

SITE DATA

LEGAL DESCRIPTION: TRACT G-1
 SITE AREA: 2.37 AC.
 EXISTING ZONING: MX-L
 PROPOSED LAND USE: 3-STORY BUILDING FOR SELF-STORAGE USES AS IS CONDITIONALLY ALLOWED IN MX-L ZONE DISTRICT (APPROVED BY ZHE 5/1/2019, VA-2019-00088; #2019-002184). FACILITY SHALL COMPLY WITH SPECIFIC-USE STANDARDS SECTION 14-16-4-3(D)(28) SELF-STORAGE.

BUILDING AREA: 180,200 SF

MAXIMUM BUILDING HEIGHT: 35 FEET.

PARKING REQUIREMENTS:

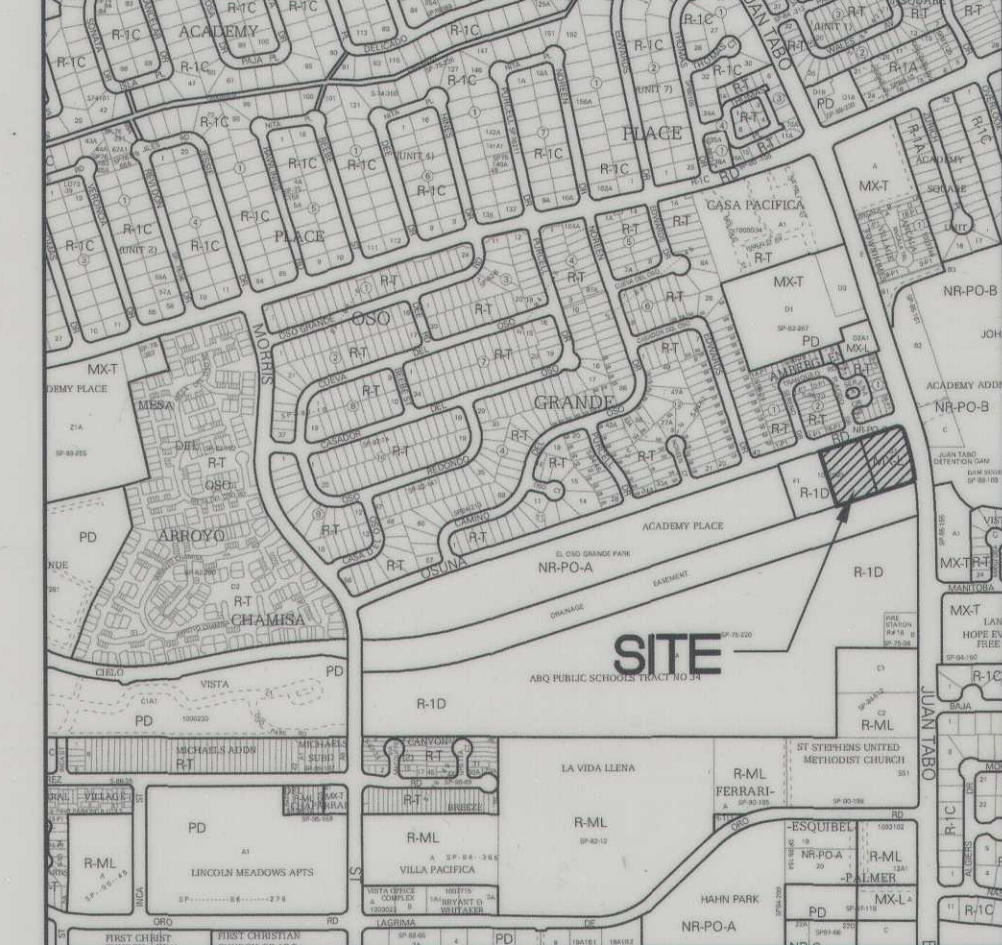
OFFICE: 3.5 SPACE PER 1,000 SF GFA	
SELF STORAGE: 1 SPACE PER 3,000 SF GFA	
TOTAL PARKING REQUIRED/PROVIDED:	41/41
REQUIRED OFFICE (900 SF):	3
REQUIRED SELF-STORAGE (115,800 SF):	+38
TOTAL REQUIRED SPACES:	41
PROVIDED STANDARD SPACES:	33
PROVIDED COMPACT SPACES:	+9 (21%)
TOTAL PROVIDED SPACES:	41

