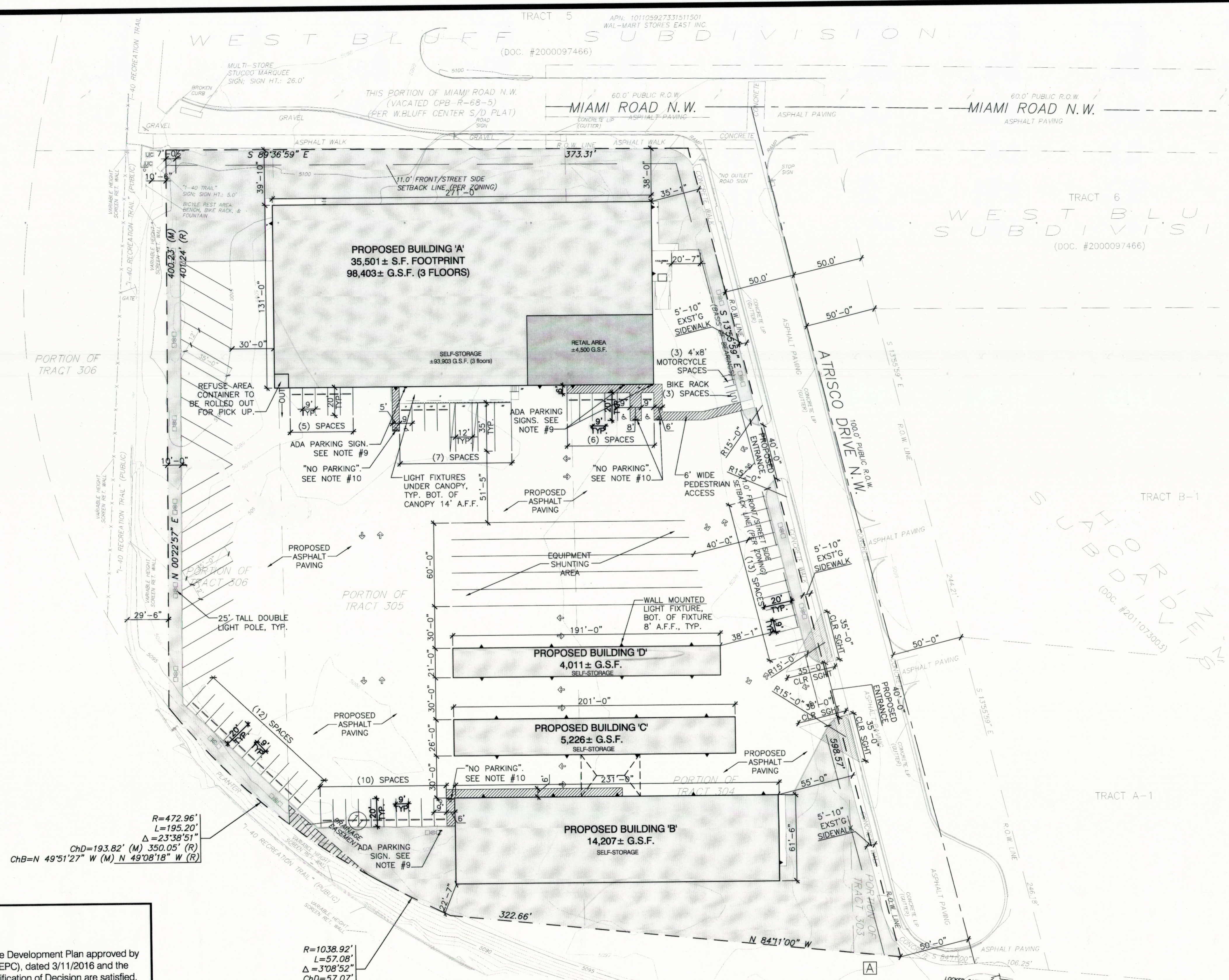


COORS BOULEVARD NW (HWY 45)



R=472.96'
L=195.20'
Δ=23°38'51"
ChD=193.82' (M) 350.05' (R)
ChB=N 49°51'27" W (M) N 49°08'18" W (R)

R=1038.92'
L=57.08'
Δ=3°08'52"
ChD=57.07'
ChB=N 63°15'19" W

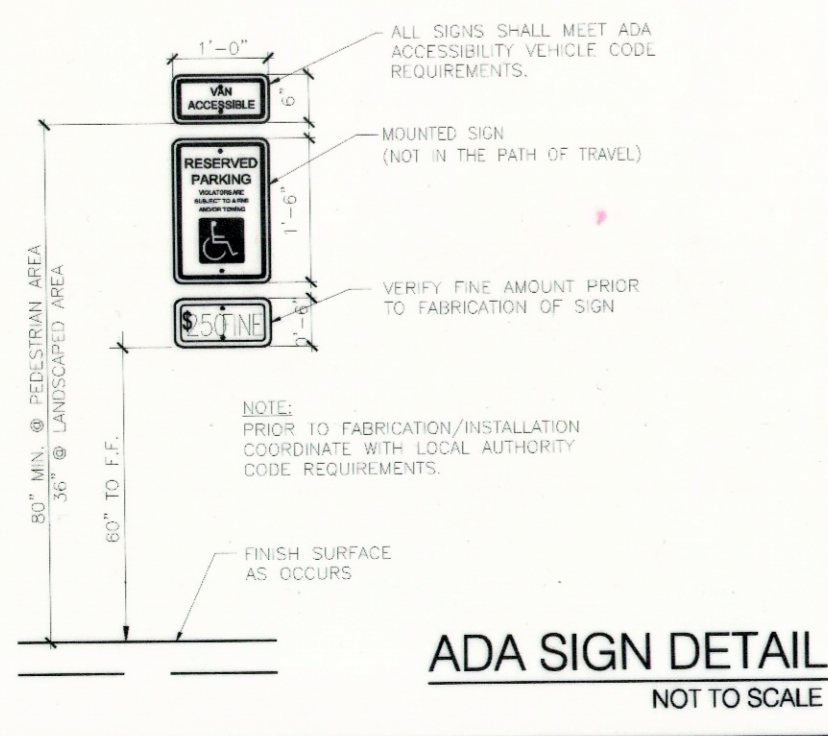
PROJECT NUMBER: 1002717
Application Number: 16983-70493

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated 3/11/2016 and the Findings and Conditions in the Official Notification of Decision are satisfied.

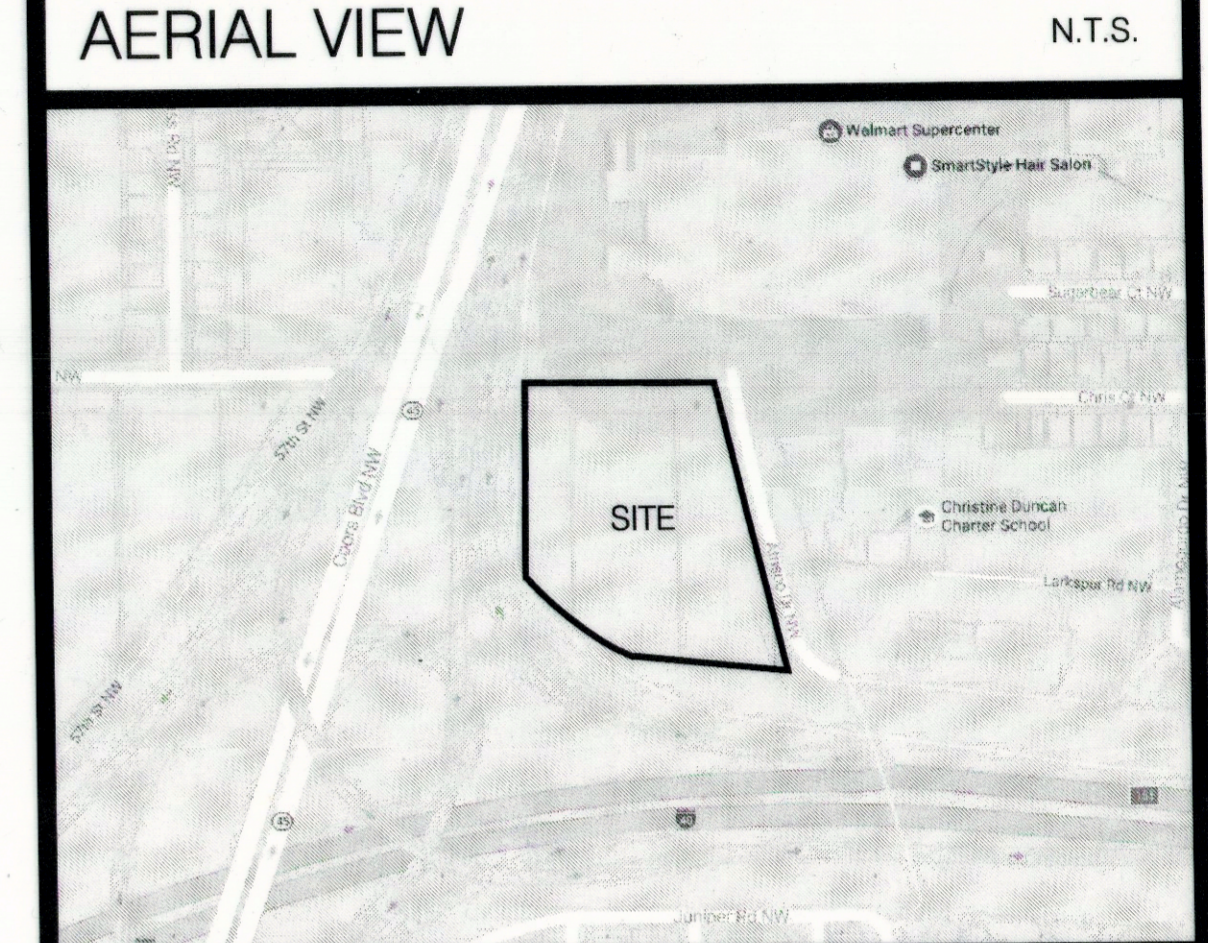
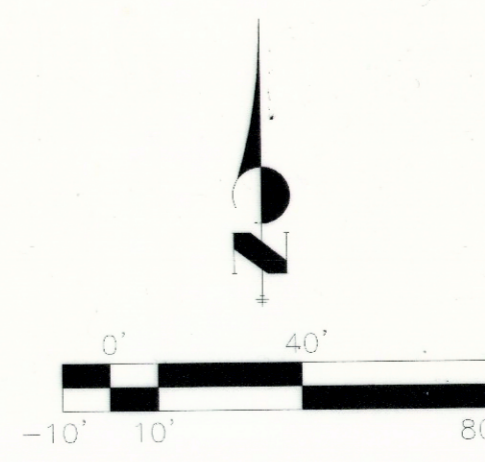
Is an Infrastructure List required? Yes No. If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

<i>Basim M. Al-Jarrah</i>	12/21/16
Traffic Engineering, Transportation Division	Date
<i>Christy Cadon</i>	12-21-16
ABCWUA	Date
<i>Carol S. Dumont</i>	12-21-16
Parks and Recreation Department	Date
<i>Chad</i>	3/9/17
City Engineer	Date
<i>Herman Gallegos</i>	12-09-16
Solid Waste Management	Date
<i>John Chi</i>	3-16-17
DRB Chairperson, Planning Department	Date



Note: All improvements located in the right-of-way must be included on a public work order.



Site Plan for Building Permit Information

Project Address: 1801 Atrisco Dr NW, Albuquerque, NM, 87120

Lot Size: 5.4 acres / 235,224 sf

Zoning: SU-1 for Permissive C-2 Uses, Excluding Residential Uses

Proposed Uses: Automobile & Truck Rental, Equipment Storage, Self-Storage storage facilities, Warehousing & storage establishments, Retail

FAR: 60 or 141,134 S.F. Allowed / 52 or 121,847 S.F. Provided

Setbacks (Principal structures):	Required	Provided
Front Lot line	5 ft (min)	35'-11"
Corner side lot line	5 ft (min)	22'-7"
Setback from driveway and public sidewalk/planned public sidewalk location	11ft (min)	

Proposed Building Height: 37'-2"

Parking Requirements:

Warehouse: 1 space per 2,000 sf = 45 spaces (89,565 NSF/2,000 sf)

Retail/service: 1 space per 200 sf = 20 spaces (3,860 NSF/200 sf)

Total parking spaces required = 65 / Total parking spaces provided = 63

Note: NSF is rentable storage space for customers.

Motorcycle Parking = required number of spaces is based on total required parking spaces. Minimum space size shall be 4' wide and 8' long.
51-100 total spaces = 3 motorcycle spaces required
= 3 motorcycle spaces provided

Bicycle Parking = 1 bike space per 20 auto spaces. 2 spaces min. for under 40 auto spaces.
3 bike spaces provided

Required disabled parking spaces = 4 spaces provided	Required off-street parking spaces	Disabled Spaces
1-25		2
26-50		3
51-100		4

- General Notes:
- All lighting shall comply with the city comprehensive zoning code of §14-16-3-9 area regulations. All on-site lighting shall conform to the State of New Mexico Night Sky Protection Act (74-12-1 to 74-12-10 NMSA 1978).
 - Roof-mounted mechanical equipment shall be screened.
 - Rainwater harvesting measures, such as curb cuts, shall be provided. See grading/drainage sheet.
 - All screening and vegetation surrounding ground-mounted transformers and utility pads shall allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance, and repair purposes.
 - PNM coordination: Development shall abide by all conditions or terms of utility easements prior to development. Contact shall be made to PNM's new service delivery department to coordinate electric service and options for the location of electric service connection.
 - All sidewalks, ramps (including required truncated domes) curb cuts, and curb and gutter shall be built per C.O.A. standard drawings; sidewalk (2430), ramps (2440), curb cuts (2426), curb and gutter (2417a).
 - Clear sight distance: 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 allowed in this area (see landscape plan, sheet 2, for sight triangle).
 - Refuse container is located within Building A (as indicated on Site Plan). Refuse will be on casters and will be moved to the outside by U-Haul staff on pick up days. Refuse will be located more than 80 feet away from nearest public right-of-way.
 - ADA accessible parking signs to read "Violators are subject to a fine and/or towing". See detail.
 - ADA access aisles to be marked with "NO PARKING" in capital letters a minimum 1" high and a minimum 2' wide.
 - All broken or cracked sidewalk must be replaced with sidewalk and curb & gutter.
 - Existing overhead distribution line is located on the northern boundary of the subject property. It is the applicant's obligation to abide by any conditions or terms of those easements.
 - The developer will contact PNM's New Service Delivery Department to coordinate electric service regarding this project.
- Contact: Mike Moyer - PNM Service Center
4201 Edith Boulevard NE, Albuquerque, MN 87107
Phone: (505) 241-3697

GENERAL NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1	08/19/16	BLC	MINOR SITE REVISIONS
2	09/28/16	BLC	CITY COMMENTS
3	10/20/16	BLC	CITY COMMENTS
4	10/27/16	BLC	REVISE FTL %, LOADING DOCK AND LOCKER MIX

PROFESSIONAL SEAL:

PRELIMINARY DOCUMENTS. NOT FOR CONSTRUCTION. FOR INFORMATION ONLY.

