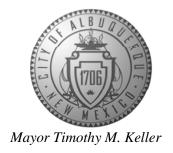
# CITY OF ALBUQUERQUE

Planning Department Alan Varela, Director



November 17, 2022

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

Re: KABQ Cargo Facility
3730 Spirit Dr. SE
30-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection
Architect's Stamp dated 11-02-21 (P15-D004)
Certification dated 10-21-22

Dear Mr. Gallegos,

Based upon the information provided in your submittal received 10-21-22, Transportation Development has no objection to a <u>30-day Temporary Certificate of Occupancy</u> based. This letter serves as a "green tag" from Transportation Development for a <u>30-day Temporary</u> Certificate of Occupancy to be issued by the Building and Safety Division.

PO Box 1293

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

Albuquerque

 Per approved plans, the first ADA aisle located at the north east of the building is 6 ft. wide, but per site visit it is 3.5 ft. wide. Per requirement ADA aisle foe the ADA parking space other than van should be minimum 5 ft. wide.

NM 87103

- Please installed the ADA van sign at the ADA van parking space.
- Please provide ADA van sign at the ADA parking space adjacent to the parking island.
- ADA pathway at the north side of the parking spaces should have handrail when it is above the ground level by 6 in. or more.
- ADA ramp at the north west of the parking area access has a lip greater than ¼ in. please shave it for smooth transition. See attached picture.

Once these corrections are complete, email pictures to <a href="mailto:malnajjra@cabq.gov">malnajjra@cabq.gov</a> for release of Final CO.

www.cabq.gov

# CITY OF ALBUQUERQUE

Planning Department Alan Varela, Director



If you have any questions, please contact me at (505) 924-3675.
Sincerely,

Marwa Al-najjar Associate Engineer, Planning Dept. Development Review Services

ma via: email C: CO Clerk, File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



# City of Albuquerque

### Planning Department

### Development & Building Services Division

### DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title:	Building Permit #: 20	)21-43107	Hydrology File #:
DRB#:	EPC#:		Work Order#:
Legal Description: A 5.00 ACRE PARCEL KNOW A TRACT A-1, SUNPORT MUNICIPAL	S A PORTION OF TRACT	A-1 OF SUNPORT	MUNICIPAL GROUND LEASE WITHIN THE
City Address: 3730 Spirit Dr. SE, Albuquerque		CLILLO COONTT, 3	TATE OF NEW MEXICO
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, C	nattanooga, TN 37408	3	
Phone#: 423-718-8663	Fax#:		E-mail: tbartoo@method-architecture.com
TYPE OF DEVELOPMENT: PLAT (#	f of lots)RESI	DENCE	DRB SITE _X_ ADMIN SITE
IS THIS A RESUBMITTAL? Yes	X No		
<b>DEPARTMENT</b> X TRANSPORTATION	HYDROLOG	Y/DRAINAGE	
Check all that Apply:			AL/ACCEPTANCE SOUGHT:
TYPE OF SUBMITTAL:			MIT APPROVAL
X ENGINEER/ARCHITECT CERTIFICATION	X	CERTIFICATE	OF OCCUPANCY
PAD CERTIFICATION		DDEL IN (D.) DI	DV ATT ADDR CALL
CONCEPTUAL G & D PLAN			PLAT APPROVAL
GRADING PLAN			R SUB'D APPROVAL
DRAINAGE REPORT		5/	R BLDG. PERMIT APPROVAL
DRAINAGE MASTER PLAN	- Independent of the control of the	FINAL PLAT A	PPROVAL
FLOODPLAIN DEVELOPMENT PERMIT A	PPLIC	CIA/DELEACE	OF FINANCIAL GUARANTEE
ELEVATION CERTIFICATE			PERMIT APPROVAL
CLOMR/LOMR			MIT APPROVAL
X TRAFFIC CIRCULATION LAYOUT (TCL)		SO-19 APPROV	
TRAFFIC IMPACT STUDY (TIS)		PAVING PERM	
STREET LIGHT LAYOUT	1.	•	O CERTIFICATION
OTHER (SPECIFY)	Ş <del></del>	WORK ORDER A	
PRE-DESIGN MEETING?		CLOMR/LOMR	
	· ·		DEVELOPMENT PERMIT
			FY)
DATE SUBMITTED: 11/7/2022	By: Bohler (Dean		
COA STAFF:	ELECTRONIC SUBMITTA	AL RECEIVED:	
	FEE PAID:		



2600 Network Blvd, Suite 310 Frisco, Texas 75034 (469) 458-7300 bohlerengineering.com

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, herby 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.

