

01 DFT APPLICATION



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

MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S3)
<input type="checkbox"/> Site Plan Administrative DFT (Forms P & P2)	PRE-APPLICATIONS
<input type="checkbox"/> Final EPC Sign-off for Master Development/Site Plans - EPC (Form P2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S3)
<input type="checkbox"/> Amendment to Infrastructure List (Form S3)	<input type="checkbox"/> Sketch Plan Review and Comment (Form S3)
<input type="checkbox"/> Temporary Deferral of S/W (Form S3)	APPEAL
<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form S3)	<input type="checkbox"/> Administrative Decision (Form A)

BRIEF DESCRIPTION OF REQUEST

APPLICATION INFORMATION			
Applicant/Owner:		Phone:	
Address:		Email:	
City:	State:	Zip:	
Professional/Agent (if any):		Phone:	
Address:		Email:	
City:	State:	Zip:	
Proprietary Interest in Site:		List <u>all</u> owners:	

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)			
Lot or Tract No.:		Block:	Unit:
Subdivision/Addition:		MRGCD Map No.:	UPC Code:
Zone Atlas Page(s):	Existing Zoning:		Proposed Zoning
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (Acres):	

LOCATION OF PROPERTY BY STREETS		
Site Address/Street:	Between:	and:

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature: <i>Jessica Joubert</i>	Date:
Printed Name:	<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent

FORM P2: SITE PLAN ADMINISTRATIVE – Development Facilitation Team (DFT) as of 12/25/2022**_ SITE PLAN ADMINISTRATIVE – DFT**

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below. Divide the PDF with a title sheet for each of the three documentation sections in **bold** below.

SITE PLAN DOCUMENTATION

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form P2 with all the submittal items checked/marked
- ___ 3) Form P with signatures from Hydrology, Transportation, and ABCWUA
- ___ 4) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 5) Site Plan and related drawings (include a Site Plan key of the sheets submitted)
- ___ 6) Copy of the original approved Site Plan or Master Development Plan (for amendments to or Extensions of the Site Plan)
- ___ 7) Infrastructure List, if required for building of public infrastructure
- ___ 8) Sensitive Lands Site Analysis for new site design in accordance with IDO Section 5-2(C) (The Sensitive Lands Site Analysis form can be obtained online at):
https://documents.cabq.gov/planning/development-review-board/Sensitive_lands_analysis_form.pdf
- ___ 9) Responses to climatic and geographic responsive design considerations (Recommended to promote sustainability, but not required. The Climatic and Geographic Responsiveness form can be obtained online at): [https://documents.cabq.gov/planning/IDO/SubmittalFormIDO5-2\(D\)ClimaticGeographic_Responsiveness.pdf](https://documents.cabq.gov/planning/IDO/SubmittalFormIDO5-2(D)ClimaticGeographic_Responsiveness.pdf)

SUPPORTIVE DOCUMENTATION

- ___ 10) Completed Site Plan Checklist
- ___ 11) Letter of authorization from the property owner if application is submitted by an agent
- ___ 12) Justification letter describing and justifying the request per the criteria in IDO Section 16-6-5(G)(3)
- ___ 13) Explanation and justification of requested deviations, if any, in accordance with IDO Section 14-16-6-4(P). *Note: If requesting more than allowed by deviation, a Variance – ZHE or Waiver –DHO will be required, as applicable*
- ___ 14) Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A) *(not required for Extension)*

___ 15) Landfill disclosure statement per IDO Section 14-16-6-4(S)(5)(d)(2)(d) if site is within a designated landfill buffer zone

___ 16) Architectural Review Committee approval letter if the site is located within a Master Development Plan area or a Framework Plan area

PUBLIC NOTICE DOCUMENTATION

___ 17) Sign Posting Agreement

___ 18) Proof of a Pre-Submittal Neighborhood Meeting per IDO 6-4(C)(1)(b) for new building or multiple new buildings that include a total of more than 100 multi-family residential dwelling units or more than 50,000 square feet of non-residential development

___ Office of Neighborhood Coordination neighborhood meeting inquiry response

___ Proof of email with read receipt OR Certified Letter offering meeting to applicable associations

___ Completed neighborhood meeting request form(s)

___ If a meeting was requested or held, copy of sign-in sheet and meeting notes

___ 19) Required Content of Notice at Submittal per IDO Section 14-16-6-4(K)(1) (not required for an extension)

___ Office of Neighborhood Coordination notice inquiry response

___ Completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)

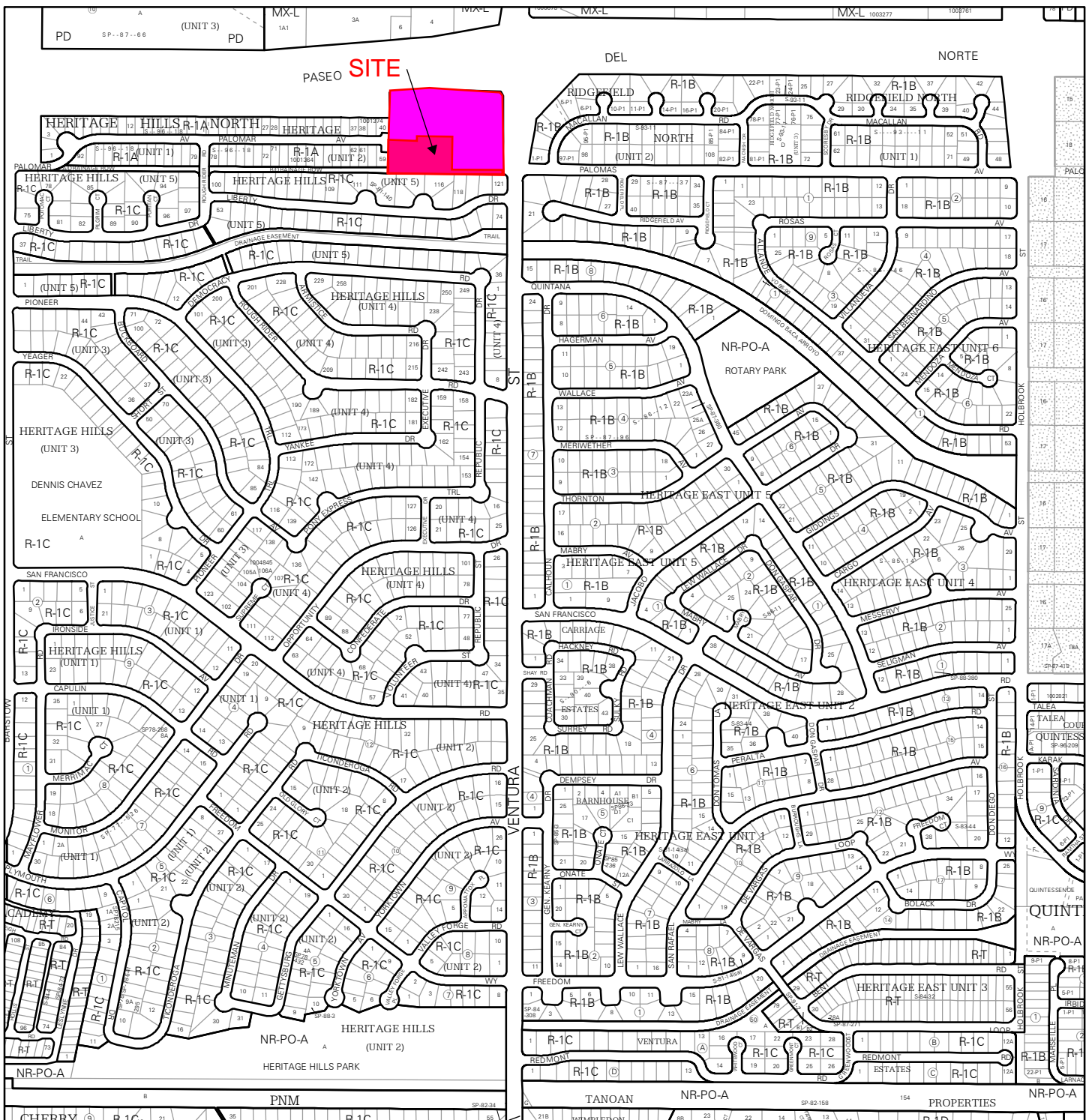
___ Proof of emailed notice to affected Neighborhood Association representatives

_ FINAL SIGN-OFF FOR MASTER DEVELOPMENT PLANS AND SITE PLANS – EPC

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- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form P2 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Site Plan and related drawings
- ___ 5) Infrastructure List, if require
- ___ 6) Copy of EPC Notice of Decision and letter explaining how each EPC condition has been met
- ___ 7) Letter of authorization from the property owner if application is submitted by an agent
- ___ 8) Solid Waste Department signature on Site Plan
- ___ 9) Signed Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement filing information
- ___ 10) Approved Grading and Drainage Plan
- ___ 11) Copy of Site Plan with Fire Marshal's stamp, i.e. "Fire 1" plan (*not required for Master Development Plans*)

03 ZONE ATLAS MAP

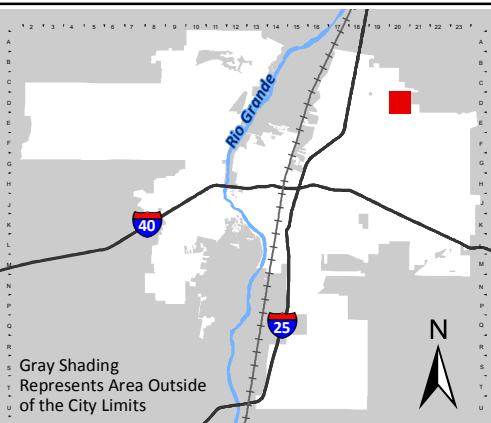


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).



Gray Shading
Represents Area Outside
of the City Limits

Zone Atlas Page:
D-20-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet

04 SITE PLAN AND RELATED DRAWINGS

GENERAL SHEET NOTES

- A. DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- B. SITE PLAN SHALL COMPLY WITH LOCAL, FEDERAL AND ACCESSIBILITY STANDARDS & GUIDELINES, INCLUDING THE INTERNATIONAL FIRE CODE (IFC) 2015.
- C. ALL CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
- D. ALL LIGHT FIXTURES AND LIGHTING DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE (IDO), SECTION 14-16-5-8 OUTDOOR LIGHTING.
- E. STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE.
- F. LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALLS AND PLANTING BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE PERMITTED IN THE CLEAR SIGHT TRIANGLE.
- G. AN ACCESSIBLE ROUTE, IN COMPLIANCE WITH ACCESSIBILITY STANDARDS OF THE PROJECT, CONNECTS FROM THE BUILDING TO ACCESSIBLE PARKING SPACES AND TO ALL SITE AMENITIES AS REQUIRED.

SHEET KEYED NOTES

CODE	DESCRIPTION
1	PROPERTY BOUNDARY
2	LANDSCAPE BUFFER AREA, SEE SDP2.1
3	EXISTING CMU WALL TO REMAIN, HEIGHT VARIES
4	EXISTING FIRE HYDRANT TO REMAIN
5	EXISTING ASPHALT TO REMAIN
6	EXISTING SPECIALTY PAVEMENT CROSSWALK TO REMAIN
7	EXISTING ROCK MULCH TO REMAIN, PROTECT IN PLACE, SEE SDP2.1
8	ASPHALT PAVING, SEE CIVIL
9	PONDING/DRAINAGE AREA, SEE CIVIL
10	CURB AND GUTTER, SEE A2/SDP1.2
11	CURB CUT, SEE CIVIL AND D2/SDP1.2
12	TIE INTO EXISTING CURB
13	6" DIA. BOLLARD, SEE C3/SDP1.2
14	ASPHALT SPEED BUMP, SEE B4/SDP1.2
15	CONCRETE SIDEWALK, SEE A1/SDP1.2
16	GUARDRAIL, SEE D5/SDP1.2
17	LOADING AREA, NO PARKING, LOADING AND UNLOADING ONLY
18	CONCRETE CURB RAMP TYPE A, SEE A3/SDP1.2
19	CONCRETE CURB RAMP TYPE B, SEE A4/SDP1.2
20	FIRE LANE STRIPING AND SIGNAGE, SEE B1/SDP1.2
21	DECORATIVE METAL FENCE, SEE C4/SDP1.2
22	DECORATIVE METAL FENCE WITH FIRE ACCESS GATES, SEE C5/SDP1.2
23	STOP SIGN, SEE C1/SDP1.2
24	PEDESTRIAN CROSSWALK, SEE B5/SDP1.2
25	PEDESTRIAN CROSSING SIGN, SEE C1/SDP1.2
26	ACCESSIBLE PARKING, SEE B2/SDP1.2
27	VAN ACCESSIBLE PARKING, SEE B2/SDP1.2
28	ACCESSIBLE PARKING SIGN, SEE C1/SDP1.2
29	MOTORCYCLE PARKING AND SIGNAGE, SEE C1/SDP1.2
30	BICYCLE RACK, SEE C2/SDP1.2
31	GATHERING SPACE WITH BENCHES AND TRASH RECEPTACLE, SEE D3 AND D4/SDP1.2
32	BUILDING OVERHEAD CANOPY, SEE ARCHITECTURAL
33	REFUSE BIN STORAGE ROOM CONTAINING (1) 1 CU YD CONTAINER, PROVIDE STEEL BOLLARDS AS SHOWN FOR WALL PROTECTION, SEE C3/SDP1.2
34	LOCATION FOR SOLID WASTE PICKUP
35	5'-0" WIDE COILING DOOR FOR SOLID WASTE TO ACCESS REFUSE CONTAINER

PROJECT DATA

ZONING:
MIXED-USE - MEDIUM LOW ZONE DISTRICT (MX-L)

LEGAL DESCRIPTION: PARCEL A-2-2 PLAT FOR PARCELS A-2-A & A-2-B VENTURA PLAZA (BEING COMPRISED OF PARCEL A-2 VENTURA PLAZA) CONT 1.6929 AC

SITE AREA: 1.69 ACRES
ZONE ATLAS: D-20-2
SETBACKS: FRONT= 5' MIN, INTERIOR= 0', REAR= 15'

BUILDING HEIGHT:
MAXIMUM ALLOWED: 38'-0"
ACTUAL HEIGHT: 26'-0"

SPRINKLED: YES
BUILDING OCCUPANCY: S-1
CONSTRUCTION TYPE: IIB

PARKING CALCULATIONS: (TABLE 5-5-1, 5-5(C)(5)(c))
(1) SPACE / 3,000 SQ.FT. - GFA: 96,000 GFA/3,000 = 32 SPACES, MINUS REDUCTION OF 10% (3 SPACES) FOR PROXIMITY TO TRANSIT WITH PEAK SERVICE FREQUENCY OF 30 MIN = 29 SPACES)

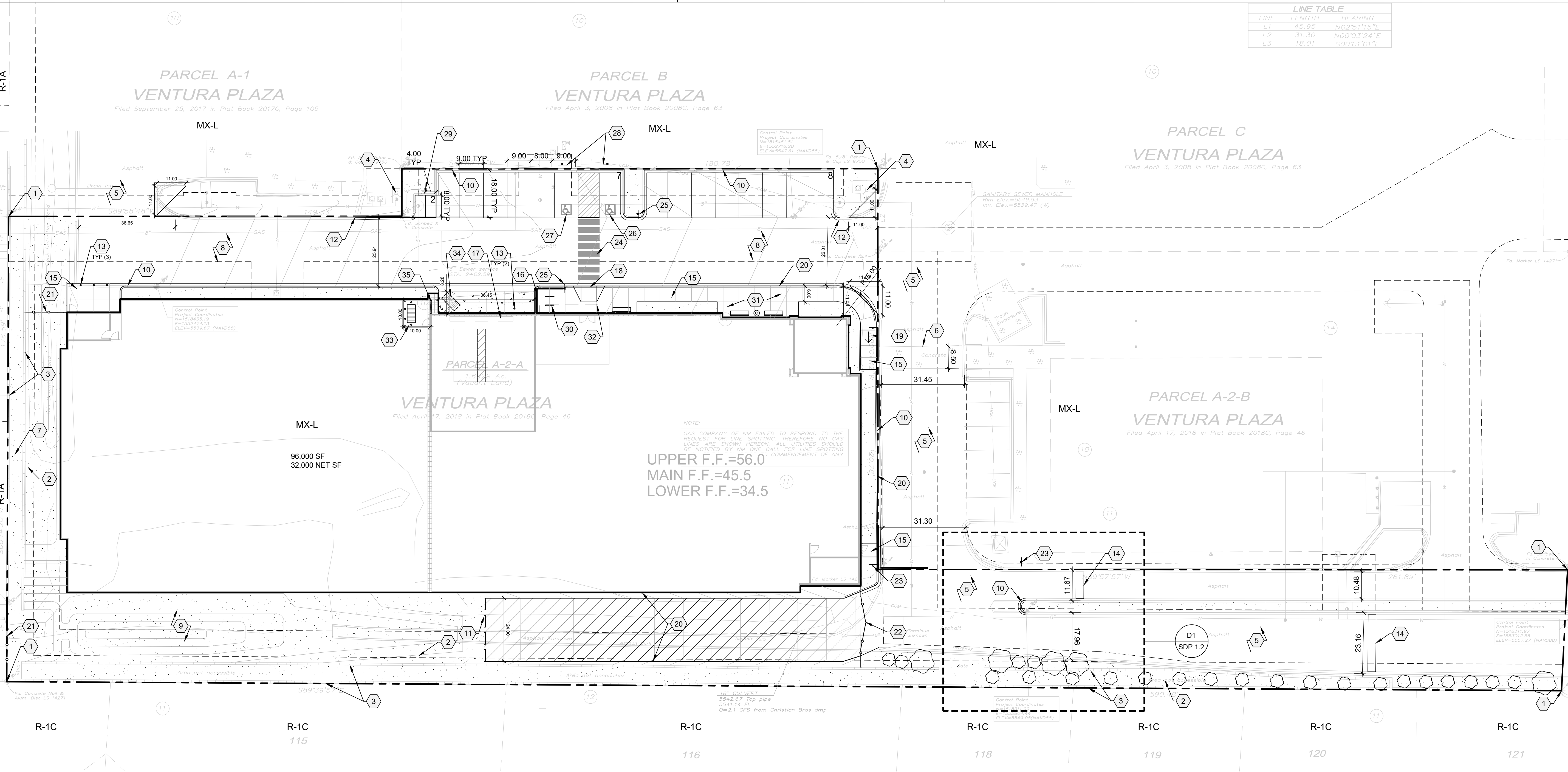
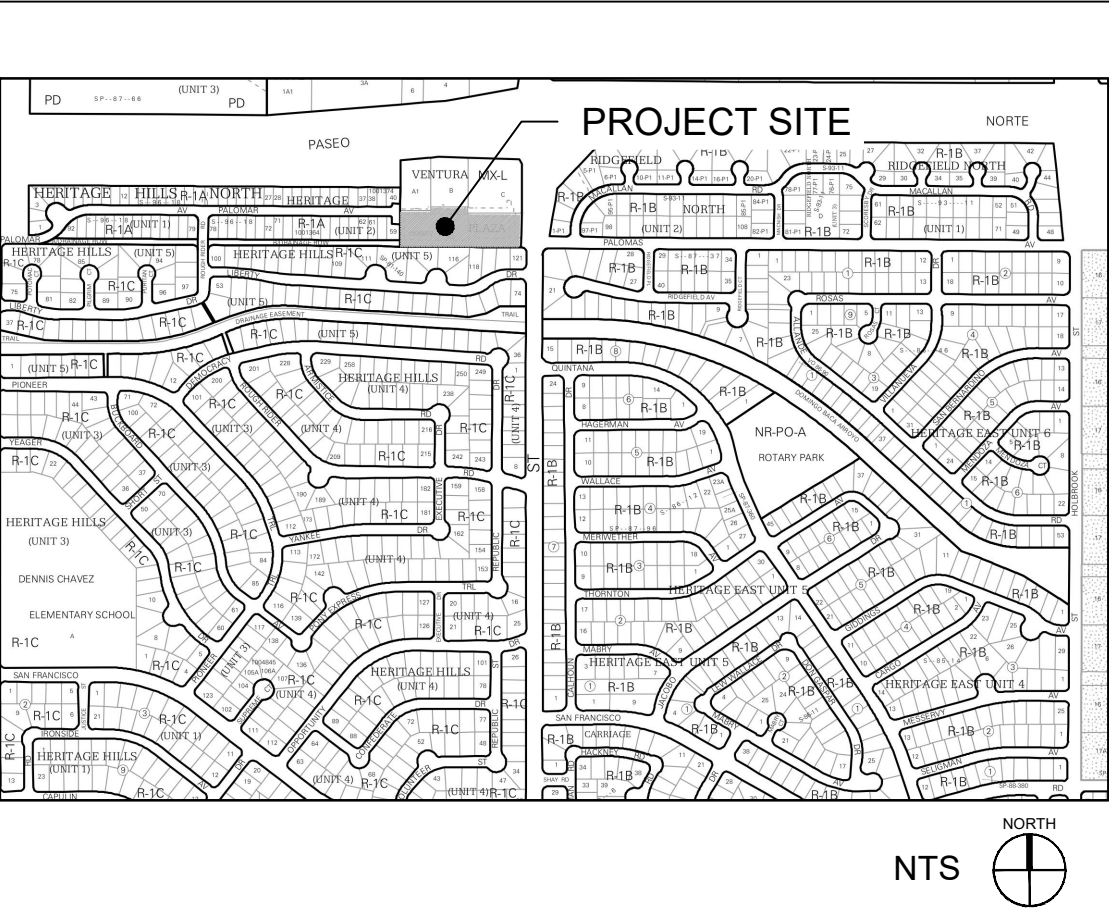
REQUIRED SPACES = 29 SPACES
PROVIDED PARKING = 15 TOTAL SPACES
REQUESTING WAIVER OF 14 PARKING SPACES TO THE REQUIRED 29 MINIMUM SPACES PER TABLE 5-5-1

ADA PARKING REQUIRED: 2 INCLUDING 1 VAN ACCESSIBLE
ADA PARKING PROVIDED = 2 SPACES
MOTORCYCLE PARKING REQUIRED: 2 SPACES
(TABLE 5-5-4: REQUIRED OFF-STREET VEHICLE PARKING SPACES 26-50 = 2 MOTORCYCLE SPACES REQUIRED)
MOTORCYCLE PARKING PROVIDED = 2 SPACES
BICYCLE PARKING REQUIRED = 3 SPACES
BICYCLE PARKING PROVIDED = 4 SPACES
LOADING SPACES PROVIDED = 2 SPACES

LEGEND

- LANDSCAPE AREA, SEE SDP2.1
- FIRE LANE - CODE COMPLIANT PERMEABLE SURFACE, SEE SDP2.1
- REINFORCED CONCRETE PAD, SEE CIVIL
- PROPERTY LINE
- EXISTING EASEMENT: PUBLIC UTILITY, SANITARY SEWER AND WATER
- BENCH
- LITTER RECEPTACLE
- FIRE HYDRANT
- EXISTING TREE TO REMAIN, PROVIDE MAINTENANCE AND REPLACE AS NEEDED
- 1 CU YD REFUSE CONTAINER

VICINITY MAP



**DEKKER
PERICH
SABATINI**

ARCHITECTURE
DESIGN
INSPIRATION

ARCHITECT

ENGINEER

PROJECT

VENTURA PLAZA
8041 VENTURA ST NE
ALBUQUERQUE, NM 87122

REVISIONS

- ▲
- ▲
- ▲
- ▲

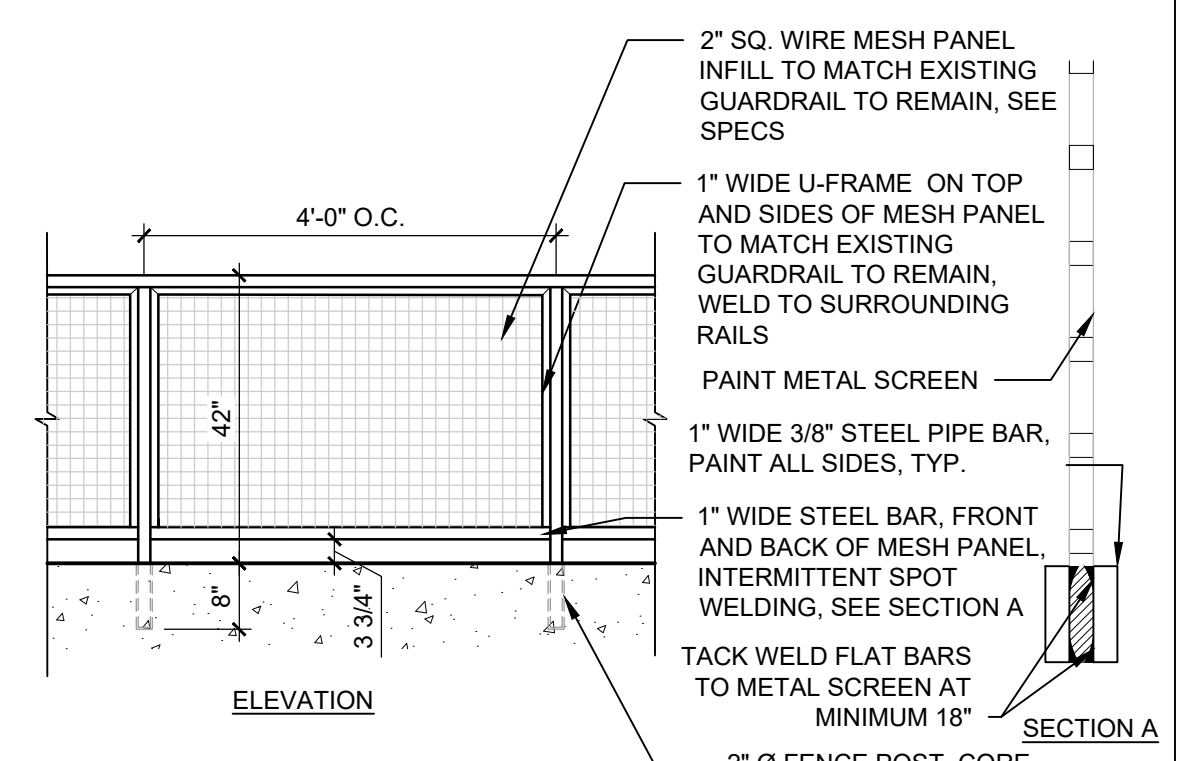
DRAWN BY: MM
REVIEWED BY: DS/CM
DATE: 04/26/2023
PROJECT NO.: 22-0129
DRAWING NAME:

SITE PLAN

SHEET NO.
SDP1.1
OF

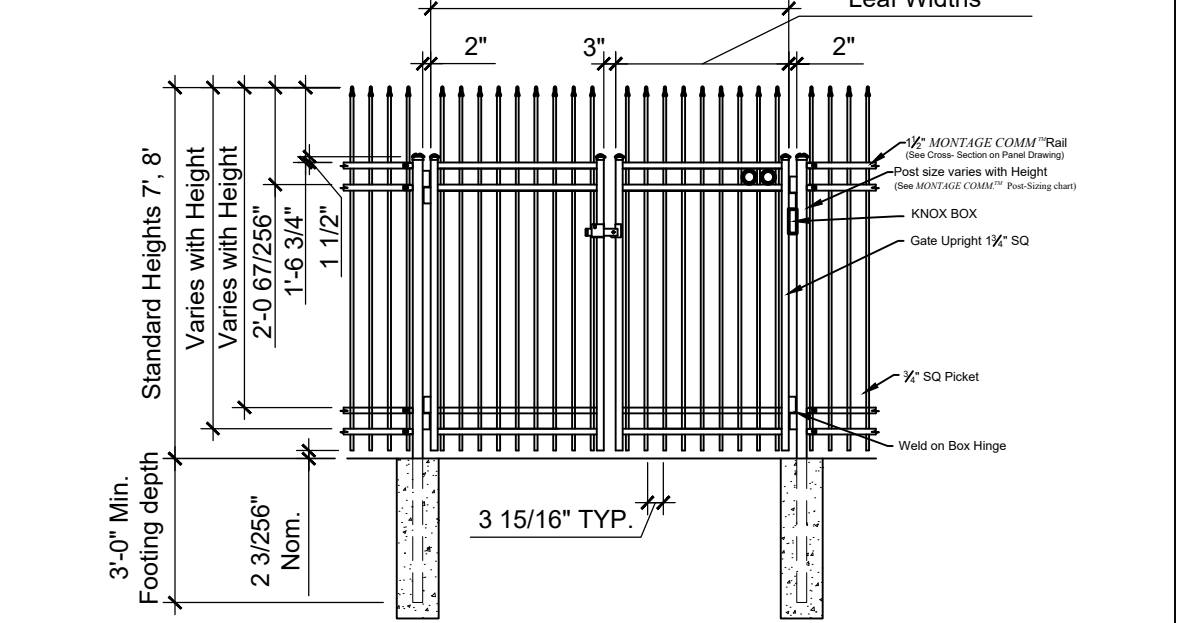


NOTES:
1. PAINT ALL EXPOSED STEEL. SEE SPECIFICATIONS.
2. PAINT COLOR: TBD
3. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL.

