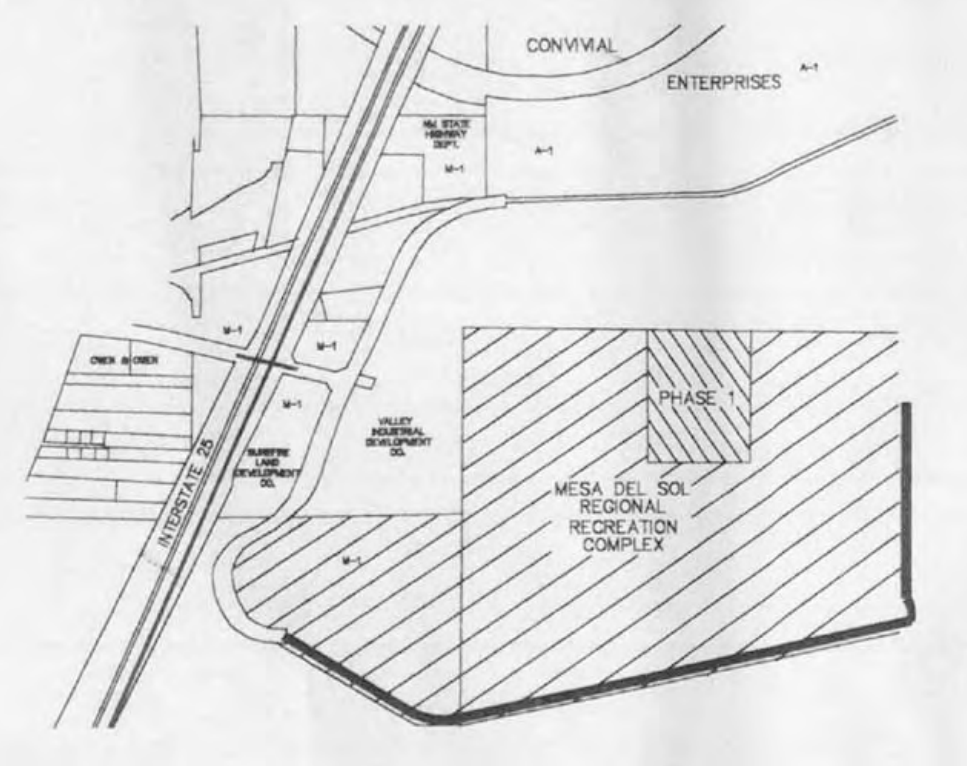
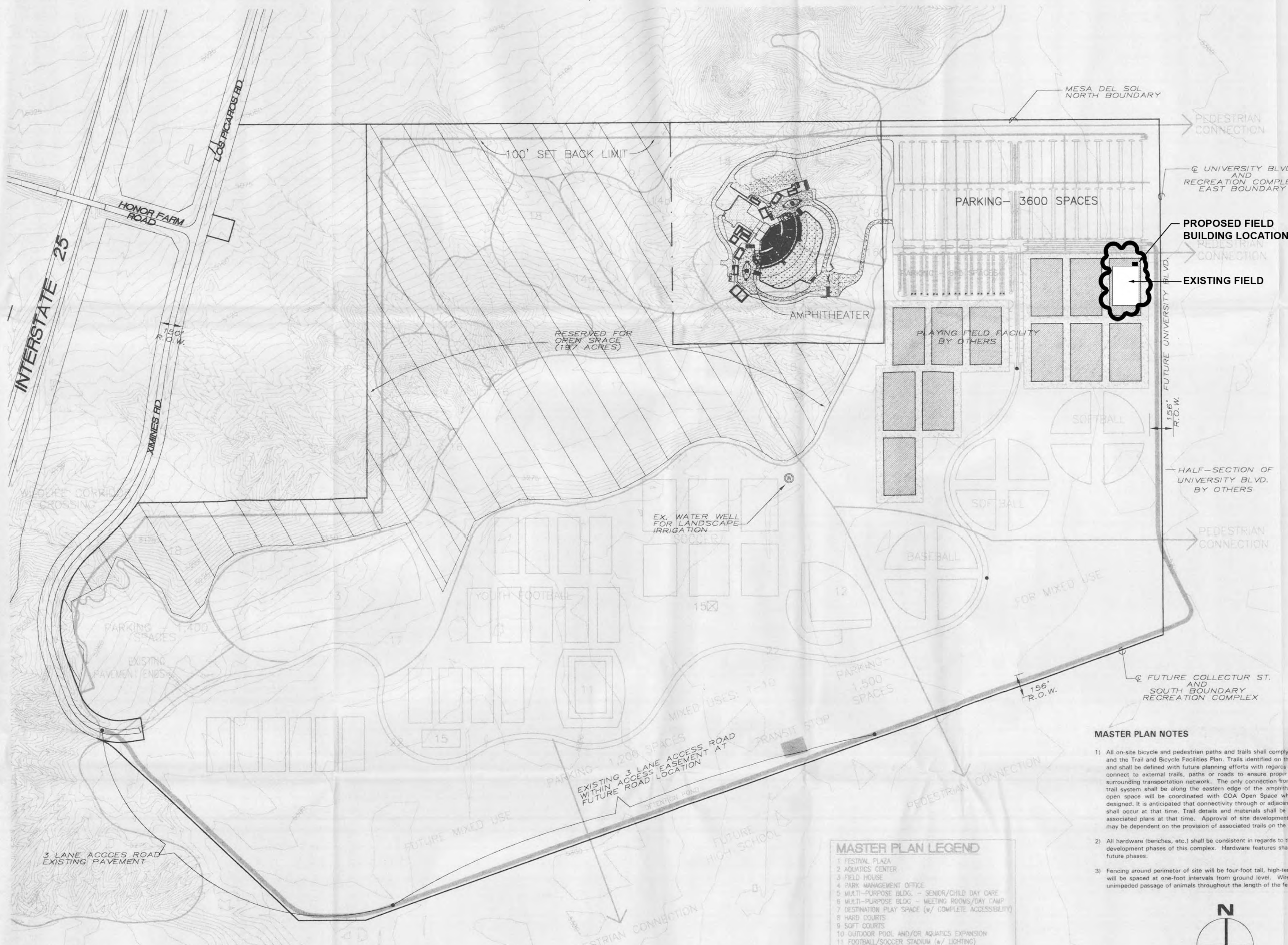


