

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 PEDESTAL		
UTILITY POLE		
ROAD CENTERLINE		
CHAINLINK FENCE		
OVERHEAD ELECTRIC LINE		
SUBJECT BOUNDARY LINE		
BOUNDARY ADJOINER LINE		
EASMENT LINE		
GRAVEL DRIVEWAY		

KEYED NOTES

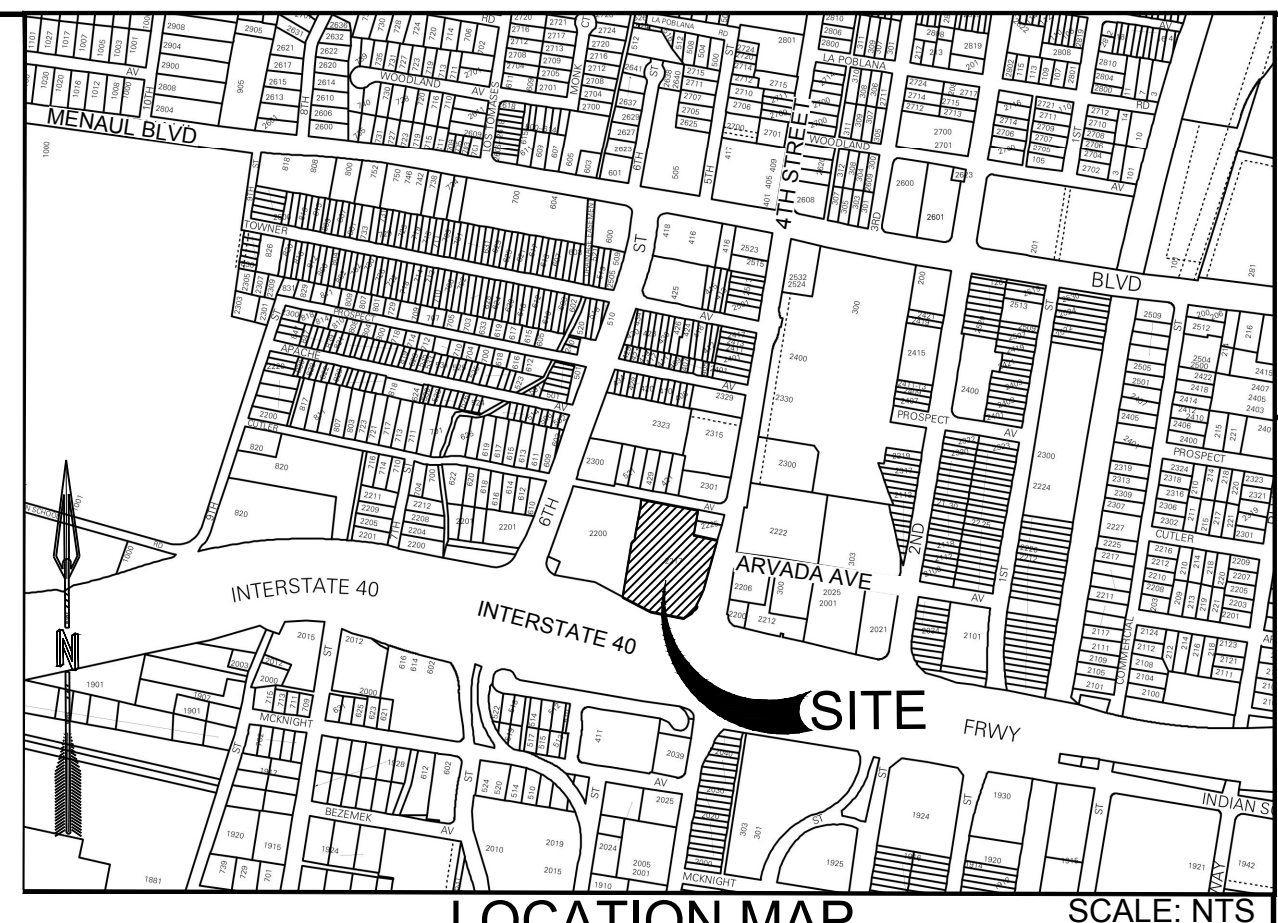
I.D.#	DESCRIPTION
1	EXISTING CURB AND GUTTER
2	EXISTING SIDEWALK
3	EXISTING DRIVEWAY TO BE REMOVED
4	EXISTING UTILITY POLE TO BE REMOVED
5	EXISTING SIGN TO BE REMOVED
6	NEW DRIVEWAY PER COA STD. DWG 2425
7	NEW CONCRETE LOADING DOCK
8	NEW PARKING STRIPING
9	NEW HANDICAP PARKING PER DETAIL 10 SHEET C 501
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
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.: 4965.81' (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:
 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 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:

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
City Engineer	Date
Solid Waste Management	Date
Code Enforcement	Date
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 REQUIRES A CUP, LIGHT VEHICLE RENTAL PERMITTED AND OUTDOOR STORAGE NOT ALLOWED

