

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services**

August 6, 2015

Ann Marie Allen
Dekker/Perich/Sabatini
7601 Jefferson NE, #100
Albuquerque, NM 87109

Re: Rio Bravo Brewing Company, LLC
Certificate of Occupancy – Transportation Development
Engineer's/Architect's Stamp dated 3-13-15 (H14-D105)
Certification dated 7-31-15

Dear Ms. Allen,

Based upon the information provided in your submittal received 8-3-15, 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 Gary Sandoval at (505) 924-3675 or me at (505)924-3991.

Sincerely,

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

\gs via: email
C: CO Clerk, File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 12/05)

PROJECT TITLE: Rio Bravo Brewery ZONE MAP/DRG. FILE # H-14
 DRB#: 142HE-80180 EPC#: n/a WORK ORDER#: n/a
 ZHE#
 LEGAL DESCRIPTION: Lots 1-12 in Block #5 Franciscan Addition/Lots 3-6, Block 7 Alvarado
 CITY ADDRESS: 1912 2nd Street NW, Albuquerque, NM Additio

ENGINEERING FIRM: Tarlton Engineers/Terry Walker CONTACT: Glen Tarlton
 ADDRESS: 910 Rio Vista Circle SW PHONE: 263-6704
 CITY, STATE: ABQ NM 87105 ZIP CODE: 87105

OWNER: Randy + Dennis Baker CONTACT: Randy Baker
 ADDRESS: 3601 2nd Street SW PHONE: 228-8353
 CITY, STATE: ABQ, NM ZIP CODE: 87105

ARCHITECT: DeKker/Farich/Sabatini CONTACT: Ann Marie Allen
 ADDRESS: 7601 Jefferson NE #100 PHONE: 761-9700
 CITY, STATE: Albuquerque, NM 87109 ZIP CODE: 87109

SURVEYOR: HSI CONTACT: Anthony Harris
 ADDRESS: 2412 Monroe Street PHONE: 929-2056
 CITY, STATE: ABQ, NM ZIP CODE: 87110

CONTRACTOR: DRB Electric CONTACT: Randy Baker
 ADDRESS: 3601 2nd Street SW PHONE: 228-8353
 CITY, STATE: ABQ, NM ZIP CODE: 87105

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☒ TRAFFIC CIRCULATION LAYOUT
☐ ENGINEER/ARCHITECT CERT (TCL)
☐ ENGINEER/ARCHITECT CERT (DRB S.P.)
☐ ENGINEER/ARCHITECT CERT (AA)
☐ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D APPROVAL
☐ S. DEV. FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY (PERM)
☐ CERTIFICATE OF OCCUPANCY (TEMP)
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☒ NO
☐ COPY PROVIDED

SUBMITTED BY: Mr. Walker DATE: 8/3/15

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope to the proposed development define the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.

July 31, 2015

DEKKER
PERICH
SABATINI

Racquel Michel
Traffic Engineer
City of Albuquerque
Transportation Development Coordination
600 2nd Street NW
Albuquerque, New Mexico 87102

RE: Rio Bravo Brewing Company, LLC
1912 Second St. NW
Total Acreage – 1.1780
Zone – M-2

~~H14D015~~
H14D105

TRAFFIC CERTIFICATION

I, Ann Marie Allen, NMRA no. 3852, 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 plan dated the March 13, 2015. The record information edited onto the original design document has been obtained by Dekker/Perich/Sabatini. I further certify that Dekker/Perich/Sabatini visited the project site on July 31, 2015 and has 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, with the following exceptions:

1. Due to the Fire Marshall's request a fire hydrant had to be added on site, thereby reducing the parking by one space to accommodate the fire hydrant.

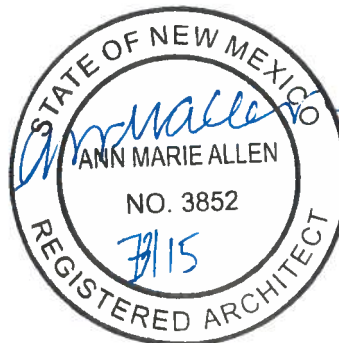
This certification is submitted in support of a request for Certificate of Occupancy.

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.

If you have any questions, please feel free to contact me at 761-9700, thank you.

