

CITY OF ALBUQUERQUE



January 31, 2019

Scott Anderson R.A.
Scott C. Anderson & Associates Architects
7604 Rio Panasco NW
Albuquerque, NM 87120

**Re: Kidz Academy,
10751 Fineland Dr. NW, 87114
Request for Certificate of Occupancy
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 5-31-18 (A11D016)
Certification dated 1-18-19**

Dear Mr. Anderson,

Based upon the information provided in your submittal received 1-29-19, Transportation Development cannot approve the release of Certificate of Occupancy for the above referenced project.

Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

- Please submit an Administrative Amendment (AA) reflecting all changes to the approved DRB plan.
- 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."**
- Per the IDO, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. (Walk path was relocated and width measurement was 4 foot, please correct.)
- Minimum width for parking stalls is 8 foot 6 inches. Please correct parking stalls at island with 8 stalls and 1 motorcycle parking. (Measurement taken at site, 8 foot)

Once corrections are complete resubmit acceptable package along with a completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. For digital submittal please submit to PLNDRS@cabq.gov. If you have any questions, please contact me at (505) 924-3981

CITY OF ALBUQUERQUE



Sincerely,

Ernie Gomez,
Plan Checker, Planning Dept.
Development Review Services

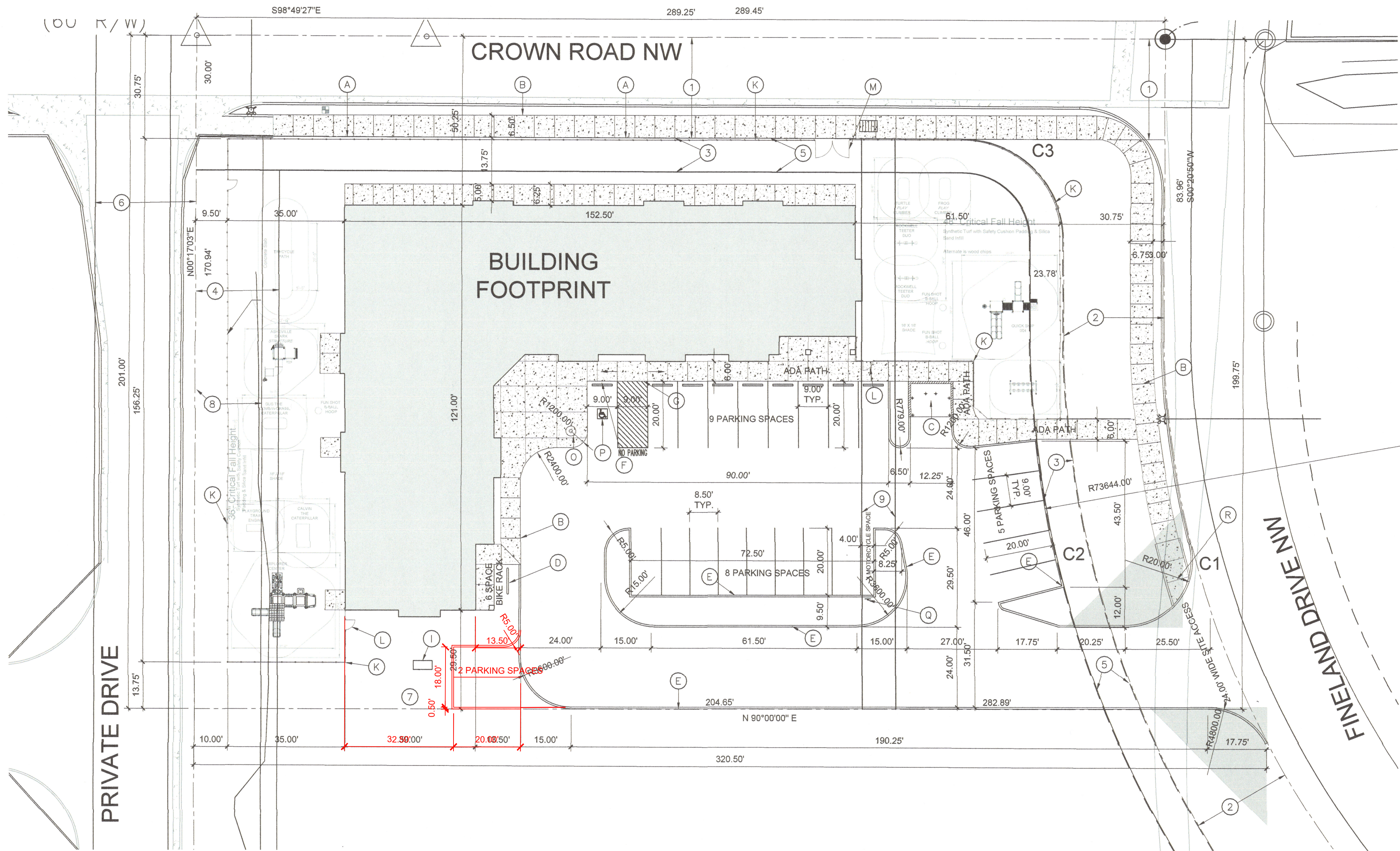
EG via: email
C: CO Clerk, File

PO Box 1293

Albuquerque

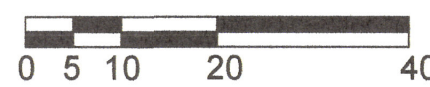
NM 87103

www.cabq.gov



SITE PLAN

SCALE: 1" = 20'-0"



CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD
C1	266.89	177.84	38°07'08"	82.19'
C2	288.85	118.31	33°51'45"	60.47'
C3	30.00'	47.21'	80°12'11"	30.00'

GENERAL NOTES

