

Vicinity Map - Zone Atlas C-20-Z

### Exceptions 11-19

- 11 RESERVATIONS AND EXCEPTIONS IN THE PATENT BY THE UNITED STATES OF AMERICA RECORDED IN BOOK 80 PAGE 353 RECORDS OF BERNALILLO COUNTY, NEW MEXICO.  
**AFFECTS SUBJECT PROPERTY--BLANKET IN NATURE**
- ⑫ EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND (ECR), FILED APRIL 15, 1999 IN BOOK 9906, PAGE 845, AS DOCUMENT NO. 1999050970; FIRST AMENDMENT TO EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND (ECR), FILED JULY 27, 2004, IN BOOK A81, PAGE 4579, AS DOCUMENT NO. 2004104845, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.  
**AFFECTS SUBJECT PROPERTY--SHOWN HEREON AS [6]**
- 13 COVENANT AGREEMENT, FILED FEBRUARY 29, 2000 IN BOOK A2, PAGE 9759, AS DOCUMENT NO. 2000019853, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.  
**AFFECTS SUBJECT PROPERTY--BLANKET IN NATURE**
- 14 RESTRICTIVE COVENANT AGREEMENT, FILED JULY 27, 2004, IN BOOK A81, PAGE 4580, AS DOCUMENT NO. 2004104846, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.  
**AFFECTS SUBJECT PROPERTY--BLANKET IN NATURE**
- 15 COVENANT AGREEMENT, FILED JANUARY 3, 2007 IN BOOK A130, PAGE 1325, AS DOCUMENT NO. 2007001326, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.  
**AFFECTS SUBJECT PROPERTY--BLANKET IN NATURE**
- ⑬ PUBLIC ACCESS AND UTILITY EASEMENT, AND INCIDENTAL PURPOSE THERETO, RESERVED ALONG THE WESTERLY TEN (10) FEET OF TRACT "B" AND THE NORTHERLY TEN (10) FEET OF TRACTS "B" AND "C" OF THE INSURED PREMISES, AS SHOWN ON THE RECORDED PLAT, RECORDED IN PLAT BOOK 99C PAGE 89 RECORDS OF BERNALILLO COUNTY, NEW MEXICO.  
**AFFECTS SUBJECT PROPERTY--SHOWN HEREON AS [1]**
- ⑭ WATERLINE EASEMENT, AND INCIDENTAL PURPOSE THERETO, RESERVED ALONG THE NORTHERLY PORTION OF TRACT "C" OF THE INSURED PREMISES, AS SHOWN ON THE RECORDED PLAT, RECORDED IN PLAT BOOK 99C PAGE 89 RECORDS OF BERNALILLO COUNTY, NEW MEXICO.  
**AFFECTS SUBJECT PROPERTY--SHOWN HEREON AS [2]**
- ⑮ PUBLIC SANITARY SEWER, WATER AND UTILITY EASEMENT, AND INCIDENTAL PURPOSE THERETO, RESERVED ALONG THE SOUTHERLY THIRTY (30) FEET OF THE INSURED PREMISES, AS SHOWN ON THE RECORDED PLAT, RECORDED IN PLAT BOOK 99C, PAGE 89, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.  
**AFFECTS SUBJECT PROPERTY--SHOWN HEREON AS [3]**
- 19 RIGHTS OF PARTIES UNDER ANY UNRECORDED RENTAL AND/OR LEASE AGREEMENTS.  
**NOT SURVEY RELATED**

### Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE X WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD. AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP DATED SEPTEMBER 26, 2008, MAP NO. 35001C0141G.

### Indexing Information

Section 17, Township 11 North, Range 4 East, N.M.P.M.  
as Projected into the Elena Gallegos Grant  
Subdivision: North Albuquerque Acres  
Owner: KK Vista Partners (Tract A)  
Broadway Vista Partners (Tract C)  
UPC # 102006430905040103 (Tract A)  
102006428606240102 (Tract C)

### Record and Measured Legal Description

TRACTS LETTERED "B" AND "C" IN BLOCK NUMBERED NINETEEN OF THE PLAT OF TRACTS A, B, C, D, E, AND F, BLOCK 19, TRACT 3 UNIT 3, NORTH ALBUQUERQUE ACRES, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 15, 1999, IN PLAT BOOK 99C, FOLIO 89.

THE PARCEL DESCRIBED HEREON IS THE SAME AS SHOWN ON THE TITLE COMMITMENT PROVIDED BY STEWART TITLE, HAVING FILE NO. 01147-45550 AND AN EFFECTIVE DATE OF APRIL 6, 2018.

### Documents

1. TITLE COMMITMENT PROVIDED BY STEWART TITLE, HAVING FILE NO. 01147-45550 AND AN EFFECTIVE DATE OF APRIL 06, 2018.
2. PLAT OF RECORD FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 15, 1999 IN PLAT BOOK 99C, FOLIO 89.
3. NEW MEXICO STATE HIGHWAY COMMISSION RIGHT-OF-WAY MAP, NEW MEXICO PROJECT NO. TPU-4054(2), DATED MAY 7, 1993.

## Boundary Survey and ALTA/NSPS Land Title Survey for Tracts B and C, Block 19 North Albuquerque Acres Tract 3, Unit 3 City of Albuquerque Bernalillo County, New Mexico May 2018

### Notes

1. FIELD SURVEY PERFORMED IN MAY 2018.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES PLAT OF RECORD (4/15/1999, 99C-89).
4. NO BUILDINGS EXISTING ON THE SURVEYED PROPERTY.

### Surveyor's Certificate

To: Michael J. Fanning, Broadway Vista Partners, a California general partnership, Bernadine C. King, Trustee of the Survivor's Trust under the Hinsvark Family Trust dated November 7, 1994, and Named Successor Trustee of the Franklin Family Trust ut dated 11/13/2000 as their interests may appear, Stewart Title Guaranty Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-4, 7(a) of Table A thereof. The Field Work was completed on May 23, 2018.

*Will Plotner* 5/24/18  
Will Plotner Jr. Date  
N.M.R.P.S. No. 14271

Revisions: 5/24/2018 - Original

I, Will Plotner Jr., New Mexico Professional Surveyor No. 14271, do hereby certify that this boundary survey plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that I am responsible for this survey; that this survey meets the minimum standards for surveying in New Mexico; and that it is true and correct to the best of my knowledge and belief. I further certify that this survey is not a land division or subdivision as defined in the New Mexico subdivision act and that this instrument is a boundary survey plat of an existing tract or tracts.

*Will Plotner* 5/24/18  
Will Plotner Jr. Date  
N.M.R.P.S. No. 14271

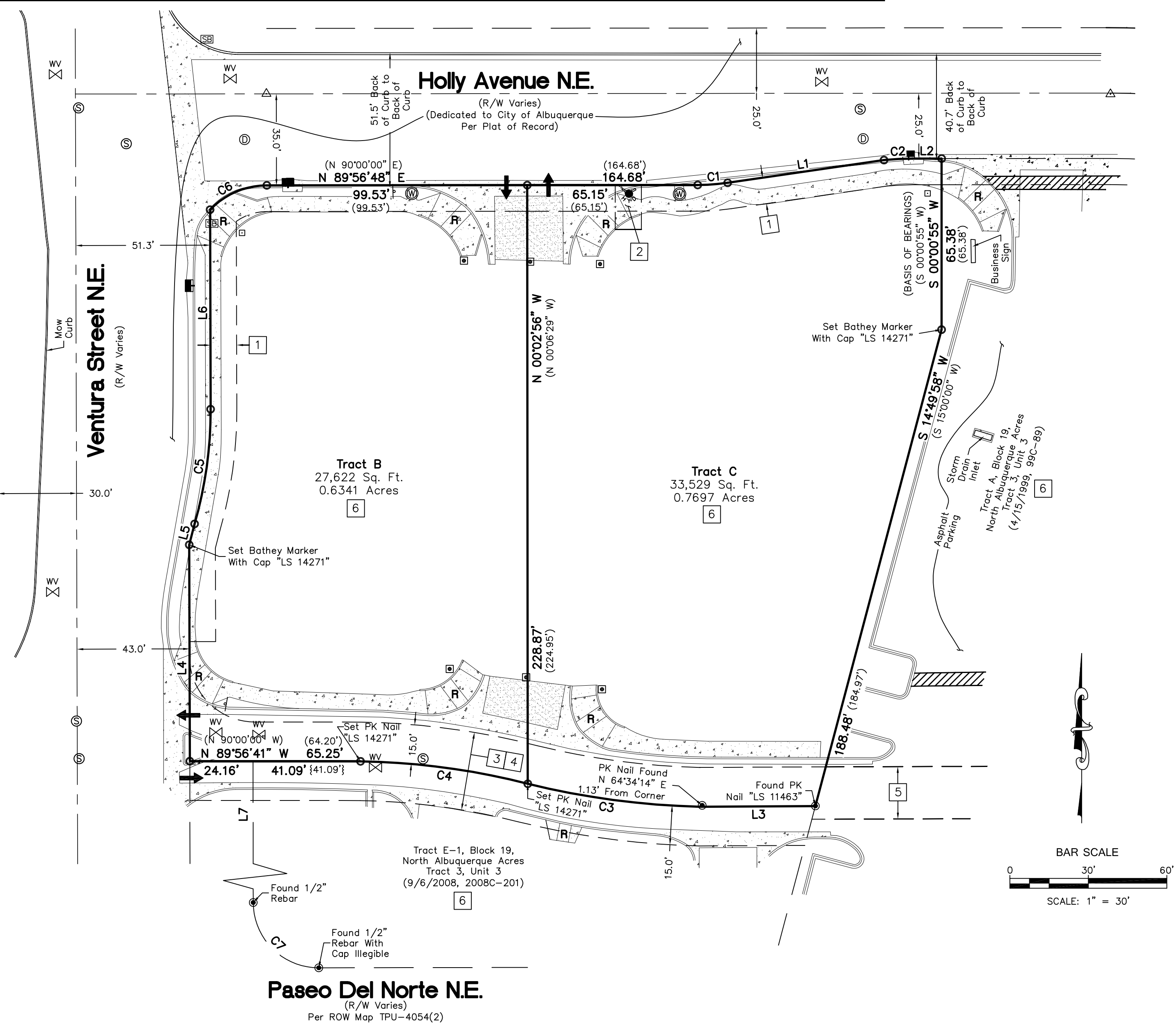
CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896 - 3050 Fax (505) 891 - 0244



Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES	□	UTILITY PEDESTAL	↔	CURB CUT/INDICATION OF ACCESS TO ROADWAY
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (4/15/1999, 99C-89)	□	BOLLARD	R	RAMP
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (9/6/2008, 2008C-201)	⊠	SIGNAL BOX		
●	FOUND MONUMENT AS INDICATED	WV	WATER VALVE		
○	SET CHISELED "X" UNLESS OTHERWISE NOTED	⊗	WATER METER		
△	FOUND CENTERLINE MONUMENT AS INDICATED "LS 11463"	⊙	FIRE HYDRANT		
■	CONCRETE	⊙	MANHOLE		
■	ASPHALT	⊙	MANHOLE		
		⊙	STORM DRAIN INLET		
		— OR —	SIGN		



Boundary Survey  
and  
ALTA/NSPS Land Title Survey  
for  
Tracts B and C, Block 19  
North Albuquerque Acres  
Tract 3, Unit 3  
City of Albuquerque  
Bernalillo County, New Mexico  
May 2018

Easement Notes

- (16) [1] EXISTING 10' PUBLIC ACCESS & P.U.E. (4/15/1999, 99C-89)  
(17) [2] EXISTING 10' X 17' WATERLINE EASEMENT (4/15/1999, 99C-89)  
(18) [3] EXISTING 30' PUBLIC SANITARY SEWER, WATER AND UTILITY EASEMENT (4/15/1999, 99C-89)  
[4] EXISTING 30' PRIVATE ACCESS EASEMENT (4/15/1999, 99C-89)  
[5] EXISTING 20' WATERLINE EASEMENT (4/15/1999, 99C-89)  
(12) [6] EXISTING EASEMENT FOR INGRESS, EGRESS, DRAINAGE AND PEDESTRIAN (4/15/1999, BK. 9906, PG. 845), BLANKET IN NATURE

Line Table		
Line #	Direction	Length (ft)
L1	N 81°43'42" E (N 81°46'54" E)	60.40' (60.40')
L2	N 89°56'48" E (N 90°00'00" E)	11.06' (10.86')
L3	S 89°42'55" W (S 90°00'00" W)	44.26' (44.26')
L4	N 00°09'41" W (N 00°06'29" W)	82.72' (78.65')
L5	N 14°27'00" E (N 14°30'12" E)	8.25' (8.25')
L6	N 00°09'41" W (N 00°06'29" W)	76.27' (76.27')
L7	S 00°05'12" E {S 00°11'28" E}	226.10' {226.10'}

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	11.47' (11.47')	80.00' (80.00')	8°12'53"	11.46'	N 85°50'18" E
C2	10.98' (10.98')	100.00' (100.00')	6°17'19"	10.97'	N 87°05'57" E
C3	66.36' (66.37')	303.32' (303.32')	12°32'08"	66.23'	N 82°23'02" W
C4	64.63' (66.16')	275.00' (275.00')	13°27'55"	64.48'	N 82°21'54" W
C5	44.45' (44.45')	156.62' (156.62')	16°15'38"	44.30'	N 07°58'08" E
C6	24.24' (24.25')	30.00' (30.00')	46°18'12"	23.59'	N 66°47'31" E
C7	39.28' {39.28'}	25.00' {25.00'}	90°00'54"	35.36'	S 45°05'35" E

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# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

**Project Title:** SwimLabs Swim School Building Permit #: \_\_\_\_\_ Hydrology File #: \_\_\_\_\_

DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: Tract B & C, Block 19, North Albuquerque Acres, Tract 3, Unit 3 City of Albuquerque, Bernalillo County, NM

City Address: 8120 Ventura St. NE

**Applicant:** Mullen Heller Architecture, P.C. Contact: Antonio Vigil

Address: 1718 Central Ave. SW, Suite D, 87104

Phone#: 505-268-4144 Fax#: 505-268-4244 E-mail: antonio@mullenheller.com

**Owner:** SwimLabs Swim School Contact: Mason Bailey

Address: 519 Encinitas Blvd #100, Encinitas CA 92704

Phone#: 760-230-2500 Fax#: \_\_\_\_\_ E-mail: mtbailey@swimlabs.com

**TYPE OF DEVELOPMENT:** \_\_\_\_\_ PLAT (# of lots) \_\_\_\_\_ RESIDENCE \_\_\_\_\_ DRB SITE ☒ ADMIN SITE

IS THIS A RESUBMITTAL? \_\_\_\_\_ Yes ☒ No

**DEPARTMENT** ☒ TRANSPORTATION \_\_\_\_\_ HYDROLOGY/DRAINAGE

Check all that Apply:

### TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY) \_\_\_\_\_
- ☐ PRE-DESIGN MEETING?

### TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ SITE PLAN FOR SUB'D APPROVAL
- ☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
- ☒ FOUNDATION PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ SO-19 APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ GRADING/ PAD CERTIFICATION
- ☐ WORK ORDER APPROVAL
- ☐ CLOMR/LOMR
- ☐ FLOODPLAIN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) \_\_\_\_\_

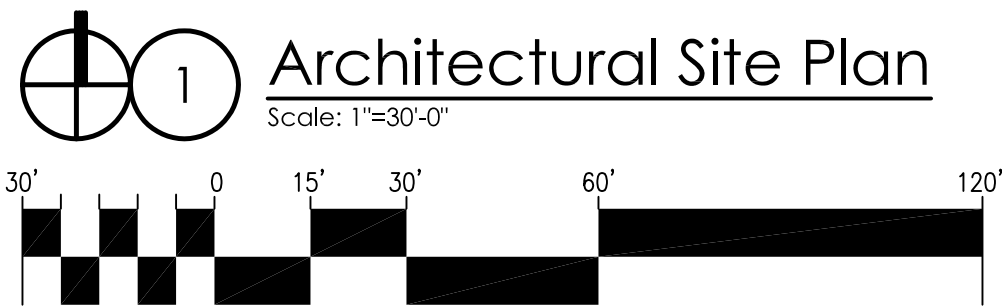
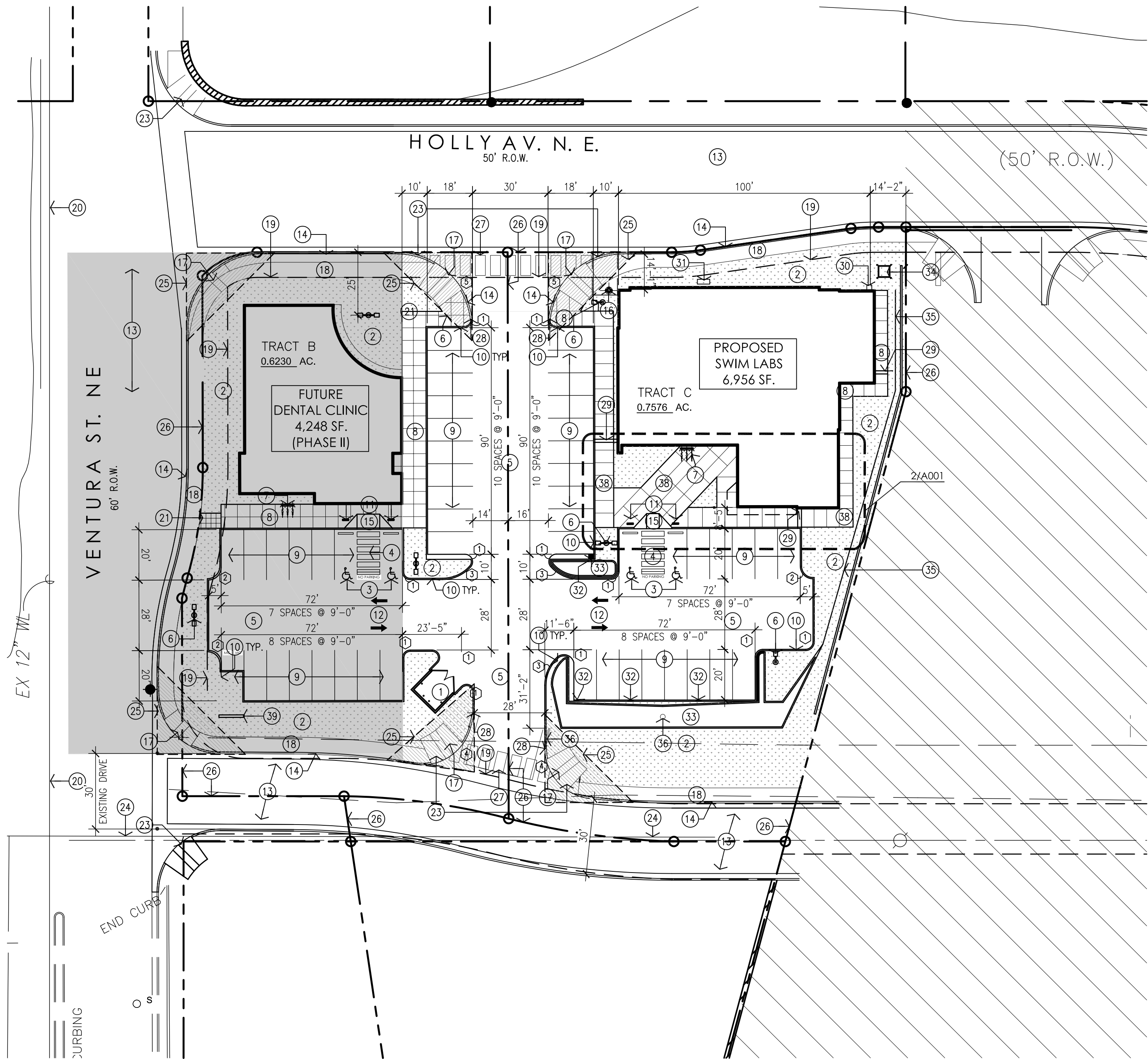
DATE SUBMITTED: 7-25-19 By: Mullen Heller Architecture

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_





- GENERAL NOTES:
- [A] THE PARKING LOT DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB. LANDSCAPING AND SIGNING 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 THIS AREA.
- [C] ANY ENCROACHMENT OR OVERHANG INTO THE ROW FROM SIGNS, FENCES, CANOPY, ROOF LINES, ETC. WILL REQUIRE AN ANNUAL REVOCABLE ENCROACHMENT PERMIT.
- [D] ALL CURBS SURROUNDING LANDSCAPING, SHALL PROVIDE WATER RUNOFF OPENINGS TO ALLOW SURFACE DRAINAGE INTO THE LANDSCAPED AREAS (WATER HARVESTING).
- [E] ALL SIGNAGE AND FENCES WILL BE DONE UNDER SEPARATE PERMIT.
- [F] ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON A PUBLIC WORK ORDER.
- [G] SIDEWALK AREAS TO BE SHADED ALONG THE PRIMARY FACADE OF BUILDING.



VICINITY MAP: ZONE ATLAS PAGE H-09-2

SHADED AREA INDICATES  
PHASE II OF THE SITE DEVELOPMENT

ALL OTHER SITE WORK IS PART OF PHASE I.  
IMPROVEMENTS UNDER AN EXISTING BUILDING  
PERMIT.

