

**PROJECT NUMBER:** PR-2020-004596  
**Application Number:** SI-2023-01076  
 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.

**DFT SITE DEVELOPMENT PLAN APPROVAL:**

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
Hydrology	Date
Code Enforcement	Date
Environmental Health Department (conditional)	Date
Date Solid Waste Management	Date
Planning Department	Date

UPC: 101006305745520820  
 LEGAL: LOT 001 BLOCK 8 VOLCANO CLIFFS SUBDIVISION  
 ZONING: MX-L  
 ZONE ATLAS PAGE: D-10

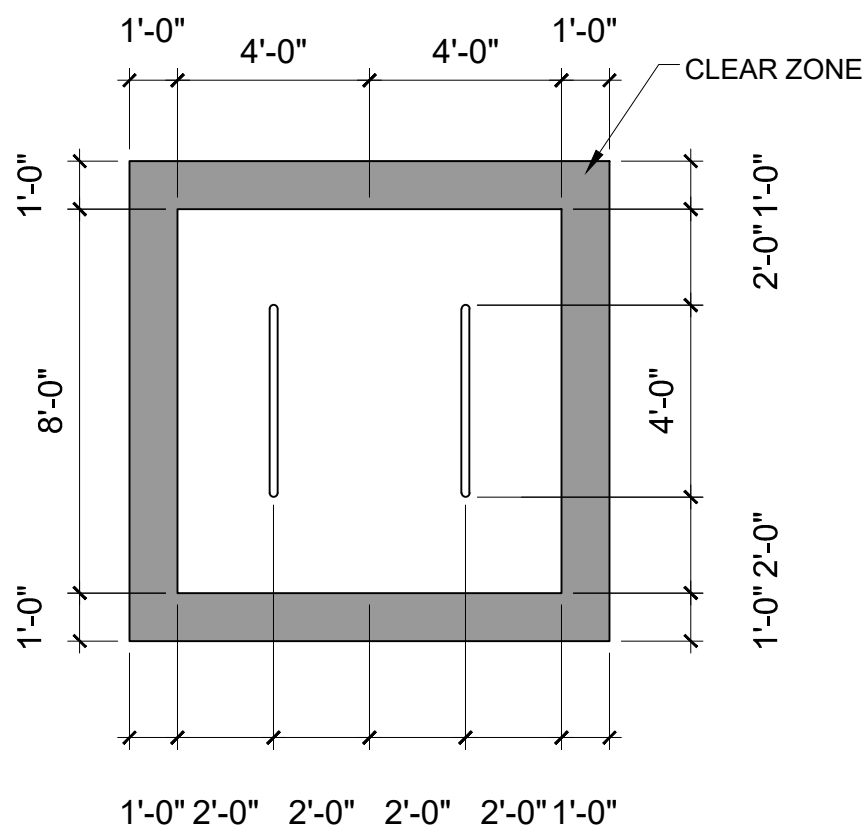
GROSS LOT AREA = 6,5656 AC = 285,999.06 SF  
 BUILDING FOOTPRINT = 92,414 SF  
 NET LOT AREA = 193,585 SF  
 REQUIRED LANDSCAPE AREA @ 25% = 48,396 SF ; 115,374 SF PROVIDED

**PARKING:**  
 MULTI-FAMILY  
 1 BEDROOM: 87 EACH X 1.2 SPACES = 104 SPACES  
 2 BEDROOM: 88 EACH X 1.6 SPACES = 140 SPACES  
 LEASING OFFICE 738 SF X 1 PER 3,500 SF = 2 SPACES REQUIRED  
 CLUBHOUSE AMMUNITY 583 SF X 1 PER 3,000 SF = 2 SPACES REQUIRED  
 TOTAL SPACES REQUIRED = 248 SPACES  
 SPACES PROVIDED = 296 SPACES  
 248 SPACES X 5% = 12 CHARGING SPACES REQUIRED, 13 PROVIDED

**HC REQUIRED:** 4 STANDARD, 3 VAN  
 MOTORCYCLE PARKING 151-300 SPACES: 5 SPACES REQUIRED / 7 PROVIDED  
 BIKE PARKING 10% OF 246: 25 REQUIRED, 32 SPACES PROVIDED

