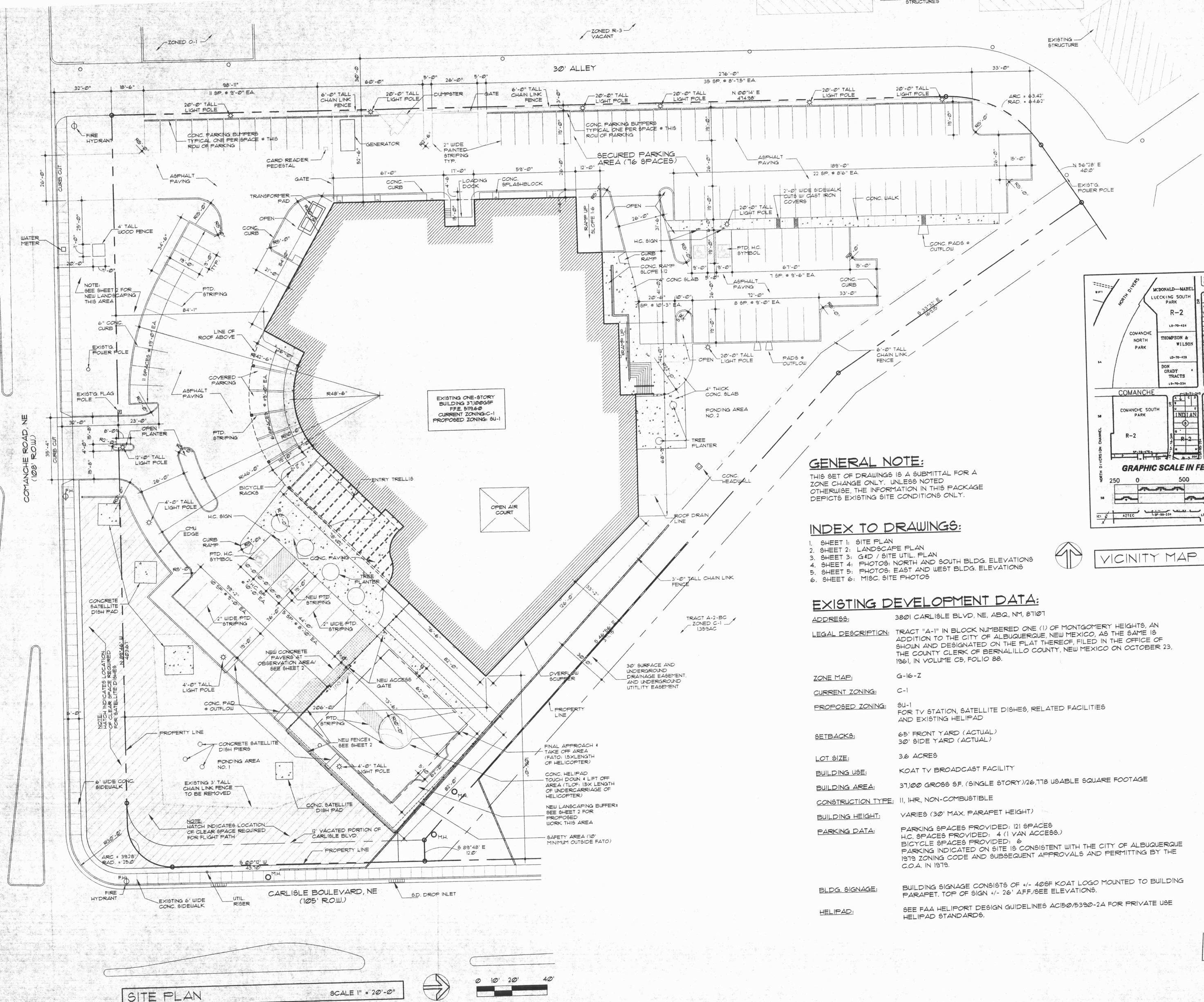
PLANS/PLATS ON FILE

FILE DESC:

EPC

1000643

 # PLANS/PLATS 6



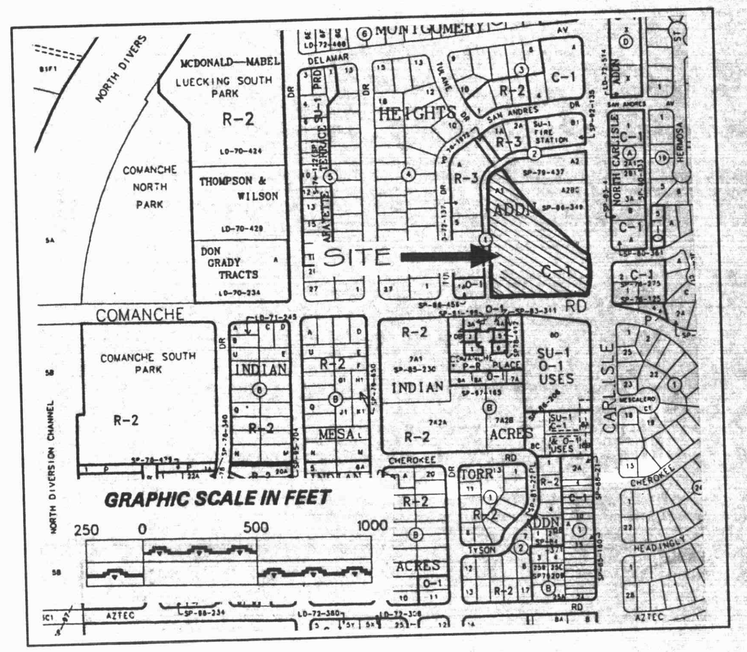
SITE PLAN SCALE 1" = 20'-0"

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.

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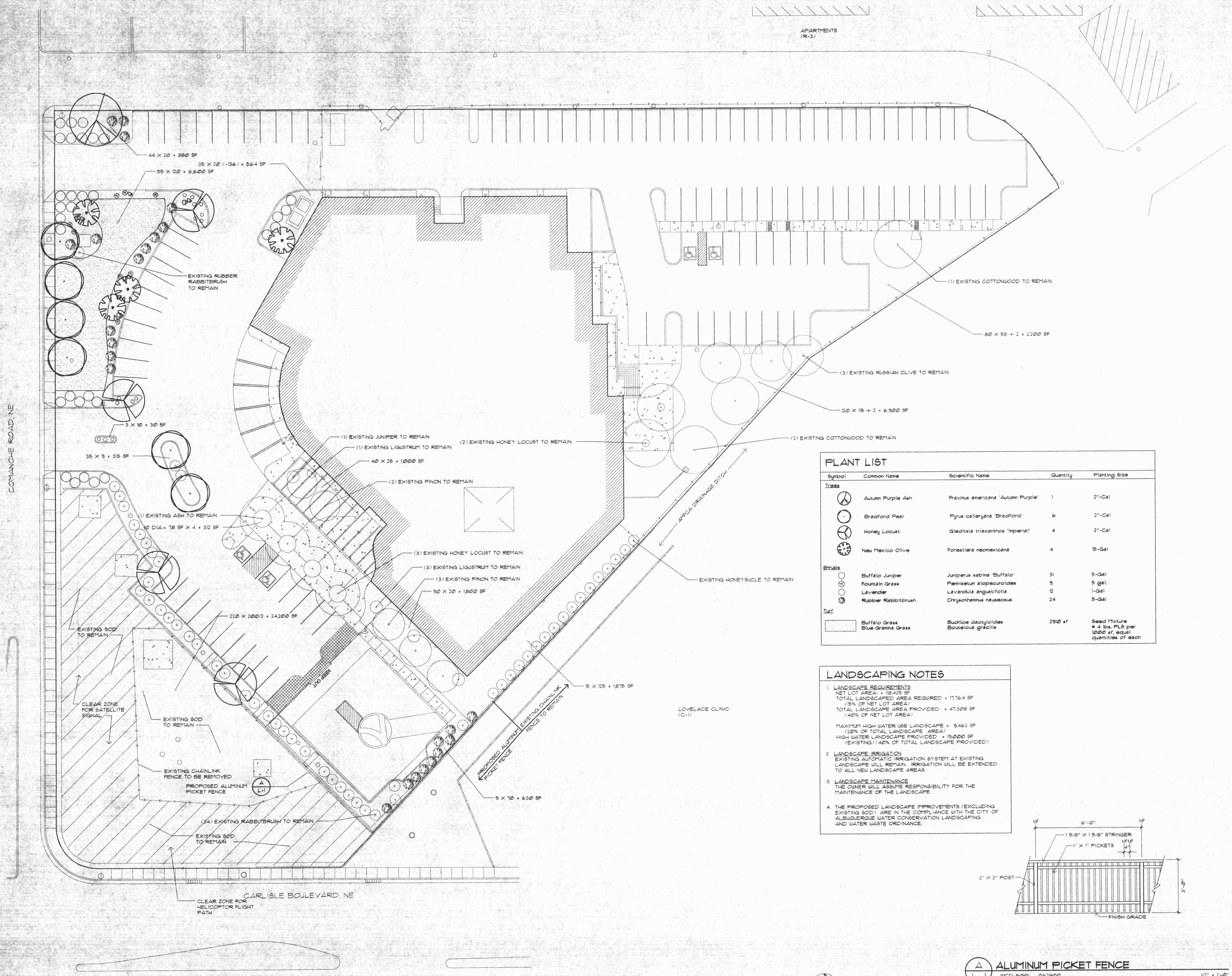
ARCHITECTS AIA
6100 Indian School Rd. NE
Albuquerque NM 87110
505-883-5200 PHONE
505-884-5390 FACSIMILE

