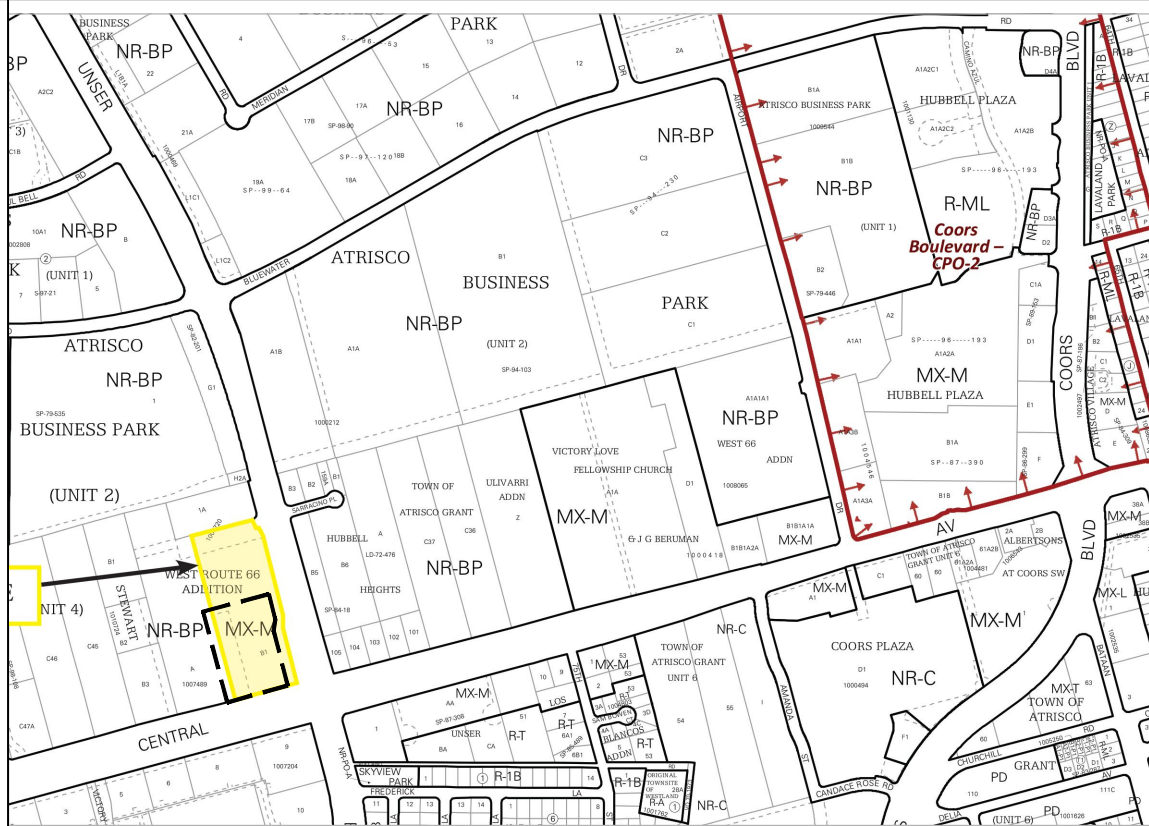


GENERAL SHEET NOTES

- A. DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- B. SITE PLAN SHALL COMPLY WITH LOCAL, STATE AND FEDERAL ADA STANDARDS & GUIDELINES, INCLUDING THE INTERNATIONAL FIRE CODE (IFC) 2015.
- C. CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
- D. LIGHT FIXTURES AND DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE (IDO); SECTION 14-16-5-8 OUTDOOR LIGHTING.
- E. STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE.
- F. LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. SIGNS, WALLS AND PLANTING BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE PERMITTED IN THE CLEAR SIGHT TRIANGLE.
- G. NEW CONSTRUCTION WILL ENSURE CONTINUOUS ACCESS FOR SOLID WASTE DURING CONSTRUCTION TO THE ADJACENT MULTI-FAMILY APARTMENTS.
- H. SITE LIGHTING SHALL BE PROVIDED BY LED LIGHT POLE FIXTURES APPROXIMATELY 20 FT IN HEIGHT, TYPICAL.

