

CITY OF ALBUQUERQUE



07/11/2016

Thompson Engineering Consultants, Inc.
David Thompson
P.O. Box 65760
Albuquerque, NM 87193

Re: Midtown Self Storage
4339 Cutler Ave NE
Traffic Circulation Layout
Engineer's **07-06-16** (H17D105)

Dear Mr. Thompson,

Based upon the information provided in your submittal received 07-06-16, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please review and revise plan to provide all information listed on the attached Traffic Circulation Layout Check List.
2. Please refer to the attached Accessible Parking Checklist and revise the plan accordingly.
3. Please list the width and length for all existing and proposed parking spaces.
4. The handicap accessible spaces must be a minimum of 8.5 ft. in width.
5. The handicap accessible spaces must include an 8 ft. wide van access aisle; all other aisles should be 5 ft. in width.
6. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 **"Violators Are Subject to a Fine and/or Towing."** Please call out detail and location of HC signs.
7. 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. (66-1-4.1.B NMSA 1978)
8. Maximum aisle lengths of 400 ft. without internal circulation between aisles.
9. Per 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. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the HC parking stall access aisles to the building entrances. Please clearly show this pathway and provide details. ADA accessible pedestrian pathway cannot be located behind vehicular traffic.

PO Box 1293

Albuquerque

New Mexico 87103

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11. Provide minimum motorcycle parking per off-street parking spaces (Zoning Code, 14-16-3-1,C)
12. Required bicycle parking for residences, nonresidential, schools, and other facilities (Zoning Code, 14-16-3-1, B)
13. Service vehicle and/or refuse vehicle maneuvering must be contained on-site; provide a copy of refuse approval.
14. It is not apparent what type of pavement surface is being proposed. A hard driving surface will be required as part of this proposed project for parking area and drive aisles.
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 add a note on the plan stating "All improvements located in the Right of Way must be constructed through the COA DRC work order process."
17. All broken or cracked sidewalk must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing.
18. Please include four copies of the traffic circulation layout at the next submittal.

Resubmit a revised plan along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. PDF copies of the plans and submittal package must be emailed to PLNDRS@cabq.gov at time of resubmittal. If you have any questions, please contact Monica Ortiz at (505) 924-3981 or me at (505) 924-9999.

