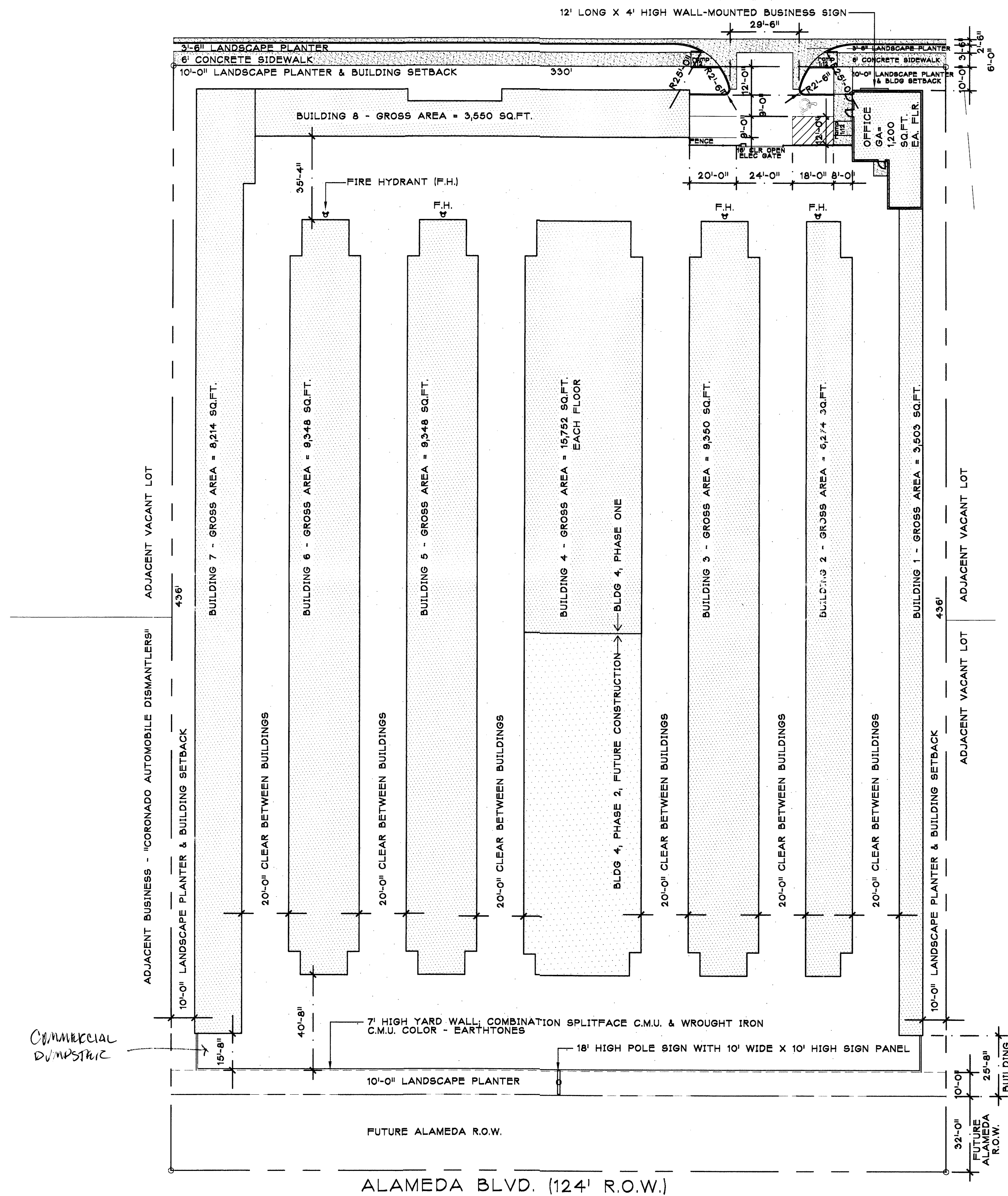


OAKLAND AVE. (60' R.O.W.)



LAND USE DATA

	TOTALS SQ. FT.
TOTAL LOT AREA =	143,880
GROSS AREA OF ALL BUILDINGS, PHASE 1 & PHASE 2 =	66,528
BUILDING/LOT DENSITY RATIO =	46X
NET LOT AREA =	77,352
REQUIRED 15X LANDSCAPE AREA =	11,602 - 15X
LANDSCAPE PLANTER AREAS PROVIDED:	
10' WIDE NORTH STREET FRONTAGE PLANTER =	2,834
10' WIDE SOUTH STREET FRONTAGE PLANTER =	3,300
6' WIDE EAST SIDE YARD PLANTER =	4,210
6' WIDE WEST SIDE YARD PLANTER =	4,210
TOTAL LANDSCAPE PLANTER AREAS PROVIDED =	14,654 - 19X

SITE PLAN LEGEND

- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- BUILDING AREA PHASE ONE CONSTRUCTION
- BUILDING AREA FUTURE CONSTRUCTION



SITE LOCATION  
1" = 1000'

PROJECT DATA

LEGAL DESCRIPTION:  
LOT 22A, BLOCK 28, TRACT A, UNIT B, NORTH  
ALBUQUERQUE ACRES SUBDIVISION, BERNALILLO COUNTY,  
ALBUQUERQUE NEW MEXICO.

ZONE ATLAS: C-18-Z  
ZONE CLASSIFICATION: SU-2, 1P

OFFSTREET PARKING REQUIREMENTS-  
AS PER PLANNING DIRECTOR'S APPROVAL  
OF THE SITE PLAN.  
PARKING IS NEEDED FOR THE PUBLIC CLIENTELE ONLY.  
CLIENTELE USE THE OFFICE PARKING ONLY WHEN  
SIGNING UP FOR OR TERMINATING SERVICE CONTRACTS.  
ACCESS TO THE STORAGE UNITS BY THE CLIENTELE  
SHALL BE THROUGH THE AUTOMATED GATE. OFFICE  
STAFF SHALL USE STORAGE UNIT PARKING GARAGE  
SPACES.

PROVIDED PUBLIC PARKING STALLS = 3 STALLS,  
INCLUDES 1 REQD VAN ACCESSIBLE STALL

PRIVATE PARKING STALLS SHALL BE AT STORAGE UNIT  
PARKING GARAGE SPACES.

SITE LIGHTING: SHALL BE PROVIDED BY LIGHT-SHIELDED  
BUILDING-MOUNTED WALL FIXTURES ONLY. THERE WILL  
NOT BE ANY POLE LIGHTS.

SIGNAGE: A 12' WIDE X 4' HIGH WALL-MOUNTED  
INTERNALLY ILLUMINATED SIGN SHALL BE PROVIDED AT  
THE OAKLAND AVE. BUILDING FRONTAGE.

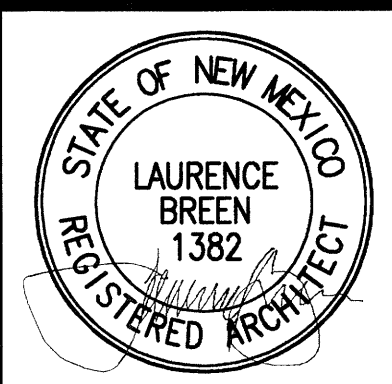
AN 18' HIGH POLE SIGN WITH AN INTERNALLY  
ILLUMINATED 10' WIDE X 10' HIGH SIGN PANEL SHALL BE  
PROVIDED AT THE CENTER OF THE LOT, SOUTH  
FRONTAGE, INSIDE THE PROPERTY LINE.

SITE PLAN  
SCALE: 1" = 30'-0"



**DORMAN and BREEN**  
LAURENCE BREEN A.I.A.  
RICHARD DORMAN F.A.I.A.  
ALBUQUERQUE, NM 505-299-5940  
SANTA FE, NM 505-982-9196

Site development Plan for  
Building Permit:  
**ALAMEDA STORAGE**  
6800 Oakland Ave. NE  
ALBUQUERQUE, NM 87113



PROJECT NO.	
APPLICATION NO.	
IS AN APPROVED INFRASTRUCTURE LIST REQUIRED? IF YES, THEN A SET OF APPROVED CIVIL PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT OF WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.	
<b>DRB SITE DEVELOPMENT PLAN FOR BUILDING PERMIT APPROVAL:</b>	
TRAFFIC ENGINEERING TRANSPORTATION DIVISION	DATE:
UTILITY DEVELOPMENT DIVISION	DATE:
PARKS RECREATION	DATE:
CITY ENGINEER	DATE:
ENVIRONMENTAL HEALTH (CONDITIONAL)	DATE:
SOLID WASTE MANAGEMENT	DATE: 2-15-05
DRB CHAIRPERSON, PLANNING DEPT.	DATE:

SHEET TITLE: SITE PLAN	
JOB NUMBER: 0442	
DATE: 1/25/05	
REVISIONS:	DATE:
SHEET: <b>C-1.1</b> 1 OF 5	



scale

date  
2/10/05  
revisions

**Heads Up**  
LANDSCAPE CONTRACTORS  
7525 SECOND ST. NW  
ALBUQUERQUE, NM  
(505) 898-9615  
LICENSE 18890

LANDSCAPE PLAN

ALAMEDA STORAGE CO.  
SELF STORAGE FACILITY

sheet  
L-1  
2 OF 5

**PLANT LEGEND**

SYMBOL	QTY.	BOTANICAL NAME COMMON NAME	SIZE	WATER USE
GL	11	GLEDITSIA HONEY LOCUST	2" CAL	M
FR	10	FRAXINUS ASH	2" CAL	M
CR	0	CRATAEGUS HAWTHORN	15 GAL	M
CH	0	CHILOPSIS DESERT WILLOW	15 GAL	L
	0	PINUS NIGRA AUSTRIAN PINE	5'-6" HT.	M
	84	COTONEASTER CLUSTERBERRY	5 GAL	M
	6	JUNIPERUS SABINA BUFFALO JUNIPER	5 GAL	L
	0	RAPHIOLEPIS INDICA INDIA HAWTHORN	5 GAL	M
	26	CHRYSOTHAMNUS NAUSEOSUS CHAMISA	1 GAL	L
	6	BUDDLEIA DAVIDII BUTTERFLY BUSH	5 GAL	M
	25	CARYOPTERIS X CLADONENSIS BLUE MIST	1 GAL	M
	12	ROSMARINUS OFFICINALIS ROSEMARY	1 GAL	M
	11	MISCANTHUS SINENSIS MAIDEN GRASS	5 GAL	M
	21	HESPERALOE PARVIFLORA RED YUCCA	5 GAL	L
	6	LAVANDULA LAVENDER	1 GAL	M

**SITE DATA**

GROSS LOT AREA	143,880 SF
LESS BUILDING(S)	66,528 SF
NET LOT AREA	77,352 SF
REQUIRED LANDSCAPE 15% OF NET LOT AREA	11,602 SF
PROPOSED LANDSCAPE PERCENT OF NET LOT AREA	14,654 SF (NOT INCLUDING ROW) 19%

