

LEGEND

NOTES:

ROOF EQUIPMENT SHALL BE BELOW PARAPET HEIGHT AND SCREENED FROM VIEW FROM THE PROPERTY LINES OF THIS SITE. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN WALL.

2. THE SITE IS WITHIN 300' OF BUS ROUTE #96, #790 AND #155 ON COORS BOULEVARD.

3. LIGHT POLES SHALL BE A MAXIMUM OF 16' FEET WITH FULL CUT OFF LIGHT FIXTURES. LIGHT FIXTURES SHALL BE A MAXIMUM OF 16' WITH FULL CUT OFF SHIELDS ON FIXTURES SO THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE. THE LIGHT FIXTURES SHALL BE FULLY SHIELDED WITH HORIZONTAL LAMPS. LIGHT POLES WITHIN 100' OF RESIDENTIAL ZONING SHALL BE LIMITED TO 16' HIGH. BUILDING MOUNTED LIGHTING SHALL BE PROVIDED AT ALL BUILDING ENTRANCES AND EXITS. ALL SITE AND ACCESS LIGHTING SHOULD BE DESIGNED AS ENERGY SAVING LED LIGHTS.

4. STRUCTURE HEIGHT UP SHALL BE PER R-3 ZONE WITHIN TRACT 3-A AND SHALL ADDITIONALLY COMPLY WITH COORS CORRIDOR PLAN HEIGHT RESTRICTIONS.

5. SETBACKS SHALL BE PER THE R-3 ZONE WITHIN TRACT 3-A.

- 6. TRACT 3A SHALL ONLY BE OPERATED AS "HOUSING FOR OLDER PERSONS" AS THAT TERM IS DEFINED AT 42 U.S.C. SECTION 3607(B)(2). RESTRICTED TO RESIDENTS OF AGE 55 AND OLDER. THE FACILITY MAY PROVIDE SUPPORTIVE SERVICES SUCH AS MEALS, HOUSEKEEPING, SOCIAL ACTIVITIES, AND TRANSPORTATION.
- 7. BUILDING-MOUNTED LIGHTING SHALL BE PROVIDED AT ALL BUILDING ENTRANCES AND EXITS.
- 8. DUMPSTER ENCLOSURE SHALL BE PAINTED TO COMPLIMENT THE BUILDING.
- 9. MINI CLEAR SIGHT TRIANGLE NOTE: LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE (11'X11' PER DPM 7-11(D)).
- 10. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK, CURB AND GUTTER AS REQUIRED PER COA STD DWG 2430 AND 2415A.

**BUILDING DATA** SITE DATA MEMORY CARE
PRIVATE 18 UNITS 18 BEDS CONSTRUCTION TYPE: 5A SITE AREA: 6.57 ACRES MAXIMUM HEIGHT: 3-STORY SEMI-PRIVATE 4 UNITS 8 BEDS BUILDING FOOTPRINTS: 63,490 SF 22.2% 22 UNITS 26 BEDS ROOF HEIGHT: 40'-0" (Including Trash Enclousure) SITE FURNITURE: 819 SF 0.3% IST FLOOR 63,083 SF (Signs, Gazebo, Garden Beds, Game Courts) 2ND FLOOR 38,774 SF ONE BED 45 42,049 SF 143,906 SF TWO BED TOTAL: 3RD FLOOR PERVIOUS SURFACES 122,433 SF 42.8% 75 UNITS Landscape INDEPENDENT LIVING
ONE BED 36 IMPERVIOUS SURFACES 99,528 SF 34.7% (Road, Driveways, Parking, Sidewalks, Patios): TOTAL SITE AREA: TWO BED 286,270 SF 100% PARKING #SPACES
ACCESSIBLE SPACES 6 VAN SPACE SURFACE PARKING 101 TOTAL PARKING: 108 108 SPACES

**OXBOW** 

F-11-Z

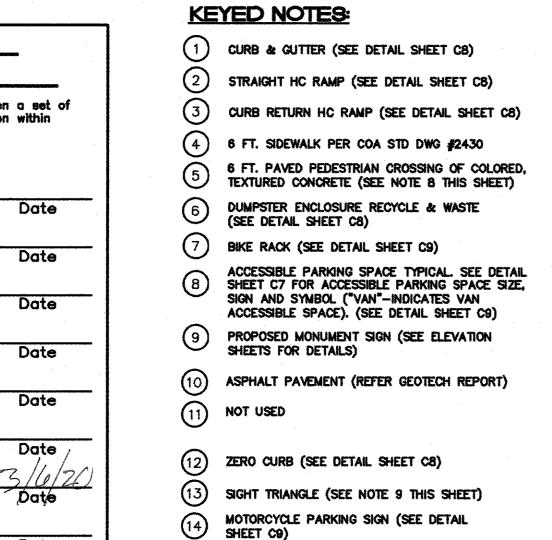
VR-PO-C

Lot 3-A Coors Village Albuquerque, Bernalillo County, New Mexico January 2020

VICINITY MAP

LEGAL DESCRIPTION:

## PROJECT NUMBER: PR-2018-001584 APPLICATION NUMBER: SI-2018-00151 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 Engineer, Transportation Division Date **ABCWUA** Date Parks & Recreation Department Date City Engineer/Hydrology Date Code Enforcement Date \*Environmental Health Department (conditional) Date Solid Waste Management Date DRB Chairperson, Planning Department Date \* Environmental Health, if necessary



SWQV POND (SEE GRADING SHEET FOR

	CURB & GUTTER
	BOUNDARY LINE
And published the second secon	EASEMENT
	CENTERLINE
	RIGHT-OF-WAY
	BUILDING
789-469-5-ACC 2017/8	SIDEWALK
	SCREEN WALL
	RETAINING WALL
$\Rightarrow$	STREET LIGHTS
angles and another address	LANE
	STRIPING
	EXISTING CURB & GUTTER
	EXISTING BOUNDARY LINE
	EXISTING SIDEWALK
	EXISTING LANE
	EXISTING STRIPING
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INDEX TO DRAWINGS

C1. SITE PLAN FOR BUILDING PERMIT

CONSTRUCTIONS DETAILS

C2. GRADING AND DRAINAGE PLAN
C3. MASTER UTILITY PLAN

C3. MASTER UTILITY PLAN
C4. CONSTRUCTIONS DETAILS
C5. CONSTRUCTIONS DETAILS

L1. LANDSCAPING PLANS
B1. BUILDING ELEVATIONS

ENGINEER'S SEAL	TRACT 3A COORS VILLAGE	DRAWN BY RS
	4500 QUAKER HEIGHTS ABO NM 87120	<i>DATE</i> 3/5/2020
SITE PLAN FOR BUILDING PERMIT		2019064_SP
		SHEET #
	TIERRA WEST, LLC  5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109	C1
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