

CITY OF ALBUQUERQUE



July 20, 2016

David Thompson
Thompson Engineering Consultants, Inc.
PO Box 65760
Albuquerque, NM

**Re: Midtown Storage Units
4335 Cutler NE
Traffic Circulation Layout
Engineer's/Architect's Stamp 7-15-16 (H17-D105)**

Dear Mr. Thompson,

Based upon the information provided in your submittal received 7-19-16, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please identify and dimension all existing doors, sidewalks, curbs, drive pads, wall and anything that influences the parking and circulation on the site.
2. Please identify and dimension all existing parking spaces.
3. Identify the right of way width, medians, curb cuts, and street widths on Cutler Ave.
4. Label the compact parking spaces by placing the words "**COMPACT**" on the pavement of each space.
5. Maximum aisle lengths of 400 ft. without internal circulation between aisles.
6. 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. Please provide and call out detail of striping of pedestrian pathway.
7. 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.
8. Required bicycle parking for residences, nonresidential, schools, and other facilities (Zoning Code, 14-16-3-1, B)
9. 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 call out detail and location of barrier curb. Please call out this detail or detail the current barrier curb.
10. Service vehicle and/or refuse vehicle maneuvering must be contained on-site; provide a copy of refuse approval.

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New Mexico 87103

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11. Please provide a sight distance exhibit (see the *Development Process Manual, Chapter 23, Section 3*). Please provide this detail for entrance/exit on Cutler Ave.
12. 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."
13. Please add a note on the plan stating "All improvements located in the Right of Way must be included on the work order."
14. Unused curb cuts must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing.
15. 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.
16. 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 Gary Sandoval (505) 924-3675 or me at 924-3981.

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Albuquerque

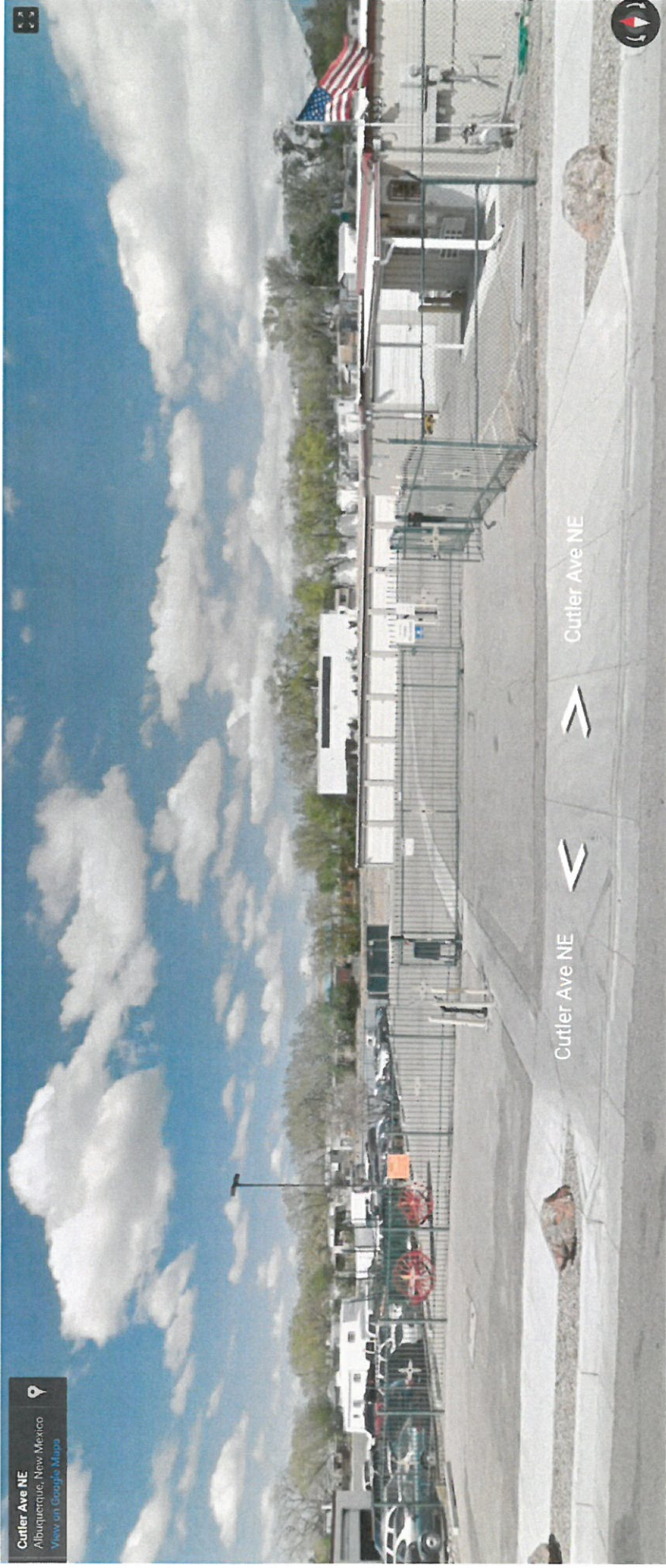
New Mexico 87103

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Sincerely,

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

\gs via: email
C: CO Clerk, File



Cutler Ave NE
Albuquerque, New Mexico
View on Google Maps

Cutler Ave NE



DRAINAGE INFORMATION SHEET
(REV. 1/28/2003rd)