ADMINISTRATIVE AMENDMENT

FILE #: _____ PROJECT #: _____

APPROVED BY

DATE



VICINITY MAP
SCALE 1" = 2000'
ZONE ATLAS MAPS R-14-Z & R-15-Z

SUBDIVISION DATA
PROJECT LIMITS AREA = 48 acres ±
ZONE: SU-1 FOR URBAN REGIONAL PARK
PARKING: 3,600 SPACES
(PROVIDED BY BERNALILLO COUNTY, Z-97-141)

LEGAL DESCRIPTION
THAT CERTAIN PARCEL OF LAND SITUATE WITHIN SECTION 21,
AND THE EAST HALF OF SECTION 20, TOWNSHIP 9 NORTH,
RANGE 3 EAST, BERNALILLO COUNTY, NEW MEXICO,
CONSISTING OF 48 ACRES ±

DRB 99-6
CASE NUMBER Z-98-26

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT
PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION
ON DECEMBER, 1997 AND THE FINDINGS IN THE OFFICIAL
NOTICE OF DECISION HAVE BEEN COMPLIED WITH:

Project # 1000445
ADMINISTRATIVE
DEVELOPMENT PLAN AMENDMENT
FILE NO. AA-00784
See note A
Richard...
REVISOR DATE
11-20-99

PLANNING	12/30/99
UTILITY DEVELOPMENT	11-3-99
TRANSPORTATION DEVELOPMENT	11-03-99
CITY ENGINEER / HYDROLOGY	11-14-99
PARKS & RECREATION DEPARTMENT	11-3-99

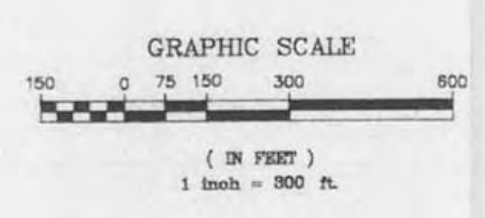
Reviewed & Approved
Joseph D. Montano
COA PLWD-TDS
6/8/00

MASTER PLAN NOTES

- All on-site bicycle and pedestrian paths and trails shall comply with the Level A Master Plan and the Trail and Bicycle Facilities Plan. Trails identified on the Level B Plan are conceptual and shall be defined with future planning efforts with regards to the open space. Trails shall connect to external trails, paths or roads to ensure proper access to the site from the surrounding transportation network. The only connection from the amphitheater site to the trail system shall be along the eastern edge of the amphitheater property. Trails through open space will be coordinated with COA Open Space when future facilities are being designed. It is anticipated that connectivity through or adjacent to the amphitheater property shall occur at that time. Trail details and materials shall be determined and called out on associated plans at that time. Approval of site development plans for adjacent properties may be dependent on the provision of associated trails on the 48-acre amphitheater site.
- All hardware (benches, etc.) shall be consistent in regards to theme and style throughout the development phases of this complex. Hardware features shall be detailed as appropriate in future phases.
- Fencing around perimeter of site will be four-foot tall, high-tensile wire fence. Wire strands will be spaced at one-foot intervals from ground level. Wire placement will allow for the unimpeded passage of animals throughout the length of the fence.

MASTER PLAN LEGEND

- FESTIVAL PLAZA
- AQUATICS CENTER
- FIELD HOUSE
- PARK MANAGEMENT OFFICE
- MULTI-PURPOSE BLDG. - SENIOR/CHILD DAY CARE
- MULTI-PURPOSE BLDG. - MEETING ROOMS/DAY CAMP
- DESTINATION PLAY SPACE (w/ COMPLETE ACCESSIBILITY)
- HARD COURTS
- SOFT COURTS
- OUTDOOR POOL AND/OR AQUATICS EXPANSION
- FOOTBALL/SOCCER STADIUM (w/ LIGHTING)
- BASEBALL FIELD w/ SEATING (w/ LIGHTING)
- GOLF - PUTTING & DRIVING RANGE
- AMPHITHEATER
- ALTERNATE AMPHITHEATER SITE
- POTENTIAL AMPHITHEATER ACCESS ROAD
- SUPPORT BLDG. (RESTROOMS/STORAGE/CONCESSIONS/MAINTENANCE)
- ESCAPEMENT TRAIL LOOP & INTERPRETIVE OVERLOOKS
- ENHANCED HABITAT AREA
- PRESERVED HABITAT AREA
- SOFT HIKING, RUNNING, & BIKING TRAILS
- AMPHITHEATER DROP OFF (LIMITED USE)
- AMPHITHEATER SERVICE ROAD (LIMITED USE)
- MULTI-USE TRAIL, SHUTTLE ROAD AND SERVICE ROAD



1000445

PROJECT DESCRIPTION
AMPHITHEATER AND ASSOCIATED FACILITIES INCLUDING STORAGE FACILITIES, RESTROOMS, TICKET SALES OFFICE AND CONCESSIONS. THE AMPHITHEATER ACCOMMODATES A MAXIMUM OF 8,400 SPECTATORS PURSUANT TO THE MESA DEL SOL LEVEL B PLAN AND TRAFFIC IMPACT STUDY APPROVED MAY 25, 1996. CAPACITY TO EXPAND TO 15,000 ONCE ACCESS IS PROVIDED FROM UNIVERSITY BOULEVARD.

SHEET INDEX

SHEET 1	OVERALL PLAN
SHEET 2	SITE PLAN
SHEET 3	CONCEPTUAL LANDSCAPE PLAN
SHEET 4	SITE DRAINAGE PLAN
SHEET 5	SITE GRADING PLAN
SHEET 6	STAGE ELEVATIONS
SHEET 7	ENTRANCE GATE ELEVATIONS
SHEET 8	BOX OFFICE/CONCESSION ELEVATIONS
SHEET 9	BACKSTAGE FACILITIES ELEVATIONS
SHEET 10	FIRST AID/ADMINISTRATION BUILDING ELEVATIONS
SHEET 11	RESTROOM BUILDING ELEVATIONS
SHEET 12	FACILITY SIGNAGE PLAN
SHEET 13	SIGNAGE DETAILS
SHEET 14	LIGHTING PLAN

SEATING CAPACITY: SEE SHEET 2, NOTE 5

AMPHITHEATER AND ASSOCIATED FACILITIES INCLUDING STORAGE FACILITIES, RESTROOMS, TICKET SALES OFFICE AND CONCESSIONS. THE AMPHITHEATER ACCOMMODATES A MAXIMUM OF 12,000 SPECTATORS PURSUANT TO THE MESA DEL SOL LEVEL B PLAN, TRAFFIC IMPACT STUDY APPROVED MAY 25, 1996. SUPPLEMENTAL TRAFFIC ANALYSIS DATED JUNE, 2000, AND THAT PERFORMANCES WILL BE CONTROLLED EVENTS WITH APPROVED TRAFFIC MANAGEMENT. CAPACITY TO EXPAND TO 15,000 ONCE ACCESS IS PROVIDED FROM UNIVERSITY BOULEVARD.

