

# CITY OF ALBUQUERQUE



February 8, 2017

Joe Slagle, R.A.  
Slagle Herr Architects  
413 2<sup>nd</sup> St.  
Albuquerque, NM 87102

**Re: Kerschen Dental Office, 7400 Holly Ave. NE**  
**Request for Certificate of Occupancy- Transportation Development**  
DRB Stamp dated 05-24-16 (C19-D064)  
Certification dated 02-02-17

Dear Mr. Slagle,

Based upon the information provided in your submittal received 02-02-17, 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

/rmm via: email  
C: CO Clerk, File

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Dental office development Building Permit #: T201691060 City Drainage #: \_\_\_\_\_

DRB#: 1003532 EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: Lot 11-A, Block 10, Tract 2, Unit 3, North Albuquerque Acres

City Address: 7400 Holly Avenue NE, Albuquerque NM

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

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

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

Owner: Robert and Katie Kerschen Contact: Katie Kerschen

Address: 7400 Holly Ave NE, Abq NM 87109

Phone#: 898-7440 Fax#: \_\_\_\_\_ E-mail: katiekerschen@yahoo.com

Architect: Slagle Herr Architects Contact: Joe Slagle

Address: 413 2nd St. SW, Abq, NM 87102

Phone#: 246-0870 Fax#: \_\_\_\_\_ E-mail: joe@slagleherr.com

Surveyor: \_\_\_\_\_ Contact: \_\_\_\_\_

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

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

Contractor: Trinity Construction Contact: Eric Tidmore

Address: 8019 Edith NE, Abq NM, 87113

Phone#: 858-9960 Fax#: \_\_\_\_\_ E-mail: Eric@trinityconstructionnm.com

### 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: 1-26-16 By: Joe Slagle

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



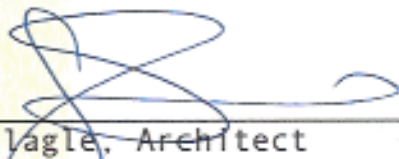
TRAFFIC CERTIFICATION FOR PERMANENT CERTIFICATE OF OCCUPANCY

RE: 7400 Holly Building Permit no. T201691060, DRB Project no. 1003532

I, Joe Slagle, NMRA 2284, of the firm Slagle Herr Architects, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the approved Site Development Plan dated 4-7-16. I certify that I have personally visited the project site on 5-24-16 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 submittal is for Permanent Certificate of Occupancy for the Robert C Kerschen dental office.

