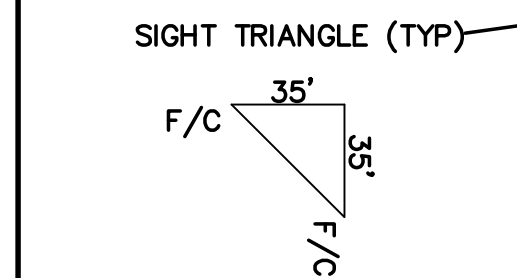


IMPLEMENT AN ADDITIONAL EASTBOUND & WESTBOUND THROUGH LANE, REMOVAL OF THE "FREE-RIGHT", AND OPTIMIZE THE SIGNAL TIMING SPLITS



SIGHT TRIANGLE NOTE:
LANDSCAPING 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.

LEGEND

- CURB & GUTTER
- PROPOSED BOUNDARY LINE
- EXISTING BOUNDARY LINE
- EASEMENT
- RIGHT-OF-WAY
- PROPOSED BUILDING/RESIDENTIAL LOT LINE
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- EXISTING CURB & GUTTER
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- LANE
- STRIPING

- KEYED NOTES**
- NEW 5' CONCRETE SIDEWALK PER COA STD DWG 2430 (TYP.), SEE DETAIL SHEET C5.0
 - STANDARD CURB AND GUTTER (TYP.) PER COA STD DWG 2415B, SEE DETAIL SHEET C5.0
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USES AND DESIGN STANDARDS

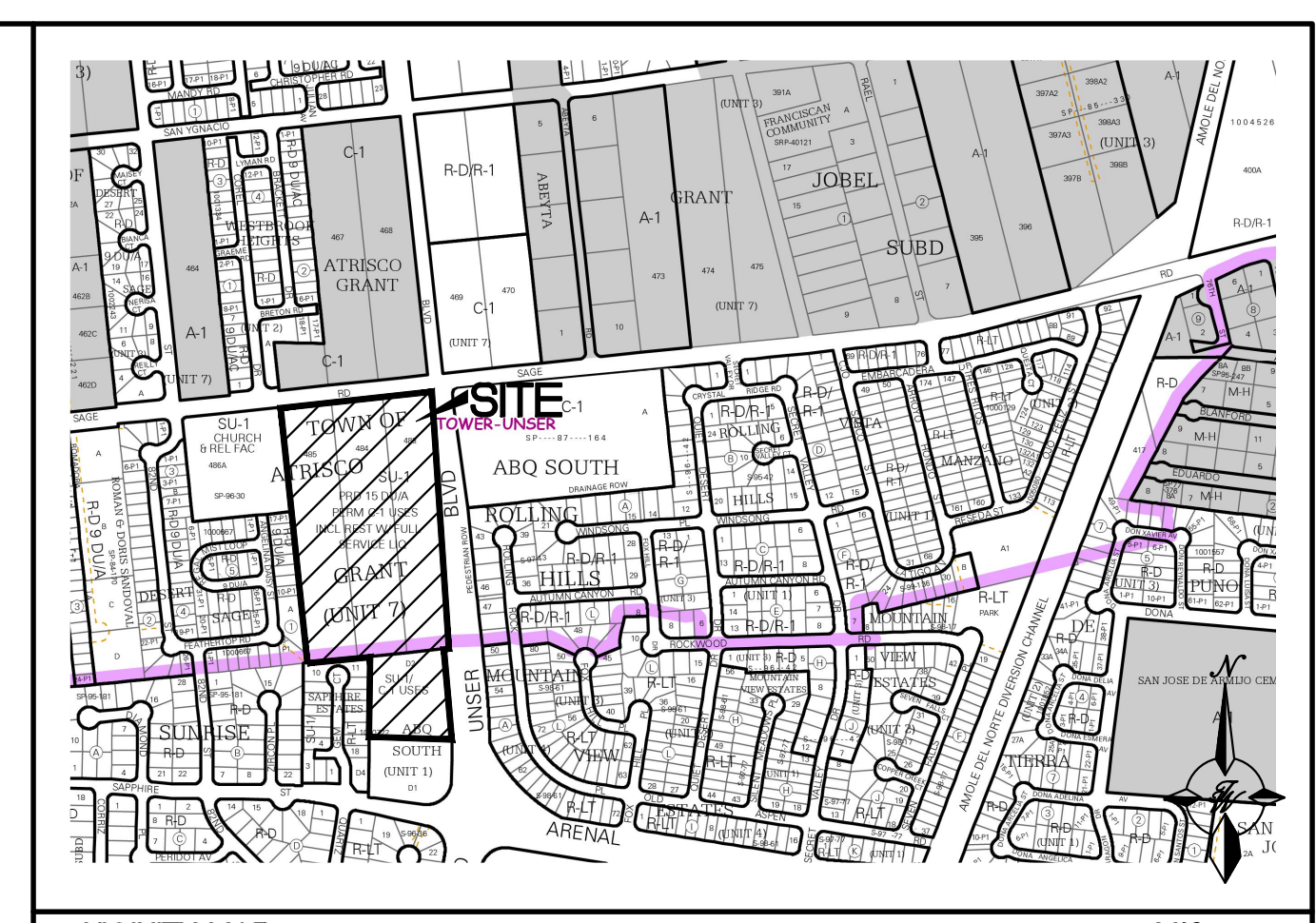
	LOT 1 & Lot 2
Model Zone	MX-M
Allowable Uses	Any allowable use in the MX-M zone district per IDO Table 4-2-1: Allowable Uses
Use Specific Standards	Any Use Specific Standard in IDO Section 14-16-4-3
Dimensional Standards	Per IDO Table 5-1-2: Mixed-use Zone District Dimensional Standards
Site Design and Sensitive Lands	No sensitive lands present
Access and Connectivity	Per IDO Section 14-16-5-3
Subdivision of Land	Per IDO Section 14-16-5-4: Subdivision of Land
Parking and Loading	Per IDO Section 14-16-5-5: Parking and Loading
Landscaping, Buffering, and Screening	Landscape per proposed Landscape Plan
Walls and Fences	Per IDO Section 14-16-5-7: Walls and Fences
Outdoor and Site Lighting	Per IDO Section 14-16-5-8: Outdoor and Site Lighting
Neighborhood Edges	Per IDO Section 14-16-5-9: Neighborhood Edges
Solar Access	Per IDO Section 14-16-5-10: Solar Access
Building Design	Per IDO Provision 14-16-5-11(E)
Signs	Per IDO Section 14-16-5-12: Signs
Operation and Maintenance	Per IDO Section 14-16-5-13: Operation and Maintenance

