

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

March 8, 2024

Max Parrill, RA
Dekker/Perich/Sabatini Ltd.
7601 Jefferson NE, Suite 100
Albuquerque, 87113

**Re: PresNow
7400 Menaul Blvd NE
Request for Certificate of Occupancy
Transportation Development Final Inspection**
TCL approval Date 10-7-22 and Site Plan dated 7-12-22 (H19D055B)
Certification dated 3-6-24

Dear Mr. Parrill;

Based upon the information provided in your submittal received 3-6-24, Transportation Development has no objection to a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

PO Box 1293

Albuquerque

If you have any questions, please contact me at ccherne@cabq.gov or (505) 924-3986.

Sincerely,

Curtis A Cherne

NM 87103

Curtis Cherne, P.E.
Senior Engineer, Planning Dept.
Development Review Services

www.cabq.gov

C: Laurie Elliot, Yvette Lucero, Desiree Gonzales, Wendi Alcala, James Broomfield



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: _____ Hydrology File # _____

Legal Description: _____

City Address, UPC, OR Parcel: _____

Applicant/Agent: _____ Contact: _____

Address: _____ Phone: _____

Email: _____

Applicant/Owner: _____ Contact: _____

Address: _____ Phone: _____

Email: _____

(Please note that a DFT SITE is one that needs Site Plan Approval & ADMIN SITE is one that does not need it.)

TYPE OF DEVELOPMENT: PLAT (#of lots) _____ RESIDENCE
DFT SITE ADMIN SITE

RE-SUBMITTAL: YES NO

DEPARTMENT: TRANSPORTATION HYDROLOGY/DRAINAGE

Check all that apply under Both the Type of Submittal and the Type of Approval Sought:

TYPE OF SUBMITTAL:

ENGINEER/ARCHITECT CERTIFICATION
PAD CERTIFICATION
CONCEPTUAL G&D PLAN
GRADING & DRAINAGE PLAN
DRAINAGE REPORT
DRAINAGE MASTER PLAN
CLOMR/LOMR
TRAFFIC CIRCULATION LAYOUT (TCL)
ADMINISTRATIVE
TRAFFIC CIRCULATION LAYOUT FOR DFT
APPROVAL
TRAFFIC IMPACT STUDY (TIS)
STREET LIGHT LAYOUT
OTHER (SPECIFY) _____

TYPE OF APPROVAL SOUGHT:

BUILDING PERMIT APPROVAL
CERTIFICATE OF OCCUPANCY
CONCEPTUAL TCL DFT APPROVAL
PRELIMINARY PLAT APPROVAL
FINAL PLAT APPROVAL
SITE PLAN FOR BLDG PERMIT DFT
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) _____

DATE SUBMITTED: _____

August 16th, 2022

Traffic Engineering
Development & Building Services; Planning Dept.
600 2nd Street NW
Albuquerque, NM 87102

Re: Traffic Certification for
Permanent Certification of Occupancy Presbyterian
PresNow
7400 Menaul Blvd. NE
Alb NM, 87110

I Max L. Parrill, NMRA No. 3976, 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 site plan dated July 12, 2022. I further certify that I have personally visited the project site on February 26, 2024 and have determined by visual inspection that the 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 Permanent Certification 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.

Very truly yours,
Dekker/Perich/Sabatini Ltd.



Max Parrill, ACHA, LEED AP BD+C
Principal / Architect



GENERAL SHEET NOTES

- ALL PARKING AREAS DRIVE AISLES AND AUTOMOTIVE CIRCULATION PATHS TO BE ASPHALT PAVING.
- ALL SIDEWALKS AND RAMPS TO BE CONCRETE.
- REPLACE ALL BROKEN OR CRACKED SIDEWALK EXISTING IN THE PUBLIC RIGHT-OF-WAY WITH NEW SIDEWALK CURB AND GUTTER. CURB AND GUTTER TO BE INSTALLED PER CITY STANDARD DETAIL 2415A. SIDEWALK TO BE INSTALLED PER CITY STANDARD DETAIL 2430.

PROJECT DATA

BUILDING AREA: 21,800 SQ. FT.
CONSTRUCTION TYPE: IIB
OCCUPANCY TYPE: B
AN AUTOMATIC SPRINKLER AND SMOKE DETECTION SYSTEM SHALL BE INSTALLED THROUGHOUT THE BUILDING. SPRINKLER CONTRACTOR TO SUBMIT SHOP DRAWINGS TO THE AUTHORITY HAVING JURISDICTION. FIRE ALARM SYSTEM TO BE PROVIDED.
FIRE FLOW: IFC TABLE 1105.1(2)
MEDICAL OFFICE 3,000x25 = 750 GPM
FIRE HYDRANTS: REQUIRED 1 PROVIDED 1 (500' SPACING)
MEDICAL OFFICE =

PARKING CALCULATIONS

MEDICAL OFFICE		REQUIRED	PROVIDED
21,950 S.F. @ 5 SPACES PER 1,000 S.F. =		110 SPACES	110 SPACES
ACCESSIBLE PARKING		REQUIRED	PROVIDED
101-300 SPACES		8	8
6 ACCESSIBLE, 2 VAN ACCESSIBLE			
MOTORCYCLE SPACES		REQUIRED	PROVIDED
101-150 SPACES		4	4
BICYCLE PARKING		REQUIRED	PROVIDED
10% OF REQUIRED OFF-STREET PARKING		11	6

