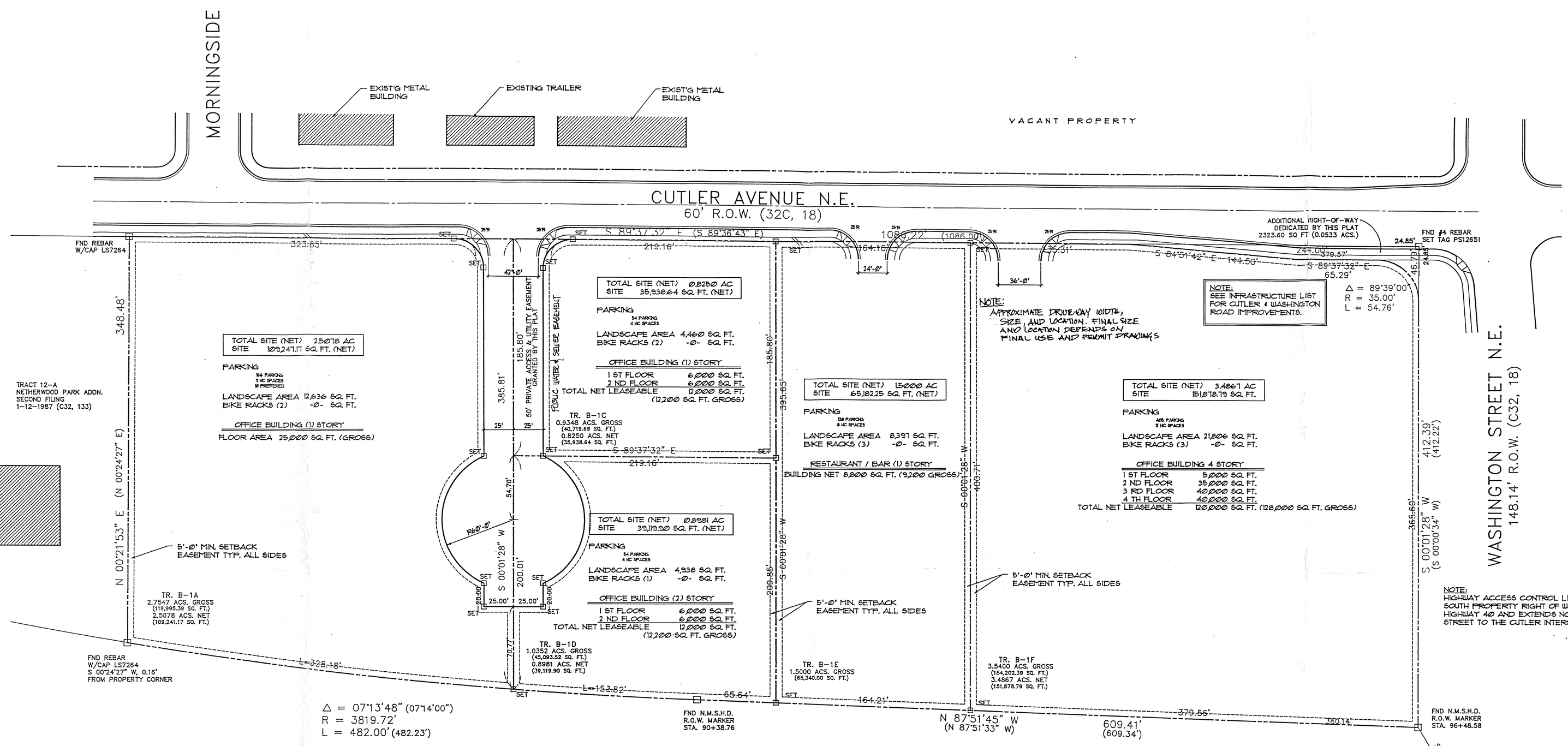



# SITE DEVELOPMENT PLAN FOR SUBDIVISION

SITE ZONED C-3

NOTE: NO DIRECT VEHICULAR ACCESS FROM SUBJECT PROPERTY TO WASHINGTON STREET NE

## STANDARDS AND REQUIREMENTS:

VEHICULAR AND PEDESTRIAN ACCESS ALONG WITH CIRCULATION WILL BE MAINTAINED THROUGH THE DEVELOPMENT. PEDESTRIAN WALKS WILL CONNECT THE BUILDINGS AND TIE TO THE ADJACENT STREETS. MAJOR CROSSWALKS WITHIN THE DEVELOPMENT WILL PROVIDE TEXTURE AS WELL AS COLOR FOR INDICATION AS PEDESTRIAN WALKWAY.

PARKING AREAS SHALL BE PROVIDED ON EACH TRACT AS REQUIRED FOR THE BUILDING USE. STANDARDS FOR NUMBER, SIZE AND PAVING OF PARKING SPACES AND CIRCULATION AISLES WILL BE SET. PARKING AREAS WILL BE LIGHTED AND WILL INCLUDE SHADE TREES IN GENEROUS TREE WELLS.

AREA LIGHTING AND BUILDING LIGHTING SHALL BE DESIGNED TO SHIELD LIGHT AREAS OUTSIDE THE DEVELOPMENT AND I-40.

SIGNAGE SHALL BE RESTRICTED TO BUILDING MOUNTED SIGNAGE PER THE C-2 ZONE AND 1 (ONE) MONUMENT SIGN PER BUILDING. COLOR TO MATCH BUILDING.

LANDSCAPE BUFFER OF 6' (SIX FEET) SHALL BE PROVIDED ALONG SOUTH PROPERTY LINE ALONG INTERSTATE 40.

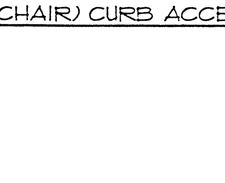
ALL REFUSE AREAS SHALL BE SCREENED WITH SOLID WALLS - COLOR TO MATCH BUILDING.

ALL HVAC EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW WITH A SLOPED METAL WALL ALL AROUND EQUIPMENT ON ROOFS.

ARCHITECTURAL ELEMENTS WILL BE CODIFIED ON SITE PLAN FOR BUILDING PERMITS AND THIS WILL BE GUARANTEED.

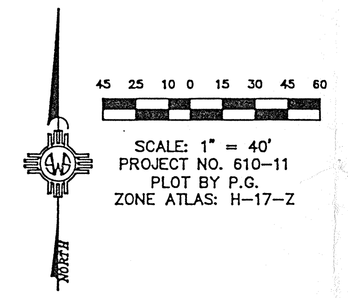
NO CELL TOWERS WILL BE ALLOWED UNLESS INTEGRATED INTO BUILDING OR LIGHT STANDARDS.

A MINIMUM 10 FT. PLANTING AREA BETWEEN AND AROUND ALL BUILDINGS, SEPARATING ROADWAYS AND PARKING SHALL BE ADHERED TO. TREES AT REGULAR INTERVALS SHALL SHADE ALL WALKWAYS AND MAY BE CLUSTERED.




(WHEEL CHAIR) CURB ACCESS RAMP

SCALE: 1"=20'-0"




N.M.S.H.C. STATION I-40-10
X = 396,882.75
Y = 1,493,136.20
GROUND TO GRID = 0.99966363
DELTA ALPHA = -00°11'54"
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 1927

N.G.S. STATION KOAT-TVTT
X = 440,206.79
Y = 1,533,471.33
GROUND TO GRID = NONE PUBLISHED
DELTA ALPHA = -00°06'56"
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 1927

**CASE NUMBER:** Z- 97-92
DRB NO. 96-538

This plan is consistent with the specific site development plan approval by the Environmental Planning Commission (EPC) on MARCH 21, 1997 and that the findings and conditions in the 'Official Notification of Decision' have been complied with:

**SITE DEVELOPMENT PLAN**

| | |
|---|---|
| Traffic Engineer, Transportation Division | 4-09-97 Date |
| Parks & Development, CP | 11-4-97 Date |
| Public Works, Utilities Development Division | 11-13-97 Date |
| City Engineer, Engineering Division/AMAFCA | 2-4-98 Date |

APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual

| | |
|---|---|
| City Planner, Albuquerque Planning Department | 2/5/98 Date |

THIS PLAN IS CONSISTANT W/EPC PLNZ (10706) 4/96 CONDITIONS APPROVED ON MARCH 21,1997 EPC#Z-97-24


Anderson Connell Frederkind Architects
11930 Menaul NE, Suite 213
Albuquerque, NM 87112
(505)292-9260
FAX (505)292-9261


SITE DEVELOPMENT PLAN FOR SUB-DIVISION
CITY PLANNING CASE NO. Z-97-92
DRB NO. 96-538

| | |
|---|---|
| Project No: | 9609 |
| Date: | 10/06/97 |
| Scale: | AS NOTED |
| Drawn by: | H.T.R. |
| Checked by: | W.C. |
| Revision(s): | |

Standard Notes:
(A / B-C) A-Detail No. B-Ref. Sheet No. C-Detail Sheet No.

