

GENERAL NOTES:

- 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 SCREENED FROM VIEW IF VISIBLE FROM THE PROPERTY LINES OF THIS SITE. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED PER THE REQUIREMENTS OF THE INTEGRATED DEVELOPMENT ORDINANCE.
- SIGNAGE SHALL BE IN COMPLIANCE WITH THE PREVIOUSLY APPROVED SITE PLAN FOR SUBDIVISION DESIGN GUIDELINES AND SHALL BE SEPARATELY PERMITTED.
- LIGHTING SHALL BE IN COMPLIANCE WITH THE PREVIOUSLY APPROVED SITE PLAN FOR SUBDIVISION DESIGN GUIDELINES REGARDING HEIGHT AND NIGHT SKY COMPLIANCE.
- LANDSCAPING, FENCING AND SIGNING 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 SITE TRIANGLE.
- ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED IN A PUBLIC WORK ORDER.
- A MINOR REPLAT WILL BE REQUIRED TO ENSURE THE RIGHT-OF-WAY FOR ANTEQUERA ROAD IS CONSISTENT WITH THE AS-BUILT CONDITIONS AT THE EGG-A-BOUT.
- THE COORS BOULEVARD CP0-2 AND VPO-1 REGULATIONS APPLY TO THIS SITE. WHERE THIS SITE PLAN IS SILENT, PROVISIONS OF THE IDO APPLY.

SITE DATA:
LEGAL DESCRIPTION: TRACT 4 OF NORTH ANDALUCIA AT LA LUZ

ZONING: PD - PLANNED DEVELOPMENT (SU-1 FOR C2, O-1, OR PRD (24 DU/AC))

SITE AREA: 7.71 ACRES

LAND USE: SENIOR INDEPENDENT LIVING, MULTI-FAMILY APARTMENTS (AGE-RESTRICTED 55+)

PEDESTRIAN, BICYCLE AND VEHICULAR INGRESS AND EGRESS:
 TWO DRIVEWAY ENTRANCES WILL PROVIDE VEHICULAR ACCESS FROM

ANTEQUERA ROAD, ONE OF WHICH (SOUTH EASTERN MOST) IS FOR EMERGENCY VEHICLES ONLY. PEDESTRIAN ACCESS IS PROVIDED TO ANTEQUERA ROAD AT SEVERAL LOCATIONS.

INTERNAL CIRCULATION REQUIREMENTS: NORTHEAST PARKING AREA ADJACENT TO THE CLUBHOUSE IS ACCESSIBLE TO VISITORS AND RESIDENTS. THE REMAINING PARKING AREAS ARE GATE CONTROLLED. KNOX BOXES WILL PROVIDE ACCESS FOR EMERGENCY VEHICLES AT ALL GATES.

MAXIMUM BUILDING HEIGHT ALLOWED: HEIGHTS SHALL COMPLY WITH COORS CORRIDOR PLAN DESIGN STANDARDS' VIEW AND HEIGHT RESTRICTIONS, SEE VIEW ANALYSIS SHEETS.

MINIMUM BUILDING SETBACK: SETBACKS SHALL COMPLY WITH COORS CORRIDOR PLAN AND THE PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN FOR SUBDIVISION.

- COORS 35' MIN. WITH 50 PERCENT LANDSCAPE COVERAGE.
- FRONT 15' MIN.; SIDE 5' MIN. AND 10' MIN. FROM STREET; REAR 15' MIN.
- NOT LESS THAN 10' BETWEEN APARTMENT AND OFF-STREET PARKING AND VEHICULAR CIRCULATION AREAS.

MAXIMUM TOTAL DWELLING UNITS:
 185 DU (24/AC) ALLOWED (PER AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION)
 171 DU PROPOSED

PHASING: NONE PROPOSED - ONE PHASE

STRUCTURE LOCATIONS: NO EXISTING STRUCTURES, THE SITE IS VACANT. PROPOSED STRUCTURES PER SITE PLAN

PARKING FACILITIES: PARKING REQUIRED: 214 SPACES (PER AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION)
 MAXIMUM ALLOWED : 235 (10% ABOVE MINIMUM PER SITE PLAN FOR SUBDIVISION)

TOTAL PARKING PROVIDED: 234 SPACES
 COMPACT PARKING SPACES (20% ALLOWED): 6 (2.6%)
 ELECTRIC VEHICLE PARKING SPACES (2% REQ.): 6 (2.6%)

ADA PARKING REQUIRED: 6 SPACES (1 VAN ACCESSIBLE)
 ADA PARKING PROVIDED: 9 SPACES (5 VAN ACCESSIBLE)

BICYCLE PARKING REQUIRED: 23 SPACES
 BICYCLE PARKING PROVIDED: 24 SPACES

LOADING FACILITIES: RESIDENT MOVE-IN LOADING AREA PROVIDED AT SOUTHWEST CORNER OF MAIN STRUCTURE. LOADING SPACE LOCATED AT SOUTH END OF GARAGES.

