



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: 05.25.2022 HEARING DATE OF DEFERRAL: 05.18.2022

SUBMITTAL

DESCRIPTION: Revised landscape plan, site plan and roadway cross sections

CONTACT NAME: Vince Carrica, P.E.

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

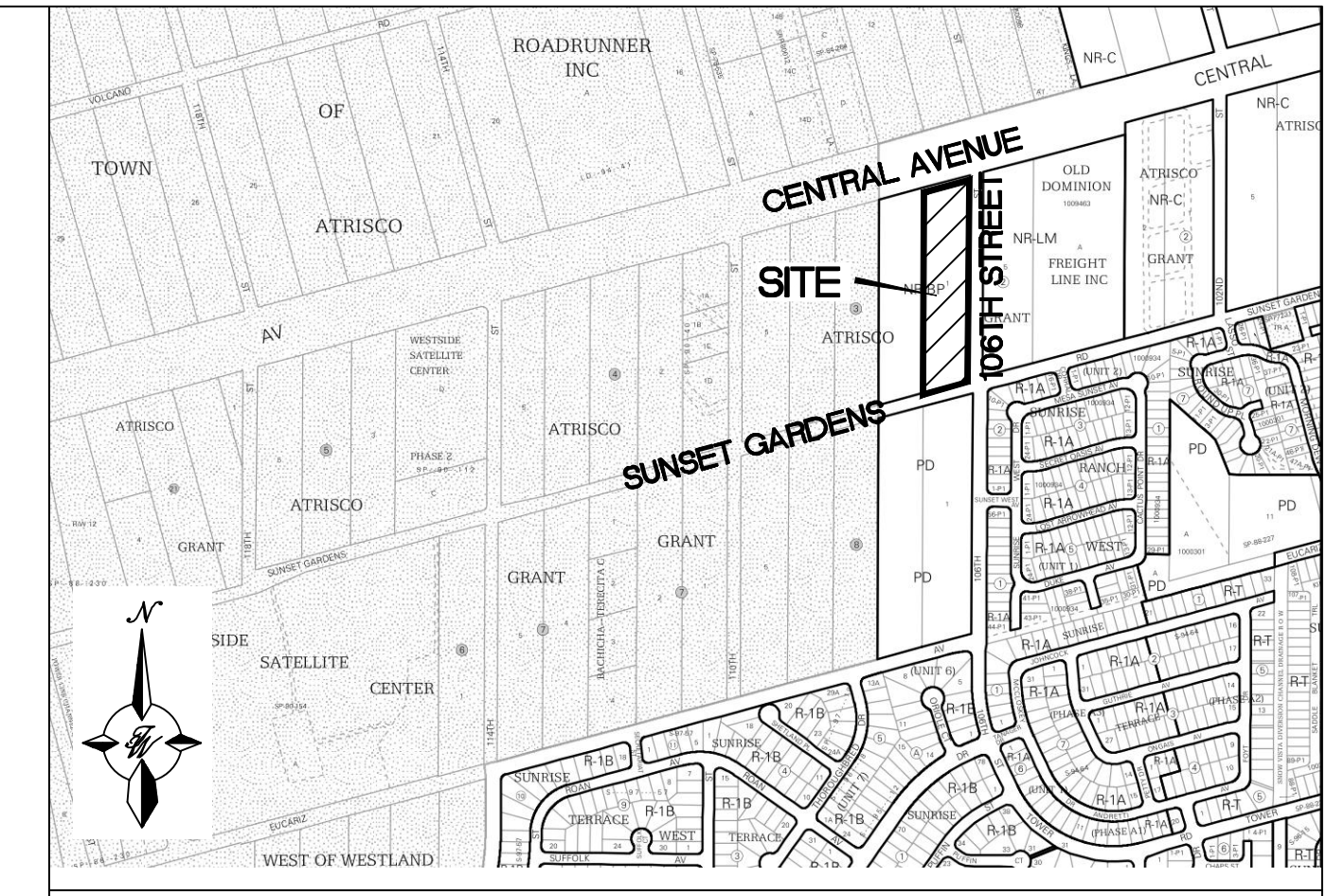
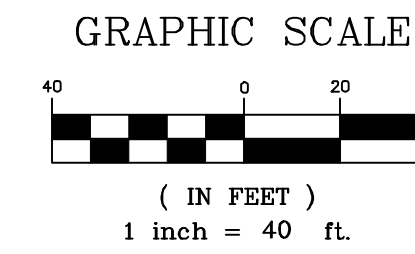
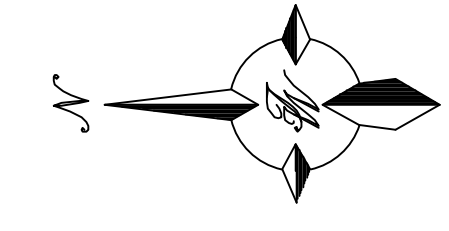
BICYCLE PARKING REQUIRED: 4 SPACES
 BICYCLE PARKING PROVIDED: 4 SPACES

