

QUIHUIS ARCHITECTURE COMPANY

Villegas Commercial Storage Development



November 2023

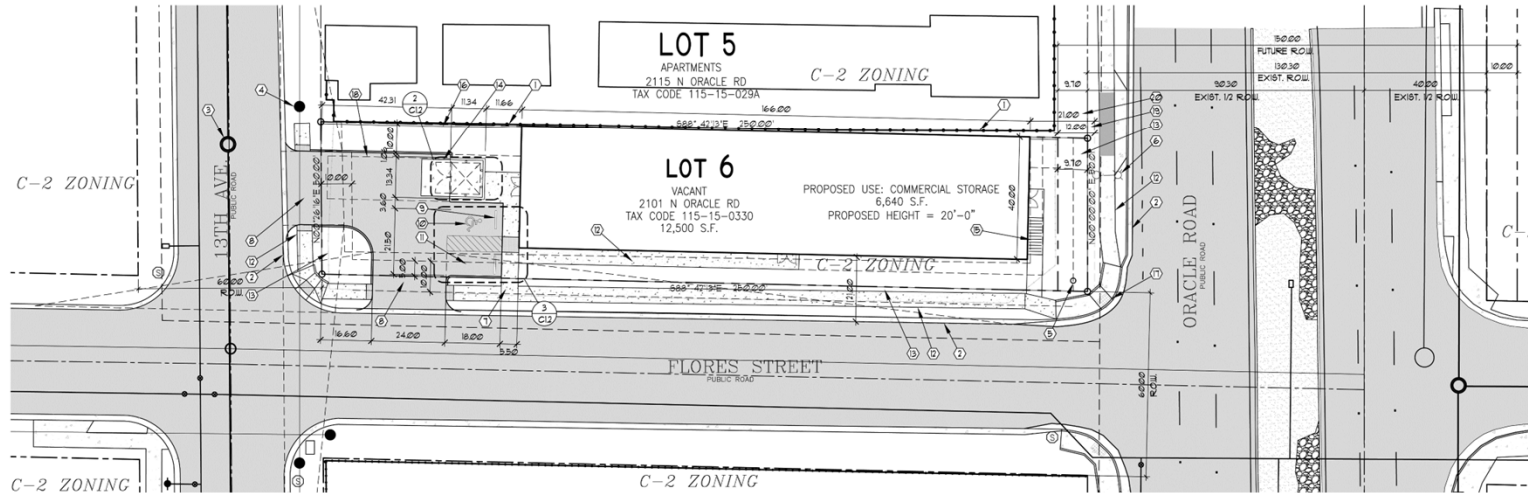
Villegas Storage DP

2101 N. Oracle Rd

Parcel No. 115-15-0330

Zoning C-2

- SITE PLAN KEYNOTES**
(SCREENED KEYNOTES DO NOT APPLY TO THIS SHEET)
1. EXISTING FENCE TO REMAIN.
 2. EXISTING CONCRETE STREET CURB.
 3. EXISTING SEWER MANHOLE.
 4. EXISTING POLE POLE.
 5. EXISTING STEEL POST.
 6. EXISTING STREET LIGHT.
 7. CONCRETE SIDEWALK WITH THICKENED EDGE ALONG PARKING AND DRIVE AISLE.
 8. 2" ASPHALT PAVEMENT OVER 4" ABC COURSE WITH 6" COMPACTED SUBBASE.
 9. CONC. WHEEL STOPS 6"x6"x6" @ 3' FROM END OF EACH PARKING SPACE, TYP.
 10. HANDICAP PARKING SPACE INTERNATIONAL SYMBOL SIGN AND ACCESSIBLE. SEE DETAIL 3(CU).
 11. STANDARD PARKING SPACES, SEE DETAILS 3(CU) PROVIDE PARKING STRIPING 4" WIDE TRAFFIC WHITE FOR STALL DELINEATION.
 12. 5'-0" WIDE SIDEWALK SEE SHEET 4 OF 1.
 13. LANDSCAPING SEE INT. L1.
 14. 10"x16"x6" CONC. DUMPSTER PAD W/ 4"x 4" HIGH STEEL PIPE BOLLARDS. 6" WALL ON 3 SIDES.
 15. 4% MAX 1:20 MAX SLOPE.
 16. 6'-0" HIGH CMU SCREEN WALL.
 17. EXISTING SIDEWALK TO REMAIN.
 18. 15'x30' LOADING ZONE PER UDC SEC. 18-A.4.3.
 19. NEAREST TRAVEL LANE DISTANCE FROM FUTURE R.O.W.
 20. ORACLE ROAD STREET SETBACK (21)



