

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

March 21, 2024

David B. Thompson, P.E.
Thompson Engineering Consultants, Inc
P.O. Box 65760
Albuquerque, NM 87193

**Re: Ventana Square Self Storage
9500 Universe Blvd. NW
Conceptual Traffic Circulation Layout for DFT Approval
Engineer's Stamp 02-20-24 (B10-D003C3C)**

Dear Mr. Thompson,

The conceptual TCL submittal received 02-22-2023 is approved for DHO and/or DFT submittal. When submitting this project through the building permit process, a full Traffic Circulation Layout will need to be submitted and approved prior to building permit. **When submitting a TCL for Building Permit Approval, provide the following:**

- 1. The approved plat.**
- 2. A TIS form signed by Engineer Matt Grush.**

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 front counter personnel 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,

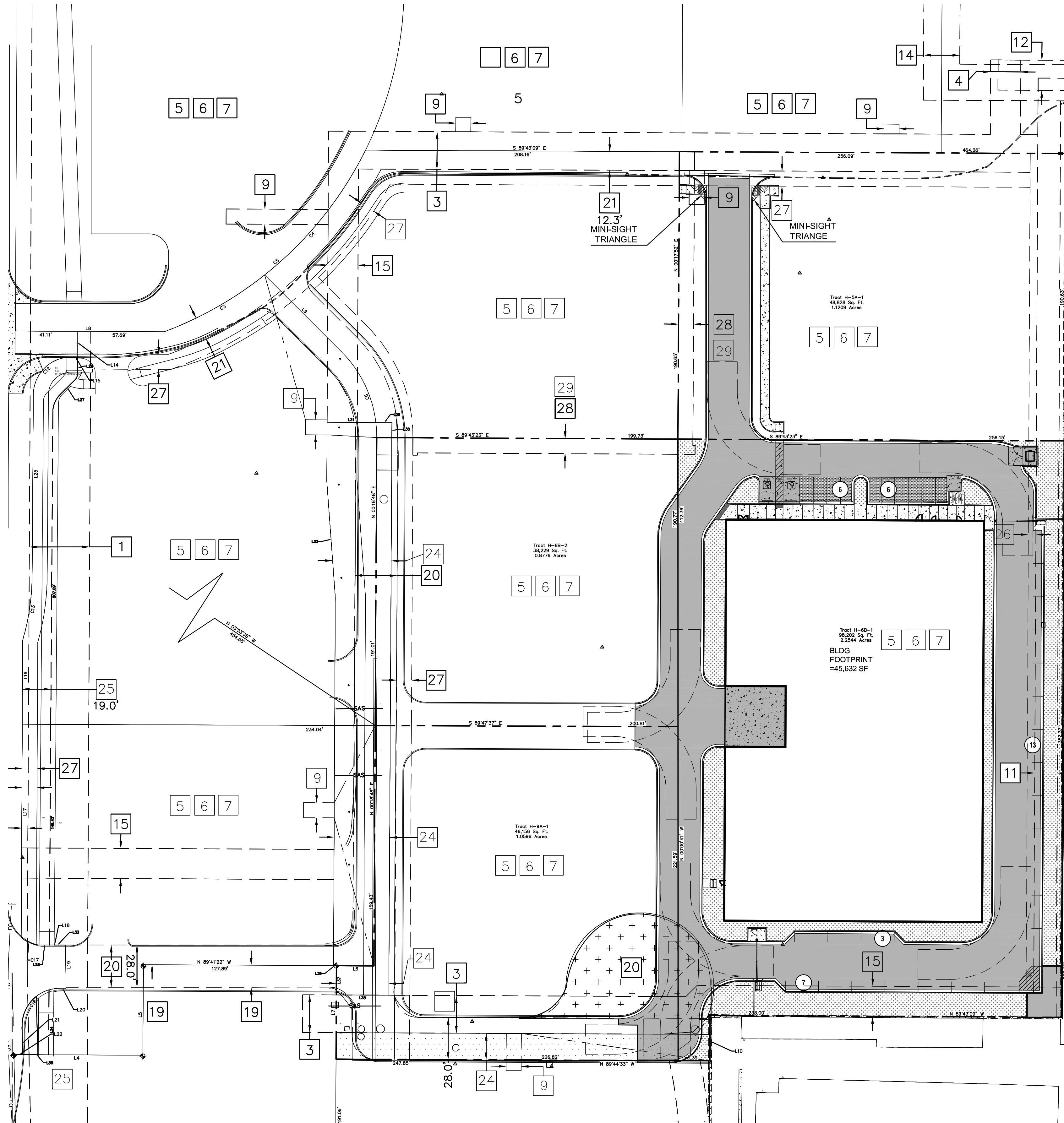
Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

PO Box 1293

Albuquerque

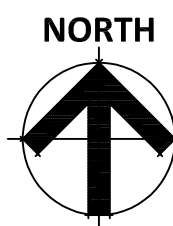
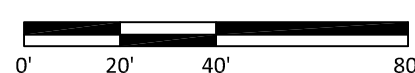
NM 87103

