



DEVELOPMENT REVIEW BOARD
SUPPLEMENTAL SUBMITTAL

(Deadline is Friday at noon unless noted on 2019 agenda – late submittals will not be accepted unless approved by the DRB)

PROJECT NO. PR-2019-002184 (1001993)
Application No. SI-2019-00379

TO:

- Planning Department/Chair
- Hydrology
- Transportation Development
- Albuquerque/ Bernalillo Co. WUA
- Code Enforcement
- Parks & Rec

*(Please attach this sheet with each collated set for each board member)

NOTE: ELECTRONIC VERSION (ie disk, thumbdrive) is Required. Submittal will not be accepted without.

DRB SCHEDULED HEARING DATE: 01-15-2020 HEARING DATE OF DEFERRAL: 12-18-2019

SUBMITTAL DESCRIPTION: Revised Site Plan Set; Infrastructure List; and Responses to Staff Comments Memo.

CONTACT NAME: James K. Strozier, FAICP

TELEPHONE: 505-764-9801 EMAIL: CPD@Consensusplanning.com

Current DRC Project Number: _____ Date Submitted: January 2, 2020

Date Site Plan Approved: _____

Date Preliminary Plat Approved: _____

Date Preliminary Plat Expires: _____

DRB Project No.: 2019-002184

DRB Application No.: _____

FIGURE 12
INFRASTRUCTURE LIST
 (Rev. 2-16-18)
EXHIBIT "A"

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

**TRACT G-1 PLAT OF TRACTS F-1 & G-1 ACADEMY PLACE
 PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

**TRACT G-1 PLAT OF TRACTS F-1 & G-1 ACADEMY PLACE
 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		
							Inspector	Private P.E.	City Cnst Engineer
		6' WIDTH	PCC SIDEWALK & 2 RAMPS	OSUNA RD NORTH OF SITE	NW CORNER OF SITE	NE CORNER OF SITE @ JUAN TABO (312 FT)	/	/	/
		30'	18" RCP SD TO CHANNEL OUTFALL	SW CORNER OF SITE	SOUTH PL	ARROYO OUTFALL	/	/	/
		17'x6'	OUTFALL STRUCTURE & CONC RUNDOWN	SW CORNER OF SITE	TOP OF SHOTCRETE CHANNEL SLOPE	TOP OF CONC CHNL	/	/	/
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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		Approval of Creditable Items:	City User Dept. Signature	Date
							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.

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AGENT / OWNER **DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

JESUS LOPEZ
NAME (print)

RESPEC
FIRM

SIGNATURE - date

DRB CHAIR - date

TRANSPORTATION DEVELOPMENT - date

UTILITY DEVELOPMENT - date

CITY ENGINEER - date

PARKS & RECREATION - date

AMAFCA - date

CODE ENFORCEMENT - date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



Memorandum

To: Jolene Wolfley, Chair, Development Review Board

From: James K. Strozier, Principal Consensus Planning

Date: January 10, 2020

Re: Project Number: PR-2018-002184; Application Number: SI-2019-00379; Guardian Storage Site Plan-DRB Responses to Staff Comments

Please see the following responses to staff comments:

1. *The property is shown AGIS as split-zoned MX-L and R-1D, your letter states that this is an error; please clarify the zoning on the site.*

Applicant Response: The entire 2-acre site is zoned MX-L. The Planning Department identified the error and it was sent to AGIS but has not been updated. Please see the first comment on PRT Notes dated January 15, 2019.

2. *The use is allowed under the MX-L zone with a conditional use permit. The applicant has an approved conditional use permit.*

Applicant Response: A copy of the ZHE Notification of Decision and the LUHO recommendation has been provided as part of this application.

3. *Confirm the number of parking spaces.*

Applicant Response: The parking space calculations are cited on the site plan. The site meets the required 41 parking spaces required for a 115,800 square feet Self-Storage facility. See additional response regarding loading spaces below.

