

CITY OF ALBUQUERQUE



September 28, 2017

Matt Korte
Adams Engineering
8951 Cypress Waters Blvd. Suite 150
Dallas, TX 75019

**Re: McDonald's, 2801 Carlisle Blvd.
Request for Certificate of Occupancy
Transportation Development Final Inspection**
Engineer's Stamp dated 06-22-17 (H16-D151)
Certification dated 08-21-17

Dear Mr. Korte,

Based upon the information provided in your submittal received 09-27-17, 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 me at (505)924-3630.

Sincerely,

Logan Patz
Senior Engineer, Planning Dept.
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 11/2016)

Project Title: _____ **Building Permit #:** _____ **Hydrology File #:** _____

DRB#: _____ **EPC#:** _____ **Work Order#:** _____

Legal Description: _____

City Address: _____

Applicant: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Other Contact: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Check all that Apply:

DEPARTMENT:

☐ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION

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)

☐ 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

☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☐ No

DATE SUBMITTED: _____ **By:** _____

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



TRAFFIC CERTIFICATION

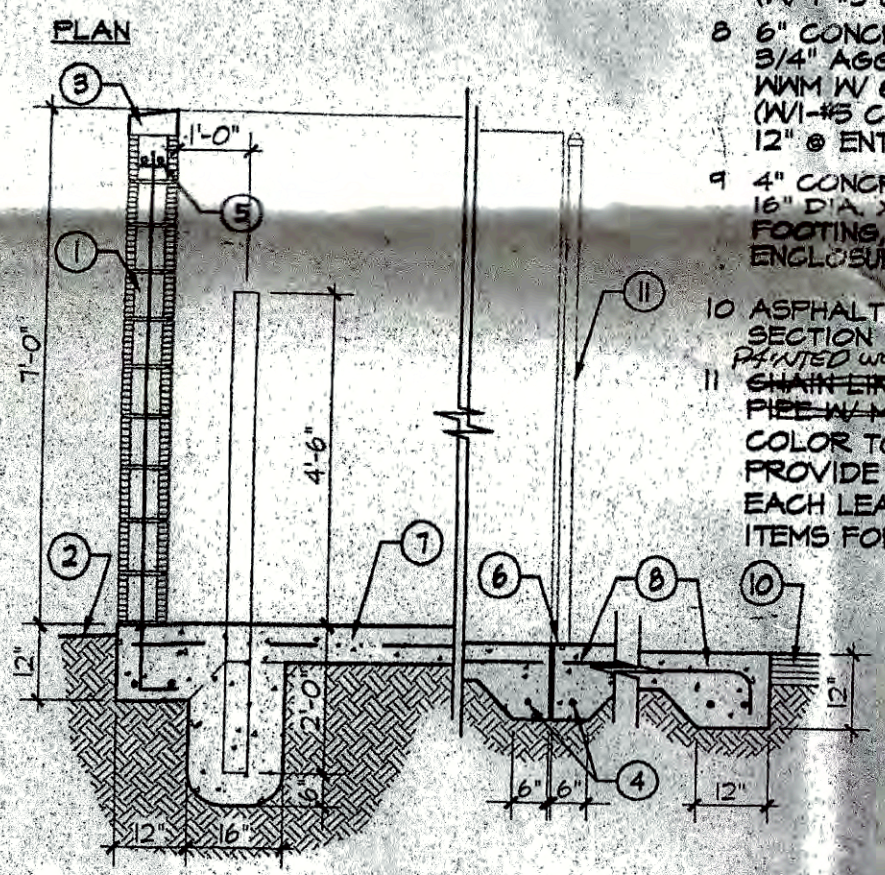
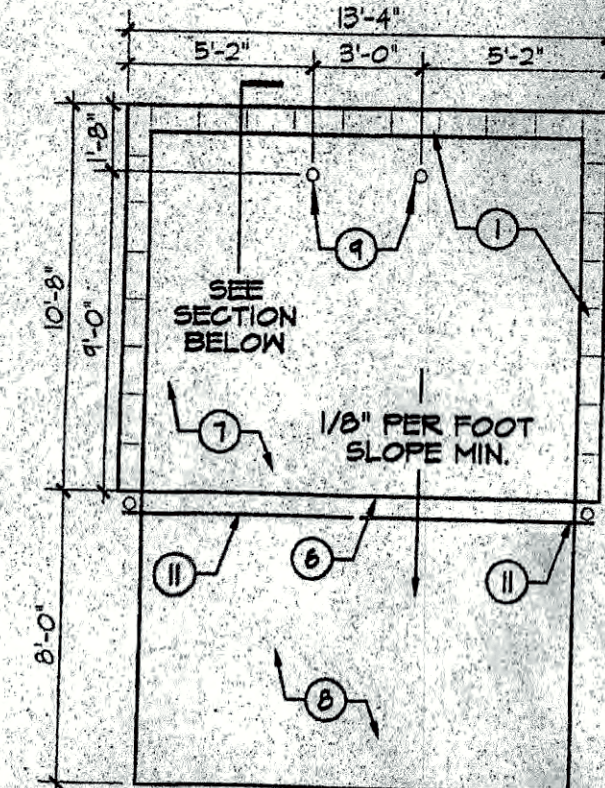
I, G. Robert Adams, NMPE, OF THE FIRM Adams Consulting Engineers, Inc., HEREBY ATTEST THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED June 22, 2017. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY Joseph Snyder OF THE FIRM Barnsley Construction. I FURTHER ATTEST THAT I HAVE REVIEWED THE PROJECT SITE INFORMATION PROVIDED IN REGARD TO THIS MATTER AND HAVE DETERMINED BY VISUAL OBSERVATION THAT THE INFORMATION 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 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.

