

CITY OF ALBUQUERQUE



November 7, 2011

Joel D. Hernandez, P.E.
Tierra West, LLC.
5571 Midway Park Place N.E.
Albuquerque, NM 87109

Re: Valero Corner Store, 10801 Unser Blvd NW
Request for Permanent C.O. - Approved
Engineer's Stamp dated: 3-21-11 (A-11/D007D)
Certification dated: 11-03-11

Dear Mr. Hernandez,

Based upon the information provided in the Certification received 11-04-11, the above referenced Certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

PO Box 1293

If you have any questions, you can contact me at 924-3977.

Albuquerque

NM 87103

www.cabq.gov

Sincerely,

Rudy E. Rael, CE
Assistant Engineer
Development and Building Services

C: CO Clerk—Katrina Sigala
File

DRAINAGE AND TRANSPORTATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Valero Corner Store, Unser & McMahon
DRB #: 1000936 EPC #: _____

ZONE MAP/DRG. FILE # A-11-200070
WORK ORDER #: _____

LEGAL DESCRIPTION Tract H, Zolin, Kunath, Tres Esquinas, LLC & Curb Inc.
CITY ADDRESS: 10801 Unser Blvd. NW

ENGINEERING FIRM: TIERRA WEST, LLC
ADDRESS: 5571 MIDWAY PARK PLACE NE
CITY, STATE: ALBUQUERQUE, NM

CONTACT: JOEL HERNANDEZ
PHONE: (505) 858-3100
ZIP CODE: 87109

OWNER: Diamond Shamrock Stations, Inc.
ADDRESS: 952 E. Baseline Road, #103
CITY, STATE: Mesa, AZ 85204

CONTACT: _____
PHONE: _____
ZIP CODE: _____

ARCHITECT: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

SURVEYOR: PRECISION SURVEYS
ADDRESS: 8500-A JEFFERSON STREET, NE
CITY, STATE: ALBUQUERQUE, NM

CONTACT: LARRY MEDRANO
PHONE: (505) 856-5700
ZIP CODE: 87113

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☒ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEERS CERTIFICATION (TCL)
☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
☐ OTHER BERNCO PROJECT-CONCURRENT REVIEW

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANACIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D. APPROVAL
☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY (PERM.)
☐ CERTIFICATE OF OCCUPANCY (TEMP.)
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ SO-19

WAS A PRE-DESIGN CONFERENCE ATTENDED:

