

CITY OF ALBUQUERQUE



January 2, 2018

David Soule, P.E.
Rio Grande Engineering
PO Box 93924
Albuquerque, NM 87199

Re: Legacy NAA Apartment, 6115
Request for Certificate of Occupancy
Transportation Development Final Inspection
Engineer's Stamp dated 11-18-16 (C18D064B)
Certification dated 12-26-17

Dear Mr. Soule,

Based upon the information provided in your submittal received 12-26-17, 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.

- Please make sure to provide ADA accessible parking sign and it 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.

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



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

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: _____

Surveyor: _____ Contact: _____

Address: _____

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

Contractor: _____ Contact: _____

Address: _____

Phone#: _____ 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: _____ By: _____

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

RIO GRANDE ENGINEERING OF NEW MEXICO, LLC

TRAFFIC CERTIFICATION

I, DAVID SOULE, NMPE, OF THE FIRM RIO GRANDE ENGINEERING, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 12/14/15. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY WILL PLOTNER NMPLS 14271 OF THE CARTESIAN SURVEYSURVTEK. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 12/26/17 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.

EXCEPTIONS:

THIS CERTIFICATION IS FOR 6301 ALAMEDA BUILDING 1 (BP20170008) AND BUILDING 9 (BP20170017) ONLY

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

12/26/17

Date

LIGHTING LEGEND

- TYPE 'SA'. 18' TALL POLE LIGHT.
- TYPE 'SB'. 12' TALL POLE LIGHT.
- TYPE 'SC'. 7' TALL POLE LIGHT.
- TYPE 'SD'. LED UPLIGHT.
- TYPE 'SE'. CARPORT LIGHT.
- TYPE 'SF'. WALL SCONCE AT 6'-6" B.O.F. ADA COMPLIANT.
- TYPE 'SG'. 18' TALL POLE LIGHT.

B.O.F. - HEIGHT IS MEASURED FROM BOTTOM OF FIXTURE OR FIXTURE LENS TO ABOVE FINISHED FLOOR.

T.O.F. - HEIGHT MEASURED FROM TOP OF FIXTURE TO ABOVE FINISHED FLOOR.

DEVELOPMENT DATA

NET SITE AREA : 11.6221 ACRES (506,259 S.F.)

ZONING :

CURRENT: SU-2

BUILDING HEIGHT :

PROVIDED: 38 FEET

DENSITY :

PROPOSED: 19.96 DU/ACRE

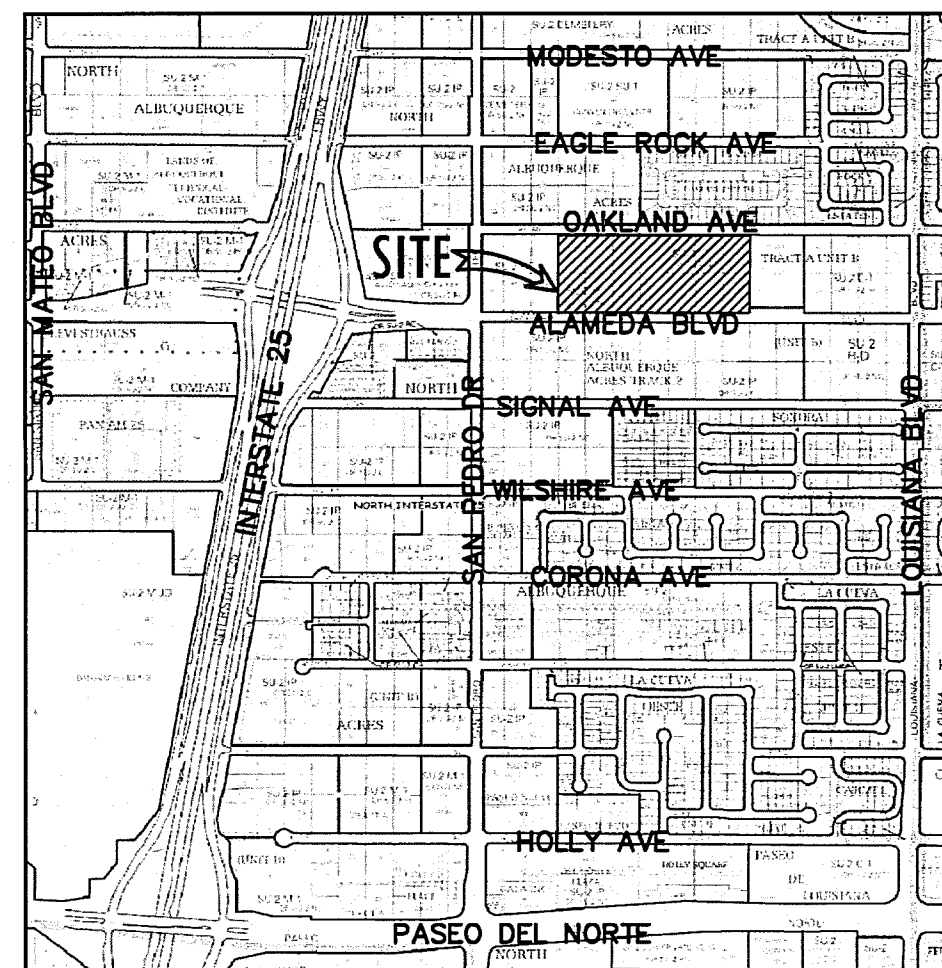
SETBACKS PROVIDED :