ARCHITECT LOGO:

AMERCO REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT
7727 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004

P: (602) 263-6502

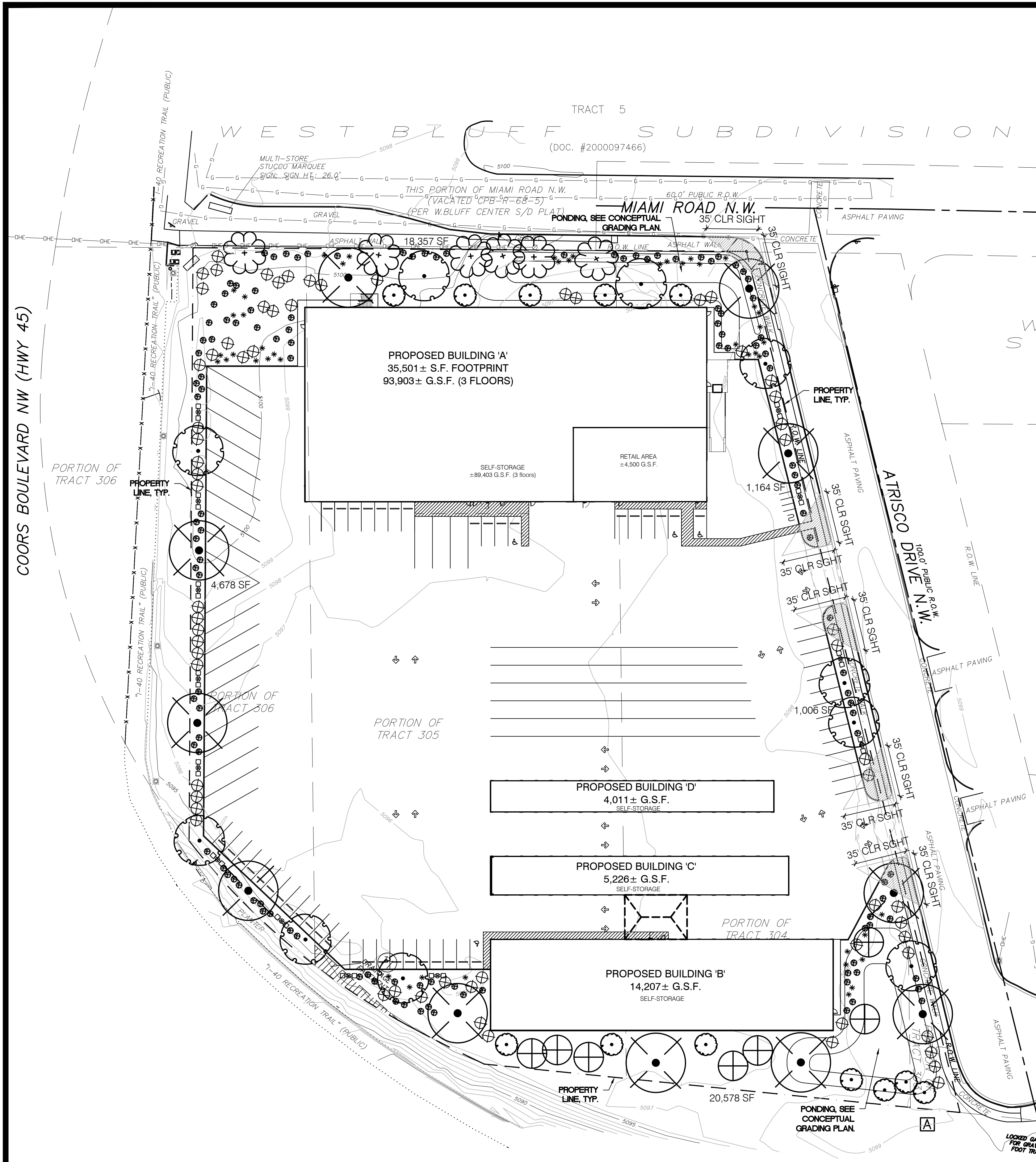
SITE ADDRESS:
U-Haul at Coors & I-40
1801 Atrisco Drive NW
Albuquerque, NM 87120

SHEET CONTENTS:
Proposed Siteplan

724072

DRAWN: BLC
CHECKED: NH
DATE: 08/17/16
SP1

724072ATK



GENERAL LANDSCAPE NOTES
 LANDSCAPE DESIGN
 ALL PLANTING AREAS SHALL BE TOP DRESSED WITH 3/4" SANTA ANA TAN ROCK MULCH.

IRRIGATION
 IRRIGATION SYSTEM STANDARDS OUTLINED IN THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE SHALL BE STRICTLY ADHERED TO. A FULLY AUTOMATED IRRIGATION SYSTEM WILL BE USED TO IRRIGATE TREE, SHRUB AND GROUND COVER PLANTING AREAS. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO ISOLATE PLANT MATERIAL ACCORDING TO SOLAR EXPOSURE AND WILL BE SET UP BY PLANT ZONES ACCORDING TO WATER REQUIREMENTS. THE TREES WILL BE PROVIDED WITH (6) 2 GPH EMITTERS, WITH THE ABILITY TO BE EXPANDED TO ACCOMMODATE THE GROWTH OF THE TREE. SHRUBS AND GROUNDCOVERS WILL BE PROVIDED WITH (2) 1 GPH EMITTERS. TREES, SHRUBS AND GROUNDCOVERS WILL BE GROUPED ON THE SAME VALVE. TURF VALVES WILL BE OPERATED TO PROVIDE 1/2 OF WATER PER CYCLE (PEAK SEASON).

RESPONSIBILITY OF MAINTENANCE
 MAINTENANCE OF ALL PLANTING AND IRRIGATION, INCLUDING THOSE WITHIN THE PUBLIC R.O.W., SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

METHOD FOR COMPLYING WITH WATER CONSERVATION ORDINANCE
 THE PLANT PALETTE IS PREDOMINANTLY COMPRISED OF PLANTS WITH LOW TO MEDIUM WATER USE REQUIREMENTS, THEREBY MINIMIZING IRRIGATION NEEDS WHILE ENSURING THE VIABILITY OF THE PLANTS. AN EVAPOTRANSPIRATION MANAGEMENT CONTROLLER WILL BE INCLUDED IN THE DESIGN OF THE IRRIGATION SYSTEM TO MONITOR WEATHER CONDITIONS SO THAT THE OPTIMUM MOISTURE BALANCE IS ACHIEVED AND THE POSSIBILITY OF OVER-WATERING IS REDUCED.

PNM COORDINATION
 COORDINATION WITH PNM'S NEW SERVICE DELIVERY DEPARTMENT IS NECESSARY REGARDING PROPOSED TREE LOCATION AND HEIGHT, SIGN LOCATION AND HEIGHT, AND LIGHTING HEIGHT IN ORDER TO ENSURE SUFFICIENT SAFETY CLEARANCES.

SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO ELECTRIC UTILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET IN FRONT AND AT LEAST 5 FEET ON THE REMAINING THREE SIDES SURROUNDING ALL GROUND-MOUNTED EQUIPMENT FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.

CLEAR SIGHT DISTANCE:
 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 AREA.

LANDSCAPE AREA COVERAGE
 TOTAL SITE AREA: 235,224 SF (5.4 AC)
 BUILDING AREA (BUILDING ENVELOPE): - 58,945 SF
 NET AREA: 176,279 SF

REQUIRED LANDSCAPE AREA (15% OF NET AREA): 26,441 SF
 PROVIDED LANDSCAPE AREA: 45,783 SF (26%)

LANDSCAPE LIVE VEGETATIVE COVERAGE
 LANDSCAPE COVERAGE REQUIREMENTS SPECIFY LANDSCAPE AREAS TO HAVE A 75% COVERAGE OF LIVE VEGETATIVE MATERIAL. THE PROJECT WILL PROVIDE A MINIMUM OF 75% LIVE VEGETATIVE COVERAGE IN THE LANDSCAPE AREAS.

PROVIDED LANDSCAPE AREA: 45,783 SF
 PROVIDED LIVE VEGETATIVE COVERAGE: 34,844 SF (75%)

LANDSCAPE TURF
 ONLY 20% OF LANDSCAPED AREAS MAY BE HIGH WATER USE TURF. NO TURF IS USED.

PARKING LOT TREES
 THE PROJECT IS PROVIDING 56 PARKING SPACES. PARKING LOT TREE REQUIREMENTS ARE BASED UPON 1 TREE PER 10 SPACES.

PARKING LOT TREES REQUIRED: 6
 PARKING LOT TREES PROVIDED: 9

STREET TREES
 MIAMI ROAD AND ATRISCO DRIVE ARE LOCAL STREETS AND DO NOT REQUIRE STREET TREES

PLANT LEGEND

SYMBOL	SCIENTIFIC NAME COMMON NAME (WATER USE)	SIZE	MATURE SIZE
TREES			
	EXISTING TREE TO REMAIN		
	FRAXINUS OXYCARPA 'RAYWOOD' RAYWOOD ASH (M+)	2" B&B	35' HT. X 20' SPR.
	GLEDITSIA TRIACANTHOS 'SKYLINE' HONEY LOCUST (M+)	2" B&B	45' HT. X 35' SPR.
	QUERCUS ROBUR X Q. ALBA 'CRIMSCHMIDT' CRIMSON SPIRE OAK (M+)	2" B&B	45' HT. X 15' SPR.
	ULMUS PARVIFLORA 'ALLEE' ALLEE ELM (M)	2" B&B	45' HT. X 40' SPR.
SHRUBS			
	BERBERIS THUNBERGII 'CRIMSON PYGMY' CRIMSON PYGMY BARBERRY (M)	1-GAL.	2' HT. X 2' SPR.
	COTONEASTER APICULATUS CRANBERRY COTONEASTER (M)	5-GAL.	3' HT. X 4' SPR.
	CYTISUS SCOPARIUS LENA'S BROOM' LENA'S BROOM (M)	5-GAL.	4' HT. X 4' SPR.
	FALLUGIA PARADOXA APACHE PLUME (L)	5-GAL.	4' HT. X 4' SPR.
	HESPERALOE APARVIFLORA RED YUCCA (L+)	5-GAL.	3' HT. X 3' SPR.
	JUNIPERUS SABINA TAMARISCIFOLIA' TAM JUNIPER (L+)	5-GAL.	3' HT. X 6' SPR.
	RHAPHIOLEPIS INDICA 'PINKIE' PINK INDIAN HAWTHORNE (M)	5-GAL.	3' HT. X 4' SPR.
GROUNDCOVERS			
	JUNIPERUS HORIZONTALIS 'WILTONII' BLUE RUG JUNIPER (L+)	5-GAL.	10" HT. X 8' SPR.
	RHUS AROMATICA 'GRO-LOW' GRO-LOW SUMAC (L+)	5-GAL.	3' HT. X 8' SPR.
ACCENTS			
	NOLINA TEXANA TEXAS BEAR GRASS (L)	1-GAL.	3' HT. X 3' SPR.
	MUHLENBERGIA RIGENS DEER GRASS (L+)	1-GAL.	4' HT. X 3' SPR.
	YUCCA PENDULA SOFT LEAF YUCCA (L)	5-GAL.	4' HT. X 5' SPR.

GRAVEL MULCH
 3/4" SANTA ANA TAN ROCK MULCH
 (3" DEPTH OVER WEED CONTROL FABRIC)

GENERAL NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1	08/19/16	BLC	MINOR SITE REVISIONS, ADD INTERIOR LOADING
2			
3			
4			
5			
6			
7			
8			

PROFESSIONAL SEAL:

ARCHITECT LOGO:

AMERCO REAL ESTATE COMPANY

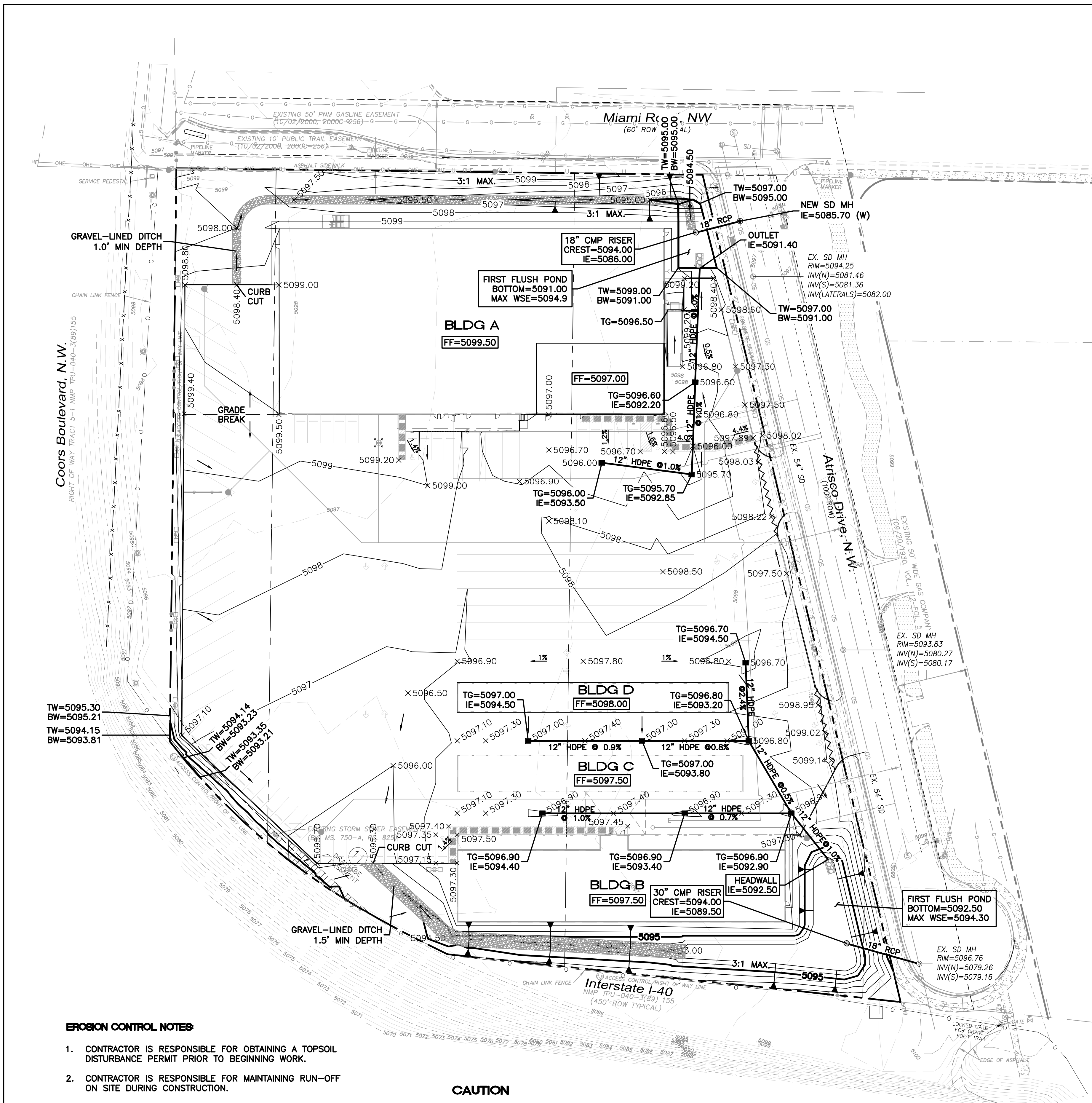
CONSTRUCTION DEPARTMENT
 2727 NORTH CENTRAL AVENUE
 PHOENIX, ARIZONA 85004
 P: (602) 263-6502

SITE ADDRESS:
 Potential Acquisition
 NEC of Coors Blvd & I-40
 Albuquerque, NM 87120

