

Easement Notes

- 1 EXISTING 10' PNM & MOUNTAIN BELL EASEMENT (08/11/87, C33-178)
- 2 EXISTING 36' JOINT ACCESS EASEMENT (08/06, 06C-274)
- 3 EXISTING 50' PNM EASEMENT (1/17/08, DOC. NO. 2308)
- 4 EXISTING 10' UNDERGROUND EASEMENT FOR PNM (1/15/85, MISC. 284, PG 619)

SITE DATA:

LEGAL DESCRIPTION: TRACT A-36-A, TOWN OF ATRISCO GRANT.
 SITE AREA: 4.04 AC. / 176,180 SF
 EXISTING ZONING: SU-1 FOR USES PERMISSIVE AND CONDITIONAL IN O-1
 PROPOSED ZONING: SU-1 FOR USES PERMISSIVE AND CONDITIONAL IN O-1 AND INDOOR AND OUTDOOR STORAGE
 PROPOSED LAND USE: INDOOR STORAGE FACILITY, RV STORAGE, AND A MULTI-TENANT OFFICE
PARKING REQUIREMENTS:
 WAREHOUSE: 1 SPACE PER 2,000 SQUARE FEET OF NET LEASABLE AREA 14
 OFFICE: 1 SPACE PER 200 SQUARE FEET + 53
 TOTAL PARKING REQUIRED: 67
 PARKING SPACES PROVIDED: 71
 HANDICAPPED PARKING REQUIRED/PROVIDED: 4/4
 MOTORCYCLE PARKING REQUIRED/PROVIDED: 3/3
 BICYCLE REQUIRED/PROVIDED: 4/4

TRANSIT: BUS ROUTES 96 (CROSSTOWN COMMUTER), 155 (COORS), AND 790 (BLUE LINE RAPID RIDE). SOUTHBOUND BUS STOPS FOR ROUTES 96, 155, AND 790 ARE LOCATED APPROXIMATELY 450 TO THE SOUTH OF THE SITE. NORTHBOUND BUS STOPS FOR ROUTES 96 AND 155 ARE LOCATED ACROSS COORS BLVD APPROXIMATELY 590 TO THE NORTH OF THE SITE. NORTHBOUND BUS STOP FOR ROUTE 790 ARE LOCATED DIRECTLY ACROSS COORS BLVD 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 STANDARDS OF §14-16-3-9, AREA REGULATIONS OF THE CITY COMPREHENSIVE ZONING CODE AND THE SITE PLAN FOR SUBDIVISION DESIGN STANDARDS.
2. ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED.
3. THE MECHANICAL SYSTEMS (HEATING AND COOLING) AND BUILDING ENVELOPE (WALLS, ROOF, AND WINDOWS) SHALL BE DESIGNED AND MAINTAINED TO PROMOTE THE EFFICIENT USE OF ENERGY.
4. RAINWATER HARVESTING MEASURES, SUCH AS CURB CUTS, SHALL BE PROVIDED.
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. 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 FIVE FEET ON THE REMAINING THREE SIDES SURROUNDING ALL GROUND-MOUNTED EQUIPMENT FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.
7. 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.
8. ALL SIDEWALKS, RAMPS (INCLUDING REQUIRED TRUNCATED DOMES) CURB CUTS, AND CURB AND GUTTER LOCATED WITHIN CITY RIGHT-OF-WAY SHALL BE BUILT PER C.O.A STANDARD DRAWINGS; SIDEWALK (2430), RAMPS (2440), CURB CUTS (2428), BUS SHELTER (2635.02), CURB AND GUTTER (2415A).
9. ALL IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY MUST BE INCLUDED ON A PUBLIC WORK ORDER.

PROJECT NUMBER: 1003993
 Application Number: 18EPC-40020

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated May 10, 2018 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 DRG plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

<i>Ragun M. M...</i>	7/11/18
Traffic Engineering, Transportation Division	Date
<i>...</i>	7/11/18
Water Utility Department	Date
<i>...</i>	7/11/18
Parks and Recreation Department	Date
<i>...</i>	7/11/18
City Engineer/Hydrology	Date
<i>...</i>	7/11/18
Code Enforcement	Date
<i>N/A</i>	
Environmental Health Department (conditional)	Date
<i>N/A</i>	
Solid Waste Management	Date
<i>...</i>	9.6.18
DRB Chairperson, Planning Department	Date

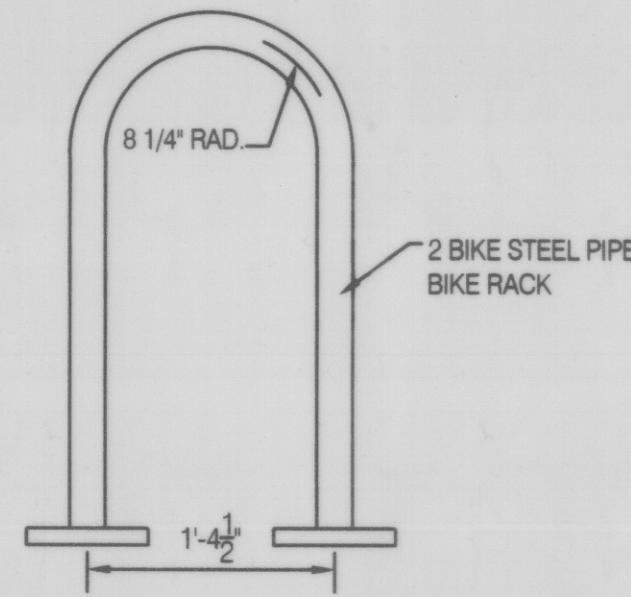
VICINITY MAP



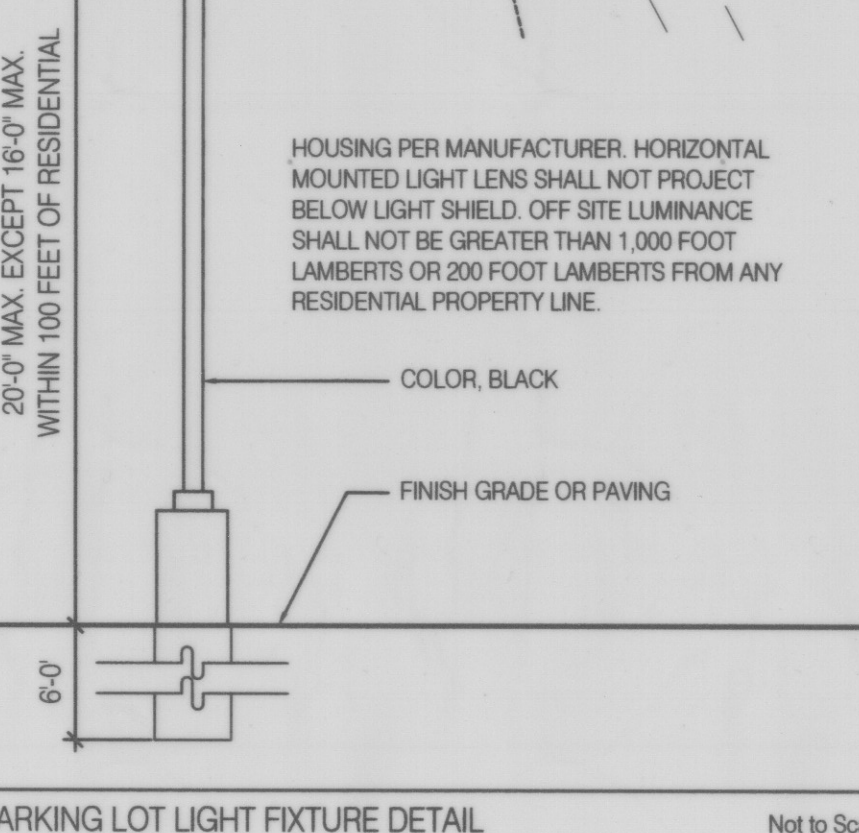
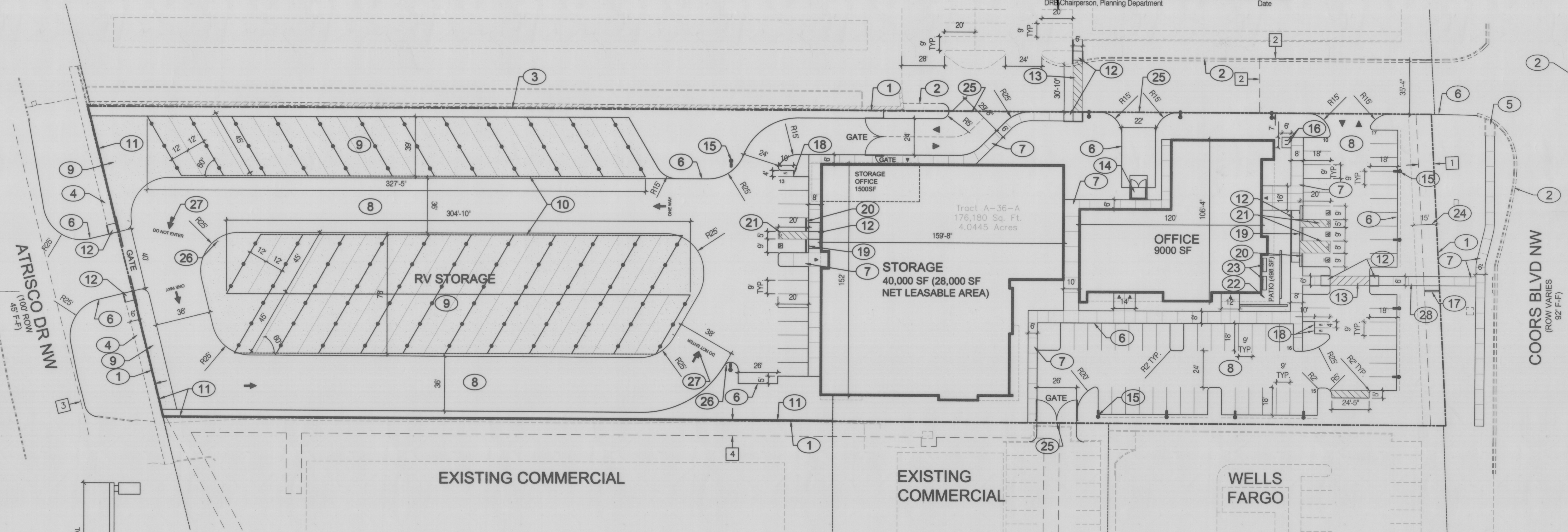
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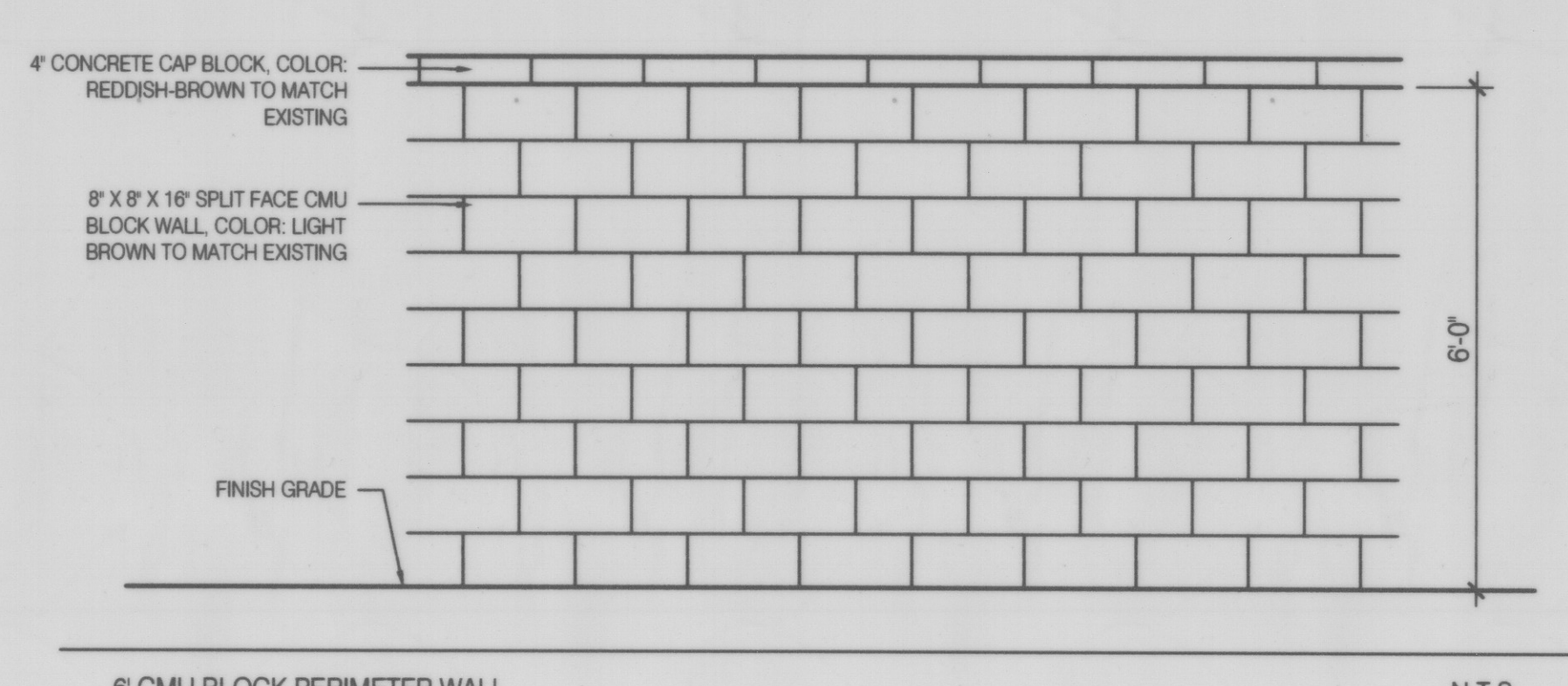
GRAPHIC SCALE
 MAP NO. E-12



BICYCLE RACK Not to Scale



PARKING LOT LIGHT FIXTURE DETAIL Not to Scale



6' CMU BLOCK PERIMETER WALL N.T.S.

