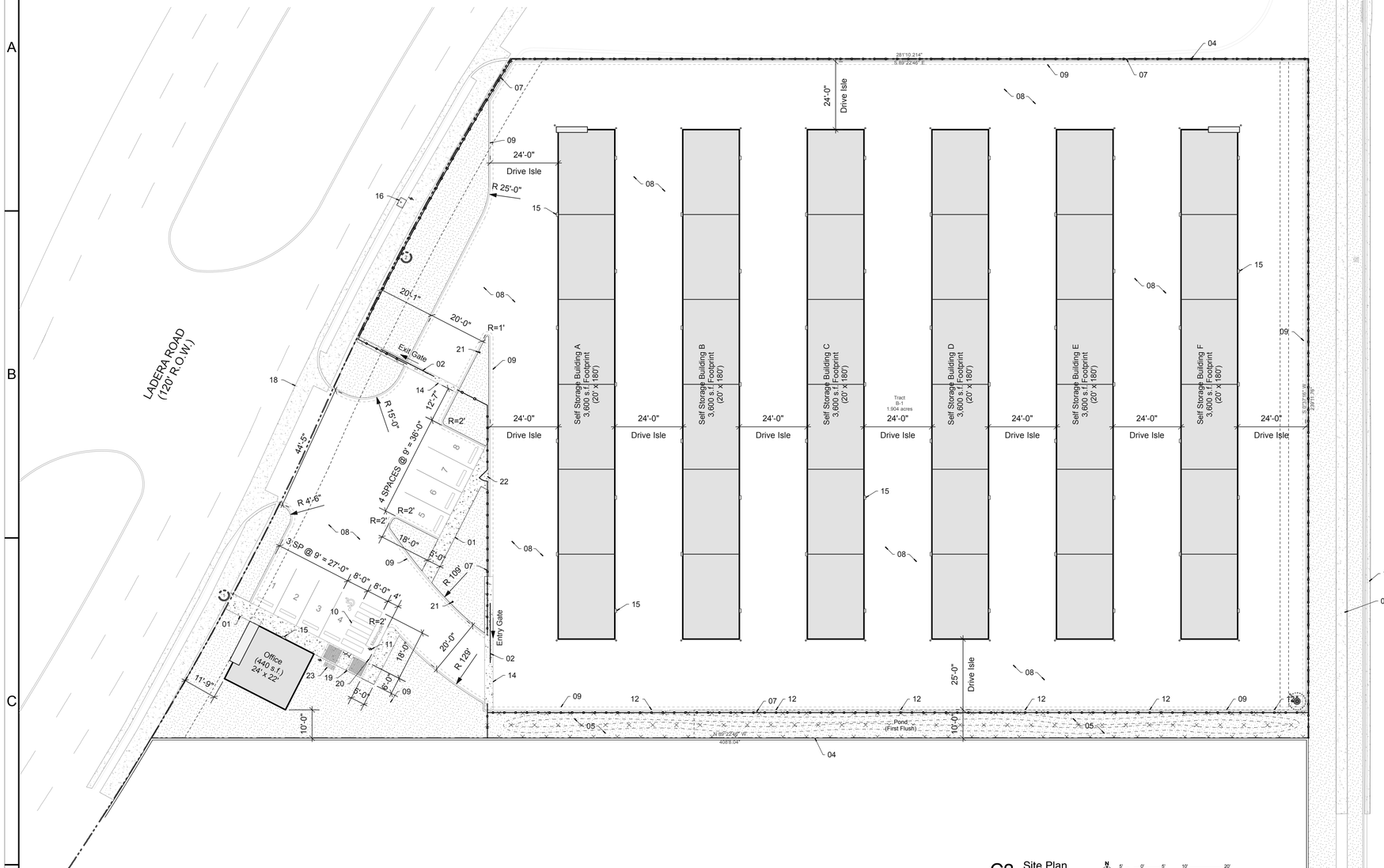
LADERA SELF STORAGE

LADERA & 72ND STREET



C3 Site Plan
Scale: 1" = 20 ft

PROJECT INFORMATION:

TOTAL SITE AREA:	1.904 ACRE 82,938 S.F.
CURRENT ZONING:	C-1
PROPOSED ZONING:	SU-1 FOR C-1 USES TO INCLUDE STORAGE FACILITY W/ DIRECT ACCESS TO INDIVIDUAL UNITS FROM OUTSIDE.

PROPOSED BUILDING AREA

LEASING OFFICE:	440 S.F.
SELF STORAGE UNITS:	20,400 S.F.
TOTAL BUILDING AREA:	22,040 S.F.

LOT COVERAGE

PROPOSED LOT COVERAGE :	22,040 S.F.
FLOOR AREA RATIO:	.27

PARKING ANALYSIS

REQUIRED WAREHOUSE (1 / 2,000 S.F.)	= 11 SPACES REQUIRED
10% TRANSIT CREDIT	= - 1 SPACE
	10 REQUIRED
PROVIDED	= 10 PROVIDED

* 8 SPACES PROVIDED AT LEASING OFFICE
* 2+ SPACES PROVIDED AT UNITS. (APPROVED BY EPC)

ACCESSIBLE SPACES	1 REQUIRED / 1 PROVIDED
MOTORCYCLE SPACES	1 REQUIRED / 1 PROVIDED
BICYCLE SPACES	1 REQUIRED / 1 PROVIDED

BENCH SEATING

SOLID WASTE

TRASH & RECYCLING ENCLOSURE 1 REQUIRED / 1 PROVIDED
* SHARED DUMPSTER AGREEMENT WITH TRACT A-1 AS FILED WITH COUNTY CLERKS OFFICE ON JUNE 1ST, 1994.

SITE PLAN GENERAL NOTES:

- PARKING LOT DIMENSIONS ARE GIVEN FROM FACE OF CURB TO FACE OF CURB UNLESS NOTED OTHERWISE.
- ALL PAVEMENT MARKINGS SHALL BE MADE WITH WHITE ALKYD STRIPING AND INSTALLED PER ALL GOVERNMENTAL TRAFFIC STANDARDS AND DETAILS.
- ALL EXTERIOR CONCRETE SHALL HAVE A ROCK SALT FINISH UNLESS SPECIFIED OTHERWISE.
- PROVIDE ACCESS AT GATES FOR FIRE DEPT.

SITE PLAN KEYED NOTES:

[01] CONCRETE PEDESTRIAN CROSSWALK.
[02] CONTROLLED ACCESS GATE.
[03] FIRE TRUCK TURNING RADIUS DIAGRAM.
[04] PROPERTY LINE.
[05] DRAINAGE POND / FIRST FLUSH REQUIREMENTS.
[06] EXISTING SIDEWALK IN PUBLIC RIGHT-OF-WAY.
[07] 8' HIGH DESIGN MASTER FENCING. TYP. AROUND PERIMETER OF SITE.
[08] ASPHALT DRIVE SURFACE.
[09] CONCRETE CURB & GUTTER, REFER TO SITE DETAILS SHEET.
[10] ACCESSIBLE PARKING STALL W/ SIGN AND PAINTED GRAPHICS, TYP. - SIGNAGE SHALL INCORPORATE TEXT "VIOLATORS SHALL BE SUBJECT TO A FINE AND/OR TOWING"
[11] MOTORCYCLE PARKING STALL W/ SIGN.
[12] CONCRETE CURB INLET LOCATIONS, COORDINATE W/ GRADING AND DRAINAGE PLAN.
[13] EXISTING CURB & GUTTER IN PUBLIC RIGHT-OF-WAY.
[14] CONCRETE ROLLER GATE PAD, REFER TO SITE PLAN DETAILS SHEET.
[15] BUILDING MOUNTED WALL PAK. COORDINATE WITH ELECTRICAL SHEETS.
[16] EXISTING BUS STOP. PROVIDE SECTION OF INFILL CONCRETE IN PARK STRIP APPROPRIATE TO ASSIST WITH ACCESSIBLE BUS LOADING / UNLOADING.
[17] BUILDING MOUNTED SITE LIGHTING.
[18] EXISTING CURB CUT W/ CONCRETE APRON FOR INGRESS / EGRESS.
[19] ACCESSIBLE RAMP, REFER TO SITE PLAN DETAILS SHEET.
[20] BICYCLE RACK, REFER TO SITE PLAN DETAILS SHEET.
[21] GATE ACCESS SYSTEM.
[22] PEDESTRIAN ACCESS GATE.
[23] SITE BENCH. PROVIDE FURNITURE PIECE AS SELECTED BY ARCHITECT.

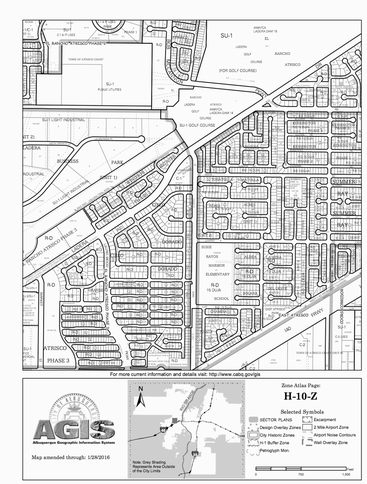
Project Number: _____

Application Number: _____

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 SIGNOFF APPROVAL:

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
City Engineer / Hydrology	Date
Code Enforcement	Date
* Environmental Health Department (Conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date



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Project Title:
Ladera Self Storage
Tract B1 of Tracts A1 & B1, Mariposa Square Subdivision
Albuquerque, NM 87120

Drawing Title:
Site Development Plan for Building Permit

Documents Issued For:
Site Development Plan for Building Permit

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED

Print Date	Job Number:
07.11.18	17.08

Drawing No.
DRB.01