



DEVELOPMENT REVIEW BOARD
SUPPLEMENTAL SUBMITTAL

(Deadline is Friday at noon unless noted on DRB calendar – late submittals will not be accepted unless approved by the DRB)

PROJECT NO. PR-2020-004747

Application No. SI-2021-00484

TO:

Planning Department/Chair

Hydrology

Transportation Development

ABCWUA

Code Enforcement

Parks & Rec

*(Please attach this sheet with each collated set for each board member)

NOTE: ELECTRONIC VERSION (ie disk, thumbdrive) is Required. Submittal will not be accepted without.

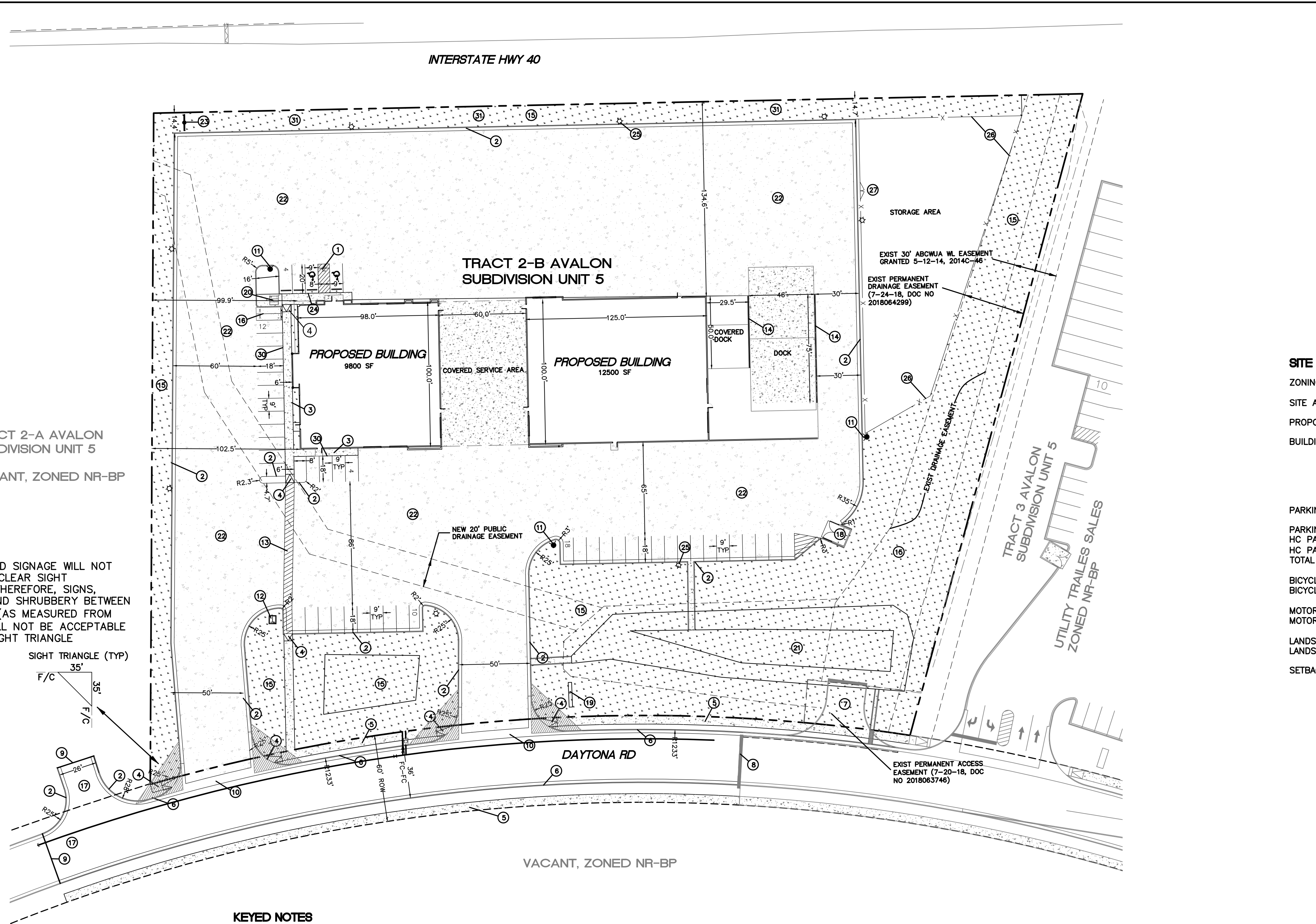
DRB SCHEDULED HEARING DATE: 6-23-21 HEARING DATE OF DEFERRAL: 6-16-21

