

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

August 25, 2023

Jonathan D. Niski, P.E.
Tierra West, LLC
5571 Midway Park Pl. NE
Albuquerque, NM 87109

**Re: Albuquerque Self Storage
4901 San Mateo Blvd. NE
Traffic Circulation Layout
Engineer's Stamp 08-17-23 (F17-D002K)**

Dear Mr. Niski,

The TCL submittal received 08-01-2023 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. **AN APPROVED PLAT AND REVOCABLE PERMIT ARE A CONDITION OF RELEASING FINAL CO.**

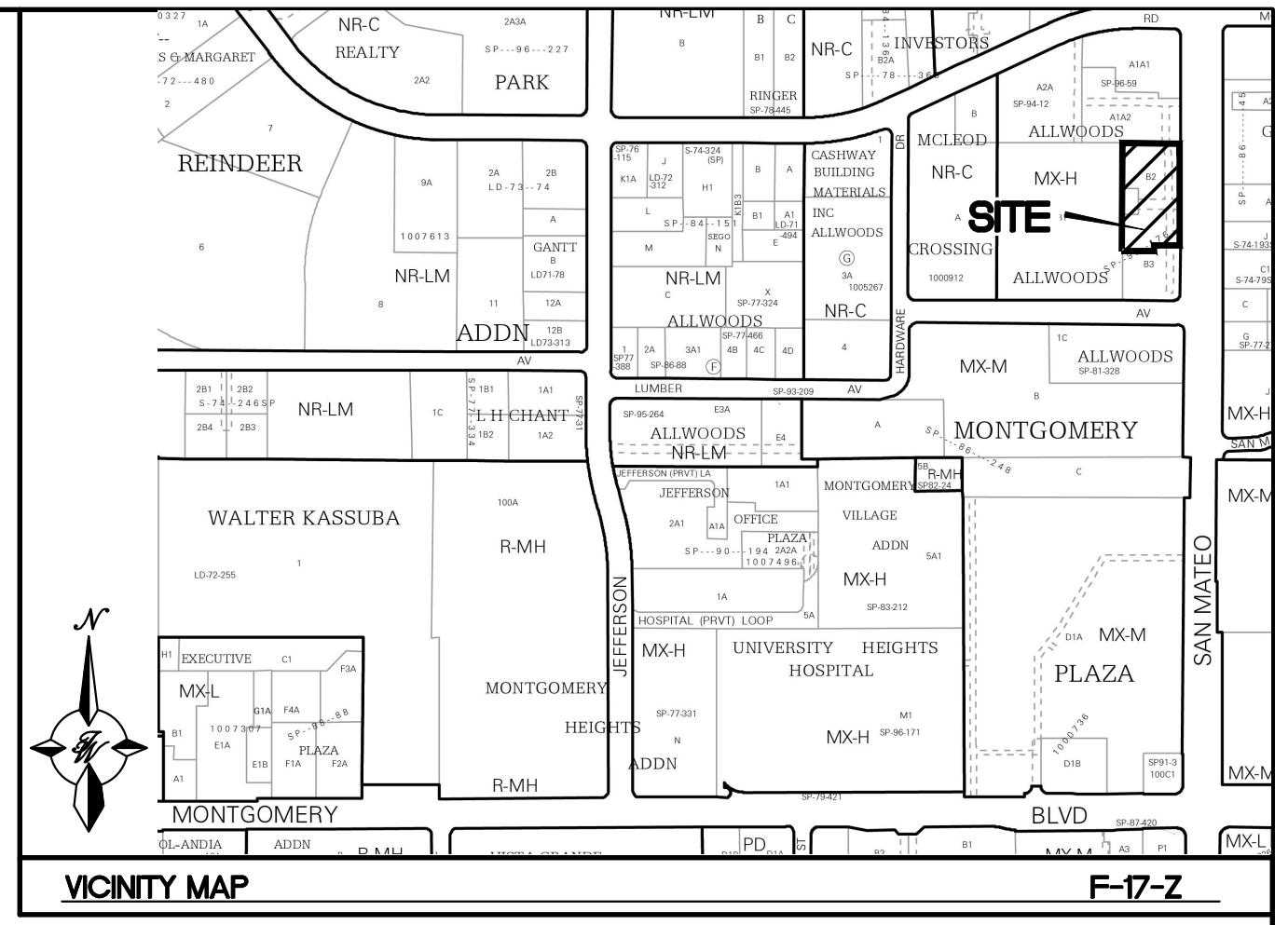
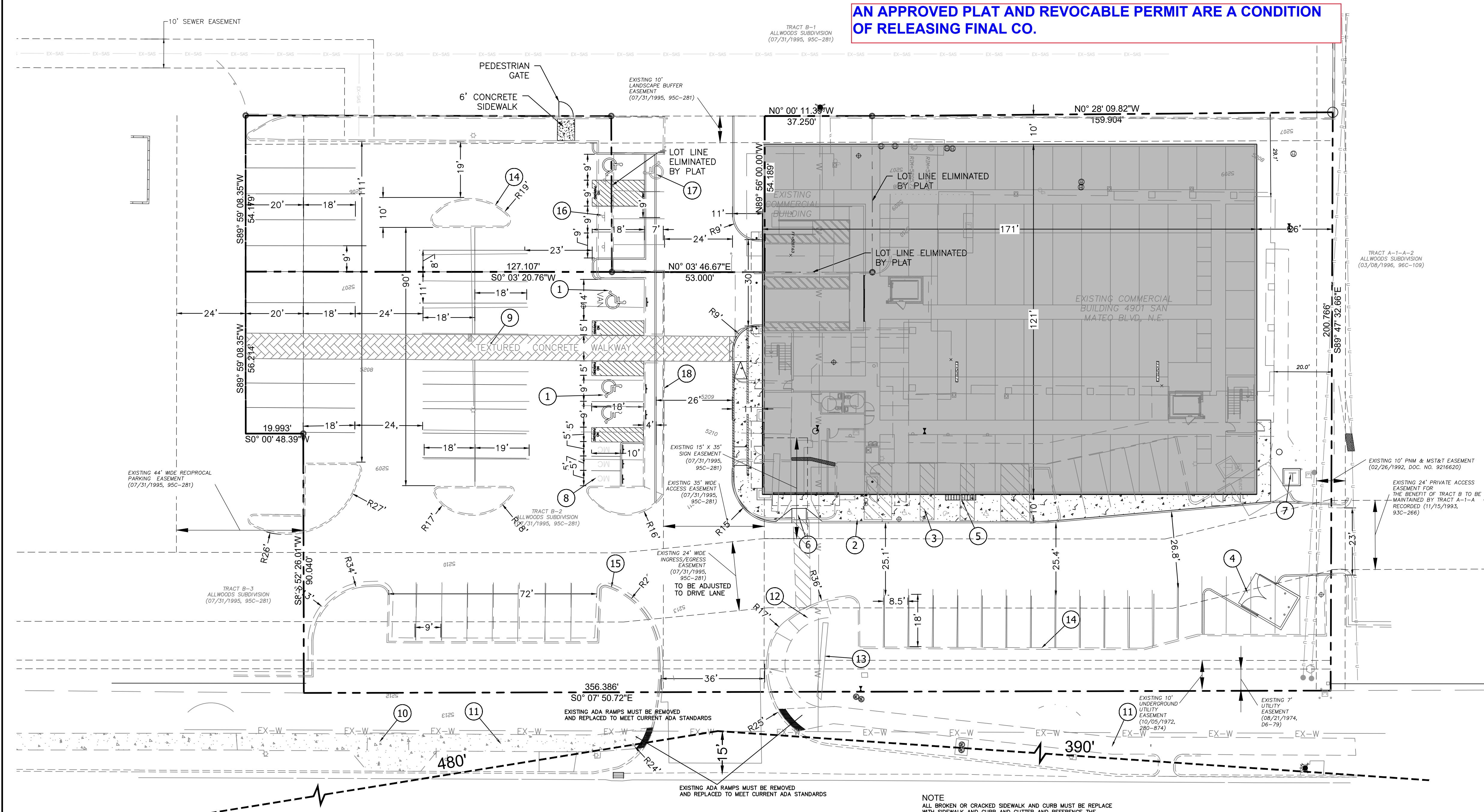
Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

