

LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- RIGHT-OF-WAY
- BUILDING
- PROPOSED SIDEWALK
- EXISTING CURB & GUTTER
- LANDSCAPING
- SITE LIGHTING
- 6' TALL FENCE
- ADA ROUTE
- VALET PARKING

KEYED NOTES

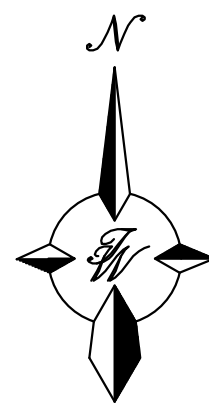
- UNIDIRECTIONAL ACCESSIBLE RAMP, SEE DETAIL SHEET DET-1
- ACCESSIBLE PARKING PER ADA STANDARDS, SEE DETAIL SHEET DET-1
- STANDARD CURB AND GUTTER PER COA STD DWG 2415A
- GANBION WALL
- BYCICLE RACK SEE DETAIL SHEET DET-1
- MOTORCYCLE SPACE W/SIGN, SEE DETAIL SHEET DET-1
- TRANSFORMER
- GENERATOR
- 4' PEDESTRIAN ACCESS
- BOLLARD (TYP)
- 6' CONCRETE WALK PER COA STD DWG 2430 FLISH WITH ASPHALT
- MONUMENT SIGN
- COLUMNS (TYP)
- DRAINAGE SWALE WITH 3'-4" FRACTURED ROCK ON MIRAFI FABRIC
- NOT USED
- TRASH DUMPSTER W/RECYCLE DUMPSTER TO BE ROLLED OUT TO ACCESS ROAD FOR SERVICE
- SITE LIGHTING (TYP), SEE DETAIL SHEET DET-2
- LOADING AREA (36' X 28')
- TRASH COMPACTOR (21'-4"x5'-9"x8'-4") SEE DETAIL SHEET DET-3
- RECYCLE (12'X9'-6" CLEARANCE) SHEET DET-3
- WHEEL STOP SEE DETAIL SHEET DET-1
- TRASH ENCLOSURE SEE DETAIL SHEET DET-3
- EXISTING ACCESSIBLE RAMP TO REMAIN
- BOLLARD (TYP) SEE DETAIL SHEET DET-1
- SEWER DRAIN, SEE SHEET MU-1 FOR CONNECTION

NOTES

- ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER
- ALL DRIVE AISLES AND PARKING AREAS ARE TO BE ASPHALT PAVING
- PARKING AREA CONTROLLED BY VALET PARKING TO ALLOW FOR STACKING