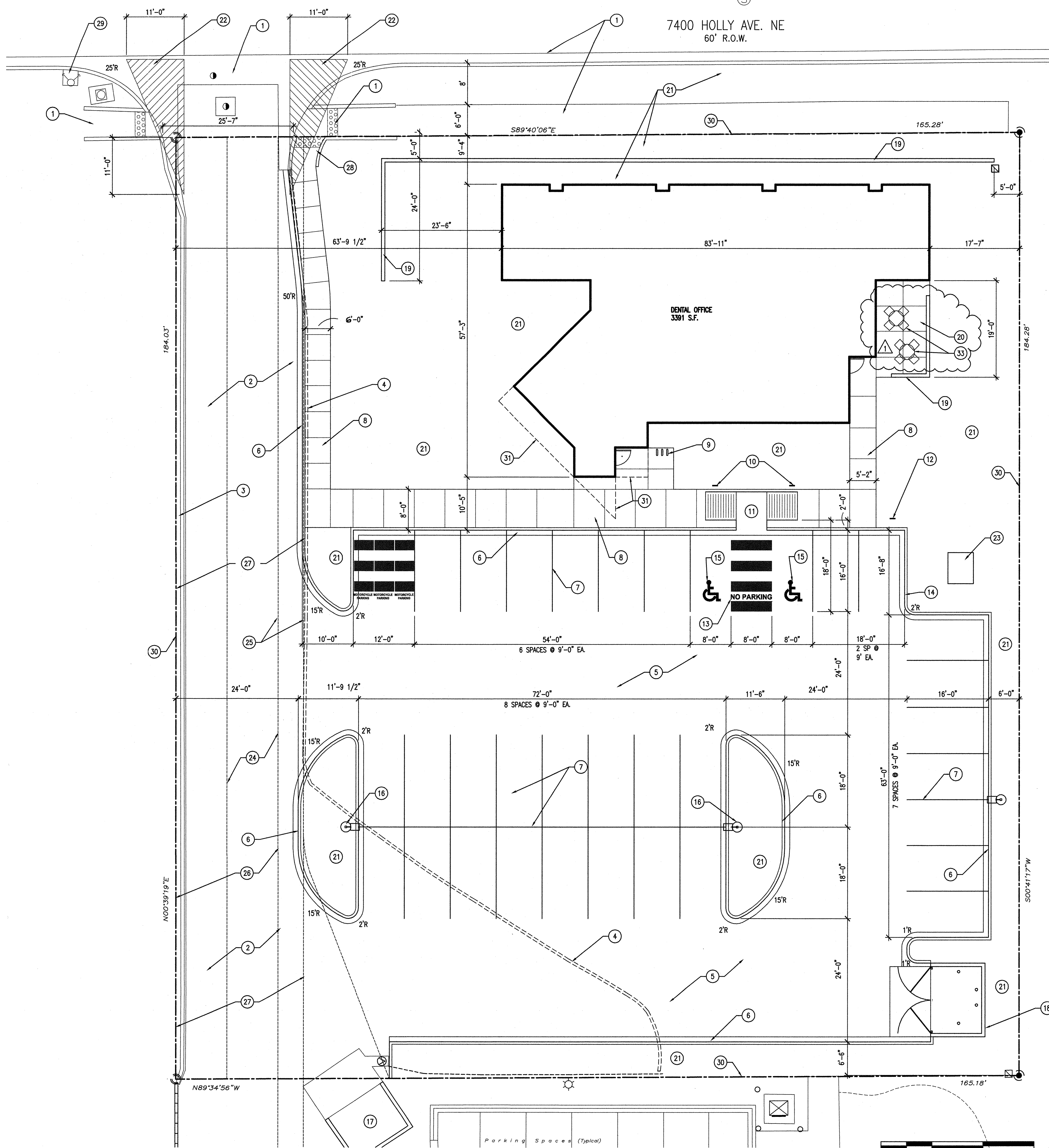
The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

