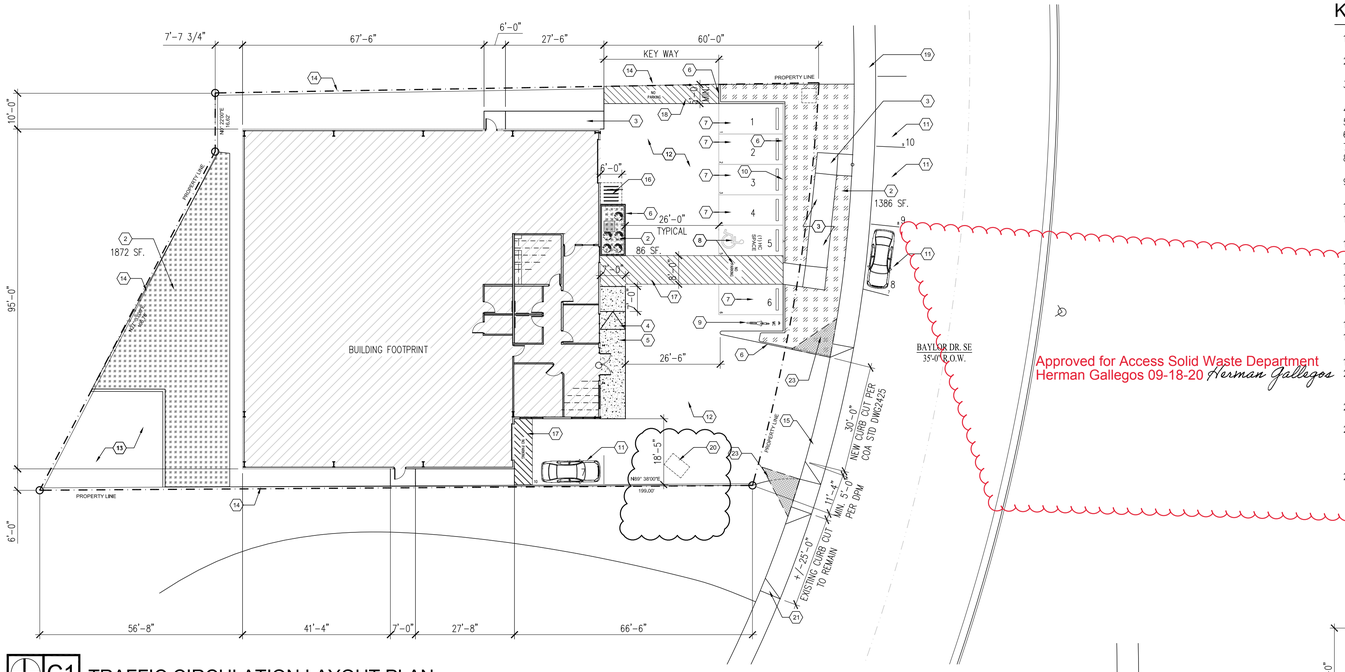


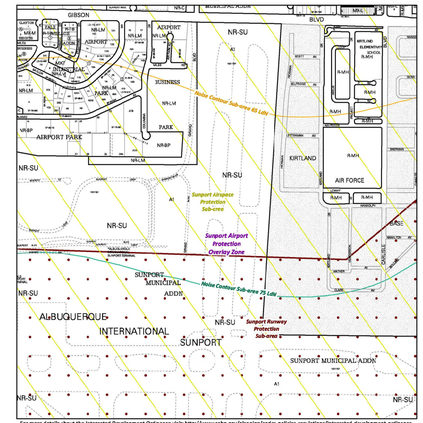
Approved for Access Solid Waste Department
Herman Gallegos 09-18-20 Herman Gallegos

C1 TRAFFIC CIRCULATION LAYOUT PLAN

1"=20'-0"

