

**PROJECT NUMBER: PR-2021-006336**  
**APPLICATION NUMBER: SI-2021-02091**

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated \_\_\_\_\_, and the Findings and Conditions in the Official Notification of Decision are satisfied.

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

**DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:**

<i>Ernest Armijo</i>	Nov 4, 2022
Traffic Engineer, Transportation Division	Date
<i>Don Grubb</i>	Nov 8, 2022
Water Utility Development	Date
<i>Cheryl Spindler</i>	Nov 4, 2022
Parks & Recreation Department	Date
<i>Hequn Chen</i>	Nov 4, 2022
City Engineer	Date
<i>JH Plan</i>	Nov 4, 2022
Code Enforcement	Date
Solid Waste Management	Date
<i>[Signature]</i>	Nov 10, 2022
DRB Chairperson, Planning Department	Date

**SITE DATA**

PROPOSED USAGE: SELF-STORAGE FACILITIES  
 ZONE: NR-BP  
 LOT AREA: 182,801 SF (4.1965 ACRES)

ADDRESS: TBD  
 BUILDING AREA: 104,440 S.F.  
 BUILDING COVERAGE: 19.0%  
 PARKING REQUIRED: 35 SPACES (1 SPACE PER 3,000 SF) SELF STORAGE

PARKING PROVIDED: 42 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: 4 SPACES  
 BICYCLE PARKING PROVIDED: 4 SPACES

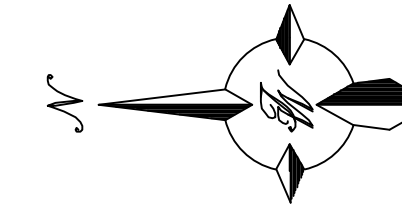
LANDSCAPE AREA REQUIRED: 11,755 SF  
 LANDSCAPE AREA PROVIDED: TBD

**LEGEND**

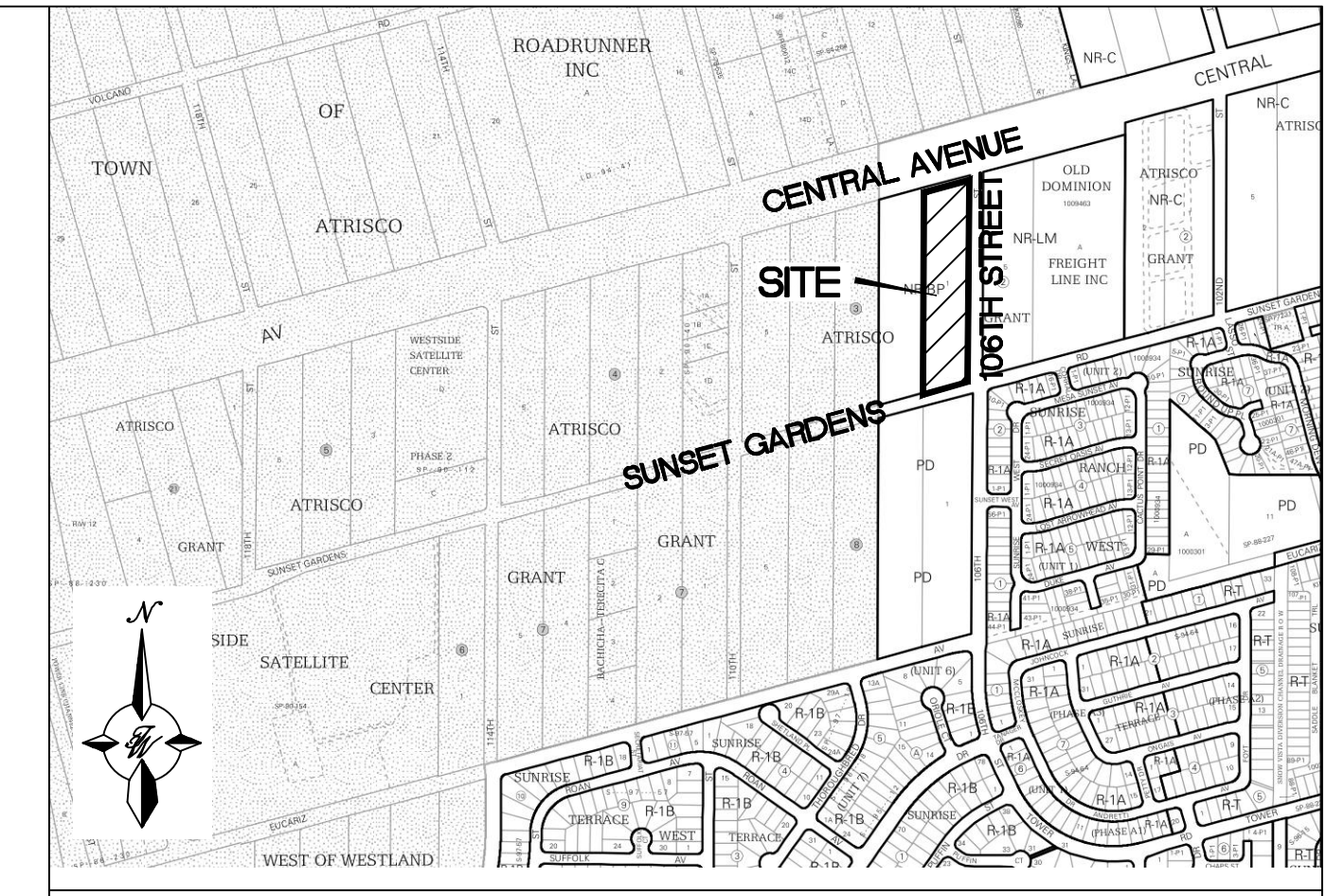
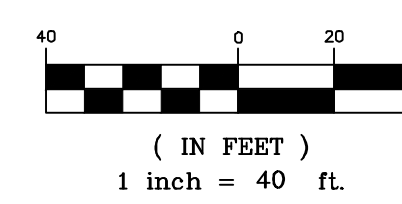
	CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	CENTERLINE
	RIGHT-OF-WAY
	BUILDING
	SIDEWALK
	SCREEN WALL
	RETAINING WALL
	STREET LIGHTS
	LANE
	STRIPING
	EXISTING CURB & GUTTER
	EXISTING BOUNDARY LINE
	EXISTING SIDEWALK
	EXISTING LANE
	EXISTING STRIPING

**INDEX TO DRAWINGS**

- SP1. SITE PLAN FOR BUILDING PERMIT
- SP2. ROADWAY X-SECTION EXHIBIT
- GR1. GRADING AND DRAINAGE PLAN
- MU1. MASTER UTILITY PLAN
- DET-1. DETAIL SHEET
- DET-2. DETAIL SHEET
- LS-1. LANDSCAPING PLAN
- B1. BUILDING ELEVATIONS
- B2. BUILDING ELEVATIONS
- B3. BUILDING ELEVATIONS
- B4. BUILDING ELEVATIONS



**GRAPHIC SCALE**

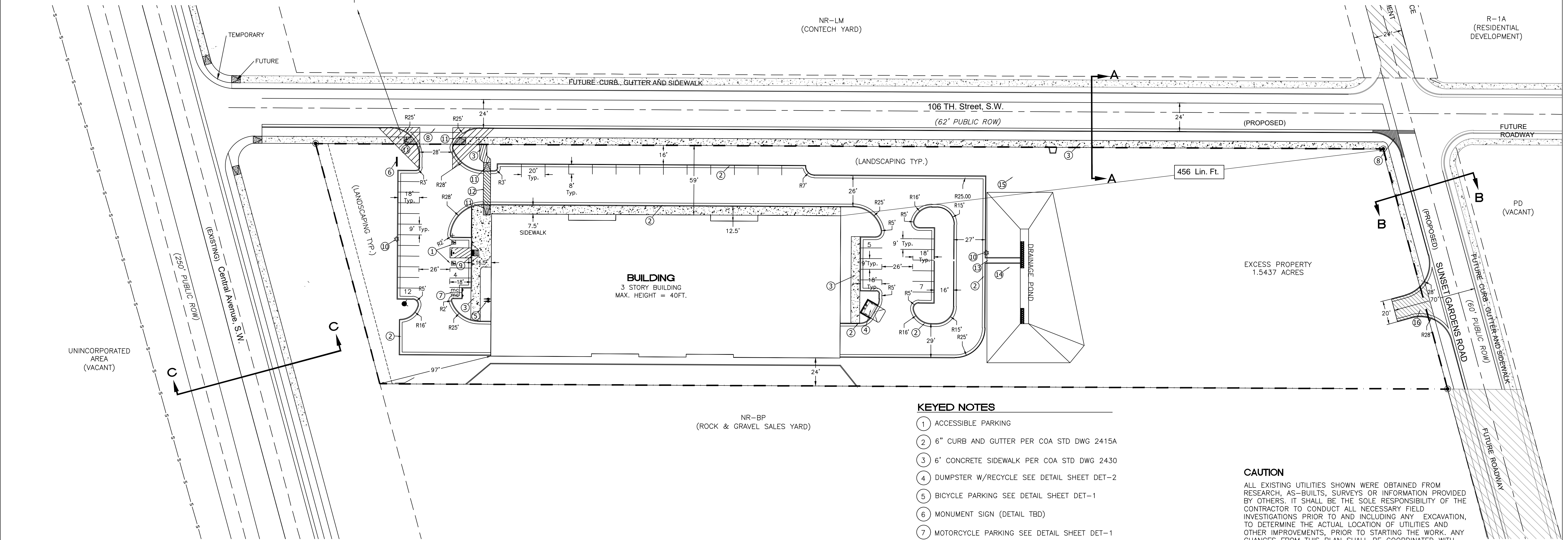


VICINITY MAP: L-8

**LEGAL DESCRIPTION:**

LOT 1 BLOCK 3 TOWN OF ATRISCO GRANT  
 UPC 100805638540210405

LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3' AND 8' TALL (AS MEASURED FROM GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE



**KEYED NOTES**

- 1 ACCESSIBLE PARKING
- 2 6" CURB AND GUTTER PER COA STD DWG 2415A
- 3 6' CONCRETE SIDEWALK PER COA STD DWG 2430
- 4 DUMPSTER W/RECYCLE SEE DETAIL SHEET DET-2
- 5 BICYCLE PARKING SEE DETAIL SHEET DET-1
- 6 MONUMENT SIGN (DETAIL TBD)
- 7 MOTORCYCLE PARKING SEE DETAIL SHEET DET-1
- 8 6' VALLEY GUTTER PER COA STD DWG 2420
- 9 UNIDIRECTION ACCESSIBLE RAMP SEE DETAIL SHEET DET-1
- 10 AREA LIGHT, MAX HEIGHT = 16FT.
- 11 UNIDIRECTION RAMP SEE DETAIL SHEET DET-1
- 12 6' STRIPED PEDESTRIAN CROSSING
- 13 4' CONCRETE RUNDOWN
- 14 EROSION CONTROL PAD
- 15 POND OUTFALL
- 16 TEMP TURNAROUND (PAVED)

**NOTE: 1. ALL WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL BE BUILT PER WORK ORDER**  
**2. INTERIOR LIGHTS IN SECOND AND THIRD STORY WINDOWS WILL BE TURNED OFF BETWEEN THE HOURS OF 10:00 PM AND 6:00 AM.**

**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.

	<b>SAFStor STORAGE</b> ALBUQUERQUE, N.M.	DRAWN BY RMG
	<b>SITE PLAN</b>	DATE 01/13/2022
	5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com	2021064_SITE PLAN
01/13/2022 RONALD R. BOHANNAN P.E. #7868	<b>SP-1</b>	SHEET # <b>SP-1</b>
		JOB # 2021064

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**DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:**

Traffic Engineer, Transportation Division	Date
Water Utility Development	Date
Parks & Recreation Department	Date
City Engineer	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

\* Environmental Health, if necessary

**SITE DATA**

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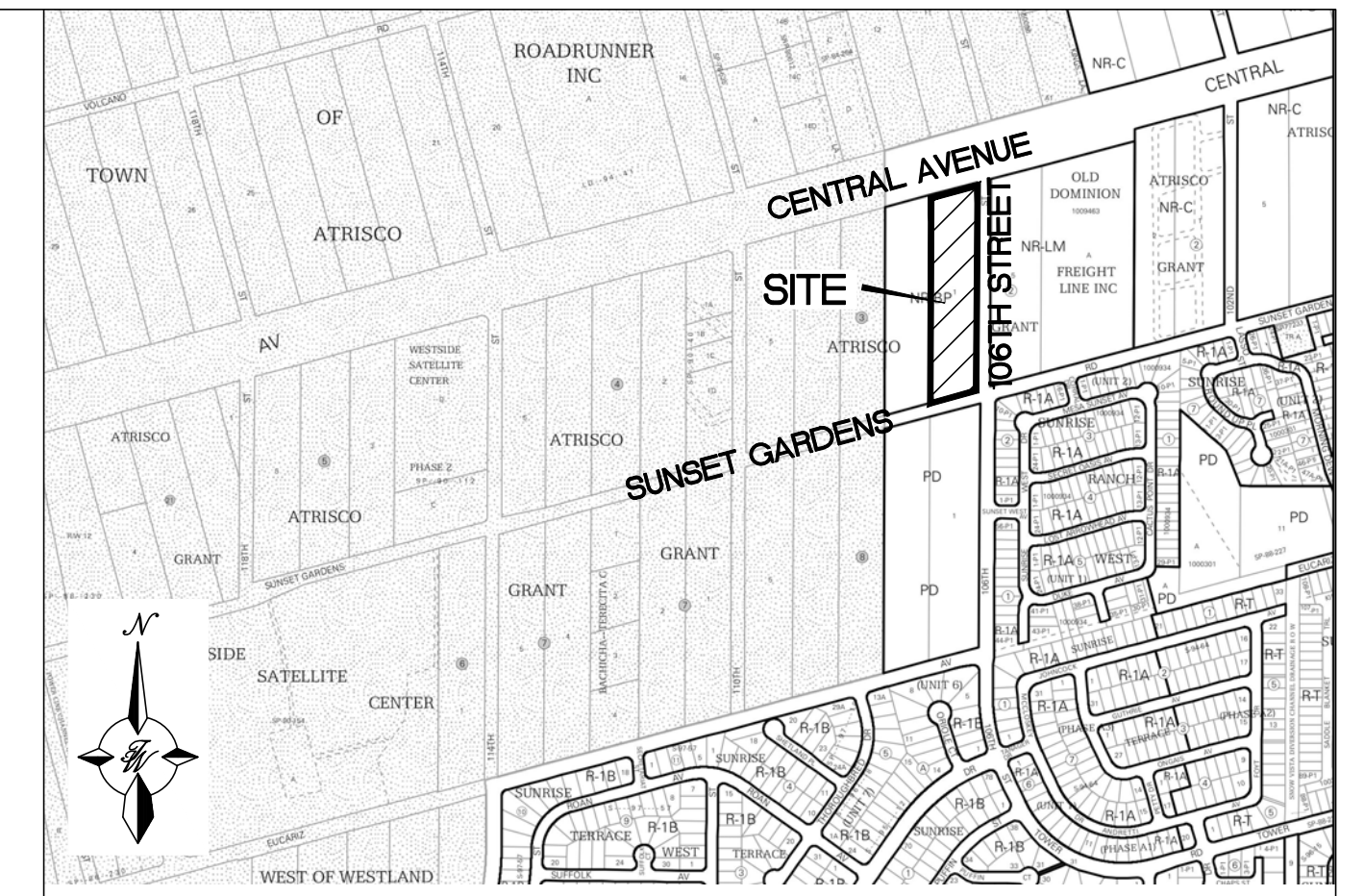
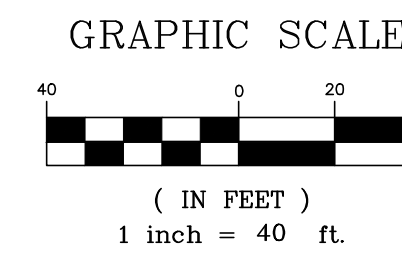
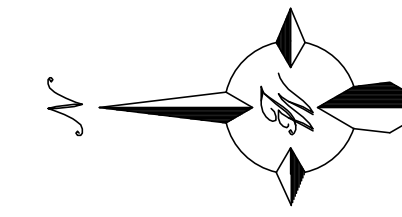
LANDSCAPE AREA REQUIRED: 11,755 SF  
 LANDSCAPE AREA PROVIDED: TBD

