

Site Data

SITE AREA: 11.6221 ACRES 164,031,524 SF
 FIRM: MIN. 071 MAX. 152 ACTUAL PARK: 1,023,100 GSF/154,882 SF 1:15
 NOTE: GROSS SQUARE FOOTAGE (GSF) INCLUDES CORRIDORS, VERTICAL GRADUATION AND INTERIOR RETAIL SERVICE AREAS. THE GSF IS SHOWN FOR THE PURPOSE OF CALCULATING THE FLOOR AREA RATIO (FAR). GROSS HEATED FLOOR AREA/PREHEAT AREA. NET LEASABLE SQUARE FOOTAGE (NSLF) IS USED FOR ALL OTHER CALCULATIONS.

Building Data

BUILDING	USE	GSF	NSLF	DUS
BUILDING 1	RETAIL OR RESTAURANT	25,800	12,000	110
BUILDING 2	RETAIL OR RESTAURANT	154,100	68,000	16
BUILDING 3	RETAIL OR RESTAURANT	39,800	18,000	141
BUILDING 4	RETAIL OR RESTAURANT	25,000	12,000	16
BUILDING 5	RETAIL OR RESTAURANT	68,000	32,000	141
BUILDING 6	RETAIL OR RESTAURANT	150,000	68,000	141
BUILDING 7	RETAIL OR RESTAURANT	120,000	55,000	141
BUILDING 8	RETAIL OR RESTAURANT	100,000	45,000	141
BUILDING 9	RETAIL OR RESTAURANT	100,000	45,000	141
BUILDING 10	RETAIL OR RESTAURANT	100,000	45,000	141
BUILDING 11	RETAIL OR RESTAURANT	100,000	45,000	141
BUILDING 12	RETAIL OR RESTAURANT	100,000	45,000	141
BUILDING 13	RETAIL OR RESTAURANT	100,000	45,000	141
TOTALS		1,023,100	468,000	1,023,100

(1) MAXIMUM RETAIL AREA PERMITTED BASED UPON NET AREA OF DEVELOPMENT APPROVED BY THE PLAN.
 (2) OF THE TOTAL, NO MORE THAN AN AGGREGATE TOTAL OF 21,600 NSF CAN BE PERMITTED FOR OFFICE USES BEFORE A REVISION TO THE TRAFFIC IMPACT STUDY IS REQUIRED. THE PLANNING DIRECTOR MUST RECEIVE WRITTEN CONCURRENCE FROM THE DIRECTORS OF PUBLIC WORKS AND MUNICIPAL DEVELOPMENT BEFORE CONSIDERING PERMITTING OFFICE DEVELOPMENT EXCEEDING 21,600 NSF IN THIS CATEGORY OR 54,000 NSF TOTAL FOR THE SITE.
 (3) ASSUMES AVERAGE OF 850SF PER DWELLING UNIT.

Parking

VEHICULAR PARKING REQUIRED	RATIO	SPACES	REQUIRED
RETAIL OR RESTAURANT	1/200	167,000	835
RESTAURANT	1/300	150,000	50
SERVICE RETAIL	1/250	50,500	202
OFFICE	1/400	54,000	135
MULTI-FAMILY OR OFFICE	1/500	468,000	936
MULTI-FAMILY	1.5/DU	284,000	190
TOTALS		1,013,500	1,205

VEHICULAR PARKING PROVIDED:
 SURFACE PARKING: 412 (INCLUDES 18 ACCESSIBLE, 3 VAN)
 GARAGE 1: 667 (INCLUDES 7 ACCESSIBLE, 2 VAN)
 GARAGE 2: 158 (INCLUDES 4 ACCESSIBLE, 2 VAN)
 GARAGE 3: 202 (INCLUDES 7 ACCESSIBLE, 2 VAN)
 TOTAL: 1,239 (INCLUDES 31 ACCESSIBLE & 20 CAR POOL, REFER GENERAL NOTE D)

