CITY OF ALBUQUERQUE

Planning Department Alan Varela, Director



June 24, 2024

Joseph J. Casares, P.E JCII GROUP, LLC 8105 Sand Springs Ci NW Albuquerque, NM 87114

Re: N-Demand Expansion
3810 Academy Parkway NE
30-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection
Engineer's Stamp dated 04-12-22 (E17-D001J)
Certification dated 06-17-24

Dear Mr. Casares,

Based upon the information provided in your submittal received 06-19-24, Transportation Development has no objection to a <u>30-day Temporary Certificate of Occupancy</u> based. This letter serves as a "green tag" from Transportation Development for a <u>30-day Temporary Certificate of Occupancy</u> to be issued by the Building and Safety Division.

PO Box 1293

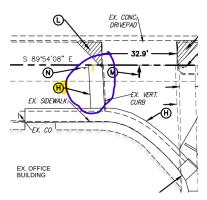
Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

Albuquerque

 Keynote H: Per the approved plan, the ADA pathway to building entrance must be constructed.

NM 87103

www.cabq.gov



• Due to closed gate and the un accessible site, please send me picture of the bike rack.

Once these corrections are complete, email pictures to malnajjra@cabq.gov for release of Final CO.

CITY OF ALBUQUERQUE

Planning Department Alan Varela, Director



If you have any	questions.	please	contact m	e at	(505)	924-36	375
ii you navo any	quodilono,	picaco	oontaot m	o at	(000)	02100	,, 0.

Sincerely,

Marwa Al-najjar

Associate Engineer, Planning Dept. Development Review Services

Ma 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

Project Title:	N-Demand Expansion	Building Permit #Hydrology File #_E1/D0013
DRB#		EPC#
Legal Description	: Lot 5, Block C, Interstate	Industrial City Address OR Parcel 3810 Academy Parkway N
	Tract Unit 1, Abq., Bern.	
Applicant/Agent	: JCII Group, LLC	Contact: Joseph Casares
Address:	8105 Sand Springs	Phone: 505-264-6918
Email:	8105 Sand Springs JCIIGroup@gmail.com	
Applicant/Owner	r: Architectural Contractors	Inc. Contact: Scooter Haynes
Addross	PO Box 9043 Aba NM	R7119 Phone: 505-898-6622
Email:	Scooter@scmpartners.co	n
	OPMENT:PLAT (#of ::YESXNO	ots)RESIDENCEDRB SITE ADMIN SITE: X
DEPARTMENT Check all that apply:	: X_TRANSPORTATION	DN HYDROLOGY/DRAINAGE
TYPE OF SUBM	IITTAL:	TYPE OF APPROVAL/ACCEPTANCE SOUGHT:
X ENGINEER/ARCHITECT CERTIFICATION		BUILDING PERMIT APPROVAL
PAD CERTIFICATION		X CERTIFICATE OF OCCUPANCY
CONCEPTUAL	L G&D PLAN	CONCEPTUAL TCL DRB APPROVAL
GRADING PLAN		PRELIMINARY PLAT APPROVAL
DRAINAGE REPORT		SITE PLAN FOR SUB'D APPROVAL
DRAINAGE MASTER PLAN		SITE PLAN FOR BLDG PERMIT APPROVAL
FLOOD PLAN	DEVELOPMENT PERMIT A	PPFINAL PLAT APPROVAL
ELEVATION CERTIFICATE		SIA/RELEASE OF FINANCIAL GUARANTEE
CLOMR/LOMF		FOUNDATION PERMIT APPROVAL
	CULATION LAYOUT (TCL)	GRADING PERMIT APPROVAL
ADMINISTRA		SO-19 APPROVAL
	CULATION LAYOUT FOR D	
APPROVAL		GRADING PAD CERTIFICATION
	ACT STUDY (TIS)	WORK ORDER APPROVAL
STREET LIGH	LAYOUT	CLOMR/LOMR
		mr a a m mr . 1 m m =
OTHER (SPEC		FLOOD PLAN DEVELOPMENT PERMIT OTHER (SPECIFY)

