

SAN PEDRO BLVD

DERICKSON AVE

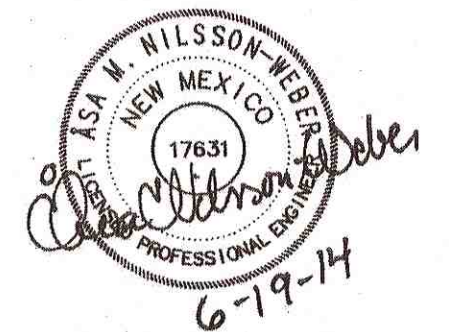
PHASE A

PHASE B

# BROADSTONE PROMENADE

6400 SAN PEDRO DRIVE NE  
Albuquerque, New Mexico

Office of Rich Barber  
**ORB**  
Architecture, LLC  
WorldHQ@ORBArch.com



**TITAN**  
DEVELOPMENT

**ALLIANCE**  
RESIDENTIAL COMPANY

**ISAACSON & ARFMAN, P.A.**  
Consulting Engineering Associates  
Ph. 505-268-8828 www.isaacson.com  
2025 CP 1.1.dwg Jun 19, 2014

| Point | X            | Y            | Point | X            | Y            |
|-------|--------------|--------------|-------|--------------|--------------|
| 1     | 1543067.9333 | 1515291.0778 | 16    | 1543609.5935 | 1515680.7531 |
| 2     | 1543069.4858 | 1515658.8550 | 17    | 1543609.3200 | 1515633.7538 |
| 3     | 1543094.6310 | 1515683.7491 | 18    | 1543897.8801 | 1515632.0750 |
| 4     | 1544097.5754 | 1515677.9141 | 19    | 1543897.2700 | 1515487.5503 |
| 5     | 1544095.9172 | 1515285.0971 | 20    | 1544012.3783 | 1515631.4089 |
| 6     | 1543068.9932 | 1515542.1587 | 21    | 1544092.3180 | 1515630.9438 |
| 7     | 1543200.6586 | 1515541.6030 | 22    | 1544011.2373 | 1515361.0911 |
| 8     | 1543207.6586 | 1515541.5734 | 23    | 1543896.6392 | 1515361.7578 |
| 9     | 1543208.8252 | 1515541.5685 | 24    | 1543897.1819 | 1515455.0504 |
| 10    | 1543201.0576 | 1515636.1291 | 25    | 1543788.9432 | 1515362.3843 |
| 11    | 1543084.4120 | 1515636.8077 | 26    | 1543754.7137 | 1515329.0829 |
| 12    | 1543201.0851 | 1515642.6291 | 27    | 1543459.7070 | 1515330.7992 |
| 13    | 1543580.1306 | 1515640.4238 | 28    | 1543460.2858 | 1515430.2975 |
| 14    | 1543579.6041 | 1515549.9254 | 29    | 1543206.7751 | 1515332.2707 |
| 15    | 1543609.3578 | 1515640.2538 |       |              |              |

#### COORDINATE/CONTROL POINTS:

POINTS ARE SITUATED AT THE ACCESS ISLE CENTERLINE INTERSECTION, CENTERLINE INTERSECTION OR THE ENTRIES WITH THE PROJECT BOUNDARY AND AT THE DEAD-END ACCESS ISLE CENTERLINE INTERSECTION WITH THE FACE OF CURB AT THE ISLE TERMINUS

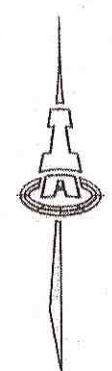
ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.

#### TRAFFIC CIRCULATION LAYOUT APPROVED

*Clayton* 20 Jun 14  
Signed Date

#### LANDSCAPING/CLEAR SIGHT NOTE:

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.

