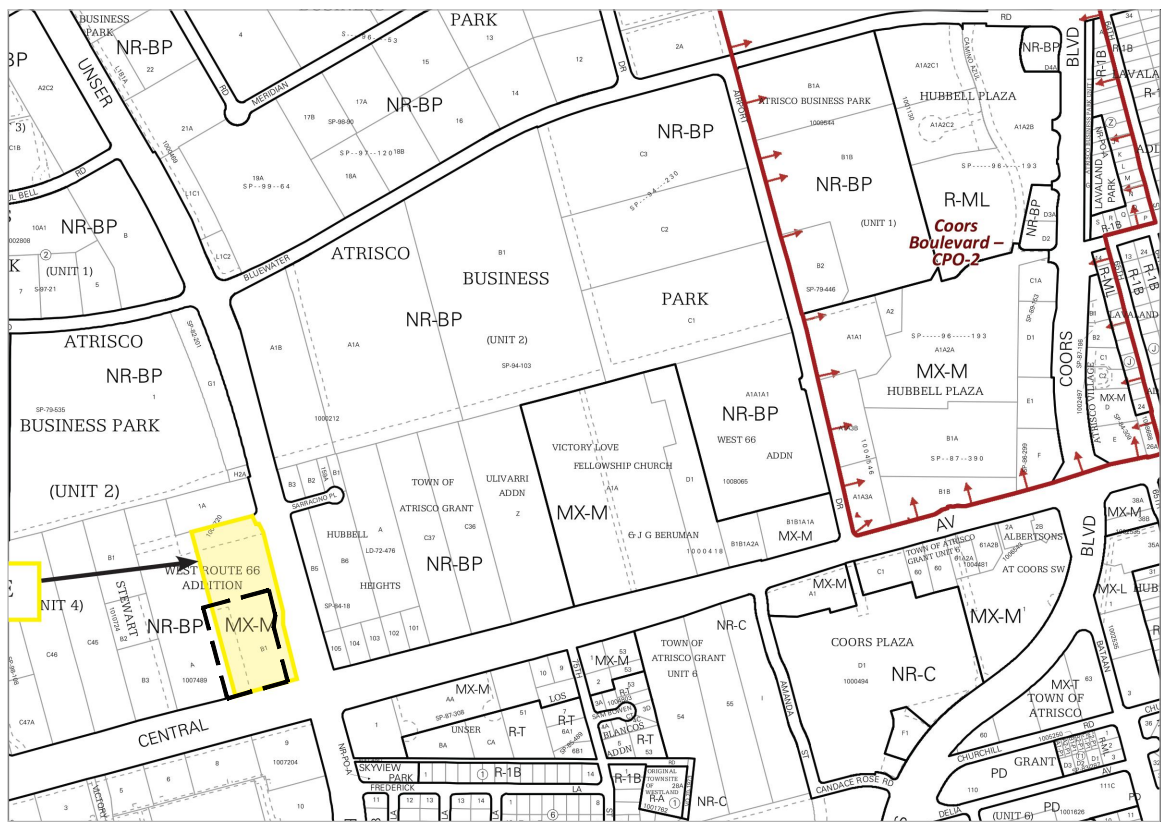


GENERAL SHEET NOTES

- A. DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- B. SITE PLAN SHALL COMPLY WITH LOCAL, STATE AND FEDERAL ADA STANDARDS & GUIDELINES, INCLUDING THE INTERNATIONAL FIRE CODE (IFC) 2015.
- C. CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
- D. LIGHT FIXTURES AND DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE (IDO); SECTION 14-16-5-8 OUTDOOR LIGHTING.
- E. STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE.
- F. LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. SIGNS, WALLS AND PLANTING BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE PERMITTED IN THE CLEAR SIGHT TRIANGLE.
- G. NEW CONSTRUCTION WILL ENSURE CONTINUOUS ACCESS FOR SOLID WASTE DURING CONSTRUCTION TO THE ADJACENT MULTI-FAMILY APARTMENTS.