November 2, 1999
MESA DEL SOL
REGIONAL RECREATION COMPLEX

PHASE 1B
AMPHITHEATER
OVERALL PLAN
SHEET 1 OF 14

12/23/2021 12:42:17 PM

C:\Users\Jared\OneDrive - Improve Group\Desktop\Project Files\61257_NM United\REV\TMM\United Facility.rvt

A

B

C

D

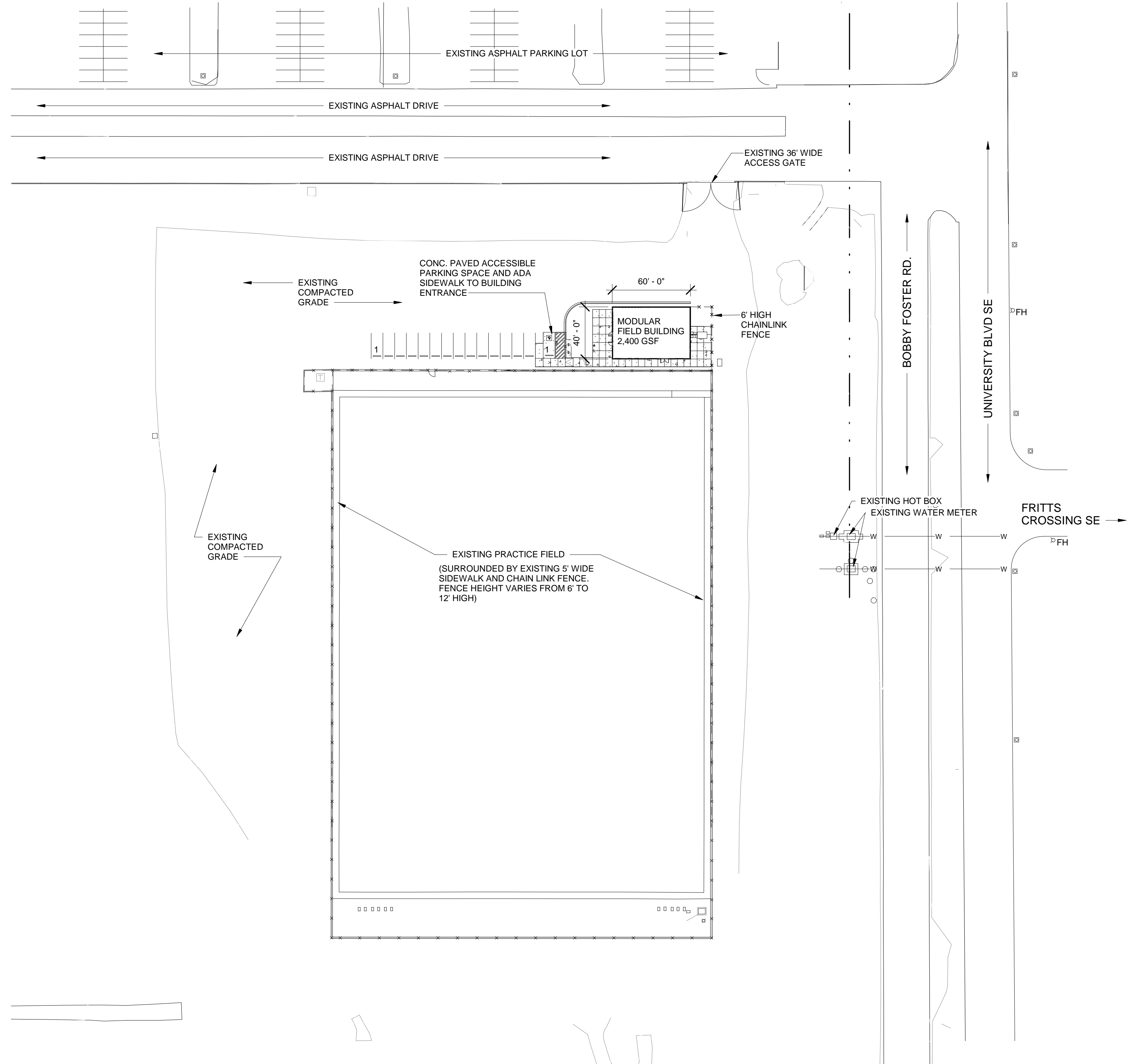
1

2

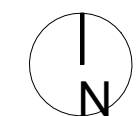
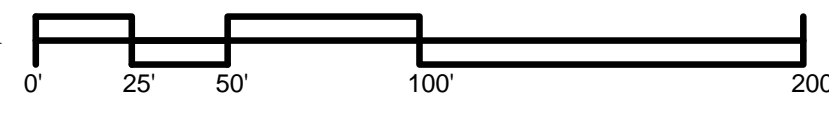
3

4

5



A1 SITE PLAN AND FIELD CONTEXT
1" = 50'-0"



3550 Pan American Fwy
Albuquerque NM 87107
800-244-1452 www.improvegroup.net

© 2021 Improve Group, Inc. Duplication or reproduction by any means without the express written consent of Improve Group, Inc. is a violation of federal and international law. The information contained in this document is the intellectual property of Improve Group, Inc. and all rights thereto are reserved.

