

PROJECT DATA

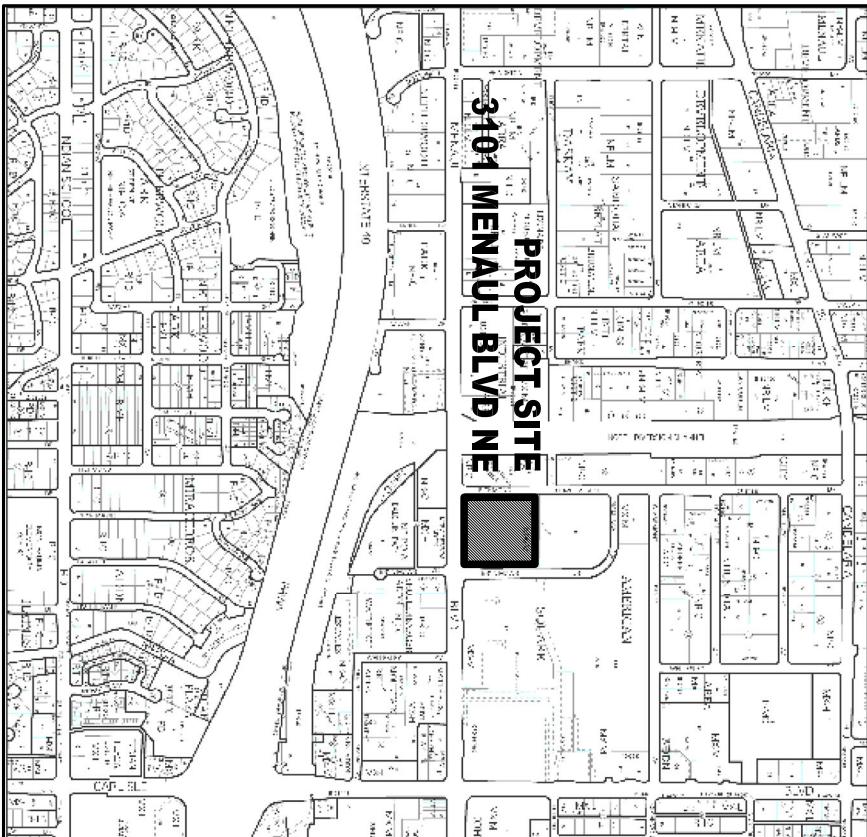
STREET ADDRESS: 3101 MENAUL BLVD NE, ALBUQUERQUE, NM 87107
PROJECT DESCRIPTION: CHANGES TO THE REAR TRUCK LOADING AREA INCLUDING CONCRETE AND MASONRY STRUCTURES, ASPHALT PAVING, EXTERIOR OVERHEAD DOORS.
LEGAL DESCRIPTION: TRACT C, AMERICAN SQUARE LOT: 10165594820210110
LOT SIZE: 3.9217 AC
IDO ZONE DISTRICT: NF-C
FEMA FLOOD ZONE: X
APPROVED SITE DEVELOPMENT PLAN: 246-129

