



DEVELOPMENT REVIEW BOARD
SUPPLEMENTAL SUBMITTAL

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

PROJECT NO. PR 2021-006336

Application No. SI 2021-02091

TO:

- ☒ Planning Department/Chair
- ☒ Hydrology
- ☒ Transportation Development
- ☒ ABCWUA
- ☒ Code Enforcement
- ☒ Parks & Rec

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

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

DRB SCHEDULED HEARING DATE: 01/26/2022 HEARING DATE OF DEFERRAL: 01/05/2022

SUBMITTAL

DESCRIPTION: To answer all DRB comments from 01/05/22 hearing

CONTACT NAME: VINCE CARRICA

TELEPHONE: (505) 858-3100 EMAIL: VCARRICA@TIERRAWESTLLC.COM

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 DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

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

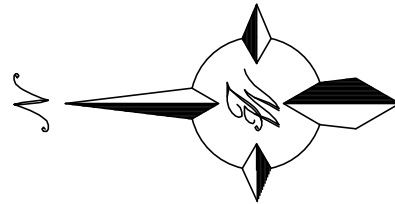
PROPOSED USAGE:	SELF-STORAGE FACILITIES
ZONE:	NR-BP
LOT AREA:	182,801 SF (4.1965 ACRES)
ADDRESS:	TBD
BUILDING AREA:	104,440 S.F.
BUILDING COVERAGE:	19.0%
PARKING REQUIRED:	35 SPACES (1 SPACE PER 3,000 SF) SELF STORAGE
PARKING PROVIDED:	42 SPACES
HC PARKING REQUIRED:	2 SPACES
HC PARKING PROVIDED:	2 SPACES (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

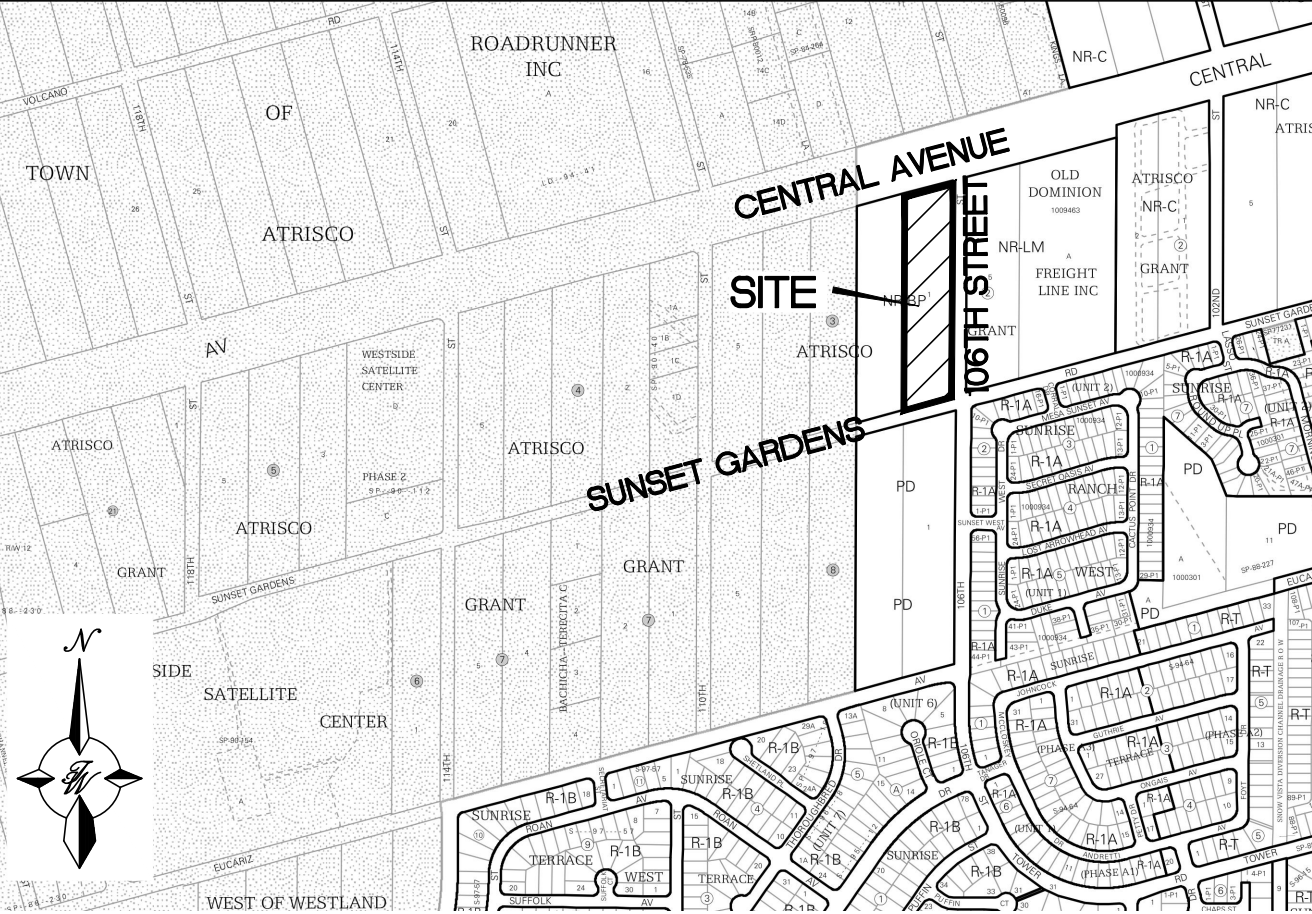
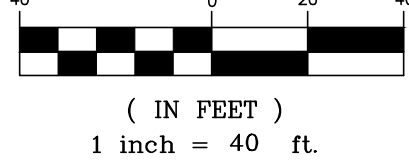
	CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	CENTERLINE
	RIGHT-OF-WAY
	BUILDING
	SIDEWALK
	SCREEN WALL
	RETAINING WALL
	STREET LIGHTS
	LANE
	STRIPING
	EXISTING CURB & GUTTER
	EXISTING BOUNDARY LINE
	EXISTING SIDEWALK
	EXISTING LANE
	EXISTING STRIPING

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

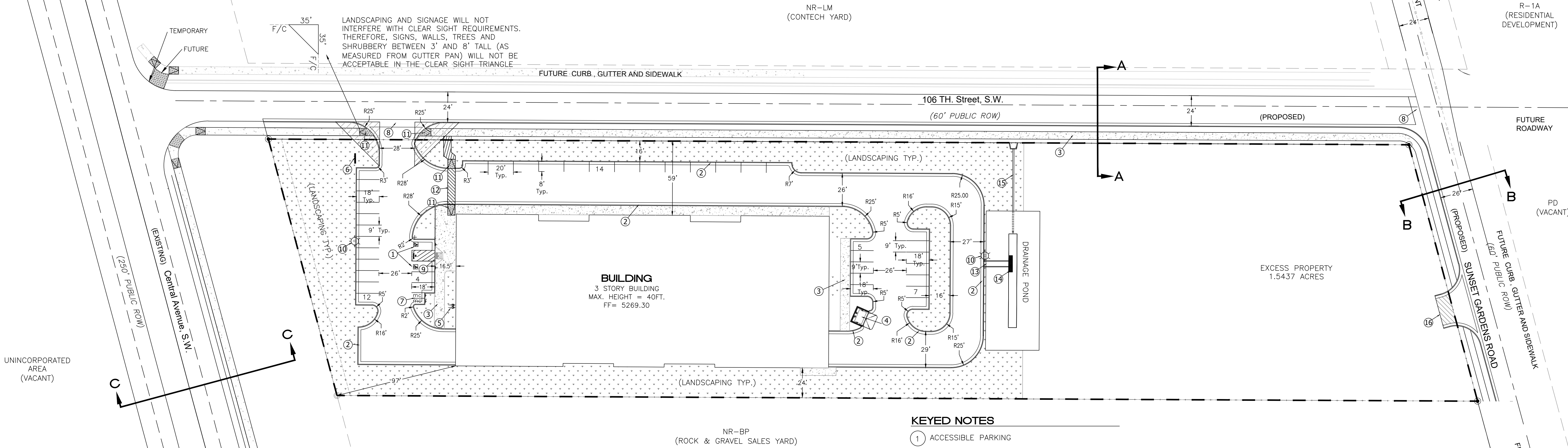


VICINITY MAP:

L-8

LEGAL DESCRIPTION:

LOT 1 BLOCK 3 TOWN OF ATRISCO GRANT
UPC 100805638540210405



KEYED NOTES

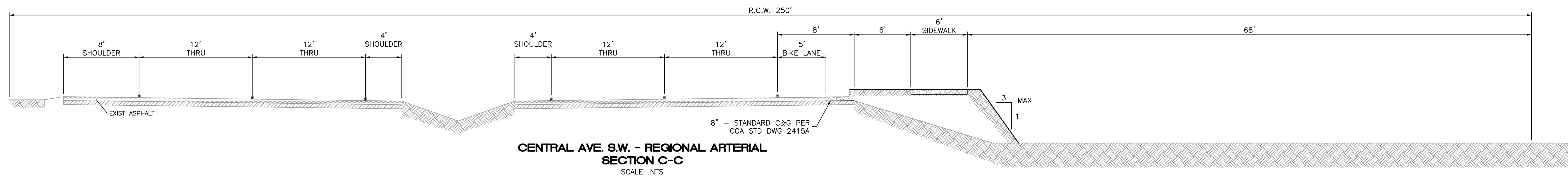
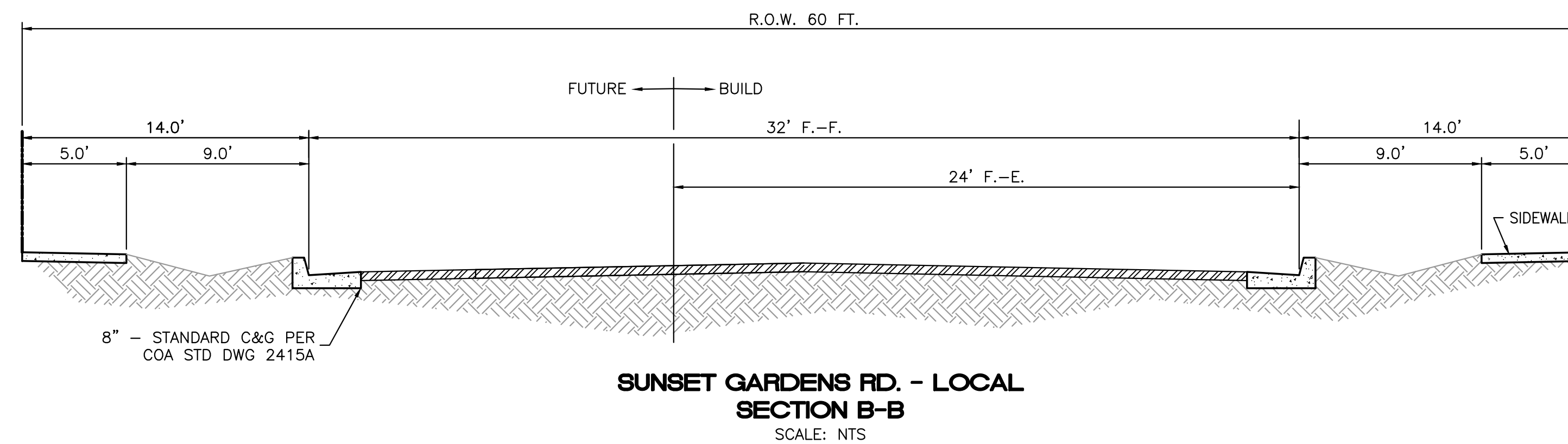
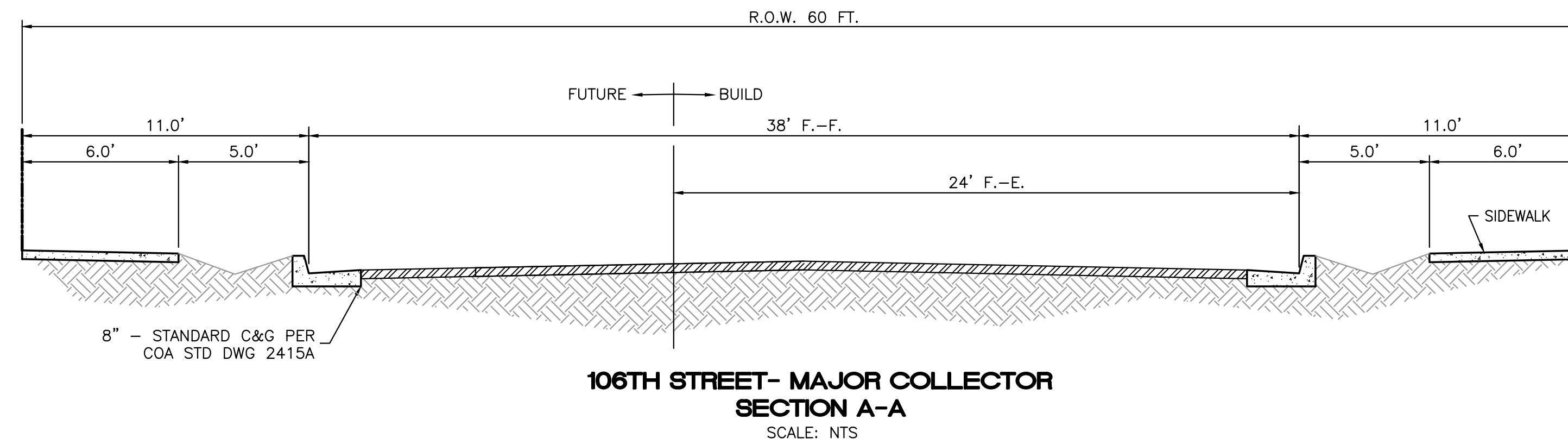
- 1 ACCESSIBLE PARKING
- 2 6" CURB AND GUTTER PER COA STD DWG 2415A
- 3 6' CONCRETE SIDEWALK PER COA STD DWG 2430
- 4 DUMPSTER W/RECYCLE SEE DETAIL SHEET DET-2
- 5 BICYCLE PARKING SEE DETAIL SHEET DET-1
- 6 MONUMENT SIGN (DETAIL TBD)
- 7 MOTORCYCLE PARKING SEE DETAIL SHEET DET-1
- 8 6' VALLEY GUTTER 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: ALL WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL BE BUILT PER WORK ORDER

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.

ENGINEER'S SEAL 	SAFStor STORAGE ALBUQUERQUE, N.M.	DRAWN BY RMG
	SITE PLAN	DATE 01/13/2022
	 TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com	2021064_SITE PLAN
		SHEET # SP-1
		JOB # 2021064



<div>ENGINEER'S SEAL</div> <div><div><div>RONALD R. BOHANNAN</div><div>NEW MEXICO</div><div>7868</div><div>PROFESSIONAL ENGINEER</div></div><div><div>01/13/2022</div><div>RONALD R. BOHANNAN</div><div>P.E. #7868</div></div></div>	SAFStor STORAGE	DRAWN BY
	ALBUQUERQUE, N.M.	RMG
	ROADWAY	DATE
	CROSS SECTION EXHIBIT	01/13/2022
<div><div><div></div><div>TERRA WEST, LLC</div><div>5571 MIDWAY PARK PLACE NE</div><div>ALBUQUERQUE, NM 87109</div><div>(505) 858-3100</div><div>www.tierrowestllc.com</div></div></div>	2021064_SITE PLAN	SHEET #
		SP2
		JOB #
		2021064