- CONTRACTOR TO COORDINATE LOCATION OF ALL UTILITY ENTRANCES INCLUDING DOMESTIC WATER TO SANITARY SEWER, STORM SEWER, DOMESTIC WATER SERVICE, FIRE PROTECTION WATER SERVICE, ELECTRICAL AND TELEPHONE SERVICE. CONTRACTOR TO COORDINATE LOCATIONS IN SUCH A MANNER TO ASSURE PROPER DEPTHS ARE ACHIEVED, AS WELL AS COORDINATE WITH ANY UTILITY COMPANIES FOR APPROVED LOCATIONS AND SCHEDULING OF CONNECTION TO THEIR FACILITIES.
- CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES AND BE CONSTRUCTED TO SAME.
- CONTRACTOR SHALL FOLLOW ALL LOCAL, STATE AND FEDERAL REGULATIONS IN DISPOSING OF DEMOLISHED MATERIALS REMOVED FROM THIS SITE.
- ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATIONS SHALL RECEIVE 4" OF TOPSOIL.
- THE CONTRACTOR SHALL CONFORM TO ALL TRIBAL, STATE AND FEDERAL DUST AND EROSION CONTROL REGULATIONS. THE CONTRACTOR SHALL PREPARE AND OBTAIN ANY NECESSARY DUST OR EROSION CONTROL PERMITS FORM REGULATORY AGENCIES.
- THE CONTRACTOR SHALL PROMPTLY REMOVE ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT OF WAY TO KEEP IT FROM WASHING OFF THE PROJECT SITE.
- THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE ON TO OTHER PROPERTIES BY CONSTRUCTING TEMPORARY EROSION CONTROL BERMS OR INSTALLING SILT FENCES AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
- WATERING, AS REQUIRED FOR CONSTRUCTION AND DUST CONTROL SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION AND NO MEASUREMENT OF PAYMENT SHALL BE MADE THEREFOR. CONSTRUCTION AREAS SHALL BE WATERED FOR DUST CONTROL IN COMPLIANCE WITH GOVERNMENT ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND SUPPLYING WATER AS REQUIRED.
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS CONCERNING CONSTRUCTION NOISE AND HOURS OF OPERATION.
- ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON A PUBLIC WORK ORDER.
- LANDSCAPING, FENCING AND SIGNING 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 THE CLEAR SIGHT TRIANGLE.

PARKING CALCULATION:

DAY CARE CENTER: TWO SPACES PLUS ONE ADDITIONAL SPACE FOR EACH 500 SQUARE FEET OF NET LEASABLE AREA.