HANDICAPPED REQUIRED/PROVIDED:	2/2
MOTORCYCLE PARKING REQUIRED/PROVIDED:	2/2
BICYCLE REQUIRED/PROVIDED:	4/4

TRANSIT: BUS ROUTE 1 (JUAN TABO BLVD). THE BUS STOPS ARE LOCATED DIRECTLY ACROSS JUAN TABO BLVD AND APPROXIMATELY 450 NORTH FROM THE SITE.

BIKE PATH: BEAR CANYON ARROYO TRAIL RUNS PARALLEL TO THE SOUTHERN PROPERTY BOUNDARY.

- KEY NOTES:**
- PROPERTY BOUNDARY
 - EXISTING CURB AND GUTTER TO REMAIN
 - EXISTING SIDEWALK TO REMAIN
 - EXISTING ACCESSIBLE RAMP TO REMAIN
 - EXISTING ASPHALT TRAIL TO REMAIN
 - EXISTING OFF-PREMISE SIGN TO BE REMOVED
 - CONCRETE CURB AND GUTTER
 - CONCRETE DRIVEPAD
 - ASPHALT PAVING
 - CONCRETE SIDEWALK
 - CONCRETE CROSSWALK
 - ADA CONCRETE RAMP
 - SIDEWALK FLUSH WITH ASPHALT
 - 8' HEIGHT TUBULAR STEEL FENCE, COLOR: BLACK
 - REFUSE ENCLOSURE LOCATED IN BUILDING WITH ROLL UP DOOR AND ROLL OUT CONTAINER
 - SITE LIGHTING, 20' HEIGHT MAX, LOCATIONS SHOW ARE CONCEPTUAL AND MAY BE ADJUSTED
 - BICYCLE RACK
 - MONUMENT SIGN
 - ELECTRIC GATE KEY PAD
 - "MOTORCYCLE PARKING ONLY" SIGN
 - "HANDICAP PARKING ONLY" SIGN WITH "VAN ACCESSIBLE" SIGN. SHALL HAVE THE REQUIRED LANGUAGE "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING" PER NMSA 197866-7-352.4C
 - ADA ACCESS AISLE. AISLE SHALL HAVE THE LANGUAGE "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)
 - 9' X 25' OFF-STREET LOADING SPACE
 - 6' HEIGHT OPAQUE CMU WALL, 3' BLOCK WALL ON TOP OF 3' RETAINING WALL OR ENGINEERED APPROVED EQUAL. ADDITIONAL TUBULAR STEEL FENCE ON TOP OF WALL MAY BE ADDED AS DETERMINED BY OWNER TO ADDRESS SECURITY REQUIREMENTS.
 - 10' OF ADDITIONAL RIGHT-OF-WAY TO BE DEDICATED THROUGH PLAT
 - PRECAST CONCRETE PARKING BUMPER.



GENERAL NOTES

- ALL LIGHTING SHALL COMPLY WITH THE CITY INTEGRATED DEVELOPMENT ORDINANCE (IDO) §14-16-5-8 OUTDOOR LIGHTING REGULATIONS. PARKING LOT SITE LIGHTING SHALL BE A MAXIMUM 20 FEET.
- FUTURE CHANGES TO PROPOSED SIGNAGE CAN BE AMENDED ADMINISTRATIVELY. SIGNAGE WILL COMPLY WITH 5-12(F)(2) OF THE IDO.
- ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED.
- ALL SCREENING AND VEGETATION SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS SHALL ALLOW 10 FEET OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5-6 FEET OF CLEARANCE ON THE REMAINING THREE SIDES FOR SAFE OPERATION, MAINTENANCE, AND REPAIR PURPOSES.
- 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.
- ALL SIDEWALKS, RAMPS (INCLUDING REQUIRED TRUNCATED DOMES) CURB CUTS, AND CURB AND GUTTER SHALL BE BUILT PER C.O.A STANDARD DRAWINGS: SIDEWALK (2430), RAMPS (2440), CURB CUTS (2426), CURB AND GUTTER (2417A).
- CLEAR SIGHT DISTANCE: LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ALLOWED IN THIS AREA (SEE LANDSCAPE PLAN, SHEET 2, FOR SIGHT TRIANGLE).
- HOURS OF OPERATION: OFFICE AND GATE ACCESS - 7:00 TO 5:30 PM, GATE ONLY ACCESS IS ALLOWED UNTIL 7:00 PM.