NEW MEXICO UNITED FIELD BUILDING

5601 University Blvd. SE
Albuquerque NM 87105

No	Date	Description
----	------	-------------

Revision Schedule

ISSUE: CD's

PROJECT #: 61257

FILE:

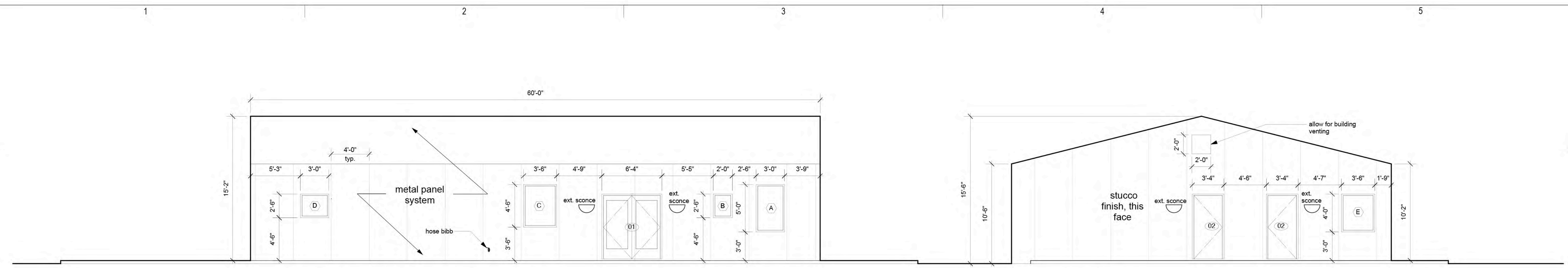
DRAWN BY: JW

CHECKED BY: JW

DATE: 12.22.21

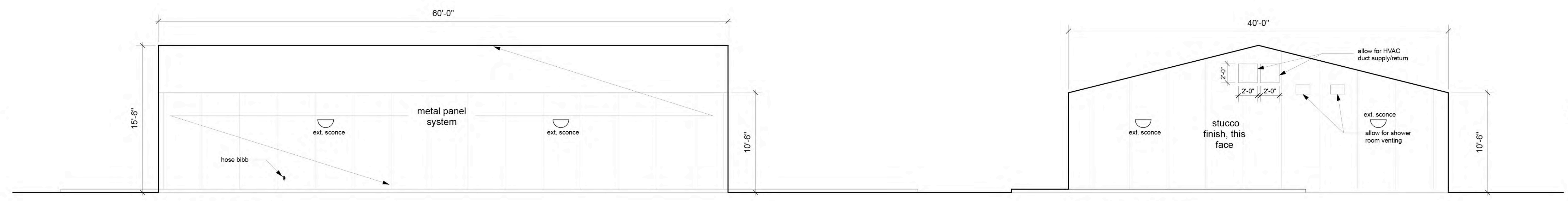
SITE PLAN AND FIELD CONTEXT

AS-100



A. SOUTH ELEVATION - FIELD FACING

B. WEST ELEVATION



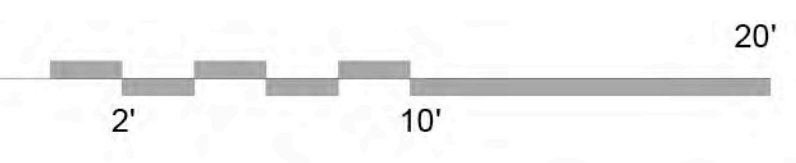
C. NORTH ELEVATION

D. EAST ELEVATION

Metal panel System General Notes:

- Basis of Design: Firestone Uni-Clad UC-3 1.5" Smp-Lock Seam
- 24 ga. Panels installed vertically up walls and roof pitch.
 - 12" wide panels
 - Colors selected from manufacturer's full line of standard and metallic finishes. 2 finishes to be selected.

