

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

September 6, 2022

Greg Everett
Dekker/Perich/Sabitini
7601 Jefferson NE, Suite 100
Albuquerque, NM 87109

Re: Presbyterian Hospice Facility
6000 Forest Hills Dr. NE
Traffic Circulation Layout – Certificate of Occupancy
Architect's Stamp 2/23/2021 (E18D005C)
Certification dated 8/16/2022

Dear Mr. Everett,

Based upon the information provided in your submittal received 08-17-22, 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.

PO Box 1293

If you have any questions, please contact Ernest Armijo at (505) 924-3991 or at earmijo@cabq.gov

Albuquerque

Sincerely,

NM 87103

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

www.cabq.gov

C: CO Clerk, File

August 16th, 2022

Traffic Engineering
Development & Building Services; Planning Dept.
600 2nd Street NW
Albuquerque, NM 87102

Re: Traffic Certification for
Permanent Certification of Occupancy Presbyterian
Hospice House
6000 Forest Hills Dr. NE
Alb NM, 87109

I Max L. Parrill, NMRA No. 3976, of the firm Dekker Perich Sabatini, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the approved site plan dated February 25, 2021. I further certify that I have personally visited the project site on June 7, 2022 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 Certification of Occupancy.

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.

Very truly yours,
Dekker/Perich/Sabatini Ltd.



Max Parrill, ACHA, LEED AP BD+C
Principal / Architect



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

Project Title: _____ **Building Permit #:** _____ **Hydrology File #:** _____

DRB#: _____ **EPC#:** _____ **Work Order#:** _____

Legal Description: _____

City Address: _____

Applicant: _____ **Contact:** _____

Address: _____

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

Owner: _____ **Contact:** _____

Address: _____

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

TYPE OF SUBMITTAL: _____ PLAT (____# OF LOTS) _____ RESIDENCE _____ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL?: _____ Yes _____ No

