

ADMINISTRATIVE AMENDMENT

FILE #: _____ PROJECT #: _____

APPROVED BY

DATE

NOTE
LANDSCAPING AND SIGNAGE WILL NOT
INTERFERE WITH CLEAR SIGHT
REQUIREMENTS. THEREFORE, SIGNS,
WALLS, TREES AND SHRUBBERY BETWEEN
3' AND 8' TALL (AS MEASURED FROM
GUTTER PAN) WILL NOT BE ACCEPTABLE
IN THE CLEAR SIGHT TRIANGLE

SIGHT TRIANGLE (TYP)
F/C 35'
F/C 35'

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY
MUST BE INCLUDED ON A PUBLIC WORK ORDER.

LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR
SIGHT TRIANGLES @ ENTRANCE OFF DAYTONA. SIGNS, WALLS, TREES, AND
SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE
GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.

KEYED NOTES

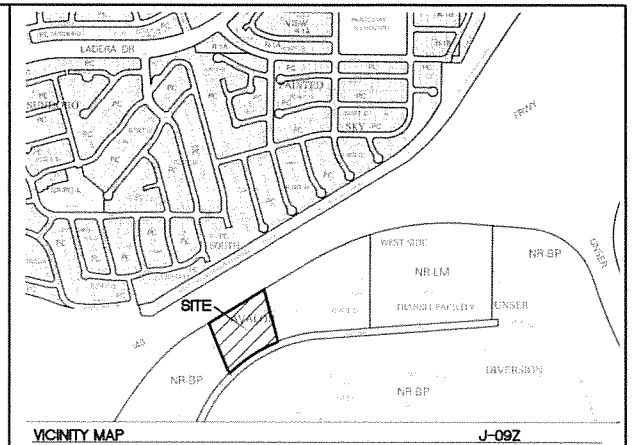
- 1 ACCESSIBLE PARKING SEE DETAIL SHEET DET-1
- 2 6" CURB AND GUTTER PER COA STD DWG 2415A
- 3 5' SIDEWALK PER COA STD DWG 2430
- 4 UNIDIRECTIONAL ACCESSIBLE RAMP, SEE SHEET DET-1
- 5 6' SIDEWALK PER COA STD DWG 2430
2% MAX CROSS SLOPE
- 6 8" CURB AND GUTTER PER COA STD DWG 2415A
- 7 REMOVE AND DISPOSE EXIST CURB, ASPHALT AND CUTOFF WALL
- 8 REMOVE AND DISPOSE CUTOFF WALL
- 9 NEW CUTOFF WALL PER COA STD DWG 2415B
- 10 6" VALLEY GUTTER PER COA STD DWG 2420
- 11 PROPOSED FIRE HYDRANT PER COA STD DWG 2340
- 12 TRANSFORMER W/BOLLARDS
- 13 6" CROSSWALK (STRIPED) W/2% MAX CROSS SLOPE
- 14 CONCRETE RETAINING WALL
- 15 LANDSCAPE
- 16 MOTORCYCLE PARKING W/SIGN SEE DETAIL SHEET DET-1
- 17 EMERGENCY TURNAROUND
- 18 DUMPSTER, SEE SHEET DET-2
- 19 MONUMENT SIGN
- 20 BICYCLE RACK (3 SPACES), SEE SHEET DET-1
- 21 POND
- 22 CONCRETE PAVING
- 23 PYLON SIGN
- 24 ZERO CURB
- 25 AREA LIGHT, 40' FULLY SHIELDED (TYP)
- 26 7' MIN HEIGHT, 8' MAX HEIGHT OPAQUE FENCE
COLOR TO MATCH BUILDING
- 27 8' MAX HEIGHT OPAQUE 12' GATE
COLOR TO MATCH BUILDING
- 28 TURNDOWN SIDEWALK
- 29 VEGETATIVE SCREEN, SEE
LANDSCAPE PLANS SHEET P-101
- 30 6 FT 3-D PERIMETER FENCE W/ 10' ELECTRIC FENCE
- 31 GATES

LEGEND

	PROPOSED CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	PROPOSED SIDEWALK/CONCRETE
	EXISTING CURB & GUTTER
	TRANSFORMER
	FIRE HYDRANT
	LANDSCAPE AREA
	FENCE
	ASPHALT PAVING AREA

Approved for access by the Solid Waste Department
Herman Gallegos 06-10-21**Tires will be disposed of
in screened storage area only.**

ADDENDUM #1 PERIMETER FENCE 5/13/23



LEGAL DESCRIPTION

TRACT NUMBERED 2-B OF AVALON SUBDIVISION UNIT 5, A SUBDIVISION OF A TRACT OF LAND
LOCATED WITHIN PROJECTED SECTIONS 16 AND 21, TOWNSHIP 10 NORTH, RANGE 2 EAST,
N.M.P.M. TOWN OF ATRISCO GRANT

SITE DATA

ZONING	NR-BP
SITE AREA	253757 SF (5.83 AC)
PROPOSED USAGE	COMMERCIAL
BUILDING AREA	3173 SF OFFICE 6868 SF SERVICE AREA 7038 SF TRUCK BAYS 11223 SF WAREHOUSE 4100 SF COVERED DOCKS 32402 SF TOTAL
PARKING REQUIRED	18 SPACES (1 PER 1000 OFFICE, SERVICE AREA, TRUCK BAY)
PARKING PROVIDED	47 SPACES
HC PARKING REQUIRED	2 SPACES
HC PARKING PROVIDED	2 SPACES (1 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED	49 SPACES
BICYCLE PARKING REQUIRED	3 SPACES (GREATER OF 3 OR 10% OF REQUIRED PARKING)
BICYCLE SPACES PROVIDED	3 SPACES
MOTORCYCLE SPACES REQUIRED	1 SPACES (1 PER 1-25 VEHICLES PARKING REQUIRED)
MOTORCYCLE SPACES PROVIDED	2 SPACES
LANDSCAPE REQUIRED	38063 SF (15% OF LOT AREA)
LANDSCAPE PROVIDED	65330 SF
SETBACKS	
FRONT	20'
SIDE	10'
REAR	10'

PROJECT NUMBER: PR-2020-004747
APPLICATION NUMBER: SI-2021-00484

This plan is consistent with the specific Site Development Plan approved by the
Environmental Planning Commission (EPC), dated 06-10-21, and the
Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () 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:

Jessica Wolfenbarger	Jun 25, 2021
Traffic Engineer, Transportation Division	Date
Blaine Carter	Jun 25, 2021
ABCWUA	Date
Ernest Amayo	Jun 30, 2021
Parks & Recreation Department	Date
Ernest Amayo	Jun 25, 2021
City Engineer/Hydrology	Date
Code Enforcement	Jun 28, 2021
Date	Date
*Environmental Health Department (conditional)	Date
Herman Gallegos	06-10-21
Solid Waste Management	Date
DRB Chairperson, Planning Department	Jul 7, 2021
Date	Date

* Environmental Health, if necessary

ENGINEER'S SEAL RONALD R. BOHANNAN NEW MEXICO 1968 PROFESSIONAL ENGINEER	SOUTHERN TIRE MART ALBUQUERQUE, NM	DRAWN BY pm
	SITE PLAN ADMINISTRATIVE	DATE 6-8-21
	TERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierawestllc.com	DRAWING 2020031-SP
		SHEET # SP-1
		JOB # 2020031