

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Interim Director



Mayor Timothy M. Keller

November 1, 2021

Alvin S. Medina, PE  
AECOM  
6501 Americas Parkway NE, Suite 900  
Albuquerque, NM 87110

**Re: WUA, Buildings A, B, C, D & E**  
**6000 Alexander Blvd NE 87113**  
**Request for Certificate of Occupancy**  
**Transportation Development Final Inspection**  
Engineer's/Architect's Stamp dated 6-13-19 (F16D014C)  
Certification dated 10-18-21

Dear Mr. Medina

PO Box 1293

Based upon the information provided in your submittal received 10-25-21, 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.

Albuquerque

If you have any questions, please contact Ernie Gomez at (505) 924-3981.

NM 87103

Sincerely,

www.cabq.gov

Jeanne Wolfenbarger, P.E.  
Traffic Engineer, Planning Dept.  
Development Review Services

Ernie Gomez  
Plan Checker, Planning Dept.  
Development Review Services

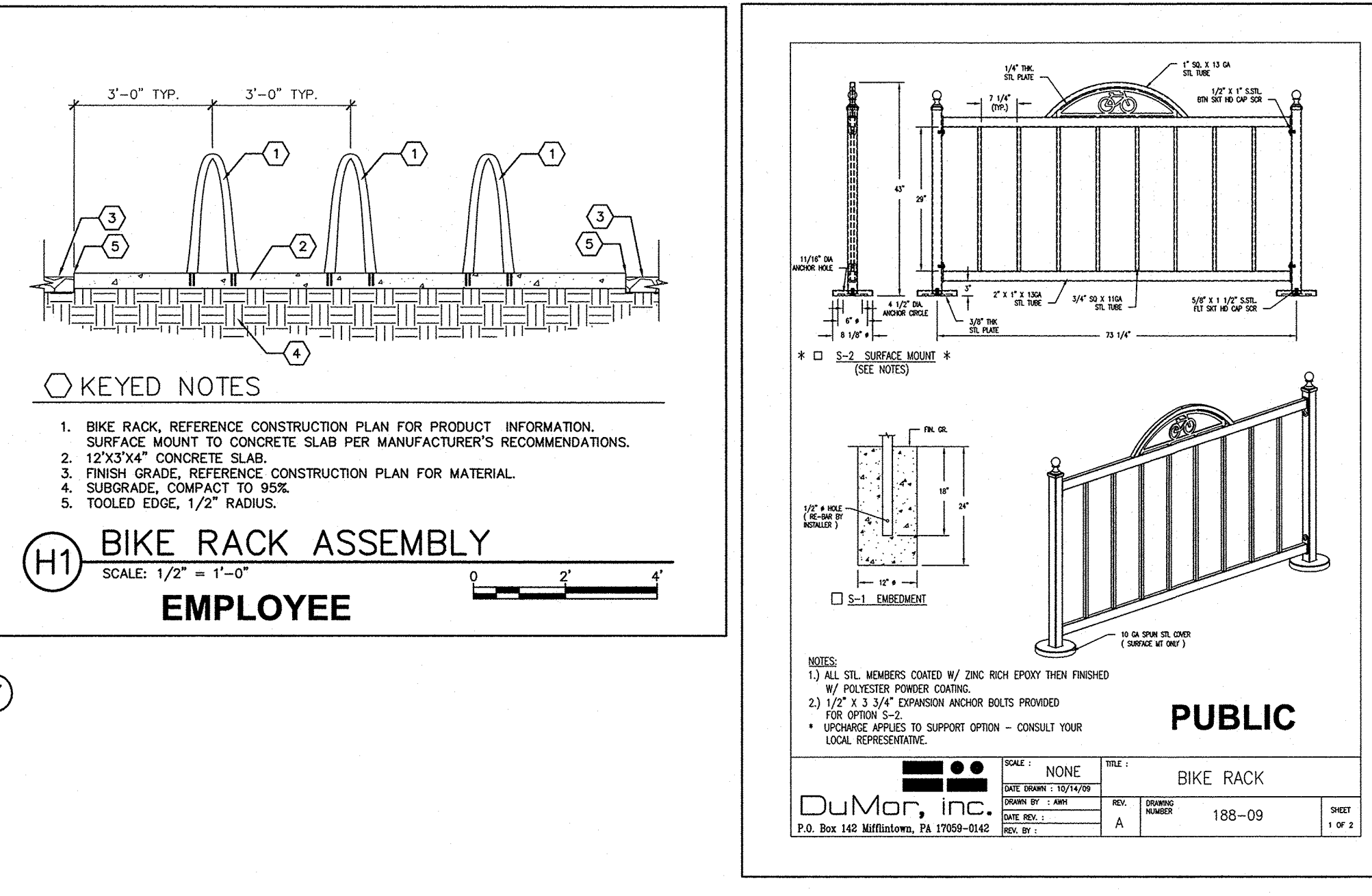
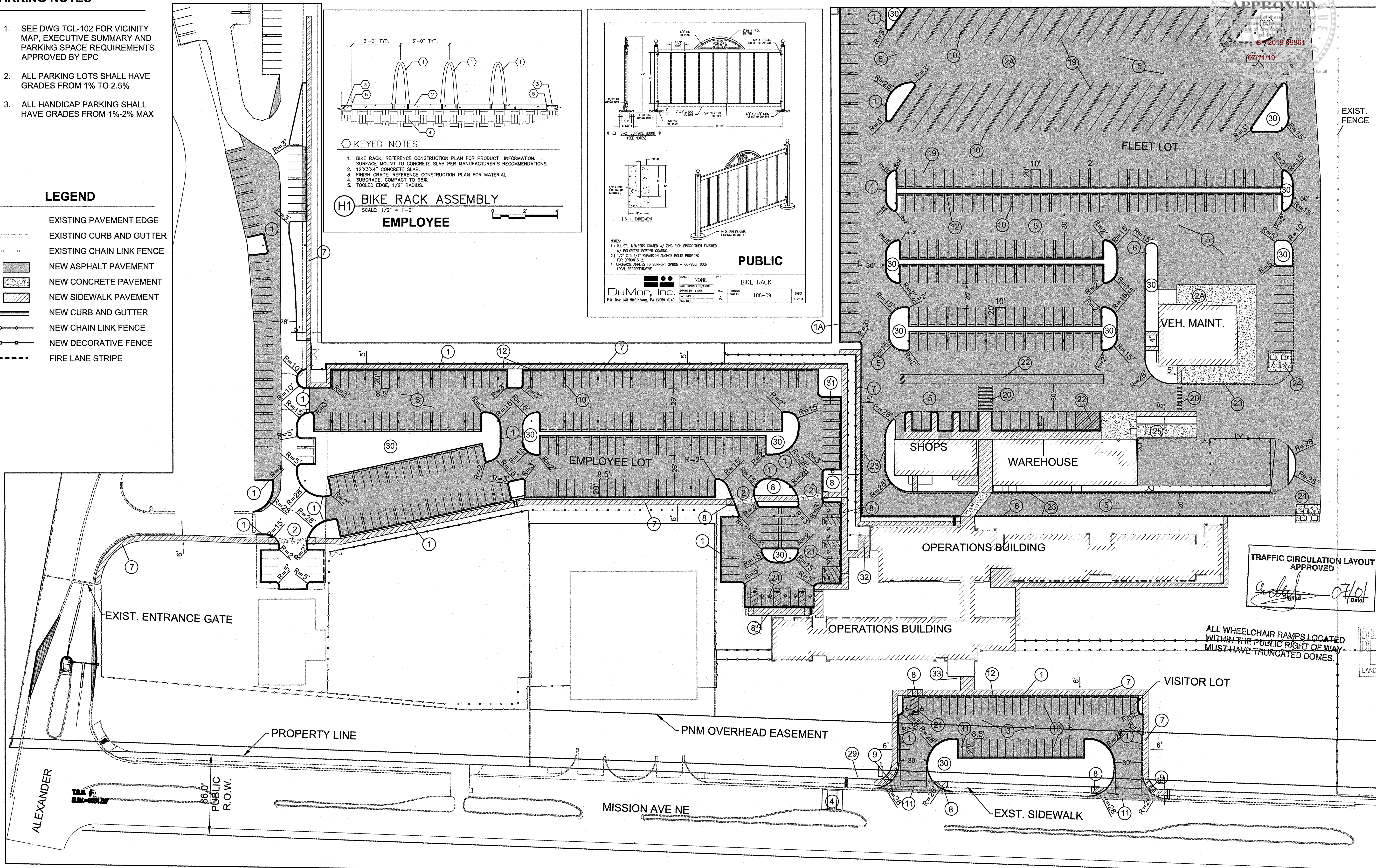
EG via: email

