



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

<b>SUBDIVISIONS</b>		<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2A)	<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Form S1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)	
<input type="checkbox"/> Major – Bulk Land Plat (Form S1)	<b>MISCELLANEOUS APPLICATIONS</b>		<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)	
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	<b>PRE-APPLICATIONS</b>	
<input type="checkbox"/> Minor - Final Plat (Form S2)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S2)	
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)		
<b>SITE PLANS</b>		<input type="checkbox"/> Waiver to IDO (Form V2)	<b>APPEAL</b>
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)	
<b>BRIEF DESCRIPTION OF REQUEST</b>			
Sketch Plat for Reviw and Comments			

<b>APPLICATION INFORMATION</b>			
Applicant: Peabody ABQ LLC / John O'Donnell		Phone:	
Address: 620 Sand Hill Road		Email:	
City: Palo Alto	State: CA	Zip: 94304	
Professional/Agent (if any): Tierra West LLC		Phone: (505) 858-3100	
Address: 5571 MIDWAY PARK PLACE NE,		Email: JNISKI@TIERRAWESTLLC.COM	
City: Albuquerque	State: NM	Zip: 87109	
Proprietary Interest in Site:	List <u>all</u> owners:		
<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>			
Lot or Tract No.: TR B-2 PLAT OF TR B-1 B-2 B-3 FORMERLY BEING TR B ALLWOODS		Block:	Unit:
Subdivision/Addition:		MRGCD Map No.:	UPC Code: 101706151321640308
Zone Atlas Page(s): F-17-Z	Existing Zoning: MX-H	Proposed Zoning MX-H	
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (Acres): 7.2554	
<b>LOCATION OF PROPERTY BY STREETS</b>			
Site Address/Street: 4901 San Mateo		Between: San Mateo	and: Lumber Ave NE
<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>			
Z-93-54 Z-95-123 ZA-95-229 Z-95-32 Z-93-19 Z-73-35 ZA-92-258 DRB-95-222			

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:		Date: 03.28.22	
Printed Name: Ronald R. Bohannon		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent	
<b>FOR OFFICIAL USE ONLY</b>			
Case Numbers	Action	Fees	Case Numbers
Meeting Date:		Fee Total:	
Staff Signature:	Date:	Project #	

## FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines. Your attendance is required.

### SKETCH PLAT REVIEW AND COMMENT

Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_

A *Single* PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto: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 on-line resources such as Dropbox or FTP. PDF *shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.*

Zone Atlas map with the entire site clearly outlined and labeled

Letter describing, explaining, and justifying the request

Scale drawing of the proposed subdivision plat

Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

### MAJOR SUBDIVISION FINAL PLAT APPROVAL

Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_

\_\_\_ A *Single* PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto: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 on-line resources such as Dropbox or FTP. PDF *shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.*

\_\_\_ Zone Atlas map with the entire site clearly outlined and labeled

\_\_\_ Proposed Final Plat

\_\_\_ Design elevations & cross sections of perimeter walls

\_\_\_ Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer

### SUBDIVISION OF LAND – MINOR (PRELIMINARY/FINAL PLAT APPROVAL)

Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_

\_\_\_ A *Single* PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto: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 on-line resources such as Dropbox or FTP. PDF *shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.*

\_\_\_ Zone Atlas map with the entire site clearly outlined and labeled

\_\_\_ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)

\_\_\_ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)

\_\_\_ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use

\_\_\_ Sidewalk Exhibit and/or cross sections of proposed streets

\_\_\_ Proposed Infrastructure List, if applicable

\_\_\_ Required notice with content per IDO Section 14-16-6-4(K)

\_\_\_ Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives, copy of notification letter, completed notification form(s), and proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)

\_\_\_ Sensitive Lands Site Analysis for new subdivisions of land in accordance with IDO Section 5-2(C)

\_\_\_ Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer

**Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.**

### MINOR AMENDMENT TO PRELIMINARY PLAT / INFRASTRUCTURE LIST

Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_

\_\_\_ A *Single* PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto: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 on-line resources such as Dropbox or FTP. PDF *shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.*

\_\_\_ Zone Atlas map with the entire site clearly outlined and labeled

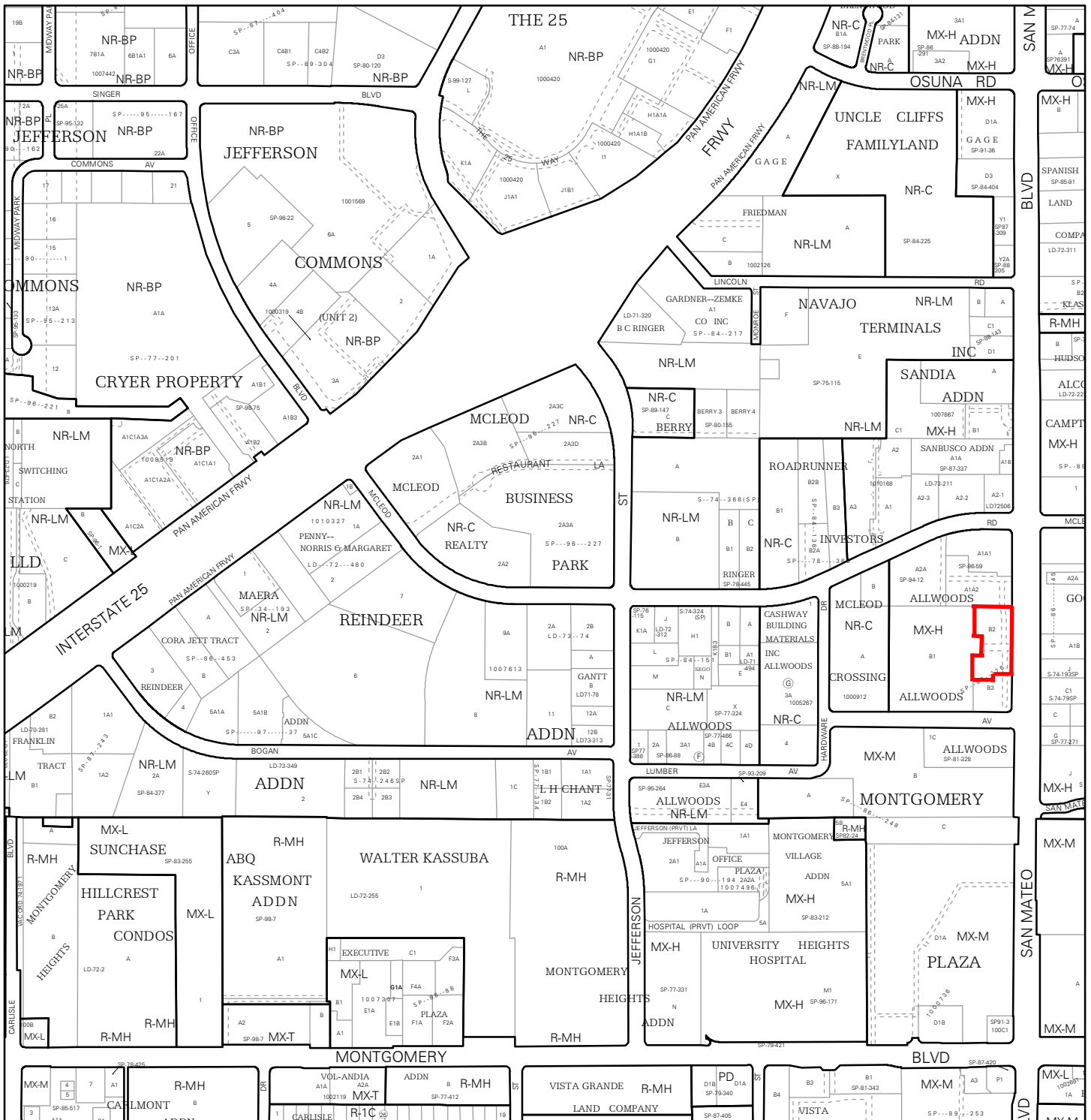
\_\_\_ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)

\_\_\_ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan

\_\_\_ Original Preliminary Plat, Infrastructure List, and/or Grading Plan


\_\_\_ Infrastructure List, if applicable

**Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.**



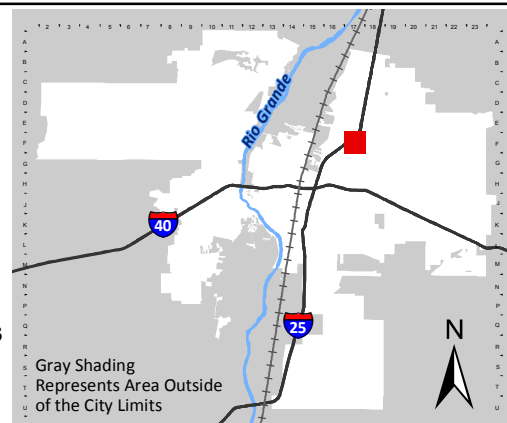
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

## IDO Zone Atlas May 2018











**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:  
**F-17-Z**



Gray Shading  
Represents Area Outside  
of the City Limits

Zone Atlas Page:  
**F-17-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

0 250 500 1,000 Feet

March 23, 2022

Ms. Jolene Wolfley, Chair  
Development Review Board  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

RE: **SKETCH PLAT REVIEW AND COMMENT  
SAN MATEO SELF STORAGE  
TR B-2 PLAT OF TR B-1, B-2 & B-3 FORMERLY BEING TR B ALLWOODS  
ZONE ATLAS MAP: F-17-Z**

Dear Ms. Wolfley:

The purpose of this letter is to authorize Tierra West LLC to act as agent on behalf of Peabody ABQ LLC, John O'Donnell pertaining to any and all submittals made to the City of Albuquerque for the above-referenced site.

JOHN O'DONNELL  
Print Name

  
Signature

MANAGER  
Title

3/23/2022  
Date



# TIERRA WEST, LLC

March 22, 2022

Ms. Jolene Wolfley, Chair  
Design Review Board  
PO Box 1293  
Albuquerque, NM 87102

RE: **SKETCH PLAT REVIEW AND COMMENT  
SAN MATEO SELF STORAGE  
TR B-2 PLAT OF TR B-1, B-2 & B-3 FORMERLY BEING TR B ALLWOODS  
ZONE ATLAS MAP: F-17-Z**

Dear Ms. Wolfley:

Tierra West, LLC is submitting Sketch plat review and comment on behalf of Peabody ABQ LLC, John O'Donnell. The subject property is located at 4901 San Mateo Blvd. currently consisting of a vacant Sweet Tomatoes restaurant building. This parcel is now owned by the same owner as the Extra Space Storage and they would like to demolish the existing Sweet Tomatoes building as well as the Extra Space Storage office building adjacent to it and replace both buildings with a new larger Extra Space Storage building.

In order to place the new larger building a lot line adjustment is needed between the two properties owned by Mr. O'Donnell which is what we are requesting at this time. The lot line adjustment will also provide additional parking spaces for the existing large storage building on the larger parcel.

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

Sincerely,

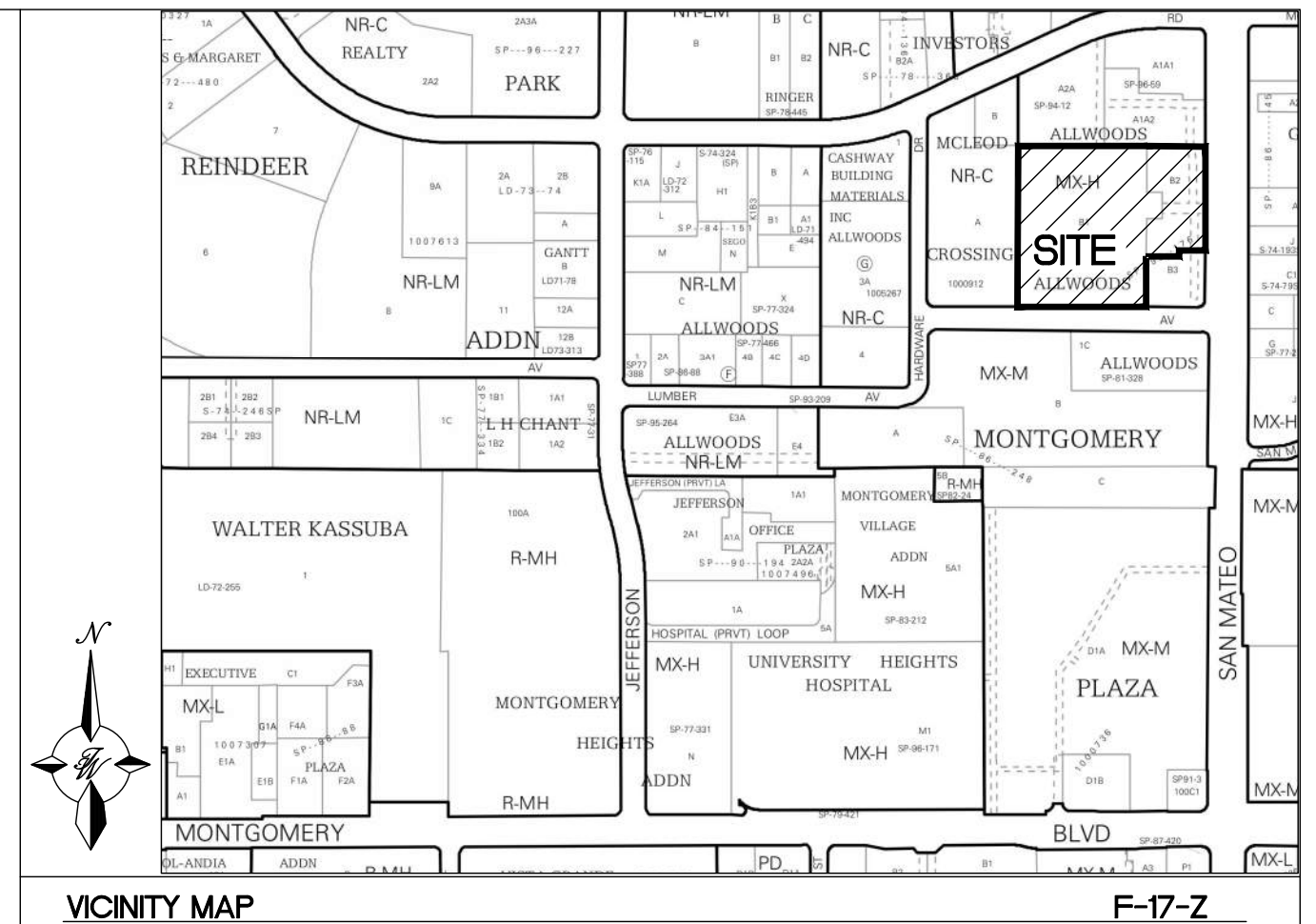
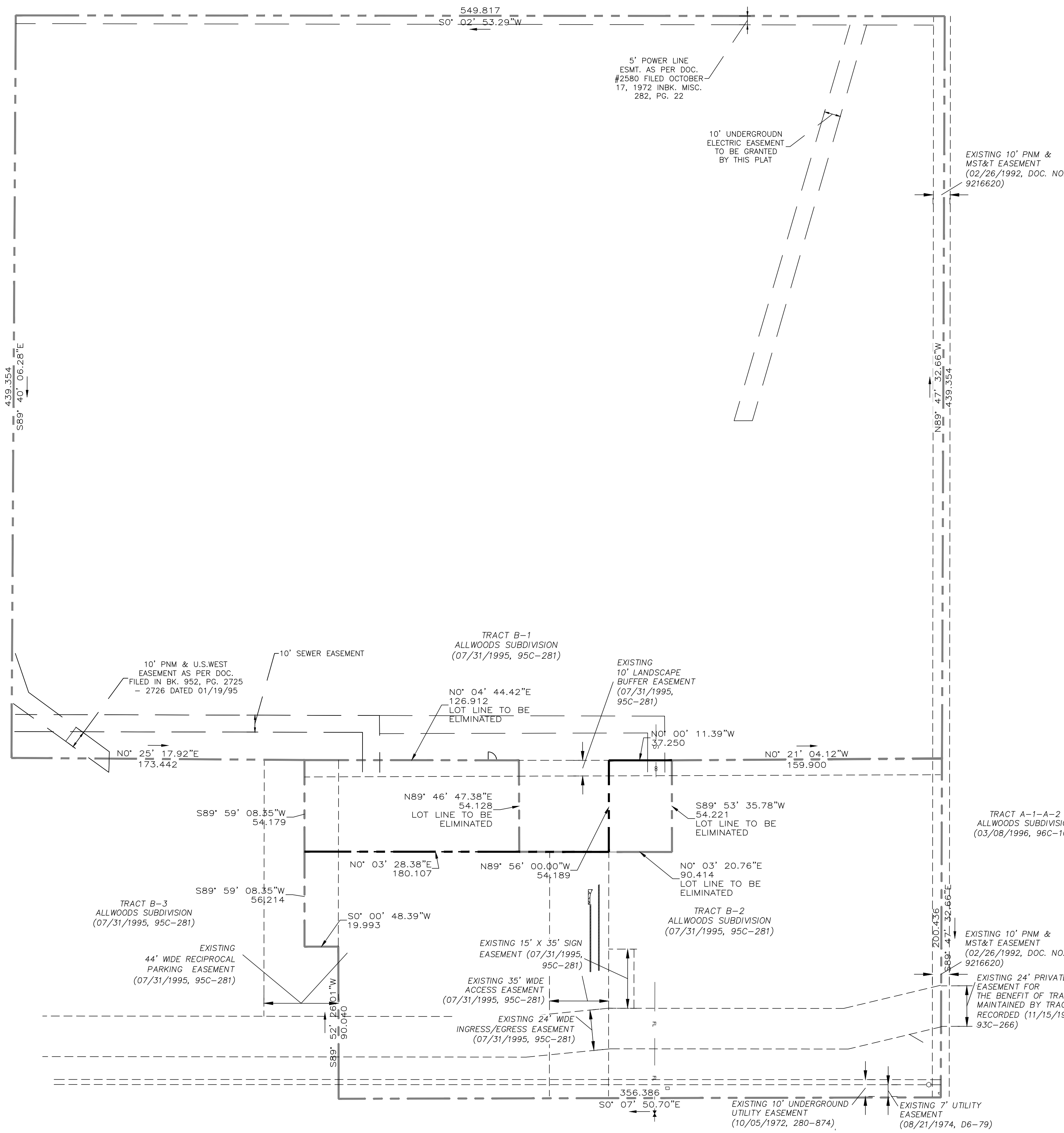
Ronald R. Bohannon, P.E.

