

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Interim Director



Mayor Timothy M. Keller

October 21, 2022

Dean Cardwell, P.E.
Bohler
6017 Main St.
Frisco, TX 75034

RE: **KABQ Cargo Facility**
3724 Spirit Dr. SE
Certification Date: 10/21/2022
Transportation File: P15D004

Dear Mr. Cardwell:

PO Box 1293

Based solely on your certification received 10/21/2022 Transportation Development has no objection to a Temporary Certificate of Occupancy. This letter serves as a “green tag” from Transportation Development for a Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

Albuquerque

When all site work is complete, please contact me and I can schedule a site inspection to issue a Permanent Certificate of Occupancy.

NM 87103

If you have any questions, please contact me at (505) 924-3991 or at earmijo@cabq.gov

www.cabq.gov

Sincerely,

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: _____ **Building Permit #:** 2021-43107 **Hydrology File #:** _____
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: A 5.00 ACRE PARCEL KNOW AS A PORTION OF TRACT A-1 OF SUNPORT MUNICIPAL GROUND LEASE WITHIN THE TRACT A-1, SUNPORT MUNICIPAL ADDITION, IN BERNALILLO COUNTY, STATE OF NEW MEXICO
City Address: 3730 Spirit Dr. SE, Albuquerque, NM 87106

Applicant: Bohler **Contact:** Dean Cardwell
Address: 2600 Network Blvd #310, Frisco TX 75034
Phone#: 469-458-7300 **Fax#:** _____ **E-mail:** dcardwell@bohlereng.com

Other Contact: Method Architecture **Contact:** Tom Bartoo
Address: 2140 Rossville Avenue, Suite 101, Chattanooga, TN 37408
Phone#: 423-718-8663 **Fax#:** _____ **E-mail:** tbartoo@method-architecture.com

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: 10/21/2022 **By:** Bohler (Dean Cardwell)

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

10/21/2022

City of Albuquerque
Ernest Armijo, PE, CFM
Principal Engineer, Transportation

Re: KABQ Sunport Cargo Facility (TD213016 – CABQ#BP-201-43107)

Mr. Armijo,
In relation to the subject project, we provide the following:

I Dean Cardwell, PE of Bohler Engineering TX, LLC, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the approved plan dated 8/1/2022. The record information edited onto the original design document which has been obtained from Will Allen with KACO, LLC. I further certify that Will Allen with KACO, LLC has personally visited the project site and determined by visual observation that the survey data provided is representative of actual site conditions and it is true and correct to the best of his knowledge and belief. This certification is submitted in support of a request for substantial completion of the building.

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.