LEGEND

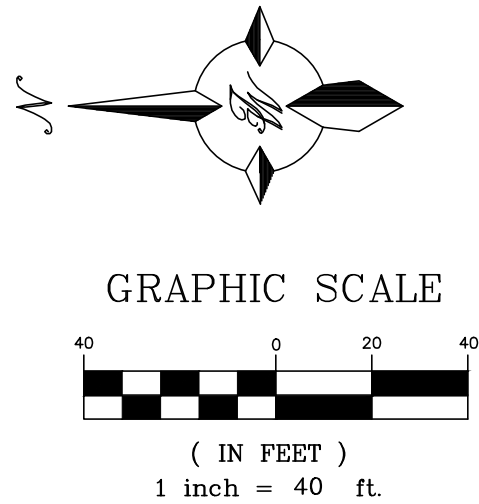
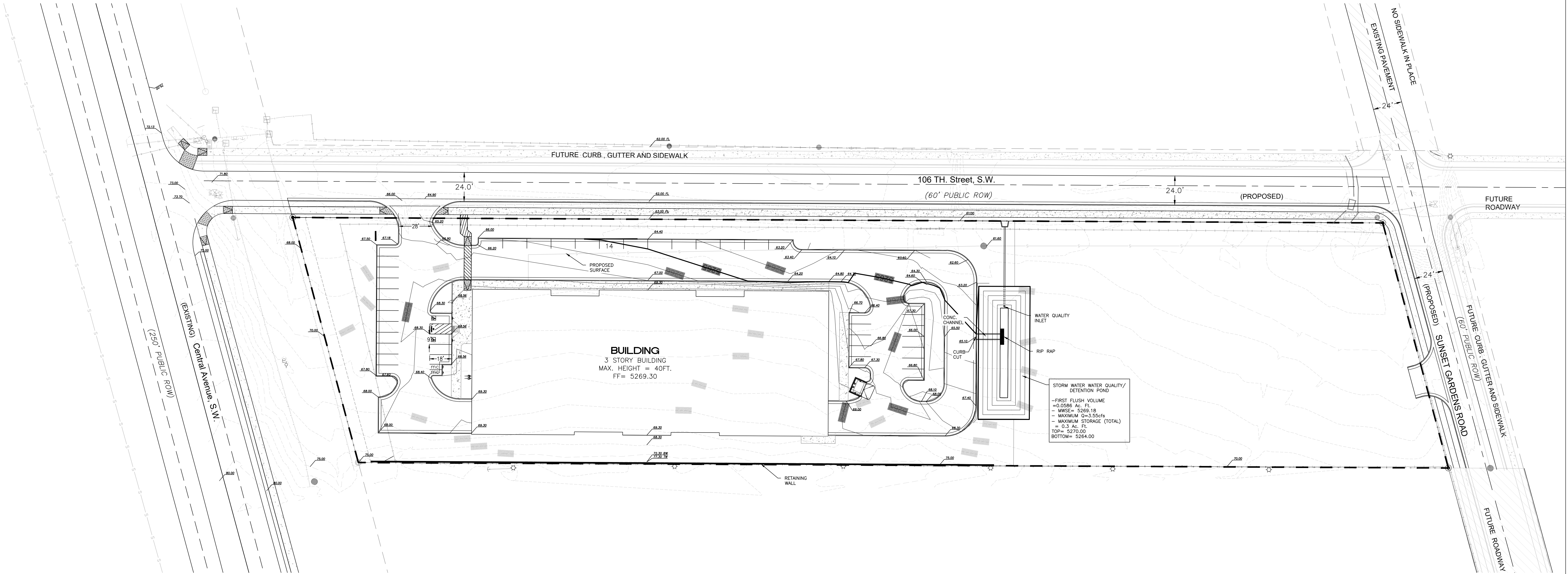
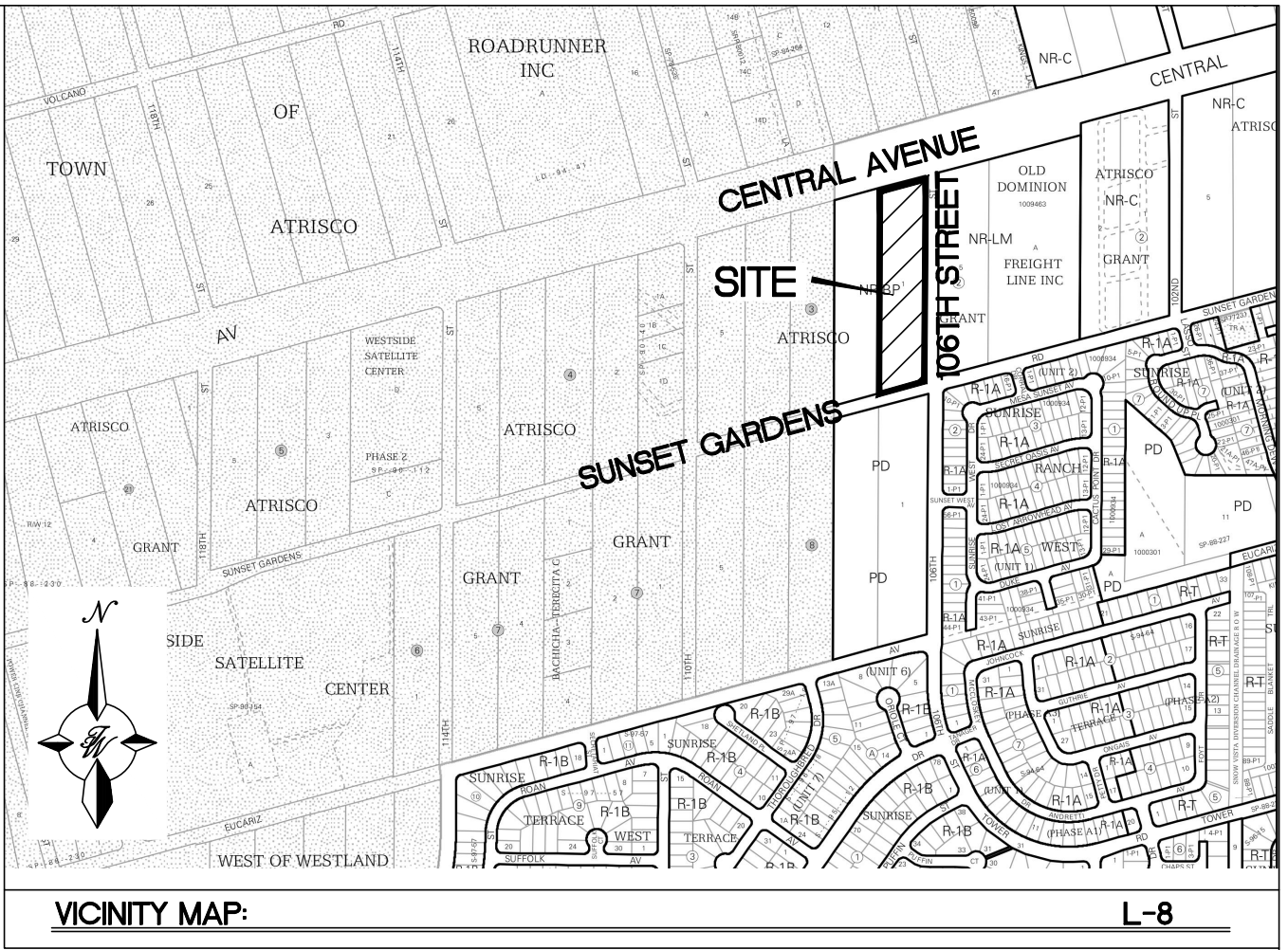
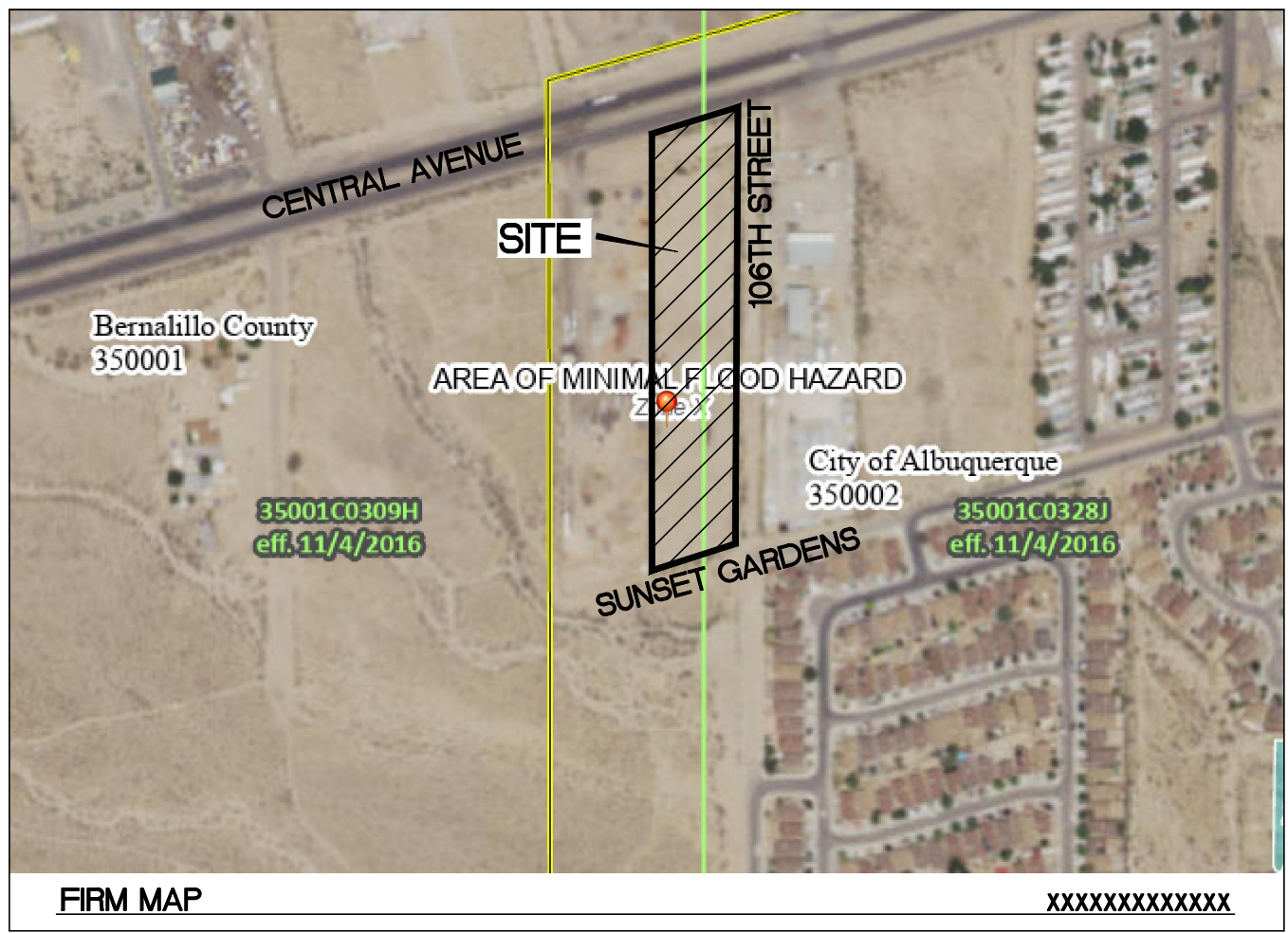
- CURB & GUTTER
- - - - - BOUNDARY LINE
———— RIGHT-OF-WAY
———— BUILDING
———— SIDEWALK
———— 5010 ——— CONTOUR MAJOR
———— 5011 ——— CONTOUR MINOR
x 5048.25 SPOT ELEVATION
———— FLOW ARROW
- - - - - EXISTING CURB & GUTTER
- - - - - EXISTING BOUNDARY LINE
- - - - - 5010 ——— EXISTING CONTOUR MAJOR
- - - - - EXISTING CONTOUR MINOR

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.

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, 1995.
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.



<div>ENGINEER'S SEAL</div> <div><div>RONALD R. BOHANNAN</div><div>NEW MEXICO</div><div>7868</div><div>PROFESSIONAL ENGINEER</div></div> <div><div>01/13/2022</div><div>RONALD R. BOHANNAN</div><div>P.E. #7868</div></div>	<div>SAFStor STORAGE</div> <div>ALBUQUERQUE, N.M.</div> <div>GRADING AND DRAINAGE</div> <div>PLAN</div> <div><div>TERRA WEST, LLC</div><div>5571 MIDWAY PARK PLACE NE</div><div>ALBUQUERQUE, NM 87109</div><div>(505) 858-3100</div><div>www.tierrowestllc.com</div></div>	<div>DRAWN BY</div> <div>RMG</div>	<div>DATE</div> <div>01/13/2022</div>
		<div>2021064_GR PLAN</div>	<div>SHEET #</div> <div>GR-1</div>
		<div>JOB #</div> <div>2021064</div>	

GENERAL UTILITY NOTES:

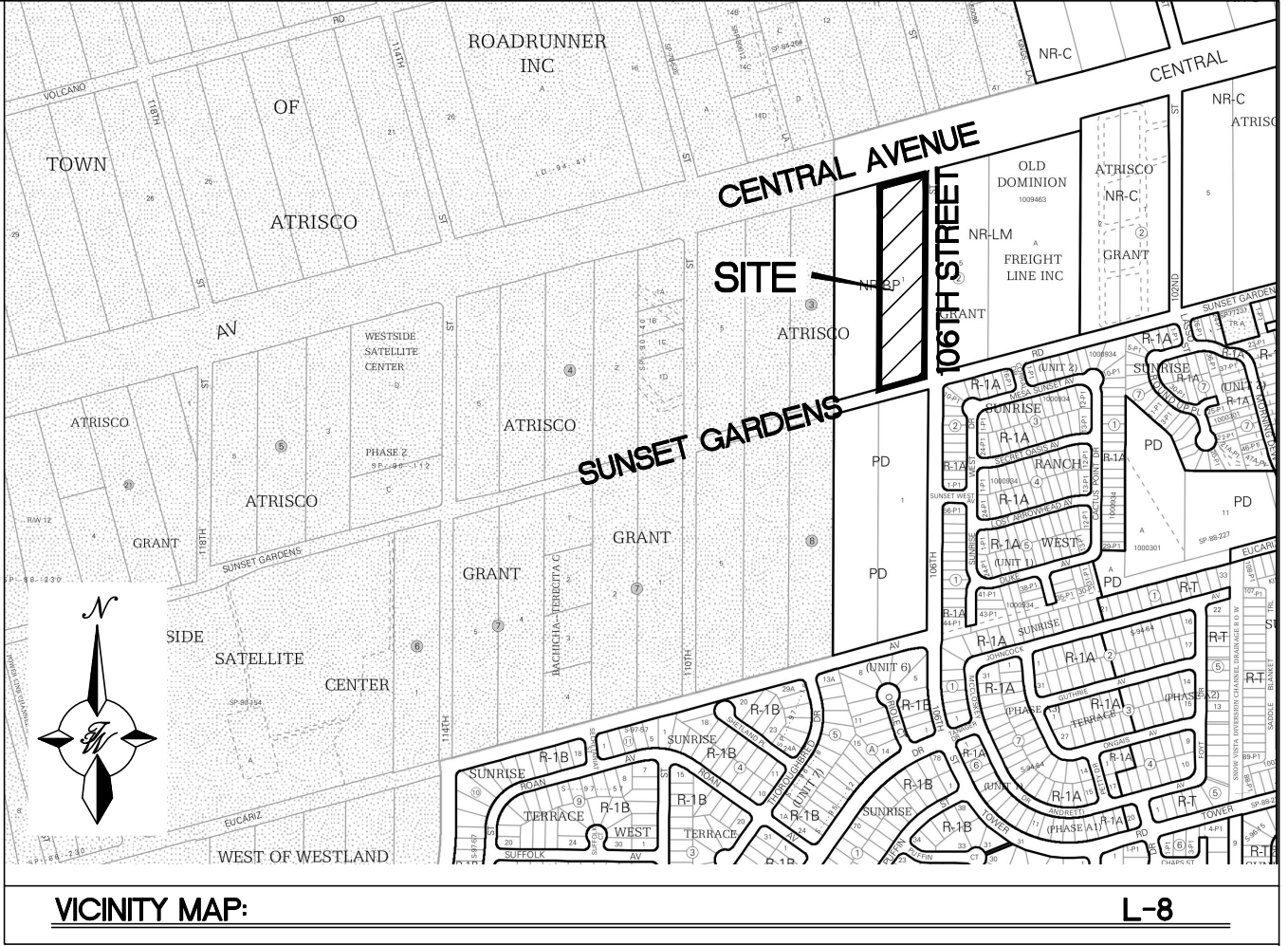
- ALL WATER AND SEWER UTILITY WORK TO BE DONE IN ACCORDANCE WITH COA STANDARDS AND SPECIFICATIONS LATEST EDITION.
- 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
- REFERENCE PLUMBING PLANS FOR WATER LINE RISER LOCATIONS. BACKFLOW PREVENTOR LOCATED INSIDE BUILDING
- CLEAN OUTS ARE 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

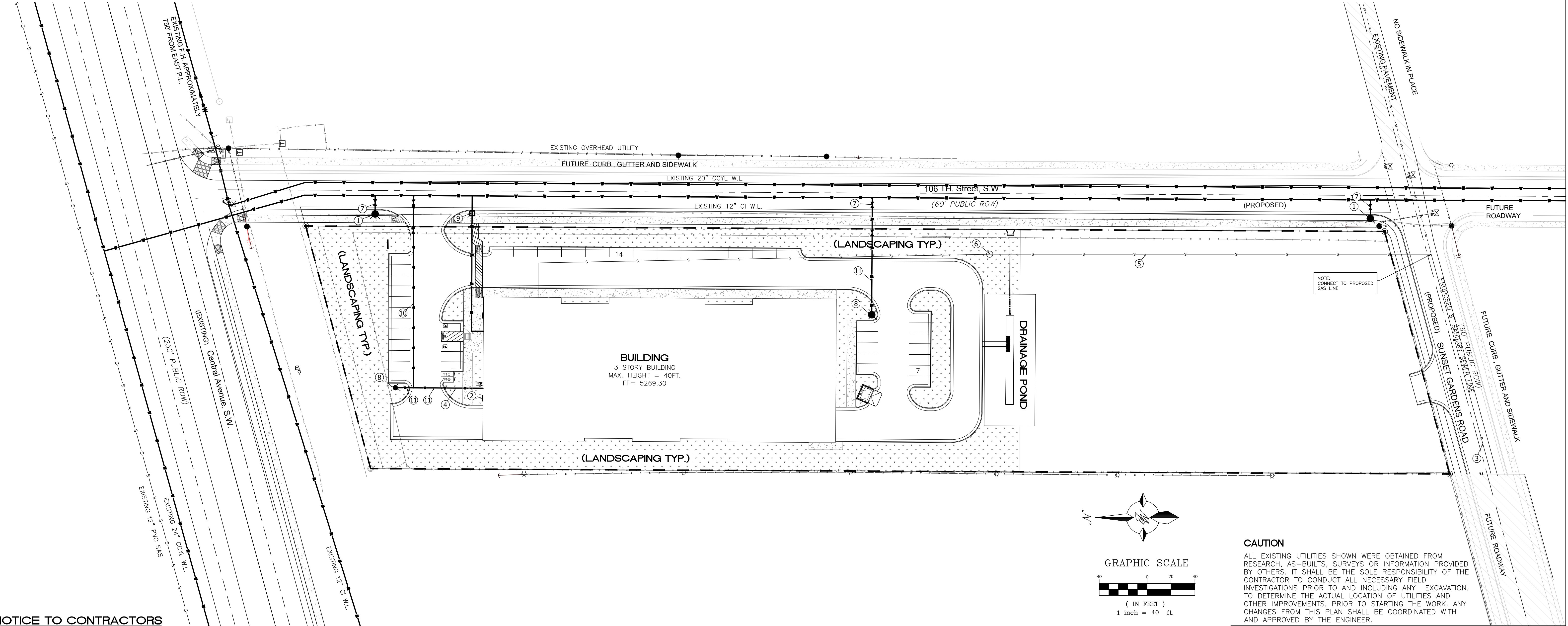
- NEW FIRE HYDRANT PER COA STD DWG 2340 (PUBLIC)
- FDC
- 8" SAS
- PIV (POST INDICATOR VALVE)
- 4" SAS SERVICE
- SAS MH, 4' DIA.
- 6" GATE VALVE PUBLIC)
- NEW FIRE HYDRANT & 6" VALVE PER COA STD DWG 2340 (PRIVATE)
- 2" WATER METER AND 2" SERVICE LINE
- 8" FIRELINE
- 6" FIRELINE

LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- BUILDING
- SIDEWALK
- EXISTING CURB & GUTTER
- 36" SD
- STORM SEWER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATERLINE
- EX. 8" SAS
- EXISTING SANITARY SEWER LINE
- EXISTING PVC WATERLINE
- PROPOSED HYDRANT



LOT 1 BLOCK 3 TOWN OF ATRISCO GRANT
UPC 100805638540210405



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.