4. *No loading spaces are proposed, and 3 loading spaces are required.*

Applicant Response: *IDO Table 5-5-7: Off-Street Loading Space Requirements* outlines the minimum spaces needed for “Non-residential Zone Districts” and “All Other Zone Districts”. The subject property is zoned MX-L (a mixed-use zone) therefore, it falls into the latter category as defined by the IDO. As such the minimum requirement is *1 space per building on sites with adequate unbuilt lot area to accommodate a loading space meeting the standards of Subsection 14-16-5-5(H).*

To meet this requirement, the site plan has been reconfigured to add one 9 ft. x 25 ft. loading space to the loading area on the south side of the building. The Applicant

requests to not add an additional parking space for the following reasons that are related to this type of business: The loading space will be used by customers; an additional parking space is not needed for the function of the business; and by not adding a parking space the site maintains landscape area rather than adding additional asphalt. This meets the requirements in *Subsection 5-5(H)(2)(b): Joint use of an off-street loading facility may be approved by the Planning Director (DRB) provided the applicant provides documentation demonstrating the adequacy of the facility to serve anticipated loading needs; and an executed agreement among the owners of the buildings or uses sharing the facility is submitted to and approved by the Planning Director (DRB).*

5. *Make sure that façade design in 14-16- 5-11 is being met.*

Applicant Response: The following responses pertain to *IDO Section 5-11(E)(2)(a):*

1. The first floor is 12' which provides a sense of human scale with the subsequent floors being 10', respectively. There are building material changes from the ground floor to the upper floors, providing a clear architectural distinction.
2. The building façades facing the public streets of Juan Tabo Boulevard and Osuna Road incorporate three of required façade features, exceeding the requirement of two. They include:
 - b. Material changes with windows at the upper floors less than 40 linear feet apart.
 - c. Primary pedestrian entrance on Osuna Road façade.
 - d. Window elements contain canopies and shade awnings with accent color.

These features comprise 42% (exceeding the required 30%) of the Osuna Road façade and 53% of the Juan Tabo Boulevard façade. On both streets, they occur every 36' 3".

3. Both frontages are greater than 100 feet and exceed design requirements by incorporating two of the required features:
 - b. Color and material changes throughout the façade every 36' 3" linear feet and extends at least 20 percent of the façade.
 - e. Changes in parapet height occurring every 36' 3".
6. *Clarify how fencing requirements in 14-16-4-3(D)(28) are met, the fencing appears to stop before the property ends and does not appear to be opaque.*

Applicant Response: The fencing along the south side of the site will be modified to show a 6' solid opaque wall, as stated in the above IDO section. The Applicant is requesting the DRB consider a combination wall/fence on in this location as it abuts a neighborhood trail, that provides connection to the City's multi-use trail. The combination fence would contain opaque material up to 3' and 5' of tubular steel view fencing. This would make a more pleasant experience for users of the trail, provide visual access to the landscaping, and retain security for the site. The Site Plan will be modified to reflect the view fencing if it is approved by DRB.

7. *See 5-3-(D)(3)(b) network of walkways for required walkways- the walkways provided are too narrow.*

Applicant Response: The walkway on the north side of the building (facing Osuna Road), at the only pedestrian entrance to the building, has been widened to 15-feet, per *IDO Section 5-3(D)(3)(d)*.

8. *Please provide sign dimensions.*

Applicant Response: The wall mounted sign is provided as a graphic representation only. This sign will be administered under separate permit under *IDO Section 14-16-5-12(D)*. For informational purposes, the signage depicted on the elevations is approximately 25' long by 2'5" tall (60 square feet).

9. *Will the buildings be internally lit at night? See section 14-16-5-8 for lighting requirements.*

Applicant Response: The display windows containing faux roll-up doors will be backlit with internal lamps. The IDO does not provide requirements for interior lighting. However, to reduce the adverse impact on adjacent properties, the lights for these display windows will be dimmed to 50% at 9:00 PM and then dimmed to 25% at 11:00 PM.

10. *The building appears to have internal access for trucks to enter and unload-please confirm.*

Applicant Response: The trucks do not "enter" the building. These are dedicated covered loading areas that allow shelter from the elements. These keep cooling costs down and help save energy. They also provide relief for tenants loading/unloading their goods.

