

CITY OF ALBUQUERQUE



July 11, 2018

Wooten Engineering
Jeffrey Wooten
1005 21st SE
Albuquerque, NM 87124

Re: Christian Brothers Automotive, 8001 Ventura Plaza
Request for Certificate of Occupancy
Transportation Development Final Inspection
Engineer's Stamp dated 08-01-17 (D20-D010B)
Certification dated 06-11-18

Dear Mr. Wooten,

Based upon the information provided in your submittal received 07-11-18, 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 Ernie Gomez at (505) 924-3981 or me at (505)924-3630.

Sincerely,

Logan Patz
Senior Engineer, Planning Department
Development Review Services

LWP via: email
C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: Christian Brothers Automotive **Building Permit #:** _____ **Hydrology File #:** D20-D010A^B

DRB#: _____ **EPC#:** 17EPC-40012 **Work Order#:** _____

Legal Description: Parcel A, Ventura Plaza

City Address: 8001 Ventura St NE

Applicant: Wooten Engineering **Contact:** Jeffrey T. Wooten, P.E.

Address: 1005 21st Street SE, Suite 13, Rio Rancho, NM 87124

Phone#: 505-980-3560 **Fax#:** n/a **E-mail:** jeffwooten.pe@gmail.com

Other Contact: _____ **Contact:** _____

Address: _____

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

TYPE OF DEVELOPMENT: ☐ PLAT ☐ RESIDENCE ☒ DRB SITE ☐ ADMIN SITE

Check all that Apply:

DEPARTMENT:

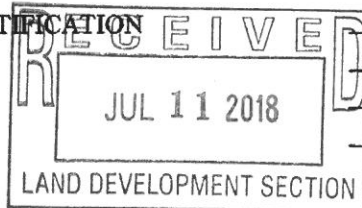
☐ HYDROLOGY/ DRAINAGE
☒ TRAFFIC/ TRANSPORTATION

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY

TYPE OF SUBMITTAL:

☒ ENGINEER/ARCHITECT CERTIFICATION
☐ PAD CERTIFICATION
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE REPORT
☐ DRAINAGE MASTER PLAN
☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
☐ ELEVATION CERTIFICATE
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ STREET LIGHT LAYOUT
☐ OTHER (SPECIFY) _____
☐ PRE-DESIGN MEETING?



☐ 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
☐ FLOODPLAIN DEVELOPMENT PERMIT
☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

DATE SUBMITTED: July 10, 2018 **By:** Jeffrey T. Wooten, P.E.

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

NOTE:
FUTURE SIGNAGE CAN BE APPROVED ADMINISTRATIVELY PROVIDED IT COMPLIES WITH THE LA CUEVA SDP AND THE COMPREHENSIVE ZONING CODE.

THE FOLLOWING ITEMS NEED TO BE CORRECTED PRIOR TO FINAL C.O.:
- LIGHT POLES NEED TO BE INSTALLED
- THE BENCH AND TRASH CAN NEED TO BE INSTALLED
- THE LANDSCAPING NEEDS TO BE COMPLETED PER THE LANDSCAPE PLAN. THE HOTBOX NEEDS TO BE INSTALLED ON BFP.
- THE MOTORCYCLE PARKING SIGN NEEDS TO BE INSTALLED
- THE GATES FOR THE TRASH ENCLOSURE NEED TO BE INSTALLED.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE SITE IMPROVEMENTS 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.

SITE INFORMATION
CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
CONTRACTOR TO PROVIDE PARKING LOT STRIPING, FIRELANE AND HANDICAP STRIPING PER THESE PLANS AND CITY OF ALBUQUERQUE REQUIREMENTS.
TO PRESERVE THE PAINTING / STRIPING WITHIN PARKING AREAS, DO NOT APPLY PAINT UNTIL ALL OTHER POTENTIALLY DAMAGING CONSTRUCTION HAS BEEN COMPLETED.

