

CITY OF ALBUQUERQUE



May 25, 2017

Farman Shimohammadi, PE.
Greenbergfarrow
19000 MacArthur Blvd, Suite 250
Irving, CA 92612

Re: AT&T
10036 Coors Blvd. Bypass NW
30-Day Temporary Certificate of Occupancy- Transportation Development
Engineer's Stamp dated 3-25-16 (B13D014A)
Certification dated 5-22-17

Dear Mr. Shimohammadi,

Based upon the information provided in your submittal received 5-24-17, Transportation Development has no objection to the issuance of a 30-day Temporary Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a 30-day Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

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

1. Add Motorcycle parking sign.
2. 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.

Once corrections are complete resubmit acceptable package along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. For digital submittal and minor comments and/or repairs, please submit photos to PLNDRS@cabq.gov prior to submittal. If you have any questions, please contact me at (505) 924-3991.

Sincerely,

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



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: AT&T **Building Permit #:** T201691064 **City Drainage #:** B13D014A
DRB#: 96-496 & 16AA10021 **EPC#:** NA **Work Order#:** _____
Legal Description: Tract of land containing 19,989 sf or 0.4589 acres being all of Tract Lot C-7A-1 Cottonwood Mall, recorded on April 27, 2016, under Doc #2016038042
City Address: 10036 Coors Boulevard Bypass NW

Engineering Firm: GreenbergFarrow **Contact:** Mike Holmes
Address: 3333 S. Pinnacle Hills Parkway, Suite 520, Rogers, AR 72758
Phone#: 479-250-0346 **Fax#:** _____ **E-mail:** mholmes@greenbergfarrow.com

Owner: Tekin & Associates LLC c/o 10030 Coors Bypass LLC **Contact:** Mark Tekin
Address: 8036 Oak Point Drive, Frisco, TX 75034
Phone#: 214-960-9991 **Fax#:** 972-425-0031 **E-mail:** marktekin@gmail.com

Architect: GreenbergFarrow **Contact:** Erik Arellano
Address: 21 S. Evergreen Avenue, Suite 200, Arlington Heights, IL 60005
Phone#: 847-788-0676 **Fax#:** _____ **E-mail:** earellano@greenbergfarrow.com

Other Contact: Buffalo Construction **Contact:** Dick Hyslop
Address: _____
Phone#: _____ **Fax#:** _____ **E-mail:** dick.hyslop@buffaloconstruction.com

Check all that Apply:

DEPARTMENT:

- ☒ HYDROLOGY/ DRAINAGE
☒ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

- ☒ ENGINEER/ ARCHITECT CERTIFICATION
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY
☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT APPROVAL
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR
☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 5/22/17

By: FARMAN SHIRMOHAMMADI

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____

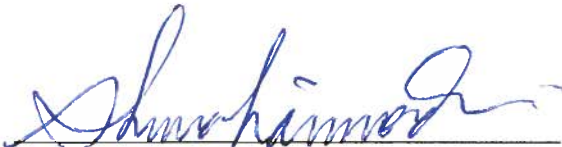


May 22, 2017

TRAFFIC CERTIFICATION

I, Farman Shirmohammadi, NMPE OR NMRA 21307, OF THE FIRM GREENBERGFARROW, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 3/26/16. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY David Acosta OF THE FIRM Const. Survey Tech. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 5/22/17 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 Certificate of Occupancy

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 of Engineer or Architect

ENGINEER'S OR ARCHITECT'S STAMP

5/22/17
Date



EXISTING LEGEND:

	EXISTING STANDARD DUTY ASPHALT PAVEMENT
	EXISTING HEAVY DUTY ASPHALT PAVEMENT
	EXISTING LANDSCAPING TO REMAIN
	PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING PARKING STALL COUNT
	EXISTING CONCRETE CURB AND GUTTER
	EXISTING REVERSE PITCH CURB AND GUTTER
	EXISTING CONCRETE BARRIER CURB
	EXISTING CONCRETE WHEEL STOP
	EXISTING STOP BAR
	EXISTING STORM SEWER STRUCTURES
	EXISTING SANITARY SEWER STRUCTURES
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING WATER METER
	EXISTING BACKFLOW PREVENTION DEVICE WITH HOT BOX
	EXISTING POST INDICATOR VALVE
	EXISTING LIGHT POLE
	EXISTING TRANSFORMER