24039

Sincerely,

Dean Cardwell, PE

Principal

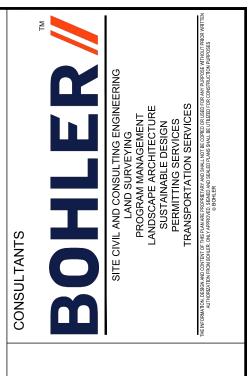
# -PROP. SIGHT TRIANGLE WAREHOUSE 30,750 SF

## **VICINITY MAP**



**SCALE:** 1": 1000'

DEVELOPM	IENT DATA
PARCEL AREA	2,286.00 ACRES
LEASE LOT AREA	5.00 ACRES
LEASE LOT COVERAGE	0.22%
SITE ADDRESS	2200 SUNPORT BLVI ALBUQUERQUE, NM 87
JURISDICTION	CITY OF ALBUQUERQ
COUNTY	BERNALILLO COUNT
FUTURE LAND USE	INDUSTRIAL
EXISTING LAND USE	VACANT LAND
PROPOSED LAND USE	INDUSTRIAL - WAREHO
FEMA ZONE	ZONE X
BUILDING IN	FORMATION
BUILDING AREA	30,750 SF
BUILDING HEIGHT	XX' - X"
PARKING IN	FORMATION
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



# **KABQ CARGO FACILITY**

3730 SPIRIT DR. SE Albuquerque, NM 87106

BENCH MARKS
BM#1 TOP OF SANITARY SEWER MANHOLE ELEVATION = 5284,30'
BM#2 NO. 4 REBAR W/ CAP IN RAW LAND NORTHING: 465944.03' EASTING: 386672.45' ELEVATION: 5298.69'
BM #3 NO. 4 REBAR W/ CAP IN RAW LAND NORTHING: 466213.90' EASTING: 386683.57' ELEVATION: 5270.95'
BM #4 NO. 4 REBAR W/CAP IN RAW LAND NORTHING: 466367.43' EASTING: 387207.10'



,	)	PAR	W. S.	240 0 N A	39	1000	-	
SEAL								
				ВУ				

					Ш					
							DATE:	DATE:	DATE:	
	WHEEL STOP ADDITION & RAMP DETAILS	SIDEWALK REMOVAL	FORKLIFT RAMP PAVEMENT	DUMPSTER PATH SIDEWALK GRADING	DESCRIPTION	ION CONTRACTOR:		PTANCE BY:	IBY:	
	07/11/22	07/15/22	07/18/22	08/01/22	DATE	AS-BUILT INFORMATION	WORK STAKED BY:	NSPECTOR'S ACCEPTANCE BY:	FIELD VERIFICATION BY:	
	8	6	10	11	NO.	AS-BU	WORK	INSPE	FIELD	
	DE	SIG	NEC	BY	: Ju	JB				_
	DRAWN BY: JJB CHECKED BY: DOC									-
S										-
ON	DA	TE			08	3/2	202	22		_
AI F	RUC		FR	$\overline{\Omega}$	ΙF					