RADIUS INFORMATION:

- ① = 3'-0"  
② = 5'-0"  
③ = 15'-0"  
④ = 20'-0"  
⑤ = 30'-0"

- KEYED NOTES:
- [1] PROPOSED REFUSE ENCLOSURE. 1/A002.  
[2] PROPOSED LANDSCAPING AREA. REFER TO LANDSCAPING PLAN.  
[3] PROPOSED HANDICAP PAVEMENT SIGN. SEE 6/A002.  
[4] PROPOSED STRIPED HANDICAP AISLE WITH 12" HIGH PAINTED LETTERING "NO PARKING" PER 66-1-4.1.B NMSA 1978. SEE 5/A002.  
[5] PROPOSED ASPHALT PAVING.  
[6] PROPOSED SITE LIGHTING. SEE GENERAL NOTES.  
[7] PROPOSED BIKE RACK WITH 3 SPACES. SEE 10/A002.  
[8] PROPOSED CONCRETE SIDEWALK WITH CONTROL JOINTS EVERY 5'-0" AND EXPANSION JOINTS EVERY 20'-0". SEE 7/A002.  
[9] PROPOSED PAINTED PARKING STRIPING.  
[10] PROPOSED CONCRETE CURB. SEE GRADING & DRAINAGE PLAN.  
[11] PROPOSED HANDICAP PARKING SIGN. "VAN" WHERE NOTED. SIGN TO BE NOTED PER 66-7-352.4.C NMSA 1978. "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING". SEE 9/A002.  
[12] PROPOSED PAINTED DIRECTIONAL ARROW/ SIGNAGE ON PAVEMENT.  
[13] EXISTING ASPHALT ROAD.  
[14] EXISTING CONCRETE CURB TO REMAIN.  
[15] PROPOSED HC RAMP. SEE 8/A002.  
[16] EXISTING FIRE HYDRANT TO REMAIN.  
[17] EXISTING CITY STANDARD HC RAMP. INSTALL TRUNCATED DOMES PER COA STANDARDS.  
[18] EXISTING CITY STANDARD SIDEWALK.  
[19] EXISTING 10' PUBLIC UTILITY EASEMENT.  
[20] EXISTING 20' PUBLIC WATERLINE EASEMENT.  
[21] PROPOSED (6" MINIMUM) SIDEWALK CONNECTION TO PUBLIC SIDEWALK. SEE DIMENSIONS FOR FOR WIDTH.  
[22] EXISTING 30' ACCESS EASEMENT.  
[23] EXISTING CURB CUT TO REMAIN.  
[24] EXISTING UNDERGROUND POWER LINES.  
[25] CLEAR SIGHT TRIANGLE: 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.  
[26] EXISTING PROPERTY LINE.  
[27] NEW PAINTED STRIPING.  
[28] TIE NEW CURB INTO EXISTING CURB CUT.  
[29] NEW SIDEWALK CULVERT.  
[30] NEW WALL MOUNTED IRRIGATION CONTROL BOX, REFER TO LANDSCAPE.  
[31] NEW IRRIGATION BACKFLOW PREVENTOR IN HOT BOX, REFER TO LANDSCAPE.  
[32] NEW 2" CURB OPENING, REFER TO CIVIL.  
[33] NEW STORM WATER POND, REFER TO CIVIL.  
[34] NEW CONCRETE PAD FOR TRANSFORMER, REFER TO ELECTRICAL.  
[35] NEW SWALE, REFER TO CIVIL.  
[36] REMOVE PORTION OF EXISTING CURB TO ALIGN WITH NEW CURB.  
[37] FRENCH DRAIN, REFER TO CIVIL.  
[38] PROPOSED CONCRETE SIDEWALK, SEE 2/A001.  
[39] MONUMENT SIGN.

PARKING CALCULATIONS:

REQUIRED PARKING:

[BUILDING 1- 6,956 SF]

TENANT A: 5,932 SF - TRAINING FACILITY  
(2.5 SPACES/1000 SF) = 15 SPACES REQ.

TENANT B: 1,024 SF - FUTURE RETAIL  
(4 SPACES/1000 SF) = 4 SPACES REQ.

[BUILDING 2- 4,248 SF - DENTAL CLINIC]  
(5 SPACES /1000 SF) = 25 SPACES REQ.

TOTAL PARKING SPACES REQUIRED = 44 SPACES  
TOTAL PARKING SPACES PROVIDED = 49 SPACES

ACCESSIBLE PARKING:

1 SPACE / 25 = 2 REQUIRED  
1 SPACE / 25 = 4 PROVIDED

MOTORCYCLE PARKING:

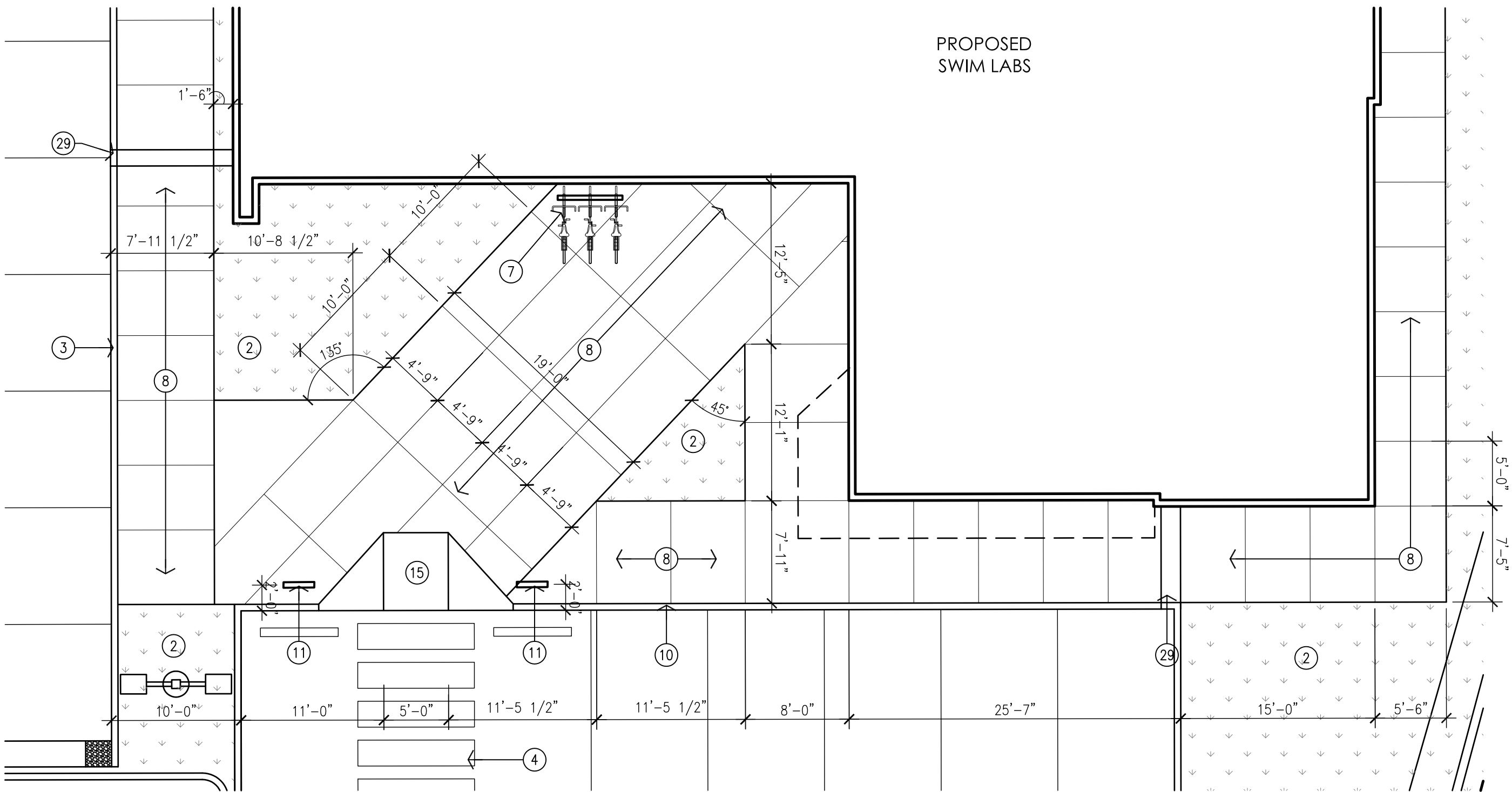
1 SPACE / 25 = 2 REQUIRED  
1 SPACE / 25 = PROVIDED

BICYCLE PARKING:

1 SPACE / 20 = 3 REQUIRED  
1 SPACE / 20 = 3 PROVIDED

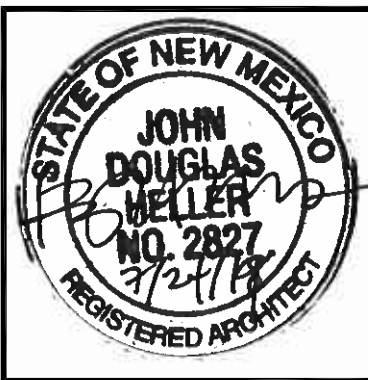
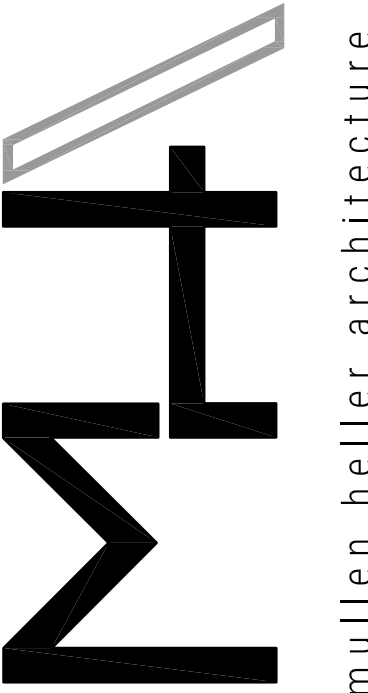
SITE LIGHTING NOTES:

- [A] THE LOCATION OF THE LIGHTING FIXTURES TOGETHER WITH ITS CUT-OFF ANGLE SHALL BE SUCH THAT IT DOES NOT DIRECTLY SHINE ON ANY PUBLIC RIGHT-OF-WAY OR ADJACENT RESIDENTIAL PROPERTY.
- [B] THE MAXIMUM HEIGHT OF A LIGHT POLE MEASURED FROM THE FINISH GRADE TO THE TOP OF THE POLE SHALL BE 20'-0" MAXIMUM.
- [C] LIGHTING TO BE PROVIDED ON COMMERCIAL BUILDING FACADES SHALL BE MOUNTED AT 15 FEET MAXIMUM.
- [D] SITE LIGHTING SHALL BE FULLY SHIELDED, AND HIGH-PRESSURE SODIUM LIGHTING AND UN-SHIELDED UPLIGHTING SHALL BE PROHIBITED AT 20 FEET MAXIMUM.