**LEGEND**

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- BUILDING
- ▨ SIDEWALK
- ▨ SCREEN WALL
- ▨ RETAINING WALL
- ☀ STREET LIGHTS
- LANE
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**INDEX TO DRAWINGS**

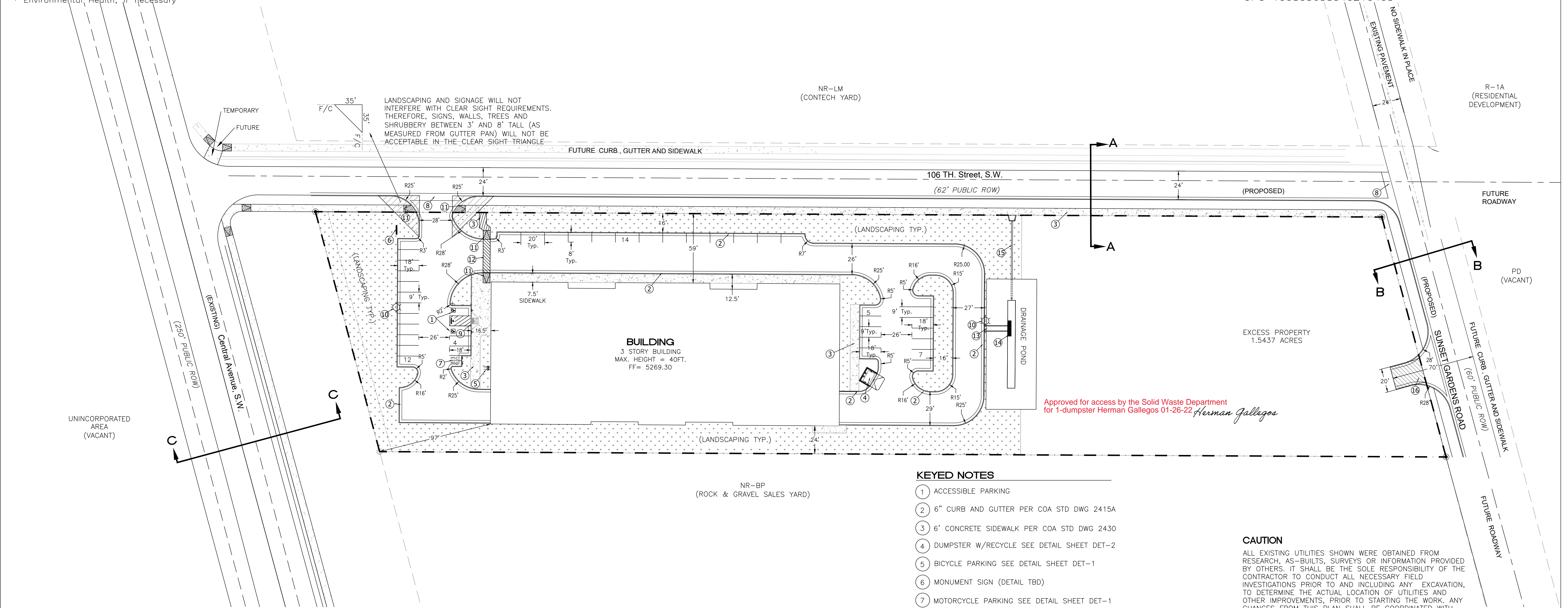
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VICINITY MAP: L-8

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LOT 1 BLOCK 3 TOWN OF ATRISCO GRANT  
 UPC 100805638540210405



**KEYED NOTES**

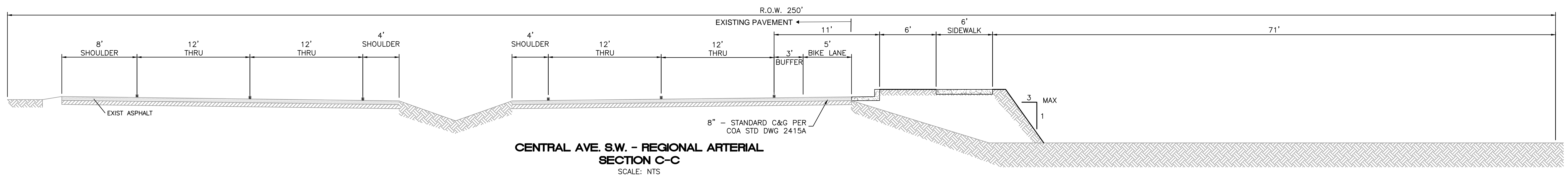
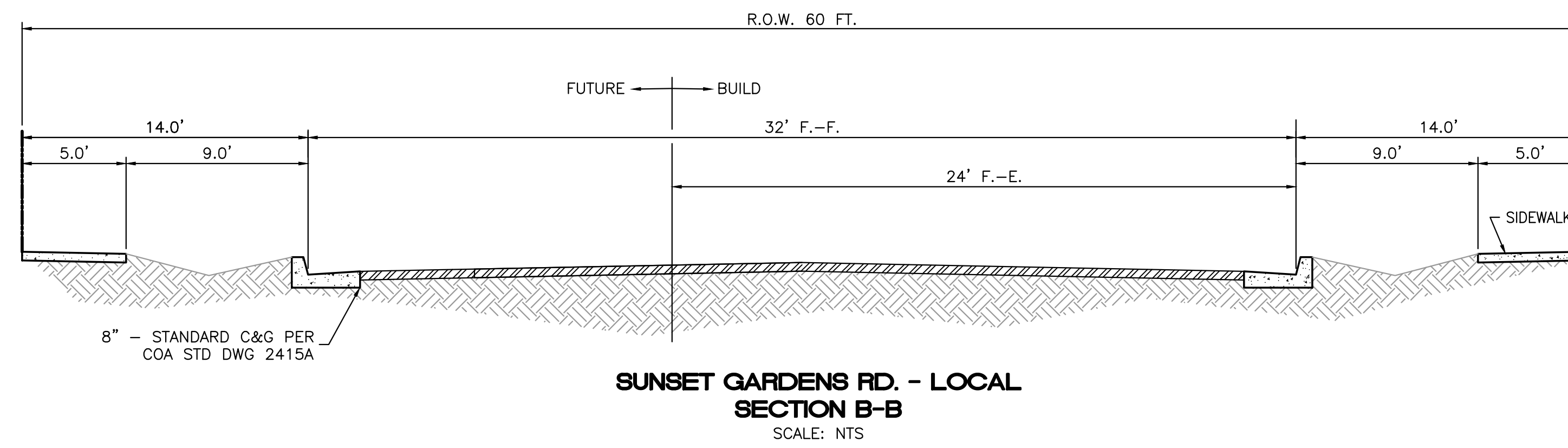
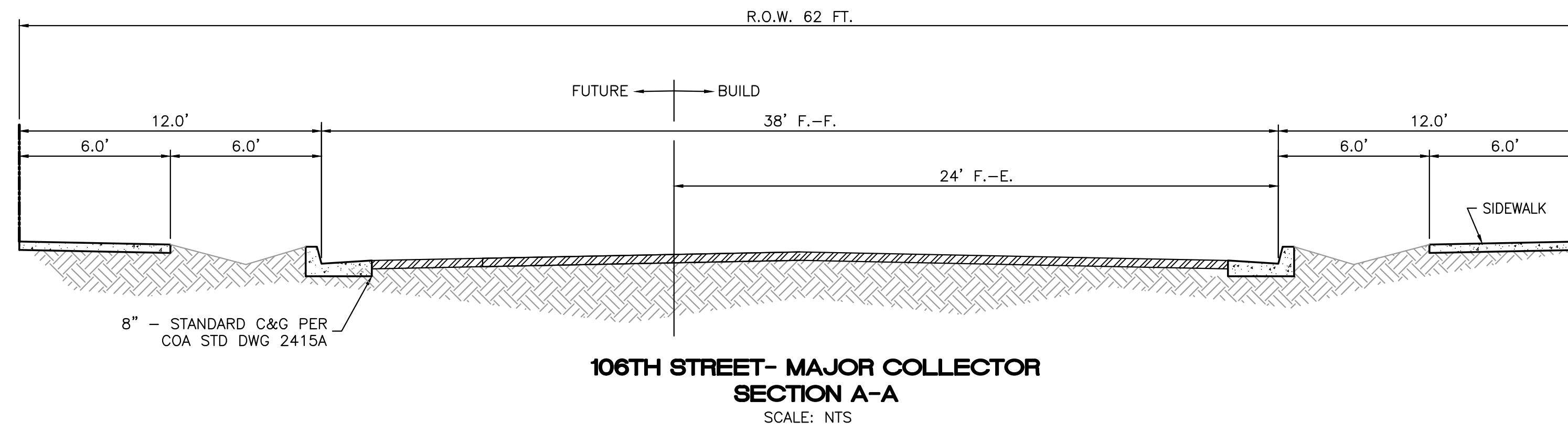
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**CAUTION**

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	<b>SAFStor STORAGE</b> ALBUQUERQUE, N.M.	DRAWN BY RMG
	<b>SITE PLAN</b>	DATE 01/13/2022
	5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com	2021064_SITE PLAN
01/13/2022 RONALD R. BOHANNAN P.E. #7868	SHEET # <b>SP-1</b>	JOB # 2021064



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 RONALD R. BOHANNAN P.E. #7868	<b>SAFstor STORAGE</b> ALBUQUERQUE, N.M.	DRAWN BY RMG
	<b>ROADWAY</b> <b>CROSS SECTION EXHIBIT</b>	DATE 01/13/2022
 <b>TERRA WEST, LLC</b> 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	2021064_SITE PLAN	SHEET # <b>SP2</b>
		JOB # 2021064