11. *Please confirm the spandrel windows are opaque and not see through. Will these windows have lighting?*

Applicant Response: Correct. The spandrel windows are opaque and not see through. The spandrel windows do not have lighting.

12. *Will CMU block be split face?*

Applicant Response: Yes.

13. *Do building colors meet 5-2(H)(1)(a) for reflectivity. Please provide information for the colors used in the building.*

Applicant Response: Yes, these colors are below the 50% threshold per *IDO Section 5-2(H)(1)(a)*. A color and reflectivity table has been added to the elevation sheets for all painted exterior surfaces.

14. *Please clarify the shade of green, Pursuant to 5-2(H)(1)(b) colors must blend into the surrounding environment, yellow ochres, browns, dull reds and grey greens- please confirm that is a grey green.*

Applicant response: The shade of green illustrated on the elevations is Wasabi Green, a trim color. *Per 5-2(H)(1)(b)1, trim materials constituting less than 20% of the façade may be any color and the design is in compliance.* Please see below for percentage of trim on each elevation:

Osuna Rd. Elevation
Trim Color w/Faux Units: 6%

West Elevation
Trim Color: 5%

South Elevation
Trim Color w/Faux Units: 7%

East Elevation
Trim Color w/Faux Units: 12%

Total façade percentage with faux units = 7.5%

15. *Please provide elevations or a horizontal profile to illustrate the steep slopes.*

Applicant response: Elevations illustrating steep slopes are provided in the revised Grading and Drainage Plan. Additionally, a Street Elevation Study exhibit was submitted with the original application which shows the building elevation and slope along Juan Tabo Boulevard and Osuna Road.

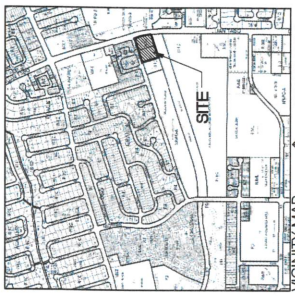
16. *Transportation comment at December 18, 2019 hearing: A 10-foot right-of-way easement is required along Juan Tabo Boulevard per DMD.*

Applicant response: The Site Plan shows the 10-foot sidewalk easement along Juan Tabo Boulevard. It will be dedicated as right-of-way by future plat action.

17. *Water Authority comment at December 18, 2019 hearing: There are non-potable lines on the property that can be used for irrigation.*

Applicant response: The 33 PSI available from the water reuse line will not be sufficient pressure for the proposed irrigation system. Irrigation bubblers typically require a minimum of 30 PSI at each head to operate properly and the entire system will require a minimum of 50 PSI at the point of connection. To be able to use the water reuse line a booster pump will need to be install the irrigation system which would add considerable

cost to the system. The Utility Plan shows 1 meter coming off the potable water line. The Water Authority will be testing the pressure of the line for verification. The Utility Plans will be updated if it is determined the pressure is adequate for site irrigation.



SITE DATA

LEGAL DESCRIPTION: TRACT G-1
 2.37 AC.

SITE AREA: MK-L

EXISTING ZONING: MK-L

PROPOSED LAND USE: 3-STORY BUILDING FOR SELF-STORAGE
 165,000 S.F. INTERIALLY LIT POLYCARBONATE SHEET WITH APPLIED VINYL GRAPHICS, BOTH SIDES, GREEN WITH WHITE LETTERING

MAXIMUM BUILDING HEIGHT: 35 FEET.

PARKING REQUIREMENTS:
 OFFICE: 14 SPACES @ 31.0 SQ. FT. OF CSA
 SELF STORAGE: 1 SPACE PER 500 SQ. FT. GFA

TOTAL PARKING REQUIRED (PROVIDED): 41/41
 REQUIRED OFFICE (100 SF): 28
 TOTAL REQUIRED SPACES: 41
 PROVIDED STANDARD SPACES: 33
 TOTAL PROVIDED SPACES: 41 (21N)
 HANDICAPPED REQUIRED (PROVIDED): 22
 MOTORCYCLE PARKING REQUIRED (PROVIDED): 22
 BICYCLE REQUIRED (PROVIDED): 44

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: BEAT CANYON ARROYO TRAIL RUNS PARALLEL TO THE SOUTHERN PROPERTY BOUNDARY.

