

TRACT A-3-A
 THE PLAZA AT PASEO DEL NORTE
 (02-27-1997, 97C-065)

SHEET KEYED NOTES

- TRASH COMPACTOR ENCLOSURE WITH GATE, REF: C1/SDP1.2
- ACCESSIBLE PARKING WITH ACCESSIBLE SIGNAGE AND STRIPING, REF: A3/SDP1.2
- ACCESSIBLE RAMP, REF: D5/SDP1.2
- BIKE PARKING PER IDO SECTION 5-5(E) AND DPM STANDARDS, 10% OF REQUIRED OFF-STREET PARKING AND DPM STANDARD WITH TWO-POINT BIKE LOCKING, REF: B5/SDP1.2
- NOT USED
- SHADE STRUCTURE
- 6' WIDE CONCRETE SIDEWALK PER COA IDO STANDARDS, REF: B4/SDP1.2
- NEW CONCRETE CURB AND GUTTER, REF: A2/SDP1.2
- PARKING STRIPING 4" WIDE, COLOR WHITE
- 6' WIDE PAINTED CROSSWALK
- 6' WIDE ACCESSIBLE PATHWAY FROM PUBLIC R.O.W. 5% MAX SLOPE WITH 2% MAX CROSS SLOPE
- OUTDOOR GRILLING AREA
- OUTDOOR SEATING AREA
- CMU RETAINING WALL, SEE CIVIL AND B2/SDP1.2
- LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS, THEREFORE SIGNS, WALLS AND PLANTING BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE PERMITTED IN THE CLEAR SIGHT TRIANGLE
- NEW TRANSIT SHELTER TO BE CONSTRUCTED PER CITY STANDARD DETAIL 2535.
- PROVIDE ADA ACCESSIBLE CONNECTION FROM THE PRIVATE DRIVE TO THE EXISTING ASPHALT TRAIL.
- RESURFACE EXISTING TRAIL ADJACENT TO THIS PROPERTY AND AS INDICATED BY THE SOLID GRAY HATCH, REF: C4/SDP1.3
- RECYCLE ENCLOSURE, REF: D5/SDP1.2
- ACCESSIBLE RAMP, REF: D5/SDP1.3
- ELECTRICAL VEHICLE CHARGING STATION.
- FOR PATIO WALLS AT GRADE, REF: A4/SDP1.2

EASEMENT NOTES

- 10' ABCWUA EASEMENT (06-28-1990, 90C-151)
- 20' ABCWUA EASEMENT (06-28-1990, 90C-151)
- 30' ABCWUA EASEMENT (06-28-1990, 90C-151)
- 10' PUE (07-25-1988, C37-012)
- 10' PUE (06-28-1990, 90C-151)
- 100' PNM POWERLINE EASEMENT (05-06-1957, D385-303) EASEMENT ENCROACHMENT AGREEMENT (01-23-1990, 1990005847) EASEMENT ENCROACHMENT AGREEMENT (02-10-2005, 2005020108)
- 12' BIKE PATH EASEMENT (02-27-1997, 97C-065)
- 15' PUE (02-10-1992, 1992011652)
- 10' PUE (06-28-1990, 90C-151)
- 10' NMGC EASEMENT (03-21-1991, 1991019534)
- 30' PRIVATE ACCESS EASEMENT (06-03-1999, 99C-133)
- PUBLIC SIDEWALK EASEMENT (12-18-2007, 2007C-347)
- 20' ABCWUA PUBLIC WATERLINE EASEMENT (GRANTED TO ABCWUA BY THIS PLAT)
- 35' X 35' ABCWUA PUBLIC WATERLINE EASEMENT (GRANTED TO ABCWUA BY THIS PLAT)
- ABCWUA PUBLIC WATERLINE AND SANITARY SEWER EASEMENT (GRANTED TO ABCWUA BY THIS PLAT)

PROJECT NUMBER: PR-2021-005442
 Application Number: SI-2021-01714

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 for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
City Engineer/Hydrology	Date
Code Enforcement	Date
*Environmental Health Department (conditional)	Date
Herman Gallegos <i>Herman Gallegos</i>	11-08-21
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

