City of Albuquerque

DEVELOPMENT FACILITATION TEAM (DFT) APPLICATIONS

Effective 12/15/2022

Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

MISCELLANEOUS APPLICATIONS	☐ Extension of Infrastructure List or IIA *(Form S3)*
X Site Plan Administrative DFT *(Forms P & P2)*	**PRE-APPLICATIONS**
☐ Final EPC Sign-off for Master Development/Site Plans - EPC *(Form P2)*	☐ Sketch Plat Review and Comment *(Form S3)*
☐ Amendment to Infrastructure List (*Form S3*)	☐ Sketch Plan Review and Comment *(Form S3)*
☐ Temporary Deferral of S/W *(Form S3)*	**APPEAL**
☐ Extension of IIA: Temp. Def. of S/W *(Form S3)*	☐ Administrative Decision *(Form A)*

BRIEF DESCRIPTION OF REQUEST

This is a site plan approval for self storage use. The proposed storage will be 103,951 S.F. There is no major public infrastructure needed for this development. The site is currently vacant and currently subdivided.

APPLICATION INFORMATION

Applicant/Owner: FRE Albuquerque SS, LLC(applicant) / Goodman (owner)		Phone: (972) 769-3364
Address: 7061 Clairemont Mesa Blvd - Suite 217		Email: csveum@atwell-group.com
City: San Diego	State: CA	Zip: 92111
Professional/Agent (if any): Modulus Architects & Land Use Planning, Inc. (agent)		Phone: (505) 338-1499
Address: 100 Sun Ave. NE Suite 600		Email: rokoye@modulusarchitects.com
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site: Agent	List all owners: Goodman	

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: 1B	Block:	Unit:
Subdivision/Addition: SNOW VISTA INVESTORS	MRGCD Map No.:	UPC Code: 100905512240420307
Zone Atlas Page(s): M-09-Z	Existing Zoning: NR-C	Proposed Zoning
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (Acres): 4.7454

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 9850 DE VARGAS RD SW	Between: SNOW VISTA BLVD SW	and: DE VARGAS RD SW

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

PR-2020-004645

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature: Regina Okoye	**Date:** 11/7/2023
Printed Name: Regina Okoye	☐ Applicant or X Agent

FORM P2: SITE PLAN ADMINISTRATIVE – Development Facilitation Team (DFT) as of 12/25/2022

X **SITE PLAN ADMINISTRATIVE – DFT**

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.* Divide the PDF with a title sheet for each of the three documentation sections in **bold** below.

SITE PLAN DOCUMENTATION

X 1) DFT Application form completed, signed, and dated

X 2) Form P2 with all the submittal items checked/marked

X 3) Form P with signatures from Hydrology, Transportation, and ABCWUA

X 4) Zone Atlas map with the entire site clearly outlined and labeled

X 5) Site Plan and related drawings (include a Site Plan key of the sheets submitted)

N/A 6) Copy of the original approved Site Plan or Master Development Plan (for amendments to or Extensions of the Site Plan)

N/A 7) Infrastructure List, if required for building of public infrastructure

X 8) Sensitive Lands Site Analysis for new site design in accordance with IDO Section 5-2(C) (The Sensitive Lands Site Analysis form can be obtained online at): https://documents.cabq.gov/planning/development-review-board/Sensitive_lands_analysis_form.pdf

N/A 9) Responses to climatic and geographic responsive design considerations (Recommended to promote sustainability, but not required. The Climatic and Geographic Responsiveness form can be obtained online at): https://documents.cabq.gov/planning/IDO/SubmittalFormIDO5-2(D)ClimaticGeographic_Responsiveness.pdf

SUPPORTIVE DOCUMENTATION

X 10) Completed Site Plan Checklist

X 11) Letter of authorization from the property owner if application is submitted by an agent

X 12) Justification letter describing and justifying the request per the criteria in IDO Section 16-6-5(G)(3)

N/A 13) Explanation and justification of requested deviations, if any, in accordance with IDO Section 14-16-6-4(P). *Note: If requesting more than allowed by deviation, a Variance – ZHE or Waiver –DHO will be required, as applicable*

N/A 14) Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A) *(not required for Extension)*

N/A 15) Landfill disclosure statement per IDO Section 14-16-6-4(S)(5)(d)(2)(d) if site is within a designated landfill buffer zone

N/A 16) Architectural Review Committee approval letter if the site is located within a Master Development Plan area or a Framework Plan area

PUBLIC NOTICE DOCUMENTATION

X 17) Sign Posting Agreement

X 18) Proof of a Pre-Submittal Neighborhood Meeting per IDO 6-4(C)(1)(b) for new building or multiple new buildings that include a total of more than 100 multi-family residential dwelling units or more than 50,000 square feet of non-residential development

- X Office of Neighborhood Coordination neighborhood meeting inquiry response
- X Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
- X Completed neighborhood meeting request form(s)
- X If a meeting was requested or held, copy of sign-in sheet and meeting notes

X 19) Required Content of Notice at Submittal per IDO Section 14-16-6-4(K)(1) (not required for an extension)

- X Office of Neighborhood Coordination notice inquiry response
- X Completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
- X Proof of emailed notice to affected Neighborhood Association representatives

☐ **FINAL SIGN-OFF FOR MASTER DEVELOPMENT PLANS AND SITE PLANS – EPC**

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

____ 1) DFT Application form completed, signed, and dated

____ 2) Form P2 with all the submittal items checked/marked

____ 3) Zone Atlas map with the entire site clearly outlined and labeled

____ 4) Site Plan and related drawings

____ 5) Infrastructure List, if require

____ 6) Copy of EPC Notice of Decision and letter explaining how each EPC condition has been met

____ 7) Letter of authorization from the property owner if application is submitted by an agent

____ 8) Solid Waste Department signature on Site Plan

____ 9) Signed Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement filing information

____ 10) Approved Grading and Drainage Plan

____ 11) Copy of Site Plan with Fire Marshal's stamp, i.e. "Fire 1" plan *(not required for Master Development Plans)*

FORM P: PRE-APPROVALS/SIGNATURES

Legal Description & Location: LT 1B PLAT OF LOTS 1A, 1B, 1C, 1D AND 1E SNOW VISTAINVESTORS CONT 4.7454 +/- AC

Job Description: Snow Vista Self Storage

❑ ***Hydrology:***

• Grading and Drainage Plan	X Approved	____ NA
• AMAFCA	____ Approved	X NA
• Bernalillo County	____ Approved	X NA
• NMDOT	____ Approved	X NA
• MRGCD	____ Approved	X NA

Renée C. Brissette
Hydrology Department

10/26/23
Date

❑ ***Transportation:***

• Traffic Circulations Layout (TCL)	X Approved	____ NA
• Traffic Impact Study (TIS)	____ Approved	X NA
• Neighborhood Impact Analysis (NIA)	____ Approved	X NA
• Bernalillo County	____ Approved	X NA
• MRCOG	____ Approved	X NA
• NMDOT	____ Approved	X NA
• MRGCD	____ Approved	X NA

Ernest Armijo
Transportation Department

10/26/2023
Date

❑ ***Albuquerque Bernalillo County Water Utility Authority (ABCWUA):***

• Water/Sewer Availability Statement/Serviceability Letter	X Approved	____ NA
• ABCWUA Development Agreement	____ Approved	X NA
• ABCWUA Service Connection Agreement	____ Approved	X NA

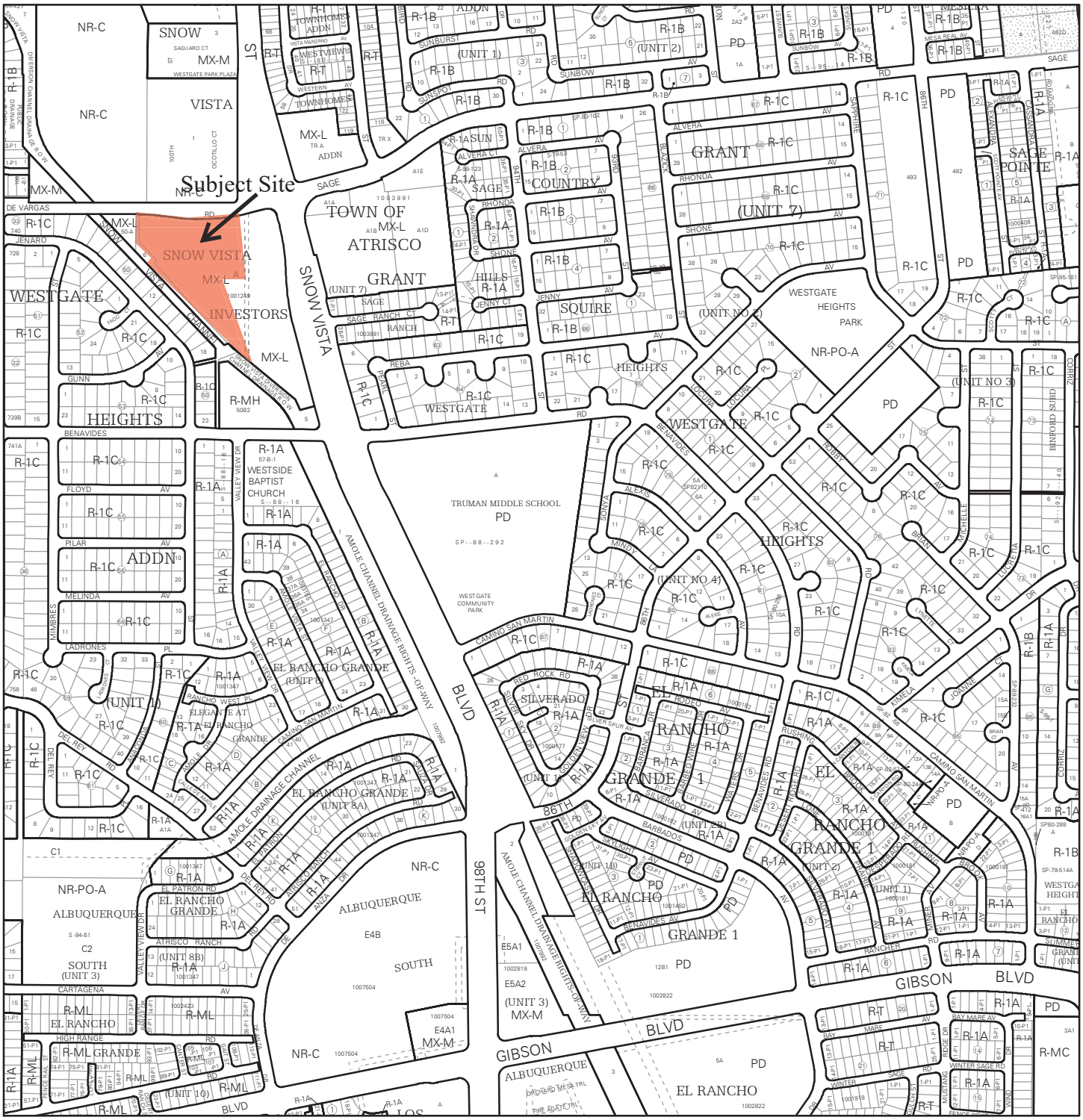
ABCWUA

11/07/23
Date

❑ Infrastructure Improvements Agreement (IIA*)	____ Approved	X NA
❑ Solid Waste Department Signature on the plan	X Approved	____ NA
❑ Fire Marshall Signature on the plan	X Approved	____ NA

* Prior to Final Site Plan approval submittals (include a copy of the recorded IIA)

Revised 12/16/22



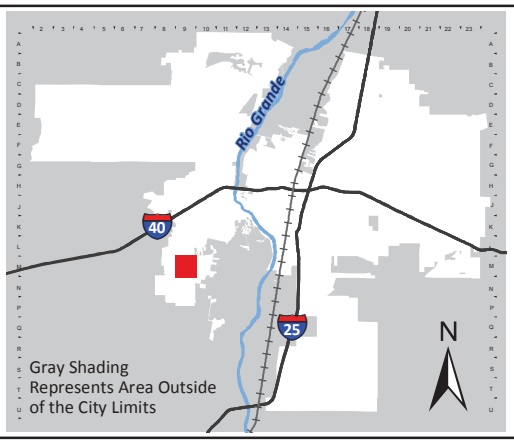
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Zone Atlas
May 2018

Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).



Zone Atlas Page:

M-09-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Feet: 0 250 500 1,000

SELF-STORAGE FACILITY

SNOW VISTA CHANNEL & DE VARGAS ROAD
ALBUQUERQUE, NM

OWNER:

Frontera Real Estate II, LLC
7061 Clairmont Mesa Boulevard, Suite 217
San Diego, CA 92111
Phone: (000) 000-0000
Contact:

LOCATION MAP
NO SCALE

SYMBOLS / POCHE

SYMBOL	DESCRIPTION
A	Column Centerline
B / A1	Elevation Number; Elevation Target; Drawing Number
2 / A2	Section Number; Section Target; Drawing Number
3 / A1	Detail Number; Detail Target; Drawing Number
102	Room Number Target

SECTIONS / DETAILS

- Porous Fill (Stone or Gravel)
- Lightweight Concrete
- Structural Concrete
- Mortar, Cement, Grout, Sand
- Brick
- Concrete Masonry Unit
- Steel (large Scale)
- Particle Board
- Plywood
- Loose or Batt Insulation
- Rigid Insulation
- Accoustical Tile
- Plaster or Gypsum Board
- EIFS

ELEVATION

- Fiber Cement Siding
- Glazing

SYMBOLS

∠	Angle
℄	Centerline
⊥	Perpendicular
℘	Plate
∅	Diameter
⊕	Start Point
⟷	Tile Pattern Or Grain Direction

ABBREVIATIONS

A/C	Air conditioning
ACT	Acoustical tile
AFF	Above finish floor
ALT	Alternate
ALUM	Aluminum
APX	Approximate
ARCH	Architect(ural)
BFC	Below finished ceiling
BJT	Bed joint
BLDG	Building
BLK	Block
BRK	Brick
BUR	Built up roof
CAB	Cabinet
CF	Cubic foot
CFL	Counter flashing
CL	Center line
CJT	Control joint
CLG	Ceiling
CLR	Clear(ance)
CMT	Ceramic mosaic tile
CMU	Conc. masonry unit
COL	Column
COMB	Combination
CONC	Concrete
CONST	Construction
CONT	Continuous, (continue)
CONTR	Contractor
CRS	Course(s)
CSMT	Casement
CT	Ceramic tile
CTR	Counter
CY	Cubic yard
DIM	Dimension
DISP	Disposal
DIV	Division
DL	Dead load
DN	Down
DR	Door
DS	Downspout
DT	Drain tile
DTL	Detail
DW	Dish washer
DWG	Drawing
DWR	Drawer
EA	Each
EIFS	Ext. insul. fin. system
EL	Elevation
ELEC	Electric(al)
ELEV	Elevator
EMER	Emergency
EQ	Equal
EST	Estimate
EWC	Electric water cooler
EXH	Exhaust
EXIST	Existing
EXP	Expansion
EXT	Exterior
FA	Fresh air
FBO	Furnished by Others
FD	Floor drain
FE	Fire extinguisher
FEC	FE cabinet
FF	Factory
FFE	Finish finished floor elev.
FFL	Finished floor line
FHC	Fire hose cabinet
FIN	Finish(ed)
FLG	Flashing
FLR	Floor
FLUR	Fluorescent
FOC	Face of concrete
FOF	Face of finish
FOM	Face of masonry

FRC	Fire resistant coating
FRT	Fire retardant
FS	Floor sink
FSR	Flame spread rating
FT	Feet, (foot)
FUR	Furred(ing)
GA	Gage, gauge
GALV	Galvanized
GC	General Contract(or)
GKT	Gasket(ed)
GL	Glass, glazing
GRN	Granite
GSS	Galvanized steel sheet
GYPBD	Gypsum board
HB	Hose bibb
HC	Hollow core
HD	Heavy duty
HDR	Header
HDW	Hardware
HDWD	Hardwood
HJT	Head joint
HM	Hollow metal
HOR	Horizontal
HT	Height
HTG	Heating
HVAC	Heating, vent., A/C
HWH	Hot water heater
ID	Inside diameter
INCIN	Incinerator
INCL	Include(d),(ing)
INSUL	Insulate(d),(ion)
INT	Interior
JC	Janitor closet
JF	Joint filler
JST	Joist
JT	Joint
L	Length
LAM	Laminate(d)
LAV	Lavatory
LH	Left hand
LL	Live load
LLH	Long leg horizontal
LLV	Long leg vertical
LT	Light
LVL	Laminated veneer lumber
LW	Lightweight
MATL	Material
MAX	Maximum
MECH	Mechanical
MFR	Manufacture(r)
MIL	Millimeter
MIR	Mirror
MISC	Miscellaneous
MO	Masonry opening
MOD	Modular
MOV	Movable
MRD	Metal roof decking
MT	Mount(ed),(ing)
MTL	Metal
MULL	Mullion
NIC	Not in contract
NTS	Not to scale
OA	Outside air
OC	On center(s)
OD	Outside diameter
OH	Overhead
OPG	Opening
OPH	Opposite hand
OPP	Opposite
OPS	Opposite surface
P-1	Paint (color 1)
PAR	Parallel
PB	Panic bar
PBD	Particle board

PLF	Pounds per linear foot
PSF	Pounds per square foot
PSI	Pounds per square inch
PSL	Parallel strand lumber
PWD	Plywood
QT	Quarry tile
R	Riser
RA	Return air
RB	Rubber base
RBT	Rubber tile
RCP	Reinforced conc. pipe
REF	Refrigerator
REG	Register
REQD	Required
RH	Right hand
RJB	Reinforced junction box
RM	Room
RO	Rough opening
S & P	Shelf & pole
SC	Solid core
SCH	Schedule
SECT	Section
SF	Square foot
SG	Sheet glass
SI	Square inch
SKL	Skylight
SNT	Sealant
SP	Soundproof
SPEC	Specification(s)
SPKR	Speaker
SQ	Square
SS	Stainless steel
STD	Standard
STL	Steel
STOR	Storage
SUS	Suspended
SY	Square yard
T	Tread
TEL	Telephone
TEMP	Tempered
THK	Thick(ness)
THR	Threshold
TOC	Top of concrete
TOL	Tolerance
TOW	Top of wall
TPTN	Toilet partition
TR	Transom
TV	Television
TYP	Typical
TZ	Terrazzo
UC	Undercut
UL	Underwriters Laboratory
UNF	Unfinished
UNO	Unless noted otherwise
VB	Vinyl base
VCT	Vinyl composition tile
VENT	Ventilation
VERT	Vertical
VG	Vertical grain
VIF	Verify in field
VYL	Vinyl
W	Width, wide
W/	With
W/O	Without
WB	Wood base
WC	Water closet
WD	Wood
WH	Wall hung
WP	Weather protected
WR	Weather resistant
WS	Waterstop
WSCT	Wainscot
WWF	Welded wire fabric

DRAWING LIST / CONSULTANTS

ARCHITECT

Groundwork, Ltd.
351 West Dundee Road, Suite A
Buffalo Grove, IL 60089
Phone: (847) 541-4151
Attn: David Wytmar, AIA, LEED AP

I hereby certify that these plans have been prepared under our direct supervision and, to the best of our knowledge, conform to all applicable codes and regulations.

Groundwork, Ltd.,
by: ______ 10/26/23
date
License Expires: 12 / 31 / 24

STATE OF NEW MEXICO
DAVID WYTMAR
NO. 6644
REGISTERED ARCHITECT

PLAN DATE		DRAWING TITLE
10/27/23	A0-0	Cover Sheet
10/27/23	A2-1A	Building A Floor Plan
10/27/23	A2-1B	Building B Floor Plan
10/27/23	A2-1C	Buildings C, D & E Floor Plans
10/27/23	A5-0	Building A Elevations, Material Schedule, and Signage Schedule
10/27/23	A5-1	Building B Elevations
10/27/23	A5-2	Building C Elevations
10/27/23	A5-3	Buildings D & E Elevations

BUILDING INFORMATION

Description / Scope of Work: This project is a new self-storage facility consisting of five separate buildings.

Use Group: Moderate-hazard storage Group S-1

Construction Type: Type II-B construction

Square Footage - Actual:

Building A	33,464 SF
Building B	49,184 SF
Building C	6,007 SF
Building D	8,600 SF
Building E	7,200 SF
Total:	104,455 SF

Fire Protection Sprinkler System: Buildings A and B shall be protected by a fire protection sprinkler system. Buildings C, D, and E are non-sprinklered.

GENERAL NOTES

1. All work shall comply with all applicable codes and ordinances.
2. Do not scale drawings. Use given dimensions only.
3. Large scale plans and details govern over small.
4. These plans represent only that work which is required within the space. All other areas are shown for general reference only and not to be included for any work.
5. Alternate manufacturers of specified finishes and equipment are acceptable where comparable finish colors and style listed on the building elevations and finish schedules can be provided.

APPLICABLE CODES

Authority Having Jurisdiction (AHJ): City of Albuquerque, New Mexico.

All construction shall conform to the following currently enforced codes, as applicable:

- Building - 2015 International Building Code.
- Mechanical - 2021 New Mexico Mechanical Code (2021 Uniform Mechanical Code, with amendments).
- Electrical - 2017 New Mexico Electrical Code (2017 NEC (National Electric Code NFPA 70), with amendments).
- Plumbing - 2021 New Mexico Plumbing Code (2021 Uniform Plumbing Code, with amendments).
- Energy Conservation - 2009 New Mexico Energy Conservation Code (2009 Int'l Energy Conservation Code, with amendments).
- Accessibility - 2010 ADA.

And other applicable City Codes and Ordinances. Verify all Codes and Amendments with AHJ prior to construction.

GROUNDWORK ARCHITECTS PLANNERS
GROUNDWORK, LTD.
351 WEST DUNDEE ROAD, SUITE A
BUFFALO GROVE, ILLINOIS 60089 team@groundworkltd.com
847.541.4151

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NO	DATE	BY	REVISION / ISSUE
		RJT	DFT SUBMITTAL

SCOPE DOCUMENTS
THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF THE ARCHITECTURAL DESIGN CONCEPT OF THE BUILDING AND THE MAJOR ARCHITECTURAL ELEMENTS. AS SCOPE DOCUMENTS THESE DWGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL THE WORK REQUIRED FOR FULL PERFORMANCE AND/OR COMPLETION OF ALL REQUIREMENTS OF THE CONTRACT DOCUMENTS. ON THE BASIS OF THE GENERAL SCOPE INDICATED OR DESCRIBED, THE CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK. THE GENERAL CONTRACTOR SHALL ASSUME THE RESPONSIBILITY FOR COORDINATION OF EACH OF THE TRADES WORK AS RELATED TO THE SCOPE OF WORK REQUIRED FOR A COMPLETE PROJECT.

THESE DOCUMENTS DO NOT REFLECT ANY CHANGES, MODIFICATIONS, OR ADDITIONS MADE BY OTHERS AFTER THE DATES INDICATED ON THE DOCUMENTS, OR THAT GROUNDWORK, LTD., WAS NOT MADE AWARE. GROUNDWORK, LTD., CANNOT BE HELD LIABLE FOR CHANGES, MODIFICATIONS, OR ADDITIONS MADE TO THESE DOCUMENTS BY OTHERS. REUSE OF THESE DOCUMENTS FOR OTHER THAN THEIR ORIGINAL INTENDED USE SHALL BE AT SOLE RISK OF OTHERS WITHOUT LIABILITY OR LEGAL EXPOSURE TO GROUNDWORK, LTD.

THESE PLANS ARE FOR THE FOLLOWING PURPOSED ONLY, AS INDICATED
☐ REVIEW ONLY
☐ PERMIT
☐ BIDDING
☐ CONSTRUCTION
☐ ______

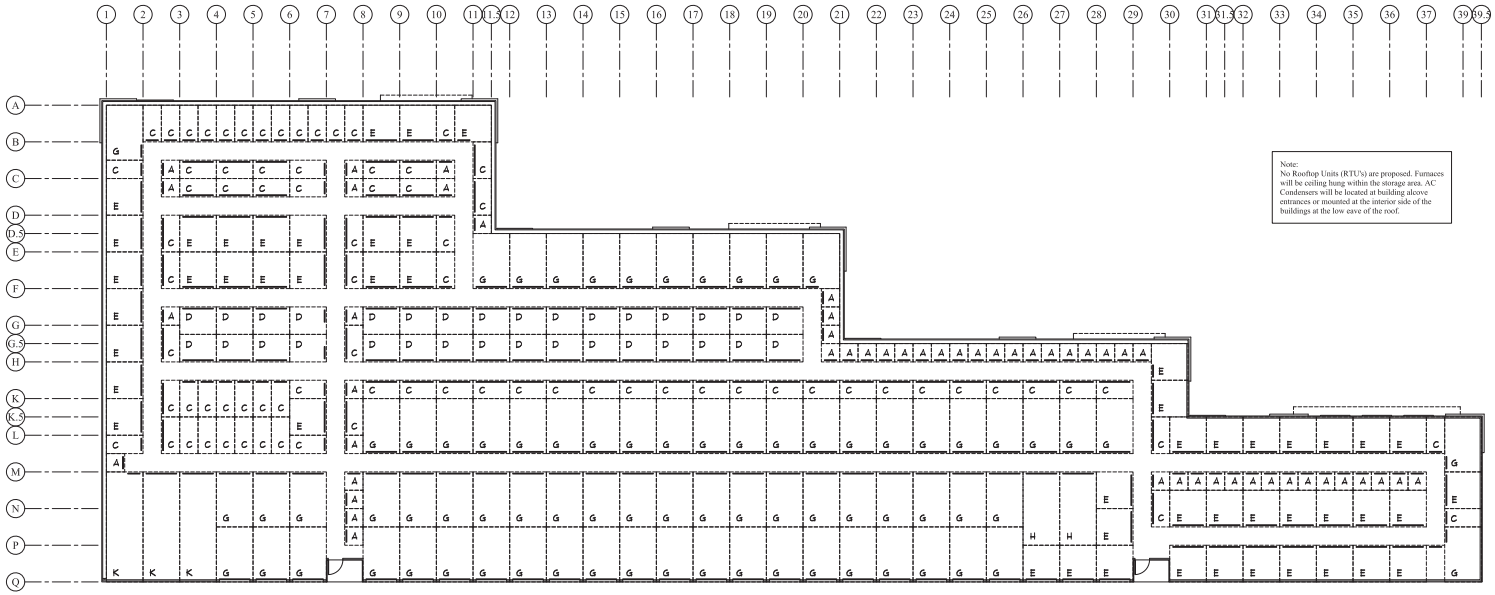
SELF-STORAGE FACILITY
SNOW VISTA CHANNEL & DE VARGAS ROAD
ALBUQUERQUE, NM

FRONTERA REAL ESTATE II, LLC
7061 CLAIRMONT MESA BOULEVARD, SUITE 217
SAN DIEGO, CA 92111

DRAWN BY	RJT
CHK'D BY	DMW
SCALE	AS NOTED
FILE NAME	
DATE	10/27/23
JOB NO.	GG09

COVER SHEET

SHEET NO.
A0-0



Note:
No Rooftop Units (RTU's) are proposed. Furnaces will be ceiling hung within the storage area. AC Condensers will be located at building alcove entrances or mounted at the interior side of the buildings at the low eave of the roof.

STORAGE UNIT SCHEDULE

TAG	SIZE (NOM)	AREA
A	5' x 5'	25 SF (Nom.)
B	5' x 7.5'	37.5 SF (Nom.)
C	5' x 10'	50 SF (Nom.)
D	7.5' x 10'	75 SF (Nom.)
D2	5' x 15'	75 SF (Nom.)
E	10' x 10'	100 SF (Nom.)
F	10' x 12.5'	125 SF (Nom.)
G	10' x 15'	150 SF (Nom.)
H	10' x 20'	200 SF (Nom.)
J	10' x 25'	250 SF (Nom.)
K	10' x 30'	300 SF (Nom.)
## x ##	Varies - Size as Indicated	
Z	5' x 5' Locker - 2 High - 25 SF (Nom.)	

Storage Unit Notes:
1. Storage unit sizes shown are nominal and may not represent actual clear area.
2. Units marked with an asterisk "*" are similar to the unit indicated, but are not the nominal size listed. This includes units that: may be reduced in size adjacent to doors to allow for required accessibility clearances, where angled walls alter the shape of the units but are generally equivalent in size, etc.
3. Not all units listed may be included in a building or a project.

1 BUILDING A - FLOOR PLAN
Scale: 16 Feet 1/16" = 1'-0"

(PROJECT) N (TRUE NORTH)

ARCHITECTS PLANNERS
GROUNDWORK, LTD.
391 WEST DUNDEE ROAD, SUITE A
BUFFALO GROVE, ILLINOIS 60089 team@groundworkltd.com
847.541.4151

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SCOPE DOCUMENTS

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THESE PLANS ARE FOR THE FOLLOWING PURPOSED ONLY.
AS INDICATED
☐ REVIEW ONLY
☐ PERMIT
☐ BIDDING
☐ CONSTRUCTION
☐ _____

SELF-STORAGE FACILITY

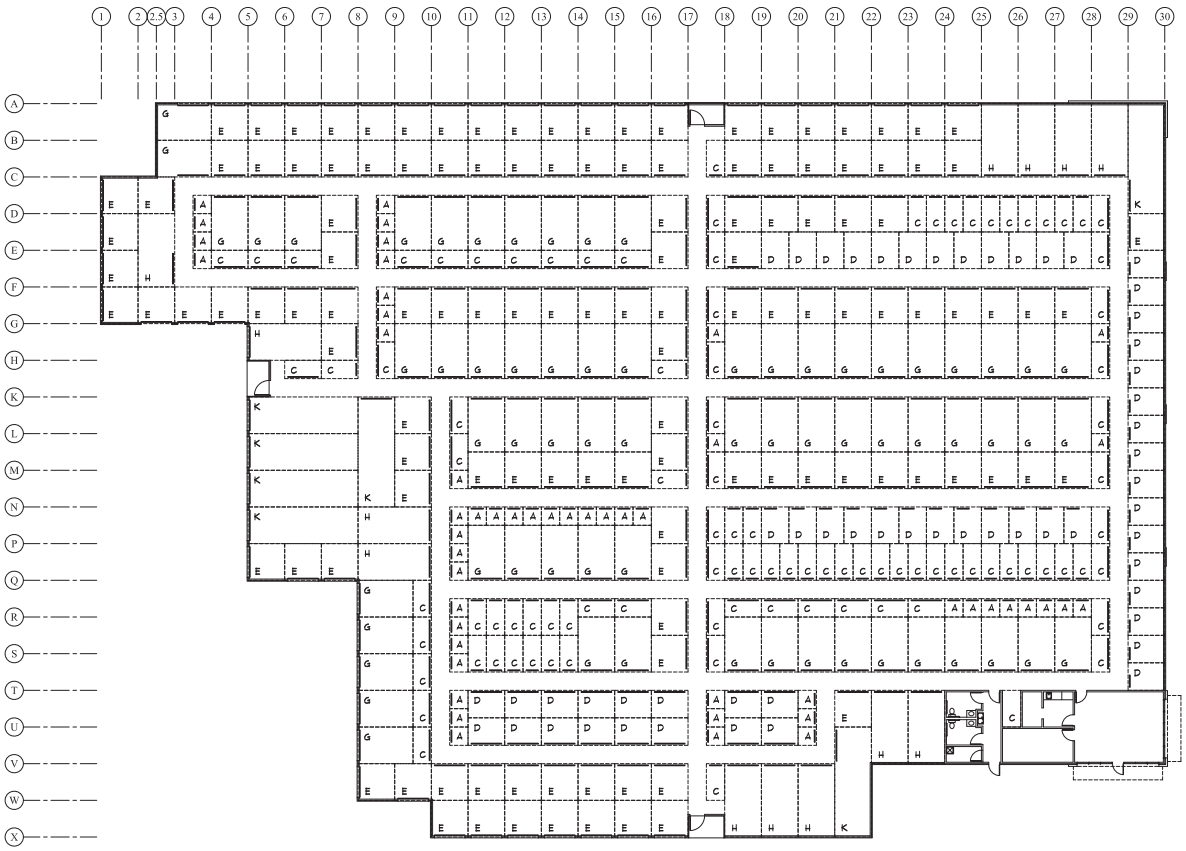
SNOW VISTA CHANNEL & DE VARGAS ROAD
ALBUQUERQUE, NM

FRONTERA REAL ESTATE II, LLC
7061 CLAIRMONT MESA BOULEVARD, SUITE 217
SAN DIEGO, CA 92111

STATE OF NEW MEXICO
DAVID WITMER
NO. 6644
REGISTERED ARCHITECT

DRAWN BY	SCALE	BUILDING A FLOOR PLAN
RJT	AS NOTED	
CHKD BY DMW		FILE NAME
DATE 10/27/23		JOB NO. GG09

SHEET NO.
A2-1A



1 BUILDING B - FLOOR PLAN

Scale: 16 Feet 1/16" = 1'-0"

(PROJECT) N (TRUE NORTH)

STORAGE UNIT SCHEDULE

TAG	SIZE (NOM)	AREA
A	5' x 5'	25 SF (Nom.)
B	5' x 7.5'	37.5 SF (Nom.)
C	5' x 10'	50 SF (Nom.)
D	7.5' x 10'	75 SF (Nom.)
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K	10' x 30'	300 SF (Nom.)
## x ##	Varies - Size as Indicated	
Z	5' x 5' Locker - 2 High - 25 SF (Nom.)	

Storage Unit Notes:

1. Storage unit sizes shown are nominal and may not represent actual clear area.
2. Units marked with an asterisk "*" are similar to the unit indicated, but are not the nominal size listed. This includes units that: may be reduced in size adjacent to doors to allow for required accessibility clearances, where angled walls alter the shape of the units but are generally equivalent in size, etc.
3. Not all units listed may be included in a building or a project.

Note:
No Rooftop Units (RTU's) are proposed. Furnaces will be ceiling hung within the storage area. AC Condensers will be located at building alcove entrances or mounted at the interior side of the buildings at the low eave of the roof.