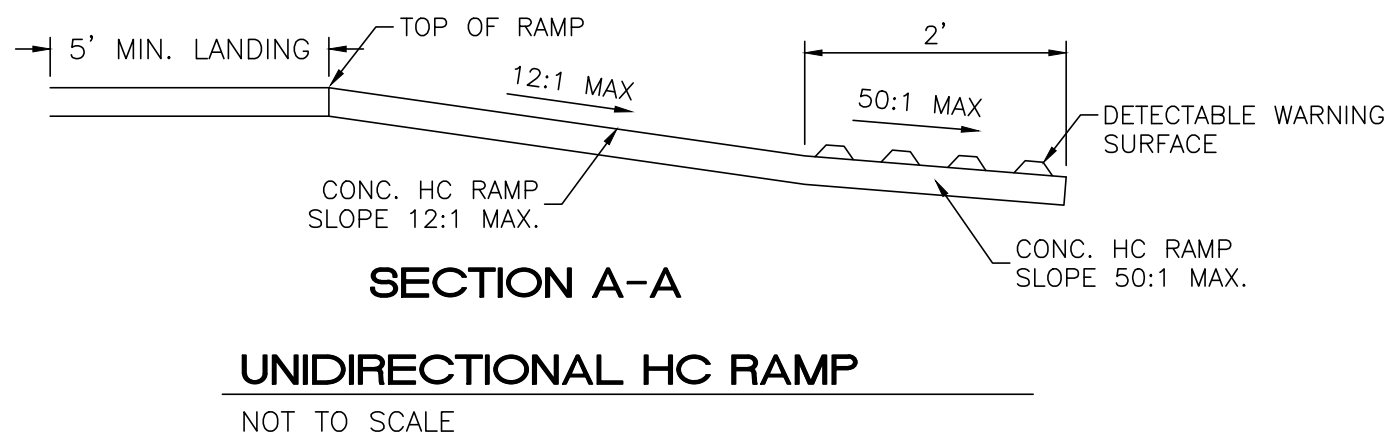
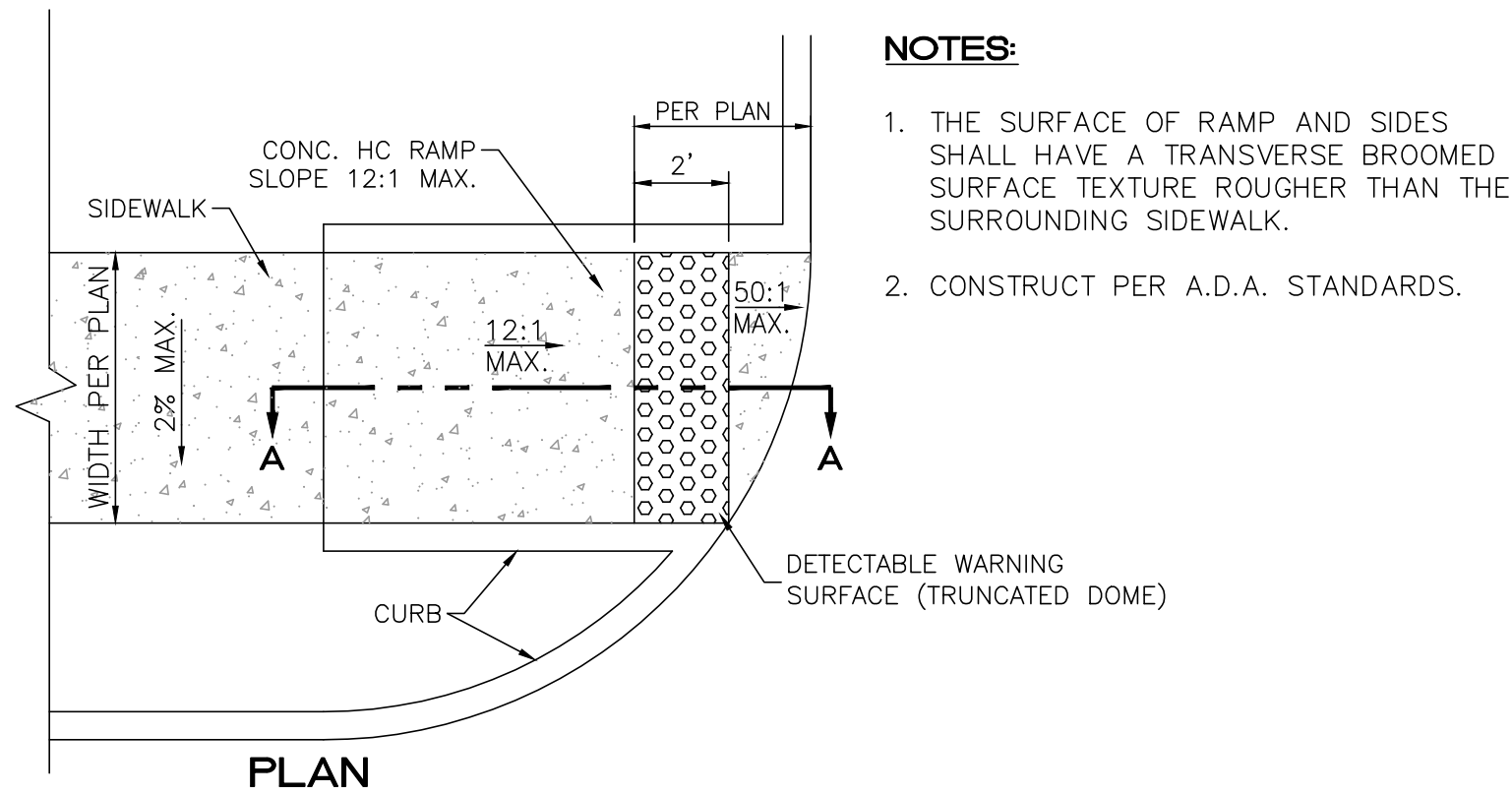
INSPECTION NOTE

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

CAUTION

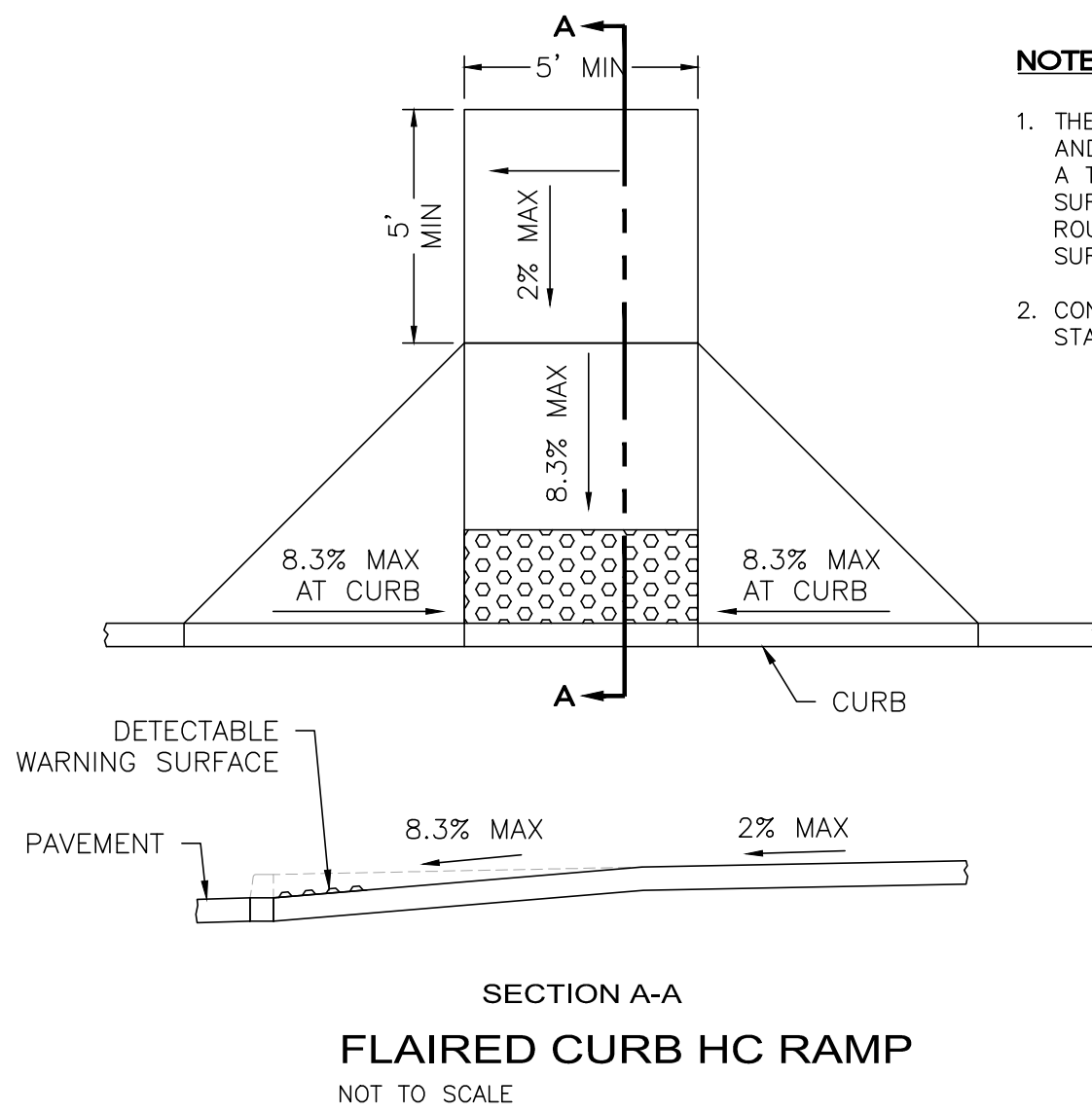
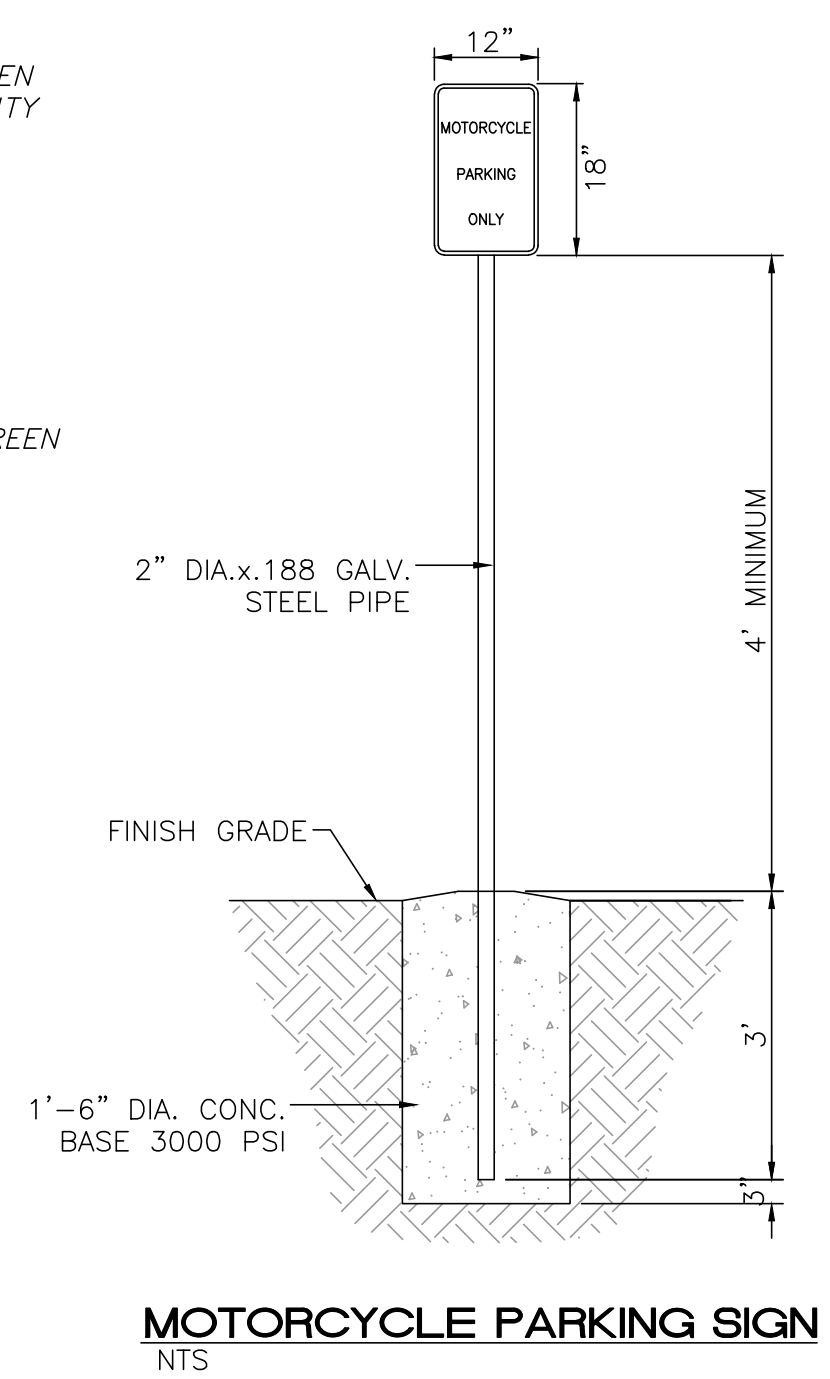
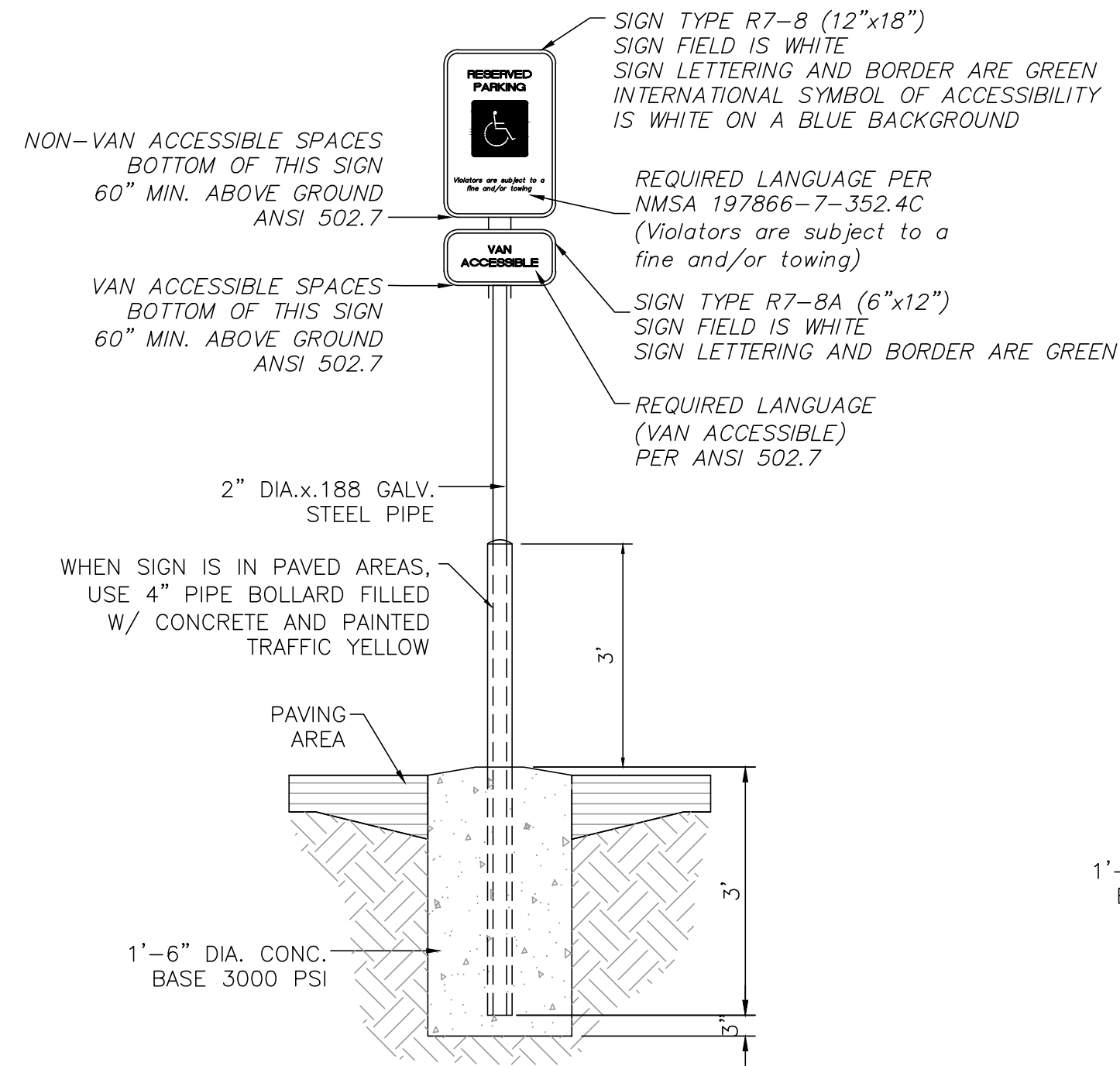
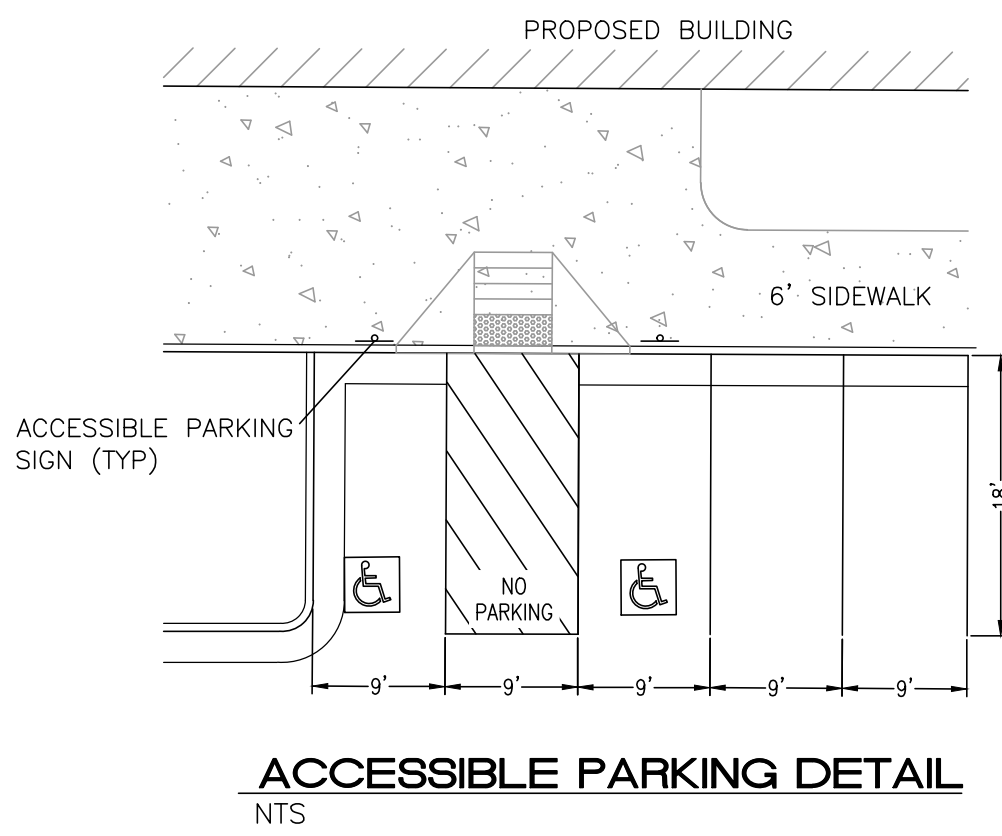
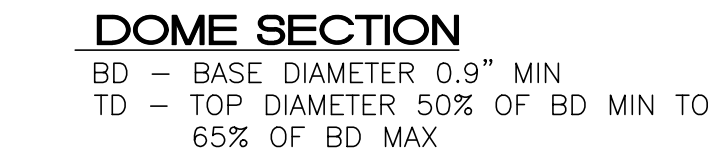
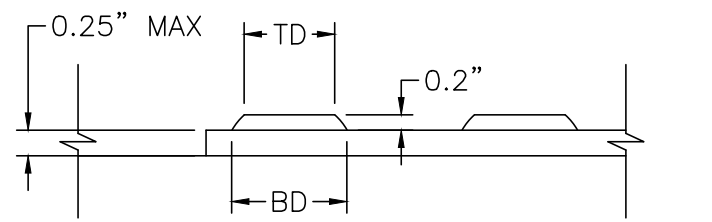
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		DATE 01/13/2022
		2021064_UTILITY PLAN
		SHEET # MU-1
		JOB # 2021064