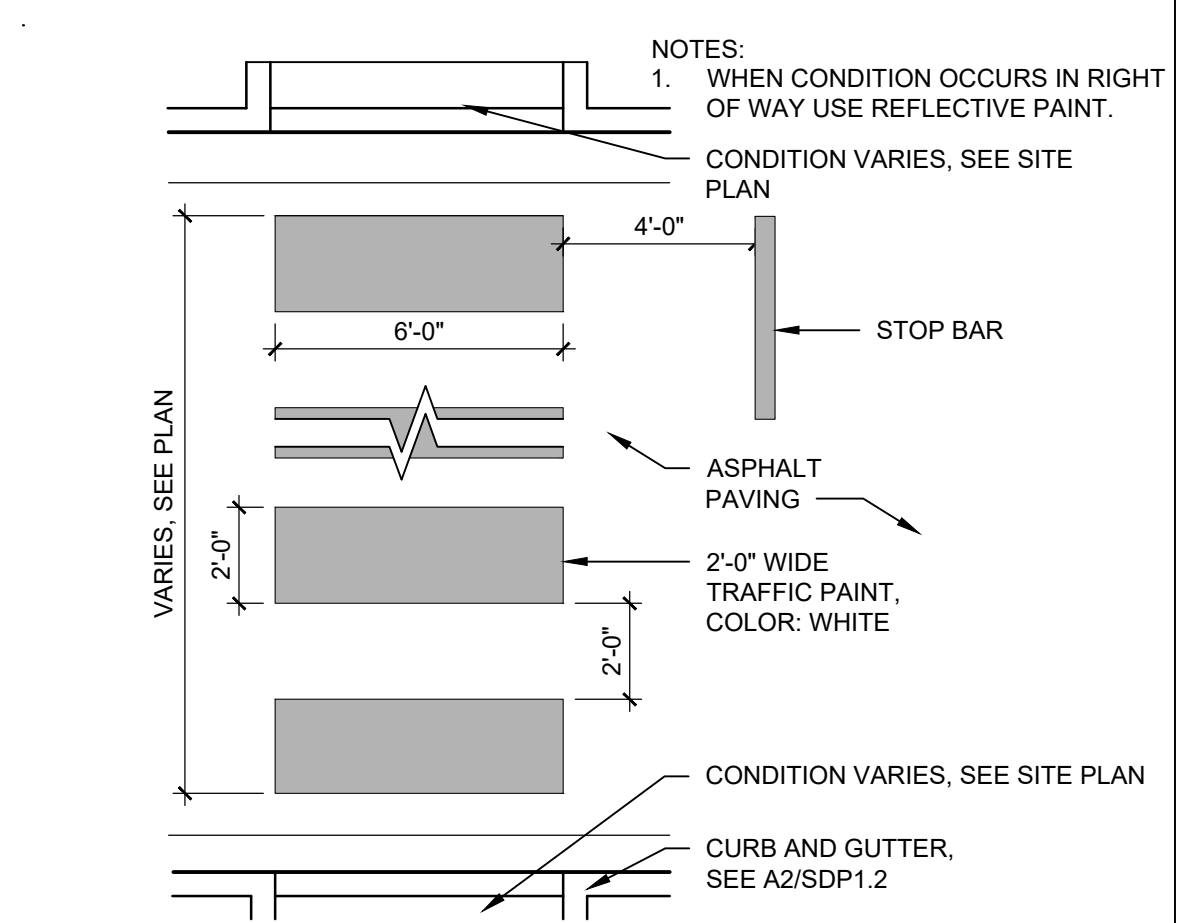


D5 GUARDRAIL
1/2" = 1'-0"

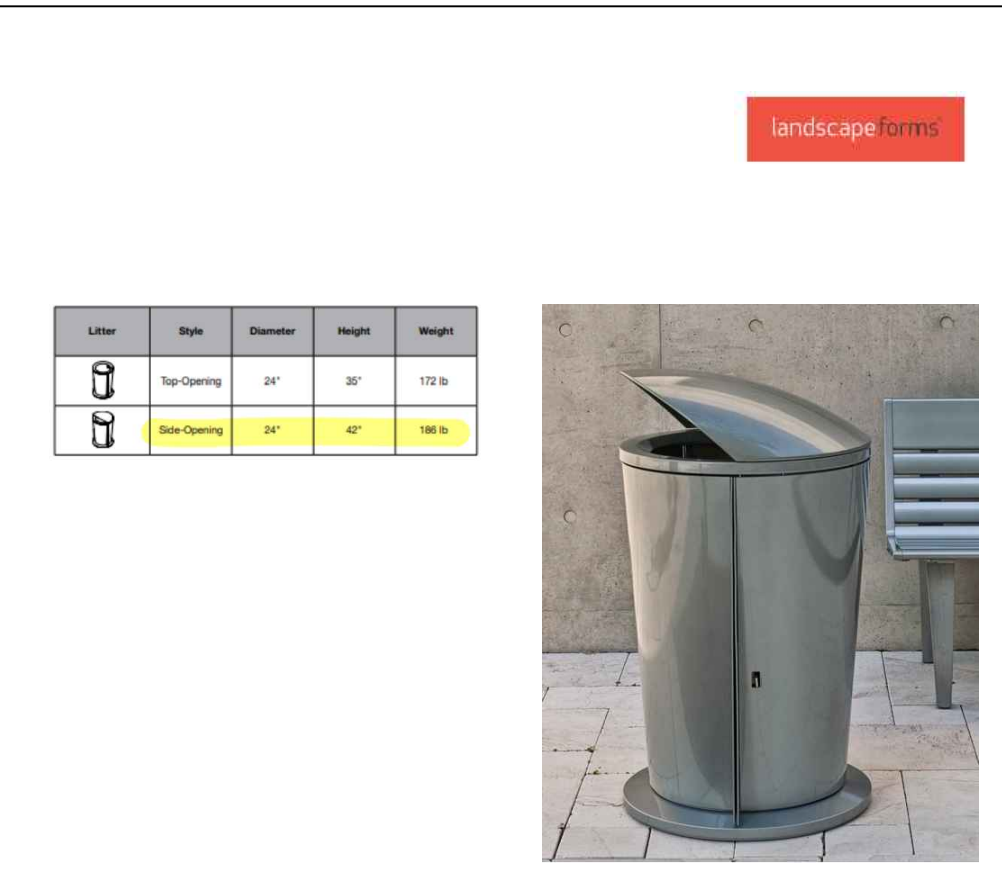
NOTES:
1. POST SIZE DEPENDS ON FENCE HEIGHT, WEIGHT AND WIND LOADS. SEE MONTAGE COMMERCIAL™ SPECIFICATIONS FOR POST SIZING CHART.
2. SEE AMERISTAR GATE TABLE FOR STANDARD CUT TO CUTS. CUSTOM GATE OPENINGS AVAILABLE FOR SPECIAL CUT TO OUTLEAF WIDTHS.
3. ADDITIONAL STYLES OF GATE HARDWARE ARE AVAILABLE ON REQUEST. THIS COULD CHANGE THE LATCH & HINGE CLEARANCE.
4. FORTH RAIL OPTIONAL.



C5 FIRE ACCESS GATE
1/4" = 1'-0"

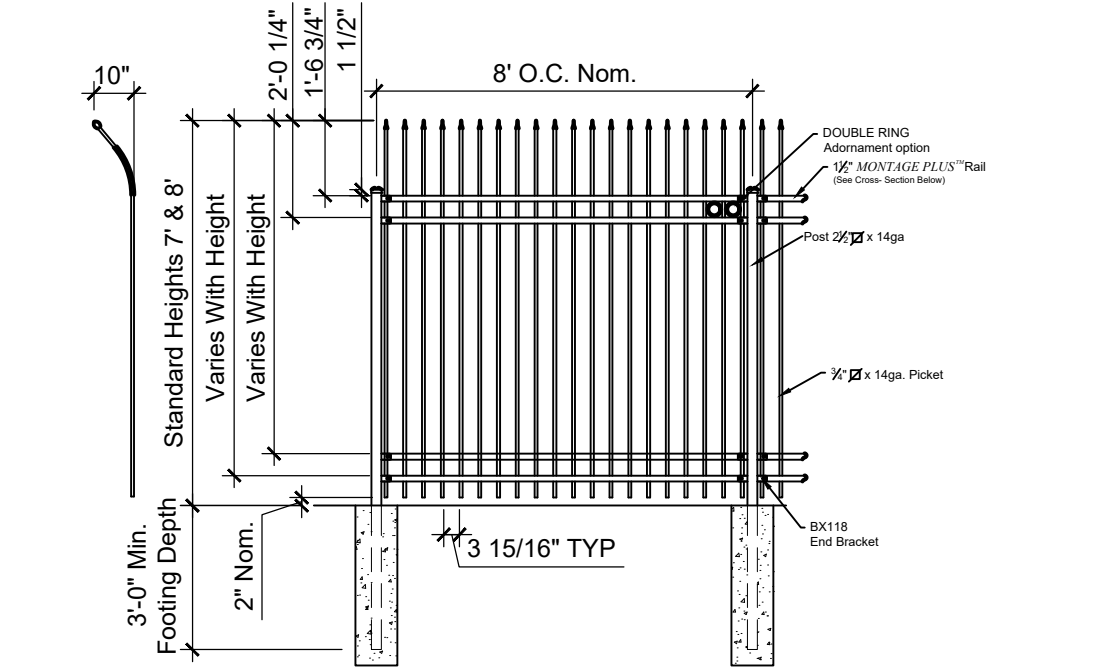


B5 PAINTED CROSSWALK
1/4" = 1'-0"

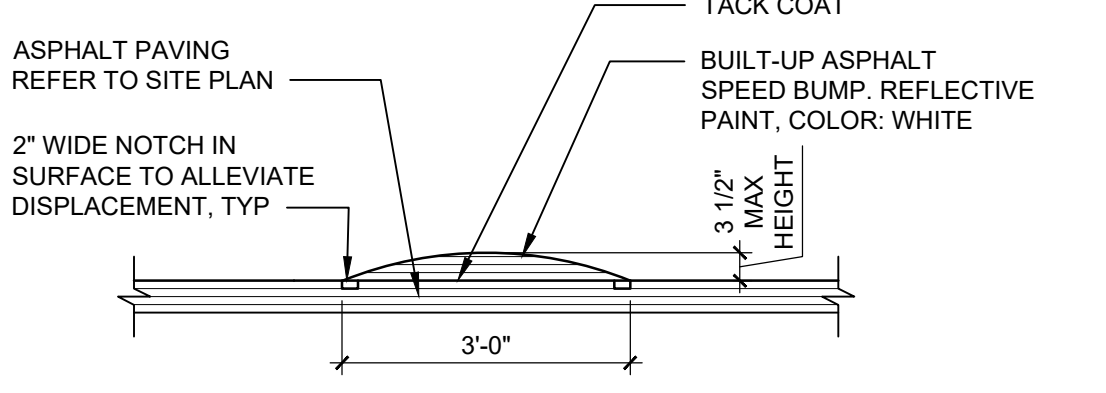


D4 AUSTIN LITTER RECEPTALE
1/8" = 1'-0"

NOTES:
1. POST SIZE DEPENDS ON FENCE HEIGHT AND WIND LOADS. SEE MONTAGE PLUS™ SPECIFICATION FOR POST SIZING CHART
2. FORTH RAIL OPTIONAL
3. 7' & 8' HEIGHTS WILL REQUIRE A 14GA PICKET & 14GA POST.

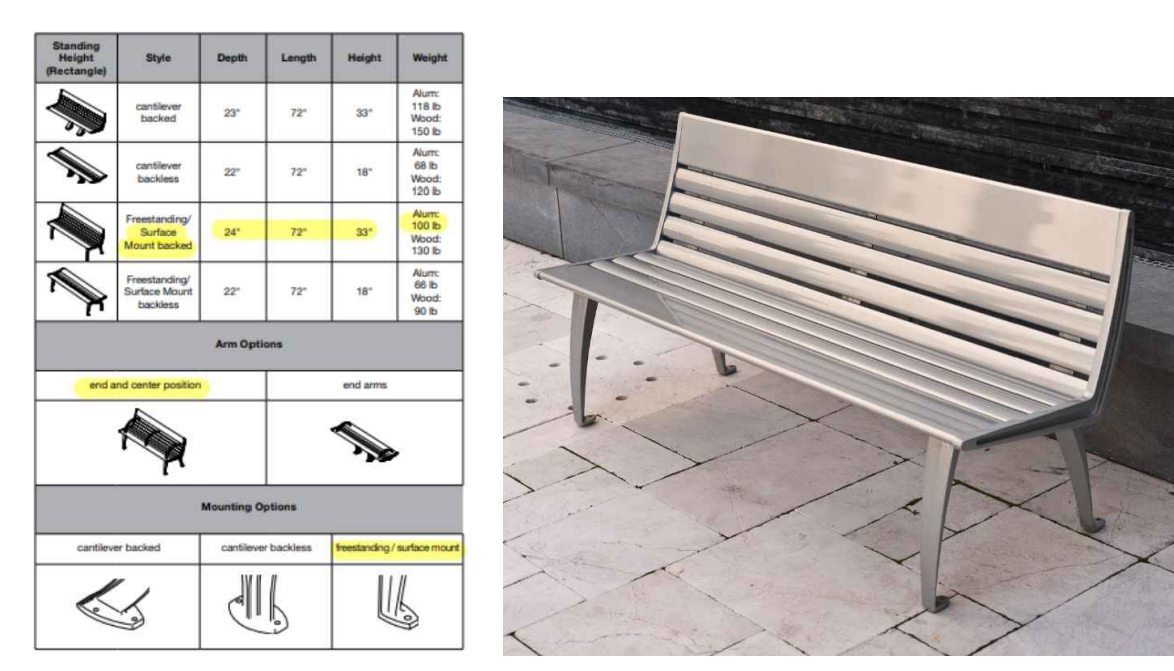


C4 DECORATIVE METAL FENCE
1/4" = 1'-0"

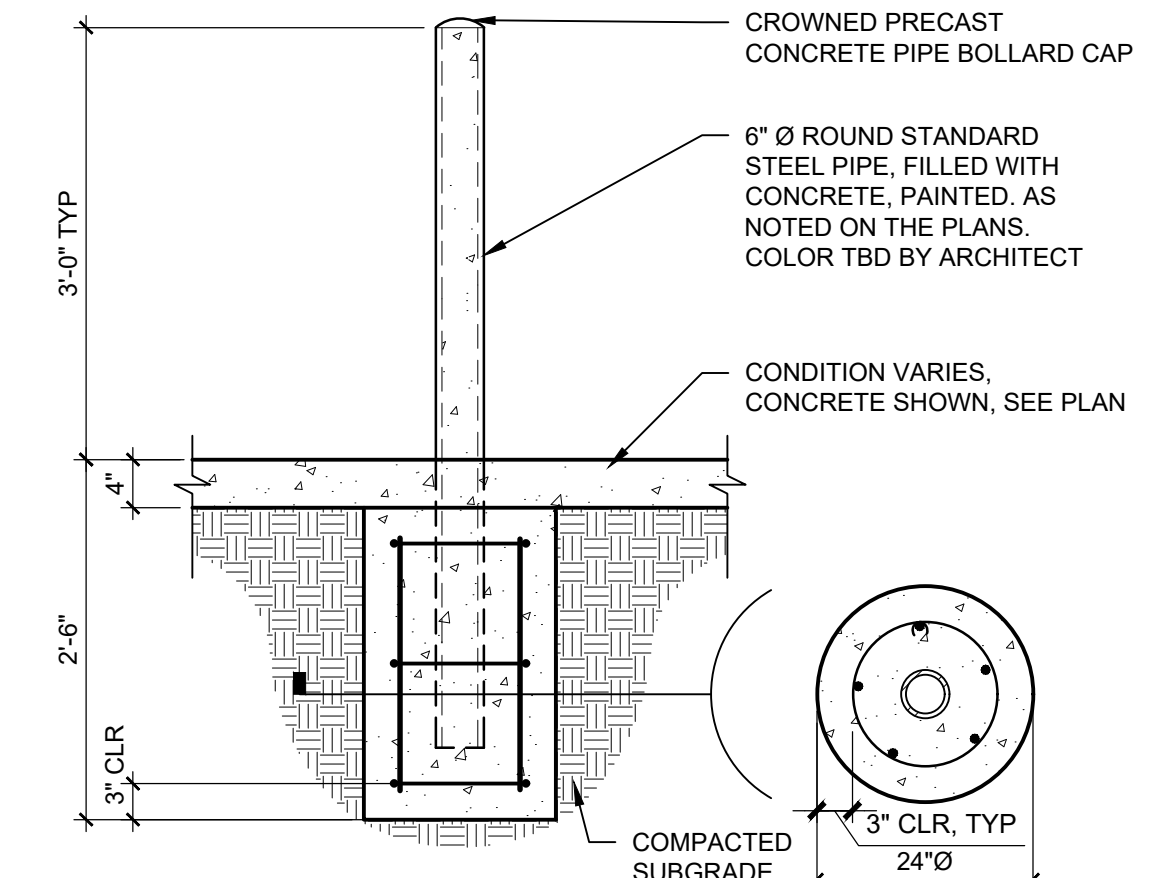


NOTES:
1. APPLY A SEAL OF LIQUID ASPHALT TO THE ADJOINING EDGE OF THE INSTALLATION TO HELP PREVENT MOISTURE PENETRATION.
2. APPLY TWO COATS OF PAINT.

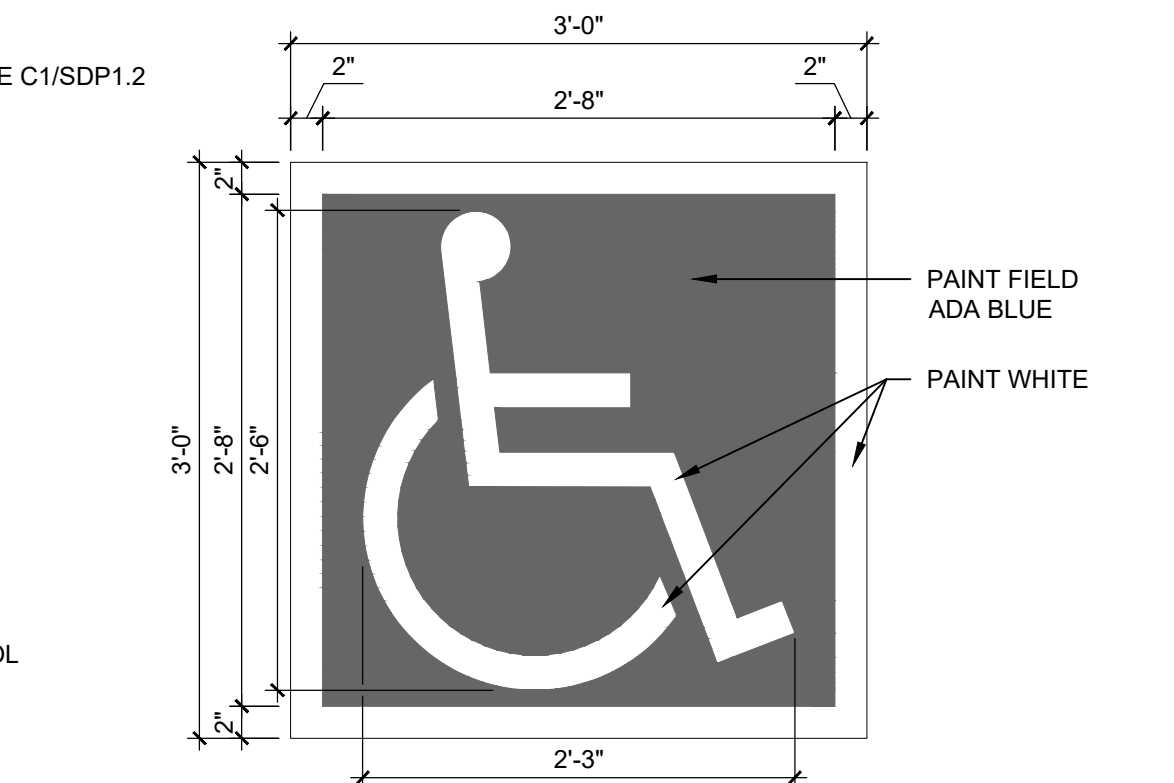
B4 ASPHALT SPEED BUMP
1/2" = 1'-0"



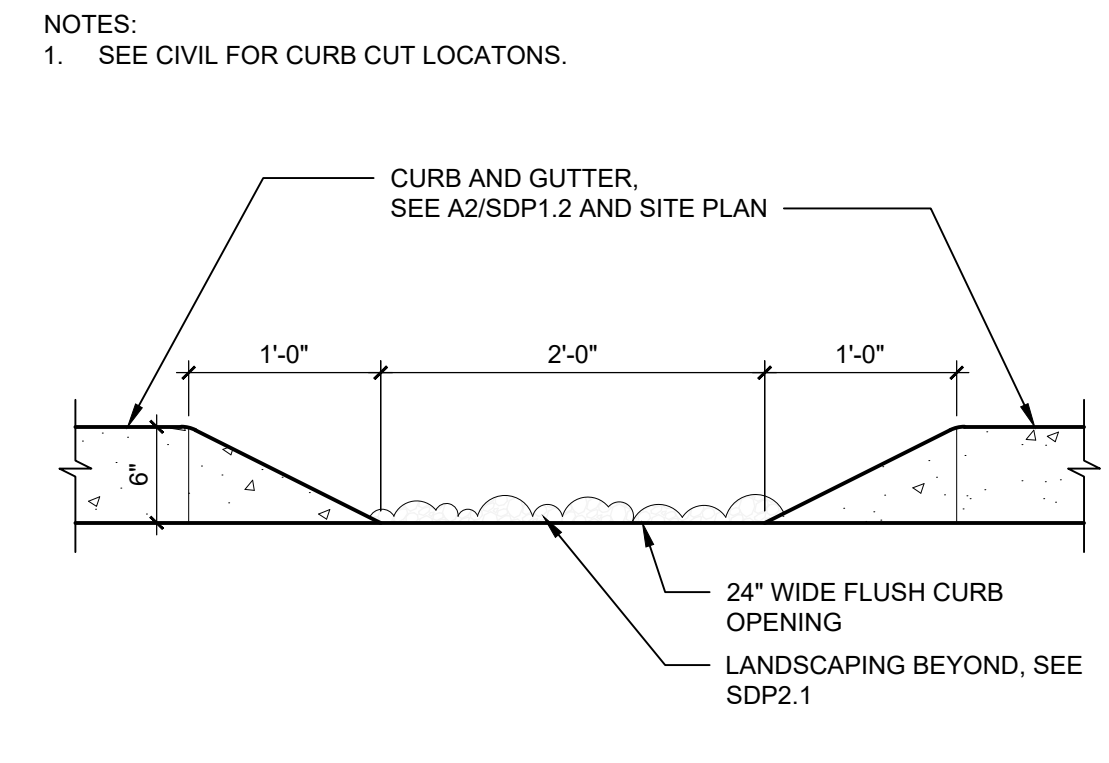
D3 AUSTIN BENCH
1/8" = 1'-0"



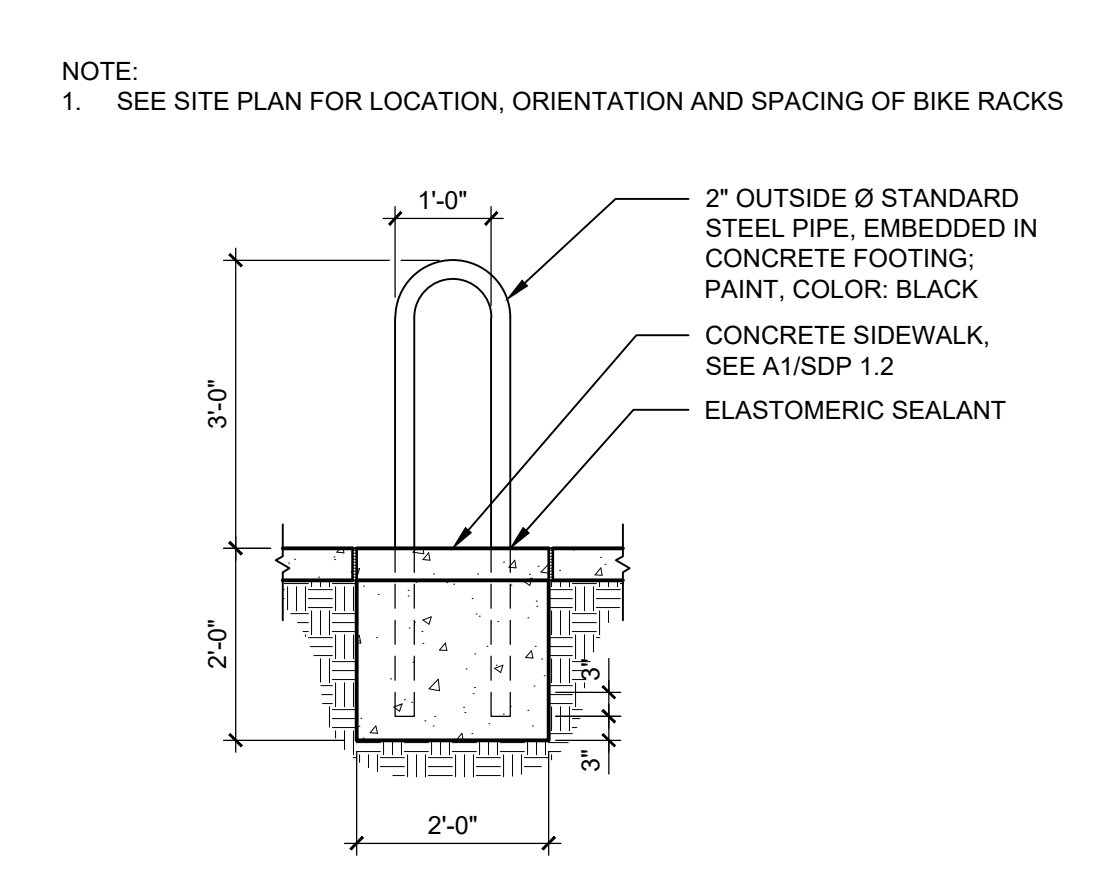
C3 PIPE BOLLARD
3/4" = 1'-0"



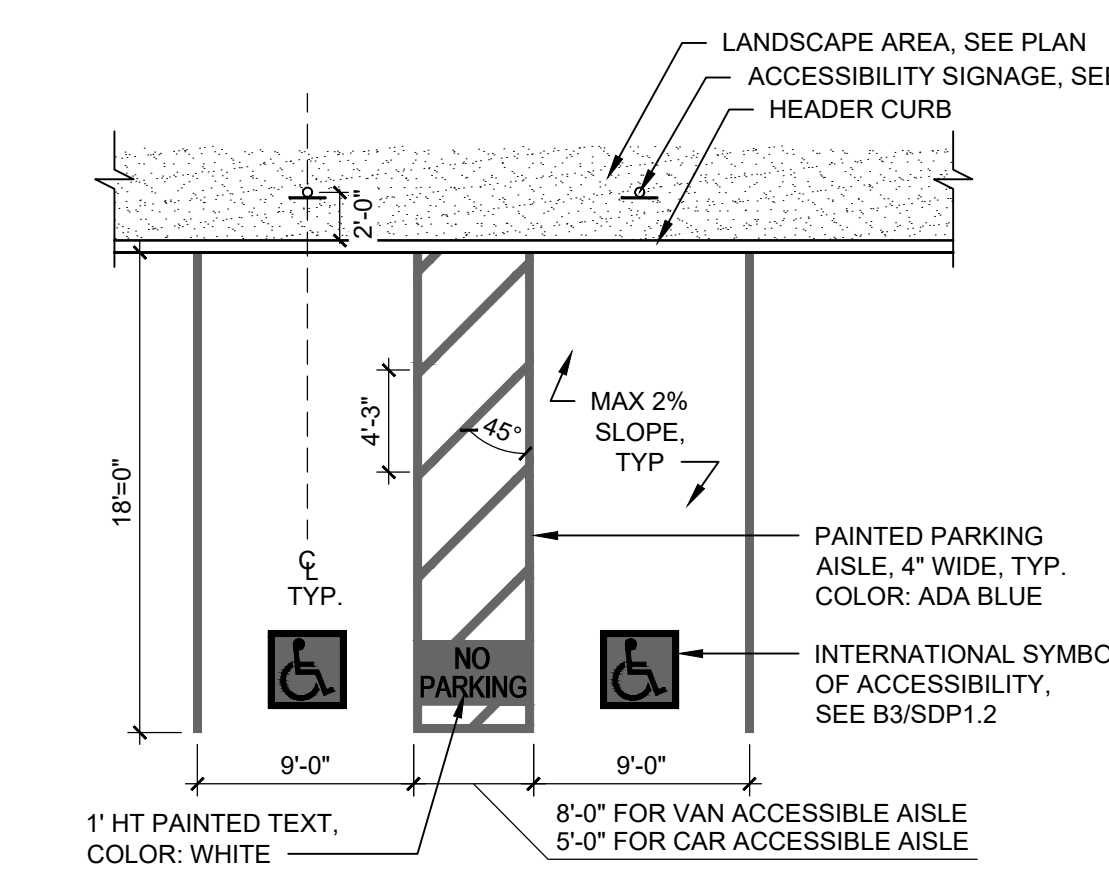
B3 ACCESSIBLE PAVEMENT MARKING
1" = 1'-0"



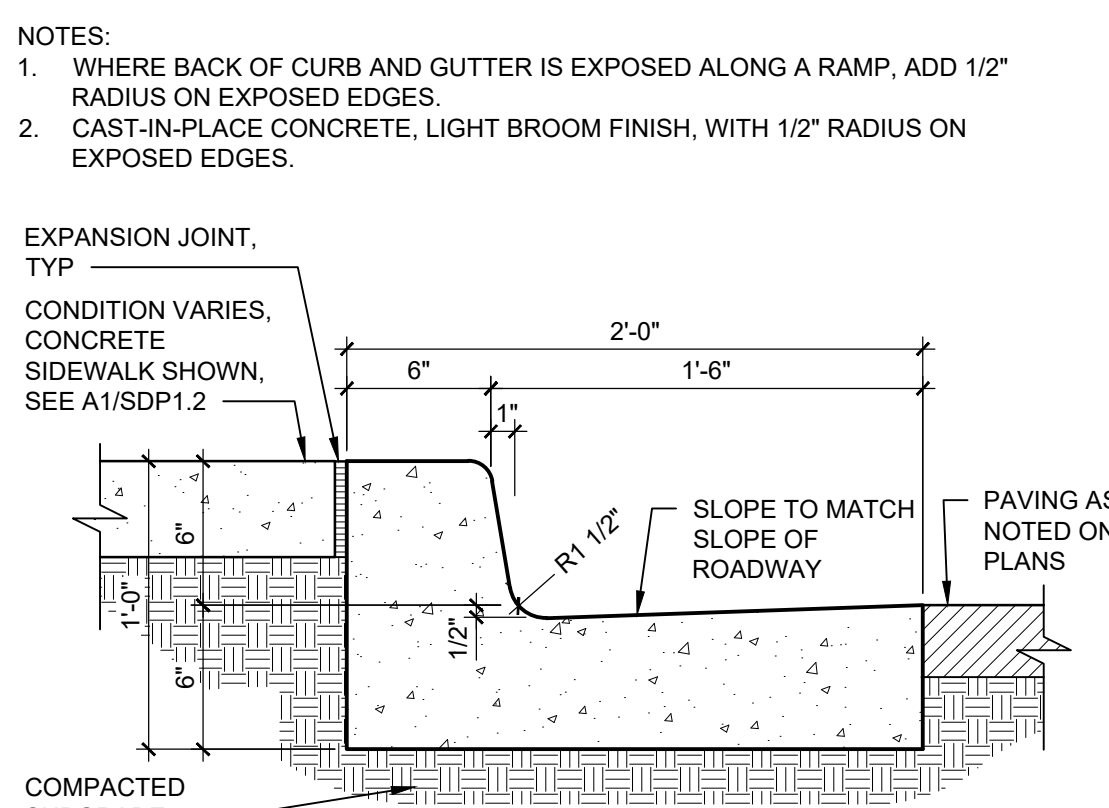
D2 CURB CUT ELEVATION
1" = 1'-0"