Lot 3

	Lot 3
Model Zone	MX-L
Allowable Uses	Any allowable use in the MX-L zone district per IDO Table 4-2-1: Allowable Uses
Use Specific Standards	Any Use Specific Standard in IDO Section 14-16-4-3
Dimensional Standards	Per IDO Table 5-1-2: Mixed-use Zone District Dimensional Standards
Site Design and Sensitive Lands	No sensitive lands present
Access and Connectivity	Per IDO Section 14-16-5-3: Access and Connectivity
Subdivision of Land	Per IDO Section 14-16-5-4: Subdivision of Land
Parking and Loading	Per IDO Section 14-16-5-5: Parking and Loading
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Building Design	Per IDO Provision 14-16-5-11(E)
Signs	Per IDO Section 14-16-5-12: Signs
Operation and Maintenance	Per IDO Section 14-16-5-13: Operation and Maintenance

Lot 4

	Lot 4
Model Zone	R-T
Allowable Uses	Single-family detached, two-family detached (duplex), townhomes
Use Specific Standards	IDO Provision 14-16-4-3(B)(6)
Dimensional Standards	Per IDO Table 5-1-1: Residential Zone District Dimensional Standards
Site Design and Sensitive Lands	No sensitive lands present
Materials to Alert Motorist	Per IDO Section 14-16-5-3: Access and Connectivity
Subdivision of Land	Per IDO Section 14-16-5-4: Subdivision of Land
Parking and Loading	Per IDO Section 14-16-5-5: Parking and Loading
Landscaping, Buffering, and Screening	Landscape per proposed Landscape Plan
Walls and Fences	Per IDO Section 14-16-5-7: Walls and Fences
Outdoor and Site Lighting	Per IDO Section 14-16-5-8: Outdoor and Site Lighting
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Building Design	Per IDO Provision 14-16-5-11(C)
Signs	Per IDO Section 14-16-5-12: Signs
Operation and Maintenance	Per IDO Section 14-16-5-13: Operation and Maintenance