GENERAL NOTES

- ALL LIGHTING SHALL COMPLY WITH THE CITY INTEGRATED LIGHTING PLAN. LIGHTING SHALL BE PROVIDED FOR ALL EXISTING AND PROPOSED PARKING LOT. SITE LIGHTING SHALL BE A MAXIMUM 20 FEET.
- FUTURE CHANGES TO PROPOSED STORAGE CAN BE AMENDED AT THE OWNER'S DISCRETION. STORAGE WILL COMPLY WITH 5' (75%) OF THE B.O.D.
- ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM THE PUBLIC VIEW. SCREENING SHALL BE A MINIMUM 10 FEET OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 54 FEET OF CLEARANCE ON THE REMAINING THREE SIDES FOR SAFE OPERATION, MAINTENANCE, AND REPAIR PURPOSES.
- PRM COORDINATION: DEVELOPMENT SHALL ABIDE BY ALL CONDITIONS OR TERMS OF UTILITY EASEMENTS PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE OWNER SHALL OBTAIN SERVICE FROM THE APPROPRIATE AGENCY TO COORDINATE ELECTRIC SERVICE CONNECTION.
- ALL SIDEWALKS, RAMPS INCLUDING REQUIRED TRUNCATED CURBS, AND DRIVEWAYS SHALL BE CONCRETE. SIDEWALKS SHALL BE PER G.O.A. STANDARD DRAWINGS: SIDEWALK (2406) RAMPS (2440), CURB CUTS (2408), CURB AND GUTTER (2474).
- ALL EXISTING AND PROPOSED LANDSCAPING AND SIGNAGE WILL NOT BE REMOVED UNLESS NECESSARY. LANDSCAPING SHALL BE PLANTED WITH TREES, WALKS, TREES, AND SHRUBBERY BETWEEN 4' AND 6' FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE REMOVED UNLESS NECESSARY. SEE LANDSCAPE PLAN SHEET 2 FOR SIGN TRIMMERS.
- AREA (SEE LANDSCAPE PLAN SHEET 2 FOR HOURS OF OPERATION AND GATE ACCESS: 7:00 TO 5:30 PM. GATE ONLY ACCESS IS ALLOWED UNTIL 7:00 PM.

PROJECT NUMBER: _____
 APPLICATION NUMBER: _____

Is an Infrastructure List required? () Yes () No () Yes, then a set of appropriate drawings and information is required for any construction which Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGN-OFF APPROVAL