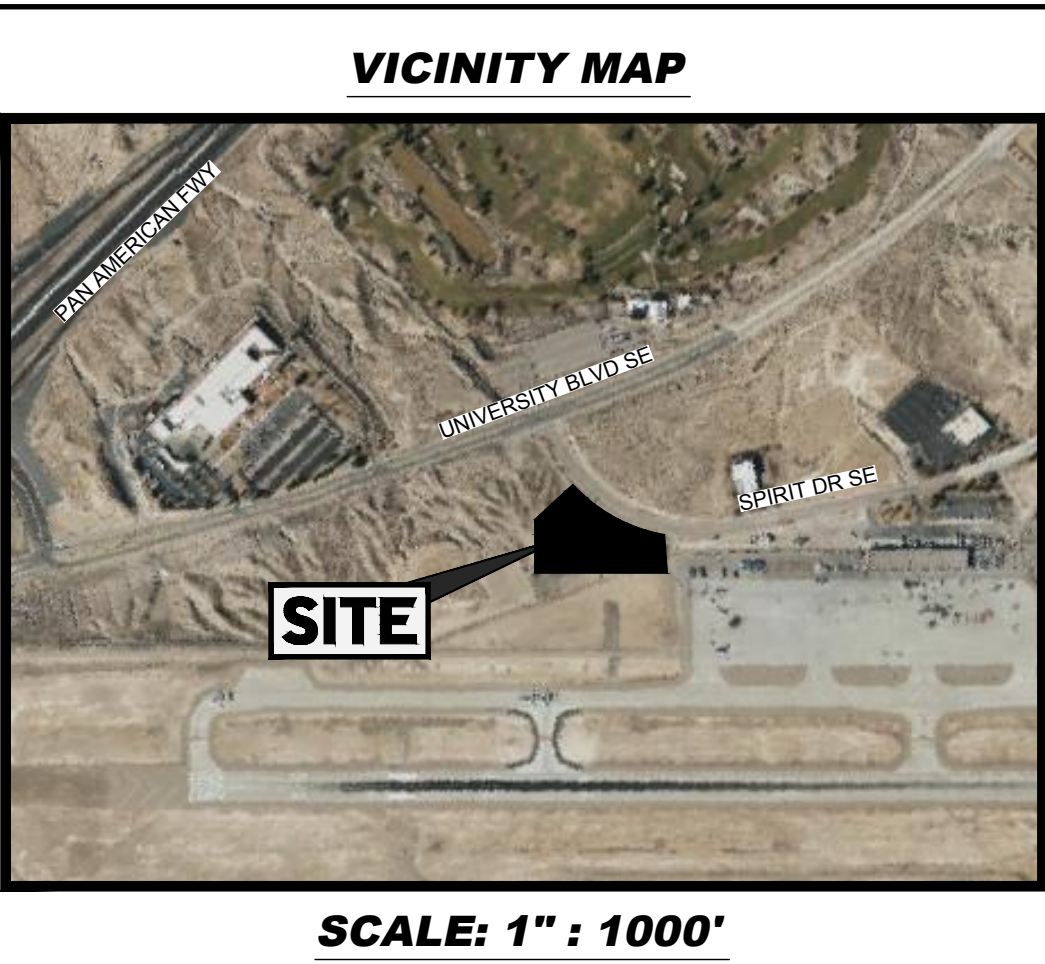
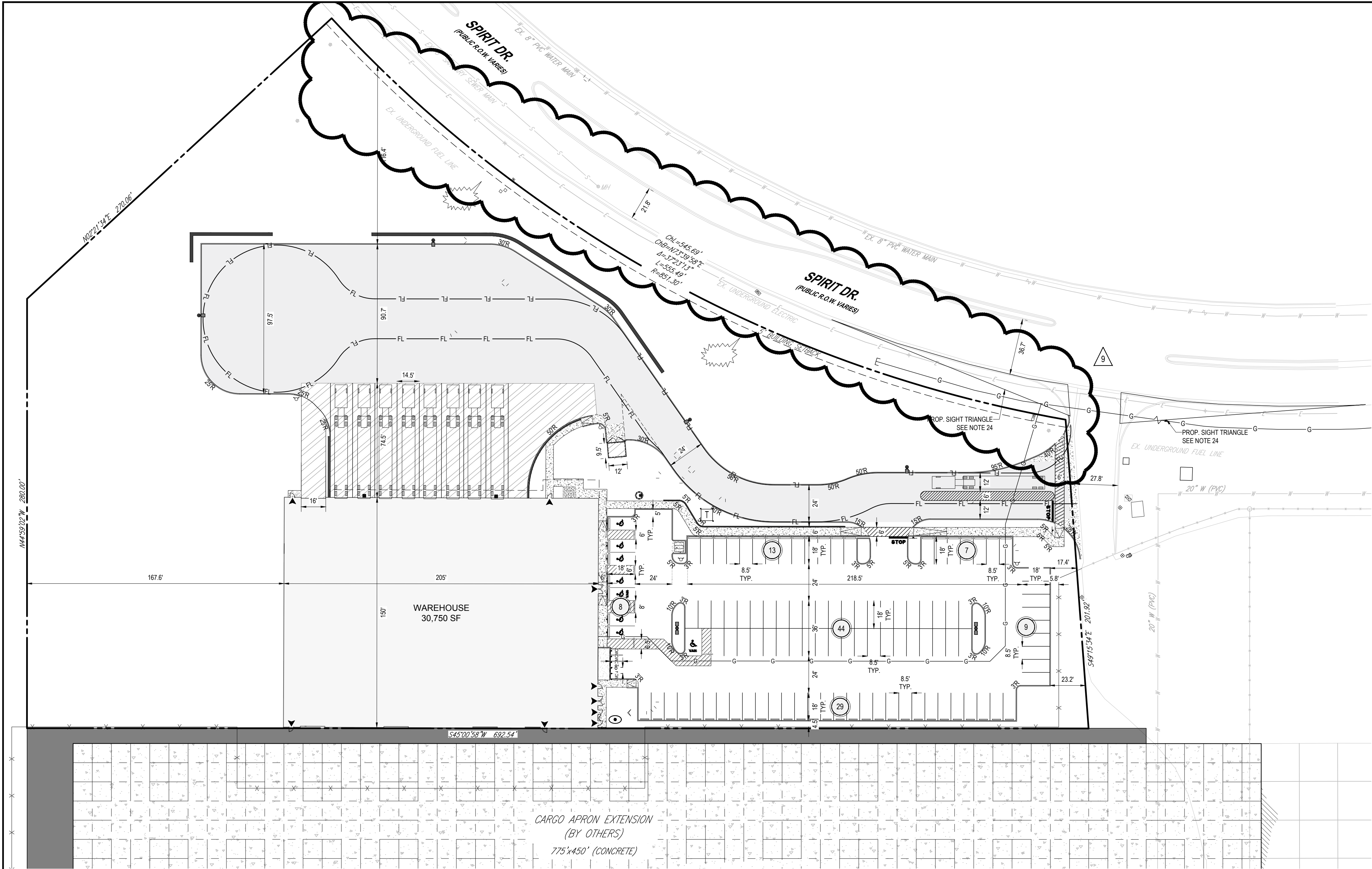
Should you have any questions, please do not hesitate to contact me at (469) 458- 7300.

