

### LEGEND

ITEM	EXISTING	PROPOSED
FIRE HYDRANT		
WATER VALVE		
SEWER MANHOLE		
STORM SEWER MANHOLE		
DROP INLET		
WATER METER		
CURB AND GUTTER		
BENCHMARK		
BORE HOLE		
ELECTRICAL PEDISTAL		
ELECTRICAL TRANSFORMER		
GAS VALVE		
GATE		
GUARD POST		
LIGHT POLE		
MONUMENT FOUND		
POWER POLE		
ROAD SIGN		
TELEPHONE MANHOLE		
TELEPHONE PEDISTAL		
UTILITY POLE		
ROAD CENTERLINE		
CHAINLINK FENCE		
OVERHEAD ELECTRIC LINE		
SUBJECT BOUNDARY LINE		
BOUNDARY ADJOINER LINE		
EASMENT LINE		
GRAVEL DRIVEWAY		

### KEYED NOTES

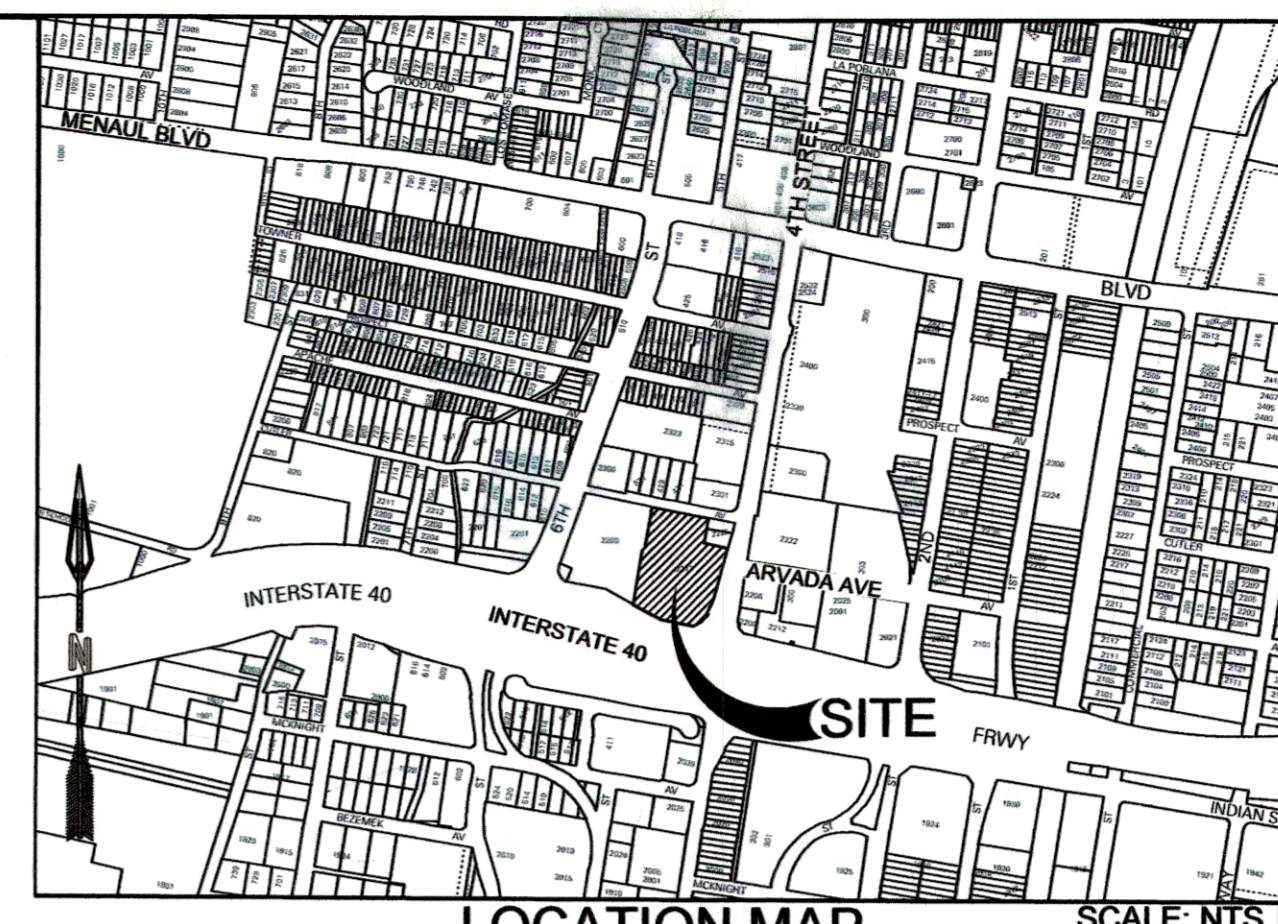
I.D.#	DESCRIPTION
1	EXISTING CURB AND GUTTER
2	EXISTING SIDEWALK
3	EXISTING DRIVEWAY TO BE REMOVED
4	EXISTING UTILITY POLE TO BE REMOVED
5	EXISTING SIGN TO BE REMOVED
6	NEW DRIVEWAY PER COA STD. DWG 2425
7	NEW CONCRETE LOADING DOCK
8	NEW PARKING STRIPING
9	NEW HANDICAP PARKING PER DETAIL 10 SHEET C 501
10	NEW CURB AND GUTTER PER DETAIL 1 SHEET C 500
12	NEW ASPHALT PAVEMENT, PER PAVEMENT SECTION 3 SHEET C 500
13	NEW 6' WIDE SIDEWALK PER DETAIL 6 SHEET C 500 W/ 10' WIDTH APPROVED PER VA-2019-00267
14	NEW HANDICAP RAMP PER COA STD DWG 2440
15	NEW REFUSE ENCLOSURE PER DETAIL 14 SHEET C 501
16	NEW GRAVEL DRIVEWAY, PER PAVING SECTION 5 SHEET C 500
18	NEW BIKE RACK PER DETAIL 7 SHEET C 500
19	NEW MOTORCYCLE PARKING SIGN PER DETAIL 8 SHEET C 500
20	NEW LIGHT POLE PER DETAIL 9 SHEET C 500
21	NEW 6' WIDE PER COA STD. DWG. 2430
22	35' CLEAR SIGHT TRIANGLE PER COA SPECIFICATIONS
23	CLEAR SIGHT TRIANGLE PER AASHTO SPECIFICATIONS

**NOTES:**

- ALL IMPROVEMENTS LOCATED IN THE R.O.W. MUST BE COMPLETED THROUGH THE PUBLIC WORK ORDER PROCESS. LANDSCAPING, FENCING, AND SIGNING 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 CLEAR SIGHT TRIANGLE.

**SITE DATA**

LEGAL: TRACT C, ALEXANDER CENTER  
 ADDRESS: 2217 4TH STREET NW  
 SITE AREA: 2.5278 ACRES (110,111 SF)  
 ZONING: MX-M FOR MIXED USE-MODERATE  
 BENCHMARK:  
 BENCHMARK #1  
 DESC.: CUT BOX  
 LOCATION: TOP OF CURB, WEST SIDE OF 4TH STREET NW  
 ELEV.: 4965.61' (NAVD88)  
 BENCHMARK #2  
 DESC.: CUT BOX  
 LOCATION: TOP OF CURB, NORTH SIDE OF CUTLER AVE. NW  
 ELEV.: 4963.77' (NAVD88)  
 MAPPING: ALTA SURVEY AND CONTROL PROVIDED BY RED PLAINS SURVEYING COMPANY  
 FEBRUARY 2019



PROJECT NUMBER: PR-2018-001670  
 Application Number: SI-2019-00181  
 Is an Infrastructure List required? ( ) Yes ( ) No. If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.  
 DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Signature	Date
<i>[Signature]</i>	09-25-19
Traffic Engineering, Transportation Division	Date
<i>[Signature]</i>	09-15-19
ABCWUA	Date
<i>[Signature]</i>	2-03-20
Parks and Recreation Department	Date
<i>[Signature]</i>	9/25/19
City Engineer	Date
<i>[Signature]</i>	10/7/19
Solid Waste Management	Date
<i>[Signature]</i>	9-25-19
Code Enforcement	Date
<i>[Signature]</i>	2-09-20
DRB Chairperson, Planning Department	Date

**ZONING INFORMATION**

PROJECT NAME: U-HAUL STORAGE OF WESTSIDE  
 MUNICIPALITY: CITY OF ALBUQUERQUE  
 PROJECT ADDRESS: 2217 4TH ST. NW ALBUQUERQUE, NM 87102  
 ACRE / AREA: 2.5 ACRES / 108,900 SF.  
 ZONE: MX-M - MIXED-USE - MODERATE INTENSITY  
 ADJACENT ZONING:  
 N- MX-M - MIXED-USE - MODERATE INTENSITY  
 E- MX-M - MIXED-USE - MODERATE INTENSITY  
 S- INTERSTATE 40/ MX-M - MIXED-USE - MODERATE  
 INTENSITY  
 W- MX-M - MIXED-USE - MODERATE INTENSITY

USES: SELF STORAGE PERMITTED PER VA-2018-00143, LIGHT VEHICLE RENTAL PERMITTED AND OUTDOOR STORAGE NOT ALLOWED

**SETBACKS:**

FRONT YARD: 5 FT.  
 SIDE YARD: 0 FT.  
 REAR YARD: 15 FT.

HEIGHT LIMIT: 45 FT.  
 PROPOSED HEIGHT: 35 FT.