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

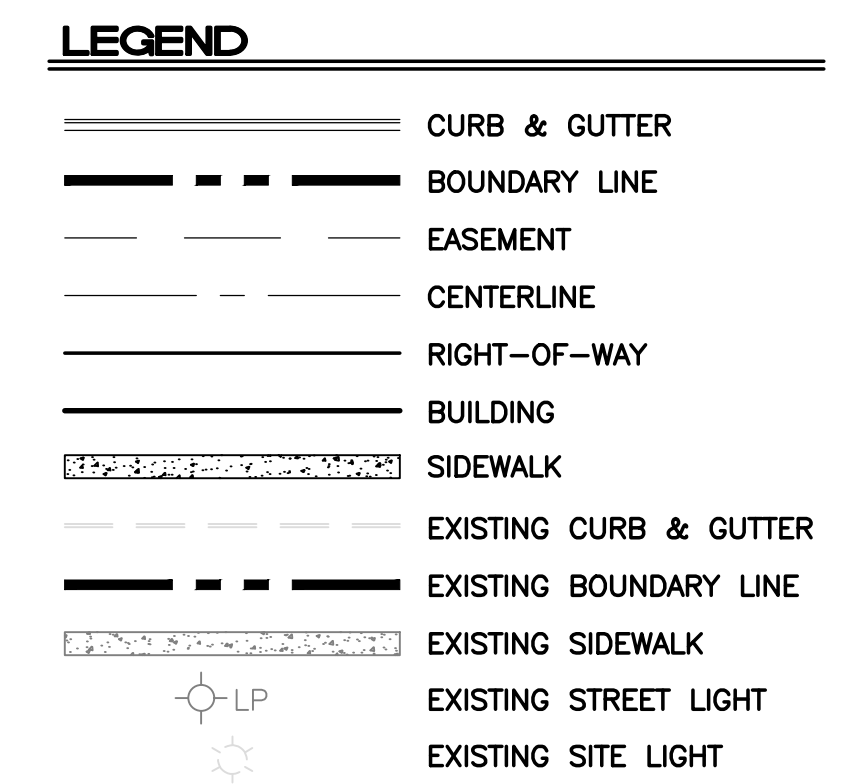
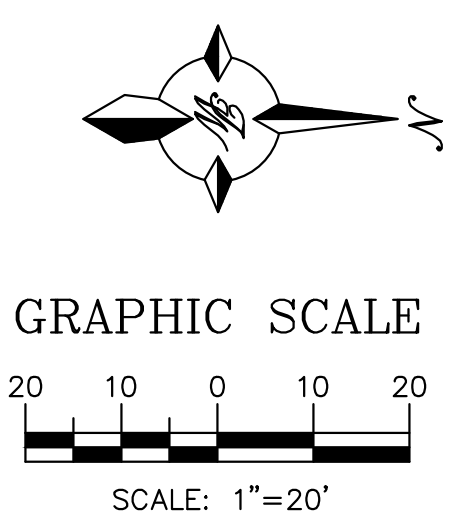
C: CO Clerk, File

AN APPROVED PLAT AND REVOCABLE PERMIT ARE A CONDITION OF RELEASING FINAL CO.



LEGAL DESCRIPTION:
TRACT B-2 ALLWOODS SUBDIVISION

- KEYED NOTES**
- 1 ACCESSIBLE PARKING PER ADA STANDARDS WITH SIGN (SEE DETAIL SHT. C5 & 6)
 - 2 6" HEADER CURB (SEE DETAIL SHT. C6)
 - 3 CONCRETE SIDEWALK AT BUILDING (SEE DETAIL SHT. C5)
 - 4 DUMPSTER (SEE DETAIL SHT. C6)
 - 5 BICYCLE RACKS (SEE DETAIL SHT. C)
 - 6 CURB HC RAMP (SEE DETAIL SHT C5)
 - 7 TRANSFORMER
 - 8 MOTORCYCLE PARKING
 - 9 EXISTING TEXTURED CONCRETE SIDEWALK
 - 10 EXISTING BUS STOP
 - 11 EXISTING 6" SIDEWALK
 - 12 EXISTING HC RAMP
 - 13 EXISTING PYLON SIGN (REVOCABLE PERMIT)
 - 14 EXISTING HEADER CURB
 - 15 EXISTING CURB & GUTTER
 - 16 EXISTING HEADER CURB TO BE REMOVED
 - 17 EXISTING PARKING & HC PARKING TO BE REMOVED
 - 18 REMOVE AND DISPOSE 80 LF EXISTING CURB



