

# 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

The TCL submittal received 4-15-15 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.  
Senior Engineer, Planning Dept.  
Development Review Services

c: File  
CO Clerk



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:

- LANDSCAPING SHALL BE PER "PLANTING RESTRICTIONS APPROACH"
- MEDIUM AND LOW WATER USE TREE/PLANTS 80% MINIMUM OF LANDSCAPE AREA.
- 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 DEBRIS AND WEEDS, GRASSES, ETC.)

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

PLANTS/SHRUBS: SHALL BE 5' GALLON MINIMUM

GROUND COVER: SHALL BE ESTABLISHED WITHIN ONE YEAR OF PLANTING MAXIMUM. SOD, PLANTINGS, SHREDDED 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

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

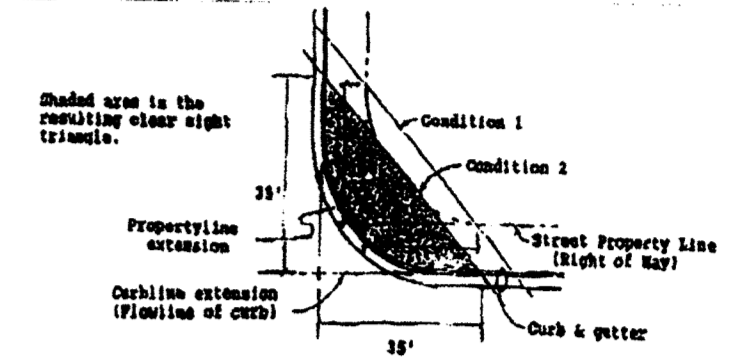
NOTE:  
NOTE:

## 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)

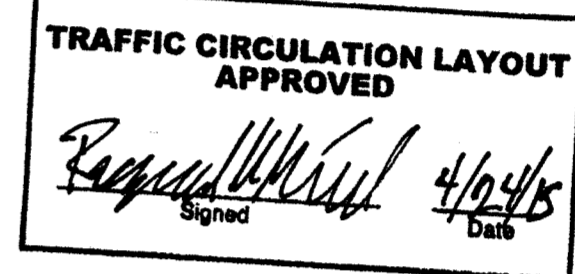
Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the HC parking stall access aisles to the building entrances.



## 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

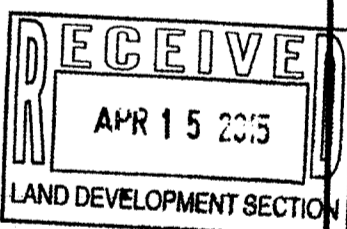
ZONING: M-1 (NOT WAREHOUSE - UNINHABITED STORAGE UNITS)

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  
23 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