Enlarged Site Plan  
Scale: 1/8"=1'-0"

REV	DATE	DESCRIPTION
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2		
3		
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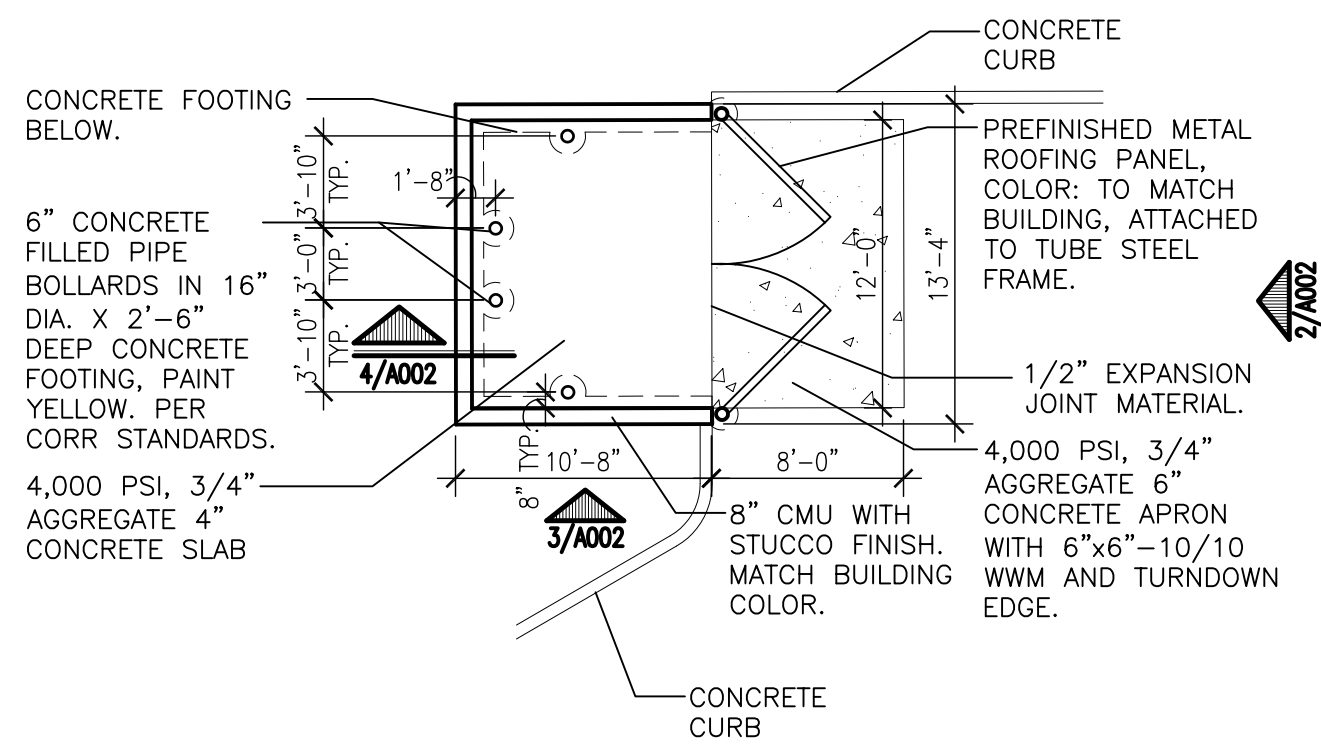


MULLEN HELLER ARCHITECTURE  
1718 CENTRAL AVE SW | STE D  
ALBUQUERQUE, NM | 87109  
P | 505.268.4144  
F | 505.268.4244  
www.mullenheller.com

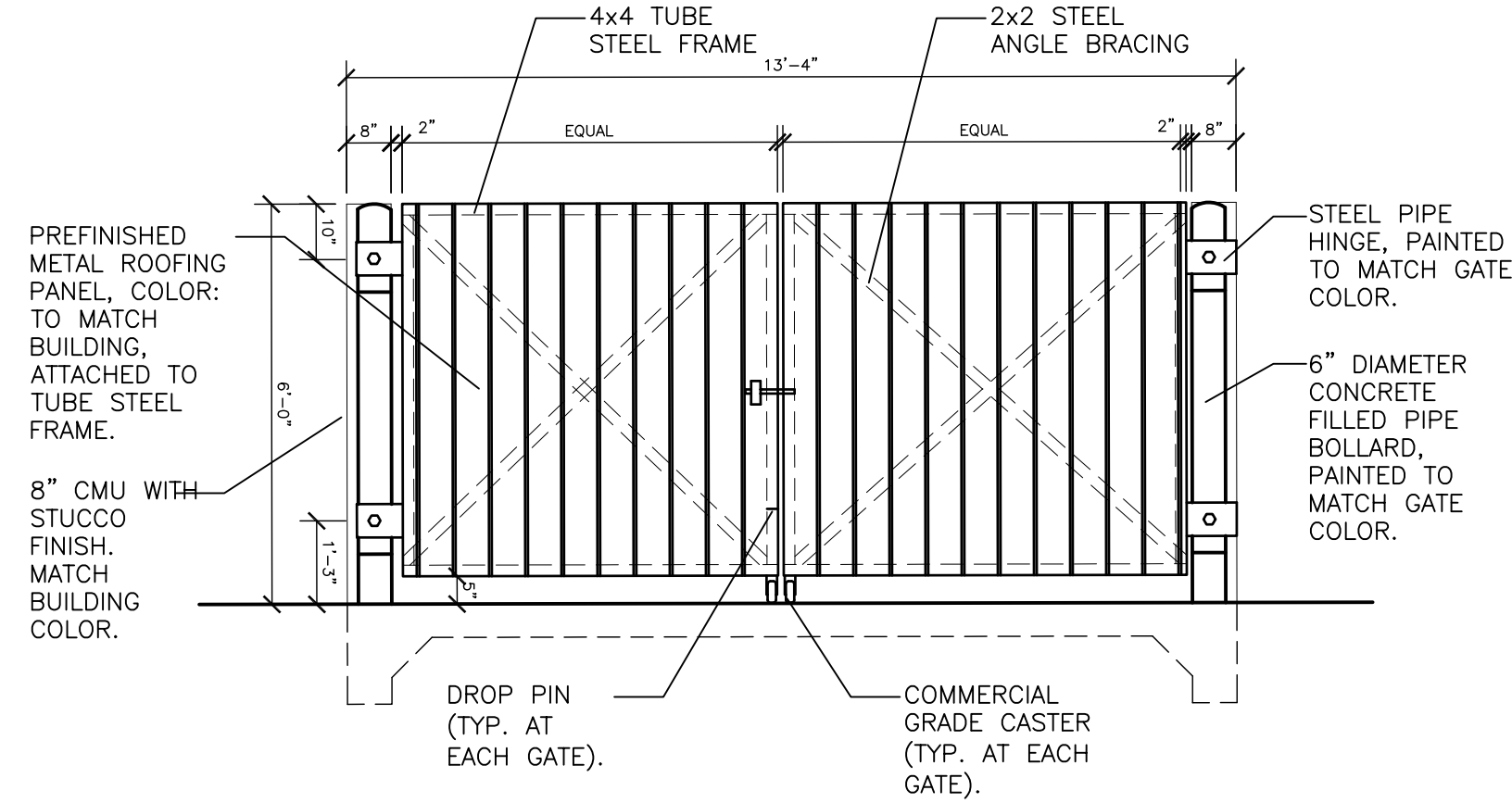
JOB NUMBER	18-20
DRAWN BY	MW/AG
PROJECT MGR	JDH
DATE	7-24-2019
PHASE	CD

PROJECT	SwimLabs
8120 Ventura St. NE	
Albuquerque, NM 87122	
TITLE	Traffic Circulation Layout

