

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

January 31, 2024

Ronald Bohannon, PE
5571 Midway Park PI NE
Albuquerque, NM 87109

**Re: Sage Plaza Storage
Traffic Circulation Layout
Engineer's Stamp 1-31-24 (M09D012B)**

Dear Mr. Bohannon,

The TCL submittal received 1-31-2024 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.

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.

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,

Curtis Cherne, P.E.
Senior Engineer, Planning Dept.
Development Review Services

C: File



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: Sage Plaza Storage Hydrology File # _____

Legal Description: Lt 1B PLAT OF LOTS 1A, 1B, 1C, 1D AND 1E SNOW VISTA INVESTORS

City Address, UPC, OR Parcel: 100905512240420307

Applicant/Agent: Tierra West, LLC Contact: Luis Noriega

Address: 5571 Midway Park PI NE, ABQ, NM 87109 Phone: 505-858-3100

Email: lnoriega@tierrawestllc.com

Applicant/Owner: _____ Contact: _____

Address: _____ Phone: _____

Email: _____

(Please note that a DFT SITE is one that needs Site Plan Approval & ADMIN SITE is one that does not need it.)

TYPE OF DEVELOPMENT: ☐ PLAT (#of lots) _____ ☐ RESIDENCE
☒ DFT SITE ☐ ADMIN SITE

RE-SUBMITTAL: ☐ YES ☒ NO

DEPARTMENT: ☒ TRANSPORTATION ☐ HYDROLOGY/DRAINAGE

Check all that apply under Both the Type of Submittal and the Type of Approval Sought:

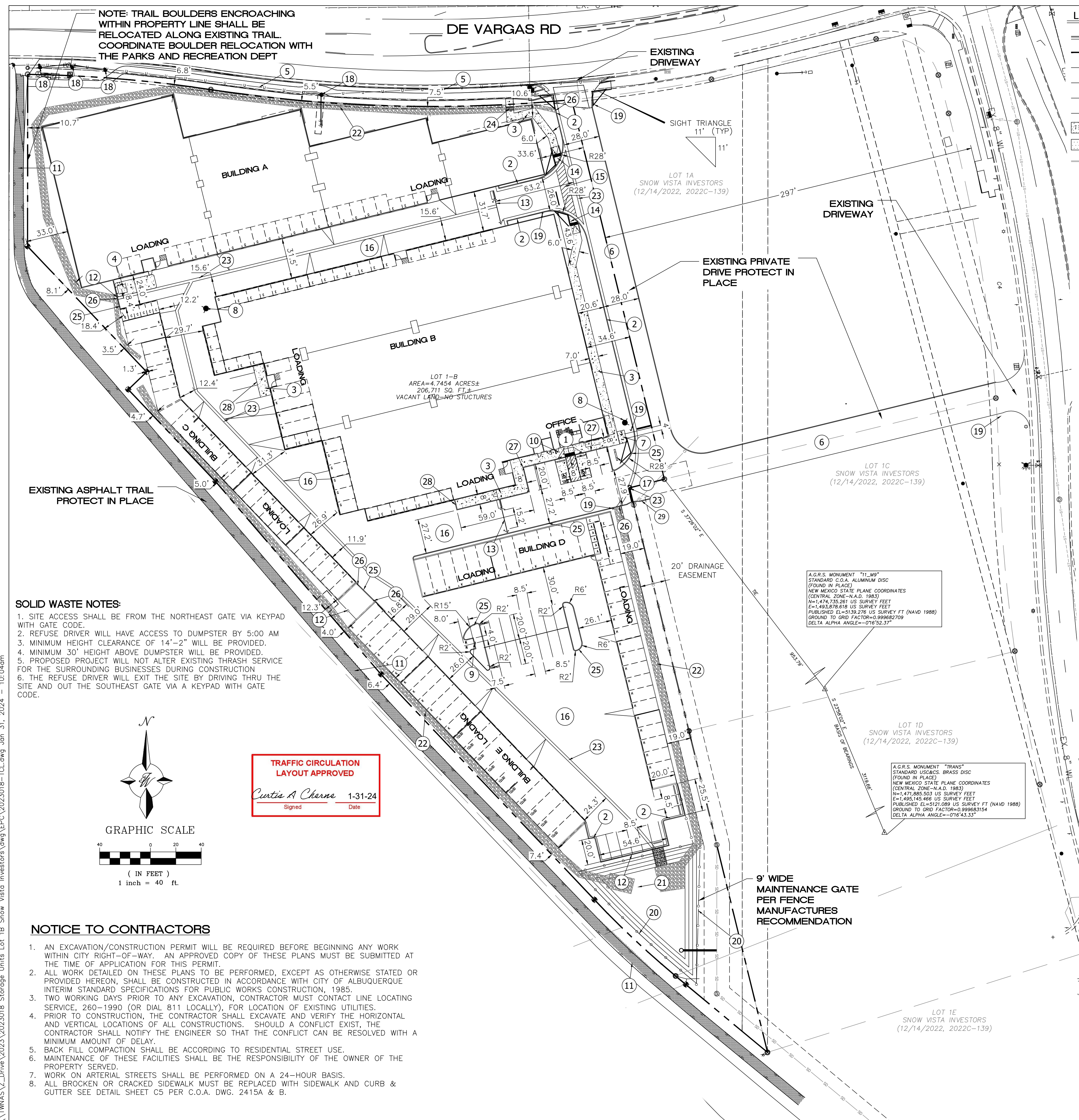
TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G&D PLAN
- ☐ GRADING & DRAINAGE PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL) ADMINISTRATIVE
- ☒ TRAFFIC CIRCULATION LAYOUT FOR DFT APPROVAL
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY) _____

TYPE OF APPROVAL SOUGHT:

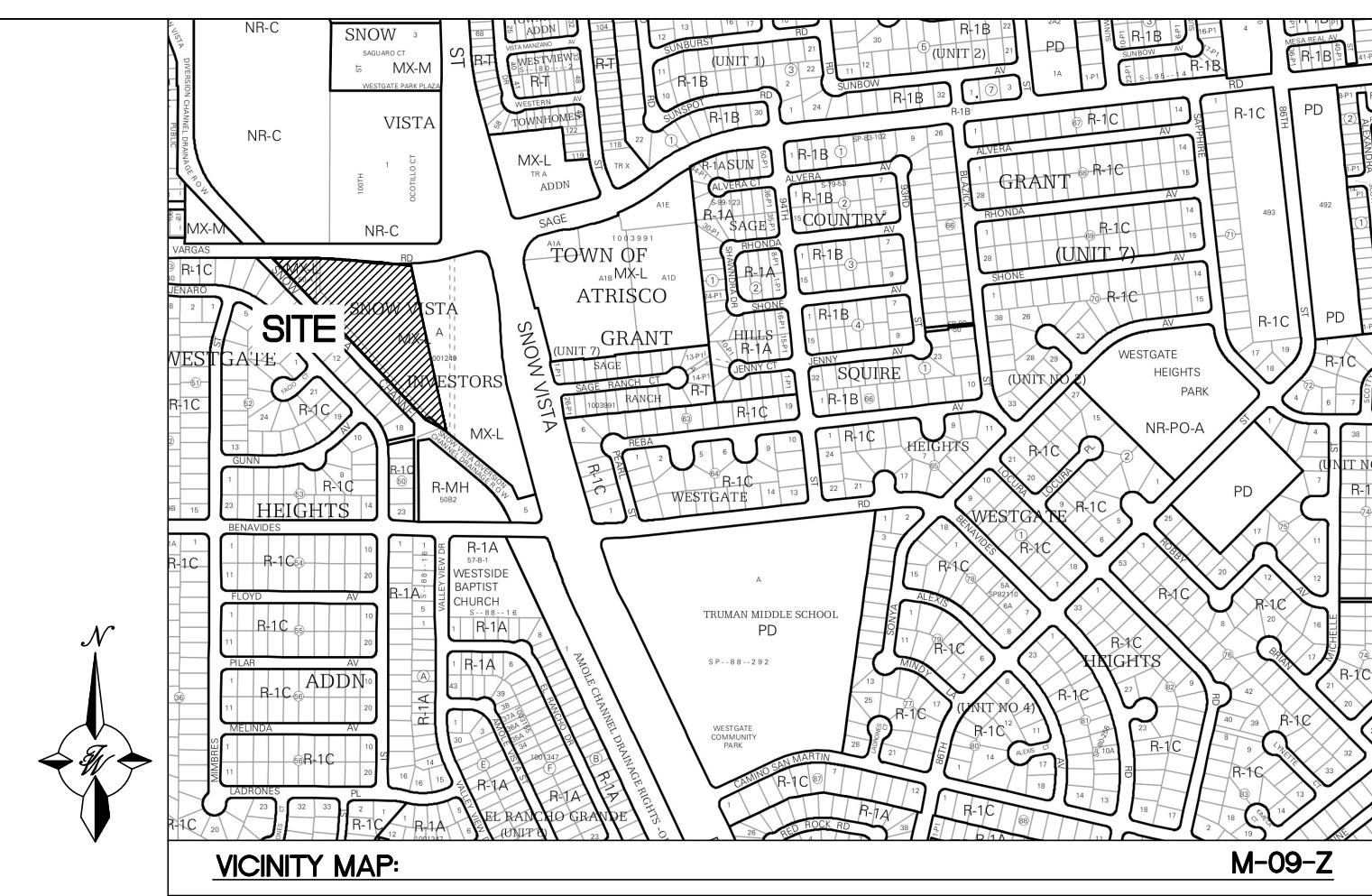
- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ CONCEPTUAL TCL DFT APPROVAL
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SITE PLAN FOR BLDG PERMIT DFT APPROVAL
- ☐ SIA/RELEASE OF FINANCIAL GUARANTEE
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ SO-19 APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ GRADING PAD CERTIFICATION
- ☐ WORK ORDER APPROVAL
- ☐ CLOMR/LOMR
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 01/04/2024



LEGEND

	CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	CENTERLINE
	RIGHT-OF-WAY
	BUILDING
	SIDEWALK/CONCRETE
	ASPHALT
	EXISTING CURB & GUTTER
	STREET LIGHTS



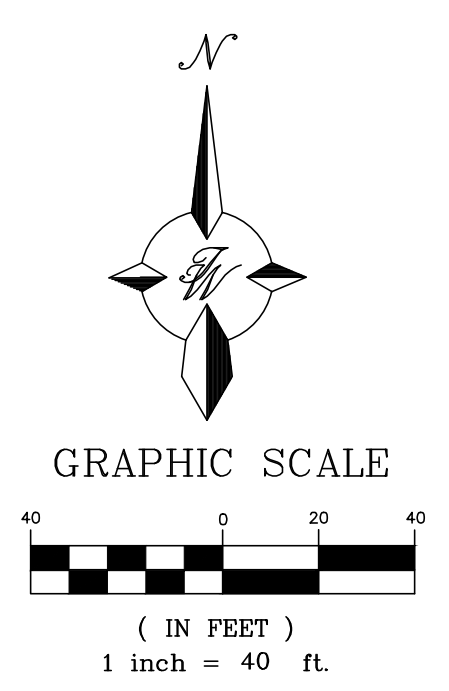
LEGAL DESCRIPTION:
LT 1B PLAT OF LOTS 1A, 1B, 1C, 1D AND 1E SNOW VISTA INVESTORS CONT 4.7454 +/- AC