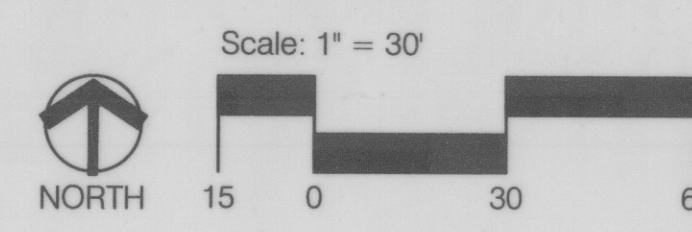
KEY NOTES:

1. PROPERTY BOUNDARY
2. EXISTING CURB AND GUTTER TO REMAIN
3. EXISTING CMU BLOCK WALL TO REMAIN
4. EXISTING SIDEWALK TO REMAIN
5. EXISTING ACCESSIBLE RAMP TO REMAIN
6. CONCRETE CURB AND GUTTER, TYP.
7. CONCRETE SIDEWALK
8. ASPHALT SURFACING
9. GRAVEL SURFACING
10. COVERED RV PARKING
11. 6" CMU BLOCK PERIMETER WALL, TO MATCH EXISTING PERIMETER WALL ON NORTH PROPERTY.
12. ACCESSIBLE CONCRETE RAMP
13. STRIPED PEDESTRIAN CROSSWALK
14. REFUSE ENCLOSURE
15. SITE LIGHTING, TYP.
16. BICYCLE RACKS
17. MONUMENT SIGN
18. "MOTORCYCLE PARKING ONLY" SIGN
19. ADA "RESERVED PARKING" SIGN WITH INTERNATIONAL SYMBOL OF ACCESSIBILITY. MUST HAVE THE REQUIRED LANGUAGE PER 66-7-362.4C NMSA 1978 "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING." ADDITIONAL "VAN ACCESSIBLE" SIGN TO BE INCLUDED AT VAN ACCESSIBLE SPACE.
20. CONCRETE PARKING BUMPER, TYP.
21. ADA ACCESSIBLE ASILE. ASILE 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)
22. OUTDOOR PATIO - 498 SF
23. 6" BENCH
24. 15' LANDSCAPE SETBACK, PER THE COORS CORRIDOR PLAN
25. CROSS ACCESS AGREEMENT WILL BE PROVIDED AT FINAL SIGNOFF AT DRB.
26. "DO NOT ENTER" SIGN 12"x18" ON STEEL POST, TYP. BOTH SIDES OF DRIVE
27. PAINTED DIRECTIONAL ARROW AND 1'-6" TALL LETTERS, TYP.
28. 6' WIDE ADA ACCESSIBLE PEDESTRIAN PATHWAY FROM PUBLIC SIDEWALK TO THE BUILDING ENTRANCES.

GLOBAL STORAGE COORS
 SITE PLAN FOR BUILDING PERMIT

Prepared for:
 Thakur Enterprises, LLC.
 1501 University Boulevard NE
 Albuquerque, NM 87102

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



July 2, 2018

Armando Lopez Architecture
 221 N Main St, Studio E
 Las Cruces, NM 88001

Isaacson & Arfman, P.A.
 128 Monroe St. NE
 Albuquerque, NM 87108

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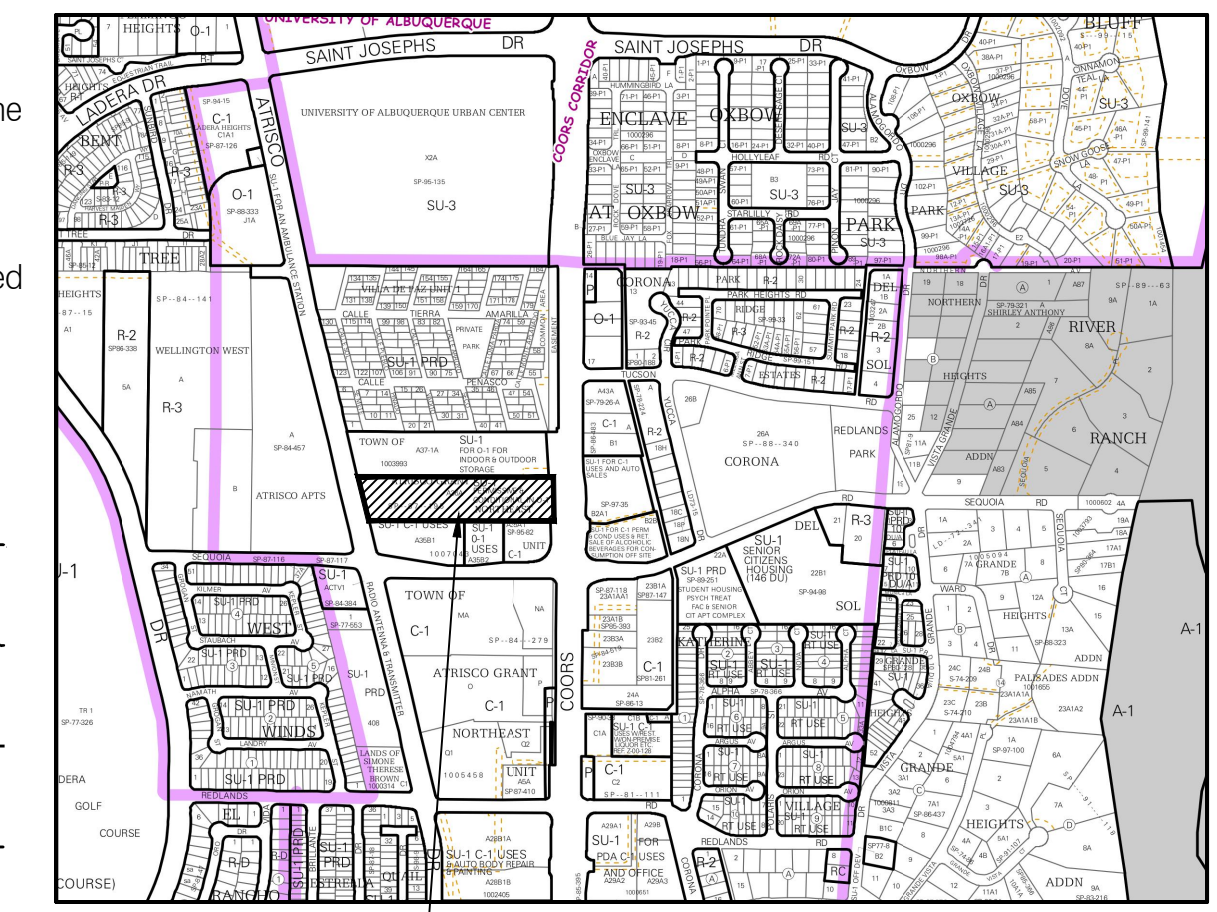
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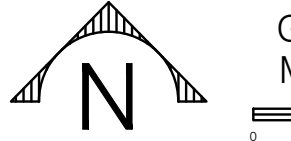
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Traffic Engineering, Transportation Division	Date
Water Utility Department	Date
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Solid Waste Management	Date 5-25-18
DRB Chairperson, Planning Department	Date

