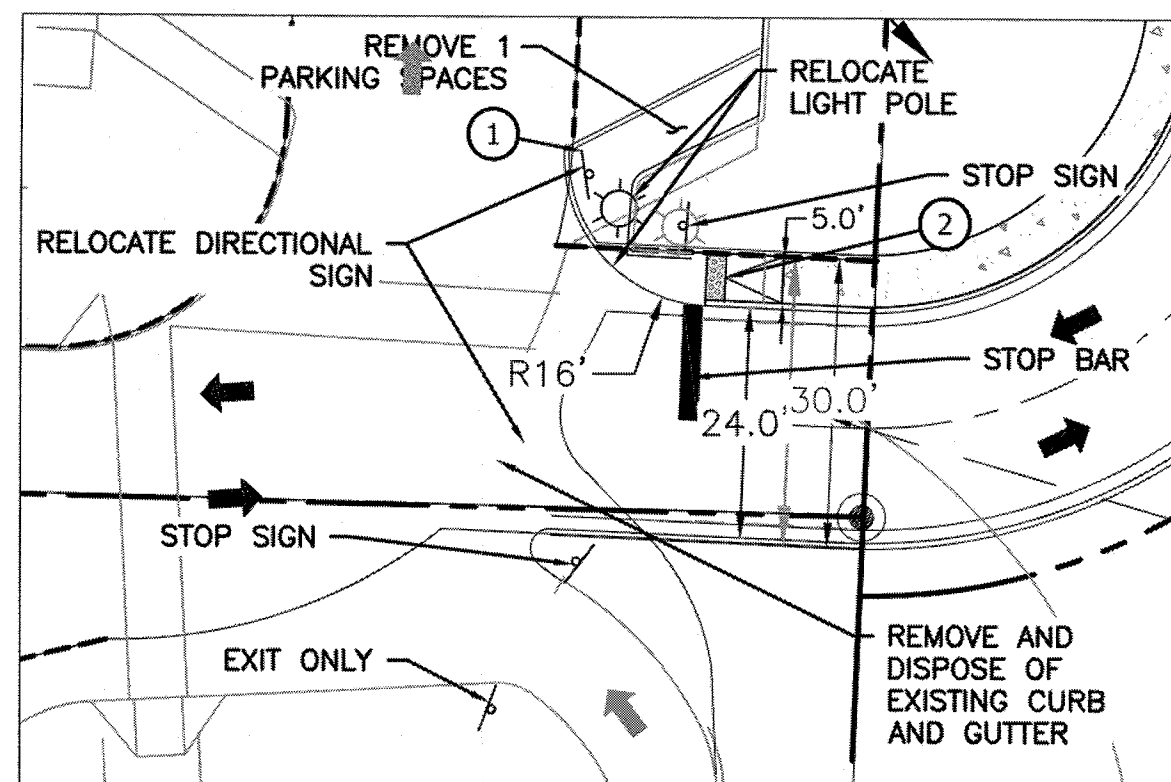


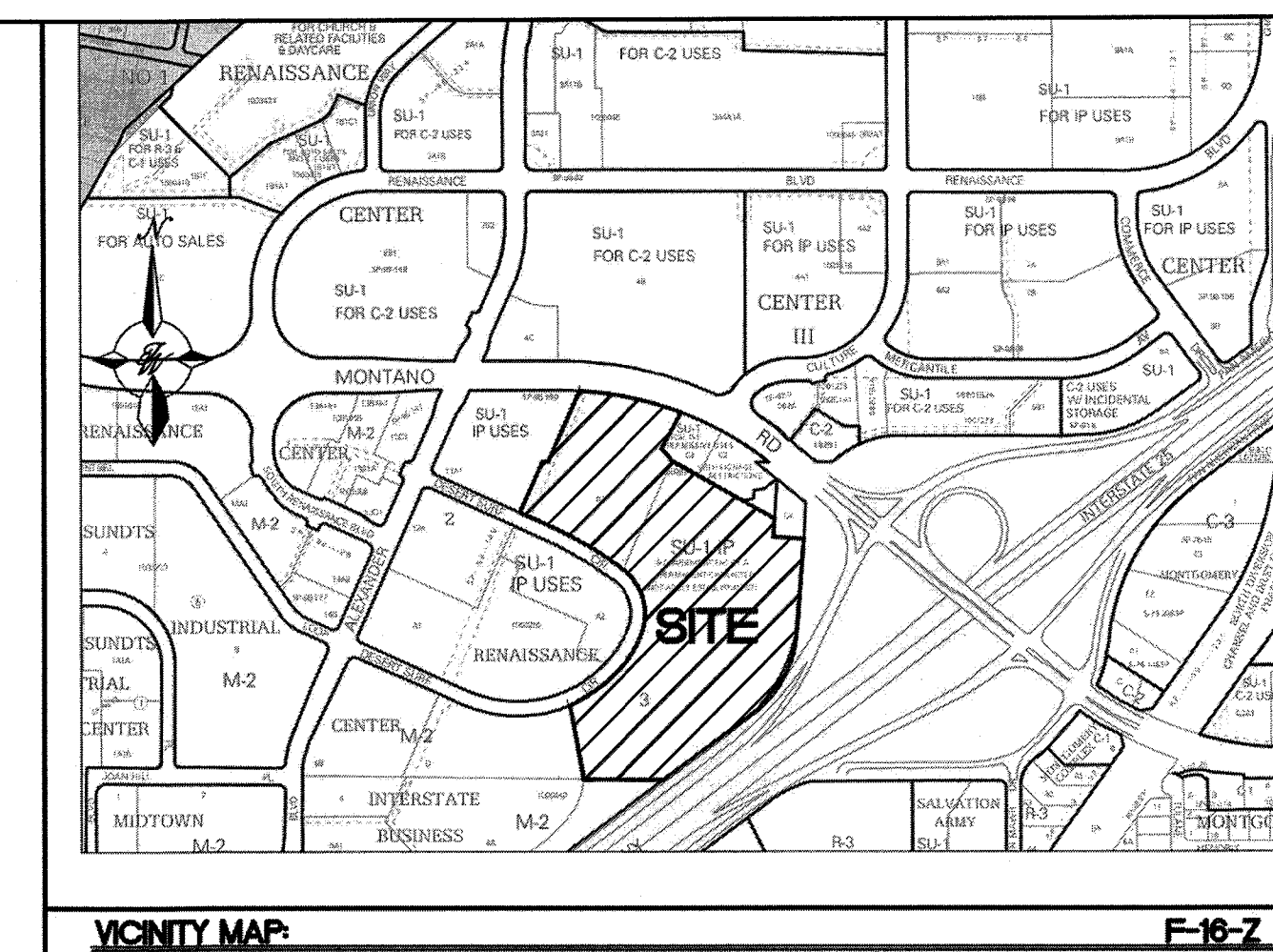
	CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	CENTERLINE
	RIGHT-OF-WAY
	BUILDING
	SIDEWALK
	SCREEN WALL
	RETAINING WALL
	PARKING LOT LIGHTS
	LANE
	STRIPING
	EXISTING CURB & GUTTER
	EXISTING BOUNDARY LINE
	EXISTING EASEMENT
	EXISTING SIDEWALK
	EXISTING LANE
	EXISTING STRIPING



CROSS DRAINAGE
EASEMENT ON PARCELS
C-3, C-2
FOR THE BENEFIT OF
PARCELS
C-4 & C-3, WITH
MAINTENANCE BY SAME

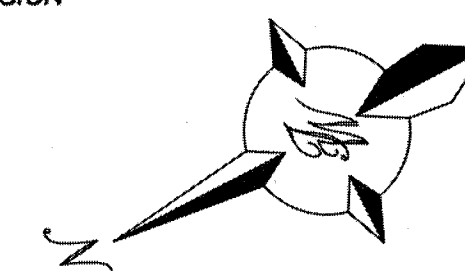
INSET
SCALE: 1" = 20'

ADMINISTRATIVE AMENDMENT
FILE # ⁵¹⁻²⁰¹⁹ 00096 PROJECT # ^{PR-2019} 002284
Revised building
square footage.
R. E. Smith 03 Apr 2019
APPROVED BY DATE

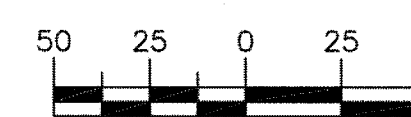


LEGAL DESCRIPTION:

LOT C-1, RENAISSANCE CENTER III SUBDIVISION



GRAPHIC SCALE



SCALE: 1"=50'