PROJECT NUMBER: PR-2019-002184
 Application Number: SI-2019-00379

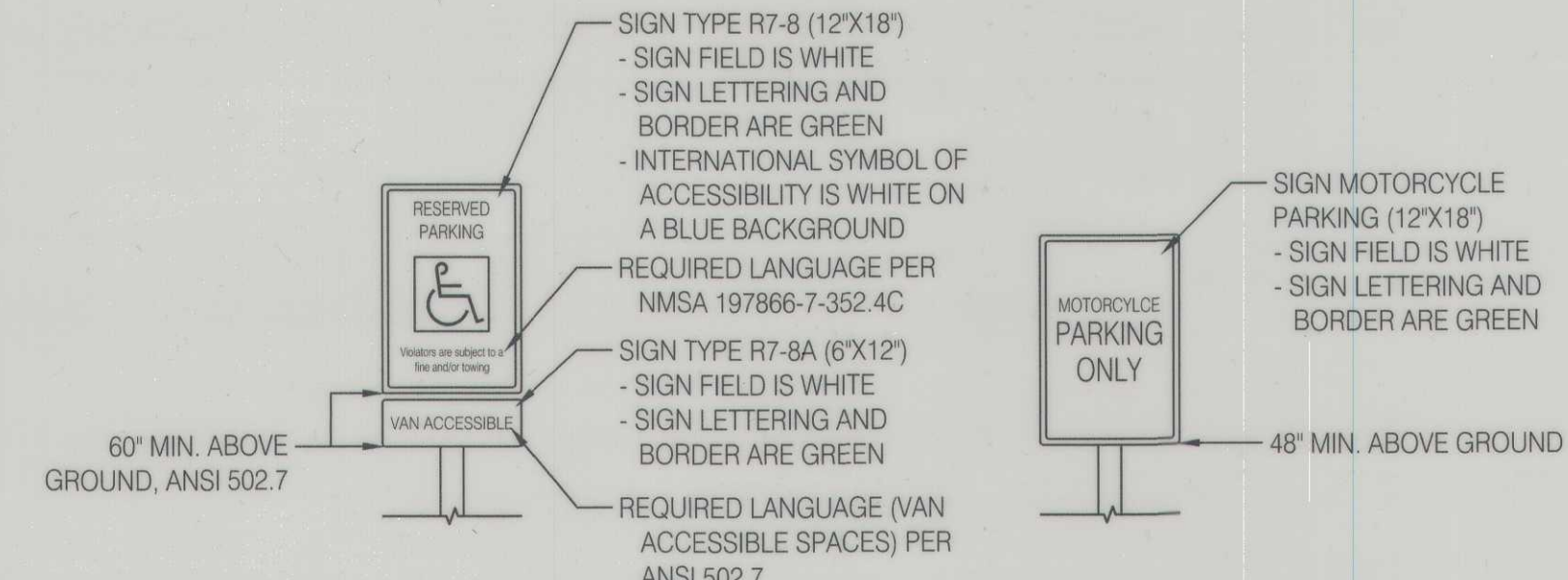
Is an Infrastructure List required? (X) Yes () No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