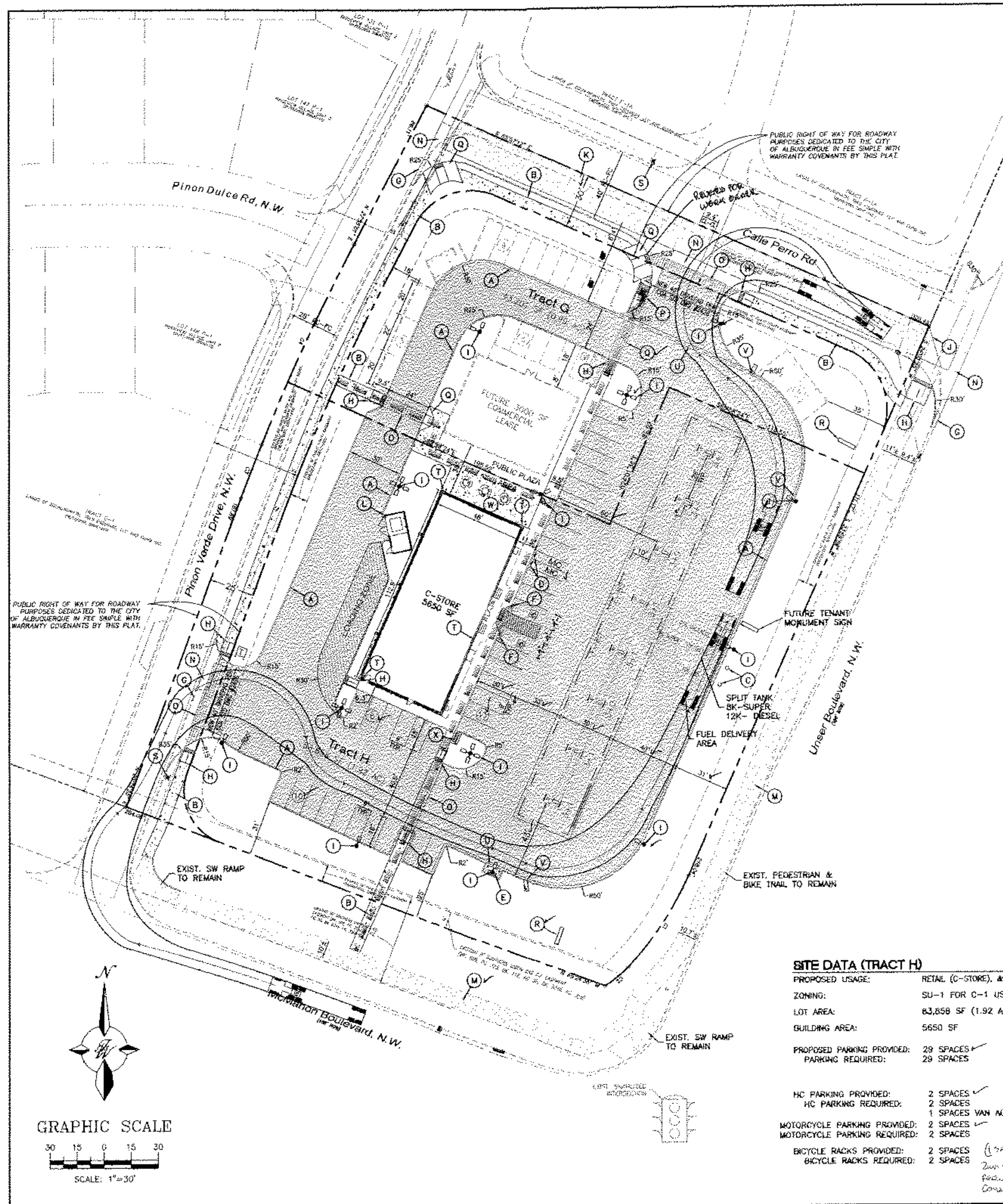
- ☐ YES
☒ NO
☐ COPY PROVIDED

DATE SUBMITTED: 11/3/2011

BY: JOEL HERNANDEZ, PE

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plans:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.



- LEGEND**
- CURB & GUTTER
 - BOUNDARY LINE
 - EASEMENT
 - CENTERLINE
 - RIGHT-OF-WAY
 - BUILDING
 - SIDEWALK
 - STREET LIGHTS
 - LANE
 - STRIPING
 - EXISTING CURB & GUTTER
 - EXISTING BOUNDARY LINE
 - EXISTING SIDEWALK
 - EXISTING LANE
 - EXISTING STRIPING
 - BIKERACK
 - AC PAVING (PUBLIC)
 - AC PAVING (PRIVATE)
 - ADA ACCESSIBLE ROUTE

- KEYED NOTE:**
- (A) MONUMENT CURB PER DETAIL SHEET
 - (B) 6' SIDEWALK PER COA STD DWG #2430
 - (C) VENTS (PER ARCHITECTURAL PLANS)
 - (D) MOTORCYCLE SIGN PER COA SPECIFICATIONS (SEE DETAIL SHEET C5)
 - (E) AIR & WATER (PER ARCHITECTURAL PLANS)
 - (F) HANDICAP PARKING SIGN PER COA SPECIFICATIONS (SEE DETAIL SHEET C5)
 - (G) REMOVE AND DISPOSE EXISTING CURB & GUTTER
 - (H) UNIDIRECTIONAL HC RAMP (SEE DETAIL SHEET C5)
 - (I) NEW AREA LIGHT (PER ARCHITECTURAL PLANS)
 - (J) SAWCUT
 - (K) REMOVE ASPHALT PAVING AS REQUIRED FOR NEW PAVING
 - (L) TRASH ENCLOSURE (SEE DETAIL SHEET C5)
 - (M) EXIST. PEDESTRIAN & BIKE TRAIL TO REMAIN
 - (N) 6' VALLEY GUTTER PER COA STD DWG #2420
 - (O) 6' WIDE PEDESTRIAN PATHWAY (STAMPED CONCRETE)
 - (P) CURB HANDICAP RAMP (SEE DETAIL SHEET C5)
 - (Q) ADA RAMP (SEE DETAIL SHEET C5)
 - (R) MONUMENT ID/PRICE SIGN
 - (S) EXIST. FIRE HYDRANT
 - (T) VIDEO CAMERA
 - (U) ALLEY GUTTER PER COA STD DWG #2415A
 - (V) 2' CURB CUT
 - (W) PATIO AREA
 - (X) BIKE RACK (SEE DETAIL SHEET C5)

