**LOCATION MAP** SCALE: NONE COA ZONE ATLAS: G-16-Z **KEYED NOTES** 

- 1. NEW ACCESSIBLE PARKING SPACE. SEE DETAIL 1/C5.1.
- 2. SITE ACCESS THRU EXISTING CONCRETE DRIVE WAY. REBUILD ENTRY PER COA STD DETAIL 2425

3. CONSTRUCT NEW ACCESSIBLE PARKING

- SIGN. SEE DETAIL 2/C5.1. 4. CONSTRUCT NEW HEADER CURB PER
- COA STD DWG 2415B.
- 5. CONSTRUCT NEW RETAINING WALL. SEE SHEET C1.1A.
- 6. CONSTRUCT NEW CONCRETE WALK. SEE DETAIL 4/C5.1.
- 7. REMOVE EXISTING ASPHALT CURB SEE SHEET C1.1 GRADING AND DRAINAGE & DETAIL 9/C5.1
- 8. INSTALL NEW ASPHALT PAVEMENT. SEE DETAIL 3/C5.1.

SITE PARKING CALCULATIONS

ADA ACCESSIBLE SPACES = 2 (1 VAN ACCESSIBLE)

MOTORCYCLE SPACES REQUIRED = 1 PROVIDED = 2

BICYCLE SPACES REQUIRED = 3 PROVIDED = 3

- 9. INSTALL CONCRETE WHEEL STOP. SEE DETAIL 5/C5.1.
- 10. CONSTRUCT SIDEWALK CULVERT FOR DRAINAGE PER COA DETAIL 2430.

AREA ON GROUND FLOOR

PARKING SPACES PROVIDED:

PARKING SPACES REQUIRED = 22

REGULAR PARKING SPACES = 15 COMPACT PARKING SPACES = 5

TOTAL PARKING SPACES = 22

REQUIRED

LEGEND

- 11. CONSTRUCT STANDARD DUMPSTER **ENCLOSURE PER COA SOLID WASTE** MANAGEMENT DEPARTMENT DETAIL.
- 12. CONSTRUCT NEW 5'x5' CONCRETE TRANSFORMER PAD.
- 13. DEMOLISH AND REMOVE PORTION OF EXISTING DRAINAGE STRICTURE BELOW FOOTPRINT OF NEW BUILDING.
- 14. PATH OF REFUSE VEHICLE, NO OTHER DELIVERY VEHICLES REQUIRED.
- 15. PAVED ACCESS LANE INTO SITE HAS SLOPE LESS THAN OR EQUAL TO 10%.
- 16. 6" AGGREGATE BASE COURSE SEE DETAIL 3/C5.1. (NO ASPHALT)
- 17. EXISTING ASPHALT CURB TO REMAIN.
- 18. SITE BICYCLE PARKING. SEE ENLARGED PLAN THIS SHEET.
- 19. MOTORCYCLE PARKING SPACES AND SIGN SEE DETAIL 3/C5.1
- DETAIL 6/C5.1

## **KEYED NOTES (DRIVEWAY)**

Approved for access by the Solid Waste Department for a single trash enclosure. Approved at a 2% grade

(adding shims to the dumpster) if there are any issues servicing the dumpster. Access to the dumpster from

5AM to 8PM is required. Herman Gallegos 04-26-23

will have to make modifications to the dumpster

measuring from the edge of the apron 37' back. The owner SPACE PER 1000 SF GFA

Newport

Industrial

Park-West

Unit 1

11' X 11' SITE TRIANGLE "LANDSCAPING AND-

SIGNAGE WILL NOT INTERFERE WITH

THEREFORE, SIGNS, WALL TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR

**CLEAR SIGHT REQUIREMENTS** 

SIGH TRIANGLE"

GC RESPONSIBLE TO OBTAIN A COA WORK ORDER FOR-

ALL IMPROVEMENTS LOCATED

WITH IN THE RIGHT OF WAY.

(20)

1800 Randolph Rd SE

58,802 Sq. Ft.

- 18. DEMOLISH AND REMOVE EXISTING CONCRETE ACCESS RAMP.
- 19. SITE ACCESS THRU EXISTING CONCRETE DRIVE WAY. REBUILD ENTRY PER COA STD DETAIL 2425, 2430 & 8/S5.1
- 20. CONSTRUCT NEW RAMP IN STAGES TO ALLOW ONE WAY IN/OUT SITE ACCESS TO EXISTING LOTS.
- . PATCH/TRANSITION EXISTING ASPHALT TO NEW CONCRETE RAMP IN A SMOOTH AND WORKMANLIKE MANNER.
- 22. GC RESPONSIBLE TO OBTAIN A COA WORK ORDER FOR ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY.

 $\langle 19 \rangle \langle 20 \rangle$ 

SITE ACCESS DRIVE WAY

## $\otimes \otimes$

**NEW ASPHALT PAVEMENT** EXISTING CONCRETE SIDEWALK

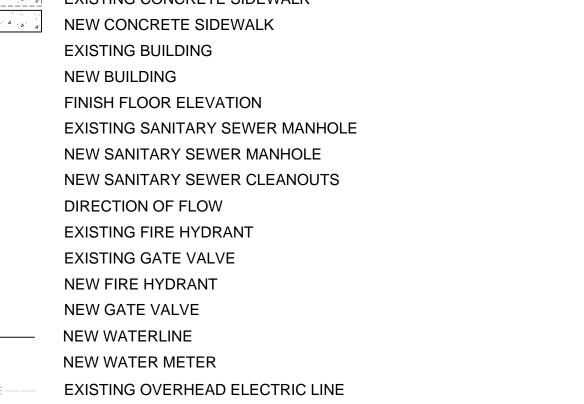
AREA

22,380/1000 = 22.38

**NEW WATER METER** 

TRAFFIC CIRCULATION PATH (NO PAVMENT STRIPING) FIRE LANE CURB STRIPING AND WALL SIGNAGE ADA ACCESSIBLE PATHWAY FROM ADA PARKING TO MAIN ENTRY (OUT TO PUBLIC SIDEWALK)





**BICYCLE RACK & PARKING** 

Easement Notes

(09/07/1989, C39-176)

(09/07/1989, C39-176)

1 EXISTING 20' TEMPORARY DRAINAGE EASEMENT (02/23/1981,

C18-11) AND AS SHOWN ON PLAT (09/07/1989, C39-176)

2 EXISTING 14' PUBLIC UTILITY EASEMENT (02/23/1981, C18-11)

AND AS SHOWN ON PLAT (09/07/1989, C39-176)

4 EXISTING 7' UTILITY EASEMENT (02/23/1981, C18-11)

AND AS SHOWN ON PLAT (09/07/1989, C39-176)

 $\boxed{5}$  EXISTING 26.5' ACCESS EASEMENT BENEFITING LOT D-1-A, MAINTAINED BY THE OWNERS OF LOTS D-1-A AND C-1

6 EXISTING 10' PNM AND MST&T EASEMENT (06/09/1983, AK.

Newport

CIVIL SITE & TRAFFIC CONTROL PLAN

3 EXISTING 20' PRIVATE DRAINAGE EASEMENT

MISC. 21A, PG. 497, DOC. NO. 83 37310)

DRAWN BY: JCH DATE: 03-23-23

C1.2