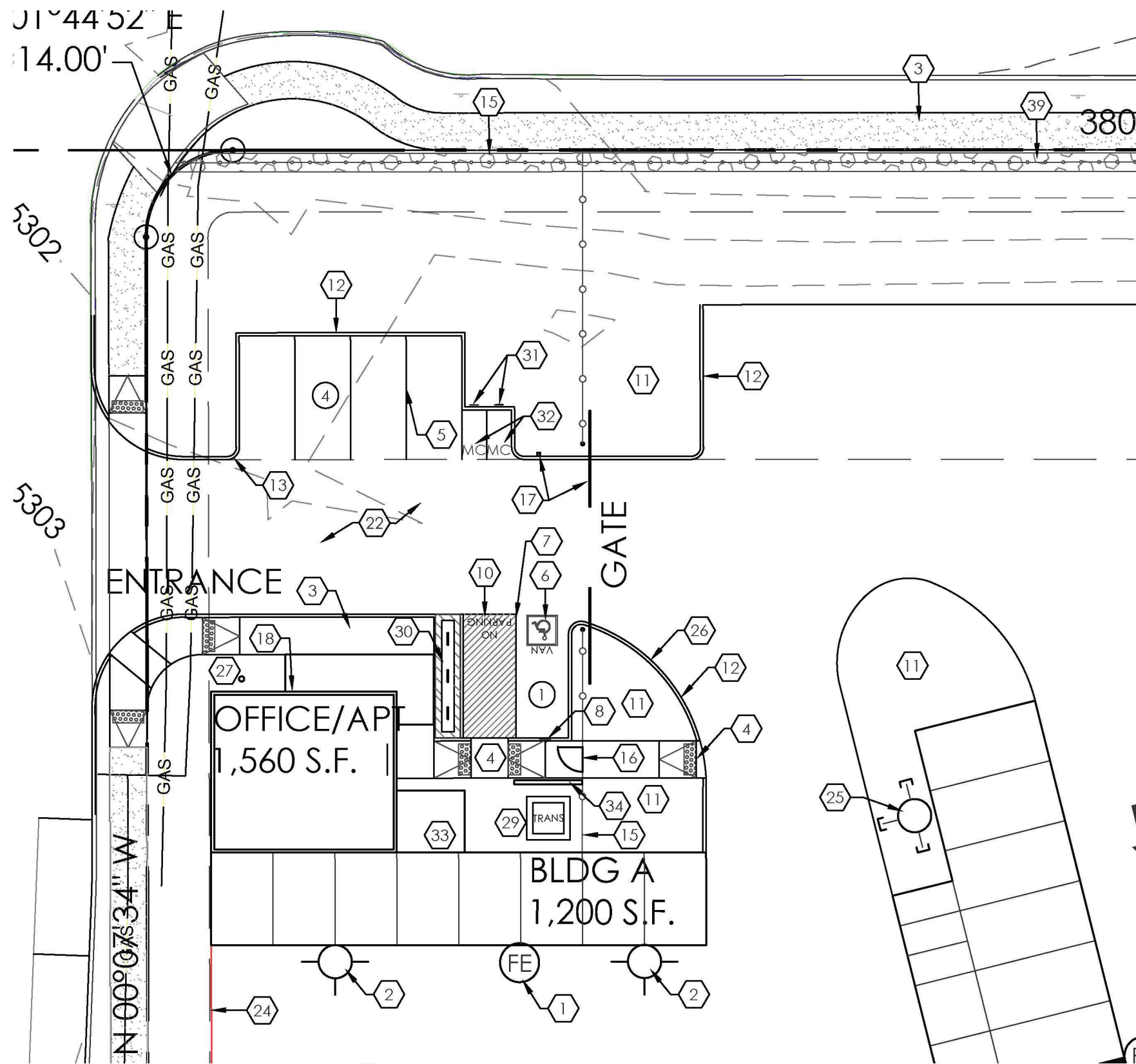




2 ENLARGED SITE PLAN
1"=20'-0"

PARKING REQUIREMENTS

SELF-STORAGE:	1 SPACE / 3,000 S.F. GFA 71,560 S.F./3,000 = 23.85 SPACES (24)
REQUIRED PARKING:	24 SPACES
PROVIDED SPACES:	25 SPACES (1 H.C.) 2 MOTORCYCLE 1 BICYCLE PARKING

NOTE:
ALL BROKEN OR
CRACKED SIDEWALKS
MUST BE REPLACED WITH
SIDEWALK AND CURB &
GUTTER.

KEYED NOTES

1. WALL MOUNTED FIRE EXTINGUISHER, 2A-10-BC, 1 AT EVERY 75'-0" MAX., REF: SITE PLAN FOR LOCATIONS.
2. WALL MOUNTED PACK LIGHT, REF: ELECTRICAL.
3. 6" WIDE x 4" THICK CONC. SIDEWALK, TYP.
4. ADA ACCESSIBLE RAMP, REF: DETAIL A8/AS-2.0.
5. 2" WIDE PAINTED PARKING STRIPE AREA, PER CITY OF ALBUQUERQUE STANDARDS.
6. HANDICAP SYMBOL PER CITY OF ALBUQUERQUE STANDARDS, REF: DETAIL A6/AS-2.0.
7. 2" WIDE PAINTED STRIPE HANDICAP ACCESSIBLE AISLE PER CITY OF ALBUQUERQUE STANDARDS.
8. HANDICAP ACCESSIBLE SIGNAGE PER CITY REQUIREMENTS, REF: DETAIL A5/AS-2.0.
9. 6" WIDE ADA ACCESSIBLE PEDESTRIAN PATH-WAY.
10. "NO PARKING" IN CAPITAL LETTERS, 12" HIGH x 2" WIDE, LOCATE SIGN AT THE REAR OF THE PARKING SPACE SO AS TO BE CLOSE TO WHERE AN ADJACENT VEHICLE'S TIRE WOULD BE PLACES. [66-1-4.1.B NMSA 1978].
11. LANDSCAPING AREA, REF: LANDSCAPING PLAN.
12. 6" HIGH CONC. CURB, REF: GRADING AND DRAINAGE PLAN.
13. 2'-0" RADIUS.
14. 15'-0" RADIUS.
15. NEW 3' HIGH GABION FENCE WITH 3' HIGH WELDED WIRE MESH FENCE ABOVE, AT PARKING ONLY.
16. NEW 36"W x 6'H MAIN GATE WITH KEYED LOCKSET.
17. NEW (2) 15' SLIDING AUTOMATIC GATES WITH SECURITY PUSH PAD FOR CUSTOMER ACCESS.
18. KNOX BOX LOCATION WITH KEYS FOR OFFICE BUILDING AND MAIN PROPERTY SLIDING GATES FOR FIRE DEPARTMENT USE TO GAIN ACCESS TO PROPERTY IN CASE OF EMERGENCY, KNOX BOX BY OWNER, INSTALLED BY OWNER, VERIFY LOCATION OF KNOX BOX WITH FIRE DEPARTMENT.
19. SAW CUT EXIST. CURB AND GUTTER AND REMOVE FOR NEW CURB CUT AND DRIVE PAD, BUILD NEW DRIVE PAD PER C.O.A. STANDARD DRAWING 2426, REF: GRADING AND DRAINAGE PLANS. NOTE: ANY WORK WITHIN PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER WITH DRC APPROVED PLANS.
20. DUMPSTER ENCLOSURE, REF: DETAIL A1/AS-2.0.
21. STORM DRAIN INLET, REF: GRADING AND DRAINAGE PLAN.
22. ASPHALT PAVING, REF: GRADING AND DRAINAGE PLAN.
23. EDGE OF ASPHALT PAVING.
24. 6" HIGH WELDED WIRE MESH FENCE.
25. NEW FIRE HYDRANT.
26. 28'-0" RADIUS, TYP. LINE SHOWN FOR RADIUS LAYOUT ONLY.
27. FLAGPOLE WITH LIGHT.
28. BASE COURSE.
29. ELECTRICAL TRANSFORMER, REF: ELECTRICAL PLANS.
30. BIKE RACK FOR (1) BICYCLE. REF DETAIL A14-A15/AS-2.0. BIKE PARKING SPACES SHALL BE 6'-0" LONG x 2' WIDE FOR EACH BIKE. NOTE: A 1'-0" CLEAR ZONE AROUND THE BIKE PARKING SPACE.
A. 30" TALL x 18" WIDE.
B. BICYCLE FRAME SHALL BE SUPPORTED HORIZONTALLY AT TWO OR MORE PLACES.
C. COMB/TOASTER RACKS ARE NOTE ALLOWED
C. THE RACK SHALL BE DESIGNED TO SUPPORT THE BICYCLE IN AN UPRIGHT POSITION. SEE THE IDO FOR ADDITIONAL INFORMATION.
D. THE RACK ALLOWS VARYING BICYCLE FRAME SIZES AND STYLES TO BE ATTACHED.
E. THE USER IS NOT REQUIRED TO LIFT THE BICYCLE ONTO THE BICYCLE RACK.
F. EACH BICYCLE PARKING SPACE IS ACCESSIBLE WITHOUT MOVING ANOTHER BICYCLE.
G. THE RACKS SHOULD BE STURDY AND ANCHORED TO A CONCRETE PAD.
31. MOTORCYCLE PARKING SIGNAGE PER CABQ STANDARDS, TYP. REF: A13/AS-2.0.
32. PAINTED "MC" IN CAPITAL LETTERS, 12" HIGH x 2" WIDE, AT MOTORCYCLE PARKING - WHITE ON PAVEMENT PER CABQ STANDARDS.
33. COVERED PATIO W/ BENCH.
34. CMU WALL 4' TALL.
35. 20 - 9'x22' ON STREET PARKING.
36. EMERGENCY ACCESS CRASH GATE W/ KNOX BOX.
37. EXISTING DROPPED INLET.
38. PAINTED "ONE-WAY" - WHITE ON PAVEMENT PER CABQ STANDARDS, REF: DETAIL A18/AS-2.0.
39. NEW 2' HIGH GABION FENCE WITH 4' HIGH WELDED WIRE MESH FENCE ABOVE.

PROJECT NUMBER:

PR-2024-011268

Application Number:

SI-2024-01674

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

DFT SITE DEVELOPMENT PLAN APPROVAL:

Ernest Armijo
Traffic Engineering, Transportation Division

09/24/2025

Date

ABQWUA
Whitney Phelan
Parks and Recreation Department

10/08/2025

Date

Whitney Phelan (Sep 24, 2025 16:08:40 MDT)
Parks and Recreation Department

09/24/2025

Date

Hydrology
Hydrology

09/24/2025

Date

Code Enforcement
Code Enforcement

09/25/2025

Date

* Environmental Health Department (conditional)

Date

Solid Waste Management

Date

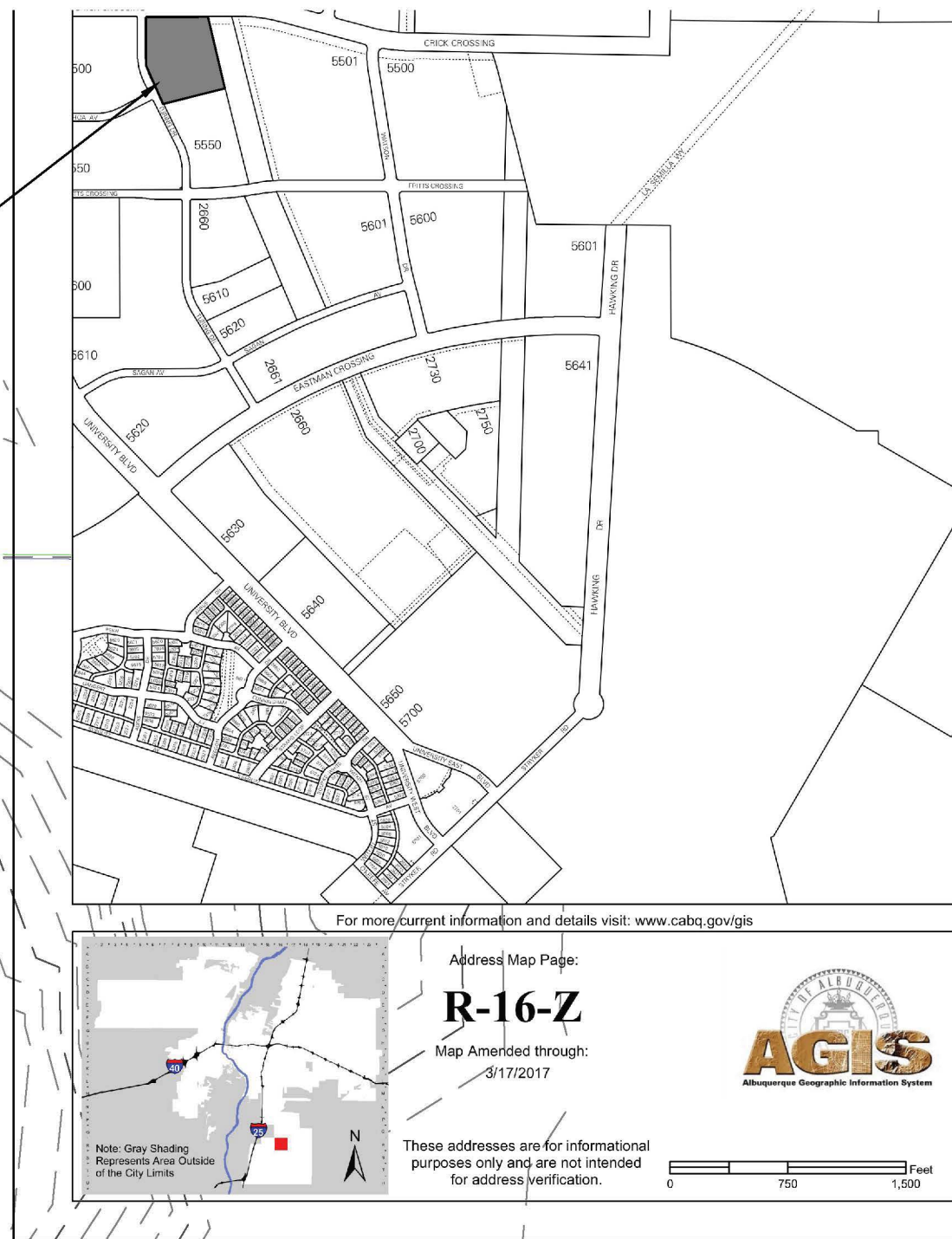
Jay Rodenbach
Planning Department

10/03/2025

Date



SITE LOCATION

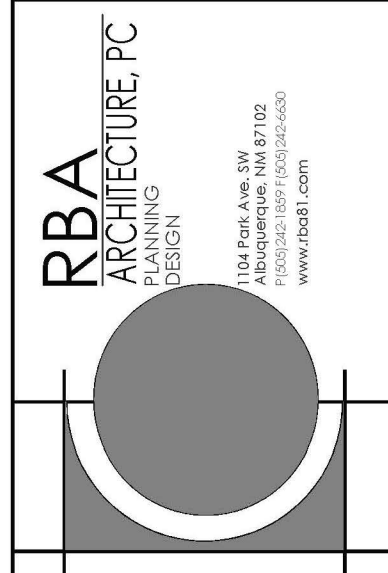
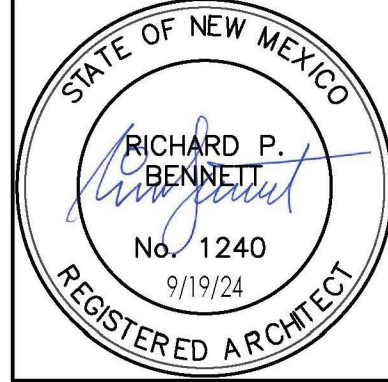


BUILDING LEGEND

BUILDING A	1,200 S.F.
BUILDING B	900 S.F.
BUILDING C	3,250 S.F.
BUILDING D	1,000 S.F.
BUILDING E	7,150 S.F.
BUILDING F	5,600 S.F.
BUILDING G	9,900 S.F.
BUILDING H	10,200 S.F.
BUILDING J	10,050 S.F.
BUILDING K	8,150 S.F.
BUILDING L	12,600 S.F.
BUILDING TOTAL	70,000 S.F.
OFFICE/AP	1,560 S.F.
TOTAL	71,560 S.F.

MESA DEL SOL SELF STORAGE
SITE PLAN
5500 TURING DR SE
ALBUQUERQUE, NM 87106
PROJECT #2322

REVISION DATE

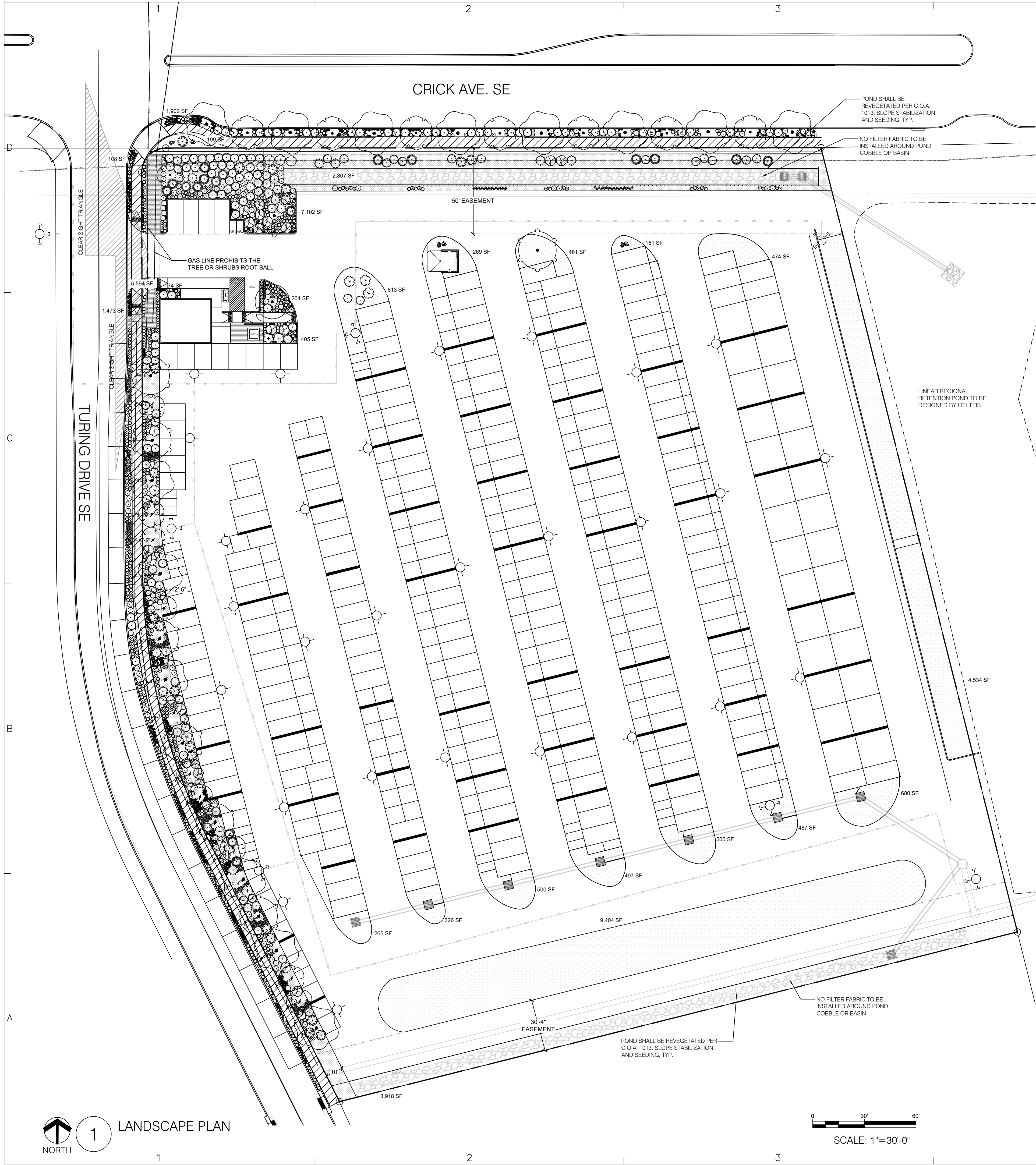


DATE

09-19-2024

SHEET NUMBER

AS-1.0



GENERAL LANDSCAPE NOTES

IRRIGATION
IRRIGATION SYSTEM STANDARDS OUTLINED IN THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE SHALL BE STRICTLY ADHERED TO. ALL NON-RESIDENTIAL LANDSCAPE IRRIGATION SHALL HAVE AUTOMATIC TIMERS AND/OR PROGRAMMABLE SETTINGS TO AVOID OVERWATERING, PURSUANT OF IDO 5-6(C)(14)(C).IRRIGATION SHALL ADHERE TO CABQ SPECIFICATIONS SECTION 1000.

RESPONSIBILITY OF MAINTENANCE
MAINTENANCE OF ALL PLANTING AND IRRIGATION, INCLUDING THOSE WITHIN THE PUBLIC R.O.W., SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

METHOD FOR COMPLYING WITH WATER CONSERVATION ORDINANCE
THE PLANT PALETTE IS PREDOMINANTLY COMPRISED OF PLANTS WITH LOW TO MEDIUM WATER USE REQUIREMENTS, THEREBY MINIMIZING IRRIGATION NEEDS WHILE ENSURING THE VIABILITY OF THE PLANTS.

PNM COORDINATION
COORDINATION WITH PNM'S NEW SERVICE DELIVERY DEPARTMENT IS NECESSARY REGARDING PROPOSED TREE LOCATION AND HEIGHT, SIGN LOCATION AND HEIGHT, AND LIGHTING HEIGHT IN ORDER TO ENSURE SUFFICIENT SAFETY CLEARANCES.

SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO ELECTRIC UTILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET IN FRONT AND AT LEAST 5 FEET ON THE REMAINING THREE SIDES SURROUNDING ALL GROUND-MOUNTED EQUIPMENT FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.

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

SHREDDED ORGANIC MULCH AT TREES
SHREDDED ORGANIC MULCH WILL BE PROVIDED BENEATH THE ENTIRE TREE CANOPY FOR ALL NEW TREES IN LANDSCAPE AREAS. PROVIDE 5' DIAMETER CIRCLE.

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	INSTALL SIZE	MATURE SIZE	WATER USE
TREES					
	11	Chilopsis Linearis / Desert Willow	2.5" cal.	15' x 15'	RW
	7	Prunus cerastifera / Purpleleaf Plum	2.5" cal.	25' x 25'	LOW
	15	Quercus texana syn. buckleyi / Texas Red Oak	2.5" cal.	35' x 25'	MED
	9	Ulmus x 'Frontier' / Frontier Elm	2.5" cal.	25' x 25'	LOW
	1	Vitex agnus-castus / Chaste Tree	2.5" cal.	20' x 20'	MED
SHRUBS					
	20	Arctostaphylos x coloradensis 'Chieftain' / Chieftain Mock Bearberry Manzanita	5 gal.	2' x 6'	Low - Med.
	269	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	5 gal.	2.5' x 2'	Medium
	34	Leucophyllum langmaniae 'Lynn's Legacy' / Lynn's Legacy Langman's Sage	5 gal.	5' x 5'	Low
	31	Mirabilis multiflora / Colorado Four O'Clock	5 gal.	2' x 5'	Low
	21	Rhus trilobata / Three-Leaf Sumac	5 gal.	6' x 6'	Low
DESERT ACCENT					
	27	Agave americana / Century Plant	5 gal.	6' x 6'	RW
	15	Cylindropuntia spinosior / Cane Cholla	5 gal.	8' x 6'	RW
	18	Opuntia engelmannii / Engelmann's Prickly Pear	5 gal.	4' x 6'	RW
	63	Yucca elata / Soaptree Yucca	5 gal.	15' x 5'	RW
GRASSES					
	405	Andropogon gerardii / Big Bluestem	3 gal.	5' X 1'	Medium
	605	Festuca idahoensis 'Siskiyou Blue' / Siskiyou Blue Fescue	5 gal.	1.5' x 1'	
	111	Muhlenbergia reverchonii 'PUND01S' / Undaunted® Ruby Muhly	5 gal.	3' x 3'	Low
	316	Schizachyrium scoparium / Little Bluestem	5 gal.	2' x 2'	Low

LANDSCAPE HATCHES

	WOOD MULCH (4" DEPTH OVER FILTER FABRIC, DEWITT PRO-5 WEED CONTROL, OR EQUAL)	13,439 SF
	7/8" PUEBLO ROSE ROCK MULCH (3" DEPTH OVER FILTER FABRIC, DEWITT PRO-5 WEED CONTROL, OR EQUAL)	10,856 SF
	4"-6" COYOTE MIST COBBLE (6" DEPTH OVER FILTER FABRIC, DEWITT PRO-5 WEED CONTROL, OR EQUAL)	4,994 SF



CONSensus
Planning / Landscape Architecture
302 Eighth Street NW
Albuquerque, NM 87102
(505) 764-9801 Fax 842-5495
e-mail: cp@consensusplanning.com



6-5-2025

MDS SELF-STORAGE
ALBUQUERQUE, NM

JUNE 5, 2025

SUBMITTAL: JUNE 5, 2025

REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT NO: X
CAD DWG FILE:
DESIGNED BY: AB DATE: 6/5/25
DRAWN BY: AB DATE: 6/5/25
CHECKED BY: KR DATE: 6/5/25

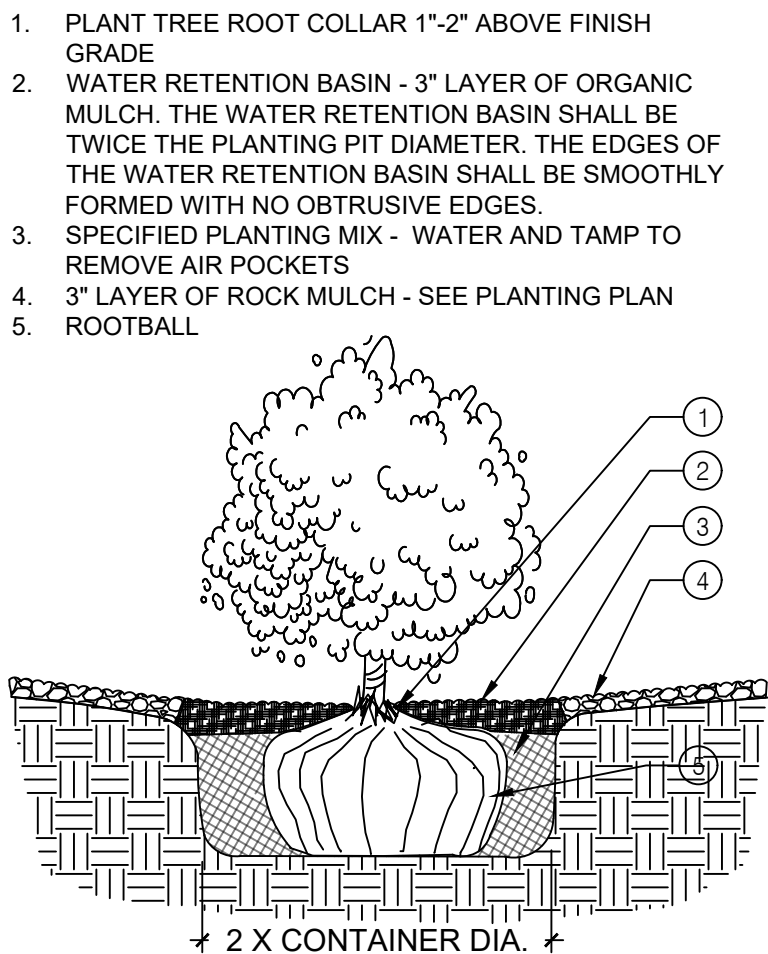
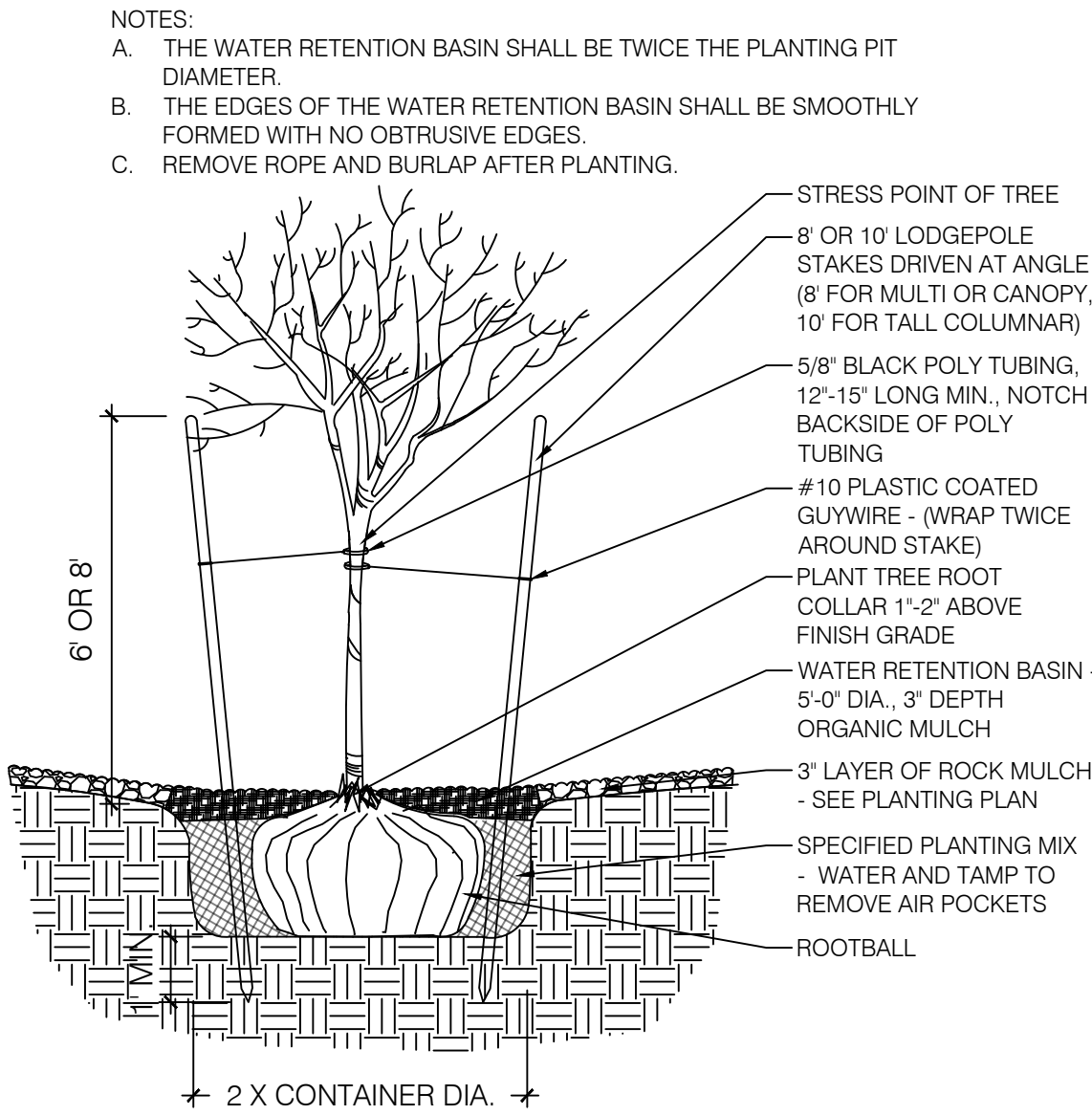
SHEET TITLE