Enclosure/s

JN: 2020068  
RRB/jn/ye

5571 Midway Park Pl. NE  
(505) 858-3100  
Albuquerque, NM 87109  
fax (505) 858-1118  
1-800-245-3102  
tierrawestllc.com

Z:\2020\20200668 Albuquerque Self Storage (San Mateo)\dwg\AA\20200668\_SPSD.dwg Mar. 15, 2022 - 4:39pm

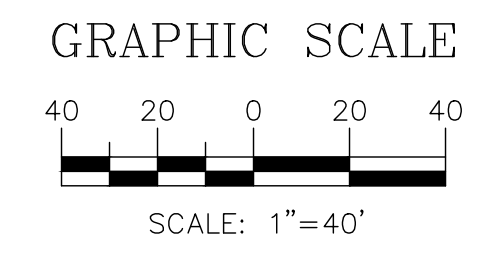
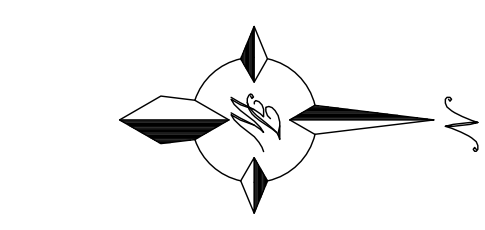


**VICINITY MAP** F-17-Z  
**LEGAL DESCRIPTION:**  
 TRACT B-1 & B-2 ALLWOODS SUBDIVISION

**NOTES:**  
 1. BLANKET DRAINAGE EASEMENT BETWEEN TRACTS B-1, B-2, B-3 PER PLAT RECORDED JULY 31, 1995 95C-281(2)

**LEGEND**

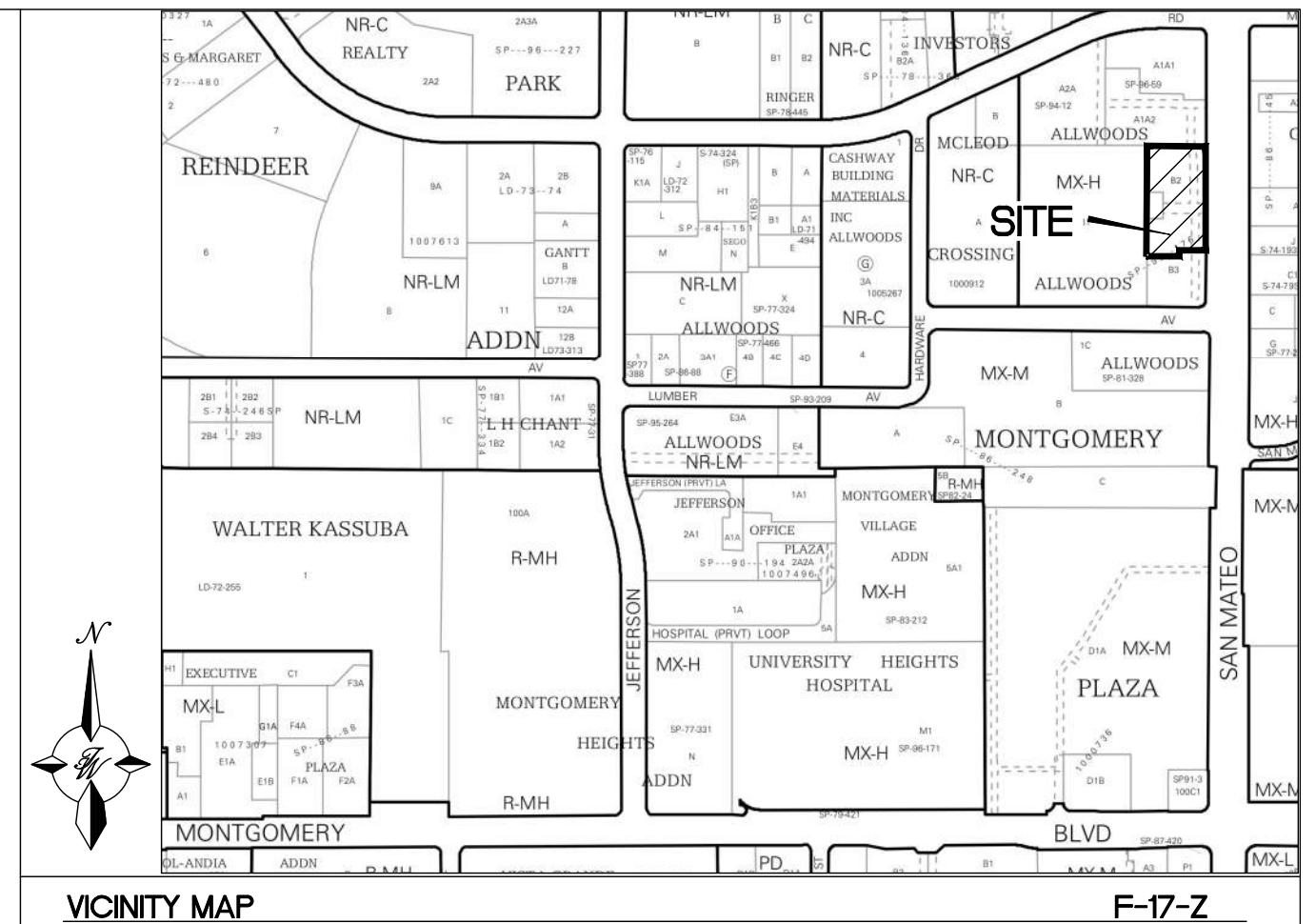
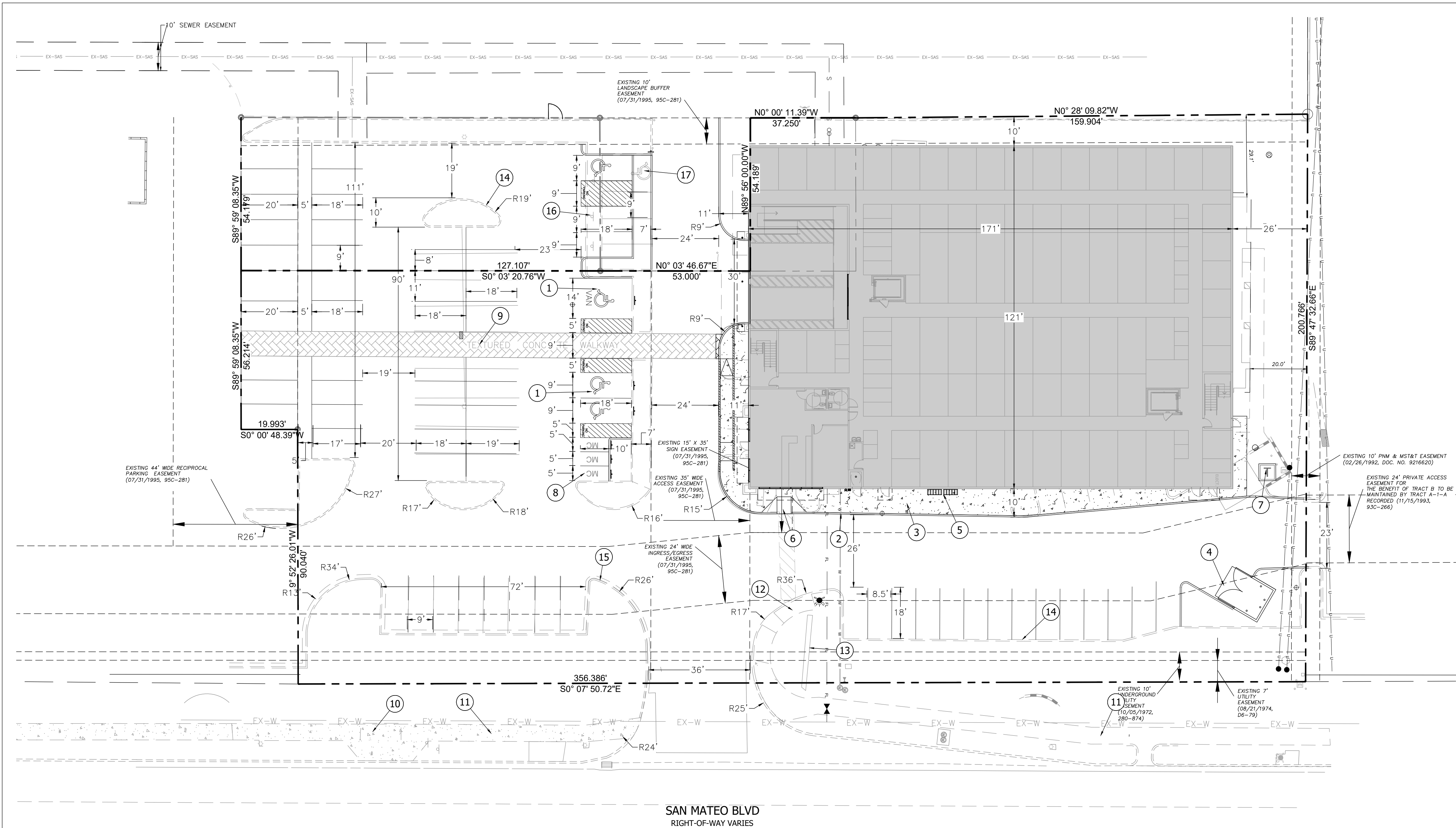
	CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	CENTERLINE
	RIGHT-OF-WAY
	BUILDING
	SIDEWALK
	EXISTING CURB & GUTTER
	EXISTING BOUNDARY LINE
	EXISTING SIDEWALK
	EXISTING STREET LIGHT
	EXISTING SITE LIGHT



- INDEX TO DRAWINGS**
- C1. SITE PLAN FOR SUBDIVISION
  - C2. SITE PLAN FOR BUILDING PERMIT
  - C3. GRADING AND DRAINAGE PLAN
  - C4. GRADING AND DRAINAGE PLAN
  - C5. MASTER UTILITY PLAN
  - C6. BUILDING ELEVATIONS
  - C7. DETAIL SHEET
  - C8. DETAIL SHEET
  - L1. LANDSCAPING PLAN

 3/15/2022 RONALD R. BOHANNAN P.E. #7868	<b>ALBUQUERQUE SELF STORAGE</b> 7401 San Mateo Blvd <b>SITE PLAN FOR SUBDIVISION</b>	DRAWN BY BJJ DATE 3/10/2022 2020068_SPSD
	 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com	SHEET # <b>C1</b> JOB # 2020068

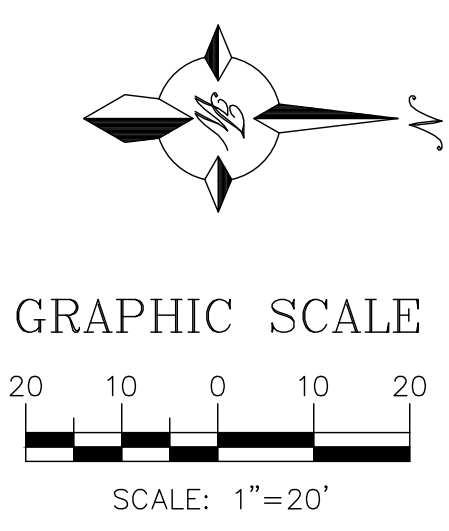




**LEGAL DESCRIPTION:**  
TRACT B-2 ALLWOODS SUBDIVISION

- KEYED NOTES**
- 1 ACCESSIBLE PARKING PER ADA STANDARDS WITH SIGN (SEE DETAIL SHT. C5 & 6)
  - 2 6" HEADER CURB (SEE DETAIL SHT. C6)
  - 3 CONCRETE SIDEWALK AT BUILDING (SEE DETAIL SHT. C5)
  - 4 DUMPSTER (SEE DETAIL SHT. C6)
  - 5 BICYCLE RACKS (SEE DETAIL SHT. C)
  - 6 CURB HC RAMP (SEE DETAIL SHT C5)
  - 7 TRANSFORMER
  - 8 MOTORCYCLE PARKING
  - 9 EXISTING TEXTURED CONCRETE SIDEWALK
  - 10 EXISTING BUS STOP
  - 11 EXISTING 6" SIDEWALK
  - 12 EXISTING HC RAMP
  - 13 EXISTING PYLON SIGN
  - 14 EXISTING HEADER CURB
  - 15 EXISTING CURB & GUTTER
  - 16 EXISTING HEADER CURB TO BE REMOVED
  - 17 EXISTING PARKING & HC PARKING TO BE REMOVED