Project	KOAT TV BROADCAST FACILITY 3801 CARLISLE NE. ALBUQUERQUE, NM, 87107
Sheet Title	SITE PLAN
Date	June 30, 2020

CONDITIONALLY APPROVED BY THE EPC ON: 8-17-2020

Bob Parks



PLANT LIST

Symbol	Common Name	Scientific Name	Quantity	Planting Size
Trees				
	Autumn Purple Ash	Fraxinus americana 'Autumn Purple'	1	2"-Cal
	Bradford Pear	Pyrus calleryana 'Bradford'	6	2"-Cal
	Honey Locust	Gleditsia triacanthos 'Imperial'	4	2"-Cal
	New Mexico Olive	Forestiera neomexicana	4	15-Gal
Shrubs				
	Buffalo Juniper	Juniperus sabina 'Buffalo'	31	5-Gal
	Fountain Grass	Pennisetum alopecuroides	9	5 gal.
	Lavender	Lavandula angustifolia	12	1-Gal
	Rubber Rabbitbrush	Chrysothamnus nauseosus	24	5-Gal
Turf				
	Buffalo Grass Blue Grama Grass	Buchloe dactyloides Bouteloua 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 = 47,308 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 WILL BE EXTENDED TO ALL NEW LANDSCAPE AREAS.

3. LANDSCAPE MAINTENANCE
   THE OWNER WILL ASSUME RESPONSIBILITY FOR THE MAINTENANCE OF THE LANDSCAPE.

4. THE PROPOSED LANDSCAPE IMPROVEMENTS (EXCLUDING EXISTING SOD) ARE IN THE COMPLIANCE WITH THE CITY OF ALBUQUERQUE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE.

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

LANDSCAPE PLAN 1"=20'-0"

NAME: D:\KOAT\KOATDRB.dwg.DWG DATE: JUNE 28, 2000 TIME: 9:35 AM base:6/26 plot 1:1 sheetla rht/VW

MORROW REARDON WILKINSON, LTD.
LANDSCAPE ARCHITECTS
210 La Veta NE, Albuquerque, NM 87108
505.266.2266 FAX 505.265.9037
morrow.co@iolnm.net

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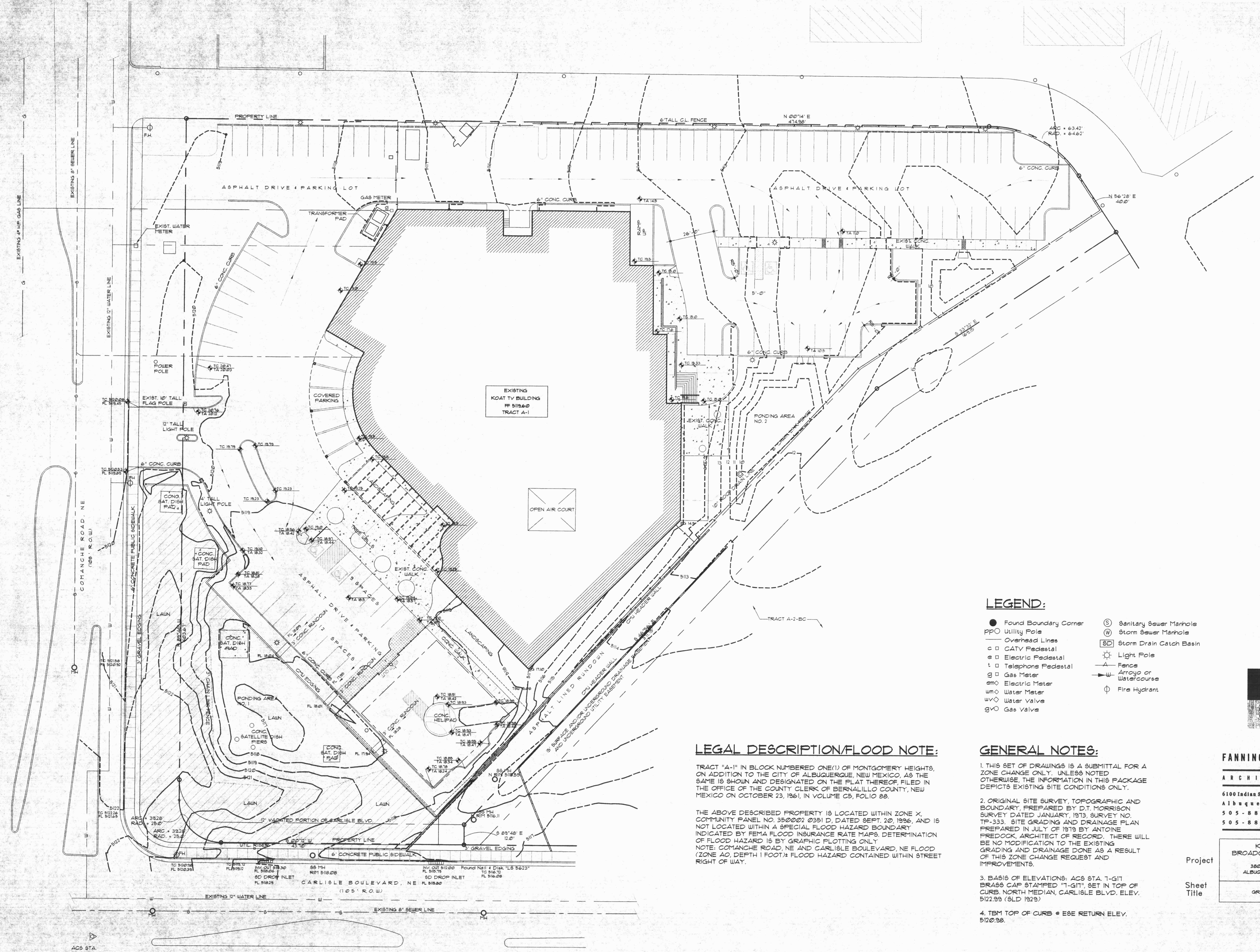
Project: KOAT TV BROADCAST FACILITY
3801 CARLISLE N.E.
ALBUQUERQUE, NM. 87107

Date: June 30, 2000

Sheet Title: LANDSCAPE PLAN

SHEET 2
Sheet
L-1

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



GRADING PLAN

LEGEND:

- Found Boundary Corner
- pp Utility Pole
- Overhead Lines
- c CATV Pedestal
- e Electric Pedestal
- t Telephone Pedestal
- g Gas Meter
- em Electric Meter
- wm Water Meter
- wv Water Valve
- gv Gas Valve
- Sanitary Sewer Manhole
- 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 FREDOCK, 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. T-G17 BRASS CAP STAMPED "T-G17", 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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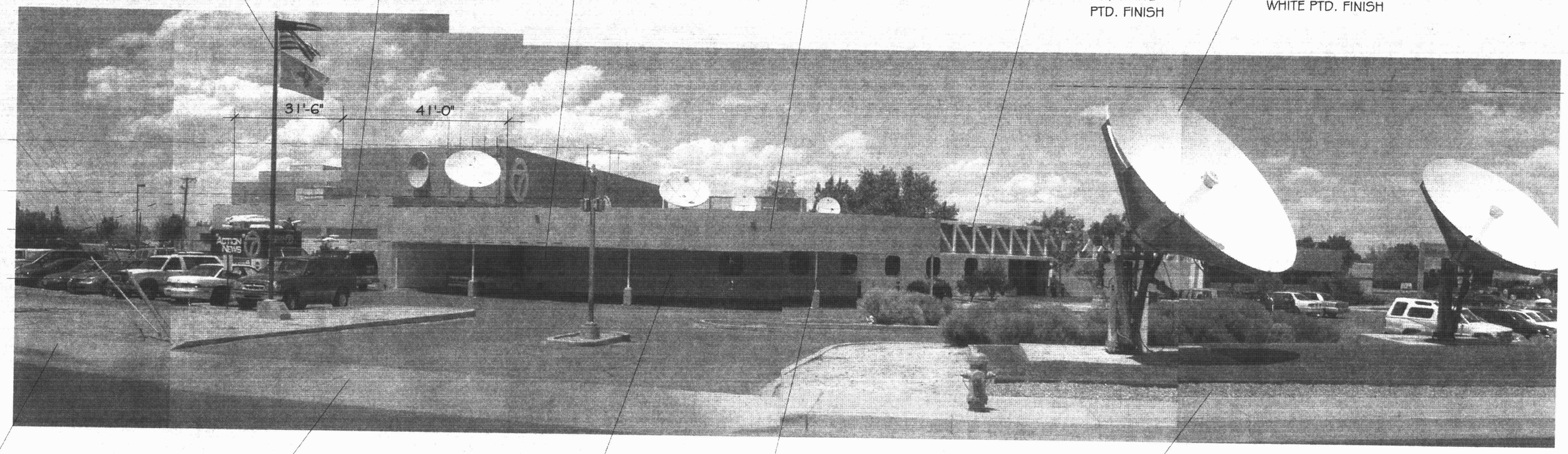
Project	KOAT TV BROADCAST FACILITY 3801 CARLISLE N.E. ALBUQUERQUE, NM. 87107
Sheet Title	GRADING PLAN
Date	June 7, 2020