SETBACKS:

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

HEIGHT LIMIT:

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

HEAVY VEHICLE & EQUIP. RENTAL = 1 SP./ 1,000 SF. GFA
 SELF-STORAGE = 1 SP./ 3,000 SF. GFA = 30 SPACES
 RETAIL = 4 SP./ 1,000 SF. GFA

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

REVISION			
DESIGNED	JL	DATE	9.13.2019
DRAWN	JMT	CHECKED	SEG
CHECKED	SEG	DATE	9.13.2019

RESPEC
 5971 JEFFERSON STREET SUITE 101
 ALBUQUERQUE, NM 87110
 WWW.RESPEC.COM 505.253.9718

STAMP

 SHELDON E. GREER
 LICENSED PROFESSIONAL ENGINEER
 17154

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PROJECT NAME: UHAUL 4TH ST & I-40

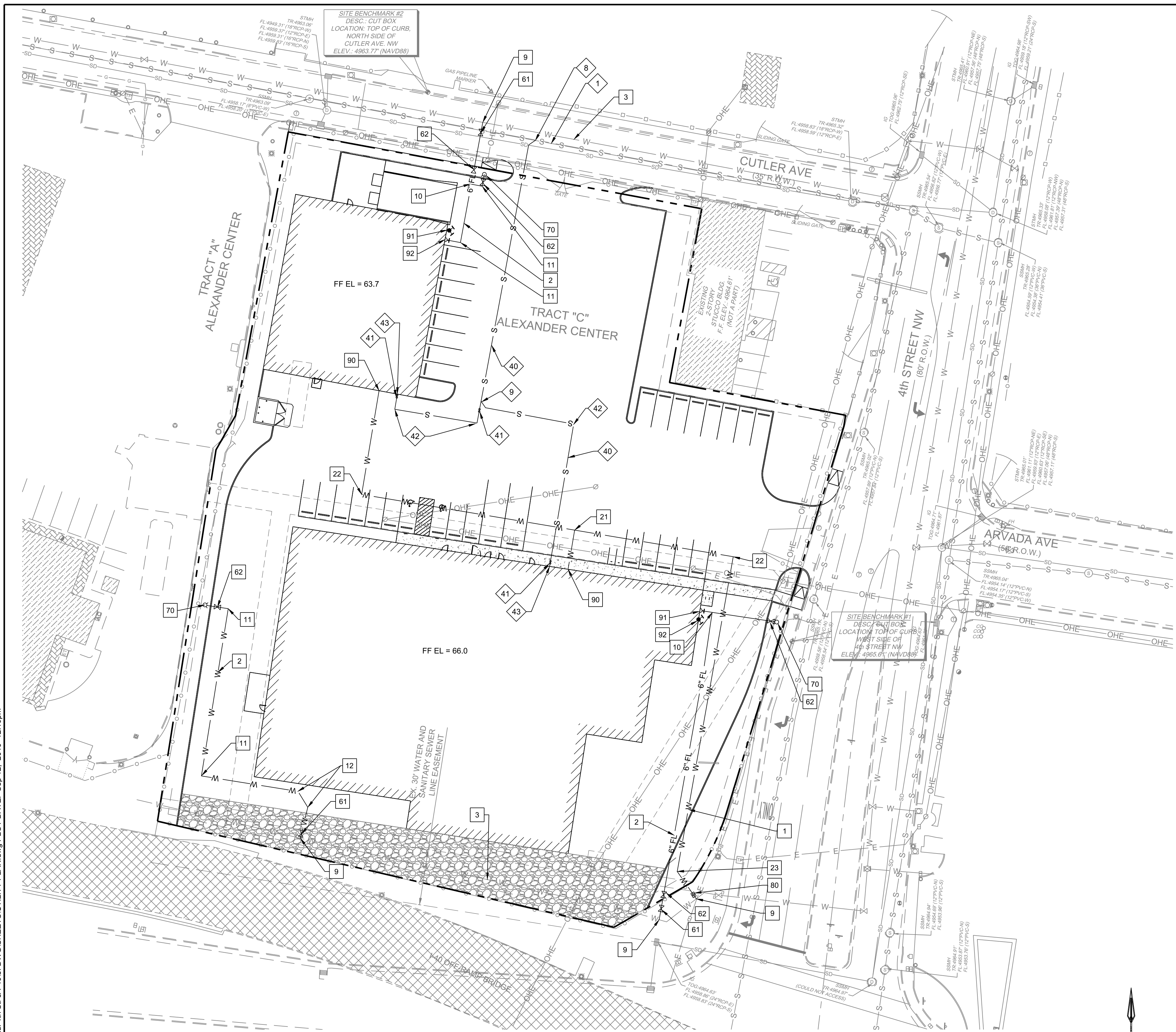
SHEET TITLE: DRB SITE PLAN

SUBMITTED FOR: REVIEW

SHEET NUMBER: C 100

NAME: L:\Active Projects\03707 U-Haul 4th St. & I-403.DWG SHEETS\SITE PLAN.DWG PLOT DATE: Sep 13, 2019 10:30am

