

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Interim Director



Mayor Timothy M. Keller

February 9, 2022

Scott Anderson, RA
Scott Anderson & Associates Architects
7604 Rio Penasco NW
Albuquerque, NM 87120

Re: Kidz Academy
7800 Sage Rd SW
30-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 1-20-21 (M10D020)
Certification dated 2-1-22

Dear Mr. Anderson,

Based upon the information provided in your submittal received 2-7-21, Transportation Development has no objection to a 30-day Temporary Certificate of Occupancy based. 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:

- Missing a portion of the sidewalk connection? Please see redlined plan for location.
- A section of Curb and Gutter was not installed? See redlined plan for location
- Please add bike rack & remove construction debris and equipment from site.
- Add "COMPACT" floor markings to all compact parking stalls.
- Paint the fire lanes.

Once these corrections are complete, email pictures showing the changes to epgomez@cabq.gov for release of Final CO.

If you have any questions, please contact me at (505) 924-3981.
Sincerely,

Ernie Gomez,
Plan Checker, Planning Dept.
Development Review Services
EG via: email
C: CO Clerk, File

BIKE CORRAL

SCALE: 1/2" = 1'-0"

HC SIGN

SCALE: NTS

NOTE: PROVIDE CONTROL JOINTS
AT 6'-0" O.C. & EXPANSION JOINTS
AT 18'-0" O.C.

CURB DETAIL

SCALE: NTS

MOTORCYCLE SIGN

SCALE: 1/2" = 1'-0"

ACCESS RAMP

SCALE: NTS

PAVING SECTION

SCALE: NTS

TRASH ENCLOSURE

SCALE: 1/8" = 1'-0"

SITE PLAN / TCL

SCALE: 1" = 20'-0"

KEYED NOTES

- A. 6" METAL RAIL FENCE.
- B. NEW 6' SIDEWALK PER COA STANDARD DRAWING #2430
- C. TRASH ENCLOSURE REF DETAIL ON SHEET A-100.
- D. BIKE RACK, REF DETAIL ON SHEET A-100.
- E. CONC. CURB AND GUTTER REF DETAIL ON SHEET A-100.
- F. H.C. PARKING SIGN, REF DETAIL ON SHEET A-501.
- G. H.C. RAMP REF DETAIL ON SHEET A-501.
- H. MOTORCYCLE PARKING SIGN REF DETAIL SHEET A-501.
- I. IRRIGATION BOX.
- J. HC PARKING SYMBOL REF DETAIL SHEET A-501.
- K. PROPERTY LINE.
- L. GATE W/ PANIC BAR.
- M. TIRE STOP, REF DETAIL SHEET A-501.
- N. FLAG POLE, REF DETAIL SHEET A-501.
- O. HC PARKING SYMBOL REF DETAIL SHEET A-501.
- P. MOTORCYCLE PARKING SIGN REF DETAIL SHEET A-501.
- Q. 30' PRIVATE ACCESS EASEMENT.
- R. 10' UTILITY EASEMENT.
- S. 24' PRIVATE ACCESS EASEMENT.
- T. 15' PRIVATE STORM DRAIN EASEMENT.
- U. 40' PRIVATE ACCESS EASEMENT.

PARKING CALCULATION:

DAY CARE CENTER: 10,298 SF X 0.0025 = 25.75 SPACES

HC SPACES PROVIDED = 1
MOTORCYCLE SPACES REQUIRED ≈ 1
BIKE RACK PROVIDED


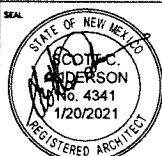
MX-L ZONING

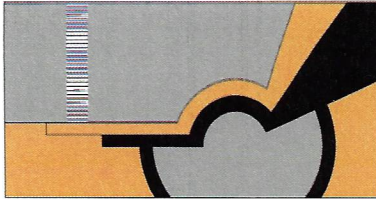
TOTAL SITE AREA:	48,017 SF
BUILDING =	10,298 SF
PAVING =	19,910 SF
PLAYGROUND =	10,174 SF
LANDSCAPING =	5,517 SF
SIDEWALKS =	2,267 SF