**LEGEND**

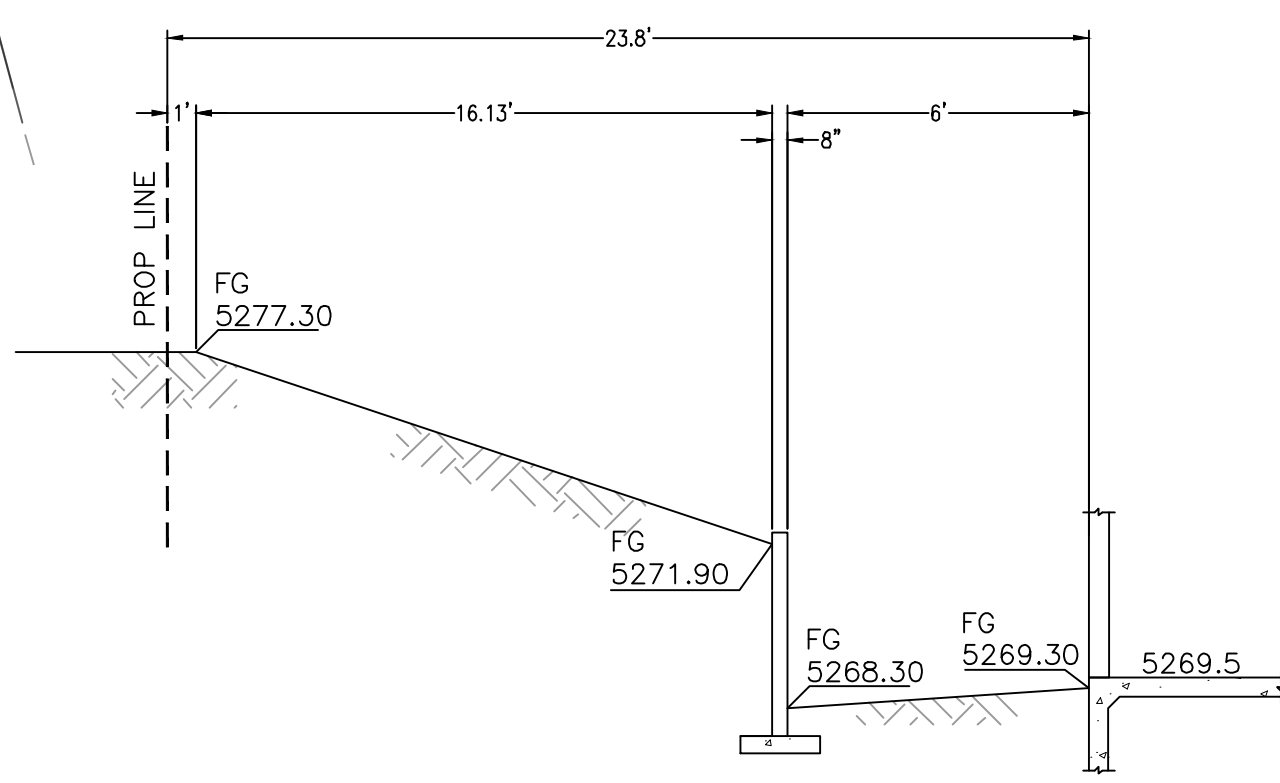
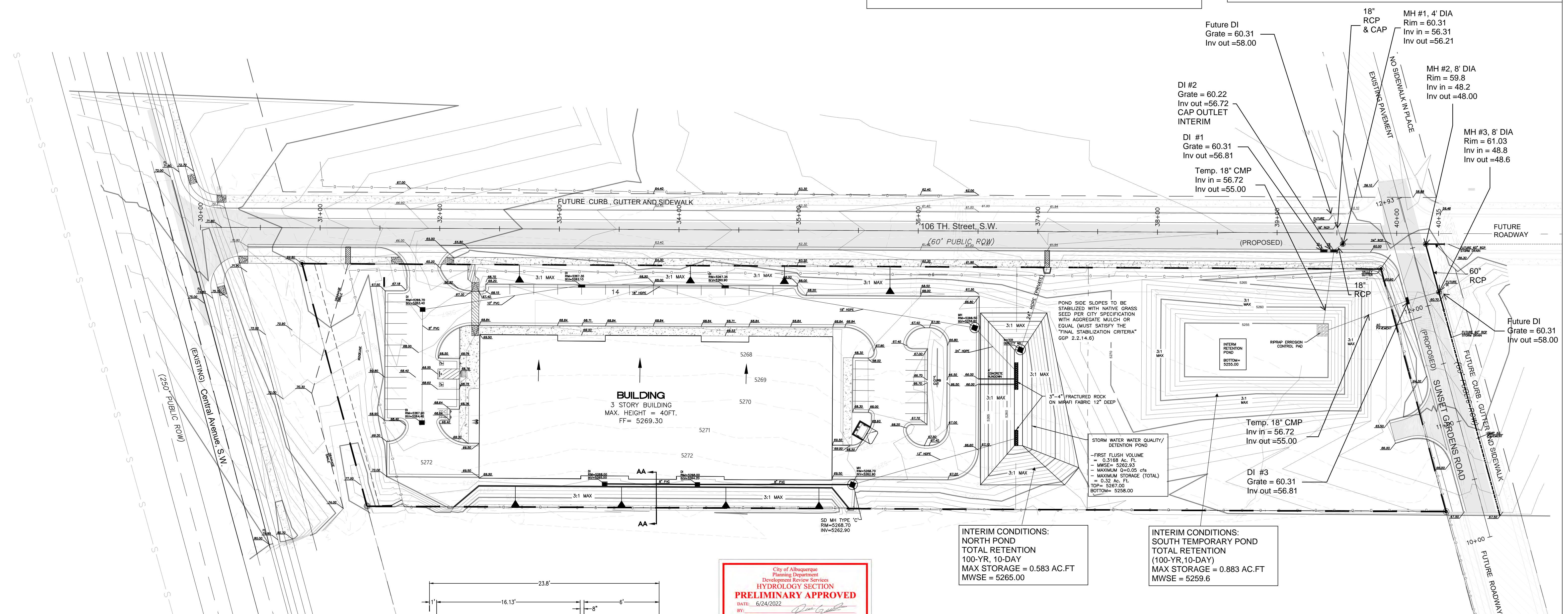
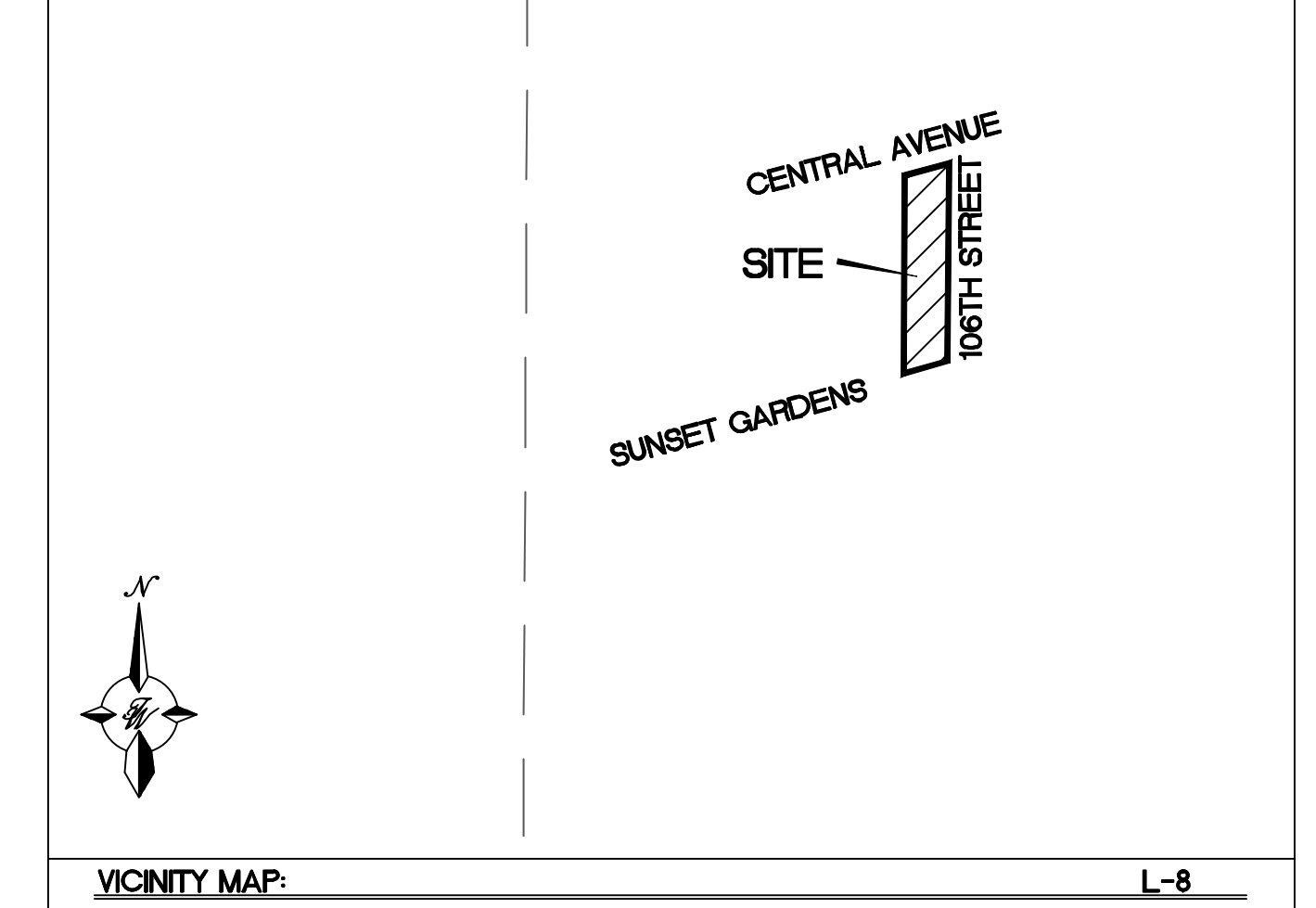
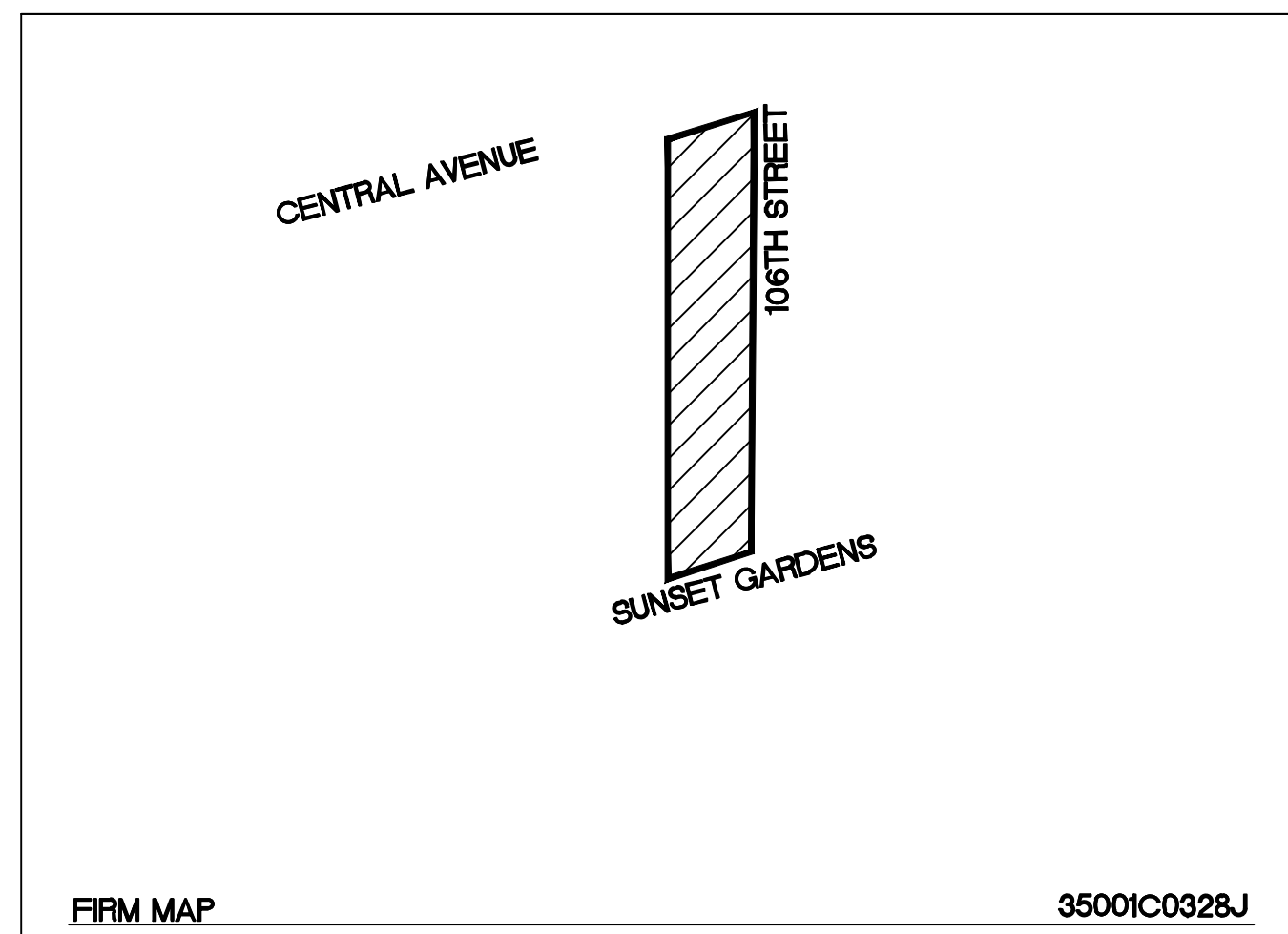
- CURB & GUTTER
- BOUNDARY LINE
- RIGHT-OF-WAY
- BUILDING
- SIDEWALK
- 5010 CONTOUR MAJOR
- 5011 CONTOUR MINOR
- SPOT ELEVATION
- FLOW ARROW
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- 5010 EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR

**NOTICE TO CONTRACTORS**

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
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, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/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.

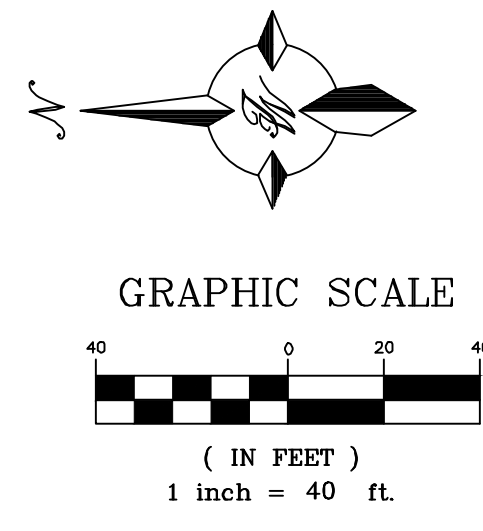
**EROSION CONTROL NOTES**

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.
6. ALL SLOPES NOT STABILIZED AT THE END OF THE PROJECT SHALL BE STABILIZED IN ACCORDANCE WITH COA SPECS OR 3" GRAVEL.



City of Albuquerque  
 Planning Department  
 Development Review Services  
**HYDROLOGY SECTION**  
**PRELIMINARY APPROVED**  
 DATE: 6/24/2022  
 BY: *[Signature]*  
 HydroTeam # LOBDD13  
 THESE PLANS AND/OR REPORT ARE  
 CONCEPTUAL ONLY. MORE INFORMATION MAY  
 BE NEEDED IN THEM AND SUBMITTED TO  
 HYDROLOGY FOR BUILDING PERMIT APPROVAL.

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ENGINEER'S SEAL  RONALD R. BOHANNAN P.E. #7868	<b>SAFstor STORAGE</b> ALBUQUERQUE, N.M. <b>CONCEPTUAL GRADING AND DRAINAGE PLAN</b>  TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	DRAWN BY RMG DATE 05/23/2022 2021064_GR PLAN  SHEET # <b>GR-1</b>  JOB # 2021064
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**GENERAL UTILITY NOTES:**

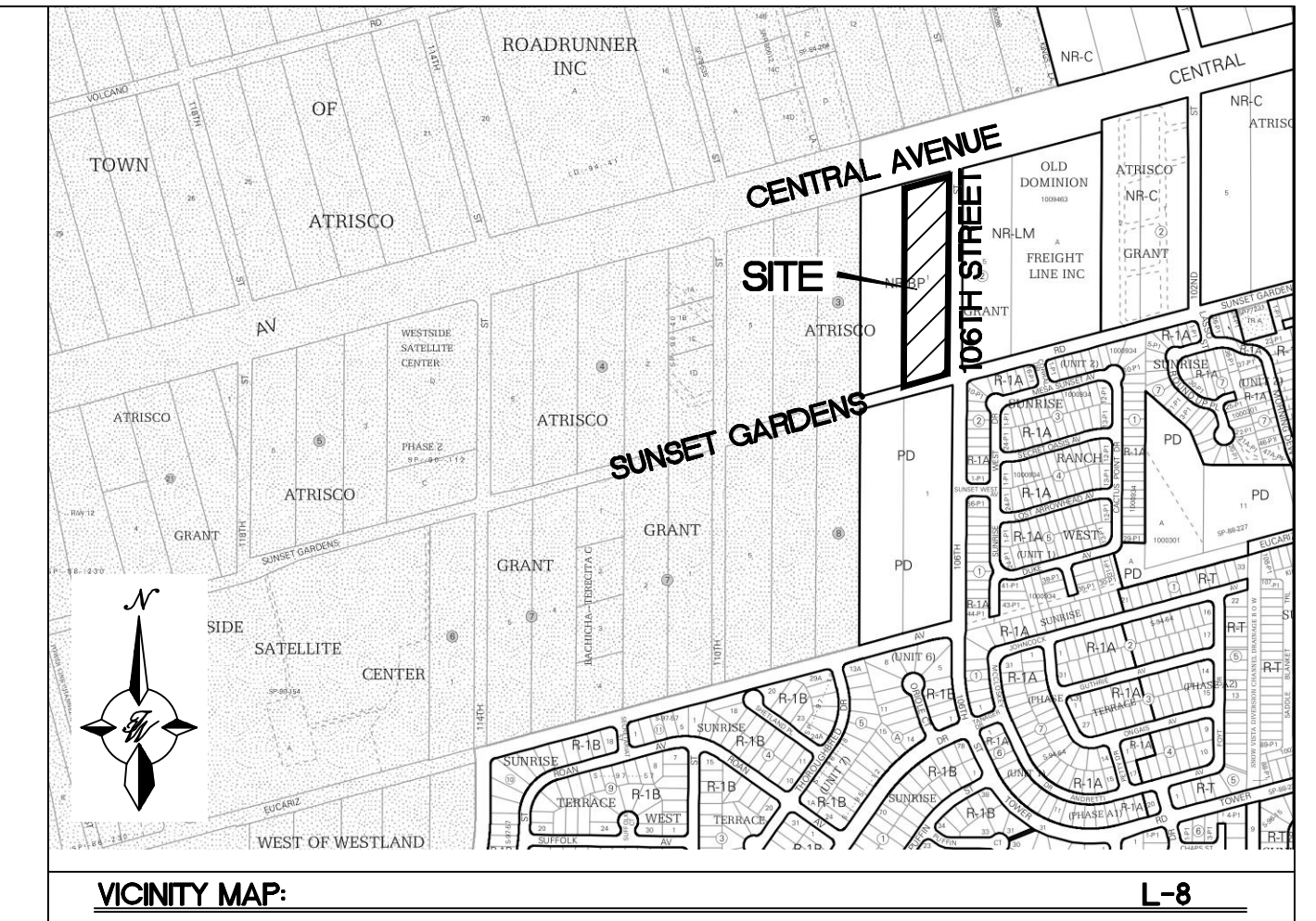
- ALL WATER AND SEWER UTILITY WORK TO BE DONE IN ACCORDANCE WITH COA STANDARDS AND SPECIFICATIONS LATEST EDITION.
- 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
- REFERENCE PLUMBING PLANS FOR WATER LINE RISER LOCATIONS. BACKFLOW PREVENTOR LOCATED INSIDE BUILDING
- CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS AT LOCATIONS INDICATED AND AT MID RUN IF LONGER THAN 100'
- ALL PLUMBING PIPE MATERIAL TO BE USED PER UPC.
- FIRE LINE AND DOMESTIC WATERLINE MUST HAVE BACKFLOW PREVENTORS PER UPC. TO BE PROVIDED IN THE BUILDING
- ALL EX. SD INLETS AND MH'S SHALL HAVE CONCRETE COLLARS POURED AND BE ADJUSTED TO FINISHED GRADE.
- ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
- ALL UTILITY DISTANCES SHOWN ARE FOR REFERENCE ONLY.
- PNM HAS NUMEROUS ELECTRIC FACILITIES AT THIS SITE CURRENTLY SERVING EXISTING CUSTOMERS. THE APPLICANT SHALL COORDINATE WITH PNM REGARDING THESE EXISTING FACILITIES. ANY RELOCATION, CHANGES OR REALIGNMENT OF EXISTING ELECTRIC UTILITIES WILL BE THE DEVELOPER EXPENSE. IN SOME CASES, RELOCATION OR CHANGES TO EXISTING FACILITIES MAY NOT BE FEASIBLE DUE TO PHYSICAL, USE OR SAFETY CLEARANCE CONSTRAINTS.
- 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.
- SCREENING SHALL BE DESIGNED TO ALLOW FOR ACCESS TO UTILITY FACILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET SURROUNDING ALL GROUND-MOUNTED UTILITIES FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.