NAME: L:\Active Projects\03707 U-Haul 4th St. & I-403_DWG\SHEET\UTILITY PLAN.dwg PLOT DATE: Sep 12, 2019 12:10pm



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	SD
UNDERGROUND ELECTRIC	OHE	OHE
OVERHEAD ELECTRIC	E	E
CURB AND GUTTER		
BENCHMARK		
BORE HOLE		
ELECTRICAL PEDISTAL		
ELECTRICAL TRANSFORMER		
GAS VALVE		
GATE		
GUARD POST		
LIGHT POLE		
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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

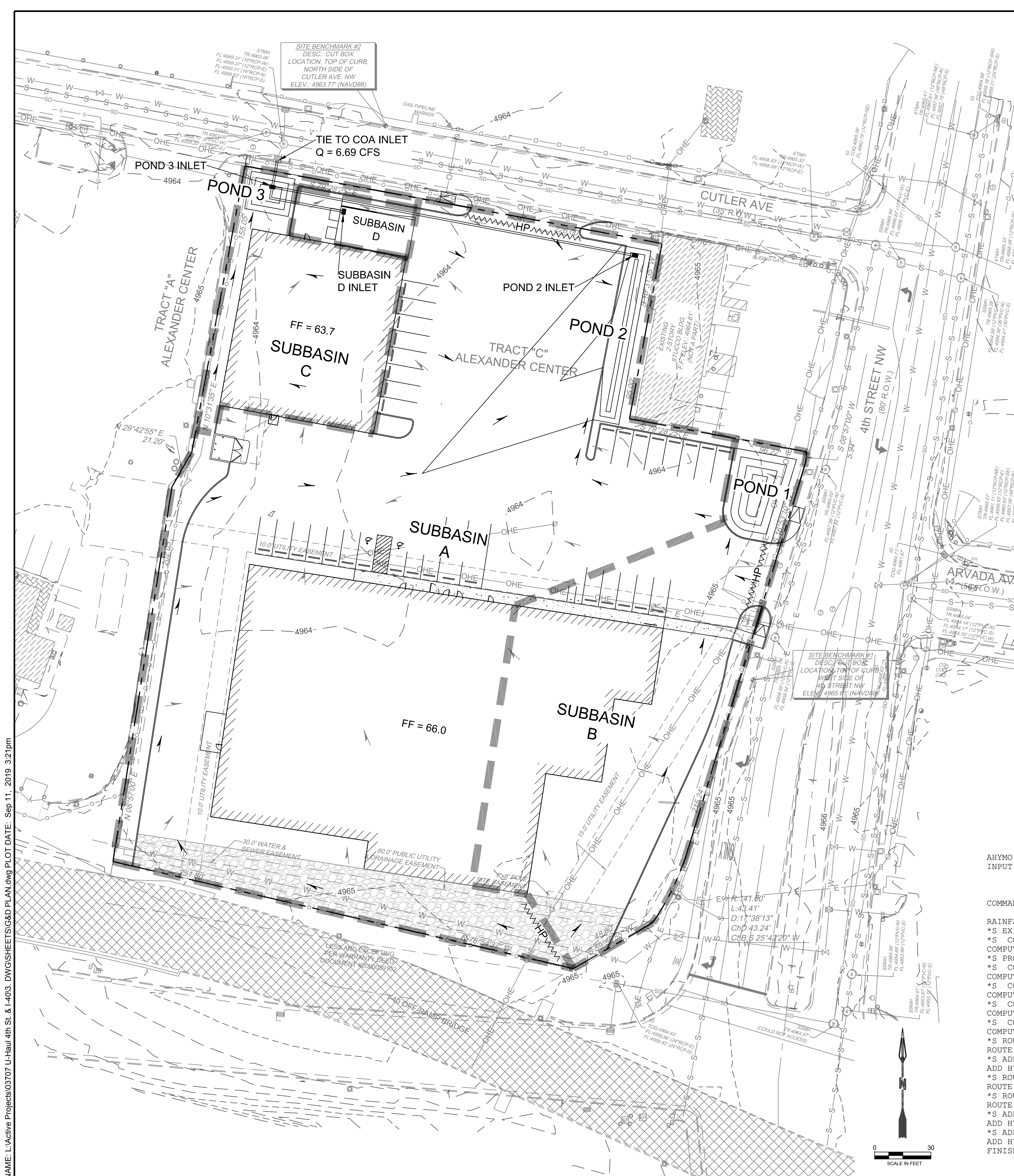
I.D.#	DESCRIPTION
4	EXISTING 8" VCP SANITARY SEWER LINE
5	SANITARY SEWER SERVICE CONNECTION PER COA STD. DTL. 2125, CONTRACTOR TO FIELD VERIFY SIZE AND TYPE OF SAS MAIN AND NOTIFY ENGINEER OF ANY CONFLICTS PRIOR TO CONSTRUCTION
6	INSTALL 4" WYE CONNECTION
40	INSTALL 4" SANITARY SEWER LINE
41	INSTALL 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.	DRAWN BY: J.M.T.	CHECKED BY: J.S.G.	DATE: 9.12.2019
5971 JEFFERSON STREET SUITE 101 ALBUQUERQUE, NM 87105 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-403 DWG\SHEETS\G&D PLAN.dwg PLOT DATE: Sep 11, 2019 3:21pm



