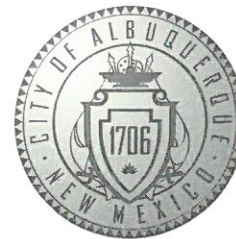


CITY OF ALBUQUERQUE



January 26, 2018

Philip W. Clark, R.A.
Clark Consulting Engineers
19 Ryan Road
Edgewood, NM 87015

**Re: Cosme Retail,
Request for Certificate of Occupancy
Transportation Development Final Inspection**
Architect's Stamp dated 11-17-16 (K11D077)
Certification dated 1-24-18

Dear Mr. Clark,

Based upon the information provided in your submittal received 1-25-18, 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)924-3991.

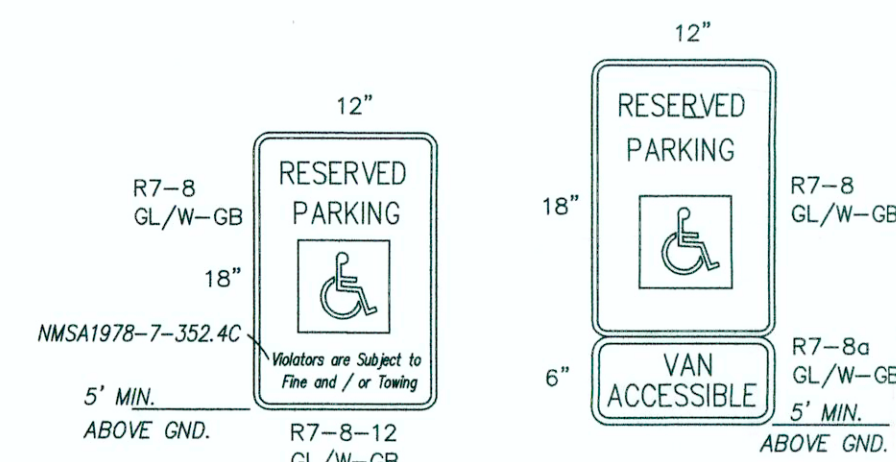
Sincerely,

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

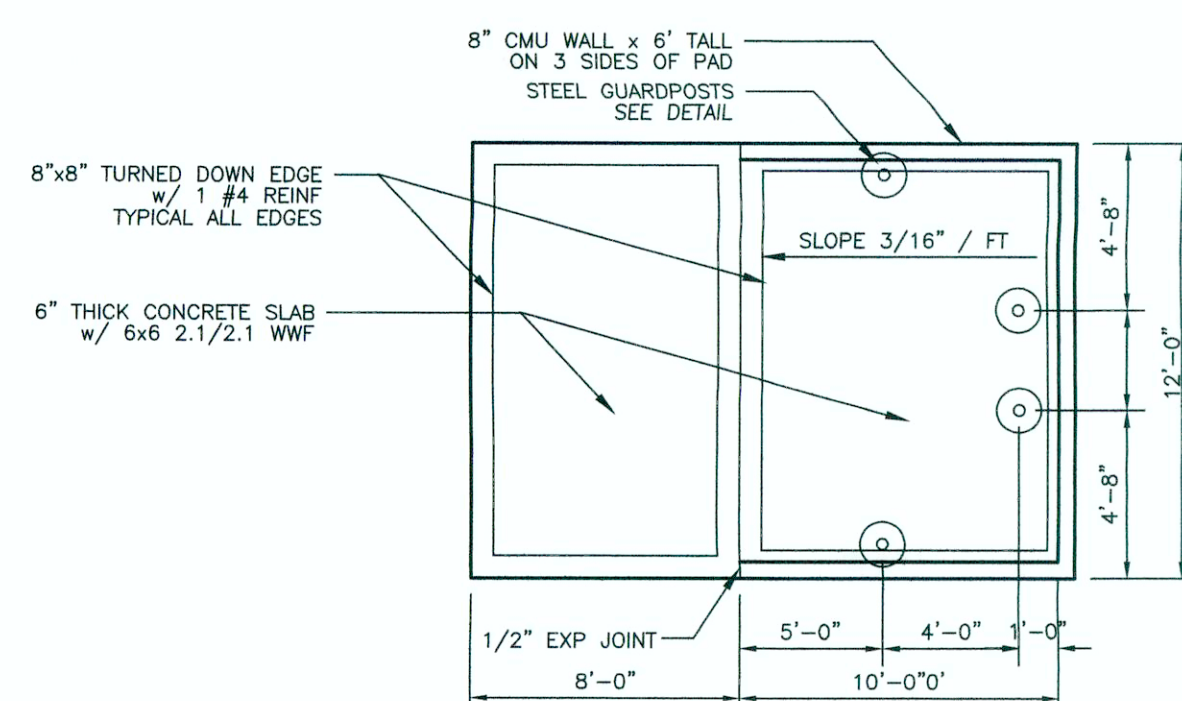