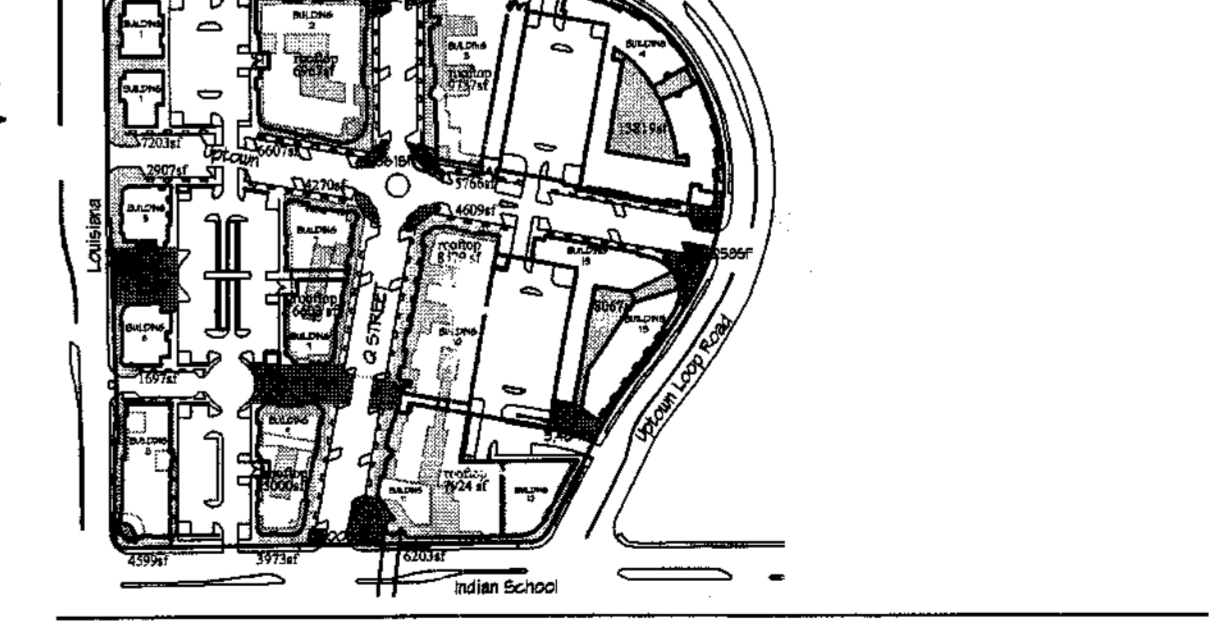
BICYCLE PARKING PROVIDED	RATIO	PARKING/DUS	REQUIRED
RETAIL OR RESTAURANT	1/200	594 SPACES	29
RESTAURANT	1/200	25 SPACES	2
SERVICE RETAIL	1/200	202 SPACES	10
OFFICE	1/200	135 SPACES	7
MULTI-FAMILY OR OFFICE	1.5/DU	468 DUS	235
MULTI-FAMILY	3/DU	284 DUS	121
TOTALS			411

BICYCLE PARKING PROVIDED:
 SURFACE PARKING: 111 REFER BIKE RING DETAIL ON BUILDING ELEVATIONS, SHEET 10
 BUILDING 2: 30 3600F ROOM IN MULTI-FAMILY
 BUILDING 3: 30 3600F ROOM IN MULTI-FAMILY
 BUILDING 4: 30 3600F ROOM IN MULTI-FAMILY
 BUILDING 7: 30 3600F ROOM IN MULTI-FAMILY
 BUILDING 8: 30 3600F ROOM IN MULTI-FAMILY
 BUILDING 9: 30 3600F ROOM IN MULTI-FAMILY
 BUILDING 10: 30 3600F ROOM IN MULTI-FAMILY
 BUILDING 11: 30 3600F ROOM IN MULTI-FAMILY
 BUILDING 12: 30 3600F ROOM IN MULTI-FAMILY
 BUILDING 13: 30 3600F ROOM IN MULTI-FAMILY