Parcel B
Ventura Plaza
(4/3/2008, 8C-63)
Owners: Mountain America
Federal Credit Union

Proposed Parcel A-1
±0.86 Acres

CHRISTIAN BROTHERS AUTOMOTIVE
GFA = +4,896 SF
FF ELEV = 5542.50

Proposed Parcel A-2
Remainder ±2.42 Acres
(Vacant Land)

EXISTING NON-EXCLUSIVE, RECIPROCAL UTILITY, DRAINAGE AND ACCESS EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS, BLANKET IN NATURE (4/3/2008, DOC. NO. 2008038109 AND RATIFIED 6/17/08, DOC. NO. 2008068606)

6/11/2017 JEFFREY T. WOOTEN, NMPE 16892

VIEW PLANE TO SANDIA CREST
REF. SHEET A36

Parcel C
Ventura Plaza
(4/3/2008, 8C-63)

I, JEFFREY T. WOOTEN, NMPE 16892, OF THE FIRM WOOTEN ENGINEERING, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 8/1/2017. THE RECORD INFORMATION EDITED onto the ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY JEFFREY T. WOOTEN, P.E. OF THE FIRM WOOTEN ENGINEERING. I FURTHER CERTIFY THAT I PERSONALLY VISITED THE PROJECT SITE ON 6/8/2018 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SITE IMPROVEMENTS BUILT ARE 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 TEMPORARY CERTIFICATE OF OCCUPANCY (TEMP C.O.).

THE FOLLOWING ITEMS NEED TO BE CORRECTED PRIOR TO FINAL C.O.:

- ~~LIGHT POLES NEED TO BE INSTALLED~~
- THE BENCH AND TRASH CAN NEED TO BE INSTALLED
- THE LANDSCAPING NEEDS TO BE COMPLETED PER THE LANDSCAPE PLAN. THE HOTBOX NEEDS TO BE INSTALLED ON BFP.
- THE MOTORCYCLE PARKING SIGN NEEDS TO BE INSTALLED
- THE GATES FOR THE TRASH ENCLOSURE NEED TO BE INSTALLED

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE SITE IMPROVEMENTS 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.

CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.

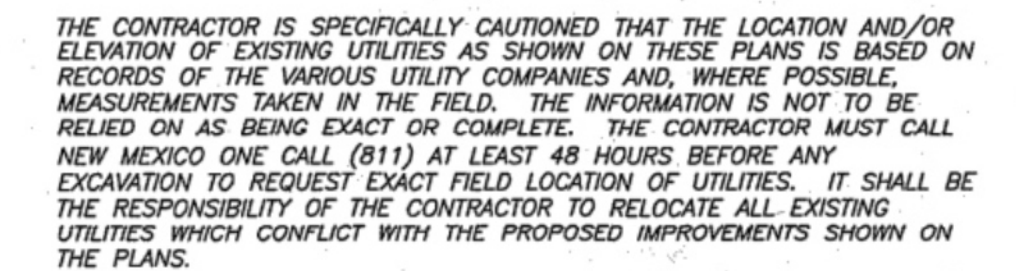
CONTRACTOR TO PROVIDE PARKING LOT STRIPING, FIRELANE AND HANDICAP STRIPING PER THESE PLANS AND CITY OF ALBUQUERQUE REQUIREMENTS.

TO PRESERVE THE PAINTING / STRIPING WITHIN PARKING AREAS, DO NOT APPLY PAINT UNTIL ALL OTHER POTENTIALLY DAMAGING CONSTRUCTION HAS BEEN COMPLETED.

BUILDING AREA:		BUILDING AREA (SQUARE FEET)	
AUTOMOTIVE REPAIR SHOP (SERVICE)		4,896 SF	
PARKING REQUIREMENTS:			
AUTOMOTIVE REPAIR SHOP (SERVICE)	RATIO 1/200 SF	REQUIRED 25 spaces	PROVIDED 28 spaces
TOTAL		25 spaces	28 spaces*
		REQUIRED	PROVIDED
HANDICAP PARKING		1 spaces	2 spaces
MOTORCYCLE PARKING		1 spaces	2 spaces
BICYCLE PARKING		2 spaces	3 spaces