PROJECT TITLE: MIDTOWN STORAGE UNITS ZONE MAP/DRG. FILE #: H17 D105
DRB #: _____ EPC #: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: A PORTION OF TRACT K, TIMETEO CHAVEZ ADDITION
CITY ADDRESS: _____

ENGINEERING FIRM: Thompson Engineering Consultants, Inc. CONTACT: David Thompson
ADDRESS: P.O. Box 65760 PHONE: 271-2199
CITY, STATE: Albuquerque, NM ZIP CODE: 87193

OWNER: Midtown Self Storage CONTACT: Richard Hix
ADDRESS: 4339 Cutler NE PHONE: 250-1655
CITY, STATE: Albuquerque, NM ZIP CODE: 87110

ARCHITECT: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

SURVEYOR: A.M. Surveying Company CONTACT: Mike Shook
ADDRESS: 612 Cerro de Ortega SE PHONE: 896-1716
CITY, STATE: Rio Rancho, NM ZIP CODE: 87124

CONTRACTOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

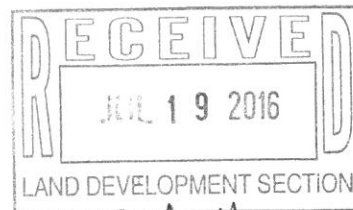
- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL, REQUIRES TCL or equal
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEER'S CERTIFICATION (TCL)
☐ ENGINEER'S CERTIFICATION (DRB APPR. SITE PLAN)
☒ OTHER (TCL RE-SUBMITTAL)

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D. APPROVAL
☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY (PERM.)
☐ CERTIFICATE OF OCCUPANCY (TEMP.)
☒ GRADING PERMIT APPROVAL
☒ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED:

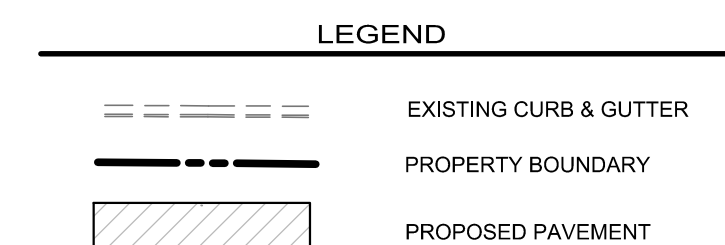
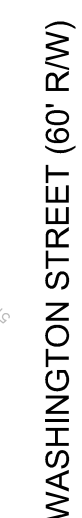
- ☐ YES
☒ NO
☐ COPY PROVIDED



DATE SUBMITTED: July 15, 2016 BY: David B. Thompson

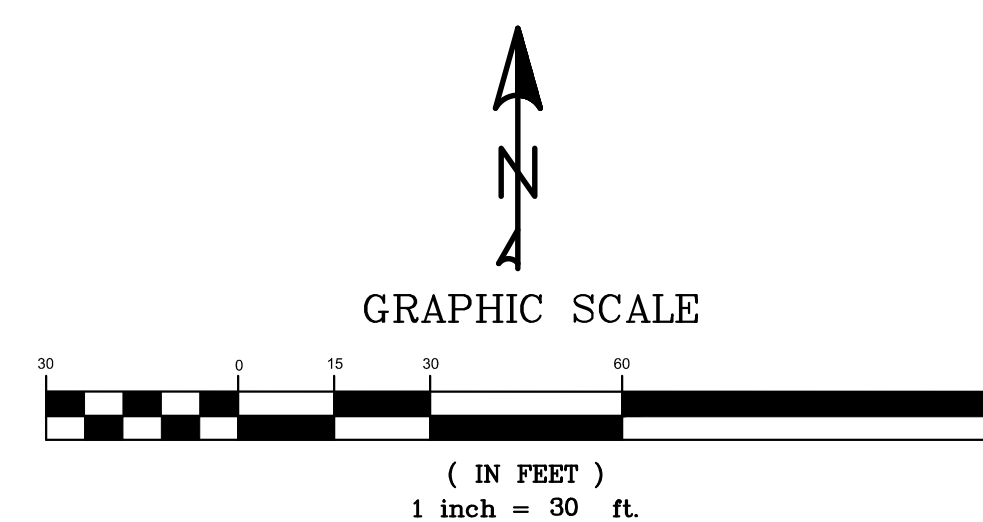
Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five acres
2. **Drainage Plans:** Required for building permits, grading permits, paving permits, and site plans less than five (5)
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or



NOTES:

1. EXISTING SIDEWALK OR CURB AND GUTTER THAT IS CRACKED OR BROKE SHALL BE REMOVED AND REPLACED WITH C.O.A. STANDARDS.

[illegible]