

## PARKING INFORMATION

**PARKING REQUIRED:**  
GROUND FLOOR (EXISTING): 149,228sf/200 = 747 SPACES  
GROUND FLOOR (PHASE 3): 29,008sf/200 = 145 SPACES  
GROUND FLOOR (FUTURE): 27,500sf/200 = 138 SPACES  
UPPER FLOORS (EXISTING): 179,562sf/300 = 599 SPACES  
UPPER FLOORS (PHASE 3): 58,000sf/300 = 194 SPACES  
UPPER FLOORS (FUTURE): 55,000sf/300 = 184 SPACES  
**TOTAL REQUIRED = 2,007 SPACES**

**PARKING PROVIDED:**  
**TOTAL PROVIDED = 2,503 (NO COMPACT SPACES)**

**ACCESSIBLE PARKING REQUIRED:**  
(801-1000 SPACES; 20 + 1 FOR EVERY 100 THAT EXCEEDS 1000) =  
**TOTAL REQUIRED: 31 ACCESSIBLE SPACES (4 VAN ACCESSIBLE)**  
**ACCESSIBLE PARKING PROVIDED:**  
**TOTAL PROVIDED: 55 ACCESSIBLE SPACES (10 VAN ACCESS.)**

**MOTORCYCLE PARKING REQUIRED:**  
(MORE THAN 1000; 8 + 1 FOR EACH ADDITIONAL 500 SPACES)  
**TOTAL REQUIRED: 11 SPACES**  
**MOTORCYCLE PARKING PROVIDED:**  
**TOTAL PROVIDED: 12 SPACES**

**BICYCLE PARKING REQUIRED:**  
**TOTAL REQUIRED: 2,007/20 = 101 SPACES**  
**BICYCLE PARKING PROVIDED:**  
**TOTAL PROVIDED: 101 SPACES**

## INDEX TO DRAWINGS

A1a SITE DEVELOPMENT PLAN - AREA A  
A1b SITE DEVELOPMENT PLAN - AREA B & SITE DETAILS  
L100 LANDSCAPE PLAN - OVERALL  
L101 LANDSCAPE PLAN  
L102 LANDSCAPE PLAN  
L103 LANDSCAPE PLAN  
L501 LANDSCAPE DETAILS AND SCHEDULE  
C100 OVERALL CONCEPTUAL GRADING PLAN  
C101 CONCEPTUAL GRADING PLAN - AREA A  
C102 CONCEPTUAL GRADING PLAN - AREA B  
C200 CONCEPTUAL UTILITY PLAN  
A3a OVERALL BUILDING ELEVATIONS  
A3b NEW BUILDING ELEVATIONS  
A1a PREVIOUSLY APPROVED DEVELOPMENT PLAN

## GENERAL NOTES

- NEW PARKING LOT LANDSCAPE ISLANDS AT TRACT D-1B-2 (AREA B) WILL BE DEPRESSED AND CURB OPENING PROVIDED TO INTERCEPT RUNOFF FROM THE FIRST FLUSH STORM EVENT.
- ADA ACCESSIBLE PARKING SIGNS MUST HAVE THE REQUIRED LANGUAGE PER 66-7-352.4C NMSA 1978 "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING."
- ALL 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).
- A SEPARATE PERMIT IS REQUIRED FOR SIGNAGE.

RECORDING INFORMATION FOR ALL EASEMENTS: TRACTS D-1B-2 AND D-1E-1, SISTERS OF THE ORDER OF ST. DOMINIC, RECORDED ON JULY 5, 1996 IN BOOK 96-C, FOLIO 297 IN THE RECORDS OF THE BERNALILLO COUNTY CLERK, STATE OF NEW MEXICO

BALLOON FIESTA PARKWAY

BALLOON FIESTA PARKWAY

EXISTING  
OFFICE BUILDING 1  
133,090 SF

EXISTING  
OFFICE BUILDING 2  
195,700 SF

FUTURE OFFICE BLDG.  
73,500 SF  
THIS AREA IS FUTURE - EXISTING  
PARKING REMAINS (SHOWN IN RED)

NEW  
OFFICE BUILDING 3  
87,000 SF

NOTE: SHADED AREA INDICATES EXISTING  
CONSTRUCTION TO REMAIN

SITE PLAN - AREA A

1" = 60'-0"

THE SUBJECT PROPERTY IS LOCATED NEAR A FORMER LANDFILL. DUE TO THE SUBJECT PROPERTY BEING NEAR A FORMER LANDFILL, CERTAIN PRECAUTIONARY MEASURES MAY NEED TO BE TAKEN TO ENSURE HEALTH AND SAFETY OF THE PUBLIC. RECOMMENDATION BY A PROFESSIONAL ENGINEER WITH EXPERTISE IN LANDFILLS AND LANDFILL GAS ISSUES (AS REQUIRED BY THE CURRENT VERSION OF THE INTERIM GUIDELINES FOR DEVELOPMENT WITHIN CITY DESIGNATED LANDFILL GAS BUFFER ZONES) SHALL BE CONSULTED PRIOR TO DEVELOPMENT OF THE SITE.