MAX BUILDING COVERAGE: N/A

1 SPACE REQUIRED PER 3,000 SQ. FT. FOR THE TOTAL GROSS AREA OF BUILDING

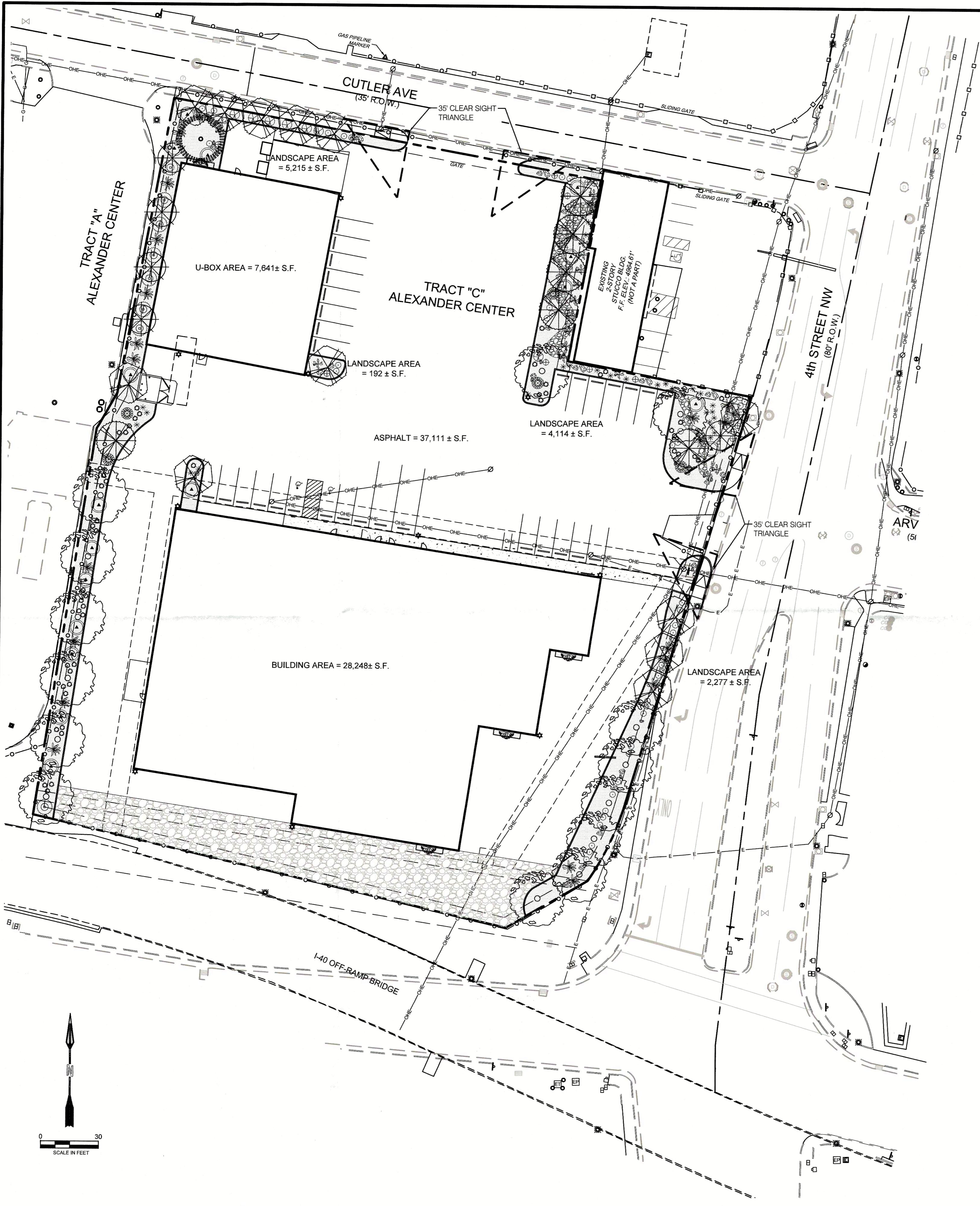
PARKING:	REQUIRED	PROVIDED
	31 SPACES	31 SPACES
	2 HANDICAP	2 HANDICAP

LANDSCAPE	REQUIRED	PROVIDED
	15% NET LOT AREA	15% NET LOT AREA

NAME: L:\Active Projects\03707 U-Haul 4th St. & I-403. DWG\SHEETS\SITE PLAN.dwg PLOT DATE: Sep 25, 2019 9:08am

DESIGNED JL DRAWN JMT CHECKED SEG DATE 9.25.2019 RESPEC 5971 JEFFERSON STREET SUITE 101 ALBUQUERQUE, NEW MEXICO 87109 WWW.RESPEC.COM 505.253.9718	REVISION SHEET NUMBER: C 100 SHEET TITLE: DRB SITE PLAN PROJECT NAME: UHAUL 4TH ST & I-40
STAMP 	
THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED 	

NAME: P:\01\_Projects\1792-04\_U-Haul\_4th Street Site Plan\CAD\1-100\_update.dwg PLOT DATE: Sep 25, 2019 8:43am



**GENERAL LANDSCAPE NOTES**  
**LANDSCAPE DESIGN:**  
 ALL PLANTING AREAS SHALL BE TOP DRESSED WITH MULCHES PER THE LEGEND.  
**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) 5 GPH EMITTERS, WITH THE ABILITY TO BE EXPANDED TO ACCOMMODATE THE GROWTH OF THE TREE. SHRUBS AND GROUNDCOVERS WILL BE PROVIDED WITH (2) 2 GPH EMITTERS. TREES, SHRUBS, ACCENTS, 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 OWNER.  
**METHOD FOR COMPLYING WITH WATER CONSERVATION ORDINANCE**  
 THE LANDSCAPE PLAN SHALL LIMIT THE PROVISION OF HIGH WATER USE TURF TO A MAXIMUM OF 20 PERCENT OF THE REQUIRED LANDSCAPED AREA. THE PLANT PALETTE IS PREDOMINANTLY COMPRISED OF PLANTS WITH LOW TO MEDIUM WATER USE REQUIREMENTS, THEREBY MINIMIZING IRRIGATION NEEDS WHILE ENSURING THE VIABILITY OF THE PLANTS. AN EVAPOTRANSPIRATION MANAGEMENT CONTROLLER WILL BE INCLUDED IN THE DESIGN OF THE IRRIGATION SYSTEM TO MONITOR WEATHER CONDITIONS SO THAT THE OPTIMUM MOISTURE BALANCE IS ACHIEVED AND THE POSSIBILITY OF OVER-WATERING IS REDUCED.  
**PNM COORDINATION:**  
 COORDINATION WITH PNMS 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 FIVE FEET ON THE REMAINING THREE SIDES SURROUNDING ALL GROUND MOUNTED EQUIPMENT FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.  
**CLEAR SIGHT DISTANCE:**  
 LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE AREA.  
**LANDSCAPE AREA COVERAGE:**  
 TOTAL SITE AREA: 110,063 SF (2.53 AC)  
 BUILDING AREA (BUILDING ENVELOPE): - 35,889 SF  
 NET AREA: 74,174 SF  
 REQUIRED LANDSCAPE AREA (15% OF NET AREA): 11,126 SF  
 PROVIDED LANDSCAPE AREA: 11,900 SF (107%)  
**LANDSCAPE LIVE VEGETATIVE COVERAGE:**  
 LANDSCAPE COVERAGE REQUIREMENTS SPECIFY LANDSCAPE AREAS TO HAVE A 75% COVERAGE OF LIVE VEGETATIVE MATERIAL. THE PROJECT WILL PROVIDE A MINIMUM OF 75% LIVE VEGETATIVE COVERAGE OF THE REQUIRED LANDSCAPE AREA. A MINIMUM OF 25% COVERAGE OF THE TOTAL LANDSCAPED AREA SHALL BE ACHIEVED BY GROUND-LEVEL PLANTS.  
 PROVIDED LIVE VEGETATIVE MATERIAL COVERAGE - 24,163 SF (203% OF LANDSCAPE AREA)  
 PROVIDED GROUND-LEVEL PLANTS - 6,436 SF (27% OF LANDSCAPE AREA)  
**ORGANIC MULCH:**  
 ORGANIC MULCH, SUCH AS WOOD CHIPS OR PECAN SHELLS, IS REQUIRED AS GROUND COVER FOR THE PORTION OF ANY LANDSCAPED AREA SURROUNDING THE VEGETATED ROOT BALL, AS WELL AS BENEATH THE ENTIRE TREE CANOPY OR DRIP LINE, IN EACH REQUIRED LANDSCAPE AREA.  
 ALL TREES, SHRUBS AND GROUND COVER SHALL HAVE ORGANIC WOOD FIBER MULCH APPLIED AROUND THE PLANTINGS DRIP LINES DURING INSTALLATION.  
 GRAVEL AND CRUSHER FINES USED AS GROUND COVER IN LANDSCAPE AREAS IS LIMITED TO 75%.  
 LANDSCAPE AREA PROVIDED-11,519 SF  
 MAXIMUM GRAVEL MULCH IN PLANTING BEDS - 8,639 SF=(75%)  
 REQUIRED ORGANIC MULCH 2,880 SF=(25%)  
 ORGANIC MULCH COVERAGE IS ACHIEVED BY PROVIDING A 7" DIAMETER MULCH RING UNDER EACH TREE: (25 TREES) = 982 SF ORGANIC MULCH AND A 3.5" RING UNDER EACH SHRUB: (226 SHRUBS) = 2,194 SF  
 TOTAL PROVIDED: 3,156 SF OF ORGANIC MULCH (110%)  
**LANDSCAPE TURF:**  
 ONLY 20% OF LANDSCAPED AREAS MAY BE HIGH WATER USE TURF. NO HIGH WATER TURF IS PROPOSED FOR THE SITE.  
**PARKING LOT TREES:**  
 THE PROJECT IS PROVIDING 33 PARKING SPACES. PARKING LOT TREE REQUIREMENTS ARE BASED UPON 1 TREE PER 10 SPACES.  
 PARKING LOT TREES REQUIRED: 3  
 PARKING LOT TREES PROVIDED: 3 (IN ADJACENT PLANTER BED)  
**STREET TREES:**  
 4TH STREET NW IS AN ARTERIAL STREET AND THEREFORE REQUIRES STREET TREES. STREET TREE REQUIREMENTS ARE BASED ON AN AVERAGE SPACING OF 25' O.C. CUTLER AVE IS A LOCAL STREET.  
 4TH STREET NW IS 313'  
 STREET TREES REQUIRED: 13  
 STREET TREES PROVIDED: 13 (9 STREET TREES AND 4 PROVIDED IN LANDSCAPE)  
 CUTLER AVE IS 226'  
 STREET TREES REQUIRED: 9  
 STREET TREES PROVIDED: 9 (6 STREET TREES AND 3 PROVIDED IN LANDSCAPE)  
 LANDSCAPE IN ASPHALT PARKING LOT.  
 PARKING LOT LANDSCAPE REQUIRED (10% OF 37,111 SF) = 3,711 SF.  
 PARKING LOT LANDSCAPE PROVIDED: 4,430 SF. (119%)  
 ADDITION OF 8 TREES FOR 20% OF CONCRETE PEDESTRIAN PATH, 1 TREE PER 25'. (8 TREES PROVIDED IN LANDSCAPE)

