

# CITY OF ALBUQUERQUE



August 3, 2017

David Soule, PE  
Rio Grande Engineering  
Po Box 93924  
Albuquerque, NM 87199

**Re: T-Mobile Phase 1  
130 98<sup>th</sup> St. NW  
30-Day Temporary Certificate of Occupancy- Transportation Development  
Transportation Development Final Inspection  
Engineer's Stamp dated 1-18-17 (K09D031C)  
Certification dated 7-31-17**

Dear Mr. Soule,

Based upon the information provided in your submittal received 8-1-17, Transportation Development has no objection to the issuance of a 30-day Temporary Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a 30-day Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

1. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 "Violators Are Subject to a Fine and/or Towing." Please call out detail and location of HC signs.
2. The ADA access aisles shall have the words "NO PARKING" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
3. The ADA accessible pedestrian pathway on the southeast side of the site have not been constructed per the plan.

Once corrections are complete resubmit acceptable package along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. For digital submittal and minor comments and/or repairs, please submit photos to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to submittal. If you have any questions, please contact me at (505) 924-3981.

Sincerely,

Monica Ortiz  
Plan Checker, Transportation & Hydrology  
Development Review Services

\mao via: email



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

**Project Title:** \_\_\_\_\_ **Building Permit #:** \_\_\_\_\_ **City Drainage #:** \_\_\_\_\_

**DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_

**Legal Description:** \_\_\_\_\_

**City Address:** \_\_\_\_\_

**Engineering Firm:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Owner:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Architect:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Other Contact:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

Check all that Apply:

**DEPARTMENT:**

- ☐ HYDROLOGY/ DRAINAGE  
☐ TRAFFIC/ TRANSPORTATION  
☐ MS4/ EROSION & SEDIMENT CONTROL

**CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:**

- ☐ BUILDING PERMIT APPROVAL  
☐ CERTIFICATE OF OCCUPANCY

**TYPE OF SUBMITTAL:**

☐ ENGINEER/ ARCHITECT CERTIFICATION ( TMOBILE ONLY )

☐ CONCEPTUAL G & D PLAN

☐ GRADING PLAN

☐ DRAINAGE MASTER PLAN

☐ DRAINAGE REPORT

☐ CLOMR/LOMR

☐ TRAFFIC CIRCULATION LAYOUT (TCL) ( SITE PLAN )

☐ TRAFFIC IMPACT STUDY (TIS)

☐ EROSION & SEDIMENT CONTROL PLAN (ESC)

