

- LEGEND**
- EXISTING CURB
 - PROPOSED CURB
 - PROPOSED PAVEMENT
 - PROPOSED SIDEWALK
 - PARKING COUNT
 - PROPOSED LANDSCAPE AREA

- GENERAL NOTES**
- DEVIATIONS FROM THESE STANDARDS SHALL BE SUBMITTED TO THE CITY ENGINEER AND/OR CITY TRAFFIC ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.
 - SUBGRADE UNDER SIDEWALKS AND DRIVEPADS SHALL BE COMPACTED IN ACCORDANCE WITH SECTION 301.
 - FOR SIDEWALKS LESS THAN 60" WIDE ON ACCESSIBLE ROUTE, PASSING SPACE AT LEAST 60" X 60" SHALL BE PROVIDED AT LEAST EVERY 200 FT.
 - GRATINGS LOCATED IN WALKING SURFACE SHALL HAVE SPACES NO GREATER THAN 1/2" WIDE IN DIRECTION OF TRAVEL. IF OPENINGS ARE ELONGATED, LONG DIMENSION SHALL BE PLACED PERPENDICULAR TO DIRECTION OF TRAVEL.
 - ALONG THE ACCESSIBLE ROUTE, CHANGES IN LEVEL BETWEEN 1/2" AND 3/4" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 2H:1V. CHANGES IN LEVEL GREATER THAN 3/4" REQUIRE A RAMP.
 - PROVIDE A MINIMUM SIDEWALK WIDTH OF 4' AROUND OBSTACLES FOR ADA ACCESS.
 - SEE COA STD DWG 2425A AND 2425B FOR DRIVEPAD DETAILS.

- CONSTRUCTION NOTES**
- SLOPE 2% MAX. 1.5% PREFERRED SLOPE.
 - 5' MIN. SIDEWALK WIDTH. SIDEWALK WIDTH SHALL BE IN ACCORDANCE WITH CHAPTER 23 OF DEVELOPMENT PROCESS MANUAL.
 - SETBACK TO BE DETERMINED BY AVAILABLE RIGHT-OF-WAY. SEE CHAPTER 7 OF DEVELOPMENT PROCESS MANUAL. ALSO SEE COA STD. DWG. 2414 FOR LANDSCAPE BUFFER.
 - SEE DRIVEPAD DETAILS, DWG. 2425A AND 2425B.
 - WALKWAY VARIABLE (4" MINIMUM).
 - PROPERTY LINE.
 - 1/2" EXPANSION JOINTS WHERE SIDEWALK OR DRIVEPAD ABUTS BUILDINGS, FENCES, WALLS OR OTHER IMMOVABLE OBJECTS.
 - HEADER CURB OR INTEGRAL CURB AS REQUIRED TO MEET GRADE AT BACK OF SIDEWALK. SEE STD. DWG. 2415.
 - CONTRACTION JOINTS.
 - FOR CURB ACCESS RAMPS, SEE DWGS. 2440 THROUGH 2445.
 - CHECK DIMENSION FROM BOTH PROPERTY LINE AND FLOW LINE. USE IN AREAS WHERE DRIVEPAD IS FARTHEST FROM INTERSECTION.
 - RAMP AS REQUIRED TO MEET DRIVEPAD GRADE. 8.3% MAX. SLOPE, 7% PREFERRED SLOPE.
 - ADA ACCESSIBLE PATHWAY. 2% MAX. CROSS-SLOPE. 1.5% PREFERABLE CROSS-SLOPE.

NOTE:
NO R.O.W. WORK IS PROPOSED FOR THIS PROJECT.

NOTE:
"ALL SIGNS UNDER SEPARATE PERMIT"

NOTE:
LIGHT POLES SHOULD NOT BE INSTALLED IN PARKING SPACES AND DRIVEWAYS. CONTRACTOR MUST MAKE SURE THE LIGHT POLES ARE INSTALLED AWAY FROM EXISTING AND PROPOSED UNDERGROUND UTILITIES.

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."

NOTE:
ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER.



NEIGHBORHOOD MAP

EXISTING CONDITIONS PARKING ANALYSIS			
EXISTING ZONING: MX-L/MIXED USE			
TENANT ESTABLISHMENTS			
ABQ OLIVE OIL CO.	1,269 SQ. FT.	4 PARKING PER 1,000 SQ. FT. GFA	
H&R BLOCK	1,379 SQ. FT.	3.5 PARKING PER 1,000 SQ. FT. GFA	
KOLACHE FACTORY	2,105 SQ. FT.	4 PARKING PER 1,000 SQ. FT. GFA	
DESERT ROSE	1,273 SQ. FT.	8 PARKING PER 1,000 SQ. FT. GFA	
ALL STATE	1,265 SQ. FT.	3.5 PARKING PER 1,000 SQ. FT. GFA	
VACANT	1,270 SQ. FT.	4 PARKING PER 1,000 SQ. FT. GFA	
VACANT	1,269 SQ. FT.	4 PARKING PER 1,000 SQ. FT. GFA	
VISION WORKS	3,345 SQ. FT.	4 PARKING PER 1,000 SQ. FT. GFA	
SHEAR MADNESS	1,631 SQ. FT.	4 PARKING PER 1,000 SQ. FT. GFA	
JADE RESTAURANT	1,675 SQ. FT.	8 PARKING PER 1,000 SQ. FT. GFA	
VACANT	1,606 SQ. FT.	4 PARKING PER 1,000 SQ. FT. GFA	
AVEDA	3,960 SQ. FT.	4 PARKING PER 1,000 SQ. FT. GFA	
VACANT	2,073 SQ. FT.	4 PARKING PER 1,000 SQ. FT. GFA	
CHIROPRACTOR	3,960 SQ. FT.	5 PARKING PER 1,000 SQ. FT. GFA	
MVD EXPRESS	1,753 SQ. FT.	3.5 PARKING PER 1,000 SQ. FT. GFA	
WAKA WAKA	2,458 SQ. FT.	8 PARKING PER 1,000 SQ. FT. GFA	
AT&T	2,440 SQ. FT.	4 PARKING PER 1,000 SQ. FT. GFA	
REQUIRED PARKING		155 PARKING SPACES	
PROVIDED PARKING		166 PARKING SPACES	