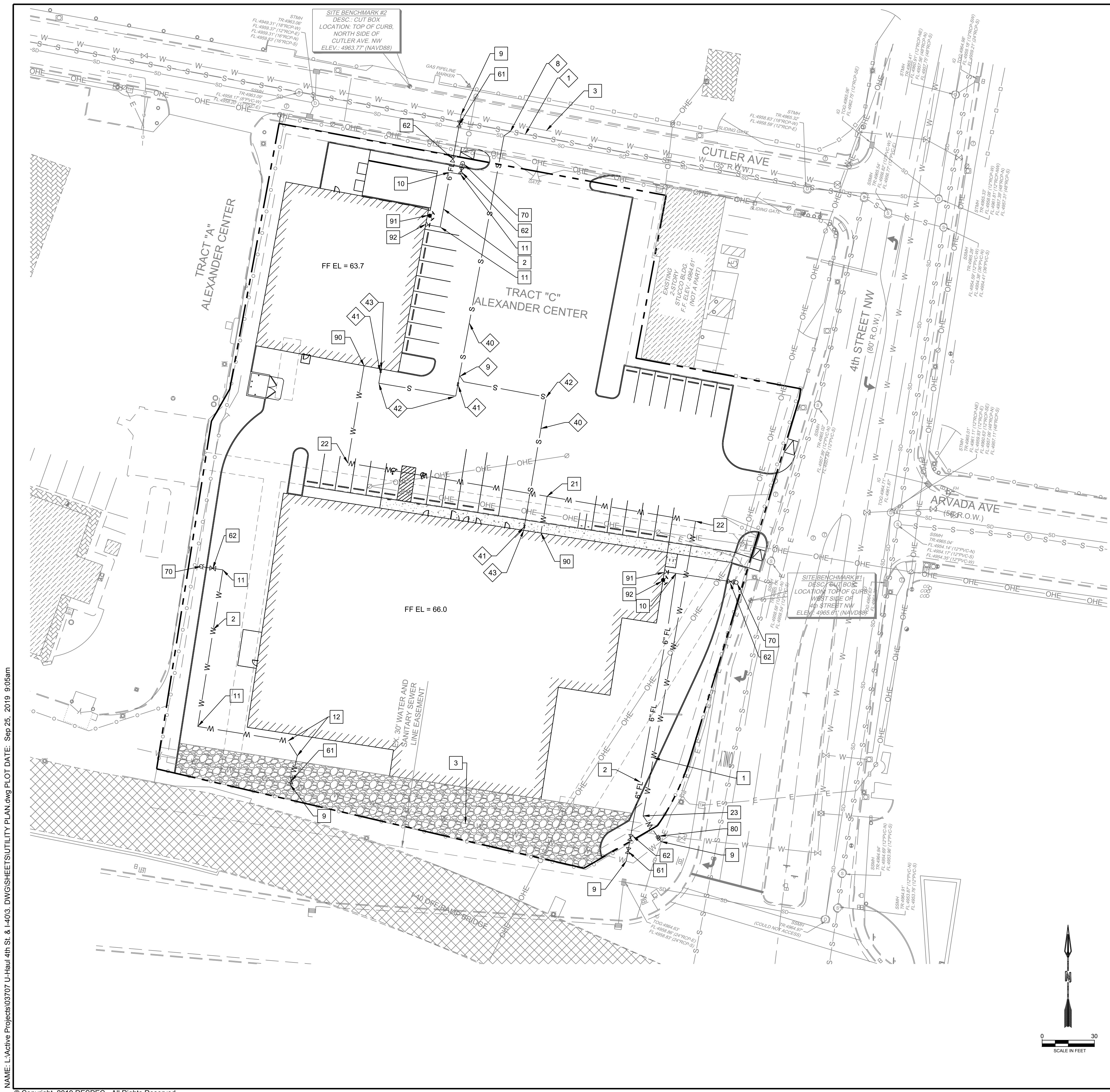
**PLANT LEGEND**

QTY.	SYMBOL	SCIENTIFIC NAME COMMON NAME	SIZE	INSTALLED SIZE MATURE SIZE	WATER USE
<b>TREES</b>					
14		ACER NEGUNDO 'SENSATION' SENSATION BOX ELDER	2.5' B&B	45' HT. X 35' SPR.	MED
12		CHILOPSIS LINEARIS 'BUBBA' BUBBA DESERT WILLOW	8' MS	20' HT. X 20' SPR.	FW
1		PINUS NIGRA AUSTRIAN PINE	8' HT.	B&B 35' HT. X 25' SPR.	MED
<b>SHRUBS AND GROUNDCOVERS</b>					
43		ERICAMELIA LARICIFOLIA DWARF TURPENTINE BUSH	5-GAL	3' HT. X 3' SPR.	LOW
7		FALLUGIA PARADOXA APACHE PLUME	5-GAL	5' HT. X 5' SPR.	LOW
5		FORESTIERA NEOMEXICANA NEW MEXICO OLIVE	15-GAL	15' HT. X 15' SPR.	LOW+
20		JUNIPERUS HORIZ. 'BLUE CHIP' BLUE CHIP JUNIPER	5-GAL	1' HT. X 7' SPR.	MED
5		PINUS MUGO 'PUMILIO' DWARF MUGO PINE	5-GAL	4' HT. X 6' SPR.	MED
17		RHUS TRILOBATA AUTUMN AMBER' AUTUMN AMBER SUMAC	5-GAL	2' HT. X 8' SPR.	LOW+
21		SALVIA GREGGII 'FURMAN'S RED' FURMAN'S RED CHERRY SAGE	3-GAL	30' HT. X 3' SPR.	MED
6		VITEX AGNUS-CASTUS CHASTE TREE (MULTI-STEM)	15-GAL	20' HT. X 20' SPR.	MED
<b>DESERT ACCENTS</b>					
29		HESPERALOE PARVIFLORA 'BRAKELIGHTS' BRAKELIGHTS RED YUCCA	3-GAL	3' HT. X 3' SPR.	LOW+
18		OPUNTIA VIOLACEA SANTA RITA PRICKLY PEAR	3-GAL	3' HT. X 4' SPR.	FW
8		OPUNTIA ENGLAMANNII ENGLMANN PRICKLY PEAR	3-GAL	5' HT. X 8' SPR.	FW
<b>ORNAMENTAL GRASSES</b>					
49		CALAMAGROSTIS A. 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS	3-GAL	30' HT. X 3' SPR.	MED
<b>VINES</b>					
4		CAMPSIS RADICANS TRUMPET VINE	5-GAL	CLIMBING X 40'	MED
<b>MULCHES AND BOULDERS</b>					
11,657 SF		3/4" - 1" ROCK MULCH, COLOR: TBD SF. (3" DEPTH OVER FILTER FABRIC, DEWITT PRO-5 WEED CONTROL, OR EQUAL)			
740+ SF		4" - 8" RIP-RAP, COLOR: TBD SF. (8" DEPTH OVER FILTER FABRIC, DEWITT PRO-5 WEED CONTROL, OR EQUAL)			
54		BOULDERS (3x3' MIN)			

**SITE DEVELOPMENT PLAN**  
 FILE # PR2018-001670/51-2019  
 Alternative Landscape Plan  
 Approved by [Signature] 26 Sept 2019  
 APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_

**CONSENSUS PLANNING, INC.**  
 Planning / Landscape Architecture  
 302 Eighth Street NW  
 Albuquerque, NM 87102  
 (505) 764-9801 Fax 842-5495

DESIGNED AM	AM	REVISION
DRAWN AM	AM	
CHECKED CG	CG	
DATE	DATE	
9/25/2019	9/25/2019	
 5871 JEFFERSON SUITE 101 ALBUQUERQUE, NM 87110 WATER & NATURAL RESOURCES WWW.RESPEC.COM 505.253.9718		
STAMP REVIEW 30%		
<b>PRELIMINARY</b> NOT FOR CONSTRUCTION THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED.		
 Know what's below. Call before you dig.		
PROJECT NAME:	UHAUL 4TH ST & I-40	
SHEET TITLE:	LANDSCAPE PLAN	
SHEET NUMBER:	L 100	



**LEGEND**

ITEM	EXISTING	PROPOSED
FIRE HYDRANT		
WATER VALVE		
SEWER MANHOLE		
STORM SEWER MANHOLE		
DROP INLET		
WATER METER		
WATER LINE	W	W
SANITARY SEWER LINE	S	S
STORM DRAIN LINE	SD	
UNDERGROUND ELECTRIC	OHE	
OVERHEAD ELECTRIC	E	
CURB AND GUTTER		
BENCHMARK		
BORE HOLE		
ELECTRICAL PEDISTAL		
ELECTRICAL TRANSFORMER		
GAS VALVE		
GATE		
GUARD POST		
LIGHT POLE		
MONUMENT FOUND		
POWER POLE		
ROAD SIGN		
TELEPHONE MANHOLE		
TELEPHONE PEDISTAL		
UTILITY POLE		
ROAD CENTERLINE		
CHAINLINK FENCE		
OVERHEAD ELECTRIC LINE		
SUBJECT BOUNDARY LINE		
BOUNDARY ADJOINER LINE		
EASEMENT LINE		

**WATER CONSTRUCTION NOTES**

I.D.#	DESCRIPTION
1	INSTALL 1" WATERLINE
2	INSTALL 6" WATERLINE
3	EXISTING 6" PVC WATERLINE
9	CONNECT NEW WATERLINE TO EXISTING WATERLINE (NON PRESSURIZED CONNECTION)
10	INSTALL 6" TEE
11	INSTALL 6" 90° BEND
12	INSTALL 6" 45° BEND
21	INSTALL 1" TEE
22	INSTALL 1" 90° BEND
23	INSTALL 1" 45° BEND
61	INSTALL 6" GATE VALVE AND VALVE BOX, PER COA STD. DTL. 2326, 2328, AND/OR 2329
70	INSTALL FIRE HYDRANT, PER COA STD. DTL. 2340
80	INSTALL 1" SINGLE WATER SERVICE, PER COA STD. DTL. 2362 AND 2368
90	SEE INTERIOR BUILDING PLANS FOR CONTINUATION

**SANITARY SEWER CONSTRUCTION NOTES**

I.D.#	DESCRIPTION
4	EXISTING 8" VCP SANITARY SEWER LINE
5	SANITARY SEWER SERVICE CONNECTION PER COA STD. DTL. 2125, CONTRACTOR TO FIELD VERIFY SIZE AND TYPE OF SAS MAIN AND NOTIFY ENGINEER OF ANY CONFLICTS PRIOR TO CONSTRUCTION
6	INSTALL 4" WYE CONNECTION
40	INSTALL 4" SANITARY SEWER LINE
41	INSTALL NEW DOUBLE CLEANOUTS
42	INSTALL 4" 90° BEND
43	SEE INTERIOR BUILDING PLANS FOR CONTINUATION