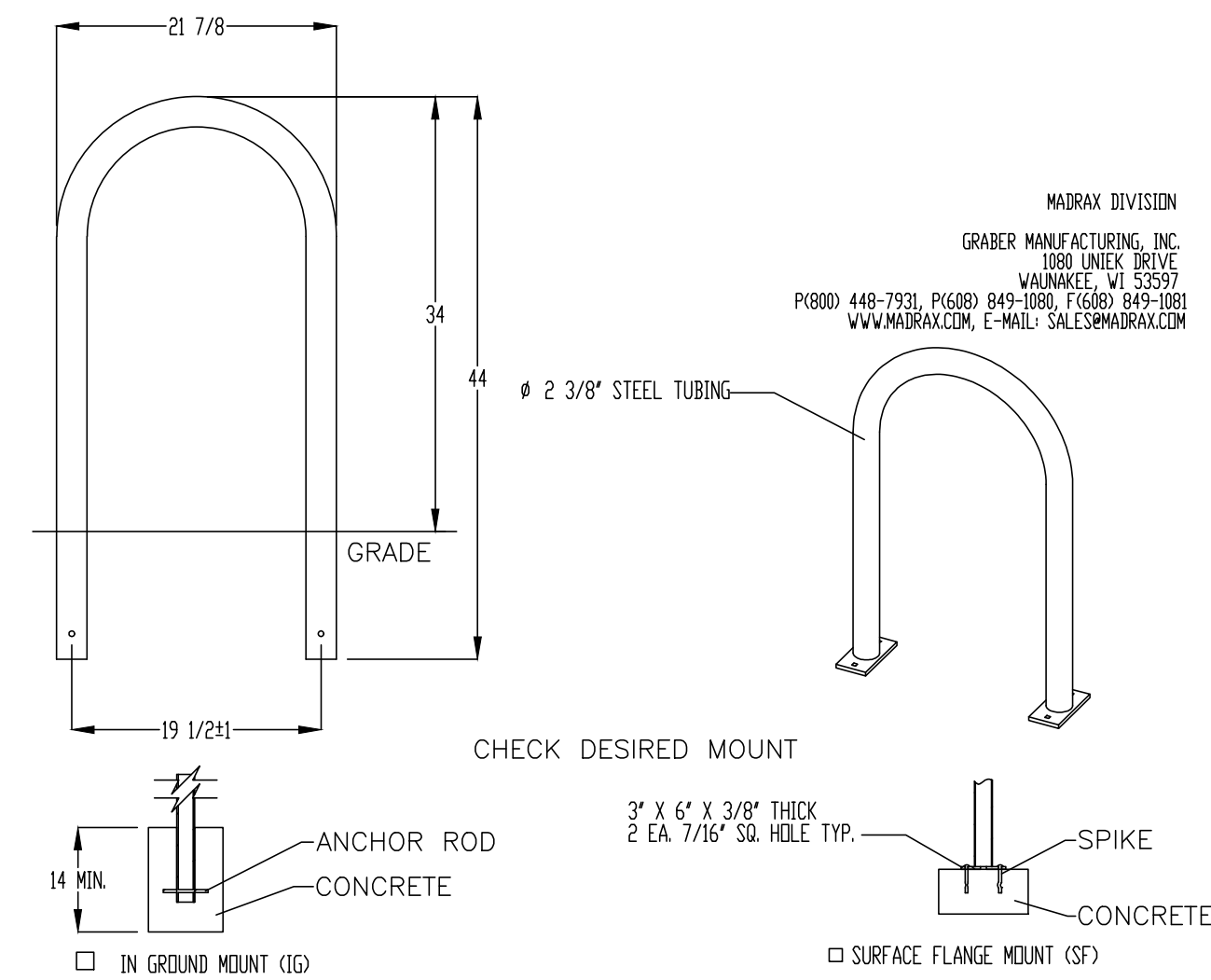
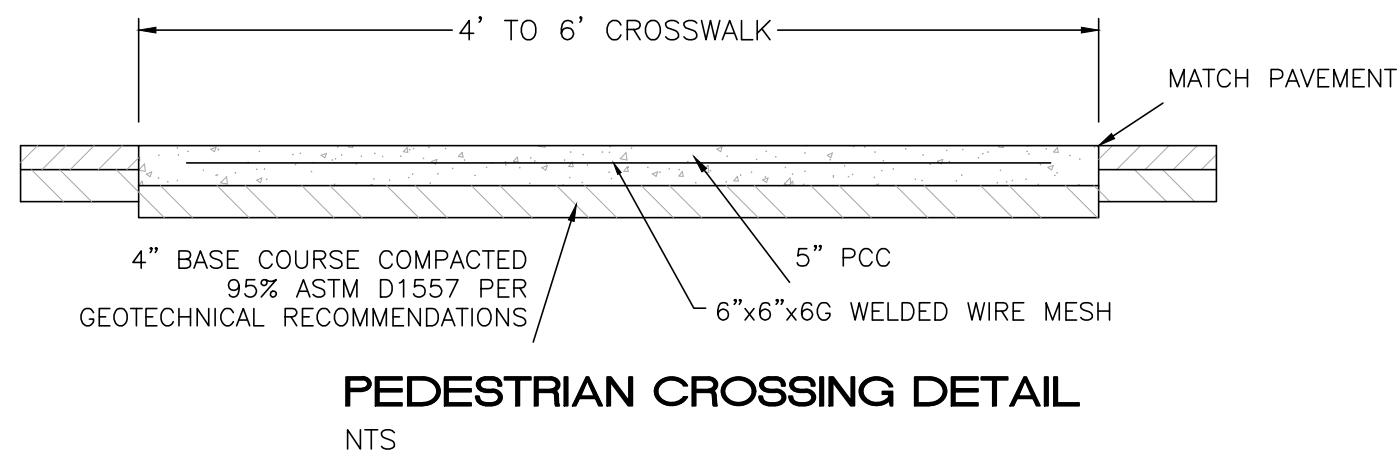
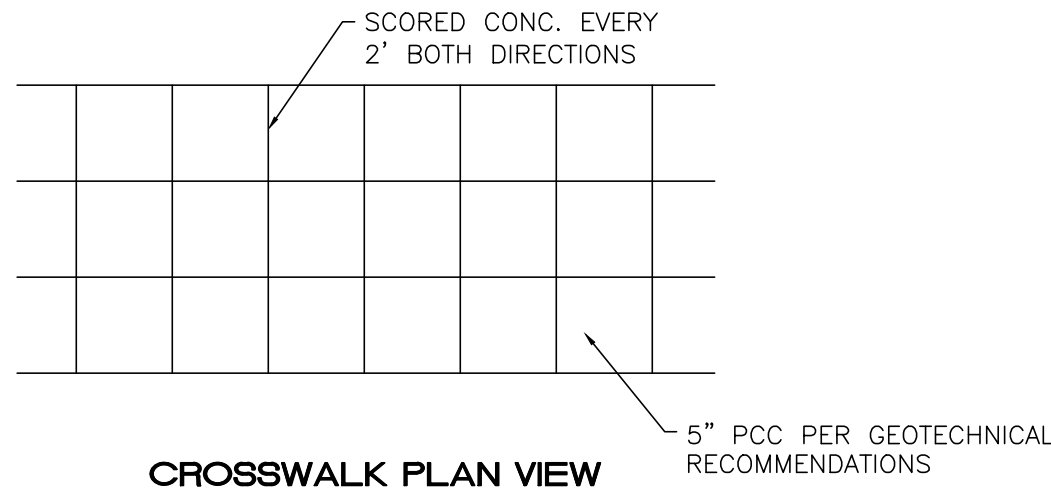
NOTES:

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.



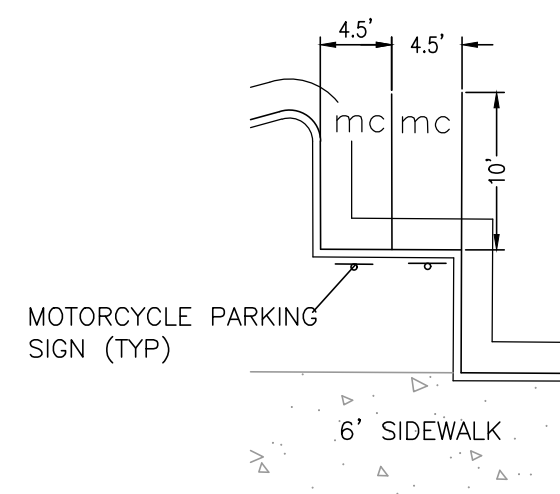
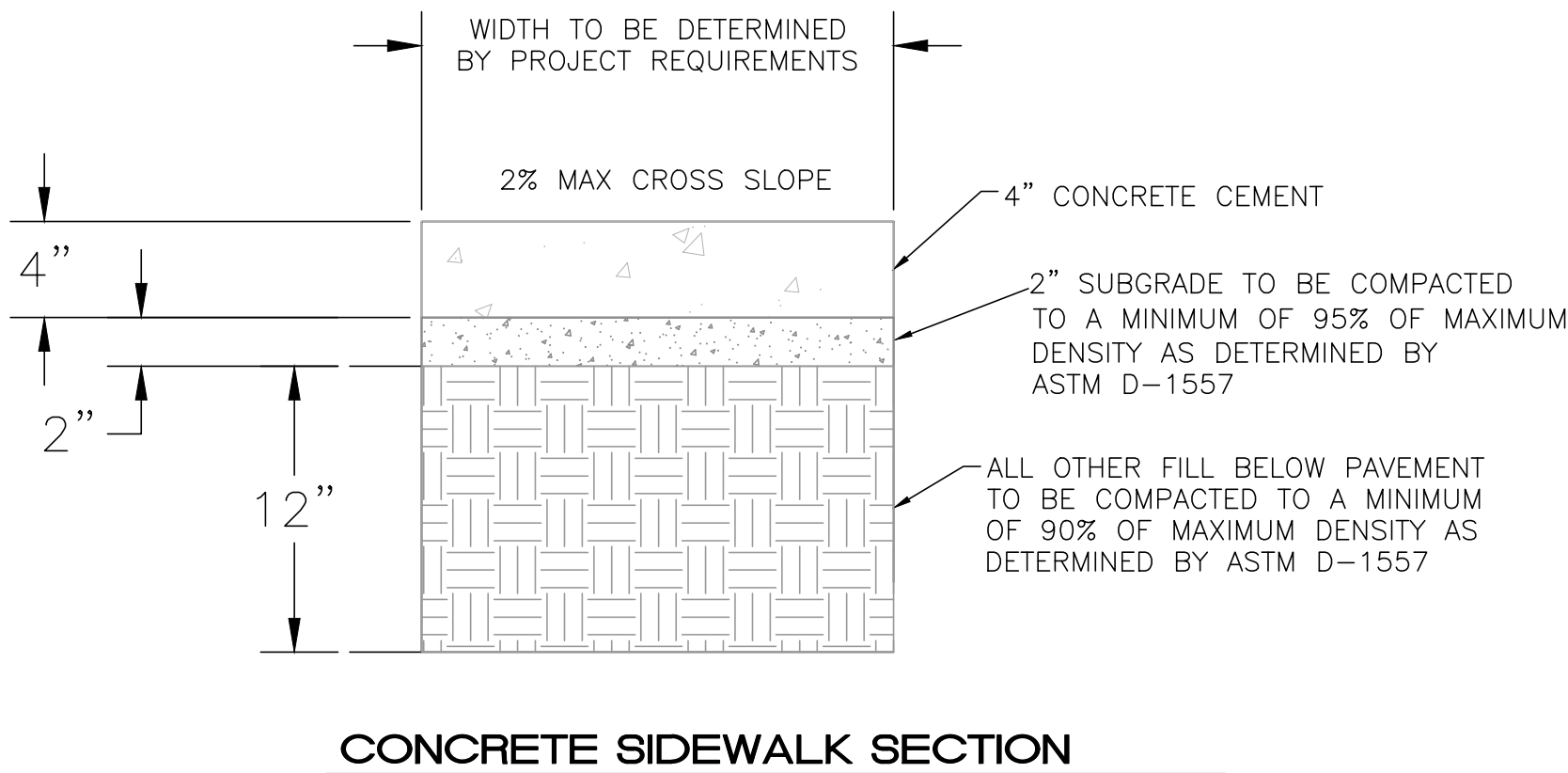
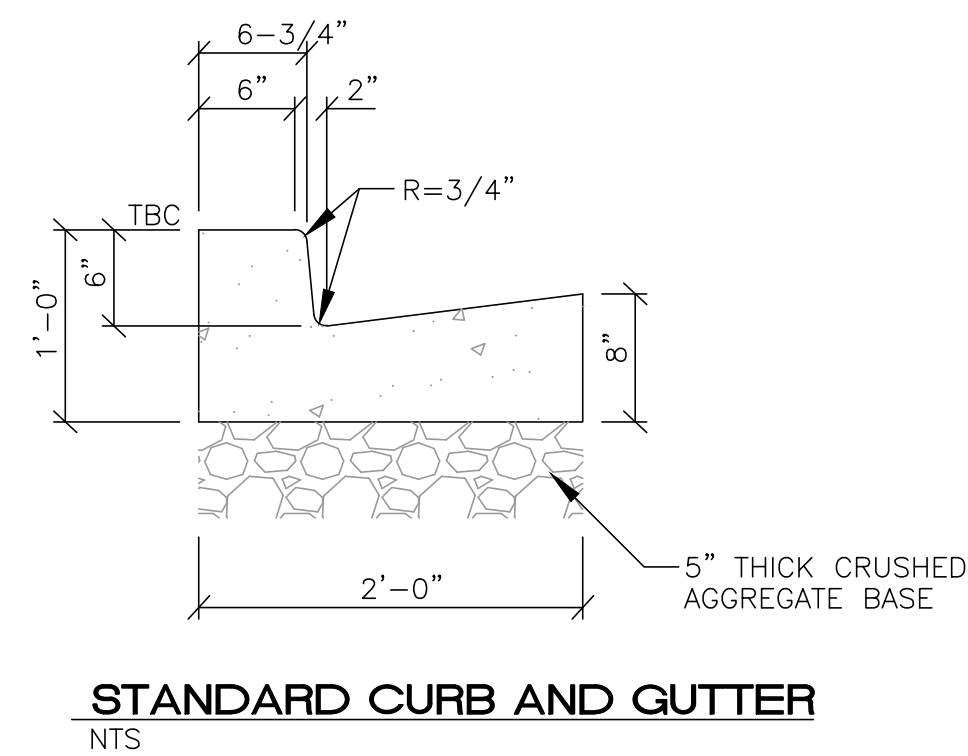
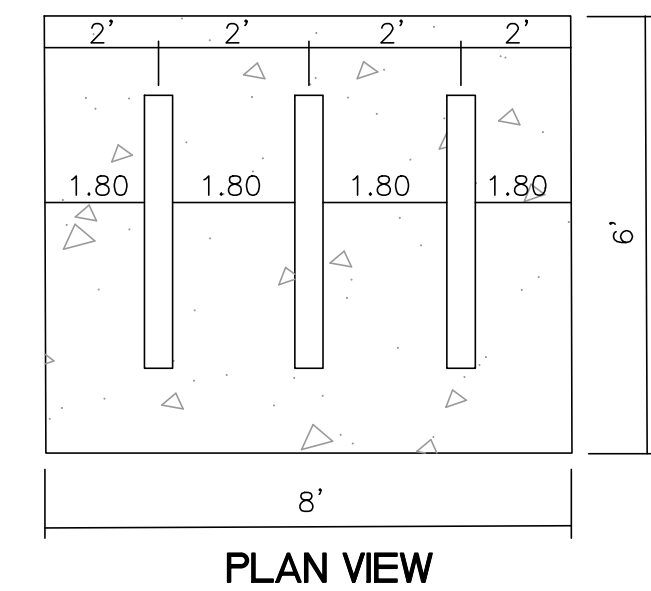
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2. CONSTRUCT PER A.D.A. STANDARDS.

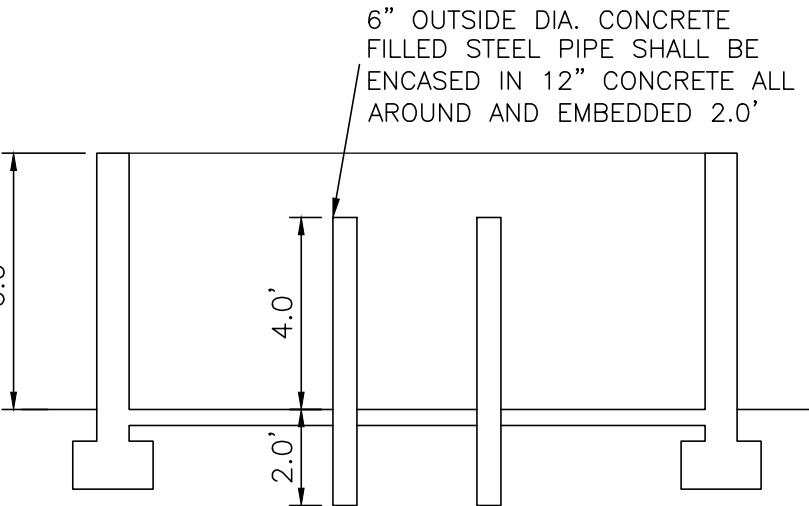
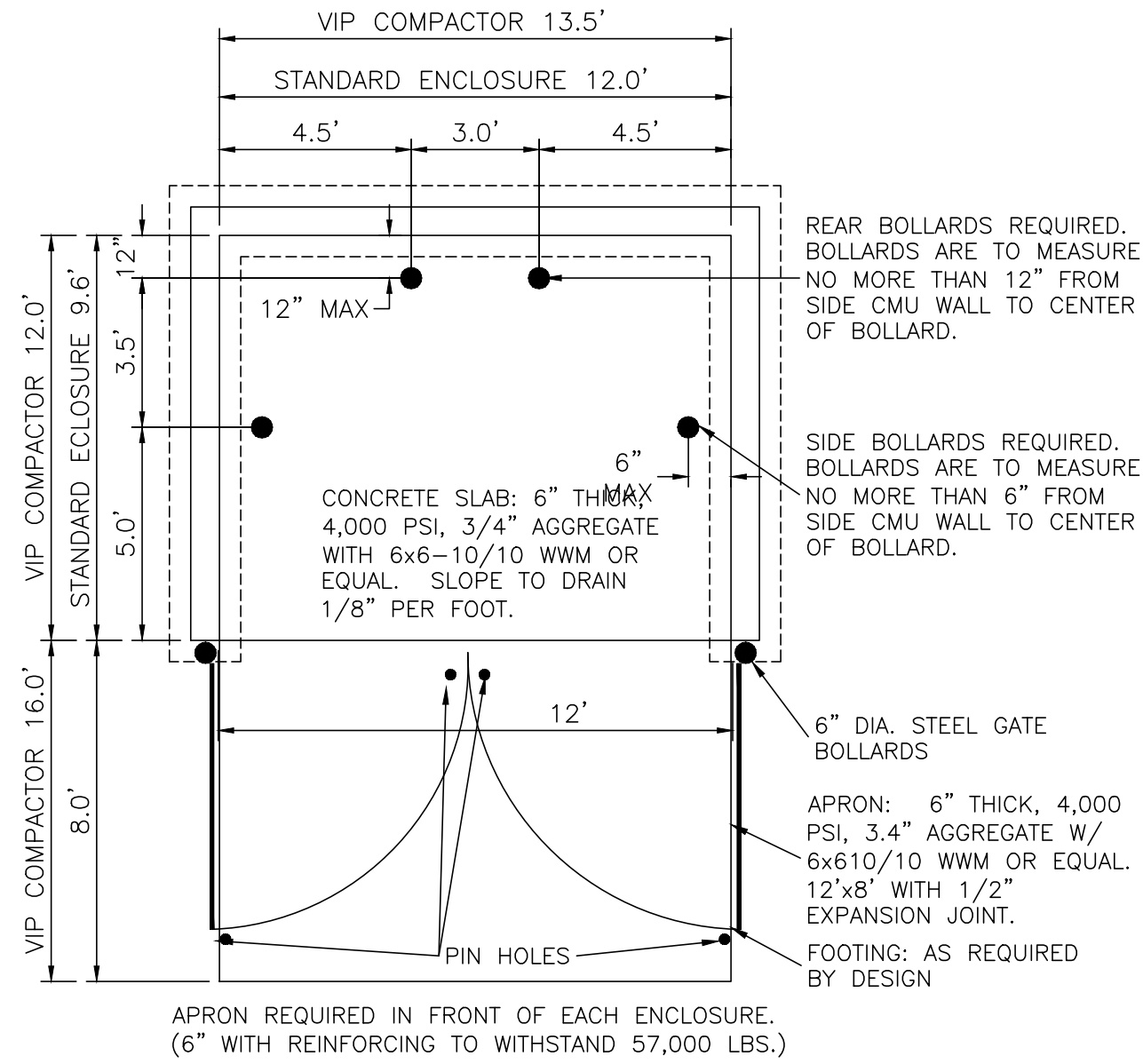


PRODUCT: U238-1G(SF)
DESCRIPTION: 1", BIKE RACK
DATE: 10-4-18
ENG: SMC
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- NOTES:
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
 2. CONSULTANT TO SELECT COLOR (FINISH). SEE MANUFACTURER'S SPECIFICATIONS.
 3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.
 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.