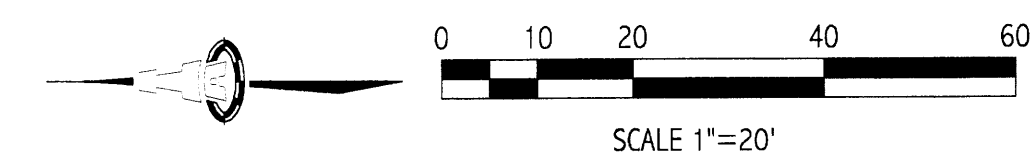
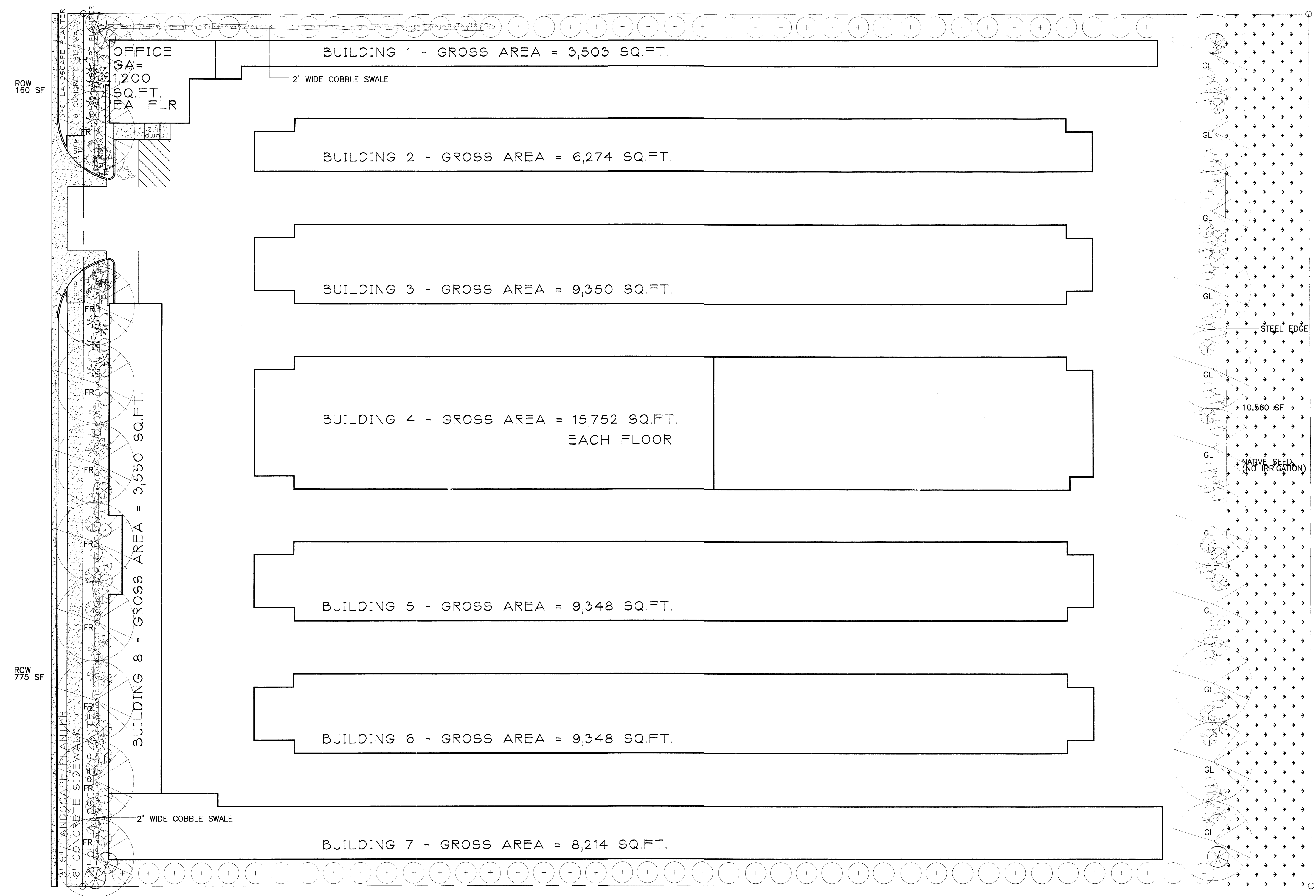
REQUIRED STREET TREES  
PROVIDED AT 30' SPACING ALONG STREET

**PLANTING RESTRICTIONS APPROACH**

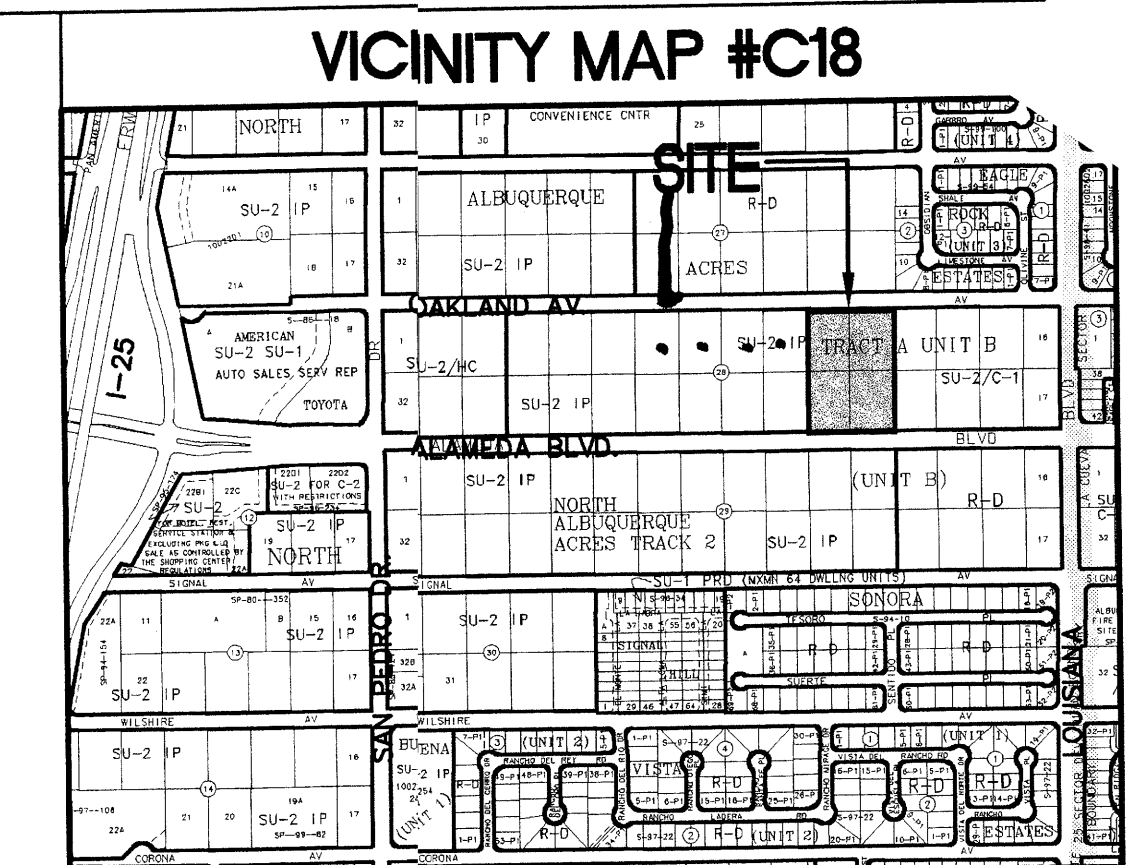
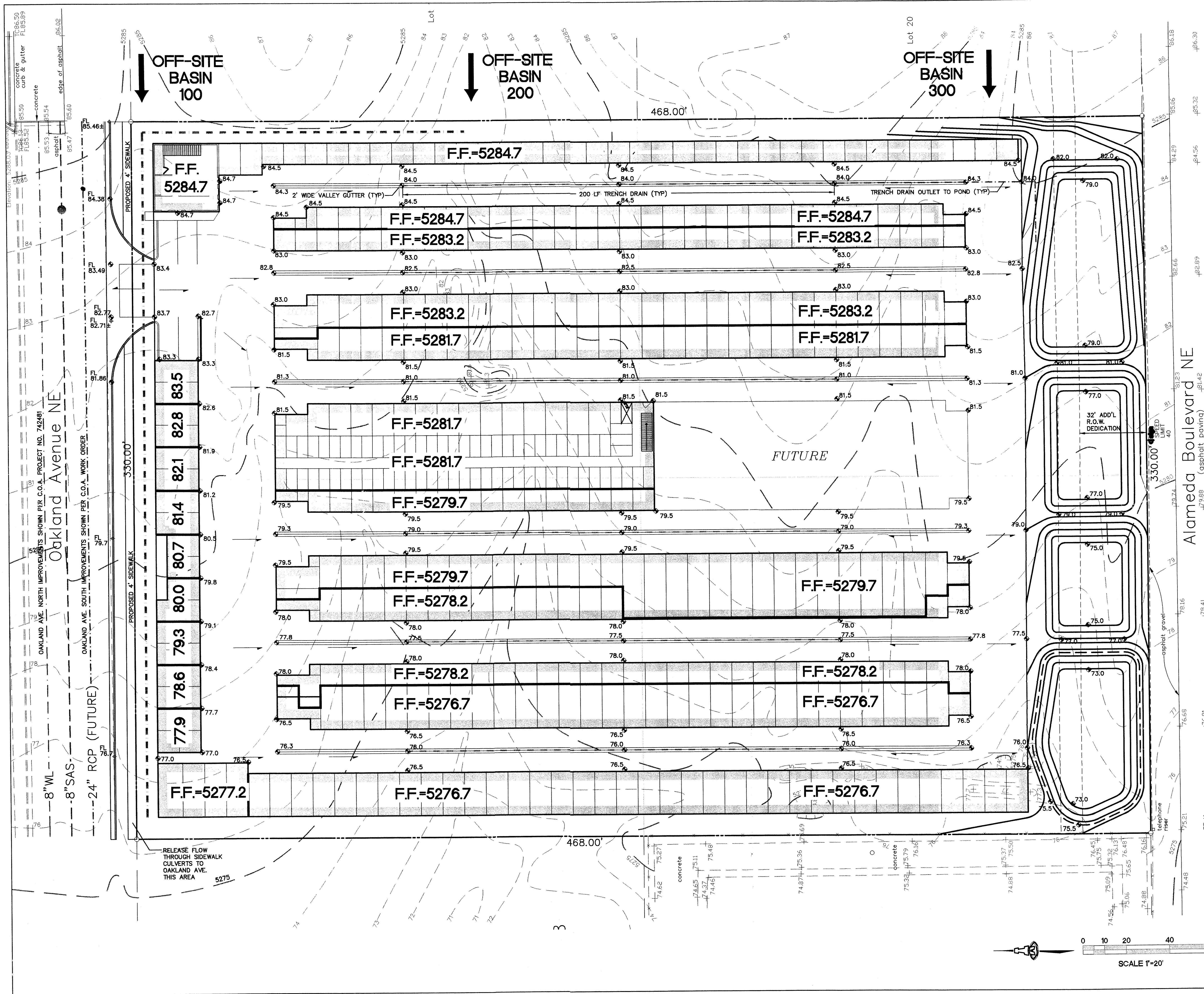
A MINIMUM OF 80% OF THE PLANTINGS TO BE  
LOW OR MEDIUM WATER USE PLANTS  
A MAXIMUM OF 20% OF THE LANDSCAPE AREA TO BE  
HIGH WATER USE TURF

**NOTE**

MAINTENANCE OF LANDSCAPE PROVIDED BY OWNER  
PLANTINGS TO BE WATERED BY AUTO. DRIP  
IRRIGATION SYSTEM PROTECTED BY  
REDUCED PRESSURE BACKFLOW PREVENTER  
WATER MANAGEMENT IS THE SOLE RESPONSIBILITY  
OF THE PROPERTY OWNER  
THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE  
AND WATER WASTE ORDINANCE  
PLANTING RESTRICTIONS APPROACH  
IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN.  
75% LIVE GROUNDCOVER OF LANDSCAPE AREAS  
AT MATURITY  
LANDSCAPE AREAS TO BE MULCHED WITH GRAVEL  
MULCH AT 2"-3" DEPTH  
APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE  
OR IMPLY COMPLIANCE WITH, OR EXEMPTION FROM, THE  
C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE  
TREES ARE NOT TO BE PLACED IN PUBLIC UTILITY EASEMENTS







### CALCULATIONS - ONSITE

AREA OF SITE (after Alameda ROW) = 143880 SF = 3.303 Ac

HISTORIC FLOWS:		DEVELOPED FLOWS:	
On-Site Historic Land Condition	Area	On-Site Developed Land Condition	Area
Area a	5752 SF	Area a	6940 SF
Area b	5752 SF	Area b	6940 SF
Area c	2876 SF	Area c	13000 SF
Area d	0 SF	Area d	143880 SF
<b>Total Area</b>	<b>143880 SF</b>	<b>Total Area</b>	<b>143880 SF</b>

On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)  
 Weighted E =  $\frac{E_a A_a + E_b A_b + E_c A_c + E_d A_d}{A_a + A_b + A_c + A_d}$   
 Historic E = 0.89 in / Developed E = 2.24 in  
 On-Site Volume of Runoff V360 =  $\frac{E P A}{12}$   
 Historic V360 = 10671 CF / Developed V360 = 26845 CF  
 On-Site Peak Discharge Rate:  $Q_p = Q_p A_a + Q_p A_b + Q_p A_c + Q_p A_d / 43.560$   
 For Precipitation Zone 3  
 Qpa = 1.87 / Qpb = 3.45 / Qpc = 2.60 / Qpd = 5.02  
 Historic Qp = 8.2 CFS / Developed Qp = 15.9 CFS

UNTIL THE ALAMEDA IMPROVEMENTS (PAVING / STORM SEWER) ARE CONSTRUCTED, THE VOLUME INCREASE DUE TO DEVELOPMENT (APPROX. 16,200 CF) WILL BE DETAINED WITHIN TEMPORARY PONDS LOCATED ON THE SOUTH SIDE OF THE SITE AND WITHIN THE ALAMEDA R.O.W. - ONCE ALAMEDA IMPROVEMENTS ARE COMPLETE, THE PROPOSED PONDS WILL BE REMOVED AND THE STORM DRAIN SYSTEM WILL FREE DISCHARGE TO THE ALAMEDA STORM DRAIN SYSTEM.