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

CITY OF ALBUQUERQUE DEPARTMENT OF MUNICIPAL DEVELOPMENT ENGINEERING DIVISION



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

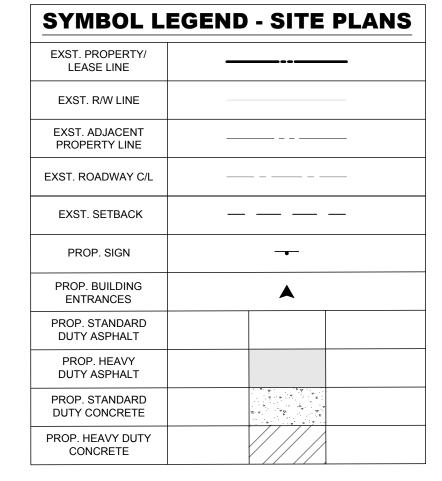
# **SITE NOTES**

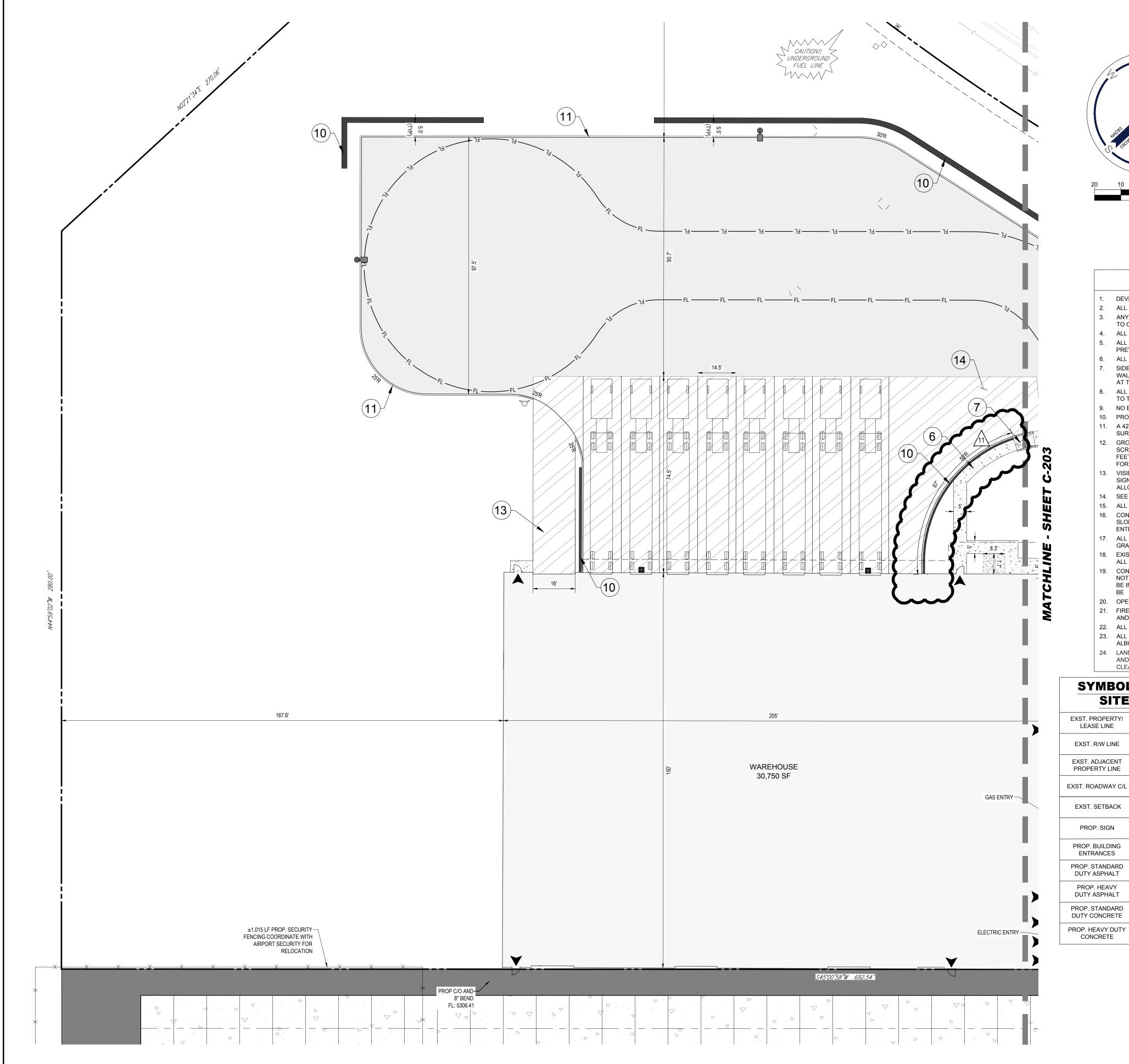
775'x450' (CONCRETE)