LANDSCAPE PLAN

DRAWING SHEET

LS101

1	MDS EMPLOYMENT CENTER COMPLIANCE NOTES	2	CABQ IDO COMPLIANCE NOTES	3	4	5	PLANNING CONSENSUS Planning / Landscape Architecture 302 Eighth Street NW Albuquerque, NM 87102 (505) 764-9801 Fax 842-5495 e-mail: cp@consensusplanning.com CONSULTANTS STATE OF NEW MEXICO KENNETH A. ROMIG #337 REGISTERED LANDSCAPE ARCHITECT 6-5-2025
2	LANDSCAPE CALCULATIONS	LANDSCAPE AREA COVERAGE TOTAL SITE AREA (5.11 AC.): BUILDING AREA: NET LOT AREA REQUIRED / PROVIDED LANDSCAPE	222,532 SF - 71,560 SF 150,972 SF 22,646 SF (15%) / 29,289 SF (19%) (COMPLIANT)	PER 5-6(C)(4)(G), ALL VEGETATION SHALL COMPLY WITH ARTICLE 9-12 AND PARTS 6-1-1 AND 6- 6-2 OF ROA 1994 (POLLEN CONTROL, WATER CONSERVATION LANDSCAPING AND WATER WASTE, AND STREET TREES) AND SECTION 4 OF THE ALBUQUERQUE BERNALILLO COUNTY WATER AUTHORITY (ABCWUA) LEGISLATION AND ORDINANCES (WATER WASTE REDUCTION ORDINANCE) AS APPLICABLE.	LANDSCAPE CALCULATIONS TOTAL SITE AREA (5.11 AC.): BUILDING AREA: NET AREA	222,532 SF - 71,560 SF 150,972 SF	REQUIRED / PROVIDED LANDSCAPE22,646 SF (15%)/ 43,227 SF (29%) (COMPLIANT) COVERAGE: IDO 5-6(C)(2)(C) LANDSCAPE COVERAGE REQUIREMENTS SPECIFY TREE CANOPIES AND GROUND-LEVEL PLANTS SHALL COVER A MINIMUM OF 75% OF THE TOTAL LANDSCAPE AREA. A MINIMUM OF 25% SHALL BE PROVIDED AS GROUND-LEVEL PLANTS (SHRUBS, GRASSES, ETC.) OF THE REQUIRED VEGETATIVE COVERAGE. REQUIRED/PROVIDED LIVE VEGETATIVE COVERAGE16,984 SF (75%)/ 25,334 SF (111%) (COMPLIANT) REQUIRED/PROVIDED GROUND-LEVEL COVERAGE4,246 SF (25%)/ 8,930 (53%) (COMPLIANT) PARKING LOT TREES PARKING LOT SPACES PROVIDED: ONE (1) TREE IS REQUIRED PER 10: REQUIRED/ PROVIDED: 5 1/1 (COMPLIANT) PARKING LOT LANDSCAPE AT LEAST 15% OF THE PARKING LOT AREA OF LOTS CONTAINING 50 OR MORE SPACES SHALL BE LANDSCAPED. TOTAL PARKING LOT AREA: REQUIRED/PROVIDED LANDSCAPE AREA: 5,876 SF 881 SF(15%)/ 2,334 SF (40%) (COMPLIANT) ANY PARKING LOT LOCATED WITHIN 390 FEET OF THE FRONT LOT LINE SHALL BE SCREENED FROM THE STREET BY A LANDSCAPE BUFFER AT LEAST 10 FEET IN WIDTH OF CONTINUOUS EVERGREEN PLANTING 3 FEET IN HEIGHT. ANY PARKING LOT LOCATED WITHIN 20 FEET OF THE SIDE OR REAR LOT LINE SHALL BE SCREENED BY A LANDSCAPE STRIP AT LEAST 6 FEET WIDE CONTAINING AT LEAST 2 TREES AND 6 SHRUBS PER 25 FEET OF THE PARKING EDGE. STREET TREES ID05-6 (E) (2) STREET TREE REQUIREMENTS ARE BASED UPON AN AVERAGE SPACING OF 25' O.C. (CRICK AVE SE): STREET FRONTAGE- 380' REQUIRED/PROVIDED STREET TREES = 15/15 (COMPLIANT) (TURING DRIVE SE): STREET FRONTAGE- 564' REQUIRED/PROVIDED STREET TREES = 23/23 (COMPLIANT) LANDSCAPE SHALL APPLY PURSUANT TO IDO 5-6 LANDSCAPE BUFFERING AND SCREENING. GRAVEL MULCH COVERAGE LANDSCAPE SHALL APPLY PURSUANT TO 5-6(C)(5)(C) THE USE OF GRAVEL OR CRUSHER FINES AS GROUND COVER IS LIMITED TO A MAXIMUM OF 75 PERCENT OF ANY LANDSCAPED AREA COVERAGE MAXIMUM: PROVIDED: 21,967 SF (NO MORE THAN 75%) 29,789 SF (69%) (COMPLIANT)
3	MESA DEL SOL LANDSCAPE CALCULATIONS:	TYPE 1 ENTRANCES AND COMMON AREAS (SEE EXHIBIT) UNDERSTORY LANDSCAPE COVERAGE: 85% MINIMUM DESIGN: DESIGN OF THESE AREAS SHOULD BE CLOSELY RELATED TO THE BUILDING/FACILITY ARCHITECTURE.	TYPE 1 DEVELOPMENT AREAS ARE THE MOST HEAVILY PLANTED. THE DESIGN COMPOSITION SHOULD REINFORCE THE FACILITY IDENTITY. BE MORE LAYERED AND DETAILED THAN OTHER AREAS, AND CREATE MEMORABLE, COMFORTABLE PEDESTRIAN SPACES FOR USERS.	TOTAL LANDSCAPE AREA = 2,170 SF REQUIRED/ PROVIDED PERCENTAGE OF UNDERSTORY COVERAGE = 1,725 SF (85%)/ 1,851 SF (85%) (COMPLIANT) TREES = 2	TYPE 2 STREET FRONTAGE, PRIMARY BUILDING FACADES UNDERSTORY LANDSCAPE COVERAGE: 85% MINIMUM FOR SCREENING; 60% MINIMUM OTHERWISE.	DESIGN: a. LANDSCAPE STRIP IN PUBLIC RIGHT-OF-WAY: BY OTHERS (MDS MASTER DEVELOPER) b. STREET FRONTAGE ON PRIVATE PROPERTY: FORMAL PLANTING CONFIGURATION FOR TREES, BUT DESIGN OF UNDERSTORY PLANTINGS IS NOT REGULATED. TOTAL LANDSCAPE AREA = 8,362 SF REQUIRED/ PROVIDED PERCENTAGE OF UNDERSTORY COVERAGE = 5,017 SF (60%)/ 5,297 SF (63%) (COMPLIANT) TREES = 38	PER 5-6(C)(9)(A) ALL PLANTING OF VEGETATED MATERIAL OR INSTALLATION OF ANY LANDSCAPING, BUFFERING, OR SCREENING MATERIAL IN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE THE PRIOR APPROVAL OF THE CITY. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRS, OR LIABILITY FOR ALL THE LANDSCAPING PLACED IN OR OVER THE PUBLIC RIGHT-OF WAY.
4	TYPE 2 DEVELOPMENT AREAS ARE HIGHLY VISIBLE, BUT NOT TYPICALLY AS COMPLEX OR DENSE AS TYPE 1 AREAS. THESE DESIGNS SHOULD LOOK GOOD FROM A DISTANCE AND WHEN DRIVING PAST THE PROPERTY. PLANTING SCHEMES MAY BE REPETITIVE TO ESTABLISH A RHYTHM ALONG THE STREET OR AGAINST A PLAIN BUILDING ELEVATION. AS WITH TYPE 1 DEVELOPMENT AREAS, THE DESIGN COMPOSITION SHOULD REINFORCE THE FACILITY IDENTITY. ALONG A LARGE BUILDING FAÇADE, LANDSCAPE MAY ALSO BE USED TO BREAK UP THE BUILDING MASSES.	TYPE 3 SURFACE PARKING LOTS UNDERSTORY LANDSCAPE COVERAGE: 60% MINIMUM IN INTERNAL WATER HARVESTING MEDIANS, 50% OF THE CANOPY OF A SINGLE TRUNK TREE MAY COUNT TOWARDS THE 60% LANDSCAPE COVERAGE; 75% MINIMUM OTHERWISE. ALL LANDSCAPE AREAS WITHIN THE PARKING LOT ARE DESIGNED FOR PASSIVE WATER HARVESTING.	IRRIGATION: AUTOMATED IRRIGATION AND PASSIVE WATER HARVESTING ARE REQUIRED.	DESIGN: FORMAL PLANTING CONFIGURATION FOR TREES, BUT DESIGN OF UNDERSTORY PLANTINGS IS NOT REGULATED.	SURFACE PARKING LOTS ARE COMPRISED PRIMARILY OF PAVING. LANDSCAPE AREAS NEEDS TO COMPRISE A MINIMUM OF 15% OF THE SURFACE PARKING LOT AREA. BECAUSE THE LANDSCAPE AREAS TEND TO BE SMALL AND SPREAD APART, 75% MINIMUM LANDSCAPE COVERAGE IS REQUIRED TO HAVE AN IMPACT, EXCEPT IN INTERNAL WATER HARVESTING MEDIANS THAT HAVE TREES AT NO MORE THAN 30' SPACING. USE OF PASSIVE WATER HARVESTING IN PLANTERS AND SWALES IS ENCOURAGED. HAVING A LOWER UNDERSTORY MINIMUM COVERAGE REQUIREMENT FOR WATER HARVESTING SWALES ENCOURAGES THEIR USE. MAY INCREASE THE NUMBER OF TREES USED, REFLECTS THE CHALLENGES OF PLANTING SMALLER PLANT MATERIAL IN DEEP TRENCHES FILLED WITH COBBLE, AND SIMPLIFIES MAINTENANCE. LANDSCAPING IN THIS DEVELOPMENT AREA SHOULD SERVE AS A CONNECTION OR TRANSITION BETWEEN OTHER DEVELOPMENT AREAS.	TOTAL LANDSCAPE AREA = 1,932 SF REQUIRED/ PROVIDED PERCENTAGE OF LANDSCAPE COVERAGE = 1,449 SF (75%)/ 1,648 SF (85%) (COMPLIANT) TREES = 2	5-6(C)(15)(D) PROPERTY OWNERS ACKNOWLEDGE THAT APPROVED LANDSCAPING AND TREES INSTALLED AND MAINTAINED IN A PUBLIC RIGHT-OF-WAY, PRIVATE WAY, OR EASEMENT ABUTTING PRIVATE PROPERTIES ARE THE PROPERTY OF THE CITY,
5	TYPE 4 PERIMETER AND LOADING AREAS (NOT APPLICABLE)	5-13(B)(7)(A) LANDSCAPING, SCREENING AND BUFFERING AREAS SHALL BE MAINTAINED IN COMPLIANCE WITH ARTICLES 6-6 AND 9-8 OF ROA 1994 (TREES, VEGETATION, AND LANDSCAPING AND WEEDS, LITTER, AND SNOW) AND SECTION 4 OF THE ALBUQUERQUE BERNALILLO COUNTY WATER AUTHORITY (ABCWUA) LEGISLATION AND ORDINANCES (WATER WASTE REDUCTION ORDINANCE).	5-13(B)(7)(B) ALL LANDSCAPED AREAS SHALL BE MAINTAINED WITH A NEAT AND ORDERLY APPEARANCE, WHICH INCLUDES PRUNING, REMOVAL AND REPLACEMENT OF DEAD OR DISEASED PLANTS AND TREES, DISPOSAL OF LITTER, REPAIR OF DAMAGED WALLS AND HARD SURFACE AREAS, AND UPKEEP OF IRRIGATION SYSTEMS.	5-13(B)(7)(D) WHERE LANDSCAPING WAS INSTALLED PURSUANT TO A SITE PLAN OR DEVELOPMENT APPROVAL, THE LANDSCAPING SHALL BE REPLACED ACCORDING TO ANY LANDSCAPING AND MAINTENANCE PLAN UNDER THAT APPROVAL.	5-13(B)(7)(E) TREES OR PLANTS THAT DIE SHALL BE REPLACED BY THE OWNER AS EXPEDITIOUSLY AS POSSIBLE, BUT IN NO CASE LONGER THAN 60 CALENDAR DAYS AFTER NOTICE FROM THE CITY. THE REPLACEMENT OF DEAD VEGETATION IS THE RESPONSIBILITY OF THE PROPERTY OWNER.	5-13(B)(7)(F) STREET TREES SHALL BE MAINTAINED ALIVE AND HEALTHY. MAINTAINING AND REPLACING STREET TREES OR OTHER TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY ARE THE RESPONSIBILITY OF ABUTTING PROPERTY OWNERS.	NOTES: A. THE WATER RETENTION BASIN SHALL BE TWICE THE PLANTING PIT DIAMETER. B. THE EDGES OF THE WATER RETENTION BASIN SHALL BE SMOOTHLY FORMED WITH NO OBTRUSIVE EDGES. C. REMOVE ROPE AND BURLAP AFTER PLANTING.



CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

May 9, 2025

Rick Beltramo/Jacky Lin
NV5 Engineering
6501 Americas Parkway NE, Suite 400
Albuquerque, NM 87110

**RE: Mesa Del Sol Self Storage
5500 Turing Dr. SE
Grading and Drainage Plan
Engineer's Stamp Date: 5/7/2025
Hydrology File: R16DA1004**

Dear Mr. Beltramo & Mr. Lin:

Based upon the information provided in your submittal received 5/7/2025, the Grading Plan is approved for Building Permit. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

PO Box 1293

PRIOR TO CERTIFICATE OF OCCUPANCY:

Albuquerque

1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.

NM 87103

2. Please provide the executed paper Drainage Covenant (latest revision) printed on one-side only with Exhibit A and a check for **\$25.00** made out to "**Bernalillo County**" for the stormwater quality pond per Article 6-15(C) of the DPM to Hydrology for review.

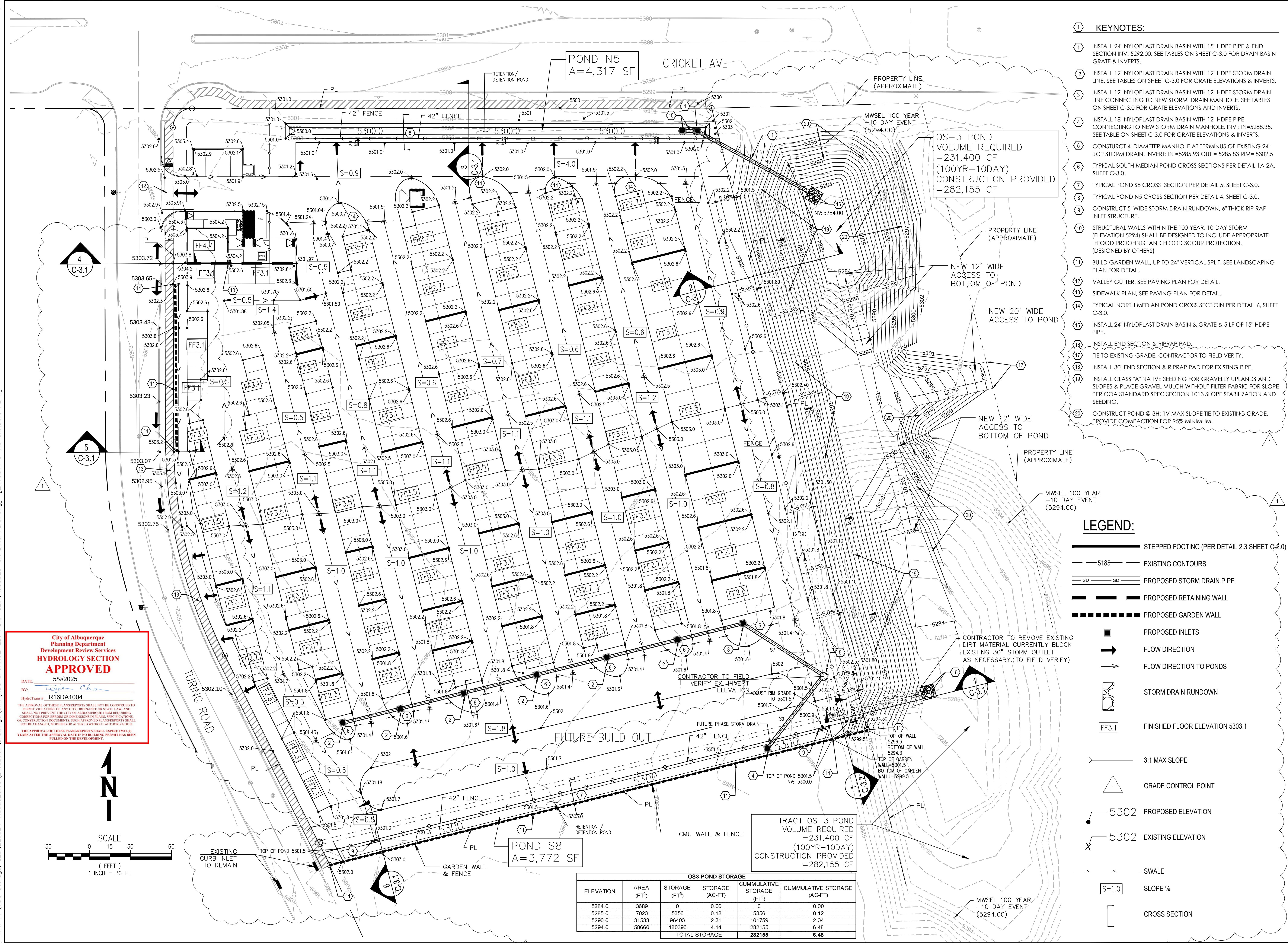
www.cabq.gov

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

If you have any questions, please contact me at 505-924-3695 or tchen@cabq.gov.

Sincerely,

Tiequan Chen, P.E.
Principal Engineer, Hydrology
Planning Department, Development Review Services



GRADING AND DRAINAGE PLAN

MESA DEL SOL SELF STORAGE

C-1.0

REVISIONS

NO.	DATE	REMARKS
1	5/7/25	HYDROLOGY COMMENTS DATED 3/21/25

SHEET INFO

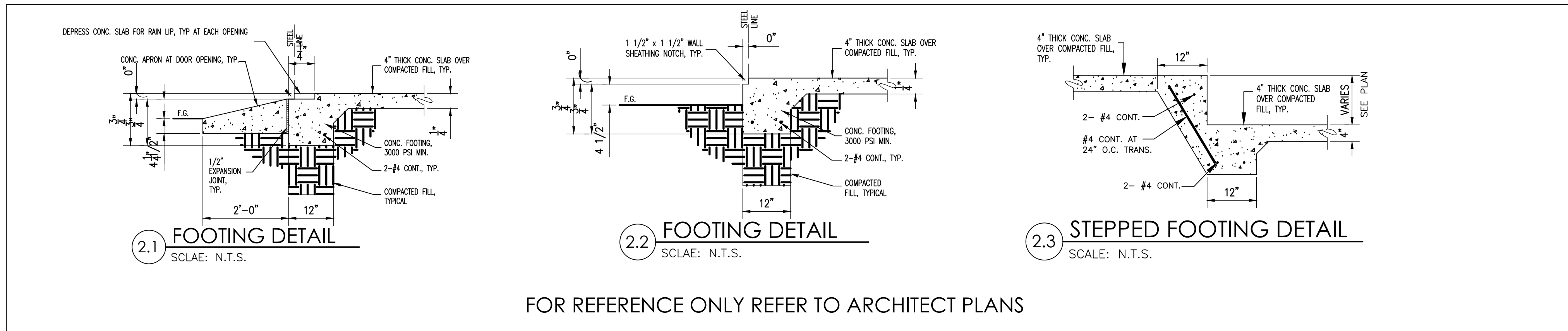
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			5/7/2025	5/7/2025	

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PROJECT NUMBER DRAWING FILE NAME