Very truly yours,

Ann Marie Allen, AIA, LEED AP
Principal

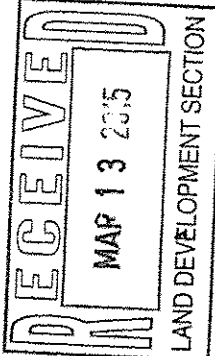


Signature of Engineer or Architect

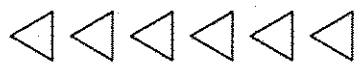
Engineer's or Architect's Stamp

PROJECT

RIO BRAVO BREWERY
1912 Second Street NW
Albuquerque, New Mexico 87102

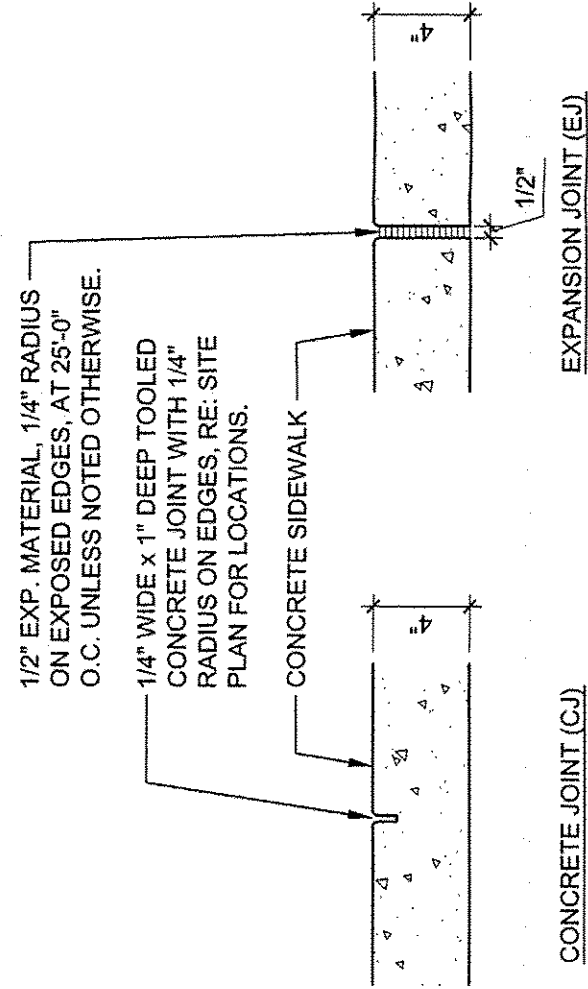