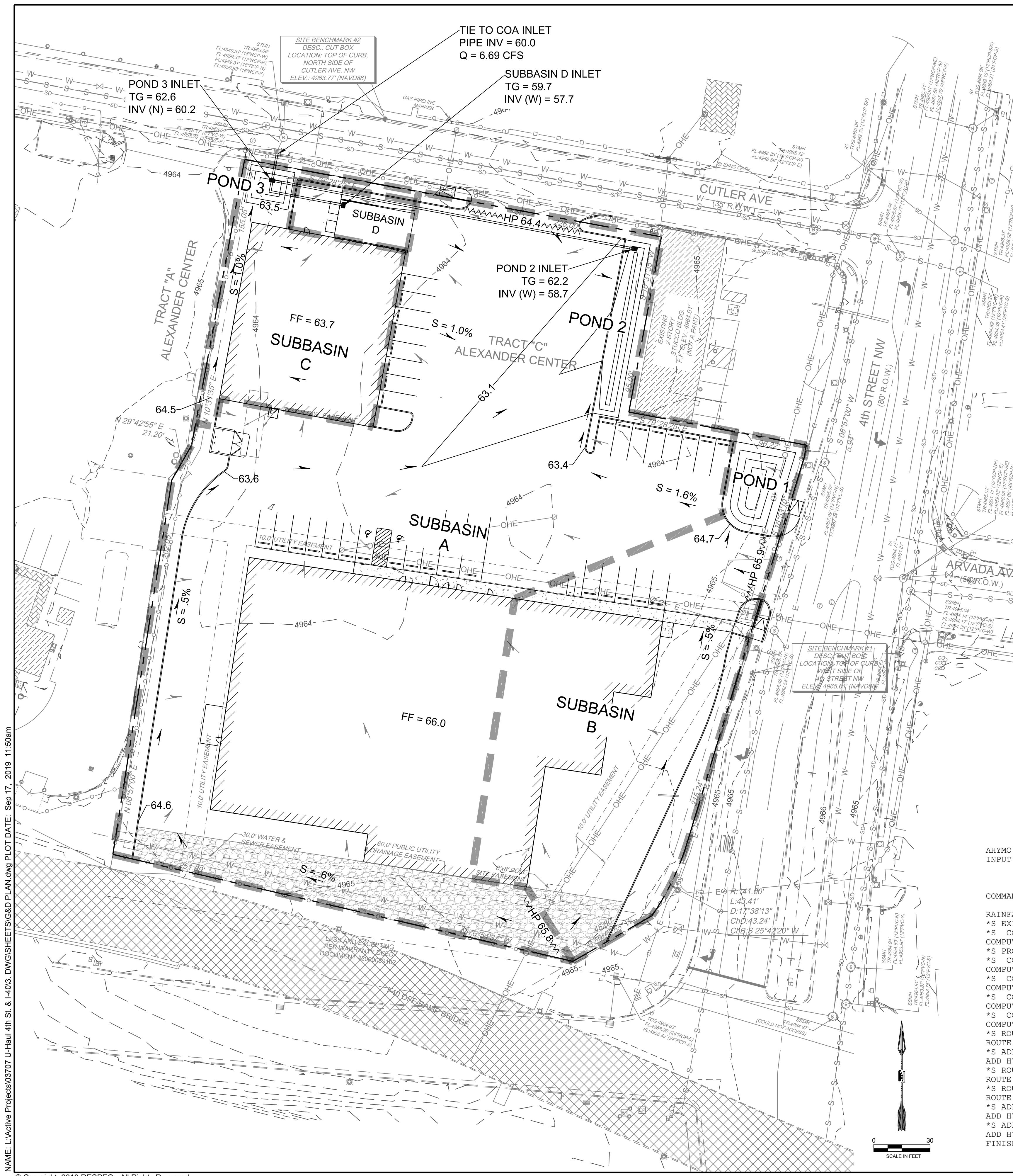
**NOTES:**

- CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITY LOCATIONS, DEPTHS, AND TYPE OF MATERIAL AND NOTIFY ENGINEER OF ANY CONFLICTS PRIOR TO ANY CONSTRUCTION.
- ABCWUA RECORDS INDICATE AN 8" SANITARY SEWER ALONG THE EAST SIDE OF THE SITE. CONTRACTOR TO COORDINATE W/ 811 TO DETERMINE LOCATION PRIOR TO CONSTRUCTION.
- ALL UTILITIES TO BE INSTALLED PER CITY OF ALBUQUERQUE SPECIFICATIONS.
- ALL SANITARY SEWER BENDS AND WYE CONNECTIONS TO INCLUDE DOUBLE CLEANOUTS.
- REDUCE PRESSURE BACKFLOW PREVENTERS FOR DOMESTIC WATER LINES AND FIRE LINES TO BE INTERNAL TO THE BUILDINGS.
- ALL ON-SITE FIRE HYDRANTS TO BE PRIVATE AND PAINTED SAFETY ORANGE.

DESIGNED BY: J.L.	DATE: 9.25.2019
DRAWN BY: J.M.T.	CHECKED BY: J.M.T.
5871 JEFFERSON STREET SUITE 101 ALBUQUERQUE, NM 87110 WWW.RESPEC.COM 505.253.9718	
THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED.	
PROJECT NAME:	UHAUL 4TH ST & I-40
SHEET TITLE:	CONCEPTUAL UTILITY PLAN
SUBMITTED FOR:	REVIEW
SHEET NUMBER:	C 101

NAME: L:\Active Projects\03707 U-Haul 4th St. & I-40\3 DWG\SHEET\UTILITY PLAN.dwg PLOT DATE: Sep 25, 2019 9:05am

NAME: L:\Active Projects\03707 U-Haul 4th St. & I-403 DWG\SHEETS\C&D PLAN.dwg PLOT DATE: Sep 17, 2019 11:50am



**Background**  
Tract C, Alexander Center contains approximately 2.5 acres. The site is located on the southwest corner of Cutler Ave. and 4th St. The site is to be developed into a self-storage facility containing two buildings and a parking lot.

**Methodology**  
The hydrology analysis was performed for the site in accordance with the Albuquerque Development Process Manual (DPM), AHYMO-S4 (April 2018) was used to develop peak flow rates for the 100-year 24-hour design storm in accordance with Section 22.2 of the DPM. Hydraulic calculations were performed using Section 22.3 of the DPM.

**Existing Conditions**  
The site does not receive any offsite runoff from developed areas and is currently undeveloped with mild vegetation. The site appears to have been used for parking previously containing gravel surfacing creating mostly type "C" land treatment type. In general, the site surface drains from southeast to northwest at minimal slopes. The existing conditions of the site generate a peak runoff rate of 7.49 CFS.

**Proposed Conditions**  
The proposed development will consist of two buildings and a paved parking lot with a basecourse access drive around the southern building. The site is divided into four proposed subbasins. The subbasin characteristics can be found in the tables below.

Subbasin A consists of approximately 60% of the southern building's roof drainage and most of the middle portion of the site. Subbasin B consists of the eastern portion of the site and approximately 40% of the southern building's roof drainage. Subbasin C consists of the northern building's roof drainage as well as the landscaping area at the northwest corner of the site. Subbasin D contains the ramp area for the loading dock.

Subbasin B drainage is conveyed through surface sheet flow and swales to Pond 1. The remaining stormwater is conveyed through a swale to Pond 2. Subbasin A surface drains directly to Pond 2. An inlet at the north end of the pond captures the stormwater and conveys it to Pond 3 via an 18" storm drain. Subbasin C surface drains to Pond 3. The inlet in pond 3 conveys the stormwater to the City's inlet located in the right-of-way via a proposed 18" RCP. Subbasin D drains directly to an inlet installed at the low point of the dock ramp, where an 18" pipe conveys stormwater to the Pond 3 inlet. In addition, a french drain tied to the inlet allows infiltration for water quality volume. The on-site detention system made up of the three ponds reduces the proposed flow rates to a peak discharge rate of 6.69 CFS to the City's Inlet.

The required water quality volume of 2616 cubic feet was calculated using a first flush value of 0.34". This volume will be exceeded by the on-site infiltration and ponding systems, which provides 3300 cubic feet of retention.

**HYDROLOGY CALCULATIONS**

\* 100 YEAR RAINFALL TABLE  
RAINFALL TYPE=13 RAIN QUARTER=0 IN  
RAIN ONE=2.01 IN RAIN SIX=2.35 IN  
RAIN DAY=2.75 IN DT=0.03333 HR

\*\*\*\*\*  
\*S EXISTING CONDITIONS  
\*S COMPUTE HYD BASIN EX  
COMPUTE NM HYD ID=1 HYDNO=101 DA=0.0045Q MI  
PER A=0 PER B=30 PER C=70 PER D=0  
TP=-0.13 RAIN=-1  
PRINT HYD ID=1 CODE=10

\*\*\*\*\*  
\*S PROPOSED CONDITIONS  
\*S COMPUTE HYD BASIN A  
COMPUTE NM HYD ID=2 HYDNO=102 DA=0.00265Q MI  
PER A=0 PER B=4.1 PER C=10.8 PER D=85.1  
TP=-0.13 RAIN=-1  
PRINT HYD ID=2 CODE=10

\*S COMPUTE HYD BASIN B  
COMPUTE NM HYD ID=3 HYDNO=103 DA=0.00095Q MI  
PER A=0 PER B=4.1 PER C=10.8 PER D=85.1  
TP=-0.13 RAIN=-1  
PRINT HYD ID=3 CODE=10

\*S COMPUTE HYD BASIN C  
COMPUTE NM HYD ID=4 HYDNO=104 DA=0.00045Q MI  
PER A=0 PER B=4.1 PER C=10.8 PER D=85.1  
TP=-0.13 RAIN=-1  
PRINT HYD ID=4 CODE=10

\*S COMPUTE HYD BASIN D  
COMPUTE NM HYD ID=5 HYDNO=105 DA=0.00015Q MI  
PER A=0 PER B=0 PER C=0 PER D=100  
TP=-0.13 RAIN=-1  
PRINT HYD ID=5 CODE=10

**LEGEND**

- PROPERTY LINE
- EX SD MH
- EX INLET
- EX FLOW ARROW
- PROP FLOW ARROW
- ~ PROP HIGH POINT
- ▬ PROP SUBBASIN BDRY
- ▬ PROP SD
- PROP INLET

**WATER QUALITY PONDING**

Area (ac)	% Imp.	Imp. Area (ac)	WQ Depth (in)	Required WQ Vol (cu ft)	Provided WQ Vol (cu ft)
2.491	85.1%	2.120	0.34	2616	3300

AHYMO PROGRAM SUMMARY TABLE (AHYMO-S4) - Ver. S4.02a, Rel: 02a RUN DATE (MON/DAY/YR) =09/03/2019  
INPUT FILE = lbrary\ENG Tools\ahymo-s4-r2\DISK1\program files\AHYMO-S4\03707 Input.HMI USER NO. = AHYMO-S4TempUser05901704

