

VICINITY MAP
ZONE ATLAS MAP C-13 NTS

LEGEND

- EXISTING CURB
- PROPOSED CURB
- PARKING COUNT
- PROPOSED SIDEWALK
- PROPOSED PAVEMENT
- PROPOSED LANDSCAPE AREA
- PROPOSED LIGHT POLE
- PROPOSED SAWCUT

DRAWING SCALE
1"=20'

SITE PLAN
EXISTING ZONING: MX-M/MODERATE INTENSITY

LAND USE:	FINANCIAL INSTITUTION
LEASE ACREAGE:	1.334 ACRES (54,740 SF) 1.257 ACRES
BUILDING FOOT PRINT (TOTAL):	±3,291 SQUARE FEET
OPEN SPACE REQUIRED (25% OF LOT ACREAGE):	±13,685 SQUARE FEET
OPEN SPACE PROVIDED:	±16,348 SQUARE FEET (29.9%)
BUILDING COVERAGE:	3,291/54,740: 6.01%
APPROX EX. IMPERVIOUS AREA:	±41,767 SQUARE FEET (76.3%)
APPROX PROPOSED IMPERVIOUS AREA:	±38,392 SQUARE FEET (70.1%)
PARKING REQUIRED (3 PER 1000 SF OF PROPOSED BUILDING):	10 SPACES
PARKING PROVIDED:	60 SPACES
ACCESSIBLE PARKING REQUIRED (1 ACCESSIBLE SPACE/25 STANDARD SPACE):	3 SPACES
PARKING PROVIDED (ACCESSIBLE):	3 SPACES
REQUIRED STACKING SPACES:	4 SPACES PER ATM
PROVIDED STACKING SPACES:	4 SPACES PER ATM
BICYCLE SPACE: REQUIRED/PROVIDED	3/4 SPACES
MOTORCYCLE SPACES: REQUIRED/PROVIDED	1/2 SPACES

- GENERAL NOTES**
- DEVIATIONS FROM THESE STANDARDS SHALL BE SUBMITTED TO THE CITY ENGINEER AND/OR CITY TRAFFIC ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.
 - SUBGRADE UNDER SIDEWALKS AND DRIVEPADS SHALL BE COMPACTED IN ACCORDANCE WITH SECTION 301.
 - FOR SIDEWALKS LESS THAN 60' WIDE ON ACCESSIBLE ROUTE, PASSING SPACE AT LEAST 60' X 60' SHALL BE PROVIDED AT LEAST EVERY 200 FT.
 - GRATINGS LOCATED IN WALKING SURFACE SHALL HAVE SPACES NO GREATER THAN 1/2" WIDE IN DIRECTION OF TRAVEL. IF OPENINGS ARE ELONGATED, LONG DIMENSION SHALL BE PLACED PERPENDICULAR TO DIRECTION OF TRAVEL.
 - ALONG THE ACCESSIBLE ROUTE, CHANGES IN LEVEL BETWEEN 1/4" AND 1/2" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 2H:1V. CHANGES IN LEVEL GREATER THAN 1/2" REQUIRE A RAMP.
 - PROVIDE A MINIMUM SIDEWALK WIDTH OF 4' AROUND OBSTACLES FOR ADA ACCESS.
 - SEE COA STD DWG 2425A AND 2425B FOR DRIVEPAD DETAILS.
- CONSTRUCTION NOTES**
- SLOPE 2% MAX. 1.5% PREFERRED SLOPE.
 - 5' MIN. SIDEWALK WIDTH. SIDEWALK WIDTH SHALL BE IN ACCORDANCE WITH CHAPTER 23 OF DEVELOPMENT PROCESS MANUAL.
 - SETBACK TO BE DETERMINED BY AVAILABLE RIGHT-OF-WAY. SEE CHAPTER 7 OF DEVELOPMENT PROCESS MANUAL. ALSO SEE COA STD. DWG. 2414 FOR LANDSCAPE BUFFER.
 - SEE DRIVEPAD DETAILS, DWG. 2425A AND 2425B.
 - WALKWAY VARIABLE (6' MINIMUM).
 - PROPERTY LINE.
 - 1/2" EXPANSION JOINTS WHERE SIDEWALK OR DRIVEPAD ABUTS BUILDINGS, FENCES, WALLS OR OTHER IMMOVABLE OBJECTS.
 - HEADER CURB OR INTEGRAL CURB AS REQUIRED TO MEET GRADE AT BACK OF SIDEWALK. SEE STD. DWG. 2415.
 - CONTRACTION JOINTS.
 - FOR CURB ACCESS RAMPS, SEE DWGS. 2440 THROUGH 2445.
 - CHECK DIMENSION FROM BOTH PROPERTY LINE AND FLOW LINE. USE IN AREAS WHERE DRIVEPAD IS FARTHEST FROM INTERSECTION.
 - RAMP AS REQUIRED TO MEET DRIVEPAD GRADE. 8.3% MAX. SLOPE, 7% PREFERRED SLOPE.
 - ADA ACCESSIBLE PATHWAY, 2% MAX. CROSS-SLOPE. 1.5% PREFERRED CROSS-SLOPE.

