

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

August 16, 2021

Jose Diplan/Jared Earney
Kimley-Horn
801 Cherry Street, Ste. 1300
Forth Worth, TX 76102

**Re: OSH MONTANO ROAD
333 Montano Road NW
Traffic Circulation Layout
Engineer's/Architect's Stamp 08-04-21 (F14-D023)**

Dear Mr. Diplan/Earney,

The TCL submittal received 08-16-2021 is approved for Building Permit with. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification, the TCL, and a completed Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation.

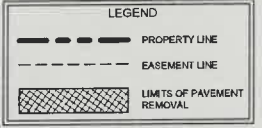
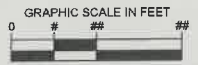
Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

Nilo Salgado-Fernandez, P.E.
Senior Traffic Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File

| CURVE TABLE | | | | | | |
|-------------|----------|---------|---------------|---------|-----------|---------|
| CURVE | RADIUS | LENGTH | CHORD BEARING | CHORD | DELTA | TANGENT |
| C1 | 24.00' | 21.38' | S16°15'09"E | 20.88' | 51°02'28" | 11.46' |
| C2 | 39.00' | 29.18' | S63°11'34"E | 28.49' | 42°50'23" | 15.30' |
| C3 | 1061.54' | 43.91' | S85°47'52"E | 43.91' | 2°22'13" | 21.96' |
| C4 | 766.20' | 241.39' | N88°48'38"E | 240.39' | 18°03'03" | 121.70' |



- DEMOLITION NOTES
- GENERAL CONTRACTOR SHALL COORDINATE DEMOLITION WITH UTILITY SERVICE PROVIDERS FOR CANCELING SERVICE AND CLOSING DOWN SYSTEMS, IF NEEDED.
 - GENERAL CONTRACTOR SHALL ESTABLISH A DEMOLITION SEQUENCE PLAN THAT ALLOWS PROPER MOBILIZATION AND COORDINATION BETWEEN SUB-CONTRACTORS AND DEMOLITION OF NON-CIVIL ITEMS.
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROPERLY DISPOSE OF WASTE AND COMPLY WITH THE STATE OF NEW MEXICO ENVIRONMENTAL LAW.
 - EXISTING LOCATION OF FRANCHISED UTILITY LINES AND CONDUITS IS UNKNOWN. GENERAL CONTRACTOR SHALL UTILIZE MAXIMUM PRECAUTION WHEN EXCAVATING AND REMOVING KNOWN UNDERGROUND UTILITIES.
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS FOR SITE DEMOLITION AND BUILDING DEMOLITION FROM LOCAL, STATE AND FEDERAL AGENCIES. KIMLEY HORN AND ASSOCIATES, INC. WILL NOT BE LIABLE FOR ANY STRUCTURAL AND/OR BUILDING DEMOLITION.
 - REFERENCE PAVING AND GRADING PLANS FOR ADDITIONAL DETAILS. CONTRACTOR SHALL KEEP THE DEMOLITION PLAN TOGETHER WITH THE FULL SET OF CONSTRUCTION PLANS. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE DEMOLITION WITH PROPOSED INFRASTRUCTURE.
 - ALL EXISTING UTILITIES TO REMAIN.
 - ALL EXISTING UTILITY APPURTENANCES ARE TO BE BROUGHT UP TO FINAL GRADE.
 - CONTRACTOR TO COORDINATE WITH STRUCTURAL ENGINEER ON ANY DEMOLITION ADJACENT TO EXISTING BUILDINGS.

Coscia Moos Architecture
1616 Walnut Street, Suite 101
Philadelphia, PA 19103
267 761 9416

Civil Engineer
Kimley Horn

801 Cherry Street
Suite 1300
Fort Worth, TX 76102
Office: (817) 900-8528

Structural Engineer

MEP Engineer



Signature and Seal

Project

OSH MONTANO ROAD

333 MONTANO RD NW
ALBUQUERQUE, NM

Sheet Title

DEMOLITION PLAN

Scale: As Indicated
Drawn: JED
Project No: 064593610
Sheet No:

C101

TRAFFIC CIRCULATION LAYOUT
APPROVED

Signed: *[Signature]*
Date: 8/16/21



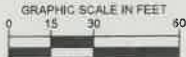
BENCHMARKS

NM 47-10 THE STATION IS LOCATED 3.0 MILES NORTH OF DOWNTOWN ALBUQUERQUE AT THE INTERSECTION OF SECOND STREET AND MESCALERO RD. TO REACH THE STATION FROM THE INTERSECTION OF CENTRAL AVENUE AND SECOND STREET, TRAVEL NORTH ON SECOND STREET 2.8 MILES TO THE INTERSECTION OF MESCALERO RD AND THE STATION IN THE MEDIAN OF SECOND STREET AT THE NORTH EDGE OF THE INTERSECTION. THE STATION MARK IS A NMSHC BRASS DISC STAMPED "STA NM47-10" SET IN TOP OF A CONCRETE POST PROJECTING 0.1 FEET ABOVE THE GROUND.

ELEV: 4970.252

CP-1 SET CHISELED "V"

N: 1,506.110.52
E: 1,523.499.05
ELEV: 4977.05




| LEGEND | |
|--------|------------------------|
| | PROPERTY LINE |
| | ADJACENT PROPERTY LINE |

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| Existing Parking | | | | |
|------------------|------------------|--------------------------|-----------------|-----------------------|
| | Gross Floor Area | Required Spaces/1000SQFT | Required Spaces | Total Spaces Provided |
| Las Fallas | 14211.4 | 4 | 56.85 | - |
| Other Retail | 8289.8 | 4 | 33.16 | - |
| Combined | 22501.2 | - | 90.00 | 97 |

| Proposed Parking | | | | | |
|------------------|------------------|--------------------------|-----------------|----------|-----------------------|
| | Gross Floor Area | Required Spaces/1000SQFT | Required Spaces | % Change | Total Spaces Provided |
| Medical Facility | 14211.4 | 5 | 71.06 | 25.0 | - |
| Other Retail | 8289.8 | 4 | 33.16 | 0 | - |
| Combined | 22501.2 | - | 104.22 | 15.8 | 98 |

TRAFFIC CIRCULATION LAYOUT
APPROVED

 Signed
8/16/21 Date



| BENCHMARKS | |
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| ELEV | 4870.252' |
| CP-1 | SET CHASELED ** |
| N | 1 506.116.52 |
| E | 1 523.459.06 |
| ELEV | 4877.05' |

Versions

| No. | Date | Description |
|-----|------------|-------------------|
| 01 | 05/07/2021 | ISSUED FOR PERMIT |
| 02 | 06/16/2021 | METER REVISION |
| | | |
| | | |
| | | |
| | | |

Architect

COSCIA MOOS ARCHITECTURE

Coscia Moos Architecture
1616 Walnut Street, Suite 101
Philadelphia, PA 19103
267 761 9415

Civil Engineer

Kimley»Horn
801 Cherry Street
Suite 1300
Fort Worth, TX 76102
Office: (817) 900-8528

Structural Engineer

MEP Engineer


Signature and Seal
Project

OSH MONTANO ROAD
333 MONTANO RD NW
ALBUQUERQUE, NM

Sheet Title

PARKING PLAN

Scale: As Indicated
Drawn: JED
Project No.: 064559810
Sheet No.

C501

F14-0023