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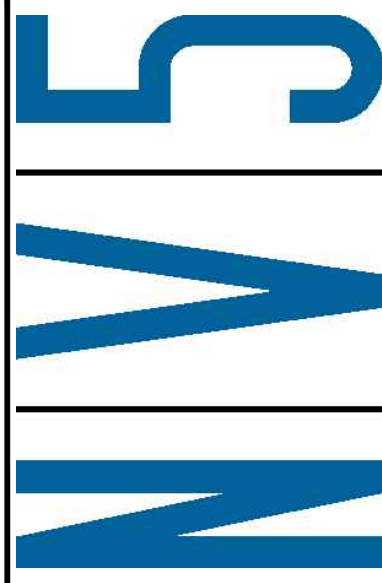
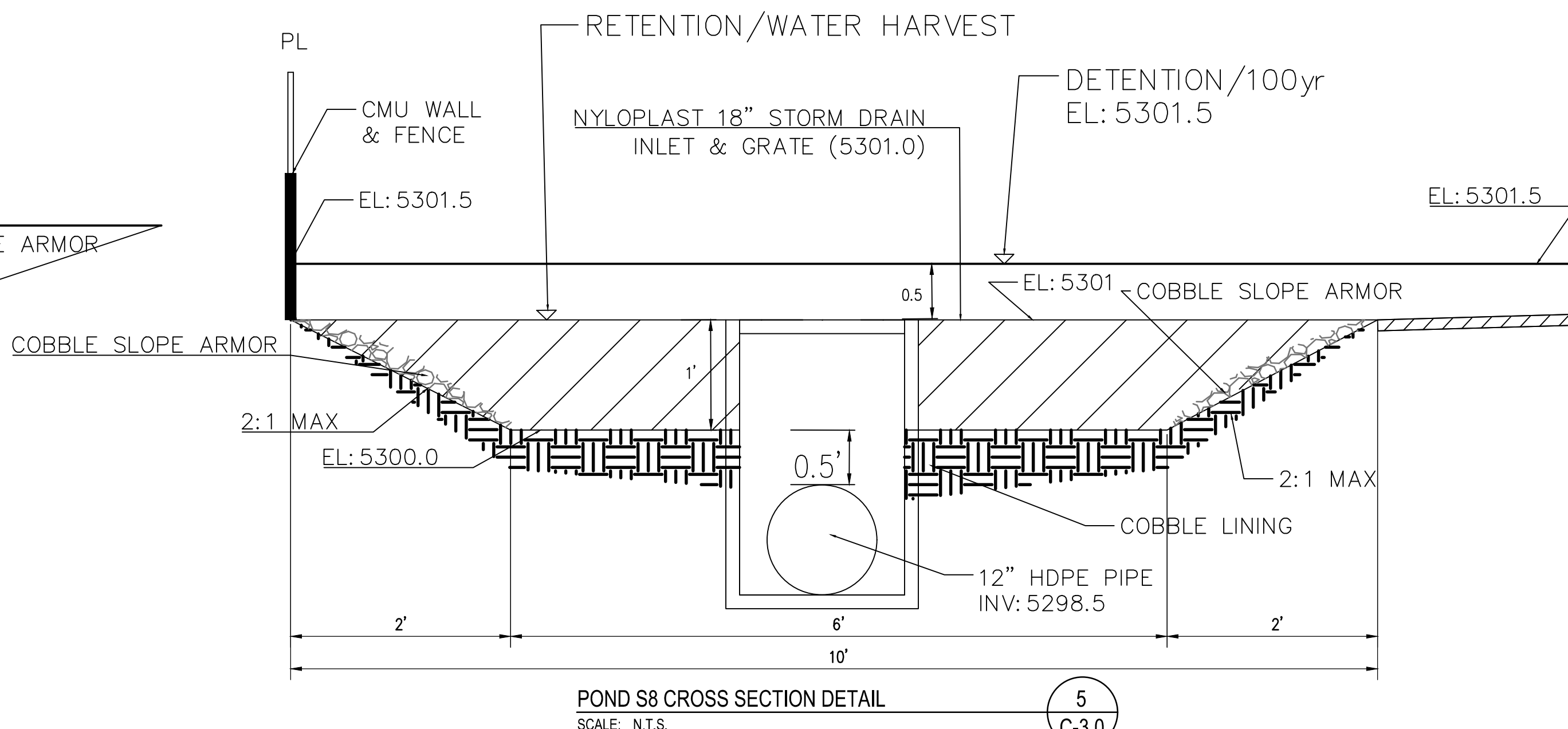
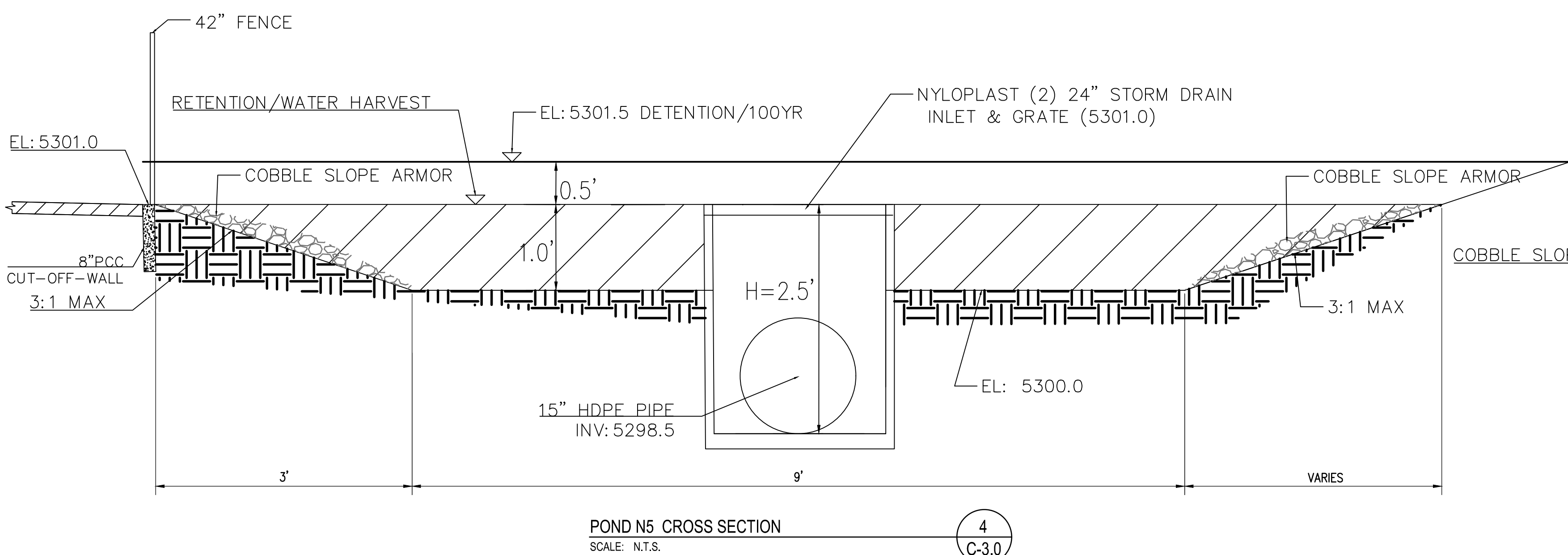
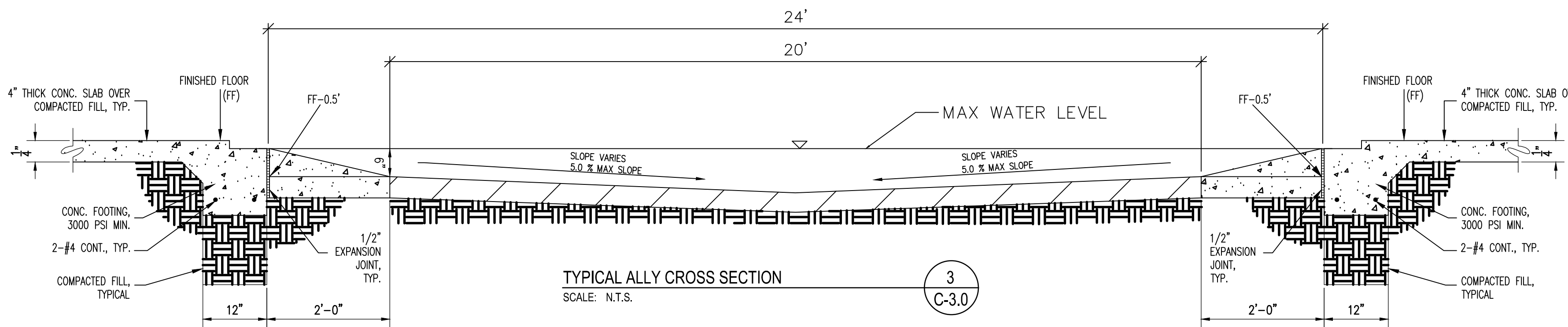
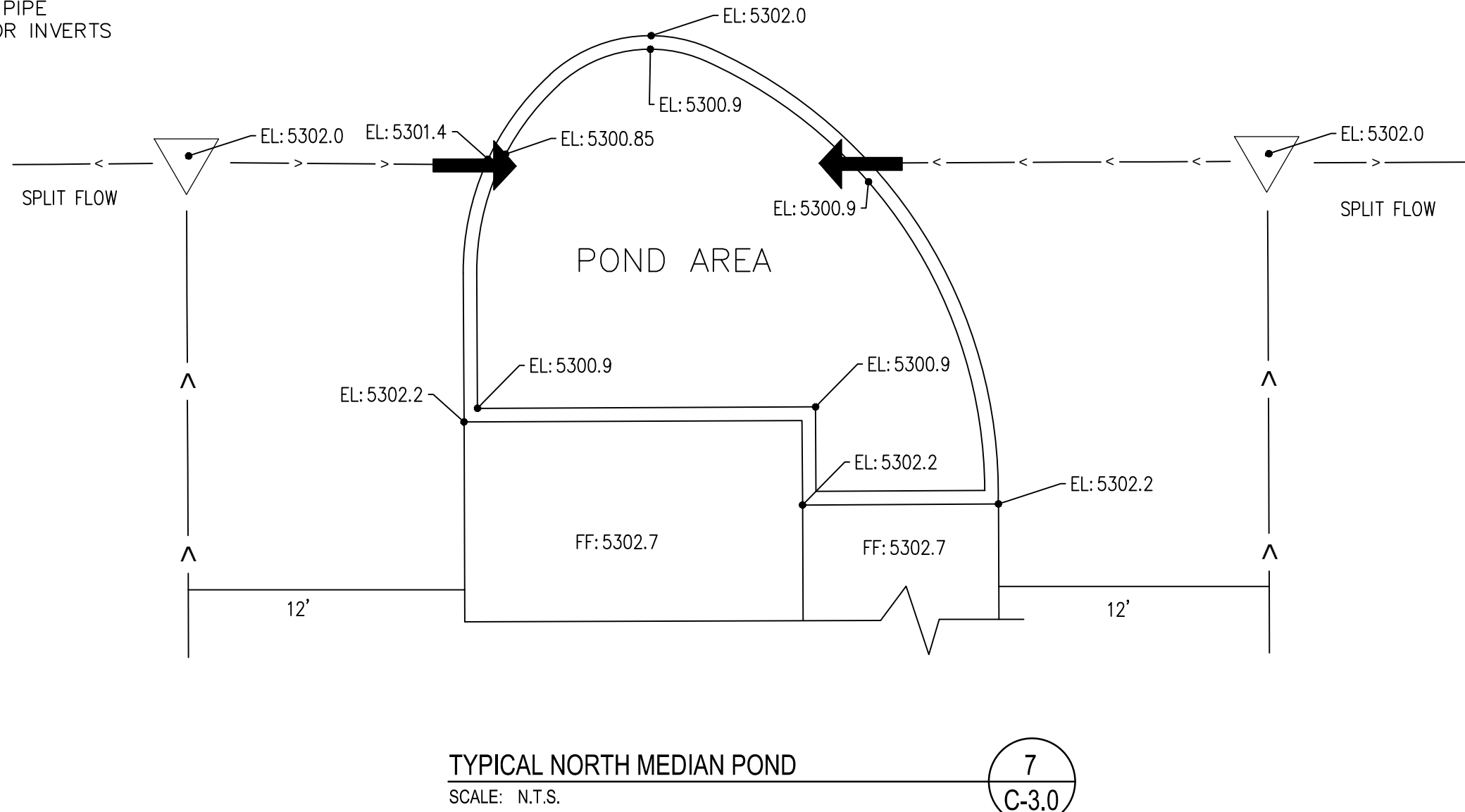
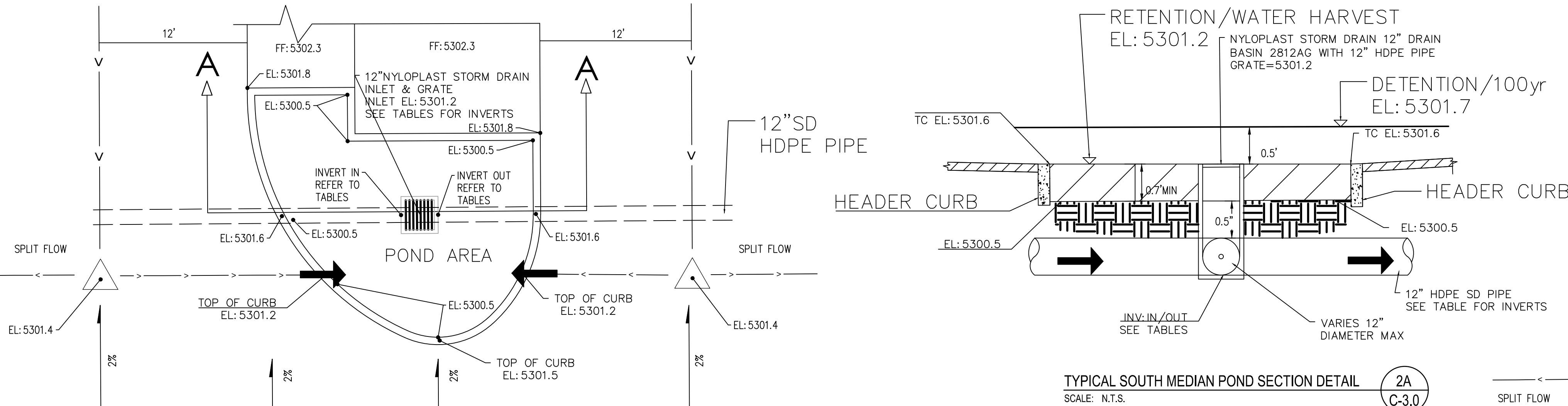
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PIPE	DESIGN	COMBINED	INVERTS	
	Q (cfs)	Q (cfs)	UPSTREAM	DOWNSTREAM
PIPES1	0.5	0.5	5298.7	5298.5
PIPES2	1.0	1.5	5298.5	5298.2
PIPES3	1.0	2.5	5298.2	5297.7
PIPES4	1.1	3.6	5297.7	5296.6
PIPES5	1.0	4.6	5296.6	5294.7
PIPES6	1.1	5.7	5294.7	5293.1
PIPES7	0.6	6.3	5293.1	5286.35
PIPES8	4.5	4.5	5298.0	5288.35
PIPEN5	11.2	11.2	5298.0	5284.00

HDPE STORM DRAIN PIPE INVERT TABLE
SCALE: N.T.S.

6
C-3.0



REVISIONS		DATE	REMARKS
NO.	BY		
1	NV5	5/7/25	HYDROLOGY COMMENTS DATED 3/21/25

SHEET INFO		DATE	APPROVED
DRAWN	CHECKED		
LAST EDIT	5/7/2025		
PLOT DATE	5/7/2025		
SUBMITTAL			

CIVIL DETAILS.

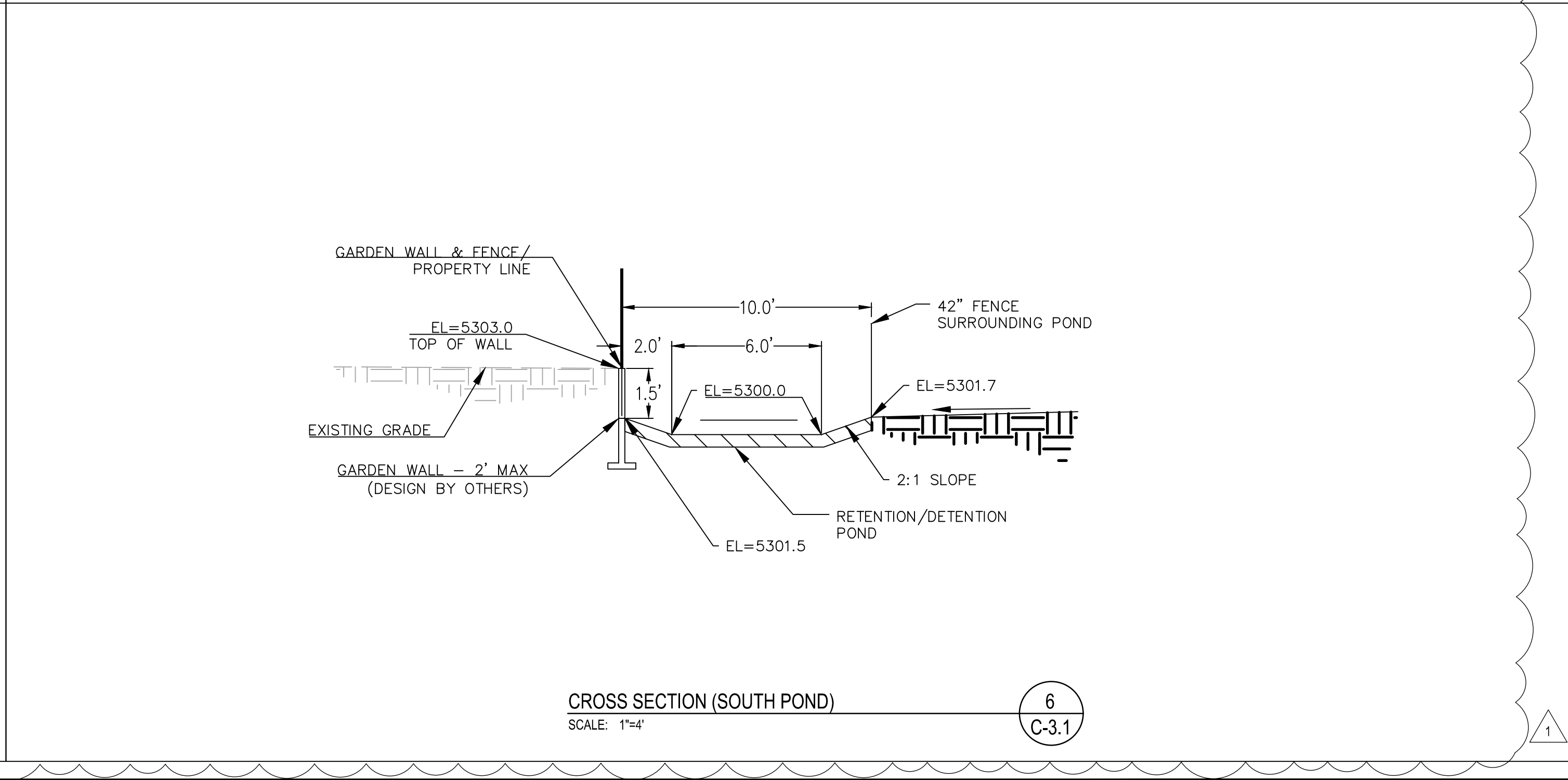
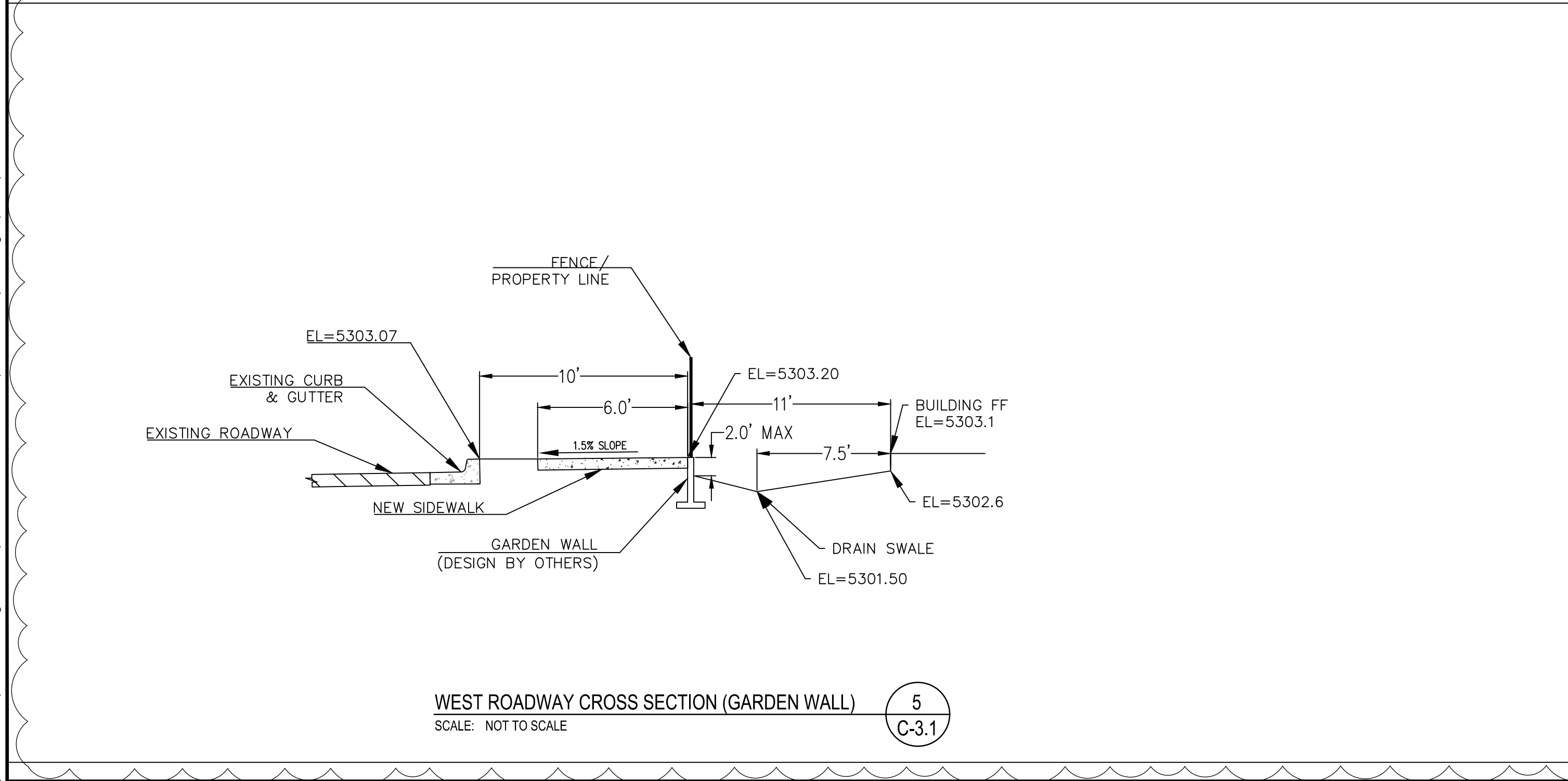
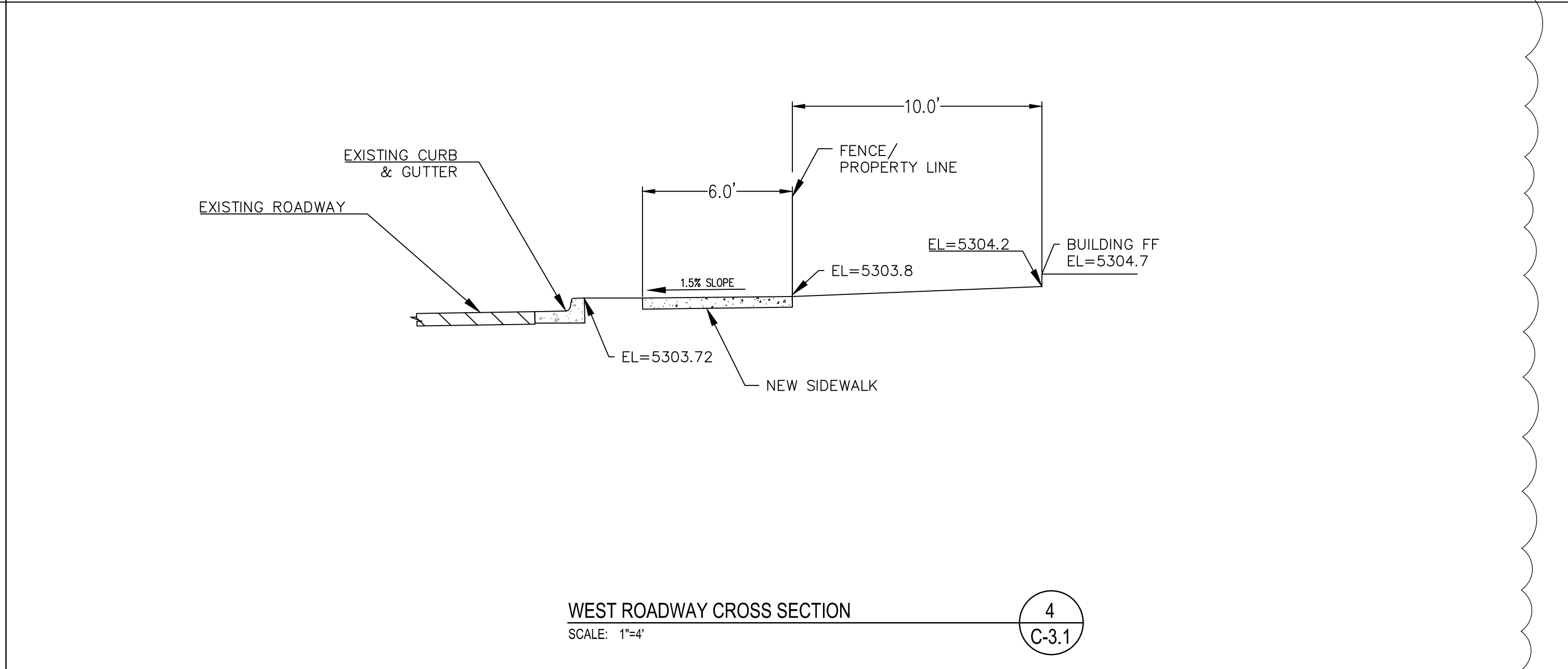
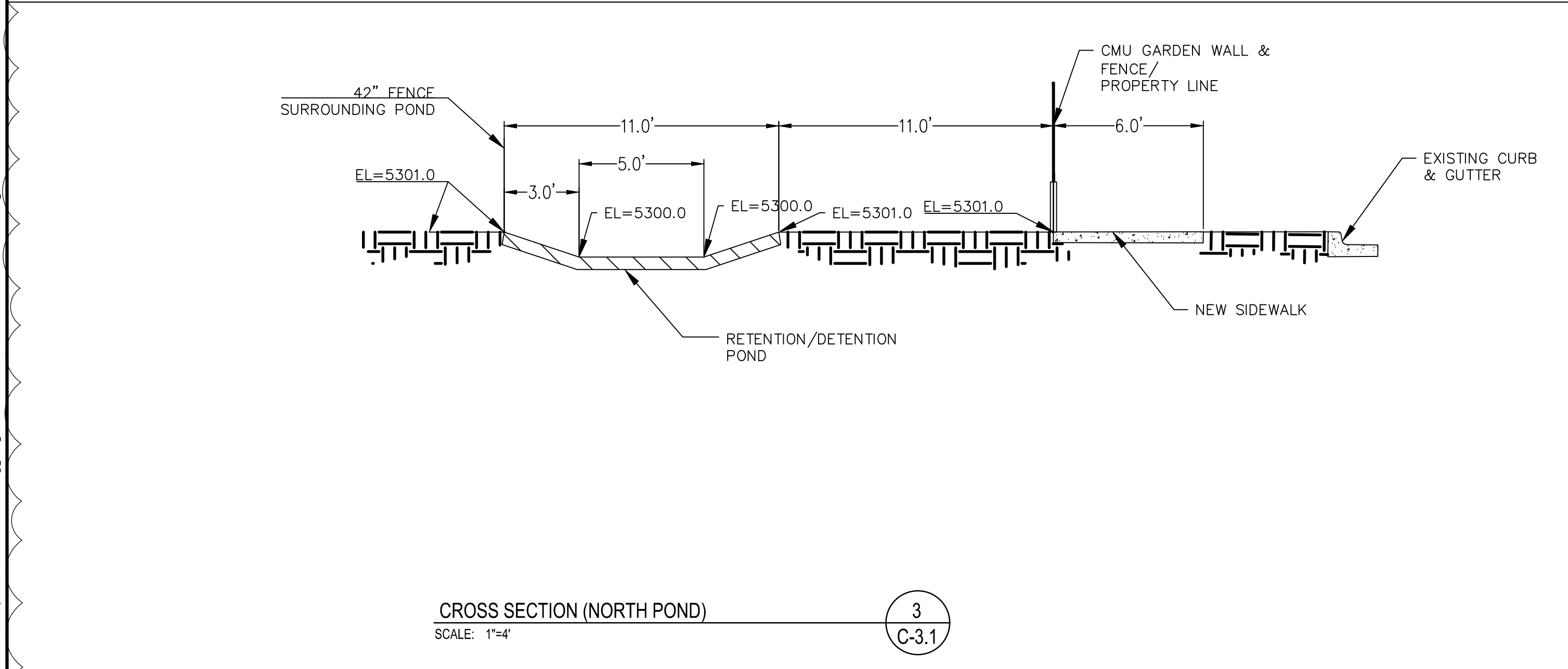
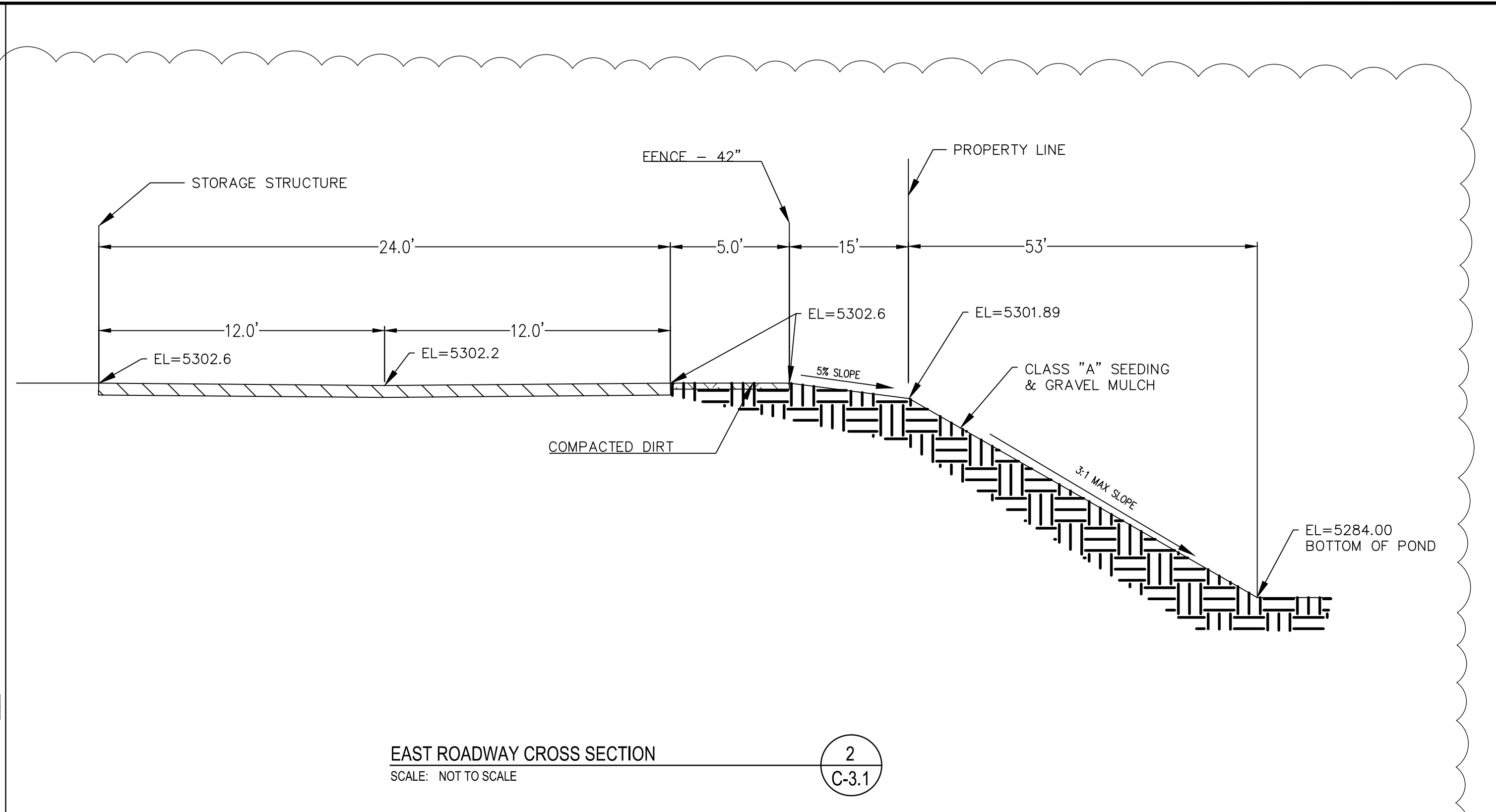
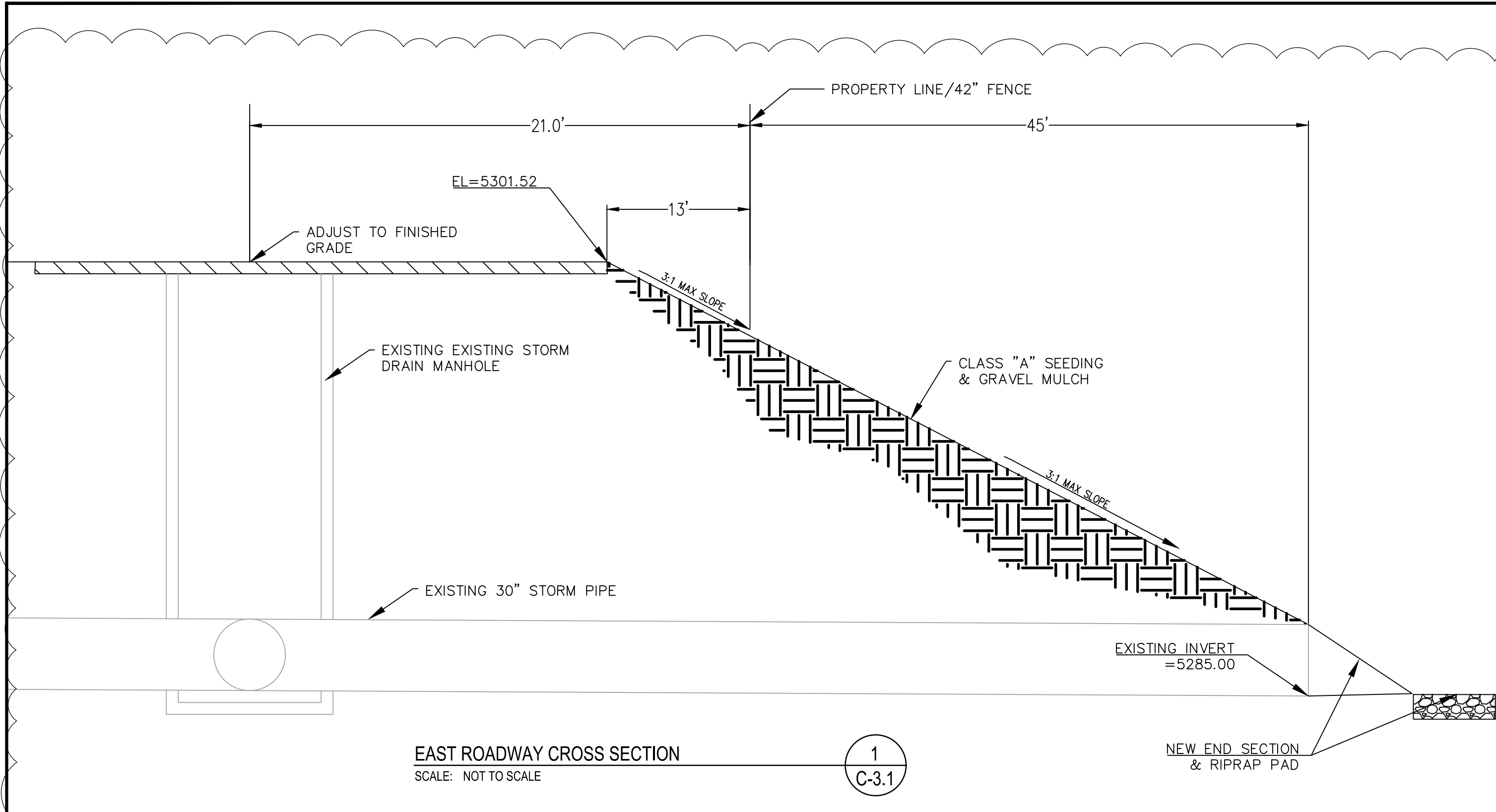
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C-3.0

PROJECT NUMBER
DRAWING FILE NAME
CIVIL DETAILS

SCALE

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M
S

MINXUAN LIN
NEW MEXICO
20068
PROFESSIONAL ENGINEER

5-7-2025

REVISIONS		REMARKS
NO.	DATE	
1	5/6/25	HYDROLOGY COMMENTS DATED 3/21/25

SHEET INFO		DRAWN		CHECKED		APPROVED		LAST EDIT		PLOT DATE		SUBMITTAL	
NO.	BY	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE

CIVIL DETAILS.