GENERAL NOTES

- PRIOR TO CONSTRUCTION, COORDINATE DETAILS WITH THE PROJECT ENGINEER/ARCHITECT AND OWNER.
- . TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL 811 (505-260-1990), FOR LOCATION OF EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING
- ALL UTILITIES NOT SHOWN ON THIS PLAN. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF SUSPECTED OBSTRUCTIONS INCLUDING EXISTING UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR WILL NOTIFY THE ENGINEER/OWNER IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- ALL EXCAVATION SHALL BE GOVERNED BY FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH, OSHA 29 CFR 1926.650. ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE CARRIED OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO KNOW AND COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970".
- SCARIFY AREA UNDER NEW CONCRETE AND PAVEMENT BASECOURSE TO A DEPTH OF 6" AND RECOMPACT SUBGRADE TO 95% MAX. DENSITY AS DETERMINED BY ASTM D-1557 UNLESS NOTED OTHERWISE.
- EXERCISE CARE TO AVOID DISTURBING EXISTING UTILITIES. COORDINATE WITH THE UTILITY COMPANIES FOR ANY REQUIRED RELOCATIONS, AND IN ORDER TO PREVENT SERVICE DISRUPTION.
- CONTRACTOR SHALL PROVIDE REASONABLE ACCESS TO ALL FACILITIES WITHIN THE PROJECT AREA DURING CONSTRUCTION.
- 9. THE CONTRACTOR IS TO TAKE NECESSARY SAFETY PRECAUTIONS AS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES TO PROTECT PEDESTRIAN AND VEHICULAR TRAFFIC IN THE CONSTRUCTION AREA.
- 10. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL CONSTRUCTION DEBRIS AND ABANDONED UTILITY LINES THAT ARE EXPOSED AS A RESULT OF CONSTRUCTION AS SOON AS POSSIBLE UNLESS OTHERWISE DIRECTED BY THE OWNER.
- 11. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH "AS-BUILT" INFORMATION.
- 12. OWNER IS RESPONSIBLE FOR GEOTCHNICAL EVALUATION REPORT PREFORMED BY A REGISTERED GEOTECHNICAL ENGINEER. EVALUATION SHALL PROVIDE DRAINAGE RECOMMENDATIONS, COLAPSIBLE/EXPANSIVE SOILS IDENTIFICATION. AND A SITE SOIL PERCOLATION RATE. COORDINATE THE PROPOSED DEVELOPMENT SHOWN ON THIS PLAN WITH RESULTS FROM THE GEOTECHNICAL INVESTIGATION REPORT, IF ANY REPORT CRITERIA CANNOT BE MET, CONTACT THE GEOTECHNICAL ENGINEER FOR SUPPLEMENTAL RECOMMENDATIONS. IF COLAPSIBLE/EXPANSIVE SOILS ARE IDENTIFIED, CONTRACTOR MUST INFORM THE ENGINEER PRIOR TO CONSTRUCTION.
- 13. WHEN BUTTING NEW CONCRETE TO EXISTING, PROVIDE A NEAT SAWCUT LINE, OR REMOVE EXISTING CONCRETE UP TO NEAREST JOINT AND PROVIDE NEW WITH EXPANSION JOINT
- 14. ALL LANDSCAPED AREAS SHALL BE DEPRESSED APPROXIMATELY 6" (MAX.) BELOW ADJACENT CONCRETE.
- 15. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS AND FENCES, RIPRAP/SPLASHPADS SHALL BE PROVIDED AT ROOF DRAIN DOWNSPOUTS AND FENCE DRAINAGE OUTLETS. DRAINAGE OPENING IN FENCE TO FACILITATE POSITIVE DRAINAGE THROUGH FENCE TOWARDS ROW.
- 16. THIS IS NOT A BOUNDARY SURVEY OR ALTA, PROPERTY LINES, EASEMENTS LINES AND ROW LINES SHOWN ARE PER RECORDED PLAT.
- 17. SITE SURVEY IS BASED FROM CONTROL POINT CP-203 (E.55093.83, N.=99967.90). PROPOSED ELEVATIONS SHOWN ON THIS PLAN SHALL BE RELATIVE TO CP-203 MAG NL. COORDINATE WITH ENGINEER FOR SURVEY DATA FILES.
- 18. PRIOR TO CONSTRUCTION, A PROFESSIONAL SURVEYOR SHALL VERIFY ALL CONSTRUCTION MARKINGS, STAKINGS, EXISTING PROPERTY LINES, AND EASEMENTS. COORDINATE EXISTING EASEMENTS WITH UNDERLYING OWNERS. COORDINATE ANY ENCROACHMENTS WITH THE OWNER.
- 19. EXISTING INFORMATION SHOWN ON THIS PLAN WAS OBTAINED WITHOUT THE BENEFIT OF A TITLE REPORT OR ALTA: OTHER EASEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS PLAN.
- 20. ADDITIONAL SUB-SURFACE AND SURFACE UTILITIES MAY EXIST IN THE AREA OTHER THAN WHAT IS SHOWN. NEW MEXICO ONE-CALL SHALL BE CONTACTED ALONG WITH UTILITY OWNERS PRIOR TO ANY DISTURBANCE OF EXISTING GRADE.