www.cabq.gov



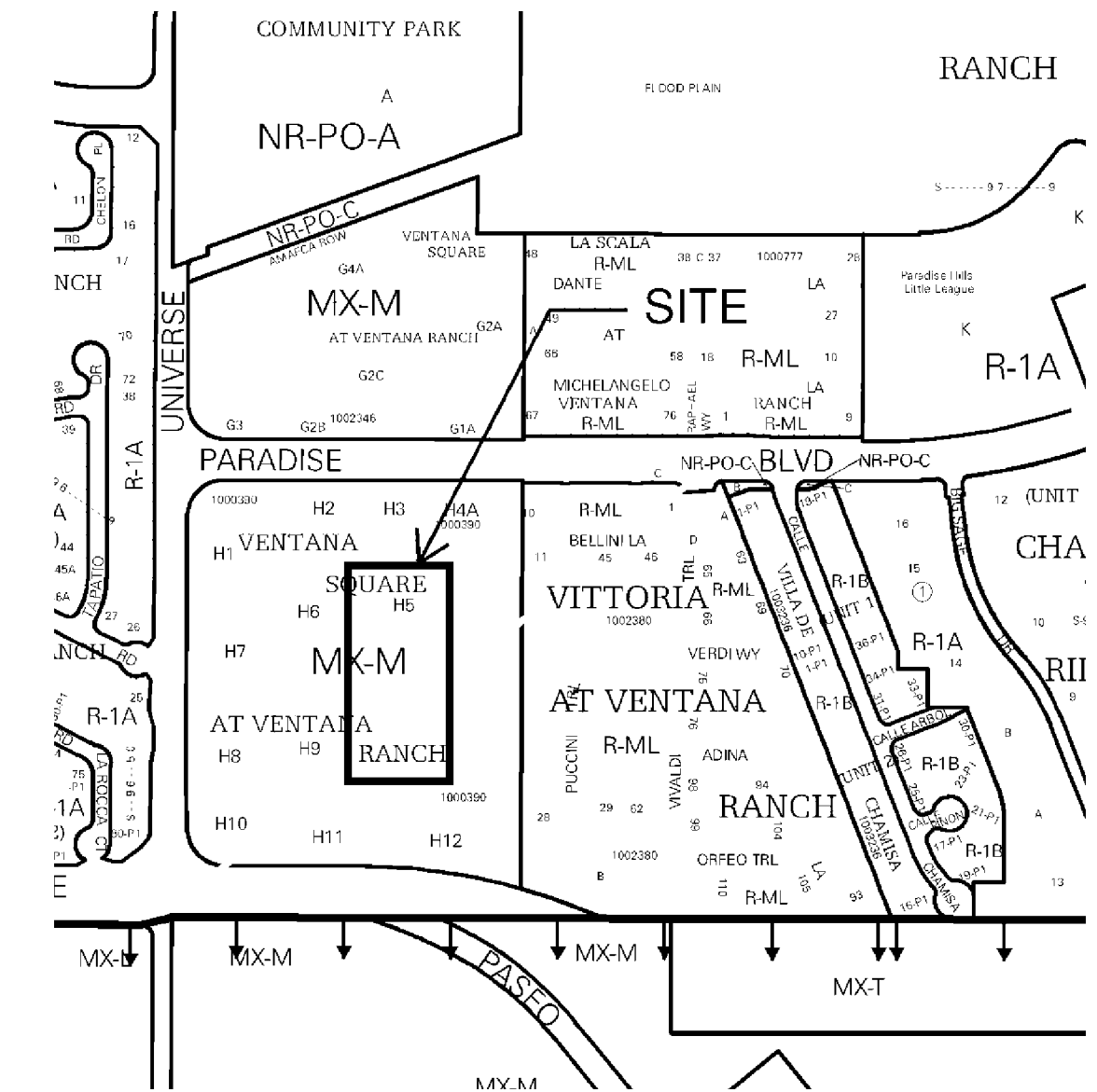
TRAFFIC CIRCULATION LAYOUT - OVERALL

SCALE: 1" = 40'-0"



TCL NOTES:

1. CLEAR SIGHT TRIANGLE PER DPM CHAPTER 7, ARTICLE 7.4. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA.
2. MINI CLEAR SIGHT TRIANGLE PER DPM CHAPTER 7, ARTICLE 7.4. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA.
3. ALL PARKING AREAS ARE SURROUNDED BY A 6" TALL HEADER CURB OR BY ELEVATED SIDEWALK 6" TALL.



ZONE ATLAS PAGE B-10-Z
NOT TO SCALE

PROJECT TABULATED PARKING COUNTS

Space/Unit Type	Area	Use	Spaces/GFA	Req'd Parking	On-Site Parking Provided	HC Req'd	HC Provided	MC Req'd	MC Provided	Bicycle Req'd	Bicycle Provided
Self Storage	87,100	Self Storage	1/3000	29		2	2	2	2	3	4
	1,400	Office	3.5/1000	5							
Total				34	35	2	2	2	2	3	4

Notes:

1. Parking for Self Storage requires 1 space per 3,000GFA
2. Bicycle parking requires, 3 spaces or 10% whichever is greater
3. Motorcycle parking requires 1 space per 25 off street parking.

Table 5-5-1: Off-street Parking Requirements
Table 5-5-5: Bicycle Parking Requirements
Table 5-5-4: Motorcycle Parking Requirements

PER TABLE 5-5-4 MINIMUM MOTORCYCLE PARKING REQUIREMENTS WITH LESS THAN 25 OFF-STREET PARKING REQUIRED WE NEED 1 MC SPACE. (2 PROVIDED)

PER TABLE 5-5-5 MINIMUM BICYCLE PARKING FOR NON-RESIDENTIAL USES NOT LISTED IN TABLE, 3 SPACES OR 10% OF REQUIRED OFF-STREET PARKING SPACES WHICHEVER IS GREATER. 3 SPACES REQUIRED.

MATERIAL LEGEND

	HEAVY DUTY ASPHALT PER DETAIL D1/C-501
	PARKING LOT ASPHALT PER DETAIL D1/C-501
	HEAVY DUTY CONCRETE PAVEMENT PER DETAIL D4/C-501
	4" THICK CONCRETE SIDEWALK PER DETAIL A4/C-501
	LANDSCAPING AREA SEE LANDSCAPING PLANS

CONCEPTUAL TRAFFIC CIRCULATION LAYOUT



VENTANA SQUARE SELF-STORAGE

NEC OF PASEO DEL NORTE BLVD AND UNIVERSE BLVD

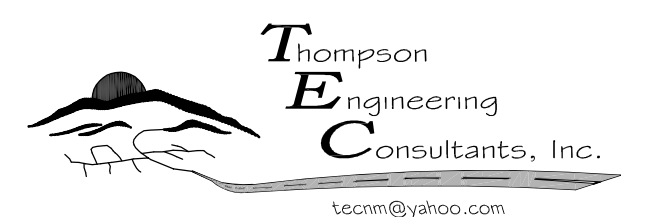
ALBUQUERQUE, NM 87114

DATE: 01-10-2024 (PRELIMINARY)

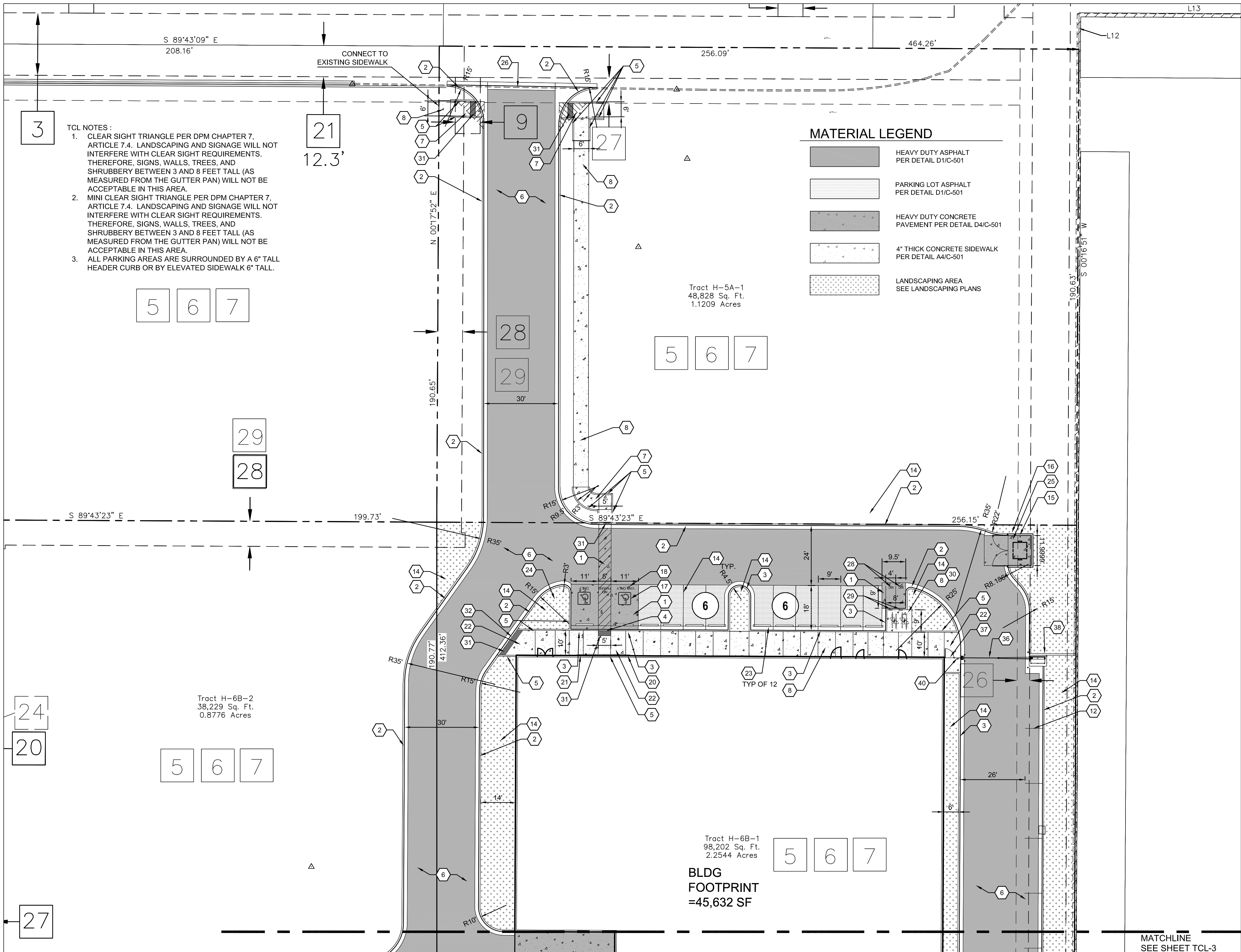
TCL-1

RKAA# 22116.00

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TRAFFIC CIRCULATION LAYOUT
SCALE: 1" = 20'-0"