Signature of Engineer

8.21.17

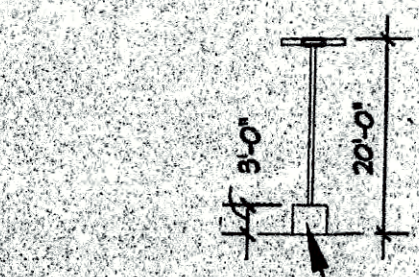
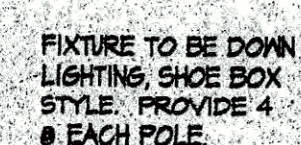
Date



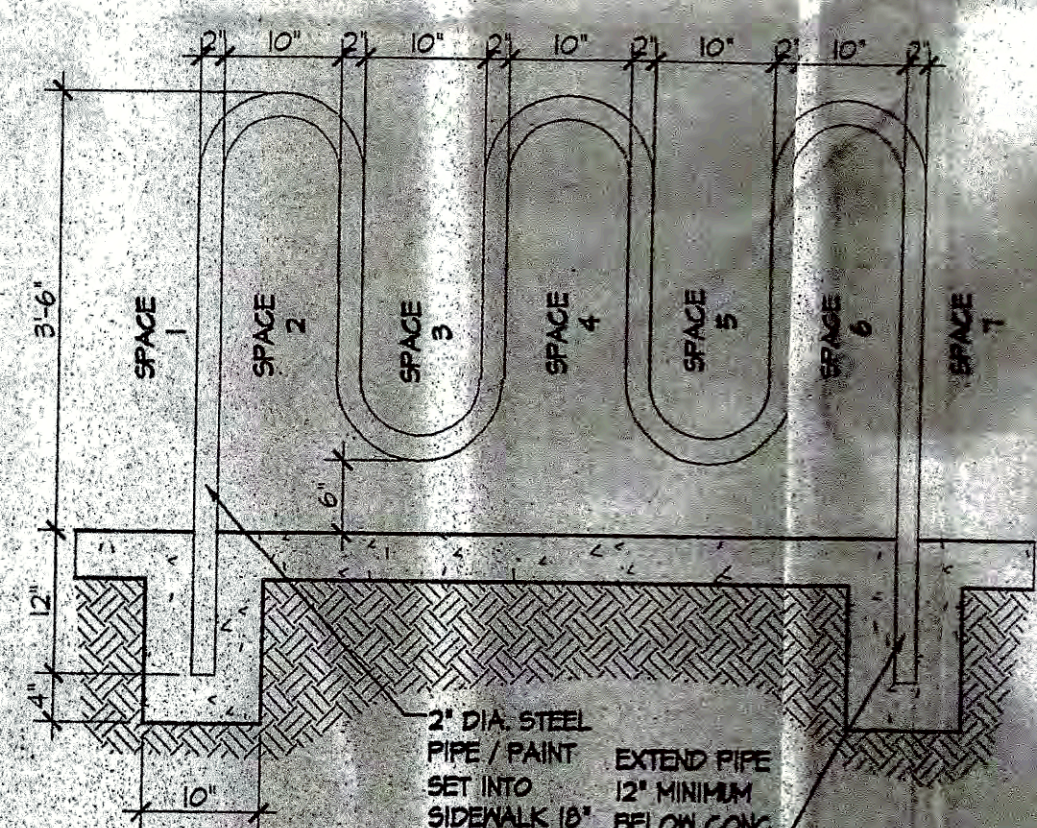
SECTION
REFUSE ENCLOSURE

RADIUS LEGEND

- | | | | |
|-------------|--------------|--------------|---------------|
| ① 1' RADIUS | ④ 4' RADIUS | ⑦ 15' RADIUS | ⑩ 45' RADIUS |
| ② 2' RADIUS | ⑤ 5' RADIUS | ⑧ 20' RADIUS | ⑪ 50' RADIUS |
| ③ 3' RADIUS | ⑥ 10' RADIUS | ⑨ 25' RADIUS | ⑫ 150' RADIUS |



