

CITY OF ALBUQUERQUE



December 12, 2017

Jeff Wooten
Wooten Engineering
1005 21st Street SE, Suite 13
Albuquerque, NM 87124

Re: North Towne Plaza tract A-1, 5901 Wyoming NE
Request for Certificate of Occupancy
Transportation Development Final Inspection
Engineer's Stamp dated 12-14-16 (E19-D033)
Certification dated 12-08-17

Dear Mr. Wooten,

Based upon the information provided in your submittal received 12-08-17, 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 Monica Ortiz 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 09/2015)

Project Title: North Towne Plaza Tract A-1 **Building Permit #:** **City Drainage #:** E19 D033
DRB#: **EPC#:** **Work Order#:**
Legal Description: Tract A-1, Block 1, Belmont Place
City Address: 5901 Wyoming NE

Engineering Firm: 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

Owner: **Contact:**
Address:
Phone#: **Fax#:** **E-mail:**

Architect: ARIA Studio Consultants **Contact:** Daniel Puzak
Address: 21 Brokerage St, Edgewood, NM 87015
Phone#: 505-506-2314 **Fax#:** N/A **E-mail:** daniel@ariascinc.com

Other Contact: **Contact:**
Address:
Phone#: **Fax#:** **E-mail:**

Check all that Apply:

DEPARTMENT:

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

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) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

DATE SUBMITTED: 12/5/2017

By: Jeffrey T. Wooten, P.E.

CHECK 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

- ☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____



COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____



Wooten Engineering
1005 21st St SE, Suite 13
Rio Rancho, NM 87124
505-980-3560
jeffwooten.pe@gmail.com

TRAFFIC CERTIFICATION

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 December 14, 2016. THE RECORD INFORMATION EDITED ONTO THE
ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY Jeffrey T. Wooten OF
THE FIRM Wooten Engineering. I FURTHER CERTIFY THAT I HAVE PERSONALLY
VISITED THE PROJECT SITE ON November 30, 2017 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 CERTIFICATION IS SUBMITTED
IN SUPPORT OF A REQUEST FOR Permanent Certificate of Occupancy.

Exceptions for this site include:

- *The ADA Parking Spaces and Ramp shifted over two parking spaces to the west.
The slopes within the new area do not exceed 2% in any direction.*
- *The ADA ramp at the northeast corner of the site was reconfigured to better meet
existing conditions and to achieve ADA slope requirements.*

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.

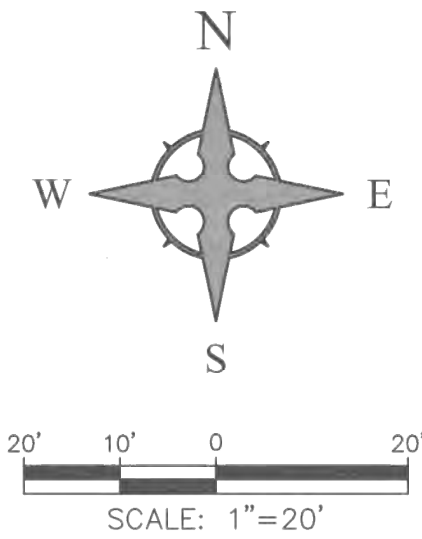


Signature of Engineer

12/8/2017
Date

ENGINEER'S STAMP





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.

CAUTION - NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL NEW MEXICO ONE CALL (811) AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

PARKING CALCULATIONS				
BUILDING AREA:		# SEATS	AREA (SQUARE FEET)	
RETAIL		N/A	6,120 SF	
PARKING REQUIREMENTS:		RATIO	REQUIRED	PROVIDED
RETAIL		1/200 SF	31 spaces	31 spaces
TOTAL			31 spaces	31 spaces
			REQUIRED	PROVIDED
HANDICAP PARKING			2 spaces	2 spaces
MOTORCYCLE PARKING			2 spaces	2 spaces
BICYCLE PARKING			2 spaces	7 spaces



SITE NOTES

SITE LIGHTING SHALL BE LIMITED TO 20' POLES WITH SHARP CUT-OFF ANGLE FIXTURES.

BUILDING MOUNTED SIGNAGE IS LIMITED TO 15% OF THE BUILDING FACADE. NO FREESTANDING SIGNS ARE ALLOWED PER THE APPROVED SITE PLAN FOR SUBDIVISION.

MAINTAIN PNM REQUIRED CLEARANCES AROUND PAD MOUNTED TRANSFORMER.