3810 ACADEMY PARKWAY SOUTH

LOT 5, BLOCK C INTERSTATE INDUSTRIAL TRACT, UNIT 1

EASEMENT NOTES

EXISTING 10' UNDERGROUND PNM AND MST&T ESMT.

2. EXISTING 7' UNDERGROUND PNM AND MST&T

3. EXISTING 5' MST&T ESMT.

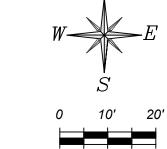
4. EXISTING 7' PUBLIC UTILITY ESMT.

LEGEND

— — — PROPERTY LINE ---- EASEMENT LINE EZZZZZEX. VERTICAL CURB UNDERGROUND FIBER/COMM

########## BUILDING EX. CONCRETE

/// 11'X11' CLEAR SITE TRIANGLE



PARKING REQUIREMENTS

FACTORY & INDUSTRIAL 1. MINIMUM OFF STREE PARKING REQUIREMENTS PER CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE - REVISED 2020 - TABLE 5-5-1 MINIMUM OFF-STREET PARKING REQUIREMENTS

2. PARKING CALCULATIONS REFLECT ZONING OWNER INFORMATION REQUIREMENTS ONLY, FOR ACCESSIBLE PARKING CALCULATIONS REFER TO PROJECT INFORMATION 1501 UNIVERSITY BLVD. NE

PROJECT INFORMATION

F2-LOW HAZARD

ZONED NR-LM

NR-LM

6,000 SF

TYPE I-B

LOT 5 (FIVE) OF BLOCK "C", UNIT 1, INTERSTATE

INDUSTRIAL TRACT, BERNALILLO COUNTY, NEW

DESIGNATED ON THE PLAT OF LOT 5 OF BLOCK "C". UNIT 1, INTERSTATE INDUSTRIAL TRACT,

FILED IN THE OFFICE OF THE COUNTY CLERK OF

BERNALILLO COUNTY, NEW MEXICO, IN PLAT

MEXICO AS THE SAME IS SHOWN AND

PROPOSED LAND USE:

GROSS FLOOR AREA:

CONSTRUCTION TYPE:

THAKUR ENTERPRISES

BOOK B11, PAGE 89.

FIRE DEPARTMENT

MARSHAL'S APPROVAL.

(SWD) APPROVAL

SEE APPROVAL:

SEE FIRE 1 PLAN FOR FIRE

SOLID WASTE DEPARTMENT

(FD) APPROVAL

ALBUQUERQUE, NM 87102

ADJACENT LOTS:

IDO ZONING:

3. PARKING REQUIREMENTS FOR INDUSTRIAL USES: SITE IS CONSIDERED LIGHT MANUFACTURING, WHICH REQUIRES 1 SPACE/1,000 SF GROSS FLOOR AREA GFA) FOR THE SHOP, AND REQUIRES 3.5 SPACES / 1,000 SF GFA FOR THE OFFICE.