SHEET CONTENTS:
 Landscape Plan

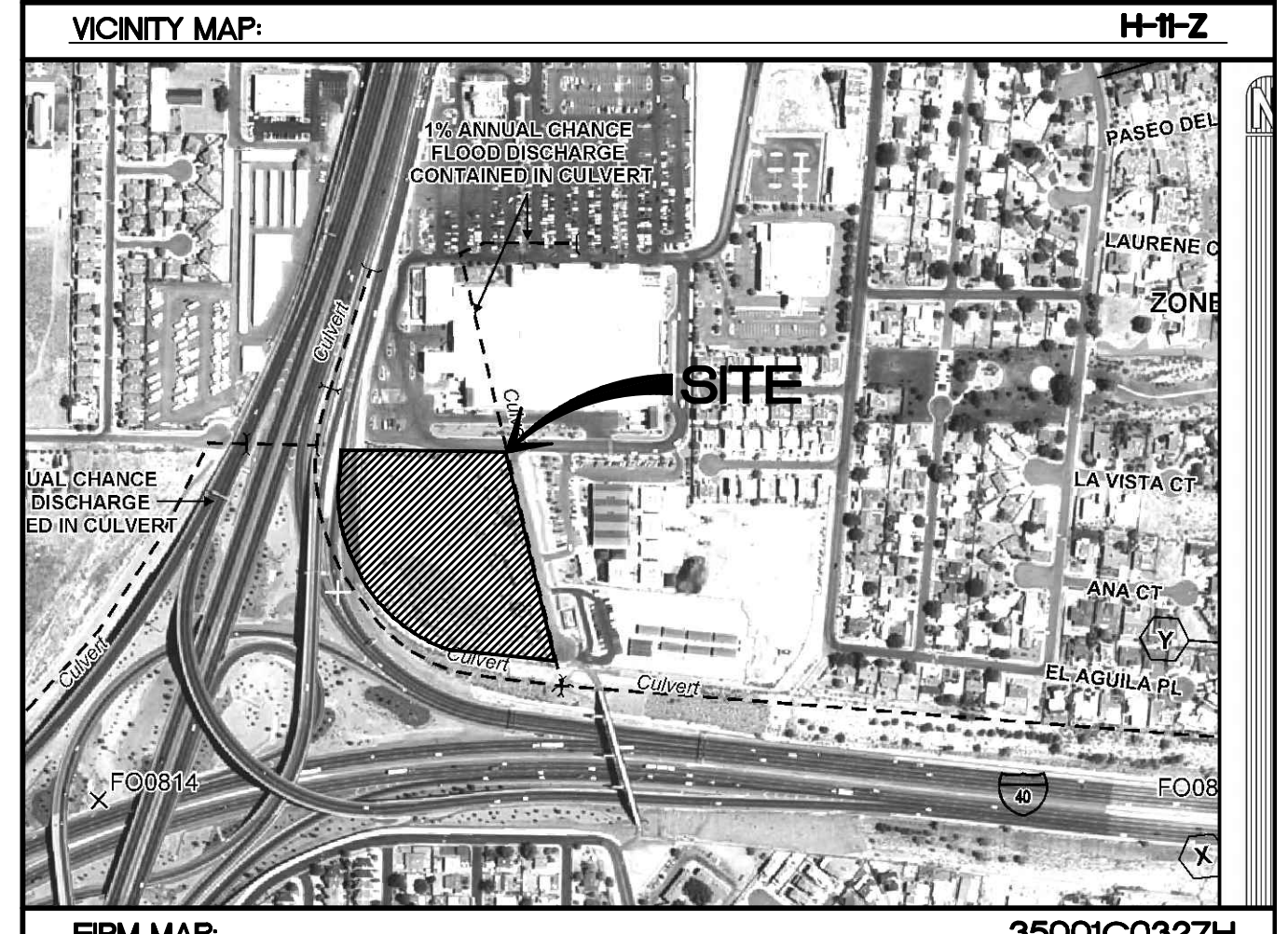
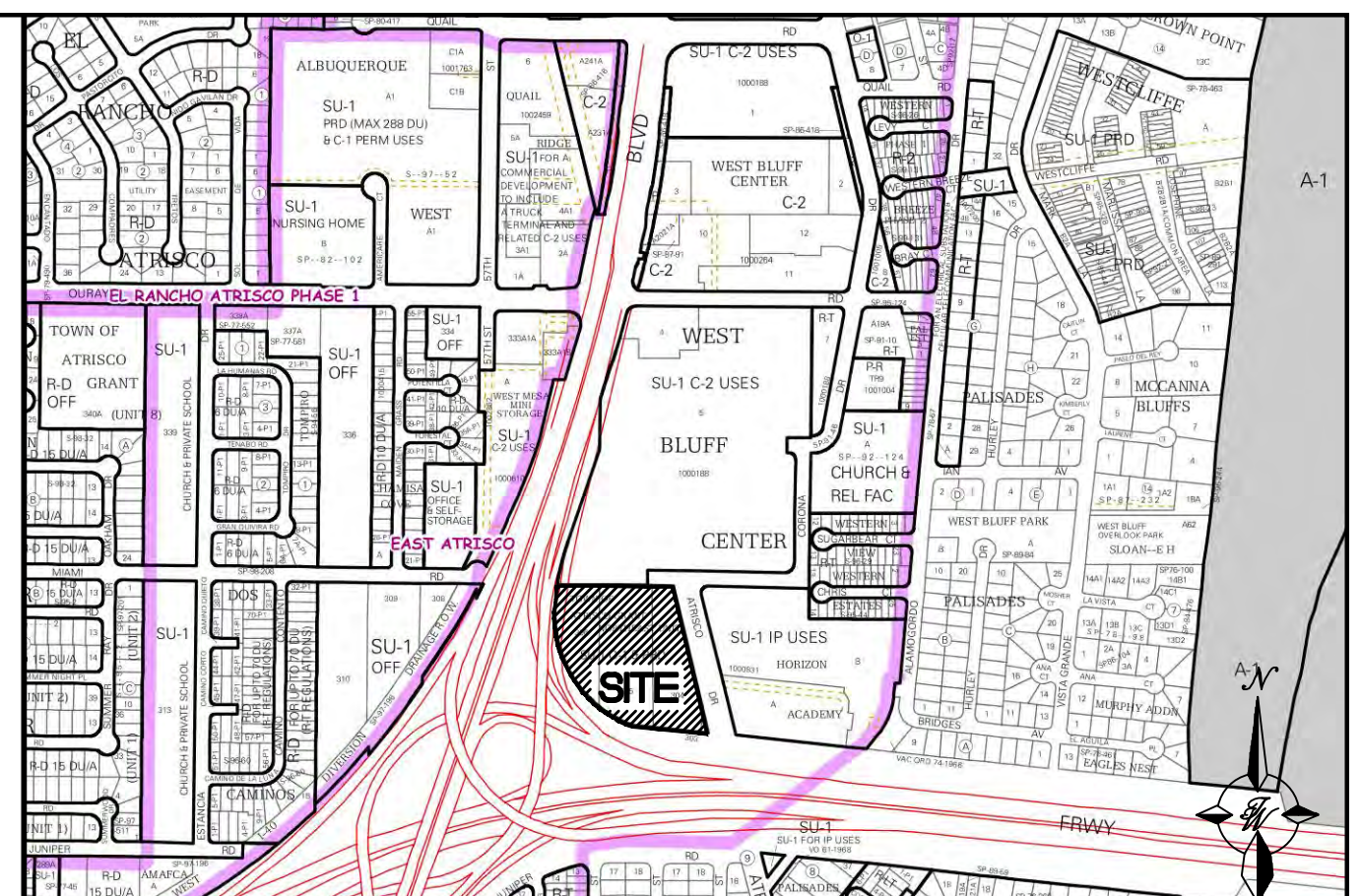
889095

DRAWN: SC
 CHECKED: LS1
 DATE: 09/1/16
 889095A11



LEGEND

- CURB & GUTTER
- - - BOUNDARY LINE
- - - EASEMENT
- - - CENTERLINE
- - - RIGHT-OF-WAY
- ▭ BUILDING
- ▨ SIDEWALK
- ▩ RETAINING WALL
- 5010 — CONTOUR MAJOR
- 5011 — CONTOUR MINOR
- x 5048.25 SPOT ELEVATION
- FLOW ARROW
- - - EXISTING CURB & GUTTER
- - - EXISTING BOUNDARY LINE
- - - EXISTING CONTOUR MAJOR
- - - EXISTING CONTOUR MINOR
- x 5048.25 EXISTING SPOT ELEVATION
- ▨ ACCESSIBLE ROUTE
- ~ WATERBLOCK



NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HERON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

APPROVAL	NAME	DATE
INSPECTOR		

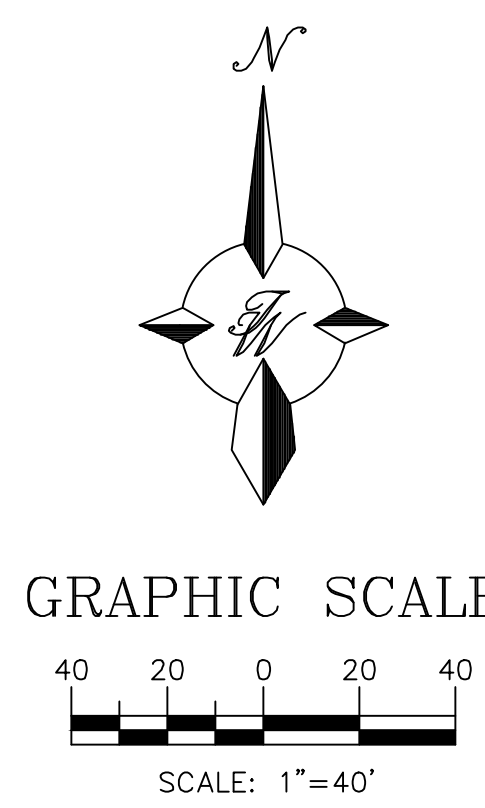
- EROSION CONTROL NOTES:**
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
 2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
 3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
 4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
 5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

CAUTION

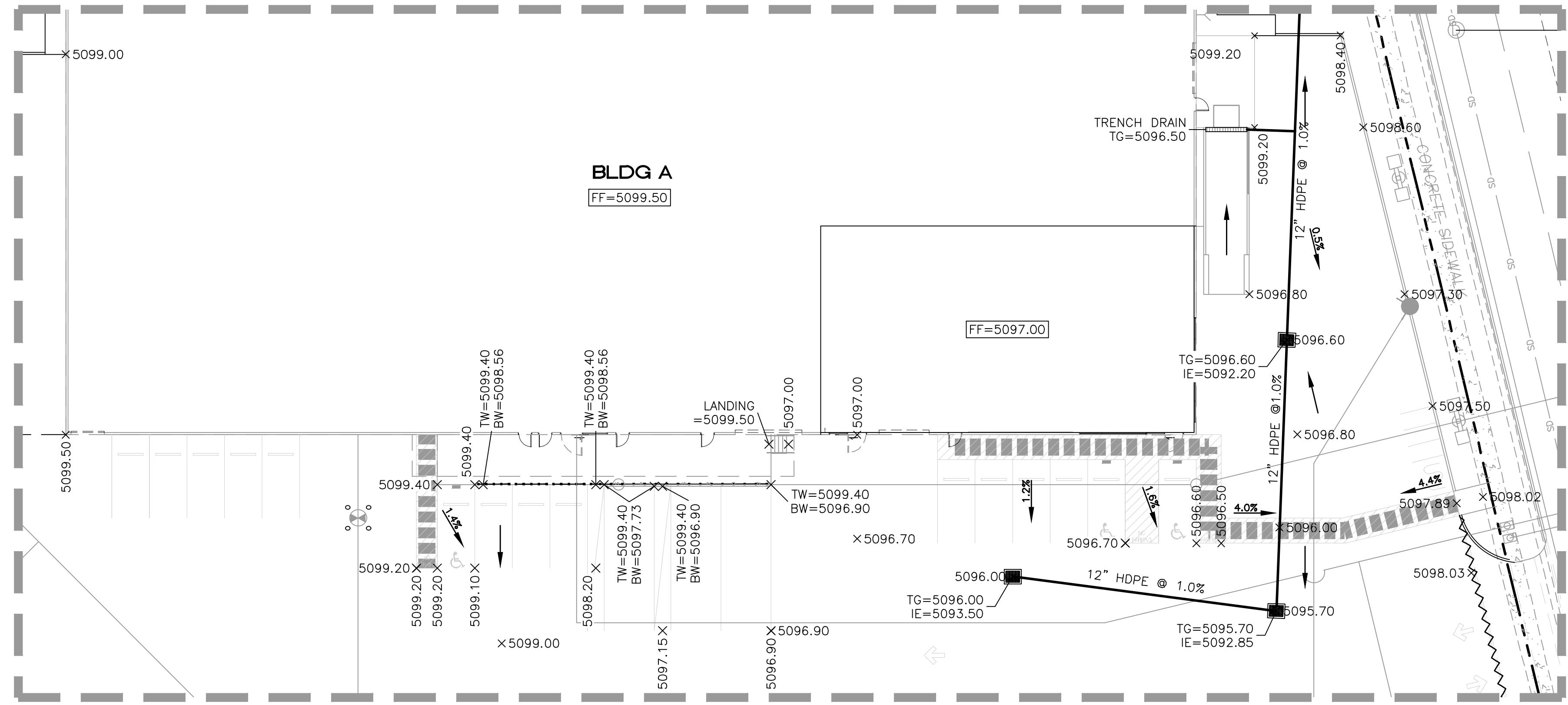
ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

NOTE:

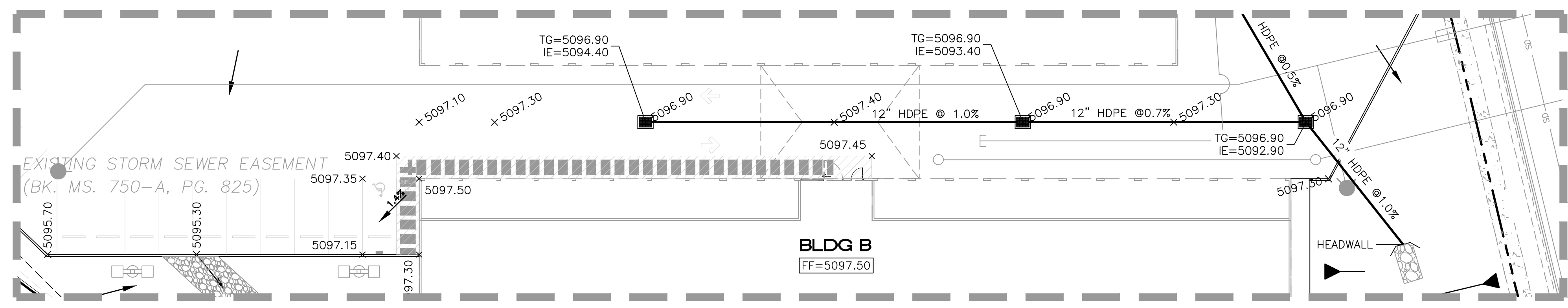
ALL EXISTING STORM DRAIN RIM & INVERT INFORMATION ALONG ATRISCO DR NW FROM CITY PROJECT NO. 3558.



