

CITY OF ALBUQUERQUE



April 15, 2019

Isaacson & Arfman, PA
Fred Arfman, P.E.
128 Monroe St. NE
Albuquerque, NM 87108

Re: Ladera Crossing Self Storage
1911 Ladera Dr. NW (FKA, 7901 Ladera Dr. NW)
Request for Certificate of Occupancy
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 3-20-18 (H09D028)
Certification dated 1-18-19

Dear Mr. Arfman,

Based upon the information provided in your submittal received 4-15-19, 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.

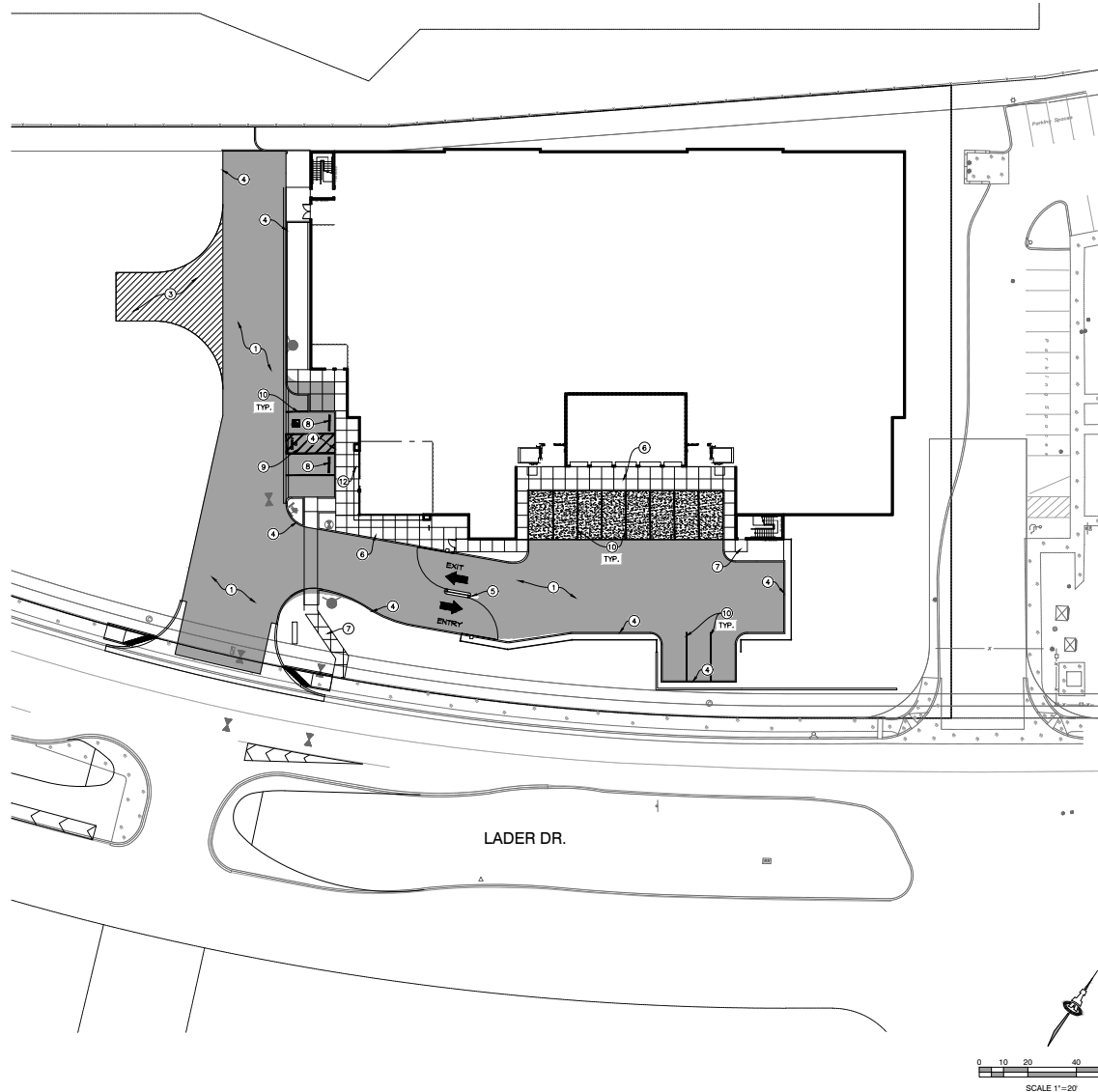
If you have any questions, please contact Ernie Gomez at (505) 924-3981 or me at (505)924-3991.