**KEYED NOTES**

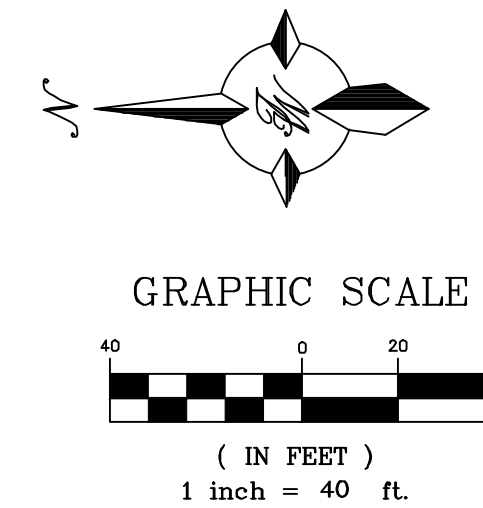
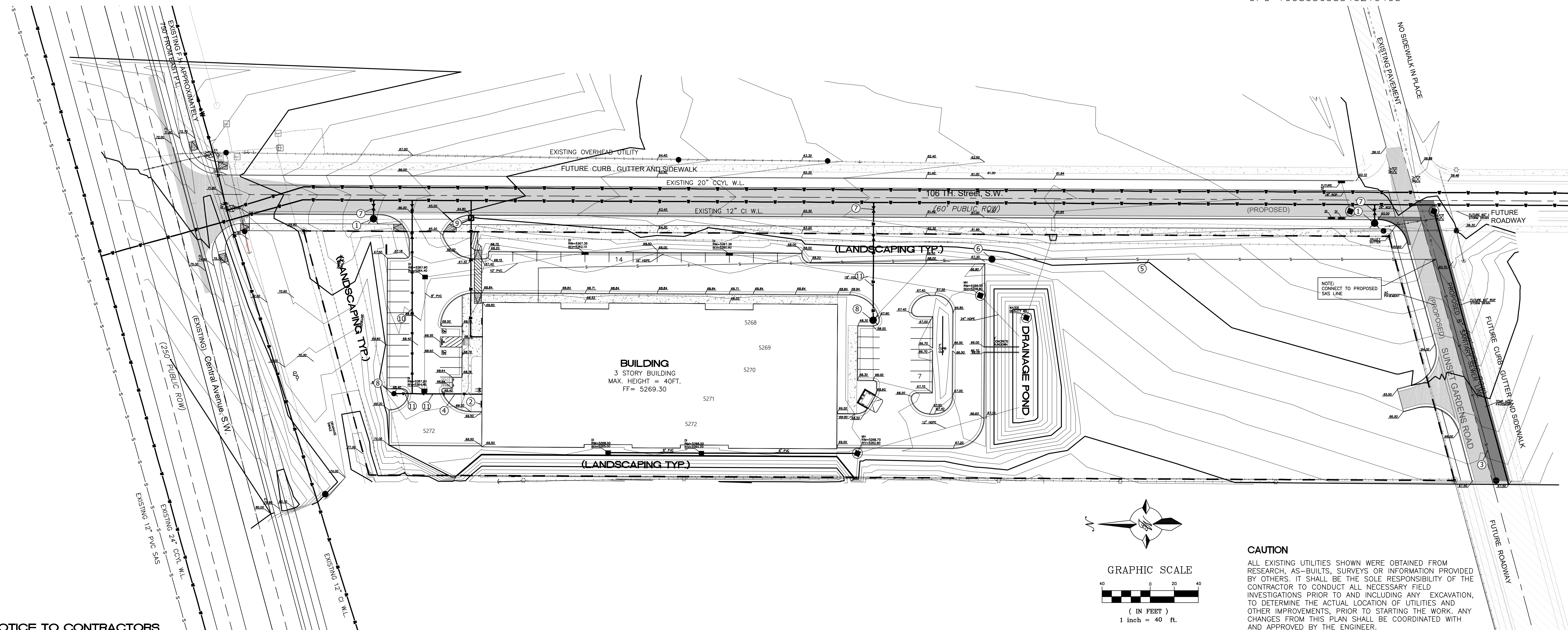
- NEW FIRE HYDRANT PER COA STD DWG 2340 (PUBLIC)
- FDC
- 8" SAS
- PIV (POST INDICATOR VALVE)
- 4" SAS SERVICE
- SAS MH, 4' DIA.
- 6" GATE VALVE (PUBLIC)
- NEW FIRE HYDRANT & 6" VALVE PER COA STD DWG 2340 (PRIVATE)
- 2" WATER METER AND 2" SERVICE LINE
- 8" FIRELINE
- 6" FIRELINE

**LEGEND**

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- BUILDING
- SIDEWALK
- EXISTING CURB & GUTTER
- 36" SD STORM SEWER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATERLINE
- EXISTING SANITARY SEWER LINE
- EXISTING PVC WATERLINE
- PROPOSED HYDRANT



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**NOTICE TO CONTRACTORS**

- 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.
- 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.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 260-1990 (OR DIAL 811 LOCALLY), FOR LOCATION OF EXISTING UTILITIES.
- 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.
- BACK FILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.
- MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
- WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

**NOTES:**

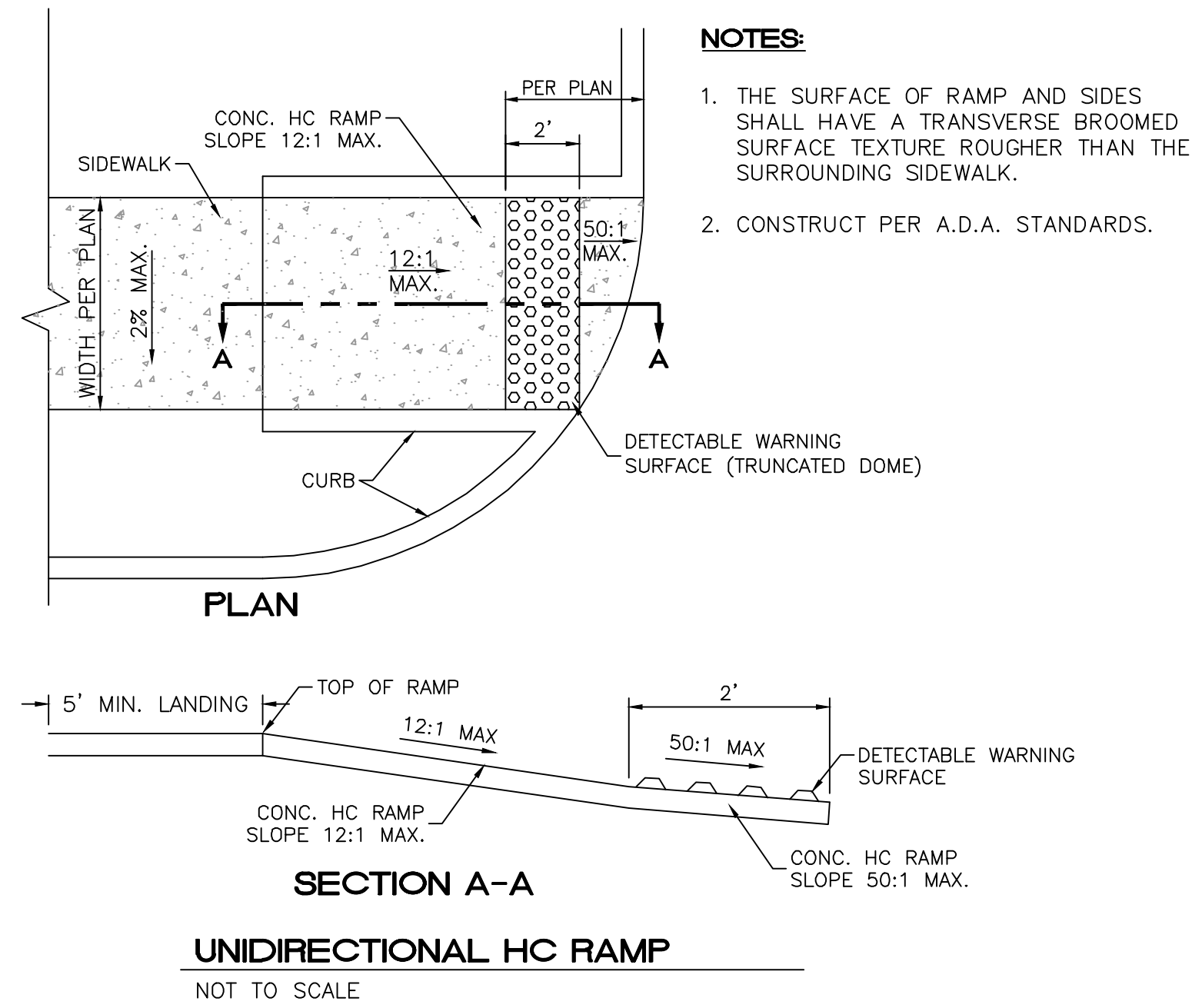
- ALL ONSITE WATER, SANITARY SEWER AND FIRE LINES SHALL BE DEEMED PRIVATE.
- THE PRIVATE FIRE HYDRANTS, INDICATED IN THE UTILITY PLAN, SHALL BE PAINTED SAFETY ORANGE.

**INSPECTION NOTE**

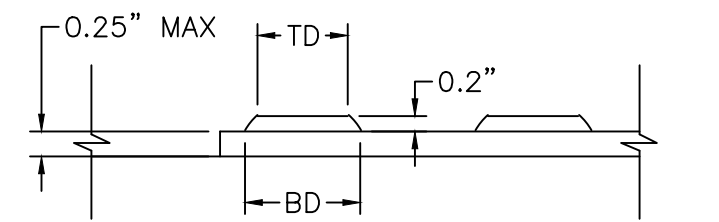
CONTRACTOR SHALL CONSULT THE LOCAL BUILDING DEPARTMENT OFFICIALS FOR ANY PLAN REVIEW, PERMITTING REQUIREMENTS OR BUILDING CODE INSPECTIONS THAT MAY BE REQUIRED TO ENFORCE LOCAL, STATE OR NATIONAL BUILDING CODES PRIOR TO CONSTRUCTING IMPROVEMENTS

	<b>SAFstor STORAGE</b> ALBUQUERQUE, N.M.	DRAWN BY RMG
	<b>MASTER UTILITY PLAN</b>	DATE 01/13/2022
	SHEET # <b>MU-1</b>	JOB # 2021064

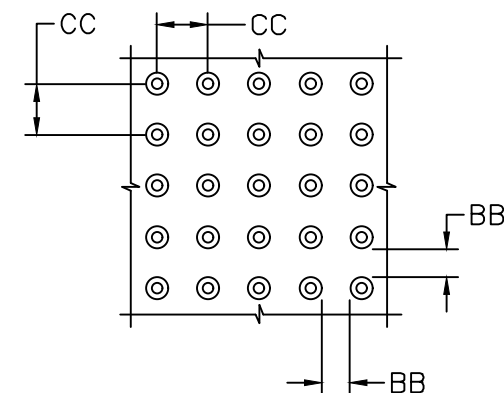
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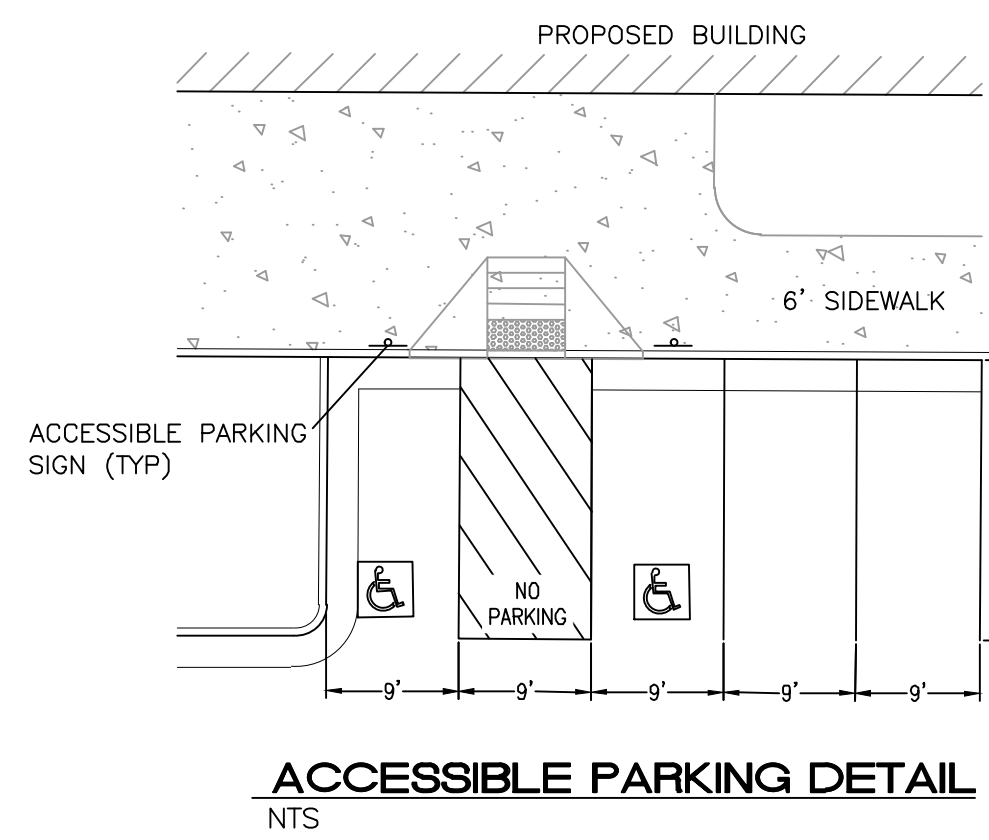
- NOTES:**
1. THE SURFACE OF RAMP AND SIDES SHALL HAVE A TRANSVERSE BROOMED SURFACE TEXTURE ROUGHER THAN THE SURROUNDING SIDEWALK.
  2. CONSTRUCT PER A.D.A. STANDARDS.



