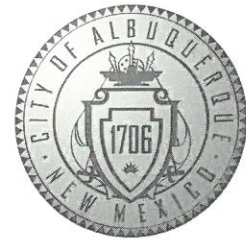


# CITY OF ALBUQUERQUE



January 25, 2018

Christopher Gunning, R.A.  
Dekker Perich Sabatini  
7601 Jefferson NE Suite 100  
Albuquerque, NM 87109

**Re: Legacy 1 @ Journal Center Tract A3-A & A3-B, 5161 Lang Ave.  
Request for Certificate of Occupancy  
Transportation Development Final Inspection  
Engineer's Stamp dated 3-13-17 (D17D106A)  
Certification dated 10-26-17**

Dear Mr./Ms.,

Based upon the information provided in your submittal received 1-22-18, 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

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



# City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 10/2015)

**Project Title:** Legacy 1 @ Journal Center Building Permit #: BP-2017-09746 Hydrology File #: \_\_\_\_\_

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

Legal Description: Tract A3-A & A3-B Legacy at Journal Center

City Address: 5161 Lang Ave.

**Applicant:** Titan Development Contact: Sal Perdomo

Address: 6300 Riverside Plaza Lane NW, Suite 200, Albuquerque, NM 87120

Phone#: 505-998-0163 Fax#: \_\_\_\_\_ E-mail: sperdomo@titandevelopment.com

**Other Contact:** Reid & Associates Contact: Diane Meinke

Address: 6300 Riverside Plaza Lane NW, Suite 220, Albuquerque, NM 87120

Phone#: 505-221-3684 Fax#: \_\_\_\_\_ E-mail: diane@reidassoc.com

Check all that Apply:

**DEPARTMENT:**

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

**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

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

**PRE-DESIGN MEETING?**

OTHER (SPECIFY) \_\_\_\_\_

IS THIS A RESUBMITTAL?:  Yes  No

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

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

October 26, 2007

Transportation Development  
Planning Department  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

Re: Traffic Certification for Legacy 1 @ Journal Center  
5161 Lange Ave.

To Whom it May Concern:

I, Christopher Gunning, Architect of Record for the project, hereby certify that a representative from Dekker/Perich/Sabatini visited the project site on October 24, 2017 and upon visual inspection found that this project has been constructed in substantial compliance with and in accordance with the design intent of the approved Site Plan for Building Permit BP-2017-09746.

The following exceptions to the approved site development plan were noted:

1. The electrical transformer was relocated approx. 120' to the north to avoid a conflict with existing utilities.
2. The patio area on the north end of the building was extended to allow for outdoor seating at a future restaurant. This required the deletion of one row of four parking spaces in the adjacent parking area. The total parking provided is still well in excess of the parking required.
3. A slight change in alignment was required in the ADA access path from the frontage road. This is at the north end of the parking area to the north of the building and was required to avoid an existing in ground electrical vault.

None of these changes affect the design intent of the project or impact the traffic circulation.

This certification is submitted in support of a request for Building Shell - Certification of Completion.

The information presented hereon is only to verify substantial compliance of the traffic aspects of this project. Those relying on the document of record, are advised to obtain independent verification of its accuracy before using it for any other purpose.

Very truly yours,

Dekker/Perich/Sabatini Ltd.

  
Christopher Gunning, AIA



**GENERAL SHEET NOTES**

- A. SEE CIVIL PLANS FOR GRADING, DRAINAGE, UTILITY AND CURB CUT LOCATIONS INFO.
- B. PARKING AREA SHALL BE DESIGNED AND BUILT TO CITY OF ABQ, DPM STANDARDS.
- C. DIMENSIONS ARE TO FACE OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- D. ALL CURBS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ABQ, STANDARDS. CURBS WILL ALSO BE DESIGNED TO ALLOW WATER HARVESTING IN LANDSCAPE MEDANS WHEREVER POSSIBLE TO REDUCE SURFACE RUN-OFF AND SUPPLEMENT IRRIGATION.
- E. ALL FIXTURES AND DESIGN SHALL COMPLY WITH THE NEW MEXICO NIGHT SKY PROTECTION ACT AND THE CITY OF ALBUQUERQUE ZONING CODE, SECTION 14-15-3-9 AREA LIGHTING REGULATIONS.
- F. 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. ALL LIGHT FIXTURES AND DESIGN SHALL COMPLY WITH THE NEW MEXICO NIGHT SKY PROTECTION ACT AND THE CITY OF ABQ, ZONING CODE.
- G. SIDEWALKS TO BE STANDARD GRAY SCORED CONCRETE UNLESS NOTED OTHERWISE.
- H. THERE ARE NO EXISTING STRUCTURES WITHIN 20' OF SITE.
- I. AT GROUND MOUNTED TRANSFORMER LOCATIONS WHERE LANDSCAPE MAY INTERFERE, ADEQUATE CLEARANCES WILL BE PROVIDED AS PER PNM REQUIREMENTS.
- J. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON A PUBLIC WORK ORDER.