*Environmental Health, if necessary
 2/16/2018

GENERAL SHEET NOTES

- DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED
- SITE PLAN SHALL COMPLY WITH LOCAL, FEDERAL AND ACCESSIBILITY STANDARDS & GUIDELINES, INCLUDING THE INTERNATIONAL FIRE CODE (IFC) 2015.
- ALL CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
- ALL LIGHT FIXTURES AND LIGHTING DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE (IDO); SECTION 14-16-5-8 OUTDOOR LIGHTING.
- STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE.
- LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS, THEREFORE SIGNS, WALLS AND PLANTING BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE PERMITTED IN THE CLEAR SIGHT TRIANGLE.
- AN ACCESSIBLE ROUTE, IN COMPLIANCE WITH ACCESSIBILITY STANDARDS OF THE PROJECT, CONNECTS FROM THE BUILDING TO ACCESSIBLE PARKING SPACES AND TO ALL SITE AMENITIES AS REQUIRED.
- APPLICATION TO EPC WAS SUBMITTED ON MAY 6, 2021. THE 2019 INTEGRATED DEVELOPMENT ORDINANCE GOVERNS.

PROJECT DATA

ZONING:
 IDO - MIXED-USE - MEDIUM INTENSITY ZONE DISTRICT (MX-M)

LEGAL DESCRIPTION: TR A-2-A-A PLAT OF TRACTS A-2-A-A & B-1-A THE PLAZA AT PASEO DEL NORTE CONT 7,067 AC

SITE AREA: 7.08 ACRES
ZONE ATLAS: C-13-Z
SETBACKS: FRONT=5' MIN, INTERIOR=0', REAR=15'

BUILDING HEIGHT:
 MAXIMUM ALLOWED: 48'-0"
 ACTUAL HEIGHT: 48'-0"

SPRINKLED: YES, NFPA 13R
BUILDING OCCUPANCY: R-2
CONSTRUCTION TYPE: TYPE VA
PARKING CALCULATIONS: (TABLE 5-5-1)
 {1.5 SPACES / DWELLING UNITS: 218 X 1.5 = 327 SPACES MINUS PARKING CREDIT OF 5% FOR TRANSIT RIDER SHELTER = 327.05 = 17, 327-17 = 310 SPACES REQUIRED}
 ELECTRIC VEHICLE CHARGING STATIONS REQUIRED: 6 SPACES
 CHARGING STATION CREDIT = 0x2 = 12 SPACES
REQUIRED SPACES = 288 SPACES
PROVIDED PARKING = 303 TOTAL SPACES (34 GARAGE, 98 COVERED)

ADA PARKING REQUIRED: 1 SPACE PER UNIT REQUIRED TO BE ADA
 218 UNITS X .02 = 4.36 = 5 SPACES REQUIRED
 ADA PARKING PROVIDED = 6 SPACES