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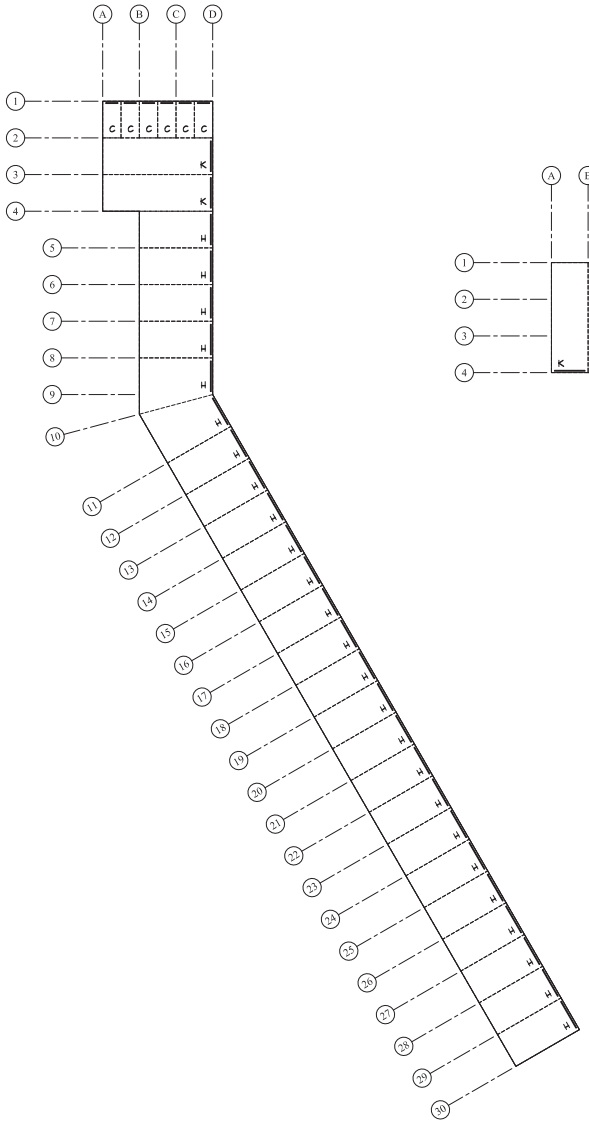
SELF-STORAGE FACILITY

SNOW VISTA CHANNEL & DE VARGAS ROAD
ALBUQUERQUE, NM

FRONTIERA REAL ESTATE II, LLC
7061 CLAIRMONT MESA BOULEVARD, SUITE 217
SAN DIEGO, CA 92111

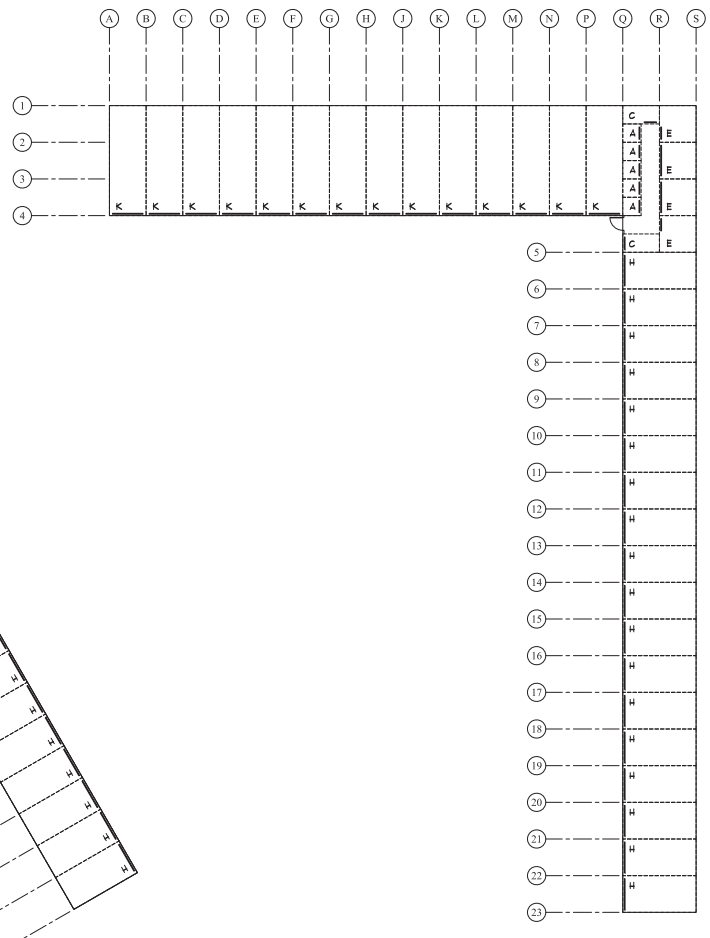
STATE OF NEW MEXICO
DAVID WITTMAN
NO. 6644
REGISTERED ARCHITECT

DRAWN BY	RJT
CHKD. BY	DWW
SCALE	AS NOTED
BUILDING B FLOOR PLAN	
FILE NAME	
DATE	10/27/23
JOB NO.	GG09
SHEET NO.	A2-1B



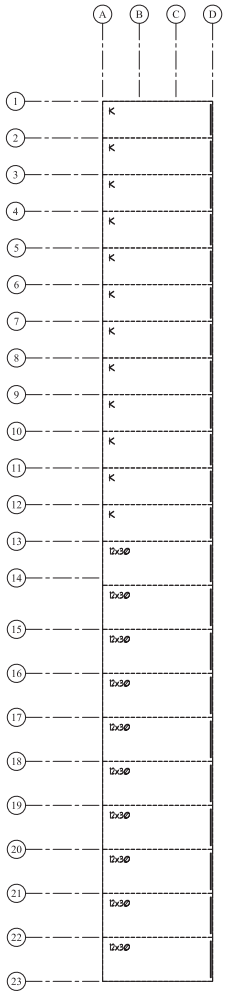
1 BUILDING C - FLOOR PLAN
Scale: 16 Feet 1/16" = 1'-0"

(PROJECT) N (TRUE NORTH)



1 BUILDING D - FLOOR PLAN
Scale: 16 Feet 1/16" = 1'-0"

(PROJECT) N (TRUE NORTH)



1 BUILDING E - FLOOR PLAN
Scale: 16 Feet 1/16" = 1'-0"

(PROJECT) N (TRUE NORTH)

STORAGE UNIT SCHEDULE

TAG	SIZE (NOM)	AREA
A	5' x 5'	25 SF (Nom.)
B	5' x 7.5'	37.5 SF (Nom.)
C	5' x 10'	50 SF (Nom.)
D	7.5' x 10'	75 SF (Nom.)
D2	5' x 15'	75 SF (Nom.)
E	10' x 10'	100 SF (Nom.)
F	10' x 12.5'	125 SF (Nom.)
G	10' x 15'	150 SF (Nom.)
H	10' x 20'	200 SF (Nom.)
J	10' x 25'	250 SF (Nom.)
K	10' x 30'	300 SF (Nom.)
## x ##	Varies - Size as Indicated	
Z	5' x 5' Locker - 2 High - 25 SF (Nom.)	

Storage Unit Notes:
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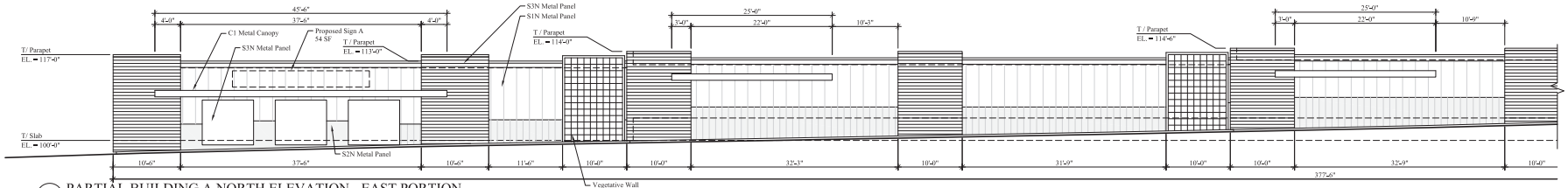
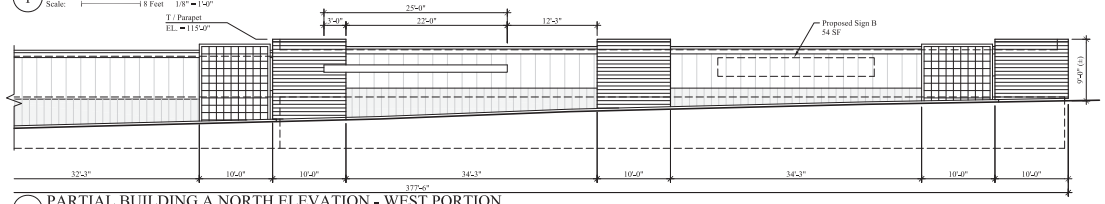
STATE OF NEW MEXICO
DAVID WYTMAN
NO. 6644
REGISTERED ARCHITECT

DRAWN BY	RJT
CHKD. BY	DMW
SCALE	AS NOTED
FILE NAME	BUILDINGS C, D, & E FLOOR PLANS
DATE	10/27/23
JOB NO.	GG09
SHEET NO.	A2-1C



1 PARTIAL BUILDING A NORTH ELEVATION - EAST PORTION
Scale: 8 Feet 1/8" = 1'-0"



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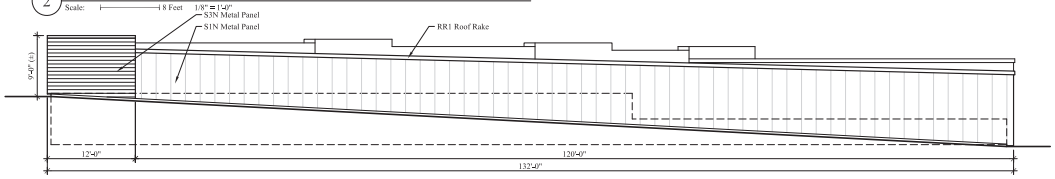
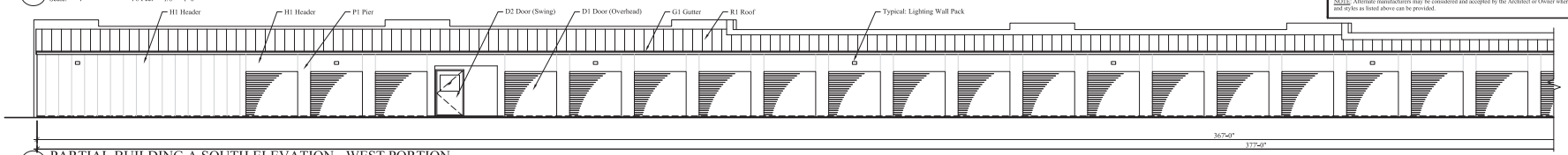
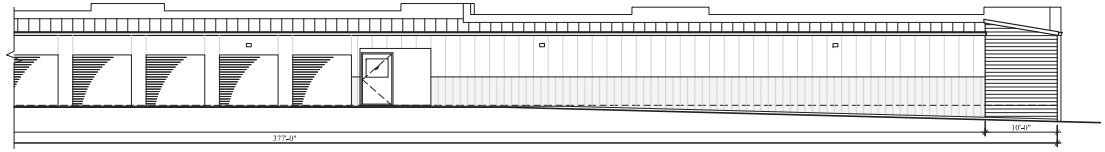
Scale: 8 Feet 1/8" = 1'-0"



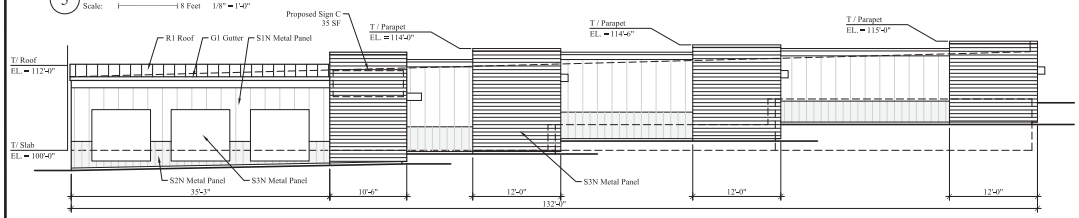
3 PARTIAL BUILDING A WEST ELEVATION
Scale: 8 Feet 1/8" = 1'-0"



4 PARTIAL BUILDING A SOUTH ELEVATION - WEST PORTION
Scale: 8 Feet 1/8" = 1'-0"



5 PARTIAL BUILDING A SOUTH ELEVATION - EAST PORTION
Scale: 8 Feet 1/8" = 1'-0"



6 PARTIAL BUILDING A EAST ELEVATION
Scale: 8 Feet 1/8" = 1'-0"

SIGNAGE CALCULATIONS

North Facade Area (Building A)	4,321 SF
Sign Face Area	110 SF
Percentage (Max. per the IDO)	2.6%
East Facade Area (Building A)	581 SF
Sign Face Area	35 SF
Percentage (Max. per the IDO)	6%
East Facade Area (Building B)	1,964 SF
Sign Face Area	55 SF
Percentage (Max. per the IDO)	2.8%
Ground Sign	1 Sign
Sign Face Area (2 sides)	74 SF
Max. per the IDO	100 SF

Note: Signs to be permitted separately.

EXTERIOR MATERIAL / COLOR SCHEDULE

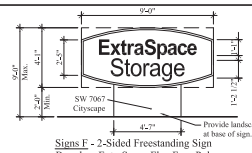
Tag	Element	Color (or Equal)	Manufacturer	Notes
C1	Canopy	Iron Ore	TBD	
CP1	Coping (Metal)	Match to S1N	ATAS	
CP2	Coping (Metal)	Match to S2N	ATAS	
CP3	Coping (Metal)	Match to S3N	ATAS	
D1	Door (Overhead)	Silhouette Gray	Janus	
D2	Door (Swing)	Match to S3N	Corrugated Metals, Inc.	Frame color to match door color.
DS1	Downspout	Match to S1N	Corrugated Metals, Inc.	
G1	Gutter	Match to S3N	MBCI	
H1	Header	Match to S1N	TBD	Smooth finish.
P1	Pier	Match to S1N	TBD	Smooth finish.
R1	Roof	Galvalume	-	
RR1	Roof Rake	Match to S3N	MBCI	
S1N	Siding Panels (Non-Insulated)	Nebulous	MBCI	Profile: CF Series FW-1(20-1); Orientation: vertical; 22 gauge Smooth finish
S2N	Siding Panels (Non-Insulated)	Cityscape	MBCI	Profile: CF Series FW-1(20-2); Orientation: vertical; 22 gauge; Smooth finish.
S3N	Siding Panels (Non-Insulated)	Argos	Morin	Profile: Integrity Series S-16; Orientation: horizontal; 22 gauge; Smooth finish.
W1	Window Frames (Storefront)	Brushed aluminum	Kawneer	

NOTE: Alternate manufacturers may be considered and accepted by the Architect or Owner where comparable finish colors and styles as listed above can be provided.

SIGNAGE SCHEDULE

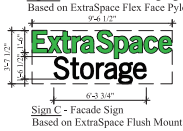
Tag	Type	Text	Sign Width	Sign Height	Sign Area	Height to T / Sign from T / Grade	Illumination	Face Color Non-Illuminated	Face Color Illuminated	Color of Sides	Raceway	Material
A	Wall	ExtraSpace Storage	21'-4"	2'-6"	54 SF Max	14'-0" Max	Internal	Green Black	Green White	SW 7067 Cityscape	Concealed	Aluminum
B	Wall	ExtraSpace Storage	21'-4"	2'-6"	54 SF Max	8'-0" Max	Internal	Green Black	Green White	SW 7067 Cityscape	Concealed	Aluminum
C	Wall	ExtraSpace Storage	21'-4"	2'-6"	54 SF Max	8'-0" Max	Internal	Green Black	Green White	SW 7067 Cityscape	Concealed	Aluminum
D	Wall	ExtraSpace Storage	21'-4"	2'-6"	54 SF Max	10-0" Max.	Internal	Green Black	Green White	SW 7067 Cityscape	Concealed	Aluminum
E	Incidental	OFFICE	4'-1" (±)	1'-0"	4.1 SF	15'-0" Max.	Internal	White	White	Black	At Base	Aluminum
F	Free-standing (2-sided)	ExtraSpace Storage	9'-0"	4'-1"	37 SF Max (each side)	6'-0" (±) 9'-0" Max.	Internal	(Graphics)	(Graphics)	SW 7067 Cityscape	Concealed	Aluminum

Note: Signs to be permitted separately.



Signs F - 2-Sided Freestanding Sign
Based on ExtraSpace Flex Face Pylon

Signs A, B, & D - Facade Sign
Based on ExtraSpace Flush Mount Channel Letters



Sign C - Facade Sign
Based on ExtraSpace Flush Mount Channel Letters

Sign E - Directional Sign

7 SIGNANGE ELEVATIONS
Scale: 4 Feet 1/4" = 1'-0"

STATE OF NEW MEXICO
DAVID WITTMAN
NO. 6644
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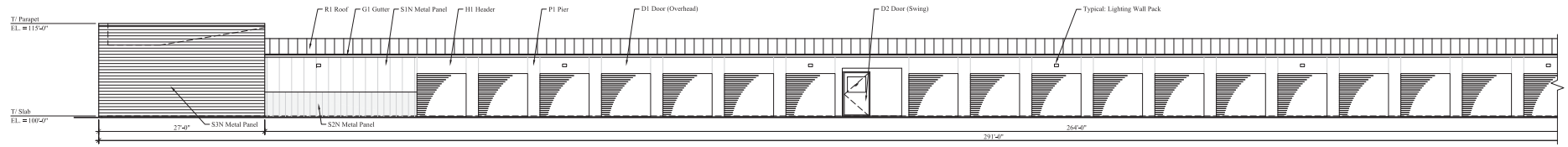
SAN DIEGO, CA 92111

SCALE	AS NOTED
	PROPOSED BUILDING A ELEVATIONS
DRAWN BY	RJT
CHKD BY	DMW
FILE NAME	
DATE	10/27/23
JOB NO.	GG09
SHEET NO.	A5-0



1 PARTIAL BUILDING B NORTH ELEVATION - EAST PORTION
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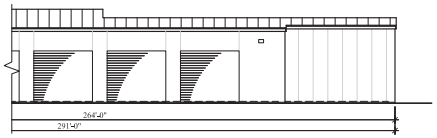

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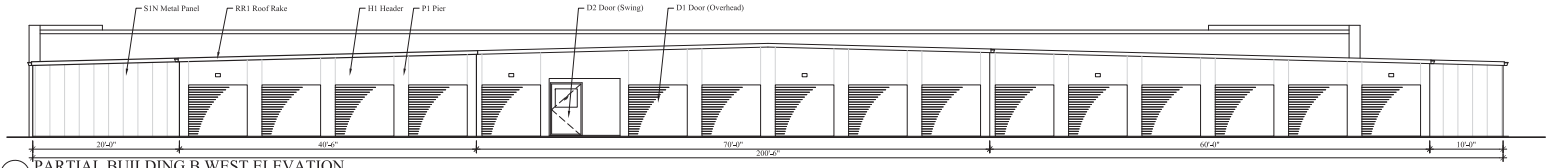

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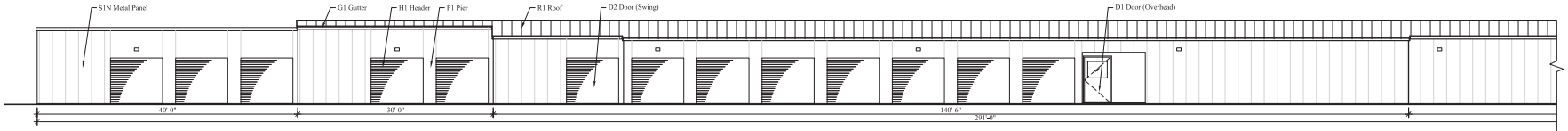
Scale: 8 Feet 1/8" = 1'-0"



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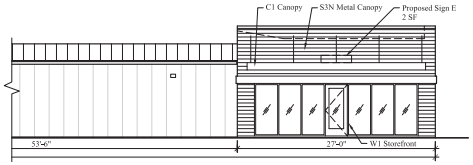

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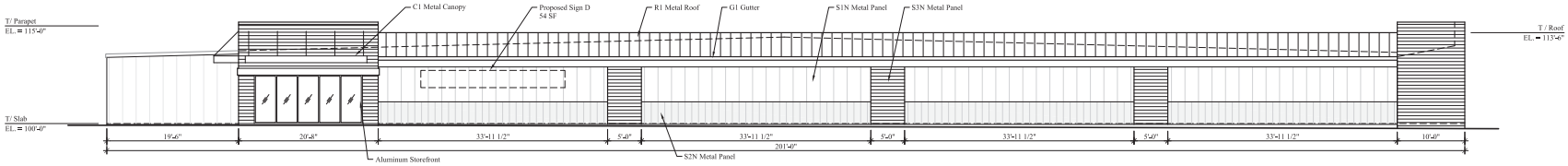
Scale: 8 Feet 1/8" = 1'-0"



6 PARTIAL BUILDING B EAST ELEVATION
Scale: 8 Feet 1/8" = 1'-0"

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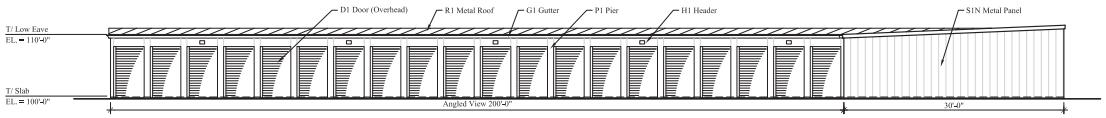

1 BUILDING C NORTH ELEVATION
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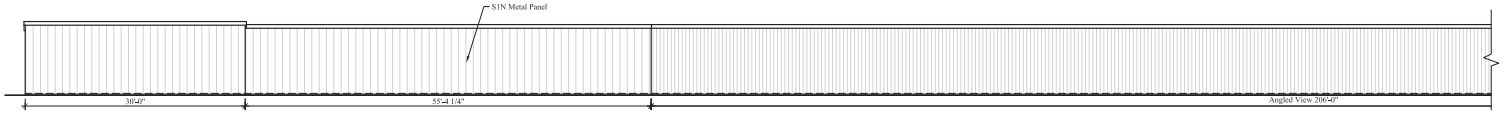

2 PARTIAL BUILDING C WEST ELEVATION - NORTH PORTION
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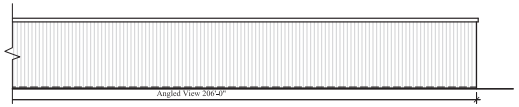
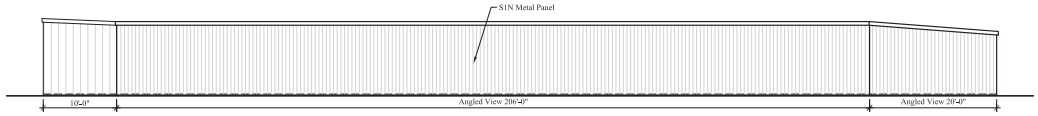
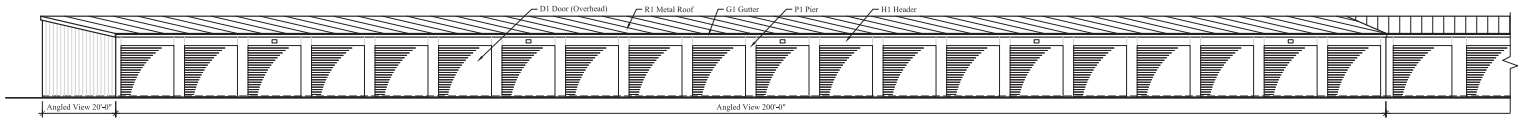


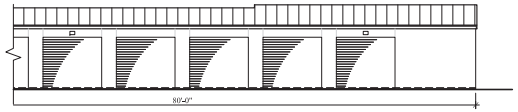
3 PARTIAL BUILDING C WEST ELEVATION - SOUTH PORTION
Scale: 8 Feet 1/8" = 1'-0"



4 PARTIAL BUILDING C SOUTH ELEVATION
Scale: 8 Feet 1/8" = 1'-0"



5 PARTIAL BUILDING C EAST ELEVATION - SOUTH PORTION
Scale: 8 Feet 1/8" = 1'-0"



6 PARTIAL BUILDING C EAST ELEVATION - NORTH PORTION
Scale: 8 Feet 1/8" = 1'-0"

STATE OF NEW MEXICO
DAVID WITTMAN
NO. 6644
REGISTERED ARCHITECT

GROUNDWORK
ARCHITECTS
PLANNERS
GROUNDWORK, LTD.
351 WEST DUNDEE ROAD, SUITE A
BUFFALO GROVE, ILLINOIS 60089 team@groundworkltd.com
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		RJT	DFT SUBMITTAL

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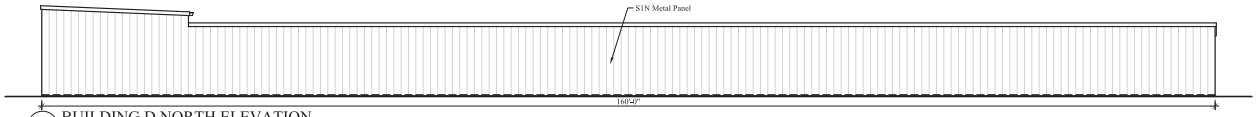
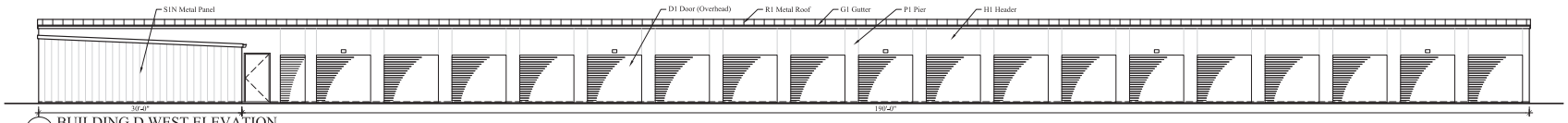
☐ _____

SELF-STORAGE FACILITY
SNOW VISTA CHANNEL & DE VARGAS ROAD
ALBUQUERQUE, NM
FRONTERA REAL ESTATE II, LLC
7061 CLAIRMONT MESA BOULEVARD, SUITE 217
SAN DIEGO, CA 92111

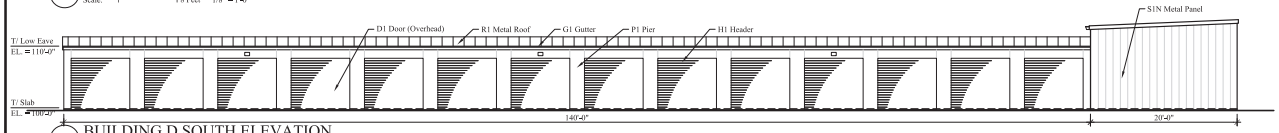
DRAWN BY	RJT
CHKD BY	DMW
SCALE	AS NOTED
	PROPOSED BUILDING C ELEVATIONS
FILE NAME	
DATE	10/27/23
JOB NO.	GG09
SHEET NO.	A5-1



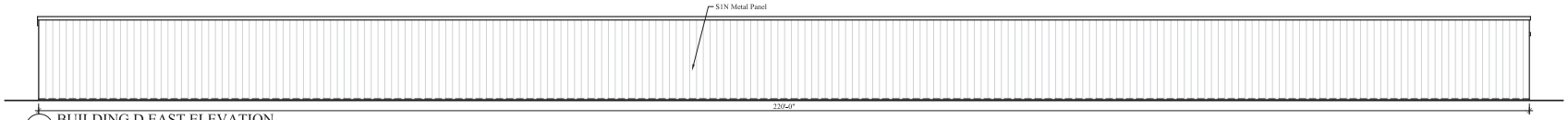
1 BUILDING D NORTH ELEVATION
Scale: 8 Feet 1/8" = 1'-0"



2 BUILDING D WEST ELEVATION
Scale: 8 Feet 1/8" = 1'-0"



3 BUILDING D SOUTH ELEVATION
Scale: 8 Feet 1/8" = 1'-0"



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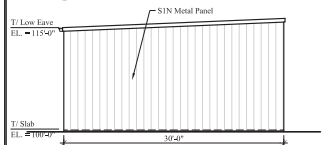
Scale: 8 Feet 1/8" = 1'-0"



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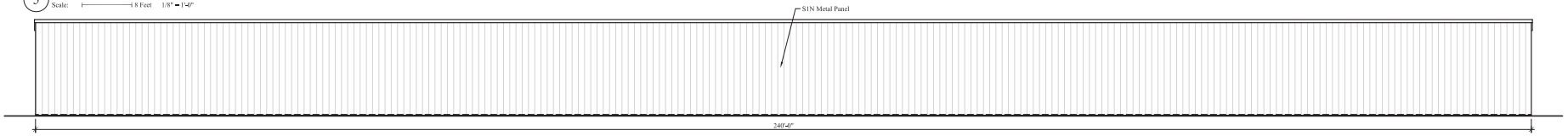
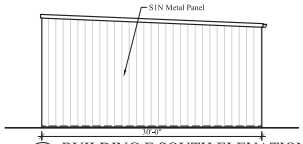
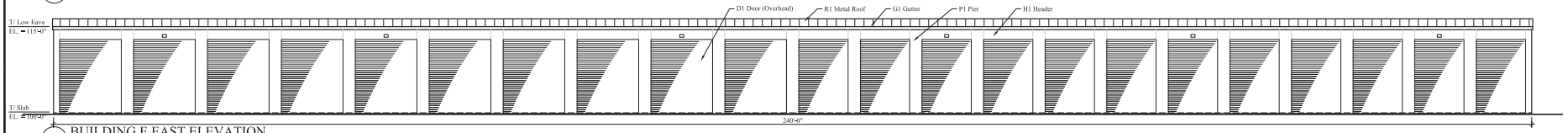
Scale: 8 Feet 1/8" = 1'-0"



6 BUILDING E WEST ELEVATION
Scale: 8 Feet 1/8" = 1'-0"



7 BUILDING E SOUTH ELEVATION
Scale: 8 Feet 1/8" = 1'-0"



8 BUILDING E EAST ELEVATION
Scale: 8 Feet 1/8" = 1'-0"

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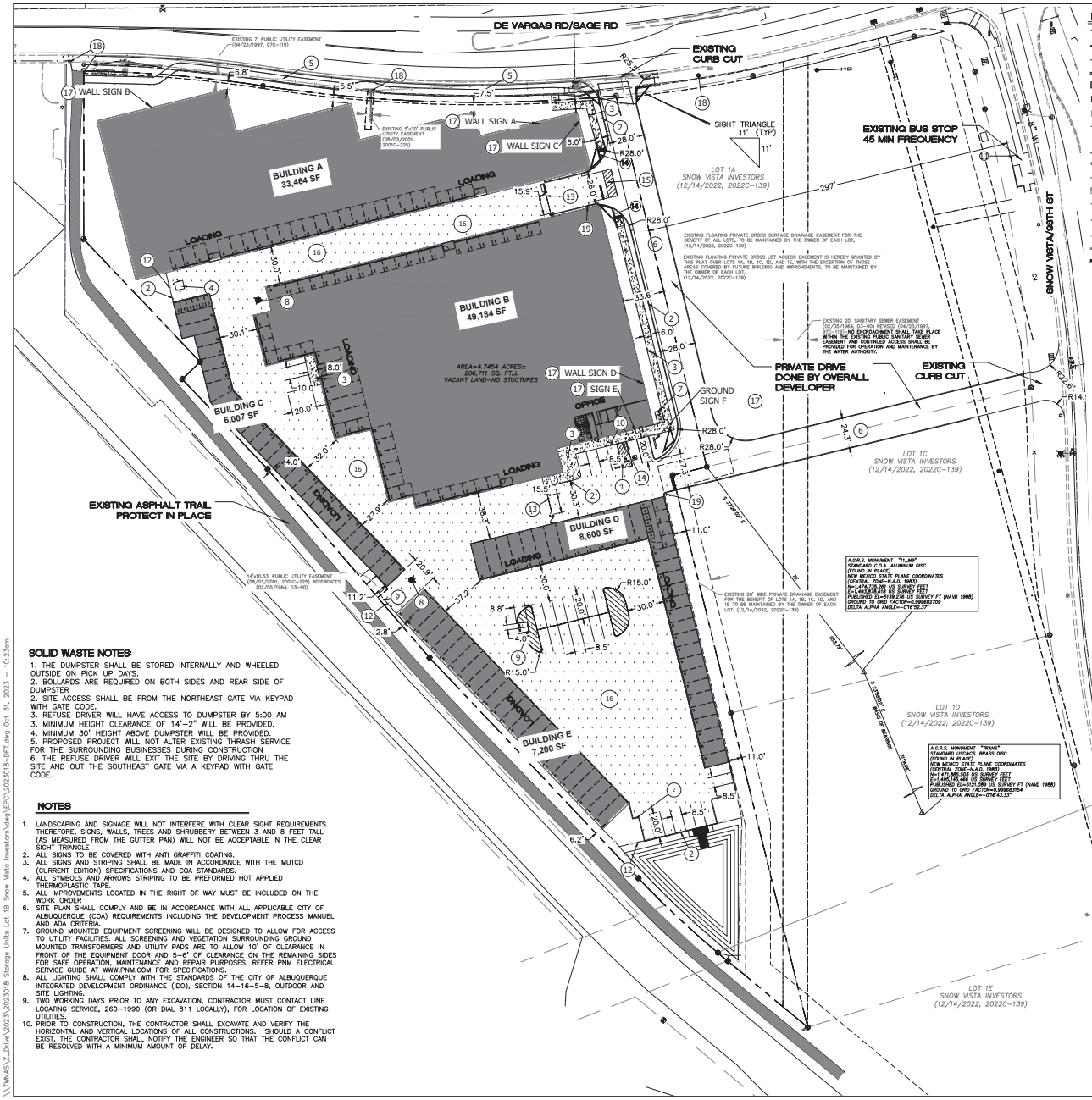
SELF-STORAGE FACILITY
SNOW VISTA CHANNEL & DE VARGAS ROAD
ALBUQUERQUE, NM

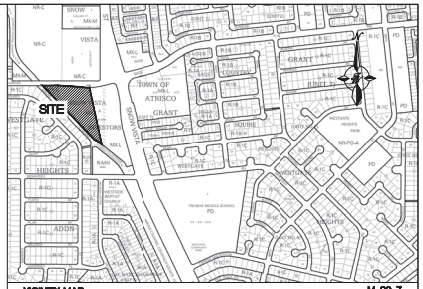
FRONTERA REAL ESTATE II, LLC
7061 CLAIRMONT MESA BOULEVARD, SUITE 217
SAN DIEGO, CA 92111

DRAWN BY: RJT	SCALE: AS NOTED
CHKD BY: DMW	PROPOSED BUILDINGS D & E ELEVATIONS
DATE: 10/27/23	JOB NO.: GG09
SHEET NO.	A5-3



LEGEND

- CURB & GUTTER
- PROPOSED BOUNDARY LINE
- EASEMENT
- SCREEN WALL
- PROPOSED BUILDING
- CONCRETE SIDEWALK
- ASPHALT PAVEMENT
- STRIPING
- LIGHT POLE
- EXISTING EASEMENT
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- EXISTING CONCRETE SIDEWALK
- EXISTING BUILDING
- EXISTING LANE STRIPING
- EXISTING STRIPING
- EXISTING RETAINING WALL
- ADA PATHWAY



LEGAL DESCRIPTION:

LT 1B PLAT OF LOTS 1A, 1B, 1C, 1D AND 1E SNOW VISTA INVESTORS CONT 4.7454 +/- AC

KEYED NOTES

1. ACCESSIBLE PARKING: THE ADA ACCESS AISLES 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 SEE DETAIL SHEET DFT-2
2. NEW CURB AND GUTTER SEE DETAIL SHEET DFT-2
3. NEW 6' CONCRETE SIDEWALK PER COA STD DWG 2430
4. SINGLE DUMPSTER AREA SEE DETAIL SHEET DFT-3 AND SEE SOLID WASTE NOTES.
5. EXISTING SIDEWALK
6. PRIVATE OFF-SITE PAVING (CONSTRUCTED BY OTHERS)
7. BICYCLE PARKING SEE DETAIL SHEET DFT-2
8. PROPOSED FIRE HYDRANT
9. MOTORCYCLE PARKING SIGN SEE DETAIL SHEET DFT-2 (TYP ONE FOR EACH SPACE)
10. HANDICAP PARKING SIGN SEE DETAIL SHEET DFT-2 (TYP ONE FOR EACH SPACE)
11. EXISTING CITY OF ALBUQUERQUE BUS STOP
12. SECURITY FENCE PER CITY IDO SECTION 14-16-5-7
13. AUTOMATIC ACCESS GATE. PROVIDE KEYPAD CODE TO SOLID WASTE AND KNOX KEY FOR EMERGENCY VEHICLES
14. ACCESSIBLE HANDICAP RAMP SEE DETAIL SHEET DFT-3
15. 6' CROSSWALK SEE DETAIL SHEET DFT-3
16. PRIVATE PAVING REFER GEO-TECH REPORT.
17. SITE SIGNAGE REFER SHEET A5-0 FOR DETAILS.
18. EXISTING STREET LIGHT
19. STOP SIGN INSTALL WITH 12" STOP BAR

SITE DATA

PROPOSED USAGE:	SELF STORAGE
ZONE:	NR-C
LOT AREA:	206,709.6 SF (4.74 ACRES)
ADDRESS:	9850 DE VARGAS RD SW ALBUQUERQUE NM 87121
TOTAL BUILDING AREA:	104,455 SF
PARKING REQUIRED:	104,455 SF / 3000 SF*90% = 31 SPACES
PARKING REDUCTION IDO 5-5(C)(5)(c) = 10% REDUCTION IF LOCATED WITHIN 330 FT OF A BUST STOP	
PARKING PROVIDED:	32 SPACES
HC PARKING REQUIRED:	2 SPACES
HC PARKING PROVIDED:	2 SPACES (1 VAN ACCESSIBLE)
MC PARKING REQUIRED:	2 SPACES
MC PARKING PROVIDED:	2 SPACES
BICYCLE PARKING REQUIRED:	3 SPACES
BICYCLE PARKING PROVIDED:	3 SPACES
LANDSCAPE AREA REQUIRED:	15,468 SF
LANDSCAPE AREA PROVIDED:	22,292 SF

SOLID WASTE NOTES:

1. THE DUMPSTER SHALL BE STORED INTERNALLY AND WHEELED OUTSIDE ON PICK UP DAYS.
2. BOLLARDS ARE REQUIRED ON BOTH SIDES AND REAR SIDE OF DUMPSTER
2. SITE ACCESS SHALL BE FROM THE NORTHEAST GATE VIA KEYPAD WITH GATE CODE.
3. REFUSE DRIVER WILL HAVE ACCESS TO DUMPSTER BY 5:00 AM
3. MINIMUM HEIGHT CLEARANCE OF 14'-2" WILL BE PROVIDED.
4. MINIMUM 30' HEIGHT ABOVE DUMPSTER WILL BE PROVIDED.
5. PROPOSED PROJECT WILL NOT ALTER EXISTING THRASH SERVICE FOR THE SURROUNDING BUSINESSES DURING CONSTRUCTION
6. THE REFUSE DRIVER WILL EXIT THE SITE BY DRIVING THRU THE SITE AND OUT THE SOUTHEAST GATE VIA A KEYPAD WITH GATE CODE.

NOTES

1. 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 CLEAR SIGHT TRIANGLE
2. ALL SIGNS TO BE COVERED WITH ANTI GRAFFITI COATING.
3. ALL SIGNS AND STRIPING SHALL BE MADE IN ACCORDANCE WITH THE MUTCD (CURRENT EDITION) SPECIFICATIONS AND COA STANDARDS.
4. ALL SYMBOLS AND ARROWS STRIPING TO BE PREFORMED HOT APPLIED THERMOPLASTIC TAPE.
5. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER
6. SITE PLAN SHALL COMPLY AND BE IN ACCORDANCE WITH ALL APPLICABLE CITY OF ALBUQUERQUE (COA) REQUIREMENTS INCLUDING THE DEVELOPMENT PROCESS MANUEL AND ADA CRITERIA.
7. GROUND MOUNTED EQUIPMENT SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO UTILITY FACILITIES. ALL SCREENING AND VEGETATION SURROUNDING GROUND MOUNTED TRANSFORMERS AND UTILITY PADS ARE TO ALLOW 10' OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5-6' OF CLEARANCE ON THE REMAINING SIDES FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES. REFER PNM ELECTRICAL SERVICE GUIDE AT WWW.PNM.COM FOR SPECIFICATIONS.
8. ALL LIGHTING SHALL COMPLY WITH THE STANDARDS OF THE CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE (IDO), SECTION 14-16-5-8, OUTDOOR AND SITE LIGHTING.
9. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 260-1990 (OR DIAL 811 LOCALLY), FOR LOCATION OF EXISTING UTILITIES.
10. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

PROJECT NUMBER: _____

APPLICATION NUMBER: _____

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.