1. BUILDING ELEVATIONS
 SCALE: 3/16" = 1'-0"



A. PERSPECTIVE LOOKING SOUTH



C. PERSPECTIVE LOOKING SOUTHWEST

2. BUILDING RENDERINGS

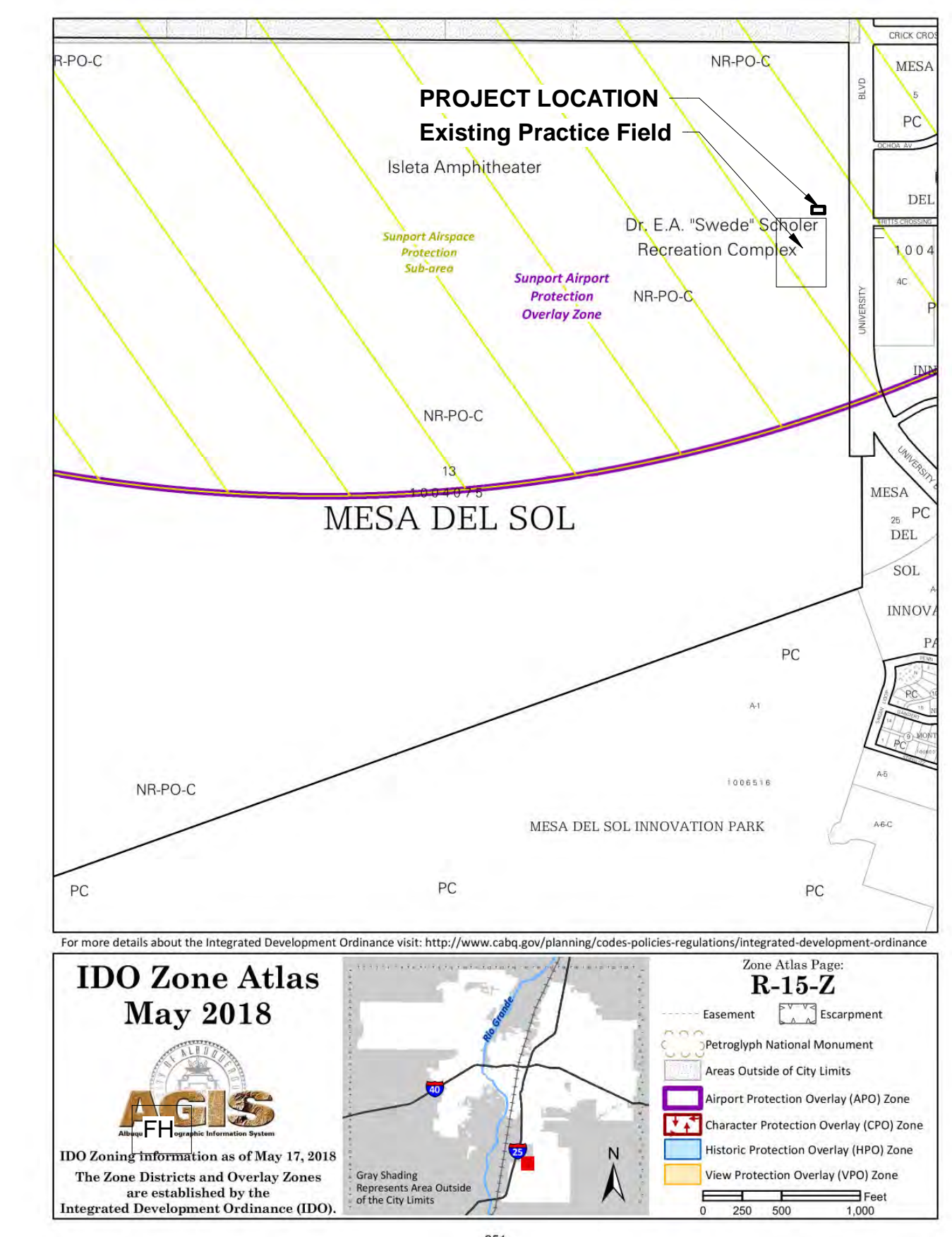
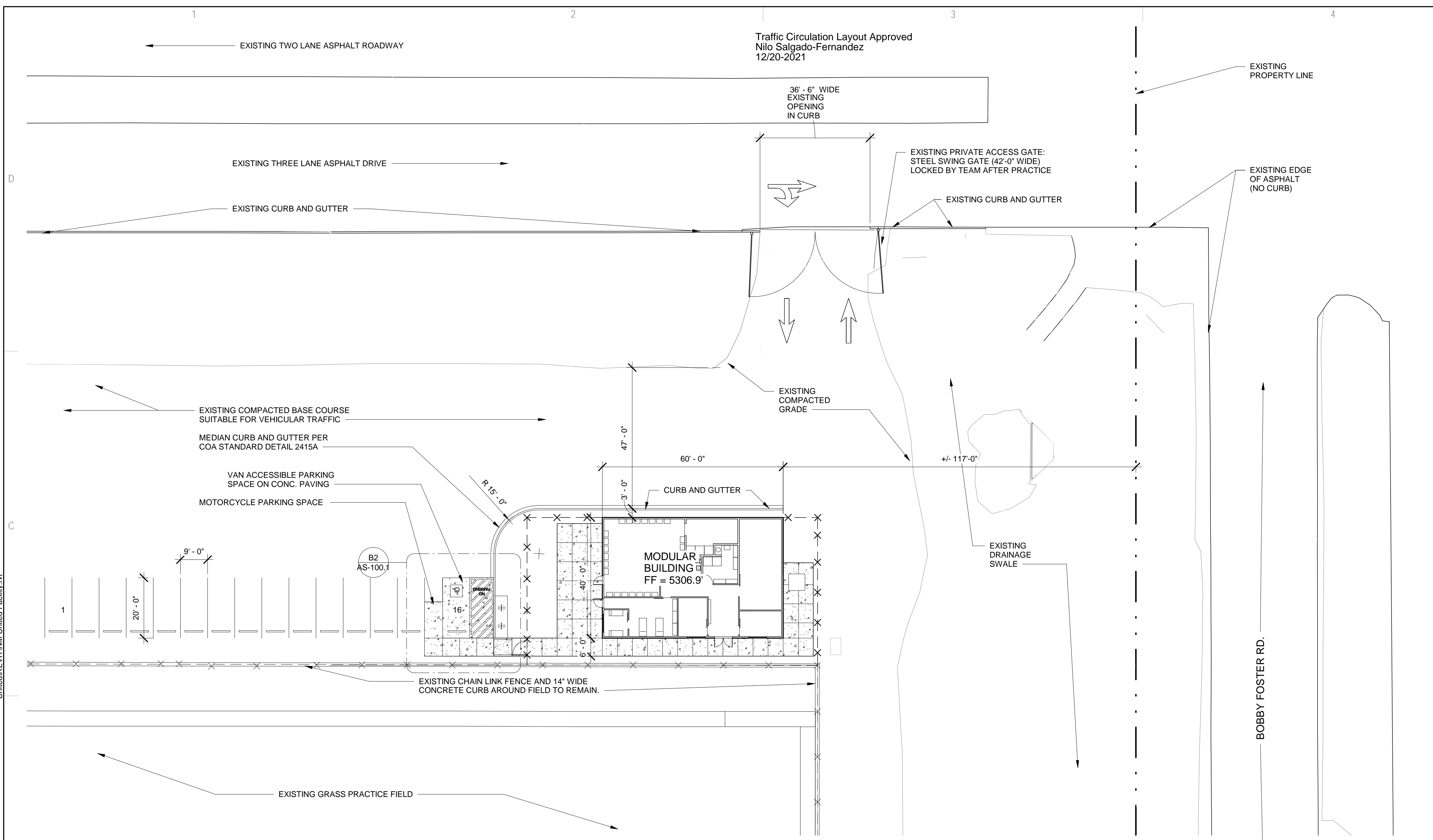
No	Date	Description
		Revision Schedule

ISSUE:	PERMIT
PROJECT #:	61257
FILE:	211203_NMU_Main.cb
DRAWN BY:	CEB
CHECKED BY:	CEB
DATE:	12 December 2021

SHEET TITLE
 Exterior Elevations/
 3D Views

12/17/2021 5:11:58 PM

C:\Users\jared\OneDrive - Improve Group\Desktop\Project Files\61257_NM\UnitedEV\IT\NM\United Facility.rvt



COA ZONE MAP
SCALE: N.T.S.

GENERAL INFORMATION

ADDRESS: 5601 UNIVERSITY BLVD SE ALBUQUERQUE NM 87105

LEGAL DESCRIPTION: TR 13 BULK LAND PLAT OF MESA DEL SOL TRACTS 1-15CONT 629.6659 AC

UPC: 101505125328420101

SITE AREA: 629.6659 ACRES

COA ZONING: NR-PO-C

TYPE OF DEVELOPMENT: SUPPORT BUILDING FOR EXISTING SPORTS PRACTICE FIELD (PRIVATE TEAM USE ONLY - NO SEATING OR PUBLIC ACCESS)

TOTAL BUILDING AREA: 2,400 S.F. (GROSS)

OCCUPANCY CLASSIFICATION: GROUP 'U'

CONSTRUCTION TYPE: TYPE V - B NON FIRE SPRINKLERED

OCCUPANT LOAD: 5 OCCUPANTS

PARKING REQUIREMENTS
(PER IDO TABLE 5-5-1): SPORTS FIELD: 4 SPACES PER 1,000 SF OF AREA WHERE ATTENDEES CIRCULATE.

USE OF THE SITE IS PRIVATE WITH NO SEATING. CIRCULATION AREA OF PROJECT IS LIMITED TO CIRCULATION AREA AROUND THE BUILDING, WHICH IS 4,000 SF

FIELD BUILDING CIRCULATION AREA = 4,000 SF. 4 SPACES PER 1,000SF = 16 SPACES TOTAL REQUIRED

TOTAL PARKING SPACES PROVIDED: 16 SPACES, THEREFORE OK.