REVISIONS

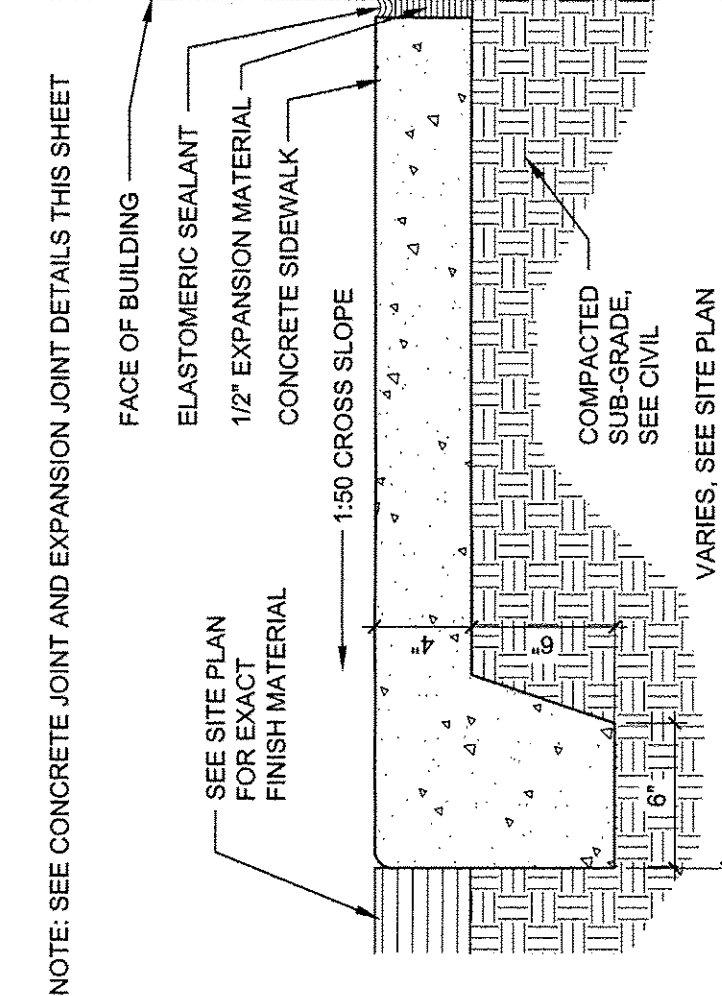


DRAWN BY	2/12/2015
REVIEWED BY	PROJECT NO.
DATE	14-0111
DRAWING NAME	MISC. SITE DETAILS

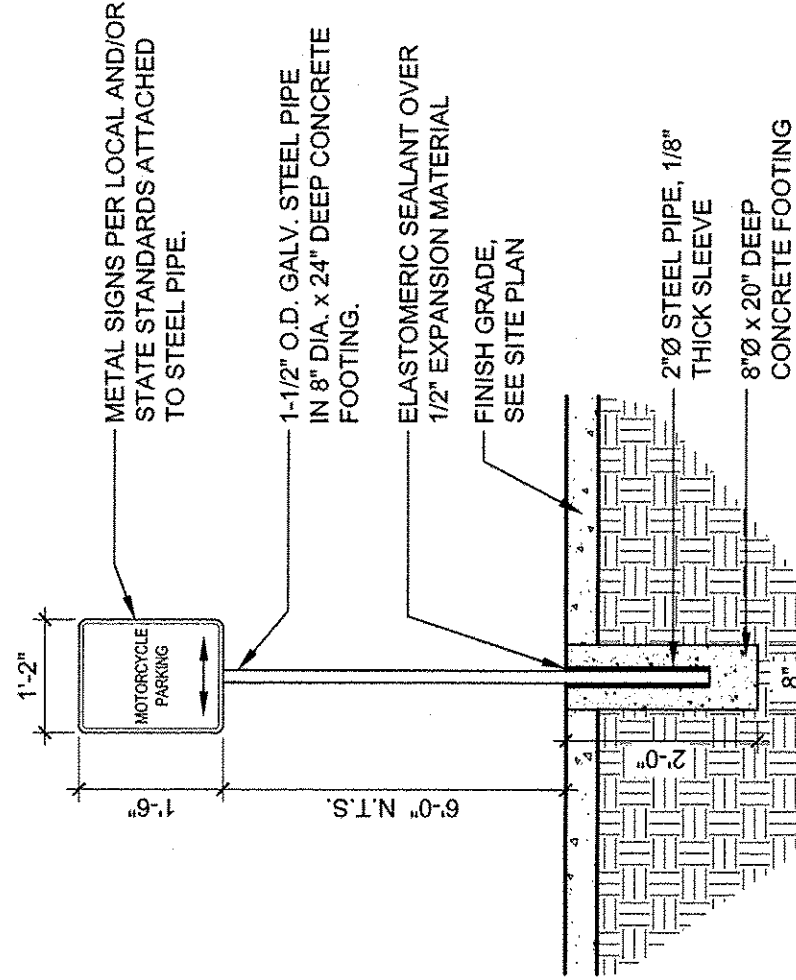
MISC. SITE DETAILS



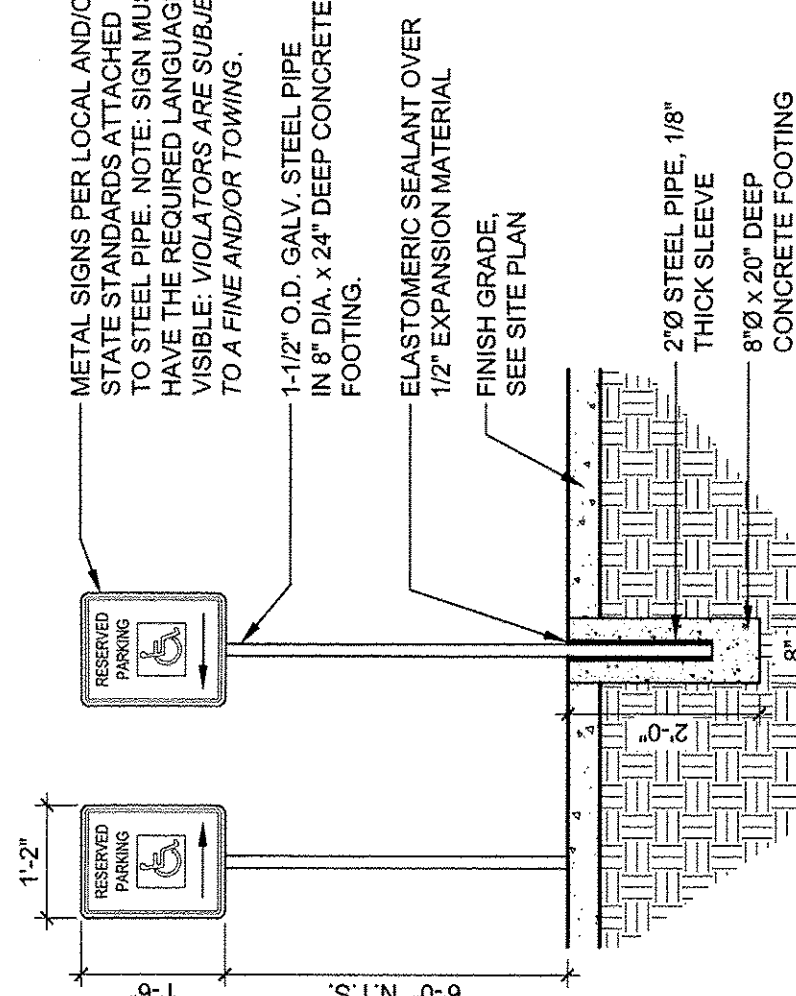
CONCRETE JOINT and EXPANSION JOINT
E5 1 1/2" = 1'-0" 0 1/2 1 1/2



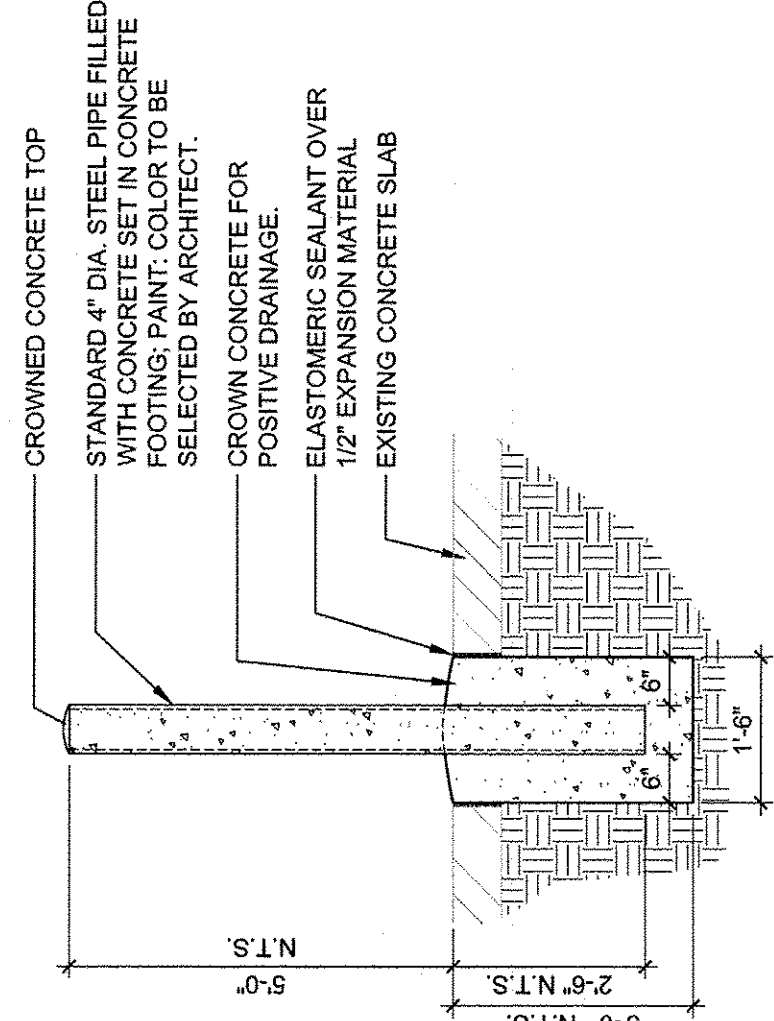
4" CONCRETE SIDEWALK ADJACENT TO BLDG.
E6 1 1/2" = 1'-0" 0 1/2 1 1/2



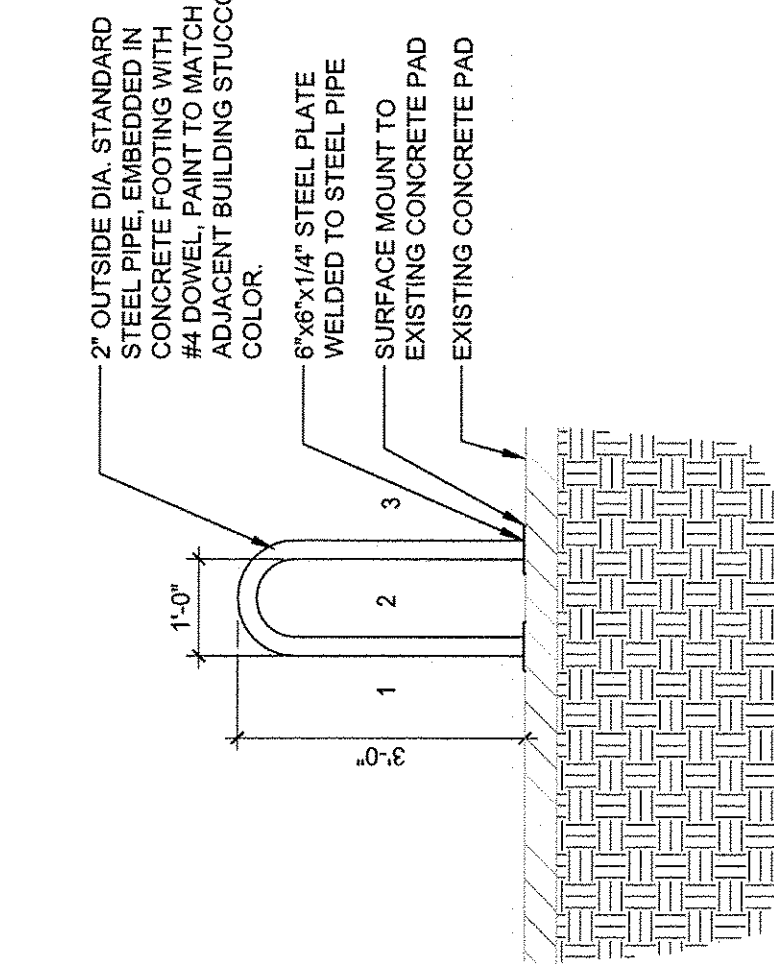
POLE MOUNTED MOTORCYCLE PARKING SIGN
D5 1 1/2" = 1'-0" 0 1 2