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

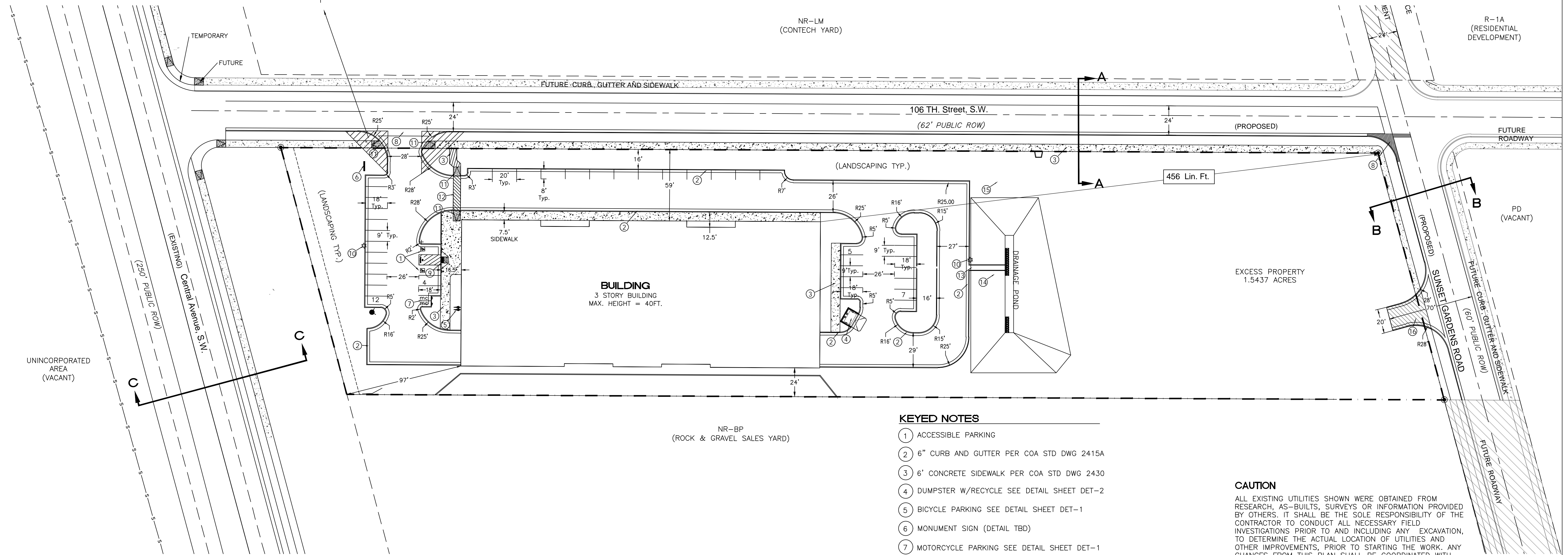
- INDEX TO DRAWINGS**
- SP1. SITE PLAN FOR BUILDING PERMIT
 - SP2. ROADWAY X-SECTION EXHIBIT
 - GR1. GRADING AND DRAINAGE PLAN
 - MU1. MASTER UTILITY PLAN
 - DET-1. DETAIL SHEET
 - DET-2. DETAIL SHEET
 - LS-1. LANDSCAPING PLAN
 - B1. BUILDING ELEVATIONS
 - B2. BUILDING ELEVATIONS
 - B3. BUILDING ELEVATIONS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