PROJECT NUMBER

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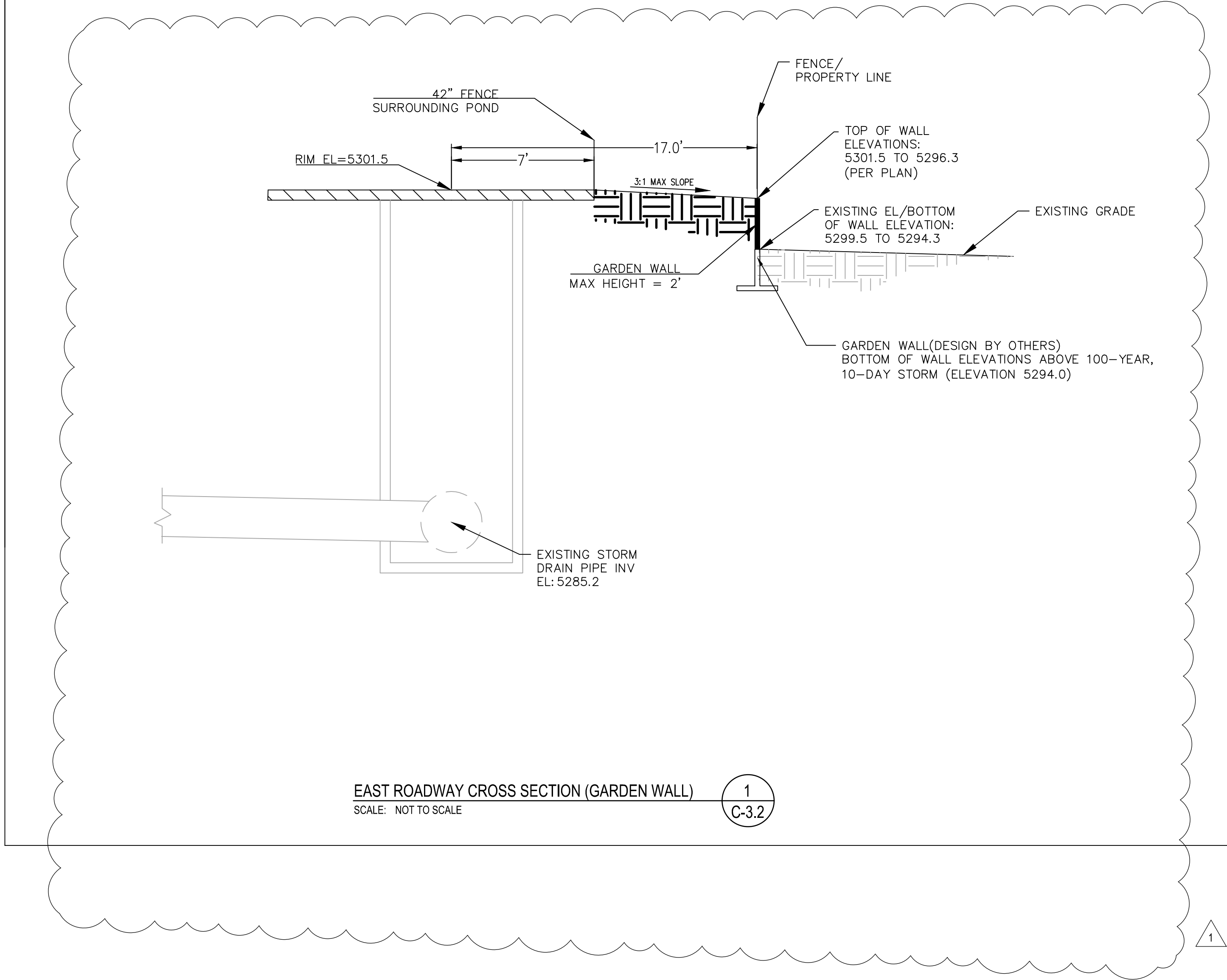
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CIVIL DETAILS

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CIVIL DETAILS.

C-3.2

PROJECT NUMBER

DRAWING FILE NAME
CIVIL DETAILS

SCALE

SHEET INFO

DRAWN	CHECKED	APPROVED	LAST EDIT	PLOT DATE	SUBMITTAL
			5/7/2025	5/7/2025	

REVISIONS

NO.	BY	DATE	REMARKS
1	NV5	5/6/25	HYDROLOGY COMMENTS DATED 3/21/25

MINXUAN LIN
NEW MEXICO
20068
PROFESSIONAL ENGINEER

5

NV5

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

September 26, 2024

Alejandro Sazo
RBA Architects, PC
1104 Park Ave SW
Albuquerque, NM 87102

alejandro@rba81.com

Re: Mesa Del Sol Self Storage
2322 Mesa del Sol SE
Traffic Circulation Layout
Engineer's Stamp Dated 9-19-24 (R16DA1004)

Dear Mr. Sazo,

The TCL submittal received 9-23-2024 is approved for Building Permit by Transportation. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification, the TCL, and a completed Drainage and Transportation Information Sheet to the PLNDRS@cabq.gov for log in and evaluation by Transportation.

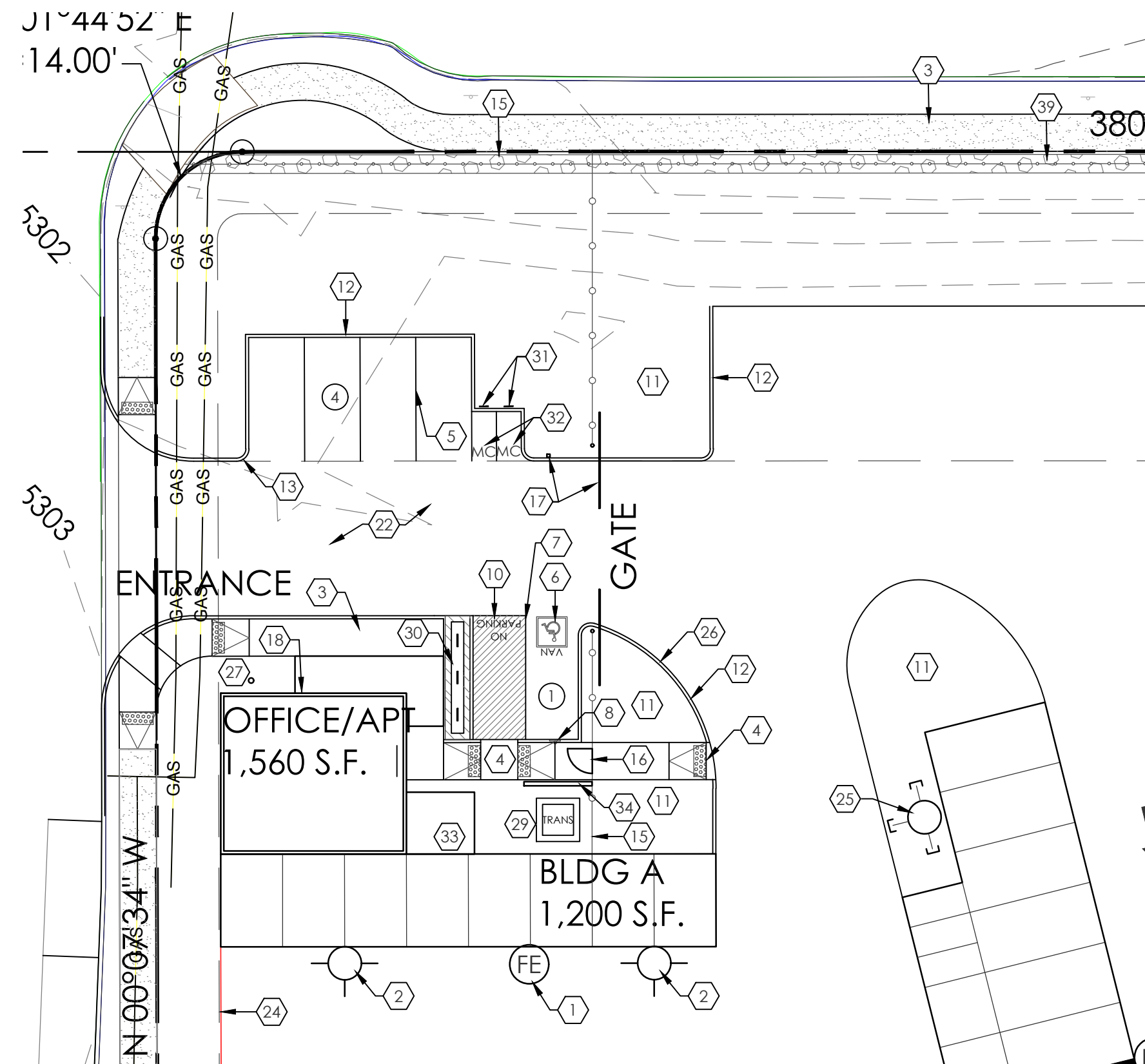
Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

Sertil A. Kanbar

Sertil Kanbar, PhD, PE, CFM
Sr. Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File



2 ENLARGED SITE PLAN
1"=20'-0"

PARKING REQUIREMENTS	
SELF-STORAGE:	1 SPACE / 3,000 S.F. GFA 71,560 S.F./3,000 = 23.85 SPACES (24)
REQUIRED PARKING:	24 SPACES
PROVIDED SPACES:	25 SPACES (1 H.C.) 2 MOTORCYCLE 1 BICYCLE PARKING

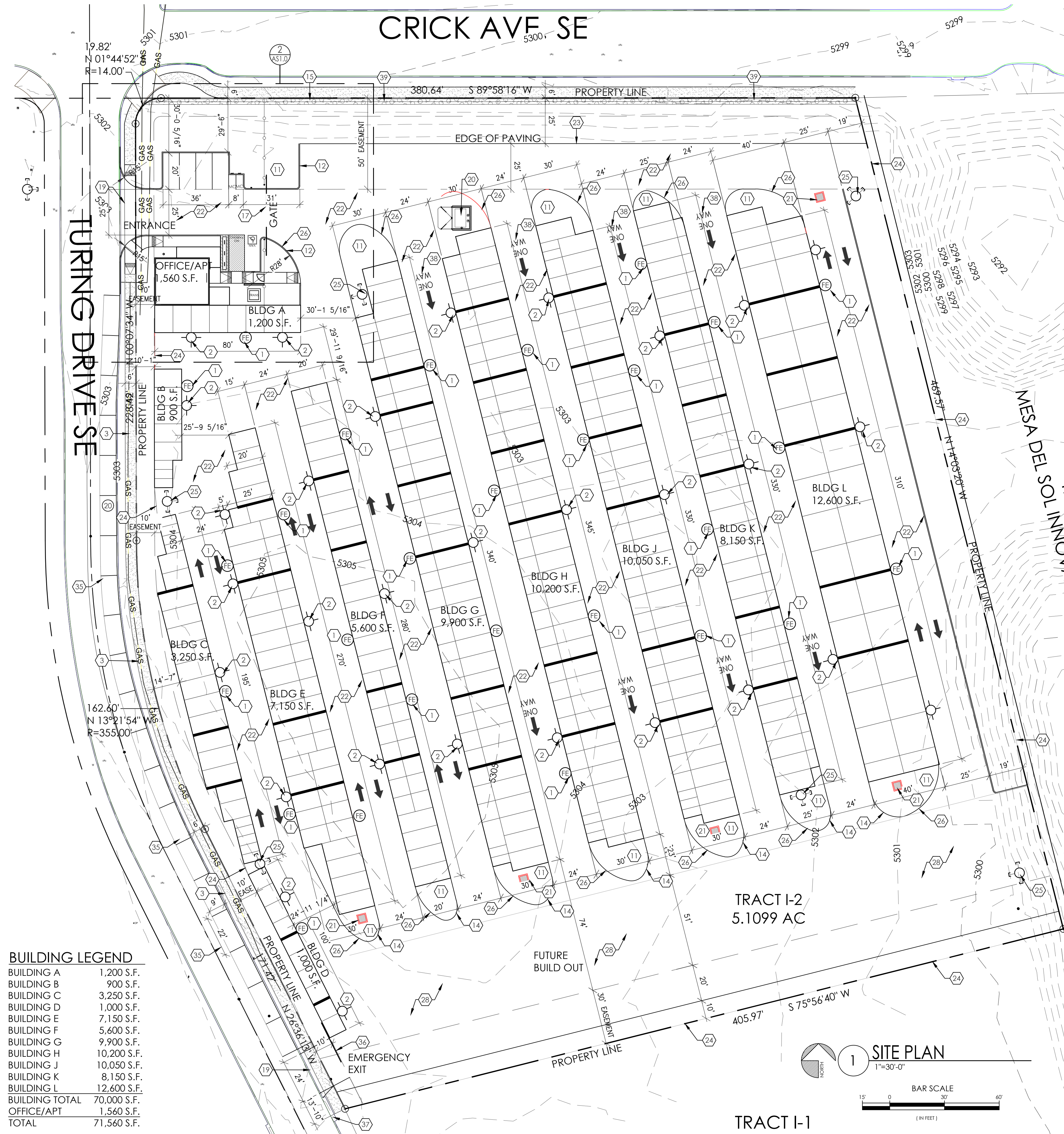
NOTE:
ALL BROKEN OR
CRACKED SIDEWALKS
MUST BE REPLACED WITH
SIDEWALK AND CURB &
GUTTER.

KEYED NOTES

1. WALL MOUNTED FIRE EXTINGUISHER, 2A-10-BC, 1 AT EVERY 75'-0" MAX., REF: SITE PLAN FOR LOCATIONS.
2. WALL MOUNTED PACK LIGHT, REF: ELECTRICAL.
3. 6" WIDE x 4" THICK CONC. SIDEWALK, TYP.
4. ADA ACCESSIBLE RAMP, REF: DETAIL A8/AS-2.0.
5. 2" WIDE PAINTED PARKING STRIPE AREA, PER CITY OF ALBUQUERQUE STANDARDS.
6. HANDICAP SYMBOL, PER CITY OF ALBUQUERQUE STANDARDS, REF: DETAIL A4/AS-2.0.
7. 2" WIDE PAINTED STRIPE HANDICAP ACCESSIBLE AISLE PER CITY OF ALBUQUERQUE STANDARDS.
8. HANDICAP ACCESSIBLE SIGNAGE PER CITY REQUIREMENTS, REF: DETAIL A5/AS-2.0.
9. 6" WIDE ADA ACCESSIBLE PEDESTRIAN PATH-WAY.
10. "NO PARKING" IN CAPITAL LETTERS, 12" HIGH x 2" WIDE, LOCATE SIGN AT THE REAR OF THE PARKING SPACE SO AS TO BE CLOSE TO WHERE AN ADJACENT VEHICLE'S TIRE WOULD BE PLACES. (66-1-4.1.B NMSA 1978).
11. LANDSCAPING AREA, REF: LANDSCAPING PLAN.
12. 6" HIGH CONC. CURB, REF: GRADING AND DRAINAGE PLAN.
13. 2'-0" RADIUS.
14. 15'-0" RADIUS.
15. NEW 3' HIGH GABION FENCE WITH 3' HIGH WELDED WIRE MESH FENCE ABOVE, AT PARKING ONLY.
16. NEW 36" w x 6" h MAN GATE WITH KEYS LOCKSET.
17. NEW (2) 15' SLIDING AUTOMATIC GATES WITH SECURITY PUSH PAD FOR CUSTOMER ACCESS.
18. KNOX BOX LOCATION WITH KEYS FOR OFFICE BUILDING AND MAIN PROPERTY SLIDING GATES FOR FIRE DEPARTMENT USE TO GAIN ACCESS TO PROPERTY IN CASE OF EMERGENCY. KNOX BOX BY OWNER, INSTALLED BY OWNER. VERIFY LOCATION OF KNOX BOX WITH FIRE DEPARTMENT.
19. SAW CUT EXIST. CURB AND GUTTER AND REMOVE FOR NEW CURB CUT AND DRIVE PAD. BUILD NEW DRIVE PAD PER C.O.A. STANDARD DRAWING 2426, REF: GRADING AND DRAINAGE PLANS. NOTE: ANY WORK WITHIN PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER WITH DRC APPROVED PLANS.
20. DUMPSTER ENCLOSURE, REF: DETAIL A1/AS-2.0.
21. STORM DRAIN INLET, REF: GRADING AND DRAINAGE PLAN.
22. ASPHALT PAVING, REF: GRADING AND DRAINAGE PLAN.
23. EDGE OF ASPHALT PAVING.
24. 6' HIGH WELDED WIRE MESH FENCE.
25. NEW FIRE HYDRANT.
26. 28'-0" RADIUS, TYP. LINE SHOWN FOR RADIUS LAYOUT ONLY.
27. FLAGPOLE WITH LIGHT.
28. BASE COURSE.
29. ELECTRICAL TRANSFORMER, REF: ELECTRICAL PLANS.
30. BIKE RACK FOR (1) BICYCLE, REF DETAIL A14-A15/AS-2.0, BIKE PARKING SPACES SHALL BE 6'-0" LONG x 2' WIDE FOR EACH BIKE. NOTE: A 1'-0" CLEAR ZONE AROUND THE BIKE PARKING SPACE. A. 30" TALL x 18" WIDE.
31. BICYCLE FRAME SHALL BE SUPPORTED HORIZONTALLY AT TWO OR MORE PLACES. COMB/TOASTER RACKS ARE NOT ALLOWED.
32. THE RACK SHALL BE DESIGNED TO SUPPORT THE BICYCLE IN AN UPRIGHT POSITION. SEE THE IDO FOR ADDITIONAL INFORMATION.
33. D. THE RACK ALLOWS VARYING BICYCLE FRAME SIZES AND STYLES TO BE ATTACHED.
34. E. THE USER IS NOT REQUIRED TO LIFT THE BICYCLE ONTO THE BICYCLE RACK.
35. F. EACH BICYCLE PARKING SPACE IS ACCESSIBLE WITHOUT MOVING ANOTHER BICYCLE.
36. G. THE RACKS SHOULD BE STURDY AND ANCHORED TO A CONCRETE PAD.
37. MOTORCYCLE PARKING SIGNAGE PER CABQ STANDARDS, TYP. REF: A13/AS-2.0.
38. PAINTED "MC" IN CAPITAL LETTERS, 12" HIGH x 2" WIDE, AT MOTORCYCLE PARKING - WHITE ON PAVEMENT PER CABQ STANDARDS.
39. COVERED PATIO W/ BENCH.
40. CMU WALL 4" TALL.
41. 20' x 22' ON STREET PARKING.
42. EMERGENCY ACCESS CRASH GATE W/ KNOX BOX.
43. EXISTING DROPPED INLET.
44. PAINTED "ONE-WAY" - WHITE ON PAVEMENT PER CABQ STANDARDS, REF: DETAIL A18/AS-2.0.
45. NEW 2' HIGH GABION FENCE WITH 4' HIGH WELDED WIRE MESH FENCE ABOVE.

BUILDING LEGEND

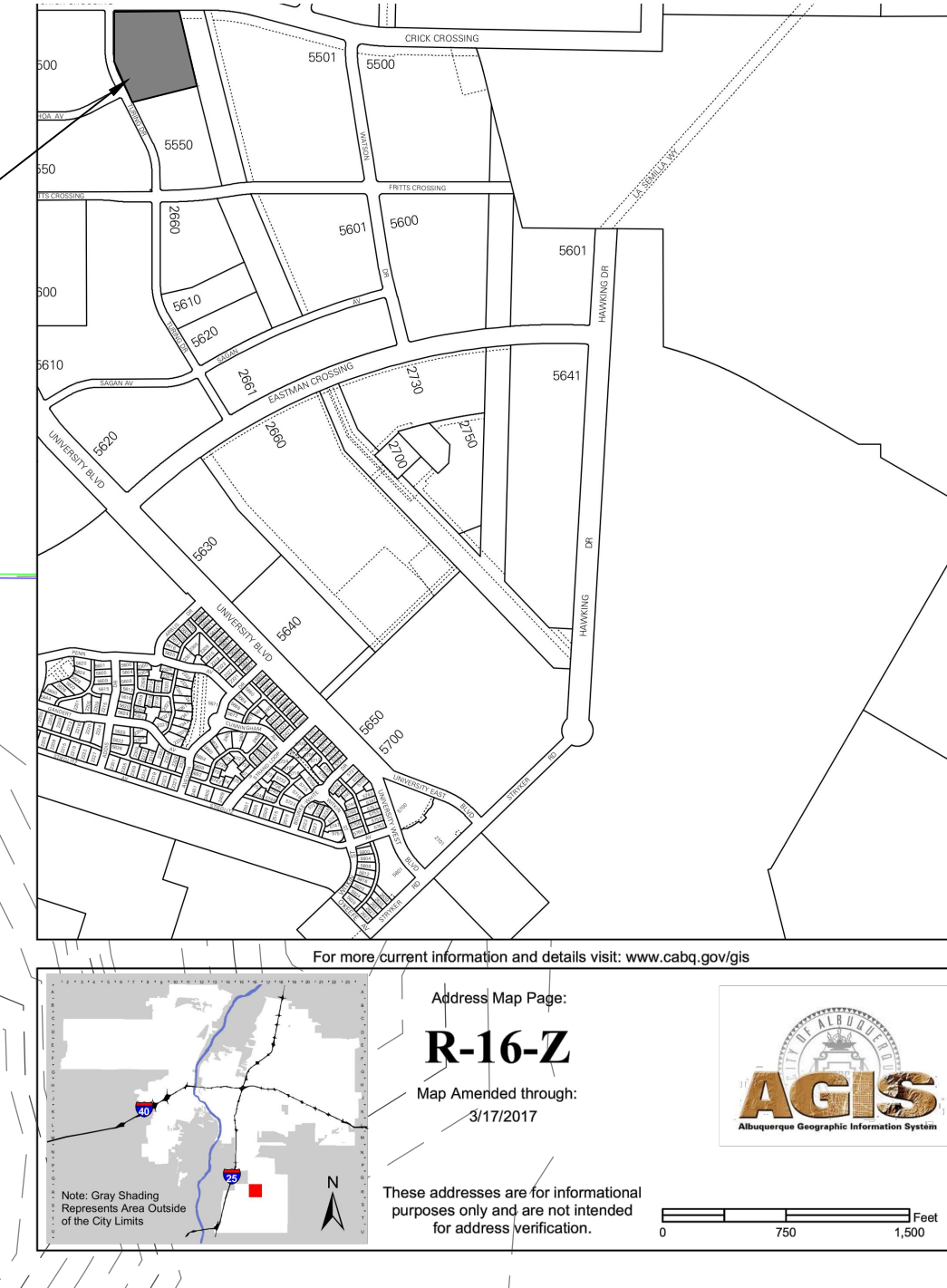
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BUILDING B	900 S.F.
BUILDING C	3,250 S.F.
BUILDING D	1,000 S.F.
BUILDING E	7,150 S.F.
BUILDING F	5,600 S.F.
BUILDING G	9,900 S.F.
BUILDING H	10,200 S.F.
BUILDING J	10,050 S.F.
BUILDING K	8,150 S.F.
BUILDING L	12,600 S.F.
BUILDING TOTAL	70,000 S.F.
OFFICE/APT	1,560 S.F.
TOTAL	71,560 S.F.