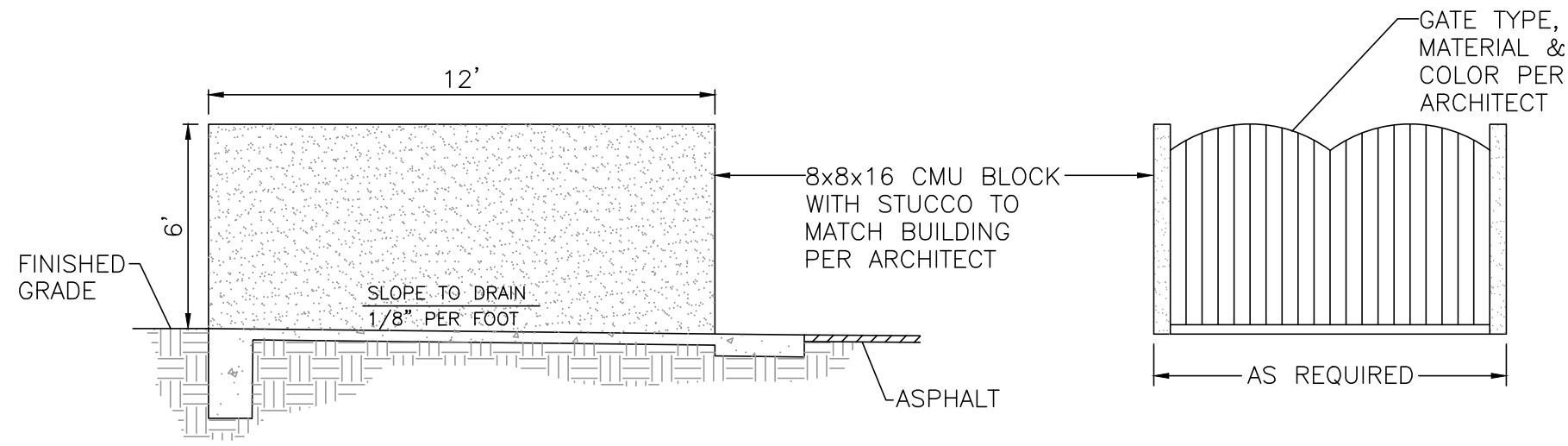


<div>ENGINEER'S SEAL</div> <div>RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER</div> <div>01/13/2022</div> <div>RONALD R. BOHANNAN P.E. #7868</div>	SAFStor STORAGE ALBUQUERQUE, N.M.	DRAWN BY RMG
		DATE 01/13/2022
	DETAILS	2021064_SP PLAN
	<div>TERRA WEST, LLC</div> <div>5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com</div>	SHEET # DET-1 JOB # 2021064

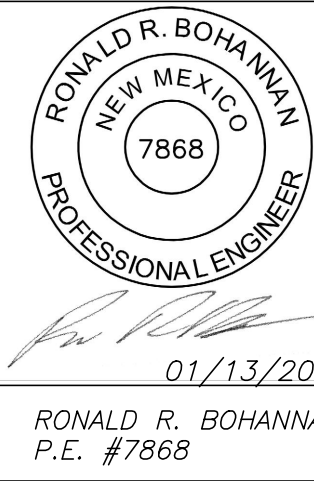



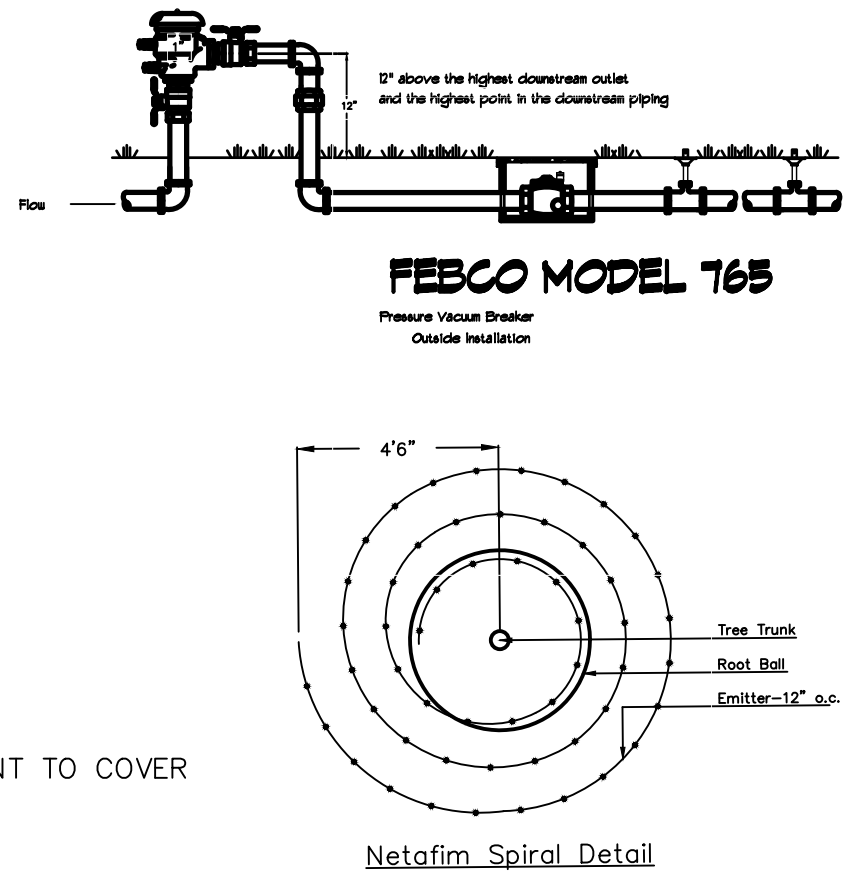
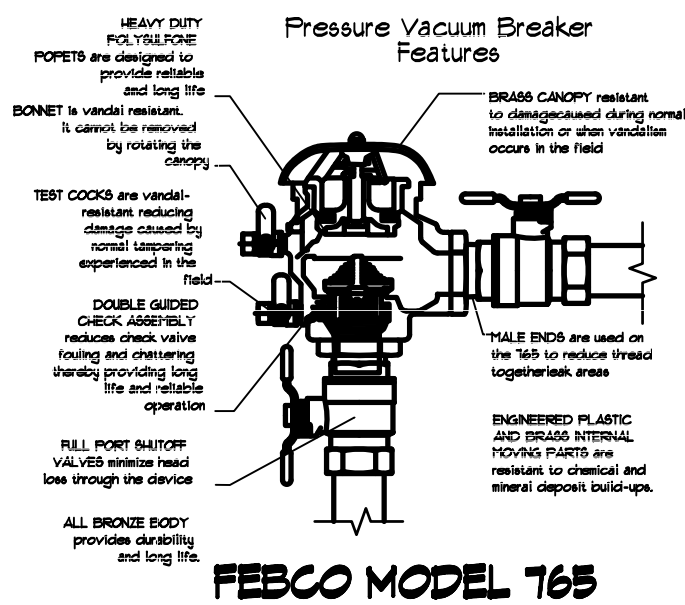
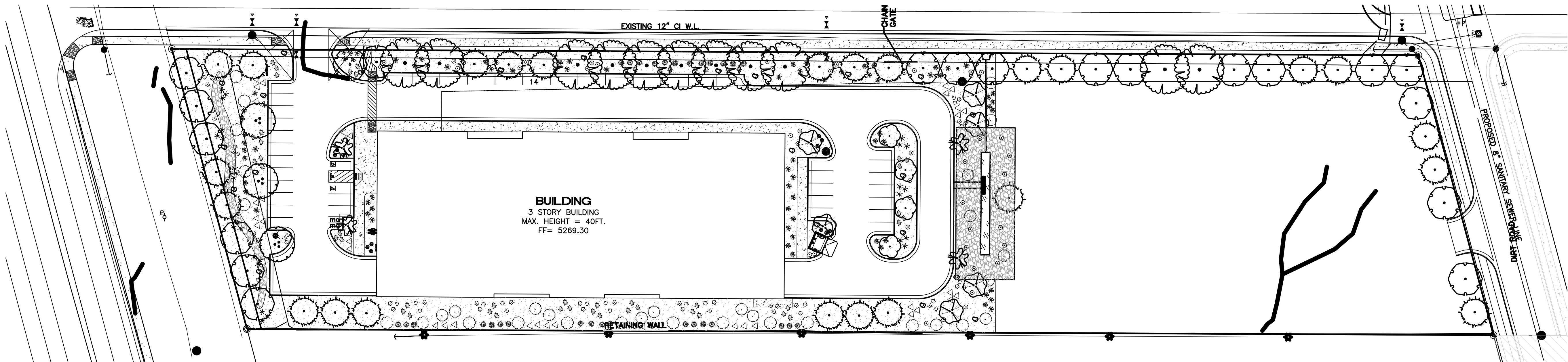
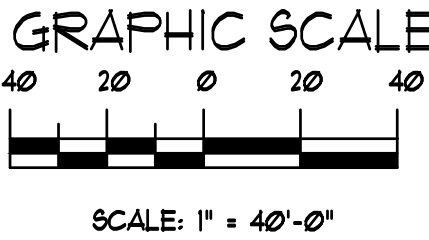
NOTE: THESE ARE THE MINIMUM REQUIREMENTS FOR TRASH ENCLOSURES. DESIGNS MAY VARY TO FIT THE SELECTED ENCLOSURE.

DUMPSTER ENCLOSURE DETAIL
NTS



DUMPSTER ENCLOSURE ELEVATION
NTS

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



LANDSCAPE CALCULATIONS

ZONING	PD: PLANNED DEVELOPMENT		
APPLICABLE REGULATION(S)	IDO 14-16-5-6 AND PART 6-6-2 OF ROA 1934		
TOTAL LOT AREA (ACRES)	4.13	GROUND COVER (% - REQ)	25.00
TOTAL LOT AREA (SF)	182801	GROUND COVER (SF - REQ)	10514
BUILDING AREA (SF)	104440	GROUND COVER (SF - PROV.)	10854
NET LOT AREA (SF)	18361		
		PARKING LOT AREA (SF)	7196
REQUIRED LANDSCAPE (%)	15	REQ. PARKING LANDSCAPE 10% (SF)	720
REQUIRED LANDSCAPE (SF)	11754	PROV. PARKING LANDSCAPE (SF)	9875
LANDSCAPE PROVIDED (SF)	42057	REQ. PARKING TREES (1/10 SPOTS)	5
		PROV. PARKING TREES	25
VEGETATIVE COVER (% - REQ)	15.0		
VEGETATIVE COVER (SF - REQ)	31543	COOL SEASON GRASS (SF)	0
VEGETATIVE COVER (SF - PROV.)	64225	COOL SEASON GRASS (% OF LANDSCAPE)	0.0
REQ. TREES - 1ST AND 2ND STORY UNITS	56		
PROVIDED UNIT TREES	72		

LANDSCAPE LEGEND

SYMB.	QTY	SIZE (INSTALL)	COMMON/BOTANICAL	MATURE HxW	WATER USE	COVER (EA)	TOTAL
Trees							
	3	2\"	Sensation Box Elder <i>Acer negundo 'Sensation'</i>	40' x 30'	M	900	2700
	6	15 Gal	Desert Willow <i>Chilopsis linearis</i>	20' x 25'	L	625	3750
	4	2+ Trunks w/ 2\"	New Mexico Olive <i>Forestiera neomexicana</i>	15' x 15'	M	225	900
	11	2\"	Honey Locust <i>Gleditsia triacanthos inermis</i>	50' x 45'	M+	2075	22275
	24	6\"	Austrian Pine <i>Pinus nigra</i>	35' x 25'	M+	625	15000
	20	2\"	Chinese Pistache <i>Pistachia chinensis</i>	40' x 30'	M	900	18000
	4	15 Gal	Chaste Tree <i>Vitex agnus-castus</i>	20' x 20'	M	400	1600
	12		Total Tree Coverage:			64225	
Shrubs & Groundcovers							
	63	5 Gal	Blue Mist Spirea <i>Caryopteris x clandestina</i>	3' x 3'	Low+	9	567
	17	5 Gal	Curl-Leaf Mountain Mahogany <i>Cercocarpus ledifolius</i>	15' x 15'	Low+	225	3825
	13	5 Gal	Sotol <i>Dasylirion wheeleri</i>	5' x 5'	RW	25	325
	21	5 Gal	Red Yucca <i>Hesperaloe parviflora</i>	3' x 3'	Low+	9	243
	16	5 Gal	Althea / Rose of Sharon <i>Hibiscus syriacus</i>	10' x 10'	M	100	1600
	44	5 Gal	Morning Light Maltendgrass <i>Miscanthus sinensis var.</i>	5' x 5'	M	25	1100
	30	5 Gal	Regal Mist <i>Muhlenbergia capillaris</i>	3' x 3'	M	9	270
	63	5 Gal	Feather Reed Grass <i>Calamagrostis arundinacea</i>	30\"	M	4	252
	49	5 Gal	Three-Leaf Sumac <i>Rhus trilobata</i>	6' x 6'	Low+	36	1764
	50	5 Gal	Pink Double Knock Out Rose <i>Rosa 'Pink Double Knock Out'</i>	4' x 4'	M	16	800
	12	5 Gal	Autumn Cherry Sage <i>Salvia greggii</i>	2' x 3'	Low+	9	108
			Total Shrub Coverage:			10854	

Other Materials

SYMB.	QTY	TYPE
	22	EA Boulders (2-3cft) To be placed at contractor's discretion
	36255	SF Landscape Gravel A with Filter Fabric ¾\"
	5322	SF Oversize Landscape Gravel / No Filter Fabric 2-4\"
	480	SF Native Seed Area

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\"

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 4.5' FROM TREE TRUNK, PINNED IN PLACE. NETAFIM SHALL HAVE EMITTERS 12\"

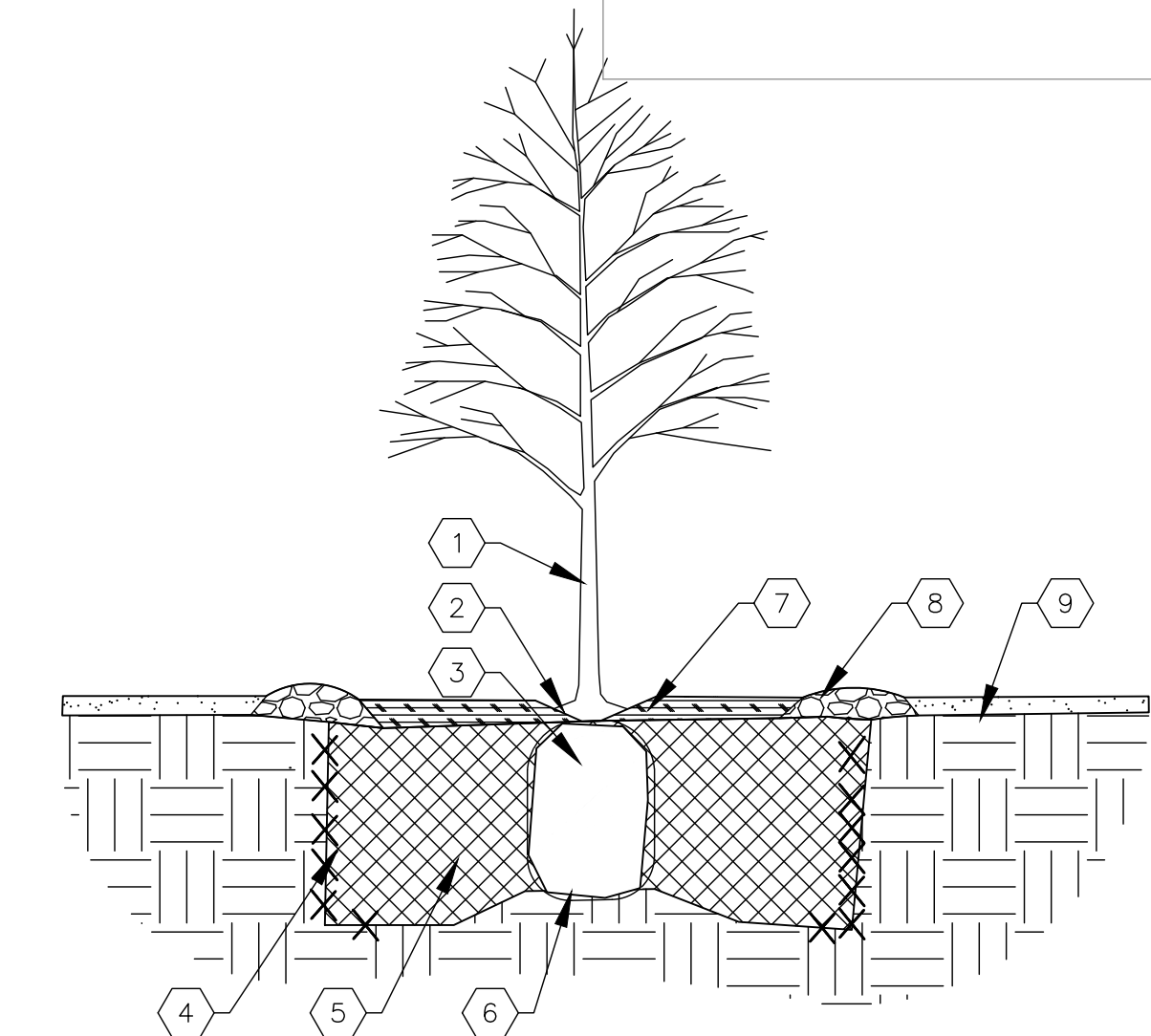
RUN TIME PER EACH SHRUB DRIP VALVE WILL BE APPROXIMATELY 15 MINUTES PER DAY. TREE DRIP VALVE SHALL RUN 1.5 HOURS, 3 TIMES PER WEEK. RUN TIME WILL BE ADJUSTED ACCORDING TO THE SEASON.