DEPARTMENT: _____ TRAFFIC/ TRANSPORTATION _____ HYDROLOGY/ DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

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

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

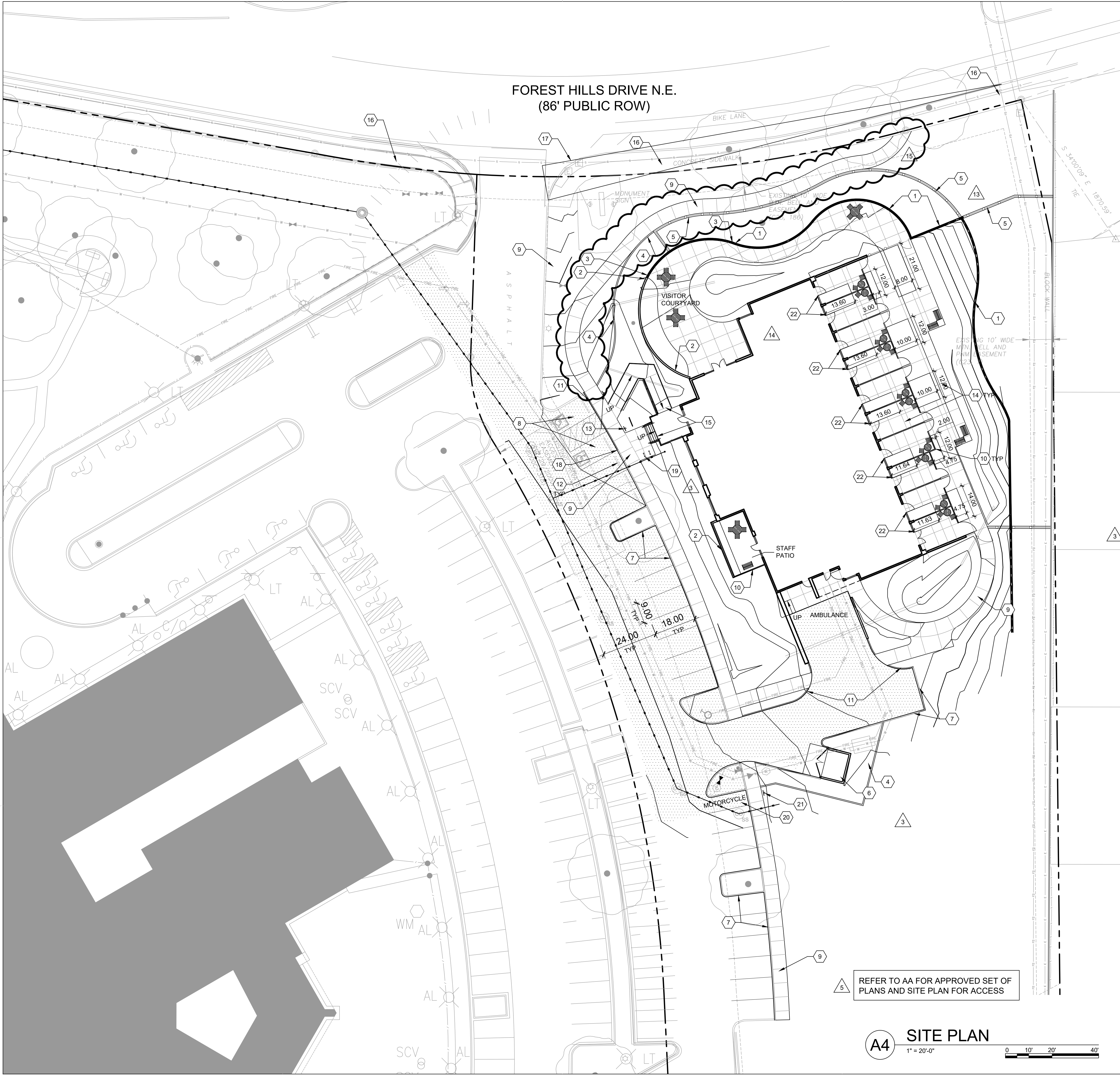
- _____ BUILDING PERMIT APPROVAL
- _____ CERTIFICATE OF OCCUPANCY
- _____ PRELIMINARY PLAT APPROVAL
- _____ SITE PLAN FOR SUB'D APPROVAL
- _____ SITE PLAN FOR BLDG. PERMIT APPROVAL
- _____ FINAL PLAT APPROVAL
- _____ SIA/ RELEASE OF FINANCIAL GUARANTEE
- _____ FOUNDATION PERMIT APPROVAL
- _____ GRADING PERMIT APPROVAL
- _____ SO-19 APPROVAL
- _____ PAVING PERMIT APPROVAL
- _____ GRADING/ PAD CERTIFICATION
- _____ WORK ORDER APPROVAL
- _____ CLOMR/LOMR
- _____ FLOODPLAIN DEVELOPMENT PERMIT
- _____ OTHER (SPECIFY) _____

DATE SUBMITTED: _____ **By:** _____

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



GENERAL SHEET NOTES

- EXISTING LANDSCAPE AREAS ADJACENT TO THE PROJECT SITE ARE TO BE PROTECTED DURING DEMOLITION AND CONSTRUCTION.
- ALL PARKING AREAS DRIVE AISLES AND AUTOMOTIVE CIRCULATION PATHS TO BE ASPHALT PAVING.
- ALL SIDEWALKS AND RAMPS TO BE CONCRETE.
- ALL DRIVE AISLES ARE 24' UNLESS NOTED OTHERWISE.
- ALL EXISTING PARKING SPACES ARE 9'X20' UNLESS NOTED OTHERWISE.
- ALL DRIVING SURFACES SHALL NOT EXCEED 10 PERCENT IN GRADE.
- ALL ADA PARKING IS EXISTING TO REMAIN, UNLESS NOTED OTHERWISE.
- ALL PARKING SPACES ARE 9'X18', UNLESS NOTED OTHERWISE.