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

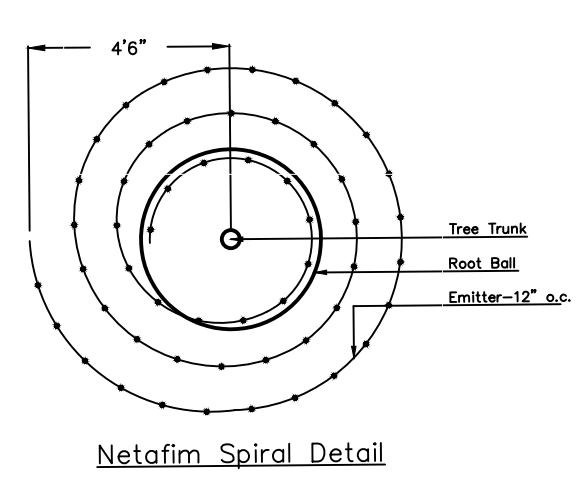
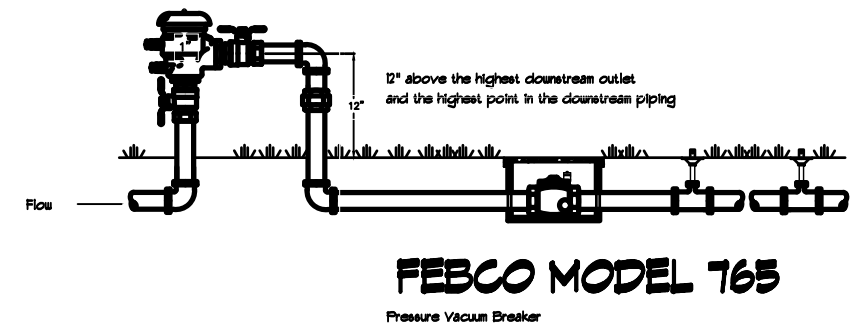
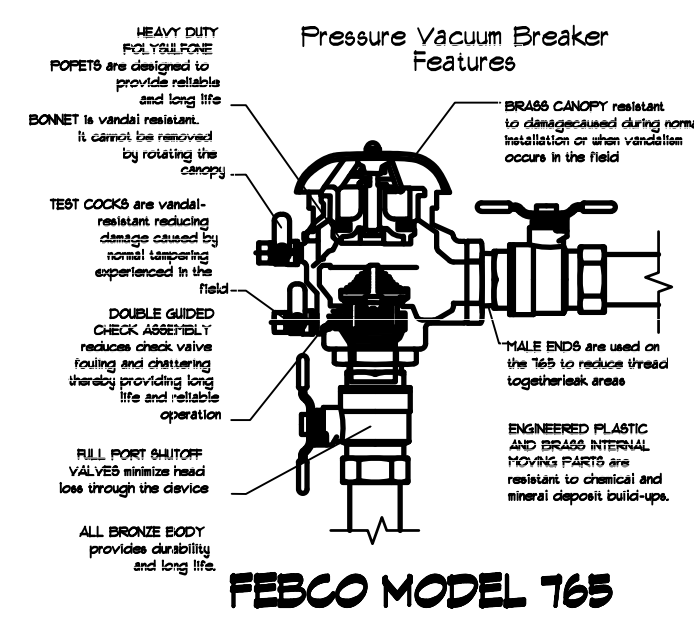
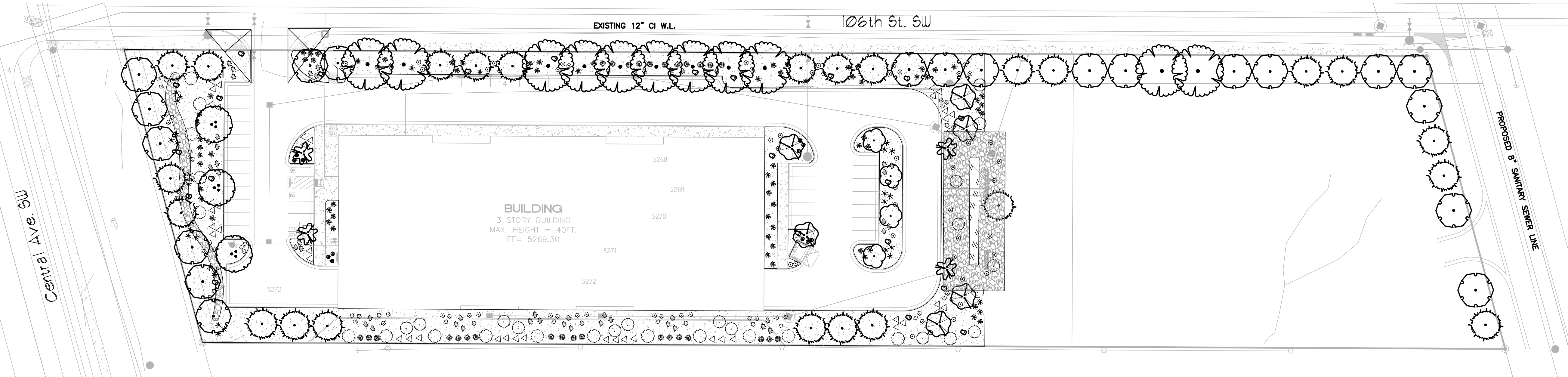
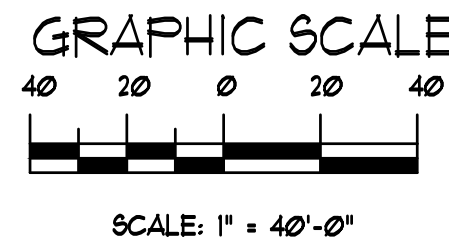
- ① ACCESSIBLE PARKING
- ② 6" CURB AND GUTTER PER COA STD DWG 2415A
- ③ 6' CONCRETE SIDEWALK PER COA STD DWG 2430
- ④ DUMPSTER W/RECYCLE SEE DETAIL SHEET DET-2
- ⑤ BICYCLE PARKING SEE DETAIL SHEET DET-1
- ⑥ MONUMENT SIGN (DETAIL TBD)
- ⑦ MOTORCYCLE PARKING SEE DETAIL SHEET DET-1
- ⑧ 6' VALLEY GUTTER 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.

