

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services**

June 25, 2015

Ron Bohannon, P.E.
Tierra West
5571 Midway Park Place NE
Albuquerque, NM 87109

Re: Fed Ex Ground Facility – 8000 Daytona Place, NW
Certificate of Occupancy – Transportation Development
Engineer's 5-19-14 (K09D026A)
Certification dated 06-23-15

Dear Mr. Bohannon,

Based upon the information provided in your submittal received 06-24-15, 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 me at (505)924-3630.

Sincerely,

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

c: File
CO Clerk

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 I-800-245-3102
tierrawestllc.com

TIERRA WEST, LLC

June 23, 2015

Ms. Racquel Michel, P.E.
Development and Building Services
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: SITE PLAN FOR BUILDING PERMIT
CERTIFICATION FOR TEMPORARY CERTIFICATE OF OCCUPANCY
FED EX GROUND FACILITY, 8000 DAYTONA PLACE, NW**

Dear Ms. Michel:

I, Ronald R. Bohannon, NMPE #7868, of the firm Tierra West LLC, hereby request approval of the Approved Site Plan for Building Permit for issuance of the Temporary Certificate of Occupancy for the project referenced above. This project is in substantial compliance as inspected on June 19, 2015, and is in accordance with the design intent of the Approved Site plan for Building Permit dated 5/19/14. This certification is submitted in support of the request for Temporary Certificate of Occupancy to allow vendors to occupy the completed building and complete minor site work punchlist items.

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.

Enclosed, please find the information sheet and the as-built Site Plan for Building Permit. Therefore, we request approval of the as-built Site Plan for Building Permit for a Temporary Certificate of Occupancy.

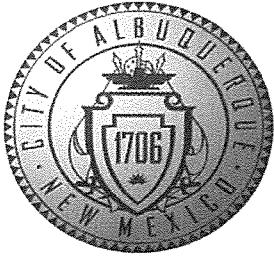
If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Ronald R. Bohannon, P.E.

Enclosures

JN: 2013075
RRB/VC/jg



City of Albuquerque

Planning Department

Development & Building Services Division

RAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: FedEx Ground City Drainage #: _____

DRB#: _____ EPC#: 14EPC-40012 (Project #1009982) Work Order#: _____

Legal Description: A portion of Tract 12, Tract 13, and Tract 14A, Town of Atrisco Grant Unit 5

City Address: 8000 Daytona Place, NW

Engineering Firm: Tierra West, LLC Contact: Ron Bohannon, P.E.

Address: 5571 Midway Park Place NE, Albuquerque, NM 87109

Phone#: 505-858-3100 Fax#: 505-858-1118 E-mail: rrb@tierrawestllc.com

Owner: Bruce Puffer Contact: bruce.puffer@westco.us

Address: _____

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

Architect: _____ Contact: _____

Address: _____

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

Surveyor: Cartesian Surveys, Inc Contact: Brain Martinez

Address: PO Box 44414, Rio Rancho, NM 87174

Phone#: 505-896-3050 Fax#: 505-891-0244 E-mail: Brian Martinez <cartesianbrian@aol.com>

Contractor: W&G Construction Company Contact: Chris White

Address: 470 Central Road, Fredericksburg, VA 22401

Phone#: 540-368-2688 Fax#: _____ E-mail: cwhite@wandgconstruction.com

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERT (TCL)
- ☒ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