NOTE
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

SAN MATEO BLVD
RIGHT-OF-WAY VARIES

NOTE
ALL BROKEN OR CRACKED SIDEWALK AND CURB MUST BE REPLACED TO MEET CURRENT ADA STANDARDS

TRAFFIC CIRCULATION LAYOUT APPROVED
Ernest Armijo 8/25/2023
Signed Date

SITE DATA

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

PROJECT NUMBER: _____

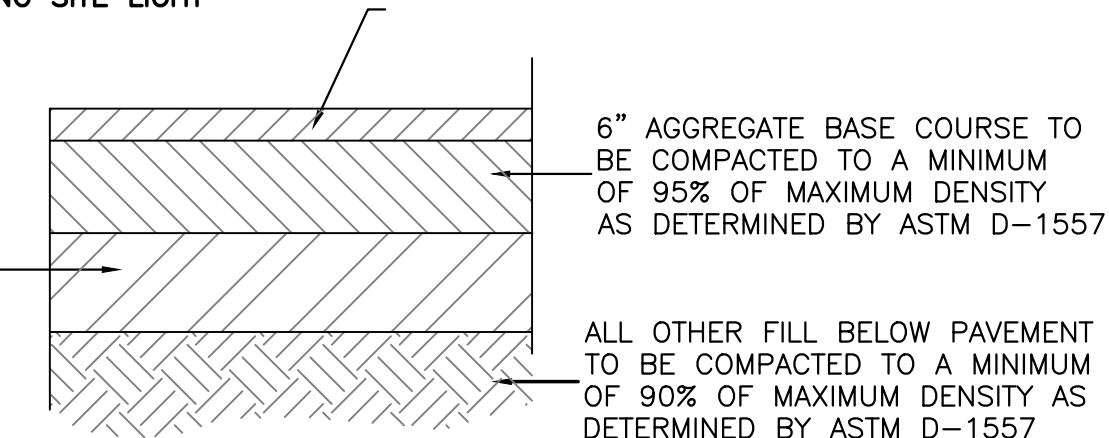
Application Number: _____

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

DET SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
Hydrology	Date
Code Enforcement	Date
Environmental Health Department (conditional)	Date
Solid Waste Management	Date
Planning Department	Date

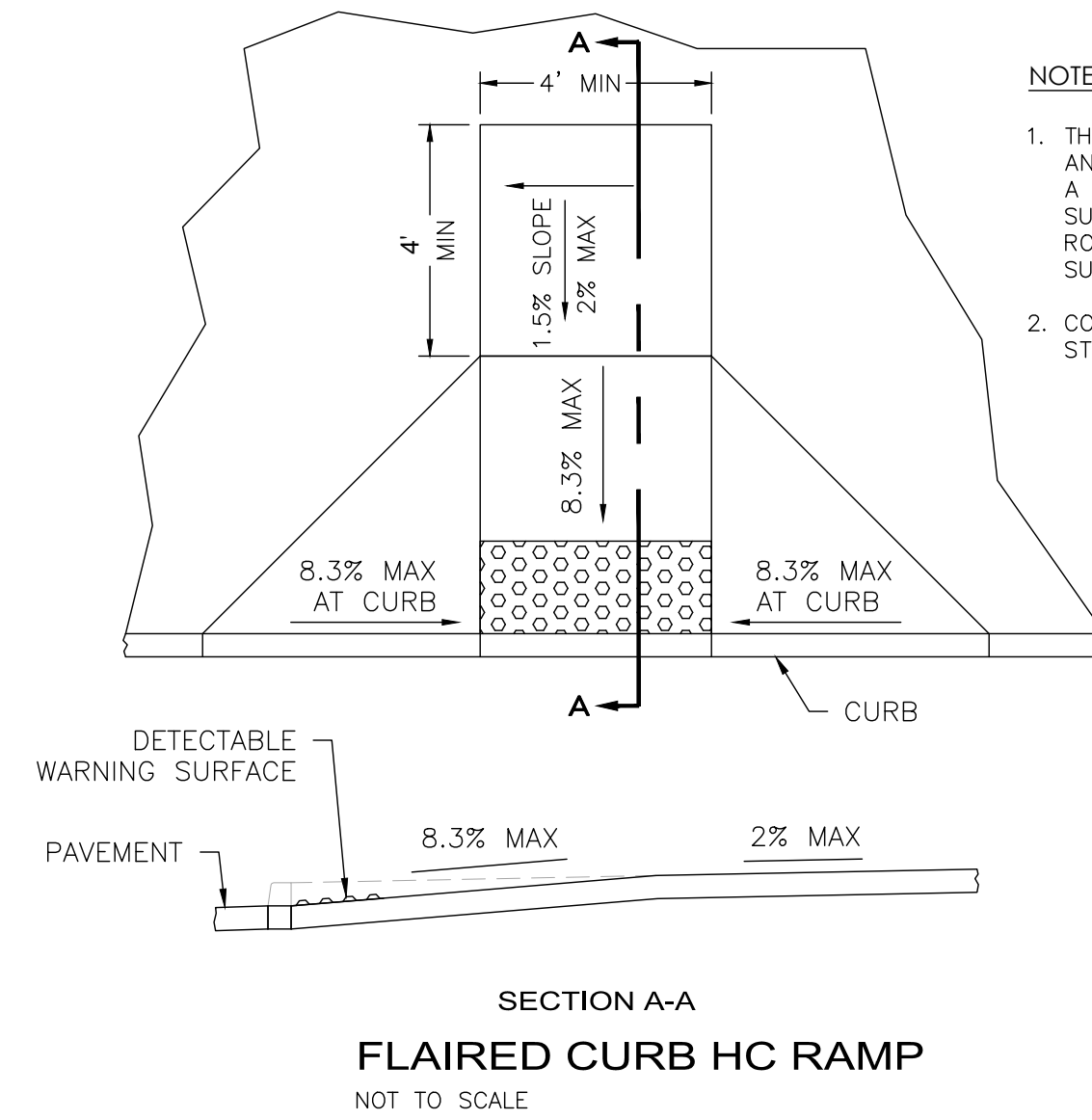
12" SUBGRADE TO BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D-1557