**SAN MATEO BLVD**  
RIGHT-OF-WAY VARIES

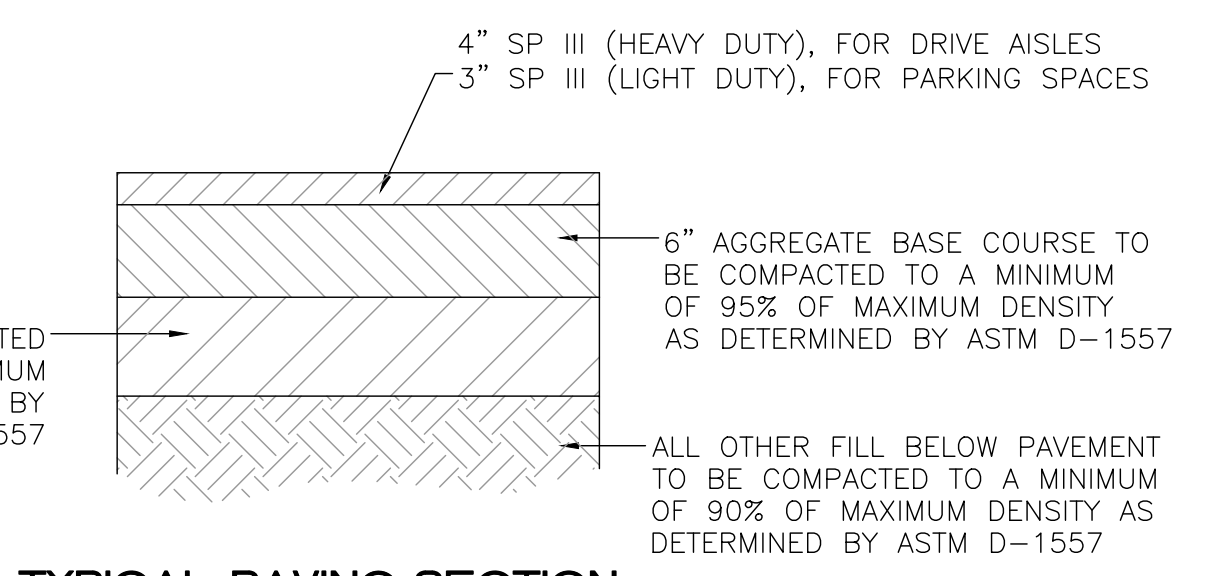


**SITE DATA**

PROPOSED USAGE:	SELF STORAGE
LOT AREA:	63,894.54 SF (1.47) ACRE)
ZONNING:	MX-M
BUILDING AREA:	62,364 SF
3 STORIES	
PARKING REQUIRED:	21 SPACES (62,364 SF/1 SPACE PER 3,000 SF)
PARKING PROVIDED:	50 SPACES
HC PARKING REQUIRED:	3 SPACES
HC PARKING PROVIDED:	3 SPACES
1 SPACE VAN ACCESSIBLE	
MC PARKING REQUIRED:	3 SPACES
MC PARKING PROVIDED:	4 SPACES
BICYCLE PARKING REQUIRED:	7 SPACES
BICYCLE PARKING PROVIDED:	10 SPACES
LANDSCAPE AREA REQUIRED:	6015 SF
LANDSCAPE AREA PROVIDED:	12083 SF

**LEGEND**

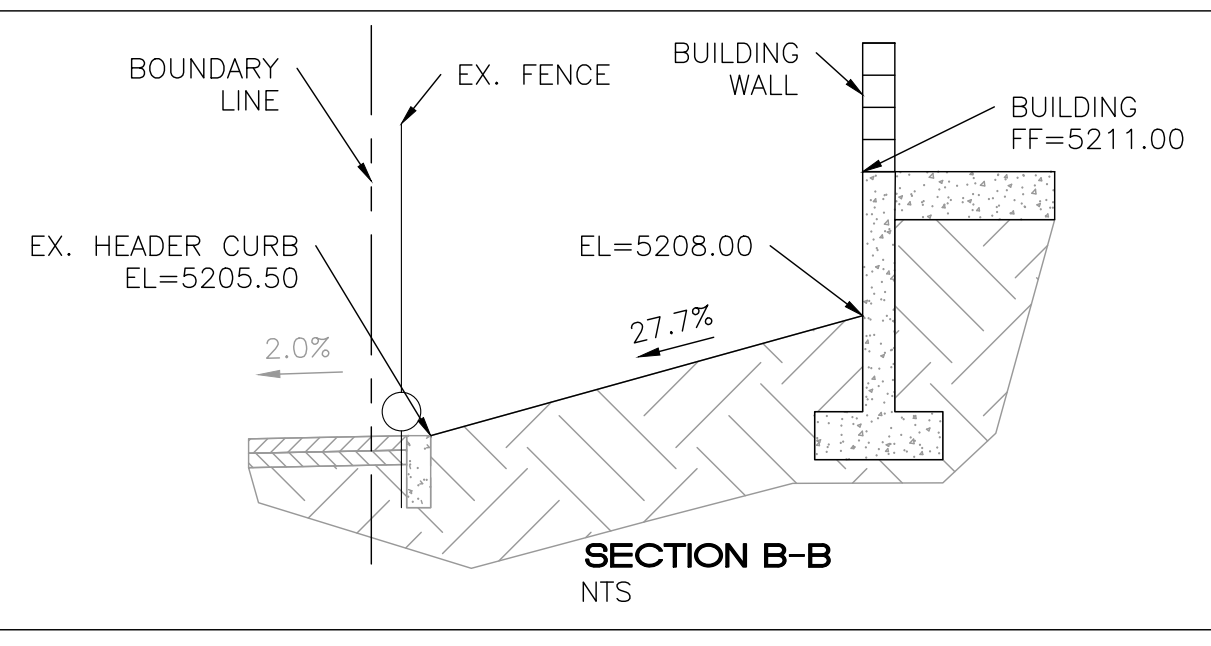
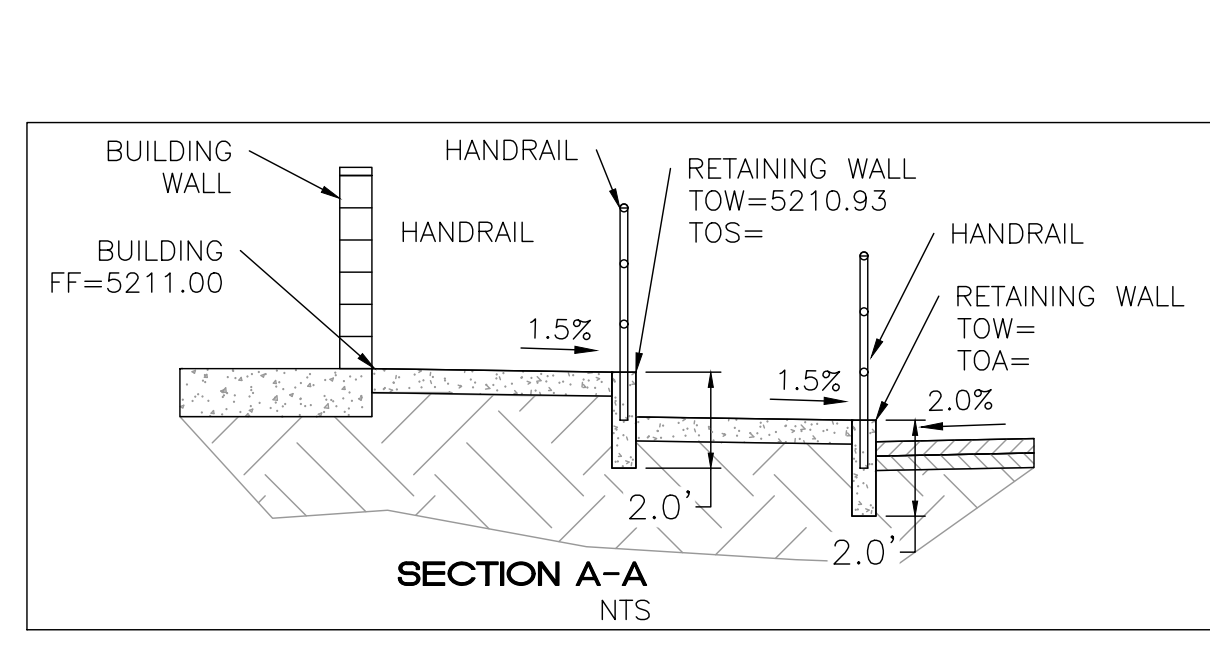
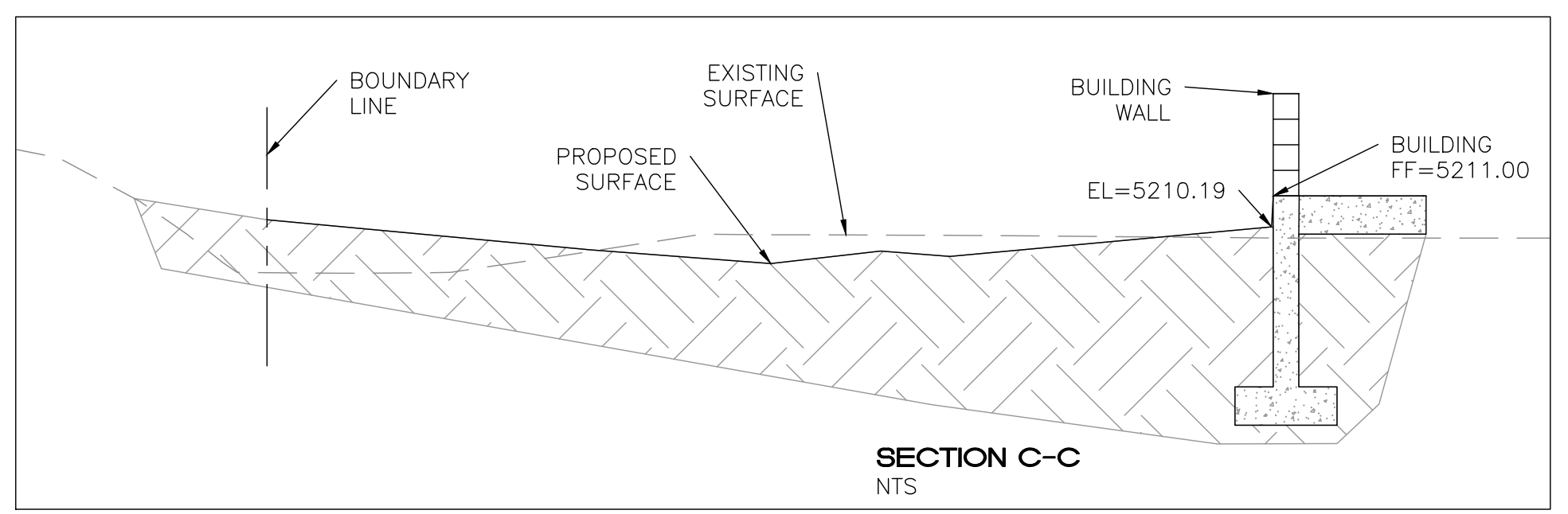
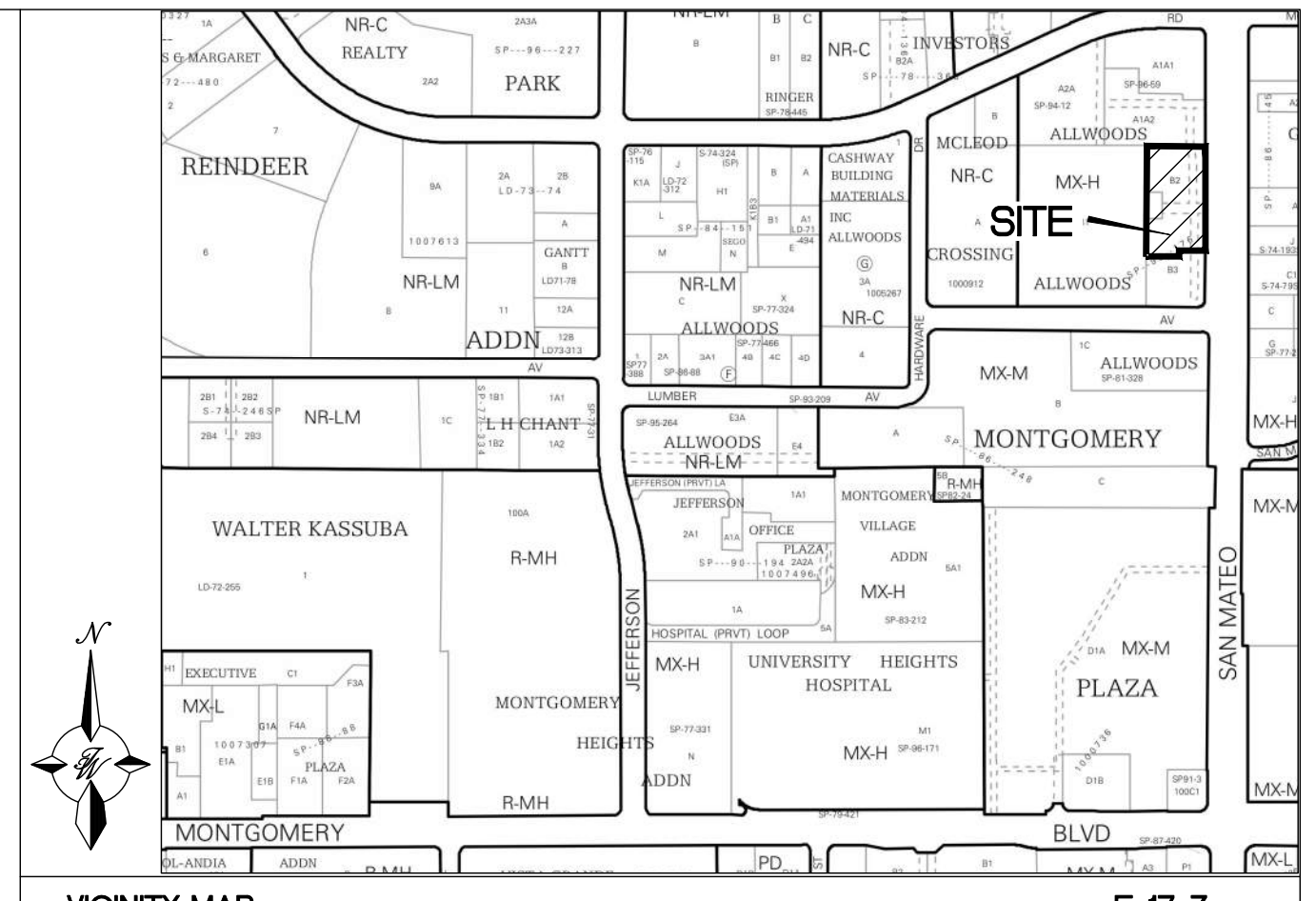
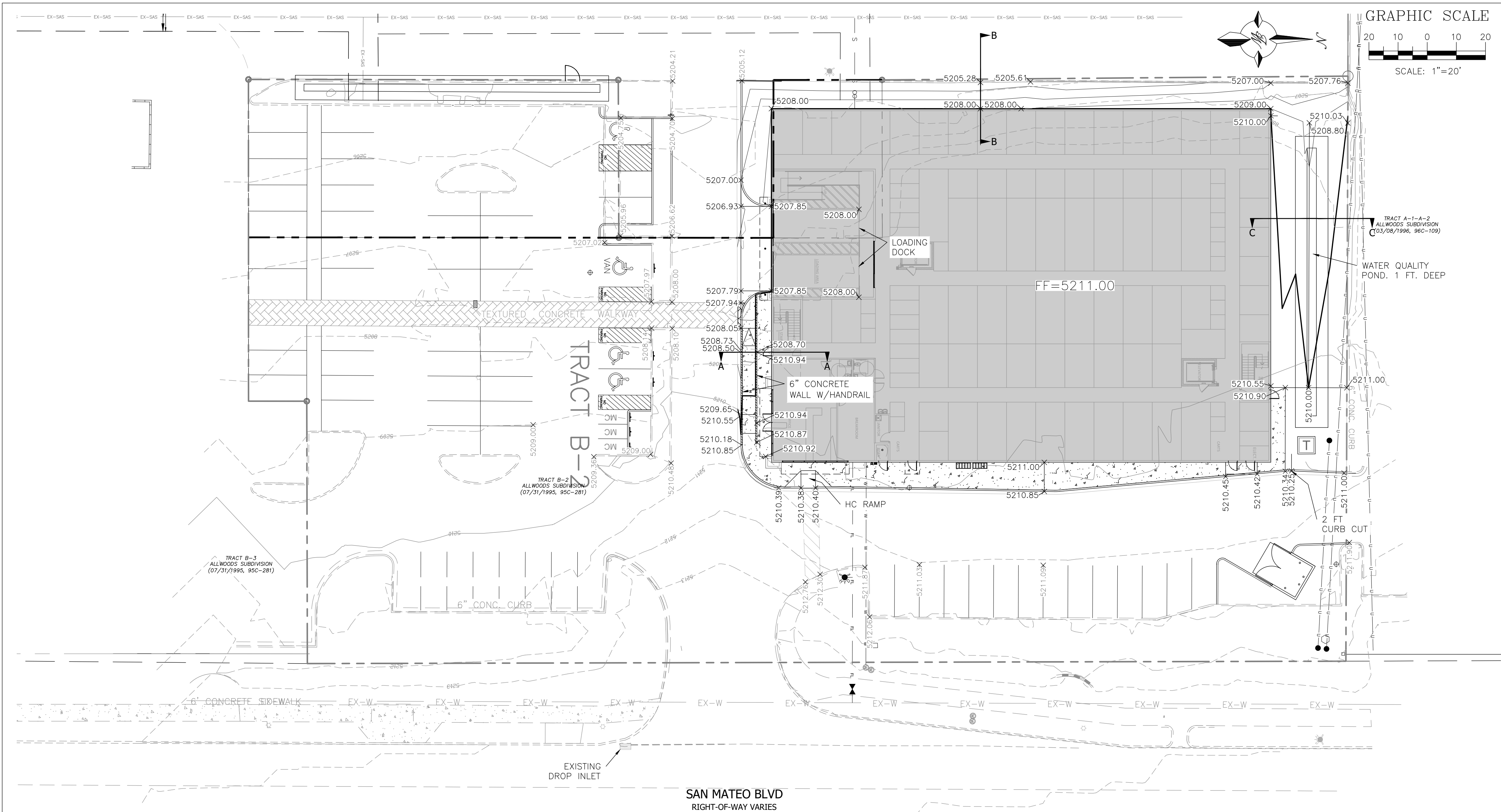
	CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	CENTERLINE
	RIGHT-OF-WAY
	BUILDING
	SIDEWALK
	EXISTING CURB & GUTTER
	EXISTING BOUNDARY LINE
	EXISTING SIDEWALK
	EXISTING STREET LIGHT
	EXISTING SITE LIGHT



