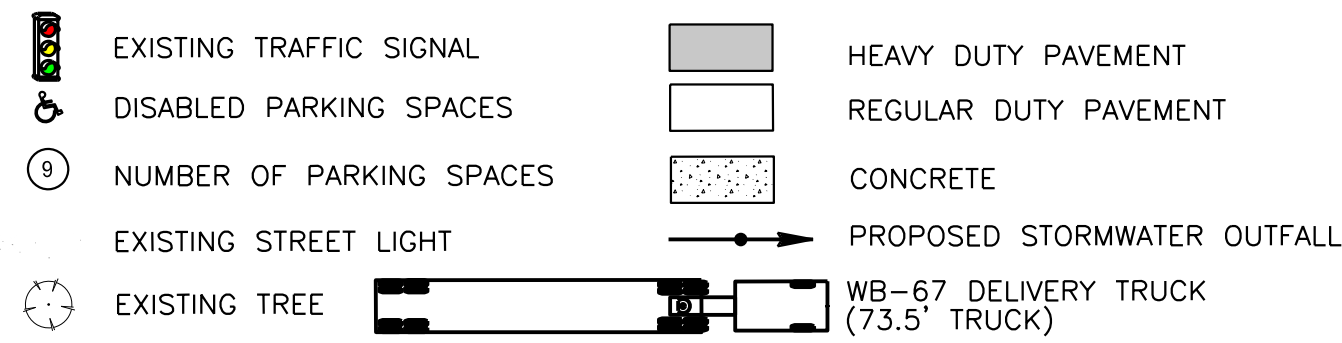


CRITERIA CHECKLIST	
PROJECT DATA	
SITE AREA	±11.0941 ACRES (483,258 S.F.) (NET AREA)
TOTAL PARKING REQUIRED	246 PARKING SPACES
TOTAL PARKING PROVIDED	527 PARKING SPACES (INCLUDING X ACCESSIBLE)
LAND INFORMATION	
LAND LOT	S21 T10N R2E
PARCEL NUMBER	100905706518130705
BOUNDARY SURVEY	TO BE COMPLETED
TOPOGRAPHICAL SURVEY	TO BE COMPLETED
ENVIRONMENTAL REPORT	TO BE COMPLETED
GEOTECHNICAL REPORT	TO BE COMPLETED
DETENTION EVALUATION	TO BE DETERMINED
CUT/FILL EVALUATION (APPROX.)	TO BE DETERMINED
OFF SITE IMPROVEMENTS	PENDING SKETCH PLAT REVIEW MEETING
TRAFFIC STUDY	TRAFFIC IMPACT ANALYSIS REQUIRED
FRONT/STREET SETBACK	20 FEET
SIDE SETBACKS	10 FEET
REAR SETBACK	10 FEET
EASEMENTS	EXIST POWER EASEMENT AND PUBLIC UTILITY EASEMENTS
ZONING INFORMATION	
EXISTING ZONING	NON-RESIDENTIAL BUSINESS PARK (NR-BP)
PROPOSED ZONING	NON-RESIDENTIAL BUSINESS PARK (NR-BP)
ADJACENT ZONING	
ZONING CONTACT	
CONDITIONS OF ZONING	NONE
DENSITY LIMITS	N/A
MINIMUM LOT SIZE	N/A
MINIMUM LOT WIDTH/DEPTH	100 FEET
MINIMUM ROAD FRONTAGE	N/A
BUILDING HEIGHT LIMIT	65' (30' WITHIN 100' OF ADJACENT RESIDENTIAL USE)
24 HOUR PHARMACY ALLOWED	YES
MINUTE CLINIC ALLOWED	YES
LIQUOR LICENSE ALLOWED	YES WITH CONDITIONAL USE PERMIT
BEER/WINE LICENSE ALLOWED	YES WITH CONDITIONAL USE PERMIT
LANDSCAPE INFORMATION	
TREE SURVEY	TO BE COMPLETED
FRONT LANDSCAPE STRIP	0'
SIDE LANDSCAPE STRIP	15 FEET
REAR LANDSCAPE STRIP	0'
BUFFERS	15' BUFFER ADJACENT TO STREET FRONTAGE
BUILDING CODE INFORMATION	
DEVELOPMENT SERVICES/PLANNING	MAGGIE GOULD (505-924-3910)
DEVELOPMENT SERVICES/ENGINEERING	SHAHAB BIAZAR (505) 924-3999
DEVELOPMENT SERVICES/BUILDING	LAND CLARK (505) 924-3313
DEVELOPMENT SERVICES/UTILITIES	(505) 924-3860
TRANSPORTATION (CITY OF ALBUQUERQUE)	(505) 924-3860
UTILITY INFORMATION	
GAS AVAILABILITY	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> SHOWN ON PLAN
ELECTRIC AVAILABILITY	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> SHOWN ON PLAN
TELEPHONE AVAILABILITY	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> SHOWN ON PLAN
CABLE AVAILABILITY	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> SHOWN ON PLAN
WATER AVAILABILITY	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> SHOWN ON PLAN
SEWER AVAILABILITY	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> SHOWN ON PLAN
STORM AVAILABILITY	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> SHOWN ON PLAN
CURB CUT EVALUATIONS	CURB CUTS ON BLUEWATER
DECEL LANES	PENDING TRAFFIC STUDY
ROW REQUIREMENTS	SHOWN ON PLAN
LINE OF SIGHT	SHOWN ON PLAN
SIGN INFORMATION	
BLDG SIGN REQUIREMENTS	PER SIGN PACKAGE
PYLON SIGN LOCATION	PER SIGN PACKAGE
PYLON SIGN REQUIREMENTS	PER SIGN PACKAGE
MONUMENT SIGN LOCATION	PER SIGN PACKAGE
MONUMENT SIGN REQUIREMENTS	PER SIGN PACKAGE
SITE PLAN INFORMATION	
TRANSFORMER LOCATION	TO BE DETERMINED
TRASH ENCLOSURE LOCATION	TO BE DETERMINED
TRUCK ACCESS	ACCESS PROVIDED FOR WB-67 TRUCK
PHOTO METRICS	TO BE DETERMINED
LIGHT POLE SIZE & LOCATION	TO BE DETERMINED
DRIVE-THRU SIGN LOCATION	PER SIGN PACKAGE
ACCESSIBLE PARKING	21 ACCESSIBLE SPACES PROVIDED
DRIVEWAY WIDTH DIMENSIONS	2 - 30' DRIVE (BLUEWATER RD) 2 - 30' DRIVE (98TH ST) 1 - 30' DRIVE (VOLCANO RD)
PARKING/SIDEWALK DIMENSIONS	8.5' X 20', 24' DRIVE AISLES, S/W VARIES
UTILITY COORDINATION	NOT YET COMPLETED
FINISH FLOOR ELEVATION (APPROX)	SHOWN ON PLAN
NORTH ARROW	SHOWN ON PLAN
GRAPHIC SCALE	SHOWN ON PLAN
ESTIMATED CONSTRUCTION QUANTITIES	
CURB AND GUTTER	TO BE DETERMINED
REGULAR DUTY PAVEMENT	TO BE DETERMINED
HEAVY DUTY PAVEMENT	TO BE DETERMINED
SIDEWALKS AND PADS	TO BE DETERMINED
SCREENING AND RETAINING WALLS	TO BE DETERMINED
EXCAVATION AND FILL	TO BE DETERMINED
LANDSCAPING	TO BE DETERMINED

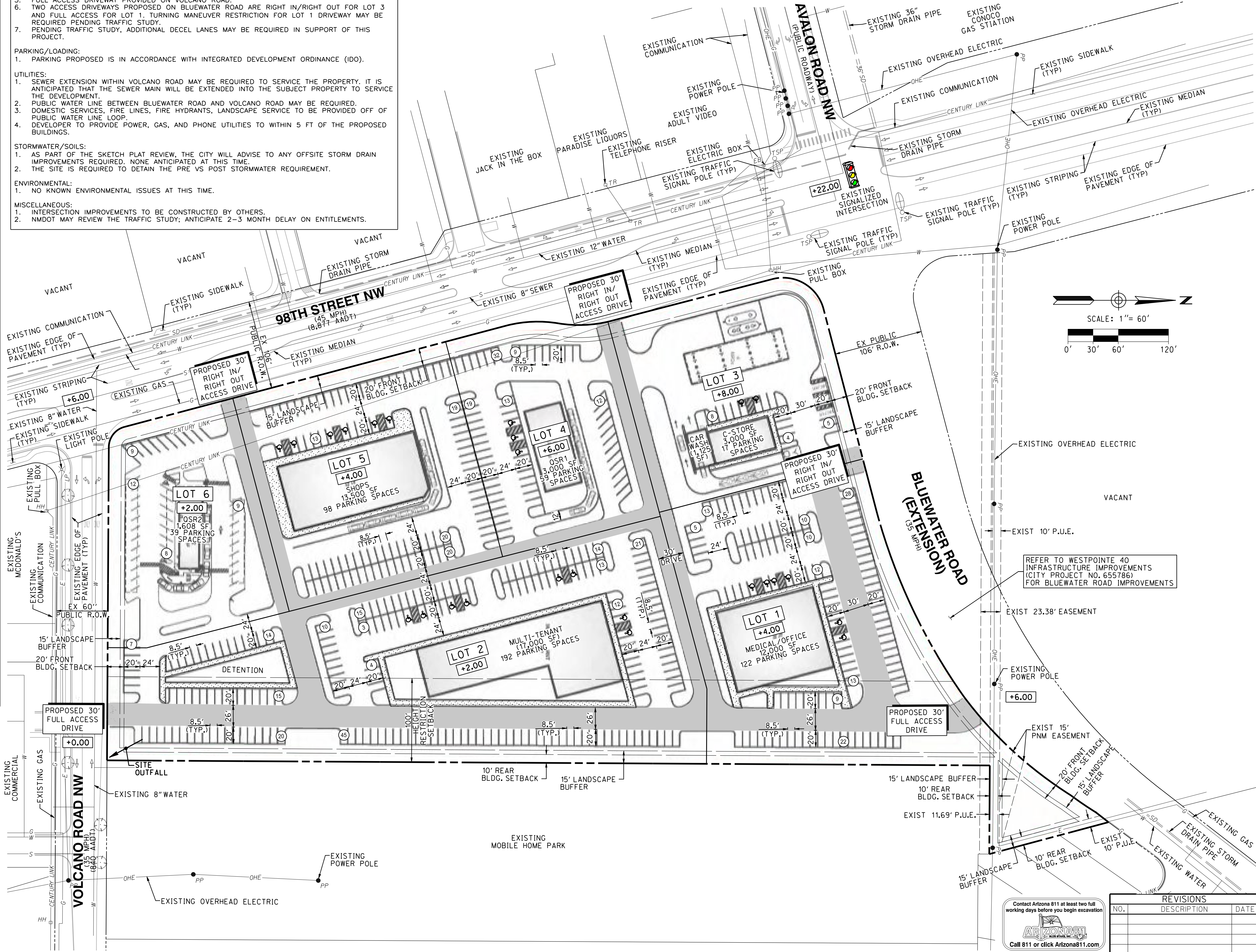
SITE PLAN LEGEND



SITE RISK ASSESSMENT

REFER TO THE DUE DILIGENCE FOR FURTHER EXPLANATION OF EACH ITEM BELOW

- ZONING/LAND USE:
- NON-RESIDENTIAL BUSINESS PARK (NR-BP) VACANT
 - DEVELOPMENT REVIEW BOARD (DRB) REQUIRED WITH PUBLIC HEARING AND APPROVAL.
 - CONDITIONAL USE PERMITS REQUIRED IN ACCORDANCE WITH TABLE 4-2-1 OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO).
 - BUILDING HEIGHT RESTRICTED TO 30 FT WITHIN 100 FT OF ADJACENT RESIDENTIAL USE PER SECTION 5.9 OF THE IDO. CLARIFICATION ON HEIGHT OBSTRUCTION TO BE DISCUSSED AT PRE-REVIEW TEAM MEETING ON OCTOBER 15, 2019.
 - INFRASTRUCTURE IMPROVEMENT AGREEMENT (IIA) TO BE DISCUSSED AT SKETCH PLAT REVIEW ON OCTOBER 16, 2019.
 - MAJOR SUBDIVISION PLAT REQUIRED.
- ACCESS:
- 98TH STREET AND BLUEWATER ROAD INTERSECTION IMPROVEMENT PROJECT TO BE COMPLETED MAY 2020.
 - DEVELOPER PORTION RESPONSIBLE FOR APPROXIMATELY \$500,000.
 - PROPOSED ACCESS ON 98TH STREET IS CURRENTLY 2' 30" FT RIGHT IN/RIGHT OUT DRIVEWAYS.
 - 98TH STREET LOT 3 ACCESS DRIVEWAY IS IN CONFLICT WITH INTERSECTION IMPROVEMENT PROJECT. RECOMMEND SHIFTING TO THE SOUTH TO ALIGN WITH THE EXISTING MEDIAN CUT. IT IS ANTICIPATED THAT A LEFT TURN DECEL LANE WILL BE REQUIRED IN SUPPORT THEREOF.
 - FULL ACCESS DRIVEWAY PROVIDED ON VOLCANO ROAD.
 - TWO ACCESS DRIVEWAYS PROPOSED ON BLUEWATER ROAD ARE RIGHT IN/RIGHT OUT FOR LOT 3 AND FULL ACCESS FOR LOT 1. TURNING MANUEVER RESTRICTION FOR LOT 1 DRIVEWAY MAY BE REQUIRED PENDING TRAFFIC STUDY.
 - PENDING TRAFFIC STUDY, ADDITIONAL DECEL LANES MAY BE REQUIRED IN SUPPORT OF THIS PROJECT.
- PARKING/LOADING:
- PARKING PROPOSED IS IN ACCORDANCE WITH INTEGRATED DEVELOPMENT ORDINANCE (IDO).
- UTILITIES:
- SEWER EXTENSION WITHIN VOLCANO ROAD MAY BE REQUIRED TO SERVICE THE PROPERTY. IT IS ANTICIPATED THAT THE SEWER MAIN WILL BE EXTENDED INTO THE SUBJECT PROPERTY TO SERVICE THE DEVELOPMENT.
 - PUBLIC WATER LINE BETWEEN BLUEWATER ROAD AND VOLCANO ROAD MAY BE REQUIRED.
 - DOMESTIC SERVICES, FIRE LINES, FIRE HYDRANTS, LANDSCAPE SERVICE TO BE PROVIDED OFF OF PUBLIC WATER LINE LOOP.
 - DEVELOPER TO PROVIDE POWER, GAS, AND PHONE UTILITIES TO WITHIN 5 FT OF THE PROPOSED BUILDINGS.
- STORMWATER/SOILS:
- AS PART OF THE SKETCH PLAT REVIEW, THE CITY WILL ADVISE TO ANY OFFSITE STORM DRAIN IMPROVEMENTS REQUIRED. NOT ANTICIPATED AT THIS TIME.
 - THE SITE IS REQUIRED TO DETAIN THE PRE VS POST STORMWATER REQUIREMENT.
- ENVIRONMENTAL:
- NO KNOWN ENVIRONMENTAL ISSUES AT THIS TIME.
- MISCELLANEOUS:
- INTERSECTION IMPROVEMENTS TO BE CONSTRUCTED BY OTHERS.
 - NMDOT MAY REVIEW THE TRAFFIC STUDY; ANTICIPATE 2-3 MONTH DELAY ON ENTITLEMENTS.