<i>[Signature]</i>	01-29-20
Traffic Engineering, Transportation Division	Date
<i>[Signature]</i>	01-29-20
ABOVIA	Date
<i>[Signature]</i>	01-29-20
Parks and Recreation Department	Date
<i>[Signature]</i>	1-30-20
City Engineer, Hydrology	Date
<i>[Signature]</i>	1-29-20
Code Enforcement	Date
N/A J. Wolfley	Jun 1, 2020
*Environmental Health Department (conditional)	Date
<i>[Signature]</i>	01-30-20
Solid Waste Management	Date
<i>[Signature]</i>	Jun 1, 2020
DRB Chairperson, Planning Department	Date

Easement Notes

- EXISTING 10' UNDERGROUND PNM EASEMENT (11/05/2004, BK. A86, PG. 5611, DOC. NO. 2004156042)
- EXISTING 10' UTILITY EASEMENT (10/13/1987, BK. D6, PG. 16)
- EXISTING 10' PUBLIC SIDEWALK EASEMENT (02/25/2003, 2003C-40) TO BE VACATED THROUGH PLAT.

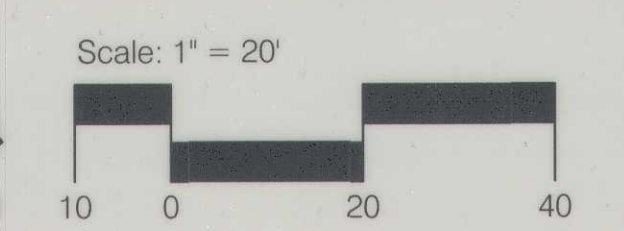


SCALE: N.T.S.

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RESPEC
5971 JEFFERSON STREET SUITE 101
ALBUQUERQUE, NEW MEXICO 87109
WATER & NATURAL RESOURCES
WWW.RESPEC.COM 505.253.9718