**TYPICAL PAVING SECTION**  
MATERIAL DESIGNATION FOR  
CONCRETE AND AGGREGAT BASE  
NTS

	<b>ALBUQUERQUE SELF STORAGE</b> 7401 San Mateo Blvd	DRAWN BY BJF
	<b>SITE PLAN FOR BUILDING PERMIT</b>	DATE 3/10/2022
3/15/2022 RONALD R. BOHANNAN P.E. #7868	<b>TIERRA WEST, LLC</b> 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # <b>C2</b> JOB # 2020068





**EXISTING DRAINAGE:**

THIS SITE IS CURRENTLY DEVELOPED AS A VACANT SWEET TOMATOES RESTAURANT AND A SMALL OFFICE BUILDING. IT IS LOCATED NEAR THE SOUTHWEST CORNER OF SAN MATEO BOULEVARD AND MCLOUD ROAD. THE SITE IS BOUNDED BY A RESTAURANT ON THE NORTH AND SOUTH, BY SAN MATEO BOULEVARD ON THE EAST SIDE AND A SELF STORAGE FACILITY ON THE WEST SIDE AND CONTAINS APPROXIMATELY 1.69 ACRES. THE SITE DRAINS FROM EAST TO WEST AND THROUGH THE ADJACENT SELF STORAGE FACILITY THAT IS OWNED BY THE SAME OWNER. THERE IS CURRENTLY A BLANKET DRAINAGE BETWEEN THE TWO PROPERTIES. THE ONLY OFF-SITE FLOWS ENTERING THIS PROPERTY ARE FROM SMALL LANDSCAPE AREAS BEHIND THE SIDEWALK ALONG SAN MATEO BOULEVARD. AS THE SITE IS ALREADY DEVELOPED AND WILL BE REDEVELOPED FOR SELF STORAGE THE HISTORIC DRAINAGE FROM THIS PROPERTY REMAINS THE SAME. THE SITE IS NOT LOCATED WITHIN A FLOOD PLAIN AS SHOWN ON THE FIRM MAP.

**PROPOSED DRAINAGE:**

THE SITE IS BEING REDEVELOPED INTO A SELF STORAGE FACILITY AND THE BUILDING WILL BE CONSTRUCTED WHERE THE SWEET TOMATOES IS CURRENTLY LOCATED. THE EXISTING PARKING LOT WILL REMAIN UNTOUCHED FOR THE MOST PART EXCEPT AROUND WHERE THE NEW BUILDING IS BEING CONSTRUCTED. THE SITE IS DIVIDED INTO THREE BASINS AS SHOWN ON THE PROPOSED BASIN MAP.

BASIN 1 CONTAINS THE NORTHWEST PARKING AREA AND A LANDSCAPE AREA NORTH OF THE BUILDING. THIS AREA WILL DRAIN 0.84 CFS TO A WATER QUALITY POND IN THE LANDSCAPE AREA AND THEN ALLOWED TO OVERFLOW TO THE WEST AND DRAIN THROUGH THE EXISTING SELF STORAGE FACILITY TO THE WEST.

BASIN 2 CONTAINS THE NEW BUILDING AND DRIVE AISLES. THIS AREA WILL DRAIN TO THE WEST AND THROUGH THE EXISTING SELF STORAGE FACILITY DISCHARGING 3.56 CFS.

BASIN 3 CONTAINS THE EXISTING PARKING LOT THAT WILL MOSTLY REMAIN AS IT EXISTS. THIS BASIN DISCHARGES 2.43 CFS TO A LANDSCAPE AREA ALONG THE WESTERN PROPERTY LINE. THIS EXISTING LANDSCAPE AREA IS PROPOSED TO BE DEPRESSED AROUND THE EXISTING LANDSCAPING SO IT MAY ACT AS A WATER QUALITY POND. THIS AREA WILL OVERFLOW TO THE EXISTING SELF STORAGE AREA TO THE WEST AS IS CURRENTLY DOES.

THIS SITE IS REDESIGNED TO TRY AND MEET THE CURRENT WATER QUALITY VOLUME REQUIREMENTS WHICH BASINS 1 AND 3 WILL BE ABLE TO COMPLY WITH. BASIN 2 HAS NO AREA THAT WOULD ALLOW A WATER QUALITY POND AS MOST OF THIS AREA IS TAKEN UP BY THE BUILDING AND THE LARGE SLOPE OF THE PROPERTY PREVENTS A FLAT AREA TO BE DEVELOPED. IT IS PROPOSED THAT THE WATER QUALITY REQUIREMENT BE WAIVED FOR THIS BASIN DUE TO THE SITE CONSTRAINTS AND AS ALLOWED UNDER DPM PART 6-12(C) ITEM 1(B)(I, III, AND IV). THEREFORE A CASH-IN-LIEU PAYMENT OF \$5736 BE PAID PRIOR TO BUILDING PERMIT.

THIS IS AN INFILL DEVELOPMENT SO THE REQUIRED WATER QUALITY VOLUMES WERE CALCULATED USING THE 0.26" RAINFALL AMOUNT OUTLINED IN THE DPM. FOR THE MOST PART THIS SITE MEETS THE WATER QUALITY REQUIREMENT.

THE TOTAL FLOW DISCHARGED TO THE EXISTING SELF STORAGE FACILITY TO THE WEST IS 7.11 CFS WHICH INCLUDES THE TWO OFF-SITE BASINS.

**LEGEND**

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

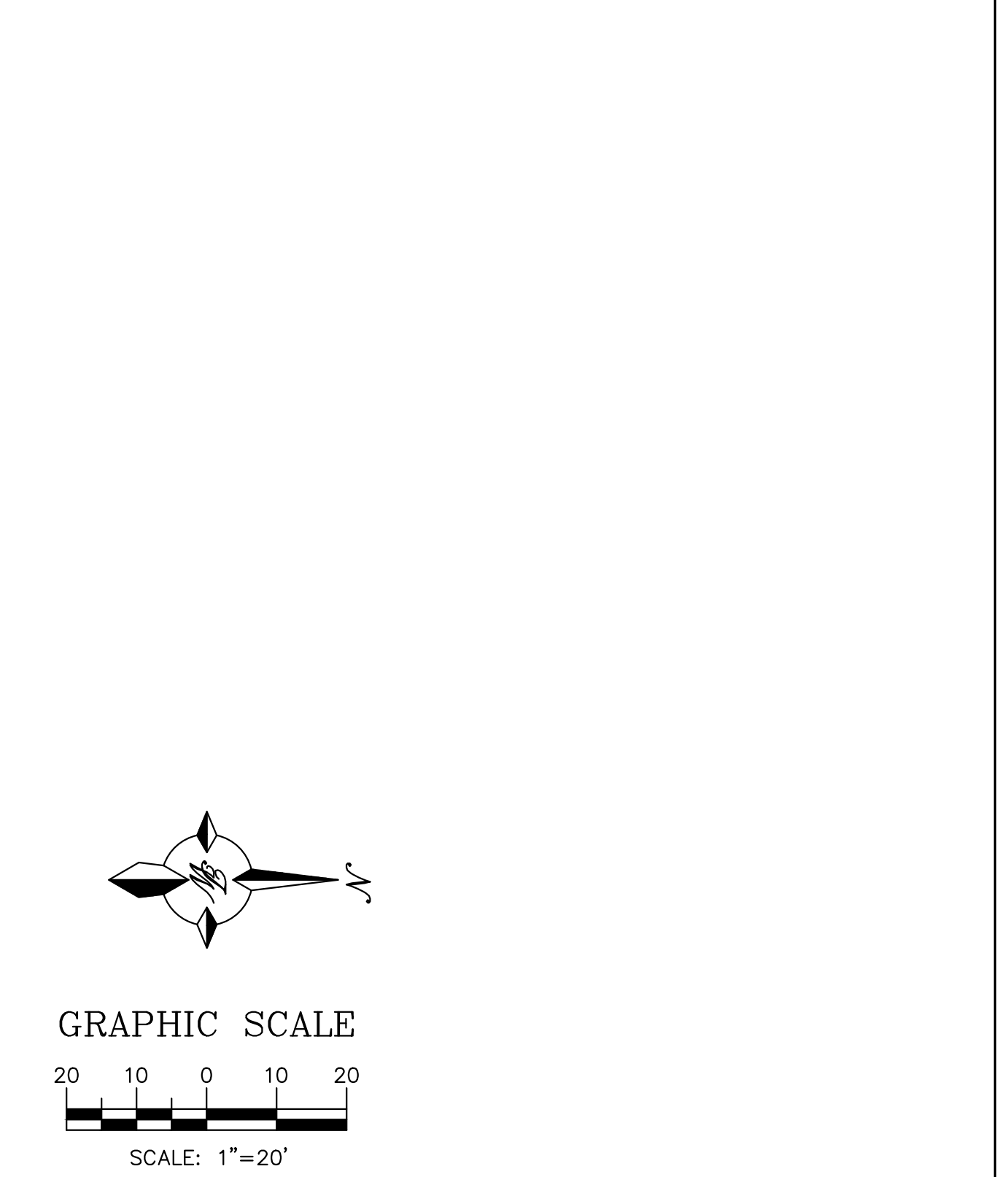
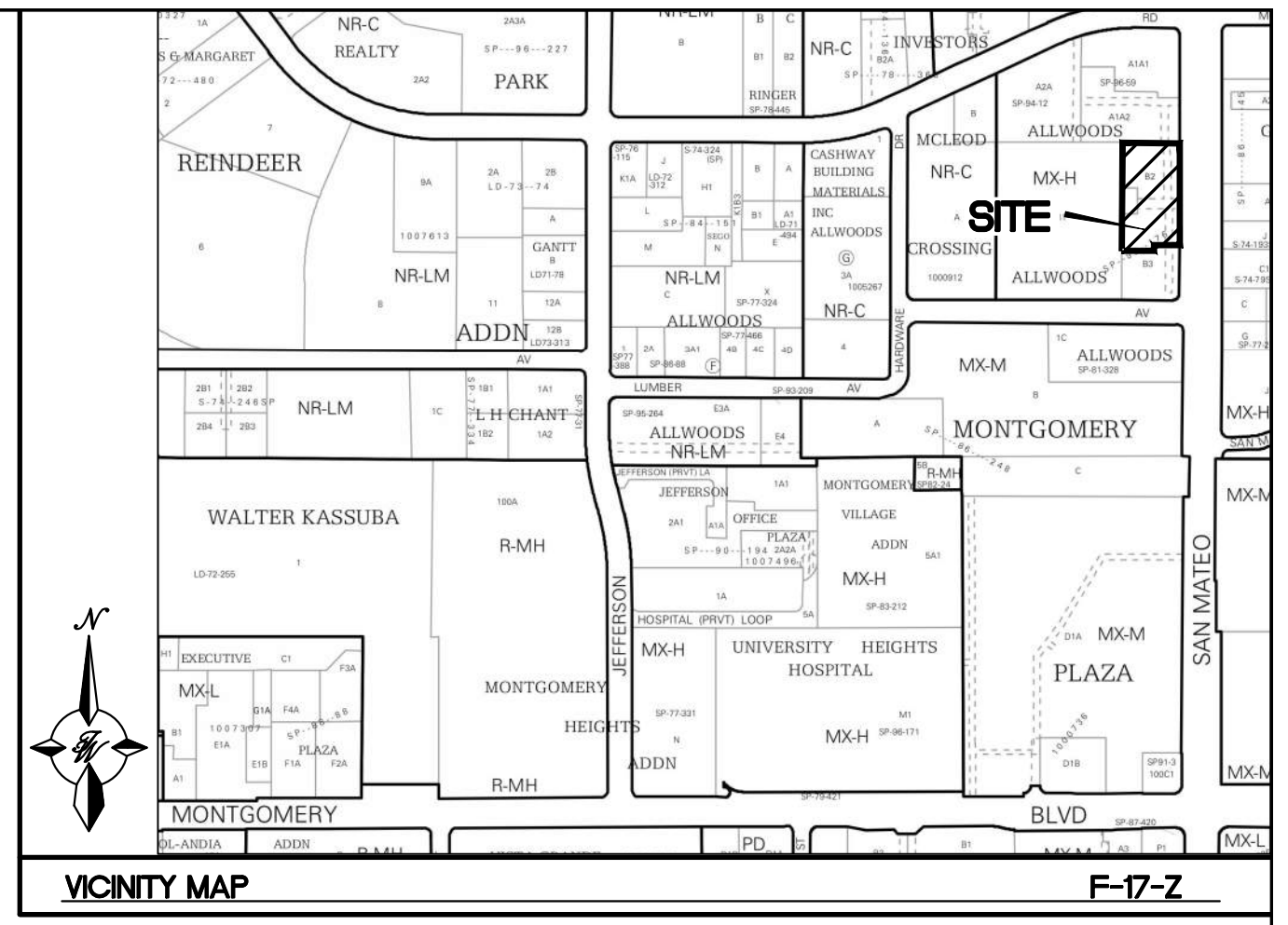
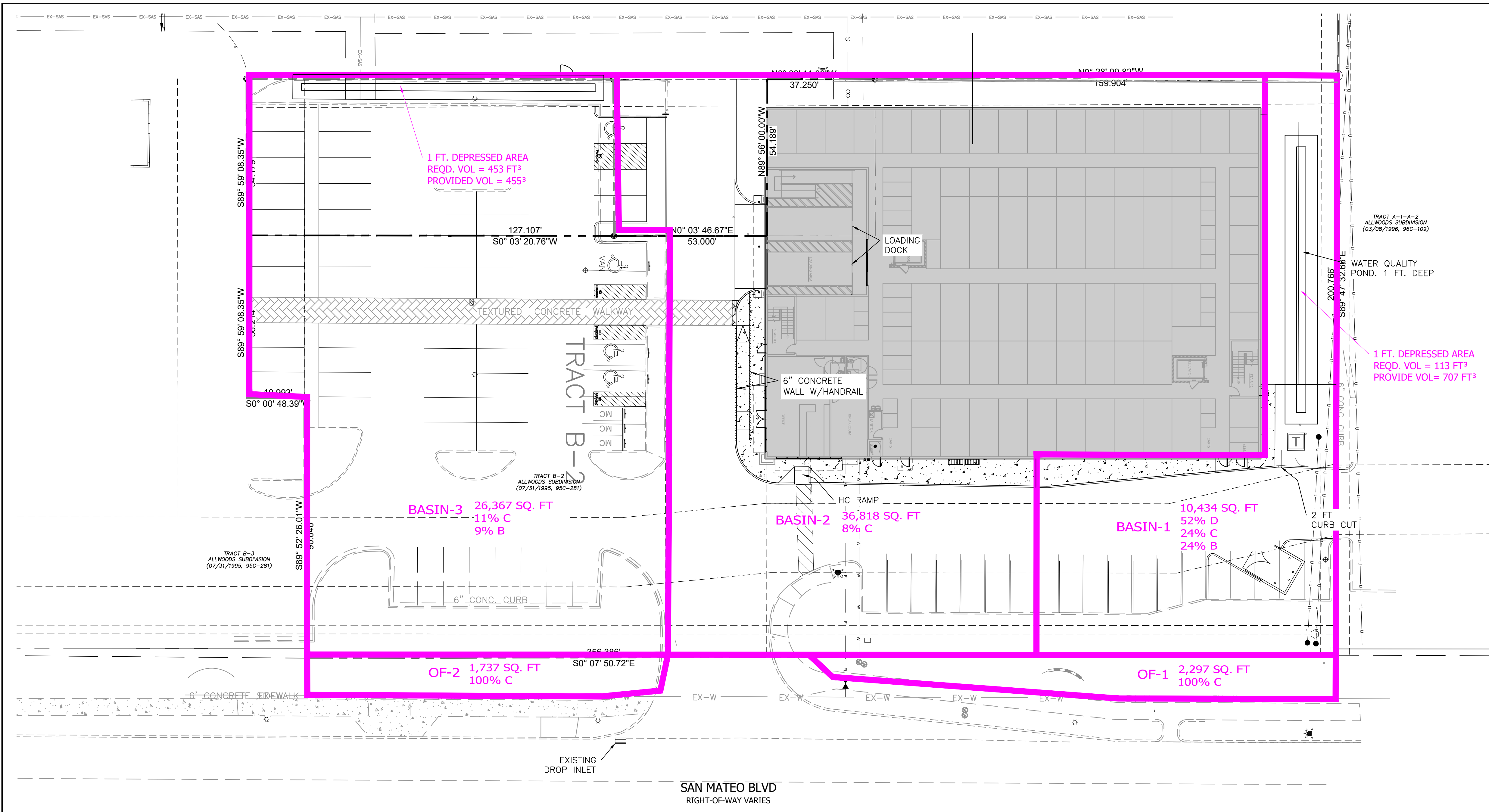
**NOTICE TO CONTRACTORS**