SUBMITTAL

DESCRIPTION: Revised Site Plan

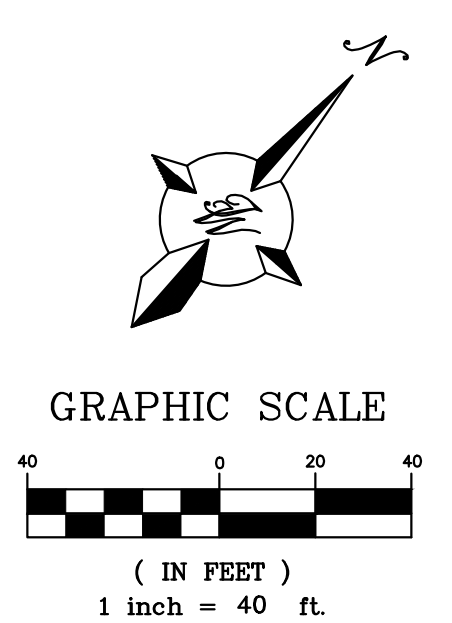
CONTACT NAME: Vince Carrica

TELEPHONE: 505-858-3100 EMAIL: vcarrica@tierrawestllc.com



TRACT 2-A AVALON
SUBDIVISION UNIT 5
VACANT, ZONED NR-BP

NOTE
LANDSCAPING AND SIGNAGE WILL NOT
INTERFERE WITH CLEAR SIGHT
REQUIREMENTS. THEREFORE, SIGNS,
WALLS, TREES AND SHRUBBERY BETWEEN
3' AND 8' TALL (AS MEASURED FROM
GUTTER PAN) WILL NOT BE ACCEPTABLE
IN THE CLEAR SIGHT TRIANGLE