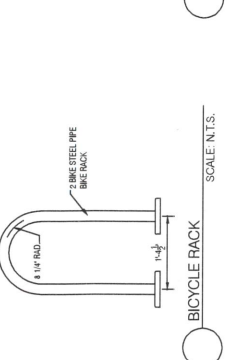
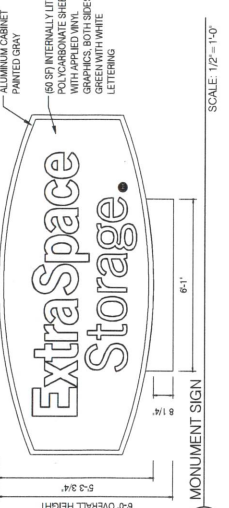
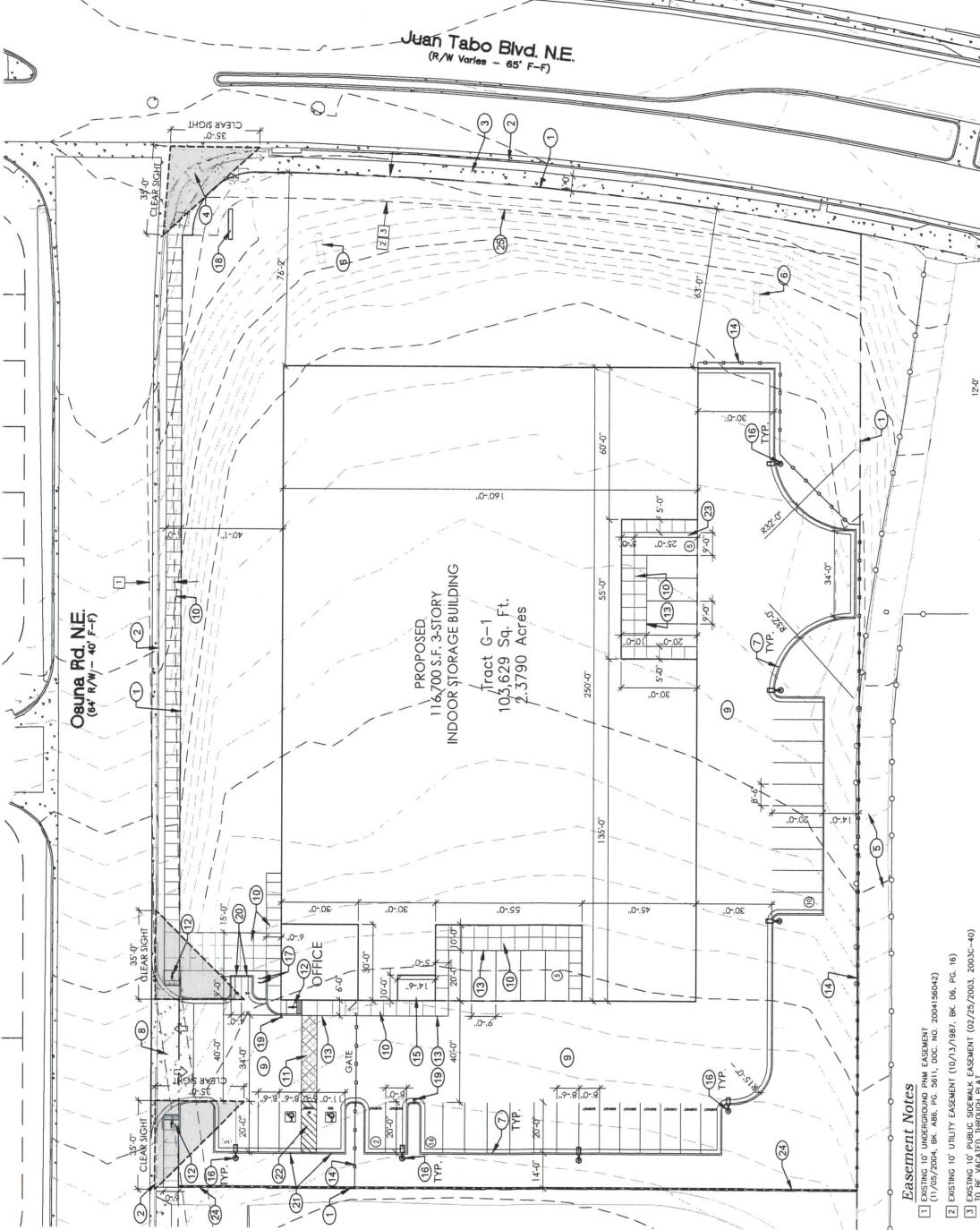
Traffic Engineering, Transportation Division	Date
ABQVIA	Date
Parks and Recreation Department	Date
City Engineer/Hydrology	Date
Code Enforcement	Date
Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

