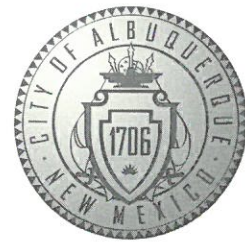


# CITY OF ALBUQUERQUE



August 8, 2019

RBA Architecture Planning Design  
Darby Miera  
1104 Park Ave SW  
Albuquerque, NM 87102

**Re: Academy parkway Self Storage**  
**6801 Academy Parkway NE 87109**  
**Traffic Circulation Layout**  
Engineer's/Architect's Stamp **06-19-19** (E17D001W)

Dear Mr. Miera,

The TCL submittal received 08-05-2019 is approved for Building Permit. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

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

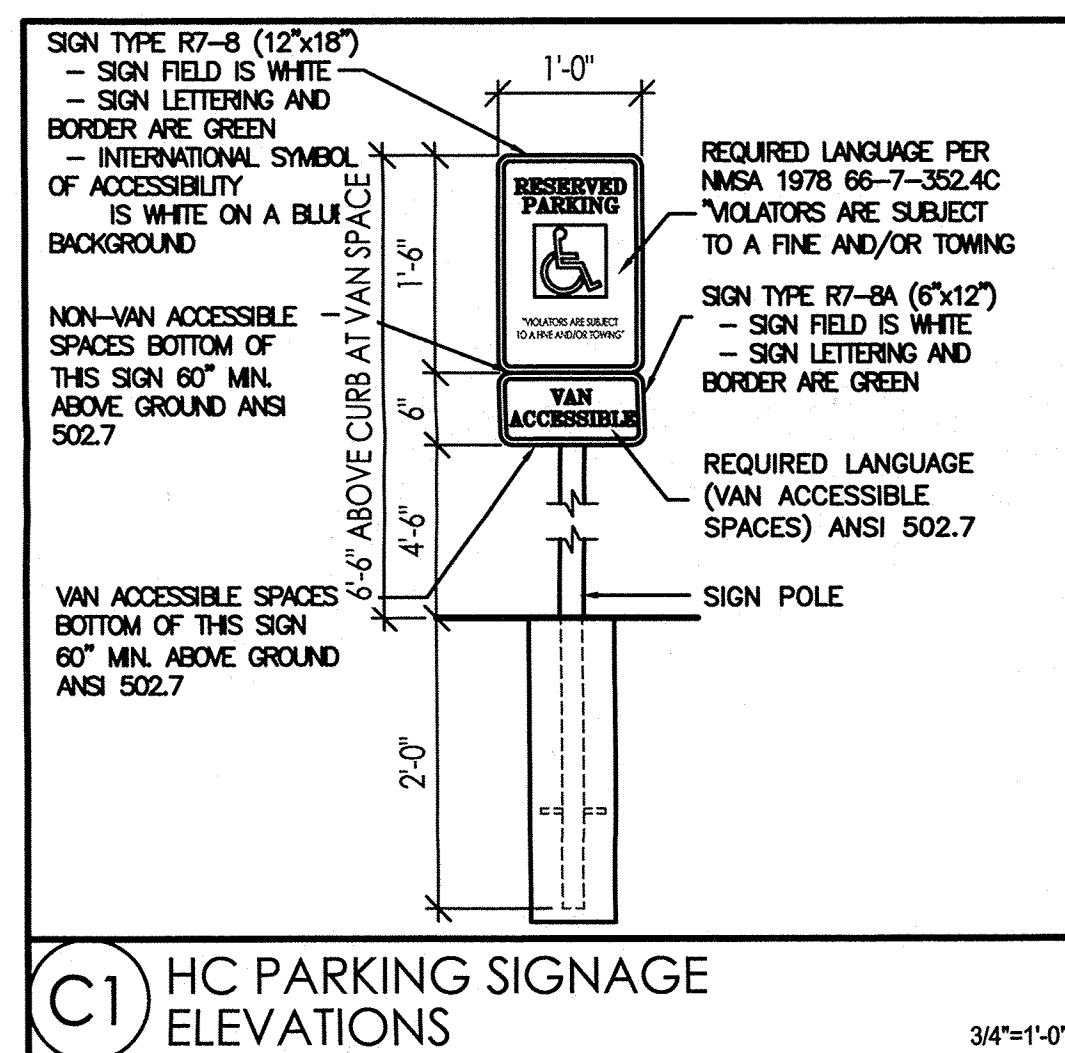
Ernest Armijo, P.E.  
Senior Engineer, Planning Dept.  
Development Review Services