GUARDIAN STORAGE OSUNA ROAD

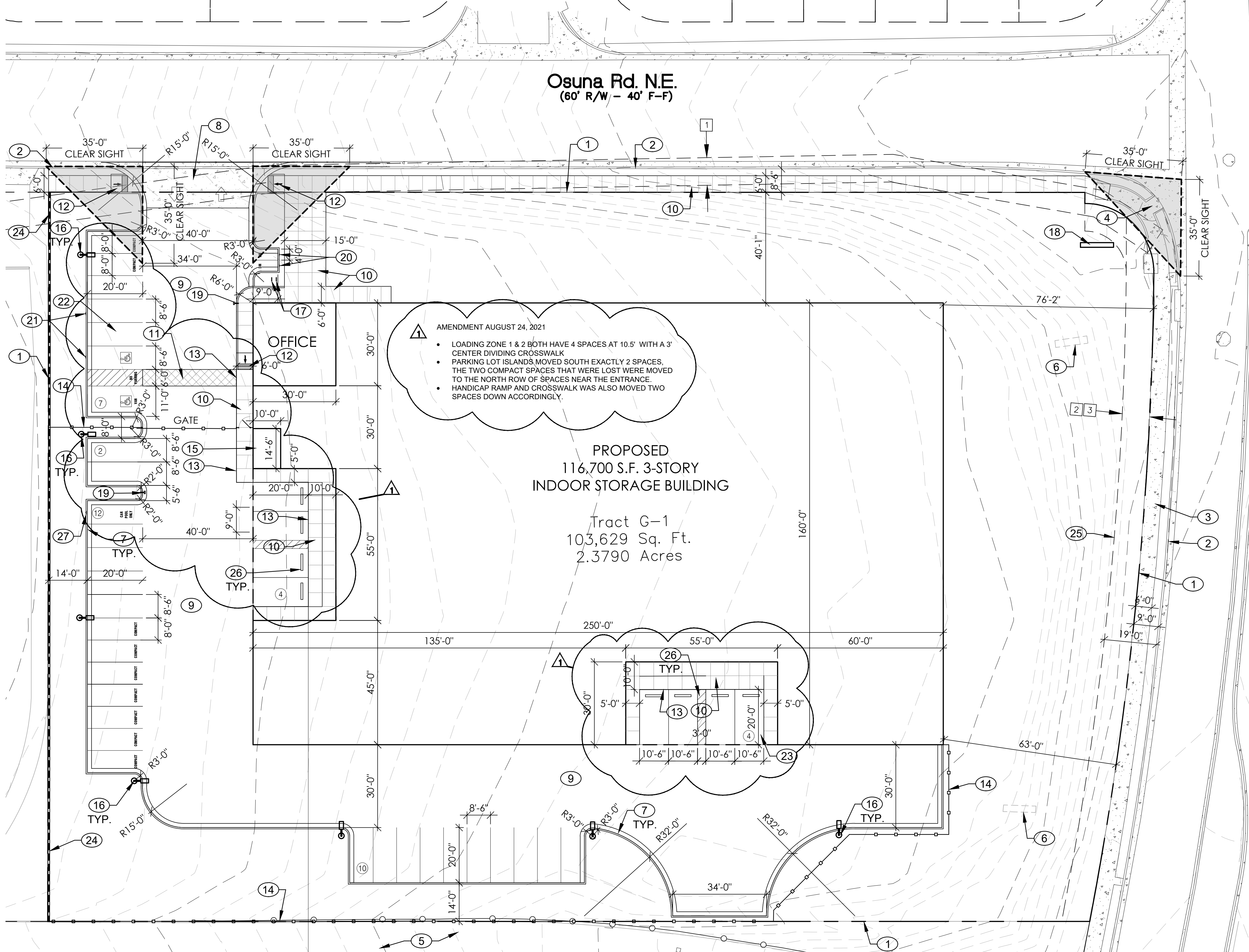
SITE PLAN - DRB

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

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

January 22, 2020

Sheet 1 of 9



Osuna Rd. N.E.
(60' R/W - 40' F-F)

AMENDMENT AUGUST 24, 2021

- LOADING ZONE 1 & 2 BOTH HAVE 4 SPACES AT 10.5' WITH A 3' CENTER DIVIDING CROSSWALK
- PARKING LOT ISLANDS MOVED SOUTH EXACTLY 2 SPACES. THE TWO COMPACT SPACES THAT WERE LOST WERE MOVED TO THE NORTH ROW OF SPACES NEAR THE ENTRANCE.
- HANDICAP RAMP AND CROSSWALK WAS ALSO MOVED TWO SPACES DOWN ACCORDINGLY.

PROPOSED
116,700 S.F. 3-STORY
INDOOR STORAGE BUILDING

Tract G-1
103,629 Sq. Ft.
2.3790 Acres

Juan Tabo Blvd. N.E.
(R/W Varies - 65' F-F)

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SELF STORAGE: 1 SPACE PER 3,000 SF GFA	
TOTAL PARKING REQUIRED/PROVIDED:	41/42
REQUIRED OFFICE (900 SF):	3
REQUIRED SELF-STORAGE (115,800 SF):	+38
TOTAL REQUIRED SPACES:	41
PROVIDED STANDARD SPACES:	29
PROVIDED COMPACT SPACES:	9 (21%)
PROVIDED CAR POOL SPACES:	+4 (1 SPACE = 4 CREDITS)
TOTAL PROVIDED SPACES:	42
HANDICAPPED REQUIRED/PROVIDED:	2/2
MOTORCYCLE PARKING REQUIRED/PROVIDED:	2/2
BICYCLE REQUIRED/PROVIDED:	4/4

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- 10' OF ADDITIONAL RIGHT-OF-WAY TO BE DEDICATED THROUGH PLAT
- PRECAST CONCRETE PARKING BUMPER.
- "CAR POOL PARKING ONLY" SIGN.



