

SITE DATA:

LEGAL DESCRIPTION: LOT 1, BOSQUE PLAZA SUBDIVISION

SITE AREA: 1.72 AC. / 74,923 SF

ZONING: C-1 (SC)

PROPOSED LAND USE: 2-STORY BUILDING FOR STORAGE AND RETAIL USES AS PERMITTED IN THE C-1 AND INDOOR CLIMATE CONTROLLED STORAGE USES. STORAGE FACILITY TO PROHIBIT THE IMPROPER STORAGE OF HAZARDOUS, EXPLOSIVE OR ILLEGAL MATERIALS.

MAXIMUM FLOOR AREA RATIO: 1.0

BUILDING AREA: 72,000 SF = FAR of 0.96

MAXIMUM BUILDING HEIGHT: MAXIMUM BUILDING HEIGHT SHALL BE PURSUANT TO THE CITY C-1 ZONE (26-FEET) AND SHALL COMPLY WITH THE COORS CORRIDOR SECTOR DEVELOPMENT PLAN (CCSDP) VIEW PRESERVATION REQUIREMENTS FOR SEGMENT 3 (SEE SHEET 7).

PARKING REQUIREMENTS

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	WAREHOUSE: 1 SPACE PER 2,000 SQUARE FEET OF NET LEASABLE SPACE	26.1
	RETAIL: 1 SPACE PER 200 SQUARE FEET	7.5
	OFFICE: 1 SPACE PER 200 SQUARE FEET	4.5
	TOTAL PARKING REQUIRED:	39
	PROVIDED PARKING	
	OFF-STREET PARKING SPACES:	23
	COMPACT OFF-STREET PARKING SPACES (MAX 9):	7
	PRIVATE ROADWAY EASEMENT PARKING SPACES:	<u>+ 9</u>
	TOTAL PARKING PROVIDED:	39
	HANDICAPPED REQUIRED:	3
	HANDICAPPED PROVIDED:	3
	MOTORCYCLE PARKING REQUIRED:	2
	MOTORCYCLE PARKING PROVIDED:	2
	BICYCLE REQUIRED:	2
	BICYCLE PROVIDED:	4

TRANSIT: BUS ROUTES 96 (CROSSTOWN COMMUTER), 155 (COORS), 790 (BLUE LINE RAPID RIDE), AND 162 (VENTANA RANCH COMMUTER). BUS STOPS FOR 96 AND 155 ARE LOCATED ACROSS LA ORILLA NW APPROXIMATELY 400' TO THE NORTH WEST FROM THE SITE. BUS STOPS FOR 96, 155, AND 162 ARE LOCATED ACROSS COORS BLVD NW APPROXIMATELY 750' TO THE WEST FROM THE SITE.

LIGHTING: LIGHTING SHALL BE FULLY SHIELDED AND CONSISTENT WITH THE COORS CORRIDOR PLAN LIGHTING REGULATIONS. THE HEIGHT OF POLE-MOUNTED LIGHTS WILL NOT EXCEED 20-FEET FROM THE GRADE OF THE PARKING LOT.

GENERAL NOTES:

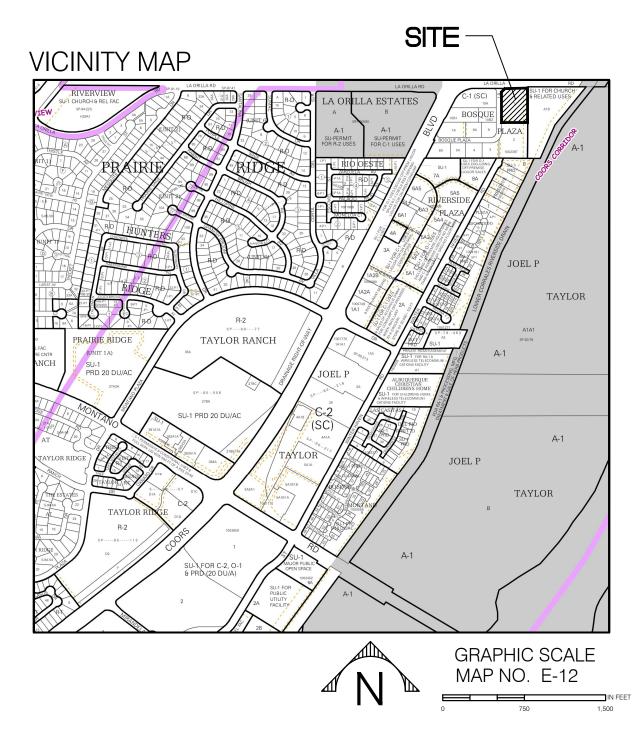
- 1. ALL LIGHTING SHALL COMPLY WITH THE CITY COMPREHENSIVE ZONING CODE OF §14-16-3-9 AREA LIGHTING REGULATIONS
 PARKING LOT SITE LIGHTING SHALL BE A MAXIMUM 20 FEET AND COMPLY WITH THE BOSQUE PLAZA SITE PLAN FOR
 SURDIVISION.
- ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED.
- 3. RAINWATER HARVESTING MEASURES, SUCH AS CURB CUTS, SHALL BE PROVIDED. SEE GRADING/DRAINAGE (SHEET 3).
- 4. 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.
- 5. 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.
- 6. 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).
- 7. 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).
- 8. WINDOW FILM SIGNAGE SHALL BE PROHIBITED ON ALL WINDOWS.