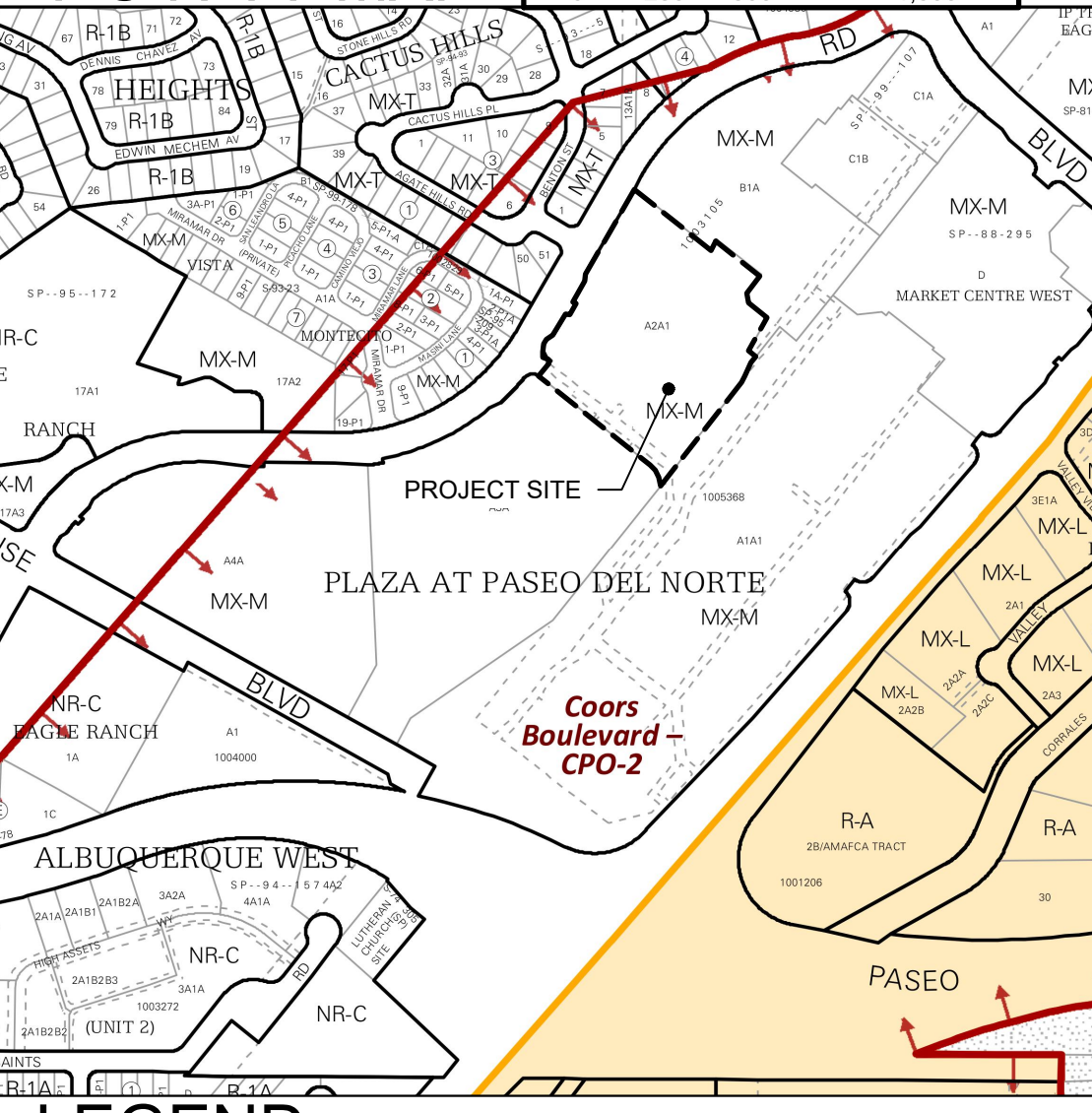
BIKE PARKING REQUIRED = 30 SPACES
 (10% OF OFF STREET PARKING = 304 X 0.10 = 30 SPACES)
 BIKE PARKING PROVIDED = 30 SPACES

OPEN SPACE CALCULATIONS

TABLE 2-4-5 / MX-M ZONING
 USABLE OPEN SPACE
 1 BD: 225 SF PER UNIT
 2 BD: 285 SF PER UNIT
 3 BD: 350 SF PER UNIT

56,745 SF REQUIRED OPEN SPACE
 PROVIDED OPEN SPACE: 80,740 SF

VICINITY MAP



LEGEND

- LANDSCAPE AREA
- PROPERTY LINE
- FIRE HYDRANT
- BIKE RACK
- SIDEWALK RAMP (ARROW POINTS DOWN)
- TRANSFORMER WITH SAFETY BOLLARDS & 6" THICK CONCRETE PAD PER PNM STANDARDS
- PERIMETER FENCE
- ACCESSIBLE PARKING WITH ACCESSIBLE SIGNAGE AND STRIPING, REF: A3/SDP1.2, A4/SDP1.2 & B4/SDP1.2
- COMPACT PARKING, REF: D5/SDP1.3
- LIGHT POLE
- 6" BOLLARD WITH SIGN

**DEKKER
 PERICH
 SABATINI**

ARCHITECTURE
 DESIGN
 INSPIRATION

ARCHITECT

ENGINEER

PROJECT

SEDONA WEST
 EAGLE RANCH ROAD
 ALBUQUERQUE, NM 87114

REVISIONS

10.12.2021	MAJOR AMENDMENT
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DRAWN BY	AG, JF
REVIEWED BY	RAW, HFG
DATE	10/29/2021
PROJECT NO.	20-0286
DRAWING NAME	

SITE PLAN

SHEET NO.
SDP1.1
 OF