* Maximum Parking Allowed = Min Req'd Spaces * 10% = 28

1. PROPOSED TRASH ENCLOSURE AND STORAGE AREA. TRASH ENCLOSURE TO COMPLY WITH MINIMUM COA SOLID WASTE STANDARDS.
2. INSTALL MEDIAN CURB/GUTTER (6" HIGH) PER COA STD DWG 2415B.
3. INSTALL PARALLEL CURB RAMP PER NMDOT STD DWGS 608--001, SHEETS 1-12. DETECTABLE WARNING SURFACE NOT REQUIRED FOR PRIVATE RAMPS. MATCH ADJACENT SIDEWALK WIDTH.
4. INSTALL CONCRETE SIDEWALK PER COA STD DWG 2430.
5. ASPHALT PAVEMENT PER GEOTECHNICAL REPORT AND DETAILS ON SHEET C3.1.
6. PROPOSED SITE LIGHTING. ALL SITE LIGHTING SHALL COMPLY WITH THE COMPREHENSIVE ZONING ORDINANCE AND THE LA CUEVA SECTOR DEVELOPMENT PLAN. LIGHT POLES SHALL MATCH THE EXISTING LIGHT POLES WITHIN THE DEVELOPMENT.
7. INSTALL 4" WIDE PAINT STRIPES AT 45° ANGLE TO PARKING STRIPES, SPACED AT 1'-6" (WHITE PAINT IN PARKING LOT, BLUE PAINT IN ACCESSIBLE PARKING AREAS). MIN. TWO COATS.
8. PAINTED INTERNATIONAL WHEELCHAIR SYMBOL (BLUE) PER ADA STANDARDS. MIN. TWO COATS.
9. INSTALL H/C SIGNAGE PER DETAIL, SHEET C3.1. ADD VAN ACCESSIBLE SIGNAGE WHERE NOTED. SIGNAGE SHALL BE MOUNTED TO BUILDING. H/C SIGN MUST INCLUDE LANGUAGE PER 66-7-352.4C NMSA 1978 "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING."
10. INSTALL 4" WIDE PAINT STRIPES (WHITE) FOR ALL PARKING SPACES. MIN. TWO COATS.
11. PAINT WORDS 'NO PARKING' WITH LETTERS AT LEAST ONE FOOT HIGH AND 2 INCHES WIDE. MIN. TWO COATS.
12. INSTALL BIKE RACK PER DETAIL THIS SHEET. TWO (2) SPACES MINIMUM.
13. MOTORCYCLE PARKING; 2 SPACES. ADD PAINT LABEL (2 COATS) AND SIGNAGE PER COA CODE.
14. INSTALL PRE-CAST WHEEL STOP PER DETAIL, SHEET C3.1.
15. LANDSCAPED AREA. REF. LANDSCAPE PLAN.
16. NEW PRIVATE FIRE HYDRANT PAINTED SAFETY ORANGE. REF. SHEET C2.1, UTILITY PLAN.
17. PROPOSED RETAINING WALL.
18. MONUMENT SIGN PER DETAIL 'E', SHEET AS4.
19. PLAZA AREA AS REQUIRED BY THE LCSDP. TOTAL AREA = 464.0 SF.
20. INSTALL BENCH PER DETAIL C ON SHEET AS4.
21. INSTALL TRASH CAN PER DETAIL D ON SHEET AS4.
22. INSTALL 6' WIDE SIDEWALK PER NMDOT 608 SERIES STD DWGS.
23. INSTALL 6' WIDE SIDEWALK FOR ADA ROUTE PER NMDOT SERIES 608 STD DWGS.
24. LANDING PER DETAIL 8, SHEET A-1.
25. STAMPED CONCRETE PAVEMENT LANDING PER DETAIL 7, SHEET A-1.
26. INSTALL NEW CONCRETE BARRIER CURB TYPE 'C' PER NMDOT STD DWG 609.
27. EXISTING 6' WIDE SIDEWALK.
28. EXISTING NMDOT TYPE 'C' BARRIER CURB.



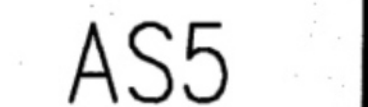
This plan is consistent with the specific site development plan approved by the Environmental Planning Commission (EPC) on 6/8/2017 and the findings and conditions in the Official Notification of Decision are satisfied.

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

<i>Logan Pate</i>	08-16-17
Traffic Engineering, Transportation Division	Date
<i>Brooks</i>	08-16-17
Water Utility Department	Date
<i>Baron</i>	8/16/17
Parks and Recreation Department	Date
<i>James D. Hughes</i>	10/17/2017
City Engineer	Date
<i>NA</i>	16-17-17
Environmental Health Department	Date
<i>Valerie M. Mc...</i>	7/25/17
Solid Waste Management	Date
<i>Carl P...</i>	10-17-17
DSP Chairperson, Planning Department	Date

* Environmental Health, if necessary

W E Wooten Engineering
1005 21st St SE, Suite 13
Rio Rancho, N.M. 87124
Phone: (505) 980-3560



OLHN-CBAC-1216-01