  
\_\_\_\_\_  
Joe Slagle, Architect

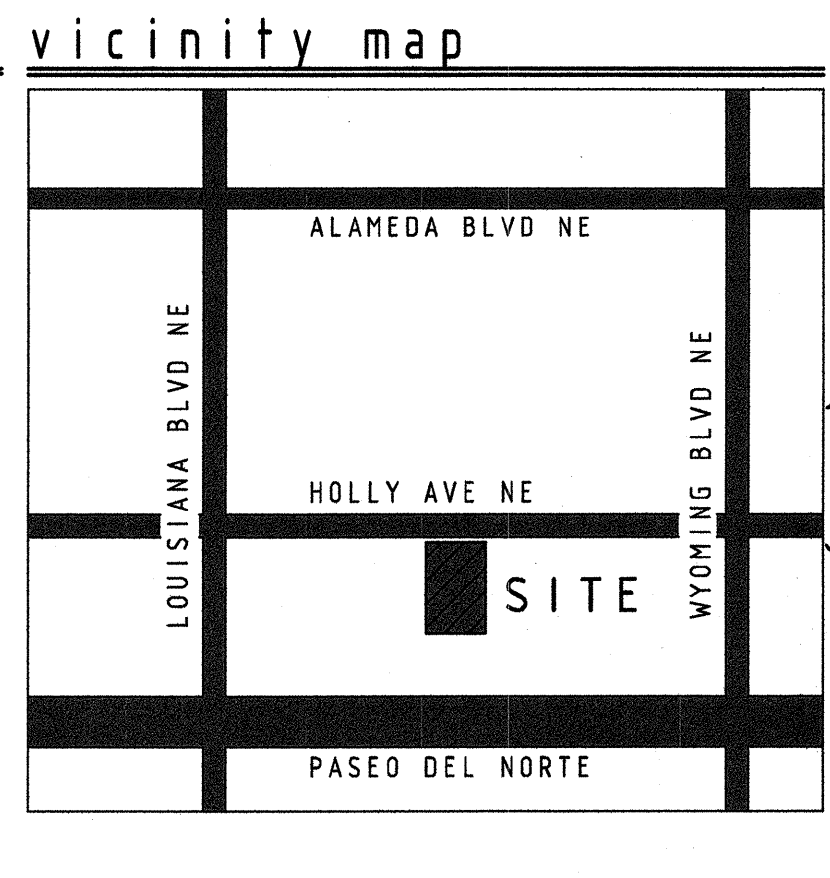
12.2.17  
Date



7400 HOLLY AVE. NE  
60' R.O.W.



- KEYED NOTES**
- 1 EXISTING DRIVEWAY, HCP RAMPS, CURB RETURNS AND SIDEWALK TO REMAIN
  - 2 EXISTING ASPHALT DRIVEWAY TO REMAIN
  - 3 EXISTING CURB AND GUTTER TO REMAIN
  - 4 EDGE OF EXISTING ASPHALT PAVING, ASPHALT CURB TO BE REMOVED.
  - 5 NEW ASPHALT PAVING PER SOILS REPORT RECOMMENDATION
  - 6 NEW CURB AND GUTTER: SEE 17 3077
  - 7 4" WIDE WHITE PARKING STRIPING
  - 8 4" THK. CONC. WALK
  - 9 BIKE RACK: SEE 13 3077
  - 10 HCP PARKING SIGN: SEE 110 4077
  - 11 HCP RAMP: SEE 15 3077
  - 12 MOTORCYCLE PARKING SIGN: SEE 110 4077
  - 13 2' WHITE BLOCKS, TEXT TO READ "NO PARKING"
  - 14 2' WHITE BLOCKS, TEXT TO READ "MOTORCYCLE PARKING"
  - 15 INTERNATIONAL HCP SYMBOL-BLUE
  - 16 PARKING LOT LIGHT POLE: SEE 14 3077
  - 17 EXISTING DUMPSTER ENCLOSURE FOR ADJACENT PROPERTY
  - 18 NEW DUMPSTER ENCLOSURE: SEE 11 3077
  - 19 MASONRY YARD WALL: SEE 18 3077
  - 20 4" THK. CONCRETE PATIO W/ C.J. @ 5' O.C. (200 S.F.)
  - 21 LANDSCAPE AREA: SEE LANDSCAPE PLAN
  - 22 CLEAR SIGHT TRIANGLE: LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS, THEREFORE SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3' & 8' TALL (MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA.
  - 23 TRANSFORMER LOCATION: SEE ELECTRICAL DRAWINGS
  - 24 10' SANITARY SEWER EASEMENT
  - 25 15' PUBLIC UTILITY EASEMENT
  - 26 20' WATERLINE EASEMENT
  - 27 25' ACCESS AND DRAINAGE EASEMENT
  - 28 RECONSTRUCT EXISTING HCP RAMP TO ADD RAMP TO NEW SIDEWALK PER C.O.A. DRAWING 2441. PROVIDE TRUNCATED DOMES AT SLOPED SURFACES
  - 29 EXISTING FIRE HYDRANT
  - 30 EXISTING PROPERTY LINE
  - 31 DASHED LINE INDICATES OVERHANG ABOVE
  - 32 CONCRETE PARKING BUMPER
  - 33 OUTDOOR FURNITURE PROVIDED BY OWNER



**SITE DATA:**

LOCATION: 7400 HOLLY AVE. NE  
ALBUQUERQUE, NM 87113

LEGAL DESCRIPTION: LOT 11-A, BLOCK 10, TRACT 2, UNIT 3  
NORTH ALBUQUERQUE ACRES

UPC #: 101906417404030122

CURRENT ZONING: SU-2/MIXED USE

SETBACK REQUIREMENTS: 5' FRONT YARD SETBACK

ZONE ATLAS PAGE: C-19

BUILDING CONSTRUCTION: 5B (NON-SPRINKLED)

APPLICABLE CODE: 2009 IBC  
C.O.A. ZONING ORDINANCE  
LA CUEVA SECTOR DEVELOPMENT PLAN

TOTAL LOT AREA: (0.6975 AC) 30,383 S.F.