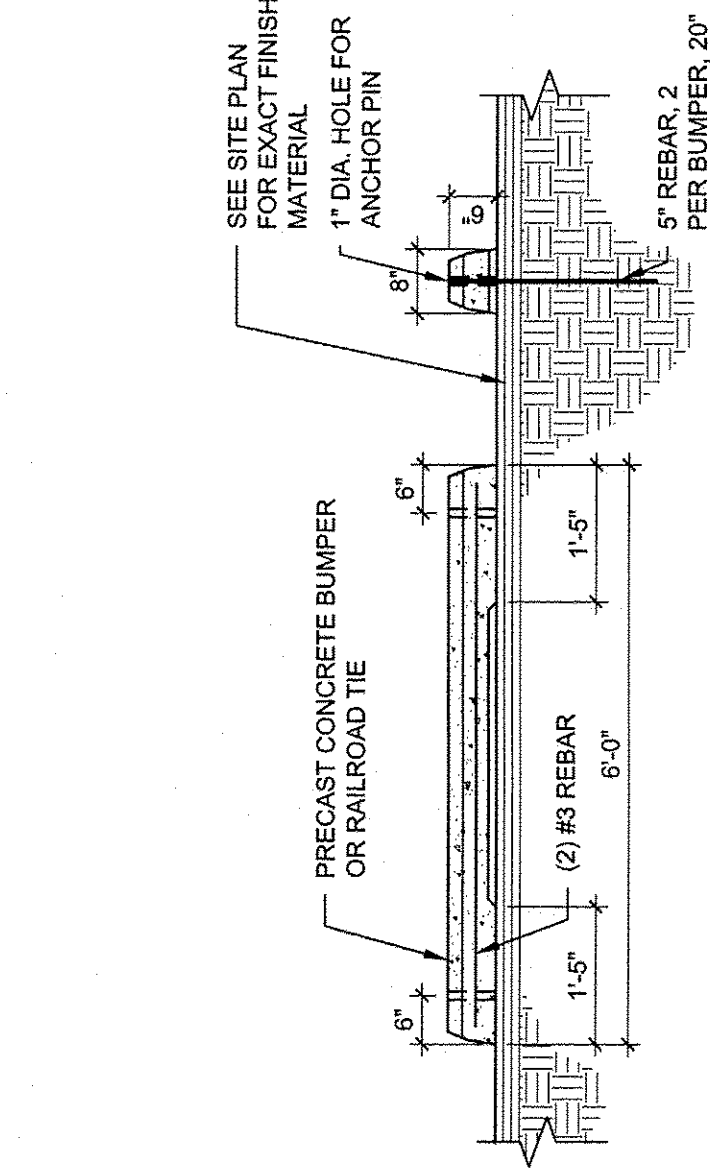
POLE MOUNTED H.C. PARKING SIGN
D6 1 1/2" = 1'-0" 0 1 2



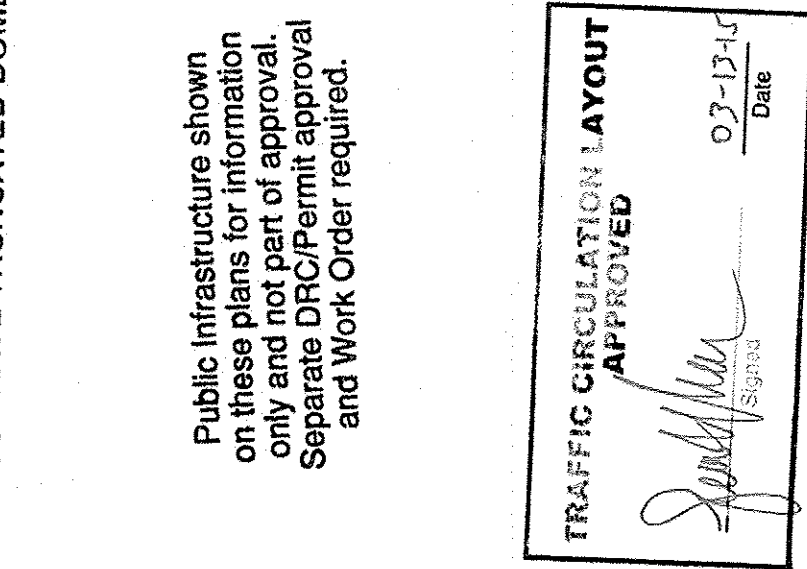
EXTERIOR BOLLARD - 4"
C5 1 1/2" = 1'-0" 0 1 2



EXTERIOR BOLLARD - 6"
C6 1 1/2" = 1'-0" 0 1 2

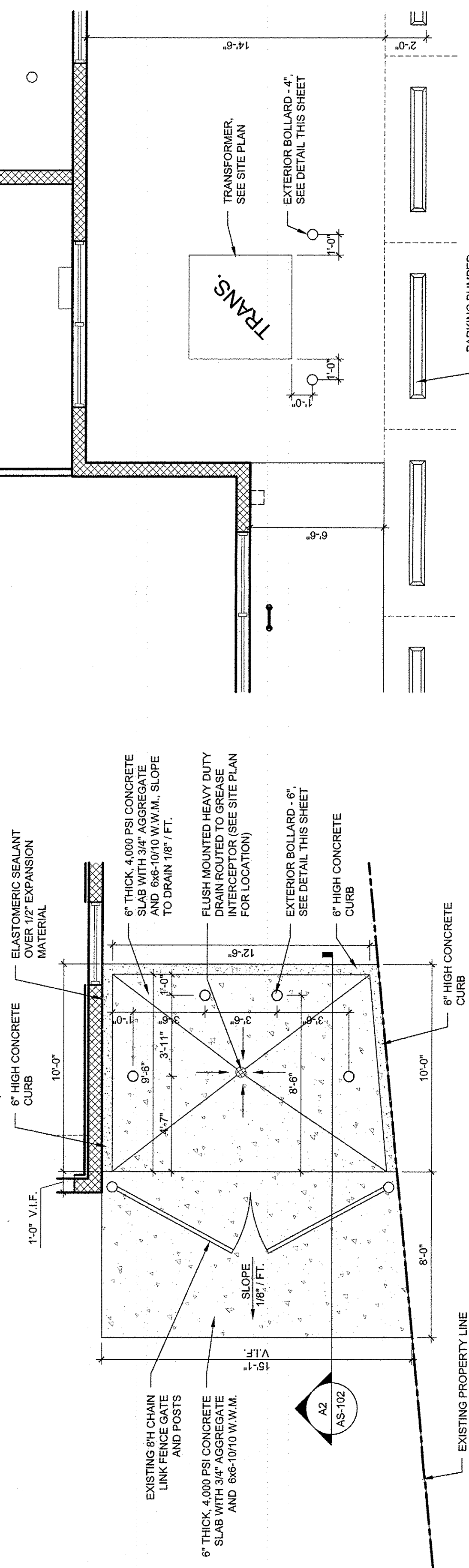
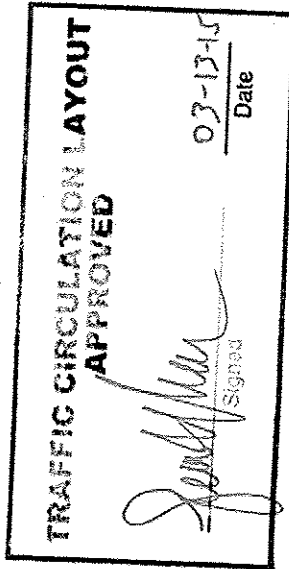


