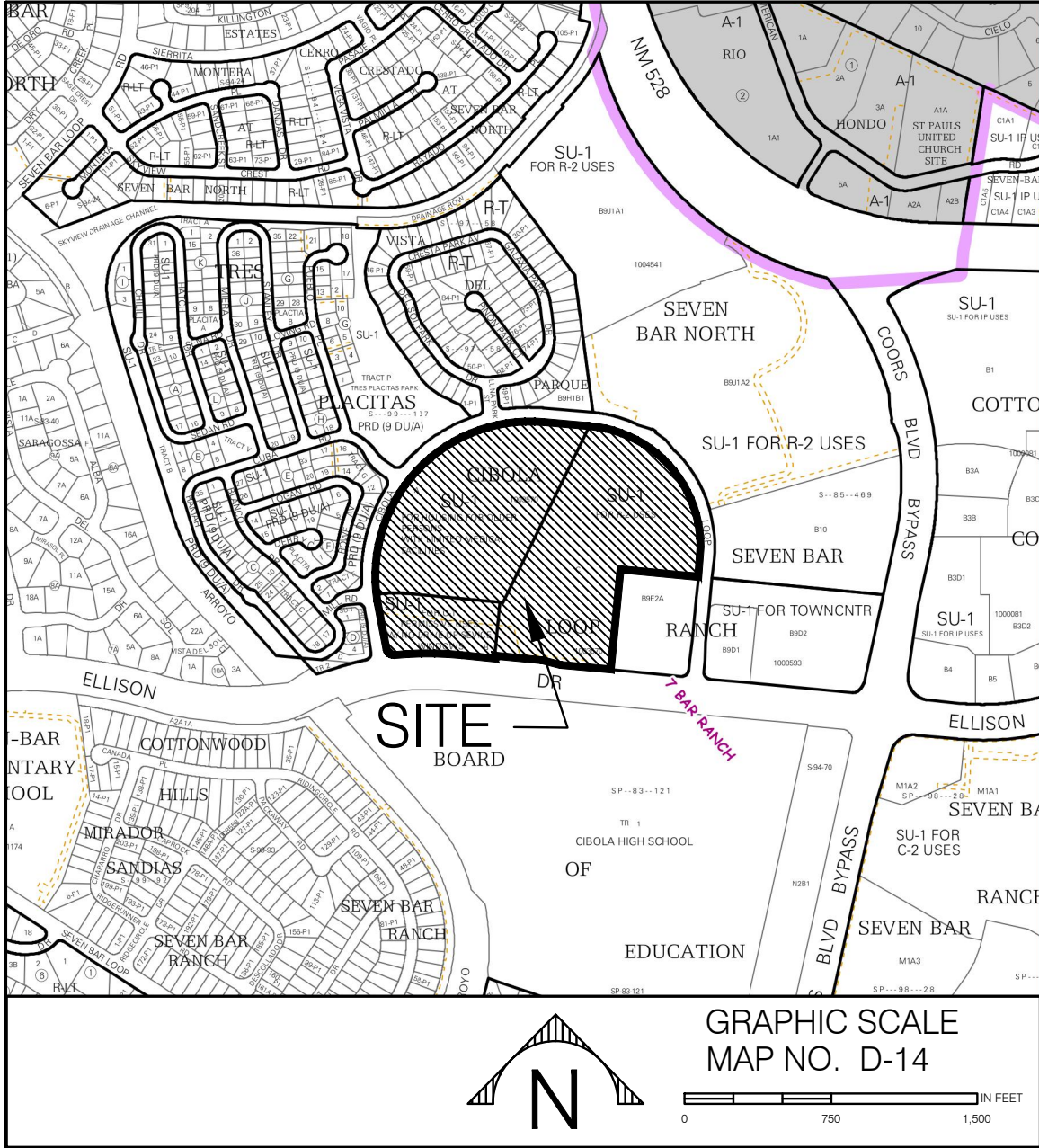
STREETS: All interior streets shall be private.

UTILITIES: All public waterlines that are not within public rights-of-way shall be located in public waterline easements granted to the Albuquerque Bernalillo County Water Utility Authority (ABCWUA). All sanitary sewer lines shall be private.

GENERAL NOTES

- Lot 3 (Multi-Family) is proposes to be zoned R-2, and as such, the Design Guidelines do not apply.
- The build-out of the City facilities will be phased over time. It is anticipated that the Library (located along the Ellison Drive frontage) will be the first City facility built on the property.
- All future Site Development Plans shall contain stormwater control measures designed to manage the first flush and control runoff generated by contributing impervious surfaces.
- A Traffic Circulation Layout (TCL) plan is required for each development as part of the building permit submittal requirements.

VICINITY MAP



PROJECT NUMBER:

Application Number:

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC) dated November 14, 2013 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 APPROVAL:

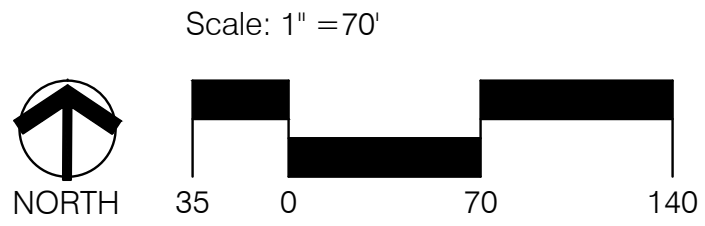
Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
City Engineer	Date
* Environmental Health Department-(conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

CIBOLA LOOP

SITE PLAN FOR SUBDIVISION

Prepared for:
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Prepared by:
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September 15, 2016

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