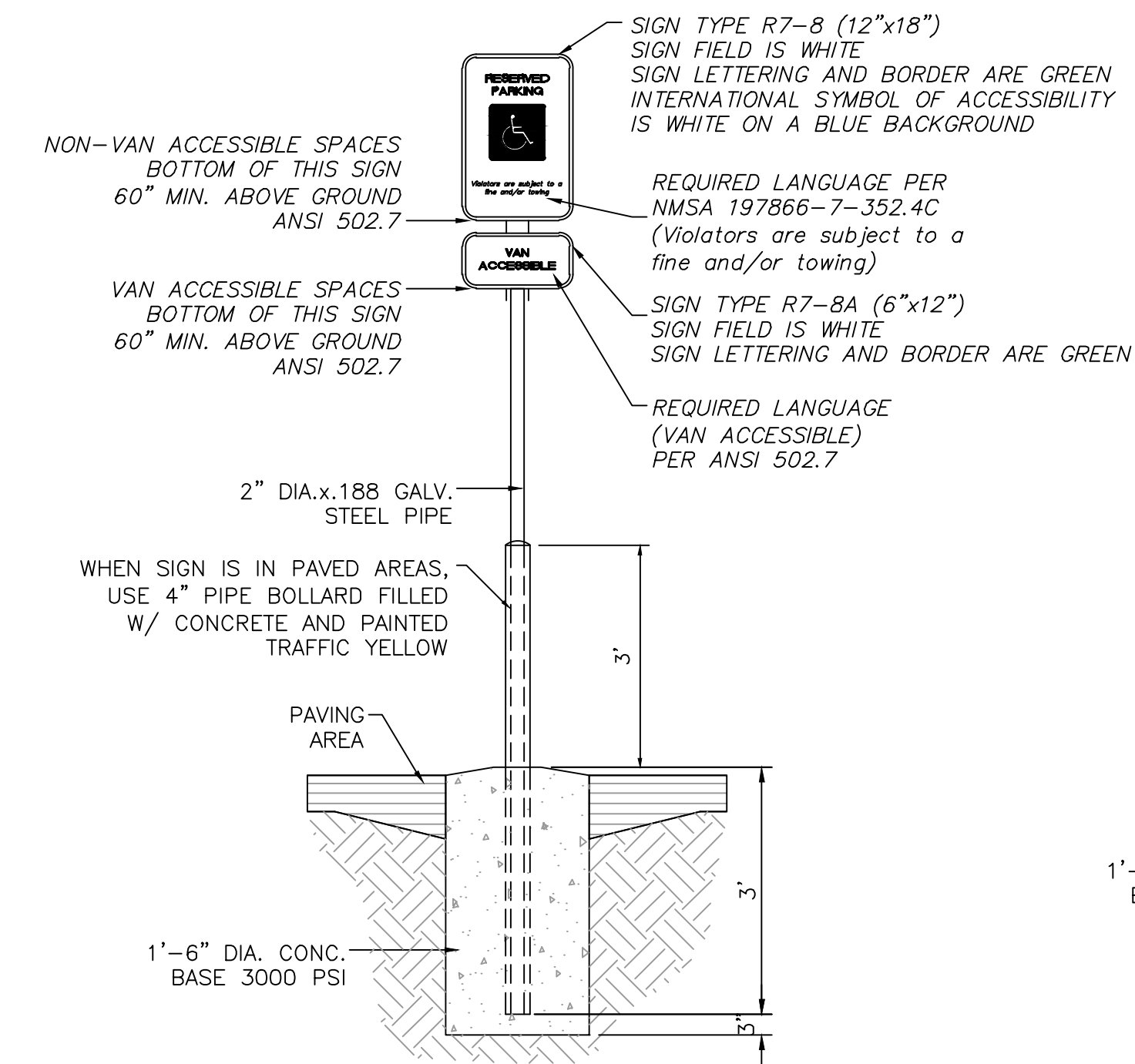
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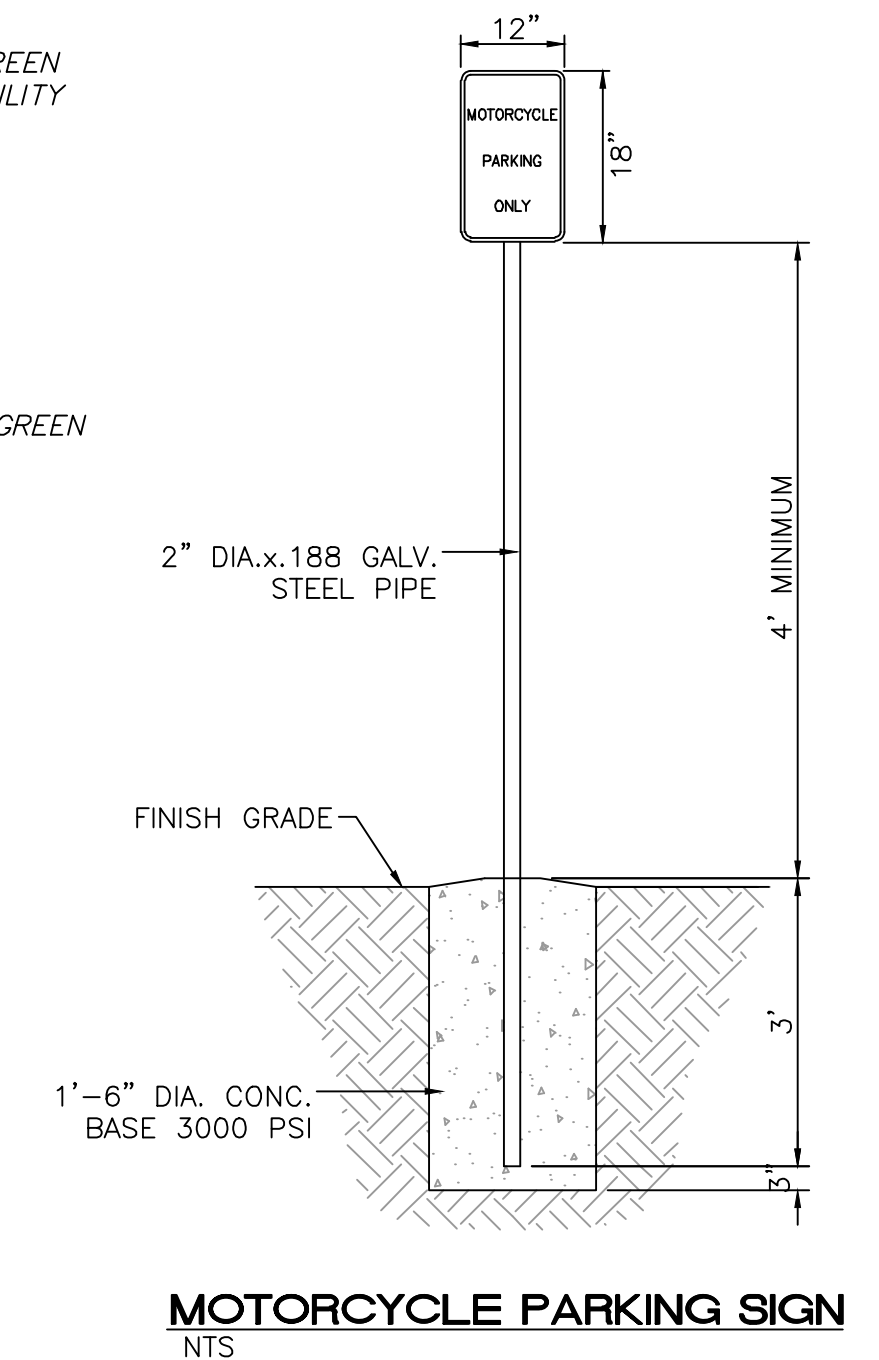
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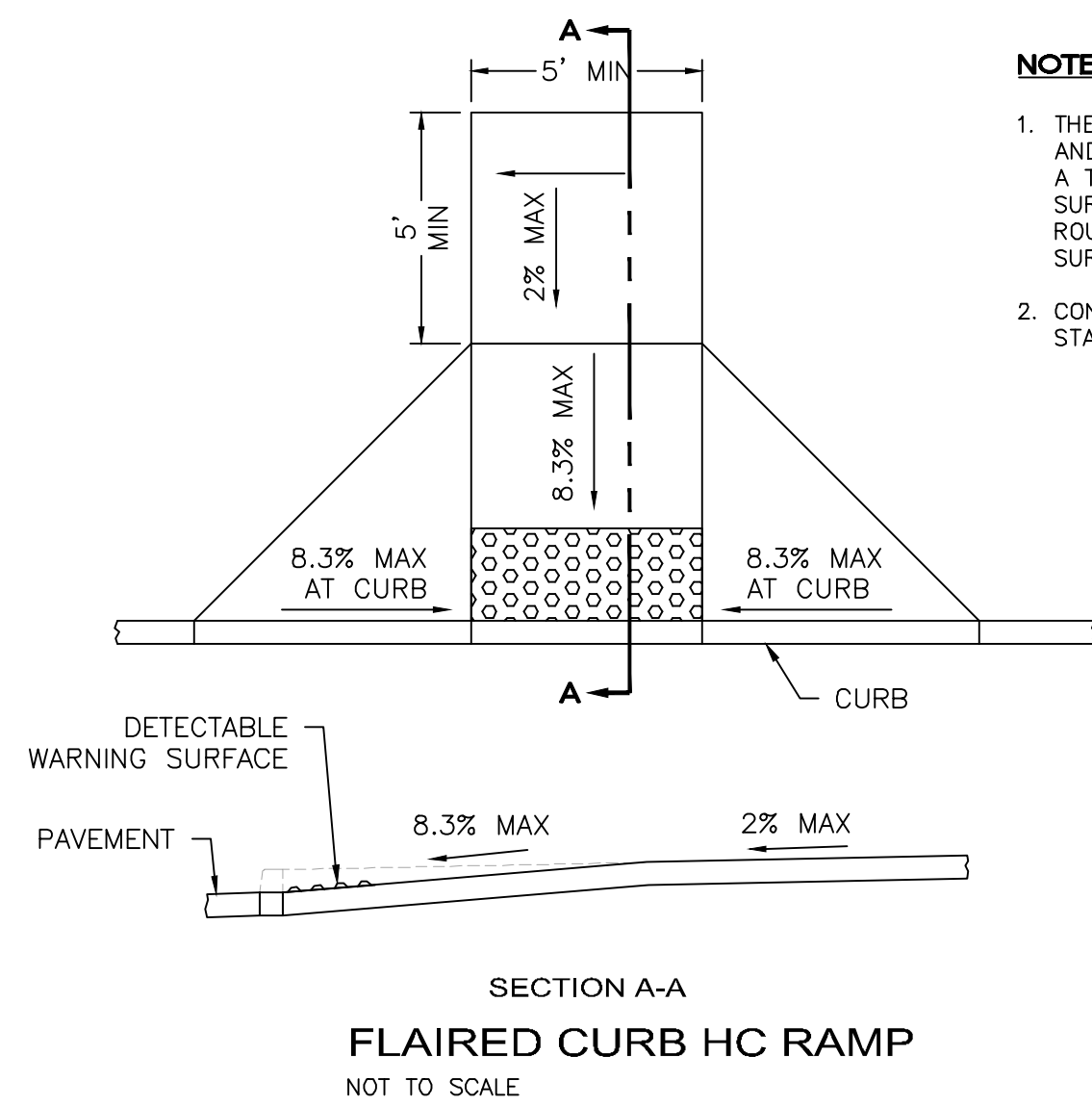
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NTS



**ACCESSIBLE PARKING SIGN**  
NTS

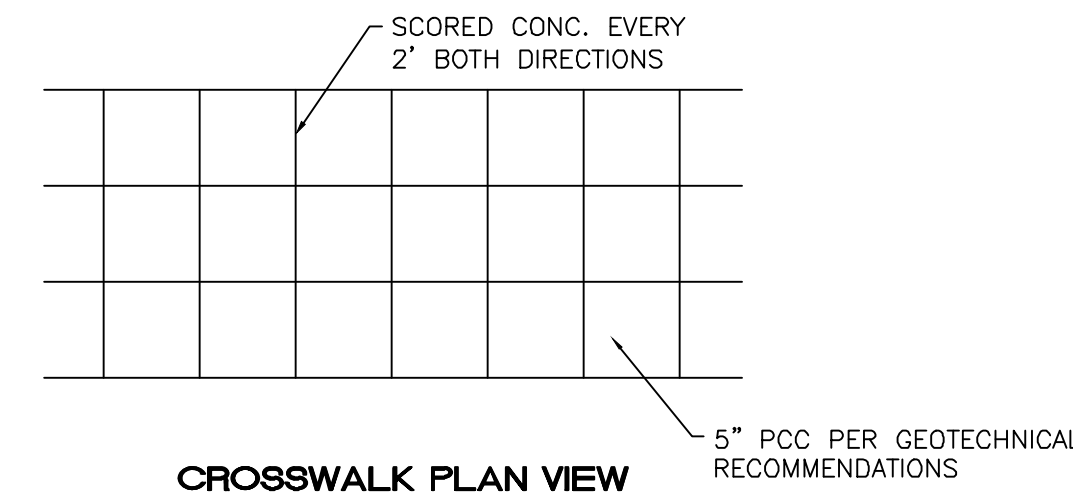


**MOTORCYCLE PARKING SIGN**  
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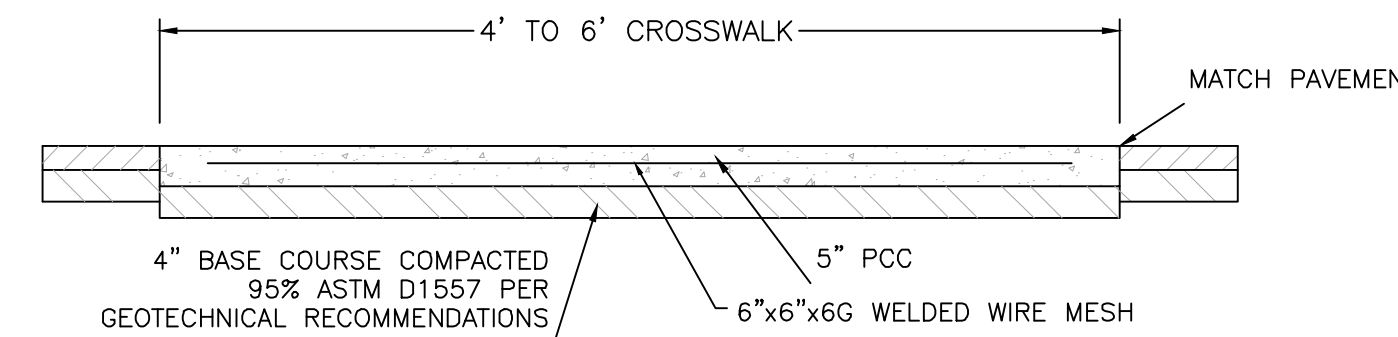


**FLAIRED CURB HC RAMP**  
NOT TO SCALE

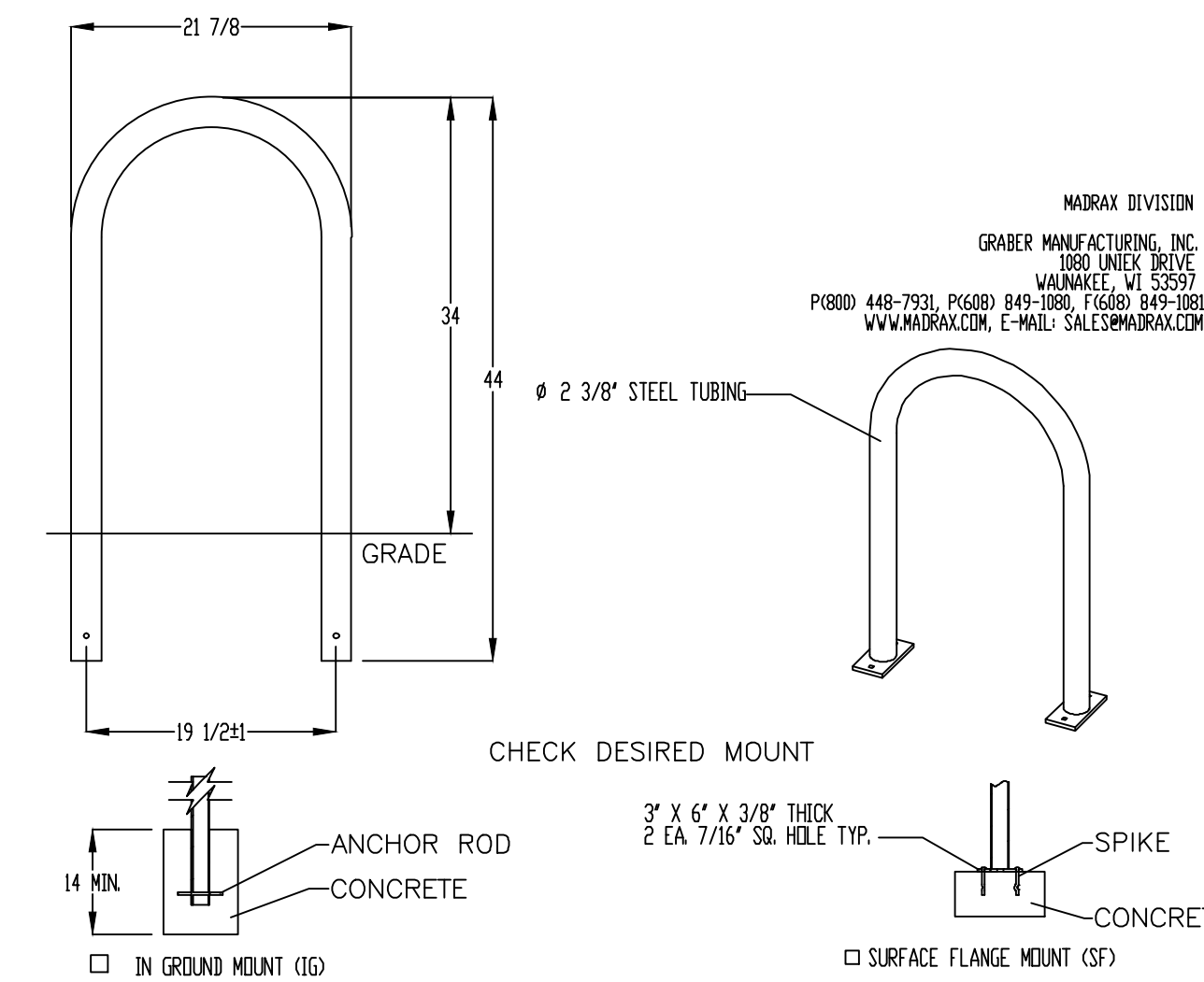
- NOTES:**
1. THE SURFACE OF RAMP AND SIDES SHALL HAVE A TRANSVERSE BROOMED SURFACE TEXTURE ROUGHER THAN THE SURROUNDING SIDEWALK.
  2. CONSTRUCT PER A.D.A. STANDARDS.



