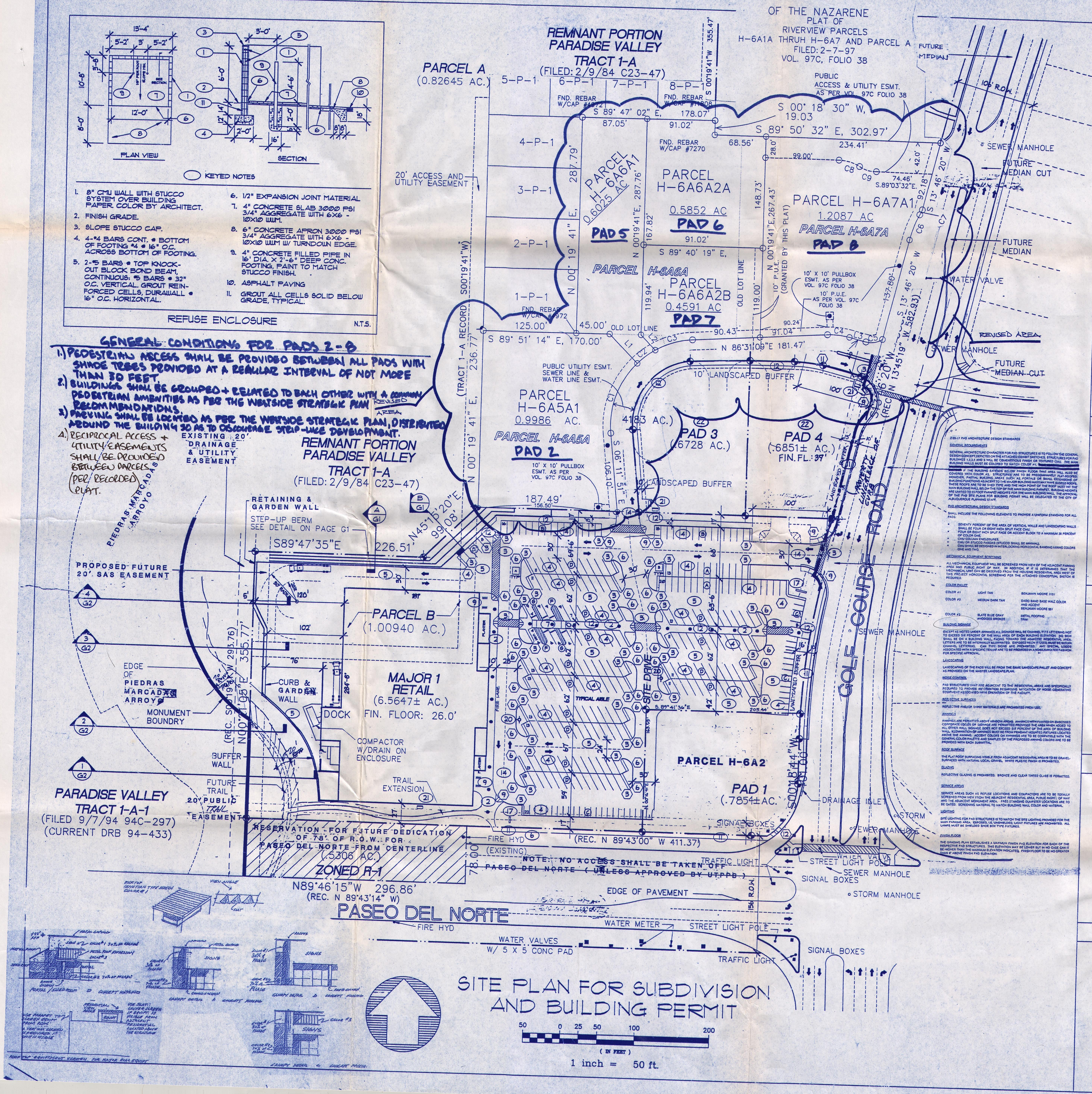


KEYED NOTES

1. 8" CMU WALL WITH STUCCO SYSTEM OVER BUILDING PAPER COLOR BY ARCHITECT.
2. FINISH GRADE.
3. SLOPE STUCCO CAP.
4. 4-#4 BARS CONT. @ BOTTOM OF FOOTING #4 @ 16" O.C. ACROSS BOTTOM OF FOOTING.
5. 2-#5 BARS @ TOP KNOCK-OUT BLOCK BOND BEAM, CONTINUOUS: #5 BARS @ 32" O.C. VERTICAL. GROUT REINFORCED CELLS, DURAWALL @ 16" O.C. HORIZONTAL.
6. 1/2" EXPANSION JOINT MATERIAL
7. 4" CONCRETE SLAB 3000 PSI 3/4" AGGREGATE WITH 6X6 - 10X10 WWM.
8. 6" CONCRETE APRON 3000 PSI 3/4" AGGREGATE WITH 6X6 - 10X10 WWM W/ TURNDOWN EDGE.
9. 4" CONCRETE FILLED PIPE IN 16' DIA. X 2'-6" DEEP CONC. FOOTING, PAINT TO MATCH STUCCO FINISH.
10. ASPHALT PAVING
11. GROUT ALL CELLS SOLID BELOW GRADE, TYPICAL.

REFUSE ENCLOSURE N.T.S.

GENERAL CONDITIONS FOR PADS 2 - 8

1.) PEDESTRIAN ACCESS SHALL BE PROVIDED BETWEEN ALL PADS WITH SHADE TREES PROVIDED AT A REGULAR INTERVAL OF NOT MORE THAN 30 FEET.
2.) BUILDINGS SHALL BE GROUPED + RELATED TO EACH OTHER WITH A COMMON PEDESTRIAN AMENITIES AS PER THE WESTSIDE STRATEGIC PLAN RECOMMENDATIONS.
3.) PARKING SHALL BE LOCATED AS PER THE WESTSIDE STRATEGIC PLAN, DISTRIBUTED AROUND THE BUILDING SO AS TO DISCOURAGE STRIP-LIKE DEVELOPMENT.
4.) RECIPROCAL ACCESS + UTILITY EASEMENTS SHALL BE PROVIDED BETWEEN PARCELS (PER RECORDED PLAT.

Z-95-17 PAD ARCHITECTURE DESIGN STANDARDS

GENERAL REQUIREMENTS

GENERAL ARCHITECTURE CHARACTER FOR PAD STRUCTURES IS TO FOLLOW THE GENERAL DESIGN CONCEPT DEPICTED ON THE ATTACHED EXHIBIT SKETCHES. STRUCTURES FOR PAD BUILDINGS 1,2,3,4 AND 5 WILL BE CEMENTITIOUS FINISH OR TEXTURED CMU. THE MAIN BUILDING WALLS MUST BE COLORED TO MATCH COLOR #1. [redacted] IF THE BUILDING EXTENDS BELOW FINISH FLOOR THAT AREA WILL ALSO BE COVERED WITH COLOR #2. STRUCTURES ARE TO BE PREDOMINANTLY FLAT-ROOFED. HOWEVER, PARTIAL BUILDING AREAS SUCH AS PORTALS OR SMALL EXTENSIONS OF BUILDING FUNCTIONS ADJACENT TO THE MAJOR BUILDING MASS MAY HAVE SLOPED ROOFS. THESE ROOFS ARE TO BE SHED TYPE AND THE HIGH POINT OF THE ROOF MUST HIT THE MAIN BUILDING WALL BELOW THE TOP OF THE MAIN BUILDING PARAPET. BUILDING HEIGHTS ARE LIMITED TO 23 FOOT PARAPET HEIGHTS FOR THE MAIN BUILDING WALL. THE APPROVAL OF THE PAD SITE PLANS FOR BUILDING PERMIT WILL BE DELEGATED TO THE CITY OF ALBUQUERQUE PLANNING STAFF.

PAD ARCHITECTURAL DESIGN STANDARDS

SHALL INCLUDE THE FOLLOWING ELEMENTS TO PROVIDE A UNIFORM STANDARD FOR ALL PADS:

- SEVENTY PERCENT OF THE AREA OF VERTICAL WALLS AND LANDSCAPING WALLS SHALL BE FOUR OR EIGHT INCH SPLIT FACE CMU.
- FOUR OR EIGHT INCH SPLIT FACE OR ACCENT BLOCK TO A MAXIMUM 30 PERCENT OF COLOR ONE.
- CMU COLUMN ENCLOSURES.
- CMU OR STUCCO FASCIAS (STUCCO SHALL BE MINIMAL).
- CMU SHALL BE DESIGNED IN INTERLOCKING HORIZONTAL BANDING MIXING COLORS ONE AND TWO.

MECHANICAL EQUIPMENT SCREENING

ALL MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW OF THE ADJACENT PARKING AREA AND PUBLIC RIGHT OF WAY. IN ADDITION, IF IT IS DETERMINED THAT THE MECHANICAL UNIT CAN BE OBSERVED FROM THE HOUSING RESIDENTIAL AREA WEST OF THIS PROJECT HORIZONTAL SCREENING PER THE ATTACHED CONCEPTUAL SKETCH IS REQUIRED.

COLOR PALLET

COLOR #1	LIGHT TAN	BENJAMIN MOORE 1121
COLOR #2	MEDIUM DARK TAN	DADO BAND BASE WALL COLOR AND ACCENT BENJAMIN MOORE 951
COLOR #3	SLATE BLUE GRAY ANODIZED BRONZE	METAL ROOFING TRIM

BUILDING SIGNAGE

EXCEPT AS NOTED UNDER AWNINGS ALL SIGNAGE WILL BE CHANNEL TYPE LETTERING NOT TO EXCEED SIX PERCENT OF THE WALL AREA OF EACH BUILDING ELEVATION. NO SIGN SHALL BE ON A BUILDING WALL FACING TOWARD THE ADJACENT RESIDENTIAL AREA. LETTERS ARE TO BE INTERNALLY ILLUMINATED. EXPOSED NEON IF USED MUST BE WITHIN CHANNEL LETTERING. CAN TYPE SIGNS ARE PROHIBITED. ANY SPECIAL LOGOS ASSOCIATED WITH A SPECIFIC TENANT ARE TO BE PROVIDED IN A NON-LAMINATED FASHION FOR SPECIFIC APPROVAL.

