



Supplemental Form (SF)

SUBDIVISION

- Major subdivision action
- Minor subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- Administrative Approval (DRT, URT, etc.)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
 - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): Tierra West LLC PHONE: 505-858-3100
 ADDRESS: 5571 Midway Park Place NE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: rrb@tierrawestllc.com
 APPLICANT: Utility Trailer Sales, Inc. PHONE: 303-886-5427
 ADDRESS: 9200 Brighton Road FAX: _____
 CITY: Henderson STATE CO ZIP 80640 E-MAIL: jbmartin@utilitytrailer.net
 Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: Final Sign-Off, EPC-Approved SDP For Building Permit

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. Tract 3 Plat of TRS 1 THRU 12 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Avalon Subdivision
 Existing Zoning: SU-1 Proposed zoning: SU-1 MRGCD Map No _____
 Zone Atlas page(s): J-9-Z UPC Code: 10090582204730102

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): _____
1008585, 1009438

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? N/A
 No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 5.5251 acres +/-
 LOCATION OF PROPERTY BY STREETS: On or Near: _____
 Between: Daytona Rd NW and Interstate 40
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) . Review Date: _____

SIGNATURE

[Signature] DATE 3/27/18
 (Print Name) Ronald R. Bohannon, P.E. Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 11/2014

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	_____	_____	_____	\$ _____
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				Total
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date _____			

Project # _____

Staff signature & Date _____

FORM P(3): SITE DEVELOPMENT PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

SKETCH PLAT REVIEW AND COMMENT (DRB22)

Maximum Size: 24" x 36"

- Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) **6 copies.**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)

Maximum Size: 24" x 36"

- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- Scaled Site Plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- Copy of the document delegating approval authority to the DRB
- Completed Site Plan for Subdivision Checklist
- Infrastructure List, if relevant to the site plan
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Grading and Drainage Plan/Drainage Report Submittal to Hydrology*

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)

Maximum Size: 24" x 36"

- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center (SC): Certificate of No Effect or Approval
- Site Plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6 copies**
- Solid Waste Management Department signature on Site Plan
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- Copy of the document delegating approval authority to the DRB
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist
- Copy of Site Plan with Fire Marshal's stamp
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Grading and Drainage Plan/Drainage Report Submittal to Hydrology*

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

AMEND SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)

Maximum Size: 24" x 36"

AMEND SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02)

Maximum Size: 24" x 36"

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
- DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

FINAL SIGN-OFF, EPC-APPROVED SDP FOR BUILDING PERMIT (DRB05) Maximum Size: 24" x 36"

FINAL SIGN-OFF, EPC-APPROVED SDP FOR SUBDIVISION (DRB06) Maximum Size: 24" x 36"

- Site Plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Solid Waste Management Department signature on Site Plan for Building Permit
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter carefully explaining how each EPC condition has been met **and** a copy of the EPC Notification of Decision
- FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- Infrastructure List, if relevant to the site plan
- Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
- List any original and/or related file numbers on the cover application
- Grading and Drainage Plan/Drainage Report Submittal to Hydrology

***(Grading and Drainage Plan/Drainage Report must be submitted to Hydrology prior to DRB application submittal. Grading and Drainage plans may have to be approved prior to DRB approval.)**

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Ronald R. Bohannon

Applicant name (print)
Ronald R. Bohannon 3/27/18

Applicant signature / date



Form revised **January 2018**

- Checklists complete Application case numbers
- Fees collected _____
- Case #s assigned _____
- Related #s listed _____

Planner signature / date
Project # _____



TIERRA WEST, LLC

March 27, 2018

Ms. Kym Dicome
Urban Design & Development Division
P.O. Box 1293
Albuquerque, NM 87103

**RE: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
UTILITY TRAILER SALES
18EPC-40004- PROJECT# 1008585**

Dear Ms. Dicome:

Please find the following responses addressing your comments listed below:

1. The EPC delegates sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
Response: This letter is in response to specific conditions of approval of the Site Plan for Building Permit. The attached revised plan and the following responses address all.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
Response: Tierra West met with Cheryl Somerfeldt, Planner to ensure all conditions were met.
3. Pursuant to Zoning Code 14-16-3-18 (C) (3), outdoor seating, at a minimum of one per 25 linear feet (9 seats at a minimum of 24-inches wide) shall be provided near the entrance, and at least 25% of the seating area shall be shaded.
Response: Outdoor seating, totaling 10 seats, was added at the front entrance under the covered sidewalk.
4. Pursuant to Zoning Code 14-16-3-18 (C) (1) (a), a 10-foot sidewalk shall be provided along the entire length of facades containing entrances.
Response: The sidewalk in front of the main entrance was increased from 8 feet to 10 feet.
5. Fencing shall be revised to the 3-D fencing as recommended by the applicant.
Response: 3-D fencing is called out for the north, west and south property lines and is shown on the site plan with variations/offsets included on the fences facing right-of-ways to comply with Zoning Code 14-16-3-19 (C)(c).
6. The back landscape areas shall be re-seeded with xeric seed mix which will result in a grass and wildflower meadow until fully established.

5571 Midway Park Pl. NE Albuquerque, NM 87109
(505) 858-3100 fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

Response: The landscape plan was modified to show re-seeding with xeric seed mix.

7. Pursuant to Zoning Code 14-16-2-17 (A) (10) (d) (1), the height of the free-standing sign within 200 feet of the freeway shall not exceed 26-feet above the freeway at its closest point.

Response: The height of the freeway sign along the north property line will not exceed 26-feet above I-40 at its closest point. The callout is shown at 32 feet, which is the 26' height above the roadway and 6' of grade difference between the roadway and the sign location on site.

8. Conditions of Approval from other agencies:

TRANSPORTATION DEVELOPMENT

- Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB)

Response: Tierra West is in the process of preparing infrastructure plans for Daytona Road fronting the subject property. An infrastructure list is provided with the request to DRB Site Plan for Building Permit final sign off package.

- Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.

Response: The revised site plan for building permit does comply with the DPM and current ADA criteria.

The following items need to be addressed prior to DRB.

- Vicinity Map on Sheet C1 needs the Zone Atlas page listed.
Response: The Zone Atlas page was added to the Vicinity Map.
- Motorcycle parking needs to be dimensioned and note or detail for signage needs to be included. There is a reference to a detail on Sheet C6, but no detail exists.
Response: The motorcycle parking dimensions and notes for signage were added to the detail sheet as called out on the site plan.
- On Sheet C6 adjust the signs on the HC Parking Detail to align with the parking spaces.
Response: The HC parking signs were adjusted to align with the applicable parking spaces.
- Sheet C1 under Site Data, the number shown for Parking required has a typo. It lists 30 spaces where there should be 3. All other calculations are correct.
Response: The typo was corrected to show 3 spaces.

HYDROLOGY DEVELOPMENT

- Approved Conceptual Grading and Drainage Plan for DRB action on Site Plan for Building Permit.

Response: A Grading and Drainage Plan was submitted to City Hydrology for review and approval.

WATER UTILITY AUTHORITY

- A prior Availability Statement (Statement #170926) was issued January 31 2018 and included the subject site but was intended for sizing of public infrastructure.

Response: A request for an Availability Statement was made on March 14, 2018 to the ABCWUA.

Two conditions of approval exist for the building permit:

- Condition 1: As a condition of approval of this building permit please execute an Availability Statement for the new development. Requests can be made at the link below: http://www.abcwua.org/Availablity_Statements.aspx. Request shall include a City Fire Marshal approved Fire 1 Plan and a zone map showing the site location.

Response: A request for an Availability Statement was made on March 14, 2018 to the ABCWUA. The request did include an approved Fire 1 Plan from the City Fire Marshal's office and a zone map showing the site location.

- Condition 2: Project #655784 assessed pro rata to the property in the amount of \$14,638.96 for water infrastructure installed. As a condition of approval of this building permit please pay the assessed pro rata.

Response: The pro rata amount assessed to this property will be paid to the ABCWUA.

The following comments pertain to the proposed Utility Plan.

- The indicated fire line shows two hydrants. Please note that these hydrants are to be considered private and shall be painted safety orange.

Response: The indicated fire hydrants are noted as private and a note was added to paint them safety orange.

- The proposed fire line connection to the 20 PVC distribution main along the west border of the site is not a permissible connection. If this hydrant is a required hydrant consider an additional connection Daytona Rd.

Response: The fire line connection was revised to show it coming off the 12" waterline in Daytona Road.

SOLID WASTE MANAGEMENT DEPARMENT

- All new/proposed refuse enclosures must be built to COA minimum requirements. Angle refuse enclosure 10-15 degrees to the South for refuse truck access. Light pole located next to refuse enclosure must not create an overhang.

Response: The site plan was modified to show the refuse enclosure angled as recommended for better truck access to the dumpster. The applicable light pole was relocated to negate any conflict with the dumpster.

PUBLIC SERVICE COMPANY OF NEW MEXICO

- It is necessary for the developer to contact the PNM New Service Delivery Department to coordinate electric service regarding this project. Contact:

Andrew Gurule, PNM Service Center, 4201 Edith Boulevard
NE, Albuquerque, NM 87107, Phone (505) 241-0589

Response: PNM was contacted to coordinate electric service to this site.

- Ground –mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to 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 clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Services Guide at www.pnm.com for specifications.

Response: The site plan and landscape plan meet the required access and clearance requirements.

NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT)

- NMDOT is requesting additional information regarding the traffic impacts to the interchange associated with this development. Please contact Margaret Haynes or Nancy Perea to discuss.

Response: Additional information was provided to Ms. Margaret Haynes with the NMDOT.

9. The site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.

Response: The Site Development Plan for Building Permit does comply with the General Regulations of the Zoning Code, the Subdivision Ordinance and all applicable design regulations, except as specifically approved by the EPC.

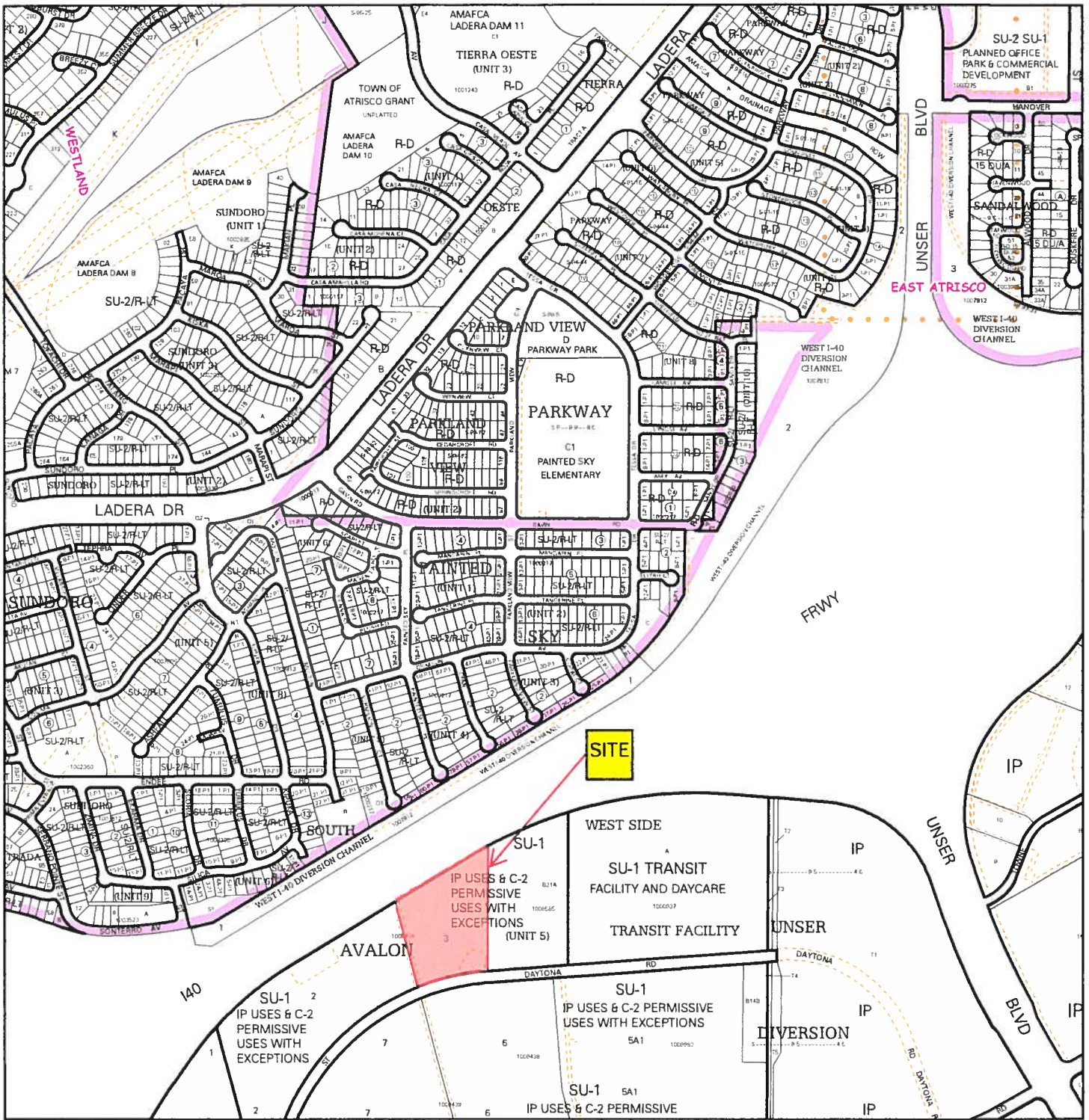
If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Ronald R. Bohannon, PE

JN: 2017041
RRB/kw



For more current information and details visit: <http://www.cabq.gov/gis>

Map amended through: 1/28/2016

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
J-09-Z

Selected Symbols

SECTOR PLANS	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zones	Airport Noise Contours
H-1 Buffer Zone	Wall Overlay Zone
Petroglyph Mon.	

0 750 1,500 Feet

CITY OF ALBUQUERQUE

2017041 -



PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3860 Fax (505) 924-3339

OFFICIAL NOTIFICATION OF DECISION

March 8, 2018

Utility Trailer Sales, Inc
9200 Brighton Road
Henderson, CO 80640

Project# 1008585
18EPC-40004 Site Development Plan for Building Permit

LEGAL DESCRIPTION:

The above action for all or a portion of Tract 3, Avalon Subdivision, zoned SU-1 for IP Uses & C-2 Permissive Uses with Exceptions, located on the northeast corner of Daytona Rd. NW and 90th Street NW, south of I-40, containing approximately 5.6 acres. (J-9)

Staff Planner: Cheryl Somerfeldt

P.O. Box 1293

Albuquerque On March 8, 2018 the Environmental Planning Commission (EPC) voted to APPROVE Project 1008585/18EPC-40004, a Site Development Plan for Building Permit, based on the following Findings and Conditions:

NM 87103 FINDINGS:

www.cabq.gov

1. This is a request for a Site Development Plan for Building Permit for Tract 3 (Plat of Tracts 1 through 12) Avalon Subdivision (Unit 5) located on the north side of Daytona Road NW east of 90th Street NW, addressed 8201 Daytona Road NW, and containing approximately 5.6 acres.
2. The subject site is zoned SU-1 for IP Uses & C-2 Permissive Uses with Exceptions. The proposed utility trailer commercial use is a permitted use in this zone.
3. The purpose of the request is to develop a 15,635 square foot building to accommodate utility trailer sales in the center of the subject site.
4. Section 14-16-3-11 of the Zoning Code states, "...Site Development Plans are expected to meet the requirements of adopted city policies and procedures." The attached site development plan has been evaluated for conformance with applicable goals and policies in the Comprehensive Plan, and other applicable Plans.
5. The Albuquerque/Bernalillo County Comprehensive Plan, the West Side Strategic Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. The subject site is located in an Area of Consistency as designated by the Comprehensive Plan. Areas of Consistency are intended to be the focus of urban-scale development that benefits job

OFFICIAL NOTICE OF DECISION

Project #1008585

March 8, 2018

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growth and housing opportunities to protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

Applicable policies include:

- **Policy 5.6.3 Areas of Consistency:** Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.
 - The request furthers Policy 5.6.3 because the request would result in development of commercial trailer sales in an industrially zoned area away from existing single-family neighborhoods. The request meets applicable Zoning Code regulations and is therefore appropriate in scale and density for the area and provides additional industrial services to the broader community.
 - **Goal 5.3 Efficient Development Patterns:** Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.
 - The request furthers Goal 5.3 because the subject site is in an area that has seen an increased amount of development, and has access to a full range of urban services including water and sewer, electrical service, paved roads, and provision of emergency response services. The subject site is in the middle of established existing vehicular, transit, bicycle, and pedestrian infrastructure, which will make it accessible.
7. The subject site is within the Atrisco Park Community of the West Side Strategic Plan. The Atrisco Park Community is the triangular wedge of land located between I-40 and Central Avenue and west Coors Boulevard. Applicable policies include:
- **Plan Objective 1:** Provide for a complete mix of land uses on the West Side, including opportunities for large-scale employment, in order to minimize the needs for cross-metro trips. Employment opportunities are encouraged on the West Side.
 - The request further s Plan Objective 1 because the proposed facility will provide new jobs for the area, which may cut down on the number of cross metro trips from the West Side.
 - **Policy 3.33:** It is appropriate for new development, both residential and non-residential, to occur in this community. Redevelopment efforts associated with the existing 5-acre tracts shall be encouraged.
 - **Policy 3.85:** The City of Albuquerque shall emphasize the creation of base or export jobs and regionally-based jobs on the West Side. A smaller number (one or two) export industries shall be identified and targeted for location on the West Side.
 - The request will bring new development to the Atrisco Park area, and will allow the development of an employer that will serve the metro and West Side.
 - **Land Use Goal 1.a:** Traffic, parking, air pollution, and noise should be controlled to minimize negative impacts to surrounding neighborhoods.
 - The request complies with applicable plans and Zoning Code design regulations.

OFFICIAL NOTICE OF DECISION

Project #1008585

March 8, 2018

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8. The Southwest Alliance of Neighborhoods (SWAN Coalition) and the Westside Coalition of Neighborhood Association along with property owners within 100 feet were notified as required. A facilitated meeting was not requested nor held for this request. No public comments have been received in support or opposition.

CONDITIONS OF APPROVAL

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. ~~Conditions of Approval~~ "shall" statements
4. Pursuant to Zoning Code 14-16-3-18 (C) (3), outdoor seating, at a minimum of one seat per 25 linear feet (9 seats at a minimum of 24-inches wide) shall be provided near the entrance, and at least 25% of the seating area shall be shaded.
5. Pursuant to Zoning Code 14-16-3-18 (C) (1) (a), a 10-foot sidewalk shall be provided along the entire length of facades containing entrances.
6. Fencing shall be revised to the 3-D fencing as recommended by the applicant.
7. The back landscape areas shall be re-seeded with a xeric seed mix which will result in a grass and wildflower meadow until fully established.
8. Pursuant to Zoning Code 14-16-2-17 (A) (10) (d) (1), the height of the free-standing sign within 200 feet of the freeway shall not exceed 26-feet above the freeway at its closest point.
9. Conditions of Approval from other agencies:
 - TRANSPORTATION DEVELOPMENT
 - Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB)
 - Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.The following items need to be addressed prior to DRB:
 - Vicinity Map on Sheet C1 needs the Zone Atlas page listed.
 - Motorcycle parking needs to be dimensioned and note or detail for signage needs to be included. There is a reference to a detail on Sheet C6, but no detail exists.
 - On Sheet C6 adjust the signs on the HC Parking Detail to align with the parking spaces.