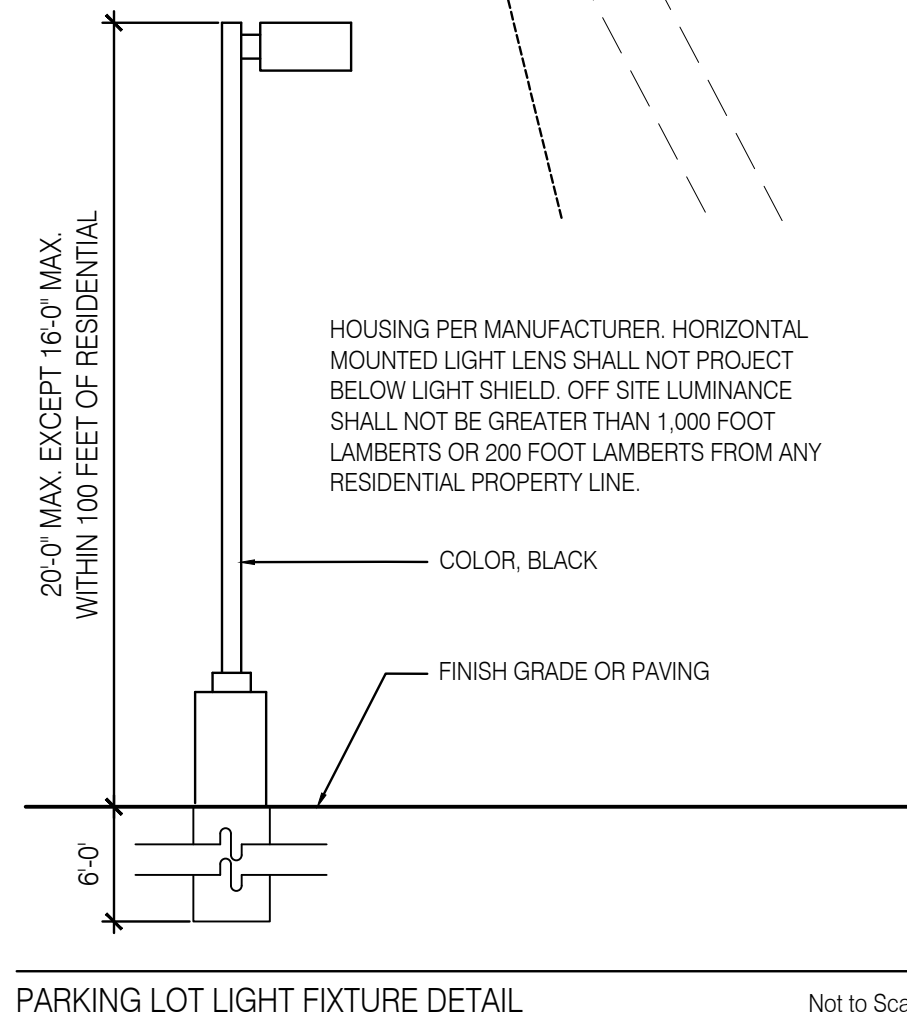
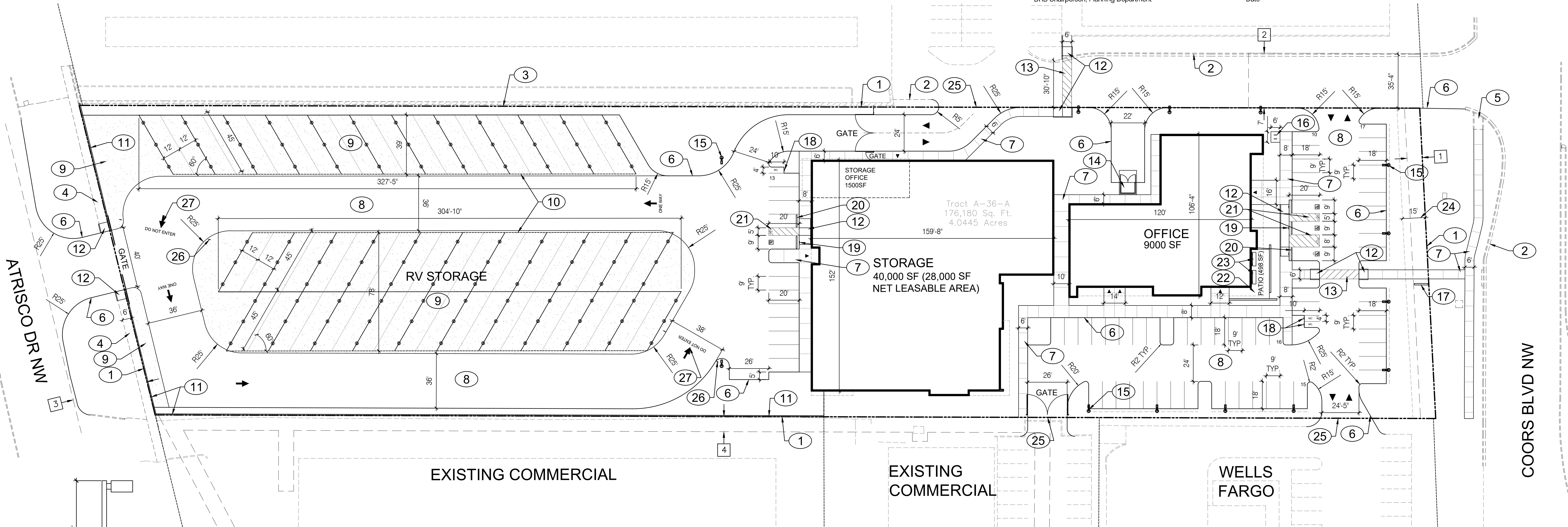
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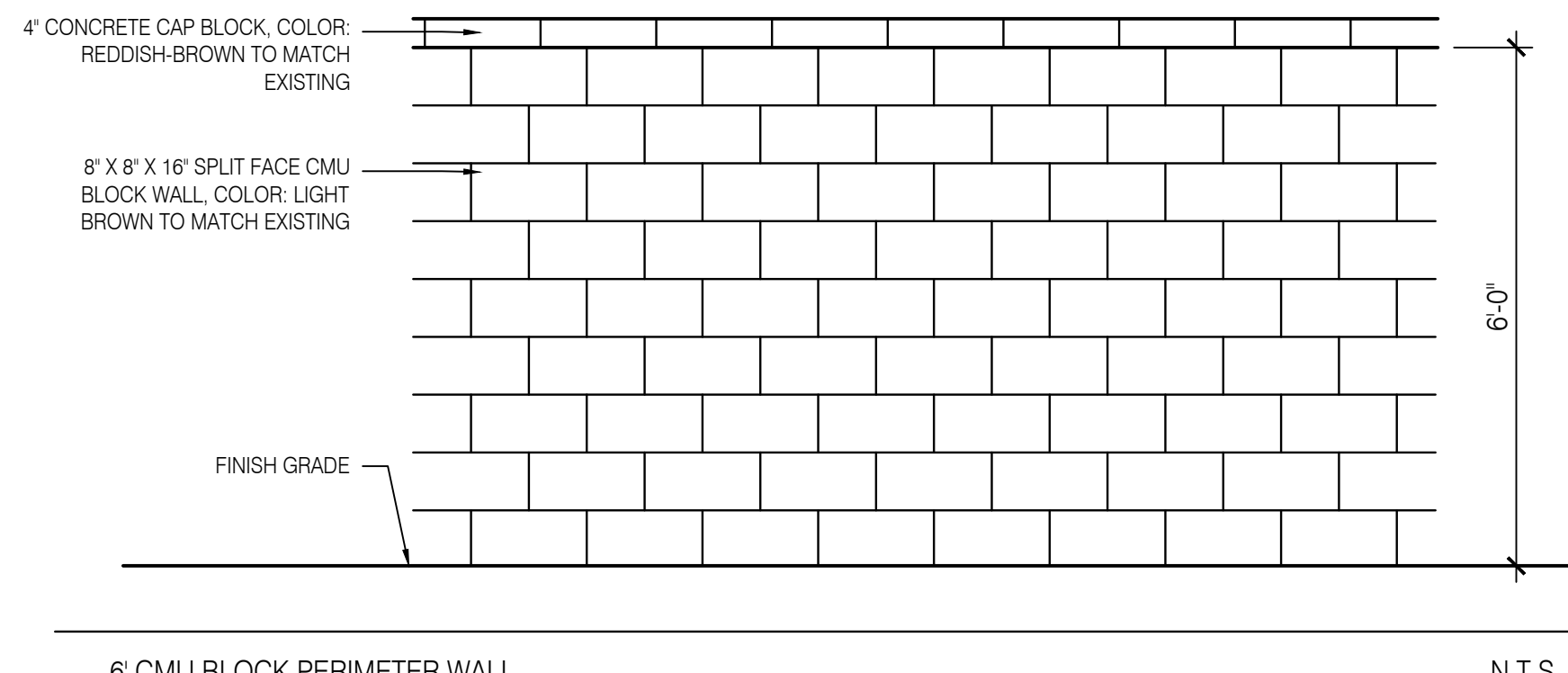
SITE



GRAPHIC SCALE
 MAP NO. E-12



PARKING LOT LIGHT FIXTURE DETAIL Not to Scale



6 CMU BLOCK PERIMETER WALL N.T.S.

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GLOBAL STORAGE COORS

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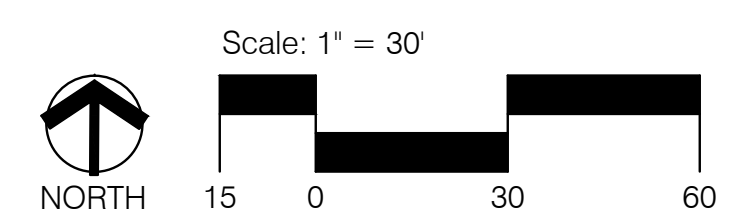
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GENERAL LANDSCAPE NOTES

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 GROUND COVER PLANTING AREAS. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO ISOLATE PLANT MATERIAL ACCORDING TO SOLAR EXPOSURE AND WILL BE SET UP BY PLANT ZONES ACCORDING TO WATER REQUIREMENTS. THE TREES WILL BE PROVIDED WITH (6) 2 GPH EMITTERS, WITH THE ABILITY TO BE EXPANDED TO ACCOMMODATE THE GROWTH OF THE TREE. SHRUBS AND GROUNDCOVERS WILL BE PROVIDED WITH (2) 1 GPH EMITTERS. TREES, SHRUBS AND GROUNDCOVERS WILL BE GROUPED ON THE SAME VALVE.

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 (4.04 AC): 176,180 SF
BUILDING AREA: 30,560 SF
NET AREA: 145,620 SF

REQUIRED LANDSCAPE AREA (15% OF NET AREA): 21,843 SF
PROVIDED LANDSCAPE AREA: 35,340 SF (24%)

LANDSCAPE LIVE VEGETATIVE COVERAGE
LANDSCAPE COVERAGE REQUIREMENTS SPECIFY LANDSCAPE AREAS TO HAVE A 75% COVERAGE OF LIVE VEGETATIVE MATERIAL.
REQUIRED LIVE VEGETATIVE COVERAGE AREA: 26,505 SF (75%)
PROVIDED LIVE VEGETATIVE COVERAGE AREA: 82,700 SF (234%)

A MINIMUM OF 30% COVERAGE OF THE TOTAL LANDSCAPED AREA SHALL BE ACHIEVED BY GROUND-LEVEL PLANTS.
REQUIRED GROUND-LEVEL COVERAGE AREA: 10,602 SF (30%)
PROVIDED GROUND-LEVEL COVERAGE AREA: 10,665 SF (30%)

PARKING LOT TREES
67 OFF-STREET PARKING SPACES ARE PROVIDED. PARKING LOT TREE REQUIREMENTS ARE BASED UPON 1 TREE PER 10 SPACES, AND NO PARKING SPACE BEING MORE THAN 100 FEET FROM A TREE.
PARKING LOT TREES REQUIRED: 7
PARKING LOT TREES PROVIDED: 15

STREET TREES
COORS BOULEVARD IS AN URBAN PRINCIPAL ARTERIAL AND ATRISCO DRIVE IS AN URBAN COLLECTOR AND THEREFORE REQUIRE STREET TREES. STREET TREE REQUIREMENTS ARE BASED ON AN AVERAGE SPACING OF 25' O.C.

COORS BOULEVARD FRONTAGE IS 204'.
STREET TREES REQUIRED: 8
STREET TREES PROVIDED: 8

ATRISCO DRIVE FRONTAGE IS 209'.
STREET TREES REQUIRED: 8
STREET TREES PROVIDED: 8

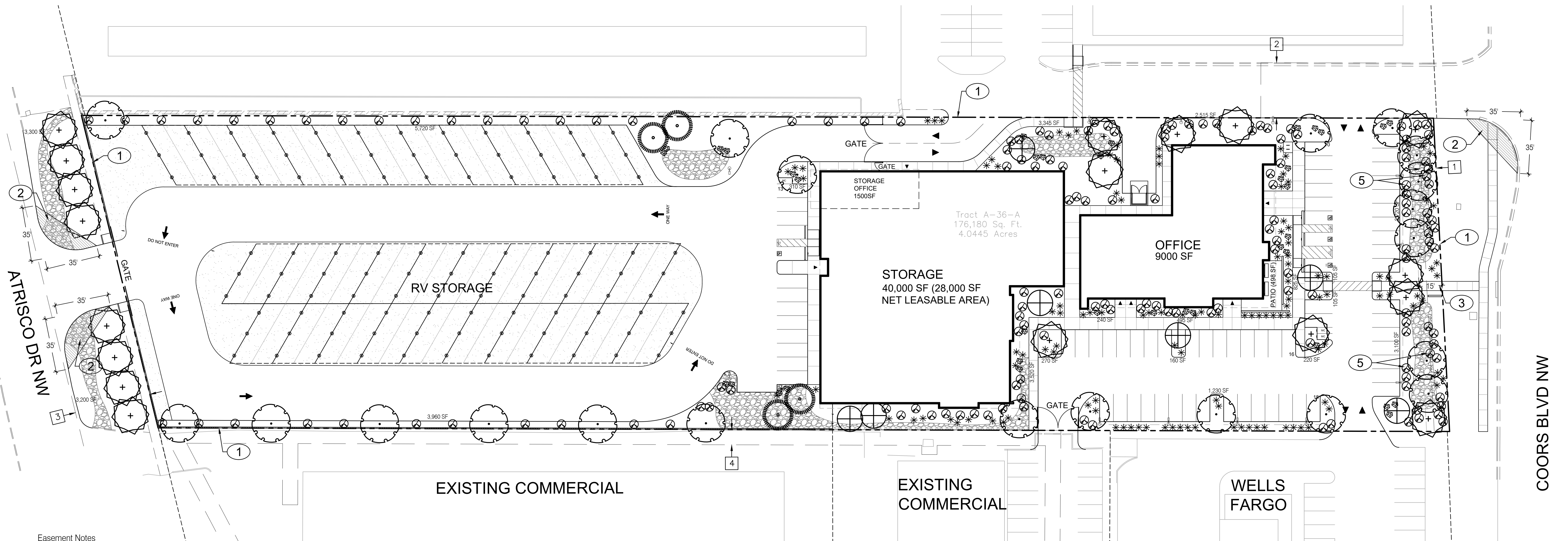
PARKING LOT LANDSCAPE AREA
PARKING LOTS SHALL HAVE A MINIMUM OF 20% LANDSCAPE, PER THE COORS CORRIDOR PLAN.
PARKING LOT AREA: 22,250 SF
REQUIRED PARKING LOT LANDSCAPE: (20%) 4,450 SF
PROVIDED PARKING LOT LANDSCAPE: (22%) 5,005 SF

KEY NOTES:

1. PROPERTY BOUNDARY
2. CLEAR SIGHT TRIANGLE
3. 15' LANDSCAPE SETBACK, PER THE COORS CORRIDOR PLAN
4. PONDING, SEE CONCEPTUAL GRADING AND DRAINAGE PLAN
5. EVERGREEN SCREENING, TYP.