GENERAL NOTES

A. ALL DIMENSIONS ARE FACE OF CURB UNLESS OTHERWISE NOTED.
B. FIELD VERIFY ALL DIMENSIONS.
C. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, REQUEST CLARIFICATION FROM ARCHITECT AND ENGINEER. BEFORE PROCEEDING.
D. SEE SHEET CG001 FOR COMPLETE LIST OF GENERAL NOTES AND SYMBOL/LINE TYPE LEGEND THAT APPLY TO ALL SHEETS.
E. TRAFFIC CIRCULATION LAYOUT KEYED NOTES ARE COMMON TO ALL SHEETS. NOT ALL KEYED NOTES WILL APPEAR ON EVERY PAGE.
F. REFER TO PLAT FOR EASEMENT DEFINITIONS.
G. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH NEW CONCRETE SIDEWALK.
H. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.

KEYED NOTES

1. CONCRETE PAVEMENT PER DETAIL D4/C-501.
2. 6" STANDARD CURB AND GUTTER PER DETAIL A5/C-501.
3. 6" DEPRESSED CURB AND GUTTER PER DETAIL A5/C-501.
4. RUNDOWN DEPRESSED GUTTER PER DETAIL A5/C-501.
5. 6" HEADER CURB PER DETAIL A5/C-501.
6. ASPHALT PAVEMENT PER DETAIL E1/C-501.
7. CONCRETE CURB ACCESS RAMP PER CITY OF ALBUQUERQUE STD DWG 2441 THRU 2446.
8. CONCRETE SIDEWALK PER DETAIL A4/C-501.
9. TURNDOWN EDGE ON SIDEWALK PER DETAIL A3/C-501.
10. CONCRETE STOOP PER DETAIL D1/C-501.
11. RIP RAP EROSION PROTECTION PER DETAIL D3/C-501.
12. 4" WIDE WHITE TRAFFIC PARKING.
13. PAINT CURB RED WITH 6" TALL WHITE LETTERS READING "NO PARKING FIRE LANE".
14. SEE LANDSCAPING PLANS FOR DETAILS.
15. 6" CONCRETE BOLLARDS AT REFUSE CONTAINER.
16. CONCRETE MASONRY SCREEN WALL 6' TALL PER STRUCTURAL PLANS.
17. RESERVED PARKING SYMBOL PER DETAIL C6/C-502.
18. 12" TALL WHITE LETTERS.
19. UNLOADING ZONE PER DETAIL A3/C-502.
20. VAN ACCESSIBLE RESERVED PARKING SIGN PER DETAIL E6/C-502.
21. RESERVED PARKING SIGN PER DETAIL E6/C-502.
22. ADA COMPLIANT CURB ACCESS RAMP PER DETAIL A1/C-502 AND COA DETAILS 2440.
23. PARKING BLOCK PER DETAIL F2/C-501.
24. ASPHALT RUNDOWN TO EXISTING OPENING IN SCREEN WALL TO THE SOUTH.
25. REFUSE ENCLOSURE.
26. CONCRETE VALLEY GUTTER PER E5/C-501 AND COA STD DWG 2420.
27. CONCRETE SPLASH BLOCK PER DETAIL A1/C-501.
28. 12" TALL LETTERS FOR MOTORCYCLES "MC".
29. RESERVED PARKING SIGN "MOTORCYCLES ONLY".
30. BIKE RACK PER DETAIL E2/C-501, 4' SPACING BETWEEN HOOPS.
31. DETECTABLE WARNING SURFACE PER DETAIL A5/C-502.
32. RUNDOWN GUTTER PER DETAIL A5/C-501.
33. METAL HANDRAIL PER DETAIL C2/C-501.
34. CONCRETE STAIR PER DETAIL B3/C-501.
35. STRIPED NO PARKING ZONE.
36. SECURITY GATE WITH PROTECTIVE BOLLARDS.
37. 36" WIDE PEDESTRIAN GATE. SEE ARCHITECTURAL PLANS.
38. MASONRY SCREEN WALL. SEE ARCHITECTURAL PLANS.
39. 14' WIDE CURB OPENING FOR DRAINAGE.
40. SECURITY FENCING. SEE ARCHITECTURAL PLANS.

MATERIAL LEGEND

HEAVY DUTY ASPHALT
PER DETAIL D1/C-501

PARKING LOT ASPHALT
PER DETAIL D1/C-501

HEAVY DUTY CONCRETE
PAVEMENT PER DETAIL D4/C-501

4" THICK CONCRETE SIDEWALK
PER DETAIL A4/C-501

LANDSCAPING AREA
SEE LANDSCAPING PLANS

**CONCEPTUAL TRAFFIC
CIRCULATION LAYOUT**



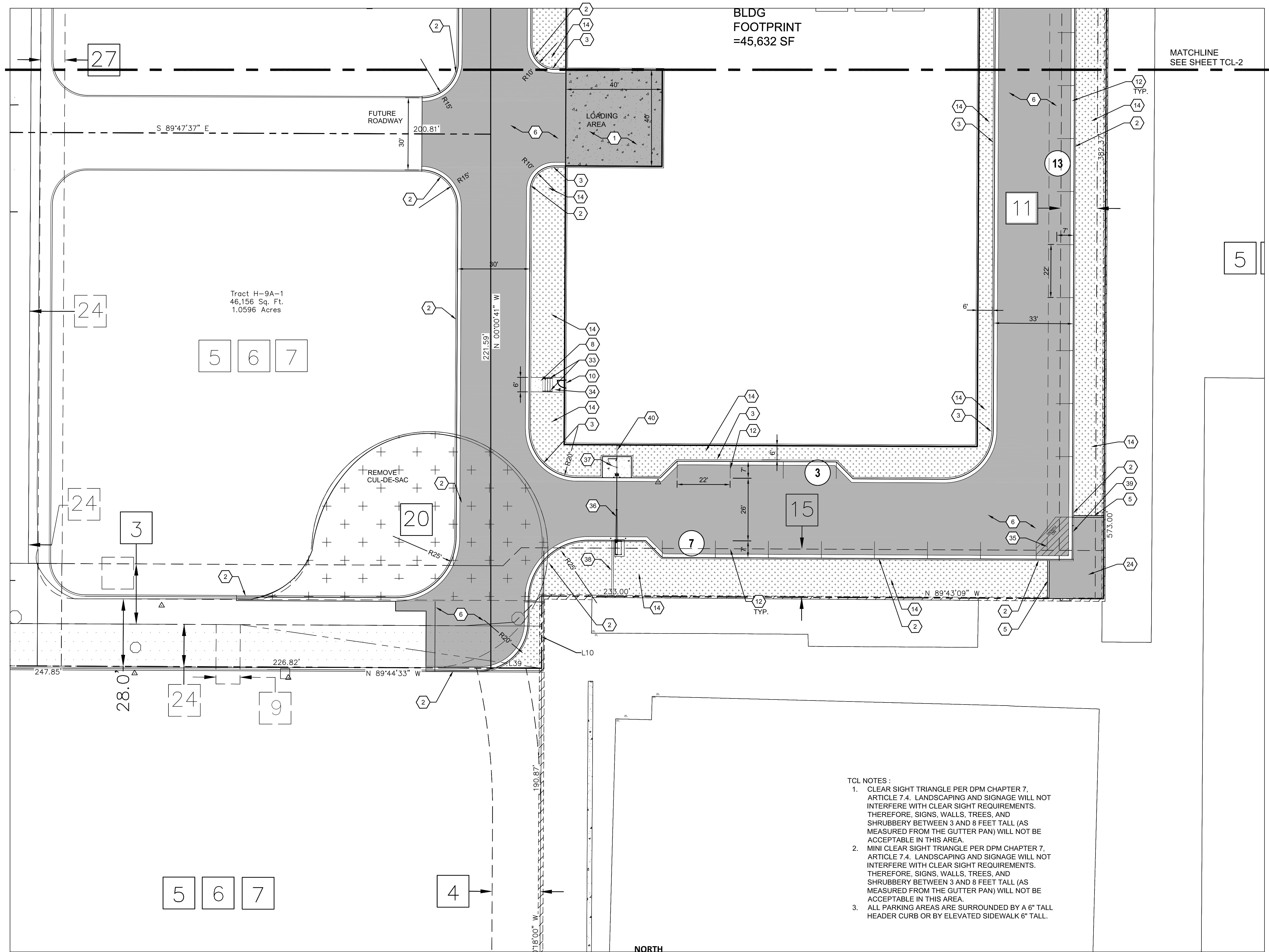
VENTANA SQUARE SELF-STORAGE
NEC OF PASEO DEL NORTE BLVD AND UNIVERSE BLVD
ALBUQUERQUE, NM 87114
DATE: 01-10-2024 (PRELIMINARY)

