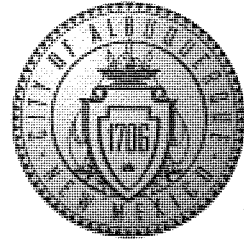


CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services**

May 6, 2014

Tate Fishburn, R.A.
Tate Fishburn Architect
PO Box 2941
Corrales, NM 87048

Re: HME Specialties, 10851 Golf Course Rd. NW
Certificate of Occupancy – Transportation Development
Administrative Amendment dated 04-04-14 (A12-D008C)
Certification dated 05-01-14

Dear Mr. Fishburn,

Based upon the information provided in your submittal received 05-01-14, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

Transportation needs an electronic copy, in PDF format, of this certification for our records. This PDF file can be e-mailed to rmichel@cabq.gov. If you have any questions, please contact me at (505)924-3630.

Sincerely,

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

c: File
CO Clerk



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(RI:V 02/2013)

Project Title: HME SPECIALTIES Building Permit #: _____ City Drainage #: A12D008C

DRB#: 1004976 EPC#: 40091 Work Order#: _____

Legal Description: LOT B-1-A BLACK ARROYO DAM

City Address: 10801 GOLF COURSE ROAD NW

Engineering Firm: LARRY READ & ASSOC. Contact: LARRY READ

Address: _____

Phone#: 237-8421 Fax#: _____ E-mail: _____

Owner: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Architect: TATE FISHBURN ARCHITECT Contact: TATE FISHBURN

Address: BOX 2941 CORRALES NM 87048

Phone#: 899-9338 Fax#: 899-9328 E-mail: tatefishburn@msn.com

Surveyor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Contractor: JAYNES CORP. Contact: KRISTINA

Address: 2906 BROADWAY NE ABR 87107

Phone#: 345-8591 Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☒ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY)



WAS A PRE-DESIGN CONFERENCE ATTENDED: _____

Yes _____ No _____ Copy Provided _____

DATE SUBMITTED: 5/1/14 By: TATE FISHBURN

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to 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 (5) acres and Sector Plans
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

T A T E F I S H B U R N A R C H I T E C T

May 1, 2014

Hydrology Development-TCL
City of Albuquerque
600 2nd St., N.W., Second Floor West
Albuquerque, NM

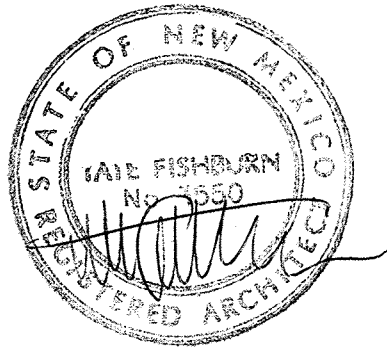
Ref: **TCL Certification**
10801 Golf Course Road, NW

I, Tate Fishburn, NMRA #3550, of the firm Tate Fishburn Architect, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the DRB 1004976 dated 06-26-14 and AA dated 04-14-2014. The site was built per the approved design document which copy this office has provided. I further certify that I have personally visited the project site on 04-30-2014 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 Traffic Circulation Layout certification.

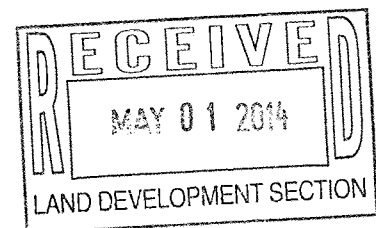
The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of it's accuracy before using it for any other purpose.


Tate Fishburn
Architect

05-01-2014



BOX 2941 CORRALES NM 87048 505 899 9338 FAX 899 9328



T A T E F I S H B U R N A B C H I T F C T

PROJECT: NEW OFFICE/RETAIL
LOCATION: 10851 GOLF COURSE ROAD NW
ALBUQUERQUE, NEW MEXICO
ARCHITECT: TATE FISHBURN ARCHITECT
LEGAL DESCRIPTION: LOT B-1-A
BLACK ARROYO DAM
CURRENT ZONING CLASSIFICATION: C-2(SC)
LOT AREA
PROPOSED LOT B-1-A-1 3.0572 ACRES
PROPOSED LOT B-1-A-2 0.8598 ACRES
3.917 ACRES

OFFICE	10,000 SF	GROUND FLOOR
	5,000 SF	SECOND FLOOR
RETAIL	20,000 SF	GROUND FLOOR
COVERED PORTALS	2,145 SF	GROUND FLOOR
	<u>37,145</u>	GSF