## SITE DATA

LESS: 0.0000 ACRES  
TRACT D-1E-1, SISTERS OF THE ORDER OF ST. DOMINIC,  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
ZONE: 0.0000 ACRES  
GROSS AREA: 179,562 SF (8.12 ACRES)  
196,230 SF (8.95 ACRES) F = 0.3009 ACRES  
PERMIT # 1201891572  
TRACT D-1B-2 (AREA A): 3.7211 ACRES (1,381,771 SF)  
TRACT D-1E-1 (AREA B): 13.2858 ACRES (273,827 SF)  
TOTAL AREA: 17.0069 ACRES (3,096,598 SF)

**GROSS BUILDING AREA (GBA):**  
BUILDING 1 (EXISTING): 133,090 SF  
BUILDING 2 (EXISTING): 195,700 SF  
BUILDING 3 (NEW): 87,000 SF  
FUTURE BUILDINGS: 82,500 SF  
**TOTAL GBA: 498,290 SF**

## LEGEND

- PROPERTY LINE
- EASEMENT
- POLE MOUNTED PARKING LIGHT: 40'-0" MAX. HEIGHT. RE: DETAIL 5/SHEET B1b
- POLE MOUNTED PARKING LIGHT: 20'-0" MAX. HEIGHT. RE: DETAIL 5/SHEET B1b
- POLE MOUNTED PEDESTRIAN LIGHT: 14'-0" MAX. HEIGHT. RE: DETAIL 5/SHEET B1b
- LIGHT BOLLARD
- FIRE HYDRANT
- BIKE RACK
- BIKE LOCKER

## SHEET KEYED NOTES

- TYPICAL PARKING SPACE; 9'-0" x 18'-0" UNLESS NOTED OTHERWISE (U.N.O.)
- TYPICAL PARKING SPACE; 9'-0" x 20'-0" U.N.O.
- TYPICAL PARKING SPACE; 8'-6" x 20'-0" U.N.O.
- TYPICAL PARKING SPACE; 8'-6" x 18'-0" U.N.O.
- TYPICAL ADA PARKING SPACE; 8'-6" x 20'-0"
- PARKING SPACE; 9'-0" x 18'-0"; ALLOWS FOR VEHICLES TO OVERHANG 2'-0" ONTO SIDEWALK. CURB ACTS AS WHEEL STOP.
- TYPICAL MOTORCYCLE PARKING SPACE; 4'-6" x 18'-0", WITH POLE MOUNTED SIGNAGE
- ASPHALT PAVING
- 6'-0" WIDE PEDESTRIAN CROSSWALK
- CONCRETE CURB
- CONCRETE WHEEL STOP
- POLE MOUNTED ADA SIGNAGE. SEE GENERAL NOTE B.
- PAINTED ADA PAVEMENT SIGNAGE. SEE GENERAL NOTE C.
- BIKE RACK
- BIKE LOCKERS
- FIRE HYDRANT
- LANDSCAPED AREA: REFER TO LANDSCAPE PLAN
- 4'-0" x 10'-0" PLANTING AREA FLUSH WITH SIDEWALK
- 8" x 4'-0" HIGH EIFS COURTYARD WALL; COLOR: RUST
- 8" x 7'-0" HIGH EIFS SCREEN WALL; COLOR: CREAM
- SHADE STRUCTURE AT OUTDOOR PATIO
- BENCH
- DIRECTIONAL SIGN; RE: DETAIL D1/SHEET A1b
- MONUMENT SIGN; RE: DETAIL C1/SHEET A1b
- SPEED BUMP
- 3'-0" WIDE SPEED BUMP
- FLAGPOLE
- 6'-0" WIDE CONCRETE SIDEWALK
- 8'-0" WIDE CONCRETE SIDEWALK
- INGRESS / EGRESS
- LIGHT POLE TO REMAIN
- NEW LIGHT POLE; RE: DETAIL B1/A1b
- LIGHT BOLLARD
- ACCESSIBLE RAMP; RE: DETAIL A2/A1b
- EXISTING 10' ELECTRICAL AND PHONE EASEMENT
- EXISTING 10' GAS EASEMENT
- EXISTING 40' PUBLIC DRAINAGE EASEMENT
- EXISTING 50' PUBLIC DRAINAGE EASEMENT
- EXISTING 54.71' PUBLIC DRAINAGE EASEMENT
- EXISTING 60' PUBLIC DRAINAGE EASEMENT
- EXISTING 15' PUBLIC SIDEWALK EASEMENT
- EXISTING 35' PUBLIC SIDEWALK EASEMENT
- EXISTING 60' PUBLIC UTILITY EASEMENT
- EXISTING 80' PUBLIC UTILITY & STORM DRAIN EASEMENT
- EXISTING 20' PUBLIC WATERLINE EASEMENT
- EXISTING 20' SANITARY SEWER EASEMENT
- EXISTING 15' x 20' PUBLIC UTILITY EASEMENT
- ELECTRICAL TRANSFORMER
- RETAINING WALL - ANCHOR WALL, COLOR: GREY
- TRASH COMPACTOR
- ACCESSIBLE RAMP; RE: DETAIL A3/A1b
- ACCESSIBLE RAMP; RE: DETAIL A4/A1b
- ACCESSIBLE RAMP; RE: DETAIL A1/A1b
- PROPERTY LINE
- 8' WIDE CRUSHER FINE WALKING TRAIL, NON-ADA ACCESSIBLE
- RESPIRE AREA WITH STONE BENCH
- CONCRETE BOLLARD
- FENCE TO REMAIN
- SITE DISTANCE SETBACK LINE, 30' FROM CURB FACE, TYPICAL
- EMERGENCY PHONE
- RAMP AND STAIRS
- 12'-0" WIDE CONCRETE SIDEWALK

