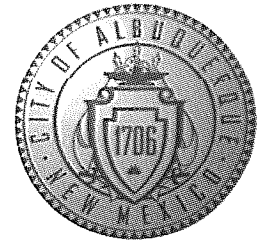


CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

February 25, 2022

Jared Winchester
Improve Group
3550 Pan American Fwy
Albuquerque, NM 87107

**Re: New Mexico United Building
5601 University Blvd. SE
30-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection**
Architect's Stamp dated 12-8-21 (R15-D002A)
Certification dated 02-23-22

Dear Mr. Jared,

Based upon the information provided in your submittal received 02-23-22, 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.

PO Box 1293

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

Albuquerque

- Please Remove construction equipment, porta potties and debris from the site. And remove the fence around the building.

NM 87103

Once these corrections are complete, email pictures & redlined TCL plan showing the changes to PLNDRS@cabq.gov, and malnajjra@cabq.gov for release of Final CO.

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

www.cabq.gov

Sincerely,

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

ma via: email
C: CO Clerk, File



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6 2018)

Project Title: NM UNITED FIELD BUILDING Building Permit #: BP-2021-53089 Hydrology File #: _____

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

Legal Description: TR 13 BULK LAND PLAT OF MESA DEL SOL TRACTS 1-15 CONT 629.6659 AC

City Address: 5601 UNIVERSITY BLVD SE ALBUQUERQUE NM 87105

Applicant: IMPROVE GROUP Contact: JARED WINCHESTER

Address: 3550 PAN AMERICAN FWY

Phone#: 505-485-4312 Fax#: _____ E-mail: jaredwinchestere@improvegroup.net

Other Contact: CHRIS BECCONE / IMPROVE GROUP Contact: CHRIS BECCONE

Address: 3550 PAN AMERICAN FWY

Phone#: 505-515-1617 Fax#: _____ E-mail: chrisbeccone@improvegroup.net

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: 02/23/2022 By: JARED WINCHESTER

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



IMPROVE GROUP

It's about time.

February 23, 2022

Nilo Salgado-Fernandez, P.E.
Senior Traffic Engineer, Planning Dept.
Development Review Services

Re: Traffic Certification for the NM United Field Building
[Permit No. BP-2021-53089]
5601 University Blvd. SE
Albuquerque, NM 87105