POLE LIGHT DETAIL



BICYCLE RACK

SCALE: $3/4" = 1'-0"$

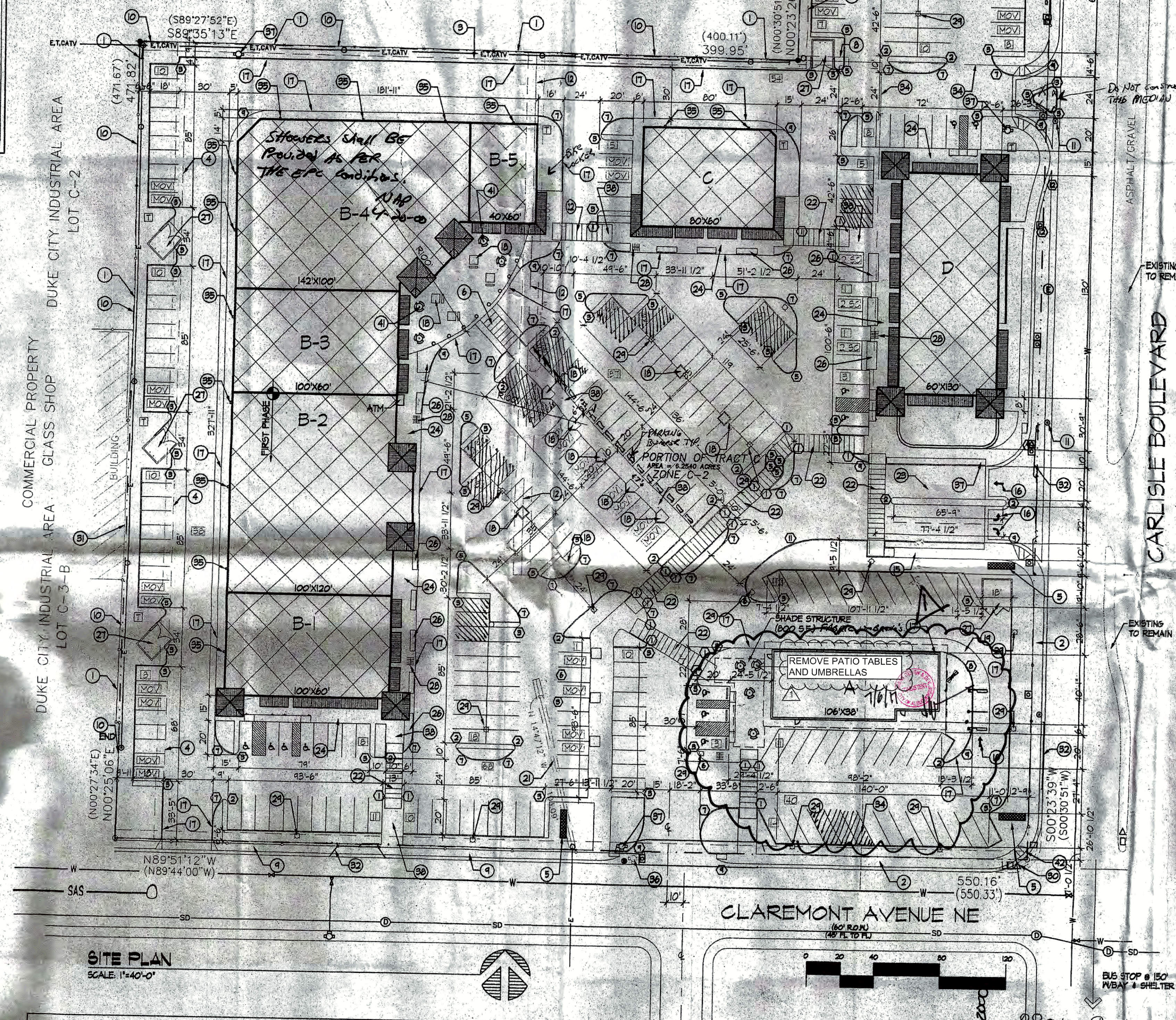
LIGHTING NOTE

LIGHTING TO BE BUILDING MOUNTED AND FROM POLES AS INDICATED IN KEYED NOTES. AREA LIGHTING INCLUDING PARKING AND WALKS SHALL BE ARRANGED SO THAT THE LOCATION OF THE LIGHTING FIXTURE TOGETHER WITH ITS CUTOFF ANGLE SHALL BE SUCH THAT IT DOES NOT DIRECTLY SHINE ON ANY PUBLIC R.O.W. IT SHALL NOT HAVE AN OFFSITE LUMINANCE GREATER THAN 1000 FOOTLAMBERTS AND IT SHALL NOT HAVE AN OFFSITE LUMINANCE GREATER THAN 200 FOOTLAMBERTS MEASURED FROM ANY PRIVATE PROPERTY IN A RESIDENTIAL ZONE.

ROOFTOP EQUIPMENT NOTE:

ALL HVAC EQUIPMENT SHALL BE LOWER THAN BUILDING PARAPET HEIGHTS OR OTHERWISE SCREENED

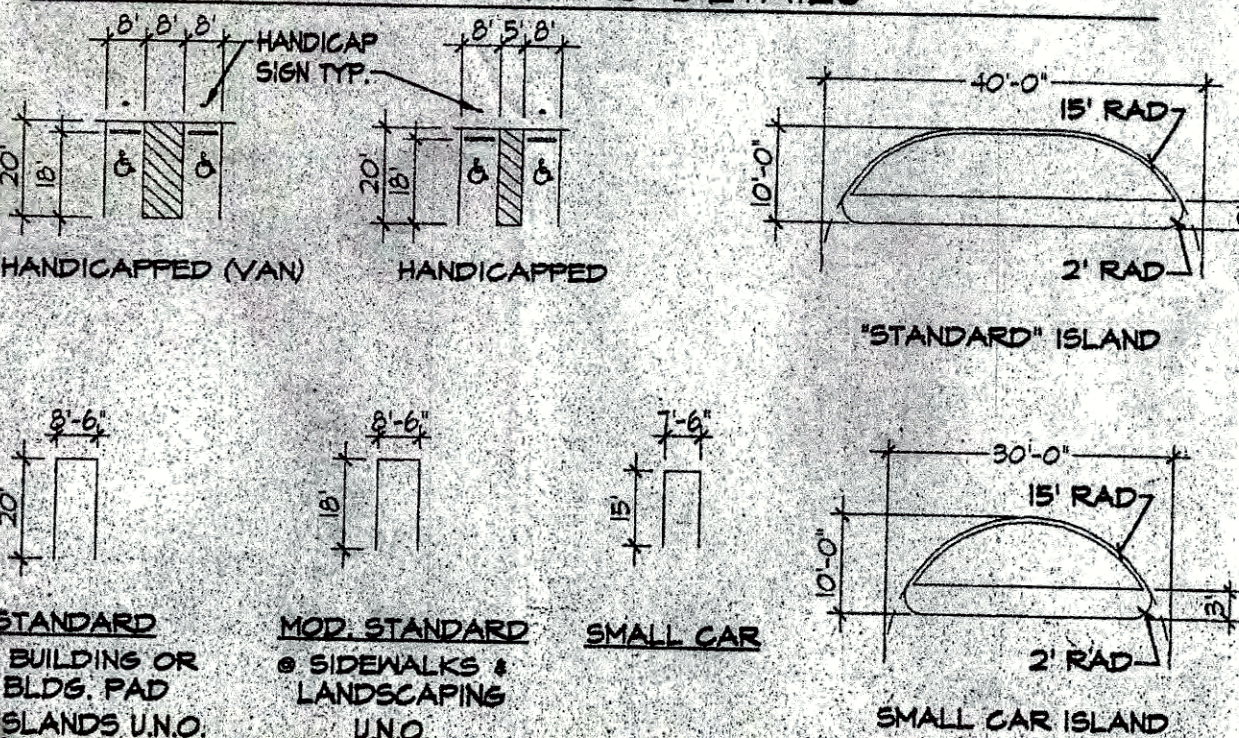
DUKE CITY INDUSTRIAL AREA
TRACT B
(02-04-63, C5-148)
RESIDENTIAL TRAILER PARK



SITE PLAN
SCALE: 1"=40'-0"

SCALE: 1"=40'-0"

PARKING TYPES & ISLAND DETAILS



LEGEND:

- | | | | |
|-----|--|--------------|---|
| —●— | METAL FENCE | —●— | GAS VALVE |
| —○— | CHAIN LINK FENCE | —W— | WATERLINE |
| ○ | SANITARY SEWER MANHOLE | —SAS— | SANITARY SEWER LINE |
| ⊕ | WATER VALVE | —SD— | STORM SEWER LINE |
| ⊕ | FIRE HYDRANT | | SIGN |
| ⊕ | WATER METER | | |
| ⊕ | ELECTRIC MANHOLE | <u> </u> | Indicates P.O.U. Spaces
to be Delineated by a Sign
and Painted on the Asphalt |
| —E— | ELECTRIC PEDESTAL | | |
| —E— | OVERHEAD ELECTRIC LINE | | |
| ○ | STREET LIGHT | | |
| ○ | POWER POLE | | |
| → | ANCHOR | | |
| ⊕ | EXISTING LOT LIGHT (BASE ONLY) TO BE REMOVED | | |
| △ | TRAFFIC LIGHT | | |
| △ | TRAFFIC SIGNAL OR PULLBOX | | |
| ◇ | NEW POLE LIGHT | | |

SIGNATURE BLOCK, B.P. 9.20.

2-99-76 #1000375
 THIS PLAN IS CONSISTENT WITH THE SPECIFIC
 DEVELOPMENT PLAN APPROVED BY THE
 ENVIRONMENTAL PLANNING COMMISSION ON Aug. 19 1999
 PLANNING DIRECTOR
 APPROVED AS TO THE REQUIREMENTS DATE 4/20/00
 TRAFFIC ENGINEER P. J. [Signature] 8-22-95 DATE
 AMPLFC [Signature] 7-27-00 DATE
 PARKS & GENERAL SERVICES PLANNING [Signature] 9-28-99 DATE
 CITY ENGINEER [Signature] 7-27-00 DATE
 WATER RESOURCES [Signature] 3-20-00 DATE
 N/A
 NEW MEXICO UTILITIES DATE

