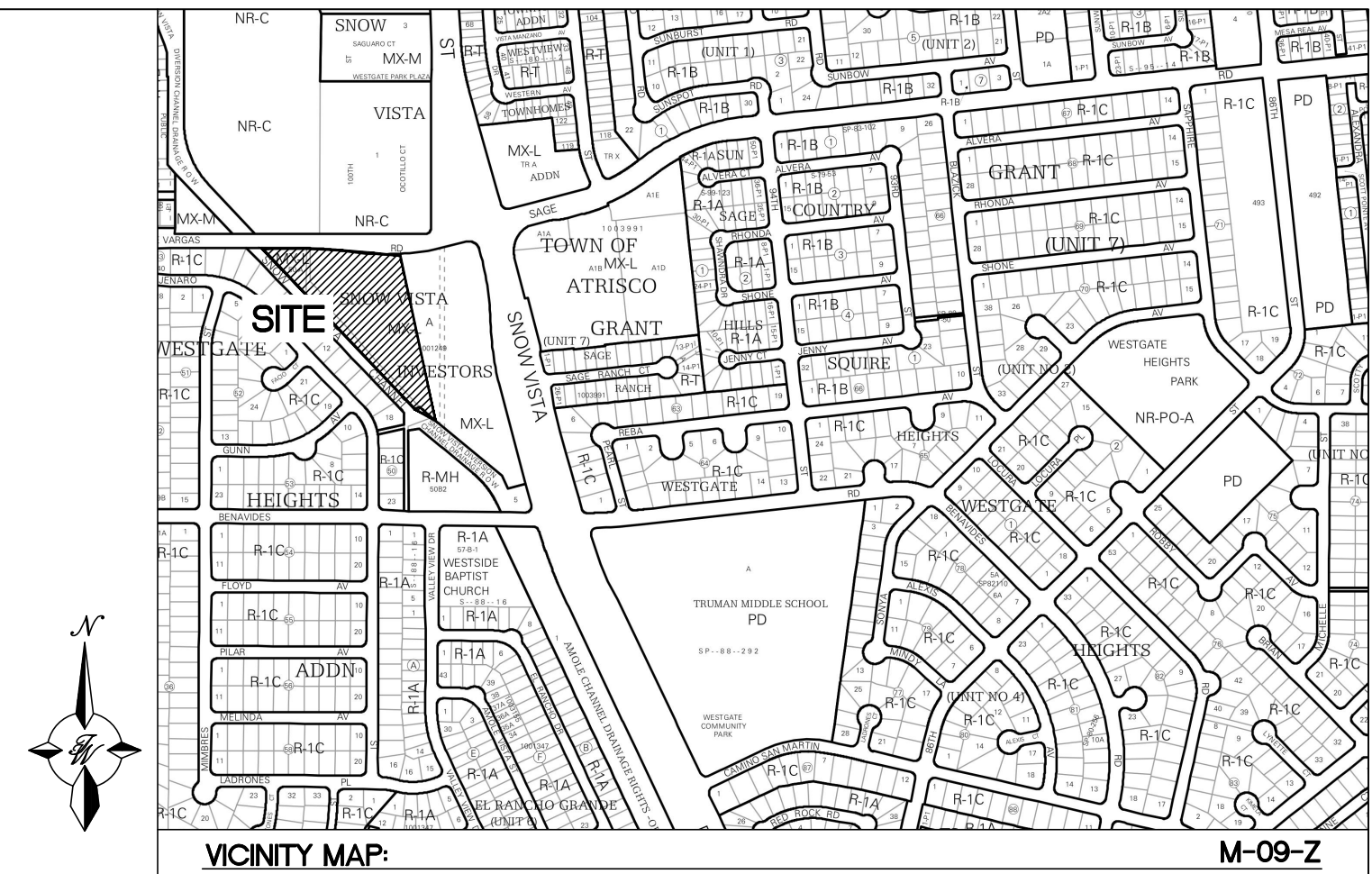
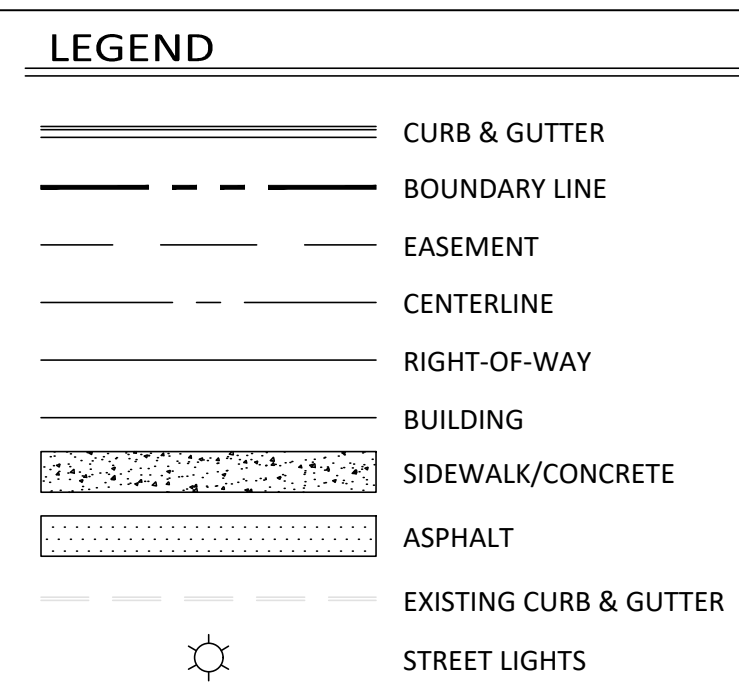
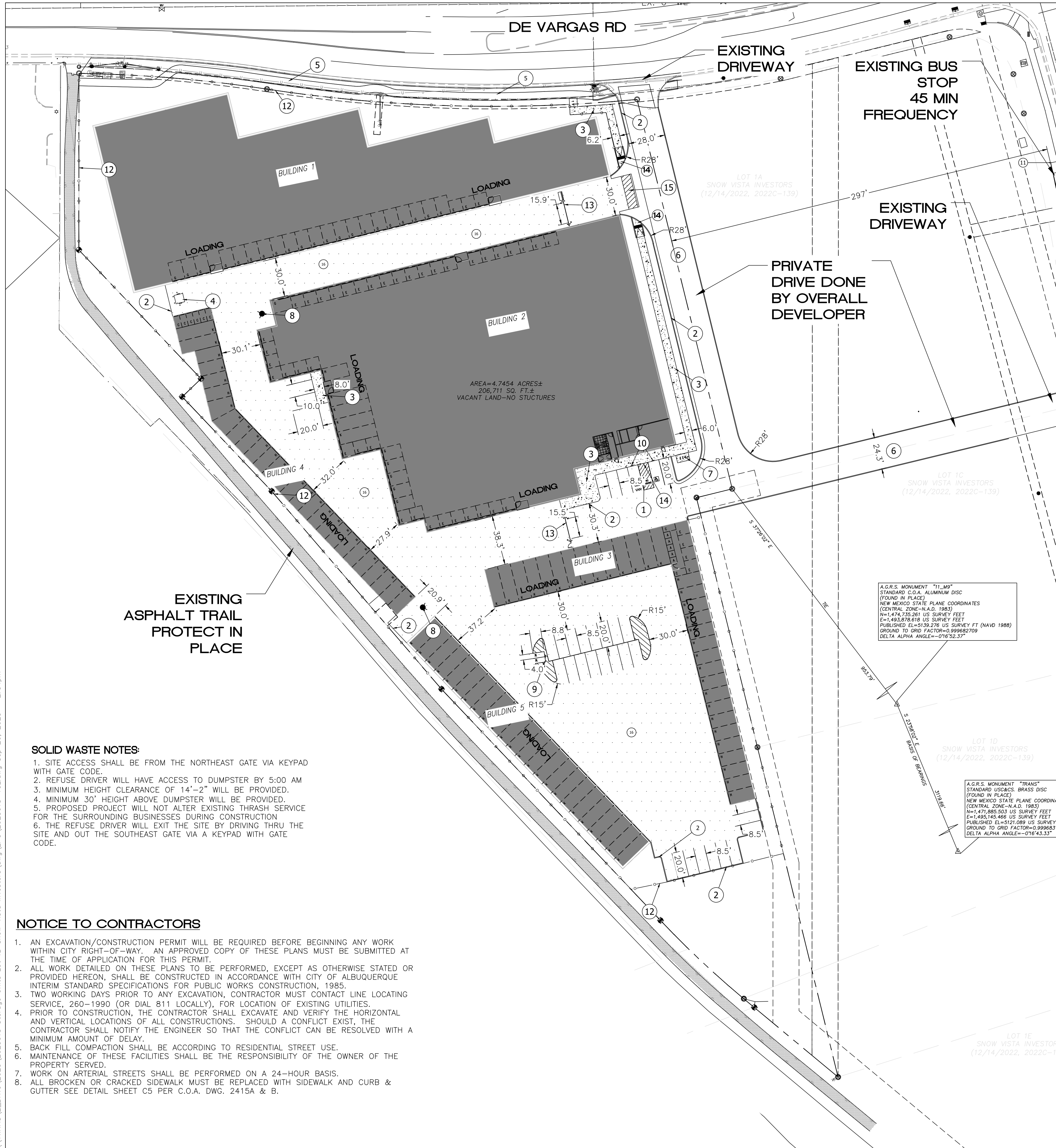