**CROSSWALK PLAN VIEW**  
NTS



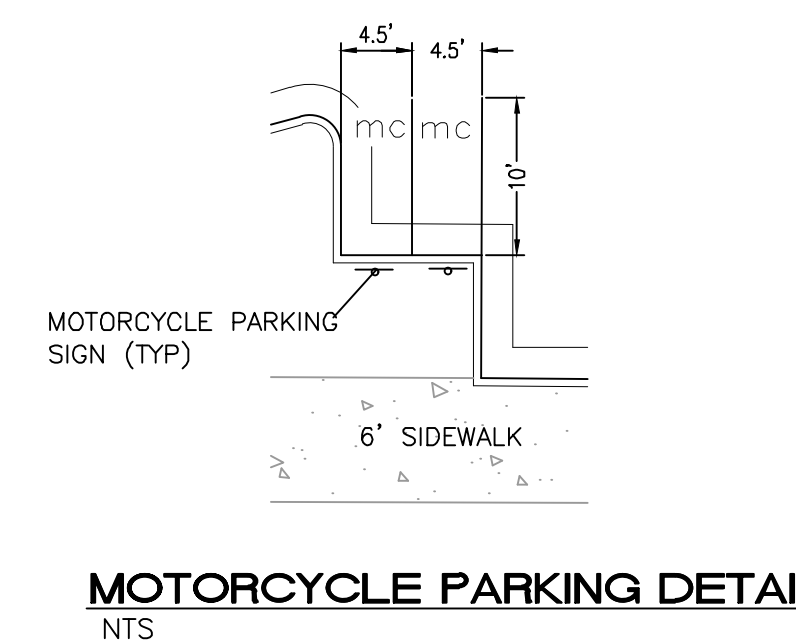
**PEDESTRIAN CROSSING DETAIL**  
NTS



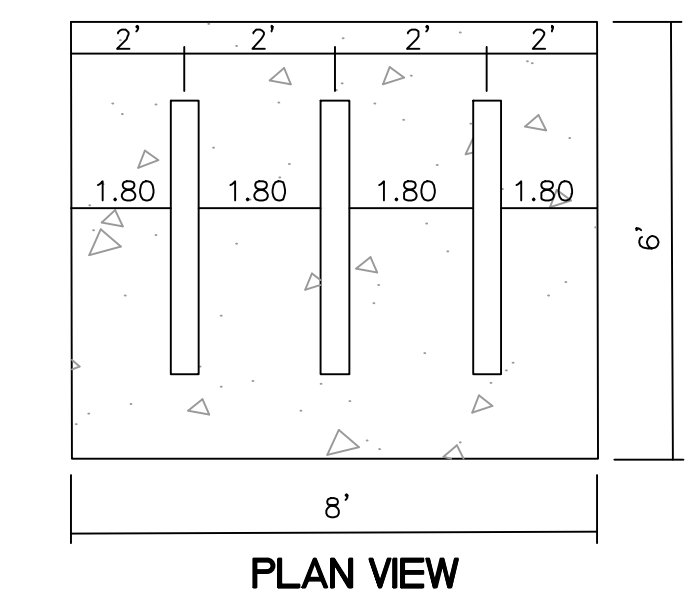
**BIKE RACK DETAIL**  
SCALE: NONE

- 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.
  3. BIKE RACK SHALL HAVE A 1-FOOT CLEAR ZONE ALL AROUND.
  3. EACH BIKE RACK SPACE SHALL BE AT LEAST 6 FEET LONG AND 2 FEET WIDE.

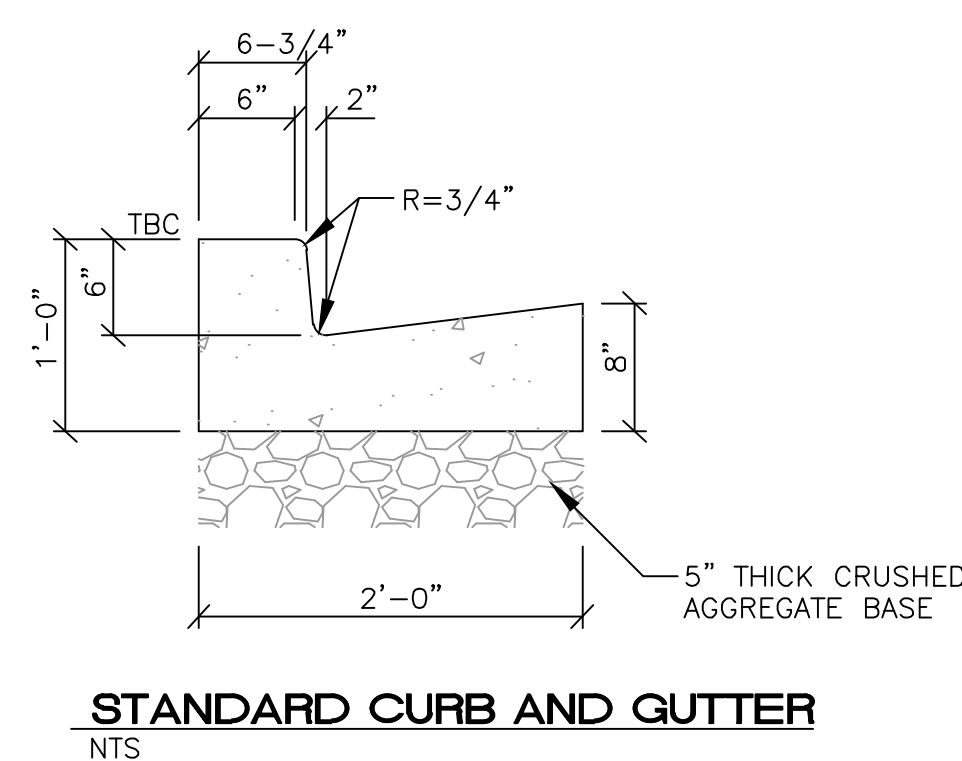
©2018 GRABER MANUFACTURING, INC. ALL PROPRIETARY RIGHTS RESERVED.



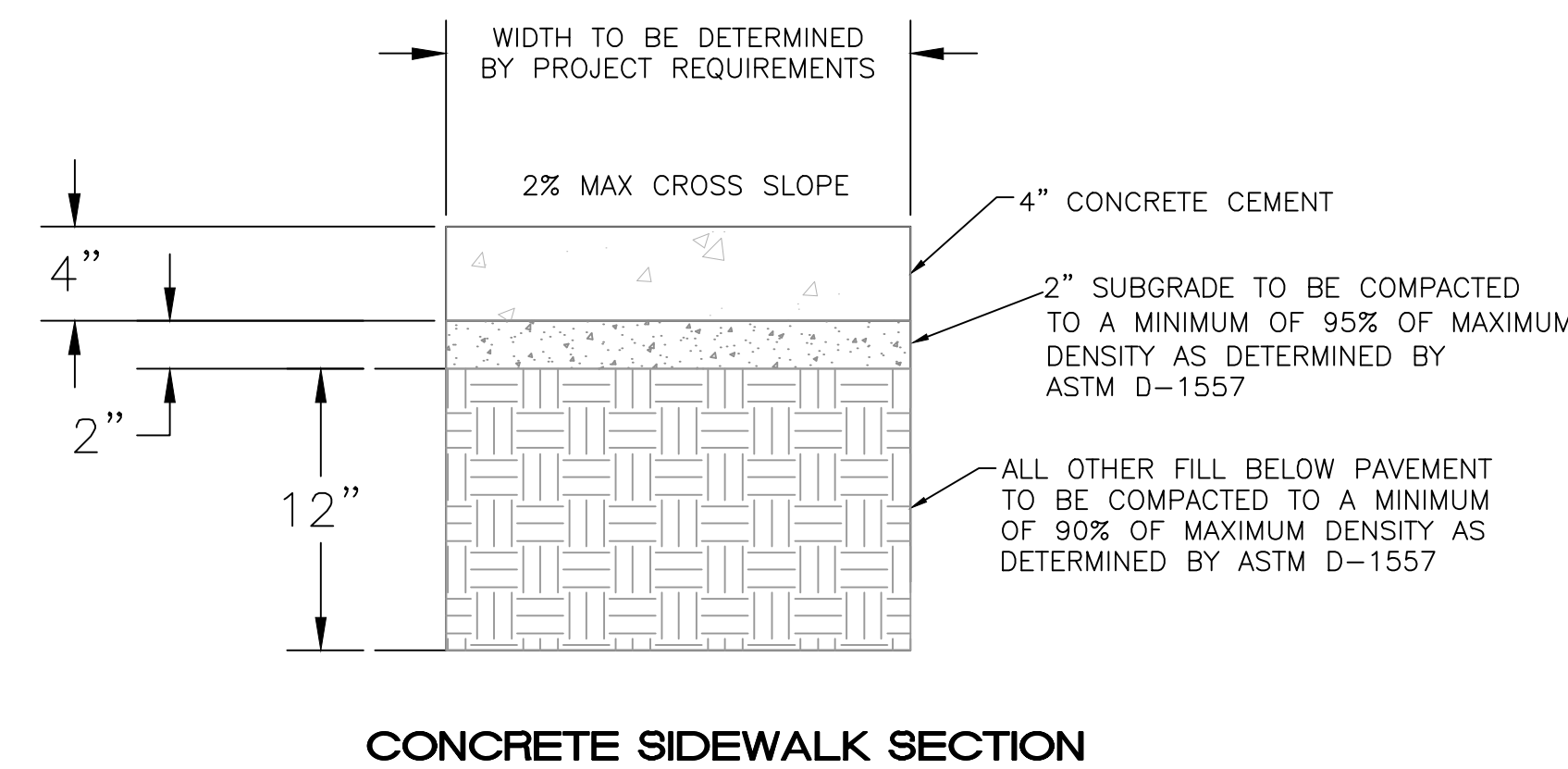
**MOTORCYCLE PARKING DETAIL**  
NTS



**PLAN VIEW**

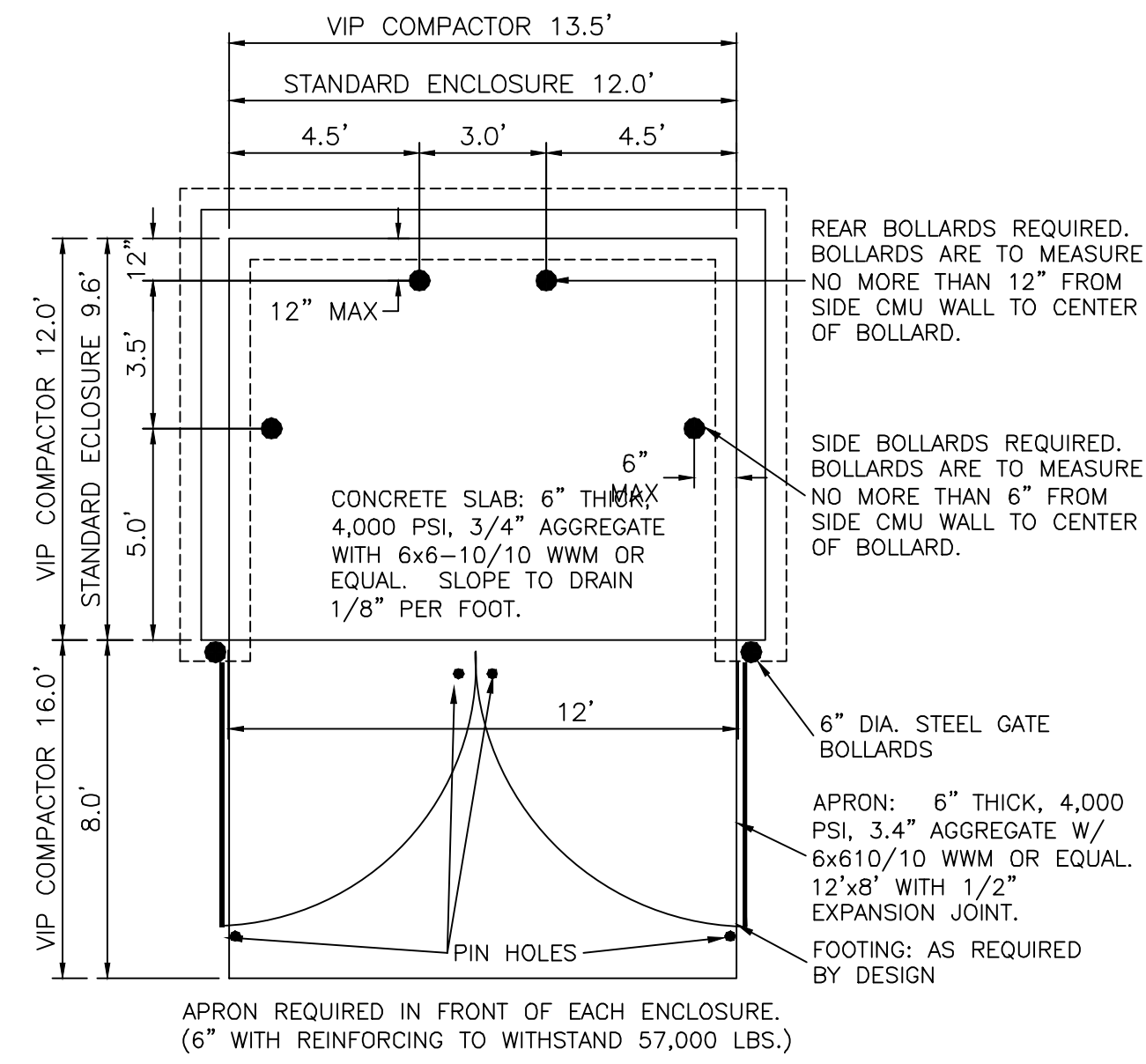


**STANDARD CURB AND GUTTER**  
NTS

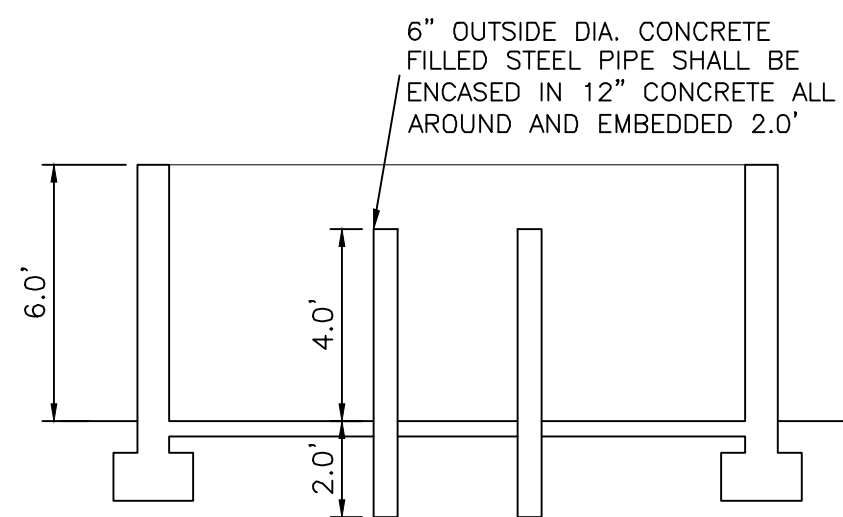


**CONCRETE SIDEWALK SECTION**

	<b>SAFstor STORAGE</b> ALBUQUERQUE, N.M.	DRAWN BY RMG
	<b>DETAILS</b>	DATE 01/13/2022
01/13/2022 RONALD R. BOHANNAN P.E. #7868	5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com	2021064_SITE PLAN SHEET # <b>DET-1</b> JOB # 2021064

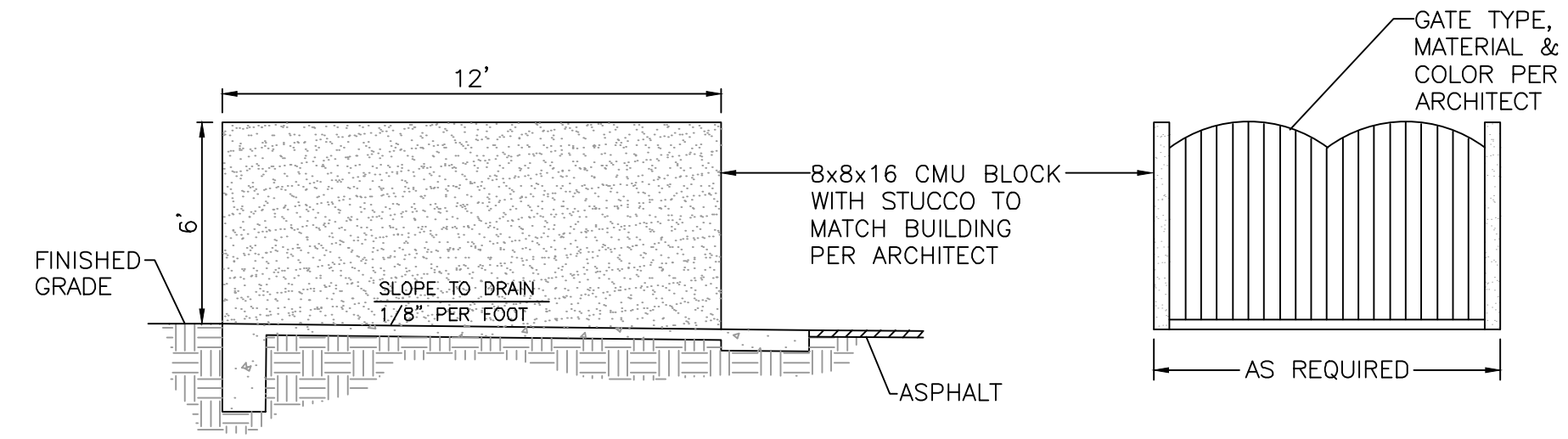


APRON REQUIRED IN FRONT OF EACH ENCLOSURE.  
(6" WITH REINFORCING TO WITHSTAND 57,000 LBS.)