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 HERON, 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, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL, DIAL "811" (OR (505) 260-1990) FOR THE 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.
8. CONTRACTOR MUST CONTACT JASON RODRIGUEZ AT 235-8016 AND CONSTRUCTION COORDINATION AT 924-3416 TO SCHEDULE AN INSPECTION.

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>ALBUQUERQUE SELF STORAGE</b> 7401 San Mateo Blvd	DRAWN BY B.J.F.
	<b>GRADING &amp; DRAINAGE PLAN</b>	DATE 3/10/2022
3/15/2022 RONALD R. BOHANNAN P.E. #7868		SHEET # <b>C3</b>
5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com		JOB # 2020068





**Weighted E Method**

Basin	Area (sf)	Area (acres)	Treatment A				Treatment B				Treatment C				Treatment D				100-Year			10-Year		
			%	(acres)	%	(acres)	%	(acres)	%	(acres)	%	(acres)	%	(acres)	Weighted E (in)	Volume (ac-ft)	Flow cfs	Weighted E (in)	Volume (ac-ft)	Flow cfs				
1	10,343	0.24	0%	0	24%	0.06	24%	0.06	52%	0.12	1.651	0.033	0.84	0.972	0.019	0.48								
2	36,818	0.85	0%	0	0%	0.00	10%	0.08	90%	0.76	2.200	0.155	3.56	1.407	0.099	2.20								
3	26,367	0.61	0%	0	9%	0.05	11%	0.07	80%	0.48	2.049	0.103	2.43	1.288	0.065	1.47								
OF-1	2,297	0.05	0%	0	0%	0.00	100%	0.05	0%	0.00	1.030	0.005	0.16	0.480	0.002	0.08								
OF-2	1,737	0.04	0%	0	0%	0.00	100%	0.04	0%	0.00	1.030	0.003	0.12	0.480	0.002	0.06								

**Equations:**

Weighted E =  $E_a \cdot A_a + E_b \cdot A_b + E_c \cdot A_c + E_d \cdot A_d$  / (Total Area)

Volume = Weighted D \* Total Area

Flow =  $Q_a \cdot A_a + Q_b \cdot A_b + Q_c \cdot A_c + Q_d \cdot A_d$

**Water Quality Volume Calculations**

Basin 1  $0.26'' \cdot 0.12$  acres = 113 ft<sup>3</sup>

Basin 2  $0.26'' \cdot 0.76$  acres = 717 ft<sup>3</sup>

Basin 3  $0.26'' \cdot 0.48$  acres = 453 ft<sup>3</sup>

Excess Precipitation, E (inches)			Peak Discharge (cfs/acre)		
Zone 2	100-Year	10-Year	Zone 2	100-Year	10-Year
E <sub>a</sub>	0.62	0.15	Q <sub>a</sub>	1.71	0.41
E <sub>b</sub>	0.8	0.3	Q <sub>b</sub>	2.36	0.95
E <sub>c</sub>	1.03	0.48	Q <sub>c</sub>	3.05	1.59
E <sub>d</sub>	2.33	1.51	Q <sub>d</sub>	4.34	2.71

**LEGEND**

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

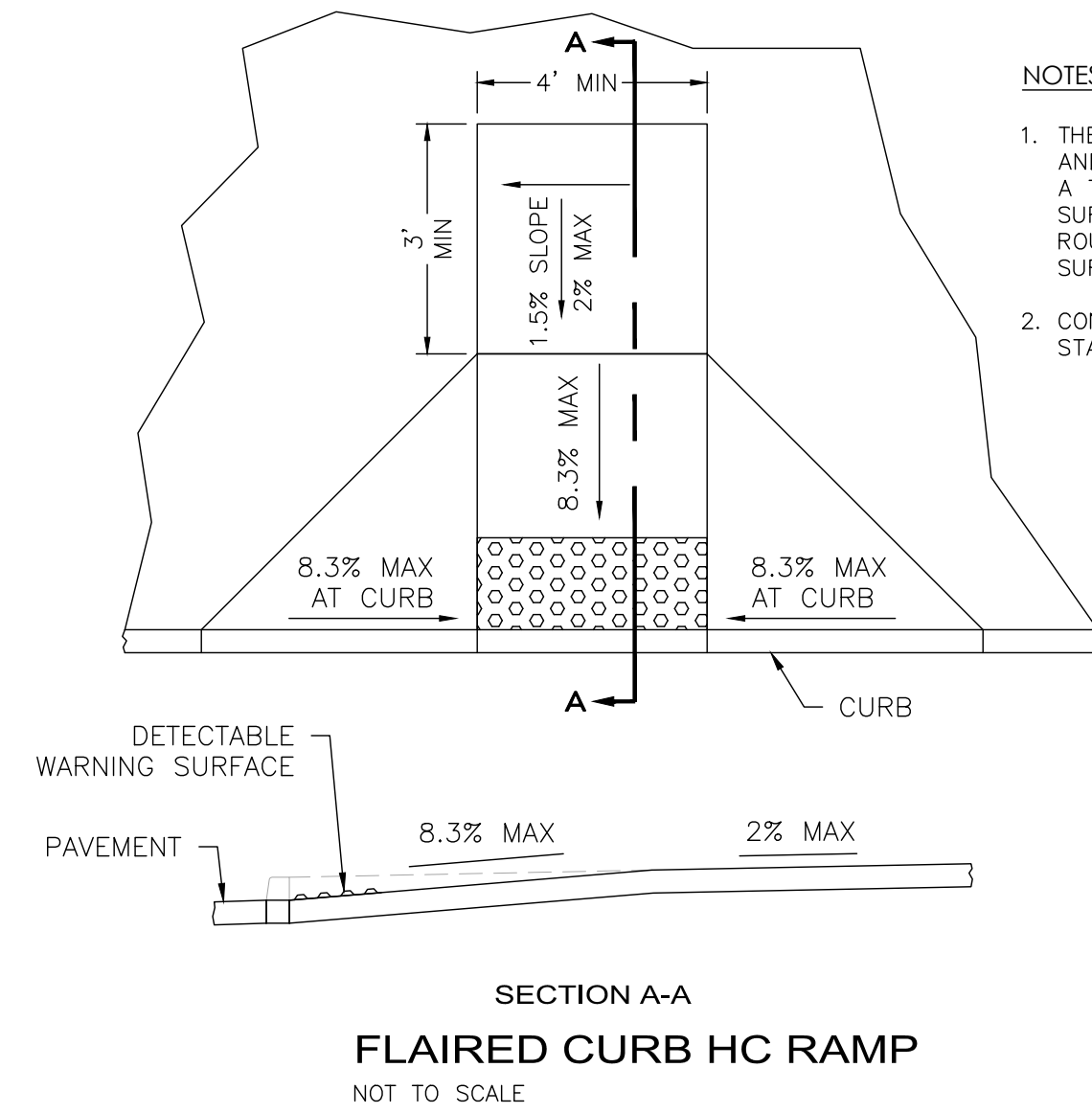
	<b>ALBUQUERQUE SELF STORAGE</b> 7401 San Mateo Blvd	DRAWN BY BJJ
	<b>GRADING &amp; DRAINAGE PLAN</b>	DATE 3/10/2022
3/15/2022 RONALD R. BOHANNAN P.E. #7868	5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # <b>C4</b> JOB # 2020068

Z:\2020\2020068 Albuquerque Self Storage (San Mateo)\dwg\AA\2020068\_GR.dwg, Mar 15, 2022 - 4:39pm

