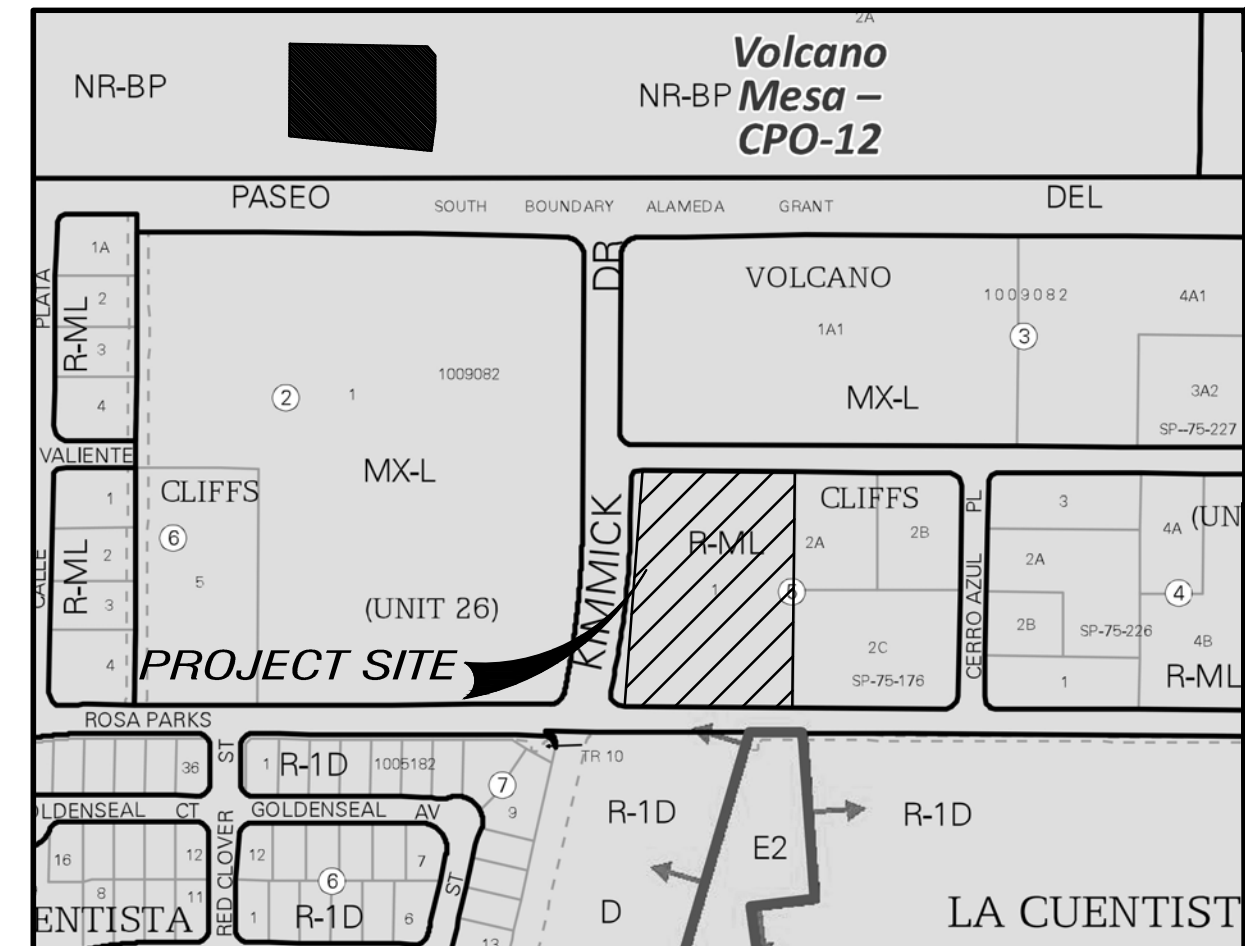
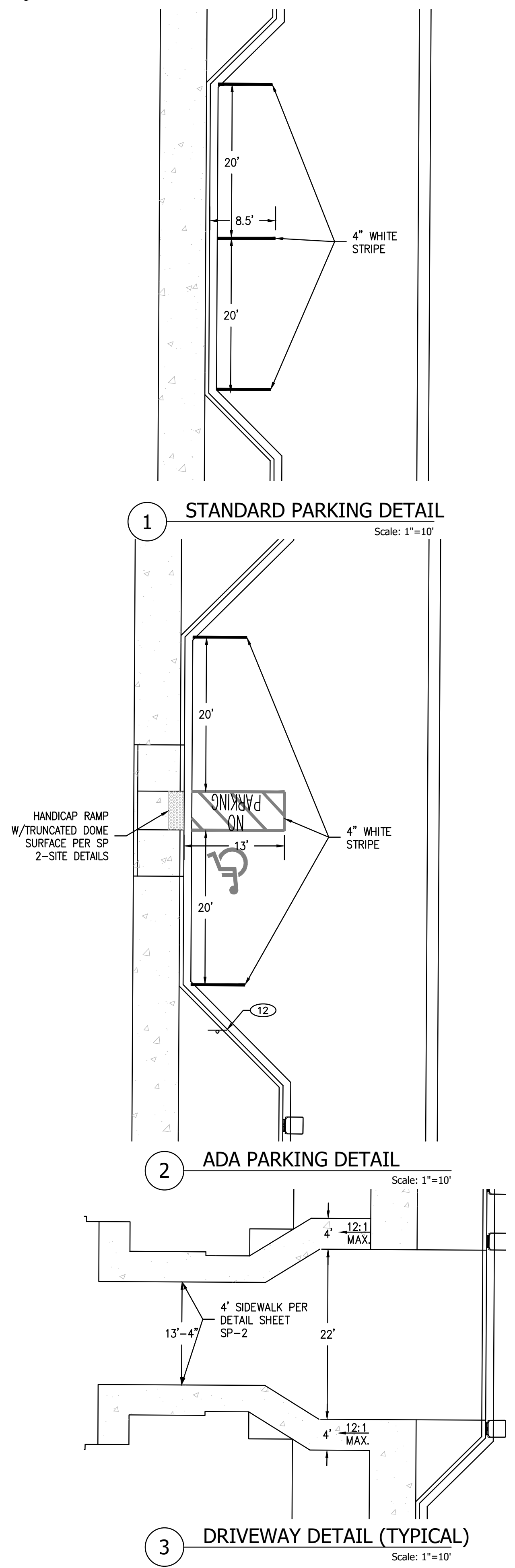


TRAFFIC SUMMARY  
THE PROPOSED SITE FOR THE TOWNHOUSE DEVELOPMENT IS LOCATED IN THE NORTHWEST QUADRANT OF THE KIMMICK ROAD/ROSA PARKS ROAD. THE PLAN CONSISTS OF A TOWNHOUSE SITE CONSISTING OF 28 UNITS. THE ACCESS WILL BE VIA CURB RETURN ENTRANCES FROM VALIENTE ROAD ON THE NORTH AND ROSA PARKS ROAD ON THE SOUTH. THE CURRENT TRAFFIC ON BOTH ROADWAYS IS NEGLIGIBLE.



- GENERAL NOTES**
- A. CURB DIMENSIONS ARE TO FACE OF CURB U.N.O.
  - B. WORK WITHIN CITY ROW WILL REQUIRE CITY WORK ORDER
  - C. SITE LIGHTING - LIGHTING PROVIDED ON BUILDING FACADES AND IN THE PARKING LOT TO BE CUT-OFF TYPE ANGLED TO BE NON-INTRUSIVE TO ADJACENT PROPERTIES AND RIGHT-OF-WAYS
  - D. SEE GEO-TECHNICAL REPORT FOR SUB-GRADE PREP REQUIREMENTS OF THE BUILDING AND PARKING LOT

- KEYED NOTES**
- 1. NEW CURB RETURN DRIVEWAY ENTRANCE L\PER CABQ STANDARDS
  - 2. NEW CURB
  - 3. NEW ASPHALT PAVEMENT
  - 4. 6" CONC. SIDEWALK
  - 5. TYPICAL PARKING STRIPING PER DETAIL THIS SHEET
  - 6. HANDICAP RAMP W/TRUNCATED DOME SURFACE PER SP 2-SITE DETAILS
  - 7. NEW FIRE HYDRANT PER CABQ FIRE DEPT.
  - 8. CURB PAINTED RED WITH "NO PARKING FIRE LANE" PER IFC SEC. 505.3 MARKINGS
  - 9. PREMISES STREET ADDRESS 4" HIGH MIN. W/MINIMUM STROKE WIDTH OF 0.5 IN. VISIBLE FROM STREET PER IFC 2015, SEC. 505
  - 10. KEEP RIGHT SIGN
  - 11. VALLEY GUTTER PER CABQ STANDARDS
  - 12. HANDICAP ACCESSIBLE SIGNAGE PER SP 2-SITE DETAILS AND CABQ STANDARDS
  - 13. STOP SIGN R1-1
  - 14. ON-WAY SIGN

SITE DATA	
LOCATION	ROSA PARKS RD. N.W. ALBUQUERQUE, NM
LEGAL DESCRIPTION	LOT 1 VOLCANO CLIFFS SUBDIVISION UNIT 26
CURRENT ZONING	R-ML
ZONE ATLAS PAGE	B-10
BUILDING CONSTRUCTION	2B
APPLICABLE CODE	2015 IBC / IFC
TOTAL LOT AREA	(3.45 AC) 150,099 SF
MAX. BUILDING HEIGHT ALLOWED	30 FEET
MAX. BUILDING HEIGHT	30 FEET
BUILDING FOOTPRINT AREA	47,844 SF
NET LOT AREA (LOT AREA - BUILDING AREA)	107,211 SF
NUMBER OF UNITS	28 SEMI-ATTACHED
REQUIRED PARKING	28 * 1.5=42 SPACES
PARKING PROVIDED	70 SPACES
REQUIRED ADA PARKING	1 SPACES (1 VAN)
PROVIDED ADA PARKING	1 SPACES (1 VAN)

**THE group**

THE HENSLEY ENGINEERING GROUP  
300 BRANDING IRON RD. SE  
RIO RANCHO, NEW MEXICO 87124  
Phone: (505) 410-1622

**DEVELOPMENT MANAGEMENT CONSULTANTS**

PROFESSIONAL CONSTRUCTION MANAGERS & CONSULTING ENGINEERS

9320 Menaul Blvd. NE, ste. D  
Albuquerque, NM 87112

DMC

Office: (505) 296-7100  
Fax: (505) 296-7105

PROJECT ADDRESS: 99999 ROSA PARKS ROAD N.W. ALBUQUERQUE, NM

PROJECT NAME: MX AT PETROGLYPH

PROJECT NUMBER: PERMIT

DRAWN BY: REH

CHECKED BY: REH / REH

DATE: AUG. 2, 2022

SCALE: AS NOTED

SHEET: 1

**TCL**