TCL-2
RCAA# 22116.00

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	LANDSCAPING AREA SEE LANDSCAPING PLANS



- TCL NOTES :
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TRAFFIC CIRCULATION LAYOUT

SCALE: 1" = 20'-0"

CONCEPTUAL TRAFFIC
CIRCULATION LAYOUT



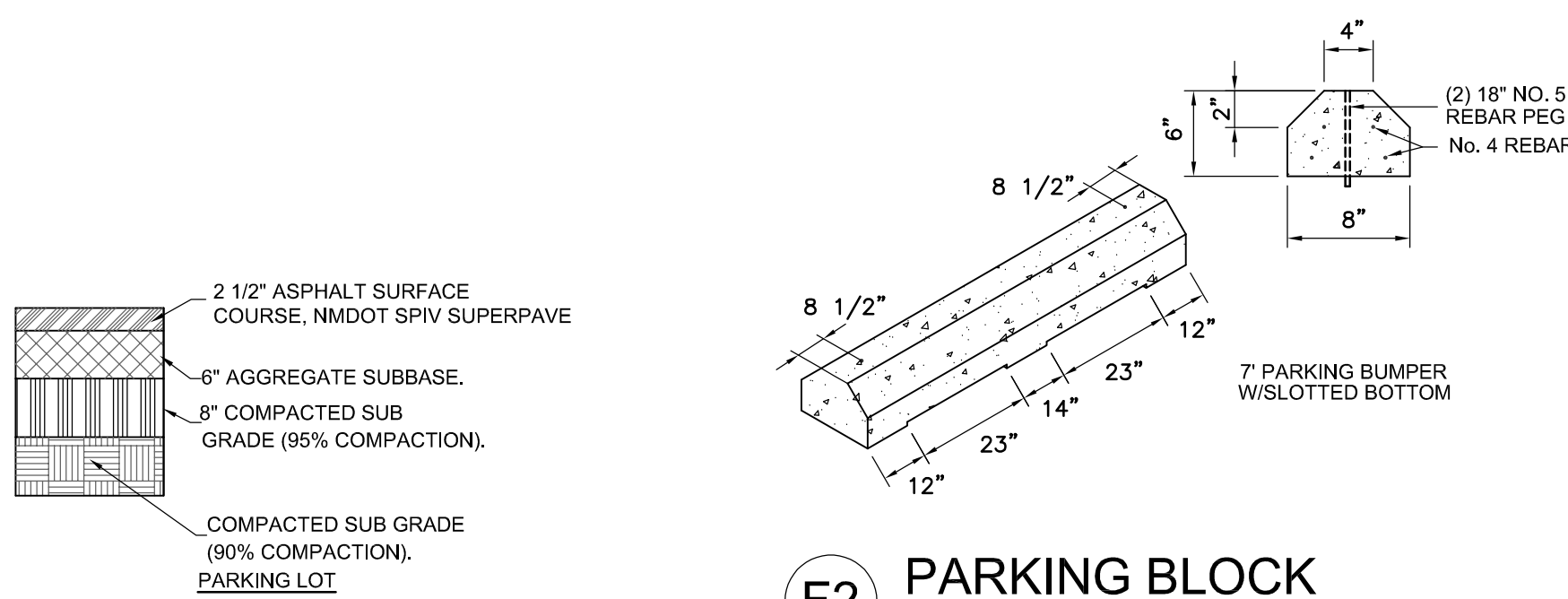
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TCL-3

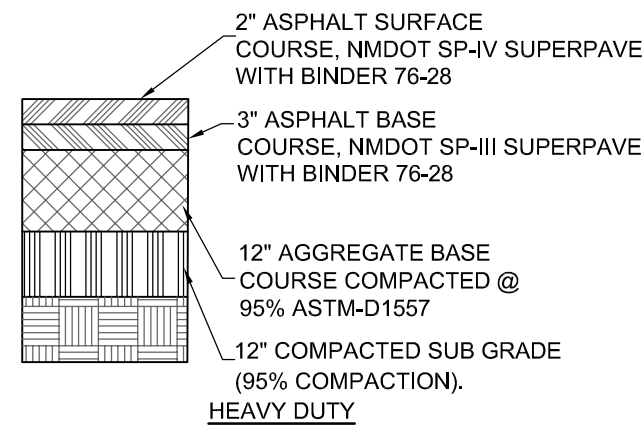
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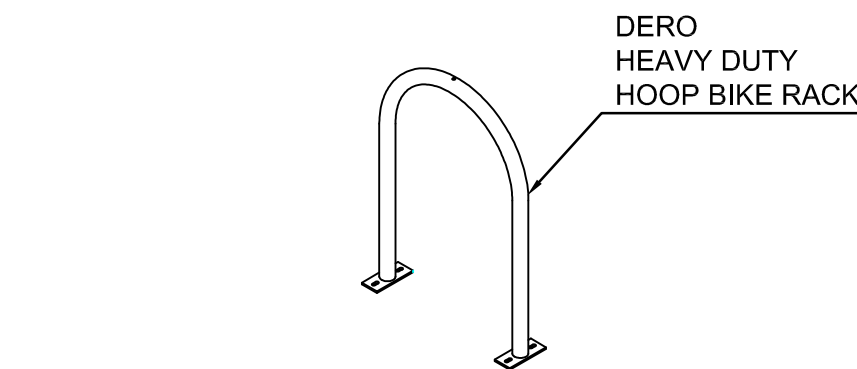
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F2 PARKING BLOCK
NOT TO SCALE

