

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

July 22, 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
30-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection
Engineer's Stamp dated 1-18-21 (R16-D099)
Certification dated 11-07-22

Dear Mr. Wooten,

Based upon the information provided in your submittal received 07-14-22, 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.

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

- Per site visit the width for the ADA parking space was 8 ft. Please provide the min. required width which should be 8.5 ft. Also, note that the width for the ADA parking space at the west side was 8.5 ft. (correct the width for the other three ADA parking spaces).
- Tripping Hazard: the sidewalk and the landscape at the north side of the site needs to be at the same level. Please see attached pictures.
- Per site visit the width for the regular parking spaces was 8.5 ft. please red mark the site plan, and change the width from 9 ft to 8.5 ft.

Once these corrections are complete, email pictures to malnajira@cabq.gov for release of Final CO.

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

Sincerely,

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

CITY OF ALBUQUERQUE

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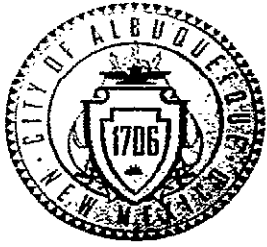
ma via: email
C: CO Clerk, File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11-2018)

Project Title: International School at Mesa del Sol **Building Permit #:** _____ **Hydrology File #:** _____
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: Tract A-1-A-5, Mesa del Sol Innovation Park
City Address: Bobby Foster Rd. SE, Albuquerque, NM 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:

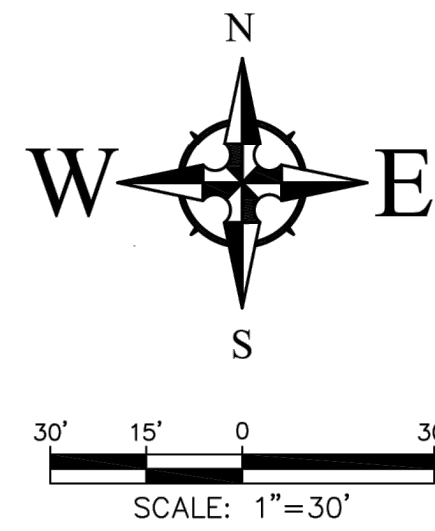
- ☐ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY (TEMPORARY)
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ SITE PLAN FOR SUB'D APPROVAL
- ☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ SO-19 APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ GRADING/ PAD CERTIFICATION
- ☐ WORK ORDER APPROVAL
- ☐ CLOMR/LOMR
- ☐ FLOODPLAIN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: July 13, 2022 **By:** Jeffrey T. Wooten, P.E.

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



BOBBY FOSTER ROAD

8" Water Line (By Others)

NEW HALL DRIVE

DEBENKORN DRIVE

8" Water Line (By Others)

8" SAS Line (By Others)

8" Water Line (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%)

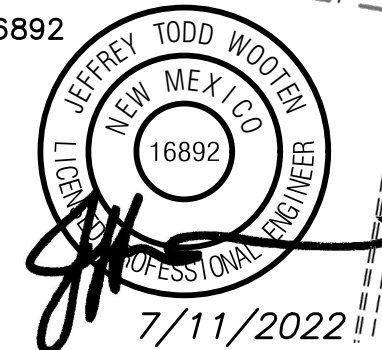
SITE PLAN CERTIFICATION

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 7/8/2022 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 TEMPORARY CERTIFICATE OF OCCUPANCY (TEMP C.O.).

THE FOLLOWING ITEMS WILL NEED TO BE CORRECTED PRIOR TO PERMANENT CO
- THE STAMPED CONCRETE PEDESTRIAN CROSSING NEEDS TO BE INSTALLED.

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



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
REQUIRED		
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.

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.



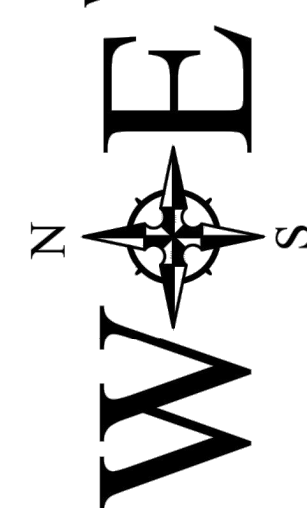
VICINITY MAP - Zone Map R-15-Z

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

**TRAFFIC CIRCULATION LAYOUT
APPROVED**

7/29/2021

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