1 SITE PLAN
1"=30'-0"

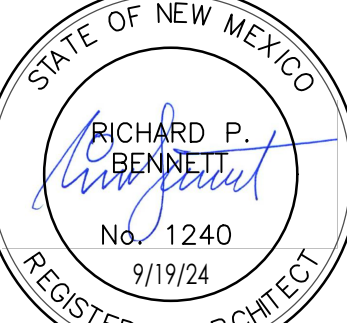
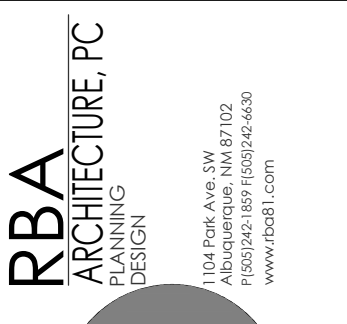


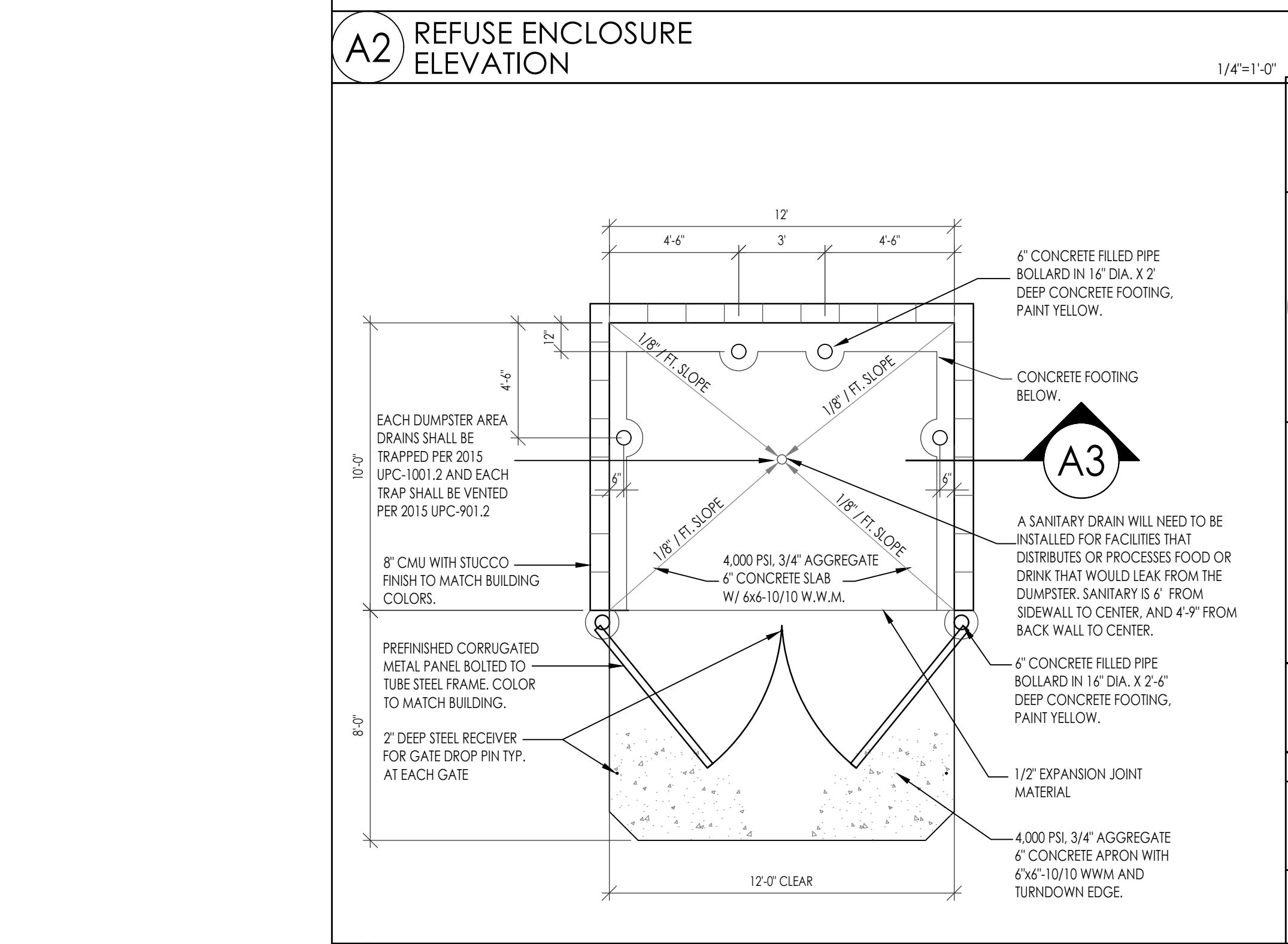
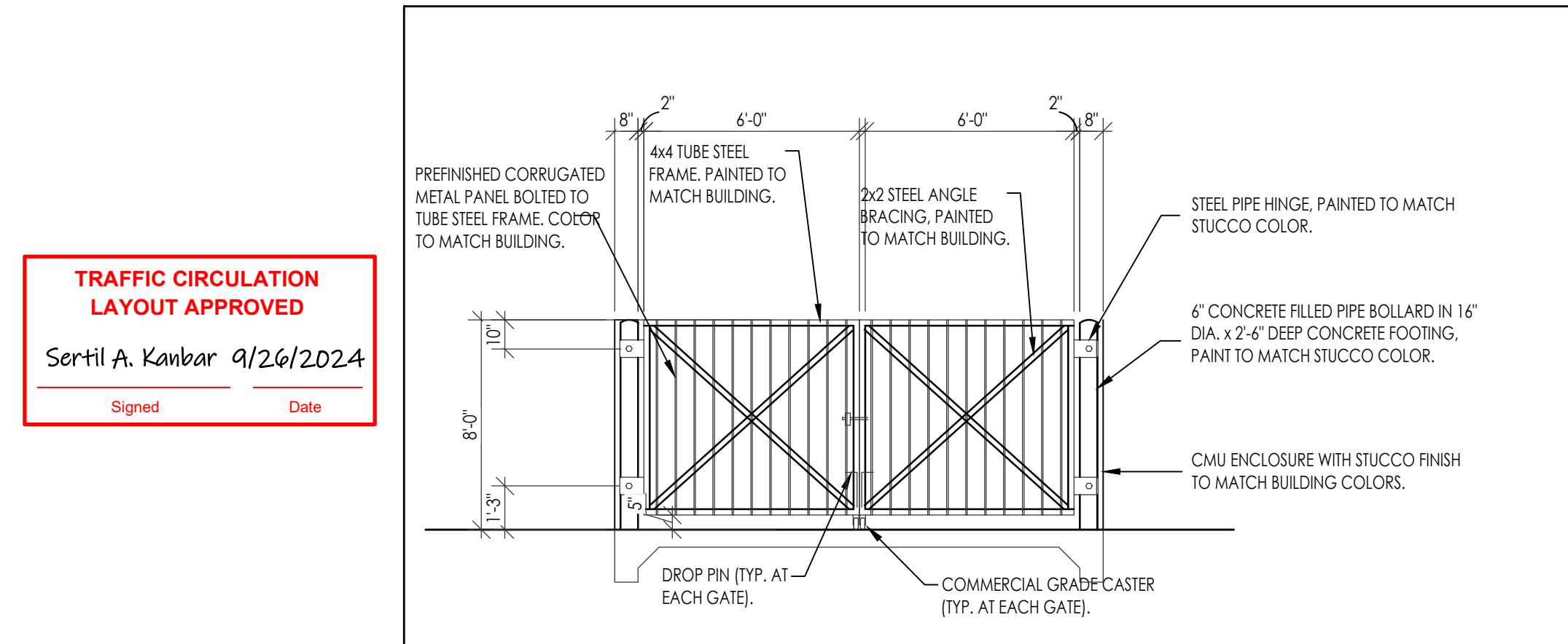
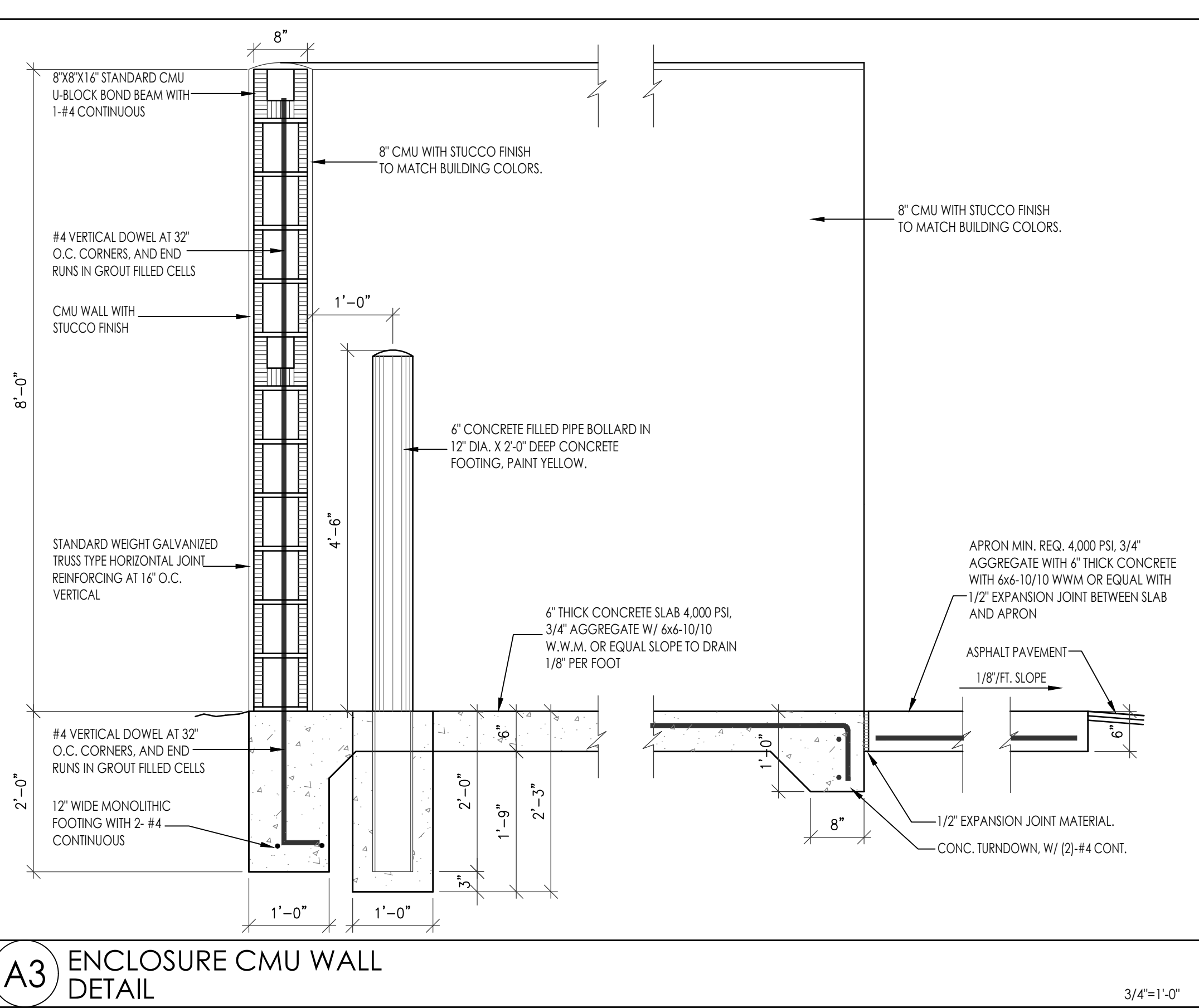
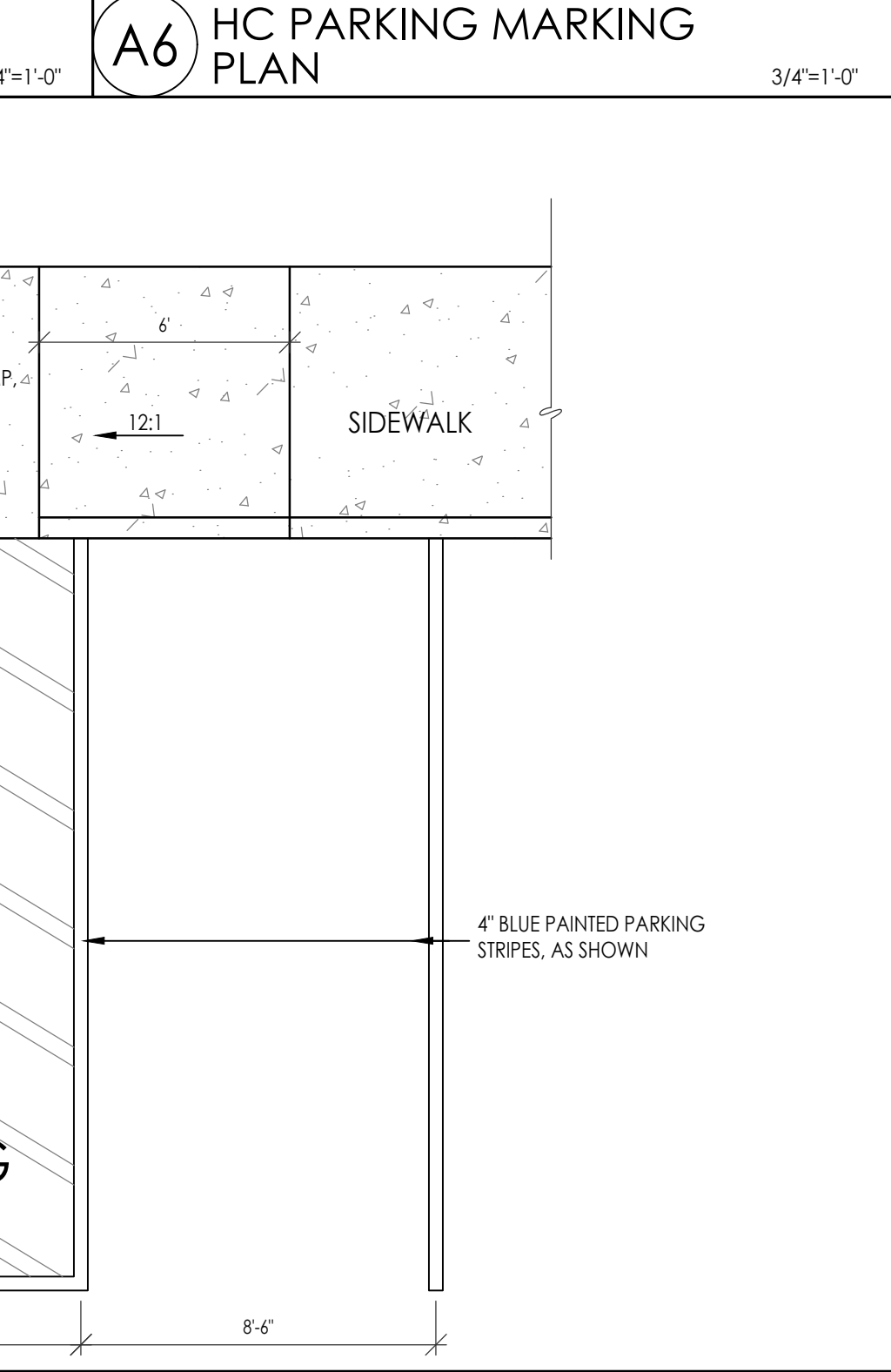
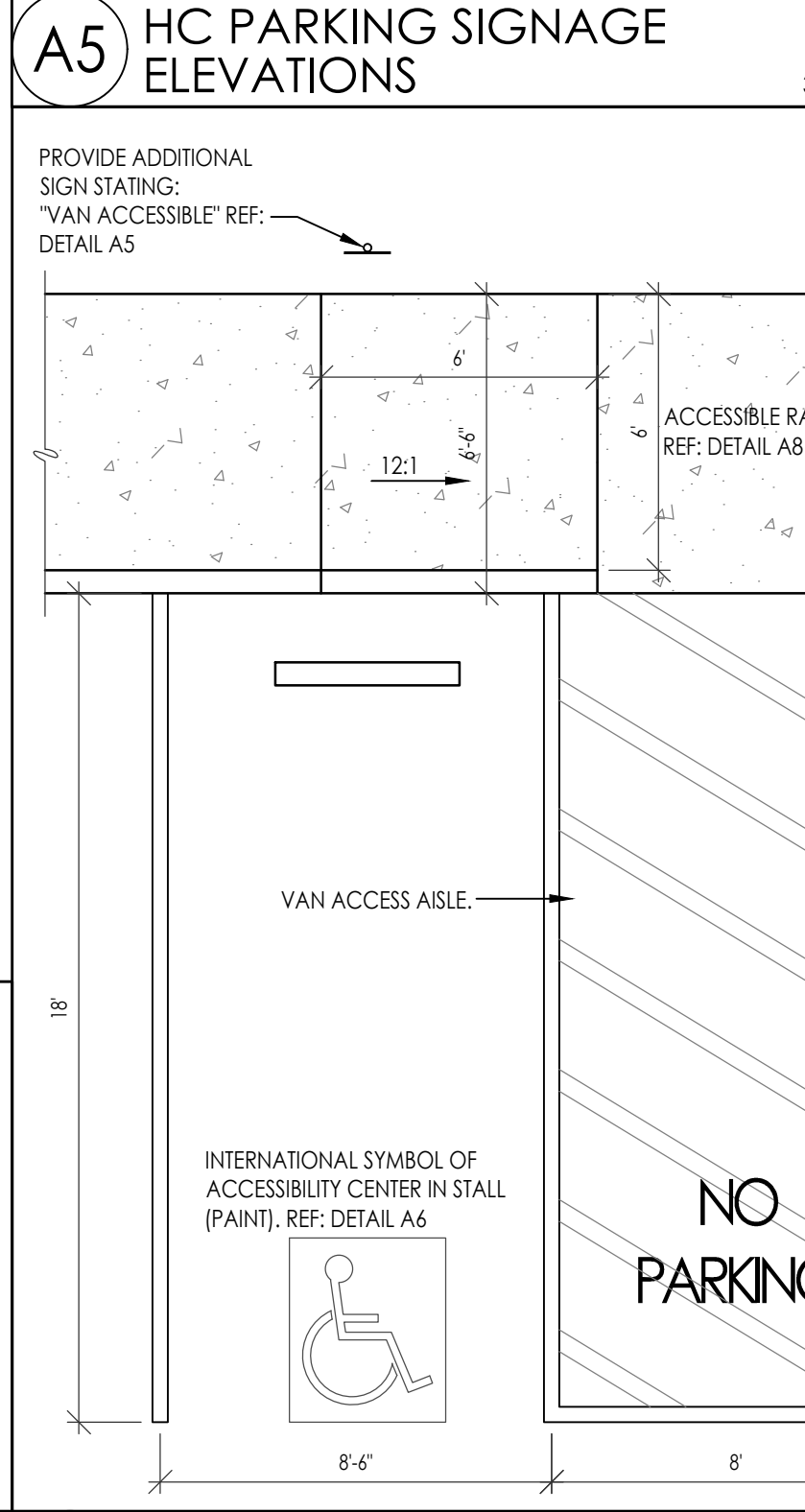
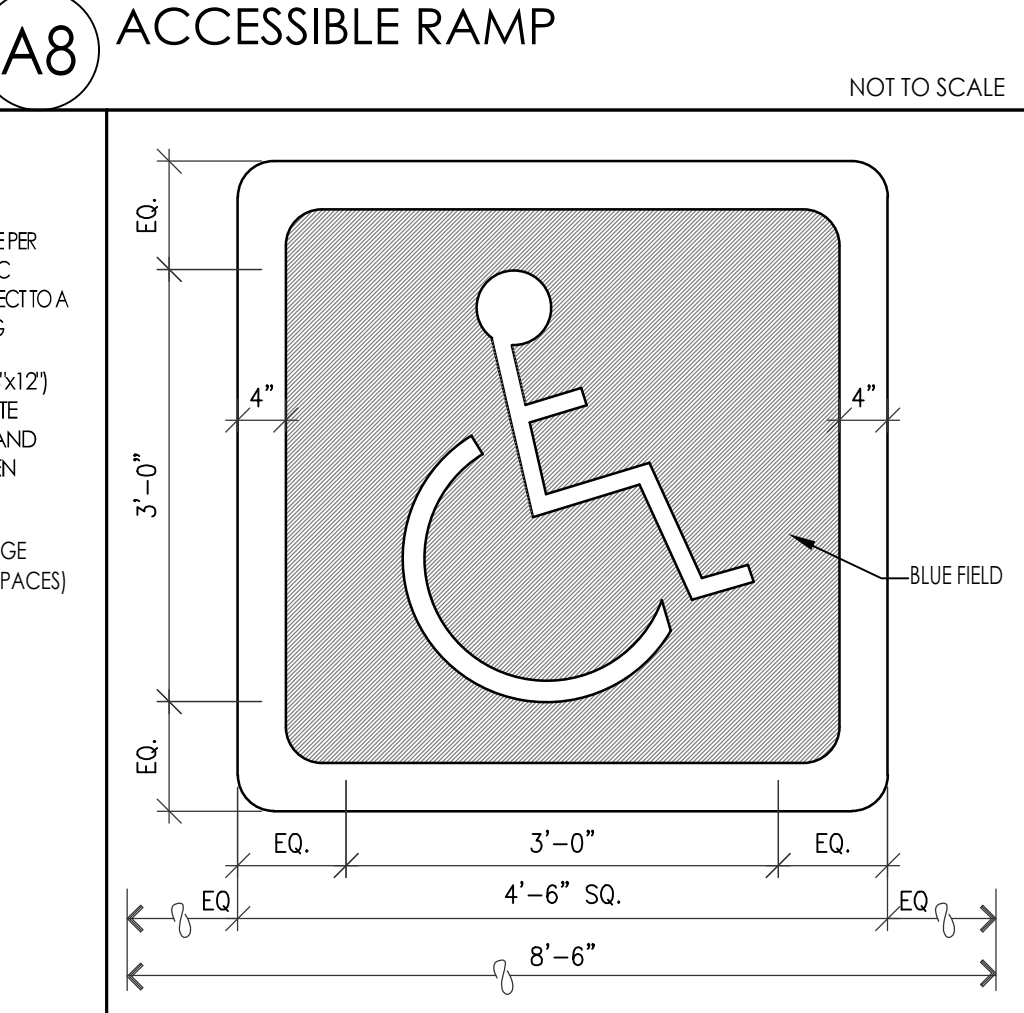
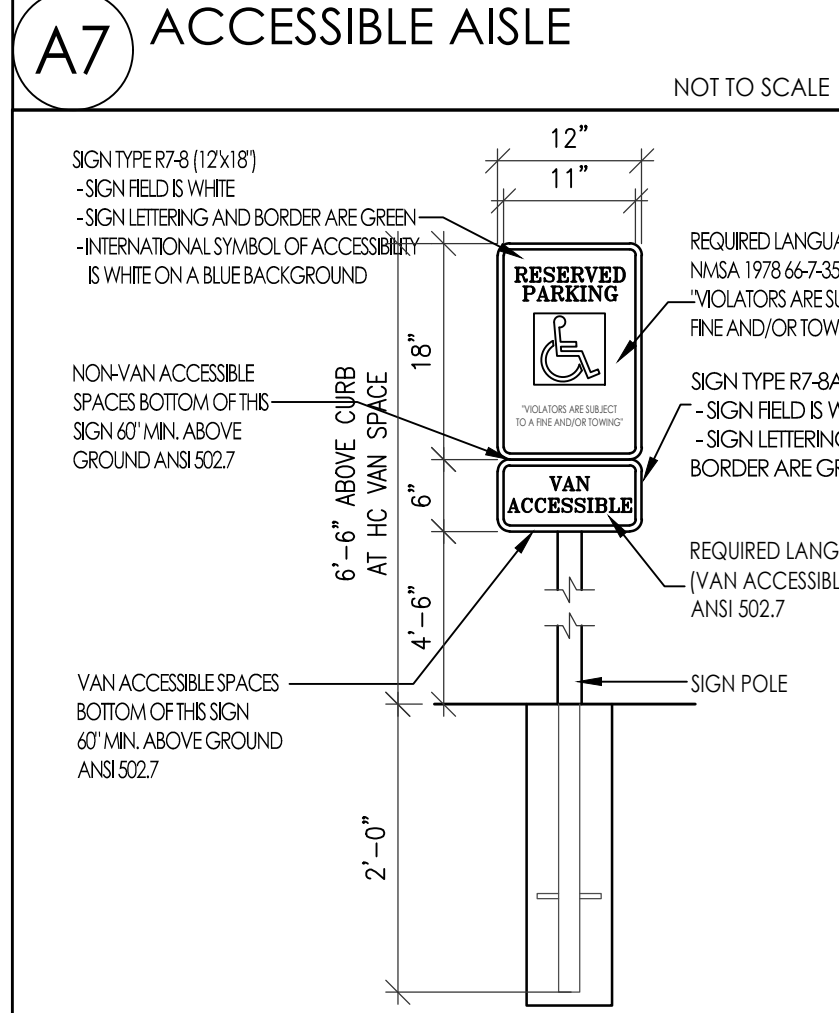
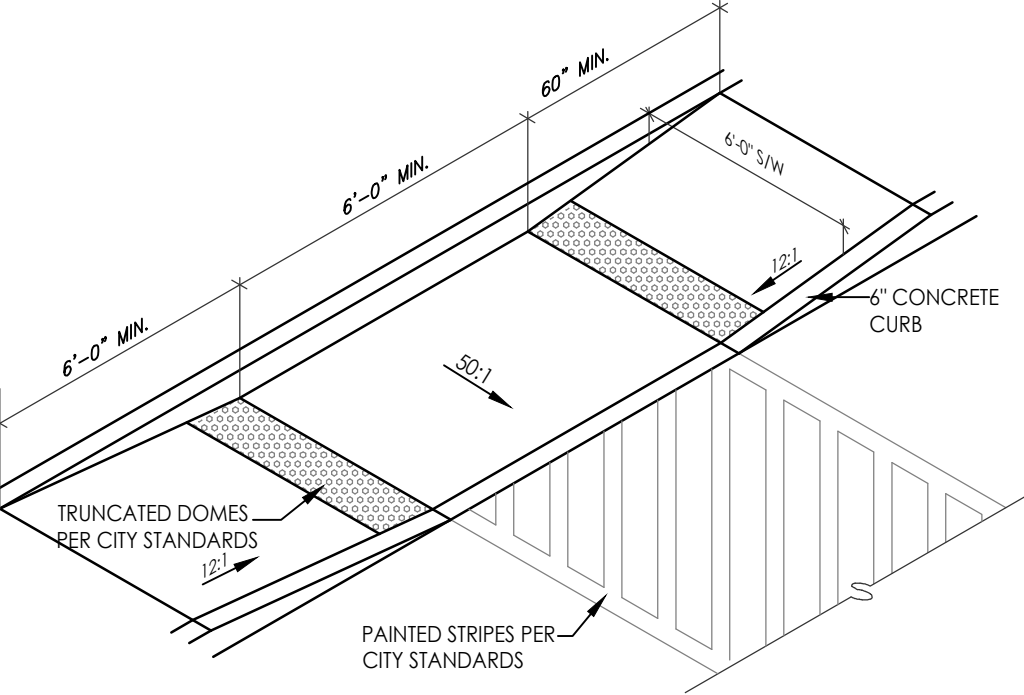
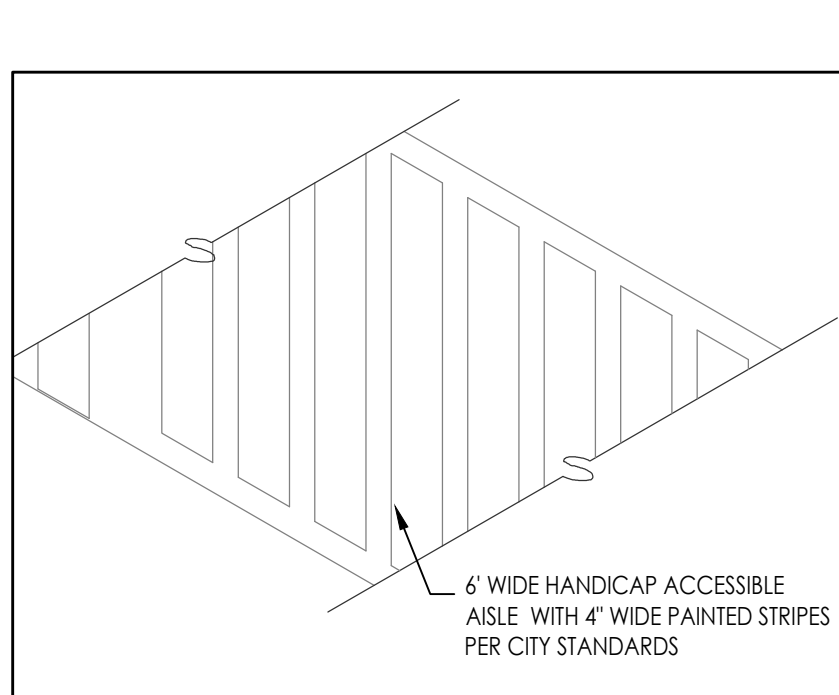
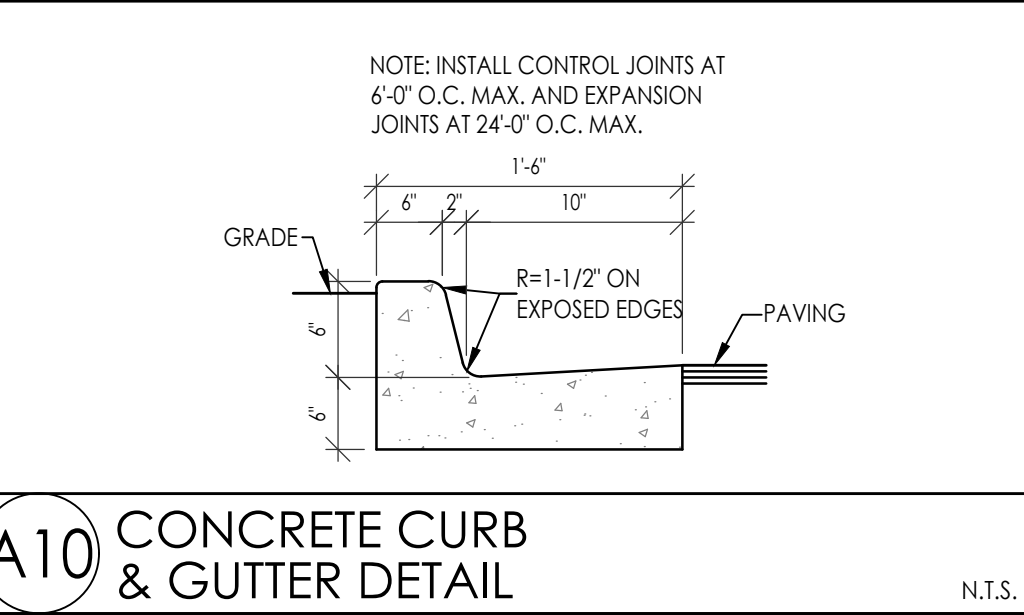
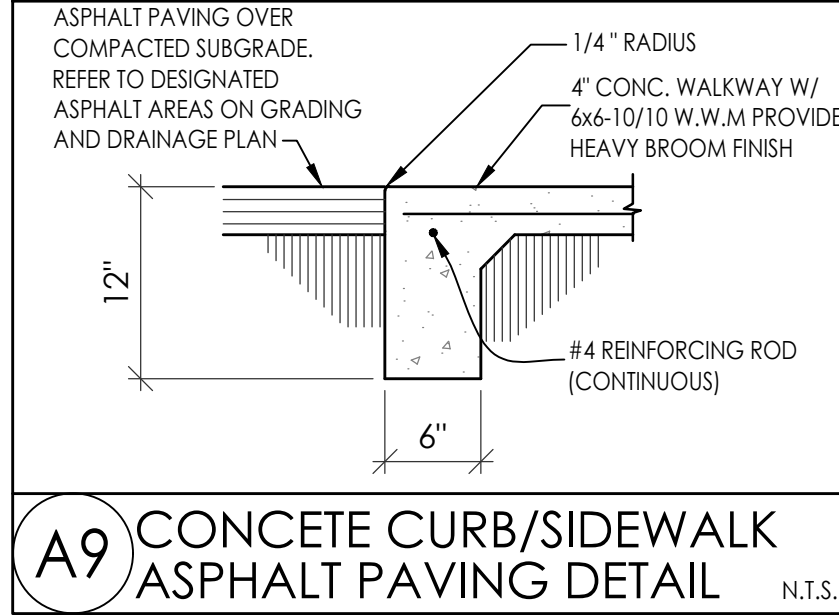
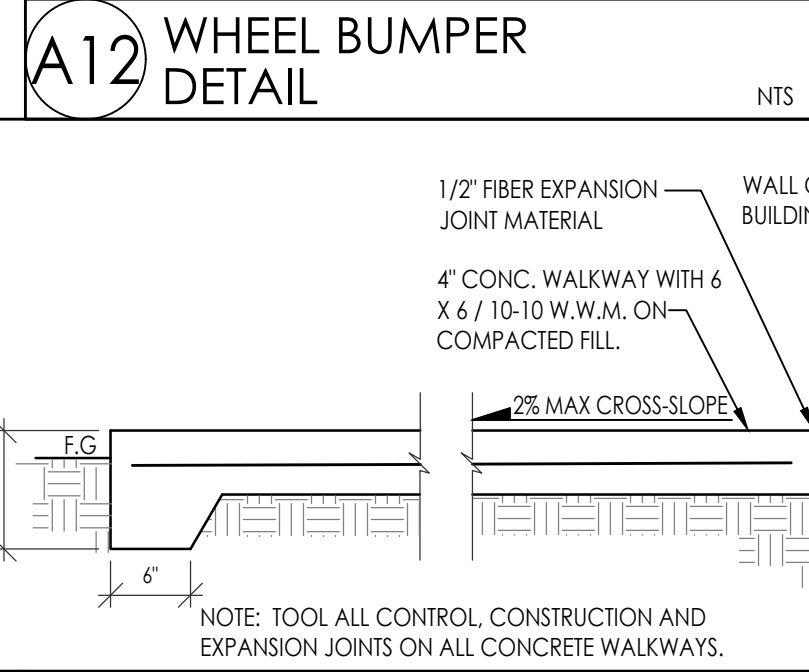
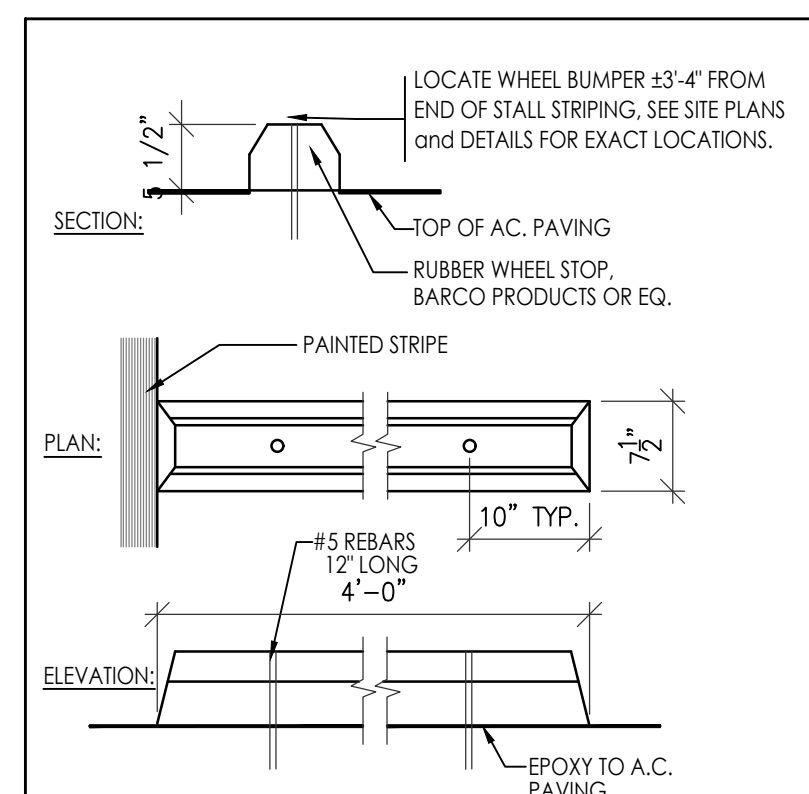
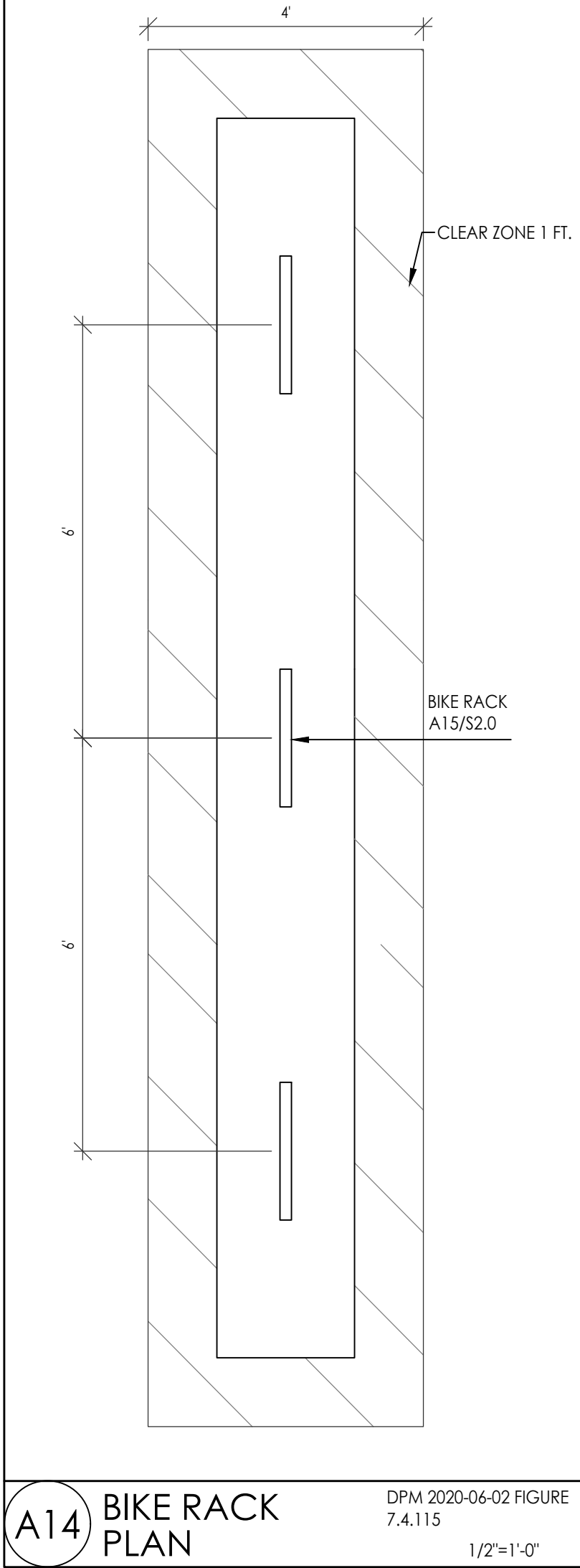
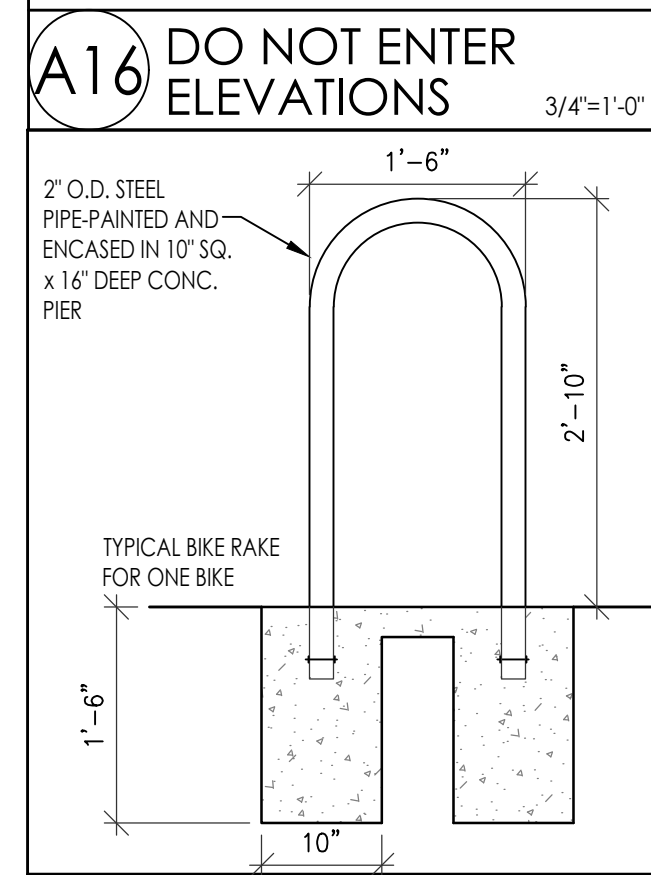
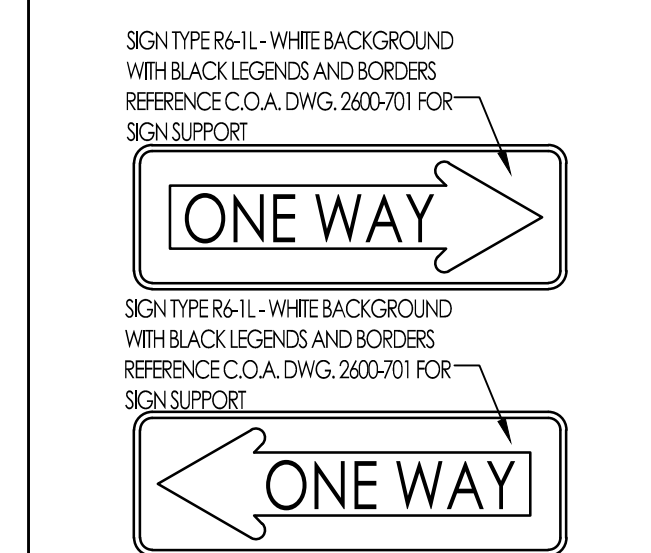
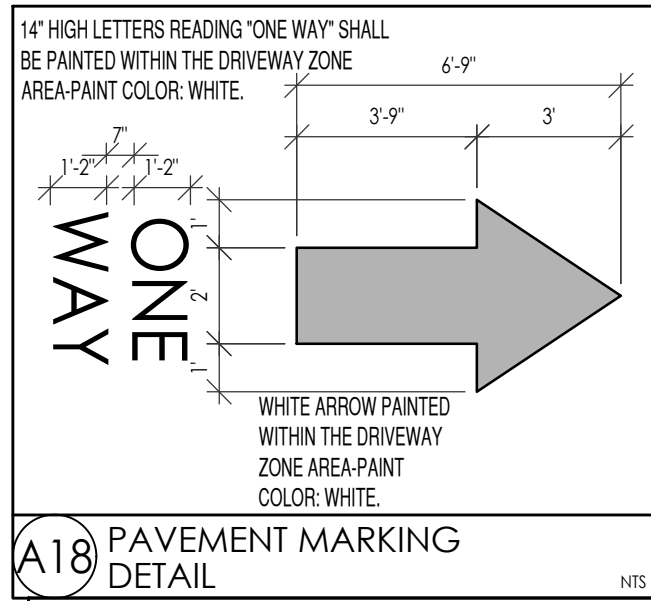
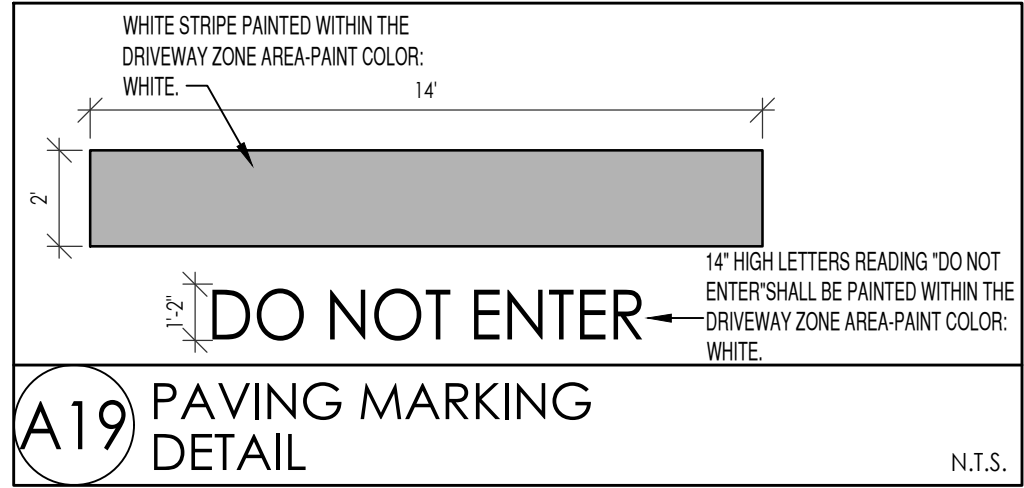
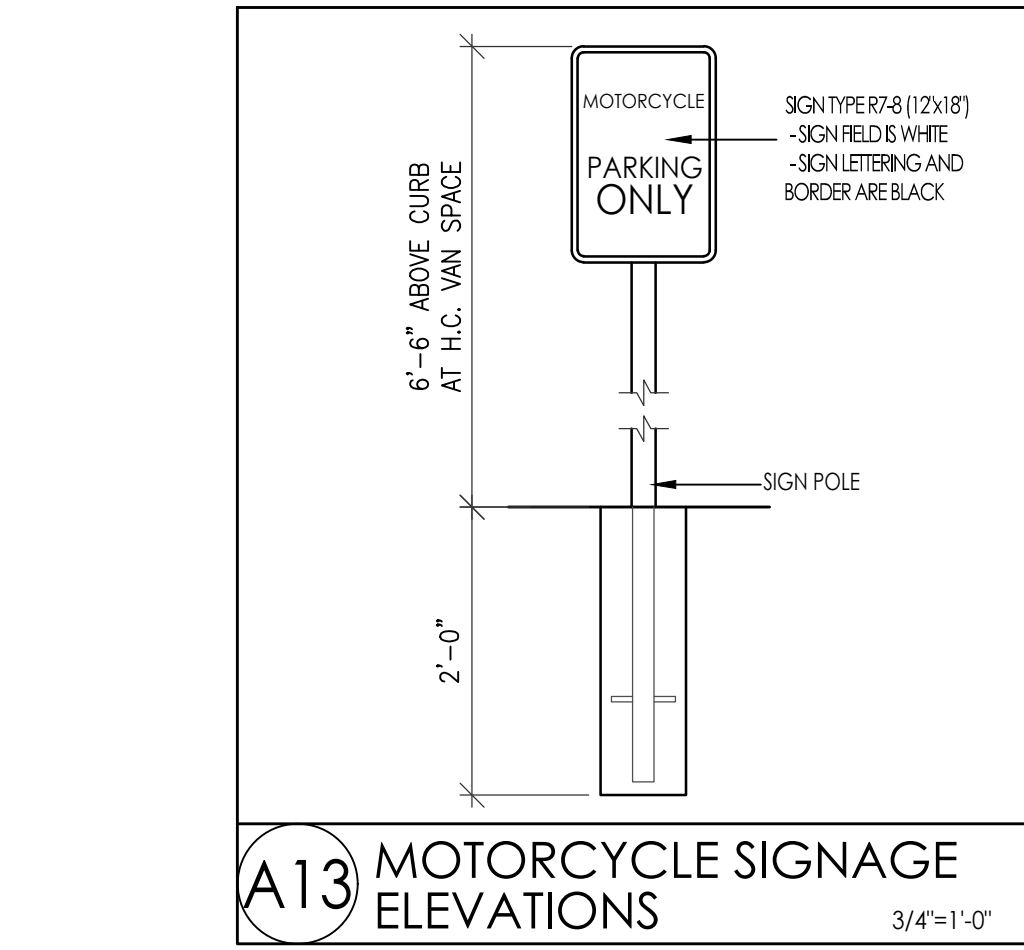
SITE LOCATION