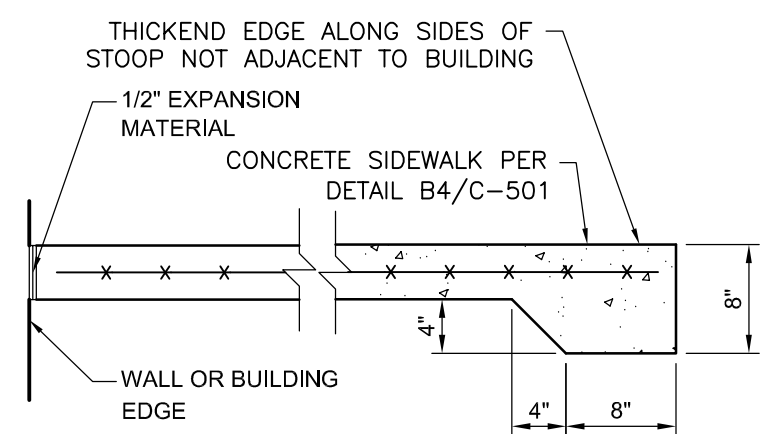


E1 ASPHALT PAVEMENT
NOT TO SCALE

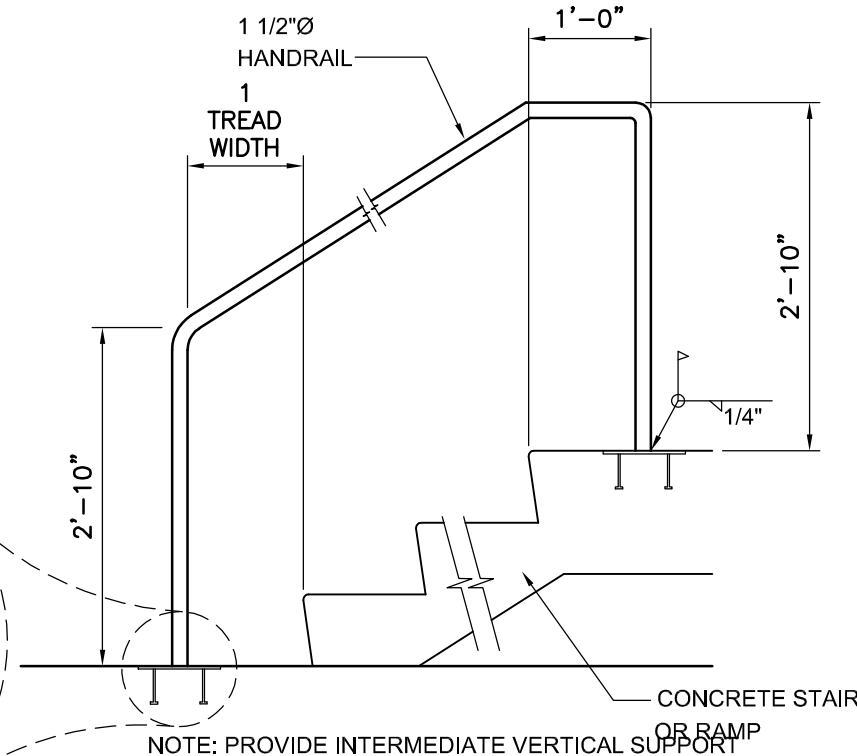
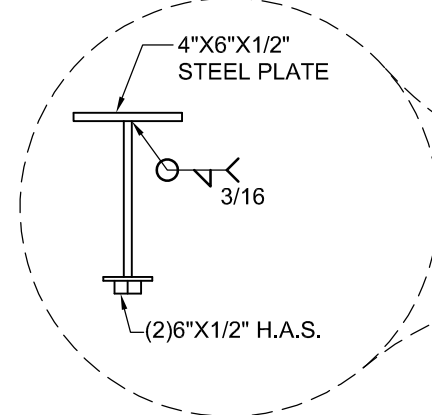


NOTE: BIKE CAN ATTACH ON BOTH SIDES OF RACK (2 BIKES PER RACK)
SPACING BETWEEN HOOPS TO BE 4' MINIMUM

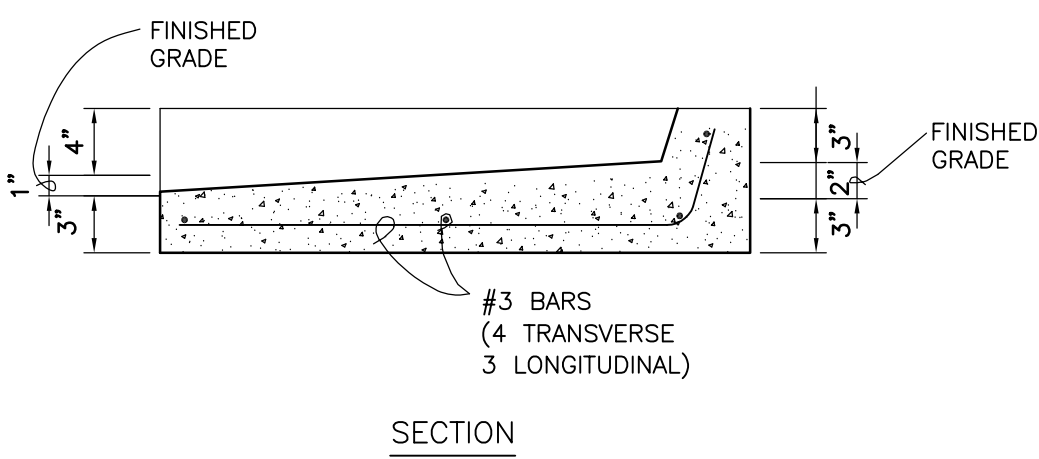
E2 BICYCLE RACK
NOT TO SCALE



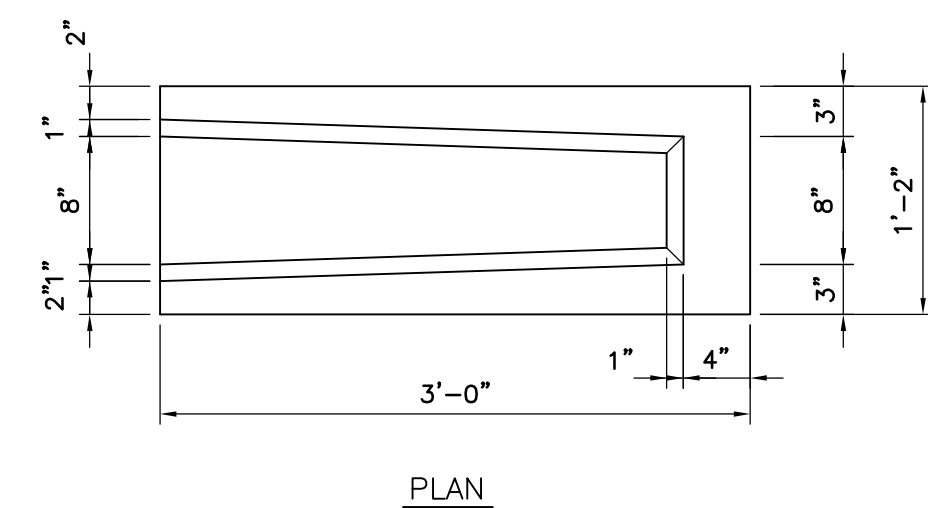
D1 CONCRETE STOOP
NOT TO SCALE



C2 STAIR/RAMP RAILING
NOT TO SCALE

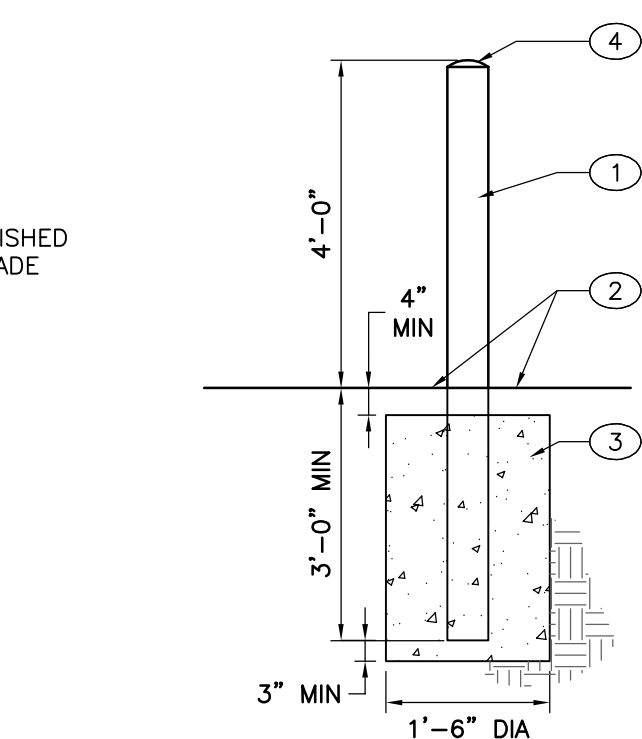


SECTION



PLAN

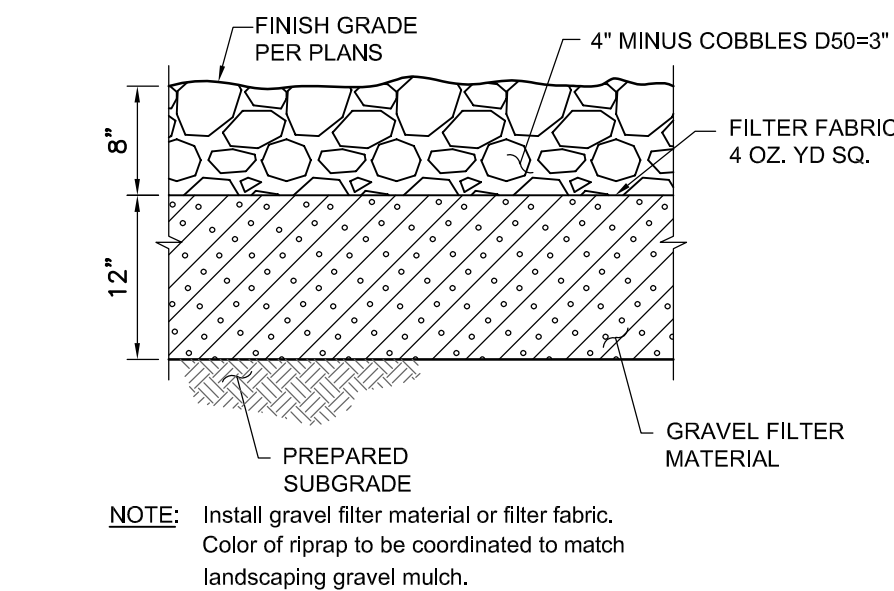
A1 CONCRETE SPLASH BLOCK
NOT TO SCALE



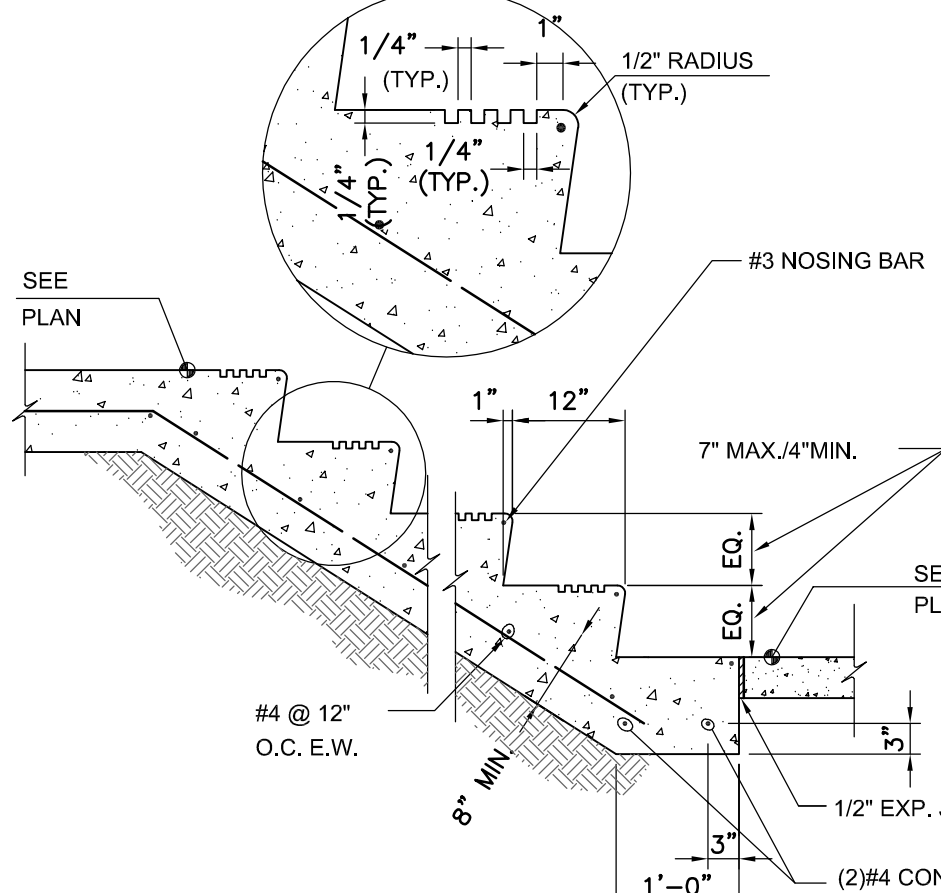
KEYED NOTES:

- 6" DIA. STEEL PIPE W/ REFLECTORIZED YELLOW PAINT (CONC. FILLED W/ SMOOTH EDGES).
- FINISHED GRADE OR PAVING AS PER DRAWINGS & SPECS - SEE PLANS.
- CONCRETE FOOTING.
- ROUNDED CONCRETE.