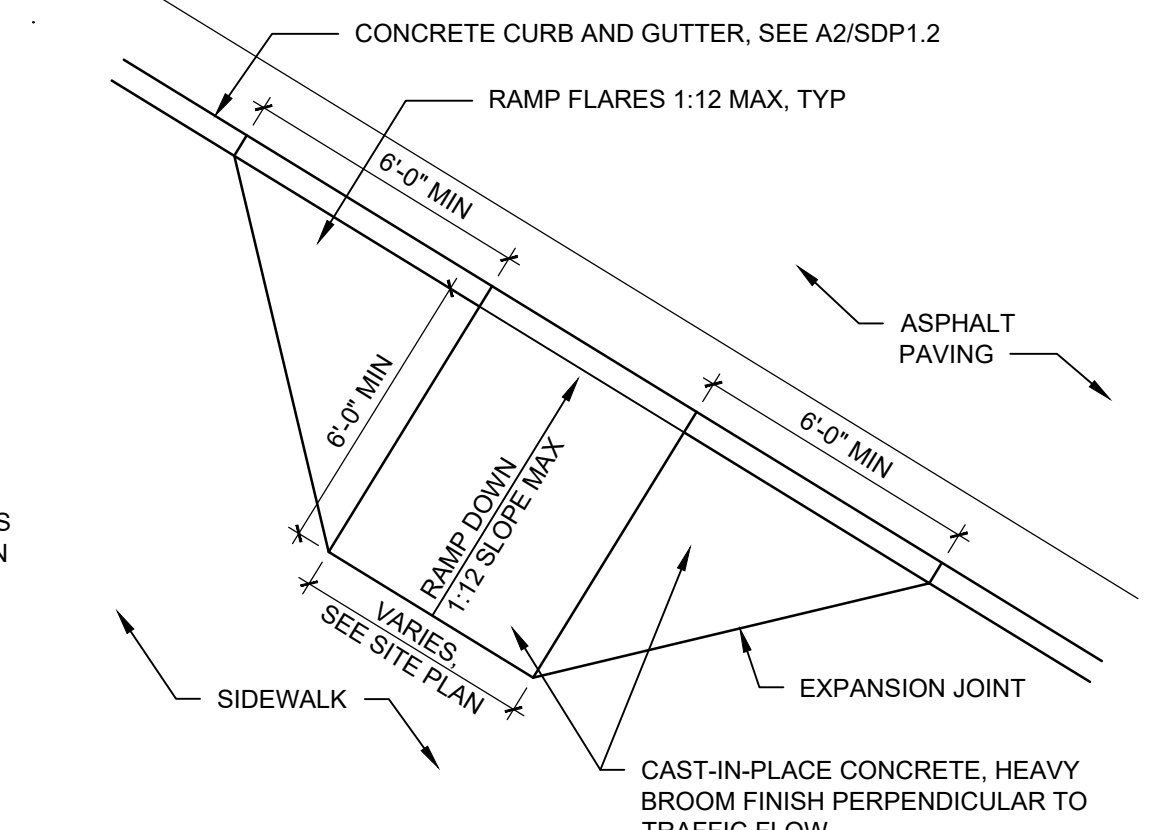
C2 BICYCLE RACK
1/2" = 1'-0"



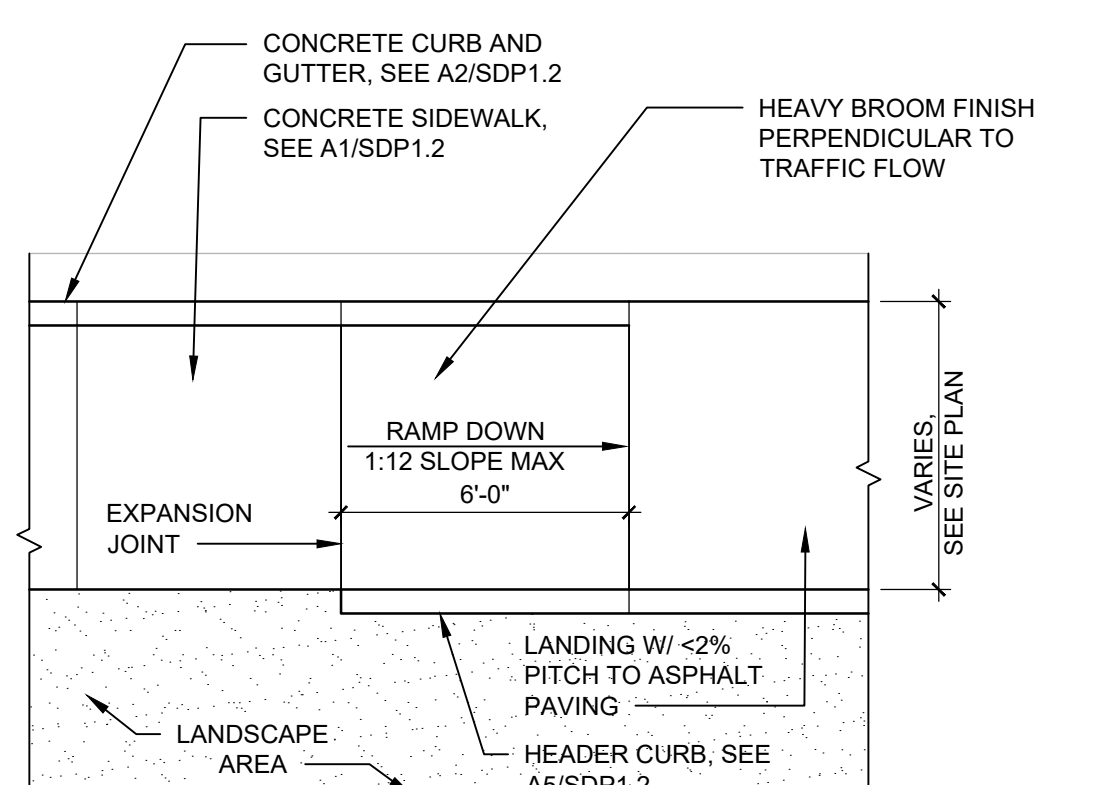
B2 ACCESSIBLE PARKING
1/8" = 1'-0"



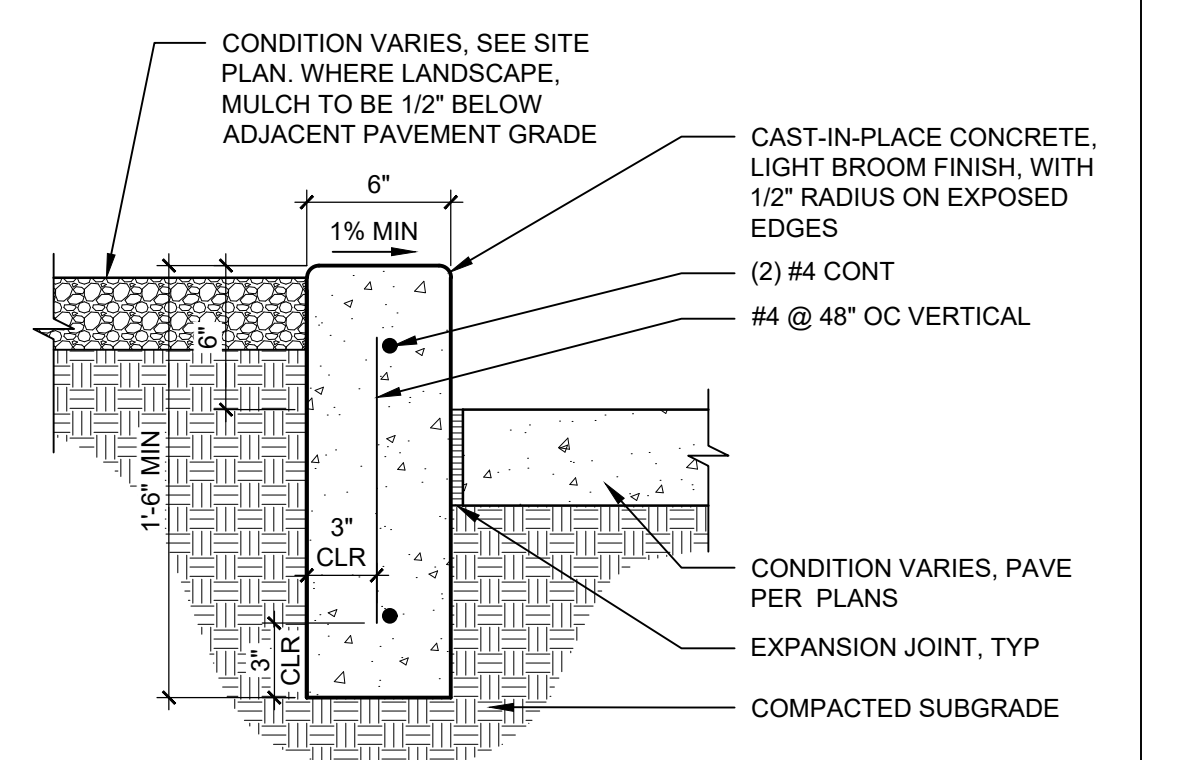
A2 CONCRETE CURB & GUTTER
1 1/2" = 1'-0"



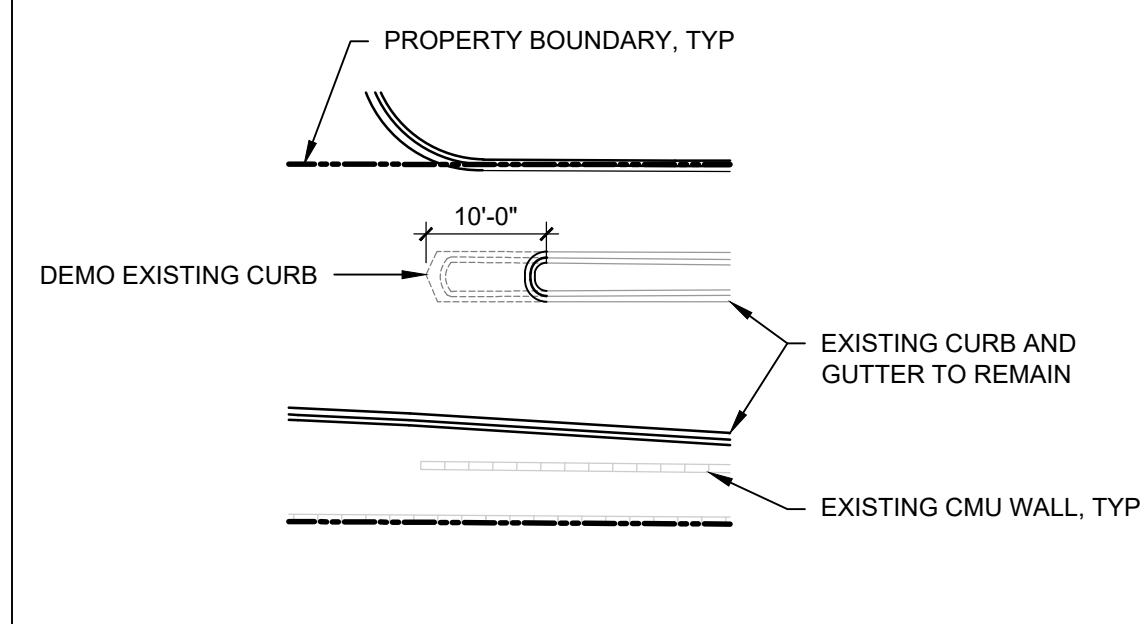
A3 CONCRETE CURB RAMP TYPE A
1/4" = 1'-0"



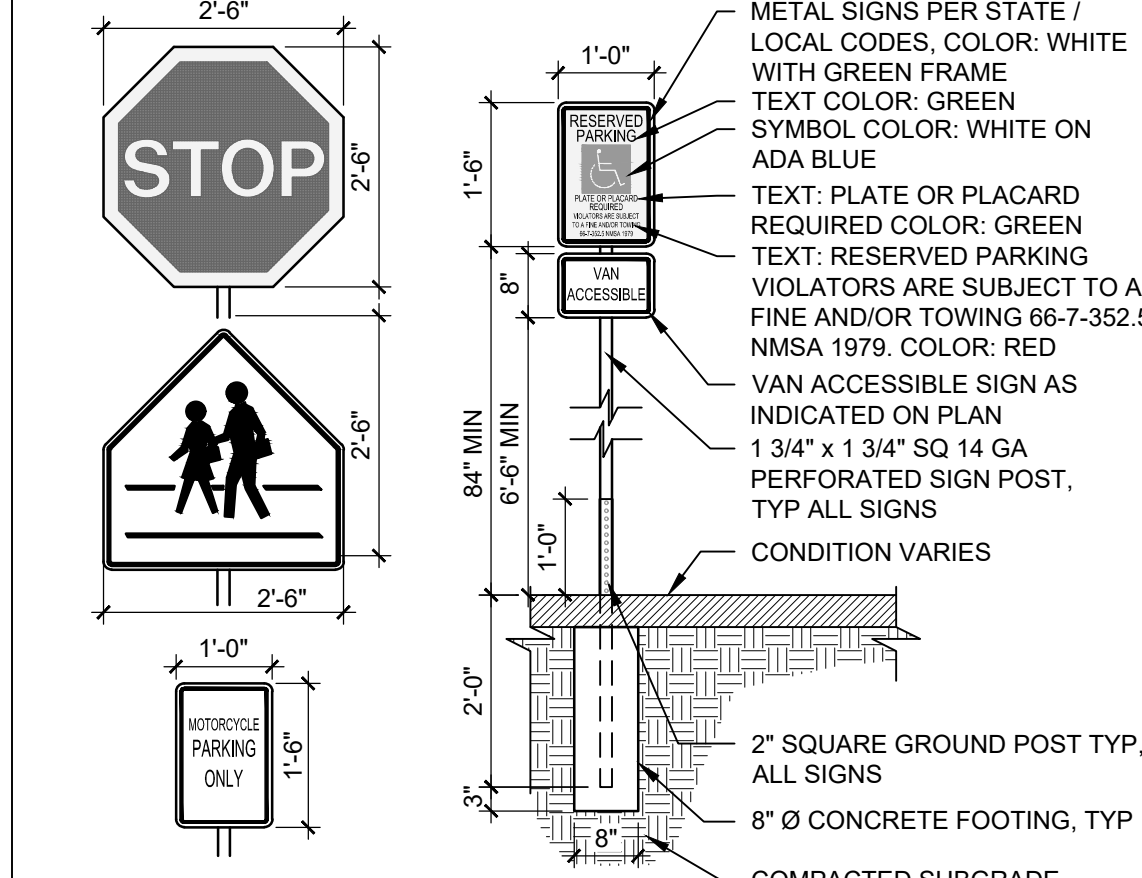
A4 CONCRETE CURB RAMP TYPE B
1/4" = 1'-0"



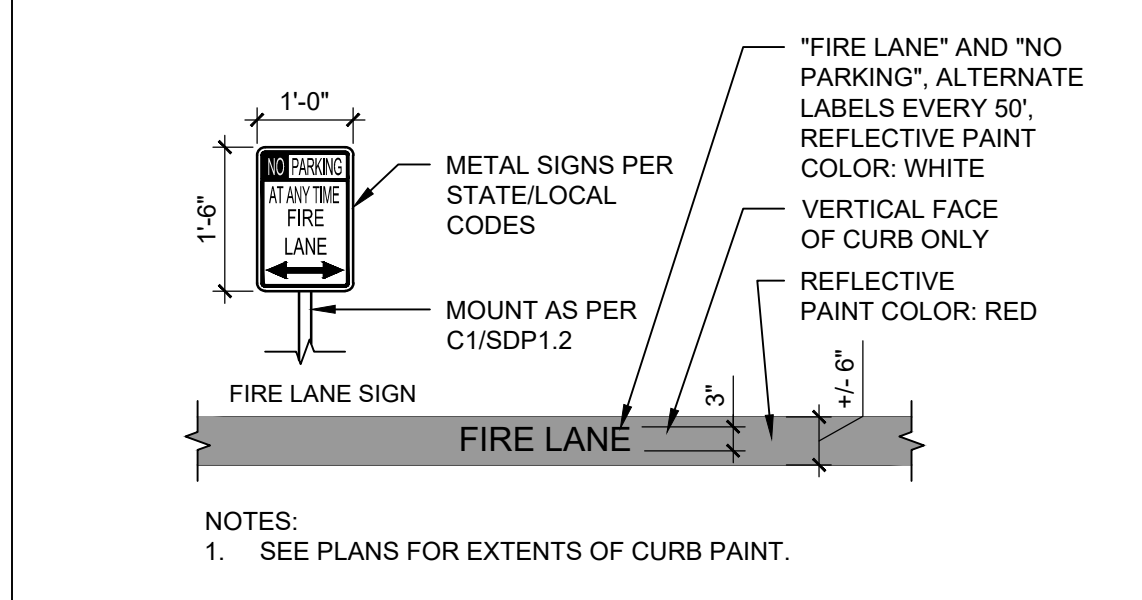
A5 CONCRETE HEADER CURB
1 1/2" = 1'-0"



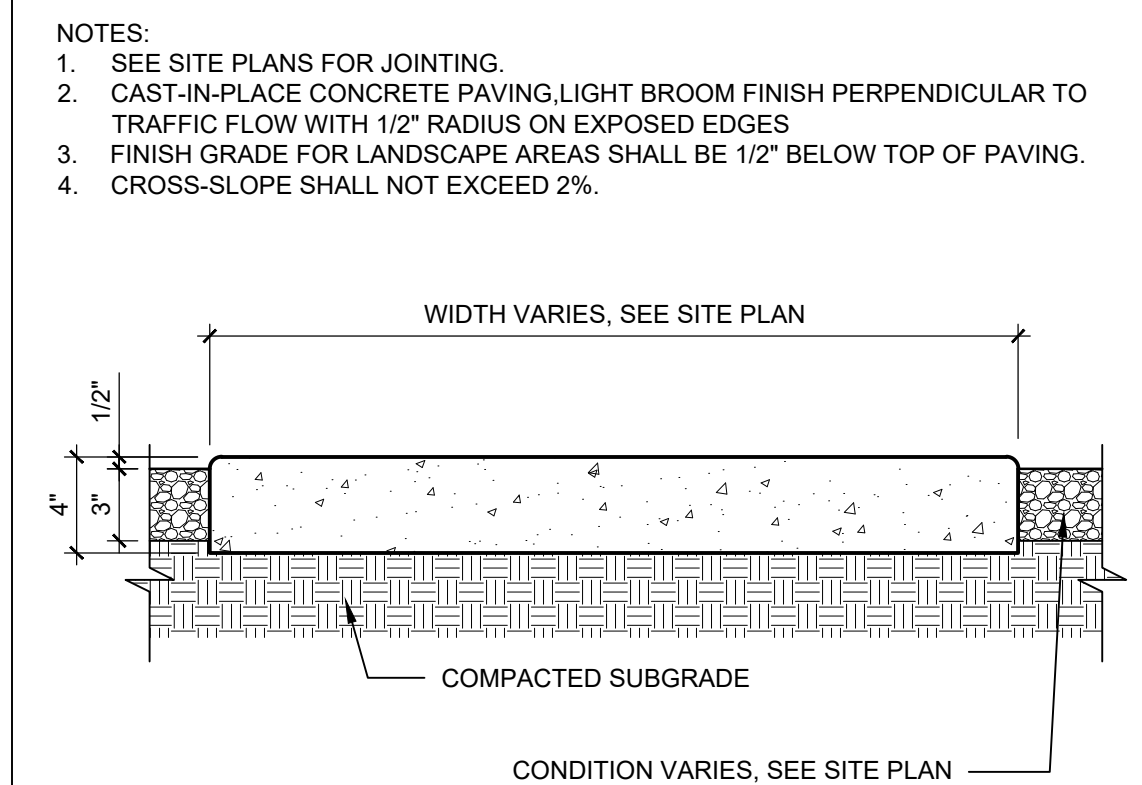
D1 ACCESS DRIVE MEDIAN
1/2" = 1'-0"



C1 SITE SIGNS
1/2" = 1'-0"



B1 FIRELANE STRIPING AND SIGNAGE
1/2" = 1'-0"



A1 CONCRETE SIDEWALK
1 1/2" = 1'-0"

NOTES:
1. SEE SITE PLANS FOR JOINTING.
2. CAST-IN-PLACE CONCRETE PAVING, LIGHT BROOM FINISH PERPENDICULAR TO TRAFFIC FLOW WITH 1/2" RADIUS ON EXPOSED EDGES.
3. FINISH GRADE FOR LANDSCAPE AREAS SHALL BE 1/2" BELOW TOP OF PAVING.
4. CROSS-SLOPE SHALL NOT EXCEED 2%.

NOTES:
1. WHERE BACK OF CURB AND GUTTER IS EXPOSED ALONG A RAMP, ADD 1/2" RADIUS ON EXPOSED EDGES.
2. CAST-IN-PLACE CONCRETE, LIGHT BROOM FINISH, WITH 1/2" RADIUS ON EXPOSED EDGES.

EXPANSION JOINT, TYP
CONDITION VARIES, CONCRETE SIDEWALK SHOWN, SEE A1/SDP1.2

CONCRETE CURB AND GUTTER, SEE A2/SDP1.2
RAMP FLARES 1:12 MAX, TYP

ASPHALT PAVING
EXPANSION JOINT

CAST-IN-PLACE CONCRETE, HEAVY BROOM FINISH PERPENDICULAR TO TRAFFIC FLOW

LANDSCAPE AREA
HEADER CURB, SEE A5/SDP1.2

CONDITION VARIES, SEE SITE PLAN
MULCH TO BE 1/2" BELOW ADJACENT PAVEMENT GRADE

CAST-IN-PLACE CONCRETE, LIGHT BROOM FINISH, WITH 1/2" RADIUS ON EXPOSED EDGES

(2) #4 CONT
#4 @ 48" OC VERTICAL

CONDITION VARIES, PAVE PER PLANS
EXPANSION JOINT, TYP

COMPACTED SUBGRADE

WIDTH VARIES, SEE SITE PLAN

COMPACTED SUBGRADE

CONDITION VARIES, SEE SITE PLAN

PAVING AS NOTED ON PLANS

SLOPE TO MATCH SLOPE OF ROADWAY

EXPANSION JOINT, TYP

CONDITION VARIES, CONCRETE SIDEWALK SHOWN, SEE A1/SDP1.2

COMPACTED SUBGRADE

CONCEPT PLANT SCHEDULE

	DECIDUOUS TREE NETLEAF HACKBERRY DESERT WILLOW CHINESE PISTACHE CHINKAPIN OAK	12	2" CAL B&B
	EVERGREEN TREE ROCKY MOUNTAIN JUNIPER BRISTLECONE PINE TEXAS LIVE OAK	12	6' HEIGHT
	MEDIUM SHRUB SMOOTH AGAVE GIANT HESPERALOE CHINESE HIBISCUS CREOSOTE BUSH RIO BRAVO LANGMAN'S SAGE JOJOBA	98	1 GAL MIN
	LARGE SHRUB DESERT ROSE OCTOPUS AGAVE GREEN DESERT SPOON MEXICAN GRASS TREE DESERT PRICKLY PEAR	46	1 GAL MIN
	EXISTING TREE TO REMAIN	27 EA	

EXISTING TREE SCHEDULE		
DIAMETER	QUANTITY	CREDIT
LESS THAN 4"	14	14
4" - 8"	11	22
8" - 13"	2	8
PRESERVATION CREDIT		44

LANDSCAPE CALCULATIONS

TOTAL SITE AREA = 1.69 AC = 73,740 SF
 AREA OF LOT COVERED BY BUILDING = 32,700 SF
 NET LOT AREA = 41,040 SF

REQUIRED LANDSCAPE
 REQUIRED LANDSCAPE AREA (15% OF NET LOT AREA) = 6,156 SF
 PROVIDED LANDSCAPE AREA = 17,292 SF = 42%

REQUIRED TREES
 TREES PER PARKING SPACES: REQUIRED = 1 TREE / 10 PARKING SPACES
 TOTAL NUMBER OF PARKING = 15 SPACES
 REQUIRED NUMBER OF PARKING LOT TREES = 2 TREES
 PROVIDED NUMBER OF PARKING LOT TREES = 3 TREES
 NO PARKING SPACE MAY BE MORE THAN 100 FEET AWAY FROM A TREE TRUNK

REQUIRED STREET TREES = N/A

REQUIRED VEGETATIVE COVERAGE
 REQUIRED VEGETATIVE COVERAGE = 12,969 SF = 75% OF PROVIDED LANDSCAPE AREA
 A MINIMUM 25% OF REQUIRED VEGETATIVE COVERAGE BY GROUND PLANTS
 PROVIDED TOTAL VEGETATIVE COVERAGE = 15,298 SF = 86% OF TOTAL PROVIDED LANDSCAPE AREA

TREE CANOPY COVERAGE = 9,364 SF
 GROUND PLANT COVERAGE = 5,934 SF = 39% OF REQUIRED VEGETATIVE COVERAGE

REQUIRED EDGE BUFFER LANDSCAPING (TABLE 5-6-4; 14-16-5-6(E)) = 11,505 SF
 PROVIDED EDGE BUFFER LANDSCAPING = 8,549 SF

PARKING LOT AREA = 3,382 SF = 1 TREE / 15 FT
 PARKING LOT LANDSCAPING PROVIDED = 554 SF = 16%
 MIN. 15% OF PARKING LOT AREA TO BE LANDSCAPED

GROUND COVER MATERIAL
 TOTAL ROCK MULCH GROUND COVER = 8,692 SF = 63%
 TOTAL ORGANIC MULCH GROUND COVER = 5,102 SF = 37%
 A MAXIMUM OF 75% OF GRAVEL OR CRUSHER FINES IS PERMITTED 14-16-5-6(C)(5)(d)

GENERAL SHEET NOTES

- RESPONSIBILITY FOR MAINTENANCE: THE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTENANCE OF THE LANDSCAPE DURING CONSTRUCTION AND DURING A 90 DAY MAINTENANCE PERIOD FOLLOWING SUBSTANTIAL COMPLETION. THE OWNER WILL BE RESPONSIBLE FOR MAINTENANCE FOLLOWING THE 90-DAY MAINTENANCE PERIOD.
- STATEMENT OF COMPLIANCE WITH CITY OF ALBUQUERQUE: THE LANDSCAPE DESIGN WILL COMPLY WITH THE CITY OF ALBUQUERQUE'S GENERAL LANDSCAPING, BUFFERING, AND SCREENING REGULATIONS AND WATER CONSERVATION ORDINANCE.
- TIMING OF LANDSCAPE INSTALLATION: INSTALLATION OF THE LANDSCAPING SHALL BE COMPLETE WITHIN 60 DAYS OF THE RELATED BUILDING'S OCCUPANCY.
- SURFACE TREATMENT: ALL LANDSCAPE AREAS SHALL BE COVERED WITH VEGETATION OR MULCH. ORGANIC MULCH IS REQUIRED AT EACH TREE ROOTBALL AREA/DRIPLINE.
- MINIMUM PLANT SIZES ARE AS PER CITY OF ALBUQUERQUE STANDARDS: 2" CALIPER TREES, 6' HEIGHT CONIFERS, AND 1 GALLON SHRUBS.
- AREAS DISTURBED DURING CONSTRUCTION, INCLUDING AREAS NOT WITHIN THE PROPERTY LINE, WILL BE STABILIZED.
- VEGETATIVE SCREENING SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS SHALL ALLOW 10' OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5' OF CLEARANCE ON THE REMAINING SIDES FOR SAFE OPERATION AND MAINTENANCE.
- EXISTING TREES WILL BE REPLACED IF DEAD OR DYING DURING CONSTRUCTION. EXISTING TREES WILL BE MAINTAINED FOR OPTIMUM HEALTH.

ALTERNATIVE LANDSCAPE PLAN

DUE TO AN EXISTING 10' PUBLIC UTILITY EASEMENT AND PER IDO 14-16-5-6(E)(1)(c), AN EQUIVALENT PORTION OF REQUIRED EDGE BUFFER LANDSCAPING WILL BE INSTALLED ON THE REMAINDER OF THE LOT. 767 FT OF PROPERTY BOUNDARY IS SIGNIFICANTLY DIFFERENT FROM ADJACENT PROPERTY USE (MIX-L AND R-1C). PER 14-16-5-6(E)(2)(a), ONE (1) TREE SHALL BE PROVIDED EVERY 15 FT ALONG A WALL. 51 TREES ARE REQUIRED IN THE EDGE BUFFER; 68 TREES TOTAL ARE PROVIDED ON THE SITE. EXISTING BUFFER WALLS SHALL REMAIN.

IRRIGATION NOTES

- ALL PLANTINGS SHALL BE IRRIGATED BY AN AUTOMATED IRRIGATION SYSTEM, WITH PROGRAMMABLE SETTINGS, AUTOMATED IRRIGATION CONTROLLER, AND MOISTURE SENSOR TO AVOID OVERWATERING.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED TO MINIMIZE THE USE OF WATER.
- THE IRRIGATION SYSTEM SHALL NOT IRRIGATE IMPERVIOUS SURFACES, INCLUDING SIDEWALKS, DRIVEWAYS, STREETS AND PARKING OR LOADING AREAS.
- IRRIGATION POINT OF CONNECTION TO THE CITY WATER WILL BE LOCATED WITHIN PROPERTY LIMITS AND SHALL COMPLY WITH THE CITY OF ALBUQUERQUE REDUCED PRESSURE BACKFLOW PREVENTER STANDARDS AND SPECIFICATIONS.
- RUN TIMES AND IRRIGATION ZONES SHALL BE BASED UPON PLANT SPECIES AND THEIR ESTABLISHMENT. RUN TIMES SHALL BE REGULARLY ADJUSTED ACCORDING TO PLANT MATURITY, SEASON, LOCATION AND PERFORMANCE.