VICINITY MAP

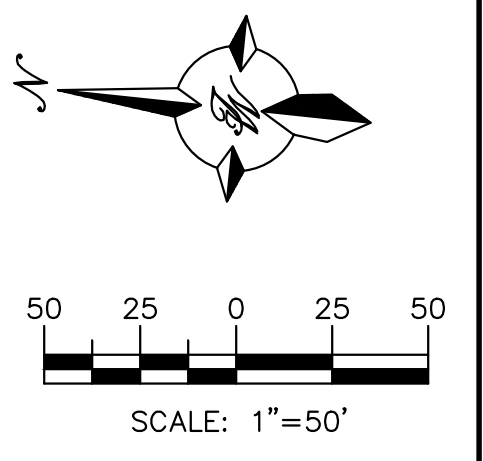
LEGAL DESCRIPTION:
TRS 483 484 & 485 UNIT NO 7 ATRISCO GRANT CONT 15.000 AC
TR D-2 PLAT FOR TRACTS D-1, D-2, D-3 & D-4 ALBUQUERQUESOUTH UNIT 1 BEING A REPLAT OF TRACT D ALBUQUERQUESOUTH UNIT 1 CONT 2.6205 AC

- GENERAL NOTES - SITE PLANS:**
- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING THIS WORK. IN CASE OF ANY DISCREPANCIES, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY AND WORK SHALL NOT COMMENCE WITHOUT APPROVAL FROM THE ARCHITECT.
 - WRITTEN DIMENSIONS OF DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS AT THE BUILDING SITE, AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
 - GC AND LIGHTING CONTRACTOR TO ENSURE SITE LIGHTING FIXTURE HEADS HAVE THE CORRECT ORIENTATION. REFER TO PHOTOMETRIC DRAWINGS FOR HEAD PLACEMENT.
 - GC TO COORDINATE SITE SECURITY LAYOUT AND CONDUIT SIZE & LOCATION WITH THE OWNER.
 - GC TO ENSURE PAVING AT ALL EXITS SHALL NOT EXCEED A 2% MAX SLOPE IN ALL DIRECTIONS.
 - PAVING SHALL BE LOWER THAN THE BUILDING SLAB BY THE FOLLOWING AMOUNTS UNO:
 - 1/2" @ ALL EXIT DOORS
 - 1/2" @ ALL SHOWROOM GLAZING LOCATIONS
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 - 1 1/2" @ PRE-FAB METAL WALL PANELS
 - PARKING LOT SHALL BE ASPHALT PAVING

- NOTICE TO CONTRACTORS**
- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
 - ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
 - TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 260-1990 (OR DIAL 811 LOCALLY), FOR LOCATION OF EXISTING UTILITIES.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
 - BACK FILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.
 - MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.

INDEX TO DRAWINGS

C1.0	SITE PLAN-EPC
C1.1	SITE PLAN-EPC
C2.0	CONCEPTUAL GRADING PLAN
C2.1	CONCEPTUAL DRAINAGE PLAN
C3.0	CONCEPTUAL MASTER UTILITY PLAN
C4.0	LOT 1 BUILDING ELEVATIONS
C4.1	LOT 5 CELL TOWER IMAGES
C5.0	DETAIL SHEET
C5.1	DETAIL SHEET
C5.2	DETAIL SHEET
LS-101	LANDSCAPING PLAN
LS-102	LANDSCAPING PLAN
LS-103	LANDSCAPING PLAN-IDO



LOT 1 SITE DATA

PROPOSED USAGE: LIGHT VEHICLE FUELING STATION W/ INCIDENTAL USES OF LIQUOR SALES AND CONVENIENCE STORE.
 LOT AREA: 86,207.21 SF (1.98 AC)
 ZONING: PD (MX-M FOR DESIGN)
 BUILDING AREA: 5,630 SF
 BUILDING HEIGHT: 17'-5"