Mojgan Maadandar, E.I.  
Associate Engineer, Planning Dept.  
Development Review Services

\MM via: email  
C: CO Clerk, File



  **ENLARGED PARTIAL SITE PLAN**  
1"=20'-0"



## SITE EASMENT KEYED NOTES













- ① Reservations contained in Patent from United States of America, filed in Book 80, Page 353, Real Property Records of Bernalillo County, New Mexico.
- ② Grant of Right-of-way granted to Public Service Company of New Mexico by instrument recorded in Book D 459, page 329, records of Bernalillo County, New Mexico. Item is shown hereon.
- ③ Grant of Easement for Water, Sewer and Public Utilities granted to the City of Albuquerque, New Mexico, a municipal corporation by instrument recorded in Book Misc. 393, page 45, records of Bernalillo County, New Mexico. Item is shown hereon.
- ④ Public Service Company of New Mexico Easement Encroachment Agreement recorded in Book Misc 533A, page 239, records of Bernalillo County, New Mexico. Item is shown hereon. Item allows encroachment of access easement into 150 foot PNM easement (Item 12).
- ⑤ Underground Easement granted to Public Service Company of New Mexico, a New Mexico corporation and US West Communications, Inc., a Colorado corporation by instrument recorded in Book 36-3, page 3527, records of Bernalillo County, New Mexico. Item is shown hereon.
- ⑥ Underground Easement granted to Public Service Company of New Mexico, a New Mexico corporation and Qwest Corporation by instrument recorded in Book A27, page 8808, records of Bernalillo County, New Mexico. Item cannot be plotted per incorrect Exhibit "A".
- ⑦ Underground Easement granted to Public Service Company of New Mexico, a New Mexico corporation and Qwest Corporation by instrument recorded in Book A27, page 8819, records of Bernalillo County, New Mexico. Item is shown hereon.
- ⑧ Easements and notes as shown, noted and provided for on the plats recorded in Plat Book C26, Page 54; Plat Book C34, page 85 and in Plat Book 96C, page 40, Real Property records of Bernalillo County, New Mexico.
  - a: 30' Private Access Easement (Bk. C34, Pg. 85)
  - b: 33' Private Access Easement (Bk. C34, Pg. 85)
  - c: 75' Public Service Easement (Bk. C34, Pg. 85)
  - d: 7' Public Utility Easement (Bk. C34, Pg. 85)
  - e: 10' P.N.M. Easement (Bk. C34, Pg. 85)
  - f: 7' Public Utility Easement (Bk. C34, Pg. 85)
  - g: 15' Utility Maintenance Easement (Bk. C26, Pg. 54)

