

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services**

April 24, 2015

Augustine Grace, P.E.
ACG Engineering and Construction Mgt.
10021 Corona NE
Albuquerque, NM 87122

**Re: Stormax Storage Addition
101-106 Mescalero NW
Certificate of Occupancy – Transportation Development
Engineer's/Architect's Stamp dated 4-13-15 (G15-D009)
Certification dated 4-17-15**

Dear Mr. Grace,

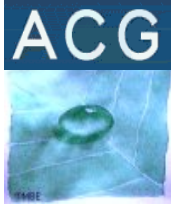
Based upon the information provided in your submittal received 4-15-15, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

If you have any questions, please contact me at (505)924-3630.

Sincerely,

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

c: File
CO Clerk



ENGINEERING AND CONSTRUCTION MANAGEMENT, LLC

Phone: 505-379-3671
acgengineering@gmail.com
10021 Corona Avenue NE
Albuquerque, NM 87122

April 23, 2015

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

Subject: 101 - 106 Mescalero NW, Albuquerque, NM 87107
STORMAXX Storage Additions
Traffic Circulation Layout

TRAFFIC CERTIFICATION

I, **AUGUSTINE C. GRACE, NMPE 10861**, OF THE FIRM OF **ACG ENGINEERING AND CONSTRUCTION MANAGEMENT**, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE TCL APPROVED PLAN DATED **April 13, 2015**, stamped by Augustine C. Grace, P.E., PE Stamp 10861.

THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY **AUGUSTINE C. GRACE, NMPE 10861**, OF THE FIRM OF **ACG ENGINEERING AND CONSTRUCTION MANAGEMENT**. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON **APRIL 17, 2015** AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR **BUILDING PERMIT NOS. 201492173 AND 201492172**.

THERE ARE NO DEFICIENCIES OR EXCEPTIONS.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

ACG ENGINEERING AND CONSTRUCTION MANAGEMENT

Augustine C. Grace, M.S., P.E.
NMPE 10861

April 23, 2015
DATE



Vicinity Map G-15

Indexing Information

Projected Section 9, Township 10 North, Range 4 East, N.M.P.M.
Within Town of Albuquerque Grant
Subdivision: Campbell's Addition No. 1
Owner: Commercial Self Storage, LLC
UPC #: 101506003625831523 (Lot B-1)
101506005028720121 (Lot A)

Record and Measured Legal Description

PARCEL 1:

LOT LETTERED "A" OF CAMPBELL'S ADDITION NO. 1, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON NOVEMBER 4, 1976 IN PLAT BOOK C11, PAGE 132.

PARCEL 2:

LOT LETTERED "B-1" OF CAMPBELL'S ADDITION NO. 1, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 29, 2004, IN PLAT BOOK 2004C, PAGE 345.

LANDSCAPE NOTES:

1. LANDSCAPING SHALL BE PER "PLANTING RESTRICTIONS APPROACH"
2. MEDIUM AND LOW WATER USE TREES/PLANTS 80% MINIMUM OF LANDSCAPE AREA.
3. GENERAL:

LANDSCAPE AREA: SHALL BE PREPARED WITH REQUIRED AND SUITABLE AMENDMENTS FOR PLANTING AND MAINTAINING SOD, TREES, SHRUB, ETC. EXCAVATE TO NATURAL SUBSOIL LEVEL AND FILL WITH CLEAN SUBSOIL AND 4" TOPSOIL. (FREE OF DIBRIS AND WEEDS, GRASSES, ETC.)

TREES: SHALL BE 2" DD CALIPER (MINIMUM) AT 2' ABOVE GROUND AND SHALL BE 10' MINIMUM HEIGHT.

PLANTS/SHRUBS: SHALL BE 5' CALIPER MINIMUM

GROUND COVER: SHALL BE ESTABLISHED WITHIN ONE YEAR OF PLANTING MAXIMUM. SOD, PLANTINGS, SHRUBBED BARK, RIVER RUN GRAVEL SHALL BE OVER SOIL TREATED FOR WEED CONTROL

IRRIGATION: UNDERGROUND SPRINKLER AND DRIP SYSTEM AS FOLLOWS: (CONTRACTOR SHALL SUBMIT PLAN AND SPECIFICATIONS FOR SYSTEM PROPOSED).

