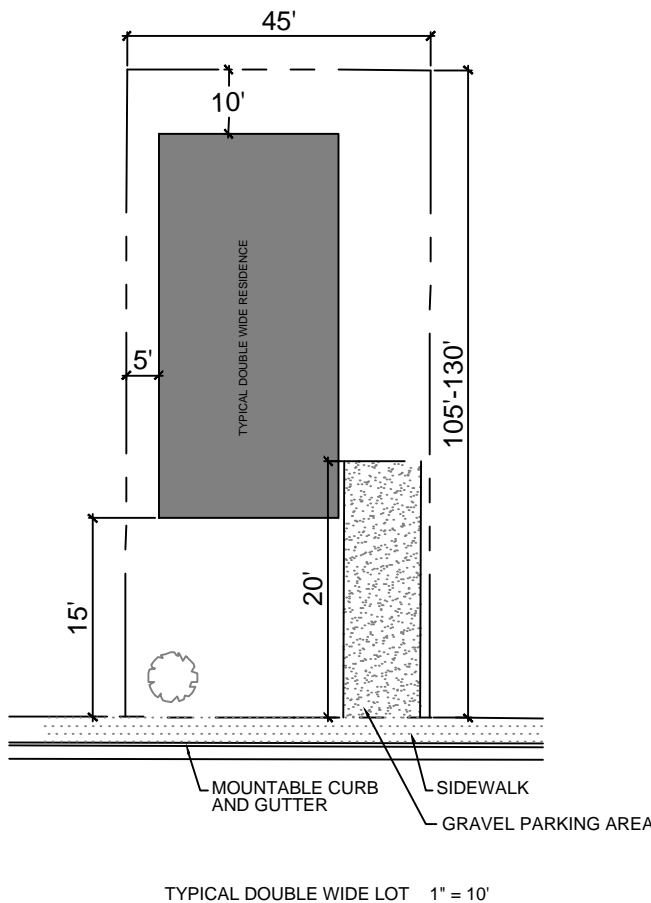
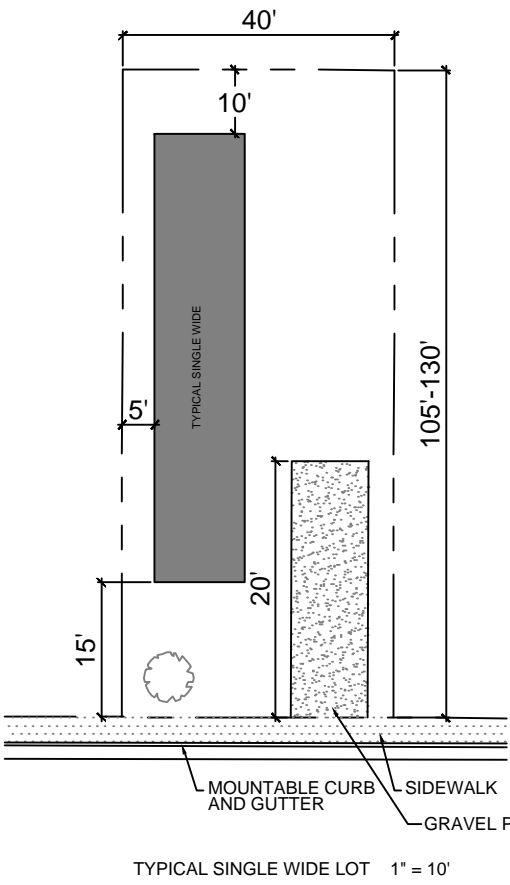


TRAFFIC CIRCULATION
LAYOUT APPROVED

Ernest Amigo 3/6/2024
Signed Date



KEYED NOTES

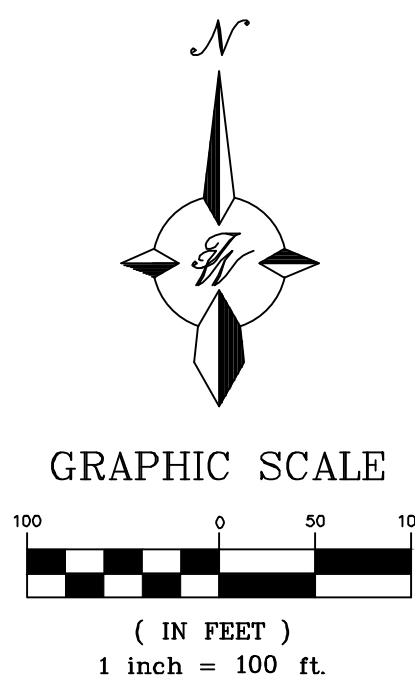
- 1 NEW 5' CONCRETE SIDEWALK PER COA STD DWG 2430 (TYP.)
- 2 STANDARD CURB AND GUTTER (TYP) PER COA STD DWG 2415A
- 3 EXISTING 20' EMERGENCY FIRE ACCESS EASEMENT
- 4 PROPOSED 26' EMERGENCY FIRE ACCESS EASEMENT
- 5 CONER ACCESS RAMP PER COA STD DWG 2441
- 6 PARALLEL CURB PER COA STD DWG 2443
- 7 PAIRED PERPENDICULAR CURB RAMP PER COA STD DWG 2442

RIVERSIDE MOBILE HOME PARK
2911 ERVIEN LN SW
ALBUQUERQUE, NM 87121

TOTAL AREA:	40.82 AC
EXIST AREA:	14.41 AC
PROPOSED AREA:	26.41 AC
EXISTING LOTS:	82
40'x105' PROPOSED LOTS:	91
(MAX MOBILE HOME LENGTH:	80 FT)
5,000SF+ PROPOSED LOTS:	8
(MAX MOBILE HOME LENGTH:	102 FT)
TOTAL LOTS:	181

LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- LOT BOUNDARY
- PROPOSED SIDEWALK
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- EXISTING LOTS
- PROPOSED LOTS



NOTES:

1. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
2. LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.
3. LIGHT POLES SHALL BE A MAXIMUM OF 20' FEET WITH FULL CUT OFF LIGHT FIXTURES. LIGHT FIXTURES SHALL BE A MAXIMUM OF 20' WITH FULL CUT OFF SHIELDS ON FIXTURES SO THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE. THE LIGHT FIXTURES SHALL BE FULLY SHIELDED WITH HORIZONTAL LAMPS. LIGHT POLES WITHIN 100' OF RESIDENTIAL ZONING SHALL BE LIMITED TO 16' HIGH.
4. THERE SHALL BE NO BACKLIT, PLASTIC, OR VINYL AWNINGS OR ILLUMINATED PLASTIC BANDING ON SIGNAGE.
5. ROOF EQUIPMENT SHALL BE BELOW PARAPET HEIGHT AND SCREENED FROM VIEW. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN WALL.

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. GC AND LIGHTING CONTRACTOR TO ENSURE SITE LIGHTING FIXTURE HEADS HAVE THE CORRECT ORIENTATION. REFER TO PHOTOMETRIC DRAWINGS FOR HEAD PLACEMENT.
4. GC TO COORDINATE SITE, SECURE LAYOUT AND CONDUIT SIZE & LOCATION WITH THE OWNER.
5. GC TO ENSURE PAVING AT ALL EXITS SHALL NOT EXCEED A 2% MAX SLOPE IN ALL DIRECTIONS.
6. PAVING SHALL BE LOWER THAN THE BUILDING SLAB BY THE FOLLOWING AMOUNTS UNO:
 - 1/2" @ ALL EXIT DOORS
 - 1/2" @ ALL SHOWROOM GLAZING LOCATIONS
 - 1 1/2" @ OVERHEAD DOORS
 - 1 1/2" @PRE-FAB METAL WALL PANELS

ENGINEER'S SEAL	SOUTH VALLEY MHP ALBUQUERQUE, NM	DRAWN BY JL
VINCENT P. CARRICA NEW MEXICO 16212 PROFESSIONAL ENGINEER	TRAFFIC CONTROL LAYOUT	DATE 3/5/2024
3/5/2024	TERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	DRAWING 2022056-TCL
VINCENT P. CARRICA P.E. #16212		SHEET # C1.0
		JOB # 2022056