

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

September 16, 2022

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

Re: International School at Mesa del Sol/ 2000 Eastman Crossing SE
Request for Certificate of Occupancy
Transportation Development Final Inspection
Architect's Stamp dated 01-18-2021 (R16-D099)
Certification dated 9-14-22

Dear Mr. Wooten,

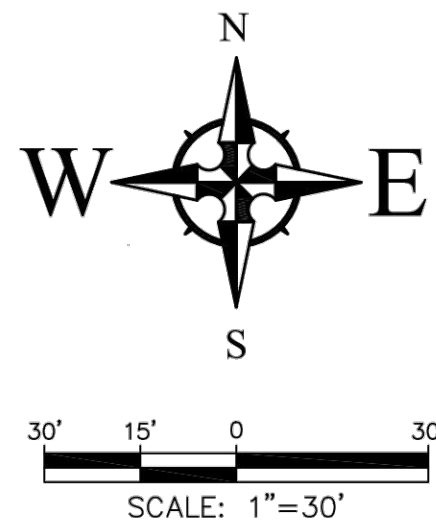
Based upon the information provided in your submittal received 07-14-22, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

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

Sincerely,

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

\xxx via: email
C: CO Clerk, File



BOBBY FOSTER ROAD

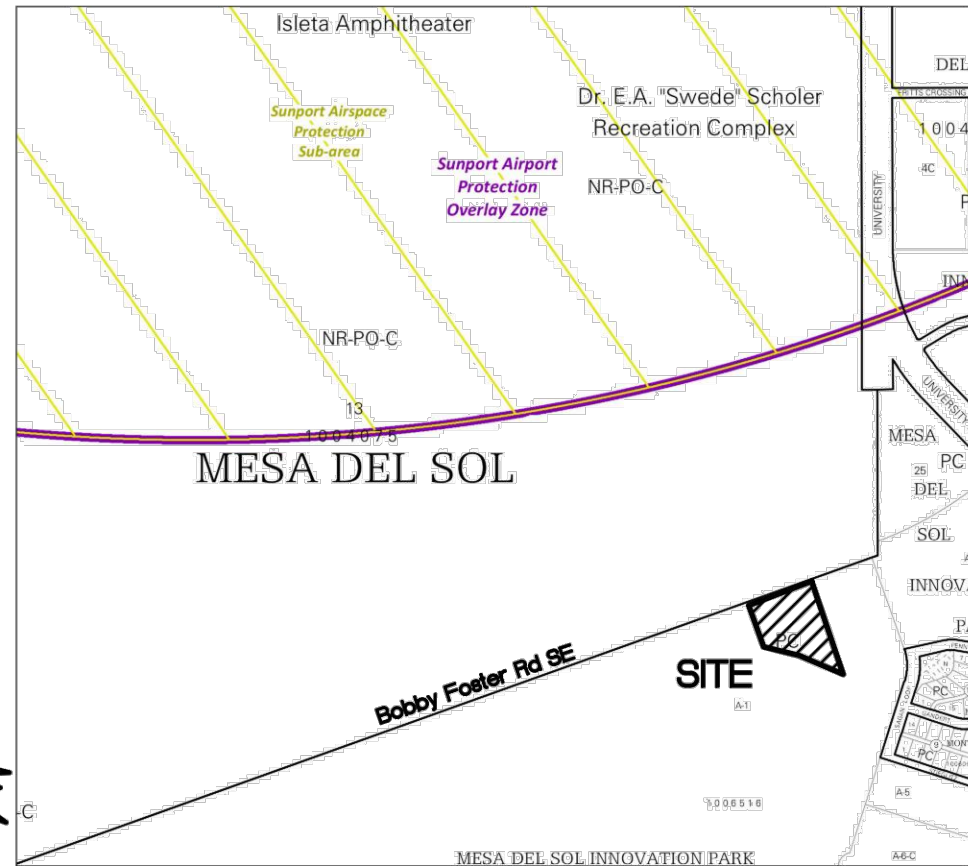
8" Water Line (By Others)