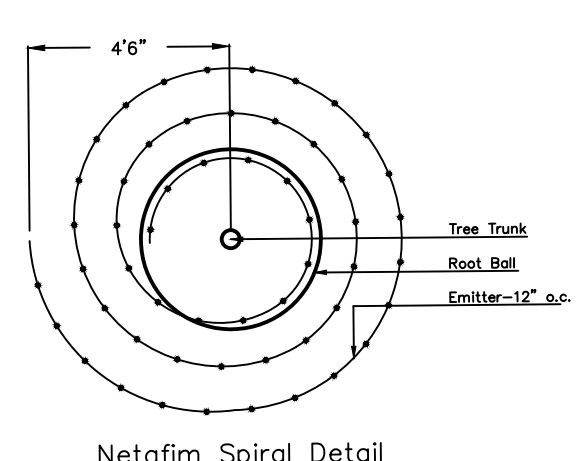
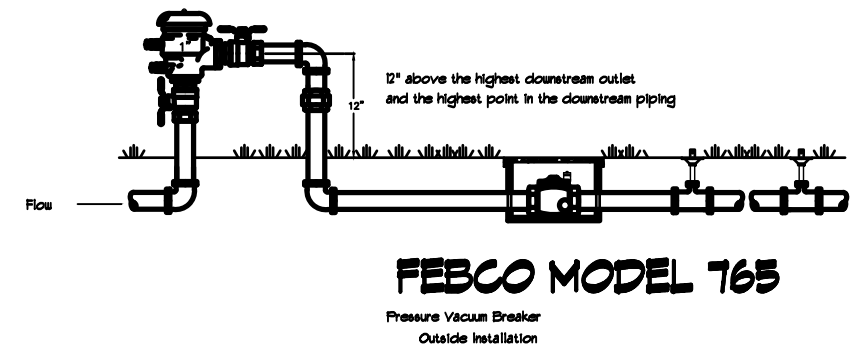
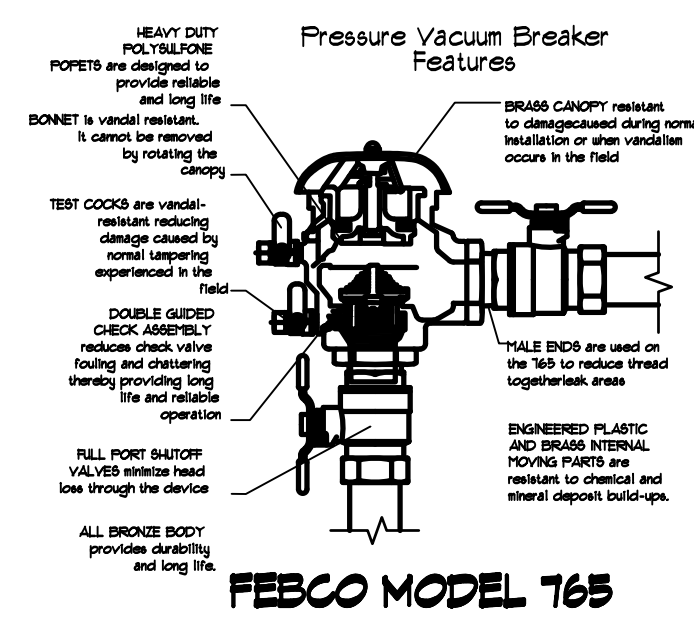
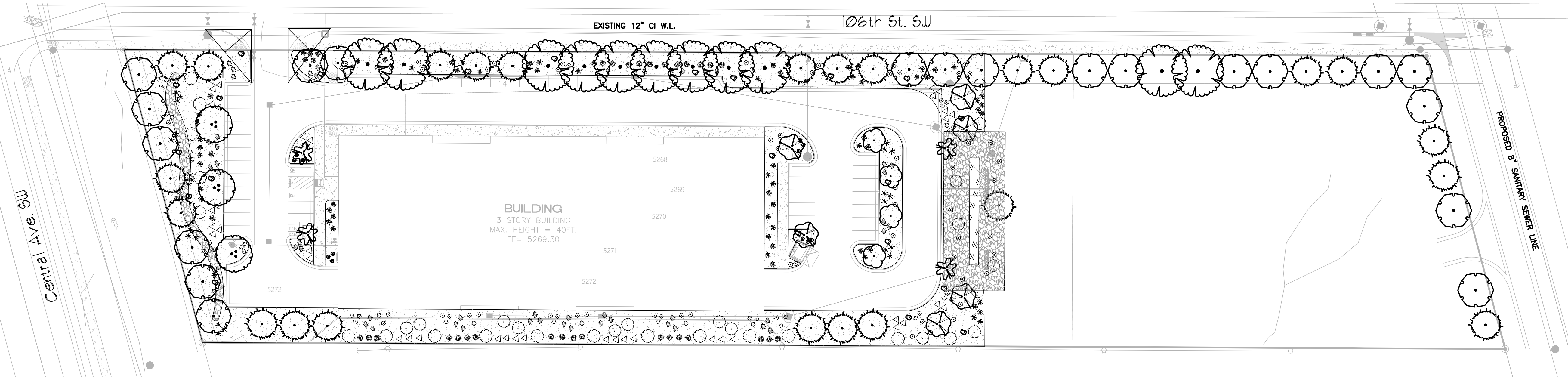
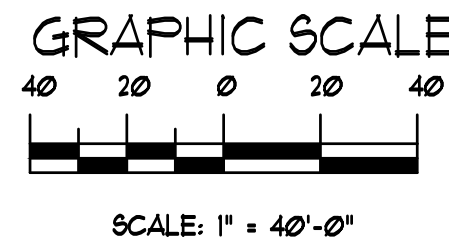
NOTE: THESE ARE THE MINIMUM REQUIREMENTS  
FOR TRASH ENCLOSURES. DESIGNS MAY VARY  
TO FIT THE SELECTED ENCLOSURE.

**DUMPSTER ENCLOSURE DETAIL**  
NTS



**DUMPSTER ENCLOSURE ELEVATION**  
NTS

 01/13/2022 RONALD R. BOHANNAN P.E. #7868	<b>ENGINEER'S SEAL</b> <b>SAFStor STORAGE</b> <b>ALBUQUERQUE, N.M.</b>	DRAWN BY RMG
	<b>DETAILS</b>	DATE 01/13/2022
 <b>TIERRA WEST, LLC</b> 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	2021064_SITE PLAN	SHEET # <b>DET-2</b>
	JOB # 2021064	



**PLANTING NOTES**  
 ALL PLANTS TO CONTAIN BARK MULCH AROUND THE ROOTBALL, TO THE EXTENT TO COVER THE DRIP LINES.

**GENERAL NOTES**  
 IT IS THE INTENT OF THIS PLAN TO COMPLY WITH APPLICABLE CITY WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE PLANTING RESTRICTION APPROACH. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE.

LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE PROPERTY OWNER SHALL MAINTAIN STREET TREES IN A LIVING, HEALTHY, AND ATTRACTIVE CONDITION.

APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.

ALL LANDSCAPING WILL BE IN CONFORMANCE WITH THE CITY OF ALBUQUERQUE ZONING CODES, LAND-USE ORDINANCES, AND WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. IN GENERAL, WATER CONSERVATIVE, ENVIRONMENTALLY SOUND LANDSCAPE PRINCIPLES WILL BE FOLLOWED IN DESIGN AND INSTALLATION.

GRAY GRAVEL OVER FILTER FABRIC TO A MINIMUM DEPTH OF 3" SHALL BE PLACED IN ALL LANDSCAPE AREAS WHICH ARE NOT DESIGNATED TO RECEIVE NATIVE SEED OR OTHER HATCHED GROUNDCOVER AREA. ALL GRAVEL SHALL BE PLACED 5'-11" LOWER THAN ADJACENT HARD SURFACES.

PRIOR TO CONSTRUCTION, LANDSCAPE CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITY LINES. IN CASE OF A DISCREPANCY BETWEEN UTILITIES INDICATED ON PLAN AND ACTUAL FIELD VERIFICATION, CONTRACTOR SHALL CEASE WORK AND NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY FOR DIRECTIONS ON HOW TO PROCEED.

POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES IS TO REMAIN AFTER ALL LANDSCAPE WORK IS COMPLETED.

**IRRIGATION NOTES:**  
 IRRIGATION SYSTEM MAINTENANCE AND OPERATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER. IT SHALL BE THE OWNERS RESPONSIBILITY TO ENSURE THAT FUGITIVE WATER DOES NOT LEAVE THE SITE DUE TO OVERWATERING OR MALFUNCTIONING EQUIPMENT.

ALL ON-SITE PLANT MATERIAL, NEW AND EXISTING, SHALL BE IRRIGATED BY COMPLETE, AUTOMATIC DRIP IRRIGATION WITH SUBTERRANEAN LATERALS. TREES SHALL RECEIVE ONE (1) NETAFIM SPIRAL (50' LENGTH) WITH 3 LOOPS AT A FINAL RADIUS OF 45' FROM TREE TRUNK, PINNED IN PLACE. NETAFIM SHALL HAVE EMITTERS 12" O.C. WITH A FLOW OF 6 GPH. SHRUBS TO RECEIVE (2) 1/2 GPH DRIP EMITTERS. DRIP AND BUBBLER SYSTEMS TO BE TIED TO 1/2" POLYPIPE WITH FLUSH CAPS AT EACH END.

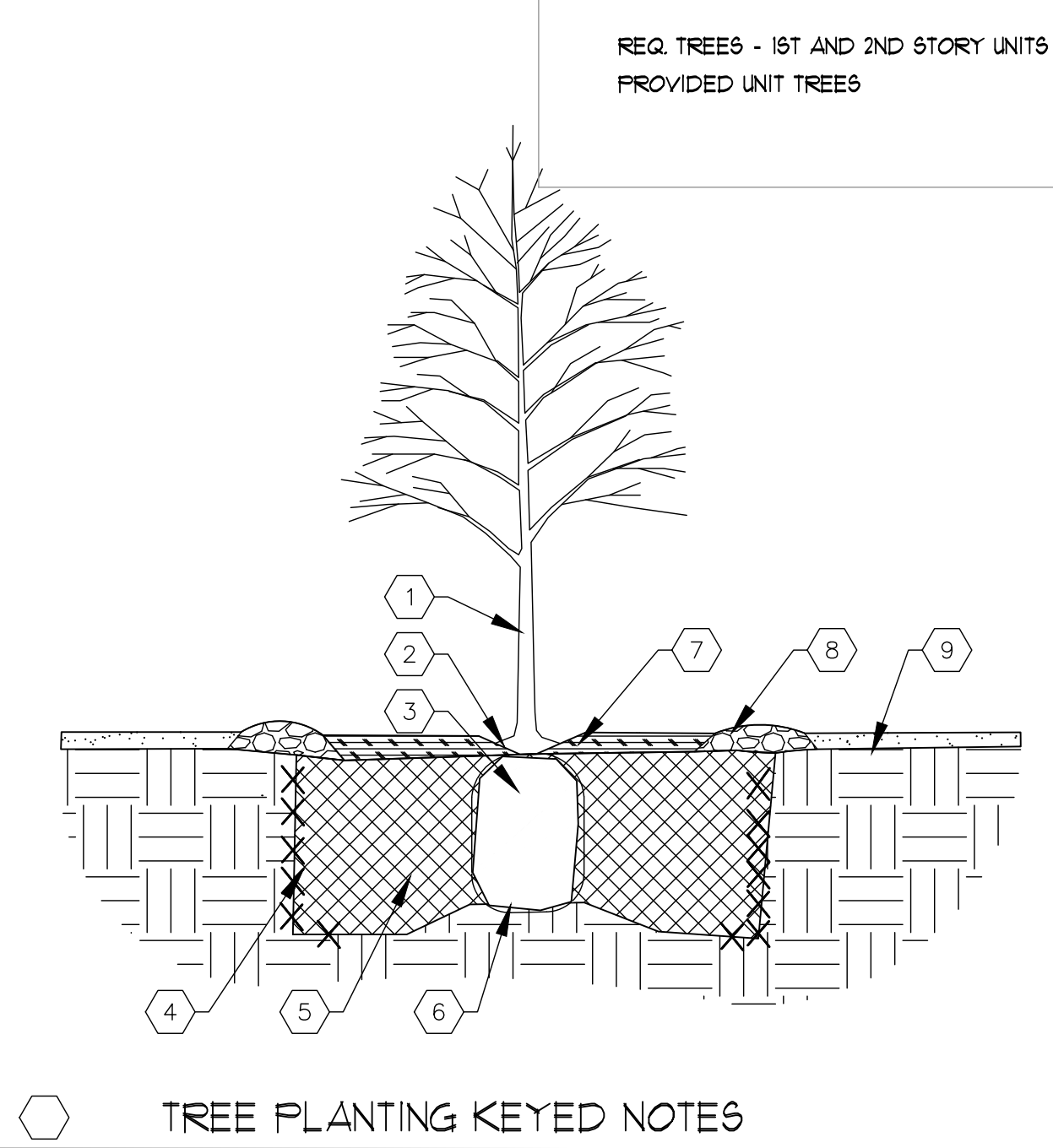
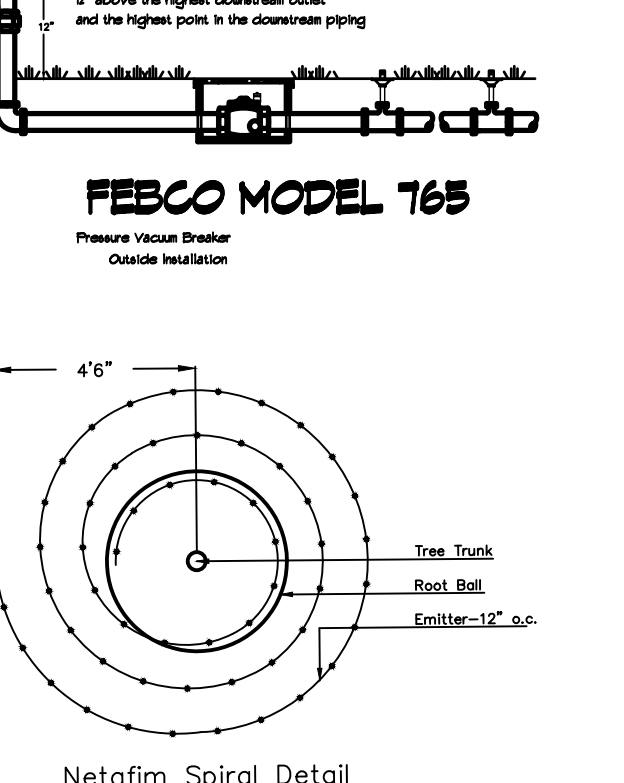
RUN TIME PER EACH SHRUB DRIP VALVE WILL BE APPROXIMATELY 15 MINUTES PER DAY. TREE DRIP VALVE SHALL RUN 15 HOURS, 3 TIMES PER WEEK. RUN TIME WILL BE ADJUSTED ACCORDING TO THE SEASON.

POINT OF CONNECTION FOR IRRIGATION SYSTEM IS UNKNOWN AT CURRENT TIME AND WILL BE COORDINATED IN THE FIELD. IRRIGATION WILL BE OPERATED BY AUTOMATIC CONTROLLER.

LOCATION OF CONTROLLER TO BE FIELD DETERMINED AND POWER SOURCE FOR CONTROLLER TO BE PROVIDED BY OTHERS.