VALVES BOXES
PRESSURE LINES SCHEDULE 40 PVC
LATERAL AND DISTRIBUTION LINES CLASS 200 PVC
HEADS: POP-UP TYPE INSTALLED IN LAWN AREAS
CONTROL WIRE: SOLID COPPER UL APPROVED

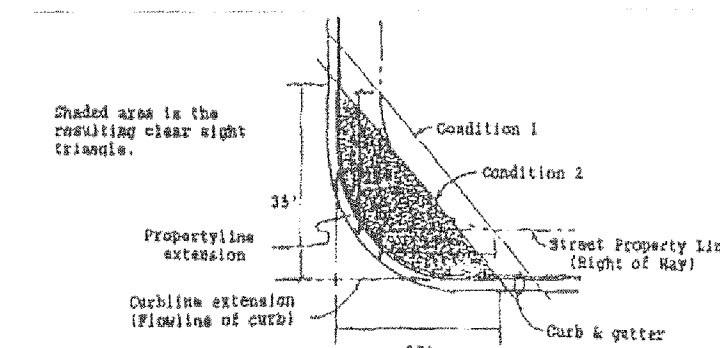
NOTE: OWNER SHALL MAINTAIN LANDSCAPING
LANDSCAPING PLAN SHALL BE IN COMPLIANCE WITH THE CITY OF ALBUQUERQUE WATER CONSERVATION, POLLUTION, AND WASTE WATER ORDINANCE

ADA REQUIRED NOTES

The ADA van accessible sign must have the required language per 66-7-352.4C NMSA 1978 "Violators Are Subject to a Fine and/or Towing."

The ADA 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 tire would be placed. (66-1-4.1.B NMSA 1978)

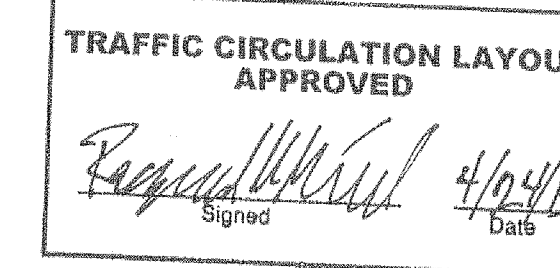
Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the HC parking stall access aisles to the building entrances.



CLEAR SITE TRIANGLE EXHIBIT

Note: Landscaping and signage will not interfere with clear site requirements. Therefore, signs, walls, trees, shrubbery between 3 and 8 ft. tall (as measured from the gutter pan) will not be acceptable in this area.

Public Infrastructure shown on these plans for information only and not part of approval. Separate DRC/Permit approval and Work Order required.



ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.

SITE AREA DATA:

PROPOSED USAGE: UN-INHABITED STORAGE UNITS

ZONING: M-1 (NOT WAREHOUSE - UNINHABITED STORAGE UNITS)

TOTAL = 2.0315 ACRES = 88,492 SQ. FT.

PARCEL 1 (TRACT A) = 1.0099 ACRES = 43,991 SQ. FT.

PARCEL 2 (TRACT B-1) = 1.0216 ACRES = 44,501 SQ. FT.

TOTAL BLDG. 47,574 SQ. FT.

BUILDING A: 5,720 SQ. FT.

BUILDING B: 15,960 SQ. FT.

BUILDING C: 5,285 SQ. FT.

BUILDING D: 972 SQ. FT.

BUILDING E: 4,355 SQ. FT.

BUILDING F: 8,238 SQ. FT.

BUILDING G: 7,044 SQ. FT.

PROPOSED LANDSCAPE AREA: 6,237 SQ. FT.

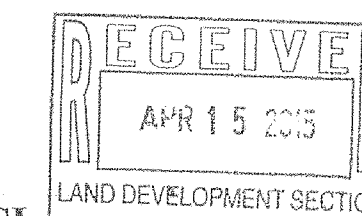
REQUIRED LANDSCAPE AREA: 6,137 SQ. FT.

PARKING PROVIDED: 1 HANDICAP

1 MOTORCYCLE

2 SPACES (OFFICE)

4 TOTAL PARKING SPACES



PURPOSE AND DESCRIPTION OF THIS TCL

A TCL for this site was approved on 07/29/2005. This revised TCL is essentially an "As-Built" of that plan except that Buildings C, D and F were constructed per the plan but without a completed building permit. Mescalero Rd. is already in existence including the two curb cuts and HC ramps on either side of the cuts. Because of the age of the existing approved plan, the owner was asked to update.

AS-BUILT

TRAFFIC CIRCULATION LAYOUT
for
101 and 106 Mescalero Rd. NW
Albuquerque, NM 87107
APRIL 13, 2015