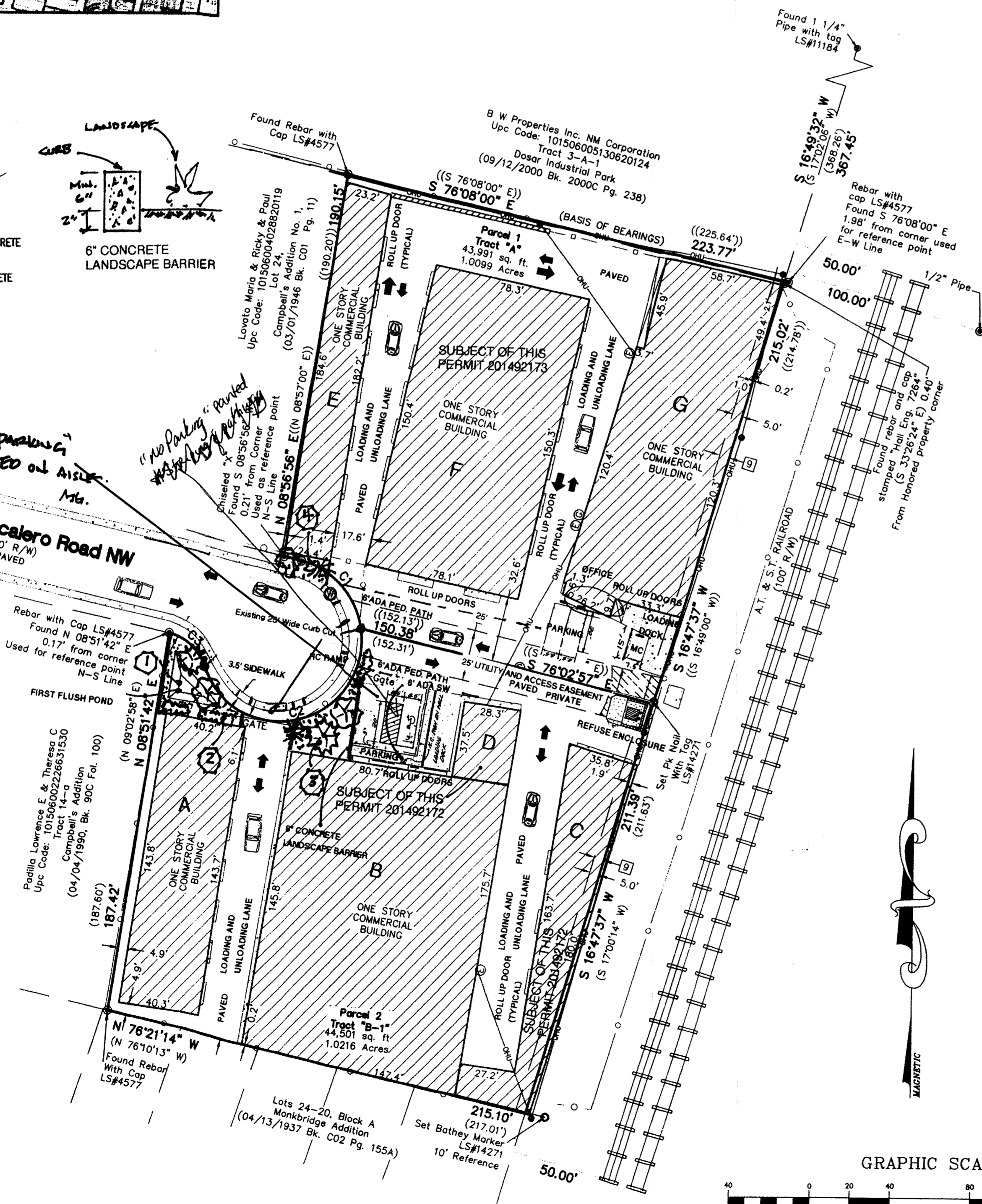
CIVIL, STRUCTURAL, WATER  
RESOURCES, ENVIRONMENTAL

10021 CORONA AVE. NE  
ALBUQUERQUE, NM 87122  
505-379-3671  
acgengineering@gmail.com

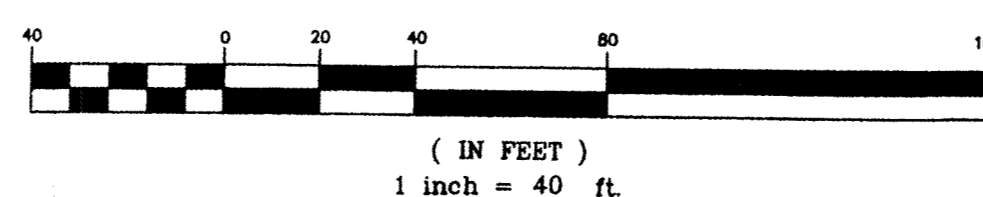
CONTACT: AUGUSTINE (GUS) GRACE, MS PE CCE

## 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



## GRAPHIC SCALE



## SITE PLAN

## REFUSE ENCLOSURE

City of Albuquerque  
Building & Safety

APR 24 2015

I.B.C.  
Plan Check Section