ENGINEER'S SEAL	WEST BLUFF BUSINESS CENTER	DRAWN BY DY
	GRADING AND DRAINAGE PLAN	DATE 11/28/16
RONALD R. BOHANNAN P.E. #7868	TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.terrawestllc.com	2016061-GRB
		SHEET # GR-1
		JOB # 2016061



BLDG A GRADES
SC: 1"=20'



BLDG B GRADES
SC: 1"=20'

EROSION CONTROL NOTES

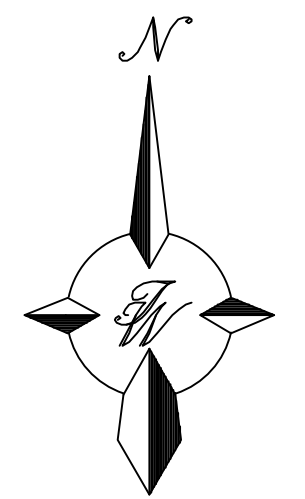
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LEGEND

- CURB & GUTTER
- - - BOUNDARY LINE
- - - EASEMENT
- - - CENTERLINE
- ▭ BUILDING
- ▨ SIDEWALK
- x 5048.25 SPOT ELEVATION
- FLOW ARROW
- - - EXISTING CURB & GUTTER
- - - EXISTING BOUNDARY LINE
- ▣ ACCESSIBLE ROUTE
- ~ WATERBLOCK



GRAPHIC SCALE



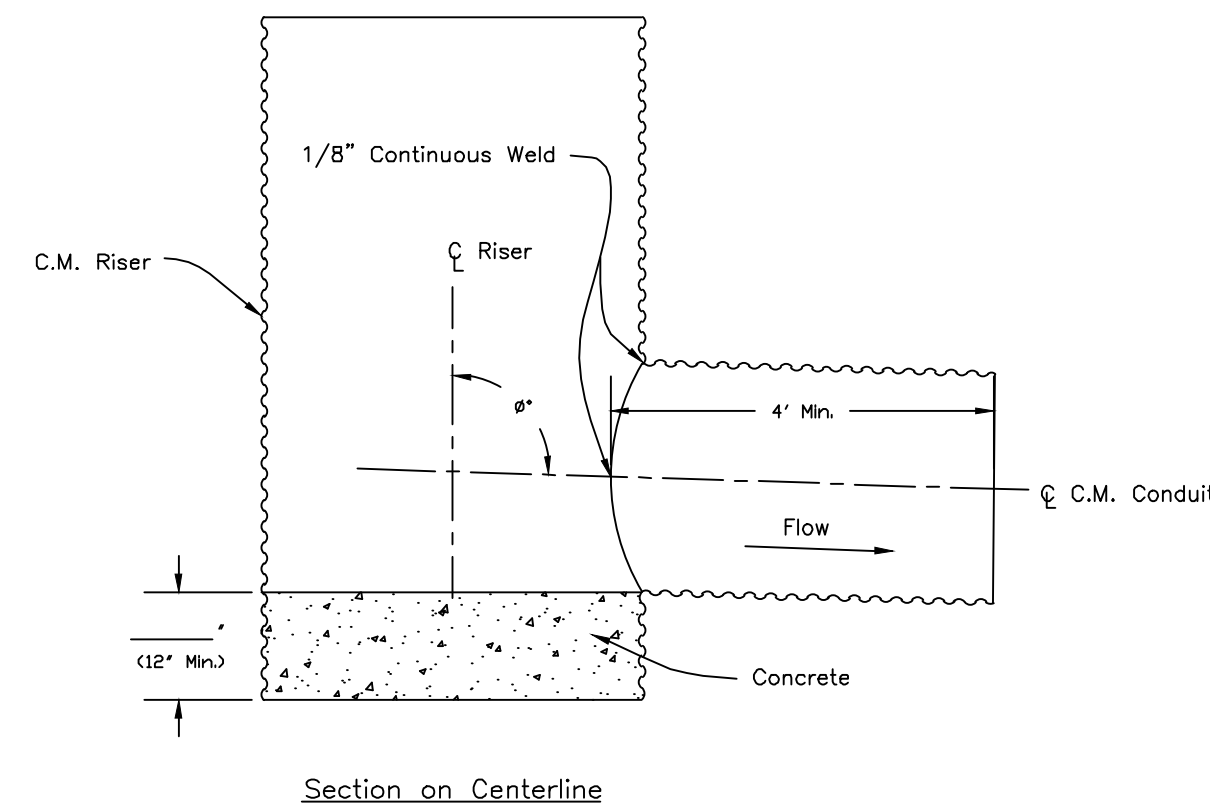
ENGINEER'S SEAL	WEST BLUFF BUSINESS CENTER	DRAWN BY DY
	GRADING AND DRAINAGE PLAN	DATE 11/28/16
RONALD R. BOHANNAN P.E. #7868	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	2016061-GRB
		SHEET # GR-2
		JOB # 2016061

Bill of Materials

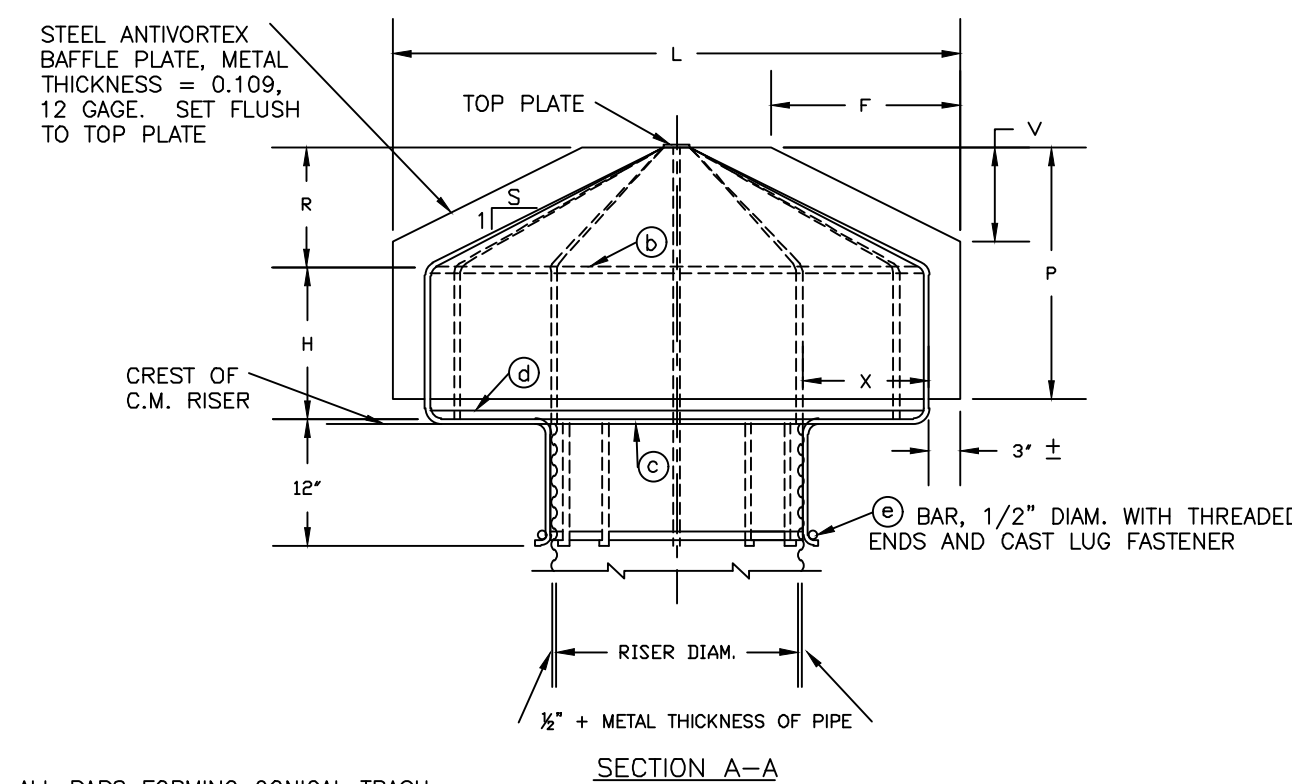
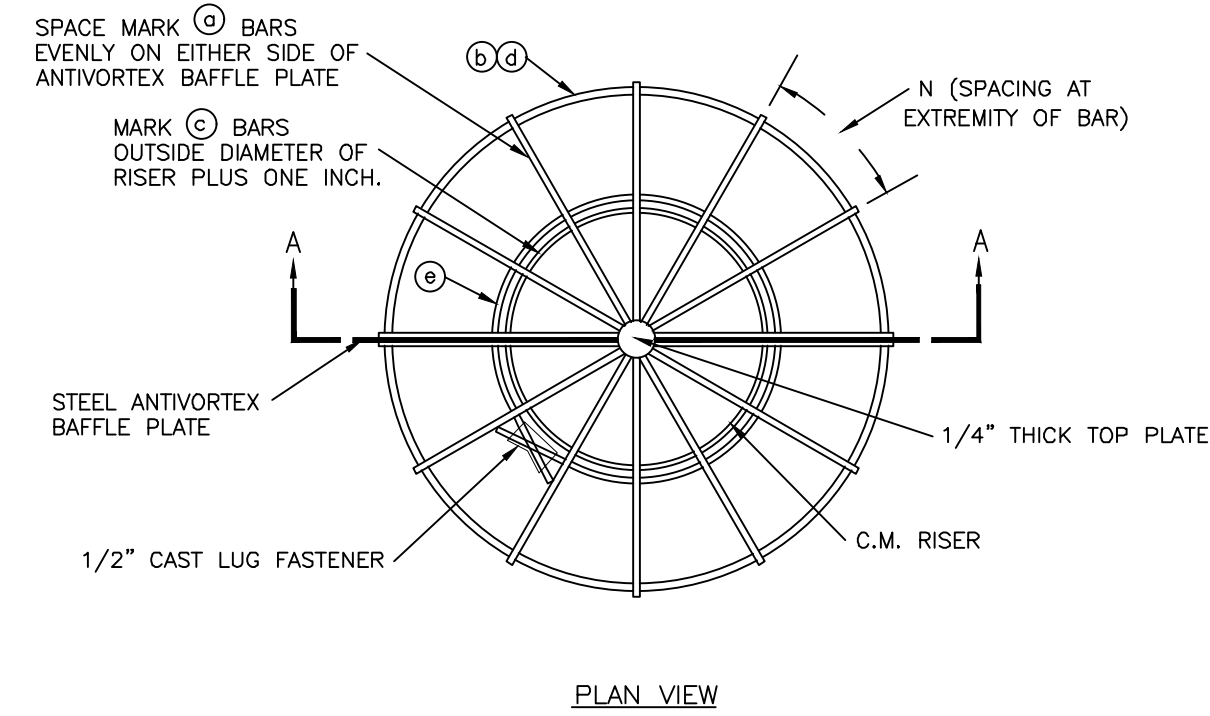
C.M. Riser _____ Diam., _____ Lin. Ft., Metal thickness = _____" (_____ Gage)
 C.M. Conduit _____ Diam., _____ Lin. Ft., Metal thickness = _____" (_____ Gage)
 # Angle = _____ Degrees
 Volume of Concrete = _____ Cu. Yds.

Concrete Table

Riser Diameter (Inches)	Volume of Concrete (Cu. Yds./Inch)
18	.0055
21	.0074
24	.0097
30	.0152
36	.0218



- Notes:
1. The maximum diameter of the C.M. riser shall be 36".
 2. The maximum height of the C.M. riser measured from the top of the riser to the invert of the C.M. conduit shall be 13 feet.



ALL BARS FORMING CONICAL TRASH RACK ARE MARK (C) BARS, UNLESS OTHERWISE NOTED.

- NOTES:**
1. WELD 4 MARK (C) BARS TO BAFFLE PLATE AND TO TOP PLATE. WELD MARK (C) AND MARK (D) BARS TO 4 MARK (C) BARS. WELD MARK (D) BAR TO MARK (C) BARS. WELD REMAINING MARK (C) BARS TO MARK (D), MARK (C), AND MARK (D) BARS AND TOP PLATE.
 2. THE TRASH RACK AND ANTIVORTEX BAFFLE PLATE, MAY BE FABRICATED AS A UNIT, OR TRASH RACK MAY BE FABRICATED IN IDENTICAL HALVES AND ATTACHED TO BAFFLE PLATE WITH 1/2" DIAM. U BOLTS SPACED APPROXIMATELY 12 INCHES CENTER TO CENTER ALONG THE VERTICAL AND INCLINED SECTIONS OF THE MARK (C) BARS NEXT TO THE PLATE.
 3. ALL BARS ARE SMOOTH ROUND BARS.
 4. COAT WITH A RUST INHIBITIVE PAINT.

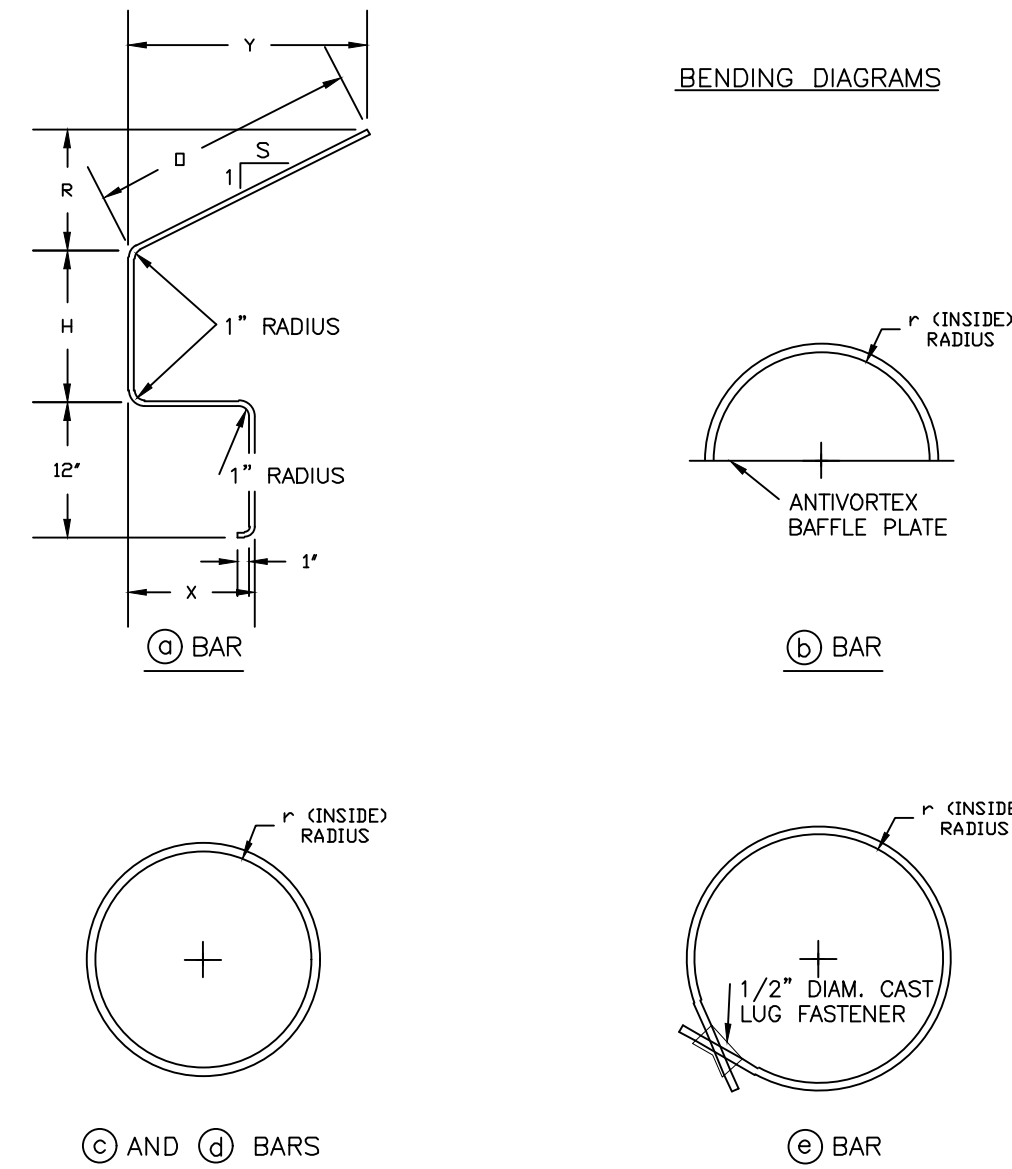


TABLE OF DIMENSIONS AND QUANTITIES

BARS 5/8" DIAMETER										ANTIVORTEX BAFFLE PLATE				
H	R	X	Y	S	O	NO.	N	L	P	F	V			
INCHES	INCHES	INCHES	INCHES	INCHES	INCHES	LENGTH	REQ'D	INCHES	INCHES	INCHES	INCHES			
18" DIAMETER CORRUGATED METAL RISER														
9	14-1/8	6	14-1/8	1	20	4'	10	11-7/16	3'	21	8	8		
21" DIAMETER CORRUGATED METAL RISER														
12	9-1/4	9	18-1/2	2	20-5/8	4' 6-5/8"	12	12-3/8	4'	18	12	6		
24" DIAMETER CORRUGATED METAL RISER														
15	11-3/8	12	22-3/4	2	25-3/8	5' 5-3/8"	12	14-13/16	4'-6"	24	18	9		
30" DIAMETER CORRUGATED METAL RISER														
18	9-1/2	15	28-1/2	3	30	6' 4"	14	15-13/16	6'	24	21	7		
36" DIAMETER CORRUGATED METAL RISER														
21	12-1/2	21	37-5/8	3	39-1/2	7'10-1/2"	16	17-5/16	7'-6"	30	30	10		