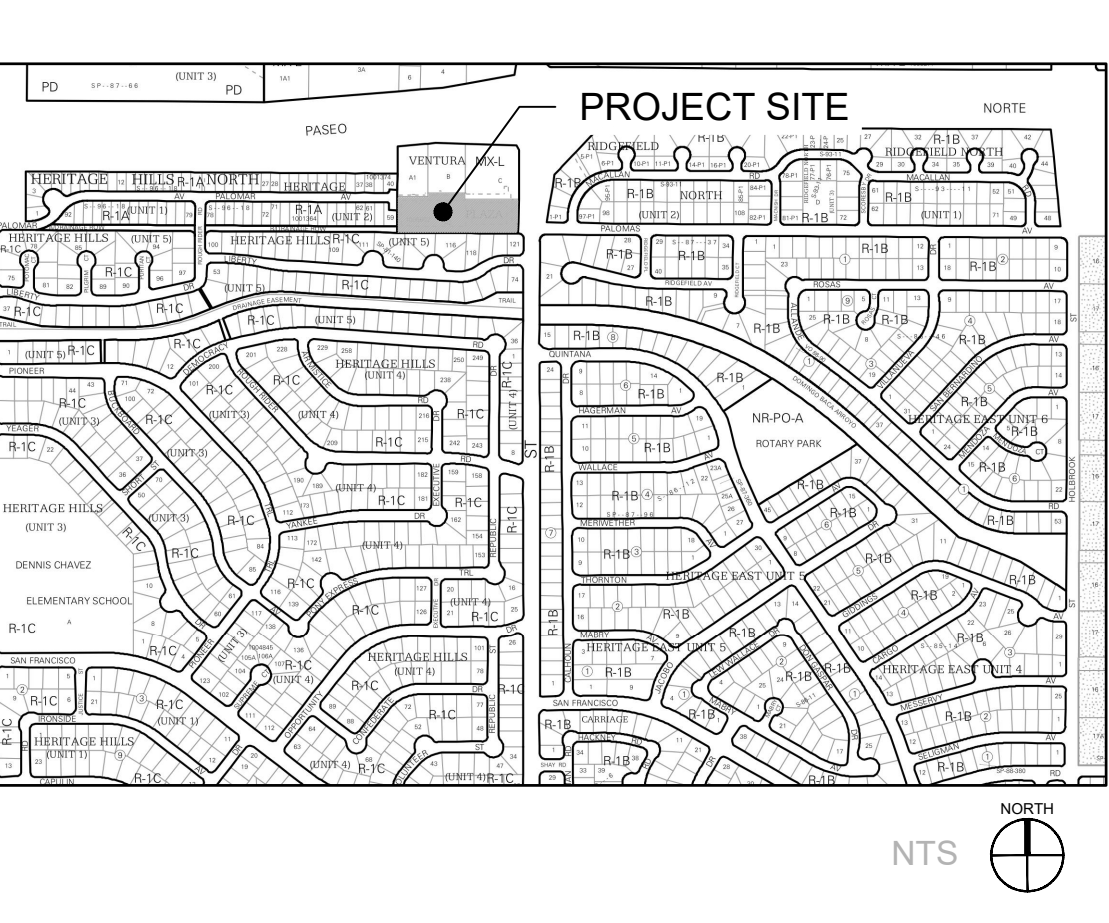
LEGEND

	EXISTING ROCK MULCH, PROTECT IN PLACE	770 SF
	4 - 8" RIP RAP	6,981 SF
	CRUSHER FINES AT 3" DEPTH OVER WEED BARRIER FABRIC	1,597 SF
	ORGANIC MULCH, 3" DEPTH, NO WEED BARRIER FABRIC	3,240 SF
	CODE COMPLIANT PERMEABLE SURFACE - GRASS PAVERS	3,430 SF

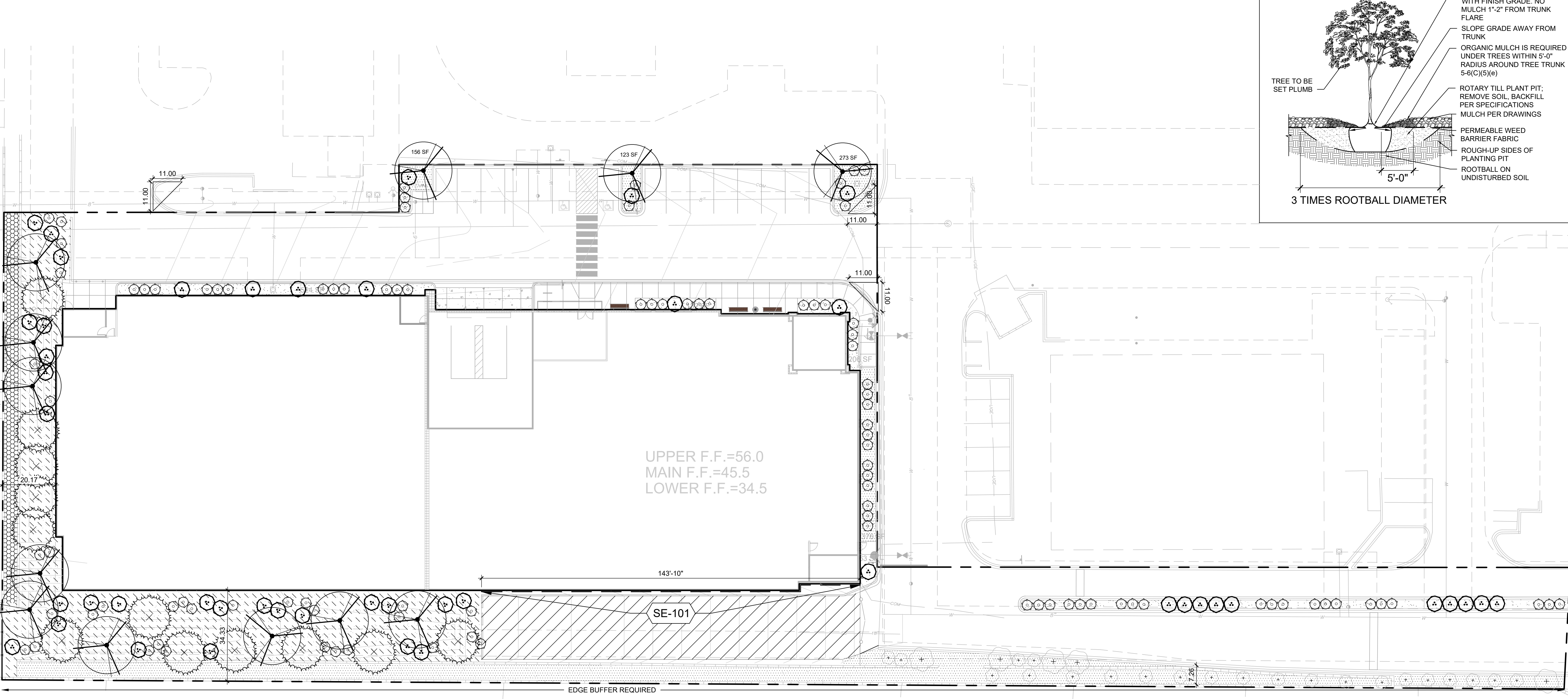
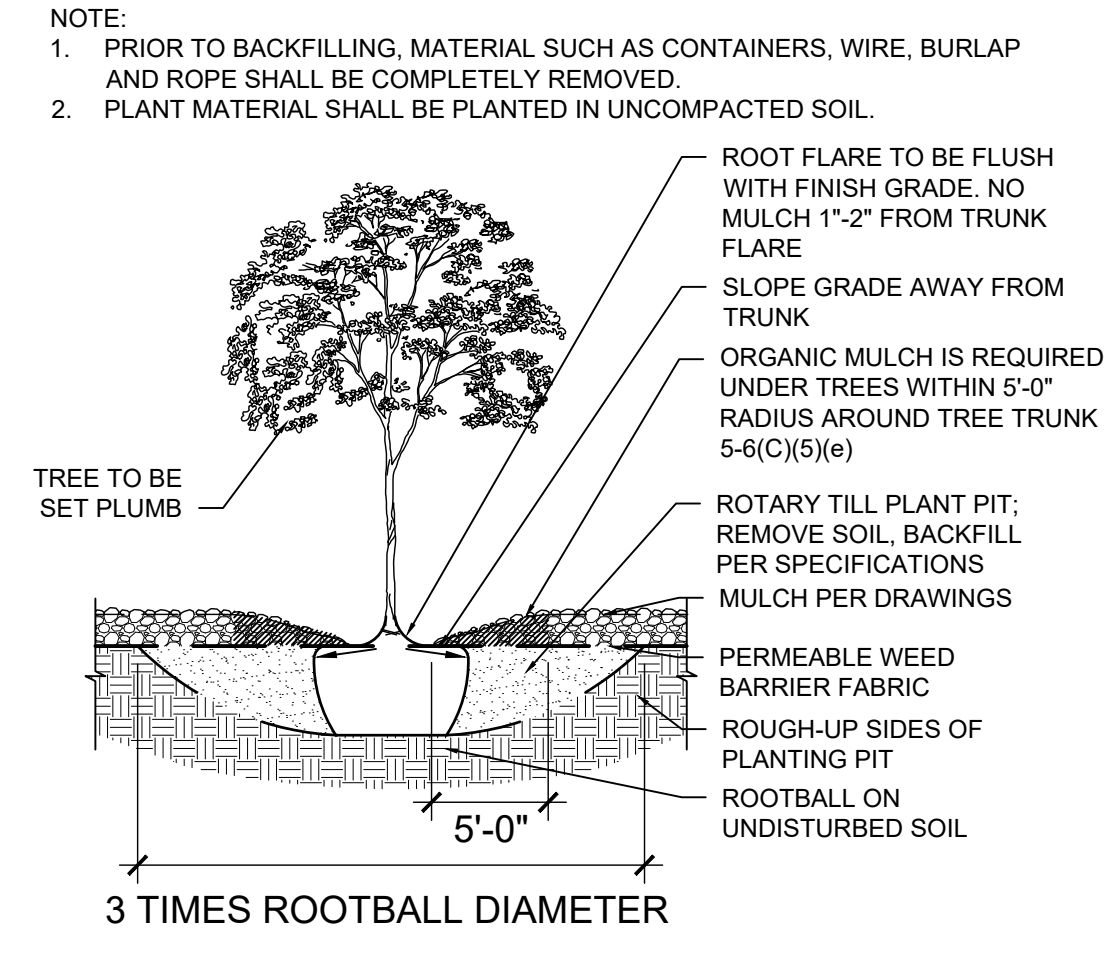
SHEET KEYED NOTES

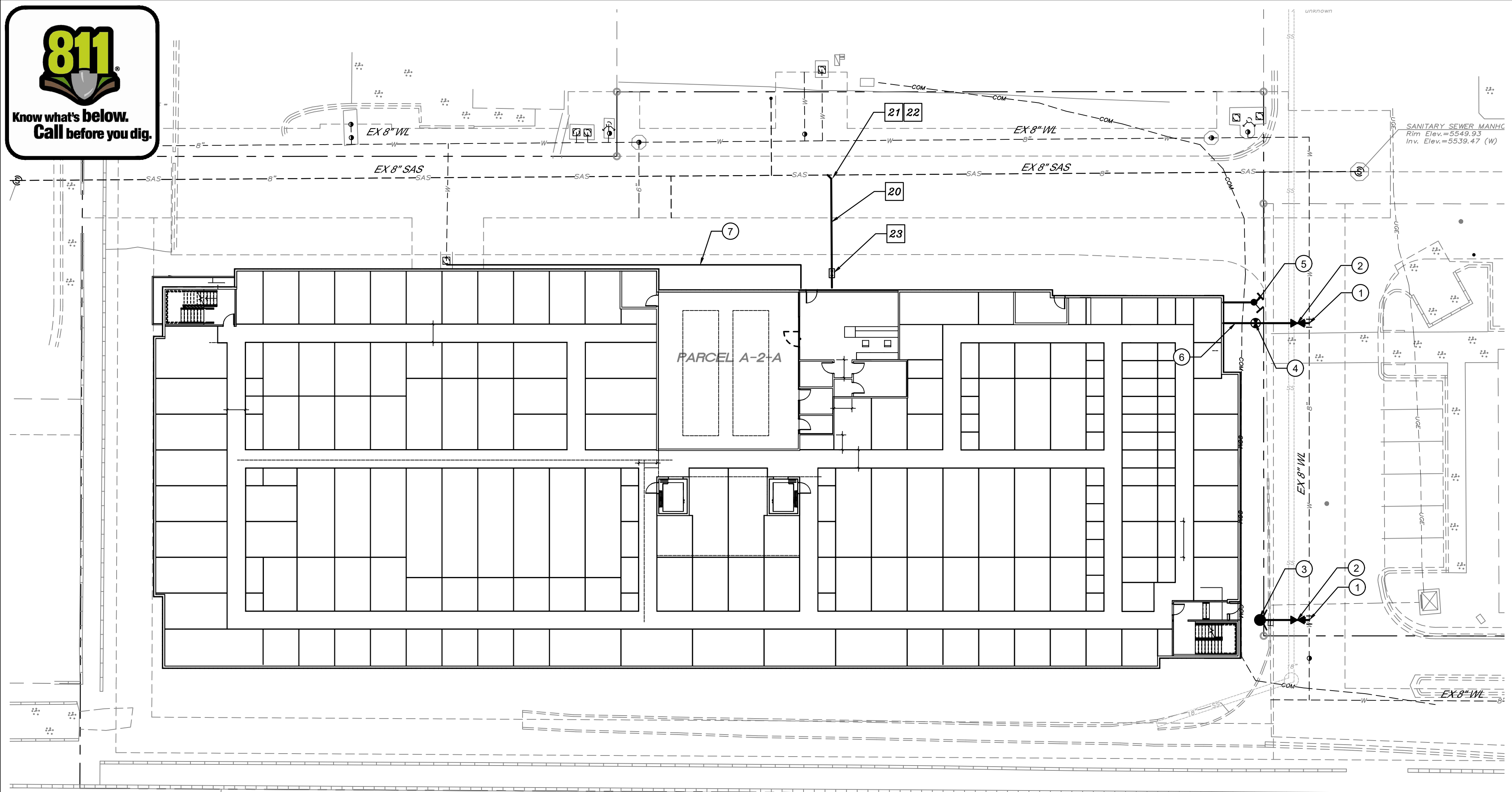
CODE DESCRIPTION
 SE-101 WALL-MOUNTED ARCHITECTURAL TRELLIS SYSTEM WITH VINES ON SOUTH BUILDING FACADE

VICINITY MAP



TREE PLANTING DETAIL





KEYED NOTES

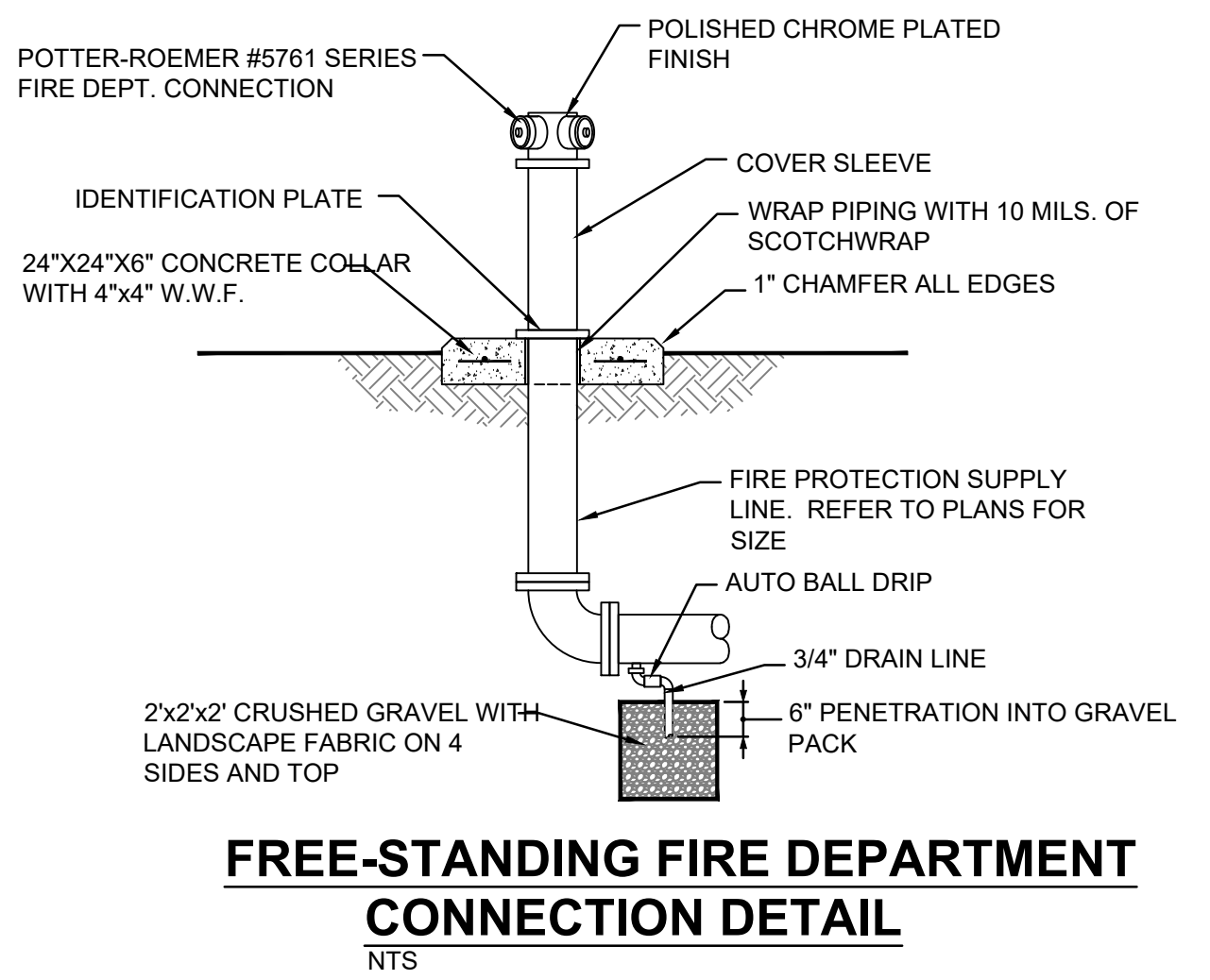
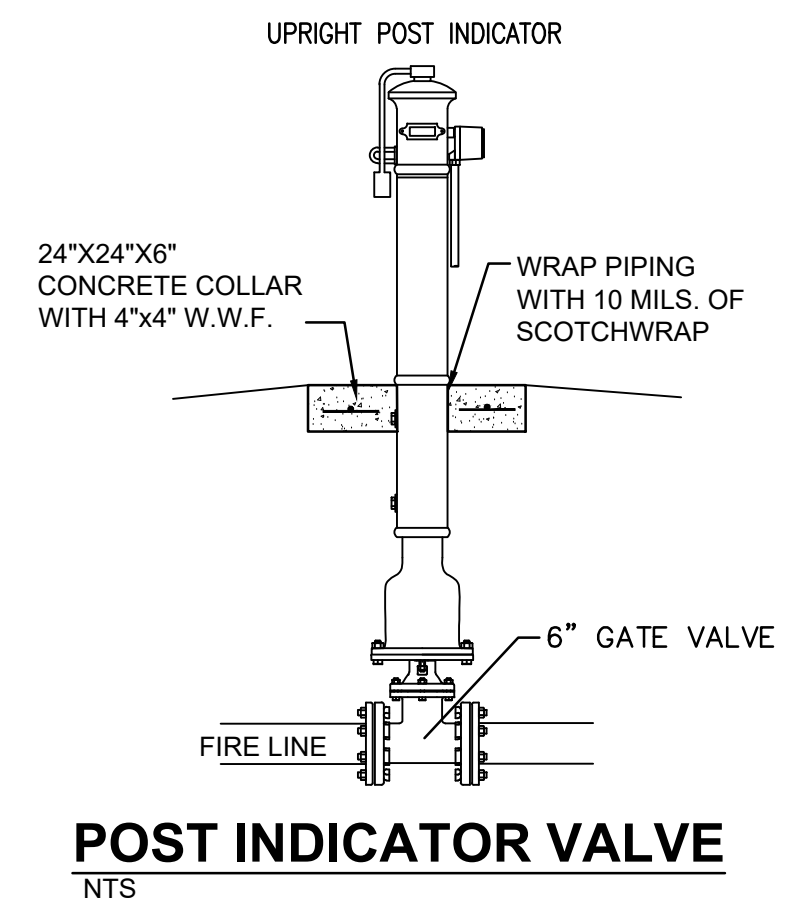
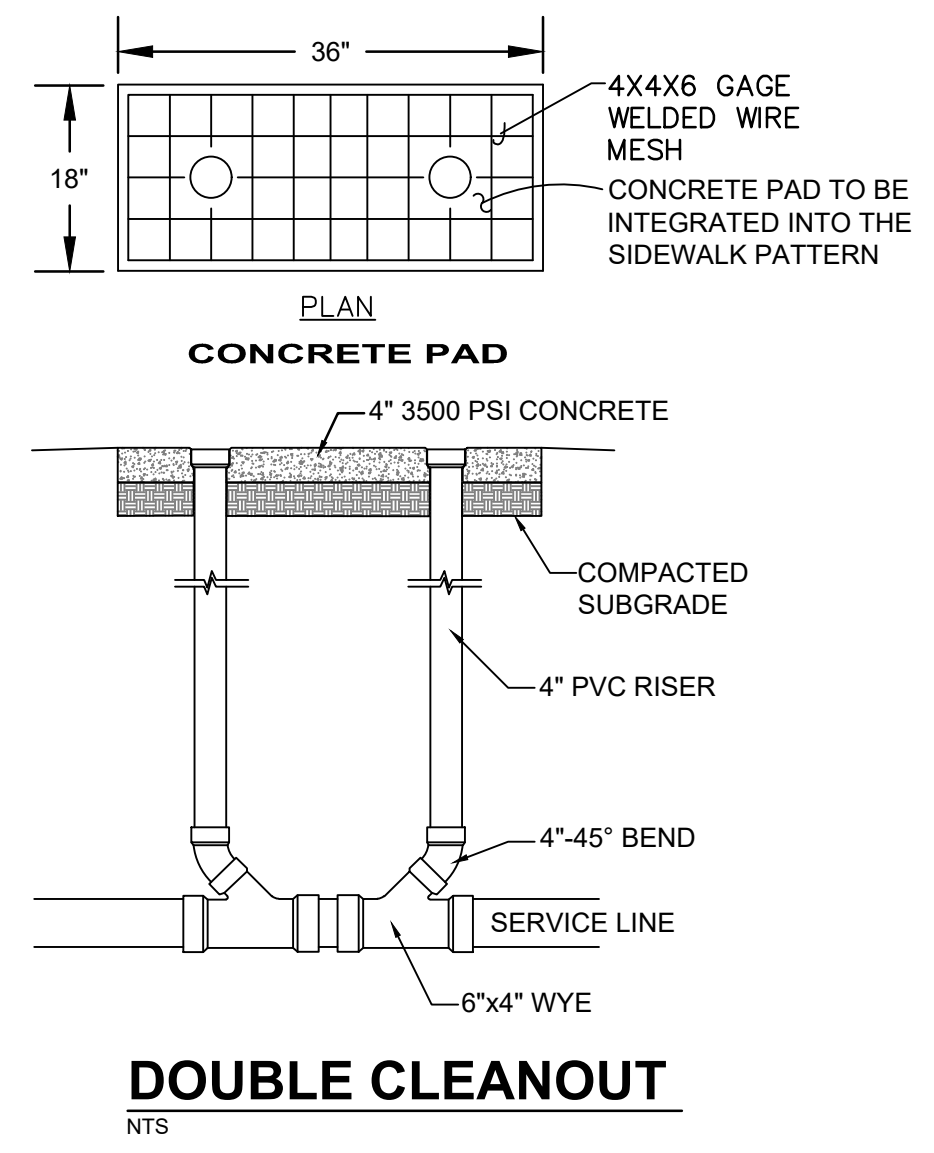
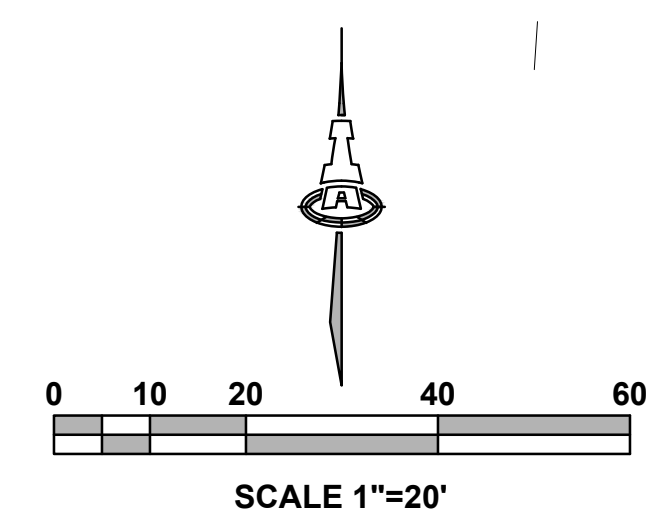
- WATER KEYED NOTES**
- 8"x8"x6" TEE.
 - 6" GATE VALVE. (LT=60)
 - FIRE HYDRANT. PAINTED SAFETY ORANGE.
 - 6" POST INDICATOR VALVE (PIV). (LT=46")
 - FIRE DEPARTMENT CONNECTION (FDC).
 - 3/4" CONDUIT WITH PULL CORD FROM PIV TO FIRE RISER ROOM.
 - X" WATER SERVICE LINE.
- SEWER**
- 4" SANITARY SEWER SERVICE LINE. 2% MIN. SLOPE.
 - 8"x4" WYE/TEE.
 - 4" - 45° BEND.
 - DOUBLE SANITARY SEWER CLEAN OUT.

GENERAL NOTES

- EXISTING UTILITY LINES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND MAY BE INCOMPLETE OR OBSOLETE. SUCH LINES MAY OR MAY NOT EXIST WHERE SHOWN OR NOT SHOWN. ALL UTILITIES SHOULD BE FIELD VERIFIED AND LOCATED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES.
- CONTRACTOR SHALL NOT USE VIBRATORY COMPACTION EQUIPMENT OR HEAVY VEHICLES OVER EXISTING UTILITIES.
- SITE STORM DRAIN, ELECTRIC LINES & TRANSFORMERS AND GAS LINES ARE SHOWN FOR GENERAL INFORMATION ONLY TO PROVIDE AN OVERVIEW OF SITE UTILITIES AND POTENTIAL CONFLICTS. SEE MECHANICAL PLANS FOR GAS LINE SIZING. SEE CG-101 FOR STORM DRAIN DESIGN.
- ALL WATER FITTINGS SHALL HAVE JOINT RESTRAINTS (LT). SEE RESTRAINED JOINT CRITERIA NOTES THIS SHEET. (LT) LENGTH SHOWN ON KEYED NOTES.
- ALL ABOVE GROUND UTILITY EQUIPMENT AND FITTINGS SHALL BE PAINTED IN COLORS TO MATCH BUILDING COLORS.
- WATERLINES 4" IN DIAMETER OR LARGER SHALL BE PVC PIPE MEETING AWWA C900 DR-18 REQUIREMENTS.
- SANITARY SEWER LINE MATERIALS SHALL BE PVC SDR-35 PIPE.

RESTRAINED JOINT CRITERIA FOR WATERLINE FITTINGS

- ALL MECHANICAL JOINTS SHALL BE RESTRAINED AT THE FITTINGS PER KEYED NOTES THIS SHEET.
 - THE CONTRACTOR SHALL PROVIDE A MINIMUM PIPE LENGTH OF 20 LF FROM ALL MECHANICAL JOINTS. ALL PIPE JOINTS WITHIN 20 LF OF A MECHANICAL JOINT SHALL BE RESTRAINED AT THE CONTRACTOR'S EXPENSE.
 - THE CONTRACTOR SHALL RESTRAIN ALL PIPE JOINTS IN THE SPECIFIED DISTANCE LISTED IN THE KEYED NOTES.
 - THE CONTRACTOR SHALL RESTRAIN ALL FIRE HYDRANT JOINTS FROM THE TEE ON THE MAIN TO THE FIRE HYDRANT FLANGE.
- DEPTH OF BURY: 3.0 FT. MINIMUM
 FACTOR OF SAFETY: 1.5
 MATERIAL: PVC
 SOIL TYPE: GM/SM - SILTY GRAVELS AND SILTY SANDS, GRAVEL-SAND-SILT MIXTURES.
 TEST PRESSURE: 150 PSI
 TRENCH TYPE 4: PIPE BEDDED IN SAND, GRAVEL, OR CRUSHED STONE TO DEPTH OF 1/8 PIPE DIAMETER, 4 INCH MINIMUM; BACKFILL COMPACTED TO TOP OF PIPE.
- DIFFERENT CRITERIA, E.G., GREATER DEPTH OF BURY, ETC., WILL REQUIRE DIFFERENT RESTRAINED LENGTHS. THESE MUST BE CALCULATED BY A QUALIFIED PROFESSIONAL ENGINEER AND APPROVED BY ABCWUA.



LEGEND

- - - - - EXISTING WATERLINE
- ⊗ EXISTING FIRE HYDANT
- ⊕ EXISTING WATER VALVE
- - - - - EXISTING SEWER LINE
- ⊙ EXISTING SEWER MANHOLE
- - - - - NEW WATERLINE
- - - - - NEW WATER SERVICE
- ⊗ NEW FIRE HYDANT
- ⊕ NEW WATER VALVE
- ⊙ NEW FDC
- ⊙ NEW PIV
- ⊕ NEW SEWER LINE & CLEAN OUTS
- ▨ REMOVE & REPLACE PAVEMENT



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NOT FOR CONSTRUCTION

Engineer

VENTURA PLAZA SELF STORAGE VENTURA & PASEO DEL NORTE

DESIGN	ISSUE: DEVELOPMENT
PROJECT NUMBER:	IA 2512
FILE:	
DRAWN BY:	BJB/DEC
CHECKED BY:	FCA
DATE:	12-2022

No	Date	Description

SHEET TITLE

CONCEPTUAL UTILITY PLAN

SHEET NUMBER

CU-101

GENERAL SHEET NOTES

- A. ALL MECHANICAL EQUIPMENT SHALL BE LOCATED ON ROOF; SIZE AND LOCATION TO BE DETERMINED.
- B. WALL MOUNTED SIGNAGE WILL NOT EXCEED 10% OF THE TOTAL FAÇADE AREA PER IDO TABLE 5-12-2.







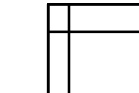
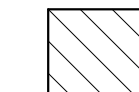
SHEET KEYNOTES

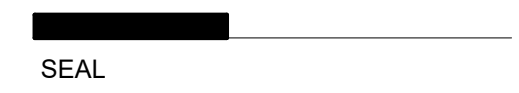
- 0-01 COLLECTOR BOX AND 6" DOWNSPOUT

REFERENCE KEYNOTES

- PROJECT

LEGEND

-  STUCCO_LIGHT BROWN
-  STUCCO_MEDIUM BROWN
-  STUCCO_DARK BROWN
-  STUCCO_DARKEST BROWN
-  STONE
-  METAL COPING
-  ARCHITECTURAL FLAT METAL PANEL
-  BUILDING MOUNTED SIGNAGE, LIGHTING, MATERIALS AND COLORS TO BE DETERMINED.



VENTURA STORAGE

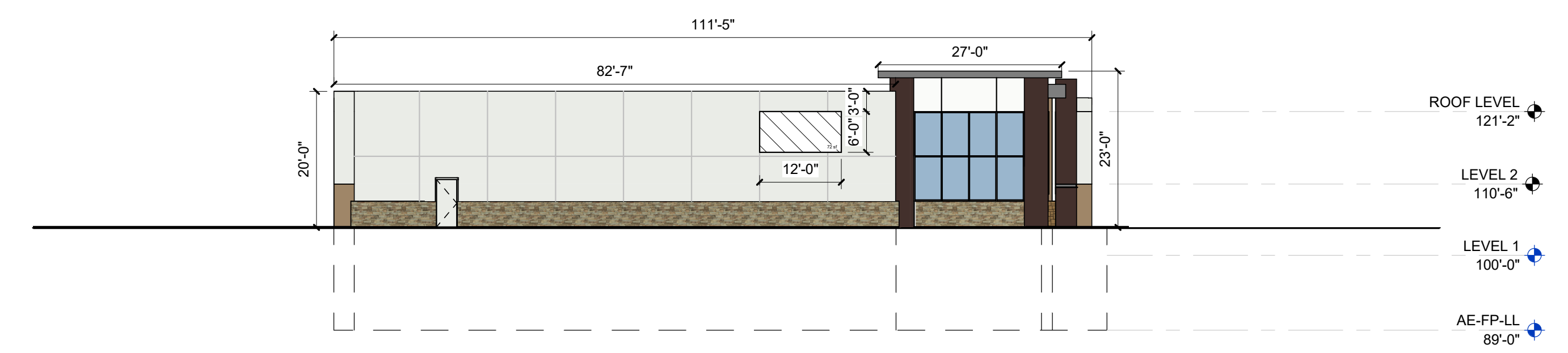
REVISIONS

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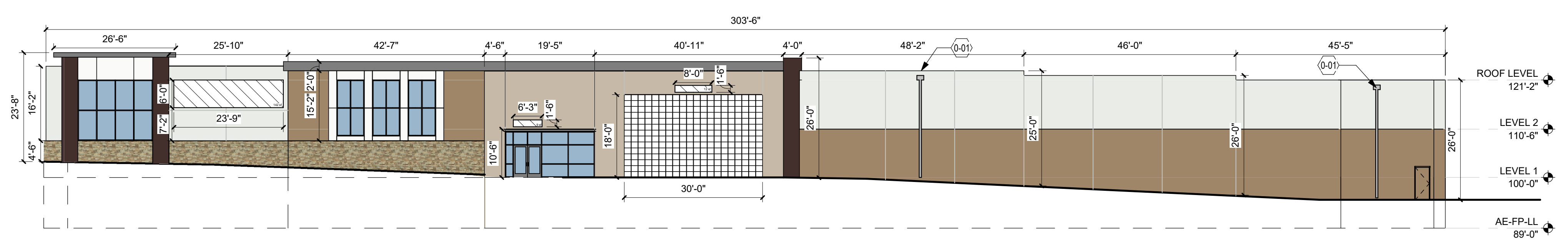
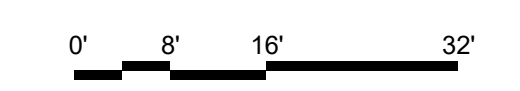
DRAWN BY RJ
 REVIEWED BY KK
 DATE
 PROJECT NO: 22-0129

DRAWING NAME
 EXTERIOR ELEVATIONS

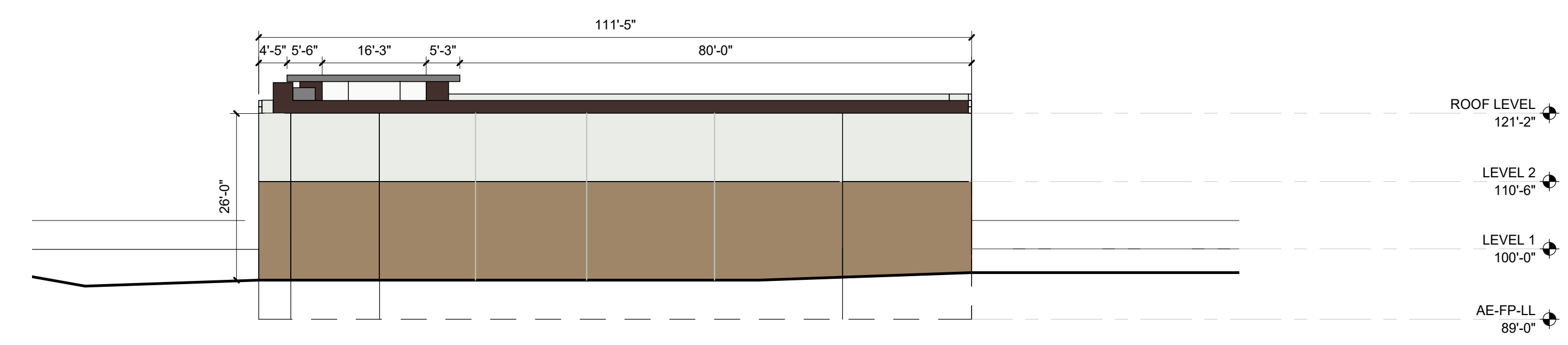
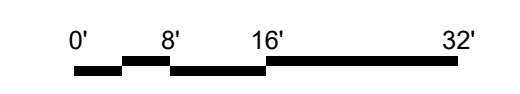
SHEET NO
 AE201



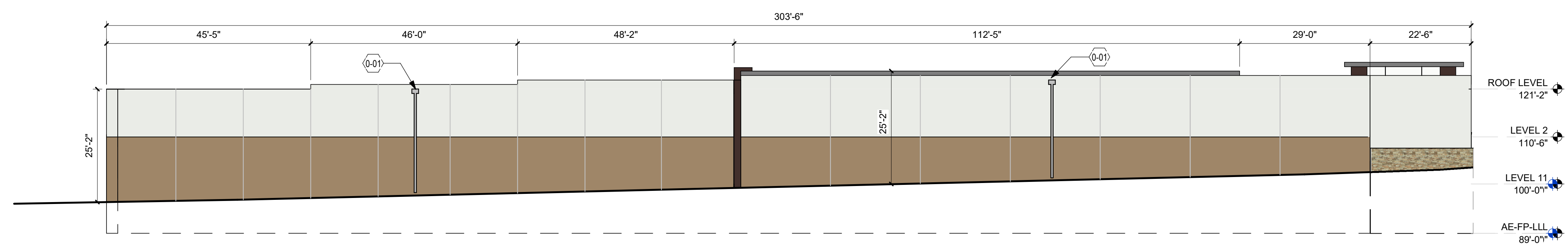
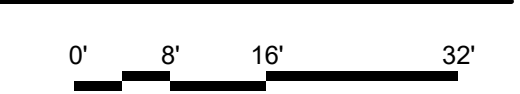
D5 EAST ELEVATION
1/16" = 1'-0"



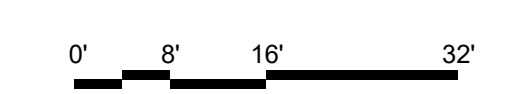
C5 NORTH ELEVATION
1/16" = 1'-0"



B5 WEST ELEVATION
1/16" = 1'-0"



A5 SOUTH ELEVATION
1/16" = 1'-0"



**05 COPY OF EPC NOTICE OF DECISION AND
LETTER EXPLAINING HOW EACH EPC
CONDITION HAS BEEN MET**

June 20, 2023

Jay Rodenbeck, Development Facilitation Team
City of Albuquerque Planning Department
600 2nd St., Plaza del Sol
Albuquerque, NM 87106

DEKKER
PERICH
SABATINI
Architecture
in Progress

Re: Final Sign-off for Site Plan-EPC for Ventura Plaza Self-Storage Facility

Dear Mr. Rodenbeck,

Dekker Perich Sabatini, as agent for DXD Capital, is seeking final sign-off for a Site Plan – EPC Project PR-2023-008086 SI-2023-00068 Site Plan – Major Amendment to accommodate a self-storage facility on the southwest parcel of Ventura Plaza, located at 8041 Ventura St NE.

The major amendment to the site plan was approved by the Environmental Planning Commission on February 16, 2023. The conditions of approval are listed below in bold and the project team's responses follow in italic.

-
- 1. The EPC delegates final sign-off authority of this site development plan to the Site Plan-Administrative process as per IDO Section 6-5(G)(1). The reviewer will be responsible for ensuring that the EPC Conditions have been satisfied and that other applicable City requirements have been met.**

As outlined in this application, the EPC conditions have been satisfied and the proposed development meets other applicable City requirements including the requirements of the IDO and the Development Process Manual.

- 2. The applicant shall coordinate with the Staff planner prior to submitting for Building Permit.**

The applicant will coordinate with staff prior to building permit submittal.

- 3. Conditions from the Solid Waste Management Department:**

- a. A site plan approved for access signed by the Solid Waste Department will be required.**
- b. The trash enclosure shall meet the City of Albuquerque's minimum requirements.**

The applicant has coordinated with the Solid waste department to ensure their requirements are met. The refuse area is integrated into the building design in compliance with IDO Section 5-6(G)(3)(c). The application package submitted to the DFT includes a site plan signed and approved by the Solid Waste Department.

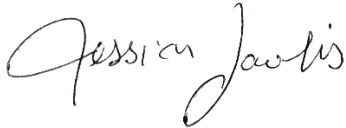
- 4. Conditions from PNM:**

- a. The applicant shall coordinate with PNM regarding any existing easements that have to be revisited and/or new easements that need to be created for any electric facilities as determined by PNM.**
- b. Any existing and/or new PNM easements and facilities shall be reflected on this Site Plan.**

The applicant has been in coordination with PNM on the provision of service and regards to site easements. The site plan included in the package submitted to the DFT includes any applicable easements.

We respectfully request approval of the proposed site plan. If you have any questions or need clarification, please contact me at or at (505)761-9700.

Sincerely,



*Jessica Lawlis, AICP
Associate, Dekker Perich Sabatini
Agent for DXD Capital*

PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor, Albuquerque, NM 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3860 Fax (505) 924-3339



OFFICIAL NOTIFICATION OF DECISION

February 16, 2023

DXD Capital
1718 Central Ave. SW, Suite B
Albuquerque, NM 87104

Project PR-2023-008086
SI-2023-00068 - Site Plan- Major Amendment

LEGAL DESCRIPTION:

Jessica Lawlis, Dekker Perich Sabatini (D/P/S), agent for DXD Capital, requests a Site Plan- Major Amendment for all or a portion of Parcel A-1 plat for parcels A-1 and A-2; Parcels B and C plat of parcels A, B & C; Parcels A-2-A and A-2-B plat for parcels A-2-A & A-2-B Ventura Plaza, located at 8041 Ventura St. NE, between Palomas Ave. NE and Paseo del Norte Blvd. NE, approximately 6 acres
(D-20-Z) Staff Planner: Leroy Duarte

On February 16, 2023 the Environmental Planning Commission (EPC) voted to APPROVE Project # PR-2023-008086, SI-2023-00068 - Site Plan- Major Amendment, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. The request is for a major amendment for an approximately 6-acre site legally described Parcel A-1 plat for parcels A-1 and A-2; Parcels B and C plat of parcels A, B & C; Parcels A-2-A and A-2-B plat for parcels A-2-A & A-2-B Ventura Plaza, between Palomas Ave. NE, and Paseo del Norte NE (the “subject site”).
2. The request is to amend the previously approved 13,500 sf small shops building on Parcel A-2-A of the Ventura Plaza Shopping Center to facilitate future development of a 96,000 sf self-storage facility.
3. The subject site is zoned MX-L (Mixed-use – Low intensity), a zoning designation received upon adoption of IDO in May 2018.
4. A conditional use request for self-storage in an MX-L Zone was granted by the ZHE on November 15, 2022 (Case# VA-2022-00296).
5. The subject site is in an area that the Comprehensive Plan designated an Area of Consistency. Paseo Del Norte is functionally classified as a Principal Arterial. The subject site is not in a designated Activity Center.

6. The City of Albuquerque Integrated Development Ordinance (IDO) and the Comprehensive Plan are incorporated herein by reference and made part of the record for all purposes.
7. The request is consistent with the following, applicable Goal and policy regarding character and process Chapter 4: Community Identity:

A. Policy 4.1 Character: Enhance, protect, and preserve distinct communities.

The request would protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development would be consistent to the surrounding area. The subject site is located within the Ventura Plaza. The request would facilitate development of a class A Self-storage facility. A self-storage facility would have less impact than other retail uses that would be permissive under the MX-L zoning. In addition, the request would provide a landscape buffer to both adjacent residential developments to the south and west, thus enhancing the area and preserving the area with a less impactful use.

B. Goal 4.2 Process: Engage communities to identify and plan for their distinct character and needs.

The applicant engaged in two meetings with the public and identified concerns such as building height, traffic and security. Based on the input from the community the request has been designed taking all concerns such as building height into account. The request will keep the character of the surrounding area consistent by capping the building height to 26 feet as opposed to the allowed 38 feet under the MX-L zone.

8. The request is consistent with the following, applicable Goal regarding Centers and Corridors from Comprehensive Plan Chapter 5: Land Use:

Goal 5.1-Centers & Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

The request would facilitate development of a large 96,000 sq. ft. class A Self-storage facility along the Paseo del Norte Commuter Corridor. The request aligns with the Comprehensive Plan where development along commuter corridors should be auto oriented and include strip retail and large facilities that buffer residential uses. The request would provide a landscape buffer that would act as a buffer from residential uses and is within the Ventura Plaza.

9. The request is consistent with the following Goal regarding Efficient Development patterns in Chapter 5-Land use:

Goal 5.3-Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

The subject site is well-served by existing infrastructure and public facilities, the redevelopment made possible by the request would promote efficient development patterns and use of land.

10. The request is consistent with the following Goal regarding City Development Areas and area of consistency in Chapter 5-Land use:

Goal 5.6-City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The subject site is located in an Area of Consistency, where the intensity and character of the surrounding area is protected. The request would enhance the character of the existing single-family neighborhood (Near Heights), thus reinforcing the character and intensity of the surrounding area as described in the Comprehensive Plan.

11. The request is consistent with the following Goal regarding Public Health in Chapter 6-Transportation:

Goal 6.4 Public Health: Promote individual and community health through active transportation, noise mitigation, and air quality protections.

The request would promote community health through active transportation, noise mitigation, and air quality protections. The proposed landscaping would act as a buffer that would mitigate noise from Paseo del Norte, and also include trees which would improve air quality. Two access points off of Ventura Plaza would alleviate traffic congestion.

12. The request is consistent with the following Goals regarding Streetscapes & Development Form, Pedestrian Accessible Design, Sense of Place, and Context Sensitive Site Design in Chapter 7-Urban Design:

- A. Goal 7.1 Streetscapes & Development Form: Design streetscapes and development form to create a range of environments and experiences for residents and visitors.

The request would create a range of environments and experiences for residents and visitors through the facilitation of the self-storage development that includes a newly landscaped buffer that would mitigate noise from the Ventura Plaza to adjacent residential uses.

- B. Goal 7.2 Pedestrian Accessible Design: Increase walkability in all environments, promote pedestrian-oriented development in urban contexts, and increase pedestrian safety in auto-oriented contexts.

The request would increase walkability in all environments, promote pedestrian-oriented development in urban contexts, and increase pedestrian safety in auto-oriented contexts through the development of a self-storage facility. The development would create connectivity within the area and concerns from previous meetings have been addressed such as stop controls and the shortening of the median.

- C. Goal 7.3 Sense of Place: Reinforce sense of place through context-sensitive design of development and streetscapes.

The request would reinforce sense of place through context-sensitive design of development and streetscapes through the design of the proposed development. The site was also refined to be sensitive to its context. The building design takes the 4% slope into account and uses it as an opportunity to limit the building height keeping it at 26 feet rather than the 38-foot height allowance in the MX-L zone

- D. Goal 7.5 Context Sensitive Site Design: Design sites, buildings, and landscape elements to respond to the high desert environment.

The request would facilitate development in which the design sites, buildings, and landscape elements that would respond to the high desert environment by incorporating plants that are native or adaptive to the Albuquerque climate. The request would also use the existing 4% slope with the building design.

13. The request is consistent with the following Goal regarding Climate Change in Chapter 13- Resilience and Sustainability:

Goal 13.1 Climate Change: Promote resource-efficient growth and development to help mitigate global climate change and adapt to its local impacts.

The request would promote resource-efficient growth and development to help mitigate global climate change and adapt to its local impacts. The development of a self-storage facility would reduce carbon emissions by eliminating the number of vehicles traveled to the site and reduce the HVAC system required as opposed to retail usage.

14. The request meets the Site Plan-EPC Review & Decision Criteria in IDO Section 14-16-6-6(I)(3) as follows:

- A. 14-16-6-6(I)(3)(a) As demonstrated by the policy analysis of the site plan, the request is consistent with applicable Comprehensive Goals and Policies.
- B. 14-16-6-6(I)(3)(b) The subject site is zoned MX-L; therefore, this criterion does not apply.
- C. 14-16-6-6(I)(3)(c) The proposed major amendment is to facilitate future development of an approximately 96,000 sq. ft. Self-storage facility. The subject site is within the controlling Site Development Plan for Subdivision Ventura Plaza. The request would comply with all applicable provisions of the IDO, DPM, and other adopted City regulations.
- D. 14-16-6-6(I)(3)(d) The subject property is an infill site. The City's existing infrastructure has adequate capacity for the proposed development made possible by this request.
- E. 14-16-6-6(I)(3)(e) The applicant has demonstrated that the request would not negatively impact the surrounding area based on the responses to applicable Comp Plan Goals and Policies. The proposed major amendment would allow the development of a 96,000 sq. ft. self-storage facility on a vacant parcel within the Ventura Plaza Site Development Plan for Subdivision. The subject site is zoned MX-L in which self-storage is a conditional use. The proposed development would comply with the IDO mitigating any significant adverse impacts on the surrounding area to the maximum extent practicable.
- F. 14-16-6-6(I)(3)(f) The subject property is not within a Master Development Plan. It is within the boundaries of the Ventura Plaza Site Development Plan for Subdivision and is zoned MX-L. The request to facilitate the development of a self-storage facility on the subject site and is a conditional use under this zone district pursuant to IDO 14-16-2-4-(B).
- G. 14-16-6-6(J)(3)(g) The subject property is not within the Railroad and Spur Area and no cumulative impact analysis is required. Therefore, the above criterion does not apply.

15. The affected neighborhood organizations are the Heritage Hills Neighborhood Association (NA) and the Heritage East Association of Residents, which were notified as required. Property owners within 100 feet of the subject site were also notified as required. Staff has not been contacted and there is no known opposition. A pre-application neighborhood facilitated meeting was not held.
16. As of this writing, Staff has not been contacted and is unaware of any opposition.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Site Plan-Administrative process as per IDO Section 6-5(G)(1). The reviewer will be responsible for ensuring that the EPC Conditions have been satisfied and that other applicable City requirements have been met.
2. The applicant shall coordinate with the Staff planner prior to submitting for Building Permit.
3. Conditions from the Solid Waste Management Department:
 - A. A site plan approved for access signed by the Solid Waste Department will be required.
 - B. The trash enclosure shall meet the City of Albuquerque's minimum requirements.
4. Conditions from PNM
 - A. The applicant shall coordinate with PNM regarding any existing easements that have to be revisited and/or new easements that need to be created for any electric facilities as determined by PNM.
 - B. Any existing and/or new PNM easements and facilities shall be reflected on this Site Plan.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **March 3, 2023**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(V) of the Integrated Development Ordinance (IDO), Administration and Enforcement. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal an EPC Recommendation to the City Council since this is not a final decision.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the IDO must be complied with, even after approval of the referenced application(s).

OFFICIAL NOTICE OF DECISION

Project # PR-2022-008086

February 16, 2023

Page 6 of 6

Sincerely,

Catalina Lehner

for Alan M. Varela,
Planning Director

AV/CL/LD

cc: DXD Capital, brian@dxd.capital
Jessica Lawlis DPS, jessical@dpsdesign.org
Heritage East Assoc. of Residents, realtyofnewmexico@gmail.com
Heritage East Assoc. of Residents, willpawl@msn.com
Heritage Hills NA, Christy_burton@hotmail.com
Heritage Hills NA, hgabq1985@gmail.com
Legal, dking@cabq.gov
EPC File

06 LETTER OF AUTHORIZATION

October 4, 2022

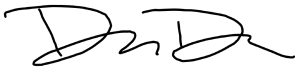
City of Albuquerque Planning Department
600 2nd St NW, Albuquerque, NM 87102

Re: Ventura Self-Storage Development Applications

To Whom It May Concern,

This letter authorizes Dekker/Perich/Sabatini LLC to represent DXD Capital with regard to the amendment of the Ventura Plaza Site Development Plan. This letter authorizes Dekker/Perich/Sabatini LLC to act as DXD Capital's agent as necessary with the associated approval processes required for the proposed amendment on the property referenced above.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Dolan', with a stylized flourish at the end.

Drew Dolan

March 24, 2023

City of Albuquerque Planning Department
600 2nd St NW, Albuquerque, NM 87102

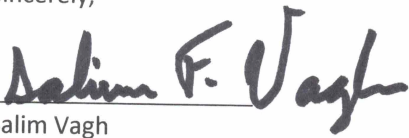
**Re: Ventura Self-Storage
8041 Ventura St NE
Authorization to Obtain any Necessary Entitlements**

To Whom It May Concern,

This letter authorizes DXD Capital LLC and their agent Dekker/Perich/Sabatini LLC to obtain any necessary entitlement approvals for a tract of land currently owned by VCUBE LLC located at 8041 Ventura St NE, Albuquerque, NM 87109. DXD Capital is completing their due diligence for the property and therefore authorized to act on the behalf of VCUBE LLC regarding all applications/submittals and associated approvals for Conditional Use Permits, Site Plan Amendments/Approvals, Development Facilitation Team and/or Development Hearing Officer processes with the City of Albuquerque for the above referenced project.

Should you require any additional information, please contact me at (505) 362-8850.

Sincerely,


Salim Vagh

**07 SOLID WASTE DEPARTMENT
SIGNATURE ON SITE PLAN**

GENERAL SHEET NOTES

- A. DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- B. SITE PLAN SHALL COMPLY WITH LOCAL, FEDERAL AND ACCESSIBILITY STANDARDS & GUIDELINES, INCLUDING THE INTERNATIONAL FIRE CODE (IFC) 2015.
- C. ALL CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
- D. ALL LIGHT FIXTURES AND LIGHTING DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE (IDO), SECTION 14-16-5-8 OUTDOOR LIGHTING.
- E. STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE.
- F. LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALLS AND PLANTING BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE PERMITTED IN THE CLEAR SIGHT TRIANGLE.
- G. AN ACCESSIBLE ROUTE, IN COMPLIANCE WITH ACCESSIBILITY STANDARDS OF THE PROJECT, CONNECTS FROM THE BUILDING TO ACCESSIBLE PARKING SPACES AND TO ALL SITE AMENITIES AS REQUIRED.

SHEET KEYED NOTES

CODE	DESCRIPTION
1	PROPERTY BOUNDARY
2	LANDSCAPE BUFFER AREA, SEE SDP2.1
3	EXISTING CMU WALL TO REMAIN, HEIGHT VARIES
4	EXISTING FIRE HYDRANT TO REMAIN
5	EXISTING ASPHALT TO REMAIN
6	EXISTING SPECIALTY PAVEMENT CROSSWALK TO REMAIN
7	EXISTING ROCK MULCH TO REMAIN, PROTECT IN PLACE, SEE SDP2.1
8	ASPHALT PAVING, SEE CIVIL
9	PONDING/DRAINAGE AREA, SEE CIVIL
10	CURB AND GUTTER, SEE A2/SDP1.2
11	CURB CUT, SEE CIVIL AND D2/SDP1.2
12	TIE INTO EXISTING CURB
13	6" DIA. BOLLARD, SEE C3/SDP1.2
14	ASPHALT SPEED BUMP, SEE B4/SDP1.2
15	CONCRETE SIDEWALK, SEE A1/SDP1.2
16	GUARDRAIL, SEE D5/SDP1.2
17	LOADING AREA, NO PARKING, LOADING AND UNLOADING ONLY
18	CONCRETE CURB RAMP TYPE A, SEE A3/SDP1.2
19	CONCRETE CURB RAMP TYPE B, SEE A4/SDP1.2
20	FIRE LANE STRIPING AND SIGNAGE, SEE B1/SDP1.2
21	DECORATIVE METAL FENCE, SEE C4/SDP1.2
22	DECORATIVE METAL FENCE WITH FIRE ACCESS GATES, SEE C5/SDP1.2
23	STOP SIGN, SEE C1/SDP1.2
24	PEDESTRIAN CROSSWALK, SEE B5/SDP1.2
25	PEDESTRIAN CROSSING SIGN, SEE C1/SDP1.2
26	ACCESSIBLE PARKING, SEE B2/SDP1.2
27	VAN ACCESSIBLE PARKING, SEE B2/SDP1.2
28	ACCESSIBLE PARKING SIGN, SEE C1/SDP1.2
29	MOTORCYCLE PARKING AND SIGNAGE, SEE C1/SDP1.2
30	BICYCLE RACK, SEE C2/SDP1.2
31	GATHERING SPACE WITH BENCHES AND TRASH RECEPTACLE, SEE D3 AND D4/SDP1.2
32	BUILDING OVERHEAD CANOPY, SEE ARCHITECTURAL
33	REFUSE BIN STORAGE ROOM CONTAINING (1) 1 CU YD CONTAINER, PROVIDE STEEL BOLLARDS AS SHOWN FOR WALL PROTECTION, SEE C3/SDP1.2
34	LOCATION FOR SOLID WASTE PICKUP
35	5'-0" WIDE COILING DOOR FOR SOLID WASTE TO ACCESS REFUSE CONTAINER

PROJECT DATA

ZONING:
MIXED-USE - MEDIUM LOW ZONE DISTRICT (MX-L)

LEGAL DESCRIPTION: PARCEL A-2-2 PLAT FOR PARCELS A-2-A & A-2-B VENTURA PLAZA (BEING COMPRISED OF PARCEL A-2 VENTURA PLAZA) CONT 1.6929 AC

SITE AREA: 1.69 ACRES
ZONE ATLAS: D-20-2
SETBACKS: FRONT= 5' MIN, INTERIOR= 0', REAR= 15'
BUILDING HEIGHT:
MAXIMUM ALLOWED: 38'-0"
ACTUAL HEIGHT: 26'-0"

SPRINKLED: YES
BUILDING OCCUPANCY: S-1
CONSTRUCTION TYPE: IIB

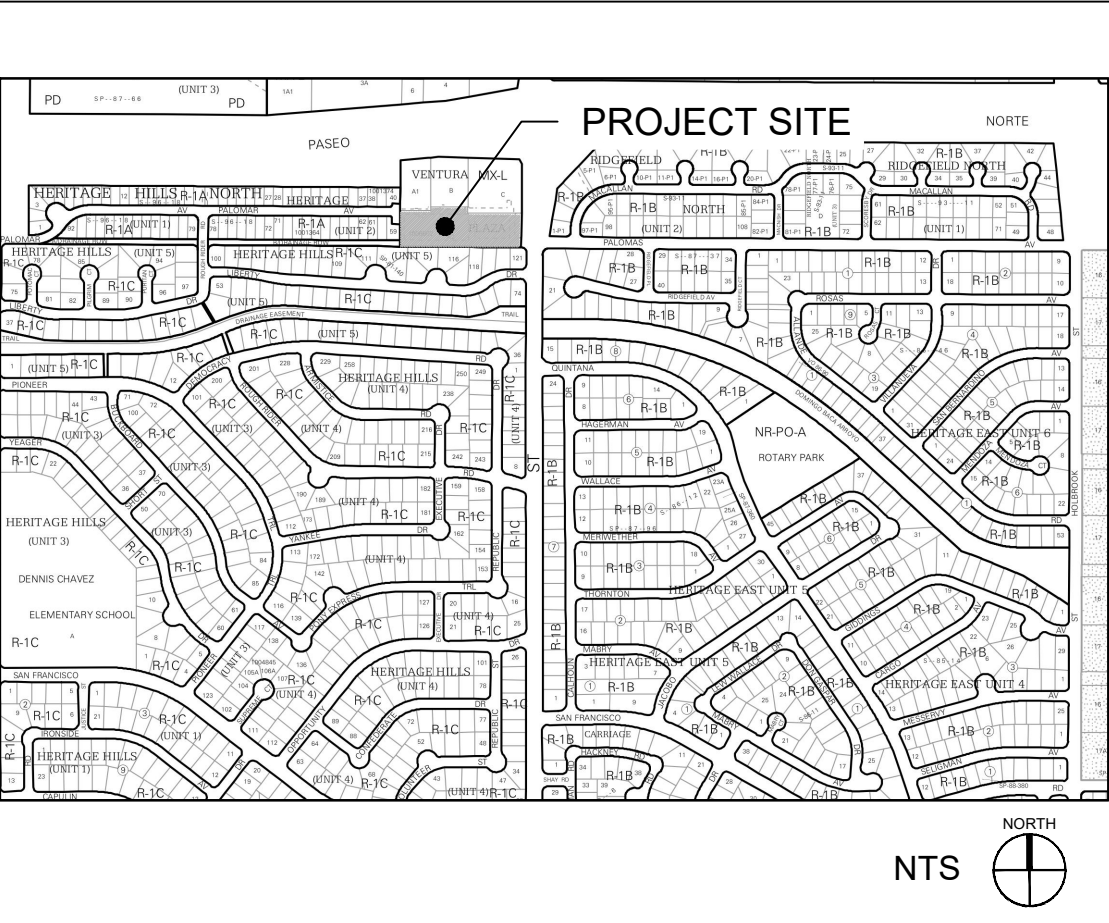
PARKING CALCULATIONS: (TABLE 5-5-1, 5-5(C)(5)(c))
(1) SPACE / 3,000 SQ.FT. - GFA: 96,000 GFA/3,000 = 32 SPACES, MINUS REDUCTION OF 10% (3 SPACES) FOR PROXIMITY TO TRANSIT WITH PEAK SERVICE FREQUENCY OF 30 MIN = 29 SPACES)
REQUIRED SPACES = 29 SPACES
PROVIDED PARKING = 15 TOTAL SPACES
REQUESTING WAIVER OF 14 PARKING SPACES TO THE REQUIRED 29 MINIMUM SPACES PER TABLE 5-5-1

ADA PARKING REQUIRED: 2 INCLUDING 1 VAN ACCESSIBLE
ADA PARKING PROVIDED = 2 SPACES
MOTORCYCLE PARKING REQUIRED: 2 SPACES
(TABLE 5-5-4: REQUIRED OFF-STREET VEHICLE PARKING SPACES 26-50 = 2 MOTORCYCLE SPACES REQUIRED)
MOTORCYCLE PARKING PROVIDED = 2 SPACES
BICYCLE PARKING REQUIRED = 3 SPACES
BICYCLE PARKING PROVIDED = 4 SPACES
LOADING SPACES PROVIDED = 2 SPACES

LEGEND

- LANDSCAPE AREA, SEE SDP2.1
- FIRE LANE - CODE COMPLIANT PERMEABLE SURFACE, SEE SDP2.1
- REINFORCED CONCRETE PAD, SEE CIVIL
- PROPERTY LINE
- EXISTING EASEMENT: PUBLIC UTILITY, SANITARY SEWER AND WATER
- BENCH
- LITTER RECEPTACLE
- FIRE HYDRANT
- EXISTING TREE TO REMAIN, PROVIDE MAINTENANCE AND REPLACE AS NEEDED
- 1 CU YD REFUSE CONTAINER

VICINITY MAP



DEKKER PERICH SABATINI

ARCHITECTURE DESIGN INSPIRATION

ARCHITECT

ENGINEER

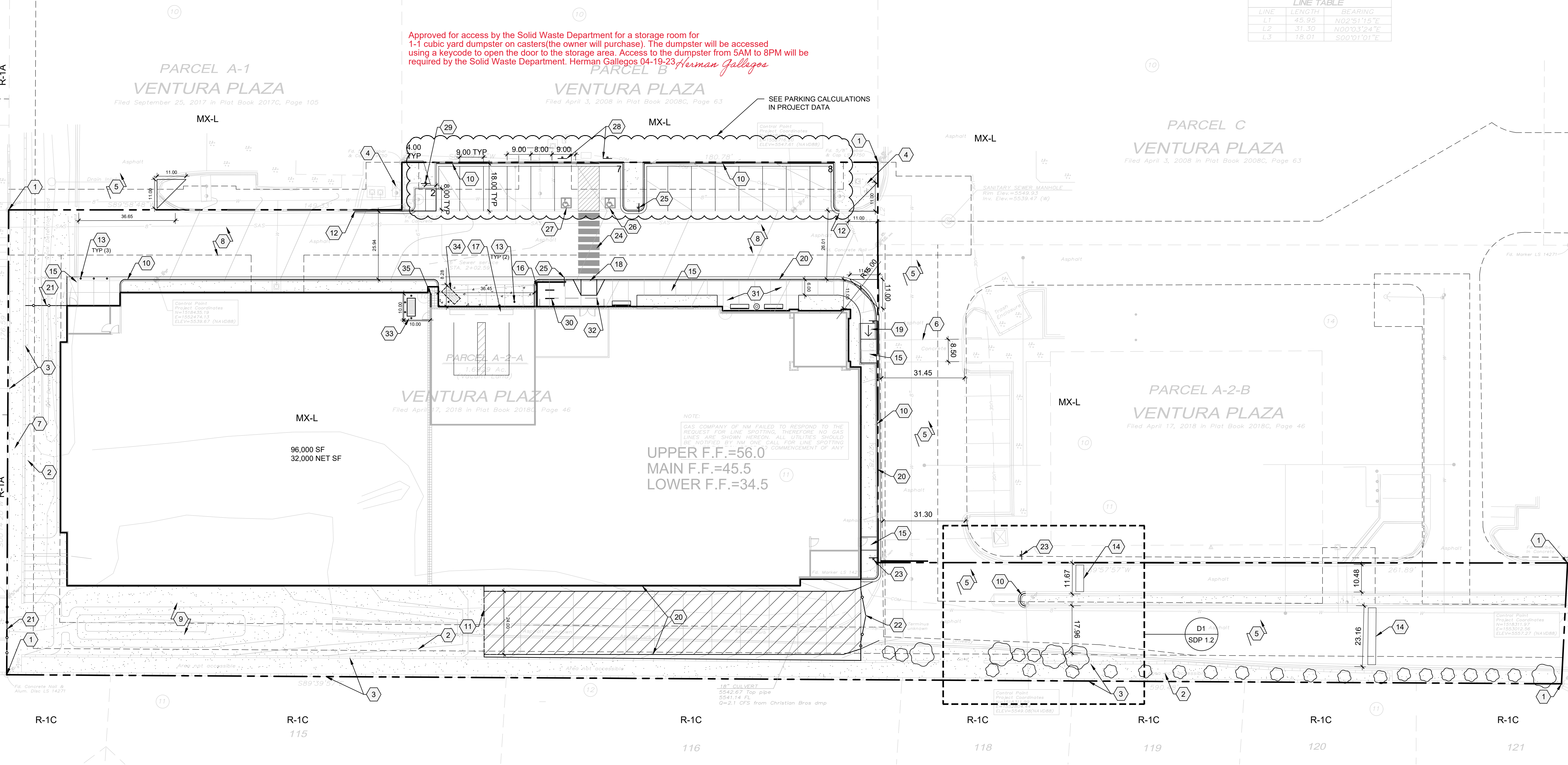
PROJECT

VENTURA PLAZA
8041 VENTURA ST NE
ALBUQUERQUE, NM 87122

REVISIONS

DRAWN BY: MM
REVIEWED BY: DS/CM
DATE: 03/10/2023
PROJECT NO.: 22-0129
DRAWING NAME: SITE PLAN

SHEET NO. SDP1.1



NORTH

A1

SITE PLAN

1" = 20'-0"

