

VICINITY MAP

PROJECT NO. _____
APPLICATION NO. _____
IS AN APPROVED 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:

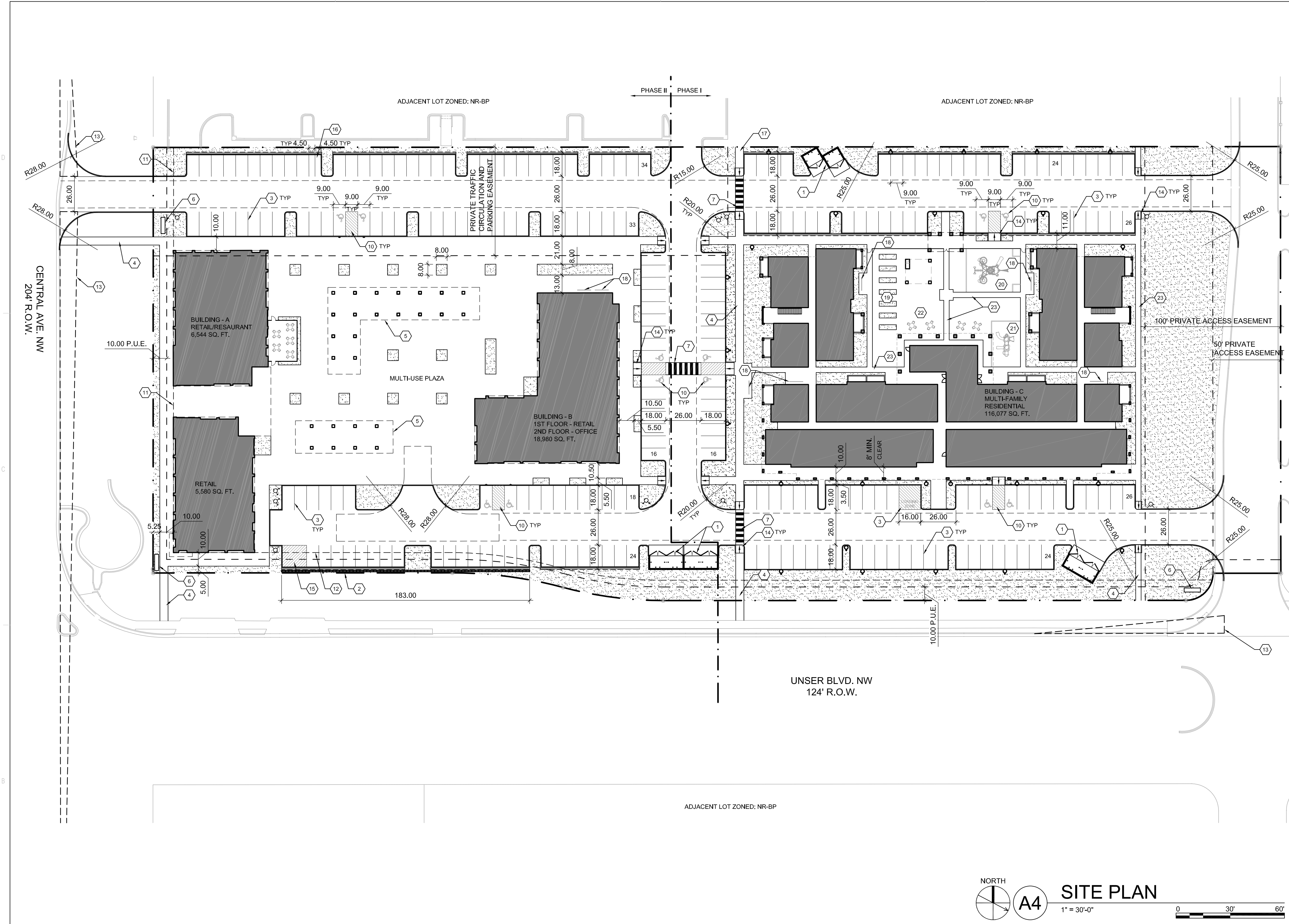
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE:
ABCWUA	DATE:
PARKS & RECREATION DEPARTMENT	DATE:
CITY ENGINEER/HYDROLOGY	DATE:
ENVIRONMENTAL HEALTH (CONDITIONAL)	DATE:
SOLID WASTE MANAGEMENT	DATE:
DRB CHAIRPERSON, PLANNING DEPT.	DATE:
CODE ENFORCEMENT	DATE:

REVISIONS

△	
△	
△	
△	

DRAWN BY _____
REVIEWED BY _____
DATE 08-17-2018
PROJECT NO. 18-0087
DRAWING NAME

SITE PLAN



GENERAL SHEET NOTES

- SOLID WASTE COLLECTION IS THE RESPONSIBILITY OF THE CITY OF ALBUQUERQUE SOLID WASTE DEPARTMENT.
- THE SITE SHALL COMPLY WITH THE INTERNATIONAL FIRE CODE (IFC) 2009.
- THE FIRE DEPARTMENT ACCESS SHALL NOT BE LESS THAN 20' THROUGHOUT THE COMPLEX.
- THE SITE SHALL HAVE A WATER SUPPLY THAT MEETS FIRE FLOW AND HAVE A DISTANCE TO THE NEAREST HYDRANT TO MEET IFC REQUIREMENTS.
- ALL FIRE DEPARTMENT ACCESS SHALL HAVE A GRADE NO GREATER THAN 10%.
- THE SITE SHALL MEET ALL DEAD END REQUIREMENTS AS PER IFC OR PROVIDE EMERGENCY TURN-AROUND PER IFC.
- ALL BUILDING AND FREESTANDING SIGNAGE TO BE SUBMITTED UNDER A SEPARATE SIGN PERMIT AS PER THE UNDERLYING ZONING.