PARCEL "C-1-A"
AREA= 612,771.94 sq.ft.
14.067 acres±

SITE DATA

PROPOSED USAGE:	SU-1, IP & AMUSEMENT FACILITY OF A PERMANENT CHARACTER	20' DRAINAGE
LOT AREA:	612,771.94 SF (14.067 ACRE)	
BUILDING AREA:	48,295 SF	
FUTURE EXPANSION:	5,134 SF	
TOTAL FUTURE BUILDING AREA:	53,428	
PARKING REQUIRED:	75 SPACES (15,000 SF/1 SPACE PER 200 SF)	
PARKING REQUIRED:	<u>133 SPACES</u> (31,222 SF/1 SPACE PER 250 SF)	
TOTAL PARKING:	208 SPACES	
PARKING PROVIDED:	384 SPACES	

HC PARKING REQUIRED: 12 SPACES
HC PARKING PROVIDED: 12 SPACES
2 SPACE VAN ACCESSIBLE

SC PARKING PROVIDED: 34 SPACES

MC PARKING REQUIRED: 6 SPACES
MC PARKING PROVIDED: 6 SPACES

**BICYCLE PARKING REQUIRED: 20 SPACES
(15% NET LOT AREA)**

BICYCLE PARKING PROVIDED: 20 SPACES

LANDSCAPE AREA REQUIRED: 84,982 SF
LANDSCAPE AREA PROVIDED: 288,516 SF

EXISTING DRIVEWAYS
TO BE REMOVED
AND REPLACED WITH
CITY STANDARD
UTTER AND SIDEWALK
PER COA STD
SS, 2415A AND 2430

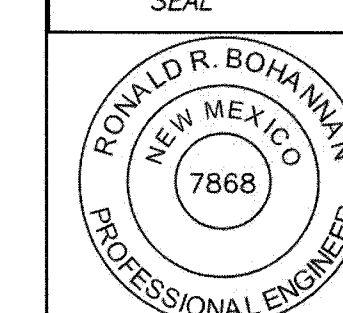
KEYED NOTES:

-
- 1 CURB & GUTTER (SEE DETAIL SHEET C12)
- 2 STRAIGHT HC RAMP (SEE DETAIL SHEET C12)
- 3 6 FT. SIDEWALK
- 4 6 FT. PEDESTRIAN CROSSING (SEE DETAIL SHEET C12)
- 5 DUMPSTER ENCLOSURE
- 6 EXISTING BILLBOARD TO BE ADJUSTED TO NEW GRADING
- 7 ACCESSIBLE PARKING SPACE TYPICAL. SEE DETAIL SHEET C12 FOR ACCESSIBLE PARKING SPACE SIZE, SIGN AND SYMBOL ("VAN"-INDICATES VAN ACCESSIBLE SPACE).
- 8 PROPOSED PEDESTAL SIGN (SEE SHEET C13)
- 9 PROPOSED MONUMENT SIGN (SEE SHEET C13)
- 10 WHEEL STOP
- 11 SMALL CAR SPACE (SEE DETAIL SHT. C12)
- 12 ZERO CURB (SEE DETAIL SHT. C12)
- 13 MULTI-TENANT MONUMENT SIGN
- 14 CLEAR SIGHT TRIANGLE. 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.
- 14 PARKING LOT LIGHTS (SEE DETAIL SHEET 13)
- 14 ROLL CURB (SEE DETAIL SHEET 13)
- NOTES
1. ALL BROKEN OR CRACKED CURB, GUTTER AND SIDEWALK MUST BE REPLACED WITH CITY STANDARD GURB, GUTTER SIDEWALK PER COA STD DWGS. 2415A AND 2430
2. NEW VALLEY CURB TO MATCH EXISTING CURB AND GUTTER

NOTE

1. ALL BROKEN OR CRACKED CURB, GUTTER AND SIDEWALKS MUST BE REPLACED WITH CITY STANDARD GURB, GUTTER AND SIDEWALK PER COA STD DWGS, 2415A AND 2430
2. NEW VALLEY GUTTER TO MATCH EXISTING CURB AND GUTTER

ENGINEER'S
SEAL



[Signature]

3/27/2019

RONALD R. BOHANNAN

	MULTI-USE RECREATIONAL FACILITY, ALBUQUERQUE, NM
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SITE PLAN

TIERRA WEST LLC

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ALBUQUERQUE, NM 87109
(505) 858-3100
www.tierrawest.com

DRAWN BY

BF
DATE

DATE
9/20/18

2017035_SPB

SHEET #

C2

ON

JOB #