PLANS/PLATS ON FILE

FILE DESC:

EPC

1000643

 # PLANS/PLATS 6

EPC 00110 - 00000 - 00889
DRB 01450 - 00000 - 00307
PROJECT NUMBER: - 1000643

Solid Waste Department — 3.2.01 Date
Traffic Engineer, Transportation Division — 3-14-01 Date
Parks & Recreation Department — 3/14/01 Date
Public Works, Water Utilities Division — 3-14-01 Date
City Engineer, Engineering Division / AMAFCA — 3/16/01 Date

APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.

City Planner, Albuquerque / Bernalillo County Planning Division — 3/20/01 Date

3-27-01

ZONED O-1
ZONED R-3 VACANT
EXISTING STRUCTURES
EXISTING STRUCTURE
30' ALLEY
GENERATOR
DUMPSTER
GATE
FIRE HYDRANT
20'-0" TALL LIGHT POLE
20'-0" TALL LIGHT POLE (TYP.)
N 00°14' E 474.88'
CONC. PARKING BUMPERS TYPICAL ONE PER SPACE @ THIS ROW OF PARKING
CARD READER PEDESTAL
WROUGHT IRON PICKET FENCE W/ WROUGHT IRON GATE AT VEHICULAR ACCESS
21' WIDE PAINTED STRIPING TYP.
SECURED PARKING AREA (76 SPACES)
ASPHALT PAVING
CONC. CURB
LOADING DOCK
TRANSFORMER PAD
RAMP UP SLOPE 1:6
OPEN
H.C. SIGN
CURB RAMP
CONC. RAMP SLOPE 1:12
PTD. H.C. SYMBOL
CONC SLAB
2'-0" WIDE CUTS W/ CAST IRON COVERS
ARC = 63.42' RAD. = 64.62'
N 56°28' E 40.0'
EXIST'G. POWER POLE
WATER METER
4' TALL WOOD FENCE
NOTE: SEE SHEET 2 FOR NEW LANDSCAPING THIS AREA
PTD. STRIPING
6" CONC. CURB
LINE OF ROOF ABOVE
EXIST'G. FLAG POLE
COVERED PARKING
OPEN PLANTER
12'-0" TALL LIGHT POLE
6' WIDE CONC. SIDEWALK
4'-0" TALL LIGHT POLE
H.C. SIGN
EXISTING BICYCLE RACKS TO REMAIN.
TEXTURED CONCRETE PEDESTRIAN CROSSING
CURB RAMP
CONCRETE SATELLITE DISH PAD
EXIST. CONC. PAVING
PTD. STRIPING
EXISTING ONE-STORY BUILDING 37,100GSF F.F.E. 5118.60 CURRENT ZONING: C-1 PROPOSED ZONING: SU-1
SHADED 800SF EMPLOYEE PATIO (EXISTING)
SHADED EMPLOYEE COURTYARD (EXISTING)
CONC. SLAB
PONDING AREA NO. 2
TREE PLANTER
CONC. HEADWALL
ROOF DRAIN LINE
BIKE RACK
PADS @ OUTFLOW
OPEN 20'-0" TALL LIGHT POLE
RAMP UP
S 33°22' E 605.15'
TRACT A-2-BC ZONED C-1 1.398AC
ACCESS GATE
OVERFLOW SCUPPER
30' SURFACE AND UNDERGROUND DRAINAGE EASEMENT, AND UNDERGROUND UTILITY EASEMENT
PROPERTY LINE
SIGNAGE IN SATELLITE DISH REMOVED
WROUGHT IRON PICKET FENCE
4'-0" TALL LIGHT POLE
RAZOR WIRE REMOVED FROM EXIST. CHAIN LINK FENCE
EXISTING 3' TALL CHAIN LINK FENCE REMOVED
CONC. SATELLITE DISH PAD
NOTE: HATCH INDICATES LOCATION OF CLEAR SPACE REQUIRED FOR FLIGHT PATH
12' VACATED PORTION OF CARLISLE BLVD.
ARC = 38.28' RAD. = 75.0'
S 89°48' E 12.0'
M.H.
F.H.
FIRE HYDRANT
EXISTING 6' WIDE CONC. SIDEWALK
UTIL. RISER
S.D. DROP INLET
COMANCHE ROAD, NE (128' R.O.W.)
CARLISLE BOULEVARD, NE (105' R.O.W.)

SITE PLAN — SCALE 1" = 20'-0"

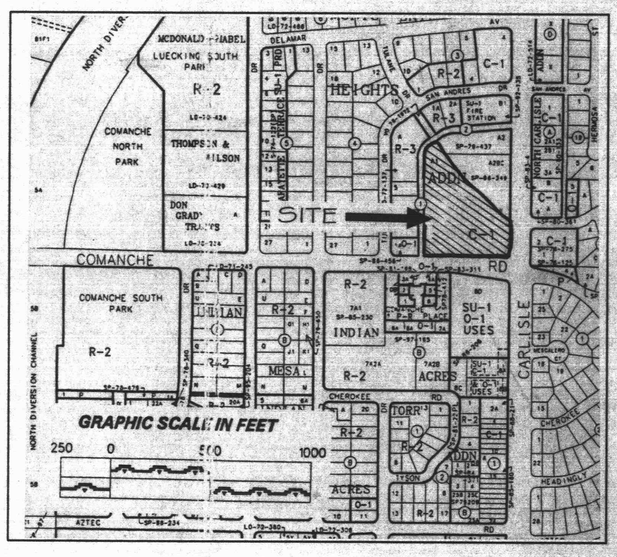
0 10' 20' 40'

GENERAL NOTE:

THIS SET OF DRAWINGS IS A SUBMITTAL FOR A ZONE CHANGE ONLY. UNLESS NOTED OTHERWISE, THE INFORMATION IN THIS PACKAGE DEPICTS EXISTING SITE CONDITIONS ONLY.