KEY NOTES:

1. PROPERTY BOUNDARY

- EXISTING CURB AND GUTTER TO REMAIN
- 3. EXISTING ACCESSIBLE RAMP TO REMAIN
- 4. EXISTING CONCRETE DRAINAGE CHANNEL TO REMAIN
- 5. EXISTING BLOCK WALL TO REMAIN
- 6. EXISTING CONCRETE SIDEWALK TO REMAIN7. CONCRETE CURB AND GUTTER
- 8. CONCRETE DRIVE PAD
- 9. CONCRETE SIDEWALK
- 10. STRIPED ASPHALT PAVING
- 11. 8' HEIGHT WROUGHT IRON FENCE, COLOR: TO MATCH PRIMARY BUILDING COLOR
- 12. REFUSE ENCLOSURE
- 13. BICYCLE RACK
- 14. SITE LIGHTING
- FLECTRIC GATE KEY PAC
- 15. ELECTRIC GATE KEY PAD16. "MOTORCYCLE PARKING ONLY" SIGN
- 17. ADA "HANDICAP PARKING ONLY" SIGN, MUST HAVE THE REQUIRED LANGUAGE PER 66-7-352.4C NMSA 1978 "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING." ADDITIONAL "VAN ACCESSIBLE" SIGN TO BE INCLUDED AT VAN ACCESSIBLE SPACE.

- 18. SIDEWALK FLUSH WITH ASPHALT
- 19. CONCRETE PARKING BUMPER
- 20. ADA ACCESS AISLE. AISLE SHALL HAVE THE WORDS "NO PARKING" IN CAPITAL LETTERS, EACH OF WHICH SHALL BE AT LEAST ONE FOOT HIGH AND AT LEAST TWO INCHES WIDE, PLACED AT THE REAR OF THE PARKING SPACE SO AS TO BE CLOSE TO WHERE AN ADJACENT VEHICLE'S REAR TIRE WOULD BE PLACED. (66-1-2.1.B NMSA 1978)
- 21. ACCESSIBLE CONCRETE RAMP
- 22. "DO NOT ENTER" SIGN 12"X18" ON STEAL POST
- 23. PAINTED DIRECTIONAL ARROW AND 1'-6" TALL LETTERS, TYP.
- 24. 6' BENCH
- 25. PONDING, SEE CONCEPTUAL GRADING AND DRAINAGE PLAN
- 26. 6' WIDE CONCRETE PEDESTRIAN CROSSING WITH WHITE EDGING



PROJECT NUMBER: 1004167
Application Number: 17EPC-40009

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated May 12, 2017 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:

Traffic Engineering, Transportation Division	Date
Water Utility Department	Date
Parks and Recreation Department	Date
City Engineer	Date
	08.16.17
Solid Waste Management	Date