Dear Mr. Salgado-Fernandez,

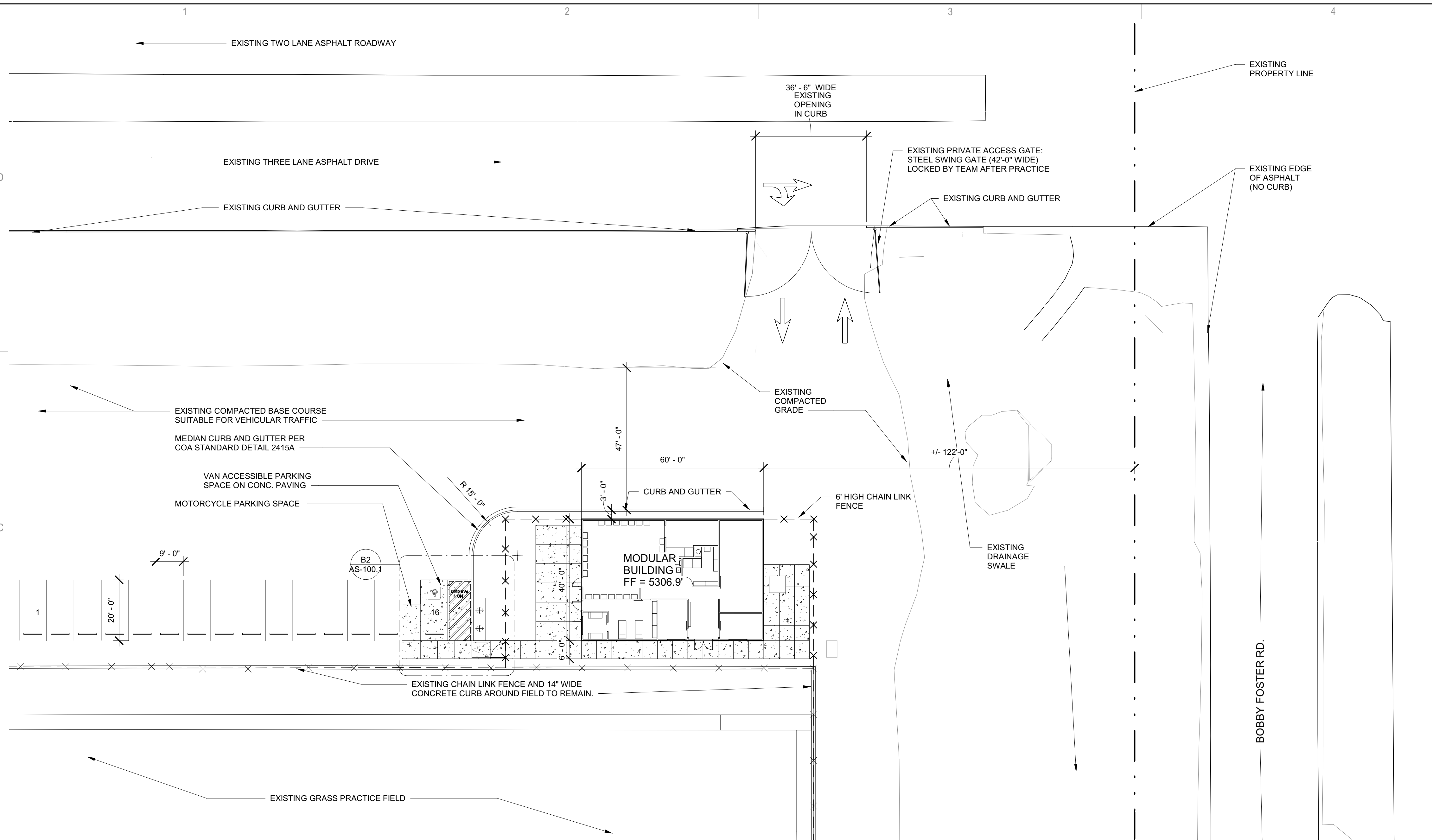
I Christopher Eric Beccone, NMRA NO. 5078, of the firm Improve Group, hereby certify that the New Mexico United Field Building project was built in substantial compliance with the attached approved TCL, and have determined by visual inspection that the data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for a Temporary Certificate of Occupancy.

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.