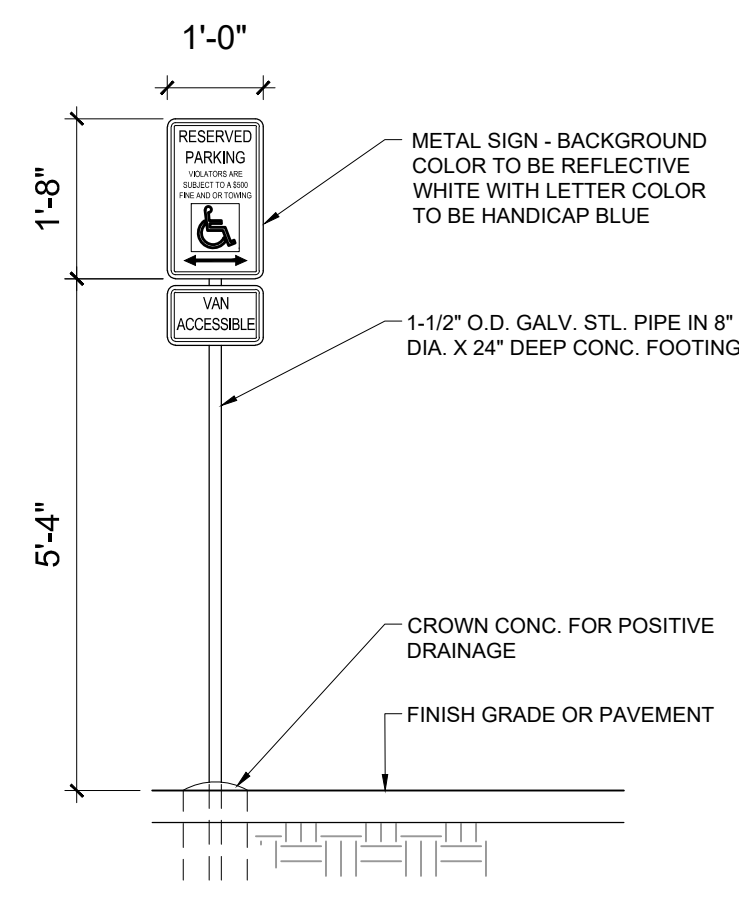
**IDO TABLE 5-1-2 OPEN SPACE:**  
 1 BEDROOM: 87 EA X 225 SF = 19,575 SF  
 2 BEDROOM: 88 EA X 285 SF = 25,080 SF  
 TOTAL PROVIDED = 44,655 SF  
 GRADE LEVEL OPEN SPACE = 67,985 SF PROVIDED (EXCLUDING SIDEWALKS)  
 UPPER FLOOR BALCONIES & DECKS = 7,875 SF PROVIDED  
 TOTAL PROVIDED = 75,860 (69% MORE THAN REQUIRED)

**NOTE:**  
 ALL WINDOWS SHALL BE RECESSED 2 INCHES  
 ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED IN ON A PUBLIC WORK ORDER.  
 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 SIGHT TRIANGLE.  
 ALL PAVING SHALL BE SHALL BE ASPHALT UNLESS NOTED OTHERWISE, REF. DETAIL THIS SHEET.  
 ALL MECHANICAL EQUIPMENT SHALL BE SCREENED IN ACCORDANCE WITH IDO SECTION 5-5 (G).  
 ALL OUTDOOR LIGHT FIXTURES SHALL BE LED. FIXTURES 70 WATTS OR GREATER SHALL BE SHIELDED USING FULL CUTOFF LIGHT FIXTURES.  
 BUILDING MOUNTED SIGNS SHALL BE EXTERNALLY ILLUMINATED AND SHALL NOT EXTEND MORE THAN 2 FEET ABOVE THE EXTERIOR WALLS OF THE BUILDING.  
 WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER.  
 PROVIDE ELECTRIC VEHICLE CHARGER AT EACH BAY OF LEASED GARAGES  
 SITE LIGHTING WILL BE PROVIDED BY LIGHT BOLLARDS AND WALL MOUNTED FIXTURES AND SHALL COMPLY WITH 5-8 OF THE IDO  
 \*MC\* SHALL BE PAINTED ON THE PAVEMENT OF EACH MOTORCYCLE PARKING SPACE