GENERAL NOTES

1. CONTRACTOR TO COORDINATE LOCATION OF ALL UTILITY ENTRANCES INCLUDING BUT NOT LIMITED TO SANITARY SEWER, STORM SEWER, DOMESTIC WATER SERVICE, FIRE PROTECTION WATER SERVICE, ELECTRICAL AND TELEPHONE SERVICE. CONTRACTOR TO COORDINATE LOCATIONS IN SUCH A MANNER TO ASSURE PROPER DEPTHS ARE ACHIEVED, AS WELL AS COORDINATE WITH ANY UTILITY COMPANIES FOR APPROVED LOCATIONS AND SCHEDULING OF CONNECTION TO THEIR FACILITIES.
2. CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES AND BE CONSTRUCTED TO SAME.
3. CONTRACTOR SHALL FOLLOW ALL LOCAL, STATE AND FEDERAL REGULATIONS IN DISPOSING OF DEMOLISHED MATERIALS REMOVED FROM THIS SITE.
4. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATIONS SHALL RECEIVE 4" OF TOPSOIL.
5. THE CONTRACTOR SHALL CONFORM TO ALL TRIBAL, STATE AND FEDERAL DUST AND EROSION CONTROL REGULATIONS. THE CONTRACTOR SHALL PREPARE AND OBTAIN ANY NECESSARY DUST OR EROSION CONTROL PERMITS FROM REGULATORY AGENCIES.
6. THE CONTRACTOR SHALL PROMPTLY REMOVE ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT OF WAY TO KEEP IT FROM WASHING OFF THE PROJECT SITE.
7. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE ON TO OTHER PROPERTIES BY CONSTRUCTING TEMPORARY EROSION CONTROL BERMS OR INSTALLING BUILT FENCES AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
8. WATERING, AS REQUIRED FOR CONSTRUCTION AND DUST CONTROL, SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION AND NO MEASUREMENT OF PAYMENT SHALL BE MADE THEREFOR. CONSTRUCTION AREAS SHALL BE WATERED FOR DUST CONTROL IN COMPLIANCE WITH GOVERNMENT ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND SUPPLYING WATER AS REQUIRED.
9. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS CONCERNING CONSTRUCTION NOISE AND HOURS OF OPERATION.
10. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON A PUBLIC WORK ORDER.
11. LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS THEREFORE SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3' AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.

VICINITY MAP

No.	Revision	Item	Date
			SCOTT C. ANDERSON & associates architects 641540, st cte, suite b albuquerque, nm 87107 www.scottcanderson.com tel: 505.755.
KIDZ ACADEMY 7800 SAGE RD SW ALBUQUERQUE, NM 87121			
DRAWING TITLE <div style="text-align: center;">SITE PLAN / TCL</div>			
SEAL 	DESIGNED DRAWN CHECKED REVIEWED DATE 1/20/2021	PROJECT NO SCALE DRAWING NO <div style="font-size: 2em; font-weight: bold; text-align: center;">A-100</div>	



SCOTT C. ANDERSON
& associates architects

7604 rio penasco nw
albuquerque, nm 87120
andersonscottc@comcast.net
505.401.7575

February 1, 2022

Ms. Jeanne Wolfenbager, PE

Planning Department
Transportation Development
600 2nd St. NW, Suite 201
Albuquerque, NM 87102
505 924-3991
jwolfenbager@cabq.gov

Re: Traffic layout certification, 7800 Sage Rd SW, BP 2020-53386

Dear Ms. Wofenbager:

I, Scott C. Anderson NMRA #4341, of the firm Scott C. Anderson & Associates Architects, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the approved plan dated 1/20/2021 and approved by the City of Albuquerque on 2/24/2021. The record information edited onto the original design document has been obtained by Scott Anderson. I further certify that I have personally visited the project site on 1/31/2022 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 a Certificate of Occupancy.

No deviations from the approved TCL were noted:

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.

Signature Architect

2/1/2022

Date



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: Kidz Academy Building Permit #: 10-53386 Hydrology File #: _____

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: _____

City Address: 7800 Sage Rd SW

Applicant: _____ Contact: _____

Address: _____

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

Other Contact: Scott Anderson Contact: _____

Address: _____

Phone#: 505 401 7575 Fax#: _____ E-mail: _____

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

IS THIS A RESUBMITTAL? _____ Yes ☒ No

DEPARTMENT ☒ TRANSPORTATION _____ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- ☒ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY) _____
- ☐ 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
- ☐ FLOODPLAIN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 2/1/2022

By: [Signature]

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____