OFFICIAL NOTICE OF DECISION

Project #1008585

March 8, 2018

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- Sheet C1 under Site Data, the number shown for Parking required has a typo. It lists 30 spaces where there should be 3. All other calculations are correct.

- HYDROLOGY DEVELOPMENT

- Approved Conceptual Grading and Drainage Plan for DRB action on Site Plan for Building Permit.

- WATER UTILITY AUTHORITY

- A prior Availability Statement (Statement #170928) was issued January 31 2018 and included the subject site but was intended for sizing of public infrastructure.

Two conditions of approval exist for this building permit:

- Condition 1: As a condition of approval of this building permit please execute an Availability Statement for the new development. Requests can be made at the link below: http://www.ahcwua.org/Availability_Statements.aspx
Request shall include a City Fire Marshal approved Fire 1 Plan and a zone map showing the site location.
- Condition 2: Project #655784 assessed pro rata to the property in the amount of \$14638.96 for water infrastructure installed. As a condition of approval of this building permit please pay the assessed pro rata.

- The following comments pertain to the proposed Utility Plan

- The indicated fire line shows two hydrants. Please note that these hydrants are to be considered private and shall be painted safety orange.
- The proposed fire line connection to the 20 PVC distribution main along the west border of the site is not a permissible connection. If this hydrant is a required hydrant consider an additional connection to Daytona Rd.

- SOLID WASTE MANAGEMENT DEPARTMENT

- All new/proposed refuse enclosures must be built to COA minimum requirements. Angle refuse enclosure 10-15 degrees to the South for refuse truck access. Light pole located next to refuse enclosure must not create an overhang.

- PUBLIC SERVICE COMPANY OF NEW MEXICO

- It is necessary for the developer to contact the PNM New Service Delivery Department to coordinate electric service regarding this project. Contact:
Andrew Gurule, PNM Service Center, 4201 Edith Boulevard NE, Albuquerque, NM 87107, Phone: (505) 241-0589
- Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to 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. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.

OFFICIAL NOTICE OF DECISION

Project #1008585

March 8, 2018

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- NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT)
 - NMDOT is requesting additional information regarding the traffic impacts to the interchange associated with this development. Please contact Margaret Haynes or Nancy Perea to discuss.
- 10. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.


APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **MARCH 23, 2018**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-4-4 of the Zoning Code. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City Council; rather, a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's recommendation.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City Zoning Code must be complied with, even after approval of the referenced application(s).

SITE DEVELOPMENT PLANS: Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing through the Planning Director that the Planning Commission extend the plan's life an additional five years. Additional design details will be required as a project proceeds through the Development Review Board and through the plan check of Building Permit submittals for construction. Planning staff may consider minor, reasonable changes that are consistent with an approved Site Development Plan so long as they can be shown to be in conformance with the original, approved intent.

Sincerely,


David Campbell
Planning Director

OFFICIAL NOTICE OF DECISION

Project #1008585

March 8, 2018

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DC/CS

**cc: Utility Trailer Sales, Inc, 9200 Brighton Road, Henderson, CO 80640
Tierra West LLC, 5571 Midway Park Pl. NE, ABQ, NM 87109
Southwest Alliance of Neighborhoods, Jerry Gallegos, 6013 Sunset Gardens SW, ABQ, NM 87121
Southwest Alliance of Neighborhoods, Johnny Pena, 6525 Sunset Gardens SW, ABQ, NM 87121
Westside Coalition of Neigh. Assoc., Harry Hendriksen, P.O. Box 6270, ABQ, NM 87197
Westside Coalition of Neigh. Assoc., Gerald Worrall, 1039 Pinatubo Pl. NW, ABQ, NM 87120**

FORM DRWS: DRAINAGE REPORT / WATER & SANITARY SEWER AVAILABILITY
THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION
FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

PROJECT NAME: Utility Trailer Sales

AGIS MAP # J-09-Z

LEGAL DESCRIPTIONS: Tract 3, Avalon Subdivision

X **DRAINAGE REPORT**

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd Floor Plaza del Sol) on 3/27/2018 (date).



Applicant/Agent Tierra West, LLC

3/27/18

Date

Hydrology Division Representative

Date

X **WATER AND SEWER AVAILABILITY STATEMENT**

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor, Plaza del Sol) on 3/14/2018 (date).



Applicant/Agent Tierra West, LLC

3/27/18

Date

Utilities Division Representative

Date

PROJECT # 1008585

Current DRC _____
 Project Number: _____

FIGURE 12

INFRASTRUCTURE LIST

(Rev. 2-16-18)
 EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT
 DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

UTILITY TRAILER SALES

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACT 3 AVALON SUBDIVISION UNIT 5

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the Infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		36" F-F	Major Local Paving, Curb & Gutter 6' Sidewalk (north side)	Daytona Road	East Property Line	150' West of West Property Line	/	/	/
		8"	SAS Gravity Line	Daytona Road	East Property Line	150' West of West Property Line	/	/	/
		12"	Water PVC Line	Daytona Road	70' West of East Property Line	West Property Line	/	/	/
		36"	RCP Storm Sewer	Daytona Road	160' West of East Property Line	150' West of West Property Line	/	/	/
		26" E-E	Temporary Turnaround	Daytona Road	40' West of West Property Line		/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification	
							Private Inspector	City Cnst Engineer
							/	/
							/	/
							/	/

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA. Street lights per City requirements.

- 1 _____
- 2 _____
- 3 _____

AGENT / OWNER _____ DEVELOPMENT REVIEW BOARD MEMBER APPROVALS _____

NAME (print) Ronald R. Bohannon DRB CHAIR - date _____ PARKS & RECREATION - date _____
 FIRM Tennis Water LLC TRANSPORTATION DEVELOPMENT - date _____ AMAFCA - date _____
 SIGNATURE - date [Signature] 3/22/18 UTILITY DEVELOPMENT - date _____ CODE ENFORCEMENT - date _____
 CITY ENGINEER - date _____ - date _____

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

DRAINAGE REPORT

For

**8201 Daytona Rd.
ALBUQUERQUE, NEW MEXICO**


Prepared by

Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, New Mexico 87109

Prepared for

Utility Trailer Sales
Albuquerque, NM

March 23, 2018


RONALD R. BOHANNAN, PE #7868

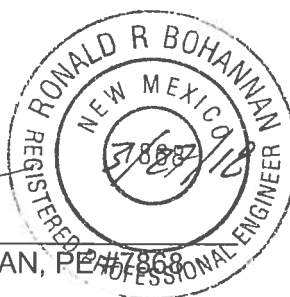
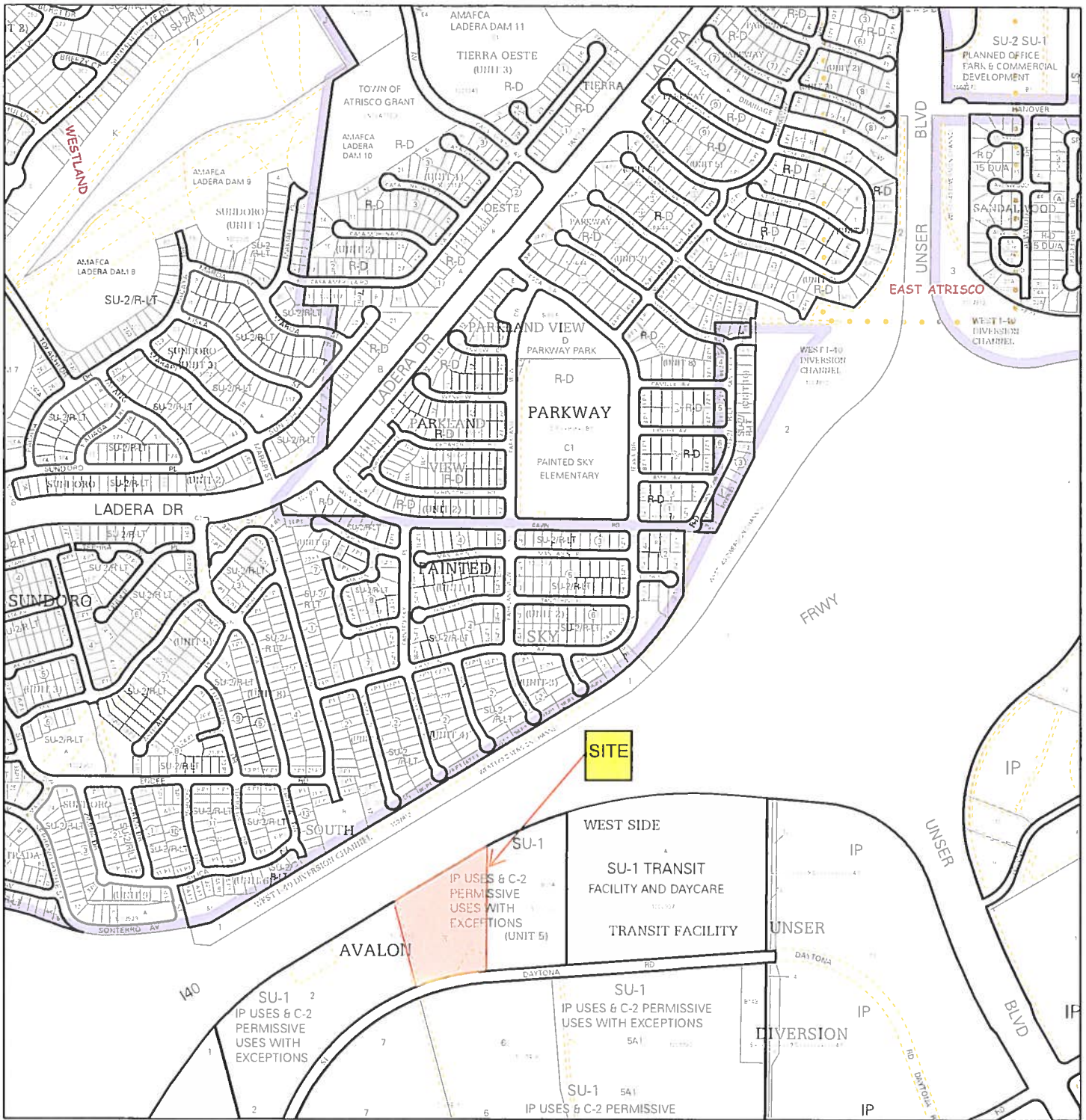


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Zone Atlas Map J-09	1
Location	2
Drainage Basin Designation	2
Existing Drainage Conditions	2
FIRM Map	2
Design Criteria	3
Developed Drainage Conditions	3
Basin Map Proposed Conditions	4
Summary	3
Weighted E Table	5
GRADING AND DRAINAGE PLAN	MAP POCKET



For more current information and details visit: <http://www.cabq.gov/gis>

AGIS
Albuquerque Geographic Information System

Map amended through: 1/28/2016

Note Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
J-09-Z

Selected Symbols

SECTOR PLANS	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zones	Airport Noise Contours
H-1 Buffer Zone	Wall Overlay Zone
Petroglyph Mon.	

0 750 1,500 Feet

LOCATION

The proposed commercial development is located off Daytona Rd south of Interstate 40 and west of Unser Blvd in southwest Albuquerque. It is comprised of approximately 5.52 acres zoned SU-1 for IP uses. This report represents a drainage management and grading plan for approval by the City of Albuquerque, for grading and Building Permit submittal.

DRAINAGE BASIN DESIGNATION

The drainage basins for proposed conditions are as indicated on the BASIN MAP included in this report. The site is broken into nine onsite drainage basins.

EXISTING DRAINAGE CONDITIONS

The site is currently vacant with the exception of a roadway turnaround. It drains predominantly northwest to southeast and is elevated approximately eight feet above the developed property to the east. An existing drainage way and desilting pond exists in the northeast corner of the site that channels runoff from the Interstate to an existing storm drain in the adjacent property. Runoff from north of the upland is captured in the AMAFCA North I-40 Diversion system. That diversion system removes the bulk of the contributing area to the two arroyos that run diagonally through the site from northwest to south east. Runoff from the existing site is conveyed to the Unser Diversion Pond system via street flow and an existing storm drain in Daytona Rd.

FIRM MAP

AMAFCA completed a LOMR to adjust the FEMA mapping for this area (LOMR 17-06-0267P Effective 11/28/2016). The site is no longer located in a designated Flood Hazard Zone Map No. 35001C0328J dated 11/4/2016.

DESIGN-CRITERIA

The drainage plan presented in this report was prepared in accordance with the City of Albuquerque Drainage Ordinances and Chapter 22 of the Development Process Manual DPM. The hydrological analysis is based on the 100-year frequency, 6-hour duration storm, as Represented in Section 22, Part A, Hydrology, of the Development Process Manual. The plan will also include retention of the first flush in on-site landscaped areas. See attached Weighted E Table for excess precipitation values calculated for this site.

DEVELOPED-DRAINAGE CONDITIONS

The site is proposed to be developed with a single user, Utility Trailer Sales. In coordination with the landowner to the west, a drainage swale will be constructed to intercept undeveloped upland flows to the west prior to them entering the site. Also, no offsite drainage will enter the site from the north, east and south. The site will free discharge to Daytona roadway and existing storm drain and will be conveyed to the Unser Diversion Pond system located east of the site. Flows will be conveyed through the site via surface flows and a small onsite storm drain located north of the proposed building facility. Drainage swales will then channel flows to shallow first flush retention ponds before exiting the site.

Refer to enclosed Weighted E computation spreadsheet for existing and developed.

SUMMARY

The proposed grading and drainage plan for the proposed development of the existing undeveloped property includes surface flows and an onsite storm drain to convey runoff to drainage swales along the south and east property lines. The flows will be routed through first flush pond located in landscaped areas prior to the flows exiting the site to the Daytona right of way. Once in the right of way, flows will be routed to the Unser Diversion Pond system via street flow and an existing storm drain channel located in Daytona Rd.

Weighted E Method

Zone #1
Developed Basins

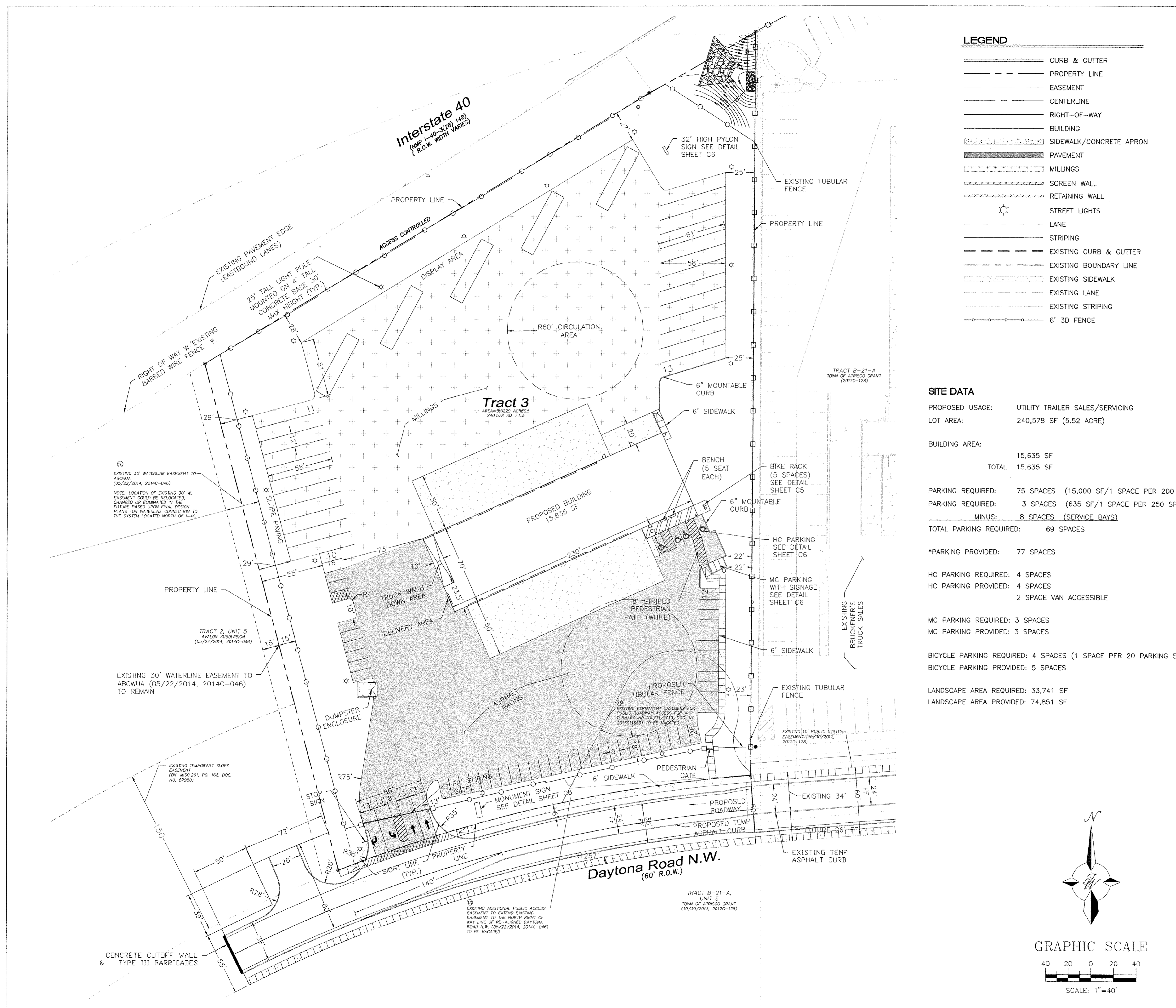
Basin	Area (sf)	Area (acres)	Area (sq miles)	Treatment A		Treatment B		Treatment C		Treatment D		100-Year			10-Year			2-Year		
				%	(acres)	%	(acres)	%	(acres)	%	(acres)	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs
1	58551.00	1.344	0.00210	0%	0	27%	0.363	63%	0.846812	10%	0.134	1.002	0.112	3.75	0.461	0.052	1.93	0.150	0.017	0.64
2	56599.00	1.299	0.00203	0%	0	19%	0.247	73%	0.948514	8%	0.104	1.008	0.109	3.68	0.462	0.050	1.90	0.147	0.016	0.63
3	3401.00	0.078	0.00012	0%	0	100%	0.078	0%	0	0%	0.000	0.670	0.004	0.16	0.220	0.001	0.06	0.010	0.000	0.00
4	15746.00	0.361	0.00056	0%	0	100%	0.361	0%	0	0%	0.000	0.670	0.020	0.73	0.220	0.007	0.27	0.010	0.000	0.01
5	7780.00	0.179	0.00028	0%	0	0%	0.000	0%	0	100%	0.179	1.970	0.029	0.78	1.240	0.018	0.52	0.720	0.011	0.30
6	4910.00	0.113	0.00018	0%	0	0%	0.000	0%	0	100%	0.113	1.970	0.019	0.49	1.240	0.012	0.33	0.720	0.007	0.19
7	79924.00	1.835	0.00287	0%	0	19%	0.349	0%	0	81%	1.486	1.723	0.263	7.20	1.046	0.160	4.56	0.585	0.089	2.52
8	5311.00	0.122	0.00019	0%	0	93%	0.113	0%	0	7%	0.009	0.291	0.008	0.27	0.291	0.003	0.11	0.060	0.001	0.02
9	6550.00	0.150	0.00023	0%	0	100%	0.150	0%	0	0%	0.000	0.670	0.008	0.31	0.220	0.003	0.11	0.010	0.000	0.00
		0.000	0.00000	0%	0	0%	0.000	15%	0	55%	0.000	#DIV/0!	#DIV/0!	0.00	#DIV/0!	#DIV/0!	0.00	#DIV/0!	#DIV/0!	0.00
Total	238772.00	5.481	0.00856										#DIV/0!	17.37	#DIV/0!	#DIV/0!	9.79	#DIV/0!	#DIV/0!	4.31