**PARKING NOTES**

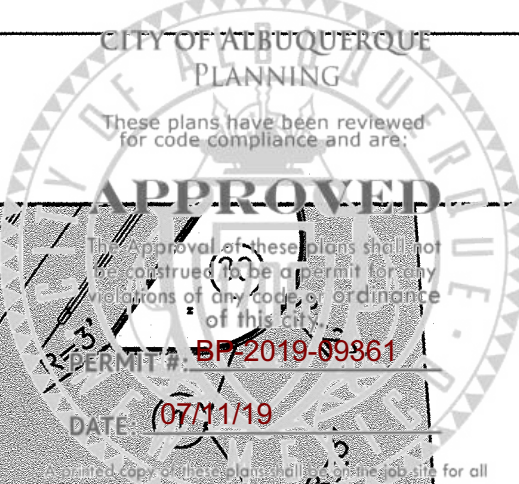
- SEE DWG TCL-102 FOR VICINITY MAP, EXECUTIVE SUMMARY AND PARKING SPACE REQUIREMENTS APPROVED BY EPC
- ALL PARKING LOTS SHALL HAVE GRADES FROM 1% TO 2.5%
- ALL HANDICAP PARKING SHALL HAVE GRADES FROM 1%-2% MAX

**LEGEND**

- EXISTING PAVEMENT EDGE
- EXISTING CURB AND GUTTER
- EXISTING CHAIN LINK FENCE
- NEW ASPHALT PAVEMENT
- NEW CONCRETE PAVEMENT
- NEW SIDEWALK PAVEMENT
- NEW CURB AND GUTTER
- NEW CHAIN LINK FENCE
- NEW DECORATIVE FENCE
- FIRE LANE STRIPE



MATCH LINE - SEE DWG TCL-102



**ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY**  
**CUSTOMER SERVICE AND OPERATIONS FACILITIES**  
**SITework**  
 6000 Alexander Blvd NE, Albuquerque, NM 87107

TRAFFIC CIRCULATION LAYOUT APPROVED  
  
 Date: 07/01/19

RECEIVED  
 JUN 19 2019  
 LAND DEVELOPMENT SECTION

ALL WHEELCHAIR RAMP LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.