\\TWNAS\Z_Drive\2023\2023018 Storage Units Lot 1B Snow Vista Investors\dwg\EPC\2023018-TCL.dwg Sep 26, 2023 - 2:54pm



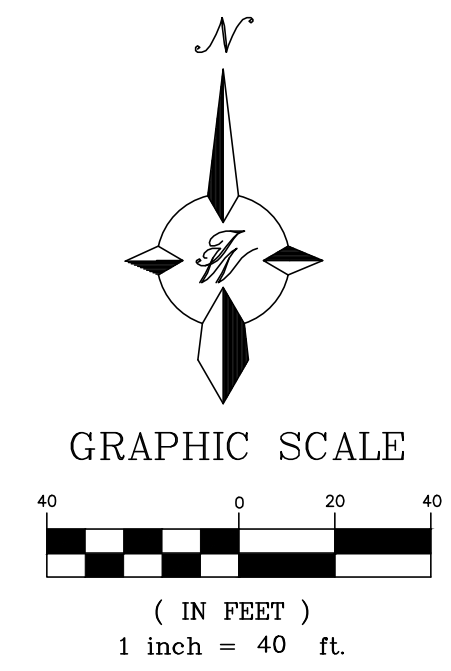
LEGAL DESCRIPTION:
LT 1B PLAT OF LOTS 1A, 1B, 1C, 1D AND 1E SNOW VISTA INVESTORS CONT 4.7454 +/- AC

- KEYED NOTES**
- 1 ACCESSIBLE PARKING: THE ADA ACCESS AISLES 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 TIRE WOULD BE PLACED SEE DETAIL SHEET TCL-2
 - 2 NEW CURB AND GUTTER SEE DETAIL SHEET TCL-2
 - 3 NEW 6' CONCRETE SIDEWALK PER COA STD DWG 2430
 - 4 SINGLE DUMPSTER AREA SEE DETAIL SHEET C6 BOLLARD WILL BE REQUIRED ON BOTH SIDES AND THE REAR SIDE OF THE DUMPSTER
 - 5 EXISTING SIDEWALK
 - 6 PRIVATE OFF-SITE PAVING (CONSTRUCTED BY OTHERS)
 - 7 BICYCLE PARKING SEE DETAIL SHEET TCL-2
 - 8 PROPOSED FIRE HYDRANT
 - 9 MOTORCYCLE PARKING SIGN SEE DETAIL SHEET TCL-2 (TYP ONE FOR EACH SPACE)
 - 10 HANDICAP PARKING SIGN SEE DETAIL SHEET TCL-2 (TYP ONE FOR EACH SPACE)
 - 11 CITY OF ALBUQUERQUE BUS STOP
 - 12 SECURITY FENCE PER CITY CODES
 - 13 ACCESS GATE
 - 14 ACCESSIBLE HANDICAP RAMP SEE DETAIL SHEET TCL-3
 - 15 6' CROSSWALK SEE DETAIL SHEET TCL-3
 - 16 PRIVATE PAVING REFER GEO-TECH REPORT.

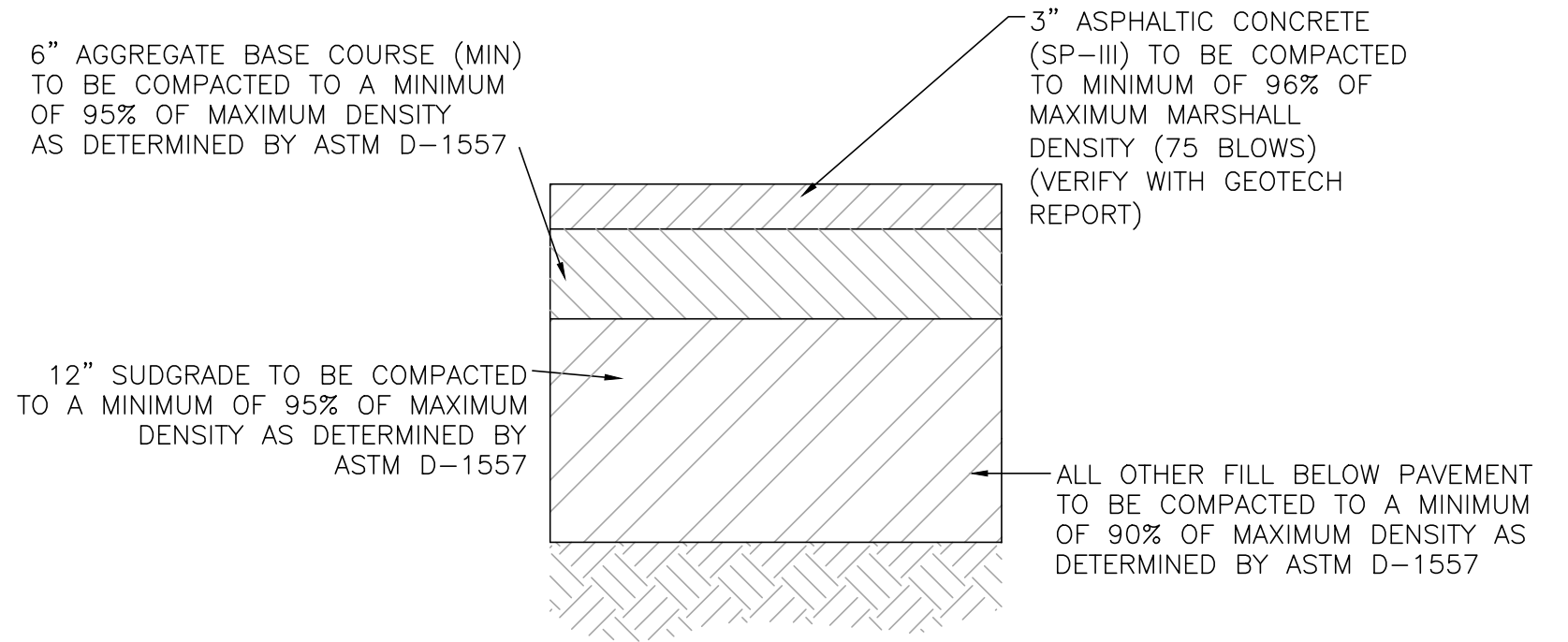
SITE DATA	
PROPOSED USAGE:	SELF STORAGE
ZONE:	NR-C
LOT AREA:	206,709.6 SF (4.74 ACRES)
ADDRESS:	9850 DE VARGAS RD SW ALBUQUERQUE NM 87121
TOTAL BUILDING AREA:	103,951 SF
PARKING REQUIRED:	103,951 SF / 3000 SF*90% = 31 SPACES
PARKING REDUCTION IDO 5-5(C)(5)(c) = 10% REDUCTION IF LOCATED WITHIN 330 FT OF A BUST STOP	
PARKING PROVIDED:	34 SPACES
HC PARKING REQUIRED:	2 SPACES
HC PARKING PROVIDED:	2 SPACES (1 VAN ACCESSIBLE)
MC PARKING REQUIRED:	2 SPACES
MC PARKING PROVIDED:	2 SPACES
BICYCLE PARKING REQUIRED:	2 SPACES
BICYCLE PARKING PROVIDED:	2 SPACES
LANDSCAPE AREA REQUIRED:	15,413 SF
LANDSCAPE AREA PROVIDED:	29,621 SF

- SOLID WASTE NOTES:**
1. SITE ACCESS SHALL BE FROM THE NORTHEAST GATE VIA KEYPAD WITH GATE CODE.
 2. REFUSE DRIVER WILL HAVE ACCESS TO DUMPSTER BY 5:00 AM
 3. MINIMUM HEIGHT CLEARANCE OF 14'-2" WILL BE PROVIDED.
 4. MINIMUM 30' HEIGHT ABOVE DUMPSTER WILL BE PROVIDED.
 5. PROPOSED PROJECT WILL NOT ALTER EXISTING THRASH SERVICE FOR THE SURROUNDING BUSINESSES DURING CONSTRUCTION
 6. THE REFUSE DRIVER WILL EXIT THE SITE BY DRIVING THRU THE SITE AND OUT THE SOUTHEAST GATE VIA A KEYPAD WITH GATE CODE.