SHEET KEYED NOTES

- KEYSTONE RETAINING WALL. CONTRACTOR TO COORDINATE INSTALLATION WITH IN-GROUND UTILITIES AND WALL MFG.
- CMU SCREEN WALL. SEE C4/AS502.
- CMU RETAINING WALL. SEE A3/AS502.
- 12" CONCRETE MOW CURB. SEE B1/AS501.
- 6" TALL STEEL SECURITY FENCE OVER CONCRETE MOW CURB, SEE SPECIFICATIONS.
- TRASH ENCLOSURE. SEE C1/AS502.
- NEW CONCRETE CURB AND GUTTER. SEE CIVIL AND C2/AS501.
- 9' WIDE ACCESSIBLE PARKING SPACE WITH 9' WIDE ACCESS AISLE. SEE A1/AS501.
- 6' WIDE CONCRETE SIDEWALK. SEE A3/AS501.
- COMPOSITE WOOD FENCE SYSTEM. SEE SPECIFICATIONS.
- FLUSH CONCRETE CURB. SEE CIVIL.
- CONCRETE PARKING BUMPER. SEE A4/AS501.
- ACCESSIBILITY SIGNAGE. SEE A5/AS501.
- CONCRETE SIDEWALK. SEE A3/AS501.
- CONCRETE RAMP AND STAIR. SEE C5/AS501.
- EXISTING 8' WIDE CONCRETE SIDEWALK.
- SITE TRIANGLE. NO SIGNAGE OR PLANT MATERIAL WITH A MATURE HEIGHT GREATER THAN 3'-0" TO BE IN THIS AREA. TREES TO BE MAINTAINED WITH LOWEST BRANCH NO LESS THAN 7'-0" FROM TOP OF GRADE.
- CURB TRANSITION FROM FLUSH TO STANDARD.
- BICYCLE PARKING. SEE D2/AS501.
- MOTORCYCLE PARKING. 4'X8' MINIMUM UNLESS NOTED OTHERWISE.
- FREESTANDING UPRIGHT SIGN INDICATING MOTORCYCLE PARKING ONLY. SEE A5/AS501.
- ALIGN WITH DOOR ENTRY

LEGEND

	PROPERTY LINE
	BUILDING SETBACK
	NEW ASPHALT PAVEMENT, SEE CIVIL
	POLE LIGHT (16' MAX HEIGHT), SEE DETAIL A5/SDP5-3
	NEW FIRE DEPARTMENT CONNECTION, SEE CIVIL
	NEW FIRE HYDRANT, SEE CIVIL
	WABASH WINCHESTER BENCH 4' LENGTH, COLOR: ESPRESSO FAUX WOOD SLATS, SMOKE COLORED FRAME
	WABASH WINCHESTER TABLE 4' Ø AND MOVEABLE WINCHESTER CHAIRS, COLOR: ESPRESSO FAUX WOOD SLATS, SMOKE COLORED FRAME
	WABASH WINCHESTER TABLE 3' Ø AND MOVEABLE WINCHESTER CHAIRS, COLOR: ESPRESSO FAUX WOOD SLATS, SMOKE COLORED FRAME

NOTE: ALL SITE FURNITURE SHOWN ABOVE IS TO BE OWNER FURNISHED CONTRACTOR INSTALLED.

VICINITY MAP

DEKKER
PERICH
SABATINI

ARCHITECTURE
DESIGN
INSPIRATION

ARCHITECT

ENGINEER

PROJECT

PHS HOSPICE HOUSE

6000 FOREST HILLS DR. NE
ALBUQUERQUE, NM

ISSUED FOR
PERMITTING/
CONSTRUCTION

REVISIONS		
	6/22/2021	ASI 001
	7/16/2021	ASI 003
	2/25/2022	ASI 010
	02/10/2022	RFI-054
	03/29/2022	ASI 011

DRAWN BY	A. SANTI
REVIEWED BY	G. EVERETT
DATE	02/25/2021
PROJECT NO.	20-0023
DRAWING NAME	

ARCHITECTURAL
SITE PLAN

SHEET NO.

AS101

OF













Genesis

THE REVOLUTIONARY CENTER OF ALBUQUERQUE
PROSTATE & GYN CARE

8000 POKER ROAD, SUITE 100