INDEX TO DRAWINGS:

1. SHEET 1: SITE PLAN
2. SHEET 2: LANDSCAPE PLAN
3. SHEET 3: G&D / SITE UTIL. PLAN
4. SHEET 4: PHOTOS: NORTH AND SOUTH BLDG. ELEVATIONS
5. SHEET 5: PHOTOS: EAST AND WEST BLDG. ELEVATIONS
6. SHEET 6: MISC. SITE PHOTOS



VICINITY MAP

EXISTING DEVELOPMENT DATA:

ADDRESS: 3801 CARLISLE BLVD, NE, ABQ., NM, 87107

LEGAL DESCRIPTION: TRACT "A-1" IN BLOCK NUMBERED ONE (1) OF MONTGOMERY HEIGHTS, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 23, 1961, IN VOLUME C5, FOLIO 88.

ZONE MAP: G-16-Z

CURRENT ZONING: C-1

PROPOSED ZONING: SU-1 FOR TV STATION, SATELLITE DISHES, RELATED FACILITIES AND EXISTING HELIPAD

SETBACKS: 65' FRONT YARD (ACTUAL)
30' SIDE YARD (ACTUAL)

LOT SIZE: 3.6 ACRES

BUILDING USE: KOAT TV BROADCAST FACILITY

BUILDING AREA: 37,100 GROSS S.F. (SINGLE STORY)/26,778 USABLE SQUARE FOOTAGE

CONSTRUCTION TYPE: II, 1HR. NON-COMBUSTIBLE

BUILDING HEIGHT: VARIES (30' MAX. PARAPET HEIGHT)

PARKING DATA: PARKING SPACES PROVIDED: 121 SPACES
H.C. SPACES PROVIDED: 4 (1 VAN ACCESS.)
BICYCLE SPACES PROVIDED: 6
PARKING INDICATED ON SITE IS CONSISTENT WITH THE CITY OF ALBUQUERQUE 1979 ZONING CODE AND SUBSEQUENT APPROVALS AND PERMITTING BY THE C.O.A. IN 1979.

BLDG. SIGNAGE: BUILDING SIGNAGE CONSISTS OF +/- 40SF KOAT LOGO MOUNTED TO BUILDING PARAPET. TOP OF SIGN +/- 26' A.F.F./SEE ELEVATIONS.

HELIPAD: SEE FAA HELIPORT DESIGN GUIDELINES AC150/5390-2A FOR PRIVATE USE HELIPAD STANDARDS.

FANNING BARD TATUM ARCHITECTS AIA
6100 Indian School Rd. NE, Suite 210
Albuquerque NM 87110
505-883-5200 phone
505-884-5390 facsimile

Project: KOAT TV BROADCAST FACILITY, 3801 CARLISLE N.E. ALBUQUERQUE, NM, 87107 — Date: Feb. 21, 2000

Sheet Title: SITE PLAN

SHEET 1

1 of 6

AFD PLANS CHECKING OFFICE 924-3611
APPROVED / DISAPPROVED
R.C. Lench 3-2-01
SIGNATURE & DATE

APARTMENTS
(R-3)

COMANCHE ROAD, NE

44 X 20 = 880 SF

35 X 20 (-136) = 564 SF

55 X 120 = 6,600 SF

WROUGHT IRON PICKET FENCE W/ WROUGHT IRON GATE AT VEHICULAR ACCESS

6 X 6 = 36 SF @ 13 TREES = 468 SF

BERMED LANDSCAPE BUFFER

EXISTING RUBBER RABBITBRUSH TO REMAIN

(1) EXISTING COTTONWOOD TO REMAIN

BIKE RACK

80 X 55 ÷ 2 = 2200 SF

(3) EXISTING RUSSIAN OLIVE TO REMAIN

SHADED EMPLOYEE PATIO (EXISTING)

120 X 115 ÷ 2 = 6,900 SF

EXISTING BIKE RACK TO REMAIN

(1) EXISTING JUNIPER TO REMAIN

(1) EXISTING LIGUSTRUM TO REMAIN

(2) EXISTING HONEY LOCUST TO REMAIN

(2) EXISTING COTTONWOOD TO REMAIN

40 X 25 = 1000 SF

(2) EXISTING PINON TO REMAIN

SHADED EMPLOYEE COURTYARD (EXISTING)

ARROYO DRAINAGE DITCH

(1) EXISTING ASH TO REMAIN

10 DIA. = 78 SF X 4 = 312 SF

(3) EXISTING HONEY LOCUST TO REMAIN

(3) EXISTING LIGUSTRUM TO REMAIN

(3) EXISTING PINON TO REMAIN

90 X 20 = 1800 SF

EXISTING HONEYSUCKLE ON FENCE TO REMAIN

220 X 200/2 = 24200 SF

EXISTING SODDED BERM TO REMAIN

15 X 125 = 1,875 SF

BARBED WIRE REMOVED FROM EXISTING CHAIN LINK FENCE

WROUGHT IRON PICKET FENCE

LOVELACE CLINIC
(C-1)