0 10' 20' 40'

SHEET NO. SDP1.1

OF

**08 SIGNED FORM DRWS DRAINAGE
REPORT, GRADING AND DRAINAGE PLAN,
AND WATER & SEWER AVAILABILITY
STATEMENT FILING INFORMATION**

FORM P: PRE-APPROVALS/SIGNATURES

Legal Description & Location: Ventura Plaza Self Storage

Parcel A-2-A, Ventura Plaza - 8401 Ventura Street NE

Job Description: 97,500 SF (3-Story) Climate Controlled Self Storage on 1.7 Acres

Hydrology: Conceptual G&D Plan (D10D010D) approved on Jan. 10, 2023

- Grading and Drainage Plan x Approved NA
- AMAFCA Approved x NA
- Bernalillo County Approved x NA
- NMDOT Approved x NA
- MRGCD Approved x NA

Renee C. Brissette
Hydrology Department

05/10/23
Date

Transportation: Conceptual TCL Plan resubmitted May 22, 2023

- Traffic Circulations Layout (TCL) x Approved NA
- Traffic Impact Study (TIS) Approved x NA
- Neighborhood Impact Analysis (NIA) Approved x NA
- Bernalillo County Approved x NA
- MRCOG Approved x NA
- NMDOT Approved x NA
- MRGCD Approved x NA

Ernest Armijo
Transportation Department

6/20/2023
Date

Albuquerque Bernalillo County Water Utility Authority (ABCWUA): W & SAS Statement issued Sept. 12, 2022

- Water/Sewer Availability Statement/Serviceability Letter x Approved NA
- ABCWUA Development Agreement Approved x NA
- ABCWUA Service Connection Agreement Approved x NA

Grant Magnanelli
ABCWUA

5/10/23
Date

- Infrastructure Improvements Agreement (IIA*) Approved NA
- Solid Waste Department Signature on the plan Approved NA
- Fire Marshall Signature on the plan Approved NA

* Prior to Final Site Plan approval submittals (include a copy of the recorded IIA)

September 12, 2022

Chair

Klarissa J. Peña
City of Albuquerque
Councilor, District 3

Vice Chair

Debbie O'Malley
County of Bernalillo
Commissioner, District 1

Tammy Fiebelkorn
City of Albuquerque
Councilor, District 7

Trudy E. Jones
City of Albuquerque
Councilor, District 8

Timothy M. Keller
City of Albuquerque
Mayor

Charlene Pyskoty
County of Bernalillo
Commissioner, District 5

Steven Michael Quezada
County of Bernalillo
Commissioner, District 2

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

Executive Director
Mark S. Sanchez

Website
www.abcwua.org

Fred Arfman
Isaacson & Arfman
128 Monroe St. NE
Albuquerque, NM 87108

RE: Water and Sanitary Sewer Availability Statement #220816

Project Name: Ventura Self Storage

Project Address: 8041 Ventura St. NE

Legal Description: Parcel A-2-A, Ventura Plaza

UPC: 102006321448420599

Zone Atlas Map: C-20

Dear Mr. Arfman:

Project Description: The subject site is located along Ventura Street south of Paseo Del Norte, within the City of Albuquerque. The proposed development consists of approximately 1.7 acres and the property is currently zoned MX-L for mixed use. The property lies within the Pressure Zone 5E in the Alameda Trunk.

The request for availability indicates plans to develop a new self-storage facility.

Existing Conditions: Water infrastructure in the area consists of the following:

- 8-inch PVC distribution main (project # 26-7199.61-10) along the northern portion of the parcel.
- 8-inch PVC distribution main (project # 26-7199.61-10) along the eastern portion of the parcel.
- 8-inch PVC distribution main (project # 26-6085.82-05) along the southern portion of the parcel.
- Abandoned (slurry filled) 8-inch PVC distribution main (project # 26-6085.82-05) along the south and west portions of the parcel.

Sanitary sewer infrastructure in the area consists of the following:

- 8-inch PVC sanitary sewer collector line (project # 26-7199.61-10) along the northern portion of the parcel.

Water Service: New metered water service to the property can be provided via routine connection to the existing eight-inch distribution main along the northern portion of the parcel. The engineer is responsible for determining pressure losses and sizing of 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 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 the northern portion of the parcel. 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 1875 gallons-per-minute. Two fire hydrants are required. There are two existing hydrants available and one new hydrant is proposed with this project. As modeled using InfoWater™ computer software, the fire flow can be met. Analysis was performed by simulating the required fire flow at existing hydrants #18 and #19.

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 Ordinance, all new non-residential premises must have a reduced pressure principle 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 or possible connection fittings or openings are allowed between the reduced principle 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 principle backflow prevention assembly installed after the service connection. Such devices shall be approved by the Water Authority. No tees, branches or 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 principle 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 or 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 requests that all backflow (containment) devices be located above ground just outside the easement or roadway right-of-way. Contact Cross Connection at (505) 289-3454 for more information.

Pretreatment: The user is considered a Significant Industrial User (as defined in the Sewer Use and Wastewater Control Ordinance (SUO) and summarized below) the user must obtain a Wastewater Discharge Permit from the Industrial Pretreatment Program and comply with all permitting requirements per the SUO section 3-4.

1. The industry falls under one or more EPA categorical pretreatment standards found in Title 40 Code of Federal Regulations, Chapter 1, Subchapter N, Sections 405-471
<https://www.ecfr.gov/current/title-40/chapter-1/subchapter-N>
2. The industry plans to discharge more than 25,000 gallons of wastewater per day.
3. Has reasonable potential to adversely affect the POTWs (sewer system) operation or for violating any pretreatment standard or requirement. (such as potential to discharge a prohibited discharge SUO 3-2-1 or concentrated waste over a Local Limit SUO 3-2-3)

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. Easements for standard sized water meters need to be five feet by five feet and include the length of the water service if located on private property. For larger meters that require a meter vault, a 35 feet by 35 feet 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 will be transferred to the Water Authority for the installation of Water Authority owned facilities such as pump stations, reservoirs, wells, lift stations, or any other facility.

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: 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. However, if the work will be done within the City of Albuquerque public right-of-way, coordination with the City of Albuquerque Design Review and Construction Section must take place if this mechanism will be acceptable. Construction must be performed by a licensed 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 service application. 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 account fees.

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 #220816**

220816 - Sanitary Sewer



Legend

-  Project Location
-  Sewer Manhole

Sewer Pipe

SUBTYPE

-  COLLECTOR

0 325 650 Feet



220816 - Water



Legend

Project Location

Hydrant

Abandoned

Pipe

SUBTYPE

Distribution Line

Drain Line

Hydrant Leg

In Zone Transmission

0 325 650 Feet



--- Fire Flow Analysis Points

1 --- Analysis Point

2 --- Analysis Point



09 APPROVED GRADING AND DRAINAGE PLAN

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

January 11, 2023

Fred C. Arfman, P.E.
Isaacson & Arfman, P.A.
128 Monroe St. N.E
Albuquerque, NM 87108

**RE: Ventura Plaza Self Storage
Conceptual Grading & Drainage Plan
Engineer's Stamp Date: 12/22/22
Hydrology File: D20D010D**

Dear Mr. Arfman:

Based upon the information provided in your submittal received 12/23/2022, the Conceptual Grading & Drainage Plan is preliminary approved for action by the Development Facilitation Team (DFT) on Site Plan for Building Permit.

PRIOR TO BUILDING PERMIT:

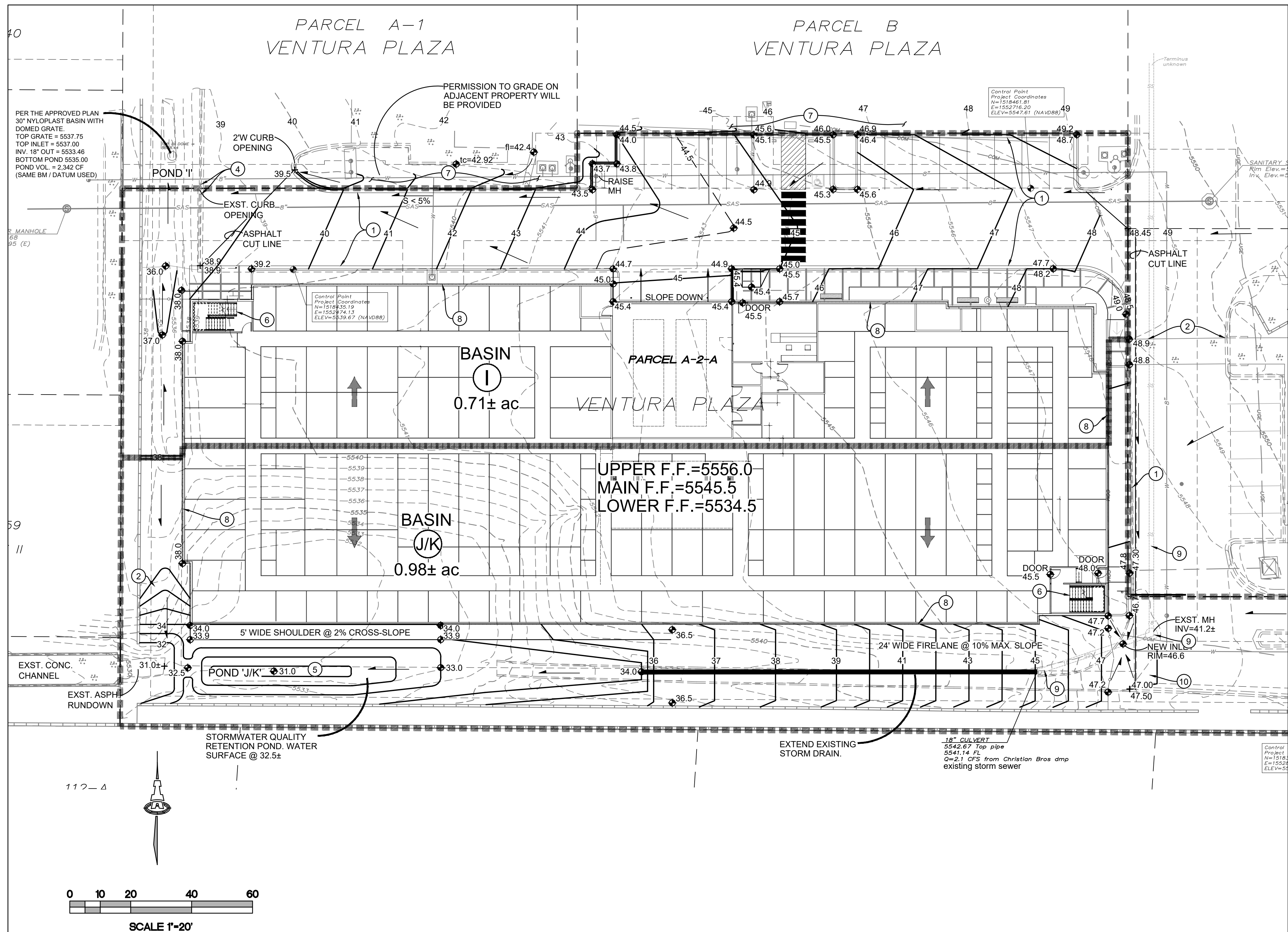
1. Please submit the Grading & Drainage Plan to Hydrology for review and approval. This digital (.pdf) is emailed to PLNDRS@cabq.gov along with the Drainage Transportation Information Sheet.

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 924-3995 or rbrissette@cabq.gov.

Sincerely,

Renée C. Brissette, P.E. CFM
Senior Engineer, Hydrology
Planning Department

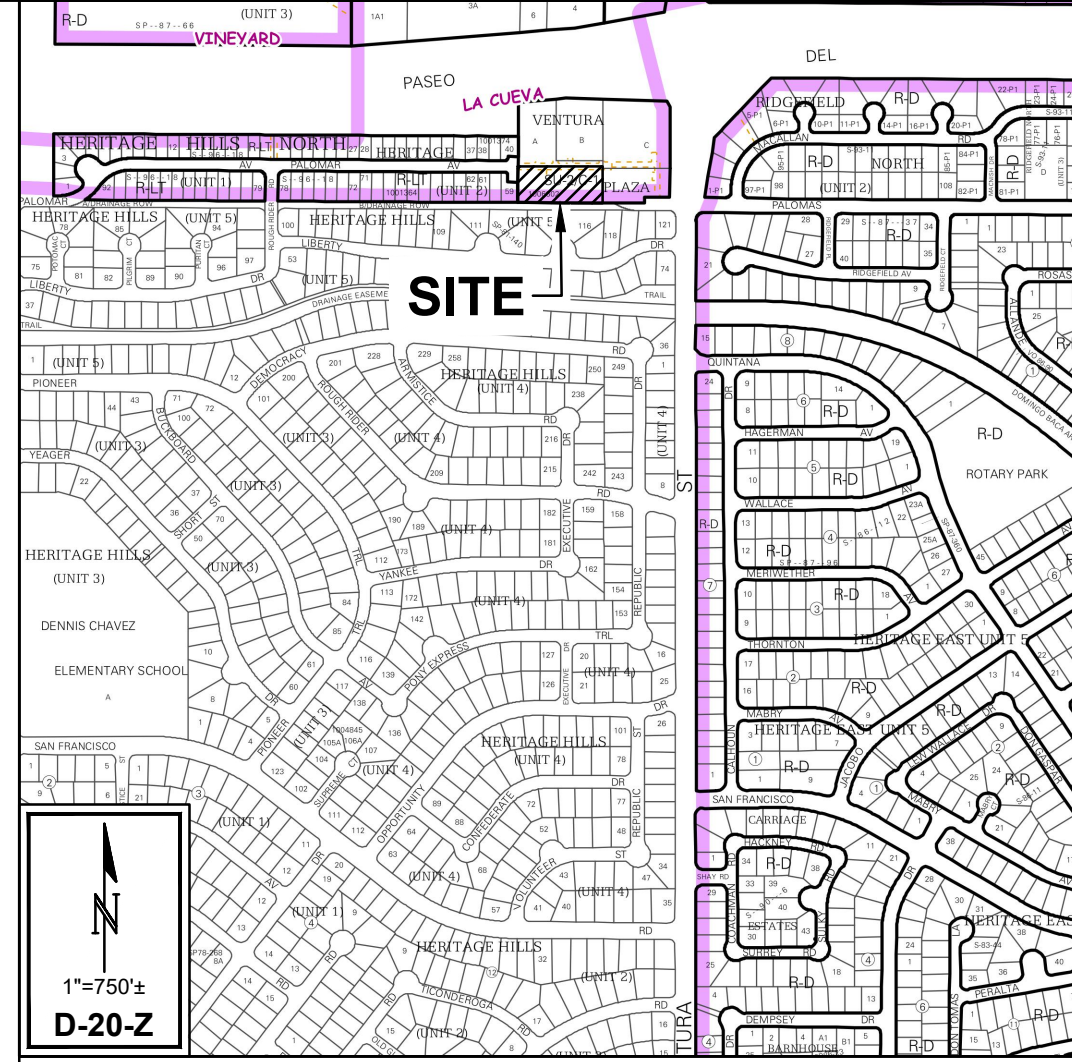


KEYED NOTES

- REMOVE / REPLACE PAVEMENT, AND CURB & GUTTER TO NEW ELEVATIONS.
- HIGH POINT / GRADE BREAK LOCATION.
- ROOF DISCHARGE TO BE RELEASED AT GRADE. CONSTRUCT 3'X3'X12" DEEP GROUTED COBBLE PAD AT OUTLET WITHIN LANDSCAPED AREAS.
- EXISTING OPENING IN CURB.
- CONSTRUCT 18" DEEP STORMWATER QUALITY RETENTION POND (SWQR).
- INTERIOR STAIRS TO ACHIEVE REQUIRED GRADE DIFFERENCE SHOWN.
- MINOR REGRADING ON ADJACENT PROPERTY TO TRANSITION. PROPERTY OWNER'S TO COORDINATE AND PROVIDE LETTER TO COA HYDROLOGY.
- BUILDING RETAINING STEMWALLS REQUIRED TO ACHIEVE GRADES SHOWN. ALL SIDES.
- EXISTING 18" Ø STORM DRAIN (APPROXIMATE LOCATION).
- INSTALL STORM DRAIN INLET AND CONNECT TO EXISTING STORM DRAIN.



VICINITY MAP



PROJECT INFORMATION

PROPERTY: THE SITE IS A PARTIALLY DEVELOPED PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP D-20. THE SITE IS BOUND ON THE NORTH AND EAST BY DEVELOPED COMMERCIAL PROPERTIES, AND TO THE WEST AND SOUTH BY DEVELOPED RESIDENTIAL PROPERTIES.

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE A NEW MULTISTORY SELF-STORAGE BUILDING WITH ASSOCIATED ASPHALT PAVED ACCESS, PARKING, AND LANDSCAPING.

LEGAL: PARCEL A-2-A, VENTURA PLAZA, CITY OF ALBUQUERQUE

PROJECT AREA: 1.6929 ACRE

BENCHMARK: VERTICAL DATUM IS BASED UPON ALBUQUERQUE CONTROL SURVEY MONUMENT "5-D21", ELEVATION = 5653.331 FEET (NAVD 88).

OFF-SITE: OFF-SITE FLOW FROM ADJACENT VENTURA PLAZA PROPERTIES WILL CONTINUE TO BE ROUTED THROUGH THIS PROPERTY.

FLOOD HAZARD: PER NATIONAL FLOOD INSURANCE PROGRAM RATE MAP NO. 35001C0141 G, EFFECTIVE DATE 9/26/2008, THE SITE IS LOCATED WITHIN FLOODZONE 'X' DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

DRAINAGE MANAGEMENT CONCEPT: THE ORIGINAL DRAINAGE MANAGEMENT PLAN FOR THE PASEO DEL NORTE & VENTURA BLVD. DEVELOPMENT, WAS PREPARED BY BHI, INC. (COA HYDROLOGY FILE D20D010) AND WAS UPDATED FOR CHRISTIAN BROTHERS AUTOMOTIVE, PREPARED BY WOOTEN ENGINEERING, WITH STAMP DATE 10/10/2017 (D20D010B).

THE PROPOSED DEVELOPMENT LIES WITHIN BASINS I AND J/K.

BASIN I (THE NORTH BASIN) WILL CONTINUE TO DRAIN TO AN EXISTING 30" DIA. INLET WITH DOME GRATE CONNECTED TO THE STORM DRAIN SYSTEM DRAINING TO THE PASEO DEL NORTE BLVD. RW. THE SYSTEM WAS DESIGNED BASED ON 80% IMPERVIOUS WITH ALLOWABLE DISCHARGE OF 4.71 CFS/ACRE.

BASIN J/K (THE SOUTH BASIN) WILL CONTINUE TO DRAIN TO THE EXISTING CONCRETE CHANNEL AT THE SOUTHWEST CORNER OF THE SITE. ALLOWABLE DISCHARGE IS 4.86 PER ACRE.

A PREVIOUSLY CONSTRUCTED STORMWATER QUALITY POND (POND 'I') PROVIDES THE REQUIRED VOLUME FROM BASIN 'I' BASED ON 80% IMPERVIOUS. A NEW STORMWATER QUALITY POND (POND 'J/K') WILL BE CONSTRUCTED TO RETAIN THE REQUIRED VOLUME FROM THE PORTION OF THIS PROPERTY THAT DRAINS TO THE SOUTHWEST.

SURVEYOR: RUSS P. HUGG NMPS NO. 9750, SURV-TEK, INC.

Isaacson & Arman, Inc.
Civil Engineering Consultants

128 Monroe Street NE
Albuquerque, NM 87108
505-266-8828 | www.iaacivil.com

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7322
CONCEPTUAL DESIGN
NOT FOR CONSTRUCTION
12-22-2022

Engineer

**VENTURA PLAZA
SELF STORAGE
VENTURA &
PASEO DEL NORTE**

DESIGN DEVELOPMENT	ISSUE:
PROJECT NUMBER: IA 2512	FILE:
DRAWN BY: BJB/DEC	CHECKED BY: FCA
DATE: 12-2022	

CALCULATIONS

100-YEAR, 6-HOUR CALCULATIONS			
AREA OF SITE:	73742.7	SF	= 1.69 ACRE
DEVELOPED FLOWS:			
	Area	Treatment SF	% Precip. Zone
	Area A =	0	0%
	Area B =	0	0%
	Area C =	15486	21%
	Area D =	58257	79%
	Total Area =	73743	100%
On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)			
Weighted E =	$\frac{E_A A_A + E_B A_B + E_C A_C + E_D A_D}{A_A + A_B + A_C + A_D}$		
Developed E =	2.27 in.		
On-Site Volume of Runoff: V ₃₆₀ =			
	$\frac{E \cdot A}{12}$		
Developed V ₃₆₀ =	13932 CF		
On-Site Peak Discharge Rate: Q _p = Q _{pA} A _A + Q _{pB} A _B + Q _{pC} A _C + Q _{pD} A _D / 43,560			
For Precipitation Zone 3	Q _{pA} = 1.84	Q _{pC} = 3.17	
	Q _{pB} = 2.49	Q _{pD} = 4.49	
Developed Q _p =	7.1 CFS		

STORMWATER QUALITY

ESTIMATED DISCHARGE FROM THE PROPERTY:
PORTION OF PROPERTY WITHIN NORTH BASIN 'I' = 0.71 AC.
100-YR 6-HR. Q=3.0 CFS

• @ 80% IMPERVIOUS (BASED ON 0.34"/SF), STORMWATER QUALITY VOLUME = 701 CF

• TOTAL BASIN 'I' STORMWATER QUALITY VOLUME REQUIRED 2,108 CF.

• POND 'I' WAS CONSTRUCTED WITH A VOLUME OF 3,239 CF.

PORTION OF PROPERTY WITHIN SOUTH BASIN 'J/K' = 0.98 AC.
100-YR 6-HR Q=4.1 CFS

• @ 80% IMPERVIOUS, (BASED ON 0.34"/SF), STORMWATER QUALITY VOLUME = 988 CF

• POND 'J/K' (NEW) WILL BE CONSTRUCTED TO ACCOMMODATE THE REQUIRED VOLUME.

±4.2 CFS PER ACRE

LEGEND

---	51.80	EXISTING MAJOR CONTOUR
---	51.83	EXISTING MINOR CONTOUR
---	82	PROPOSED 1.0' CONTOUR
---	82.5	PROPOSED 0.5' CONTOUR
◆	83.2	PROPOSED SPOT ELEVATION
→		FLOW DIRECTION
FF	= 5187.50	FINISH FLOOR ELEVATION

ADA COMPLIANCE

SIDEWALK(S):
LONGITUDINAL SLOPE SHALL NOT EXCEED 20:1 (5%).
TARGET CROSS SLOPE = 1% TO 1.5%.
CROSS SLOPE SHALL NOT EXCEED 2%.

ACCESSIBLE RAMP(S):
TARGET LONGITUDINAL SLOPE = 7%
LONGITUDINAL SLOPE SHALL NOT EXCEED 12:1 (8.33%).
TARGET CROSS SLOPE = 1% TO 1.5%.
CROSS SLOPE SHALL NOT EXCEED 2%.

ACCESSIBLE PARKING:
TARGET SLOPE = 1% TO 1.5%.
SLOPE SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION

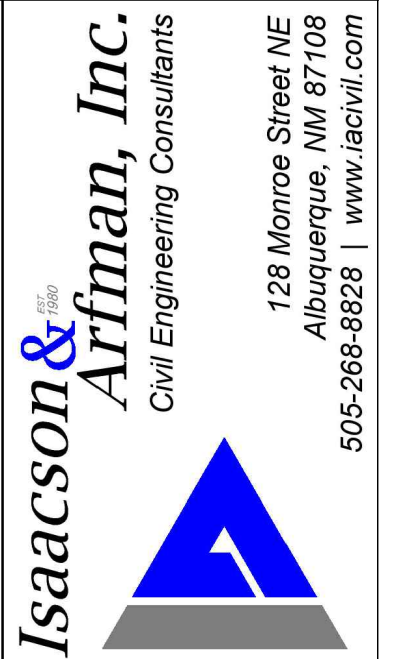
No	Date	Description
SHEET TITLE		
CONCEPTUAL GRADING & DRAINAGE PLAN		
SHEET NUMBER		
CG-101		

**10 COPY OF SITE PLAN WITH FIRE
MARSHAL'S STAMP**



ALBUQUERQUE FIRE MARSHAL'S
DIVISION OFFICE PLANS
CHECKING DIVISION
PERMIT
PERMIT NUMBER: FP-22-011013
APPROVED DATE: 08/11/22
APPROVED

THESE CONSTRUCTION DOCUMENTS WERE REVIEWED AND APPROVED BY THE ALBUQUERQUE FIRE MARSHAL'S OFFICE IN ACCORDANCE WITH THE CITY ORDINANCE, THE INTERNATIONAL FIRE CODE, AND NFPA STANDARDS. THIS PERMIT IS VALID FOR 180 DAYS. FINAL INSPECTION IS REQUIRED.
FIRE FLOW: 1875GPM 2HYDRANTS



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Engineer

**VENTURA PLAZA
SELF STORAGE
8041 VENTURA ST NE**

BUILDING INFORMATION

8041 VENTURA ST. NE
ALBUQUERQUE, NM

32,502 SQ. FT BUILDING
29' - 8" BUILDING HEIGHT
OCCUPANCY GROUP - S-1
TYPE IIB CONSTRUCTION
SPRINKLED
FLOWS = 6500 GPM / 2 = 3250 GPM
= 4 FH

3 EXISTING FIRE HYDRANTS NEAR SITE
1 NEW FIRE HYDRANT

BUILDING TO HAVE PREMISE ID SIGN VISIBLE FROM VENTURA ST. AND PASEO DEL NORTE.

ALL ACCESS ROADS AND FIRE LANES HAVE GRADES LESS THAN 10% AND A LOAD CAPACITY OF 75,000 POUNDS.

ALL ACCESS ROADS AND FIRE LANES WILL ACCOMMODATE A 28' MINIMUM TRUCK TURNING RADIUS.

FIRE ACCESS LANE DOES NOT EXCEED 150' PER IFC 503.2.5

FIRE APPARATUS ROADS SHALL HAVE AN UNOBSTRUCTED HEIGHT NOT LESS THAN 13'-6".