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 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 Engineering, Transportation Division	Date _____
ABCWUA	Date _____
Parks and Recreation Department	Date _____
City Engineer/Hydrology	Date _____
Code Enforcement	Date _____
Environmental Health Department (conditional)	Date _____
Solid Waste Management	Date _____
DRB Chairperson, Planning Department	Date _____

*Environmental Health, if necessary
2/16/18

New Site Light Poles shall be a maximum of 20'-0" tall per CP-2

!!! CAUTION !!!
UNDERGROUND UTILITIES
EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.
CALL: NEW MEXICO ONE CALL @ NM 811 AT LEAST 7 DAYS PRIOR TO CONSTRUCTION.

811
CALL NM ONE-CALL
SYSTEM SEVEN (7) DAYS
PRIOR TO ANY EXCAVATION

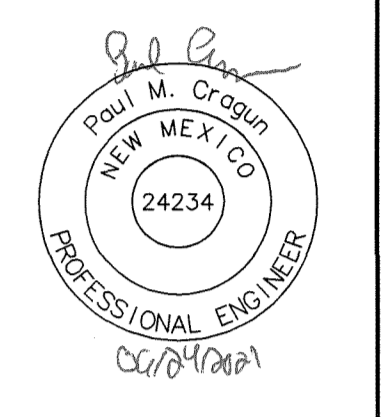
THE BENCHMARKS ARE PROVIDED BASED ON THE ELEVATIONS PROVIDED BY SURVTEK CONSULTING SURVEYORS

BENCHMARK
ALBUQUERQUE CONTROL SURVEY MONUMENT "DOUGLAS" NEW MEXICO STATE PLANE COORDINATES, CENTRAL ZONE, NAD 83 AS PUBLISHED: N=1505417.495 E=1520286.421 GROUND TO GRID FACTOR=0.999682452, DELTA ALPHA = - 001'3'52.53" ELEVATION=4975.078 NAVD88

ALBUQUERQUE CONTROL SURVEY MONUMENT "13_C15" NEW MEXICO STATE PLANE COORDINATES, CENTRAL ZONE, NAD 83 AS PUBLISHED: N=1520736.123 E=1527665.310 GROUND TO GRID FACTOR=0.999678880, DELTA ALPHA = - 001'3'02.61" ELEVATION=5005.218 NAVD88

CONTRACTOR SHALL COORDINATE WITH SURVEYOR FOR BENCHMARKS AND ELEVATIONS PRIOR TO CONSTRUCTION. ENGINEER NOT RESPONSIBLE FOR PROVIDING BENCHMARKS AND BEARINGS.

Cumulus Design
2080 N. Highway 360, Suite 240
Grand Prairie, Texas 75050
Tel: 214.235.0367



SITE PLAN
9261 COORS BOULEVARD NW
CITY OF ALBUQUERQUE, NEW MEXICO
BERNALILLO COUNTY

CHASE

PLOT DATE	06/24/21
DRAWING SCALE	1" = 20'
PROJECT NUMBER	CDC20021
SHEET NUMBER	C1.01

Vertical text on the left margin containing project details and dates.