KEYED NOTES

- (1) CONCRETE ACCESSIBLE PARKING PER ADA STANDARDS WITH SIGN (SEE DETAIL SHT. TCL-2)
- (2) NEW 6" PRIVATE CURB AND GUTTER SEE DETAIL SHEET TCL-2
- (3) NEW CONCRETE SIDEWALK SEE DETAIL SHEET TCL-2
- (4) SINGLE DUMPSTER AREA SEE DETAIL SHEET TCL-2
BOLLARD WILL BE REQUIRED ON BOTH SIDES
AND THE REAR SIDE OF THE DUMPSTER
- (5) EXISTING SIDEWALK TO REMAIN
- (6) PRIVATE OFF-SITE PAVING (CONSTRUCTED BY OTHERS)
- (7) BICYCLE PARKING SEE DETAIL SHEET TCL-2
(2 RACKS, 4 FEET APART)
- (8) PROPOSED FIRE HYDRANT
- (9) MOTORCYCLE PARKING SIGN AND "MC" STRIPING
SEE DETAIL SHEET TCL-2 (TYP ONE FOR EACH SPACE)
- (10) HANDICAP PARKING CURB RAMP SEE DETAIL SHEET TCL-4
- (11) EXISTING PEDESTRIAN TRAIL TO REMAIN IN PLACE
- (12) 6' ORNAMENTAL METAL PICKET FENCE SEE DETAIL, SHEET TCL-3
CONTRACTOR TO PROVIDE SHOP DRAWINGS PRIOR TO INSTALL
- (13) AUTOMATIC ACCESS GATE. PROVIDE KEYPAD CODE TO SOLID WASTE
AND KNOX KEY FOR EMERGENCY VEHICLES.
CONTRACTOR TO PROVIDE SHOP DRAWINGS PRIOR TO INSTALL
- (14) ACCESSIBLE CURB RAMP SEE DETAIL SHEET TCL-3
- (15) 6' WIDE CROSSWALK SEE DETAIL SHEET TCL-3
- (16) PRIVATE PAVING SEE DETAIL, SHEET TCL-3
- (17) SITE SIGNAGE REFER SITE SIGNAGE PLANS
- (18) EXISTING STREET LIGHT/POWER POLE PROTECT IN PLACE
- (19) STOP SIGN SEE DETAIL, SHEET TCL-2
- (20) 4' HIGH ORNAMENTAL METAL FENCE ALONG
DETENTION POND PERIMETER WITH 9' WIDE GATE
SEE FENCE DETAIL, SHEET TCL-3
- (21) DETENTION DRAINAGE POND REFER GRADING PLAN
- (22) DRAINAGE SWALE REFER GRADING PLAN
- (23) CONCRETE ALLEY GUTTER SEE DETAIL, SHEET TCL-2
- (24) 24" WIDE SIDEWALK CULVERT SEE DETAIL, SHEET TCL-4
- (25) HEADER CURB SEE DETAIL, SHEET TCL-4
- (26) CURB CUT SEE DETAIL, SHEET TCL-4
- (27) TURNDOWN CURB SEE DETAIL, SHEET TCL-4
- (28) ZERO CURB SEE DETAIL, SHEET TCL-4
- (29) MOUNTABLE CURB SEE DETAIL, SHEET TCL-4
INSTALL WITHIN 20' DRAINAGE EASEMENT.

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.





TRAFFIC CIRCULATION
LAYOUT APPROVED

Curtis A Charno 1-31-24

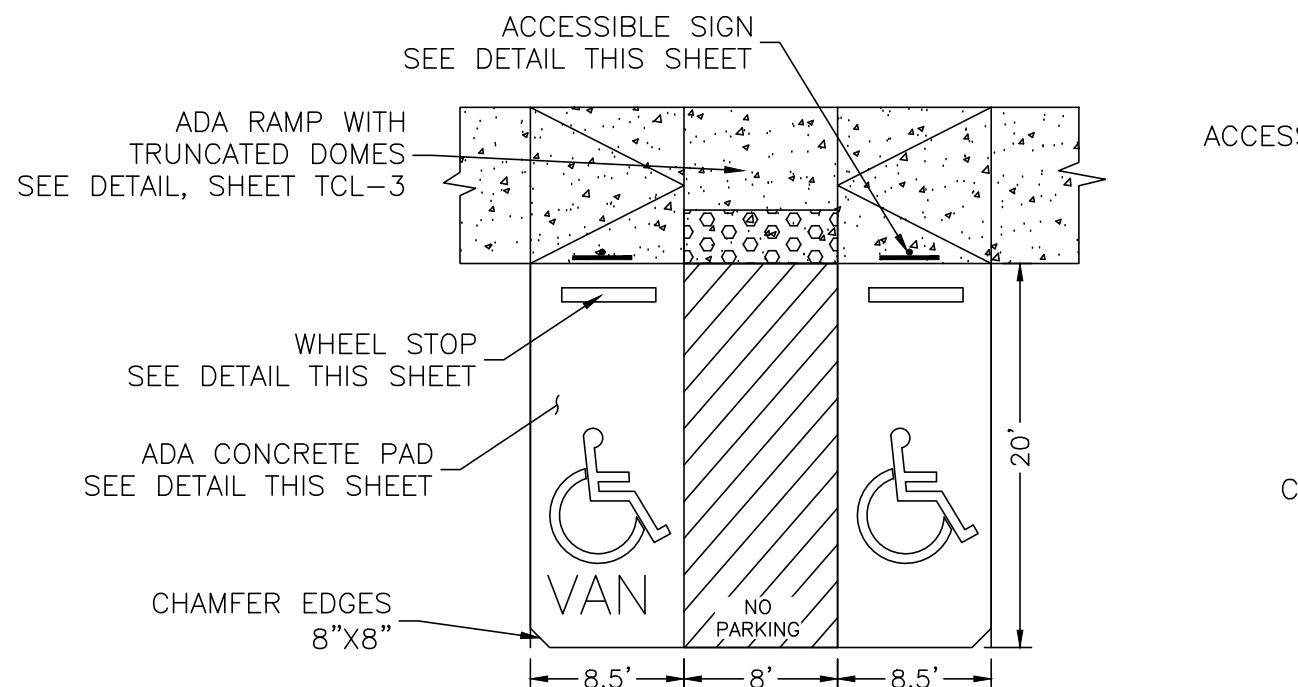
Signed Date

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 BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER SEE DETAIL SHEET C5 PER C.O.A. DWG. 2415A & B.

	<p>ENGINEER'S SEAL</p>	<p>DRAWN BY BF</p>
<p>01/31/2024</p>	<p>98TH & SAGE STORAGE ALBUQUERQUE, NM</p>	<p>DATE 01/31/2024</p>
<p>RONALD R. BOHANNAN P.E. #7868</p>	<p>TRAFFIC CIRCULATION LAYOUT</p>	<p>2023018-TCL</p>
<p>01/31/2024</p>	<p> TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com</p>	<p>SHEET # TCL-1</p>
<p>RONALD R. BOHANNAN P.E. #7868</p>		<p>JOB # 2023018</p>

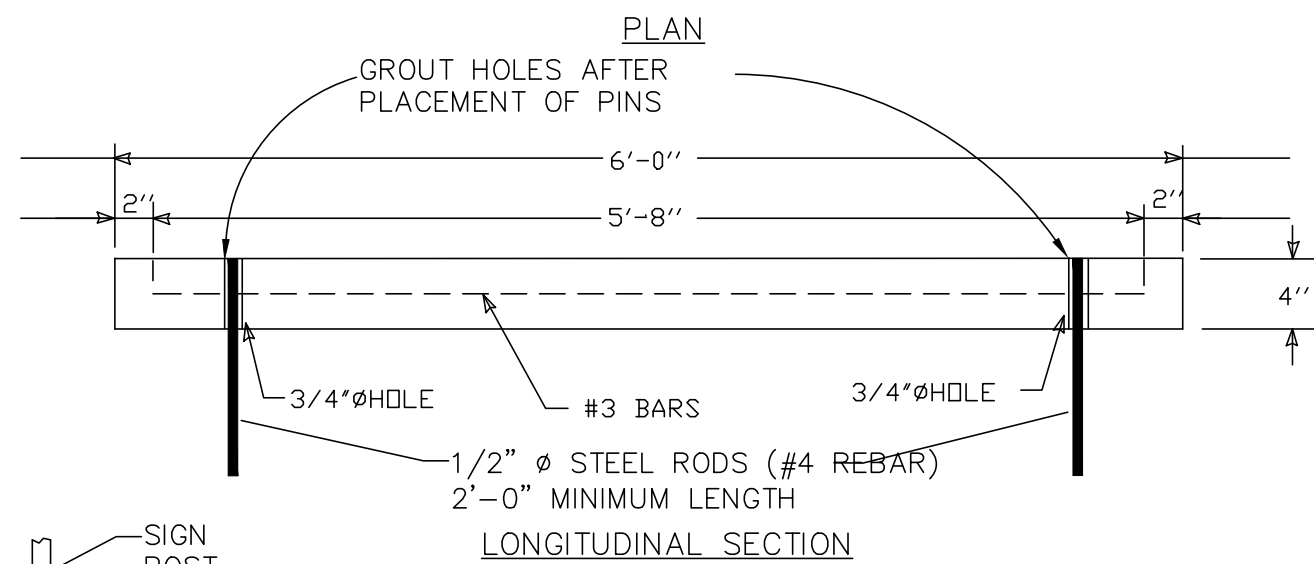
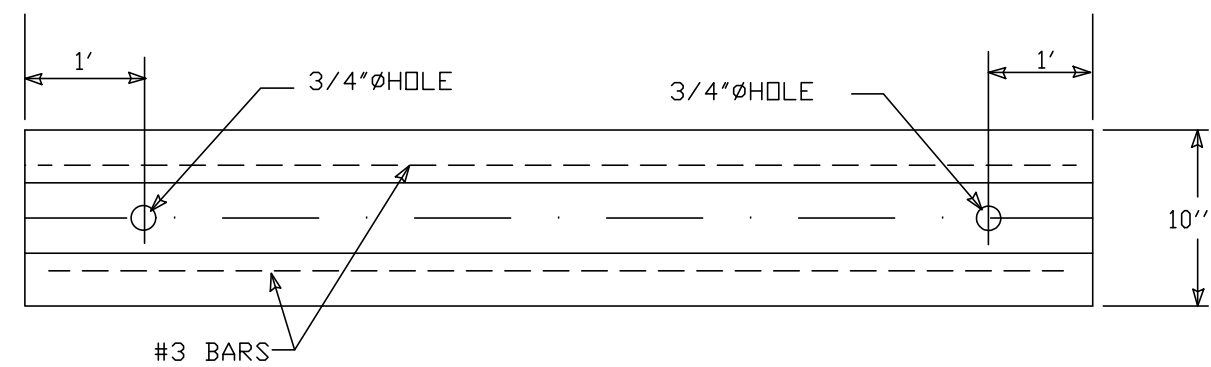
\\TNWAS\Z_Drive\2023018 Storage Units Lot 1B Snow Visto Investors\dwg\EPIC\2023018_DTE.dwg Jan 31, 2024 - 10:05am



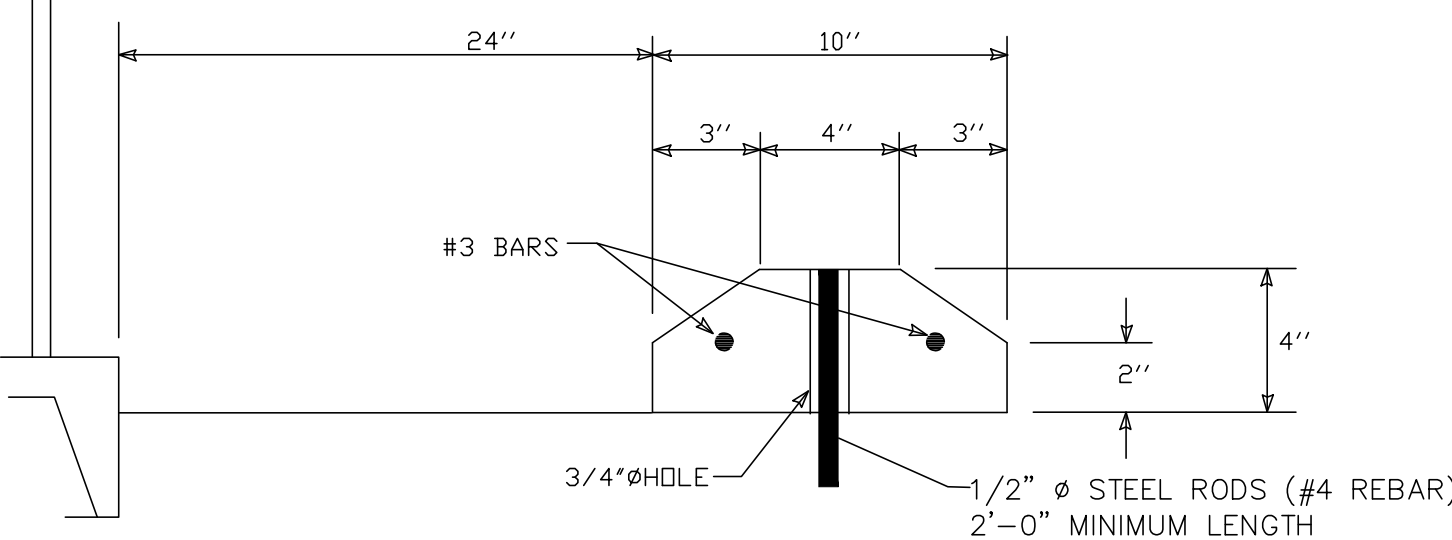
- NOTES:
- 1)International Symbol of Accessibility shall be painted on the pavement at rear of space, white symbol on blue background.
 - 2)4" Parking space lines and diagonal striping to be painted blue.
 - 3)Access aisle shall have the words "NO PARKING" in capital letters, each of which shall be at 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 1.8% in any direction