TRAFFIC CIRCULATION
LAYOUT APPROVED
Sortil A. Kawbar 9/26/2024
Signed Date

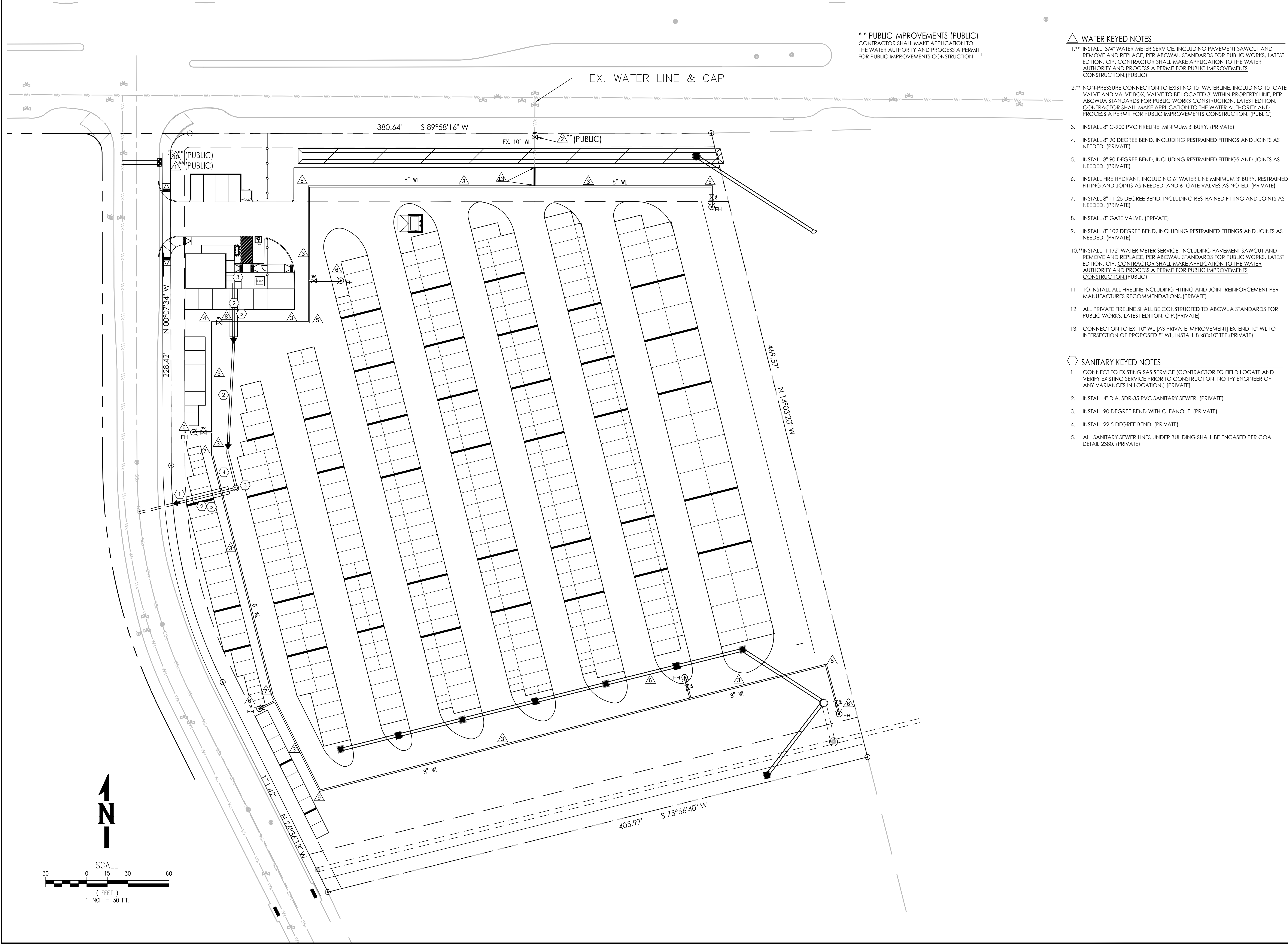
MESA DEL SOL SELF STORAGE
SITE PLAN
5500 TURING DR SE
ALBUQUERQUE, NM 87106
PROJECT #2322

REVISION DATE	
	
	
DATE	09-19-2024
SHEET NUMBER	AS-1.0



MESA DEL SOL SELF STORAGE
SITE DETAILS
5500 TURING DR SE
ALBUQUERQUE, NM 87106
PROJECT #2322

REVISION	DATE
RBA ARCHITECTURE, PC ARCHITECTURE PLANNING DESIGN 1000 Pecos Ave. NW Albuquerque, NM 87102 www.rbaarch.com	
DATE	09-12-2024
SHEET NUMBER	AS-2.0



**** PUBLIC IMPROVEMENTS (PUBLIC)**
 CONTRACTOR SHALL MAKE APPLICATION TO THE WATER AUTHORITY AND PROCESS A PERMIT FOR PUBLIC IMPROVEMENTS CONSTRUCTION

- WATER KEYED NOTES**
- 1.** INSTALL 3/4" WATER METER SERVICE, INCLUDING PAVEMENT SAWCUT AND REMOVE AND REPLACE PER ABCWAU STANDARDS FOR PUBLIC WORKS, LATEST EDITION. CIP. CONTRACTOR SHALL MAKE APPLICATION TO THE WATER AUTHORITY AND PROCESS A PERMIT FOR PUBLIC IMPROVEMENTS CONSTRUCTION.(PUBLIC)
 - 2.** NON-PRESSURE CONNECTION TO EXISTING 10" WATERLINE, INCLUDING 10" GATE VALVE AND VALVE BOX. VALVE TO BE LOCATED 3' WITHIN PROPERTY LINE, PER ABCWUA STANDARDS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION. CONTRACTOR SHALL MAKE APPLICATION TO THE WATER AUTHORITY AND PROCESS A PERMIT FOR PUBLIC IMPROVEMENTS CONSTRUCTION. (PUBLIC)
 3. INSTALL 8" C-900 PVC FIRELINE, MINIMUM 3' BURY. (PRIVATE)
 4. INSTALL 8" 90 DEGREE BEND, INCLUDING RESTRAINED FITTINGS AND JOINTS AS NEEDED. (PRIVATE)
 5. INSTALL 8" 90 DEGREE BEND, INCLUDING RESTRAINED FITTINGS AND JOINTS AS NEEDED. (PRIVATE)
 6. INSTALL FIRE HYDRANT, INCLUDING 6" WATER LINE MINIMUM 3' BURY, RESTRAINED FITTING AND JOINTS AS NEEDED, AND 6" GATE VALVES AS NOTED. (PRIVATE)
 7. INSTALL 8" 11.25 DEGREE BEND, INCLUDING RESTRAINED FITTING AND JOINTS AS NEEDED. (PRIVATE)
 8. INSTALL 8" GATE VALVE. (PRIVATE)
 9. INSTALL 8" 102 DEGREE BEND, INCLUDING RESTRAINED FITTINGS AND JOINTS AS NEEDED. (PRIVATE)
 - 10.**INSTALL 1 1/2" WATER METER SERVICE, INCLUDING PAVEMENT SAWCUT AND REMOVE AND REPLACE. PER ABCWAU STANDARDS FOR PUBLIC WORKS, LATEST EDITION. CIP. CONTRACTOR SHALL MAKE APPLICATION TO THE WATER AUTHORITY AND PROCESS A PERMIT FOR PUBLIC IMPROVEMENTS CONSTRUCTION.(PUBLIC)
 11. TO INSTALL ALL FIRELINE INCLUDING FITTING AND JOINT REINFORCEMENT PER MANUFACTURES RECOMMENDATIONS. (PRIVATE)
 12. ALL PRIVATE FIRELINE SHALL BE CONSTRUCTED TO ABCWUA STANDARDS FOR PUBLIC WORKS, LATEST EDITION, CIP.(PRIVATE)
 13. CONNECTION TO EX. 10" WL (AS PRIVATE IMPROVEMENT) EXTEND 10" WL TO INTERSECTION OF PROPOSED 8" WL. INSTALL 8"x8"x10" TEE.(PRIVATE)

- SANITARY KEYED NOTES**
1. CONNECT TO EXISTING SAS SERVICE (CONTRACTOR TO FIELD LOCATE AND VERIFY EXISTING SERVICE PRIOR TO CONSTRUCTION, NOTIFY ENGINEER OF ANY VARIANCES IN LOCATION.) (PRIVATE)
 - INSTALL 4" DIA. SDR-35 PVC SANITARY SEWER. (PRIVATE)
 - INSTALL 90 DEGREE BEND WITH CLEANOUT. (PRIVATE)
 - INSTALL 22.5 DEGREE BEND. (PRIVATE)
 - ALL SANITARY SEWER LINES UNDER BUILDING SHALL BE ENCASED PER COA DETAIL 2380. (PRIVATE)

REVISIONS		SHEET INFO	
NO.	BY	DATE	REMARKS

DRAWN		CHECKED		APPROVED		LAST EDIT		PLOT DATE		SUBMITTAL	
								5/29/2025	5/29/2025		

UTILITY PLAN

MESA DEL SOL SELF STORAGE

PROJECT NUMBER

DRAWING FILE NAME

SCALE 1:30

SHEET NUMBER

C-2.0

November 19, 2024

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

Vice Chair
Louie Sanchez
City of Albuquerque
Councilor, District 1

Barbara Baca
County of Bernalillo
Commissioner, District 1

Joaquin Baca
City of Albuquerque
Councilor, District 2

Adriann Barboa
County of Bernalillo
Commissioner, District 3

Klarissa Peña
City of Albuquerque
Councilor, District 3

Timothy M. Keller
City of Albuquerque
Mayor

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

Executive Director
Mark S. Sanchez

Website
www.abcwua.org

Alejandro Sazo
RBA Architecture
1104 Park Avenue SW. 87102

RE: Water and Sanitary Sewer Availability Statement #240817

Project Name: Mesa del Sol Self Storage

Project Address: 5500 Turing Dr SE

Legal Description: Tr I-2 Plat of Tr I-2 Mesa Del Sol Innovation Park II (A Replat of Tr I Mesa DelSol Innovation Park II)

UPC: 101605108150320612

Zone Atlas Map: R-Q-16

Dear Mr. Sazo

Project Description: The subject site is located on the southeast corner of Crick Crossing Avenue and Turing Drive, within the City of Albuquerque. The proposed development consists of approximately 5.1 acres and the property is currently zoned PC for Planned Community. The property lies within the Pressure Zone 3E in the Hubbell Trunk.

The Request for Availability indicates plans to build commercial self-storage units.

Existing Availability Statement: Availability Statement number 181120 has been issued and has expired.

Existing Development Agreement: This property is outside of the Water Authority's Established Service Area. Pursuant to the System Expansion Ordinance, service to this property shall be subject to a Development Agreement approved by the Water Authority Board which will establish the conditions for service; however, since an approved Development Agreement currently exists for the R-07-32, WATER AND SANITARY SEWER SERVICE TO SERVE THE MESA AND FCC 4 PROPERTIES AT MESA DEL SOL property, Board approval is not required. This Availability Statement establishes the conditions of service in addition to those stated in the existing Development Agreement.

Existing Conditions:

Water infrastructure in the area consists of the following:

- 12-inch PVC distribution line (project #26-7754.81-09) along Crick Avenue (A.K.A. Crick Crossing).
- Ten-inch PVC distribution line (project #26-7754.81-09) extending from the 12-inch line into the northeastern quadrant of the property.
- 12-inch PVC distribution line (project #26-7754.81-09) along Turning Drive.
- Eight-inch PVC distribution line (project #26-7754.76-12) extending from the 12-inch line along Turning Drive into the southwesterly quadrant of the property.

