



# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

***Planning Department  
Transportation Development Services Section***

February 14, 2003

Brigitte Stagner, Registered Architect  
2600 The American Road SE. Ste 100  
Rio Rancho, NM 87124

Re: Certification Submittal for Final Building Certificate of Occupancy for  
Lowe's of NW Albuquerque, [A-14 / D14]  
5300 NM 528, NW  
Engineer's Stamp Dated 02/11/03

Dear Ms. Stagner:

The TCL / Letter of Certification submitted on February 12, 2003 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

Sincerely,

Nilo E. Salgado-Fernandez, P.E.  
Senior Traffic Engineer  
Development and Building Services  
Planning Department

c: Engineer  
Hydrology file  
CO Clerk

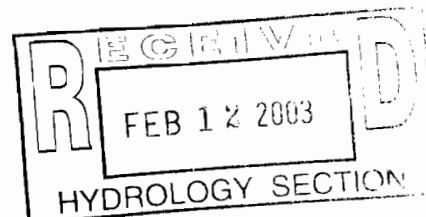
TRAFFIC CIRCULATION CERT W/VERIFICATION BY ENGINEER OF RECORD

DRB APPROVED SITE PLAN

RE: SITE AND TRAFFIC CIRCULATION CERTIFICATION  
LOWE'S HOME IMPROVEMENT CENTER, 3500 NM528, NW  
DRB#: 1001275 EPC#: 01128-00743 WORK ORDER#: 6766.81 6766.91

I, Brigitte Stagner, NMPE 15102, OF THE FIRM Wilson & Company, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN CONSTRUCTED AND TRAFFIC WILL CIRCULATE IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 7th of May, 2002. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY ME OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR final Certificate of Occupancy.

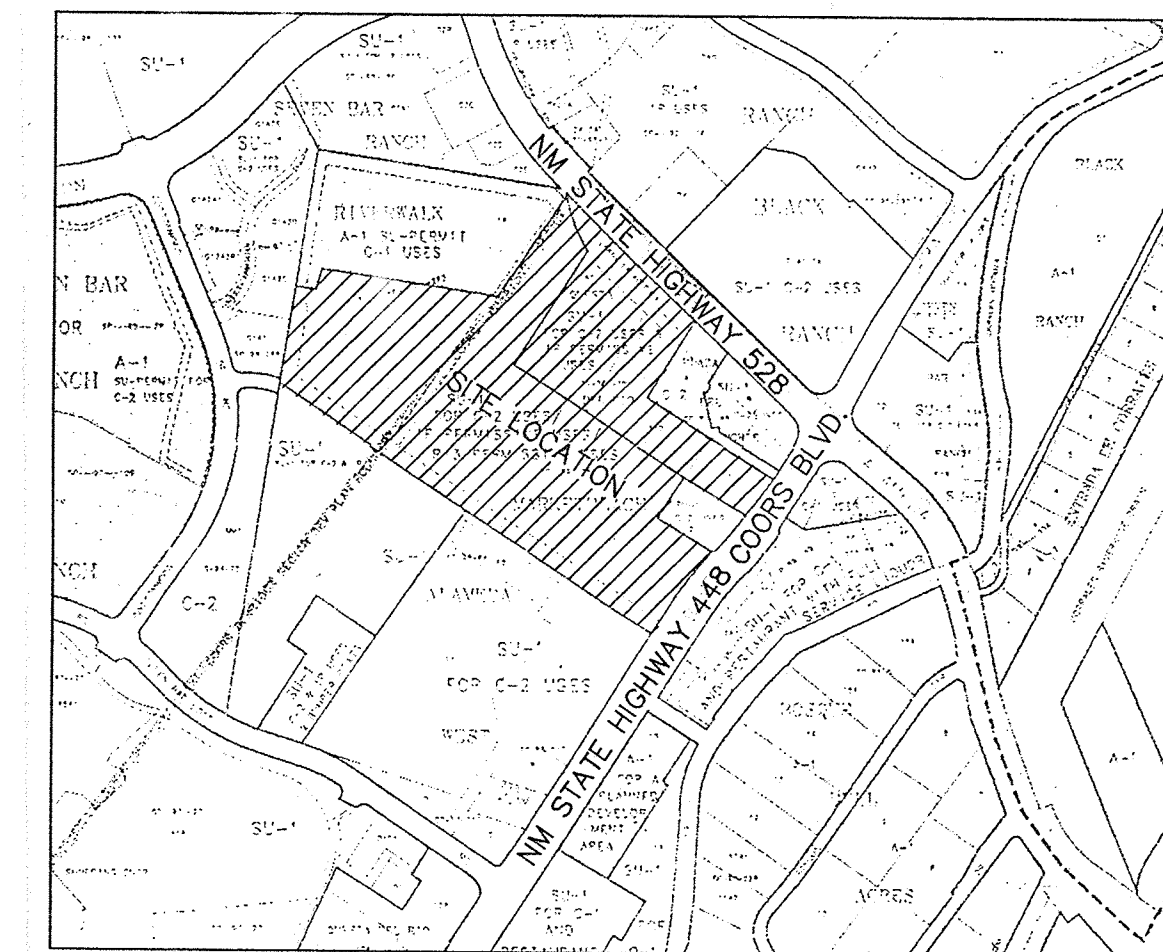
Brigitte Stagner  
Brigitte Stagner, NMPE 15102  
02/11/03  
DATE