**GENERAL NOTES**

- CONTRACTOR SHALL COORDINATE WITH SEPARATE PV CONTRACTOR FOR THEIR DRILLED PIER AND CONDUIT INSTALLATION PRIOR TO PAVING/CONCRETE CURB INSTALLATION.
- ALL IMPROVEMENTS SHOWN WITHIN THE 86.0' PUBLIC R.O.W. SHALL BE COMPLETED UNDER THIS CONTRACT AS PART OF THE COA WORK ORDER PROCESS

**KEYNOTES**

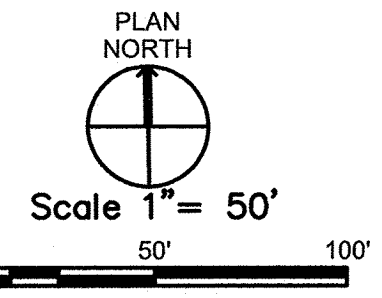
- PAVING**
- CONSTRUCT STANDARD CURB AND GUTTER PER COA STD DWG 2415A
  - CONSTRUCT MEDIAN CURB AND GUTTER PER COA STD DWG 2415
  - CONSTRUCT COLORED CONCRETE CROSSWALK PER DETAIL D/C-500. CONSTRUCT JOINTS PER COA STD DWG 2452
  - CONSTRUCT CONCRETE PAVEMENT PER DETAIL D/C-500. CONSTRUCT JOINTS PER COA STD DWG 2452

- CONSTRUCT 4" ASPHALT PAVEMENT PER DETAIL B/C-500
- CONSTRUCT 22' SPEED TABLE PER 6/C501
- CONSTRUCT 5" ASPHALT PAVEMENT PER DETAIL A/C-500
- CONSTRUCT 6" WIDE EDGE CURB PER DETAIL 4/C-500
- CONSTRUCT 4" CONCRETE WALK PER COA STD DWG 2430
- CONSTRUCT PARALLEL CURB RAMP WITH DETECTIBLE WARNING SURFACE (TRUNCATED DOMES) PER NMDOT STD DWG 608-001-3

- CONSTRUCT SINGLE DIAGONAL PARALLEL CURB RAMP WITH DETECTIBLE WARNING SURFACE (TRUNCATED DOMES) PER NMDOT STD DWG 608-001-4
  - CONSTRUCT CURB ISLAND PER DETAIL 5/C-500
  - CONSTRUCT CONCRETE VALLEY GUTTER PER COA STD DWG 2420
  - CONSTRUCT WHEEL STOP PER DETAIL 1/C-500
- STRIPING**
- PAINT 4" WIDE WHITE STRIPE
  - PAINT CROSSWALK 1.5" WIDE STRIPE @ 4' O.C.

- PAINT AND SIGN ACCESSIBLE SPACES AND AISLES PER 1/C-501
  - PAINT LOADING ZONE WITH 4" WHITE STRIPE @ 4' O.C.
  - PAINT 6" WIDE RED FIRE LANE STRIPING. "NO PARKING - FIRE LANE" @ 15' PER COA FIRE CODE
- STRUCTURES**
- CONSTRUCT TRASH ENCLOSURE PER DETAIL 2/C-500
  - CONSTRUCT LOADING DOCK PER DETAILS ON DWG C-504
- LANDSCAPE**
- LANDSCAPED ISLANDS

- PARKING**
- MOTORCYCLE PARKING WITH DESIGNATED SIGN PER DETAIL
  - EMPLOYEE BICYCLE PARKING PER DETAIL
  - PUBLIC BICYCLE PARKING RACK