☐ OTHER (SPECIFY) \_\_\_\_\_

☐ 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

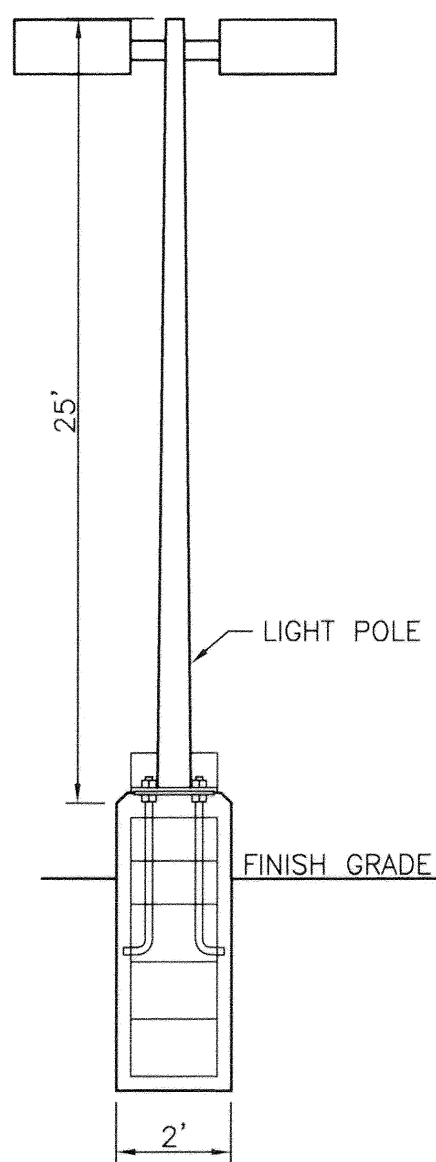
☐ PRE-DESIGN MEETING

☐ OTHER (SPECIFY) \_\_\_\_\_

IS THIS A RESUBMITTAL?: ☐ Yes ☐ No

**DATE SUBMITTED:** \_\_\_\_\_ **By:** \_\_\_\_\_

COA STAFF: \_\_\_\_\_ ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_



LIGHT POLE DETAIL  
NTS

NOTES:

1. COMMON STORM DRAINAGE, PEDESTRIAN, UTILITY, AND VEHICULAR ACCESS ACROSS NEW TRACTS IS GRANTED BY THIS SITE PLAN AND WILL BE GRANTED ON THE REPLAT.
2. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
3. MINIMUM LANDSCAPE SHALL BE 15% OF THE IMPERVIOUS SURFACE LESS BUILDING AREA.
4. ROOF EQUIPMENT SHALL BE BELOW PARAPET HEIGHT AND SCREENED FROM VIEW FROM THE PROPERTY LINES OF THIS SITE. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN WALL.
5. LIGHT POLES SHALL BE A MAXIMUM OF 25' FEET WITH FULL CUT OFF LIGHT FIXTURES. LIGHT FIXTURES SHALL BE A MAXIMUM OF 25' WITH FULL CUT OFF SHIELDS ON FIXTURES SO THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE. THE LIGHT FIXTURES SHALL BE FULLY SHIELDED WITH HORIZONTAL LAMPS. LIGHT POLES WITHIN 100' OF RESIDENTIAL ZONING SHALL BE LIMITED TO 16' HIGH. SITE LIGHTING WILL MEET THE GUIDELINES AS SET FORTH IN THE NIGHT SKY ORDINANCE. LIGHT POLE LOCATIONS SHOWN ON PLAN ARE FOR REFERENCE ONLY. PLEASE REFER TO ARCHITECTURAL PLANS FOR LOCATIONS.
6. THERE SHALL BE NO BACKLIT, PLASTIC, OR VINYL AWNINGS OR ILLUMINATED PLASTIC BANDING ON SIGNAGE.
7. NO FREESTANDING CELL TOWERS OR ANTENNA SHALL BE PERMITTED. ANY WIRELESS COMMUNICATIONS FACILITIES SHALL BE INTEGRATED INTO THE BUILDING ARCHITECTURE.
8. SETBACKS: THE FRONT SETBACK SHALL REMAIN FREE OF BUILDINGS AND PERMANENT STRUCTURES OTHER THAN ON PREMISE SIGNS. NO BUILDINGS OR STRUCTURES, OTHER THAN WALLS OR FENCES SHALL BE PERMITTED IN THE SIDE OR REAR YARD SETBACK IF THERE ARE NO SOLID WALLS OR FENCES ALONG THE REAR PROPERTY LINE, A 10 FT LANDSCAPE BUFFER IS REQUIRED. THERE SHALL BE A FRONT AND CORNER SIDE YARD SETBACK OF NOT LESS THAN 5 FEET AND A SETBACK OF 11 FT FROM THE JUNCTION OF A DRIVEWAY OR ALLEY AND A PUBLIC SIDEWALK OR PLANNED PUBLIC SIDEWALK LOCATION.
9. BUILDINGS CANNOT EXCEED HEIGHTS AS SPECIFIED BY THE SU-2 IP CITY ZONING CODE
10. THE HEIGHTS OF STRUCTURES SHALL COMPLY WITH THE REQUIREMENTS OF THE ZONING CODE, EXCEPT NO STRUCTURE SHALL EXCEED 40' IN HEIGHT.
11. BUS ROUTE 54 RUNS FROM THE 98TH STREET, NW TO CENTRAL AVENUE, NW
12. NO ADULT ESTABLISHMENTS WILL BE BUILT ON THIS SITE
13. APPROVAL OF SITE PLAN FOR BUILDING PERMIT FOR LOTS 2, 3, 4A AND 4B TO BE DELEGATED TO THE DRB
14. ALL PARKING SPACES TO BE A MINIMUM OF 18'-0" DEEP AND 8'-6" WIDE
15. HANDICAP ACCESS LANDINGS AND RAMPS TO BE ADA COMPLIANT.
16. CLEAR SITE TRIANGLE : SIGNS, WALLS, LANDSCAPING SIGHT DISTANCE
17. ALL STREETSCAPE LANDSCAPING TO BY MAINTAINED BY OWNER.
18. SEE DRAWING 011 FOR ENLARGED SITE PLAN AND DIMENSIONS
19. ADA PARKING SIGN SHALL READ "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING". SEE D2/13