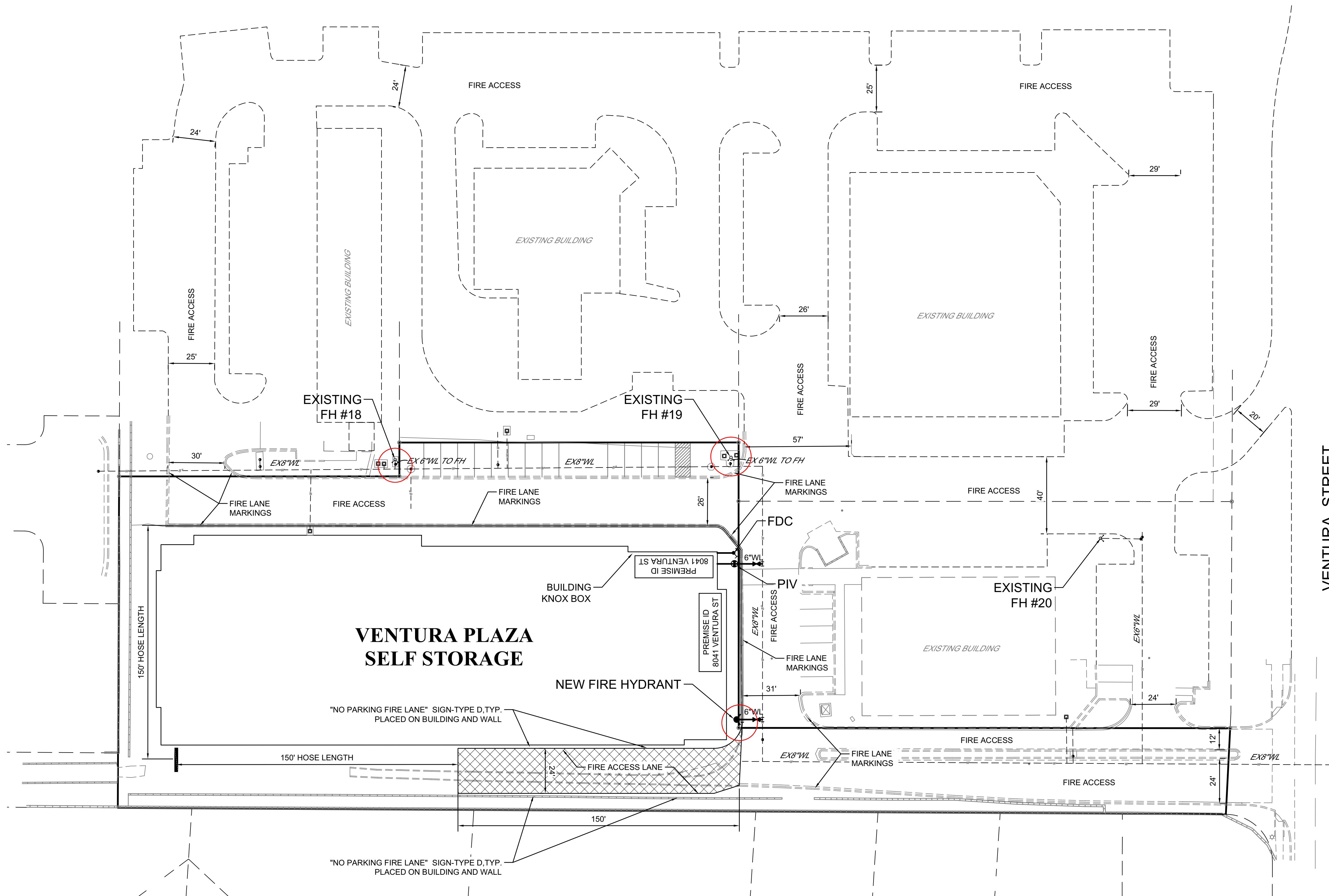
THERE ARE NO OVERHEAD OBSTRUCTIONS ON SITE TO PROHIBIT LADDER TRUCK OPERATIONS

DESIGN	ISSUE	DATE
DESIGN DEVELOPMENT	PROJECT NUMBER: IA 2512	
	FILE:	
	DRAWN BY: DEC	
	CHECKED BY: FCA	
	DATE: 07-2022	

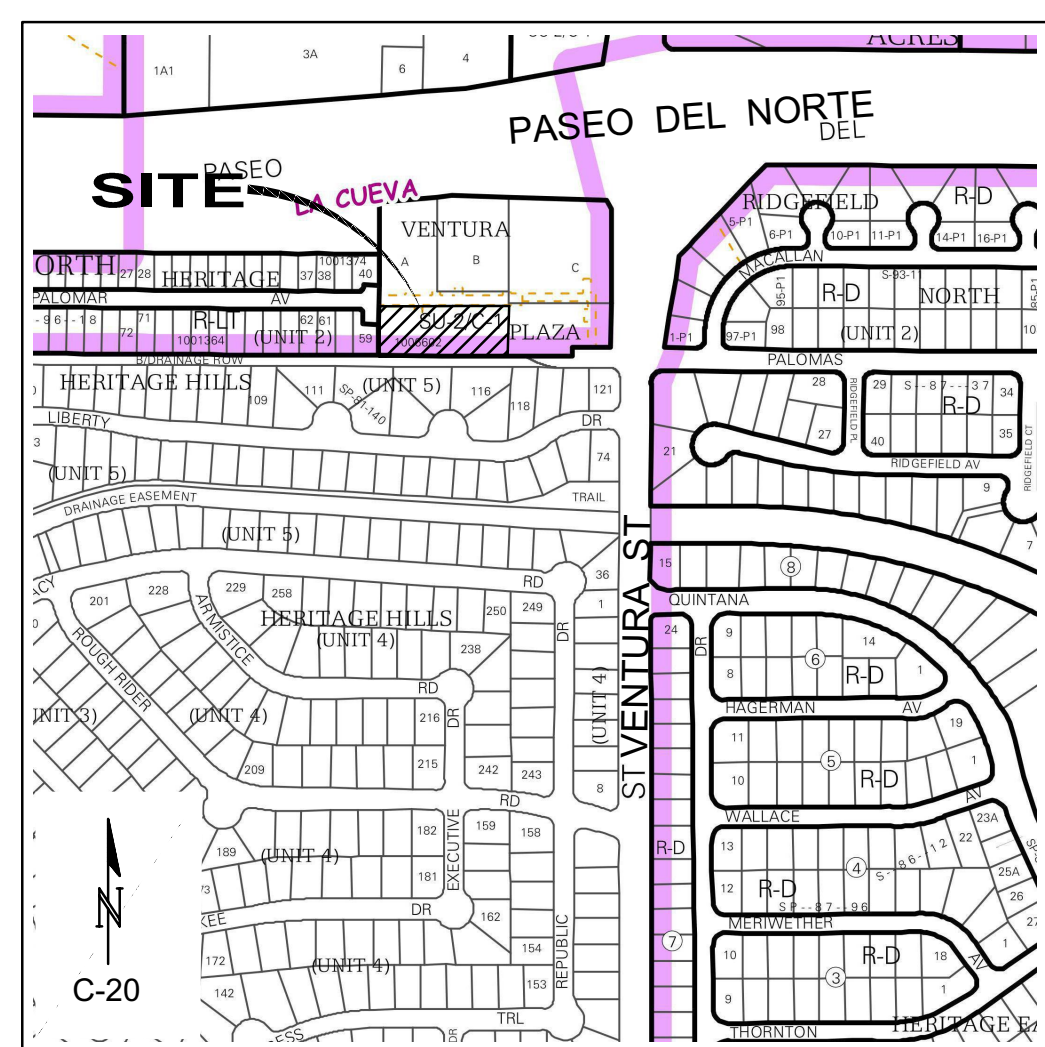
SHEET TITLE
FIRE HYDRANT LOCATION & ACCESS PLAN

SHEET NUMBER

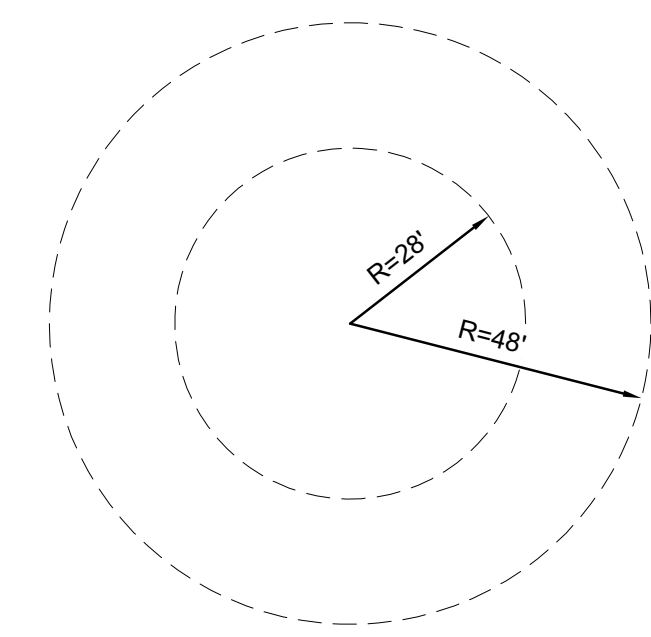
FIRE 1



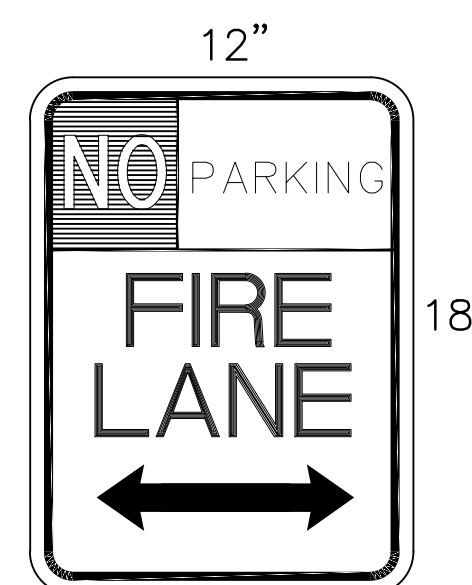
VENTURA STREET



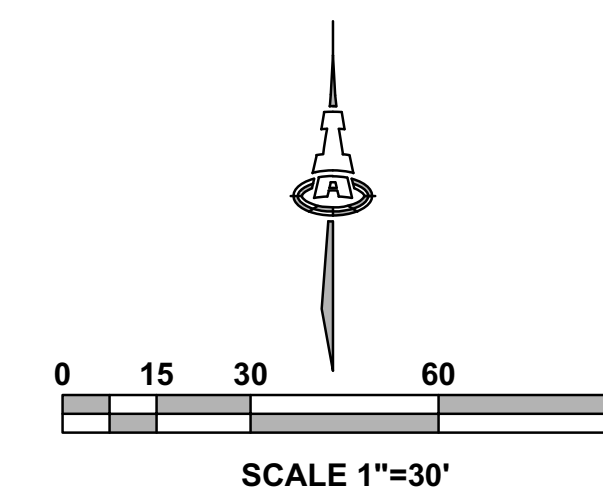
VICINITY MAP



FIRE APPARATUS TURNING RADIUS
1"=30'



NO PARKING FIRE LANE SIGN



SCALE 1"=30'

11 SUPPLEMENTARY INFORMATION

11A TIS FORM

11B Parking Reduction Study Approval

11C Approved TCL



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 07/2020)

Project Title: Ventura Self Storage

Building Permit #: _____ Hydrology File #: _____

Zone Atlas Page: C-20 DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: Parcel A-2-A, Ventura Plaza

Development Street Address: 8041 Ventura Street NE, Albuquerque, NM 87122

Applicant: Isaacson & Arfman, Inc. Contact: Fred Arfman, PE

Address: 128 Monroe Street NE, Albuquerque, NM 87108

Phone#: 505-268-8828 Fax#: _____

E-mail: freda@iacivil.com

Development Information

Build out/Implementation Year: 2023 / 2024 Current/Proposed Zoning: MX-L

Project Type: New: () Change of Use: () Same Use/Unchanged: Same Use/Increased Activity: ()

Change of Zoning: ()

Proposed Use (mark all that apply): Residential: () Office: () Retail: Mixed-Use: ()

Describe development and Uses:
New commercial self storage facility

Days and Hours of Operation (if known): Specific days / hours unknown at this time

Facility

Building Size (sq. ft.): 32,502 SF

Number of Residential Units: N/A

Number of Commercial Units: 1

Traffic Considerations

ITE Trip Generation Land Use Code 151 - Mini-Warehouse

Expected Number of Daily Visitors/Patrons (if known):* N/A

Expected Number of Employees (if known):* N/A

Expected Number of Delivery Trucks/Buses per Day (if known):* N/A

Trip Generations during PM/AM Peak Hour (if known):* 15 Trips (am) / 14 Trips (pm)

Driveway(s) Located on: Palomas Ave

Adjacent Roadway(s) Posted Speed: Palomas Avenue NE 25 MPH
Ventura Street NE 40 MPH

** If these values are not known, assumptions will be made by City staff. Depending on the assumptions, a full TIS may be required.)*

Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation/Functional Classification: Palomas Ave NE: local; Ventura St NE: minor
(arterial, collector, local, main street) arterial; Paseo Del Norte: principal arterial

Comprehensive Plan Center Designation: N/A
(urban center, employment center, activity center, etc.)

Jurisdiction of roadway (NMDOT, City, County): City

Adjacent Roadway(s) Traffic Volume: Ventura St: 10,750 / Volume-to-Capacity Ratio (v/c):
Paseo: 32,689 (if applicable)

Adjacent Transit Service(s): Bus Stop Nearest Transit Stop(s): Route 2 - Ventura & Palomas Bus stop

Is site within 660 feet of Premium Transit?: No

Current/Proposed Bicycle Infrastructure: Ventura St NE bike lane, Paseo del Norte bike path
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Proposed sidewalk around site; proposed sidewalk to connect
with existing sidewalk along Ventura St NE

Relevant Web-sites for Filling out Roadway Information:

City GIS Information: <http://www.cabq.gov/gis/advanced-map-viewer>

Comprehensive Plan Corridor/Designation: See GIS map.

Road Corridor Classification: <https://www.mrcog-nm.gov/DocumentCenter/View/1920/Long-Range-Roadway-System-LRRS-PDF?bidId=>

Traffic Volume and V/C Ratio: <https://www.mrcog-nm.gov/285/Traffic-Counts> and <https://public.mrcog-nm.gov/taqa/>

Bikeways: http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL_Jun25.pdf (Map Pages 75 to 81)

TIS Determination

Note: Changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

Traffic Impact Study (TIS) Required: Yes [] No

Thresholds Met? Yes [] No

Mitigating Reasons for Not Requiring TIS: Previously Studied: []

Notes:

M.P. P.E.

8/18/2022

TRAFFIC ENGINEER

DATE

Submittal

The Scoping Form must be submitted as part of a Traffic Circulation Layout submittal, DRB application for site plan approval, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

Submit by email to plndrs@cabq.gov and to the City Traffic Engineer mgrush@cabq.gov. Call 924-3362 for information.

Site Plan/Traffic Scoping Checklist

Site plan, building size in sq. ft. (show new, existing, remodel), to include the following items as applicable:

1. Access -- location and width of driveways
2. Sidewalks (Check DPM and IDO for sidewalk requirements. Also, Centers have wider sidewalk requirements.)
3. Bike Lanes (check for designated bike routes, long range bikeway system) ([*check MRCOG Bikeways and Trails in the 2040 MTP map*](#))
4. Location of nearby multi-use trails, if applicable ([*check MRCOG Bikeways and Trails in the 2040 MTP map*](#))
5. Location of nearby transit stops, transit stop amenities (eg. bench, shelter). Note if site is within 660 feet of premium transit.
6. Adjacent roadway(s) configuration (number of lanes, lane widths, turn bays, medians, etc.)
7. Distance from access point(s) to nearest adjacent driveways/intersections.
8. Note if site is within a Center and more specifically if it is within an Urban Center.
9. Note if site is adjacent to a Main Street.
10. Identify traffic volumes on adjacent roadway per MRCOG information. If site generates more than 100 vehicles per hour, identify volume to capacity (v/c) ratio on this form.

CITY OF ALBUQUERQUE



Planning Department
Alan Varela, Director

Mayor Timothy M. Keller

April 20, 2023

Alan Varela
Planning Director
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Extra Space Storage Parking Reduction
Planning Transportation review
Engineer's Seal date 3/16/2023

Dear Mr. Varela,

The parking reduction study for the Extra Space Storage development at 8041 Ventura Street NE submitted by Dekker Perich Sabatini, dated March 27, 2023, was reviewed by the City of Albuquerque Planning Development Review Services Transportation Section. The City finds the study has investigated and evaluated the reduction in available parking satisfactorily. The proposed site plan requires a reduction of 14 parking spaces to the required 29 parking spaces for a total of 15 spaces provided on-site. The City accepts the reports recommendation of 15 vehicle parking spaces in lieu of the IDO parking requirements per section 5-5(C)(5)(d) of the IDO to the minimum parking requirements of Section 14-16-5-5 (Parking and Loading).

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Sincerely,

Matt Grush, P.E.
City of Albuquerque
Senior Engineer, Planning Dept.
Development Review Services

via: email

C: Applicant, File
Ernest Armijo, COA Planning Transportation

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

June 16, 2023

Justin Thor Simenson
Isaacson & Arfman, Inc
128 Monroe St. NE
Albuquerque, NM 87108

Re: Ventura Plaza
8041 Ventura St. NE
Traffic Circulation Layout
Engineer's Stamp 05-22-23 (D20-D010D)

Dear Mr. Simenson,

The TCL submittal received 05-26-2023 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.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

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.

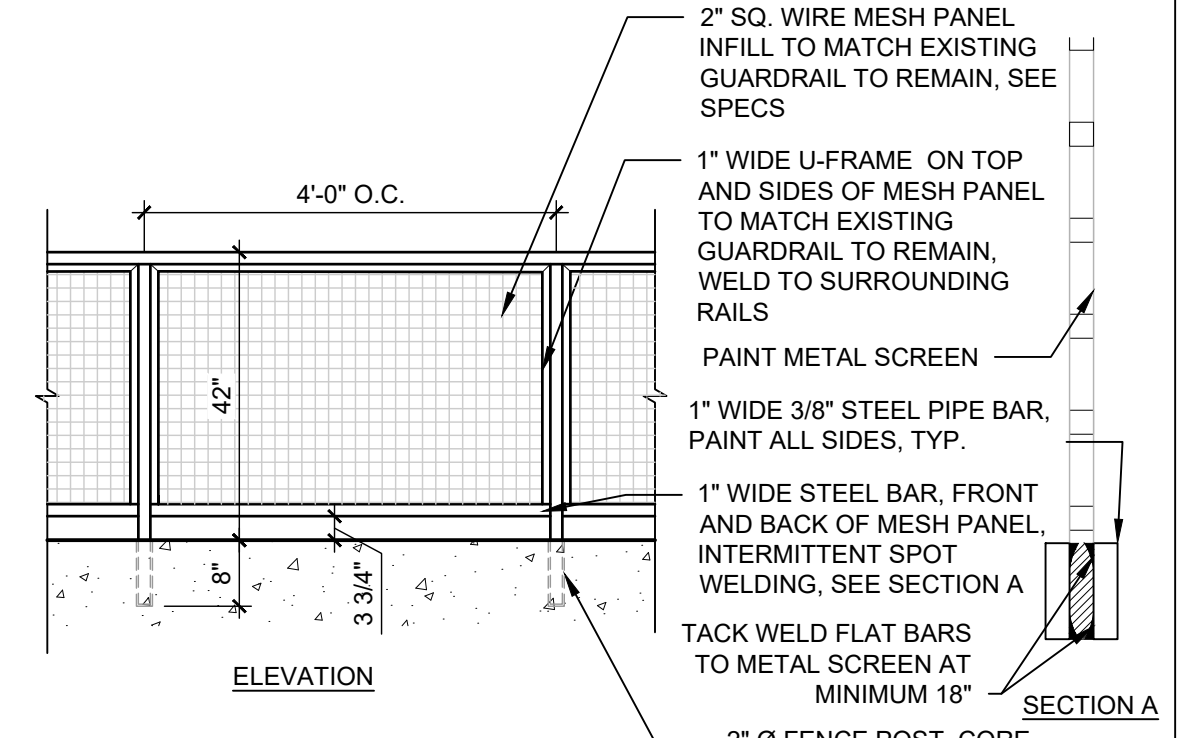
Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

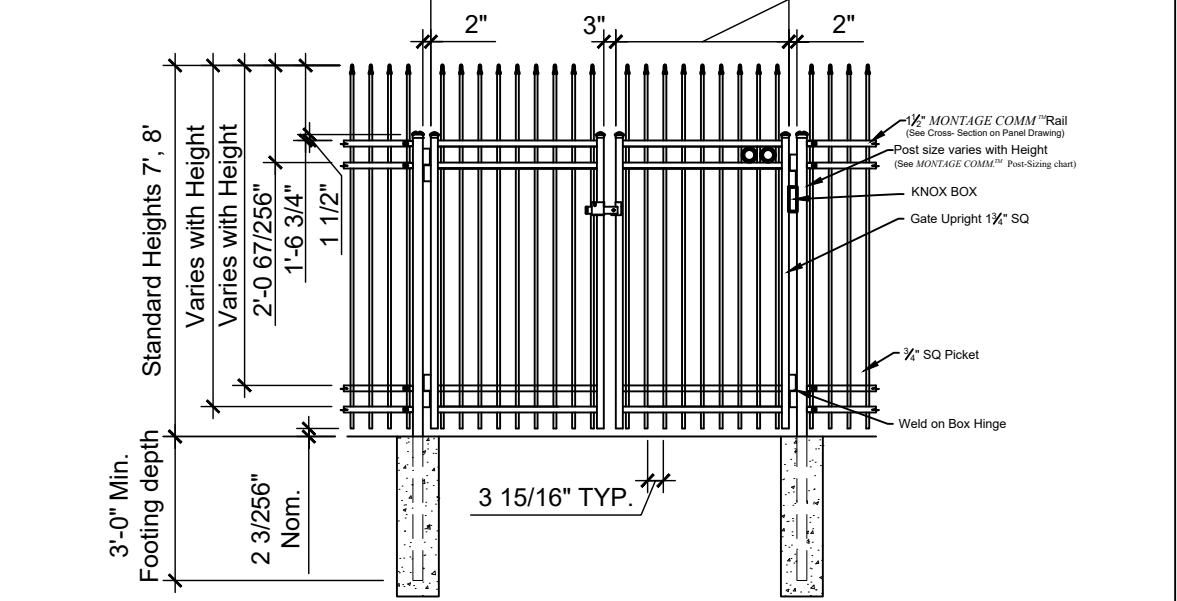
C: CO Clerk, File

NOTES:
 1. PAINT ALL EXPOSED STEEL. SEE SPECIFICATIONS.
 2. PAINT COLOR: TBD
 3. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL.

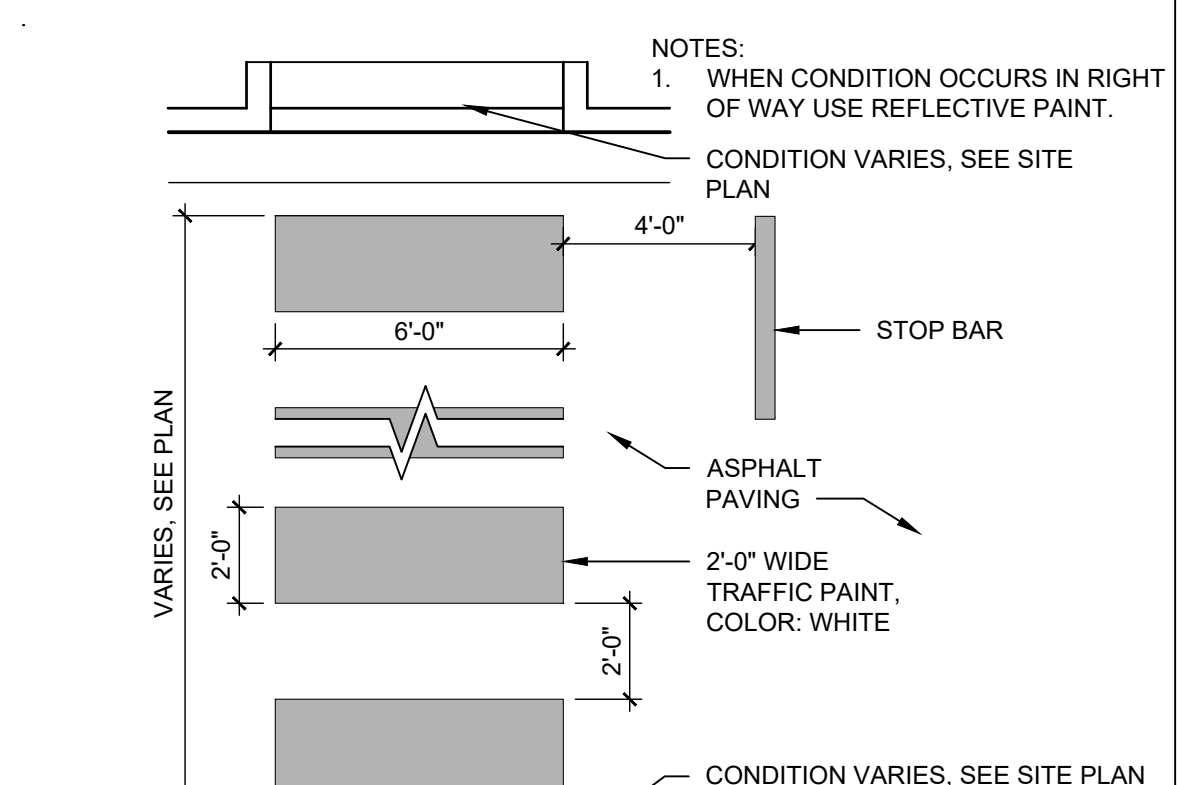


D5 GUARDRAIL
 1/2" = 1'-0"

NOTES:
 1. POST SIZE DEPENDS ON FENCE HEIGHT, WEIGHT AND WIND LOADS. SEE MONTAGE COMMERCIAL™ SPECIFICATIONS FOR POST SIZING CHART.
 2. SEE AMERISTAR GATE TABLE FOR STANDARD CUT TO CUTS. CUSTOM GATE OPENINGS AVAILABLE FOR SPECIAL OUT TO OUTLEAK WIDTHS.
 3. ADDITIONAL STYLES OF GATE HARDWARE ARE AVAILABLE ON REQUEST. THIS COULD CHANGE THE LATCH & HINGE CLEARANCE.
 4. FORTH RAIL OPTIONAL.

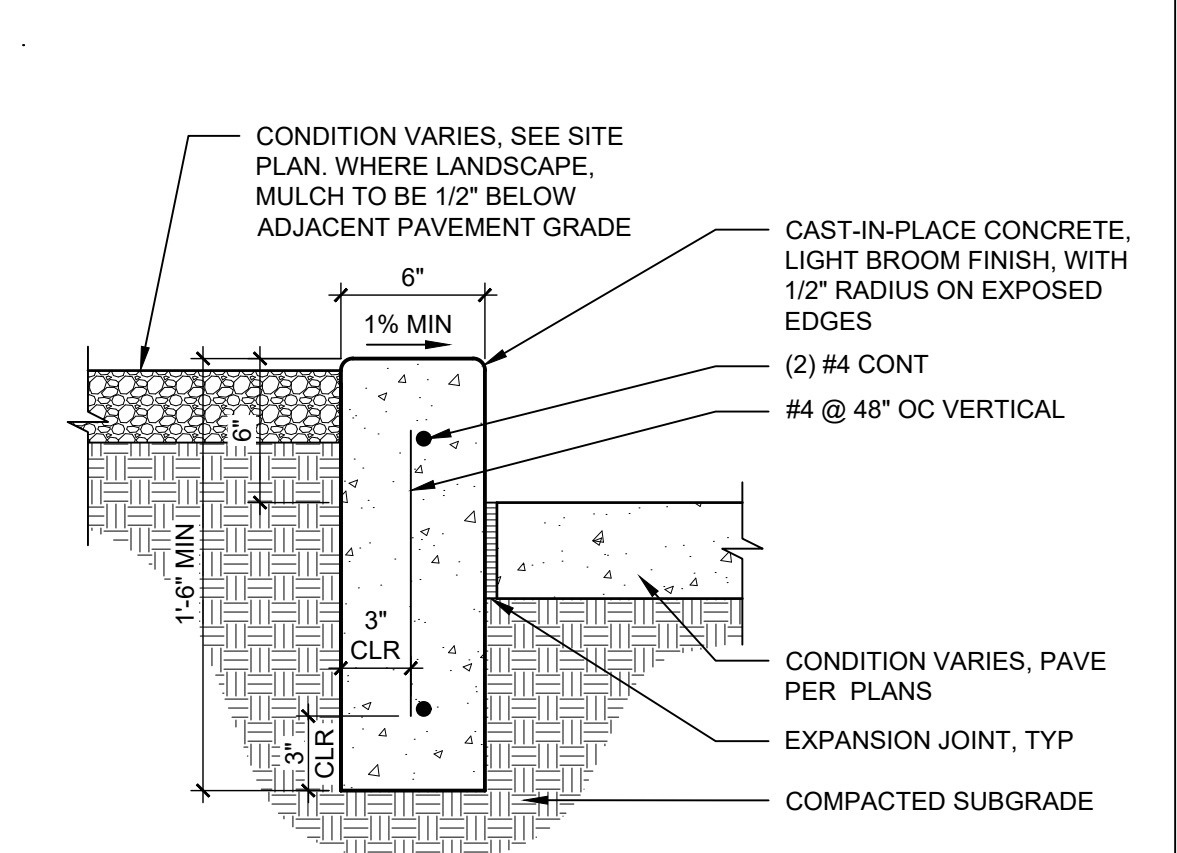


C4 DECORATIVE METAL FENCE
 1/4" = 1'-0"



C5 FIRE ACCESS GATE
 1/4" = 1'-0"

NOTES:
 1. WHEN CONDITION OCCURS IN RIGHT OF WAY USE REFLECTIVE PAINT.
 2. CONDITION VARIES, SEE SITE PLAN



B5 PAINTED CROSSWALK
 1/4" = 1'-0"

CONDITION VARIES, SEE SITE PLAN. MULCH TO BE 1/2" BELOW ADJACENT PAVEMENT GRADE.

DEKKER PERICH SABATINI

ARCHITECTURE DESIGN INSPIRATION

ARCHITECT

ENGINEER



PROJECT

VENTURA PLAZA
 8041 VENTURA ST NE
 ALBUQUERQUE, NM 87122

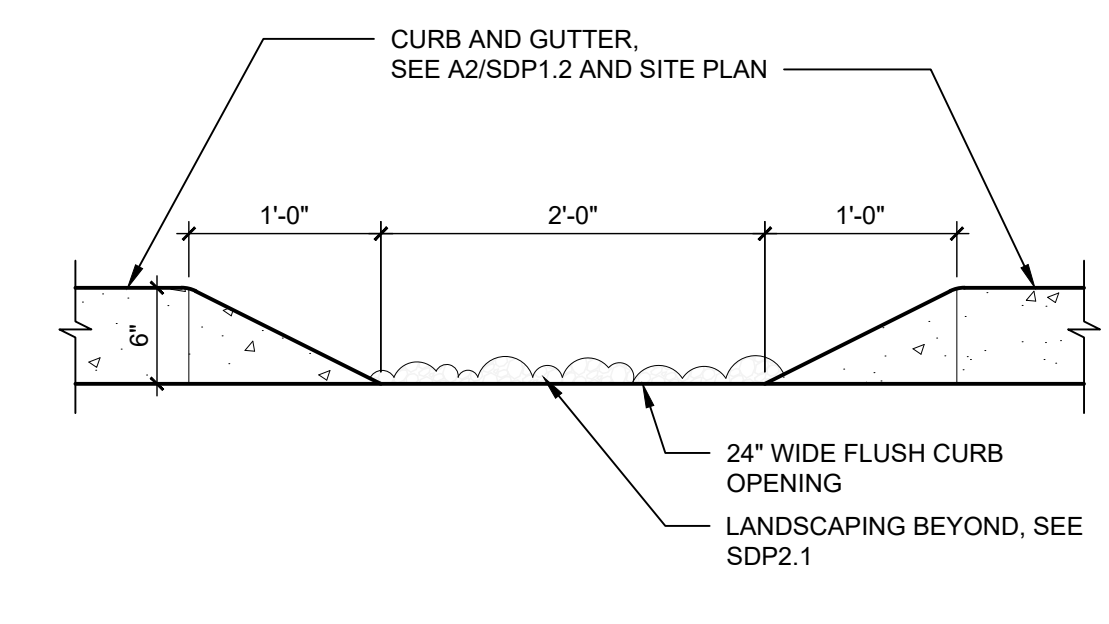
REVISIONS
 △
 △
 △
 △

DRAWN BY MM
 REVIEWED BY DS/CM
 DATE 06/07/2023
 PROJECT NO. 22-0129
 DRAWING NAME

SITE DETAILS

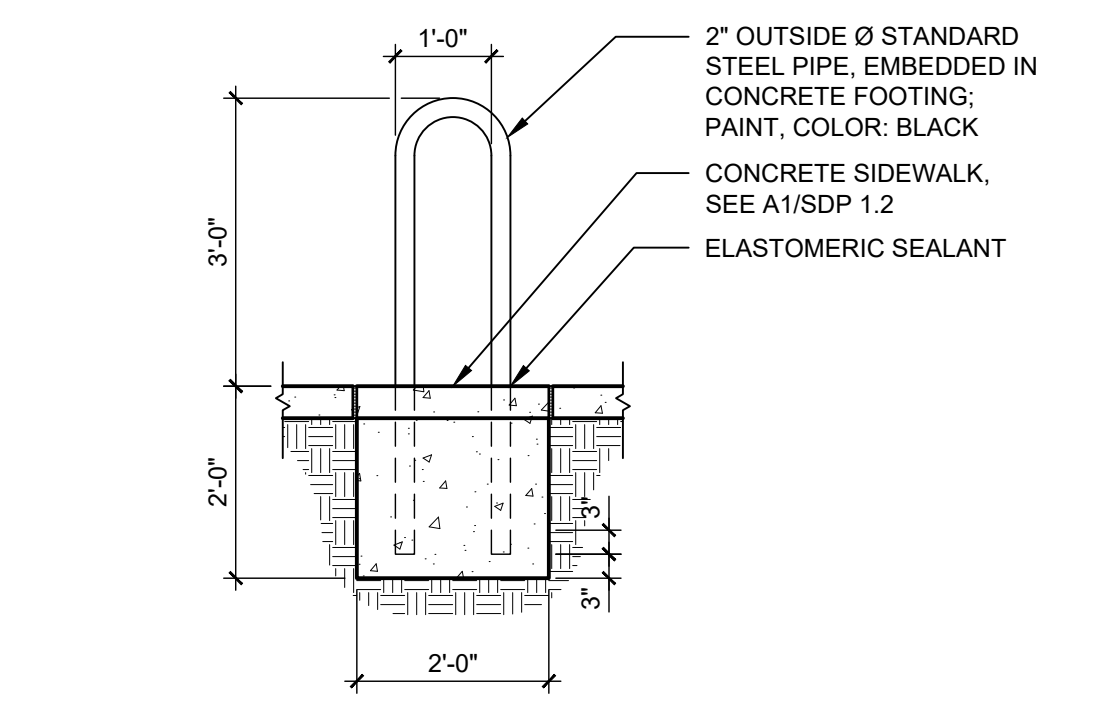
SHEET NO.
SDP1.2
 OF

NOTES:
 1. SEE CIVIL FOR CURB CUT LOCATIONS.



D2 CURB CUT ELEVATION
 1" = 1'-0"

NOTE:
 1. SEE SITE PLAN FOR LOCATION, ORIENTATION AND SPACING OF BIKE RACKS

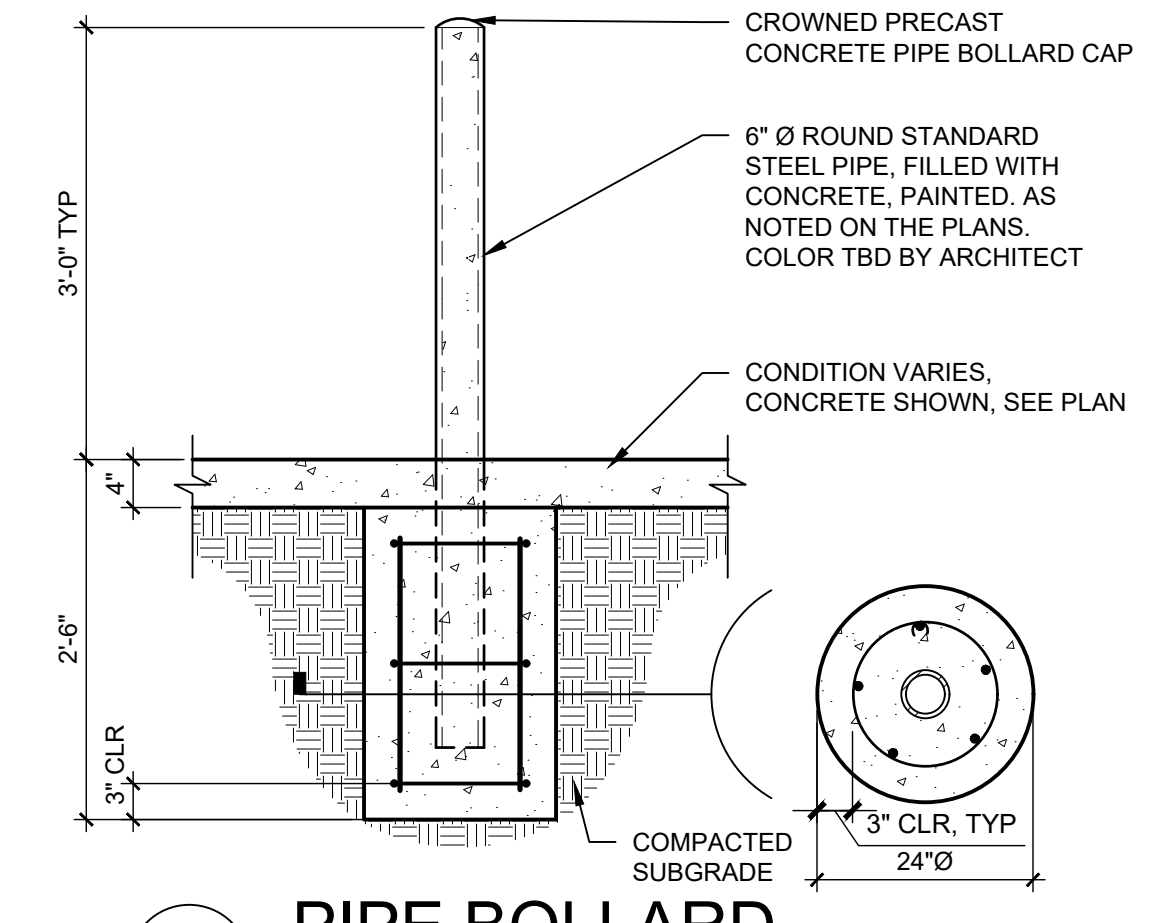


C2 BICYCLE RACK
 1/2" = 1'-0"

Material	Size	Length	Weight	Notes
Steel	2"	10'	100 lbs	See A1/SDP1.2
Concrete	24"	10'	100 lbs	See A1/SDP1.2
Steel	2"	10'	100 lbs	See A1/SDP1.2
Concrete	24"	10'	100 lbs	See A1/SDP1.2

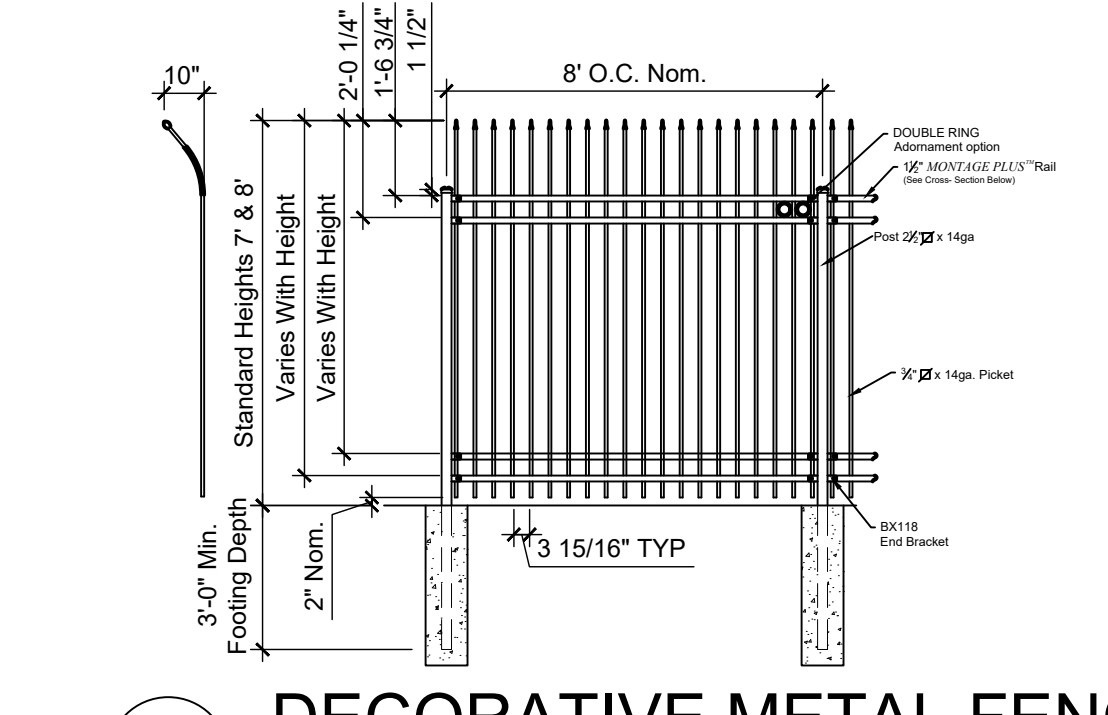


D3 AUSTIN BENCH
 1/8" = 1'-0"



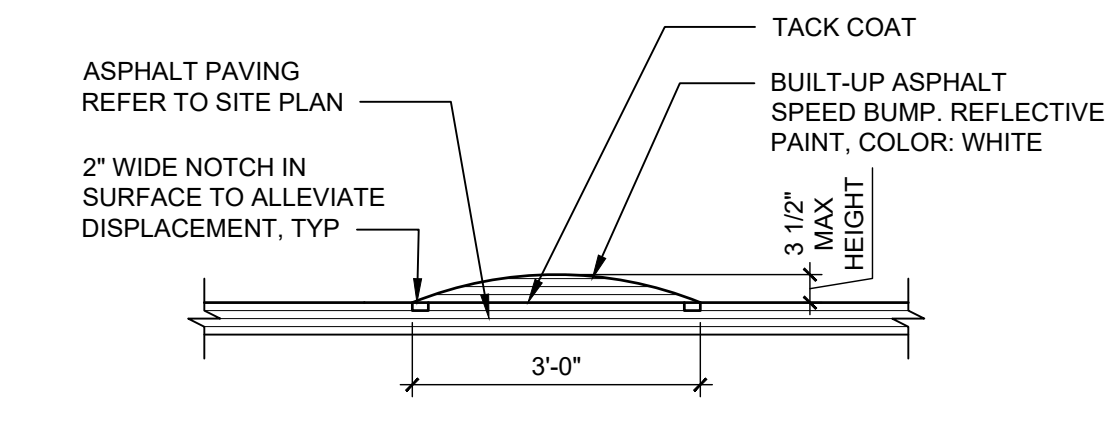
C3 PIPE BOLLARD
 3/4" = 1'-0"

NOTES:
 1. POST SIZE DEPENDS ON FENCE HEIGHT AND WIND LOADS. SEE MONTAGE PLUS™ SPECIFICATION FOR POST SIZING CHART.
 2. FORTH RAIL OPTIONAL.
 3. 7' & 8' HEIGHTS WILL REQUIRE A 14GA PICKET & 14GA POST.



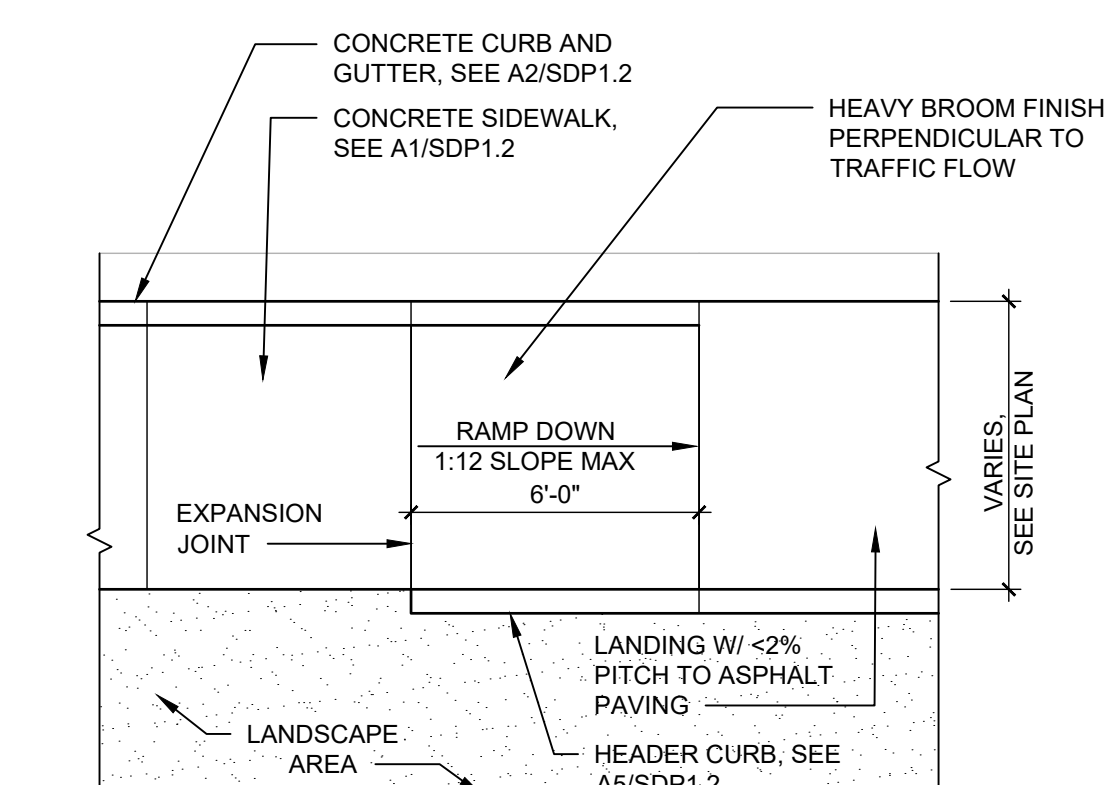
C4 DECORATIVE METAL FENCE
 1/4" = 1'-0"

TRAFFIC CIRCULATION LAYOUT APPROVED
 Ernest Arriaga 6/16/2023
 Signed Date

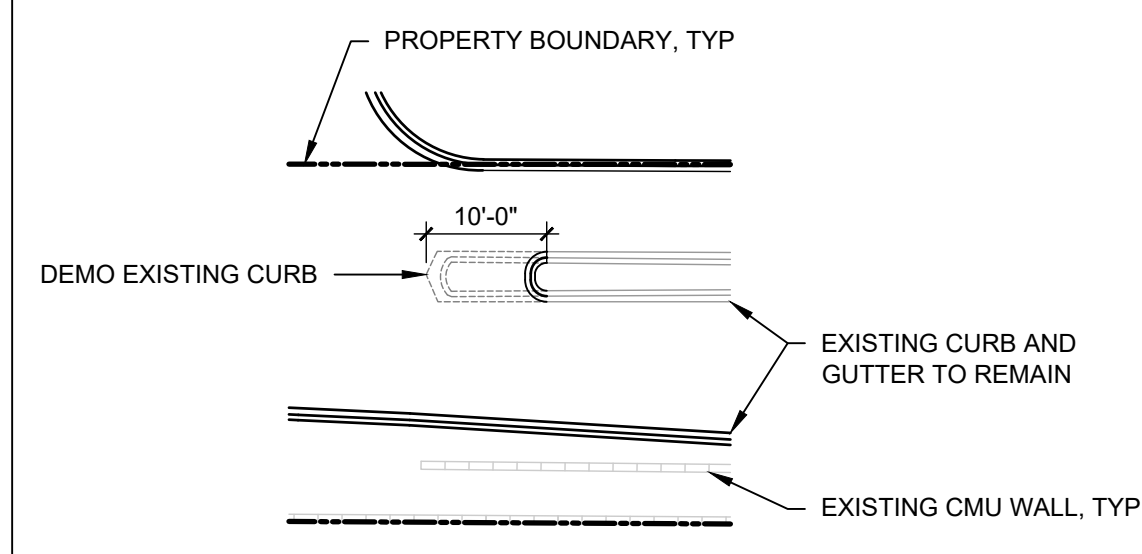


B4 ASPHALT SPEED BUMP
 1/2" = 1'-0"

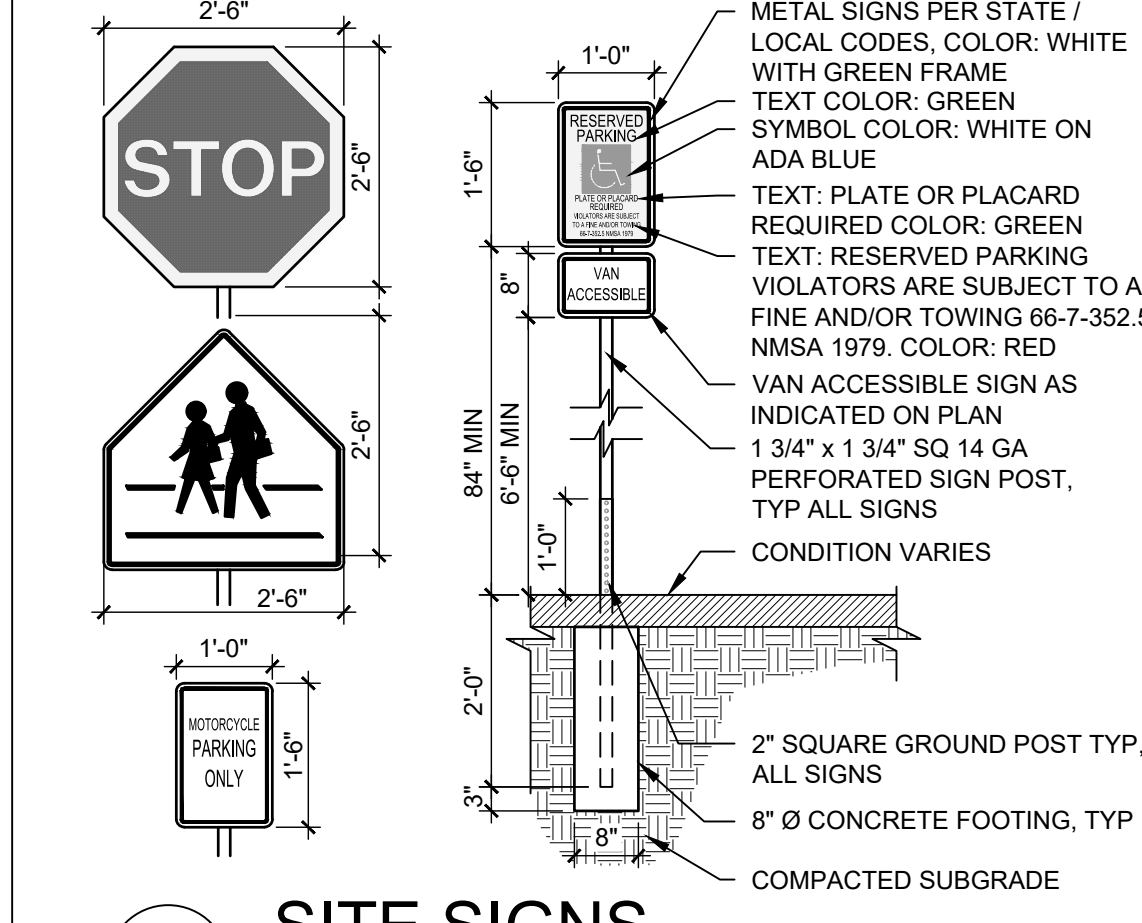
NOTES:
 1. APPLY A SEAL OF LIQUID ASPHALT TO THE ADJOINING EDGE OF THE INSTALLATION TO HELP PREVENT MOISTURE PENETRATION.
 2. APPLY TWO COATS OF PAINT.



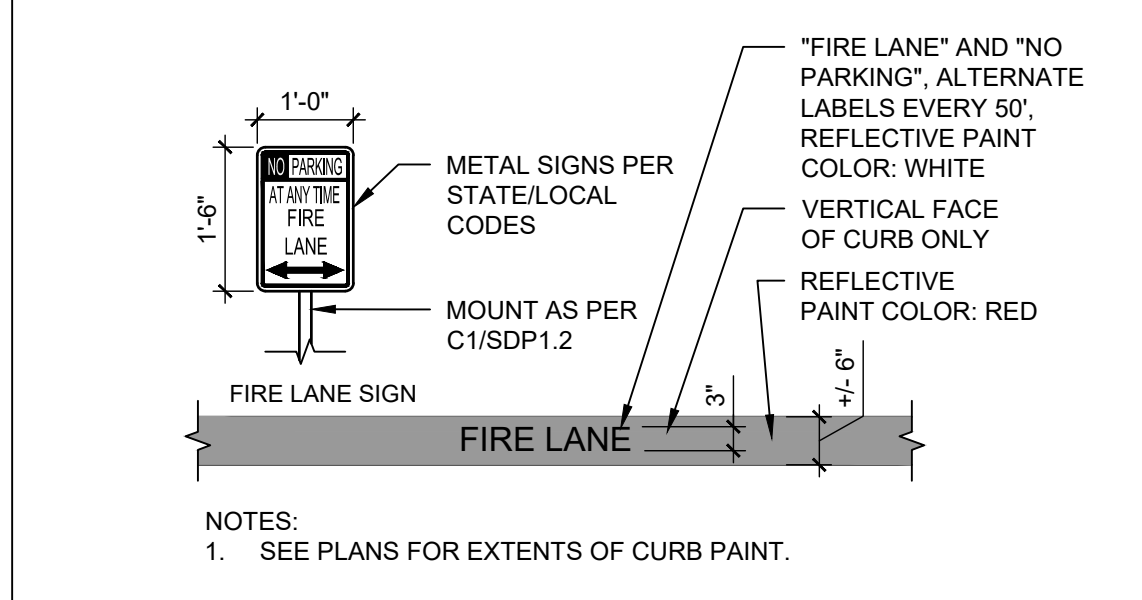
A4 CONCRETE CURB RAMP TYPE B
 1/4" = 1'-0"



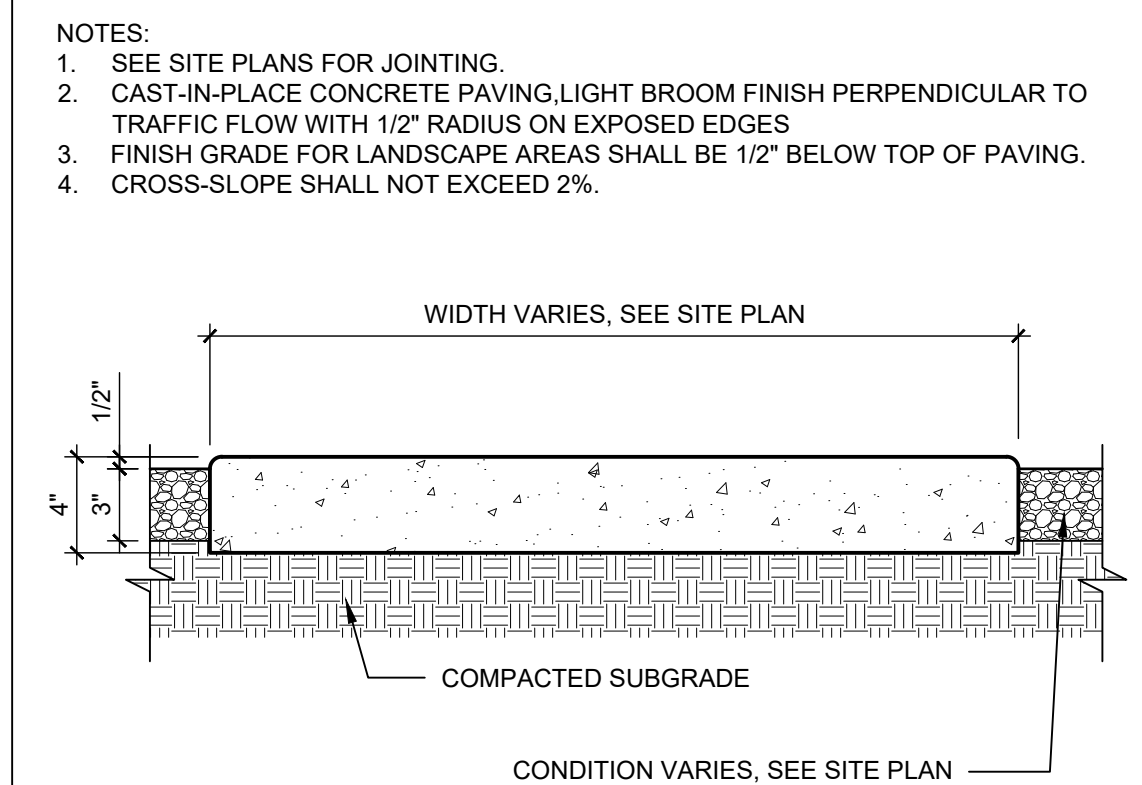
D1 ACCESS DRIVE MEDIAN
 1/2" = 1'-0"



C1 SITE SIGNS
 1/2" = 1'-0"

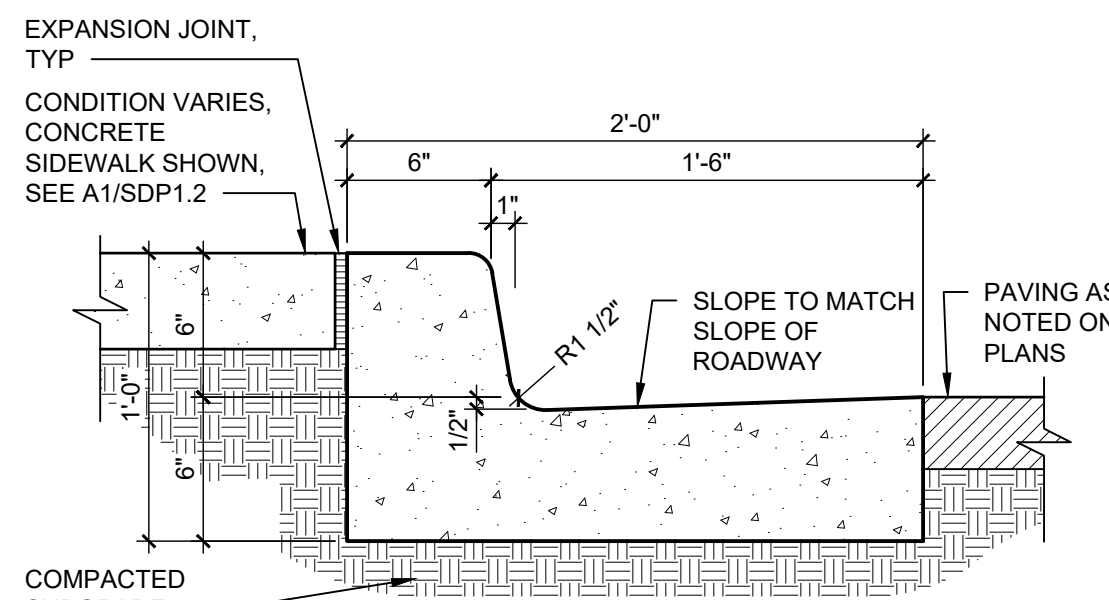


B1 FIRELANE STRIPING AND SIGNAGE
 1/2" = 1'-0"

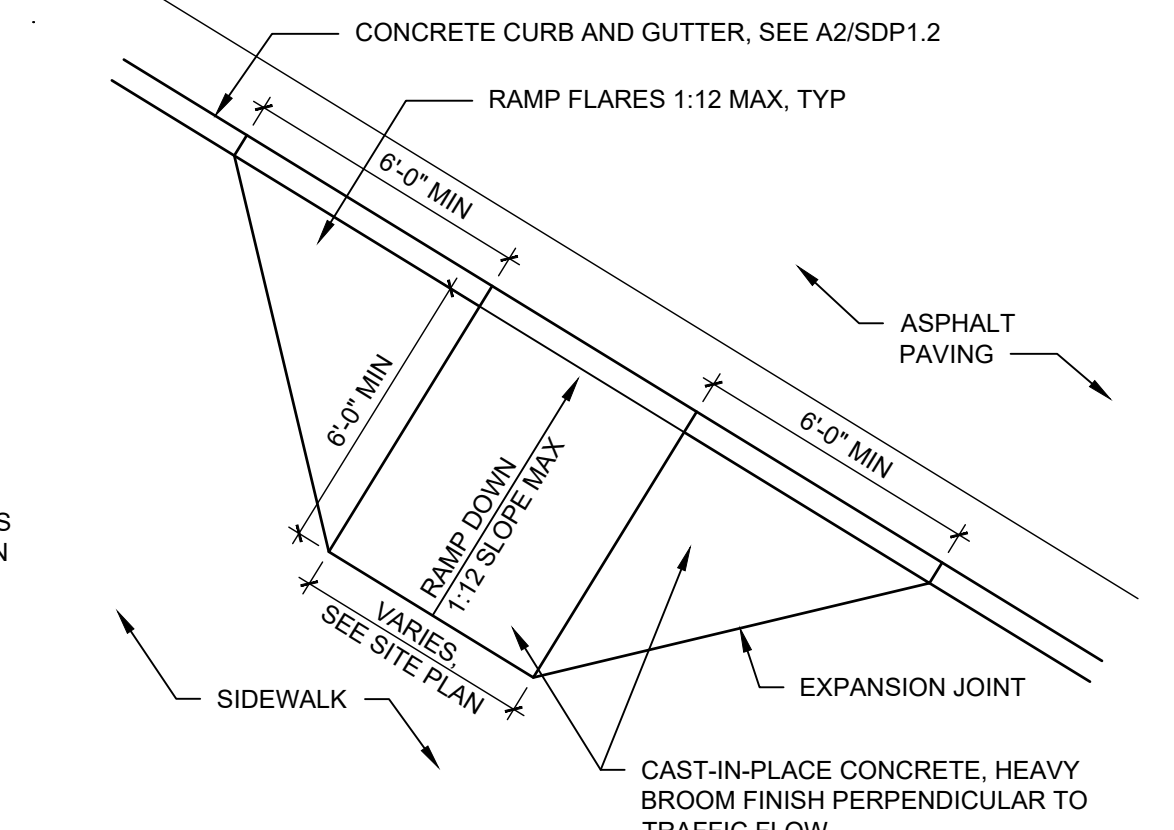


A1 CONCRETE SIDEWALK
 1 1/2" = 1'-0"

NOTES:
 1. WHERE BACK OF CURB AND GUTTER IS EXPOSED ALONG A RAMP, ADD 1/2" RADIUS ON EXPOSED EDGES.
 2. CAST-IN-PLACE CONCRETE, LIGHT BROOM FINISH, WITH 1/2" RADIUS ON EXPOSED EDGES.

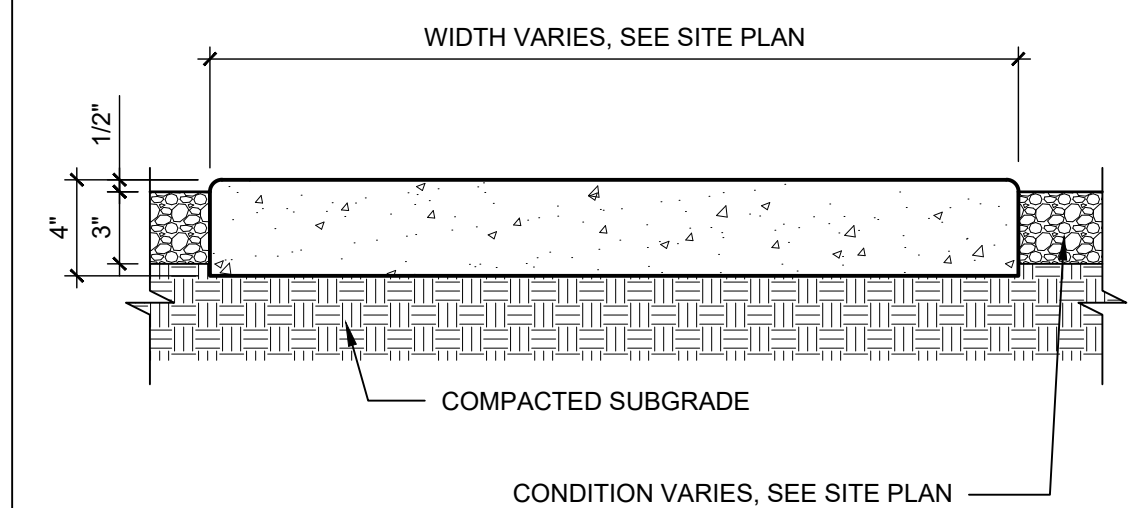


A2 CONCRETE CURB & GUTTER
 1 1/2" = 1'-0"



A3 CONCRETE CURB RAMP TYPE A
 1/4" = 1'-0"

NOTES:
 1. SEE SITE PLANS FOR JOINTING.
 2. CAST-IN-PLACE CONCRETE PAVING, LIGHT BROOM FINISH PERPENDICULAR TO TRAFFIC FLOW WITH 1/2" RADIUS ON EXPOSED EDGES.
 3. FINISH GRADE FOR LANDSCAPE AREAS SHALL BE 1/2" BELOW TOP OF PAVING.
 4. CROSS-SLOPE SHALL NOT EXCEED 2%.



A1 CONCRETE SIDEWALK
 1 1/2" = 1'-0"