DP22-0173

SITE PLAN
SCALE 1" = 20.0'



LANDSCAPE PLAN

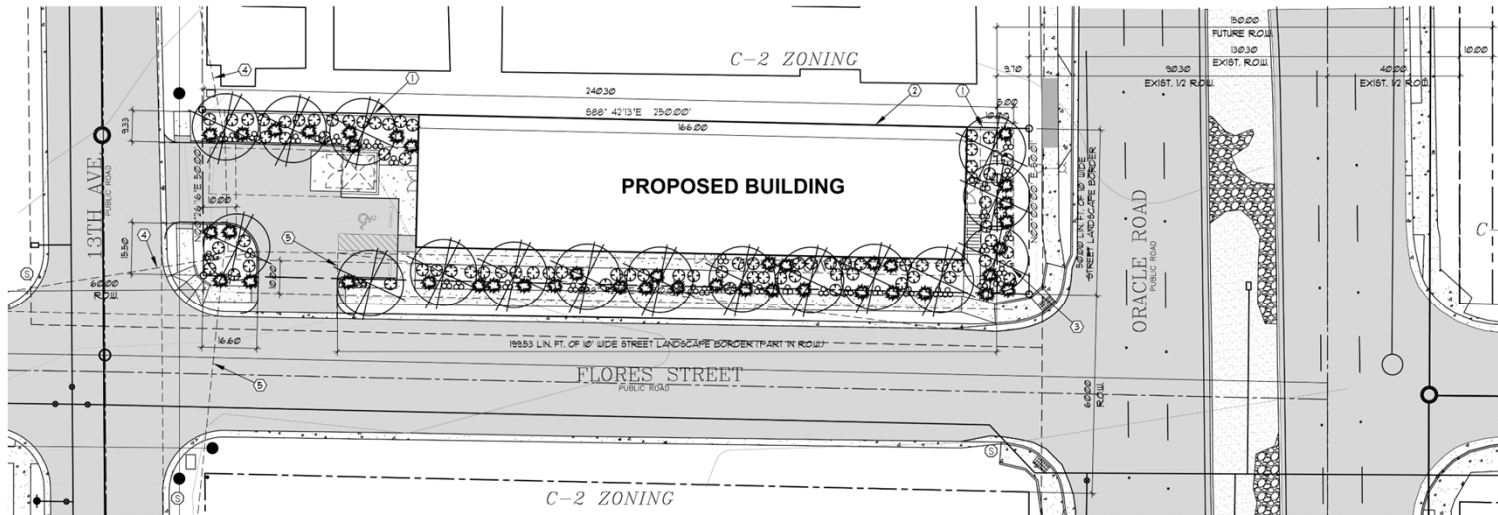
D. INTERIOR BORDER (SEE CALC. A + B FOR ADDITIONAL COVERAGE)

1. CANOPY TREES:
 REQUIRED: 240 LF/33 = 10 TREES
 PROVIDED: 40 TREES

2. 50% GROUND COVER:
 REQUIRED: 240 LF x 10' x 50% = 10000 SF
 PROVIDED: 6450 SF

3. SHRUB / GROUND COVER CALCULATION:

NAME	COVERAGE	EST. RAD.	QTY.	SUBTOTAL
B.O. PARADISE	18.63 SF	25'	8	151.04 SF
GREEN CLOUD SAGE	18.63 SF	25'	22	431.86 SF
LANTANA	107 SF	15'	8	56.56 SF
TOTAL COVERAGE:				645.46 SF + 645 SF



LANDSCAPE PLAN
 SCALE 1" = 20.0'



NEIGHBORHOOD CONTEXT



SITE PHOTOS

Oracle Road



Flores Street



13TH Avenue

