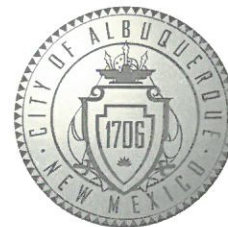


CITY OF ALBUQUERQUE



March 15, 2018

WSP USA
Jim Buckman
6100 Daytona
Albuquerque, NM 87121

Re: ABQ Ride Daytona Design, 8001 Daytona Rd. NW
Request for Certificate of Occupancy
Transportation Development Final Inspection
Engineer's Stamp dated 06-19-17 (J09-D025)
Certification dated 03-12-18

Dear Mr. Buckman,

Based upon the information provided in your submittal received 03-13-18, 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: ABQ Ride Daytona Design **Building Permit #:** BP-2017-19346 **Hydrology File #:** J09D025
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: Lot A, West Side Transit Facility
City Address: 8001 Daytona Rd. NW, Albuquerque, NM 87121

Applicant: ABQRide **Contact:** Nolan Meadows
Address: 8001 Daytona Rd. NW, Albuquerque, NM 87121
Phone#: 239-9924 **Fax#:** _____ **E-mail:** nmeadows@cabq.gov
Other Contact: WSP USA **Contact:** Jim Buckman
Address: 6100 Uptown Blvd. NE, #700, Albuquerque, NM 87110
Phone#: 878-6577 **Fax#:** _____ **E-mail:** jim.buckman@wsp.com

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) Record Drawings
☐ 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

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 3/12/18 **By:** Jim Buckman

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



TRAFFIC CERTIFICATION

I, JAMES H. BUCKMAN, NMPE #13062, OF THE FIRM WSP USA, INC., HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED JUNE 19, 2017. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY BOB COOK OF THE FIRM RMCI, INC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON MARCH 1, 2018 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 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.

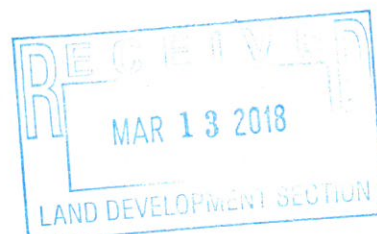
A handwritten signature in black ink, appearing to read 'JHB', written over a horizontal line.