SHEET KEYED NOTES

- DOUBLE REFUSE ENCLOSURE FOR SOLID WASTE AND RECYCLE CONTAINERS
- 3' TALL MASONRY WALL, 2-COAT STUCCO EACH SIDE, COLOR TO MATCH BUILDING
- PARKING LOT STRIPING, 4" WIDE TYPICAL, COLOR: WHITE
- 6' WIDE CONCRETE SIDEWALK
- CANOPY OVERHEAD
- MONUMENT SIGN PROVIDED FOR ENTIRE DEVELOPMENT INCLUDING ALL FUTURE PHASES
- SCORED CONCRETE CROSSWALK
- FIRE HYDRANT, PAINT SAFETY ORANGE. SEE CIVIL
- NEW F.D.C. SEE CIVIL
- ADA PARKING
- 15' MAX FRONT SETBACK
- 15' MAX CORNER SIDE SETBACK
- 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
- ACCESSIBLE RAMP
- STRIPED TO INDICATE NO PARKING, TURNAROUND AREA. COLOR: WHITE
- MOTORCYCLE PARKING
- 6' WIDE CONCRETE SIDEWALK TO PROVIDE CONNECTION TO ADJACENT TRANSIT STATION
- BIKE RACK. SEE A4/SDP1-2
- COMMUNITY GARDEN
- AGE 2-5 RECREATIONAL/PLAY AREA
- AGE 5-12 RECREATIONAL/PLAY AREA
- AGE 12+ RECREATIONAL/PLAY AREA
- 23.4' WIDE CONCRETE SIDEWALK

PROJECT DATA

ZONING: (MX-M) MIXED USE - MODERATE INTENSITY ZONE DISTRICT

LEGAL DESCRIPTION:
Tract B1, West Route 66 Addition II, as the same is shown and designated on the plat entitled "WEST ROUTE 66 ADDITION II, BEING A REPLAT OF TRACT B OF WEST ROUTE 66 ADDITION AS RECORDED ON AUGUST 12, 2013 IN BOOK 2013C, PAGE 91 AND LOT 1 OF UNM HOSPITALS CLINIC AS RECORDED ON JANUARY 22, 2009 IN BOOK 2009C, PAGE 18, SITUATE WITHIN PROJECTED SECTION 22, T. 10N., R. 2E., N.M.P.M., TOWN OF ATRISCO LAND GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, DATE OF SURVEY: SEPTEMBER 2016", filed in the office of the County Clerk of Bernalillo County, New Mexico, on December 9, 2016, in Plat Book 2016C, Page 151.

SITE AREA: 6.22 ACRES (270,943 SF)

USABLE OPEN SPACE: (TABLE 5-1-2)
1BR: 200 SQ. FT./UNIT = 29 X 200 = 5,800 SQ. FT.
2BR: 250 SQ. FT./UNIT = 42 X 250 = 10,500 SQ. FT.
3BR: 300 SQ. FT./UNIT = 17 X 300 = 5,100 SQ. FT.
TOTAL = 21,400 SQ. FT.
UC-MS-PT: 50% REDUCTION = 10,700 SQ. FT. REQUIRED

BUILDING HEIGHT: (TABLE 5-1-2; MIXED-USE ZONE DISTRICT DIMENSIONAL STANDARDS)
UC-MS-PT, 65'FT MAXIMUM HEIGHT
PLUS 12' WORKFORCE HOUSING BONUS = 77'FT MAXIMUM HEIGHT

PARKING CALCULATION: (TABLE 5-5-1)

DWELLING UNITS
80 UNITS x 1 SPACE/UNIT = 80 SPACES
8 LIVE/WORK UNITS x 1 SPACE/UNIT = 8 SPACES

RESIDENTIAL SPACES REQUIRED
RESIDENTIAL SPACES PROVIDED (INCLUDES 4 ACCESSIBLE SPACES) = 88 SPACES = 100 SPACES

RETAIL AT 2.5/1000 = 17,723/1,000x2.5 = 45 SPACES
RESTAURANT AT 5/1000 = 3,893/1,000x5 = 20 SPACES
OFFICE AT 2.5/1000 = 9,491/1,000x5 = 48 SPACES
NONRESIDENTIAL SPACES REQUIRED (INCLUDES 6 ACCESSIBLE SPACES) = 113 SPACES
NONRESIDENTIAL SPACES PROVIDED (INCLUDES 4 MOTORCYCLE SPACES) = 142 SPACES

TOTAL PARKING PROVIDED (INCLUDES 10 ACCESSIBLE SPACES) = 242 SPACES

BICYCLE PARKING: (TABLE 5-5-5)
RESIDENTIAL USE: 10% OF REQUIRED OFF-STREET PARKING SPACES = 9 BICYCLE SPACES REQUIRED
BICYCLE SPACES PROVIDED = 45
NON RESIDENTIAL USE: 10% OF REQUIRED OFF-STREET PARKING SPACES = 12 BICYCLE SPACES REQUIRED
BICYCLE SPACES PROVIDED = 15

LEGEND

- LANDSCAPE AREA
- 2' WIDE GRAVEL STRIP
- FIRE DEPARTMENT ACCESS LANE / EASEMENT AS NOTED
- PROPERTY LINE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION (F.D.C.)
- MAX BUILDING SET BACK LINE
- EASEMENT LINE
- SCORED CONCRETE CROSSWALK
- SIDEWALK RAMP (ARROW POINTS DOWN)
- SITE LIGHTING POLE AND LUMINAIRE. SEE SITE ELECTRICAL