VICINITY MAP



LEGEND

- LANDSCAPE AREA
- SYNTHETIC TURF
- PROPERTY LINE
- LOT LINE
- ASPHALT PAVEMENT MARKING: WHITE DIRECTIONAL ARROW
- ASPHALT PAVEMENT MARKING: BLUE ACCESSIBLE PARKING SYMBOL
- EXISTING TREE TO REMAIN AND BE PROTECTED DURING CONSTRUCTION
- FIRE LANE PAINTING: RED
- FOOD TRAILER (MICRO-RESTAURANT)
- EXISTING LIGHT POLE

PROJECT DATA - TOTAL

ZONING: IDO MX-M + PREMIUM TRANSIT (PT) DESIGNATION
LEGAL DESCRIPTION:
 TR A-1 PLAT FOR TRACTS A-1 & A-2 NUEVO ATRISCO (BEING COMPRISED OF TRACT A NUEVO ATRISCO) CONT 3.615 AC; TR A-2 PLAT FOR TRACTS A-1 & A-2 NUEVO ATRISCO (BEING COMPRISED OF TRACT A NUEVO ATRISCO) CONT 2.7255 AC; TR B PLAT FOR TRACTS A AND B NUEVO ATRISCO (BEING A REPLAT OF TRACT B1, WEST ROUTE 66 ADDITION II) CONT 3.196 AC
SITE AREA TOTAL: 3.136 ACRES = 136,604 SF
IDO ZONE ATLAS: K-10-Z (MAY 2018)
SETBACKS (MIN/MAX): FRONT 0/15' PT (Central Ave), SIDE 5/NA (Unser Blvd) - Table 2-4-5 MX-M
BUILDING INFORMATION: HEIGHT/OCCUPANCY/CONSTRUCTION TYPE
 BUILDING 1: COMMUNITY PLAZA BUILDING 29'-3" / A-2 / VB-SPRINKLED
 BUILDING 2: MULTI-TENANT BUILDING 27'-0" / M and A-2 / VB-SPRINKLED
 BUILDING 3: RESTAURANT 27'-0" / A-2 / VB-SPRINKLED
 MAX HEIGHT ALLOWED: 65'-0"
 COMPLIANCE WITH 5-1(D)(2)(b)
 50% OF THE FRONT PROPERTY LINE TO BE OCCUPIED BY A BUILDING
 FRONT PROPERTY LINE ALONG CENTRAL AVE = 313.88'
 BUILDING 2 = 100' + BUILDING 3 = 85' = 185' TOTAL
 BUILDING FRONTAGE/PROPERTY LINE FRONTAGE = 58.9%

PROJECT DATA - LOT 1 (PHASE 1)

LOT AREA TOTAL: 1.673 ACRES = 72,876 SF
AREA OF LOT COVERED BY BUILDING:
 BUILDING 1: 5,200 SF (= 5,200 GFA) this number is used to calculate net lot
USABLE OPEN SPACE:
 NOT REQUIRED PER IDO Table 5-1-2
PARKING CALCULATION (IDO Table 5-5-1):
 5 SPACES PER 1,000 GFA = 26 PARKING SPACES REQUIRED (IDO use restaurant)
 2 SPACES PER 1 FOOD TRUCK = 18 PARKING SPACES REQUIRED (IDO use mobile food truck court)
 TOTAL PARKING REQUIRED = 44
 TOTAL PARKING PROVIDED = 44
MOTORCYCLE PARKING REQUIRED = 2 (IDO Table 5-5-4)
 MOTORCYCLE PARKING PROVIDED = 2
BICYCLE PARKING REQUIRED = 4 (IDO Table 5-5-5)
 BICYCLE PARKING PROVIDED = 4 (2 bicycles per 1 bike rack)