TABLE OF DIMENSIONS AND QUANTITIES

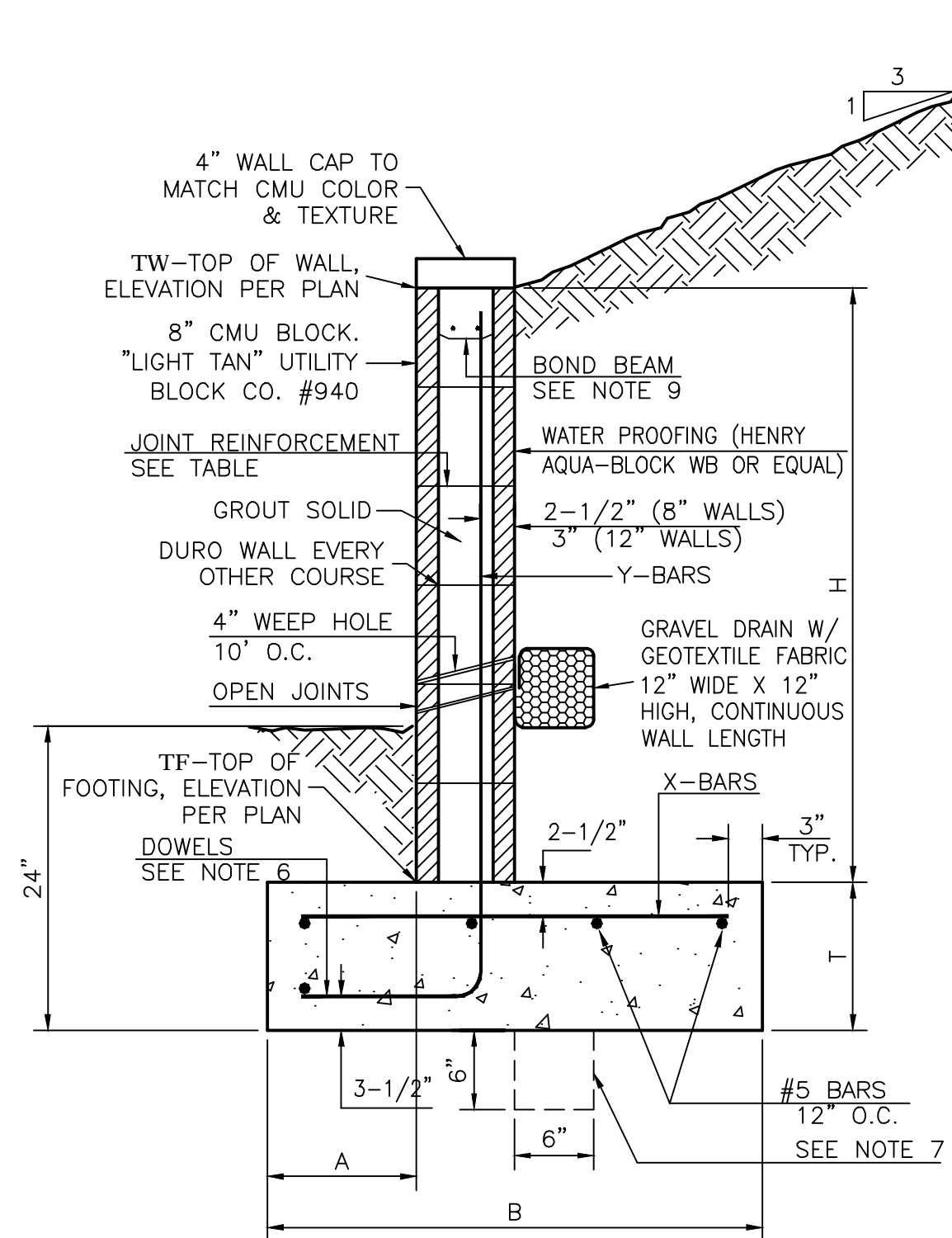
BARS 5/8" DIAMETER			BARS 5/8" DIAMETER			BARS 5/8" DIAMETER			BARS 5/8" DIAMETER			TOP PLATE
NO.	r	LENGTH	NO.	r	LENGTH	NO.	r	LENGTH	NO.	r	LENGTH	DIAM.
REQ'D	INCHES	INCHES	REQ'D	INCHES	INCHES	REQ'D	INCHES	INCHES	REQ'D	INCHES	INCHES	INCHES
18" DIAMETER CORRUGATED METAL RISER												
2	14-5/16	46	1	10	62-10	1	14-5/16	92	1	10-1/4	73	3
21" DIAMETER CORRUGATED METAL RISER												
2	18-13/16	60	1	11-1/2	72-1/4	1	18-13/16	120	1	11-3/4	82-1/2	3-1/2
24" DIAMETER CORRUGATED METAL RISER												
2	23-5/16	74	1	13	81-8	1	23-5/16	148	1	13-1/4	91-1/2	3-1/2
30" DIAMETER CORRUGATED METAL RISER												
2	29-5/16	93	1	16	100-1/2	1	29-5/16	186	1	16-1/4	111	4
36" DIAMETER CORRUGATED METAL RISER												
2	38-3/8	121-1/2	1	19	119-5	1	38-3/8	243	1	19-1/4	129	4

USDA United States Department of Agriculture
 Natural Resources Conservation Service

C.M. RISER DETAILS (ROUND CONCRETE BASE)
 Designed: #### Date: ####
 Drawn: #### Date: 07/14
 Checked: ####
 Approved: ####
 Sheet XX of ###

USDA United States Department of Agriculture
 Natural Resources Conservation Service

CONICAL TRASH RACK AND BAFFLE PLATE FOR 18" TO 36" DIAM. C.M. RISERS
 Designed: #### Date: ####
 Drawn: #### Date: 07/14
 Checked: ####
 Approved: ####
 Sheet XX of ###



8 INCH REINFORCED CONCRETE MASONRY WALL

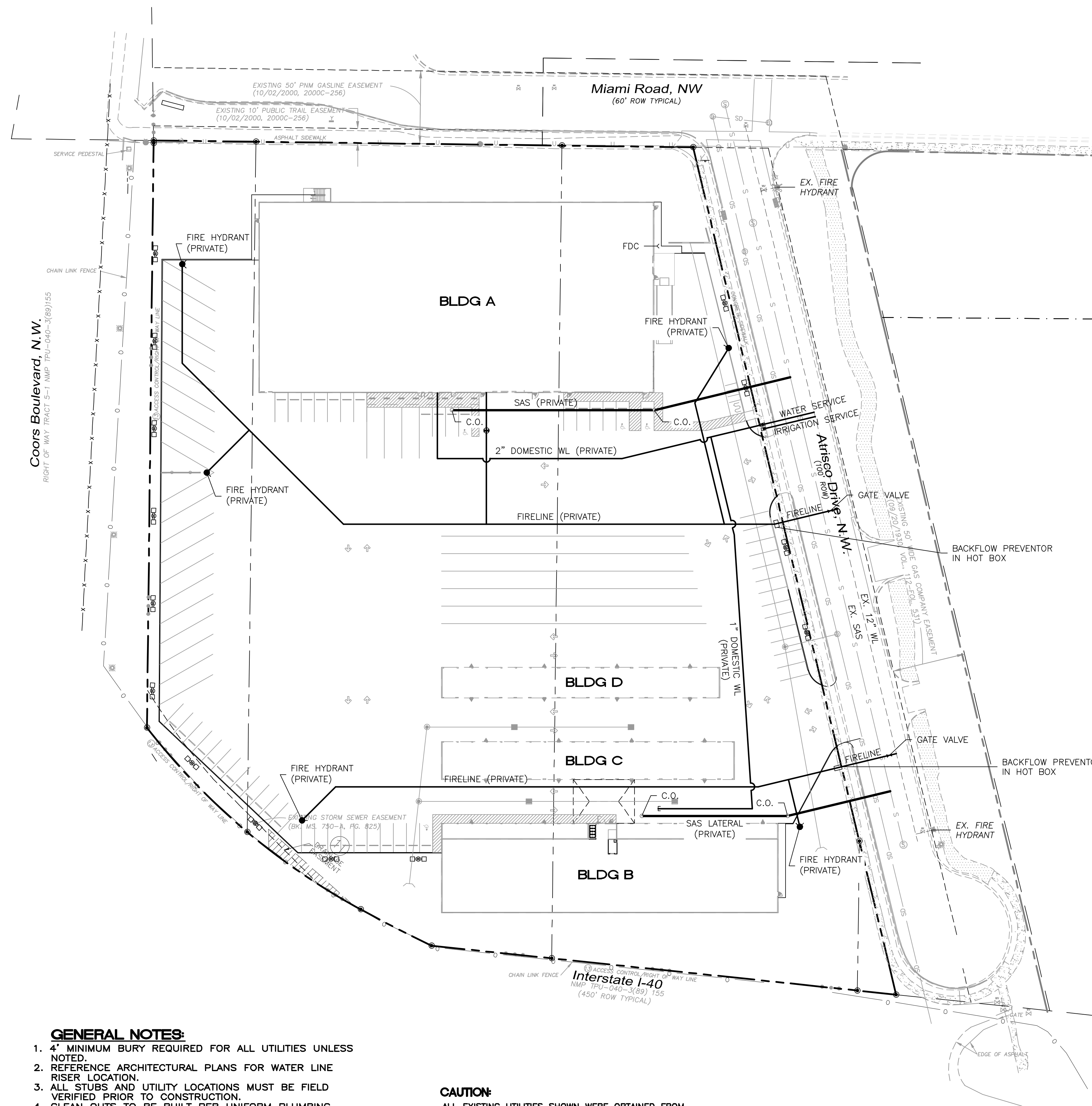
H	A	B	T	Y-BARS	X-BARS
ft.-in.	in.	ft.-in.	in.		
2'-0"	8"	2'-0"	9"	#4 @32" O.C.	
2'-8"	8"	2'-0"	9"	#4 @32" O.C.	#4 @24" O.C.
3'-4"	8"	2'-4"	9"	#4 @32" O.C.	#4 @24" O.C.
4'-0"	10"	2'-8"	9"	#4 @32" O.C.	#4 @24" O.C.
4'-8"	12"	3'-4"	10"	#5 @32" O.C.	#4 @18" O.C.
5'-4"	14"	3'-10"	10"	#6 @16" O.C.	#4 @18" O.C.
6'-0"	16"	4'-8"	12"	#6 @8" O.C.	#4 @12" O.C.

12 INCH REINFORCED CONCRETE MASONRY WALL

H	A	B	T	Y-BARS	X-BARS
ft.-in.	in.	ft.-in.	in.		
5'-4"	14"	3'-8"	10"	#6 @18" O.C.	#4 @24" O.C.
6'-0"	15"	4'-2"	12"	#4 @16" O.C.	#4 @18" O.C.
6'-8"	16"	4'-6"	12"	#6 @24" O.C.	#5 @18" O.C.
7'-4"	18"	4'-10"	12"	#6 @16" O.C.	#5 @18" O.C.
8'-0"	20"	5'-4"	12"	#7 @18" O.C.	#6 @12" O.C.
8'-8"	20"	5'-8"	12"	#7 @16" O.C.	#6 @12" O.C.

- GENERAL NOTES:**
1. ALL CONCRETE IS TO BE 4000 PSI @ 28 DAYS.
 2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2.0%.
 3. BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
 4. ALL BARS ARE TO BE GRADE 60, ASTM 615.
 5. TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
 6. DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO V-BARS, SHALL PROJECT A MINIMUM OF 30 BAR DIA. INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOE OF THE FOOTING.
 7. PROVIDE KEY FOR 8" AND 12" WALLS WHERE H EXCEEDS 6'-0"
 8. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'.
 9. BOND BEAM, 1-#4 BARS FOR WALLS UNDER 3'-4", 2-#4 BARS FOR WALLS UNDER 5'-4", 2-#5 BARS FOR WALLS OVER 5'-4".

ENGINEER'S SEAL	WEST BLUFF BUSINESS CENTER	DRAWN BY DY
	GRADING AND DRAINAGE DETAILS	DATE 11/28/16
RONALD R. BOHANNAN P.E. #7868	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	2016061-GRB
		SHEET # GR-3 JOB # 2016061



LEGEND

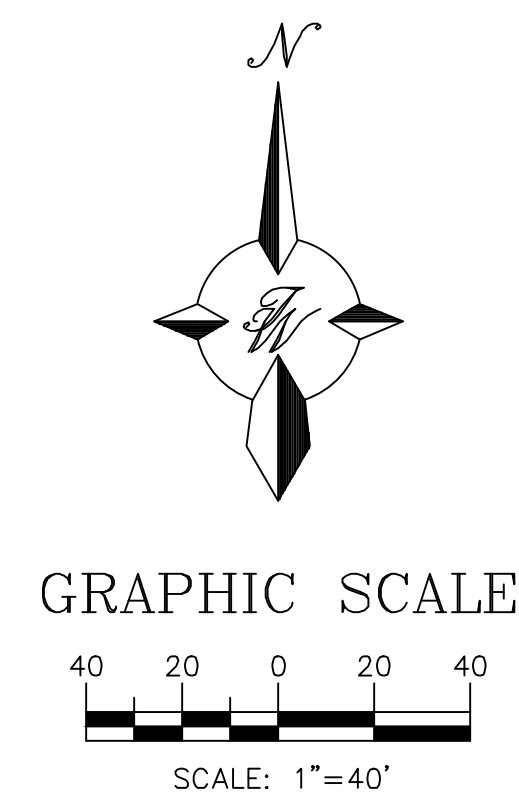
	CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	CENTERLINE
	RIGHT-OF-WAY
	BUILDING
	SIDEWALK
	SCREEN WALL
	RETAINING WALL
	EXISTING CURB & GUTTER
	EXISTING BOUNDARY LINE
	36" SD STORM SEWER LINE
	8" SAS SANITARY SEWER LINE
	8" WL WATERLINE
	SINGLE CLEAN OUT
	DOUBLE CLEAN OUT
	EXISTING SD MANHOLE
	EXISTING INLET
	EXISTING SAS MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING WATER METER
	EXISTING POWER POLE
	EXISTING GAS VALVE
	EXISTING OVERHEAD UTILITIES
	EX. UGE EXISTING UNDERGROUND UTILITIES
	EX. 2" GAS EXISTING GAS
	EX. 8" SAS EXISTING SANITARY SEWER LINE
	EX. 10" WL EXISTING WATER LINE
	EX. 18" RCP EXISTING STORM SEWER LINE

- NOTES:**
1. ALL ONSITE WATER, SANITARY SEWER AND FIRE LINES SHALL BE DEEMED PRIVATE.
 2. THE PRIVATE FIRE HYDRANTS, INDICATED IN THE UTILITY PLAN, SHALL BE PAINTED SAFETY ORANGE.

