

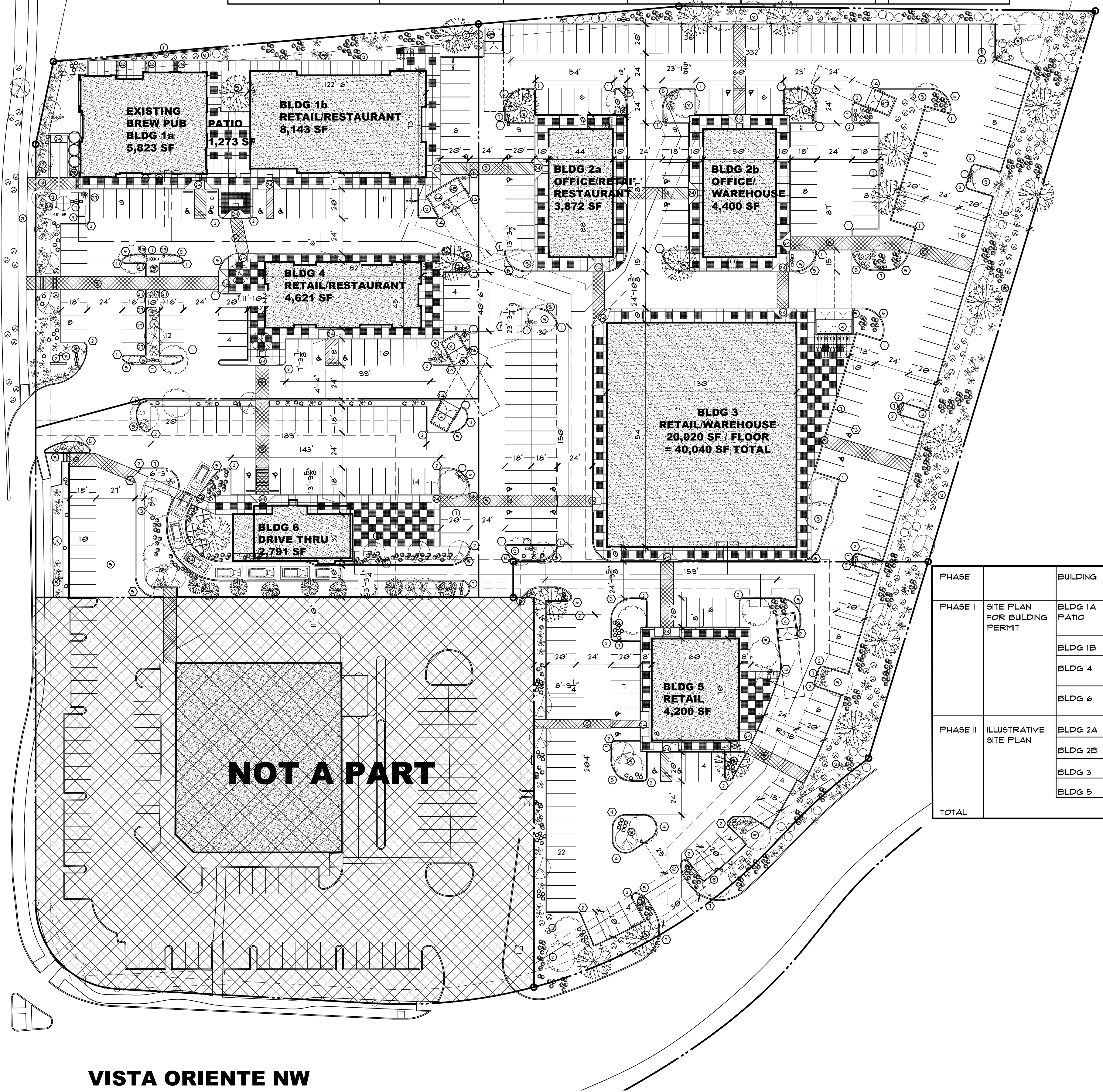
LANDSCAPE TABULATION					
TRACT NUMBER	LOT-1	LOT-2	LOT-3	LOT-4	
TOTAL ACREAGE	AREA = 0.9181 AC	AREA = 0.6886 AC	AREA = 0.5371 AC	AREA = 0.1121 AC	AREA = 6.1124 AC
LOT SIZE	14,434 SF	40,633 SF	138,306 SF	55,381 SF	309,419 SF
BLDG. SIZE	16,435 SF	2,791 SF	28,292 SF	4,621 SF	52,599 SF
NET LOT	51,939 SF	31,902 SF	110,614 SF	51,181 SF	256,820 SF
LANDSCAPE PERCENTAGE	15 %	15 %	15 %	15 %	15 %
LANDSCAPE REQUIRED	8,691 SF	5,685 SF	16,592 SF	7,678 SF	38,522 SF
LANDSCAPE PROVIDED	9,173 SF	7,505 SF	23,470 SF	14,701 SF	54,855 SF
GROUND COVERAGE	80 %	80 %	80 %	80 %	80 %
COVERAGE REQUIRED	6,953 SF	4,548 SF	13,206 SF	6,142 SF	30,818 SF
COVERAGE PROVIDED	XXXX SF	XXXX SF	XXXX SF	XXXX SF	---

RADIUS INFORMATION

- (A) RADIUS = 1'-0"
- (1) RADIUS = 2'-0"
- (2) RADIUS = 3'-0"
- (2A) RADIUS = 4'-6"
- (2B) RADIUS = 5'-0"
- (3) RADIUS = 6'-0"
- (4) RADIUS = 9'-0"
- (5) RADIUS = 15'-0"
- (6) RADIUS = 20'-0"
- (7) RADIUS = 25'-0"
- (8) RADIUS = 30'-0"
- (9) RADIUS = 40'-0"
- (10) RADIUS = 50'-0"
- (11) RADIUS = 60'-0"
- (12) RADIUS = 100'-0"
- (13) RADIUS = 28'-0"
- (14) RADIUS = 8'-0"

KEYED NOTES

- (1) PROPERTY LINE
- (2) MONUMENT SIGN
- (3) BICYCLE RACK LOCATION - 3 BIKES
- (4) DUMPSTER ENCLOSURE
- (4A) DUMPSTER ENCLOSURE FOR BLDG. 1A
- (4B) DUMPSTER ENCLOSURE FOR BLDG. 1B
- (4C) DUMPSTER ENCLOSURE FOR BLDG. 2
- (5) CROSSWALK, TEXTURED, WITH BRICK OR TILE WALKS
- (6) PROPOSED FUTURE RECYCLE AREA
- (6A) PROPOSED FUTURE RECYCLE AREA FOR BLDG. 1A & 1B
- (7) SITE LIGHTING
- (8) 8'-0" X 1'-6" BENCH, LOCATION NOT TO BE WITH DOORS OR STREET TREES
- (9) LANDSCAPE AREA
- (10) SCREEN WALL-MAX. HEIGHT 3', DARK RED BRICK
- (11) TRASH RECEPTACLES
- (12) TRANSFORMER LOCATION
- (13) EXISTING FIRE HYDRANT
- (14) SITE WALK
- (15) BICYCLE RACK LOCATION
- (16) EXISTING LOT LINE TO BE ELIMINATED
- (17) EXISTING LOT LINE PER EXISTING PLAT
- (18) EXISTING MEDIANS
- (19) EXISTING TRAFFIC SIGN
- (20) EXISTING BUS STOP
- (21) EXISTING SIDEWALK
- (22) NEW PROPERTY LINE
- (23) NEW FIRE HYDRANT
- (24) HANDICAP RAMP SEE DETAILS SHT. A1.3
- (25) EXISTING ASPHALT TRAIL
- (26) EXISTING HANDICAP RAMP, MUST COMPLY WITH ADA OR BE MODIFIED ACCORDINGLY
- (27) CURB OPENING - SEE SHT. CG-101
- (28) STEEL PLATE OVER 12" WIDE SIDEWALK CULVERT
- (29) PIV LOCATION
- (30) FDC LOCATION



PHASE	BUILDING	TOTAL	USE/AREA FACTOR	PARKING REQUIRED	PARKING PROVIDED	INCLUDES HC PARKING	PLUS MC PARKING	BICYCLE PARKING
PHASE I SITE PLAN FOR BUILDING PERMIT	BLDG 1A PATIO	5,823 SF 1,273 SF	RESTAURANT 245 SEATS	0/1000	41	2	4	4
	BLDG 1B	8,143 SF	RETAIL	4/1000	33	62	2	4
	BLDG 4	4,621 SF	RETAIL/RESTAURANT	0/1000	31	2	2	4
	BLDG 6	2,791 SF	DRIVE THRU (10 SEATS)	1 PER 4 SEATS	18	41 + 8 QUEUE	2	2
PHASE II ILLUSTRATIVE SITE PLAN	BLDG 2A	3,872 SF	RETAIL	4/1000	16	4	4	2
	BLDG 2B	4,400 SF	RETAIL	4/1000	18	158	4	2
	BLDG 3	40,040 SF	RETAIL/WHSE	100% (MAX 90%)	144	2	4	15
	BLDG 5	4,200 SF	RETAIL	4/1000	17	65	2	2
TOTAL				330	340	18	23	35



UNSER BLVD NW

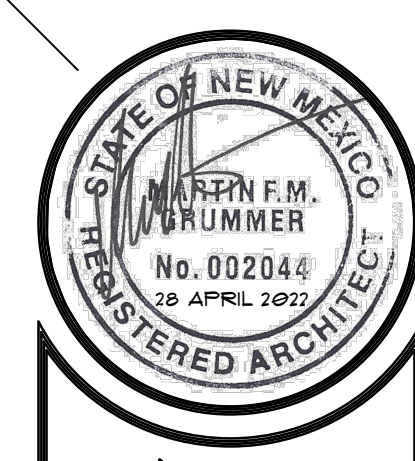
VISTA ORIENTE NW

SITE PLAN

1" = 40'-0"

VICINITY MAP

NTS



MARTIN F.M. GRUMMER
ARCHITECT
331 WHEATLEY PLACE NE
ALBUQUERQUE, NEW MEXICO 87106
(505) 265-2507



PETERSON PROPERTIES

AA

UNSER & VISTA ORIENTE
2220 UNSER BLVD NW
BUILDING #4
ALBUQUERQUE, NM 87114
SITE PLAN

BLDG. #4

DATE:
28 APRIL 2022
DRAWN BY:
MFMG
CHECKED BY:

REVISIONS
18 MAY 2022

SHEET NO:
A1.1

ALL DIMENSIONS ARE TO BE FIELD VERIFIED. IF THERE ARE DISCREPANCIES, PLEASE NOTIFY THE ARCHITECT. DRAWING IS NOT TO BE SCALED. USE DIMENSIONS FOR ACCURACY.