Equations:

$$\text{Weighted E} = E_a \cdot A_a + E_b \cdot A_b + E_c \cdot A_c + E_d \cdot A_d // (\text{Total Area})$$

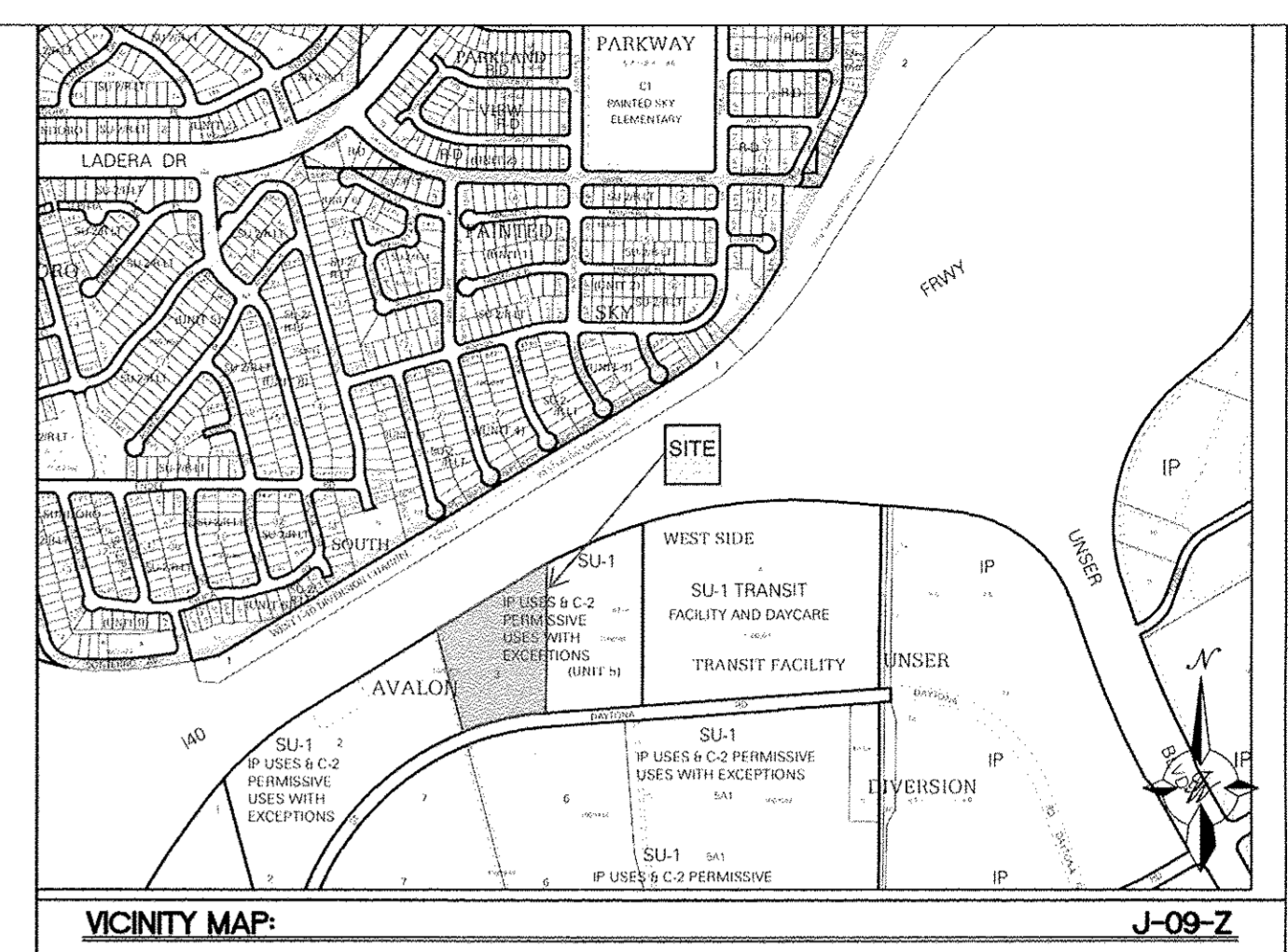
$$\text{Volume} = \text{Weighted D} \cdot \text{Total Area}$$

$$\text{Flow} = Q_a \cdot A_a + Q_b \cdot A_b + Q_c \cdot A_c + Q_d \cdot A_d$$



LEGEND

- CURB & GUTTER
- PROPERTY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- BUILDING
- SIDEWALK/CONCRETE APRON
- PAVEMENT
- MILLINGS
- SCREEN WALL
- RETAINING WALL
- ☼ STREET LIGHTS
- LANE
- STRIPING
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- EXISTING SIDEWALK
- EXISTING LANE
- EXISTING STRIPING
- 6' 3D FENCE



LEGAL DESCRIPTION:
 TRACT NUMBERED 3, OF PLAT OF TRACTS 1 THROUGH 12, AVALON SUBDIVISION UNIT 5, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 22, 2014, IN PLAT BOOK 2014C, FOLIO 46, AS DOCUMENT NO. 2014040949.

ADDRESS: 8201 DAYTONA RD NW
 ALBUQUERQUE, NM 87121

PAVING TYPE: ASPHALT PAVEMENT SOUTH PARKING FIELD
 ASPHALT MILLINGS NORTH PARKING FIELD

ZONING: SU-1, IP USES & C2 PERMISSIVE USES W/EXCEPTIONS

*TRUCK PARKING IS ALLOWED TO BE COUNTED IN TOTAL NUMBER OF SPACES PROVIDED

SITE DATA

PROPOSED USAGE: UTILITY TRAILER SALES/SERVICING
 LOT AREA: 240,578 SF (5.52 ACRE)

BUILDING AREA:
 TOTAL 15,635 SF

PARKING REQUIRED: 75 SPACES (15,000 SF/1 SPACE PER 200 SF)
 PARKING REQUIRED: 3 SPACES (635 SF/1 SPACE PER 250 SF)
 MINUS: 8 SPACES (SERVICE BAYS)
 TOTAL PARKING REQUIRED: 69 SPACES

*PARKING PROVIDED: 77 SPACES

HC PARKING REQUIRED: 4 SPACES
 HC PARKING PROVIDED: 4 SPACES
 2 SPACE VAN ACCESSIBLE

MC PARKING REQUIRED: 3 SPACES
 MC PARKING PROVIDED: 3 SPACES

BICYCLE PARKING REQUIRED: 4 SPACES (1 SPACE PER 20 PARKING SPACES)
 BICYCLE PARKING PROVIDED: 5 SPACES

LANDSCAPE AREA REQUIRED: 33,741 SF
 LANDSCAPE AREA PROVIDED: 74,851 SF

PROJECT NUMBER: _____
APPLICATION NUMBER: _____

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

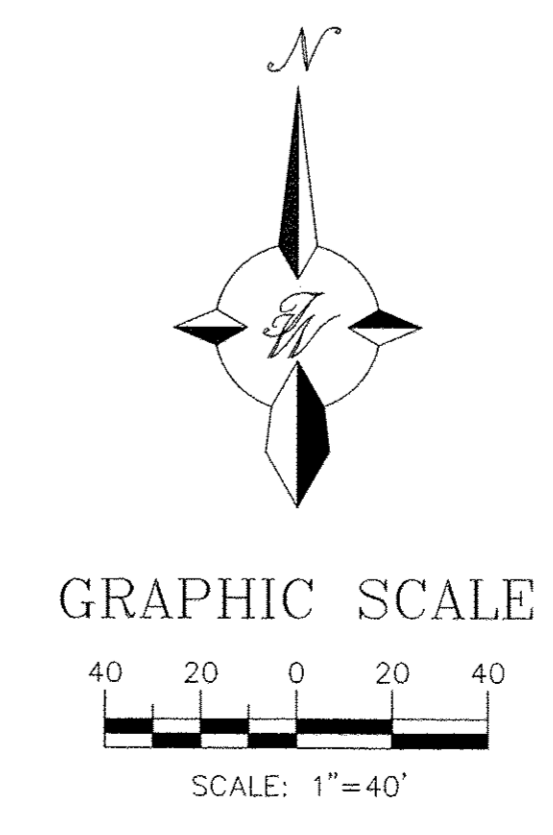
Is an Infrastructure List required? () Yes () No If Yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

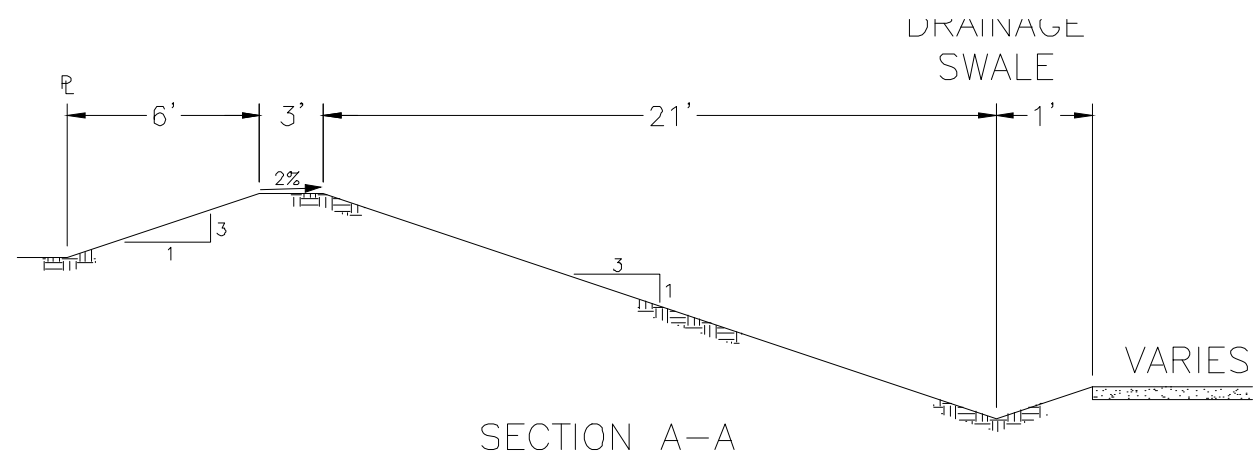
Traffic Engineer, Transportation Division	Date
ABCWUA	Date
Parks & Recreation Department	Date
City Engineer/Hydrology	Date
Code Enforcement	Date
Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

* Environmental Health, if necessary

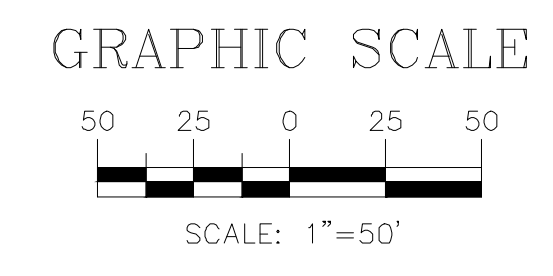
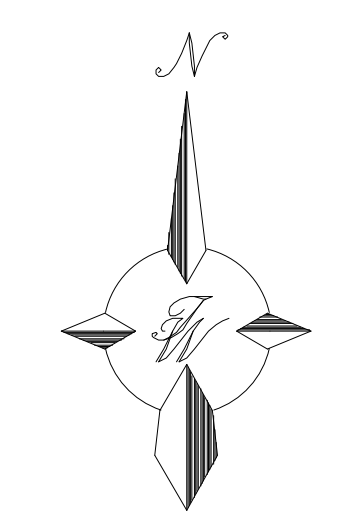
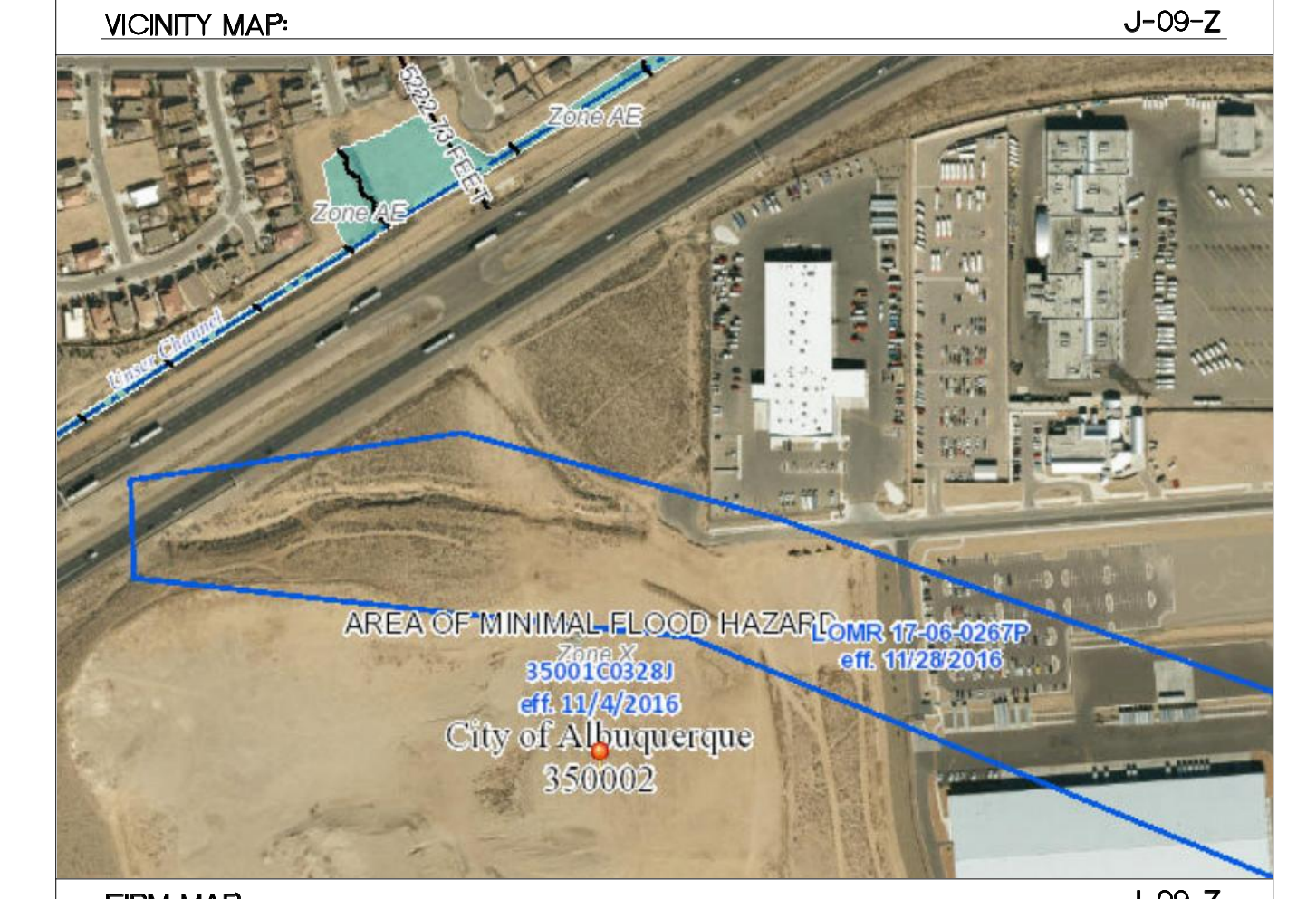
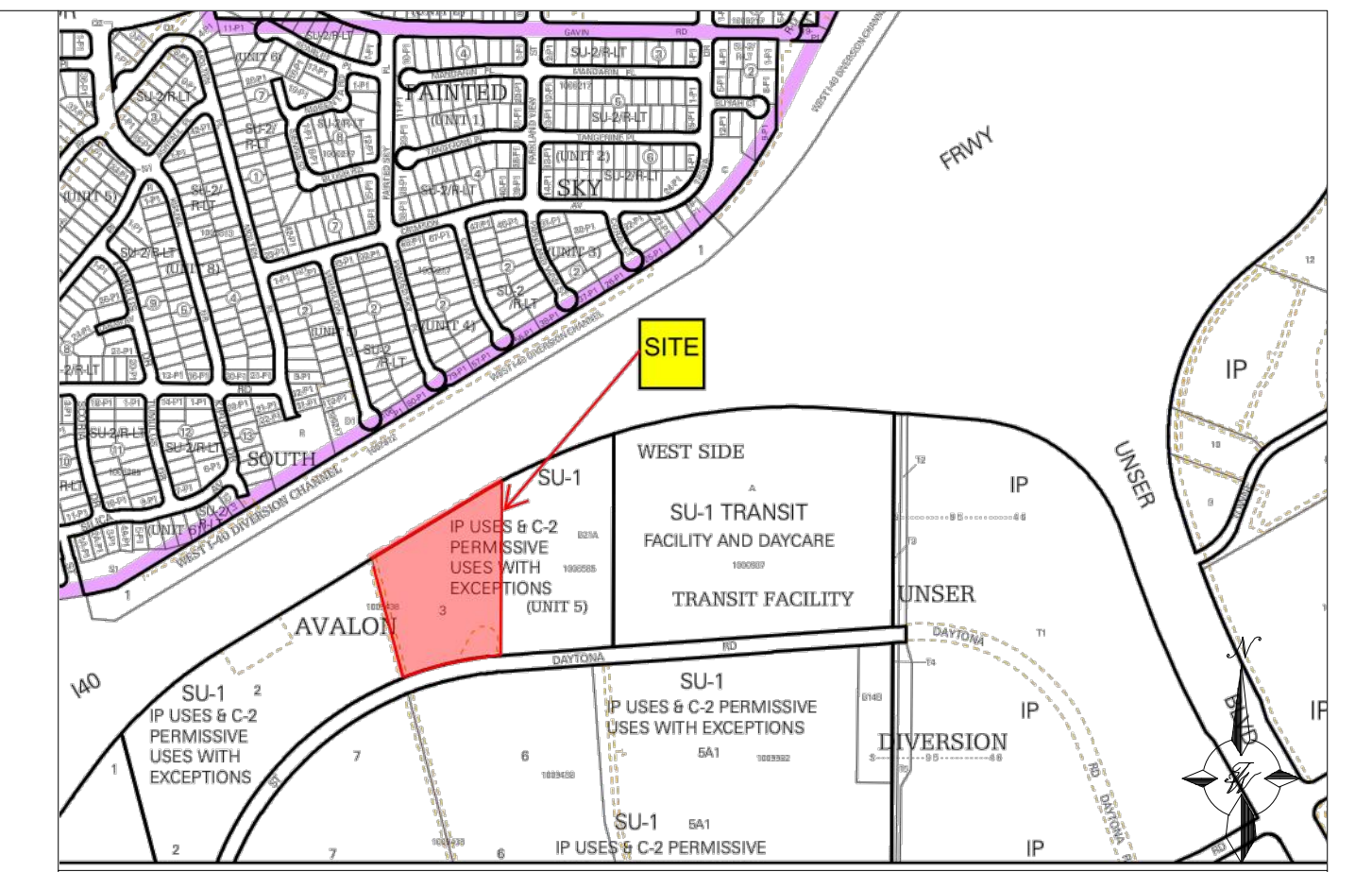
- INDEX TO DRAWINGS**
- C1. SITE PLAN FOR BUILDING PERMIT
 - C2. CONCEPTUAL GRADING AND DRAINAGE PLAN
 - C3. CONCEPTUAL MASTER UTILITY PLAN
 - C4. BUILDING ELEVATIONS
 - C5. DETAIL SHEET 01
 - C6. DETAIL SHEET 02
 - L1. LANDSCAPING PLAN