PROPOSED LEGEND:

	PROPOSED PORTLAND CEMENT CONCRETE (PCC) SIDEWALK
	PROPOSED LANDSCAPING
	GENERAL SCOPE OF WORK LIMITS
	PROPOSED CONCRETE WHEEL STOP
	PROPOSED SIGN
	PROPOSED BLOCK WALL
	PROPOSED TRANSFORMER

SITE INFORMATION:

LEGAL DESCRIPTION	C-7A
TRACT:	1 013 065 441 312 10605
PARCEL ID:	SU-1 (SPECIAL USE DISTRICT)
ZONING:	RC SU (REGIONAL SHOPPING CENTER)

GROSS BUILDING AREA (GBA):	16,382 SF
ORIGINALLY APPROVED (1996)	
PROPOSED:	
AT&T BUILDING AREA:	4,400 SQ. FT.
TEXAS ROADHOUSE BUILDING AREA:	7,163 SQ. FT. (SEPARATE PERMIT)
	11,563 SQ. FT.

TOTAL SITE AREA:	±76,190 SQ. FT.
	±1.749 ACRES
GROSS F.A.R. (GBA/SITE AREA):	0.15

PHASING
THE PARKING/SITE WORK AND TEXAS ROADHOUSE RESTAURANT IS PHASE 1 (7,163 SQ.FT, BUILDING AND 76,190 SQ. FT. SITE).
THE AT&T RETAIL BUILDING IS PHASE 2 (4,400 SQ. FT.)

PARKING INFORMATION:

AT&T SITE REQUIRED	
4,400 SF BUILDING (RETAIL - 1 SPACE PER 200 SF)	
RETAIL 4,400 SF/200 = 22 SPACES	
10% TRANSIT REDUCTION = 20 SPACES	
1-25 PARKING SPACES = 1 HANDICAPPED SPACE (1 VAN)	
1-25 PARKING SPACES = 1 MOTORCYCLE	
1:20 AUTOMOBILE, (20/20) = 1 BICYCLE	

PROVIDED	
TOTAL SPACES = 22 SPACES	
2 HANDICAPPED SPACES (1 VAN)	
1 MOTORCYCLE	
2 BICYCLE	

TEXAS ROADHOUSE SITE REQUIRED	
7,163 SF BUILDING (UNDER SEPARATE PERMIT)	
(RESTAURANT W/ ALCOHOL SERVICE - 1 SPACE PER 3 SEATS)	
281 SEATS / 3 SPACES = 94 SPACES	
10% TRANSIT REDUCTION = 85 SPACES	
51-100 PARKING SPACES = 4 HANDICAPPED SPACES (1 VAN)	
51-100 PARKING SPACES = 3 MOTORCYCLE	
1:20 AUTOMOBILE, (85/20) = 5 BICYCLE	