**SHEET KEYED NOTES**

- 1. ITEMS TO BE PART OF TRACT A-2, UNDER SEPARATE SUBMITTAL.
- 2. EXISTING PROPERTY LINE.
- 3. MONUMENT SIGN. SEE DETAIL A6/AS501.
- 4. EXISTING Pylon SIGN.
- 5. ASPHALT PAVING.
- 6. BUILDING SETBACK ALONG PASEO DEL NORTE AND I-25: 40' FROM PROPERTY LINE.
- 7. PARKING SETBACK: 10' FROM PROPERTY LINE.
- 8. BUILDING SETBACK: 10' FROM PROPERTY LINE.
- 9. BUILDING SETBACK ALONG LANG AVENUE: 30' FROM FACE OF CURB.
- 10. PARKING SETBACK ALONG LANG AVENUE: 20' FROM FACE OF CURB.
- 11. CONCRETE CURB/ISLAND WITH LANDSCAPE. SEE LANDSCAPE PLAN.
- 12. CONCRETE SIDEWALK.
- 13. CONCRETE ACCESSIBLE RAMP WITH 1:12 MAXIMUM SLOPE.
- 14. CONCRETE SIDEWALK: 6' WIDE.
- 15. CONCRETE TREE WELL 7'x7' WITH LANDSCAPE. SEE LANDSCAPE PLAN.
- 16. CONCRETE TREE WELL 6'x6' WITH LANDSCAPE. SEE LANDSCAPE PLAN.
- 17. LANDSCAPED AREA. SEE LANDSCAPE PLAN.
- 18. EXISTING CONCRETE CURB AND GUTTER.
- 19. CONCRETE ACCESSIBLE RAMP WITH 1:12 MAXIMUM SLOPE AND TRUNCATED DOMES; SHALL BE DESIGNED AND BUILT TO CITY OF ABQ, DPM STANDARDS.
- 20. CONCRETE PEDESTRIAN CROSSWALK; COLOR AND TEXTURE PATTERN TO DIFFERENTIATE FROM SURROUNDING ASPHALT PAVING.
- 21. STEEL BICYCLE RACK. SEE DETAIL A6/AS501.
- 22. CONCRETE SLAB FOR TRASH ENCLOSURE.
- 23. TRASH ENCLOSURE FOR SOLID WASTE DISPOSAL; SEE DETAIL B1/AS501.
- 24. POLE MOUNTED MOTORCYCLE PARKING SIGNAGE; SEE DETAIL A3/AS501.
- 25. MOTORCYCLE PARKING, 4'x8' MINIMUM (3 PROVIDED).
- 26. PAINTED ACCESSIBLE PAVEMENT SYMBOL.
- 27. ADA ACCESS AISLE PAINTED SIGNAGE; (NO PARKING), COLOR: WHITE, 12" H AND 2' WIDE MINIMUM LETTER SIZE (LOCATE NEAR END OF PARKING SPACE).
- 28. POLE MOUNTED ACCESSIBLE PARKING SIGNAGE; SEE DETAIL A4/AS501.
- 29. PAINTED PARKING STRIPING (4" WIDE), COLOR: WHITE.
- 30. PAINTED DIAGONAL STRIPING (2'-0" O.C. AT 45 DEGREES), COLOR: WHITE.
- 31. PAINTED TRAFFIC FLOW DIRECTIONAL ARROW, COLOR: WHITE.
- 32. COMPACT PARKING SPACE.
- 33. CLEAR SIGHT TRIANGLE. LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS, THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3' AND 8' TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
- 34. CONCRETE DRIVE PAD. SEE CIVIL.
- 35. DECELERATION LANE. SEE CIVIL.
- 36. POLE MOUNTED PARKING LOT LIGHT; SEE DETAIL A1/AS501.
- 37. POLE MOUNTED STOP SIGN; SEE DETAIL A6/AS501.
- 38. FIRE HYDRANT. SEE CIVIL.
- 39. EXISTING FIRE HYDRANT. SEE CIVIL.
- 40. TEMPORARY ASPHALT CURB.
- 41. EXISTING RETAINING WALL.
- 42. TRANSFORMER.
- 43. PROPOSED PROPERTY LINE.

