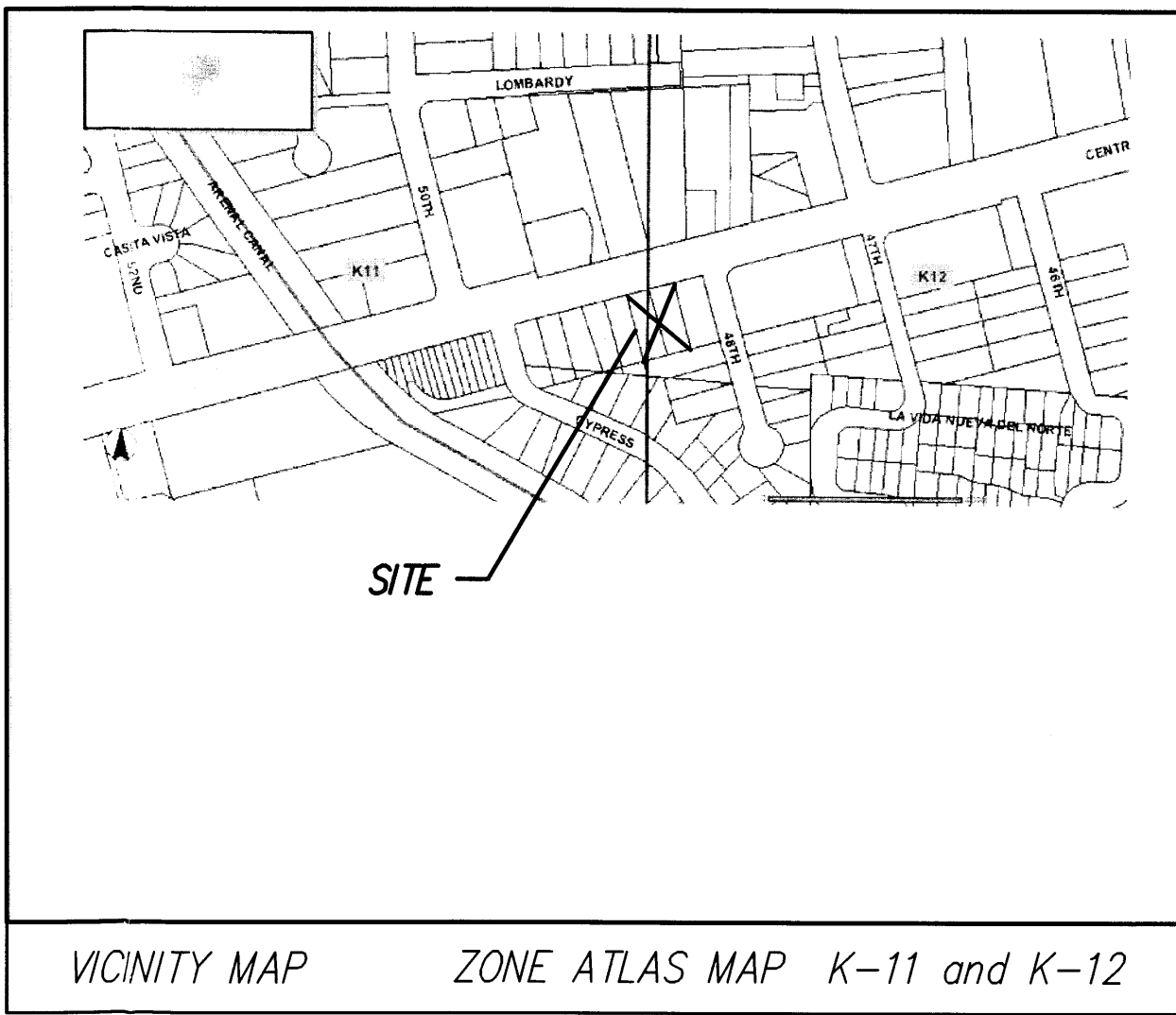
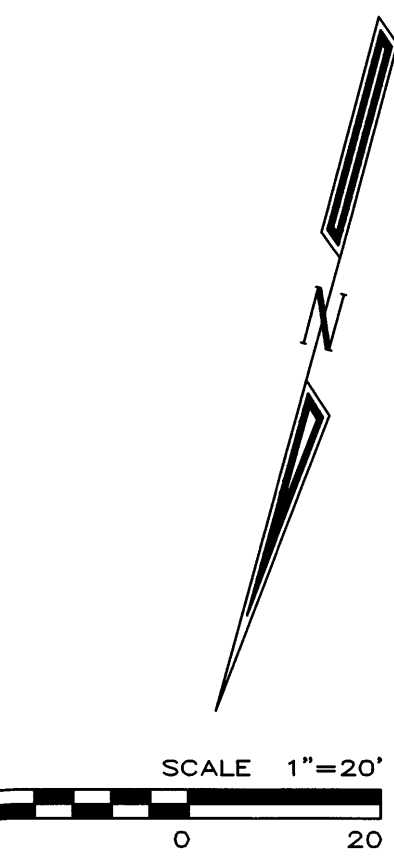


- GENERAL NOTES:
1. It is the applicants responsibility to obtain all other appropriate Federal, State, and Local permits.
  2. Any changes to this traffic plan would have to be approved by the design engineer and the City of Albuquerque.
  3. Sidewalk culverts in the COA ROW are required to be permitted by an SD19 Permit and built per COA Std. Dwg. 2236.
  4. See Architectural drawings for all dimensions not shown.

EXISTING CONDITIONS:  
The proposed development is on the south side of Central Avenue and west of 48th Avenue.. The site consists of two lots, which the current owners uses as a single storage lot for delivery vehicles for the appliance store in the adjacent building to the east. The site is fenced on three sides with a 6' high chain link fence. The front of the site also has a 6' high chain link fence approximately 17' back from the north property line. This front fence is covered with fabric to shade the site from view from the street. This front fence also has an 18' wide access gate. Currently, vehicles enter the site from east bound Central Avenue and exit the site to east bound Central Avenue. the adjacent building to the west of the subject property is vacant and appears abandoned.

PROPOSED CONDITIONS:  
The proposed development consists of two pre-fabricated metal storage units which are currently constructed on the site and are in the process of being permitted, and the addition of the appropriate off-street parking spaces and landscaping area required by the C.O.A. Zoning Code. Vehicles will enter the site from east bound Central Avenue and exit the site onto east bound Central Avenue. An existing driveway that was installed as part of the C.O.A. Street Maintenance Plan, will provide adequate access to the site for all vehicles. No curb-cut or new driveway is necessary for this development. The proposed development will not change the current use of the site which will result in no increase in vehicular traffic, therefore, this development will have no impact on adjacent sites. There are no unusual circumstances that would require any variances.

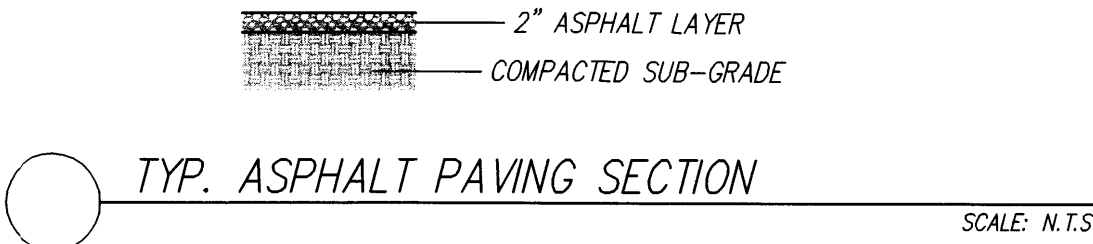
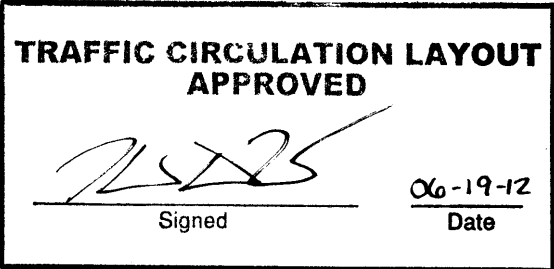
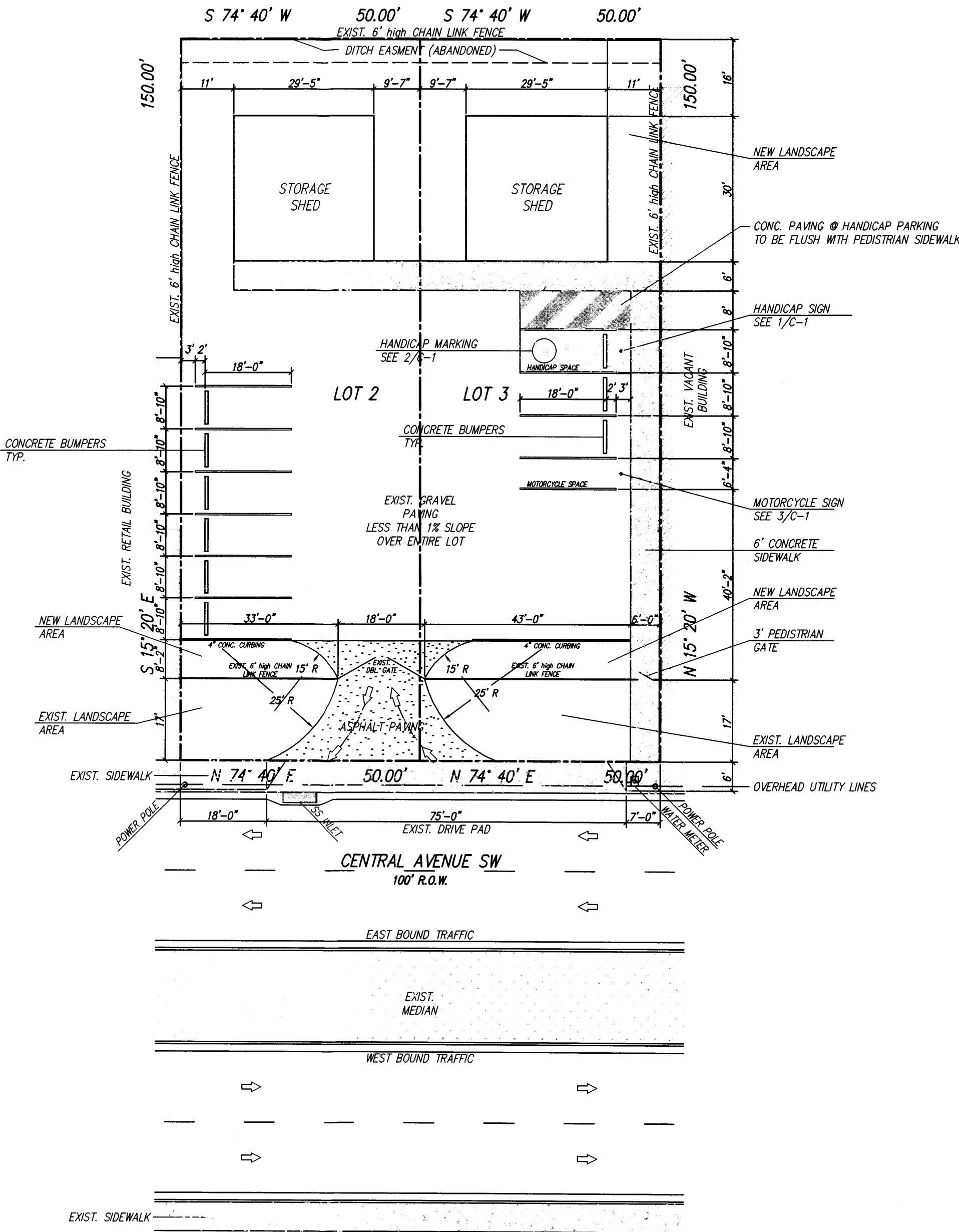


TYPE OF DEVELOPMENT:  
Construction of two 882 SF enclosed pre-fabricated storage units.

SIZE OF DEVELOPMENT:

Total Lot Area:	15,000 SF
Total Building Area:	1764 SF
Net Lot Area:	13,236 SF
Landscaping area required (15%):	1986 SF
Landscaping area provided:	2154 SF

PARKING CALCULATIONS:  
Per C.O.A. DPM Section 14-16-3-1  
Total Building Area = 1764 SF  
Retail: 1 space per 200 SF of building area = 9 spaces required.  
9 spaces provided.  
1 Handicap Accessible space required.  
1 Motorcycle space required.  
Parking stall spaces per C.O.A. DPM Figure 23.7.1.  
Standard Parking Space: 8.5' wide X 20' long.



ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.

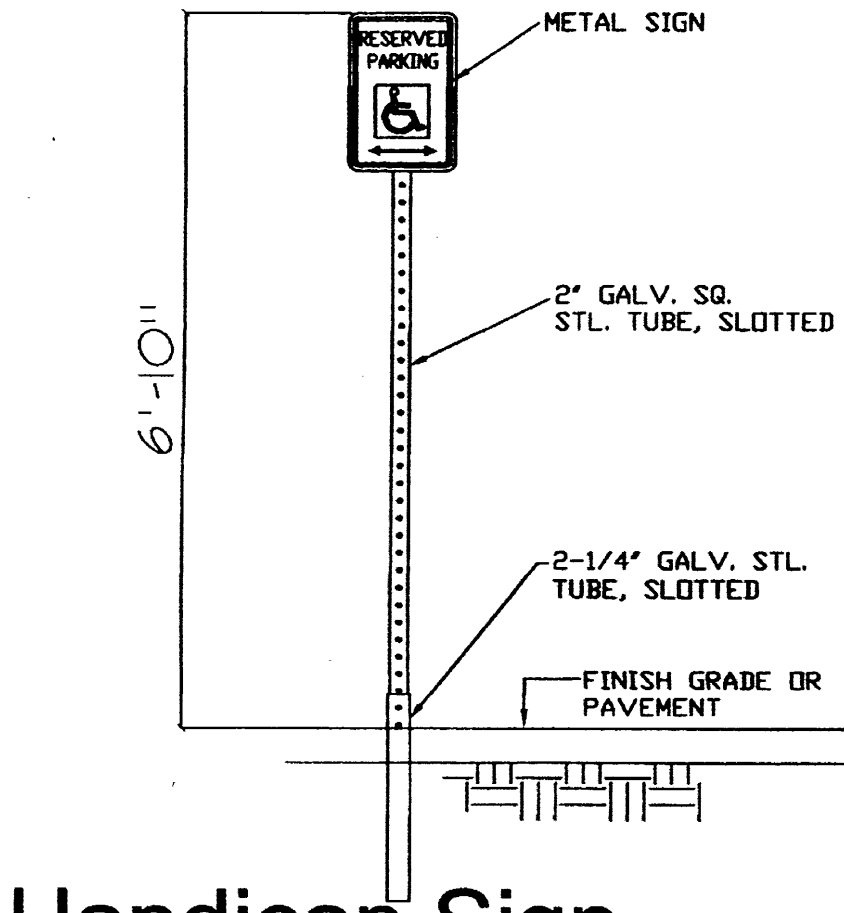
Public Infrastructure shown on these plans for information only and not part of approval. Separate DRC/Permit approval and Work Order required.



SEP 2 2011

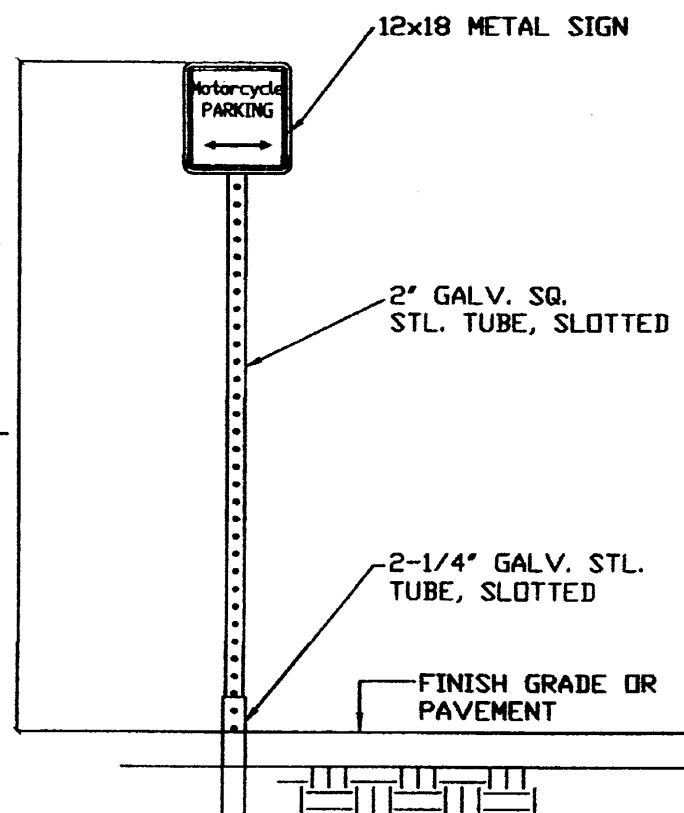


I, TIM HIGHTOWER, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF NEW MEXICO, HAVE PERSONALLY INSPECTED THE SITE REFERED TO IN THIS PLAN. THIS SITE WAS FOUND TO BE IN AN IMPROVED STATE. THE PROPOSED DEVELOPMENT IS CONSISTENT WITH THE CURRENT USE OF THE SITE. NO UNUSAL CIRCUMSTANCES WILL HINDER THE COMPLETION OF THE PROPOSED DEVELOPMENT.



Handicap Sign

N.T.S.



Motorcycle Sign

N.T.S.



H.C. Pavement Marking

N.T.S.

LEGAL DESCRIPTION  
LOT 2 and 3, BLOCK 4, ZIMMERMAN ADDITION, ALBUQUERQUE, NM

PROPERTY ADDRESS  
4806 CENTRAL AVE. SW, ALBUQUERQUE, NM

UPC NO: 101 205 700 939 820 569

LEGEND  
EASEMENT LINE  
STREET STRIPPING  
DIRECTION OF TRAFFIC  
TRAFFIC LANE  
OVERHEAD UTILITIES  
PROPERTY LINE

Traffic Circulation Plan

New Construction For  
Central Appliance - Joe Castillo  
4806 Central Ave. SW Albuquerque, NM 87105

Sheet:  
C-1  
Sheet of