KEYED NOTES

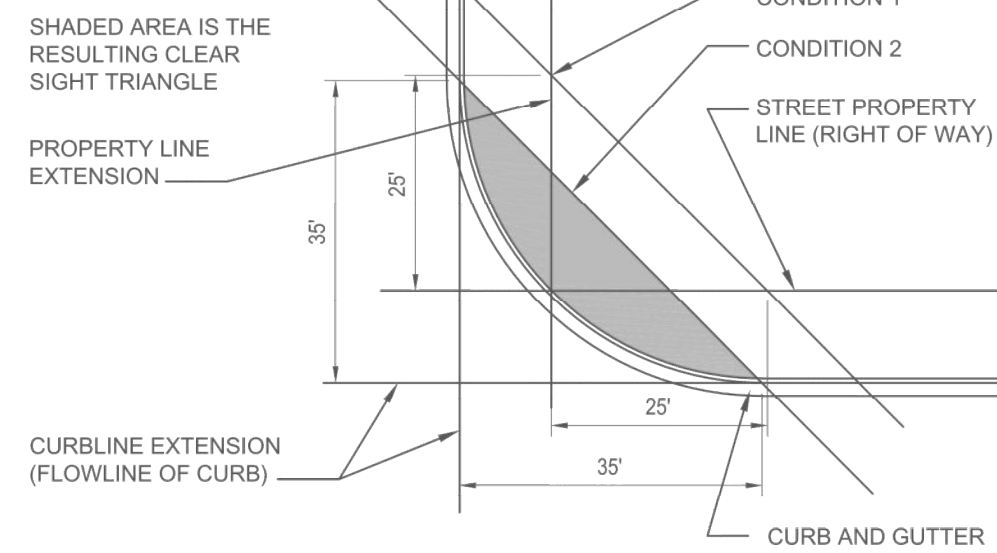
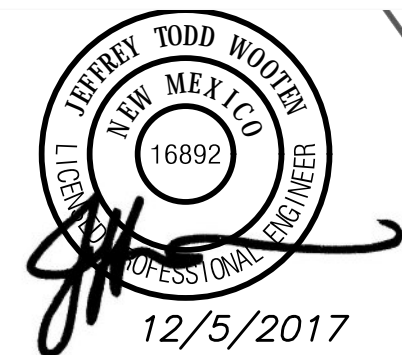
- TRASH ENCLOSURE PER DETAIL C1/AS401, ARCHITECTURAL DETAILS.
- INSTALL CURB/GUTTER (6" HIGH) PER ARCHITECTURAL DETAILS SHEET AS401.
- INSTALL CURB RAMP WITH TRUNCATED DOMES PER DETAIL ON SHEET C401. MIN 6' WIDE. ALL RAMPS SHALL HAVE A MAX 2% CROSS SLOPE AND 8% MAX SLOPE ALONG ROUTE PER ADA.
- CLEAR SIGHT TRIANGLES STANDARDS PER DETAIL THIS SHEET. LANDSCAPING & SIGNAGE SHALL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA.
- INSTALL CONCRETE SIDEWALK PER DETAIL ON SHEET C401.
- ASPHALT PAVEMENT, SEE PAVING DETAILS ON SHEET C401.
- PROPOSED SITE LIGHTING, REFERENCE MEP PLANS.
- 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.
- PAINTED WHEELCHAIR SYMBOL (BLUE) PER ADA STANDARDS. MIN. TWO COATS.
- INSTALL H/C SIGNAGE PER DETAIL ON DETAIL SHEET. 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."
- INSTALL 4" WIDE PAINT STRIPES (WHITE) FOR ALL PARKING SPACES. MIN. TWO COATS.
- PROPOSED RETAINING WALL PER STRUCTURAL PLANS. INSTALL RAILING PER ARCHITECTURAL DETAILS. STEP RAILING AS NEEDED.
- PAINT WORDS 'NO PARKING' WITH LETTERS AT LEAST ONE FOOT HIGH AND 2 INCHES WIDE. MIN. TWO COATS.
- INSTALL BIKE RACK PER ARCHITECTURAL DETAILS SHEET AS401. FIVE (5) SPACES PER RACK.
- MOTORCYCLE PARKING. ADD PAINT LABEL (2 COATS) AND SIGNAGE PER COA CODE.
- INSTALL PRE-CAST WHEEL STOP PER DETAIL SHEET C104.
- SAWCUT (FULL DEPTH), REMOVE, AND REPLACE EXISTING ASPHALT PAVEMENT TO MATCH EXISTING SECTION.
- PROPOSED RETAINING WALL WITH FALL PROTECTION RAILING TO BE DESIGNED AND PERMITTED BY OTHERS. REF SHEET C202 FOR POND GRADING PLAN.
- 6" PVC STORM DRAIN. REF SHEET C201 GRADING PLAN.
- INSTALL WOOD FENCE TO MATCH EXISTING. REFERENCE SHEET C202 FOR ADDITIONAL FENCING AND GATE.
- ANY EXISTING BROKEN OR CRACKED CURBS AND/OR SIDEWALK MUST BE REPLACED WITH SIDEWALK (COA STD DWG 2430) AND CURB/GUTTER (COA STD DWG 2415A).
- REMOVE EXISTING RAMP/PAVEMENT AS NECESSARY AND INSTALL PARALLEL CURB RAMP WITH TRUNCATED DOMES PER NMDOT STD DWGS 608-001. ALL RAMPS SHALL HAVE A MAX 2% CROSS SLOPE AND 8% MAX SLOPE ALONG ROUTE PER ADA.
- REMOVE EXISTING RAMP/PAVEMENT AS NECESSARY AND INSTALL SINGLE DIAGONAL PERPENDICULAR CURB RAMP WITH TRUNCATED DOMES PER NMDOT STD DWGS 608-001. ALL RAMPS SHALL HAVE A MAX 2% CROSS SLOPE AND 8% MAX SLOPE ALONG ROUTE PER ADA.