BUILDING SETBACK PROVIDED
 FRONT (EAST) 173.5'
 REAR (WEST) 66.9'
 SIDE (NORTH) 92.6'
 SIDE (SOUTH) 66.9'

PARKING REQUIRED: 22 SPACES (4/1000 GFA PARKING PROVIDED PER IDO TABLE 5-5-1 MIN. OFF-STREET PARKING REQUIREMENTS)
 PROVIDED PER IDO TABLE 5-5-1 MIN. OFF-STREET PARKING REQUIREMENTS)
 TOTAL PARKING PROVIDED: 22 SPACES
 HC PARKING REQUIRED: 1 SPACES
 MC PARKING PROVIDED: 2 SPACES
 MC PARKING REQUIRED: 1 SPACES
 MC PARKING PROVIDED: 2 SPACES
 BICYCLE PARKING REQUIRED: 3 SPACES
 BICYCLE PARKING PROVIDED: 3 SPACES

MIN. REQUIRED STACKING SPACE: 1 (MEASURED FROM END OF QUEUING LANE TO END OF FUEL PUMP ISLAND PER IDO TABLE 5-5-8: REQUIRED STACKING SPACES)
 ANY FUTURE LIQUOR RETAIL SALE USE SHALL BE PURSUANT TO THE MX-M ZONE DISTRICT STANDARDS AND REQUIRES A CONDITIONAL USE APPROVAL BY THE ZONING HEARING EXAMINER (ZHE).

LOT 2

LOT AREA: 42,809.19 SF (0.98 AC)
 ZONING: PD (DESIGN FOR MX-M)
 SEE USES AND DESIGN STANDARDS ON THIS SHEET

LOT 3

LOT AREA: 81,745.68 SF (1.88 AC)
 ZONING: PD (DESIGN FOR MX-L)
 SEE USES DESIGN STANDARDS ON THIS SHEET

LOT 4

PROPOSED USAGE: SINGLE FAMILY DETACHED, TOWNHOMES, DUPLEX
 LOT AREA: 406,625.73 SF (9.33 AC)
 ZONING: PD (USED R-T FOR DESIGN)
 SEE USES AND DESIGN STANDARDS ON THIS SHEET
 TOTAL NO. RESIDENTIAL UNITS: 81 UNITS

THE SITE PLAN SHALL INCLUDE DUPLEXES AND SINGLE FAMILY USES FOR LOT 4 TO MATCH THE USES AND DESIGN STANDARDS TABLE FOR THIS LOT

LOT 5

EXISTING USAGE CELL PHONE TOWER
 LOT AREA: 13,267.66 SF (0.30 AC)
 ZONING: PD
 NOTE: CELL PHONE TOWER IS EXISTING.

PROJECT NUMBER: _____
APPLICATION NUMBER: _____

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____, and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () Yes () 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 SIGNOFF APPROVAL:

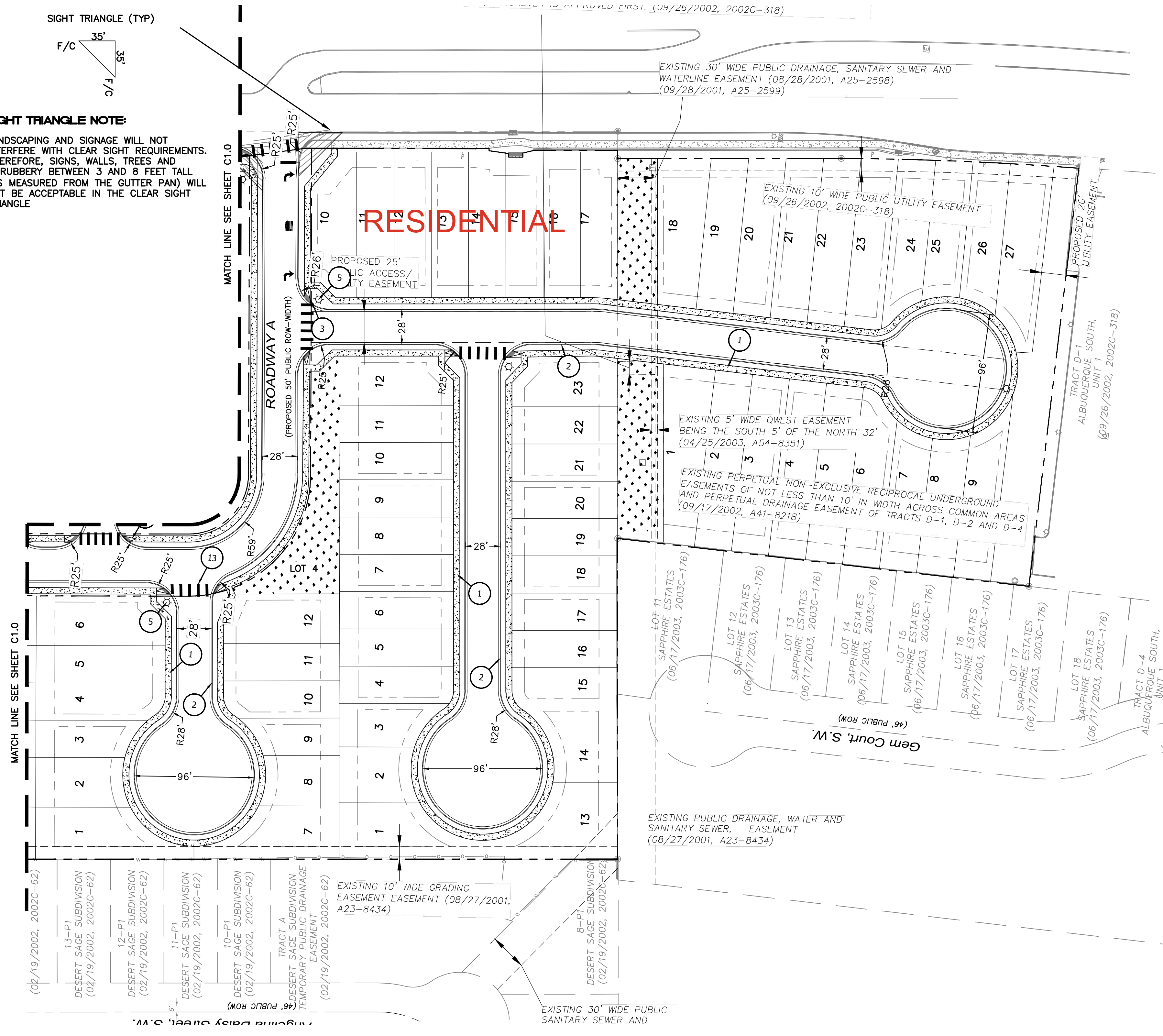
Traffic Engineer, Transportation Division	Date
Water Utility Development	Date
Parks & Recreation Department	Date
City Engineer	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

* Environmental Health, if necessary

	SAGE AND UNSER DEVELOPMENT ALBUQUERQUE, NM	DRAWN BY TW
	SITE PLAN - EPC	DATE 12/2/2024
	5571 MIDWAY PARK PL. NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	DRAWING 2024029_SP
		SHEET # C1.0
		JOB # 2024029

SIGHT TRIANGLE (TYP)

SIGHT TRIANGLE NOTE:
 LANDSCAPING 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



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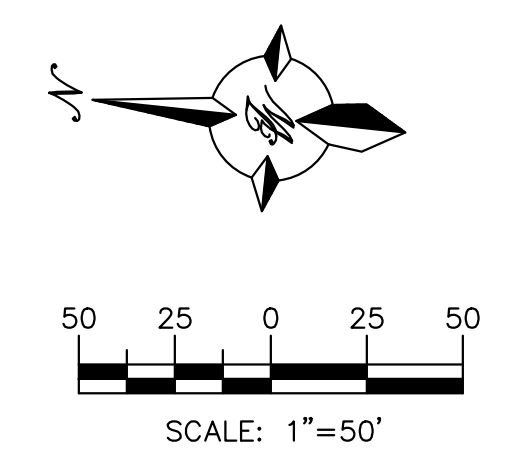
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USES AND DESIGN STANDARDS

Lot 4	
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	SITE PLAN - EPC	DATE 12/2/2024
	5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	DRAWING 2024029_SP
RONALD R. BOHANNAN P.E. #7868	12/2/2024	SHEET # C11
		JOB # 2024029