MA/RM via: email
C: CO Clerk, File



ORTHO-PHOTO, DATED 11-1-2015

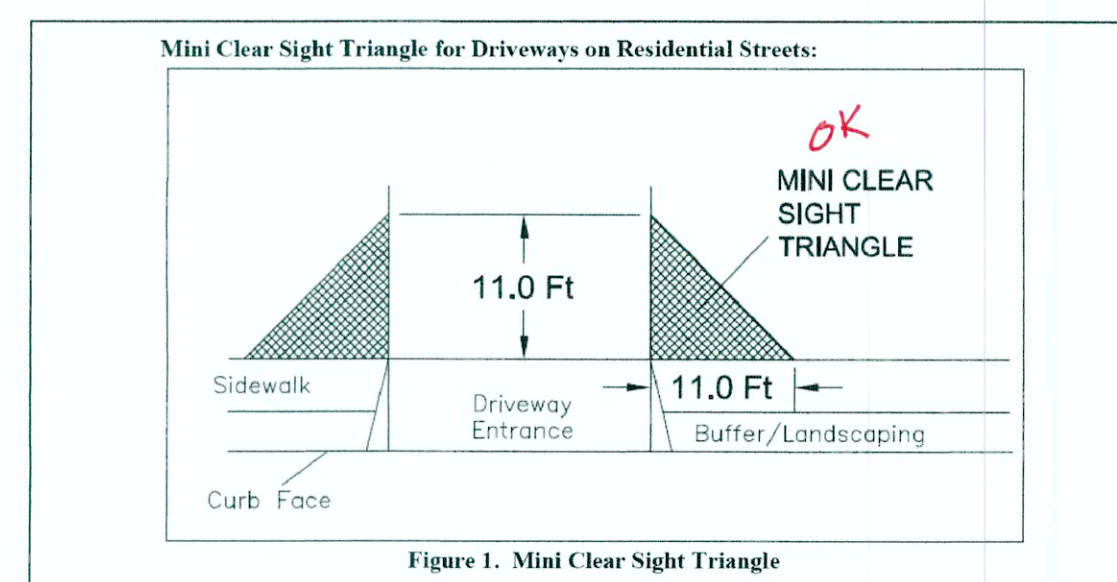


HANDICAP PARKING SIGNS
NTS

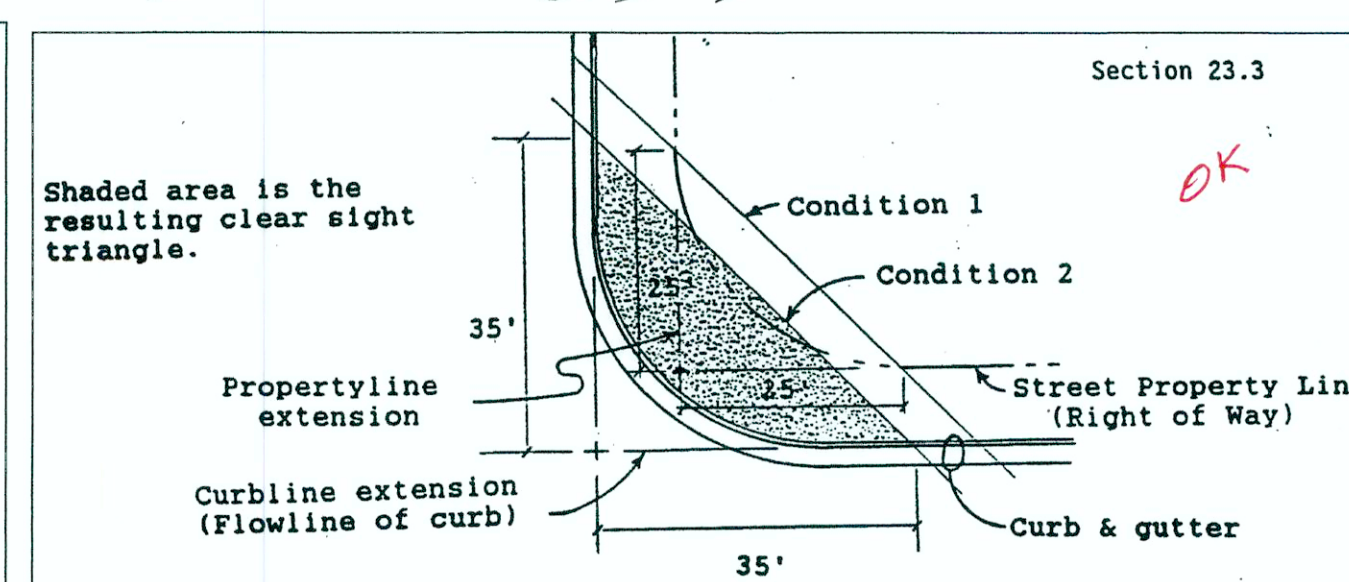


REFUSE ENCLOSURE PLAN

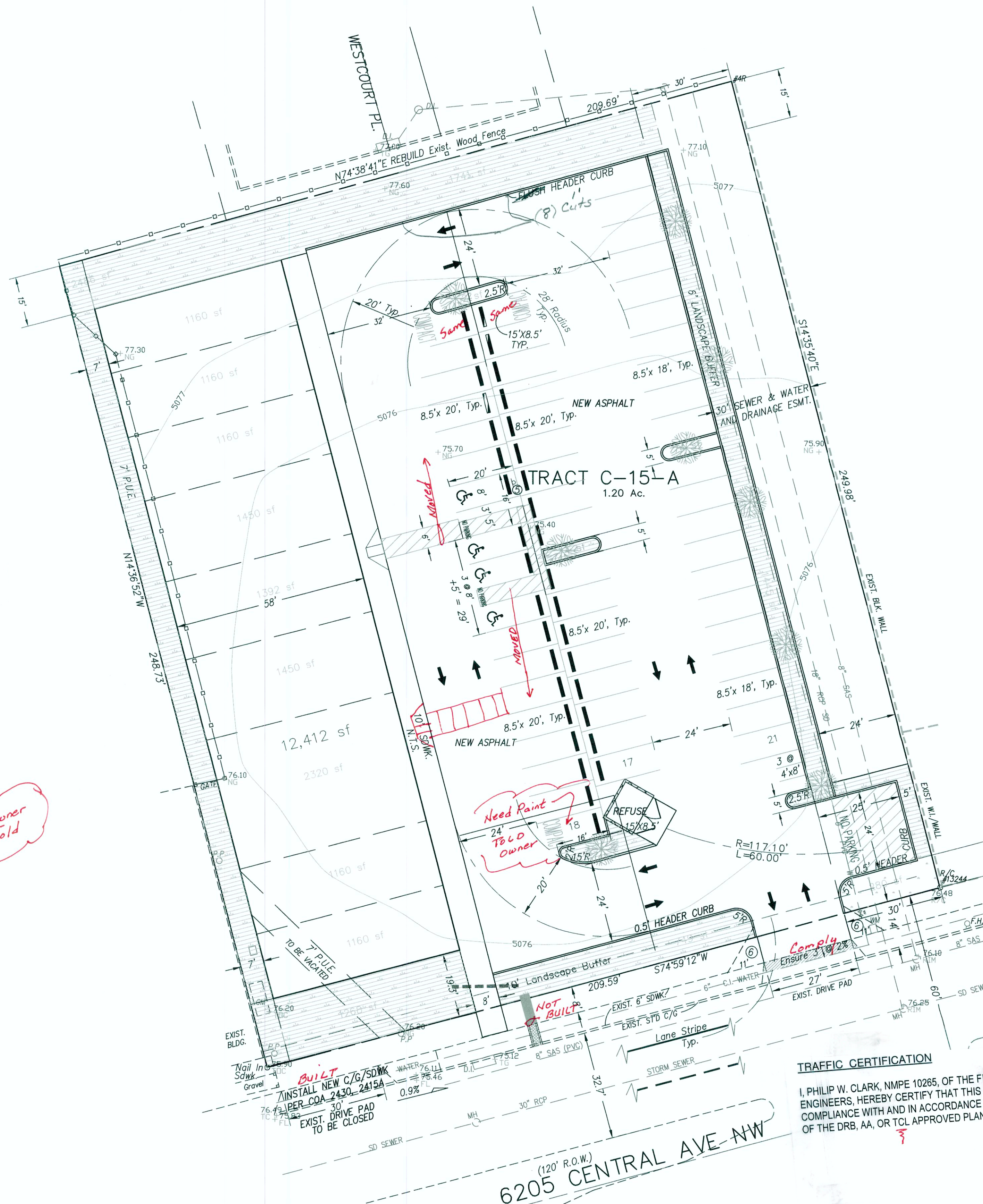
SCALE: 1/4" & 3/4" = 1'-0"



MINI SIGHT TRIANGLE
(ENSURE OFF PUBLIC R.O.W.)