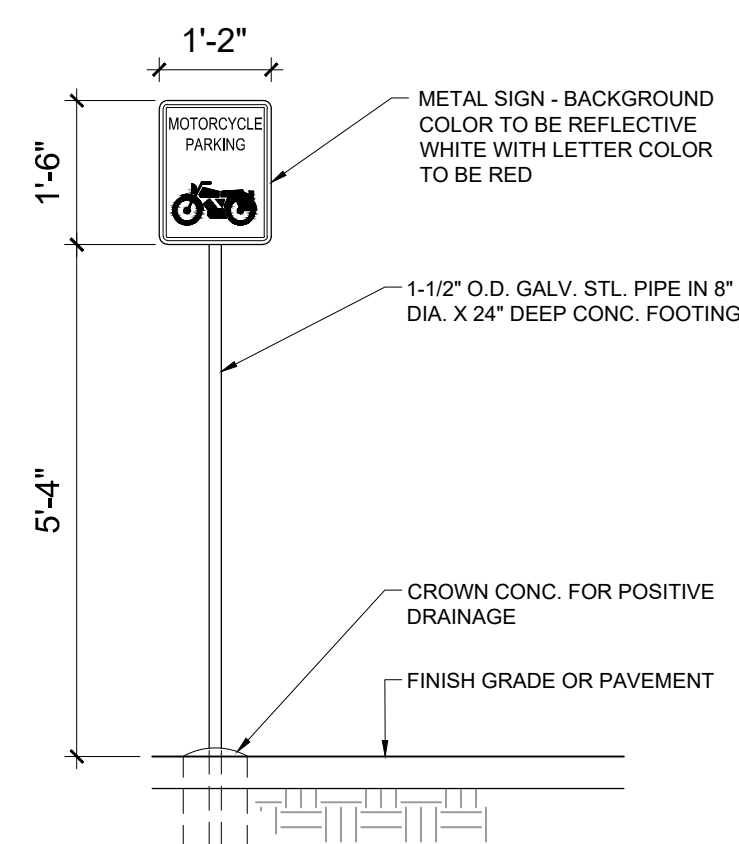
**BIKE PARKING**

SCALE: 1/4" = 1'-0"