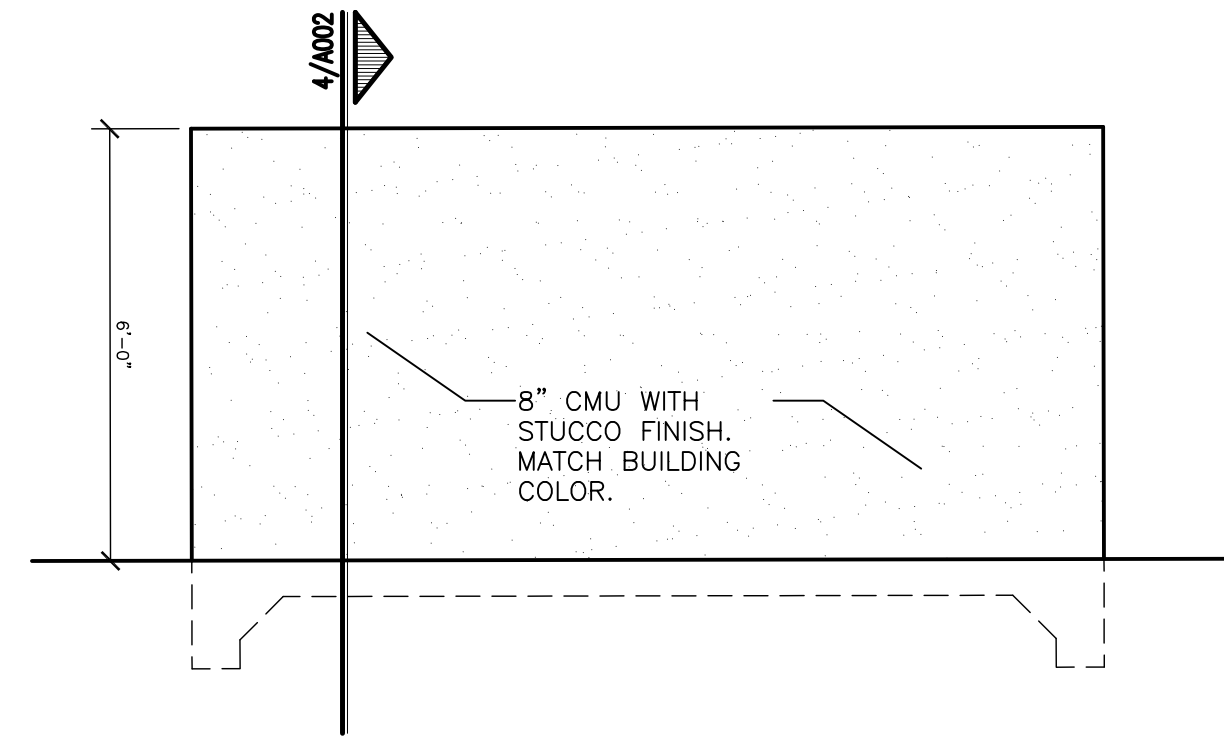




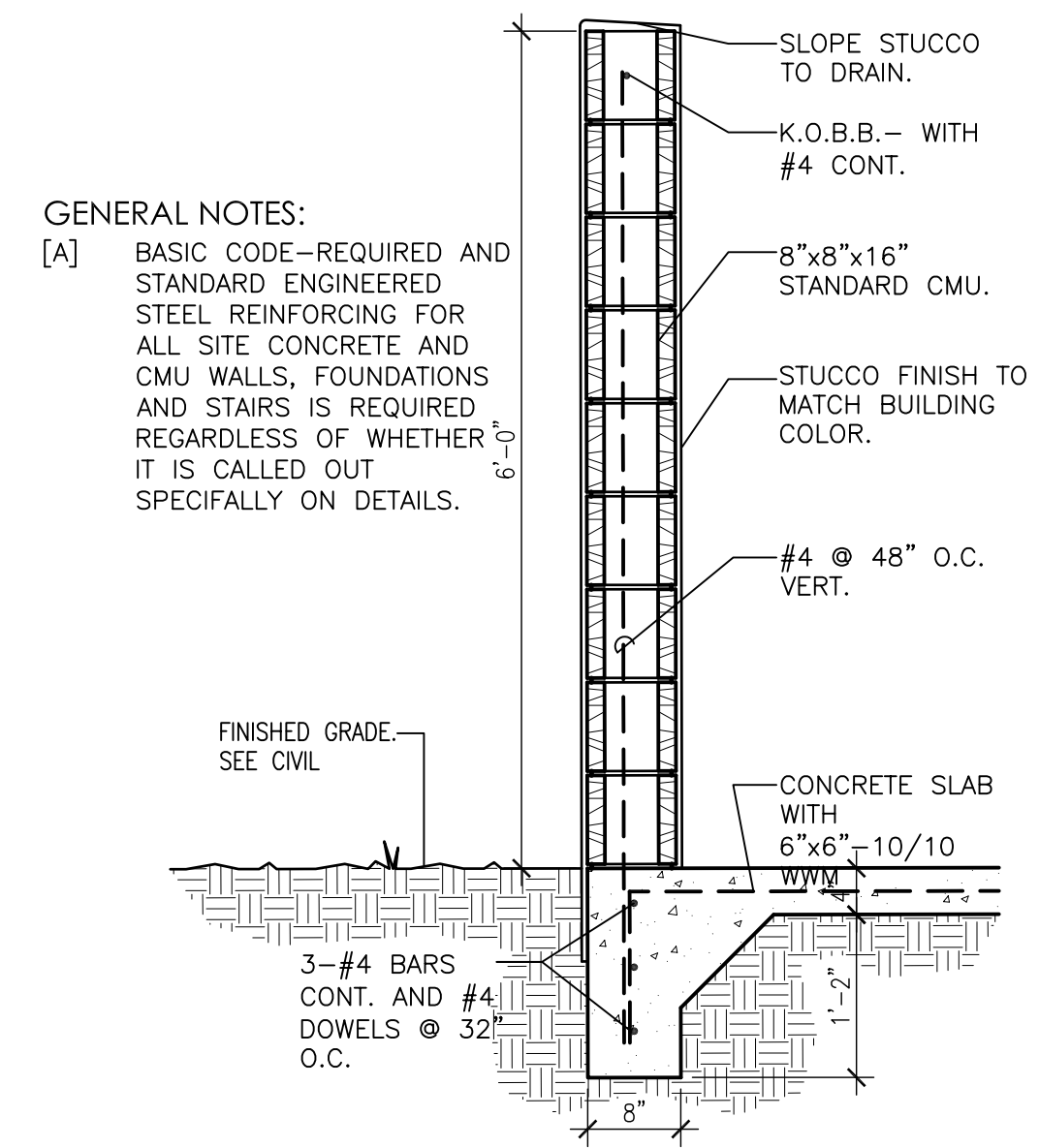
1 Dumpster Enclosure Plan  
Scale: 1/8"=1'-0"



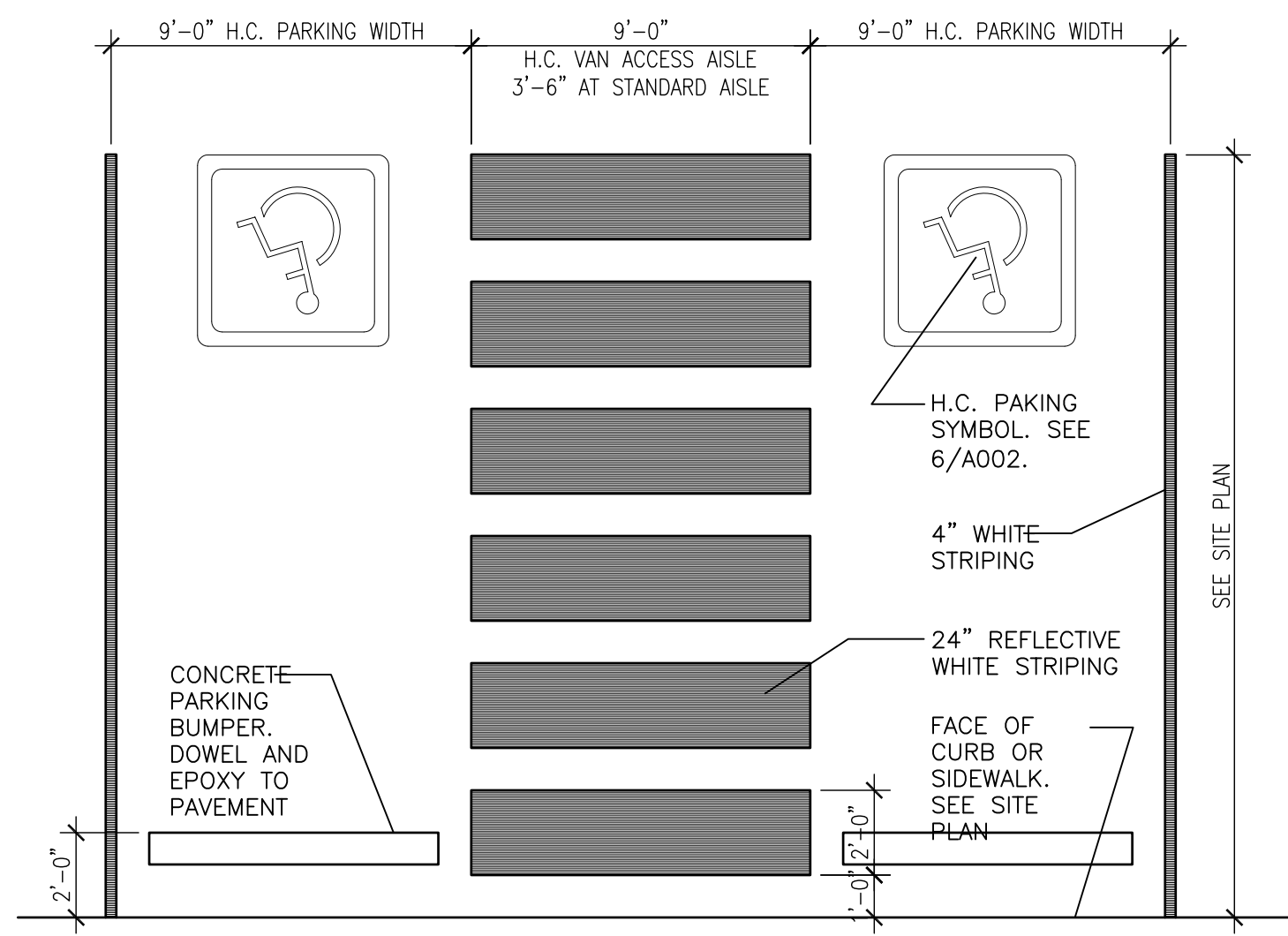
2 Dumpster Enclosure Front Elevation  
Scale: 3/8"=1'-0"



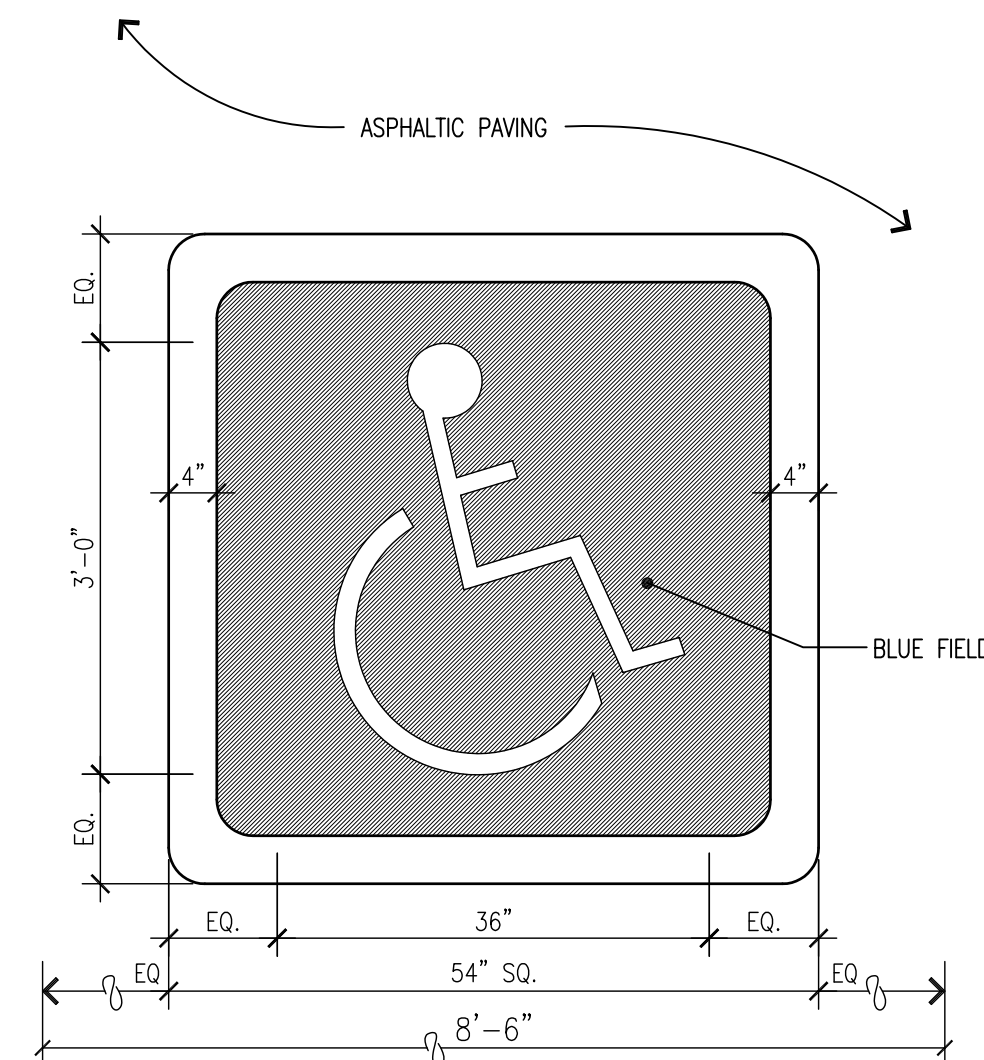
3 Dumpster Enclosure Side Elevation  
Scale: 3/8"=1'-0"



