

LEGEND:

- ASPHALT PAVING
- CONCRETE SIDEWALK
- LANDSCAPE AREA
- CLEAR SIGHT TRIANGLE
- EASEMENT BOUNDARY
- PROPERTY LINE

KEYED NOTES.

1	SIDE WALK (RE: 3/TCL-2)
2	DETECTABLE TRUNCATED DOME WARNING STRIP (RE: 1/TCL-1)
4	ACCESSIBLE PARKING (RE: 5/TCL-2)
5	NEW CONC. CURB AND GUTTER (RE: 2/TCL-2)
6	LANDSCAPE AREA RE: LANDSCAPE PLAN
8	MOTORCYCLE PARKING
9	8' CROSSWALK (RE: 4/TCL-2)
10	PATH OF TRAVEL - SOLID WASTE
11	SITE LIGHTING (WALLPACK) - DIMMED FROM 10PM - 7AM
12	FIRE HYDRANT
13	FIRE HYDRANT (EXISTING)
14	ELECTRICAL RISER
15	ELECTRICAL METER
16	WATER VALVE
17	WATER MANHOLE
18	CLEAR SIGHT TRIANGLE
19	EXISTING CURB RAMP (CONSTRUCTED 2009 - COMPLIANT WITH 2010 ADA DESIGN STANDARDS)
20	6' CMU PRIVACY WALL
21	COVERED OUTDOOR SEATING AREA - 1200 SQ FT
22	DESIGNATED CARPOOL PARKING SPACE W/ SIGNAGE
23	4' SIDEWALK EXPANSION (WIDTH OF NEW SIDEWALK = 10' 0")
24	CHAIN LINK SECURITY FENCE - INSTALLATION TO BE DETERMINED BY OWNER
25	CHAIN LINK SECURITY GATE (ACCESS CODE) - INSTALLATION TO BE DETERMINED BY OWNER

PROJECT NUMBER: PR-2024-010074

Application Number: SI-2024-01090

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.

DFT SITE DEVELOPMENT PLAN APPROVAL:

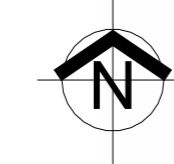
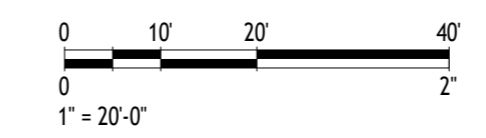
Traffic Engineering, Transportation Division	Date
ABCOWUA	Date
Parks and Recreation Department	Date
Hydrology	Date
Code Enforcement	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
Planning Department	Date

LEGAL DESCRIPTION:
TR A PLAT OF COTTONWOOD TRACTS A THRU C (A DIVISION OF A16.1114 ACRE UNPLATTED PARCEL) CONT 1.9570 AC

EXECUTIVE SUMMARY:
THE PROPOSED PROJECT IS A THREE STORY SELF STORAGE CENTER. THE PROJECT IS LOCATED ON SEVEN BAR LOOP, JUST EAST OF COTTONWOOD DRIVE. EACH FLOOR IS APPROXIMATELY 32,678 SF FOR A TOTAL BUILDING AREA OF 98,034 SF. THE PROPOSED USE OF THE BUILDING WILL BE A SELF-STORAGE FACILITY WHICH IS ALLOWED WITHIN NR-BP PERMISSIVE USES. THE APPROXIMATE HEIGHT OF THE BUILDING IS 36 FT.

GENERAL NOTES
• ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACE WITH SIDEWALK AND CURB & GUTTER. RE: CABQ STANDARDS DRAWINGS #2430

SOLID WASTE NOTES:
• SITE ACCESS SHALL BE FROM THE SOUTH ON SEVEN BAR LOOP
• REFUSE DRIVER WILL HAVE ACCESS TO DUMPSTER BY 5:00 AM VIA RFID ACCESS CARD
• MINIMUM HEIGHT CLEARANCE OF 14' 2" WILL BE PROVIDED
• PROPOSED PROJECT WILL NOT ALTER EXISTING TRASH SERVICE FOR THE SURROUNDING BUSINESSES DURING CONSTRUCTION



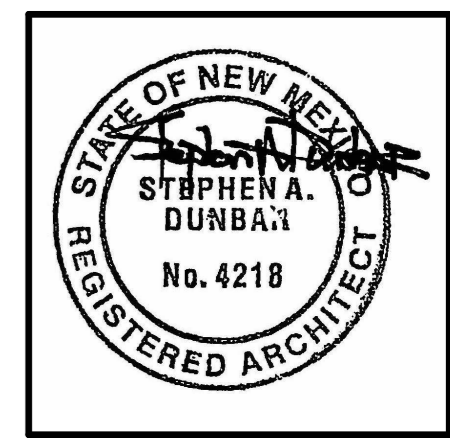
1 SITE PLAN
SCALE: 1" = 20'-0"

PARKING DATA	
TOTAL PARKING REQ:	1 SPACE/3,000 SF = 32 SPACES
PARKING REDUCTIONS:	
5-5(C)(5)(A)	GENERAL REDUCTION FOR CENTERS AND CORRIDORS (COTTONWOOD EMPLOYMENT CENTER) 20% REDUCTION
TOTAL PARKING REQ AFTER REDUCTION:	25 SPACES
5-5(C)(5)(D)(2)	REDUCTION FOR PROXIMITY TO TRANSIT (ROUTE 96 - 40 MIN FREQ. & ROUTE 155 - 33 MIN FREQ) 10% REDUCTION
TOTAL PARKING REQ AFTER REDUCTIONS:	22 SPACES
TOTAL PARKING PROVIDED	21 SPACES
CAR POOL PARKING PROVIDED - 1 (5-5(C)(6)(B) CARPOOL DESIGNATED SPACE SHALL COUNT AS 4 TOWARDS SATISFACTION OF REQUIREMENTS)	4
OVERALL PARKING PROVIDED	24 SPACES
HC REQUIRED:	1 SPACE
HC PROVIDED:	2 SPACES
MOTORCYCLE SPACES REQUIRED:	1 SPACE
MOTORCYCLE SPACES PROVIDED:	2 SPACES
BIKE SPACES REQUIRED:	10% OF TOTAL PARKING REQ; 2 SPACES
BIKE SPACES PROVIDED:	4 SPACES

SITE DATA:
PROPOSED SPACE: SELF STORAGE
ZONE: NR-BP
LOT AREA: 85246.92 SF (1.957 ACRES)
ADDRESS: SEVEN BAR LP NW ALBUQUERQUE 87114
TOTAL BUILDING AREA: 98786 SF

REV	DATE	BY	REVISION

MODULUS ARCHITECTS
AND LAND USE PLANNING
8220 SAN PEDRO DR NE SUITE 520
ALBUQUERQUE, NEW MEXICO 87113
PHONE (505) 338-1499 FAX (505) 338-1498



COTTONWOOD STORAGE
PROJECT TITLE: COTTONWOOD STORAGE
PROJECT NUMBER: 87114
JOB NO.:
PROJECT NUMBER:
DRAWN BY:
SHEET TITLE: **SITE PLAN**

DATE: 6/5/24	SHEET: A1
SCALE:	