**HC SIGN**

SCALE: NTS

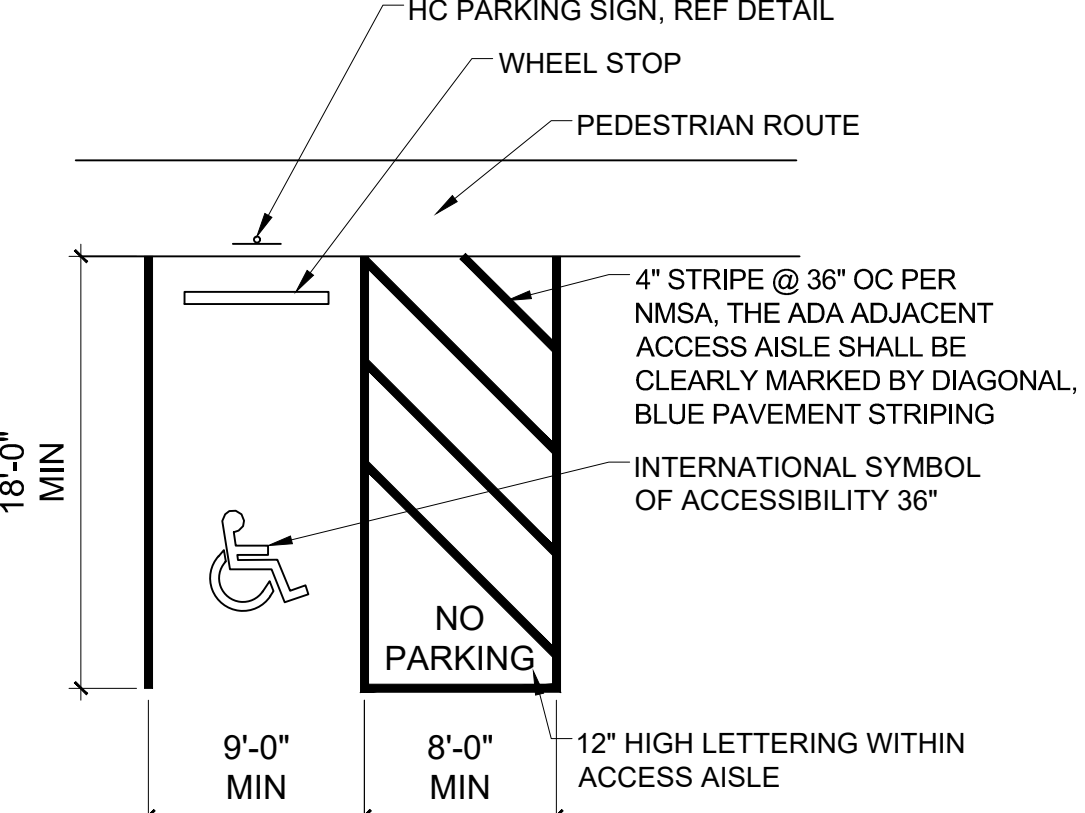


**MOTORCYCLE SIGN**

SCALE: 1/2" = 1'-0"

**REFUSE ENCLOSURE**

SCALE: 1/8" = 1'-0"



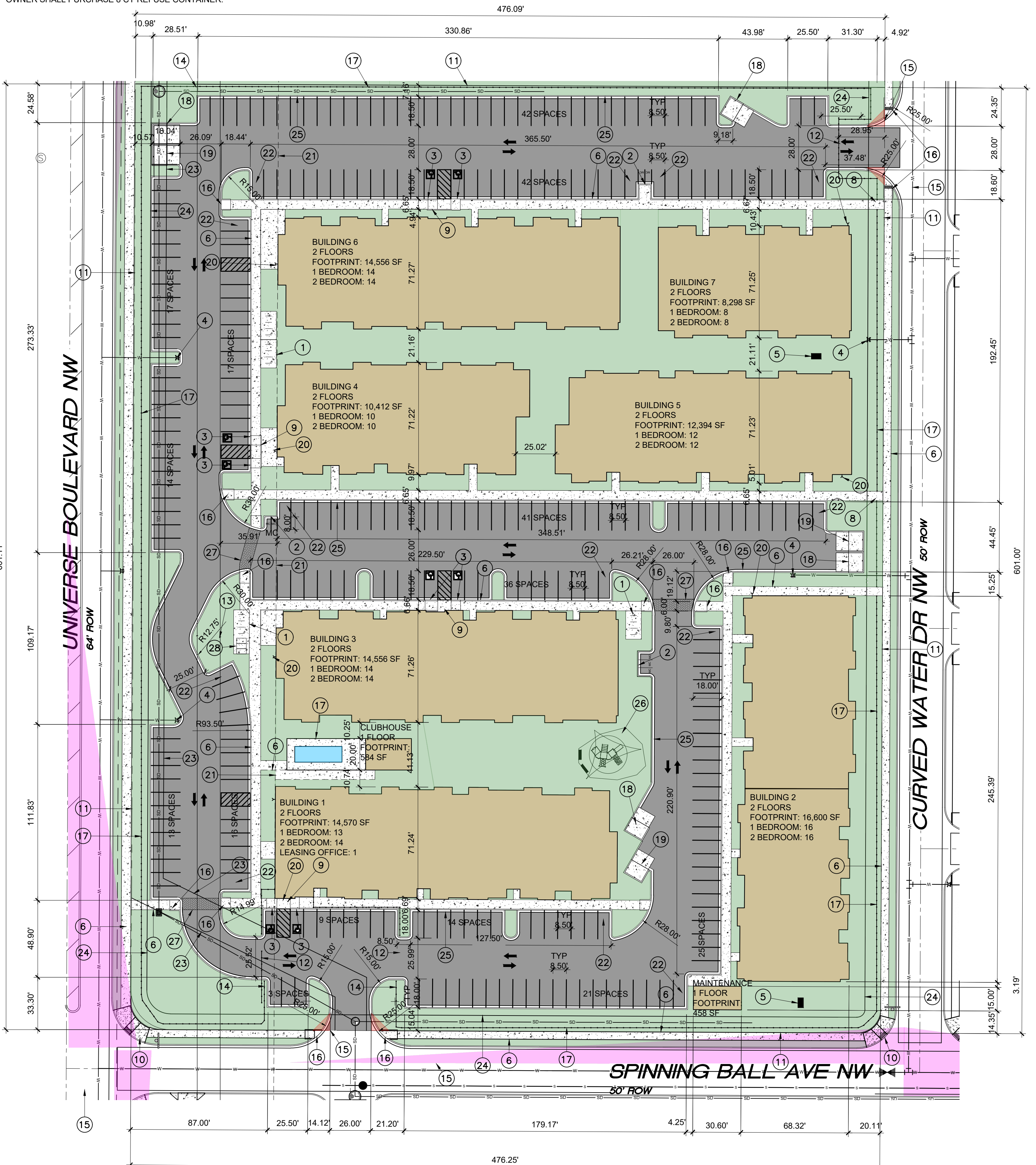
**ADA PARKING**

SCALE: 3/4" = 1'-0"