DFT SITE DEVELOPMENT PLAN APPROVAL:

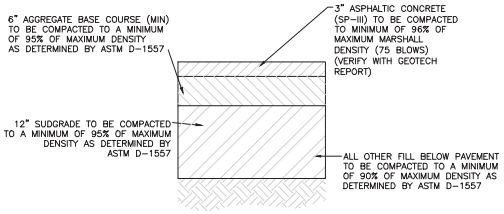
Traffic Engineer, Transportation Division	Date
ABCWUA	Date
Parks & Recreation Department	Date
Hydrology	Date
Code Enforcement	Date
*Environmental Health Department (conditional)	Date
Solid Waste Management	Date
Planning Department	Date

* Environmental Health, if necessary

ISSUED FOR DFT SITE PLAN

ENGINEER'S SEAL	98TH & SAGE STORAGE ALBUQUERQUE, NM	DRAWN BY BF
RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER 10/31/2023 RONALD R. BOHANNAN P.E. #7868	DFT SITE PLAN	DATE 10/31/2023
		2023018-DFT
	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # DFT-1
		JOB # 2023018

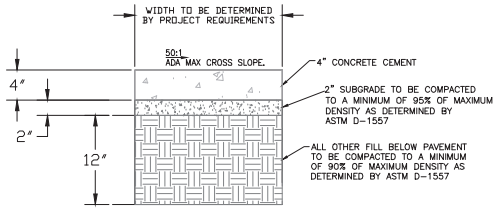
\\TWNAS\Z_Drive\2023\2023018 Storage Units Lot 1B Snow Vista Investors\dwg\EPC\2023018-DFT.dwg Oct 31, 2023 - 10:23am



SITE ASPHALT PAVEMENT SECTION

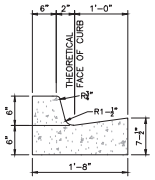
NTS

NOTE: CONTRACTOR TO VERIFY PAVEMENT MINIMUMS WITH SOILS REPORT PROVIDED BY THE DEVELOPER/OWNER.



CONCRETE SIDEWALK SECTION

NTS

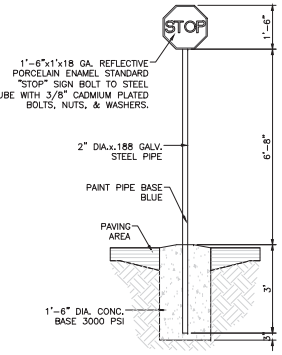


CURB GENERAL NOTES:

1. ALL CURBS TO BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE, PER SPECIFICATIONS.
2. PROVIDE CONTRACTION JTS. 12' MAX., SPACING, 1/2" EXP. JTS. AT CURB RETURNS AND AT A MAX. SPACING OF 120' BETWEEN CURB RETURNS AND EACH SIDE OF SEPARATELY CONSTRUCTED DRIVEWAYS. CONTRACTION JTS., SHALL BE EITHER SAWED OR TOOLED A MINIMUM OF 1" DEEP AT FINISHED FACES.
3. ALL EDGES SHALL BE EDGED WITH A 3/8" RADUIS EDGING TOOL.
4. 1/4" ISOLATION JOINT SHALL BE PLACED BETWEEN SIDEWALK AND CURB WHEN CAST ADJACENT TO EACH OTHER.

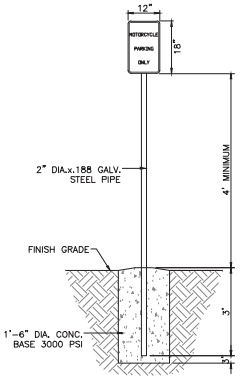
6" PRIVATE CURB & GUTTER

NTS



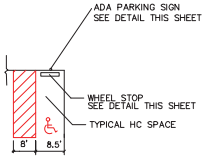
STOP SIGN

NTS



MOTORCYCLE PARKING SIGN

NTS

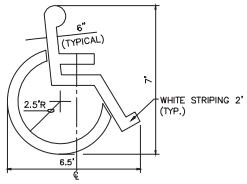


HC PARKING DETAIL

NTS

NOTES:

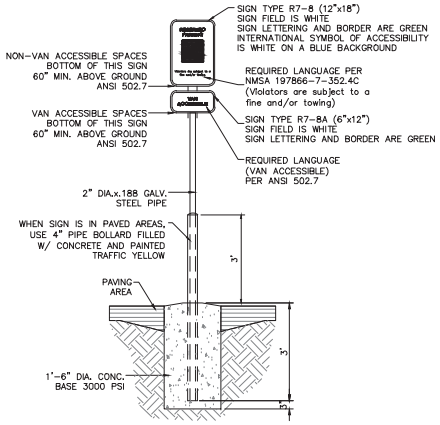
1) International Symbol of Accessibility shall be painted on the pavement at rear of space, white symbol on blue background.
2) Parking space lines and diagonal striping to be painted blue and shall be 4" wide. Diagonal lines shall be spaced 2' center to center.
3) Access aisle shall have the words "NO PARKING" in blue, 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 tires would be placed.



LOCATE AT EDGE OF PARKING SPACE UNLESS ACCOMPANIED BY "VAN" LETTERING

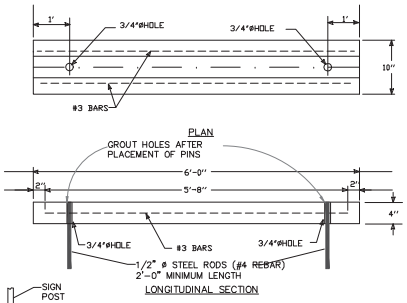
ACCESSIBLE PARKING SYMBOL

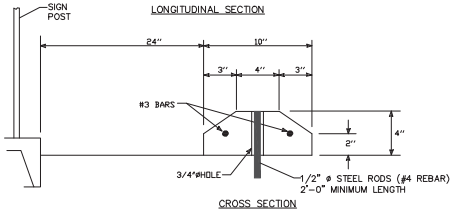
NTS



ACCESSIBLE PARKING SIGN

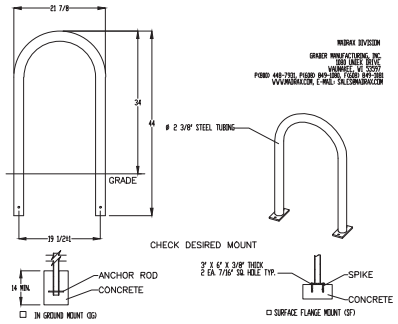
NTS





WHEEL STOP

NTS



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GRAGER MANUFACTURING, INC.
1880 INDEX DRIVE
VANDALIA, MO 63382
P(800) 448-7831, F(660) 049-1300, F(888) 849-3881
WWW.MAVRAK.COM, E-MAIL: SALES@MAVRAK.COM

PRODUCT: U2SB-3G(SF)
DESCRIPTION: U BIKE RACK
2 BIKE, SURFACE OR IN GROUND MOUNT
DATE: 10-4-18
ENG: SMC

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NOTES:

1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. CONSULTANT TO SELECT COLOR OF FINISH. SEE MANUFACTURER'S SPECIFICATIONS.
3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.
4. BIKE RACK SHALL HAVE A 1-FOOT CLEAR ZONE ALL AROUND.
5. EACH BIKE RACK SPACE SHALL BE AT LEAST 6 FEET LONG AND 2 FEET WIDE.

BIKE RACK

SCALE: NONE

ISSUED FOR DFT SITE PLAN

ENGINEER'S SEAL	98TH & SAGE STORAGE ALBUQUERQUE, NM	DRAWN BY BF
RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER 10/17/2023 RONALD R. BOHANNAN P.E. #7868	**CONSTRUCTION DETAILS**	DATE 09/26/2023 2023018_DTE
	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # **DFT-2**
		JOB # 2023018

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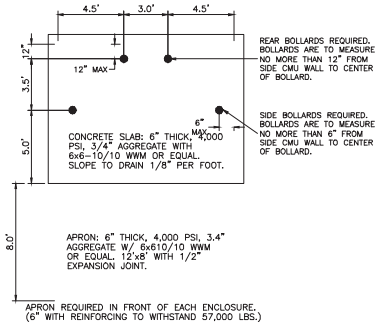
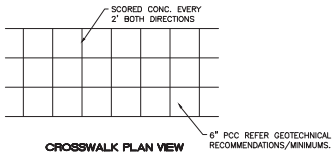


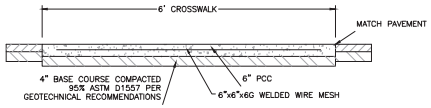
DUMPSTER BOLLARD DETAIL

NTS

NOTE: ACTUAL DIMENSIONS PROVIDED BY DEVELOPER/OWNER (REFER ARCHITECTURAL PLANS/DETAILS)

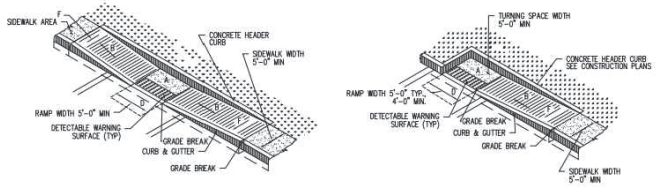


CROSSWALK PLAN VIEW



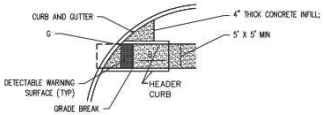
CONCRETE CROSSWALK (OR SIMILAR)

NTS



DETAIL A–PARALLEL CURB RAMP

DETAIL B–PARALLEL CURB RAMP



DETAIL C– PARALLEL CURB RAMP

GENERAL NOTES

1. RUNNING SLOPE OF A CURB RAMP SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15 FEET TO AVOID CHASING THE SLOPE INDEFINITELY WHEN CONNECTING TO STEEP GRADES. WHEN APPLYING THE 15-FOOT MAXIMUM LENGTH, THE RUNNING SLOPE OF THE CURB RAMP SHALL BE EXTENDED AS FLAT AS THE MAXIMUM EXTENT AS FEASIBLE.
2. SEE COA STD. DWG. 2446 FOR DETECTABLE WARNING DEVICE DETAILS.

CONSTRUCTION NOTES

A. TURNING SPACE SHALL HAVE MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.0% (PREFERRED SLOPE OF 1.5%). TURNING SPACE SHALL BE 5.0 FT BY 5.0 FT AT THE TOP OF THE CURB RAMP.

B. 8.3% MAX. SLOPE OF RAMP, 7% PREFERABLE SLOPE OF RAMP.

C. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMPS RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACE. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.

D. COUNTER SLOPE OF THE GUTTER OR STREET AT THE FOOT OF A CURB RAMP, RUN OR TURNING SPACE SHALL BE 5% MAX.

E. FLARED SIDES ARE TO HAVE A SLOPE OF 10% MAX, MEASURED PARALLEL TO THE BACK OF THE CURB.

F. 2% MAXIMUM CROSS-SLOPE. 1.5% PREFERRED CROSS-SLOPE.

G. FILLET SHARP CURVES EXPOSED TO TRAFFIC TO 6" MINIMUM RADIUS.

REVISIONS	CITY OF ALBUQUERQUE
	PAVING
	PARALLEL AND DIAGONAL CURB RAMPS
	DWG. 2443 JUNE 2019

ISSUED FOR DFT SITE PLAN

ENGINEER'S SEAL

RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER

10/17/2023

RONALD R. BOHANNAN P.E. #7868

98TH & SAGE STORAGE
ALBUQUERQUE, NM

CONSTRUCTION DETAILS

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NM 87109
(505) 858-3100
www.tierrawestllc.com

DRAWN BY BF

DATE 09/26/2023

2023018_DTE

SHEET # **DFT-3**

JOB # 2023018

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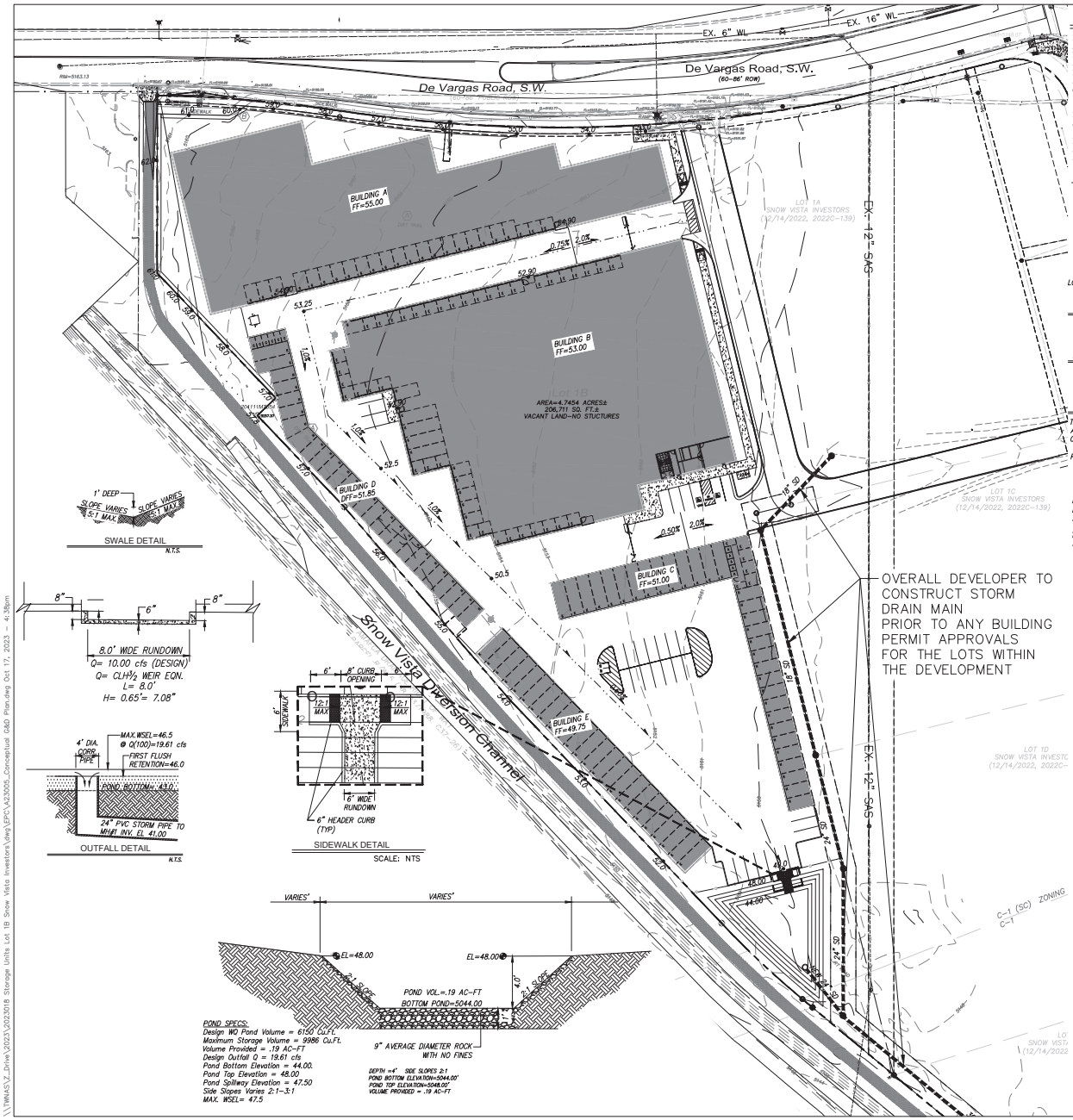


OUTFALL DETAIL

N.T.S.

SIDEWALK DETAIL

SCALE: NTS

POND SPECS:
Design WQ Pond Volume = 6150 Cu.Ft.
Maximum Storage Volume = 9986 Cu.Ft.
Volume Provided = .19 AC–FT
Design Outfall Q = 19.61 cfs
Pond Bottom Elevation = 44.00.
Pond Top Elevation = 48.00
Pond Spillway Elevation = 47.50
Side Slopes Varies 2:1–3:1
MAX. WSEL= 47.5

DEPTH =4' SIDE SLOPES 2:1
POND BOTTOM ELEVATION=5044.00'
POND TOP ELEVATION=5048.00'
VOLUME PROVIDED = .19 AC–FT

HYDROLOGY NOTES

THE PROJECT SITE IS LOCATED ON THE WEST SIDE OF ALBUQUERQUE, AND IS BOUNDED BY THE SNOW VISTA DIVERSION CHANNEL TO THE WEST, DE VARGAS RD. TO THE NORTH AND EAST OF THE VACANT LANDS FRONTING SNOW VISTA BLVD. A STORAGE FACILITY IS BEING PROPOSED TO BE CONSTRUCTED ON THE WESTERN TRACT (LOT 1–B) 4.75 ACRE PROPERTY. IT WILL HAVE 2 ACCESS ENTRANCES TO A SHARED ACCESS ROAD ON THE EAST SIDE OF THE PROPERTY. THE SITE IS SHOWN ON ZONE ATLAS PAGE M–9–Z.

THE SITE IS NOT LOCATED IN A 100YR FLOOD ZONE PER FEMA FIRM MAP 35001C0336H, AUGUST 2012.

THE HYDROLOGY WAS CALCULATED PER COA DPM USING AHYMO P₂₄=2.58" FROM NOAA 14. THE RESULTS ARE SUMMARIZED IN THE HYDROLOGY TABLE ON THIS SHEET.

BASIN DATA

THE INTENT OF THIS PLAN IS TO PROVIDE COMPLETE DETENTION OF THE DEVELOPED WATER QUALITY VOLUME FOR THE 100 YEAR, 24 HR. STORM FOR ALL OF LOT 1–B. THIS GRADING PLAN WILL CONTAIN THE RUN–OFF FROM ALL BUILDINGS PER THE APPROVED SITE PLAN. THE SITE HAS BEEN GRANTED FREE DISCHARGE AS THE RUN–OFF VOLUMES HAVE BEEN ACCOUNTED FOR IN THE OVERALL MASTER DRAINAGE PLAN.

FRENCH DRAINS ARE FEATURES OF THE DESIGN TO HASTEN INFILTRATION WITHIN THE PONDS WHEN RUNOFF IS CAPTURED FROM STORM EVENTS.

LOT 1–B

EXISTING CONDITION

BASIN ID	% D	% C	% B	% A	AREA	Q(100)	VOLUME
101	0.0	100.0	0.0	0.0	4.74 AC.	8.02 cfs	.2414 AC–FT

DEVELOPED CONDITION

BASIN ID	% D	% C	% B	% A	AREA	Q(100)	VOLUME
101	85.0	15.0	0.0	5.0	4.74 AC.	19.61 cfs	.8445 AC–FT

STORM WATER QUALITY

THE REQUIRED "STORM WATER QUALITY" VOLUME IS CALCULATED AND WILL BE REQUIRED AT THE TIME OF DEVELOPMENT FOR THE COMMERCIAL PORTION OF THE SITE.

101

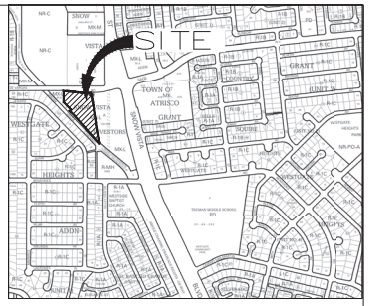
REQUIRED VOLUME = 0.42" X IMPERVIOUS AREA
= 0.42"/12 X (206,574.64 SF) X 85%
= 6150 CF

LOT 1–B HAS BEEN DESIGNATED AS A FUTURE COMMERCIAL PROPERTY AND HAS BEEN ANALYZED AT 85% D FOR FUTURE DESIGN WITH A 4' WIDE STAND PIPE ALLOWING FOR THE CALCULATED 19.61 CFS RUNOFF.

THE TEMPORARY POND IS CURRENTLY SIZED FOR EXISTING RUNOFF FLOW FOR THE SITE IN THE AMOUNT OF .19 AC–FT.

GRADING NOTES:

1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
2. CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION SHALL GOVERN ALL WORK.
3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
4. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT–OF–WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND WETTING THE SOIL TO KEEP IT FROM BLOWING
5. THE EARTHWORK CONTRACTOR SHALL STOCKPILE ENOUGH MATERIAL ADJACENT TO RETAINING WALL LOCATIONS TO BE UTILIZED FOR WALL BACKFILL.
6. SITE DOES NOT LIE IN A 100 YEAR FLOOD ZONE.



LEGAL DESCRIPTION

LOT "1B", SNOW VISTA INVESTORS, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "PLAT OF LOTS 1A, 1B, 1C, 1D AND 1E, SNOW VISTA INVESTORS, TOWN OF ATRISCO GRANT, PROJECTED SECTION 33, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M., ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO," FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 14, 2022, IN PLAT BOOK 2022C, PAGE 139.

ACS BENCHMARK

A.G.R.S. MONUMENT "11_M9"
STANDARD C.O.A. ALUMINUM DISC
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE–N.A.D. 1983)
N=1,474,735.261 US SURVEY FEET
E=1,493,878.618 US SURVEY FEET
PUBLISHED EL=5139.276 US SURVEY FT (NAVD 1988)
GROUND TO GRID FACTOR=0.999682709
DELTA ALPHA ANGLE=–016°52.37"

LEGEND

- FOUND NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993" UNLESS NOTED OTHERWISE
- FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED
- FOUND RIGHT OF WAY MARKER AS DESIGNATED
- EXISTING UTILITY POLE
- EXISTING SAS MANHOLE
- EXISTING GUY WIRE
- EXISTING ELECTRIC BOX
- EXISTING ELECTRIC METER
- EXISTING FIRE HYDRANT
- EXISTING TELEPHONE MANHOLE
- EXISTING SIGN
- EXISTING CURB AND GUTTER
- EXISTING OVERHEAD UTILITY LINE
- EXISTING EDGE OF ASPHALT
- STORM DRAIN PIPE

GRAPHIC SCALE

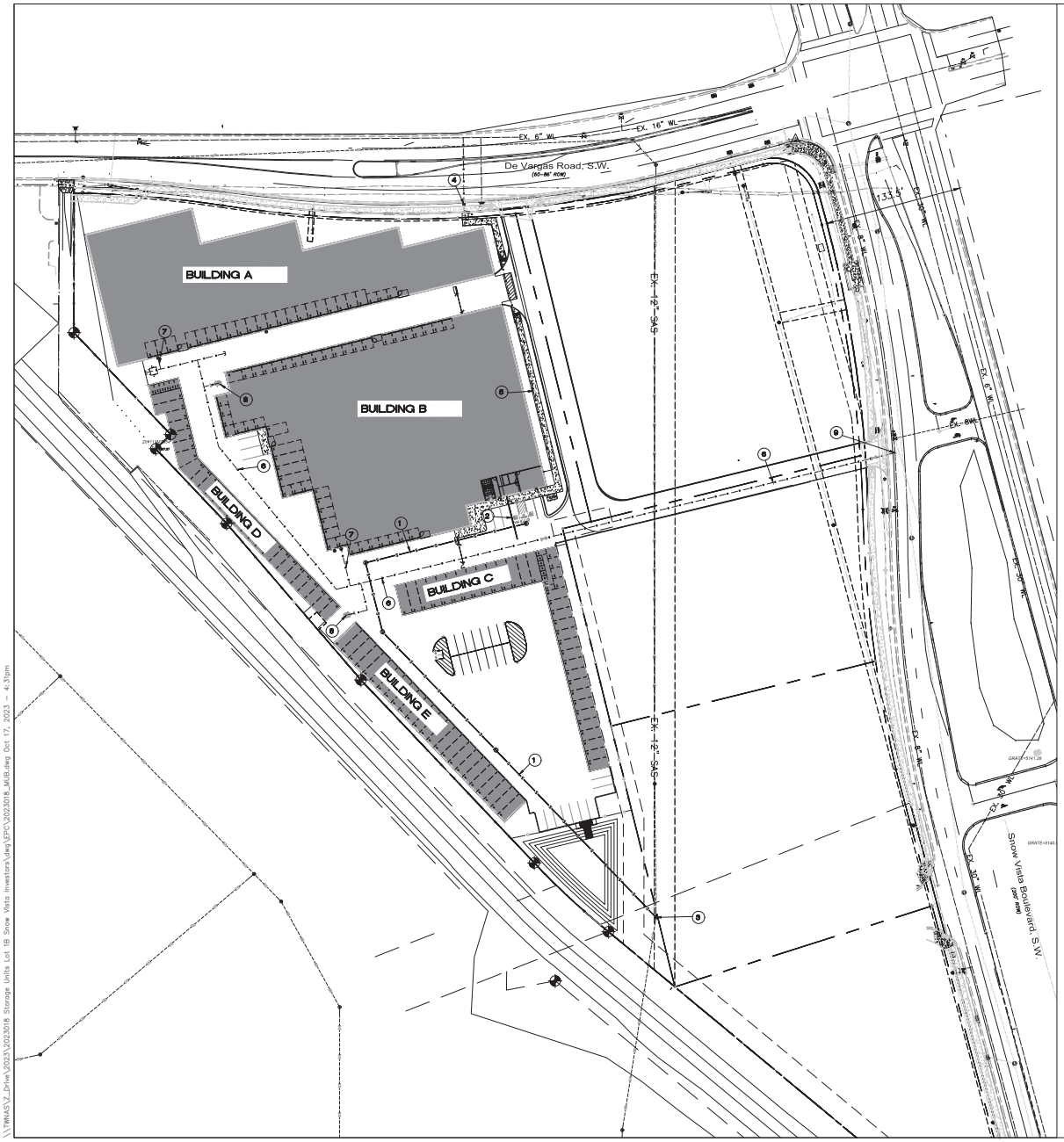
40 20 0 20 40

SCALE: 1"=40'

NOT FOR CONSTRUCTION

ENGINEER'S SEAL	98TH & SAGE STORAGE ALBUQUERQUE, NM	DRAWN BY BF
RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER 10/17/2023 RONALD R. BOHANNAN P.E. #7868	**CONCEPTUAL GRADING AND DRAINAGE PLAN**	DATE 09/26/2023
		A23005_CONCEPTUAL G&D PLAN
	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858–3100 www.tierrawestllc.com	SHEET # **GR-1**
		JOB # 2023018

\\TWHAS\Z_Drive\2023\2023018 Storage Units Lot 1B Snow Vista Investors\dwg\EPC\A23005_Conceptual G&D Plan.dwg Oct 17, 2023 – 4:38pm



LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- RIGHT-OF-WAY
- BUILDING
- SIDEWALK
- SCREEN WALL
- RETAINING WALL
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- 36" SD — STORM SEWER LINE
- PUBLIC SANITARY SEWER LINE
- PRIVATE SANITARY SEWER LINE
- WATERLINE
- FIRE LINE
- SINGLE CLEAN OUT
- DOUBLE CLEAN OUT
- EXISTING SD MANHOLE
- EXISTING INLET
- EXISTING SAS MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING POWER POLE
- EXISTING GAS VALVE
- EXISTING OVERHEAD UTILITIES
- EXISTING UNDERGROUND UTILITIES
- EXISTING GAS
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM SEWER LINE

KEYED NOTES

1. PRIVATE 6" SANITARY SEWER LINE
2. PRIVATE 4" SAS SERVICE LINE
3. CONNECT TO EXISTING PUBLIC SAS MANHOLE
4. 1.5" WATER SERVICE LINE AND METER BOX PER ABCWUA.
5. 2" DOMESTIC WATER LINE
6. PRIVATE 6" FIRE LINE
7. PRIVATE 6" FIRE LINE
8. PRIVATE FIRE HYDRANT PAINTED ORANGE
9. CONNECT TO EXISTING 8" WATER MAIN

GENERAL UTILITY NOTES:

1. ALL WATER AND SEWER UTILITY WORK TO BE DONE IN ACCORDANCE WITH CITY OF ALBUQUERQUE SPECIFICATIONS FOR PUBLIC UTILITY CONSTRUCTION, 1986 EDITION (UPDATE NO 8) INCLUDING AMENDMENT NO 1.
2. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATIONS.
3. CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
4. ALL PLUMBING PIPE MATERIAL TO BE USED PER UPC.
5. IRRIGATION AND DOMESTIC WATERLINE MUST HAVE BACKFLOW PREVENTORS PER UPC. IF BACKFLOW PREVENTOR IS INSTALLED EXTERIOR OF BUILDING A HOT BOX SHALL BE INSTALLED AND USED.
6. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
7. ALL UTILITY DISTANCES SHOWN ARE FOR REFERENCE ONLY. CALL 811 FOR PUBLIC UTILITIES LOCATES.
9. PNM WILL REVIEW ALL TECHNICAL NEEDS, ISSUES AND SAFETY CLEARANCES FOR ITS ELECTRIC POWER SYSTEMS. ANY EXISTING AND PROPOSED PUBLIC UTILITY EASEMENTS SHALL BE INDICATED ON THE SITE PLAN UTILITY SHEET PRIOR TO DRB REVIEW. PNM'S STANDARD FOR PUBLIC UTILITY EASEMENTS IS 10 FEET IN WIDTH TO ENSURE ADEQUATE, SAFE CLEARANCES.

GENERAL UTILITY NOTES:

1. CONTRACTOR MUST COORDINATE WATER SYSTEM WITH SEWER SYSTEM TO PREVENT ANY CONFLICTS WHERE THESE LINES INTERSECT ONE ANOTHER.
2. PROVIDE 3 FEET OF COVER MINIMUM FOR ALL PROPOSED WATER LINES.
3. AREAS WHERE WATER PIPES CROSS OVER SEWER PIPES SHALL NOT HAVE ANY JOINTS.
4. NO FENCES, SIGNS, TREES OR ROCKWALLS TO BE PLACED WITHIN UTILITY EASEMENTS.
5. CONTACT UTILITY COMPANIES FOR EXACT LOCATION OF UNDERGROUND UTILITIES IN THIS AREA BEFORE EXCAVATION.
6. INSTALL A TRENCH SAFETY SYSTEM TO PROVIDE FOR THE SAFE EXCAVATION OF ALL TRENCHES EXCEEDING A DEPTH OF (5') FEET AS PER O.S.H.A. STANDARDS.
7. PROVIDE ADEQUATE CONCRETE THRUST BLOCKING AT THE FOLLOWING: TAPPING SLEEVES, TEES, BENDS, PLUGS AND ALL FITTINGS. REFER TO ABCWUA STANDARD DETAIL DRAWING 2320
8. P.V.C. PIPE SHALL BE PLACED WITH SELECT BEDDING MATERIAL ALL AROUND.
9. CAUTION: VERIFY LOCATION & DEPTH OF EXISTING GAS MAIN IN THE AREA OF CONSTRUCTION, BEFORE INSTALLING WATER LINE.
10. CONTRACTOR TO ADJUST WATER VALVES TO FINAL GRADE WHERE NECESSARY.

N

GRAPHIC SCALE

30 15 0 15 30

SCALE: 1"=30'

CAUTION:

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

NOT FOR CONSTRUCTION

ENGINEER'S SEAL

RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER

10/17/2023

RONALD R. BOHANNAN
P.E. #7868

98TH & SAGE STORAGE
ALBUQUERQUE, NM

CONCEPT UTILITY PLAN

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NM 87109
(505) 858-3100
www.tierrawestllc.com

DRAWN BY BF

DATE 09/26/2023

2023018_MUB

SHEET # MU-1

JOB # 2023018

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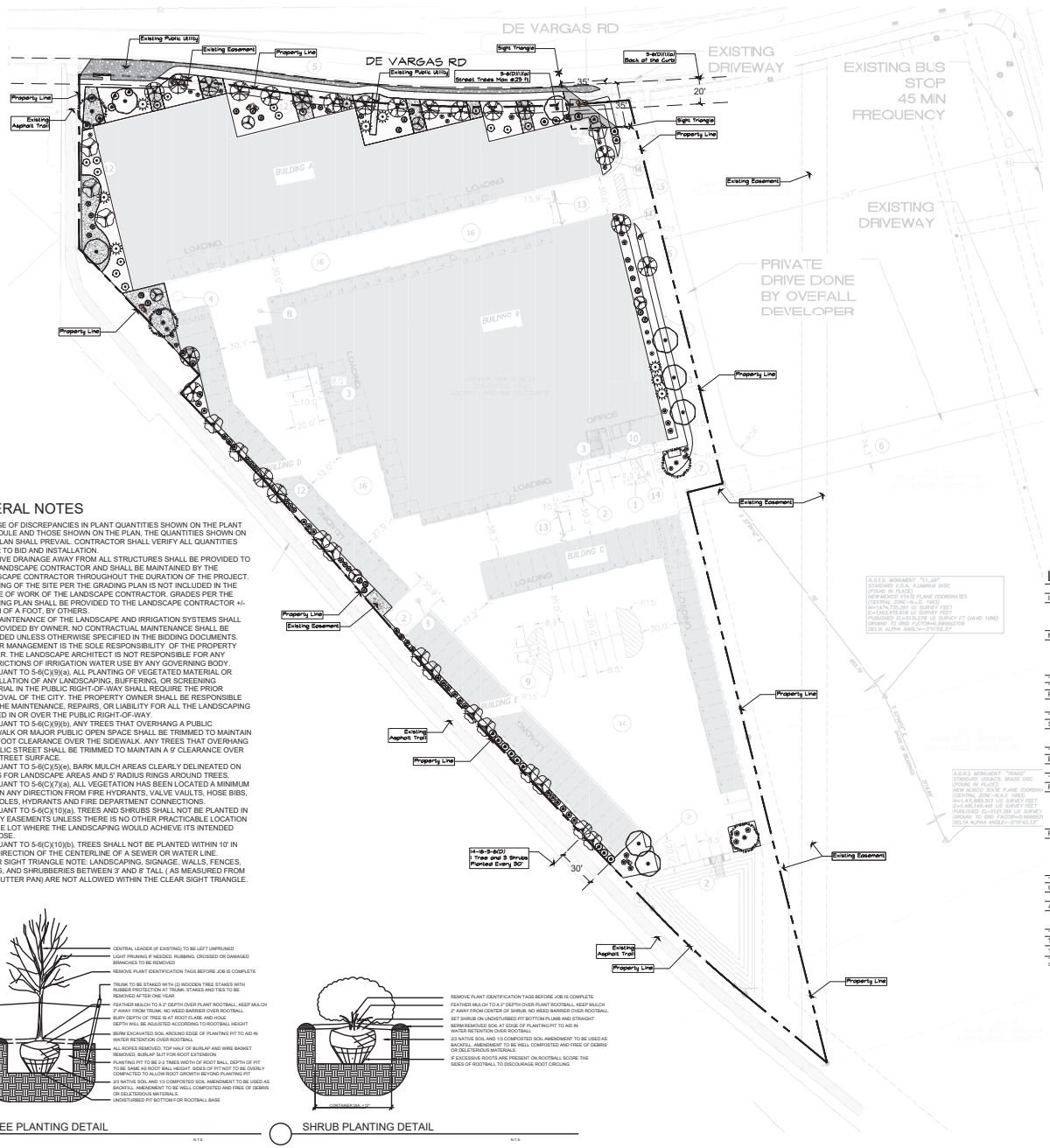
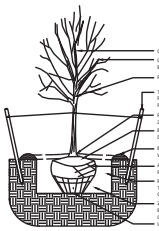


GENERAL NOTES

1. IN CASE OF DISCREPANCIES IN PLANT QUANTITIES SHOWN ON THE PLANT SCHEDULE AND THOSE SHOWN ON THE PLAN, THE QUANTITIES SHOWN ON THE PLAN SHALL PREVAIL. CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO BID AND INSTALLATION.
2. POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES SHALL BE PROVIDED TO THE LANDSCAPE CONTRACTOR AND SHALL BE MAINTAINED BY THE LANDSCAPE CONTRACTOR THROUGHOUT THE DURATION OF THE PROJECT.
3. GRADING OF THE SITE PER THE GRADING PLAN IS NOT INCLUDED IN THE SCOPE OF WORK OF THE LANDSCAPE CONTRACTOR. GRADES PER THE GRADING PLAN SHALL BE PROVIDED TO THE LANDSCAPE CONTRACTOR +/- 1/10TH OF A FOOT, BY OTHERS.
4. ALL MAINTENANCE OF THE LANDSCAPE AND IRRIGATION SYSTEMS SHALL BE PROVIDED BY OWNER. NO CONTRACTUAL MAINTENANCE SHALL BE INCLUDED UNLESS OTHERWISE SPECIFIED IN THE BIDDING DOCUMENTS.
5. WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR ANY RESTRICTIONS OF IRRIGATION WATER USE BY ANY GOVERNING BODY.
6. PURSUANT TO 5-6(C)(9)(a), ALL PLANTING OF VEGETATED MATERIAL OR INSTALLATION OF ANY LANDSCAPING, BUFFERING, OR SCREENING MATERIAL IN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE THE PRIOR APPROVAL OF THE CITY. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS, OR LIABILITY FOR ALL THE LANDSCAPING PLACED IN OR OVER THE PUBLIC RIGHT-OF-WAY.
7. PURSUANT TO 5-6(C)(9)(b), ANY TREES THAT OVERHANG A PUBLIC SIDEWALK OR MAJOR PUBLIC OPEN SPACE SHALL BE TRIMMED TO MAINTAIN AN 8 FOOT CLEARANCE OVER THE SIDEWALK. ANY TREES THAT OVERHANG A PUBLIC STREET SHALL BE TRIMMED TO MAINTAIN A 9' CLEARANCE OVER THE STREET SURFACE.
8. PURSUANT TO 5-6(C)(5)(e), BARK MULCH AREAS CLEARLY DELINEATED ON PLANS FOR LANDSCAPE AREAS AND 5' RADIUS RINGS AROUND TREES.
9. PURSUANT TO 5-6(C)(7)(a), ALL VEGETATION HAS BEEN LOCATED A MINIMUM OF 3' IN ANY DIRECTION FROM FIRE HYDRANTS, VALVE VAULTS, HOSE BIBS, MANHOLES, HYDRANTS AND FIRE DEPARTMENT CONNECTIONS.
10. PURSUANT TO 5-6(C)(10)(a), TREES AND SHRUBS SHALL NOT BE PLANTED IN UTILITY EASEMENTS UNLESS THERE IS NO OTHER PRACTICABLE LOCATION ON THE LOT WHERE THE LANDSCAPING WOULD ACHIEVE ITS INTENDED PURPOSE.
11. PURSUANT TO 5-6(C)(10)(b), TREES SHALL NOT BE PLANTED WITHIN 10' IN ANY DIRECTION OF THE CENTERLINE OF A SEWER OR WATER LINE.
12. CLEAR SIGHT TRIANGLE NOTE: LANDSCAPING, SIGNAGE, WALLS, FENCES, TREES, AND SHRUBBERIES BETWEEN 3' AND 8' TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED WITHIN THE CLEAR SIGHT TRIANGLE.