COMMAND	HYDROGRAPH IDENTIFICATION	FROM ID	TO ID	AREA (SQ MI)	PEAK DISCHARGE (CFS)	RUNOFF VOLUME (AC-FT)	TIME TO PEAK (HOURS)	CFS PER ACRE	PAGE	NOTATION
	RAINFALL TYPE=13								1	RAIN24= 2.750
	*S EXISTING CONDITIONS									
	*S COMPUTE HYD BASIN EX									
	COMPUTE NM HYD	101.00	-	0.00400	7.49	0.215	1.00848	1.500	2.926	PER IMP= 0.00
	*S PROPOSED CONDITIONS									
	*S COMPUTE HYD BASIN A									
	COMPUTE NM HYD	102.00	-	0.00260	7.47	0.318	2.29175	1.500	4.492	PER IMP= 85.10
	*S COMPUTE HYD BASIN B									
	COMPUTE NM HYD	103.00	-	0.00090	2.60	0.110	2.29175	1.500	4.511	PER IMP= 85.10
	*S COMPUTE HYD BASIN C									
	COMPUTE NM HYD	104.00	-	0.00040	1.17	0.049	2.29175	1.500	4.554	PER IMP= 85.10
	*S COMPUTE HYD BASIN D									
	COMPUTE NM HYD	105.00	-	0.00010	0.31	0.013	2.51483	1.500	4.878	PER IMP= 100.00
	*S ROUTE BASIN B THROUGH POND 1									
	ROUTE RESERVOIR	501.00	3	0.00090	1.51	0.110	2.29141	1.633	2.617	AC-FT= 0.036
	*S ADD ROUTED BASIN B AND BASIN A									
	ADD HYD	201.00	6	0.00350	8.04	0.427	2.28783	1.533	3.590	
	*S ROUTE ID 7 THROUGH POND 2									
	ROUTE RESERVOIR	502.00	7	0.00350	5.69	0.427	2.28783	1.633	2.539	AC-FT= 0.049
	*S ROUTE BASIN C THROUGH POND 3									
	ROUTE RESERVOIR	503.00	4	0.00040	1.14	0.049	2.29121	1.500	4.455	AC-FT= 0.001
	*S ADD ROUTED BASIN C AND BASIN D									
	ADD HYD	202.00	9	0.00050	1.45	0.062	2.33551	1.500	4.539	
	*S ADD ID 10 AND ID 8									
	ADD HYD	203.00	10	0.00400	6.69	0.489	2.29377	1.567	2.614	
	FINISH									

DESIGNED BY: J.L. RESPEC  
DRAWN BY: J.M.T.  
CHECKED BY: J.L. RESPEC  
DATE: 9.11.2019

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WWW.RESPEC.COM 505.253.9718

STAMP  
SHELDON E. GREER  
NEW MEXICO  
17154  
LICENSED PROFESSIONAL ENGINEER

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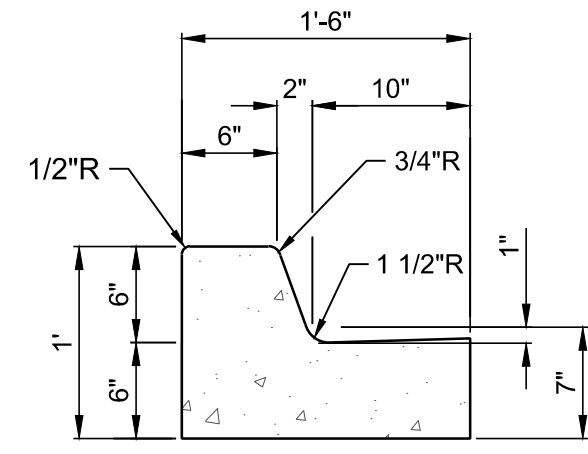
nm811  
Know what's below.  
Call before you dig.

PROJECT NAME: UHAUL 4TH ST & I-40

SHEET TITLE: CONCEPTUAL G&D PLAN

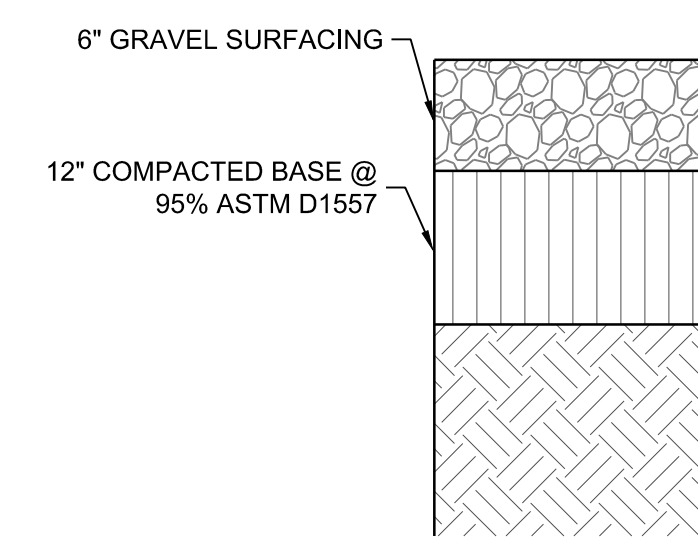
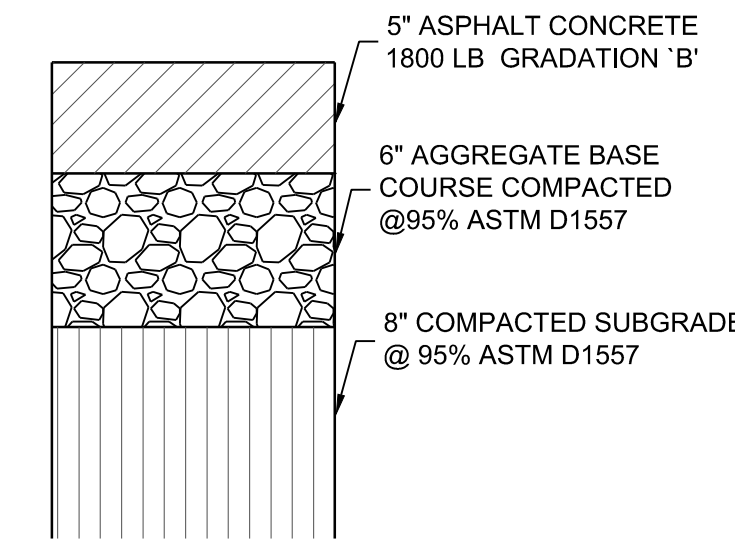
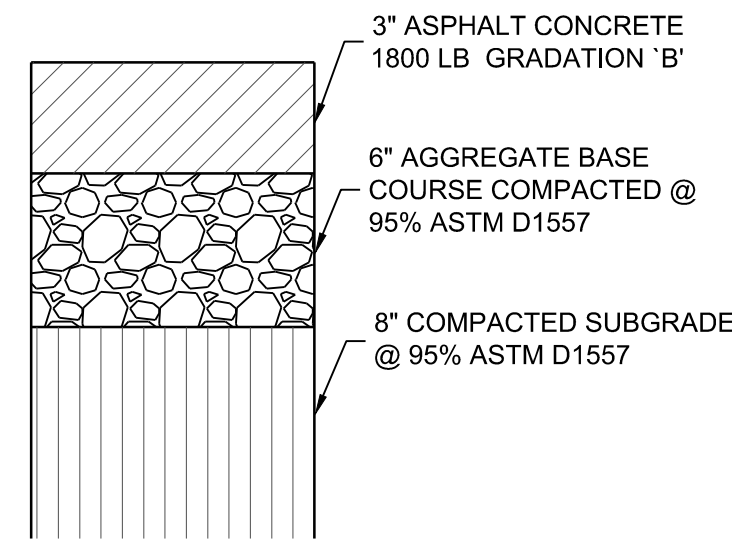
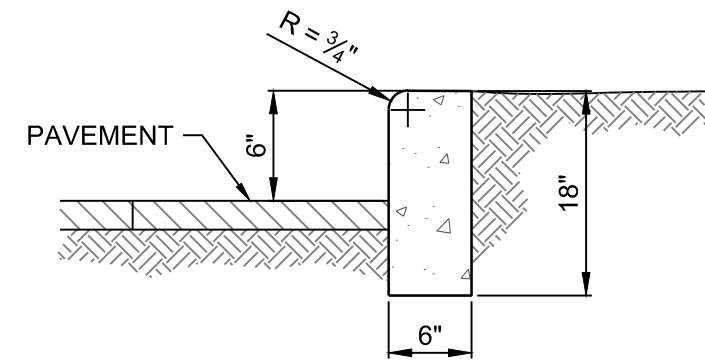
SUBMITTED FOR: REVIEW

SHEET NUMBER: C 102



**GENERAL NOTES:**

1. CURBS & GUTTERS TO BE CONSTRUCTED OF P.C.C.
2. FOR STANDARD C. & G. PROVIDE CONTRACTION JTS. 6' O.C. MAX. ALSO PROVIDE 1/2" EXP. JTS. 48' O.C. MAX. AT CURB RETURNS & AT EACH SIDE OF DRIVEWAY & ADJACENT TO WALLS & BUILDINGS
3. EDGES NOT SPECIFIED DIMENSIONED SHALL BE EDGED WITH A 3/8" EDGING TOOL.
4. STD. C. & G. SHALL BE USED FOR NEW CONSTRUCTION UNLESS OTHERWISE APPROVED BY THE ENGINEER.
5. REMOVE & REPLACE 12" WIDE STRIP OF PAVEMENT BEYOND LIP OF GUTTER WHEN CONSTRUCTING
6. STD. C. & G. ADJACENT TO EXIST. A.C. PAVEMENT. STD. C. & G. REQUIRE FULL FORM ON ALL FACES EXCEPT WITH PRIOR APPROVAL OF ENGINEER.