	SAFStor STORAGE ALBUQUERQUE, N.M.	DRAWN BY RMG
	SITE PLAN	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 # SP-1	JOB # 2021064



LANDSCAPE CALCULATIONS

ZONING	PD: PLANNED DEVELOPMENT	APPLICABLE REGULATION(S)	DO 14-16-5-6 AND PART 6-6-2 OF ROA 1994
TOTAL LOT AREA (ACRES)	4.19	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)	120
REQUIRED LANDSCAPE (SF)	11754	PROV. PARKING LANDSCAPE (SF)	9875
LANDSCAPE PROVIDED (SF)	42051	REQ. PARKING TREES (1/10 SPOTS)	5
VEGETATIVE COVER (% - REQ)	15.0	PROV. PARKING TREES	25
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							
[Symbol]	3	2\"/>					
[Symbol]	6	15 Gal	Desert Willow <i>Chilopsis linearis</i>	20' x 25'	L	625	3750
[Symbol]	4	2+ Trunks w/ 2\"/>					
[Symbol]	11	2\"/>					
[Symbol]	24	6\"/>					
[Symbol]	20	2\"/>					
[Symbol]	4	15 Gal	Chaste Tree <i>Vitex agnus-castus</i>	20' x 20'	M	400	1600
Total Tree Coverage:							64225
Shrubs & Groundcovers							
[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\"/>			
[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 'Pink Double Knock Out'</i>	4' x 4'	M	16	800
[Symbol]	12	5 Gal	Autumn Cherry Sage <i>Salvia greggii</i>	2' x 3'	Low+	9	108
Total Shrub Coverage:							10854

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.

