

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)
3	BIKE RACK LOCATION (8 BIKE CAPACITY - RE: 7/TCL-2)
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

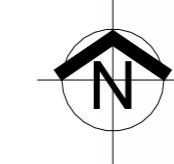
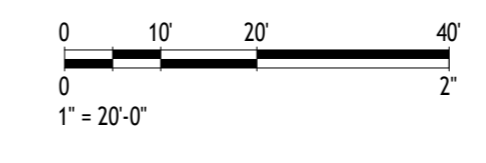
PROJECT NUMBER: _____

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.

DFT SITE DEVELOPMENT PLAN APPROVAL:

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



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

- Sidewalk Waiver Area - The DPM requires 10' sidewalks along Seven Bar Loop and the most narrow point is 5' and the widest is 6'-4". The sidewalk gradually widens going east and west of the access point. See attached exhibit. We are requesting a waiver to keep the existing sidewalks at the existing width.
- Existing Landscape Buffer to Remain
- 15' P.U.E. & Private Drainage Easement to remain

SITE DATA:

PROPOSED USAGE: 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
 PARKING REQUIRED: 32 (98,786 SF)

PARKING REDUCTIONS:

- 5-S(C)(5)(a) - GENERAL REDUCTIONS FOR CENTERS AND CORRIDORS (COTTONWOOD EMPLOYMENT CENTER) 20% REDUCTION
- 5-S(C)(5)(c) - REDUCTION FOR PROXIMITY TO TRANSIT (ROUTE 96 - 40 MIN FREQUENCY & ROUTE 155 - 33 MIN FREQUENCY) 10% REDUCTION
- 5-S(C)(5)(b) - CAR POOL PARKING CREDIT (1 CARPOOL DESIGNATED SPACE SHALL COUNT AS 4 TOWARDS SATISFACTION OF REQUIREMENTS)

PARKING PROVIDED AFTER REDUCTIONS: 23
 PARKING PROVIDED: 23

HC PARKING REQUIRED: 1
 HC PARKING PROVIDED: 2

BICYCLE PARKING REQUIRED: 3
 BICYCLE PARKING PROVIDED: 4

*Environmental Health, if necessary
12/16/22

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

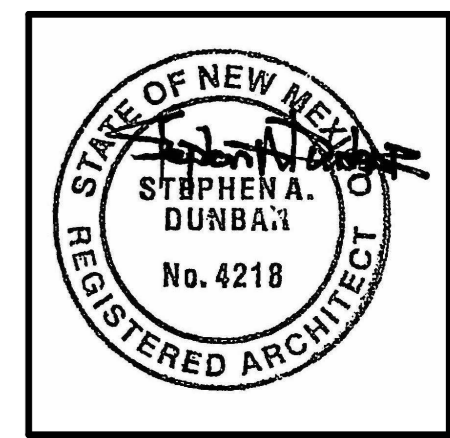
- ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACE WITH SIDEWALK AND CURB & GUTTER. RE: CABQ STANDARDS DRAWINGS #2430

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

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
 3601 SEVEN BAR LP NW ALBUQUERQUE 87114
 PROJECT MANAGER
 DRAWN BY:
 PROJECT NO.
 JOB NO.
 SHEET TITLE
SITE PLAN

DATE	SHEET
6/5/24	A1
SCALE:	