PROPOSED CONDITIONS PARKING ANALYSIS			
EXISTING ZONING: MX-L/MIXED USE			
TENANT ESTABLISHMENTS			
ABQ OLIVE OIL CO.	1,269 SQ. FT.	4 PARKING PER 1,000 SQ. FT. GFA	
H&R BLOCK	1,379 SQ. FT.	3.5 PARKING PER 1,000 SQ. FT. GFA	
KOLACHE FACTORY	2,105 SQ. FT.	4 PARKING PER 1,000 SQ. FT. GFA	
DESERT ROSE	1,273 SQ. FT.	8 PARKING PER 1,000 SQ. FT. GFA	
ALL STATE	1,265 SQ. FT.	4 PARKING PER 1,000 SQ. FT. GFA	
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CHIROPRACTOR	3,960 SQ. FT.	5 PARKING PER 1,000 SQ. FT. GFA	
MVD EXPRESS	1,753 SQ. FT.	4 PARKING PER 1,000 SQ. FT. GFA	
CHASE BANK	4953 SQ. FT.	3 PARKING PER 1,000 SQ. FT. GFA	
REQUIRED PARKING		141 PARKING SPACES	
PROVIDED PARKING		155 PARKING SPACES	

SITE PLAN	
EXISTING ZONING: MX-L/MIXED USE	
LAND USE:	FINANCIAL INSTITUTION
SITE ACREAGE:	3.09 ACRES (134,600 SF)
LEASE ACREAGE:	0.044 ACRES (1,919 SF)
BUILDING FOOT PRINT (TOTAL):	±4,953 SQUARE FEET
OPEN SPACE PROVIDED:	±36 SQUARE FEET (1.9%)
BUILDING COVERAGE:	4,953 SQUARE FEET
APPROX EX. IMPERVIOUS AREA:	±1,919 SQUARE FEET (100.0%)
APPROX PROPOSED IMPERVIOUS AREA:	±1,883 SQUARE FEET (98.1%)
PARKING REQUIRED (3 PER 1000 SF OF PROPOSED BUILDING):	15 SPACES
PARKING PROVIDED:	20 SPACES
ACCESSIBLE PARKING REQUIRED (1 ACCESSIBLE SPACE/25 STANDARD SPACE):	1 SPACES
PARKING PROVIDED (ACCESSIBLE):	2 SPACES
BICYCLE SPACE: REQUIRED/PROVIDED	3/4 SPACES
MOTORCYCLE SPACES: REQUIRED/PROVIDED	1/2 SPACES

!!! CAUTION !!!

UNDERGROUND UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.

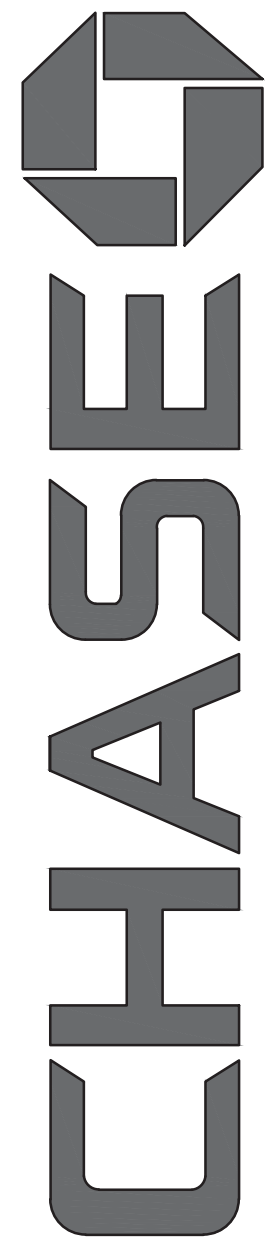
CALL: NEW MEXICO ONE CALL • NM 811 AT LEAST 7 DAYS PRIOR TO CONSTRUCTION.



CALL NM ONE-CALL
SYSTEM SEVEN (7)
DAYS PRIOR TO ANY
EXCAVATION

Cumulus Design **CUMULUS**
DESIGN

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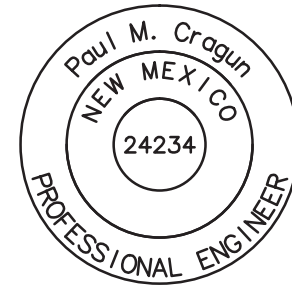


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REVISIONS

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SHEET NAME:

SITE PLAN

SHEET :

C1.01