Open Space/ Plaza Diagram

Upper Component - 100% Residential (most stringent) N.T.S.
 Required: 108,480 SF
 Provided: 128,000 (open space) + 41,889 (plaza) = 170,889 SF
 Open Space: 128,000 SF
 Plaza: 41,889 SF
 Plazas: 158' non-res. parking spaces 123 units x 200sf (colony average) = 14,400sf
 15' x 158' spaces = 14,400sf residential rooftops & courtyards = 66,666sf
 (minus 10' wide sidewalk) = 41,889sf
 (from Uptown Sector Plan Section 18). In intense core plaza req. credits toward open space req. Plazas: 41,889sf

The Site Plan surpasses the USPCDP requirement of one (1) linear foot of seating for each foot of plaza perimeter.
 Total Plaza Area Required = 14,400 SF
 USPCDP Recommended Amount of Plaza Seating = 1020 LF
 (Calculated by taking the perimeters from Plazas 2 and 4 which have a total area of 14,400 SF)
 Total Plaza Seating Provided = 2,211 LF



PROJECT NUMBER: #1002247
 DRB NUMBER: 01-00928
 DRB SITE DEVELOPMENT PLAN APPROVAL:

TRANSPORTATION DIVISION	DATE
UTILITIES DIVISION	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

Index to Drawings

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- 02 Landscape Plan
- 03 Enlarged Landscape and Plaza Plans (NW Quadrant)
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- 14 Utility Plan

General Notes

- A. Approval of development proposals consistent with this Site Plan for Building Permit shall be by the Planning Director or his/her designee, and the City Engineer.
- B. No Single Retail Fronts shall exceed 28,000 net leasable area per establishment.
- C. Refer to the Utility Plan for Fire Hydrant Distribution Lines, Proposed and Existing Water/Sewer Storm Drainage Facilities and Proposed PUEs.
- D. 20 Total Spaces to be dedicated to employee Carpool Parking located in employee designated parking areas in each garage.
- E. The site plan complies with the Traffic Mitigation Plan agreed to by the Applicant and the Planning Department.
- F. Streets, Parking Spaces and Associated Drives to be As-built Unless Noted Otherwise.
- G. Signage to be As-built Unless Noted Otherwise.
- H. The Design of the Foundation will comply with the intent of 6-11.1 (Design Regulations for Water Conservation, Landscaping and Water Pools) of the Absecon Code of Ordinances, which is to minimize the evaporation of municipal water being used for water features.