VICINITY MAP
MAP NO. F-21-Z
GRAPHIC SCALE

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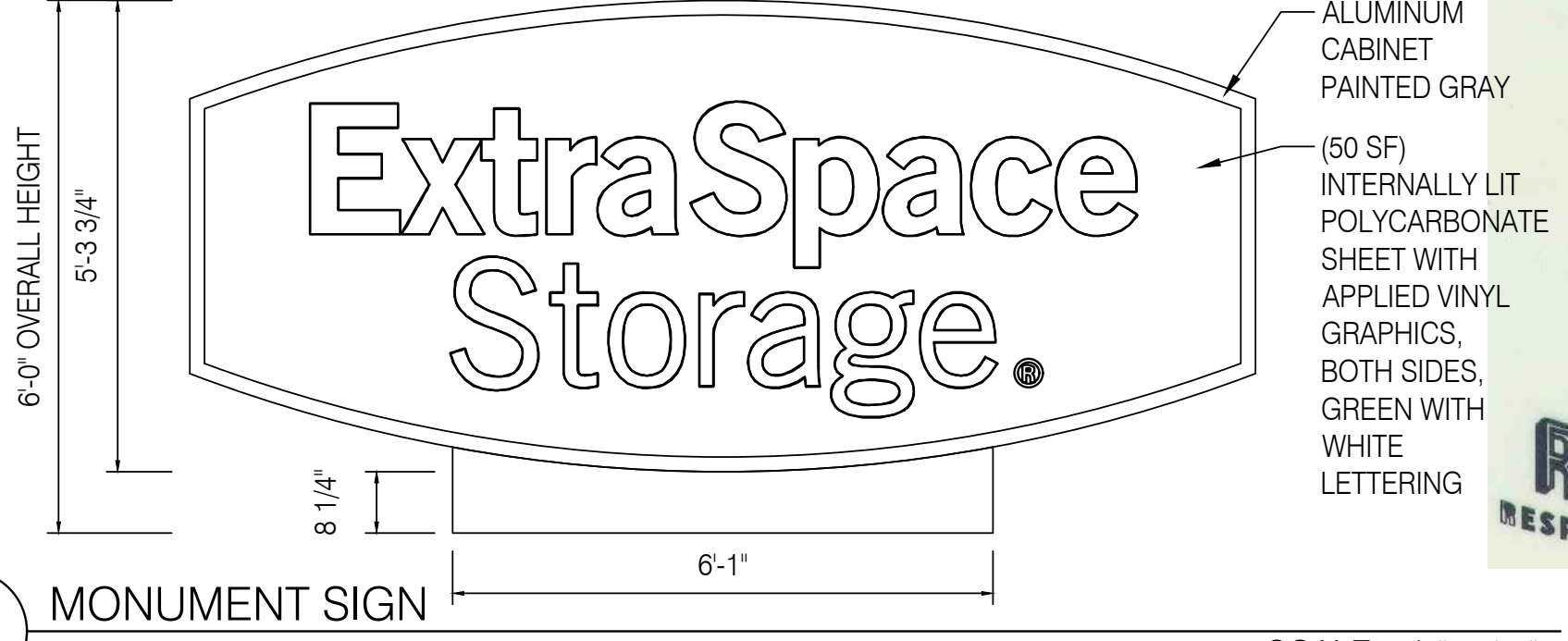
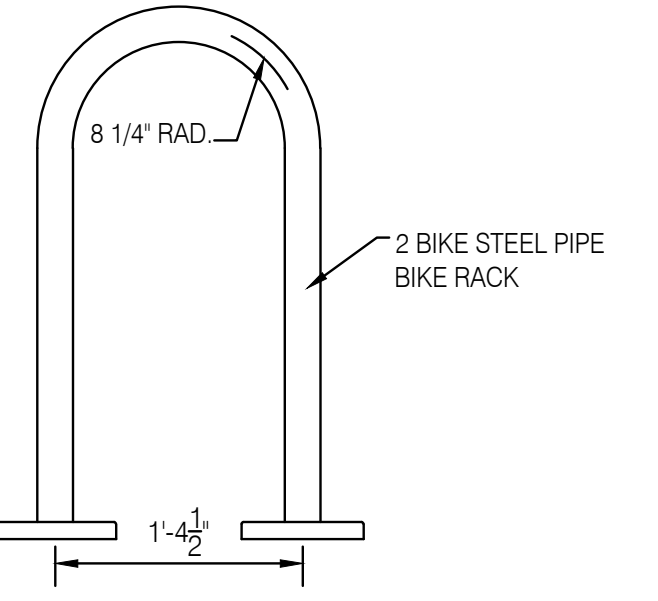