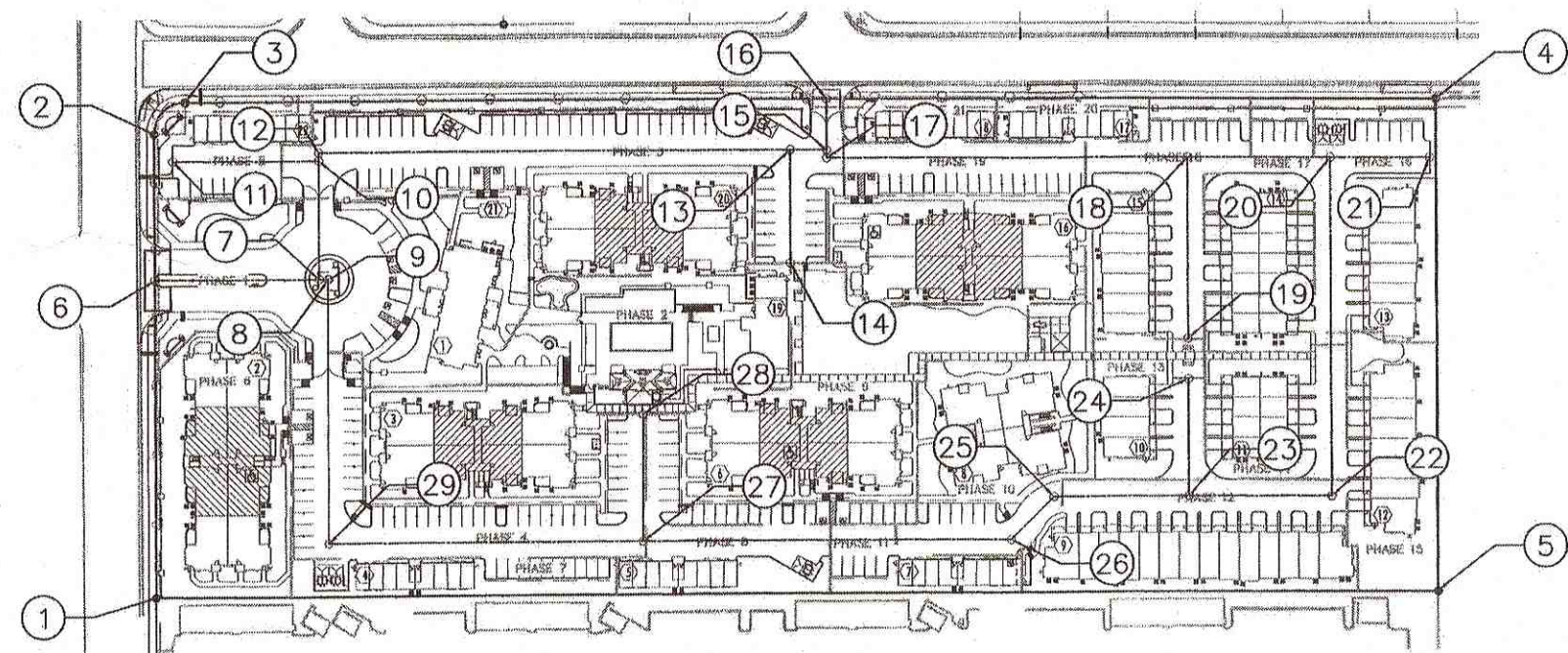


0 20 40 80 120  
SCALE 1"=40'

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#### NMSP COORDINATE TABLE



#### NMSP COORDINATE PAIR/BEARING-DISTANCE EXHIBIT

SCALE: 1"=150'

#### KEYED NOTES

- ENTRANCE VALLEY GUTTER & PAVING BY PUBLIC WORK ORDER.
- PCC PINNED CURB, SEE DETAIL SHEET CP5.1.
- 6' COLORED PCC SIDEWALK, COLOR PER ARCHITECTURAL PLANS.
- HEADER CURB (COLORED), SEE DETAIL SHEET CP5.1.
- REFUSE ENCLOSURE W/ SET PAVING PER ARCHITECTURAL.
- 6' CONCRETE SIDEWALK, SEE DETAIL SHEET CP5.1.
- 6' CONCRETE SIDEWALK W/ TURN-DOWN EDGE, PER ARCHITECTURAL.
- ADA RAMP, SEE ARCHITECTURAL PLANS.

#### PHASING NOTES

PHASE A PAVING, SIDEWALKS, RAMPS, DUMPSTERS SHALL BE CONSTRUCTED PRIOR TO CERTIFICATION FOR THE FOLLOWING BUILDINGS (PHASES):

BUILDING NOS. 1-5, 19-22 (PHASES 1-8)

PHASE B PAVING, SIDEWALKS, RAMPS, DUMPSTERS SHALL BE CONSTRUCTED PRIOR TO CERTIFICATION FOR THE FOLLOWING BUILDINGS (PHASES):

BUILDING NOS. 6-18 (PHASES 9-21)