MOTORCYCLE PARKING SPACES REQUIRED BASED ON 31 SPACES
(PER IDO TABLE 5-5-4): 1 SPACE REQUIRED

MOTORCYCLE SPACES PROVIDED: 1 SPACE, THEREFORE OK.

ACCESSIBLE PARKING SPACES REQUIRED
(PER NM BUILDING CODE TABLE 1106.1): 1 SPACE (1 VAN ACCESSIBLE)

ACCESSIBLE PARKING SPACES PROVIDED: 1 SPACE (1 VAN ACCESSIBLE)

BICYCLE PARKING SPACES REQUIRED: 10% OF REQUIRED OFF-STREET PARKING SPACES.
(PER IDO TABLE 5-5-5): 10% OF REQUIRED OFF-STREET PARKING SPACES = 2 REQUIRED BICYCLE PARKING SPACES

BICYCLE PARKING SPACES PROVIDED: 2 BICYCLE SPACES PROVIDED

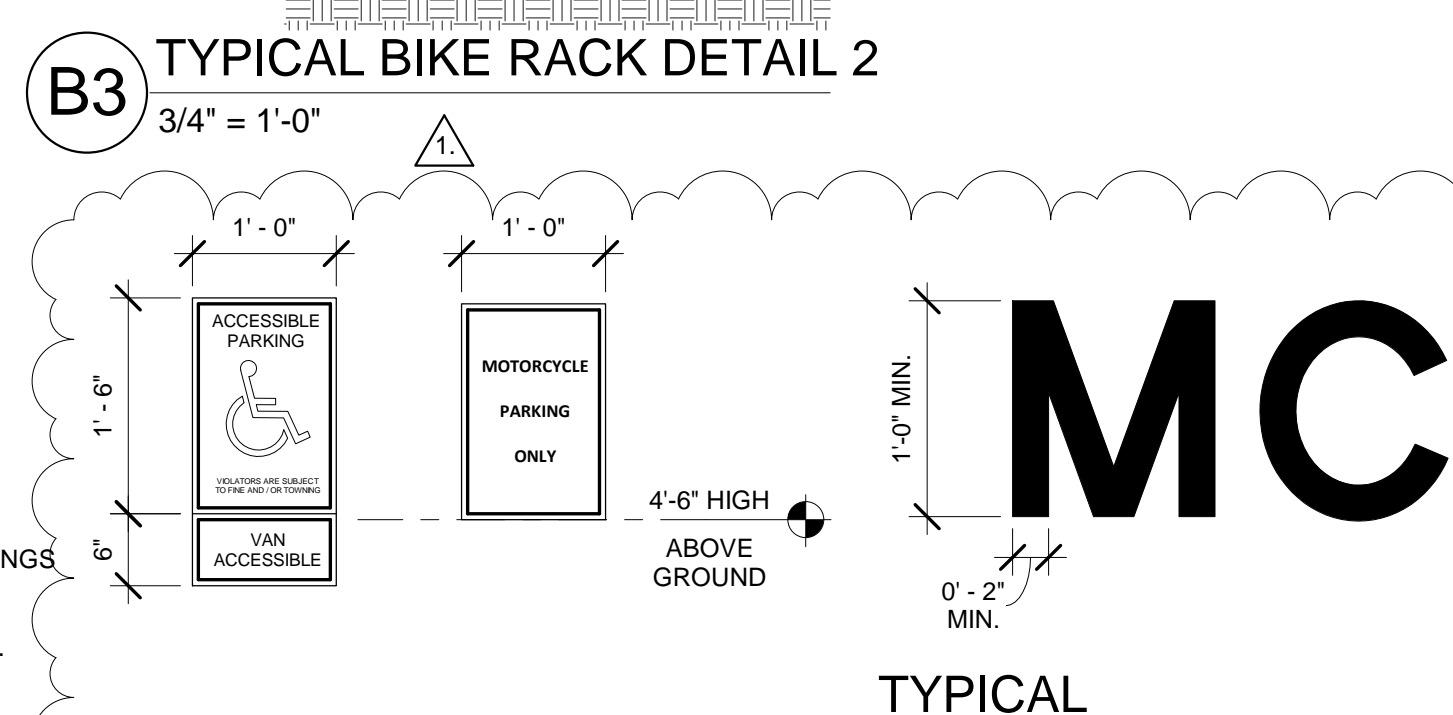
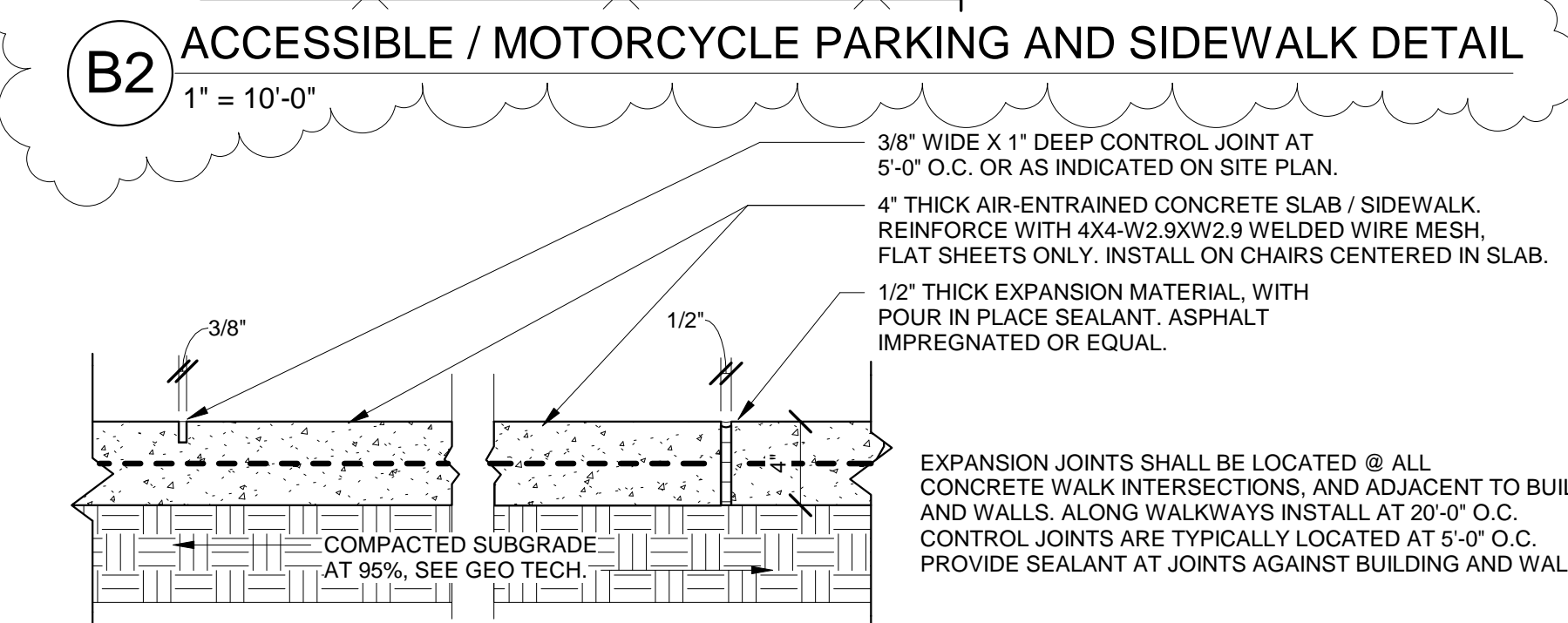
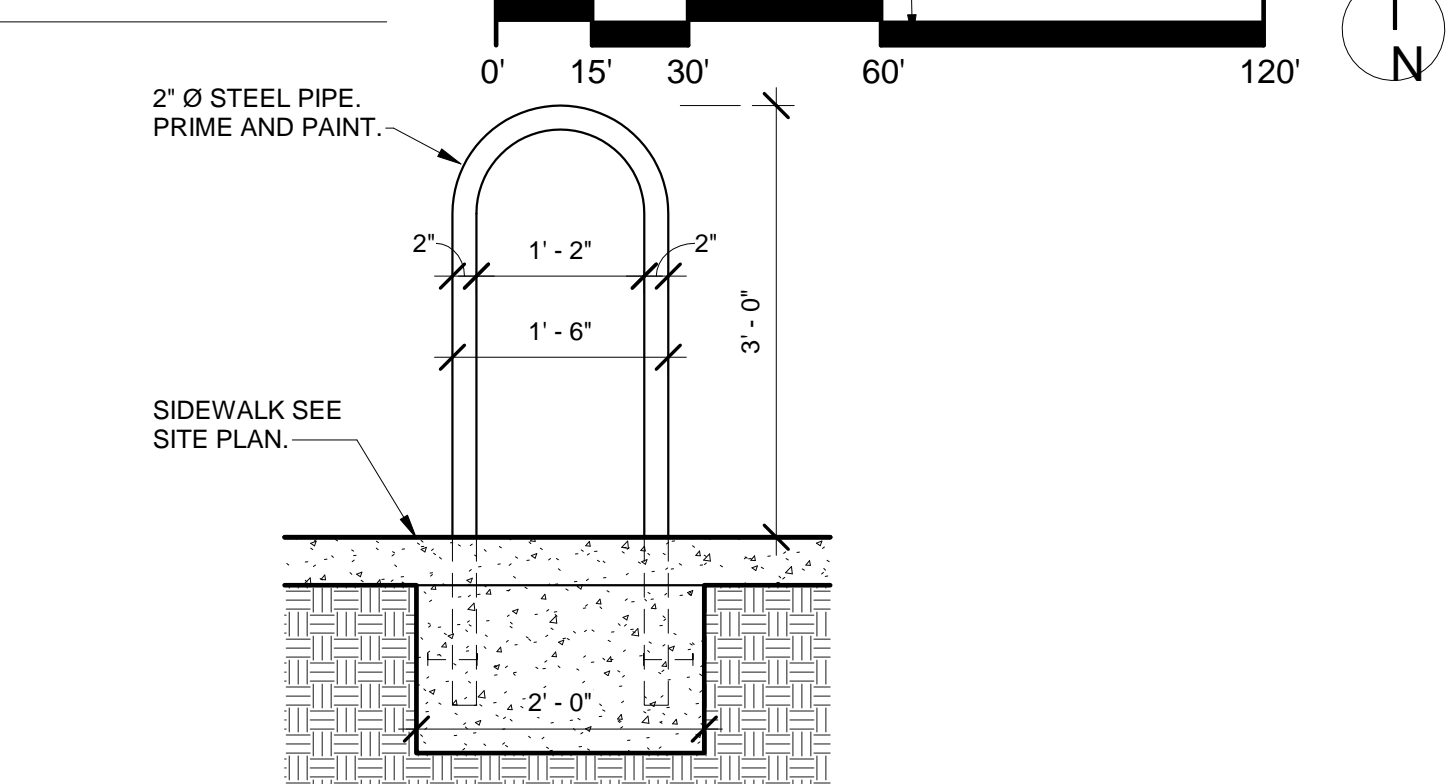
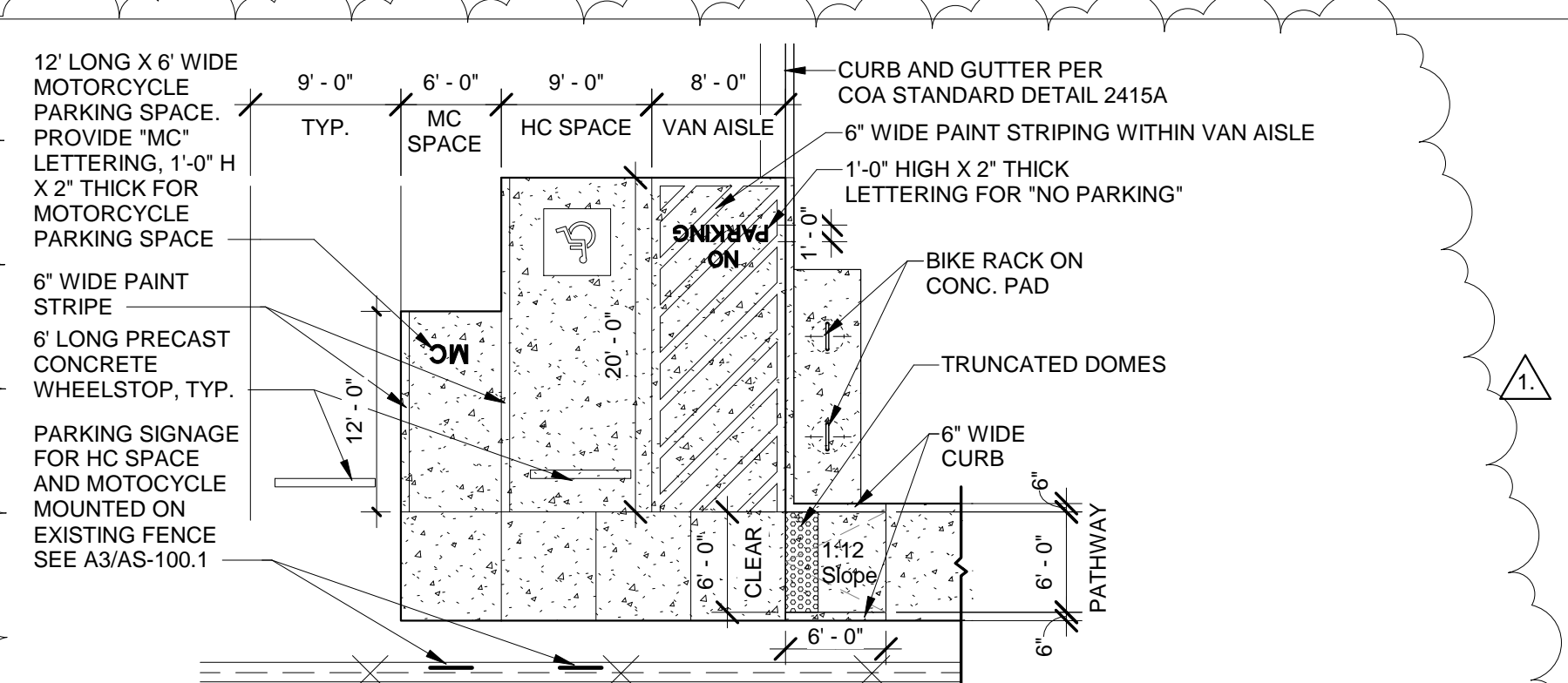
LEGEND

- W — W — EXISTING WATER LINE, TO REMAIN.
- - - - - EXISTING CHAIN LINK FENCE, HEIGHT VARIES FROM 6' TO 12' HIGH
- EXISTING TRANSFORMER
- ⊙ EXISTING SITE LIGHT POLES
- ⊕ EXISTING FIRE HYDRANTS
- NEW CONCRETE SIDEWALK/PAVING. SEE SITE DETAILS.
- - - - - FUTURE 6" HIGH CHAIN LINK FENCE AS PART OF A 2ND PHASE

C1 TRAFFIC CIRCULATION LAYOUT SITE PLAN
1" = 20'-0"

EXECUTIVE SUMMARY

- A. GENERAL PROJECT LOCATION: THE PROJECT SITE IS AT THE NE CORNER OF THE EXISTING NEW MEXICO UNITED PRACTICE FIELD AT 5601 UNIVERSITY BLVD. SE AT MESA DEL SOL. THE PROPERTY IS STATE LAND LEASED BY THE COUNTY AND UNDER THE JURISDICTION OF THE CITY OF ALBUQUERQUE. THE PROJECT IS BEING CONSTRUCTED PER A 5,000 SF LEASE AGREEMENT BETWEEN NM UNITED SOCCER TEAM AND THE COUNTY.
- B. DEVELOPMENT CONCEPT: THE PROPOSED SUPPORT FIELD BUILDING PROVIDES A MEANS FOR THE NM UNITED TEAM TO CONDUCT PRIVATE PRACTICE ACTIVITIES AT THE SITE.
- C. A FUTURE PHASE WILL ALLOW FOR PLUMBING FIXTURES TO BE INSTALLED (CHANGE TO B OCCUPANCY) AND TO PROVIDE FENCING AROUND THE IMMEDIATE AREA OF THE BUILDING.
- D. TRAFFIC CONCEPT: THE EXISTING STEEL ACCESS GATE PROVIDES ACCESS INTO THE SITE. IT IS LOCKED AND IS ONLY OPENED DURING PRACTICE, WHICH OCCURS DURING THE SEASON TYPICALLY BETWEEN 8AM AND 2PM.
- E. THERE IS NO IMPACT TO ADJACENT SITES AND THE CONSTRUCTION OF THE SUPPORT BUILDING DOES NOT ALTER THE EXISTING CIRCULATION TO / FROM THE SITE FOR PRACTICE ACTIVITIES.
- F. BY LOCATING BUILDINGS AS INDICATED IN SUCH CLOSE PROXIMITY TO THE EXISTING PRACTICE FIELD THIS PROJECT WILL NOT NEGATIVELY IMPACT ANY PLANNED OR FUTURE EFFORTS BY CITY OR COUNTY TO UPGRADE THE SURROUNDING SITE VICINITY.
- G. THERE ARE NO EXISTING EASEMENTS ON THE SITE.
- H. TRASH COLLECTION WILL NOT BE REQUIRED FOR THE SUPPORT BUILDING FUNCTIONS.
- J. DESIGN STANDARDS:
 - PARKING LOT SLOPES SHALL BE BETWEEN 1% MIN. AND 8% MAX.
 - HANDICAP PARKING SLOPE SHALL BE BETWEEN 1% MIN. AND 2% MAX.



IMPROVE GROUP™

3550 Pan American Fwy
Albuquerque NM 87107
800-244-1452 www.improvegroup.net

© 2021 Improve Group, Inc. Duplication or reproduction by any means without the express written consent of Improve Group, Inc. is a violation of federal and international law. The information contained in this document is the intellectual property of Improve Group, Inc. and all rights thereto are reserved.

NEW MEXICO UNITED FIELD BUILDING

5601 University Blvd. SE
Albuquerque NM 87105

1	Date 1	Revision 1
No	Date	Description
Revision Schedule		
△	12.17.21	

ISSUE: CD's

PROJECT #: 61257

FILE:

DRAWN BY: JW

CHECKED BY: JW

DATE: 12.17.21

TRAFFIC CIRCULATION LAYOUT

AS-100.1

CITY OF ALBUQUERQUE



Planning Department
Brennon Williams, Director

Mayor Timothy M. Keller

December 20, 2021

Christopher Eric Beccone, RA
Improve Group
3550 Pan American Fwy
Albuquerque, NM 87107

**Re: NM United Field Building
5601 University Blvd SE
Traffic Circulation Layout**
Architect's Stamp 12-08-2021 (R15-D002A)

Dear Mr. Beccone,

The TCL submittal received **12-20-2021** is approved for Building Permit with. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification, the TCL, and a completed Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

Nilo Salgado-Fernandez, P.E.

Senior Traffic Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov