

PARKING CALCULATIONS		
BUILDING AREA:	AREA (SQUARE FEET)	
MEDICAL OFFICE	5,075 SF	
PARKING REQUIREMENTS:	REQUIRED	PROVIDED
MEDICAL OFFICE (5,1,000 SF)	25 spaces	47 spaces
TOTAL	25 spaces	47 spaces
HANDICAP PARKING	2 spaces	2 spaces
MOTORCYCLE PARKING	2 spaces	2 spaces
BICYCLE PARKING	4 spaces	5 spaces

GENERAL NOTES (REQUIRED INFORMATION)

Site: 1.27 Acres (55,216 SF)
 Zoning: MX-L (Mixed Use)
 Proposed Use: Medical Office (Dental)
 Building Height: Maximum Allowed = 35'; Proposed 21'-4"
 Building Setback: Per MX-L Zone

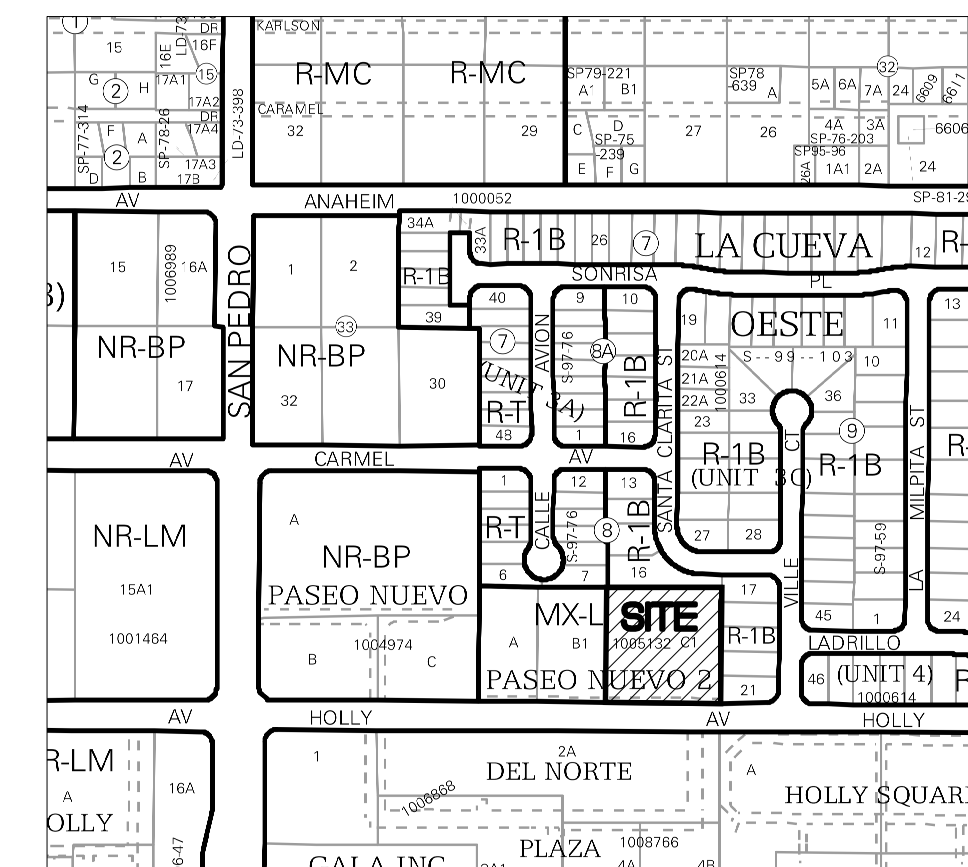
Allowed:	Actual:
Front: 5' min	74.4'
Side: 0'	118.2'
Side: 0'	31.0'
Rear: 15' min	80.8'

Sketch Plat

The Purpose of this sketch plat is to subdivide the existing lot into 2 new lots and receive additional comments.