	REAR (N)	SIDE (W)	FRONT (S)	SIDE (E)
BUILDINGS	15'	59'	15'	59'
PARKING	22'	5'	15'	5'

	UNIT MIX				UNITS/BLDG	NO. BLDGS	TOTAL UNITS
	A1	A2	B1	C1			
LIVABLE STORAGE PAT/BAL	719	874	1,033	1,220	19	24	
	65	35	67	57			
BLDG TYPE 1	12		8		20	2	40
BLDG TYPE 2	10		6		16	6	96
BLDG TYPE 3			12	8	20	3	60
BLDG TYPE 4			8	8	18	2	32
BLDG TYPE 5			2		2	2	4
TOTAL	84	4	104	40		15	232

	MINIMUM ON-LOT USABLE OPEN SPACE REQUIRED AND PROVIDED			
	SF REQ. PER DU	# OF DU'S	TOTAL SF REQUIRED	TOTAL SF PROVIDED
1 BEDROOM	400	88	35,200	
2 BEDROOM	500	104	52,000	
3 BEDROOM	600	40	24,000	
PROVIDED SITE OPEN SPACE				224,907
PROVIDED BALCONY PRIVATE OPEN SPACE				14,848
TOTAL (EXCESS OF 128,555 SF)	232	111,200	239,755	

PARKING SPACE REQUIREMENTS			
	PARKING RATIO REQUIRED	PARKING SPACES	
UNIT A1, A2 < 1,000 SF	84 - 1 BR / 1 BATH	1.5 / 1	132
UNIT B1 > 1,000 SF	104 - 2 BR / 2 BATH	2 / 2	208
UNIT C1 > 1,000 SF	40 - 3 BR / 2 BATH	2 / 2	80
Total Parking Spaces Required			420
OPEN ACCESSIBLE PARKING PROVIDED			189
CARPORT ACCESSIBLE PARKING PROVIDED			157
GARAGE ACCESSIBLE PARKING PROVIDED			75
Total Accessible Parking Provided			421
Accessible Parking Required			12
OPEN ACCESSIBLE PARKING PROVIDED			7
CARPORT ACCESSIBLE PARKING PROVIDED			3
GARAGE ACCESSIBLE PARKING PROVIDED			2
Total Accessible Parking Provided			12
Bicycle Parking Required (1 SPACE FOR EVERY 2 DWELLING UNITS)			116
GARAGE BICYCLE RACK			75
Total Bicycle Parking Provided			117



VICINITY MAP
NOT TO SCALE

PROJECT NUMBER: 1009881
Application Number: 16 DRB-70069

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

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 SIGNOFF APPROVAL:

Traffic Engineering, Transportation Division Date 5/18/16
 ABCWJA Date 05/18/16
 Parks and Recreation Department Date 5/18/16
 City Engineer Date 11-18-16
 Solid Waste Management Date 11-18-16
 DRB Chairperson, Planning Department Date 11-18-16

