



**Zone Location Maps M-09-Z / L-09-Z**

PROJECT NUMBER: 2018 - 001373  
 Application Number: SI-2018-00233

**DRB SITE DEVELOPMENT PLAN APPROVAL**

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
ABCWUA	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEERING / HYDROLOGY	DATE
CODE ENFORCEMENT	DATE
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

**WESTGATE COMMUNITY CENTER • CONCEPTUAL SITE PLAN**  
 1" = 50'-0"

**PROJECT SUMMARY**

THE PROPOSED WESTGATE COMMUNITY CENTER BUILDING WILL BE APPROX. 35,400 GSF FACILITY, TO BE CONSTRUCTED IN PHASES. SEE THE COMMUNITY CENTER BUILDING PHASES / AREA LEGEND BELOW.

**COMMUNITY CENTER BUILDING AND SITE IMPROVEMENTS PHASES AND AREAS LEGEND:**

- PHASE 1 / AREA 1: 15,327 GSF: LOBBY, OFFICES, ACTIVITY ROOMS, COMPUTER ROOM, GAME ROOM AND FITNESS ROOM.
- FUTURE PHASE, AREA 2: 7,004 GSF: MEETING ROOMS AND WARMING KITCHEN.
- FUTURE PHASE, AREA 3: 2,717 GSF: HEADSTART CLASSROOMS.
- FUTURE PHASE, AREA 4: 9,345 GSF: GYMNASIUM

TOTAL BUILDING AREA FOR ALL PHASE 1 AND FUTURE PHASE BUILDING AREAS: 35,400 GSF

**LEGEND**

- EXISTING CMU BLOCK WALL. (GREY COLOR)
- EXISTING CHAIN LINK FENCE.
- EXISTING WIRE FENCE.
- EXISTING PROPERTY LINE.
- AREA OF PROPOSED 24' WIDE PUBLIC SIDEWALK AND ROADWAY ACCESS EASEMENT.
- LIGHT POLE NOT TO EXCEED 25'
- LIGHT POLE NOT TO EXCEED 12'
- STEP LIGHT WITHIN 24" CONCRETE CUBE BOLLARD.
- F.H. FIRE HYDRANT.
- 24' GABION WALL. HEIGHT VARIES FROM 1'-0" TO 4'-0" ABOVE GRADE.
- CONCRETE PAVING (SIDEWALKS, CURB AND GUTTER, ETC.)
- 8" THICK AGGREGATE BASE COURSE COMPACTED TO 95% MIN. OVER EXISTING GRADE COMPACTED TO 95% MIN. ENGINEERED TO SUPPORT FIRE APPARATUS EQUIPMENT / VEHICLES (75,000 LBS).

**ZONING LEGEND**

- ZONE: NR-C NON-RESIDENTIAL - COMMERCIAL
- ZONE: R-T RESIDENTIAL - TOWNHOUSE
- ZONE: R-1B RESIDENTIAL - SINGLE FAMILY
- ZONE: R-1C RESIDENTIAL - SINGLE FAMILY
- ZONE: R-MC MANUFACTURED HOME COMMUNITY
- ZONE: MX-M MIXED USE - MODERATE INTENSITY
- ZONE: MX-L MIXED USE - LOW INTENSITY
- ZONE: NR-PO-A NON-RESIDENTIAL - PARKS & OPEN SPACE, CITY OWNED OR MANAGED PARKS
- UNCL UNCLASSIFIED

**GENERAL NOTES**

- A CONDITIONAL USE APPLICATION FOR A COMMUNITY CENTER AND PARK AND RIDE IN THE NR-C ZONE WAS APPROVED BY THE ZONING HEARING EXAMINER, HEARING DATE: 9.18.18. SPECIAL EXCEPTION NO.: WA-2018-00054 PROJECT NO.: 2018-001373 THIS DRB APPLICATION IS ONLY FOR THE COMMUNITY CENTER.
- ALL SIDEWALKS, RAMPS, CURB CUTS, CURB AND GUTTER SHALL BE CONSTRUCTED PER CITY OF ALBUQUERQUE STANDARD DRAWINGS: SIDEWALK (2430) RAMPS (2426 AND 2440) CURB CUTS (2426) CURB AND GUTTER (2415 A AND B)
- LIGHT FIXTURES SHALL HAVE FULL CUT-OFF SHIELDS SO THAT NO FUGITIVE LIGHT ESCAPES BEYOND THE PROPERTY LINE. ALL LIGHT FIXTURES SHALL BE SHIELDED ACCORDINGLY. MAXIMUM ILLUMINATION AT THE PROPERTY LINE IS NOT TO EXCEED 200 FOOT LAMBERTS. EXTERIOR LIGHTING IS TO BE EXTINGUISHED NO LATER THAN 11:00 PM EXCEPT TO COMPLETE AN ACTIVITY THAT IS IN PROGRESS PRIOR TO 11:00PM. LIGHT FIXTURES SHALL BE LED, METAL HALIDE OR HALOGEN.
- LANDSCAPING, SIGNAGE, WALLS, FENCES, TREES, AND SHRUBBERY BETWEEN 3' AND 8' TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED WITHIN THE CLEAR SIGHT TRIANGLE.

