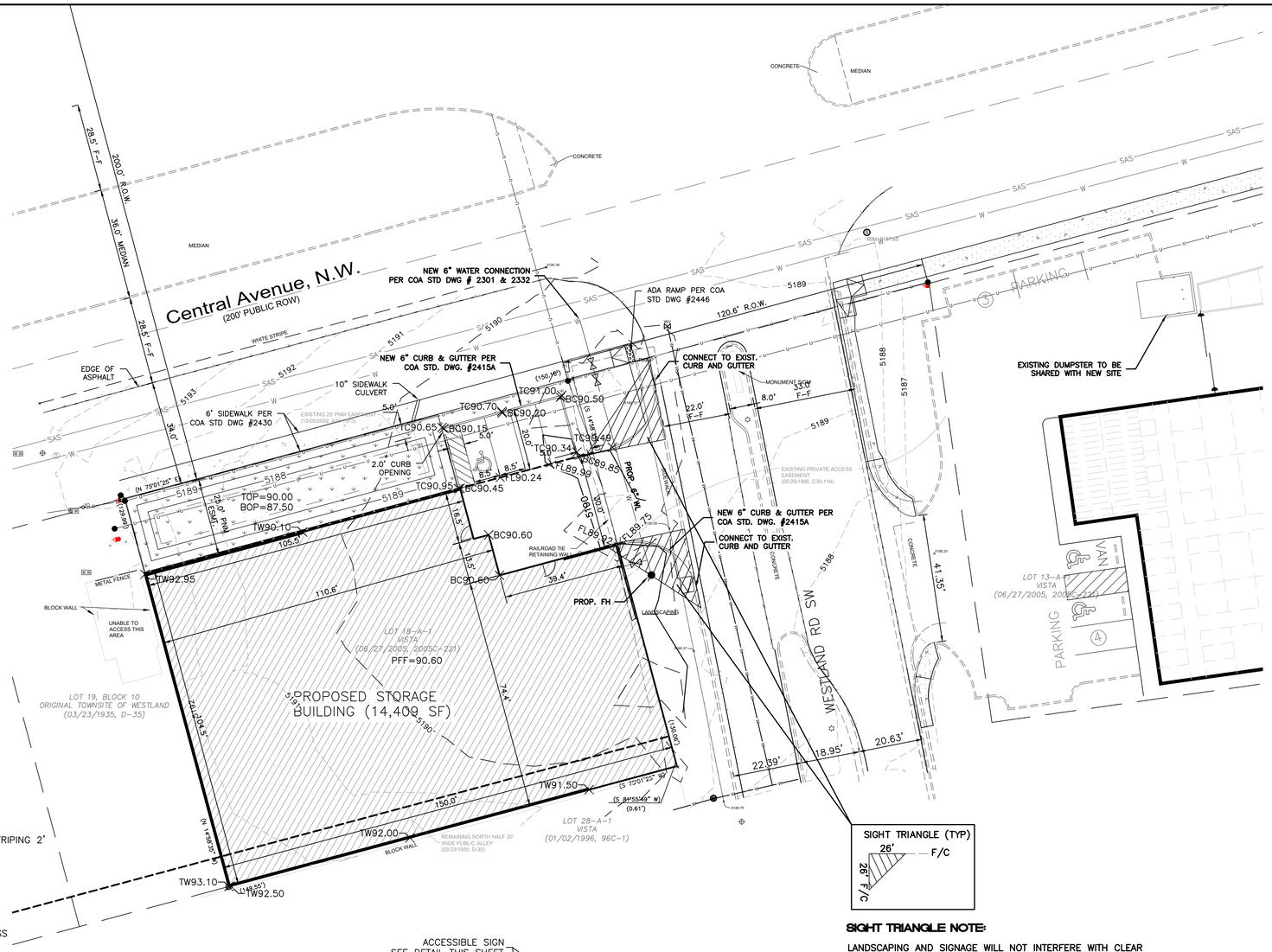
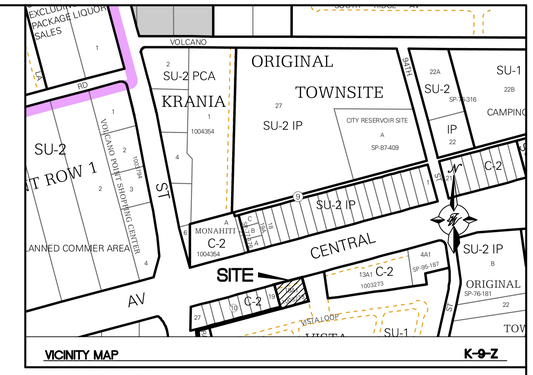




VICINITY MAP K-9-Z

LEGAL DESCRIPTION:

LOT 18 A-1, VISTA

GENERAL NOTES - SITE PLANS:

1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING THIS WORK. IN CASE OF ANY DISCREPANCIES, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY AND WORK SHALL NOT COMMENCE WITHOUT APPROVAL FROM THE ARCHITECT.
2. WRITTEN DIMENSIONS OF DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS AT THE BUILDING SITE, AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
3. ALL SIDEWALKS FRONTING LOTS SHALL BE DEFERRED.
4. ALL SIDEWALKS SHALL REMAIN ADA COMPLIANT ACROSS ALL DRIVEWAYS.

PROJECT NUMBER: 2024-00000

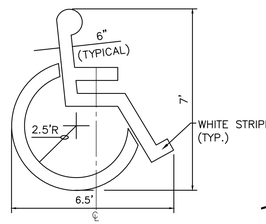
APPLICATION NUMBER: _____

Is an Infrastructure List required? (X) 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 Engineer, Transportation Division	Date
ABCWUA	Date
Parks & Recreation Department	Date
Hydrology	Date
Code Enforcement	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
Planning Department	Date

* Environmental Health, if necessary



LOCATE AT EDGE OF PARKING SPACE UNLESS ACCOMPANIED BY "VAN" LETTERING

ACCESSIBLE PARKING SYMBOL

NTS

LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- BUILDING
- SIDEWALK
- SCREEN WALL
- RETAINING WALL
- STREET LIGHTS
- LANE
- STRIPING
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- EXISTING SIDEWALK
- EXISTING LANE
- EXISTING STRIPING

SITE DATA

PROPOSED USAGE: SELF STORAGE

LOT AREA: 19,519 SF 0.4481) ACRE)

BUILDING AREA: 14,409 SF

PARKING REQUIRED: 4 SPACES (1 SPACE/ 3,000 GFA)

TOTAL PARKING REQUIRED: 4 SPACES

PARKING PROVIDED: 4 SPACES

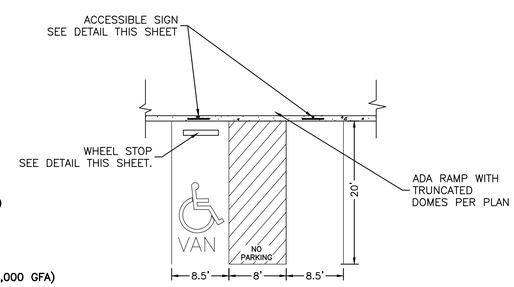
HC PARKING REQUIRED: 1 SPACES

HC PARKING PROVIDED: 1 SPACES

1 SPACE VAN ACCESSIBLE

LANDSCAPE AREA REQUIRED: 718 SF

LANDSCAPE AREA PROVIDED: 2,977 SF



NOTES:

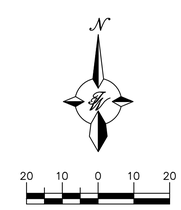
1) *International Symbol of Accessibility shall be painted on the pavement at rear of space, white symbol on blue background.*
2) *Parking space lines and diagonal striping to be painted blue.*
3) *Access aisle shall have the words "NO PARKING" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tires would be placed.*
4) *ADA parking areas – not to exceed a slope greater than 2% in any direction*

(1) HC PARKING DETAIL

SCALE: NTS

SIGHT TRIANGLE NOTE:

LANDSCAPING AND SIGNAGE 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



SCALE: 1"=20'

INDEX TO DRAWINGS

C1. TRAFFIC CIRCULATION LAYOUT
C2. GRADING PLAN
C3. DRAINAGE PLAN
C4. DETAIL SHEET
C5. BUILDING ELEVATIONS
L1. LANDSCAPING PLAN

ENGINEER'S SEAL	ROUTE 66 STORAGE ALBUQUERQUE, NM	DRAWN BY AS
RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER 02/13/25 RONALD R. BOHANNAN P.E. #7868	TRAFFIC CIRCULATION LAYOUT	DATE 02/13/25
		2022105_TCL
	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # TCL
		JOB # 2022105