KEYED NOTES:

1. PAINTED DIRECTIONAL ARROW TYPICAL
2. ACCESSIBLE PARKING SPACE TYPICAL, SEE DETAIL SHEET FOR ACCESSIBLE PARKING SIZE, SIGN AND SYMBOL ("VAN" INDICATES VAN ACCESSIBLE SPACE)
3. UNIDIRECTIONAL HC RAMP
4. PROPOSED HC LANDING SEE SHEET 006 FOR DETAIL TO HAVE TRUNCATED DOMES
5. 8" STANDARD CURB AND GUTTER PER COA DWG#2415A
6. 6" CONCRETE HEADER CURB
7. 6' WIDE SLIGHTLY RAISED CONCRETE PEDESTRIAN CROSSWALK
8. 6' CONCRETE SIDEWALK TYPICAL
9. TRASH COMPACTOR
10. "STOP" SIGN. SEE PLAN FOR LOCATION
11. 5 SPACE BIKE RACK TYPICAL
12. NEW 6' BIKE PATH
13. TREE PLANTER TYPICAL
14. RETAINING WALL TAN CMU SEE DETAIL SHEET
15. DUMPSTER WITH ENCLOSURE SEE DETAIL SHEET
16. 6" CONCRETE CURB AND GUTTER
17. PATIO RAILING
18. DO NOT ENTER SIGN
19. CORE STRIPING AND TYPE 'A' PAVEMENT MARKER DELINEATING DRIVE AISLE AND CROSSWALK AS SHOWN
20. LIGHT POLE
21. 4' X 8' MOTORCYCLE PARKING
22. PAINT "NO PARKING" WITH LETTERS 10" H X 2" W WITHIN ACCESS AISLE