PARKING CALCULATIONS

LOT 1 - MEDICAL OFFICE (12,000 SF)		LOT 4 - RESTAURANT (OSR1) (4,500 SF)	
PARKING REQUIRED	60 SPACES	PARKING REQUIRED	36 SPACES
PARKING PROVIDED (INCLUDES X ACCESSIBLE)	122 SPACES	PARKING PROVIDED (INCLUDES X ACCESSIBLE)	59 SPACES
PARKING RATIO REQUIRED	(12,000 SF / 1,000 SF) x 5 SPACES = 122 SPACES	PARKING RATIO REQUIRED	(4,500 SF / 1,000 SF) x 8 SPACES = 36 SPACES
LOT 2 - GENERAL RETAIL (MULTI-TENANT) (17,000 SF)		LOT 5 - GENERAL RETAIL (SHOPS) (13,500 SF)	
PARKING REQUIRED	68 SPACES	PARKING REQUIRED	54 SPACES
PARKING PROVIDED (INCLUDES X ACCESSIBLE)	192 SPACES	PARKING PROVIDED (INCLUDES X ACCESSIBLE)	98 SPACES
PARKING RATIO REQUIRED	(17,000 SF / 1,000 SF) x 4 SPACES = 192 SPACES	PARKING RATIO REQUIRED	(13,500 SPACES / 1,000 SF) x 4 SPACES = 54 SPACES
LOT 3 - LIGHT FUELING STATION AND CARWASH (C-STORE - 3,000 SF) (CARWASH - 1,125 SF)		LOT 6 - RESTAURANT (OSR2) (1,608 SF)	
PARKING REQUIRED	15 SPACES	PARKING REQUIRED	13 SPACES
PARKING PROVIDED (INCLUDES X ACCESSIBLE)	17 SPACES	PARKING PROVIDED (INCLUDES X ACCESSIBLE)	39 SPACES
PARKING RATIO REQUIRED (C-STORE)	(3,000 SF / 1,000 SF) x 4 SPACES = 12 SPACES	PARKING RATIO REQUIRED	(1,608 SF / 1,000 SF) x 8 SPACES = 13 SPACES
PARKING RATIO REQUIRED (CARWASH)	(1,125 SF / 1,000 SF) x 2 SPACES = 3 SPACES		

SEC 98TH STREET & BLUEWATER ROAD
ALBUQUERQUE, NEW MEXICO
CONCEPTUAL SITE PLAN

PRELIMINARY-
NOT FOR
CONSTRUCTION
OR RECORDING

7315 N 10TH STREET
SUITE 101
PHOENIX, AZ 85020
JMC-ENG.COM
JMC
JCL
DESIGNED: JMC
DRAWN: JCL
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JMC ENGINEERING
PROJECT NO. 0034
DATE: 4-OCT-2019

SHEET 1 OF 1