EXISTING SODDED BERM TO REMAIN

EXISTING CHAINLINK FENCE REMOVED

WROUGHT IRON PICKET FENCE (A / L-1)

9 X 70 = 630 SF

(34) EXISTING RABBITBRUSH TO REMAIN

EXISTING SODDED BERM TO REMAIN

CLEAR ZONE FOR HELICOPTER FLIGHT PATH (TYP. @ HATCHED AREA)

CARLISLE BOULEVARD, NE

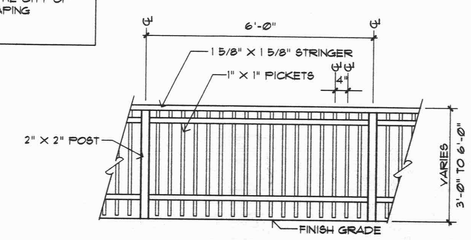
PLANT LIST

Symbol	Common Name	Scientific Name	Quantity	Planting Size
Trees				
	Autumn Purple Ash	Fraxinus americana 'Autumn Purple'	13	2"-Cal
	Bradford Pear	Pyrus calleryana 'Bradford'	19	2"-Cal
	New Mexico Olive	Forestiera neomexicana	4	15-Gal
Shrubs/Vines				
	Buffalo Juniper	Juniperus sabina 'Buffalo'	25	5-Gal
	Fountain Grass	Pennisetum alopecuroides	22	5 gal.
	Lavender	Lavandula angustifolia	22	1-Gal
	Rubber Rabbitbrush	Chrysothamnus nauseosus	25	5-Gal
Turf				
	Buffalo Grass Blue Gramma Grass	Buchloe dactyloides Boutaloua gracilis	2910 sf	Seed Mixture @ 4 lbs. PLS per 1000 sf, equal quantities of each

LANDSCAPING NOTES

1. LANDSCAPE REQUIREMENTS
   NET LOT AREA: = 118,425 SF
   TOTAL LANDSCAPED AREA REQUIRED = 17,764 SF (15% OF NET LOT AREA)
   TOTAL LANDSCAPE AREA PROVIDED = 47,776 SF (40% OF NET LOT AREA)

   MAXIMUM HIGH WATER USE LANDSCAPE = 9,462 SF (20% OF TOTAL LANDSCAPE AREA)
   HIGH WATER LANDSCAPE PROVIDED = 19,000 SF (EXISTING) (40% OF TOTAL LANDSCAPE PROVIDED)
2. LANDSCAPE IRRIGATION
   EXISTING AUTOMATIC IRRIGATION SYSTEM AT EXISTING LANDSCAPE WILL REMAIN. IRRIGATION HAS BEEN EXTENDED TO ALL NEW LANDSCAPE AREAS.
3. LANDSCAPE MAINTENANCE
   THE OWNER HAS ASSUMED RESPONSIBILITY FOR THE MAINTENANCE OF THE LANDSCAPE.
4. THE LANDSCAPE IMPROVEMENTS (EXCLUDING EXISTING SOD) ARE IN THE COMPLIANCE WITH THE CITY OF ALBUQUERQUE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE.



A / L-1 WROUGHT IRON PICKET FENCE
MCD-5001 062800
1/2" = 1'-0"

LANDSCAPE PLAN
1"=20'-0"

MORROW REARDON WILKINSON, LTD.
LANDSCAPE ARCHITECTS
210 La Veta NE, Albuquerque, NM 87108
505.266.2266 FAX 505.265.9637
morrow.co@ix.netnet

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ARCHITECTS | AIA
6100 Indian School Rd. NE
Albuquerque NM
505-883-5200
505-884-5390
SUITE 210
87110
PHONE
FACSIMILE