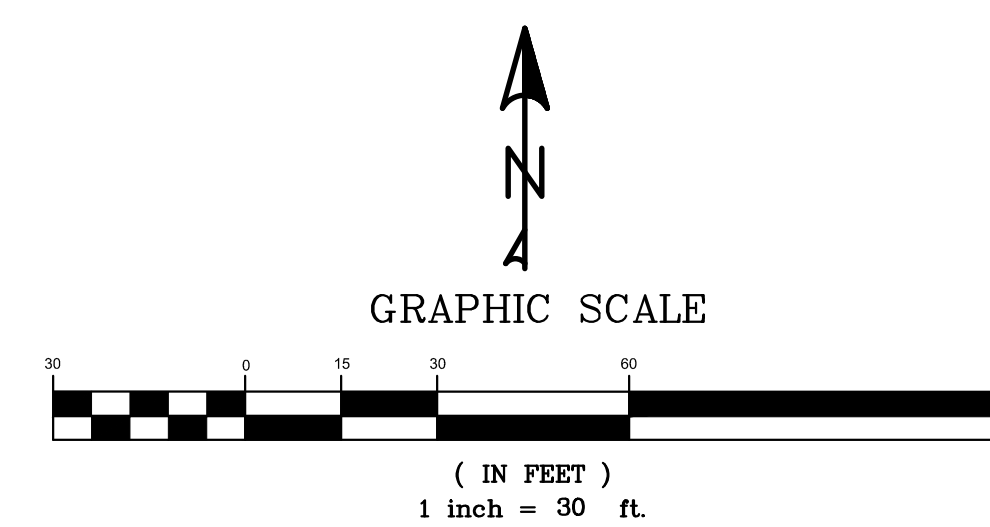
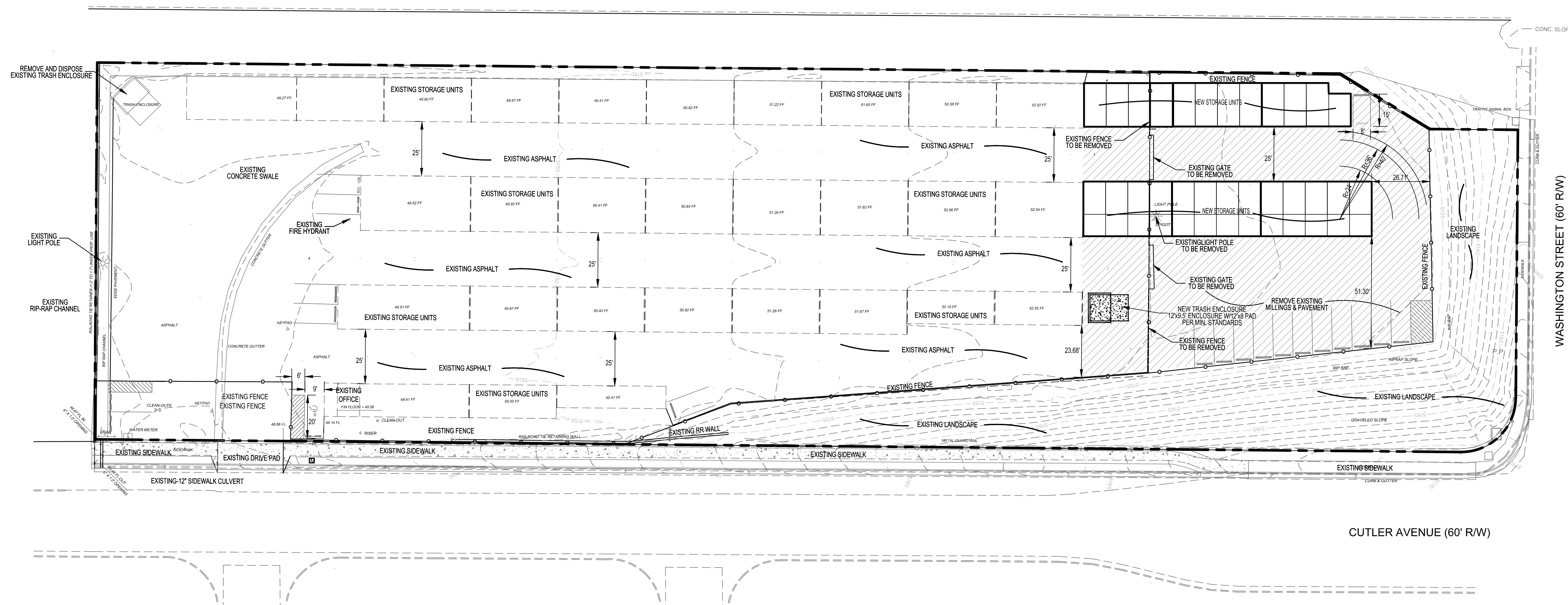
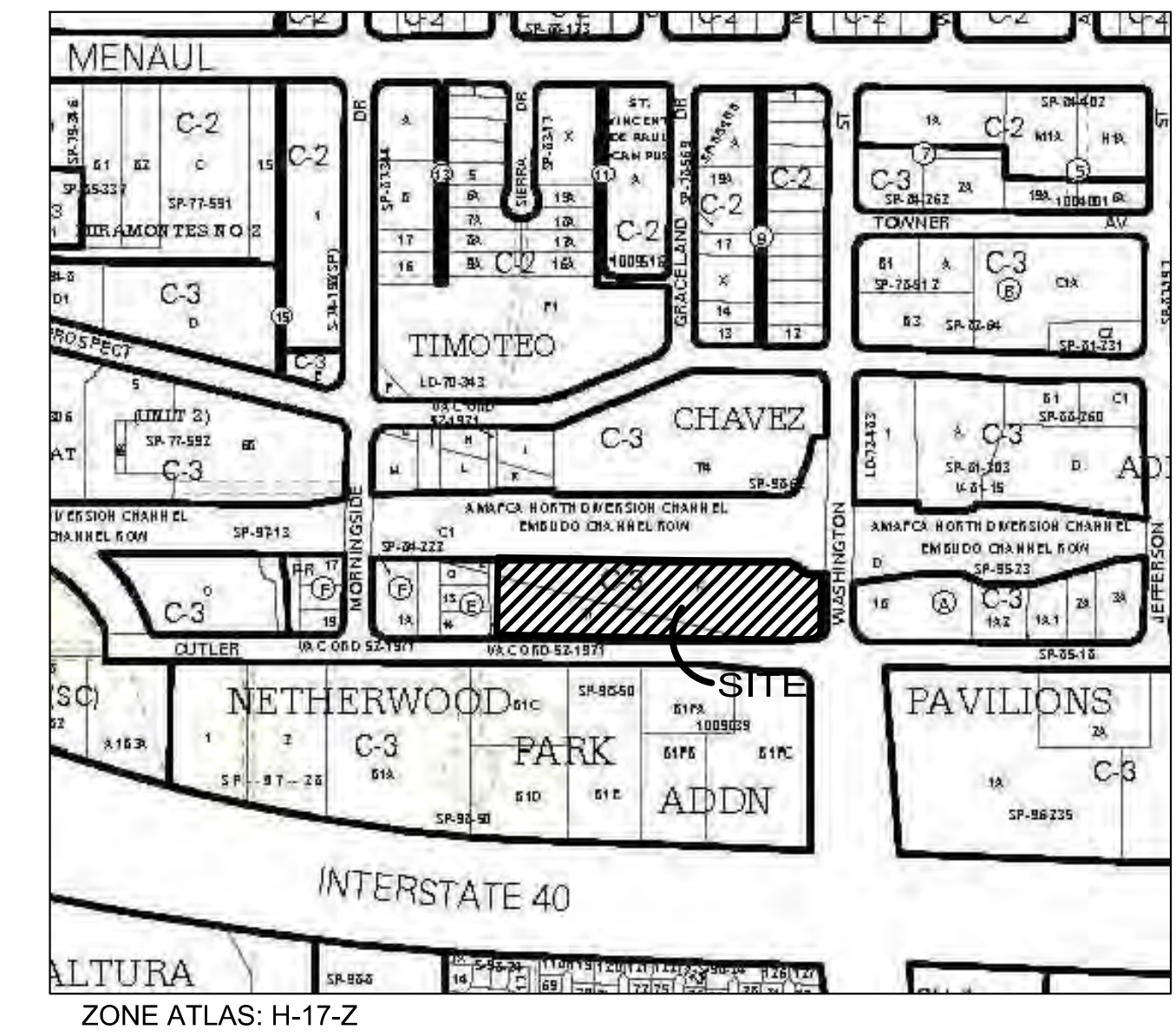
Sincerely,


Shahab Biazar, P.E.
City Engineer, Planning Dept.
Development Review Services

mao via: email
C: File

A CERTAIN TRACT BEING A PORTION OF TRACT K, TIMETEO CHAVEZ ADDITION

CURRENT ZONING	C3
ZONE ATLAS PAGE	H-17
TOTAL LOT AREA	2.5336 AC.
NEW BUILDING STORAGE UNIT AREA	5,600 S.F.
EXISTING OFFICE BUILDING AREA	300 S.F.
EXISTING STORAGE UNIT BUILDING AREA	24,400 S.F.
PARKING SPACES REQUIRED	17
PARKING SPACES PROVIDED	19

[illegible]