

SITE PLAN	
EXISTING ZONING: MX-L/MIXED USE	
LAND USE:	FINANCIAL INSTITUTION
LEASE ACREAGE:	0.726 ACRES (31,628 SF)
BUILDING FOOT PRINT (TOTAL):	±3,361 SQUARE FEET
OPEN SPACE REQUIRED (25% OF LOT ACREAGE):	±7,907 SQUARE FEET
OPEN SPACE PROVIDED:	±7,457 SQUARE FEET (23.6%)
BUILDING COVERAGE:	3,361/31,628: 11.82%
APPROX EX. IMPERVIOUS AREA:	±25,857 SQUARE FEET (81.6%)
APPROX PROPOSED IMPERVIOUS AREA:	±24,171 SQUARE FEET (76.4%)
PARKING REQUIRED (3 PER 1000 SF OF PROPOSED BUILDING):	11 SPACES
PARKING PROVIDED:	35 SPACES
ACCESSIBLE PARKING REQUIRED (1 ACCESSIBLE SPACE/25 STANDARD SPACE):	2 SPACES
PARKING PROVIDED (ACCESSIBLE):	2 SPACES
REQUIRED STACKING SPACES:	3 SPACES PER ATM
PROVIDED STACKING SPACES:	3 SPACES PER ATM
BICYCLE SPACE: REQUIRED/PROVIDED	3/4 SPACES
MOTORCYCLE SPACES: REQUIRED/PROVIDED	1/2 SPACES

- 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 1/4" AND 1/2" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 2H:1V. CHANGES IN LEVEL GREATER THAN 1/2" 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.

- LEGEND**
- EXISTING CURB
 - PROPOSED CURB
 - PARKING COUNT
 - PROPOSED PAVEMENT
 - PROPOSED SIDEWALK
 - PROPOSED LIGHT POLE
 - LIMITS OF CONSTRUCTION
 - PROPOSED LANDSCAPE AREA

THE BENCHMARKS ARE PROVIDED BASED ON THE ELEVATIONS PROVIDED BY SURVEX CONSULTING SURVEYORS

BENCHMARK

ALBUQUERQUE MONUMENT "11-G19" N=1498464.315 E=1545105.455 CF=0.999660292 DELTA ALPHA = 00°11'00.07" NMSP, CENTRAL ZONE, NAD 27 ELEVATION=5309.898 NAVD88

ALBUQUERQUE MONUMENT "20-H18" N=1493154.978 E=1545048.21 CF=0.999661580 DELTA ALPHA = 00°11'00.11" NMSP, CENTRAL ZONE, NAD 27 ELEVATION=5383.222 NAVD88

CONTRACTOR SHALL COORDINATE WITH SURVEYOR FOR BENCHMARKS AND ELEVATIONS PRIOR TO CONSTRUCTION. ENGINEER NOT RESPONSIBLE FOR PROVIDING BENCHMARKS AND BEARINGS.

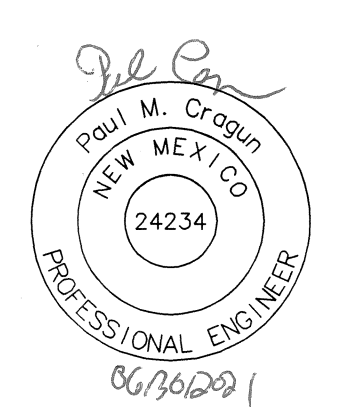
!!! CAUTION !!!

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.

Cumulus Design
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SITE PLAN
6670 INDIAN SCHOOL ROAD
CITY OF ALBUQUERQUE, NEW MEXICO
BERNALILLO COUNTY

CHASE

PLOT DATE
06/30/21
DRAWING SCALE
1" = 10'
PROJECT NUMBER
CDC20013
SHEET NUMBER
C1.01