BUILDING FOOTPRINT AREA: 3391 S.F.

NET LOT AREA (LOT AREA-BLD. FOOTPRINT): 26,992 S.F.

FLOOR AREA RATIO (GROSS BLD. AREA/LOT AREA): 11.2 %

PAVED AREA: 15,840 S.F.

LANDSCAPE AREA: 11,152 S.F.

LANDSCAPE % NET LOT AREA: 41 %

LANDSCAPE TO PAVED AREA RATIO: 1 : 1.42

REQUIRED PARKING: 30 SPACES

MEDICAL AND DENTAL OFFICE: 5 SPACES PER DOCTOR  
6 DENTISTS X 5 SPACES = 30 SPACES

PARKING PROVIDED: 33 SPACES

NOTE: 3 PARKING SPACES ARE DESIGNATED FOR USE BY FIRESONE PROPERTY TO THE SOUTH PER PREVIOUS SITE PLAN APPROVAL. THEREFORE THIS PROPERTY WILL HAVE 30 SPACES AVAILABLE.

REQUIRED H.C. PARKING: 2 SPACES

H.C. PARKING PROVIDED: 2 SPACES

BICYCLE PARKING PROVIDED: 4 SPACES

REQUIRED MOTORCYCLE PARKING: 2 SPACES

MOTORCYCLE PARKING PROVIDED: 3 SPACES

- GENERAL NOTES:**
1. VERIFY SITE UTILITY ROUTING AND NEW UTILITY CONNECTIONS WITH UTILITY PROVIDERS.
  2. CURBS DIMENSIONED TO FACE OF CURB U.N.O.
  3. PATCH AND REPAIR OR REPLACE EXISTING CURB & GUTTER ALONG STREET FRONTAGES AS NECESSARY IN COORDINATION WITH DRIVEWAY CONSTRUCTION.
  4. VERIFY ALL NEW DRIVEWAY REQUIREMENTS WITH CITY OF ALBUQUERQUE STANDARDS.
  5. SITE LIGHTING
- LIGHTING PROVIDED ON BUILDING FACADES AND IN THE PARKING LOT TO BE CUT-OFF TYPE ANGLED TO NON-INTRUSIVE TO ADJACENT PROPERTIES AND RIGHT-OF-WAYS.

PROJECT NUMBER: 1003532

APPLICATION NUMBER: 16-70152

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 within public right-of-way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

*Ronald Merrill* 5/18/16  
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

*Walter Cadena* 05/18/16  
WATER UTILITY AUTHORITY DATE

*Sandoval* 5/18/16  
PARKS AND RECREATION DEPARTMENT DATE

*Alvarez* 5/24/16  
CITY ENGINEER DATE

SOLID WASTE MANAGEMENT DATE

*J. P. ...* 5-24-16  
DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

a new dental office development for:

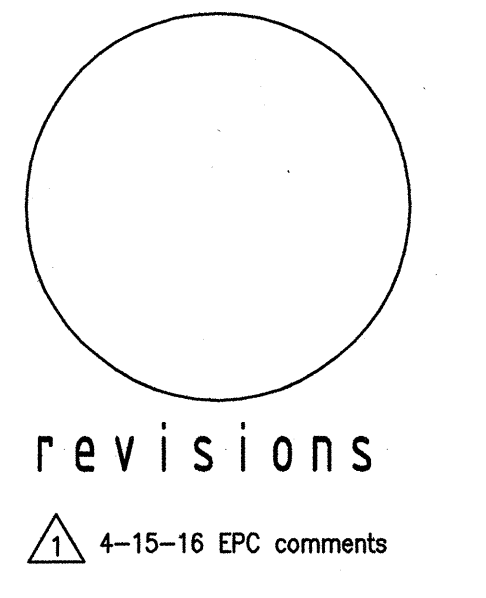
**ROBERT C. KERSCHEN, DMD**

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albuquerque, new mexico

**slagleherrarchitects**

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albuquerque nm  
87102  
5052460870  
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**SITE PLAN**



date  
**4-7-16**  
sheet  
**A001**