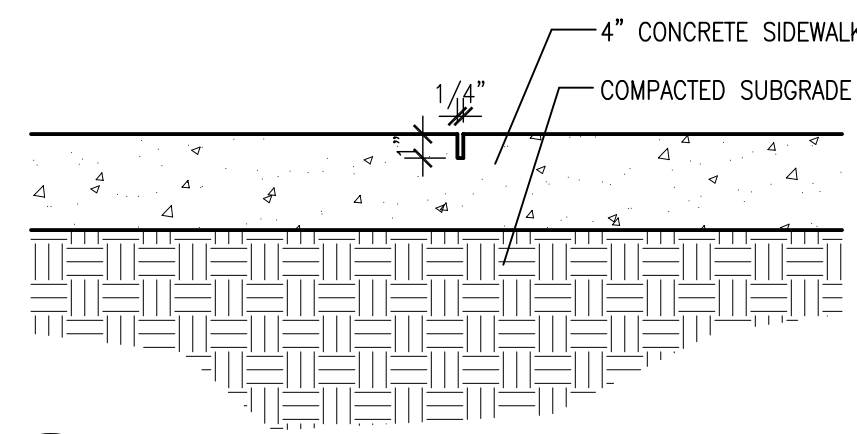
4 Dumpster Enclosure Wall Section  
Scale: 1"=1'-0"



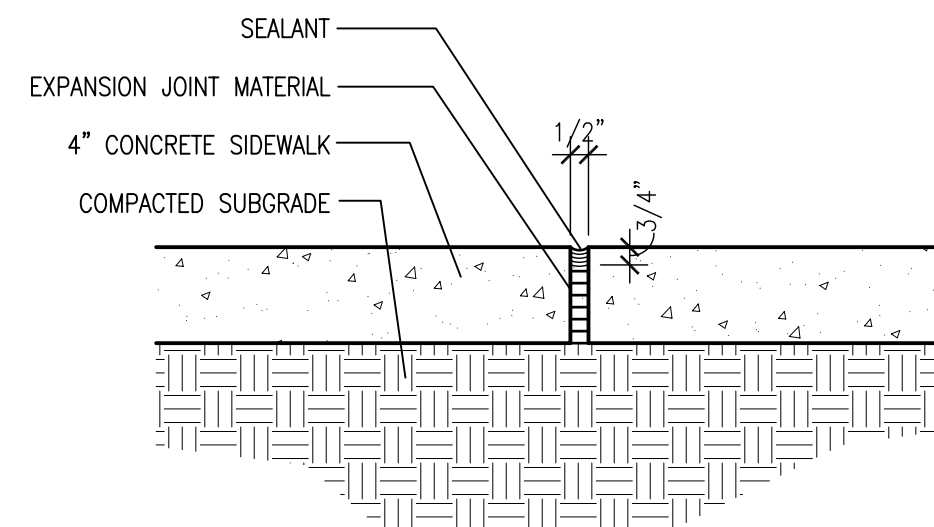
5 HC Parking Striping Detail  
Scale: 1/4"=1'-0"



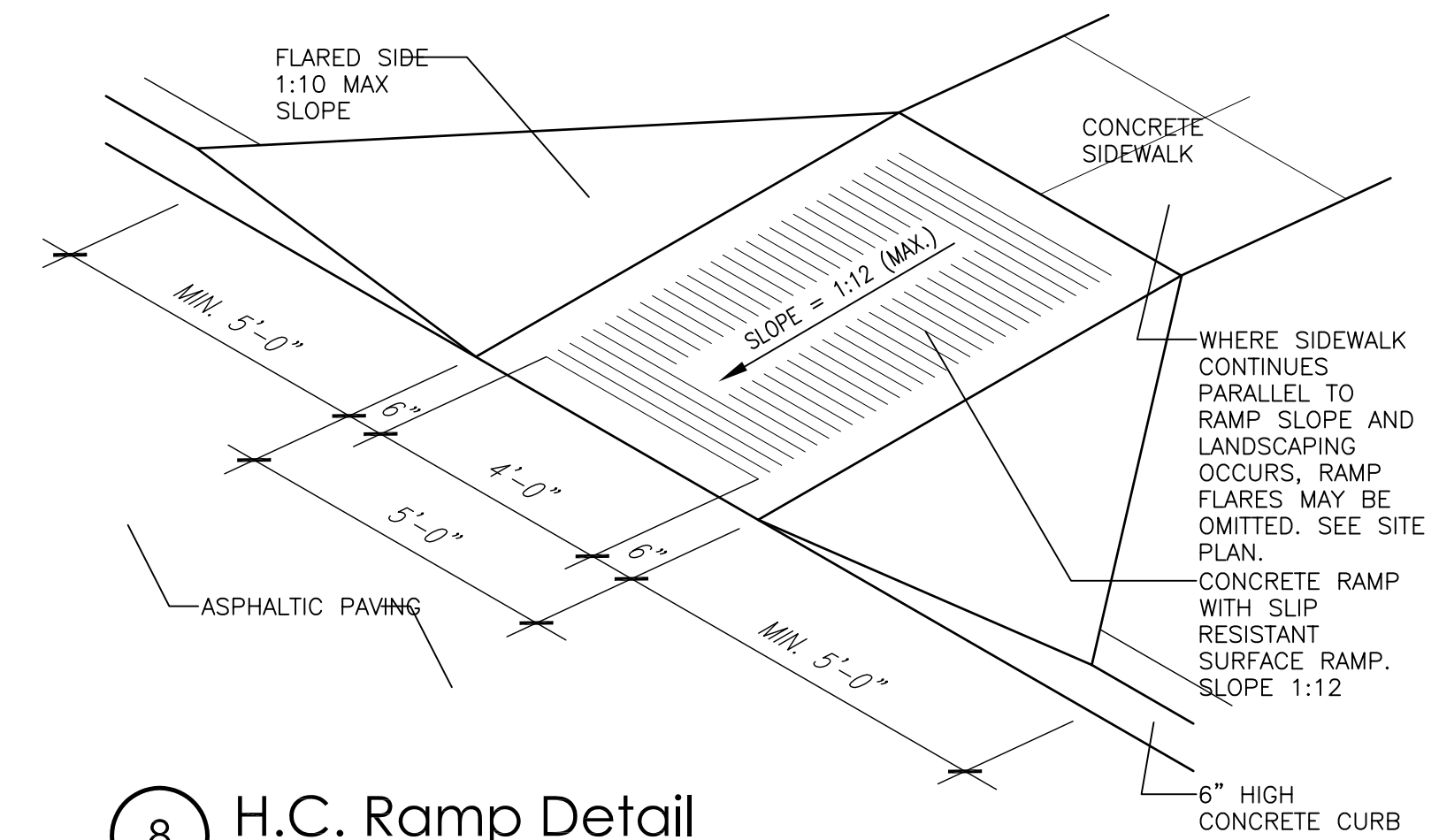
6 HC Pavement Sign Detail  
Scale: 3/4"=1'-0"



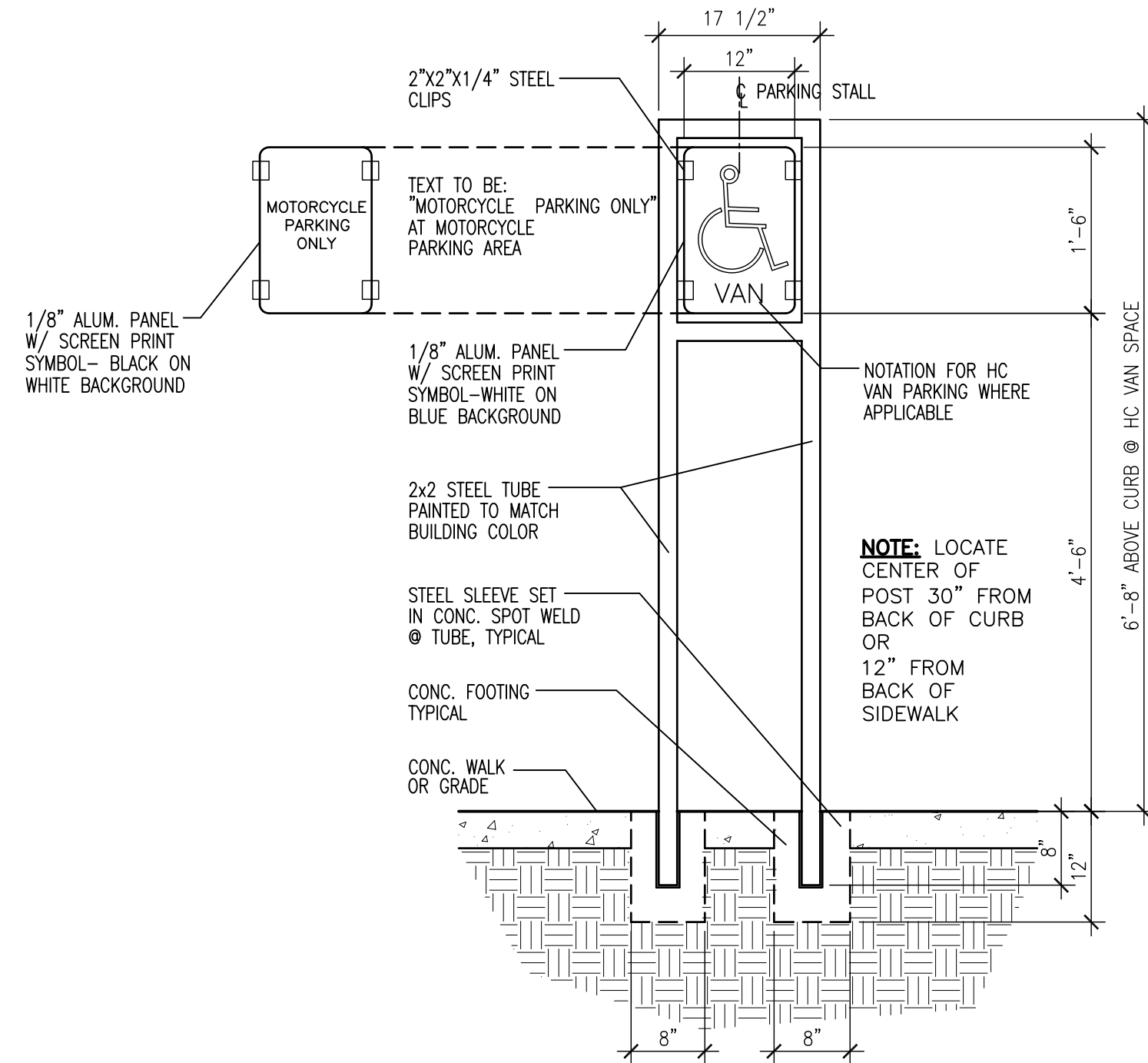
7A Contraction Joint Detail  
Scale: 1-1/2"=1'-0"