#### LEGEND

- CONCRETE PAVERS, SEE CONCRETE PAVERS SECTION SHEET CP5.1.
- LIGHT DUTY ASPHALT, SEE PAVEMENT SECTION SHEET CP5.1.
- HEAVY DUTY ASPHALT, SEE PAVEMENT SECTION SHEET CP5.1.
- CONCRETE PAVING, SEE PCC PAVEMENT SECTION SHEET CP5.1.
- BUILDING PHASE LINE
- PHASE 2
- PAVING CONSTRUCTION PHASE LINE
- PHASE A

#### GENERAL NOTES

- CONTRACTOR SHALL COORDINATE WITH OWNER FOR ALLOWABLE STAGING AREAS DURING CONSTRUCTION.
- FOR DRAINAGE DETAILS, SEE CIVIL DRAWINGS AND SPECIFICATIONS.
- FOR IRRIGATION DETAILS, SEE IRRIGATION DRAWINGS AND SPECIFICATIONS.
- FOR ADDITIONAL INFORMATION ON SITE FEATURES SEE ARCHITECTURAL SITE PLAN.

#### PARKING SPACE TABLE

|                                | STANDARD | ACCESSIBLE |
|--------------------------------|----------|------------|
| TOTAL PARKING SPACES REQUIRED: | 331      |            |
| TOTAL PARKING SPACES PROVIDED: | 357      |            |
| TOTAL BICYCLE SPACES REQUIRED: | 90       |            |
| TOTAL BICYCLE SPACES PROVIDED: | 120      |            |

#### REVISIONS

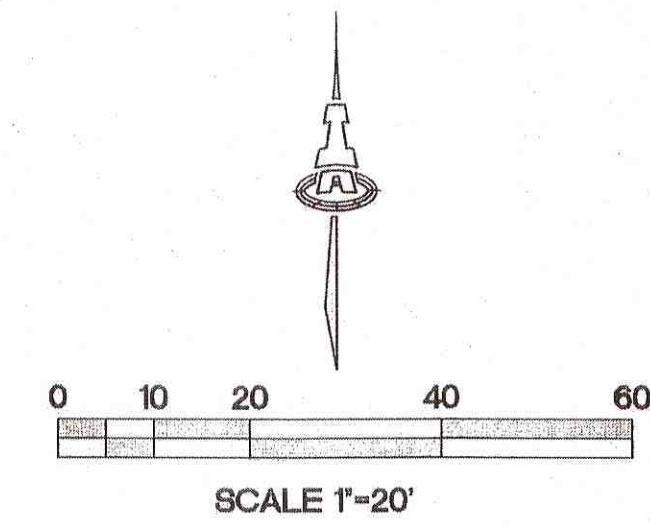
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DATE: JUNE, 2014 ORB # 13-220