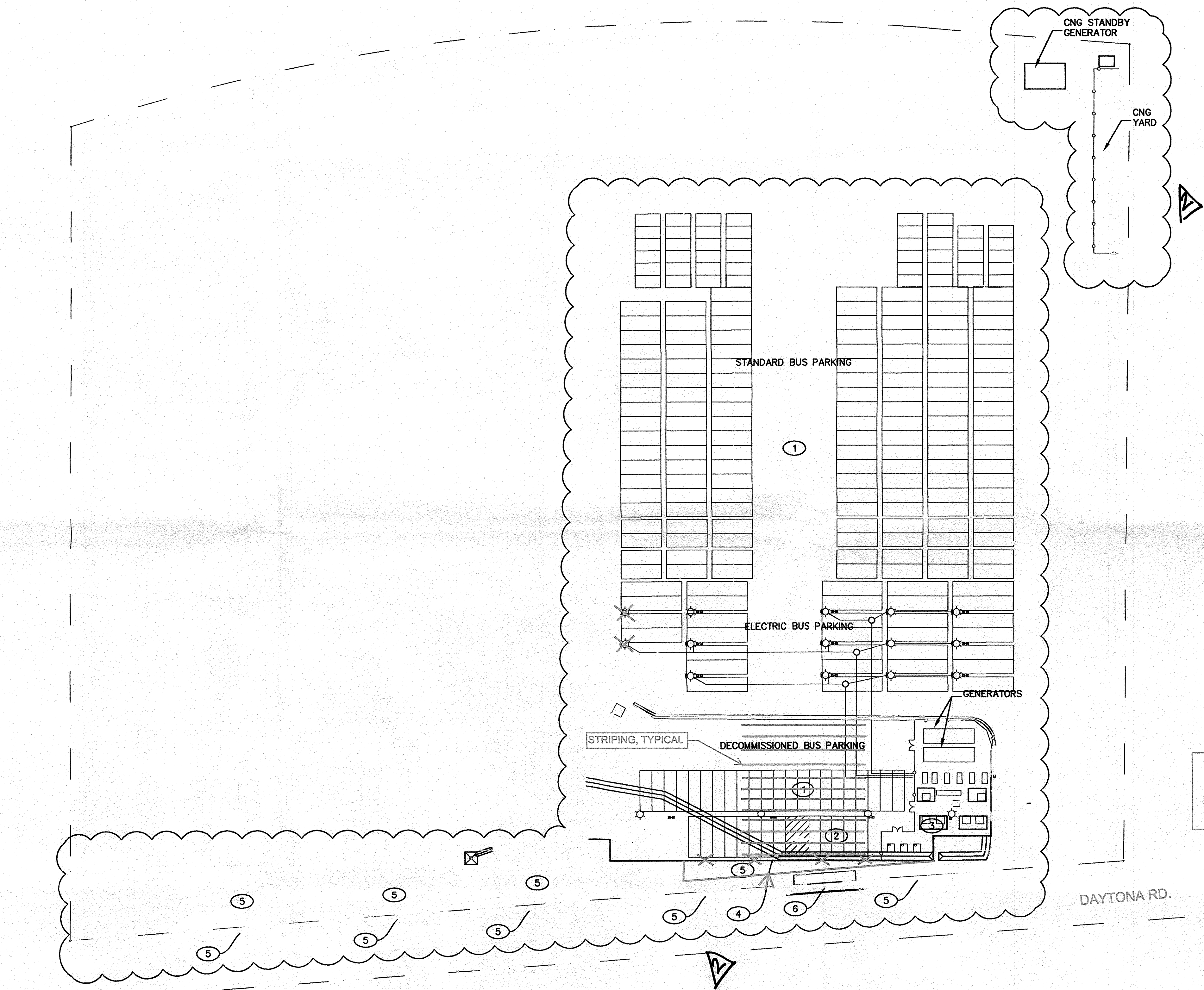
Signature



3/12/18

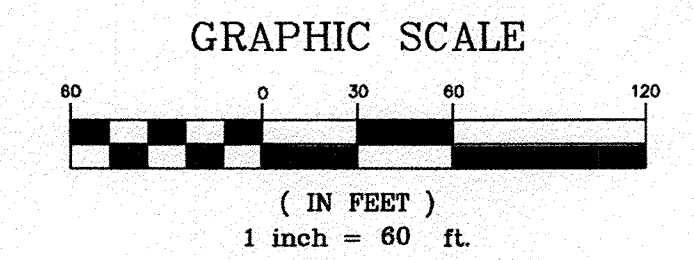
Date





RECORD
DRAWING

DAYTONA RD.



GENERAL NOTES

LISTING OF PROPOSED CHANGES TO ADMINISTRATIVE AMENDMENTS DATED 07-14-03 AND 03-16-05 TO APPROVED SITE PLAN (1000937 APPROVED SITE PLAN, AA 03AA01090 & 05AA00397)

1. PROPOSED BUS PARKING MODIFICATIONS

BUS PARKING IS NOW STRIPED IN A HERRINGBONE PATTERN AND WILL BE RECONFIGURED INTO TRACK PARKING. THE TRACK PARKING WILL ALSO INCLUDE THE INSTALLATION OF ELECTRIC BUS CHARGING STATIONS. EACH CONCRETE CHARGING STATION ISLAND SHALL PROVIDE ELECTRICAL ACCESS FOR 2 CHARGING STATIONS. ADDITIONAL PARKING AREA WILL BE PAVED FOR DECOMMISSIONED BUSES.

PROVIDED PARKING:
46-25' PARATRANSIT STALLS
110-40' STANDARD BUS STALLS
28-40' STANDARD ELECTRIC BUS STALLS
32-60' ELECTRIC BUS STALLS
35-40' DECOMMISSIONED BUS PARKING STALLS
10-120' AS SHOWN

2. PROPOSED DRAINAGE MODIFICATIONS

STORM DRAIN INLETS AND PIPE WILL BE CONSTRUCTED IN THE NEW PARKING AREA TO DRAIN TO THE EXISTING SYSTEM.