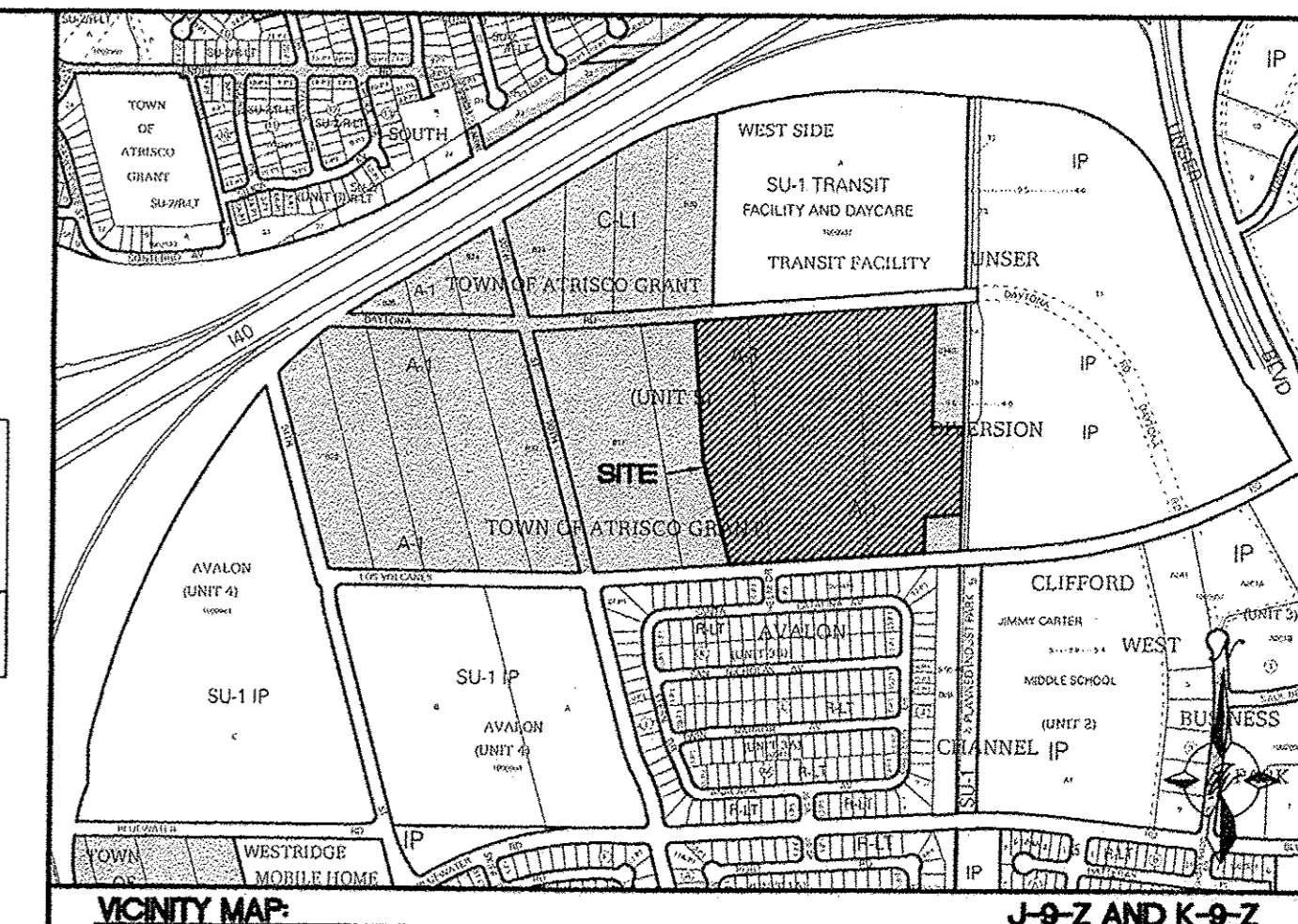
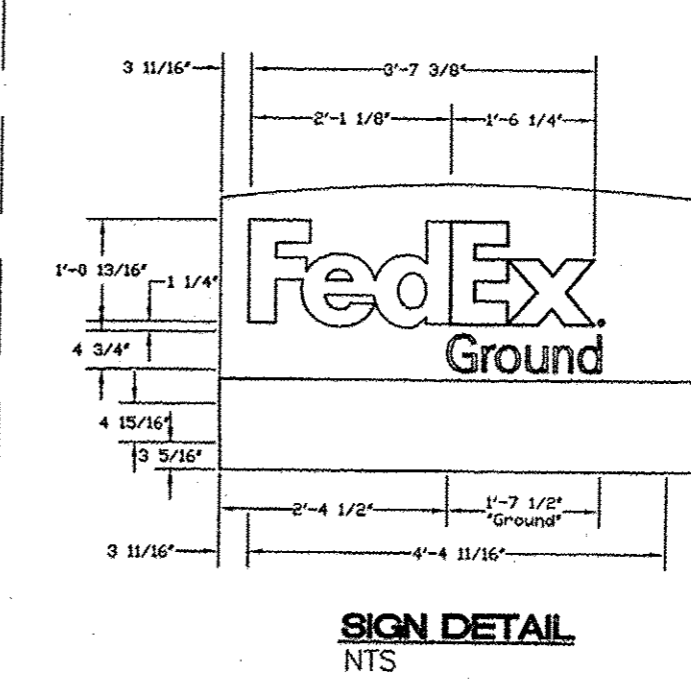
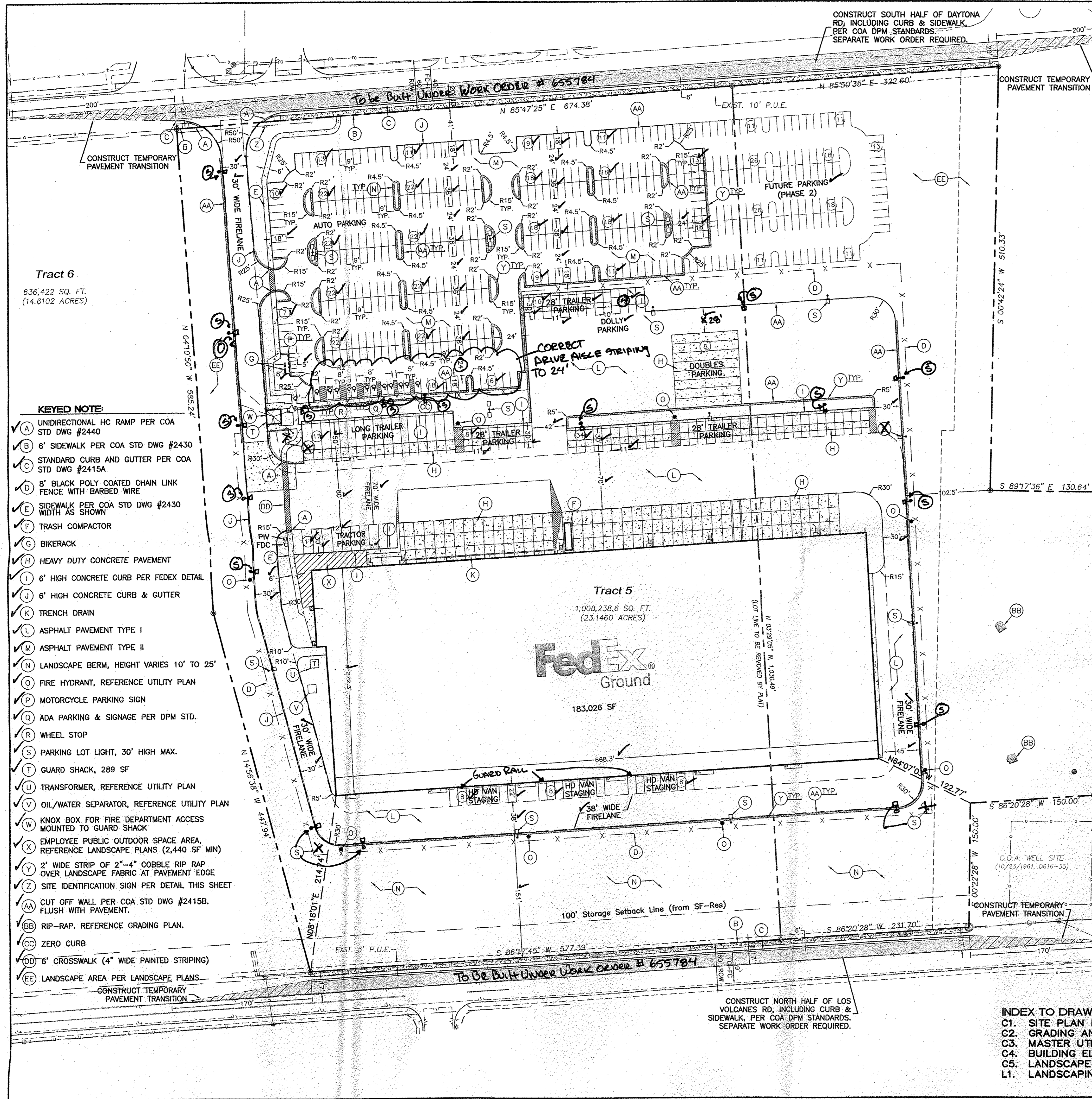
- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM)
- ☒ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes ☒ No _____ Copy Provided