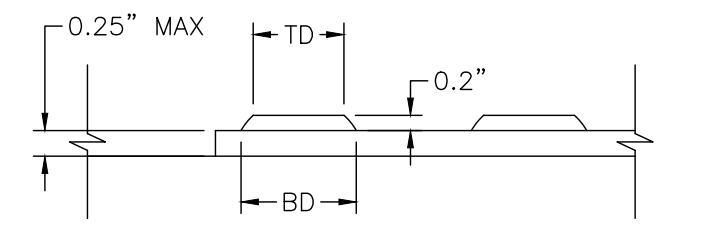




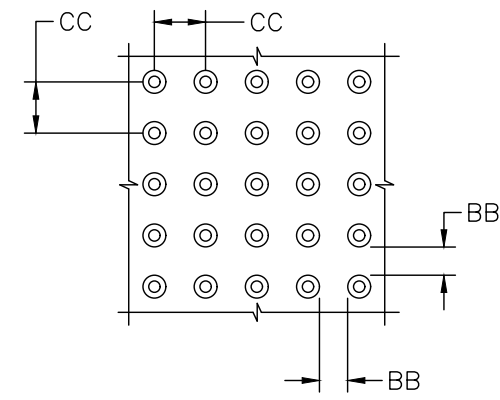




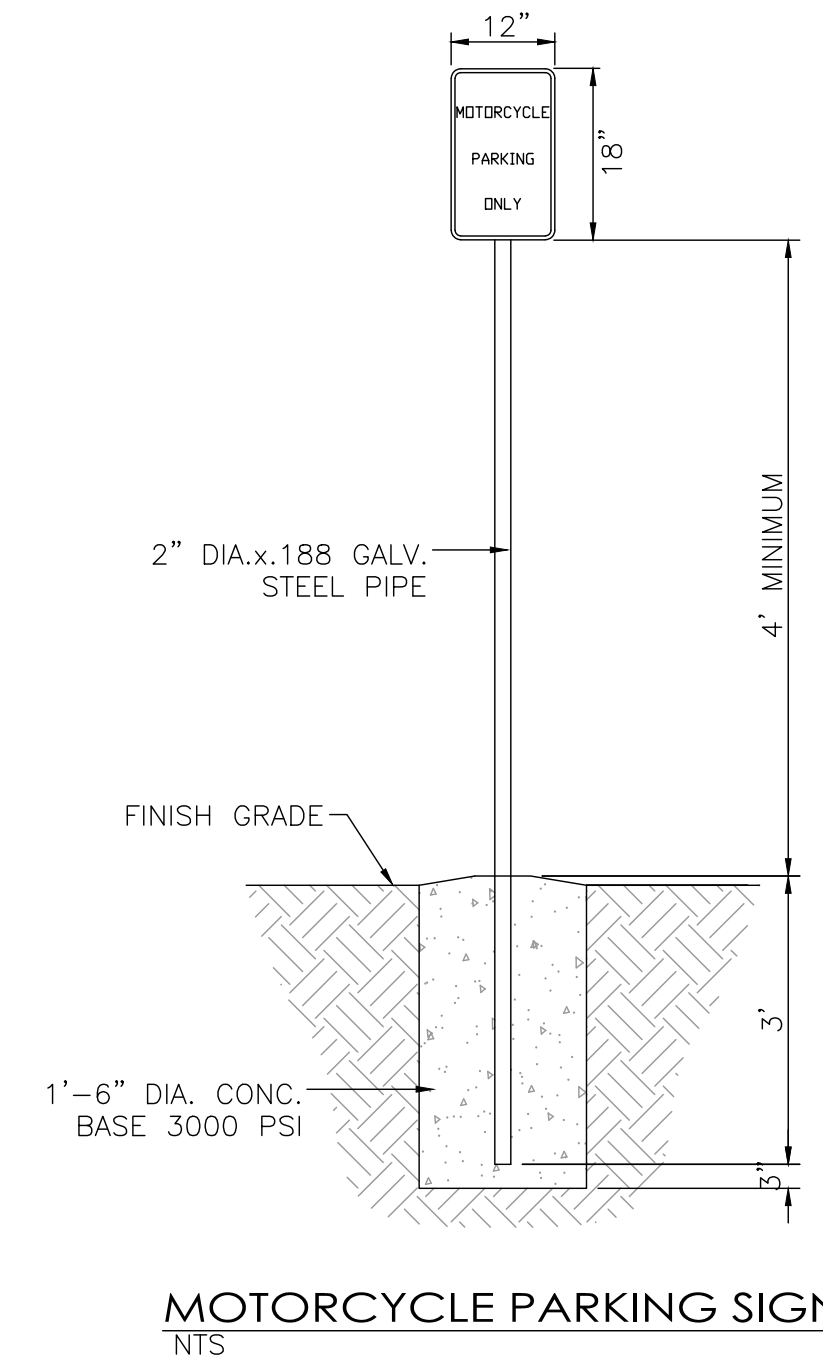
- NOTES:**
1. THE SURFACE OF RAMP AND SIDES SHALL HAVE A TRANSVERSE BROOMED SURFACE TEXTURE ROUGHER THAN THE SURROUNDING SIDEWALK.
  2. CONSTRUCT PER A.D.A. STANDARDS.



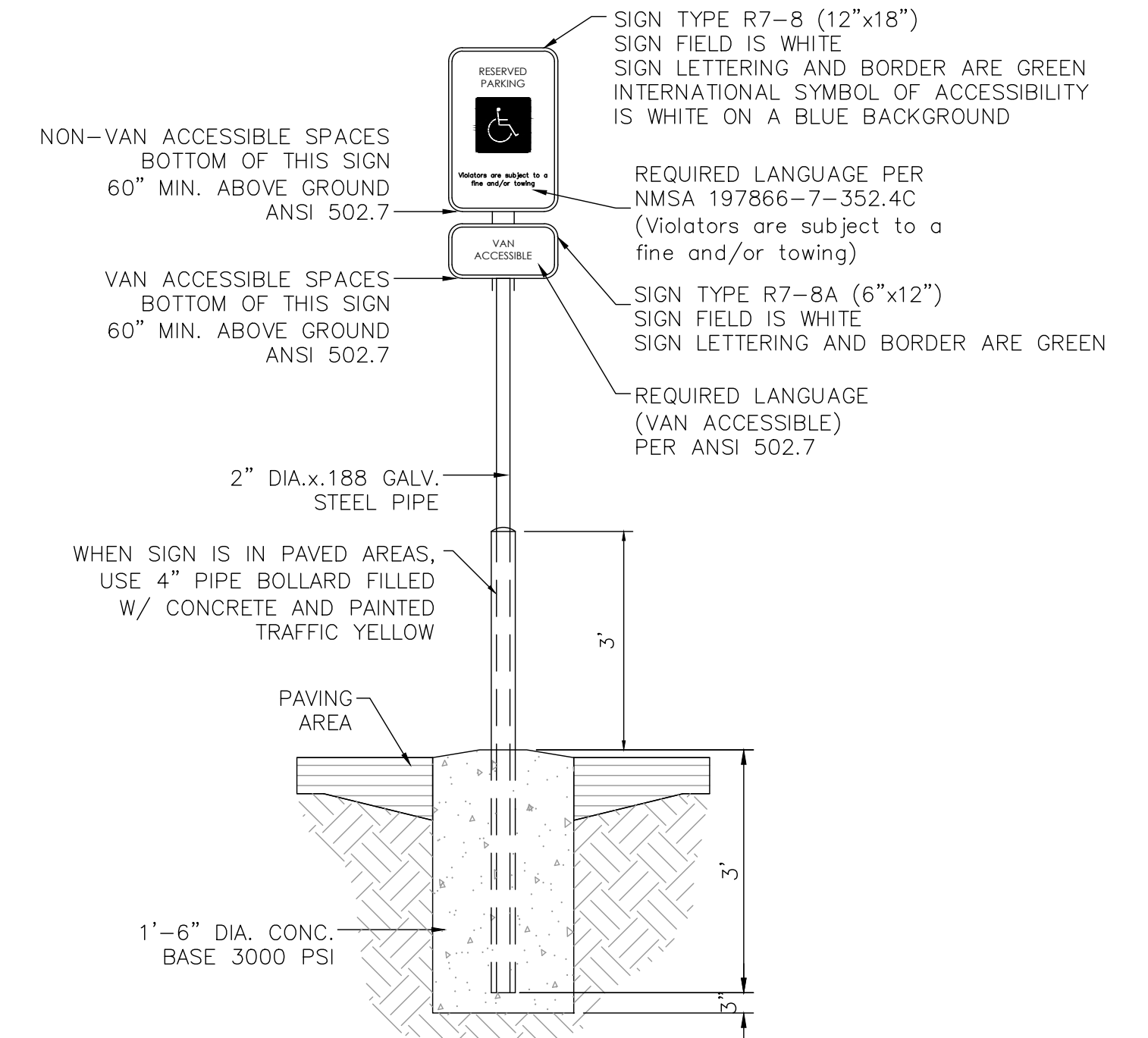
**DOME SECTION**  
 BD - BASE DIAMETER 0.9" MIN  
 TD - TOP DIAMETER 50% OF BD MIN TO 65% OF BD MAX



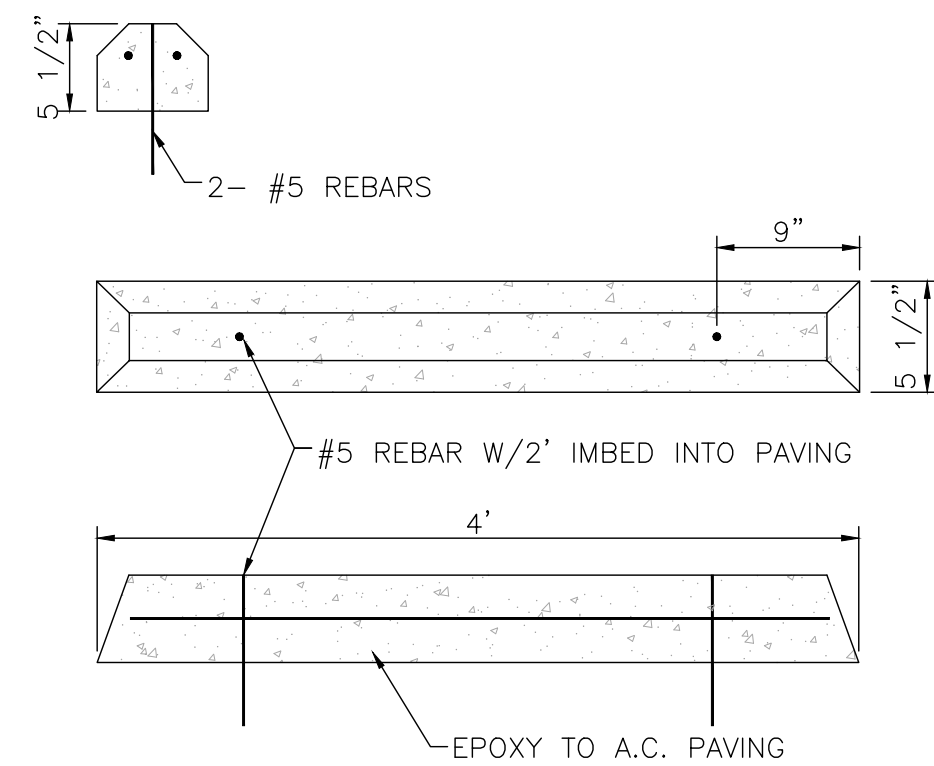
**DOME SPACING**  
 CC - CENTER TO CENTER SPACING 2.35"  
 BB - BASE TO BASE SPACING 1.48" MIN



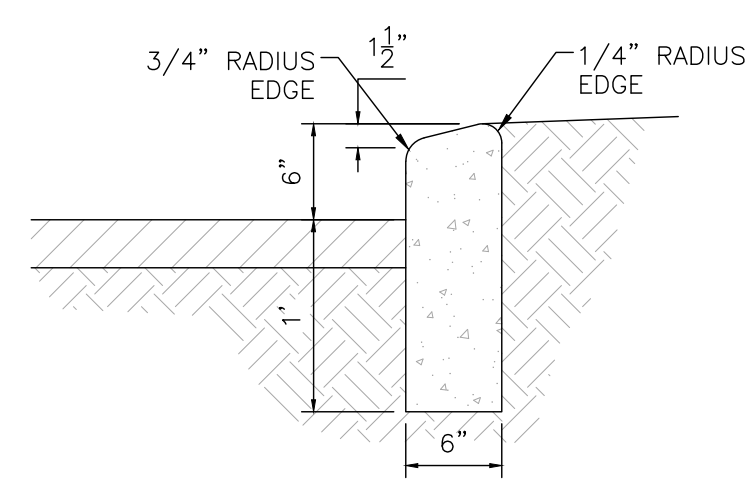
**MOTORCYCLE PARKING SIGN**  
 NTS



**ACCESSIBLE PARKING SIGN**  
 NTS

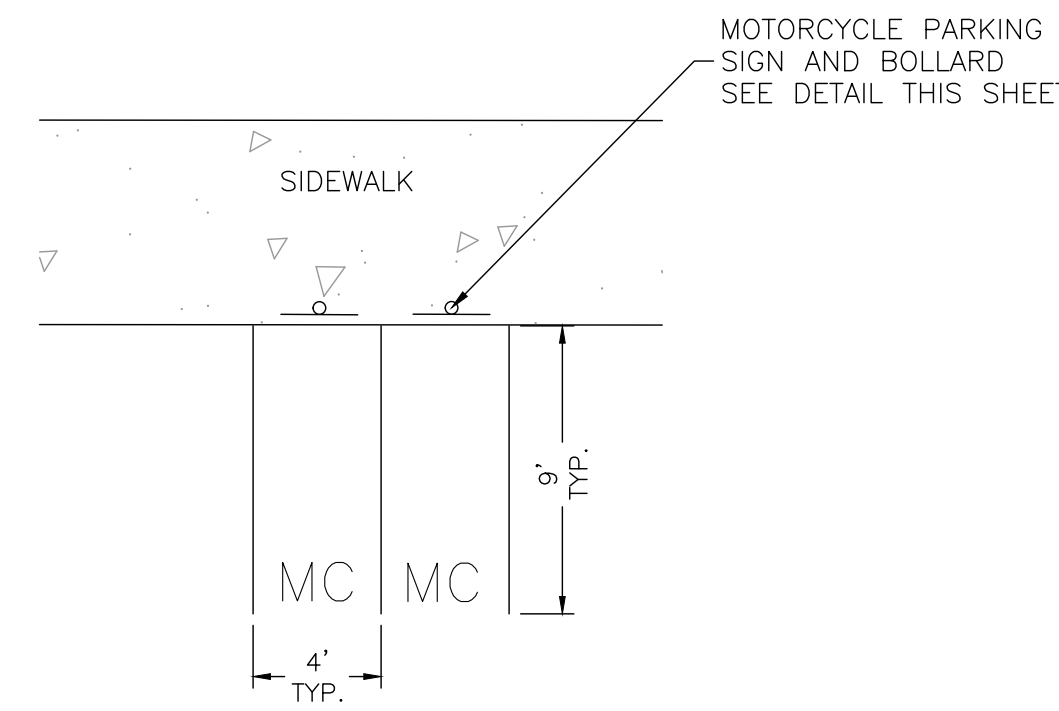


**WHEEL BUMPER**  
 NTS



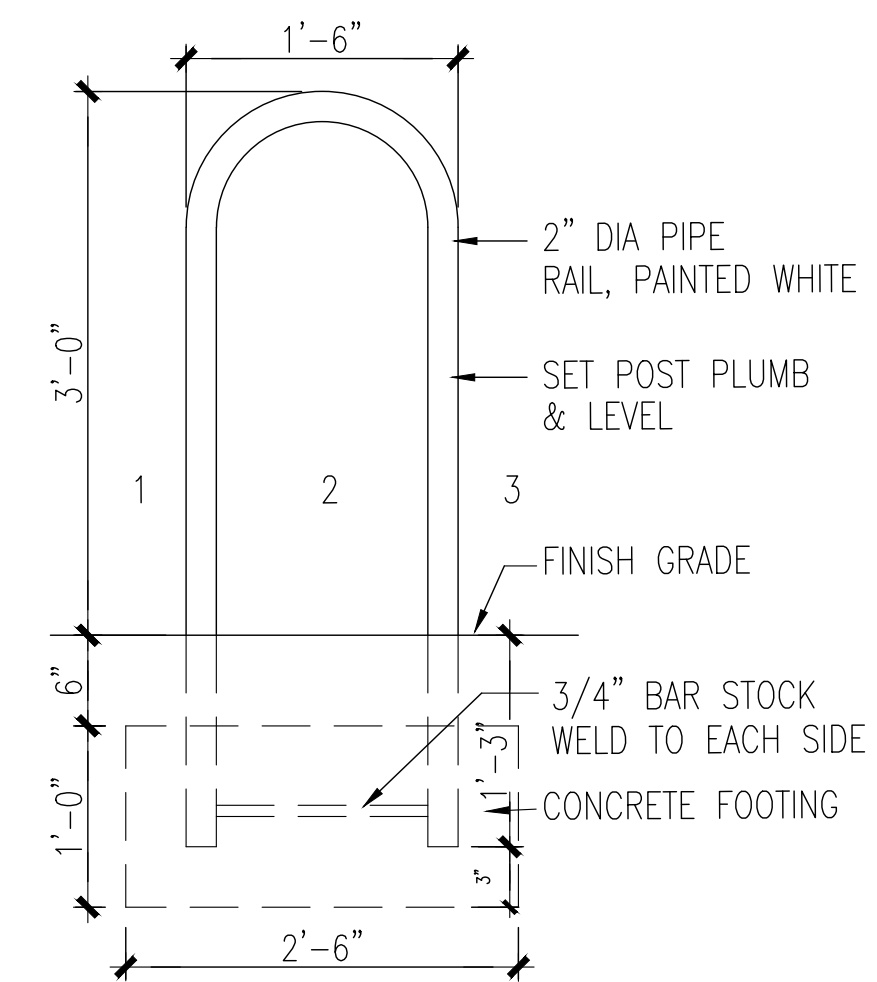
- CURB GENERAL NOTES:**
1. ALL CURBS TO BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE, PER WAL-MART SPECIFICATIONS.
  2. PROVIDE CONTRACTION JTS. 12" MAX., SPACING, 1/2" EXP. JTS. AT CURB RETURNS AND AT A MAX. SPACING OF 120" BETWEEN CURB RETURNS AND EACH SIDE OF SEPARATELY CONSTRUCTED DRIVEWAYS. CONTRACTION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