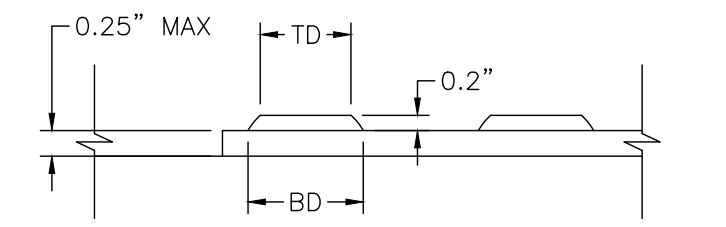
TYPICAL PAVING SECTION MATERIAL DESIGNATION FOR CONCRETE AND AGGREGATE BASE
NTS

ISSUED FOR REVIEW - NOT FOR CONSTRUCTION

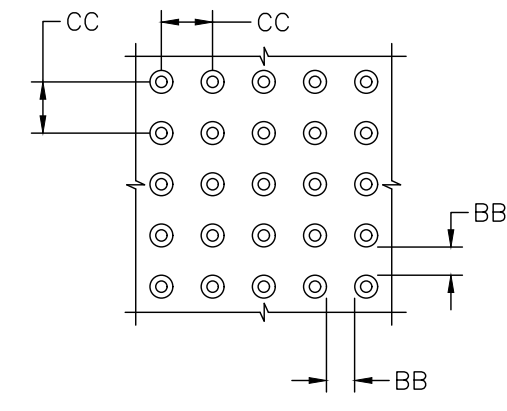
	ALBUQUERQUE SELF STORAGE 4901 San Mateo Blvd	DRAWN BY BJF
	SITE PLAN FOR BUILDING PERMIT	DATE 8-17-23
8-17-23 RONALD R. BOHANNAN P.E. #7868	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # C2 JOB # 2020068