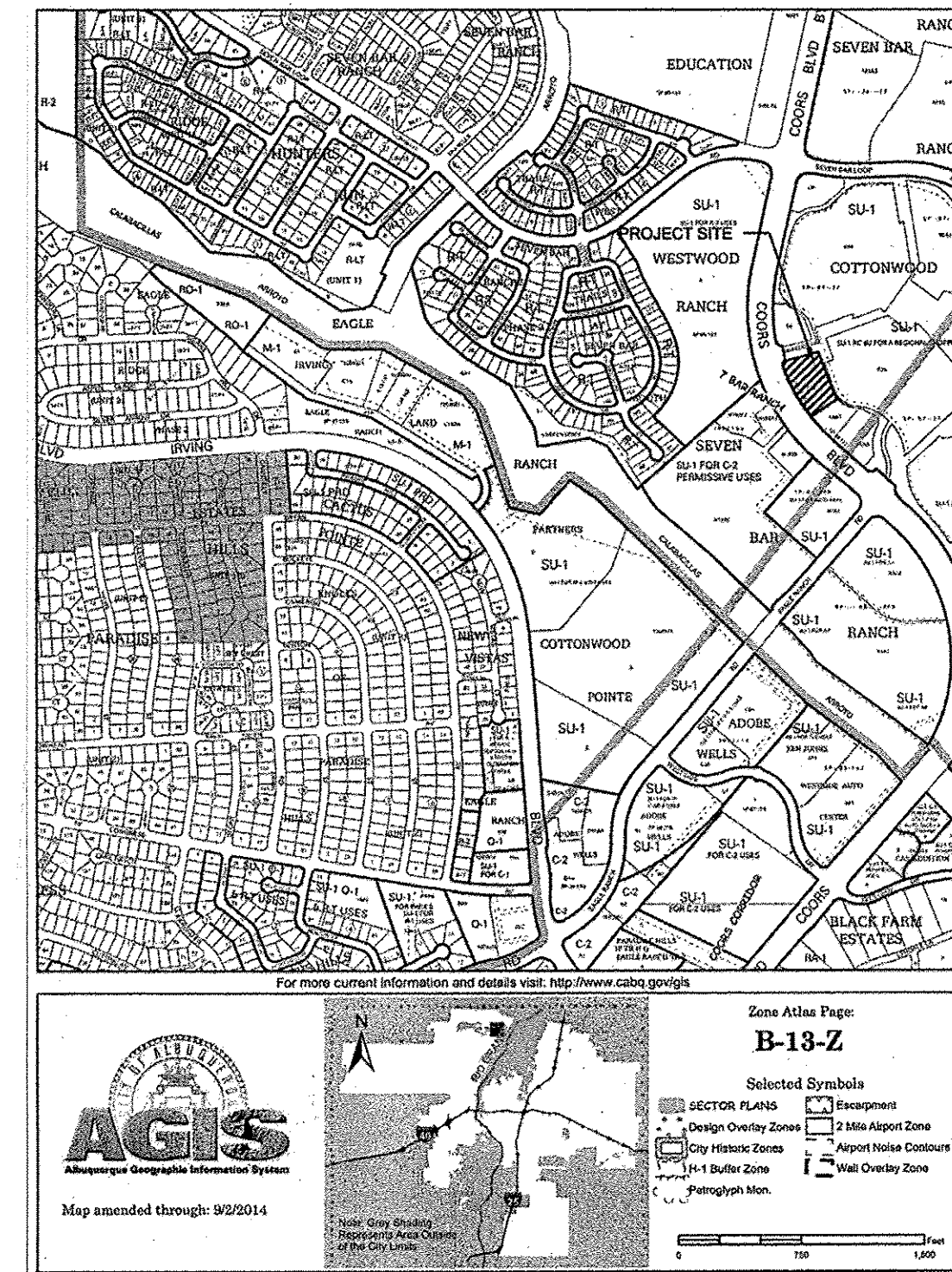
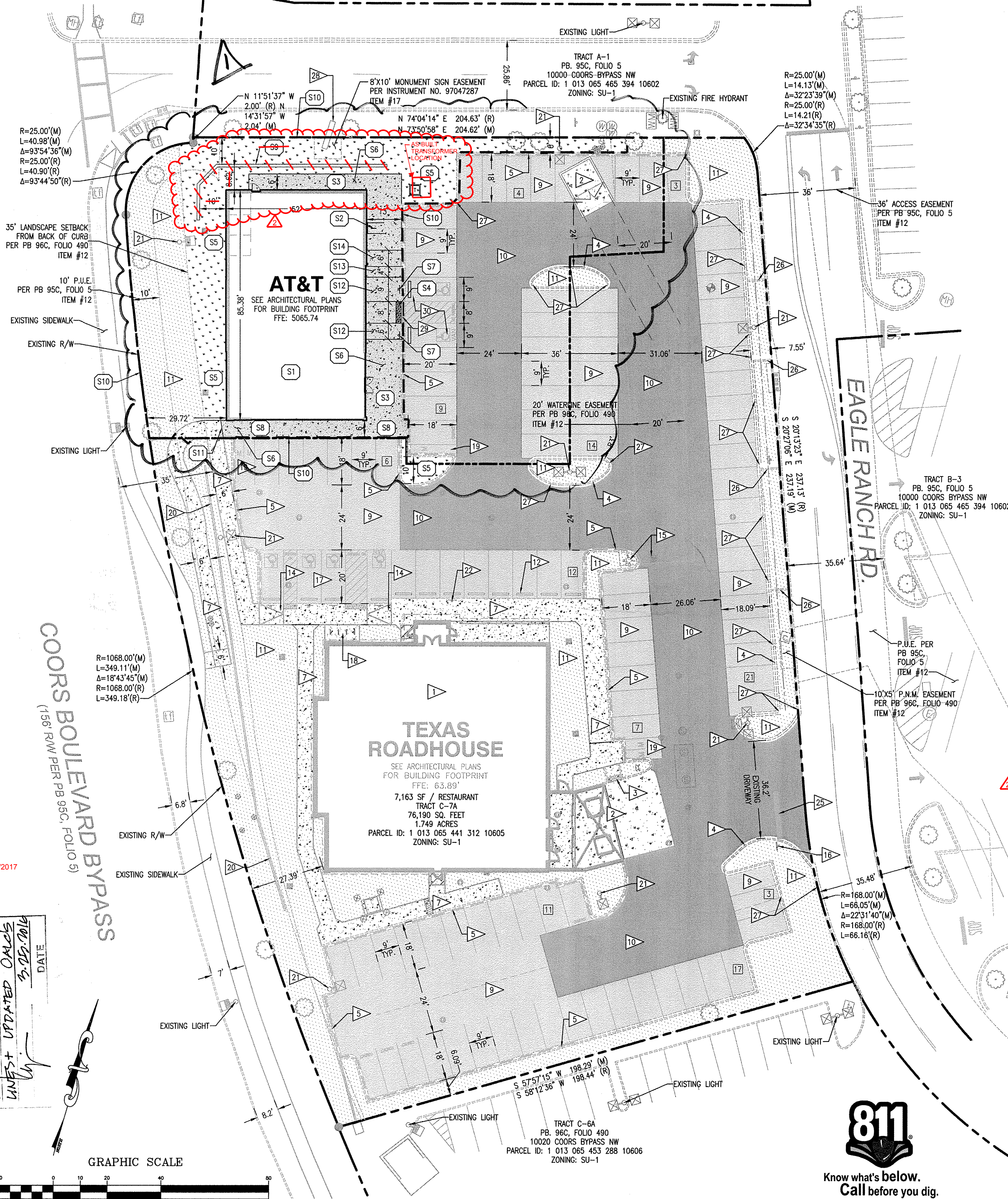
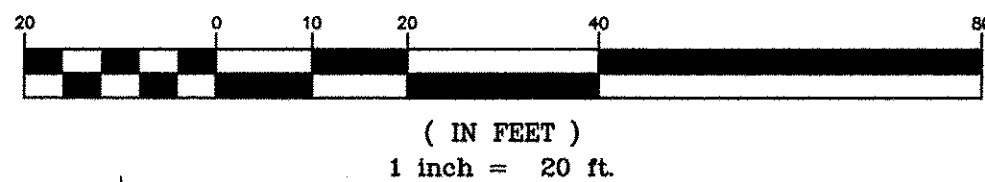
PROVIDED	
TOTAL SPACES = 85 SPACES	
4 HANDICAPPED SPACES (1 VAN)	
4 MOTORCYCLE	
5 BICYCLE	