NON-AUTO TRANSPORTATION:
 TRANSIT - ROUTES 155, 96, AND 790 ON COORS BOULEVARD; ROUTES 157 AND 162 ON MONTANO BOULEVARD
 BICYCLE - BIKE LANES ON COORS BOULEVARD, ANTEQUERA ROAD, AND MIRANDELA STREET

TRAILS: MIRANDELA STREET PROVIDES ACCESS TO THE TRAIL HEAD LOCATED AT MONTANO BOULEVARD. THIS TRAIL HEAD PROVIDES ACCESS TO NUMEROUS TRAILS INCLUDING THE PASEO DEL BOSQUE MULTI-USE TRAIL ON THE EAST SIDE OF THE RIO GRANDE.

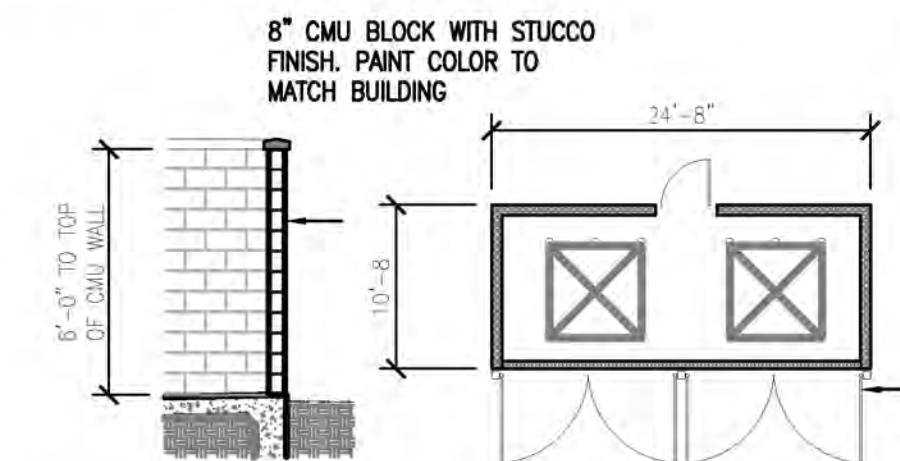
SENSITIVE LANDS:
 NO SENSITIVE LANDS ARE PRESENT EXCEPT FOR STEEP SLOPES ADJACENT TO COORS BOULEVARD. THE DEVELOPMENT AVOIDS THESE SLOPES BY LOCATING BUILDINGS ALONG ANTEQUERA AND MIRANDELA. SEE GRADING AND DRAINAGE PLAN FOR HOW STORMWATER RUNOFF IS HANDLED AND THE SLOPES ARE STABILIZED.