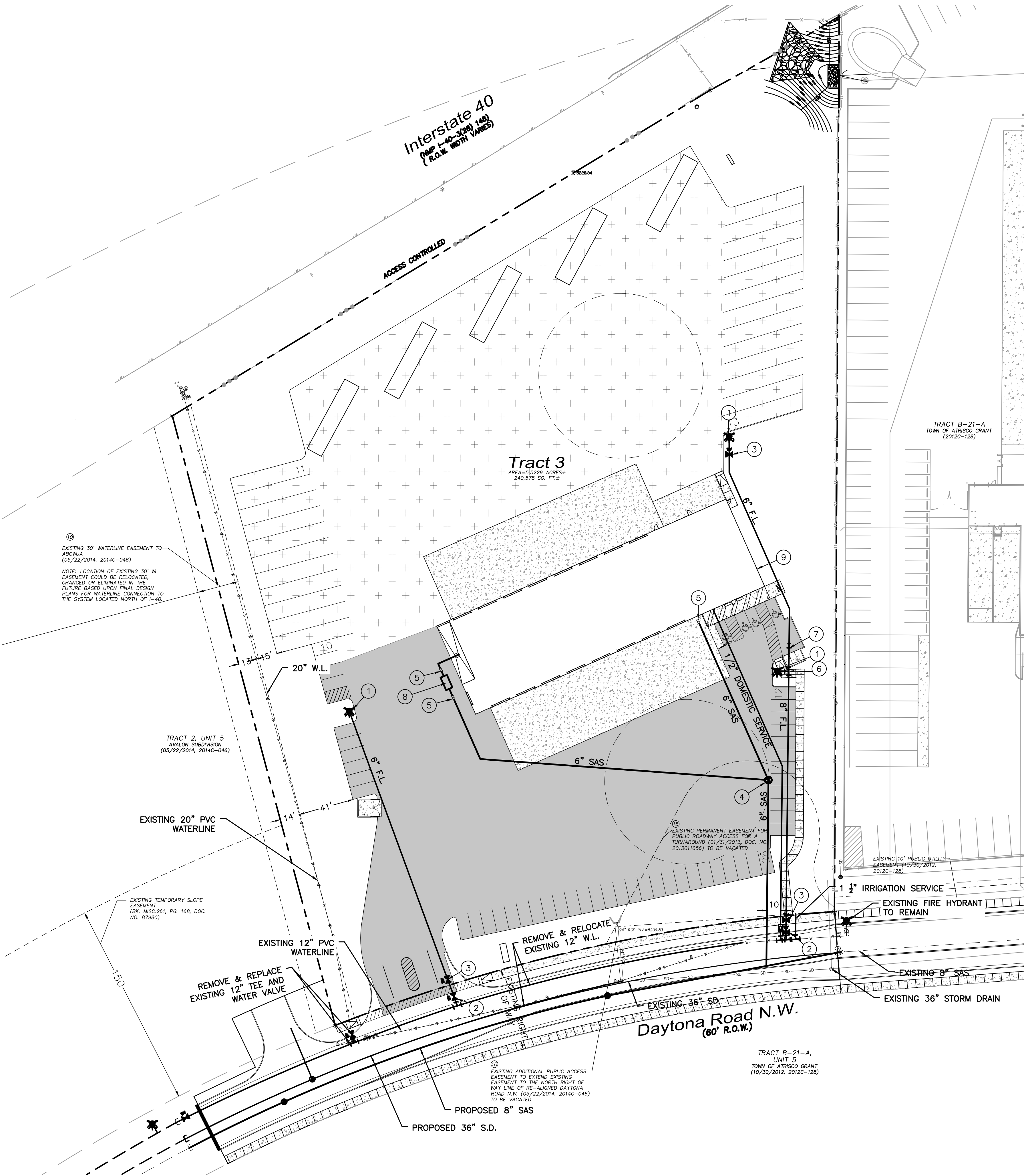
ENGINEER'S SEAL	UTILITY TRAILER SALES	DRAWN BY
	ALBUQUERQUE NM	LA
SITE PLAN FOR BUILDING PERMIT		DATE
		03/20/2018
 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrewestllc.com		2017041_SPE 3
		SHEET #
		C1
RONALD R. BOHANNAN P.E. #7868		JOB # 2017041



- LEGEND**
- CURB & GUTTER
 - - - BOUNDARY LINE
 - - - EASEMENT
 - - - CENTERLINE
 - - - RIGHT-OF-WAY
 - ▭ BUILDING
 - ▭ SIDEWALK
 - ▭ SCREEN WALL
 - ▭ RETAINING WALL
 - 5010 — CONTOUR MAJOR
 - 5011 — CONTOUR MINOR
 - x 5048.25 SPOT ELEVATION
 - FLOW ARROW
 - - - EXISTING CURB & GUTTER
 - - - EXISTING BOUNDARY LINE
 - - - 5010 — EXISTING CONTOUR MAJOR
 - - - 5011 — EXISTING CONTOUR MINOR
 - x 5048.25 EXISTING SPOT ELEVATION



ENGINEER'S SEAL	UTILITY TRAILER SALES	DRAWN BY	LA
	ALBUQUERQUE NM	DATE	03/27/2018
RONALD R. BOHANNAN P.E. #7868	CONCEPTUAL GRADING AND DRAINAGE PLAN	2017041-GRADING	
	TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com	SHEET #	C3
		JOB #	2017041

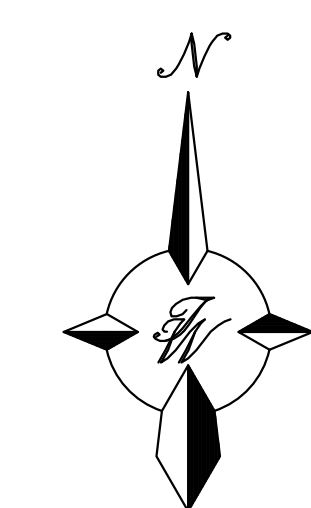


KEYED NOTE:

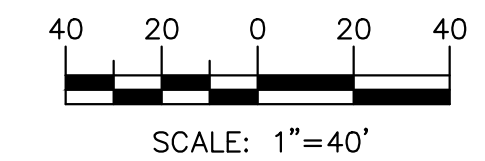
- ① FIRE HYDRANT (PRIVATE) TO BE PAINTED SAFETY ORANGE
- ② GATE VALVE (PUBLIC)
- ③ GATE VALVE (PRIVATE)
- ④ 4' DIAMETER MANHOLE
- ⑤ DOUBLE CLEANOUT
- ⑥ 8"x8"x6" TEE
- ⑦ 8" TO 6" REDUCER
- ⑧ OIL/WATER SEPARATOR
- ⑨ GAS METER

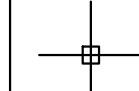
LEGEND

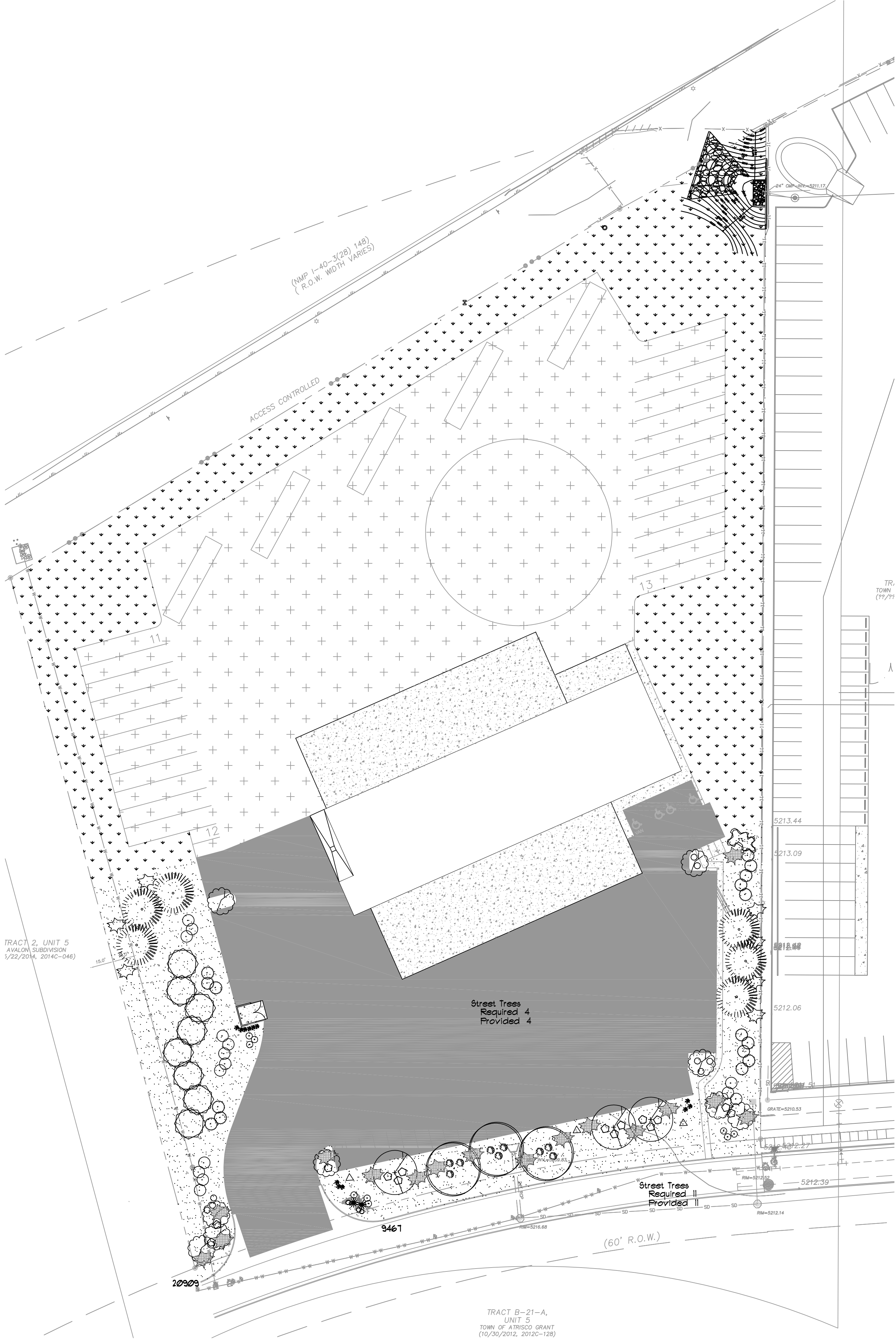
- Curb & Gutter
- Boundary Line
- - - Easement
- - - Centerline
- Right-of-Way
- Building
- ▨ Sidewalk
- ▨ Screen Wall
- ▨ Retaining Wall
- Existing Curb & Gutter
- Existing Boundary Line
- 36" SD
- 8" SAS
- 8" WL
- Single Clean Out
- ⊗ Double Clean Out
- ⊙ Existing SD Manhole
- ⊙ Existing Inlet
- ⊙ Existing SAS Manhole
- ⊙ Existing Fire Hydrant
- ⊙ Existing Water Valve
- ⊙ Existing Water Meter
- ⊙ Existing Power Pole
- ⊙ Existing Gas Valve
- - - Existing Overhead Utilities
- - - EX. UGE
- - - EX. 2" GAS
- - - EX. 8" SAS
- - - EX. 10" WL
- - - EX. 18" RCP



GRAPHIC SCALE



ENGINEER'S SEAL	UTILITY TRAILER SALES	DRAWN BY
	PROJECT LOCATION	LA
CONCEPTUAL UTILITY PLAN	 TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	DATE
		03/20/2018
RONALD R. BOHANNAN P.E. #7868		2017041_MUE 2
		SHEET #
		C3
		JOB #
		2017041

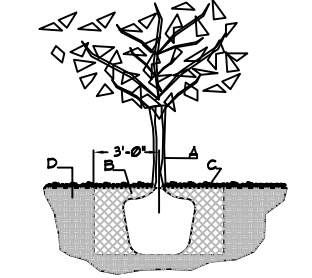
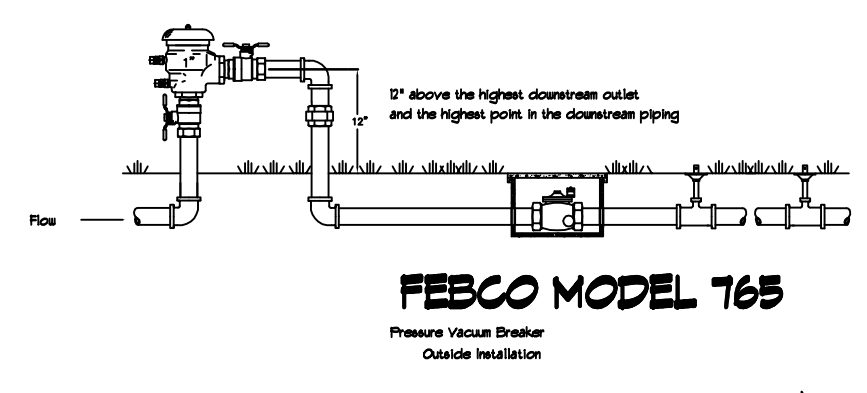
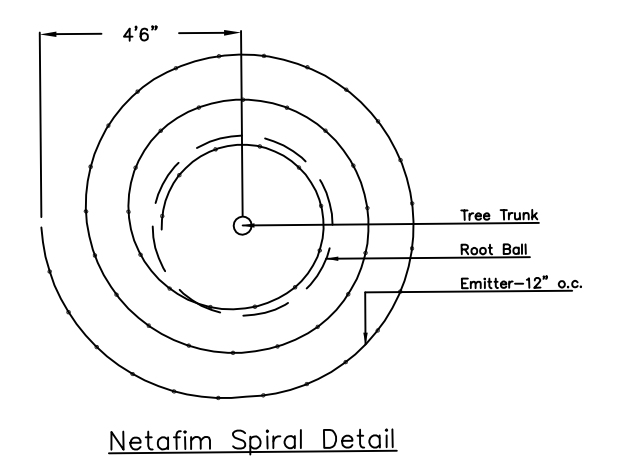
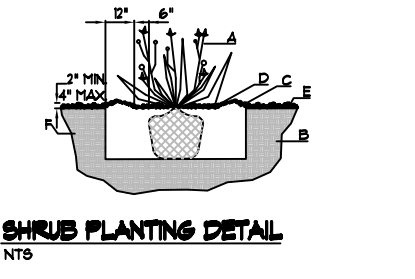
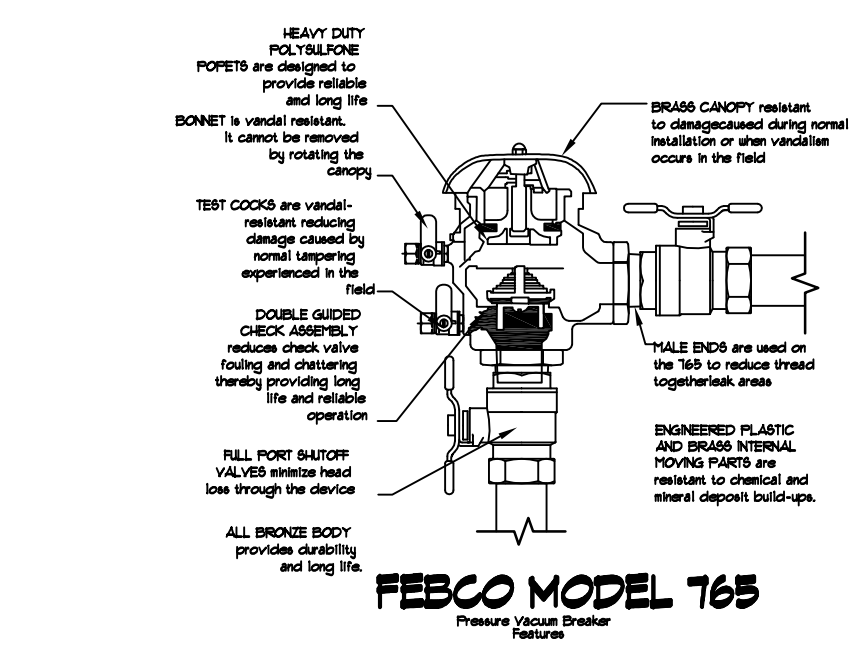


TRACT 2, UNIT 5
 AVALON SUBDIVISION
 5/22/2014, 2014C-046

TRACT B-21-A,
 UNIT 5
 TOWN OF ATRESO GRANT
 (10/30/2012, 2012C-128)

LANDSCAPE LEGEND

QTY	SIZE	COMMON/BOTANICAL	H2O USE
3	2" cal	Chinese Pistache <i>Pistacia chinensis</i>	30x30 900 2100 M+
3	2" cal	Honey Locust <i>Gleditsia triacanthos</i>	40x35 1225 3675 M
6	6 - 8'	Austrian Pine <i>Pinus nigra</i>	35x25 625 3750 M
1	15 Gal	Crape Myrtle <i>Lagerstroemia indica</i>	20x15 225 225 M
8	15 Gal	Desert Willow <i>Chilopsis linearis</i>	20x20 400 3200 M
2	4 - 6'	Palm Yucca <i>Yucca faxoniana</i>	15x6 36 72 M
9	15 Gal	Bradford Pear <i>Pyrus calleryana</i>	20x15 225 2025 M
9	5 Gal	India Hawthorne <i>Raphiolepis indica</i>	3x5 25 225 M
12	5 Gal	Feather Reed Grass <i>Calamagrostis arundinacea</i>	4x2 4 48 M
14	5 Gal	Wintergreen Barberry <i>Berberis julianae</i>	5x5 25 350 M
3	5 Gal	Butterfly Bush <i>Buddleia davidii</i>	1x6 36 108 M
16	5 Gal	Buffalo Juniper <i>Juniperus tamariscifolia</i>	4x12 144 2304 M
1	5 Gal	Winter Jasmine <i>Juniperus tamariscifolia</i>	4x12 144 1008 M
3	5 Gal	Cherry Sage <i>Salvia greggii</i>	2x3 9 27 M
9	5 Gal	Blue Yucca <i>Caryopteris x clandonensis</i>	3x3 9 81 M
8	5 Gal	Turpentine Bush <i>Ericameria laricina</i>	5x6 36 288 L
16	5 Gal	Apache Plume <i>Fallugia paradoxa</i>	6x7 49 784 L
15	5 Gal	Chamisa <i>Chrysanthamnus nauseosus</i>	5x7 49 735 L
16	2-3cf	To be placed at contractor discretion 3/4" Crushed Gray Gravel/Filter Fabric	525-800
30376			
44475		Reveg Native Seed	
14851			



LANDSCAPE CALCULATIONS

TOTAL LOT AREA (sf)	240578
TOTAL BUILDING AREA (sf)	15635
TOTAL LOT AREA (sf)	224943
LANDSCAPE REQUIREMENT	X .15
TOTAL LANDSCAPE REQUIRED (15%)	33741
TOTAL ON-SITE LANDSCAPE PROVIDED	14851
TOTAL REVEG NATIVE SEED	44475
TOTAL LANDSCAPED AREA	30376
TOTAL LIVE PLANT MATERIAL PROVIDED	21605
TOTAL GROUND COVER PROVIDED	5356

LANDSCAPE NOTES:
 Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain street trees in a living, healthy, and attractive condition.