HC PARKING DETAIL

SCALE: NTS



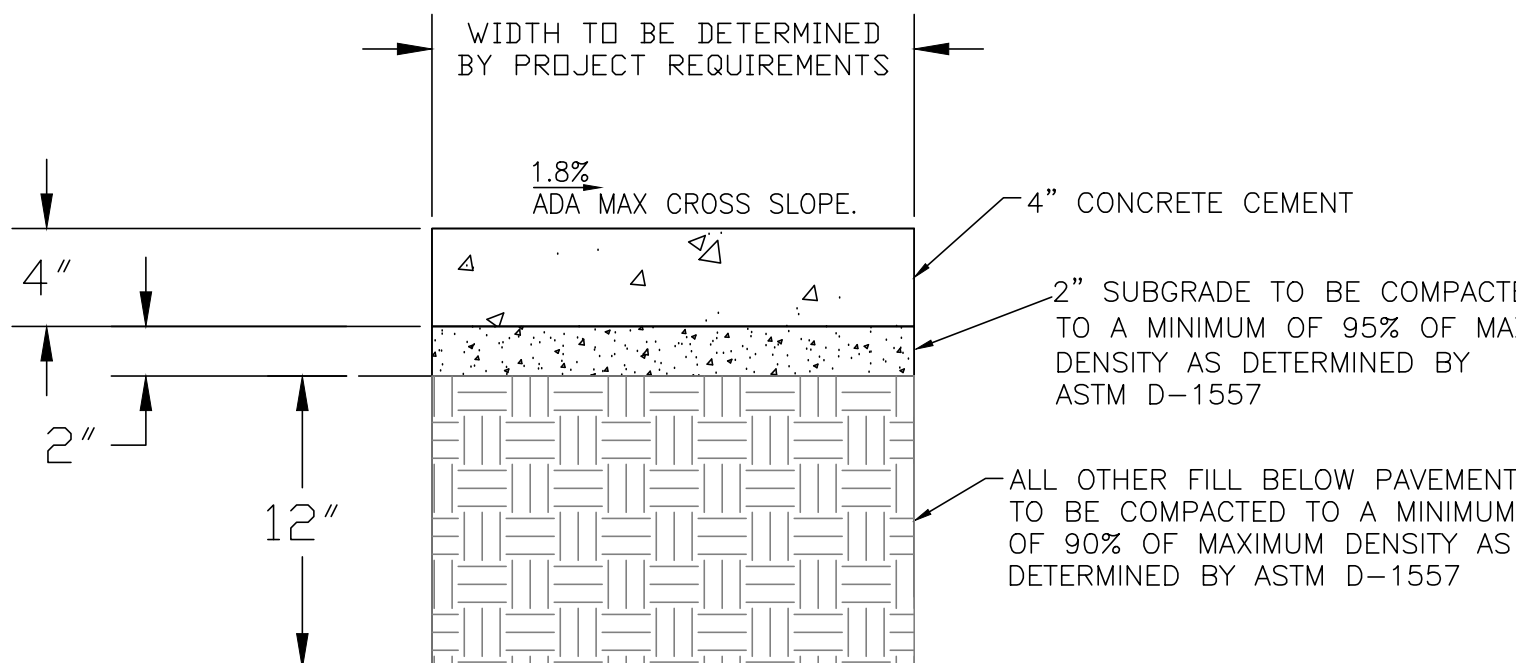
LONGITUDINAL SECTION



CROSS SECTION

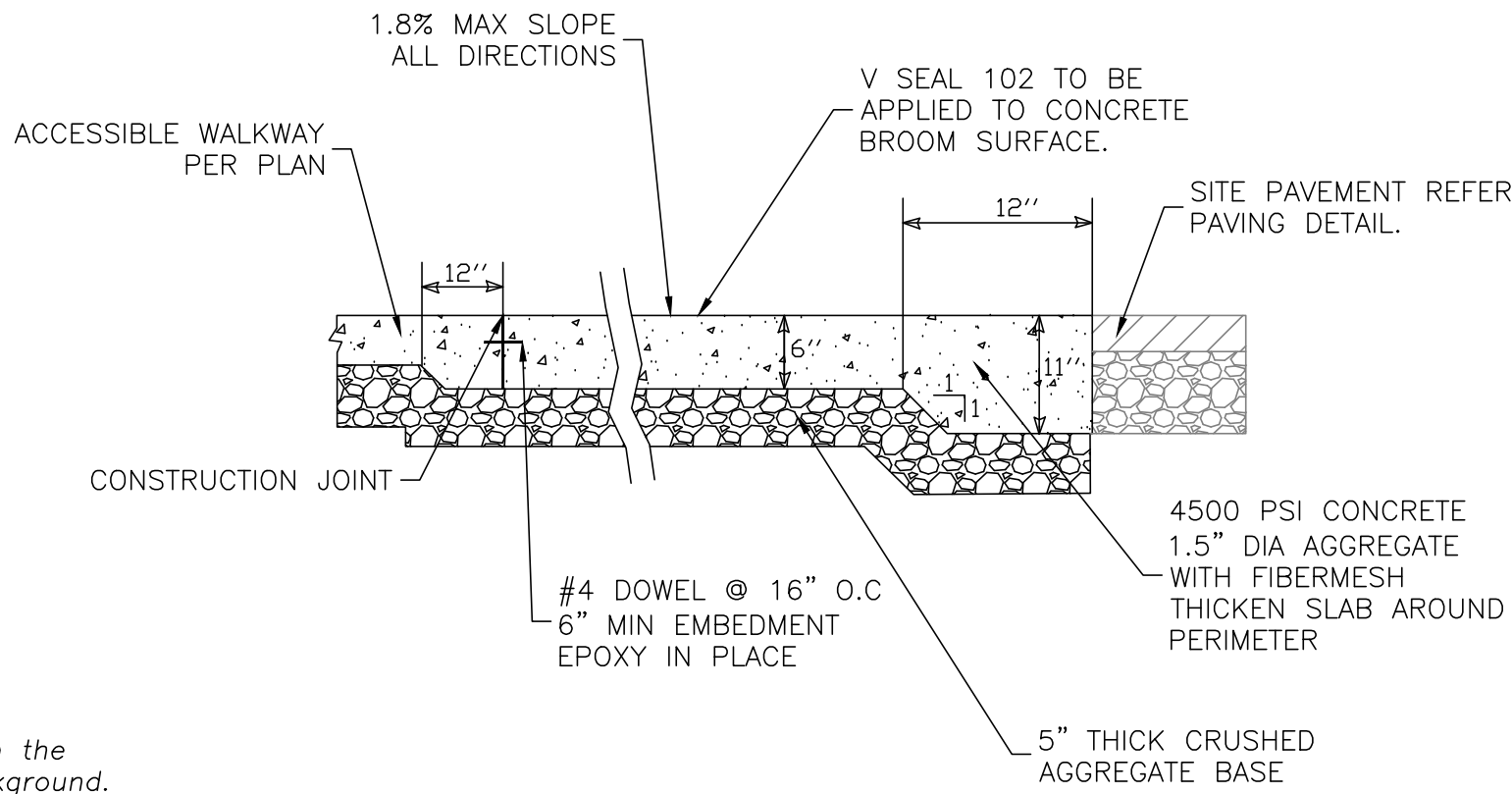
WHEEL STOP

NTS



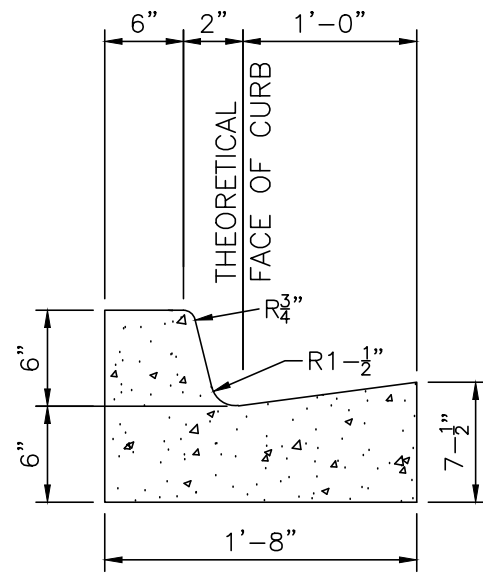
CONCRETE SIDEWALK SECTION

NTS



ADA CONCRETE PAD DETAIL

SCALE: NTS

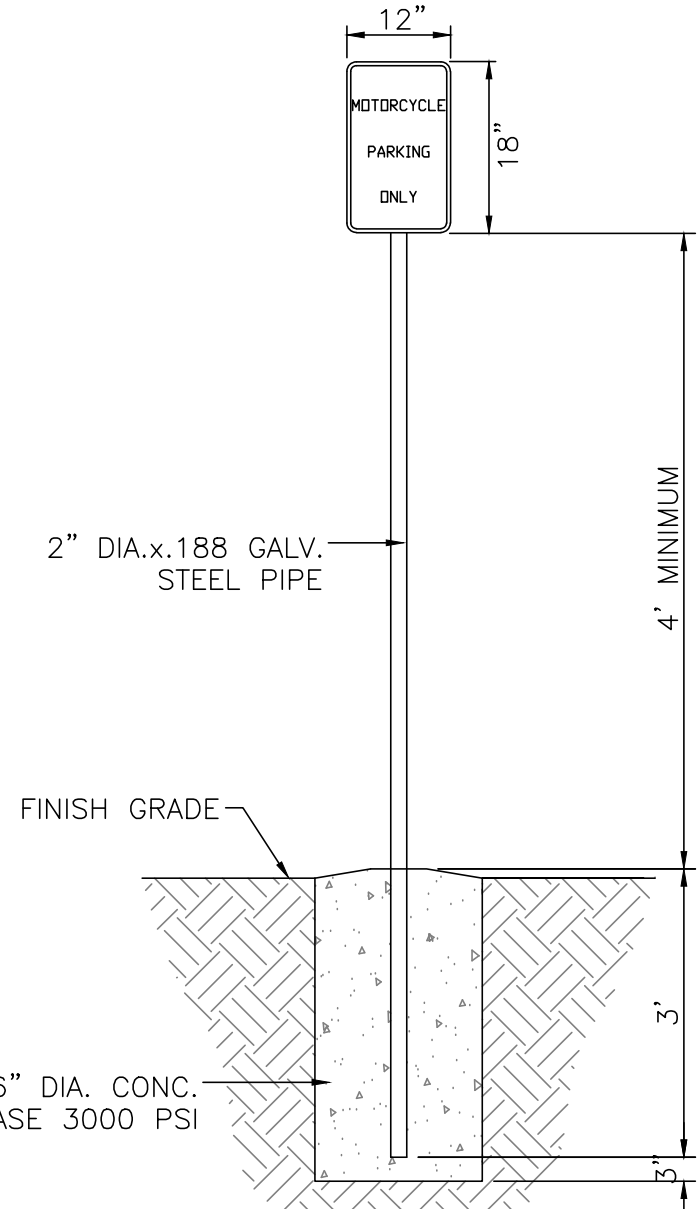


CURB GENERAL NOTES:

1. ALL CURBS TO BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE
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

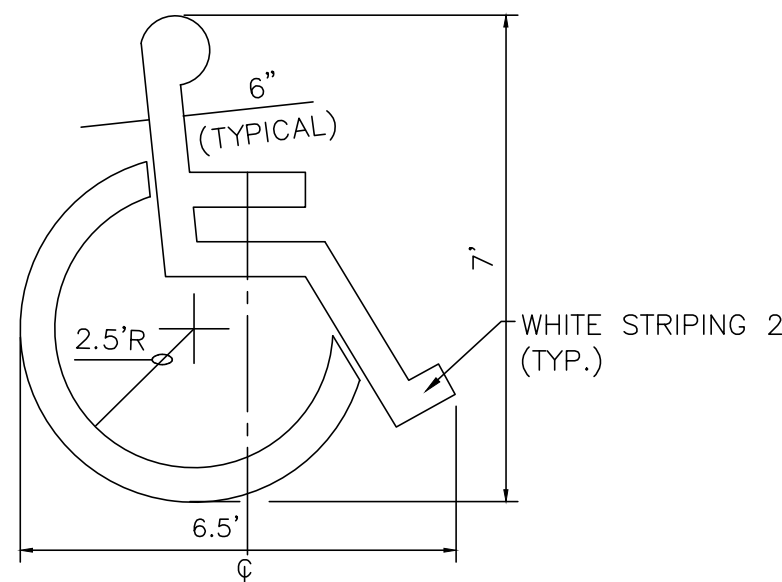


NOTE:

- 1)Motorcycle parking stall shall have "MC" Striping in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the front of the parking space.

MOTORCYCLE PARKING SIGN

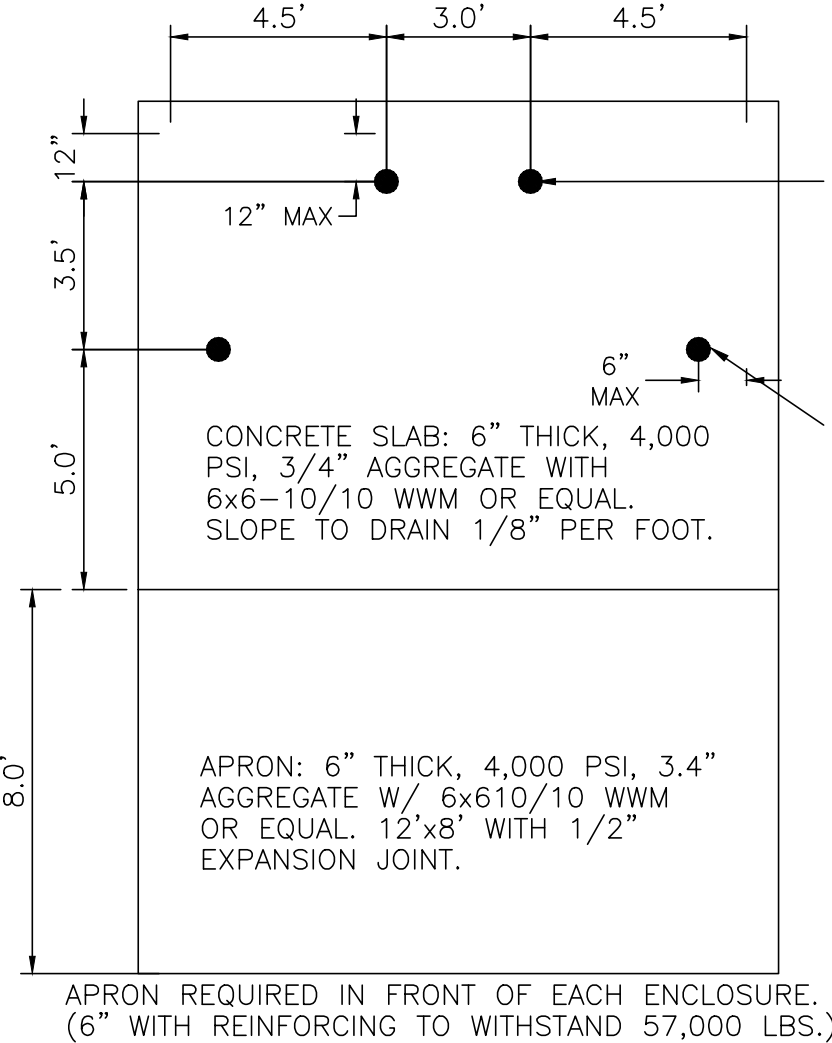
NTS



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

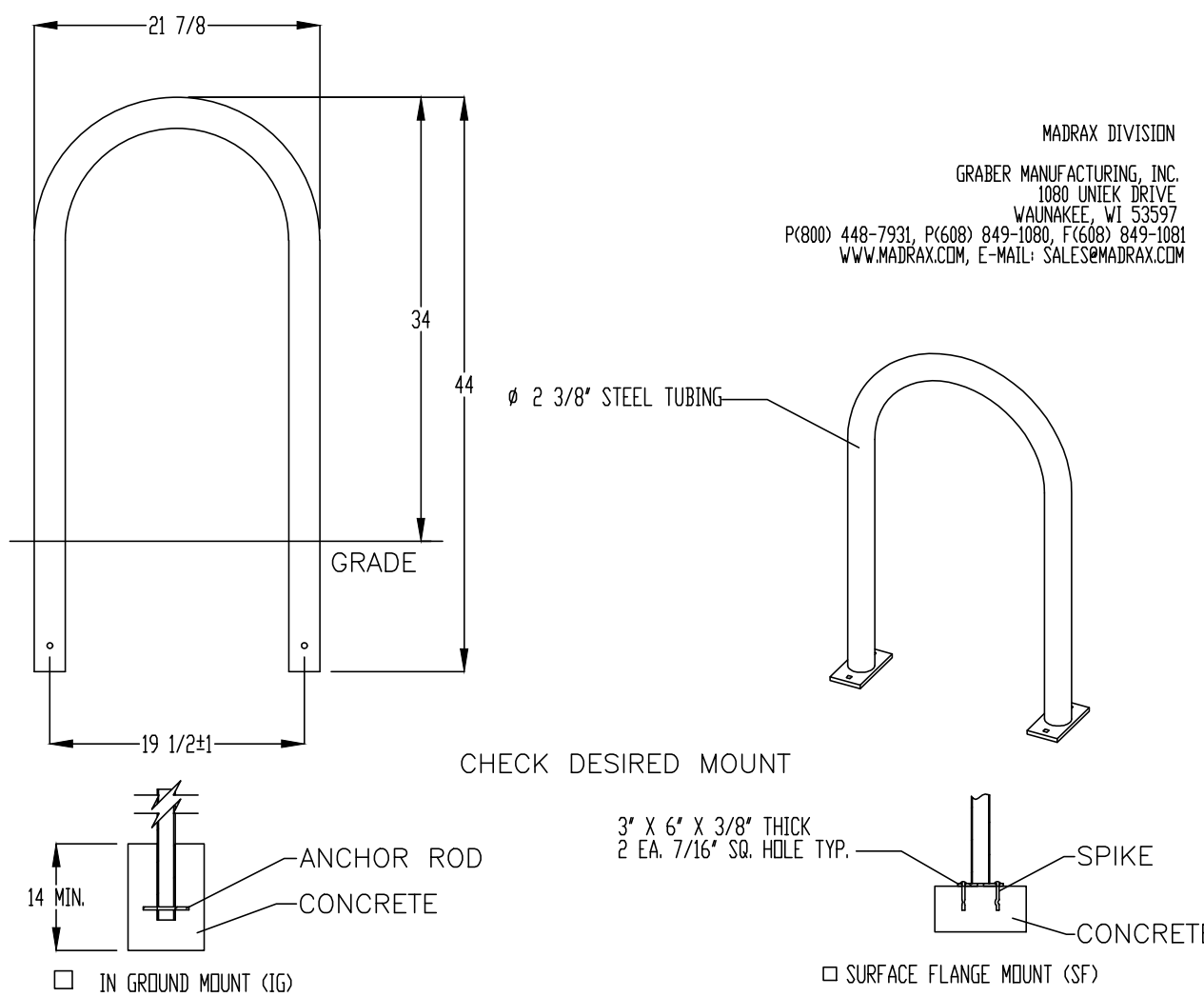
ACCESSIBLE PARKING SYMBOL

NTS



DUMPSTER BOLLARD DETAIL

NTS



PRODUCT: U238-1G(SF)

DESCRIPTION: U" BIKE RACK

DATE: 10-4-18

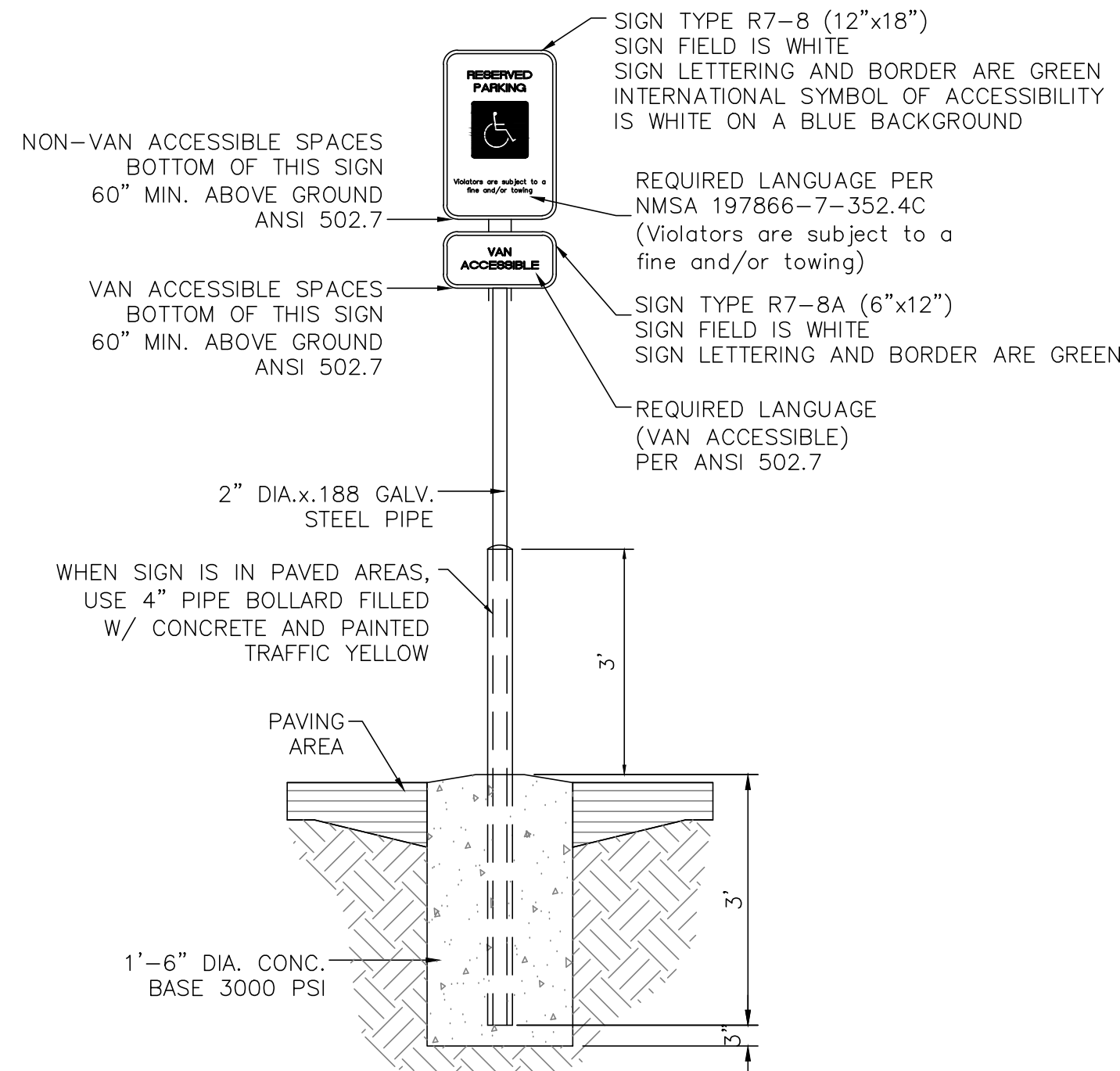
ENG: SMC

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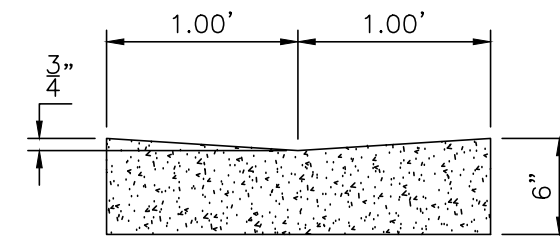
BIKE RACK