PROPOSED:

ACADEMY PARKWAY SOUTH

SHOP GFA = 6.000 SF/1.000 SF GFA = 6 (1 ADA)OFFICE GFA = 3.411SF/1.000 SF GFA X 3.5 = 12

TOTAL PARKING REQUIRED:

1 MOTORCYCLE SPACE PROVIDED

18 SPACES REQUIRED (6+12) 3 BICYCLE PARKING PER IDO TABE 5-5-5 1 MOTORCYCLE PARKING PER IDO TABLE 5-5-4

TOTAL PARKING PROVIDED: 18 SPACES + 1 ADA SPACE = 19 PROVIDED 3 BICYCLE SPACES PROVIDED

NEW ASPHALT PAVEMENT

TRAFFIC CIRCULATION LAYOUT APPROVED 04/13/2022

TRAFFIC CERTIFICATION

I, JOSEPH CASARES NMPE/PS 19014 OF THE FIRM JCII GROUP, LLC CERTIFY THAT THIS PROJECT WAS BUILT IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED <u>01/10/2022</u> . THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED UNDER THE DIRECTION OF SCOOTER HAYNES , NMPE//PS N/A , OF THE FIRM ARCHITECTURAL CONTRACTORS, INC . I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON **DATE** <u>06/17/24</u>, AND HAVE DETERMINED BY

VISUAL INSPECTION THAT THE 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 PERMANENT RELEASE OF OCCUPANCY.

THE RECORD INFORMATION PRESENTED HEREON 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.

JOSEPH J. CASARES, JR. NMPE 19014



EXISTING SITE CONDITION

CURRENTLY THE SITE IS DEVELOPED WITH AN EXISTING OFFICE BUILDING, UTILITIES, SITE FENCES AND PAVEMENT. EXISTING INFRASTRUCTURE WITHIN THE ROW ADJACENT TO THE SITE INCLUDE; THREE DRIVEPADS OF VARIOUS WIDTHS, UTILITIES AND LANDSCAPING. NO PEDESTRIAN FACILITIES EXIST IN THE ROW. THE CURRENT SITE ACCESS IS FROM THE THREE EX. DRIVEPADS, ONE ON ACADEMY PARKWAY BLVD., AND TWO ON ACADEMY PARKWAY SOUTH. ON-SITE PARKING IS DELINEATED EAST OF THE EXISTING BUILDING AND SOUTH OF THE EXISTING BUILDING.

PROPOSED DEVELOPMENT

THE PROPOSED DEVELOPMENT WILL BE A NEW WAREHOUSE. THE EXISTING BUILDING WILL REMAIN. ALL OTHER SITE STRUCTURES WILL BE REMOVED. THE PROPOSED CONSTRUCTION (BUILT IN ONE PHASE) CONSISTS OF THE WAREHOUSE BUILDING. NEW UTILITY SERVICE CONNECTIONS, GRADING & DRAINAGE IMPROVEMENTS, NEW PAVEMENT, A VALLEY GUTTER, RETAINING WALLS, SITE WALLS, AND LANDSCAPE. OFF-SITE CONSTRUCTION IS NOT PROPOSED. THE PROPOSED DEVELOPMENT WILL BE COORDINATED WITH ADJACENT PROPERTIES WITH NO PERMANENT IMPACTS