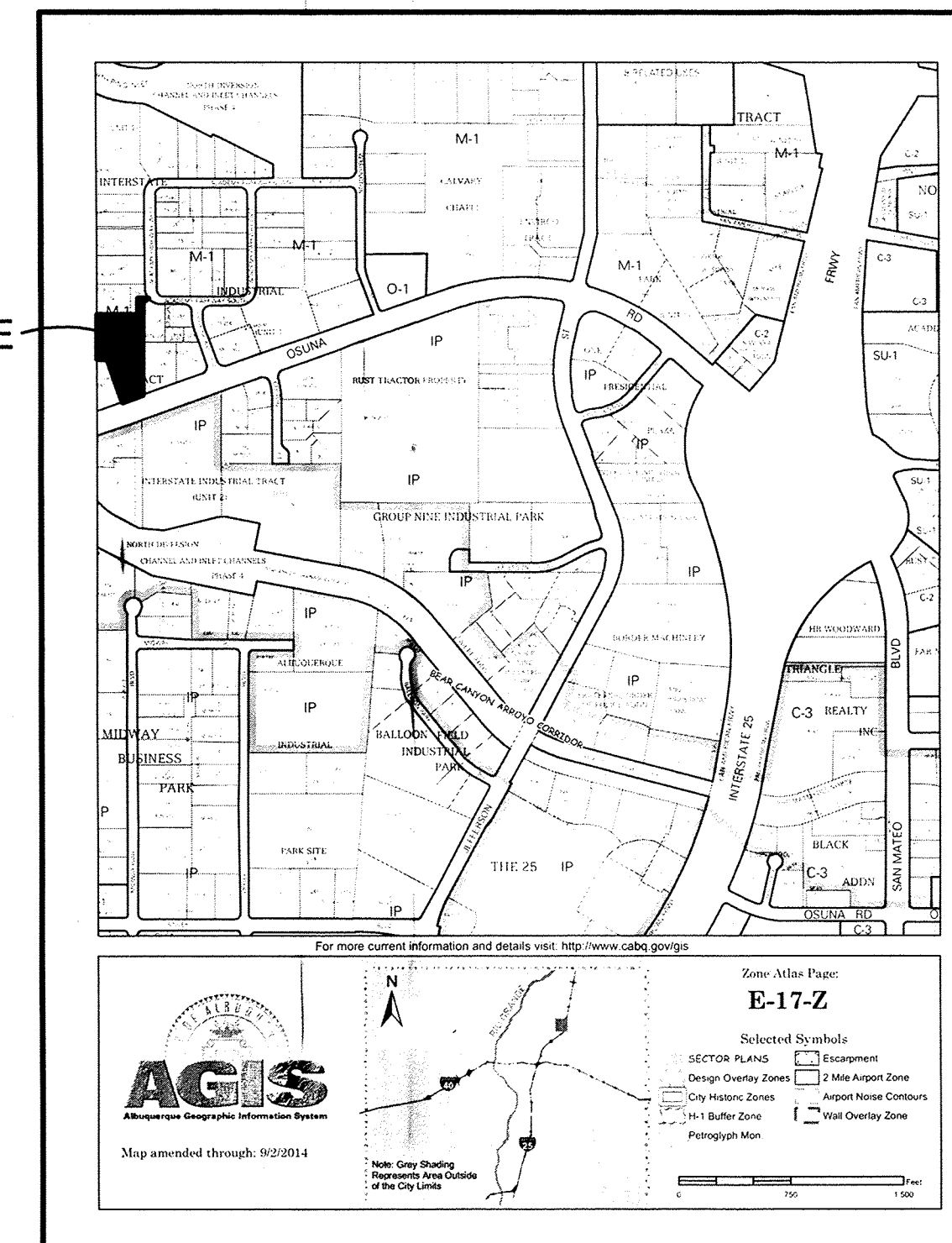
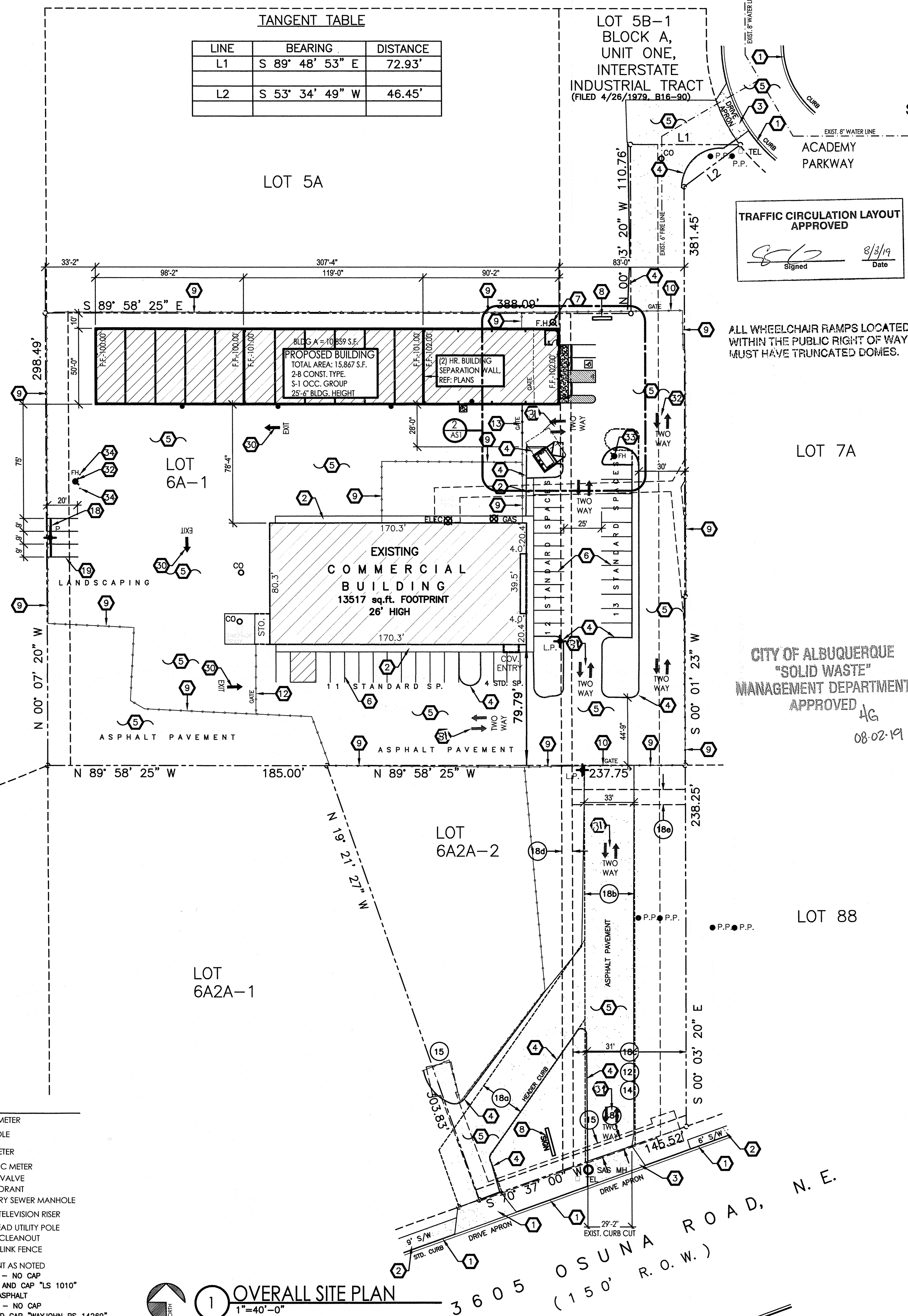
LINE	BEARING	DISTANCE
L1	S 89° 48' 53" E	72.93'
L2	S 53° 34' 49" W	46.45'