PROJECT DATA - LOT 2 (PHASE 1)

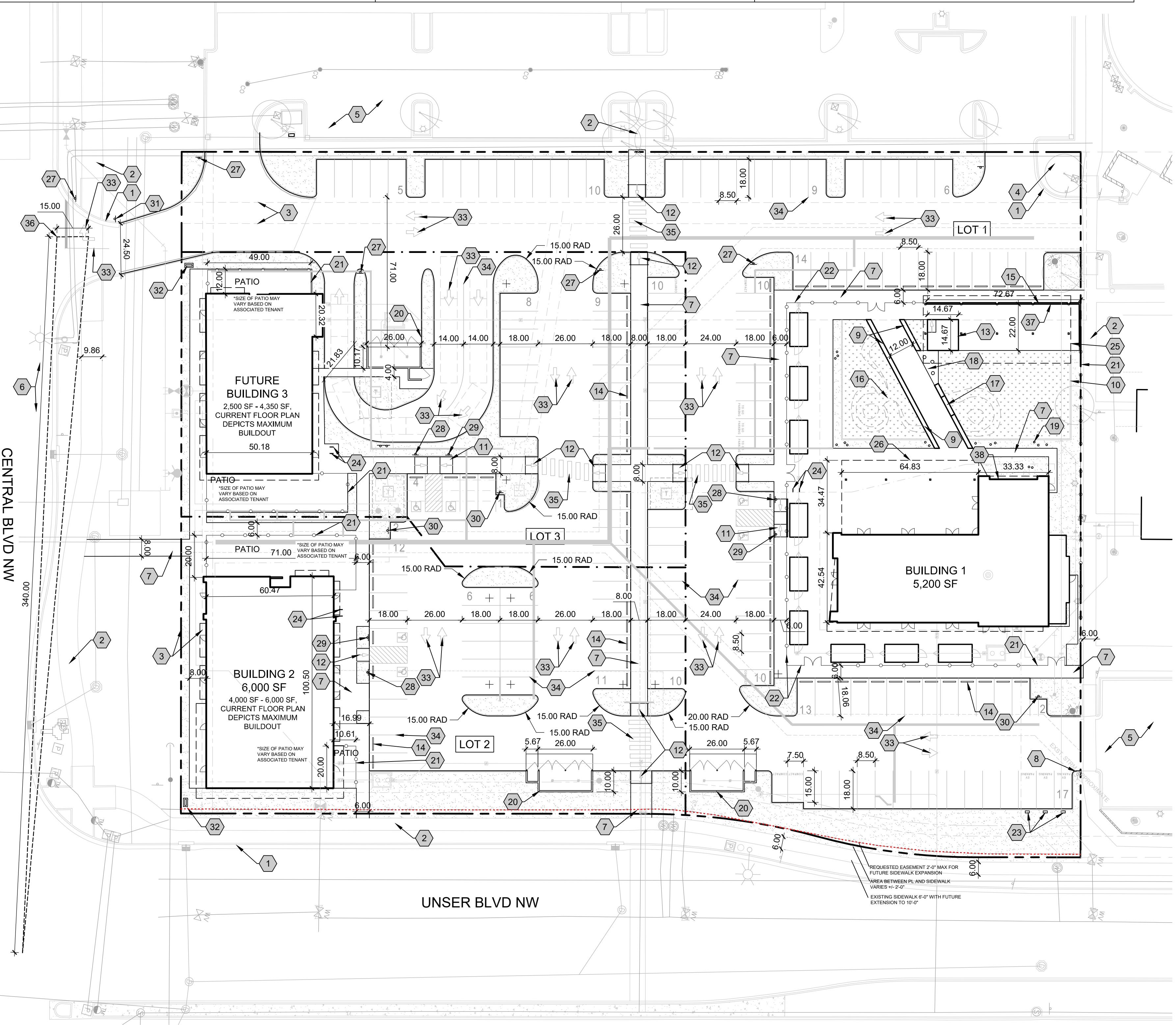
LOT AREA TOTAL: 0.707 ACRES = 30,797 SF
AREA OF LOT COVERED BY BUILDING:
 BUILDING 2: 6,000 SF (= 6,000 GFA) this number is used to calculate net lot
 *BUILDING SIZE: 4,000 SF - 6,000 SF. Current floor plan depicts maximum buildout
USABLE OPEN SPACE:
 NOT REQUIRED PER IDO Table 5-1-2
PARKING CALCULATION (IDO Table 5-5-1):
 5 SPACES PER 1,000 GFA = 30 PARKING SPACES REQUIRED (IDO use restaurant)
 TOTAL PARKING REQUIRED = 30
 TOTAL PARKING PROVIDED = 38
MOTORCYCLE PARKING REQUIRED = 2 (IDO Table 5-5-4)
 MOTORCYCLE PARKING PROVIDED = 2
BICYCLE PARKING REQUIRED = 3 (IDO Table 5-5-5)
 BICYCLE PARKING PROVIDED = 4 (2 bicycles per 1 bike rack)

PROJECT DATA - LOT 3 (PHASE 2)

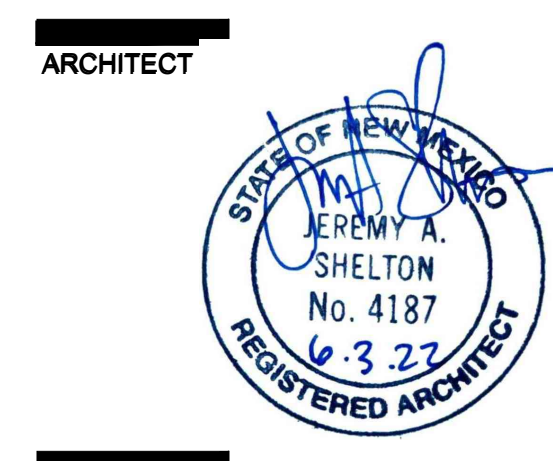
LOT AREA TOTAL: 0.756 ACRES = 32,931 SF
AREA OF LOT COVERED BY BUILDING:
 BUILDING 3: 4,350 SF (= 4,350 GFA) this number is used to calculate net lot
 *BUILDING SIZE: 2,500 SF - 4,350 SF. Current floor plan depicts maximum buildout
USABLE OPEN SPACE:
 NOT REQUIRED PER IDO Table 5-1-2
PARKING CALCULATION (IDO Table 5-5-1):
 5 SPACES PER 1,000 GFA = 22 PARKING SPACES REQUIRED (IDO use restaurant)
 TOTAL PARKING REQUIRED 22
 TOTAL PARKING PROVIDED = 38
MOTORCYCLE PARKING REQUIRED = 1 (IDO Table 5-5-4)
 MOTORCYCLE PARKING PROVIDED = 1
BICYCLE PARKING REQUIRED = 3 (IDO Table 5-5-5)
 BICYCLE PARKING PROVIDED = 4 (2 bicycles per 1 bike rack)
 NOTE: SITE WORK AND PARKING AREA PAVING (EXCLUDING THE BUILDING, DRIVE-THROUGH AND DUMPSTER ENCLOSURE) MAY BE CONSTRUCTED SIMULTANEOUSLY WITH PHASE 1.