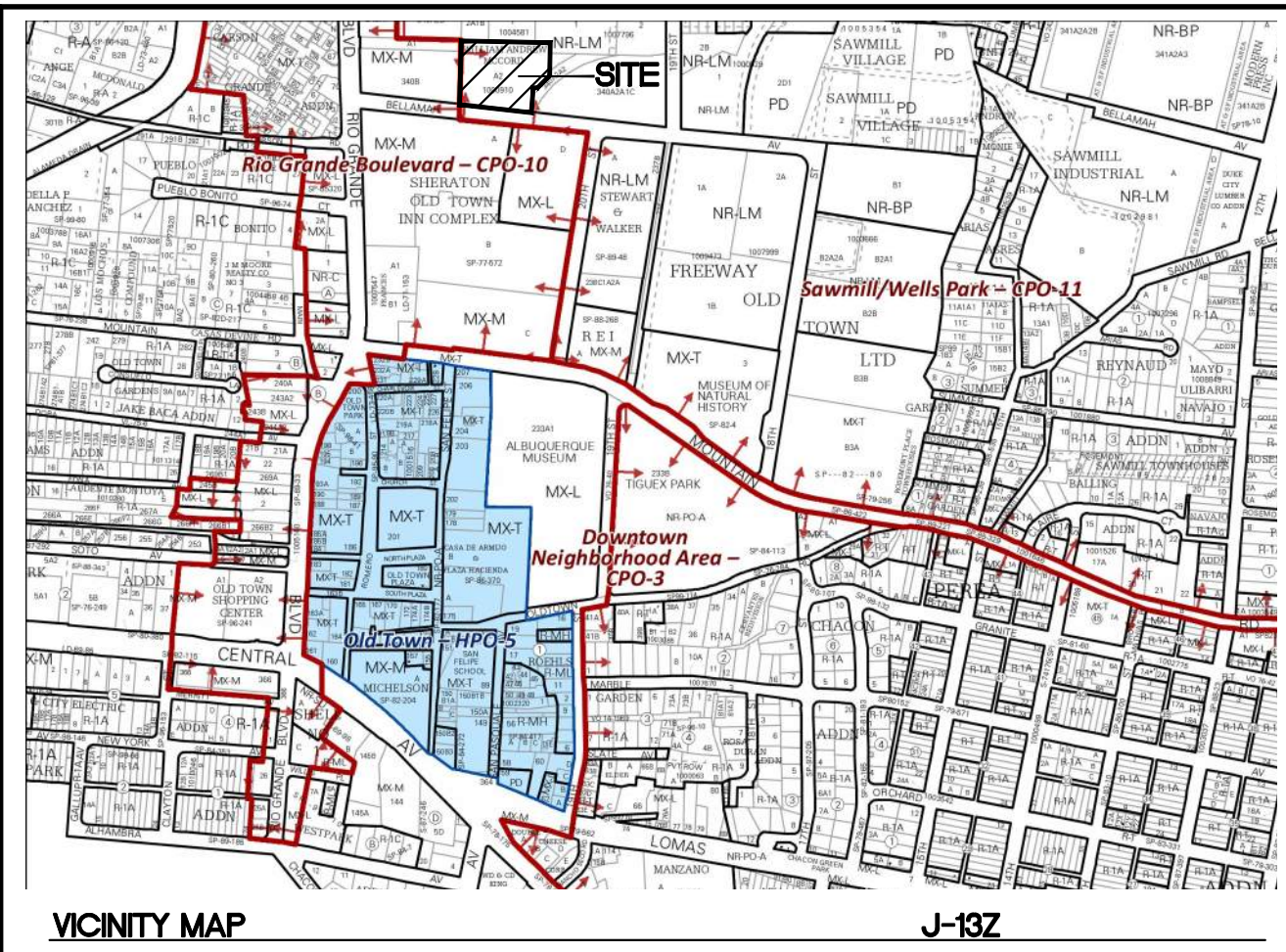
NOTE

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



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.



LEGAL DESCRIPTION

TRACTS A-2 PLAT OF TRACTS

SITE DATA

PROPOSED USAGE COMMERCIAL/HOTEL
LOT AREA 88383 SF (2.03 ACRES)
ZONING MX-H

BUILDING AREA 134709 SF

BUILDING SETBACK

FRONT 5'
REAR 15'
SIDE 0'

PARKING REQUIRED

GUEST 115 SPACES (1 SPACE PER GUEST ROOM)
COMMERCIAL (2639 SF) 21 SPACES (8 SPACES/1000 SF)
20% PARKING SPACE REDUCTION PER IDO 5-5(C)(5)(A) 27 SPACES
TOTAL PARKING REQUIRED 109 SPACES
ELECTRIC VEHICLE CHARGING STATION PROVIDED: 26 52 PARKING SPACES
OTHER PARKING PROVIDED 94 SPACES
TOTAL PROVIDED 120 SPACES

ACCESSIBLE SPACES REQUIRED 5 SPACES (1 VAN)
ACCESSIBLE SPACES PROVIDED 8 SPACES (2 VAN)
NOTE - ALL PARKING TO BE VALET PARKING

MOTORCYCLE SPACES REQUIRED 4 SPACES
MOTORCYCLE SPACES PROVIDED 4 SPACES

BICYCLE SPACES REQUIRED 5
BICYCLE SPACES PROVIDED 5

LANDSCAPE REQUIRED 6262 SF (15% NET AREA, 41772 SF)
LANDSCAPE PROVIDED 7328 SF

PROJECT NUMBER:

APPLICATION NUMBER:

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated and the Findings and Conditions in the Official Notification of Decision are satisfied.
Is an Infrastructure List required? () Yes () No If Yes, then a set of approved DRP plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineer, Transportation Division	Date
Water Utility Development	Date
Parks & Recreation Department	Date
City Engineer	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

* Environmental Health, if necessary

ENGINEER'S SEAL
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PROFESSIONAL ENGINEER
7868
10-26-22
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ALBUQUERQUE, NM

SITE PLAN FOR
BUILDING PERMIT

TIERRA WEST, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierrawestllc.com

DRAWN BY
pm
DATE
10-26-22
DRAWING
SHEET #
SP-1
JOB #
2022047

APPROVED FOR ACCESS
ONLY SOLID WASTE DEPT
1-SINGLE TRASH ENCLOSURE
AND 1 COMPACTOR ENCLOSURE-10-31-2022

DJ Laskowski