FORMER PROJECT NUMBER: 1007488

PROJECT NUMBER:

APPLICATION NUMBER:

Is an 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 APPROVAL:

TRAFFIC ENGINEER, TRANSPORTATION DIVISION  
DATE 2-3-16  
ABCWUA  
DATE 02/03/16  
CARTER S. DUNN  
DATE 02-3-16  
PARKS AND RECREATION DEPARTMENT  
DATE 8-10-16  
CITY ENGINEER  
DATE 8-10-16  
SOLID WASTE MANAGEMENT  
DATE 8-10-16  
DRB CHAIRPERSON, PLANNING DEPARTMENT  
DATE

ARCHITECTURE / DESIGN / INSPIRATION

DEKKER  
PERICH  
SABATINI

7601 JEFFERSON NE, SUITE 100  
ALBUQUERQUE, NM 87109

505.761.9700 / DPSDESIGN.ORG

SEAL

PROJECT

Presbyterian Rev. Hugh Cooper  
Administrative Center - DRB SUBMITTAL  
9521 San Mateo NE  
Albuquerque, New Mexico

REVISIONS

- 1/5/2016 ADD STORM EVENT NOTE
- 1/20/2016 DRB COMMENTS

DRAWN BY

REVIEWED BY

DATE 12/03/2015

PROJECT NO 15-0129

DRAWING NAME

SITE DEVELOPMENT  
PLAN - AREA A

SHEET NO

A1a





# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

**Project Title:** \_\_\_\_\_ **Building Permit #:** \_\_\_\_\_ **City Drainage #:** \_\_\_\_\_

**DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_

**Legal Description:** \_\_\_\_\_

**City Address:** \_\_\_\_\_

**Engineering Firm:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Owner:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Architect:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Other Contact:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

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) \_\_\_\_\_

**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) \_\_\_\_\_

IS THIS A RESUBMITTAL?: ☐ Yes ☐ No

**DATE SUBMITTED:** \_\_\_\_\_ **By:** \_\_\_\_\_

COA STAFF: \_\_\_\_\_ ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

November 29, 2017

DEKKER  
PERICH  
SABATINI

Traffic Engineer  
City of Albuquerque  
Transportation Development Coordination  
600 2<sup>nd</sup> Street NW  
Albuquerque, New Mexico 87102

**RE: Presbyterian Cooper Center Expansion (Building 3)**  
**9521 San Mateo Blvd. NE**  
**Zone: SU-2 IP/EP**  
**Submittal: TCL for Final C.O.**

To Whom It May Concern:

I, Christopher R. Gunning, NMRA no.3203 of the firm Dekker/Perich/Sabatini, hereby certify that the referenced portion of this project is in substantial compliance and in accordance with the design intent of the approved Site Development Plan for Building Permit dated December 3, 2015.

Dekker/Perich/Sabatini visited the project site on November 29, 2017 and verified the construction for the site. This certification is submitted in support of a request for a Final Certificate of Occupancy for the parking lot area. All hardscape including asphalt paving, concrete curbs, concrete sidewalks, ramps, etc. are complete. Please note the Future Office Building to the west of Building 3 remains existing parking as this was not part of the Building 3 permit submittal.

The record information presented herein is not complete and intended only to verify substantial compliance of the traffic aspects for this project as they relate to the above mentioned building. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

If you have any questions, please feel free to contact myself or Tim Veltkamp at 761-9700.

Very truly yours,

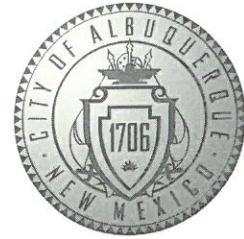
**Dekker/Perich/Sabatini Ltd.**



Christopher R. Gunning AIA, LEED AP  
Principal



# CITY OF ALBUQUERQUE



December 4, 2017

Christopher R. Gunning, R.A.  
Dekker/ Perich/ Sabatini  
7601 Jefferson NE  
Albuquerque, NM 87109

**Re: Presbyterian Rve. Hugh Cooper Administrative Center, 9521 San Mateo Blvd. NE**

**Request for Certificate of Occupancy  
Transportation Development Final Inspection**  
Engineer's Stamp dated 8-10-16 (B17D003)  
Certification dated 11-28-17

Dear Mr. Gunning,

Based upon the information provided in your submittal received 11-30-17, 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.

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

MA/RM            via: email  
C:            CO Clerk, File