LEGAL DESCRIPTION:

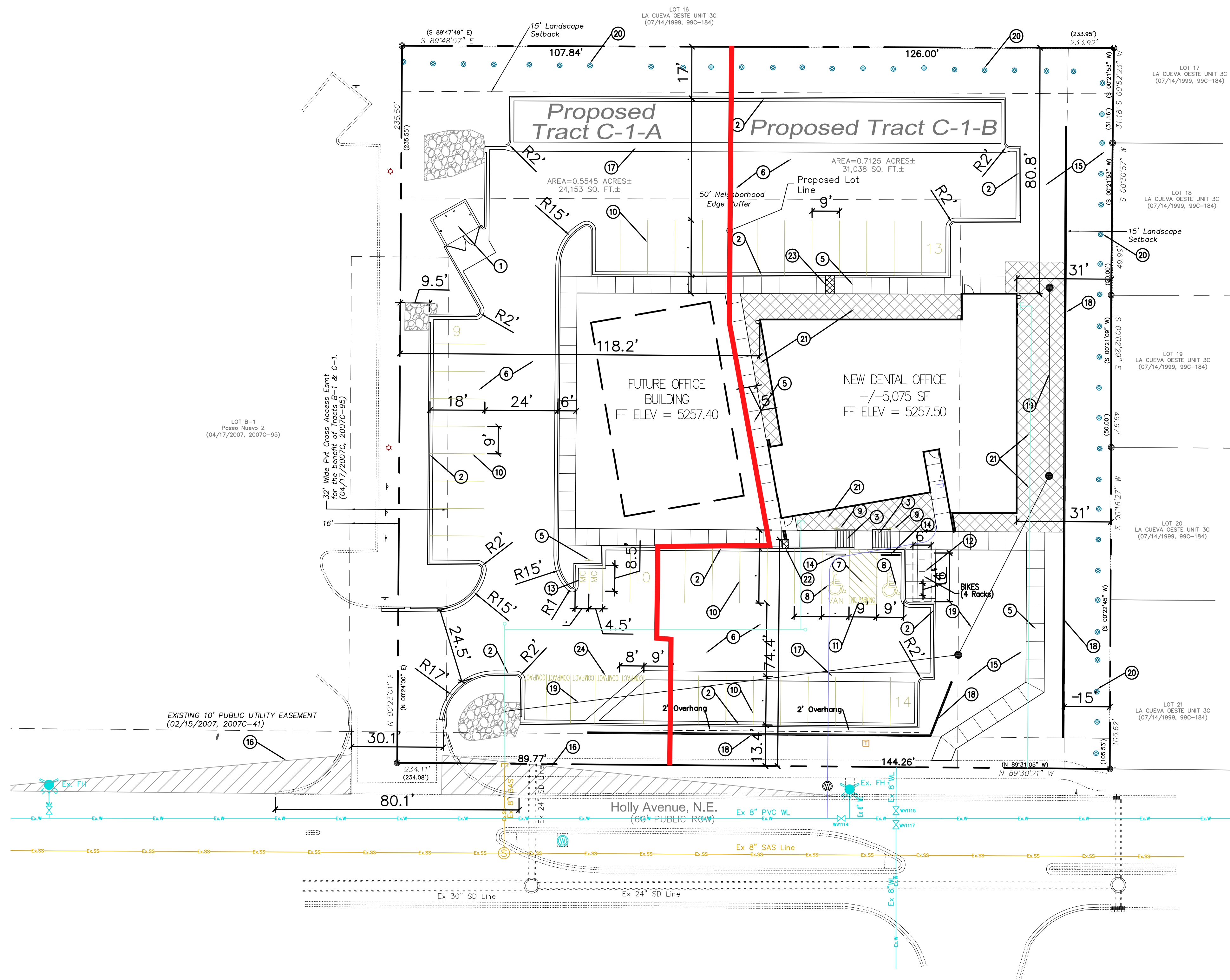
Tract C-1, Paseo Nuevo 2, Albuquerque, Bernalillo County. 1.268 Acres.