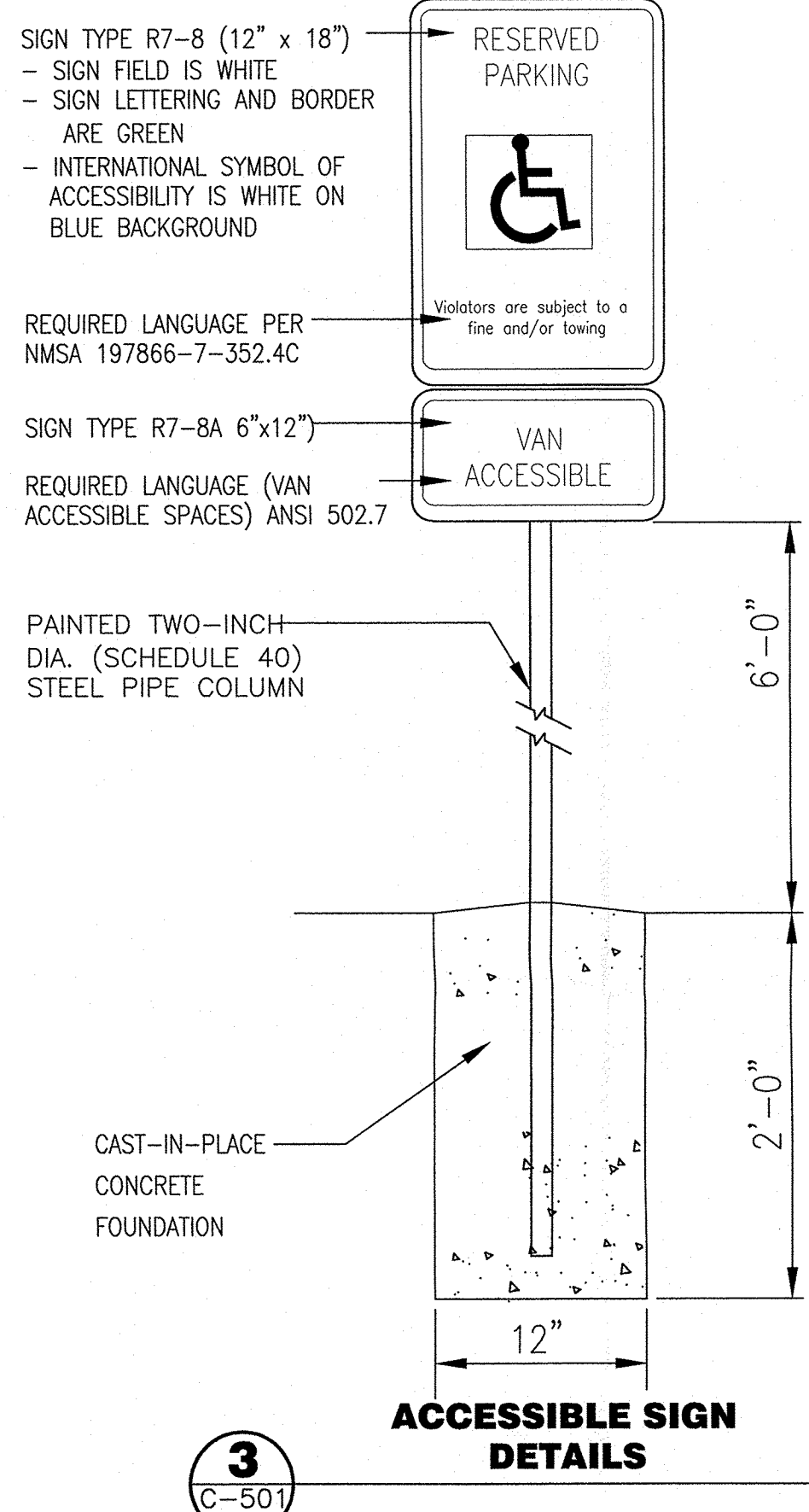
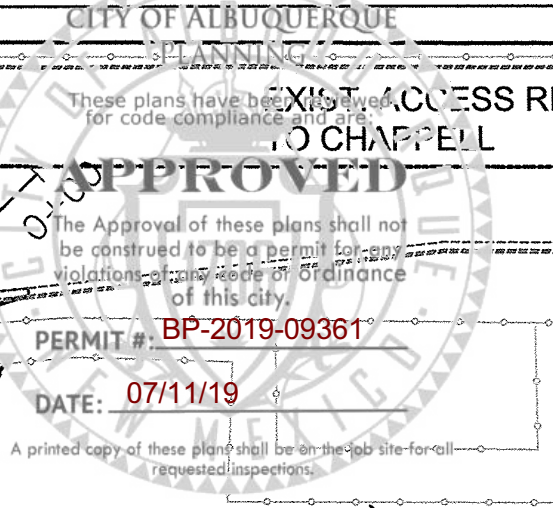