BUILDING AREA = 10,196 / 500 = 20 SPACES + 2 SPACES
PARKING PROVIDED = 22 SPACES
HC SPACES PROVIDED = 1
MOTORCYCLE SPACES REQUIRED = 1
MOTORCYCLE SPACES PROVIDED = 1
BIKE RACK PROVIDED

SITE DATA TRACT A-1, FINELAND SUBDIVISION

PROPOSED USAGE: DAY CARE CENTER

ZONING: SU-1 FOR MIXED USE (C-1 USES)

TOTAL SITE AREA: 54,996 SF

BUILDING = 10,213 SF

DRIVES = 14,216 SF

PARKING = ~~3,740 SF~~ 4,464 sf

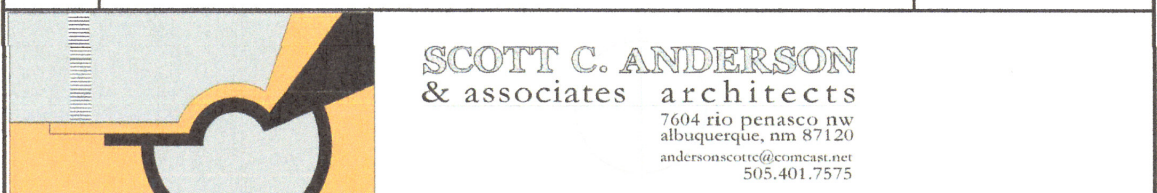
LANDSCAPING = ~~24,496 SF~~ 17,099 sf

SIDEWALKS = 5,632 SF

FIRE FLOW PER TABLE B105.1

TYPE V-A: 8,201 SF - 10,900 SF = 1,750 GPM @ 2 HOURS

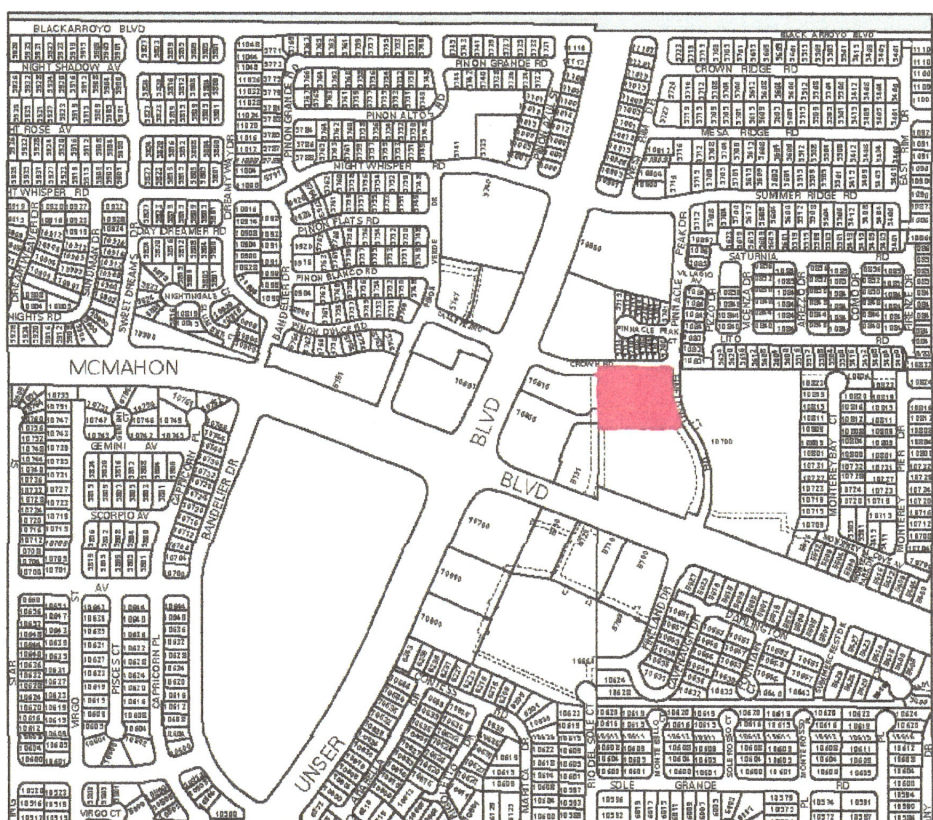
No	Revision	Item	Date



KIDZ ACADEMY
CROWN RD. NW
ALBUQUERQUE, NM 87114

DRAWING TITLE
SITE PLAN

SEAL 	DESIGNED	PROJECT NO
	DRAWN	SCALE
	CHECKED	DRAWING NO
	REVIEWED	A-100
DATE 1/18/18		



VICINITY MAP

KEYED NOTES

- EXPOSED CMU RETAINING WALL, TAN COLOR. REFERENCE DETAIL ON A-501.
- NEW 6" SIDEWALK PER COA STANDARD DRAWING #2430.
- TRASH ENCLOSURE REF DETAIL ON SHEET A-501.
- BIKE RACK, REF DETAIL ON SHEET A-501.
- CONC. HEADER CURB REF DETAIL ON SHEET A-501.
- H.C. PARKING SIGN, REF DETAIL ON SHEET A-501.
- H.C. RAMP REF DETAIL ON SHEET A-501.
- NEW FIRE HYDRANT.
- IRRIGATION BOX.
- EXISTING STORM INLET.
- FENCING REF DETAIL ON SHEET A-501.
- GATE W/ PANIC BAR.
- 10' WIDE GATE.
- TIRE STOP, REF DETAIL SHEET A-501.
- FLAG POLE, REF DETAIL SHEET A-501.
- HC PARKING SYMBOL REF DETAIL SHEET A-501.
- MOTORCYCLE PARKING SIGN REF DETAIL SHEET A-501.
- CURB RAMP REF DETAIL SHEET A-501.

EASEMENTS

- EXISTING 30' PUBLIC ROADWAY, UTILITY AND PEDESTRIAN ACCESS EASEMENT (01-11-2002, 2002C-016)
- EXISTING 30' PUBLIC ROADWAY EASEMENT (01-11-2002, 2002C-016)
- EXISTING 10' PNM EASEMENT (01-11-2002, 2002C-016)
- EXISTING 25' PUBLIC DRAINAGE, UTILITY AND PEDESTRIAN ACCESS EASEMENT (01-11-2002, 2002C-016)
- EXISTING 10' PUE (11-21-2003, 2003C-354)
- EXISTING 30' PRIVATE ACCESS EASEMENT (12-07-2009, 2009C-170)
- BLANKET CROSS LOT DRAINAGE EASEMENT FOR THE BENEFIT OF PARCEL A-1-B TO BE MAINTAIN BY PARCEL A-1-A..