KEYED NOTES

1. ACCESS EASEMENT
2. LANDSCAPE AREA= XXX SF.
3. CONCRETE PEDESTRIAN RAMP PER DETAIL B3/AS100– SEE DETAIL B4/AS100 FOR SLOPES AND LANDING LOCATIONS
4. CONCRETE RAMP PER DETAIL B4/AS100
5. CONCRETE SIDE WALK PER DETAIL B5/AS100
6. CONCRETE MOW CURB PER DETAIL B3/AS100
7. TYPICAL PARKING SPACE PER DETAIL A1/AS100
8. HANDICAP VAN PARKING SPACE, ACCESS ISLE, AND SIGN PER DETAIL A4/AS100
9. MOTOR CYCLE PARKING SPACE AND SIGN PER DETAIL B1/AS100 AND A1/AS100 FOR SIGN DETAIL
10. CARPOOL PARKING SIGN PER DETAIL A1/AS100
11. ON–STREET/ PARALLEL PARKING SPACE PER DETAIL B2/AS100
12. PARKING AREA– 6" CONCRETE PARKING LOT WITH BROOM FINISH
13. RETENTION AREA PER CIVIL
14. RETAINING WALL PER CIVIL
15. NEW DRIVE PAD PER COA STANDARD DRAWING #2425
16. BIKE RACK PER DETAIL A5/AS100– PROVIDE MIN. 12" CLEAR ZONE AROUND BIKE PARKING STALL
17. STRIPPING PER DETAIL A4/AS100
18. MIN. 5'–0" KEYWAY AREA– PROVIDE STRIPING AND NO PARKING SIGNAGE AS DESCRIBED IN DETAIL A4/AS100
19. EXISTING 6'–0" SIDE WALK TO REMAIN
20. 4 YARD ROLLING DUMPSTER– APPROXIMATE LOCATION ON TRASH DAY. ALL OTHER TIMES DUMPSTER WILL BE STORED ON INTERIOR OF BUILDING OUT OF PUBLIC VIEW
21. NEW ADA RAMP PER COA DWG 2441– PROVIDE TRUNCATED DOMES AS REQUIRED
22. CENTER LINE INDICATES PEDESTRIAN PATH FROM PUBLIC SIDEWALK TO ENTRY DOOR. SEE DETAILS C4/AS100 FOR RAMP AND LANDING DETAILS AND A4/AS100 FOR STRIPPING DETAILS.
23. SITE TRIANGLE: LANDSCAPE, SIGNAGE, WALLS, FENCES, TREES AND SHUBBERY, BETWEEN 3' AND 8' TALL AS MEASURED FROM THE GUTTER PAN ARE NOT ALLOWED IN THE CLEAR SITE TRIANGLE



SITE / ZONING INFORMATION

ADDRESS:
2635 BAYLOR DR. NE
ALBUQUERQUE NM, 87106

LOT SIZE: .47 ACRES
UPC: 101605514547120310
LEGAL DESCRIPTION: LOT 1D2 BLOCK 1 AIRPORT INDUSTRIAL PARK
USE REGULATIONS 14–16–4: NR–LM
USE PER TABLE 4–2–1: LIGHT MANUFACTURING PERMISSIVE
CONFORMS TO USE SPECIFIC STANDARDS 4–3(E)(2)
OVERLAY ZONES 14–6–3: APO (3–3)
COMP PLAN CORRIDOR: GIBSON COMMUTER CORRIDOR
SETBACK REQUIREMENTS PER TABLE 5–1–3:
FRONT: NA
REAR: 0 FT.
SIDE: 0 FT.
BUILDING HEIGHT: 65 FT. PROVIDED 28'–0"

PARKING REQUIREMENTS

PARKING PER 14–16–5 TABLE 5–5(C)(2) OFF–STREET PARKING
LIGHT INDUSTRIAL = 1 SPACE PER 1,000 SF. GFA= 10 SPACES REQUIRED 7SPACES PROVIDED
ON STREET PARKING CREDIT 5–5(C)(5)(F) 3 SPACES REQUIRED 3 SPACES PROVIDED
CAR POOL SPACE 5–5(C)(5)(e) 1 PROVIDED REDUCTION OF 4 REQUIRED SPACES