LOWE'S OF  
NW ALBUQUERQUE  
ALBUQUERQUE, NEW MEXICO  
DRB SUBMITTAL

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C9	SITE PLAN DETAILS
L1	LANDSCAPING PLAN
A1	EXTERIOR ELEVATIONS




VICINITY MAP  
ZONE ATLAS MAP NO. A-14-Z & B-14-Z

[illegible]

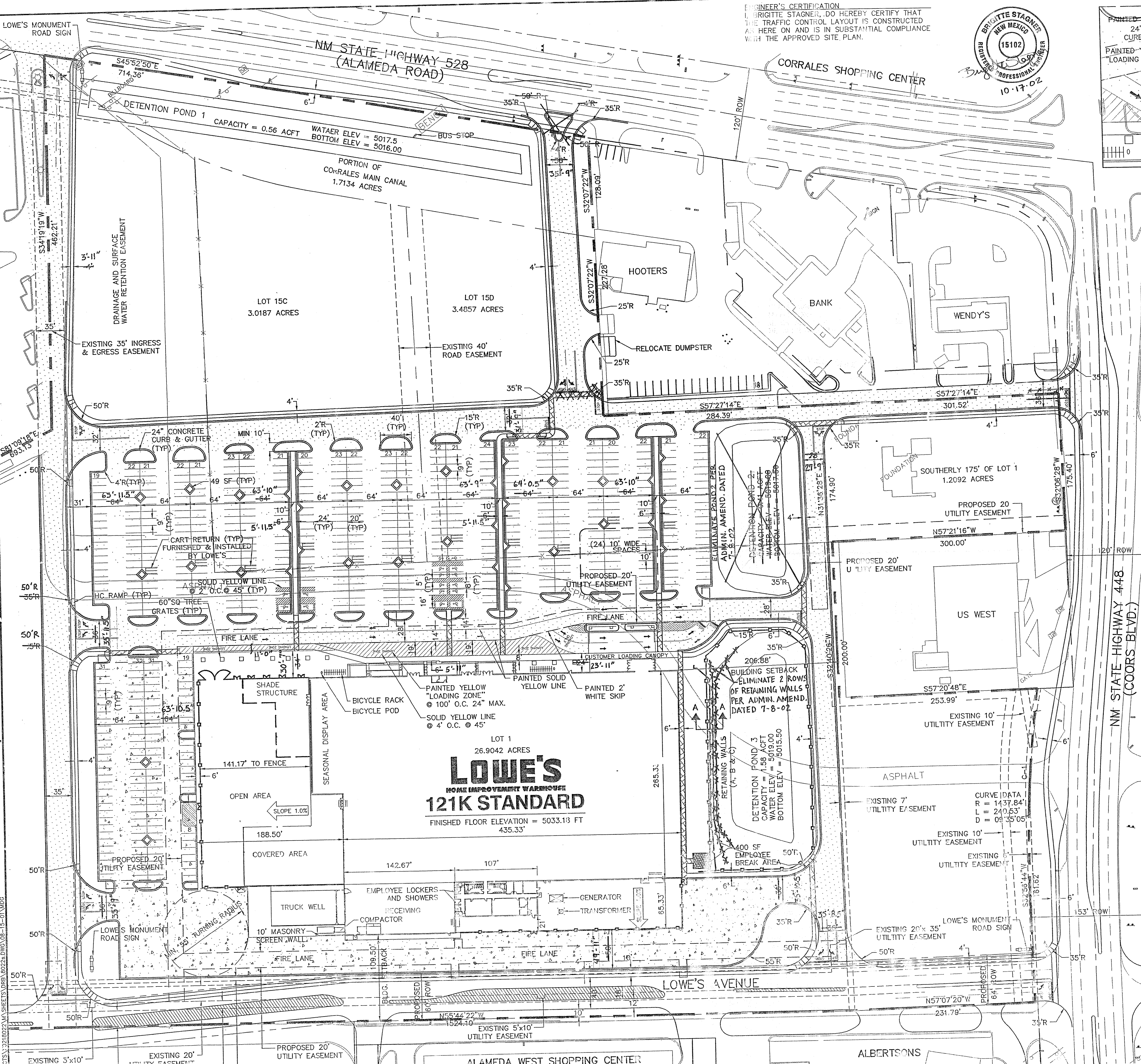
EPC APP NO. 01128 - 00743  
PROJECT NO. 1001275  
DRB APP. NO. 01450-00000-001427