KEYED NOTES

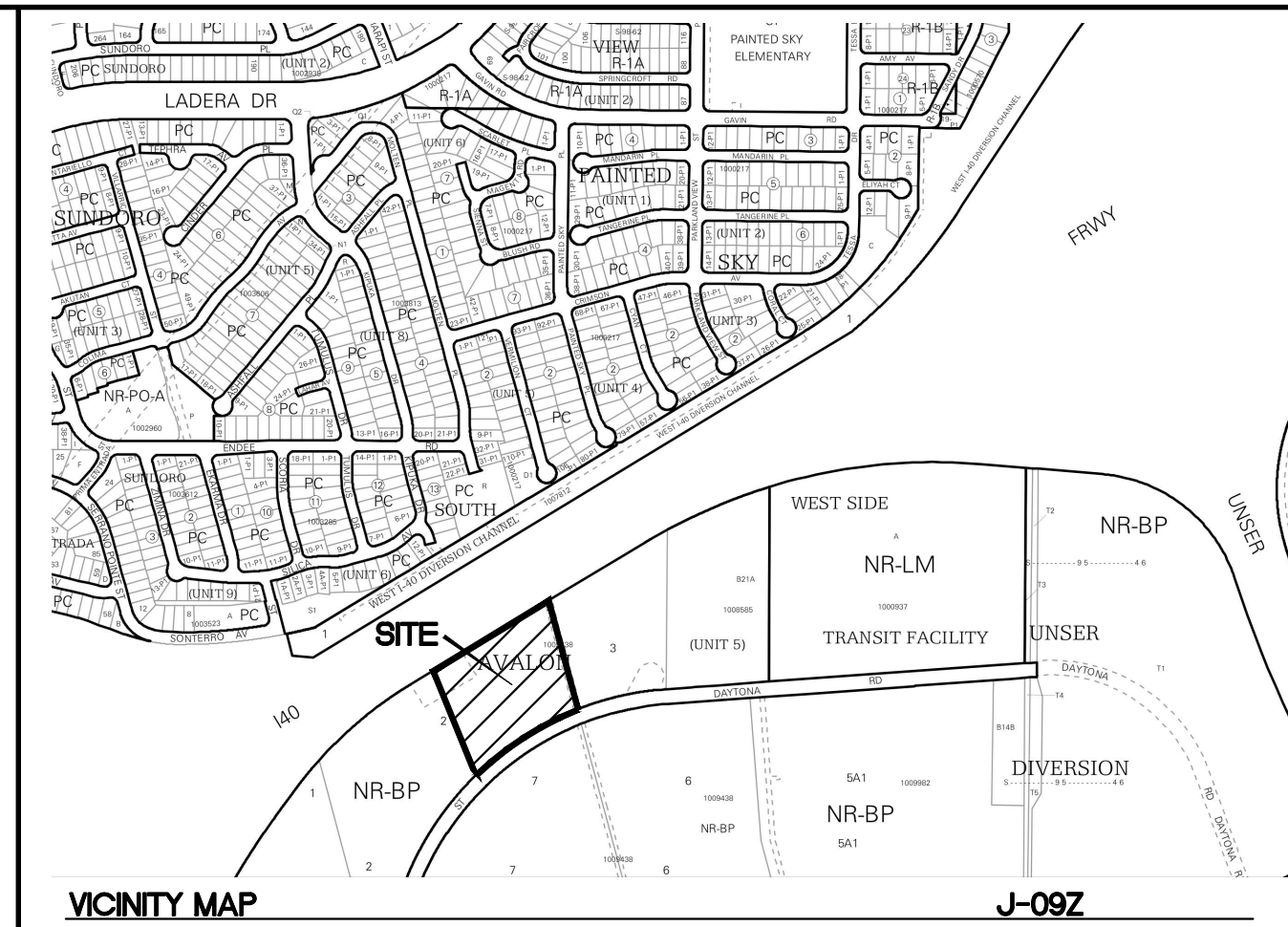
- ① ACCESSIBLE PARKING SEE DETAIL SHEET DET-1
- ② 6" CURB AND GUTTER PER COA STD DWG 2415A
- ③ 5' SIDEWALK PER COA STD DWG 2430
- ④ UNIDIRECTIONAL ACCESSIBLE RAMP, SEE SHEET DET-1
- ⑤ 6' SIDEWALK PER COA STD DWG 2430
2% MAX CROSS SLOPE
- ⑥ 8" CURB AND GUTTER PER COA STD DWG 2415A
- ⑦ REMOVE AND DISPOSE EXIST CURB, ASPHALT AND CUTOFF WALL
- ⑧ REMOVE AND DISPOSE CUTOFF WALL
- ⑨ NEW CUTOFF WALL PER COA STD DWG 2415B
- ⑩ 6' VALLEY GUTTER PER COA STD DWG 2420
- ⑪ PROPOSED FIRE HYDRANT PER COA STD DWG 2340
- ⑫ TRANSFORMER W/BOLLARDS
- ⑬ 6" CROSSWALK (STRIPED) W/2% MAX CROSS SLOPE
- ⑭ CONCRETE RETAINING WALL
- ⑮ LANDSCAPE
- ⑯ MOTORCYCLE PARKING W/SIGN SEE DETAIL SHEET DET-1
- ⑰ EMERGENCY TURNAROUND
- ⑱ DUMPSTER, SEE SHEET DET-2
- ⑲ MONUMENT SIGN
- ⑳ BICYCLE RACK (3 SPACES), SEE SHEET DET-1
- ㉑ POND
- ㉒ CONCRETE PAVING
- ㉓ PYLON SIGN
- ㉔ ZERO CURB
- ㉕ AREA LIGHT, 40' FULLY SHIELDED (TYP)
- ㉖ 7' MIN HEIGHT, 8' MAX HEIGHT OPAQUE FENCE
COLOR TO MATCH BUILDING
- ㉗ 8' MAX HEIGHT OPAQUE 12' GATE
COLOR TO MATCH BUILDING
- ㉘ TURNDOWN SIDEWALK
- ㉙ VEGETATIVE SCREEN, SEE
LANDSCAPE PLANS SHEET LP-101