SOLID WASTE CALCS: 175 UNITS X 0.55 CY = 96 CY PER WEEK

SOLID WASTE NOTES:

THE DEVELOPMENT HAS GATES, OWNER TO PROVIDE THE REFUSE DRIVER WITH REMOTE CONTROL GATE OPENER.  
 THE SLOPE LEADING TO THE TRASH ENCLOSURE/DUMPSTER SHALL BE NO GREATER THAN 1/8" PER FOOT ON THE APPROACH.  
 THERE IS NO FOOD SERVICE FOR THIS PROJECT.  
 RECYCLING CONTAINERS LOCATED ADJACENT TO THE REFUSE ENCLOSURE, SEE KEYED NOTE.  
 THE REFUSE DRIVER SHALL HAVE ACCESS TO TRASH ENCLOSURE/DUMPSTER BY 5:00AM.  
 THERE ARE NO OVERHANGING WIRES LEADING TO AND EXITING FROM THE TRASH ENCLOSURE.  
 THIS PROJECT WILL NOT ALTER EXISTING TRASH SERVICE FOR THE SURROUNDING BUSINESSES DURING CONSTRUCTION.  
 OWNER SHALL PURCHASE 8 CY REFUSE CONTAINER.



**SITE PLAN**

SCALE: 1" = 40'-0"