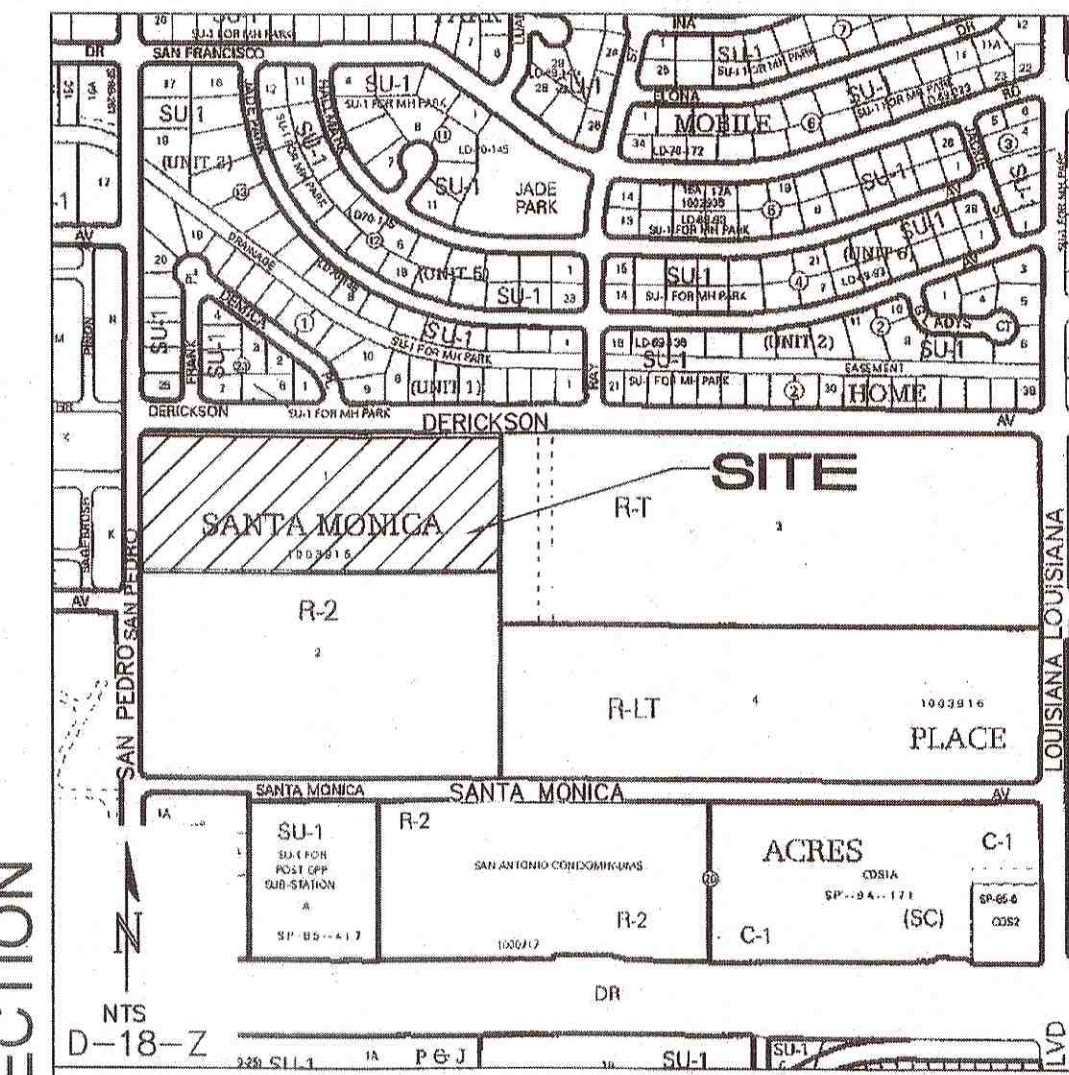
**CP1.1**  
SITE PAVING PLAN  
LAND DEVELOPMENT SECTION

SAN PEDRO DR NE

DERICKSON AVE NE

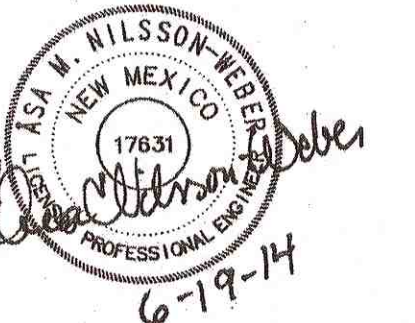


VICINITY MAP



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2025 CP 1.2 THRU 1.4.dwg Jun 19, 2014

SEE CP1.3 FOR MIDDLE SECTION

- GENERAL NOTES**
- BASIS OF BEARINGS: PLAT OF LOTS 1-4, SANTA MONICA PLACE; (BK. 2012C, PG. 0002; REC: 01-06-2012).
  - COORDINATE PAIRS ARE NEW MEXICO STATE PLANE COORDINATES, CENTRAL ZONE.
  - SEE ARCHITECTURAL DETAIL SHEET, A1.20 FOR SITE STRIPING AND ACCESSIBILITY DETAILS.
  - ALL STANDARD PARKING SPACES ARE 9'-0" WIDE BY 16'-0" DEEP UNLESS OTHERWISE NOTED.
  - ALL ACCESSIBLE PARKING STALLS ARE 11'-0" WIDE BY 18'-0" DEEP.
  - ALL DIMENSIONING IS TO FACE OF CURB/EDGE OF TURNDOWN SIDEWALKS/ENTRANCE OF PARKING STALLS.
  - REMOVE ALL UNUSED CURB CUTS WITHIN THE PUBLIC ROW AND REPLACE WITH COA STD CURB & GUTTER AND PCC SIDEWALKS AS SHOWN ON THE PUBLIC WORK ORDER DRAWINGS.
  - ALL IMPROVEMENTS SHOWN IN THE PUBLIC ROW TO BE CONSTRUCTED PER PUBLIC WORK ORDER DRAWINGS.
  - ALL ONSITE SIDEWALKS ARE 4' IN WIDTH UNLESS OTHERWISE NOTED/DIMENSIONED.