It is the intent of this plan to comply with the City of Albuquerque, Landscape Ordinance. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance.

Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque Zoning Code. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Landscape Gravel over Filter Fabric to a minimum depth of 3" shall be placed in all landscape areas which are not designated to receive native seed.

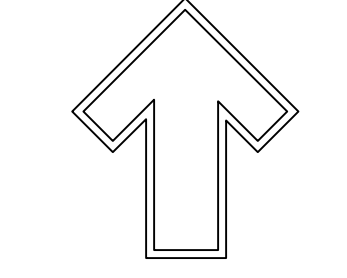
IRRIGATION NOTES:
 Irrigation shall be a complete underground system with Trees to receive 1 Netafim spiral (50' length) with 3 loops at a final radius of 4.5' from tree trunk, pinned in place. Netafim shall have emitters 12" o.c. with a flow of 6 gph. Shrubs to receive (2) 10 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end. Trees and shrubs shall be on separate valves.

Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valve shall run 15 hours, 3 times per week. Run time will be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.

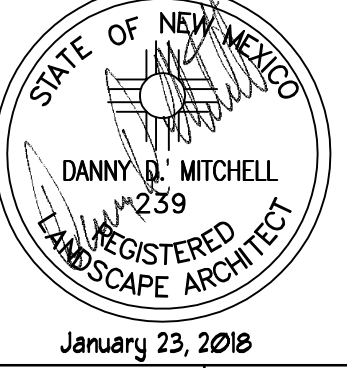
Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner. Water and Power source shall be the responsibility of the Developer/Builder.



The Hilltop
 1909 Edith NE
 Albuquerque, NM 87113
 Cont. Lic. #16458
 Ph: (505) 898-9690
 Fax: (505) 898-1131
 danny@hilltoplandscaping.com

Landscape Architect



January 23, 2018

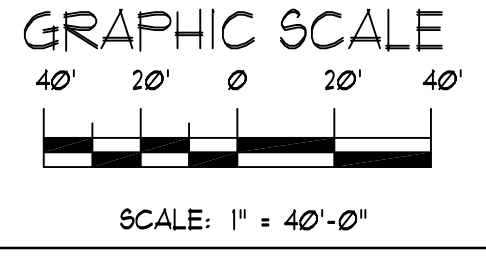
Utility Trailer Sales
 Albuquerque, NM
 LANDSCAPE PLAN

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DRAWN BY
 ca
 REVISION
 DATE
 1/23/18

SHEET #
 LS-101





STUDIO CONSULTANTS, INC
 PO BOX 1515
 CEDAR CREST NM, 87008
 DANIEL@ARIASCINC.COM
 (505) 506-2314



UTILITY TRAILER
 NEW MEXICO

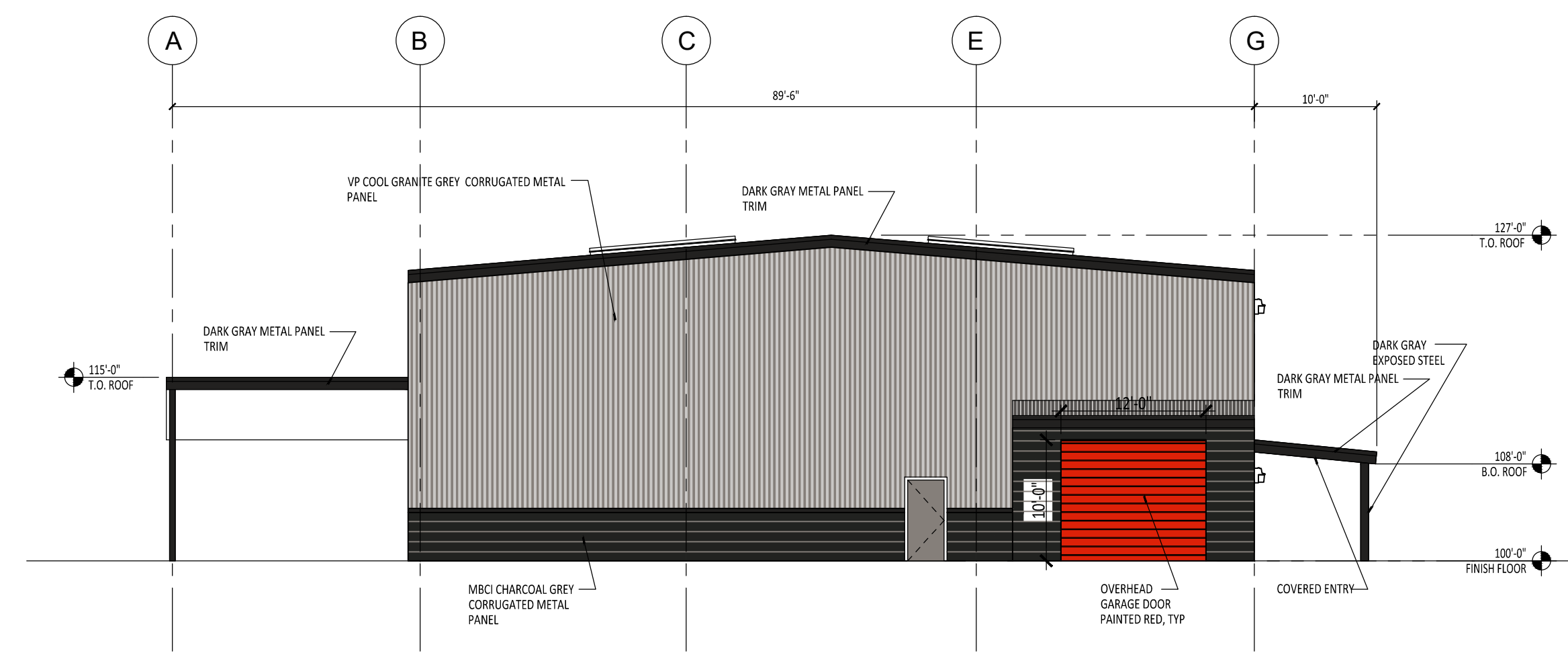
8201 DAYTONA RD NW
 ALBUQUERQUE, NM 87121

Architect/Engineer

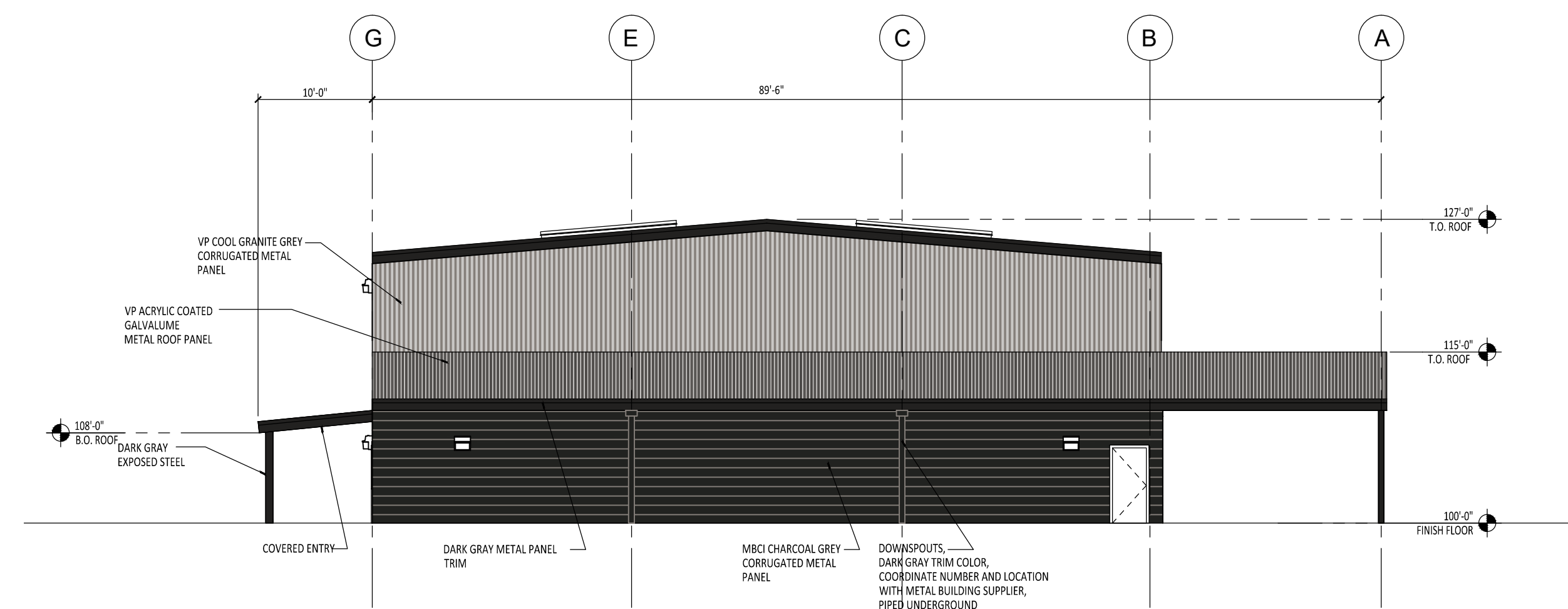
MARK	DATE	DESCRIPTION
REVISIONS		
ISSUE		
PROJECT NO	1721	
CAD DWG FILE	1721-A101	
DRAWN BY	DGW	
CHECKED BY	DGP	
DATE	1/18/18	

BUILDING ELEVATIONS

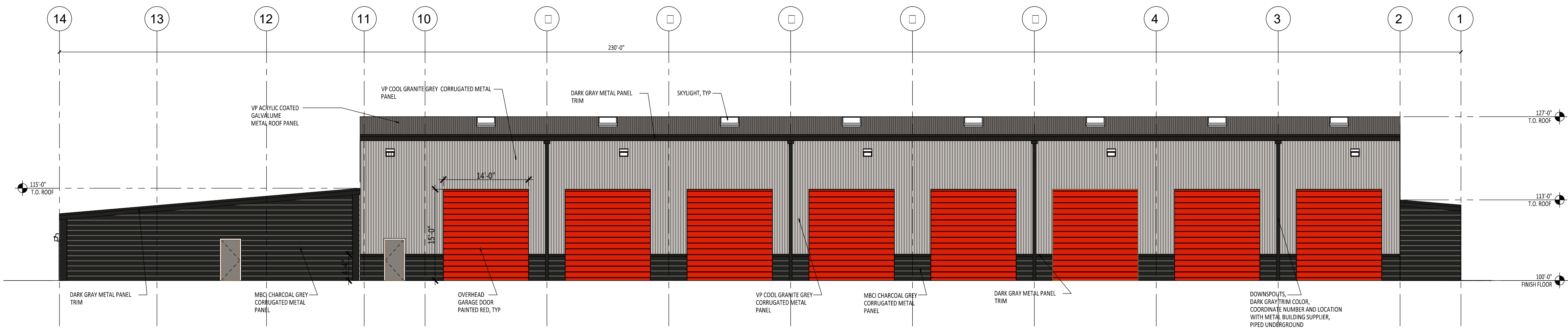
A201



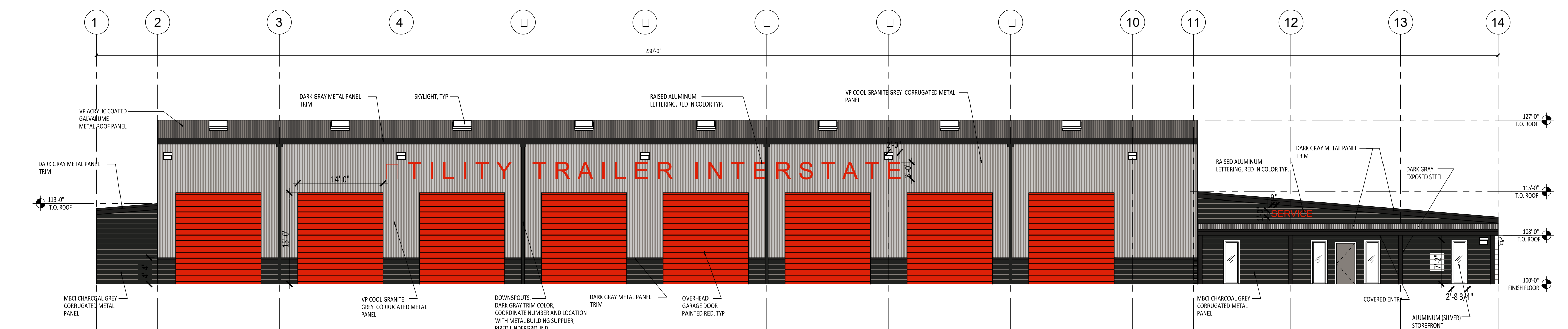
C1 WEST ELEVATION
 1/8" = 1'-0"



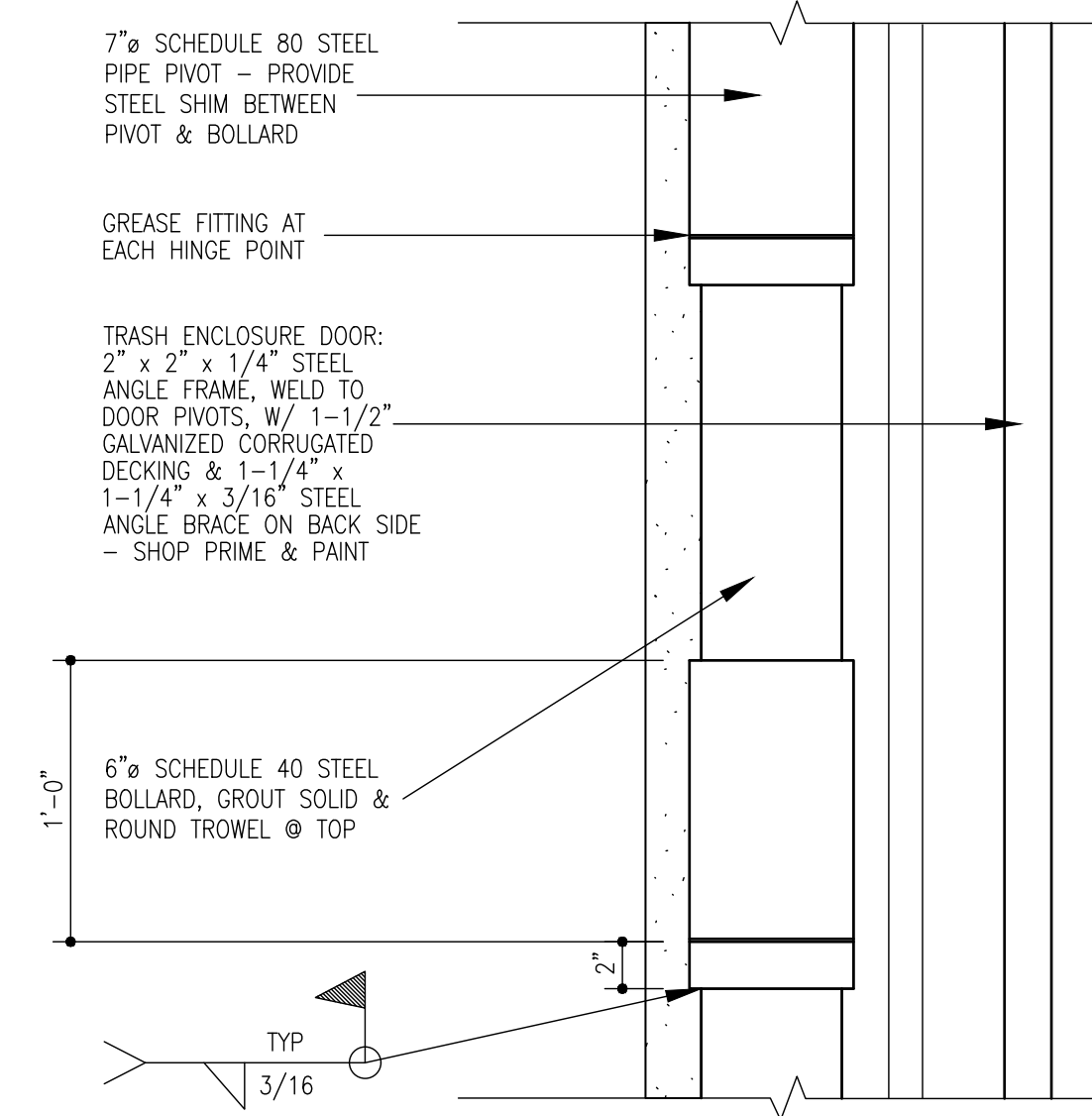
C2 EAST ELEVATION
 1/8" = 1'-0"



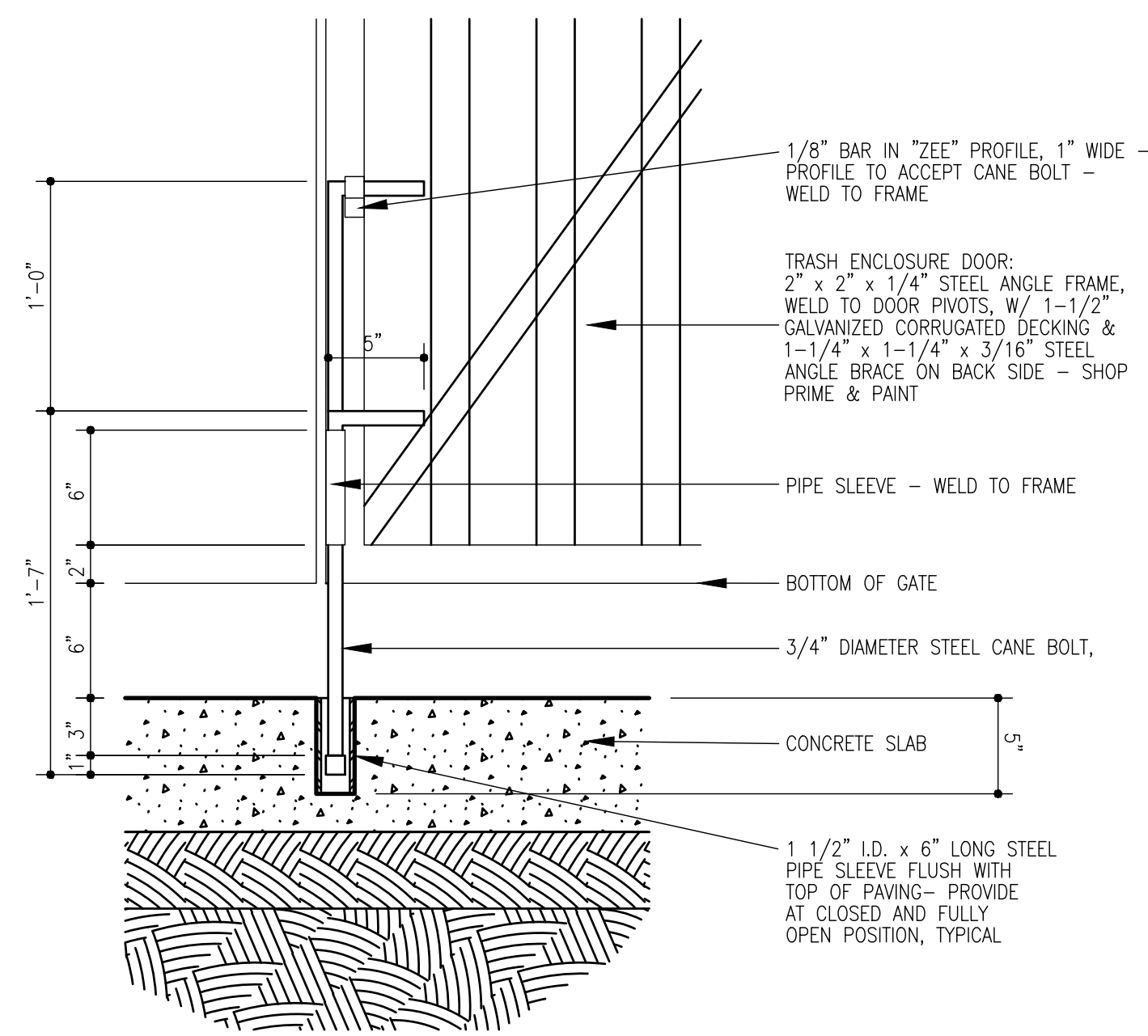
B1 NORTH ELEVATION
 1/8" = 1'-0"



A1 SOUTH ELEVATION
 1/8" = 1'-0"



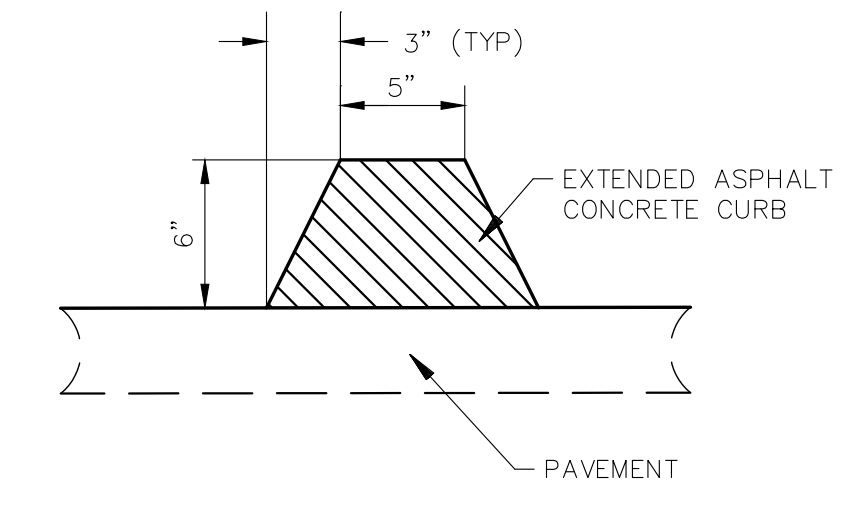
9 Dumpster Door Pivot
1 1/2" = 1'-0"



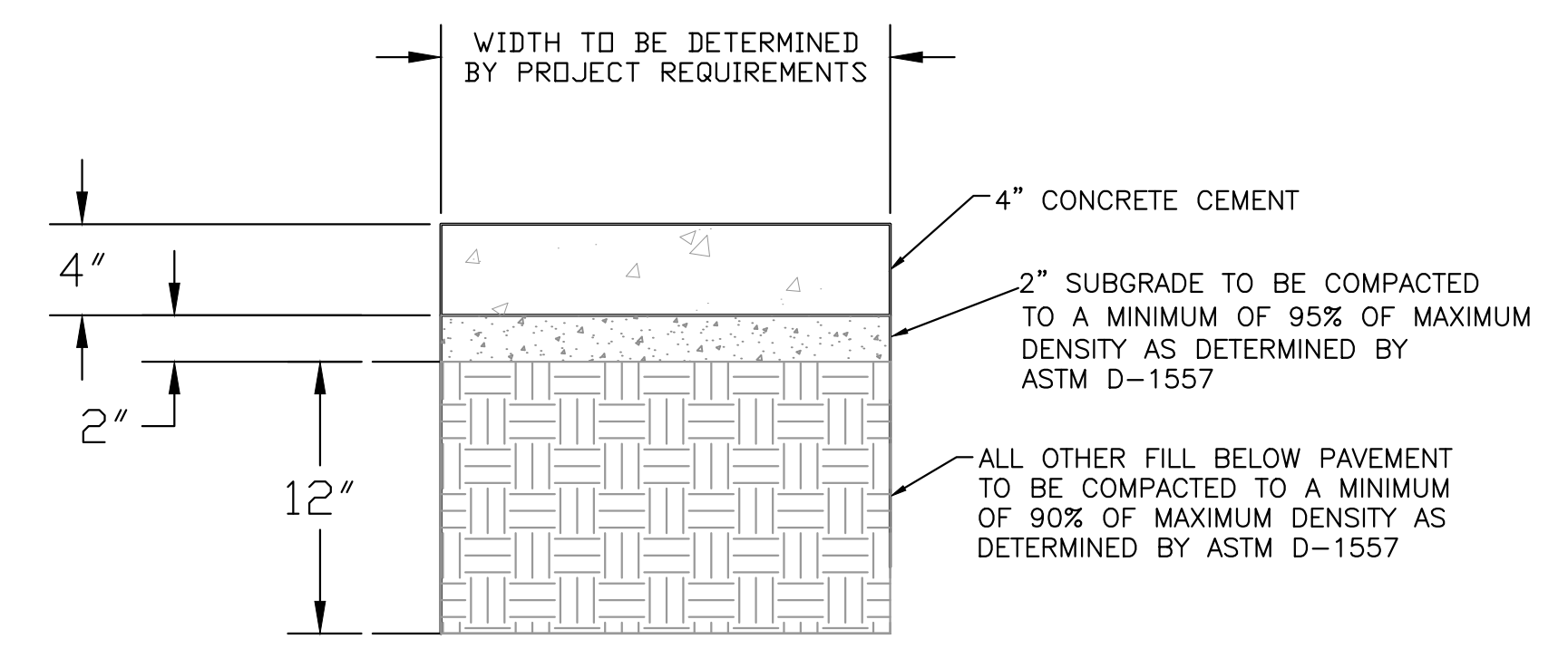
8 Cane Bolt Detail
1 1/2" = 1'-0"

General Notes

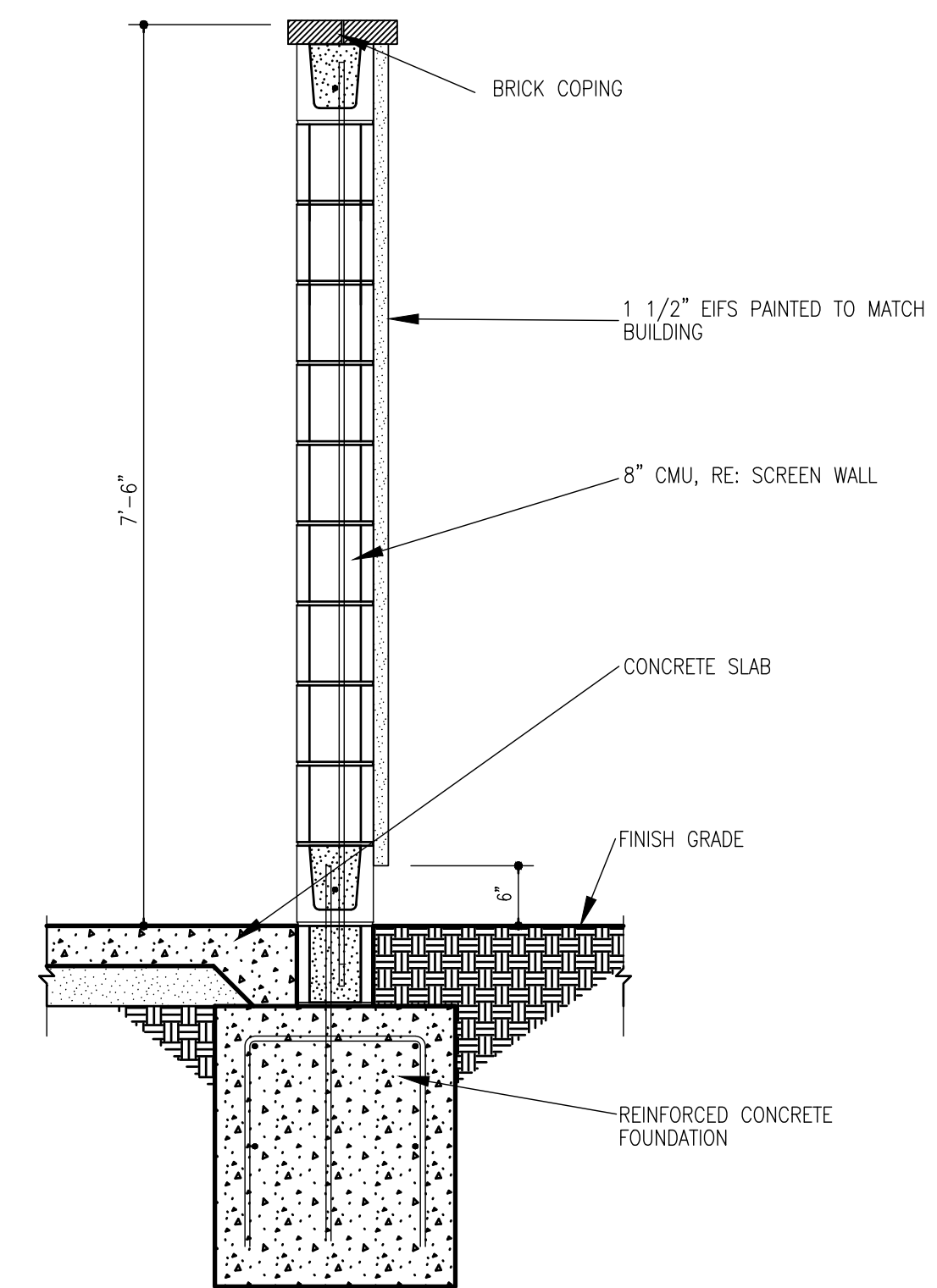
1. PAINT BOLLARDS, GATE HINGES, GATES & ANY OTHER FERROUS STEEL COMPONENT TO MATCH BUILDING



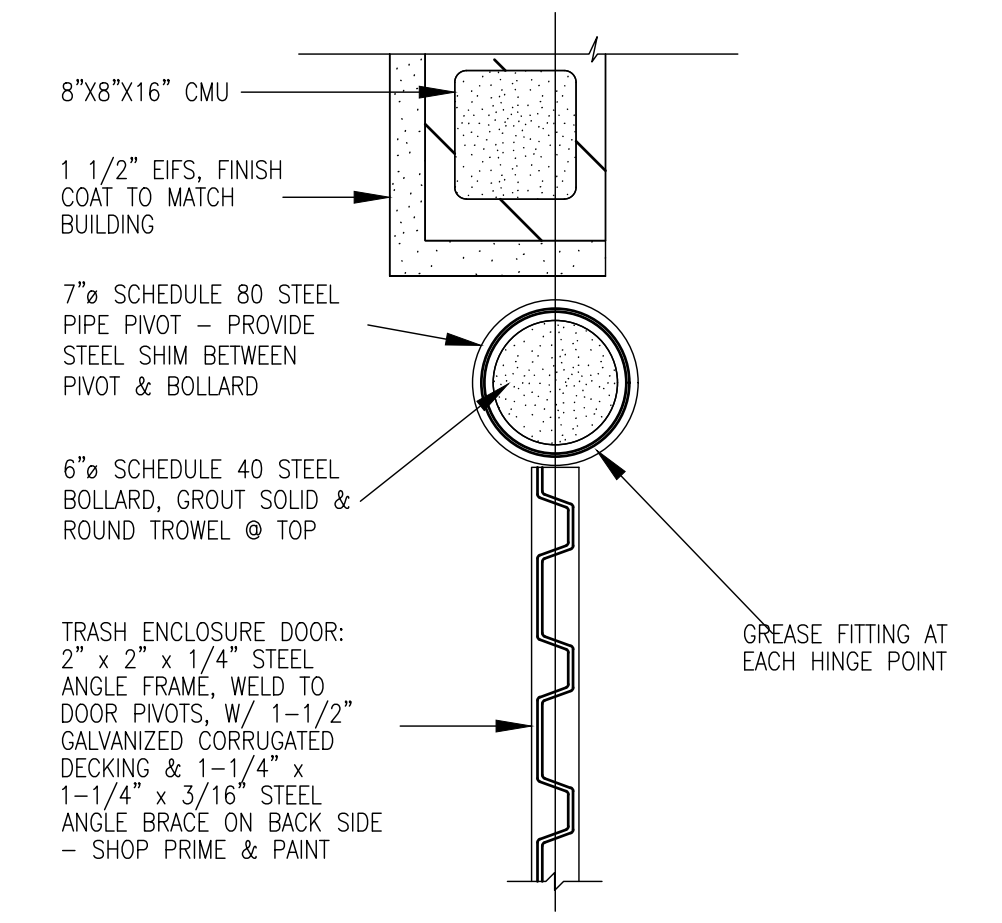
1L TEMPORARY ASPHALT CURB
N.T.S.



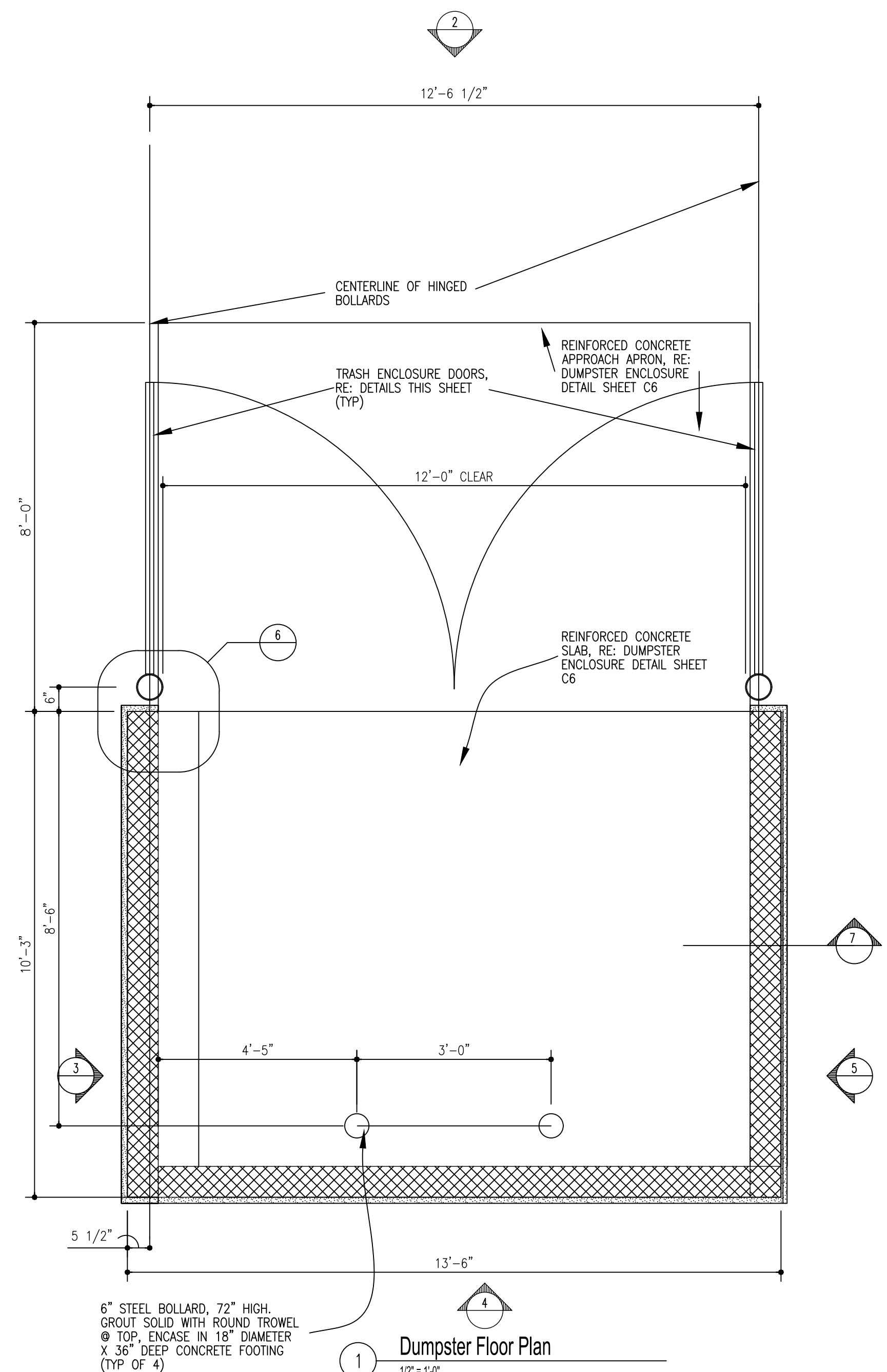
CONCRETE SIDEWALK SECTION



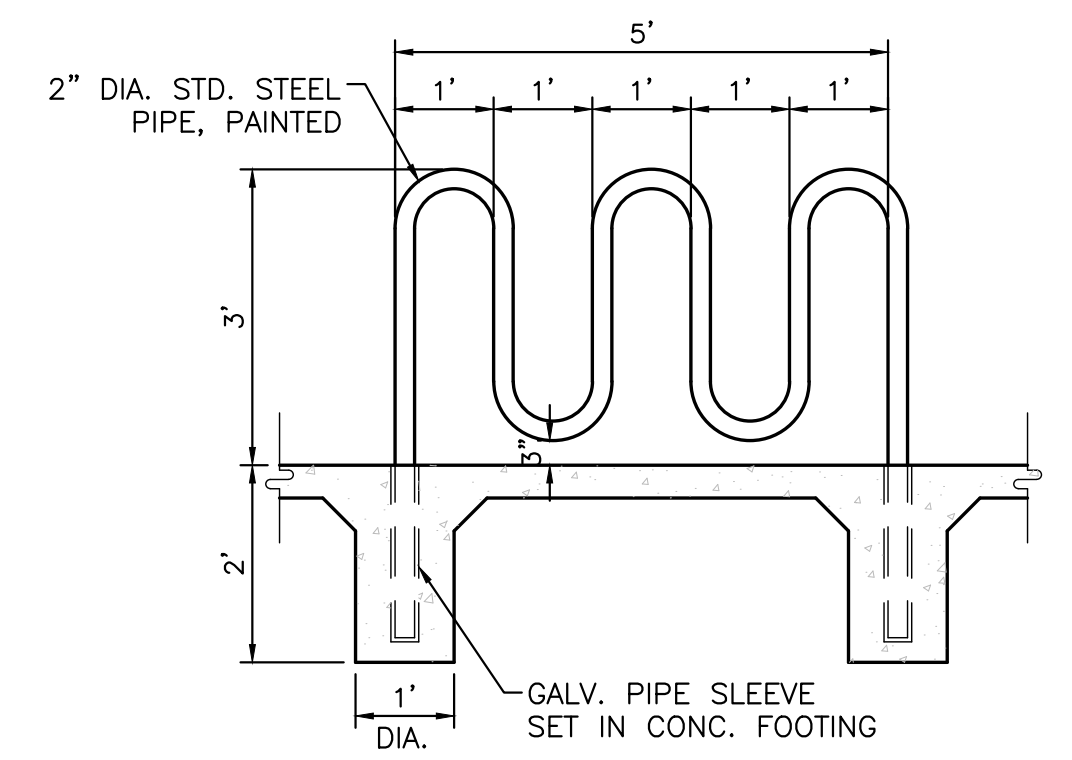
7 Wall Section
3/4" = 1'-0"