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

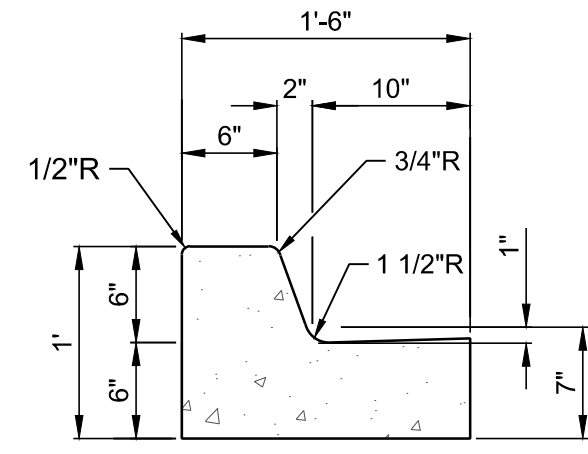
WATER QUALITY PONDING

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
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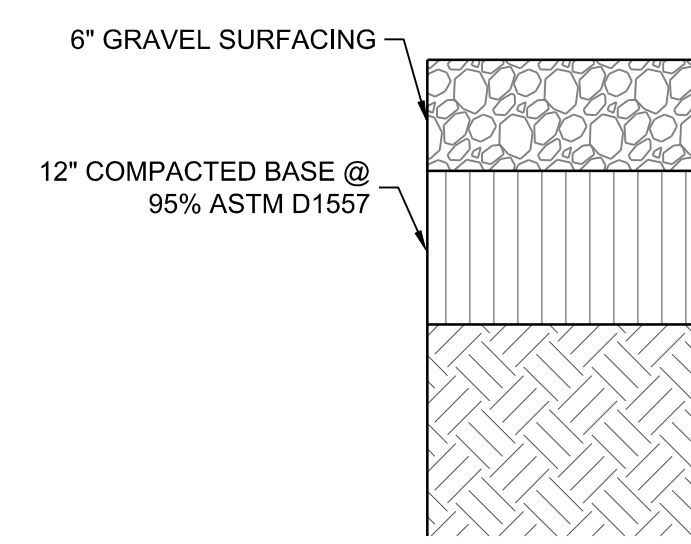
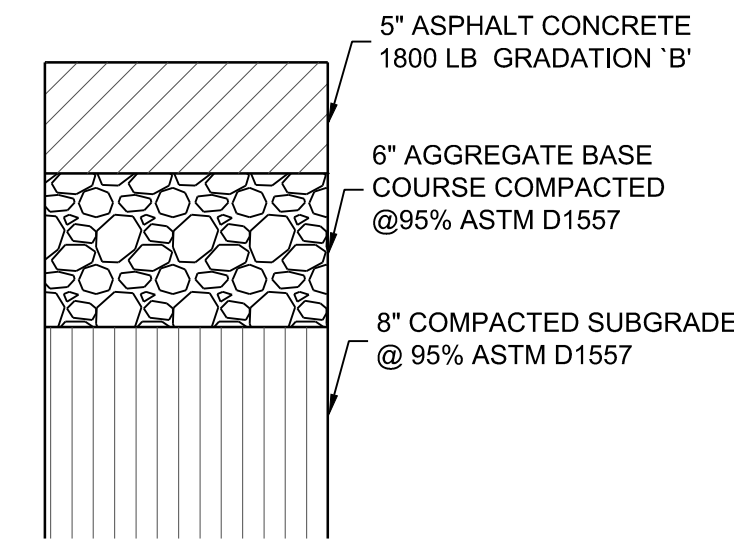
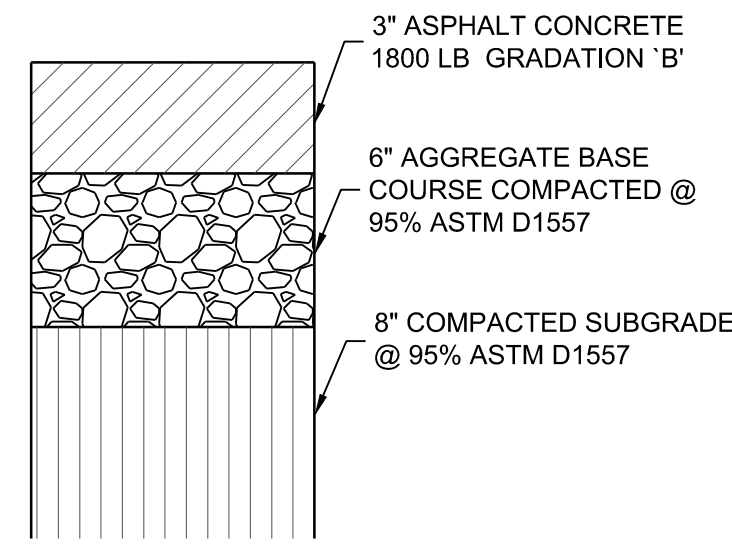
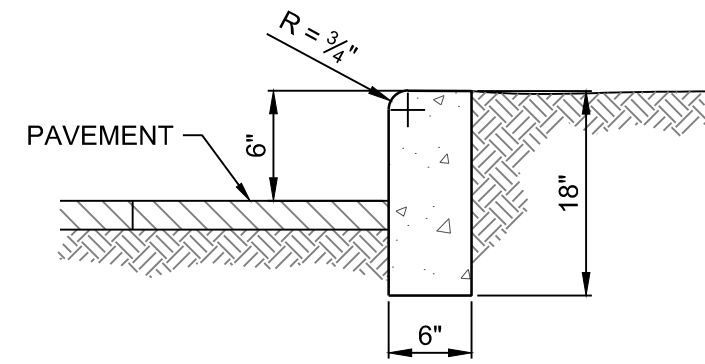
COMMAND	HYDROGRAPH IDENTIFICATION	FROM ID	TO ID	AREA (SQ MI)	PEAK DISCHARGE (CFS)	RUNOFF VOLUME (AC-FT)	RUNOFF (INCHES)	TIME TO PEAK (HOURS)	CFS PER ACRE	PAGE	NOTATION
	RAINFALL TYPE=13									1	RAIN24= 2.750
	*S EXISTING CONDITIONS										
	*S COMPUTE HYD BASIN EX										
	COMPUTE NM HYD	101.00	-	1	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	-	2	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	-	3	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	-	4	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	-	5	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	66.2	7	0.00350	8.04	0.427	2.28783	1.533	3.590	
	*S ROUTE ID 7 THROUGH POND 2										
	ROUTE RESERVOIR	502.00	7	8	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	96.5	10	0.00050	1.45	0.062	2.33551	1.500	4.539	
	*S ADD ID 10 AND ID 8										
	ADD HYD	203.00	106.8	11	0.00400	6.69	0.489	2.29377	1.567	2.614	
	FINISH										