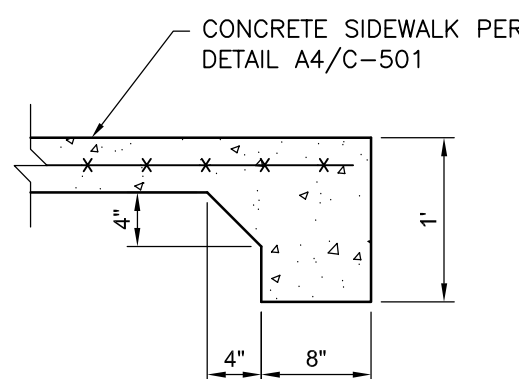
A2 BOLLARD, 6"Ø
NOT TO SCALE



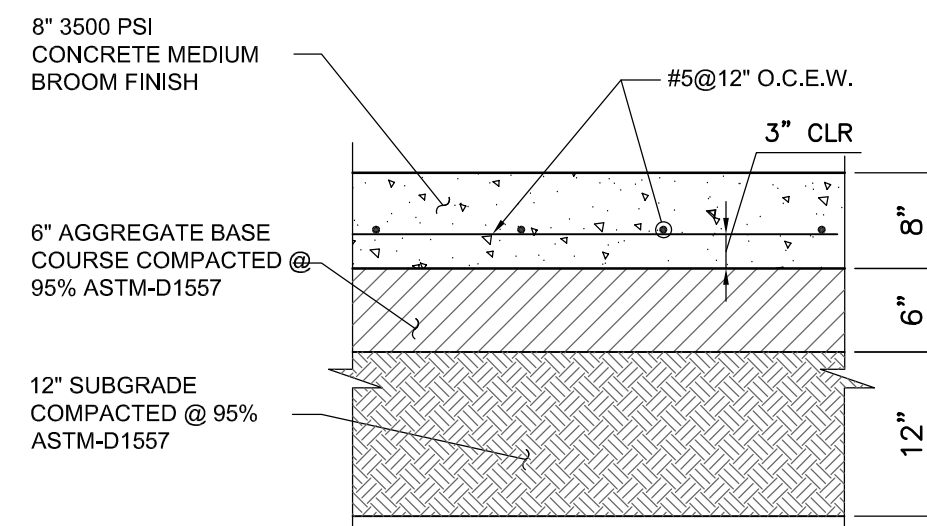
D3 RIP-RAP
NOT TO SCALE



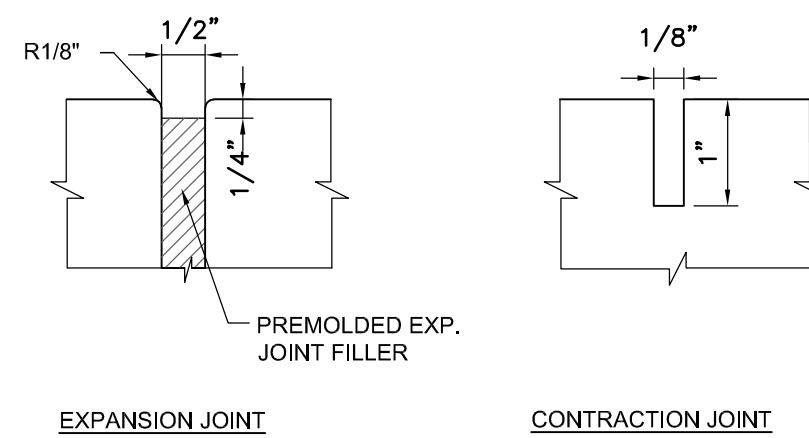
B3 CONCRETE STAIR
NOT TO SCALE



A3 TURNDOWN EDGE
NOT TO SCALE

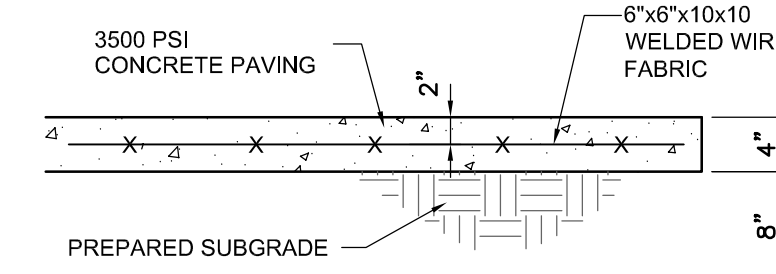


D4 CONCRETE PAVEMENT
NOT TO SCALE



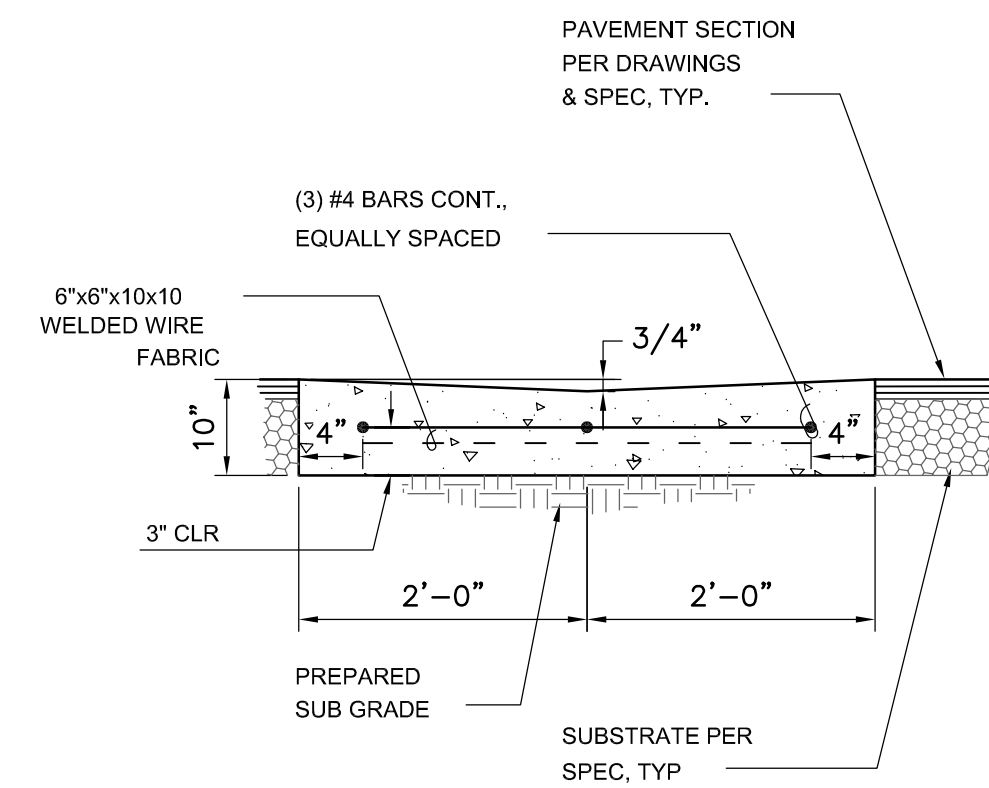
EXPANSION JOINT

CONTRACTION JOINT

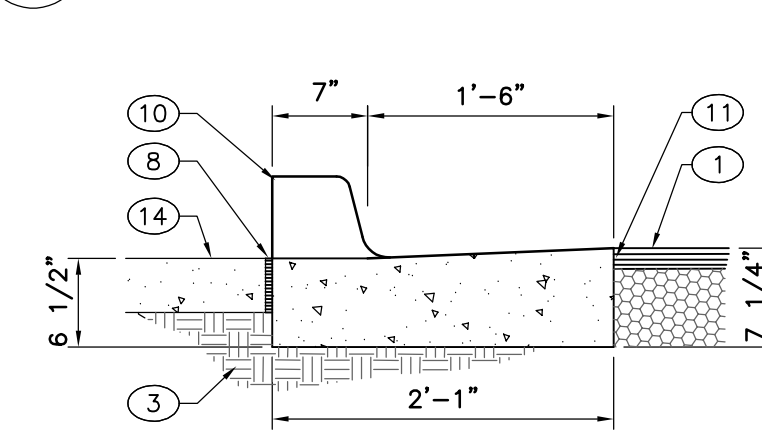


NOTE:
PROVIDE TRANSVERSE CONTRACTION JOINTS AT INTERVALS NOT EXCEEDING 6'-0" ON CENTER, PROVIDE CENTERLINE CONTRACTION JOINTS IN SIDEWALKS WIDER THAN 8'-0". SPACING OF CENTERLINE CONTRACTION JOINTS SHALL NOT EXCEED 6'-0".
PROVIDE EXPANSION JOINTS AT INTERVALS NOT EXCEEDING 30'-0" ON CENTER.