Thank you for your assistance,

Christopher Eric Beccone, RA
Senior Project Architect
Improve Group



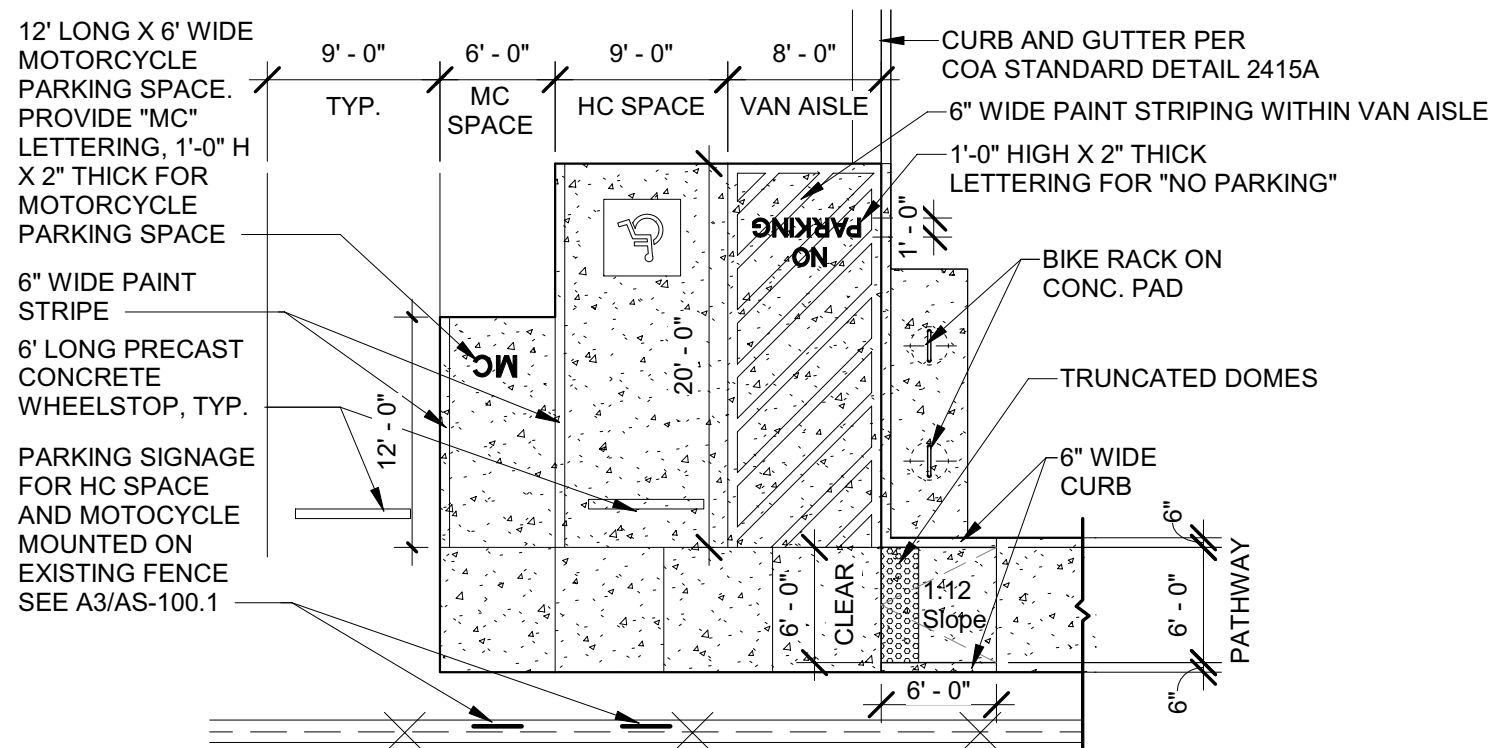


C1 TRAFFIC CIRCULATION LAYOUT SITE PLAN

1" = 20'-0"