ADMINISTRATIVE AMENDMENT
FILE # 10001 PROJECT # 101064
RELATIONS TO RETAIL BLDG
CAP SITE. SHOWN NEW LOT
LINES + UPDATED DATES
3-29-2016

COORS BOULEVARD BYPASS
(156' R/W PER PB 95C, FOLIO 5)

AS-BUILT 5/23/2017

GRAPHIC SCALE



GENERAL SHEET NOTES:

- PARKING AREA SHALL BE DESIGNED & BUILT TO CURRENT DPM STANDARDS AND COA ZONING CODE.
- SEE CIVIL PLANS FOR ADDITIONAL GRADING, DRAINAGE, AND UTILITY INFORMATION.
- SIGNS: SEE BUILDING ELEVATIONS FOR DESCRIPTION OF SIGNAGE ON BUILDING.
- DIMENSIONS ARE TO FACE OF CURB, OR WALL OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- PEDESTRIAN ACCESS RAMPS WITHIN THE PUBLIC TOW WILL BE CONSTRUCTED PER COA STD DWG. #2426
- ALL CURBS TO BE DESIGNED AND BUILT ACCORDING TO THE COA STANDARDS. CURBS WILL ALSO BE DESIGNED TO ALLOW WATER HARVESTING IN LANDSCAPE MEDIANS WHERE POSSIBLE TO REDUCE SURFACE RUN-OFF AND SUPPLEMENT IRRIGATION.
- ALL FIXTURES AND DESIGN SHALL COMPLY WITH THE NEW MEXICO NIGHT SKY PROTECTION ACT AND THE COA ZONING CODE, SECTION 14-16-3-9 AREA LIGHTING REGULATIONS.
- LIGHTING WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE SUBJECT TO THE STANDARDS AND REVIEW OF PNM. UNLESS MAINTENANCE FOR RIGHT-OF-WAY LIGHTING IS THE FULL RESPONSIBILITY OF OTHER PARTIES.
- LIGHTING DESIGN FOR PARKING AREAS SHALL BE LIGHTED TO PROVIDE FUNCTIONAL, ATTRACTIVE, AND UNIFIED LIGHTING THROUGHOUT THE LOT AND BE EXTINGUISHED ONE HOUR AFTER THE CLOSE OF BUSINESS, EXCEPT AS NEEDED TO PROVIDE FOR MINIMUM SECURITY LEVELS.
- OWNER WILL BE RESPONSIBLE FOR THE PROPOSED/EXISTING LANDSCAPING IN THE RIGHT OF WAY.
- EXISTING ENTRANCE RADIUS TAKEN FROM EXISTING SITE PLAN, NOT FIELD VERIFIED.

SITE KEY NOTES (PROPOSED):

- PROPOSED AT&T BUILDING (SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
- PROPOSED BIKE RACK. SEE DETAIL SHEET 6.
- PROPOSED 5" CONCRETE SIDEWALK. SEE DETAIL SHEET 5.
- PROPOSED DETECTABLE WARNING PLATE. SEE DETAIL SHEET 5.
- PROPOSED LANDSCAPE AREA (SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
- PROPOSED ADA PATH OF TRAVEL
- PROPOSED HANDICAP ACCESSIBLE PARKING SIGN PER LOCAL CODE. SEE DETAIL SHEET 5.
- PROPOSED MONOLITHIC CONCRETE CURB AND SIDEWALK. SEE DETAIL SHEET 5.
- PROPOSED RETAINING WALL. SEE DETAIL SHEET 6.
- GENERAL SCOPE OF WORK LIMITS. SCOPE MAY INCLUDE ITEMS OUTSIDE GENERAL LIMITS OR EXCLUDE ITEMS WITHIN. SEE KEY NOTES ON PLAN FOR ADDITIONAL INFORMATION.
- CONNECT PROPOSED SIDEWALK TO EXISTING
- PROPOSED HANDICAP ACCESSIBLE CURB RAMP AT 12:1 MAXIMUM SLOPE PER LOCAL CODES. SEE DETAIL SHEET 5.
- PROPOSED 4" HANDICAP ACCESSIBLE LANDING (2% MAX CROSS SLOPE IN ALL DIRECTIONS)
- PROPOSED PEDESTRIAN RAMP (4.8% MAX LONGITUDINAL SLOPE AND 2% MAX CROSS SLOPE)