Sanitary sewer infrastructure in the area consists of the following:

- Eight-inch PVC sanitary sewer collector (project #26-7754.76-12) along Turning Drive.
- Six-inch PVC sanitary sewer collector (project #26-7754.76-12) extending from the eight-inch line along Turning Drive into the property near the midpoint of the western boundary.

Water Service: New metered water service to the property can be provided via routine connection to the existing 12-inch distribution line along Crick Crossing, the ten-inch stub out into the northeastern quadrant of the property, the 12-inch line in Turning Drive, or the eight-inch stub out into the property along the western boundary. The engineer is responsible for determining pressure losses and sizing the service line(s) downstream of the public water line to serve the proposed development.

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

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

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

Sanitary Sewer Service: New sanitary sewer service can be provided via routine connection to the existing eight-inch collector along Turning Drive, or the six-inch stub out into the western boundary of the property. No property shall share a private sewer service with any other property. The engineer is responsible for sizing the service line(s) upstream of the public sanitary sewer line to serve the proposed development.

Fire Protection: From the Fire Marshal's requirements, the instantaneous fire flow requirements for the project are 2250 gallons per minute. Two fire hydrants are required. There are no existing hydrants available and six new hydrants are proposed with this project. As modeled using InfoWater™ computer software, the fire flow can be met by applying the required fire flow to the system as shown in the information provided by the requestor. Analysis was performed by simulating the required fire flow at fire hydrants proposed in the northeast and southeast corners of the property and connected to the existing ten-inch stub out into the northeastern quadrant of the property or the 12-inch line in Turning Drive.

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

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

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

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

All non-residential customers connected via piping to an alternative water source, or an auxiliary water supply and the public water system shall install a containment reduced pressure principal backflow prevention assembly approved by the Water Authority after the potable service connection.

All new services to private fire protection systems shall be equipped with a containment reduced pressure principal backflow prevention assembly approved by the Water Authority and Fire Marshal having jurisdiction installed after the service connection. No tees, branches, possible connection fittings, or openings are allowed between the containment backflow prevention assembly and the service connection. A double check valve assembly approved by the Water Authority and Fire Marshal having jurisdiction may be installed instead of a reduced pressure backflow prevention assembly provided the private fire protection system meets or exceeds ANSI/NSF Standard 60.61 throughout the entire private fire protection system, the fire sprinkler drain discharges into atmosphere, and there are no reservoirs, fire department connections nor connections from auxiliary water supplies.

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

Pretreatment – Fats, Oils, and Greases: The development is for commercial use and has the potential to discharge Fats, Oils, Grease, and/or Solids (FOGS) to the sanitary sewer and/or falls under one of the applicable users in the SUO:

FOGS Applicability SUO Section 3-3-2 A.:

Users "...such as food service establishments, commercial food processors, automotive shops, auto wash racks, car washes, vehicle fueling stations, septic tank pumpers, grease rendering facilities,

breweries/distilleries, bottling plants, commercial and industrial laundries, slaughterhouses & meat packing establishments (fish, fowl, meat, curing, hide curing), oil tank firms and transporters...”

Such Users must comply with all FOGS discharge requirements defined in SUO Section 3-3-2 and FOGS Policy including but not limited to:

1. Installation of an adequately sized Grease Interceptor (GI) approved by the appropriate code enforcement authority (City of Albuquerque, and/or Bernalillo County)
 - a. Interceptors and/or Separators are required for dumpster pads, outdoor pools, and outdoor washdown areas that have the potential to discharge grease, sand, solids, and flammable liquids to the sanitary sewer. The pad shall be installed at an elevation higher than the surrounding grade. It is not required for dumpster pads to have a sewer connection.
 - b. Placement of Interceptors in drive-thru or traffic lanes is not allowed.
2. All FOGS sources within the facility are plumbed to the GI as required by the appropriate plumbing code.
3. Long-term Best Management Practices (BMP), and GI maintenance such as pumping and manifest requirements.
4. Unobstructed access to inspections of the facility and records.

A copy of the Sewer Use and Wastewater Control Ordinance and FOGS Policy can be found on the Pretreatment page of the Water Authority Website:

<https://www.abcwua.org/sewer-system-industrial-pretreatment-overview/>

Contact the Industrial Pretreatment Engineer, Travis Peacock, at (505) 289-3439 or pretreatment@abcwua.org for coordination or clarification of any of the above requirements.

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

The Water Authority shall be granted perpetual, exclusive easement(s) in gross for the construction, installation, maintenance, repair, modification, replacement, and operation of public water and sanitary lines, equipment and facilities reasonably necessary to provide service together with free access on and over the easement and the right to remove trees, shrubs, undergrowth and any other obstacles, modifications, or structures which interfere with use of the easement.

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

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

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

Water Resource Charge (WRC): Any expansion of water service outside of the Water Authority's Established Service Area will be assessed a Water Resource Charge(s) (WRC) as provided in the Water Authority's Water and Sewer Rate Ordinance for the development of new water resources, rights, and supplies necessary to serve the development. Properties that receive only sewer service will not be charged a WRC.

Contact Customer Service at (505) 842-9287 (option 3) for more information regarding WRCs.

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

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

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

Sincerely,

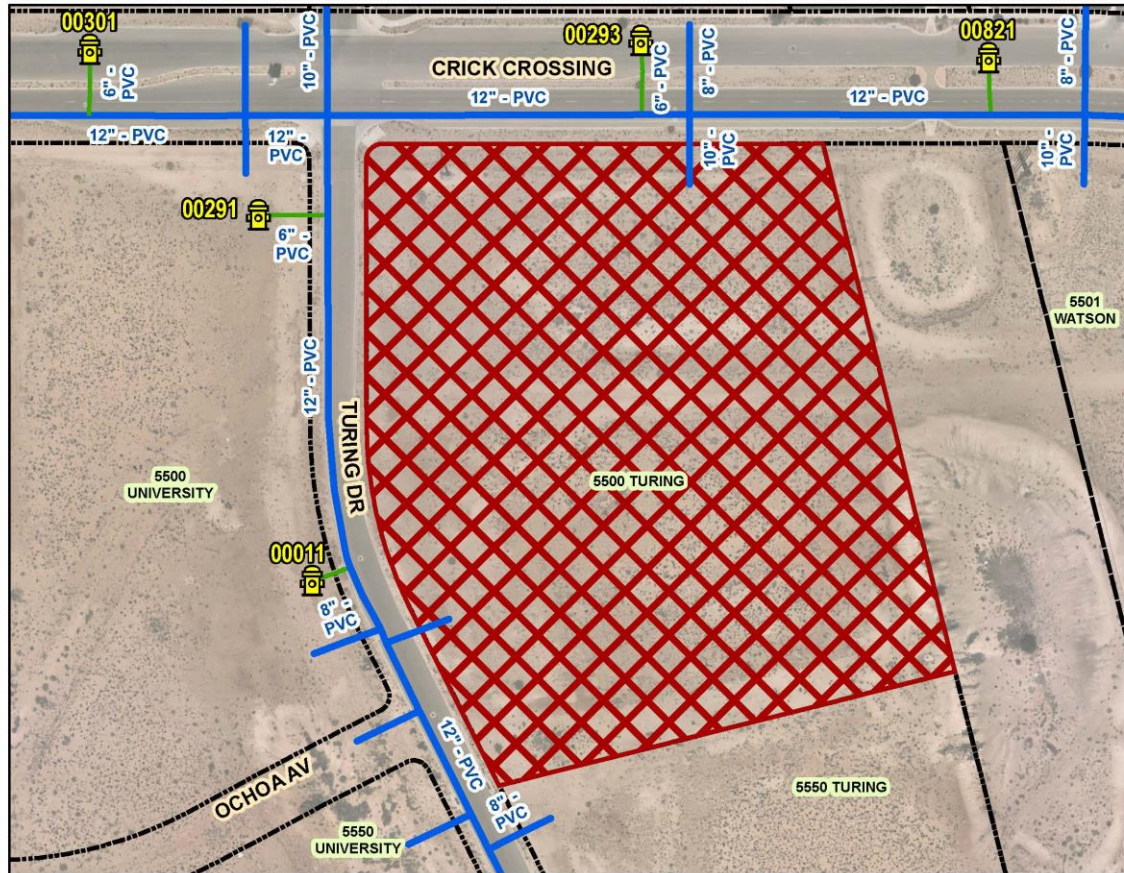


Mark S. Sanchez
Executive Director

Enclosures: Infrastructure Maps

f/ **Availability Statement #240817**

240817 - Water



0 250 500 Feet



Legend



Hydrant



Project Location

Water Pipe

Subtype

 Distribution Line

 Hydrant Leg



240817 - Sanitary Sewer



Legend

-  Sewer Manhole
-  Project Location

Sewer Pipe

Subtype

-  COLLECTOR
-  INTERCEPTOR



MESA DEL SOL
ARCHITECTURAL CONTROL COMMITTEE
SITE DEVELOPMENT PLAN REVIEW

- SITE PLAN INCLUDING UTILITIES AND EASEMENTS - SEE THIS PLAN.
- LANDSCAPE PLAN - SEE LANDSCAPE PLAN
- OUTDOOR/SITE LIGHTING PLAN FOR SIGNAGE AND FLAGPOLE - SEE THIS PLAN.
- PRELIMINARY GRADING PLAN - SEE GRADING PLAN.
- BUILDING AND STRUCTURAL ELEVATIONS - SEE ARCHITECTURAL
- SIGNAGE PLAN - SEE ARCHITECTURAL
- CONCEPTUAL UTILITY PLAN
- WATER HARVESTING PLAN - ALL WATER WILL DRAIN TO THE EAST TO A LANDSCAPED POND.
- SUSTAINABILITY PLAN - SITE AND APARTMENT/OFFICE WILL USE ELECTRICITY AND MINIMAL WATER USAGE. NO WATER USAGE OR ELECTRICITY BY CUSTOMER IN 70,000 S.F. OF SPACE
- ARCHEOLOGICAL REPORT - SEE ATTACHED



Approved for access by the Solid Waste Department.

All containers must be made accessible for pick up

between the hours of 5AM and 8PM.

Reviewer: *Herman Gallagos*

Date: 08-27-24

Keypad access

Gate will open 25' clear

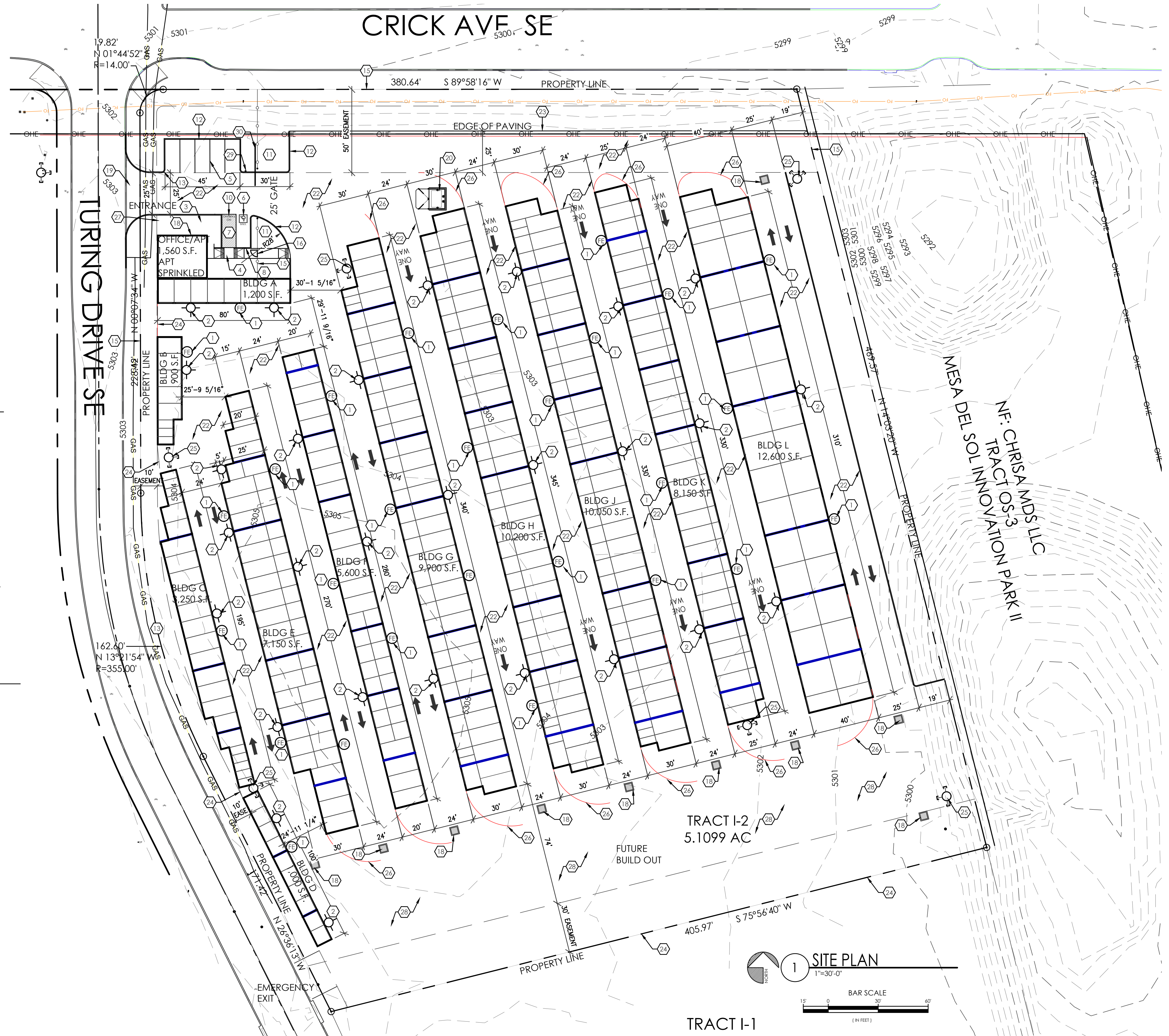
Recycling declined

BUILDING LEGEND

BUILDING A	1,200 S.F.
BUILDING B	900 S.F.
BUILDING C	3,250 S.F.
BUILDING D	1,000 S.F.
BUILDING E	7,150 S.F.
BUILDING F	5,600 S.F.
BUILDING G	9,900 S.F.
BUILDING H	10,200 S.F.
BUILDING J	10,050 S.F.
BUILDING K	8,150 S.F.
BUILDING L	12,600 S.F.
BUILDING TOTAL	70,000 S.F.
OFFICE/APT	1,560 S.F.
TOTAL	71,560 S.F.

KEYED NOTES

1. WALL MOUNTED FIRE EXTINGUISHER, 2A-10-BC, 1 AT EVERY 75'-0" MAX., REF: SITE PLAN FOR LOCATIONS.
2. WALL MOUNTED PACK LIGHT, REF: ELECTRICAL.
3. 6" WIDE x 4" THICK CONC. SIDEWALK, TYP.
4. ADA ACCESSIBLE RAMP, REF: DETAIL.
5. 2" WIDE PAINTED PARKING STRIPE AREA, PER CITY OF ALBUQUERQUE STANDARDS.
6. HANDICAP SYMBOL PER CITY OF ALBUQUERQUE STANDARDS, REF: DETAIL D/AS-1.1.
7. 2" WIDE PAINTED STRIPE HANDICAP ACCESSIBLE AISLE PER CITY OF ALBUQUERQUE STANDARDS.
8. HANDICAP ACCESSIBLE SIGNAGE PER CITY REQUIREMENTS, REF: DETAIL C/AS-1.1.
9. 6" WIDE ADA ACCESSIBLE PEDESTRIAN PATH-WAY.
10. "NO PARKING" IN CAPITAL LETTERS, 12" HIGH x 2" WIDE, LOCATE SIGN AT THE REAR OF THE PARKING SPACE SO AS TO BE CLOSE TO WHERE AN ADJACENT VEHICLE'S TIRE WOULD BE PLACES, (66-1-4.1.8 NMSA 1978), LANDSCAPING AREA, REF: LANDSCAPING PLAN.
11. 6" HIGH CONC. CURB, REF: GRADING AND DRAINAGE PLAN.
12. 2'-0" RADIUS.
13. 15'-0" RADIUS.
14. NEW 6" HIGH WROUGHT IRON FENCE.
15. NEW 36" w x 6" h MAN GATE WITH KEYED LOCKSET.
16. NEW (2) 15' SLIDING AUTOMATIC GATES WITH SECURITY PUSH PAD FOR CUSTOMER ACCESS.
17. KNOX BOX LOCATION WITH KEYS FOR OFFICE BUILDING AND MAIN PROPERTY SLIDING GATES FOR FIRE DEPARTMENT USE TO GAIN ACCESS TO PROPERTY IN CASE OF EMERGENCY, KNOX BOX BY OWNER, INSTALLED BY OWNER, VERIFY LOCATION OF KNOX BOX WITH FIRE DEPARTMENT.
18. SAW CUT EXIST. CURB AND GUTTER AND REMOVE FOR NEW CURB CUT AND DRIVE PAD, BUILD NEW DRIVE PAD PER C.O.A. STANDARD DRAWING 2426, REF: GRADING AND DRAINAGE PLANS. NOTE: ANY WORK WITHIN PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER WITH DEC. APPROVED PLANS.
19. DOUBLE DUMPSTER ENCLOSURE, REF: DETAIL 2/AS-1.1.
20. STORM DRAIN INLET, REF: GRADING AND DRAINAGE PLAN.
21. ASPHALT PAVING, REF: GRADING AND DRAINAGE PLAN.
22. EDGE OF ASPHALT PAVING.
23. CHAIN LINK FENCE.
24. NEW FIRE HYDRANT.
25. 28'-0" RADIUS, TYP. LINE SHOWN FOR RADIUS LAYOUT ONLY.
26. FLAGPOLE WITH LIGHT.
27. BASE COURSE.
28. GATE KEY PAD.
29. 25' SLIDING GATE.



MESA DEL SOL SELF STORAGE

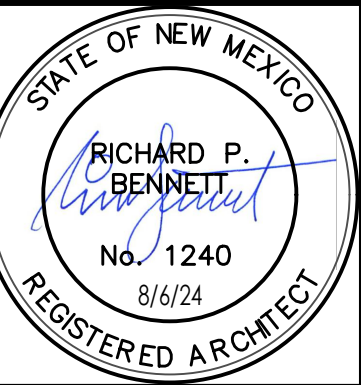
SITE PLAN

5500 TURING DR SE

ALBUQUERQUE, NM 87106

PROJECT #2322

REVISION DATE



RBA
ARCHITECTURE, PC
PLANNING
DESIGN
1000 1st Ave. SW
Albuquerque, NM 87102
505.243.4545
www.rba3.com

DATE

08-06-2024

SHEET NUMBER

AS-1.0

2
E-1.1
GATE POWER PLAN
1/8"=1'-0"

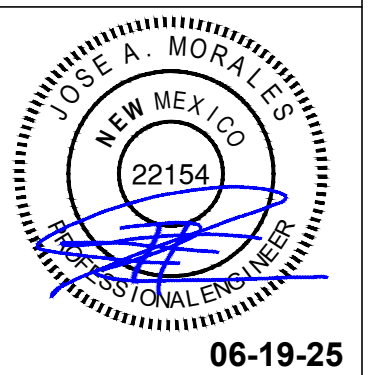


KEYED NOTES

1. PROPOSED LOCATION ELECTRICAL TRANSFORMER, COORDINATE WITH LOCAL ELECTRICAL COMPANY BEFORE DOING ANY WORK. FINAL LOCATION OF TRANSFORMER AND ELECTRIC METER TO BE DETERMINED BY LOCAL ELECTRICAL COMPANY.
2. LOCATION OF METER AND MAIN DISCONNECT 'M', REFER TO ELECTRICAL RISER DIAGRAM 1/E-6.0.
3. UNDERGROUND SERVICE ENTRANCE: 2" CONDUIT WITH 4-#4/0 THWN MCM CU. CONDUCTORS.
4. THIS CIRCUIT TO BE WIRED THRU TIMER CONTACTOR, TIMER CONTACTOR TO BE CONTROLLED BY PHOTOCELL.
5. MAKE CONNECTIONS TO BACKFLOW PREVENTOR ELECTRIC HEATER. COORDINATE WITH PLUMBING CONTRACTOR FOR EXACT LOCATION AND REQUIREMENTS PRIOR TO COMMENCING ANY WORK.
6. 4" CONDUIT WITH PULLSTRING TO NEAREST TELEPHONE OR CABLE PULLBOX. COORDINATE WITH LOCAL UTILITY COMPANY BEFORE DOING ANY WORK.
7. 4" CONDUIT WITH PULLSTRING TO NEAREST TELEPHONE OR CABLE PULLBOX. COORDINATE WITH LOCAL UTILITY COMPANY BEFORE DOING ANY WORK.
8. MAKE CONNECTIONS TO GATE OPERATOR MOTOR AS REQUIRED. PROVIDE DISCONNECT MEANS. COORDINATE WITH OWNER FOR EXACT WIRING REQUIREMENTS PRIOR TO COMMENCING ANY WORK. REFER TO DETAIL 4/E1.1.
9. WP J-BOX FOR GATE CARD READER. INSTALL 1" CONDUIT WITH PULLSTRING FROM PEDESTAL TO GATE OPERATOR. COORDINATE WITH OWNER/MANUFACTURER FOR EXACT WIRING REQUIREMENTS AND LOCATION PRIOR TO COMMENCING ANY WORK.
10. PROVIDE 1" CONDUIT WITH PULLSTRING FOR GATE EQUIPMENT SENSOR. COORDINATE WITH MANUFACTURER AND OWNER PRIOR TO COMMENCING ANY WORK.

MESA DEL SOL SELF STORAGE
OFFICE FLOOR PLANS
5500 TURING DR SE
ALBUQUERQUE, NM 87106
PROJECT #2322

REVISION DATE



RBA
ARCHITECTURE, PC
ENGINEERING
PLANNING
DESIGN
JOSE A. MORALES, P.E.
ALBUQUERQUE, NM 87102
www.rbaa.com

DATE
6/19/2025

SHEET NUMBER

E-1.1

RAXIS
ENGINEERING
QUALITY DESIGN AND INNOVATIVE SOLUTIONS

PRJ: ARQ-25-018
POC: JOSE MORALES
PH: 915-539-2516
JMORALES@RAXISENGINEERING.COM



SLING Micro Strike

AREA/SITE/ROAD LIGHTER

FEATURES

- Compact sleek design with multiple LED configurations and simple installation
- The SLING includes a square mounting block for easy pole installation or mast arm option for 2-3/8" OD roadway brackets
- Capable of replacing up to 1000w HID luminaires
- Micro Strike optical distributions of Type 2, 3, 4F, 4W or 5QW
- Tool-less entry option for easy installation and maintenance
- 3G rated for high vibration applications including bridges and overpasses



CONTROL TECHNOLOGY



SERVICE PROGRAMS



SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish
- Separate optical and electrical compartment for improved thermal management and optimum component operation
- TGC thermostat polyester powder paint finish applied at nominal 2.5 mil thickness

OPTICS

- Entire optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
- Premium engineered individual acrylic lenses deliver ES Type 2, 3, 4F, 4W and 5QW distributions
- Lens distributions are field rotatable (in 90° increments) or exchangeable for job site fine-tuning
- 3000K, 4000K or 5000K (70 CRI) CCT
- 80, 180 or 320 midpower LEDs
- 3000K, 4000K or 5000K (70 CRI) CCT
- Zero uplight at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Tool-less entry to wiring/driver compartment optional
- Arm mounting works with S2 drill pattern
- Fixture ships with square mounting block for ease of installation
- Mast arm filler accessory or option available for 2-3/8" OD brackets with vertical tilt of +3°, 0° or -3°

ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40° C to 40° C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Standard 6kV surge protection with optional field replaceable surge protection device provides 20kA and 10kV protection meeting ANSI/IEEE C62.41.2 Category C High and Surge Location Category C3, Automatically takes feature off-line for protection when device is consumed

CONTROLS

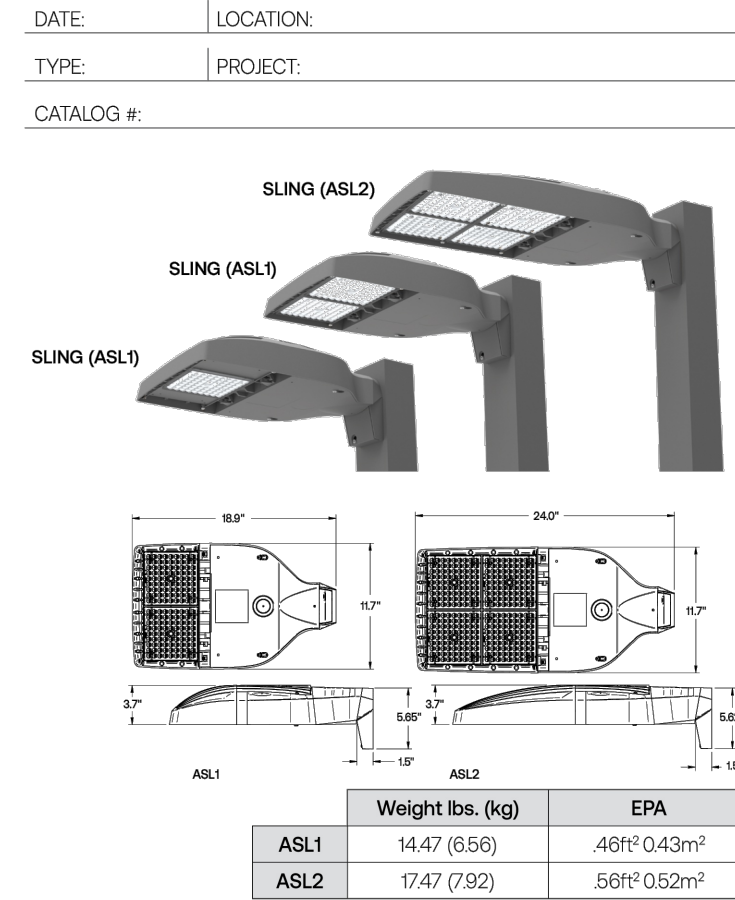
- Photo control, occupancy sensor and Zigbee wireless available for complete on/off and dimming control
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- Dimming Drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 6'
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application

CERTIFICATIONS

- Listed to UL1598 and CSA C22.2#2500-24 for wet locations and 40° C ambient temperatures
- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Not all product variations on this page are DLC Qualified. Refer to <http://www.designlights.org/> for the most up-to-date list.
- 3G rated for ANSI C136.31 high vibration applications
- IP65 optical assembly
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product meets federal procurement law requirements under the Buy American Act (FAR 52.225-9) and Trade Agreements Act (FAR 52.225-11). See Buy American Solutions link to <https://www.currentlighting.com/resources/americas-solutions>

WARRANTY

- 5 Year warranty



currentlighting.com/exo

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Rev 12/18/24
EXO_SLING_MicroStrike_V2_010



LNC2

SMALL LED LITEPAK

FEATURES

- 60% more lumens and increased performance than smaller LNC models
- 3000K, 4000K and 5000K as well as Phosphor Converted Amber
- Type II, III and IV distributions available for a variety of application needs
- Quick-mount adapter allows easy installation/maintenance
- 347V and 480V versions for industrial applications and Canada
- Full cut-off, neighbor friendly
- Optional photocontrol for additional energy savings



CONTROL TECHNOLOGY



SPECIFICATIONS

CONSTRUCTION

- Rugged die-cast aluminum housing protects components and provides an architectural appearance
- Casting thermally conducts LED heat to optimize performance and long life
- Powder paint finish provides durability in outdoor environments. Tested to meet 1000 hour salt spray rating
- Construction tested to ASTM B117 for 1000 hours of salt spray

OPTICS

- Zero uplight distributions using individual acrylic Micro Strike Optics
- LED optics provide ES type II and IV distributions. Optional (CS) acrylic diffuser available for reduced glare
- L96 at 60,000hrs (Projected per IESNA TM-21-11), see table on page 3 for all values

INSTALLATION

- Quick-mount adapter provides easy installation to wall or to recessed junction boxes (4" square junction box)
- Designed for direct j-box mount
- Optional 1/2" conduit hubs available (standard for control options and battery versions)

ELECTRICAL

- 120V-277V universal voltage 50/60Hz 0-10V dimming drivers
- 347V and 480V dimmable driver option available in 25W and 30W configurations
- Minimum operating temperature is -40°C/-40°F
- Drivers have greater than 90 power factor and less than 20% Total Harmonic Distortion
- Driver RoHS and IP66
- 10kA surge protector available as an option
- 3000K CCT nominal, 4000K CCT nominal, 5000K CCT nominal (70 CRI)

CONTROLS

- Universal button photocontrol for use with 120-277V configurations
- Occupancy sensor options available for complete on/off and dimming control
- NX Lighting Controls™ available that feature dimming and occupancy sensor
- Integral Battery Backup provides emergency lighting for the required 90 minute path of egress. Uses 15 watts of power for about 2000 lumens
- Dual Driver option provides 2 drivers within luminaire but only one set of leads exiting the luminaire, where Dual Power Feed provides two drivers which can be wired independently as two sets of leads are extended from the luminaire. Both options can not be included in one fixture.