SHEET KEYED NOTES

- AMBULANCE/LOADING AREA
- CANOPY OVERHEAD
- TRASH / RECYCLE ENCLOSURE. SEE DETAIL E1/AS501
- BIKE RACK (2 SPACES). SEE DETAIL A4/AS501
- TRANSFORMER/GENERATOR ENCLOSURE. SEE DETAIL E4/AS501
- BUILDING MOUNTED SIGN
- HC PARKING. SEE DETAIL D4/AS501
- HC PARKING SIGN. SEE B4/AS501
- CONCRETE SIDEWALK. SEE D6/AS501
- LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALL, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
- GRAY LINE INDICATES FLUSH CONCRETE SIDEWALK. SEE DETAIL E6/AS501
- EXISTING DRIVEWAY
- MOTORCYCLE PARKING ONLY SIGN. SEE B4/AS501
- LABEL "MC" AT THE BACK OF MOTORCYCLE SPACES AND "COMPACT" AT THE BACK OF COMPACT SPACES.
- CONCRETE CURB AND GUTTER. SEE C6/AS501
- 6" HIGH SPLIT FACE CMU SCREEN WALL. SEE A6/AS501
- CMU RETAINING WALL. SEE B6/AS501
- ORNAMENTAL BOLLARD. SEE B3/AS501
- ORNAMENTAL LIT BOLLARD. SEE ELECTRICAL AND B3/AS501

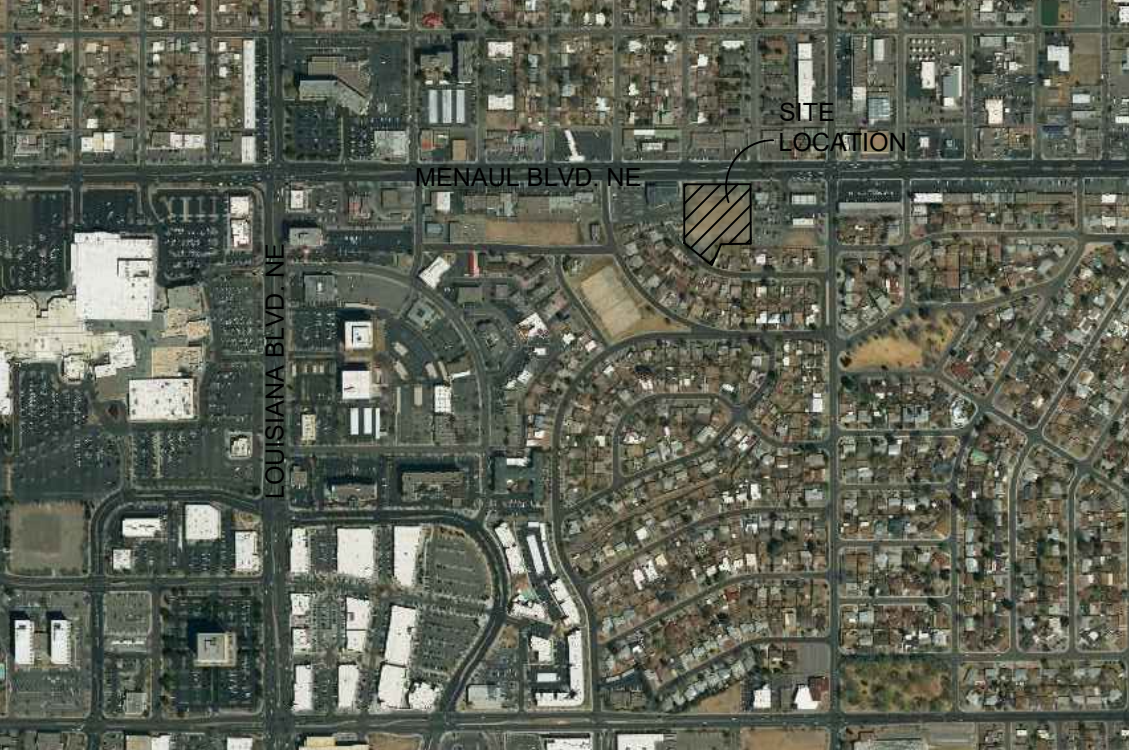
EASEMENT KEYED NOTES

- EXISTING 25' PUBLIC WATER AND SEWER EASEMENT (08/15/2013, 2013C-08)
- EXISTING 40' PRIVATE ACCESS EASEMENT (09/17/2013, 2013C-108)
- EXISTING 10'X10' PUBLIC WATER EASEMENT (09/17/2013, 2013C-108)
- EXISTING BLANKET PUBLIC DRAINAGE EASEMENT OVER TRACTS A-1A AND A-1B (08/15/2013)
- EXISTING PRIVATE BLANKET DRAINAGE EASEMENT OVER TRACTS A-1A AND A-1B EXCLUDING ANY FUTURE BUILDINGS (09/17/2013, 2013C-108)
- EXISTING 11'X20' PUBLIC BUS SHELTER EASEMENT (09/17/2013, 2013C-108)
- EXISTING 6' PUBLIC SIDEWALK EASEMENT (06/11/2009, 2009C-91)
- EXISTING 10' UTILITY AND DRAINAGE EASEMENT (12/12/1990, D-104)

LEGEND

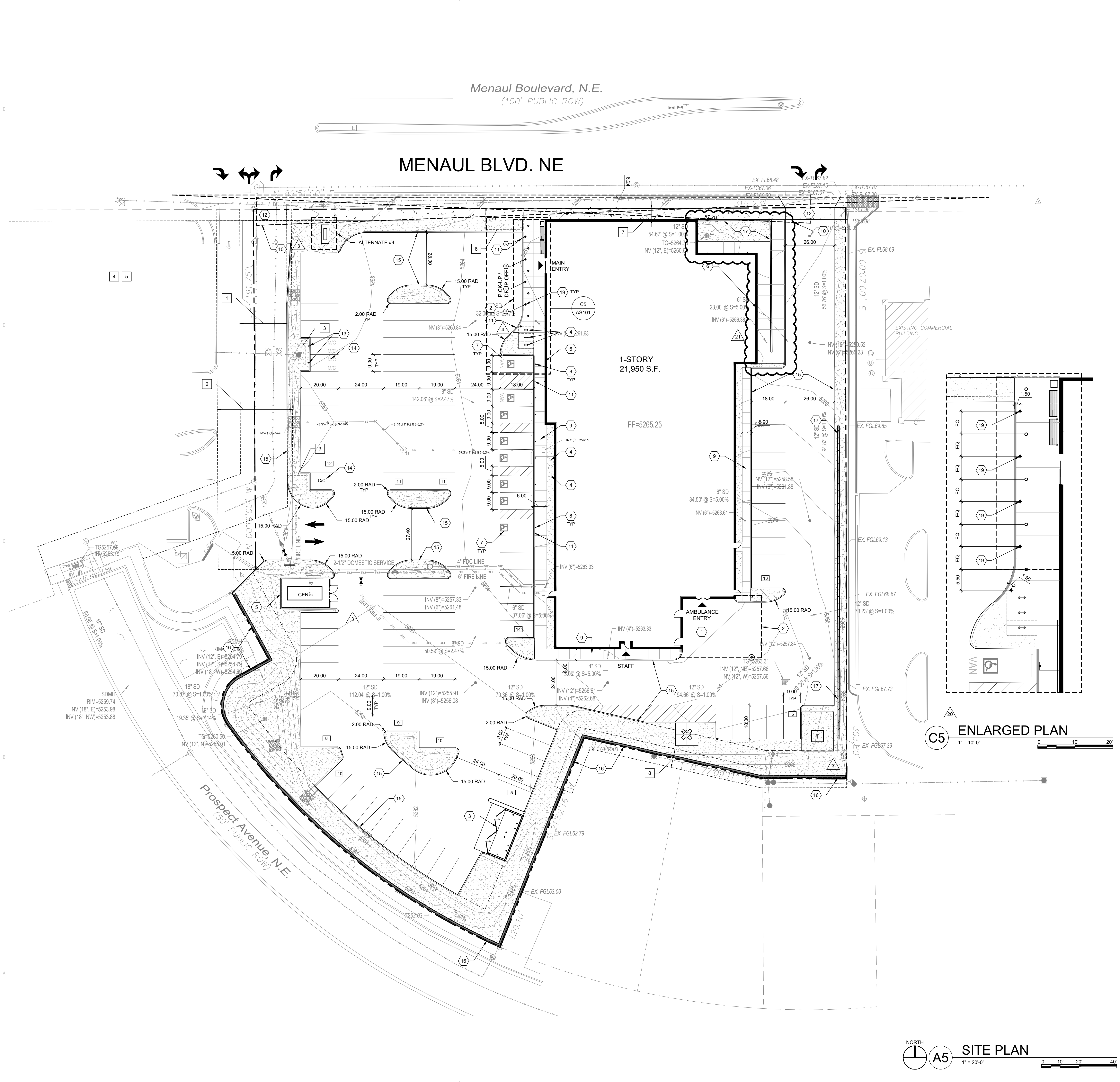
- PROPERTY LINE
- LANDSCAPE BUFFER
- LANDSCAPE AREA
- POLE LIGHT (20' MAX HEIGHT). SEE DETAIL A5/AS501
- SIDEWALK RAMP (ARROW POINTS DOWN)
- FIRE HYDRANT
- M/C MOTORCYCLE SPACE, 4' X 8' MINIMUM, UNLESS NOTED OTHERWISE
- C/C COMPACT CAR SPACE, 7.5' X 15' MINIMUM, UNLESS NOTED OTHERWISE
- GEN. EMERGENCY BACK-UP GENERATOR
- T ELECTRICAL TRANSFORMER
- 11 PARKING COUNT

KEYPLAN



VICINITY MAP

ZONE ATLAS PAGE:



ENLARGED PLAN

1" = 10'-0"