KEY NOTES

- PROPERTY BOUNDARY
- EXISTING CURB AND GUTTER TO REMAIN
- EXISTING ASPHALT DRIVEWAY 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 RAMP
- ADA CONCRETE WALK
- ADA CONCRETE RAMP
- ADA CONCRETE WALK WITH ASPHALT
- 8' HEIGHT TUBULAR STEEL FENCE, COLOR: BLACK
- ALL USES AND LOCATIONS LOCATED IN BUILDING WITH HOLL UP DOOR
- CONCEPTUAL AND MAY BE ADJUSTED
- BICYCLE RACK
- MONUMENT SIGN
- ELECTRIC GATE KEY PAD
- MOTORCYCLE PARKING ONLY SIGN WITH "VAN ACCESSIBLE" SIGN
- HANDICAP PARKING ONLY SIGN WITH "VAN ACCESSIBLE" SIGN
- ADA ACCESSIBLE: ABLE SHALL HAVE THE WORDS "NO PARKING" FOOT HIGH AND AT LEAST TWO INCHES WIDE, PLACED AT THE REAR OF THE PARKING SPACE SO AS TO BE CLOSE TO WHERE AN AMVA SIGN VEHICLES BEAR THE WORDS SHALL BE PLACED. (SEE 15.1.B)
- ADA ACCESSIBLE: OFF-STREET LOADING SPACE
- 8' HEIGHT CURB WALL, 3' BLOCK WALL ON TOP OF 3' RETAINING WALL OR ENGINEERED APPROVED EQUAL
- 17' OF ADDITIONAL RIGHT-OF-WAY TO BE DEDICATED THROUGH PLAT

Easement Notes

- 1' EASEMENT FOR UTILITY EASEMENT (10/13/1987, BK. 06, PG. 16)
- 1' EASEMENT FOR UTILITY EASEMENT (10/13/1987, BK. 06, PG. 16)
- 1' EASEMENT FOR UTILITY EASEMENT (10/13/1987, BK. 06, PG. 16)



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HYDROLOGY CALCULATIONS

LEGEND

- SUBBASIN BOUNDARY
- EXISTING FLOW ARROW
- PROPOSED FLOW ARROW
- PROPOSED WATER BLOCK

AWMO INPUT: EXISTING CONDITIONS

Subbasin	Area (ac)	A	B	C	D	A	B	C	D	Impervious (%)	Q ₁ (cfs)	Q ₂ (cfs)	Q ₃ (cfs)	Q ₄ (cfs)
Existing	2.36	2.36	0	0	0	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

AWMO INPUT: PROPOSED CONDITIONS

Subbasin	Area (ac)	A	B	C	D	A	B	C	D	Impervious (%)	Q ₁ (cfs)	Q ₂ (cfs)	Q ₃ (cfs)	Q ₄ (cfs)
Subbasin A	2.291	0.000	0.405	0.481	0.000	17.7%	17.7%	17.7%	64.6%	64.6%	0.00%	0.00%	0.00%	0.00%
Subbasin B	0.089	0.000	0.045	0.045	0.000	50.0%	50.0%	50.0%	50.0%	50.0%	0.00%	0.00%	0.00%	0.00%
Subbasin C	0.243	0.000	0.000	0.243	0.000	0.0%	0.0%	0.0%	100.0%	100.0%	0.00%	0.00%	0.00%	0.00%

AWMO OUTPUT: EXISTING CONDITIONS

Subbasin	A (cfs)	O (cfs)	V (cfs)	Q ₁ (cfs)	Q ₂ (cfs)	Q ₃ (cfs)	Q ₄ (cfs)
Existing	2.36	4.54	0.13	1.19			

AWMO OUTPUT: PROPOSED CONDITIONS

Subbasin	A (cfs)	O (cfs)	V (cfs)	Q ₁ (cfs)	Q ₂ (cfs)	Q ₃ (cfs)	Q ₄ (cfs)
Subbasin A	2.291	10.02	2.23	4.4			
Subbasin B	0.089	0.29	0.01	3.3			
Subbasin C	0.243	1.24	0.06	5.1			

WATER QUALITY PONDING

Area (ac)	% Imp.	Imp. Area	WO Depth	Required	Provided
2.361	62.2%	1.467	0.24	14.53	25.93

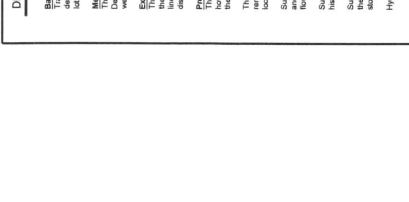
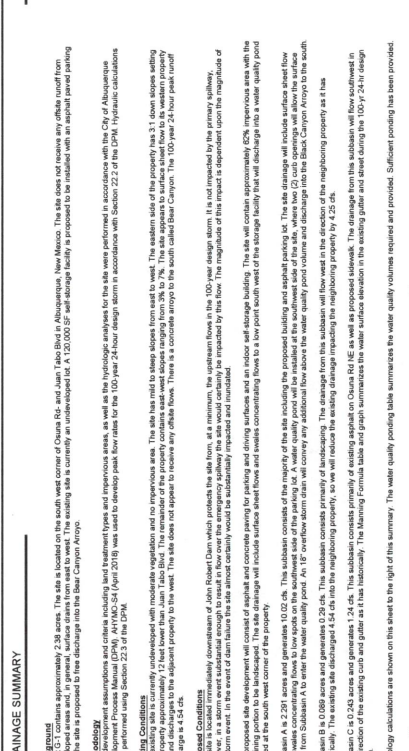
DRAINAGE SUMMARY

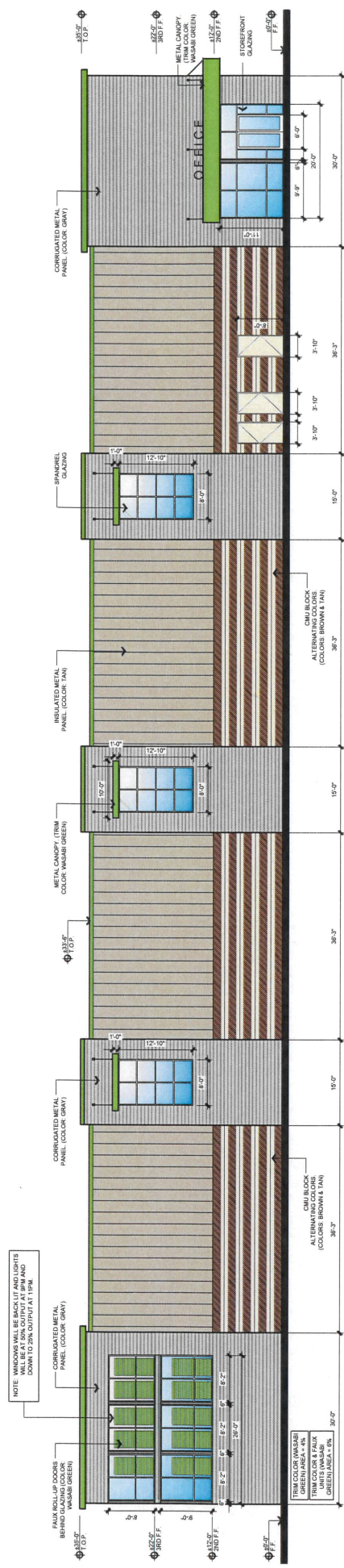
The site is located in the southeast corner of Chuaa Rd. and Juan Tabo Blvd. in Albuquerque, New Mexico. The site does not receive any runoff from developed areas and, in general, surface drains from east to west. The existing site is currently an undeveloped lot. A 120,000 GP self-storage facility is proposed to be installed with an asphalt paved parking lot. This site is proposed to be redeveloped into the Bear Canyon Arroyo.