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.



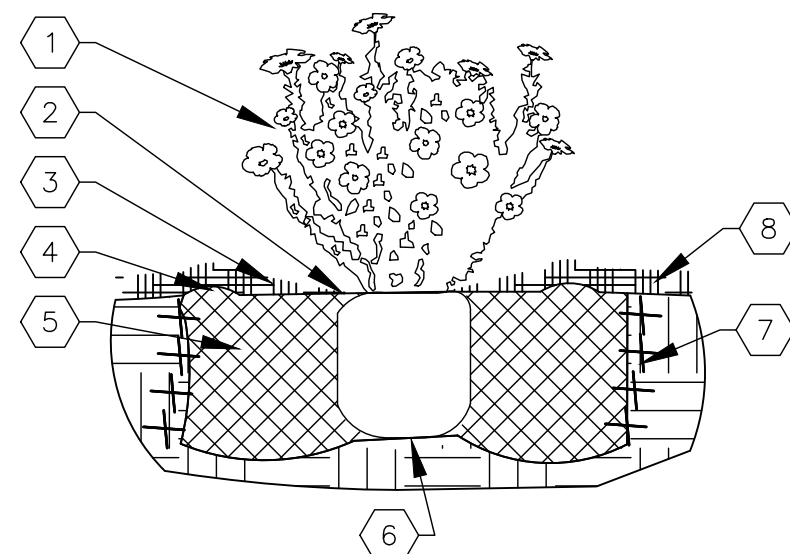
TREE PLANTING KEYED NOTES

1. TREE LOCATION, SPECIES, AND CONDITION AS PER PLAN.
2. REMOVING EXISTING SOIL (FROM NURSERY) AS NEEDED TO EXPOSE ROOT FLARE. INSTALL WITH ROOT FLARE FLUSH WITH SUBGRADE (BOTTOM OF MULCH)
3. INSTALL TREE PLUMB. REMOVE WIRE BASKET, WOOD BOX, PLASTIC, TWINE, AND/OR ROPE PRIOR TO BACKFILL. REMOVE BURLAP EXCEPT FROM BOTTOM OF ROOT BALL.
4. SCARIFY AND LOOSEN EDGES OF PLANTING PIT.
5. BACKFILL PER SPECIFICATIONS. LIGHTLY TAMP IN LIFTS AND WATER-IN TO ELIMINATE VOIDS AND AIR POCKETS.
6. UNDISTURBED NATIVE SOIL UNDER ROOTBALL TO PREVENT SETTLING.
7. INSTALL WOOD CHIP ORGANIC MULCH OVER ROOTBALL AND TO COVER DRIP LINE. GENERALLY, MULCH SHOULD BE HELD 4\"
8. 4\" HIGH X 16\" WIDE COBBLE BERM AT DRIP LINE.
9. MULCH - SEE PLANTING PLAN

02 TREE PLANTING

NTS

TREE PLANTING DETAIL



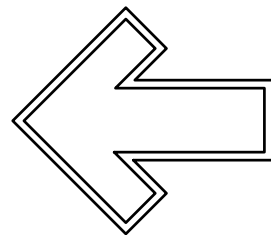
01 SHRUB PLANTING

1. SHRUB LOCATION, SPECIES, AND CONDITION AS PER PLAN.
2. INSTALL WITH TOP OF ROOT BALL FLUSH WITH SUBGRADE (BOTTOM OF MULCH)
3. USE WOOD CHIP MULCH OVER ROOTBALL. FEATHERED TO A 2\"
4. 2\" HIGH X 8\" WIDE BERM
5. BACKFILL PER SPECIFICATIONS. LIGHTLY TAMP IN LIFTS AND WATER-IN TO ELIMINATE VOIDS AND AIR POCKETS.
6. UNDISTURBED NATIVE SOIL.
7. SCARIFY AND LOOSEN EDGES OF PLANTING PIT.
8. MULCH - SEE PLANTING PLAN. 3\" DEPTH UNLESS OTHERWISE NOTED.

01 SHRUB PLANTING

NTS

SHRUB PLANTING DETAIL



The Hilltop
1909 Eighth NE
Albuquerque, NM 87113
Cell: 505-893-3690
Fax: 505-893-7131
julian@hilltoplandscaping.com



January 20, 2022

SAF-Stor Storage
106th & Central Ave SW
Albuquerque, NM

Landscape Design Development

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The Hilltop
LANDSCAPE ARCHITECTS & CONTRACTORS

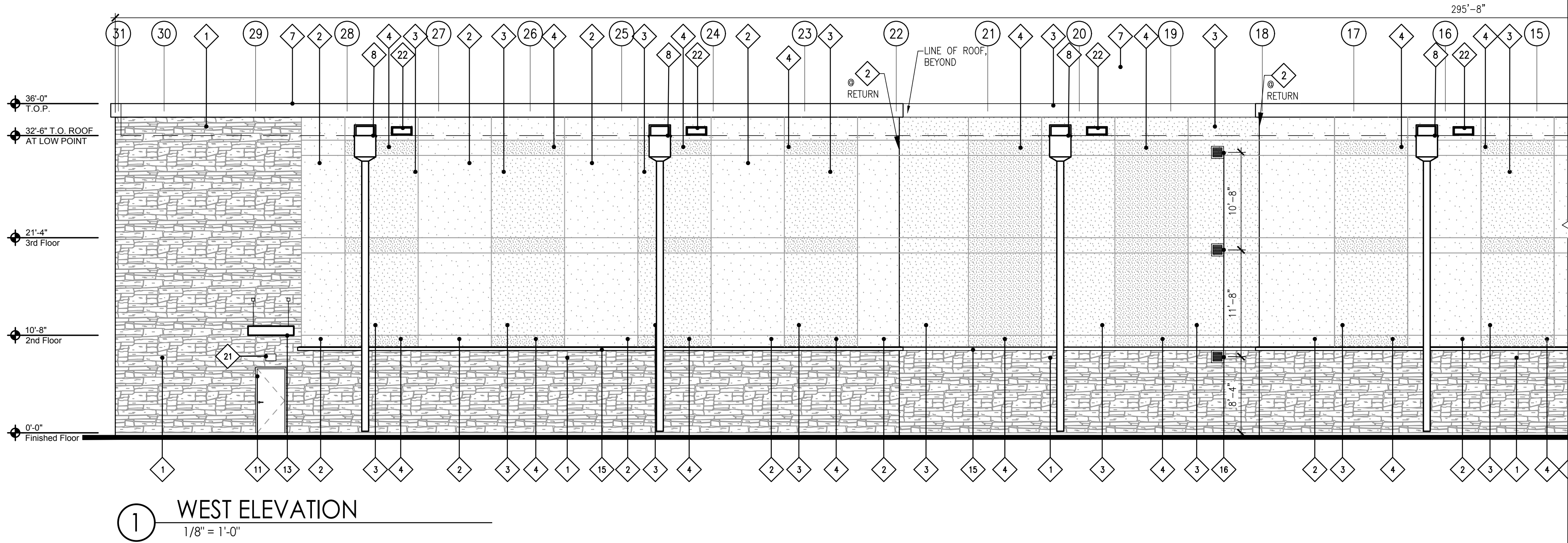
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DATE
01/20/2022

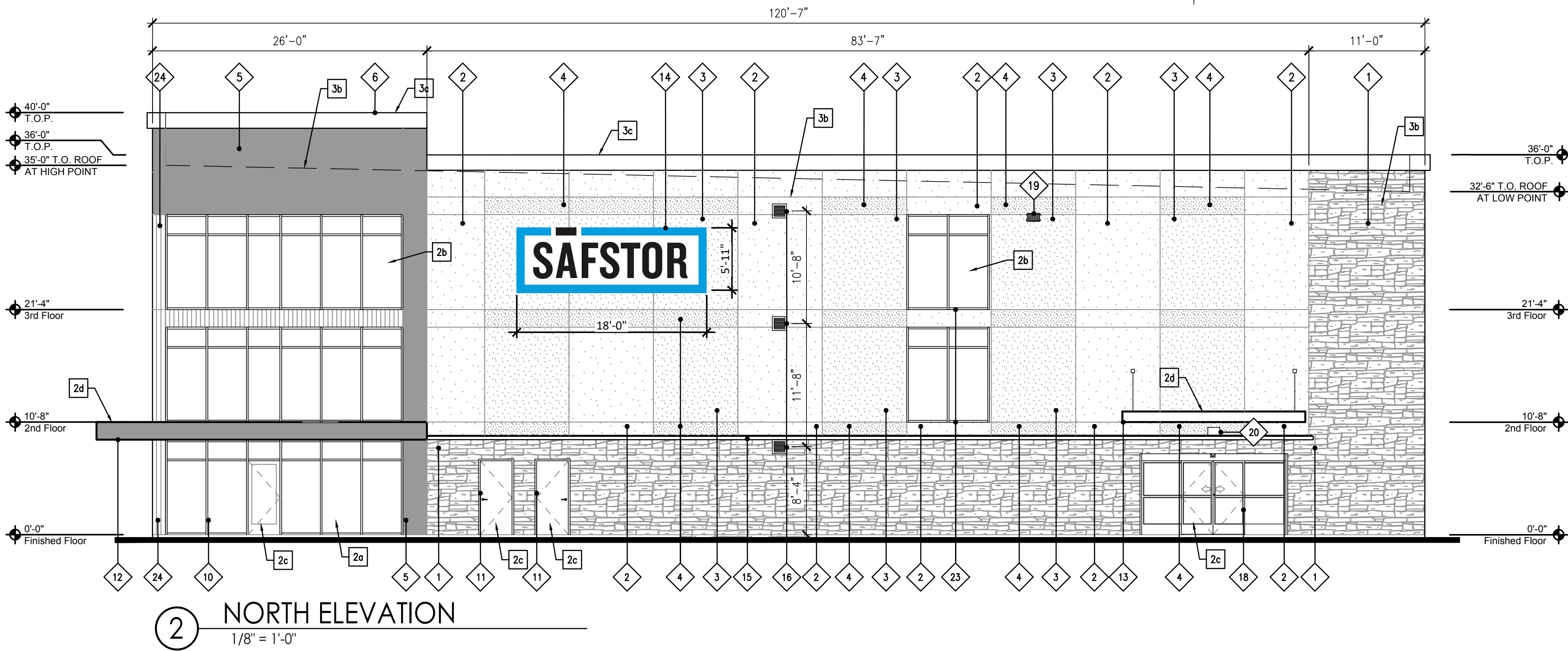
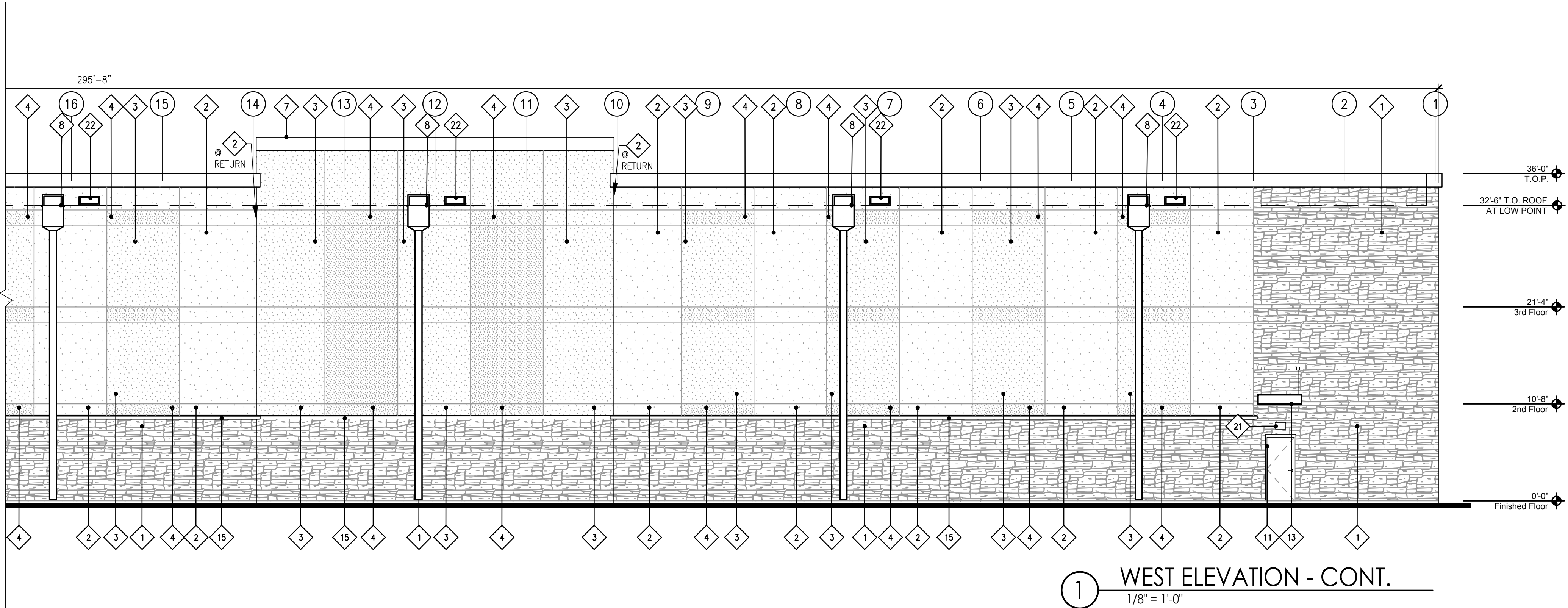
SHEET #

L1-101



EXTERIOR FINISH LEGEND	
KEY VALUE	KEYNOTE TEXT
1	ADHERED MANUFACTURED STONE VENEER - VENEERSTONE INC., IMPERIAL STACK, GRAPHITE.
2	EIFS, PAINTED (FIELD).
3	EIFS, PAINTED (MEDIUM).
4	EIFS, PAINTED (ACCENT).
5	ARCHITECTURAL METAL PANEL - ALPOLIC POWDER-COATED AUB BLUE (DARK BLUE).
6	PRE-FINISHED ALUMINUM COPING - CHARCOAL GRAY.
7	PRE-FINISHED ALUMINUM COPING - ACCENT.
8	PRE-FINISHED ALUMINUM COLLECTOR BOX AND DOWNSPOUT TO MATCH CHARCOAL GRAY (DARK GRAY) PANELS.
9	PRE-FINISHED ALUMINUM DOWNSPOUT TO MATCH ALPOLIC AUB BLUE (DARK BLUE) PANELS PER CANOPY MANUFACTURERS REQUIREMENTS.
10	ALUMINUM STOREFRONT SYSTEM - (MILL FINISH)*
11	SERVICE DOOR - PAINT TO MATCH ADJACENT MATERIAL COLOR.
12	PRE-FINISHED ACM CANOPY SYSTEM TO MATCH ALPOLIC AUB BLUE (DARK BLUE) PANELS.
13	PRE-FINISHED ALUMINUM CANOPY SYSTEM TO MATCH CHARCOAL GRAY (DARK GRAY) PANELS AT LOADING DOCK AND SERVICE DOORS.
14	SIGNAGE - UNDER SEPARATE CONTRACT.
15	STONE TRANSITION CAP
16	PRE-FINISHED LOUVERS - TUNDRA OR CHARCOAL GRAY (CONTRAST WITH ADJACENT BUILDING MATERIAL). LOUVERS IN STONE TO MATCH COLOR OF VERTICAL ROW OF LOUVERS ABOVE. (SEE MECHANICAL)
17	PRE-FINISHED LOUVERS - TUNDRA OR CHARCOAL GRAY (MATCH WITH ADJACENT BUILDING MATERIAL). (SEE MECHANICAL)
18	BIPART DOOR SYSTEM - (MILL FINISH)*
19	WALL PACK LIGHT - INSTALLED @ 25' A.F.F. TO CENTERLINE OF FIXTURE
20	WALL PACK LIGHT - INSTALLED @ 9'-3" A.F.F. TO CENTERLINE OF FIXTURE
21	WALL PACK LIGHT - INSTALLED @ 8'-3" A.F.F. TO CENTERLINE OF FIXTURE
22	8" HI X 24" WIDE SECONDARY SCUPPER. REF. DETAIL 5/A5.03
23	FAUX WINDOW
24	ARCHITECTURAL METAL PANEL - MBCI, INC., MASTERLINE 16 (NARROW PROFILE), CHARCOAL GRAY (DARK GRAY).

* REFER TO SHEET A5.01 FOR ADDITIONAL DOOR AND WINDOW ELEVATION INFORMATION.