PARKING BUMPER
C3 1 1/2" = 1'-0" 0 1 2

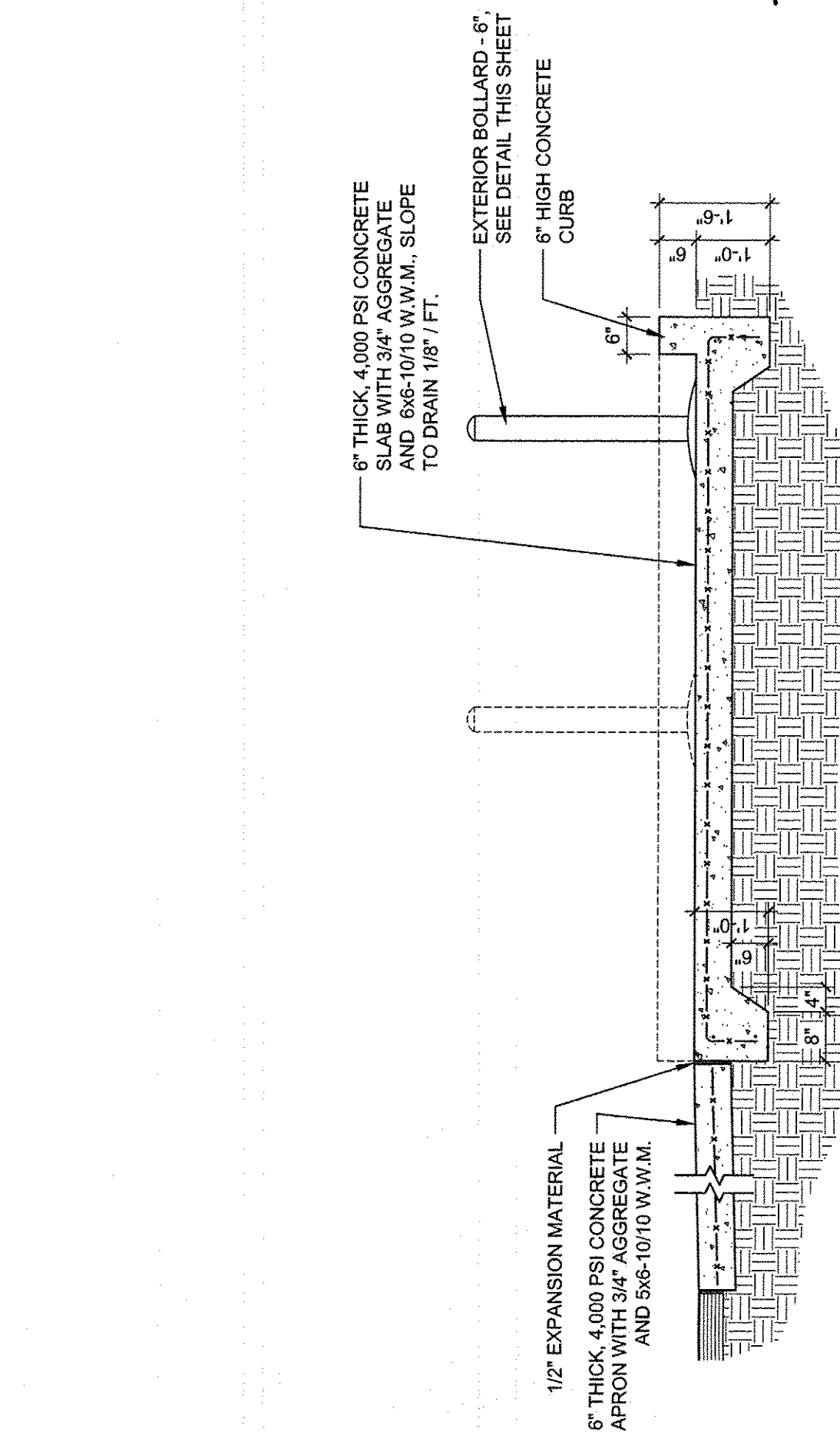


ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.