- NOTICE TO CONTRACTORS**
1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
 2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
 3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 260-1990 (OR DIAL 811 LOCALLY), FOR LOCATION OF EXISTING UTILITIES.
 4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
 5. BACK FILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.
 6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
 7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

- GENERAL NOTES:**
1. 4" MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS NOTED.
 2. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATION.
 3. ALL STUBS AND UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
 4. CLEAN OUTS TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
 5. CLEAN OUTS & MANHOLE TIE POINTS ARE TAKEN USING THE NW PROPERTY CORNER X=10,000, Y=10,000 SEE TABLE 2.
 6. SEE ARCHITECTURAL PLANS FOR LIGHTING CONDUITS AND TELEPHONE LINES.
 7. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.

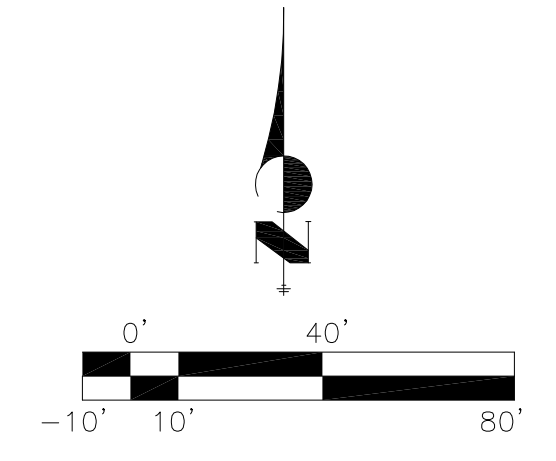
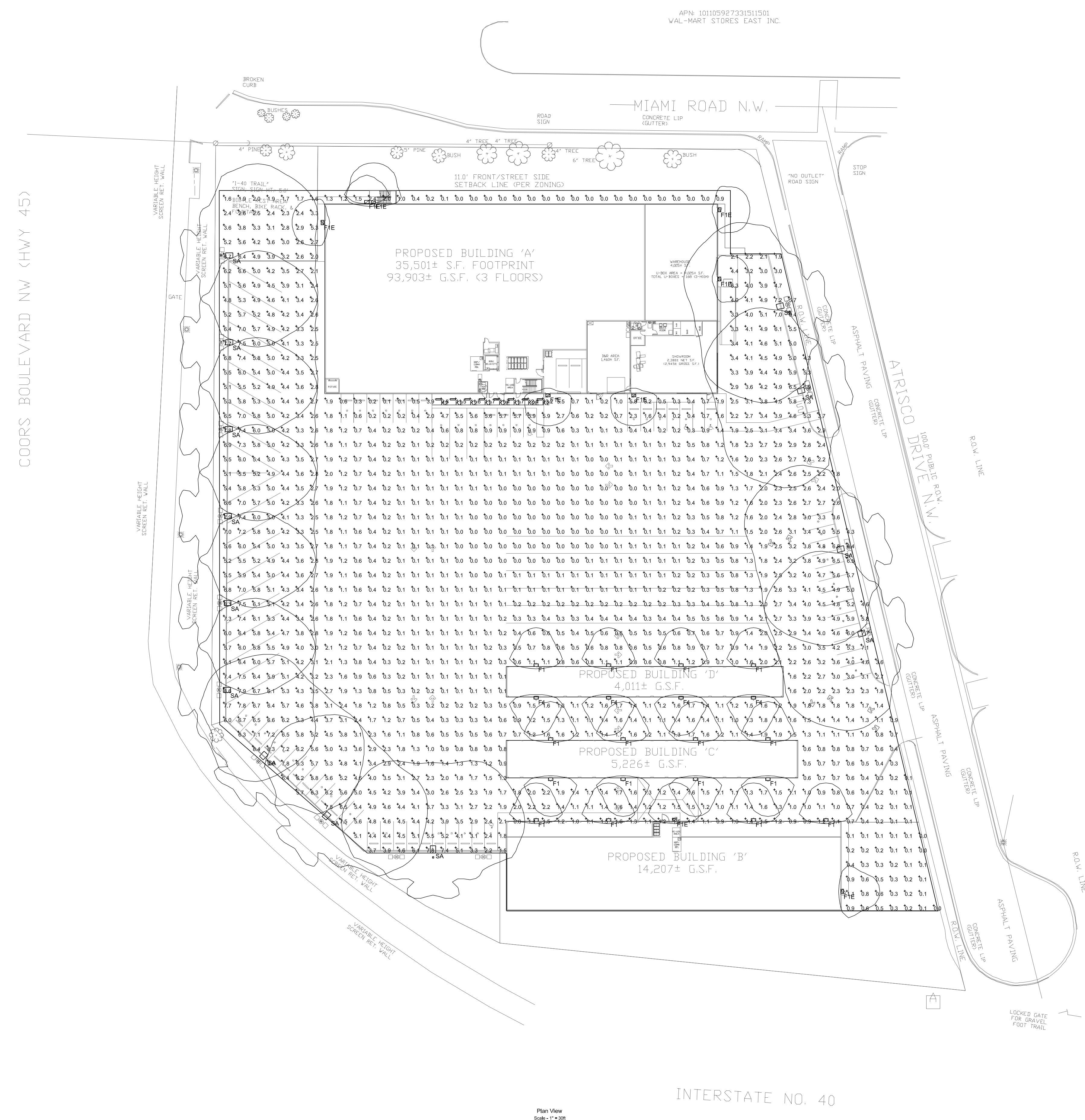
CAUTION:
 ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.



ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868	WEST BLUFF BUSINESS CENTER	DRAWN BY DY
	MASTER UTILITY PLAN	DATE 9/29/16
 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com		2016061-MUE
		SHEET # C3
		JOB # 2016061

Symbol	Label	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Voltage	Polar Plot
	F1	20	WST LED P1 40K VFT MVOLT DDBXD	WST LED, Performance package 1, 4000 K, visual comfort forward throw, MVOLT	LED-4000K COLOR TEMP	1	1639	0.95	12	
	F1E	9	WST LED P1 40K VFT MVOLT DDBXD EL	WST LED, Performance package 1, 4000 K, visual comfort forward throw, MVOLT	LED-4000K COLOR TEMP	1	1639	0.95	12	
	F2	0	WST LED P3 40K VFT MVOLT DDBXD	WST LED, Performance package 3, 4000 K, visual comfort forward throw, MVOLT	LED-4000K COLOR TEMP	1	6609	0.95	50	
	K2	6	WRT 2 32A12125 MVOLT GEB106	WET LOCATION TROFFER 1' X 4'	TWO 32-WATT T8 LINEAR FLUORESCENTS	2	2800	0.75	59	
	K2E	2	WRT 2 32A12125 MVOLT GEB106 EL14	WET LOCATION TROFFER 1' X 4'	TWO 32-WATT T8 LINEAR FLUORESCENT	2	2800	0.75	59	
	SA	13	DSK2 LED 800 1800 40K 144MVOLT DDBXD1/ BSS 22' POLE WITH 2' BASE	DSK2 LED WITH 80 LEDs @ 1000MA, HOOK-TYPE 4 MEDIUM OPTICS	LED-4000K COLOR TEMP	1	29622	0.95	282	

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
SITE LIGHTING	+	2.1%	13.2%	0.0%	N/A	N/A



REVISIONS:

NO.	DATE	INITIALS	NOTES
1			
2			
3			
4			
5			
6			
7			
8			

PROFESSIONAL SEAL:

PRELIMINARY DOCUMENTS;
NOT FOR CONSTRUCTION;
FOR INFORMATION ONLY.

ARCHITECT LOGO:

AMERCO
REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT
2727 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: (602) 263-6502

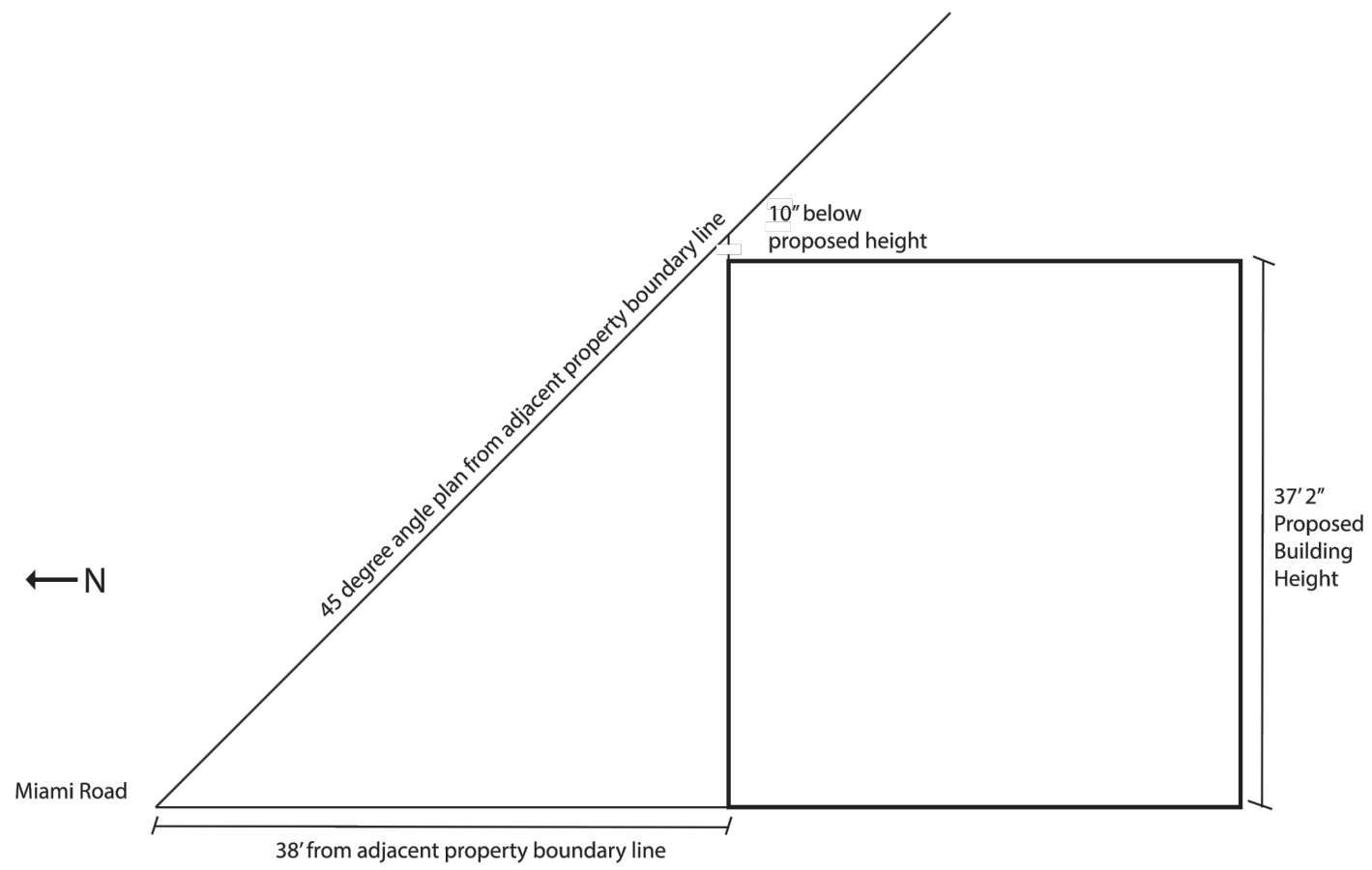
SITE ADDRESS:
U-Haul at Coors & I-40
1801 Atrisco Drive NW
Albuquerque, NM 87120

SHEET CONTENTS:
Photometric
Plan

724072

DRAWN: BLC
CHECKED: NH
DATE: 10/11/16

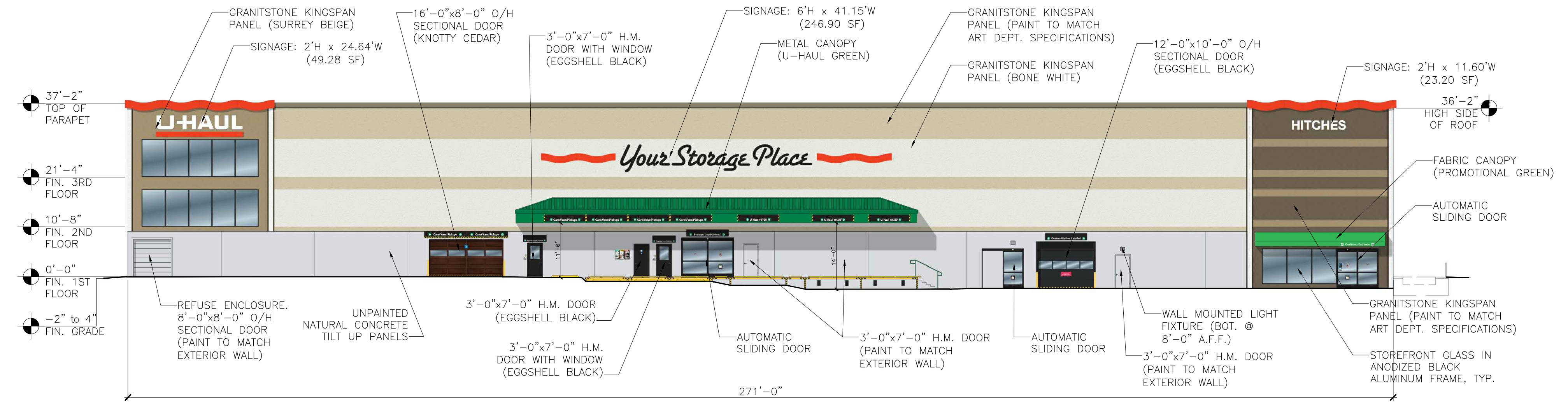
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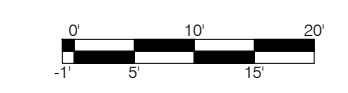
Building Height Exhibit for North Boundary
West Bluff Business Center
Project # 1002717