KEYED NOTES

1. EXISTING FENCE TO BE REMOVED
2. EXISTING 6' SIDEWALK
3. EXISTING 3' PMH & M&T UTILITY EASEMENT
4. EXISTING 3' OVERHEAD UTILITY EASEMENT
5. NEW 28" TALL MONUMENT SIGN
6. 6" HIGH RAISED PEDESTRIAN CONNECTION
7. EXISTING FUTURE CONNECTION
8. EXISTING 3' X 30" ANCHOR EASEMENT
9. NEW 6' SIDEWALK
10. NEW 8" TALL SPLIT FACE CMU WALL TO SURROUND PROPERTY COLORS TO MATCH BUILDING
11. RELOCATE CITY LIGHT POLE
12. EXISTING 3' PMH & M&T UTILITY EASEMENT TO BE ABANDONED
13. NOT USED
14. RELOCATE EXISTING POWER POLE
15. NEW 6' SIDEWALK AND PEDESTRIAN CONNECTION TO CENTER, PROVIDE TEXTURE @ ASPHALT
16. PAINTED DIRECTION ARROWS
17. PAINTED BIRE LANE - NO PARKING* IN RED WITH WHITE 3" TALL LETTERS EVERY 25' O.C.
18. NEW 18" PLANTER (INTERIOR DIMENSIONS)
19. DRIVE-THRU LANE
20. NOT USED
21. 4' WIDE US NEST, OVERHEAD EASEMENT TO BE ABANDONED
22. PEDESTRIAN ACCESS - SCORED SURFACE
23. ONE-WAY DRIVE
24. 15' WIDE WALK WITH SCORED CONCRETE PATTERN - TYPICAL
25. NOT USED
26. LANDSCAPE PLANTER, TYPICAL
27. REFUSE CONTAINER PER DETAIL THIS SHEET
28. BICYCLE RACK PER DETAIL THIS SHEET
29. NEW POLE LIGHT - SEE DETAIL THIS SHEET, TYPICAL
30. EXISTING STREET TRAFFIC LIGHT TO BE RELOCATED AS NECESSARY
31. EXISTING BUILDING IN PROP. LINE
32. CLOSE EXISTING DRIVE AND PROVIDE SIDEWALKS & LANDSCAPING AS SHOWN
33. NOT USED
34. ZONING BOUNDARIES TO BE REMOVED
35. WALL-MOUNTED SITE LIGHT @ 12' AFF. 30' O.C. TYP. SEE LIGHTING NOTE
36. EXISTING FIRE HYDRANT TO BE REMOVED
37. NEW FIRE HYDRANT LOCATION
38. NEW 10' WIDE SIDEWALK
39. 3'-T' CONCRETE PAD FOR BUS BENCH. VERIFY FINAL LOCATION WITH TRANSIT AUTHORITY
40. DELETED
41. NEW BENCHES AND TABLES AS SHOWN
42. REMOVE EXISTING CURB AND RAMP AND REPLACE WITH 30' RADIUS CORNER WITH R.C. RAMP PER C.O.A. DETAILS

GENERAL NOTES

THE RESPONSIBLE PARTY MUST RECTIFY ALL UNAPPROVED CONSTRUCTION RESULTING FROM ERRORS ON THE APPROVED SITE PLAN.
THIS SITE PLAN HAS BEEN APPROVED AND ACCEPTED BY ALL PARTIES, ANY FIELD CHANGES NOT EXCEPTED BY THE TRAFFIC ENGINEER AFTER APPROVAL WILL RESULT IN A DELAY OF INITIAL INSPECTION FOR TEMPORARY CERTIFICATE OF OCCUPANCY IN ORDER TO CORRECT UNAPPROVED WORK, AND
(2) INCREASE IN CONSTRUCTION COST FOR RESEMBLABLE PARTIES.
ALL ASPHALT AND CONCRETE CONSTRUCTION MUST BE 100% COMPLETE BEFORE INITIAL INSPECTION, FOR TEMPORARY C.O., WILL BE SCHEDULED.
ALL SIDEWALKS AND CURBS IN DISREPAIR MUST BE REMOVED AND REPLACED. CONSTRUCTION CURBS RISING PER CITY OF ALBUQUERQUE STANDARD DWS. NO. 2426. CONTRACTORS MUST BE AWARE THAT ANY AGREEMENT WITH THE OWNER STATING PORTIONS OF THIS BUILDING PERMIT WORK TO BE COMPLETED BY THE OWNER OR A REPRESENTATIVE, WILL MEAN CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL ALL WORK IS FINISHED.
REMOVE ALL FENCES, POSTS, ETC. ON SITE FACING CARLISLE AND CLAREMONT

PROJECT INFORMATION

LOCATION: NORTHWEST CORNER OF GARLISBOULEVARD NE
CLAREMONT AVENUE NE
BIRD OF PARADISE, INC.