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

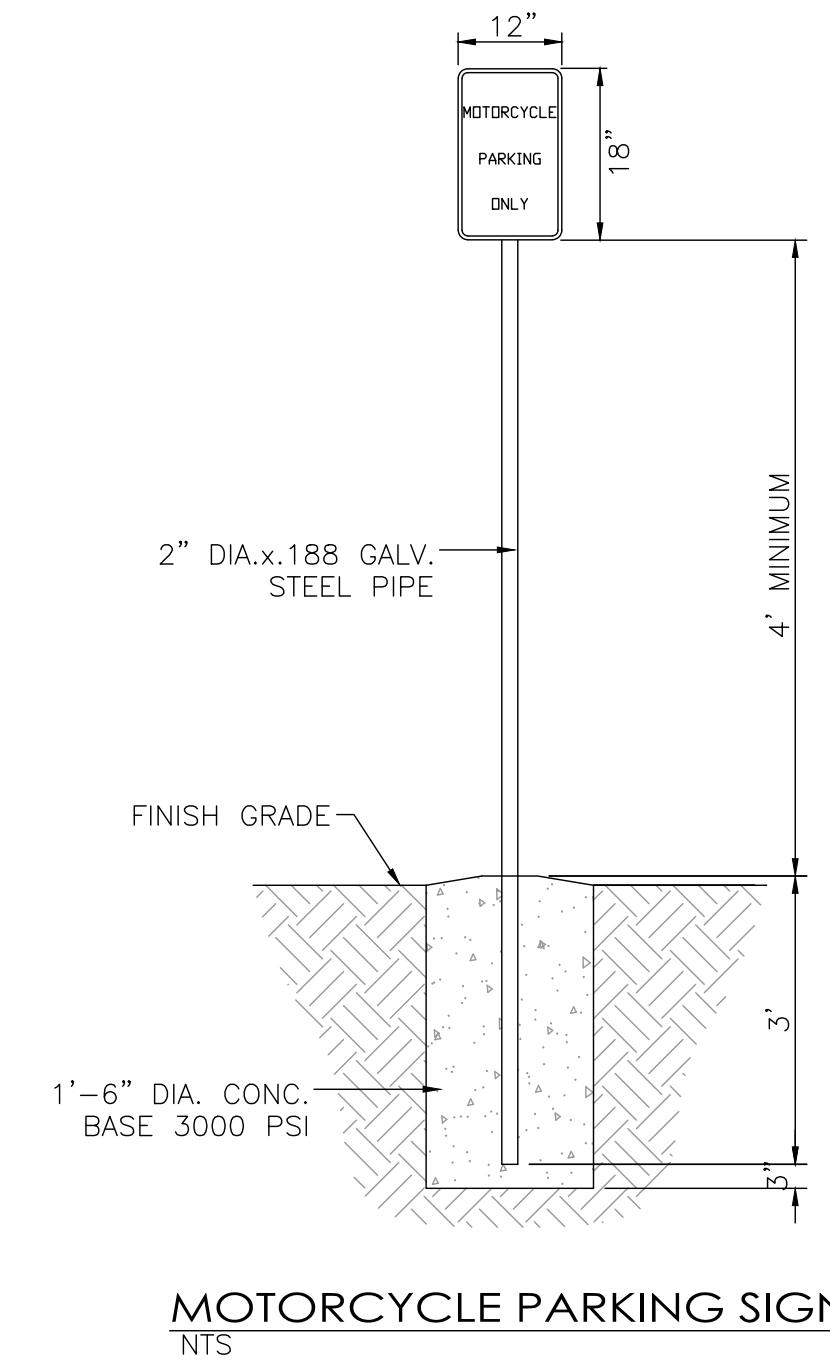


DOME SECTION
 BD - BASE DIAMETER 0.9" MIN
 TD - TOP DIAMETER 50% OF BD MIN TO 65% OF BD MAX

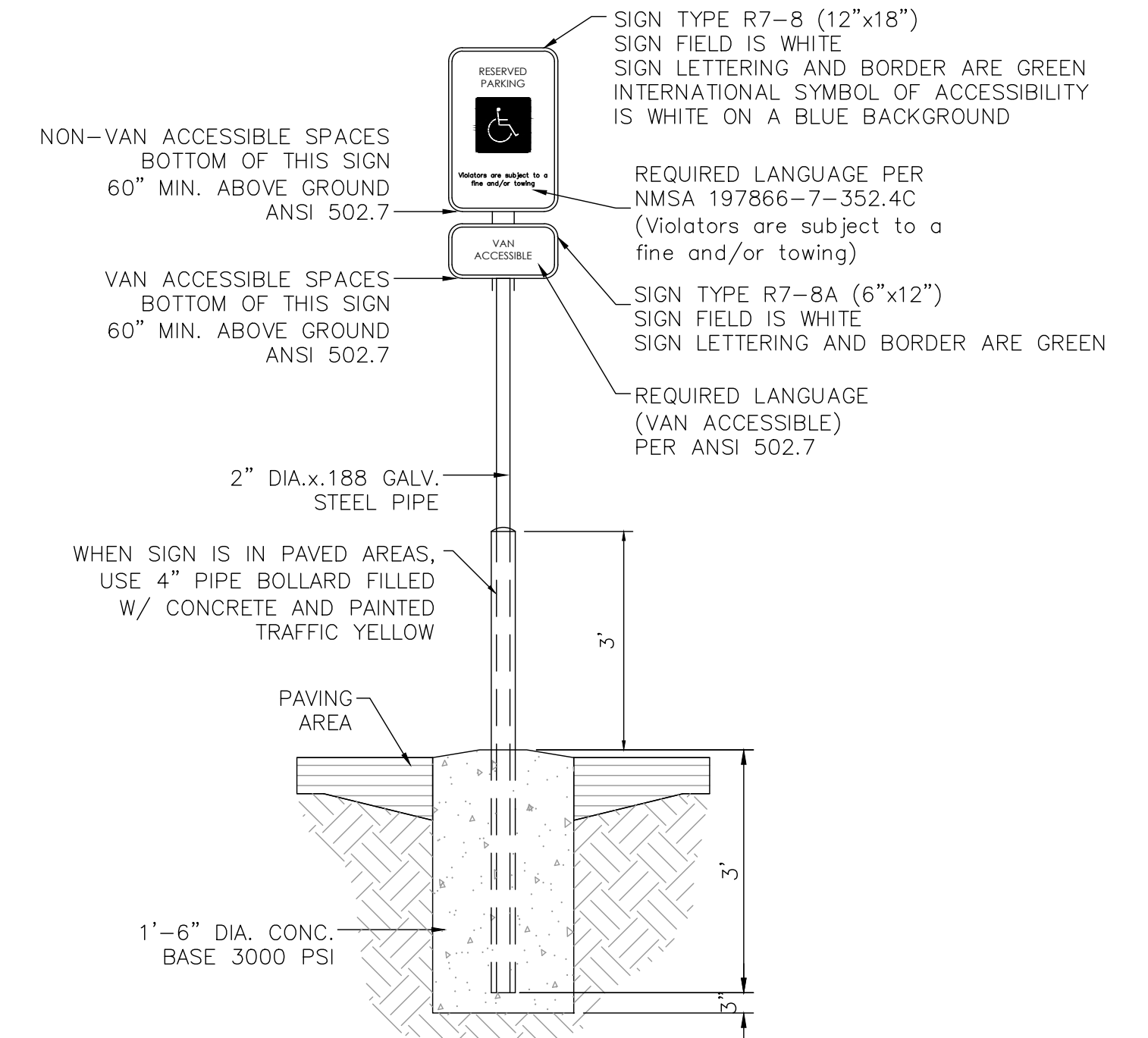


DOME SPACING
 CC - CENTER TO CENTER SPACING 2.35"
 BB - BASE TO BASE SPACING 1.48" MIN

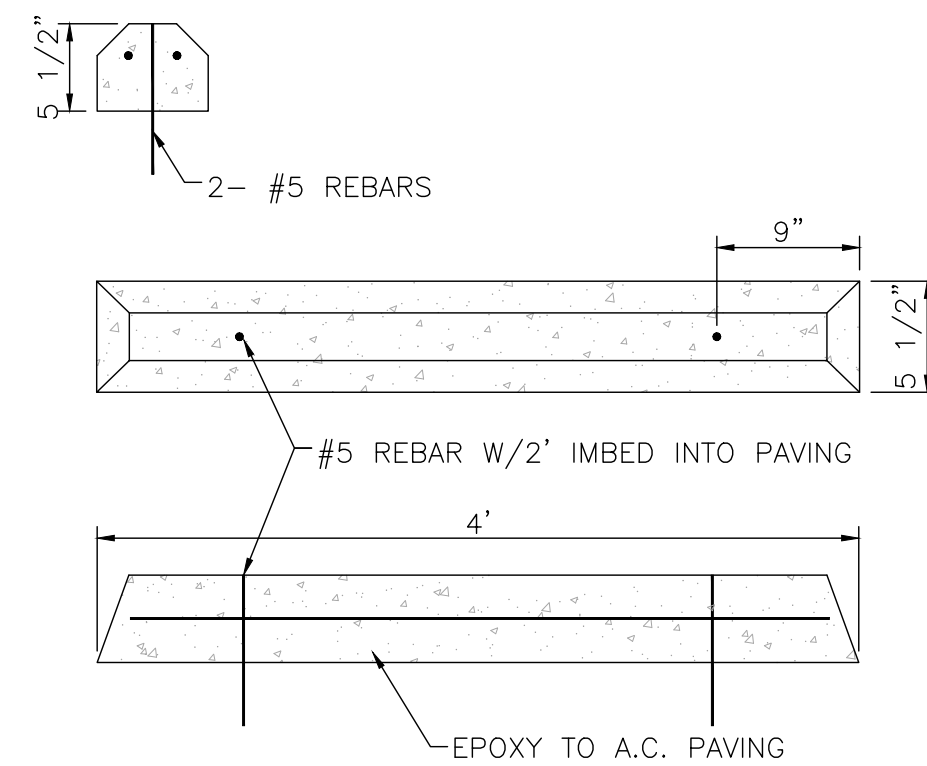
TRAFFIC CIRCULATION LAYOUT APPROVED
Ernest Amigo 8/25/2023
 Signed Date



