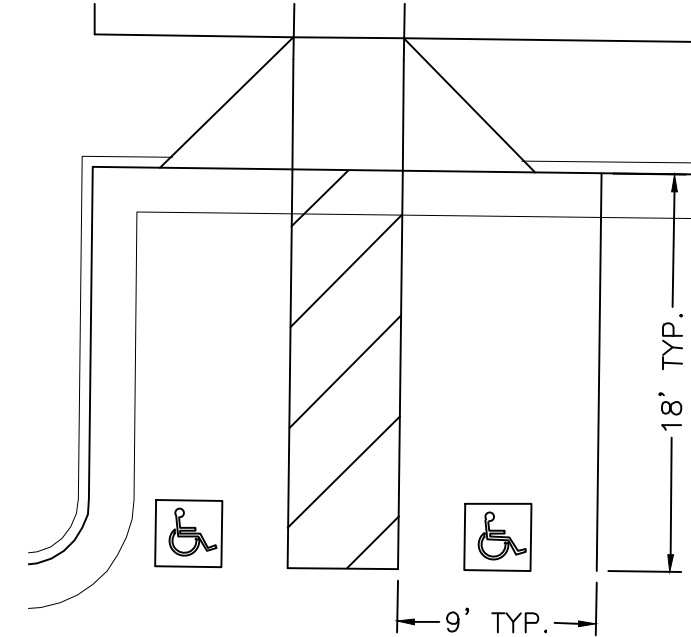


LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- BUILDING
- PROPOSED SIDEWALK
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- PARKING COUNT
- CLEAR SIGHT TRIANGLE

KEYED NOTES

- ACCESSIBLE PARKING W/SIGN PER ADA STANDARDS (1.0% MIN - 2.0% MAX SLOPE) SEE DETAIL SHEET DET-1
- UNIDIRECTIONAL ACCESSIBLE RAMP SEE DETAIL SHEET DET-2
- STANDARD CURB AND GUTTER (TYP) PER COA STD DWG 2415A SEE DETAIL SHEET DET-1
- DUMPSTER W/RECYCLING SEE DETAIL SHEET DET-2
- NOT USED
- NEW ASPHALT PAVING SEE DETAIL SHEET DET-1
- NEW 6' CONCRETE SIDEWALK PER COA STD DW 2430 SEE DETAIL SHEET DET-1
- NOT USED
- NOT USED
- GATED VEHICULAR ACCESS
- CURB RAMP SEE DETAIL SHEET DET-1
- "STOP" SIGN SEE DETAIL SHEET DET-2
- EXISTING SIDEWALK, CURB & GUTTER
- EXISTING CURB & GUTTER
- NOT USED
- EXISTING 30' PUBLIC DRAINAGE EASEMENT TO BE VACATED
- PROPOSED 25' PUBLIC DRAINAGE EASEMENT TO BE DEDICATED
- EXISTING 20' PUBLIC WATERLINE EASEMENT TO BE VACATED
- PROPOSED 20' PUBLIC WATERLINE EASEMENT TO BE DEDICATED
- EXISTING 20' PRIVATE DRAINAGE EASEMENT TO BE VACATED
- PROPOSED 20' PRIVATE DRAINAGE EASEMENT TO BE DEDICATED
- 4'x6' BICYCLE PARKING SPACES
- PERIMETER FENCE - MAXIMUM 6' TALL
- 4'x8' MOTORCYCLE PARKING SPACES



TYPICAL HANDICAP PARKING NTS



VICINITY MAP

LEGAL DESCRIPTION:

TR B-1 PLAT OF TRACT B-1 HERITAGE MARKETPLACE (BEING AREPLAT OF TRACT B, HERITAGE MARKETPLACE) CONT 9.0540 AC

SITE DATA

PROPOSED USAGE MULTI-FAMILY HOUSING
LOT AREA 394,392 SF (9.054 ACRES)
ADDRESS 1700 UNSER BLVD NW
ZONING MX-L
TOTAL DWELLING UNITS 129

BUILDING A:
Proposed Use = Community Facility
Building Footprint = 2,100 SF
1 Story High Building

BUILDINGS B-D, H, K-N, Q, & T-U (EACH):
Proposed Use = 7-Plex Residency, Plus Garages
Building Footprint = 7,059 SF
2 Story High Building
Garage Parking Spaces = 12

BUILDINGS E-G, I-J, O-P, & R (EACH):
Proposed Use = 6-Plex Residency, Plus Garages
Building Footprint = 6,005 SF
2 Story High Building
Garage Parking Spaces = 10

BUILDING S:
Proposed Use = 4-Plex Residency, Plus Garages
Building Footprint = 5,190 SF
Garage Parking Spaces = 8

PARKING REQUIRED
DWELLING MULTI FAMILY- 1 SPACE/DU = 129 (SP FOR SUBDIVISION)
RESIDENTIAL COMMUNITY AMENITY- 3 SPACES/1000 GFA = 7 (TABLE 5-5-2)
TOTAL PARKING REQUIRED = 132 SPACES

PARKING PROVIDED
STANDARD PARKING 70 SPACES
GARAGE PARKING 220 SPACES
TOTAL PARKING 290 SPACES

HC PARKING REQUIRED 4 SPACES
HC PARKING PROVIDED 6 SPACES
VAN ACCESSIBLE REQUIRED 1 SPACE
VAN ACCESSIBLE PROVIDED 6 SPACES

BICYCLE PARKING REQUIRED 65 SPACES (SP FOR SUBDIVISION)
BICYCLE PARKING PROVIDED 129 SPACES (1 IN EACH GARAGE)
14 SPACES (EXTERNAL ONSITE)
133 SPACES (TOTAL)

MOTORCYCLE PARKING REQUIRED 4 SPACES
MOTORCYCLE PARKING PROVIDED 4 SPACES

PARKING & PEDESTRIAN DESIGN NOTE:
THE HERITAGE MARKETPLACE SITE PLAN FOR SUBDIVISION DATED 10/27/2014 GOVERNS THE PARKING AND PEDESTRIAN DESIGN GUIDELINES.

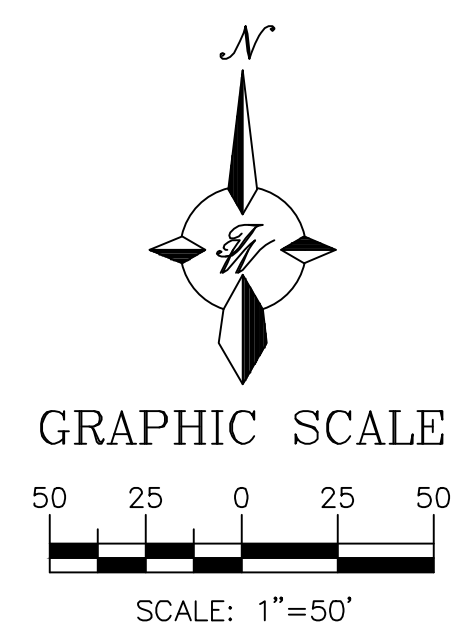
CLEAR SIGHT TRIANGLE NOTE:

LANDSCAPING, SIGNAGE, WALLS, FENCES, TREES, AND SHRUBBERY BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED WITHIN THE CLEAR SIGHT TRIANGLE.

VEHICLE TRACKING NOTE:

AN AASHTO 2011 SU-30 WAS USED.

Conceptual TCL approved 9/12/2022



<div>ENGINEER'S SEAL</div> <div></div> <div>RONALD R. BOHANNAN P.E. #7868</div>	KEYSTONE- HERITAGE MARKETPLACE ALBUQUERQUE, NM	DRAWN BY JL
	CONCEPTUAL TRAFFIC CIRCULATION LAYOUT	DATE 6-30-22
		DRAWING
	<div>TIERRA WEST, LLC</div> <div>5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com</div>	SHEET # C1.0
		JOB # 2022057