### CALCULATIONS - OFFSITE

BASIN NO.	DESCRIPTION	Area of basin flow	Sub-basin Weighted Excess Precipitation	Sub-basin Volume of Runoff	Sub-basin Peak Discharge Rate	TREATMENT
100	NORTH BASIN	0.9 Ac	0.89 in	2508 CF	2.2 cfs	A = 40%, B = 40%, C = 20%, D = 0%
200	CENTER SUB-BASIN	3.0 Ac	0.89 in	9692 CF	7.4 cfs	A = 40%, B = 40%, C = 20%, D = 0%
300	SOUTH BASIN	3.0 Ac	0.89 in	9692 CF	7.4 cfs	A = 40%, B = 40%, C = 20%, D = 0%

UNTIL THE UPSTREAM PROPERTIES ARE DEVELOPED, THIS SITE WILL ADDRESS OFF-SITE FLOW AS FOLLOWS:  
 BASIN 100 - NORTH BASIN - 2.2 CFS WILL BE DIVERTED TO THE OAKLAND AV. ROW TO FOLLOW HISTORIC FLOW PATHS.  
 BASIN 200 - CENTER SUB-BASIN - 7.4 CFS WILL BE COLLECTED WITHIN A TEMPORARY STORM DRAIN AND RELEASED TO OAKLAND AV. ROW AT THE NORTHWEST CORNER OF THE SITE.  
 BASIN 300 - SOUTH BASIN - 7.4 CFS WILL BE DIVERTED THROUGH THE PROPOSED RETENTION PONDS AND RELEASED TO THE ALAMEDA ROW AT THE SOUTHWEST CORNER OF THE SITE.

**ISAACSON & ARFMAN, P.A.**  
 Consulting Engineering Associates  
 128 Monroe Street N.E.  
 Albuquerque, New Mexico 87108  
 Ph. 505-268-8828 Fax. 505-268-2632  
 1418GRD.dwg / bjb 01.20.05

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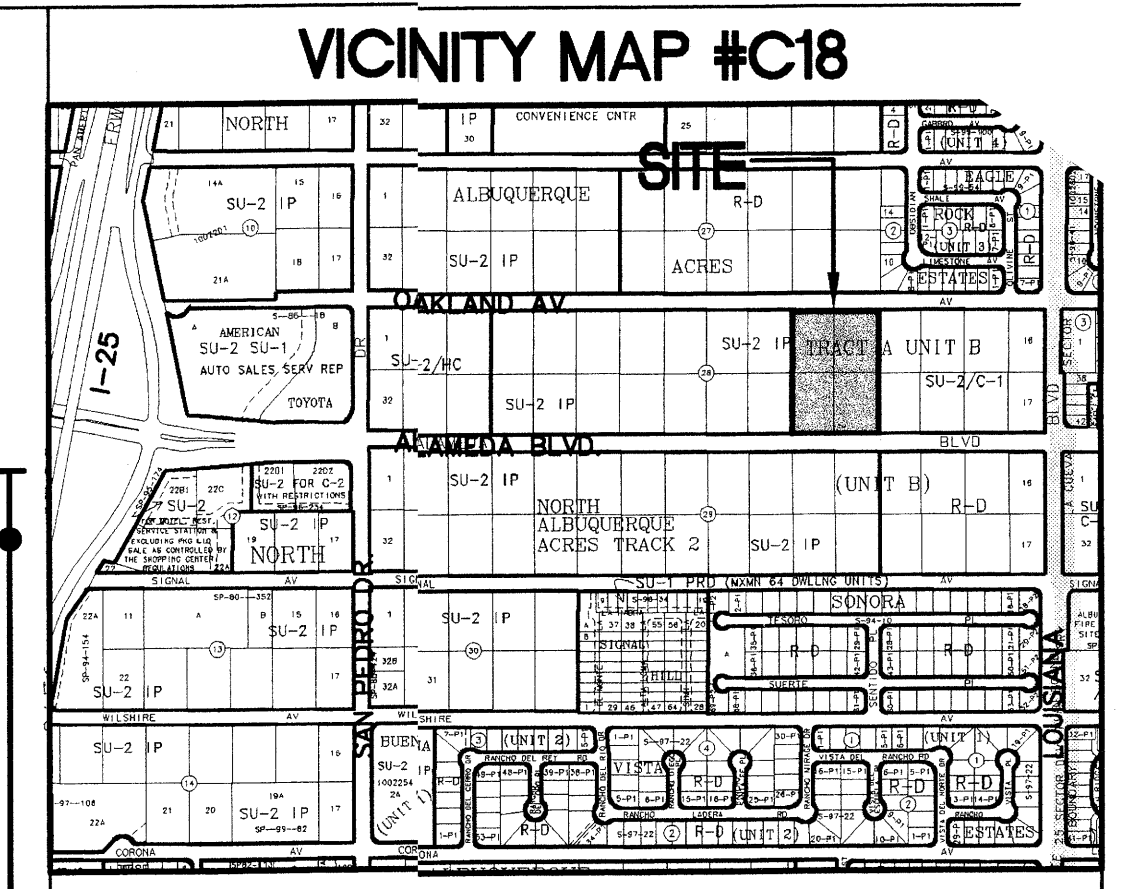
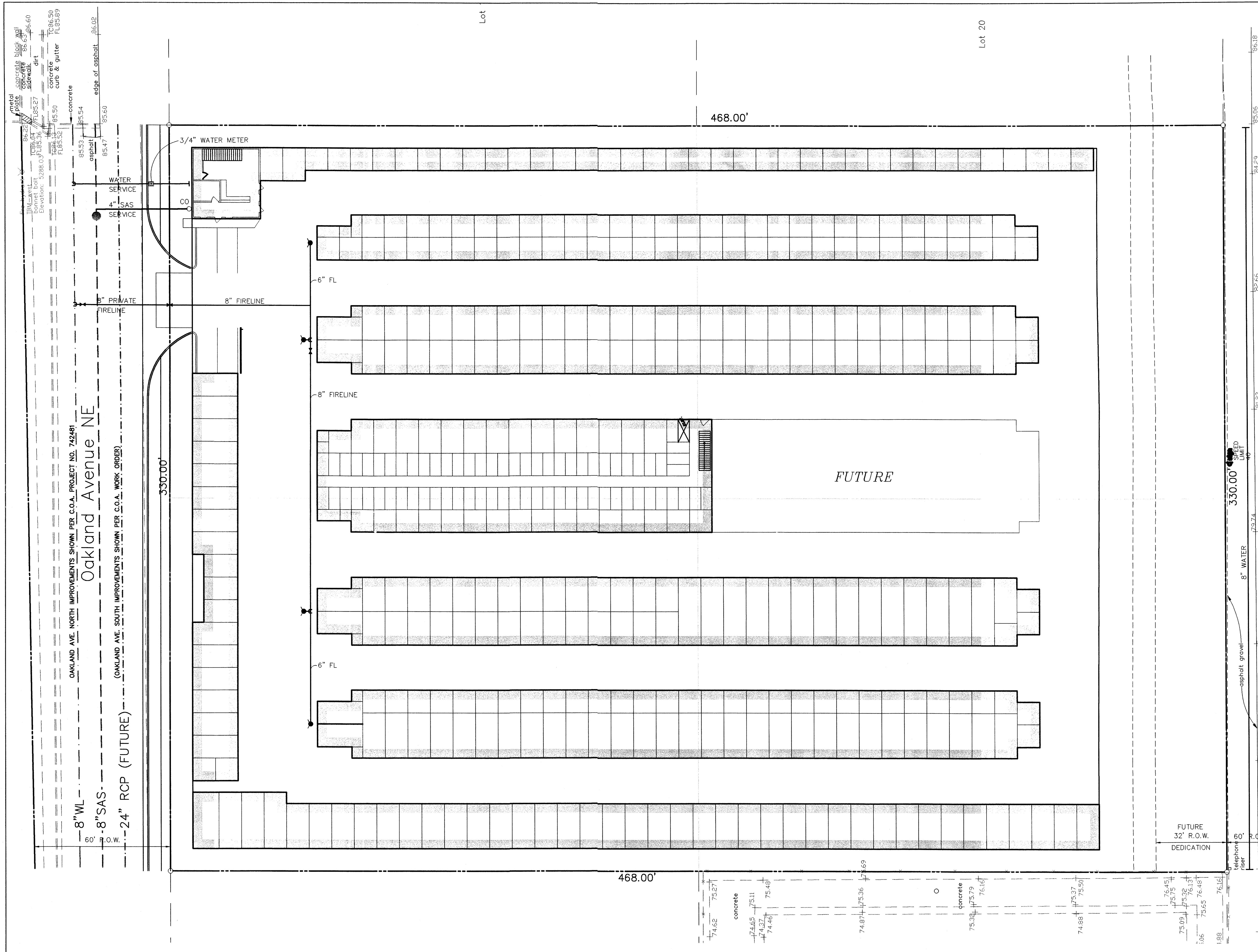
**OAKLAND AVE. NE  
 SELF STORAGE FACILITY  
 PARKWEST CONSTRUCTION**

**CONCEPTUAL DRAINAGE AND GRADING PLAN**

Checked By: SWM	Drawn By: BJB	No.:	Revision:
Date: 01.20.05	Job Number: 1418	<b>C-2.1</b>	

SCALE 1"=20'





**KEYED NOTES**

**LEGEND**

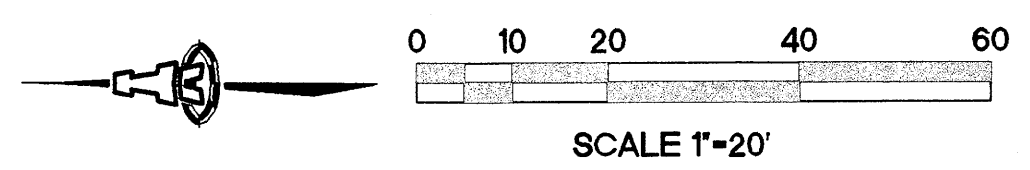
- 8" WL — EXISTING WATERLINE
- 8" SAS — EXISTING SANITARY SEWER
- 24" RCP — PROPOSED STORM DRAIN
- 6" FL PROPOSED PRIVATE FIRE LINE
- 8" W — PROPOSED WATERLINE
- 8" W — PROPOSED WATER SERVICE/METER
- GATE VALVE W/ VALVE BOX
- FIRE HYDRANT
- WATER LINE W/ FITTING
- PROPOSED SAS SERVICE/CLEAN OUT
- 8" SAS — PROPOSED SANITARY SEWER