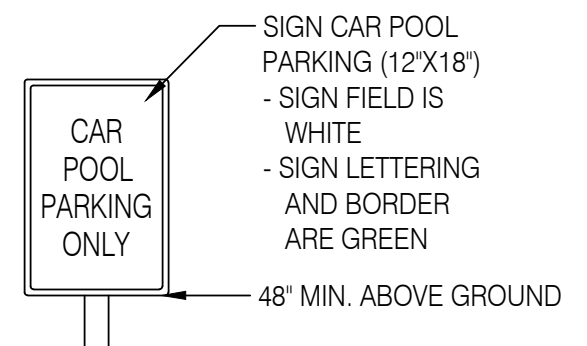
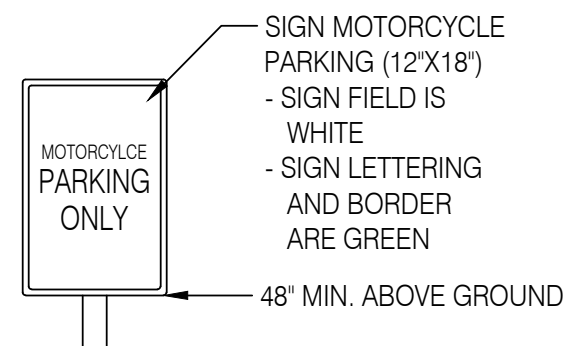
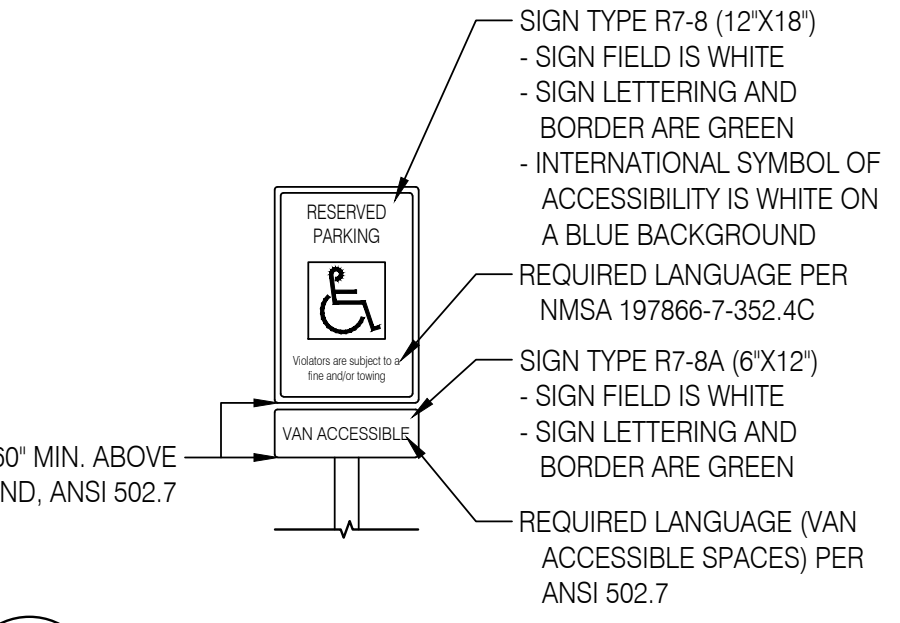
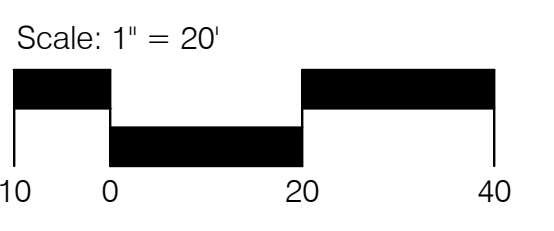
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