PLANT LEGEND

QTY.	SYMBOL	SCIENTIFIC NAME COMMON NAME	SIZE	INSTALLED SIZE MATURE SIZE	WATER USE	QTY.	SYMBOL	SCIENTIFIC NAME COMMON NAME	SIZE	INSTALLED SIZE MATURE SIZE	WATER USE
TREES											
* SMALL SHRUBS & ACCENTS											
18	(Symbol)	CHILOPSIS LINEARIS DESERT WILLOW	2" B&B	10 HT. X 6' SPR. 20' HT. X 25' SPR.	LOW			ACHILLEA MOONSHINE MOONSHINE YARROW	1-GAL.	2 HT. X 2 SPR.	MED
21	(Symbol)	CELTIS RETICULATA NETLEAF HACKBERRY	2" B&B	10 HT. X 6' SPR. 25' HT. X 25' SPR.	LOW			CALAMAGROSTIS ACUTIFLORA KARL FOERSTER GRASS	5-GAL.	3 HT. X 3 SPR.	MED
4	(Symbol)	PINUS ELDIRICA AFGHAN PINE	B&B	6' MIN HT. 35' HT. X 20' SPR.	MED			HESPERALOE PARVIFLORA RED YUCCA	5-GAL.	3 HT. X 3 SPR.	LOW
7	(Symbol)	VITEX AGNUS-CASTUS CHASTE TREE	2" B&B	6 HT. X 4 SPR. 20' HT. X 20' SPR.	LOW			NOLINA TEXANA BEARGRASS	5-GAL.	4 HT. X 4 SPR.	LOW
LARGE SHRUBS											
	(Symbol)	BACCHARIS STAPH THOMPSON DWARF COYOTE BUSH	5-GAL.	4 HT. X 4 SPR.	LOW			YUCCA PENDULA SOFT LEAF YUCCA	5-GAL.	5 HT. X 4 SPR.	LOW
	(Symbol)	Buddleia Davidii BUTTERFLY BUSH	5-GAL.	5 HT. X 5 SPR.	LOW						
	(Symbol)	CARYOPTERIS X CLANDONENSIS BLUE MIST SPIREA	5-GAL.	5 HT. X 5 SPR.	LOW						
	(Symbol)	JUNIPERUS SCOPULORUM MEDORA MEDORA JUNIPER	15-GAL.	15 HT. X 5 SPR.	MED						
	(Symbol)	JUNIPERUS HORIZONTALIS BLUE CHIP JUNIPER	5-GAL.	1' HT. X 8 SPR.	LOW						
	(Symbol)	RHUS TRILOBATA THREE LEAF SUMAC	5-GAL.	6 HT. X 6 SPR.	LOW						
BOULDERS AND MULCHES											
	(Symbol)	MOSS ROCK BOULDERS (3X3 MIN)	37								
	(Symbol)	3/4" - 1" GRAVEL MULCH, COLOR: REDDISH-BROWN (3" DEPTH OVER WEED CONTROL FABRIC)	29,310 SF								
	(Symbol)	2"-4" COBBLE STONE, COLOR: GRAY (6" DEPTH OVER WEED CONTROL FABRIC)	6,030 SF								

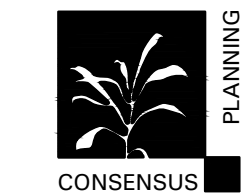


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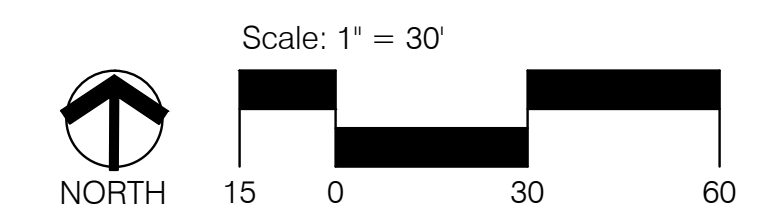
GLOBAL STORAGE COORS

LANDSCAPE PLAN

Prepared for:
Thakur Enterprises, LLC.
1501 University Boulevard NE
Albuquerque, NM 87102



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



Armando Lopez Architecture
221 N Main St, Studio E
Las Cruces, NM 88001

Isaacson & Arfman, P.A.
128 Monroe St. NE
Albuquerque, NM 87108

PROJECT DATA

PROPERTY: THE SITE IS AN UNDEVELOPED PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP G-11. THE SITE IS BOUND TO THE EAST BY COORS BLVD, TO THE WEST BY ATRISCO DR., TO THE NORTH BY A STORAGE FACILITY COMPLEX AND TO THE SOUTH BY DEVELOPED COMMERCIAL PROPERTY.

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE TWO COMMERCIAL BUILDINGS WITH ASSOCIATED ASPHALT PAVED ACCESS, PARKING, AND LANDSCAPING.

LEGAL: TRACT A-36-A TOWN OF ATRISCO GRANT NORTHEAST ADDITION, ALBUQUERQUE, NM

SITE AREA: 4.04 ACRES

BENCHMARK: ACS BRASS TABLET STAMPED "8-G11", ELEVATION = 5116.009 FEET (NAD 1983)

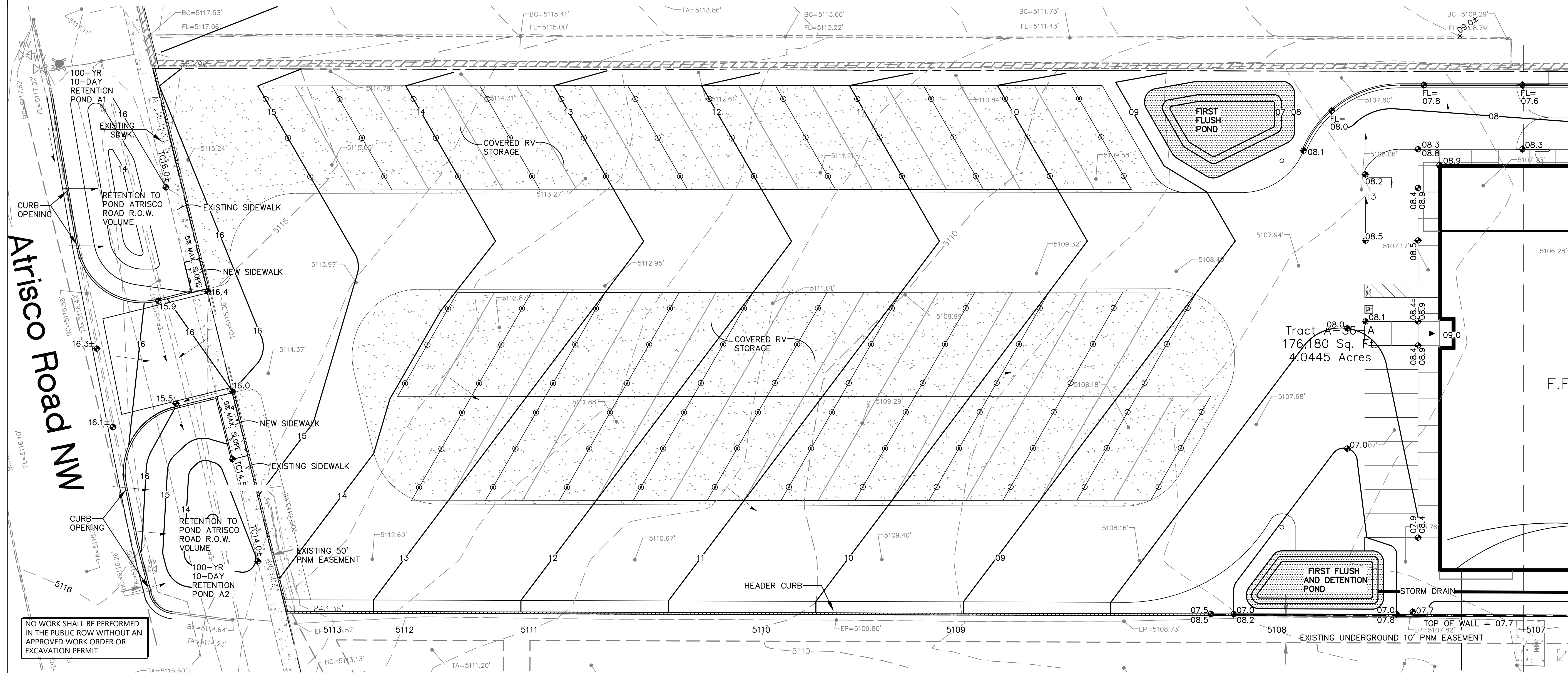
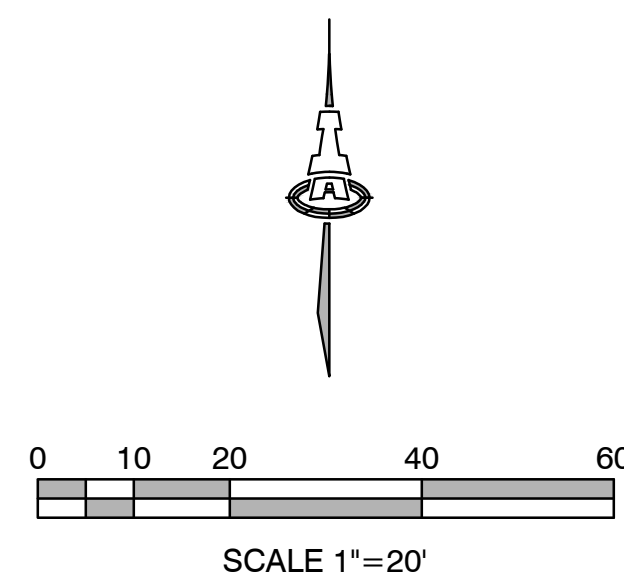
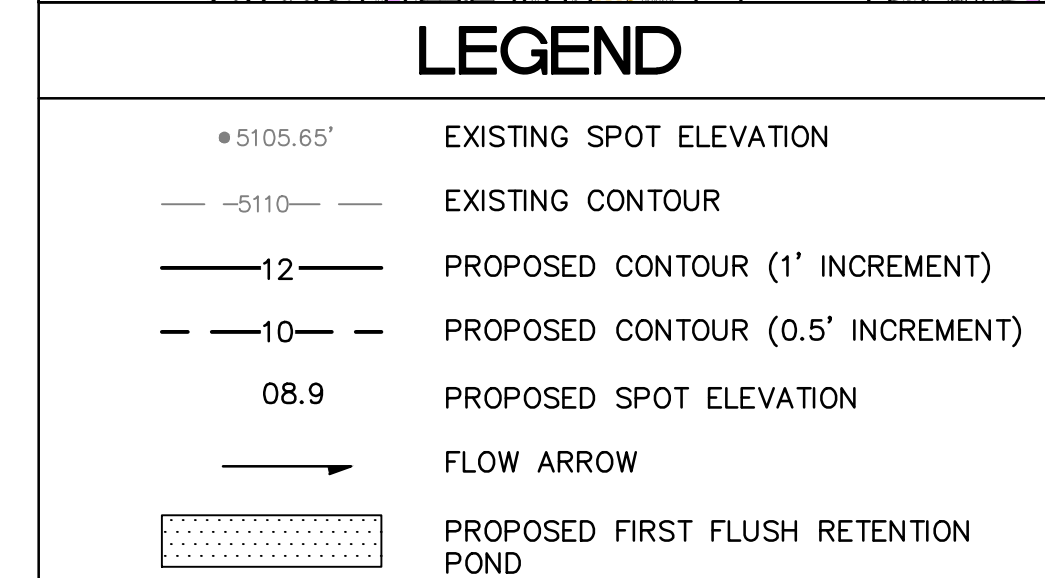
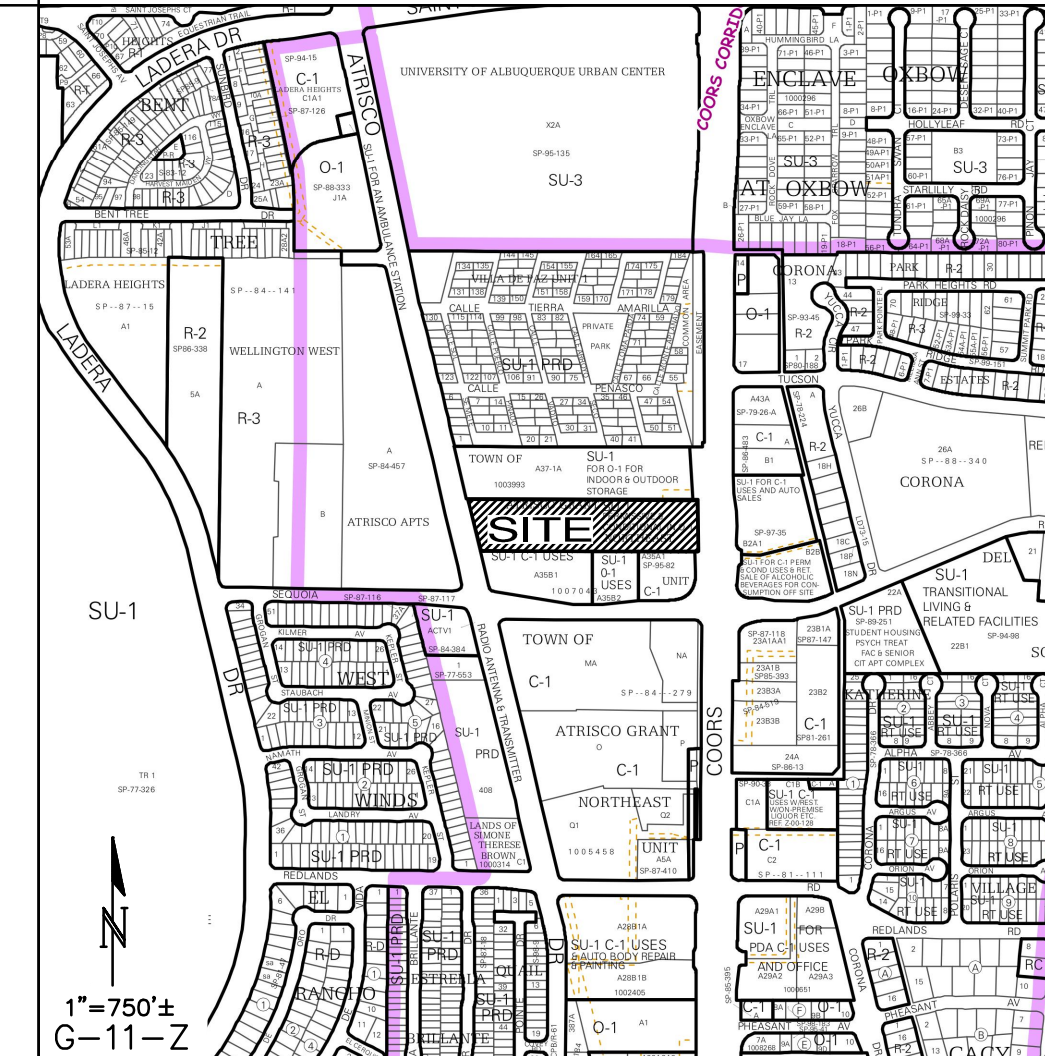
OFF-SITE FLOW: WEST PROPERTY R.O.W. HISTORICALLY DRAINS INTO SITE. A WATER BLOCK WILL BE PROVIDED TO CONTAIN FLOWS WITHIN ATRISCO RD. THE UNDEVELOPED R.O.W. PORTION BETWEEN THE STREET AND PROPERTY LINE WILL BE GRADED TO SELF-POND.