2 SOUTH ELEVATION

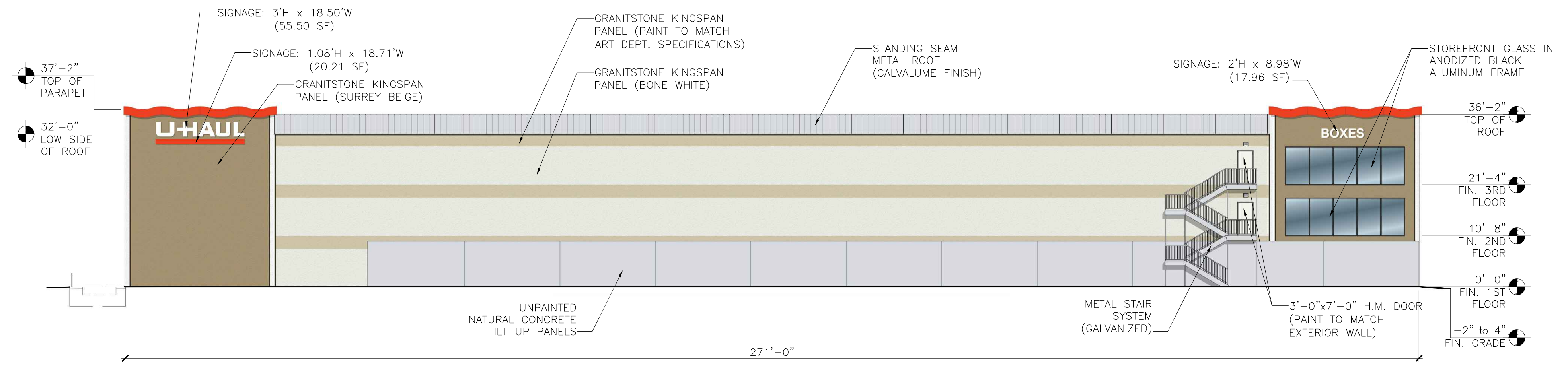


NOTE: 15% OF TOTAL FACADE SF IS ALLOWED FOR WALL SIGNAGE.
FACADE = 10,073 SF
10,073 x .15 = 1,510.95 SF ALLOWED
319.38 SF OR 3% PROVIDED

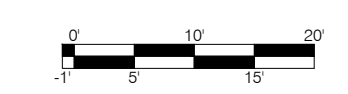


SCALE: 1/16"=1'-0"

3 NORTH ELEVATION



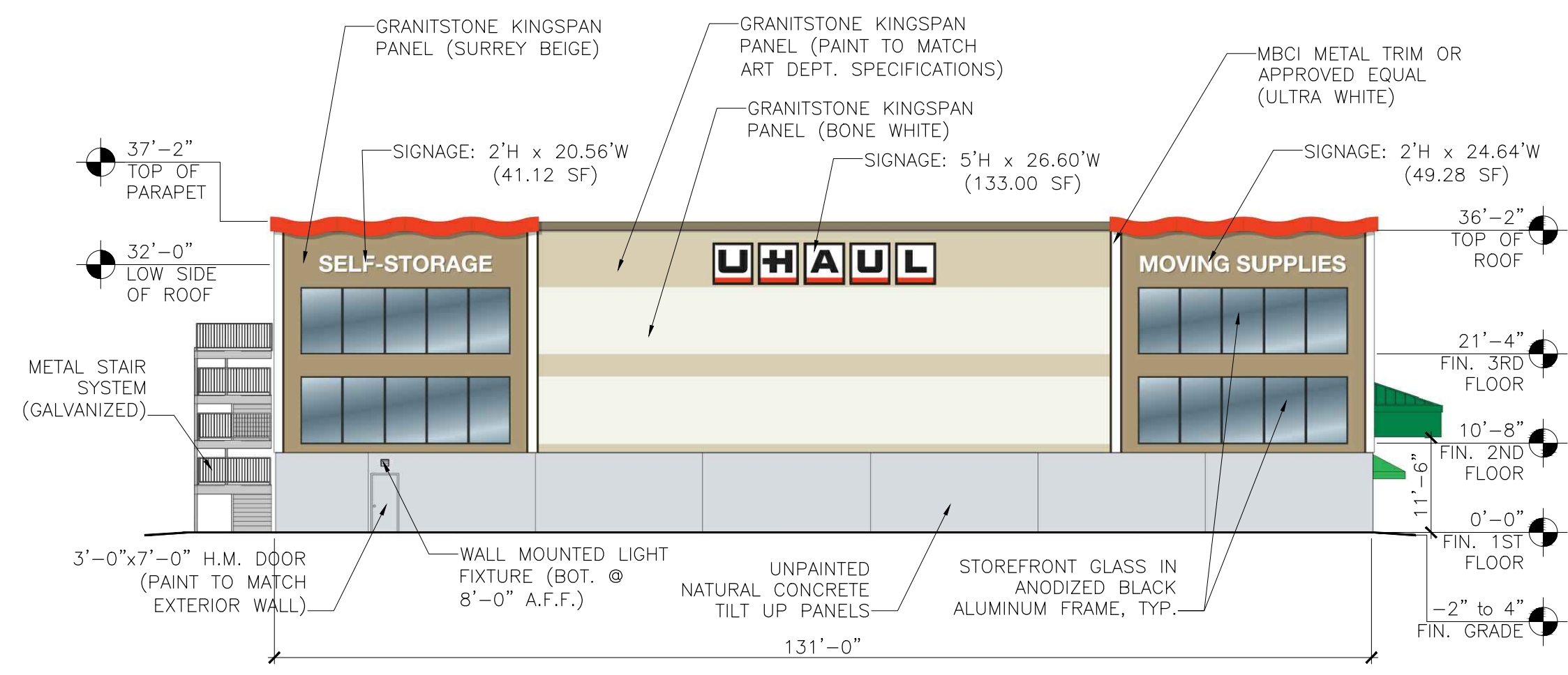
NOTE: 10% OF TOTAL FACADE SF IS ALLOWED FOR WALL SIGNAGE.
FACADE = 10,073 SF
10,073 x .10 = 1,007.3 SF ALLOWED
93.67 SF OR 1% PROVIDED



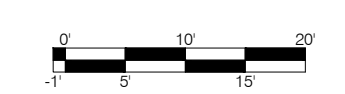
SCALE: 1/16"=1'-0"

1 HEIGHT DIAGRAM

N.T.S.

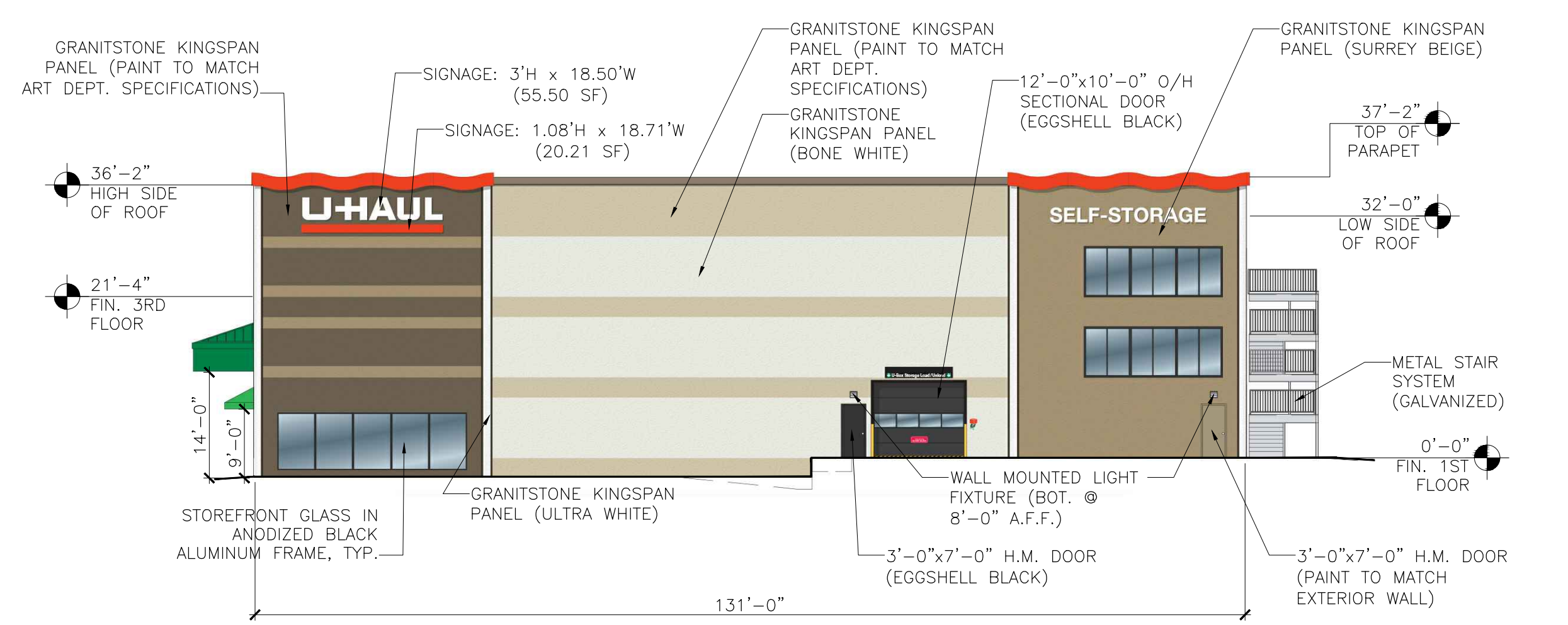


NOTE: 15% OF TOTAL FACADE SF IS ALLOWED FOR WALL SIGNAGE.
FACADE = 4,869 SF
4,869 x .15 = 730.35 SF ALLOWED
223.40 SF OR 5% PROVIDED

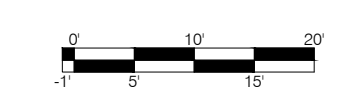


SCALE: 1/16"=1'-0"

4 WEST ELEVATION



NOTE: 10% OF TOTAL FACADE SF IS ALLOWED FOR WALL SIGNAGE.
FACADE = 4,869 SF
4,869 x .10 = 486.9 SF ALLOWED
75.71 SF OR 2% PROVIDED



SCALE: 1/16"=1'-0"

5 EAST ELEVATION

GENERAL NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1	08/19/16	BLC	ADD INTERIOR LOADING
2	09/28/16	BLC	CITY COMMENTS
3	10/20/16	BLC	CITY COMMENTS
4	11/29/16	BLC	REVISE ELEVATION MATERIALS AND COLORS
5	02/07/17	BLC	SIGN SHAP SOUTH ELEV. PER J. PLANERT
6			
7			
8			

PROFESSIONAL SEAL:

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ARCHITECT LOGO:

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CONSTRUCTION DEPARTMENT
2727 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: (602) 263-6502

SITE ADDRESS:
U-Haul at Coors & I-40
1801 Atrisco Drive NW
Albuquerque, NM 87120

SHEET CONTENTS:

Proposed Elevations Building A

724072

DRAWN: BLC
CHECKED: NH
DATE: 08/17/16

724072A1K

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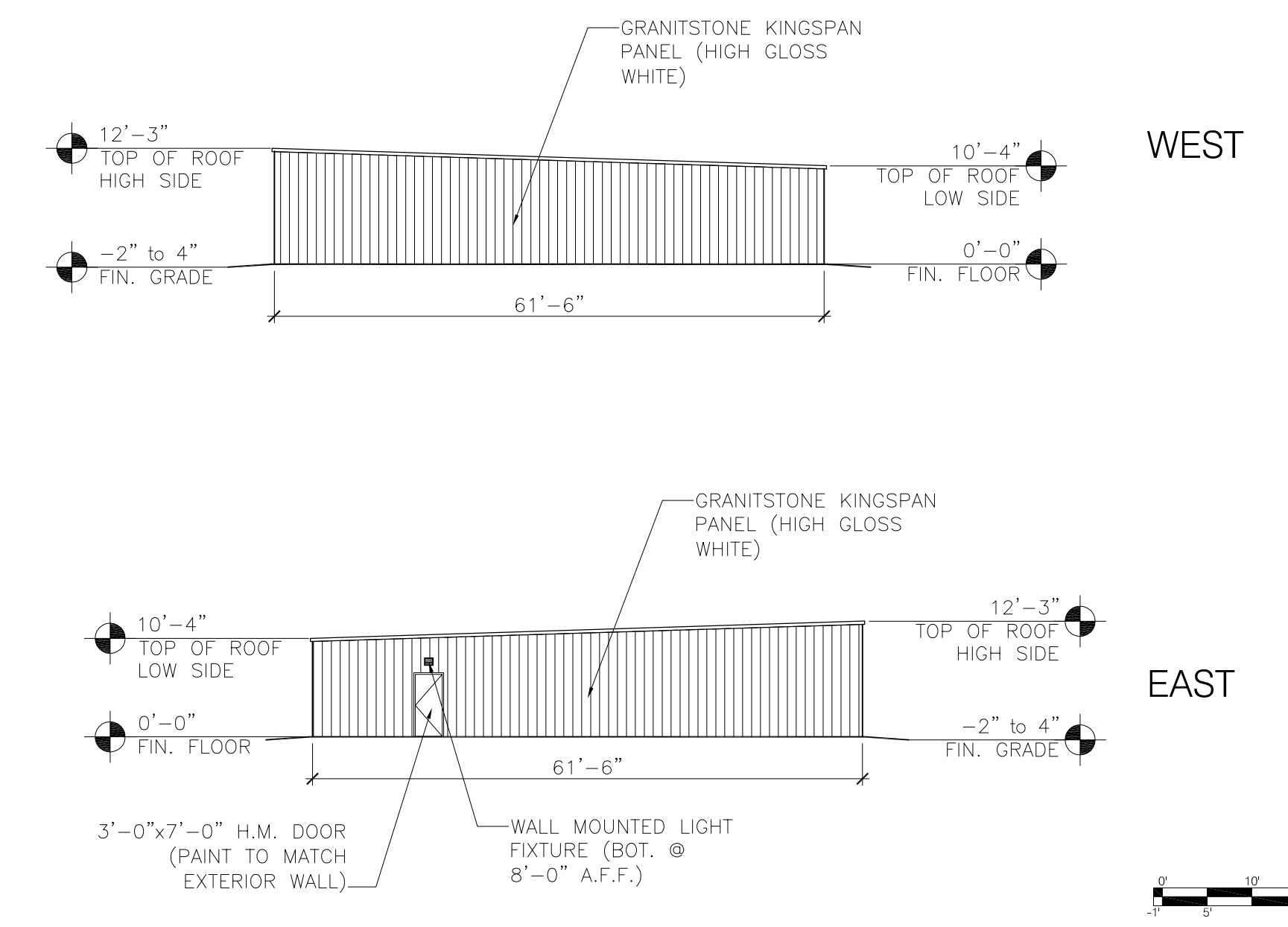
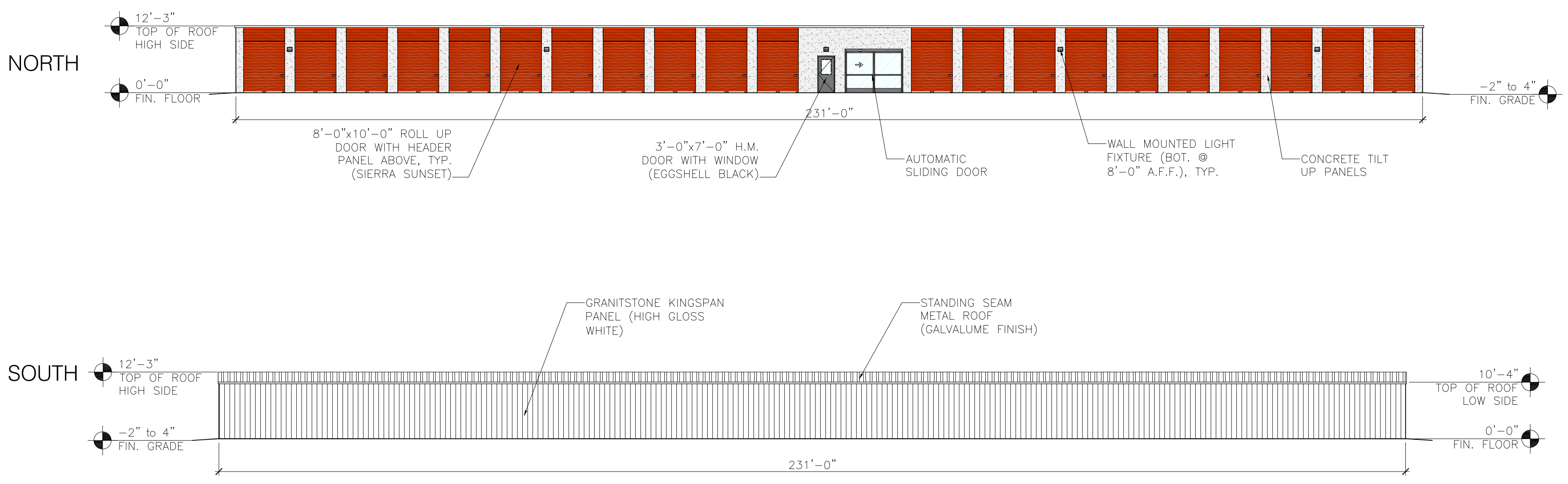
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Proposed Elevations
Buildings B, C, D