OFF-STREET PARKING		
OFFICE	10,000 SF GROUND FLOOR	1:200 = 50 SPACES
	5,000 SF SECOND FLOOR	1:200 = 17 SPACES
RETAIL	20,000 SF GROUND FLOOR	1:200 FOR 15,000SF = 75 SPACES
		1:250 FOR 5,000SF = 20 SPACES
		REQUIRED 162 SPACES
		PROVIDED 178 SPACES
HANDICAPPED PARKING		
		REQUIRED 8 SPACES
		PROVIDED 10 SPACES
MOTORCYCLE PARKING		
		REQUIRED 5 SPACES
		PROVIDED 5 SPACES
BICYCLE PARKING		
	1:20	REQUIRED 9 SPACES
		PROVIDED 10 SPACES

TOTAL OUTDOOR PATIO AREA- 5,063 S.F.
COVERED OUTDOOR PATIO AREA- 2,634 S.F. (52%)
OUTDOOR SEATING REQUIRED- 1 SEAT PER 25 LFT= $236 / 25 = 9.44$
OUTDOOR SEATING PROVIDED- (5) 48' BENCHES FOR 10 SEATS TOTAL

1. ALL SITE LIGHTING SHALL BE CONSISTENT WITH SECTION 14-16-9, AREA LIGHTING REGULATIONS & THE NIGHT SKY ORDINANCE.
2. PARKING LOT POLE MOUNTED LIGHTING SHALL BE 15'-0" HIGH "GARCONO LIGHTING" GLOW TOP MAG 18-1 OR EQUAL IN EARTHSTONE COLOR. ~~COLOR - BRONZE~~
3. PLACEMENT OF FIXTURES & STANDARDS SHALL CONFORM TO STATE & LOCAL SAFETY & ILLUM. REQUIREMENTS.
4. ALL LIGHT FIXTURES SHALL BE FULLY SHIELDED HORIZONTAL LAMPS W/ NO LIGHT, LENS OR BULB PROTRUDING BELOW THE BOTTOM OF THE CUT-OFF FIXTURE IN ORDER THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE AND NO SITE LIGHTING SHALL SOURCE LIGHT BE VISIBLE FROM THE SITE OR LIGHT SOURCE.
5. ROOFTOP UTILITY EQUIPMENT, MECHANICAL EQUIPMENT AND TRANSFORMERS AND TELEPHONE BOXES VIEWED FROM THE RIGHT OF WAY SHALL BE SCREENED.

CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	90°07'01"	N 44°46'23" W	25.00	39.32	35.39
C2	26°01'10"	S 12°43'28" E	696.46	316.28	313.57
C3	96°42'42"	N 22°37'18" E	25.00	42.20	37.36
C4	36°41'27"	N 37°22'05" W	77.91	49.89	49.04
C5	09°04'23"	S 51°10'37" E	150.84	23.76	23.73
C6	03°48'02"	S 44°44'25" E	1000.37	66.36	66.34

PROJECT NO. 1004976

APPLICATION NO. 13 EPC-40091

IS AN INFRASTRUCTURE LIST REQUIRED? () YES () NO
IF YES, THEN A SET OF APPROVED DRG PLANS WITH A WORK
ORDER IS REQUIRED FOR ANY CONSTRUCTION WITH PUBLIC
RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

DRG SITE DEVELOPMENT PLAN FOR BUILDING PERMIT:

75295 6/26/13

TRAFFIC ENGINEER, TRANSPORTATION DIVISION DATE

Plate 05/26/13

ABOVE DATE

Carl S. Dumont 6-26-13

PARKS & RECREATION DIVISION DATE

Curtis C. Chan 6-26-13

CITY ENGINEER DATE

N/A

"ENVIRONMENTAL HEALTH CONDITIONAL" DATE

N/A

SOLID WASTE DATE

Paul Chan 6-26-13

DEB CHAIRPERSON, ALBUQUERQUE PLANNING DIVISION DATE

ENVIRONMENTAL HEALTH, IF NECESSARY

SITE DEVELOPMENT PLAN
HME SPECIALISTS OFFICE/RETAIL
WESTSIDE & GOLF COURSE, NW
ALBUQUERQUE, NEW MEXICO

Δ AA-02-25-14

DATE JUNE 21, 2013

NORTH

SCALE

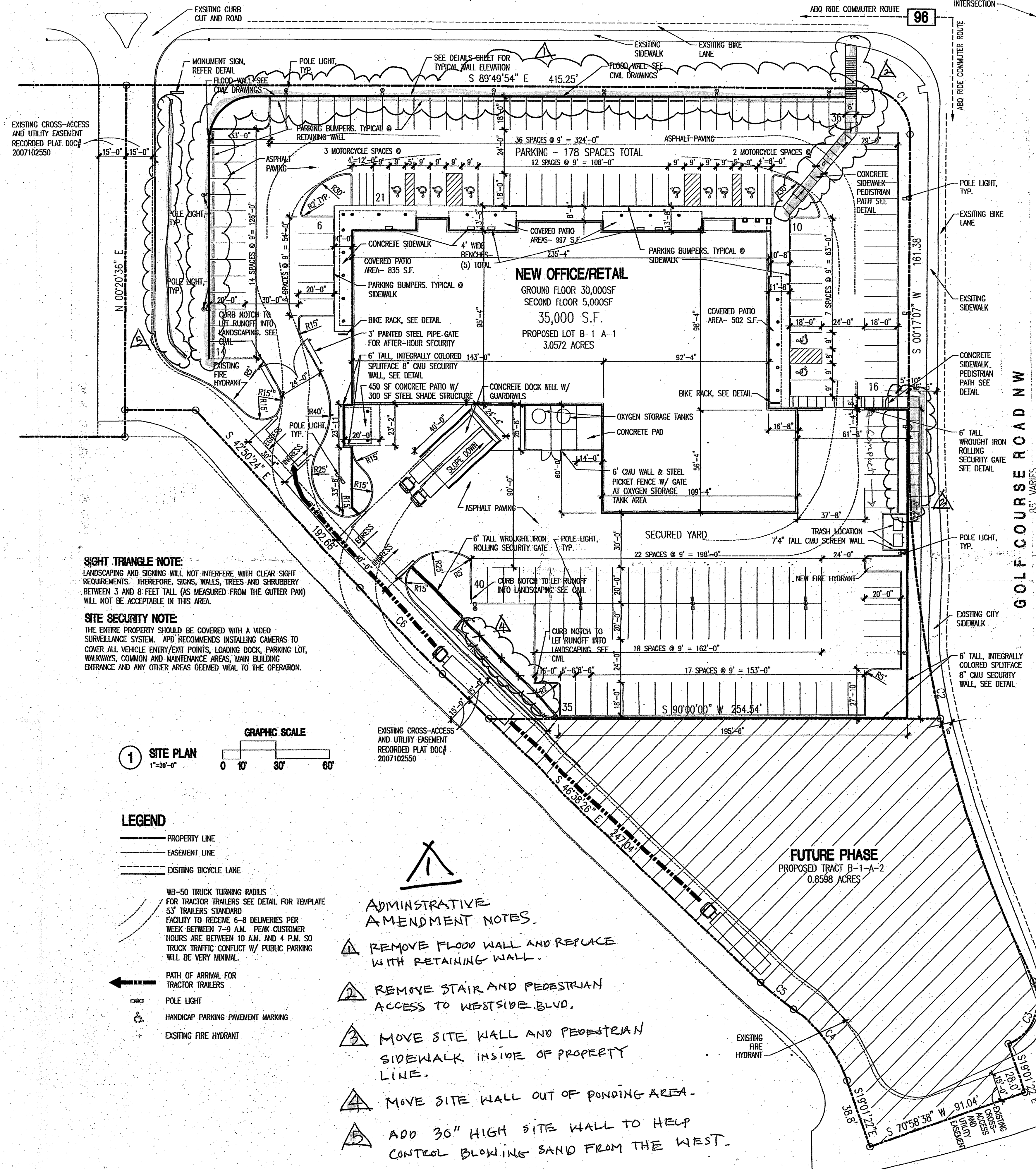
$1'' = 30' - 0''$

DRAWING NAME

SITE DEVELOPMENT
PLAN FOR BUILDING
PERMIT

SHEET NUMBER

SDP-1



ADMINISTRATIVE AMENDMENT
FILE # ~~14-1A~~ PROJECT # 104916
10012
MODIFICATIONS TO SDP + LP AS WELL
AS ELIMINATION OF FLOOD WALL RE: REC'D
1/2/12 LMP
APPROVED BY DATE

SEE  FOR SPECIFIC CHANGES

RECEIVED
MAY 01 2014
LAND DEVELOPMENT SECTION