Proposed Conditions

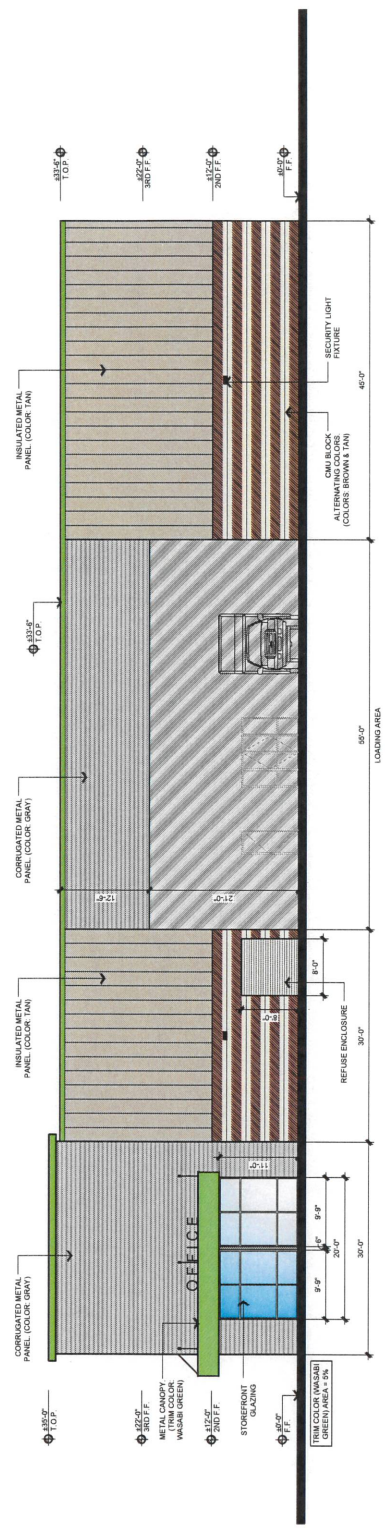
The site is located immediately downstream of John Robert Owen which protects the site from, at a minimum, the upstream flows in the 100-year design storm. It is not impacted by the primary pathway of the storm event. In the event of a storm event, the site is located on the east side of the storm event. The proposed site development will consist of asphalt and concrete parking for parking and dining surfaces and an indoor self-storage building. The site will contain approximately 62% impervious area with the remaining 38% being pervious. The site does not appear to contain any other flows. There is a concrete drainage in the south called Bear Canyon. The 100-year 24-hour peak runoff discharge is 4.54 cfs.

Subbasin A is 2.291 acres and generates 10.02 cfs. This subbasin consists of the property of the site including the proposed building and parking lot. The site drainage will include surface water flow and waters concentrating flows to low spots on the southwest side of the parking lot. A water quality pond will be installed at the southwest side of the site, where two (2) catch openings will allow the surface flows from Subbasin A to enter the water quality pond. An 18" overflow storm drain will convey any additional flow above the water quality pond volume and discharge into the Bear Canyon Arroyo to the south. Subbasin B is 0.089 acres and generates 0.29 cfs. This subbasin consists primarily of landscaping. The drainage from this subbasin will flow west in the direction of the neighboring property as it has a driveway. The existing site is designed to drain to the neighboring property, so we will follow the existing drainage (impervious area) to the neighboring property for 4.25 cfs. Subbasin C is 0.243 acres and generates 1.24 cfs. This subbasin consists of the area between the proposed building and the existing parking lot. The drainage from this subbasin will flow west in the direction of the neighboring property as it has a driveway. The existing site is designed to drain to the neighboring property, so we will follow the existing drainage (impervious area) to the neighboring property for 1.24 cfs. The remaining proposed surface and ground water contribution to the storage pond will be the 100-year 24-hour design storm. Hydrology calculations are shown on this sheet to the right of this summary. The water quality ponding table summarizes the water quality volumes required and provided. Sufficient ponding has been provided.





OSUNA ROAD ELEVATION 1
1/8" = 1'-0"



WEST ELEVATION 2
1/8" = 1'-0"

MATERIAL COLOR & REFLECTANCE LEGEND

WASAR METAL (COLOR ASH GRAY)	SHERRIN WILLIAMS (TAN COLOR - WASAR GREEN HV 45)	SPLIT FACE CMU BLOCK (COLOR TAN)
CORRUGATED METAL PANEL (COLOR GRAY)	INSULATED METAL PANEL (COLOR TAN)	INSULATED METAL PANEL (COLOR TAN)
INSULATED METAL PANEL (COLOR TAN)	INSULATED METAL PANEL (COLOR TAN)	INSULATED METAL PANEL (COLOR TAN)

NOTE: BLOCKS MUST BE IN BROWN AND WILL NOT EXCEED 100 LUM REQUIREMENTS

NOTE: BLOCKS MUST BE IN BROWN AND WILL NOT EXCEED 100 LUM REQUIREMENTS



GUARDIAN STORAGE ALBUQUERQUE, NEW MEXICO

PRELIMINARY ELEVATIONS

JOB NUMBER: 19-202
AS NOTED
DATE: 01/08/2020