Sheet

SHEET 3

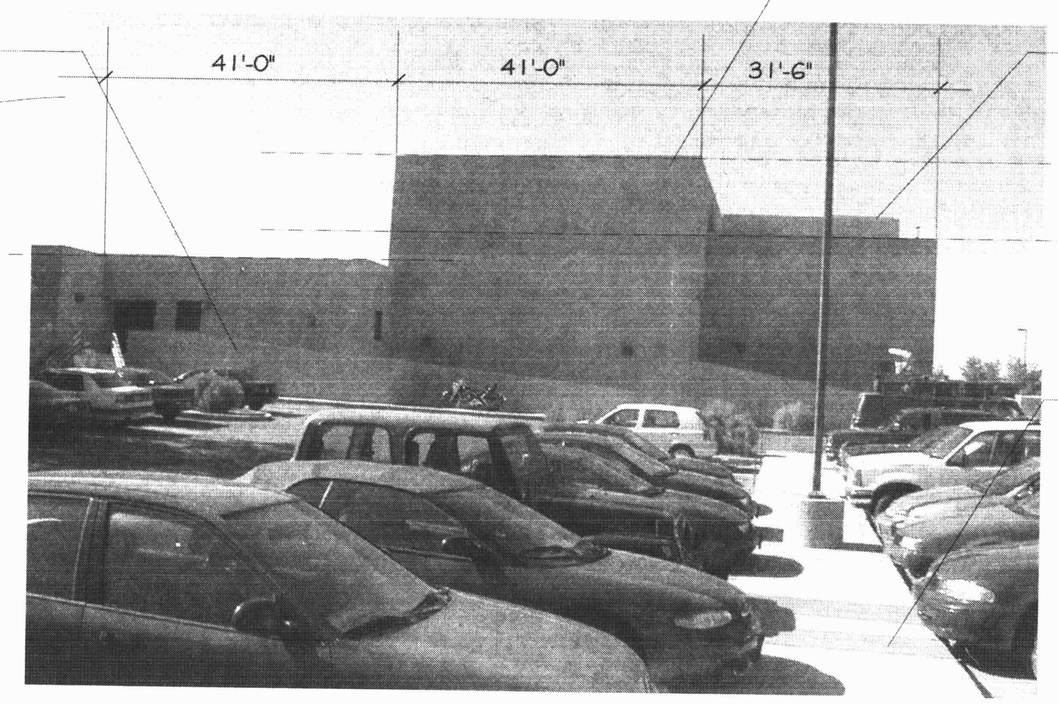
Of

3 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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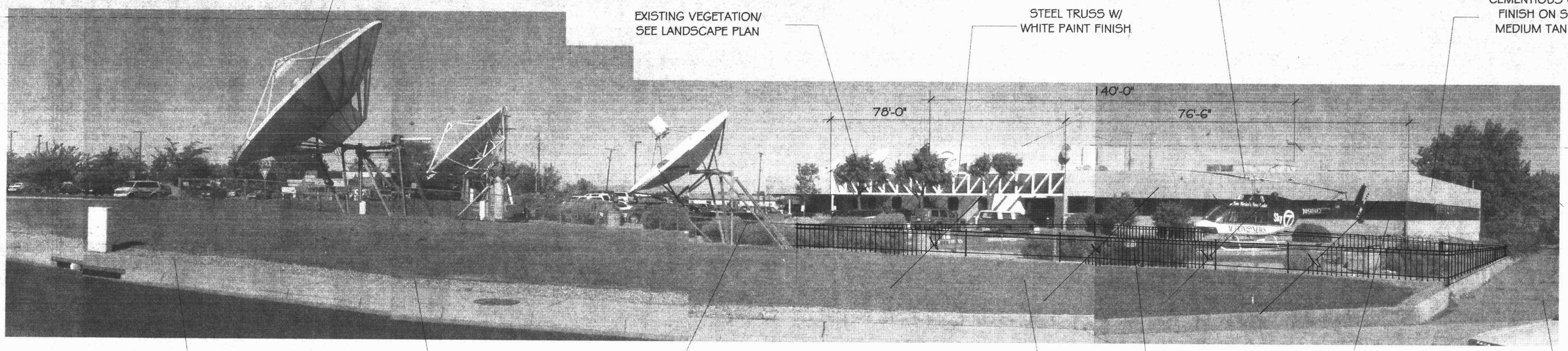
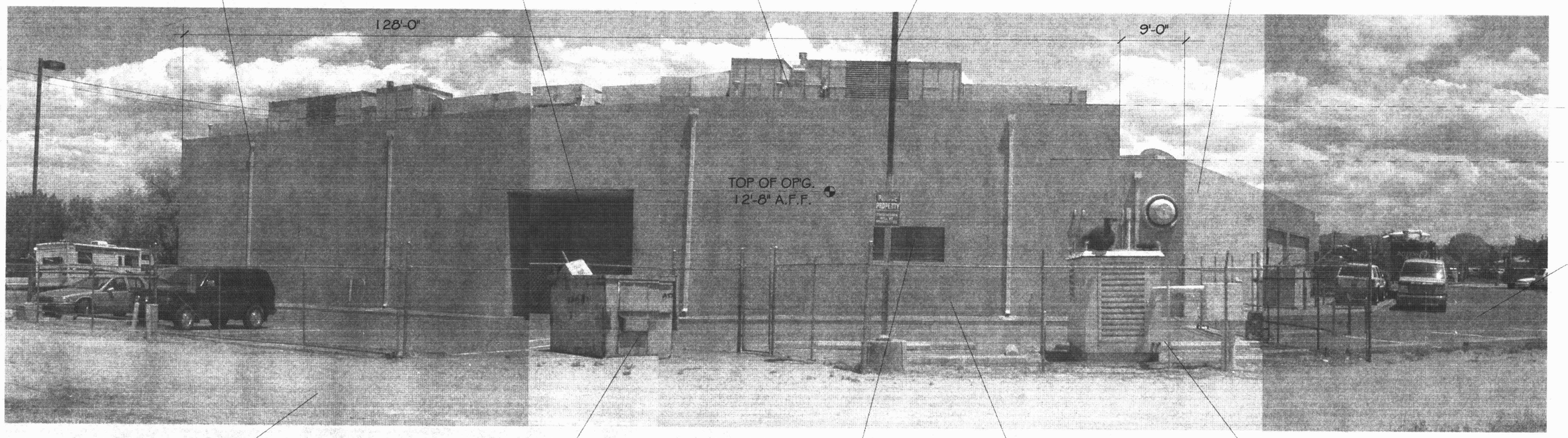
KOAT TV BROADCAST FACILITY 3801 CARLISLE N.E. ALBUQUERQUE, NM, 87107	DATE June 30, 2000
PHOTOGRAPHS / N & S BLDG. ELEVATIONS	



EAST ELEVATION

VIEW FROM CARLISLE BLVD. LOOKING WEST



WEST ELEVATION

VIEW FROM ALLEY LOOKING EAST

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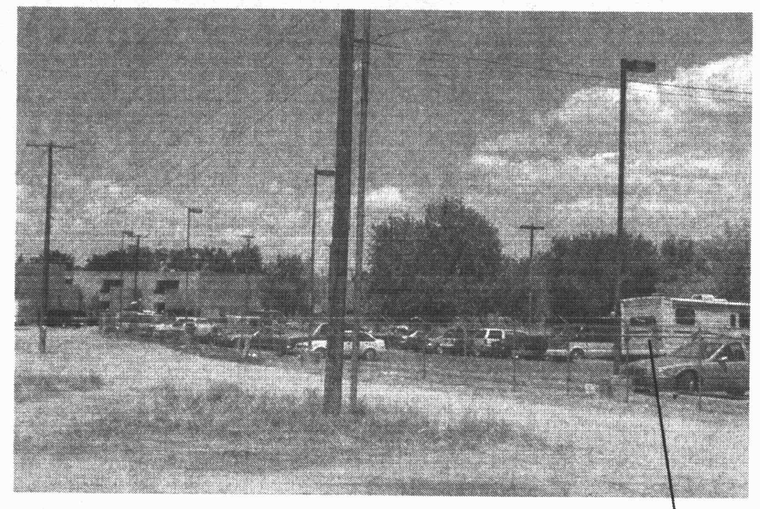
BROADCAST FACILITY
3801 CARLISLE N.E.
ALBUQUERQUE, NM, 87107

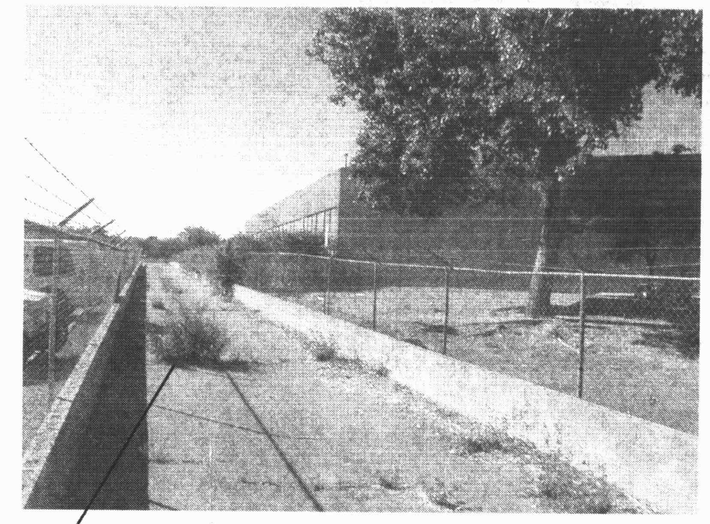
PHOTOGRAPHS /
E & W BLDG. ELEVATIONS

DATE June 30, 2000

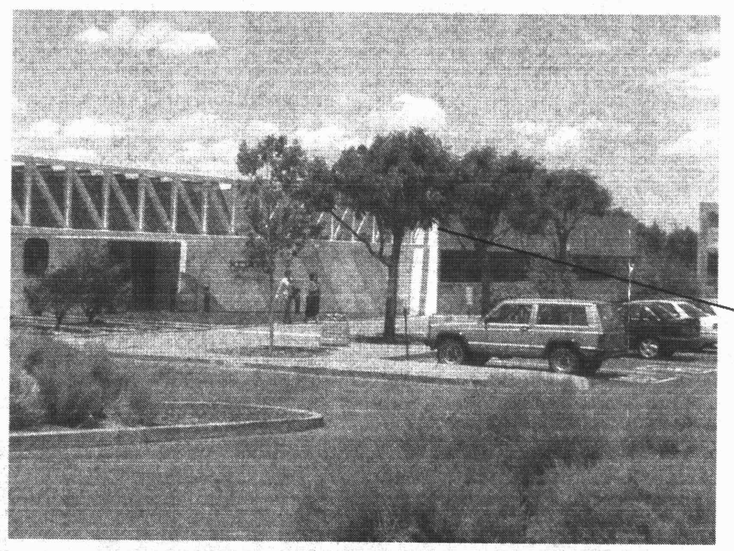
VIEW OF BUILDING AT
SOUTH-WEST CURB CUT



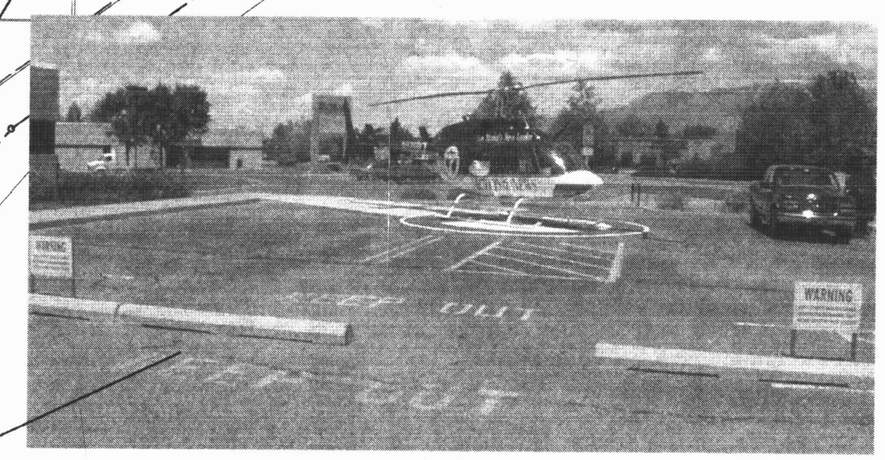
VIEW OF PARKING FROM ALLEY



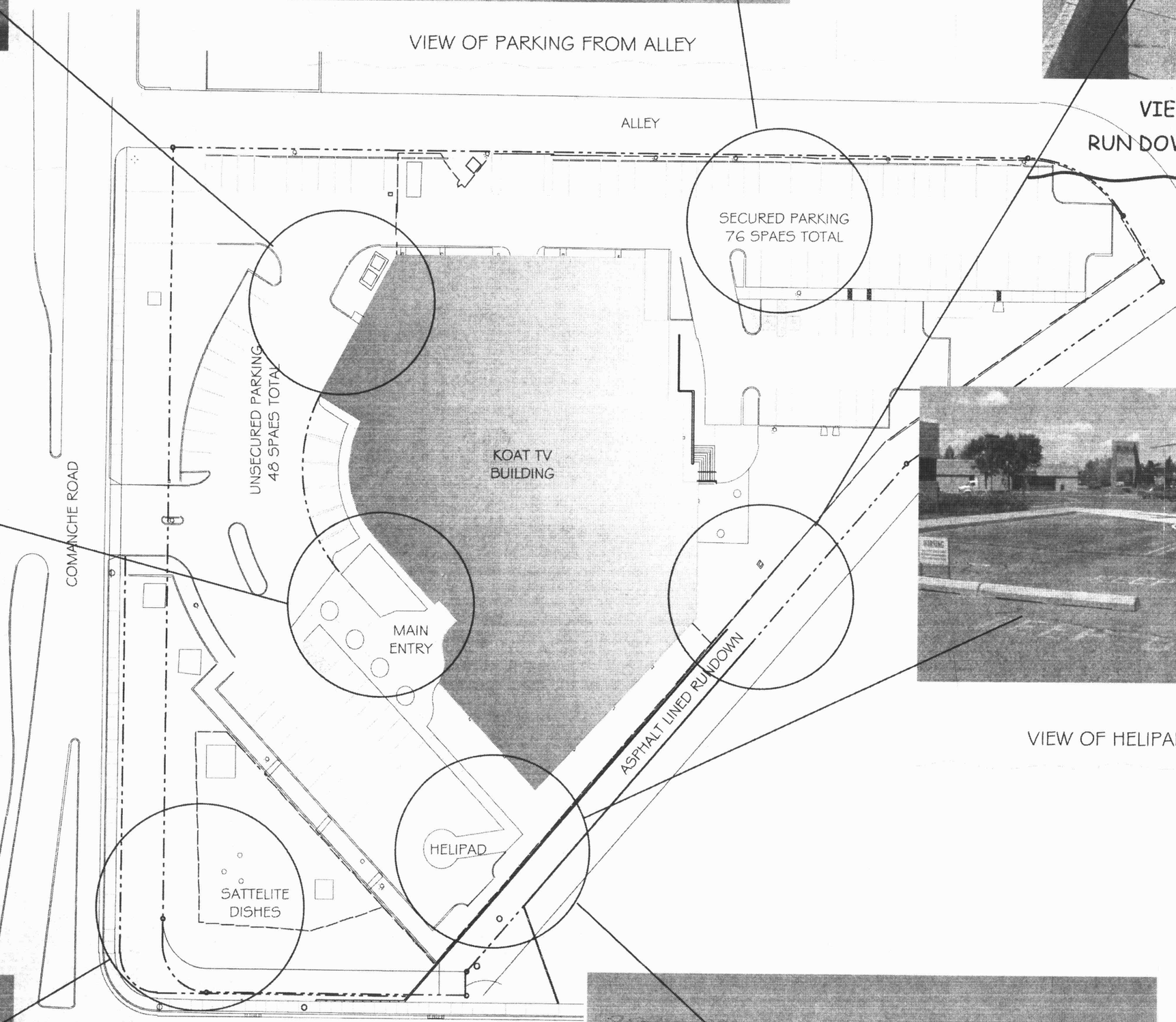
VIEW OF ASPHALT LINED
RUN DOWN LOOKING SOUTH-EAST



VIEW OF ENTRANCE LOOKING EAST



VIEW OF HELIPAD LOOKING EAST



OVERALL SITE PLAN

N.T.S.

VIEW FROM CORNER OF COMANCHE AND
CARLISLE LOOKING NORTHWEST

EXISTING FENCE
TO BE REMOVED AND
REPLACED SEE
LANDSCAPE PLAN

VIEW OF HELIPAD LOOKING WEST

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ALBUQUERQUE, NM. 87107

DATE June 30, 2005

MISC. SITE
PHOTOGRAPHS