KEYNOTES ①

- 9'x16' PARKING SPACE WITH 2' OVERHANG, TYPICAL, SEE DETAIL 07/A1.20.
- 11'x16' ACCESSIBLE PARKING SPACE WITH 2' OVERHANG, SEE DETAIL 05/A1.20.
- ACCESSIBLE GARAGE SPACE.
- ACCESSIBLE DRIVEWAY CROSSING MARKING.
- INDICATES LOCATION OF CARPORT PARKING STRUCTURE, SEE DET 06/A1.20.
- DOUBLE TRASH ENCLOSURE SURROUNDED BY 6' CMU WALL PAINTED TO MATCH BUILDINGS, SEE DETAIL 13/A1.20.
- SINGLE TRASH ENCLOSURE SURROUNDED BY 6' CMU WALL PAINTED TO MATCH BUILDINGS, SEE DETAIL 07/A1.20.
- ELECTRONIC ENTRY GATE TO BE EQUIPPED FOR FIRE DEPARTMENT ACCESS, SEE DETAIL 28/A1.21.
- RESIDENT ONLY REMOTE CONTROL ENTRY GATE TO BE EQUIPPED FOR FIRE DEPARTMENT ACCESS, SEE DETAIL 28/A1.21.
- GATE CONTROL BOX AND SITE DIRECTORY MAP, SEE DETAIL 17/A1.21. PROVIDE KNOX BOX FOR FIRE DEPARTMENT ACCESS.
- PEDESTRIAN ENTRY GATE, SEE DETAIL 23/A1.21.
- POOL GATE, SEE DETAIL 24/A1.21.
- WROUGHT IRON PERIMETER VIEW FENCE, SEE DETAIL 18 & 19/A1.21.
- CMU/WROUGHT IRON COMBO PERIMETER FENCE, SEE DETAIL 27/A1.21.
- CMU PERIMETER WALL, SEE DETAIL 16/A1.21.
- WROUGHT IRON POOL FENCE, SEE DETAIL 19/A1.21.
- 6' SIDEWALK CONNECTING TO EACH BUILDING AND TO PUBLIC WAYS.
- 4' SIDEWALK, TYPICAL ON SITE.
- 3'-6" SIDEWALK AT STAIR APPROACH, TYPICAL.
- 6' SIDEWALK, TYPICAL AT PARKING, SEE DETAIL 09/A1.20.
- 10' MULTI-USE ASPHALT TRAIL
- 6' SIDEWALK DETACH 6' FROM STREET CURB AT OAKLAND AVE.
- MONUMENT SIGN, SEE DETAIL 29/A1.21.
- BICYCLE PARKING RACK FOR 6 BICYCLES, SEE DETAIL 30/A1.21.
- FLAG POLE
- POOL EQUIPMENT AT POOL RAMADA.
- FIRE RISER LOCATION, SEE BUILDING PLANS (ALL BUILDINGS SHALL HAVE PIV)
- ALL IMPROVEMENTS LOCATED WITHIN PUBLIC RIGHT OF WAY MUST BE INCLUDED ON A WORK ORDER
- LANDSCAPING, FENCING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS, THEREFORE SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET AS MEASURED FROM GUTTER PAN WILL NOT BE ALLOWED WITHIN THE CLEAR SITE TRIANGLES

INDEX OF SHEETS
 A110-SITE PLAN FOR BUILDING PERMIT
 A120-SITE PLAN DETAILS
 A121-SITE PLAN DETAILS
 A314-BUILDING 1 ELEVATIONS
 A324-BUILDING 2 ELEVATIONS
 A334-BUILDING 3 ELEVATIONS
 A343-BUILDING 4 ELEVATIONS
 A352-BUILDING 5 ELEVATIONS
 A512-REC BUILDING ELEVATIONS
 LS101-LANDSCAPE PLAN
 C1-GRADING SHEET 1
 C2-GRADING SHEET 2
 C3- GRADING DETAILS
 C4-MASTER UTILITY SHEET 1
 C5-MASTER UTILITY SHEET 2

LEGEND

- DENOTES PROPERTY LINE
- ① BUILDING NUMBER
- TYPE 2 BUILDING TYPE
- ⑩ NO. OF PARKING SPACES
- ⑪ NO. OF COVERED SPACES
- ⑫ DENOTES ACCESSIBLE PARKING AND ANSI TYPE 'A' DWELLING UNIT
- ★ FIRE HYDRANT