Project: KOAT TV BROADCAST FACILITY
3801 CARLISLE N.E.
ALBUQUERQUE, N.M., 87107

Sheet Title: LANDSCAPE PLAN

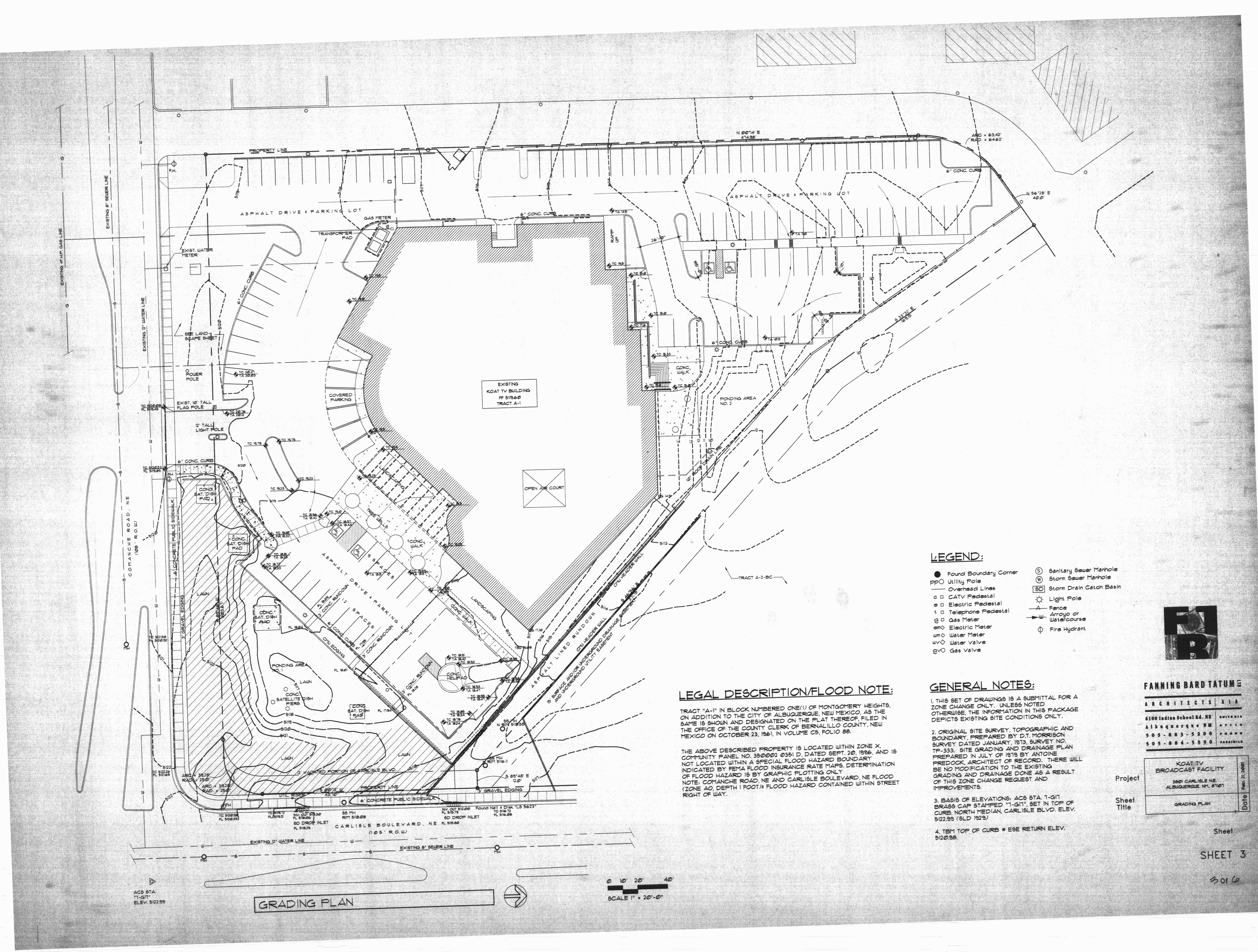
Date: Feb. 21, 2001

STATE OF NEW MEXICO
ELIZABETH C. USH
NO. 26
REGISTERED LANDSCAPE ARCHITECT

Sheet L-1

2 Of 6

IMAGE: 3000\DGNS.DIR\SCHEDULE.dwg.DGN BASE: FEBRUARY 21, 2001 CLOSE: 1:36 pm base:9/29 plot 1:1 sheets rpt/USR



LEGEND:

- Found Boundary Corner
- ppO Utility Pole
- Overhead Lines
- c □ CATV Pedestal
- e □ Electric Pedestal
- t □ Telephone Pedestal
- g □ Gas Meter
- emO Electric Meter
- wmO Water Meter
- wvO Water Valve
- gvO Gas Valve
- (S) Sanitary Sewer Manhole
- (W) Storm Sewer Manhole
- SD Storm Drain Catch Basin
- Light Pole
- Fence
- Arroyo or Watercourse
- Fire Hydrant

LEGAL DESCRIPTION/FLOOD NOTE:

TRACT "A-1" IN BLOCK NUMBERED ONE(1) OF MONTGOMERY HEIGHTS, ON ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 23, 1961, IN VOLUME C5, FOLIO 88.

THE ABOVE DESCRIBED PROPERTY IS LOCATED WITHIN ZONE X, COMMUNITY PANEL NO. 350002 0351 D, DATED SEPT. 20, 1996, AND IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD BOUNDARY INDICATED BY FEMA FLOOD INSURANCE RATE MAPS. DETERMINATION OF FLOOD HAZARD IS BY GRAPHIC PLOTTING ONLY NOTE: COMANCHE ROAD, NE AND CARLISLE BOULEVARD, NE FLOOD (ZONE AO, DEPTH 1 FOOT) FLOOD HAZARD CONTAINED WITHIN STREET RIGHT OF WAY.

GENERAL NOTES:

1. THIS SET OF DRAWINGS IS A SUBMITTAL FOR A ZONE CHANGE ONLY. UNLESS NOTED OTHERWISE, THE INFORMATION IN THIS PACKAGE DEPICTS EXISTING SITE CONDITIONS ONLY.

2. ORIGINAL SITE SURVEY, TOPOGRAPHIC AND BOUNDARY, PREPARED BY D.T. MORRISON SURVEY DATED JANUARY, 1973, SURVEY NO. TP-333. SITE GRADING AND DRAINAGE PLAN PREPARED IN JULY OF 1979 BY ANTOINE PREDOCK, ARCHITECT OF RECORD. THERE WILL BE NO MODIFICATION TO THE EXISTING GRADING AND DRAINAGE DONE AS A RESULT OF THIS ZONE CHANGE REQUEST AND IMPROVEMENTS.

3. BASIS OF ELEVATIONS: ACS STA. "1-GIT" BRASS CAP STAMPED "1-GIT", SET IN TOP OF CURB, NORTH MEDIAN, CARLISLE BLVD. ELEV. 5122.99 (SLD 1929)

4. TBM TOP OF CURB @ ESE RETURN ELEV. 5120.98.

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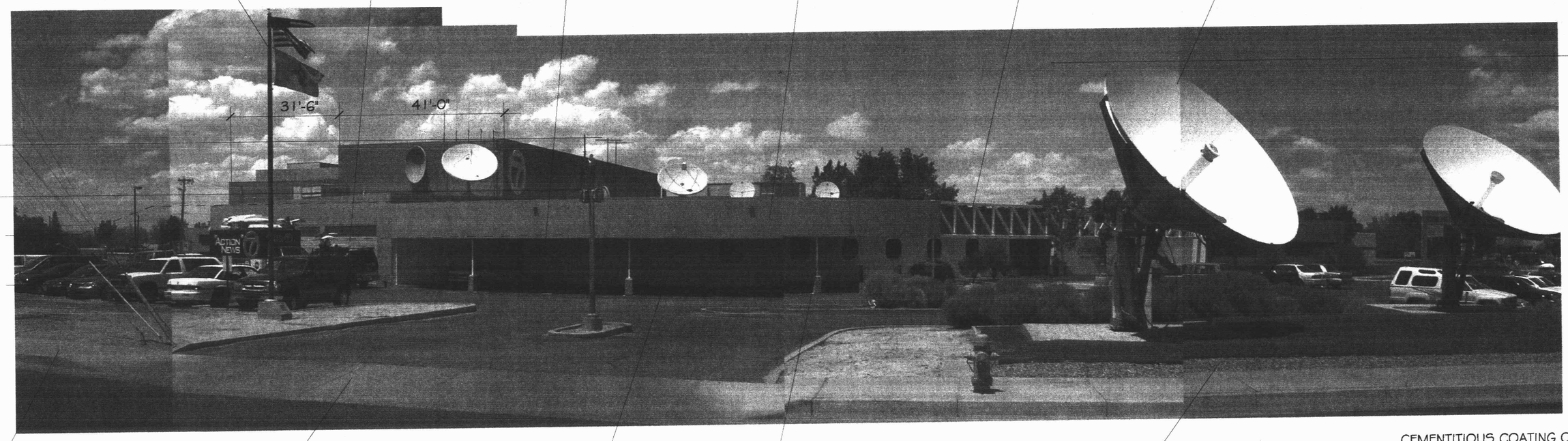
505-884-5590 FACSIMILE

Project: KOAT TV BROADCAST FACILITY
3801 CARLISLE N.E.
ALBUQUERQUE, NM. 87107

Sheet Title: GRADING PLAN

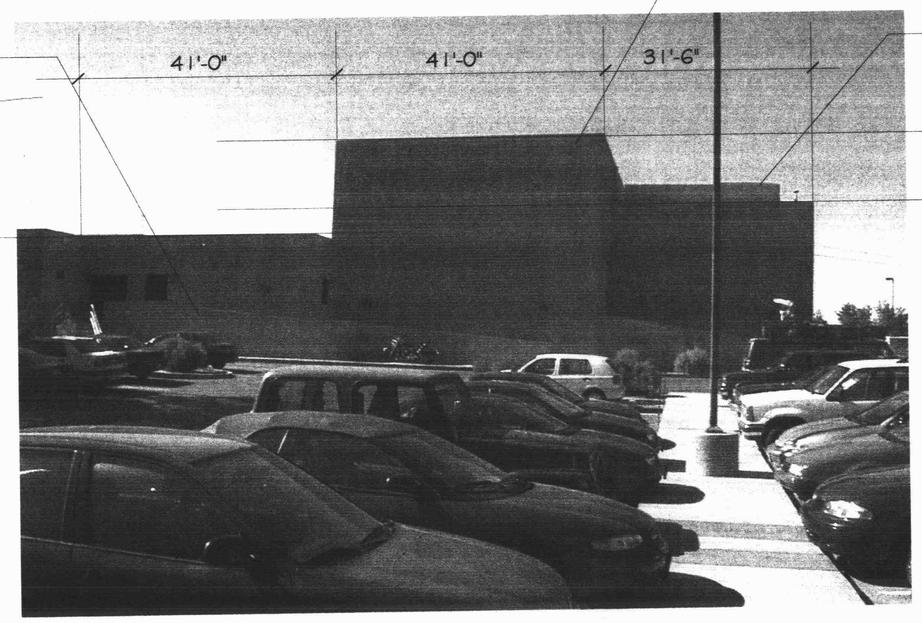
Date: Feb. 21, 2001

Sheet
SHEET 3
3 of 6



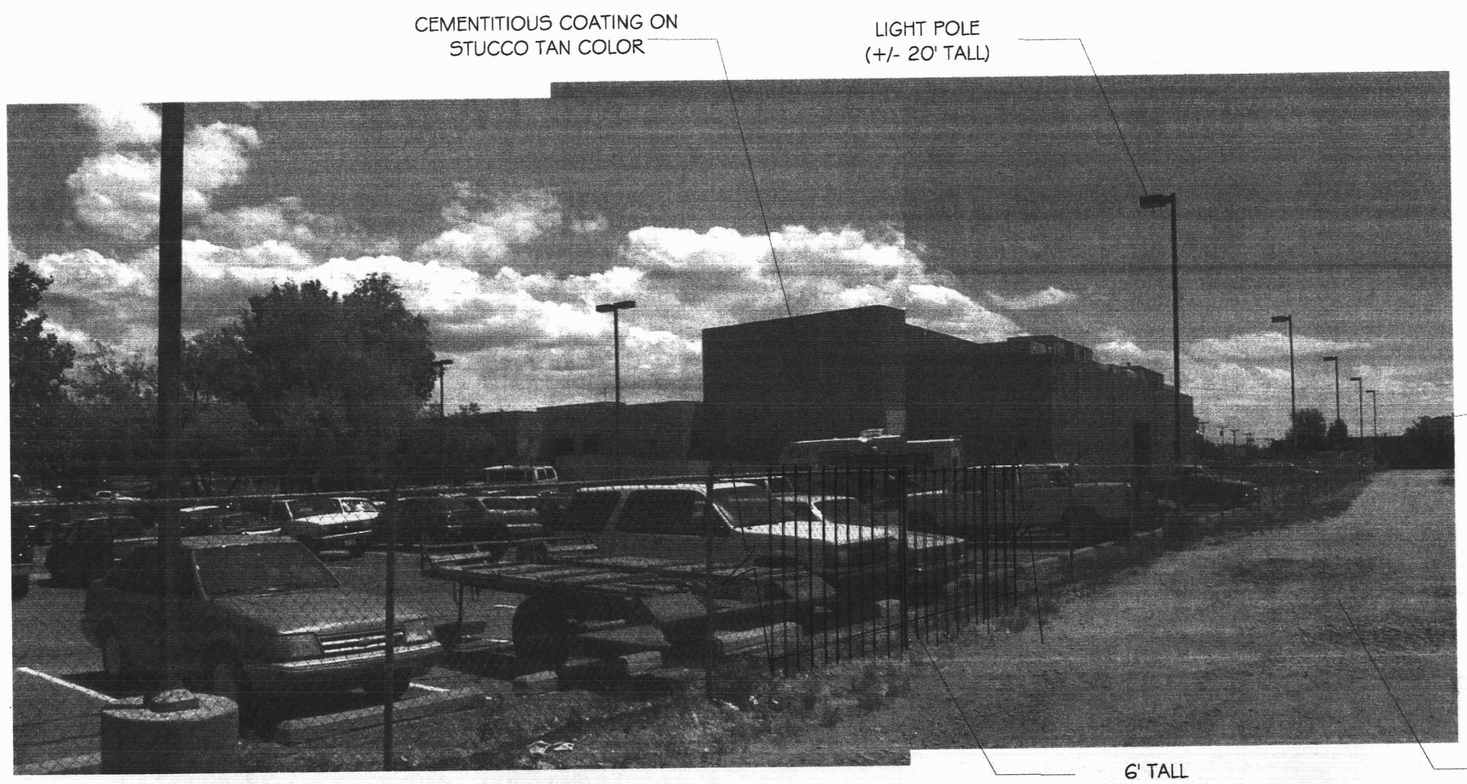
SOUTH ELEVATION

VIEW FROM COMANCHE LOOKING NORTH



NORTH ELEVATION

VIEW FROM REAR PARKING LOT LOOKING SOUTH



NORTHWEST ELEVATION

VIEW FROM ALLEY LOOKING SOUTH

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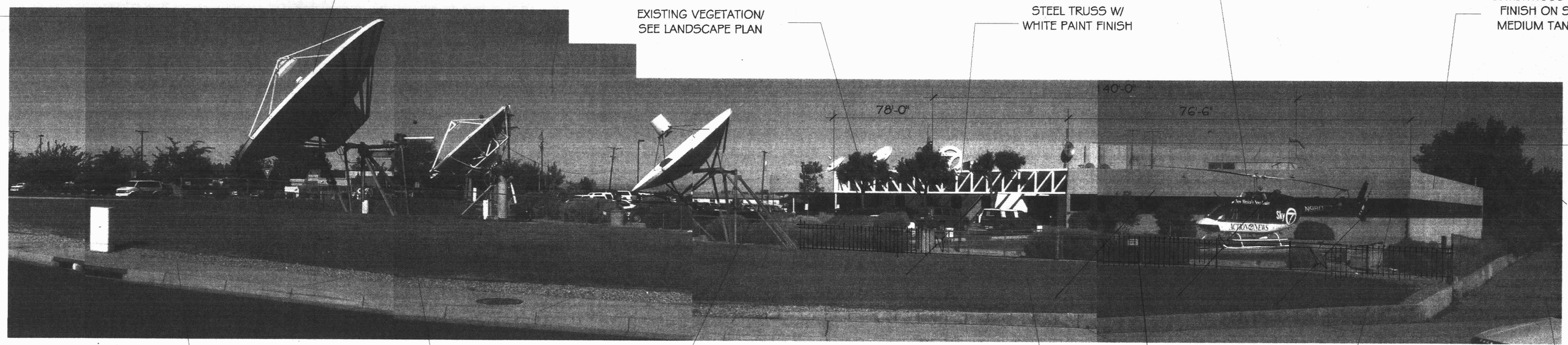
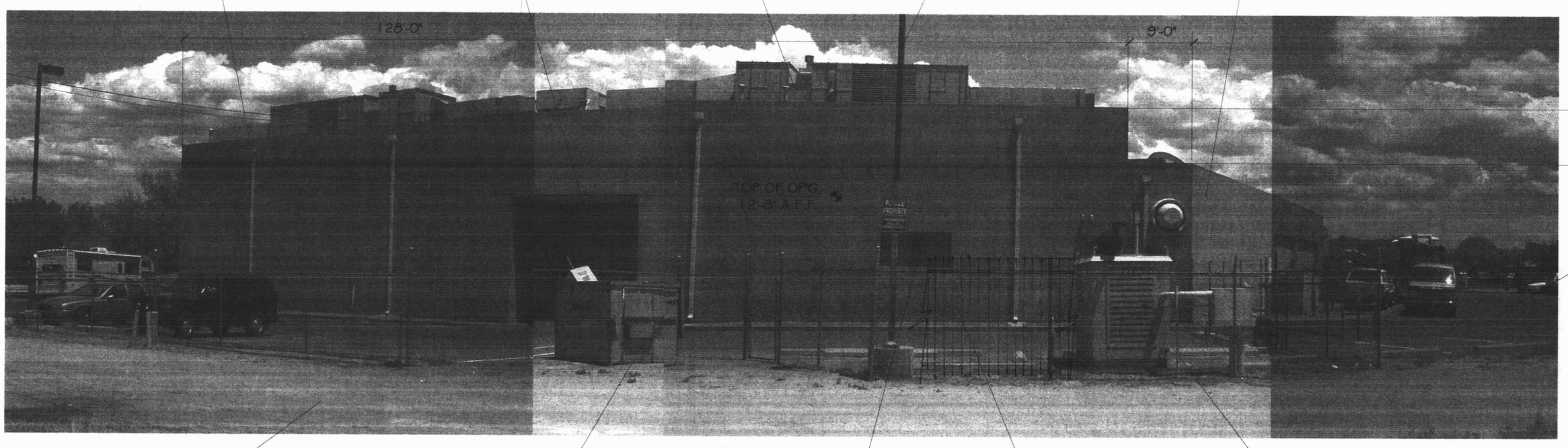
505 - 884 - 5290 | FACSIMILE

KOAT TV BROADCAST FACILITY 3801 CARLISLE N.E. ALBUQUERQUE, NM, 87107	Feb. 21, 2001
PHOTOGRAPHS / N & S BLDG. ELEVATIONS	DATE



EAST ELEVATION

VIEW FROM CARLISLE BLVD. LOOKING WEST



WEST ELEVATION

VIEW FROM ALLEY LOOKING EAST

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Albuquerque NM | 87110
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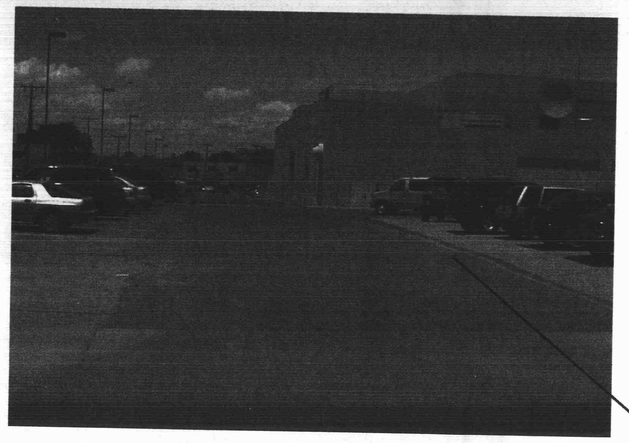
KOAT TV
BROADCAST FACILITY
3801 CARLISLE N.E.
ALBUQUERQUE, NM, 87107

PHOTOGRAPHS /
E & W BLDG. ELEVATIONS

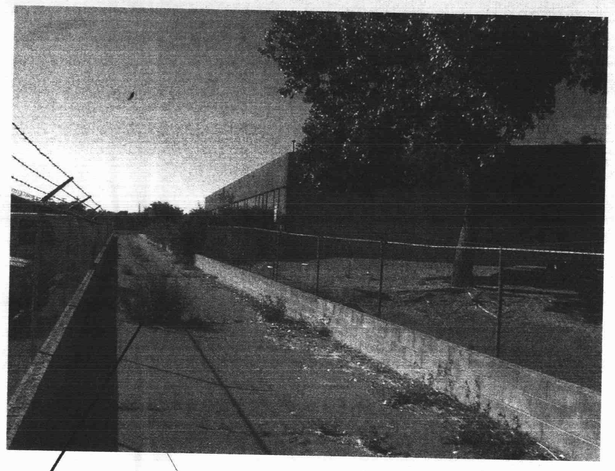
DATE: Feb 21, 2001



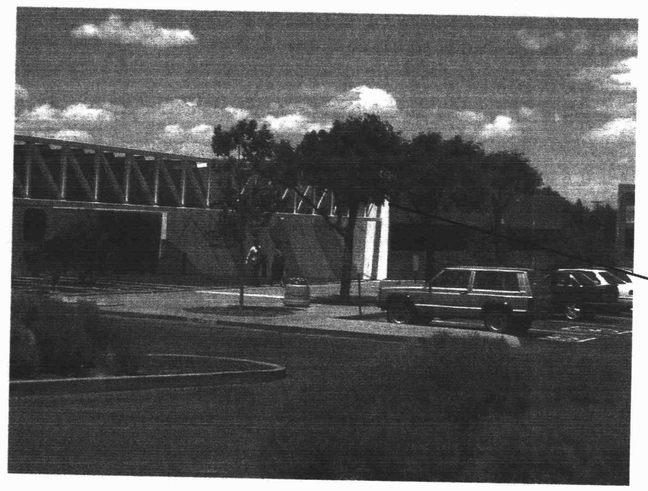
VIEW OF BUILDING AT
SOUTH-WEST CURB CUT

VIEW OF PARKING FROM ALLEY

EXISTING FENCE REMOVED AND REPLACED / SEE LANDSCAPE PLAN

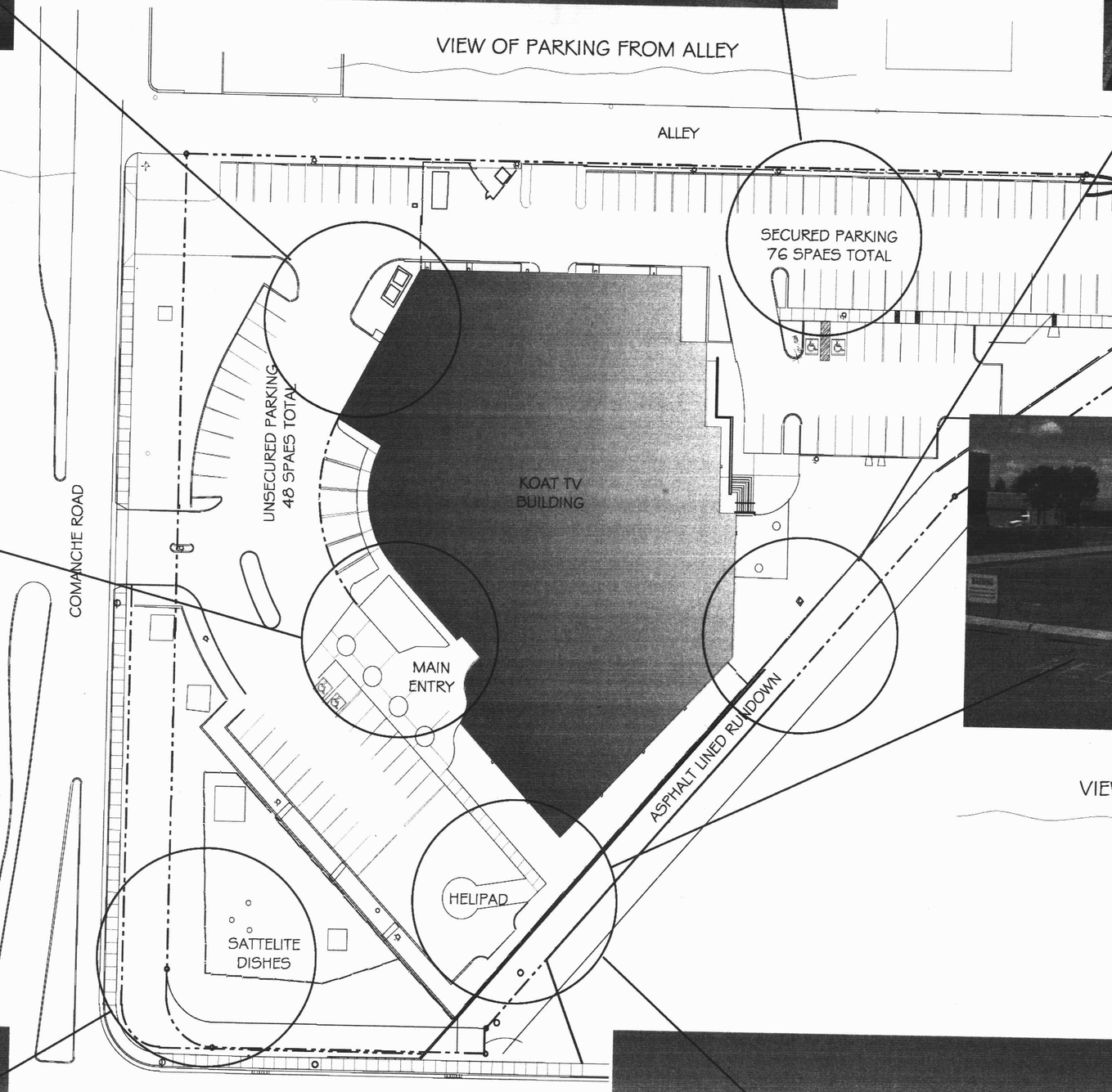


VIEW OF ASPHALT LINED
RUN DOWN LOOKING SOUTH-EAST



VIEW OF ENTRANCE LOOKING EAST

VIEW OF HELIPAD LOOKING EAST

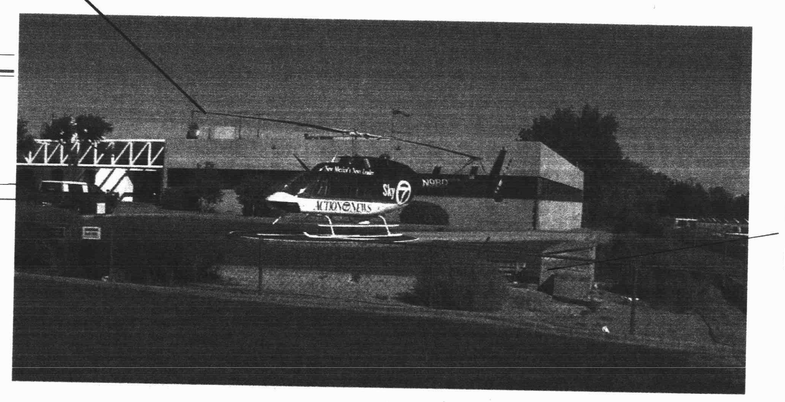


OVERALL SITE PLAN

N.T.S.

SIGNAGE REMOVED

VIEW FROM CORNER OF COMANCHE AND
CARLISLE LOOKING NORTHWEST



EXISTING FENCE REMOVED AND REPLACED/SEE LANDSCAPE PLAN

VIEW OF HELIPAD LOOKING WEST

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BROADCAST FACILITY
3801 CARLISLE N.E.
ALBUQUERQUE, NM. 87107

Feb. 21, 2001

MISC. SITE
PHOTOGRAPHS

DATE

SHEET 6

OF

6 6