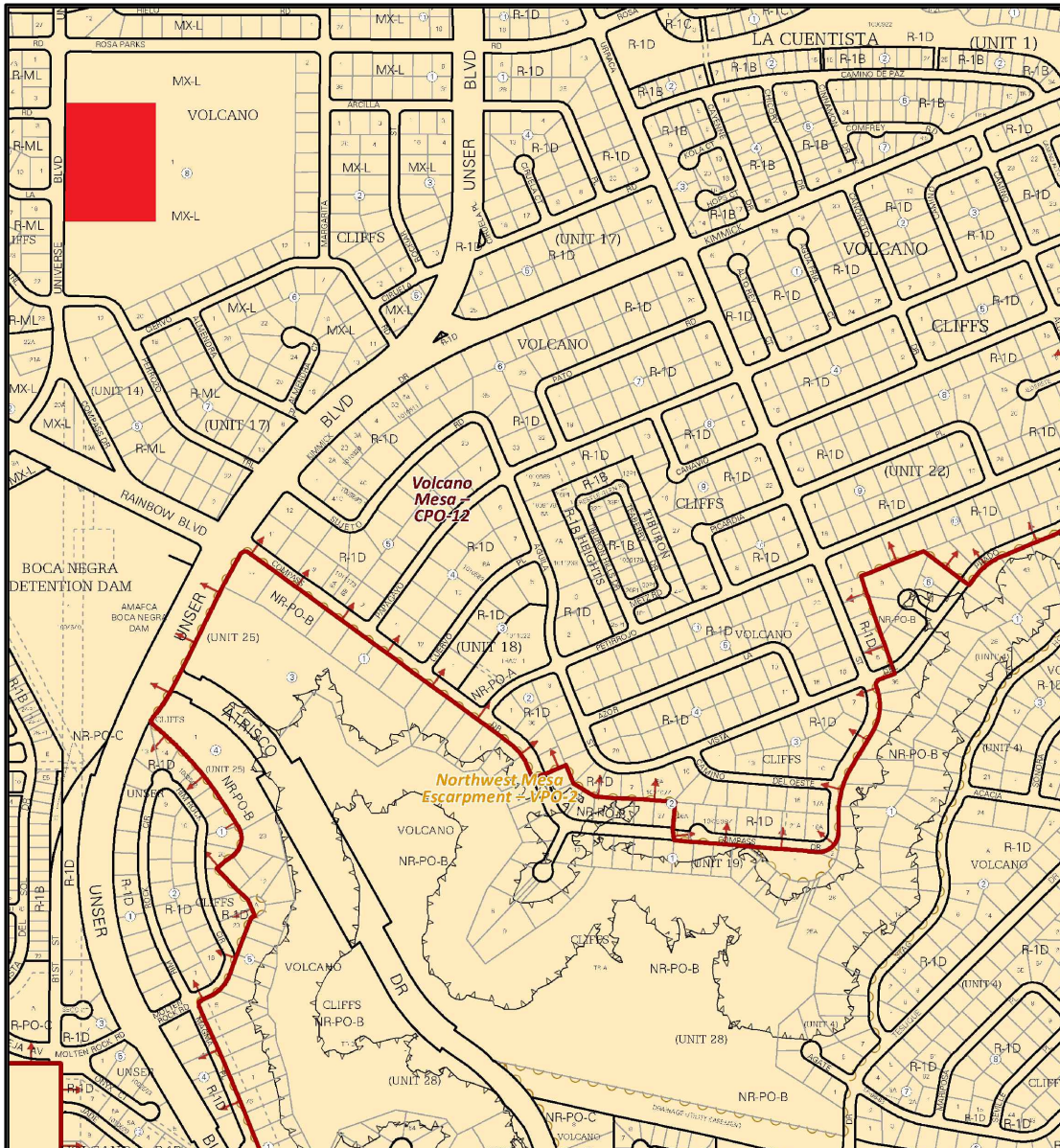
**LEGEND**

[Brown Box]	BUILDING
[Grey Box]	CONCRETE
[Dark Grey Box]	ASPHALT PAVING
[Green Box]	LANDSCAPE
[Blue Box]	POOL
[Pink Box]	CLEAR SIGHT TRIANGLE

- KEYED NOTES**
- 8 SPACE BIKE PARKING, REF DETAIL THIS SHEET
  - MOTORCYCLE PARKING SIGN REF DETAIL THIS SHEET
  - H.C. PARKING SIGN, REF DETAIL ON THIS SHEET
  - NEW FIRE HYDRANT
  - IRRIGATION BOX
  - NEW 6" SIDEWALK, 2% MAX CROSS SLOPE, 1.5% PREFERRED CROSS SLOPE, REFERENCE CITY OF ALBUQUERQUE STANDARD DETAIL 2430
  - FIRE DEPT. CONNECTION
  - PEDESTRIAN GATE
  - PARALLEL CURB RAMP, REF DETAIL A, COA STANDARD DETAIL 2443
  - PERPENDICULAR CURB RAMP, REF DETAIL B COA STANDARD DETAIL 2441
  - PROPERTY LINE
  - VEHICULAR GATE
  - EXISTING POWER POLE
  - KNOX BOX
  - CLEAR SIGHT TRIANGLE, LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS, THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FT TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE
  - PERPENDICULAR RAMP, REF COA STANDARD DETAIL 2447
  - 3'-0" CMU FENCE
  - REFUSE CONTAINER, REF DETAIL THIS SHEET
  - RECYCLING CONTAINER, REF DETAIL THIS SHEET
  - FIRE DEPARTMENT CONNECTION
  - 100FT POWER LINE EASEMENT
  - ELECTRIC VEHICLE CHARGING STATION
  - 20FT DRAINAGE EASEMENT
  - 10FT PUBLIC UTILITY EASEMENT
  - 8" STANDARD C & G PER COA STANDARD DETAIL 2415A
  - PLAYGROUND
  - COLORLED CONCRETE CROSSWALK WITH STAMPED BRICK PATTERN
  - LONG TERM BICYCLE STORAGE LOCKER, GLOBAL INDUSTRIAL T9FB936381, 2 BIKE, 3 LOCKERS PROVIDED WITH 2 BIKES PER LOCKER = 6 SPACES PROVIDED.

STUCCO LRV:  
 9080 = 26  
 9085 = 28  
 6033 = 19  
 9095 = 50

**ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WALL MUST BE INCLUDED ON A PUBLIC WORK ORDER**



**IDO Zone Atlas May 2018**  
**AGIS**  
 IDO Zoning information as of May 17, 2018  
 The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

**AREA MAP**  
 SCALE: NTS

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 UNIVERSE BLVD NW  
 ALBUQUERQUE, NM 87108

**DRAWING TITLE: SITE PLAN**

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	DATE
DATE	5/2/2024

**A-100**