



**Planning Department  
Transportation Development Services**

April 1, 2015

Augustine Grace, PE  
ACG Engineering and Construction, LLC  
10021 Corona NE  
Albuquerque, NM 87122

**Re: Stormax Storage Additions  
101-106 Mescalero NW  
Traffic Circulation Layout**  
Engineer's/Architect's Stamp dated 3-24-15 (G15-D009)

Dear Mr. Grace,

Based upon the information provided in your submittal received 3-27-15, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Clarify the extents of the current phase. Please identify which buildings or structures are to be considered under this request.
2. Please identify all existing doors, sidewalks, curbs, drive pads, walls and anything that influences the parking and circulation on the site.
3. Please identify pavement surface type(s). A hard driving surface will be required for parking area, drive aisles and pedestrian walkways.
4. All ramps to sidewalks must adhere to 12:1 slope to meet ADA requirements. Please provide detail of ramps from facility driveway entrance to the public sidewalks.
5. Provide a min 6" or max 8" high concrete barrier curb or other acceptable barrier between landscaping and parking areas and/or drive aisles. Please provide detail of landscaping barrier.
6. 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."**
7. 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)
8. Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the HC parking stall access aisles to the building entrances.

PO Box 1293

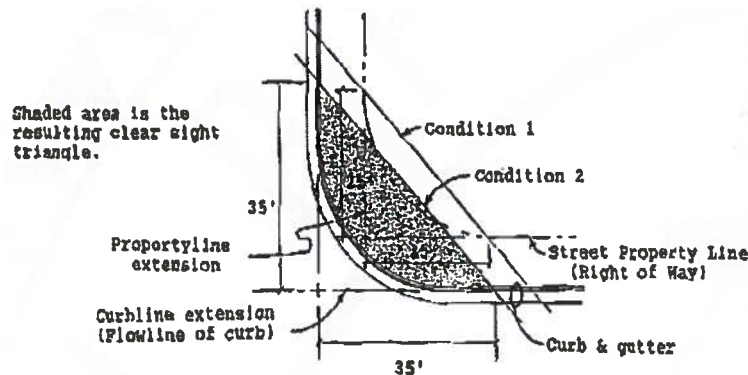
Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)



9. Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pathway and provide details.
10. Upon review of Traffic Circulation Layout, it is suggested that you utilize the parking spaces in on the south side of building "G" as the dedicated Handicap Parking spaces placing them in front of the facilities office. If left in their current location, it will be required to provide a 6 Ft. wide, unobstructed and clearly demarcated ADA pedestrian walkway. The walk way must be demarcated by means such as special paving, grade separation or pavement marking of a permanent nature such as striping or crosshatched. Please provide detail of handicap pedestrian walkway.
11. Service vehicle and/or refuse vehicle maneuvering must be contained on-site; provide a copy of refuse approval (if applicable).
12. Please provide a sight distance exhibit (see the *Development Process Manual, Chapter 23, Section 3, Part D.5 Intersection Sight Distance*).



13. Please add the following note to the clear sight triangle: "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 this area."
14. One-way vehicular paths require pavement directional signage and a posted "Do Not Enter" sign at the point of egress. It appears that for Buildings E, F and G that the drive path is one-way. Please provide detail of signage.
15. Please add the following note to the clear sight triangle: "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 this area."
16. Please specify the City Standard Drawing Number when applicable.
17. Please include a copy of your shared access and parking agreement with the adjacent property. (If applicable)

# CITY OF ALBUQUERQUE



18. Work within the public right of way requires a work order with DRC approved plans.
19. Please include two copies of the traffic circulation layout at the next submittal.

Resubmit acceptable package along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. If you have any questions, please contact me at (505) 924-3630.

Sincerely,

A handwritten signature in blue ink, which appears to read 'Racquel M. Michel', is written over the typed name.

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

c: File  
CO Clerk

PO Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)