PROJECT NUMBER: 1004354

APPLICATION NUMBER: 16-70397

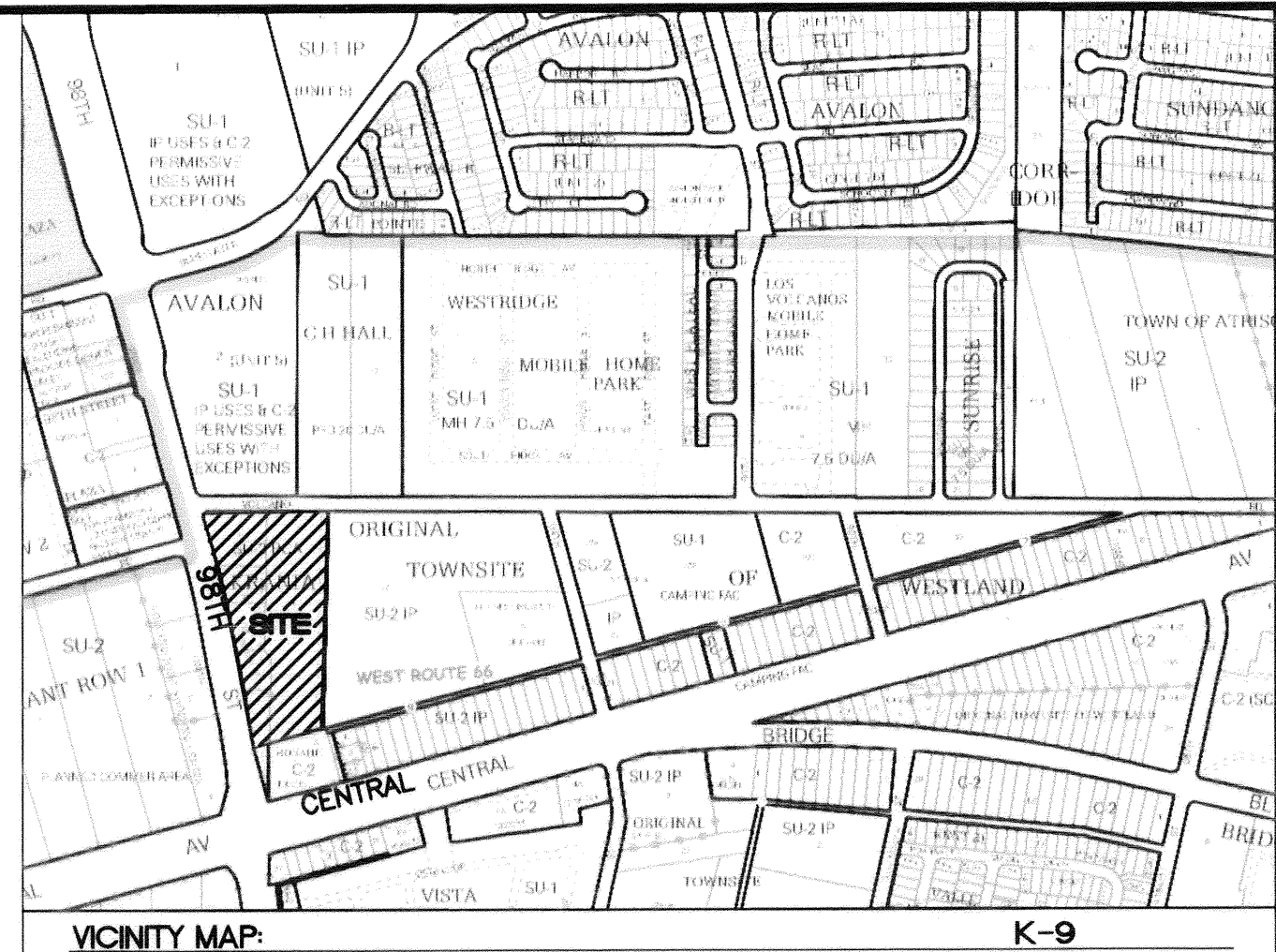
This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated \_\_\_\_\_, and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? ( ) Yes ( ) No If Yes, then a set of approved DRC 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:

<i>Robert M. Murrill</i> Traffic Engineer, Transportation Division	1/3/17 Date
<i>Michelle Cade</i> Water Utility Development	12-21-16 Date
<i>Carol S. Dumont</i> Parks & Recreation Department	12-21-16 Date
<i>John P. [Signature]</i> City Engineer	12-21-16 Date
<i>N/A</i> Environmental Health Department (conditional)	1-18-17 Date
<i>David Soule</i> Solid Waste Management	12-20-16 Date
<i>John P. [Signature]</i> DRB Chairperson, Planning Department	1-18-17 Date

\* Environmental Health, if necessary



LEGAL DESCRIPTION:  
PORTIONS OF LOT 27, BLOCK 9, TRACT 0 ORIGINAL TOWNSITE OF WESTLAND

LEGEND

- BOUNDARY LINE
- EASEMENT
- EXISTING CONSTRUCTION
- CURB AND GUTTER
- RETAINING WALL
- PROPOSED SIDEWALK
- EXISTING BOUNDARY
- CROSS WALK
- BIKE RACK
- EXISTING / NEW PARKING LOT LIGHTING
- ROW DEDICATION

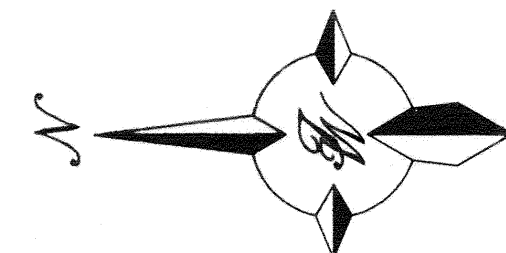
I David Soule, NMPE 14522, of the firm Rio Grande Engineering, hereby certify that this project has been graded and will be constructed in substantial compliance with and in accordance with the design intent of the approved SITE PLAN plan approved \_\_\_\_\_.

The record information edited on the original design document has been performed by me or under my direct supervision and is true and correct to the best of my knowledge and belief. The as-built survey was provided by \_\_\_\_\_.

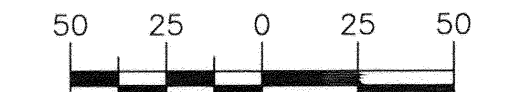
The certification is submitted in support of a request for Permanent Certificate of Occupancy. The record information presented herein is not necessarily complete and intended only to verify substantial compliance of the Traffic Circulation aspects of this project. Those relying on this record document are advised to obtain independent verification of its accuracy before using it for any other purpose.



7/31/17



GRAPHIC SCALE



SCALE: 1"=50'

CURVE TABLE															
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD LENGTH									
C1	45.77	25	35.52	104°53'54"	S37°46'22"W	39.64									
C2	203.22	3146.20	101.64	3°42'03"	N14°39'19"W	203.18									

SITE DATA TABLE															
BUILDING	LOT NUMBER	AREA (AC)	BUILDING AREA	PROPOSED USE	ZONING	PRKG. REQ.	PRKG. PROV.	HC PRKG. REQ.	HC PRKG. PROV.	HC VAN REQ.	HC VAN PROV.	BIKE SPACES REQ.	BIKE SPACES PROV.	MOTORCYCLE SPACES REQ.	MOTORCYCLE SPACES PROV.
1	1	4.794	10,500	RETAIL	SU-2 PCA	53	228	4	4	1	2	2	5	3	3
2			5,000	RETAIL	SU-2 PCA	25		1	2	1	1	2	5	1	1
3			13,000	RETAIL	SU-2 PCA	65		4	4	1	2	3	5	3	3
4			5,000	RETAIL	SU-2 PCA	25		1	2	1	1	2	5	1	1
5			15,600	RETAIL	SU-2 PCA	78		4	4	1	2	3	5	3	4
6	2	1.146	5,900	RESTAURANT W/ DRIVETHRU	SU-2 PCA	48	50	3	4	1	2	2	5	2	2
7	3-A1	0.69	1,872	RESTAURANT W/ DRIVETHRU	SU-2 PCA	11	22	1	2	1	1	2	5	1	2
7A	3-B1	0.69	2,175	RESTAURANT W/ DRIVETHRU	SU-2 PCA	19	21	1	1	1	1	2	5	1	2
8	4-A1	0.601	2,529	RETAIL	SU-2 PCA	13	13	1	1	1	1	2	5	1	1
	4B	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
9	5	0.450	2,500	RETAIL	SU-2 PCA	13	13	1	2	1	1	2	5	1	2
TOTAL		8.049	64,076			350	347	21	26	10	14	22	50	17	21

\* RESTAURANT PARKING REQUIREMENT IS CALCULATED BY SEATING CAPACITY 1 PER 3 SEATS (1 PER 4 SEATS WITH NO LIQUOR LICENSE)  
⊖ TOTAL PARKING REQUIREMENTS REDUCED BY 10% PER TRANSIT REDUCTION

ARCHITECT'S SEAL	NORTHEAST CORNER OF 98TH AND CENTRAL	DRAWN BY MTN
	SITE PLAN FOR BUILDING PERMIT	DATE 11-04-2016
	11/04/16 ADD STARBUCKS STUDIO AND T-MOBILE	SHEET # 2
	SW ARCHITECTS	JOB # 1628