DEVELOPER:

LEGAL DESCRIPTION: A PORTION OF TRACT C DUKE CITY INDUSTRIAL AREA
WITHIN SECTION 10, TOWNSHIP 10 NORTH, RANGE 8 EAST,
N4PM, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NM

CURRENT ZONING: C-2, C-1, P

PROPOSED: C-2

TOTAL ACRES: 6.2540 ACRES

ZONING ATLAS PAGE: H-16-2

BUILDING LEGEND

NEW RESTAURANT			
NEW BUILDING	A	3,841 S.F.	PHASE
RETAIL OFFICE	TOTAL	3,841 S.F.	
NEW BUILDING	B-1	6,000 S.F.	PHASE I
NEW BUILDING	B-2	12,000 S.F.	PHASE I
NEW BUILDING	B-3	6,000 S.F.	FUTURE
NEW BUILDING	B-4	15,285 S.F.	FUTURE
NEW BUILDING	B-5	2,400 S.F.	FUTURE
	TOTAL	94,655 S.F.	
NEW RETAIL	C	4,800 S.F.	FUTURE
NEW BUILDING	TOTAL	4,800 S.F.	
NEW RETAIL	D	1,800 S.F.	FUTURE
NEW BUILDING	TOTAL	1,800 S.F.	
TOTAL	TOTAL S.F.	56,152 S.F.	

PARKING REQUIRED:

20 RESTAURANT + 262 (RETAIL) = 282 SPACES
282 * .10 (BUS DISCOUNT) = 254 SPACES
(8 HC SPACES)

IN ADDITION TO THE DRIVE-THRU RESTAURANT OF 8,900 S.F., THE SHOPPING CENTER-SITE IS ANTICIPATED TO HAVE A RESTAURANT OF 150 SEATS WITHOUT LIQUOR OR 152 SEATS WITH LIQUOR. THE PARKING SHOWN ON THE SITE PLAN ACCOMMODATES THE PROPOSED 152S.

PARKING PROVIDED:

2871 SPACES
(11 HC SPACES)
129 SMALL CAR - 72 ALLOWED

NOTE: THE APPLICANT MAY PURSUE AN ADMINISTRATIVE APPROVAL OF THE CONVERSION OF FIVE PARKING SPACES FOR OUTDOOR PATIO SEATING IF AND WHEN AN ADDITIONAL RESTAURANT HERE TO LOCATE AT THE SHOPPING CENTER. IN SUCH INSTANCES THE ELIMINATION OF PARKING SPACES COULD OCCUR EVEN IF THE RESULT WAS A DEFICIENCY OF PARKING UNDER THE PROVISIONS OF THE ZONING CODE.

BIKE/PED. PARKING: 15 SPACES NEEDED / 33 SPACES PROVIDED

LANDSCAPING REQUIRED: TOTAL SITE = 272,424 S.F. - 56,132 S.F. (BUILDING AREA)
= 216,292 NET LOT AREA * .15 = 32,440 S.F.

LANDSCAPING PROVIDED:

REVISION AUGUST 19, 1999 / DRB SUBMITTAL 9/14/99

job title THE SHOPS AT CARLISLE CARLISLE BLVD AND CLAREMONT AVE ALBUQUERQUE, NM		
PROJECT MANAGER JORGE DE LA TORRE AIA	job no 99022	date 9/14/99
sheet title SITE PLAN FOR BUILDING PERMIT		
		by NAP

de la torre architecte, p.a. ala
2400 louisiana blvd n.e.
building 3 suite 110
atlanta ga 30329-4177