PARKING ANALYSIS

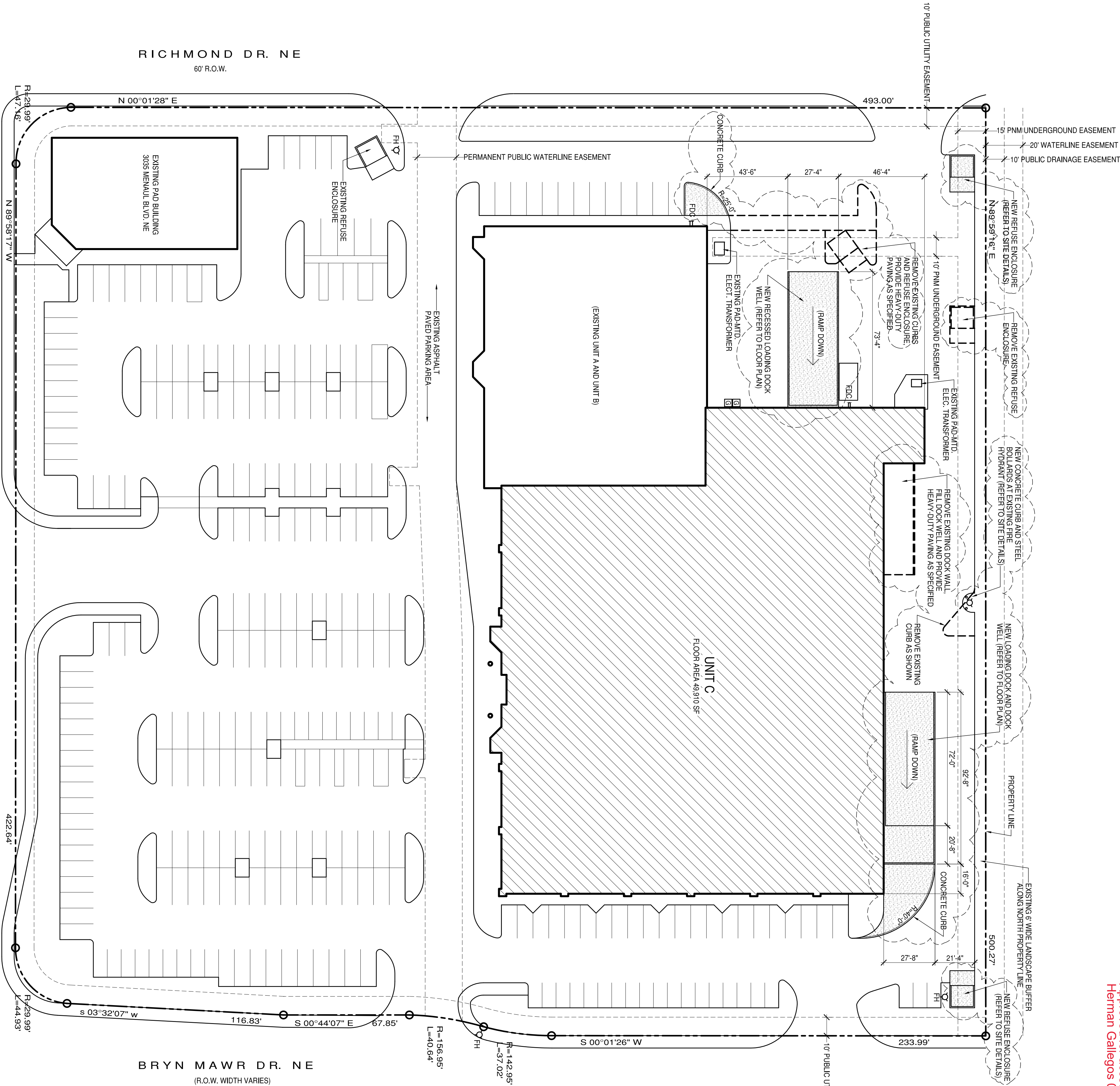
EXISTING RETAIL: 10,200 SF @ 4 SPACES PER 1000 SF = 41 SPACES
EXISTING MEDICAL CLINIC: 6,620 SF @ 5 SPACES PER 1000 SF = 34 SPACES
EXISTING OFFICEHOUSE: 2,886 SF @ 8 SPACES PER 1000 SF = 22 SPACES
EXISTING OFFICE: 2,975 SF @ 3.5 SPACES PER 1000 SF = 11 SPACES
UNIT C (PROTECTED FOR OFFICE/WAREHOUSE USE): 18 SPACES
TOTAL BASIC PARKING REQUIREMENT: 128 SPACES
LESS 10% REDUCTION FOR TRANSIT SYSTEM PROXIMITY < 12 SPACES >
TOTAL VEHICLE PARKING REQUIREMENT: 114 SPACES
TOTAL EXISTING PARKING SPACES PROVIDED: 272 SPACES
(INCLUDES 14 ACCESSIBLE SPACES AND 57 SMALL CAR SPACES)

GENERAL NOTES

- ALL EASEMENTS SHOWN ARE EXISTING.
- STRUCTURES AND SITE IMPROVEMENTS ARE EXISTING, PROPOSED NEW WORK IS SHOWN IN CLOUDED AREAS.



VICINITY MAP
ZONE ATLAS PAGE H-16-Z



MENAU BLVD. NE
100' R.O.W.

SITE PLAN
SCALE: 1" = 30'-0"

AMERICAN CROSSING UNIT C
3101 MENAUL BLVD NE
ALBUQUERQUE, NEW MEXICO 87107

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