**6" HEADER CURB DETAIL**  
 1"=1"



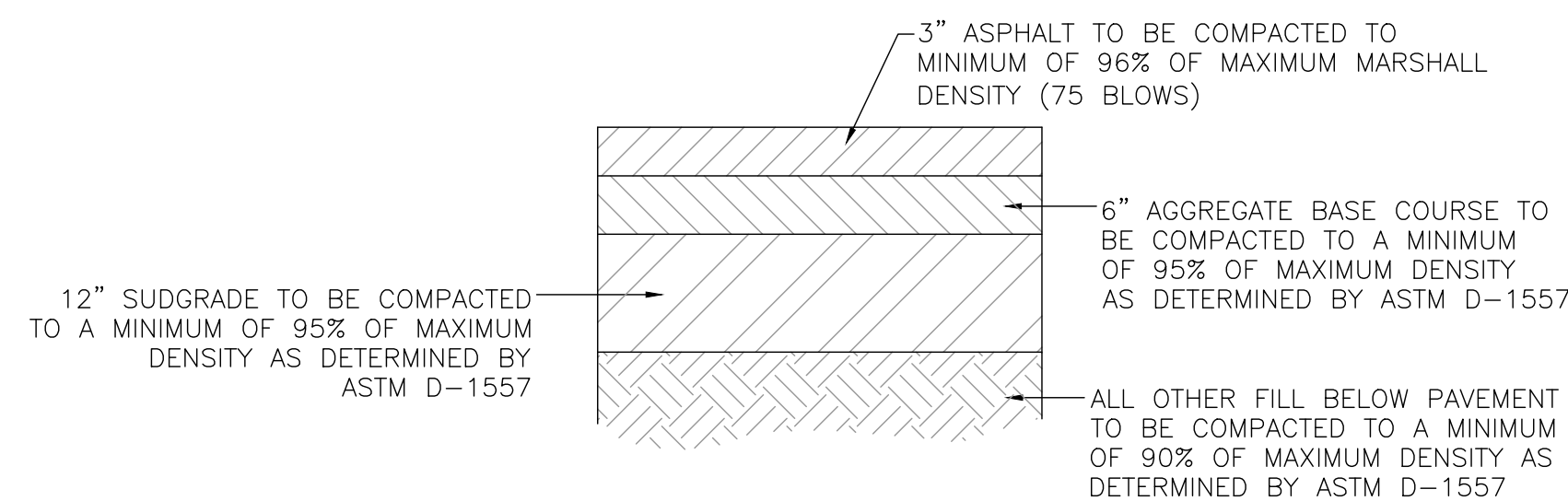
- NOTES:**
- 1) MC shall be painted on the pavement at rear of space, white symbol.
  - 2) Parking space lines to be painted blue.

**MOTORCYCLE PARKING DETAIL**  
 NTS

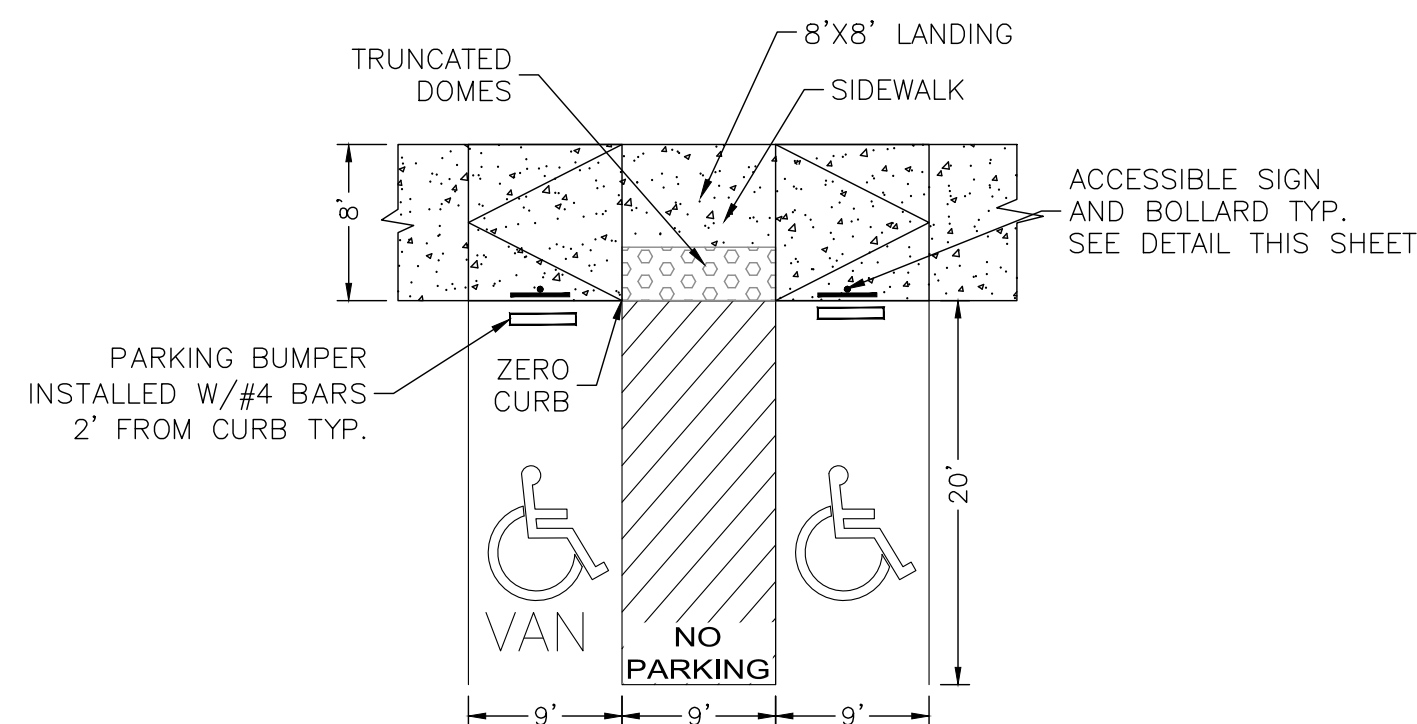


- NOTES:**
1. THE RACK SHALL BE A MINIMUM 30" TALL AND 18" WIDE
  2. THE BICYCLE FRAME SHALL BE SUPPORTED HORIZONTALLY AT 2 OR MORE PLACES. COMB/TOASTER RACKS ARE NOT ALLOWED
  3. THE RACK SHALL BE DESIGNED TO SUPPORT THE BICYCLE IN AN UPRIGHT POSITION. SEE THE IDO FOR ADDITIONAL INFORMATION
  4. THE RACK ALLOWS FOR VARYING BICYCLE FRAME SIZE AND STYLES TO BE ATTACHED
  5. THE USER IS NOT REQUIRED TO LIFT THE BICYCLE ONTO THE RACK
  6. EACH BICYCLE PARKING SPACE IS ACCESSIBLE WITHOUT MOVING ANOTHER BICYCLE
  7. BICYCLE RACKS SHALL BE STURDY AND ANCHORED TO A CONCRETE PAD
  8. A 1 FOOT CLEAR ZONE AROUND THE BICYCLE PARKING SHALL BE PROVIDED
  9. BICYCLE PARKING SPACES SHALL BE AT LEAST 6' LONG AND 2' WIDE

**BIKE RACK DETAIL**  
 NTS



**TYPICAL PAVING SECTION**  
 NTS

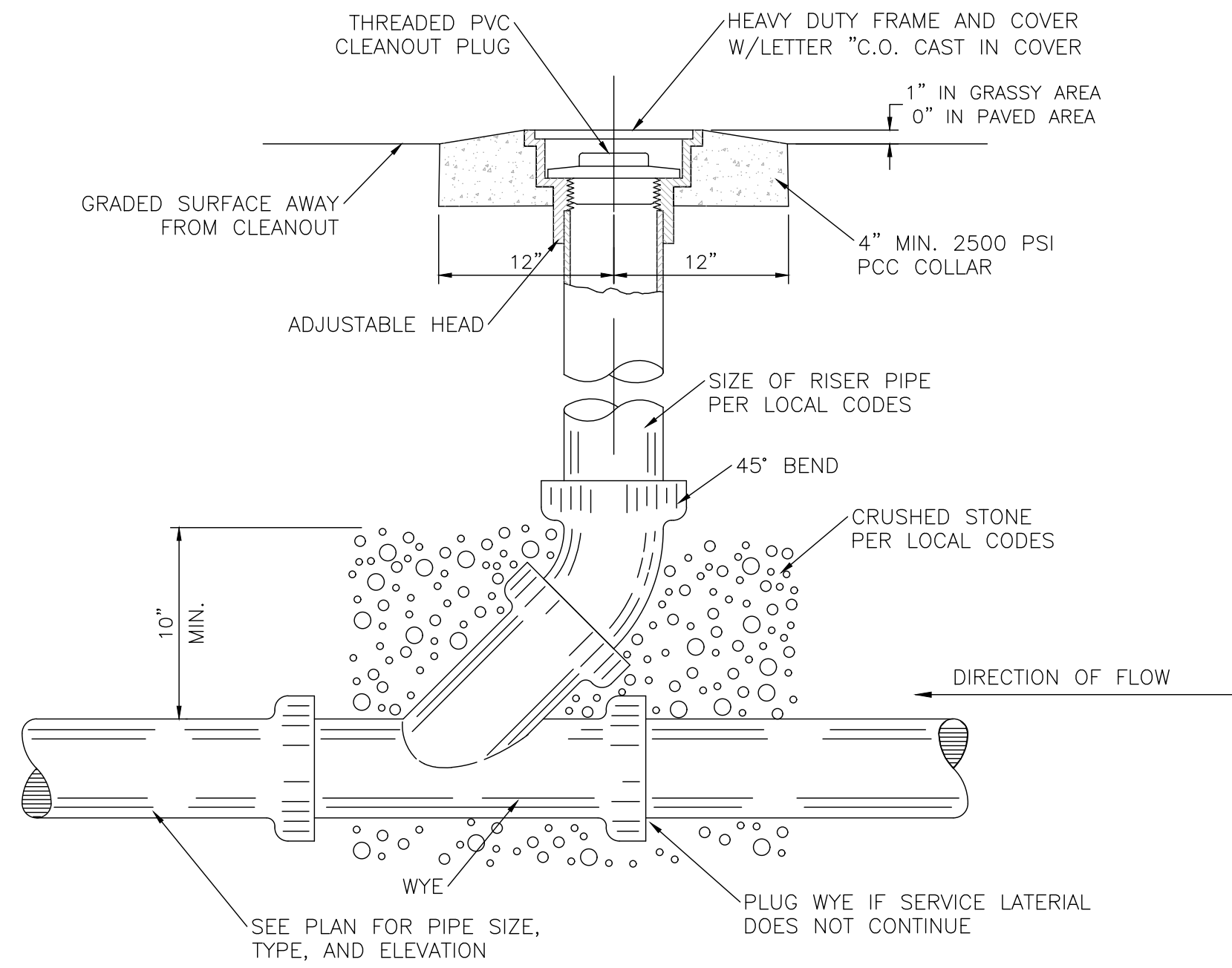


- NOTES:**
- 1) International Symbol of Accessibility shall be painted on the pavement at rear of space, white symbol on blue background.
  - 2) Parking space lines and diagonal striping to be painted blue.
  - 3) Access aisle shall have the words "NO PARKING" in capital letters, each of which shall 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 tires would be placed.
  - 4) ADA parking areas - not to exceed a slope greater than 2% in any direction

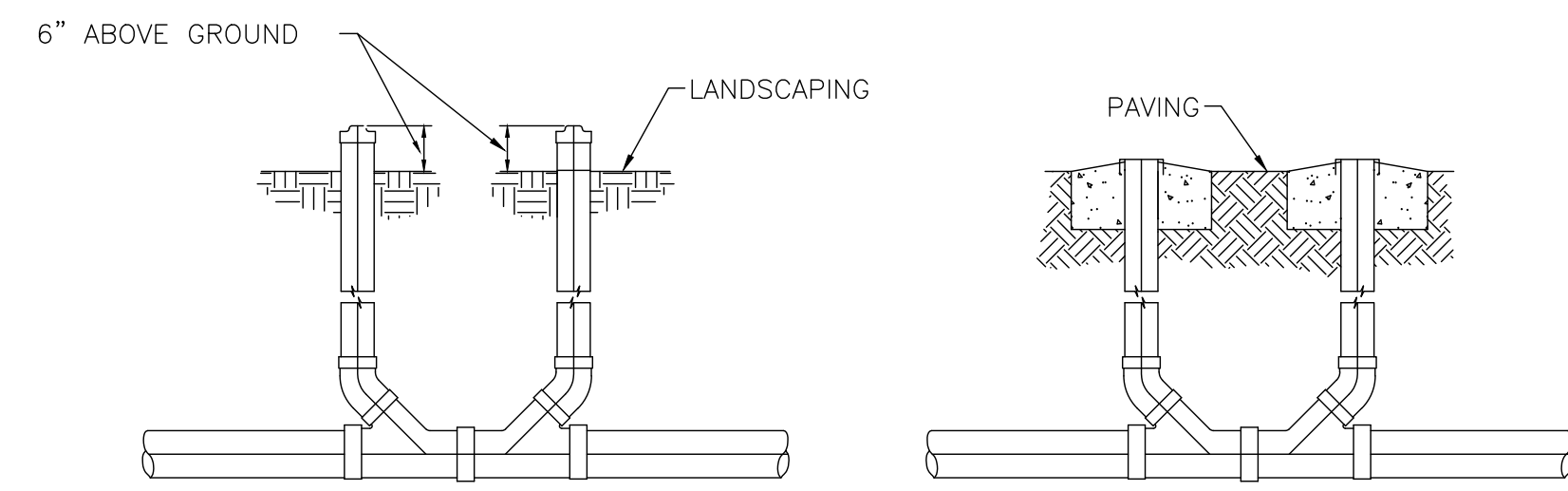
**HC PARKING DETAIL**  
 NTS

ENGINEER'S SEAL	ALBUQUERQUE SELF STORAGE	DRAWN BY BJF
	7401 San Mateo Blvd	DATE 3/10/2022
	<b>CONSTRUCTION DETAILS</b>	2020068-DET
		SHEET # <b>C6</b>
 3/15/2022 RONALD R. BOHANNAN P.E. #7868	 TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 871109 (505) 858-3100 www.tierrowestllc.com	JOB # 2020068

