

CITY OF ALBUQUERQUE



06/21/2018

Del Paul Jack Architect
Del Paul Jack
3005 Tonkawa Trail Unit 1
Austin, Texas 78156

Re: Los Altos Storage Unit
9501 Lomas Blvd NE Albuquerque NM
Traffic Circulation Layout
Engineer's/Architect's Stamp 05-20-18 (J20-D039)

Dear Mr. Jack,

The TCL submittal received 06-19-18 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 a 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 TCL with 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,

Racquel M. Michel, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

Mojgan Maadandar, EI
Associate Engineer, Planning Dept.
Development Review Services

MM via: email
C: File



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 3/2018)

Project Title: STORAGE UNITS AT LOS ALTOS Building Permit #: - Hydrology File #: 220D039
DRB#: - EPC#: - Work Order#: -

Legal Description: -

City Address: 9501 LOMAS BOULEVARD NE, ABQ, N.M. 87112

Applicant: DICK MANN

Contact: -

Address: 9501 LOMAS BOULEVARD N.E., ABQ, N.M. 87112

Phone#: - Fax#: - E-mail: -

Other Contact: (AGENT) DEL JACK

Contact: DEL

Address: 3805 TONKAWA TRAIL UNIT A-1 AUSTIN, TEXAS 78756

Phone#: 505-245-2670 Fax#: - E-mail: deljack@yahoo.com

Check all that Apply:

DEPARTMENT:

- HYDROLOGY/ DRAINAGE
✓ TRAFFIC/ TRANSPORTATION

TYPE OF SUBMITTAL:

✓ ENGINEER/ARCHITECT CERTIFICATION
- PAD CERTIFICATION
- CONCEPTUAL G & D PLAN
- GRADING PLAN
- DRAINAGE MASTER PLAN
- DRAINAGE REPORT
- FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ELEVATION CERTIFICATE
- CLOMR/LOMR

✓ TRAFFIC CIRCULATION LAYOUT (TCL)
- TRAFFIC IMPACT STUDY (TIS)

- OTHER (SPECIFY) -
- PRE-DESIGN MEETING?



IS THIS A RESUBMITTAL?: ✓ Yes - No

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

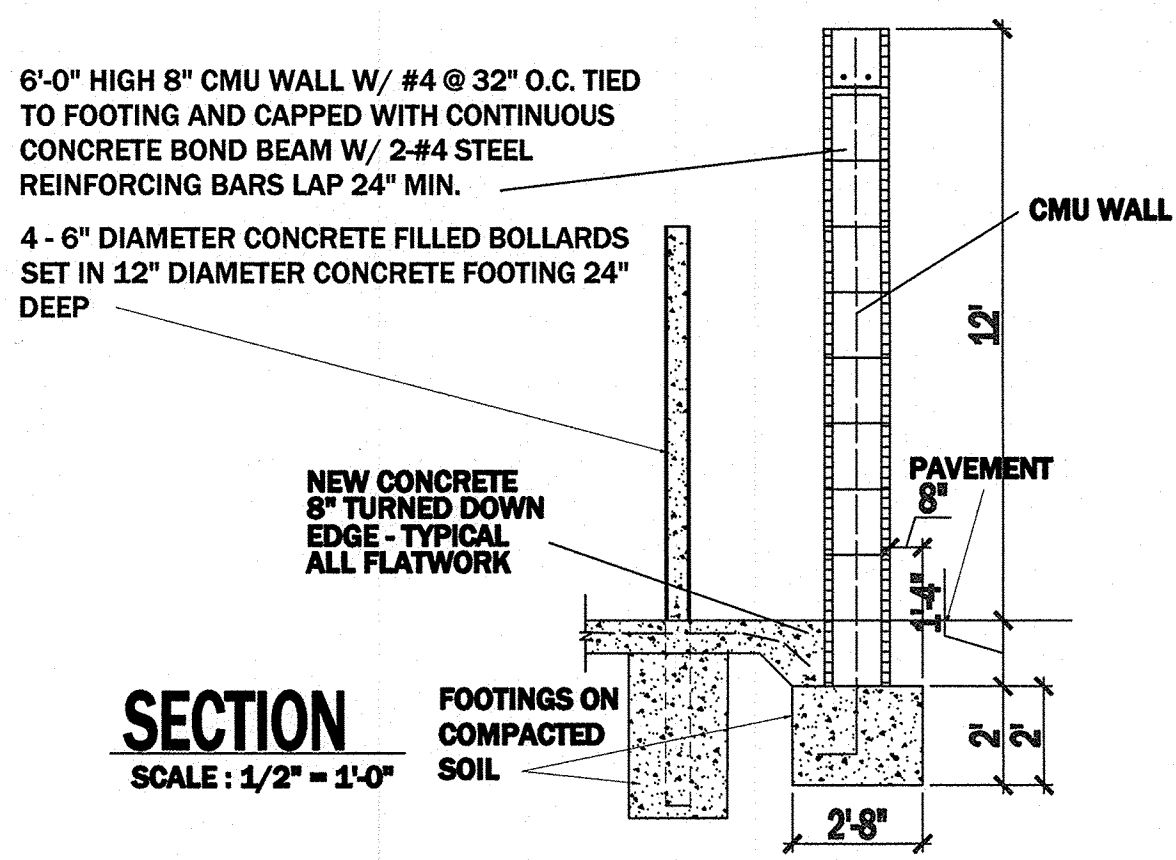
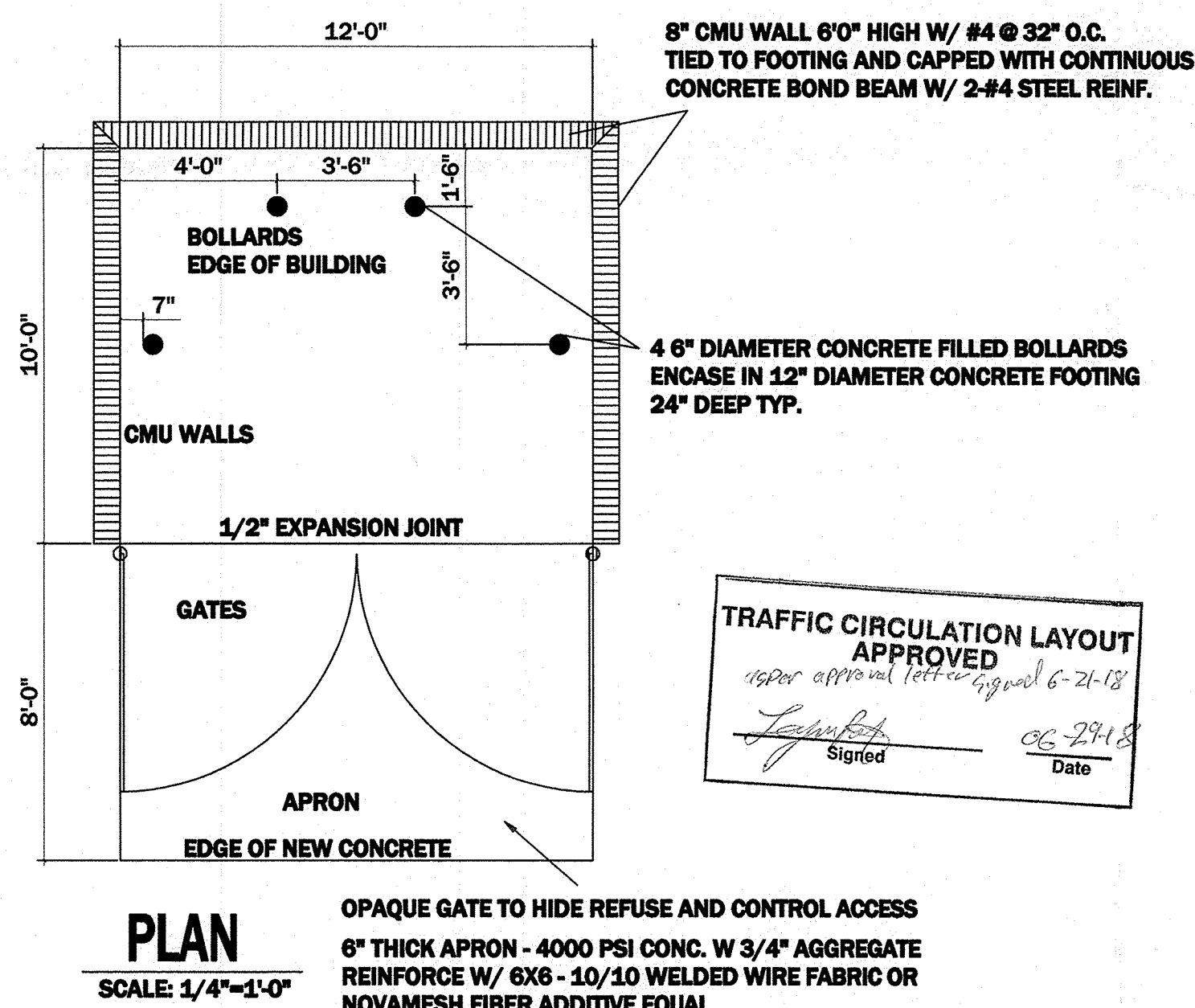
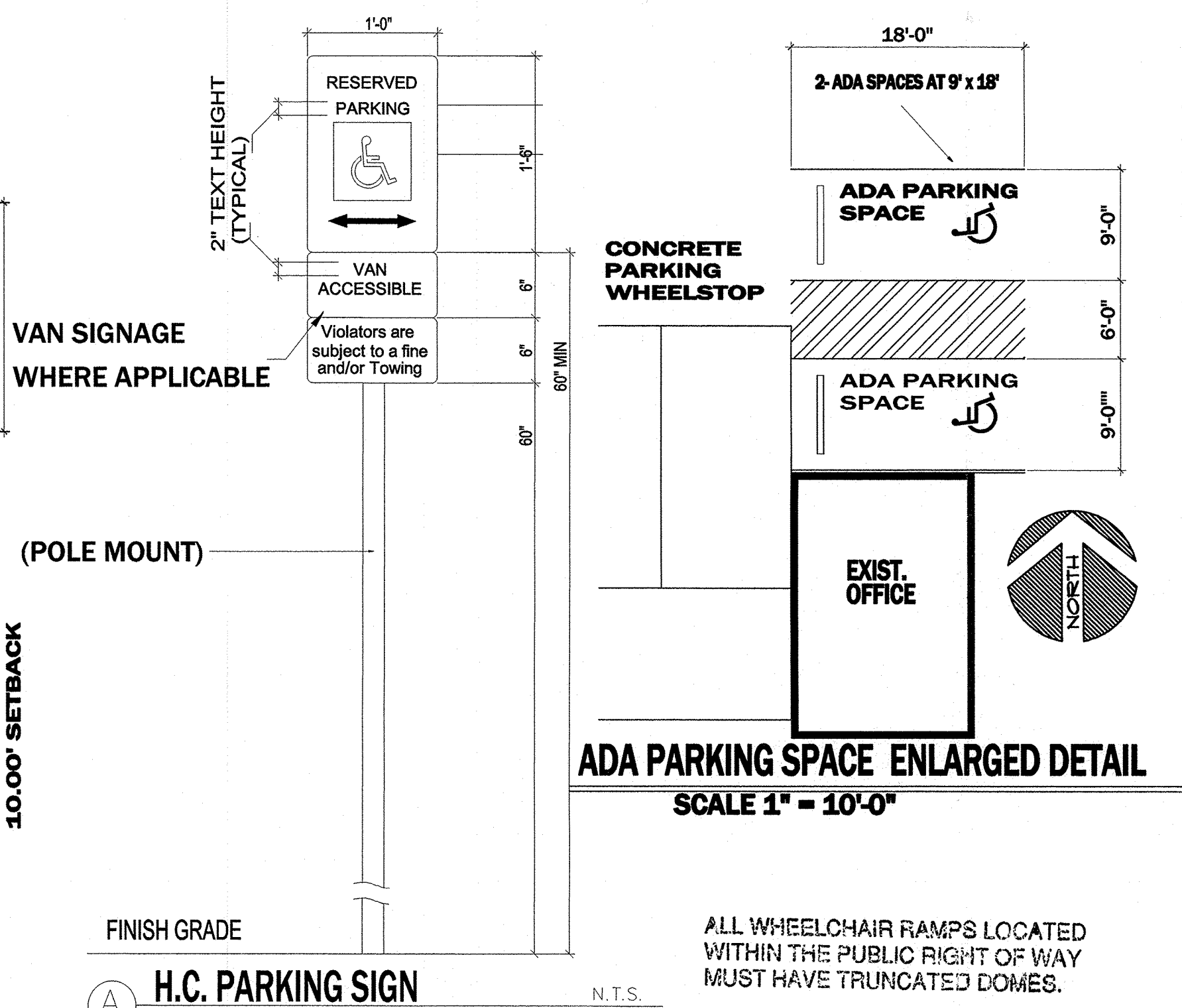
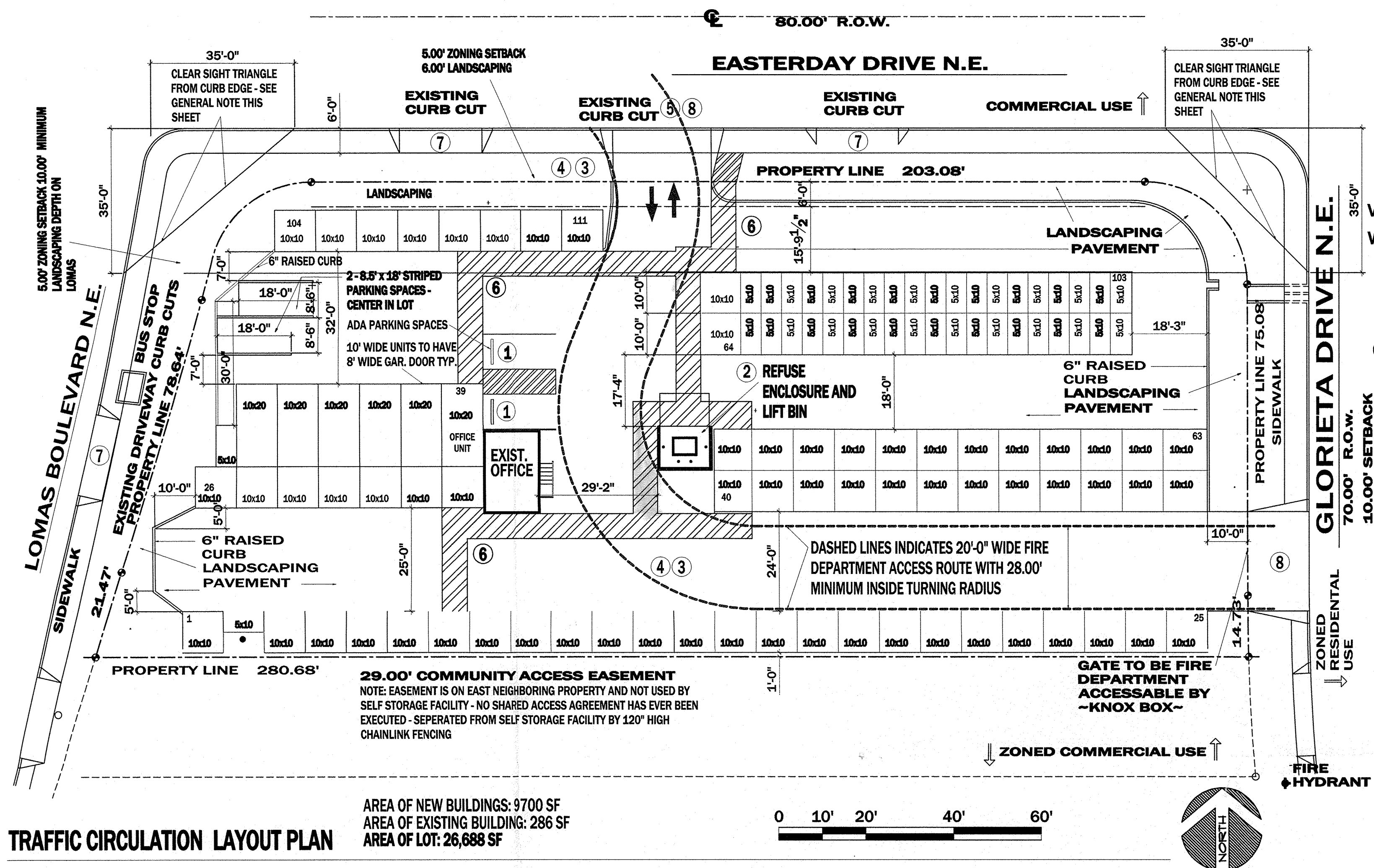
✓ BUILDING PERMIT APPROVAL
- CERTIFICATE OF OCCUPANCY
- PRELIMINARY PLAT APPROVAL
- SITE PLAN FOR SUB'D APPROVAL
- SITE PLAN FOR BLDG. PERMIT APPROVAL
- FINAL PLAT APPROVAL
- SIA/ RELEASE OF FINANCIAL GUARANTEE
- FOUNDATION PERMIT APPROVAL
- GRADING PERMIT APPROVAL
- SO-19 APPROVAL
- PAVING PERMIT APPROVAL
- GRADING/ PAD CERTIFICATION
- WORK ORDER APPROVAL
- CLOMR/LOMR
- FLOODPLAIN DEVELOPMENT PERMIT
- OTHER (SPECIFY) -

DATE SUBMITTED: 06.16.2018 By: DEL JACK

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: -

FEE PAID: -



TRASH ENCLOSURE DETAILS

KEYED NOTES

- 1 ANCHORED CONCRETE PARKING BUMPER
- 2 DUMPSTER ENCLOSURE PER CITY OF ALBUQUERQUE SOLID WASTE DEPARTMENT STANDARDS
- 3 TURNING RADIUS TO BE MINIMUM 15'-0" FOR AUTOMOTIVE TRAFFIC
- 4 TURNING RADIUS TO BE 28'-0" FOR FIRE DEPARTMENT ACCESS ROUTES
- 5 ACCESS POINT FOR FACILITY
- 6 72" CLEAR ACCESS PATH FROM PUBLIC SIDEWALK TO ALL BUILDINGS
- 7 CLOSE EXISTING CURB CUT- REMOVE AND REPLACE PER APPROVED GRADING AND DRAINAGE PLANS AND DETAILS SEE COA DTL. 2415B & 2430
- 8 EXISTING CURB CUT- REMOVE AND REPLACE PER APPROVED GRADING AND DRAINAGE PLANS AND DETAILS SEE COA DTL. 2425

AREA OF LOT: 26,688 SF

GENERAL NOTES

RERER TO APPROVED GRADING AND DRAINAGE PLAN FOR FURTHER SITE WORK AND DETAILS - EXISTING CURB CUT REMOVALS AND REPLACEMENTS; EXISTING CURB CUT LOCATIONS TO REMAIN AND THEIR IMPROVEMENT; DRAINAGE CHANNELS AND NEW HEADER CURBS - NOTE THESE DRAWINGS AND CONTENT GOVERN

ASPHALT PAVEMENT: 3" ASPHALT SURFACE COURSE ON 4" AGGREGATE BASE COURSE ON 12" SUBGRADE PREPARATION (2-6" COURSES) TO 95% MODIFIED PROCTOR SCALE ON COMPACTED SUBGRADE (90% MODIFIED PROCTOR) ASPHALT MIX DESIGN TO USE CITY OF ALBUQUERQUE AGGREGATE CLASS 'C' AND HAVE A MARSHALL STABILITY GREATER THAN 1800 POUNDS - ASPHALT CONCRETE COURSES GREATER THAN 3" IN THICKNESS SHALL BE PLACED WITH MULTIPLE LIFTS - MINIMUM LIFT THICKNESS SHALL BE 1'-1/2"

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 SITE TRIANGLE

CALCULATED PARKING SPACES PER I.D.O.
SELF STORAGE FACILITY: 1 PER 3000 SF = 4 SPACES
SELF STORAGE TOTAL GFA: 10,185 SQ. FT.
AREA OF LOT: 26,688 SF

LEGAL DESCRIPTION FOR 9501 LOMAS BLVD. N.E.
LOT 1A, BLOCK A, MESA VILLAGE SUBDIVISION

CONDITIONS OF APPROVAL

PROPOSED COMMUNITY STORAGE UNIT FACILITY AS AN APPROVED CONDITIONAL USE ON C-2 ZONED PROPERTY FORMERLY A BASEBALL BATTING CAGE FACILITY - APPROVED FOR USE 08 / 02 / 2017

CONDITION OF APPROVAL 1 OF 3: LANDSCAPING TO SCREEN AND OBSTRUCT VIEWS OF SUBSTANTIAL PORTIONS OF STRUCTURE WALLS FROM RESIDENTIAL AREAS TO THE NORTH

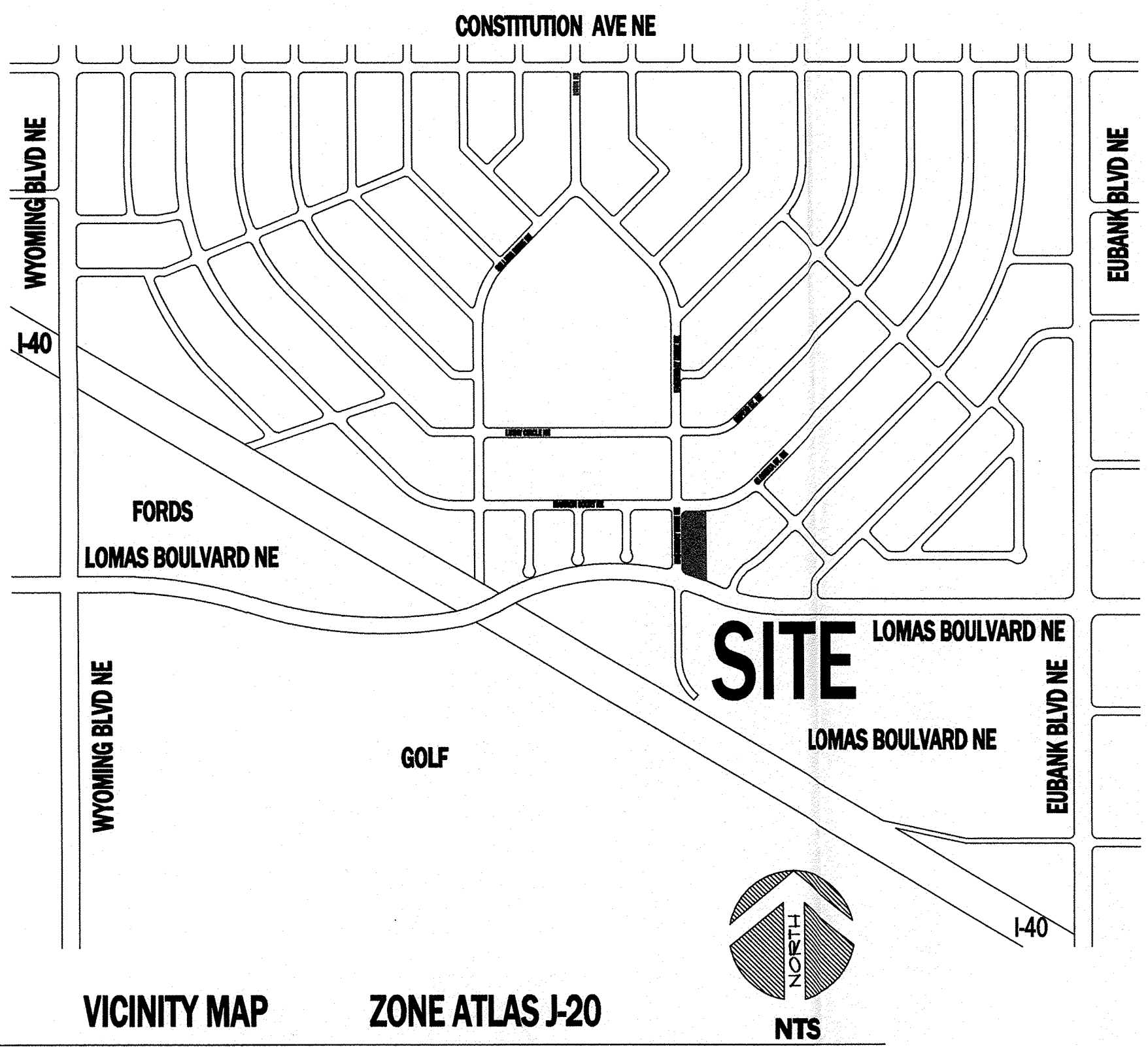
CONDITION OF APPROVAL 2 OF 3: LANDSCAPING TO BE MAINTAINED AND REPLACE PLANTS IF THEY DIE

CONDITION OF APPROVAL 3 OF 3: CONFER WITH TRAFFIC ENGINEERING TO ADD ACCESS DIRECTLY IF POSSIBLE FROM AND TO WEST BOUND LOMAS - RESULTS: NOT RECOMMENDED AS FOLLOWS ACCESS IS AVAILABLE FROM ONE SIDE OF LOMAS ONLY AND DESIRED EASTERDAY ACCESS IS SUFFICIENT FOR STORAGE UNIT FACILITY

COMMUNITY SUMMARY OF PROJECT
THIS PROJECT IS IN A COMMERCIAL CORRIDOR ON LOMAS BETWEEN WYOMING NE TO EUBANK NE- TO THE NORTH IS A RESIDENTIAL NEIGHBOR HOOD COMMUNITY - TO THE EAST IS A RECREATIONAL VEHICLE COMMERCIAL BUSINESS - TO THE WEST IS COMMERCIAL ACTIVITIES AND 140 INTERSTATE - TO THE SOUTH IS LOS ALTOS CITY COMMUNITY PARK WITH SPORTS FIELDS AND COMMUNITY FACILITIES - TRAFFIC USE WILL NOT LIKELY SEE A SIGNIFICANT INCREASE IN TRAFFIC COUNTS AS BUSINESS HOURS WILLBE SHORTENED AND LESS TIME OPEN AFTER DARK - WITH THE BATTING CAGE GONE LESS NIGHT FLOOD LIGHTING AND NOISE WILL RESULT - A FURTHER POSITIVE WILL BE THE AVAILABILITY OF SECURE UNSEEN STORAGE AS AN ALTERNATIVE TO EXPOSED YARD STORAGE - NO DAILY DELIVERY TRUCK TRAFFIC IS ANTICIPATED AS THIS NOT A RETAIL OR MERCANTILE USE

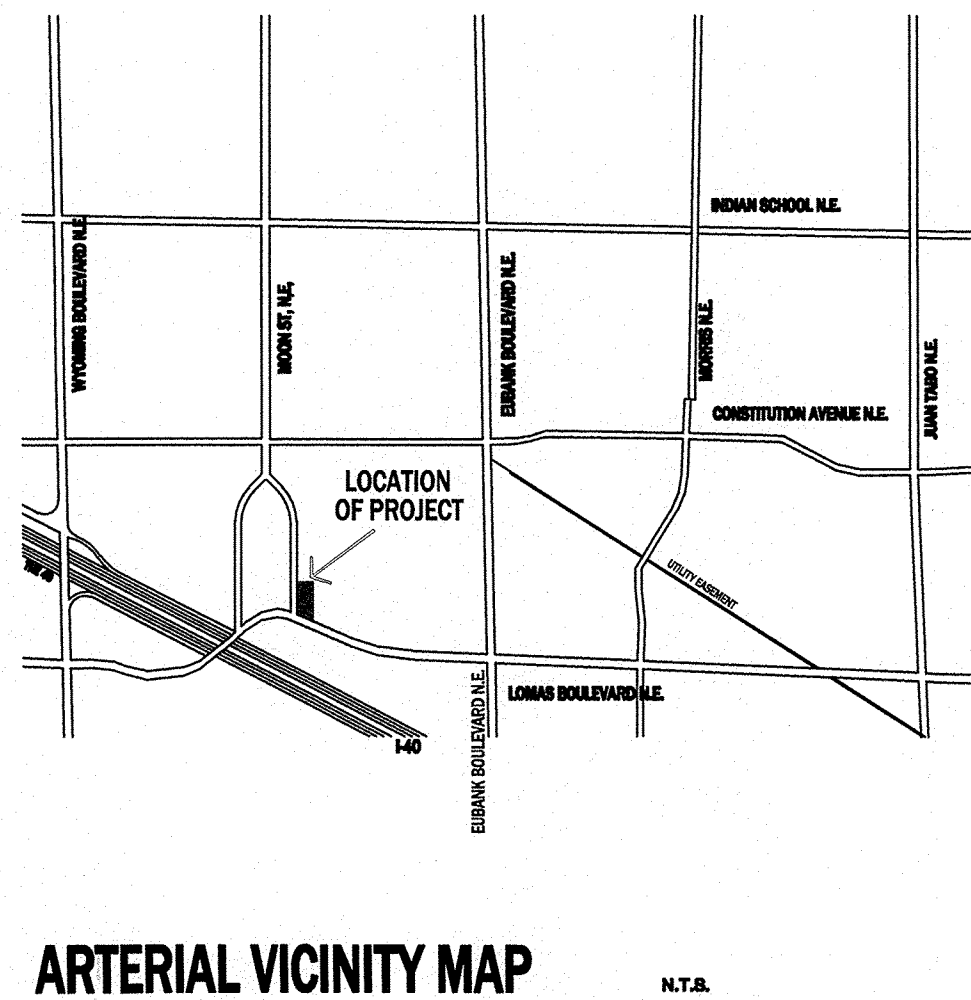
REVISED 12 JUNE 2018

TRAFFIC CIRCULATION LAYOUT PLAN



SCOPE OF WORK NOTE

EXISTING OFFICE IS NOT INCLUDED IN THIS CONTRACT AND NOT MODIFIED IN ANYWAY. ENTIRE REMAINING SITE IS TO BE SCARIFIED OF ALL VEGETATION, REGRADED AND PREPARED TO ACCEPT SELF STORAGE FACILITY ALL ITEMS



PROPOSED STORAGE UNITS AT LOS ALTOS for DICK MANN
9501 LOMAS BOULEVARD N.E., ALBUQUERQUE, N.M.

DEL PAUL JACK ARCHITECT
ALBUQUERQUE, NEW MEXICO
505 235 2670