SITE KEY NOTES (EXISTING):

- EXISTING TEXAS ROADHOUSE BUILDING TO REMAIN. PROTECT IN PLACE
- EXISTING TRASH ENCLOSURE TO REMAIN. PROTECT IN PLACE
- EXISTING HANDICAP ACCESSIBLE LOADING/DELIVERY RAMP TO REMAIN. PROTECT IN PLACE
- EXISTING CURB AND GUTTER TO REMAIN. PROTECT IN PLACE
- EXISTING REVERSE PITCH CURB AND GUTTER TO REMAIN. PROTECT IN PLACE
- EXISTING CONCRETE BARRIER CURB TO REMAIN. PROTECT IN PLACE
- EXISTING SIDEWALK TO REMAIN. PROTECT IN PLACE
- EXISTING BLOCK RETAINING WALL TO REMAIN. PROTECT IN PLACE
- EXISTING ASPHALT PAVEMENT AND PARKING AREA TO REMAIN. PROTECT IN PLACE
- EXISTING HEAVY DUTY ASPHALT PAVEMENT TO REMAIN. PROTECT IN PLACE
- EXISTING LANDSCAPE AREA TO REMAIN. PROTECT IN PLACE
- EXISTING CONCRETE WHEEL STOPS TO REMAIN. PROTECT IN PLACE
- EXISTING HANDICAP ACCESSIBLE PARKING SIGN TO REMAIN. PROTECT IN PLACE
- EXISTING HANDICAP ACCESSIBLE CURB RAMP TO REMAIN. PROTECT IN PLACE
- EXISTING FIRE HYDRANT AND 6" AUXILIARY VALVE TO REMAIN. PROTECT IN PLACE
- EXISTING STOP SIGN TO REMAIN. PROTECT IN PLACE
- EXISTING HANDICAP ACCESSIBLE PARKING STALL TO REMAIN. PROTECT IN PLACE
- EXISTING BIKE RACKS TO REMAIN. PROTECT IN PLACE
- EXISTING MOTORCYCLE PARKING TO REMAIN. PROTECT IN PLACE
- EXISTING BLOCK RETAINING WALL TO REMAIN. PROTECT IN PLACE
- EXISTING LIGHT POLE TO REMAIN. PROTECT IN PLACE
- EXISTING VETERAN PARKING SIGN TO REMAIN. PROTECT IN PLACE
- EXISTING 1" WIDE CURB CUT TO REMAIN. PROTECT IN PLACE
- NOT USED
- EXISTING 24" WIDE WHITE STRIPE (STOP BAR) TO REMAIN. PROTECT IN PLACE
- EXISTING 12" WIDE x 30" HIGH CONCRETE BARRIER CURB WALL TO REMAIN. PROTECT IN PLACE
- EXISTING 1" WIDE CURB CUT TO REMAIN. PROTECT IN PLACE
- EXISTING MONUMENT SIGN TO REMAIN. PROTECT IN PLACE
- EXISTING DEPRESSED CONCRETE CURB TO REMAIN. PROTECT IN PLACE
- EXISTING ACCESSIBLE PARKING SPACES TO REMAIN. PROTECT IN PLACE



Know what's below.
Call before you dig.

PROJECT TEAM

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ISSUE/REVISION RECORD

DATE DESCRIPTION

PROFESSIONAL SEAL

PROFESSIONAL IN CHARGE
FARMAN SHIR, P.E.
PROFESSIONAL ENGINEER
LICENSE NO. 21307

PROJECT MANAGER
MIKE HOLMES

QUALITY CONTROL
LARRY DIEHL

DRAWN BY
JOSH WILMOTH

PROJECT NAME

AT&T

**ALBUQUERQUE
NEW MEXICO**

**COORS BOULEVARD
BYPASS NW**

TEKIN & ASSOCIATES
CIVIL, ELECTRICAL, MECHANICAL & ENVIRONMENTAL

PROJECT NUMBER

20160093.0

SHEET TITLE

**CONCEPTUAL SITE
PLAN**

SHEET NUMBER

C1.0