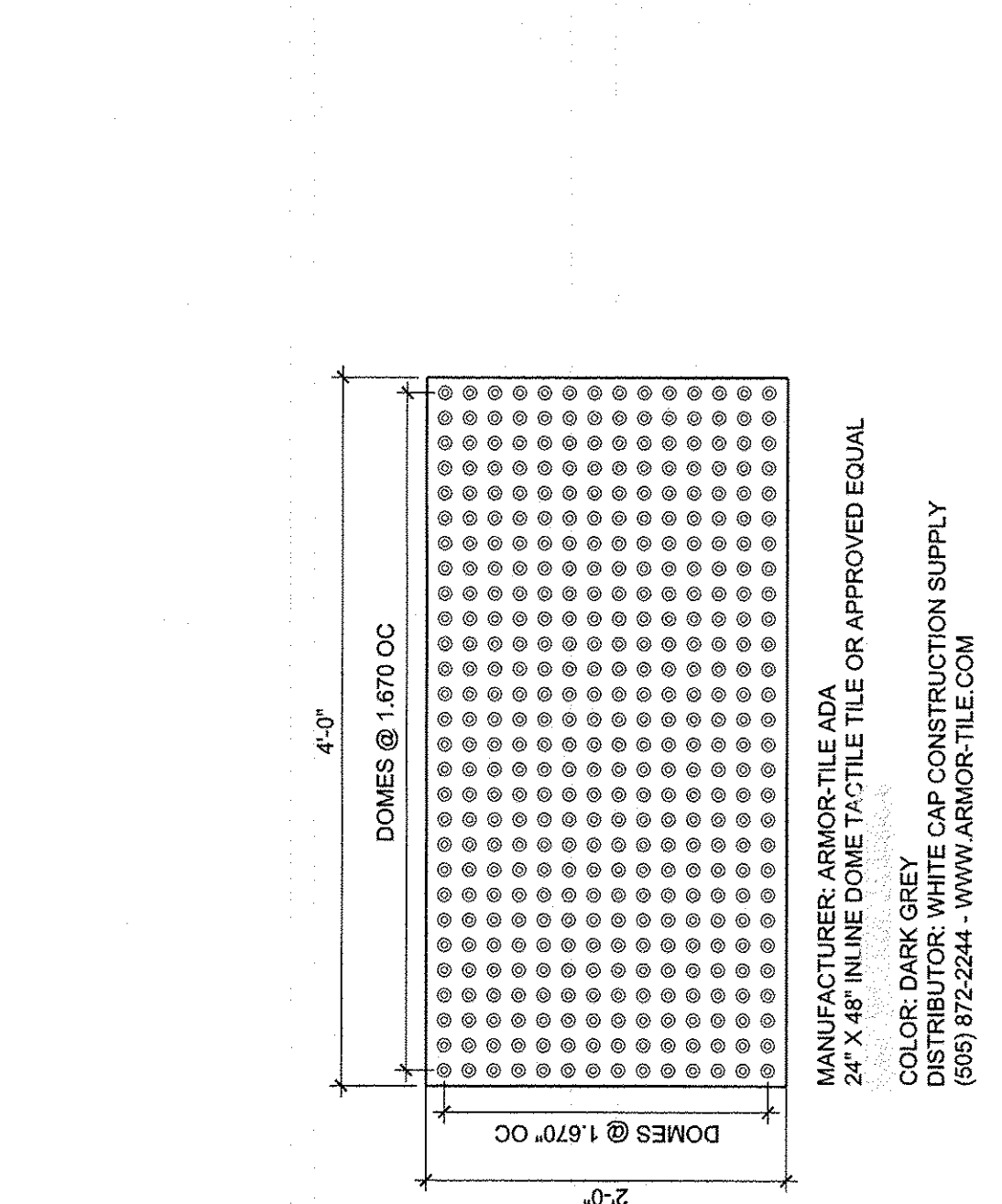
Public Infrastructure shown on site plans for information only and not part of approval. Separate DRC/Permit approval and Work Order required.



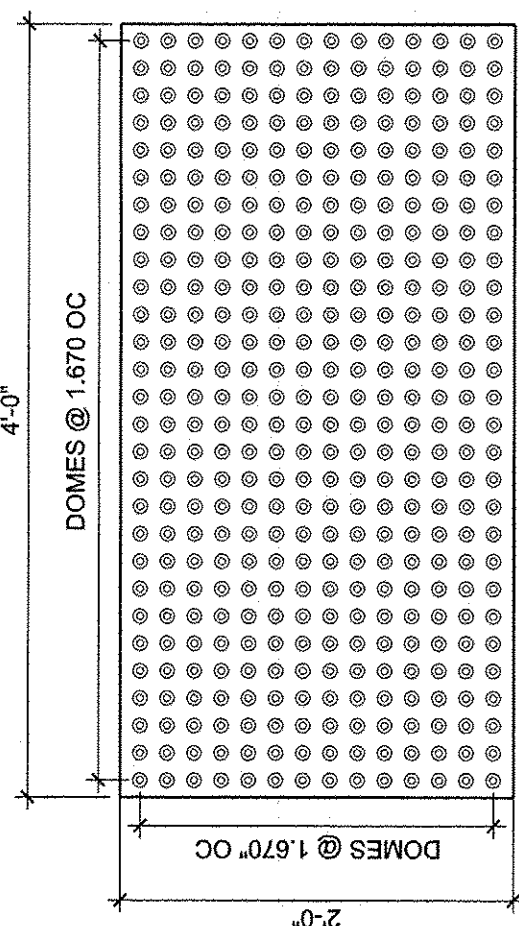
ENLARGED PLAN - TRASH ENCLOSURE
A4 1/4" = 1'-0" 0 2 4



ENLARGED PLAN - TRANSFORMER
A5 1/4" = 1'-0" 0 2 4



SECTION - TRASH ENCLOSURE
A2 1/2" = 1'-0" 0 1 2



MANUFACTURER: ARMOR-TILE ADA
24" X 48" IN LINE DOME TILE OR APPROVED EQUAL
COLOR: DARK GREY
DISTRIBUTOR: WHITE CAP CONSTRUCTION SUPPLY
(505) 872-2244 - WWW.ARMOR-TILE.COM

DETECTABLE/TACTILE WARNING SURFACE TILE

A1 1/2" = 1'-0" 0 1 2