Sincerely,

Racquel M. Michel, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

Ernie Gomez,
Plan Checker, Planning Dept.
Development Review Services

EG via: email
C: CO Clerk, File



GENERAL NOTES

- FIVE WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (505-260-1990) FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS, SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- ADJUST ALL UTILITY CLEANOUTS & WATER VALVES TO FINAL GRADE.
- SEE ARCHITECTURAL PLANS FOR DIMENSIONS.

KEYED NOTES

- ASPHALT PAVING, SEE SECTION SHEET CPS.1.
- PCC PAVING, SEE SECTION SHEET CPS.1.
CONSTRUCTED WITH BUILDING SLAB.
- BASE COURSE PAVING, SEE SECTION SHEET CPS.1.
- PCC CURB AND GUTTER, SEE DETAIL SHEET CPS.1.
- MOUNTABLE CURB AND GUTTER, SEE DETAIL SHEET CPS.1.
- PCC TURN DOWN SIDEWALK, SEE DETAIL SHEET CPS.1.
- PCC SIDEWALK, SEE DETAIL SHEET CPS.1.
- PCC WHEEL STOP, SEE DETAIL SHEET CPS.1.
- REFLECTORIZED PAVEMENT MARKING ACCESSIBILITY SYMBOL, SEE ARCHITECTURAL PLANS.
- REFLECTORIZED PAVEMENT MARKING 4" SOLID WHITE STRIPE.
- CURB PAINTED RED WITH SAFETY WHITE LETTERING "FIRE LANE-NO PARKING" AT 12'-0" O.C.
- PARKING SIGNS, SEE DETAIL SHEET CPS.1 (WALL MOUNTED).

LEGEND

- | | |
|-------|----------------------------|
| ===== | EXISTING CURB AND GUTTER |
| ===== | PROPOSED CURB AND GUTTER |
| ===== | FIRE LANE |
| ===== | ASPHALT PAVING SECTION |
| ===== | PCC PAVING SECTION |
| ===== | BASE COURSE PAVING SECTION |

**bruce
jordan,
architect**

131 Calle Iglesia, Suite 100
San Clemente, CA. 92672-7541

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CLIENT

**TITAN
DEVELOPMENT**
6300 RIVERSIDE PLAZA NW SUITE 200
ALBUQUERQUE, NM 87120

PROJECT

**LADERA
CROSSING
SELF STORAGE**

NORTH EAST CORNER OF
LADERA DRIVE NW
UNISER BLVD. NW.
ALBUQUERQUE, NM.

SHEET TITLE

PAVING PLAN

PROJECT MANAGER:

DRAWN BY: BJB

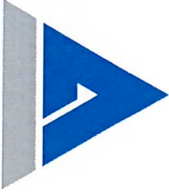
DATE: 12/22/17

JOB NUMBER: 17-424

FILE NAME: 222866101

SHEET NUMBER:

CP1.1



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE(RET.) & LS(RET.) . Fred C. Arfman, PE . Åsa Nilsson-Weber, PE

TRAFFIC CERTIFICATION

Project: Ladera Crossing Self Storage

I, Fred C. Arfman, NMPE No 7322, of the firm Isaacson & Arfman, PA, hereby certify that this Project is in Substantial Compliance with and in accordance with the approved design intent of the DRB approved plan dated January 26, 2018. I further certify that I have personally visited the site on January 18, 2019 and have determined by visual inspection that the original plans are representative of the actual site conditions and are 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.


Fred C. Arfman, PA

January 18, 2019





City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

LADERA CROSSING

Project Title: **SELF STORAGE** Building Permit #: _____ Hydrology File #: **H09D028**
DRB#: **17DRB-7024B-7** EPC#: **17EPC-40021-3** Work Order#: **691683**
Legal Description: **TR. 5-A-1C-1, EL RANCHO ATRISCO, PHASE III**
City Address: **7901 LADERA DR. NW**

Applicant: **TITAN DEVELOPMENT** Contact: **BRIAN PATTERSON**
Address: **6300 RIVERSIDE PLAZA LANE, STE. 200, ABQ., NM 87120**
Phone#: **(505) 998-0163** Fax#: _____ E-mail: **BPATTERSON@TITAN-DEVELOPMENT.COM**

Other Contact: **ISAACSON/ARFMAN, P.A.** Contact: **FRED ARFMAN**
Address: **128 MONROE ST. N.E., ABQ., NM 87108**
Phone#: **(505) 268-8828** Fax#: **N/A** E-mail: **FREDA@IACIVIL.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: **01.18.19** By: **FRED C. ARFMAN**

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____