DESIGNED JL	REVISION
DRAWN JMT	
CHECKED SEG	
DATE 9.11.2019	
RESPEC	
5871 JEFFERSON STREET SUITE 101 ALBUQUERQUE, NM 87105 WWW.RESPEC.COM 505.253.9718	
RESPEC	
STAMP	
SHELDON E. GREER NEW MEXICO 17154 LICENSED PROFESSIONAL ENGINEER	
THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED.	
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:

- CURBS & GUTTERS TO BE CONSTRUCTED OF P.C.C.
- 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
- EDGES NOT SPECIFIED DIMENSIONED SHALL BE EDGED WITH A 3/8" EDGING TOOL.
- STD. C. & G. SHALL BE USED FOR NEW CONSTRUCTION UNLESS OTHERWISE APPROVED BY THE ENGINEER.
- REMOVE & REPLACE 12" WIDE STRIP OF PAVEMENT BEYOND LIP OF GUTTER WHEN CONSTRUCTING
- STD. C. & G. ADJACENT TO EXIST. A.C. PAVEMENT. STD. C. & G. REQUIRE FULL FORM ON ALL FACES EXCEPT WITH PRIOR APPROVAL OF ENGINEER.



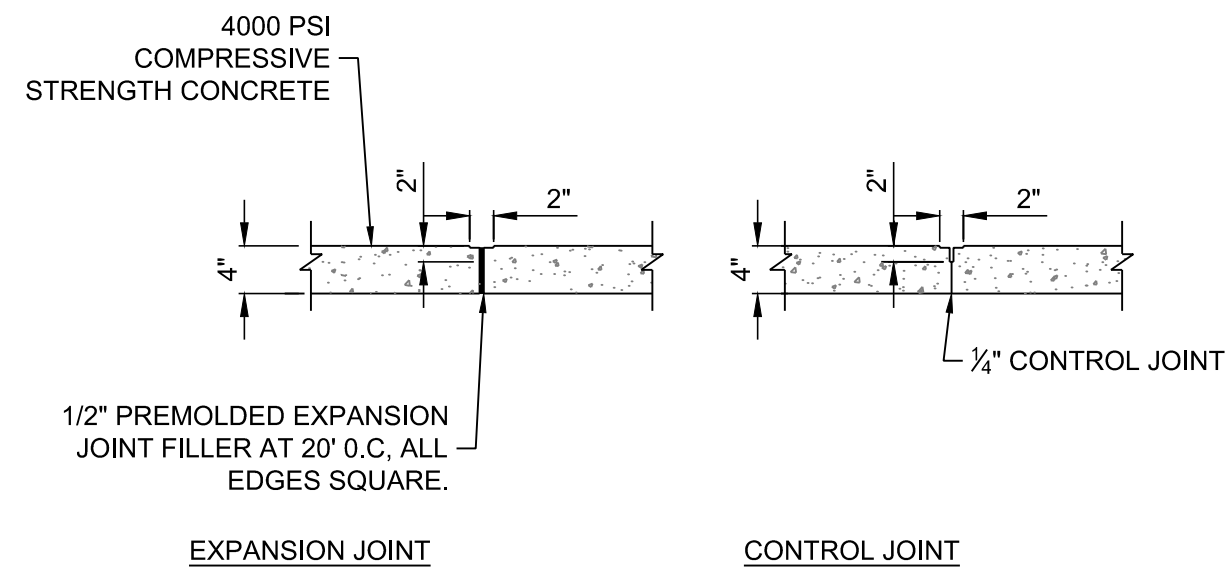
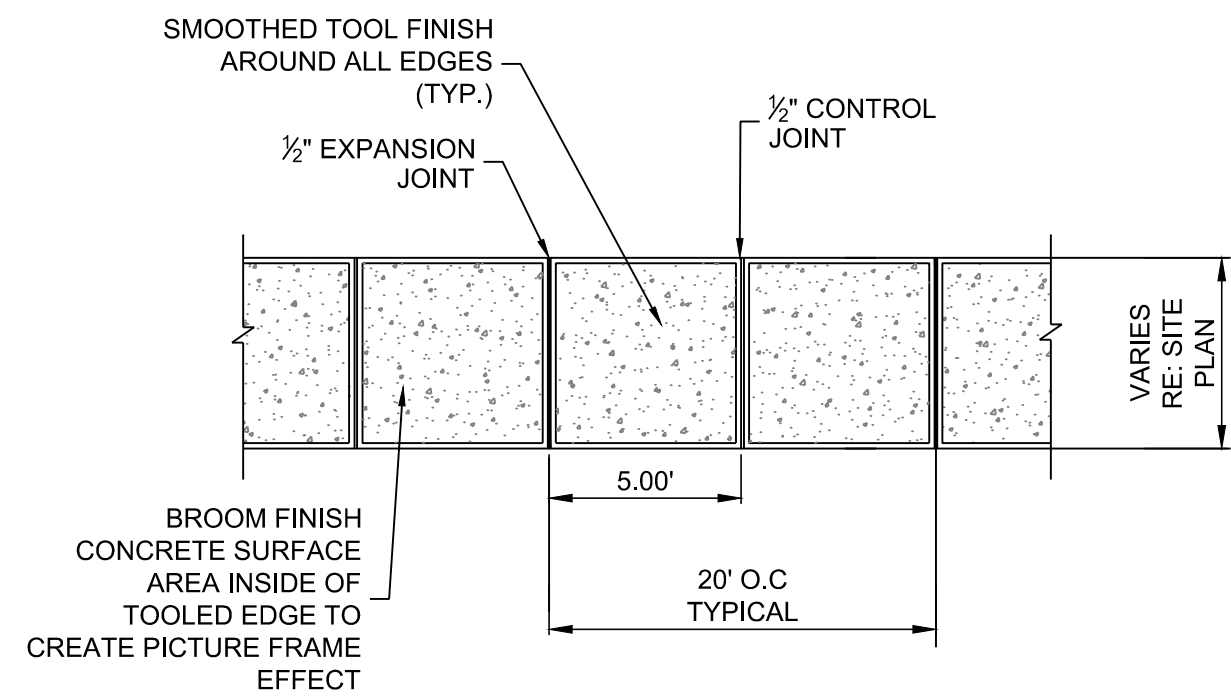
1 STANDARD CURB AND GUTTER
NTS