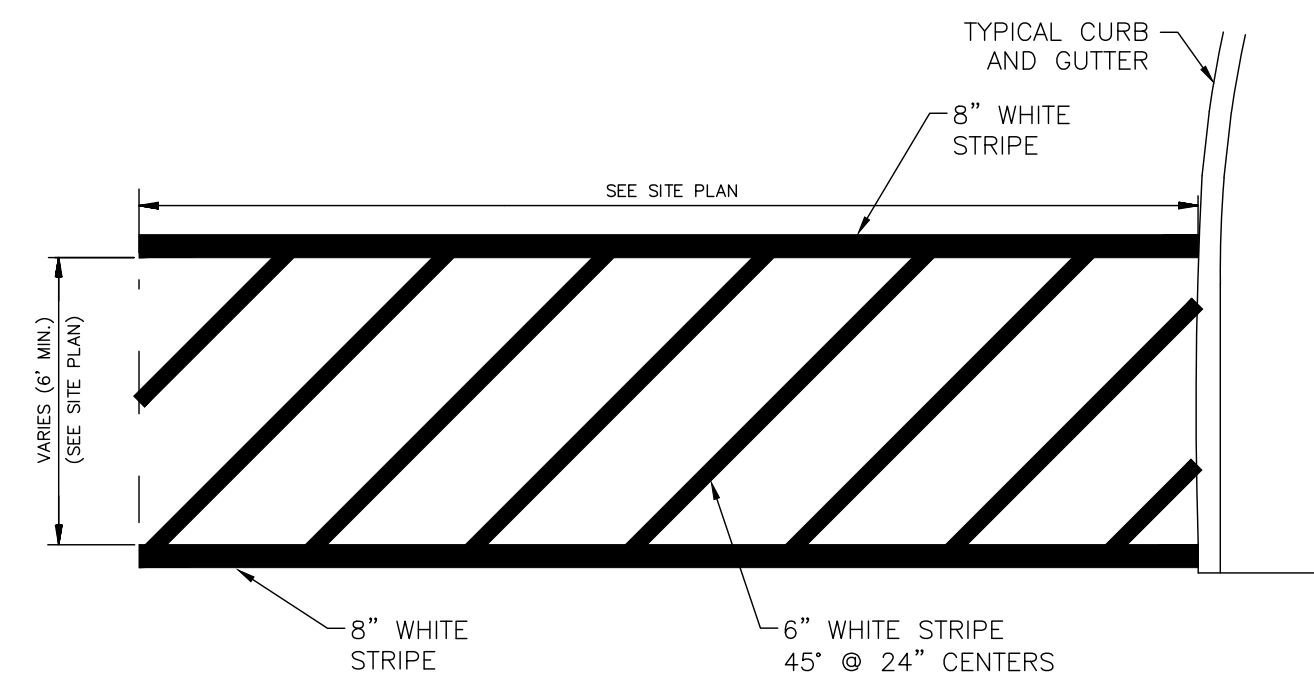




**SANITARY SEWER CLEAN-OUT**  
NTS



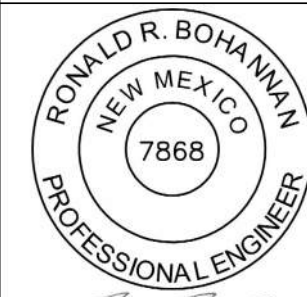
**SANITARY SEWER DOUBLE CLEAN-OUTS**  
NTS



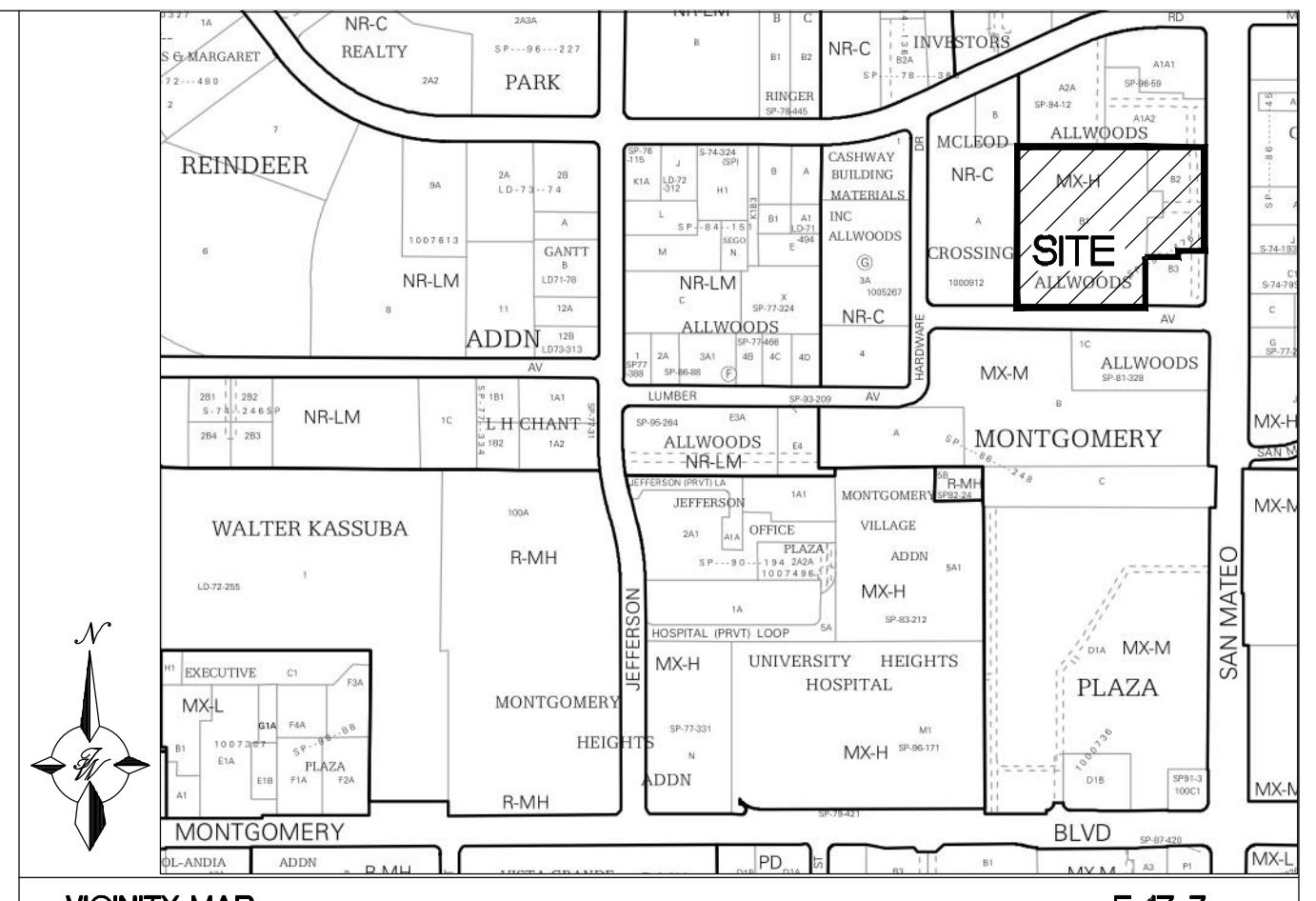
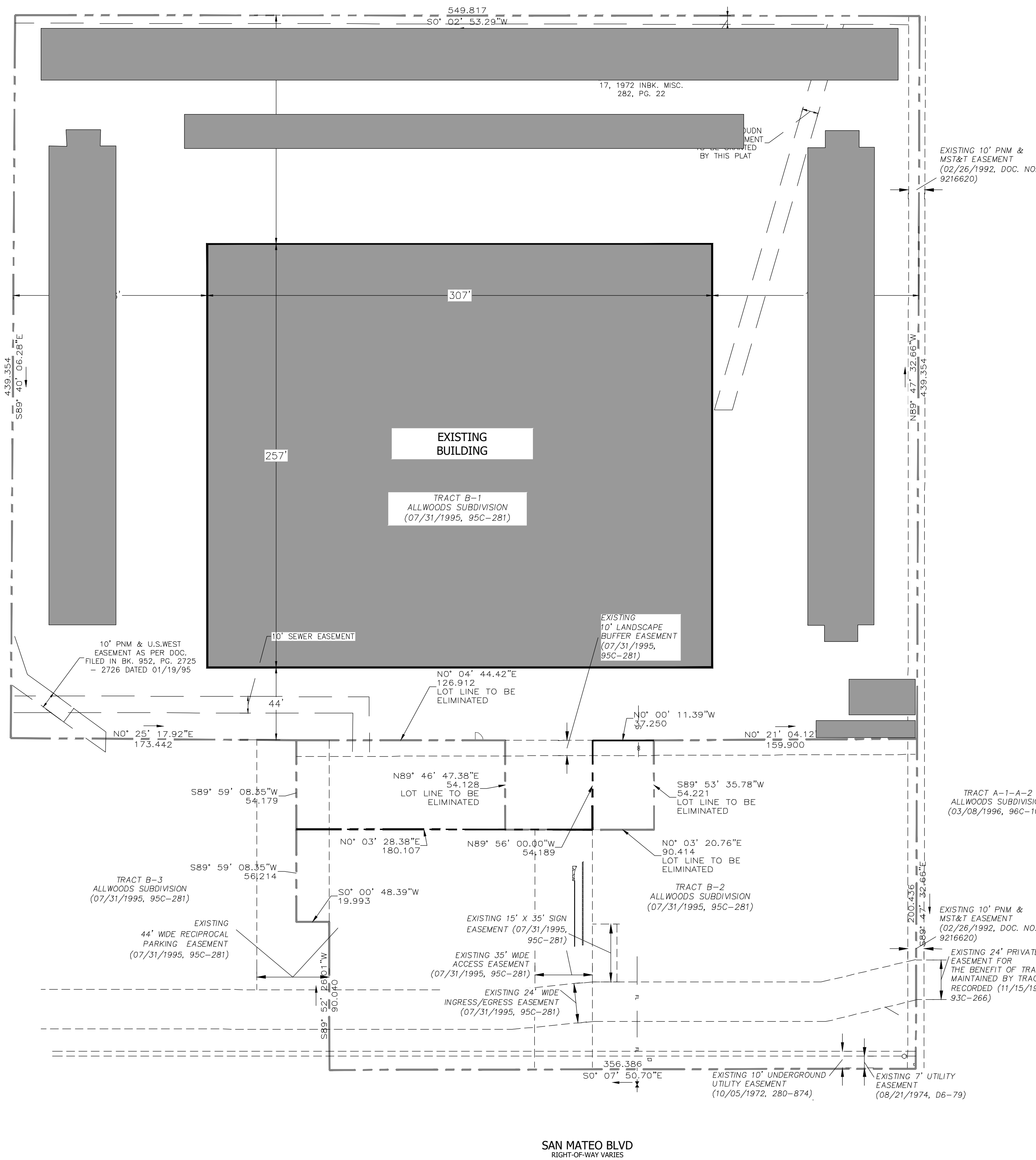
- NOTE:
1. MARKINGS WITHIN PRIVATE PARKING LOT SHALL BE PER THIS DETAIL.
  2. THESE MARKINGS ARE TO BE PAINTED REFLECTIVE WHITE.

**CROSSWALK/PED. CROSSING**  
NTS

Z:\2020\2020068 - Albuquerque Self Storage (San Mateo)\dwg\AA\2020068-DET.dwg Mar 15, 2022 - 4:39pm

ENGINEER'S SEAL	ALBUQUERQUE SELF STORAGE 7401 San Mateo Blvd	DRAWN BY BJF
 3/15/2022	<b>CONSTRUCTION DETAILS</b>  <b>TIERRA WEST, LLC</b> 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com	DATE 3/10/2022
		2020068-DET
		SHEET # <b>C7</b>
RONALD R. BOHANNAN P.E. #7868		JOB # 2020068

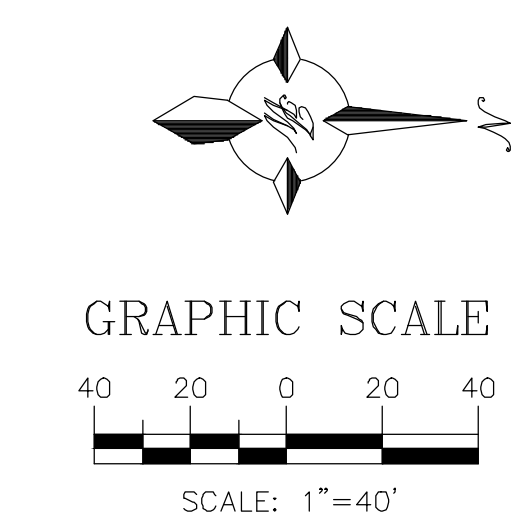
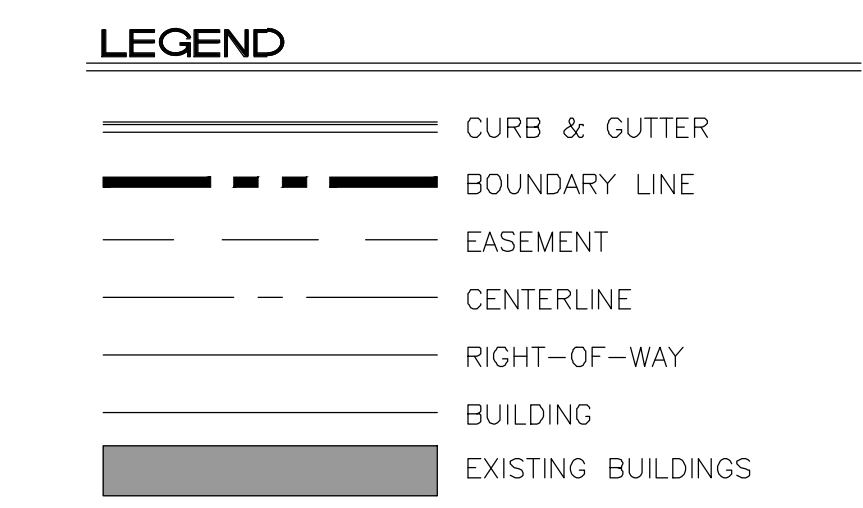
Z:\2020\2020068 Albuquerque Self Storage (San Mateo)\dwg\AA\2020068\_Site Plan\_Tract B-1.dwg Mar 22, 2022 - 3:37pm



**VICINITY MAP** F-17-Z

**LEGAL DESCRIPTION:**  
TRACT B-1 & B-2 ALLWOODS SUBDIVISION

**NOTES:**  
1. BLANKET DRAINAGE EASEMENT BETWEEN TRACTS B-1, B-2, B-3 PER PLAT RECORDED JULY 31, 1995 95C-281(2)



	<b>ALBUQUERQUE SELF STORAGE</b> 7401 San Mateo Blvd	DRAWN BY BJF
	<b>SITE PLAN FOR TRACT B-1</b>	DATE 3/22/2022
RONALD R. BOHANNAN P.E. #7868	<b>TERRA WEST, LLC</b> 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.terrawestllc.com	SHEET # <b>C1</b>
		JOB # 2020068