**SITE INFORMATION**

SITE AREA: 12.84 ACRES  
 UPC: 100905502447920905  
 LEGAL DESCRIPTION: TR OF LAND WITHIN NW/4 NW/4 EXC A SWLY POR SEC 33 T10NR2E (AKA PARCEL 1 SURVEY OF TOWN OF ATRISCO GRANT) CONT 12.8369 AC ML  
 ZONING: NR-C  
 LAND USE: COMMUNITY CENTER  
 COMMUNITY CENTER PARKING REQUIREMENTS (PER IDO TABLE 5-5-1): 2 SPACES PER 1,000 GFA COMMUNITY CENTER AREA = 31,676 GSF. (31,676 / 1000) X 2 = 63,352 SPACES  
 DAY CARE PARKING REQUIREMENTS (PER IDO TABLE 5-5-1): 1 SPACES PER 400 GFA DAYCARE CENTER AREA = 2,717. (2,717 / 400) = 6.7925 SPACES  
**TOTAL PARKING SPACES REQUIRED:** COMMUNITY CENTER PARKING (63,352) + DAYCARE PARKING (6.7925) = 70.115 = **70 SPACES**  
 MOTORCYCLE PARKING SPACES REQUIRED BASED ON 70 SPACES (PER IDO TABLE 5-5-4): **3 SPACES**  
 ACCESSIBLE PARKING SPACES REQUIRED (PER NM BUILDING CODE TABLE 1106.1): **8 SPACES (2 VAN ACCESSIBLE)**  
 ELECTRIC VEHICLE CHARGING STATION REQUIREMENTS: WHEN >200 SPACES PROVIDED = 2% OF TOTAL SPACES TO BE ELECTRIC CHARGING SINCE TOTAL NO. OF SPACES IS <200, NO ELECTRIC CHARGING STATIONS REQUIRED.  
**PARKING SPACES PROVIDED:** 123 FULL SIZE SPACES + 8 ACCESSIBLE SPACES (2 VAN ACCESSIBLE) + 3 MOTORCYCLE SPACES + 2 ELECTRIC VEHICLE PARKING SPACES = **136 TOTAL SPACES PROVIDED**  
**BICYCLE PARKING SPACES REQUIRED:** (PER IDO TABLE 5-5-5): 10% OF REQUIRED OFF-STREET PARKING SPACES. 70 REQUIRED VEHICULAR PARKING SPACES x (.10) = 7 REQUIRED BICYCLE PARKING SPACES  
**BICYCLE PARKING SPACES PROVIDED:** 10 BICYCLE SPACES PROVIDED

**INDEX OF DRAWINGS**

- AS-100 SITE PLAN
- AS-101 ENLARGED SITE PLAN
- AS-102 ENLARGED SITE PLAN
- AS-103 SITE DETAILS, REFUSE ENCLOSURE, AND SIGNAGE
- L-100 LANDSCAPE PLAN
- L-101 ENLARGED LANDSCAPE PLAN (SOUTH)
- L-102 ENLARGED LANDSCAPE PLAN (NORTH)
- C-100 OVERALL GRADING AND DRAINAGE PLAN
- C-101 GRADING AND DRAINAGE: SOUTH
- C-102 GRADING AND DRAINAGE: EAST
- C-103 GRADING AND DRAINAGE: WEST
- C-200 UTILITY PLAN
- A-200 EXTERIOR BUILDING ELEVATIONS - COMMUNITY CENTER
- R-100 RENDERING (8-1/2 X 11) ATTACHED SEPARATELY

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 PROJECT ARCHITECT: LEE GAMESKY, AIA Project #: Date: 30 NOVEMBER 2018

**SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**  
 DRB PROJECT NO.:  
**SITE PLAN**

By: JPW Sheet: Of:  
 SITE DEVELOPMENT PLAN **AS-100**