LEGEND

- PROPOSED CURB & GUTTER
- - - BOUNDARY LINE
- - - EASEMENT
- - - PROPOSED SIDEWALK/CONCRETE
- - - EXISTING CURB & GUTTER
- TRANSFORMER
- FIRE HYDRANT
- ▨ LANDSCAPE AREA
- ▨ FENCE
- ▨ ASPHALT PAVING AREA

ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY
MUST BE INCLUDED ON A PUBLIC WORK ORDER.

LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR
SIGHT TRIANGLES @ ENTRANCE OFF DAYTONA. 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.



LEGAL DESCRIPTION
TRACT NUMBERED 2-B OF AVALON SUBDIVISION UNIT 5, A SUBDIVISION OF A TRACT OF LAND
LOCATED WITHIN PROJECTED SECTIONS 16 AND 21, TOWNSHIP 10 NORTH, RANGE 2 EAST,
N.M.P.M. TOWN OF ATRISCO GRANT

SITE DATA

ZONING	NR-BP
SITE AREA	253757 SF (5.83 AC)
PROPOSED USAGE	COMMERCIAL
BUILDING AREA	3173 SF OFFICE 6868 SF SERVICE AREA 7038 SF TRUCK BAYS 11223 SF WAREHOUSE 4100 SF COVERED DOCKS 32402 SF TOTAL
PARKING REQUIRED	18 SPACES (1 PER 1000 OFFICE, SERVICE AREA, TRUCK BAY)
PARKING PROVIDED	47 SPACES
HC PARKING REQUIRED	2 SPACES
HC PARKING PROVIDED	2 SPACES (1 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED	49 SPACES
BICYCLE PARKING REQUIRED	3 SPACES (GREATER OF 3 OR 10% OF REQUIRED PARKING)
BICYCLE SPACES PROVIDED	3 SPACES
MOTORCYCLE SPACES REQUIRED	1 SPACES (1 PER 1-25 VEHICLES PARKING REQUIRED)
MOTORCYCLE SPACES PROVIDED	2 SPACES
LANDSCAPE REQUIRED	38063 SF (15% OF LOT AREA)
LANDSCAPE PROVIDED	65330 SF
SETBACKS	
FRONT	20'
SIDE	10'
REAR	10'

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APPLICATION NUMBER: SI-2021-00484

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 DRG 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:

Traffic Engineer, Transportation Division	Date
ABCWUA	Date
Parks & Recreation Department	Date
City Engineer/Hydrology	Date
Code Enforcement	Date
*Environmental Health Department (conditional)	Date
Herman Gallegos	06-10-21
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

* Environmental Health, if necessary

	SOUTHERN TIRE MART ALBUQUERQUE, NM	DRAWN BY pm
	SITE PLAN ADMINISTRATIVE	DATE 6-8-21
6-8-21 RONALD R. BOHANNAN P.E. #7868	TIERRA WEST, LLC 5571 MIDWAY PARK PL. NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	DRAWING 2020031-SP
		SHEET # SP-1
		JOB # 2020031

Approved for access by the Solid Waste Department
Herman Gallegos 06-10-21**Tires will be disposed of
in screened storage area only.**