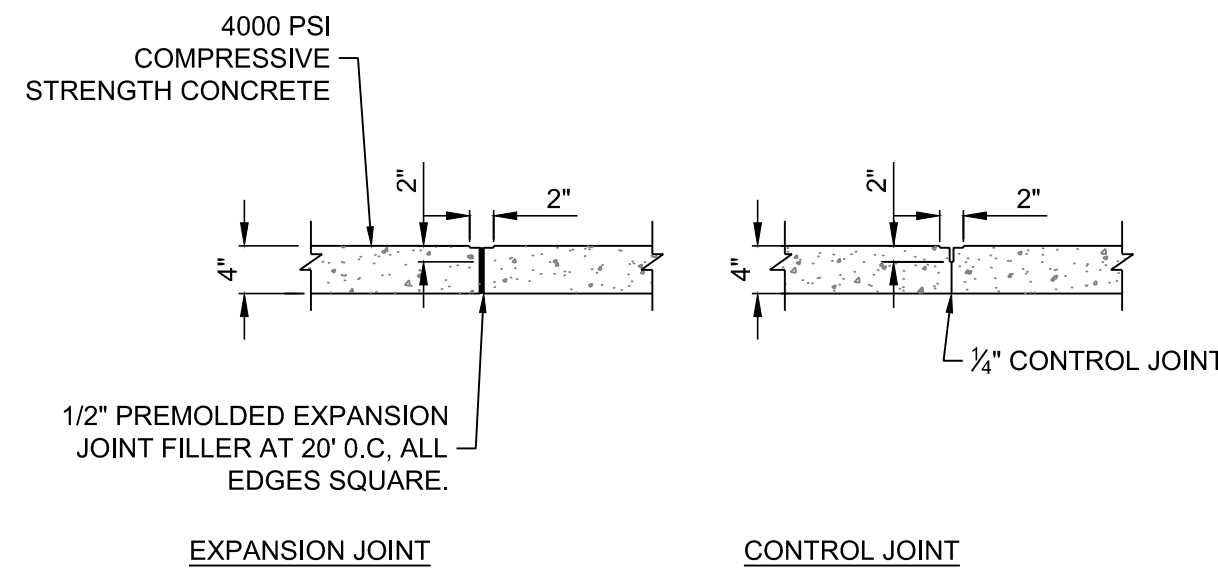
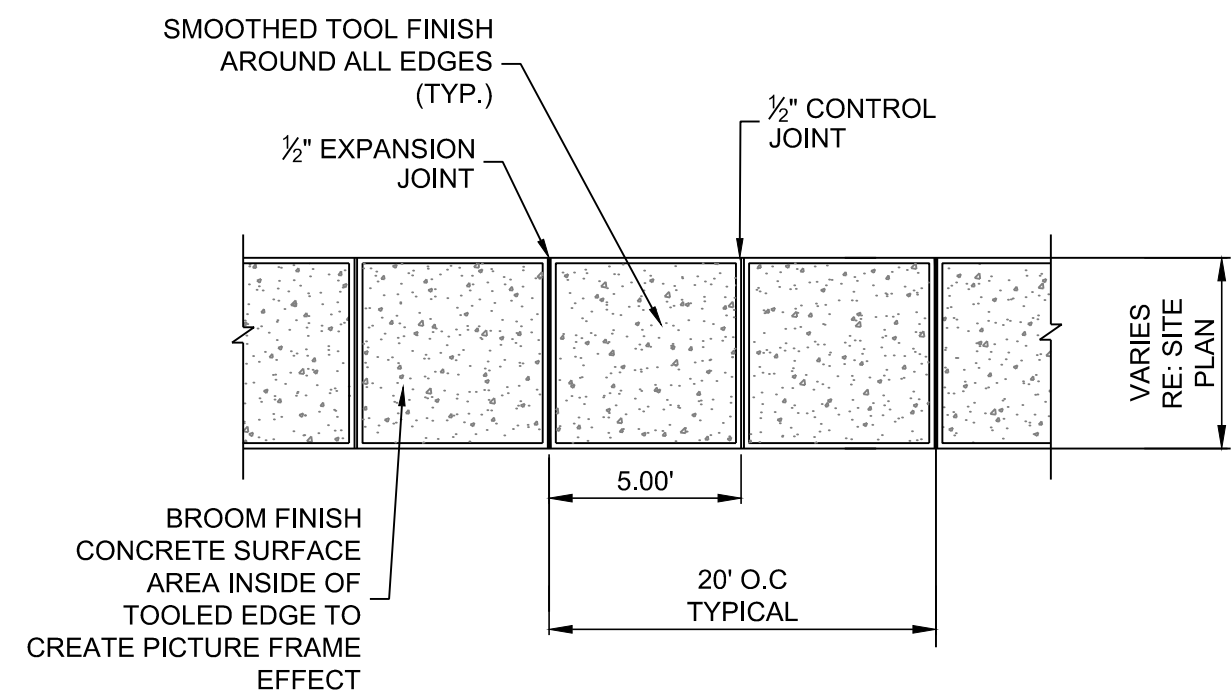
1 STANDARD CURB AND GUTTER NTS