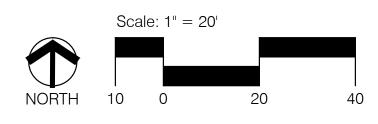
DRB Chairperson, Planning Department D



SITE PLAN FOR BUILDING PERMIT

Prepared for: Guardian Storage VI, LLC

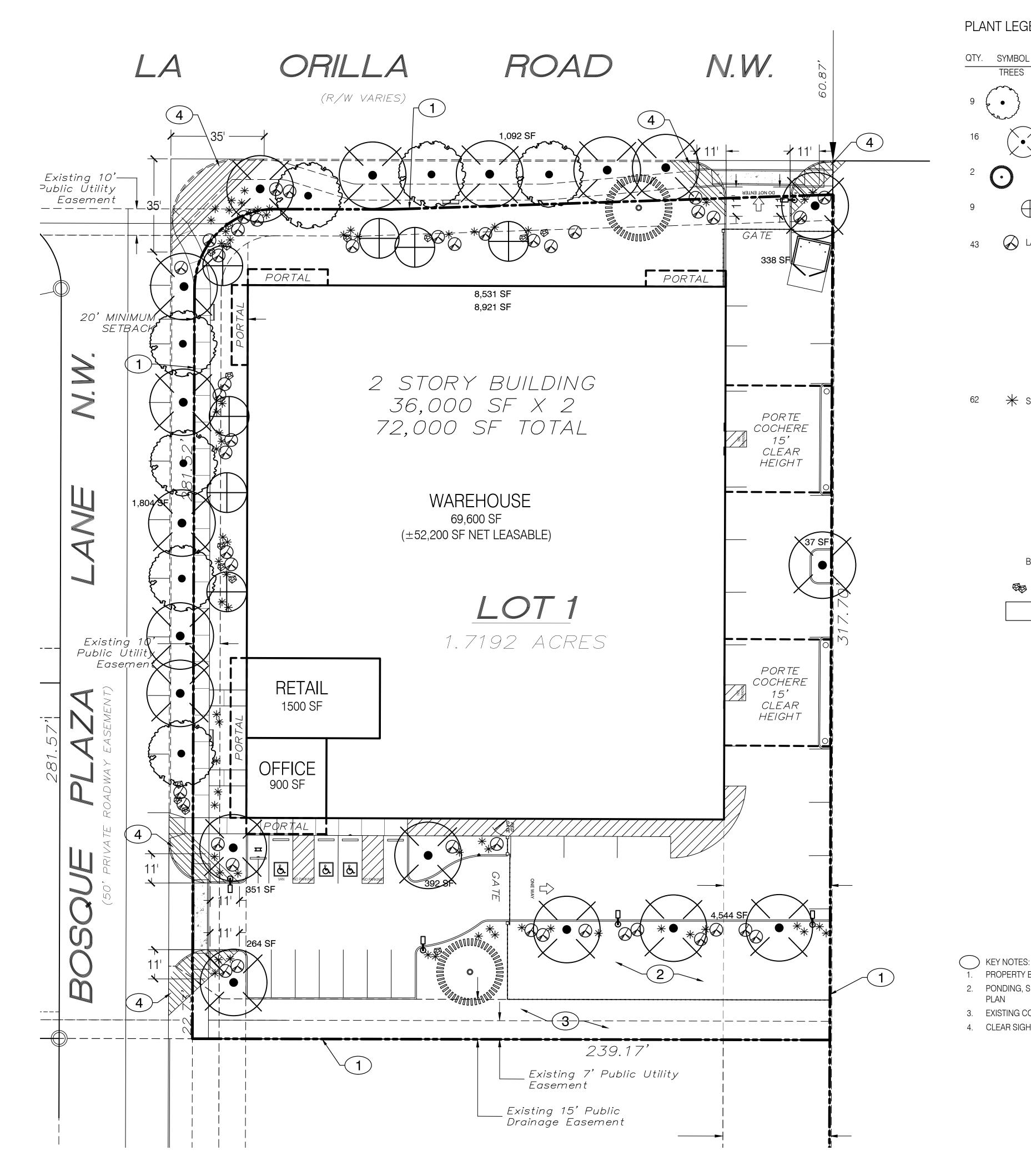
9221 Eagle Ranch Rd NW Albuquerque, NM 87114 Prepared by: Consensus Planning, Inc. 302 Eighth Street SW Albuquerque, NM 87102





August 15, 2017

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PLANT LEGEND

QTY.	SYMBOL	SCIENTIFIC NAME COMMON NAME	SIZE	INSTALLED SIZE MATURE SIZE	WATER USE	
	TREES					
9 (QUERCUS FUSIFORMIS ESCARPMENT LIVE OAK	2" B&B	10' HT. X 6' SPR. 25' HT. X 25' SPR.	MED	
16	•	KOELREUTIA PANICULATA GOLDENRAIN TREE	2" B&B.	10' HT. X 6' SPR. 25' HT. X 25' SPR.	MED	
2	Control of the second of the s	PINUS ELDARICA AFGHAN PINE	B&B.	6' MIN HT. 35' HT. X 25' SPR.	MED	
9	\bigoplus	VITEX AGNUS-CASTUS CHASE TREE	2" B&B.	6' HT. X 4' SPR. 15' HT. X 15' SPR.	MED	
43 LARGE SHRUBS						
		BACCHARIS 'STARH THOMPSON' DWARF COYOTEBUSH	5-GAL.	4' HT. X 4' SPR.	LOW	
		BUDDLEIA DAVIDII BUTTERFLY BUSH	5-GAL.	5' HT. X 5' SPR.	LOW	
		CARYOPTERIS X CLANDONENSIS BLUE MIST SPIREA	5-GAL.	5' HT. X 5' SPR.	LOW	
		RHUS TRILOBATA THREE LEAF SUMAC	5-GAL.	6' HT. X 6' SPR.	LOW	
62	¥ SMAL	LL SHRUBS & ACCENTS				
		HESPERALOE PARVIFLORA RED YUCCA	5-GAL.	3' HT. X 3' SPR.	LOW	
		MUHLENBERGIA CAPILLARIS REGAL MIST MUHLY GRASS	1-GAL.	4' HT. X 3' SPR.	LOW	
		SALVIA GREGGI CHERRY SAGE	1-GAL.	2' HT. X 3' SPR.	LOW	
		YUCCA BACCATA BROADLEAF YUCCA	5-GAL.	4' HT. X 4' SPR.	LOW	