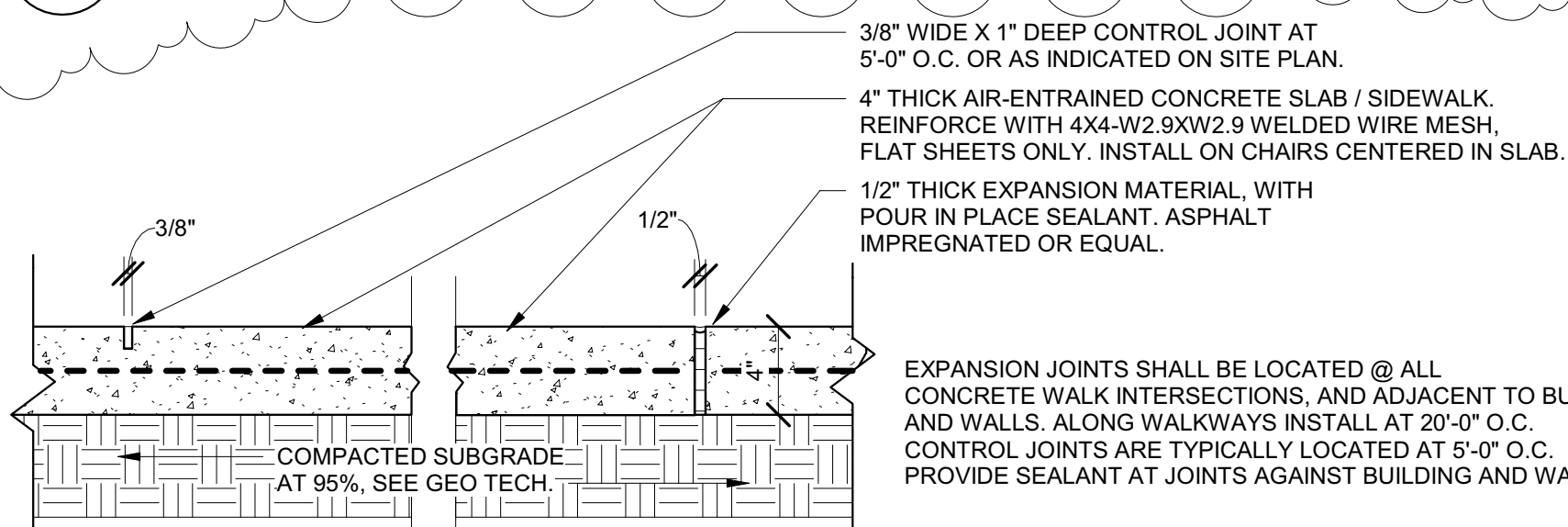
EXECUTIVE SUMMARY

- GENERAL PROJECT LOCATION: THE PROJECT SITE IS AT THE NE CORNER OF THE EXISTING NEW MEXICO UNITED PRACTICE FIELD AT 5601 UNIVERSITY BLVD. SE AT MESA DEL SOL. THE PROPERTY IS STATE LAND LEASED BY THE COUNTY AND UNDER THE JURISDICTION OF THE CITY OF ALBUQUERQUE. THE PROJECT IS BEING CONSTRUCTED PER A 5,000 SF LEASE AGREEMENT BETWEEN NM UNITED SOCCER TEAM AND THE COUNTY.
- DEVELOPMENT CONCEPT: THE PROPOSED SUPPORT FIELD BUILDING PROVIDES A MEANS FOR THE NM UNITED TEAM TO CONDUCT PRIVATE PRACTICE ACTIVITIES AT THE SITE.
- A FUTURE PHASE WILL ALLOW FOR PLUMBING FIXTURES TO BE INSTALLED (CHANGE TO B OCCUPANCY) AND TO PROVIDE FENCING AROUND THE IMMEDIATE AREA OF THE BUILDING.
- TRAFFIC CONCEPT: THE EXISTING STEEL ACCESS GATE PROVIDES ACCESS INTO THE SITE. IT IS LOCKED AND IS ONLY OPENED DURING PRACTICE, WHICH OCCURS DURING THE SEASON TYPICALLY BETWEEN 8AM AND 2PM.
- THERE IS NO IMPACT TO ADJACENT SITES AND THE CONSTRUCTION OF THE SUPPORT BUILDING DOES NOT ALTER THE EXISTING CIRCULATION TO / FROM THE SITE FOR PRACTICE ACTIVITIES.
- BY LOCATING BUILDING AS INDICATED IN SUCH CLOSE PROXIMITY TO THE EXISTING PRACTICE FIELD THIS PROJECT WILL NOT NEGATIVELY IMPACT ANY PLANNED OR FUTURE EFFORTS BY CITY OR COUNTY TO UPGRADE THE SURROUNDING SITE VICINITY.
- THERE ARE NO EXISTING EASEMENTS ON THE SITE.
- DESIGN STANDARDS:
 - PARKING LOT SLOPES SHALL BE BETWEEN 1% MIN. AND 8% MAX.
 - HANDICAP PARKING SLOPE SHALL BE BETWEEN 1% MIN. AND 2% MAX.



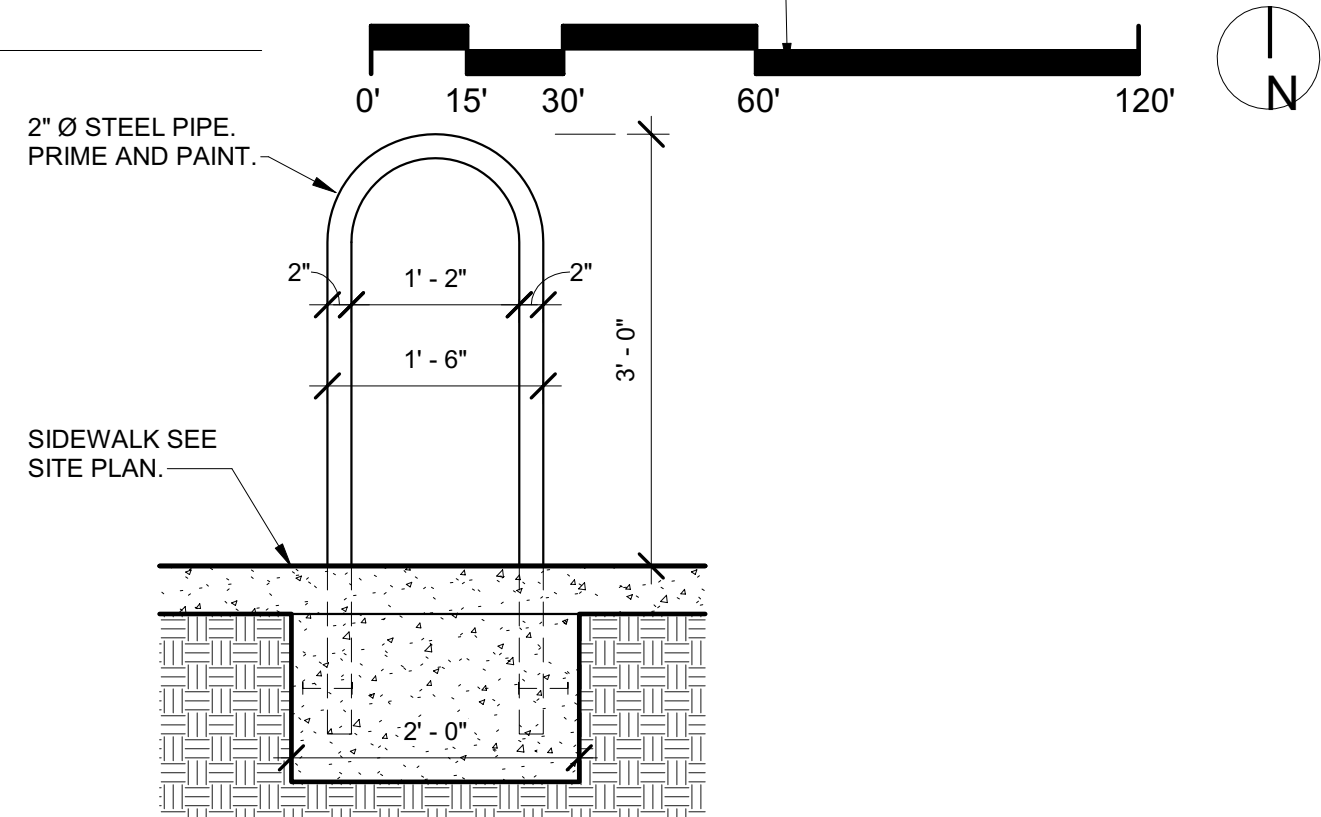
B2 ACCESSIBLE / MOTORCYCLE PARKING AND SIDEWALK DETAIL