FACADE REQUIREMENTS 5-11(E) IDO:

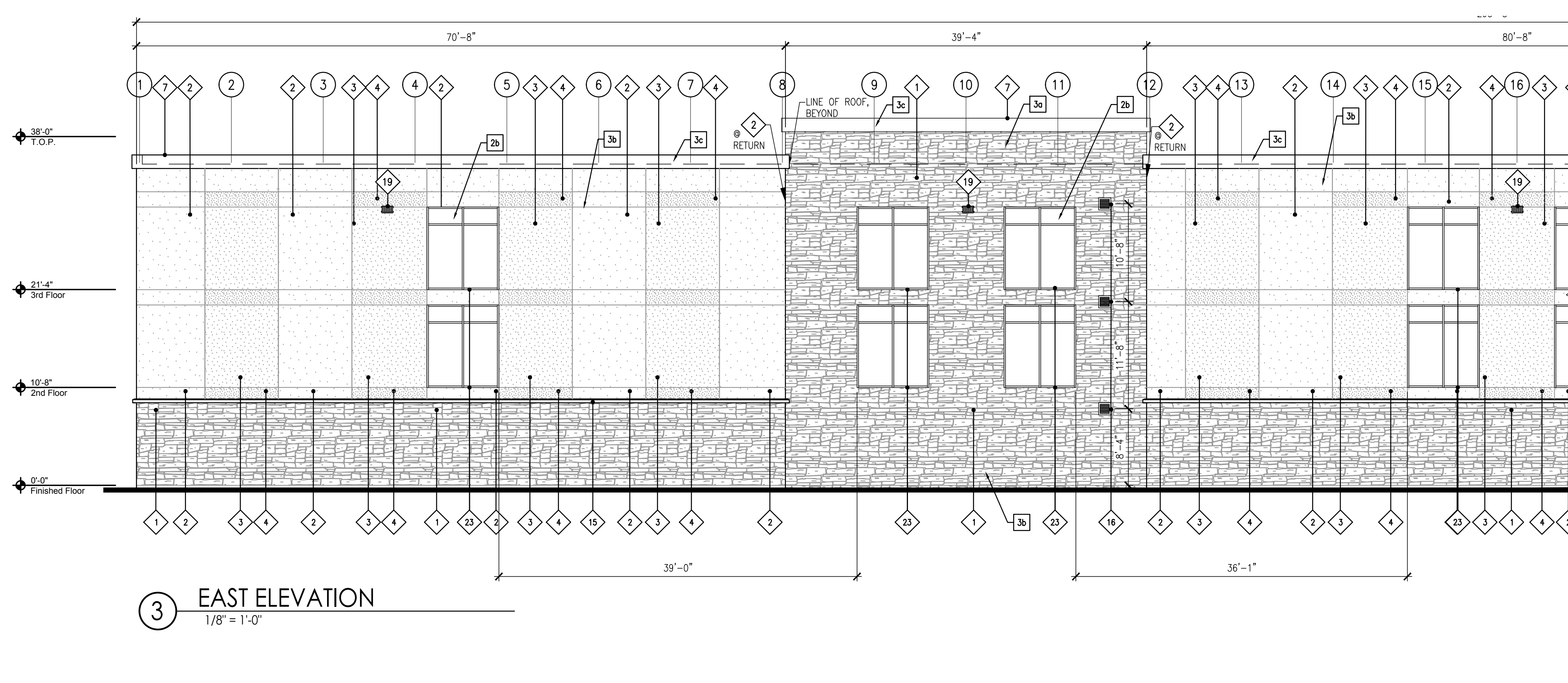
- FACADES ARE DESIGNED TO PROVIDE A SENSE OF HUMAN SCALE AT GROUND LEVEL BY PROVIDING A CLEAR ARCHITECTURAL DISTINCTION BETWEEN GROUND FLOOR LEVELS AND ALL ADDITIONAL LEVELS.
- EACH STREET-FACING FACADE INCORPORATES ALL OF THE FOLLOWING FEATURES ALONG AT LEAST 30 PERCENT OF THE LENGTH OF THE FACADE, DISTRIBUTED ALONG THE FACADE SO THAT AT LEAST 1 OF THE INCORPORATED FEATURES OCCURS EVERY 40 FEET.
 - GROUND-FLOOR TRANSPARENT WINDOWS WITH LOWER EDGE OF WINDOW SILL AT FINISHED FLOOR.
 - WINDOWING ON UPPER FLOORS.
 - PRIMARY PEDESTRIAN ENTRANCES.
 - CANOPY OVER GROUND-FLOOR WINDOWS.
- EACH STREET-FACING FACADE IS LONGER THAN 100 FEET AND INCORPORATES ALL OF THE FOLLOWING ADDITIONAL FEATURES.
 - WALL PLANE PROJECTIONS OR RECESSES OF AT LEAST 2.5 FOOT IN DEPTH AT LEAST EVERY 100 FEET OF FACADE LENGTH AND EXTENDING FOR AT LEAST 25 PERCENT OF THE LENGTH OF THE FACADE.
 - A CHANGE IN COLOR, TEXTURE, OR MATERIAL EVERY 50 FEET OF FACADE LENGTH AND EXTENDING AT LEAST 20 PERCENT OF THE LENGTH OF THE FACADE.
 - A CHANGE IN PARAPET HEIGHT AT LEAST EVERY 100 FEET OF FACADE LENGTH.

GENERAL NOTES:

- ADDRESS TEXT SHALL BE 12" HIGH, NUMBERS TO BE PAINTED IN CONTRASTING COLOR TO THE COLOR OF THE WALL ON WHICH THEY ARE MOUNTED. ALL NUMBERS MUST BE VISIBLE FROM ALL STREET FRONTAGES.
- ALL SIGNAGE UNDER SEPARATE PERMIT.
- ALL METAL COPING TO BE REFINISHED - SEE FINISH SCHEDULE.

KEYED NOTES:

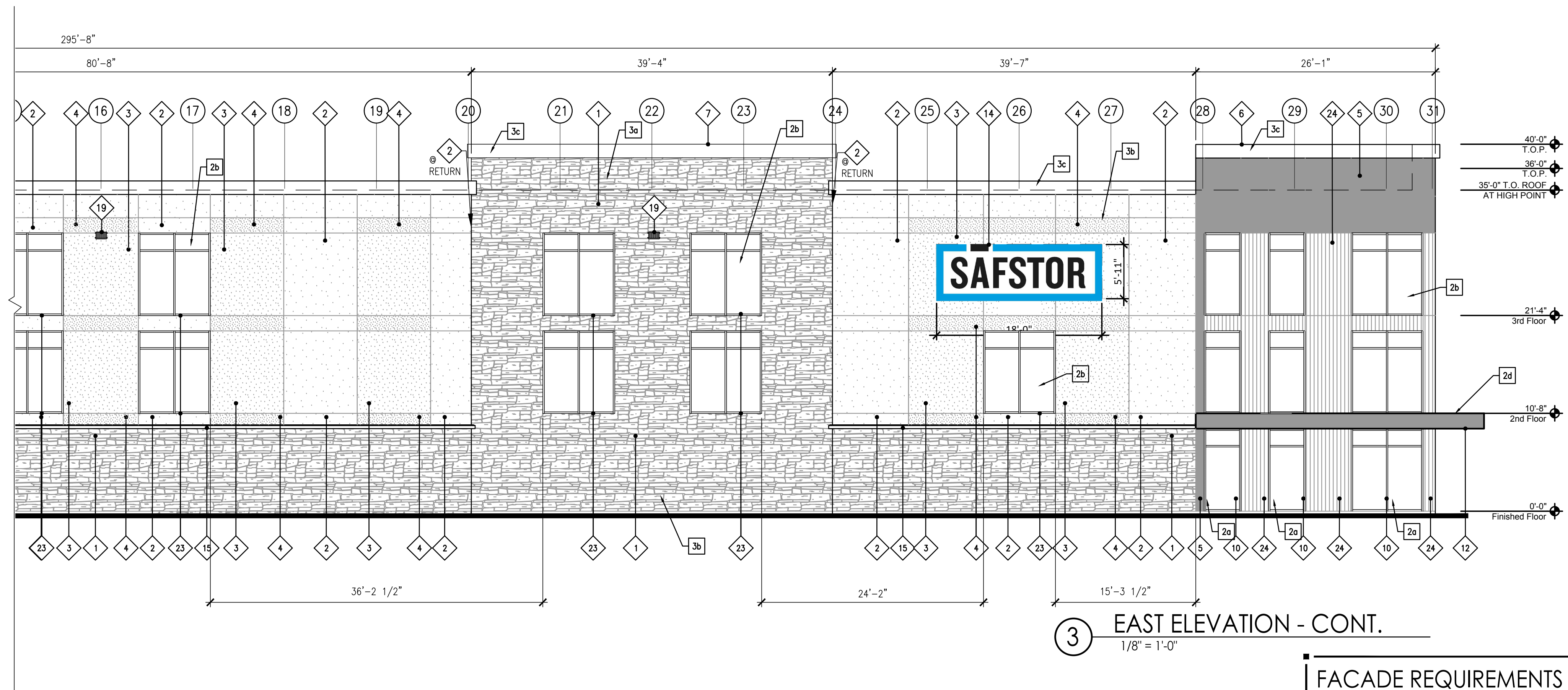
- SECTION TAG - REFER TO A-3.02
- FINISH TAG - REFER TO FINISH SCHEDULE
- WINDOW TAG - REFER TO A-5.01



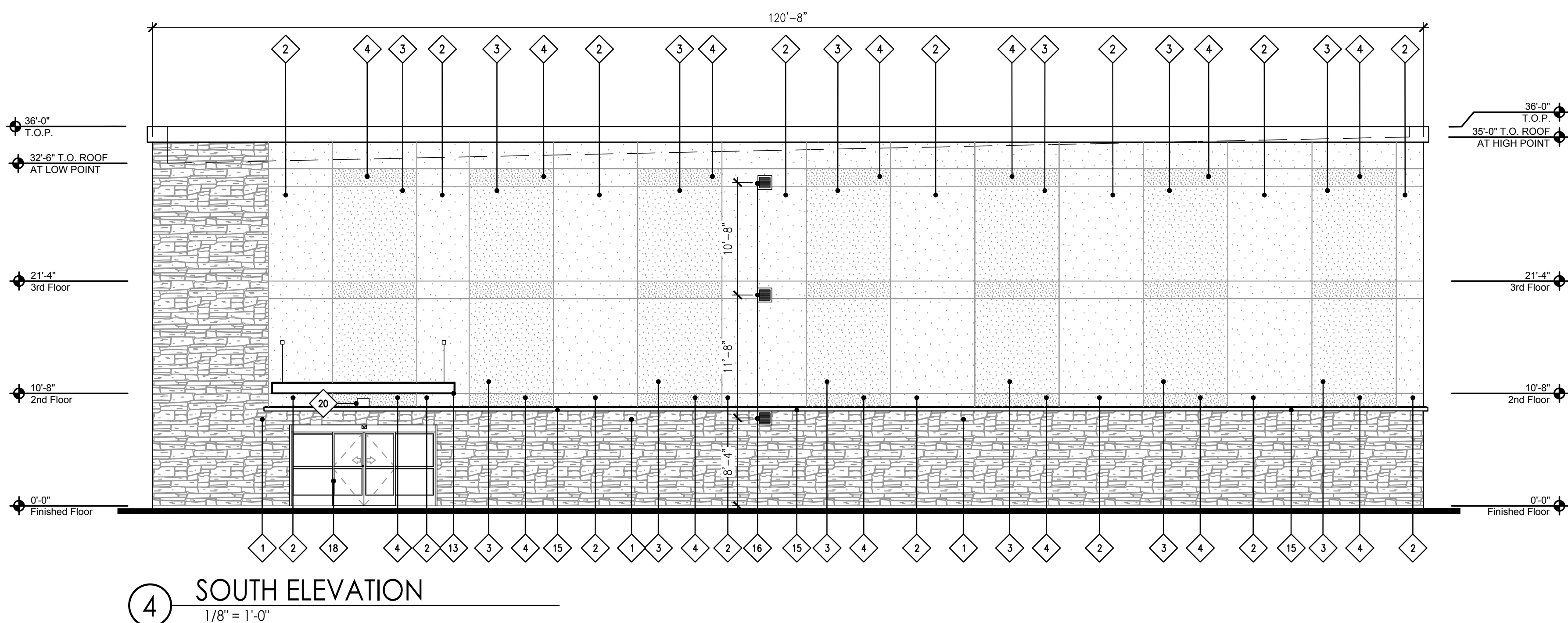
3 EAST ELEVATION
1/8" = 1'-0"

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* REFER TO SHEET A5.01 FOR ADDITIONAL DOOR AND WINDOW ELEVATION INFORMATION.



3 EAST ELEVATION - CONT.
1/8" = 1'-0"



4 SOUTH ELEVATION
1/8" = 1'-0"

FAÇADE REQUIREMENTS 5-11(E) IDO:

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- EACH STREET-FACING FAÇADE INCORPORATES ALL OF THE FOLLOWING FEATURES ALONG AT LEAST 30 PERCENT OF THE LENGTH OF THE FAÇADE, DISTRIBUTED ALONG THE FAÇADE SO THAT AT LEAST 1 OF THE INCORPORATED FEATURES OCCURS EVERY 40 FEET.
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 - WINDOWS ON UPPER FLOORS.
 - PRIMARY PEDESTRIAN ENTRANCES.
 - CANOPY OVER GROUND-FLOOR WINDOWS.
- EACH STREET-FACING FAÇADE IS LONGER THAN 100 FEET AND INCORPORATES ALL OF THE FOLLOWING ADDITIONAL FEATURES.
 - WALL PLANE PROJECTIONS OR RECESSES OF AT LEAST 2.5 FOOT IN DEPTH AT LEAST EVERY 100 FEET OF FAÇADE LENGTH AND EXTENDING FOR AT LEAST 25 PERCENT OF THE LENGTH OF THE FAÇADE.
 - A CHANGE IN COLOR, TEXTURE, OR MATERIAL EVERY 50 FEET OF FAÇADE LENGTH AND EXTENDING AT LEAST 20 PERCENT OF THE LENGTH OF THE FAÇADE.
 - A CHANGE IN PARAPET HEIGHT AT LEAST EVERY 100 FEET OF FAÇADE LENGTH.

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- ALL SIGNAGE UNDER SEPARATE PERMIT
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KEYED NOTES:

- X SECTION TAG - REFER TO A-3.02
- X FINISH TAG - REFER TO FINISH SCHEDULE
- X WINDOW TAG - REFER TO A-5.01

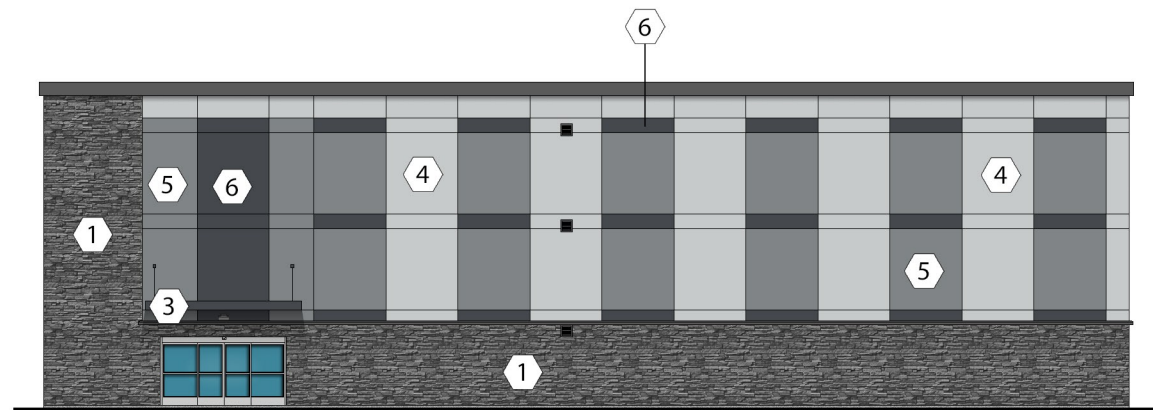
NO DATE REVISIONS

SAFSTOR
CENTRAL AVENUE
ALBUQUERQUE, NM

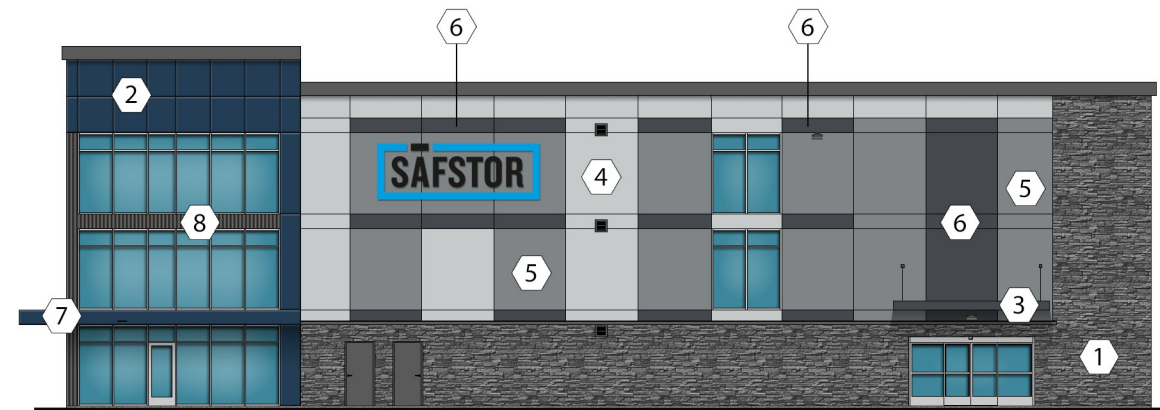
PROJECT NO: 2021.1080
DATE: 10.21.2021

ELEV-2
FIRST LEVEL UNIT MIX

CHECKED: TG DRAWN: KW



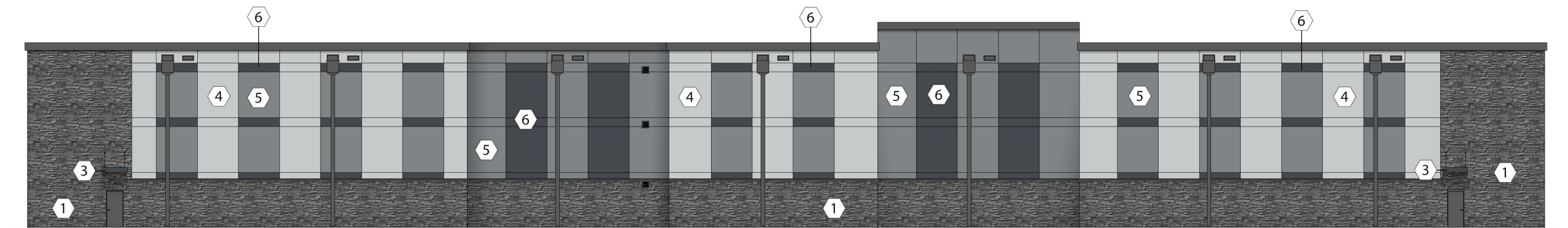
SOUTH ELEVATION



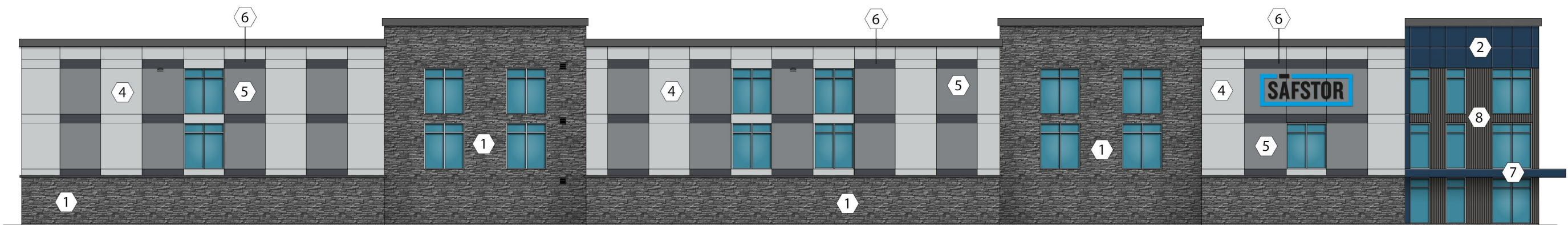
NORTH ELEVATION

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 MBI MASTERLINE 16 DARK GRAY



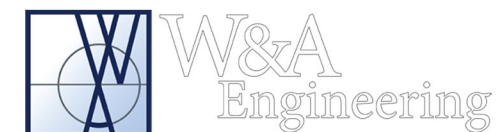
EAST ELEVATION



WEST 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
01-19-22

NOTES

- ON SITE FIRE LANE ROAD SHALL BE MARKED ON BOTH SIDES, AS DIRECTED BY FIRE MARSHALL.
- FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 10 PERCENT IN GRADE AND SHALL HAVE AN ALL WEATHER DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75000 LBS.
- KEY BOX (KNOX BOX) SHALL BE MOUNTED BETWEEN 4 AND 6 FEET ABOVE GRADE AND SHALL BE ILLUMINATED.