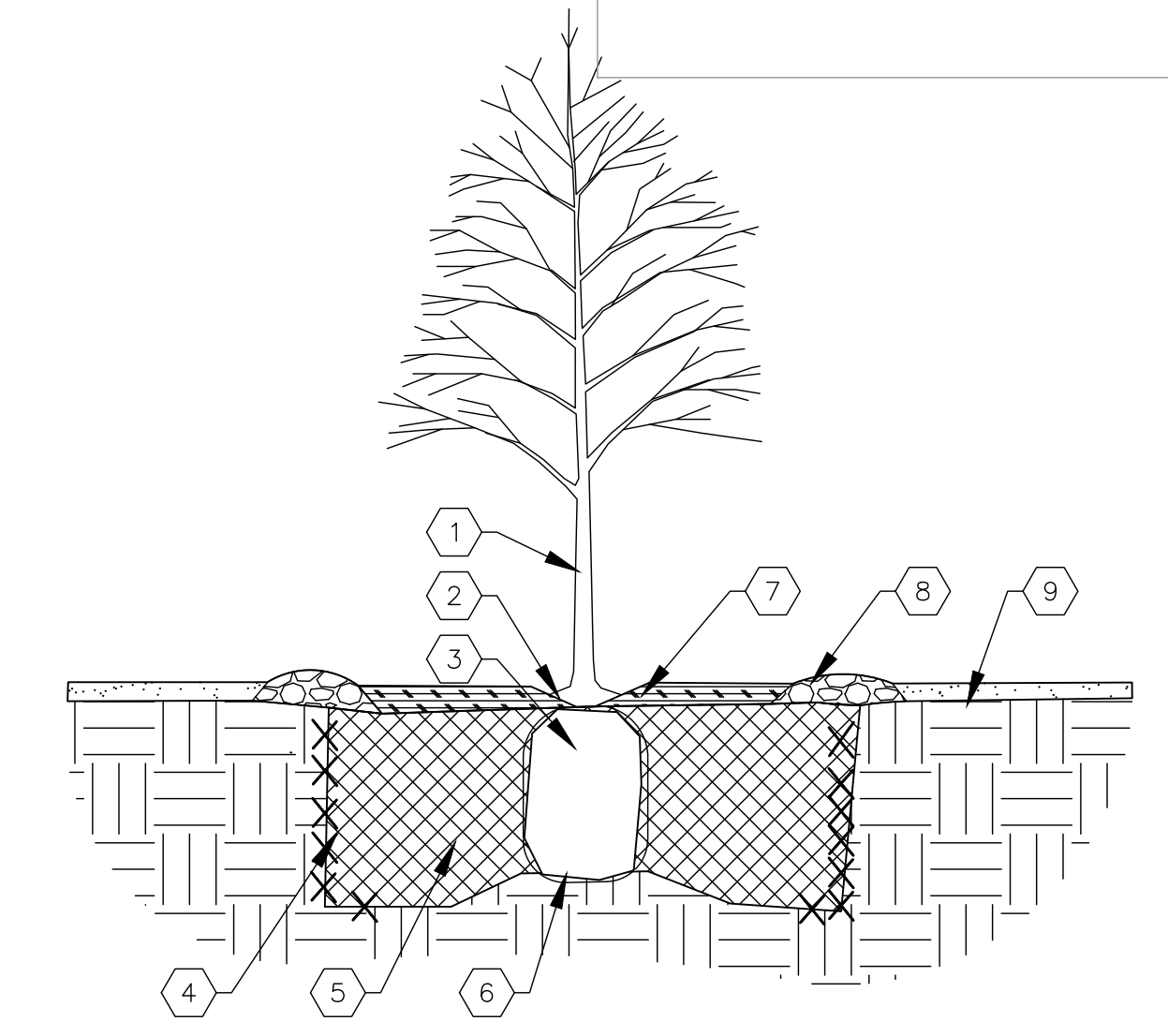
APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.

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.