1" = 10'-0"



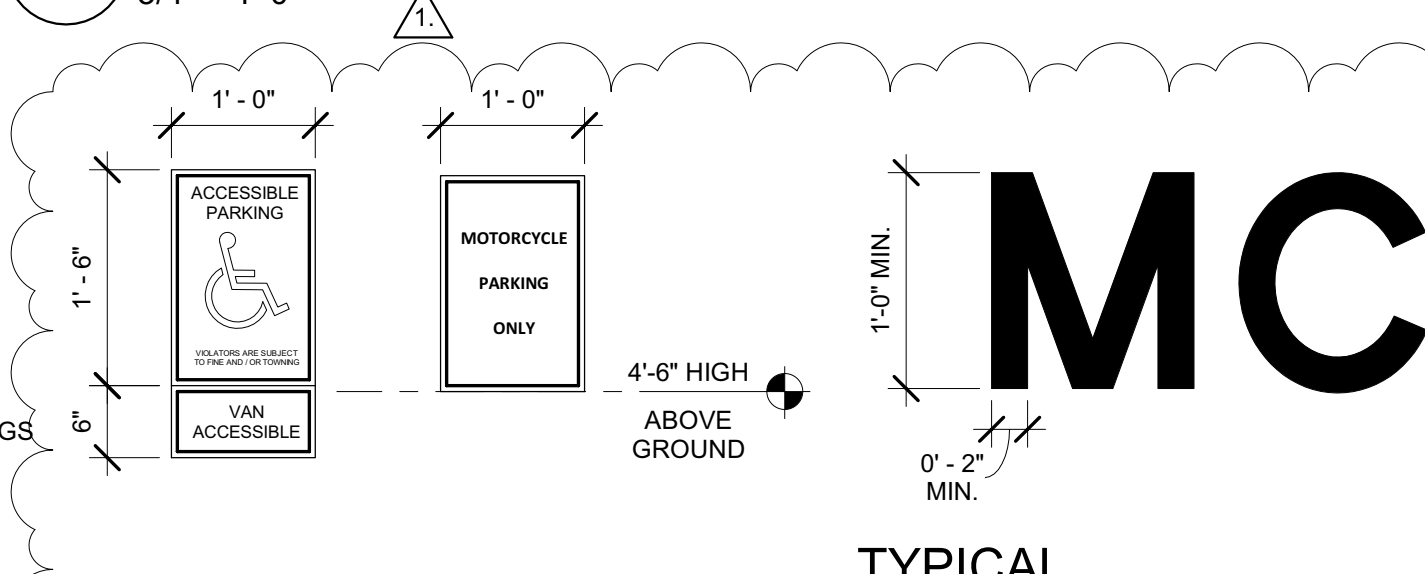
A2 TYPICAL CONCRETE PAVING DETAIL

1 1/2" = 1'-0"



