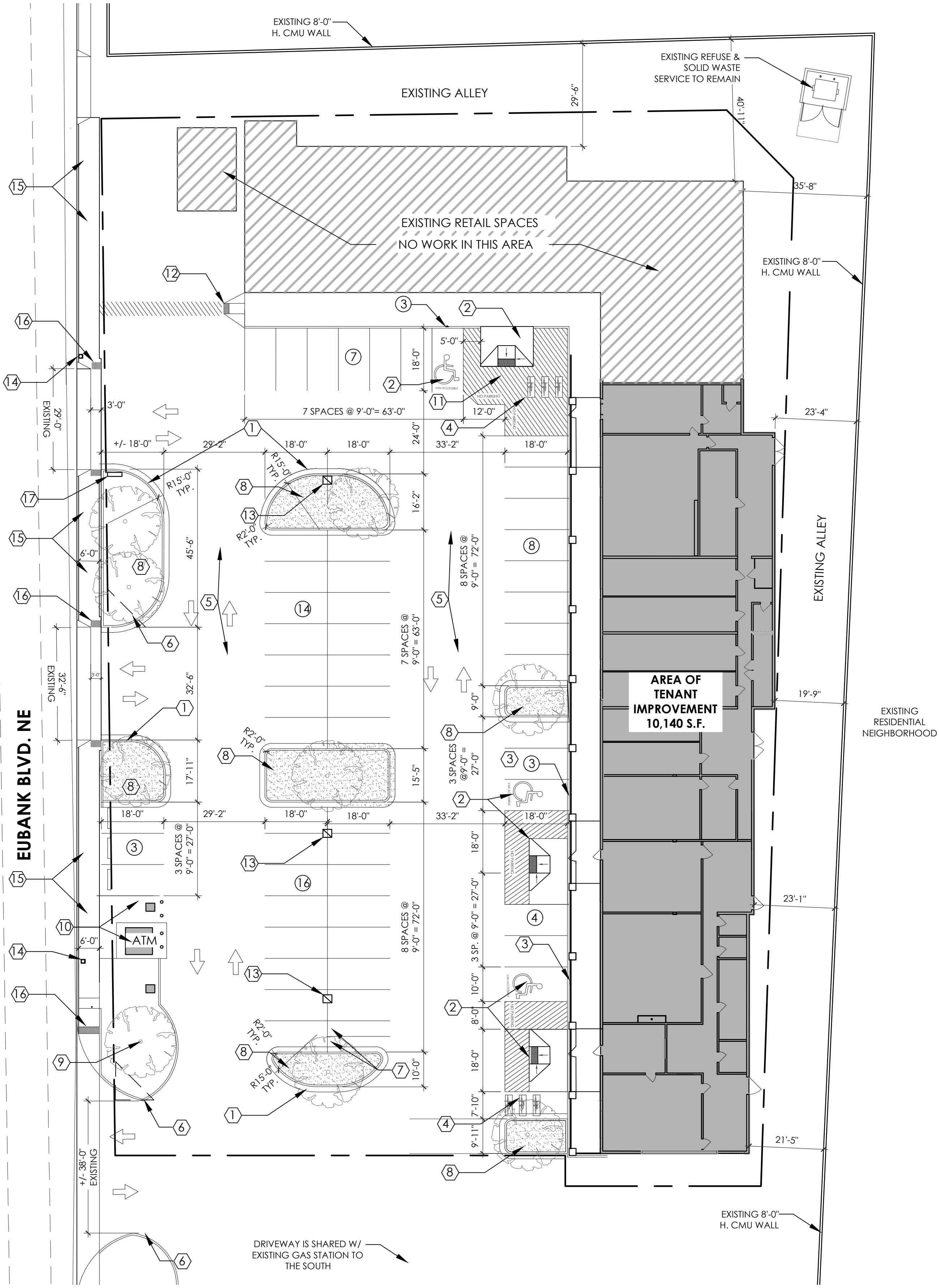




ZONE ATLAS MAP - L-11-Z
N.T.S.

OVERALL SITE PLAN
1" = 20'-0"



- ### KEYED NOTES
1. INSTALL NEW CONCRETE CURB & GUTTER, AS SHOWN, PER DPM STANDARDS. SEE DETAIL E, AS-2/TCL-2
 2. SEE SHEET AS-2 FOR ACCESSIBLE PARKING AND RAMP DETAILS, F & G.
 3. INSTALL ACCESSIBLE PARKING SIGNAGE, POLE- MOUNTED, AT THE ACCESSIBLE SPACE AS SHOWN, SEE DETAIL B /SHT. AS-2/ TCL-2
 4. INSTALL BIKE RACKS (6 TOTAL) @ 4'-0" O.C., SEE DETAIL A/ SHT. AS-2/TCL-2
 5. APPLY NEW TOP COAT OVER EXISTING ASPHALT. ANY LARGE HOLES AND CRACKS TO BE PATCHED AND REPAIRED AS REQUIRED. INSTALL NEW PARKING STRIPING AND DIRECTIONAL ARROWS ACCORDING TO LAYOUT SHOWN, PER DPM STANDARDS.
 6. 11'-0"x11'-0" CLEAR SIGHT TRIANGLE. SEE TCL NOTES BELOW.
 7. MOTORCYCLE PARKING SPACES WITH POLE MOUNTED SIGNS, SEE DETAIL C/ SHT. AS-2/TCL-2
 8. DEMO EXISTING ASPHALT AND INSTALL NEW GRAVEL LANDSCAPING WITH TREE.
 9. INSTALL NEW TREE IN EXISTING LANDSCAPE AREA.
 10. EXISTING ATM AREA WITH LIGHT POLES, LANDSCAPING BOLLARDS AND PARKING SHOWN TO REMAIN.
 11. EXISTING NO PARKING STRIPED AREA FOR PEDESTRIANS TO REMAIN. RE-STRIPED AS SHOWN.
 12. EXISTING RAMP TO REMAIN. INSTALL DETECTABLE WARNING SURFACE AND STRIPING TO SIDEWALK AS SHOWN.
 13. EXISTING LIGHT POLE TO REMAIN. PROTECT DURING CONSTRUCTION.
 14. EXISTING STREET LIGHT POLE TO REMAIN. ENSURE 48 MIN. CLEARANCE ON NEW 6" WIDE CONC. SIDEWALK.
 15. EXISTING SIDEWALK TO BE WIDENED TO A 6 FT. WIDE SIDEWALK ALONG THE PROPERTY FRONTAGE, PER CITY OF ABQ. STDS.
 16. INSTALL 4 FT. WIDE DETECTABLE WARNING SURFACE AT ALL PEDESTRIAN/VEHICLE TRANSITIONS. (3-FT. WIDE AT 3 FT. SIDEWALK ACROSS DRIVEWAYS) ENSURE 2% MAX.CROSS SLOPE FOR SIDEWALK ACROSS DRIVEWAYS.
 17. EXISTING MONUMENT SIGN TO REMAIN.

LANDSCAPING

REQUIRED LANDSCAPING: PER CABQ IDO 2022
NET LOT AREA = 31,960 SF x 10% = 3,196 SF LANDSCAPING REQUIRED
LANDSCAPING PROVIDED = 3,432 SF

1 TREE REQUIRED PER EACH 10 PARKING SPACES
5 TREES PROVIDED AT PARKING

STREET TREES REQUIRED @ 25 FT. O.C.
STREET TREES PROVIDED 4

THE CLEAR SITE TRIANGLE SHALL BE MAINTAINED AT ALL EXITS OF PARKING AREAS

PARKING CALCULATIONS

REQUIRED SPACES: PER CABQ IDO 2022	
CANNABIS RETAIL = 4 SP. PER 1000 S.F.	972/1,000 = 4 SPACES REQUIRED
CANNABIS CULTIVATION = 1 SP. PER 1000 S.F.	4,827/1,000 = 5 SPACES REQUIRED
GENERAL RETAIL = 3.5 SPACES PER 1,000 S.F.	6,680 S.F. = 25 SPACES REQUIRED
ACCESSIBLE PARKING SPACES REQUIRED	51-75 TOTAL SPACES = 3 (1 VAN ACCESSIBLE)
TOTAL SPACES REQUIRED: 37 (3 ACCESSIBLE)	
BICYCLE SPACES = 10% OF 60 SPACES PROVIDED = 6 BICYCLE SPACES REQUIRED	
MOTORCYCLE PARKING = FOR 1-25 SPACES REQUIRED = 1 MOTORCYCLE SPACE REQUIRED	
PARKING SPACES PROVIDED:	
REGULAR PARKING SPACES =	52 SPACES PROVIDED
ACCESSIBLE PARKING SPACES=	3 SPACES PROVIDED (1 VAN ACCESSIBLE)
BICYCLE SPACES=	6 PROVIDED
MOTORCYCLE SPACES=	2 PROVIDED
TOTAL SPACES PROVIDED = 63 SPACES PROVIDED	

- ### TCL NOTES:
1. 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
 2. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER.
 3. REFUSE VEHICLE MANEUVERING SHALL BE CONTAINED ON-SITE. THE REFUSE VEHICLE SHALL NOT BACK INTO THE PUBLIC RIGHT AWAY.

- ### DESIGN STANDARDS
1. ALL CURB ACCESS RAMPS (DRIVE PADS) SHALL BE CONSTRUCTED TO MEET THE CITY OF ALBUQUERQUE STD. DRAWINGS 2425.
 2. ALL SIDEWALKS SHALL BE CONSTRUCTED TO MEET THE STD. OF THE CITY OF ALBUQUERQUE STD. DRAWING 2430.
 3. ALL SIDEWALK CONSTRUCTION SHALL MEET THE STDs. OF THE CITY OF ALBUQUERQUE STD. DRAWING 2431.
 4. ALL SIDEWALK JOINTS AND TRANSITIONS BETWEEN EXISTING AND NEW SIDEWALKS SHALL CONFORM TO THE CITY OF ALBUQUERQUE STD. DRAWING 2450.
 5. ALL NEW CURB CUTS TO THE SITE MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STD. DRAWING 2425 WITH THE GUTTER PROFILE MATCHING EXISTING.
 6. ALL NEW CURB AND GUTTERS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STD. DRAWING 2415A, MATCHING EXISTING PROFILES.