**ISAACSON & ARFMAN, P.A.**  
 Consulting Engineering Associates  
 128 Monroe Street N.E.  
 Albuquerque, New Mexico 87108  
 Ph. 505-268-8828 Fax. 505-268-2632  
 1418UMSTR.dwg/author 01.28.05

**OAKLAND AVE. NE  
 SELF STORAGE FACILITY  
 PARKWEST CONSTRUCTION**

**CONCEPTUAL UTILITY PLAN**

Checked By: SMW	Drawn By: thor	No.	Revision	<b>C-2.2</b>
Date: 01.19.05	Job Number: 1418			<b>SH. 1 OF 5</b>



Oakland Avenue NE  
 NORTH IMPROVEMENTS SHOWN PER C.O.A. PROJECT NO. 742481  
 SOUTH IMPROVEMENTS SHOWN PER C.O.A. WORK ORDER

8" WL  
 8" SAS  
 24" RCP (FUTURE)

3/4" WATER METER  
 WATER SERVICE  
 4" SAS SERVICE

8" PRIVATE FIRELINE

8" FIRELINE

6" FL

6" FL

6" FL

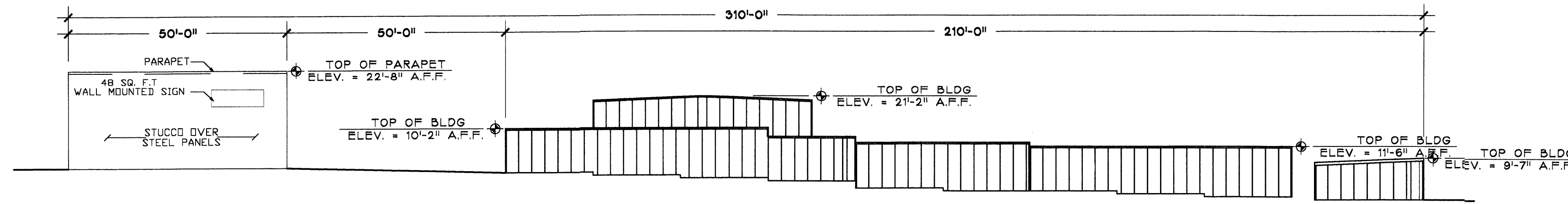
6" FL

6" FL

6" FL

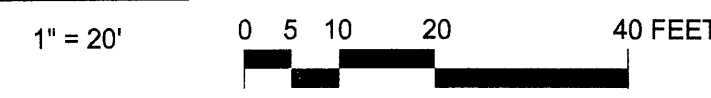
6" FL





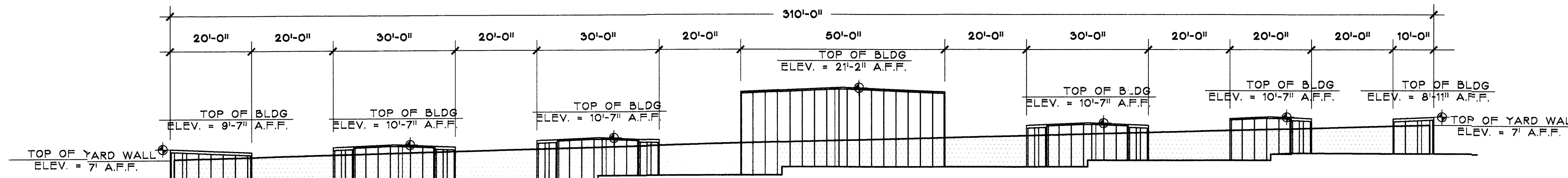
**NORTH ELEVATION**

SCALE: 1"=20'-0"



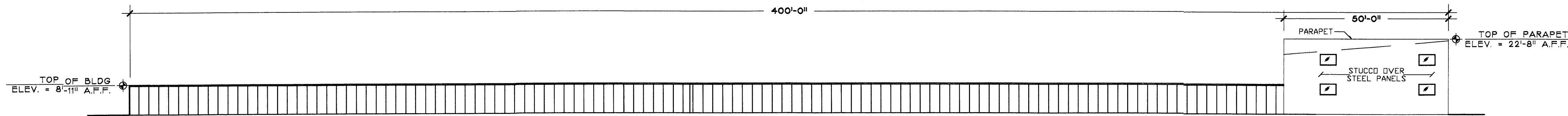
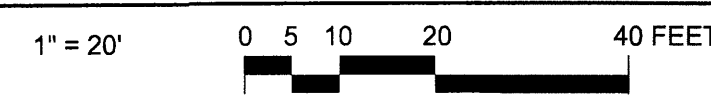
GENERAL NOTE:

ALL STORAGE BUILDINGS SHALL  
BE FINISHED WITH METAL PANEL SIDING.  
COLOR: EARTH TONE WALLS, GREEN ROOF



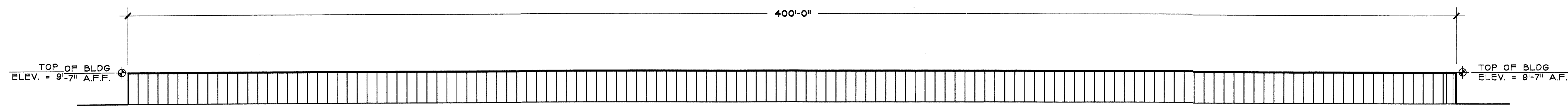
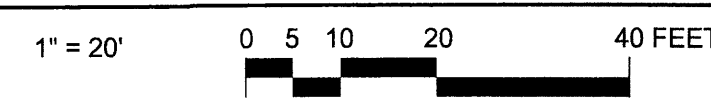
**SOUTH ELEVATION**

SCALE: 1"=20'-0"



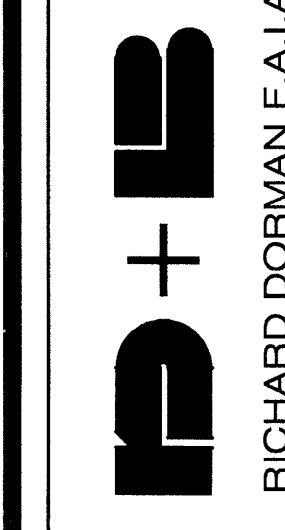
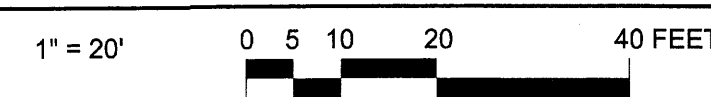
**EAST ELEVATION**

SCALE: 1"=20'-0"



**WEST ELEVATION**

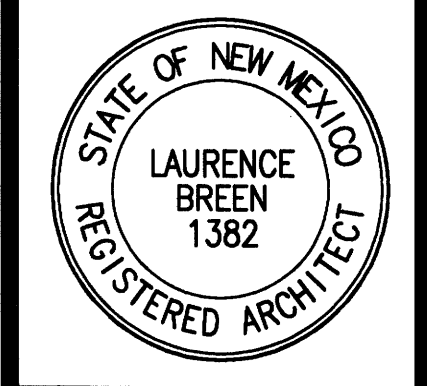
SCALE: 1"=20'-0"



**DORMAN and BREEN**  
LAURENCE BREEN F.A.I.A.  
SANTA FE, NM 505-982-9196

RICHARD DORMAN F.A.I.A.  
ALBUQUERQUE, NM 505-299-5940

Site development Plan for  
Building Permit:  
**ALAMEDA STORAGE**  
6800 Oakland Ave. NE  
ALBUQUERQUE, NM 87113



SHEET TITLE  
BUILDING  
ELEVATIONS  
OF SITE  
PERIMETER

JOB NUMBER:  
0442

DATE:  
1/25/05

REVISIONS:	DATE:

SHEET:  
**A-2.1**  
5 OF 5



Plat of  
 Lot 22-A  
 Block 28, Tract A, Unit B  
 North Albuquerque Acres  
 Being a Replat of  
 Lots 11, 12, 21 & 22, Block 28  
 Tract A, Unit B  
 North Albuquerque Acres  
 within  
 Elena Gallegos Land Grant  
 Projected Section 13, T.11N., R.3E., N.M.P.M.  
 Albuquerque, Bernalillo County, New Mexico  
 March 2005

PROJECT NUMBER 1003865  
 Application Number OSDRB-00521

The purpose of this plat is to consolidate Lots 11, 12, 21 & 22 into one lot, grant the public utility easements and dedicate the right-of-way on Alameda Boulevard & Oakland Avenue NE

APPROVED AND ACCEPTED BY:

*[Signature]* 3-28-05  
 CITY SURVEYOR DATE

*[Signature]* 7/27/05  
 REAL PROPERTY DIVISION DATE

*[Signature]* 7/27/05  
 ENVIRONMENTAL HEALTH DEPARTMENT DATE

*[Signature]* 7-27-05  
 TRAFFIC ENGINEERING, TRANSPIRATION DIVISION DATE

*[Signature]* 7-27-05  
 UTILITIES DEVELOPMENT DATE

*[Signature]* 7/27/05  
 PARKS & RECREATION DEPARTMENT DATE

*[Signature]* 7/27/05  
 A.M.A.F.C.A. DATE

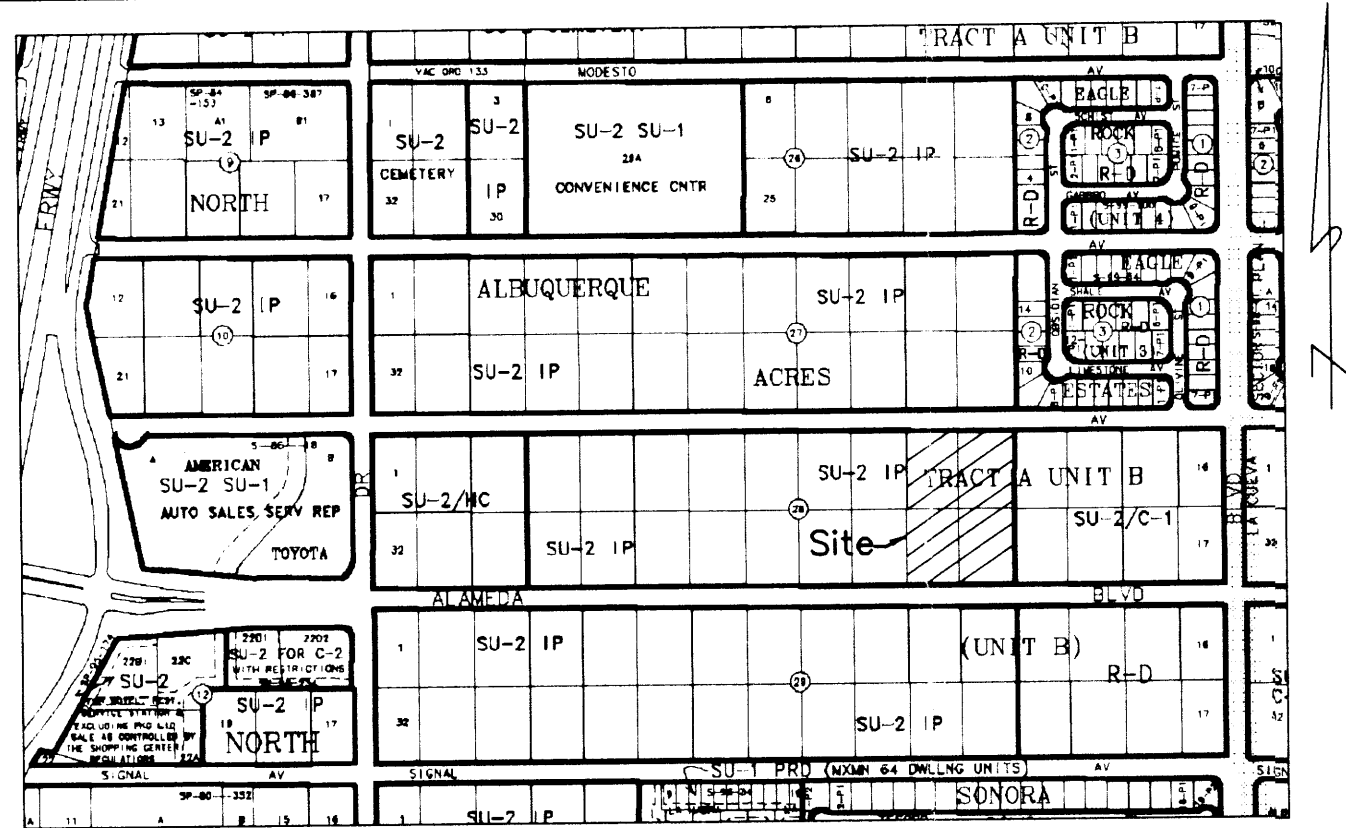
*[Signature]* 7/27/05  
 CITY ENGINEER DATE