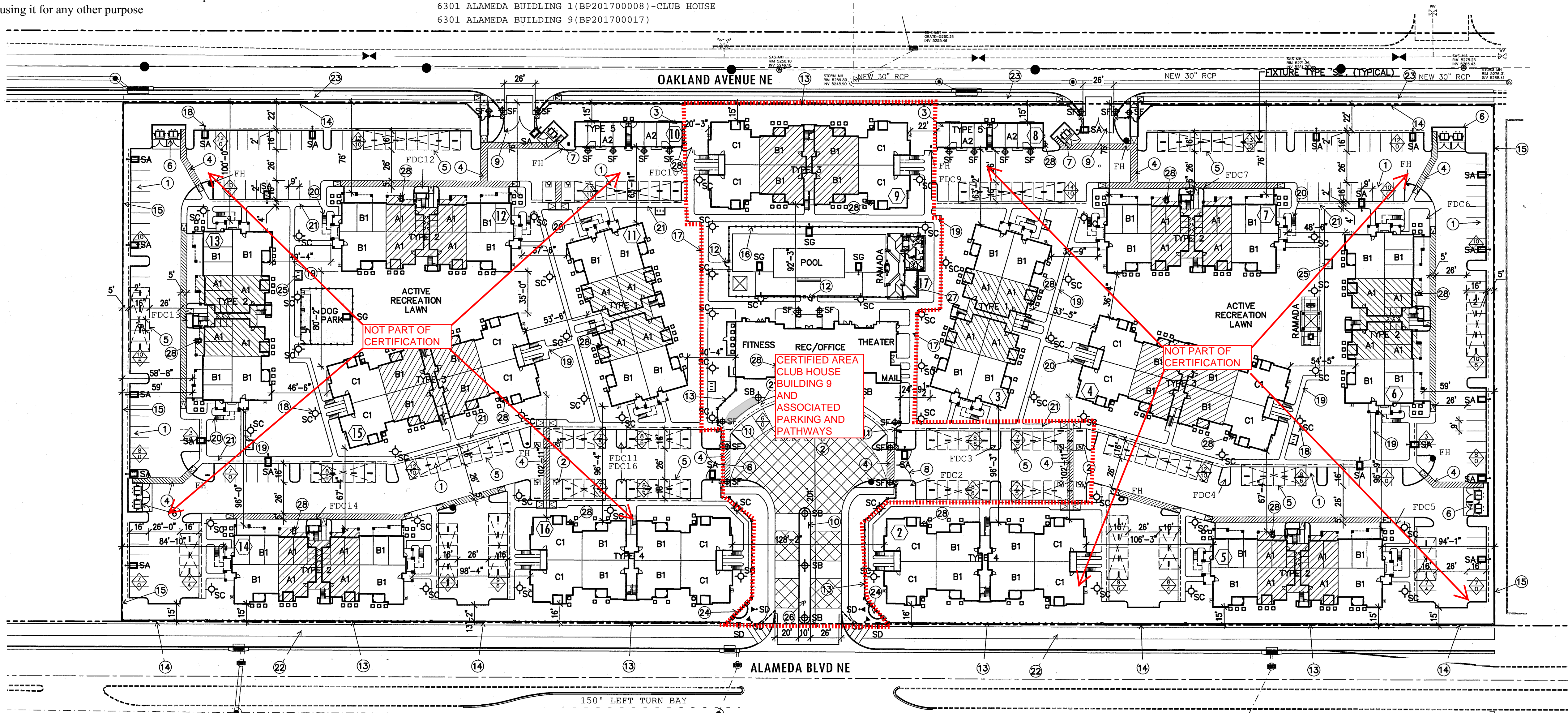


12/26/17

EXCEPTIONS

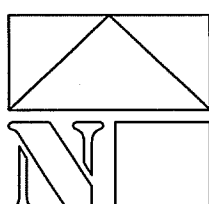
THIS CERTIFICATION IS FOR ONLY
 6301 ALAMEDA BUILDING 1 (BP201700008)-CLUB HOUSE
 6301 ALAMEDA BUILDING 9 (BP201700017)

I David Soule, NMPE 14522, of the firm Rio Grande Engineering, hereby certify that this project has been graded and will drain in substantial compliance with and in accordance with the design intend of the approved plan dated 11/18/16. The record information edited on the original design document has performed by me or under my direct supervision and is true and correct to the best of my knowledge and belief. The as-built survey was provided by THOMAS PATRICK NMPS 12651. The certification is submitted in support of a request for TEMPORARY 'CERTIFICATE OF OCCUPANCY'. The record information presented heron is not necessarily complete and intended only to verify substantial compliance of the grading and drainage aspects of this project. Those relying on this record document are advised to obtain independent verification of its accuracy before using it for any other purpose



PRELIMINARY SITE PLAN

10' 125' 150' 100'
 SCALE: 1" = 50'-0"



LEGACY NAA APARTMENTS

SAN PEDRO AND ALAMEDA
Albuquerque, New Mexico

Office of Rich Barber
ORB
 Architecture, LLC
 WorldHQ@ORBArch.com

STATE OF NEW MEXICO
 RICH BARBER
 NO. 2295
**PRELIMINARY
NOT FOR
CONSTRUCTION**

L H I
 LEGACY
 HOSPITALITY

DATE: APRIL 7, 2016 ORB # 15-218

A1.10
 SITE PLAN
 PRELIMINARY