SHEET 1 OF 1

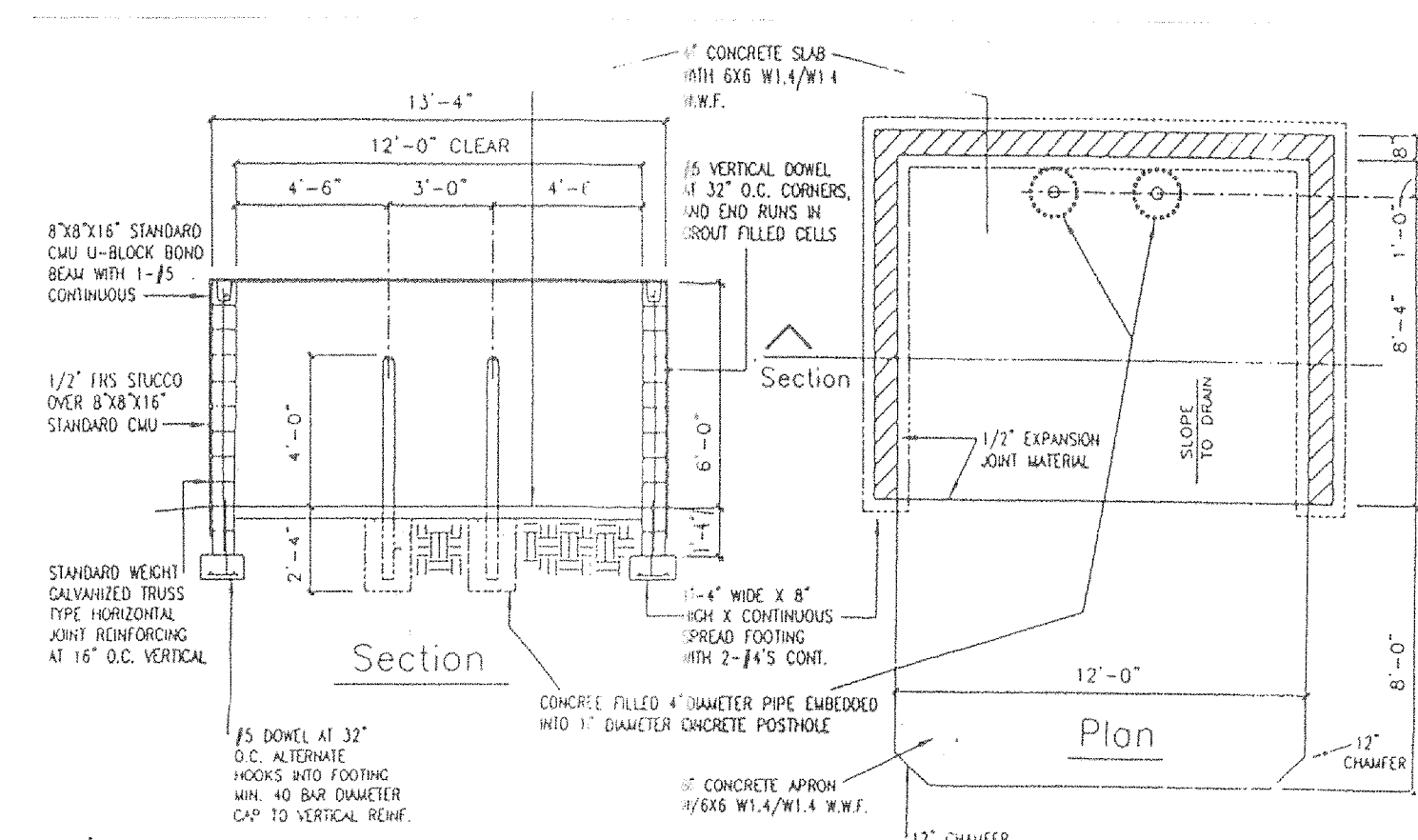
ACG
ENGINEERING AND
CONSTRUCTION
MANAGEMENT, LLC

**CIVIL, STRUCTURAL, WATER
RESOURCES, ENVIRONMENTAL**

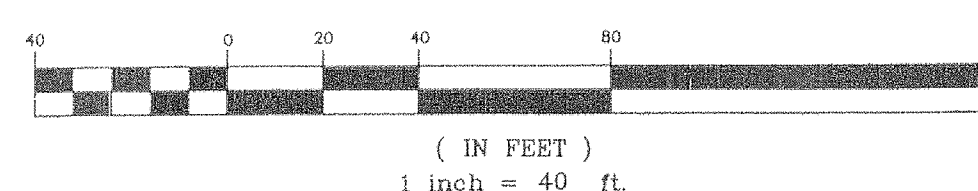
10021 CORONA AVE. NE
ALBUQUERQUE, NM 87122
505-379-3071
acgengineering@gmail.com

CONTACT: AUGUSTINE (GUS) GRACE, MS PE CCE

REFUSE ENCLOSURE
City of Albuquerque
Building & Safety
APR 24 2015
I.B.C.
Plan Check Section



GRAPHIC SCALE



SITE PLAN

Legend

N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES
○	FOUND AS INDICATED
○	SET AS INDICATED
■	COVERED AREA
■	CONCRETE AREA
■	BLOCK WALL
■	UTILITY POLE
■	OVERHEAD UTILITY LINES
■	CHAIN LINK FENCE
■	METAL FENCE
■	GAS METER
■	ELECTRIC METER
■	STORM DRAIN MANHOLE
■	FIRE HYDRANT
■	WATER METER
■	SANITARY SEWER MANHOLE
■	RAILROAD TRACKS