TREE PLANTING DETAIL

N.T.S.

SHRUB PLANTING DETAIL

N.T.S.

PLANT SCHEDULE

DECIDUOUS TREE	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	POINT	H X W
	16	CHILOPSIS LINEARIS / DESERT WILLOW	25 GAL	RW	45	20' X 25'
	12	CRATAEGUS CRUS-GALLI 'INERMIS' / THORNLESS HAWTHORN	2" B&B	MEDIUM	35	25' X 20'
	8	KOELREUTERIA PANICULATA / GOLDEN RAIN TREE	2" B&B	MEDIUM	40	30' X 30'
	5	VITEX AGNUS-CASTUS / CHASTE TREE	24"BOX	MEDIUM	35	20' X 20'
EVERGREEN TREE	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**	**WATER**	**POINT**	**H X W**
	4	PINUS ELDARICA / AFGHAN PINE	6'	MEDIUM	35	40' X 25'
	8	QUERCUS FUSIFORMIS / ESCARPMENT LIVE OAK	2" B&B	MEDIUM	40	
DESERT ACCENT	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**	**WATER**	**H X W**	**H X W**
	15	HESPERALOE PARVIFLORA / RED YUCCA	5 GAL	LOW+	20	5' X 4'
	22	NOLINA MICROCARPA / BEARGRASS	5 GAL	RW	30	5' X 6'
	27	YUCCA BACCATA / BANANA YUCCA	5 GAL	RW	30	4' X 5'
ORNAMENTAL GRASS	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**	**WATER**	**H X W**	**H X W**
	19	MUHLENBERGIA CAPILLARIS 'REGAL MIST' TM / MUHLY	1 GAL	MEDIUM	12	3' X 3'
DECIDUOUS SHRUBS	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**	**WATER**	**H X W**	**H X W**
	15	BUDDLEJA DAVIDII / BUTTERFLY BUSH	5 GAL	MEDIUM	20	4' X 4'
	15	CAESALPINIA GILLIESII / YELLOW BIRD OF PARADISE	5 GAL	RW	40	10' X 10'
EVERGREEN SHRUBS	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**	**WATER**	**H X W**	**H X W**
	9	COTONEASTER PARNEYI / COTONEASTER	5 GAL	MEDIUM	30	10' X 15'
	20	CYTISUS SCOPARIUS 'ALL GOLD' / SCOTCH BROOM	5 GAL	MEDIUM	30	4' X 6'

MATERIAL SCHEDULE

SYMBOL	DESCRIPTION	QTY
	X-LARGE BOULDER	10

SYMBOL	DESCRIPTION	QTY
	7/8" MOUNTAIN BROWN GRAVEL MULCH, 3" DEPTH OVER FILTER FABRIC	15,869 SF
	2-4" BLUE SAIS COBBLE, 4" DEPTH OVER FILTER FABRIC	6,427 SF

LANDSCAPE DATA

		ZONING DESIGNATION		
IDO UPC#		NR-C		
	GROSS LOT AREA (SF)	206,709		
	BUILDING AREA (SF)	103,591		
	NET LOT AREA (SF)	103,118		
MINIMUM LANDSCAPE		REQUIRED	PROVIDED	
	AREA (SF) - MINIMUM 15 % OF NET LOT AREA*	15,468	22,292	22%
	TOTAL VEGETATIVE COVERAGE (SF) @ PLANT MATURITY (75% OF LANDSCAPE AREA)	11,601	16,719	108%
	VEGETATIVE COVERAGE (SF) OF GROUND-LEVEL PLANTS (25% OF TOTAL, MINIMUM)	2,900	4,180	36%

* PER IDO 14-16-5-6(C)(9)(b), IN DT-UC-MS-PT AREAS, MINIMUM IS 10% OF NET LOT AREA.
* FOR MULTI-FAMILY DWELLING, MINIMUM IS 25% OF NET LOT AREA. SEE 14-16-4-3(B)(8) FOR DETAILS.

PLANTING AREA MULCH		REQUIRED	PROVIDED	
	GRAVEL OR CRUSHER FINES (SF)	MAX. 75%	15,865	71%

* PER IDO 14-15-5-6(C)(5) The use of gravel or crusher fines as ground cover is limited to a maximum 50 percent in DT-UC-MS areas.

STREET TREES - 1 PER 25 LF		REQUIRED	PROVIDED	
	STREET FRONTAGE (LF)		374	
	STREET TREES	15	17	

* PER IDO 14-16-5-6(D)(1)(a) TREES THAT ARE PLANTED WITHIN 20 FEET OF THE BACK OF CURB OF THE ABUTTING STREET MAY FULFILL THIS REQUIREMENT.

EDGE BUFFER LANDSCAPE		REQUIRED	PROVIDED	
	TREES			

* SEE IDO 14-16-5-6(E)(2), 14-16-5-6(E)(3), AND 14-16-5-6(E)(4) FOR COMPLETE EDGE BUFFER STANDARDS.

PARKING LOT EDGES				
	WITHIN 30' OF FRONT LOT LINE , CONTINUOUS 3' HT EVERGREEN SHRUBS	-	-	
	WITHIN 20' SIDE AND REAR LOT EDGES (LF)	-	-	
	TREES PER (2 PER 25 LF)	-	-	
	SHRUBS (6 PER 25 LF)	-	-	
PARKING LOT INTERIOR		REQUIRED	PROVIDED	
	PARKING STALLS	-	34	
	PARKING LOT AREA (SF)	-		
	LANDSCAPED AREA (10% OF PARKING LOT AREA)*	#####		
	TREES (1 PER 10 PARKING SPACES)	3.4	4	

* PER IDO 14-16-5-6(F)(3), FOR PARKING LOTS CONTAINING 50 OR FEWER SPACES, MINIMUM IS 10% OF PARKING LOT AREA.

COOL SEASON GRASS		REQUIRED	PROVIDED	
	NO MORE THAN 10 % OF REQUIRED LANDSCAPE AREA	-	-	##
ADDITIONAL REQUIREMENTS FOR MULTI-FAMILY DWELLING		REQUIRED	PROVIDED	
	1 TREE PER GROUND FLOOR DWELLING UNIT			
	1 TREE PER SECOND FLOOR DWELLING UNIT*			

* PER IDO 14-16-4-3(B)(8), IN DT-UC-MS-PT AREAS, SECOND FLOOR DWELLING UNIT TREES ARE NOT REQUIRED.

TOTALS		REQUIRED	PROVIDED	
TREES		-	53	

* PER IDO 14-16-5-6(C)(3)(a), IF AREAS REQUIRED TO BE LANDSCAPED BY 2 OR MORE PROVISIONS OF THIS SECTION 14-16-5-6 OVERLAP EACH OTHER, THE PROVISION REQUIRING THE GREATER AMOUNT OF LANDSCAPING SHALL APPLY, AND LANDSCAPING PROVIDED THAT MEETS THE GREATER REQUIREMENT SHALL COUNT TOWARD FULFILLING THE OVERLAPPING REQUIREMENTS.

YELLOWSTONE LANDSCAPE
www.yellowstonelandscape.com
P O Box 10597
Albuquerque, NM 87184
505.898.9615
design@yellowstonelandscape. com

STATE OF NEW MEXICO
CODY McMALLEN
660
Registered
LANDSCAPE ARCHITECT

Date: 10.29.2023
Revisions:

Drawn by: FB
Reviewed by: CM

Snow Vista Self Storage

Albuquerque, NM, 87121

NORTH

Scale: 1"=40'

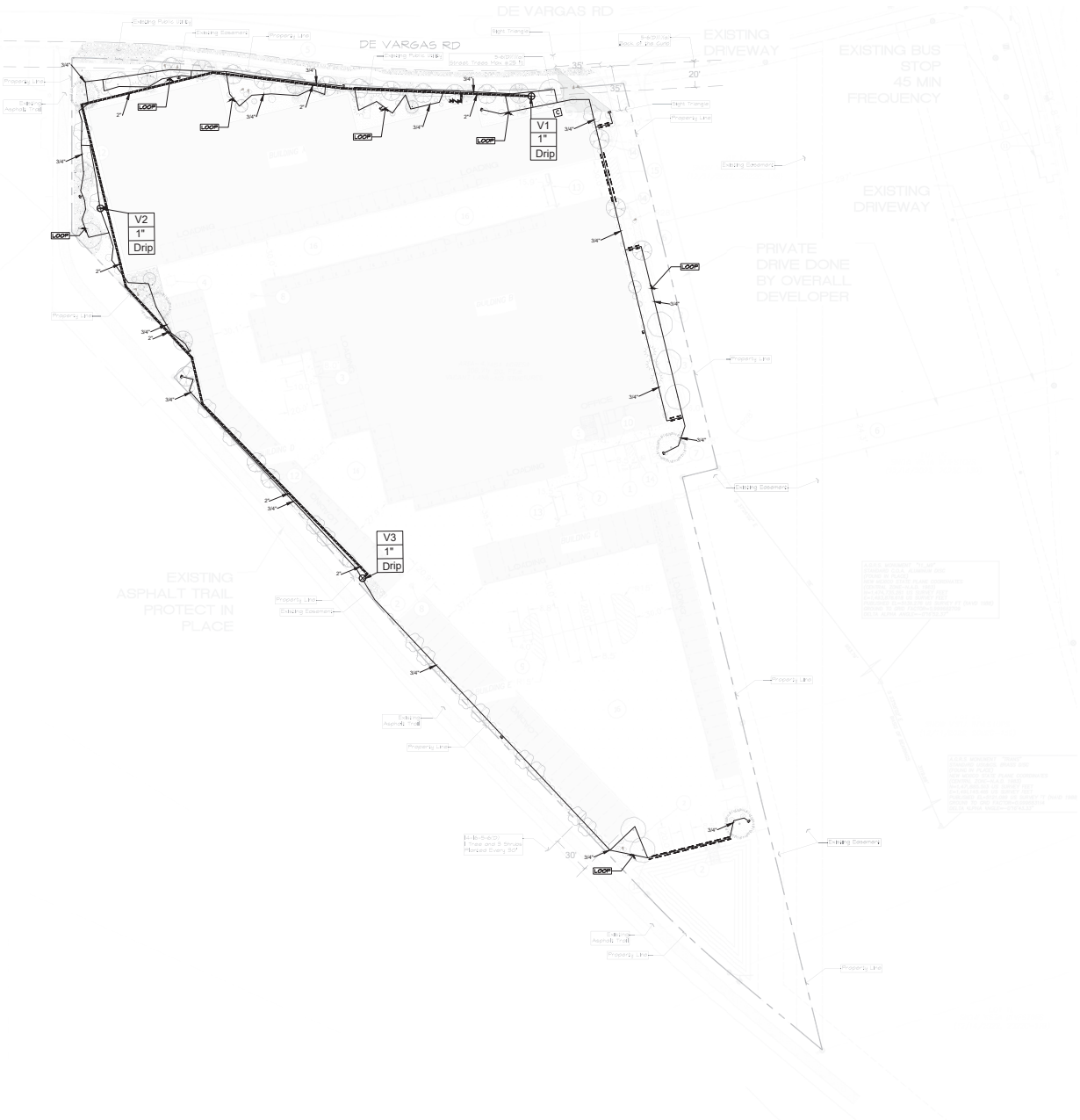
10' 0 40' 80'

Sheet Title:

Planting Plan

Sheet Number:

LS-01



IRRIGATION LEGEND

Symbol	Item / Description	Manufacturer / Model
C	Controller -confirm location in field	Rainbird ESP-Me Controller Rain/Freeze Sensor
	Ball Valve -assumed point of connection	Spears Ball Valve
	Reduced Pressure Backflow Preventer/Master Valve Assembly in Valve Box	Febco 825Y Rainbird PEB AEP 1320 Hunter
	Automatic Drip Valve with pressure regulating filter	Rainbird PEB Rainbird PRF-100-RBY AEP 1320 Hunter
	Poly Drip Line w / Flush Cap 6 emitters per tree 2 emitters per shrub 1 emitter per perennial	Agrifim TAE
	PVC Masterline 18" depth bury	Sch 40
	PVC Sleeve	Class 200
V1	Valve Sequence	
1"	Valve Size	
Drip	GPM	

IRRIGATION NOTES

1. THE LANDSCAPE CONTRACTOR SHALL FURNISH LABOR, MATERIALS AND EQUIPMENT TO INSTALL PROPOSED IRRIGATION SYSTEM AS SHOWN PER PLAN AND DETAILS.
2. IF ANY ERRORS OR DISCREPANCIES APPEAR ON THE PLAN, THEY MUST BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT BEFORE CONSTRUCTION OF THE IRRIGATION SYSTEM BEGINS.
3. LANDSCAPE INSTALLER SHALL PERFORM PRESSURE/GPM TEST AT POINT OF CONNECTION BEFORE INSTALLING IRRIGATION SYSTEM TO VERIFY PSI AND GPM FOR THE SITE.
4. IRRIGATION SYSTEM HAS BEEN DESIGNED TO A MINIMUM DYNAMIC PRESSURE OF 75 PSI AT 50 GPM. IF THE PSI/GPM ARE LOWER THAN 75/50 THE LANDSCAPE ARCHITECT MUST BE NOTIFIED IMMEDIATELY.
5. THE CONTRACTOR SHALL FIELD VERIFY UTILITY LOCATIONS AND MAKE ANY NECESSARY FIELD ADJUSTMENTS WITH GENERAL CONTRACTOR.
6. THE LOCATION OF IRRIGATION EQUIPMENT IS APPROXIMATE AND SHALL BE LOCATED IN THE LANDSCAPE AREAS. ANY IRRIGATION EQUIPMENT AND PIPING SHOWN OUTSIDE OF LANDSCAPE AREAS ARE FOR GRAPHIC CLARITY ONLY.
7. THE LANDSCAPE CONTRACTOR SHALL PROVIDE TO OWNER AN ACCURATE AS-BUILT IRRIGATION PLAN WHEN THE WORK IS COMPLETED. AS-BUILT DOCUMENTS SHOULD BE UPDATED WEEKLY FOR ACCURATE RECORDING OF IRRIGATION SYSTEM.
8. VALVE LOCATIONS TO BE APPROVED BY LANDSCAPE ARCHITECT. VALVE BOX LIDS TO BE TAN IN GRAVEL AREAS AND GREEN IN SOD/SEED AREAS.
9. ALL PLANTS WITHIN THE PROPERTY LINE SHALL BE IRRIGATED BY LOW FLOW POINT-SOURCE DRIP IRRIGATION SYSTEM.
10. ALL PLANTS WITHIN PUBLIC RIGHT-OF-WAY SHALL BE IRRIGATED BY BUBBLER IRRIGATION SYSTEM PER COA SPEC. ALL PLANTS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE ZONED SEPARATELY FROM THE PLANTS WITHIN THE PROPERTY LINE.
11. POWER FOR IRRIGATION SYSTEM TO BE PROVIDED BY THE GENERAL CONTRACTOR. 110V POWER IS REQUIRED AT THE LOCATIONS OF THE IRRIGATION CONTROLLER AND BACKFLOW PREVENTER.
12. BACKFLOW PREVENTER MUST BE TESTED AND CERTIFIED BEFORE FINAL ACCEPTANCE OF THE JOB.
13. CONTROLLER LOCATION IS APPROXIMATE AND THE FINAL LOCATION WILL BE DETERMINED IN THE FIELD.
14. SLEEVES TO BE INSTALLED, AS SHOWN PER PLAN, BEFORE HARDSCAPE IS INSTALLED. THE LANDSCAPE CONTRACTOR MUST BE GIVEN A MINIMUM OF 72 HOUR NOTICE BEFORE SLEEVE LOCATIONS ARE PAVED OVER.
15. WATER METER TO BE PROVIDED BY OTHERS.

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STATE OF NEW MEXICO
CODY McMALLEN
680
REGISTERED LANDSCAPE ARCHITECT

Date: 10.30.2023
Revisions:

Drawn by: FB
Reviewed by: CM, MH

Snow Vista
Self Storage

Albuquerque, NM, 87121

NORTH

Scale: 1"=40'

20' 0 40' 80'

Sheet Title:

Irrigation Plan

Sheet Number:

LI-01

October 25, 2023

Development Facilitation Team
City of Albuquerque
600 2nd Street NW
Albuquerque NM 87102

RE: SENSITIVE LANDS ANALYSIS
98th/snow vista and De VARGAS/SAGE RD
Legal/Address: LT 1B PLAT OF LOTS 1A, 1B, 1C, 1D AND 1E SNOW VISTA INVESTORS CONT 4.7454 +/- AC
Zone Atlas Page: M-9-z

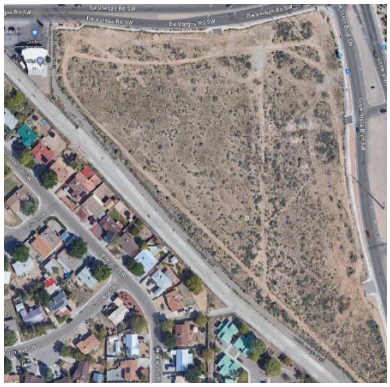
Dear Development Facilitation Team:

This report outlines the constraints identified within the proposed site plan comprised of Lot 1-B within the 98th and Snow Vista area (the "subject site"). The subject site is approximately 4.74-acres, is currently undeveloped, and is located on the southwest corner of 98th St SW and De Vargas Rd SW, Albuquerque NM 87121. The subject site is zoned Non-Residential - Commercial (NR-C) and lies west of the Rio Grande River. The site is currently vacant with desert shrubs with minor to no previous grading.

Tierra West, LLC has performed a Sensitive Lands Analysis Report as required under the Integrated Development Ordinance (IDO) Section 5-2(C) for new subdivisions of land, documenting the below:

Item:	Presence:	Commentary:
Floodplains and Flood Hazard	Area of minimal flood hazard.	The site is an area with minimal flood risk.
Steep Slopes	None	The overall site is not in an area with steep slopes
Unstable Soils	None	Based on USDS Web Soil Survey Data, the site soils are mainly sandy.
Wetlands (Constant supply of water)	None	No areas of standing water are present on site.
Arroyo	None	No Arroyos were identified.
Irrigation Facilities	None	No irrigation facilities were identified.
Escarpment	None	No areas of escarpment were identified.
Large stands of mature trees	None	No trees present.
Archeological sites	None	No archaeological issues have been uncovered.

Looking South



Aerial View

Looking West

The sensitive lands analysis has found that none of the above features have been determined to constrain the development of the site. Additionally, none of the above features have been determined to be present on this site or have negative impacts as identified in the various documents supporting our findings of no sensitive land issues.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Sergio Lozoya
Sr. Planner

CC: Todd Megrath

JN: 2023018
RRB/ln/sl

SITE PLAN *CHECKLIST*

Project #: _____ **Application #:** _____

This checklist will be used to verify the completeness of site plans submitted for review by the Planning Department. **Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Also there may additional requirements if a site is located in CPO, HPO, and/or VPO or if located in DT-UC-MS or PT areas. See the IDO or AGIS for boundaries.** Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.

Regina Okoye 11/3/2023

Applicant or Agent Signature / Date

Site plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

1. **Site Plan** (including utilities and easements)
2. **Landscaping Plan**
3. **Grading and Drainage Plan**
4. **Utility Plan**
5. **Building and Structure Elevations**
6. **Previously approved Development Plan (if applicable)**

The electronic format must be organized in the above manner.

The following checklist describes the minimum information necessary for each plan element. **The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A." Each non-applicable designation must be explained by notation on the Checklist.**

NOTE: There may be addition information required if site is located with a CPO, VPO or HPO and/or any other special areas as defined by the IDO.

NOTE: If there requests for deviations (Section 14-16-6-4(O), they must be clearly labelled on the site plan (Sheet 1) as well as addressed in the application letter made with the submittal.

SHEET #1 - SITE PLAN

A. General Information

X 1. Date of drawing and/or last revision

X 2. Scale:

1.0 acre or less	1" = 10'
1.0 - 5.0 acres	1" = 20'
Over 5 acres	1" = 50'
Over 20 acres	1" = 100'

Used 1" = 40" due to geometry of site.

X 3. Bar scale
X 4. North arrow
X 5. Legend
X 6. Scaled vicinity map
X 7. Property lines (clearly identify)
X 8. Existing and proposed easements (identify each)
N/A 9. Phases of development, if applicable

B. Proposed Development

1. Structural

X A. Location of existing and proposed structures (distinguish between existing & proposed) and include any accessory structures
X B. Square footage of each structure
X C. Proposed use of each structure
X D. Signs (freestanding) and other improvements
X E. Walls, fences, and screening: indicate height, length, color and materials
X F. Dimensions of all principal site elements or typical dimensions
X G. Loading facilities
tbd H. Site lighting (indicate height & fixture type)
N/A I. Indicate structures within 20 feet of site
N/A J. Elevation drawing of refuse container and enclosure, if applicable.
X K. Existing zoning/land use of all abutting properties

2. Parking, Loading and Internal Circulation

X A. Parking layout with spaces numbered per aisle and totaled.
- X 1. Location and typical dimensions, including motorcycle spaces, bicycle spaces, ADA accessible spaces, and compact spaces
- X 2. Calculations: spaces required and proposed (include any reduction calculations) for motorcycle, bicycle, compact and ADA spaces
- N/A 3. On street parking spaces

X B. Bicycle parking & facilities
- X 1. Bicycle racks – location and detail
- N/A 2. Other bicycle facilities, if applicable

X C. Vehicular Circulation (Refer to DPM and IDO)
- X 1. Ingress and egress locations, including width and curve radii dimensions
- X 2. Drive aisle locations, including width and curve radii dimensions
- X 3. End aisle locations, including width and curve radii dimensions
- X 4. Location & orientation of refuse enclosure, with dimensions
- X 5. Loading, service area, and refuse service locations and dimensions

X D. Pedestrian Circulation
- X 1. Location and dimensions of all sidewalks and pedestrian paths (including ADA connection from ROW to building and from ADA parking to building)

X 2. Location and dimension of drive aisle crossings, including paving treatment
n/a 3. Location and description of amenities, including patios, benches, tables, etc.

X E. Off-Street Loading
X 1. Location and dimensions of all off-street loading areas

n/a F. Vehicle Stacking and Drive-Through or Drive-Up Facilities
n/a 1. Location and dimensions of vehicle stacking spaces and queuing lanes
N/A 2. Landscaped buffer area if drive-through lanes are adjacent to public R/W
N/A 3. Striping and Sign details for one-way drive through facilities

3. Streets and Circulation

X A. Locate and identify adjacent public and private streets and alleys.
X 1. Existing and proposed pavement widths, right-of-way widths and curve radii
n/a 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
X 3. Location of traffic signs and signals related to the functioning of the proposal
X 4. Identify existing and proposed medians and median cuts
X 5. Sidewalk widths and locations, existing and proposed
X 6. Location of street lights
X 7. Show and dimension clear sight triangle at each site access point
X 8. Show location of all existing driveways fronting and near the subject site.

X B . Identify Alternate transportation facilities within site or adjacent to site
X 1. Bikeways and bike-related facilities
X 2. Pedestrian trails and linkages
X 3. Transit facilities, including routes, bus bays and shelters existing or required

4. Phasing

N/A A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

SHEET #2 - LANDSCAPING PLAN

X 1. Scale - must be same as scale on sheet #1 - Site plan
X 2. Bar Scale
X 3. North Arrow
X 4. Property Lines
X 5 Existing and proposed easements
X 6. Identify nature of ground cover materials
X A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
X B. Pervious areas (planting beds, gravel areas, grass, ground cover vegetation, etc.)
X C. Ponding areas either for drainage or landscaping/recreational use

X 7. Identify type, location and size of plantings (common and/or botanical names).
- X A. Existing, indicating whether it is to preserved or removed.
- X B. Proposed, to be established for general landscaping.
- X C. Proposed, to be established for screening/buffering.

X 8. Describe irrigation system – Phase I & II . . .

X 9. Planting Beds, indicating square footage of each bed

N/A 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.

X 11. Responsibility for Maintenance (statement)

X 12. Landscaped area requirement; square footage and percent (specify clearly on plan)

X 13. Landscaped buffer areas provided; dimensions, label clearly that it is a landscape buffer, square footage and percent (specify clearly on plan)

X 14. Planting or tree well detail

X 15. Street Trees (only trees from the Official Albuquerque Plant Palette and Sizing list or 8 inch caliper or larger will be counted)

X 16. Parking lot edges and interior – calculations, dimensions and locations including tree requirements

X 17. Show Edge Buffer Landscaping (14-16-5-6(D)) – location, dimensions and plant material

SHEET #3 –GRADING AND DRAINAGE PLAN

A separate grading and drainage plan (and drainage report) must be submitted to the DRS Hydrology Section prior to the DRB submittal for a site plan (See DRWS Form).

A. General Information

X 1. Scale - must be same as Sheet #1 - Site Plan

X 2. Bar Scale

X 3. North Arrow

X 4. Property Lines

X 5. Existing and proposed easements

X 6. Building footprints

n/a 7. Location of Retaining walls

B. Grading Information

X 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.

X 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.

X 3. Identify ponding areas, erosion and sediment control facilities.

X 4. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

SITE PLAN *CHECKLIST*

SHEET #4- UTILITY PLAN

_X_ A. Fire hydrant locations, existing and proposed. (or submit signed off Fire One Plan)
_X_ B. Distribution lines
_X_ C. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
X__ D. Existing water, sewer, storm drainage facilities (public and/or private).
_X_ E. Proposed water, sewer, storm drainage facilities (public and/or private)

SHEET #5 - BUILDING AND STRUCTURE ELEVATIONS

A. General Information

_X_ A. Scale
_X_ B. Bar Scale
_X_ C. Detailed Building Elevations for each facade
- _X_ 1. Identify facade orientation
- _X_ 2. Dimensions of facade elements, including overall height and width
- _X_ 3. Location, material and colors of windows, doors and framing
- _X_ 4. Materials and colors of all building elements and structures
- _X_ 5. Location and dimensions of mechanical equipment (roof and/or ground mounted)

B. Building Mounted Signage

_X_ 1. Site location(s)
_X_ 2. Sign elevations to scale
_X_ 3. Dimensions, including height and width
_X_ 4. Sign face area - dimensions and square footage clearly indicated
_X_ 5. Lighting
_X_ 6. Materials and colors for sign face and structural elements.
_X_ 7. List the sign restrictions per the IDO

City of Albuquerque
Environmental Planning Commission
Plaza Del Sol, 600 Second Street NW
Albuquerque, NM 87102

RE: AGENT AUTHORIZATION NOTICE – 9850 DE VARGAS RD SW ALBUQUERQUE NM 87121

To Whom It May Concern,

FRE Albuquerque SS, LLC, hereby authorizes Modulus Architects and Land Use Planning Inc., to perform as the Agent of Record with the City of Albuquerque. This Agent Authorization is for the property located at the 9850 DE VARGAS RD SW ALBUQUERQUE NM 87121 and legally described as:

LT 1B PLAT OF LOTS 1A, 1B, 1C, 1D AND 1E SNOW VISTAINVESTORS CONT 4.7454 +/- AC

This authorization is valid until further written notice from FRE Albuquerque SS, LLC or Modulus Architects and Land Use Planning Inc. (Agent). Please direct all correspondence and communication to our Agent for the purpose of this request for the Development Facilitation Team and all corresponding applications.

Sincerely,

FRE Albuquerque SS, LLC
C/O Bryan Grissinger
7061 Clairemont Mesa Blvd - Suite 217
San Diego, CA 92111
619.756.4622
Bryan@fronterarealestate.com

City of Albuquerque
Environmental Planning Commission
Plaza Del Sol, 600 Second Street NW
Albuquerque, NM 87102

RE: AGENT AUTHORIZATION NOTICE – 9850 DE VARGAS RD SW ALBUQUERQUE NM 87121

To Whom It May Concern,

GOODMAN LAWRENCE RVT, hereby authorizes Modulus Architects and Land Use Planning Inc., to perform as the Agent of Record with the City of Albuquerque. This Agent Authorization is for the property located at the 9850 DE VARGAS RD SW ALBUQUERQUE NM 87121 and legally described as:

LT 1B PLAT OF LOTS 1A, 1B, 1C, 1D AND 1E SNOW VISTAINVESTORS CONT 4.7454 +/- AC

This authorization is valid until further written notice from GOODMAN LAWRENCE RVT or Modulus Architects and Land Use Planning Inc. (Agent). Please direct all correspondence and communication to our Agent for the purpose of this request for the Development Facilitation Team and all corresponding applications.

Sincerely,

Scott Goodman

Owner: GOODMAN LAWRENCE RVT
Owner Address: 4711 GOLF RD #1000 SKOKIE IL 60076-1235

November 3, 2023

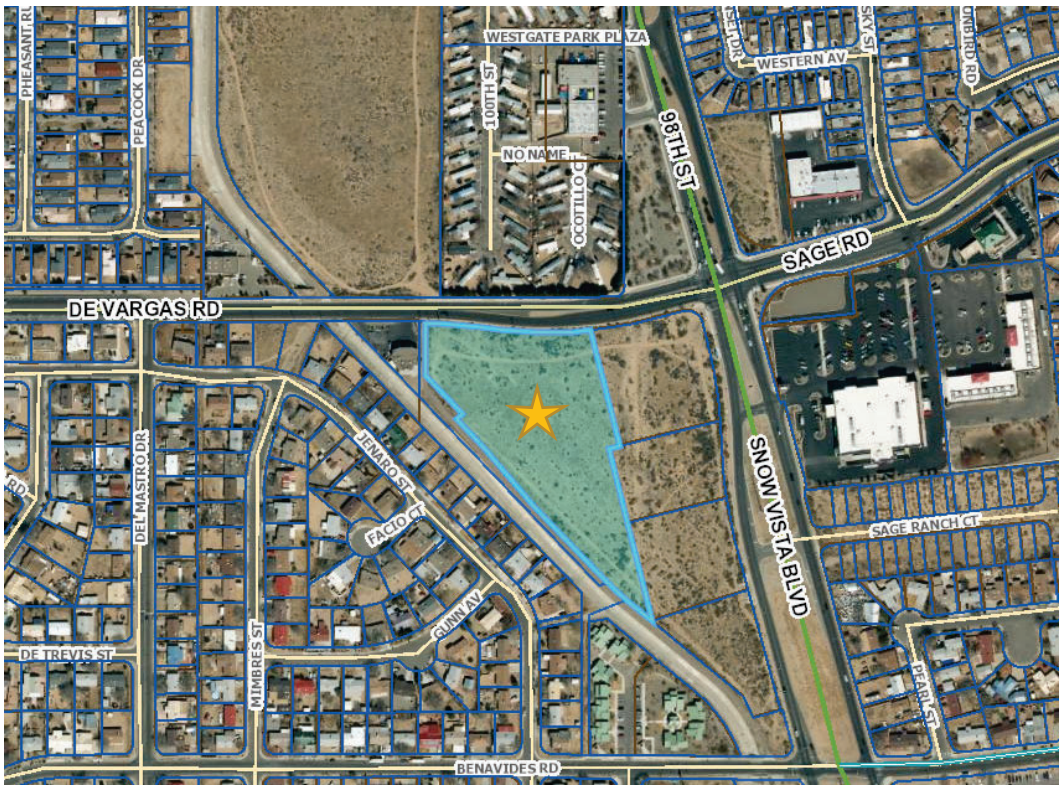
Development Facilitation Team (DFT)
City of Albuquerque
600 2nd Street NW,
Albuquerque, NM 87102

RE: SITE PLAN ADMINISTRATIVE - DEVELOPMENT FACILITATION TEAM (DFT)

PROJECT ADDRESS – 9850 DE VARGAS RD SW ALBUQUERQUE NM 87121 (DE VARGAS RD SW & SNOW VISTA BLVD SW)

Dear Development Facilitation Team,

Modulus Architects & Land Use Planning, Inc., hereafter referred to as "Agent," for the purpose of this request, represents FRE Albuquerque SS, LLC, hereafter referred to as "Applicant" and Goodman Lawrence RVT hereafter referred to as "Property Owner". We, "Agent," are requesting approval of a Site Plan – DFT for commercial development greater than 50,000 sf. The proposed development is an Extra Space Storage facility development does not include major public infrastructure. The site is located at 9850 De Vargas SW, Albuquerque, NM 87121. The parcel (the "subject site") is approximately 4.7 acres in size and is zoned NR-C. The property is currently described as: LT 1B PLAT OF LOTS 1A, 1B, 1C, 1D AND 1E SNOW VISTAINVESTORS CONT 4.7454 +/- AC. The subject site is currently undeveloped.



MODULUS
ARCHITECTS &
LAND USE PLANNING

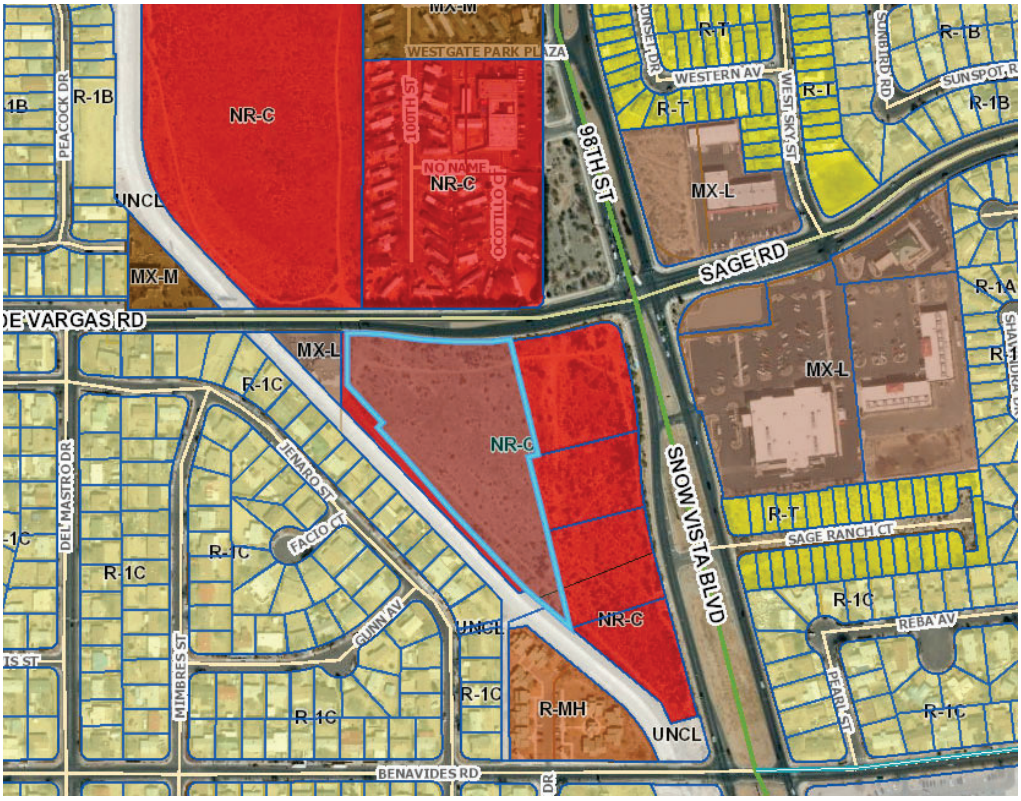
PROPOSED DEVELOPMENT

The purpose of this application is to get a Site Plan approval because the size of the development exceeds 50,000sf of commercial development that does not require public infrastructure. The subject site is currently undeveloped and is a vacant dirt lot. We are proposing to develop this site into an Extra Space Storage. Extra Space Storage is seeking to build a 103,951 sf self-storage. The project will include 5 different storage space buildings, an office space, loading areas, landscaping areas, and parking areas. The project will provide 34 total parking spaces and two (2) ADA spaces. There is one (1) access point off of De Vargas RD and one (1) shared access point off of Snow Vista.