NEWHALL DRIVE

PARKING CALCULATIONS		
NUMBER OF CLASSROOMS	CLASSROOMS	PARKING REQUIRED
ELEMENTARY CLASSROOMS (2/CLASSROOM)	16	32
MID/HIGH CLASSROOMS (3/CLASSROOM)	12	36
PARKING REQUIREMENTS:		
	REQUIRED	PROVIDED
	68 spaces	72 spaces
TOTAL	68 spaces	72 spaces
HANDICAP PARKING	3 spaces	4 spaces
MOTORCYCLE PARKING	3 spaces	6 spaces
BICYCLE PARKING	3 spaces	6 spaces

CAUTION!!!!

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



VICINITY MAP - Zone Map R-15-Z

Legal Description: Tract A-1-A-5, Mesa Del Sol Innovation Park, Bernalillo County, City of Albuquerque, NM. 4.86 Acres.

KEYED NOTES

1. PROPOSED TRASH ENCLOSURE AND STORAGE AREA. TRASH ENCLOSURE TO COMPLY WITH MINIMUM COA SOLID WASTE STANDARDS. REF. ARCHITECTURAL PLANS FOR DETAILS.
2. INSTALL MEDIAN CURB/GUTTER (6" HIGH) PER COA STD DWG 2415B.
3. INSTALL PARALLEL CURB RAMP PER NMDOT STD DWGS 608-001, SHEETS 1-12. REF DETAIL ON SHEET C401.
4. INSTALL PERPENDICULAR CURB RAMP PER NMDOT STD DWGS 608-001, SHEETS 1-12. REF DETAIL ON SHEET C401.
5. INSTALL CONCRETE SIDEWALK PER COA STD DWG 2430.
6. INSTALL ASPHALT PAVEMENT PER GEOTECHNICAL REPORT.
7. INSTALL 4" WIDE PAINT STRIPES AT 45° ANGLE TO PARKING STRIPES, SPACED AT 1'-6" (WHITE PAINT IN PARKING LOT, BLUE PAINT IN ACCESSIBLE PARKING AREAS). MIN. TWO COATS.
8. PAINTED INTERNATIONAL WHEELCHAIR SYMBOL (BLUE) PER ADA STANDARDS. MIN. TWO COATS. INDICATE VAN ONLY SPACE AS SHOWN ON PLAN.
9. INSTALL H/C SIGNAGE PER DETAIL, SHEET C-400. ADD VAN ACCESSIBLE SIGNAGE WHERE NOTED. SIGNAGE SHALL BE MOUNTED TO BUILDING. H/C SIGN MUST INCLUDE LANGUAGE PER 66-7-352.4C NMSA 1978 "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING." REF DETAIL ON SHEET C400.
10. INSTALL 4" WIDE PAINT STRIPES (WHITE) FOR ALL PARKING SPACES. MIN. TWO COATS.
11. PAINT WORDS 'NO PARKING' &/OR 'VAN' WITH LETTERS AT LEAST ONE FOOT HIGH AND 2 INCHES WIDE. MIN. TWO COATS.
12. INSTALL BIKE RACK PER DETAIL ON SHEET C-400. FIVE (5) SPACES MINIMUM.
13. MOTORCYCLE PARKING; 6 SPACES. ADD PAINT LABEL (2 COATS) AND SIGNAGE PER COA CODE. SIGN DETAIL ON SHEET C-400.
14. INSTALL PRE-CAST WHEEL STOP PER DETAIL, SHEET C-400.
15. LANDSCAPED AREA. REF. LANDSCAPE PLAN.
16. INSTALL 24" WIDE CONCRETE FLUME. REF. SHEET C-400 FOR DETAIL.
17. INSTALL COLORED / TEXTURED CONCRETE PEDESTRIAN CROSSING. CONCRETE PAVEMENT SHALL BE 6" THICK 3,500 PSI MINIMUM. REF. DETAIL, SHEET C-400.
18. 11'x11' CLEAR SIGHT TRIANGLE. LANDSCAPING, FENCING, 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.
19. LIGHT POLE AND LED FIXTURE MOUNTED AT 22 FT AFG. FIXTURES ARE LUMARK PREVAIL LED STYLE. REF SHEET ES101.
20. PROPOSED MONUMENT SIGN BY SEPARATE PERMIT TO COMPLY WITH MESA DEL SOL STANDARDS.
21. PROPOSED FENCE PER ARCHITECTURAL DETAILS.
22. PROPOSED GATE PER ARCHITECTURAL DETAILS.
23. INSTALL FLAGPOLE PER ARCHITECTURAL DETAILS.
24. PROPOSED 10' WIDE COVERED WALKWAY PER ARCHITECTURAL PLANS.
25. INSTALL DRIVEWAY VALLEY GUTTER PER COA STD DWG 2420.
26. 8' WIDE TEXTURED PAVEMENT SIDEWALK CROSSING PER DETAIL ON SHEET C400.
27. INSTALL 24" WIDE SIDEWALK CULVERT PER COA STD DWG 2236. EXTEND 12" BEYOND SIDEWALK.
28. INSTALL SIDEWALK CULVERT FOR ROOF DRAINS AT BUILDINGS. REF. ARCHITECTURAL DETAILS.
29. INSTALL 'EXIT ONLY' AND 'DO NOT ENTER' SIGN FACING STREET PER DETAIL, SHEET C400.
30. INSTALL 'ONE WAY' SIGNS AT THE SITE ENTRANCES FACING STREET PER DETAIL, SHEET C400.
31. ADJACENT ROADWAYS AND WHEELCHAIR RAMPS BY OTHERS.

IMPERVIOUS AREA CALCULATIONS

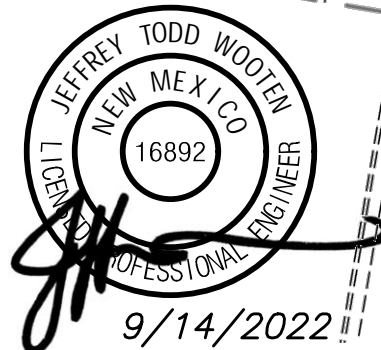
TOTAL SITE AREA: 211,636 SF
PERVIOUS AREA: 100,735 SF (47.6%)
IMPERVIOUS (PAVED) AREA: 110,901 SF (52.4%)

SITE PLAN CERTIFICATION

I, JEFFREY T. WOOTEN, NMPE 16892, 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 SITE PLAN DATED 1/18/2021. I FURTHER CERTIFY THAT I PERSONALLY VISITED THE PROJECT SITE ON 8/26/2022 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SITE IMPROVEMENTS BUILT ARE 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 PERMANENT CERTIFICATE OF OCCUPANCY (FINAL C.O.).

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

JEFFREY T. WOOTEN, NMPE 16892



STIEGLITZ AVENUE

8" Water Line (By Others)
8" SAS Line (By Others)

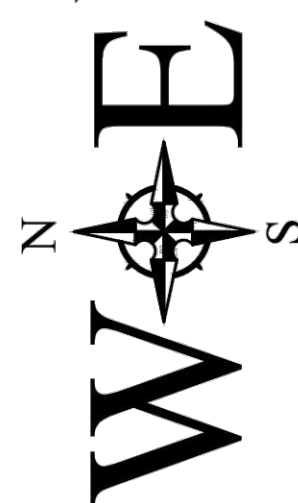
TRACT A-1-A-5-B
4.96 Acres

Future
Playground
Area

TRAFFIC CIRCULATION LAYOUT
APPROVED

9/29/2021

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



International School at Mesa Del Sol
Bobby Foster Rd SE
Albuquerque, NM 87106

Site Plan

C-100