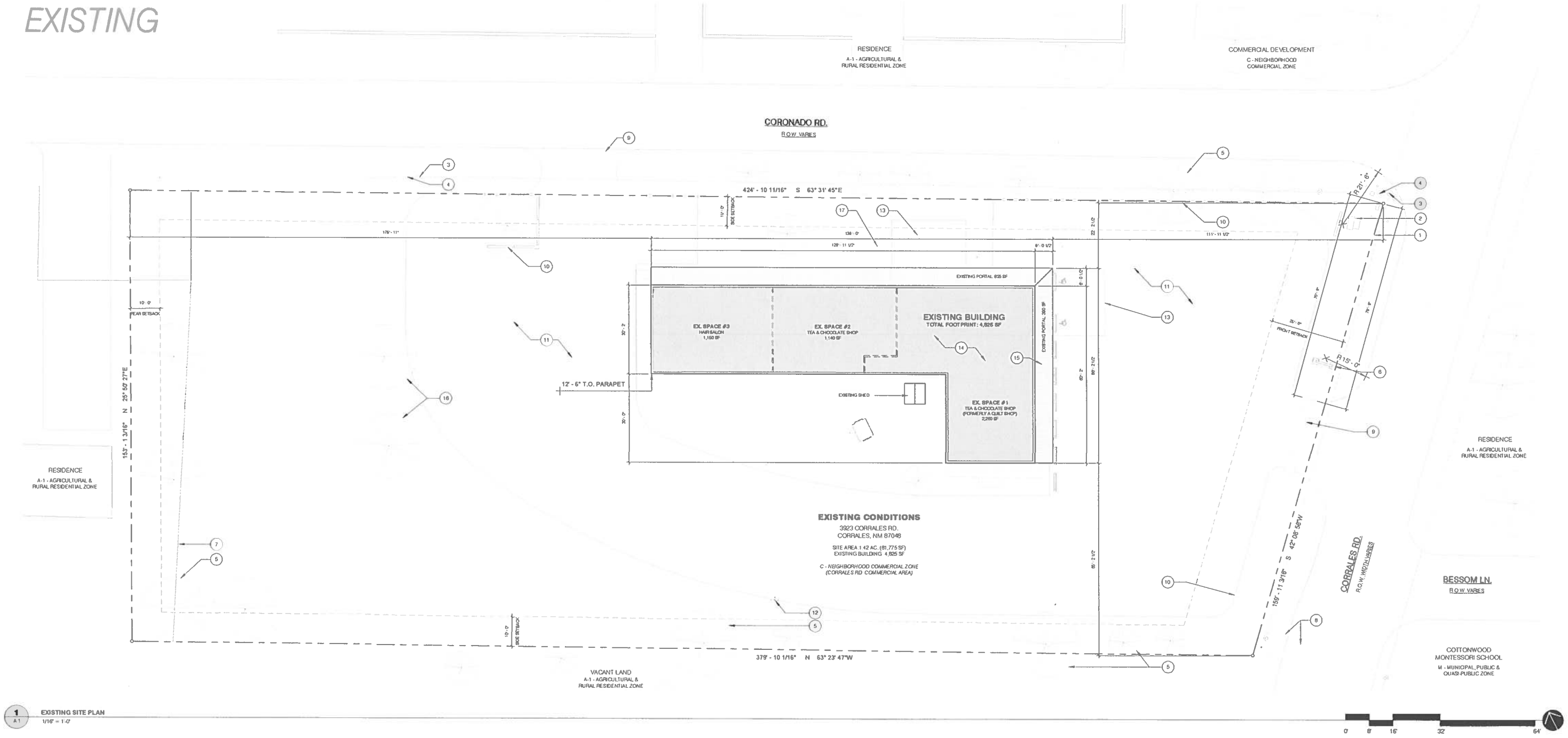
EXISTING



1 A1 EXISTING SITE PLAN
1/16" = 1'-0"

PROPERTY INFORMATION

LOCATION MAP

PROJECT LOCATION

PROPERTY ADDRESS	3923 CORRALES RD CORRALES, NM 87048
LEGAL DESCRIPTION	SECTION 30, TOWNSHIP 12N, RANGE 3E, VILLAGE OF CORRALES, SANDOVAL COUNTY, NM, PORTION OF TRACT 131-B2, MRGCD MAP #18
UPC #	101506751305G
ZONING	C - NEIGHBORHOOD COMMERCIAL
LAND USE	COMMERCIAL RETAIL & SERVICES
SITE AREA	1.4182 AC / 61,775 SF

PROJECT NARRATIVE

Village of Corrales
Planning and Zoning Commission
4324 Corrales Rd
Corrales, New Mexico 87048

3923 Corrales Rd – Project Narrative

Corrales Planning and Zoning Board.

Modulus Design is acting as the agent for Brabson Rising LLC, owning party of property at 3923 Corrales Rd (S.R. 448), Corrales, New Mexico, 87048.

3923 Corrales Rd., an existing commercial development with (2) existing tenants, is located on a 1.42-acre lot along the west side of Corrales Rd (NM 448) with an existing building comprising approximately 4,825 SF of GFA. The site measures 159' along its north / south axis and roughly 400' along its east / west axis. Site access is comprised of an existing 25' wide opening from Corrales Rd. and an existing access along Coronado Rd. These entry points access the site parking and are used primarily by customers. The site contains internal vehicular circulation paths toward the western (rear) extents of the property.

The existing building formerly had three tenants: A Quilt Shop (2,260 SF), a Tea & Chocolate Shop (1,140 SF), and a Hair Salon (1,150 SF). The Quilt Shop relocated as the existing space no longer met their needs and space requirements. The Tea & Chocolate Shop, which has combined retail and dining facilities, took over that space and now occupies 3,400 SF. The Hair Salon remained the same size after the Quilt Shop's departure. The operating hours of the existing tenants are 10am – 5pm.

The current structure does not meet the owner and tenants' needs and rehabilitation of the existing structure has been determined economically infeasible. The plan is to maintain the existing tenant base and to have the Quilt Shop return. To do this, a phased approach has been proposed for relocating the existing tenants and allowing for these businesses to continuously remain in operation. Phase 1 is proposed to be the construction of a new 6,265 SF single level building with (3) tenant spaces for the relocation of the original three tenants. The Tea & Chocolate Shop and Hair Salon will occupy spaces slightly larger than their original spaces. The Quilt Shop is proposed to take over the anchor tenant space comprising roughly 2,880 SF. At the conclusion of the Phase 1 construction, the existing building is to be demolished prior to the commencement of Phase 2. The second construction phase will consist of the construction of an additional 4,715 SF commercial building providing additional leasable area for the building owner. Final site improvements and landscaping conclude the proposed scope of Phase 2 and the redevelopment project in general.

The owners are currently working with Corrales MainStreet to help secure future tenants for the Phase 2/New Building 2 tenant spaces.

Sincerely,

Modulus Design - *Designer + General Contractor*
Vince Aragon - *Designer + Project Lead*
Christen Harper - *General Contractor*

KEY NOTES

1 PROPERTY BOUNDARY
2 EXISTING TRANSFORMER BOXES
3 EXISTING UTILITY POLE
4 EXISTING OVERHEAD POWER LINES
5 EXISTING TREES
6 EXISTING MONUMENT SIGNAGE
7 EXISTING CHAIN LINK FENCE SECTION
8 EXISTING SIDEWALK SECTION AND CROSSWALK
9 EXISTING DRIVEWAY ACCESS
10 EXISTING RAILROAD TIE LANDSCAPE EDGING
11 EXISTING GRAVEL PARKING & DRIVE AREA
12 EXISTING WELL LOCATION
13 EXISTING ASPHALT PARKING PAD. DEMOLISH PRIOR TO PHASE 2
14 EXISTING BUILDING TO BE DEMOLISHED AFTER COMPLETION OF PHASE 1
15 EXISTING PORTAL
16 EXISTING TREES TO BE REMOVED PRIOR TO PHASE 1 CONSTRUCTION
17 EXISTING SEPTIC TANK LOCATION

3923 CORRALES RD. REDEVELOPMENT

3923 CORRALES ROAD, CORRALES, NM 87048

STATE OF NEW MEXICO
CHRISTOPHER ERIC BECCONE
No. 5078
09 February 2024
REGISTERED ARCHITECT

MODULUS DESIGN LLC
912 Broadway Blvd. NE
Albuquerque, NM 87102

P 505.842.0354
F 505.243.3689

SITE PLAN - EXISTING

SCALE: As indicated

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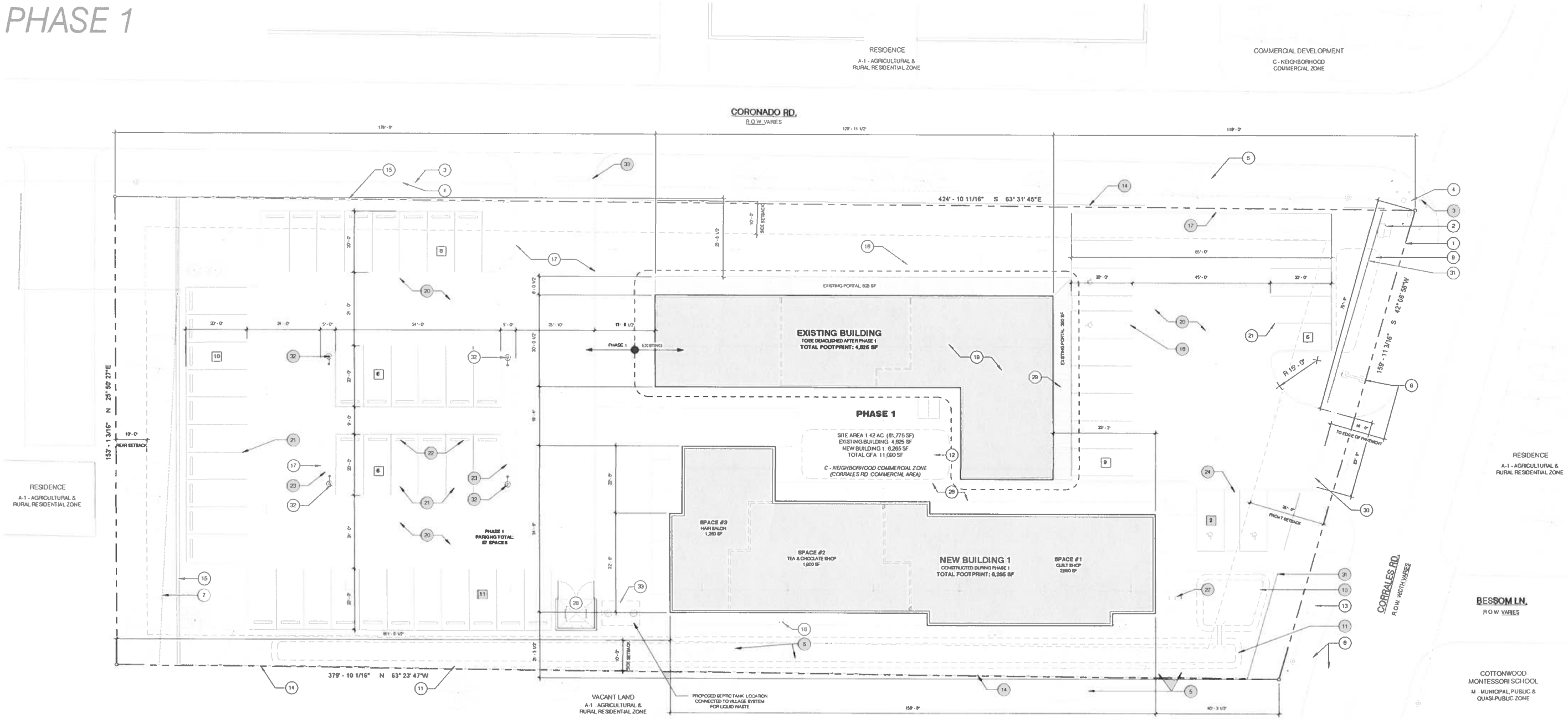
PHASE 1



1 / A2 PHASE 1 SITE PLAN
1/16" = 1'-0"

0' 8' 16' 32' 64'

BUILDING CODE & OCCUPANCY

BUILDING OCCUPANCY CALCULATIONS:

PHASE 1

- **SPACE 1:** RETAIL (B - BUSINESS OCCUPANCY)
  - 1 AREA 2,880 SF GFA (100 SF/OCC.)
  - 2 OCCUPANCY *29 OCCUPANTS*
- **SPACE 2:** CAFE (A-3 - ASSEMBLY OCCUPANCY, UNCONCENTRATED TABLES & CHAIRS)
  - 1 AREA 1,800 SF GFA
    - A SEATING AREA 850 SF - 40 SEATS
    - B BUSINESS AREA 300 SF (100 SF/OCC.) - 3 OCC
    - C FOOD PREP 380 SF (200 SF/OCC.) - 2 OCC
    - D RESTROOMS/STORAGE 470 SF (300 SF/OCC.) - 2 OCC
  - 2 OCCUPANCY *47 OCCUPANTS*
- **SPACE 3:** PROFESSIONAL SERVICES (B - BUSINESS OCCUPANCY)
  - 1 AREA 1,260 SF GFA (100 SF/OCC.)
  - 2 OCCUPANCY *13 OCCUPANTS*

PHASE 2

- **SPACE 4:** RESTAURANT W/ PATIO (A-3 - ASSEMBLY OCCUPANCY, UNCONCENTRATED TABLES & CHAIRS)
  - 1 INTERIOR 2,565 SF GFA
    - A SEATING AREA 1,200 SF - 80 SEATS
    - B KITCHEN 800 SF (200 SF/OCC.) - 5 OCC
    - C RESTROOMS/STORAGE 495 SF (300 SF/OCC.) - 2 OCC
  - 2 PATIO 800 SF GFA
    - A SEATING AREA 300 SF - 20 SEATS
  - 3 OCCUPANCY *107 OCCUPANTS*
- **SPACE 5:** RETAIL OR PROFESSIONAL SERVICES (B - BUSINESS OCCUPANCY)
  - 1 AREA 880 SF GFA / 100 SF/OCC
  - 2 OCCUPANCY *9 OCCUPANTS*
- **SPACE 6:** RETAIL OR PROFESSIONAL SERVICES (B - BUSINESS OCCUPANCY)
  - 1 AREA 970 SF GFA / 100 SF/OCC
  - 2 OCCUPANCY *10 OCCUPANTS*

TOTAL MAXIMUM OCCUPANCY: 215 OCCUPANTS

PROJECT AREAS

BUILDING AREAS:

- **EXISTING BUILDING FOOTPRINT:** 4,825 SF
- **BUILDING 1 FOOTPRINT (Phase1):** 6,265 SF
  - 1 SPACE #1 2,880 SF
  - 2 SPACE #2 1,800 SF
  - 3 SPACE #3 1,260 SF
- **BUILDING 2 FOOTPRINT (Phase 2):** 4,715 SF
  - 1 SPACE #4 2,565 SF
  - 2 SPACE #5 870 SF
  - 3 SPACE #6 970 SF

BUILDING STORIES + HEIGHTS:

- PROPOSED BUILDINGS TO BE SINGLE STORY AND ABIDE BY VILLAGE CODES AND BE LESS THAN 26' IN HEIGHT

LOT COVERAGE:

*IMPERVIOUS AREAS MAY NOT EXCEED 35% OF SITE AREA

- **EXISTING BUILDING:** 6,956 SF (ROOF AREA & PAVED SURFACES) / 61,755 SF (SITE AREA) = **11.3% COVERAGE**
- **PHASE 1:** 17,178 SF (ROOF AREA & PAVED SURFACES) / 61,755 SF (SITE AREA) = **27.8% COVERAGE**
- **PHASE 2:** 18,448 SF (ROOF AREA, SITE WALLS, & PAVED SURFACES) / 61,755 SF (SITE AREA) = **29.9% COVERAGE**

STORMWATER MANAGEMENT:

- POND 1 500 SF X 24"D (KEY NOTE #9)
- POND 2 3,150 SF X 24"D (KEY NOTE #10)
- POND 3 680 SF X 12"D (KEY NOTE #11)
- POND 4 350 SF X 12"D (KEY NOTE #12)

TOTAL PROPOSED PONDING AREA: 4,680 SF

LANDSCAPE CALCULATIONS:

- SEE LANDSCAPE CALCULATIONS - PHASE 2

WASTEWATER CONNECTION:

- PROPOSED BUILDINGS TO TIE INTO MAIN SEWER AT CORRALES RD

PARKING CALCULATIONS

EXISTING PARKING:

- EXISTING BUILDING
  - 1 CAFE 24 OCCUPANTS - (1 SPACE / 4 OCC.) = **6 PARKING SPACES**
  - 2 RETAIL & SERVICES - 3,407 SF GFA (1 SPACE / 300 SF GFA) = **12 PARKING SPACES**
- **TOTAL EXISTING PARKING = 18 SPACES**

PHASE 1 PARKING:

- NEW BUILDING 1 (Phase 1)
  - 1 CAFE 54 OCCUPANTS - 40 Seats - (1 SPACE / 4 SEATS) = **10 PARKING SPACES**
  - 2 RETAIL & SERVICES - 4,440 SF GFA (1 SPACE / 300 SF GFA) = **15 PARKING SPACES**
- **TOTAL PARKING REQUIRED = 25 SPACES (57 PROVIDED)**

PHASE 2 (COMPLETE) PARKING:

- NEW BUILDING 1 (Phase 1) + NEW BUILDING 2 (Phase 2)
  - 1 CAFE 47 OCCUPANTS - 40 Seats - (1 SPACE / 4 SEATS) = **10 PARKING SPACES**
  - 2 RESTAURANT 107 OCCUPANTS - 100 Seats - (1 SPACE / 4 SEATS) = **25 PARKING SPACES**
  - 3 RETAIL & SERVICES
    - PHASE 1 - 4,440 SF GFA
      - Space #1 - 2,880 SF
      - Space #2 - 300 SF
      - Space #3 - 1,260 SF
    - PHASE 2 - 1,840 SF GFA
      - Space #5 - 870 SF
      - Space #6 - 970 SF
    - 6,280 SF GFA TOTAL (1 SPACE / 300 SF GFA) = **21 PARKING SPACES**
- **TOTAL PARKING REQUIRED = 56 SPACES (56 PROVIDED)**

KEY NOTES

1	PROPERTY BOUNDARY
2	EXISTING TRANSFORMER BOXES
3	EXISTING UTILITY POLE
4	EXISTING OVERHEAD POWER LINES
5	EXISTING TREES
6	EXISTING MONUMENT SIGNAGE
7	EXISTING CHAIN LINK FENCE SECTION
8	EXISTING SIDEWALK SECTION AND CROSSWALK
9	POND #1 - APPROX. 350SF X 1'D
10	POND #2 - APPROX. 500SF X 2'D
11	POND #3 - APPROX. 315SF X 2'D
12	POND #4 - APPROX. 680SF X 1'D
13	NEW SIDEWALK TO CONNECT TO EXISTING SEGMENT
15	8'-0" CMU WALL WITH STUCCO FINISH BOTH SIDES
17	RAILROAD TIE LANDSCAPE EDGING
18	EXISTING ASPHALT PARKING PAD. DEMOLISH PRIOR TO PHASE 2
19	EXISTING BUILDING TO BE DEMOLISHED AFTER COMPLETION OF PHASE 1
20	DRIVE & PARKING AREAS FROM COMPACTED 1/2" PEA GRAVEL OVER COMPACTED BASE COURSE, TYP.
21	PARKING STALL, 9'0"W X 20'-0"L, TYP. LINES SHOWN FOR REFERENCE ONLY
22	RAILROAD TIE PARKING STOP, TYP.
23	PROPOSED PLANTING AREA
24	ADA ACCESSIBLE PARKING ON 4" CONCRETE DRIVE PAD
27	BIKE RACK
28	4" CONCRETE SIDEWALK
29	EXISTING PORTAL
30	EXISTING DRIVEWAY ACCESS TO REMAIN
31	4'-0"H STEEL PIPE FENCE
32	12'-0"H POLE MOUNTED DOWNLIGHTING
33	PROPOSED SEPTIC TANK LOCATION

3923 CORRALES RD. REDEVELOPMENT

3923 CORRALES ROAD, CORRALES, NM 87048

STATE OF NEW MEXICO
CHRISTOPHER ERIC BECCONE
No. 5078
29 February 2024
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Albuquerque, NM 87102

P 505.842.0354
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SITE DEVELOPMENT PLAN - PHASE 1

SCALE: As indicated

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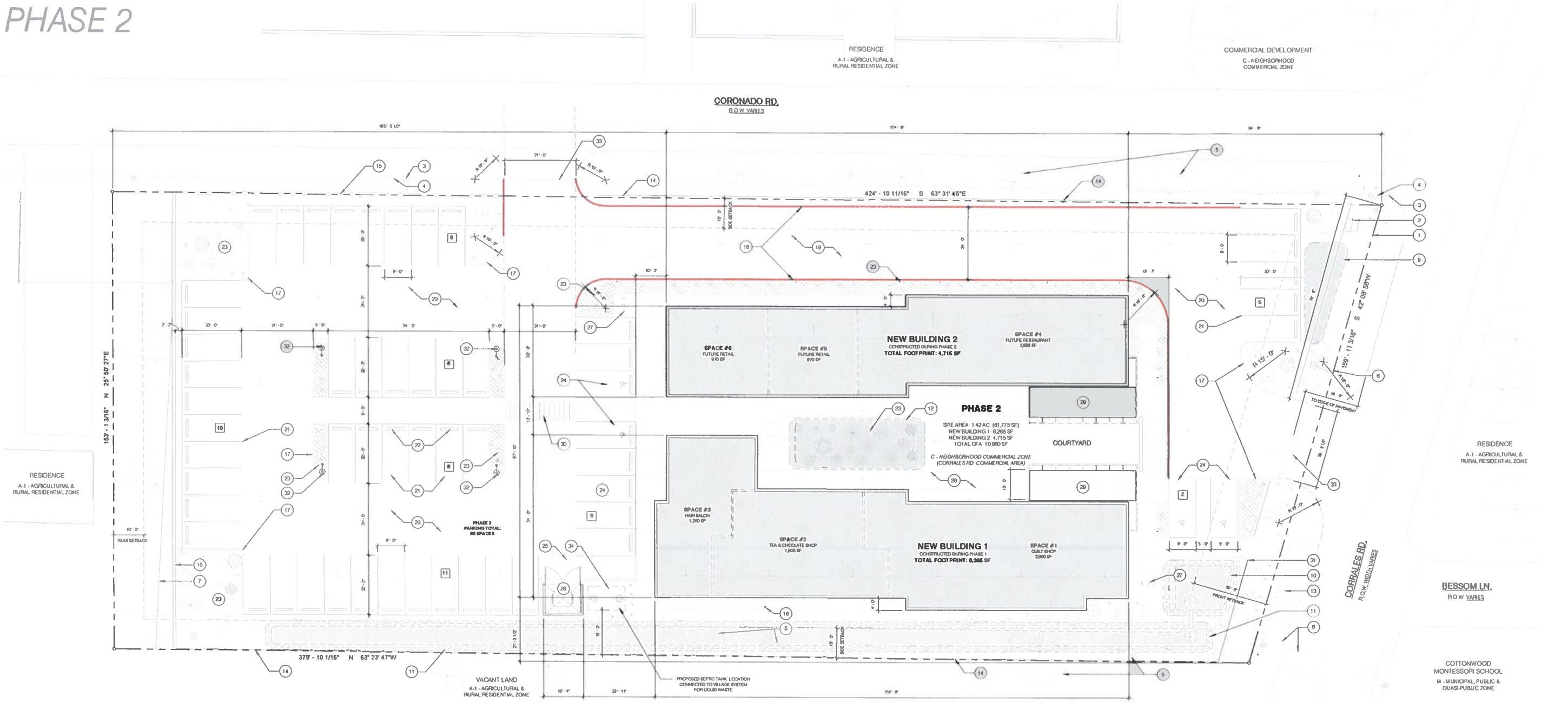
PHASE 2



1 A-3 **PHASE 2 SITE PLAN**
1/16" = 1'-0"

0 8' 16' 32 64'

BUILDING CODE & OCCUPANCY

BUILDING OCCUPANCY CALCULATIONS:

- **SPACE 1:** RETAIL (B - BUSINESS OCCUPANCY)
  1 AREA: 2,880 SF GFA (100 SF/OCC.)
  2 OCCUPANCY: *29 OCCUPANTS*
- **SPACE 2:** CAFE (A-3 - ASSEMBLY OCCUPANCY, UNCONCENTRATED TABLES & CHAIRS)
  1 AREA: 1,800 SF GFA
    A SEATING AREA: 650 SF - 40 SEATS
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    C FOOD PREP: 380 SF (200 SF/OCC.) - 2 OCC
    D RESTROOMS/STORAGE: 470 SF (300 SF/OCC.) - 2 OCC
  2 OCCUPANCY: *47 OCCUPANTS*
- **SPACE 3:** PROFESSIONAL SERVICES (B - BUSINESS OCCUPANCY)
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- **SPACE 4:** RESTAURANT W/ PATIO (A-3 - ASSEMBLY OCCUPANCY, UNCONCENTRATED TABLES & CHAIRS)
  1 INTERIOR: 2,595 SF GFA
    A SEATING AREA: 1,200 SF - 80 SEATS
    B KITCHEN: 800 SF (200 SF/OCC.) - 5 OCC
    C RESTROOMS/STORAGE: 495 SF (300 SF/OCC.) - 2 OCC
  2 PATIO: 800 SF GFA
    A SEATING AREA: 300 SF - 20 SEATS
  3 OCCUPANCY: *107 OCCUPANTS*
- **SPACE 5:** RETAIL OR PROFESSIONAL SERVICES (B - BUSINESS OCCUPANCY)
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- **SPACE 6:** RETAIL OR PROFESSIONAL SERVICES (B - BUSINESS OCCUPANCY)
  1 AREA: 970 SF GFA / 100 SF/OCC
  2 OCCUPANCY: *10 OCCUPANTS*

PHASE 1

PHASE 2

TOTAL MAXIMUM OCCUPANCY: 215 OCCUPANTS

PROJECT AREAS

BUILDING AREAS:

- **EXISTING BUILDING FOOTPRINT:** **4,825 SF**
- **BUILDING 1 FOOTPRINT (Phase1):** **6,265 SF**
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- POND 2: 3,150 SF X 24"D (KEY NOTE #10)
- POND 3: 690 SF X 12"D (KEY NOTE #11)
- POND 4: 350 SF X 12"D (KEY NOTE #12)

TOTAL PROPOSED PONDING AREA: 4,690 SF

LANDSCAPE CALCULATIONS:

- SEE LANDSCAPE CALCULATIONS - PHASE 2

WASTEWATER CONNECTION:

- PROPOSED BUILDINGS TO TIE INTO MAIN SEWER AT CORRALES RD.

PARKING CALCULATIONS

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- EXISTING BUILDING
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  1 CAFE: 54 OCCUPANTS - 40 Seats - (1 SPACE / 4 SEATS)
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    = **16 PARKING SPACES**
- **TOTAL PARKING REQUIRED = 26 SPACES (57 PROVIDED)**

PHASE 2 (COMPLETE) PARKING:

- NEW BUILDING 1 (Phase 1) + NEW BUILDING 2 (Phase 2)
  1 CAFE: 47 OCCUPANTS - 40 Seats - (1 SPACE / 4 SEATS)
    = **10 PARKING SPACES**
  2 RESTAURANT: 107 OCCUPANTS - 100 Seats - (1 SPACE / 4 SEATS)
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    PHASE 1 - 4,440 SF GFA
    Space #1 - 2,880 SF
    Space #2 - 300 SF
    Space #3 - 1,260 SF
    PHASE 2 - 1,840 SF GFA
    Space #5 - 870 SF
    Space #6 - 970 SF
    6,280 SF GFA TOTAL (1 SPACE / 300 SF GFA)
    = **21 PARKING SPACES**
- **TOTAL PARKING REQUIRED = 58 SPACES (58 PROVIDED)**

LANDSCAPING CALCULATIONS - PHASE 2

LOT AREAS:

- **TOTAL LOT AREA:** 1.42 AC. / 61,775 SF
- **TOTAL BUILT AREA:** 16,848 SF (ROOF AREA, SITE WALLS, & PAVED SURFACES) / 61,755 SF (SITE AREA) = **29.3% LOT COVERAGE**
- **NET LOT AREA:** 44,929 SF

LANDSCAPE COVERAGE:

- MIN. LANDSCAPE AREA: (15% OF TOTAL LOT AREA, CORNER LOT) = **9,268 SF**
- EXISTING SITE LANDSCAPING AREA / PERCENTAGE = **21,828 SF (35.4%)**
- PROPOSED FINAL SITE LANSCAPING AREA / PERCENTAGE = **13,616 SF (22.06%)**
- TOTAL SOD AREA = **0 SF**

GROUNDCOVER:

- EROSION CONTROL SEED MIXTURE
- CRUSHER FINES
- CEDAR MULCH
- 2-4" RIP RAP

SYMBOL:	DESCRIPTION:
	CACTUS
	PERENNIAL FLOWERING SHRUB
	ORNAMENTAL GRASS
	SHRUB, 2 - 5 GAL.
	EVERGREEN TREE
	DECORATIVE TREE
	DECIDUOUS TREE
	EXISTING TREE, TO REMAIN

SYMBOL LEGEND

- PARKING BAY COUNT
- ACCESSIBLE PARKING SPACE
- ELECTRICAL TRANSFORMER
- POLE MOUNTED EXTERIOR LIGHTING
- EASEMENT LINE
- SETBACK LINE
- PROPERTY LINE
- FENCE LINE
- CONCRETE CONTROL JOINT
- FIRE LANE MARKINGS
- PROPOSED DRAINAGE DIRECTION
- SEPTIC TANK
- GRAVEL PARKING
- PAINTED STRIPING

KEY NOTES

1. PROPERTY BOUNDARY
2. EXISTING TRANSFORMER BOXES
3. EXISTING UTILITY POLE
4. EXISTING OVERHEAD POWER LINES
5. EXISTING TREES
6. EXISTING MONUMENT SIGNAGE
7. EXISTING CHAIN LINK FENCE SECTION
8. EXISTING SIDEWALK SECTION AND CROSSWALK
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13. NEW SIDEWALK TO CONNECT TO EXISTING SEGMENT
14. 6'-0" STEEL PIPE AND LATILLA FENCE
15. 6'-0" CMU WALL WITH STUCCO FINISH BOTH SIDES
16. EXISTING WELL LOCATION
17. RAILROAD TIE LANDSCAPE EDGING
18. CONCRETE HEADER CURB WITH PAINTED FIRE LANE MARKINGS
19. PROPOSED FIRE ACCESS LANE, 24'-0" MIN.
20. DRIVE & PARKING AREAS FROM COMPACTED 1/2" PEA GRAVEL OVER COMPACTED BASE COURSE, TYP.
21. PARKING STALL, 9'0" W X 20'-0"L, TYP. LINES SHOWN FOR REFERENCE ONLY
22. RAILROAD TIE PARKING STOP, TYP.
23. PROPOSED PLANTING AREA
24. ADA ACCESSIBLE PARKING ON 4" CONCRETE DRIVE PAD
25. STRIPED DROP OFF/DELIVERY AREA
26. GATED REFUSE ENCLOSURE, COA STANDARD DESIGN
27. BIKE RACK
28. 4" CONCRETE SIDEWALK
29. ROOFED PORTAL
30. CONCRETE PAVERS
31. 4'-0"H STEEL PIPE FENCE
32. 12'-0"H POLE MOUNTED DOWNLIGHTING
33. EXISTING DRIVEWAY ACCESS TO REMAIN
34. PROPOSED SEPTIC TANK LOCATION

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