CERTIFICATIONS

- Listed to UL1598 and CSAC22.2#2500-24 for wet locations
- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Not all product variations on this page are DLC Qualified. Refer to <http://www.designlights.org/> for the most up-to-date list.
- Fixture is IP65 rated

WARRANTY

- 5 year warranty

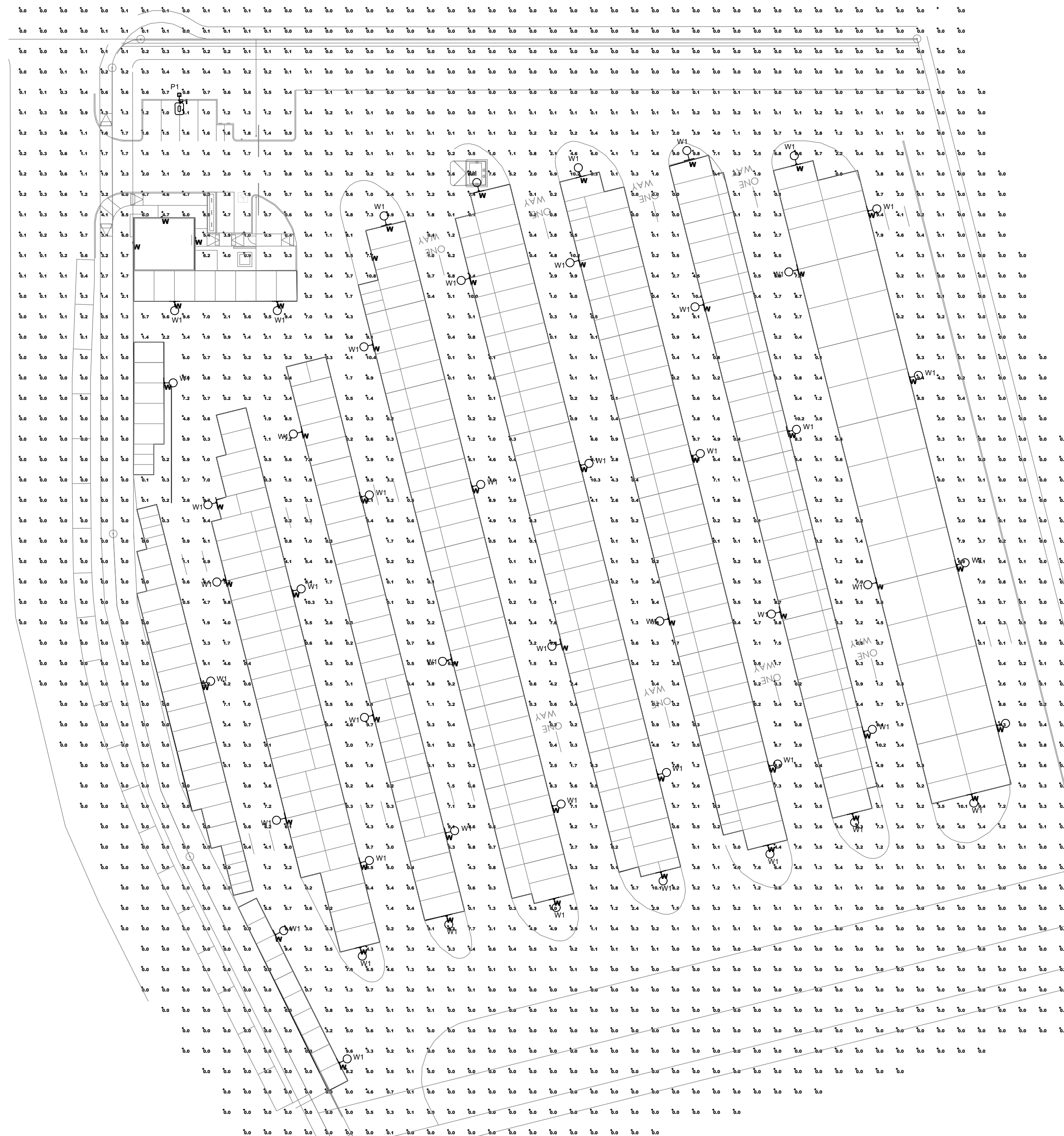
KEY DATA	
Lumen Range	1000-5800
Wattage Range	10-45
Efficacy Range (LPW)	108-124
Weights lbs. (kg)	9.6 (2.45)



currentlighting.com/exo

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Rev 01/23/25
EXO_LNC2_spec_R09



PHOTOMETRICS SITE PLAN

N.T.S.

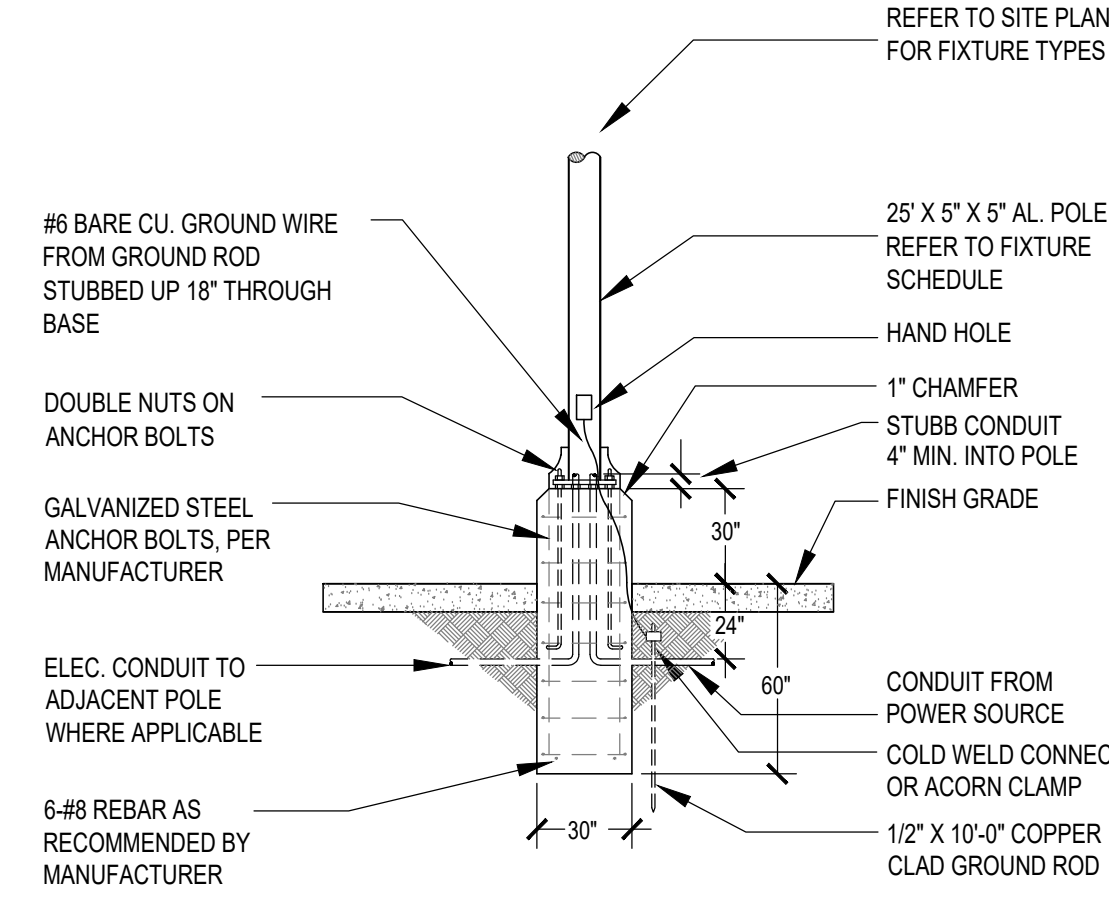


TYPICAL LIGHT POLE BASE DETAIL

N.T.S.

GENERAL NOTES

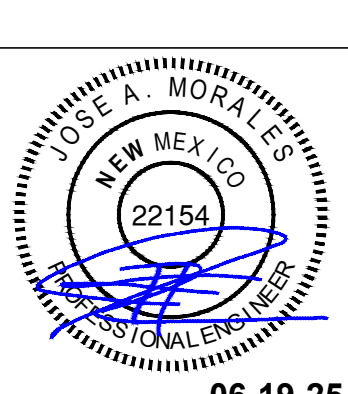
- CONTRACTOR TO COORDINATE AND VERIFY WITH THE POLE LIGHTS VENDOR FOR FINAL INSTALLATION DETAIL AND PERFORMANCE AS PER MANUFACTURE TO MEET WING RATING AS SET OUT IN FIXTURE TYPE 'V' AND TYPE 'G' IN FIXTURE SCHEDULE
- 16" DIA. ROUND HOLE MAY BE DRILLED FOR BASE, BUT TOP OF BASE SHALL BE SQUARED.



MESA DEL SOL SELF STORAGE
OFFICE FLOOR PLANS
5500 TURING DR SE
ALBUQUERQUE, NM 87106
PROJECT #2322

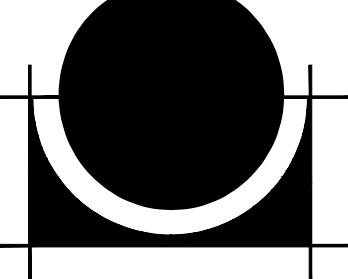
REVISION DATE

22154



06-19-25

RBA
ARCHITECTURE PC
PLANNING
DESIGN
10000
ALBUQUERQUE, NM 87106
PH: 505-539-2516
WWW.RBADESIGN.COM



DATE 6/19/2025

SHEET NUMBER

E-1.2



PRJ: ABQ-25-018
POC: JOSE MORALES
PH: 505-539-2516
JMORALES@RAXISENGINEERING.COM

INFRASTRUCTURE IMPROVEMENTS AGREEMENT
(Procedure B-No Work Order)

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE INFRASTRUCTURE IMPROVEMENTS

Project Name: Mesa Del Sol Self Storage
Project Number: 775582

THIS AGREEMENT is made upon the date of the latest signature below, by and between the City of Albuquerque, New Mexico ("City"), whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and MdS Self Storage, LLC ("Developer"), a Limited Liability Corporation [state the type of business entity e.g. "New Mexico corporation," "general partnership," "individual," etc.], whose email address is kegan@stopabq.com whose address is 5620 Venice Ave., NE, Ste 3 (Street or PO Box) Albuquerque, NM (City, State), 87111 (Zip Code) and whose telephone number is 505-290-9837, in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Developer is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Tracts I-2, Plat of Tracts I-1 and I-2, Mesa Del Sol , Innovation Park II, Albuquerque, New Mexico, Bernalillo County, New Mexico, dated February 2011 recorded on Recorded April 20, 2011 attached, pages 0037 as Document No. 2011038066 in the records of the Bernalillo County Clerk, State of New Mexico (the "Developer's Property").

The Developer certifies that the Developer's Property is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title for the Developer's Property to the present owner:] Steve Chavez ("Owner").

The Developer has submitted, and the City has approved a preliminary plat or Site Plan identified as Mesa Del Sol Self Storage Developer's Property ("Developer's Property").

As a result of the development of the Developer's Property, the Integrated Development Ordinance ("I.D.O.") requires the Developer, at no cost to the City, to install certain public and/or private improvements, which are reasonably related to the development of the Developer's Property, or to financially guarantee the construction of the public and/or private improvements as a prerequisite to approval of the final plat, building permit or the Site Plan.

2. Improvements and Construction Deadline. The Developer agrees to install and complete the public and/or private improvements described in the approved Infrastructure List ("Improvements"), to the satisfaction of the City, on or before the Construction Completion Deadline as shown in paragraph 6 at no cost to the City. Although the Improvements are required, they are below the threshold level to be governed by the Work Order process. Permits are to be obtained from the Municipal Development Department Construction Services Division for work in the City Right-of-Way.

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Developer meets the requirements of this Agreement, the Construction Completion Deadline can

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AGRE R:\$25.00 Michelle S. Kavanaugh, Bernalillo County



be no later than two years after execution of this Agreement. (See DPM, Chapter 5.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat (or Site Plan) by the City's Development Hearing Officer ("DHO"), unless the DHO grants an extension, not to exceed one additional year per extension, and the Developer processes an amendment to the Agreement. If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Developer may obtain an extension of the Construction Completion Deadline if the Developer shows adequate reason for the extension.

3. Albuquerque Bernalillo County Water Utility Authority. Pursuant to the Memorandum of Understanding between the City of Albuquerque and the Albuquerque Bernalillo County Water Utility Authority ("ABCWUA") dated March 21, 2007, the City is authorized to act on behalf of the ABCWUA with respect to improvements that involve water and sewer infrastructure.

4. The Developer agrees to comply with all applicable laws, ordinances and regulations, including, but not limited to the City Excavation Ordinance and Sidewalk Ordinance, and pay the staking fees, testing fees, and other related City fees required for work in the City ROW.

5. Surveying, Inspection and Testing. The City recommends that all improvements be inspected, surveyed and tested by a registered engineer or surveyor in accordance with all applicable laws, ordinances, and regulations. The City retains the right to request additional testing which the City Engineer deems is necessary or advisable, and the Developer shall pay the cost for the additional testing.

6. Financial Guaranty. If final plat approval is not requested prior to construction of the Developer's Property, a financial guaranty is not required. If final plat approval is requested, the Developer must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of constructing the Improvements, as approved by the City Engineer. The financial guaranty must be irrevocable and may be in the form of a letter of credit, escrow deposit, or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Construction Completion Deadline.

To meet the City's I.D.O. requirements, the Developer has acquired, or is able to acquire, the following Financial Guaranty:

Type of Financial Guaranty: Infrastructure Bond

Amount: \$1,853,599.25

Name of Financial Institution or Surety providing Guaranty: United States Fire Insurance Company

Date City first able to call Guaranty (Construction Completion Deadline): July 2, 2027

If Guaranty is a Letter of Credit or Loan Reserve, then last day City able to call Guaranty is: _____

Additional information: _____

7. Completion, Acceptance and Termination. When the City receives the Developer's notice of completion, the City shall conduct a site visit to verify completeness and compliance with City standards and specifications (See DPM Chapter 2). If the completed infrastructure is acceptable, the City shall issue a Certificate of Completion and Acceptance for the Public Improvements and a Certificate of Completion for the Private Improvements. Thereafter, the Developer's obligations to the City pursuant to this Agreement shall terminate, and the City will promptly release this Agreement and the Financial Guaranty.

8. Conveyance of Property Rights. When the Improvements are completed, if the City does not own the real property upon, or in which, the public Improvements are constructed, the Developer will convey to the City all real and personal property rights which the City deems reasonably necessary, and all public Improvements, free and clear of all claims, encumbrances and liens before the City will accept the public Improvements. Conveyance may be made by appropriate dedication on the final plat.

9. Reduction of Financial Guaranty Upon Partial Completion. The Developer shall be entitled to a reduction of the Financial Guaranty as a result of completing construction of part of the Improvements if the following conditions are met:

A. Loan Reserve Financial Guaranty. If a loan reserve letter was provided as the Financial Guaranty, the Developer must follow the procedures and meet the requirements detailed in the DPM, Chapter 2.

B. Non-Loan Reserve Financial Guaranty. If a Financial Guaranty other than a loan reserve letter has been provided, the completed Improvements must be free-standing, functionally independent of any Improvements which have not yet been completed, and completed in substantial compliance with the approved construction plans, as determined by City on-site inspection in order to qualify for a Financial Guaranty reduction. If the Improvements which have been completed meet all City requirements, the City Engineer will estimate the cost of completing the remaining Improvements. Thereafter, the Developer must submit the following documents to the City for review and approval:

(1) A revised Financial Guaranty in an amount of not less than 125% of the cost of completing the remaining Improvements, as estimated by the City;

(2) A bond or other instrument acceptable to the City, which guarantees the completed Improvements against defective materials and workmanship for the period required by the I.D.O.

(3) Conveyance of real and personal property rights which meet the requirements of section 8 of this Agreement.

After the City receives and approves the required documents, the City shall issue a Partial Certificate of Completion and Acceptance for the completed public Improvements and a Certificate of Partial Completion for the completed private Improvements.

10. Indemnification. Until the Improvements are accepted by the City, the Developer shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Developer agrees to indemnify and hold harmless the City and its officials, agents and employees and, if the Improvements include water and wastewater infrastructure, the ABCWUA, its employees, officers and agents, from any claims, actions, suits or other proceedings arising from or out of the acts or omissions of the Developer, its agents, representatives, contractors or subcontractors or arising from the failure of the Developer, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Developer herein. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.

11. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Developer and the express written concurrence of any financial institution or surety which has undertaken to guarantee the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

12. Release. If the Developer's Property or any part thereof is sold, conveyed or assigned, the City will not release the Developer from its obligations under this Agreement and will continue to hold the Developer responsible for all Improvements until a successor in interest to the Developer has entered into an Infrastructure Improvement Agreement with the City. Thereafter, if the Developer's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

13. Payment for Incomplete Improvements. If the Developer fails to satisfactorily complete construction of the Improvements by the Construction Completion Deadline, the City may construct or cause the Improvements to be constructed as shown on the final plat and in the approved plans and specifications. The Developer shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to, engineering, legal, and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Developer's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of the City's Claim of Lien or any Financial Guaranty, the Developer shall be liable to, and shall pay, the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to any Financial Guaranty.

14. Binding on Developer's Property. The provisions of this Agreement constitute covenants running with Developer's Property for the benefit of the City and its successors and assigns until terminated, and are binding on the Developer and the Owner and their heirs, successors and assigns.

15. Notice. For purposes of giving formal written notice, including notice of change of address, the Developer's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six (6) days after the notice is mailed if there is no actual evidence of receipt.

16. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

17. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

18. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

19. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

20. Form Not Changed. Developer agrees that changes to this form are not binding unless initialed by the Developer and signed by the City Legal Department on this form.

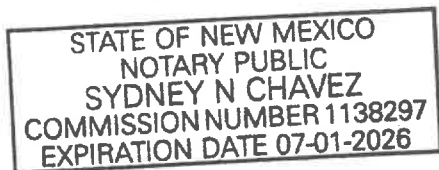
21. Authority to Execute. If the Developer signing below is not the Owner of the Developer's Property, the Owner must execute the Power of Attorney below.

By [Signature]: Sten B. Chavez
Name [Print]: Steven B. CHAVEZ
Title: Partner
Dated: 8/26/25

DEVELOPER'S NOTARY

STATE OF New Mexico)
) ss.
COUNTY OF Bernalillo)

This instrument was acknowledged before me on this 26 day of August, 2025, by
[name of person:] Steven Chavez, [title or capacity, for instance,
"President" or "Owner":] Partner of [Developer:] MdS Self Storage.



Sydney N Chavez
Notary Public
My Commission Expires: 7/1/2026

CITY OF ALBUQUERQUE



By:

Shahab Biazar, P.E., City Engineer

Agreement is effective as of (Date):

9/3/25

CITY'S NOTARY

STATE OF NEW MEXICO)

)

ss.

COUNTY OF BERNALILLO)

)

This instrument was acknowledged before me on this 3rd day of September, 2025, by Shahab Biazar, P.E., City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

A handwritten signature in cursive script.

Notary Public

STATE OF NEW MEXICO
NOTARY PUBLIC
Rachael Miranda
Commission No. 1119740
November 09, 2025

My Commission Expires: 11-9-2025

[EXHIBIT A ATTACHED]
[POWER OF ATTORNEY ATTACHED IF DEVELOPER
IS NOT THE OWNER OF THE DEVELOPER'S PROPERTY]

FIGURE 16
INFRASTRUCTURE BOND
(Procedure B)

Bond No. [Surety's No:] 602-209737-9

INFRASTRUCTURE IMPROVEMENT BOND

KNOW ALL PERSONS BY THESE PRESENTS: That we [name of Developer:] MDS STORAGE, LLC ("Developer") a [state type of business entity, e.g. "New Mexico corporation," "general partnership," "individual," etc.] Limited Liability Company as "Principal", and [name of surety:] UNITED STATES FIRE INSURANCE COMPANY a corporation organized and existing under and by virtue of the laws of the State of Delaware and authorized to do business in the State of New Mexico, as "Surety," are held and firmly bound unto the CITY OF ALBUQUERQUE in the penal sum of [written amount:] ONE MILLION EIGHT HUNDRED FIFTY-THREE THOUSAND FIVE HUNDRED NINETY-NINE AND 25/100-- Dollars, ([amount in figures:] \$ 1,853,599.25), as amended by change orders approved by the Surety or changes to the infrastructure list approved by the City Development Review Board, the payment of which is well and truly to be made, and each of us bind ourselves, our and each of our heirs, executors, administrators, successors and assigns, jointly and severally, and firmly by these presents.

NOW, THEREFORE, the condition of the above obligation is such that:

WHEREAS, the Principal is the owner of and/or is interested in or is developing land and premises known as [name of Developer's Property:] TRACT I-2, INNOVATION PARK II, MESA DEL SOL SELF STORAGE ("Developer's Property"), City Project No. 775582 ; and

WHEREAS, said Developer's Property is subject to the provisions and conditions of the ordinance of the CITY OF ALBUQUERQUE known as the Integrated Development Ordinance, the requirements of which include the installation of various other improvements by the Principal; and

WHEREAS, the Integrated Development Ordinance also requires the Principal to install and construct the following improvements at the Developer's Property: [list the improvements, e.g., water, sewer, pavement, sidewalks:]

TRACT I-2, INNOVATION PARK II, MESA DEL SOL SELF STORAGE

("Improvements")

All construction shall be performed in accordance with the Agreement to Construct Public and/or Private Infrastructure Improvements Agreement entered into between [name of Developer:] MDS STORAGE, LLC and the CITY OF ALBUQUERQUE, as recorded in the office of the Clerk of Bernalillo County, New Mexico, on September 5, 2025 as Document Number 2025072198 , as amended by change order or amendments to the agreement.

Bond No. [surety's No:] 602-209737-9

NOW, THEREFORE, if the Principal completes construction of the Improvements and facilities and performs the work hereinabove specified to be performed, all on or before [Construction Completion Deadline established in Agreement or as amended:] JULY 2, 20 27 ("the "Construction Completion Deadline"), then this obligation shall be null and void; if the Principal does not complete construction by or before the Construction Completion Deadline, the City may call on this obligation until released by the City.

IN WITNESS WHEREOF, this bond has been executed 25TH day of AUGUST, 20 25.

DEVELOPER

MDS STORAGE, LLC

By [signature:] Steven B. Chavez

Name: Steven B. Chavez

Title: Partner

Dated: 8/26/25

SURETY

UNITED STATES FIRE INSURANCE COMPANY

By [signature:] James Zanos

Name: JAMES ZANOS

Title: ATTORNEY-IN-FACT

Dated: AUGUST 25, 2025



*NOTE: Power of Attorney for Surety must be attached.

**POWER OF ATTORNEY
UNITED STATES FIRE INSURANCE COMPANY
PRINCIPAL OFFICE - MORRISTOWN, NEW JERSEY**

06114

KNOW ALL MEN BY THESE PRESENTS: That United States Fire Insurance Company, a corporation duly organized and existing under the laws of the state of Delaware, has made, constituted and appointed, and does hereby make, constitute and appoint:

Dean Vigil, Muriel Bray, James Zanos, Sue Vance

each, its true and lawful Attorney(s)-In-Fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver: Any and all bonds and undertakings of surety and other documents that the ordinary course of surety business may require, and to bind United States Fire Insurance Company thereby as fully and to the same extent as if such bonds or undertakings had been duly executed and acknowledged by the regularly elected officers of United States Fire Insurance Company at its principal office, in amounts or penalties: **Unlimited**

This Power of Attorney limits the act of those named therein to the bonds and undertakings specifically named therein, and they have no authority to bind United States Fire Insurance Company except in the manner and to the extent therein stated.

This Power of Attorney is granted pursuant to Article IV of the By-Laws of United States Fire Insurance Company as now in full force and effect, and consistent with Article III thereof, which Articles provide, in pertinent part:

Article IV, Execution of Instruments - Except as the Board of Directors may authorize by resolution, the Chairman of the Board, President, any Vice-President, any Assistant Vice President, the Secretary, or any Assistant Secretary shall have power on behalf of the Corporation:

(a) to execute, affix the corporate seal manually or by facsimile to, acknowledge, verify and deliver any contracts, obligations, instruments and documents whatsoever in connection with its business including, without limiting the foregoing, any bonds, guarantees, undertakings, recognizances, powers of attorney or revocations of any powers of attorney, stipulations, policies of insurance, deeds, leases, mortgages, releases, satisfactions and agency agreements;

(b) to appoint, in writing, one or more persons for any or all of the purposes mentioned in the preceding paragraph (a), including affixing the seal of the Corporation.

Article III, Officers, Section 3.11, Facsimile Signatures. The signature of any officer authorized by the Corporation to sign any bonds, guarantees, undertakings, recognizances, stipulations, powers of attorney or revocations of any powers of attorney and policies of insurance issued by the Corporation may be printed, facsimile, lithographed or otherwise produced. In addition, if and as authorized by the Board of Directors, dividend warrants or checks, or other numerous instruments similar to one another in form, may be signed by the facsimile signature or signatures, lithographed or otherwise produced, of such officer or officers of the Corporation as from time to time may be authorized to sign such instruments on behalf of the Corporation. The Corporation may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Corporation, notwithstanding the fact that he may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, United States Fire Insurance Company has caused these presents to be signed and attested by its appropriate officer and its corporate seal hereunto affixed this 20th day of August, 2024.

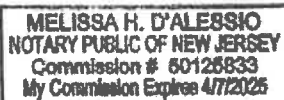
UNITED STATES FIRE INSURANCE COMPANY



Matthew E. Lubin, President

State of New Jersey }
County of Morris }

On this 20th day of August, 2024, before me, a Notary public of the State of New Jersey, came the above named officer of United States Fire Insurance Company, to me personally known to be the individual and officer described herein, and acknowledged that he executed the foregoing instrument and affixed the seal of United States Fire Insurance Company thereto by the authority of his office.



Melissa H. D'Alessio (Notary Public)

I, the undersigned officer of United States Fire Insurance Company, a Delaware corporation, do hereby certify that the original Power of Attorney of which the foregoing is a full, true and correct copy is ~~is~~ in force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of United States Fire Insurance Company on the 25th day of August 2025



UNITED STATES FIRE INSURANCE COMPANY

Michael C. Fay, Senior Vice President

Bernalillo County, NM
415 Silver Ave. SW, 2nd Floor
P.O. Box 542
Albuquerque, NM 87102

Receipt: 1638212

Product	Name	Extended
AGRE	Agreement	\$25.00
	# Pages	10
	Document #	2025072198
	# Of Entries	0
Total		\$25.00

Tender (Check) \$25.00
Check# 001479
Paid By SC3 DEVELOPMENT LLC
Phone # +1 505-924-3996

Thank You!

9/5/25, 2:32 PM MST rzelada

CONTRACT CONTROL FORM

PROJECT: 775582 **CONTACT PERSON:** David Jones
CCN: 2026-AGR-122150
 (New/Existing) New 11A-2025-00042 7/18/25

Type of Paperwork IIA B No Work Order
 Project Name/Description Mesa del Sol Self Storage
 (From CTS):
 Developer/Owner/Vendor MdS Self Storage, LLC

Contract Amount \$1,853,599.25 Contract Period: 9/3/25 - 7/2/2027

FINAL CONTRACT REVIEW

APPROVALS REQUIRED:

	Approved By	Approval Date
DRC Manager	<u>KV</u> Initial	<u>8/29/2025 8:54 AM MDT</u>
Legal Department	<u>[Signature]</u>	<u>8/29/2025 3:04 PM MDT</u>
City Engineer	<u>[Signature]</u>	<u>9/3/25</u>
Hydrology Engineer	_____	_____
Transportation Engineer	_____	_____
Construction Engineer	_____	_____
OTHER: <u>CAO</u>	_____	_____

DISTRUBUTION:

Date: _____ By: _____

Received by City clerk _____

PR-2024-011268_SI-2024-01674_MDS_SelfStorage_SignatureSheet

Final Audit Report

2025-10-08

Created:	2025-09-24
By:	Jacob Boylan (jboylan@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAJO1BUga3YEUh7izKIVctJQb_DNLVxTDM

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2025-09-24 - 9:59:36 PM GMT
-  Document emailed to Ernest Armijo (earmijo@cabq.gov) for signature
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Signature Date: 2025-10-08 - 2:13:15 PM GMT - Time Source: server

 Agreement completed.
2025-10-08 - 2:13:15 PM GMT