Unit Mix and Usable Open Space (UOS) Requirements

UNIT TYPE	BEDS	NET	GROSS	LVL 1	LVL 2	LVL 3	TOTAL	REQUIRED UOS PER UNIT	TOTAL REQUIRED UOS PER UNIT TYPE							
S1	1 BED	526	566	2	2	2	6	200sq. ft.	1,200 sq. ft.							
A1	1 BED	598	598	7	9	8	24	200sq. ft.	4,800 sq. ft.							
A1A	1 BED	598	598	1	0	0	1	200sq. ft.	200 sq. ft.							
A1B	1 BED	598	598	1	0	0	1	200sq. ft.	200 sq. ft.							
A2	1 BED	675	675	16	18	11	45	200sq. ft.	9,000 sq. ft.							
A3	1 BED	752	825	10	10	9	29	200sq. ft.	5,800 sq. ft.							
A3A	1 BED	752	825	1	0	0	1	200sq. ft.	200 sq. ft.							
A3B	1 BED	752	825	0	2	1	3	200sq. ft.	600 sq. ft.							
A3-HC	1 BED	752	825	1	1	1	3	200sq. ft.	600 sq. ft.							
A4	1 BED	1046	1223	1	0	0	1	200sq. ft.	200 sq. ft.							
A5	1 BED	676	676	2	0	0	2	200sq. ft.	400 sq. ft.							
B1	2 BED	999	999	1	4	4	9	250sq. ft.	2,250 sq. ft.							
B1A	2 BED	999	999	1	0	0	1	250sq. ft.	250 sq. ft.							
B2	2 BED	1236	1296	0	3	2	5	250sq. ft.	1,250 sq. ft.							
B2A	2 BED	1236	1296	3	0	0	3	250sq. ft.	750 sq. ft.							
B3	2 BED	1143	1218	0	1	0	1	250sq. ft.	250 sq. ft.							
B3-HC	2 BED	1143	1218	1	0	0	1	250sq. ft.	250 sq. ft.							
B4	2 BED	1248	1479	3	4	2	9	250sq. ft.	2,250 sq. ft.							
B4A	2 BED	1248	1486	3	3	3	9	250sq. ft.	2,250 sq. ft.							
B4B	2 BED	1248	1486	0	0	1	1	250sq. ft.	250 sq. ft.							
MAIN BUILDING TOTAL UNITS								54	57	44	155					
COTTAGE								2 BED	1576	1969	16	-	-	16	250sq. ft.	4,000 sq. ft.
TOTAL UNITS											171	TOTAL REQUIRED UOS		36,950 sq. ft.		
												BALCONY/PATIO UNITS		8,455 sq. ft.		
												LANDSCAPE AREA UOS		101,433 sq. ft.		
												TOTAL PROVIDED UOS		109,888 sq. ft.		



VICINITY MAP
 1" = 750'



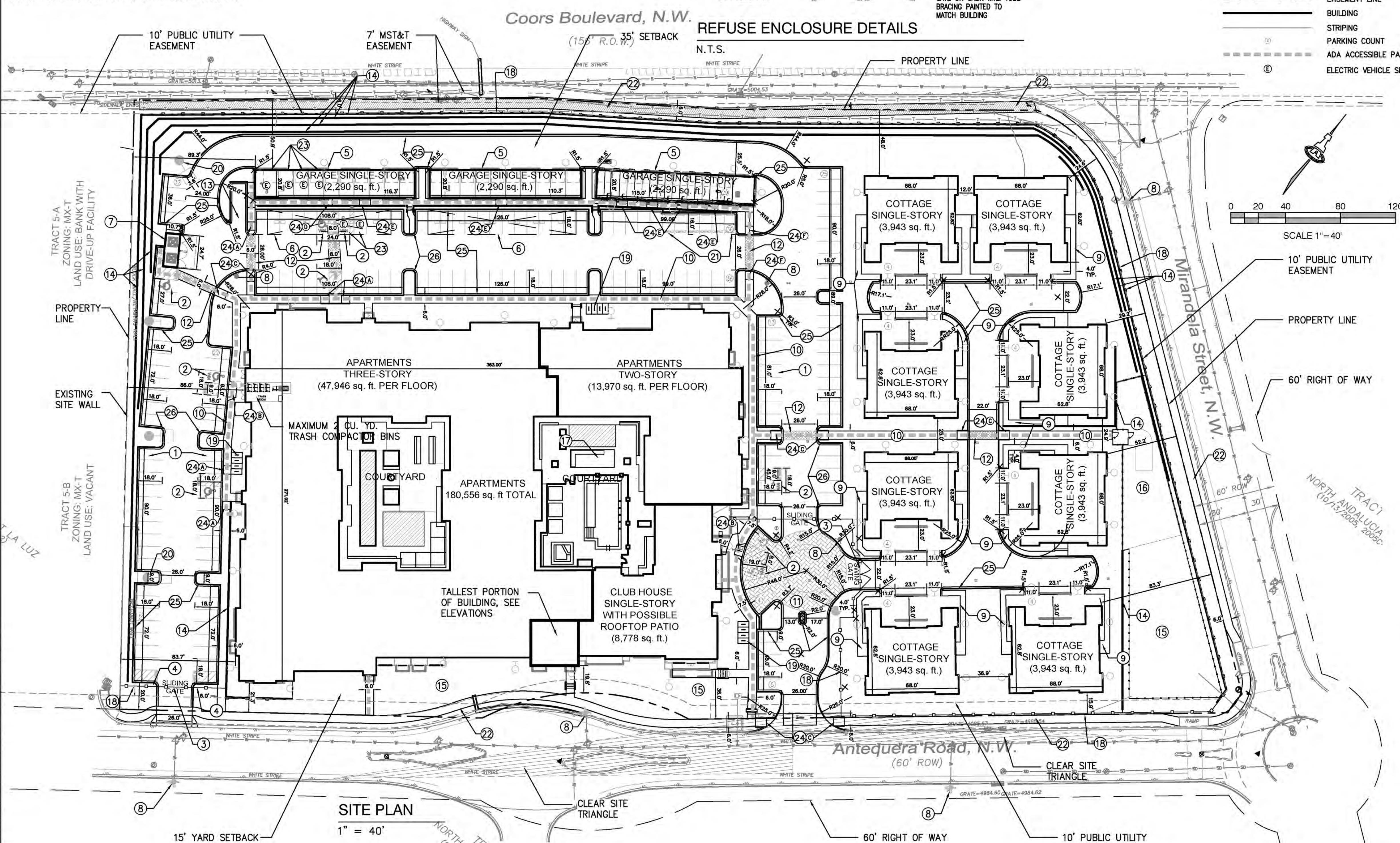
REFUSE ENCLOSURE DETAILS
 N.T.S.

