

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Interim Director



Mayor Timothy M. Keller

November 23, 2021

Jeffrey T. Wooten, PE
Wooten Engineering
P.O. Box 15814
Rio Rancho, NM 87174

**Re: Cien Aguas Charter School
2501 Buena Vista Dr. SE, 87106
60-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection**
Engineer's/Architect's Stamp dated (Existing Conditions) 11-22-21 (M15D004B)
Certification dated 11-22-21

Dear Mr. Wooten,

Based upon the information provided in your submittal received 11-22-21, Transportation Development has no objection to a 60-day Temporary Certificate of Occupancy based. This letter serves as a "green tag" from Transportation Development for a 60-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:

- See attached Certification Letter.

Once corrections are complete resubmit

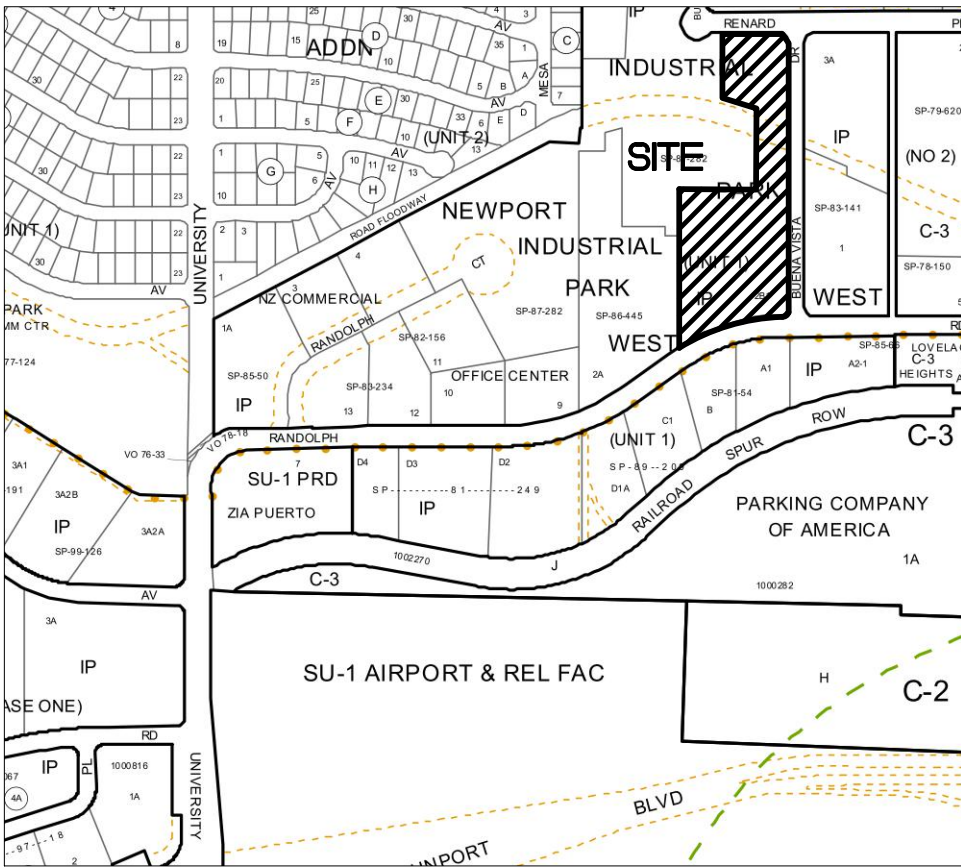
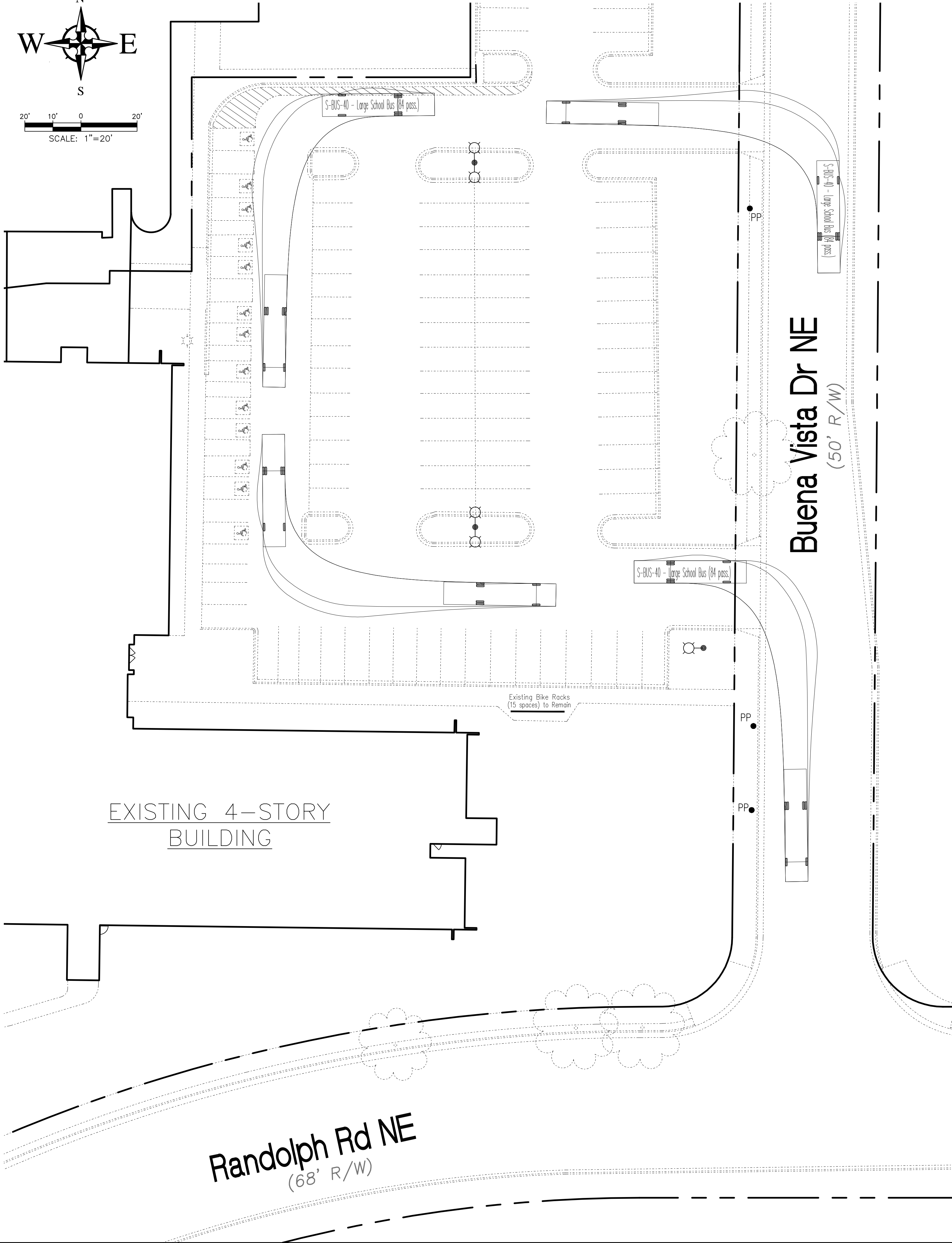
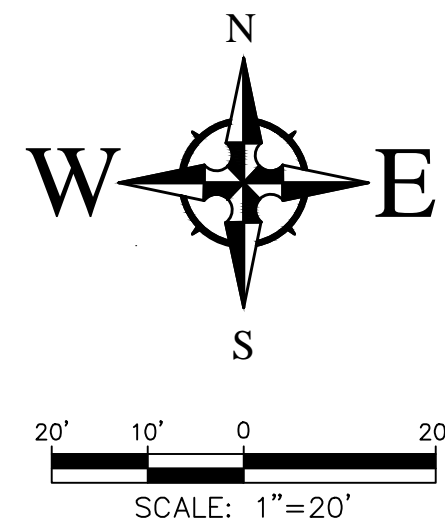
1. The approved and stamped TCL, with changes drawn in red.
2. Transportation Certification letter on either the plan or applicants letterhead.
3. A Drainage Transportation Information Sheet (DTIS)
4. Send an electronic copy of your submittal to PLNDRS@cabq.gov.
5. The \$75 re-submittal fee for log in and evaluation by Transportation.