Sincerely,



Dean Cardwell, PE
Principal

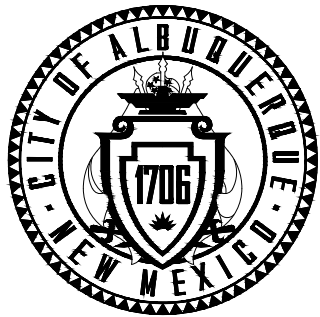
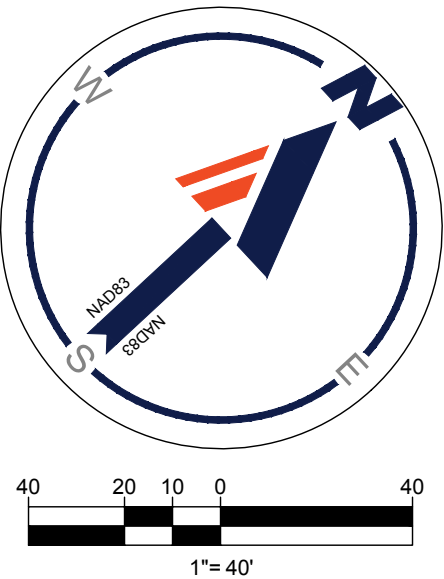




DEVELOPMENT DATA	
PARCEL AREA	2,286.00 ACRES
LEASE LOT AREA	5.00 ACRES
LEASE LOT COVERAGE	0.22%
SITE ADDRESS	2200 SUNPORT BLVD ALBUQUERQUE, NM 87106
JURISDICTION	CITY OF ALBUQUERQUE
COUNTY	BERNALILLO COUNTY
FUTURE LAND USE	INDUSTRIAL
EXISTING LAND USE	VACANT LAND
PROPOSED LAND USE	INDUSTRIAL - WAREHOUSE
FEMA ZONE	ZONE X
BUILDING INFORMATION	
BUILDING AREA	30,750 SF
BUILDING HEIGHT	XX' - X"
PARKING INFORMATION	
REQUIRED ASSOCIATE PARKING	16 SPACES (1 SPACE / 2,000 SF)
PROP. ASSOCIATE PARKING	110 SPACES
REQUIRED BICYCLE SPACES	3 SPACES
PROPOSED BICYCLE SPACES	3 SPACES
REQUIRED MOTORCYCLE SPACES	1 SPACE
PROPOSED MOTORCYCLE SPACES	3 SPACES
PROP DOCK SPACES	9 SPACES

- SITE NOTES**
- DEVELOPMENT AND USE OF THIS SITE MUST CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
 - ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND U.N.O.
 - ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM RESIDENTIAL DISTRICTS AND WILL BE FULLY SHIELDED TO COMPLY WITH THE NM NIGHT SKY PROTECTION ACT AND IDO SECTION 14-16-5-8 OUTDOOR LIGHTING.
 - ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
 - ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, GAS METERS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
 - ALL SIDEWALKS, CURB AND GUTTERS, AND ADA RAMPS SHALL BE PER COA STANDARD DRAWINGS.
 - SIDEWALK SLOPES SHALL NOT EXCEED 5%. CROSS SLOPES NOT TO EXCEED 2% (REF. CIVIL) SHOULD SLOPES EXCEED 5% WALK WILL BE CONSIDERED A RAMP AND BE REQUIRED TO HAVE HANDRAILS ON EACH SIDE AS WELL AS LEVEL LANDINGS AT THE TOP AND BOTTOM OF RAMP FOR A DISTANCE OF 60" BEYOND THE EXTENT OF THE RAMP.
 - ALL ACCESSIBLE BUILDING ENTRANCES SHALL HAVE NO MORE THAN A 2% SLOPE FOR A DISTANCE OF 66" PERPENDICULAR TO THE DOOR INCLUDING AN 18" MANEUVERING CLEARANCE ON PULL SIDE OF DOOR.
 - NO EXPOSED CONDUIT, PIPING, ETC. IS ALLOWED ON THE EXTERIOR FACE OF THE BUILDING.
 - PROVIDE 18" MANEUVERING CLEARANCE ON PULL SIDE OF ALL PEDESTRIAN GATES, MAINTAIN GROUND SLOPE AT 2%.
 - A 42" HIGH GUARDRAIL, MEASURED FROM FINISH FLOOR OF WALKING SURFACE, SHALL BE PLACED ALONG WALKING SURFACE MORE THAN 30" ABOVE THE ADJACENT GRADING.
 - GROUND-MOUNTED EQUIPMENT SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO UTILITY FACILITIES. ALL SCREENING AND VEGETATION SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS ARE TO ALLOW 10 FEET OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5-6 FEET OF CLEARANCE ON THE REMAINING THREE SIDES FOR SAFE OPERATION, MAINTENANCE, AND REPAIR PURPOSES.
 - VISIBILITY, LANDSCAPING, FENCING, AND SIGNS SHALL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBS BETWEEN 3 AND 8 FEET IN HEIGHT (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED IN THE CLEAR SIGHT TRIANGLE.
 - SEE SHEET C-100 FOR GENERAL NOTES.
 - ALL DIMENSIONS ARE FROM FACE OF CURB OR FACE OF BUILDING UNLESS NOTED OTHERWISE.
 - CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
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 - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO: ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
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 - FIRE APPARATUS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES.
 - ALL CURB RADII ARE 3' UNLESS NOTED OTHERWISE.
 - ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER. REF. CITY OF ALBUQUERQUE STANDARD DRAWINGS 2430 & 2415A.
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SYMBOL LEGEND - SITE PLANS	
EXST. PROPERTY/ LEASE LINE	—————
EXST. R/W LINE	—————
EXST. ADJACENT PROPERTY LINE	—————
EXST. ROADWAY CIL	—————
EXST. SETBACK	—————
PROP. SIGN	↑
PROP. BUILDING ENTRANCES	▲
PROP. STANDARD DUTY ASPHALT	
PROP. HEAVY DUTY ASPHALT	
PROP. STANDARD DUTY CONCRETE	
PROP. HEAVY DUTY CONCRETE	



CALL NM ONE-CALL
SYSTEM SEVEN (7) DAYS
PRIOR TO ANY EXCAVATION

CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION

OVERALL PAVING AND SITE PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	ZONE MAP NO. NR-SU
		CITY PROJECT NO. 000000
		SHEET NO. C-201

CONSULTANTS

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
PERMITTING SERVICES
TRANSPORTATION SERVICES

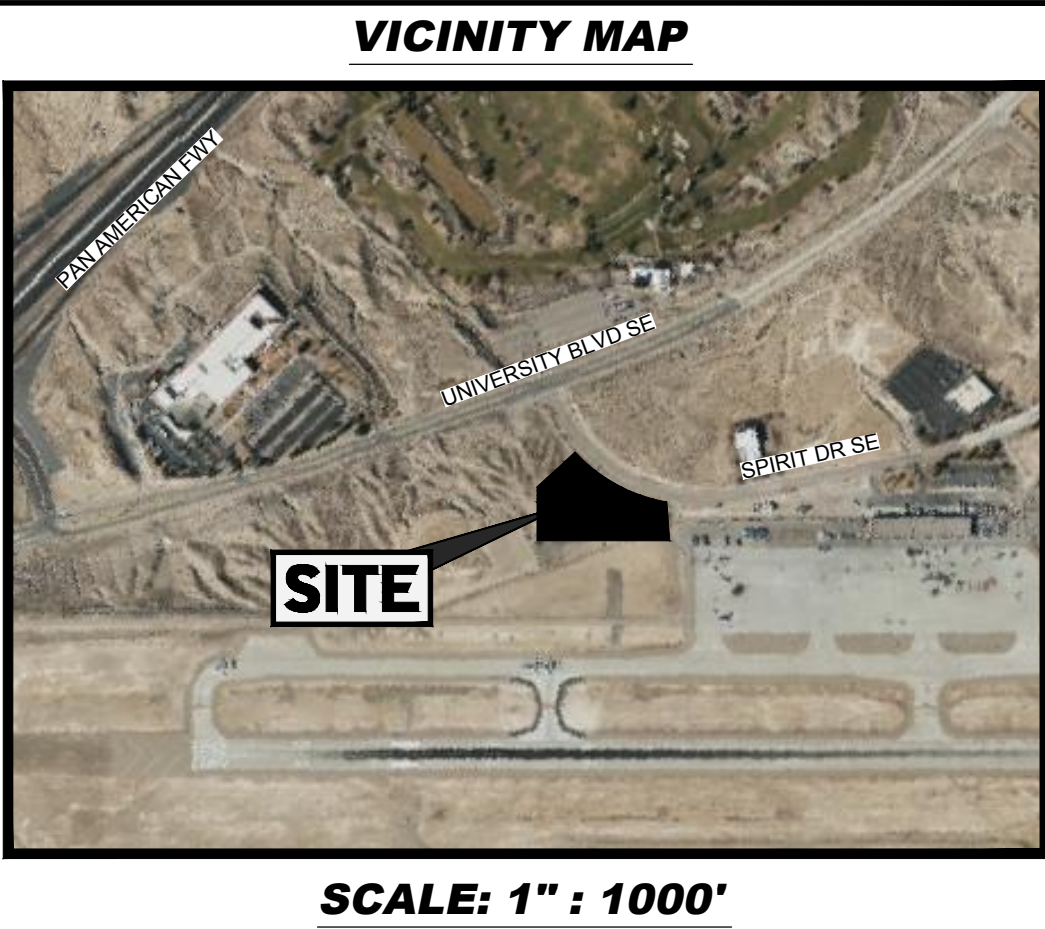
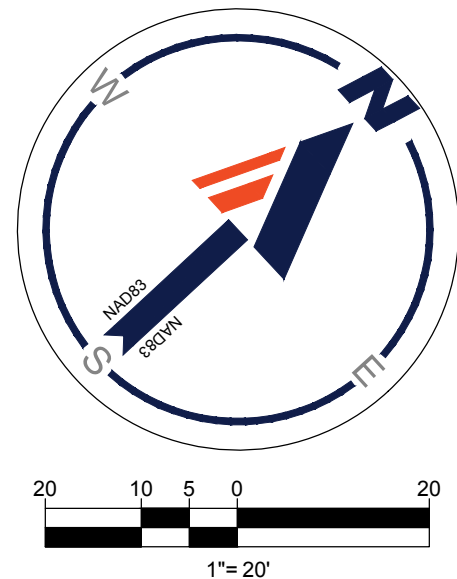
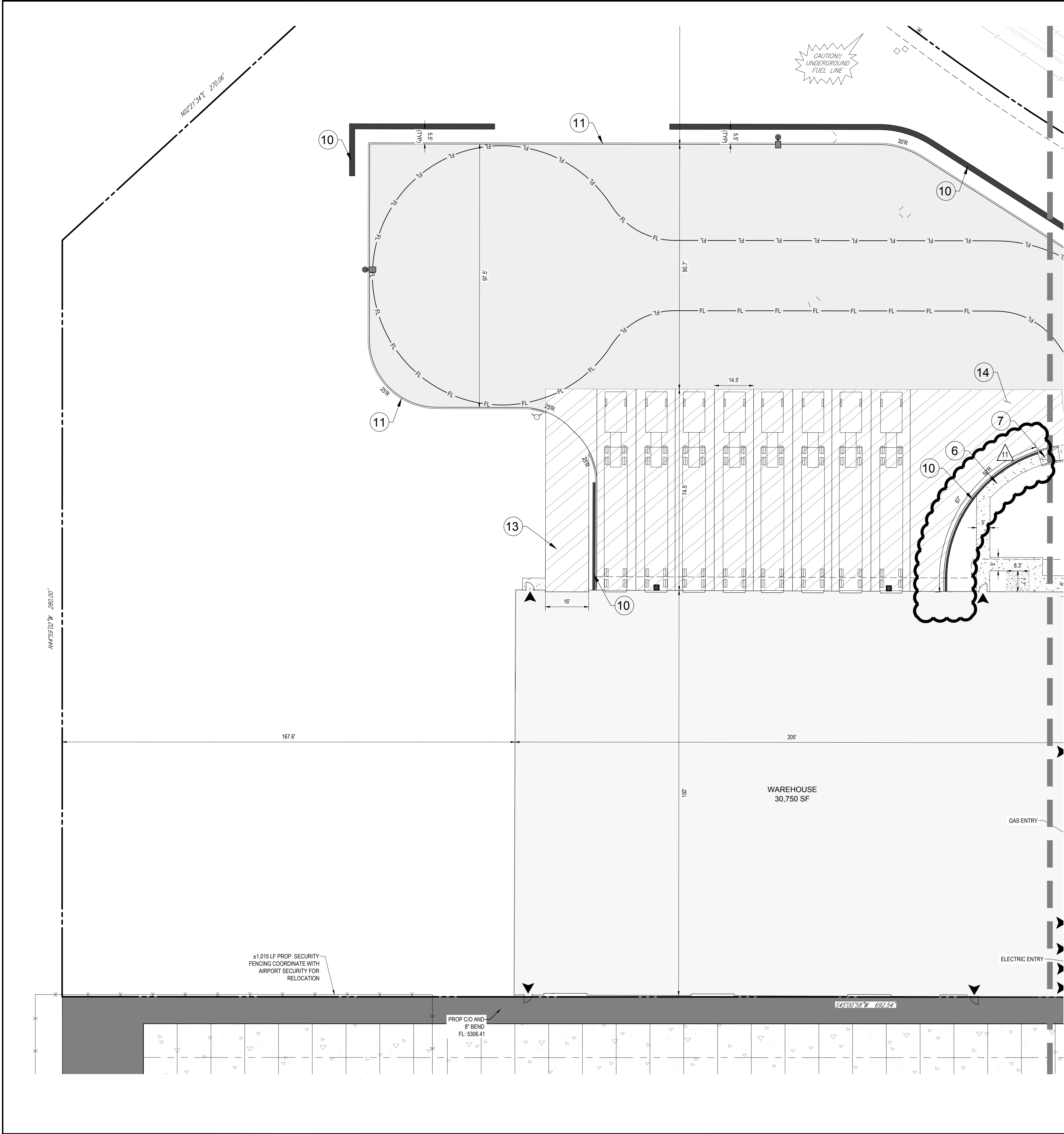
KABQ CARGO FACILITY

3730 SPIRIT DR. SE
Albuquerque, NM 87106

BENCH MARKS	
BMP OF SANITARY SEWER MANHOLE ELEVATION: 5205.37 NO. 4 REBAR W/ CAP IN RAW LAND NORTHING: 465944.03 EASTING: 398685.57 ELEVATION: 5205.69	BMP #3 NO. 4 REBAR W/ CAP IN RAW LAND NORTHING: 465944.03 EASTING: 398685.57 ELEVATION: 5205.69
BMP #4 NO. 4 REBAR W/ CAP IN RAW LAND NORTHING: 465944.03 EASTING: 398685.57 ELEVATION: 5205.69	BMP #5 NO. 4 REBAR W/ CAP IN RAW LAND NORTHING: 465944.03 EASTING: 398685.57 ELEVATION: 5205.69



SEAL	
07/11/22	WHEEL STOP ADDITION & RAMP DETAILS
8	SIDEWALK REMOVAL
9	FORKLIFT RAMP PAVEMENT
10	DUMPSTER PATH SIDEWALK GRADING
11	DATE
NO.	DATE
AS-BUILT INFORMATION	CONTRACTOR:
WORK STAKED BY:	DATE:
INSPECTOR'S ACCEPTANCE BY:	DATE:
FIELD VERIFICATION BY:	DATE:
DRAWINGS CORRECTED BY:	DATE:
DESIGNED BY: JJB	
DRAWN BY: JJB	
CHECKED BY: DOC	
DATE: 08/2022	



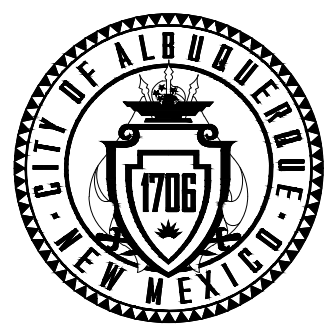
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EXST. SETBACK	—————
PROP. SIGN	———
PROP. BUILDING ENTRANCES	▲
PROP. STANDARD DUTY ASPHALT	
PROP. HEAVY DUTY ASPHALT	
PROP. STANDARD DUTY CONCRETE	
PROP. HEAVY DUTY CONCRETE	

- KEYNOTES**
- ① 8'-6" X 18'-0" PARKING SPACE, TYPICAL
 - ② 8'-0" X 4'-0" MOTORCYCLE PARKING SPACE WITH CONSPICUOUSLY POSTED UPRIGHT SIGN, TYPICAL
 - ③ BICYCLE PARKING SPACE, TYPICAL
 - ④ 8'-6" X 18'-0" ACCESSIBLE PARKING SPACE AND SIGN, TYPICAL. REF. SHEET C-907 AND C-908 FOR DETAIL DRAWINGS.
 - ⑤ ACCESSIBLE ACCESS AISLE SPACE, TYPICAL
 - ⑥ 5'-0" SIDEWALK, TYPICAL ON SITE. 6'-0" WIDE SIDEWALKS ALONG PARKING AND FRONTAGE. PER COA STANDARD DRAWING 2430
 - ⑦ ADA RAMP PER STANDARD DETAIL DRAWING. SEE SHEET C-901
 - ⑧ TRASH ENCLOSURE
 - ⑨ EXISTING STREET
 - ⑩ RETAINING WALL, STRUCTURAL DESIGN BY CONTRACTOR
 - ⑪ 6" CURB, TYPICAL. PER COA STANDARD DRAWING 2415A
 - ⑫ SECURITY FENCING
 - ⑬ FORKLIFT RAMP
 - ⑭ TRUCK DOCK AREA
 - ⑮ ACCESSIBLE CROSSWALK
 - ⑯ CONCRETE WHEEL STOP



CALL NM ONE-CALL
SYSTEM SEVEN (7) DAYS
PRIOR TO ANY EXCAVATION



CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION

PAVING AND SITE PLAN (1 OF 2)

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	ZONE MAP NO. NR-SU
		CITY PROJECT NO. 000000
		SHEET NO. C-202

CONSULTANTS

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
LANDSCAPE ARCHITECTURE
PERMITTING SERVICES
TRANSPORTATION SERVICES

KABQ CARGO FACILITY

3730 SPIRIT DR. SE
Albuquerque, NM 87106

BENCH MARKS	
BM OF SANITARY SEWER MANHOLE ELEVATION: 5205.107	NO. 4 REBAR W/ CAP IN RAW LAND NORTHINGS: 46044.027 EASTINGS: 39865.57 ELEVATION: 5208.69
BM #3 NORTHINGS: 46044.027 EASTINGS: 39865.57 ELEVATION: 5212.55	NO. 4 REBAR W/ CAP IN RAW LAND NORTHINGS: 46044.027 EASTINGS: 39865.57 ELEVATION: 5204.16



SEAL		WHEEL STOP ADDITION & RAMP DETAILS	
		07/11/22	8
		07/15/22	9
		07/18/22	10
		08/01/22	11
		DATE	NO.
		AS-BUILT INFORMATION	CONTRACTOR:
		WORK STAKED BY:	DATE:
		INSPECTOR'S ACCEPTANCE BY:	DATE:
		FIELD VERIFICATION BY:	DATE:
		DRAWINGS CORRECTED BY:	DATE:

DESIGNED BY: JJB
DRAWN BY: JJB
CHECKED BY: DDC
DATE: 08/2022