BOULDERS, MULCHES, AND TURF

MOSS ROCK BOULDERS (3'X3' MIN)

PROPERTY BOUNDARY

4. CLEAR SIGHT TRIANGLE

2. PONDING, SEE CONCEPTUAL GRADING AND DRAINAGE

3. EXISTING CONCRETE DRAINAGE CHANNEL TO REMAIN

3/8" - 1 1/4" GRAVEL MULCH, COLOR: AMARETTO BROWN OR EQUIVALENT

(3" DEPTH OVER WEED CONTROL FABRIC)

GENERAL LANDSCAPE NOTES

LANDSCAPE DESIGN
ALL NEW PLANTING AREAS SHALL BE TOP DRESSED WITH GRAVEL 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 GROUNDCOVER 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.

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.

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.

WATER HARVESTING

SEE GRADING AND DRAINAGE PLAN FOR STRATEGY TO CAPTURE THE FIRST .44" OF FIRST FLUSH RAINFALL.

LANDSCAPE AREA COVERAGE

TOTAL SITE AREA (1.72 AC.): 74,923 SF BUILDING AREA: - 36,900 SF 38,023 SF NET AREA

5,703 SF REQUIRED LANDSCAPE AREA (15% OF NET AREA): 17,607 SF (46%) PROVIDED LANDSCAPE AREA

LANDSCAPE LIVE VEGETATIVE COVERAGE

LANDSCAPE REQUIREMENTS IN THE BOSQUE PLAZA DESIGN STANDARDS SPECIFY LANDSCAPE AREAS TO HAVE LIVE VEGETATIVE MATERIAL COVERING 80% OF THE TOTAL LANDSCAPED AREA.

REQUIRED LIVE VEGETATIVE COVERAGE AREA: 15,773 SF (88%) PROVIDED LIVE VEGETATIVE COVERAGE AREA:

27 OFF-STREET PARKING SPACES ARE PROVIDED. PARKING LOT TREE REQUIREMENTS ARE BASED UPON 1 TREE PER 10 SPACES.

PARKING LOT TREES REQUIRED: PARKING LOT TREES PROVIDED:

STREET TREES

STREET TREES REQUIREMENTS SPECIFY THAT ONE TREE IS REQUIRED FOR EACH 25' OF PUBLIC OR MAIN ACCESS ROADWAY FRONTAGE LESS DRIVEWAYS LOT 1 FRONTAGE IS 484'.

STREET TREES REQUIRED: 19 TREES 19 TREES STREET TREES PROVIDED:

PARKING LOT LANDSCAPE AREA

PARKING LOTS SHALL BE LANDSCAPED WITH A MINIMUM OF 20% OF THE PARKING LOTS AREA PER THE BOSQUE PLAZA DESIGN STANDARDS.

PARKING LOT AREA:

5,987 SF REQUIRED PARKING LOT LANDSCAPE: (20%) 1,197 SF PROVIDED PARKING LOT LANDSCAPE: (23%) 1,422 SF

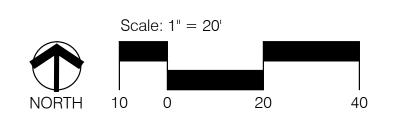
GUARDIAN STORAGE

LANDSCAPE PLAN

Prepared for:

Guardian Storage VI, LLC 9221 Eagle Ranch Rd NW Albuquerque, NM 87114

Prepared by: Consensus Planning, Inc. 302 Eighth Street SW

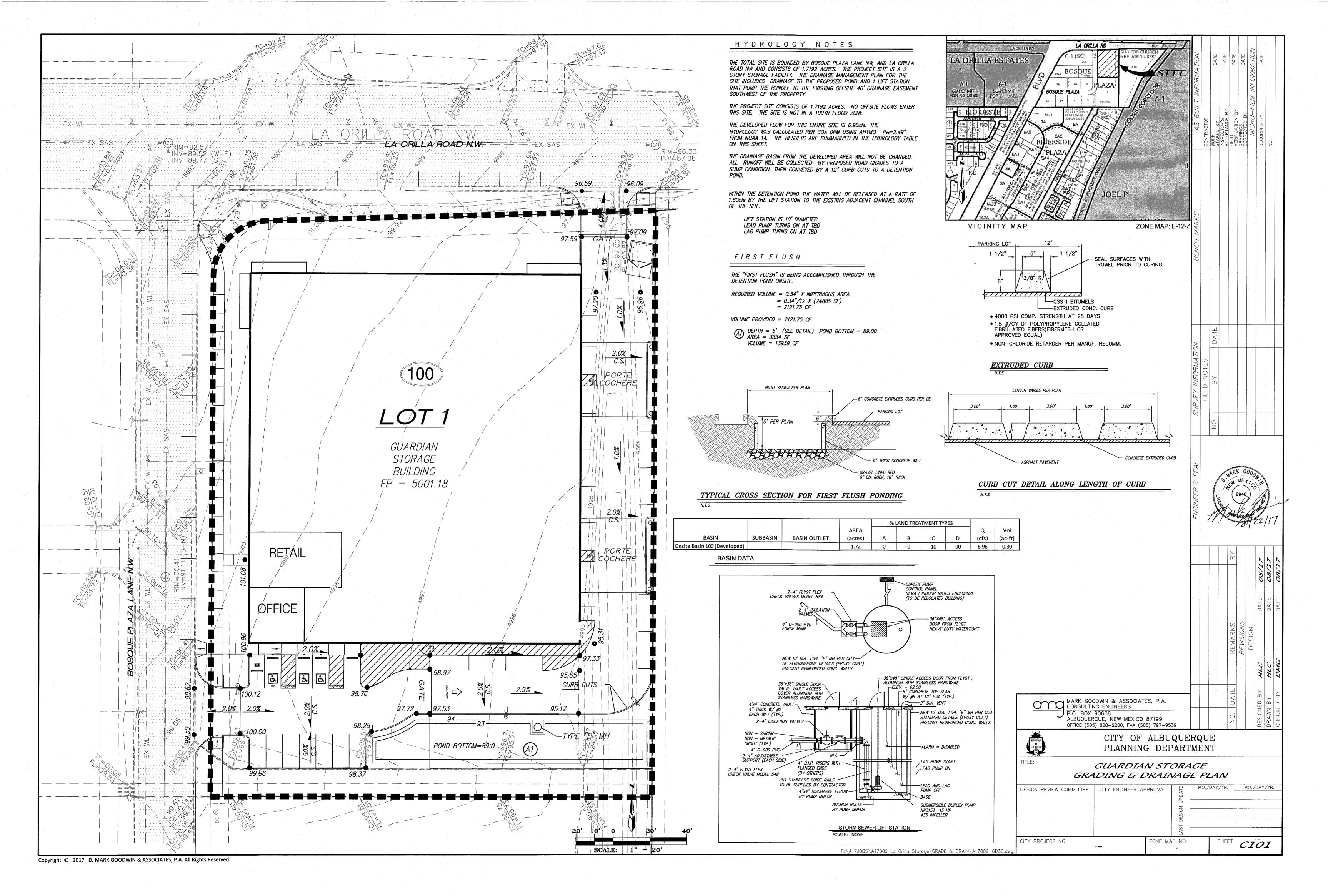


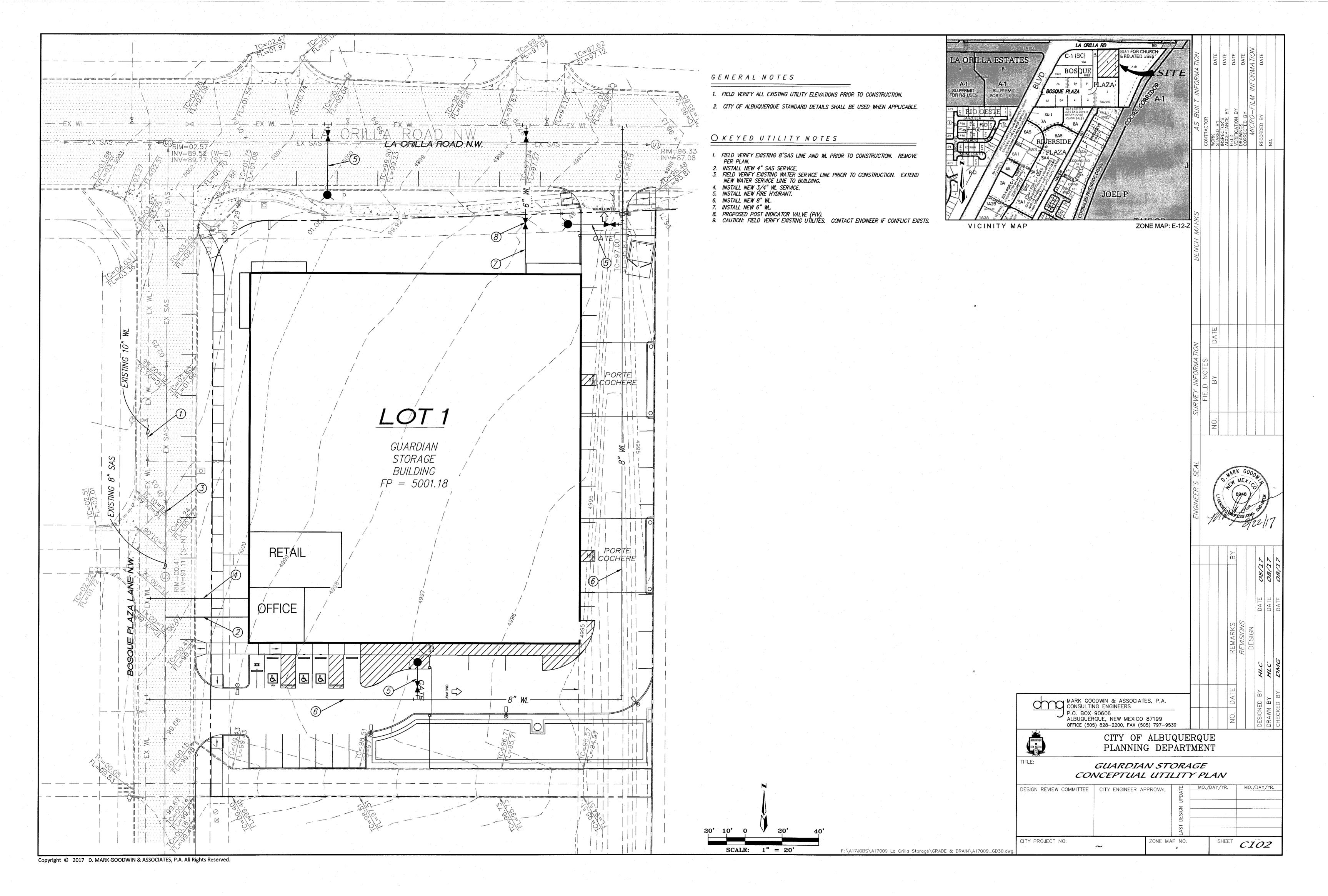


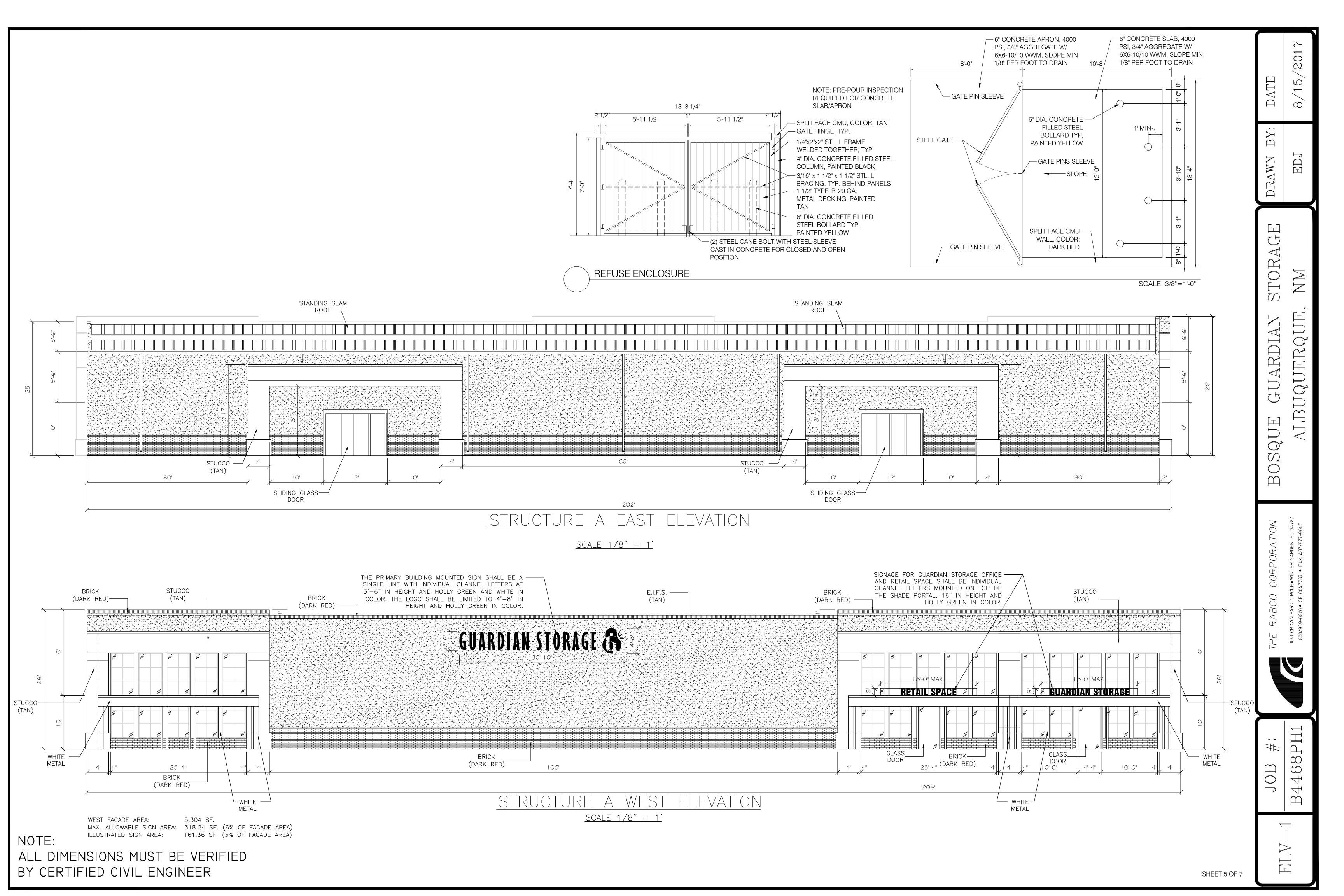