2 HEADER CURB AND GUTTER
NTS

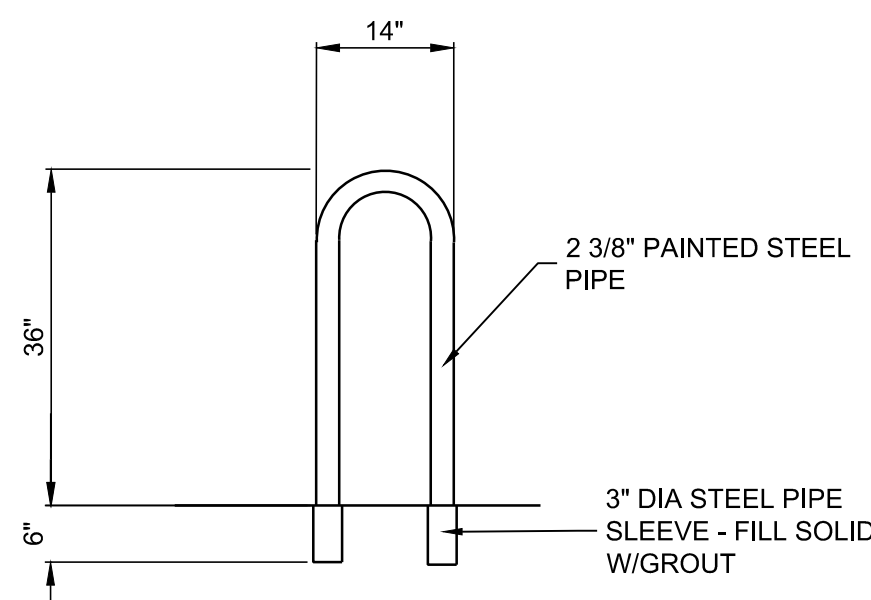
3 LIGHT DUTY PAVEMENT SECTION
NTS

4 HEAVY DUTY PAVEMENT SECTION
NTS

5 GRAVEL DRIVEWAY PAVEMENT SECTION
NTS

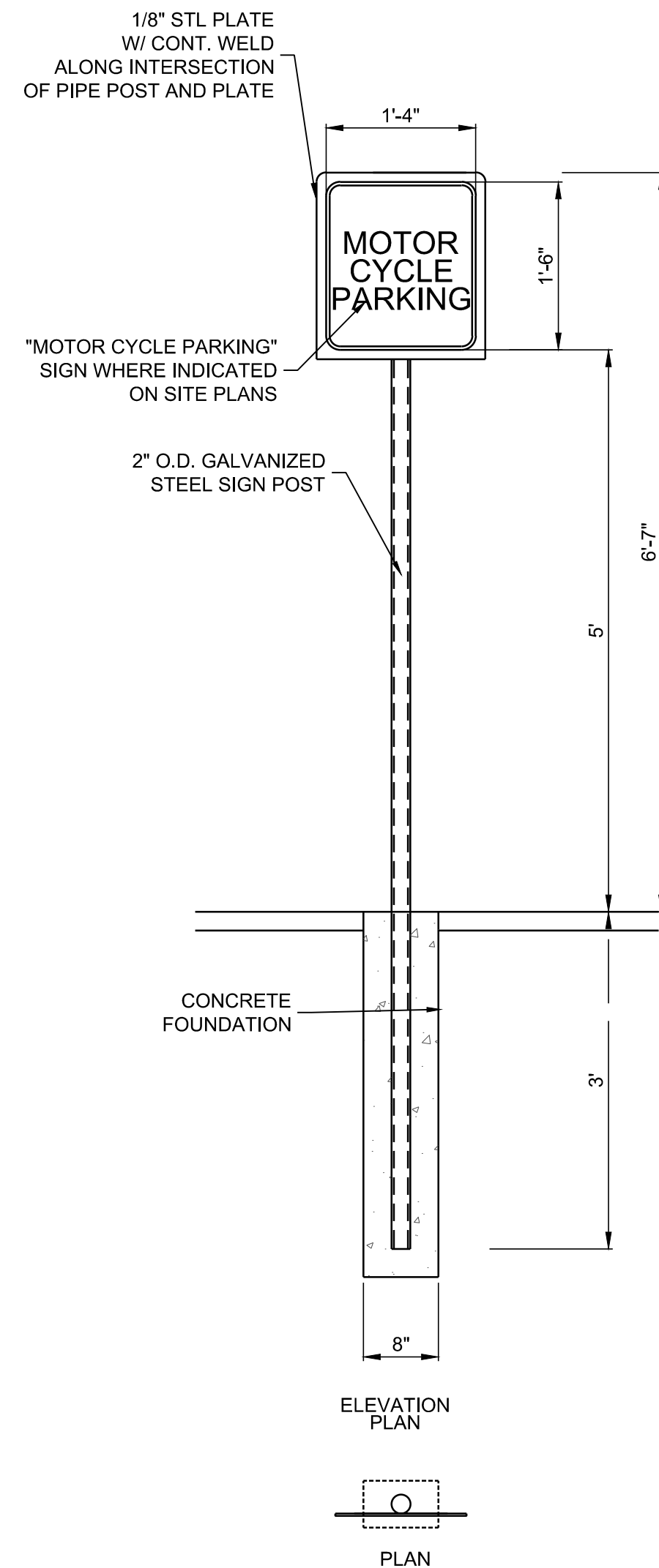


6 TYPICAL SIDEWALK
NTS

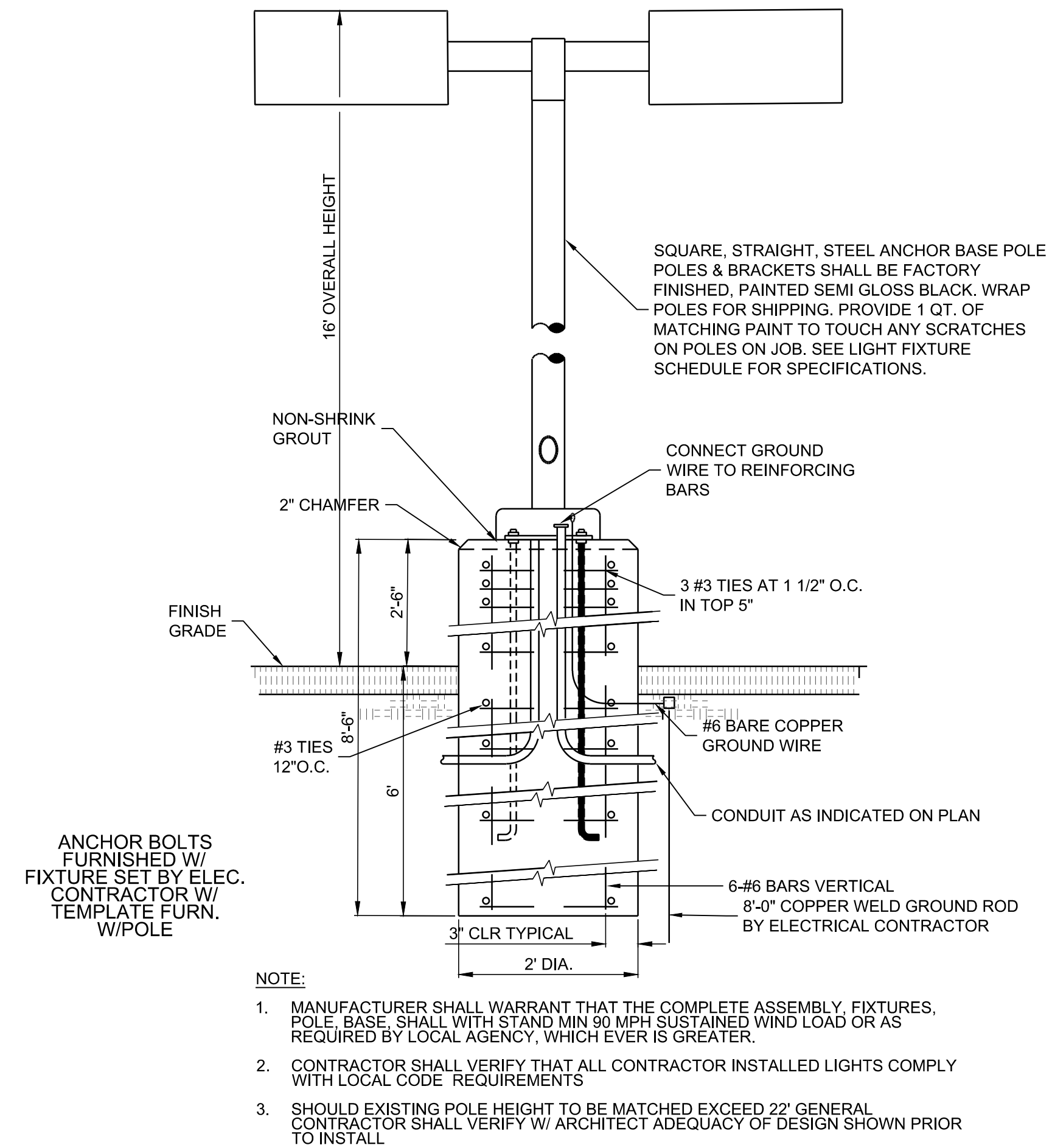


NOTE: SEE SITE PLAN FOR RACK LOCATION

7 U-STYLE BIKE RACK
NTS



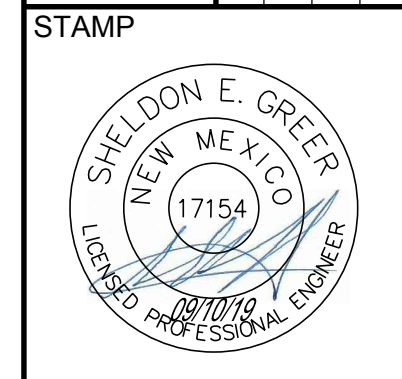
8 MOTORCYCLE PARKING SIGN
NTS



9 LIGHT POLE DETAIL
NTS

DESIGNED J.L.	J.M.T.	SEG.
DRAWN	CHECKED	DATE
9.10.2019		

RESPEC
5971 JEFFERSON STREET SUITE 101
ALBUQUERQUE, NM 87113
WWW.RESPEC.COM 505.253.9718



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PROJECT NAME:
UHAUL 4TH ST & I-40

SHEET TITLE:
TYPICAL SITE DETAILS

SUBMITTED FOR:
REVIEW

SHEET NUMBER:
C 500

