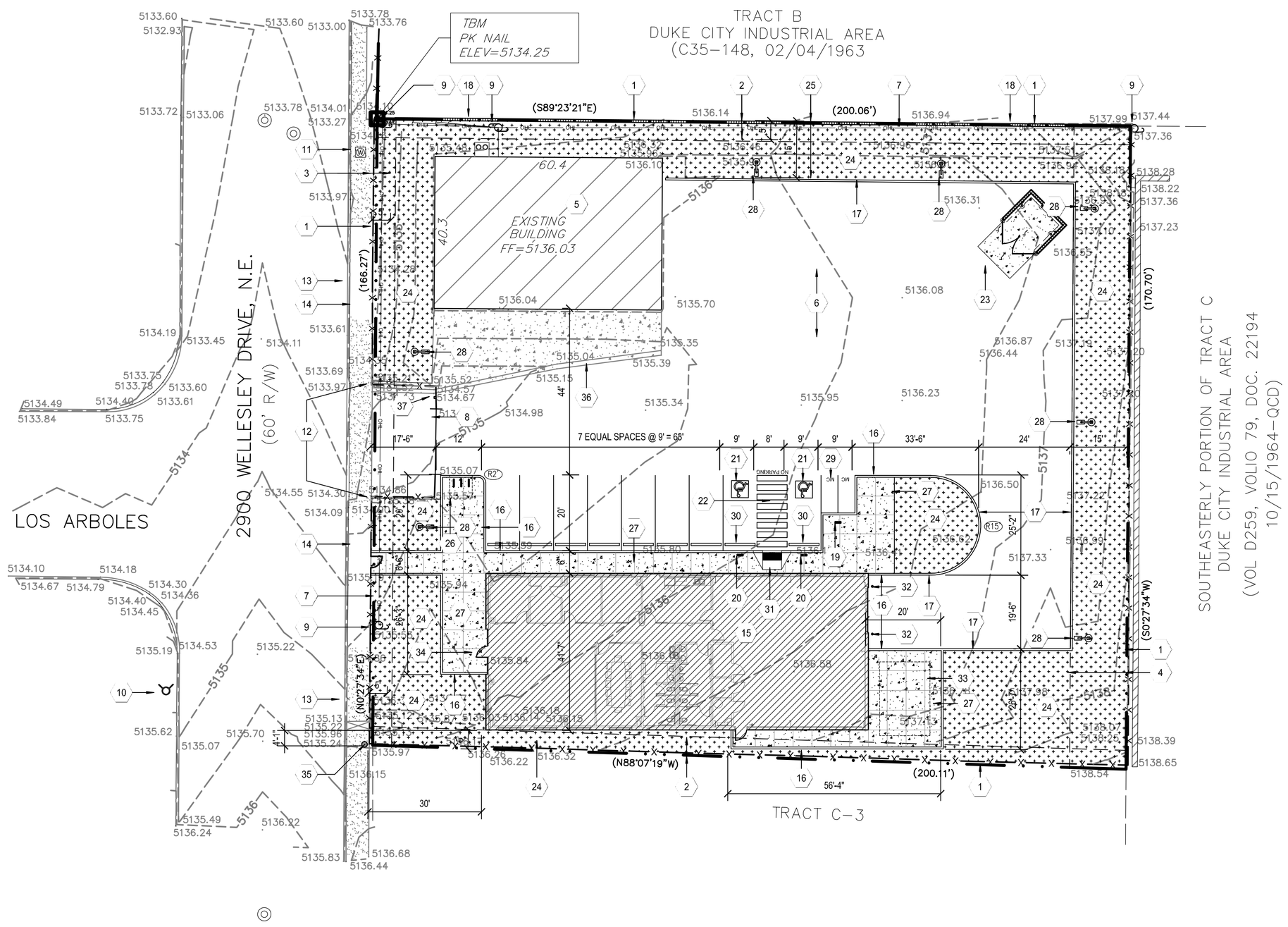


A1 TRAFFIC CONTROL LAYOUT

SCALE: 1" = 20'

GENERAL NOTES

A. EXISTING "PRIVATE DRIVE" CURB CUT OFF WELLESLEY WILL REMAIN.
B. EXISTING STRUCTURES, LANDSCAPE FEATURES, UTILITIES, PAVING, ETC. SHALL BE REMOVED PER THE ARCHITECTURAL DEMOLITION PLAN.
C. EXISTING STORAGE BUILDING ON NORTHWEST CORNER SHALL REMAIN. ALL OTHERS SHALL BE REMOVED.
D. EXISTING 6' SIDEWALK ALONG WELLESLEY ROAD REMAIN.
E. LANDSCAPE SHALL MEET THE IDO STANDARDS. REQUIREMENTS FOR STREET TREES SHALL BE MET. REFER TO LANDSCAPE PLAN.
F. LANDSCAPE EDGE BUFFER BETWEEN MX-H/R-MC OF 15' SHALL BE MET AS SHOWN. SEE KEYED NOTE 25.
G. LANDSCAPE EDGE BUFFER BETWEEN MX-H/R-MC SHALL PROVIDE CONTINUOUS LINE OF EVERGREEN SHRUBBERY 3 FEET IN HEIGHT.
H. PER COA STANDARDS. HANDICAP PARKING AREAS SHALL NOT EXCEED 2% SLOPE.
I. PER COA STANDARDS. STANDARD PARKING AREAS SHALL NOT EXCEED 6% SLOPE.
J. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. 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.
K. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER. CITY OF ALBUQUERQUE STANDARDS SHALL BE MET.
L. REFER TO BUILDING ELEVATIONS FOR BUILDING MOUNTED LIGHTING.

GENERAL INFORMATION

PROPERTY ADDRESS:	2900 WELLESLEY DRIVE, N.E. ALBUQUERQUE NM 87110
LEGAL DESCRIPTION:	LOT 24-A-1, BLOCK 24 BUENA VENTURA COMPRISED OF LOTS 21, 22 AND 24A, BLOCK 24 BUENA VENTURA CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO JANUARY 2022.
ZONING:	MX-H (MIXED USE – HIGH INTENSITY ZONE DISTRICT) ADJOINING R-MC TO NORTH ADJOINING MC-M TO EAST ADJOINING MX-H TO SOUTH
ASSOCIATIONS	ZONE ATLAS MAP H-16-Z DISTRICT 7 COALITION OF NEIGHBORHOOD
ACRES:	0.7738
PRE-APP. REVIEW TEAM:	PA# 22-262
ALLOWABLE USE:	TABLE 4-2-1 (PERSONAL AND BUSINESS SERVICES, SMALL)
PARKING REQUIREMENTS:	EXISTING SELF STORAGE BUILDING 2,432 SF/3000 sf. ft. GFA = 1 SPACE NEW PERSONAL BUSINESS SERVICE BUILDING 4,000 SF/1,000 sf. ft. GFA = 4 SPACES TOTAL SPACES REQUIRED = 5
ADA ACCESSIBLE REQUIRED	1 SPACE
PARKING SPACES PROVIDED:	7 TOTAL SPACES PLUS 2 HC
REQUIRED MOTORCYCLE PARKING: MOTORCYCLE PARKING PROVIDED:	1 SPACE 2 SPACES
REQUIRED BICYCLE PARKING: PROVIDED BICYCLE PARKING:	3 SPACES 3 SPACES
LANDSCAPE CALCULATIONS:	LOT SIZE = 33,707 SF 15% = 5,056 SF REQUIRED
LANDSCAPE ARE PROVIDED:	8,700 SF

KEYED NOTES

1. PROPERTY LINE AS DEFINED BY SURVEY.
2. 5' SIDE PROPERTY SETBACK. ZERO FT. REQUIRED (INTERIOR) FOR MX-H ZONE. IDO 2-4(D)2.
3. 5' FRONT PROPERTY SETBACK FOR MX-H ZONE. IDO 2-4(D)2.
4. 15' REAR PROPERTY SETBACK FOR MX-H ZONE. IDO 2-4(D)2.
5. EXISTING STORAGE BUILDING TO REMAIN.
6. EXISTING ASPHALT PAVING TO REMAIN. CONTRACTOR TO PATCH AND REPAIR AS NECESSARY.
7. EXISITNG PNM OVERHEAD POWER LINES TO REMAIN.
8. EXISTING 18' WIDE SECURITY GATE TO REMAIN. GATE SHALL REMAIN OPEN DURING BUSINESS HOURS.
9. EXISTING PNM POWER POLE TO REMAIN.
10. EXISTING COA FIRE HYDRANT TO REMAIN.
11. EXISTING WATER METER TO REMAIN.
12. EXISTING DRIVE PAD ENTRANCE CONSTRUCTION TO REMAIN.
13. EXISTING CURB AND GUTTER TO REMAIN.
14. EXISTING 6' COA SIDEWALK TO REMAIN.
15. NEW PROPOSED OFFICE BUILDING FOR SMALL PERSONAL AND BUSINESS SERVICES PERMISSIVE PER IDO TABLE 4-2-1.
16. NEW CONCRETE CURB. REFER TO D1/AS-501.
17. NEW CONCRETE HEADER CURB. REFER TO D3/AS-501.
18. NEW 6' HIGH CMU SCREEN WALL BETWEEN REGULATED LOT AND PROTECTED LOT PER IDO 5-9(D)(1). SEE C2/AS-502.
19. NEW POLE MOUNTED MOTORCYCLE PARKING SIGNAGE. SEE B2/AS-501.
20. NEW POLE MOUNTED ACCESSIBLE PARKING SIGNAGE. SHALL INCORPORATE LANGUAGE "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING" PER 66-7-352.4C NMSA 1978. SEE C5/AS-501.
21. NEW PAVEMENT HANDICAP SIGN. SEE A1/AS-502.
22. NEW HANDICAP ACCESS AISLE STRIPING. SEE A4/AS-501.
23. NEW 6' HIGH CMU DUMPSTER ENCLOSURE. SEE A3/AS-502.
24. NEW LANDSCAPE AREA PER IDO STANDARDS FOR MX-H.
25. NEW 15' LANDSCAPE EDGE BUFFER ZONE PER IDO 5-6(E).
26. NEW BICYCLE RACK. SEE C1/AS-501.
27. NEW CONCRETE FLATWORK.
28. NEW 16' SHIELDED SITE LIGHT FIXTURE. SEE B3/AS-502.
29. NEW MOTORCYCLE PAVEMENT MARKING. SEE B3/AS-501.
30. NEW PARKING BUMPER. SEE C3/AS-501.
31. NEW HANDICAP RAMP. SEE B2/AS-502.
32. NEW CONCRETE FILLED PIPE BOLLARD. SEE A2/AS-502.
33. NEW AREA FOR GROUND MOUNTED MECHANICAL EQUIPMENT. PER IDO 5-6(G)(2) SHALL NOT BE VISIBLE FROM STREET.
34. PRIMARY PEDESTRIAN ENTRANCE WITH GROUND-FLOOR TRANSPARENT WINDOWS, WITH THE LOWER EDGE OF WIDNOW SILLS NO HIGHER THAN 30" ABOVE THE FINISHED FLOOR PER IDO 5-11(E)(2)(a).
35. BUILDING DATUM POINT.
36. EXISTING CONCRETE SLAB AND VALLEY GUTTER TO REMAIN.
37. FIRE DEPARTMENT KNOX BOX @ GATE.
38. PEDESTRIAN CONNECTIVITY FROM SIDEWALK TO NEW BUILDING. SECURITY GATE TO REMAIN OPEN DURING BUSINESS HOURS.

UTILITY LEGEND

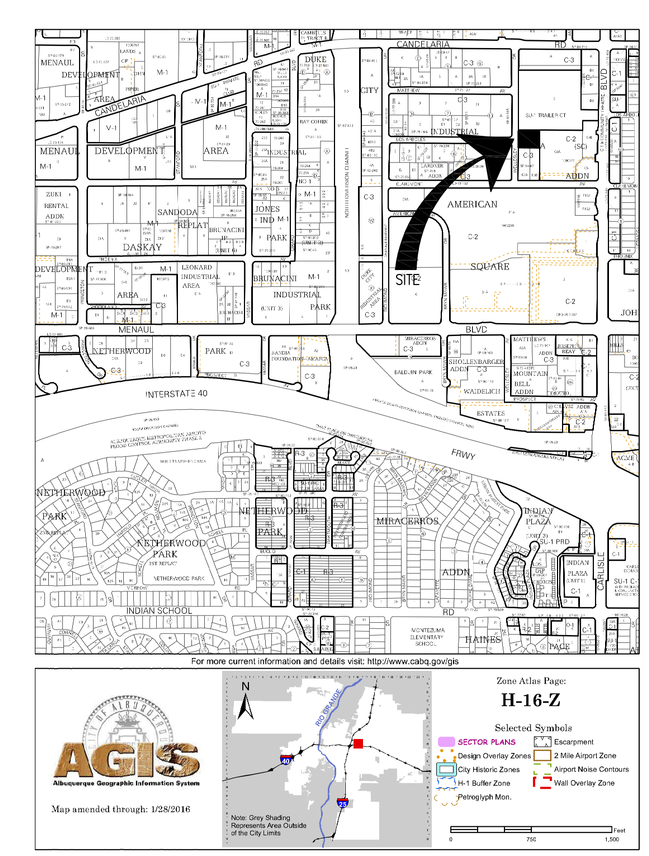
OVERHEAD UTILITY LINES
UNDERGROUND WATER LINES
UNDERGROUND GAS LINES

TURN RADIUS LEGEND

R2' =2' TURNING RADIUS
R15' =20' TURNING RADIUS

NOTE: NOT ALL SYMBOLS APPLY. REFER TO TCL PLAN

VICINITY MAP



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SEAL

STATE OF NEW MEXICO
02-15-2023
MARC GONZALES
NO. 6348
REGISTERED ARCHITECT

PROJECT

SAFETY COUNSELING OFFICE BUILDING
2900 WELLESLEY DR. N.E.
ALBUQUERQUE, NM 87110

REVISIONS

CLIENT PROJ #:	
ARCHT PROJ #:	A21.17
DRAWN BY:	MG
CHECKED BY:	MG
DATE:	JANUARY 2023

SHEET TITLE
Traffic Control Layout

TCL