*[Signature]* 7/28/05  
 PLANNING CHAIRPERSON, PLANNING DEPARTMENT DATE

SURVEYOR'S AFFIDAVIT

I, Ronald A. Forstbauer, licensed New Mexico Land Surveyor No. 6126, do hereby certify that the plat shown hereon was prepared by me or under my direct supervision from an actual field survey and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance and the City Detailed Design Standards for surveying and meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico Board of Registration for Professional Engineers and Professional Land Surveyors effective October 1, 2000 and shows easements of record as indicated on Title Policy File No. 248372ME issued by Commonwealth Land Title Insurance Company, Inc., on February 04, 2005 and that the information shown hereon is true and correct to the best of my knowledge and belief.

*[Signature]* 3/26/05  
 Ronald A. Forstbauer Date  
 NMPS No. 6126



Talos Log Number 2005103689  
 Zone Atlas Page Number C-18  
 Project No. 1003865  
 OSDRB-00006

Subdivision Data

- Total gross acreage of the subdivision shown hereon: 4.0044 Acres.
- Total number of lots created by this plat is 1.
- Bearings are based on New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- ( ) - indicates record distances. The plat of Tract A, Unit B, North Albuquerque Acres does not have bearings.
- Documents used:
  - Plat of Tract A, Unit B, North Albuquerque Acres, filed 4/24/1936, Volume D, Folio 130.
  - Title Policy File No. 248372ME, prepared by Commonwealth Land Title Insurance Company effective date February 04, 2005.
  - Warranty Deed filed 02/04/2005, Book A51, Page 6321.
- Date of field survey: February 28, 2005.
- Zoning SU-2, IP

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- The Public Service Co. of NM— Electric Services Division for the installation, maintenance, and service of overhead and underground electric lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
- The Public Service Co. of NM—Gas Services Division for the installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- West for the installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and enclosures.
- Comcast Cable for the installation, maintenance and service of such lines, cable and related equipment and facilities reasonably necessary to provide Cable TV service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electric Safety Code caused by construction or pools, decking, or any structures adjacent to, within, or near easements shown on this plat.

*[Signature]* 4-21-05  
 PNM ELECTRIC SERVICES DATE

*[Signature]* 4-21-05  
 PNM GAS SERVICES DATE

*[Signature]* 4-21-05  
 WEST COMMUNICATIONS DATE

*[Signature]* 4-19-05  
 COMCAST CABLE DATE

Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

LEGAL DESCRIPTION

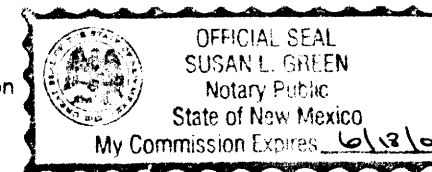
Lots numbered Eleven (11), Twelve (12), Twenty-one (21) and Twenty-two (22) in Block numbered Twenty-Eight (28) of TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on April 24, 1936, in Plat Book D, folio 130.

FREE CONSENT AND DEDICATION

The platting of the land comprising Lot 22-A as shown hereon, and all easements shown hereon are with the free consent of and in accordance with the wishes and desires of the undersigned owner and proprietor thereof. Said owner does hereby grant all easements shown hereon, including the right of ingress and egress and the right to trim interfering trees. Said owner does hereby dedicate the 30' right-of-way of Oakland Avenue NE and the 30' right-of-way of Alameda Boulevard NE as shown hereon to the City of Albuquerque in Fee Simple. Said owner does hereby dedicate an additional thirty-two feet (32') of right-of-way on Alameda Boulevard NE as shown hereon to the City of Albuquerque in Fee Simple with Warranty Covenants. Said owner warrants that Parks Company of New Mexico, Inc., a New Mexico Corporation holds complete and indefeasible title in fee simple to the land subdivided.

Parks Company of New Mexico, Inc., a New Mexico Corporation

*[Signature]*  
 Joy Parks, President  
 Parks Company of New Mexico, Inc. a New Mexico Corporation



ACKNOWLEDGMENT

State of New Mexico) SS  
 County of Bernalillo)

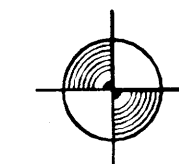
This instrument was acknowledged before me this 23<sup>rd</sup> day of March, 2005 by  
 Jay Parks

Notary Public *[Signature]* My Commission expires June 12, 2006



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND

PAID ON UPC # 4112 *[Signature]*  
 PROPERTY OWNER OF RECORD *[Signature]*  
 BERNALILLO COUNTY TREASURER'S OFFICE  
7/28/05

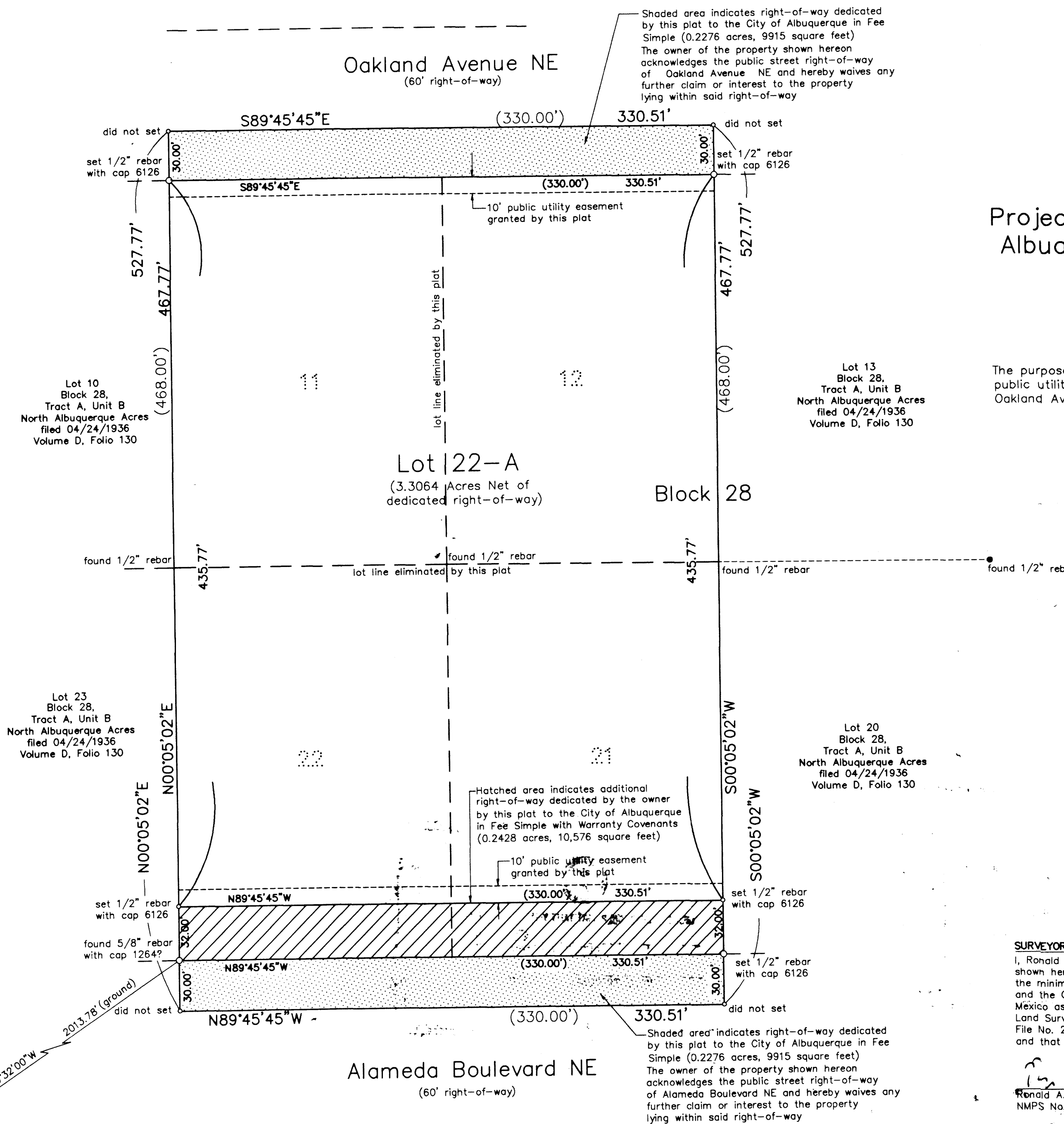
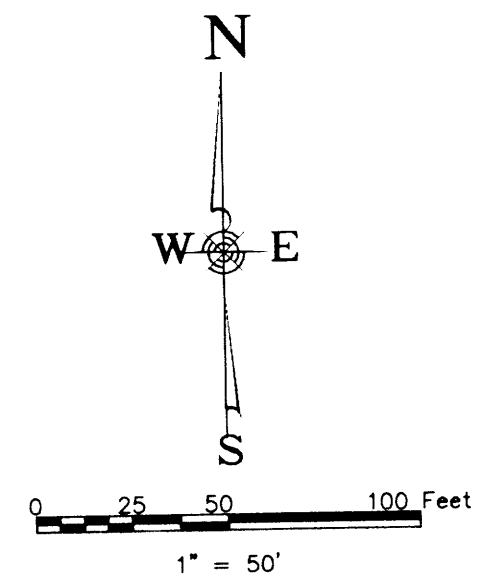


Forstbauer Surveying, L.L.C.  
 4116 Lomas Boulevard NE  
 Albuquerque, New Mexico 87110  
 (505) 268-2112 Fax 268-2032



Plat of  
 Lot 22-A  
 Block 28, Tract A, Unit B  
 North Albuquerque Acres  
 Being a Replat of  
 Lots 11, 12, 21 & 22, Block 28  
 Tract A, Unit B  
 North Albuquerque Acres  
 within  
 Elena Gallegos Land Grant  
 Projected Section 13, T.11N., R.3E., N.M.P.M.  
 Albuquerque, Bernalillo County, New Mexico  
 March 2005'

The purpose of this plat is to consolidate Lots 11, 12, 21 & 22 into one lot, grant the public utility easements and dedicate the right-of-way on Alameda Boulevard & Oakland Avenue NE

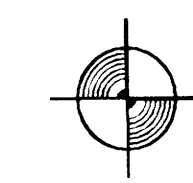
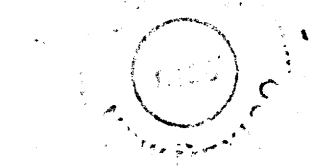


2005108995  
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 Page: 2 of 2  
 07/28/2005 03:50P  
 Bk-2805C Pg-263

Mary Herrera Bern. Co. PLAT R 12.00

**SURVEYOR'S AFFIDAVIT**  
 I, Ronald A. Forstbauer, licensed New Mexico Land Surveyor No. 6126, do hereby certify that the plat shown hereon was prepared by me or under my direct supervision from an actual field survey and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance and the City Detailed Design Standards for surveying and meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico Board of Registration for Professional Engineers and Professional Land Surveyors effective October 1, 2000 and shows easements of record as indicated on Title Policy File No. 248372ME issued by Commonwealth Land Title Insurance Company, Inc., on February 04, 2005 and that the information shown hereon is true and correct to the best of my knowledge and belief.