LEGEND

- PROPERTY LINE
- - - EASEMENT LINE
- ▬ BUILDING
- ▬ STRIPING
- ① PARKING COUNT
- - - ADA ACCESSIBLE PATH
- Ⓜ ELECTRIC VEHICLE SPACE

KEYED NOTES

- 9'-0" x 18'-0" PARKING SPACE (SEE CG-501)
- 9'-0" x 18'-0" ADA PARKING SPACE WITH 5'-0" (MIN.) ACCESS AISLE, TYP. (SEE CG-501)
- VEHICULAR GATE WITH KNOX BOX (SEE CP-503)
- SIGNAGE "EMERGENCY VEHICULAR ACCESS ONLY" (SEE CP-503)
- DETACHED PRIVATE GARAGES
- PRE-ENGINEERED CARPORT (BY SEPARATE PERMIT)
- REFUSE ENCLOSURE (SEE DETAIL THIS PAGE)
- FIRE HYDRANT
- 4'-0" SIDEWALK AT SITE INTERIOR
- 6'-0" SIDEWALK AT PARKING AND DOG PARK ACCESS
- DECORATIVE PAVERS
- CROSSWALK; STRIPING OR DECORATIVE PAVERS
- RESIDENT MOVE-IN PARKING AREA
- RETAINING WALL (SEE GRADING & DRAINAGE PLANS)
- PONDING AREA (SEE GRADING & DRAINAGE PLANS)
- DOG PARK
- POOL / COURTYARD (POOL BY SEPARATE PERMIT)
- 6' HEIGHT STEEL PICKET FENCE
- BIKE RACK (SEE CG-501)
- LED POLE AREA FIXTURE (SEE ELECTRICAL SITE PLAN)
- 9'-0" x 16'-0" COMPACT PARKING SPACE (SEE CG-501)
- 6'-0" PUBLIC SIDEWALK
- ELECTRICAL VEHICLE PARKING SPACE - Ⓜ
- ADA COMPLIANT RAMP AND RAMP CONDITION TYPE (SEE CP-502)
- 6" HIGH CONCRETE MEDIAN CURB AND GUTTER. TYPICAL.
- TYPICAL CURB RADI AT ALL PARKING = 3' UNLESS NOTED.



SITE PLAN
 1" = 40'

PROJECT NUMBER: PR-2020-003658
 Application Number: SI-2020-00356
 Is an Infrastructure List required? () Yes () 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.

DRB SITE DEVELOPMENT PLAN APPROVAL:

<i>Jeanne Wolfenbarger</i>	Dec 10, 2020
<i>Wahid Lahn</i>	Dec 7, 2020
<i>Carl Garcia</i>	Dec 3, 2020
<i>Ernest Arroyo</i>	Dec 3, 2020
<i>Carl Garcia</i>	Dec 3, 2020

* Environmental Health Department (conditional) Date
 Herman Gallegos *Herman Gallegos* 12-01-20 Date
 Solid Waste Management
 Ernest Arroyo Mar 23, 2021 Date
 DRB Chairperson, Planning Department

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NOT FOR CONSTRUCTION

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 NEW MEXICO
 LICENSED PROFESSIONAL ENGINEER
 7322
 10-28-20

OVERTURE ANDALUCIA
 Albuquerque, New Mexico
 a development of
 Greystar Development Group, LP

ISSUE: DESIGN DEVELOPMENT	PROJECT NUMBER: IA 2860	FILE: 7322	DATE: 10-23-2020
	DRAWN BY: BJB	CHECKED BY: FCA	

No	Date	Description

SHEET TITLE
Site Plan

SHEET NUMBER
AS-101