IRRIGATION MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

WATER AND POWER SOURCE SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/BUILDER.



**02 TREE PLANTING**  
 NTS TREE PLANTING DETAIL

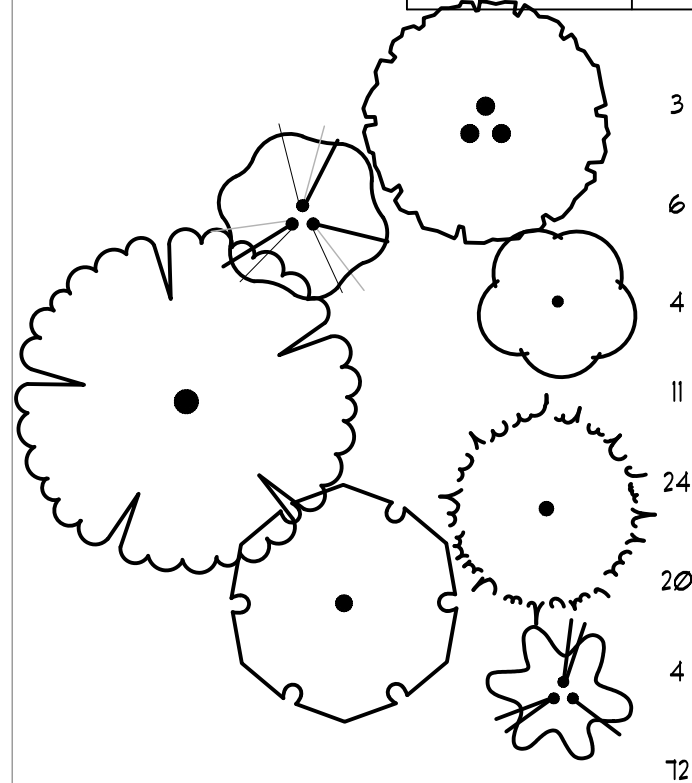
- TREE LOCATION, SPECIES, AND CONDITION AS PER PLAN.
- REMOVING EXISTING SOIL (FROM NURSERY) AS NEEDED TO EXPOSE ROOT FLARE. INSTALL WITH ROOT FLARE FLUSH WITH SUBGRADE (BOTTOM OF MULCH).
- INSTALL TREE PLUMB. REMOVE WIRE BASKET, WOOD BOX, PLASTIC, TWINE, AND/OR ROPE PRIOR TO BACKFILL. REMOVE BURLAP EXCEPT FROM BOTTOM OF ROOT BALL.
- SCAFFRY AND LOOSEN EDGES OF PLANTING PIT.
- BACKFILL PER SPECIFICATIONS. LIGHTLY TAMP IN LIFTS AND WATER-IN TO ELIMINATE VOIDS AND AIR POCKETS.
- UNDISTURBED NATIVE SOIL UNDER ROOTBALL TO PREVENT SETTLING.
- INSTALL WOOD CHIP ORGANIC MULCH OVER ROOTBALL AND TO COVER DRIP LINE. GENERALLY, MULCH SHOULD BE HELD 4" BACK FROM TREE TRUNK.
- 4" HIGH X 16" WIDE COBBLE BERM AT DRIP LINE.
- MULCH - SEE PLANTING PLAN

**LANDSCAPE CALCULATIONS**

ZONING	PD: PLANNED DEVELOPMENT
APPLICABLE REGULATION(S)	IDO 14-16-5-6 AND PART 6-6-2 OF ROA 1994
TOTAL LOT AREA (ACRES)	4.19
TOTAL LOT AREA (SF)	182801
BUILDING AREA (SF)	104440
NET LOT AREA (SF)	18361
REQUIRED LANDSCAPE (%)	15
REQUIRED LANDSCAPE (SF)	11754
LANDSCAPE PROVIDED (SF)	42051
VEGETATIVE COVER (% - REQ)	15.0
VEGETATIVE COVER (SF - REQ)	31543
VEGETATIVE COVER (SF - PROV.)	64225
REQ. TREES - 1ST AND 2ND STORY UNITS	56
PROVIDED UNIT TREES	12

**01 SHRUB PLANTING**  
 NTS SHRUB PLANTING DETAIL

- SHRUB LOCATION, SPECIES, AND CONDITION AS PER PLAN.
- INSTALL WITH TOP OF ROOT BALL FLUSH WITH SUBGRADE (BOTTOM OF MULCH)
- USE WOOD CHIP MULCH OVER ROOTBALL. FEATHERED TO A 2" DEPTH AND HELD BACK 2" FROM TRUNKS AND STEMS AND TO COVER DRIFLINE.
- 2" HIGH X 8" WIDE BERM
- BACKFILL PER SPECIFICATIONS. LIGHTLY TAMP IN LIFTS AND WATER-IN TO ELIMINATE VOIDS AND AIR POCKETS.
- UNDISTURBED NATIVE SOIL.
- SCAFFRY AND LOOSEN EDGES OF PLANTING PIT.
- MULCH - SEE PLANTING PLAN. 3" DEPTH UNLESS OTHERWISE NOTED.



**LANDSCAPE LEGEND**

SYMB.	QTY	SIZE (INSTALL)	COMMON/BOTANICAL	MATURE HxW	WATER USE	COVER (EA)	TOTAL
<b>Trees</b>							
(Symbol)	3	2" Cal	Sensation Box Elder <i>Acer negundo</i> 'Sensation'	40' x 30'	M	900	2700
(Symbol)	6	15 Gal	Desert Willow <i>Chilopsis linearis</i>	20' x 25'	L	625	3750
(Symbol)	4	2+ Trunks w/ 2" Combined Cal.	New Mexico Olive <i>Forestiera neomexicana</i>	15' x 15'	M	225	900
(Symbol)	11	2" Cal	Honey Locust <i>Gleditsia triacanthos inermis</i>	50' x 45'	M+	2025	22275
(Symbol)	24	6" Height	Austrian Pine <i>Pinus nigra</i>	35' x 25'	M+	625	15000
(Symbol)	20	2" Cal	Chinese Pistache <i>Pistachia chinensis</i>	40' x 30'	M	900	18000
(Symbol)	4	15 Gal	Chaste Tree <i>Vitex agnus-castus</i>	20' x 20'	M	400	1600
						<b>Total Tree Coverage:</b>	<b>64225</b>
<b>Shrubs &amp; Groundcovers</b>							
(Symbol)	63	5 Gal	Blue Mist Spirea <i>Caryopteris x clandonensis</i>	3' x 3'	Low+	9	567
(Symbol)	11	5 Gal	Curl-Leaf Mountain Mahogany <i>Cercocarpus ledifolius</i>	15' x 15'	Low+	225	3825
(Symbol)	13	5 Gal	Sotol <i>Dasylirion wheeleri</i>	5' x 5'	RW	25	325
(Symbol)	21	5 Gal	Red Yucca <i>Hesperaloe parviflora</i>	3' x 3'	Low+	9	243
(Symbol)	16	5 Gal	Althea / Rose of Sharon <i>Hibiscus syriacus</i>	10' x 10'	M	100	1600
(Symbol)	44	5 Gal	Morning Light Maidengrass <i>Panicum shenensis</i> var.	5' x 5'	M	25	1100
(Symbol)	30	5 Gal	Regal Mist <i>Muhlenbergia capillaris</i>	3' x 3'	M	9	270
(Symbol)	63	5 Gal	Feather Reed Grass <i>Calamagrostis arundinacea</i>	30" x 2'	M	4	252
(Symbol)	49	5 Gal	Three-Leaf Sunac <i>Rhus trilobata</i>	6' x 6'	Low+	36	1764
(Symbol)	50	5 Gal	Pink Double Knock Out Rose <i>Rosa</i> 'Pink Double Knock Out'	4' x 4'	M	16	800
(Symbol)	12	5 Gal	Autumn Cherry Sage <i>Salvia greggii</i>	2' x 3'	Low+	9	108
						<b>Total Shrub Coverage:</b>	<b>10854</b>

**Other Materials**

SYMB.	QTY	TYPE
(Symbol)	22	EA Boulders (2-3cf) To be placed at contractor's discretion
(Symbol)	36255	SF Landscape Gravel A with Filter Fabric 3/4" Brown Gravel
(Symbol)	5322	SF Oversize Landscape Gravel / No Filter Fabric 2-4" Angular Cobble/RipRap
(Symbol)	480	SF Native Seed Area

←

The Hilltop  
 1909 Edith NE  
 Albuquerque, NM 87113  
 Cell: (505) 724-4568  
 Fax: (505) 898-3690  
 Email: julian@hilltoplandscaping.com

STATE OF NEW MEXICO  
 CRAIG SOLETHIER  
 67  
 REGISTERED  
 LANDSCAPE ARCHITECT  
 April 19, 2022

SAFestor Storage  
 106th & Central Ave SW  
 Albuquerque, NM

Landscape Design Development

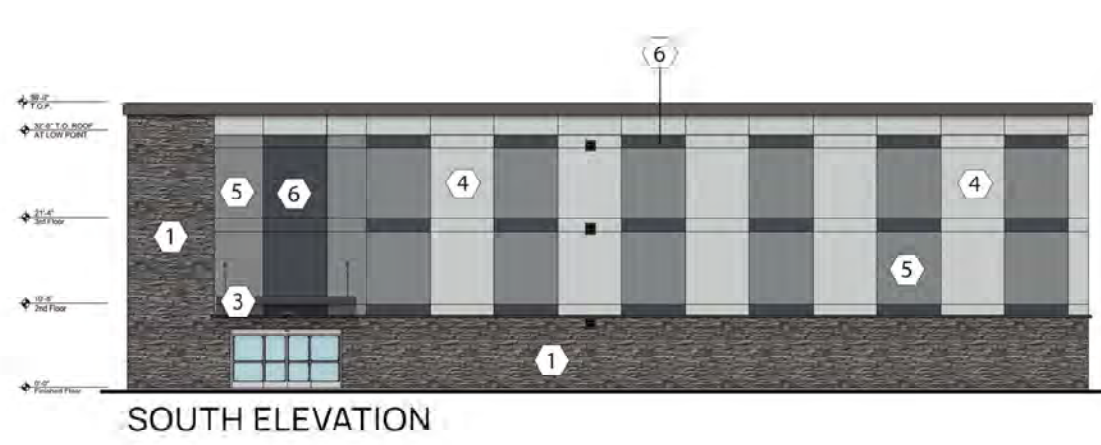
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**The Hilltop**  
 LANDSCAPE ARCHITECTS & CONTRACTORS

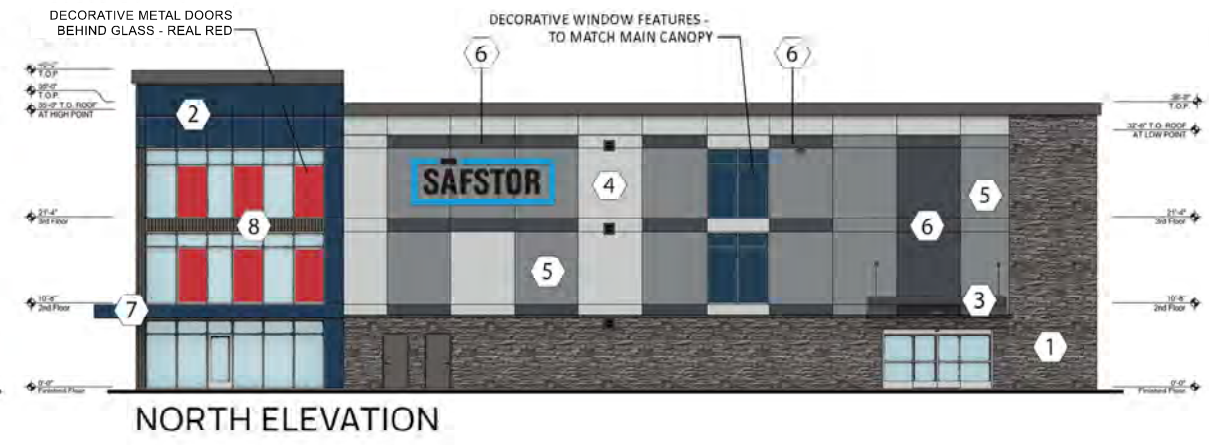
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 REVISION: -  
 DATE: 04/19/2022

SHEET #  
 LS-101





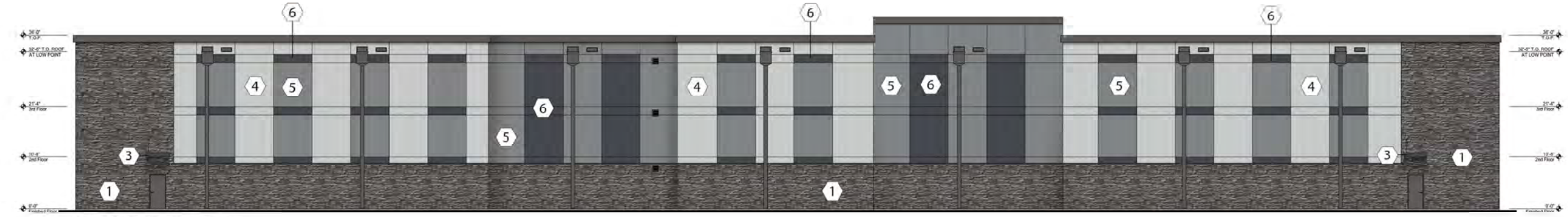
SOUTH ELEVATION



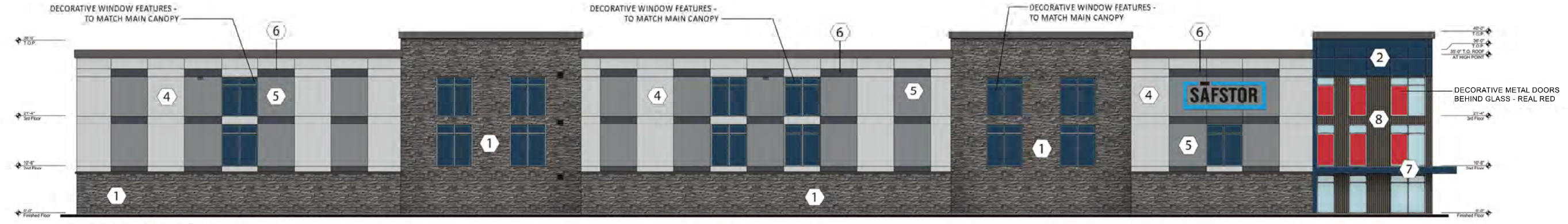
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**EXTERIOR FINISHES**

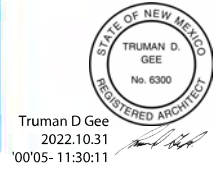
1	VENEERSTONE INC IMPERIAL STACK GRAPHITE
2	ALPOLIC POWDER-COATED AUB BLUE
3	AWNINGS TO MATCH SW 7076 CYBERSPACE
4	STUCCO SW 7071 GRAY SCREEN
5	STUCCO SW 7074 SOFTWARE
6	STUCCO SW 7076 CYBERSPACE
7	PREFINISHED CANOPY TO MATCH ALPOLIC AUB BLUE
8	MBCI MASTERLINE 16 DARK GRAY



WEST ELEVATION



EAST ELEVATION



**SAFStor**  
CENTRAL AVE  
ALBUQUERQUE, NM



THE COLORS SHOWN IN THIS RENDERING ARE CLOSE APPROXIMATIONS. DUE TO INK VARIATIONS AND DIFFERENCES IN PRINTERS, AN EXACT COLOR MATCH CANNOT BE ACHIEVED. THE VIEWER IS ADVISED TO USE THE RENDERING AS A GUIDELINE FOR THE ARRANGEMENT OF COLORS ON THE BUILDING, AND TO THEN REFER TO THE ACTUAL COLOR OR MATERIAL SAMPLES PROVIDED.

INTERPLAN NO. 2021.1080  
10-26-2022











# PR-2021-006336\_SI-2021-02091\_Site\_Plan\_Aproved\_6-8-22


Final Audit Report


2022-11-10


Created:	2022-11-04
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAAnudl2gPedt1blfanbRhPIJbd-S_cq85d


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Signature Date: 2022-11-10 - 3:12:57 PM GMT - Time Source: server- IP address: 143.120.133.169

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