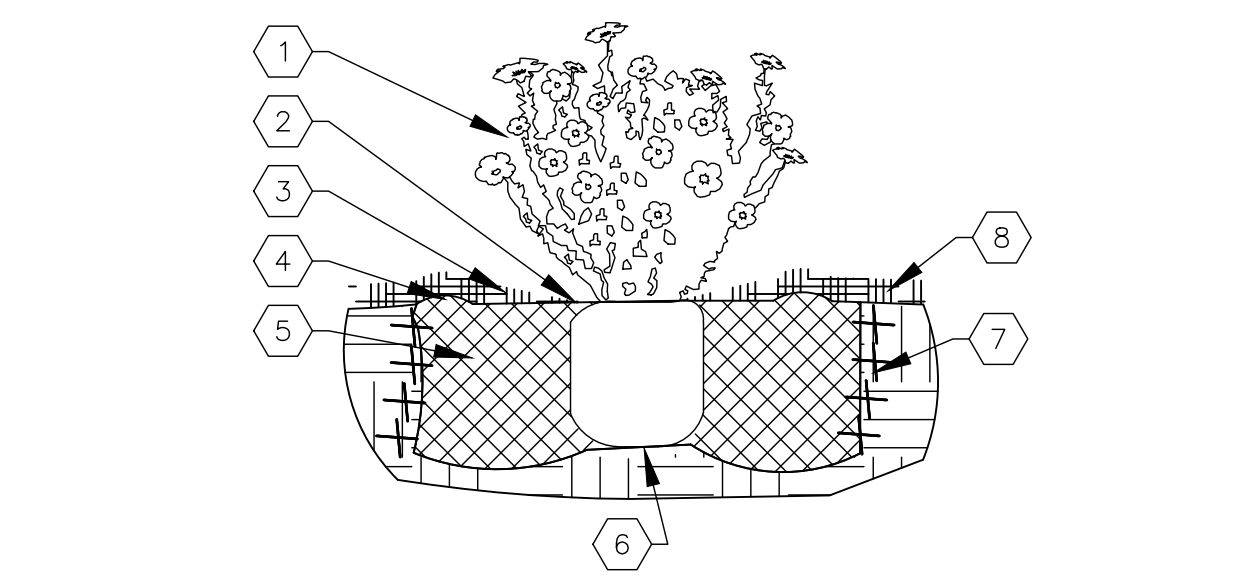
GRAY GRAVEL OVER FILTER FABRIC TO A MINIMUM DEPTH OF 3\"/>

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.



- 02 TREE PLANTING**
- 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\"/>



- 01 SHRUB PLANTING**
- 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\"/>

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\"/>
[Symbol]	5322	SF Oversize Landscape Gravel / No Filter Fabric 2-4\"/>
[Symbol]	480	SF Native Seed Area

←

The Hilltop
13099 Edith NE
Albuquerque, NM 87113
Cora L. Hilltop
Cell: (505) 893-3699
Fax: (505) 893-7131
julian@hilltoplandscaping.com

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

SAFestor Storage
106th & Central Ave SW
Albuquerque, NM

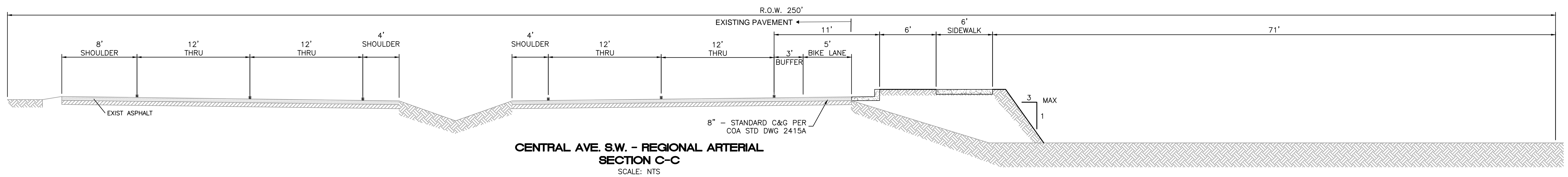
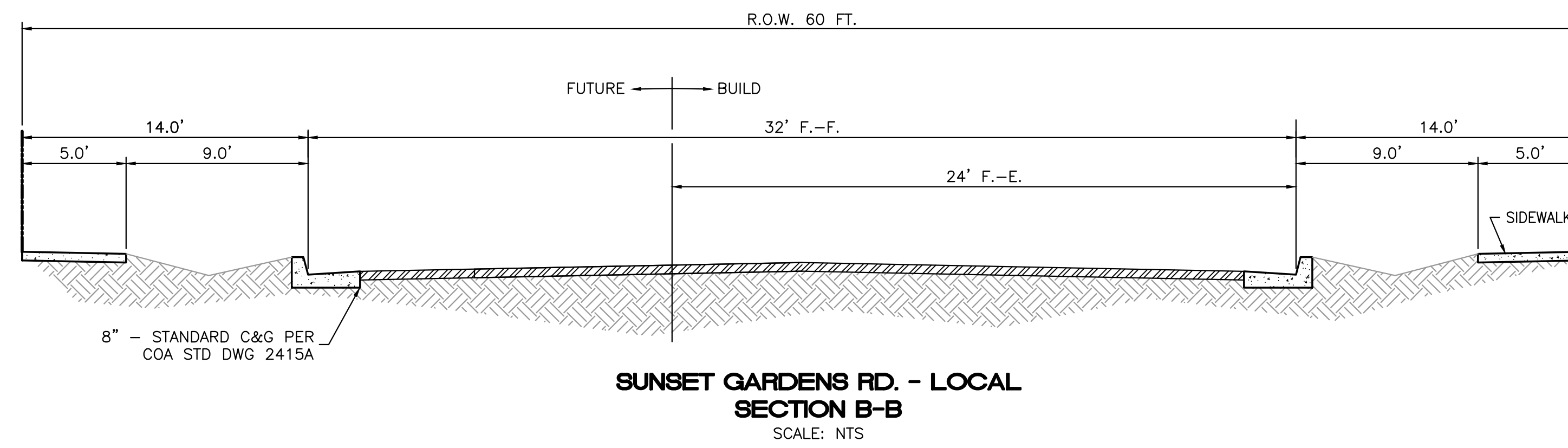
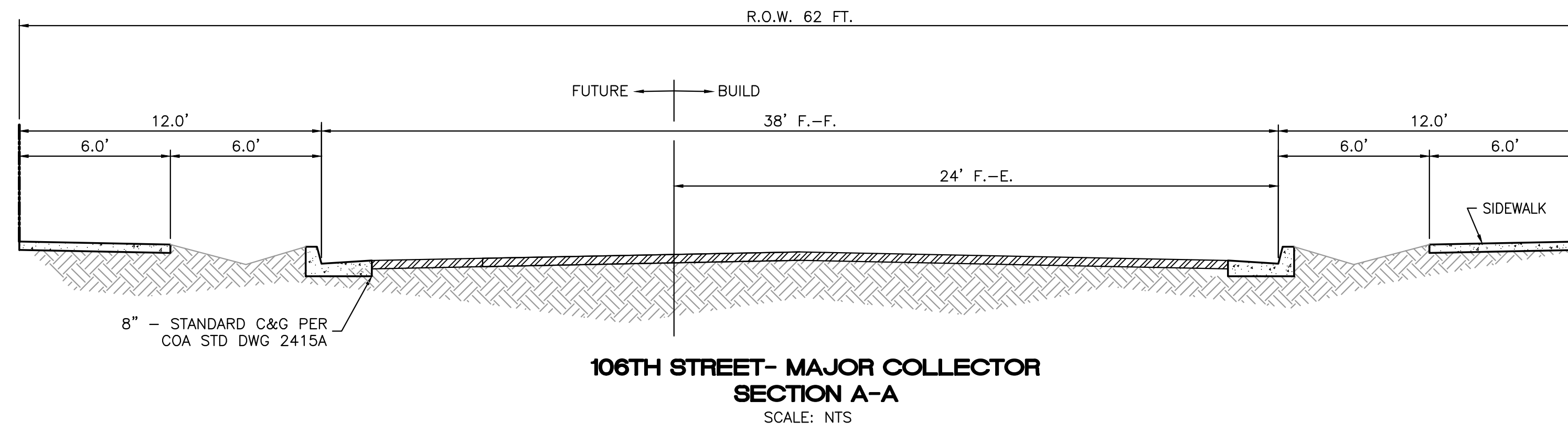
Landscape Design Development

The design contained herein remains the property of The Hilltop Landscape Architects and Contractors and are protected by copyright laws. This is an original design and must not be reproduced without the written consent of the designers. Payment has been paid for a job order placed.

The Hilltop
LANDSCAPE ARCHITECTS & CONTRACTORS

DRAWN BY: JH
REVISION: -
DATE: 04/19/2022

SHEET #
LS-101



\\TWNASVZ_Drive\2021\2021064_Safe_Store_Storage\dwg\Construction\2021064_Site_Plan.dwg, Jan 25, 2022, 10:19am

ENGINEER'S SEAL  RONALD R. BOHANNAN P.E. #7868	SAFStor STORAGE ALBUQUERQUE, N.M.	DRAWN BY RMG
	ROADWAY CROSS SECTION EXHIBIT	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 # SP2
		JOB # 2021064