SOLID WASTE NOTES:

THE DEVELOPMENT HAS NO GATES

THE SLOPE LEADING TO THE TRASH ENCLOSURE/DUMPSTER SHALL BE NO GREATER THAN 1/8" PER FOOT ON THE APPROACH.

THERE IS FOOD SERVICE FOR THIS PROJECT. ALL REFUSE ENCLOSURES SHALL HAVE GREASE DRAINS AND GREASE INTERCEPTORS

RECYCLING CONTAINERS LOCATED ADJACENT TO THE REFUSE ENCLOSURE, SEE KEYED NOTE.

THE REFUSE DRIVER SHALL HAVE ACCESS TO TRASH ENCLOSURE/DUMPSTER BY 5:00AM.

THERE ARE NO OVERHANGING WIRES LEADING TO AND EXITING FROM THE TRASH ENCLOSURE.

THIS PROJECT WILL NOT ALTER EXISTING TRASH SERVICE FOR THE SURROUNDING BUSINESSES DURING CONSTRUCTION.

OWNER SHALL PURCHASE 8 CY REFUSE CONTAINER.

UPC: 101006305745520820
LEGAL: LOT 001 BLOCK 8 VOLCANO CLIFFS SUBDIVISION
ZONING: MX-L
ZONE ATLAS PAGE: D-10

GROSS LOT AREA = 6.5656 AC = 285,999.06 SF
BUILDING FOOTPRINT = 31,561 SF
NET LOT AREA = 30 SF
REQUIRED LANDSCAPE AREA @ 15% = 29,023 SF ; 74,520 SF PROVIDED

PARKING:

OFFICE

BUILDING 1 : 10,000 SF X 3.5 SPACES = 35 SPACES
BUILDING 2 : 11,680 X 3.5 SPACE = 41 SPACES

TOTAL SPACES REQUIRED = 76 SPACES
TOTAL SPACES PROVIDED = 107 SPACES

HC REQUIRED: 4 STANDARD, 3 VAN
MOTORCYCLE PARKING 151-300 SPACES: 5 SPACES REQUIRED / 6 PROVIDED
BIKE PARKING 10% OF 246: 25 REQUIRED, 32 SPACES PROVIDED

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

LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, 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.

ALL PAVING SHALL BE SHALL BE ASPHALT UNLESS NOTED OTHERWISE, REF. DETAIL THIS SHEET.

ALL MECHANICAL EQUIPMENT SHALL BE SCREENED IN ACCORDANCE WITH IDO SECTION 5-5 (G).

ALL OUTDOOR LIGHT FIXTURES SHALL BE LED. FIXTURES 70 WATTS OR GREATER SHALL BE SHIELDED USING FULL CUTOFF LIGHT FIXTURES.

BUILDING MOUNTED SIGNS SHALL BE EXTERNALLY ILLUMINATED AND SHALL NOT EXTEND MORE THAN 2 FEET ABOVE THE EXTERIOR WALLS OF THE BUILDING.

WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER.

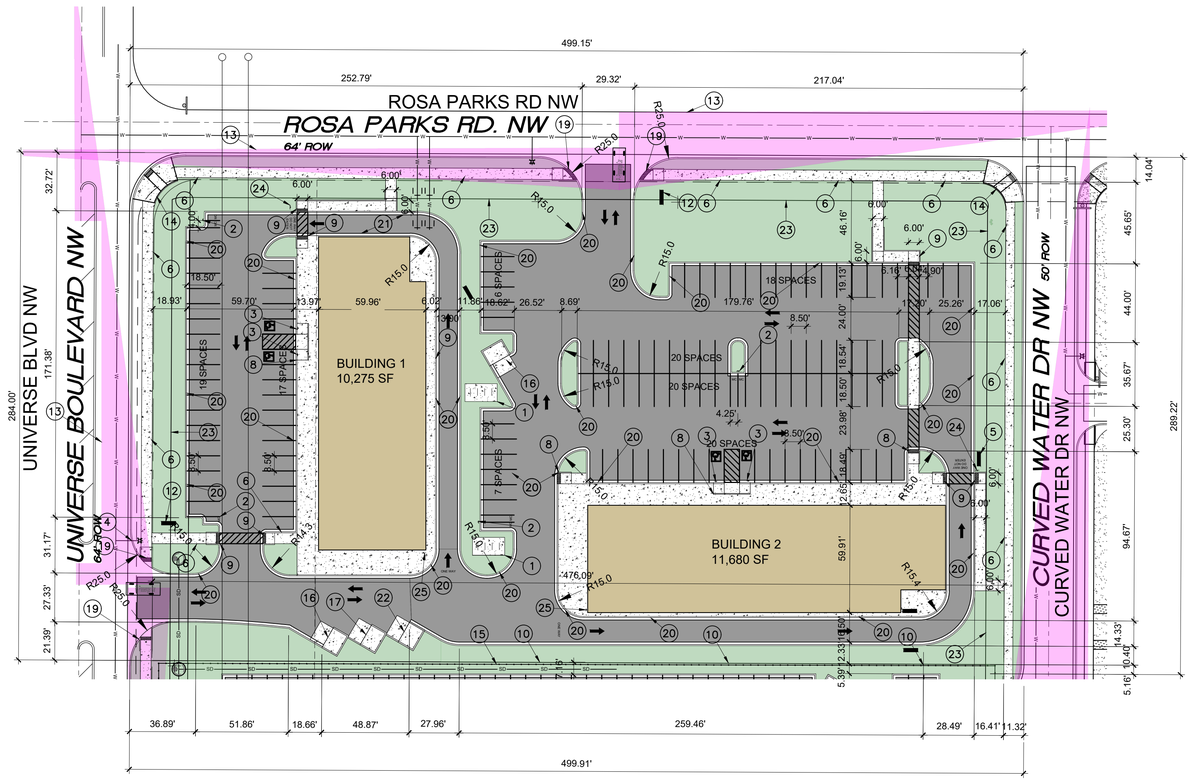
MC" SHALL BE PAINTED ON THE PAVEMENT OF EACH MOTORCYCLE PARKING SPACE

LEGEND

- BUILDING
- CONCRETE
- ASPHALT PAVING
- LANDSCAPE
- CLEAR SIGHT TRIANGLE

KEYED NOTES

1. 8 SPACE BIKE RACK, REF DETAIL THIS SHEET
2. MOTORCYCLE PARKING SIGN REF DETAIL THIS SHEET
3. H.C. PARKING SIGN, REF DETAIL ON THIS SHEET
4. NEW FIRE HYDRANT
5. IRRIGATION BOX
6. NEW 6' SIDEWALK, 2% MAX CROSS SLOPE, 1.5% PREFERRED CROSS SLOPE, REFERENCE CITY OF ALBUQUERQUE STANDARD DETAIL 2430
7. GREASE CONTAINER ENCLOSURE SIM TO DETAIL THIS SHEET
8. PARALLEL CURB RAMP, REF DETAIL A, COA STANDARD DETAIL 2443
9. PERPENDICULAR CURB RAMP, REF DETAIL COA STANDARD DETAIL 2447
10. PROPERTY LINE
11. EXISTING POWER POLE
12. MONUMENT SIGN
13. CLEAR SIGHT TRIANGLE. LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FT TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE
14. CORNER ACCESS RAMP, REF COA STANDARD DETAIL 2441
15. 6' WROUGHT IRON FENCE
16. REFUSE CONTAINER, REF DETAIL THIS SHEET
17. RECYCLING CONTAINER, REF DETAIL THIS SHEET
18. FIRE DEPARTMENT CONNECTION
19. PARALLEL RAMP AT DRIVE REF. COA STANDARD DETAIL 2426
20. CURB AND GUTTER REF. COA STANDARD DETAIL 2415B
21. EXISTING POWER POLE
22. GREASE WASTE ENCLOSURE
23. 10' PUBLIC UTILITY EASEMENT
24. DO NOT ENTER SIGN, REF DETAIL THIS SHEET
25. "ONE WAY" SIGN

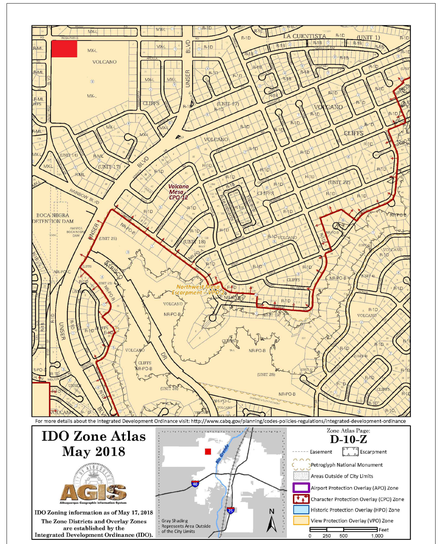


SITE PLAN

SCALE: 1" = 40'-0"

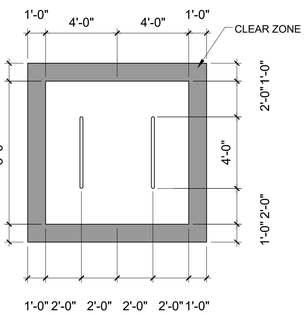
0' 20' 40' 80' 120' 160'

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



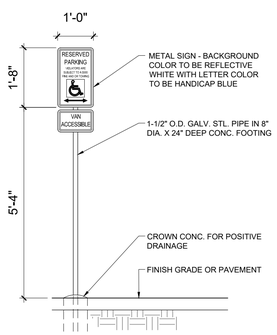
AREA MAP

SCALE:NTS



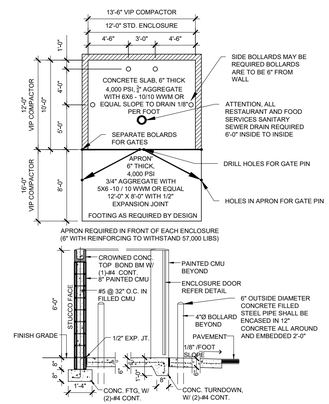
BIKE PARKING

SCALE: 1/4" = 1'-0"



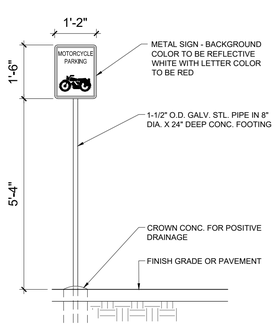
HC SIGN

SCALE: NTS



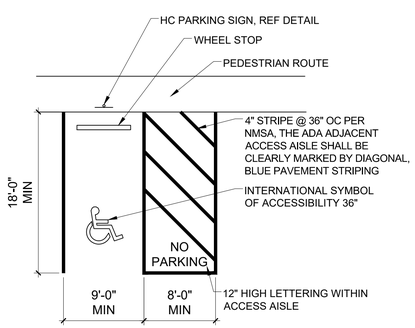
REFUSE ENCLOSURE

SCALE: 1/8" = 1'-0"



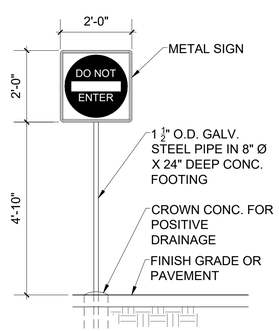
MOTORCYCLE SIGN

SCALE: 1/2" = 1'-0"



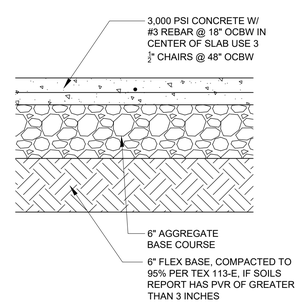
ADA PARKING

SCALE: 1/8" = 1'-0"



DO NOT ENTER SIGN

SCALE: 1/2" = 1'-0"



PAVING SECTION

SCALE: NTS

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505.401.7575

UNIVERSE VIEW STRIP CENTER
UNIVERSE BLVD NW
ALBUQUERQUE, NM 87114

DRAWING TITLE

SITE PLAN

SEAL

STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
4/22/2024
REGISTERED ARCHITECT

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	A-100
DATE 4/22/2024	OF