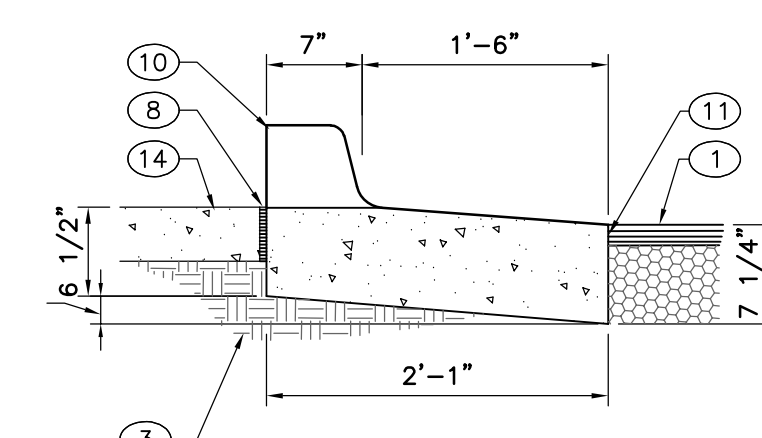
A4 CONCRETE SIDEWALK
NOT TO SCALE



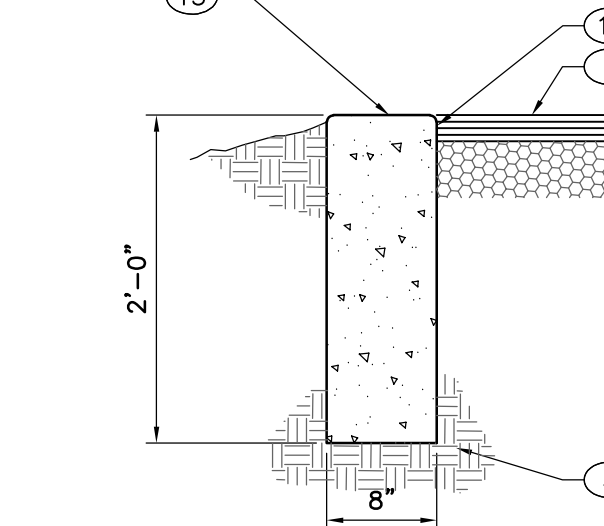
E5 CONCRETE VALLEY GUTTER
NOT TO SCALE



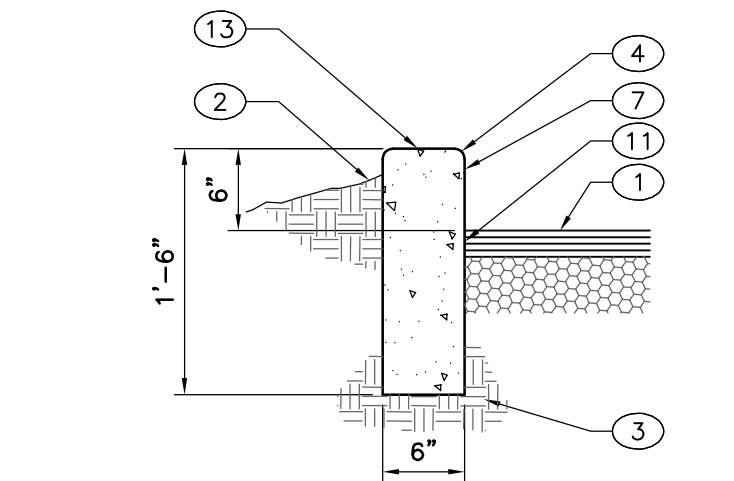
RUNDOWN GUTTER



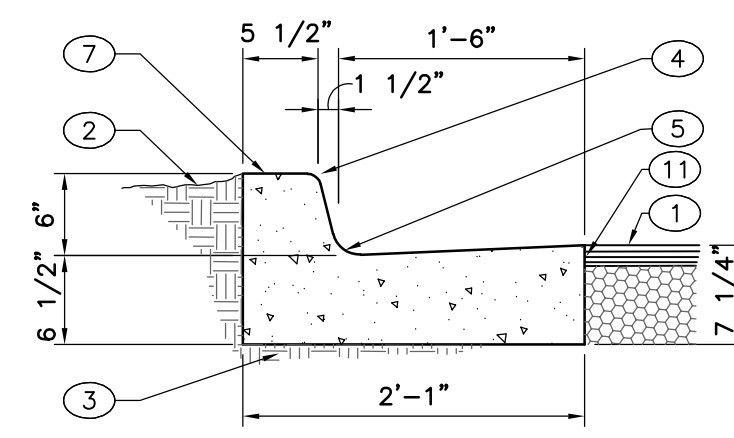
RUNDOWN DEPRESSED GUTTER



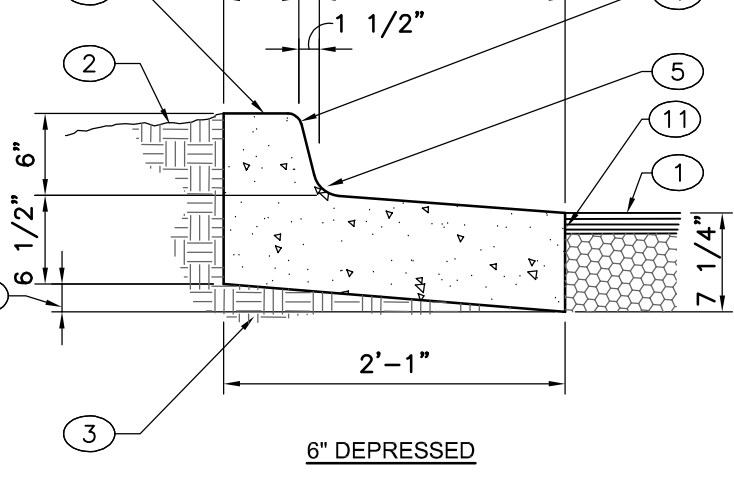
CUT OFF WALL



6" HEADER CURB



6" STANDARD CURB & GUTTER



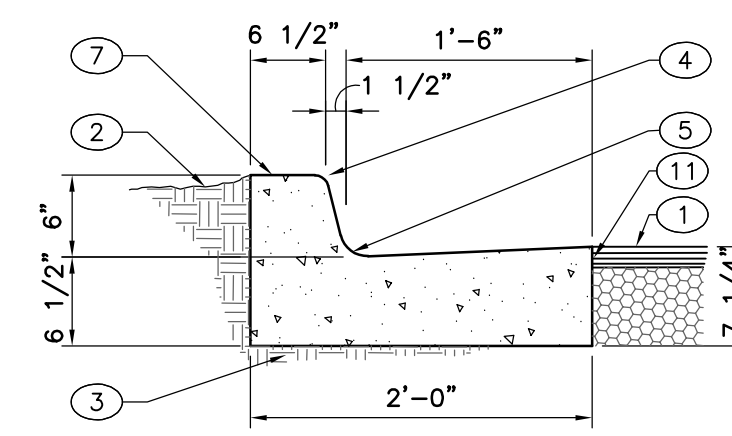
6" DEPRESSED CURB & GUTTER

KEYED NOTES:

- PAVEMENT SECTION PER DRAWINGS AND SPECS.
- FINISHED GRADE.
- PREPARED SUBGRADE.
- 3/4" RADIUS.
- 1 1/2" RADIUS.
- 2" RADIUS (BOTH SIDES).
- CONCRETE.
- EXPANSION JOINT.
- VARIES, DEPRESS AS NEEDED.
- OMIT 6" CURB.
- TACK COAT.
- NEW OR EXISTING PAVING.
- SMOOTH RUBBED FINISH.
- CONCRETE SIDEWALK.
- DRIVE NO.4 BARS 18" DEEP IN HOLES DRILLED 2' O.C. SEAL WITH EPOXY.
- EXTRUDED ASPHALT CURB.

CURB & GUTTER CONSTRUCTION NOTES:

- CURBS, GUTTERS & CUT-OFF WALLS TO BE CONSTRUCTED OF 3500 PSI P.C.C. UNLESS OTHERWISE NOTED.
- EDGES NOT SPECIFICALLY DIMENSIONED SHALL BE EDGED WITH A 3/8" EDGING TOOL.
- REMOVE & REPLACE 12" WIDE STRIP OF PAVEMENT BEYOND LIP OF GUTTER WHEN CONSTRUCTING CURB & GUTTER ADJACENT TO EXISTING A.C. PAVEMENT.
- DIMENSIONS AT ROUNDED CORNERS MEASURED TO INTERSECTION OF STRAIGHT LINES.
- FOR 6" CURB & GUTTER PROVIDE CONTROL JTS. @ 6' O.C. MAX. ALSO PROVIDE 1/2" EXPANSION JTS. AT 30' O.C. MAX. AT CURB RETURNS, & AT EACH SIDE OF DRIVEWAYS.
- FOR ALL OTHER CURBING PROVIDE CONTROL JOINTS @ 10' O.C. PROVIDE EXPANSION JOINTS @ 50' O.C. & ADJACENT TO BUILDINGS AND WALLS.



EX STREET CURB