724072

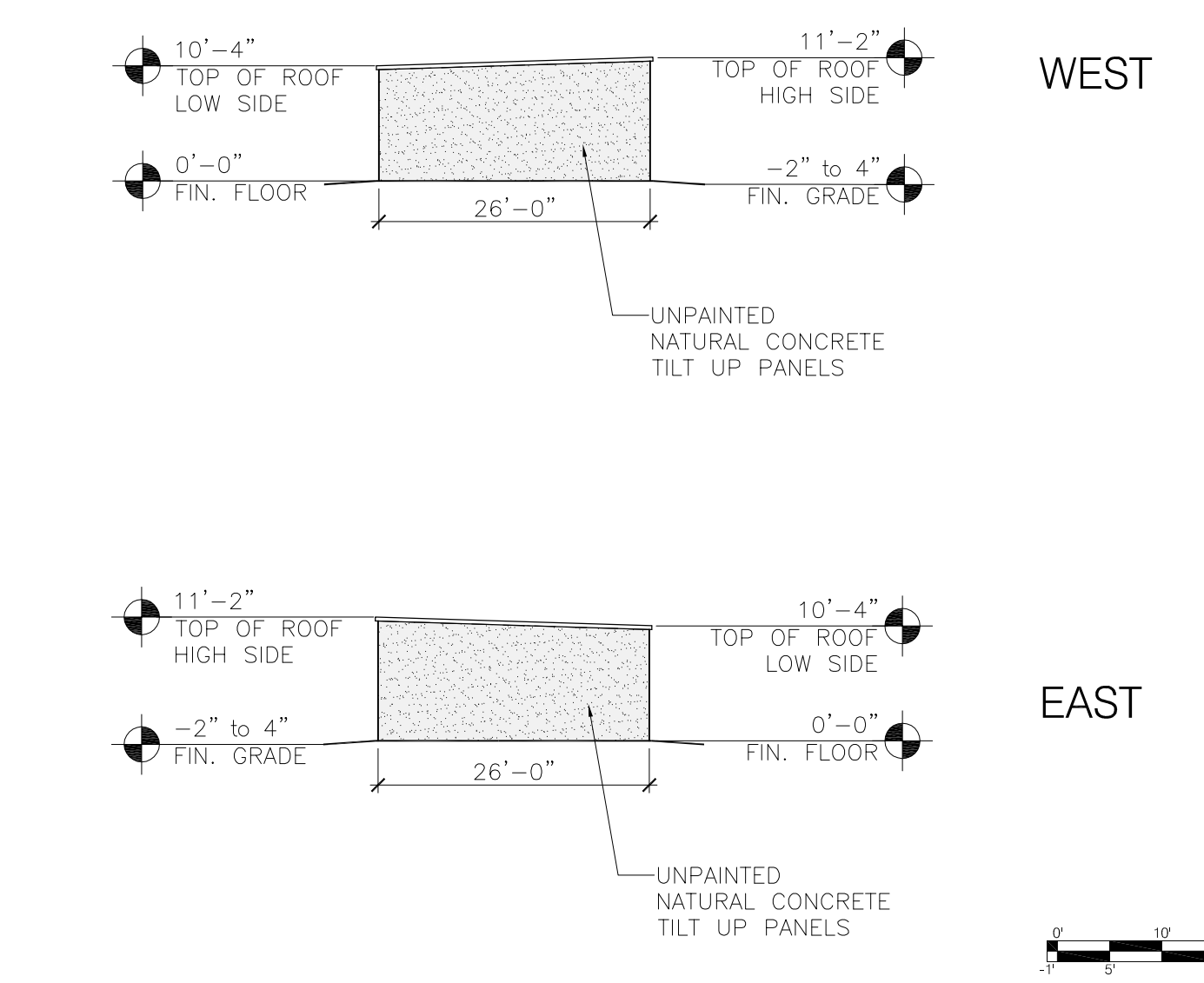
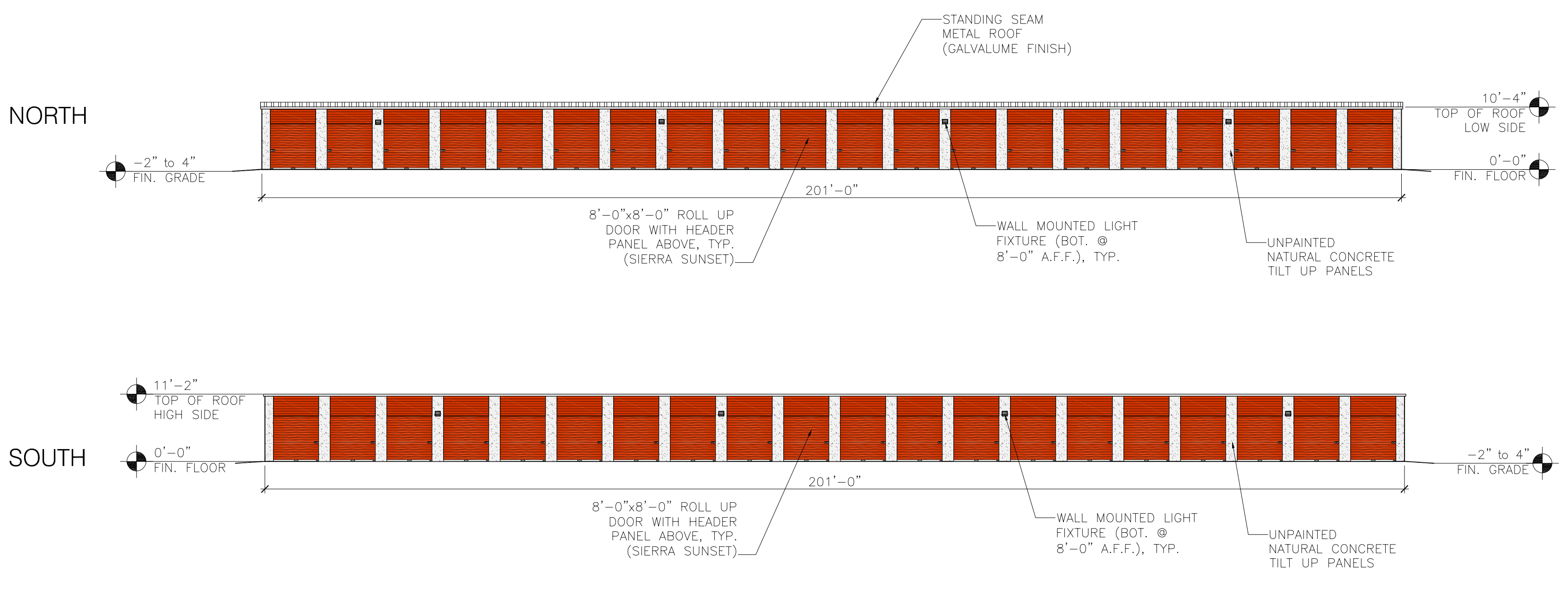
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DATE: 08/17/16

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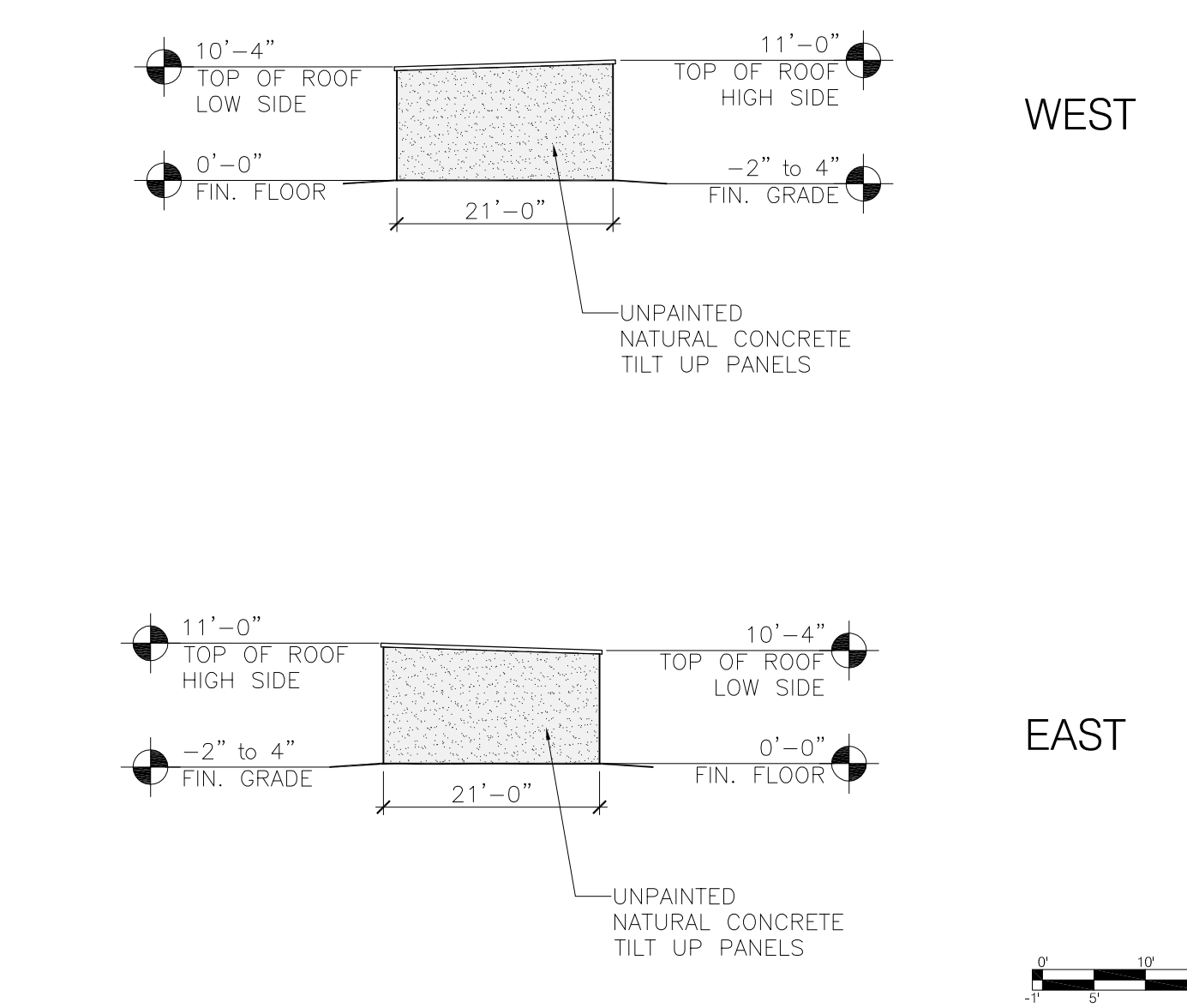
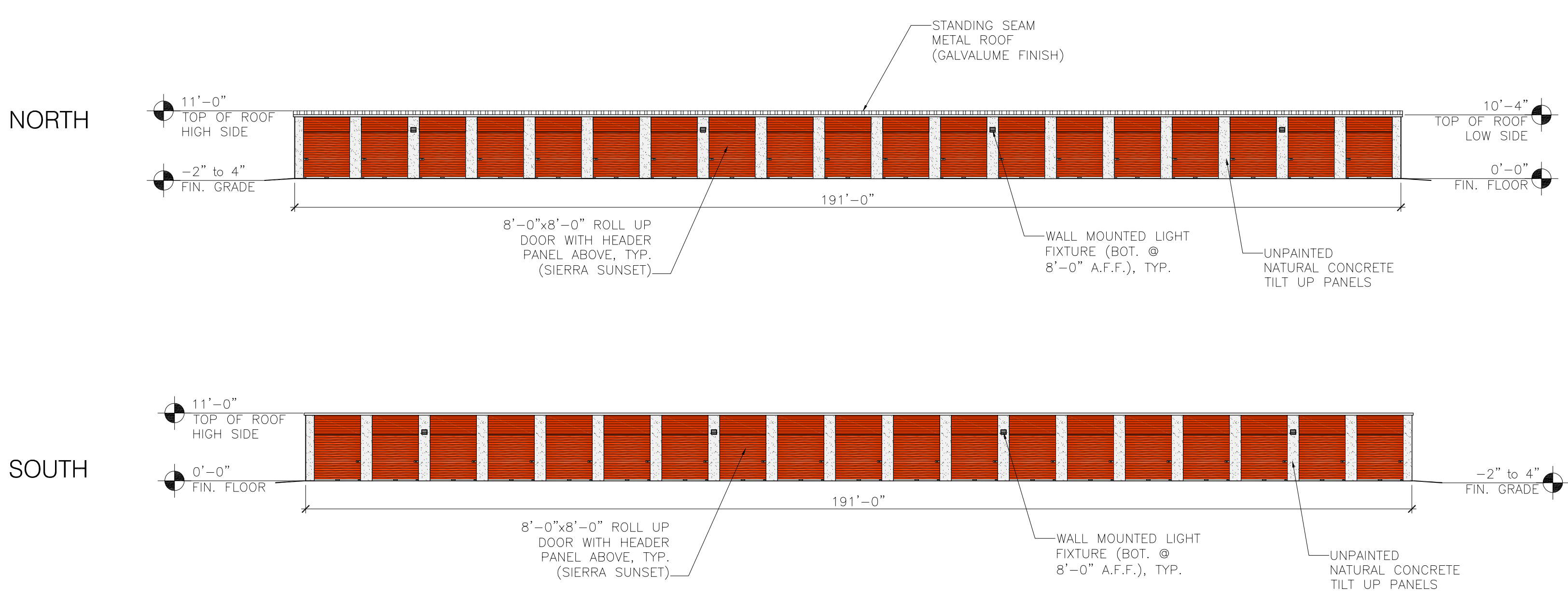
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1 BUILDING B



2 BUILDING C



3 BUILDING D