TCL CERTIFICATION

I, JEFFREY T. WOOTEEN, NMPE 16892, OF THE FIRM WOOTEEN ENGINEERING, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 12/14/2016. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY JEFFREY T. WOOTEEN, P.E. OF THE FIRM WOOTEEN ENGINEERING. I FURTHER CERTIFY THAT I PERSONALLY VISITED THE PROJECT SITE ON 11/30/2017 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. ANY DISCREPANCIES WERE PREVIOUSLY BROUGHT TO THE ATTENTION OF THE CONTRACTOR AND CORRECTIONS HAVE BEEN MADE. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR PERMANENT CERTIFICATE OF OCCUPANCY (FINAL C.O.).

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.

JEFFREY T. WOOTEEN, NMPE 16892



CUBERO DRIVE

NOTE:
LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA.

Wooten Engineering

1005 21st Street SE, Suite A5
Rio Rancho, N.M. 87124
Phone: (505) 980-3560

TRACT A-2

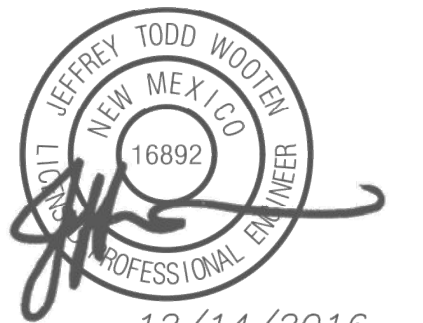
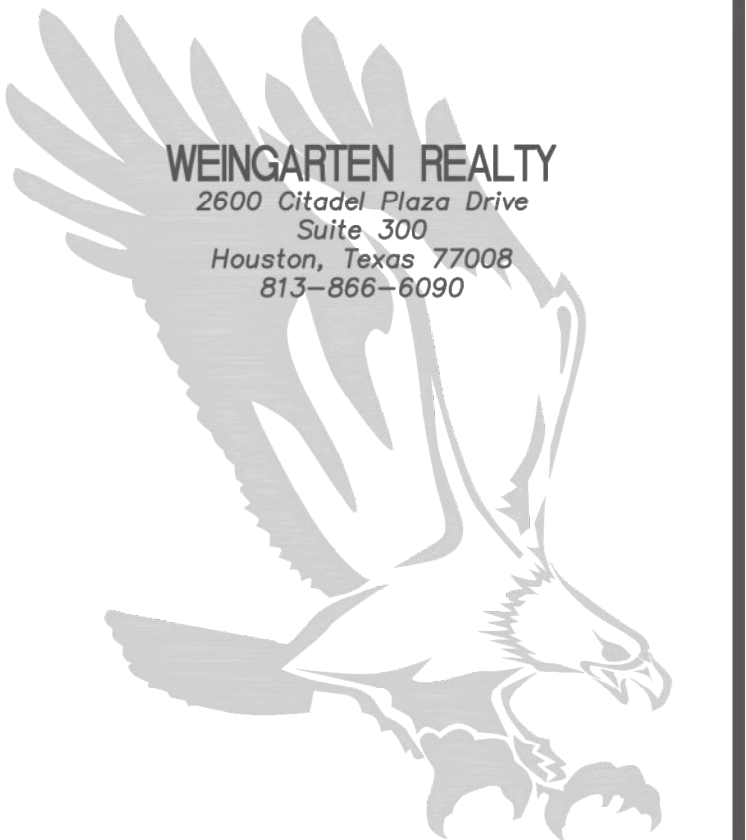
ARIA

STUDIO CONSULTANTS, INC

PO BOX 1515
CEDAR CREST, NM 87008
DANIEL@ARIASCINC.COM
(505) 506-2314

**NORTH TOWNE
PLAZA TRACT A-1,
NEW BUILDING**

5901 WYOMING, NE
ALBUQUERQUE, NM 87109



Architect/Engineer

MARK	DATE	DESCRIPTION
REVISIONS		
ISSUE		DRB
PROJECT NO		2014026
CAD DWG FILE		
DRAWN BY		JTW
CHECKED BY		JTW
DATE		07/22/2016

**SITE PLAN FOR
BUILDING PERMIT**

C101