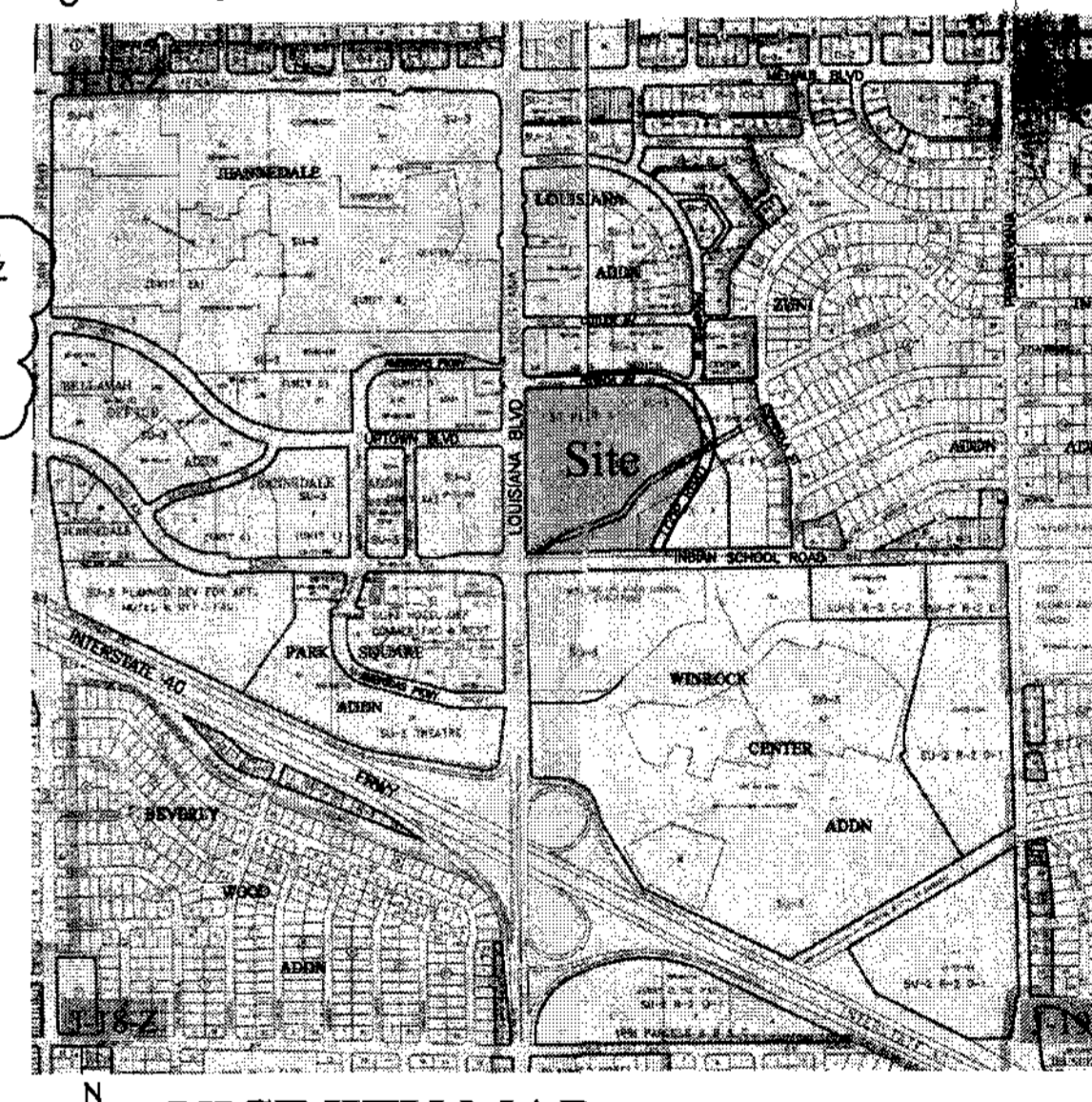
Keyed Notes

1. EXISTING 3'-6" HIGH BRICK RETAINING WALL TO BE REMOVED.
2. EXISTING DRAINAGE EASEMENT TO BE REMOVED, WIDTH VARIES.
3. EXISTING ABANDONED 10' SANITARY SEWER EASEMENT TO BE VACATED.
4. EXISTING 6' MS1T.
5. EXISTING 10' PUE TO BE VACATED.
6. HATCHED AREA DESIGNATES EXISTING FIM AND MS1T EASEMENT.
7. 42' TALL METAL PANEL SCREEN WALL.
8. CENTRAL TRASH COMPACTOR AND RECYCLE COLLECTION FOR ENTIRE DEVELOPMENT, ENCLOSED IN TRASH. REFER TO ELEVATIONS FOR DEGRADATIVE GATE ENCLOSURE.
9. INDIVIDUAL COLLECTION CARTS LOCATED INTERNALLY AT EACH BUILDING.
10. RELOCATE EXISTING STREET POLE LIGHT FIXTURE AS INDICATED.
11. EXISTING MEDIAN.
12. RAISED PEDESTRIAN CROSSING, COLORED, DECORATIVE PAVING.
13. EXISTING FIRE HYDRANT.
14. PROPOSED FIRE HYDRANT.
15. STOP SIGN, REFER DIRECTIONAL SIGNAGE AND ART, SHEET 12.
16. EXISTING CONCRETE DRIVE PAVES TO BE REMOVED.
17. MODIFY EXISTING MEDIAN AS INDICATED.
18. PEDESTRIAN SKY BRIDGE OVER INDIAN SCHOOL ROAD, SHOWN FOR ILLUSTRATIVE PURPOSES, NOT PART OF THIS REQUEST.
19. PEDESTRIAN CROSSING, COLORED, DECORATIVE PAVING.
20. 10' WIDE MEANDERING SIDEWALK ALONG UPTOWN LOOP ROAD, TYP.
21. WATER FEATURE, REFER TO GENERAL NOTE H.
22. DIRECTIONAL SIGNAGE, REFER TO ART, SHEET 12.
23. PROPOSED CITY BUS STOP.
24. BREEZEWAY AT GROUND FLOOR, COVERED BY UPPER FLOORS ABOVE.
25. COURTYARD VIEW TO SANDALS.
26. ROOFTOP TERRACES (TO BE USED SOLELY AS OPEN SPACE).
27. BOLLARDS, TYP.
28. ROCK GARDEN.
29. OUTDOOR DINING.
30. EXISTING 10' PUE.
31. ENTRY SIGN/ FREE STANDING MONUMENT SIGN, REFER BUILDING ELEVATIONS, SHEET 10.