VICINITY MAP - Zone Map C-1B-Z

KEYED NOTES

- PROPOSED TRASH ENCLOSURE AND STORAGE AREA. TRASH ENCLOSURE TO COMPLY WITH MINIMUM COA SOLID WASTE STANDARDS.
- INSTALL MEDIAN CURB/GUTTER (6" HIGH) PER COA STD DWG 2415B.
- INSTALL PARALLEL CURB RAMP PER NMDOT STD DWGS 608-001, SHEETS 1-12. DETECTABLE WARNING SURFACE NOT REQUIRED FOR PRIVATE RAMPS. MATCH ADJACENT SIDEWALK WIDTH.
- NOT USED.
- INSTALL CONCRETE SIDEWALK PER COA STD DWG 2430.
- ASPHALT PAVEMENT PER GEOTECHNICAL REPORT.
- INSTALL 4" WIDE PAINT STRIPES AT 45° ANGLE TO PARKING STRIPES, SPACED AT 1'-6" (WHITE PAINT IN PARKING LOT, BLUE PAINT IN ACCESSIBLE PARKING AREAS). MIN. TWO COATS.
- PAINTED INTERNATIONAL WHEELCHAIR SYMBOL (BLUE) PER ADA STANDARDS. MIN. TWO COATS.
- INSTALL H/C SIGNAGE PER DETAIL, SHEET C1.1. ADD VAN ACCESSIBLE SIGNAGE WHERE NOTED. SIGNAGE SHALL BE MOUNTED TO BUILDING. H/C SIGN MUST INCLUDE LANGUAGE PER 66-7-352.4C NMSA 1978 "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING."
- INSTALL 4" WIDE PAINT STRIPES (WHITE) FOR ALL PARKING SPACES. MIN. TWO COATS.
- PAINT WORDS 'NO PARKING' WITH LETTERS AT LEAST ONE FOOT HIGH AND 2 INCHES WIDE. MIN. TWO COATS.
- INSTALL BIKE RACK PER DETAIL ON SHEET C-1.1. FOUR RACKS TOTAL. MINIMUM 4' CLEAR BETWEEN RACKS SIDE TO SIDE.
- MOTORCYCLE PARKING; 2 SPACES. ADD PAINT LABEL (2 COATS) AND SIGNAGE PER COA CODE AND PER DETAIL, SHEET C1.1.
- INSTALL PRE-CAST WHEEL STOP PER DETAIL, SHEET C1.1. TYP 9.
- LANDSCAPED AREA TO BE DESIGN-BUILD BY CONTRACTOR. REFER TO ARCHITECTURAL SITE PLAN FOR LANDSCAPE DESIGN CRITERIA.
- 13'X130' CLEAR SIGHT TRIANGLE. LANDSCAPING, FENCING, 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.
- INSTALL 3' WIDE VALLEY GUTTER. REF. SHEET C1.1 FOR DETAIL.
- PROPOSED RETAINING WALL. REF. GRADING AND RETAINING WALL PLANS.
- INSTALL STORM DRAIN. REF. STORM DRAIN PLAN.
- EXISTING LANDFILL VENTING SYSTEM. DO NOT DISTURB.
- INSTALL 45-MIL EPDM POND LINER PER GEOTECHNICAL REPORT.
- INSTALL 12" WIDE SIDEWALK CULVERT PER COA STD DWG 2236.
- INSTALL 24" WIDE SIDEWALK CULVERT PER COA STD DWG 2236.
- INSTALL 2 COATS OF PAINT FOR COMPACT PARKING SPACES. LETTERS 'COMPACT' MIN 8" TALL. COLOR: WHITE



BENCH MARKS

A.C.S. MONUMENT "9-C18"
MONUMENT "HEAVEN"
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
N=1,521,497.624
E=1,542,501.428
PUB. EL=5232.47 NAVD 1988
GROUND TO GRID FACTOR=0.999664563
DELTA ALPHA ANGLE = -0°11'19.69"