VICINITY MAP



LEGEND

- LANDSCAPE AREA
- SYNTHETIC TURF
- LOT LINE
- ASPHALT PAVEMENT MARKING:
WHITE DIRECTIONAL ARROW
- ASPHALT PAVEMENT MARKING:
BLUE ACCESSIBLE PARKING SYMBOL
- EXISTING TREE TO REMAIN AND BE PROTECTED DURING CONSTRUCTION

PROJECT DATA - TOTAL

ZONING: IDO MX-M + PREMIUM TRANSIT (PT) DESIGNATION

LEGAL DESCRIPTION:
TR A-1 PLAT FOR TRACTS A-1 & A-2 NUEVO ATRISCO (BEING COMPRISED OF TRACT A NUEVO ATRISCO) CONT. 3815 AC; TR A-2 PLAT FOR TRACTS A-1 & A-2 NUEVO ATRISCO (BEING COMPRISED OF TRACT A NUEVO ATRISCO) CONT. 2,725 AC; TR B PLAT OF TRACTS A AND B NUEVO ATRISCO (BEING A REPLAT OF TRACT B1, WEST ROUTE 66 ADDITION II) CONT. 3,136 AC

SITE AREA TOTAL: 3.1362 ACRES = 136,611 SF

IDO ZONE ATLAS: K-10-Z (MAY 2018)

SETBACKS (MIN/MAX): FRONT 0'/15', SIDE= 0'/15', REAR= 0'

BUILDING INFORMATION: HEIGHT/OCCUPANCY/CONSTRUCTION TYPE

BUILDING 1: COMMUNITY PLAZA BUILDING X-X' / 1' / VB-SPRINKLED

BUILDING 2: MULTI-TENANT BUILDING X-X' / M and A-2 / VB-SPRINKLED

BUILDING 3: RESTAURANT X-X' / A-2 / VB-SPRINKLED

MAX HEIGHT ALLOWED: 65'-0"

FIRE FLOW: XXXX GPM

HYDRANTS REQUIRED: X TOTAL

PROJECT DATA - LOT 1 (PHASE 1)

LOT AREA TOTAL: XXX ACRES

AREA OF LOT COVERED BY BUILDING
BUILDING 1: **4,890 SF** (= 4,890 GFA) *this number is used to calculate net lot*

USABLE OPEN SPACE
NOT REQUIRED PER IDO Table 5-1-2

PARKING CALCULATION (IDO Table 5-5-1):
5 SPACES PER 1,000 GFA = 24 PARKING SPACES REQUIRED
2 SPACES PER 1 FOOD TRUCK = 18 PARKING SPACES REQUIRED
TOTAL PARKING REQUIRED = 42
TOTAL PARKING PROVIDED = 94

MOTORCYCLE PARKING REQUIRED = 2 (IDO Table 5-5-4)
MOTORCYCLE PARKING PROVIDED = 2
BICYCLE PARKING REQUIRED = 4 (IDO Table 5-5-5)
BICYCLE PARKING PROVIDED = 4 (2 bicycles per 1 bike rack)

KEYED NOTES

- | CODE | DESCRIPTION |
|------|---|
| 1 | EXISTING CONCRETE CURB |
| 2 | EXISTING CONCRETE SIDEWALK |
| 3 | EXISTING EASEMENT |
| 4 | EXISTING ASPHALT PAVING |
| 5 | CONCRETE SIDEWALK |
| 6 | CONCRETE SEAT WALL |
| 7 | EXTERIOR ART FEATURE WITH CHALK WALL |
| 8 | TRASH ENCLOSURE WITH 5' X 6' GREASE RECYCLING STORAGE |
| 9 | FOOD TRUCK |
| 10 | FENCE |
| 11 | EV CHARGING STATION LV2 |
| 12 | TWO-POINT LOCK BICYCLE RACK |
| 13 | SHADE STRUCTURE |
| 14 | ATTACHED SHADE STRUCTURE |
| 15 | 6" RAISED CONCRETE STAGE |
| 16 | TUNNEL |
| 17 | LINEAR WATER FEATURE - THREE LEVELS |
| 18 | BUBBLER PAD |
| 19 | PATIO |

PROJECT DATA - LOT 2 (PHASE 1)

LOT AREA TOTAL: XXX ACRES

AREA OF LOT COVERED BY BUILDING
BUILDING 2: **6,000 SF** (= 6,000 GFA) *this number is used to calculate net lot*

USABLE OPEN SPACE
NOT REQUIRED PER IDO Table 5-1-2

PARKING CALCULATION (IDO Table 5-5-1):
5 SPACES PER 1,000 GFA = 30 PARKING SPACES REQUIRED
TOTAL PARKING REQUIRED = 30
TOTAL PARKING PROVIDED = 38

MOTORCYCLE PARKING REQUIRED = 2 (IDO Table 5-5-4)
MOTORCYCLE PARKING PROVIDED = 2
BICYCLE PARKING REQUIRED = 3 (IDO Table 5-5-5)
BICYCLE PARKING PROVIDED = 4 (2 bicycles per 1 bike rack)

PROJECT DATA - LOT 3 (PHASE 2)

LOT AREA TOTAL: XXX ACRES

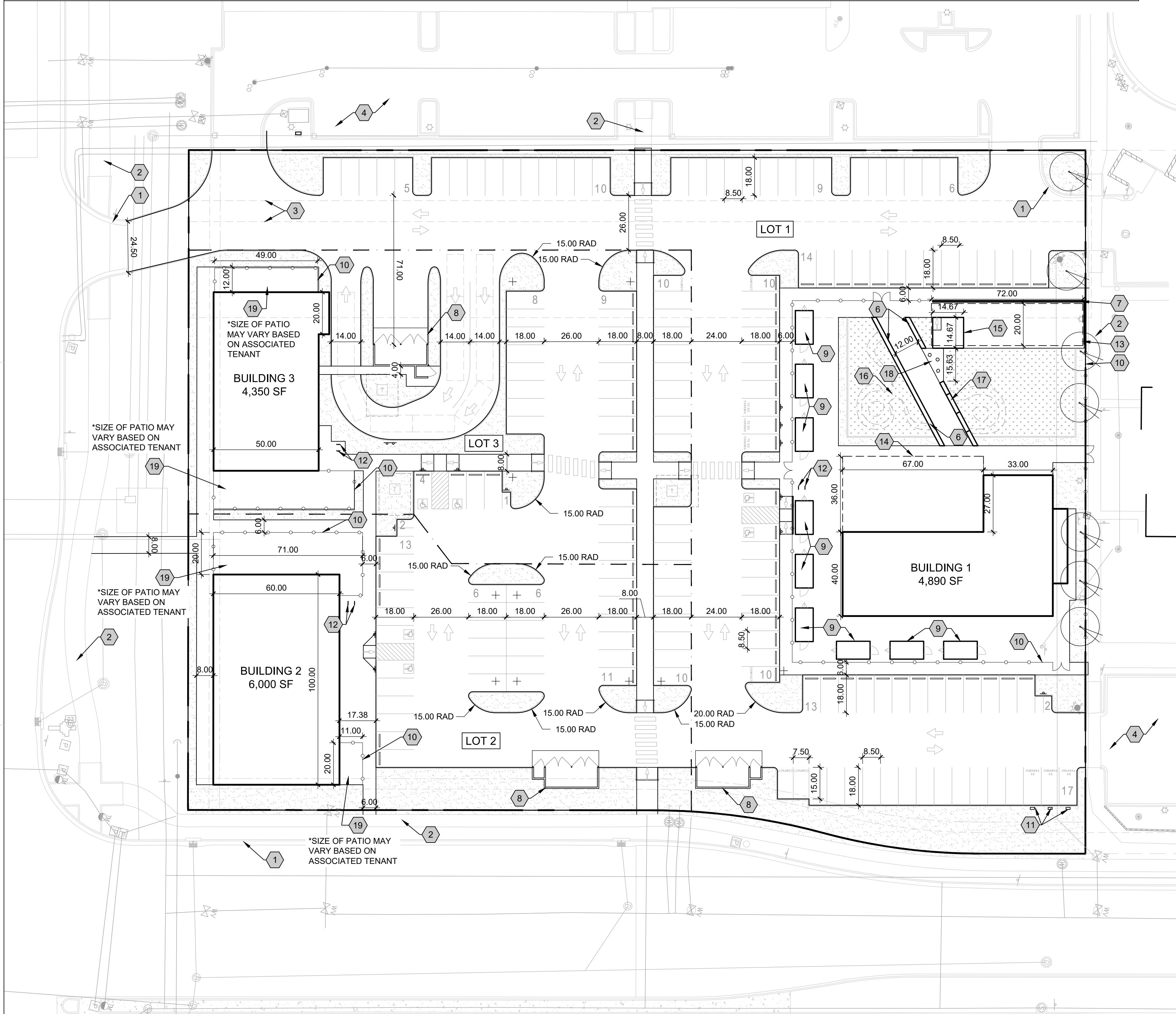
AREA OF LOT COVERED BY BUILDING
BUILDING 3: **4,350 SF** (= 4,350 GFA) *this number is used to calculate net lot*

USABLE OPEN SPACE
NOT REQUIRED PER IDO Table 5-1-2

PARKING CALCULATION (IDO Table 5-5-1):
5 SPACES PER 1,000 GFA = 22 PARKING SPACES REQUIRED
TOTAL PARKING REQUIRED 22
TOTAL PARKING PROVIDED = 39

MOTORCYCLE PARKING REQUIRED = 1 (IDO Table 5-5-4)
MOTORCYCLE PARKING PROVIDED = 1
BICYCLE PARKING REQUIRED = 3 (IDO Table 5-5-5)
BICYCLE PARKING PROVIDED = 4 (2 bicycles per 1 bike rack)

NOTE: SITE WORK AND PARKING AREA PAVING (EXCLUDING THE BUILDING, DRIVE-THROUGH AND DUMPSTER ENCLOSURE) MAY BE CONSTRUCTED SIMULTANEOUSLY WITH PHASE 1.



****Approved for access by the Solid Waste Department for 3-double trash enclosures. Herman Gallegos 04-14-22****
Herman Gallegos

NORTH
A1
1" = 30'-0"
0 30' 60'
SITE DEVELOPMENT PLAN

DEKKER
PERICH
SABATINI

ARCHITECT
ENGINEER

NOT FOR
CONSTRUCTION

PROJECT

NUEVO ATRISCO FOOD PARK
Central + Unser
Albuquerque, NM 8710X

PROJECT NO.	TBD
APPLICATION NO.	TBD
IS AN APPROVED INFRASTRUCTURE LIST REQUIRED? [] YES [] NO. IF YES, THEN A SET OF APPROVED DRG 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 APPROVAL:	
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE:
ABCWUA	DATE:
PARKS & RECREATION DEPARTMENT	DATE:
CITY ENGINEER/HYDROLOGY	DATE:
ENVIRONMENTAL HEALTH (CONDITIONAL)	DATE:
Herman Gallegos <i>Herman Gallegos</i> SOLID WASTE MANAGEMENT	04-14-22 DATE:
DRB CHAIRPERSON, PLANNING DEPT.	DATE:
CODE ENFORCEMENT	DATE:

REVISIONS
△
△
△
△

DRAWN BY
REVIEWED BY
DATE 04.12.2022
PROJECT NO. 19-0059.002
DRAWING NAME
SITE DEVELOPMENT PLAN

SHEET NO.
SDP1.1