FLOOD HAZARD: PER BERNALILLO COUNTY FIRM MAP #35001C0327J, THE SITE IS LOCATED WITHIN FLOODZONE 'X' DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

ENGINEER: FRED C. ARFMAN: NMPE 7322
ISAACSON & ARFMAN, PA
128 MONROE NE 87108
505-268-8828

SURVEYOR: WILL PLOTNER JR: NMPS NO. 14271
CARTESIAN SURVEYS, INC
P.O. BOX 44414 RIO RANCHO, NM 87174
505-896-3050

VICINITY MAP



NO WORK SHALL BE PERFORMED IN THE PUBLIC ROW WITHOUT AN APPROVED WORK ORDER OR EXCAVATION PERMIT

AL : A

armando lopez architecture

221 N Main St Studio E
Las Cruces NM 88001

575.652.5540
armando@alopezarc.com

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CONSULTANTS

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.isacivil.com

PROJECT

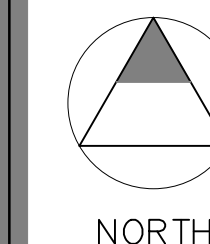
GLOBAL STORAGE - COORS

3421 Coors Road NW
Albuquerque, New Mexico

ISSUE

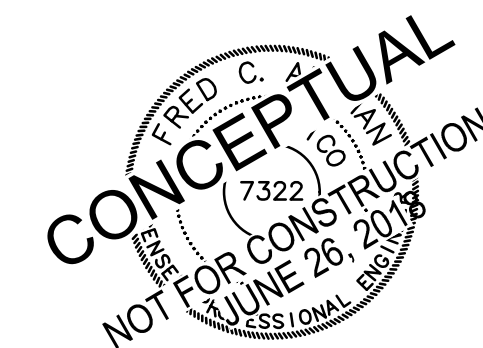
REVISION

SHEET



CONCEPTUAL
GRADING &
DRAINAGE PLAN
1 OF 2

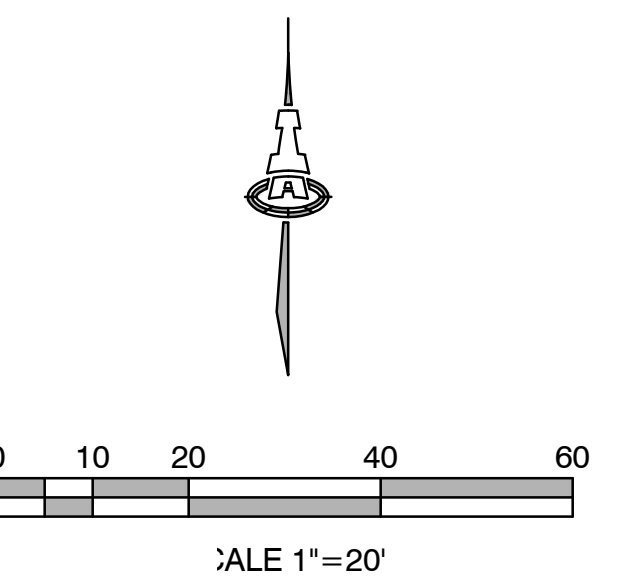
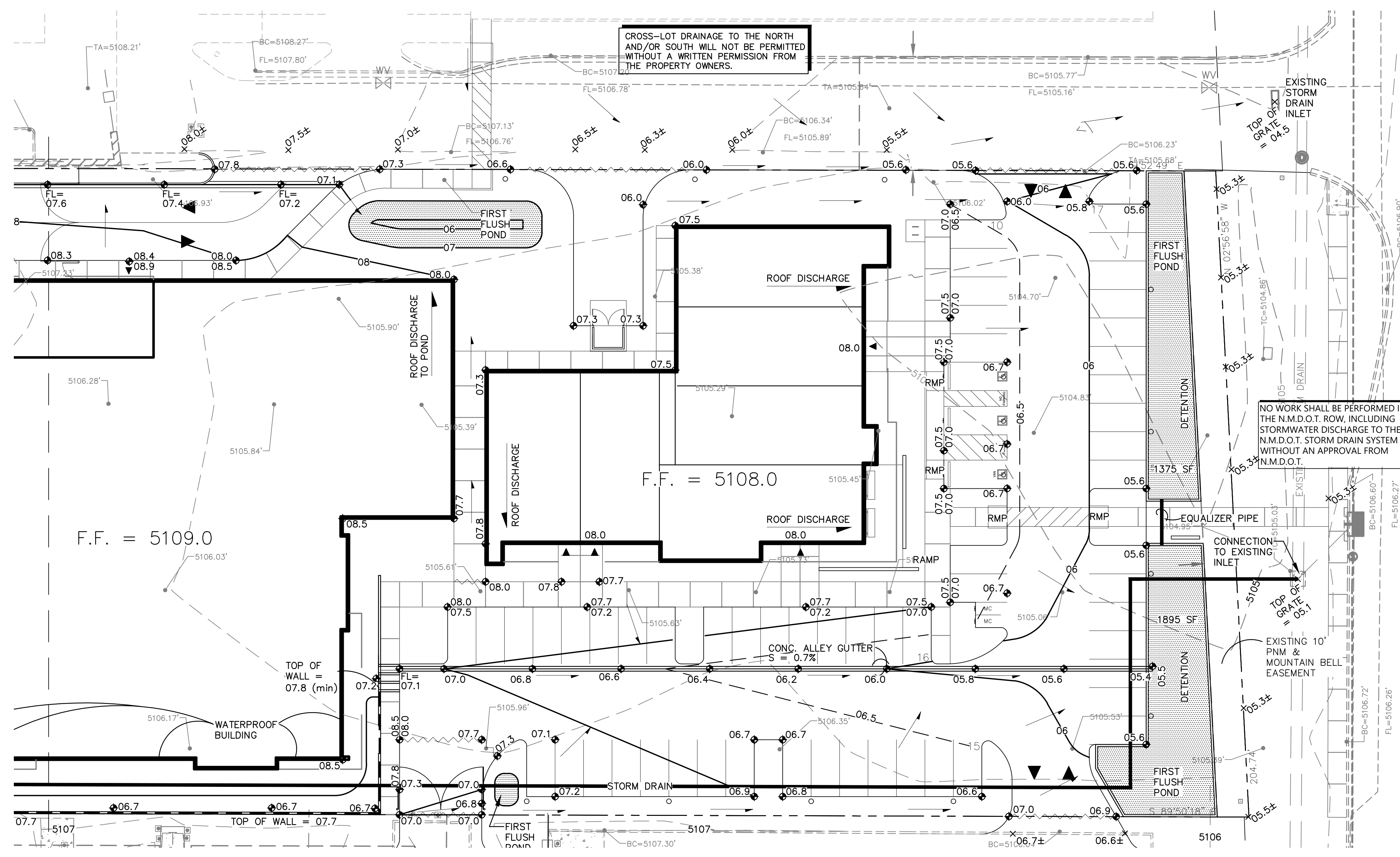
CG-101



CONSULTANTS

ISAACSON & ARFMAN, P.A.
 Consulting Engineering Associates
 128 Monroe Street N.E.
 Albuquerque, New Mexico 87108
 Ph. 505-268-8828 www.isacivil.com

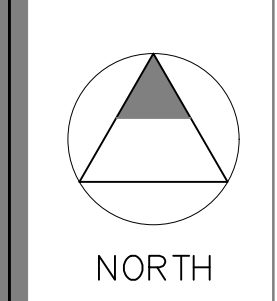
Coors Boulevard NW

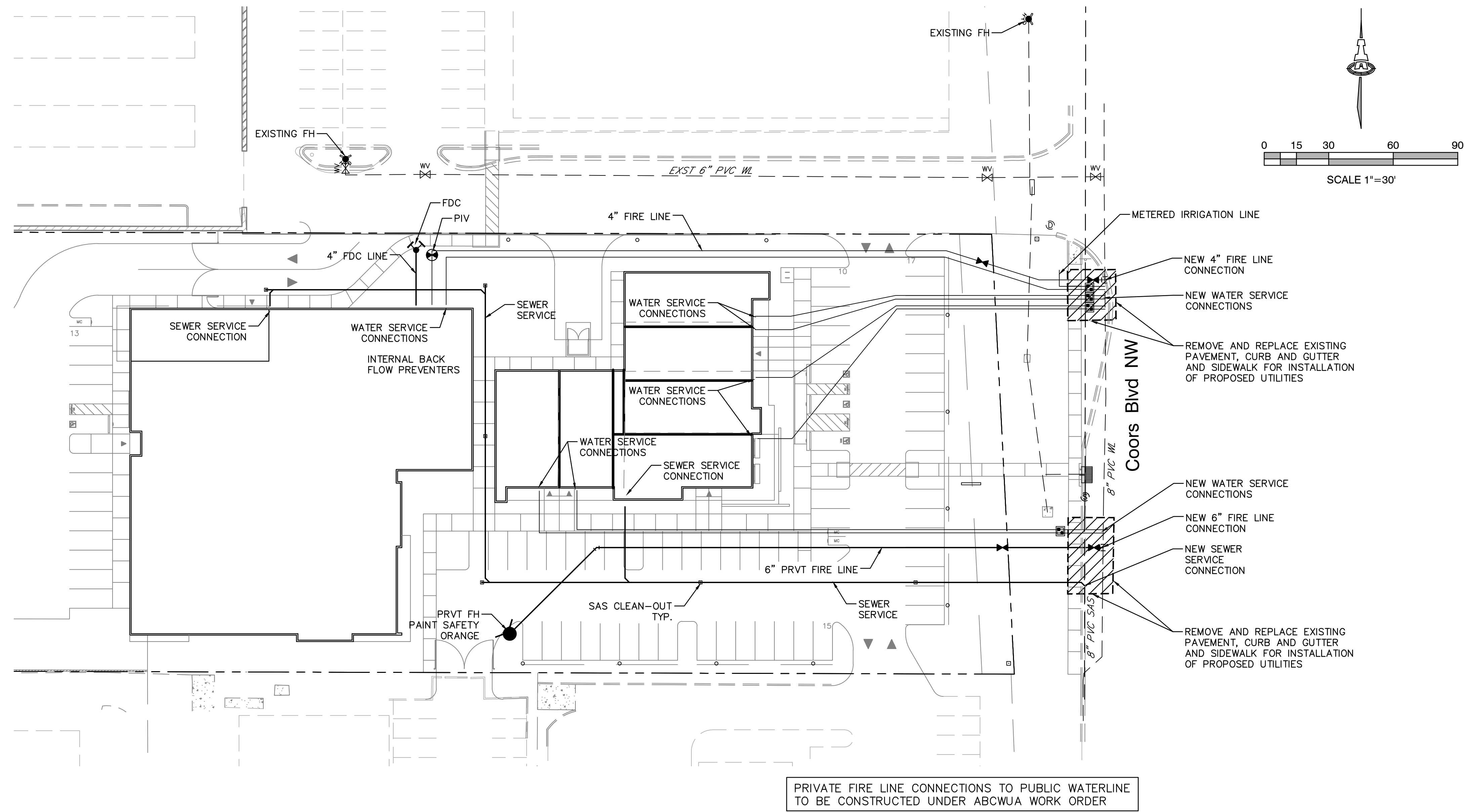


LEGEND

• 5105.65'	EXISTING SPOT ELEVATION
— 5110 —	EXISTING CONTOUR
— 12 —	PROPOSED CONTOUR (1' INCREMENT)
— 10 —	PROPOSED CONTOUR (0.5' INCREMENT)
08.9	PROPOSED SPOT ELEVATION
→	FLOW ARROW
[Hatched Box]	PROPOSED FIRST FLUSH RETENTION POND