*Ronald A. Forstbauer*  
 Ronald A. Forstbauer Date  
 NMPS No. 6126



Forstbauer Surveying, L.L.C.  
 4116 Lomas Boulevard NE  
 Albuquerque, New Mexico 87110  
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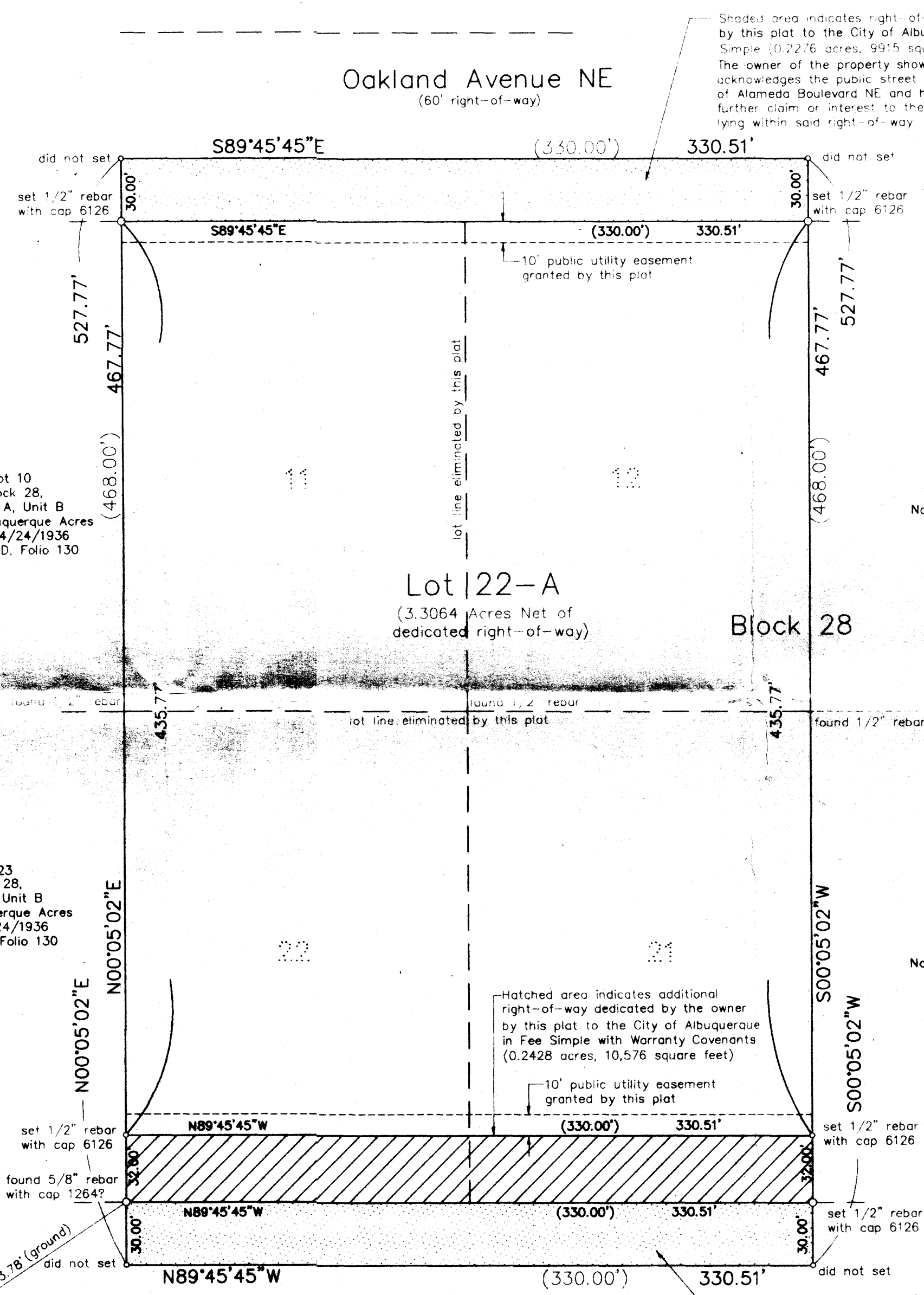
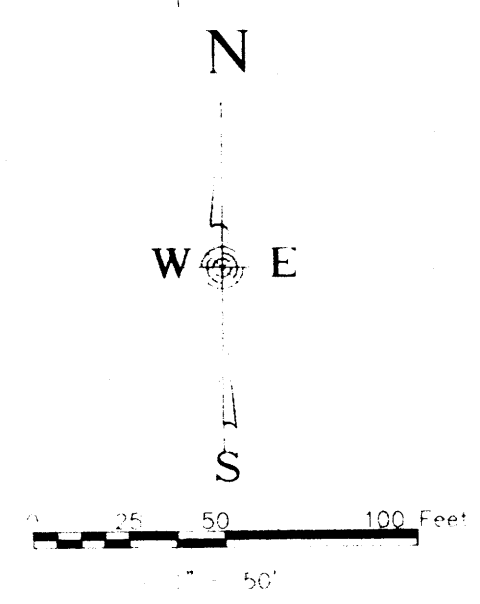
City of Albuquerque  
 9-C18  
 New Mexico State Plane Grid Coordinates  
 Central Zone (NAD 1927)  
 X=402,255.61  
 Y=1,521,435.09  
 Ground/Grid Factor 0.9996608  
 ΔS = -00°11'19"  
 NGVD 1929 Elevation 5229.79



Plat of  
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 Albuquerque, Bernalillo County, New Mexico  
 March 2005

**PRELIMINARY PLAT  
 APPROVED BY DRB**

The purpose of this plat is to consolidate Lots 11, 12, 21 & 22 into one lot, grant the public utility easements and dedicate the right-of-way on Alameda Boulevard & Oakland Avenue NE



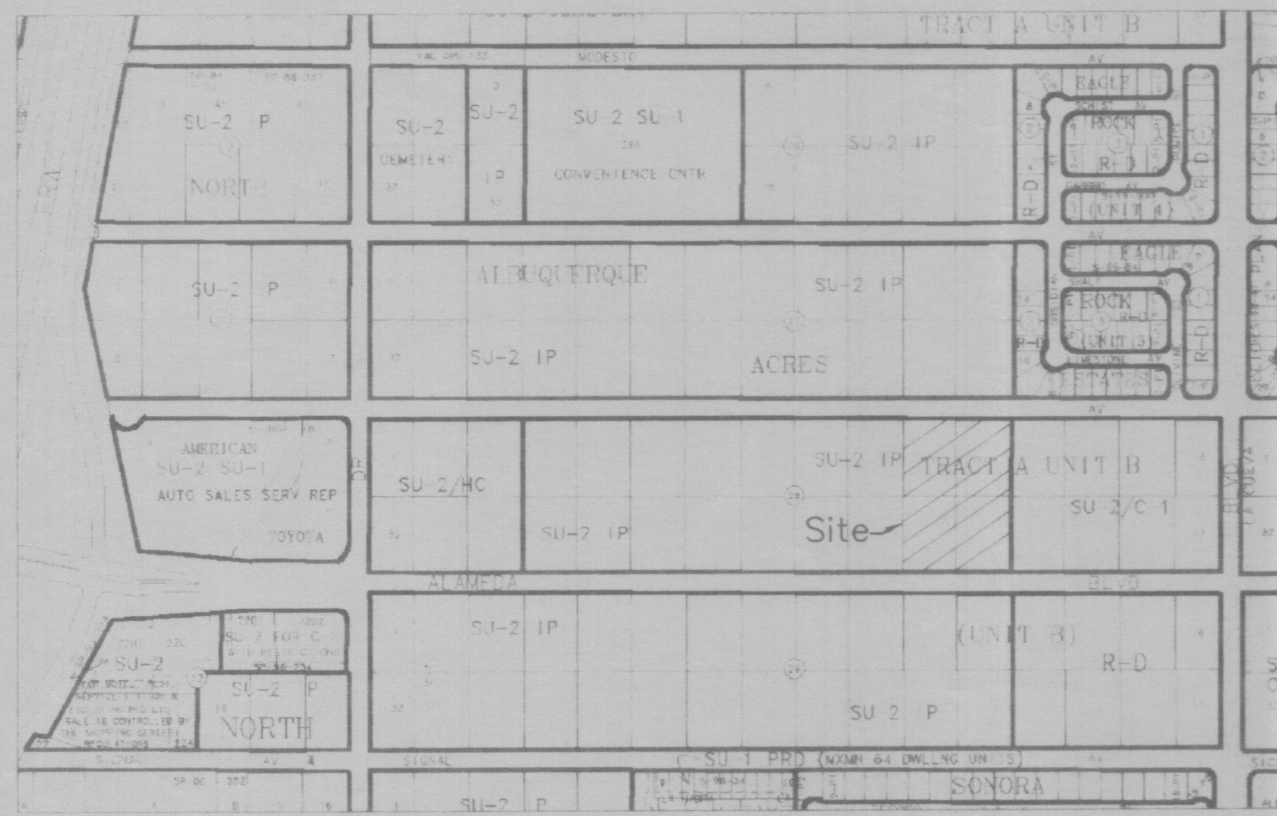
City of Albuquerque  
 9-028  
 New Mexico State Plane Grid Coordinates  
 Central Zone (NAD 1983)  
 X=402,255.61  
 Y=1,521,435.09  
 Ground Grid Factor 0.9996608  
 Az=00°11'19"  
 MDD 1929 Elevation 5229.79

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 I, Ronald A. Forstbauer, licensed New Mexico Land Surveyor No. 6126, do hereby certify that the plat shown hereon was prepared by me or under my direct supervision from an actual field survey and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance and the City Detailed Design Standards for surveying and meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico Board of Registration for Professional Engineers and Professional Land Surveyors effective October 1, 2000 and shows easements of record as indicated on Title Policy File No. 248372ME issued by Commonwealth Land Title Insurance Company, Inc., on February 04, 2005 and that the information shown hereon is true and correct to the best of my knowledge and belief.

*Ronald A. Forstbauer*  
 Ronald A. Forstbauer Date  
 NMPs No. 6126

**Forstbauer Surveying, L.L.C.**  
 4116 Lomas Boulevard NE  
 Albuquerque, New Mexico 87110  
 (505) 268-2112 Fax 268-2032





Vicinity Map  
 Talos Log Number 2005103689  
 Zone Atlas Page Number C-18  
 Project No. 1003865  
 05DRB-00006

**Subdivision Data**

- Total gross acreage of the subdivision shown hereon: 4.0044 Acres.
- Total number of lots created by this plat is 1.
- Bearings are based on New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- ( ) - indicates record distances. The plat of Tract A, Unit B, North Albuquerque Acres does not have bearings.
- Documents used:
  - Plat of Tract A, Unit B, North Albuquerque Acres, filed 4/24/1936, Volume D, Folio 130.
  - Title Policy File No. 248372ME, prepared by Commonwealth Land Title Insurance Company effective date February 04, 2005.
  - Warranty Deed filed 02/04/2005, Book A51, Page 6321, Date of field survey February 28, 2005.
- Zoning SU-2, IP.

**PUBLIC UTILITY EASEMENTS**

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- The Public Service Co. of NM- Electric Services Division for the installation, maintenance, and service of overhead and underground electric lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
- The Public Service Co. of NM-Gas Services Division for the installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- Qwest for the installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
- Comcast Cable for the installation, maintenance and service of such lines, cable and related equipment and facilities reasonably necessary to provide Cable TV service.