32. SEATWALL.

33. ANY PROPOSAL BY THE APPLICANT TO CHANGE ACCESS, MOVEMENTS PERMITTED, OR TRAFFIC CONTROL AT UPTOWN BLVD/LOUISIANA BLVD, OR 111 Q STREET/INDIAN SCHOOL RD, INTERSECTIONS WILL REQUIRE THE WRITTEN CONCURRENCE OF THE DIRECTORS OF PUBLIC WORKS, MUNICIPAL DEVELOPMENT AND PLANNING PRIOR TO APPROVAL. ADDITIONAL TRAFFIC SIGNALS MAY BE REQUIRED BEFORE SUCH CHANGES ARE CONSIDERED. THE CITY MAY MAKE SUCH MODIFICATIONS AS A PART OF ITS AUTHORITY TO MANAGE THE SYSTEM. SUCH CHANGES BY THE CITY WILL NOT REQUIRE AMENDMENTS TO THE SURROUNDING SITE DEVELOPMENT PLANS BUT WILL REQUIRE THE WRITTEN CONCURRENCE OF THE DIRECTORS OF PUBLIC WORKS AND MUNICIPAL DEVELOPMENT.

Furnishings Legend

- Pedestrian Scale Pole Light
- Arched Scale Pole Light
- Existing Street Pole Light
- 5' Bench
- Table and Chairs



VICINITY MAP
 COA Zone Atlas Index Maps H-18-2, J-18-2, H-19-2, J-19-2

Owner: Hunt-Uptown, LLC
 Planning Consultant: Denish + Kline Assoc., Inc.
 Project Architect: Dekker/Perich/Sabatini
 Project Engineer: Bohannon-Huston
 Project Identity: Vaughn Wedeen Creative

ABQ
 u p t o w n
 DRB Submittal
 Site Development Plan for Building Permit
 Site Plan 01 of 14

23 June 2004
 Project #1002247
 SCALE: 1" = 50'

SU-3 Zoning

SU-3 Zoning Vacant

SU-3 Zoning Vacant

Michael Holton (adjustments)
 DATE 10-22-04

Ashwan Matson
 DATE 6/25/04

PROJ 1002247
 10/22/04

Is an Infrastructure List required? (X) yes () no
 If yes, then a set of approved DDC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.
 SU-3 Zoning Vacant

LT 22001