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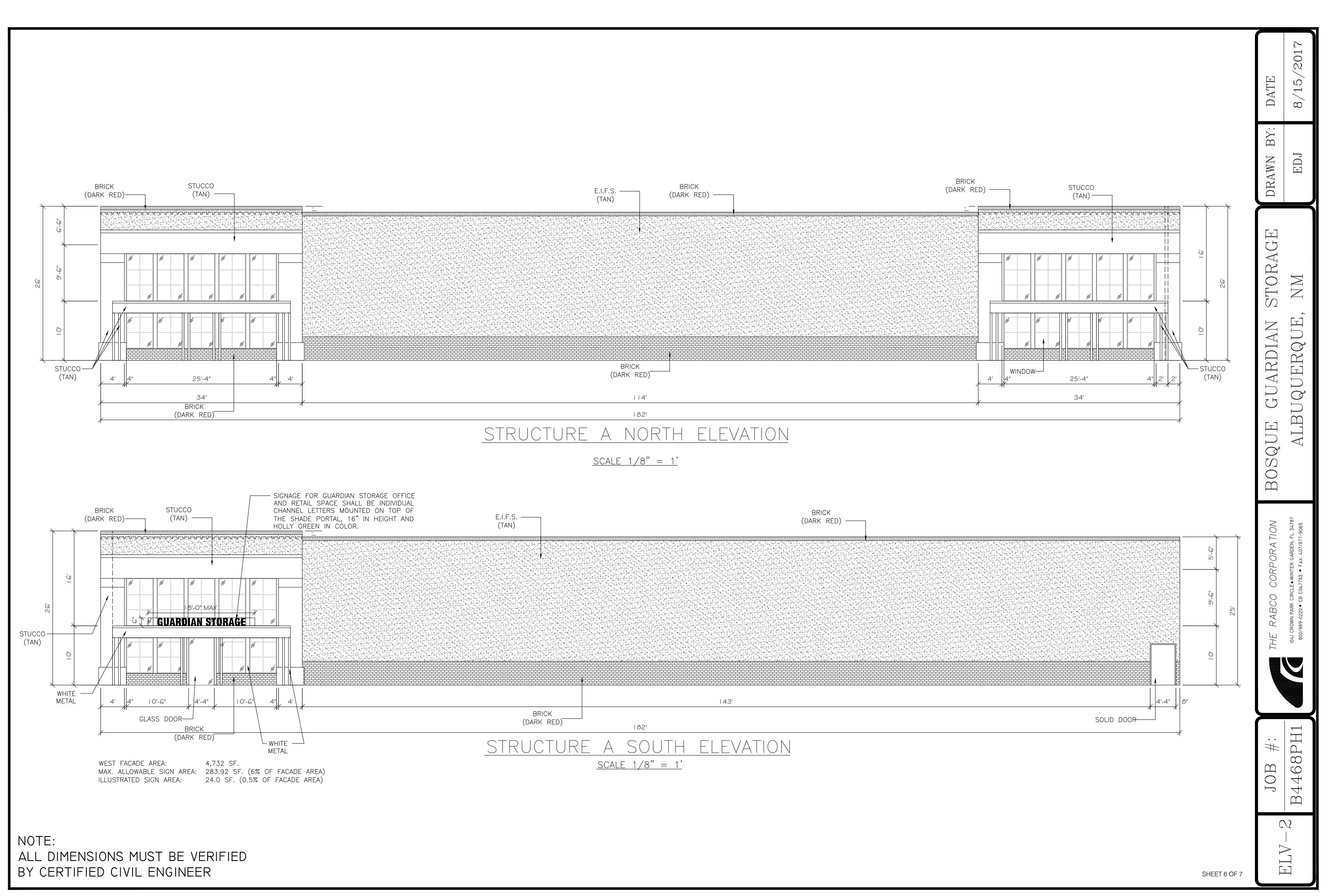
Albuquerque, NM 87102