TRAFFIC CIRCULATION CONCEPT

THE TWO EXISTING DRIVE PADS ALONG ACADEMY PARKWAY SOUTH WILL REMAIN IN PLACE AND WILL PROVIDE INGRESS/EGRESS TO THE SITE. THE CURRENT DRIVEPADS WILL ACCOMMODATE THE PROPOSED SITE CIRCULATION FOR ANGLED PARKING. THE EXISTING DRIVE PAD AT ACADEMY PARKWAY BLVD. WILL SERVE AS AN EMPLOYEE ENTRANCE ONLY WITH A ROLL GATE CONTROLLED BY CARD READER ACCESS. SOLID WASTE MANAGEMENT REFUSE COLLECTION IS AS SHOWN ON-SITE. NEW PUBLIC PARKING (ANGLED) WILL BE PROVIDED EAST OF THE BUILDING AND WILL INCLUDE ADA PARKING. ADDITIONAL PARKING WILL BE PROVIDED IN THE EMPLOYEE GATED AREA. GATED ENTRY TO THE EMPLOYEE AREA WILL BE ACCESS CONTROLLED BY CARD READER. ALL PARKING WILL BE STANDARD PARKING STALLS (8.5'W X 18'L) WITH ANGLES AND DIMENSIONS SHOWN ON PLAN. THE DRIVE SURFACE WILL BE PAVEMENT CAPABLE OF SUPPORTING 75,000 LB VEHICLES. PARKING BUMPERS AND CONCRETE CURBING WILL PROVIDE A BARRIER BETWEEN VEHICLE AREAS AND PEDESTRIAN AREAS. A 4' CONCRETE WALKWAY WILL IS PROVIDED ON-SITE. EMERGENCY VEHICLE ACCESS WILL BE THROUGH ACADEMY PARKWAY SOUTH AS COORDINATED WITH FD. THERE ARE NO KNOWN TRAFFIC IMPACT STUDIES, AND THESE IMPROVEMENTS WILL NOT IMPACT ADJACENT LOTS.

KEYED NOTES

- A. STRIPE PARKING AREA AS SHOWN ON PLAN. PROVIDE 9' WIDE X 18' LONG PARKING STALLS. USE 4" WHITE PAVEMENT PAINT, AND PROVIDE PARKING BUMPER IN EACH STALL PER DETAIL 2.
- B. PROVIDE ADA PARKING STALL WITH LOAD/UNLOAD AREA PER DETAIL 1, SHT.
- C. INSTALL AUTOMATED ROLL GATE PER ARCHITECTURAL DETAIL'S. SEE FIRE 1 PLAN (ATTACHED) FOR KNOX BOX LOCATION AS APPROVED BY THE FIRE MARSHAL'S OFFICE. NORTH GATE TO REMAIN OPEN DURING BUSINESS HOURS.
- D. CONSTRUCT REFUSE ENCLOSURE PER ARCHITECTURAL'S SITE PLAN, SHEET AS101. SEE AS101 FOR SOLID WASTE APPROVAL.
- E. REMOVE EX. BUSINESS SIGN OUT OF RIGHT-OF-WAY, AND RELOCATE ON LOT. COORDINATE WITH OWNER.
- F. STRIPE 60° ANGLE PARKING AREA AS SHOWN ON PLAN. PROVIDE L=22.9', W=9.8' D=19.8'. USE 4" WHITE PAVEMENT PAINT, AND PROVIDE PARKING BUMPER IN EACH STALL PER DETAIL 2, SHT. C104.
- G. PROVIDE 4' WIDE MOTORCYCLE PARKING SPACE WITH SIGN PER DETAIL 3, SHT. C104, AND WITH "MC" (12"HX2"W WHITE LETTERING) PAVEMENT
- WIDEN EXISTING SIDEWALK TO PROVIDE 6' FOR ADA PATH. OR CONSTRUCT NEW 6' WIDE SIDEWALK PER DETAIL 6, SHT. C104 WHERE NECESSARY. SIDEWALK TO BE 4" THICK CONCRETE, WITH WIRE MESH REINFORCING, AND TURN-DOWN EDGE.
- INSTALL BICYCLE PARKING PER DETAIL 4, SHT. C104, AND AT LOCATION SHOWN ON PLAN. PROVIDE 4" THICK CONCRETE WITH WIRE MESH REINFORCING, MATCH EXISTING CONCRETE ELEVATION.
- J. CONSTRUCT ADA RAMP PER DETAIL 5, SHT. C104.
- K. INSTALL SIGN "EMPLOYEE ENTRANCE ONLY" ATTACHED TO GATE AND PER DETAIL 3, SHT. C104.
- L. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH THE CLEAR SITE REQUIREMENTS. THEREFORE SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SITE TRIANGLE.
- M. INSTALL WHITE STANDARD ARROWS PER MUTCD FIG. 3B-24, REDUCE DIMENSIONS BY 1/2 PER DETAIL 7, SHT. C104. LOCATIONS AS SHOWN ON
- N. INSTALL SIGN "DO NOT ENTER" PER DETAIL 3, SHT. C104.

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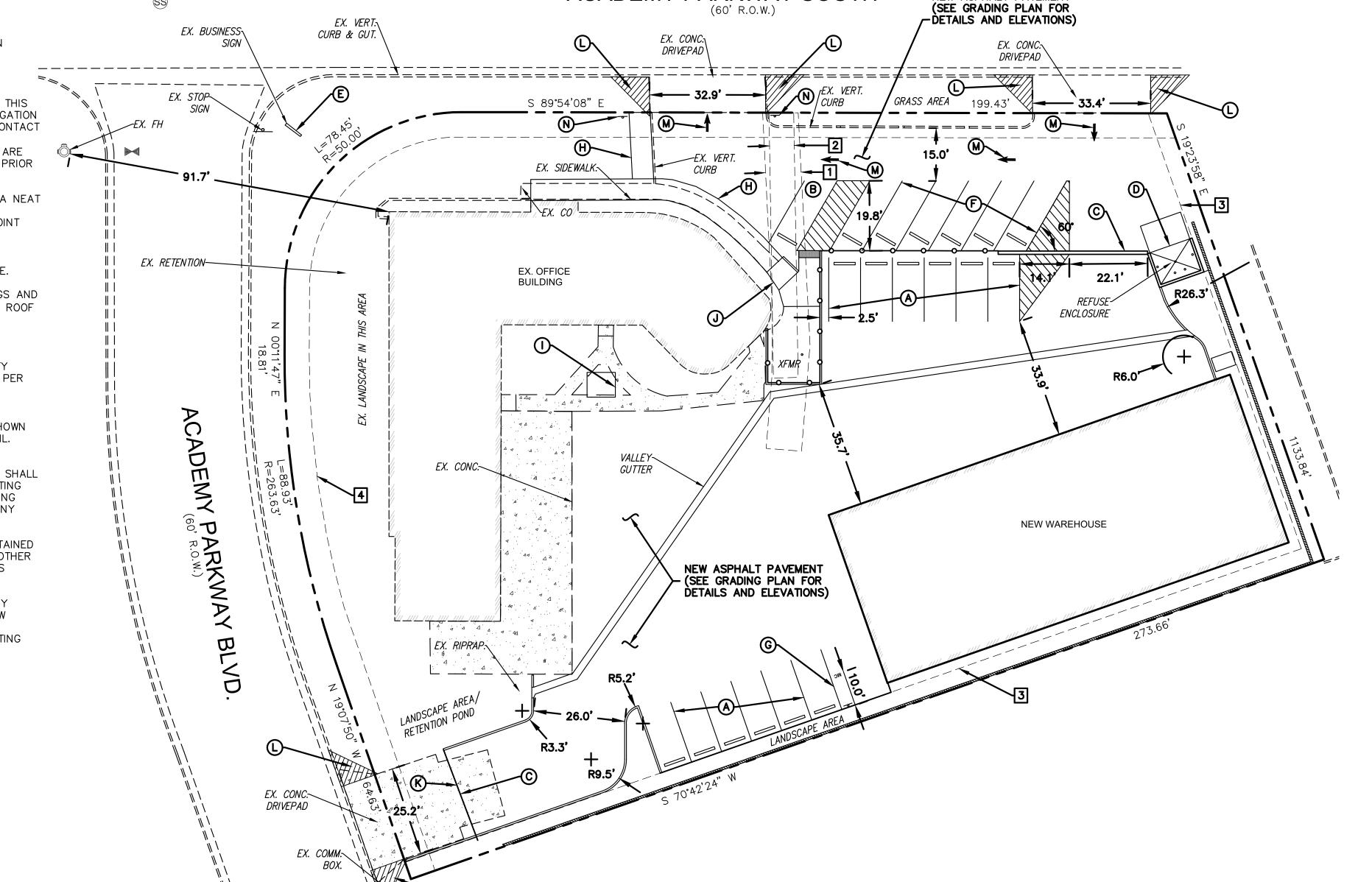
Project#.: 121.640	1st Revised Date: 11-11-2021
Drawn by: MD	2nd Revised Date: 02-11-2022
Scale: As Shown	3rd Revised Date: 03-01-2022
Checked by.: JC	4th Revised Date: 04-12-2022

Sheet:

TRAFFIC CIRCULATION PLAN

Number:

C103

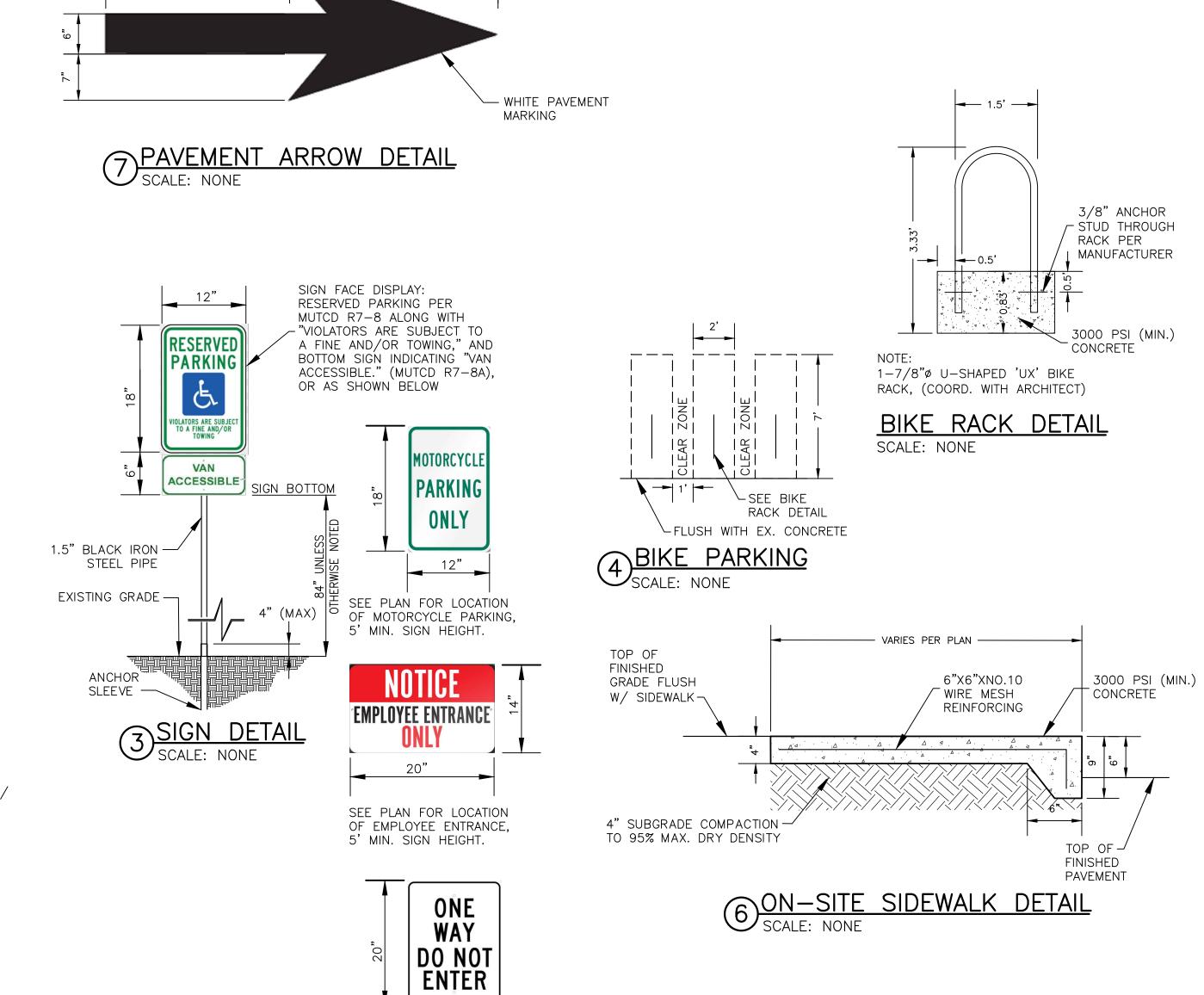




2-#5 REBAR_

<u>PLAN</u>

PARKING BUMPER
SCALE: NONE

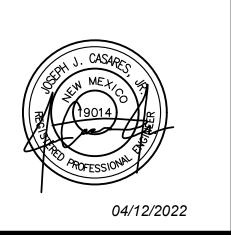


14"

SEE PLAN FOR LOCATION OF DO NOT ENTER.