2 HEADER CURB AND GUTTER NTS

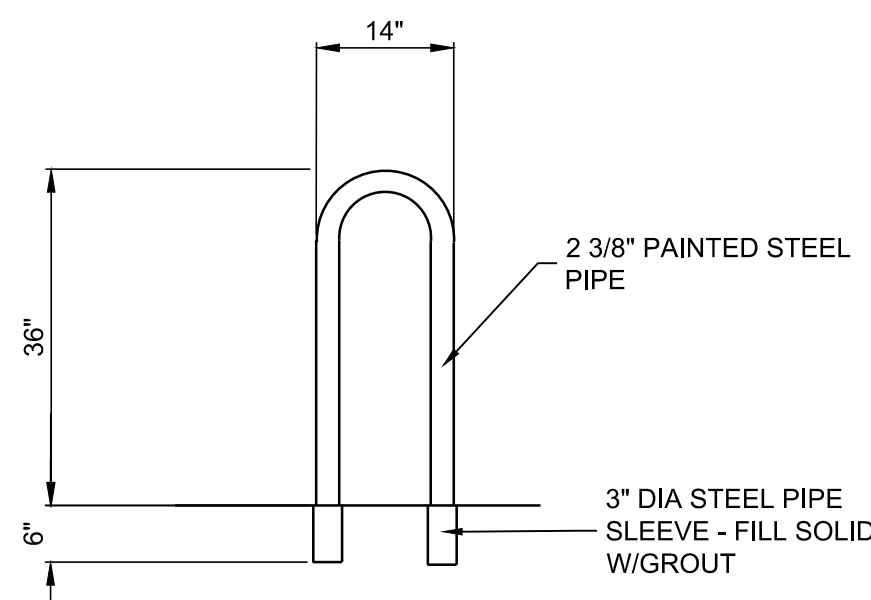
3 LIGHT DUTY PAVEMENT SECTION NTS

4 HEAVY DUTY PAVEMENT SECTION NTS

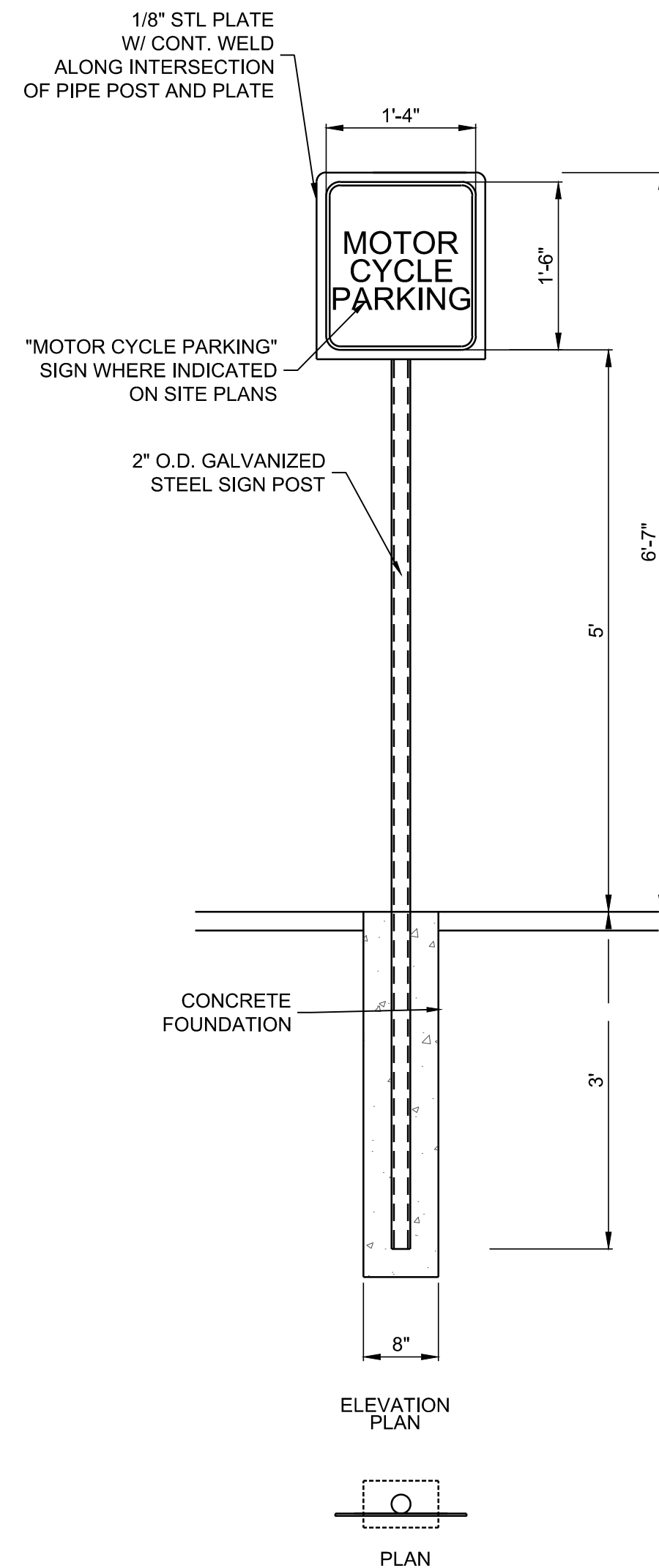
5 GRAVEL DRIVEWAY PAVEMENT SECTION NTS



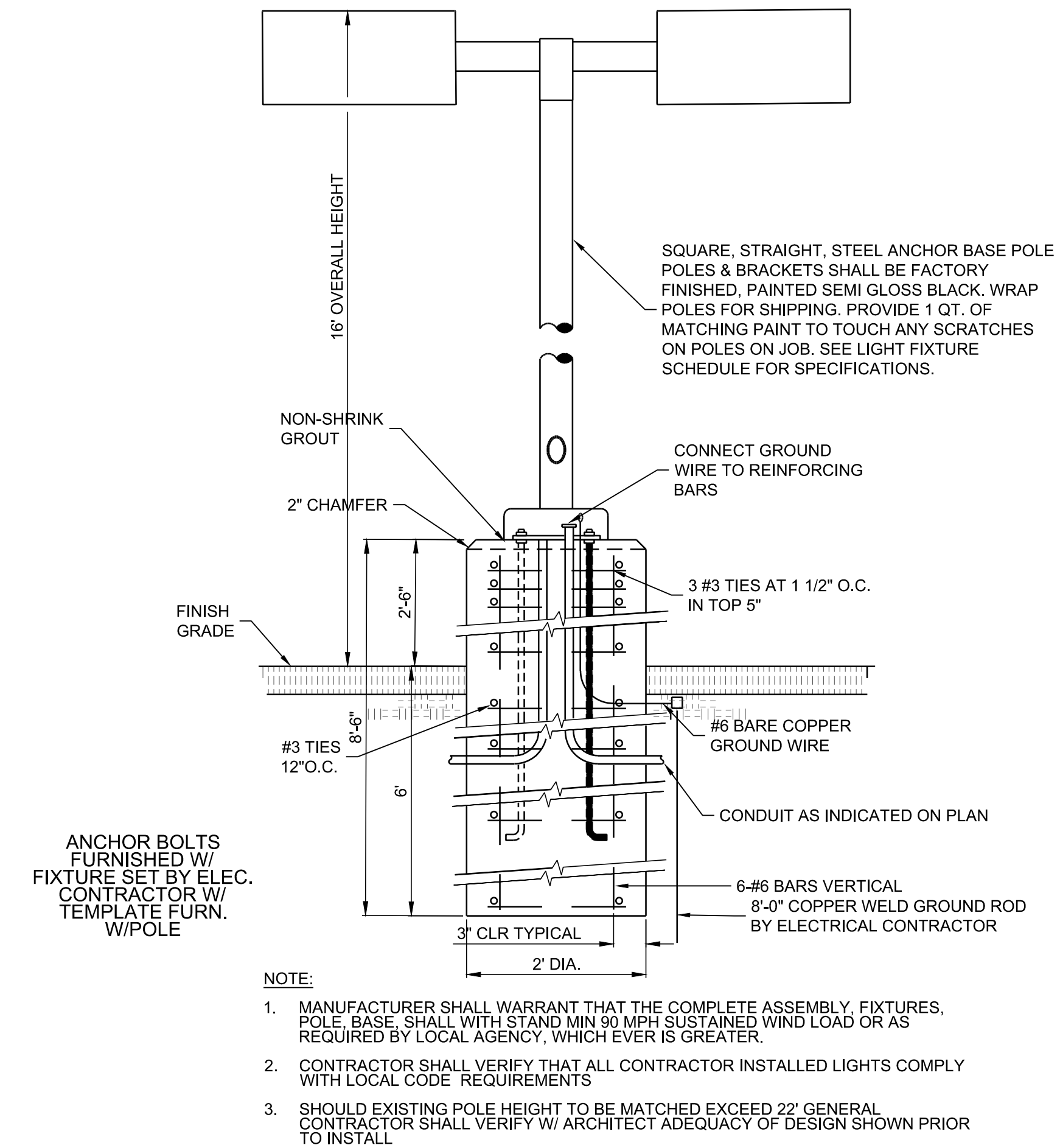
6 TYPICAL SIDEWALK NTS



7 U-STYLE BIKE RACK NTS



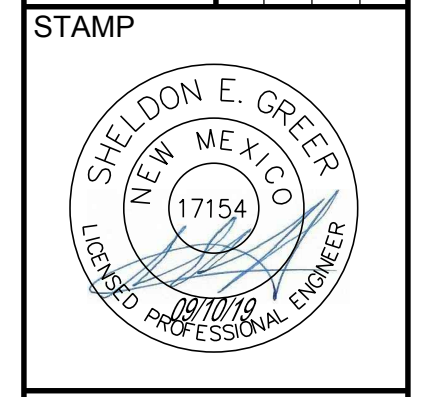
8 MOTORCYCLE PARKING SIGN NTS



9 LIGHT POLE DETAIL NTS

DESIGNED BY	DRAWN BY	CHECKED BY	DATE
JL	JM	SEG	9.10.2019

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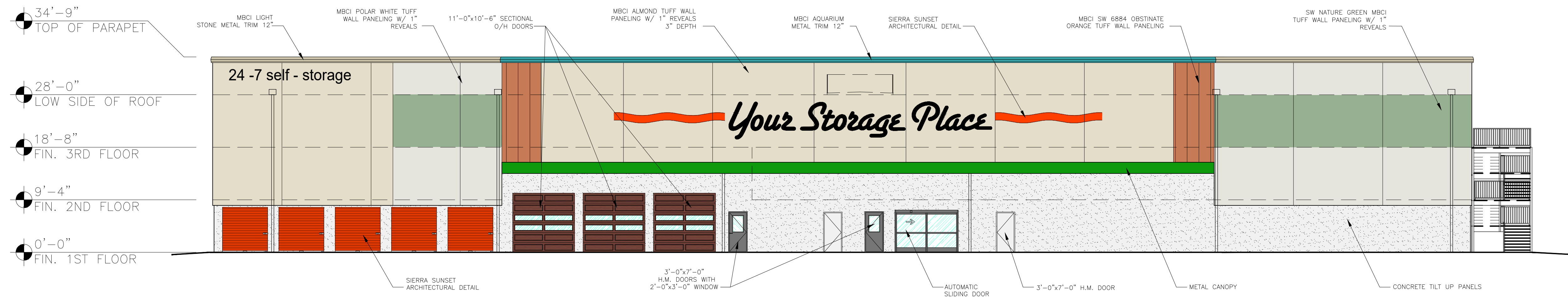
PROJECT NAME: UHAUL 4TH ST & I-40

SHEET TITLE: TYPICAL SITE DETAILS

SUBMITTED FOR: REVIEW

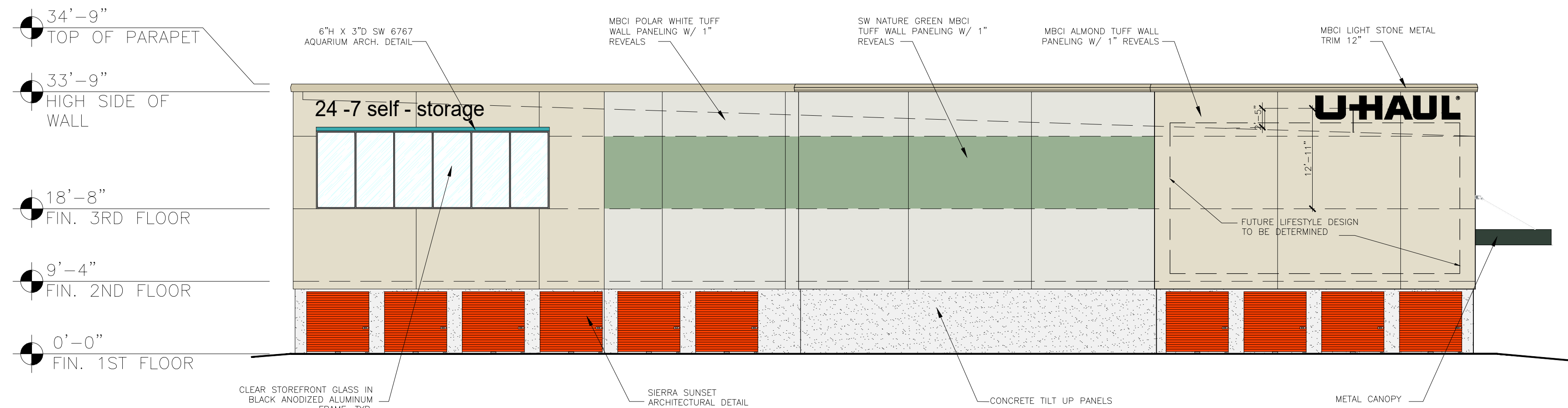
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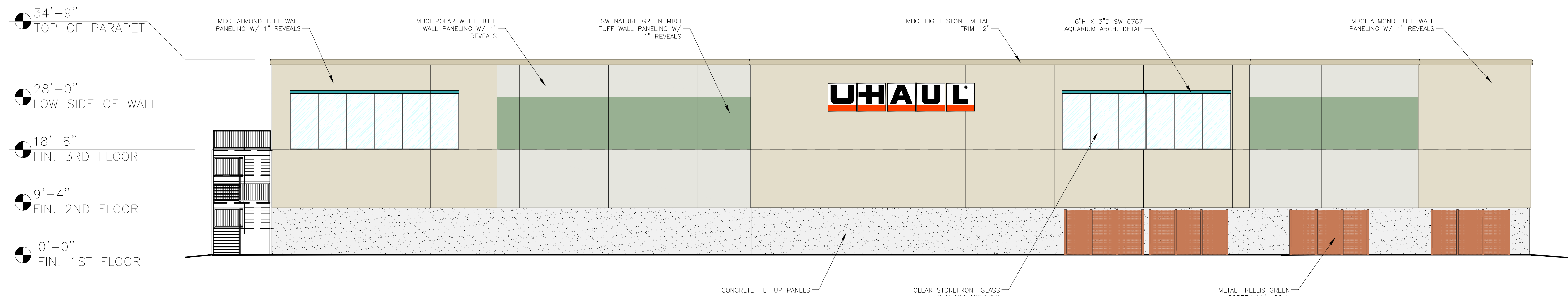
NORTH ELEVATION

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



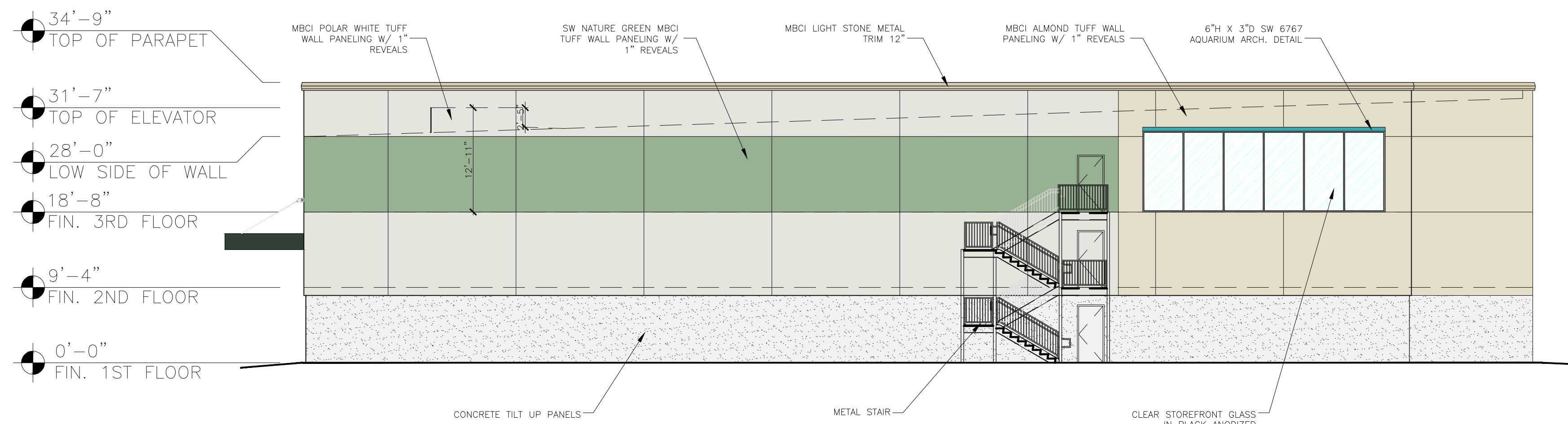
EAST ELEVATION

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



SOUTH ELEVATION

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



WEST ELEVATION

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

SHEET NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1	08/15/19	MM	REVISED ELEVATIONS
2	09/23/19	MM	REVISED ELEVATIONS
3			
4			
5			
6			
7			
8			