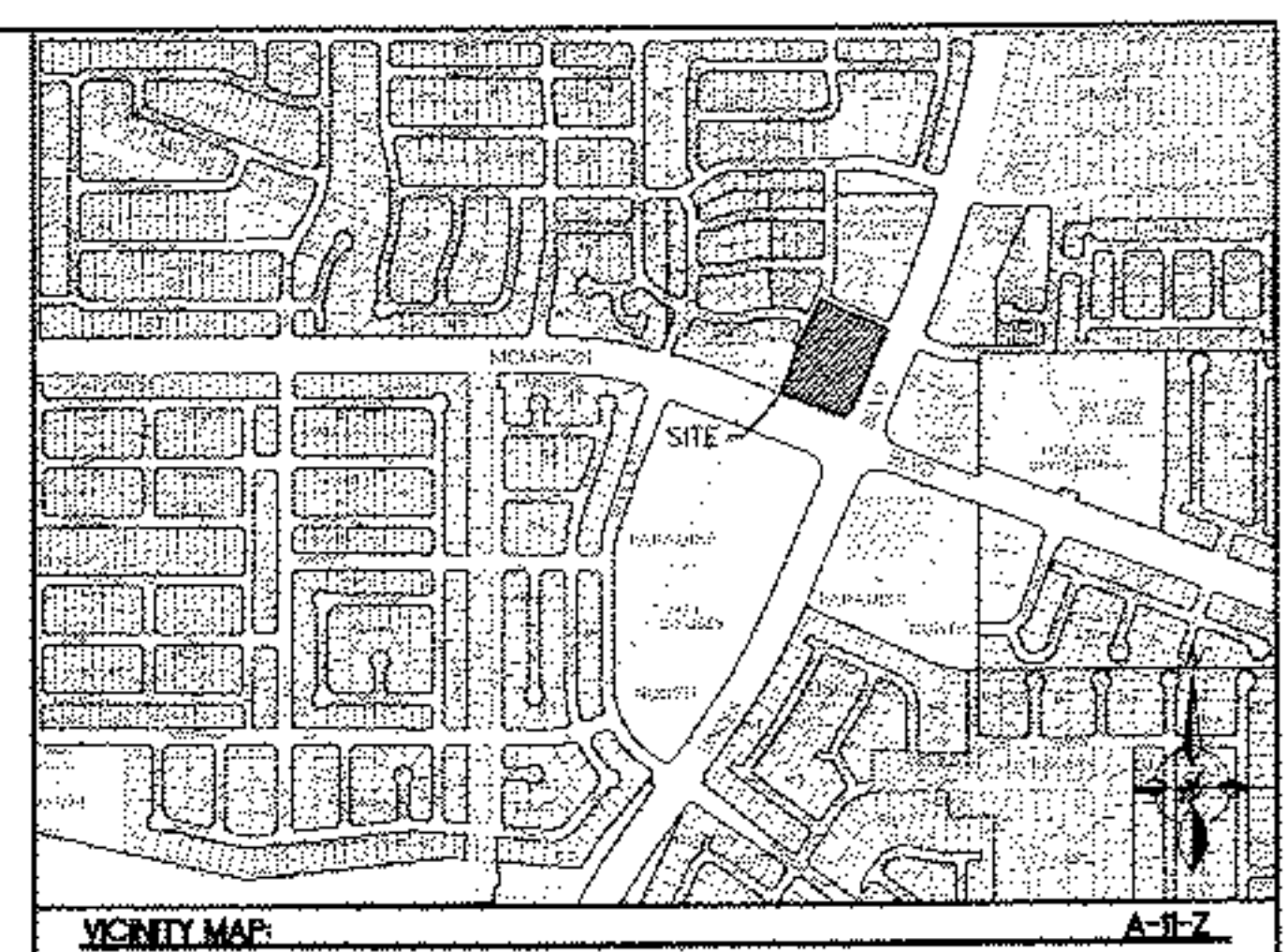
SITE DATA (TRACT H)