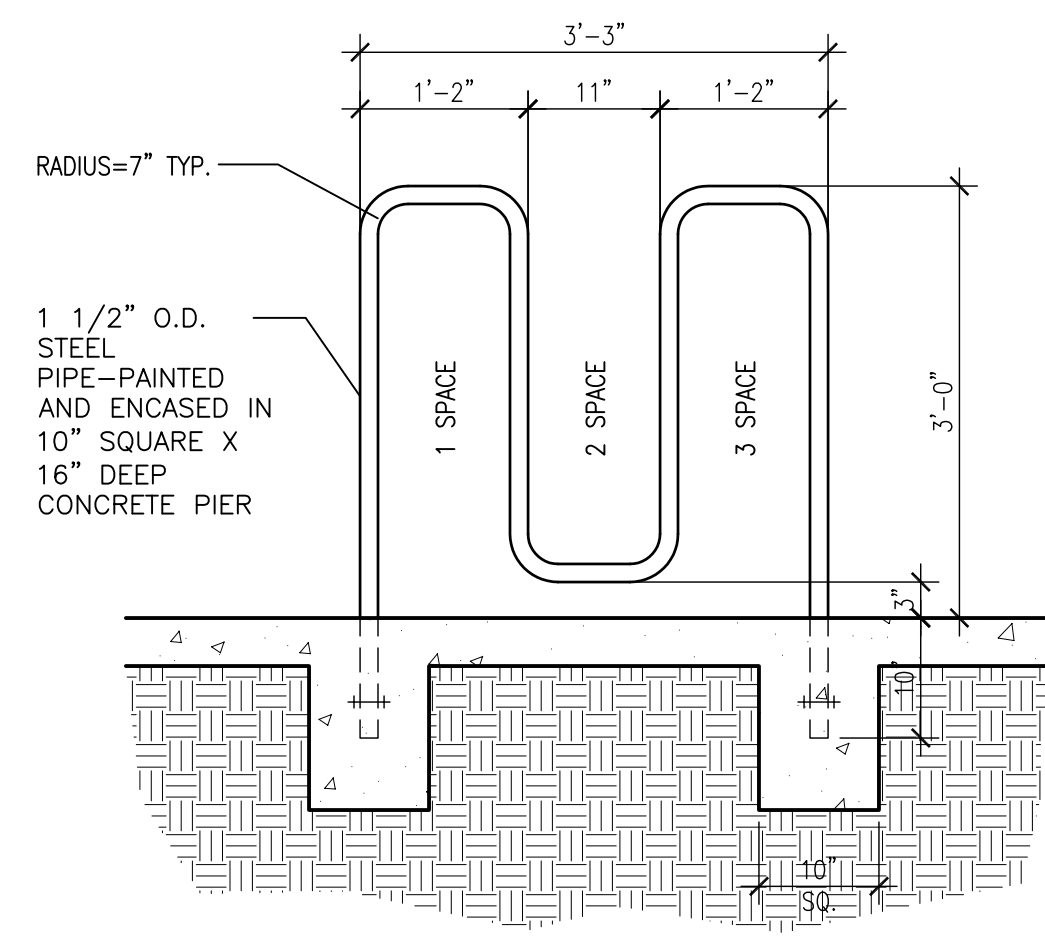
7B Expansion Joint Detail  
Scale: 1-1/2"=1'-0"



8 H.C. Ramp Detail  
Scale: Not To Scale (Isometric)



9 HC Parking Sign Detail  
Scale: 3/4"=1'-0"



10 Bicycle Rack Detail  
Scale: 3/4"=1'-0"

DESCRIPTION

BY

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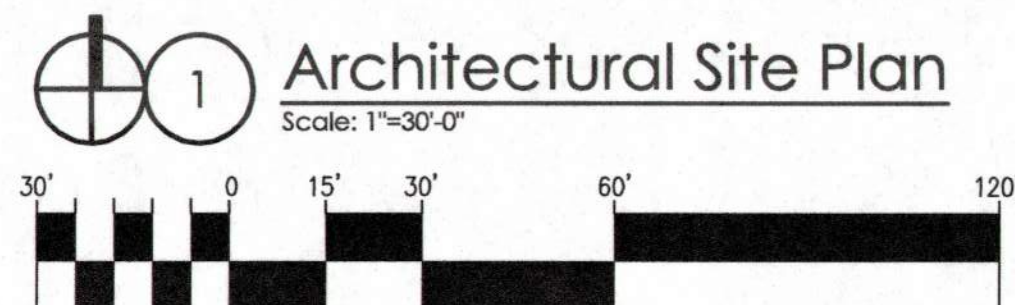
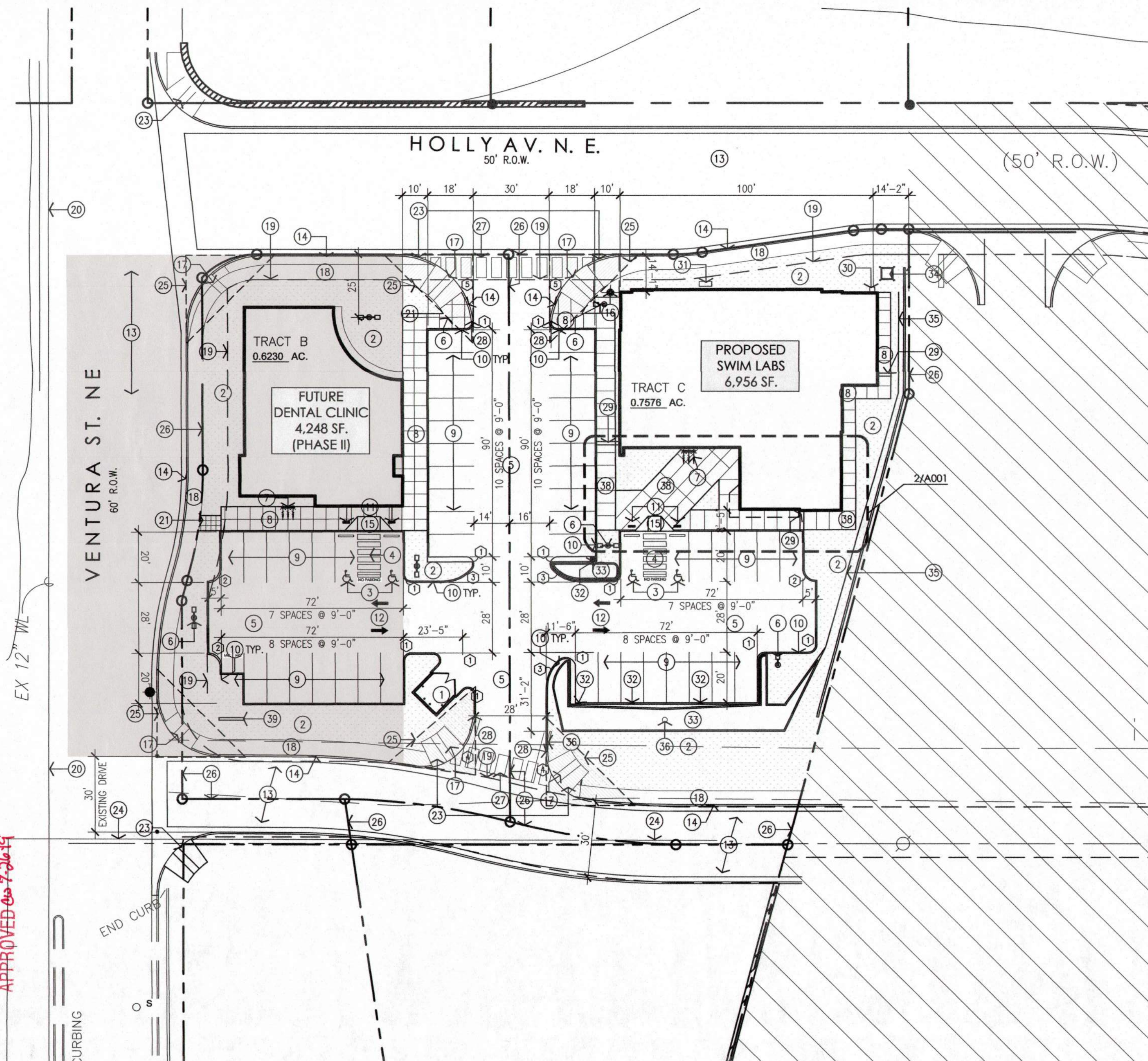
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CITY OF ALBUQUERQUE  
"SOLID WASTE"  
MANAGEMENT DEPARTMENT  
APPROVED 4-7-2019



#### GENERAL NOTES:

- [A] THE PARKING LOT DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB.  
[B] LANDSCAPING AND SIGNING 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 THIS AREA.  
[C] ANY ENCROACHMENT OR OVERHANG INTO THE ROW FROM SIGNS, FENCES, CANOPY, ROOF LINES, ETC. WILL REQUIRE AN ANNUAL REVOCABLE ENCROACHMENT PERMIT.  
[D] ALL CURBS SURROUNDING LANDSCAPING, SHALL PROVIDE WATER RUNOFF OPENINGS TO ALLOW SURFACE DRAINAGE INTO THE LANDSCAPED AREAS (WATER HARVESTING).  
[E] ALL SIGNAGE AND FENCES WILL BE DONE UNDER SEPARATE PERMIT.  
[F] ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON A PUBLIC WORK ORDER.  
[G] SIDEWALK AREAS TO BE SHADED ALONG THE PRIMARY FACADE OF BUILDING.