PROJECT	GLOBAL STORAGE - COORS
3421 Coors Road NW Albuquerque, New Mexico	
ISSUE	
REVISION	
SHEET	CONCEPTUAL GRADING & DRAINAGE PLAN 2 OF 2





PRIVATE FIRE LINE CONNECTIONS TO PUBLIC WATERLINE TO BE CONSTRUCTED UNDER ABCWUA WORK ORDER

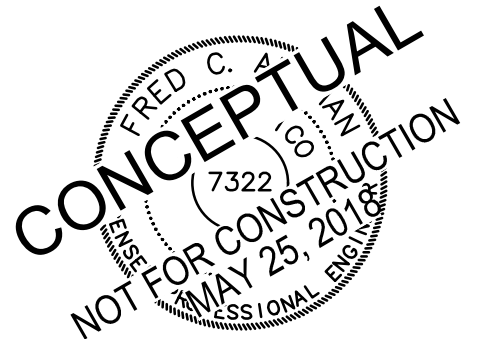
GENERAL NOTES

- EXISTING UTILITY LINES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND MAY BE INCOMPLETE OR OBSOLETE. SUCH LINES MAY OR MAY NOT EXIST WHERE SHOWN OR NOT SHOWN. ALL UTILITIES SHOULD BE FIELD VERIFIED AND LOCATED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES.
- CONTRACTOR SHALL NOT USE VIBRATORY COMPACTION EQUIPMENT OR HEAVY VEHICLES OVER EXISTING UTILITIES.
- SITE STORM DRAIN, ELECTRIC LINES & TRANSFORMERS AND GAS LINES ARE SHOWN FOR GENERAL INFORMATION ONLY TO PROVIDE AN OVERVIEW OF SITE UTILITIES AND POTENTIAL CONFLICTS. SEE MECHANICAL PLANS FOR GAS LINE SIZING. SEE CG-101 FOR STORM DRAIN DESIGN.
- ALL WATER FITTINGS SHALL HAVE JOINT RESTRAINTS (LT). SEE RESTRAINED JOINT CRITERIA NOTES THIS SHEET. (LT) LENGTH SHOWN ON KEYED NOTES.
- ALL ABOVE GROUND UTILITY EQUIPMENT AND FITTINGS SHALL BE PAINTED IN COLORS TO MATCH BUILDING COLORS.

UTILITY GENERAL NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE INSTALLATION OF ALL WORK RELATED TO PROPOSED UTILITIES SHOWN ON THIS PLAN INCLUDING: TRENCHING, BACKFILL, SUPPORTS, CLEANOUT PADS, SERVICE STOPS AND BOXES, SERVICE LINES, TESTING, CLEANING, AND STERILIZING. ANY WORK NOT ACCEPTED BY THE ARCHITECT OR ENGINEER DUE TO IMPROPER WORKMANSHIP OR LACK OF PROPER COORDINATION SHALL BE REMOVED AND CORRECTLY INSTALLED AT THE CONTRACTOR'S EXPENSE, AS DIRECTED.
- MINIMUM COVER SHALL BE 36" FOR WATERLINES AND 48" FOR SANITARY SEWER, EXCEPT AT BUILDING CONNECTIONS.
- UTILITY LINES SHALL BE INSTALLED AFTER COMPLETION OF THE SITE ROUGH GRADING.
- UTILITY LINES SHALL BE INSTALLED PRIOR TO SURFACE IMPROVEMENTS SUCH AS PAVEMENT, SIDEWALKS, AND LANDSCAPING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CONNECTIONS TO BUILDING PLUMBING AND ALL NECESSARY FITTINGS. FITTING COSTS SHALL BE INCIDENTAL. REFER TO THE MECHANICAL AND/OR PLUMBING PLANS FOR SERVICE CONNECTIONS.
- DRY UTILITY LOCATIONS AND DESIGN ARE NOT A PART OF THIS PLAN. CONTRACTOR SHALL COORDINATE WITH THE LOCAL DRY UTILITY COMPANIES TO DETERMINE THE SIZE, DEPTH, LOCATION, FITTINGS AND REQUIRED APPURTENANCES FOR THE DRY UTILITY SERVICE LINES ON THE SITE. REFER TO MECHANICAL AND ELECTRICAL PLANS FOR SERVICE CONNECTIONS.
- TRENCHING, BORING, AND JACKING SHALL BE CONSTRUCTED IN ACCORDANCE WITH COA SPEC. SECT. 700. ALL BACKFILL SHALL BE COMPACTED TO A MINIMUM 95% DENSITY PER ASTM D-1557.
- ALL WATER VALVE BOXES, MANHOLE RINGS & COVERS, AND OTHER SURFACE ITEMS FOR THE UTILITIES SHALL BE ADJUSTED TO FINISHED GRADE.
- ALL CROSSINGS OF WATER AND SEWER LINES SHALL HAVE 12" MIN CLEARANCE. IF 12" CLEARANCE IS NOT POSSIBLE, BOTH PIPES SHALL BE ENCASED IN CONCRETE OR AS DIRECTED BY THE ENGINEER.
- VALVES, METERS, SERVICE LINES, METER AND VALVE BOXES, TAPPING SLEEVES, HYDRANTS, AND OTHER WATER APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH COA SPEC. SECT. 800.
- WATERLINES LESS THAN 4" DIAMETER SHALL BE COPPER TYPE K MEETING ASTM B 88 REQUIREMENTS. WATERLINES 4" IN DIAMETER OR LARGER SHALL BE PVC PIPE MEETING AWWA C900 DR-18 REQUIREMENTS.
- ALL FITTINGS AND COUPLINGS FOR WATERLINES LESS THAN 4" IN DIAMETER ARE TO BE COPPER, SOLDER JOINT FITTINGS IN ACCORDANCE WITH ASME 16.18 OR ASME B16.22.
- ALL FITTINGS AND COUPLINGS FOR WATERLINES 4" IN DIAMETER OR LARGER ARE TO BE MEGA LUG MECHANICAL JOINTS OR ENGINEER APPROVED EQUIVALENT.
- JOINTS SHALL BE RESTRAINED BY MEGA LUG HARNESSSES, OR ENGINEER APPROVED EQUIVALENT. JOINT RESTRAINTS SHALL BE INSTALLED AT DISTANCES FROM THE FITTINGS AS SHOWN ON THE JOINT RESTRAINT TABLE IN THESE PLANS.
- BACKFLOW PREVENTERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- FIRE LINES SHALL USE PIPE MATERIALS LISTED AND APPROVED FOR FIRE SERVICE BY UNDERWRITERS LABORATORIES.
- FIRE DEPARTMENT CONNECTIONS SHALL MEET UL 405, NFPA 1963, AND LOCAL FIRE DEPARTMENT REQUIREMENTS.
- ADJUST WATER AND FIRE LINES TO AVOID FOOTINGS, SEWER LINES, AND OTHER CONDUITS. INSTALL FITTINGS AS NEEDED.
- SEWER MANHOLES, CLEANOUTS, SEWER SERVICE TAPS, AND OTHER SEWER APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH COA SPEC. SECT. 900 / APWA SPEC. SECT. 900 / LOCAL UTILITY COMPANY SPECIFICATIONS
- SEWER SERVICE LINES SHALL BE INSTALLED AT A 2% MINIMUM SLOPE, UNLESS OTHERWISE SPECIFIED ON THE PLANS. THE PIPE SHALL DRAIN AT A CONSTANT SLOPE BETWEEN FITTINGS. THE PIPE SHALL DRAIN TOWARD THE SEWER MAIN AT ALL LOCATIONS.
- ALL SANITARY SEWER LINE MATERIALS SHALL BE PVC SDR-35 PIPE.

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Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.isacvill.com

PROJECT

GLOBAL STORAGE - COORS

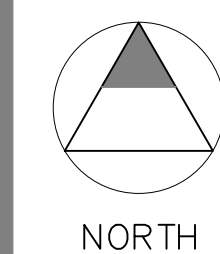
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REVISION

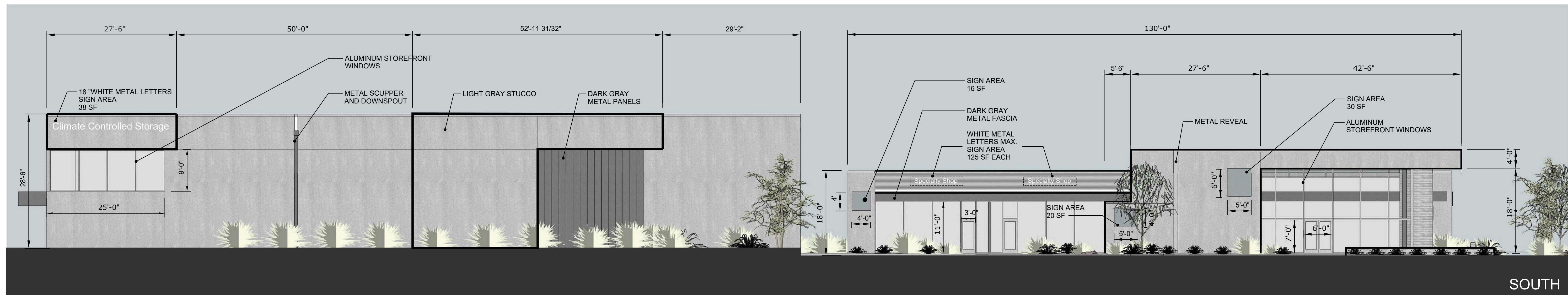
SHEET

CONCEPTUAL UTILITY PLAN

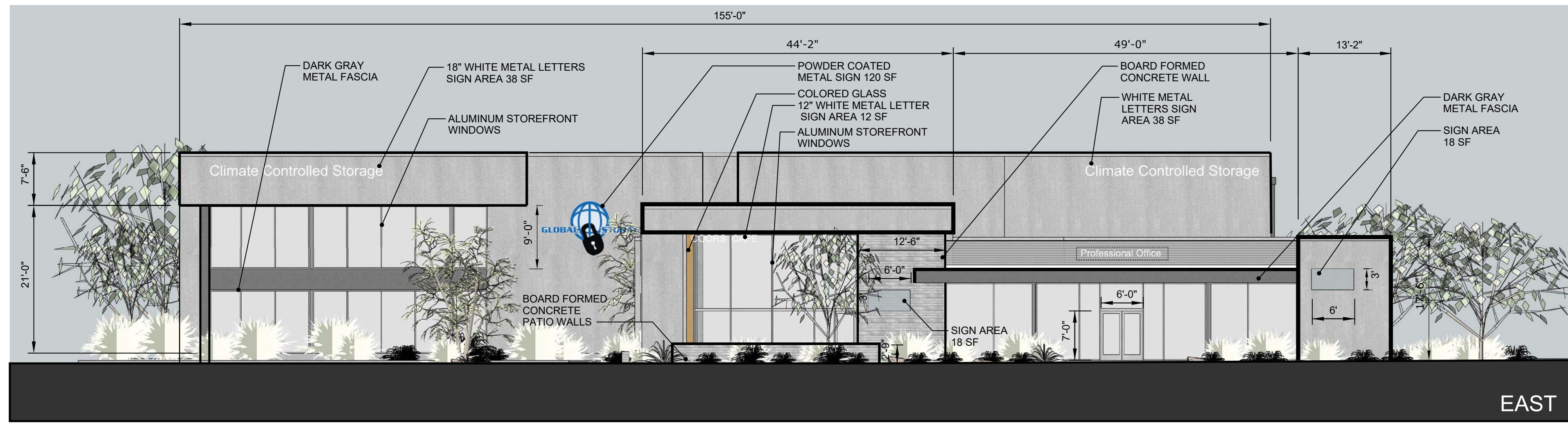


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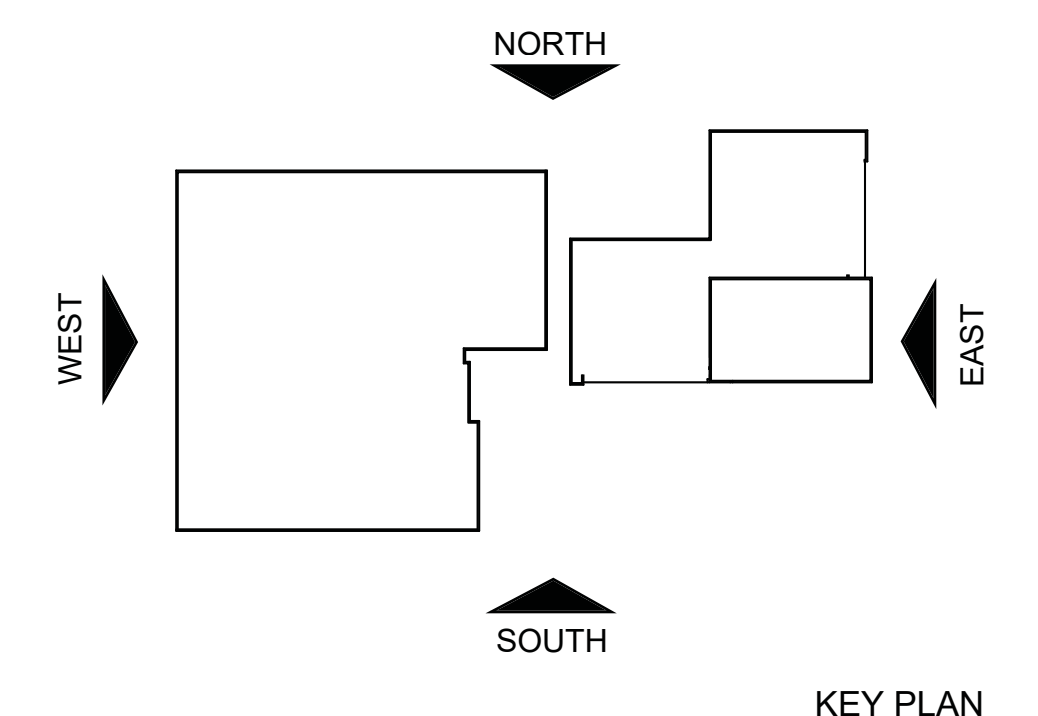