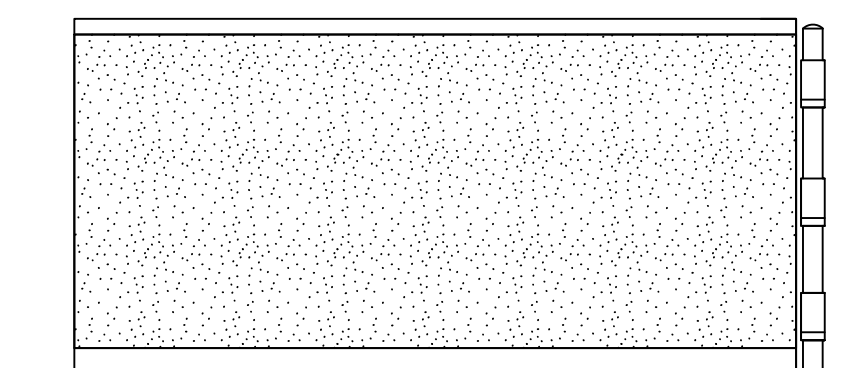
6 Plan Detail
1 1/2" = 1'-0"



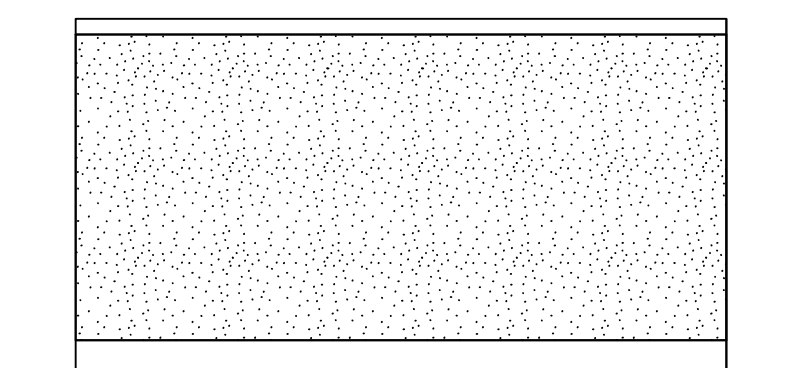
1 Dumpster Floor Plan
1/2" = 1'-0"



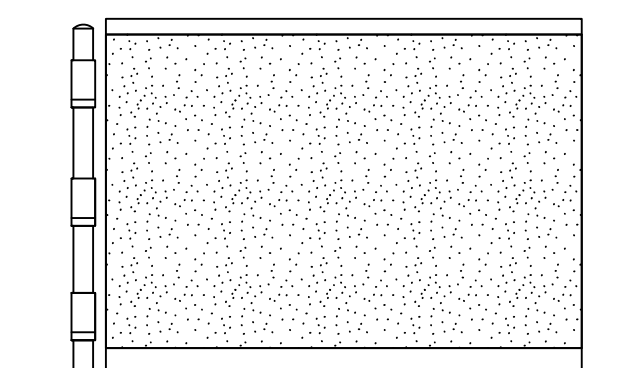
BIKE RACK DETAIL
SCALE: 1/2" = 1'



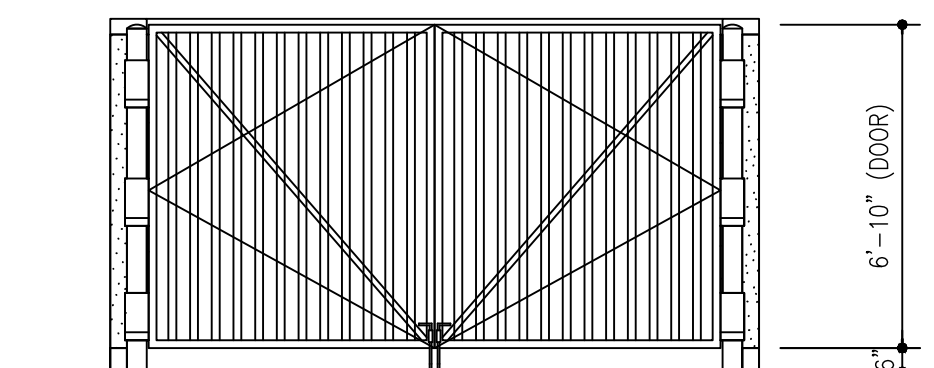
5 Side Elevation
N.T.S.



4 Back Elevation
N.T.S.

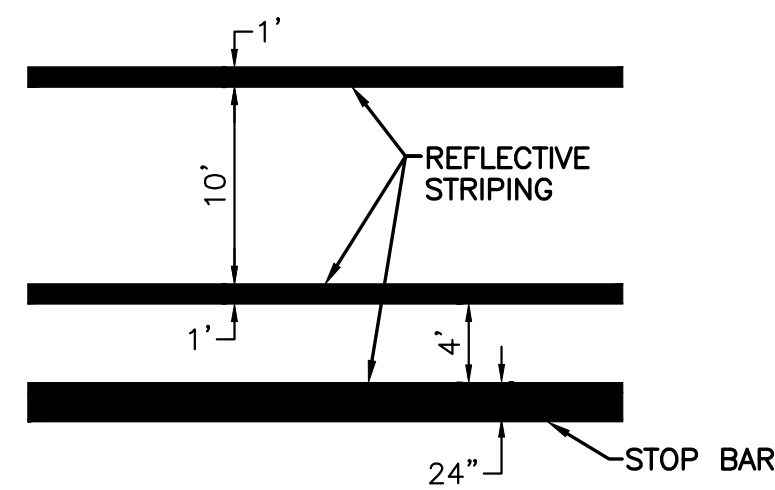


3 Side Elevation
N.T.S.



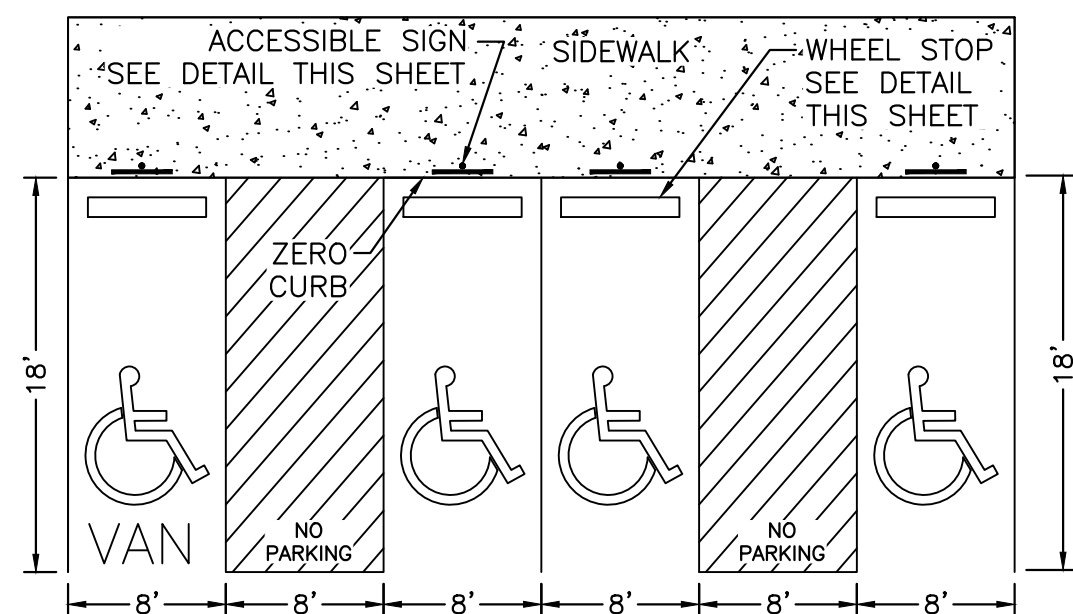
2 Front Elevation
N.T.S.

ENGINEER'S SEAL	UTILITY TRAILER SALES ALBUQUERQUE NM	DRAWN BY LA
	DETAIL SHEET 01	DATE 03/20/2018
		2017041_SPE 3
		SHEET # C5
RONALD R. BOHANNAN P.E. #7868	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	JOB # 2017041



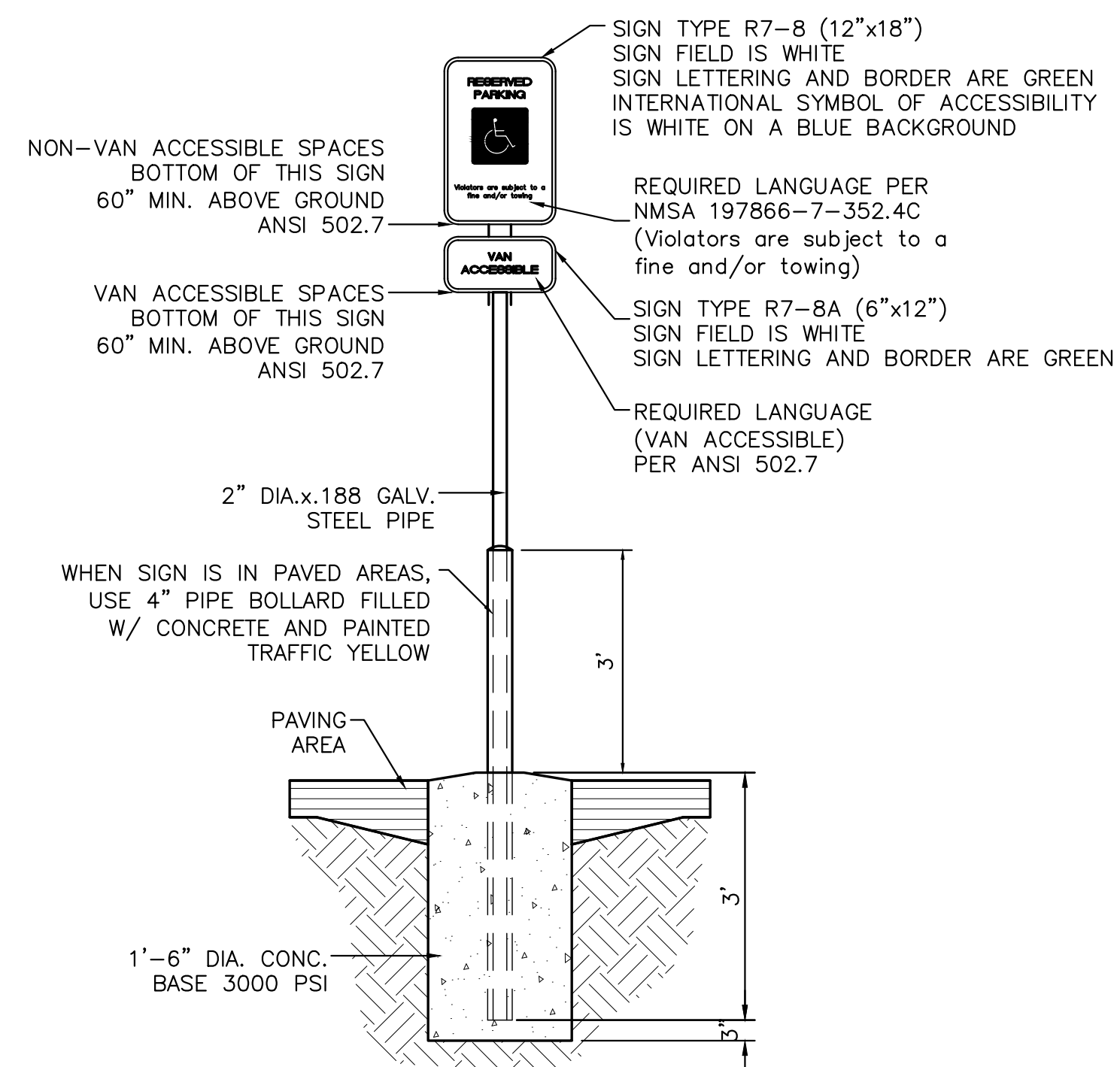
** ALL PAVEMENT MARKINGS SHALL CONFORM TO M.U.T.C.D. SPECS (LATEST EDITION)

CROSSWALK DETAIL
NTS

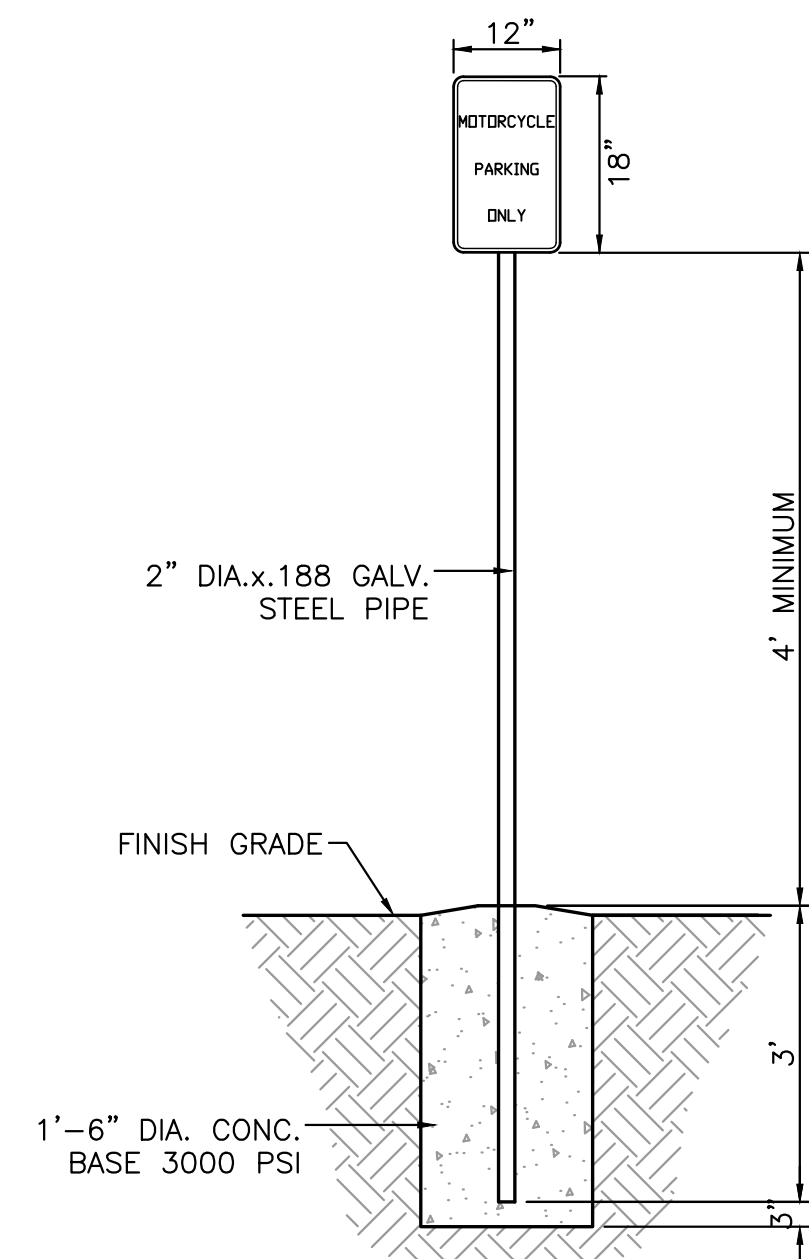


NOTES:
1) International Symbol of Accessibility shall be painted on the pavement at rear of space, white symbol on blue background.
2) Parking space lines and diagonal striping to be painted blue.
3) Access aisle shall have the words "NO PARKING" in capital letters, each of which shall be at least one 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 tires would be placed.