LANDSCAPE AREAS ALONG FRONTAGE WILL BE GRADED TO RETAIN RUNOFF. (SEE NOTE 5, BELOW)

3. PROPOSED UTILITY MODIFICATIONS

NEW ELECTRICAL YARD WILL BE ADDED TO THE SITE. ADDITIONAL ELECTRICAL TRANSFORMERS WILL BE ADDED TO THE YARD (OWNED BY PNM). ADDITIONAL ELECTRICAL SWITCHBOARDS WILL BE ADDED TO THE YARD. NATURAL GAS GENERATORS MEASURING APPROXIMATELY 50'L X 14'W X 28'H WILL BE INSTALLED. CONDUIT WILL BE RUN FROM NEW ELECTRICAL YARD TO NEW BUS CHARGING STATION ISLANDS. NEW LIGHTING WILL BE INSTALLED IN DECOMMISSIONED BUS AND ELECTRIC BUS AREAS.

4. MODIFICATIONS TO PERIMETER WALL

EXISTING WALL ALONG THE NORTH SIDE OF THE NEW DECOMMISSIONED BUS AREA WILL BE REMOVED AND A NEW 12" BLOCK WALL WILL BE BUILT ALONG THE SOUTH SIDE OF THE NEW DECOMMISSIONED BUS AREA. THE WALL WILL CONNECT TO THE EXISTING WALL. THE BLOCK WALL WILL MATCH THE APPEARANCE OF THE EXISTING WALL AND WILL HAVE WROUGHT IRON PICKETS ALONG THE TOP FOR SECURITY.

5. LANDSCAPING WILL BE REVISED TO ACCOMMODATE CURRENT LAYOUT.

6. THE EXISTING TURNOUT NEAR THE NEW PARKING LOT WILL BE REMOVED.

7. A NEW CNG COMPRESSOR YARD AND STANDBY GENERATOR WILL BE INSTALLED.

LEGEND

★ NEW SITE LIGHTING

ADMINISTRATIVE AMENDMENT
FILE # 1000937 PROJECT # 1000237
ADD FACILITIES TO CHARGE ELECTRIC BUSES
INCLUDING GENERATORS, RECONFIGURE
LANDSCAPING + PARKING + MODIFY UTILITIES (ELECTRIC)
APPROVED BY [Signature] DATE 6.12.17

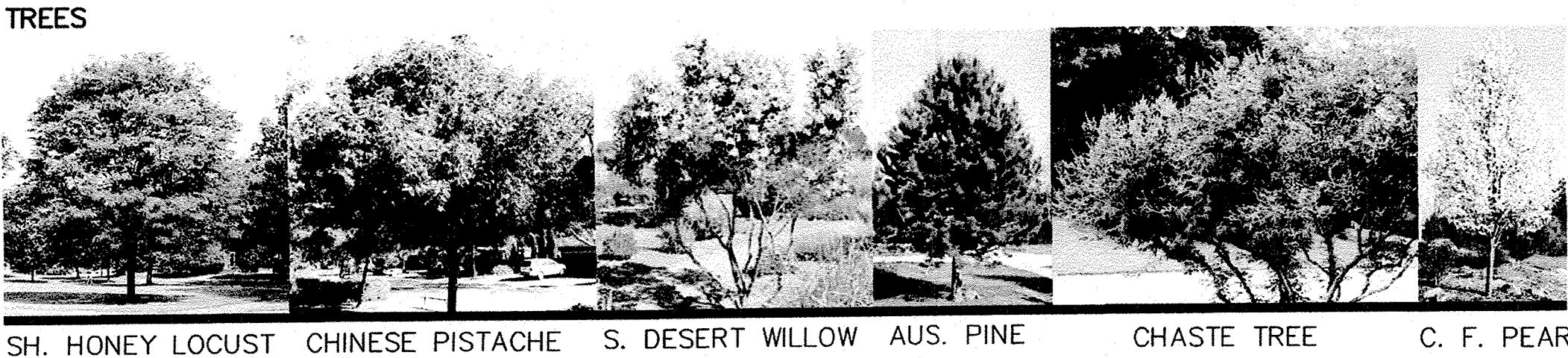
PARSONS
BRINCKERHOFF

ABQRIDE
CITY OF ALBUQUERQUE
TRANSIT DEPARTMENT
ABQ RIDE
ABQ RIDE DAYTONA DESIGN

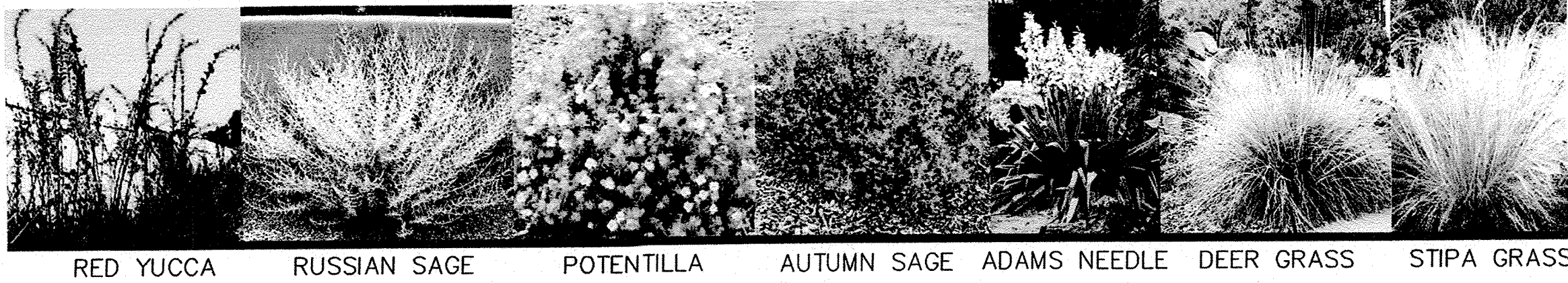
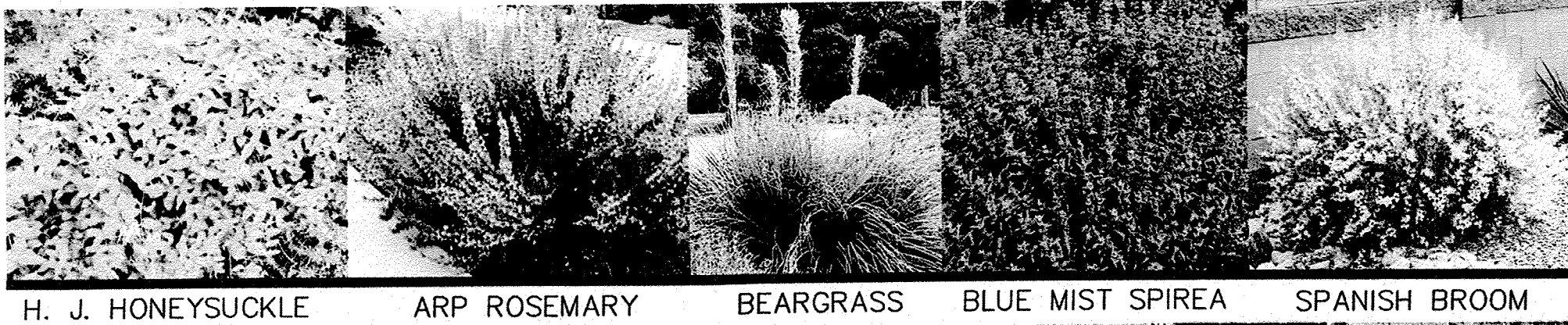
SITE PLAN MODIFICATIONS		MO./DAY/YR.	
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL		
City Project No. COA 5658.05	Zone Map No. J-09-Z	Sheet C-6	

MAR 13 2018
LAND DEVELOPMENT SECTION

PLANT IMAGES



SHRUBS & GROUNDCOVERS



LANDSCAPE NARRATIVE

ALL NEWLY LANDSCAPED AREAS WILL USE NATIVE, LOCALLY-SOURCED PLANTS, GRAVELS, AND BOULDERS. THE PLANTS FOR THIS DESIGN WERE SELECTED BASED ON THEIR SIZE, COLOR AND TEXTURE TO ENSURE FUNCTION AND AESTHETICS WITH THE BUILDING AND SITE PLAN. THE DESIGN INCLUDES ENHANCING ENTRIES AND DRIVE-PADS WITH LAYERED COLOR. TALLER EVERGREEN PLANTS ARE USED FOR SCREENING AT ADJACENT PROPERTIES AND SERVICE AREAS. GRAVEL AND COBBLE COLORS WERE SELECTED TO PROVIDE INTEREST AT EXISTING WALLS. WHERE POSSIBLE WATER HARVESTING SWALES WILL COLLECT RAINWATER IN LANDSCAPE AREAS.

Landscape Plantings Substitutions:

1. Substitute "Muhlenbergia Reverchonii" for "Deer Grass / Muhlenbergia Rigens" - approved by landscape architect 12/06/17.
2. (12) 1 gallon "Yucca glauca" for (12) 1 gallon "Yucca filamentosa" - Approved by landscape architect 09/05/17
3. (2) 2 inch "Imperial Honeylocust" for (2) 2 inch "Shademaster Honeylocust" - Approved by landscape architect 09/05/17

PLANT LEGEND

SYMBOL	ESTIMATED QUANTITY	COMMON NAME	BOTANICAL NAME	INSTALLATION SIZE	MATURE HEIGHT	MATURE SPREAD	LANDSCAPE MATERIALS
TREES – RE: COA STANDARD DETAIL #2714							
	2	SHADEMASTER HONEY LOCUST	Gleditsia triacanthos var. inermis 'Shademaster'	2" CALIPER	40'	40'	16,010 SF 3/4" CRUSHED GREY GRAVEL OVER FILTER FABRIC, 3" DEPTH
	15	CHINESE PISTACHE	Pistacia chinensis	2" CALIPER	30'	30'	13,485 SF 1" BUILDOLGY BROWN GRAVEL OVER FILTER FABRIC, 3" DEPTH (OR EQUAL)
	7	SEEDLESS DESERT WILLOW	Chilopsis linearis 'Art's Seedless'	2" CALIPER MULTI-TRUNK	20'	25'	
	4	AUSTRIAN PINE	Pinus nigra	6' HEIGHT	35'	25'	31 EA BOULDER – 2'X3'X2', COLOR: BASALT
	4	CHASTE TREE	Vitex agnus-castus	2" CALIPER	25'	25'	
	10	CHANTICLEER FLOWERING PEAR	Pyrus calleryana 'Chanticleer'	2" CALIPER	35'	25'	
SHRUBS, GRASSES, AND GROUNDCOVER – RE: COA STANDARD DETAIL #2717							
	9	HALL'S JAPANESE HONEYSUCKLE	Lonicera japonica 'Halliana'	1 GALLON	24"	96"	
	8	ARP ROSEMARY	Rosmarinus officinalis 'Arp'	1 GALLON	36"	36"	
	13	BEAR GRASS	Nolina microcarpa	1 GALLON	48"	48"	
	5	BLUE MIST SPIREA DARK NIGHT	Caryopteris clandonensis 'Dark Knight'	1 GALLON	48"	48"	
	13	SPANISH BROOM	Spartium junceum	1 GALLON	72"	72"	
	37	RED YUCCA	Hesperaloe parviflora	1 GALLON	48"	48"	
	6	RUSSIAN SAGE	Perovskia atriplicifolia	1 GALLON	36"	36"	
	6	GOLD STAR POTENTILLA	Potentilla fruticosa 'Gold Star'	1 GALLON	24"	36"	
	6	AUTUMN SAGE	Salvia greggii	1 GALLON	24"	24"	
	12	ADAMS NEEDLE	Yucca filamentosa	1 GALLON	48"	36"	
	39	DEER GRASS	Muhlenbergia rigens	1 GALLON	36"	36"	
	28	STIPA GRASS	Stipa tenuissima	1 GALLON	18"	12"	

PLANTING NOTES

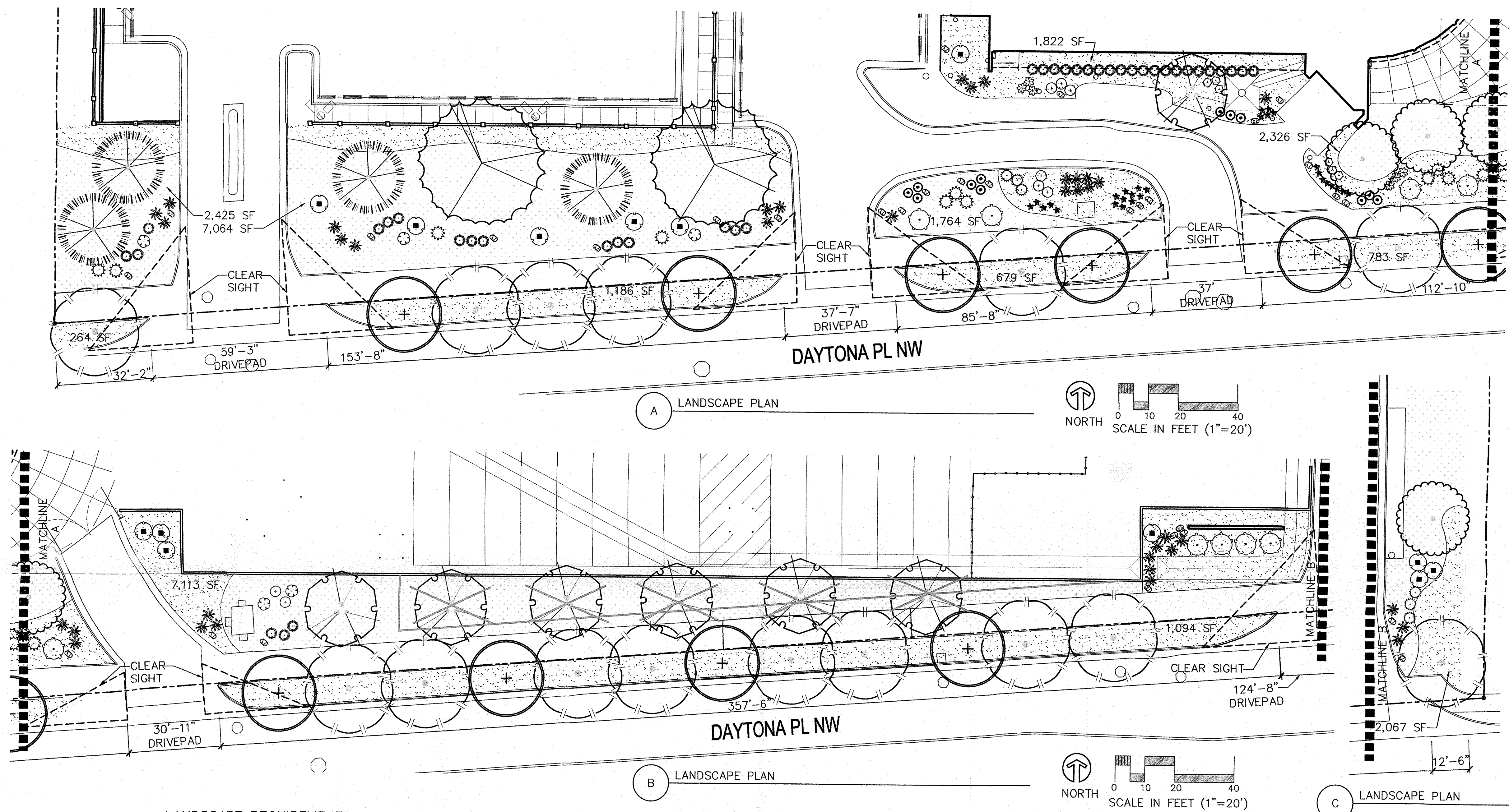
1. THIS PLAN WAS DESIGNED BASED ON THE MINIMUM REQUIREMENTS FROM THE CITY OF ALBUQUERQUE MUNICIPAL CODE 14-16-3-10 LANDSCAPING REGULATIONS APPLICABLE TO NONRESIDENTIAL DEVELOPMENT. THIS PLAN IS FOR AN EXISTING CITY OF ALBUQUERQUE PROPERTY AND THE PROJECT IMPROVEMENT AREA IS LIMITED TO THE STREET FRONTAGE OF DAYTONA PL NW.
2. SPECIFICATIONS AND DETAIL DRAWINGS:
 - 2.1. THE CONTRACTOR SHALL REFER TO THE CITY OF ALBUQUERQUE'S STANDARD SPECIFICATIONS AND DETAIL DRAWINGS FOR LANDSCAPE CONSTRUCTION.
3. FILTER FABRIC TO BE DEWITT PRO 5 OR EQUAL.
4. WATER HARVESTING OR DRAINAGE WAYS SHALL BE GRADED WITH POSITIVE DRAINAGE AWAY FROM BUILDINGS, CENTER OF EACH AREA 6" LOWER THAN EDGES. RE: CIVIL DRAWINGS.
5. NO STEEL EDGING TO BE USED. MULCH TRANSITION LINES ARE LINES REPRESENT THE CHANGE FROM ONE MATERIAL TO ANOTHER.
6. LANDSCAPE AREAS SHALL BE COVERED WITH GRAVEL AND FILTER FABRIC, SEE LEGEND FOR MATERIAL.
7. A PERMANENTLY INSTALLED IRRIGATION SYSTEM IS REQUIRED FOR ALL PLANT MATERIAL, RE: IRRIGATION DRAWINGS.
8. ESTIMATED PLANT AND MATERIAL QUANTITIES LISTED FOR BIDDING PURPOSES ONLY. CONTRACTOR RESPONSIBLE FOR PROVIDING ALL PLANTS AND MATERIALS AS SHOWN ON PLAN.
9. MAINTENANCE OF THE INSTALLED LANDSCAPE WILL BE THE RESPONSIBILITY OF THE OWNER. MAINTENANCE AND TRIMMING OF STREET TREES AND REPLACEMENT OF DEAD TREES ARE THE RESPONSIBILITY OF THE OWNER OF THE LOT ON WHICH THE TREE IS LOCATED.
10. EXISTING UTILITY LINES ARE TO BE BLUE STAKED PRIOR TO EXCAVATION. CHECK AND FIELD VERIFY ALL SITE CONDITIONS, UTILITIES AND SERVICES PRIOR TO EXCAVATION. CALL N.M. ONE CALL AT 505-260-1990 FOR BLUE STAKING.
11. THE CONTRACTOR WILL ASSUME RESPONSIBILITY FOR ANY DAMAGE TO EXISTING INFRASTRUCTURE DURING CONSTRUCTION.

RECORD
DRAWING



PARSONS
BRINCKERHOFF

CITY OF ALBUQUERQUE TRANSIT DEPARTMENT ABQ RIDE			
ABQ RIDE DAYTONA DESIGN LANDSCAPE NOTES AND LEGEND			
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
City Project No. COA 5658.05	Zone Map No. J-09-Z	Sheet L-1	



LANDSCAPE REQUIREMENTS

ALBUQUERQUE CODE OF ORDINANCES REQUIREMENTS APPLYING TO THIS SITE:
Zoning: SU-1

- A minimum of 15% of the net lot area of each development shall be landscaped
- The total landscaped area shall have at least 75% coverage by living, vegetative materials
- Trees.
 - Deciduous trees: Two inches in caliper measured six inches above grade
 - Evergreen trees: six feet in height;
 - Multi-trunk trees: Minimum of two trunks, with a combined minimum caliper of two inches
- Shrubs: one gallon
- Standard landscape buffers – required to separate off-street parking and circulation areas from front of premises
 - Front 10' width landscape area
 - Adequate room and spacing for required street trees at maximum of 25-30 feet spacing on-center
- Street Trees
 - Size of the trees at maturity should be in proportion to the planting space provided for them. Spacing between evenly spaced street trees should be no greater than the diameter of the tree canopy at maturity
 - Any street trees required by the city shall be planted within 20 feet of the back of curb of the abutting street

LANDSCAPE CALCULATIONS

DAYTONA LOT:
NET LOT AREA = LOT AREA (874,650 SF) – BLDG AREA (128,020 SF) = 746,630 SF

LANDSCAPE COVERAGE REQUIREMENT IS FOR 15% OF NET LOT AREA:
 – REQUIRED LANDSCAPE AREA: 111,995 SF
 – EXISTING LANDSCAPE AREA PROVIDED: 2,523 SF
 – NEW PROVIDED: 28,587 SF
 – TOTAL PROVIDED 31,110 SF (4.2%) NOT ADEQUATE

OFF STREET PARKING REQUIREMENTS:
NOT IN SCOPE OF THIS PROJECT, MAY INCREASE LANDSCAPE AREA FOR COVERAGE REQUIREMENT COMPLIANCE

DAYTONA STREET TREES
 – AVAILABLE STREET FRONTAGE = 754.5'
 – TREES REQUIRED: 754 / 30 = 25 TREES REQUIRED
 – PROVIDED: 25 TREES

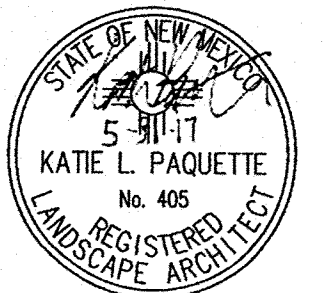


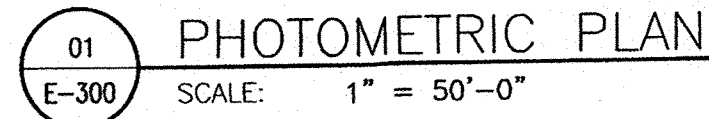
**PARSONS
BRINCKERHOFF**

CITY OF ALBUQUERQUE TRANSIT DEPARTMENT ABQ RIDE			
ABQ RIDE DAYTONA DESIGN LANDSCAPE PLAN			
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
City Project No. COA 5658.05	Zone Map No. J-09-Z	Sheet L-2	

**RECORD
DRAWING**

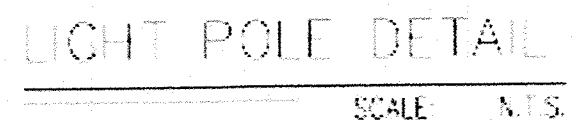
ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
NO.	DATE	NO.	DATE	NO.	DATE	CONTRACTOR	RMCI
						WORK	STAR PAVING/CMCI
						DESIGNED BY	WSP USA 1/30/18
						CHECKED BY	WSP USA 1/30/18
						RECORDED BY	WSP USA 3/12/18
						MICRO-FILM INFORMATION	
						NO.	





1) PROVIDE SPECIFIED LIGHT FIXTURES OR EQUIVALENT APPROVED EQUAL FROM ALTERNATE MANUFACTURERS.
2) PROVIDE SPECIFIED LIGHT POLE OR EQUIVALENT APPROVED EQUAL FROM ALTERNATE MANUFACTURERS.

RECORD DRAWING



PROJECT DESIGN PLAN	NO. _____ SHEET _____ E-300	MO./DAY/YR.	MO./DAY/YR.

REQUIREMENT	Δ	6/13/17	ADDENDUM 1	MS	ENGINEER'S SEAL	SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
						FIELD NOTES				CONTRACTOR RMCI	
						NO.	BY	DATE	WORK: STARTED BY: STAR PVNG/RMCI ACCEPTED BY: WSP USA 1/30/18		
									FIELD LOCATION BY: WSP USA 1/30/18		
									DRAWINGS: CHECKED BY: WSP USA 3/12/18		
	NO. DATE	REMARKS	BY						MICRO-FILM INFORMATION		
	DESIGN								RECORDED BY:		
	DESIGNED BY: MS	DATE	04/24/17						NO.		
	DRAWN BY: TZ	DATE	02/24/17								
	CHECKED BY: CJ	DATE	02/24/17								