This letter will provide background and justification of the review and decision criteria for the proposed Site Plan Administrative - DFT. This approval will help with development of this existing vacant commercial lot and will bring more convenient commercial service to the community, while responding to market demands.

ZONING

The subject site is zoned NR-C. The purpose of the NR-C zone district is "to accommodate medium-scale retail, office, commercial, and institutional uses, particularly where additional residential development is not appropriate or not desired because of a deficit of jobs or services in relation to housing units in the area". A self-storage use is permissive primary use. The propose uses follows all the requirements of the IDO and the DPM. The site plan follows all Use-Specific Standards for the proposed use.



The site is located within an Area of Change, within the Arenal/86th/Benavides Major Transit Corridors, as designated in the Albuquerque Comprehensive Plan. The site is also within the Southwest Mesa Community Planning Area. The subject site is along an Urban Principal Arterial (Snow Vista Blvd) and an Urban Major Collector (De Vargas RD). The site is not within a center. A traffic impact scoping form was submitted to the City's Traffic Engineer and it was deemed that a traffic study was not required for this site.

6-5(G) SITE PLAN – ADMINISTRATIVE
6-5(G)(3) REVIEW AND DECISION CRITERIA

Any application for a Site Plan – Administrative shall be approved if it meets all of the following criteria:

6-6(G)(3)(a) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.

> **Applicant Response: The Site Plan complies with all standards of the IDO as adopted and amended as well any DPM standards, and other adopted City regulations. These standards included Dimensions (Table 2-5-1), Use-Specific Standards (Self-storage (4-3(D)(29)), Access and Connectivity (5-3), Parking and Loading (5-5), Landscaping, Buffering, and Screening (5-6), and Signs (5-12).**

6-5(G)(3)(b) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development or the applicant has agreed to install required infrastructure and public improvements pursuant to Subsection 14-16-1-7(B)(2) and 14-16-5-4(N) and/or a signed an Infrastructure Improvements Agreement (IIA) pursuant to Subsection 14-16-5-4(O) to add adequate capacity.

> **Applicant Response: The City's existing infrastructure and public improvements have adequate capacity to serve the proposed development. There was no additional infrastructure required for the development of this site.**

6-5(G)(3)(c) If the subject property is within an approved Master Development Plan, the Site Plan shall meet any relevant standards in the Master Development Plan in addition to any IDO standards applicable in the zone district the subject property is in.

> **Applicant Response: The subject property is not located within an approved Master Development Plan.**

6-6(H)(3)(g) If the subject property is within an approved Framework Plan, the Site Plan shall meet any relevant standards in the Framework Plan in addition to any IDO standards applicable to the type of development.

Applicant Response: The subject property is not located within an approved Framework Plan.

CONCLUSION

The purpose of this request is to get Site Plan approval of a commercial building that is greater than 50,000sf. The subject site is currently undeveloped and is a vacant dirt lot. We are proposing to develop this site into a self-storage.

A Site Plan – Administrative shall be approved if it meets all of the criteria from 14-16-6-5(G)(3)(a)-(g). Our request meets all of the identified criterion. This proposed development follows all standards of the IDO, as adopted and amended, as well any DPM standards.

Best Regards,

REGINA OKOYE, ENTITLEMENTS PROJECT MANAGER
MODULUS ARCHITECTS & LAND USE PLANNING, INC.
100 Sun Avenue NE, Suite 600
Albuquerque, NM 87109
Office 505.338.1499 (Ext. 1003)
Mobile + Text 505.267.7686

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the Integrated Development Ordinance are responsible for the posting and maintaining of one or more signs on the property which is subject to the application, as shown in Table 6-1-1. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application for a $10 fee per sign. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign(s).

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to any public meeting or hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter.

1. LOCATION

   A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
   B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
   C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

   A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
   B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

   A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
   B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from _____To _____

5. REMOVAL

   A. The sign is not to be removed before the initial hearing on the request.
   B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Regina Okaya _____ 11/7/2023 _____
(Applicant or Agent) (Date)

I issued _____ signs for this application, _____, _____
(Date) (Staff Member)

PROJECT NUMBER: _____

Revised 2/6/19

Public Meeting Notices

Regina Okoye

From: Carmona, Dalaina L. <dlcarmona@cabq.gov>
Sent: Monday, June 26, 2023 12:43 PM
To: Regina Okoye
Subject: 9850 DE VARGAS RD SW Neighborhood Meeting Inquiry Sheet Submission
Attachments: IDOZoneAtlasPage_M-09-Z.PDF

PLEASE NOTE:
The City Council recently voted to update the Neighborhood Association Recognition Ordinance (NARO) and the Office of Neighborhood Coordination (ONC) is working to ensure all neighborhood associations and neighborhood coalitions are in compliance with the updated ordinance. There will likely be many updates and changes to association and coalition contact information over the next several months. With that in mind, please check with the ONC every two (2) weeks to ensure that the contact information you have for associations and coalitions is up to date.

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Westgate Heights NA	Christoper	Sedillo	navrmc6@aol.com	605 Shire Street SW	Albuquerque	NM	87121	6193155051	
Westgate Heights NA	Matthew	Archuleta	mattearchuleta1@hotmail.com	1628 Summerfield Place SW	Albuquerque	NM	87121	5054016849	
Route 66 West NA	Paul	Fava	paulfava@gmail.com	505 Parnelli Drive SW	Albuquerque	NM	87121	5053853202	
Route 66 West NA	Cherise	Quezada	cherquezada@yahoo.com	10304 Paso Fino Place SW	Albuquerque	NM	87121	5052631178	
South West Alliance of Neighborhoods (SWAN Coalition)	Luis	Hernandez Jr.	luis@wccdg.org	5921 Central Avenue NW	Albuquerque	NM	87105		
South West Alliance of Neighborhoods (SWAN Coalition)	Jerry	Gallegos	jgallegoswccdg@gmail.com	5921 Central Avenue NW	Albuquerque	NM	87105	5053855809	5058362976
Westside Coalition of Neighborhood Associations	Elizabeth	Haley	elizabethkayhaley@gmail.com	6005 Chaparral Circle NW	Albuquerque	NM	87114	5054074381	
Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	NM	87120	5059852391	5058982114

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: https://www.cabq.gov/planning/online-planning-permitting-applications with those types of questions.

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
- Please use this online link to find the required forms you will need to submit your permit application. https://www.cabq.gov/planning/urban-design-development/public-notice.
- The Checklist form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf.
- The Administrative Decision form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s):
http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:
https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table

Thank you.

Dalaina L. Carmona
Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334
dlcarmona@cabq.gov or ONC@cabq.gov
Website: www.cabq.gov/neighborhoods

Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Monday, June 26, 2023 10:36 AM
To: Office of Neighborhood Coordination <rokoye@modulusarchitects.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Neighborhood Meeting Inquiry Sheet Submission

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Neighborhood Meeting Inquiry For:
Other (please specify in field below)
If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below:
Site Plan DFT/Building Permit
Contact Name
Regina Okoye
Telephone Number
5053381499
Email Address
rokoye@modulusarchitects.com
Company Name
Modulus Architects Inc
Company Address
100 Sun Ave NE, Suite 600
City
Albuquerque
State
NM
ZIP

87109

Legal description of the subject site for this project:

Legal Description: LT 1B PLAT OF LOTS 1A, 1B, 1C, 1D AND 1E SNOW VISTAINVESTORS CONT 4.7454 +/- AC

Physical address of subject site:

9850 DE VARGAS RD SW ALBUQUERQUE NM 87121

Subject site cross streets:

DeVargas Rd. and Snow Vista Blvd.

Other subject site identifiers:

This site is located on the following zone atlas page:

M-09-Z

Captcha

x

[Note: Items with an asterisk (*) are required.]

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: 8/2/2023

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K) Public Notice** to:

Neighborhood Association (NA)*: Westgate Heights NA, Route 66 NA, South West Alliance of Neighborhoods (SWAN), Westside Coalition of NA

Name of NA Representative*: Christopher Sedillo, Matthew Archuleta, Paul Fava, Cherise Quezada, Luis Hernandez Jr., Jerry Gallegos, Elizabeth Haley, Rene Horvath

Email Address* or Mailing Address* of NA Representative[1]: navrmc6@aol.com, mattearchuleta1@hotmail.com, paulfava@gmail.com, cherquezada@yahoo.com, luis@wccdg.org, jgallegoswccdg@gmail.com, elizabethkayhaley@gmail.com, aboard111@gmail.com

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.[2]

Email address to respond yes or no: awilliamson@modulusarchitects.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

TBD - All Neighborhood Associations have 15 calendar days from the date of this offer letter (8/2/23) in which to respond. Once we are notified that you would like a meeting, a meeting must be scheduled for a date within 30 calendar days but no fewer than 15 calendar days after the Neighborhood Association accepts the meeting request, unless an earlier date is agreed upon.

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* 9850 Devargas Rd SW, Albuquerque, NM 87121

   Location Description SW Parcel on 98th Street and DeVargas Rd SW
2. Property Owner* Goodman Lawrence RVT
3. Agent/Applicant* *[if applicable]* Modulus Architects & Land Use Planning, Inc./M Square Development
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*

   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☒ Site Plan
   - ☐ Subdivision _____ (Minor or Major)

[1] Pursuant to IDO Subsection 14-16-6-4(K)(5)(a), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

[2] If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
☐ Variance
☐ Waiver
☐ Zoning Map Amendment
☐ Other: _____

Summary of project/request[3]*:

The summary of this request is to obtain Site Plan approval for a new storage facility that is +/- 100,000 sf.

5. This type of application will be decided by*: ☐ City Staff

   OR at a public meeting or hearing by:

   ☐ Zoning Hearing Examiner (ZHE) ☒ Development Facilitation Team (DFT)

   ☐ Landmarks Commission (LC) ☐ Environmental Planning Commission (EPC)

   ☐ City Council

6. Where more information about the project can be found*[4]:
   Modulus Architects & Land Use Planning Inc. (505) 338-1499 or awilliamson@modulusarchitects.com

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[5] M-09-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project*:

   ☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

   Explanation:

   N/A

4. An offer of a Pre-submittal Neighborhood Meeting is required by Table 6-1-1*: ☒ Yes ☐ No

[3] Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.
[4] Address (mailing or email), phone number, or website to be provided by the applicant
[5] Available online here: *http://data.cabq.gov/business/zoneatlas/*

[Note: Items with an asterisk (*) are required.]

5. ***For Site Plan Applications only****, attach site plan showing, at a minimum:

   ☒ a. Location of proposed buildings and landscape areas.*

   ☒ b. Access and circulation for vehicles and pedestrians.*

   ☒ c. Maximum height of any proposed structures, with building elevations.*

   ☐ d. **For residential development***: Maximum number of proposed dwelling units.

   ☒ e. **For non-residential development***:

      ☐ Total gross floor area of proposed project.

      ☐ Gross floor area for each proposed use.

Additional Information:

1. From the IDO Zoning Map[6]:

   a. Area of Property *[typically in acres]* 4.7454

   b. IDO Zone District NR-C

   c. Overlay Zone(s) *[if applicable]* N/A

   d. Center or Corridor Area *[if applicable]* _____

2. Current Land Use(s) [*vacant, if none*] Vacant

_____

Useful Links

Integrated Development Ordinance (IDO):
https://ido.abc-zone.com/

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

Cc: Westgate Heights NA *[Other Neighborhood Associations, if any]*

Route 66 West NA

Southwest Alliance of Neighborhoods (SWAN)

Westside Coalition of NA

_____

[6] Available here: https://tinurl.com/idozoningmap

OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT

PART I - PROCESS	
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type: Site Plan	
Decision-making Body: Development Facilitation Team DFT	
Pre-Application meeting required:	☒ Yes ☐ No
Neighborhood meeting required:	☒ Yes ☐ No
Mailed Notice required:	☐ Yes ☒ No
Electronic Mail required:	☒ Yes ☐ No
Is this a Site Plan Application:	☒ Yes ☐ No ***Note**: if yes, see second page*
PART II – DETAILS OF REQUEST	
Address of property listed in application: 9850 DEVARGAS RD SW, ALBUQUERQUE NM 87121	
Name of property owner: GOODMAN LAWRENCE RVT	
Name of applicant: MODULUS ARCHITECTS & LAND USE PLANNING, INC/M SQUARE DEVELOPMENT	
Date, time, and place of public meeting or hearing, if applicable:	
N/A - no public meeting required	
Address, phone number, or website for additional information:	
Modulus Architects & Land Use Planning, Inc. - 505-338-1499	
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE	
☒ Zone Atlas page indicating subject property.	
☒ Drawings, elevations, or other illustrations of this request.	
☐ Summary of pre-submittal neighborhood meeting, if applicable.	
☐ Summary of request, including explanations of deviations, variances, or waivers.	
IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.	

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Angela Williamson (Applicant signature) 08/02/2023 (Date)

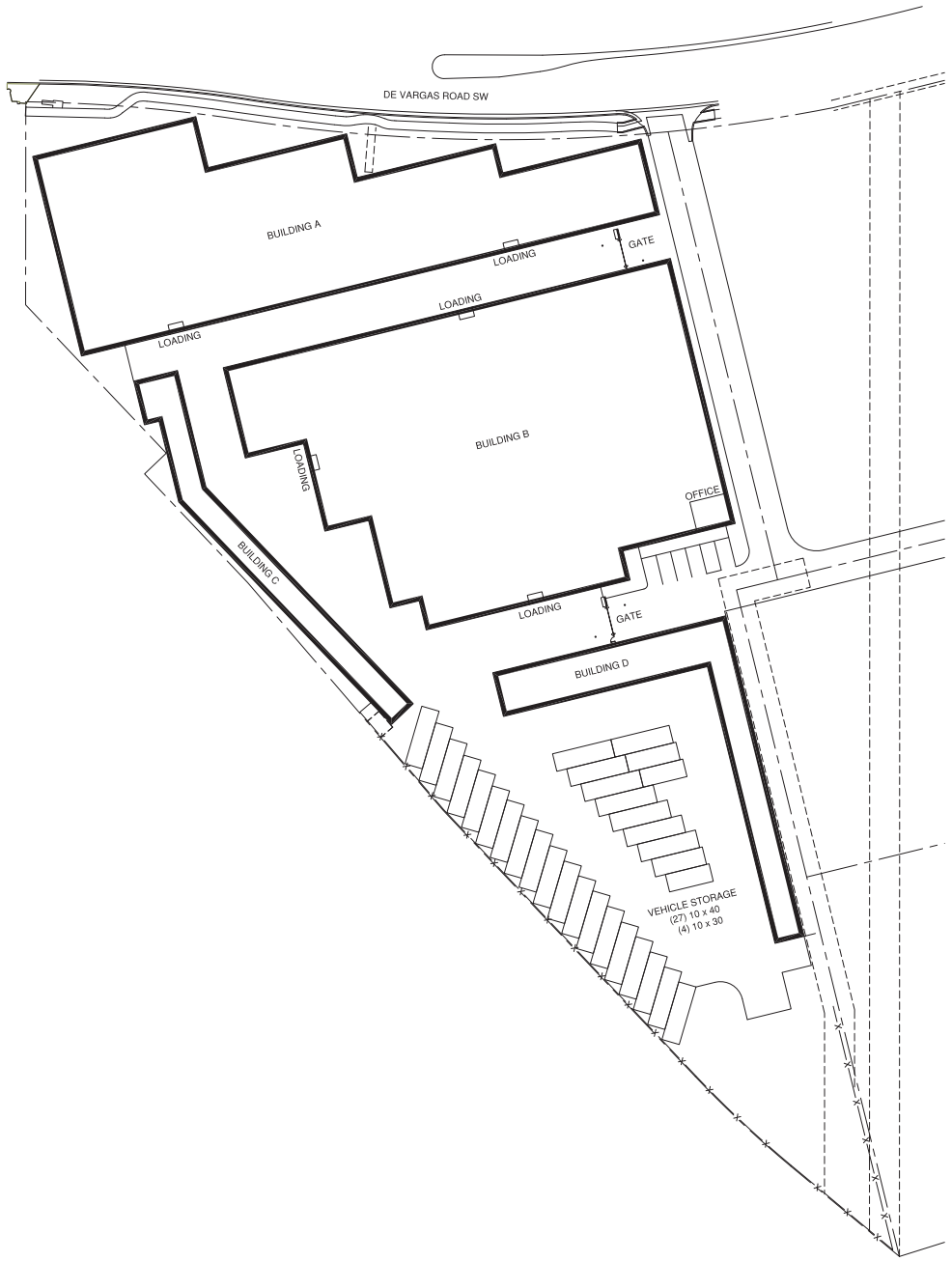
***Note**: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.*

OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT

PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY
Provide a site plan that shows, at a minimum, the following:
X a. Location of proposed buildings and landscape areas.
X b. Access and circulation for vehicles and pedestrians.
X c. Maximum height of any proposed structures, with building elevations.
X d. For residential development: Maximum number of proposed dwelling units.
X e. For non-residential development: X Total gross floor area of proposed project. X Gross floor area for each proposed use.

CONCEPT SITE PLAN

SELF-STORAGE FACILITY
SNOW VISTA CHANNEL & DE VARGAS RD S.W.
ALBUQUERQUE, NM
MAY 3, 2023



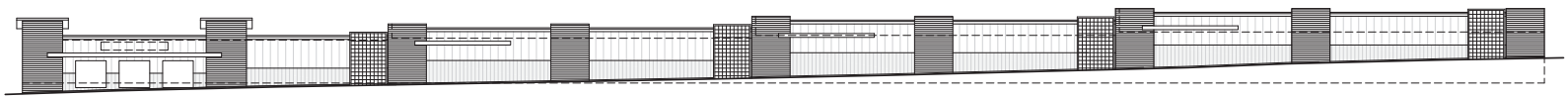
N

0 20' 40' 80'

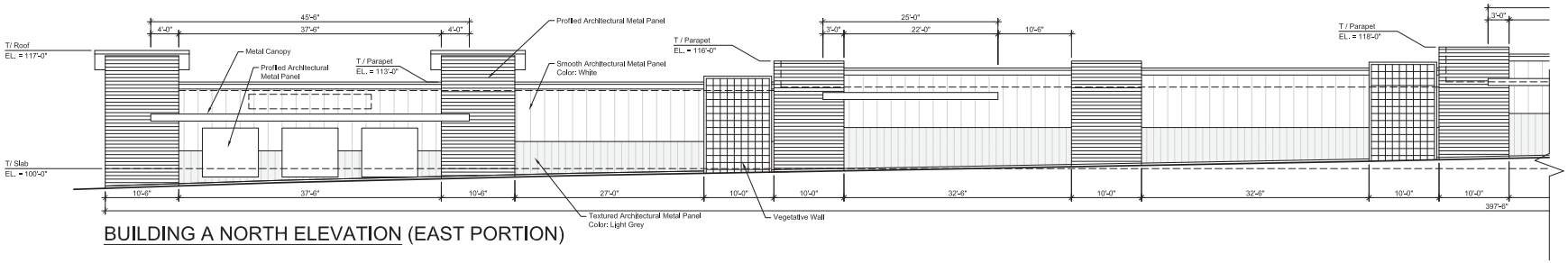
Groundwork, Ltd.
Architects / Planners
Ph. (847) 541-4151
© 2023
www.groundworkltd.com
GG09 0522

CONCEPT BUILDING ELEVATIONS

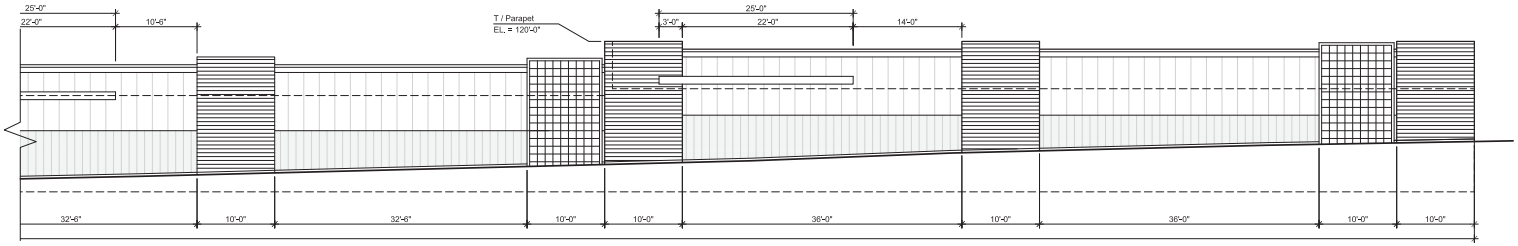
SELF-STORAGE FACILITY
SNOW VISTA CHANNEL &
DE VARGAS RD S.W.
ALBUQUERQUE, NM
JULY 26, 2023



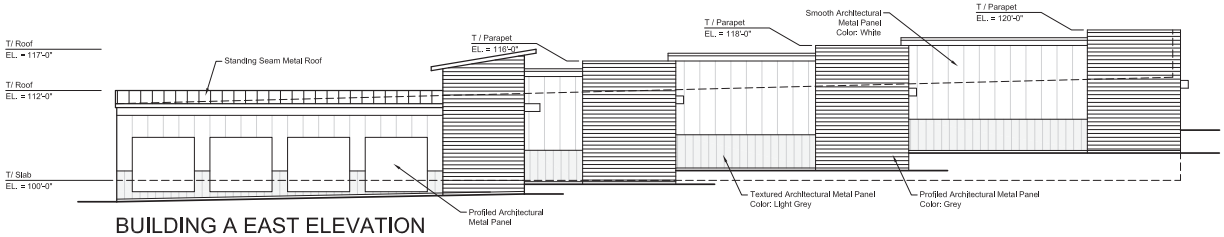
BUILDING A NORTH ELEVATION 0 4' 8' 16'



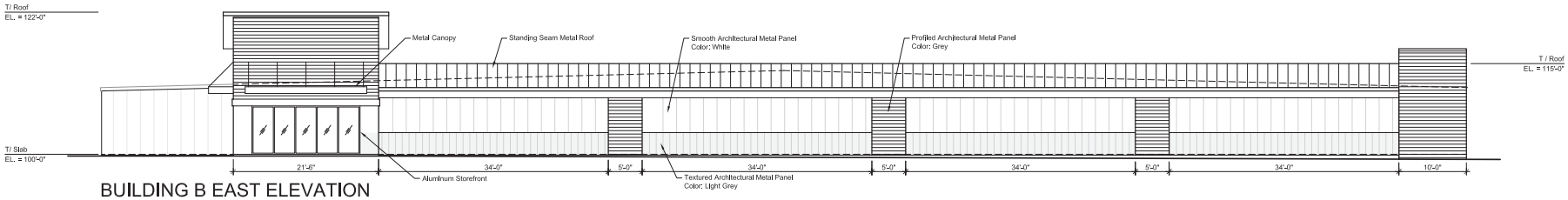
BUILDING A NORTH ELEVATION (EAST PORTION)



BUILDING A NORTH ELEVATION (WEST PORTION)



BUILDING A EAST ELEVATION



BUILDING B EAST ELEVATION

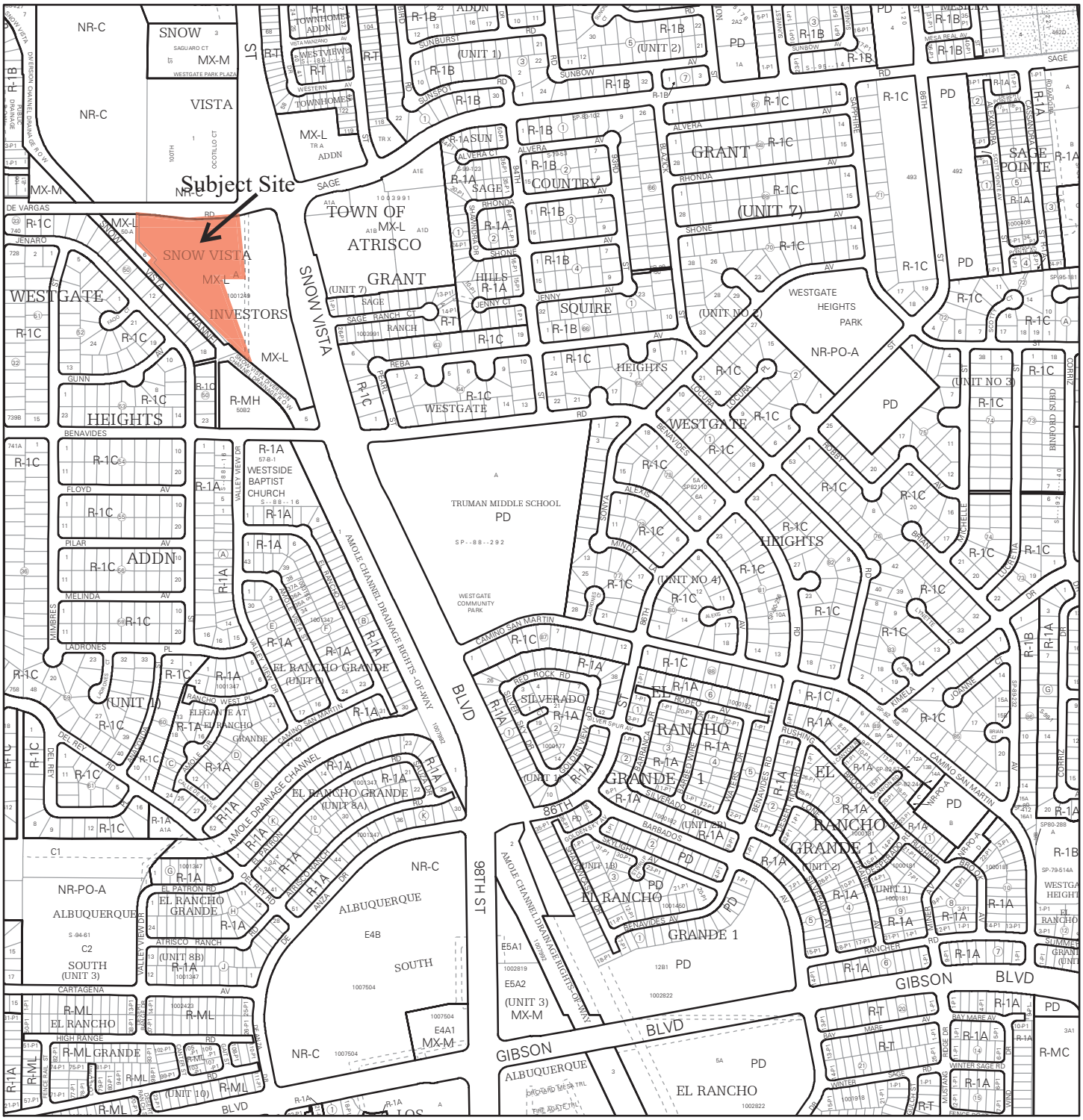
0 4' 8' 16'

Groundwork, Ltd.
Architects / Planners
Ph. (847) 541-4151

© 2023

www.groundworkltd.com

GG09 0723



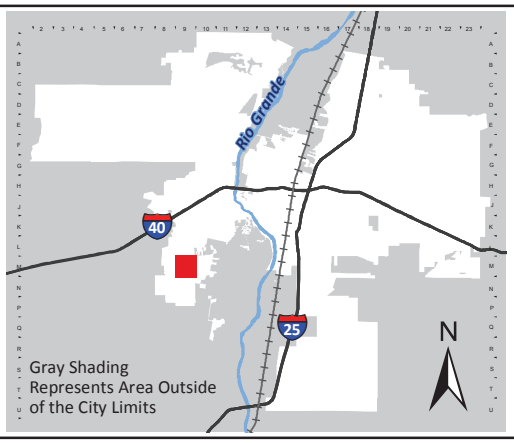
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Zone Atlas
May 2018

Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).



Zone Atlas Page:

M-09-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Feet: 0 250 500 1,000

Regina Okoye

From: Ashlea Stewart
Sent: Wednesday, August 2, 2023 3:24 PM
To: 'navrmc6@aol.com'; 'mattearchuleta1@hotmail.com'; 'paulfava@gmail.com'; 'cherquezada@yahoo.com'; 'luis@wccdg.org'; 'jgallegoswccdg@gmail.com'; 'elizabethkayhaley@gmail.com'; 'aboard111@gmail.com'
Cc: Angela Williamson; Regina Okoye
Subject: Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque
Attachments: 230503 Site Plan GG09.pdf; ABQ Concept Elevations 230726 GG09.pdf; CABQ-Official_public_notice_form-2019.pdf; IDOZoneAtlasPage_M-09-Z.pdf; NeighborhoodMeetingRequest-Print&Fill.pdf

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request: August 2, 2023

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Neighborhood Association (NA): Westgate Heights NA, Route 66 NA, South West Alliance of Neighborhoods (SWAN), Westside Coalition of NA

Name of NA Representative: Christopher Sedillo, Matthew Archuleta, Paul Fava, Cherise Quezada, Luis Hernandez Jr., Jerry Gallegos, Elizabeth Haley, Rene Horvath

Email Address or Mailing Address of NA Representative: navrmc6@aol.com, mattearchuleta1@hotmail.com, paulfava@gmail.com, cherquezada@yahoo.com, luis@wccdg.org, jgallegoswccdg@gmail.com, elizabethkayhaley@gmail.com, aboard111@gmail.com

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.

Email address to respond yes or no: awilliamson@modulusarchitects.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date/Time/Location: TBD – All Neighborhood Associations have 15 calendar days from the date of this offer letter (08/02/23) in which to respond. Once we are notified that you would like a meeting, a meeting must be scheduled for a date within 30 calendar days but no fewer than 15 calendar days after the Neighborhood Association accepts the meeting request, unless an earlier date is agreed upon.

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address: 9850 Devargas Rd. SW, Albuquerque, NM 87121
   Location Description: SW Parcel on 98th Street and Devargas Rd. SW
2. Property Owner: Goodman Lawrence RVT
3. Agent/Applicant [if applicable]: Modulus Architects & Land Use Planning Inc./M Square Development
4. Application(s) Type per IDO Table 6-1-1 [mark all that apply]:
   Conditional Use Approval
   Permit _____ (Carport or Wall/Fence - Major)
   Site Plan
   Subdivision Major: Preliminary Plat (Minor or Major)
   Vacation (Easement/Private Way or Public Right-of-way)
   Variance
   Waiver
   Zoning Map Amendment
   Other: _____

Summary of project/request: The summary of this request is to obtain Site Plan approval for a new storage facility that is +/- 100,000 sf.

5. This type of application will be decided by:

City Staff

OR at a public meeting or hearing by:

Zoning Hearing Examiner (ZHE)
Development Facilitation Team (DFT)
Landmarks Commission (LC)
Environmental Planning Commission (EPC)
City Council

6. Where more information about the project can be found:

Modulus Architects & Land Use Planning, Inc. (505) 338-1499 or awilliamson@modulusarchitects.com

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b}:

1. Zone Atlas Page(s): M-09-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project: N/A

Deviation(s)
Variance(s)
Waiver(s)

Explanation: N/A

4. An offer of a Pre-submittal Neighborhood Meeting is required by Table 6-1-1: **X YES** NO
5. For Site Plan Applications only, attach site plan showing, at a minimum:
   a. Location of proposed buildings and landscape areas.
   b. Access and circulation for vehicles and pedestrians.
   c. Maximum height of any proposed structures, with building elevations.
   d. For residential development: Maximum number of proposed dwelling units.
   e. For non-residential development
   Total gross floor area of proposed project
   Gross floor area for each proposed use

Additional Information:

1. From the IDO Zoning Map:
   a. Area of Property [typically in acres]: 4.7454 acres
   b. IDO Zone District Planned development: NR-C
   c. Overlay Zone(s): N/A
   d. Center or Corridor Area: N/A
2. Current Land Use(s) [vacant, if none]: Vacant

Useful Links
Integrated Development Ordinance (IDO)
https://ido.abc-zone.com/

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

cc: Westgate Heights NA
Route 66 West NA
Southwest Alliance of Neighborhoods (SWAN)
Westside Coalition of NA

1 Pursuant to IDO Subsection 14-16-6-4{K}{1}{a}. email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

2 If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

3 Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information

Application Notices to the Public

[Note: Items with an asterisk (*) are required.]

Public Notice of a Proposed Project in the City of Albuquerque
Administrative Review/Decision – Electronic Mail

Date of Notice*: 10/31/2023

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K) Public Notice** to:

Neighborhood Association (NA) *: Route 66 West NA, South West Alliance of Neighborhoods (SWAN Coalition), Westgate Heights NA, Westside Coalition of Neighborhood Associations

Name of NA Representative*: Paul Fava, Cherise Quezada, Luis Hernandez Jr., Jerry Gallegos, Christoper Sedillo Matthew Archuleta, Rene Horvath, Elizabeth Haley

Email Address* or Mailing Address* of NA Representative[1]: paulfava@gmail.com, cherquezada@yahoo.com luis@wccdg.org, jgallegoswccdg@gmail.com navrmc6@aol.com, mattearchuleta1@hotmail.com aboard111@gmail.com, elizabethkayhaley@gmail.com

Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* 9850 Devargas Rd SW, Albuquerque, NM 87121

   Location Description SW Parcel on SNOW VISTA BLVD SW and DeVargas Rd SW
2. Property Owner* Goodman Lawrence RVT
3. Agent/Applicant* *[if applicable]* Modulus Architects & Land Use Planning, Inc. / FRE Albuquerque SS, LLC
4. Application(s) Type* per IDO Table 6-1-1

   - ☐ Historic Certificate of Appropriateness – Minor
   - ☐ Sign Permit
   - ☐ Alternative Signage Plan
   - ☐ Wall/Fence Permit
   - ☒ Site Plan – Administrative[2]

   Summary of project/request*:

   The summary of this request is to obtain Site Plan approval for a new storage facility that is +/- 103,951 sf.
5. This application will be decided by staff. Please contact devhelp@cabq.gov or call the Planning Department at 505-924-3860 to speak with staff.

---

[1] Pursuant to IDO Subsection 14-16-6-4(K)(5)(a), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

[2] Usually submitted and reviewed as part of building permit application, which can be searched by address here: https://posse.cabq.gov/posse/pub/lms/Login.aspx

[Note: Items with an asterisk (*) are required.]

6. Where more information about the project can be found*[3]:
   Modulus Architects & Land Use Planning Inc. (505) 338-1499 or awilliamson@modulusarchitects.com

Information Required for Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] M-09-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

   ☐ Deviation(s) ☐ Variance(s)[5] ☐ Waiver(s)[6]

   Explanation*:
   N/A
4. Pre-submittal Neighborhood Meeting: No meeting was requested on behalf of the Neighborhood Associations.
5. ***For Site Plan – Administrative Applications only****, attach site plan showing, at a minimum:

   ☒ a. Location of proposed buildings and landscape areas. *
   ☒ b. Access and circulation for vehicles and pedestrians. *
   ☒ c. Maximum height of any proposed structures, with building elevations.*
   ☐ d. **For residential development***: Maximum number of proposed dwelling units.
   ☒ e. **For non-residential development***:
      ☒ Total gross floor area of proposed project.
      ☐ Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map[7]:

1. Area of Property *[typically in acres]* 4.7454 acres
2. IDO Zone District NR-C
3. Overlay Zone(s) *[if applicable]* N/A
4. Center or Corridor Area *[if applicable]* Major Transit Corridors - Arenal/86th/Benavides

[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: *http://data.cabq.gov/business/zoneatlas/*
[5] Separate notice is required for Variances.
[6] Separate notice is required for Waivers.
[7] Available here: https://tinurl.com/idozoningmap

[Note: Items with an asterisk (*) are required.]

Current Land Use(s) *[vacant, if none]* Vacant

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting within 15 days of the date of this notice. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):
https://ido.abc-zone.com/

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

Cc: Route 66 West NA *[Other Neighborhood Associations, if any]*

South West Alliance of Neighborhoods (SWAN Coalition)

Westgate Heights NA

Westside Coalition of Neighborhood Associations

OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT

PART I - PROCESS	
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type: Site Plan - DFT	
Decision-making Body: Development Facilitation Team DFT	
Pre-Application meeting required:	☐ Yes ☒ No
Neighborhood meeting required:	☒ Yes ☐ No
Mailed Notice required:	☐ Yes ☒ No
Electronic Mail required:	☒ Yes ☐ No
Is this a Site Plan Application:	☒ Yes ☐ No ***Note**: if yes, see second page*

PART II – DETAILS OF REQUEST
Address of property listed in application: 9850 DEVARGAS RD SW, ALBUQUERQUE NM 87121
Name of property owner: GOODMAN LAWRENCE RVT
Name of applicant: MODULUS ARCHITECTS & LAND USE PLANNING, INC (agent)/ FRE Albuquerque SS(applicant)
Date, time, and place of public meeting or hearing, if applicable:
N/A - no public meeting required
Address, phone number, or website for additional information:
Modulus Architects & Land Use Planning, Inc. - 505-338-1499

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE
☒ Zone Atlas page indicating subject property.
☒ Drawings, elevations, or other illustrations of this request.
☐ Summary of pre-submittal neighborhood meeting, if applicable. N/A
☒ Summary of request, including explanations of deviations, variances, or waivers.

IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.

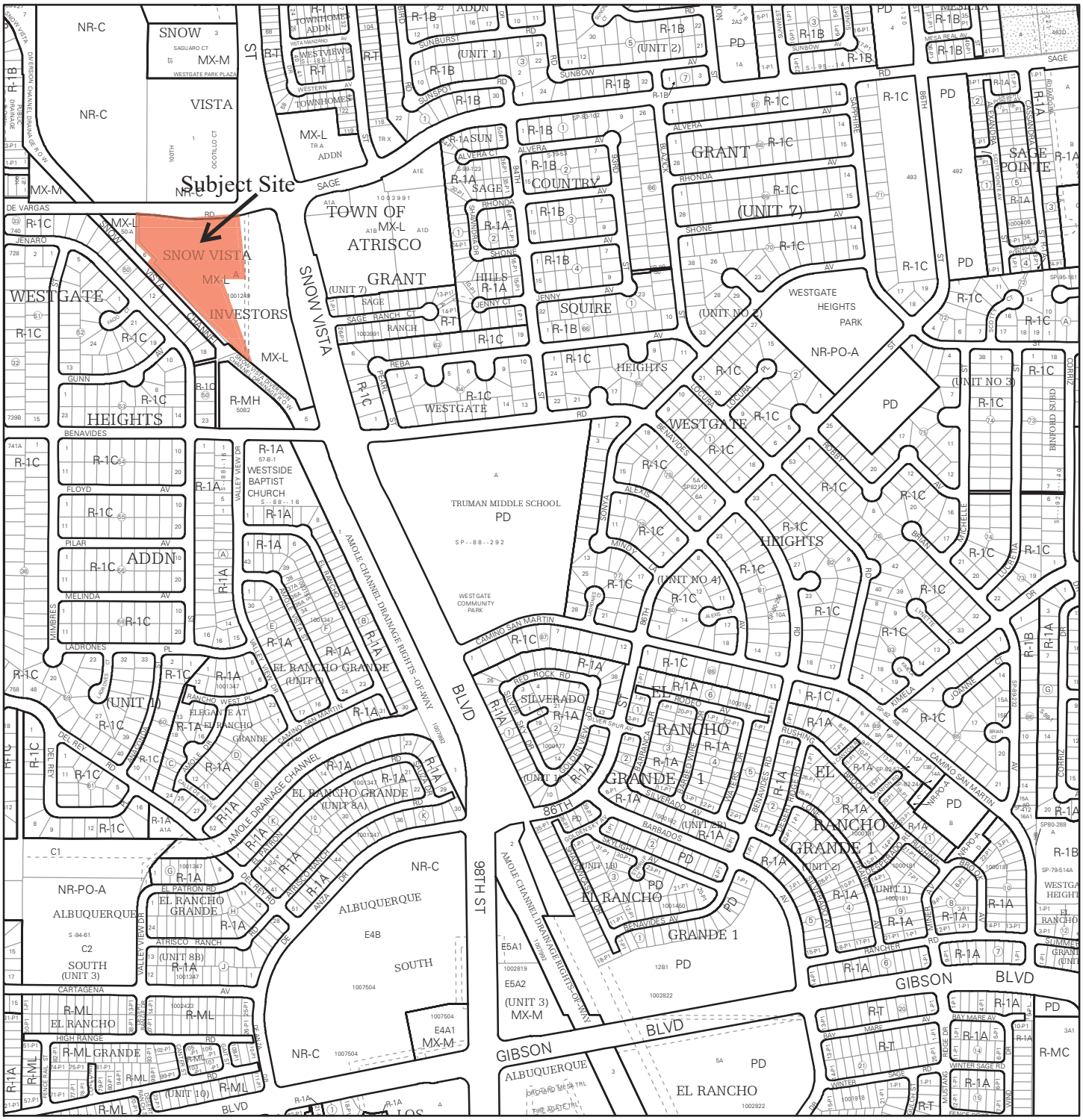
I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

_____ (Applicant signature) 10/31/2023 (Date)

***Note**: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.*

OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT

PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY
Provide a site plan that shows, at a minimum, the following:
X a. Location of proposed buildings and landscape areas.
X b. Access and circulation for vehicles and pedestrians.
X c. Maximum height of any proposed structures, with building elevations.
☐ d. For residential development: Maximum number of proposed dwelling units.
X e. For non-residential development: X Total gross floor area of proposed project. X Gross floor area for each proposed use.



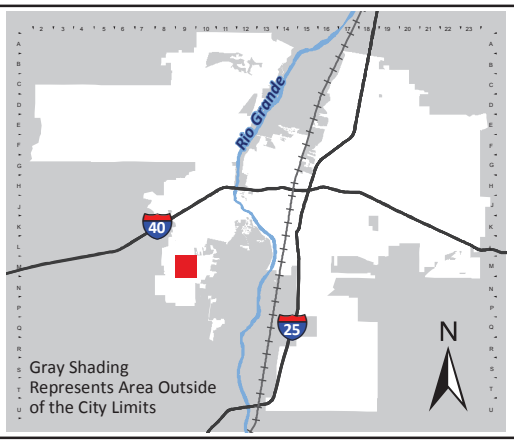
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Zone Atlas
May 2018

Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

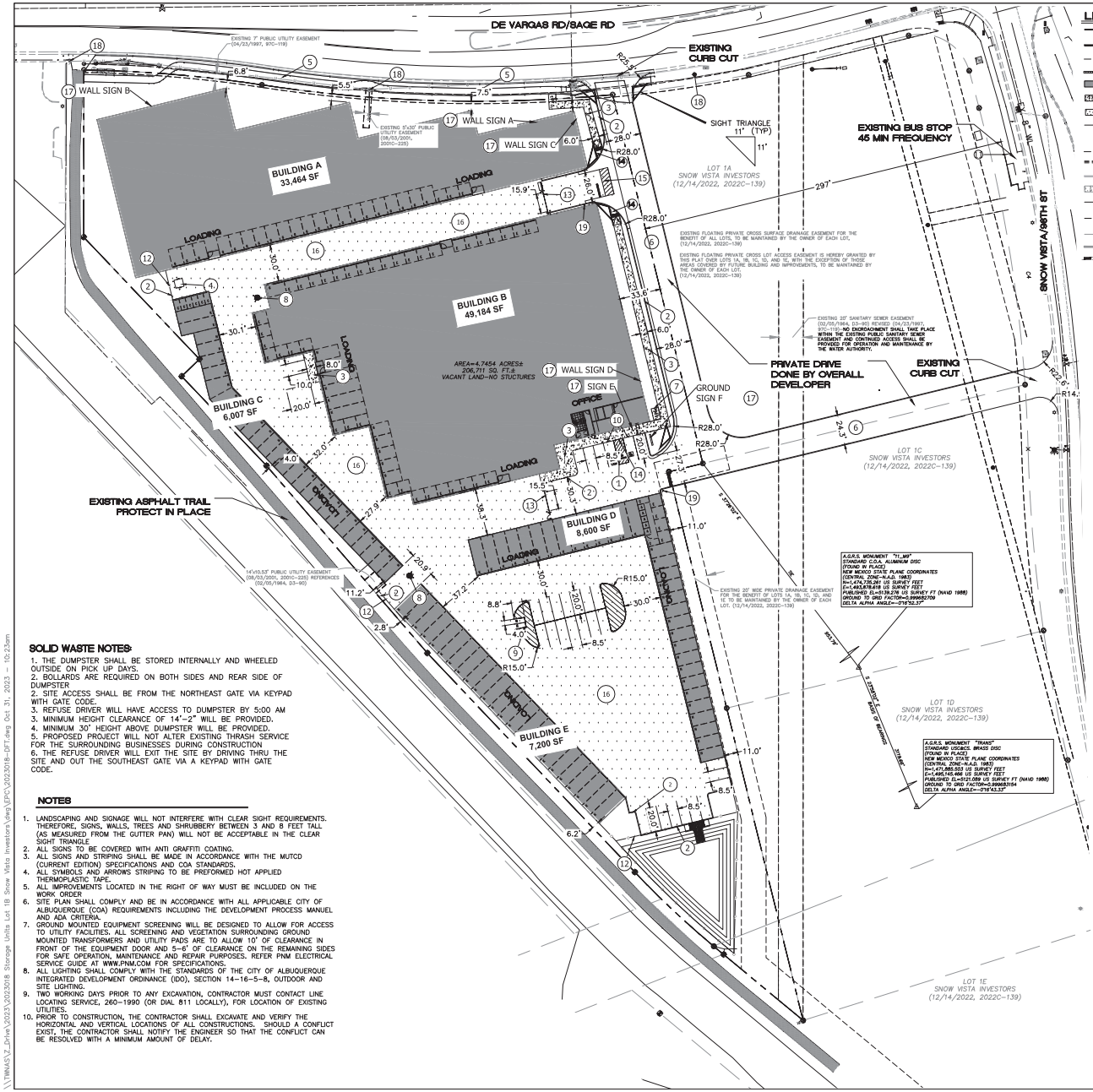


Zone Atlas Page:

M-09-Z

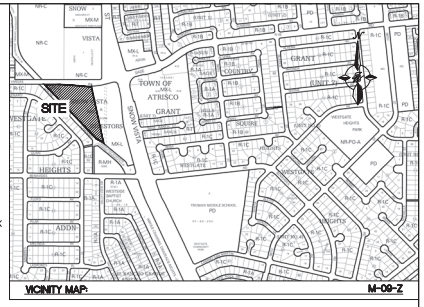
- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Feet: 0 250 500 1,000



LEGEND

- CURB & GUTTER
- PROPOSED BOUNDARY LINE
- EASEMENT
- SCREEN WALL
- PROPOSED BUILDING
- CONCRETE SIDEWALK
- ASPHALT PAVEMENT
- STRIPING
- LIGHT POLE
- EXISTING EASEMENT
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- EXISTING CONCRETE SIDEWALK
- EXISTING BUILDING
- EXISTING LANE STRIPING
- EXISTING STRIPING
- EXISTING RETAINING WALL
- ADA PATHWAY



LEGAL DESCRIPTION:

LT 1B PLAT OF LOTS 1A, 1B, 1C, 1D AND 1E SNOW VISTA INVESTORS CONT 4.7454 +/- AC

KEYED NOTES

1. ACCESSIBLE PARKING: THE ADA ACCESS AISLES 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 SEE DETAIL SHEET DFT-2
2. NEW CURB AND GUTTER SEE DETAIL SHEET DFT-2
3. NEW 6" CONCRETE SIDEWALK PER COA STD DWG 2430
4. SINGLE DUMPSTER AREA SEE DETAIL SHEET DFT-3 AND SEE SOLID WASTE NOTES.
5. EXISTING SIDEWALK
6. PRIVATE OFF-SITE PAVING (CONSTRUCTED BY OTHERS)
7. BICYCLE PARKING SEE DETAIL SHEET DFT-2
8. PROPOSED FIRE HYDRANT
9. MOTORCYCLE PARKING SIGN SEE DETAIL SHEET DFT-2 (TYP ONE FOR EACH SPACE)
10. HANDICAP PARKING SIGN SEE DETAIL SHEET DFT-2 (TYP ONE FOR EACH SPACE)
11. EXISTING CITY OF ALBUQUERQUE BUS STOP
12. SECURITY FENCE PER CITY IDO SECTION 14-16-5-7
13. AUTOMATIC ACCESS GATE. PROVIDE KEYPAD CODE TO SOLID WASTE AND KNOX KEY FOR EMERGENCY VEHICLES
14. ACCESSIBLE HANDICAP RAMP SEE DETAIL SHEET DFT-3
15. 6' CROSSWALK SEE DETAIL SHEET DFT-3
16. PRIVATE PAVING REFER GEO-TECH REPORT.
17. SITE SIGNAGE REFER SHEET A5-0 FOR DETAILS.
18. EXISTING STREET LIGHT
19. STOP SIGN INSTALL WITH 12" STOP BAR

SITE DATA

PROPOSED USAGE:	SELF STORAGE
ZONE:	NR-C
LOT AREA:	206,709.6 SF (4.74 ACRES)
ADDRESS:	9850 DE VARGAS RD SW ALBUQUERQUE NM 87121
TOTAL BUILDING AREA:	104,455 SF
PARKING REQUIRED:	104,455 SF / 3000 SF*90% = 31 SPACES
PARKING REDUCTION IDO 5-5(C)(5)(c) = 10% REDUCTION IF LOCATED WITHIN 330 FT OF A BUST STOP	
PARKING PROVIDED:	32 SPACES
HC PARKING REQUIRED:	2 SPACES
HC PARKING PROVIDED:	2 SPACES (1 VAN ACCESSIBLE)
MC PARKING REQUIRED:	2 SPACES
MC PARKING PROVIDED:	2 SPACES
BICYCLE PARKING REQUIRED:	3 SPACES
BICYCLE PARKING PROVIDED:	3 SPACES
LANDSCAPE AREA REQUIRED:	15,468 SF
LANDSCAPE AREA PROVIDED:	22,292 SF

SOLID WASTE NOTES:

1. THE DUMPSTER SHALL BE STORED INTERNALLY AND WHEELED OUTSIDE ON PICK UP DAYS.
2. BOLLARDS ARE REQUIRED ON BOTH SIDES AND REAR SIDE OF DUMPSTER
2. SITE ACCESS SHALL BE FROM THE NORTHEAST GATE VIA KEYPAD WITH GATE CODE.
3. REFUSE DRIVER WILL HAVE ACCESS TO DUMPSTER BY 5:00 AM
3. MINIMUM HEIGHT CLEARANCE OF 14'-2" WILL BE PROVIDED.
4. MINIMUM 30' HEIGHT ABOVE DUMPSTER WILL BE PROVIDED.
5. PROPOSED PROJECT WILL NOT ALTER EXISTING THRASH SERVICE FOR THE SURROUNDING BUSINESSES DURING CONSTRUCTION
6. THE REFUSE DRIVER WILL EXIT THE SITE BY DRIVING THRU THE SITE AND OUT THE SOUTHEAST GATE VIA A KEYPAD WITH GATE CODE.

NOTES

1. 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 CLEAR SIGHT TRIANGLE
2. ALL SIGNS TO BE COVERED WITH ANTI GRAFFITI COATING.
3. ALL SIGNS AND STRIPING SHALL BE MADE IN ACCORDANCE WITH THE MUTCD (CURRENT EDITION) SPECIFICATIONS AND COA STANDARDS.
4. ALL SYMBOLS AND ARROWS STRIPING TO BE PREFORMED HOT APPLIED THERMOPLASTIC TAPE.
5. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER
6. SITE PLAN SHALL COMPLY AND BE IN ACCORDANCE WITH ALL APPLICABLE CITY OF ALBUQUERQUE (COA) REQUIREMENTS INCLUDING THE DEVELOPMENT PROCESS MANUEL AND ADA CRITERIA.
7. GROUND MOUNTED EQUIPMENT SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO UTILITY FACILITIES. ALL SCREENING AND VEGETATION SURROUNDING GROUND MOUNTED TRANSFORMERS AND UTILITY PADS ARE TO ALLOW 10' OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5-6' OF CLEARANCE ON THE REMAINING SIDES FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES. REFER PNM ELECTRICAL SERVICE GUIDE AT WWW.PNM.COM FOR SPECIFICATIONS.
8. ALL LIGHTING SHALL COMPLY WITH THE STANDARDS OF THE CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE (IDO), SECTION 14-16-5-8, OUTDOOR AND SITE LIGHTING.
9. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 260-1990 (OR DIAL 811 LOCALLY), FOR LOCATION OF EXISTING UTILITIES.
10. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

PROJECT NUMBER: _____

APPLICATION NUMBER: _____

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.

DFT SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineer, Transportation Division	Date
ABCWUA	Date
Parks & Recreation Department	Date
Hydrology	Date
Code Enforcement	Date
*Environmental Health Department (conditional)	Date
Solid Waste Management	Date
Planning Department	Date

* Environmental Health, if necessary

ISSUED FOR DFT SITE PLAN

ENGINEER'S SEAL

RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER

10/31/2023

RONALD R. BOHANNAN P.E. #7868

98TH & SAGE STORAGE
ALBUQUERQUE, NM

DFT SITE PLAN

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NM 87109
(505) 858-3100
www.tierrawestllc.com

DRAWN BY BF

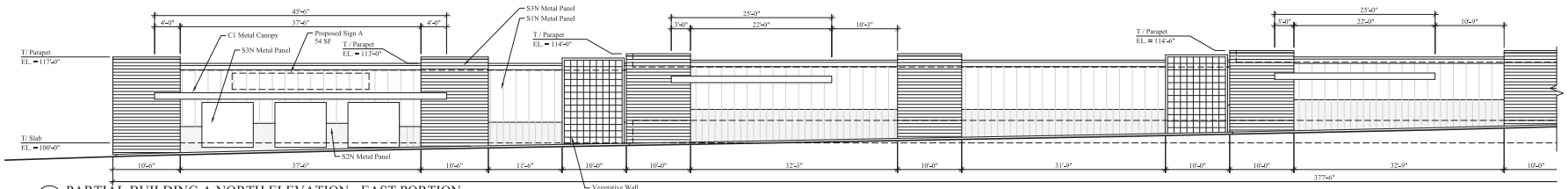
DATE 10/31/2023

2023018-DFT

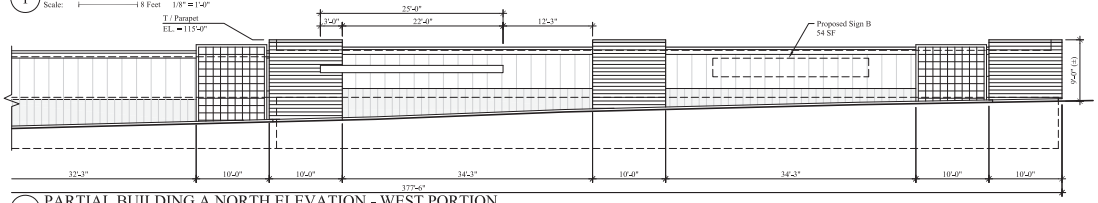
SHEET # DFT-1

JOB # 2023018

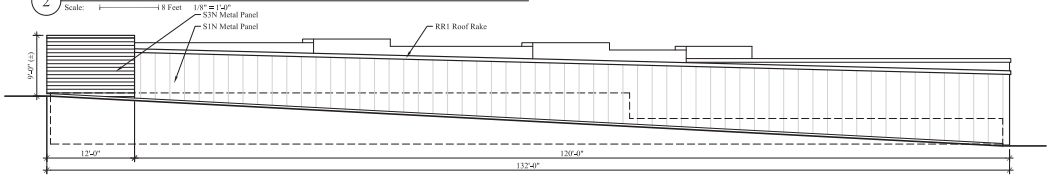
\\TWAS\Z_Drive\2023\2023018 Storage Units Lot 1B Snow Vista Investors\dwg\FPC\2023018-DFT.dwg Oct 31, 2023 - 10:23am



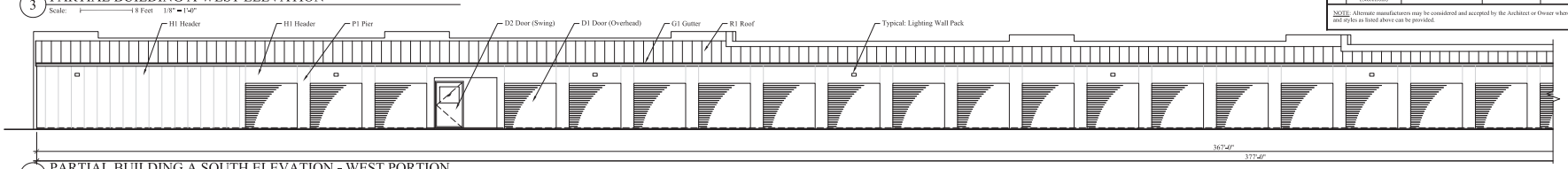
1 PARTIAL BUILDING A NORTH ELEVATION - EAST PORTION
Scale: 8 Feet 1/8" = 1'-0"



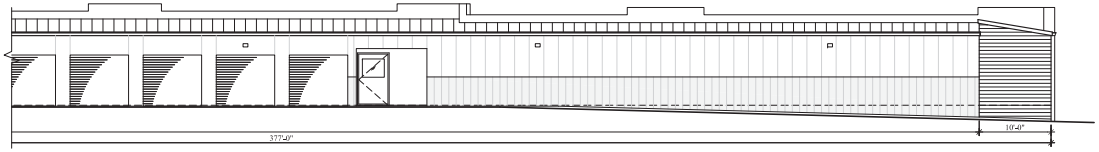
2 PARTIAL BUILDING A NORTH ELEVATION - WEST PORTION
Scale: 8 Feet 1/8" = 1'-0"



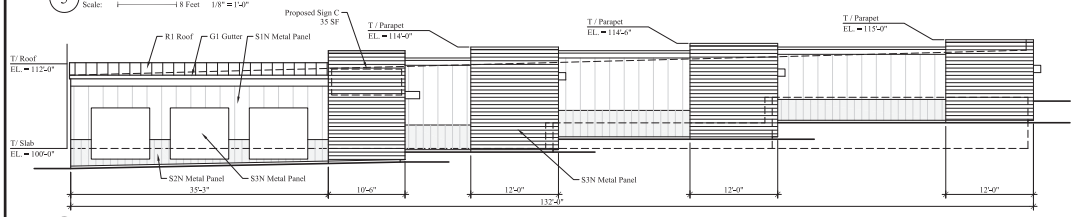
3 PARTIAL BUILDING A WEST ELEVATION
Scale: 8 Feet 1/8" = 1'-0"



4 PARTIAL BUILDING A SOUTH ELEVATION - WEST PORTION
Scale: 8 Feet 1/8" = 1'-0"



5 PARTIAL BUILDING A SOUTH ELEVATION - EAST PORTION
Scale: 8 Feet 1/8" = 1'-0"



6 PARTIAL BUILDING A EAST ELEVATION
Scale: 8 Feet 1/8" = 1'-0"

SIGNAGE CALCULATIONS

North Facade Area (Building A)	4,321 SF
Sign Face Area	110 SF
Percentage (Max. per the IDO)	2.6%
East Facade Area (Building A)	581 SF
Sign Face Area	35 SF
Percentage (Max. per the IDO)	6%
East Facade Area (Building B)	1,964 SF
Sign Face Area	55 SF
Percentage (Max. per the IDO)	2.8%
Ground Sign	1 Sign
Sign Face Area (2 sides)	74 SF
Max. per the IDO	100 SF

Note: Signs to be permitted separately.

EXTERIOR MATERIAL / COLOR SCHEDULE

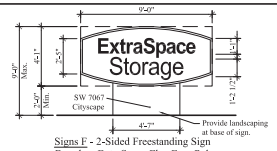
Tag	Element	Color (or Equal)	Manufacturer	Notes
C1	Canopy	Iron Ore	TBD	
CP1	Coping (Metal)	Match to S1N	ATAS	
CP2	Coping (Metal)	Match to S2N	ATAS	
CP3	Coping (Metal)	Match to S3N	ATAS	
D1	Door (Overhead)	Silhouette Gray	Janus	
D2	Door (Swing)	Match to S3N	Corrugated Metals, Inc.	Frame color to match door color.
DS1	Downspout	Match to S1N	Corrugated Metals, Inc.	
G1	Gutter	Match to S3N	MBCI	
H1	Header	Match to S1N	TBD	Smooth finish.
P1	Pier	Match to S1N	TBD	Smooth finish.
R1	Roof	Galvalume	-	
RR1	Roof Rake	Match to S3N	MBCI	
S1N	Siding Panels (Non-Insulated)	Nebulous	MBCI	Profile: CF Series FW-120-1; Orientation: vertical; 22 gauge Smooth finish
S2N	Siding Panels (Non-Insulated)	Cityscape	MBCI	Profile: CF Series FW-120-2; Orientation: vertical; 22 gauge; Smooth finish.
S3N	Siding Panels (Non-Insulated)	Argos	Morin	Profile: Integrity Series S-16; Orientation: horizontal; 22 gauge; Smooth finish.
W1	Window Frames (Storefront)	Brushed aluminum	Kawneer	

NOTE: Alternate manufacturers may be considered and accepted by the Architect or Owner where comparable finish colors and styles as listed above can be provided.

SIGNAGE SCHEDULE

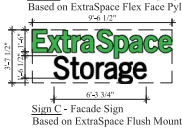
Tag	Type	Text	Sign Width	Sign Height	Sign Area	Height to T / Sign from T / Grade	Illumination	Face Color Non-Illuminated	Face Color Illuminated	Color of Sides	Raceway	Material
A	Wall	ExtraSpace Storage	21'-4"	2'-6"	54 SF Max	14'-0" Max	Internal	Green Black	Green White	SW 7067 Cityscape	Concealed	Aluminum
B	Wall	ExtraSpace Storage	21'-4"	2'-6"	54 SF Max	8'-0" Max	Internal	Green Black	Green White	SW 7067 Cityscape	Concealed	Aluminum
C	Wall	ExtraSpace Storage	21'-4"	2'-6"	54 SF Max	8'-0" Max	Internal	Green Black	Green White	SW 7067 Cityscape	Concealed	Aluminum
D	Wall	ExtraSpace Storage	21'-4"	2'-6"	54 SF Max	10-0" Max	Internal	Green Black	Green White	SW 7067 Cityscape	Concealed	Aluminum
E	Incidental	OFFICE	4'-1" (±)	1'-0"	4.1 SF	15'-0" Max.	Internal	White	White	Black	At Base	Aluminum
F	Free-standing (2-sided)	ExtraSpace Storage	9'-0"	4'-1"	37 SF Max (each side)	6'-0" (±) 9'-0" Max.	Internal	(Graphics)	(Graphics)	SW 7067 Cityscape	Concealed	Aluminum

Note: Signs to be permitted separately.



Signs F - 2-Sided Freestanding Sign
Based on ExtraSpace Flex Face Pylon

Signs A, B, & D - Facade Sign
Based on ExtraSpace Flush Mount Channel Letters



Sign C - Facade Sign
Based on ExtraSpace Flush Mount Channel Letters

Sign E - Directional Sign

7 SIGNANGE ELEVATIONS
Scale: 4 Feet 1/4" = 1'-0"

STATE OF NEW MEXICO
DAVID WYTMAN
NO. 6544
REGISTERED ARCHITECT

ARCHITECTS PLANNERS
GROUNDWORK
GROUNDWORK, LTD.
329 WEST BUNDEE ROAD, SUITE A
BUFFALO GROVE, ILLINOIS 60089
847-541-4151
learn@groundworkltd.com
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NO	DATE	BY	REVISION / ISSUE
		RJT	DFT. SUBMITTAL

SCOPE DOCUMENTS
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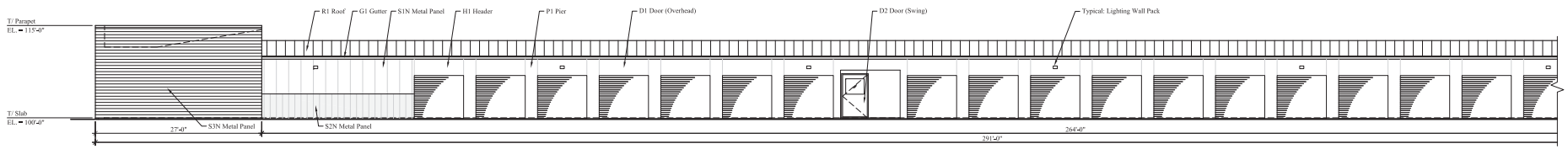
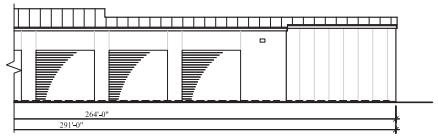
SCALE	AS NOTED
	PROPOSED BUILDING A ELEVATIONS
DRAWN BY	RJT
CHKD BY	DMW
FILE NAME	
DATE	10/27/23
JOB NO.	GG09
SHEET NO.	A5-0



1 PARTIAL BUILDING B NORTH ELEVATION - EAST PORTION
Scale: 8 Feet 1/8" = 1'-0"



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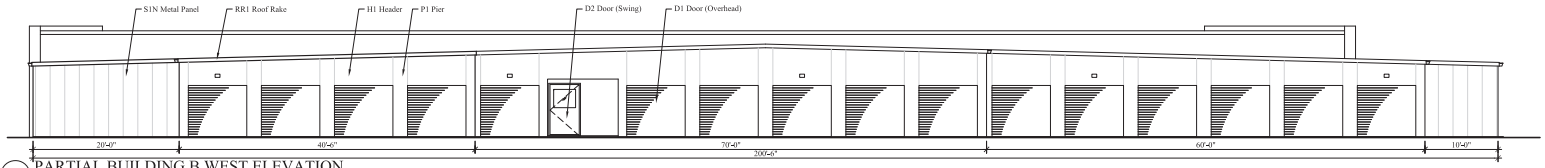

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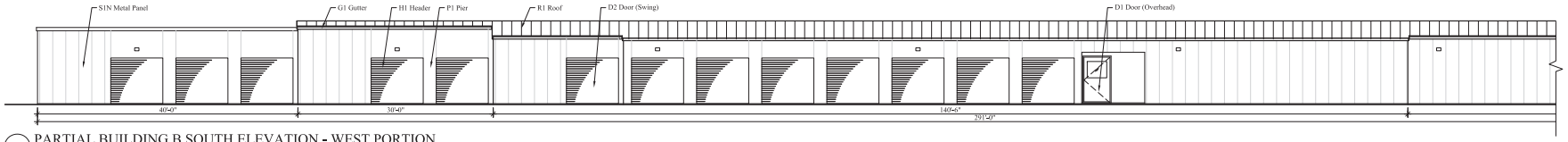

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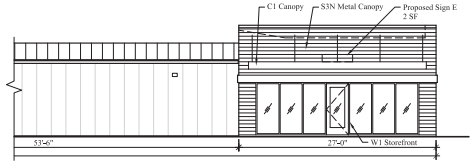

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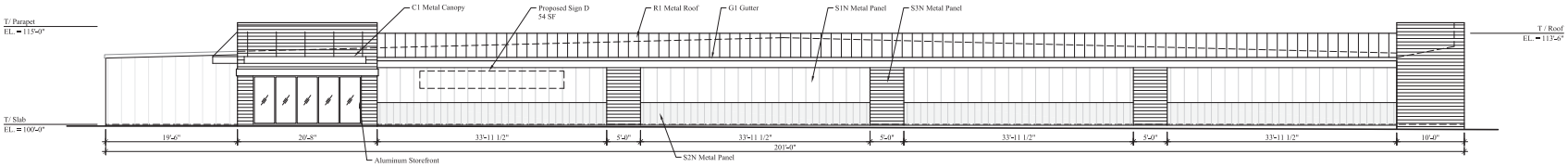

6 PARTIAL BUILDING B EAST ELEVATION
Scale: 8 Feet 1/8" = 1'-0"

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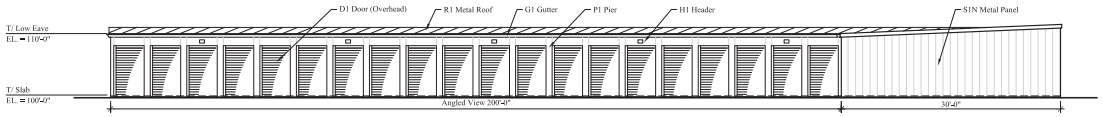

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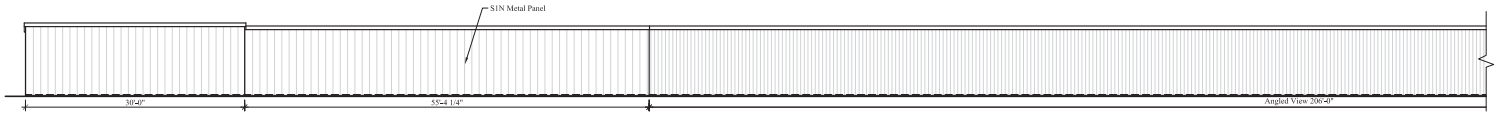

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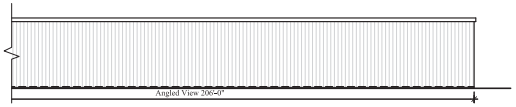

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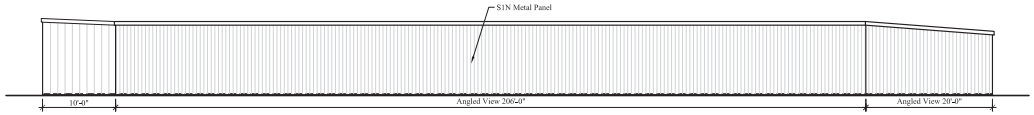

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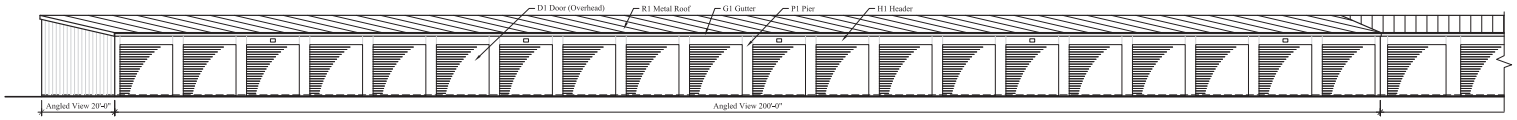

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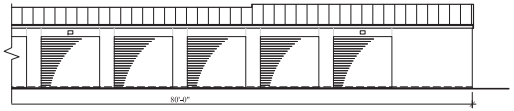

6 PARTIAL BUILDING C EAST ELEVATION - NORTH PORTION
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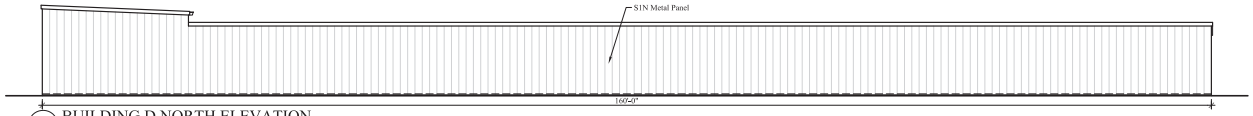
DRAWN BY	CHKD BY	SCALE	FILE NAME
RJT	DMW	AS NOTED	PROPOSED BUILDING C ELEVATIONS

DATE	JOB NO.
10/27/23	GG09

SHEET NO.
A5-1



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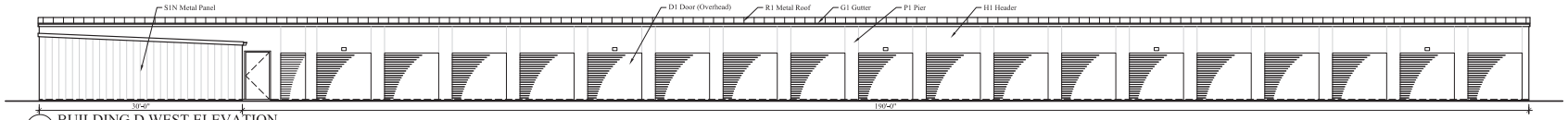

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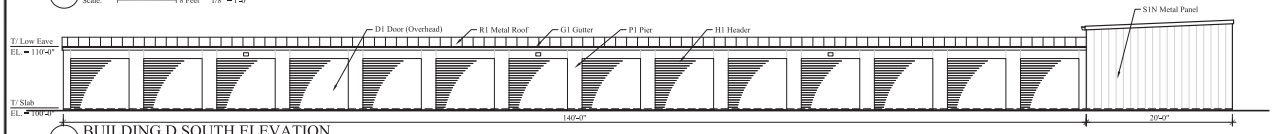

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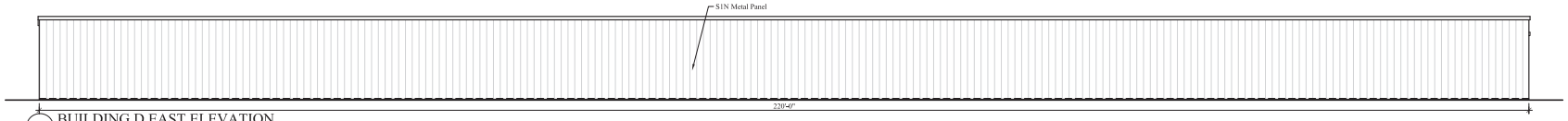

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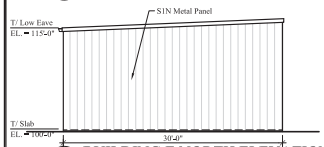