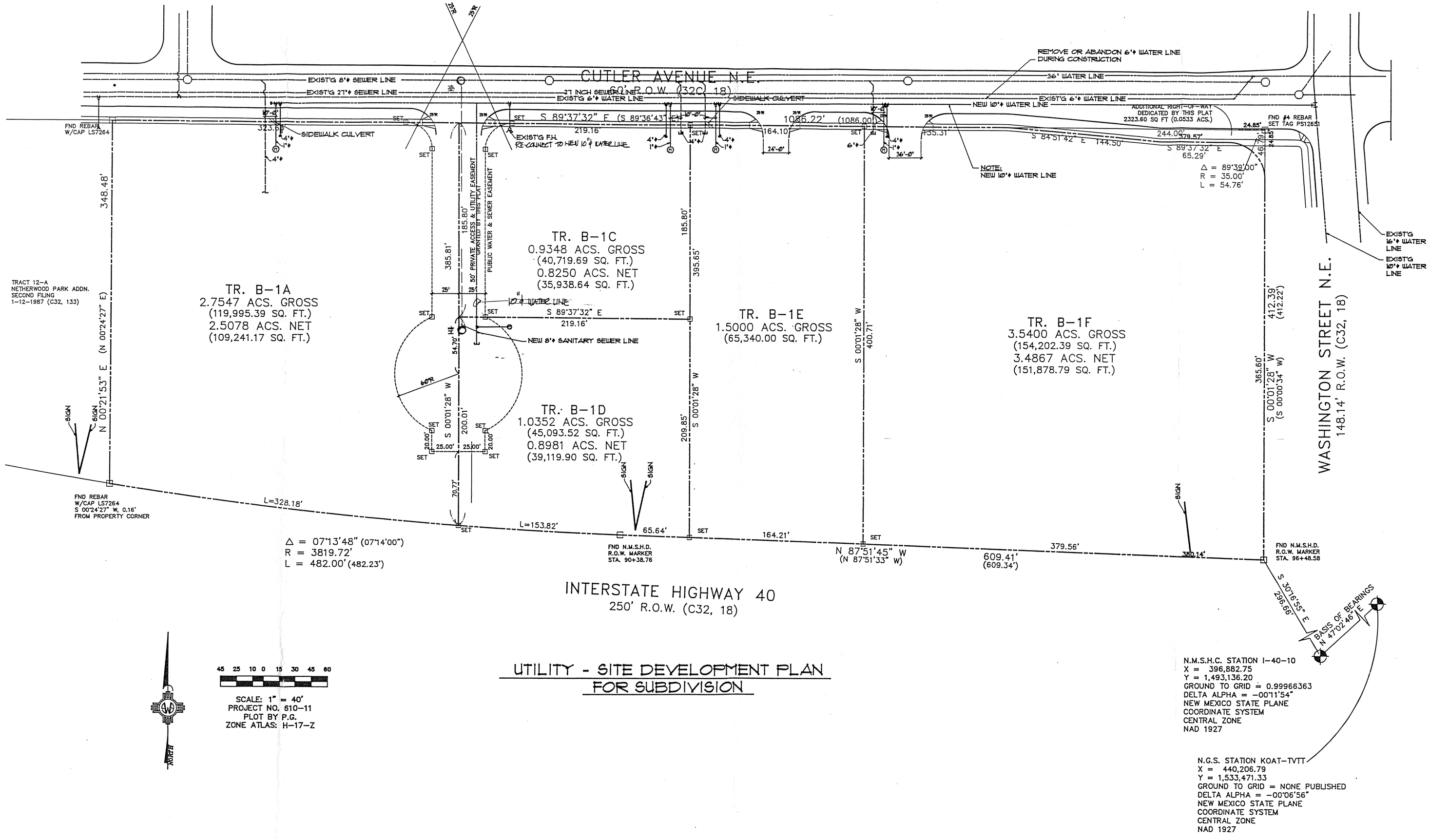
- All dimensions are in feet and inches unless noted otherwise.
- This Drawing and Design is protected by copyright, and shall not be used, reproduced or revised without prior written authorization of ANDERSON CONNELL FREDERKIND / ARCHITECTS.
- The contractor shall check and verify all dimensions and report any errors or omissions to the Architect prior to commencing the work.
- These Drawings are not to be scaled.
- Refer to all drawing notes, drawings, specifications and other contract documents prior to commencement of the Work.

Sheet Title: SITE DEVELOPMENT PLAN

Sheet No: SD-1
1 Of: 2.

DRB-96-538

Plotted: 10/06/97, Time: 3:20 pm, Drawing File: C:\r13\vh\Jobs\9609\Final Site Work\Site Development

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NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 1927

SCALE: 1" = 40'
PROJECT NO. 610-11
PLOT BY P.G.
ZONE ATLAS: H-17-Z

# UTILITY - SITE DEVELOPMENT PLAN FOR SUBDIVISION


Anderson Connell Frederkind Architects
11930 Menaul NE, Suite 213
Albuquerque, NM 87112
(505)292-9260
FAX (505)292-9261


SITE DEVELOPMENT PLAN FOR SUB-DIVISION
CITY PLANNING CASE NO. Z-97-92
DRB NO. 96-538

| | |
|---|---|
| Project No: | 9609 |
| Date: | 10/06/97 |
| Scale: | AS NOTED |
| Drawn by: | H.T.R. |
| Checked by: | W.C. |
| Revision(s): | |

Standard Notes:
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- These Drawings are not to be scaled.
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Sheet Title: UTILITY SITE DEVELOPMENT PLAN

Sheet No: SU-1
2 Of: 2

Plotted: 10/1/97, Time: 11:35 am, Drawing File: C:\13\wh\Jobs\9609\Final Site Work\Utility Plan