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REAL ESTATE COMPANY

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

SITE ADDRESS:  
U-HAUL OF WESTSIDE  
2217 4TH ST NW  
ALBUQUERQUE, NM 87102

SHEET CONTENTS:  
PROPOSED  
STORAGE BUILDING  
ELEVATIONS

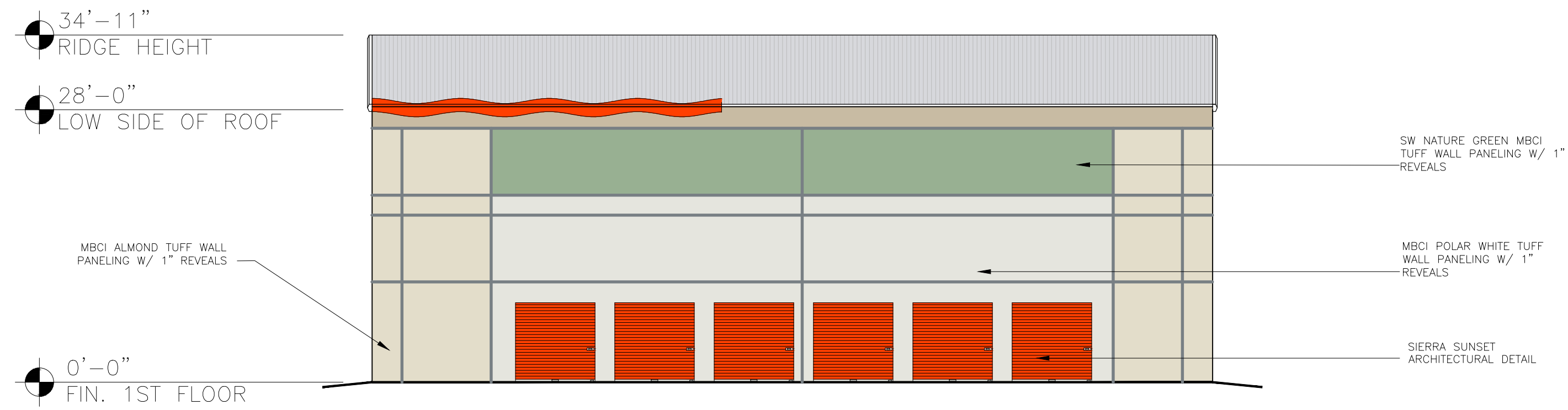
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DRAWN: MM  
CHECKED: NH  
DATE: 06/04/2019

EV-1

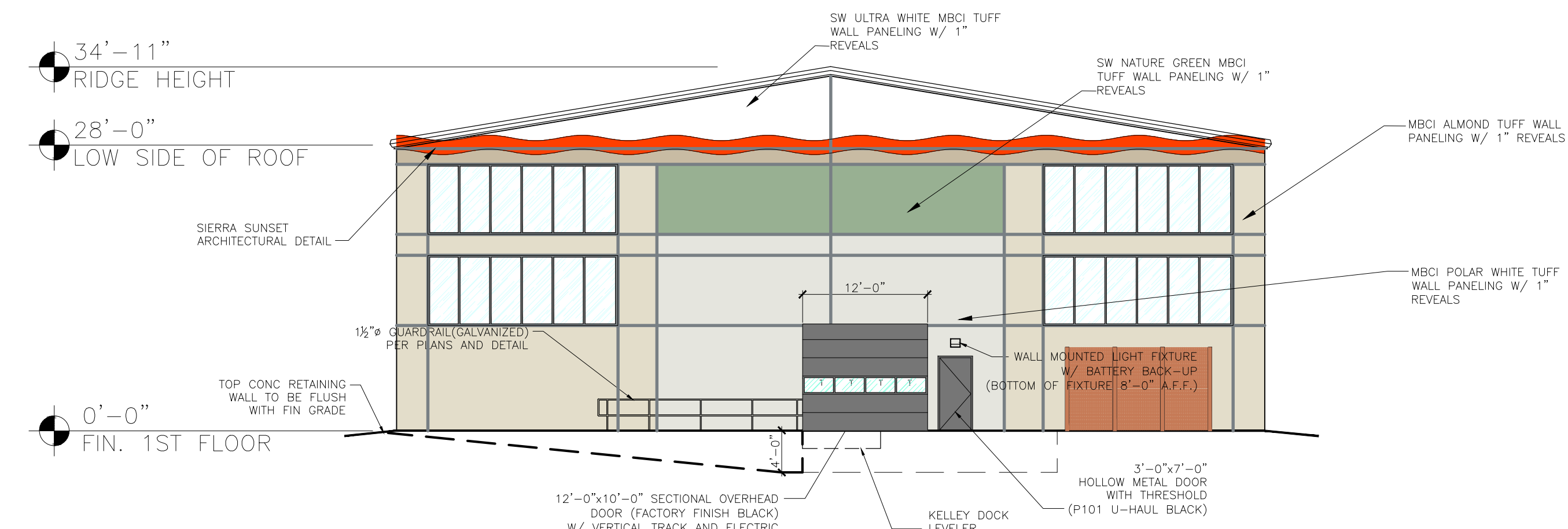
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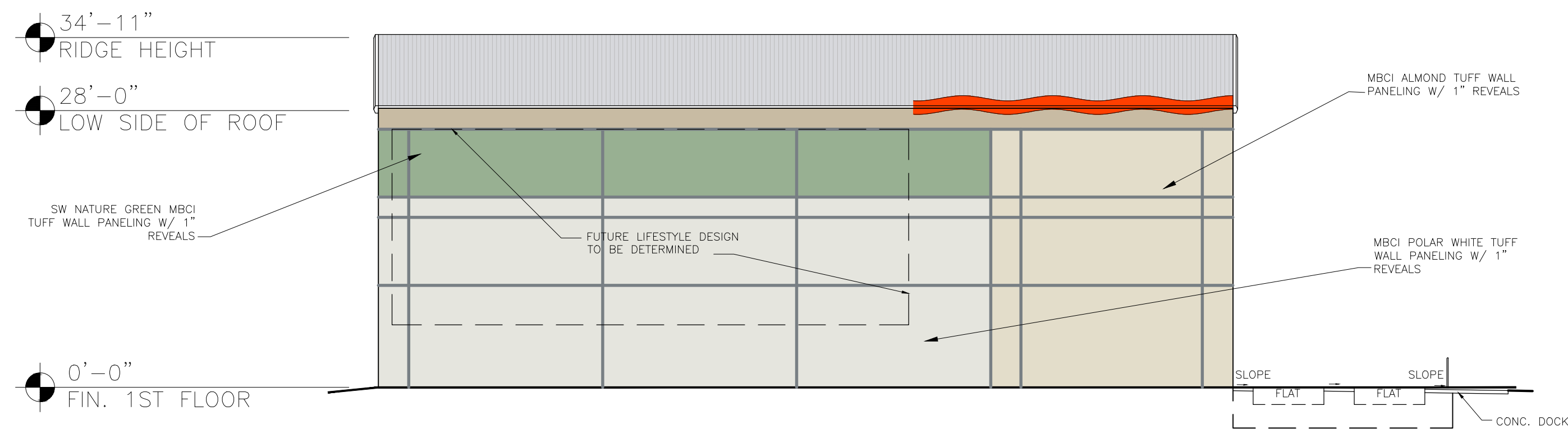
WEST ELEVATION

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



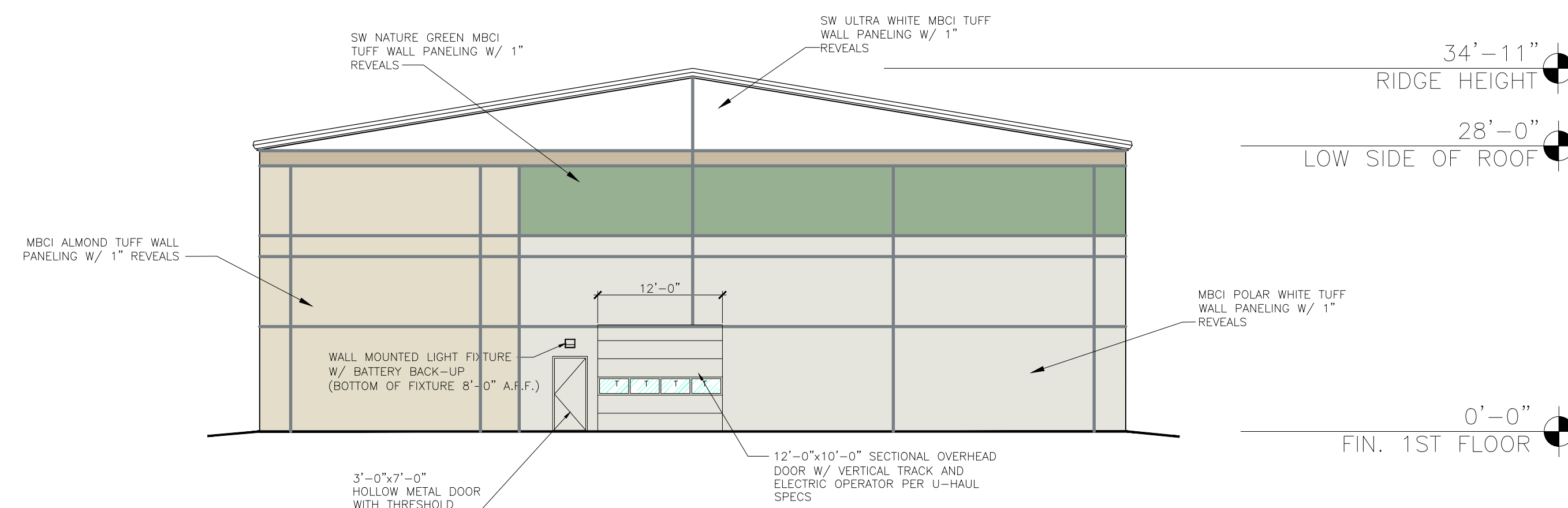
NORTH ELEVATION

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



EAST ELEVATION

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



SOUTH ELEVATION

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

SHEET NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1	08/15/19	MM	REVISED ELEVATIONS
2	09/23/19	MM	REVISED ELEVATIONS
3			
4			
5			
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7			
8			

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SITE ADDRESS:

U-HAUL OF WESTSIDE  
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ALBUQUERQUE, NM 87102

SHEET CONTENTS:

PROPOSED  
U-BOX ELEVATIONS

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EV-2

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