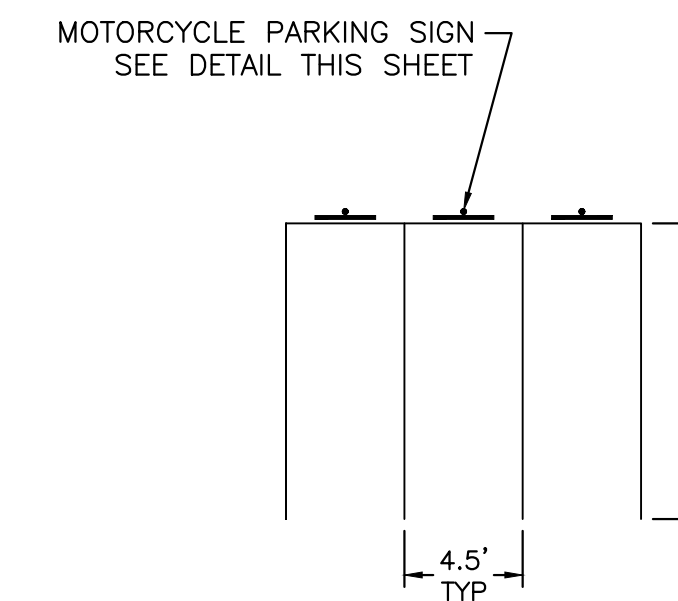
HC PARKING DETAIL
NTS



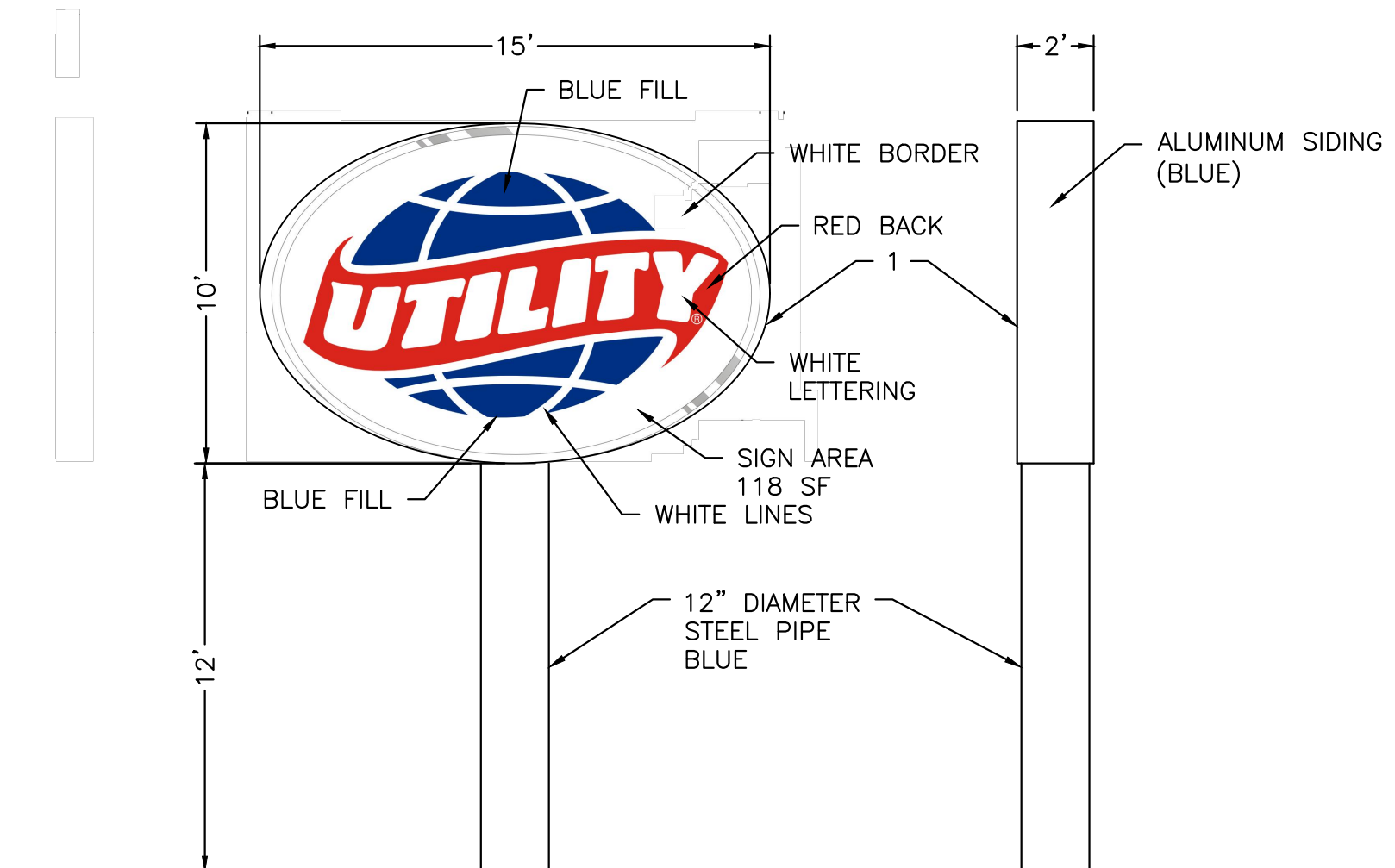
ACCESSIBLE PARKING SIGN
NTS



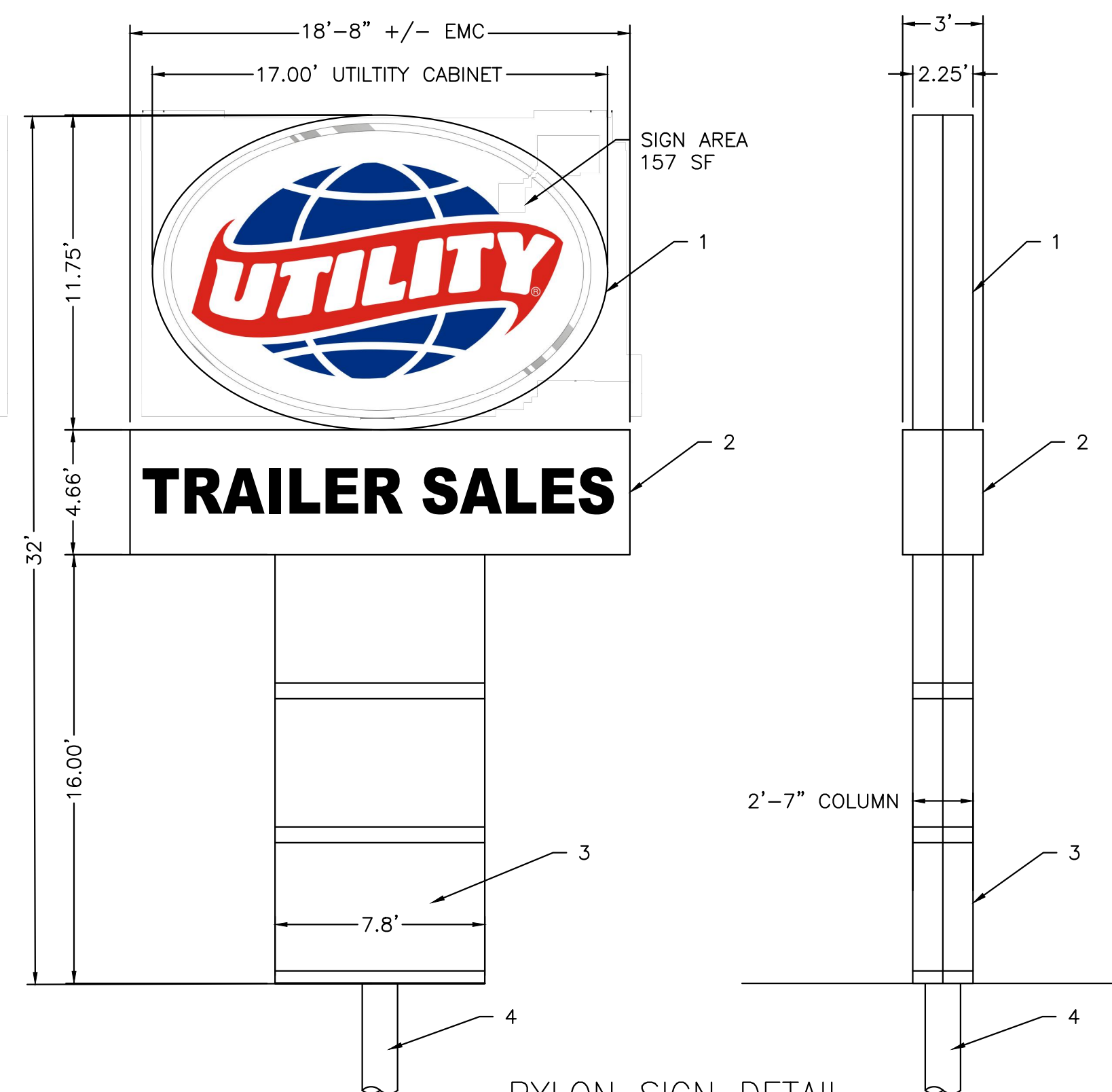
MOTORCYCLE PARKING SIGN
NTS



MOTORCYCLE PARKING DETAIL
NTS



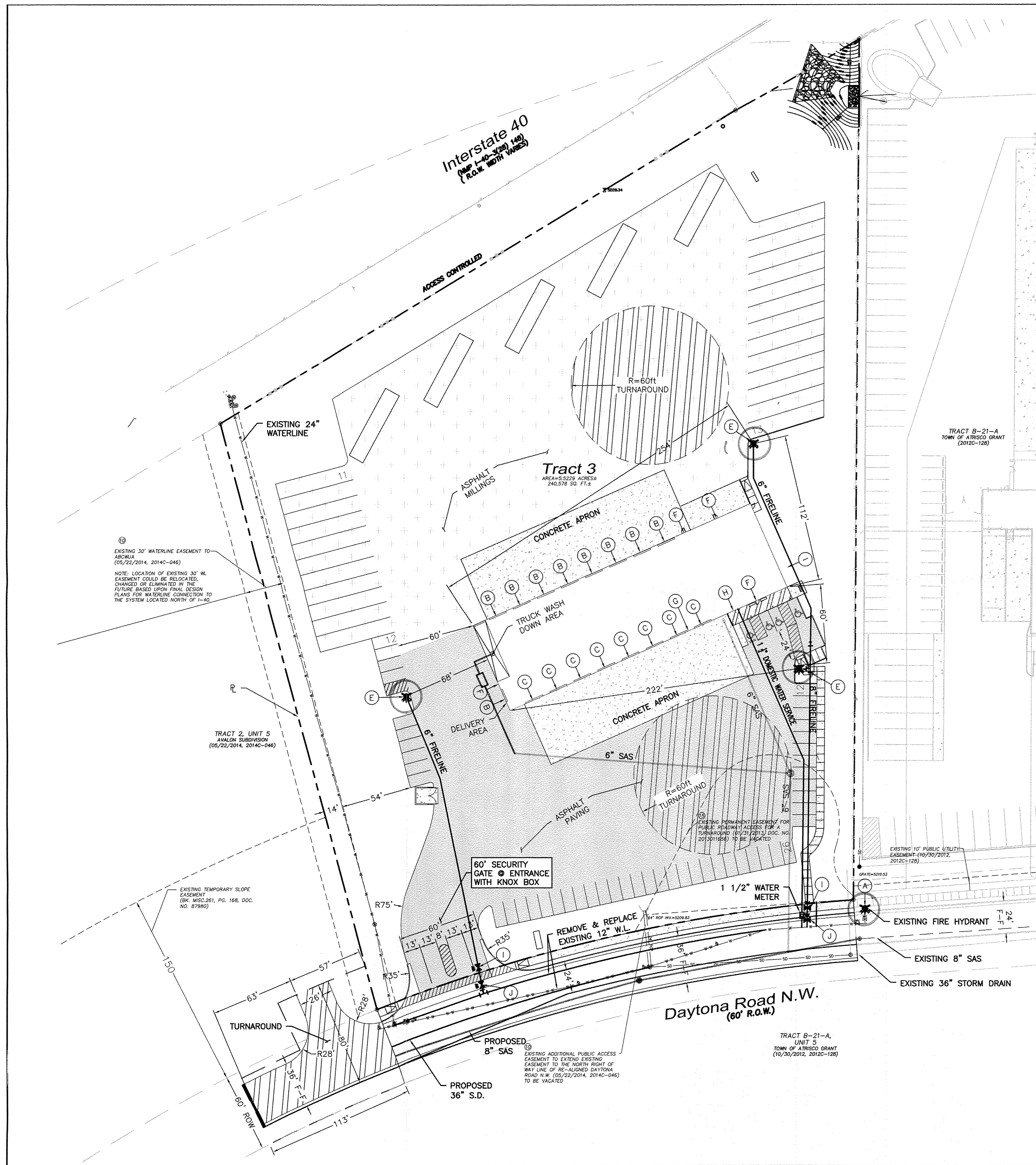
MONUMENT SIGN DETAIL
SCALE 1"=5'



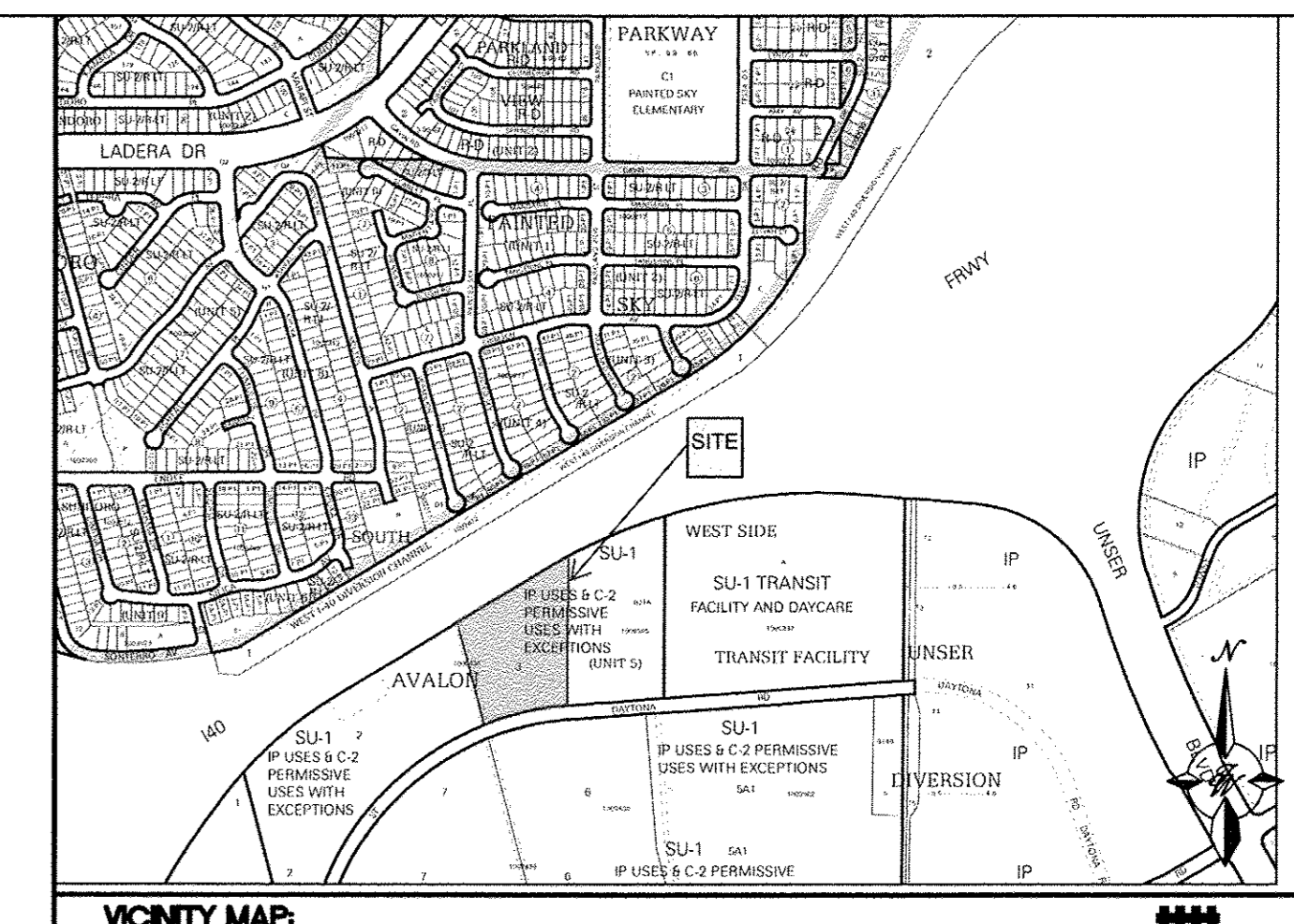
PYLON SIGN DETAIL
SCALE 1"=5'

- UTILITY LOGO CABINET: D/F ILLUMINATED CUSTOM FAB. CABINET
- EMC: D/F 89mm PITCH 16x64 MATRIX AMBER MONOCHROME EMC
PRIMARY ELECTRICAL: 120V/240V-TOTAL SIGNS AMPS T.B.D.
POWER OUT: LEAVE 8'-0" PIGTAIL WIRE INSIDE CAB FOR SIGN HOOK UP.
POWER LOCATION: REFER TO M.E.P. DWGS
SWITCH LOCATION: T.B.D.
- COLUMN: CUSTOM FABRICATED 1 1/2" ALUM. ANGLE FRAME COVERED ON ALL SIDES W/.090" THICK ALUM.
- MOUNTING PIPE: 8" +/- DIA. PIPE SLEEVED INSIDE 24" O.D. STD. STEEL PIPE SET IN CONCRETE CAISSON.

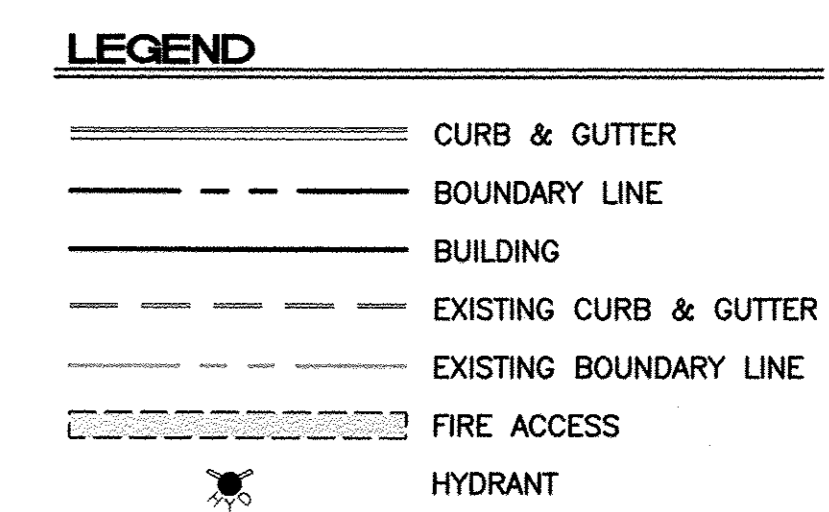
ENGINEER'S SEAL	UTILITY TRAILER SALES	DRAWN BY LA
	ALBUQUERQUE NM	DATE 03/20/2018
	DETAIL SHEET 02	2017041_SPE 3
	 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com	SHEET # C6
RONALD R. BOHANNAN P.E. #7868		JOB # 2017041



- KEYED NOTE:**
- (A) EXISTING FIRE HYDRANT
 - (B) ENTRANCE (ROLL UP DOOR)
 - (C) EXIT (ROLL UP DOOR)
 - (D) NOT USED
 - (E) NEW FIRE HYDRANT (PRIVATE)
 - (F) ENTRANCE (MAN DOOR)
 - (G) BUILDING ADDRESS
 - (H) KNOX BOX
 - (I) PROPOSED GAS METER
 - (J) PROPOSED HOT BOX
 - (K) GATE VALVE (PRIVATE)
 - (L) GATE VALVE (PUBLIC)



LEGAL DESCRIPTION:
 TRACT NUMBERED 3, OF PLAT OF TRACTS 1 THROUGH 12, AVALON SUBDIVISION UNIT 5, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 22, 2014, IN PLAT BOOK 2014C, FOLIO 46, AS DOCUMENT NO. 2014040949.
 ADDRESS: 8201 DAYTONA RD NW ALBUQUERQUE, NM 87121



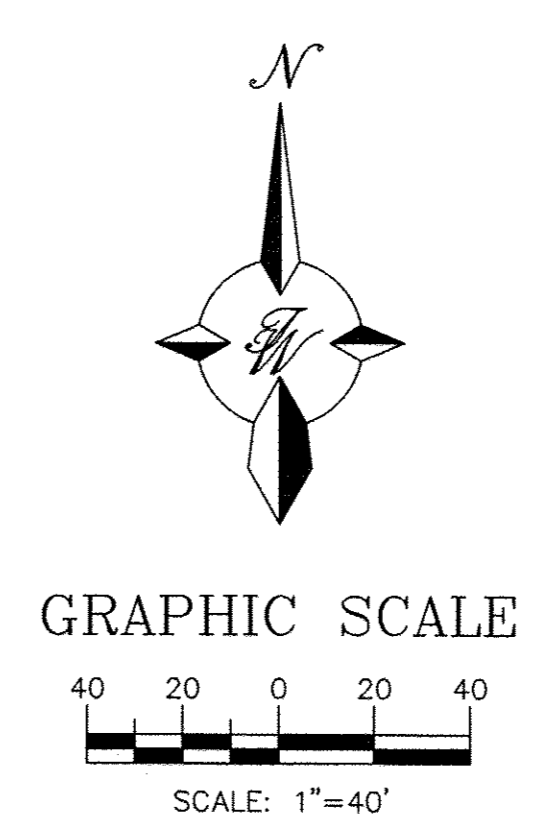
- NOTES**
- ON SITE FIRE LANE ROAD SHALL BE MARKED ON BOTH SIDES, AS DIRECTED BY FIRE MARSHALL
 - FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 10 PERCENT IN GRADE AND SHALL HAVE AN ALL WEATHER DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75000 LBS
 - KEY BOX (KNOX BOX) SHALL BE MOUNTED BETWEEN 4 AND 6 FEET ABOVE GRADE AND SHALL ILLUMINATED.

UTILITY TRAILER SALES
 8201 DAYTONA RD NW
 ALBUQUERQUE, NM 87121
 BUILDING AREA (LOT 1): 15,635 SF
 CONSTRUCTION TYPE: IIB
 NO SPRINKLER SYSTEM
 SINGLE-STORY BUILDING
 MAX HEIGHT 27'-0"

1283-18

HYDRANT AND FIRE ACCESS
 ALBUQUERQUE FIRE MARSHAL'S OFFICE
 PLANS CHECKING DIVISION
 SOFT 15635 CONSTRUCTION TYPE IIB
 GRM 2352 NUMBER OF HYDRANTS 3
 APPROVED / DISAPPROVED
 3/12/18
 SIGNATURE / SEAL / NUMBER / DATE

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	UTILITY TRAILER SALES	DRAWN BY LA
	FIRE ONE PLAN	DATE 03/07/2018
		2017041_FIRE ONE
		SHEET # F1
RONALD R. BOHANNAN P.E. #7866	TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	JOB # 2017041