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

Sincerely,

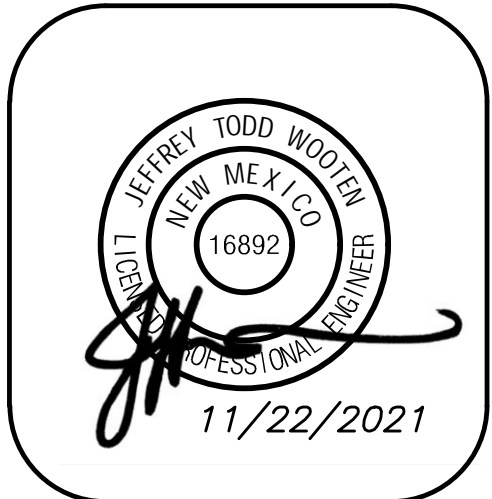
Ernie Gomez,
Plan Checker, Planning Dept.
Development Review Services

EG via: email
C: CO Clerk, File



VICINITY MAP - Zone Map M-15-Z
LEGAL DESCRIPTION:
Tract 2-B-1-A-2, Newport Industrial Park West, Unit 1. 4.587 Acres.

BENCH MARKS	
A.C.S. MONUMENT "20-J11"	
MONUMENT TYPE 3	
NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1983)	
N=1,491,770.982	
E=1,506,437.513	
PUB. EL=5094.032 NAVD 1988	
GROUND TO GRID FACTOR=0.999680825	
DELTA ALPHA ANGLE = -0°15'27.22"	



Wooten Engineering
PO Box 15814
Rio Rancho, N.M. 87174
Phone: (505) 980-3560

Cien Aguas Charter School
2501 Buena Vista Dr SE
Albuquerque, NM 87106

Existing Conditions Site Plan

C-001



Wooten Engineering

PO Box 15814
Rio Rancho, NM 87174
505-980-3560
jeffwooten.pe@gmail.com

November 22, 2021

Ms. Jeanne Wolfenbarger, PE
Senior Engineer, Transportation
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

VIA E-Mail: jwolfenbarger@cabq.gov

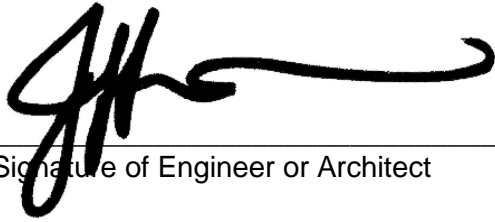
RE: Cien Aguas Charter School; 2501 Buena Vista Dr SE (File M15/D004B)

TRAFFIC CERTIFICATION

I, Jeffrey T. Wooten, NMPE NUMBER 88693, OF THE FIRM Wooten Engineering, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 10/25/2021. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY Jeffrey T. Wooten OF THE FIRM Wooten Engineering. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 11/19/2021 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 60-Day Temporary C.O..

- The facility will need to comply with the traffic circulation and queueing as identified in the approved Neighborhood Impact Assessment (NIA) for this project.
- The Charter School will provide adequate staff to ensure safe operations during the morning and afternoon to ensure safety of students, parents, and other pedestrians.
- All Improvements as identified on the approved Traffic Circulation Layout (TCL) dated 10/25/2021 shall be constructed and certified per the DPM prior to receiving a Permanent CO. The Sidewalk Easement required by the approved TCL plan shall also be approved and recorded prior to Permanent CO request.
- A majority of the work identified in the above TCL Plan shall be performed on weekends or during the winter break in order to minimize any conflicts with the operations of the school.

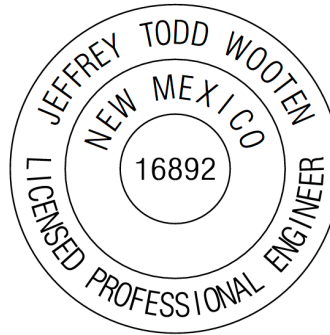
THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

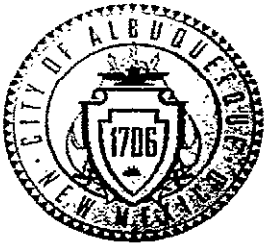


Signature of Engineer or Architect

11/22/2021
Date

Jeffrey T. Wooten, P.E.
Owner





City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11-2018)

Project Title: Cien Aguas Charter School **Building Permit #:** _____ **Hydrology File #:** _____

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

Legal Description: Tract 2-B-1-A-2, Newport Industrial Park West, Unit 1

City Address: 2501 Buena Vista Dr SE, 87106

Applicant: Wooten Engineering **Contact:** Jeffrey T. Wooten, P.E.

Address: PO Box 15814, Rio Rancho, NM 87174

Phone#: 505-980-3560 **Fax#:** N/A **E-mail:** jeffwooten.pe@gmail.com

Owner: _____ **Contact:** _____

Address: _____

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

TYPE OF SUBMITTAL: _____ PLAT (____ # OF LOTS) _____ RESIDENCE _____ DRB SITE ☒ ADMIN SITE

IS THIS A RESUBMITTAL?: _____ Yes ☒ No

DEPARTMENT: ☒ TRAFFIC/ TRANSPORTATION _____ HYDROLOGY/ DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- ☒ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ DRAINAGE MASTER PLAN
- ☐ DRAINAGE REPORT
- ☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ 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: November 22, 2021 **By:** Jeffrey T. Wooten, P.E.

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____