SAFStor
ALBUQUERQUE, NM

BUISSNESS PARK NR-BP
OCCUPANCY TYPE: STORAGE (GROUP S1)

LOT AREA: 174,240.0 SF (4.0 ACRES)
BUILDING AREA: 104,440 SF
3 STORY HIGH BUILDING
CONSTRUCTION TYPE: II-B

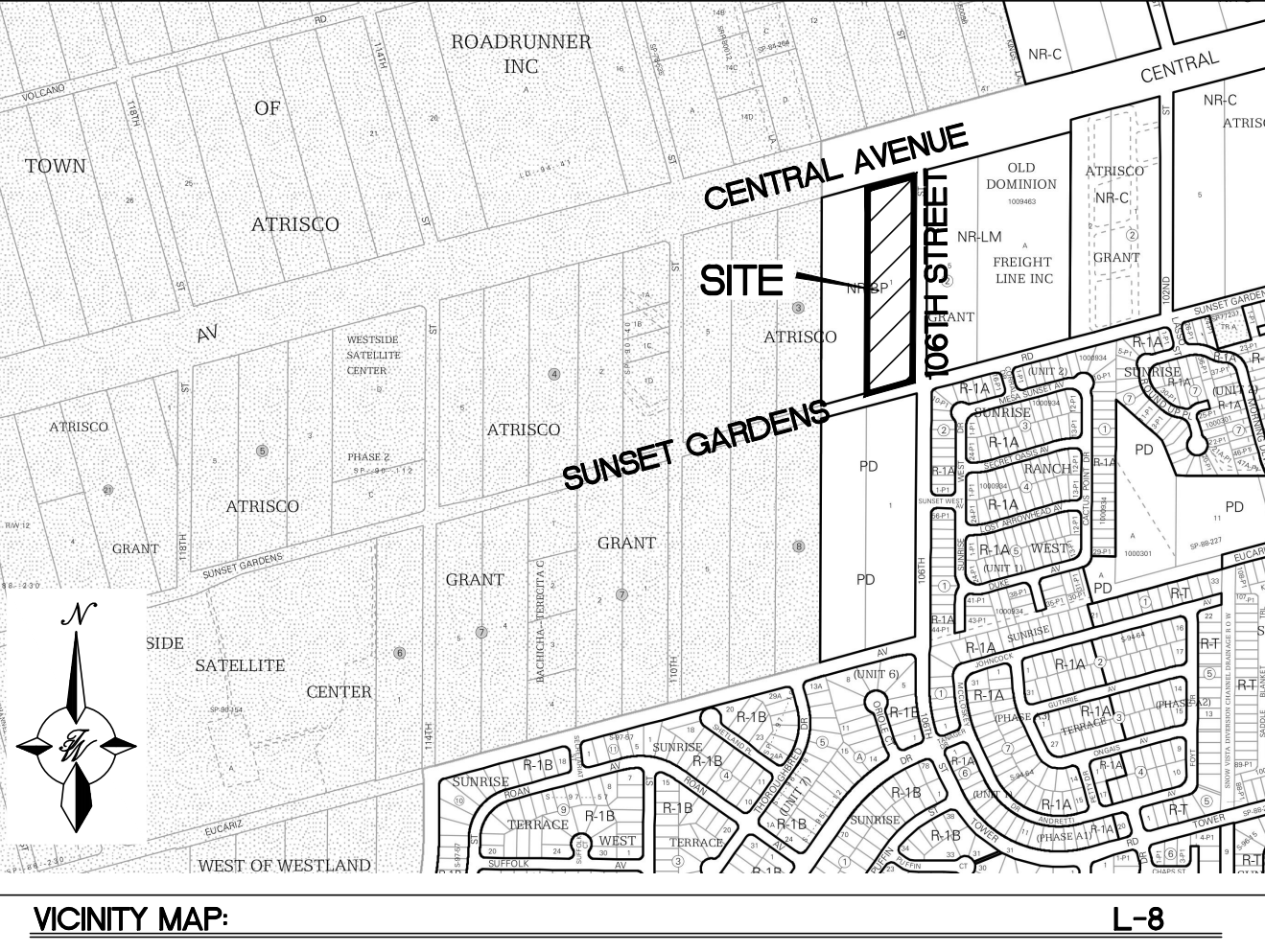
BUILDING IS FULLY SPRINKLERED
FIRE SEPARATION = 2-HOUR RATING
MAX BUILDING HEIGHT 38'-0"
FIRE-FLOW = 3375GPM (6750GPM WITH 50% REDUCTION)

KEYED NOTES

- NEW PUBLIC FIRE HYDRANT AND VALVE
- PIV
- BUILDING ADDRESS
- KNOX BOX
- FDC
- NON PRESSURIZED CONNECTION
- 8" PUBLIC GATE VALVE
- 8" PRIVATE GATE VALVE
- NEW PRIVATE FH

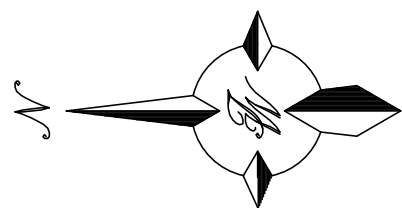
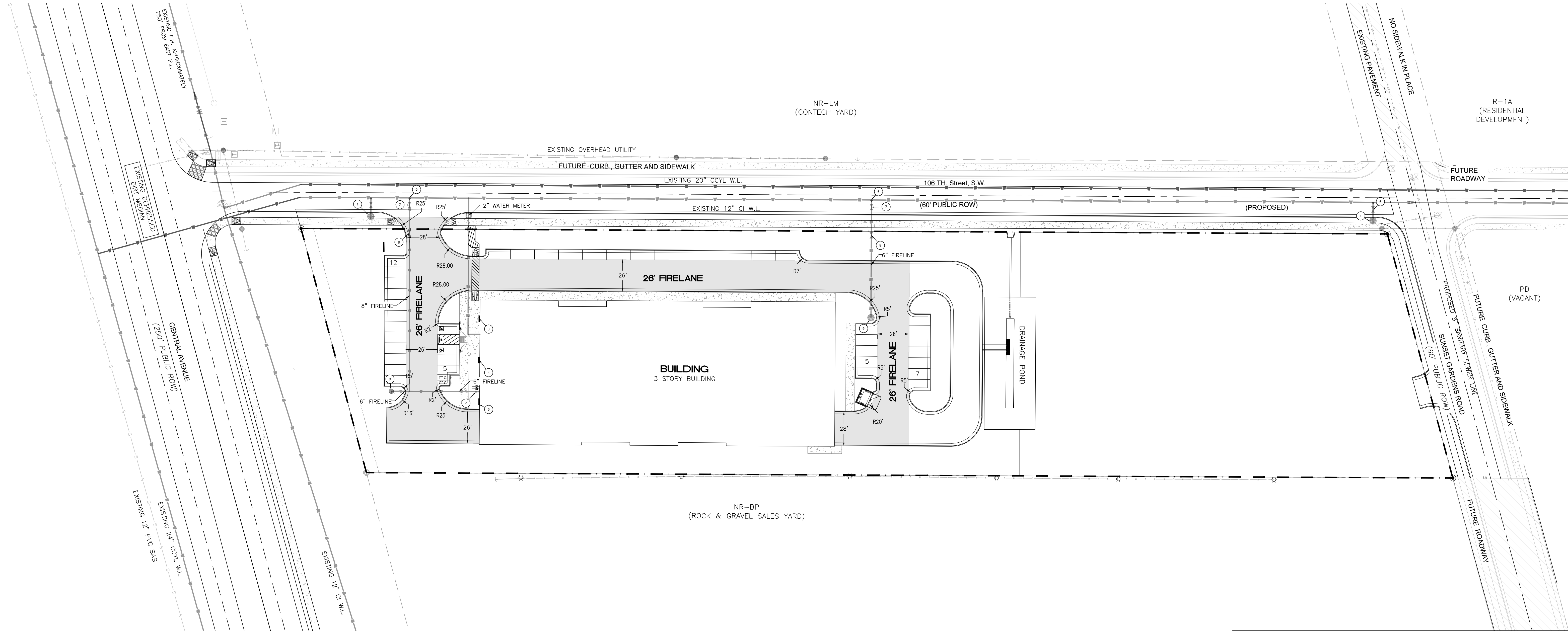
LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- BUILDING
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- FIRE ACCESS
- EXISTING FIRE HYDRANT
- PROPOSED HYDRANT

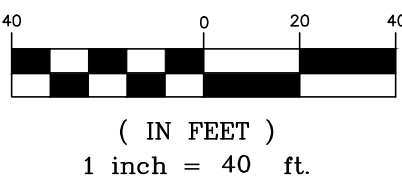


LEGAL DESCRIPTION:

LOT 1 BLOCK 3 TOWN OF ATRISCO GRANT
UPC 100805638540210405



GRAPHIC SCALE

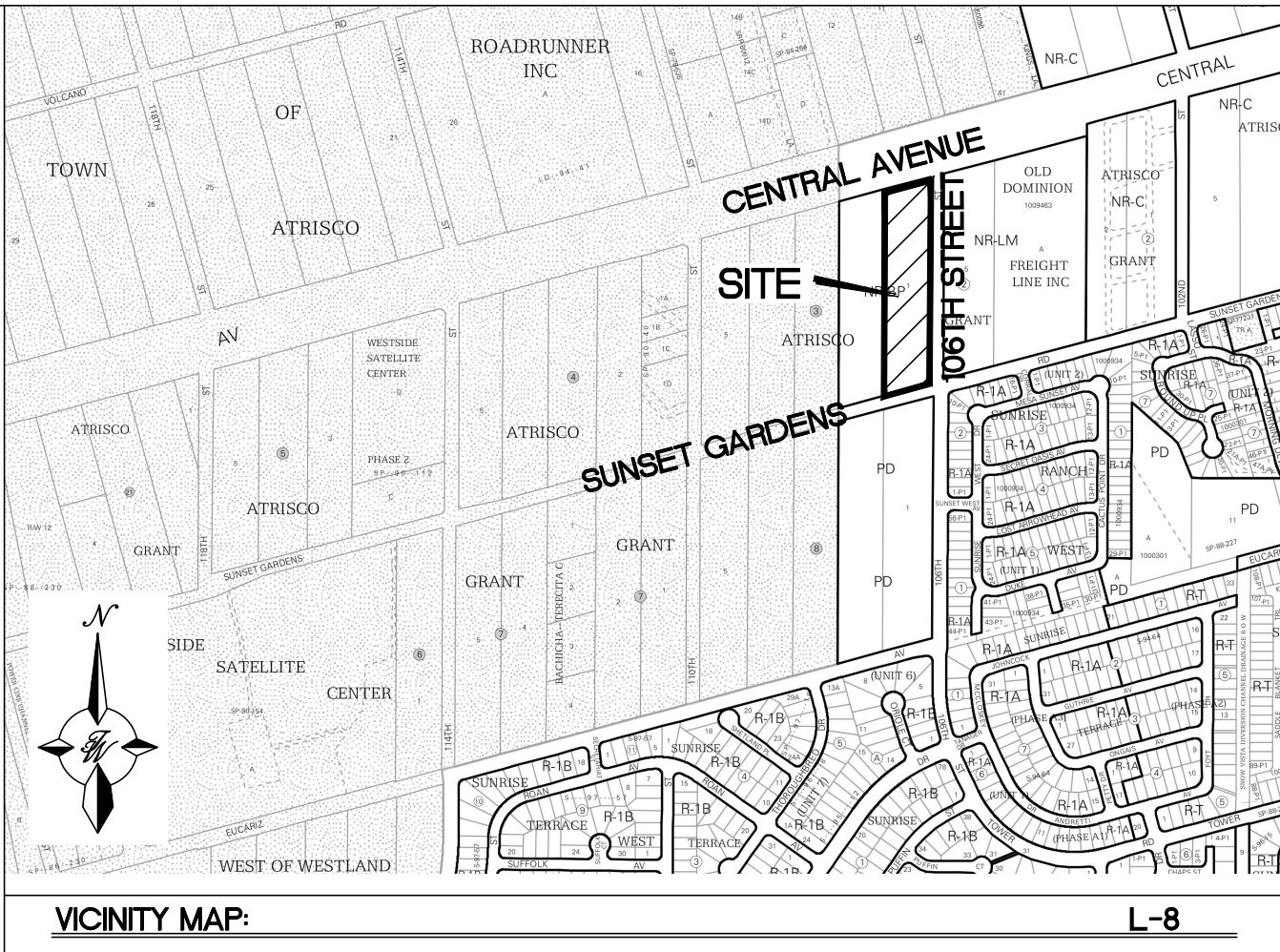
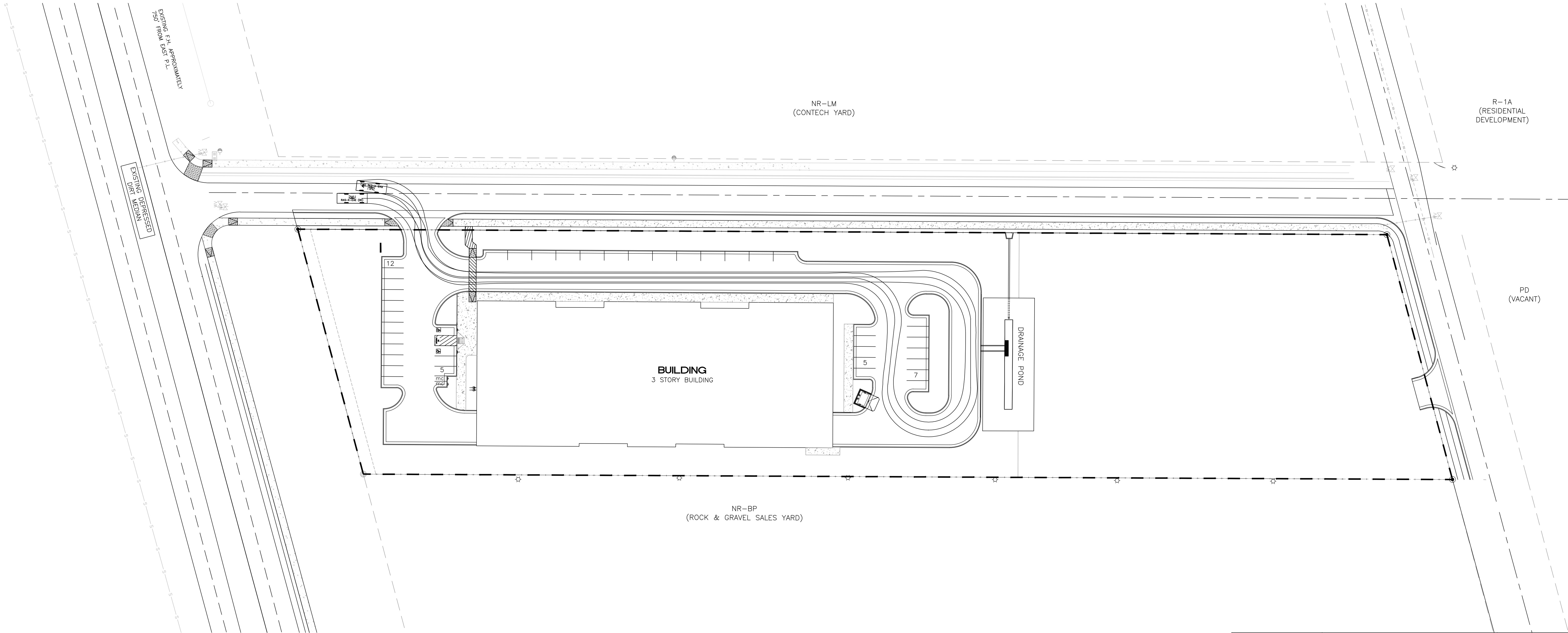


CAUTION

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.

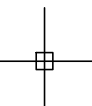
<div>ENGINEER'S SEAL</div> <div></div> <div>RONALD R. BOHANNAN P.E. #7868</div>	SAFStor STORAGE ALBUQUERQUE, N.M.	DRAWN BY RMG
	FIRE 1 PLAN	DATE 01/13/2022
	<div></div> <div>TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com</div>	2021064_FIRE ONE
		SHEET # F-1 JOB # 2021064

\\\\TWNAS\\Z_Drive\\2021\\2021064 Safe Store Storage\\dwg\\Exhibits\\2021064_AutoTurn.dwg Jan 20, 2022 -- 3:27pm



VICINITY MAP: L-8

LEGAL DESCRIPTION:
LOT 1 BLOCK 3 TOWN OF ATRISCO GRANT
UPC 100805638540210405

ENGINEER'S SEAL	SAFStor STORAGE ALBUQUERQUE, N.M.	DRAWN BY RMG
	AUTO TURN EXHIBIT	DATE 01/13/2022
	2021064_AUTOTURN	SHEET # AT-1
NOT FOR CONSTRUCTION	 TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com	JOB # 2021064
RONALD R. BOHANNAN P.E. #7868		



W&A
Engineering



INTERPLAN



CENTRAL AVE
ALBUQUERQUE, NM



W&A
Engineering



INTERPLAN

DESIGN INTENT DRAWING: THIS DESIGN INTENT DRAWING IS PROVIDED FOR JURISDICTIONAL APPROVAL OF THE EXTERIOR APPEARANCE OF BUILDING. IT IS NOT A CONSTRUCTION DOCUMENT. ARCHITECTURAL CONSTRUCTION DRAWINGS WILL BE SUBMITTED FOR PERMIT AND CONSTRUCTION LATER, AND THOSE CONSTRUCTION DRAWINGS WILL INCORPORATE THE COLOR, MATERIAL, AND PROPORTIONAL SPECIFICATIONS DESCRIBED ON THIS DESIGN INTENT DRAWING.

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: 1-13-2022

INFRASTRUCTURE LIST

(Rev. 2-16-18)

EXHIBIT "A"

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

Date Site Plan Approved: _____

Date Preliminary Plat Approved: _____

Date Preliminary Plat Expires: _____

DRB Project No.: PR-2021-006336

DRB Application No.: SI-2021-02091

SAFESTOR SELF STORAGE

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOT 1, BLOCK 3 LANDS OF ATRISCO GRANT

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed	Constructed Under	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
DRC #	DRC #								
<input type="text"/>	<input type="text"/>	24' F-Edge	Major Collector Paving, 8" Curb & Gutter, 6' Sidewalk (west side)	106th Street SW	Central Avenue	Sunset Gardens Road SW	/	/	/
<input type="text"/>	<input type="text"/>	24' F-Edge	Local Paving, 8" Curb & Gutter 6' Sidewalk (north side)	Sunset Gardens Road SW	106th Street SW	West Property Line	/	/	/
<input type="text"/>	<input type="text"/>	--	8" Curb & Gutter 6' Sidewalk (south side)	Cental Avenue SW	East Property Line	West Property Line	/	/	/
<input type="text"/>	<input type="text"/>	8"	SAS Gravity Line	Sunset Gardens Road SW	106th Street SW	West Property Line	/	/	/
<input type="text"/>	<input type="text"/>	-	Temporary Turnaround	Sunset Gardens Road SW	West Property Line	130' East of West Property Line	/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The Items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
Approval of Creditable Items:							Approval of Creditable Items:		
Impact Fee Administrator Signature Date							City User Dept. Signature Date		

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
Street lights per City requirements.

1 _____

2 _____

3 _____

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Ronald R. Bohanna

NAME (print)

_____ DRB CHAIR - date

_____ PARKS & RECREATION - date

Tierra West, LLC

FIRM

_____ TRANSPORTATION DEVELOPMENT - date

_____ AMAFCA - date

 01/20/2022

SIGNATURE - date

_____ UTILITY DEVELOPMENT - date

_____ CODE ENFORCEMENT - date

_____ CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER