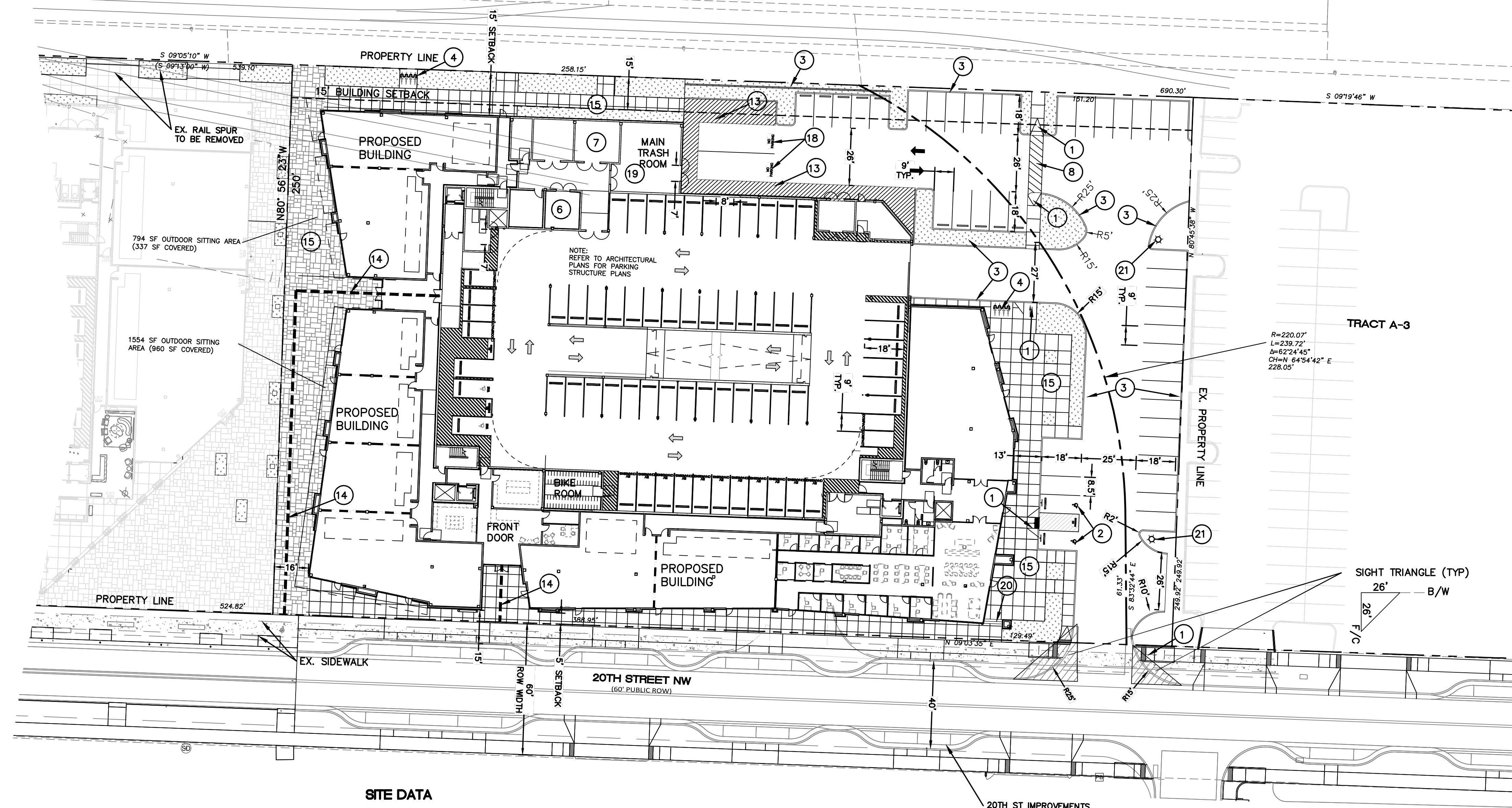


VICINITY MAP

J-137



**PROJECT NUMBER: PR-2022-007153**  
**APPLICATION NUMBER: SI-2024-00400**

Is an Infrastructure List required? ( ) Yes (X) No If Yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

**DFT SITE DEVELOPMENT PLAN APPROVAL**

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	Date
ABCWUA	Date
PARKS AND RECREATION DEPARTMENT	Date
HYDROLOGY	Date
CODE ENFORCEMENT	Date
* ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	Date
SOLID WASTE MANAGEMENT	Date
PLANNING DEPARTMENT	Date

**SIGHT TRIANGLE NOTE:**

LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.