A. M. A. F. C. A. NORTH DIVERSION CHANNEL  
( 24 6' R. O. W. )

CM

**LEGEND:**

- |   |                         |                                  |
|---|-------------------------|----------------------------------|
|  | W.M.                    | WATER METER                      |
|  | L.P.                    | LIGHT POLE                       |
|  | GAS                     | GAS METER                        |
|  | ELEC                    | ELECTRIC METER                   |
|  | W.V.                    | WATER VALVE                      |
|  | F.H.                    | FIRE HYDRANT                     |
|  | SS MH                   | SANITARY SEWER MANHOLE           |
|  | TEL                     | CABLE TELEVISION RISER           |
|  | P.P.                    | OVERHEAD UTILITY POLE            |
|  | CO                      | SEWER CLEANOUT                   |
|  |                         | CHAIN LINK FENCE                 |
| <br>  |                         |                                  |
|  | FOUND MONUMENT AS NOTED |                                  |
| A:  | FOUND #5                | REBAR - NO CAP                   |
| B:  | FOUND #5                | REBAR AND CAP "LS 1010"          |
| C:  | FOUND SPIKE             | IN ASPHALT                       |
| D:  | FOUND #4                | REBAR "12 D99"                   |
| E:  | SET #4                  | REBAR AND CAP "WAYJOHN PS 14269" |
| F:  | SET PK NAIL             | AND DISK "PS 14269"              |
| G:  | SET "+"                 | IN CONCRETE FOOTING              |



## VICINITY MAP K-17-Z

NOT TO SCALE

## KEYED NOTES

1. EXISTING CONC. CURB AND GUTTER.
2. EXIST. CONC. SIDEWALK.
3. EXIST. CURB CUT.
4. EXIST. CONC. CURB.
5. EXIST. ASPHALT PAVING, PATCH AND REPAIR AS REQUIRED. NOTE: EXIST. ASPHALT PAVING CAN SUPPORT FIRE APPARATUS AND THE EXISTING GRADE DOES NOT EXCEED 10%.
6. EXIST. PAINTED STRIPE PARKING, TYP.
7. EXIST. FIRE HYDRANT TO BE REMOVED AND EXIST. FIRE LINE TO BE CAPPED OFF.
8. EXIST. SIGN.
9. EXIST. 6 FT. HIGH CHAINLINK FENCE, TYP.
10. EXIST. 6 FT. HIGH CHAINLINK SWINGING GATES. G.C. TO PROVIDE AND INSTALL A KNOX BOX WITH KEY FOR FIRE DEPARTMENT ACCESS INTO SITE, MOUNT BOX MAX. 6'-0" HIGH A.F.F., TYP.. NOTE: KNOX BOX TO BE LOCATED AT TWO EXISTING GATE ENTRIES.
11. REMOVE EXIST. GATE AND FENCE AT NEW BUILDING LOCATION.
12. EXIST. 6 FT. HIGH CHAINLINK SWINGING GATES, NOTE: KEY FOR UNLOCKING THE GATE. EXIST. AT NEW KNOX BOX LOCATED AT TWO ENTRIES INTO SITE, REF: KEYED NOTE #10.
13. NEW 28" WIDE x 6" HIGH SWINGING GATES, NOTE: KEY FOR UNLOCKING THE GATE. LOCATED AT NEW KNOX BOX LOCATED AT TWO ENTRIES INTO SITE, REF: KEYED NOTE #10.
14. 4" THICK CONC. SIDEWALK, TYP., REF: PLAN FOR WIDTH OF SIDEWALK.
15. ACCESSIBLE PARKING SIGNAGE PER C.O.A. STANDARDS, REF: DETAIL C1/AS-2.0.
16. PAINTED STRIPE HANDICAP ACCESSIBLE AREA WITH NO PARKING IN CAPITAL LETTERS, 12" HIGH X 2" WIDE. LOCATION SIGN [164-1.4.1 B NMSA 1978], REF: DETAIL AB/AS-2.0.
17. HANDICAP SYMBOL PER C.O.A. STANDARDS, REF: C2/AS-2.0.
18. CONCRETE WHEEL STOP.
19. 4" WIDE PAINTED STRIPE PER C.O.A. STANDARDS, REF: DETAIL AB/AS-2.0, TYP.
20. TOP OF CONC. SIDEWALK AND ASPHALT PAVING TO BE FLUSH.
21. G.C. TO PROVIDE AND INSTALL A SURFACE MOUNTED KNOX BOX WITH KEY FOR FIRE DEPARTMENT ACCESS INTO BUILDING, MOUNT BOX 5'-0" HIGH A.F.F., TYP.
22. REMOVE EXIST. DUMPSTER ENCLOSURE AND CONC. SLAB.
23. REMOVE EXIST. CONC. CURB SHOWN DASHED.
24. REMOVE EXIST. LANDSCAPE AND CONCRETE PAVING FOR NEW DUMPSTER ENCLOSURE.
25. NEW DUMPSTER ENCLOSURE, REF: DETAIL A1/AS-2.0.
26. NEW 6" THICK CONC. APRON, REF: DETAIL A1/AS-2.0.
27. NEW 6" RAISED CONC. CURB, TYP.
28. NEW CURB RADIUS = 2'-0".
29. NEW ASPHALT PAVING, TYP.
30. NEW PAINTED DIRECTION EXIT ARROW FOR FIRE DEPARTMENT APPARATUS TO EXIT SITE.
31. NEW PAINTED TWO WAY ENTER/EXIT ARROW, TYP.
32. NEW FIRE HYDRANT.
33. NEW LOCATION FOR EXISTING FIRE HYDRANT.
34. R' DIA. CONCRETE FILLED STEEL PIPE BOLLARD.

