

KEYED NOTES

- VEHICLE INGRESS INTO STUDIO PROPERTY
- VEHICLE EGRESS OUT OF STUDIO PROPERTY
- CONCRETE SIDEWALK 6' WIDE UNLESS OTHERWISE NOTED
- PEDESTRIAN WALKWAY TO LINK WITH CONCRETE SIDEWALKS TYP. WALKWAYS SHALL BE DISTINGUISHABLE FROM DRIVEWAY PAVING BY PATTERN OR COLOR.
- TEMPORARY 14'-0" HIGH CHAIN-LINK SECURITY FENCE WITH CLOTH FABRIC SCREENING MATERIAL. FENCE SHALL REMAIN IN PLACE FOR A MAXIMUM OF 3 YEARS.
- WEST SECURITY WALL, RE: 3 & 4/SHEET 15.
- TYPICAL PARKING SPACE
- TYPICAL CONCRETE SIDEWALK ACCESSIBILITY RAMP, RE: 5/SHEET 02.
- FIRE HYDRANT LOCATION
- DECORATIVE FEATURE WALL, RE: 4/SHEET 16
- REFUSE AREA TO CONTAIN TRASH COMPACTOR AND RECYCLE CONTAINERS
- ALL REFUSE SHALL BE MOVED TO THIS LOCATION BY INTERNALLY STUDIO STAFF FOR WASTE MANAGEMENT PICK-UP.
- BIKE RACK, RE: SITE DATA FOR QUANTITY
- PARALLEL PARKING ALONG STREET
- REFUSE AREA FOR MIXED-USE BUILDINGS TRASH PICK-UP BY WASTE MANAGEMENT.
- GUARD HOUSE AT GATED STUDIO ENTRANCE, RE: 1/SHEET 12 FOR TYP. ENTRANCE.
- FLEX-USE AREA FOR STUDIO TO BE USED FOR OVERFLOW PARKING WHEN NEEDED OR FOR STUDIO OPERATION PURPOSES.
- FUTURE BUILDING TO BE DEVELOPED IN A LATTER PHASE, BUILDING SHALL FOLLOW SAME DESIGN PRESIDENT BASED ON THIS SUBMITTAL.
- CONCRETE ACCESSIBILITY RAMP LOCATED ALONG PEDESTRIAN PATH
- FUTURE ENTRANCE GATE ONTO STUDIO PROPERTY TO BE BUILT WHEN TOWER ROAD IS CONSTRUCTED, RE: 3/SHEET 02
- TYPICAL LIGHT POLE, RE: 4/SHEET 02
- CONCRETE PEDESTRIAN PATH, 6'-0" WIDE UNLESS OTHERWISE NOTED.
- SOUTH SECURITY WALL, RE: 3 & 4/SHEET 16.
- 6' CONCRETE CURB TYPICAL.
- SECURED PEDESTRIAN ACCESS POINT
- SECURITY WALL @ GATE, RE: 1/SHEET 02
- SECURITY WALL @ GATE, RE: 2/SHEET 02

- MOTORCYCLE PARKING SPACE. EACH SPACE SHALL BE DESIGNATED WITH ITS OWN POSTED UPRIGHT FREESTANDING OR WALL MOUNTED SIGN.
- PEDESTRIAN CROSSWALK; SHALL DIFFERENTIATE FROM ROADWAY PAVING BY PATTERN AND COLOR.
- TYPICAL BUILDING MOUNTED LIGHT FIXTURE, RE: ELEVATIONS FOR MOUNTING HEIGHT.
- FUTURE PEDESTRIAN CROSSWALK; SHALL DIFFERENTIATE FROM ROADWAY PAVING BY PATTERN AND COLOR.

GENERAL NOTES

- PLEASE REFER TO SHEET 02 FOR ENLARGED PLANS OF TYPICAL AREAS OF THE SITE.
- WATER HARVESTING METHODS OR OTHER SUSTAINABLE METHODS THAT UTILIZE STORM WATER RUNOFF SHALL BE INCORPORATED INTO THE SITE PLAN.
- SOLAR PANELS FOR PURPOSES OF WATER HEATING OR COOLING, SPACE HEATING OR COOLING, OR POWER GENERATION ARE PERMITTED AND ENCOURAGED.
- SITE PLAN SHALL COMPLY WITH THE DESIGN STANDARDS CONTAINED IN THE MESA DEL SOL LEVEL A MASTER PLAN AND ITS TECHNICAL APPENDIX.
- CONNECTOR ROAD 'A' AND TOWER ROAD SHALL BE CONSTRUCTED IN A FUTURE PHASE. A PORTION OF CONNECTOR ROAD 'A' ADJACENT TO THE MIXED USE BUILDING 'B' AND THE PARKING BEHIND IT WILL BE THE ONLY PORTION OF THE ROAD TO BE CONSTRUCTED AT THIS TIME. PLEASE ALSO REFER TO KEYED NOTES #5 14 AND 30. ALSO PLEASE REFER TO CLOUDED AREA AT CONNECTOR ROAD 'A' AND TOWER ROAD.

LEGAL DESCRIPTION

A certain tract of land being a portion of the south one-half of Section 22, Township 4 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being more particularly described by New Mexico State Plane Grid Bearings (Central Zone, NAD 83) and ground distances as follows:

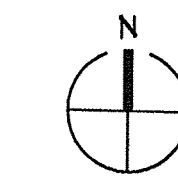
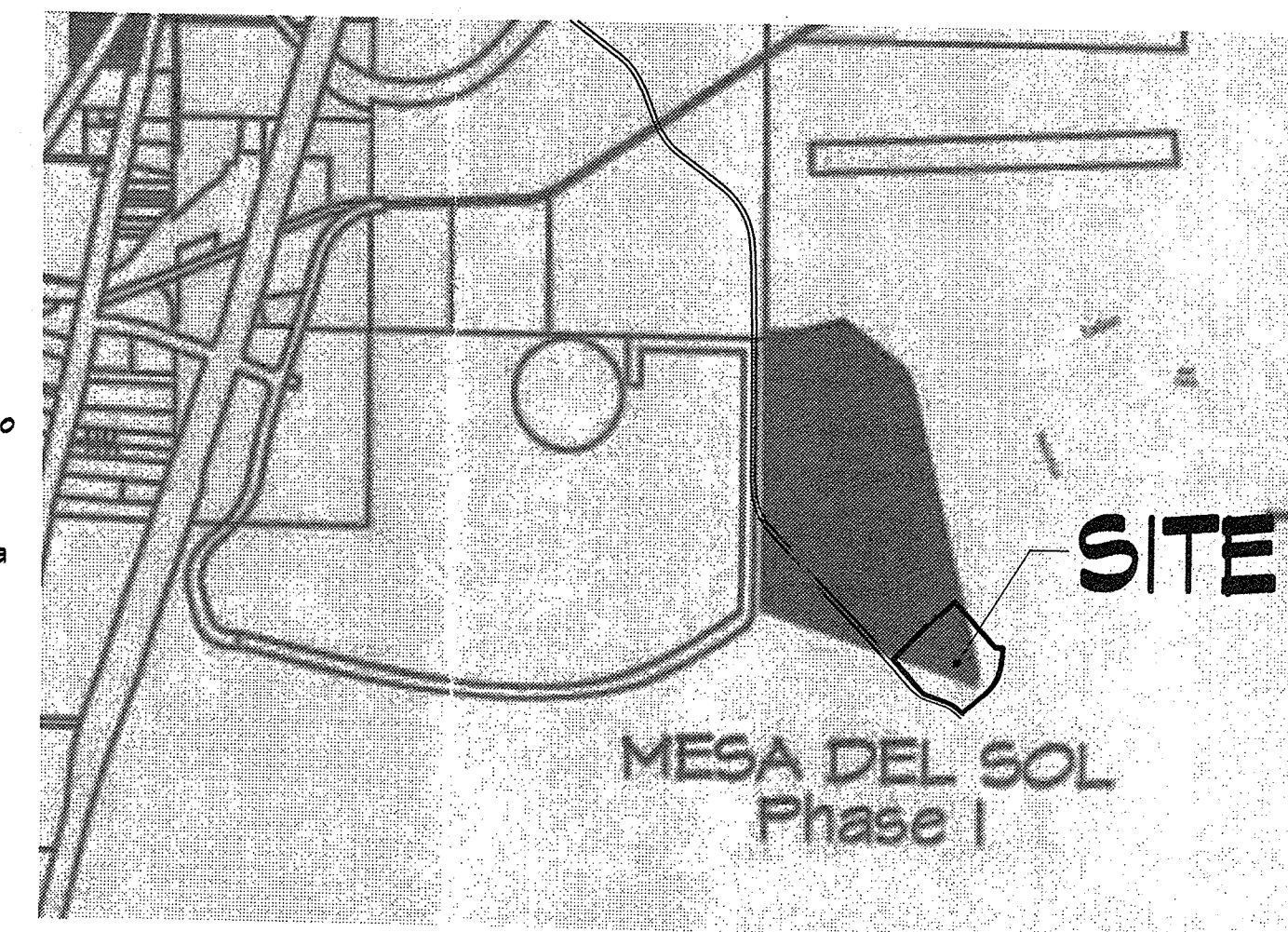
BEGINNING at the most northerly corner of the tract herein described, whence the City of Albuquerque survey monument "1-R16", having New Mexico State Plane Grid Coordinates for the Central Zone: X=1,532,715.520, Y=1,455,459.511, bears N57°55'44"E a distance of 1555.71 feet; thence, S43°57'56"E a distance of 682.79 feet; thence, S56°42'58"E a distance of 200.00 feet to the most easterly corner of the tract herein described; thence, S03°17'02"W a distance of 275.44 feet to a point of curvature; thence, 405.94 feet along the arc of a curve to the right, having a radius of 544.54 feet and a chord bearing S24°39'43"W a distance of 597.05 feet to a point of tangency; thence, S46°02'24"W a distance of 493.24 feet to the most southerly corner of the tract herein described; thence, N43°57'56"W a distance of 67.00 feet to a point of curvature; thence, 195.04 feet along the arc of a curve to the left, having a radius of 454.00 feet and a chord bearing N56°27'56"W a distance of 196.55 feet to a point of tangency; thence, N65°57'56"W a distance of 350.00 feet; thence, N43°57'56"W a distance of 602.05 feet to the most westerly corner of the tract herein described; thence, N46°02'24"E a distance of 1115.00 feet to the point and place of beginning.

This tract contains 27.9721 acres, more or less.

SITE DATA

ZONE ATLAS MAP NUMBER: Q-16 & Q-17

PRESENT ZONING: PLANNED COMMUNITY



VICINITY MAP

1" = 200'-0"

BUILDING AREA SUMMARY AND PARKING CALCULATIONS

USE	FLOOR AREA	GA PARKING RATIO	PARKINGS REQUIRED
BUILDING COMPLEX 1			
STAGE 1	18000	1/2000 SF	9
STAGE 2	18000	1/2000 SF	9
GROUND FLOOR OFFICE	11250	1/200 SF	56
SECOND FLOOR OFFICE	11250	1/300 SF	39
TOTAL	58500		112
BUILDING COMPLEX 2			
SUPPORT SPACE A	35000	NONE	0
SUPPORT SPACE B	35000	NONE	0
CENTRAL PLANT	8000	NONE	0
TOTAL	78000		0
BUILDING COMPLEX 3			
STAGE 1	24000	1/2000 SF	12
STAGE 2	24000	1/2000 SF	12
GROUND FLOOR OFFICE	12500	1/200 SF	63
SECOND FLOOR OFFICE	12500	1/300 SF	42
TOTAL	73000		124
BUILDING COMPLEX 4 - NOT USED			
BUILDING COMPLEX 5			
STAGE 5	18000	1/2000 SF	9
STAGE 6	18000	1/2000 SF	9
TOTAL	36000		18
BUILDING COMPLEX 6			
STAGE 3	24000	1/2000 SF	12
STAGE 4	24000	1/2000 SF	12
GROUND FLOOR OFFICE	12500	1/200 SF	63
SECOND FLOOR OFFICE	12500	1/300 SF	42
TOTAL	73000		124
MIXED USE A			
GROUND FLOOR RETAIL & OFFICE	21000	1/200 SF	105
SECOND FLOOR OFFICE	25000	1/300 SF	71
THIRD FLOOR OFFICE	20000	1/200 SF	67
FOURTH FLOOR BUNGALOWS	6500	2/200 (THREE UNITS)	6
TOTAL	72500		255
MIXED USE B			
GROUND FLOOR RETAIL & OFFICE	24000	1/200 SF	120
SECOND FLOOR OFFICE	27500	1/300 SF	71
THIRD FLOOR OFFICE	25500	1/300 SF	71
FOURTH FLOOR BUNGALOWS	6500	2/200 (THREE UNITS)	6
TOTAL	81500		271
SITE TOTAL	470500		940

PARKING REDUCTIONS
25% FOR MIXED USE (EXCLUDING RETAIL: 940-25% = 715-25% = 536)
50% REDUCTION FOR RETAIL FOR ON-SITE DEMAND (2250-50% = 1125)
TOTAL PARKING REQUIRED WITH REDUCTIONS
TOTAL PARKING PROVIDED ON-SITE
+ 1/2 ON-STREET PARKING ALONG UNIVERSITY BLVD. & CONNECTOR RD. A
TOTAL PARKING PROVIDED
TOTAL HANDICAP PARKING REQUIRED PER ZONE CODE
TOTAL HANDICAP PARKING PROVIDED
BICYCLE PARKING REQUIRED
BICYCLE PARKING PROVIDED
MOTORCYCLE PARKING REQUIRED
MOTORCYCLE PARKING PROVIDED
ADDITIONAL PARKING PROVIDED IN FLEX AREAS (KEYNOTE #16)

06EPC-00466 / 06DRB-00799

PROJECT NUMBER: 1004818

APPLICATION NUMBER:

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated 05/06 and the findings and conditions in the official notification of decision are satisfied.

Is an Infrastructure List Required? (X) Yes () No. If yes, then a set of approved DRC 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:

TRANSPORTATION ENGINEER, TRANSPORTATION DIVISION
DATE 7-11-06
UTILITIES DIVISION
DATE 6/14/06
PARKS AND RECREATION DEPARTMENT
DATE 8/15/06
CITY ENGINEER
DATE 6/14/06
DRB CHAIRPERSON, PLANNING DEPARTMENT
DATE 6/6/06

SOLID WASTE MANAGEMENT
DATE 6/6/06

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planning
engineering

Dekker
Perich
Sabatini

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ARCHITECT

ENGINEER

DRB
SUBMITTAL

PROJECT

Mesa Del Sol
Film Studio
Albuquerque, New Mexico

REVISIONS

06/06/06 EPC Conditions

SEP 6 8 2003

HYDROLOGY
SECTION

DRAWN BY

REVIEWED BY

DATE 06/06/06

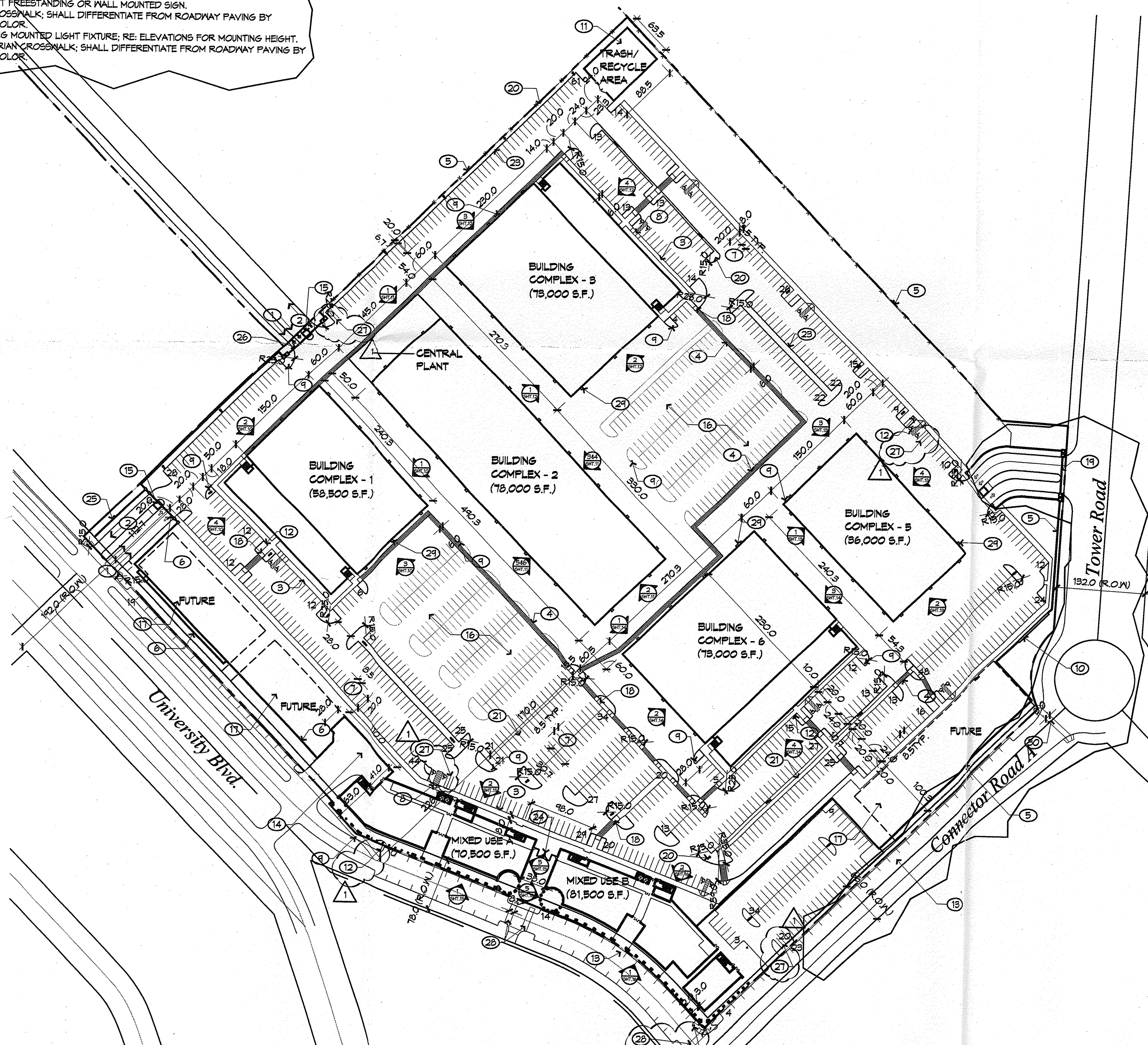
PROJECT NO. 06023

DRAWING NAME

SITE DEVELOPMENT
PLAN FOR
BUILDING PERMIT

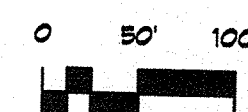
SHEET NO.

01



SITE DEVELOPMENT PLAN

1" = 100'-0"



AFD Plans Checking Office
924-3611

HYDRANTS ONLY
Hydrants shall be installed
prior to construction

APPROVED/DISAPPROVED

Signature & Date