- NOTICE TO CONTRACTORS**
1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
 2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
 3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 260-1990 (OR DIAL 811 LOCALLY), FOR LOCATION OF EXISTING UTILITIES.
 4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
 5. BACK FILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.
 6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
 7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.
 8. ALL BROCKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER SEE DETAIL SHEET C5 PER C.O.A. DWG. 2415A & B.



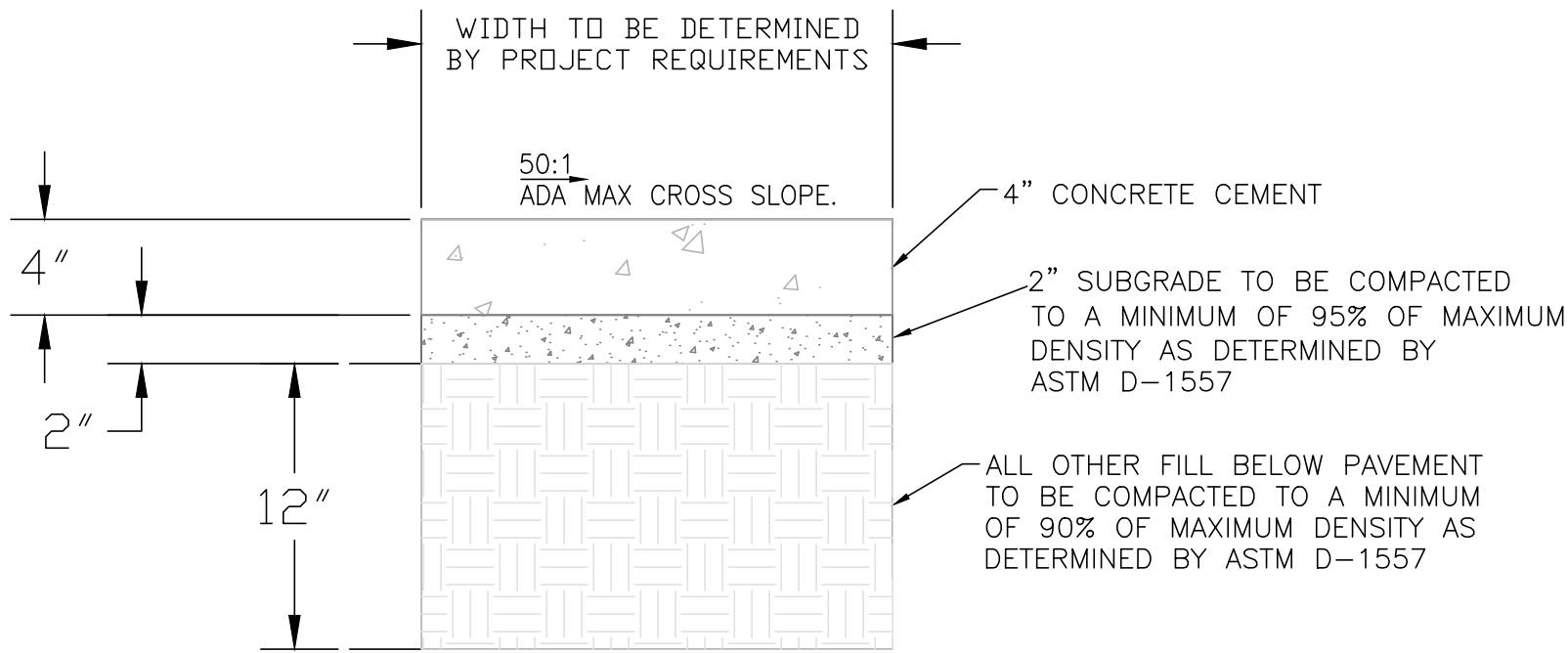
<p>RONALD R. BOHANNAN P.E. #7868</p>	98TH & SAGE STORAGE ALBUQUERQUE, NM CONCEPTUAL TRAFFIC CIRCULATION LAYOUT	DRAWN BY BF
		DATE 09/19/2023
	<p>TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com</p>	SHEET # TCL-1
		JOB # 2023018



SITE ASPHALT PAVEMENT SECTION

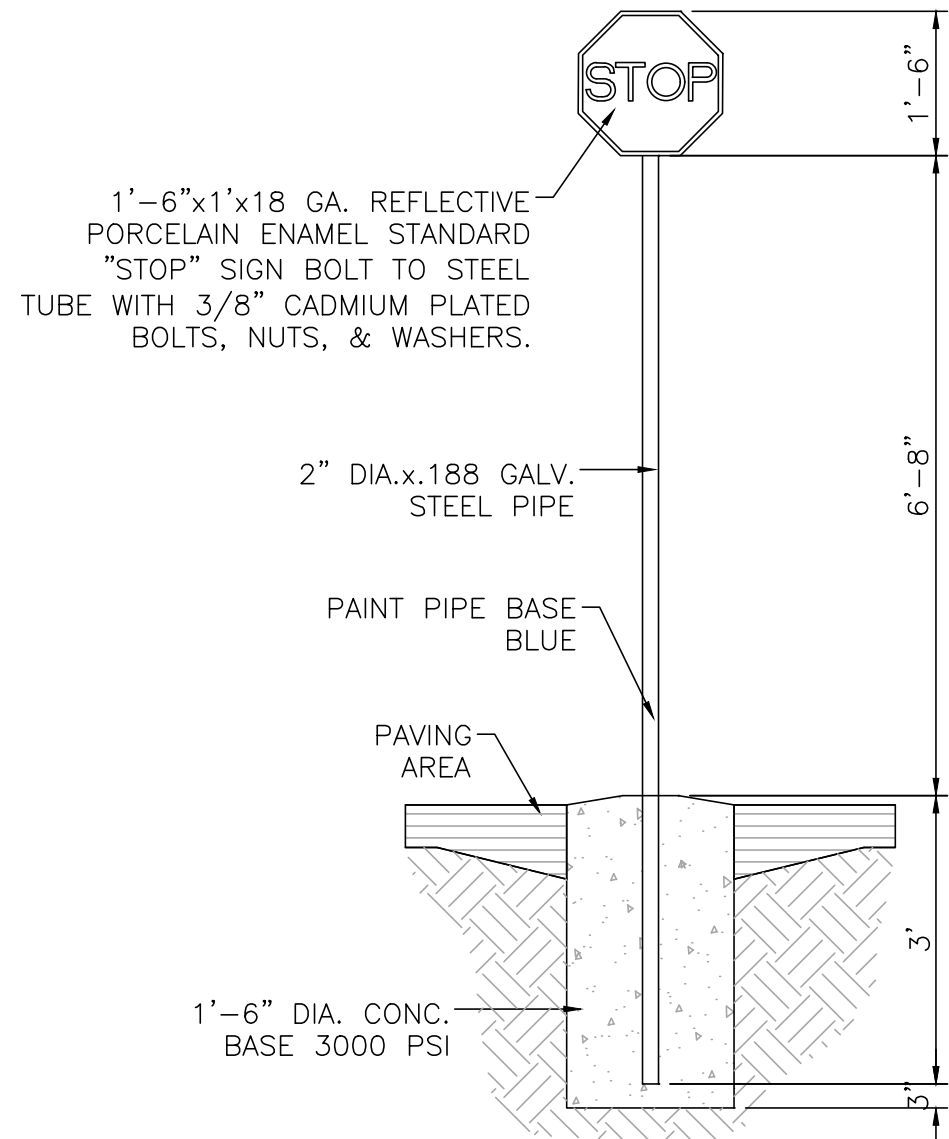
NTS

NOTE: CONTRACTOR TO VERIFY PAVEMENT MINIMUMS WITH SOILS REPORT PROVIDED BY THE DEVELOPER/OWNER.



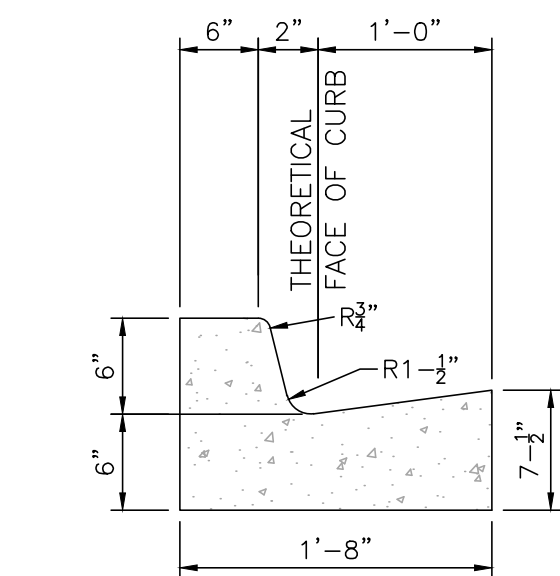
CONCRETE SIDEWALK SECTION

NTS



STOP SIGN

NTS

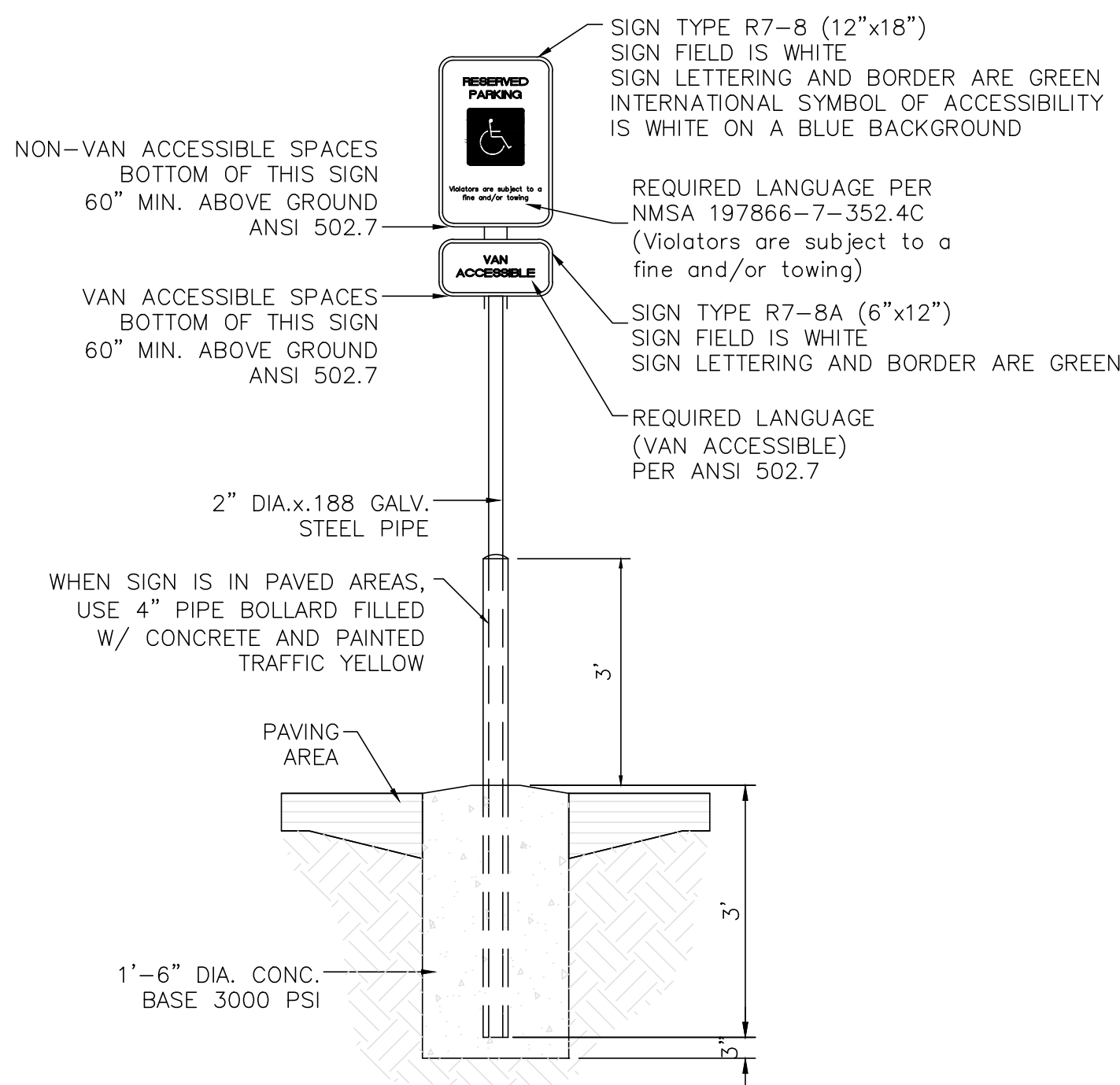


CURB GENERAL NOTES:

1. ALL CURBS TO BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE, PER 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 SAWED OR TOOLED A MINIMUM OF 1" DEEP AT FINISHED FACES.
3. ALL EDGES SHALL BE EDGED WITH A 3/8" RADUIS EDGING TOOL.
4. 1/4" ISOLATION JOINT SHALL BE PLACED BETWEEN SIDEWALK AND CURB WHEN CAST ADJACENT TO EACH OTHER.

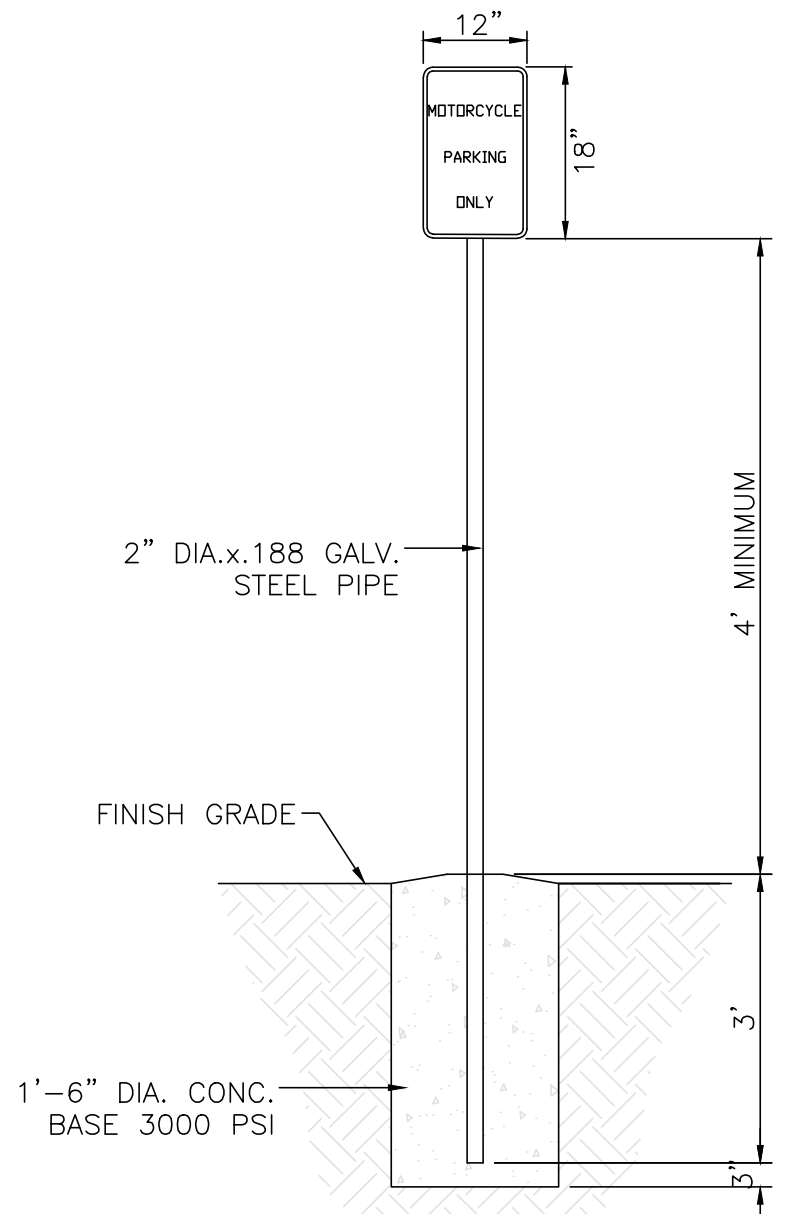
6" PRIVATE CURB & GUTTER

NTS



ACCESSIBLE PARKING SIGN

NTS



MOTORCYCLE PARKING SIGN

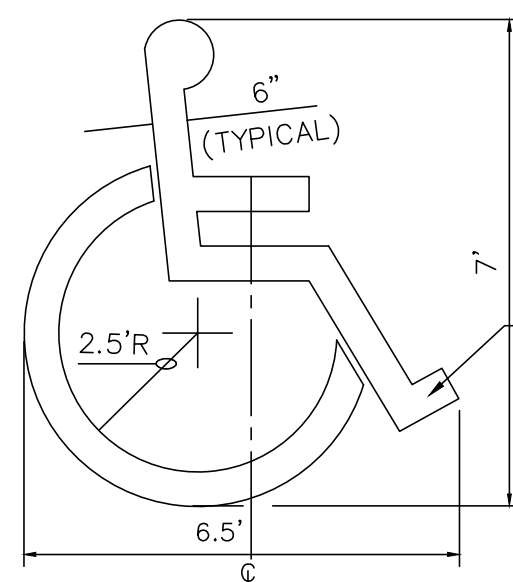
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HC PARKING DETAIL

NTS

NOTES:

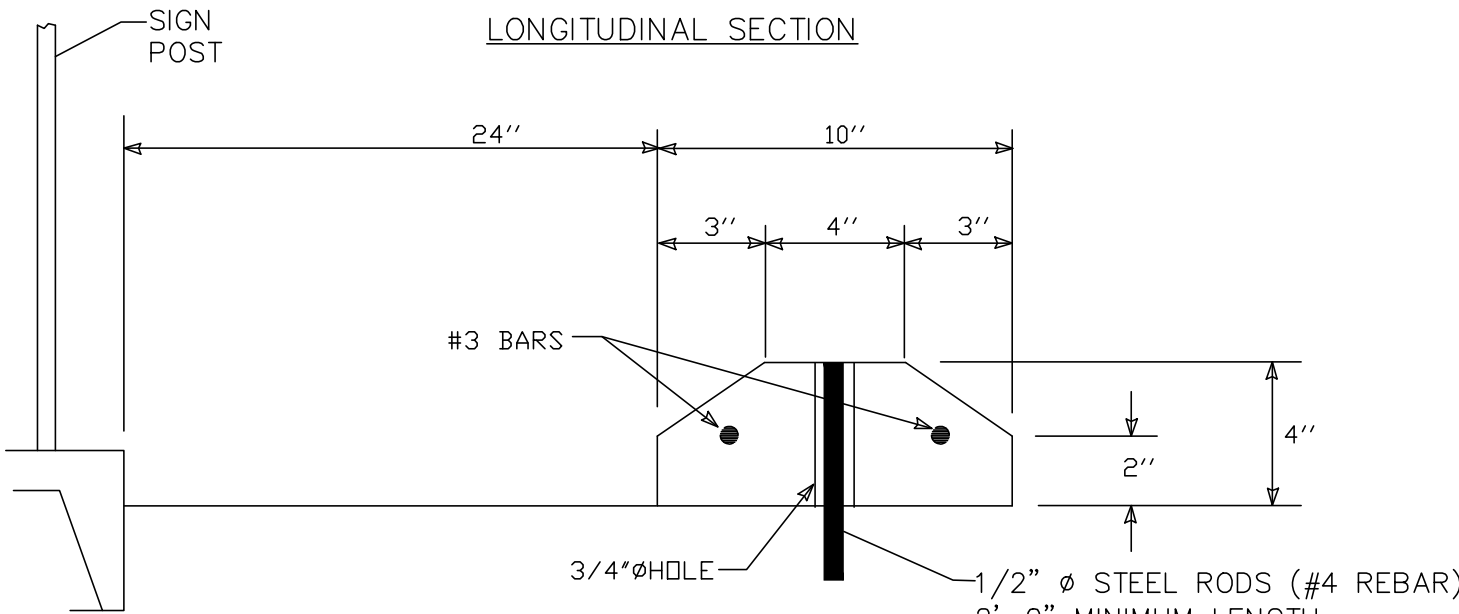
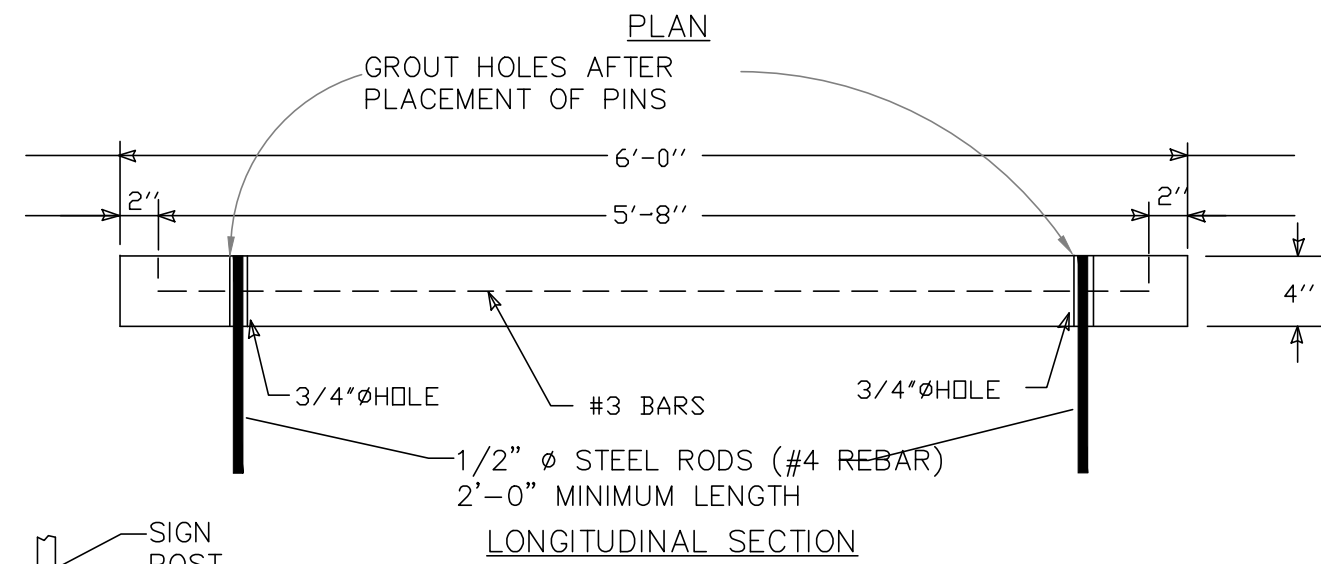
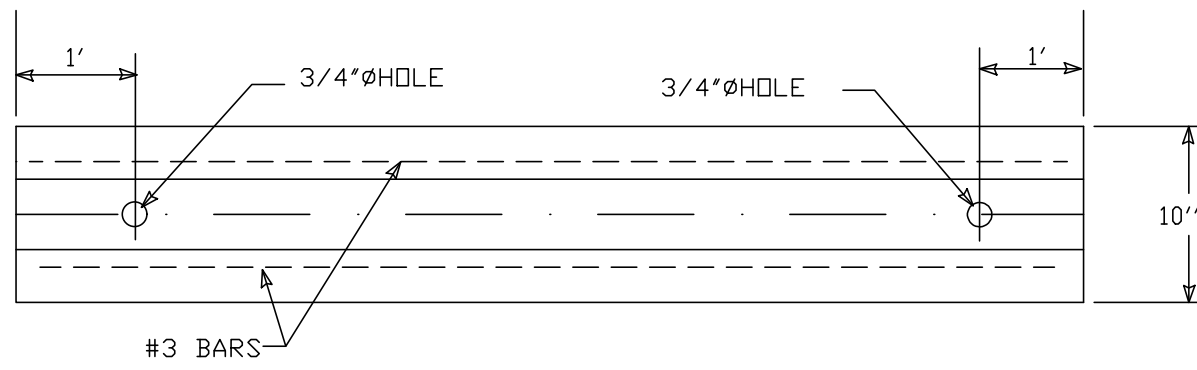
- 1) *International Symbol of Accessibility shall be painted on the pavement at rear of space, white symbol on blue background.*
- 2) *Parking space lines and diagonal striping to be painted blue and shall be 4" wide. Diagonal lines shall be spaced 2' center to center.*
- 3) *Access aisle shall have the words "NO PARKING" in blue, 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.*



LOCATE AT EDGE OF PARKING SPACE UNLESS ACCOMPANIED BY "VAN" LETTERING

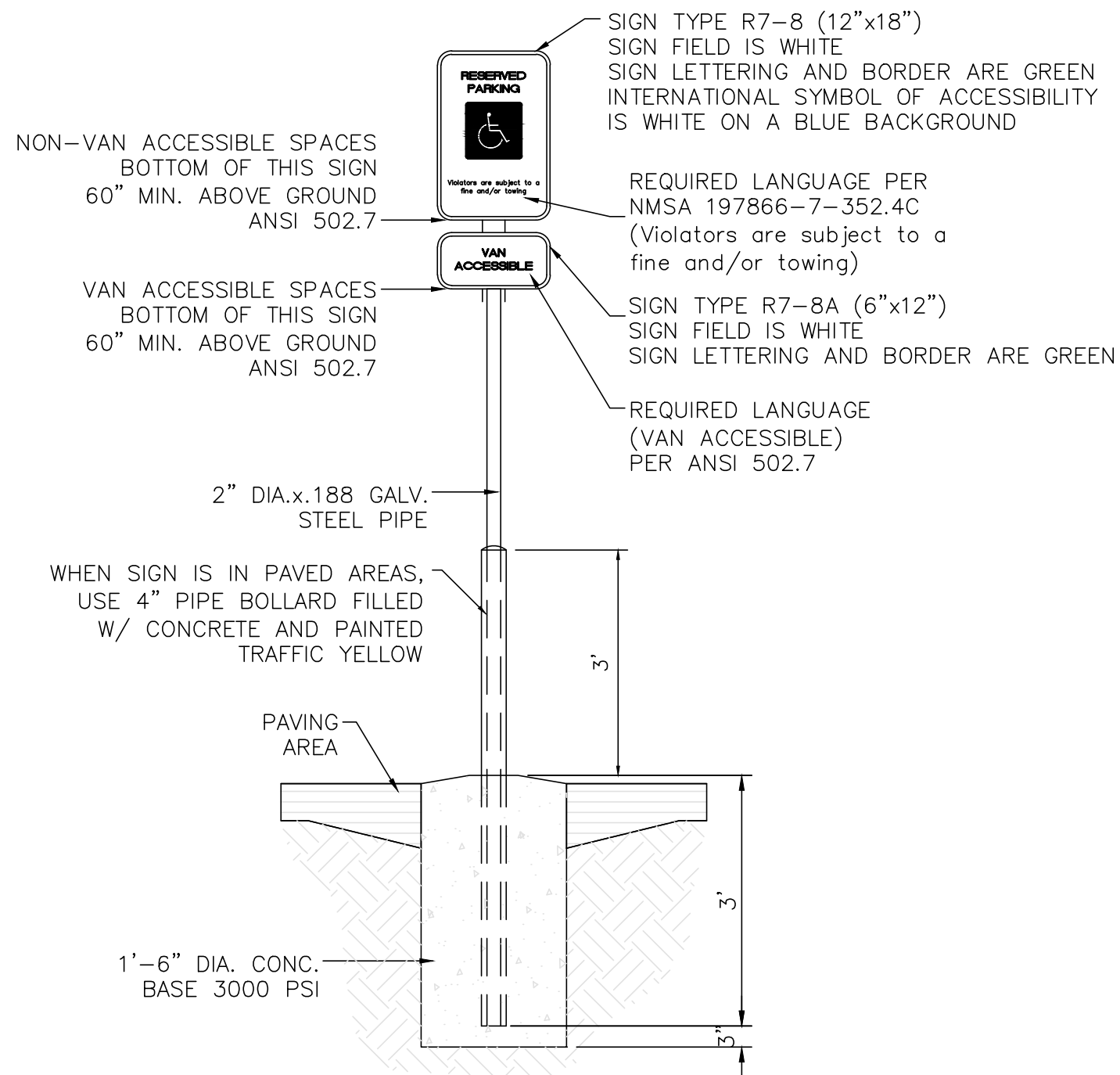
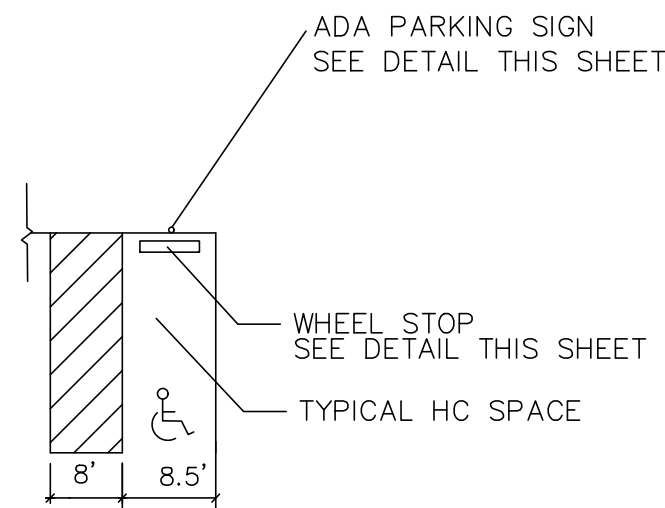
ACCESSIBLE PARKING SYMBOL

NTS



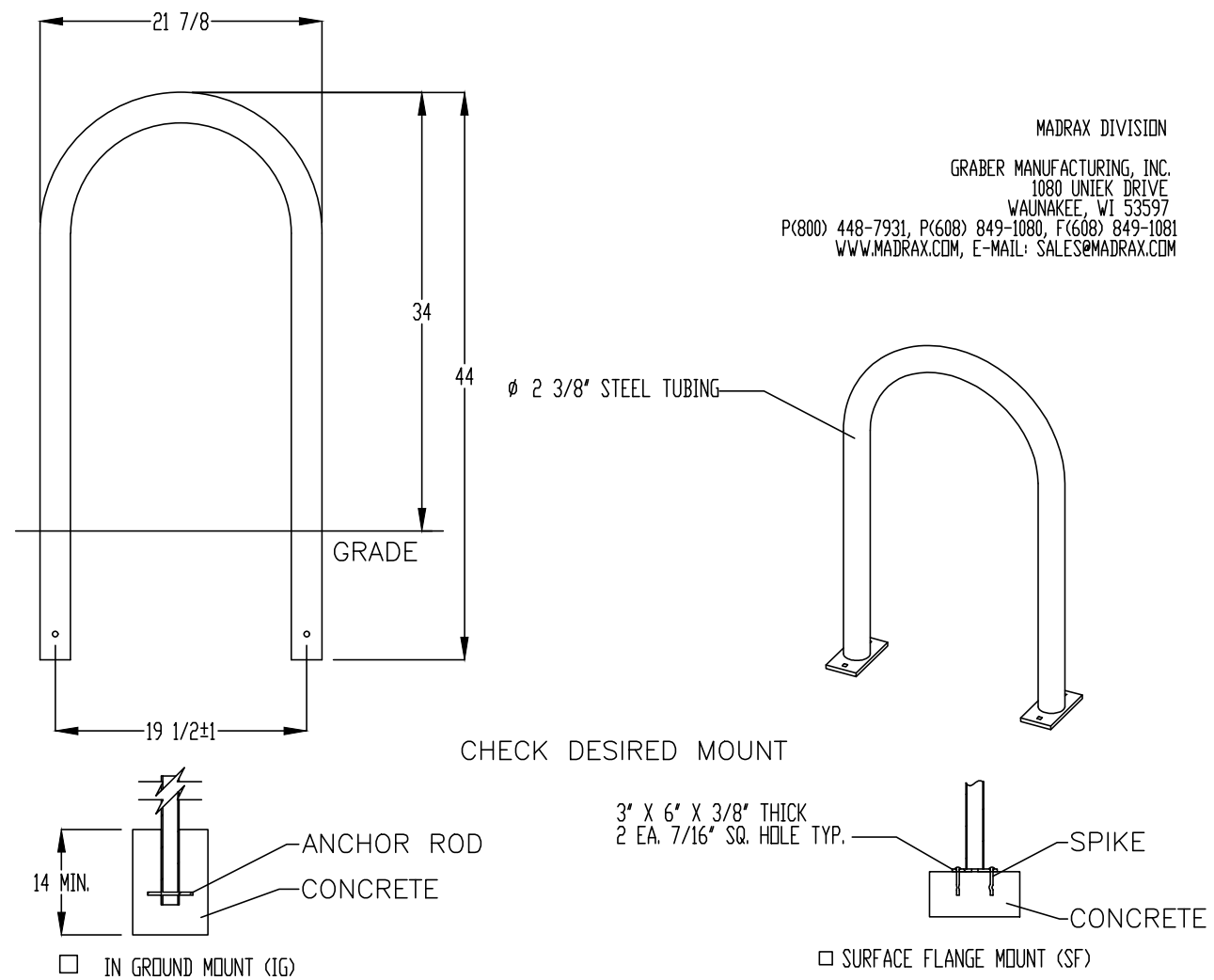
WHEEL STOP

NTS



ACCESSIBLE PARKING SIGN

NTS



PRODUCT: U238-1G(SF)

DESCRIPTION: 1) BIKE RACK

2) BIKE, SURFACE OR IN GROUND MOUNT

DATE: 10-4-18

ENG: SNC

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NOTES:

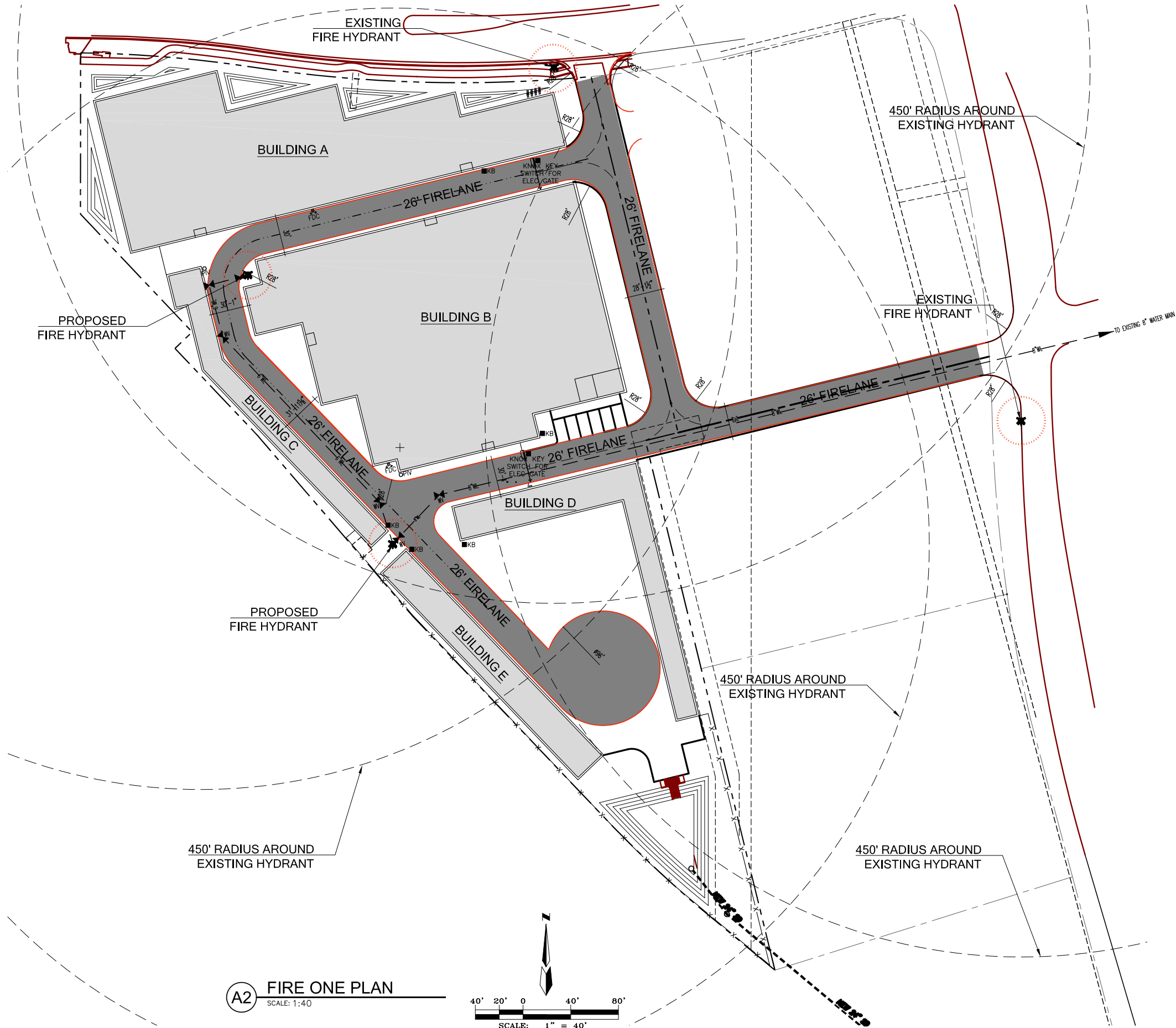
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. CONSULTANT TO SELECT COLOR OF FINISH. SEE MANUFACTURER'S SPECIFICATIONS.
3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.
4. BIKE RACK SHALL HAVE A 1-FOOT CLEAR ZONE ALL AROUND.
5. EACH BIKE RACK SPACE SHALL BE AT LEAST 6 FEET LONG AND 2 FEET WIDE.

BIKE RACK

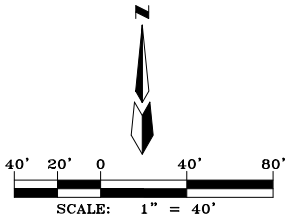
SCALE: NONE

<div>ENGINEER'S SEAL</div> <div><div>RONALD R. BOHANNAN P.E. #7868</div></div>	<div>98TH & SAGE STORAGE</div> <div>ALBUQUERQUE, NM</div> <div>CONSTRUCTION DETAILS</div>	<div>DRAWN BY</div> <div>BF</div>
		<div>DATE</div> <div>09/19/2023</div>
	<div><div><div>TIERRA WEST, LLC</div><div>5571 MIDWAY PARK PLACE NE</div><div>ALBUQUERQUE, NM 87109</div><div>(505) 858-3100</div><div>www.tierrawestllc.com</div></div></div>	<div>2023018_DTE</div>
		<div>SHEET #</div> <div>TCL-2</div>
		<div>JOB #</div> <div>2023018</div>





A2 FIRE ONE PLAN
SCALE: 1:40



VICINITY MAP
Zone Atlas Map M-09-Z NTS

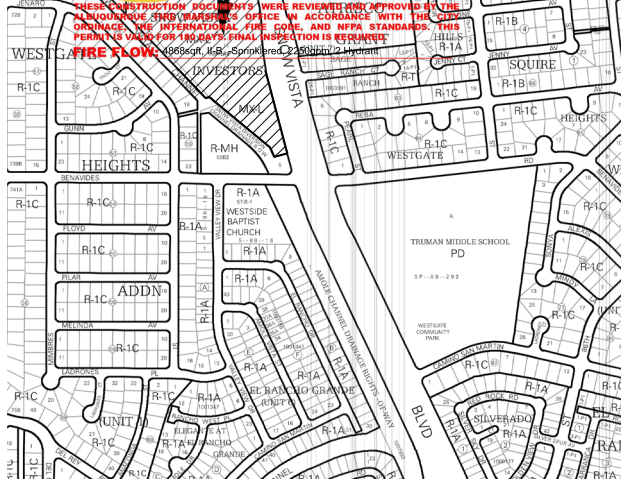
- LEGEND**
- PROPERTY LINE
 - ✱ EXISTING FIRE HYDRANT
 - EXISTING OVERHEAD UTILITY LINE
 - PROPOSED MARKED FIRE LANE
 - KB KNOX BOX (PROVIDE KNOX KEY SWITCH AT ALL ELECTRICAL GATES)
 - ### BUILDING ADDRESS
 - ✱ NEW GATE VALVE

- FIRE ONE NOTES**
1. THE TOTAL HEIGHT OF THE PROPOSED BUILDINGS SHALL BE 30' OR LESS.
 2. GROSS SQUARE FOOTAGE OF ALL BUILDINGS = 103,951 SF (SEE BUILDING INFORMATION BELOW FOR BREAK-OUT OF EACH BLDG SIZE)
 3. BUILDING CONSTRUCTION I-B.
 4. BUILDING "A" AND "B" SHALL BE SPRINKLED, BUILDING "C", "D", AND "E" SHALL NOT BE SPRINKLED.
 5. THE PARKING LOT SURFACE SHALL BE ASPHALT AND CAPABLE OF SUPPORTING AN IMPOSED LOAD OF A FIRE APPARATUS WEIGHING 75,000 LBS.
 6. BUILDING SHALL HAVE APPROVED ADDRESS NUMBERS OR BUILDING IDENTIFICATION PLACED IN A POSITION PLAINLY LEGIBLE AND VISIBLE FROM THE STREET.
 7. ALL DRIVING SURFACES SHALL NOT EXCEED 10 PERCENT IN GRADE.
 8. ALL FIRE HYDRANT SUPPLY LINE THAT BRANCH OFF FROM THE WATER MAINS SHALL BE 6" DIAMETER, UNLESS OTHERWISE NOTED ON THE PLAN.
 9. WORK SHALL BE IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS, AND ANY CHANGES MADE DURING CONSTRUCTION THAT ARE NOT IN COMPLIANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS SHALL BE RESUBMITTED FOR APPROVAL AS AN AMENDED SET OF CONSTRUCTION DOCUMENT.
 10. APPROVED WET STAMPED SHOP DRAWINGS SHALL BE ON SITE FOR INSPECTIONS.
 11. KNOX BOX SHALL BE PROVIDED FOR EACH BUILDING, NEAR THE FRONT EDGE OF THE BUILDING.
 12. A KNOX KEY SWITCH SHALL BE PROVIDED FOR ELECTRICAL GATES. A KNOX BOX IS ONLY USED FOR MANUAL OPERATED GATES.

BUILDING INFORMATION	
BUILDING A:	
MAXIMUM BLDG FOOTPRINT = 33,464 SF	
OCCUPANCY TYPE = S-1	
CONSTRUCTION TYPE = II-B	
SPRINKLERED SYSTEM IN BLDG	
FIRE FLOW = 1,750 gpm	
BUILDING B:	
MAXIMUM BLDG FOOTPRINT = 48,680 SF	
OCCUPANCY TYPE = S-1	
CONSTRUCTION TYPE = II-B	
SPRINKLERED SYSTEM IN BLDG	
FIRE FLOW = 1,750 gpm	
BUILDING C:	
MAXIMUM BLDG FOOTPRINT = 6,007 SF	
OCCUPANCY TYPE = S-1	
CONSTRUCTION TYPE = II-B	
NON-SPRINKLERED BLDG	
FIRE FLOW = 1,750 gpm	
BUILDING D:	
MAXIMUM BLDG FOOTPRINT = 8,600 SF	
OCCUPANCY TYPE = S-1	
CONSTRUCTION TYPE = II-B	
NON-SPRINKLERED BLDG	
FIRE FLOW = 2,000 gpm	
BUILDING E:	
MAXIMUM BLDG FOOTPRINT = 7,200 SF	
OCCUPANCY TYPE = S-1	
CONSTRUCTION TYPE = II-B	
NON-SPRINKLERED BLDG	
FIRE FLOW = 1,750 gpm	



ALBUQUERQUE FIRE MARSHAL'S OFFICE
CHECKING DIVISION
PERMIT
PERMIT NUMBER: FF-23-015687
APPROVED DATE: 09/18/23
APPROVED



REVISION

REV	DATE	BY
1		
2		
3		
4		
5		

MODULUS ARCHITECTS
100 SUN AVENUE N.E., Ste 600
ALBUQUERQUE, NEW MEXICO 87109
PHONE (505) 338-1499 FAX (505) 338-1498

STATE OF NEW MEXICO
STEPHEN M. DUNBAR
No. 4218
REGISTERED ARCHITECT
16 Mar 2023

PROJECT TITLE
98th & Sage Self Storage
98th & Sage
ALBUQUERQUE, NEW MEXICO 87121

DRAWN BY:
DTN

JOB NO.
Self Storage - 98th

PROJECT MANAGER
DEVIN NGUYEN

SHEET TITLE
FIRE ONE PLAN

SHEET NO.
F100

DATE:
14 Aug 2023

SCALE:
AS NOTED

Sheet:
F100

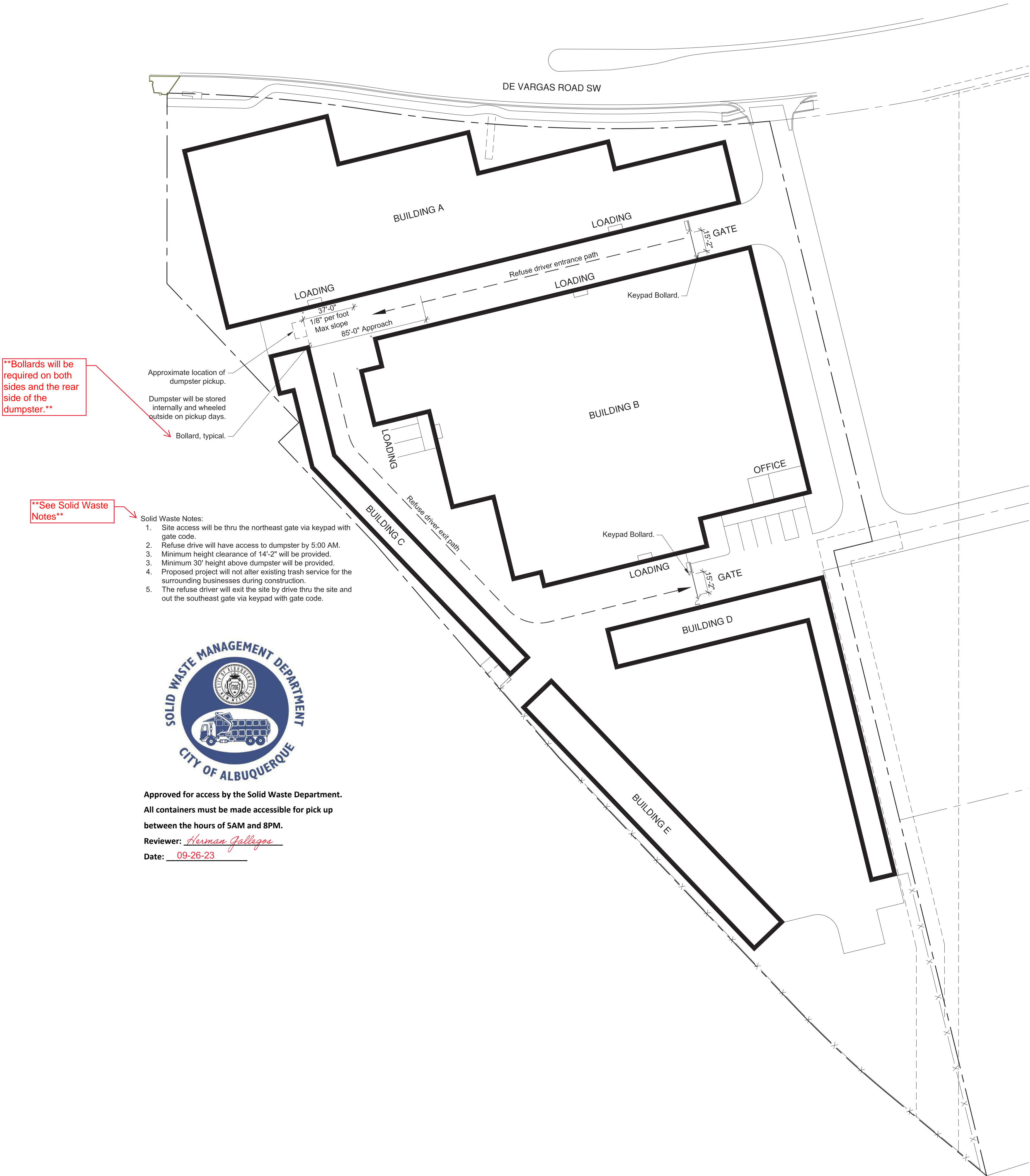
CONCEPT SITE PLAN

SELF-STORAGE FACILITY

SNOW VISTA CHANNEL & DE VARGAS RD S.W.

ALBUQUERQUE, NM

SEPTEMBER 7, 2023





City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 12/2020)

Project Title: Snow Vista Self Storage Building Permit #: _____ Hydrology File #: _____

Zone Atlas Page: M-09-Z DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: LT 1B PLAT OF LOTS 1A, 1B, 1C, 1D AND 1E SNOW VISTAINVESTORS CONT 4.7454 +/- AC

City Address: 9850 DE VARGAS RD SW ALBUQUERQUE NM 87121

Applicant: Tierra West LLC Contact: Luis Noriega

Address: 5571 Midway Park Pl

Phone#: (505)858-3100 Fax#: _____ E-mail: lnoriega@tierrawestllc.com

Development Information

Build out/Implementation Year: 2024 Current/Proposed Zoning: NR-C

Project Type: New: ☒ Change of Use: ☐ Same Use/Unchanged: ☐ Same Use/Increased Activity: ☐

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

Describe development and Uses:

The proposed use is 104,455 square feet of self-storage.

Days and Hours of Operation (if known): Monday through Saturday 9 AM to 10 PM

Facility

Building Size (sq. ft.): 104,455 SF

Number of Residential Units: _____

Number of Commercial Units: 5

Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known):* 7

Expected Number of Employees (if known):* 6

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

Trip Generations during PM/AM Peak Hour (if known):* AM 6 Entering/4 Exiting, PM 7 Entering/8 Exiting

Driveway(s) Located on: Street Name De Vargas Rd (Sage Rd) & Snow Vista Blvd (98th St)

Adjacent Roadway(s) Posted Speed: Street Name De Vargas Rd Posted Speed 35 MPH

Street Name Snow Vista Blvd Posted Speed 35 MPH

Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation/Functional Classification: Urban Principle Arterial
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: _____
(urban center, employment center, activity center)

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

Adjacent Roadway(s) Traffic Volume: 9,288 (22)

Volume-to-Capacity Ratio: _____
(if applicable)

Adjacent Transit Service(s): Routes 54, 171, 198 Nearest Transit Stop(s): On Snow Vista adjacent to site

Is site within 660 feet of Premium Transit?: No

Current/Proposed Bicycle Infrastructure: Designated bike lanes on De Vargas and Snow Vista, and the West Gate Trail
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Existing along De Vargas and Snow Vista.

Relevant Web-sites for Filling out Roadway Information:

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

Comprehensive Plan Corridor/Designation: <https://abc-zone.com/document/abc-comp-plan-chapter-5-land-use> (map after Page 5-5)

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 ☒ Borderline []

Thresholds Met? Yes [] No ☒

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

Notes:

 P.E.

9/13/2023

TRAFFIC ENGINEER

DATE

Submittal

The Scoping Form must be submitted as part of any building permit application, DRB application, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

Submit by email 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 v/c ratio on this form.

Snow Vista Self-Storage

Trip Generation Data (ITE Trip Generation Manual - 11th Edition)

USE (ITE CODE)	24 HR VOL	A. M. PEAK HR.		P. M. PEAK HR.	
DESCRIPTION	GROSS	ENTER	EXIT	ENTER	EXIT
<u>Summary Sheet</u>	Units				
Mini-Warehousing (151)	104.46	151	6	4	7
TOTAL			6	4	7
				7	8

1

CONCEPT SITE PLAN

SELF-STORAGE FACILITY

SNOW VISTA CHANNEL & DE VARGAS RD S.W.

ALBUQUERQUE, NM

SEPTEMBER 7, 2023