LANDSCAPING

LANDSCAPING OF THE PADS WILL BE FROM THE SAME LANDSCAPE PALLET AND CONCEPT AS PROVIDED ON THE MASTER LANDSCAPE PLAN.

NOISE CONTROL

PAD STRUCTURES THAT ARE ADJACENT TO THE RESIDENTIAL AREAS ARE SPECIFICALLY REQUIRED TO PROVIDE INFORMATION REGARDING MITIGATION OF NOISE GENERATING EQUIPMENT ASSOCIATED WITH OPERATION OF THE FACILITY.

REFLECTIVE SURFACES

REFLECTIVE AND/OR SHINY MATERIALS ARE PROHIBITED FROM USE.

AWNINGS

AWNINGS ARE PERMITTED ABOVE WINDOW AREAS. AWNINGS WITH PAINTED OR EMBOSSED CORPORATE LOGOS OR SIGNAGE ARE PERMITTED PROVIDED THE AREA WHEN ADDED TO ALL OTHER WALL SIGNAGE DOES NOT EXCEED SIX PERCENT OF THE AREA OF BUILDING WALL. ILLUMINATION OF AWNINGS MUST BE FROM PENDANT MOUNTED FIXTURES LOCATED ABOVE THE AWNING. ACCENT COLORS ON AWNINGS ARE TO BE COMPATIBLE WITH THE GENERAL COLOR PALETTE AND SAMPLES OF THE PROPOSED AWNING COLORS ARE TO BE PROVIDED WITH EACH SUBMITTAL.

ROOF SURFACE

THE FLAT ROOF SURFACING VISIBLE FROM ADJACENT RESIDENTIAL AREA IS TO BE GRAVEL-SURFACED WITH NATURAL LOCAL GRAVEL. WHITE PLASTIC FINISH IS PROHIBITED.

GLAZING

REFLECTIVE GLAZING IS PROHIBITED. BRONZE AND CLEAR TINTED GLASS IS PERMITTED.

SERVICE AREAS

SERVICE AREAS SUCH AS REFUSE LOCATIONS AND COMPACTORS ARE TO BE TOTALLY SCREENED FROM VIEW FROM THE ADJACENT RESIDENTIAL AREA, PUBLIC RIGHT OF WAY AND THE ADJACENT MONUMENT AREA. FREE-STANDING DUMPSTER LOCATIONS ARE TO BE GATED. SCREENING MATERIAL TO MATCH BUILDING WALL COLOR AND MATERIAL.

LIGHTING

SITE LIGHTING FOR PAD STRUCTURES IS TO MATCH THE SITE LIGHTING PROVIDED FOR THE MAIN PARKING AREA. EXPOSED, I.E. UNSHIELDED, LIGHT FIXTURES ARE PROHIBITED. ALL LAMPS MUST BE SHIELDED SHOE BOX TYPE FIXTURES.

FINISH FLOOR

THE GRADING PLAN ESTABLISHES A MAXIMUM FINISH PAD ELEVATION FOR EACH OF THE RESPECTIVE PAD STRUCTURES. THIS ELEVATION MAY BE LOWER BUT IN NO CASE CAN IT BE HIGHER THAN THE MAXIMUM ELEVATION INDICATED. FINISH FLOOR TO BE NO GREATER THAN 6" ABOVE FINISH PAD ELEVATION.

SITE PLAN FOR SUBDIVISION AND BUILDING PERMIT

○ KEYED NOTES

1. CONCRETE RAMP
2. CONCRETE SIDEWALK.
3. STRIPED CROSSWALK.
4. STRIPING.
5. ASPHALT PAVING.
6. FIRE HYDRANT LOCATION (EXISTING)
7. ALL WALKS AT HC PARKING FLUSH WITH HC ACCESS. ALL HC PARKING STALLS TO HAVE PAINTED SYMBOL AND POLE MOUNTED SIGN. VAN SPACES TO BE IDENTIFIED.
8. BIKE RACK (5 BIKES), SEE DETAIL THIS PAGE.
9. BIKE RACK (10 BIKES), SEE DETAIL THIS PAGE.
10. SITE LIGHTING, SEE DETAIL THIS PAGE.
11. 6' PUBLIC SIDEWALK IN R.O.W. @ PROPERTY LINE.
12. 6' PARKING LOT ACCESS SIDEWALK (6' CLEAR)
13. 24' DRIVE WIDTH.
14. 30' DRIVE WIDTH.
15. 40' DRIVE WIDTH.
16. TYPICAL MONUMENT SIGN (DOUBLE SIDED) 50 S.F. EACH SIDE INTERNALLY ILLUMINATED. SEE SHEET A1.
17. TYPICAL MONUMENT SIGN (DOUBLE SIDED) 100 S.F. EACH SIDE INTERNALLY ILLUMINATED. SEE SHEET A1.
18. ~~TYPICAL MONUMENT SIGN (DOUBLE SIDED) 150 S.F. EACH SIDE INTERNALLY ILLUMINATED. SEE SHEET A1.~~
19. REFUSE LOCATION TO CITY OF ALB. STANDARD.
20. FIRE HYDRANT LOCATION (PROPOSED)
21. REST AREA.
22. PADS 1 THRU 5 ARE REQUIRED TO PAY A PRO-RATED SHARE OF OFF-SITE MITIGATION COSTS AS DETERMINED BY TRAFFIC ENGINEER.

LOCATION & LEGAL DESCRIPTION

RIVERVIEW PARCEL H-6,
NORTHERLY 2-ACRE UNPLATTED PARCEL AND
SOUTHERLY 2-ACRE UNPLATTED PARCEL

SITUATE WITHIN THE TOWN OF ALAMEDA GRANT
"PROJECTED" SECTION 13, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPLE MERIDIAN
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

ZONING:	SU-1 FOR IP USES
TOTAL ACREAGE:	13.78846 AC +-
ZONE ATLAS:	C-12-Z

BUILDING AREA AND PARKING CALCULATIONS

BUILDING AREA		CARS
MAJOR 1	54,948 S.F.	÷ 200 = 275
PAD 1	*SEE APPROVED PLANS	
PAD 2	PAD DENSITY FAR .30	5 PER 1,000
PAD 3	PAD DENSITY FAR .30	5 PER 1,000
PAD 4	*SEE APPROVED PLANS	
PAD 5	PAD DENSITY FAR .30	5 PER 1,
PAD 6	PAD DENSITY FAR .30	5 PER 1
PAD 7/8	PAD DENSITY FAR .30	5 PER
REQUIRED PARKING SPACES		
PROVIDED PARKING SPACES		

LANDSCAPE CALCU

TOTAL LAND: INCLUDES-
MAJOR 1, PAD
AND LANDSCA

LESS BUILDING AREA
LESS ASPHALT & CONCRETE AREA - 273,197 S.F.
REQUIRED REMAINING 41,879 S.F.

384,601 - 63,525 / 1.15 = 279,197 X 15% = 41,879 S.F.

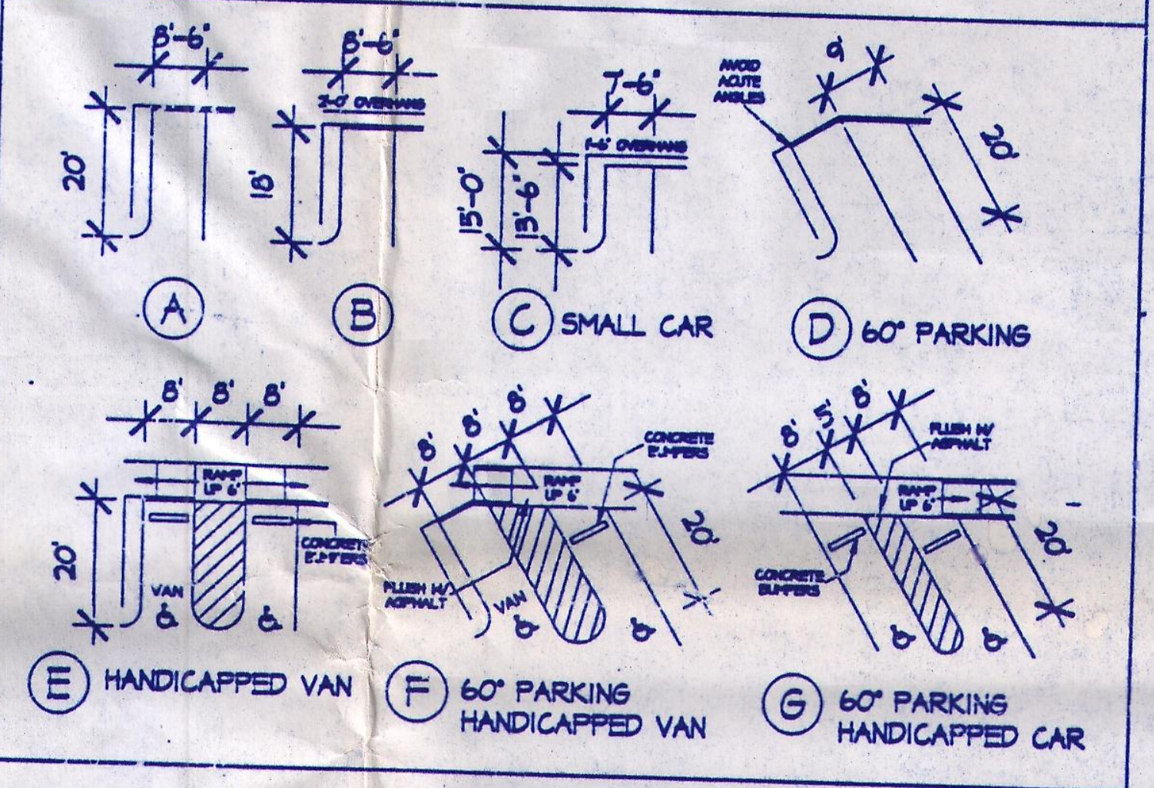
TOTAL LANDSCAPING PROVIDED 83,311 S.F.
INCLUDES-
MAJOR 1, PAD 1, PAD 6
AND 10' LANDSCAPED BUFFER
(SEE LANDSCAPED PLAN)