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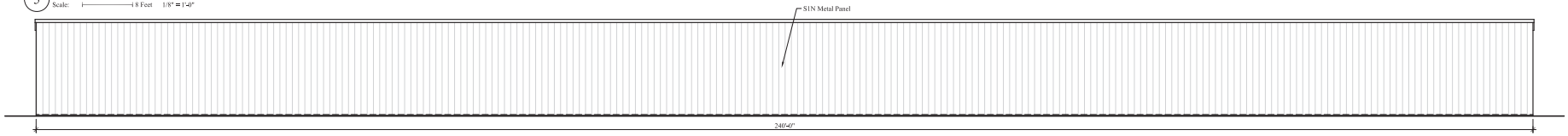

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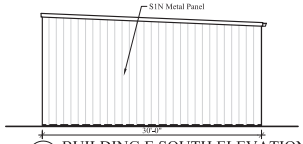

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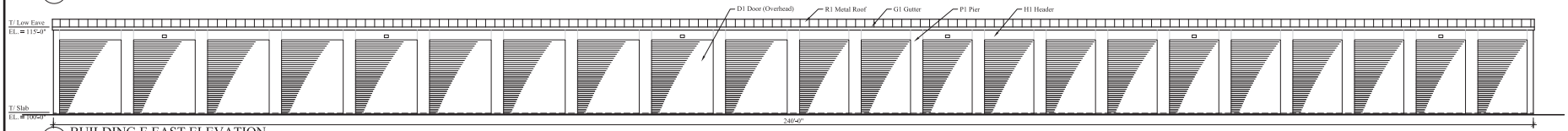

8 BUILDING E EAST ELEVATION
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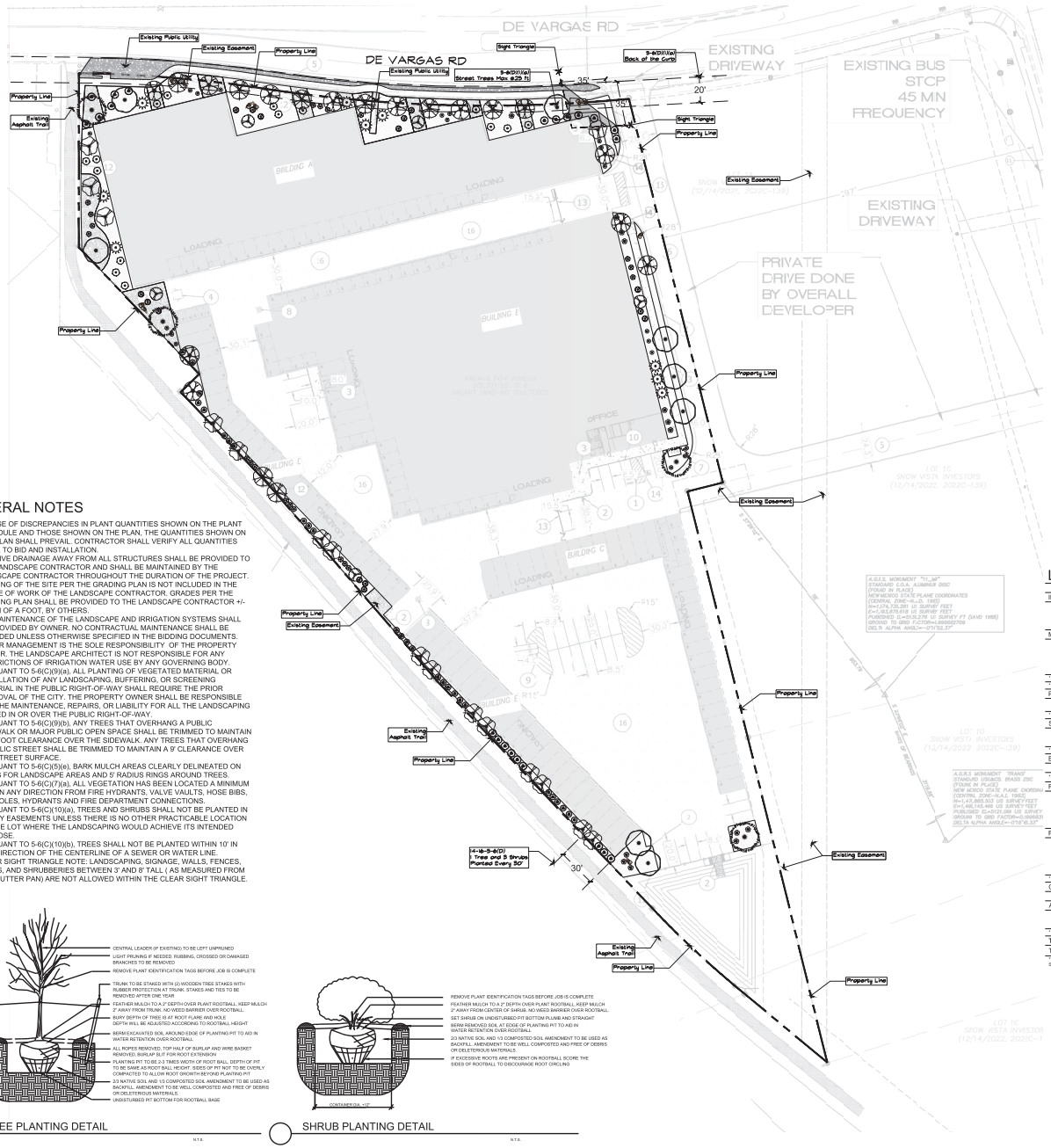
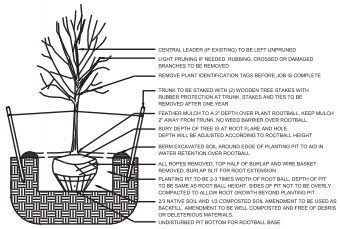
DRAWN BY: RJT	SCALE: AS NOTED
CHKD BY: DMW	PROPOSED BUILDINGS D & E ELEVATIONS
DATE: 10/27/23	JOB NO.: GG09
SHEET NO.	FILE NAME:

A5-3



GENERAL NOTES

1. IN CASE OF DISCREPANCIES IN PLANT QUANTITIES SHOWN ON THE PLANT SCHEDULE AND THOSE SHOWN ON THE PLAN, THE QUANTITIES SHOWN ON THE PLAN SHALL PREVAIL. CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO BID AND INSTALLATION.
2. POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES SHALL BE PROVIDED TO THE LANDSCAPE CONTRACTOR AND SHALL BE MAINTAINED BY THE LANDSCAPE CONTRACTOR THROUGHOUT THE DURATION OF THE PROJECT.
3. GRADING OF THE SITE PER THE GRADING PLAN IS NOT INCLUDED IN THE SCOPE OF WORK OF THE LANDSCAPE CONTRACTOR. GRADES PER THE GRADING PLAN SHALL BE PROVIDED TO THE LANDSCAPE CONTRACTOR +/- 1/10TH OF A FOOT, BY OTHERS.
4. ALL MAINTENANCE OF THE LANDSCAPE AND IRRIGATION SYSTEMS SHALL BE PROVIDED BY OWNER. NO CONTRACTUAL MAINTENANCE SHALL BE INCLUDED UNLESS OTHERWISE SPECIFIED IN THE BIDDING DOCUMENTS.
5. WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR ANY RESTRICTIONS OF IRRIGATION WATER USE BY ANY GOVERNING BODY.
6. PURSUANT TO 5-6(C)(9)(a), ALL PLANTING OF VEGETATED MATERIAL OR INSTALLATION OF ANY LANDSCAPING, BUFFERING, OR SCREENING MATERIAL IN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE THE PRIOR APPROVAL OF THE CITY. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS, OR LIABILITY FOR ALL THE LANDSCAPING PLACED IN OR OVER THE PUBLIC RIGHT-OF-WAY.
7. PURSUANT TO 5-6(C)(9)(b), ANY TREES THAT OVERHANG A PUBLIC SIDEWALK OR MAJOR PUBLIC OPEN SPACE SHALL BE TRIMMED TO MAINTAIN AN 8 FOOT CLEARANCE OVER THE SIDEWALK. ANY TREES THAT OVERHANG A PUBLIC STREET SHALL BE TRIMMED TO MAINTAIN A 9' CLEARANCE OVER THE STREET SURFACE.
8. PURSUANT TO 5-6(C)(5)(e), BARK MULCH AREAS CLEARLY DELINEATED ON PLANS FOR LANDSCAPE AREAS AND 5' RADIUS RINGS AROUND TREES.
9. PURSUANT TO 5-6(C)(7)(a), ALL VEGETATION HAS BEEN LOCATED A MINIMUM OF 3' IN ANY DIRECTION FROM FIRE HYDRANTS, VALVE VAULTS, HOSE BIBS, MANHOLES, HYDRANTS AND FIRE DEPARTMENT CONNECTIONS.
10. PURSUANT TO 5-6(C)(10)(a), TREES AND SHRUBS SHALL NOT BE PLANTED IN UTILITY EASEMENTS UNLESS THERE IS NO OTHER PRACTICABLE LOCATION ON THE LOT WHERE THE LANDSCAPING WOULD ACHIEVE ITS INTENDED PURPOSE.
11. PURSUANT TO 5-6(C)(10)(b), TREES SHALL NOT BE PLANTED WITHIN 10' IN ANY DIRECTION OF THE CENTERLINE OF A SEWER OR WATER LINE.
12. CLEAR SIGHT TRIANGLE NOTE: LANDSCAPING, SIGNAGE, WALLS, FENCES, TREES, AND SHRUBBERIES BETWEEN 3' AND 8' TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED WITHIN THE CLEAR SIGHT TRIANGLE.



TREE PLANTING DETAIL

N.T.S.

SHRUB PLANTING DETAIL

N.T.S.

PLANT SCHEDULE

DECIDUOUS TREE	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	POINT	H X W
	16	CHILOPSIS LINEARIS / DESERT WILLOW	25 GAL	RW	45	20' X 25'
	12	CRATAEGUS CRUS-GALLI 'INERMIS' / THORNLESS HAWTHORN	2" B&B	MEDIUM	35	25' X 20'
	8	KOELREUTERIA PANICULATA / GOLDEN RAIN TREE	2" B&B	MEDIUM	40	50' X 50'
	5	VITEX AGNUS-CASTUS / CHASTE TREE	24"BOX	MEDIUM	35	20' X 20'
EVERGREEN TREE	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**	**WATER**	**POINT**	**H X W**
	4	PINUS ELDARICA / AFGHAN PINE	6'	MEDIUM	35	40' X 25'
	8	QUERCUS FUSIFORMIS / ESCARPMENT LIVE OAK	2" B&B	MEDIUM	40	
DESERT ACCENT	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**	**WATER**	**H X W**	**H X W**
	15	HESPERALOE PARVIFLORA / RED YUCCA	5 GAL	LOW+	20	3' X 4'
	22	NOLINA MICROCARPA / BEARGRASS	5 GAL	RW	30	5' X 6'
	27	YUCCA BACCATA / BANANA YUCCA	5 GAL	RW	30	4' X 5'
ORNAMENTAL GRASS	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**	**WATER**	**H X W**	**H X W**
	18	MUHLENBERGIA CAPILLARIS 'REGAL MIST' TM / MUHLY	1 GAL	MEDIUM	12	3' X 3'
DECIDUOUS SHRUBS	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**	**WATER**	**H X W**	**H X W**
	15	BUDDLEJA DAVIDII / BUTTERFLY BUSH	5 GAL	MEDIUM	20	4' X 4'
	15	CAESALPINIA GILLIESII / YELLOW BIRD OF PARADISE	5 GAL	RW	40	10' X 10'
EVERGREEN SHRUBS	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**	**WATER**	**H X W**	**H X W**
	9	COTONEASTER PARNEYI / COTONEASTER	5 GAL	MEDIUM	30	10' X 15'
	20	CYTISUS SCOPARIUS 'ALL GOLD' / SCOTCH BROOM	5 GAL	MEDIUM	30	4' X 6'

MATERIAL SCHEDULE

SYMBOL	DESCRIPTION	QTY
	X-LARGE BOULDER	10

SYMBOL	DESCRIPTION	QTY
	1/8" MOUNTAIN BROWN GRAVEL MULCH, 3" DEPTH OVER FILTER FABRIC	15,865 SF
	2-4" BLUE SAIS COBBLE, 4" DEPTH OVER FILTER FABRIC	8,421 SF

LANDSCAPE DATA

		ZONING DESIGNATION		
IDO UPC#		NR-C		
	GROSS LOT AREA (SF)	206,709		
	BUILDING AREA (SF)	103,591		
	NET LOT AREA (SF)	103,118		
MINIMUM LANDSCAPE		REQUIRED	PROVIDED	
	AREA (SF) - MINIMUM 15 % OF NET LOT AREA*	15,468	22,292	22%
	TOTAL VEGETATIVE COVERAGE (SF) @ PLANT MATURITY (75% OF LANDSCAPE AREA)	11,601	16,719	108%
	VEGETATIVE COVERAGE (SF) OF GROUND-LEVEL PLANTS (25% OF TOTAL, MINIMUM)	2,900	4,180	36%

* PER IDO 14-16-5-6(C)(5)(b), IN DT-UC-MS-PT AREAS, MINIMUM IS 10% OF NET LOT AREA
* FOR MULTI-FAMILY DWELLING, MINIMUM IS 25% OF NET LOT AREA. SEE 14-16-5-3(B)(5) FOR DETAILS.

PLANTING AREA MULCH		REQUIRED	PROVIDED	
	GRAVEL OR CRUSHER FINES (SF)	MAX. 75%	15,865	71%

* PER IDO 14-15-5-6(C)(5) The use of gravel or crusher fines as ground cover is limited to a maximum 50 percent in DT-UC-MS areas.

STREET TREES - 1 PER 25 LF		REQUIRED	PROVIDED	
	STREET FRONTAGE (LF)	-	374	
	STREET TREES	15	17	

* PER IDO 14-15-5-6(D)1(a) TREES THAT ARE PLANTED WITHIN 20 FEET OF THE BACK OF CURB OF THE ABUTTING STREET MAY FULFILL THIS REQUIREMENT.

EDGE BUFFER LANDSCAPE		REQUIRED	PROVIDED	
	TREES	-	-	

* SEE IDO 14-16-5-6(E)(2), 14-16-5-6(E)(3), AND 14-16-5-6(E)(4) FOR COMPLETE EDGE BUFFER STANDARDS.

PARKING LOT EDGES				
	WITHIN 30' OF FRONT LOT LINE - CONTINUOUS 3' HT EVERGREEN SHRUBS	-	-	
	WITHIN 20' SIDE AND REAR LOT EDGES (LF)	-	-	
	TREES PER (2 PER 25 LF)	-	-	
	SHRUBS (6 PER 25 LF)	-	-	
PARKING LOT INTERIOR		REQUIRED	PROVIDED	
	PARKING STALLS	-	34	
	PARKING LOT AREA (SF)	-		
	LANDSCAPED AREA (10% OF PARKING LOT AREA)*	#####		
	TREES (1 PER 10 PARKING SPACES)	3.4	4	

* PER IDO 14-16-5-6(F)(2), FOR PARKING LOTS CONTAINING 55 OR FEWER SPACES, MINIMUM IS 10% OF PARKING LOT AREA.

COOL SEASON GRASS		REQUIRED	PROVIDED	
	NO MORE THAN 10 % OF REQUIRED LANDSCAPE AREA	-	-	##
ADDITIONAL REQUIREMENTS FOR MULTI-FAMILY DWELLING		REQUIRED	PROVIDED	
	1 TREE PER GROUND FLOOR DWELLING UNIT			
	1 TREE PER SECOND FLOOR DWELLING UNIT*			

* PER IDO 14-16-4-3(B)(8), IN DT-UC-MS-PT AREAS, SECOND FLOOR DWELLING UNIT TREES ARE NOT REQUIRED.

TOTALS		REQUIRED	PROVIDED
TREES		-	53

* PER IDO 14-16-5-6(C)(3)(a), IF AREAS REQUIRED TO BE LANDSCAPED BY 2 OR MORE PROVISIONS OF THIS SECTION 14-16-5-6 OVERLAP EACH OTHER, THE PROVISION REQUIRING THE GREATER AMOUNT OF LANDSCAPING SHALL APPLY, AND LANDSCAPING PROVIDED THAT MEETS THE GREATER REQUIREMENT SHALL COUNT TOWARD FULFILLING THE OVERLAPPING REQUIREMENTS.

YELLOWSTONE LANDSCAPE
www.yellowstonelandscape.com
P O Box 10597
Albuquerque, NM 87184
505.898.9615
design@yellowstonelandscape. com

STATE OF NEW MEXICO
CODY McNALLEN
650
LANDSCAPE ARCHITECT

Date: 10.29.2023
Revisions:

Drawn by: FB
Reviewed by: CM

Snow Vista Self Storage

Albuquerque, NM, 87121

NORTH

Scale: 1"=40'

10' 0 40' 80'

Sheet Title:

Planting Plan

Sheet Number:

LS-01

Regina Okoye

From: Carmona, Dalaina L. <dlcarmona@cabq.gov>
Sent: Thursday, October 26, 2023 3:35 PM
To: Regina Okoye
Subject: 9850 DE VARGAS RD SW Public Notice Inquiry Sheet Submission
Attachments: IDOZoneAtlasPage_M-09-Z.pdf

PLEASE NOTE:
The neighborhood association contact information listed below is valid for 30 calendar days after today's date.

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Route 66 West NA	Paul	Fava	paulfava@gmail.com	505 Parnelli Drive SW	Albuquerque	NM	87121	5053853202	
Route 66 West NA	Cherise	Quezada	cherquezada@yahoo.com	10304 Paso Fino Place SW	Albuquerque	NM	87121	5052631178	
South West Alliance of Neighborhoods (SWAN Coalition)	Luis	Hernandez Jr.	luis@wccdg.org	5921 Central Avenue NW	Albuquerque	NM	87105		
South West Alliance of Neighborhoods (SWAN Coalition)	Jerry	Gallegos	jgallegoswccdg@gmail.com	5921 Central Avenue NW	Albuquerque	NM	87105	5053855809	5058362976
Westgate Heights NA	Christoper	Sedillo	navrmc6@aol.com	605 Shire Street SW	Albuquerque	NM	87121	6193155051	
Westgate Heights NA	Matthew	Archuleta	mattearchuleta1@hotmail.com	1628 Summerfield Place SW	Albuquerque	NM	87121	5054016849	
Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	NM	87120	5059852391	5058982114
Westside Coalition of Neighborhood Associations	Elizabeth	Haley	elizabethkayhaley@gmail.com	6005 Chaparral Circle NW	Albuquerque	NM	87114	5054074381	

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: https://www.cabq.gov/planning/online-planning-permitting-applications with those types of questions.

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
- Please use this online link to find the required forms you will need to submit your permit application. https://www.cabq.gov/planning/urban-design-development/public-notice.
- The Checklist form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf.
- The Administrative Decision form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s):
http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:
https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table

Thank you.

Dalaina L. Carmona
Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334
dlcarmona@cabq.gov or ONC@cabq.gov
Website: www.cabq.gov/neighborhoods

Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Thursday, October 26, 2023 3:11 PM
To: Office of Neighborhood Coordination <ROKOYE@MODULUSARCHITECTS.COM>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Public Notice Inquiry For:
Administrative Decision
If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:
Contact Name
Regina Okoye
Telephone Number
5052677686
Email Address
ROKOYE@MODULUSARCHITECTS.COM
Company Name
Modulus Architects
Company Address
8220 San Pedro Dr. NE, Suite 520
City
Albuquerque

State

NM

ZIP

87107

Legal description of the subject site for this project:

LT 1B PLAT OF LOTS 1A, 1B, 1C, 1D AND 1E SNOW VISTAINVESTORS CONT 4.7454 +/- AC

Physical address of subject site:

9850 DE VARGAS RD SW ALBUQUERQUE NM 87121

Subject site cross streets:

DeVargas Rd. and Snow Vista Blvd

Other subject site identifiers:

This site is located on the following zone atlas page:

M-09-Z

Captcha

x

Regina Okoye

From: Regina Okoye
Sent: Tuesday, October 31, 2023 1:30 PM
To: paulfava@gmail.com; cherqyezada@yahoo.com; luis@weedg.org; igallegosweedg@gmail.com; navrmc6@aol.com; mattearchuleta1@hotmail.com; aboard11@gmail.com; elizabethkayhaley@gmail.com
Cc: Angela Williamson
Subject: Public Notice of a Proposed Project in the City of Albuquerque Administrative Review/Decision - Electronic Mail
Attachments: 00 - Emailed-Notice-Administrative-Print&Fill.pdf; 01 - CABQ-Official_public_notice_form-2019.pdf; 02 - IDOZoneAtlasPage_M-09-Z.PDF; 03 - SITE PLAN.PDF; 04 - Elevations.pdf; 05 - Landscaping plan.pdf

Tracking:

Recipient	Delivery
paulfava@gmail.com	
cherqyezada@yahoo.com	
luis@weedg.org	
igallegosweedg@gmail.com	
navrmc6@aol.com	
mattearchuleta1@hotmail.com	
aboard11@gmail.com	
elizabethkayhaley@gmail.com	
Angela Williamson	Delivered: 10/31/2023 1:30 PM

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed/Emailed to a Neighborhood Association

Date of Request: October 30, 2023

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Neighborhood Association (NA): Route 66 West NA, South West Alliance of Neighborhoods (Swan Coalition) Westgate Heights NA, Westside Coalition of Neighborhood Associates

Name of NA Representative: Paul Fava, Cherise Quezada, Luis Hernandez Jr., Jerry Gallegos, Christoper Sedillo, Matthew Archuleta, Rene Horvath, Elizabeth Haley

Email Address or Mailing Address of NA Representative: paulfava@gmail.com, cherqyezada@yahoo.com, luis@weedg.org, igallegosweedg@gmail.com, navrmc6@aol.com, mattearchuleta1@hotmail.com, aboard11@gmail.com, elizabethkayhaley@gmail.com

Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address: 9850 Devargas Rd SW, Albuquerque, NM 97121
   Location Description: SW Parcel on SNOW VISTA BLVD SW and DeVargas Rd SW
2. Property Owner: Goodman Lawrence RVT
3. Agent/Applicant [if applicable]: Modulus Architects & Land Use Planning Inc./FRE Albuquerque SS, LLC
4. Application(s) Type per IDO Table 6-1-1 [mark all that apply]:
   - Conditional Use Approval
   - Permit_____ (Carport or Wall/Fence - Major)
   - **Site Plan**
   - Subdivision Major: Preliminary Plat (**Minor** or Major)
   - Vacation (Easement/Private Way or Public Right-of-way)
   - Variance
   - Waiver
   - Zoning Map Amendment

Other: _____

Summary of project/request:. The summary of this request is to obtain Site Plan approval for a new storage facility that is +/- 103,951 sf

5. This application will be decided by staff. Please contact devhelp@cabq.gov or call the Planning Department at 505-924-3860 to speak with staff

6. Where more information about the project can be found:
Modulus Architects & Land Use Planning Inc. (505) 338-1499 or awilliamson@modulusarchitects.com

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b}:

1. Zone Atlas Page(s): M-09-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project:
Deviation(s)
Variance(s)
Waiver(s)

Explanation: N/A

4. Pre-submittal Neighborhood Meeting: No meeting was requested on behalf of the Neighborhood Associations.
Summary of Pre-Submittal Neighborhood Meeting, if one occurred: N/A

5. For Site Plan Applications only, attach site plan showing, at a minimum:
a. Location of proposed buildings and landscape areas.
b. Access and circulation for vehicles and pedestrians.
c. Maximum height of any proposed structures, with building elevations.
~~d. For residential development: Maximum number of proposed dwelling units.~~
e. For non-residential development:
Total gross floor area of proposed project
Gross floor area for each proposed use

Additional Information:
1. From the IDO Zoning Map:
a. Area of Property [typically in acres]: 4.7454 Acres
b. IDO Zone District: NR-C
c. Overlay Zone(s): N/A
d. Center or Corridor Area: Major Transit Corridor & Premium Transit Corridor – Major Transit Corridors – Arenal/86th/Benavides
2. Current Land Use(s) [vacant, if none]: Vacant

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associates within 660 feet may request a post-submittal facilitated meeting within 15 days of the date of this notice. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955

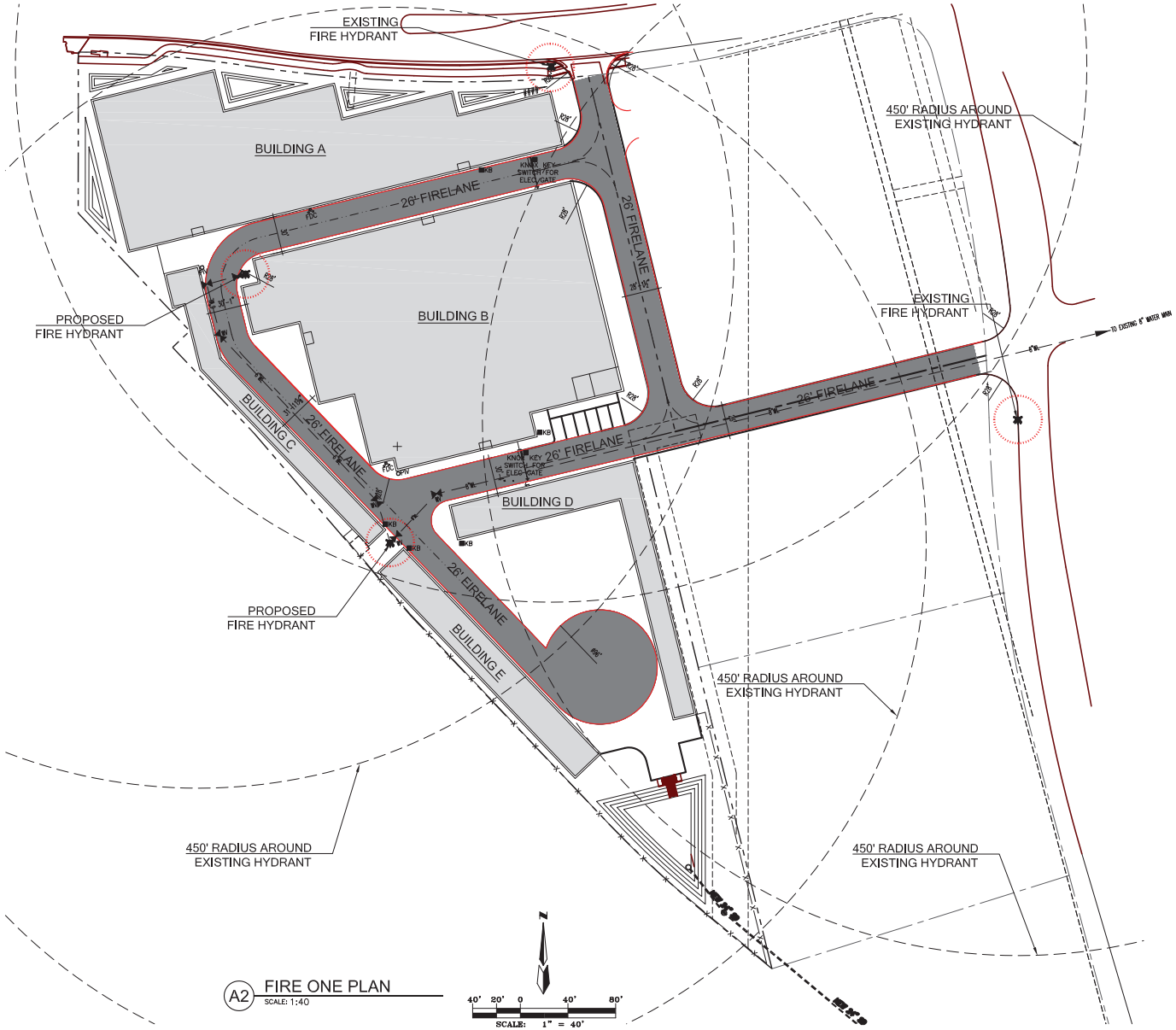
Useful Links
Integrated Development Ordinance (IDO)
https://ido.abc-zone.com/
IDO Interactive Map
https://tinyurl.com/IDOzoningmap

cc:

Route 66 West NA
South West Alliance of Neighborhoods (SWAN Coalition)
Westgate Heights NA
Westside Coalition of Neighborhood Associations

REGINA OKOYE, ENTITLEMENTS PROJECT MANAGER
MODULUS ARCHITECTS & LAND USE PLANNING, INC.
8220 SAN PEDRO DR. NE, SUITE 520
ALBUQUERQUE, NM 87113
Office 505.338.1499 (Ext. 1003)
Mobile + Text 505.267.7686
Email: rokoye@modulusarchitects.com
Website: www.modulusarchitects.com
Join us on Facebook: Modulus Architects on Facebook
New Mexico | Texas | Arizona | Colorado | Oklahoma

SUPPORTING DOCUMENTATION



A2 FIRE ONE PLAN
SCALE: 1:40

VICINITY MAP
Zone Atlas Map M-09-Z
NTS

LEGEND

- PROPERTY LINE
- EXISTING FIRE HYDRANT
- EXISTING OVERHEAD UTILITY LINE
- PROPOSED MARKED FIRE LANE
- KB — KNOX BOX (PROVIDE KNOX KEY SWITCH AT ALL ELECTRICAL GATES)
- #### — BUILDING ADDRESS
- NEW GATE VALVE

FIRE ONE NOTES

1. THE TOTAL HEIGHT OF THE PROPOSED BUILDINGS SHALL BE 30' OR LESS.
2. GROSS SQUARE FOOTAGE OF ALL BUILDINGS = 103,951 SF (SEE BUILDING INFORMATION BELOW FOR BREAK-OUT OF EACH BLDG SIZE)
3. BUILDING CONSTRUCTION II-B.
4. BUILDING 'A' AND 'B' SHALL BE SPRINKLED. BUILDING 'C', 'D', AND 'E' SHALL NOT BE SPRINKLED.
5. THE PARKING LOT SURFACE SHALL BE ASPHALT AND CAPABLE OF SUPPORTING AN IMPOSED LOAD OF A FIRE APPARATUS WEIGHING 75,000 LBS.
6. BUILDING SHALL HAVE APPROVED ADDRESS NUMBERS OR BUILDING IDENTIFICATION PLACED IN A POSITION PLAINLY LEGIBLE AND VISIBLE FROM THE STREET.
7. ALL DRIVING SURFACES SHALL NOT EXCEED 10 PERCENT IN GRADE.
8. ALL FIRE HYDRANT SUPPLY LINE THAT BRANCH OFF FROM THE WATER MAINS SHALL BE 6" DIAMETER; UNLESS OTHERWISE NOTED ON THE PLAN.
9. WORK SHALL BE IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS, AND ANY CHANGES MADE DURING CONSTRUCTION THAT ARE NOT IN COMPLIANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS SHALL BE RESUBMITTED FOR APPROVAL AS AN AMENDED SET OF CONSTRUCTION DOCUMENTS. APPROVED WET STAMPED SHOP DRAWINGS SHALL BE ON SITE FOR INSPECTIONS.
10. KNOX BOX SHALL BE PROVIDED FOR EACH BUILDING, NEAR THE FRONT EDGE OF THE BUILDING.
11. A KNOX KEY SWITCH SHALL BE PROVIDED FOR ELECTRICAL GATES. A KNOX BOX IS ONLY USED FOR MANUAL OPERATED GATES.

BUILDING INFORMATION

BUILDING A:
MAXIMUM BLDG FOOTPRINT = 33,464 SF
OCCUPANCY TYPE = S-1
CONSTRUCTION TYPE - II-B
SPRINKLERED SYSTEM IN BLDG
FIRE FLOW = 1,750 gpm

BUILDING B:
MAXIMUM BLDG FOOTPRINT = 48,680 SF
OCCUPANCY TYPE = S-1
CONSTRUCTION TYPE - II-B
SPRINKLERED SYSTEM IN BLDG
FIRE FLOW = 1,750 gpm

BUILDING C:
MAXIMUM BLDG FOOTPRINT = 6,007 SF
OCCUPANCY TYPE = S-1
CONSTRUCTION TYPE - II-B
NON-SPRINKLERED BLDG
FIRE FLOW = 1,750 gpm

BUILDING D:
MAXIMUM BLDG FOOTPRINT = 8,600 SF
OCCUPANCY TYPE = S-1
CONSTRUCTION TYPE - II-B
NON-SPRINKLERED BLDG
FIRE FLOW = 2,000 gpm

BUILDING E:
MAXIMUM BLDG FOOTPRINT = 7,200 SF
OCCUPANCY TYPE = S-1
CONSTRUCTION TYPE - II-B
NON-SPRINKLERED BLDG
FIRE FLOW = 1,750 gpm

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			
6			

MODULUS ARCHITECTS
100 SUN AVENUE N.E., Ste 600
ALBUQUERQUE, NEW MEXICO 87109
PHONE (505) 338-1499 FAX (505) 338-1498

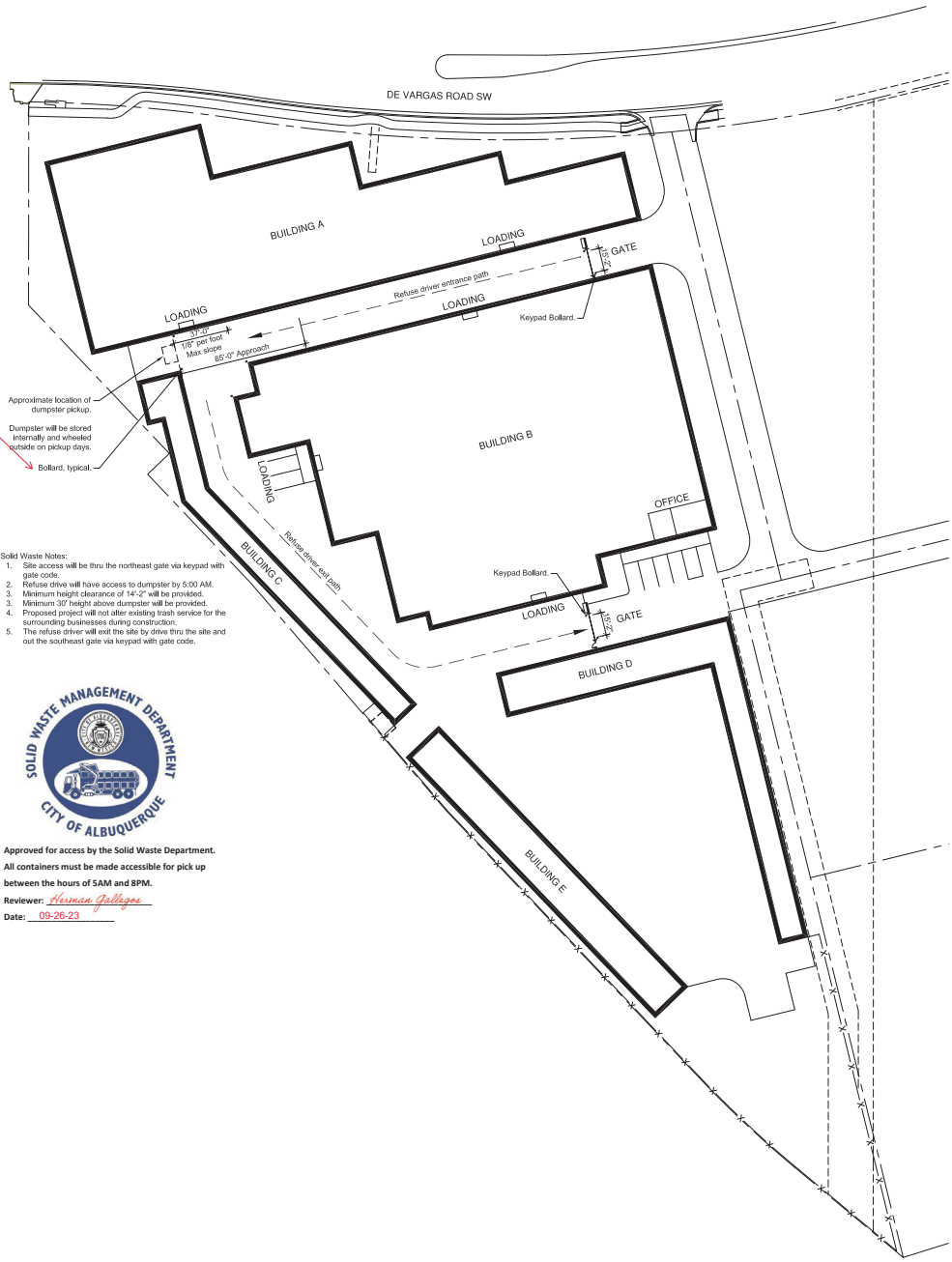
STATE OF NEW MEXICO
STEPHEN A. DUNBAR
No. 4218
REGISTERED ARCHITECT
16 Mar 2023

PROJECT TITLE: 98th & Sage Self Storage
98th & Sage
ALBUQUERQUE, NEW MEXICO 87121
PROJECT MANAGER: DEVIN NGUYEN
JOB NO.: Self Storage - 98th
DRAWN BY: DTN
SHEET TITLE: FIRE ONE PLAN

DATE: 14 Aug 2023
SCALE: AS NOTED
SHEET: F100

CONCEPT SITE PLAN

SELF-STORAGE FACILITY
SNOW VISTA CHANNEL & DE VARGAS RD S.W.
ALBUQUERQUE, NM
SEPTEMBER 7, 2023



Bollards will be required on both sides and the rear side of the dumpster.