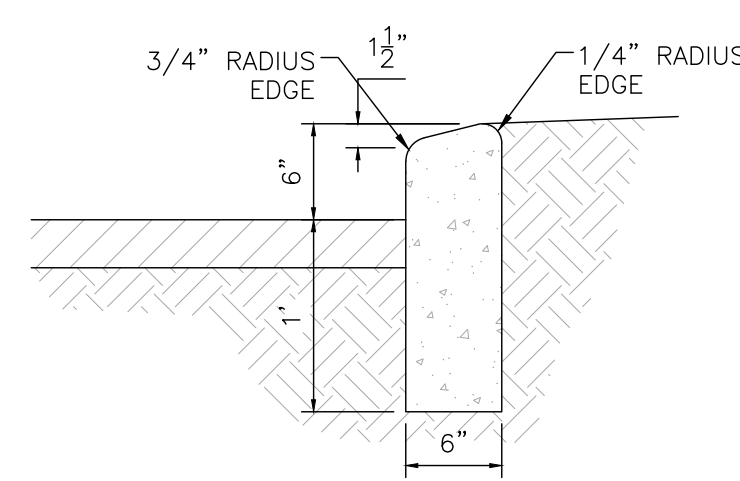
MOTORCYCLE PARKING SIGN
 NTS



ACCESSIBLE PARKING SIGN
 NTS

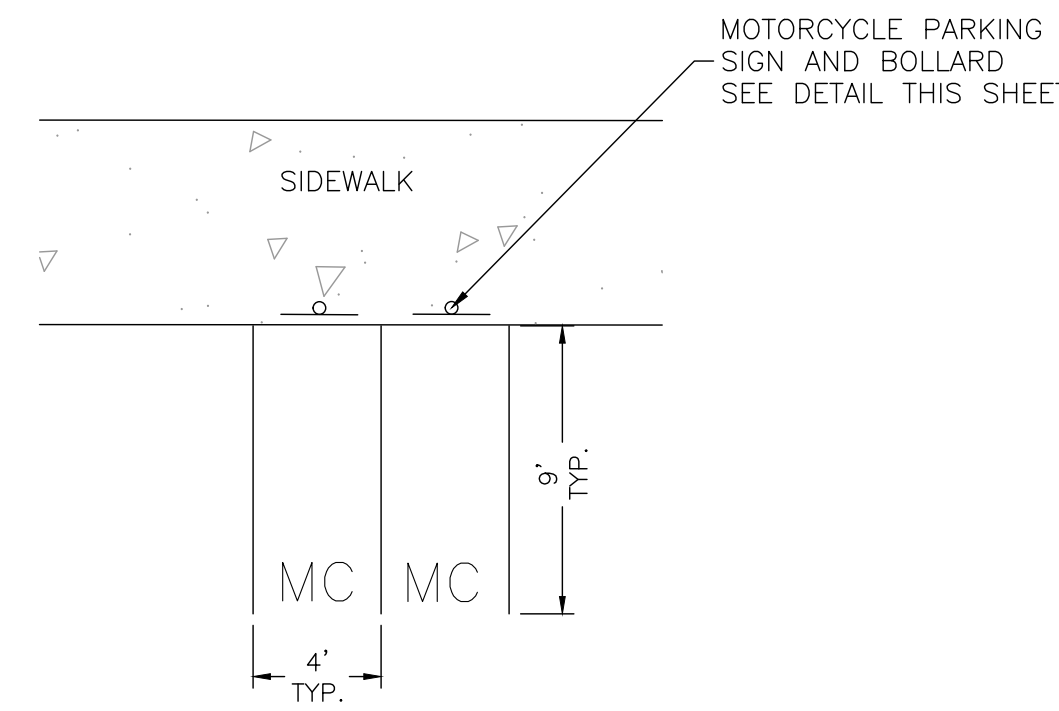


WHEEL BUMPER
 NTS



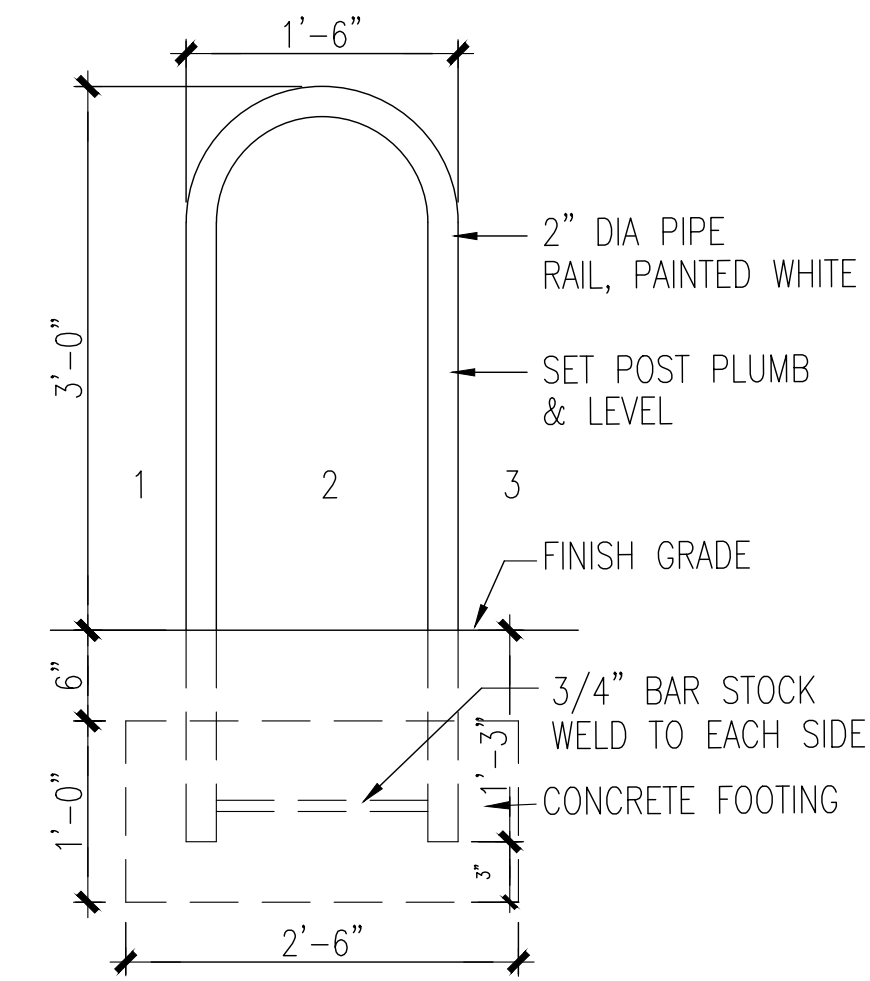
6" HEADER CURB DETAIL
 1"=1"

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



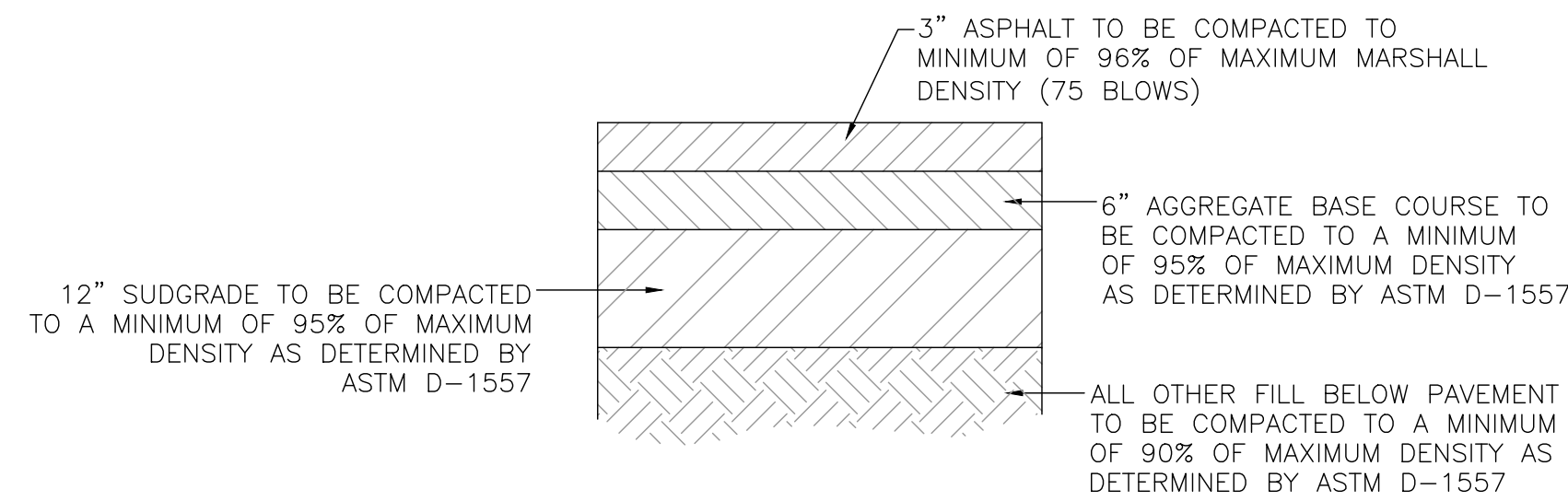
- NOTES:**
- 1) MC shall be painted on the pavement at rear of space, white symbol.
 - 2) Parking space lines to be painted blue.

MOTORCYCLE PARKING DETAIL
 NTS

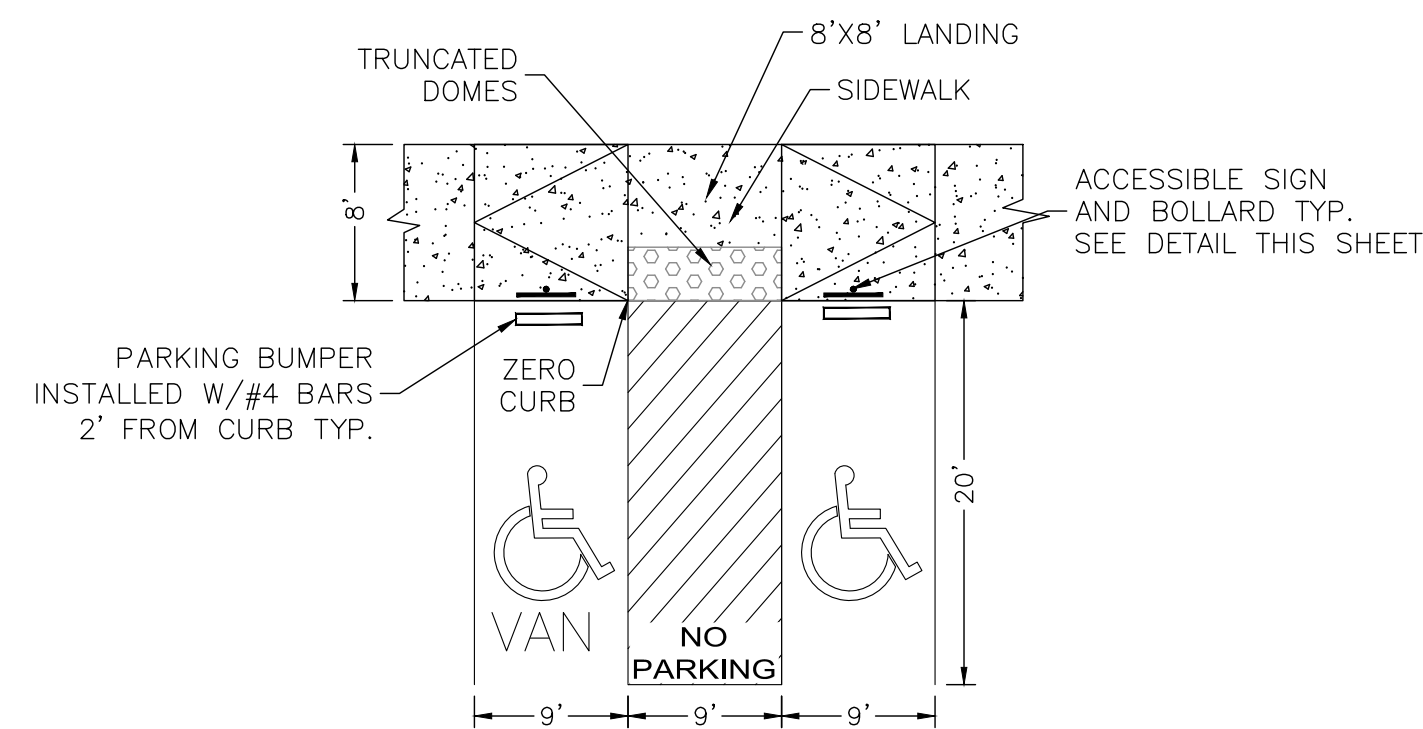


- NOTES:**
1. THE RACK SHALL BE A MINIMUM 30" TALL AND 18" WIDE
 2. THE BICYCLE FRAME SHALL BE SUPPORTED HORIZONTALLY AT 2 OR MORE PLACES. COMB/TOASTER RACKS ARE NOT ALLOWED
 3. THE RACK SHALL BE DESIGNED TO SUPPORT THE BICYCLE IN AN UPRIGHT POSITION. SEE THE IDO FOR ADDITIONAL INFORMATION
 4. THE RACK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

BIKE RACK DETAIL
 NTS



TYPICAL PAVING SECTION
 NTS



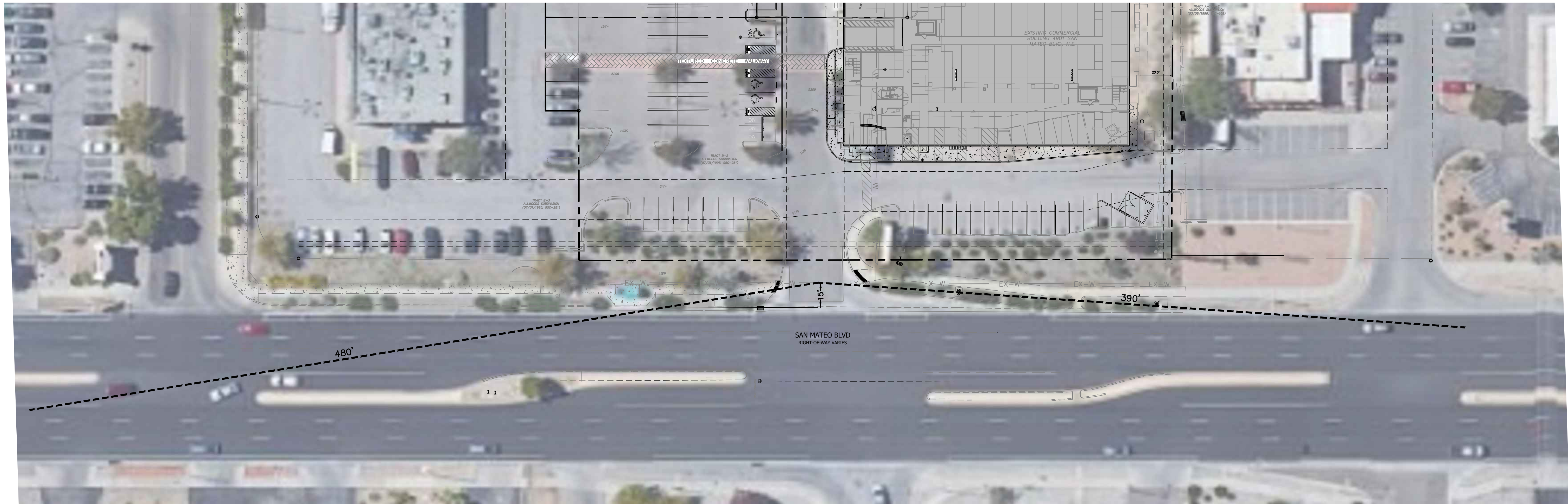
- NOTES:**
- 1) International Symbol of Accessibility shall be painted on the pavement at rear of space, white symbol on blue background.
 - 2) Parking space lines and diagonal striping to be painted blue.
 - 3) Access aisle shall have the words "NO PARKING" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tires would be placed.
 - 4) ADA parking areas - not to exceed a slope greater than 2% in any direction

HC PARKING DETAIL
 NTS

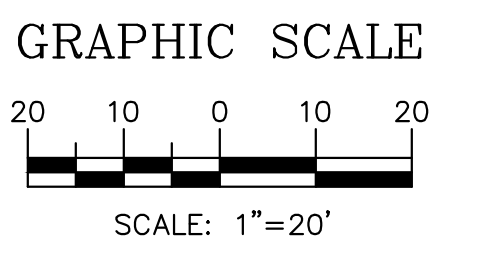
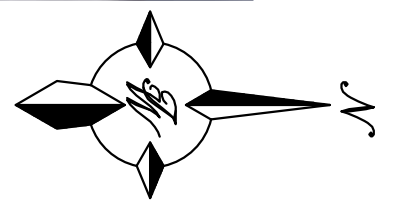
ISSUED FOR REVIEW - NOT FOR CONSTRUCTION		
ENGINEER'S SEAL	ALBUQUERQUE SELF STORAGE	DRAWN BY BJF
	7401 San Mateo Blvd	DATE 3/10/2022
	CONSTRUCTION DETAILS	2020068-DET
		SHEET # C6
RONALD R. BOHANNAN P.E. #7868	5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com	JOB # 2020068

**TRAFFIC CIRCULATION
LAYOUT APPROVED**

Ernest Armijo 8/25/2023
Signed Date



NOTE
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



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ISSUED FOR REVIEW - NOT FOR CONSTRUCTION		
<p>ENGINEER'S SEAL</p>  <p>RONALD R. BOHANNAN P.E. #7868</p>	<p>ALBUQUERQUE SELF STORAGE 4901 San Mateo Blvd</p> <p>SITE PLAN FOR BUILDING PERMIT</p> <p style="text-align: center;">TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com</p>	<p>DRAWN BY BJF</p> <p>DATE 8-17-23</p> <p>2020068_SP</p> <p>SHEET # C2</p> <p>JOB # 2020068</p>