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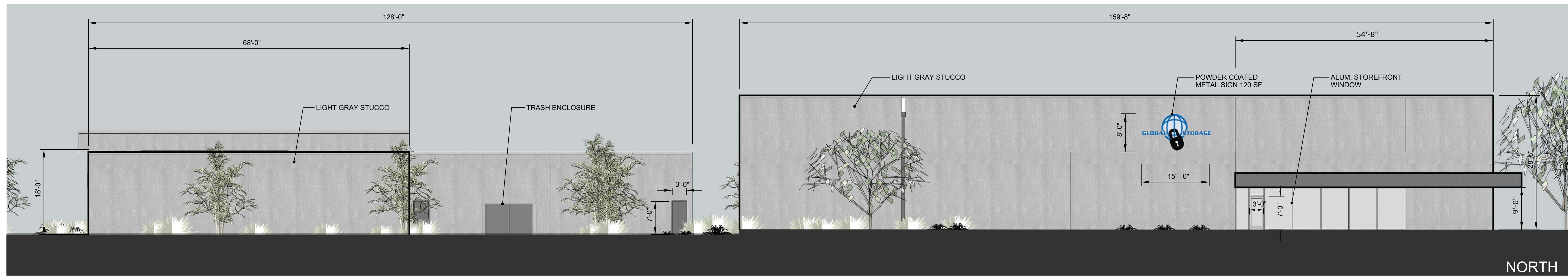


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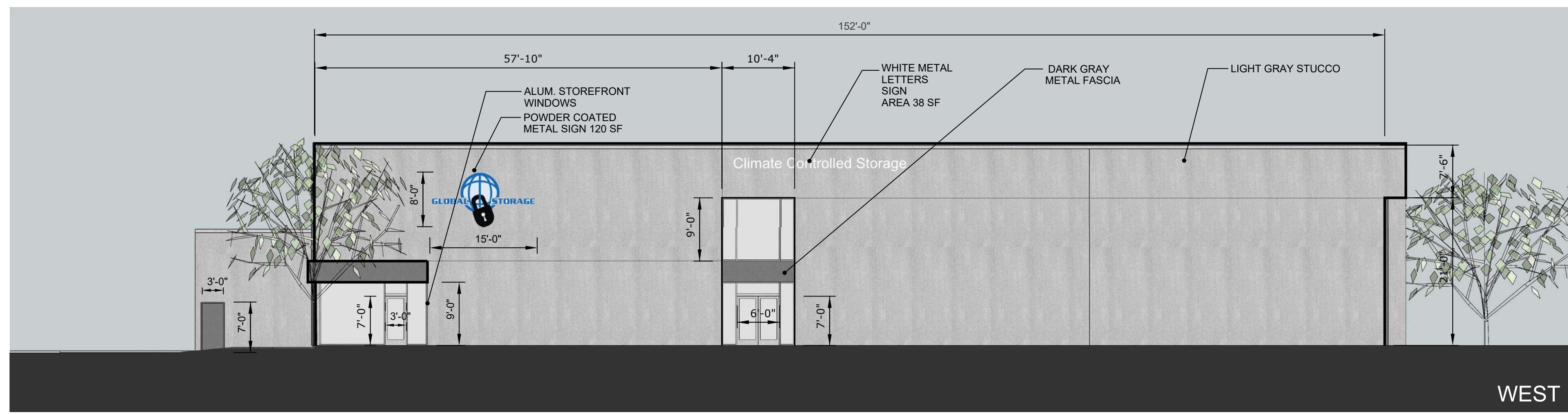


KEY PLAN

NOTE: BUILDING-MOUNTED SIGNAGE THAT COMPLIES WITH THE APPLICABLE SIGNAGE REGULATIONS IN THE O-1 ZONE MAY BE APPROVED ADMINISTRATIVELY. ALLOWED SIZE IS UP TO 7.5% OF THE FACADE AREA TO WHICH IT IS APPLIED.



NORTH



WEST

GLOBAL STORAGE COORS

BUILDING ELEVATIONS

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Scale: 3/32" = 1'-0"



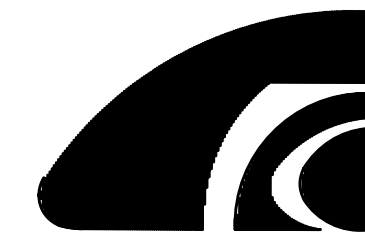
Armando Lopez Architecture
221 N Main St, Studio E
Las Cruces, NM 88001