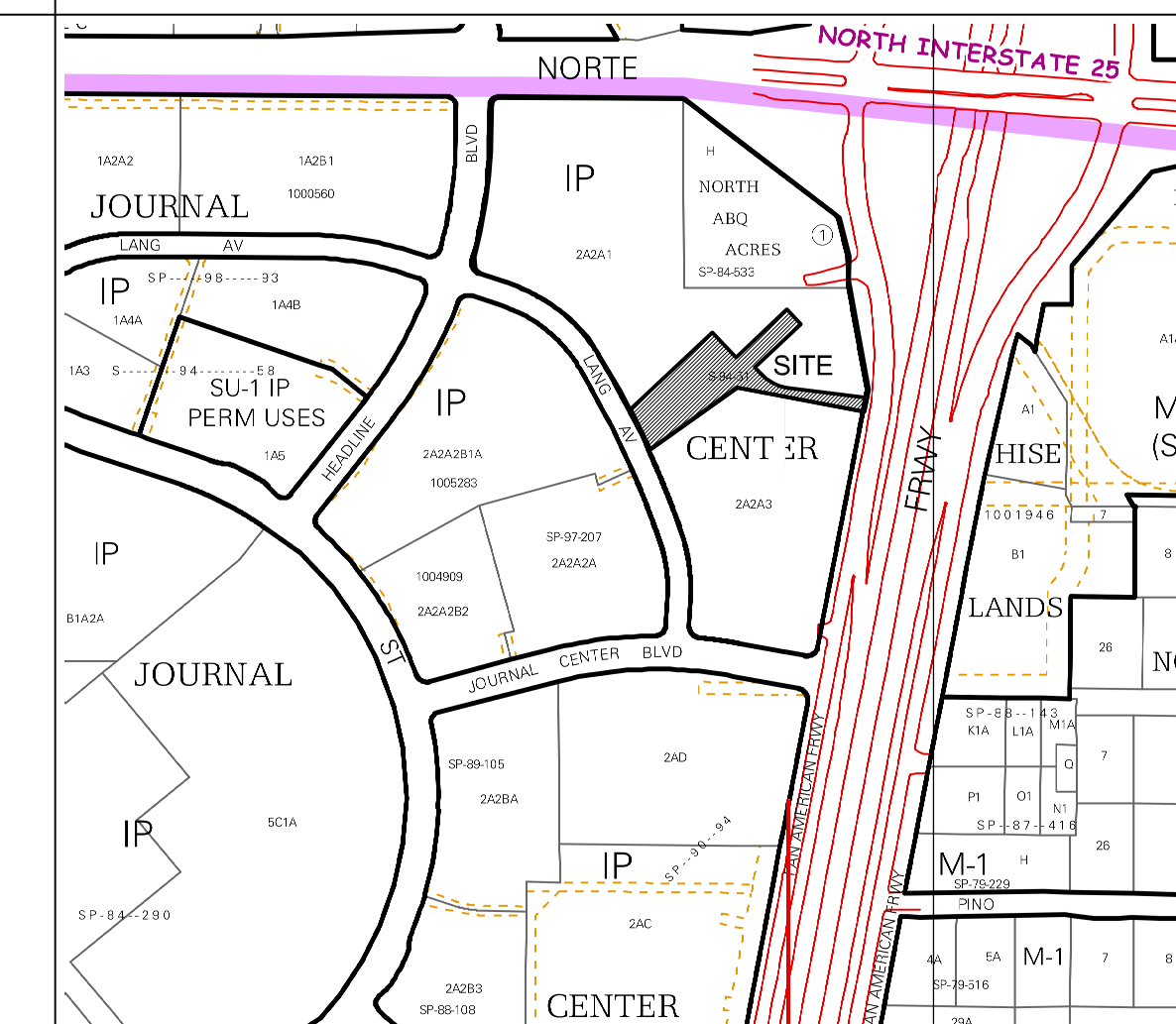
**SITE INFORMATION**

**LEGAL DESCRIPTION**  
 TRACT A3-A & A3-B LEGACY AT JOURNAL CENTER (A REPLAT OF TRACT A LEGACY AT JOURNAL CENTER)  
 TOTAL SITE AREA: TRACT A3-A & A3-B - SF = 1.2 AC  
**EXISTING ZONING:** IP  
**PROPOSED USES:** RETAIL  
**MINIMUM BUILDING SETBACK:** SEE SHEET KEYED NOTES  
**MAXIMUM BUILDING HEIGHT:** IP ZONING: 120'  
**GROSS BUILDING AREA (GBA):** RETAIL (1 STORY) = 8,700 SF  
 SITE AREA: 52,819 SF  
 GROSS F.A.R. (GBA / SITE AREA) = 8,700 / 52,819 = .16

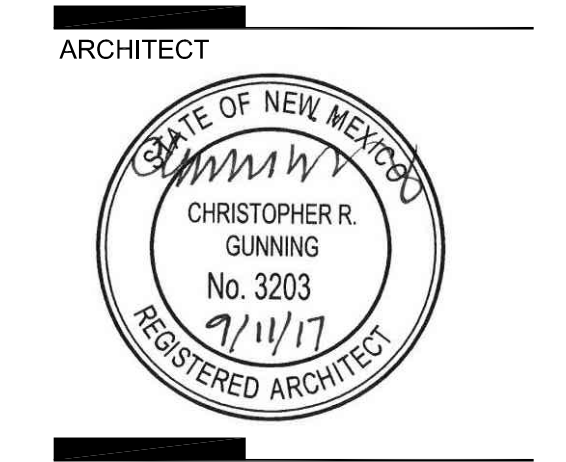
**PARKING INFORMATION**

ALBUQUERQUE CITY ZONING CODE, SECTION 14-16-3-1  
 TOTAL BUILDING AREA: 8,700 GSF  
 8,700sf @ 1/200sf = 43.5 spaces  
 TOTAL REQUIRED SPACES = 44 spaces  
 TOTAL PARKING PROVIDED: 44  
**HANDICAP PARKING STALLS REQUIRED:** 4 HC STALLS (1 VAN ACCESSIBLE)  
**PROVIDED:** 4 HC STALLS (1 VAN ACCESSIBLE)  
**MOTORCYCLE PARKING REQUIRED:** 3 SPACES  
**PROVIDED:** 4 SPACES  
**BICYCLE PARKING REQUIRED:** 1 PER 20 PARKING SPACES: TOTAL: 61 / 20 = 4 SPACES  
**PROVIDED:** 4 SPACES

**VICINITY MAP**



7601 JEFFERSON NE, SUITE 100  
 ALBUQUERQUE, NM 87109  
 505.761.9700 / DPSDESIGN.ORG



ENGINEER  
 PROJECT

**LEGACY 1 @ JOURNAL CENTER**  
 5151 LANG AVENUE NE  
 ALBUQUERQUE, NEW MEXICO 87109

**REVIEW SET**

REVISIONS	DATE	BY
1	7/17/2017	ASI 007
2	8/15/2017	ASI 012
3	9/11/2017	ASI 016

DRAWN BY  
 REVIEWED BY KM  
 DATE 2/14/2017  
 PROJECT NO. 16-0068  
 DRAWING NAME

**SITE PLAN**

SHEET NO.  
**AS101**  
 OF

**TRACT A-2**  
 UNDER SEPARATE SUBMITTAL  
 NOT A PART

**TRACT A3-A**  
 FOR ILLUSTRATIVE PURPOSES ONLY  
 FUTURE NOT A PART

**TRACT A3-B**  
 RETAIL  
 8,700 SF +/-