See Solid Waste Notes

Solid Waste Notes:

1. Site access will be thru the northeast gate via keypad with gate code.
2. Refuse drive will have access to dumpster by 5:00 AM.
3. Minimum height clearance of 14'-2" will be provided.
3. Minimum 30' height above dumpster will be provided.
4. Proposed project will not alter existing trash service for the surrounding businesses during construction.
5. The refuse driver will exit the site by drive thru the site and out the southeast gate via keypad with gate code.

SOLID WASTE MANAGEMENT DEPARTMENT
CITY OF ALBUQUERQUE

Approved for access by the Solid Waste Department.
All containers must be made accessible for pick up between the hours of 5AM and 8PM.

Reviewer: Herman Gallegos
Date: 09-26-23

STATE OF NEW MEXICO
DAVID WYTMAR
NO. 6544
REGISTERED ARCHITECT

N

0 20' 40' 80'

1"=40'

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director

Mayor Timothy M. Keller

October 11, 2023

Ronald Bohannan, P.E.
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM, 87109

RE: Snow Vista Self Storage
Conceptual Grading and Drainage Plan
Engineer's Stamp Date: 09/27/23
Hydrology File: M09D012B

Dear Mr. Bohannan:

Based upon the information provided in your submittal received 09/08/2023, the Conceptual Grading and Drainage Plan is approved for action by the Development Facilitation Team (DFT) on Site Plan for Building Permit.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

PRIOR TO BUILDING PERMIT:

1. Please submit a more detailed Grading & Drainage Plan to Hydrology for review and approval. This digital (.pdf) is emailed to PLNDRS@cabq.gov along with the Drainage Transportation Information Sheet.

If the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, jhughes@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

Sincerely,

Renée C. Brissette

Renée C. Brissette, P.E. CFM
Senior Engineer, Hydrology
Planning Department

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director

Mayor Timothy M. Keller

Date 10-6-23

Ronald Bohannan, PE
Tierra West LLC
5571 Midway Park Pl NE
Albuquerque, NM 87109

Re: **Snow Vista Self Storage**
9850 De Vargas Rd SW
Conceptual Traffic Circulation Layout
Engineer's Stamp 09-26-23 (M09D012B)

Dear Mr. Bohannan,

The conceptual TCL submittal received 09-27-23 is approved for DHO and/or DFT submittal. When submitting this project through the building permit process, a full Traffic Circulation Layout will need to be submitted and approved prior to building permit.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

The following comment should be addressed when submitting the full Traffic Circulation Layout.

1. It is not uncommon for projects with 5 buildings for the buildings to be built at different times (phased). If this project is to be phased, please indicate this and include the associated parking with each phase.
2. The TCL uses building numbers, while the Fire One Plan and the Solid Waste plan use letters. They should both use numbers or both use letters to facilitate the building permit/CO process.
3. The TCL shows the access width through the gate of 15.9 feet (N) and 15.5 feet (S) and the Solid Waste plan shows the access width to be 15 feet 2 inches. The Fire One Plan appears to show an access width of 26 feet.

   All plans should have the same dimension. If the Fire One Plan is revised to clarify this dimension, then provide the approved revised Fire One Plan.
4. Please clarify the office location.
5. It does not seem pertinent to specify "Private Drive done by Overall Developer" as the drive is needed to support the buildings.
6. Show the access easements and provide the plat or shared access agreement.
7. The parking/curb line at the south end on the site plan is different than the fire one plan, solid waste plan and grading plan. How is it to be configured?
8. Provide three bicycle parking spaces.
9. Provide a detail for the motorcycle pavement markings.
10. Please remove the redundant Accessible Parking Sign detail.

11. Provide the radius for the "ends" (3 feet) of the parking islands.
12. Show the entire private drive out to Snow Vista Blvd.

Additional comments may be provided at the DFT meeting.

If you have any questions, please contact me at (505) 924-3986 or ccherne@cabq.gov.

Sincerely,

Curtis Cherne, PE
Senior Engineer
Development Review Services

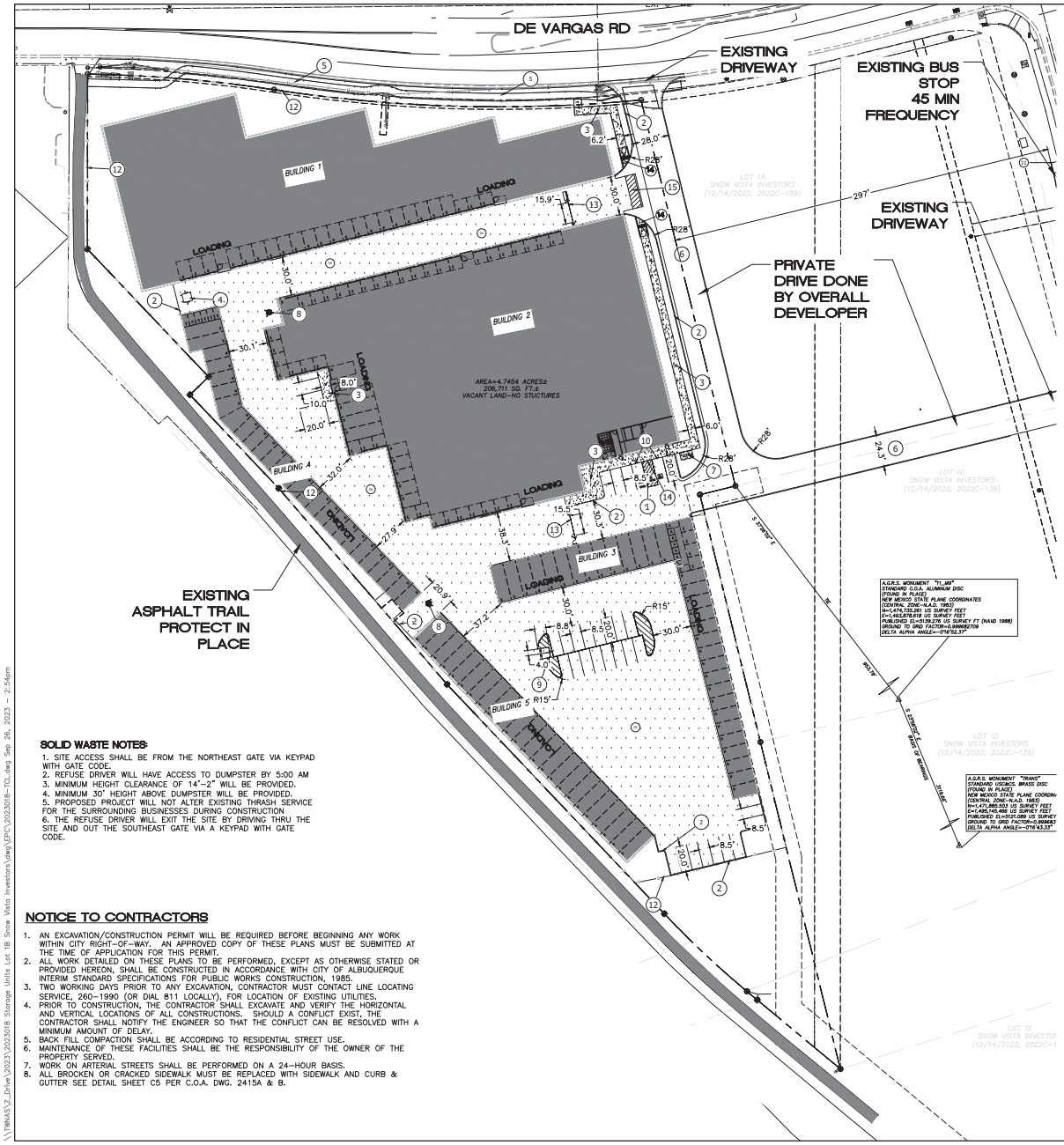
C: Ernest Armijo, Marwa Al-Nigger, Steven Herrera, Brian Melton

PO Box 1293

Albuquerque

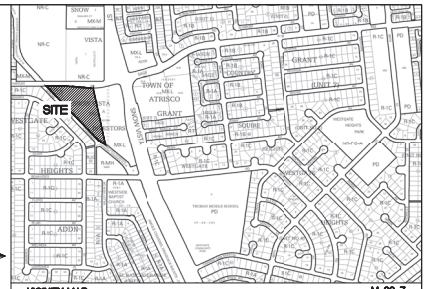
NM 87103

www.cabq.gov



LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- BUILDING
- SIDEWALK/CONCRETE
- ASPHALT
- EXISTING CURB & GUTTER
- STREET LIGHTS



LEGAL DESCRIPTION:

LT 1B PLAT OF LOTS 1A, 1B, 1C, 1D AND 1E SNOW VISTA INVESTORS CONT 4.7454 +/- AC

KEYED NOTES

1. ACCESSIBLE PARKING: THE ADA ACCESS AISLES 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 SEE DETAIL SHEET TCL-2
2. NEW CURB AND GUTTER SEE DETAIL SHEET TCL-2
3. NEW 6' CONCRETE SIDEWALK PER COA STD DWG 2430
4. SINGLE DUMPSTER AREA SEE DETAIL SHEET C6 BOLLARD WILL BE REQUIRED ON BOTH SIDES AND THE REAR SIDE OF THE DUMPSTER
5. EXISTING SIDEWALK
6. PRIVATE OFF-SITE PAVING (CONSTRUCTED BY OTHERS)
7. BICYCLE PARKING SEE DETAIL SHEET TCL-2
8. PROPOSED FIRE HYDRANT
9. MOTORCYCLE PARKING SIGN SEE DETAIL SHEET TCL-2 (TYP ONE FOR EACH SPACE)
10. HANDICAP PARKING SIGN SEE DETAIL SHEET TCL-2 (TYP ONE FOR EACH SPACE)
11. CITY OF ALBUQUERQUE BUS STOP
12. SECURITY FENCE PER CITY CODES
13. ACCESS GATE
14. ACCESSIBLE HANDICAP RAMP SEE DETAIL SHEET TCL-3
15. 6' CROSSWALK SEE DETAIL SHEET TCL-3
16. PRIVATE PAVING REFER GEO-TECH REPORT.

SITE DATA

PROPOSED USAGE:	SELF STORAGE
ZONE:	NR-C
LOT AREA:	206,709.6 SF (4.74 ACRES)
ADDRESS:	9850 DE VARGAS RD SW ALBUQUERQUE NM 87121
TOTAL BUILDING AREA:	103,951 SF
PARKING REQUIRED:	103,951 SF / 3000 SF*90% = 31 SPACES
PARKING REDUCTION IDO 5-5(C)(5)(c) = 10% REDUCTION IF LOCATED WITHIN 330 FT OF A BUST STOP	
PARKING PROVIDED:	34 SPACES
HC PARKING REQUIRED:	2 SPACES
HC PARKING PROVIDED:	2 SPACES (1 VAN ACCESSIBLE)
MC PARKING REQUIRED:	2 SPACES
MC PARKING PROVIDED:	2 SPACES
BICYCLE PARKING REQUIRED:	2 SPACES
BICYCLE PARKING PROVIDED:	2 SPACES
LANDSCAPE AREA REQUIRED:	15,413 SF
LANDSCAPE AREA PROVIDED:	29,621 SF

SOLID WASTE NOTES:

1. SITE ACCESS SHALL BE FROM THE NORTHEAST GATE VIA KEYPAD WITH GATE CODE.
2. REFUSE DRIVER WILL HAVE ACCESS TO DUMPSTER BY 5:00 AM
3. MINIMUM HEIGHT CLEARANCE OF 14'-2" WILL BE PROVIDED.
4. MINIMUM 30' HEIGHT ABOVE DUMPSTER WILL BE PROVIDED.
5. PROPOSED PROJECT WILL NOT ALTER EXISTING THRASH SERVICE FOR THE SURROUNDING BUSINESSES DURING CONSTRUCTION
6. THE REFUSE DRIVER WILL EXIT THE SITE BY DRIVING THRU THE SITE AND OUT THE SOUTHEAST GATE VIA A KEYPAD WITH GATE CODE.

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 260-1990 (OR DIAL 811 LOCALLY), FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACK FILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.
8. ALL BROCKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER SEE DETAIL SHEET C5 PER C.O.A. DWG. 2415A & B.

GRAPHIC SCALE

40 0 20 40

(IN FEET)
1 inch = 40 ft.

ENGINEER'S SEAL

RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER

09/26/2023

RONALD R. BOHANNAN
P.E. #7868

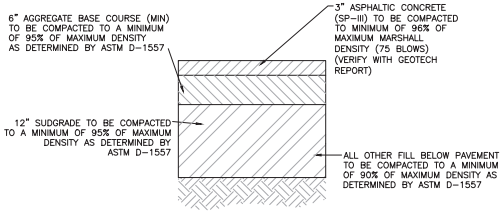
98TH & SAGE STORAGE
ALBUQUERQUE, NM

CONCEPTUAL TRAFFIC CIRCULATION LAYOUT

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NM 87109
(505) 858-3100
www.tierrawestllc.com

DRAWN BY	BF
DATE	09/19/2023
	2023018-TCL
SHEET #	TCL-1
JOB #	2023018

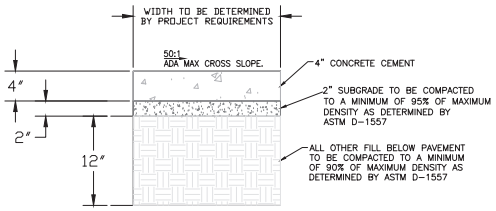
\\TWAS\Z_Drive\2023\2023018 Storage Units Lot 1B Snow Vista Investors\dwg\EPC\2023018-TCL.dwg Sep 26, 2023 - 2:54pm



SITE ASPHALT PAVEMENT SECTION

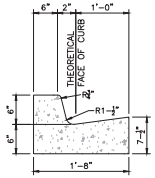
NTS

NOTE: CONTRACTOR TO VERIFY PAVEMENT MINIMUMS WITH SOILS REPORT PROVIDED BY THE DEVELOPER/OWNER.



CONCRETE SIDEWALK SECTION

NTS

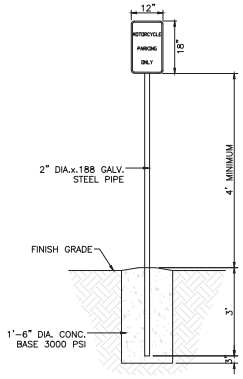


CURB GENERAL NOTES:

1. ALL CURBS TO BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE, PER SPECIFICATIONS.
2. PROVIDE CONTRACTION JTS. 12' MAX., SPACING, 1/2" EXP. JTS. AT CURB RETURNS AND AT A MAX. SPACING OF 120' BETWEEN CURB RETURNS AND EACH SIDE OF SEPARATELY CONSTRUCTED DRIVEWAYS. CONTRACTION JTS., SHALL BE EITHER SAWED OR TOOLED A MINIMUM OF 1" DEEP AT FINISHED FACES.
3. ALL EDGES SHALL BE EDGED WITH A 3/8" RADUIS EDGING TOOL.
4. 1/4" ISOLATION JOINT SHALL BE PLACED BETWEEN SIDEWALK AND CURB WHEN CAST ADJACENT TO EACH OTHER.

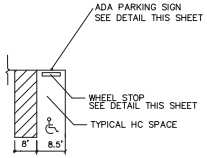
6" PRIVATE CURB & GUTTER

NTS



MOTORCYCLE PARKING SIGN

NTS

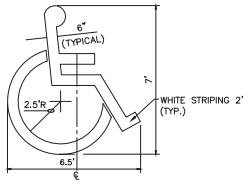


HC PARKING DETAIL

NTS

NOTES:

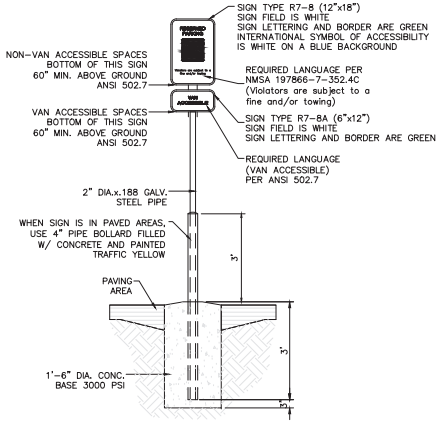
1) International Symbol of Accessibility shall be painted on the pavement at rear of space, white symbol on blue background.
2) Parking space lines and diagonal striping to be painted blue and shall be 4" wide. Diagonal lines shall be spaced 2' center to center.
3) Access aisle shall have the words "NO PARKING" in blue, 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 tires would be placed.



LOCATE AT EDGE OF PARKING SPACE UNLESS ACCOMPANIED BY "VAN" LETTERING

ACCESSIBLE PARKING SYMBOL

NTS



ACCESSIBLE PARKING SIGN

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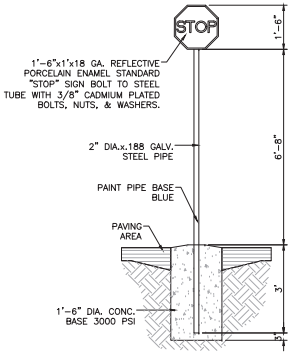
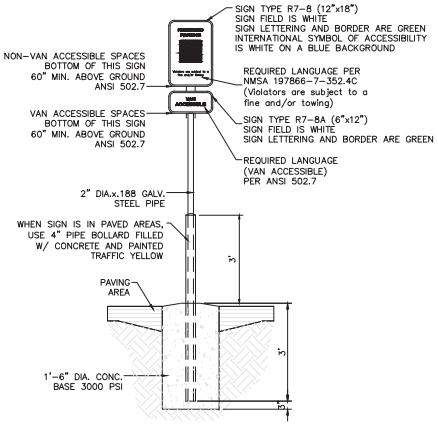


STOP SIGN

NTS



ACCESSIBLE PARKING SIGN

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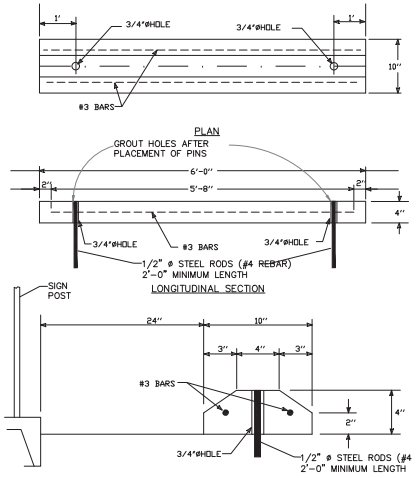
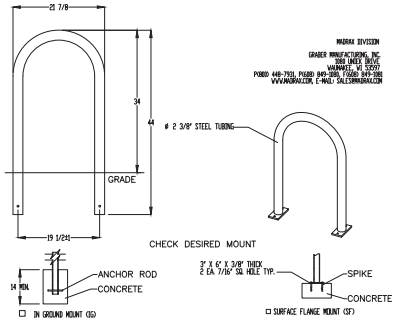


WHEEL STOP

NTS



MURAX DIVISION

GRABER MANUFACTURING, INC
3100 LINDEX DRIVE
VANDALIA, MO 63382
PO800 440-7931, PO800 849-3800, FO660 949-3881
WWW.MURAX.COM, E-MAIL: SALES@MURAX.COM

PRODUCT: (G28-2G/S)
DESCRIPTION: 'U' BIKE RACK
2 BIKE, SURFACE OR IN GROUND MOUNT

DATE: 10-4-18
ENG: SMC

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NOTES:

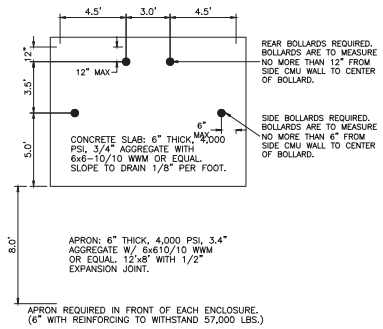
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. CONSULTANT TO SELECT COLOR (FINISH). SEE MANUFACTURER'S SPECIFICATIONS.
3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.
4. BIKE RACK SHALL HAVE A 7-FOOT CLEAR ZONE ALL AROUND.
5. EACH BIKE RACK SPACE SHALL BE AT LEAST 6 FEET LONG AND 2 FEET WIDE.

BIKE RACK

SCALE: NONE

ENGINEER'S SEAL RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER 09/26/2023 RONALD R. BOHANNAN P.E. #7868	98TH & SAGE STORAGE ALBUQUERQUE, NM **CONSTRUCTION DETAILS**	DRAWN BY BF DATE 09/19/2023 2023018_DTE
	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # **TCL-2** JOB # 2023018

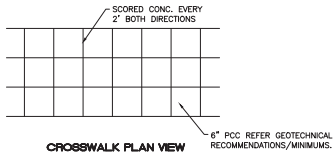
\\TWNAS\Z_Drive\2023\2023018 Storage Units Lot 1B Snow Vista Investors\dwg\EPC\2023018_DTE.dwg Sep 26, 2023 - 2:54pm



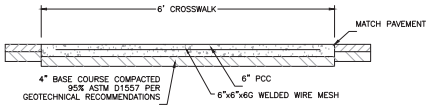
DUMPSTER BOLLARD DETAIL

NTS

NOTE: ACTUAL DIMENSIONS PROVIDED BY DEVELOPER/OWNER (REFER ARCHITECTURAL PLANS/DETAILS)

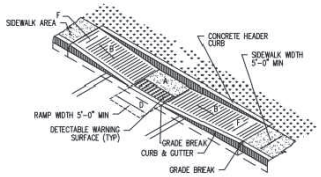


CROSSWALK PLAN VIEW

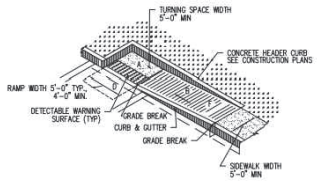


CONCRETE CROSSWALK (OR SIMILAR)

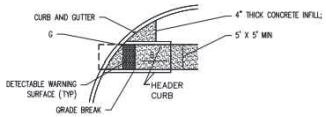
NTS



DETAIL A-PARALLEL CURB RAMP



DETAIL B-PARALLEL CURB RAMP



DETAIL C- PARALLEL CURB RAMP

GENERAL NOTES

1. RUNNING SLOPE OF A CURB RAMP SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15 FEET TO AVOID CHASING THE SLOPE INDEFINITELY WHEN CONNECTING TO STEEP GRADES. WHEN APPLYING THE 15-FOOT MAXIMUM LENGTH, THE RUNNING SLOPE OF THE CURB RAMP SHALL BE EXTENDED AS FLAT AS THE MAXIMUM EXTENT AS FEASIBLE.
2. SEE COA STD. DWG. 2446 FOR DETECTABLE WARNING DEVICE DETAILS.

CONSTRUCTION NOTES

A. TURNING SPACE SHALL HAVE MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.0% (PREFERRED) SLOPE OF 1.5%. TURNING SPACE SHALL BE 5.0 FT BY 5.0 FT AT THE TOP OF THE CURB RAMP.

B. 8.3% MAX. SLOPE OF RAMP, 7% PREFERABLE SLOPE OF RAMP.

C. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMPS RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACE. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.

D. COUNTER SLOPE OF THE GUTTER OR STREET AT THE FOOT OF A CURB RAMP, RUN OR TURNING SPACE SHALL BE 5% MAX.

E. FLARED SIDES ARE TO HAVE A SLOPE OF 10% MAX, MEASURED PARALLEL TO THE BACK OF THE CURB.

F. 2% MAXIMUM CROSS-SLOPE. 1.5% PREFERRED CROSS-SLOPE.

G. FILLET SHARP CURVES EXPOSED TO TRAFFIC TO 6" MINIMUM RADIUS.

REVISIONS	CITY OF ALBUQUERQUE PAVING PARALLEL AND DIAGONAL CURB RAMPS DWG. 2443 JUNE 2019

ENGINEER'S SEAL	98TH & SAGE STORAGE ALBUQUERQUE, NM	DRAWN BY BF
RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER 09/26/2023 RONALD R. BOHANNAN P.E. #7868	**CONSTRUCTION DETAILS**	DATE 09/19/2023 2023018_DTE
	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # **TCL-3**
		JOB # 2023018

\\TWAS\Z_Drive\2023\2023018 Storage Units Lot 1B Snow Vista Investors\dwg\EPC\2023018_DTE.dwg Sep 26, 2023 - 2:54pm

Albuquerque Bernalillo County
Water Utility Authority

PO Box 568
Albuquerque, NM 87103
www.abcwua.org

Chair
Eric C. Olivas
County of Bernalillo
Commissioner, District 5

Vice Chair
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City of Albuquerque
Councilor, District 7

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County of Bernalillo
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Pat Davis
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Trudy E. Jones
City of Albuquerque
Councilor, District 8

Timothy M. Keller
City of Albuquerque
Mayor

Ex-Officio Member
Gilbert Benavides
Village of Los Ranchos
Board Trustee

Executive Director
Mark S. Sanchez

Website
www.abcwua.org

November 7, 2023

Luis Noriega
Tierra West LLC
5571 Midway Park Pl NE
Albuquerque, NM 87109

RE: Water and Sanitary Sewer Availability Statement #230914
Project Name: 98TH AND SAGE SELF STORAGE
Project Address: 9850 DE VARGAS RD SW ALBUQUERQUE NM 87121
Legal Description: LT 1B PLAT OF LOTS 1A, 1B, 1C, 1D AND 1E SNOW VISTAINVESTORS CONT 4.7454 +/- AC
UPC: 100905510538420307
Zone Atlas Map: M-09-Z

Dear Mr. Noriega:

Project Description: The subject site is located along the south side of De Vargas Road, bounded by the Snow Vista Diversion Channel and Snow Vista Boulevard within the City of Albuquerque. The proposed development consists of approximately five acres and the property is currently zoned MX-L for mixed use low intensity. The property lies within the Pressure Zone 2W in the Atrisco Trunk. The Request for Availability indicates plans to develop a Self-Storage Facility.

Existing Conditions:

Water infrastructure in the area consists of the following:

- Six-inch PVC distribution line (project #26-4188.91-03) along De Vargas Road.
- Eight-inch PVC distribution line (project #26-4188.91-03) along the west side of Snow Vista Boulevard.
- 30-inch Ductile Iron Pipe in zone transmission line (project #26-5432.91-06) along Snow Vista Boulevard.

Sanitary sewer infrastructure in the area consists of the following:

- Ten-inch Vitrified Clay Pipe sanitary sewer collector line (project #07-002-61) along De Vargas Road terminating in manhole M09-221.
- 12-inch Vitrified Clay Pipe sanitary sewer collector line (project #07-002-61) running through the property, due south, from existing manhole M09-221.

Water Service: New metered water service to the property can be provided via routine connection to the existing six-inch distribution main along De Vargas Road. The engineer is responsible for determining pressure losses and sizing the service line(s) downstream of the public water line to serve the proposed development.

Service is also contingent upon compliance with the Fire Marshal's instantaneous fire flow requirements. Water service will not be sold without adequate fire protection. Water service will only be sold in conjunction with sanitary sewer service. Each legally platted property shall have individual, independent water services. No property shall share a water service with any other property.

Existing service lines and fire lines that will not be utilized are to be removed by shutting the valve near the distribution main. For fire lines, the line shall be capped near the public valve and valve access shall be grouted and the collar removed.

Non-Potable Water Service: Currently, there is no non-potable infrastructure available to serve the subject property.

Sanitary Sewer Service: New sanitary sewer service can be provided via routine connection to the existing ten-inch collector along De Vargas Road. No property shall share a private sewer service with any other property. The engineer is responsible for sizing the service line(s) upstream of the public sanitary sewer line to serve the proposed development.

Fire Protection: From the Fire Marshal's requirements, the instantaneous fire flow requirements for the project are 2,250 gallons per minute. Two fire hydrants are required. There are two existing hydrants available and two new hydrants are proposed with this project. As modeled using InfoWater™ computer software, the fire flow can be met by applying the required fire flow to the system as shown in the information provided by the requestor. Analysis was performed by simulating the required fire flow at existing hydrants #45 and #47.

Any changes to the proposed connection points shall be coordinated through Utility Development. All new required hydrants as well as their exact locations must be determined through the City of Albuquerque Fire Marshal's Office and verified through the Utility Development Office prior to sale of service.

The engineer is responsible for determining pressure losses and sizing of the fire line(s) downstream of the public water line to serve the proposed fire hydrants and/or fire suppression system.

Cross Connection Prevention:

Per the Cross Connection Prevention and Control Ordinance, all new non-residential premises must have a reduced pressure principal backflow prevention assembly approved by the Water Authority installed at each domestic service connection at a location accessible to the Water Authority. No tees, branches, possible connection fittings, or openings are allowed between the reduced principal backflow prevention assembly and the service connection unless protected by a backflow prevention assembly. These requirements also apply to all remodeled non-residential premises when the work area of the building undergoing repairs, alterations, or rehabilitation, as defined in the International Existing Building Code, exceeds 50 percent of the aggregate area of the building regardless of the costs of repairs, alteration, or rehabilitation.

All non-residential irrigation water systems connected to the public water system shall have a pressure vacuum breaker, spill-resistant pressure vacuum breaker, or a reduced pressure principal backflow prevention assembly installed after the service connection. Such devices shall be approved by the Water Authority. No tees, branches, possible connection fittings, or openings are allowed between the containment backflow prevention assembly and the service connection.

All non-residential customers connected via piping to an alternative water source, or an auxiliary water supply and the public water system shall install a containment reduced

pressure principal backflow prevention assembly approved by the Water Authority after the potable service connection.

All new services to private fire protection systems shall be equipped with a containment reduced pressure principal backflow prevention assembly approved by the Water Authority and Fire Marshal having jurisdiction installed after the service connection. No tees, branches, possible connection fittings, or openings are allowed between the containment backflow prevention assembly and the service connection. A double check valve assembly approved by the Water Authority and Fire Marshal having jurisdiction may be installed instead of a reduced pressure backflow prevention assembly provided the private fire protection system meets or exceeds ANSI/NSF Standard 60 61 throughout the entire private fire protection system, the fire sprinkler drain discharges into atmosphere, and there are no reservoirs, fire department connections nor connections from auxiliary water supplies.

The Water Authority recommends that all backflow (containment) devices be located above ground just outside the easement or road right-of-way, the containment backflow device can be installed within the building if there are no tees, branches, possible connection fittings, or openings between the reduced principal backflow prevention assembly and the service connection unless protected by another reduced pressure backflow prevention assembly device. Contact Cross Connection at (505) 289-3465 for more information.

Easements and Property: Exclusive public water and sanitary sewer easements are required for all public lines that are to be constructed outside of any dedicated Rights-of-Way. A minimum width easement of 20 feet is required for a single utility and 25 feet for water and sewer both within the same easement. Easements for standard-sized water meters need to be five feet by five feet and include the length of the water service if located on private property. For larger meters that require a meter vault, a 35-foot by 35-foot easement is required. Actual easement widths may vary depending on the depth of the lines to be installed. Acceptable easements must be documented prior to approval of service. A Warranty Deed shall be required when a property will be transferred to the Water Authority for the installation of facilities to be owned by the Water Authority such as pump stations, reservoirs, wells, lift stations, or any other facility.

Required public water and/or sanitary sewer easements shall be for the construction, installation, maintenance, repair, modification, replacement, or operation of public water and sanitary service lines, equipment, and facilities reasonably necessary to provide service together with free access on and over the easement and the right to remove trees, shrubs, undergrowth and any other obstacles, modifications, or structures which interfere with the use of the easement.

Pro Rata: Pro Rata is not owed and the property can utilize the services available upon completion of the requirements of this statement to connect to water and sanitary sewer.

Design and Construction: The design and construction of all required improvements will be at the developer/property owner's expense. Improvements must be coordinated through the Water Authority Connection Permit process. Construction must be performed by a licensed (GF9 or GF98) and bonded public utility contractor.

Utility Expansion Charge (UEC): In addition to installation and construction costs, any new metered water services will be subject to both water and sanitary sewer Utility Expansion Charges (UEC) payable at the time of application for service. All charges and rates collected will be based on the ordinances and policies in effect at the time service is actually requested and authorized. Per the Rate Ordinance, each customer classification on the same premise requires a separate meter. Contact Customer Service at (505) 842-9287 (option 3) for more information regarding UEC's.

Water Use: All new commercial developments shall be subject to the requirements for water usage and water conservation requirements as defined by the Water Authority, particularly the Water Waste Reduction Ordinance. Where available, outdoor water usage shall utilize reclaimed water.

Closure: This availability statement provides a commitment from the Water Authority to provide services to the development, as long as identified conditions are met. It will remain in effect for a period of one year from the date of issue and applies only to the development identified herein. Its validity is, in part, contingent upon the continuing accuracy of the information supplied by the developer. Changes in the proposed development may require reevaluation of availability and should be brought to the attention of the Utility Development Section of the Water Authority as soon as possible.

Please feel free to contact Mr. Kristopher Cadena in our Utility Development Section at (505) 289-3301 or email at kcadena@abcwua.org if you have questions regarding the information presented herein or need additional information.

Sincerely,

Mark S. Sanchez
Executive Director

Enclosures: Infrastructure Maps

f/ **Availability Statement #230914**

230914 - Water

0 375 750 Feet

N W E S

Legend

- Hydrant
- Project Location

Water Pipe

Subtype

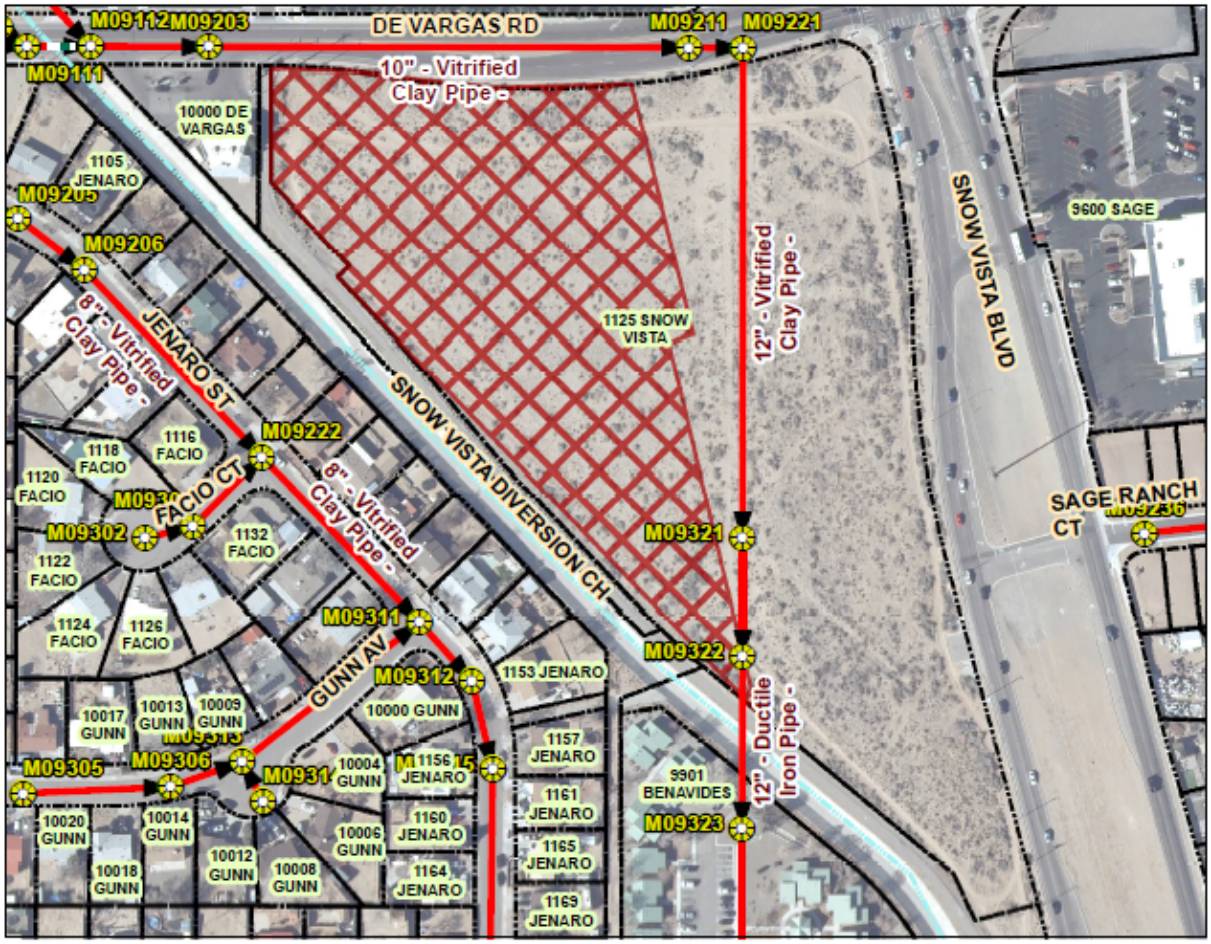
- Distribution Line
- Hydrant Leg
- In Zone Transmission

Fire Flow Analysis Points

- Analysis Point - Existing Hydrant (2)

Water Utility Authority

230914 - Sanitary Sewer



Legend

Sewer Manhole

Project Location

Sewer Pipe

Subtype

COLLECTOR

CASING

Water Utility Authority