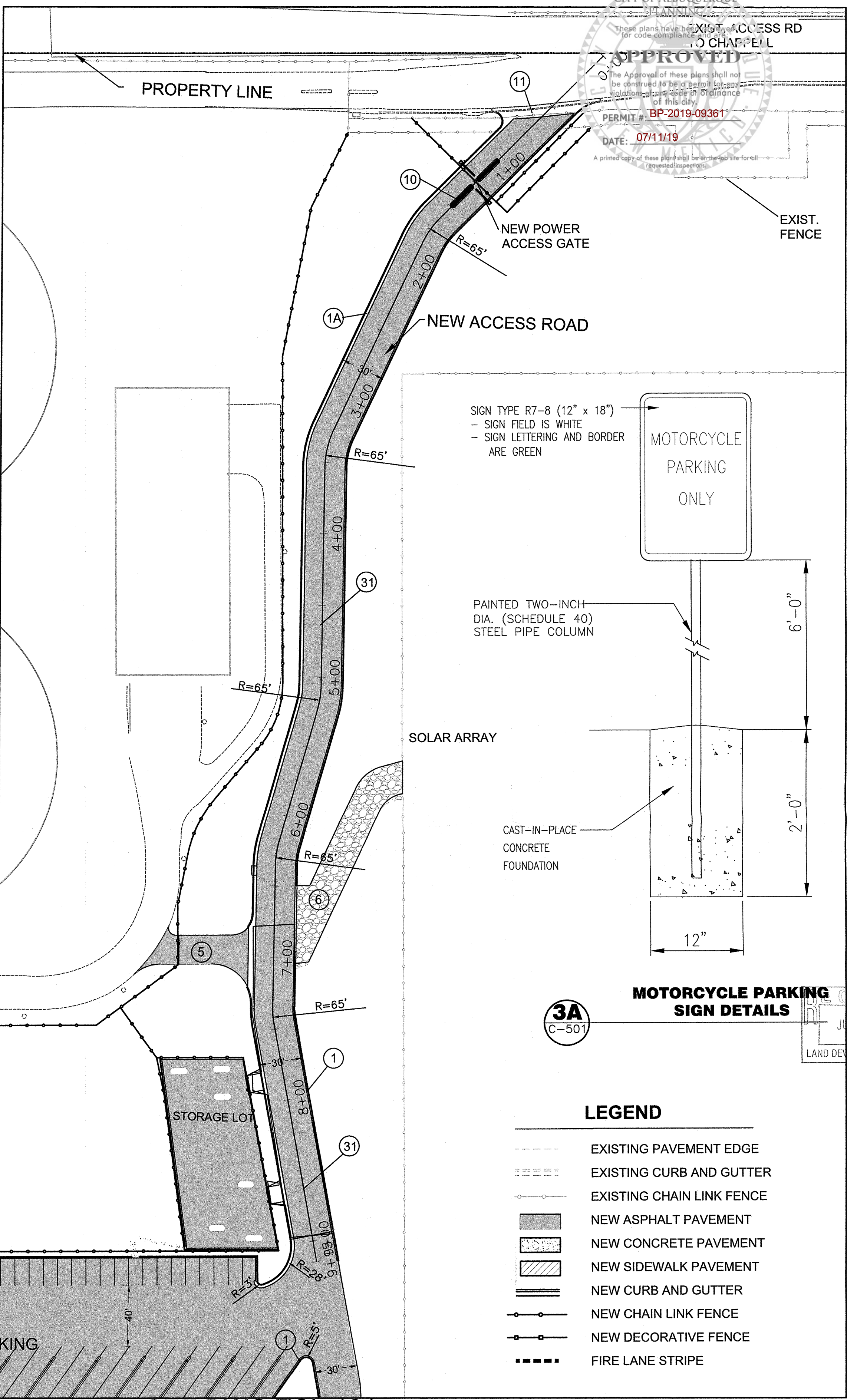
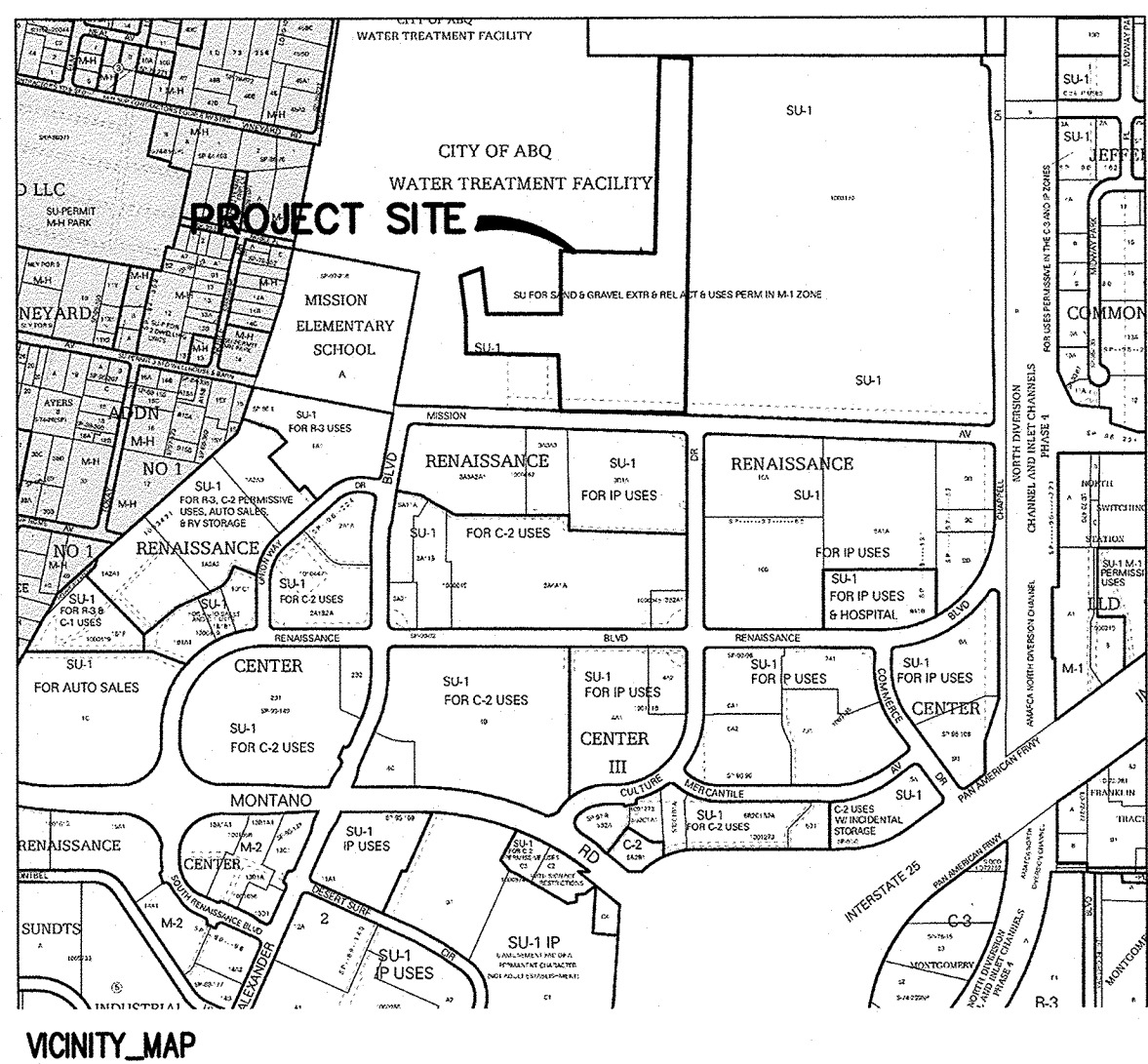