SCALE: NONE



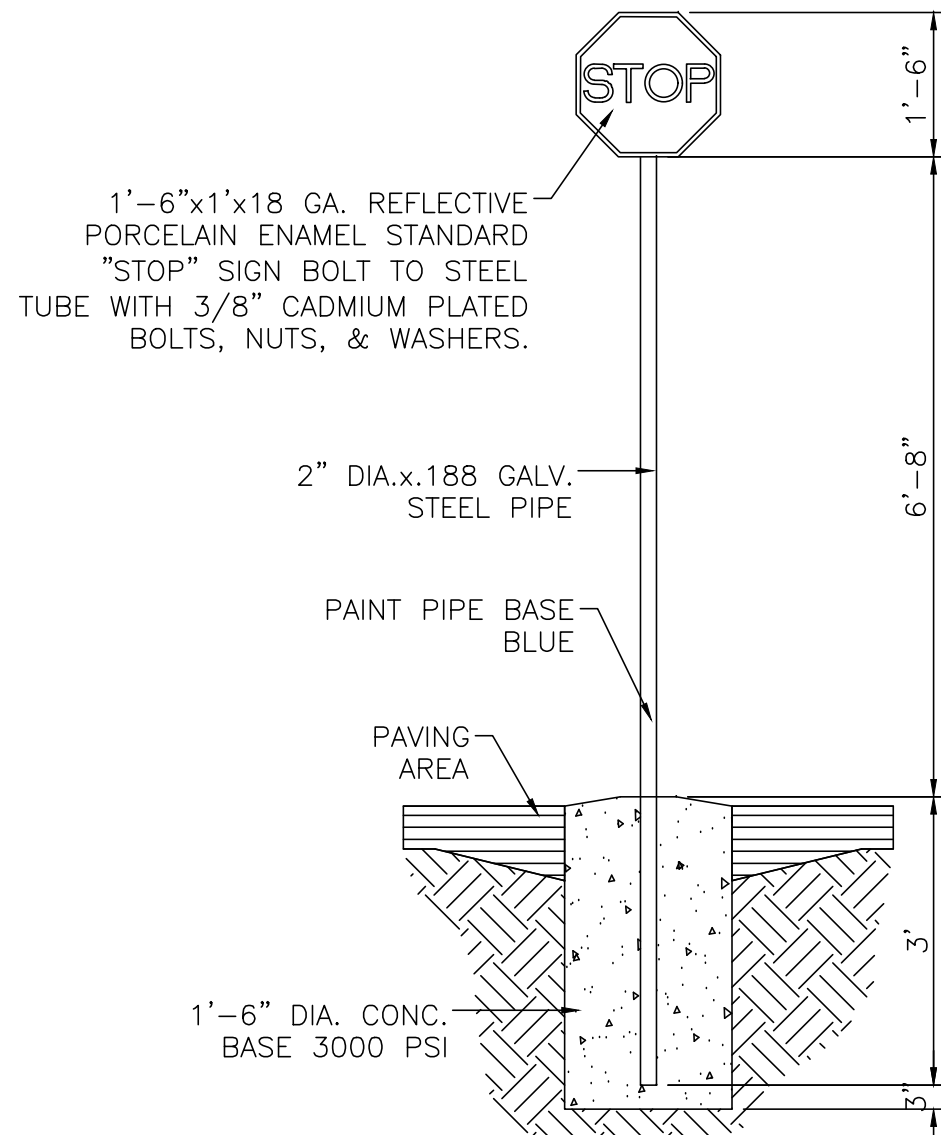
ACCESSIBLE PARKING SIGN

NTS



CONCRETE VALLEY GUTTER DETAIL

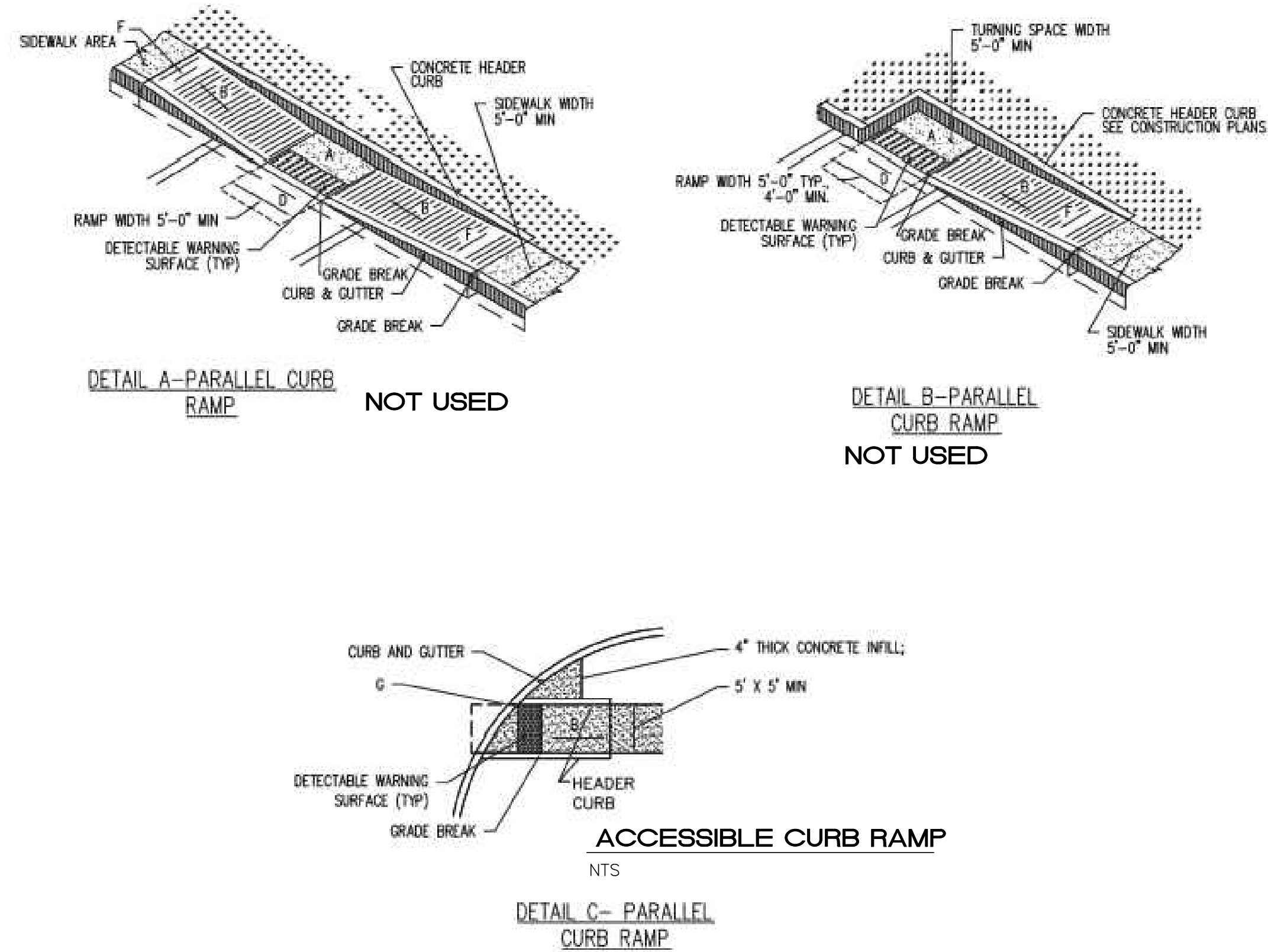
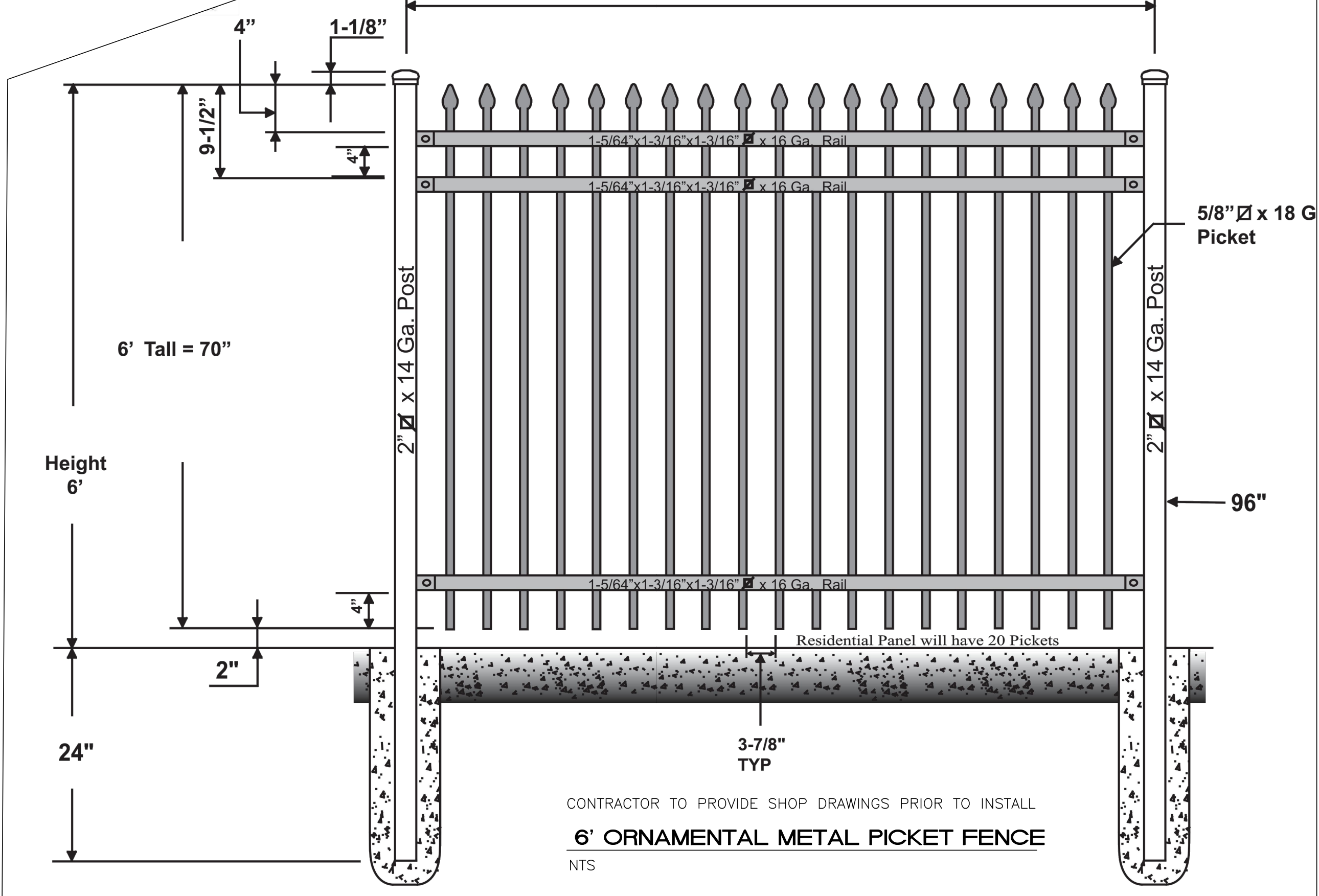
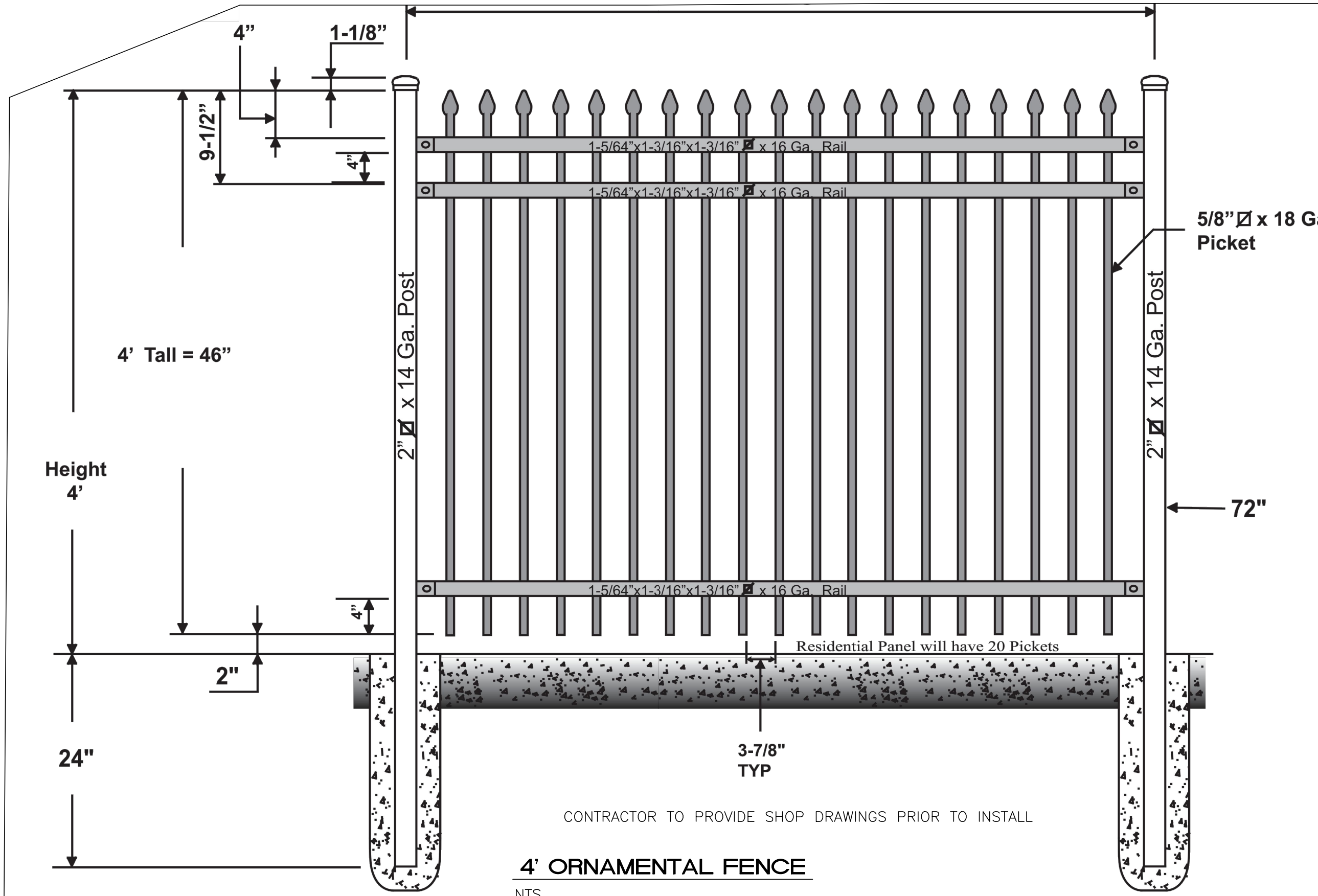
SCALE: 1"=1'