DATE SUBMITTED: June 23, 2015 By: Ron Bohannon, PE

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 defines 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
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development



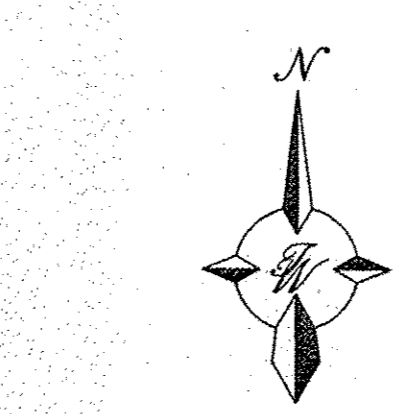
SITE DATA

ZONING:	SU-1 FOR IP AND C-2 USES
SITE AREA:	1,008,238.6 SF (23.146 ACRE)
PROPOSED USAGE:	OFFICE AND WAREHOUSE/DISTRIBUTION
BUILDING AREA:	
DIST. AREA / P&D	175,328 SF
OFFICE:	7,441 SF
REMOTE TOILET ROOM:	257 SF
TOTAL:	183,026 SF
OCCUPANCY:	DOCK-S1 OFFICE-B
PARKING REQUIRED:	
OFFICE:	38 SPACES (1 SPACE PER 200 SF)
WAREHOUSE:	88 SPACES (1 SPACE PER 2000 SF)
PARKING PROVIDED:	366 SPACES (PHASE 1 TOTAL) 498 SPACES (PHASE 1 & 2 TOTAL)
HC PARKING REQUIRED:	12 SPACES
HC PARKING PROVIDED:	12 SPACES (3 VAN ACCESSIBLE)
MC PARKING REQUIRED:	6 SPACES
MC PARKING PROVIDED:	6 SPACES
BICYCLE PARKING REQUIRED:	6 SPACES
BICYCLE PARKING PROVIDED:	10 SPACES
ALL MOTORCYCLE AND HANDICAP PARKING SPACES SHALL BE PER DEVELOPMENT PROCESS MANUAL	
SETBACKS:	
FRONT:	30'
SIDE:	10'
REAR:	10'

TRAILER STORAGE BREAKDOWN

28' TRAILER	52
LONG TRAILER:	17
TRACTOR:	11
DOLLY STORAGE:	12
HD VAN STAGING:	24
DOUBLES PARKING	8

NOTE:
FIRE LANE SHALL CONSIST OF 6" WIDE CONTINUOUS RED PAINT STRIPE WITH THE LETTERS "NO PARKING-FIRE LANE" PAINTED WHITE ON TOP OF RED STRIPE AT 80' O.C. MAX (LETTERS TO BE A MINIMUM 4" TALL).