- 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.
- 4. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT. 5. 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.
- 6. 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.
- 8. 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. 9. NO EXPOSED CONDUIT, PIPING, ETC. IS ALLOWED ON THE EXTERIOR FACE OF THE BUILDING.
- 10. PROVIDE 18" MANEUVERING CLEARANCE ON PULL SIDE OF ALL PEDESTRIAN GATES, MAINTAIN GROUND SLOPE AT 2%.
- 11. A 42" HIGH GUARDRAIL, MEASURED FROM FINISH FLOOR OF WALKING SURFACE, SHALL BE PLACED ALONG WALKING SURFACE MORE THAN 30" ABOVE THE ADJACENT
- 12. 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.
- 13. 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. 14. SEE SHEET C-100 FOR GENERAL NOTES.
- 15. ALL DIMENSIONS ARE FROM FACE OF CURB OR FACE OF BUILDING UNLESS NOTED OTHERWISE.
- 16. 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.
- 17. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
- 18. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COSTS SHALL BE INCLUDED IN BASE BID. 19. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE,
- SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID. 20. OPEN ACCESS WILL BE REQUIRED TO HYDRANTS AT ALL TIMES.
- 21. 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.

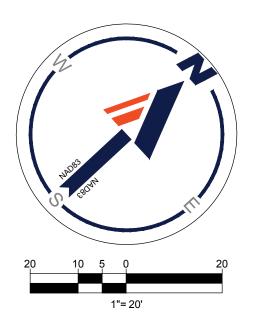
SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK

- 22. ALL CURB RADII ARE 3' UNLESS NOTED OTHERWISE.
- 23. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER. REF. CITY OF ALBUQUERQUE STANDARD DRAWINGS 2430 & 2415A.
- 24. LANDSCAPING AND SIGNAGE 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**





### SCALE: 1" : 1000'

### 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.

SIDEWALK SLOPES SHALL NOT EXCEED 5%, CROSS SLOPES NOT TO EXCEED 2%. (REF. CIVIL) SHOULD SLOPES EXCEED 5%

- 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.
- 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.
- 10. 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.
- 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.
- 13. 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.
- 14. SEE SHEET C-100 FOR GENERAL NOTES.
- 15. ALL DIMENSIONS ARE FROM FACE OF CURB OR FACE OF BUILDING UNLESS NOTED OTHERWISE.
- 16. 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.
- 17. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED , MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
- EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COSTS SHALL BE INCLUDED IN BASE BID.
- 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.
- 20. OPEN ACCESS WILL BE REQUIRED TO HYDRANTS AT ALL TIMES.
- 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.
- 23. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER. REF. CITY OF ALBUQUERQUE STANDARD DRAWINGS 2430 & 2415A.
- 24. LANDSCAPING AND SIGNAGE 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. **SYMBOL LEGEND -**SITE PLANS EXST. PROPERTY/ LEASE LINE EXST. R/W LINE EXST. ADJACENT PROPERTY LINE EXST. ROADWAY C/L EXST. SETBACK PROP. SIGN PROP. BUILDING **ENTRANCES** PROP. STANDARD **DUTY ASPHALT** PROP. HEAVY (16) CONCRETE WHEEL STOP DUTY ASPHALT PROP. STANDARD DUTY CONCRETE

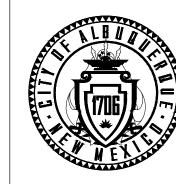
# **KEYNOTES**

- (1) 8'-6" X 18'-0" PARKING SPACE, TYPICAL
- 8'-0" X 4'-0" MOTORCYCLE PARKING SPACE WITH
- CONSPICUOUSLY POSTED UPRIGHT SIGN, TYPICAL 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 TRASH ENCLOSURE
- EXISTING STREET
- (10) RETAINING WALL, STRUCTURAL DESIGN BY CONTRACTOR (11) 6" CURB, TYPICAL. PER COA STANDARD DRAWING 2415A
  - SECURITY FENCING 13) FORKLIFT RAMP
  - (14) TRUCK DOCK AREA (15) ACCESSIBLE CROSSWALK



CALL NM ONE-CALL SYSTEM SEVEN (7) DAYS

**DRAWN BY**: JJB CHECKED BY: DOC PRIOR TO ANY EXCAVATION DATE 08/2022

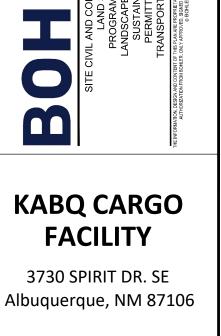


DEPARTMENT OF MUNICIPAL DEVELOPMENT **ENGINEERING DIVISION** 

CITY OF ALBUQUERQUE

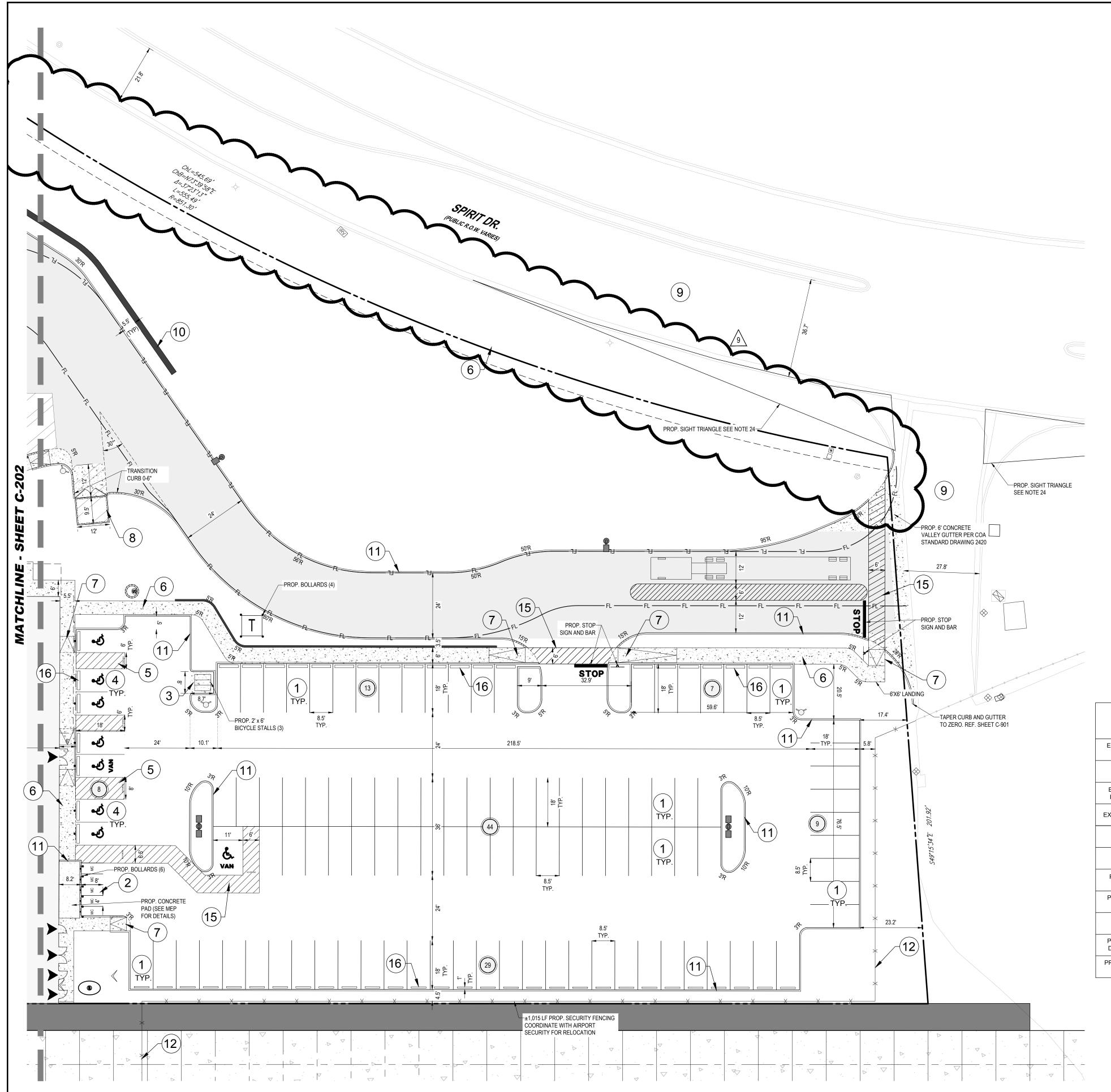
PAVING AND SITE PLAN (1 OF 2)

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

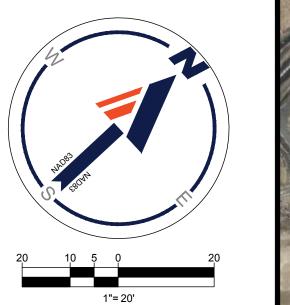




DESIGNED BY: JJB



### **VICINITY MAP**





### SCALE: 1" : 1000'

### 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.

FOR SAFE OPERATION, MAINTENANCE, AND REPAIR PURPOSES.

- 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. 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
- 13. 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.
- 14. SEE SHEET C-100 FOR GENERAL NOTES.
- 15. ALL DIMENSIONS ARE FROM FACE OF CURB OR FACE OF BUILDING UNLESS NOTED OTHERWISE.
- 16. 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.
- 17. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED , MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
- 18. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COSTS SHALL BE INCLUDED IN BASE BID.
- 19. 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.
- 20. OPEN ACCESS WILL BE REQUIRED TO HYDRANTS AT ALL TIMES. 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.
- 23. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER. REF. CITY OF ALBUQUERQUE STANDARD DRAWINGS 2430 & 2415A.
- LANDSCAPING AND SIGNAGE 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

	LEGEND - PLANS	
EXST. PROPERTY/ LEASE LINE		1 2
EXST. R/W LINE		(3) (4)
EXST. ADJACENT PROPERTY LINE		(5) (6)
EXST. ROADWAY C/L		7
EXST. SETBACK		8 9
PROP. SIGN	-	(10)
PROP. BUILDING ENTRANCES	<b>A</b>	11) (12)
PROP. STANDARD DUTY ASPHALT		13)
PROP. HEAVY DUTY ASPHALT		15 (16)
PROP. STANDARD DUTY CONCRETE		
PROP. HEAVY DUTY CONCRETE		

CLEAR SIGHT TRIANGLE.

### **KEYNOTES**

- 8'-6" X 18'-0" PARKING SPACE, TYPICAL
- 8'-0" X 4'-0" MOTORCYCLE PARKING SPACE WITH
- CONSPICUOUSLY POSTED UPRIGHT SIGN, TYPICAL
- BICYCLE PARKING SPACE, TYPICAL 8'-6" X 18'-0" ACCESSIBLE PARKING SPACE AND SIGN, TYPICAL.
- REF. SHEET C-907 AND C-908 FOR DETAIL DRAWINGS. ACCESSIBLE ACCESS AISLE SPACE, TYPICAL 5'-0" SIDEWALK, TYPICAL ON SITE, 6'-0" WIDE SIDEWALKS
- ALONG PARKING AND FRONTAGE. PER COA STANDARD DRAWING 2430
- ADA RAMP PER STANDARD DETAIL DRAWING. SEE SHEET C-901

6" CURB, TYPICAL. PER COA STANDARD DRAWING 2415A

- TRASH ENCLOSURE EXISTING STREET
- RETAINING WALL, STRUCTURAL DESIGN BY CONTRACTOR
- SECURITY FENCING
- FORKLIFT RAMP
- ACCESSIBLE CROSSWALK

CONCRETE WHEEL STOP

TRUCK DOCK AREA



SYSTEM SEVEN (7) DAYS PRIOR TO ANY EXCAVATION

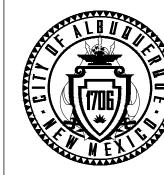
CALL NM ONE-CALL

**DESIGNED BY:** JJB DRAWN BY: JJB CHECKED BY: DOC DATE 08/2022

**KABQ CARGO** 

**FACILITY** 

3730 SPIRIT DR. SE Albuquerque, NM 87106



CITY OF ALBUQUERQUE DEPARTMENT OF MUNICIPAL DEVELOPMENT **ENGINEERING DIVISION** 

PAVING AND SITE PLAN (2 OF 2)

DESIGN REVIEW COMMITTEE | CITY ENGINEER APPROVAL | ZONE MAP NO. NR-SUCITY PROJECT NO.

000000 SHEET NO. C - 203