PARKING REQUIRED PER THE IDO

TABLE 5-5-1 OFFSTREET PARKING REQUIREMENTS  
 SELF-STORAGE: 1 SPACE PER 3,000 S.F. (GFA)  
 SPACES REQUIRED = 15,367/3,000 S.F. = 6 PARKING SPACES  
 SPACES PROVIDED = 5 REGULAR PARKING SPACES  
                                   1 ACCESSIBLE PARKING SPACE  
 TOTAL = 6 PARKING SPACES

LEGAL DESCRIPTION:

Lot numbered Six-A-1 (6A-1) in Block lettered "A" of UNIT 1, INTERSTATE INDUSTRIAL TRACT, Albuquerque, New Mexico, as the same is shown and designated on the corrected plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on February 1, 1985, in Plat Book C26, page 54.

and

Lot numbered Six A2A-2 (6A2A-2) in Block lettered "A" of INTERSTATE INDUSTRIAL TRACT, UNIT 1, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the correction plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on January 24, 1996, in Plat Book 96C, page 40.

AREA:

181,174.46 sq.ft. = 4.1592 Acres

ACADEMY PARKWAY SELF STORAGE

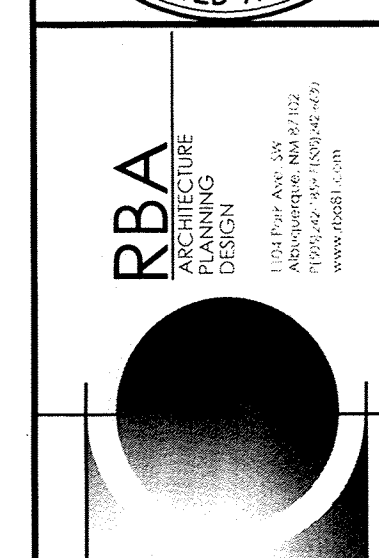
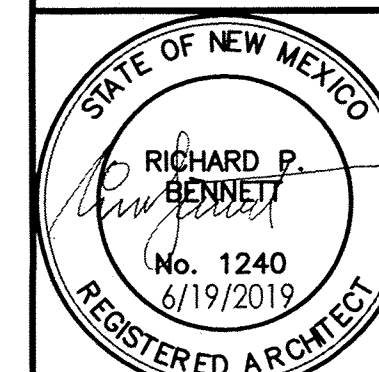
ACADLMI  
SITE PLAN

3605 OSUNA ROAD, N.E., 87109

ALBUQUERQUE, NEW MEXICO

PROJECT #1906

REVISION DATE



DATE \_\_\_\_\_

06-19-2019

**SHEET NUMBER**

AS-1.0