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Project:

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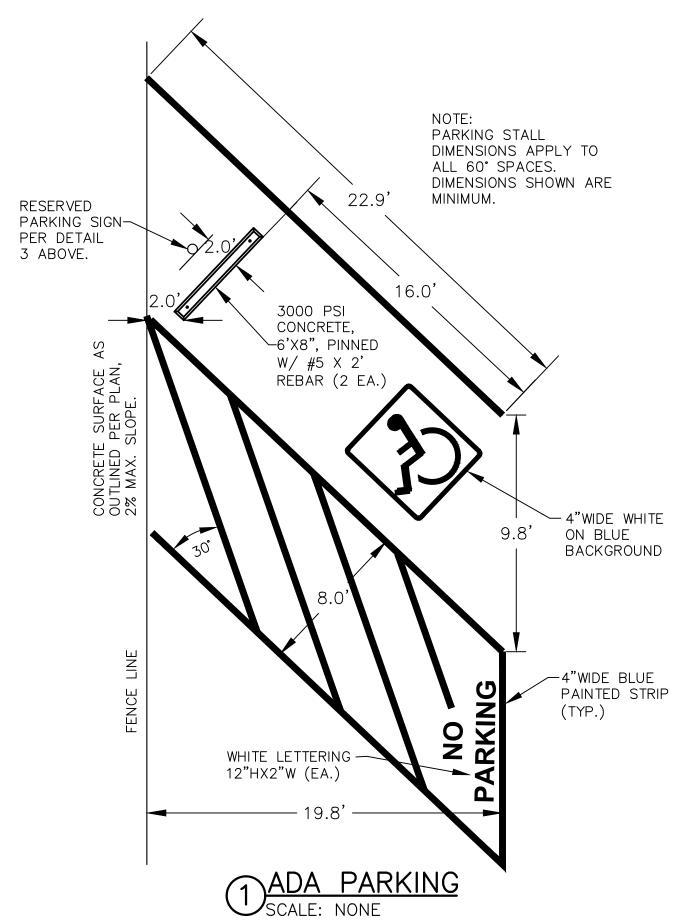
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Sheet:

TRAFFIC CIRCULATION DETAILS

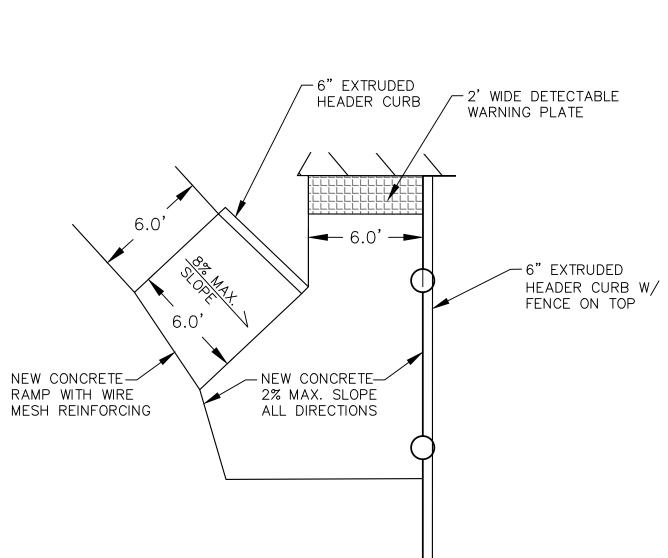
Number:

C104



04/13/2022

Jeanne Wolfenbarger



ON-SITE ADA RAMP
SCALE: 1"=5"

2−#5X2'−0" REBAR✓