NO	DATE	DESCRIPTION

DWG: C:\Users\jick\Documents\AECOM\AECOM\Bldg\TCL-101.dwg  
 DATE: Jun 14, 2019 3:46pm  
 USER: jick\helgans  
 PLOT: 60503534-nba-admin\Tietgens, RICHARD, JACOB  
 IMAGES: jick\helgans\delivered\_block\_300dpi.plt  
 PLOT: 60503534-nba-admin\Tietgens, RICHARD, JACOB

**TCL EXECUTIVE SUMMARY**

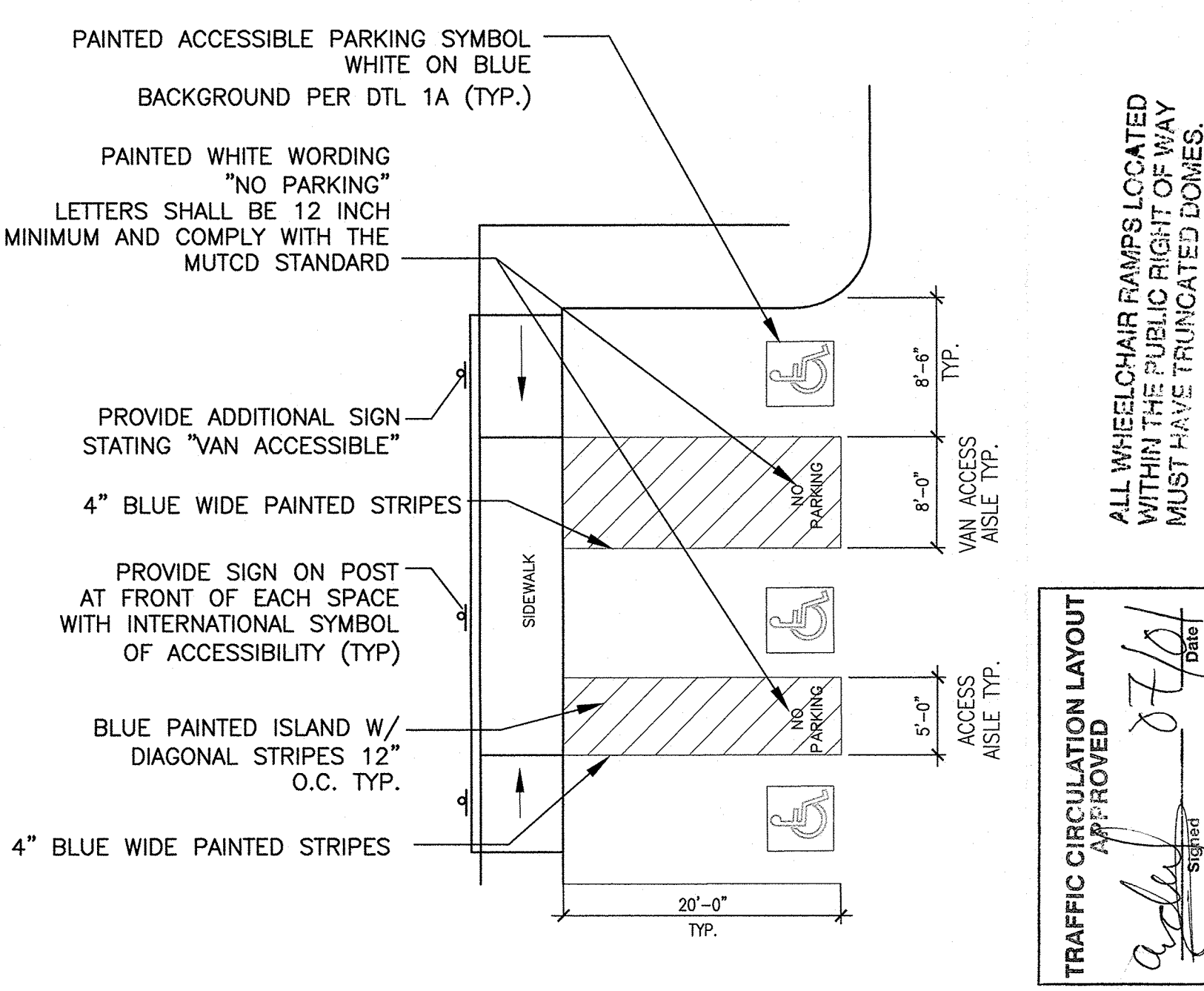
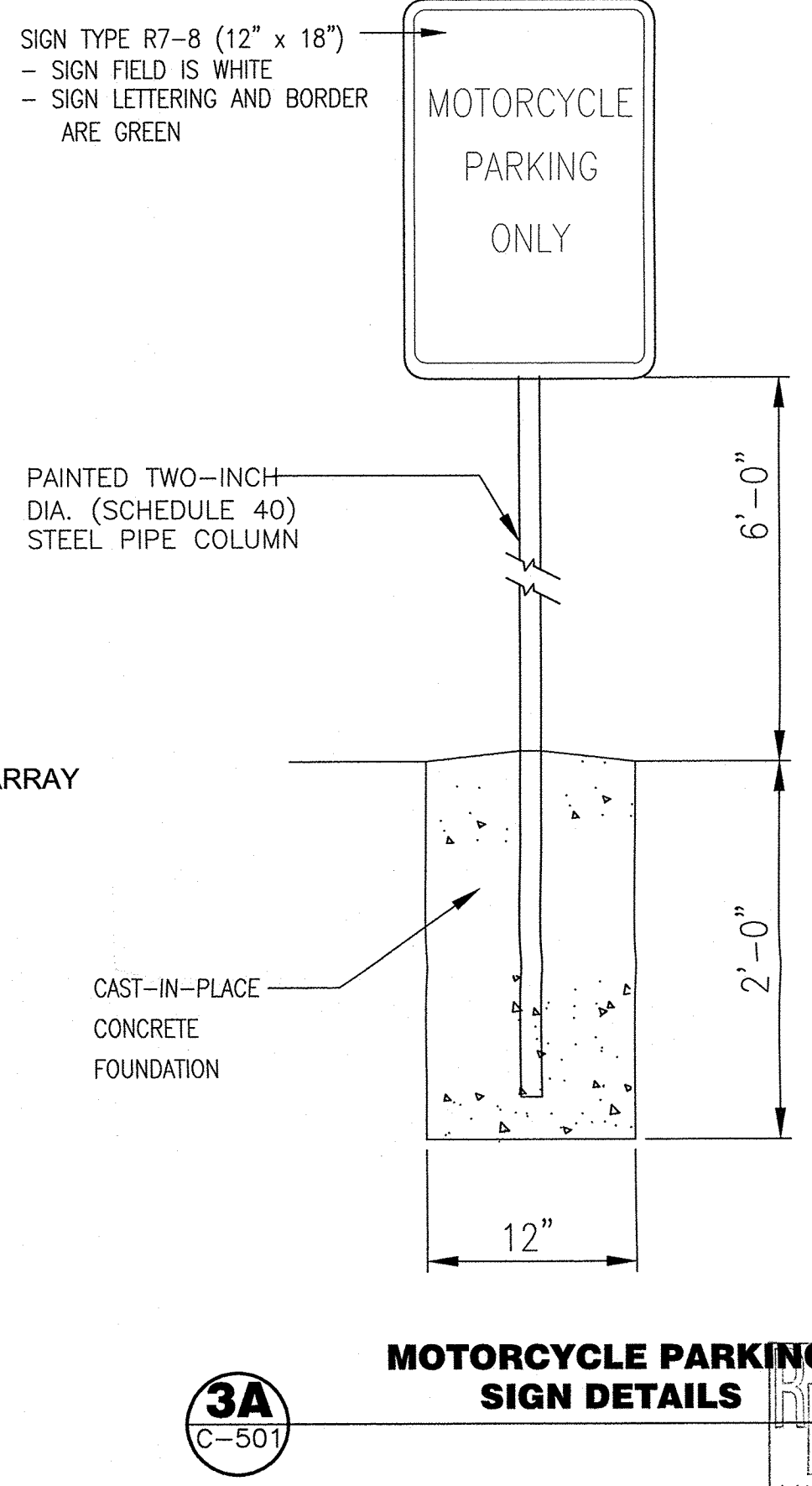
- THE SITE PLAN WAS APPROVED BY EPC IN NOVEMBER 2018 AS PROJECT 2018-001355. THE PROJECT IS A MAJOR AMENDMENT OF A PRIOR APPROVAL FOR ALL OR A PORTION OF TRACT A, PLAT OF TRACT A, COA WATER TREATMENT FACILITY ADDRESSED AT 6000 ALEXANDER BLVD. NE. TO BE ACCESS FROM MISSION AVE. AND CONTAINING APPROXIMATELY 163 ACRES.
- THE ALBUQUERQUE BERNALILLO COUNTY WATER AUTHORITY OWNS THE PROPERTY AND THIS REQUEST IS PHASE 2 TO RELOCATE THEIR CUSTOMER SERVICE AND OPERATIONS FROM THE EXISTING LOCATION TO THE SOUTH SIDE OF THE SAN JUAN CHAMA WATER TREATMENT PLANT ON A 15-ACRE PORTION OF THE SAME PROPERTY.