- INDEX TO DRAWINGS**
- C1. SITE PLAN FOR BUILDING PERMIT
 - C2. GRADING AND DRAINAGE PLAN
 - C3. MASTER UTILITY PLAN
 - C4. BUILDING ELEVATIONS
 - C5. LANDSCAPE BUFFER CROSS SECTIONS
 - L1. LANDSCAPING PLAN

- KEYED NOTE:**
- ✓ A UNIDIRECTIONAL HC RAMP PER COA STD DWG #2440
 - ✓ B 6' SIDEWALK PER COA STD DWG #2430
 - ✓ C STANDARD CURB AND GUTTER PER COA STD DWG #2415A
 - ✓ D 8' BLACK POLY COATED CHAIN LINK FENCE WITH BARBED WIRE
 - ✓ E SIDEWALK PER COA STD DWG #2430 WIDTH AS SHOWN
 - ✓ F TRASH COMPACTOR
 - ✓ G BIKERACK
 - ✓ H HEAVY DUTY CONCRETE PAVEMENT
 - ✓ I 6' HIGH CONCRETE CURB PER FEDEX DETAIL
 - ✓ J 6' HIGH CONCRETE CURB & GUTTER
 - ✓ K TRENCH DRAIN
 - ✓ L ASPHALT PAVEMENT TYPE I
 - ✓ M ASPHALT PAVEMENT TYPE II
 - ✓ N LANDSCAPE BERM, HEIGHT VARIES 10' TO 25'
 - ✓ O FIRE HYDRANT, REFERENCE UTILITY PLAN
 - ✓ P MOTORCYCLE PARKING SIGN
 - ✓ Q ADA PARKING & SIGNAGE PER DPM STD.
 - ✓ R WHEEL STOP
 - ✓ S PARKING LOT LIGHT, 30' HIGH MAX.
 - ✓ T GUARD SHACK, 289 SF
 - ✓ U TRANSFORMER, REFERENCE UTILITY PLAN
 - ✓ V OIL/WATER SEPARATOR, REFERENCE UTILITY PLAN
 - ✓ W KNOX BOX FOR FIRE DEPARTMENT ACCESS MOUNTED TO GUARD SHACK
 - ✓ X EMPLOYEE PUBLIC OUTDOOR SPACE AREA, REFERENCE LANDSCAPE PLANS (2,440 SF MIN)
 - ✓ Y 2' WIDE STRIP OF 2"-4" COBBLE RIP RAP OVER LANDSCAPE FABRIC AT PAVEMENT EDGE
 - ✓ Z SITE IDENTIFICATION SIGN PER DETAIL THIS SHEET
 - ✓ AA CUT OFF WALL PER COA STD DWG #2415B. FLUSH WITH PAVEMENT.
 - ✓ BB RIP-RAP. REFERENCE GRADING PLAN.
 - ✓ CC ZERO CURB
 - ✓ DD 6" CROSSWALK (4" WIDE PAINTED STRIPING)
 - ✓ EE LANDSCAPE AREA PER LANDSCAPE PLANS

LEGAL DESCRIPTION:
TRACTS 4 AND 5, TOWN OF ATRISCO GRANT UNIT 5

LEGEND

- CURB & GUTTER
- - - BOUNDARY LINE
- - - EASEMENT
- BUILDING
- SIDEWALK
- RETAINING WALL
- STREET LIGHTS
- STRIPING
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- EXISTING SIDEWALK
- EXISTING STRIPING
- FIRELANE
- RIP-RAP

PROJECT NUMBER: 1009982
APPLICATION NUMBER: 14EPC-40014

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated [] and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () Yes () No If Yes, then a set of approved DRG plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineer, Transportation Division	07-07-14
Water Utility Development	09/09/14
Parks & Recreation Department	7-9-14
City Engineer	2-4-15
* Environmental Health Department (conditional)	
Solid Waste Management	09-27-14
DRB Chairperson, Planning Department	2-5-15
* Environmental Health, if necessary	

ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868	FEDEX GROUND ALBUQUERQUE, NM SITE PLAN FOR BUILDING PERMIT TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	DRAWN BY DY DATE 5/16/14 2013075-SPE SHEET # C1 JOB # 2013075
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