

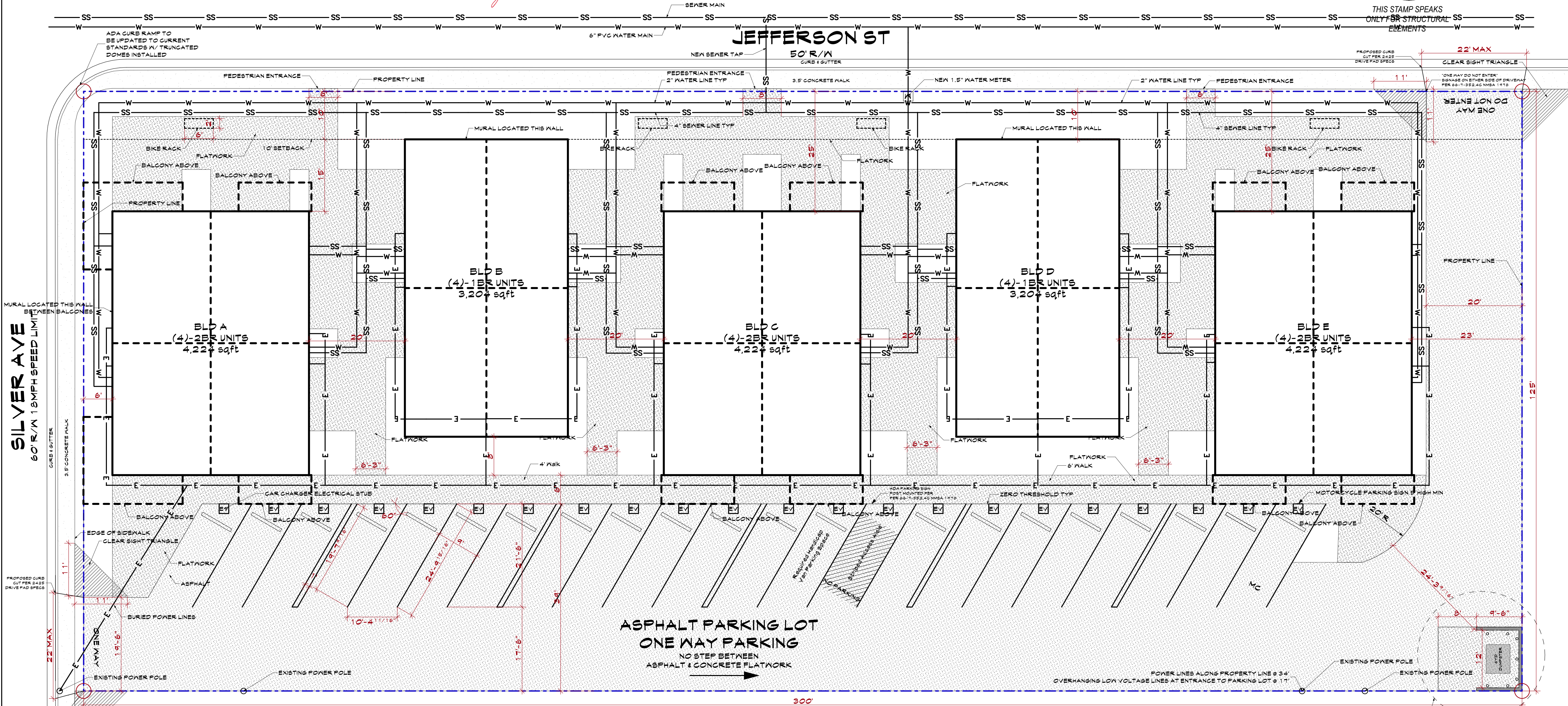
APPROVED FOR ACCESS  
ONLY SOLID WASTE DEPT  
NO DEDICATED SPOT FOR RECYCLING  
1-SINGLE TRASH ENCLOSURE-11-03-2022

DJ Laskowski



**KING**  
ENGINEERING  
& DESIGN www.kingengineer.com

THIS STAMP SPEAKS  
ONLY FOR STRUCTURAL  
ELEMENTS



HYDRANT APPROX 133' SOUTHEAST  
ON OPPOSITE SIDE OF SILVER FED  
BY 6" PVC MAIN FROM MADISON ST

### LOCATION OF NEAREST HYDRANTS

#### SITE PLAN

Building Outline

Set Back

Property Line

E Power

T Telephone

G Gas

W Water

SS Sewer

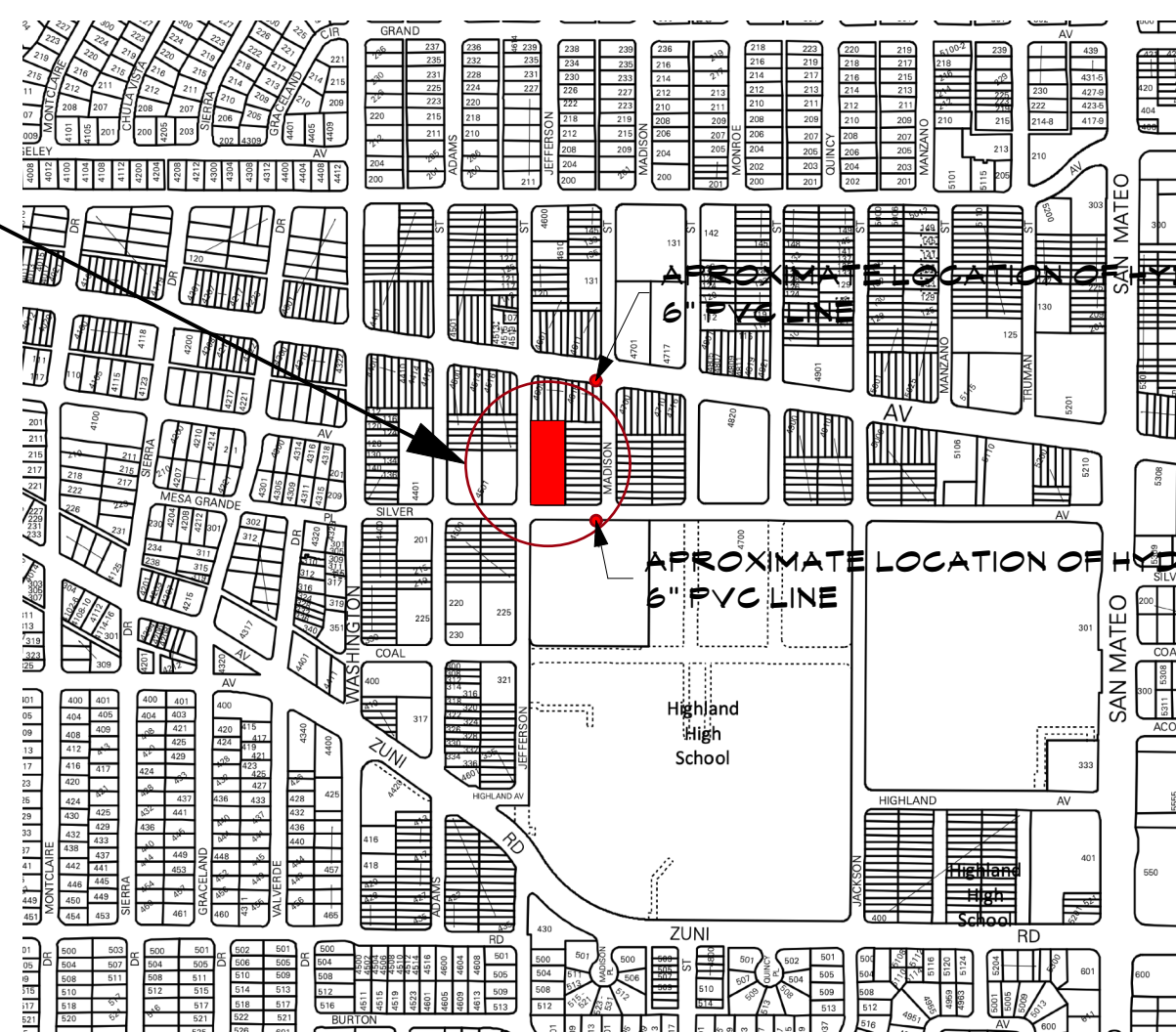
Property Corner

#### SITE PLAN

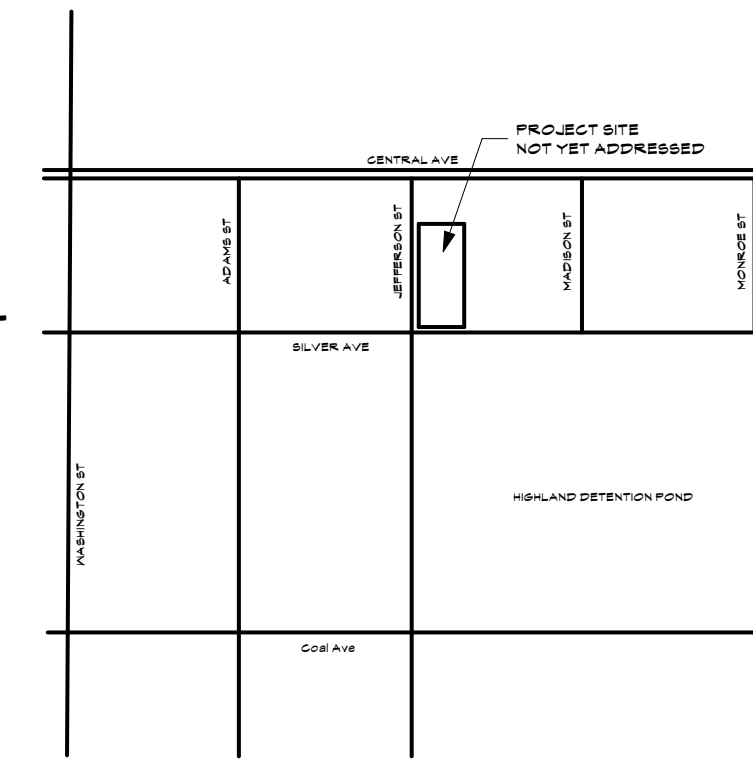
SCALE: 1" = 10'

#### SITE PLAN NOTES

1. REFER TO GRADING AND DRAINAGE PLAN FOR FINISHED FLOOR AND LANDSCAPING GRADES
2. 1 OFF STREET PARKING SPACE PER DWELLING UNIT REQUIRED PER TABLE
3. 5-5-1 OF THE I.D.O. TOTAL REQUIRED PARKING - 20 SPACES
4. 10' MIN BETWEEN NEW CONSTRUCTION AND EXISTING DWELLINGS TYP
5. 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
6. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH THE SIDEWALK AND CURB & GUTTER. REFER TO THE CITY STANDARD DRAWINGS 2430 (SIDEWALK) 2415 (CURB & GUTTER)
7. PROVIDE ADA PARKING SPACES WITH SIGN PER 66-7-352.4C NMSA 1978 WHICH STATES "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING" PROVIDE ADA ACCESS AISLES WITH 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 CLOSEST TO WHERE THE ADJACENT VEHICLES REAR TIRE WOULD BE PLACED (66-1-4-1.B NMSA 1978)
8. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER
9. BUILDINGS TO BE UNSPRINKLED, 2HR FIRE WALL BETWEEN UNITS
10. TOTAL BUILDING HEIGHT - 22'-9"
11. UNUSED CURB CUTS TO BE REPLACED WITH CURB & GUTTER PER CITY STANDARD 2415A & 2430
12. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALLS, TREES & SHRUBBERY BETWEEN 3 & 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE



VICINITY MAP  
ZONE ATLAS PAGE K-17-Z



Area Map

### Legal Description:

LOTS 11 THRU 22, BLOCK 30 VALLEY VIEW ADDITION  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
.85 AC

HEATED FLOOR AREA:  
TOTAL 20-UNIT FLOOR AREA = 19,020 SQ. FT.  
2BR UNIT FLOOR AREA = 1,056 SQ. FT. (X12)  
1BR UNIT FLOOR AREA = 801 SQ. FT. (X8)

#### BIKE RACK DETAIL

REQUIRED PARKING SPACES PER  
IDO = 20  
SPACES PROVIDED = 20

REQUIRED MOTORCYCLE  
PARKING SPACES PER IDO = 1  
SPACES PROVIDED = 1

REQUIRED BICYCLE PARKING  
SPACES PER IDO = 3  
SPACES PROVIDED = 3

SEE PAGE 22.1 FOR STANDARD  
TRASH ENCLOSURE DETAILS

SUNLIGHT  
PROPERTIES  
LLC

JEFFERSON/SILVER  
TOWNHOMES

SITE PLAN & TCL

9.21.22

Revisions

DATE PAGES REVISED