Isaacson & Arfman, P.A.
128 Monroe St. NE
Albuquerque, NM 87108

April 30, 2018

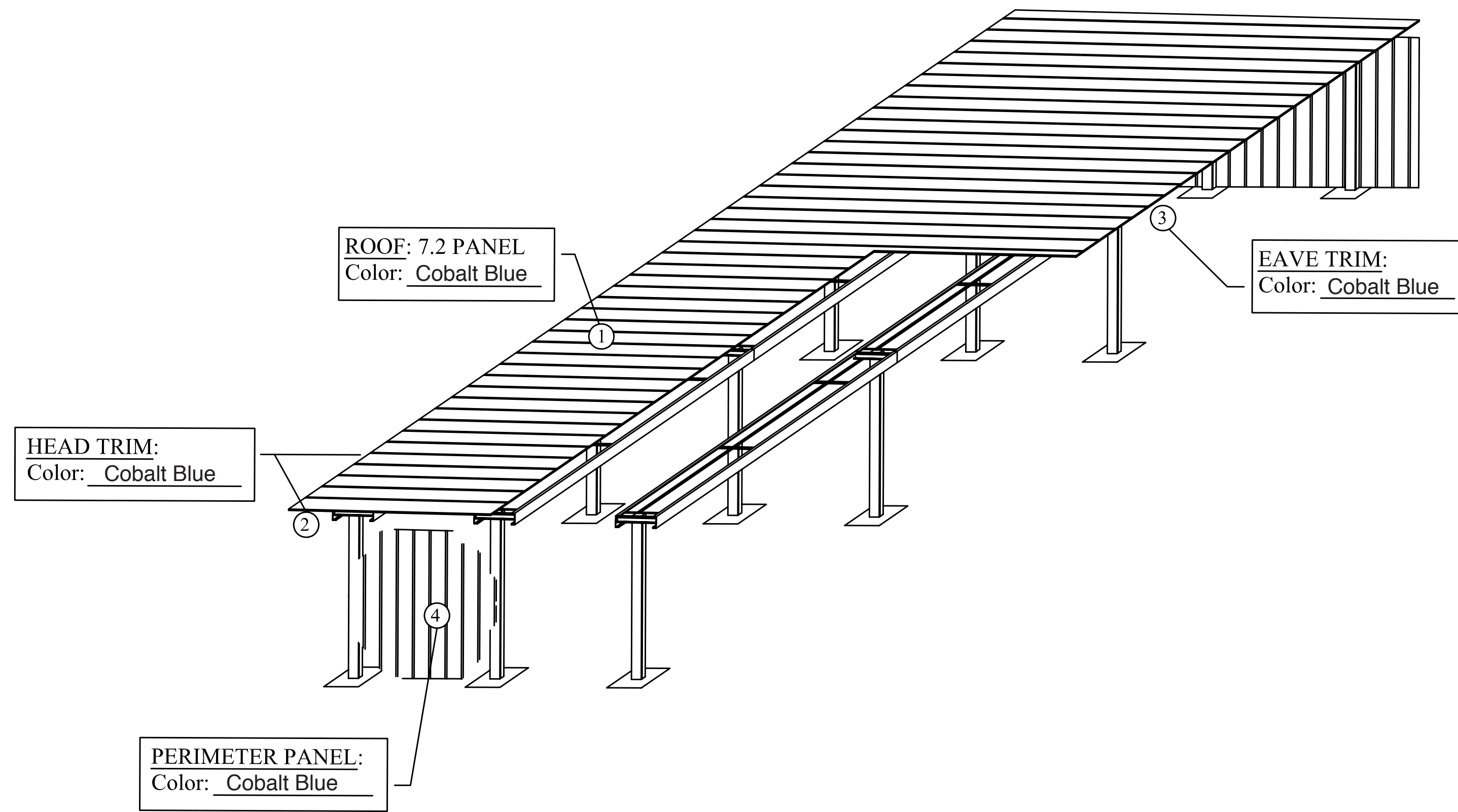
Sheet 6 of 7

RV STRUCTURE DETAILS



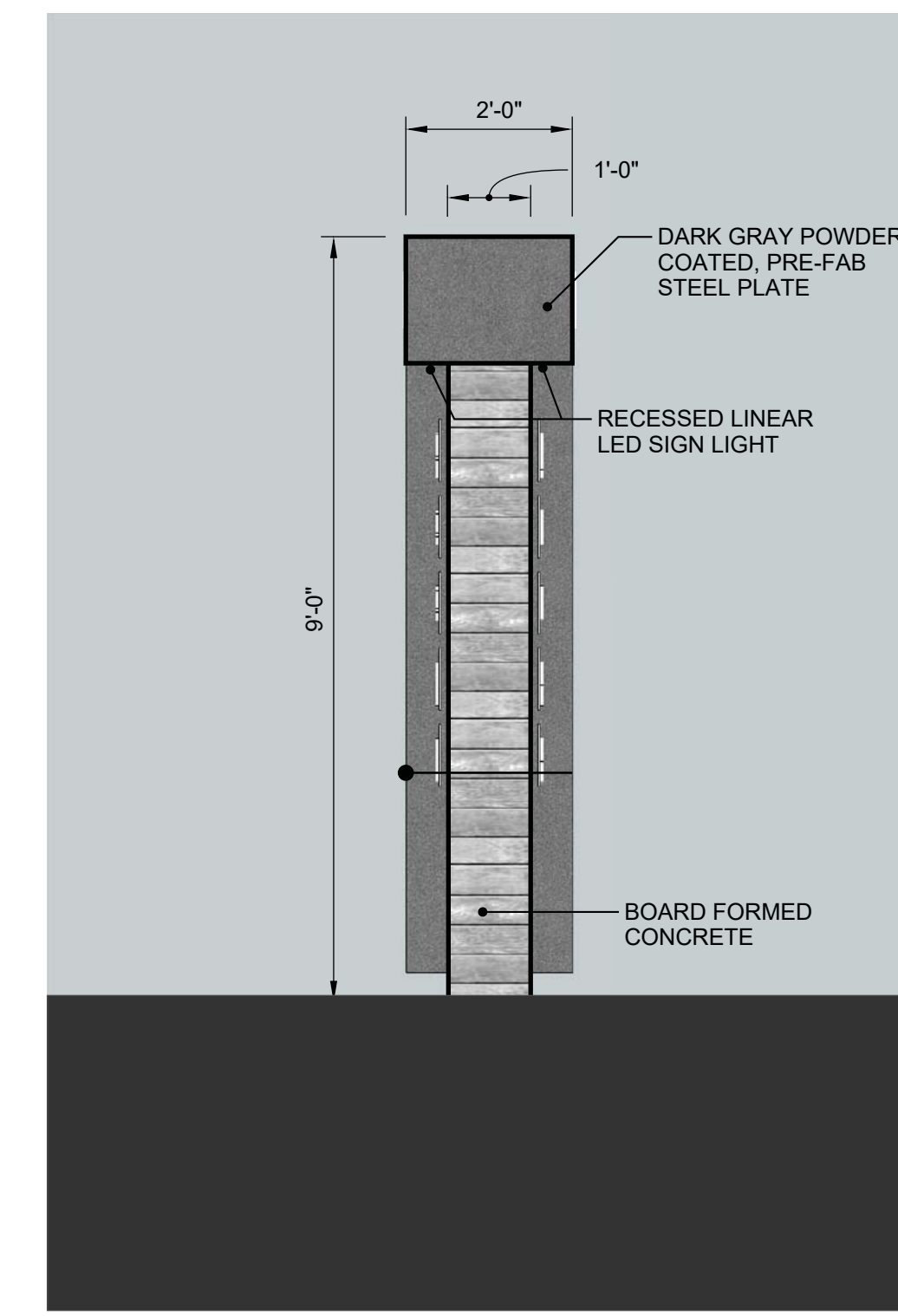
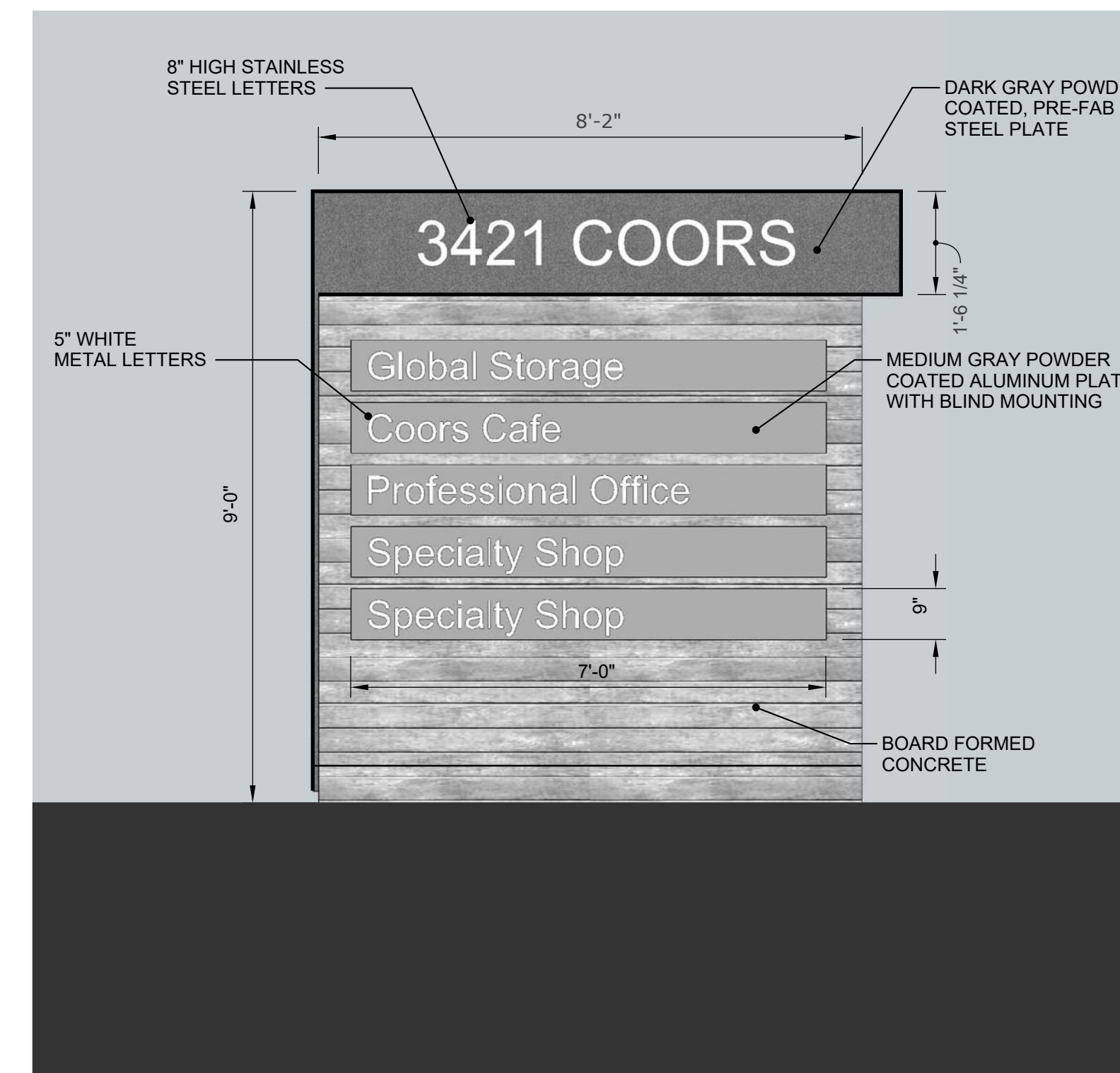
THE RABCO CORPORATION

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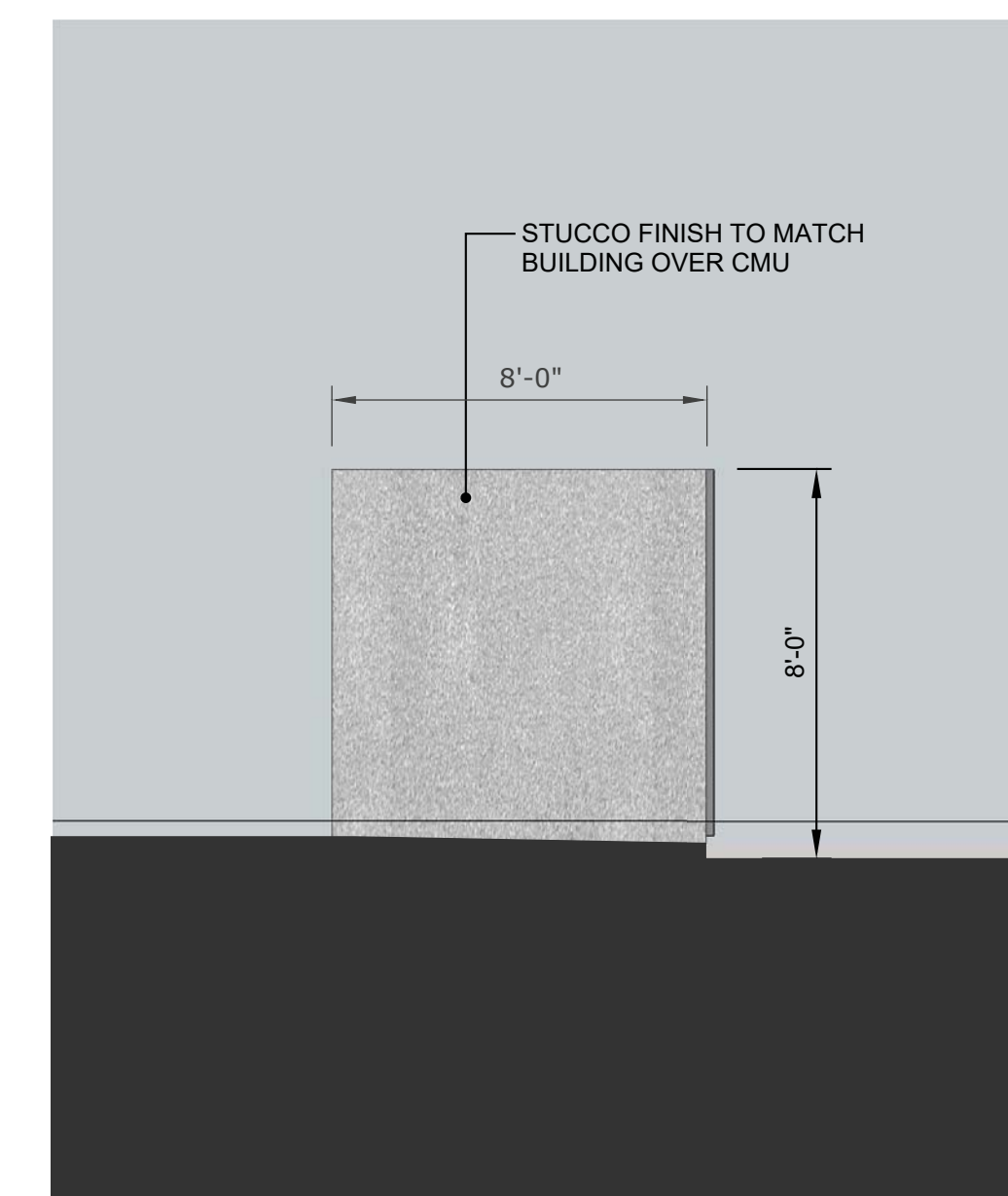
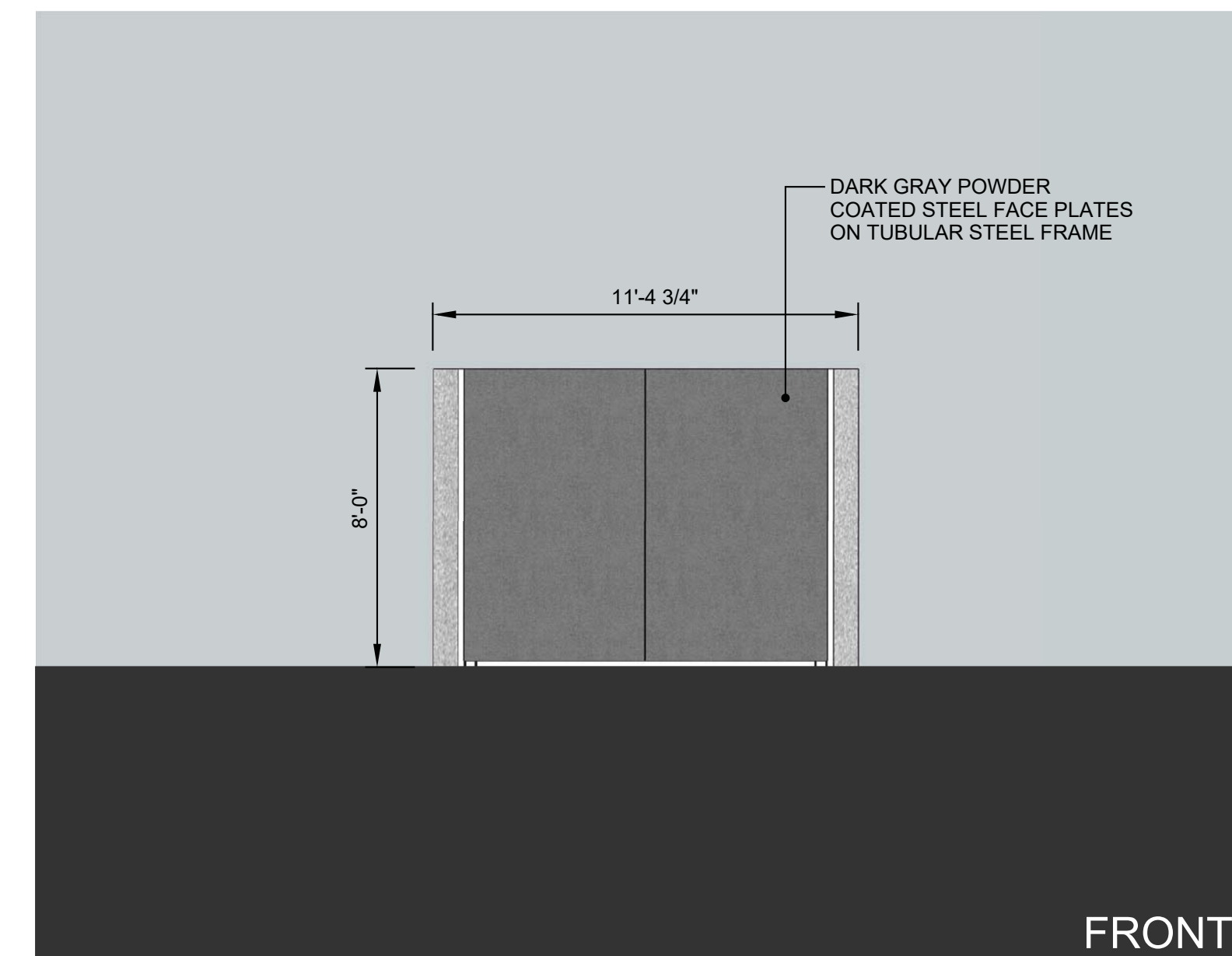
RV GENERAL NOTES:

1. The maximum height of the RV structures shall be 16 feet.
2. The color of the RV structures shall be cobalt blue.
3. The roof panels shall be galvalume.



FREE STANDING SIGN

1/2" = 1'-0"



REFUSE ENCLOSURE

1/4" = 1'-0"

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