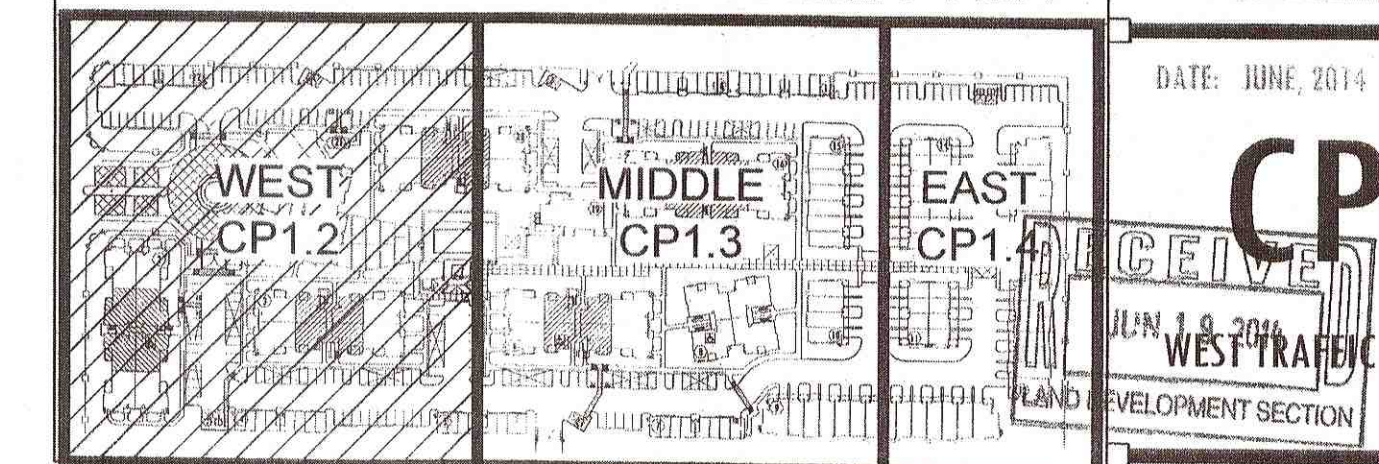
**KEYED NOTES**

- PAVED AREAS, SEE PAVING PLAN FOR LIMITS AND TYPE OF PAVING.
- ADA RAMP, SEE DETAIL ON ARCHITECTURAL PLANS.
- ACCESSIBLE PARKING SIGN, SEE DETAIL ON ARCHITECTURAL PLANS.
- ACCESSIBLE PARKING STALL, SEE DETAILS ON ARCHITECTURAL PLANS.
- SINGLE TRASH ENCLOSURE.
- DOUBLE TRASH ENCLOSURE.
- ADA ACCESSIBLE RAMP WITH TRUNCATED DOME MATS, SEE PUBLIC WORK ORDER DRAWINGS.

**LEGEND**

- 4" WIDE PAINTED (BLUE) PARKING STRIPES, 3' ON CENTER.
- PAIN CURB RED & STENCIL WHITE TEXT "FIRE LANE NO PARKING", 4" HIGH LETTERS, 1/2" STROKE.

**TRAFFIC CONTROL SHEET KEY**



DATE: JUNE, 2014 ORB # 13-220

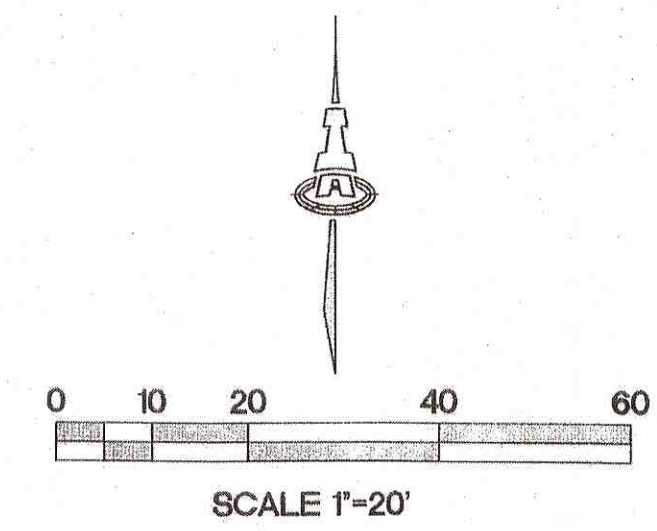
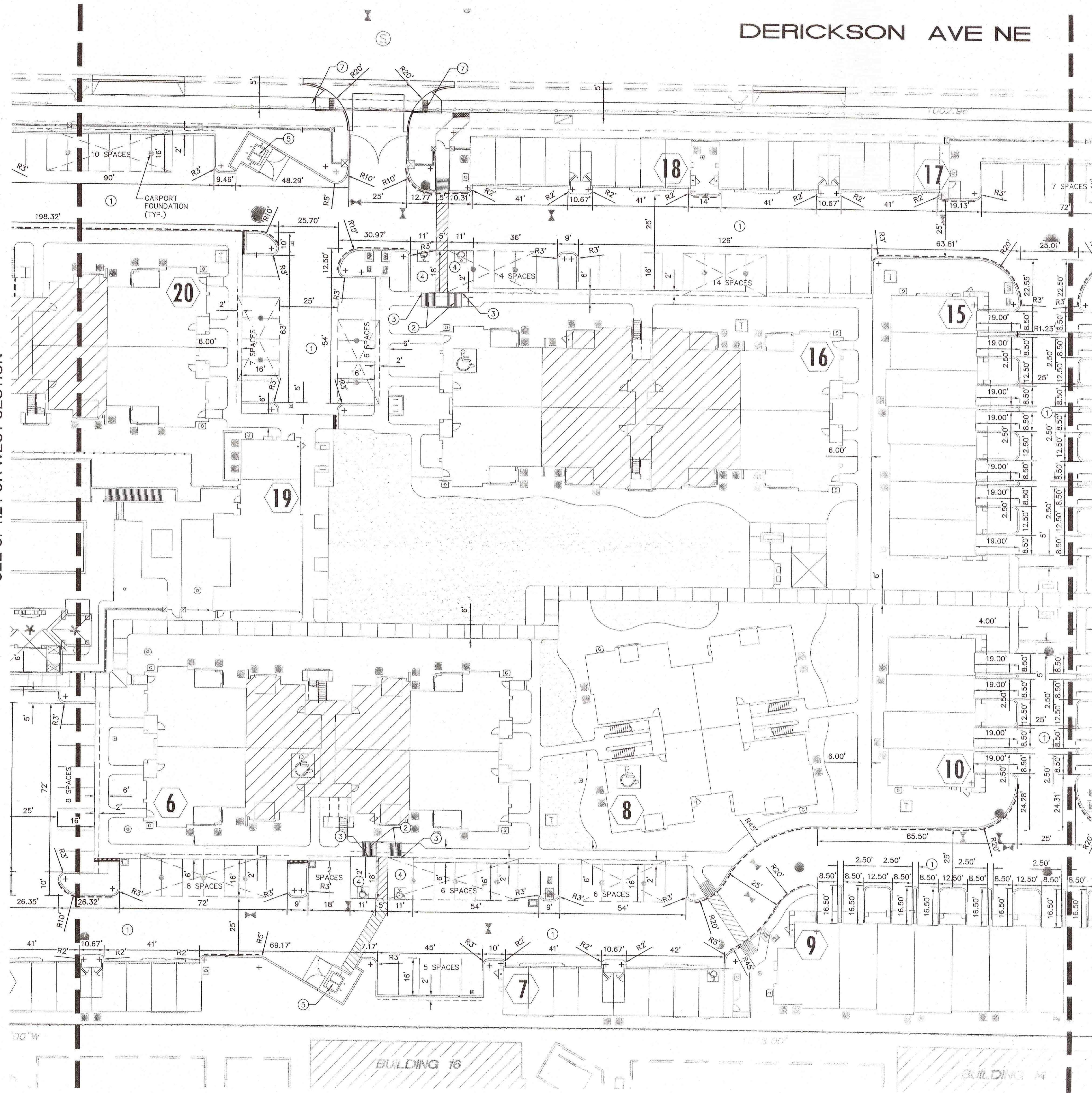
**CP1.2**

JUN 19 2014

DERICKSON AVE NE

SEE CP1.2 FOR WEST SECTION

SEE CP1.4 FOR EAST SECTION



GENERAL NOTES

- A. BASIS OF BEARINGS: PLAT OF LOTS 1-4, SANTA MONICA PLACE; (BK. 2012C, PG. 0002; REC. 01-06-2012).
- B. COORDINATE PAIRS ARE NEW MEXICO STATE PLANE COORDINATES, CENTRAL ZONE.
- C. SEE ARCHITECTURAL DETAIL SHEET, A1.20 FOR SITE STRIPING AND ACCESSIBILITY DETAILS.
- D. ALL STANDARD PARKING SPACES ARE 9'-0" WIDE BY 16'-0" DEEP UNLESS OTHERWISE NOTED.
- E. ALL ACCESSIBLE PARKING STALLS ARE 11'-0" WIDE BY 18'-0" DEEP.
- F. ALL DIMENSIONING IS TO FACE OF CURB/EDGE OF TURNDOWN SIDEWALKS/ENTRANCE OF PARKING STALLS.
- G. REMOVE ALL UNUSED CURB CUTS WITHIN THE PUBLIC ROW AND REPLACE WITH COA STD CURB & GUTTER AND PCC SIDEWALKS AS SHOWN ON THE PUBLIC WORK ORDER DRAWINGS.
- H. ALL IMPROVEMENTS SHOWN IN THE PUBLIC ROW TO BE CONSTRUCTED PER PUBLIC WORK ORDER DRAWINGS.
- I. ALL ONSITE SIDEWALKS ARE 4' IN WIDTH UNLESS OTHERWISE NOTED/DIMENSIONED.

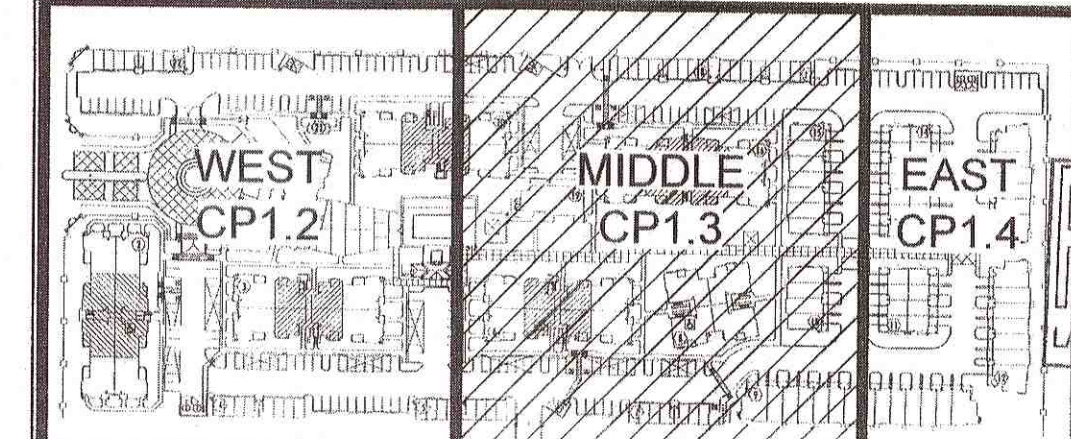
KEYED NOTES

- 1. PAVED AREAS, SEE PAVING PLAN FOR LIMITS AND TYPE OF PAVING.
- 2. ADA RAMP, SEE DETAIL ON ARCHITECTURAL PLANS.
- 3. ACCESSIBLE PARKING SIGN, SEE DETAIL ON ARCHITECTURAL PLANS.
- 4. ACCESSIBLE PARKING STALL, SEE DETAILS ON ARCHITECTURAL PLANS.
- 5. SINGLE TRASH ENCLOSURE.
- 6. DOUBLE TRASH ENCLOSURE.
- 7. ADA ACCESSIBLE RAMP WITH TRUNCATED DOME MATS, SEE PUBLIC WORK ORDER DRAWINGS.

LEGEND

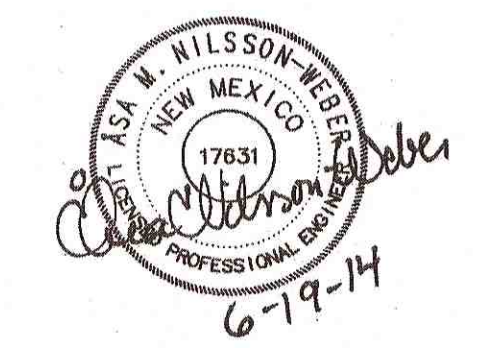
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TRAFFIC CONTROL SHEET KEY



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| REVISIONS |  |
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DATE: JUNE, 2014 ORB # 13-220

**CP1.3**  
JUN 19 2014  
CONTROL LAYOUT