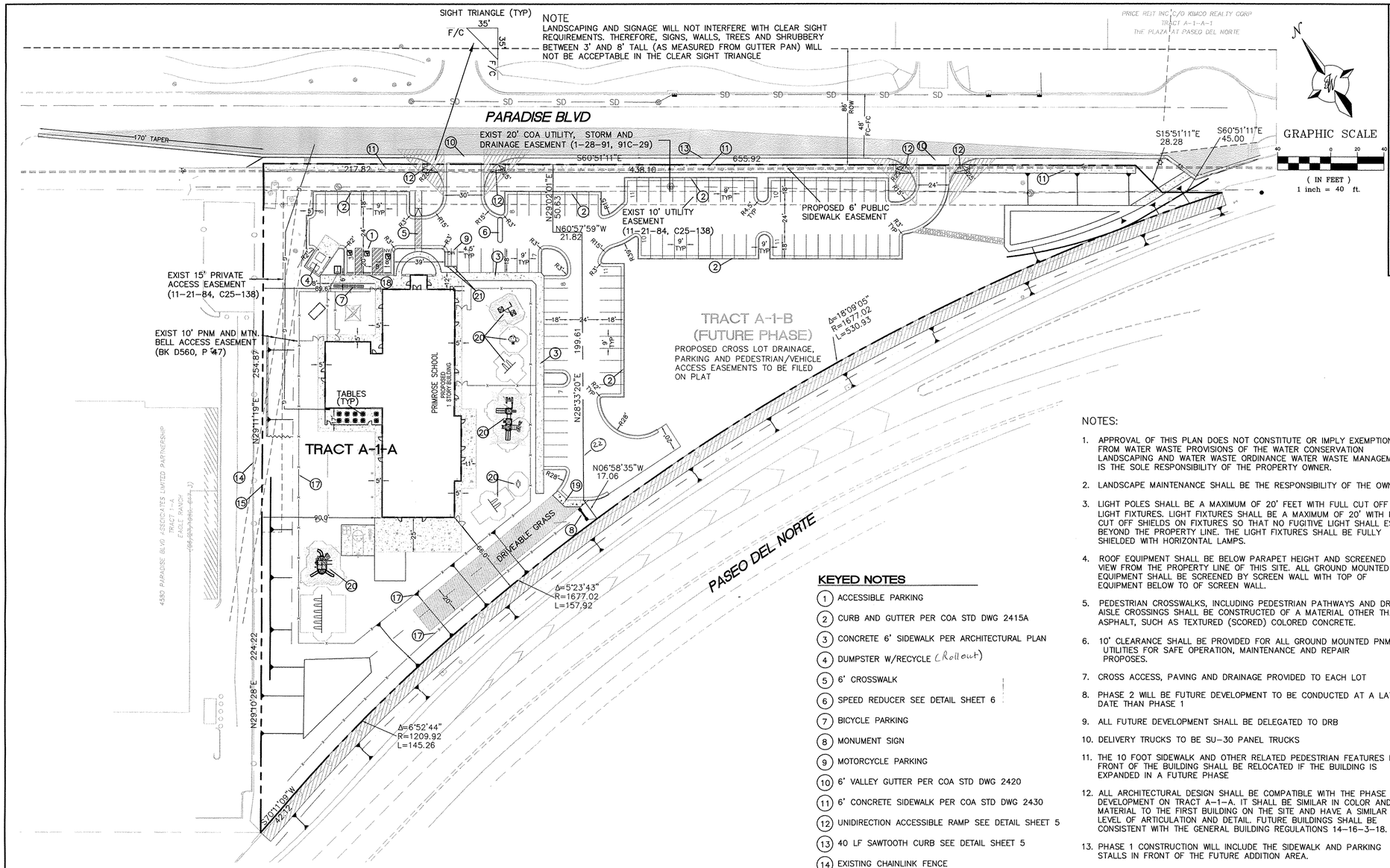

LEGAL DESCRIPTION

TRACT A1 ALBUQUERQUE WEST UNIT 2

LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- BUILDING
- SIDEWALK
- RETAINING WALL
- EXISTING CURB & GUTTER
- PROPOSED FENCE
- NEW PAVING PER COA STANDARDS
- NEW 10' ASPHALT TRAIL
- BICYCLE RACK

KEYED NOTES

1. ACCESSIBLE PARKING
2. CURB AND GUTTER PER COA STD DWG 2415A
3. CONCRETE 6' SIDEWALK PER ARCHITECTURAL PLAN
4. DUMPSTER W/RECYCLE (Rollout)
5. 6' CROSSWALK
6. SPEED REDUCER SEE DETAIL SHEET 6
7. BICYCLE PARKING
8. MONUMENT SIGN
9. MOTORCYCLE PARKING
10. 6' VALLEY GUTTER PER COA STD DWG 2420
11. 6' CONCRETE SIDEWALK PER COA STD DWG 2430
12. UNIDIRECTION ACCESSIBLE RAMP SEE DETAIL SHEET 5
13. 40 LF SAWTOOTH CURB SEE DETAIL SHEET 5
14. EXISTING CHAINLINK FENCE
15. PROPOSED RETAINING WALL SEE DETAIL SHEET 5
16. NOT USED
17. TUBULAR STEEL FENCE
18. ZERO CURB (AT ACCESSIBLE SPACES)
19. CONCRETE DRIVE PAD
20. PLAYGROUND EQUIPMENT
21. MOTORCYCLE PARKING SIGN
22. Proposed Lot Line

Existing Tract Designation is A-1
A-1-A and A-1-B are proposed

NOTES:

1. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
2. LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.
3. LIGHT POLES SHALL BE A MAXIMUM OF 20' FEET WITH FULL CUT OFF LIGHT FIXTURES. LIGHT FIXTURES SHALL BE A MAXIMUM OF 20' 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.
4. ROOF EQUIPMENT SHALL BE BELOW PARAPET HEIGHT AND SCREENED FROM VIEW FROM THE PROPERTY LINE OF THIS SITE. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALL WITH TOP OF EQUIPMENT BELOW TO OF SCREEN WALL.
5. PEDESTRIAN CROSSWALKS, INCLUDING PEDESTRIAN PATHWAYS AND DRIVE AISLE CROSSINGS SHALL BE CONSTRUCTED OF A MATERIAL OTHER THAN ASPHALT, SUCH AS TEXTURED (SCORED) COLORED CONCRETE.
6. 10' CLEARANCE SHALL BE PROVIDED FOR ALL GROUND MOUNTED PNM UTILITIES FOR SAFE OPERATION, MAINTENANCE AND REPAIR PROPOSES.
7. CROSS ACCESS, PAVING AND DRAINAGE PROVIDED TO EACH LOT
8. PHASE 2 WILL BE FUTURE DEVELOPMENT TO BE CONDUCTED AT A LATER DATE THAN PHASE 1
9. ALL FUTURE DEVELOPMENT SHALL BE DELEGATED TO DRB
10. DELIVERY TRUCKS TO BE SU-30 PANEL TRUCKS
11. THE 10 FOOT SIDEWALK AND OTHER RELATED PEDESTRIAN FEATURES IN FRONT OF THE BUILDING SHALL BE RELOCATED IF THE BUILDING IS EXPANDED IN A FUTURE PHASE
12. ALL ARCHITECTURAL DESIGN SHALL BE COMPATIBLE WITH THE PHASE 1 DEVELOPMENT ON TRACT A-1-A. IT SHALL BE SIMILAR IN COLOR AND MATERIAL TO THE FIRST BUILDING ON THE SITE AND HAVE A SIMILAR LEVEL OF ARTICULATION AND DETAIL. FUTURE BUILDINGS SHALL BE CONSISTENT WITH THE GENERAL BUILDING REGULATIONS 14-16-3-18.
13. PHASE 1 CONSTRUCTION WILL INCLUDE THE SIDEWALK AND PARKING STALLS IN FRONT OF THE FUTURE ADDITION AREA.
14. SECURITY CAMERAS WILL BE PROVIDED TO COVER SURVEILLANCE OF ALL ACCESS POINTS, PARKING LOTS AND THE SIDES OF THE BUILDING.
15. ANY CHANGES TO THIS PLAN WILL REQUIRE A REVIEW BY DRB AS OUTLINED IN THE IDO

16. Solid Waste enclosure not accessible without using a 4-yard bin on Casters.

7/18/18
Code Enforcement — Date

INDEX TO DRAWINGS

1. SITE PLAN FOR BUILDING PERMIT
2. LANDSCAPING PLAN
3. CONCEPTUAL GRADING PLAN
4. MASTER UTILITY PLAN
5. CONSTRUCTION DETAILS
6. CONSTRUCTION DETAILS
7. APPROVED FIREONE PLAN
8. BUILDING ELEVATION

SITE DATA TRACT A-1-A

ZONING	NR-C
PROPOSED USAGE	SCHOOL
LOT AREA: PHASE 1	89664 SF (2.06 AC)
BUILDING AREA: PHASE 1	13779 SF
FAR	0.154
BUILDING HEIGHT	26' MAXIMUM
SETBACKS FRONT	11' (MINIMUM)
SIDE	10' (MINIMUM)
REAR	10' (MINIMUM)

SITE DATA TRACT A-1-B

ZONING	NR-C
PROPOSED USAGE	COMMERCIAL/RETAIL
LOT AREA: PHASE 2	62103 SF (1.43 AC)
BUILDING AREA: PHASE 2	TO BE DETERMINED
FAR	TO BE DETERMINED
BUILDING HEIGHT	26' MAXIMUM
SETBACKS FRONT	11' (MINIMUM)
SIDE	10' (MINIMUM)
REAR	10' (MINIMUM)

PARKING CALCULATIONS TRACT A-1-A

BUILDING AREA: PHASE 1	13799 SF
PARKING REQUIRED PHASE 1	1 SPACE PER 2 SEATS (190 STUDENTS)
TOTAL REQUIRED	95 SPACES
PARKING PROVIDED PHASE 1	95 SPACES
ACCESSIBLE SPACES REQUIRED PHASE 1	3 SPACES
PROVIDED PHASE 1	3 SPACES (1 VAN ACCESSIBLE)
MOTORCYCLE SPACES REQUIRED PHASE 1	2 SPACES
PROVIDED PHASE 1	2 SPACES
BICYCLE SPACES REQUIRED PHASE 1	10 SPACES
PROVIDED PHASE 1	20 SPACES

PROJECT NUMBER: PR-2018-0001183
APPLICATION NUMBER: SI-2018-00031

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

Traffic Engineer, Transportation Division	7/18/18 Date
Water Utility Development	11-27-18 Date
Parks & Recreation Department	7/18/18 Date
City Engineer	7/18/18 Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	11-30-18 Date
DRB Chairperson, Planning Department	11.30.2018 Date

* Environmental Health, if necessary

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P.E. #7868

PRIMROSE SCHOOL OF NW ALBUQUERQUE

SITE PLAN FOR BUILDING PERMIT

DRAWN BY: pm
DATE: 7-11-18
DRAWING:
SHEET #: 1
JOB #: 2017092

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