



SITE PLAN

NOTE:

LANDSCAPING, FENCING AND SIGNING 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.

ALL PAVING SHALL BE SHALL BE ASPHALT UNLESS NOTED OTHERWISE, REF. DETAIL THIS SHEET.

ALL MECHANICAL EQUIPMENT SHALL BE SCREENED IN ACCORDANCE WITH IDO SECTION 5-5 (G).

ALL OUTDOOR LIGHT FIXTURES SHALL BE LED. FIXTURES 70 WATTS OR GREATER SHALL BE SHIELDED USING FULL CUTOFF LIGHT FIXTURES.

BUILDING MOUNTED SIGNS SHALL BE EXTERNALLY ILLUMINATED AND SHALL NOT EXTEND MORE THAN 2 FEET ABOVE THE EXTERIOR WALLS OF THE BUILDING.

WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER.

SITE LIGHTING WILL BE PROVIDED BY LIGHT BOLLARDS AND WALL MOUNTED FIXTURES AND SHALL COMPLY WITH 5-8 OF THE IDO

BROKEN OR CRACKED SIDEWALK IS TO BE REPLACED WITH NEW SIDEWALK PER COA STD DRAWING 2430

ALL TOWNHOUSES SHALL HAVE EV CHARGING IN THE GARAGE

- LEGEND
- BUILDING
 - CONCRETE
 - ASPHALT PAVING
 - LANDSCAPE
 - CLEAR SIGHT TRIANGLE

SITE ANALYSIS DATA

UPC: 101005652542410601
LEGAL: TRACT 155 UNIT 6 ATRISCO GRANT
ZONING: MX-T
ZONE ATLAS PAGE: L-10 & L-11

GROSS LOT AREA = 5.66 AC = 246,549 SF
BUILDING FOOTPRINT = 78,498 SF
NET LOT AREA = 168,051 SF
REQUIRED LANDSCAPE AREA @ 15% = 25,207 SF ; 55,501 SF PROVIDED

IDO TABLE 5-S-1 PARKING :
MULTI-FAMILY
1 BEDROOM: 108 EACH X 1.2 SPACES = 129.6 SPACES
2 BEDROOM: 12 EACH X 1.6 SPACES = 19.2 SPACES
3 BEDROOM: 30 EACH X 1.8 SPACES = 54 SPACES
TOTAL SPACES REQUIRED: 202.8 SPACES
SPACES PROVIDED = 214 SPACES

MOTORCYCLE PARKING 151-300 SPACES: 5 SPACES REQUIRED / 6 PROVIDED
ADA PARKING 201-300 SPACES: 7 SPACES REQUIRED/ 12 PROVIDED VAN ACCESSIBLE
BIKE PARKING 10% OF 214: 22 REQUIRED, 30 SPACES PROVIDED
EV PARKING 5% OF 214: 11 REQUIRED, 30 PROVIDED

IDO TABLE 2-4-1 OPEN SPACE:
1 BEDROOM: 80 EA X 225 SF X 0.5 = 9,000 SF
2 BEDROOM: 16 EA X 285 SF X 0.5 = 2,280 SF
3 BEDROOM: 30 EA X 350 SF X 0.5 = 5,250 SF
STUDIO: 16 EA X 225 SF X 0.5 = 1,800 SF

TOTAL REQUIRED = 18,330 SF

GRADE LEVEL OPEN SPACE = 81,738 SF PROVIDED
UPPER FLOOR BALCONIES & DECKS = 6,660 SF PROVIDED

IDO 14-16-4-3(B)(8)(b) 1 TREE REQUIRED PER GROUND FLOOR UNIT = 90 TREES
1 TREE REQUIRED FOR 2ND FLOOR UNITS = 60 TREES
TOTAL TREE REQUIREMENT = 150 TREES

- KEYED NOTES
- NEW DRIVE CUT REF CITY OF ALBUQUERQUE STANDARD DETAIL 2426 FOLLOW PARALLEL RAMP DETAIL, NOTE DETAIL 2446 FOR DETECTABLE WARNING SURFACE.
 - 6 SPACE BIKE RACK, REF DETAIL THIS SHEET
 - MOTORCYCLE PARKING SIGN REF DETAIL THIS SHEET
 - H.C. PARKING SIGN, REF DETAIL ON THIS SHEET
 - NEW FIRE HYDRANT
 - NEW 6' SIDEWALK, 2% MAX CROSS SLOPE, 1.5% PREFERRED CROSS SLOPE, REFERENCE CITY OF ALBUQUERQUE STANDARD DETAIL 2430
 - HC PARKING SYMBOL
 - CURB AND GUTTER, REF COA DETAIL
 - EXISTING PROPERTY LINE
 - NEW ROLL, CURB REF CITY OF ALBUQUERQUE STANDARD DETAIL 2415A
 - CLEAR SIGHT TRIANGLE. LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FT TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE
 - CURB RAMP, REFERENCE CITY OF ALBUQUERQUE STANDARD DETAIL 2441, NOTE DETAIL 2446 FOR DETECTABLE WARNING SURFACE
 - PARALLEL RAMP, REFERENCE CITY OF ALBUQUERQUE STANDARD DETAIL 2443
 - EXISTING BLOCK WALL
 - REFUSE CONTAINER, REF DETAIL THIS SHEET
 - IDO SETBACK LINE
 - ASPHALT PAVING
 - RECYCLING CONTAINER STORAGE POINT
 - TRASH ENCLOSURE
 - FRONT DOOR
 - RETENTION POND
 - NEW 6FT RETENTION WALL
 - NEW METAL FENCE REFERENCE DETAIL ON A-501
 - EXISTING SIDEWALK
 - PIV
 - FDC

SOLID WASTE CALCS:
142 UNITS X 0.55 CY = 78.1 CY PER WEEK

SOLID WASTE NOTES:

THE SLOPE LEADING TO THE TRASH ENCLOSURE/DUMPSTER SHALL BE NO GREATER THAN 1/8" PER FOOT ON THE APPROACH.

THERE IS NO FOOD SERVICE FOR THIS PROJECT.

RECYCLING CONTAINERS LOCATED ADJACENT TO THE REFUSE ENCLOSURE, SEE KEYED NOTE.

THIS FACILITY WILL NOT DISTRIBUTE, OR PROCESS FOOD, OR DRINK THAT WOULD LEAK FROM THE REFUSE CONTAINER.

THE REFUSE DRIVER SHALL HAVE ACCESS TO TRASH ENCLOSURE/DUMPSTER BY 5:00AM.

THERE ARE NO OVERHANGING WIRES LEADING TO AND EXITING FROM THE TRASH ENCLOSURE.

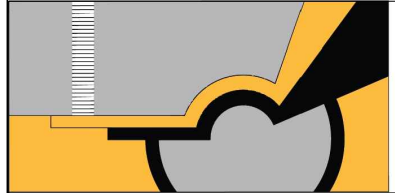
THIS PROJECT WILL NOT ALTER EXISTING TRASH SERVICE FOR THE SURROUNDING BUSINESSES DURING CONSTRUCTION.

PROPERTY OWNER RESPONSIBLE FOR PLACING RECYCLING AT DESIGNATED COLLECTION POINT ON COLLECTION DAY.

OWNER SHALL PURCHASE 8 CY REFUSE CONTAINER.

ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WALL MUST BE INCLUDED ON A PUBLIC WORK ORDER

No	Revision	Item	Date



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DRAWING TITLE		
SITE PLAN		
DESIGNED	PROJECT NO	
DRAWN	SCALE	
CHECKED	DRAWING NO	
REVIEWED	A-100	
DATE	02/20/2025	