- EXISTING 20' PRIVATE SLOPE EASEMENT AREA (03-20-2009, 2009029570)
- NEW 10' PRIVATE DRAINAGE EASEMENT FOR THE BENEFIT OF PARCEL A-1-B AND TO BE MAINTAIN BY PARCEL A-1-A

PROJECT NUMBER: 1011435
APPLICATION NUMBER: 10-18-10024

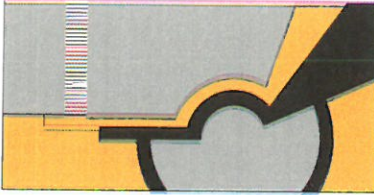
This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated 12/15/11, and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is and Infrastructure List required () Yes () No If Yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

	4/25/18
Traffic Engineer, Transportation Division	Date
	4/25/18
Water Utility Department	Date
	4/25/18
Parks & Recreation Department	Date
	4/25/18
City Engineer	Date
Environmental Health	Date
	04-26-18
Solid Waste Management	Date
	4/25/18
Zoning Department	Date
	5-21-18
DRB Chairperson, Planning Department	Date

* Environmental Health, if necessary

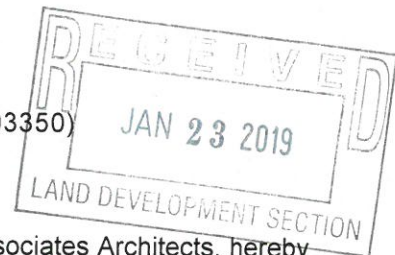


SCOTT C. ANDERSON
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albuquerque, nm 87120
andersonscott@comcast.net
505.401.7575

January 18, 2019

Ms. Racquel Michel
Planning Department
Transportation Development
600 2nd St. NW, Suite 201
Albuquerque, NM 87102
505 924-3991

Re: Traffic layout certification, 10751 Fineland Dr. NW (BP2018-03350)



Dear Ms. Michel:

I, Scott C. Anderson NMRA #4341, of the firm Scott C. Anderson & Associates Architects, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the approved plan dated 5/31/18. The record information edited onto the original design document has been obtained by Scott Anderson. I further certify that I have personally visited the project site on 1/17/19 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 a Certificate of Occupancy.

There are deviations from the approved TCL dated 5/31/18. There are two additional parking spaces added to the approved plan. A drawing of the new conditions is attached.

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 the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.



Signature Architect

1/18/19
Date