STOP SIGN

NTS

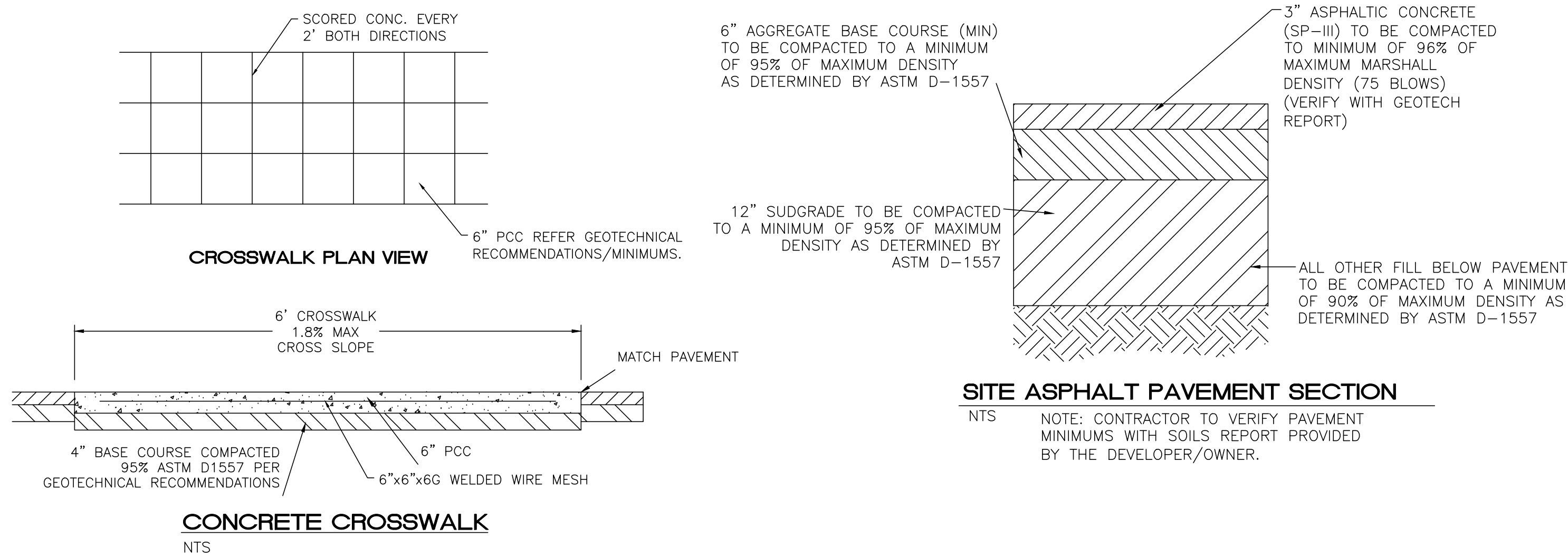
ENGINEER'S SEAL RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER 01/31/2024 RONALD R. BOHANNAN P.E. #7868	98TH & SAGE STORAGE ALBUQUERQUE, NM	DRAWN BY BF
	CONSTRUCTION DETAILS	DATE 01/31/2024
TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # TCL-2	2023018_DTE
		JOB # 2023018



- GENERAL NOTES**
1. RUNNING SLOPE OF A CURB RAMP SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15 FEET TO AVOID CHASING THE SLOPE INDEFINITELY WHEN CONNECTING TO STEEP GRADES. WHEN APPLYING THE 15-FOOT MAXIMUM LENGTH, THE RUNNING SLOPE OF THE CURB RAMP SHALL BE EXTENDED AS FLAT AS THE MAXIMUM EXTENT AS FEASIBLE.
 2. SEE COA STD. DWG. 2446 FOR DETECTABLE WARNING DEVICE DETAILS.


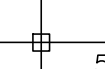
- CONSTRUCTION NOTES**
- A. TURNING SPACE SHALL HAVE MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.0% (PREFERRED SLOPE OF 1.5%). TURNING SPACE SHALL BE 5.0 FT BY 5.0 FT AT THE TOP OF THE CURB RAMP.
 - B. 8.3% MAX. SLOPE OF RAMP, 7% PREFERABLE SLOPE OF RAMP.
 - C. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMP RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACE. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.
 - D. COUNTER SLOPE OF THE GUTTER OR STREET AT THE FOOT OF A CURB RAMP, RUN OR TURNING SPACE SHALL BE 5% MAX.
 - E. FLARED SIDES ARE TO HAVE A SLOPE OF 10% MAX, MEASURED PARALLEL TO THE BACK OF THE CURB.
 - F. 2% MAXIMUM CROSS-SLOPE. 1.5% PREFERRED CROSS-SLOPE.
 - G. FILLET SHARP CURVES EXPOSED TO TRAFFIC TO 6" MINIMUM RADIUS.

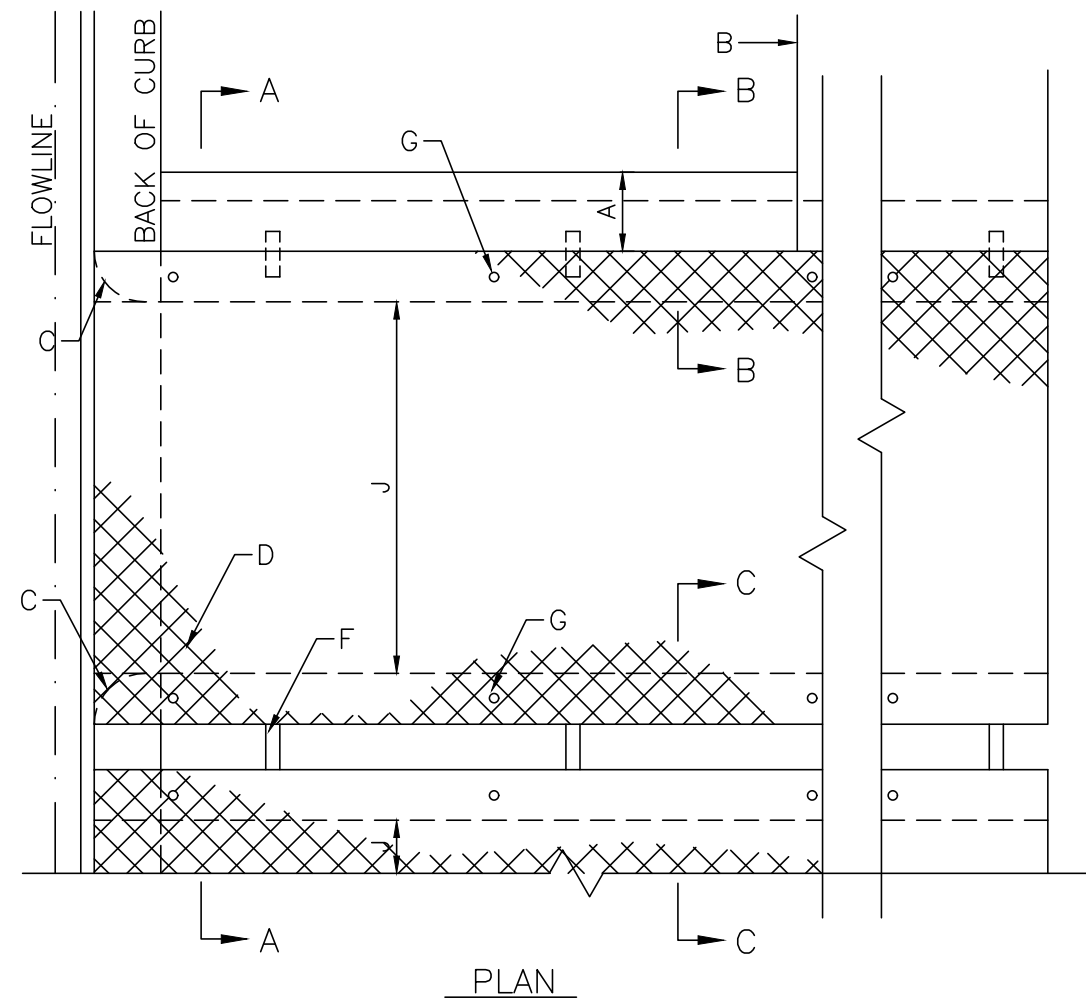
REVISIONS	CITY OF ALBUQUERQUE
	PAVING
	PARALLEL AND DIAGONAL CURB RAMPS
	DWG. 2443 JUNE 2019



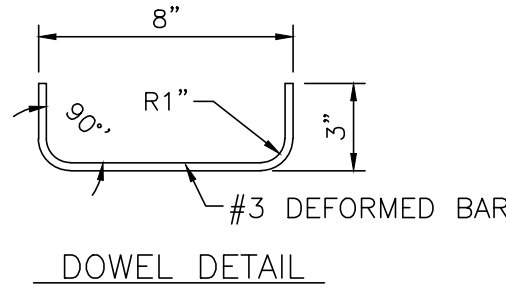
TRAFFIC CIRCULATION LAYOUT APPROVED

Curtis A. Cherns 1-31-24
Signed Date

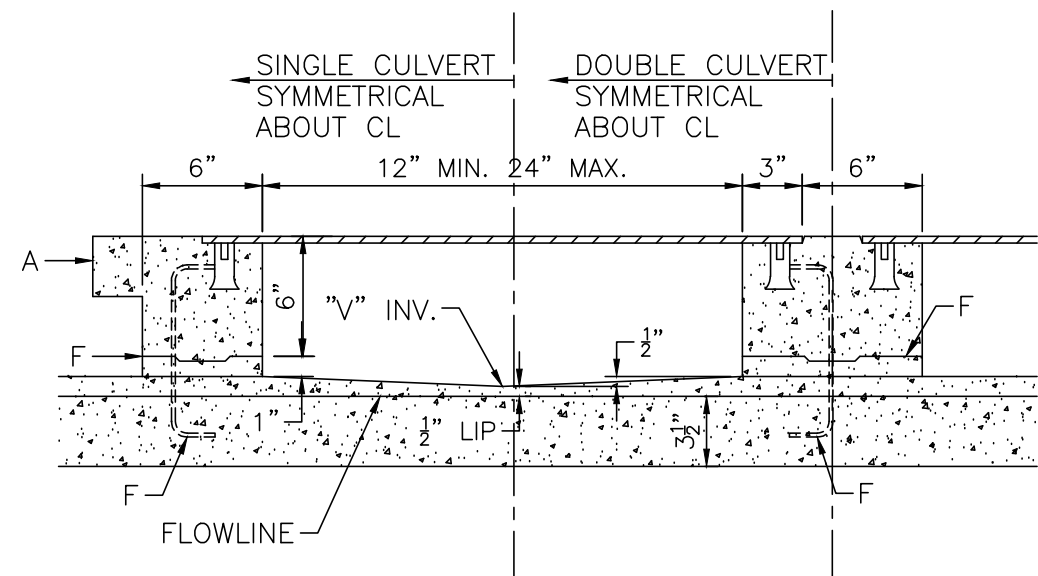
 RONALD R. BOHANNAN P.E. #7868	98TH & SAGE STORAGE ALBUQUERQUE, NM	DRAWN BY BF
		DATE 01/31/2024
	CONSTRUCTION DETAILS	2023018_DTE
	 TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # TCL-3
		JOB # 2023018



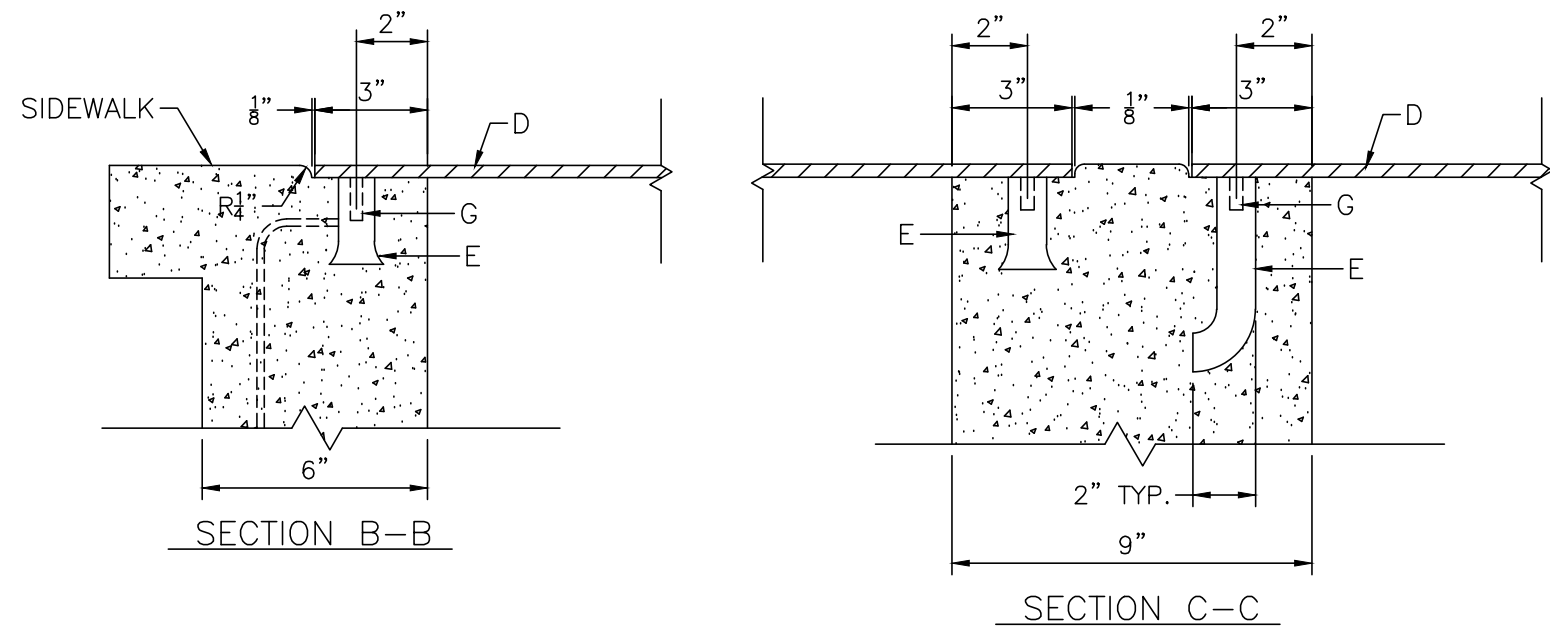
PLAN



DOWEL DETAIL



SECTION A-A

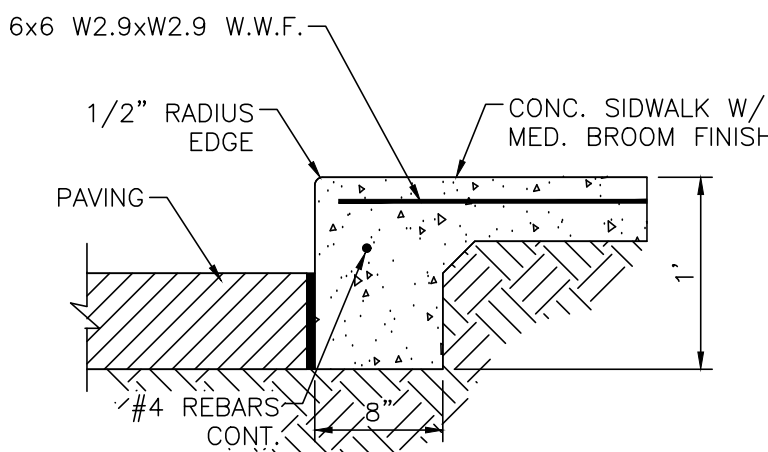


SECTION B-B

SECTION C-C

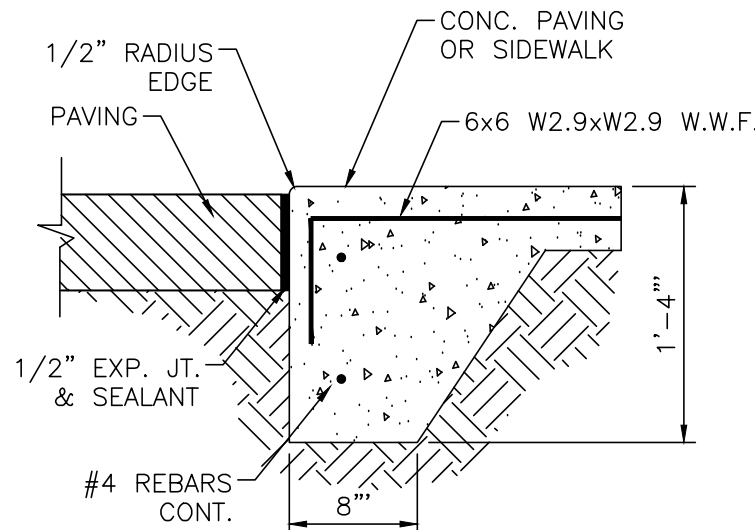
SIDEWALK CULVERT DETAIL

NTS



DETAIL-TURNDOWN CURB

NTS



ZERO CURB

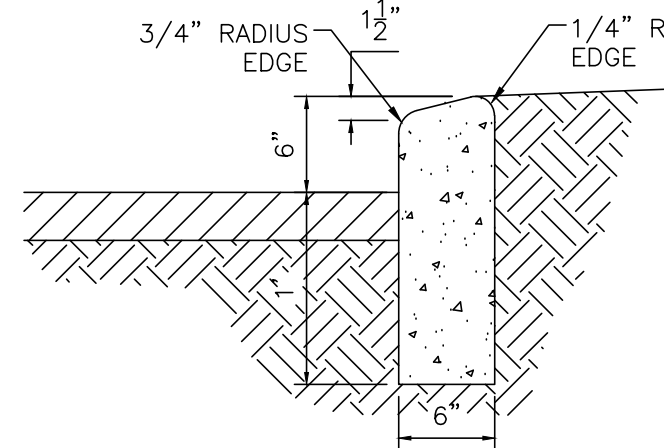
NTS

GENERAL NOTES:

1. PLACING OF DRAIN THRU EX. SIDEWALK AND C&G REQUIRES THAT ENTIRE STONES BE REMOVED AND REPLACED AS DETAILED.
2. NOT USED
3. NOT USED
4. ALL EXPOSED CONC. SURFACE SHALL MATCH GRADE. COLOR, FINISH AND SCORING OF ADJACENT CURB AND SIDEWALK
5. SIDEWALK REPLACED DURING CONSTRUCTION SHALL BE POURED MONOLITHICALLY WITH CULVERT WALLS.
6. IF ROD ANCHORS ARE USED, DRILL & TAP FOR F.H. MACHINE SCREW. ATTACH ANCHORS TO PLATE AND SECURE PLATE IN PLACE PRIOR TO POURING WALLS.
7. LENGTH OF EACH PLATE SHALL BE SUCH THAT THE WEIGHT WILL NOT EXCEED 300LBS. AND SHALL BE STRESS RELIEVED AFTER FABRICATION. CLEAN SURFACE OF PLATE AND FRAMING MEMBERS AND PAINT W/ONE SHOP COAT RED OXIDE AND TWO FINISH COATS ALUMINUM PAINT (AASHTO M 69)
8. THE CITY WILL NOT ASSUME RESPONSIBILITY FOR MAINTENANCE OF ANY SIDEWALK CULVERT INSTALLED BY OR FOR PRIVATE PROPERTY OWNERS

CONSTRUCTION NOTES:

- A. MATCH NEAREST CONTROL JOINT, INSTALL 1/2" EXPANSION JOINT
- B. EDGE OF SIDEWALK OR SETBACK
- C. 3" RADIUS
- D. 3/8" CHECKERED STEEL PLATE (PAINT PER NOTE 7, ABOVE)
- E. FOR SECURING PLATE USE 1"x5" S.S. ROD ANCHOR, "RED HEAD MULTI-SET II SRM-38 ANCHOR" OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S INSTRUCTIONS AT MAX. 24" O.C. A MIN. OF 2 PER SIDE AND ONE WITHIN 6" OF EACH OTHER
- F. CONSTRUCTION JOINT IS OPTIONAL. IF USED SPACE DOWELS AT 18" O.C. MAX. 1-1/2" MIN. FROM FACE OF CONC.
- G. 3/8" - 16x1-1/4" COUNTERSUNK, F.H. STAINLESS STEEL, MACHINE SCREW.
- H. SLOPE 1/4" PER FT. MIN.
- J. DRAIN WIDTH PER PLAN (12" MIN, 24" MAX.)

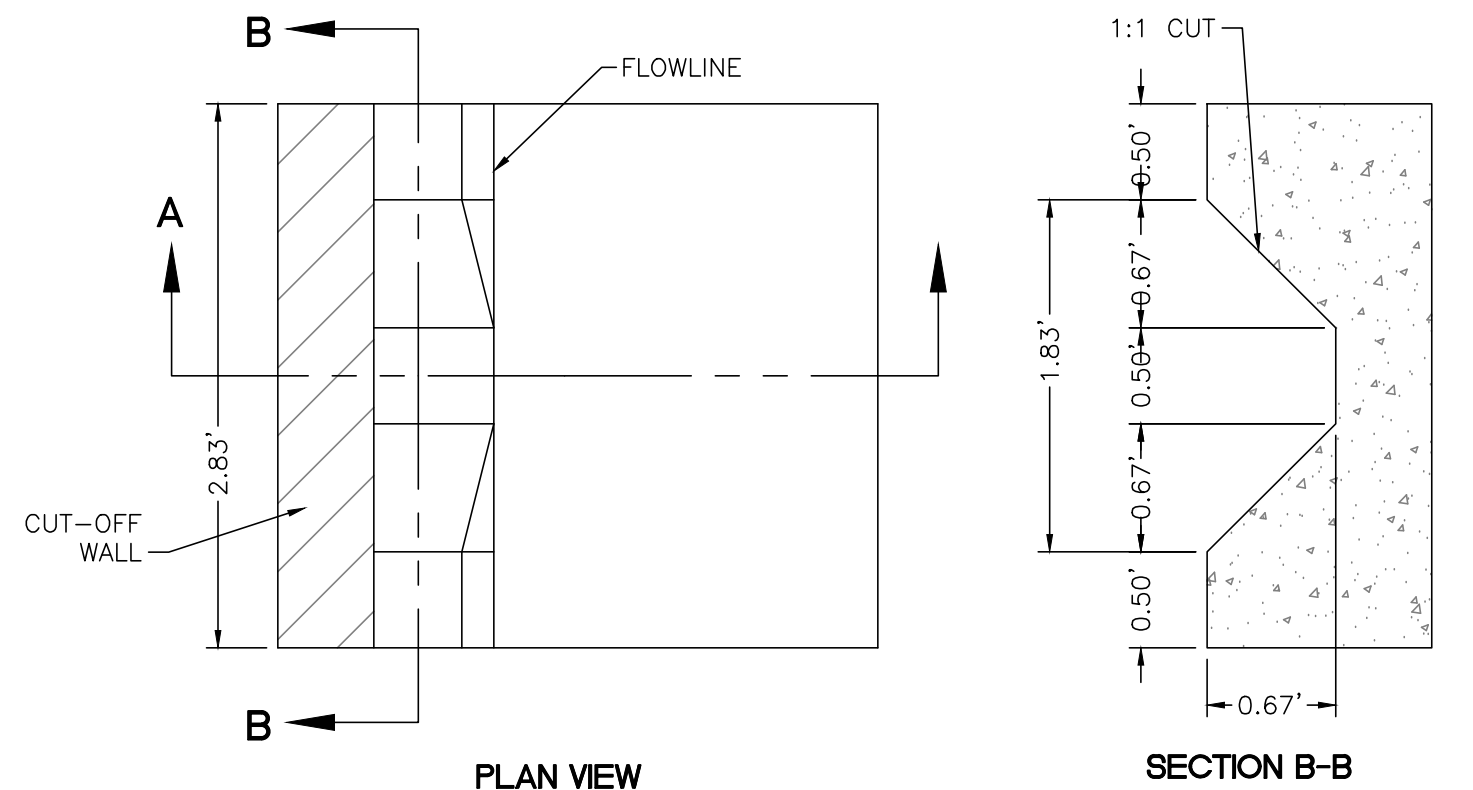


6" HEADER CURB DETAIL

NTS

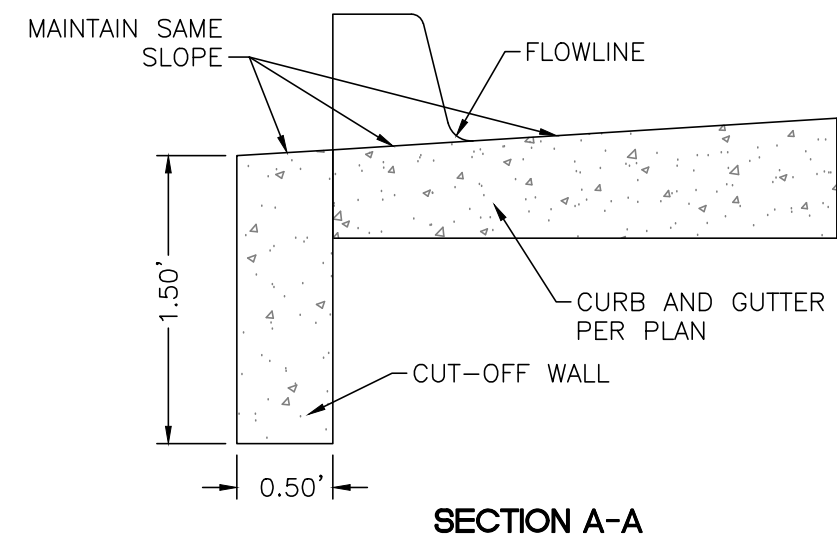
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2. PROVIDE CONTRACTION JTS. 12' MAX., SPACING, 1/2" EXP. JTS. AT CURB RETURNS AND AT A MAX. SPACING OF 120' BETWEEN CURB RETURNS AND EACH SIDE OF SEPARATELY CONSTRUCTED DRIVEWAYS. CONTRACTION JTS., SHALL BE EITHER SAWED OR TOOLED A MINIMUM OF 1" DEEP AT FINISHED FACES.
3. ALL EDGES SHALL BE EDGED WITH A 3/8" RADIUS EDGING TOOL.
4. 1/4" ISOLATION JOINT SHALL BE PLACED BETWEEN SIDEWALK AND CURB WHEN CAST ADJACENT TO EACH OTHER.



PLAN VIEW

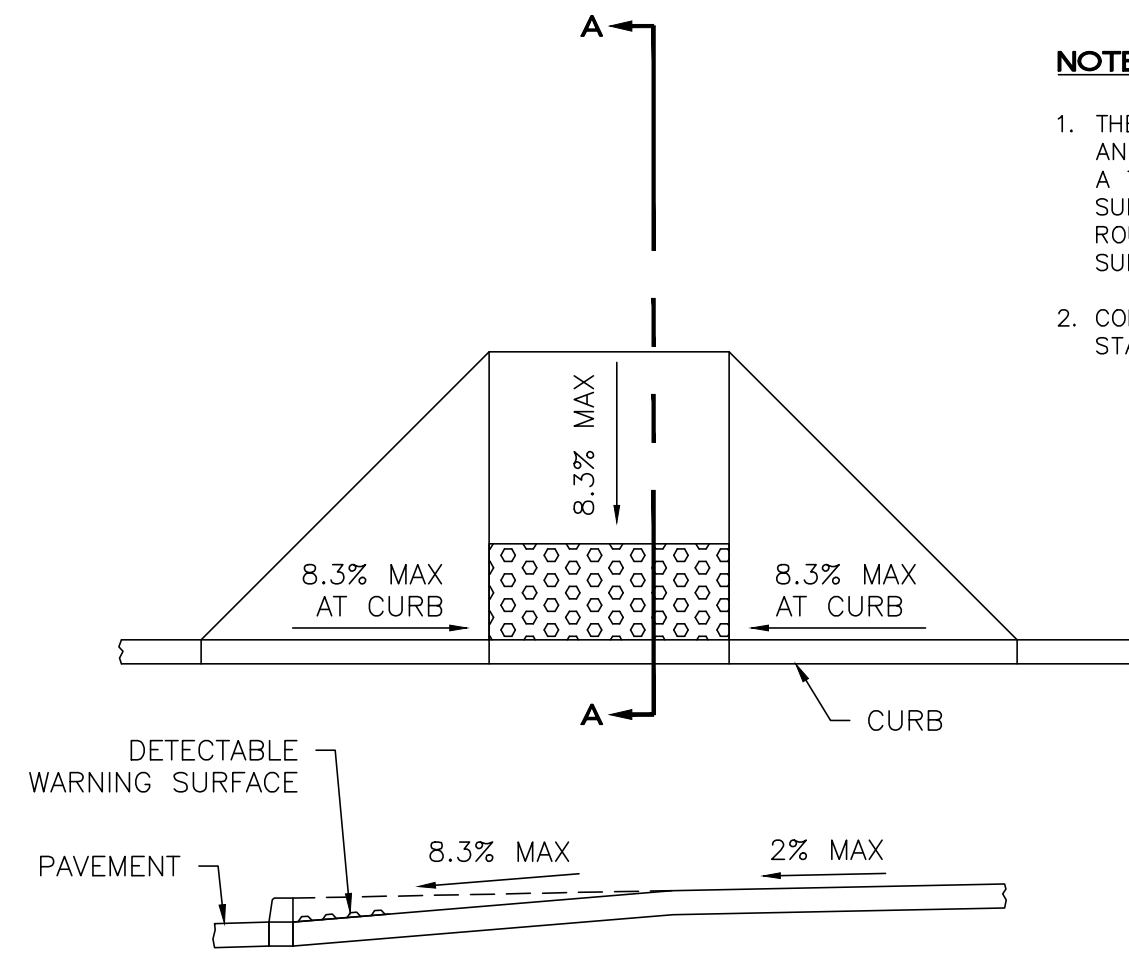
SECTION B-B



SECTION A-A

CURB CUT DETAIL

NTS



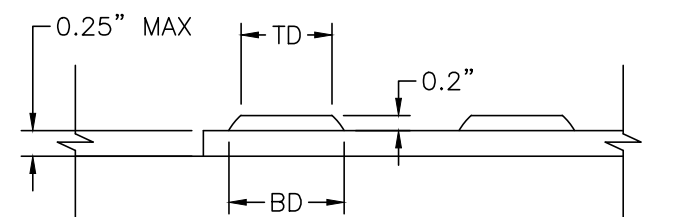
SECTION A-A

FLAIED CURB HC RAMP

NOT TO SCALE

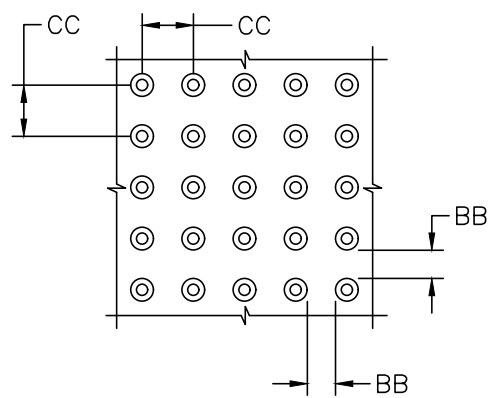
NOTES:

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

CURB GENERAL NOTES:

1. ALL CURBS TO BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE.
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" RADIUS EDGING TOOL.
4. 1/4" ISOLATION JOINT SHALL BE PLACED BETWEEN SIDEWALK AND CURB WHEN CAST ADJACENT TO EACH OTHER.

MOUNTABLE CURB / GUTTER

NTS

<div>ENGINEER'S SEAL</div> <div></div> <div>RONALD R. BOHANNAN P.E. #7868</div>	98TH & SAGE STORAGE ALBUQUERQUE, NM	DRAWN BY BF
	CONSTRUCTION DETAILS	DATE 01/31/2024
	<div> TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com</div>	SHEET # TCL-4
		JOB # 2023018