- THE TRAFFIC CIRCULATION CONCEPT INVOLVES PARKING FOR THREE DIFFERENT USER TYPES:
  - A NEW VISITOR LOT WITH 44 SPACES WILL SERVE CUSTOMERS ACCESSING THE FACILITY AND HAVE TWO ENTRANCES FROM MISSION AVE.
  - AN EXPANDED EMPLOYEE LOT WITH 284 SPACES (8.5' x 20') WILL HAVE ACCESS FROM THE EXISTING EMPLOYEE ENTRANCE AT MISSION AVE/ALEXANDER BLVD.. TRAFFIC WILL CIRCULATE INTERNALLY WITHIN THE SITE WITH FIRE LANE WIDTHS THROUGH THE MAIN AISLES
  - A NEW FLEET VEHICLE LOT WITH 245 SPACES (10'x20') PLUS OVERSIZE PULL THROUGH SPACES WILL BE SERVED BY A NEW (30') ACCESS ROAD FROM THE EXISTING NORTHEAST ACCESS ROAD. THE FLEET LOT AND ACCOMPANYING ACCESS ROAD WILL PROVIDE ACCESS FOR LARGE VEHICLES AND REFUSE SERVICE TO THE NEW COMPLEX.
- MISSION AVE IS ALREADY DESIGNATED AS A COLLECTOR. NEW ACCESS DRIVEWAY ENTRANCES WILL ONLY SERVE THE 44 SPACE VISITOR LOT. THE EXISTING FLEET VEHICLE ACCESS ROAD TO THE NORTHEAST CONNECTS TO CHAPPELL DR.



**PARKING CALCULATIONS AS APPROVED BY EPC**

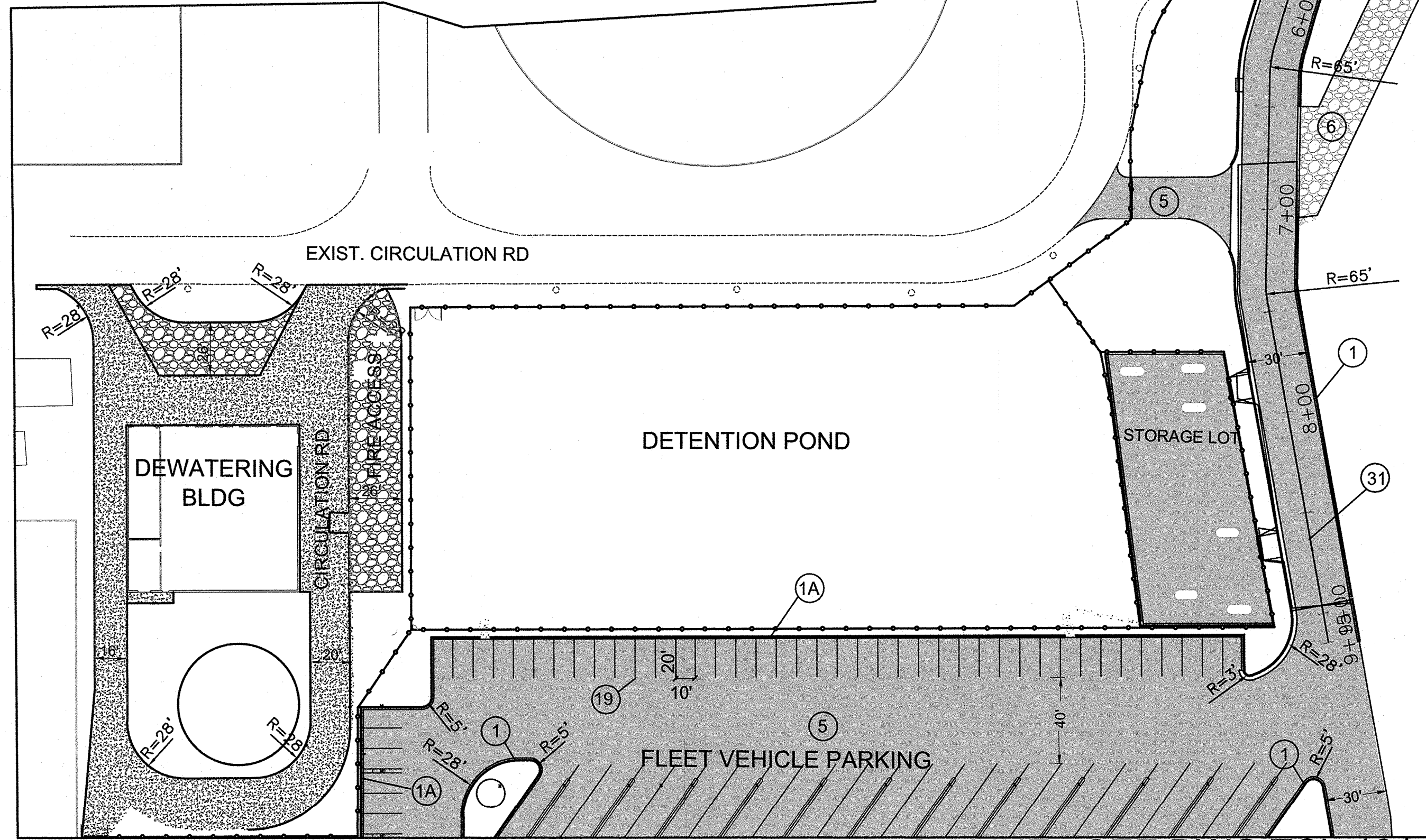
WUA Ops - Parking Calculations

Building occupancies	Zone type	Ratios	Building Area SF	Req Spaces	Rounded up	Provided
Office	Office	3.5/1000	30,500	106.8	107	
Vehicle Maintenance	Vehicle Repair	1/1000	5525	5.5	5	
Shop Building	commercial services	3/1000	3500	10.5	11	
Warehouse	Warehouse	1/2000	6160	3.1	4	
<b>Total Required Vehicle Parking</b>						<b>127</b>
	motorcycle parking	6/301-500		6	6	342
	bicycle parking	10% required		4	4	20
	accessible parking	301-500		10	10	10
	accessible van accessible			2	2	2
<b>Fleet Vehicle Storage</b>						
	Temporary fleet parking			22	22	
	Oversized fleet storage spaces			56	56	
	Fleet storage spaces			245	245	
<b>Total Vehicle Parking with fleet storage</b>						<b>665</b>



ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.

TRAFFIC CIRCULATION LAYOUT APPROVED



**KEYNOTES**

- PAVING**
- CONSTRUCT STANDARD CURB AND GUTTER PER COA STD DWG 2415A
  - CONSTRUCT MEDIAN CURB AND GUTTER PER COA STD DWG 2415
  - CONSTRUCT 5" ASPHALT PAVEMENT PER DETAIL A/C-500
  - GRAVEL ACCESS ROAD
  - CONSTRUCT CURB ISLAND PER DETAIL 5/C-500
  - CONSTRUCT CONCRETE VALLEY GUTTER PER COA STD DWG 2420
  - PAINT 4" WIDE WHITE STRIPE
  - LANDSCAPE ISLANDS
  - ROAD CENTERLINE - DOUBLE 4" YELLOW PLASTIC MARKING TAPE

**LEGEND**

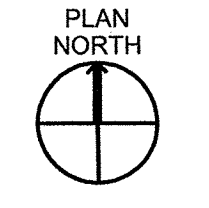
- EXISTING PAVEMENT EDGE
- EXISTING CURB AND GUTTER
- EXISTING CHAIN LINK FENCE
- NEW ASPHALT PAVEMENT
- NEW CONCRETE PAVEMENT
- NEW SIDEWALK PAVEMENT
- NEW CURB AND GUTTER
- NEW CHAIN LINK FENCE
- NEW DECORATIVE FENCE
- FIRE LANE STRIPE

**GENERAL NOTES**

- CONTRACTOR SHALL COORDINATE WITH SEPARATE PV CONTRACTOR FOR THEIR DRILLED PIER AND CONDUIT INSTALLATION PRIOR TO PAVING/CONCRETE CURB INSTALLATION.

**PARKING NOTES**

- ALL PARKING LOTS SHALL HAVE GRADES FROM 1% TO 2.5%



Scale 1" = 50'



ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY  
**CUSTOMER SERVICE AND OPERATIONS FACILITIES**  
**SITEWORK**

NO	DATE	DESCRIPTION

PROJECT #:   
 DRAWN BY: DRW   
 CHD BY: RT

**TRAFFIC CIRCULATION LAYOUT**

## TRAFFICE CERTIFICATION

I, Alvin S. Medina, NMPE #16454, of the FIRM AECOM, Inc. Hereby certify that this project is in substantial design compliance with and in accordance with the design intent of the APPROVED PLAN DATED 6/13/2019 (TCL). The record information edited onto the original design document has been obtained by Stephen Dunbar of the firm AECOM, Inc. I further certify that I have personally visited the site on 9/10/2020 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 FINAL CERTIFICATION OF OCCUPANY.

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 ACCRUANCY BEFORE USING IT FOR ANY OTHER PURPOSE.



*Alvin S. Medina*

10/18/2021

---



# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

**Project Title:** WUA Customer Service & Op Building Permit #: Bldg A BP-2019-09361 Hydrology File #: F16F014C  
DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: \_\_\_\_\_

City Address: 6000 Alexander Blvd NE, Albuquerque NM 87113

**Applicant:** Albuquerque Bernalillo County Water Utility Authority Contact: John Stomp

Address: PO Box 568 Albuquerque, NM 87103

Phone#: 505-289-3301 Fax#: \_\_\_\_\_ E-mail: jstomp@abcwua.org

**Other Contact:** AECOM Contact: Scott Medina

Address: 6501 Americas Parkway NE, Albuquerque, NM

Phone#: 505-855-7477 Fax#: \_\_\_\_\_ E-mail: scott.medina@aecom.com

**TYPE OF DEVELOPMENT:** \_\_\_\_\_ PLAT (# of lots) \_\_\_\_\_ RESIDENCE \_\_\_\_\_ DRB SITE  ADMIN SITE

IS THIS A RESUBMITTAL? \_\_\_\_\_ Yes  No

**DEPARTMENT**  TRANSPORTATION \_\_\_\_\_ HYDROLOGY/DRAINAGE

Check all that Apply:

**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?

**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: 10/18/2021 By: Scott Medina

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_