



LOCATION MAP

LEGEND

- PROPOSED LANDSCAPE AREA
- PROPOSED ASPHALT PAVEMENT
- PARKING COUNT

SITE DATA

ADDRESS: 2020 ZEARING AVE NW
LOT AREA: 0.764 AC
EXISTING BUILDING: 14,000 GFA
REQUIRED LANDSCAPE AREA: NOT APPLICABLE BECAUSE RENOVATION VALUE DOES NOT EXCEED \$400,000

REQUIRED PARKING:
14 TOTAL REQUIRED, 17 PROVIDED
X ADA
X EV
X EV CAPABLE

X BIKE
X MOTORCYCLE

SETBACK REQUIREMENTS:
FRONT: 0FT MIN
SIDE: 0FT MIN
REAR: 0FT MIN

DRAINAGE

EXISTING CONDITION:

PER THE RECORD DRAINAGE PLAN, THE EXISTING SITE ATTENUATES RUNOFF TO THE PRE-DEVELOPMENT AND DISCHARGES THE RUNOFF INTO ZEARING AVE VIA A SIDEWALK CULVERT.

PROPOSED CONDITION:

THE SITE WILL ATTENUATE RUNOFF IN THE PROPOSED DETENTION POND AND WILL DISCHARGE THE PRE-DEVELOPMENT RATE OF RUNOFF INTO THE EXISTING STORM SEWER IN ZEARING AVE. STORM WATER QUALITY TREATMENT WILL BE PROVIDED VIA RETENTION IN THE BOTTOM OF THE PROPOSED POND.

2020 ZEARING SKETCH PLAN

CDS

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