KEYED NOTES

- | CODE | DESCRIPTION |
|------|----------------------------------------------------------------------------------------------------|
| 1 | EXISTING CONCRETE CURB |
| 2 | EXISTING CONCRETE SIDEWALK |
| 3 | EXISTING EASEMENT |
| 4 | EXISTING LANDSCAPE AND MULCH TO REMAIN |
| 5 | EXISTING ASPHALT PAVING |
| 6 | EXISTING DECEL LANE |
| 7 | CONCRETE SIDEWALK, SEE A2/SDP1.2 |
| 8 | CONCRETE CURB AND GUTTER, SEE A1/SDP1.2 |
| 9 | CONCRETE SEAT WALL, SEE B4/SDP1.2 |
| 10 | CONCRETE MOW CURB, SEE D4/SDP1.2 |
| 11 | CONCRETE ACCESSIBLE RAMP A, SEE B2/SDP1.2 |
| 12 | CONCRETE ACCESSIBLE RAMP B, SEE B3/SDP1.2 |
| 13 | CONCRETE STAGE RAISED 6" |
| 14 | CONCRETE PARKING BUMPER, SEE D2/SDP1.2 |
| 15 | PLAY ELEMENT: ART FEATURE WITH CHALK WALL |
| 16 | PLAY ELEMENT: ARTIFICIAL TURF TUNNEL |
| 17 | PLAY ELEMENT: LINEAR WATER FEATURE |
| 18 | PLAY ELEMENT: BUBBLER PAD |
| 19 | PLAY ELEMENT: FOSSIL HUNT FEATURE |
| 20 | TRASH ENCLOSURE WITH 5'X5' GREASE |
| 21 | RECYCLING STORAGE, SEE D5/SDP1.2 |
| 22 | FENCE: METAL 42" HEIGHT |
| 23 | FENCE: REMOVABLE FENCE SECTION |
| 24 | EV CHARGING STATION LV2 |
| 25 | TWO-POINT LOCK BICYCLE RACK, SEE D3/SDP1.2 |
| 26 | SHADE STRUCTURE |
| 27 | ATTACHED SHADE STRUCTURE |
| 28 | SITE SIGNAGE: STOP SIGN, SEE D1/SDP1.2 |
| 29 | SITE SIGNAGE: VAN ACCESSIBLE PARKING, SEE D1/SDP1.2 |
| 30 | SITE SIGNAGE: ACCESSIBLE PARKING, SEE D1/SDP1.2 |
| 31 | SITE SIGNAGE: MOTORCYCLE PARKING ONLY, SEE D1/SDP1.2 |
| 32 | SITE SIGNAGE: ONE WAY, SEE D1/SDP1.2 |
| 33 | SITE SIGNAGE: FREE STANDING MULTI-TENANT SIGN, LIGHTING, SIZE, MATERIAL AND COLOR TO BE DETERMINED |
| 34 | DIRECTIONAL ARROW: WHITE, SEE B1/SDP1.2 |
| 35 | ASPHALT STRIPING: WHITE, SEE B1/SDP1.2 |
| 36 | CROSSWALK STRIPING, SEE SDP1.2 |
| 37 | CLEAR SIGHT TRIANGLE |
| 38 | PUBLIC ART DISPLAY ON INTERIOR WALL BENEATH SHADE STRUCTURE, SEE ARCHITECTURAL |
| | PUBLIC ART DISPLAY ON WEST WALL OF BUILDING, SEE ARCHITECTURAL |



A1 SITE DEVELOPMENT PLAN
 1" = 30'-0"
 0 30' 60'



NOT FOR CONSTRUCTION

NUEVO ATRISCO
 201 Unser Blvd NW
 Albuquerque, NM 87121

PROJECT NO.	PR-2018-001405
APPLICATION NO.	SD-2022-01115
IS AN APPROVED INFRASTRUCTURE LIST REQUIRED? [YES] NO. IF YES, THEN A SET OF APPROVED DRG 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	JD, TC
REVIEWED BY	D/P/S
DATE	06.03.2022
PROJECT NO.	19-0059.002
DRAWING NAME	SITE DEVELOPMENT PLAN
SHEET NO.	SDP1.1