SITE TRIANGLE DETAIL



SCALE: 1" = 20'

VICINITY MAP ZONE K-11

NOTES

- ALL WORK WITHIN THE RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECS. FOR PUBLIC WORKS CONSTRUCTION, 1986 W/ 9 UPDATES.
- AN EXCAVATION/CONSTRUCTION PERMIT IS REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY R.O.W. AN APPROVED COPY OF THIS PLAN MUST BE SUBMITTED AT THE TIME OF APPLICATION.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- ALL LANDSCAPING AREA SHALL BE SOFT-LINED WITH NATIVE VEGETATION AND/OR GRAVEL. PAVED PARKING AREA SHALL DRAIN DIRECTLY TO NEW CURB CUT OR SDWK CULVERT.

LEGEND

EXIST. SPOT ELEVATION	+24.0
EXIST. CONTOUR	10
NEW SPOT ELEVATION	24.0
NEW CONTOUR	12
NEW SWALE	
DRAINAGE DIRECTION, EXISTING	
NEW P.C.C., CONCRETE	TC
TOP OF CURB, EXISTING	FL
FLOWLINE	FL
EXISTING POWER POLE	○
FACE OF CURB/FACE OF CURB	F-F
HIGH POINT	HP
NEW HEADER CURB (0.5' HEIGHT)	HP
TRAFFIC DIRECTION	→



ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.

TRAFFIC CERTIFICATION

I, PHILIP W. CLARK, NMPE 10265, OF THE FIRM CLARK CONSULTING ENGINEERS, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE DRB, AA, OR TCL APPROVED PLAN DATED 11/17/16.

APPROVED BY ZONING

12412 SF / 200 = 62 - 6 (BUS RTE) = 56 SPACES
PARKING SPACES PROVIDED: 56
INCLUDES 1 VAN ACCESS SPACE + 3 MOTORCYCLE

TRAFFIC NOTES:

- ALL DIMENSIONS TO FACE OF CURB, UNLESS NOTED OTHERWISE. ALL END AISLES SHALL BE 2' WIDE MOUNTABLE CURB SIM. TO COA 2415A.
- ALL TRAFFIC ELEMENTS SHOWN SHALL BE CONSTRUCTED FROM THIS SHEET, AND REQUIRED FOR CERTIFICATE OF OCCUPANCY. A TEMPORARY C.O. SHALL NOT BE ISSUED.
- TRUNCATED DOMES PER ANSI-A117.1 2006, & ADDAG.
- TYPICAL RAMP SLOPE 12:1 MIN. EXISTING WITH BROOM FINISH CONCRETE.
- ADA VAN ACCESSIBLE SIGN (12x18") SHALL HAVE THE REQUIRED VERBIAGE OF "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING", PER 66-7-352.4C NMSA 1978.
- LANDSCAPING & SIGNAGE SHALL NOT INTERFERE W/ CLEAR SIGHT REQUIREMENTS; SIGNS, WALLS, TREES AND SHRUBS BTWN. 3-8 FEET TALL ARE NOT ACCEPTABLE WITHIN THIS AREA. SEE DETAILS LEFT.
- REPLACE ALL BROKEN OR CRACKED SIDEWALK PER COA DWGS 2430 & 2415.

Clark Consulting Engineers 19 Ryan Road Edgewood, New Mexico 87015 Tel: (505) 281-2444 Cell: (505) 264-6042	
DATE: 10/22/16 REVISION: REV. END ISLANDS FOR FIRE TRUCK, ADD RADIA (APPR. AND ADDR. PATZ)	LOT C-15A, BLOCK 2, TOWN OF ATRISCO GRANT ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO 6205 CENTRAL AVE NW RETAIL SUITES Traffic Circulation Layout Plan
DESIGNED BY: PWC CHECKED BY: PWC	DRAWN BY: CCE DATE: 4/2016
JOB #: BURK_COSME FILE #: 6/D	1 OF 1