**PRIVATE ONSITE WORK NOTE:**

ALL PROPOSED IMPROVEMENTS SHOWN INSIDE THE PROPOSED PROPERTY LINES AND EXISTING PROPERTY LINES TO REMAIN ARE DEEMED PRIVATE ONSITE WORK AND WILL REQUIRE BUILDING PERMIT AND/OR GRADING PERMIT APPROVAL TO CONSTRUCT.

**PAVEMENT SURFACE NOTE:**

ALL DRIVE AISLES AND PARKING SPACES SHALL BE ASPHALT UNLESS OTHER WISE LABELED.

NOTE: ALL PARKING AND LANDSCAPING SHOWN ON TRACT A-3 IS IN ADDITION TO THAT REQUIRED ON TRACT A-2

**SITE DATA**

PROPOSED USAGE	MIXED USE/MULTI-FAMILY
LOT AREA	89,475 SF (2.05 ACRES)
ZONING	MX-H
TOTAL NO. RESIDENTIAL UNITS:	140 UNITS
BUILDING AREA	266,432 SF
LANDSCAPE REQUIRED	3,714 SF
LANDSCAPE PROVIDED	5,012 SF

**BUILDING SETBACK**

FRONT	5'
REAR	15'
SIDE	5'

PARKING REQUIRED	260
TOTAL SPACE REQUIRED	260
TOTAL SPACE PROVIDED	44
W/ SHARE PARKING REQ. AND 30% PARKING BONUS	168
TOTAL OFF STREET SPACE PROVIDED (ACTUAL)	257
TOTAL ON STREET SPACE PROVIDED (ACTUAL)	0
EV CHARGER STALLS PROVIDED	50
TOTAL SPACES TO MEET REQUIREMENT	300
SURPLUS/DEFICIT	132 SURPLUS

ACCESSIBLE PARKING SPACES REQUIRED	8 SPACES (2 VAN)
ACCESSIBLE PARKING SPACES PROVIDED	8 SPACES (4 VAN)

MOTORCYCLE SPACES REQUIRED	5 SPACES
MOTORCYCLE SPACES PROVIDED	5 SPACES

BICYCLE SPACES REQUIRED	27
BICYCLE SPACES PROVIDED	44 SPACES (36 RESIDENTS, 8 PUBLIC)

**NOTE**

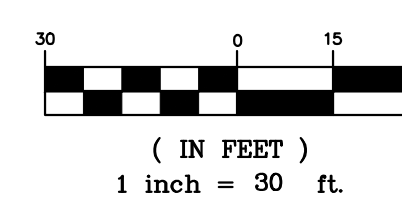
SURFACE RUNOFF FROM THE SIDEWALKS AND PARKING AREAS ARE DIRECTED TOWARD THE LANDSCAPED AREAS WHERE APPROPRIATE TO PROVIDE PASSIVE WATER HARVESTING OPPORTUNITIES

**KEYED NOTES**

- 1 UNIDIRECTIONAL ACCESSIBLE RAMP TO SIDEWALK, SEE DETAIL SHEET DET-1
- 2 ACCESSIBLE PARKING W/ WHEEL STOP & SIGN PER ADA STANDARDS, SEE DETAIL SHEET DET-1
- 3 STANDARD CURB AND GUTTER PER COA STD DWG 2415A
- 4 BICYCLE RACK SEE DETAIL SHEET DET-1
- 5 MOTORCYCLE SPACE W/SIGN, SEE DETAIL SHEET DET-1
- 6 TRANSFORMER
- 7 GENERATOR
- 8 6" PEDESTRIAN CROSSING SEE DETAIL SHEET DET-1
- 11 TRASH DUMPSTER W/RECYCLE DUMPSTER TO BE ROLLED OUT TO ACCESS ROAD FOR SERVICE
- 12 SITE LIGHTING (TYP), SEE DETAIL SHEET DET-2
- 13 LOADING AREA
- 14 ADA PUBLIC ACCESS PATHWAY TO BE FLUSH
- 15 NEW PEDESTRIAN SIDEWALK PER COA STD DWG 2430
- 18 NO PARKING STRIPING - TRUCK LOADING BAY
- 19 BOLLARDS (TYP)
- 20 2-6" CONCRETE STEPS SEE GRADING PLAN FOR ELEVATIONS.
- 21 NEW LUMINOUS LIGHT



**GRAPHIC SCALE**



**LEGEND**

- CURB & GUTTER
- BOUNDARY LINE
- BUILDING
- PROPOSED SIDEWALK
- EXISTING CURB & GUTTER
- LANDSCAPING
- ☆ SITE LIGHTING
- ADA ROUTE

	<b>800 20TH ST</b> <b>ALBUQUERQUE, NM</b> <b>SITE PLAN</b>	DRAWN BY SB DATE 5-7-24 DRAWING
	5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # <b>SP-1</b> JOB # 2022136