

EXISTING COUNTRYHILLS SUBDIVISION
ZONING R-LT TRACT 7A

TRACT F-I
Zoning R-LT

FUTURE CITY
COMMUNITY PARK

Natural Basalt and Soil Cement Drainage Conveyance

LEGEND
EXISTING.
LIGHT POST.
F.H.
TRACT Z
AMAFCA
DRAINAGE
FACILITY

MAJOR 1: 41,450 SF. BUILDING.
LOT SIZE = 234,301 SF OR 5.38 AC.
41,450 SF / 1 SPACE PER 200 SF FOR THE FIRST 15,000 SF OF NET LEASABLE AREA; 75 CARS.
1 SPACE PER 250 SF FOR THE NEXT 26,450 SF OF NET LEASABLE AREA; 106 CARS
= 181 CARS
SPACES PROVIDED 181 SPACES.
FAR = .17
OCCUPANT LOAD: 41,450 / 30 = 1,382

SHOPS 1: 11,600 SF. BUILDING.
LOT SIZE = 48,127 SF OR 1.10 AC.
11,600 SF / 200 = 58 SPACES.
SPACES PROVIDED 58 SPACES.
FAR = .24
OCCUPANT LOAD: 11,600 / 30 = 387

PAD 1: 2,005 SF. BUILDING.
LOT SIZE = 31,269 SF OR 7.18 AC.
1 CAR PER 4 PROVIDED SEATS
48 SEATS / 4 = 12 REQ. CARS.
SPACES PROVIDED 31 SPACES.
FAR = .06
OCCUPANT LOAD: 2,005 / 15 = 133

PAD 2: 2,763 SF. BUILDING.
LOT SIZE = 38,472 SF OR 8.8 AC.
1 CAR PER 4 PROVIDED SEATS
80 SEATS / 4 = 20 REQ. CARS
SPACES PROVIDED 42 SPACES.
FAR = .07
OCCUPANT LOAD: 2,763 / 15 = 184

SHOPS 2: 10,500 SF. BUILDING.
LOT SIZE = 47,748 SF OR 1.05 AC.
10,500 SF / 200 = 53 SPACES.
SPACES PROVIDED 53 SPACES.
FAR = .22
OCCUPANT LOAD: 10,500 / 30 = 350

FLOOR AREA RATIO
BUILDING SQUARE FOOTAGE MAY BE HIGHER, BUT SHALL NOT EXCEED 10,000 SQ/FT PER GROSS ACRE IN ACCORDANCE WITH THE MAY 31, 1998 AGREEMENT WITH COA
TOTAL BUILDING AREA = 66,318 SQ/FT = 1.53 AC.
TOTAL LOT AREA = 387,532 SQ/FT
TOTAL FAR = .17

PARKING NOTES:
TYPICAL STANDARD SPACES ARE 8'-6" X 20'-0" H.C. SPACE 8'-6" X 20' SMALL CARS
SPACES ARE 8'-0" X 10'-0"
ALL SPACES ARE STANDARD SIZE UNLESS OTHERWISE NOTED
25 BICYCLE SPACES.
10 MOTORCYCLE SPACES.

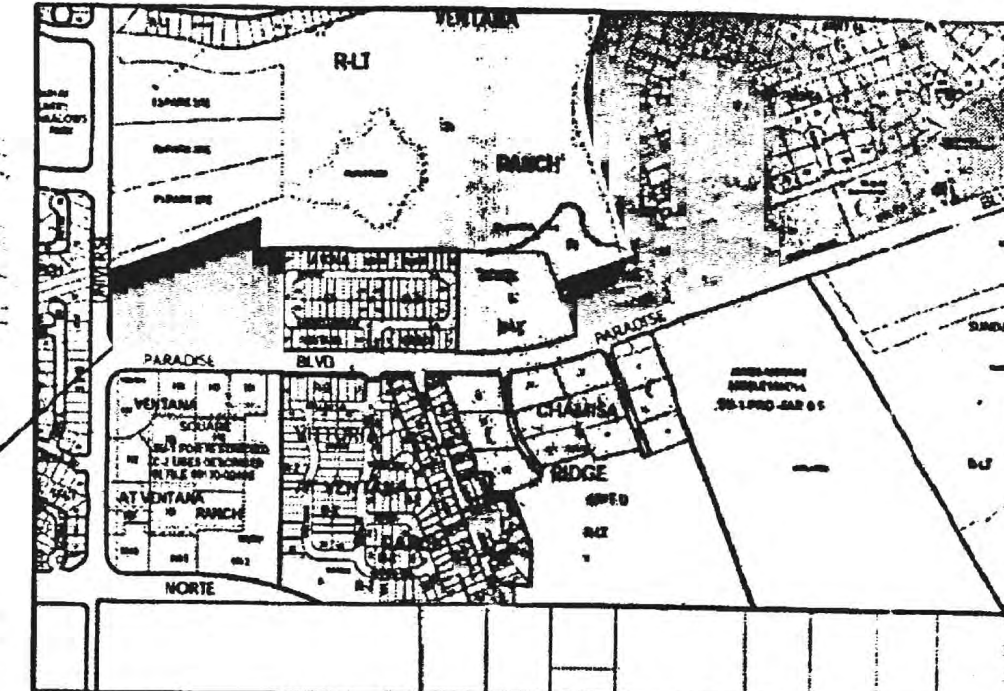
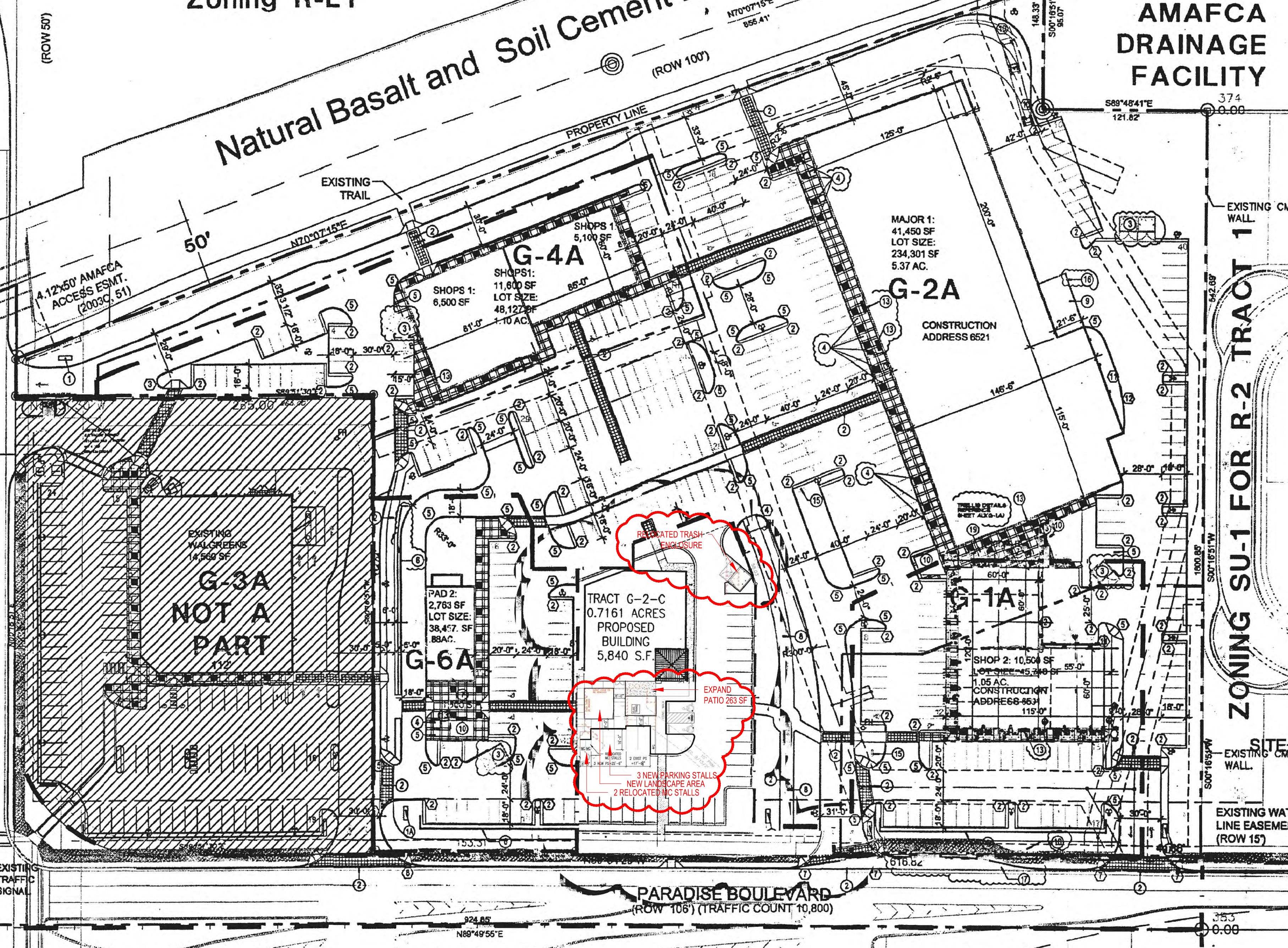
TOTAL STANDARD PARKING SPACES PROVIDED 318 SPACES + 6 = 324 PROVIDED PARKING SPACES
TOTAL SMALL CARS PARKING SPACES PROVIDED 23 SPACES
TOTAL H.C. PARKING SPACES PROVIDED (INCLUDES 5 MIN SPACES) 27 SPACES + 2 = 29 H.C. PARKING SPACES
TOTAL PROVIDED 353 SPACES TOTAL PROVIDED 324 SPACES
TOTAL REQUIRED SPACES = 324 SPACES
TOTAL PROVIDED SPACES = 347 SPACES

PAD 1: 2,040 SF. BUILDING
LOT SIZE = 31,200 SF OR 7.18 AC.
1 CAR PER 4 PROVIDED SEATS
48 SEATS / 4 = 12 REQ. CARS
SPACES PROVIDED = 31 SPACES
39 PARKING SPACES PROVIDED

TRACTS G FOR SUBDIVISION
LEGAL DESCRIPTION
TRACTS G AT VENTANA SQUARE
CURRENT ZONING
C-2 TO SU-1 FOR C-2
TOTAL ACREAGE
12.68 ACRES (TOTAL GROSS). TO INCLUDE G-1, G-2, G-3, G-4, G-5 AND G-6
PEDESTRIAN AND VEHICULAR CIRCULATION
See sheet A.1.1 for pedestrian and vehicular connections to the surrounding Ventana Ranch road and trail system.
INTERNAL CIRCULATION
See sheet A.1.2 for internal circulation
BUILDING HEIGHTS AND SETBACKS
The maximum height of buildings within tract G shall be 35'-0" See plan A-1.1 for additional restrictions Setbacks are shown on sheet A.1.2
FLOOR AREA RATIOS
The overall FAR for tract G shall not exceed 10,000sq/ft per gross acre in accordance with the May 31, 1998 agreement with the City of Albuquerque
LANDSCAPE
See sheet L1 and L2

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			
6			
7			

GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
2325 SAN PEDRO NE, SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877



7 VICINITY PLAN
SCALE: 1" = 1,000'

- RADIUS INFORMATION:
- ① RADIUS = 2'-0"
 - ② RADIUS = 3'-0"
 - ③ RADIUS = 5'-0"
 - ④ RADIUS = 10'-0"
 - ⑤ RADIUS = 15'-0"
 - ⑥ RADIUS = 20'-0"
 - ⑦ RADIUS = 25'-0"
 - ⑧ RADIUS = 35'-0"
 - ⑨ RADIUS = 40'-0"
 - ⑩ RADIUS = 50'-0"
 - ⑪ RADIUS = 60'-0"
 - ⑫ RADIUS = 100'-0"

- KEYED NOTES
- PYLON SIGN.
 - 6'-0" RAISED/TEXTURED PEDESTRIAN CROSSWALK.
 - GATED REFUSE ENCLOSURE-PAINTED STUCCO TO MATCH BUILDING WITH SOLID GATES.
 - 6'-0"x6'-0" TREE PLANTERS.
 - BIKE RACK PER C.O.A. STANDARDS.
 - 2'-6" GARDEN WALL.
 - CONCRETE OUT DOOR PATIO AREA.
 - ASPHALT TRAIL.
 - DOCK METAL.
 - LANDSCAPE AREA.

LEGEND
EXISTING.
LIGHT POST.
F.H.

1 SITE PLAN
Scale: 1" = 50'-0"
1" = 50' scale

SU-1 FOR C2 PURPOSES

Approved for access by the Solid Waste Department
Herman Gallegos 05-27-21. Herman Gallegos
**Detail for the new trash enclosure will have to be approved,
and inspected by the Solid Waste Department.**

ADMINISTRATIVE AMENDMENT
File # 100A-10/10 Project # 1002346
Tract G-2-C: 15840 sq. ft.
retail building.
Russell Bat 10 Aug 09
APPROVED BY DATE

PROJECT NUMBER:	1002346
APPLICATION NUMBER:	05 DRB-01930
The plan is consistent with the specific site development plan approved by the Environmental Planning Commission (EPC) on the findings and conditions in the Official Notification of Decision are satisfied.	
Is an Infrastructure List required? () YES (X) NO. If yes, then a set of approved DRP plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.	
DRP SITE DEVELOPMENT PLAN SIGNOFF APPROVAL	
William G. Baker	12-20-05
Christina Randall	12/14/05
Bradley B. Bly	12/14/05
N/A	
N/A	
DRP Chairperson, Planning Department	12/14/05
Environmental Health, if necessary	

PROJECT TITLE
VENTANA SQUARE.
PROJECT MANAGER
NEDD UNIVERSE PARADISE
ALBUQUERQUE, NEW MEXICO
JOB NO.
0002
DRAWN BY
APZ
DATE
072305
SCALE
1"=50'
SHEET TITLE
SITE PLAN, SUBDIVISION.
1002346