B3 TYPICAL BIKE RACK DETAIL 2

3/4" = 1'-0"

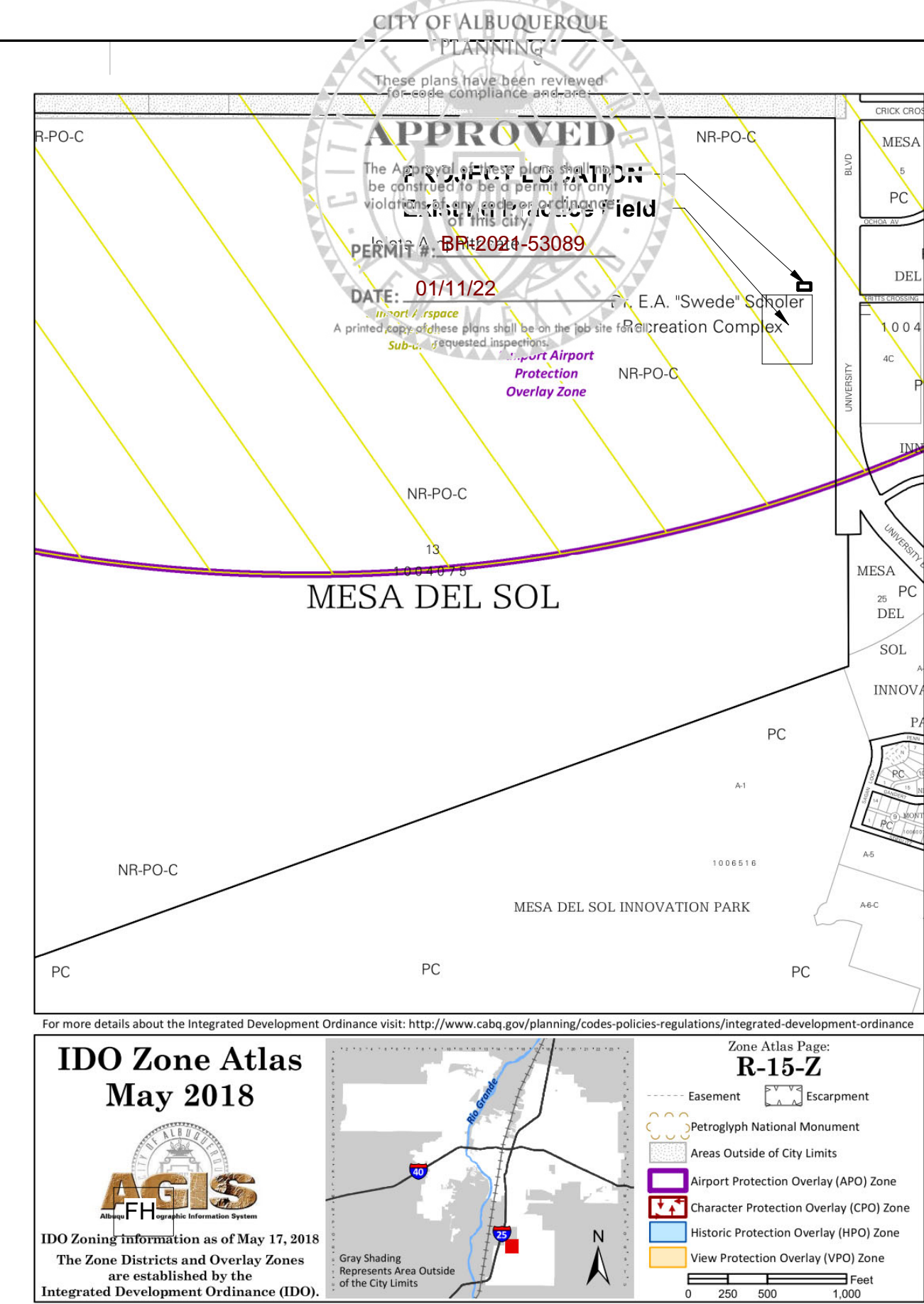


A3 PARKING SIGNAGE

3/4" = 1'-0"

A4 TYPICAL PAVEMENT LETTERING DETAIL

1" = 1'-0"



COA ZONE MAP

SCALE: N.T.S.

GENERAL INFORMATION

ADDRESS:	5601 UNIVERSITY BLVD SE ALBUQUERQUE NM 87105
LEGAL DESCRIPTION:	TR 13 BULK LAND PLAT OF MESA DEL SOL TRACTS 1-15CONT 629.6659 AC
UPC:	101505125328420101
SITE AREA:	629.6659 ACRES
COA ZONING:	NR-PO-C
TYPE OF DEVELOPMENT:	SUPPORT BUILDING FOR EXISTING SPORTS PRACTICE FIELD (PRIVATE TEAM USE ONLY - NO SEATING OR PUBLIC ACCESS)
TOTAL BUILDING AREA: (SIZE OF DEVELOPMENT)	2,400 S.F. (GROSS)
OCCUPANCY CLASSIFICATION:	GROUP 'U'
CONSTRUCTION TYPE:	TYPE V - B NON FIRE SPRINKLERED
OCCUPANT LOAD:	5 OCCUPANTS

PARKING REQUIREMENTS (PER IDO TABLE 5-5-1):	SPORTS FIELD: 4 SPACES PER 1,000 SF OF AREA WHERE ATTENDEES CIRCULATE.
---	--

USE OF THE SITE IS PRIVATE WITH NO SEATING. CIRCULATION AREA OF PROJECT IS LIMITED TO CIRCULATION AREA AROUND THE BUILDING, WHICH IS 4,000 SF

FIELD BUILDING CIRCULATION AREA = 4,000 SF. 4 SPACES PER 1,000SF = 16 SPACES TOTAL REQUIRED

TOTAL PARKING SPACES PROVIDED: 16 SPACES, THEREFORE OK.

MOTORCYCLE PARKING SPACES REQUIRED BASED ON 31 SPACES (PER IDO TABLE 5-5-4):	1 SPACE REQUIRED
MOTORCYCLE SPACES PROVIDED:	1 SPACE, THEREFORE OK.

ACCESSIBLE PARKING SPACES REQUIRED (PER NM BUILDING CODE TABLE 1106.1):	1 SPACE (1 VAN ACCESSIBLE)
ACCESSIBLE PARKING SPACES PROVIDED:	1 SPACE (1 VAN ACCESSIBLE)

BICYCLE PARKING SPACES REQUIRED: (PER IDO TABLE 5-5-5): 10% OF REQUIRED OFF-STREET PARKING SPACES.	2 REQUIRED BICYCLE PARKING SPACES
BICYCLE PARKING SPACES PROVIDED:	2 BICYCLE SPACES PROVIDED

LEGEND

W	EXISTING WATER LINE, TO REMAIN.
X	EXISTING CHAIN LINK FENCE. HEIGHT VARIES FROM 6' TO 12' HIGH
T	EXISTING TRANSFORMER
Q	EXISTING SITE LIGHT POLES
H	EXISTING FIRE HYDRANTS
*	NEW CONCRETE SIDEWALK/PAVING. SEE SITE DETAILS.
- - -	FUTURE 6' HIGH CHAIN LINK FENCE AS PART OF A 2ND PHASE

3550 Pan American Fwy
Albuquerque NM 87107
800-244-1452 www.improvegroup.net

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NEW MEXICO UNITED FIELD BUILDING

5601 University Blvd. SE
Albuquerque NM 87105

CHRISTOPHER ERIC BECCONE
No. 6078
12.08.21
REGISTERED ARCHITECT

1	Date 1	Revision 1
No	Date	Description
Revision Schedule		
12	12.17.21	

ISSUE: CD's

PROJECT #: 61257

FILE:

DRAWN BY: JW

CHECKED BY: JW

DATE: 12.22.21

TRAFFIC CIRCULATION LAYOUT

AS-100.1

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

December 20, 2021

Christopher Eric Beccone, RA
Improve Group
3550 Pan American Fwy
Albuquerque, NM 87107

**Re: NM United Field Building
5601 University Blvd SE
Traffic Circulation Layout**
Architect's Stamp 12-08-2021 (R15-D002A)

Dear Mr. Beccone,

The TCL submittal received 12-20-2021 is approved for Building Permit with. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification, the TCL, and a completed Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

Nilo Salgado-Fernandez, P.E.

Senior Traffic Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov