



LEGAL DESCRIPTION:
 LOTS 3-A AND 3-B, COORS VILLAGE

LEGEND

	PROPOSED CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	PROPOSED SIDEWALK
	PROPOSED CROSSWALK
	CENTERLINE
	RIGHT-OF-WAY
	PROPOSED BUILDING
	EXISTING CURB & GUTTER
	EXISTING SIDEWALK
	PROPOSED LIGHT
	TEMPORARY DRIVE
	VEHICULAR AND PEDESTRIAN ACCESS

- NOTES:**
- COMMON STORM DRAINAGE ACROSS NEW TRACTS 3A AND 3B IS GRANTED BY THIS SITE PLAN AND ON THE PLAT.
 - APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
 - ROOF EQUIPMENT SHALL BE BELOW PARAPET HEIGHT AND SCREENED FROM VIEW FROM THE PROPERTY LINES OF THIS SITE. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN WALL.
 - THE SITE IS WITHIN 300' OF BUS ROUTE #96, #155 AND #790 ON COORS BOULEVARD.
 - LIGHT POLES SHALL BE A MAXIMUM OF 16' FEET WITH FULL CUT OFF LIGHT FIXTURES. LIGHT FIXTURES SHALL BE A MAXIMUM OF 16' WITH FULL CUT OFF SHIELDS ON FIXTURES SO THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE. THE LIGHT FIXTURES SHALL BE FULLY SHIELDED WITH HORIZONTAL LAMPS. LIGHT POLES WITHIN 100' OF RESIDENTIAL ZONING SHALL BE LIMITED TO 16' HIGH. BUILDING MOUNTED LIGHTING SHALL BE PROVIDED AT ALL BUILDING ENTRANCES AND EXITS. ALL SITE AND ACCESS LIGHTING SHOULD BE DESIGNED AS ENERGY SAVING LED LIGHTS.
 - STRUCTURE HEIGHT UP SHALL BE PER TRACT ZONE AND SHALL COMPLY WITH COORS CORRIDOR PLAN HEIGHT RESTRICTIONS.
 - MINIMUM SETBACK REQUIREMENTS FROM COORS BOULEVARD SHALL BE AS STATED IN COORS CORRIDOR PLAN. SETBACKS SHALL BE PER THE R-3 ZONE WITHIN TRACK 3-A AND PER THE O-1 ZONE WITHIN TRACK 3-B.
 - TRACT 3A SHALL ONLY BE OPERATED AS "HOUSING FOR OLDER PERSONS" AS THAT TERM IS DEFINED AT 42 U.S.C. SECTION 3607(B)(2). RESTRICTED TO RESIDENTS OF AGE 55 AND OLDER. THE FACILITY MAY PROVIDE SUPPORTIVE SERVICES SUCH AS MEALS, HOUSEKEEPING, SOCIAL ACTIVITIES, AND TRANSPORTATION.

TRACT	PROPOSED DU\AC	ALLOWED DU\AC	PROPOSED DWELLING UNITS	MAX ALLOWED DWELLING UNITS	PROPOSED FAR	MAX FAR
3A	20	12-24	131	156	0.61	1.0
3B	N/A					0.25

- INDEX TO DRAWINGS**
- C1. SITE PLAN FOR SUBDIVISION
 - C2. DESIGN GUIDELINES
 - C3. SITE PLAN FOR BUILDING PERMIT
 - C4. GRADING PLAN- CONTOURS
 - C5. GRADING PLAN- SPOT ELEVATIONS
 - C6. GRADING PLAN- STORM DRAIN
 - C8. MASTER UTILITY PLAN
 - C7. DETAIL SHEET
 - C8. DETAIL SHEET
 - LS-01. LANDSCAPING PLAN
 - B1. BUILDING ELEVATIONS, CORE
 - B2. BUILDING ELEVATIONS, 'A' WING
 - B3. BUILDING ELEVATIONS, 'B' WING
 - B4. BUILDING ELEVATIONS, WING ENDS AND SIGN

PROJECT NUMBER: PR-2018-001584
APPLICATION NUMBER: SI-2019-00043

Is an Infrastructure List required? () Yes (X) 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:

	Date
Traffic Engineer, Transportation Division	3/6/19
	Date
ABCWUA	05-06-19
	Date
Parks & Recreation Department	
	Date
City Engineer/Hydrology	3/6/19
	Date
Code Enforcement	3/6/19
	Date
*Environmental Health Department (conditional)	
	Date
Solid Waste Management	3-6-2019
	Date
DRB Chairperson, Planning Department	

	COORS VILLAGE TRACTS 3-A AND 3-B	DRAWN BY BJF
	SITE PLAN FOR SUBDIVISION	DATE 2/11/19
	5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505)858-3100	2017017-SPSB
		SHEET # C1
		JOB # 2017017