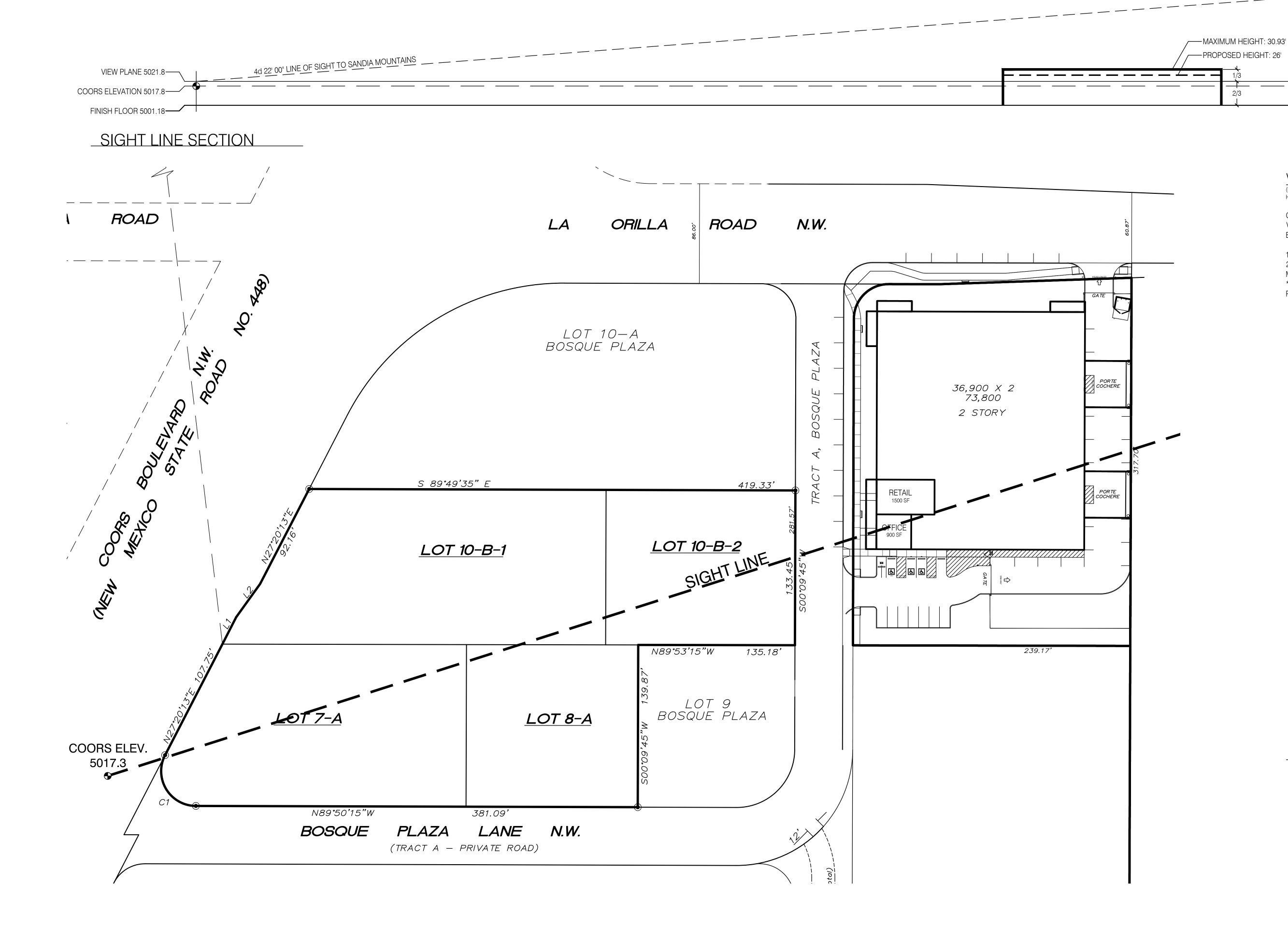
August 15, 2017











VIEW PLANE CALCULATIONS

(FINISH FLOOR, COORS GRADE, AND VIEW PLANE ARE IN FEET ABOVE SEA LEVEL, HEIGHTS ARE IN FEET ABOVE FINISH FLOOR.)

COORS BOULEVARD EAST DRIVE LANE ELEVATION: 5017.80 VIEW PLANE 4-FEET ABOVE EAST DRIVE LANE: BUILDING FINISH FLOOR ELEVATION:

5021.80 5001.18

1/3 ABOVE VIEW PANE 2/3 BELOW VIEW PANE MAXIMUM BUILDING HEIGHT

PROPOSED BUILDING SHALL NOT EXCEED 26' IN HEIGHT.

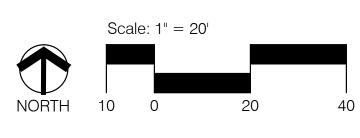
10.31 20.62 *30.93 *MAXIMUM BUILDING HEIGHT PER C1 ZONE IS 26' THEREFORE

GUARDIAN STORAGE

VIEW CORRIDOR COMPLIANCE PLAN

Prepared for: Guardian Storage VI, LLC 9221 Eagle Ranch Rd NW Albuquerque, NM 87114

Prepared by: Consensus Planning, Inc. 302 Eighth Street SW Albuquerque, NM 87102





March 30, 2017

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