PROPOSED USAGE:	RETAIL (C-STORE), & GASOLINE SALES
ZONING:	SU-1 FOR C-1 USES
LOT AREA:	63,858 SF (1.92 ACRE)
BUILDING AREA:	5650 SF
PROPOSED PARKING PROVIDED:	29 SPACES
PARKING REQUIRED:	29 SPACES
HC PARKING PROVIDED:	2 SPACES
HC PARKING REQUIRED:	2 SPACES
MOTORCYCLE PARKING PROVIDED:	2 SPACES
MOTORCYCLE PARKING REQUIRED:	2 SPACES
BIKE RACKS PROVIDED:	2 SPACES
BIKE RACKS REQUIRED:	2 SPACES

29 spaces will be provided per future building development.

FUTURE BUILDING ONE DATA (TRACT G)

PROPOSED USAGE:	RETAIL (C-STORE), & GASOLINE SALES
ZONING:	SU-1 FOR C-1 USES
LOT AREA:	63,858 SF (1.92 ACRE)
BUILDING AREA:	5650 SF
PROPOSED PARKING PROVIDED:	29 SPACES
PARKING REQUIRED:	29 SPACES
HC PARKING PROVIDED:	2 SPACES
HC PARKING REQUIRED:	2 SPACES
MOTORCYCLE PARKING PROVIDED:	2 SPACES
MOTORCYCLE PARKING REQUIRED:	2 SPACES
BIKE RACKS PROVIDED:	2 SPACES
BIKE RACKS REQUIRED:	2 SPACES



LEGAL DESCRIPTION:
TRACT H-1 LANDS OF ZOLIN/KUNATH TRS ESQUINAS, LLC AND CURB INC., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

NOTES:

- CROSSLOT ACCESS, DRAINAGE, PARKING, & UTILITY EASEMENTS TO BE GRANTED BY FINAL PLAT.
- ALL PROPOSED IMPROVEMENTS IN CALLE PERRO TO BE COMPLETED UNDER SEPARATE CITY OF ALBUQUERQUE WORK ORDER.
- SCREENING SHOULD BE DESIGNED TO ALLOW FOR ACCESS TO UTILITY FACILITIES. AS A CONDITION, 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 A MINIMUM OF 5 FEET OF CLEARANCE ON THE REMAINING THREE SIDES FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.
- FUTURE BUILDING DEVELOPMENT ON TRACT G WILL REQUIRE APPROVAL BY THE EPC.

PROJECT NUMBER: 1000936
APPLICATION NUMBER:

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____, and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? (X) Yes () No If Yes, then a set of approved DRG plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

<i>[Signature]</i>	02-23-11
Traffic Engineer, Transportation Division	Date
<i>[Signature]</i>	02-28-11
Water Utility Development	Date
<i>[Signature]</i>	5-20-11
Parks & Recreation Department	Date
City Engineer	Date
* Environmental Health Department (conditional)	Date
<i>[Signature]</i>	5-20-11
DRB Chairperson, Planning Department	Date
* Environmental Health, if necessary	



ENGINEER'S SEAL	VALERO, UNSER BLVD & McMAHON BLVD	DRAWN BY DS
	SITE DEVELOPMENT PLAN FOR BLDG PERMIT	DATE 32-15-11
	THOMAS WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505)558-3100 terwestllc.com	SHEET # C2
RONALD R. SOHANNAN P.E. #7862		JOB # 2010051