TOTAL PARKING REQUIRED= 6 SPACES
TOTAL PARKING PROVIDED= 10 SPACES

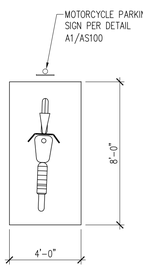
LANSCAPING REQUIREMENTS

14–16–5, 5–6 LANDSCAPING, BUFFERING AND SCREENING
15% OF NET LOT AREA=11,228.2X.15=1,684.23 SF. REQUIRED
SEE PLAN FOR AREA

1. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES IS TO REMAIN AFTER ALL LANDSCAPE WORK IS COMPLETE
2. ALL MAINTENANCE FOR THE LANDSCAPE AND IRRIGATION SYSTEMS SHALL BE PROVIDED BY THE OWNER. MAINTENANCE OF THE STREET TREES AND SHRUBS SHALL FIND THEM IN HEALTHY LIVING AND ATTRACTIVE CONDITION.
3. ALL ON–SITE PLANT MATERIAL NOW AND EXISTING SHALL BE IRRIGATED BY COMPLETE AND AUTOMATIC DRIP IRRIGATION WITH SUBTERRANEAN LATERALS EMITTERS SHALL BE PLACED AT EVEN SPACING AT DRIP LINE OF TREES AND SHRUBS AT THE MULCHED SURFACE AT A TATE OF (6) 2.0 GPH EMITTERS PER TREE AND (2) GPH EMITTERS PER SHRUB
4. WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER. APPROPRIATE MEASURES HAVE BEEN TAKEN TO DESIGN AND INSTALL A WATER CONSERVATIVE ENVIRONMENTALLY FRIENDLY SOUND LANDSCAPE

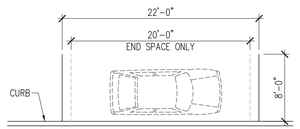
GENERAL NOTES- TCL

1. PARKING AREA TO SLOPE A MIN. OF 1% AND A MAXIMUM OF 8% PER COA DPM
2. ALL NEW PUBLIC SIDEWALK PER COA STANDARD DRAWING 2430
3. NEW DRIVE PAD PER COA STANDARD DRAWING #2441
4. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH NEW SIDEWALK AND GUTTER
5. ALL NEW CURB AND GUTTER PER COA STANDARD DRAWINGS #2415A–TYPICAL
6. ALL NEW SIDEWALK TO BE PER COA STANDARD DRAWING 2430.
7. LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS.
8. BIKE RACK REQUIREMENTS ARE AS FOLLOWS:
   A. RACK SHALL DIMENSIONS PER DETAIL A4/AS100
   B. THE BIKE FRAME SHALL BE SUPPORTED HORIZONTALLY AT TWO OR MORE PLACES
   C. THE RACK SHALL BE DESIGNED TO SUPPORT THE BIKE IN AN UPRIGHT POSITION.
   D. THE RACK ALLOWS VARYING BIKE FRAME SIZES AND STYLES TO BE ATTACHED.
   E. THE USER IS NOT REQUIRED TO LIFT THE BIKE ONTO THE BIKE RACK
   F. EACH BIKE PARKING SPACE IS ACCESSIBLE WITHOUT MOVING ANOTHER BIKE.



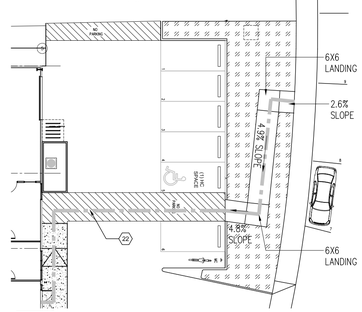
B1 M OTOR CYCLE PARKING DETAIL

1/4"=1'-0"



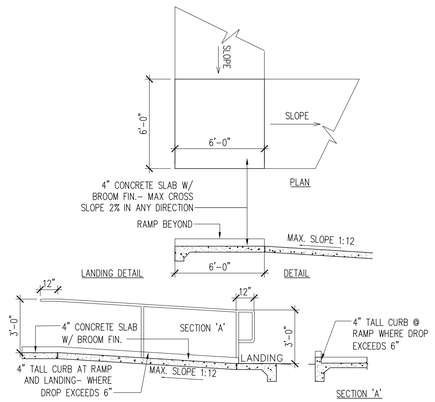
B2 PARALLEL PARKING

1/4"=1'-0"



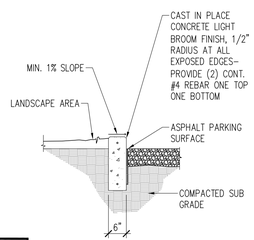
B4 PEDESTRIAN PATH DIAGRAM

1/4"=1'-0"



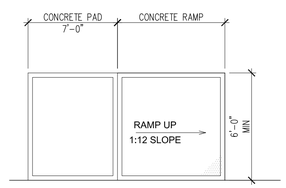
C5 PEDESTIRAN RAMP DETAIL

1/2"=1'-0"



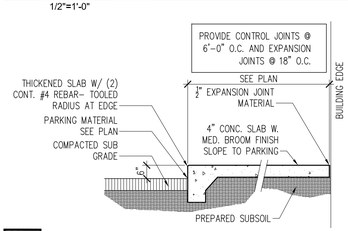
B3 SIDEWALK DETAIL

1/2"=1'-0"



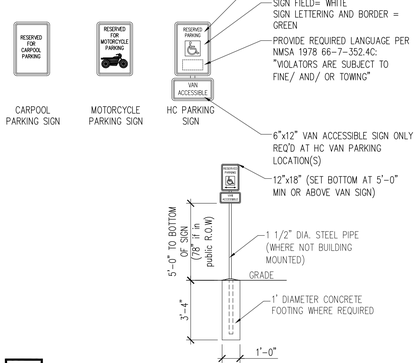
B4 RAMP DETAIL

1/2"=1'-0"



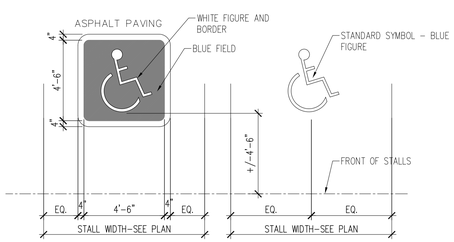
B5 SIDEWALK DETAIL

1/2"=1'-0"



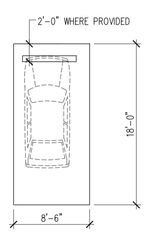
A1 POST SIGN DETAIL

1/4"=1'-0"



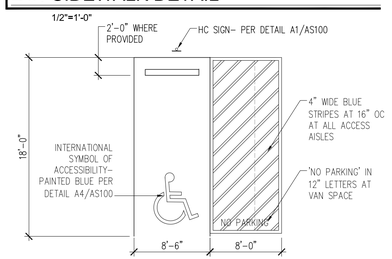
A2 INTERNATIONAL ACCESSIBILITY SYMBOL

1/4"=1'-0"



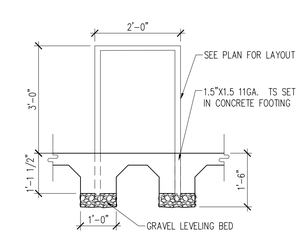
A3 STANDARD PARKING STALL DETAIL

1/8"=1'-0"



A4 HANDICAP PARKING STALL DETAIL

1/8"=1'-0"



A5 BIKE RACK DETAIL

1/2"=1'-0"

CRESTLINE PLASTICS
2635 BAYLOR DR. SE
ALBUQUERQUE, NM 87106

Architect Stamp:
STATE OF NEW MEXICO
KENNETH MYERS
No.005751
REGISTERED ARCHITECT
09/18/2020

+KMA
KENNETH MYERS, ARCHITECT
220 Hermosa Dr. NE
Albuquerque, NM 87108
T:518-364-9914
KENNY@KENNETHMMYERS.COM

Project: CRESTLINE PLASTICS
Drawn By: KMA | Checked By: KMA
Phase: PERMIT SUBMITTAL
Date: 08/19/2020

Drawing Title:
TRAFFIC CIRCULATION LAYOUT

Project Number: 19014

Sheet Number: AS100