Included is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electric Safety Code caused by construction or pools, decking, or any structures adjacent to, within, or near easements shown on this plat.

PNM ELECTRIC SERVICES	DATE
PNM GAS SERVICES	DATE
QWEST COMMUNICATIONS	DATE
COMCAST CABLE	DATE

Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

**LEGAL DESCRIPTION**

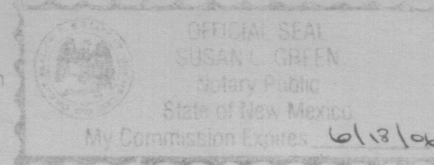
Lots numbered Eleven (11), Twelve (12), Twenty-one (21) and Twenty-two (22) in Block numbered Twenty-Eight (28) of TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on April 24, 1936, in Plat Book D, folio 130.

**FREE CONSENT AND DEDICATION**

The platting of the land comprising Lot 22-A as shown hereon, and all easements shown hereon are with the free consent of and in accordance with the wishes and desires of the undersigned owner and proprietor thereof. Said owner does hereby grant all easements shown hereon, including the right of ingress and egress and the right to trim interfering trees. Said owner does hereby dedicate the 30' right-of-way of Oakland Avenue NE and the 30' right-of-way of Alameda Boulevard NE as shown hereon to the City of Albuquerque in Fee Simple. Said owner does hereby dedicate an additional thirty-two feet (32') of right-of-way on Alameda Boulevard NE as shown hereon to the City of Albuquerque in Fee Simple with Warranty Covenants. Said owner warrants that Parks Company of New Mexico, Inc., a New Mexico Corporation holds complete and indefeasible title in fee simple to the land subdivided.

Parks Company of New Mexico, Inc., a New Mexico Corporation

*Jay Parks*  
 Jay Parks, President  
 Parks Company of New Mexico, Inc., a New Mexico Corporation



**ACKNOWLEDGMENT**

State of New Mexico )  
 County of Bernalillo ) SS

This instrument was acknowledged before me this 23<sup>rd</sup> day of March, 2005 by Jay Parks

Notary Public *[Signature]* My Commission expires June 18, 2006

Plat of  
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 Block 28, Tract A, Unit B  
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 Projected Section 13, T.11N., R.3E., N.M.P.M.  
 Albuquerque, Bernalillo County, New Mexico  
 March 2005

PROJECT NUMBER \_\_\_\_\_  
 Application Number \_\_\_\_\_

The purpose of this plat is to consolidate Lots 11, 12, 21 & 22 into one lot, grant the public utility easements and dedicate the right-of-way on Alameda Boulevard & Oakland Avenue-NE

**APPROVED AND ACCEPTED BY:**

*[Signature]* 3-28-05  
 CITY SURVEYOR DATE

REAL PROPERTY DIVISION DATE

ENVIRONMENTAL HEALTH DEPARTMENT DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

UTILITIES DEVELOPMENT DATE

PARKS & RECREATION DEPARTMENT DATE

A.M.A.F.C.A. DATE

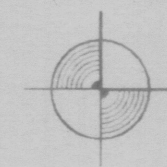
CITY ENGINEER DATE

PLANNING CHAIRPERSON, PLANNING DEPARTMENT DATE

**SURVEYOR'S AFFIDAVIT**

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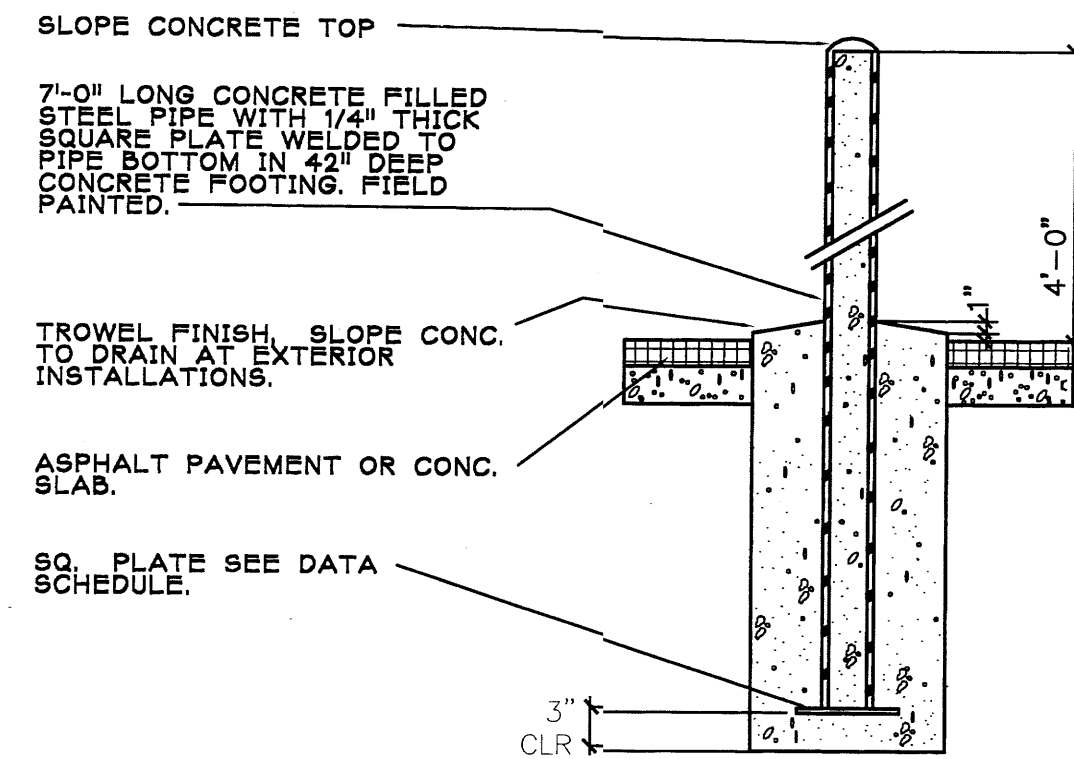
*[Signature]* 3/26/05  
 Ronald A. Forstbauer Date  
 NMPS No. 6126



Forstbauer Surveying, L.L.C.  
 4116 Lomas Boulevard NE  
 Albuquerque, New Mexico 87110  
 (505) 268-2112 Fax 268-2032



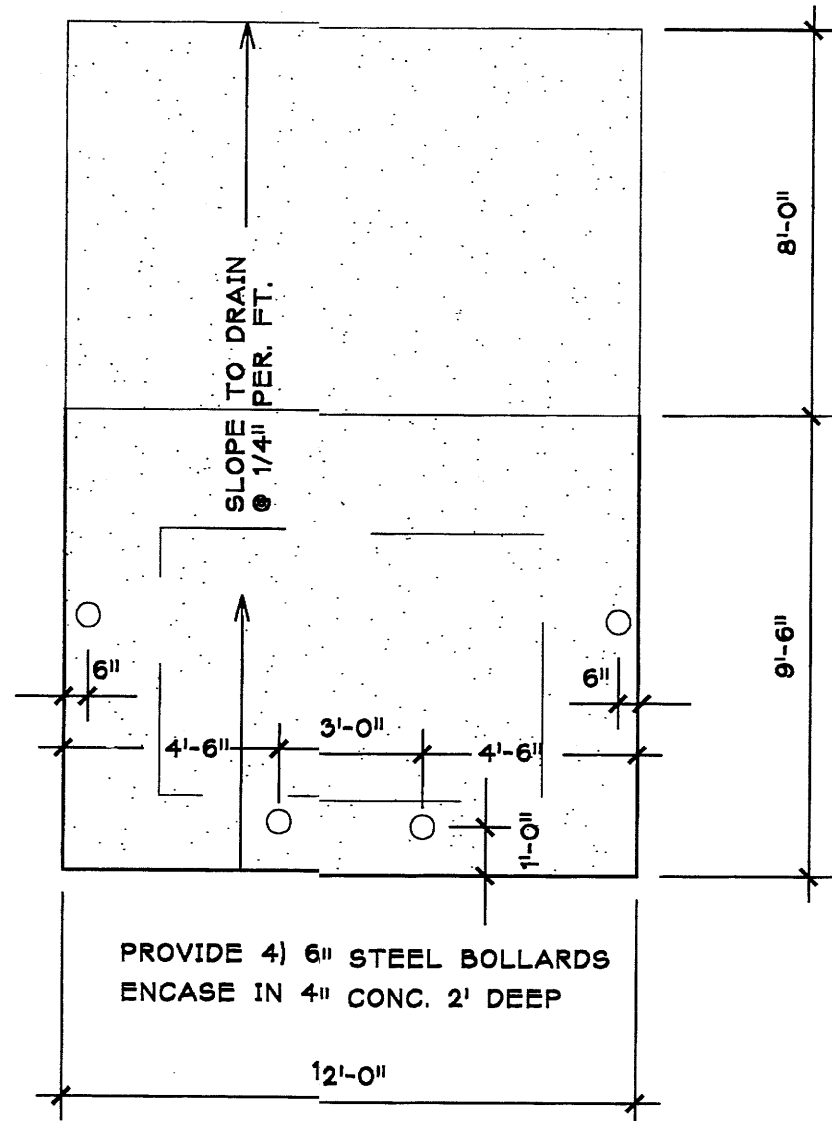
OAKLAND AVE. (60' R.O.W.)



PIPE DIA	FTG. DIA.	SQ. PLATE
4"	18"	6" SQ.
6"	24"	8" SQ.
8"	30"	10" SQ.

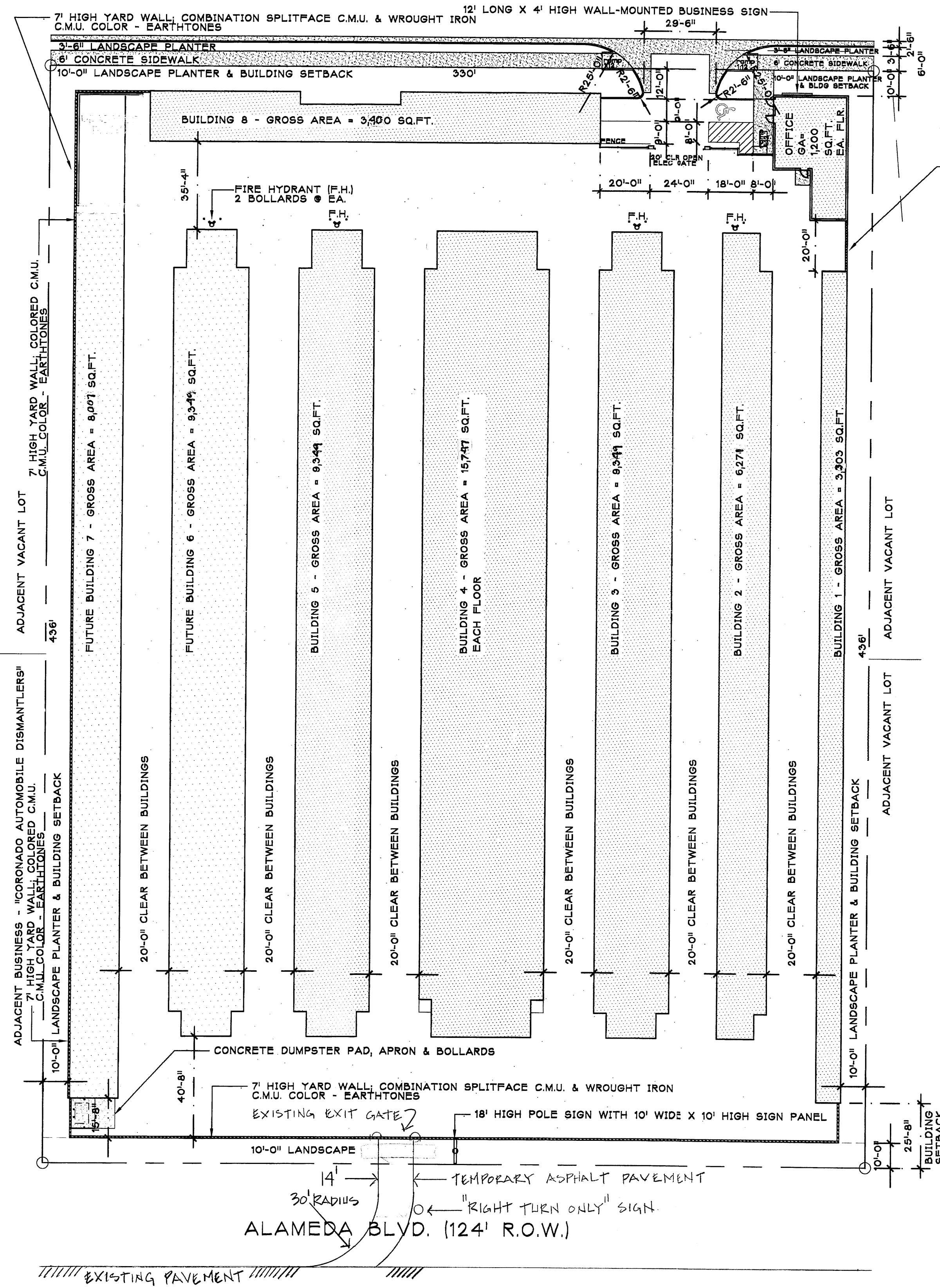
**TYPICAL BOLLARDS**  
SCALE: N.T.S.