AVERAGE LANDSCAPING 30 %

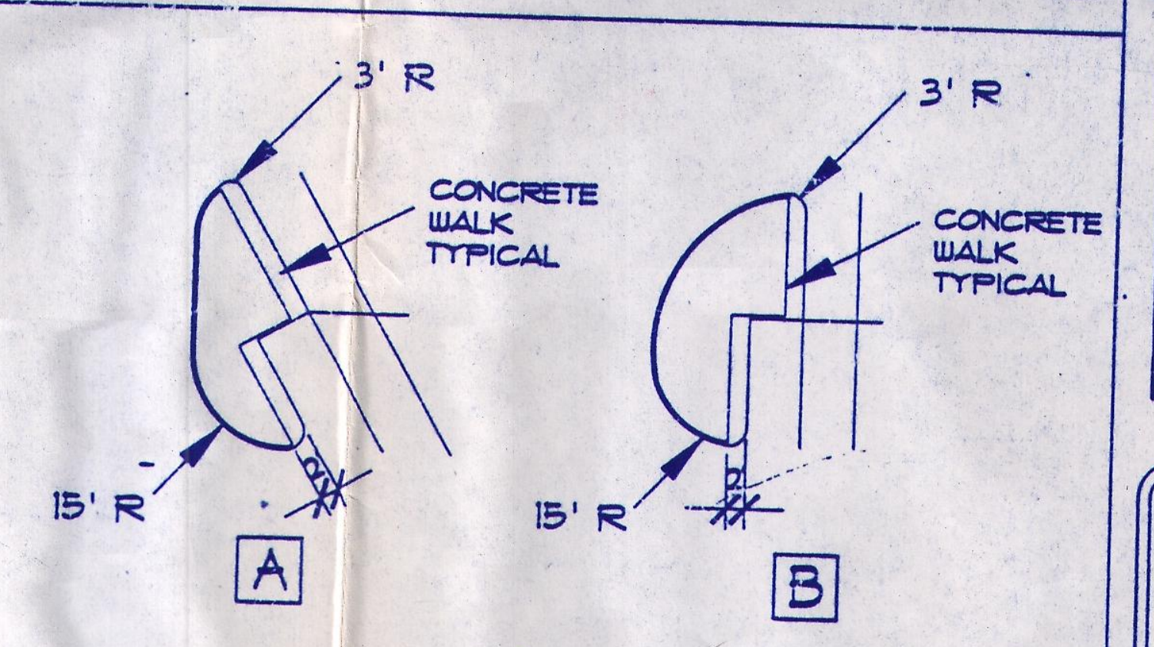
⬡ RADIUS INFORMATION

①	R = 3'-0" & 15'-0" SEE CURB TYPES	⑦	RADIUS = 20'-0"
②	RADIUS = 2'-0"	⑧	RADIUS = 25'-0"
③	RADIUS = 3'-0"	⑨	RADIUS = 30'-0"
④	RADIUS = 5'-0"	⑩	RADIUS = 50'-0"
⑤	RADIUS = 10'-0"	⑪	RADIUS = 75'-0"
⑥	RADIUS = 15'-0"	⑫	RADIUS = 100'-0"

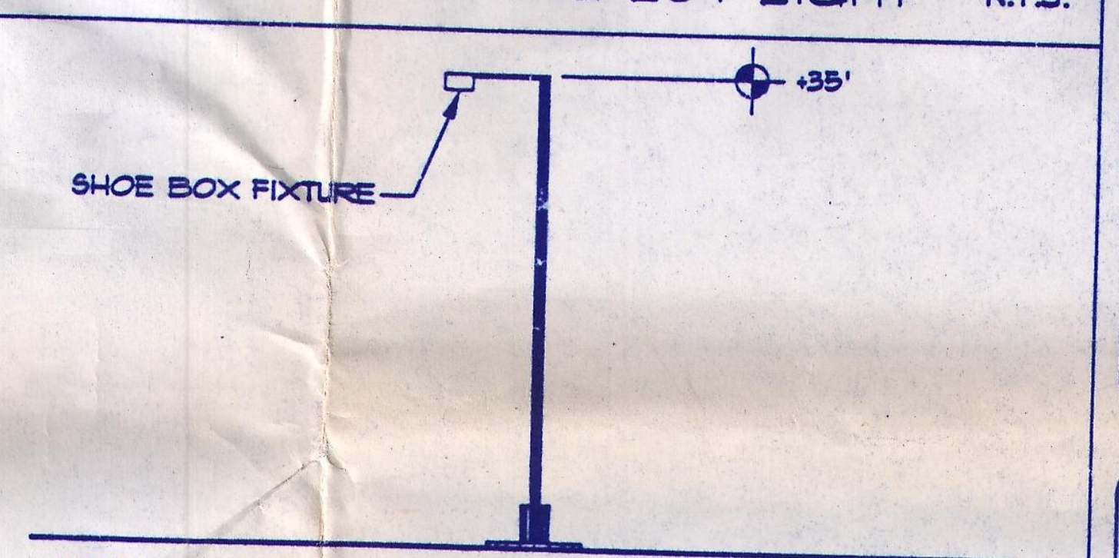
○ PARKING TYPES N.T.S.



CURB TYPES N.T.S.

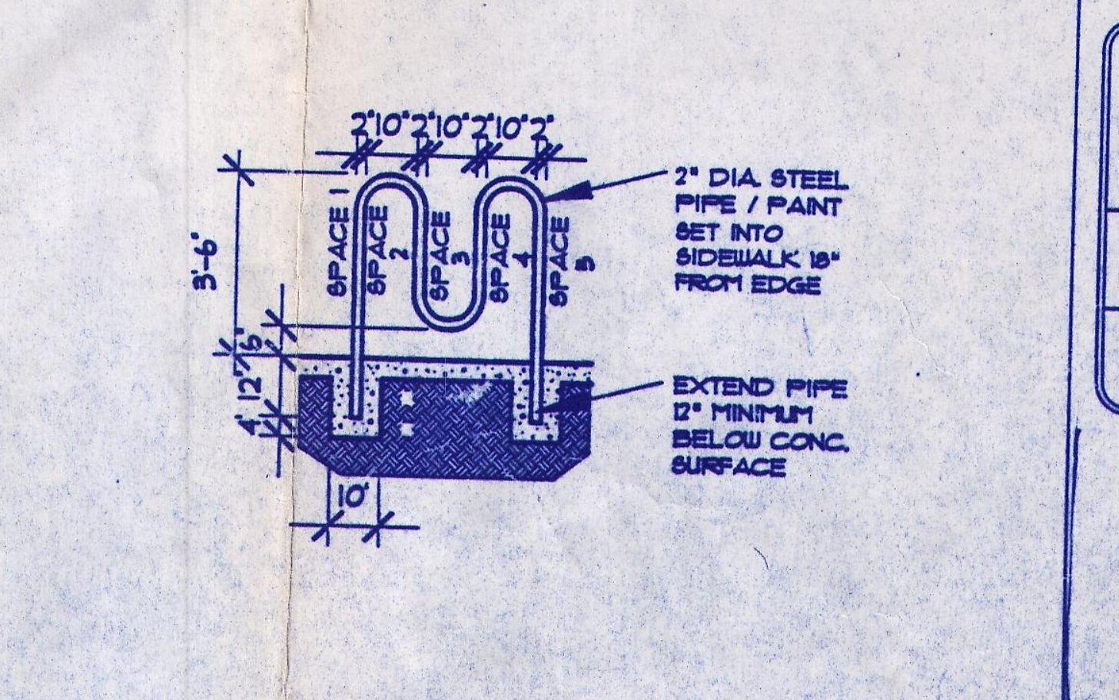


TYPICAL PARKING LOT LIGHT N.T.S.



NOTE:
SIGHT LIGHTING PROVIDED ON THE BUILDING FACADES SHALL BE ANGLED TO BE NON-INTRUSIVE INTO ADJACENT AREAS.
LIGHTING LOCATIONS:
PHOTOMETRIC SITE PLAN WILL BE PROVIDED WITH THE BUILDING PERMIT.

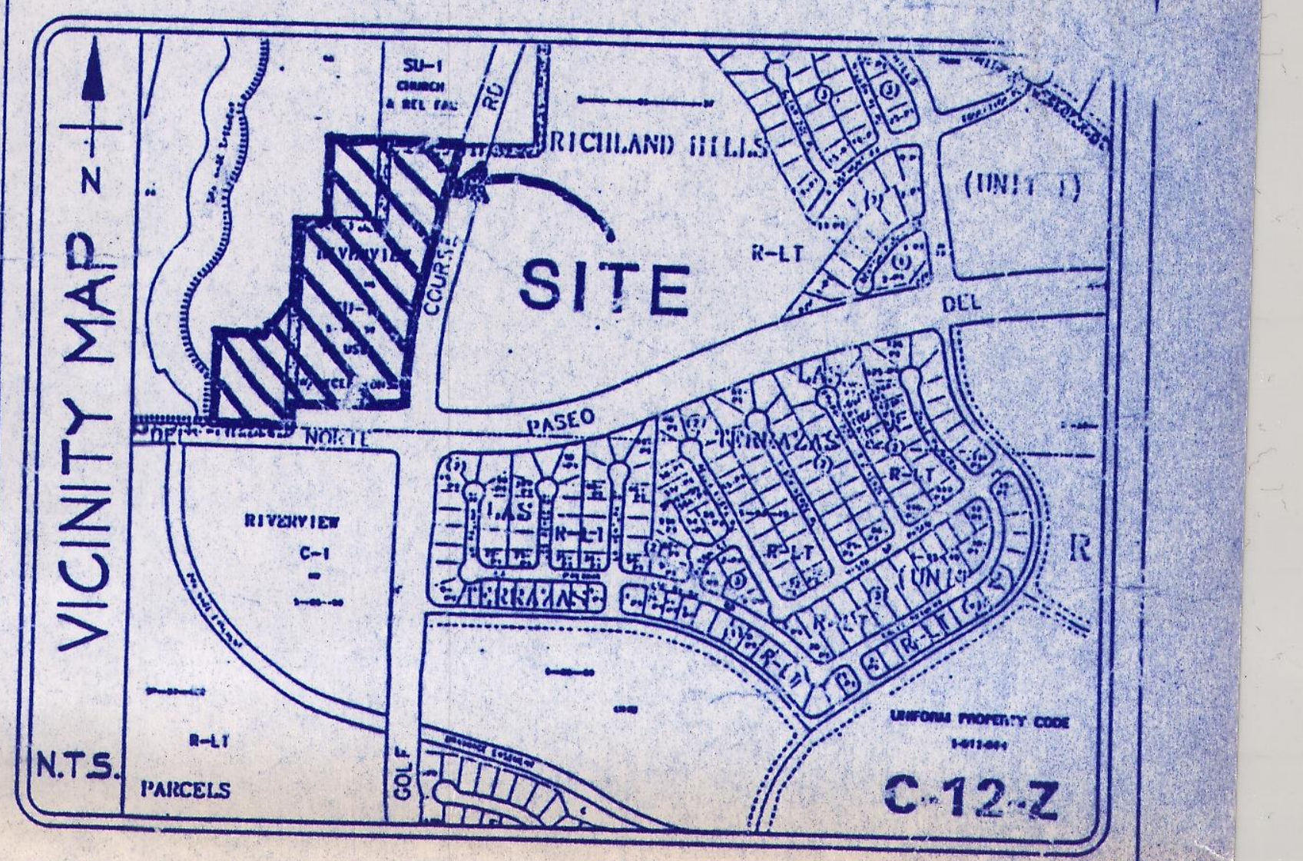
BIKE RACK DETAIL N.T.S.


2'10" 2'10" 2'10" 2"
SPACE 1
SPACE 2
SPACE 3
SPACE 4
SPACE 5
3'-6"
2" DIA STEEL PIPE / PAINT SET INTO SIDEWALK 18" FROM EDGE
EXTEND PIPE 12" MINIMUM BELOW CONC. SURFACE
10'

SIGNATURE BLOCK

THIS PLAN IS CONSISTANT WITH THE SPECIFIC DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION ON ____
EPC CASE # ____ DRB CASE # 97-245

PLANNING DIRECTOR APPROVED AS TO THE REQUIREMENTS	10/24/97 DATE
TRAFFIC ENGINEER	10.09.97 DATE
AMAFCA	10-10-97 DATE
PARKS & GENERAL SERVICES CIP	10.7.97 DATE
CITY ENGINEER	10-10-97 DATE
WATER RESOURCES, UTILITIES DIVISION	10-7-97 DATE



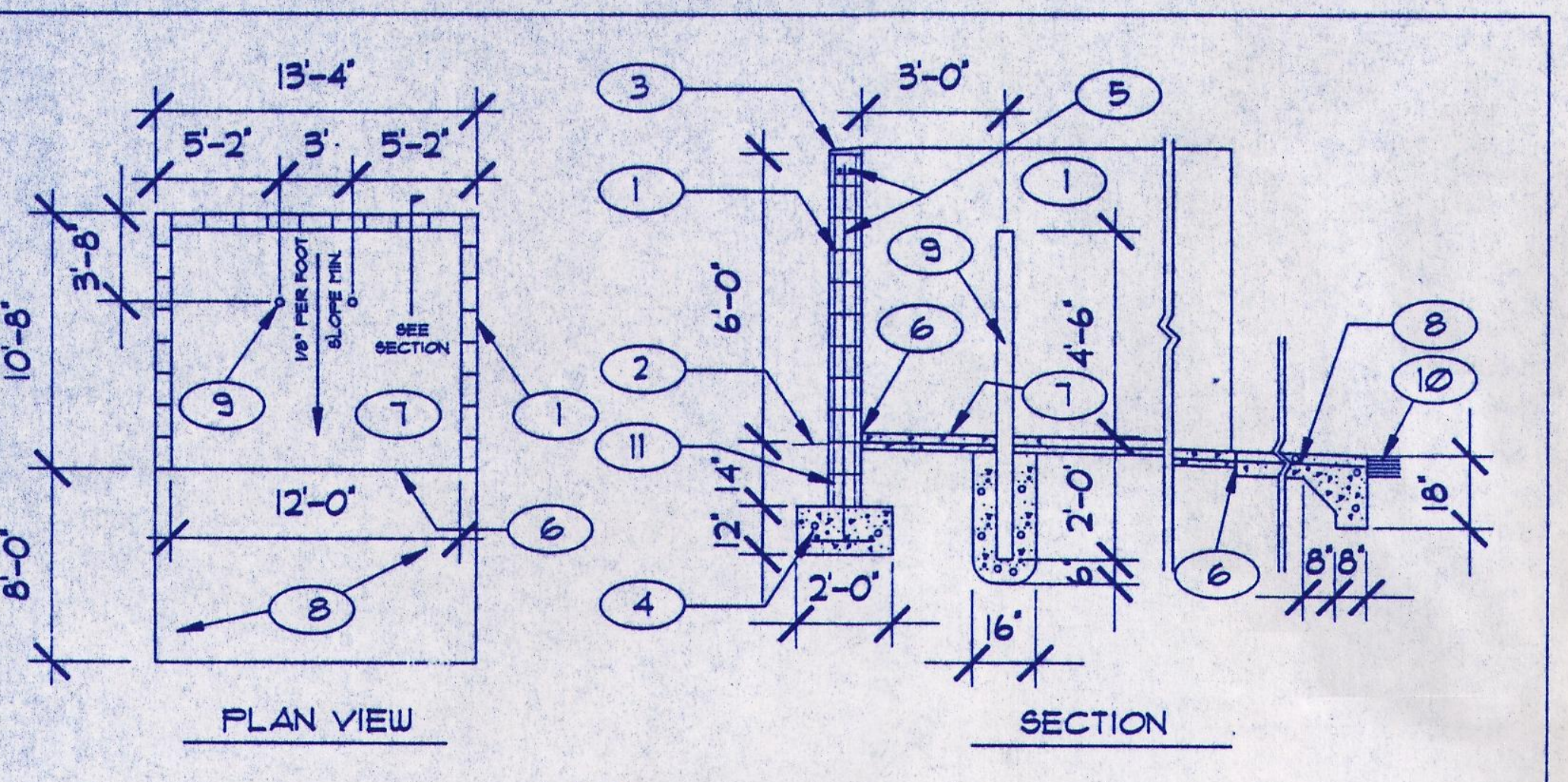
UPDATED: 4/5/95
UPDATED: 2/17/95
UPDATED: 1/27/95 8/29/95 PAD 1 CHANGES
UPDATED: 1/19/95 5/8/95 AS PER EPC COMMENTS
PLOT DATE: 12/30/94

job title
GOLF COURSE & PASEO
GOLF COURSE RD & PASEO DEL NORTE
ALBUQUERQUE, NM

PROJECT MANAGER	job no	date
GEORGE RAINHART, AIA	94051	12/30/94
sheet title		by
SITE DEVELOPMENT PLAN		TSV

STATE OF NEW MEXICO
GEORGE R. RAINHART
NO. 580
REGISTERED ARCHITECT

sheet- 1
C1A
of 3

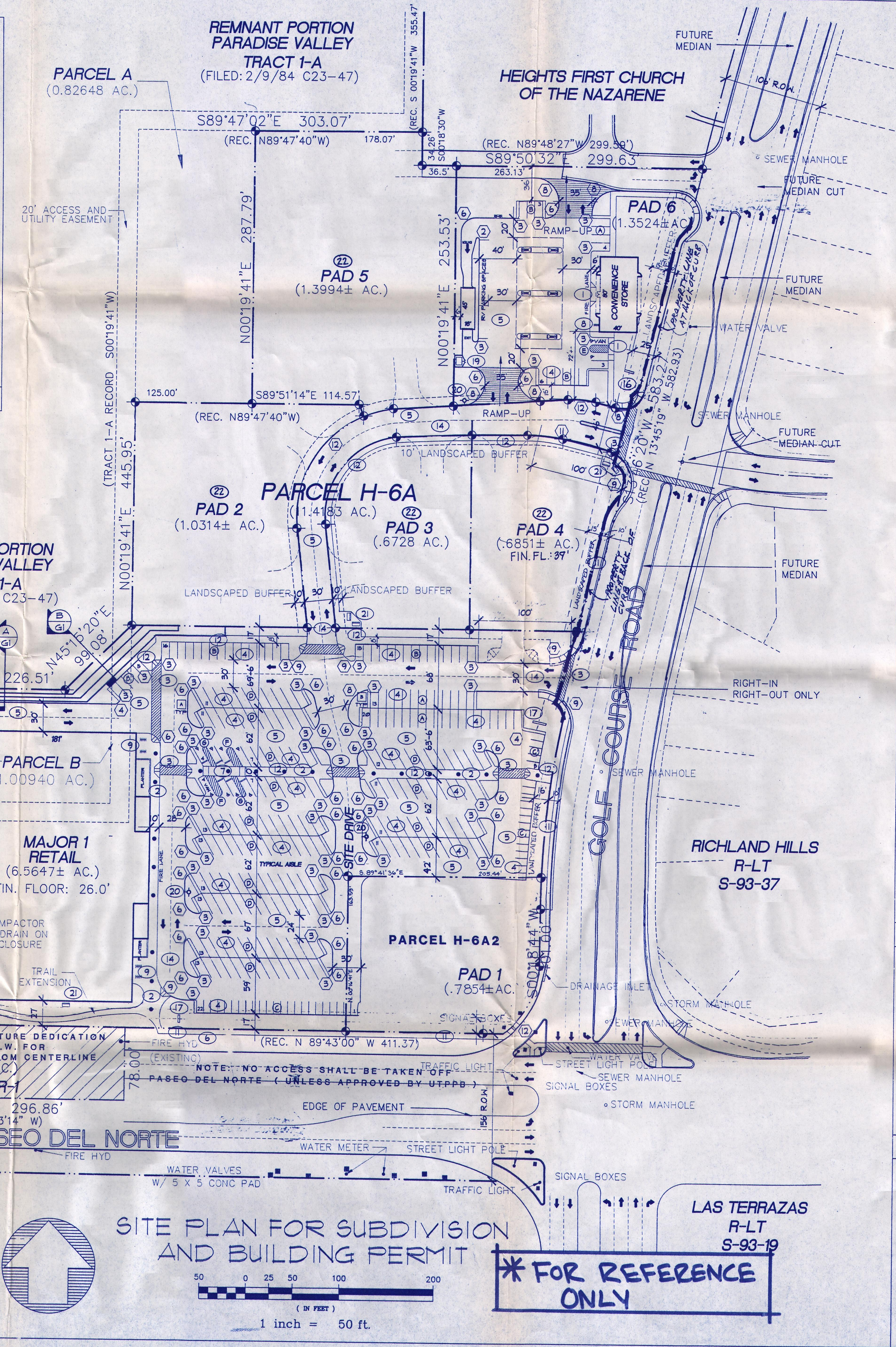


○ KEYED NOTES

1. 8" CMU WALL WITH STUCCO SYSTEM OVER BUILDING PAPER. COLOR BY ARCHITECT.
2. FINISH GRADE.
3. SLOPE STUCCO CAP.
4. 4-#4 BARS CONT. @ BOTTOM OF FOOTING #4 @ 16" O.C. ACROSS BOTTOM OF FOOTING.
5. 2-#5 BARS @ TOP KNOCK-OUT BLOCK BOND BEAM, CONTINUOUS: #5 BARS @ 32" O.C. VERTICAL. GROUT REIN-FORCED CELLS, DURAWALL @ 16" O.C. HORIZONTAL.
6. 1/2" EXPANSION JOINT MATERIAL
7. 4" CONCRETE SLAB 3000 PSI 3/4" AGGREGATE WITH 6X6 - 10X10 WWM.
8. 6" CONCRETE APRON 3000 PSI 3/4" AGGREGATE WITH 6X6 - 10X10 WWM W/ TURNDOWN EDGE.
9. 4" CONCRETE FILLED PIPE IN 16' DIA. X 2'-6" DEEP CONC. FOOTING, PAINT TO MATCH STUCCO FINISH.
10. ASPHALT PAVING
11. GROUT ALL CELLS SOLID BELOW GRADE, TYPICAL.

REFUSE ENCLOSURE

N.T.S.


REMNANT PORTION PARADISE VALLEY TRACT 1-A (FILED: 2/9/84 C23-47)
PARCEL A (0.82648 AC.)
HEIGHTS FIRST CHURCH OF THE NAZARENE
FUTURE MEDIAN
S89°47'02"E 303.07'
(REC. N89°47'40"W)
178.07'
(REC. S 00°19'41"W 355.47')
(REC. N89°48'27"W 299.58')
S89°50'32"E 299.63
20' ACCESS AND UTILITY EASEMENT
N00°19'41"E 287.79'
PAD 5 (1.3994± AC.)
N00°19'41"E 253.53'
PAD 6 (1.3524± AC.)
CONVENIENCE STORE
RAMP-UP
SEWER MANHOLE
FUTURE MEDIAN CUT
WATER VALVE
(TRACT 1-A RECORD S00°19'41"W) N00°19'41"E 445.95'
125.00'
S89°51'14"E 114.57'
(REC. N89°47'40"W)
10' LANDSCAPED BUFFER
PARCEL H-6A (1.4183 AC.)
PAD 2 (1.0314± AC.)
PAD 3 (.6728 AC.)
PAD 4 (.6851± AC.) FIN. FL.: 39'
LANDSCAPED BUFFER
EXISTING 20' DRAINAGE & UTILITY EASEMENT
REMNANT PORTION PARADISE VALLEY TRACT 1-A (FILED: 2/9/84 C23-47)
PIEDRAS MARCADAS ARROYO
RETAINING & GARDEN WALL
STEP-UP BERM SEE DETAIL ON PAGE G1
N45°15'20"E 99.08'
S89°47'35"E 226.51'
PROPOSED FUTURE 20' SAS EASEMENT
PARCEL B (1.00940 AC.)
MAJOR 1 RETAIL (6.5647± AC.) FIN. FLOOR: 26.0'
DOCK
COMPACTOR W/DRAIN ON ENCLOSURE
CURB & GARDEN WALL
EDGE OF PIEDRAS MARCADAS ARROYO
MONUMENT BOUNDRY
BUFFER WALL
FUTURE TRAIL
20' PUBLIC TRAIL EASEMENT
TRAIL EXTENSION
FIRE LANE
SITE DRIVE
TYPICAL AISLE
PARCEL H-6A2
PAD 1 (.7854± AC.)
S00°18'44"W
RIGHT-IN RIGHT-OUT ONLY
GOLF COURSE ROAD
RICHLAND HILLS R-LT S-93-37
PARADISE VALLEY TRACT 1-A-1 (FILED 9/7/94 94C-297) (CURRENT DRB 94-433)
RESERVATION FOR FUTURE DEDICATION OF 78' OF R.O.W. FOR PASEO DEL NORTE FROM CENTERLINE (.5306 AC.)
ZONED R-1
N89°46'15"W 296.86'
(REC. N 89°43'14" W)
(REC. N 89°43'00" W 411.37)
NOTE: NO ACCESS SHALL BE TAKEN OFF PASEO DEL NORTE (UNLESS APPROVED BY UTPPB)
DRAINAGE INLET
STORM MANHOLE
SIGNAL BOXES
TRAFFIC LIGHT
STREET LIGHT POLE
SEWER MANHOLE
EDGE OF PAVEMENT
PASEO DEL NORTE
FIRE HYD
WATER METER
WATER VALVES W/ 5 X 5 CONC PAD
RIVERVIEW C-1 S-85-59
LAS TERRAZAS R-LT S-93-19
1 inch = 50 ft.

SITE PLAN FOR SUBDIVISION AND BUILDING PERMIT

*FOR REFERENCE ONLY

○ KEYED NOTES

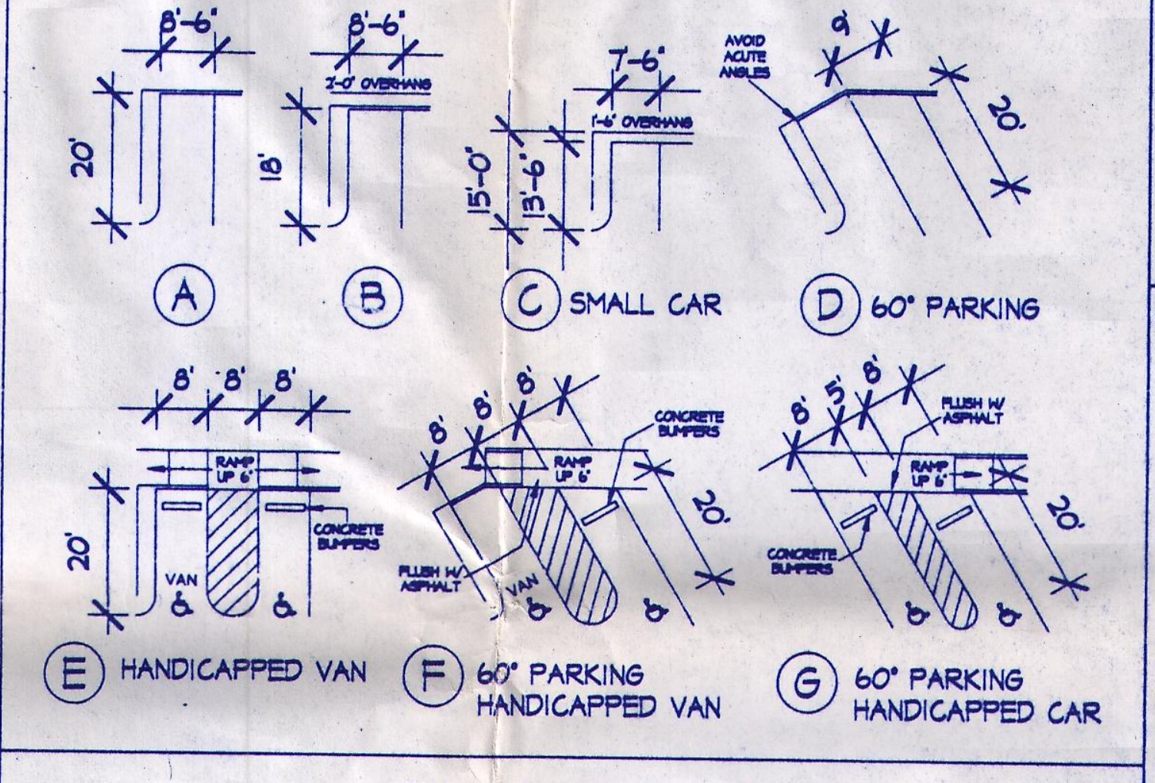
1. CONCRETE RAMP
2. CONCRETE SIDEWALK.
3. STRIPED CROSSWALK.
4. STRIPING.
5. ASPHALT PAVING.
6. FIRE HYDRANT LOCATION (EXISTING)
7. ALL WALKS AT HC PARKING FLUSH WITH HC ACCESS. ALL HC PARKING STALLS TO HAVE PAINTED SYMBOL AND POLE MOUNTED SIGN. VAN SPACES TO BE IDENTIFIED.
8. BIKE RACK (5 BIKES), SEE DETAIL THIS PAGE.
9. BIKE RACK (10 BIKES), SEE DETAIL THIS PAGE.
10. SITE LIGHTING, SEE DETAIL THIS PAGE.
11. 6' PUBLIC SIDEWALK IN R.O.W. @ PROPERTY LINE.
12. 6' PARKING LOT ACCESS SIDEWALK (6' CLEAR)
13. 24' DRIVE WIDTH.
14. 30' DRIVE WIDTH.
15. 40' DRIVE WIDTH.
16. TYPICAL MONUMENT SIGN (DOUBLE SIDED) 50 S.F. EACH SIDE INTERNALLY ILLUMINATED. SEE SHEET A1.
17. TYPICAL MONUMENT SIGN (DOUBLE SIDED) 100 S.F. EACH SIDE INTERNALLY ILLUMINATED. SEE SHEET A1.
18. ~~TYPICAL MONUMENT SIGN (DOUBLE SIDED) 150 S.F. EACH SIDE INTERNALLY ILLUMINATED. SEE SHEET A1.~~
19. REFUSE LOCATION TO CITY OF ALB. STANDARD.
20. FIRE HYDRANT LOCATION (PROPOSED)
21. REST AREA.
22. PADS 1 THRU 5 ARE REQUIRED TO PAY A PRO-RATED SHARE OF OFF-SITE MITIGATION COSTS AS DETERMINED BY TRAFFIC ENGINEER.

⬡ RADIUS INFORMATION

⟨1⟩	R = 3'-0" & 15'-0" SEE CURB TYPES	⟨7⟩	RADIUS = 20'-0"
⟨2⟩	RADIUS = 2'-0"	⟨8⟩	RADIUS = 25'-0"
⟨3⟩	RADIUS = 3'-0"	⟨9⟩	RADIUS = 30'-0"
⟨4⟩	RADIUS = 5'-0"	⟨10⟩	RADIUS = 50'-0"
⟨5⟩	RADIUS = 10'-0"	⟨11⟩	RADIUS = 75'-0"
⟨6⟩	RADIUS = 15'-0"	⟨12⟩	RADIUS = 100'-0"

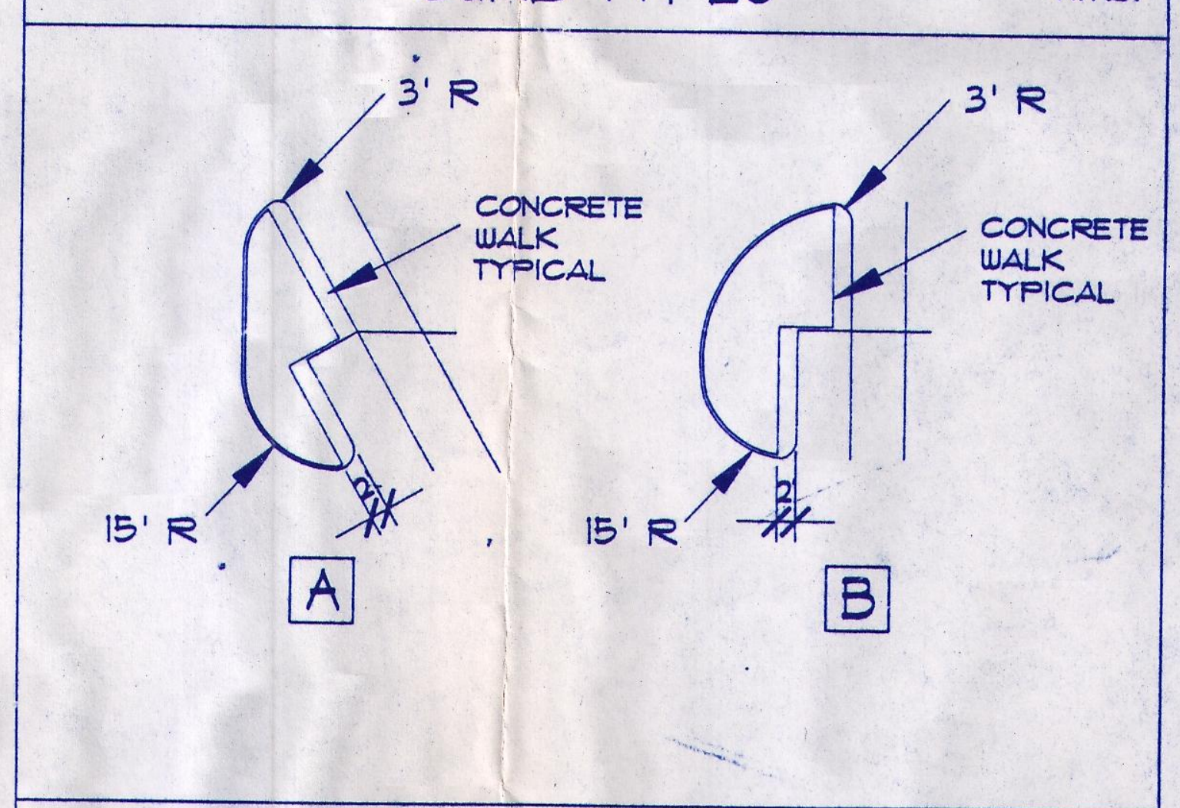
○ PARKING TYPES

N.T.S.



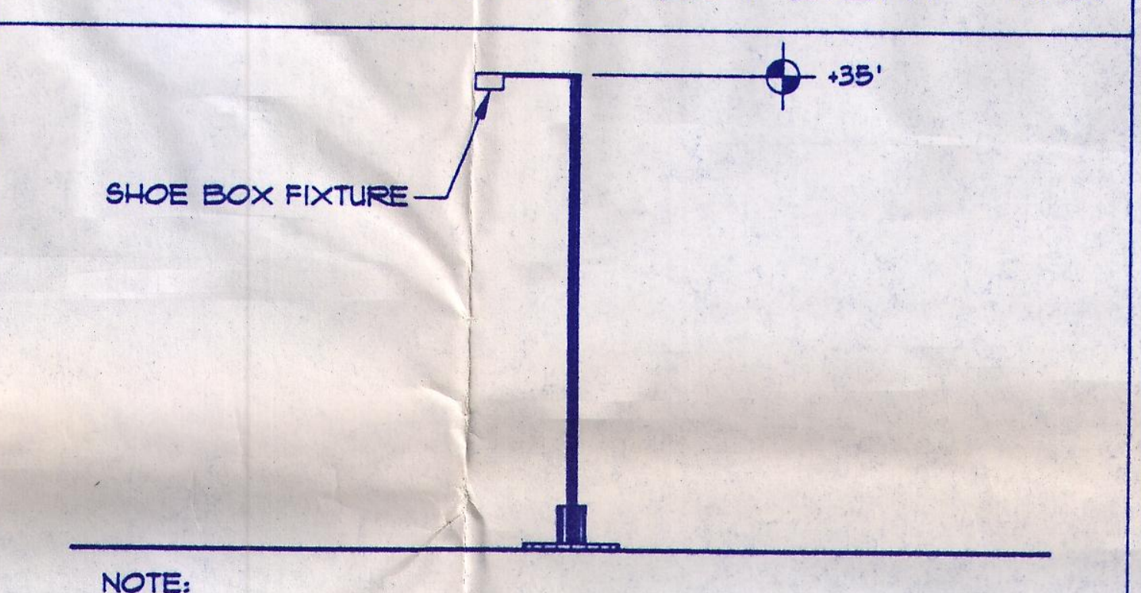
CURB TYPES

N.T.S.



TYPICAL PARKING LOT LIGHT

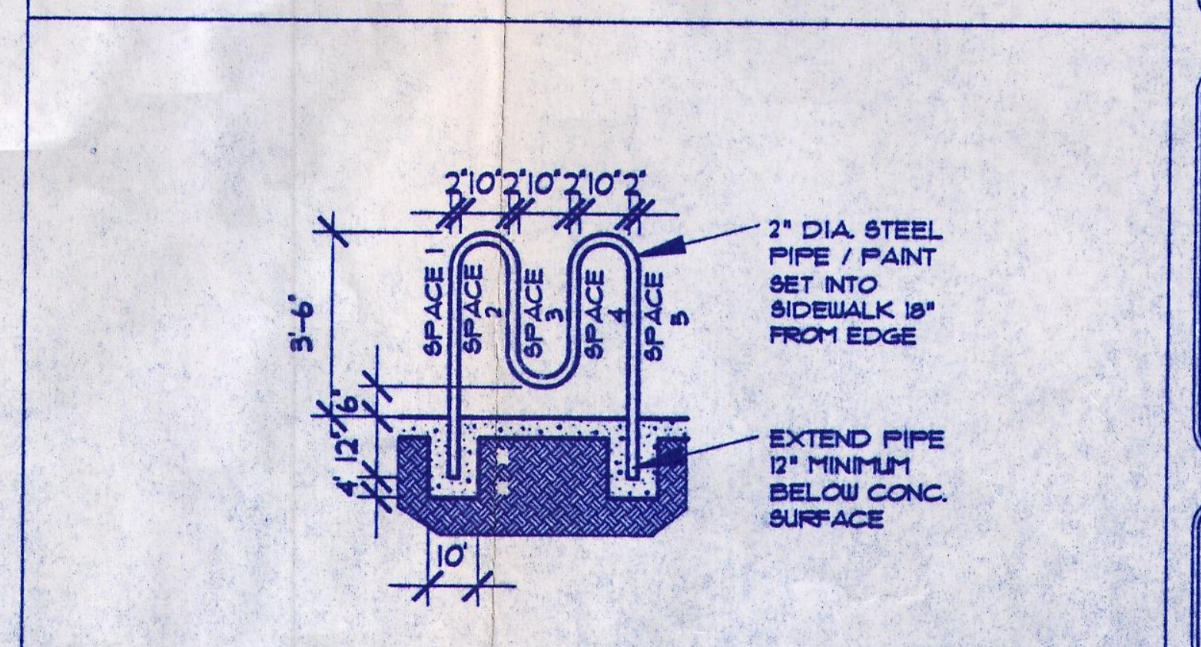
N.T.S.



NOTE:
SIGHT LIGHTING PROVIDED ON THE BUILDING FACADES SHALL BE ANGLED TO BE NON-INTRUSIVE INTO ADJACENT AREAS.
LIGHTING LOCATIONS:
PHOTOMETRIC SITE PLAN WILL BE PROVIDED WITH THE BUILDING PERMIT.

BIKE RACK DETAIL

N.T.S.


2'10'2'10'2'10'2'
SPACE 1
SPACE 2
SPACE 3
SPACE 4
SPACE 5
3'-6"
6"
12"
4'
10'
2" DIA. STEEL PIPE / PAINT SET INTO SIDEWALK 18" FROM EDGE
EXTEND PIPE 12" MINIMUM BELOW CONC. SURFACE

LOCATION & LEGAL DESCRIPTION

RIVERVIEW PARCEL H-6,
NORTHERLY 2-ACRE UNPLATTED PARCEL AND
SOUTHERLY 2-ACRE UNPLATTED PARCEL

SITUATE WITHIN THE TOWN OF ALAMEDA GRANT
"PROJECTED" SECTION 13, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPLE MERIDIAN
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

ZONING:	SU-1 FOR IP USES
TOTAL ACREAGE:	13.78846 AC +-
ZONE ATLAS:	C-12-Z

BUILDING AREA AND PARKING CALCULATIONS

BUILDING AREA		CARS
MAJOR 1	54,948 S.F.	÷ 200 = 275
PAD 1	6,000 S.F.	÷ 200 = 30
PAD 2	PAD DENSITY FAR .30	5 PER 1,000
PAD 3	PAD DENSITY FAR .30	5 PER 1,000
PAD 4	PAD DENSITY FAR .30	5 PER 1,000
PAD 5	PAD DENSITY FAR .30	5 PER 1,000
PAD 6	3,200 S.F. +720 S.F. CAR WASH	÷ 200 = 16
REQUIRED PARKING SPACES		321
PROVIDED PARKING SPACES		32

LANDSCAPE CALCULATIONS

TOTAL LAND: INCLUDES-
MAJOR 1, PAD 1, PAD 6
AND LANDSCAPED BUFFER 384,601 S.F.
LESS BUILDING AREA - 63,525 S.F.
LESS ASPHALT & CONCRETE AREA - 279,197 S.F.
REQUIRED REMAINING 41,879 S.F.

384,601 - 63,525 / 1.15 = 279,197 X 15% = 41,879 S.F.

TOTAL LANDSCAPING PROVIDED 83,317 S.F.
INCLUDES-
MAJOR 1, PAD 1, PAD 6
AND 10' LANDSCAPED BUFFER
(SEE LANDSCAPED PLAN)

AVERAGE LANDSCAPING 30 %

EPC Z-95-17 DRB-95-168

SIGNATURE BLOCK

I CERTIFY THAT THIS AREA ZONED SU-1 / IP AND THIS PLAN IS CONSISTANT WITH THE SPECIFIC DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISION ON 3-16-95

for Jack Cloud 9-21-95
PLANNING DIRECTOR DATE
APPROVED AS TO THE REQUIREMENTS

5-30-95
TRAFFIC ENGINEER DATE

9-7-95
AMAFCA DATE

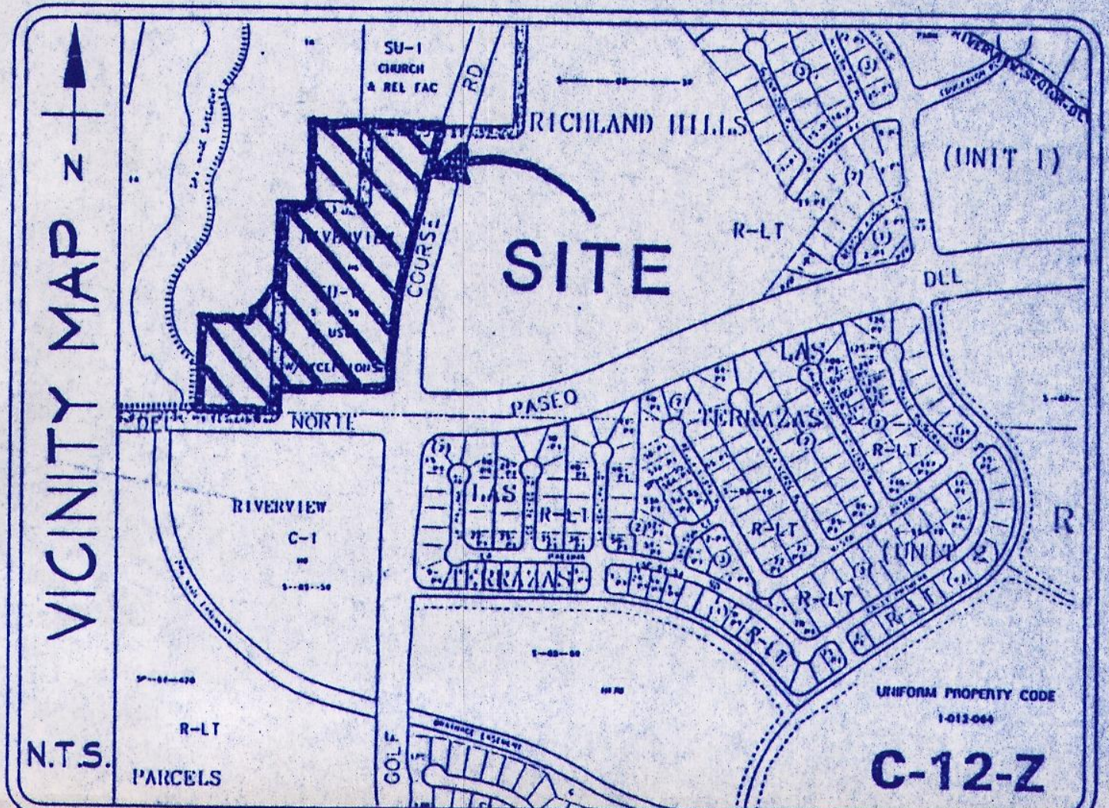
5-30-95
PARKS ~~& RECREATION~~ GENERAL SERVICES DATE

9-7-95
CITY ENGINEER DATE

Robert W. Kane 5-30-95
WATER RESOURCES DATE

6-1-95
NEW MEXICO UTILITIES DATE

VICINITY MAP



N.T.S.

UPDATED: 4/5/95
UPDATED: 2/17/95
UPDATED: 1/27/95 8/29/95 PAD 1 CHANGES
UPDATED: 1/19/95 5/8/95 AS PER EPC COMMENTS
PLOT DATE: 12/30/94

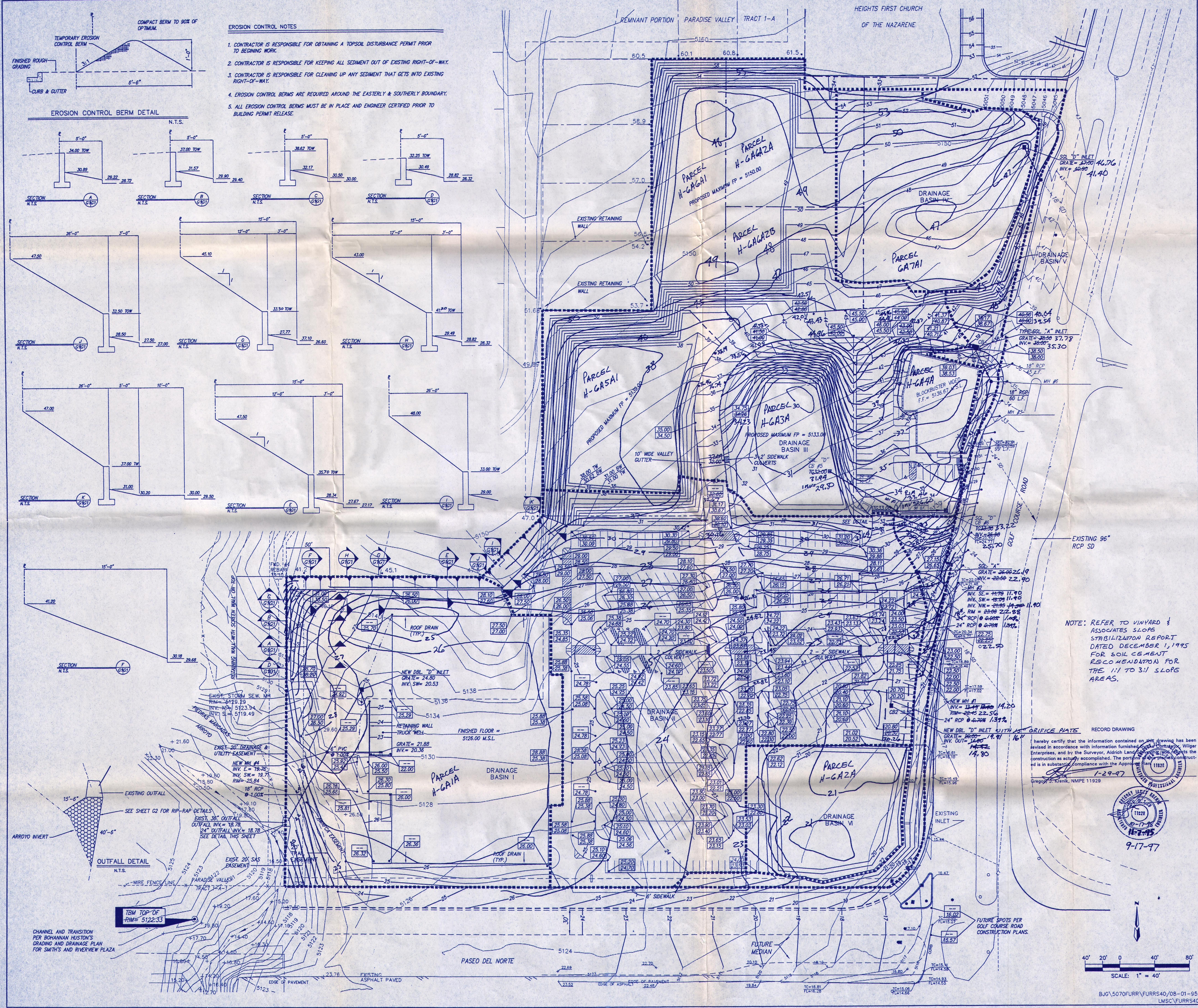
job title		
GOLF COURSE & PASEO GOLF COURSE RD & PASEO DEL NORTE ALBUQUERQUE, NM		
PROJECT MANAGER GEORGE RAINHART, AIA	job no 94031	date 12/30/94
sheet title SITE DEVELOPMENT PLAN		by TSV

STATE OF NEW MEXICO
JORGE DE LA TORRE
NO. 860
REGISTERED ARCHITECT

de la torre · rainhart. p.a
architects aia
north town office park
7801 academy rd n.e., building 2 / suite 200
albuquerque n.m 87109 / 505·828·9611

sheet-2
C1
of-3

FILE NAME: C:\D\GOLF\GPCIV5
START DATE: 12/15/94



EROSION CONTROL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING UP ANY SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. EROSION CONTROL BERMS ARE REQUIRED AROUND THE EASTERLY & SOUTHERLY BOUNDARY.
5. ALL EROSION CONTROL BERMS MUST BE IN PLACE AND ENGINEER CERTIFIED PRIOR TO BUILDING PERMIT RELEASE.

NOTE: REFER TO VINYARD & ASSOCIATES SLOPE STABILIZATION REPORT DATED DECEMBER 1, 1995 FOR SOIL CEMENT RECOMENDATION FOR THE 1:1 TO 3:1 SLOPE AREAS.

RECORD DRAWING

I hereby certify that the information contained on this drawing has been revised in accordance with information furnished by the Contractor, Wilger Enterprises, and by the Surveyor, Aldrich Land Surveying, and reflects the construction as actually accomplished. The portions of this plan as constructed is in substantial compliance with the Approved Plan.

1-29-97

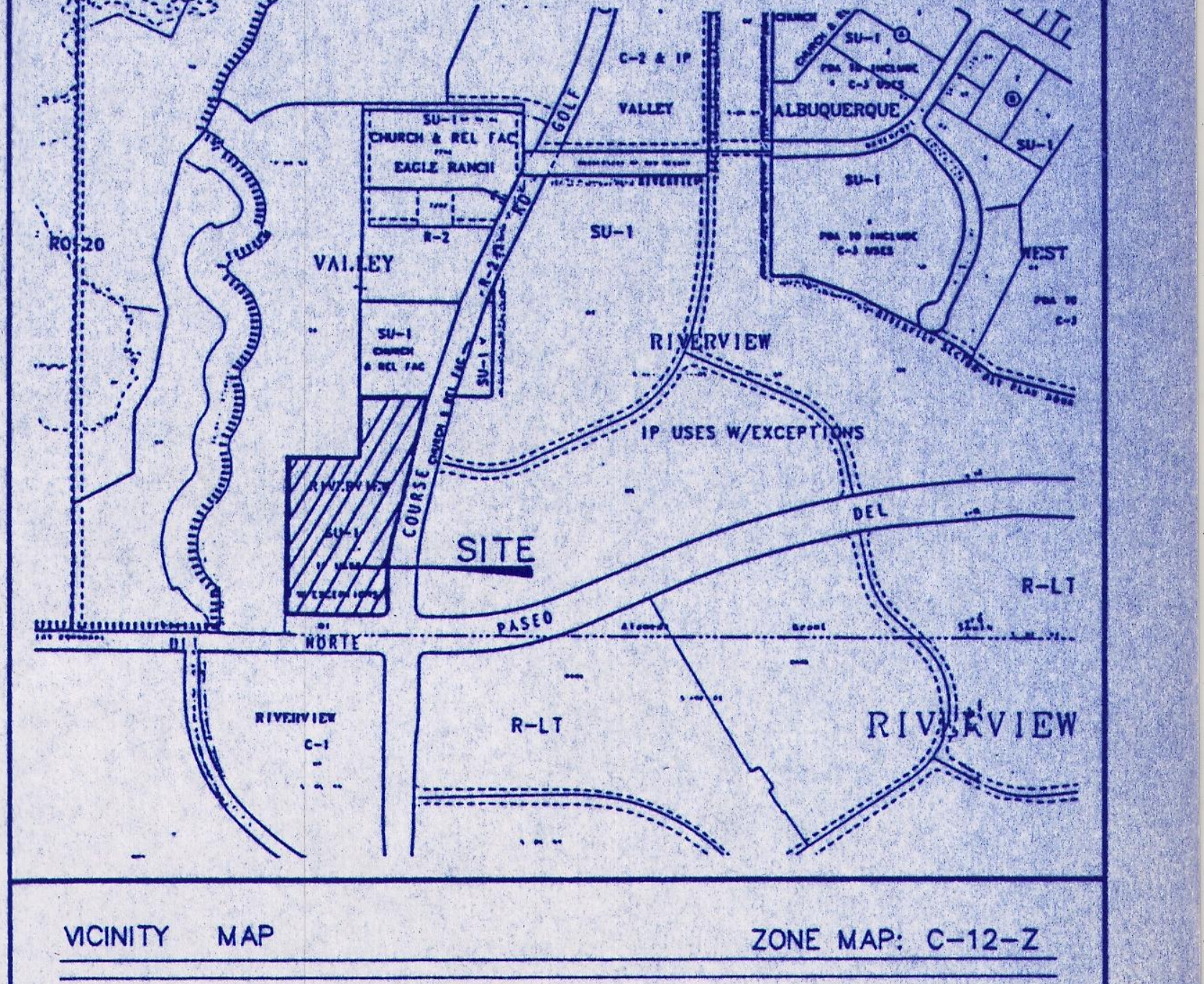
Gregory J. Krenik, NMPE 11929

11929

10-17-98

11-7-95

9-17-97



VICINITY MAP

ZONE MAP: C-12-Z

ACS BENCHMARK

STATION IS A STANDARD CORPS OF ENGINEERS METAL TABLET SET IN A CONCRETE POST, 0.75 FT. ABOVE THE GROUND, STAMPED "ALAMEDA B NO ALBUQUERQUE DISTRICT, 1950".

X=373,513.20
Y=1,520,142.81
Z=5058.25

TBM

SANITARY SEWER MANHOLE RIM AT THE SOUTHWEST CORNER OF PROPERTY IN PASEO DEL NORTE RIGHT-OF-WAY.
EL.= 5122.33

LEGAL DESCRIPTION

TRACT H6 RIVERVIEW

NOTES

1. SITE DOES NOT LIE WITHIN A 100 YEAR FLOOD ZONE.
2. NO-OFFSITE FLOWS ENTER THIS SITE.
3. TYPE "D" CATCH BASIN PER CITY STD. DWG. 2206.
4. ALL LANDSCAPE AREAS ADJACENT TO BUILDING TO BE GRADED SUCH THAT ROOF RUNOFF DOES NOT POND.
5. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
6. CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION SHALL GOVERN ALL WORK.
7. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
8. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTIONING TEMP. BERMS AS PER DTL. THIS SHT. AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
9. THE EARTHWORK CONTACTOR SHALL STOCKPILE ENOUGH MATERIAL ADJACENT TO RETAINING WALL LOCATIONS TO BE UTILIZED FOR WALL BACKFILL.
10. ALL CONCRETE CURBING TO BE 4000 PSI. @ 28 DAYS.
11. SEE OFFSITE PLANS FOR GOLF COURSE ROAD DESIGN.
12. LIMITS OF CONSTRUCTION WITHIN THE MONUMENT NEED TO BE STAKED PRIOR TO SOIL DISTURBANCE FOR NATIONAL PARK INSPECTION.
13. A SPECIAL USE PERMIT IS REQUIRED PRIOR TO ANY SOIL DISTURBANCE WITHIN THE MONUMENT.
14. THE REMOVAL\REPLACEMENT OF ANY MONUMENT BOUNDARY FENCE MUST BE COORDINATE WITH THE OPEN SPACE DIVISION (873-6620)

LEGEND

——— – – ———	PROPERTY LINE
• 50.5	EXISTING SPOT ELEVATION
5094 ——	EXISTING CONTOUR
——90——	PROPOSED CONTOUR
00.00 00.00	PROPOSED SPOT ELEVATION
F.F. =	FINISHED FLOOR
■■■■■■■■■■	DRAINAGE AREA BOUNDARY
■——	PROPOSED INLET
------------	EXISTING STORM DRAIN
▼ ▼	1:1 TO 3:1 SLOPE CURLEX MATTING WITH C.O.A. MULCH SEED MIX AND IRRIGATION
▭	EXTENDED STEM WALL

10-25-95

A.M.A.F.C.A. RES PIEDRAS MARCADAS ARROYO DATE

FURR'S
LAS MARCADAS SHOPPING CENTER
GRADING & DRAINAGE PLAN

dmg
D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS & SURVEYORS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 345-2010

BJG\5070FURR\FURRS40/08-01-95
LMSC\FURRS40

Designed: GJK	Drawn: JMB	Checked: DMG	Sheet 3 G1 3
Scale: 1"=40'	Date: 12/94	Job: 94143	