VICINITY MAP: ZONE ATLAS PAGE H-09-Z

SHADED AREA INDICATES  
PHASE II OF THE SITE DEVELOPMENT

ALL OTHER SITE WORK IS PART OF PHASE I,  
IMPROVEMENTS UNDER AN EXISTING BUILDING  
PERMIT.

#### RADIUS INFORMATION:

- ① = 3'-0"  
② = 5'-0"  
③ = 15'-0"  
④ = 20'-0"  
⑤ = 30'-0"

#### KEYED NOTES:

- [1] PROPOSED REFUSE ENCLOSURE. 1/A002.  
[2] PROPOSED LANDSCAPING AREA. REFER TO LANDSCAPING PLAN.  
[3] PROPOSED HANDICAP PAVEMENT SIGN. SEE 6/A002.  
[4] PROPOSED STRIPED HANDICAP AISLE WITH 12" HIGH PAINTED LETTERING "NO PARKING" PER 66-1-4.1.8 NMSA 1978. SEE 5/A002.  
[5] PROPOSED ASPHALT PAVING.  
[6] PROPOSED SITE LIGHTING. SEE GENERAL NOTES.  
[7] PROPOSED BIKE RACK WITH 3 SPACES. SEE 10/A002.  
[8] PROPOSED CONCRETE SIDEWALK WITH CONTROL JOINTS EVERY 5'-0" AND EXPANSION JOINTS EVERY 20'-0". SEE 7/A002.  
[9] PROPOSED PAINTED PARKING STRIPING.  
[10] PROPOSED CONCRETE CURB. SEE GRADING & DRAINAGE PLAN.  
[11] PROPOSED HANDICAP PARKING SIGN, "VAN" WHERE NOTED. SIGN TO BE NOTED PER 66-7-352.4C NMSA 1978. "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING". SEE 9/A002.  
[12] PROPOSED PAINTED DIRECTIONAL ARROW/ SIGNAGE ON PAVEMENT.  
[13] EXISTING ASPHALT ROAD.  
[14] EXISTING CONCRETE CURB TO REMAIN.  
[15] PROPOSED HC RAMP. SEE 8/A002.  
[16] EXISTING FIRE HYDRANT TO REMAIN.  
[17] EXISTING CITY STANDARD HC RAMP. INSTALL TRUNCATED DOMES PER COA STANDARDS.  
[18] EXISTING CITY STANDARD SIDEWALK.  
[19] EXISTING 10' PUBLIC UTILITY EASEMENT.  
[20] EXISTING 20' PUBLIC WATERLINE EASEMENT.  
[21] PROPOSED (6' MINIMUM) SIDEWALK CONNECTION TO PUBLIC SIDEWALK. SEE DIMENSIONS FOR FOR WIDTH.  
[22] EXISTING 30' ACCESS EASEMENT.  
[23] EXISTING CURB CUT TO REMAIN.  
[24] EXISTING UNDERGROUND POWER LINES.  
[25] CLEAR SIGHT TRIANGLE: 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.  
[26] EXISTING PROPERTY LINE.  
[27] NEW PAINTED STRIPING.  
[28] THE NEW CURB INTO EXISTING CURB CUT.  
[29] NEW SIDEWALK CULVERT.  
[30] NEW WALL MOUNTED IRRIGATION CONTROL BOX, REFER TO LANDSCAPE.  
[31] NEW IRRIGATION BACKFLOW PREVENTOR IN HOT BOX, REFER TO LANDSCAPE.  
[32] NEW 2' CURB OPENING, REFER TO CIVIL.  
[33] NEW STORM WATER POND, REFER TO CIVIL.  
[34] NEW CONCRETE PAD FOR TRANSFORMER, REFER TO ELECTRICAL.  
[35] NEW SWALE, REFER TO CIVIL.  
[36] REMOVE PORTION OF EXISTING CURB TO ALIGN WITH NEW CURB.  
[37] FRENCH DRAIN, REFER TO CIVIL.  
[38] PROPOSED CONCRETE SIDEWALK, SEE 2/A001.  
[39] MONUMENT SIGN.

#### PARKING CALCULATIONS:

##### REQUIRED PARKING:

[BUILDING 1- 6,956 SF]

TENANT A: 5,932 SF - TRAINING FACILITY  
(2.5 SPACES/1000 SF) = 15 SPACES REQ.

TENANT B: 1,024 SF - FUTURE RETAIL  
(4 SPACES/1000 SF) = 4 SPACES REQ.

[BUILDING 2- 4,248 SF - DENTAL CLINIC]  
(5 SPACES /1000 SF) = 25 SPACES REQ.

TOTAL PARKING SPACES REQUIRED = 44 SPACES

TOTAL PARKING SPACES PROVIDED = 49 SPACES

##### ACCESSIBLE PARKING:

1 SPACE / 25 = 2 REQUIRED  
= 4 PROVIDED

##### MOTORCYCLE PARKING:

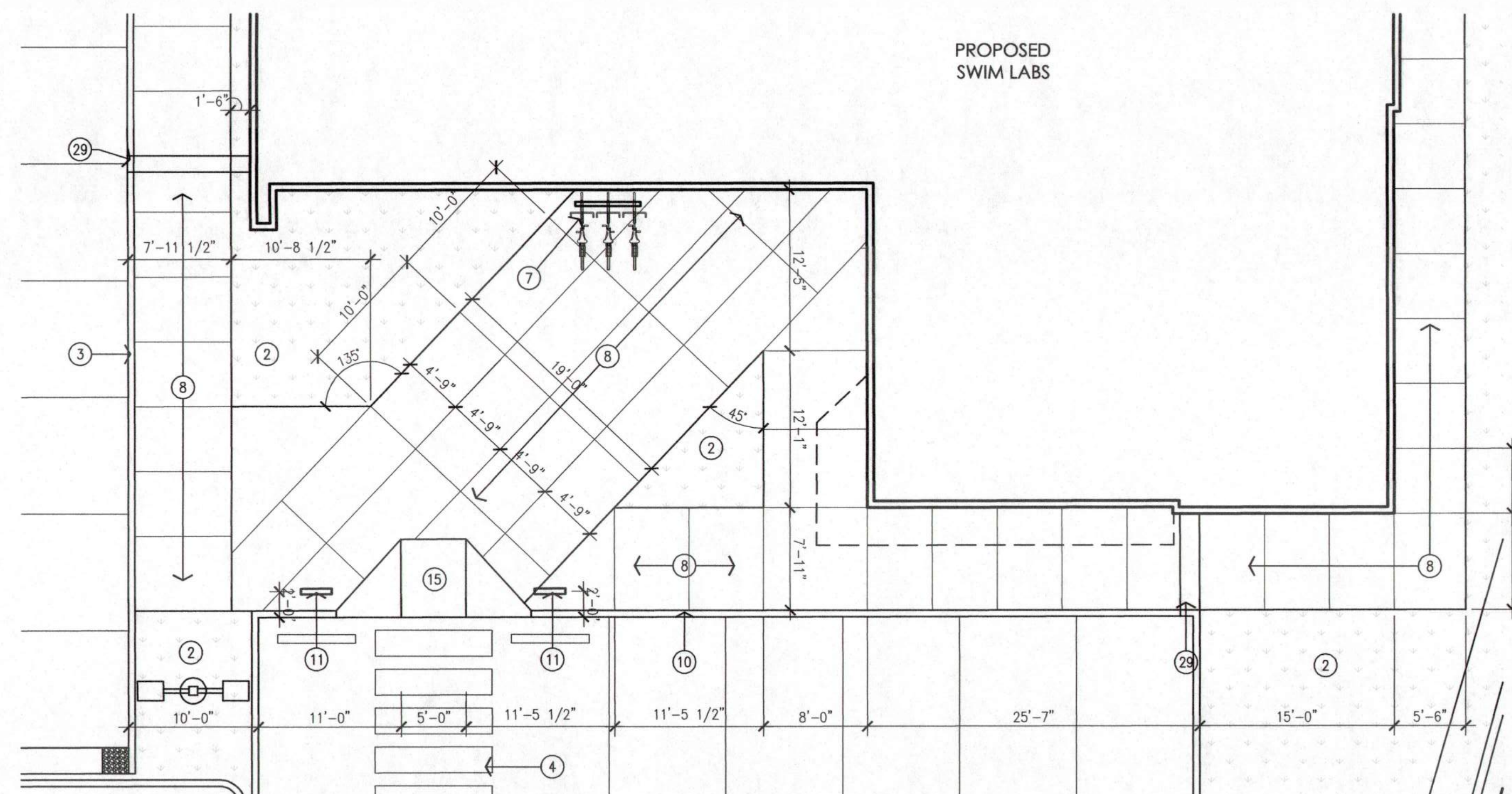
1 SPACE / 25 = 2 REQUIRED  
= PROVIDED

##### BICYCLE PARKING:

1 SPACE / 20 = 3 REQUIRED  
= 3 PROVIDED

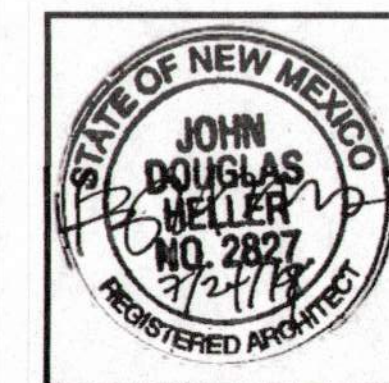
#### SITE LIGHTING NOTES:

- [A] THE LOCATION OF THE LIGHTING FIXTURES TOGETHER WITH ITS CUT-OFF ANGLE SHALL BE SUCH THAT IT DOES NOT DIRECTLY SHINE ON ANY PUBLIC RIGHT-OF-WAY OR ADJACENT RESIDENTIAL PROPERTY.  
[B] THE MAXIMUM HEIGHT OF A LIGHT POLE MEASURED FROM THE FINISH GRADE TO THE TOP OF THE POLE SHALL BE 20'-0" MAXIMUM.  
[C] LIGHTING TO BE PROVIDED ON COMMERCIAL BUILDING FACADES SHALL BE MOUNTED AT 15 FEET MAXIMUM.  
[D] SITE LIGHTING SHALL BE FULLY SHIELDED, AND HIGH-PRESSURE SODIUM LIGHTING AND UN-SHIELDED UPLIGHTING SHALL BE PROHIBITED AT 20 FEET MAXIMUM.



2 Enlarged Site Plan  
Scale: 1/8"=1'-0"

DESCRIPTION	BY
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JOB NUMBER	18-20
DRAWN BY	MW/AG
PROJECT MGR	JDH
DATE	7-24-2019
PHASE	CD

PROJECT	SwimLabs
8120 Ventura St. NE	
Albuquerque, NM 87122	
TITLE	Architectural Site Plan

SHEET

A001