CONCRETE DUMPSTER SLAB: 6" THK. 4,000 PSI, 3/4" AGG. W/ 6X6-10/10 WWM, SLOPE TO DRAIN @ 1/8" PER FT. MIN.  
CONCRETE APRON SLAB: 6" THKx12"x8" 4,000 PSI, 3/4" AGG. W/ 6X6-10/10 WWM, SLOPE TO DRAIN @ 1/8" PER FT. MI.  
C.M.U. WALL: SEE YARD WALL & BUILDING FACE



**PLAN VIEW**  
SCALE: 1/4" = 1'-0"

**TRASH DUMPSTER PAD, APRON & BOLLARD DETAILS**  
SCALE: 1/4" = 1'-0"



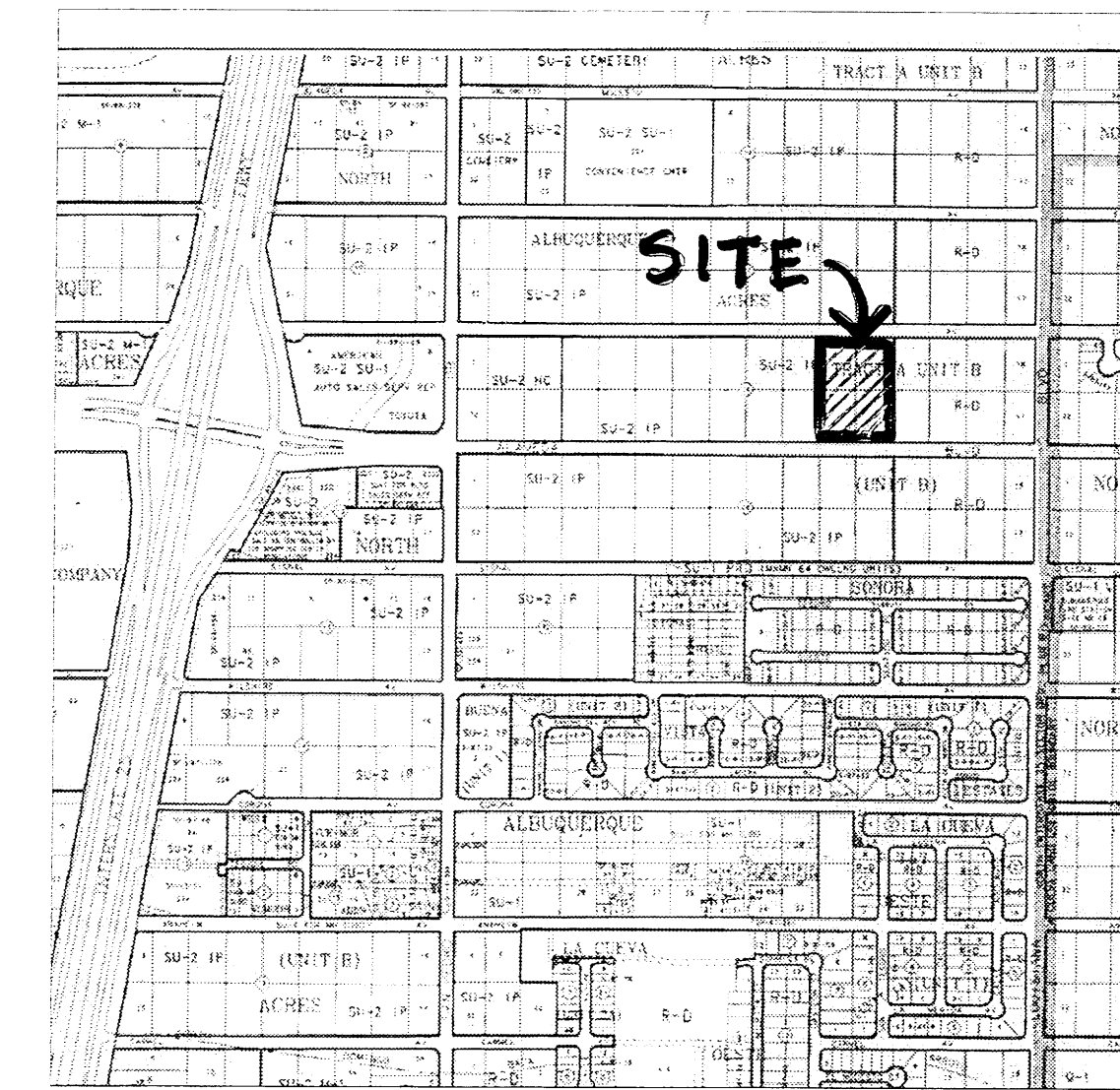
**SITE PLAN**  
SCALE: 1" = 30'-0"

**LAND USE DATA**

	TOTALS
	SQ. FT.
TOTAL LOT AREA =	152,880
GROSS AREA OF ALL BUILDINGS, PHASE 1 & PHASE 2 =	66,528
BUILDING LOT DENSITY RATIO =	46%
NET LOT AREA =	77,352
REQUIRED 15% LANDSCAPE AREA =	11,602 - 15%
<b>LANDSCAPE PLANTER AREAS PROVIDED</b>	
10' WIDE NORTH STREET FRONTAGE PLANTER =	2,934
10' WIDE SOUTH STREET FRONTAGE PLANTER =	3,300
6' WIDE EAST SIDE YARD PLANTER =	4,210
6' WIDE WEST SIDE YARD PLANTER =	4,210
<b>TOTAL LANDSCAPE PLANTER AREAS PROVIDED =</b>	<b>14,654 - 15%</b>

**SITE PLAN LEGEND**

- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- BUILDING AREA PHASE ONE CONSTRUCTION
- BUILDING AREA FUTURE CONSTRUCTION



**SITE LOCATION**  
1" = 100'

**PROJECT DATA**

**LEGAL DESCRIPTION:**  
LOT 22A, BLOCK 28, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES SUBDIVISION, BERNALILLO COUNTY, ALBUQUERQUE NEW MEXICO.

**ZONE ATLAS:** C-18-Z  
**ZONE CLASSIFICATION:** SU-2, 1P

**OFFSTREET PARKING REQUIREMENTS-**  
AS PER PLANNING DIRECTOR'S APPROVAL OF THE SITE PLAN.  
PARKING IS NEEDED FOR THE PUBLIC CLIENTELE ONLY. CLIENTELE USE THE OFFICE PARKING ONLY WHEN SIGNING UP FOR OR TERMINATING SERVICE CONTRACTS. ACCESS TO THE STORAGE UNITS BY THE CLIENTELE SHALL BE THROUGH THE AUTOMATED GATE. OFFICE STAFF SHALL USE STORAGE UNIT PARKING GARAGE SPACES.

PROVIDED PUBLIC PARKING STALLS = 3 STALLS, INCLUDES 1 REQ'D VAN ACCESSIBLE STALL  
PRIVATE PARKING STALLS SHALL BE AT STORAGE UNIT PARKING GARAGE SPACES.

**SITE LIGHTING:** SHALL BE PROVIDED BY LIGHT-SHIELDED BUILDING-MOUNTED WALL FIXTURES ONLY. THERE WILL NOT BE ANY POLE LIGHTS.

**SIGNAGE:** A 12' WIDE X 4' HIGH WALL-MOUNTED INTERNALLY ILLUMINATED SIGN SHALL BE PROVIDED AT THE OAKLAND AVE. BUILDING FRONTAGE.

AN 18' HIGH POLE SIGN WITH AN INTERNALLY ILLUMINATED 10' WIDE X 10' HIGH SIGN PANEL SHALL BE PROVIDED AT THE CENTER OF THE LOT, SOUTH FRONTAGE, INSIDE THE PROPERTY LINE.

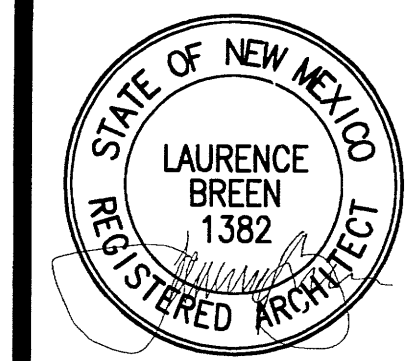
DRS ADMINISTRATIVE  
SITE PLAN AMENDMENT  
PROJECT NO. 1003865  
APPLICATION NO. 05DRB-00304  
DATE: 4/27/05  
PLANNING DIRECTOR

PROJECT NO. 1003865  
APPLICATION NO. 05DRB-00304

IS AN APPROVED INFRASTRUCTURE LIST REQUIRED?  
YES / NO. IF YES, THEN A SET OF APPROVED DRG PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT OF WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.  
DRS SITE DEVELOPMENT PLAN FOR BUILDING PERMIT APPROVAL:

<i>[Signature]</i>	4-27-05
TRAFFIC ENGINEERING TRANSPORTATION DIVISION	DATE:
<i>[Signature]</i>	4-27-05
UTILITY DEVELOPMENT DIVISION	DATE:
<i>[Signature]</i>	4/27/05
PARKS RECREATION	DATE:
<i>[Signature]</i>	7/22/05
CITY ENGINEER	DATE:
N/A	
ENVIRONMENTAL HEALTH (CONDITIONAL)	DATE:
<i>[Signature]</i>	4-27-05
SOLID WASTE MANAGEMENT	DATE:
<i>[Signature]</i>	7/22/05
DRS CHAIRPERSON, PLANNING DEPT.	DATE:

Site Development Plan for  
Building Permit:  
**ALAMEDA STORAGE**  
6800 Oakland Ave. NE  
ALBUQUERQUE, NM 87113



SHEET TITLE:  
**SITE PLAN**

JOB NUMBER:  
**0442**

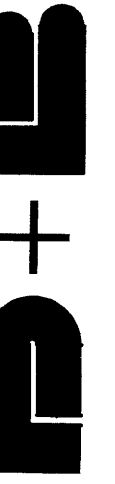
DATE:  
**4/27/05**

REVISIONS: 

Alameda Gate	6/19/07
--------------	---------

SHEET:  
**C-1.1**  
2 OF 29

**DORMAN and BREEN**



LAURENCE BREEN A.I.A.  
SANTA FE, NM 505-882-9186

RICHARD DORMAN F.A.I.A.  
ALBUQUERQUE, NM 505-289-5940

*File 4-27-05*