APPROVAL SIGNATURES	
<i>Rafael Duarte</i>	5-02-02
TRAFFIC ENGINEER	DATE
<i>Bradley L. Brynham</i>	11/14/01
CITY ENGINEER	DATE
<i>Roger A. Shee</i>	11-14-02
PUBLIC WORKS UTILITY DIVISION	DATE
<i>Adelmo E. Castellano</i>	11/14/01
PARKS AND RECREATION	DATE
<i>Janet S.</i>	5/7/02
CITY PLANNER, PLANNING DIVISION	DATE
<i>Michael J. B...</i>	11-13-02
REFUSE DIVISION	DATE
<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <b>R E C E I V E D</b>  <b>FEB 12 2003</b> </div>	DATE
FIRE MARSHALL	DATE
<i>P.C. Sanchez</i>	11-13-01
HYDROLOGY SECTION	

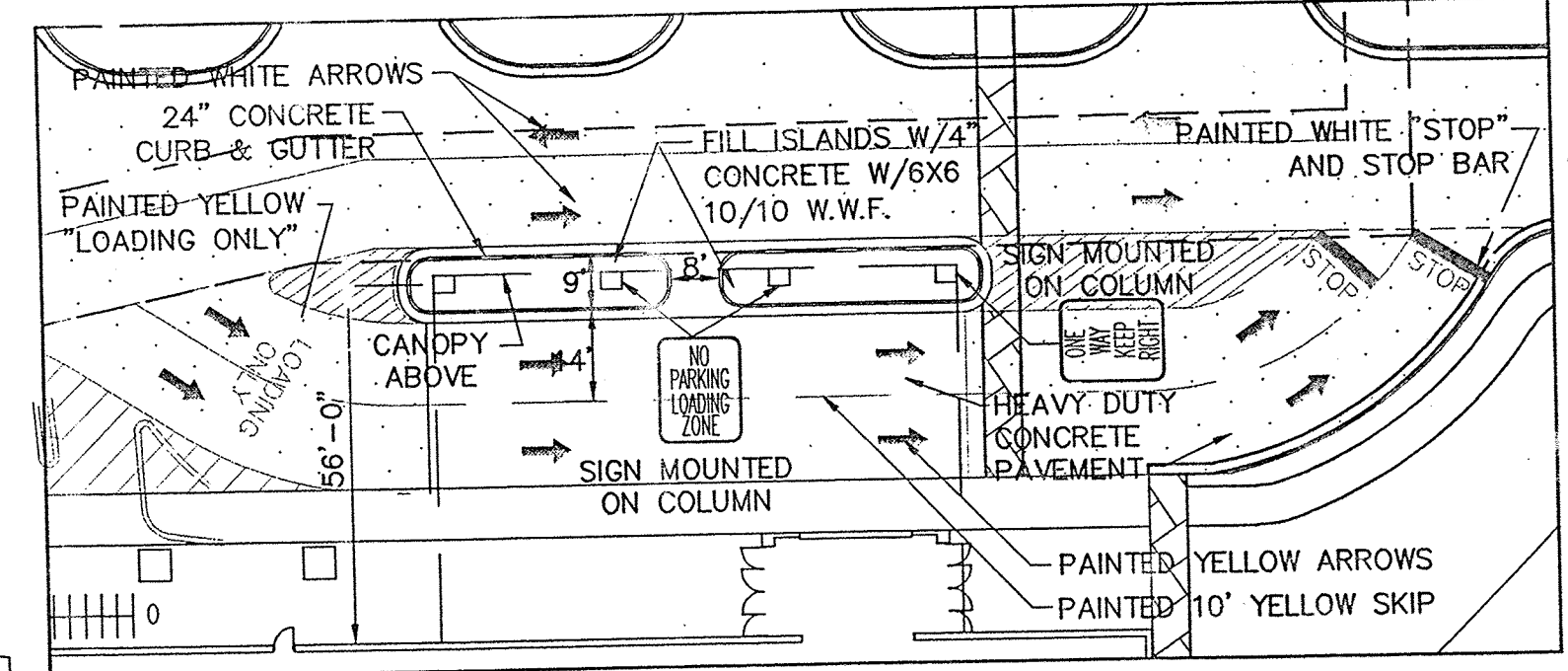
DRAWN	 <p>2600 THE AMERICAN ROAD SE, SUITE 100 RIO RANCHO, NEW MEXICO 87124 (505) 898-8021</p>	DATE	ORIGINAL ISSUE DATE: XXXXXX
VKL		AUGUST 2001	PERMIT SET ISSUE DATE: XXXXXX
DESIGN		FILE NO.	CONSTRUCTION SET ISSUE DATE: XXXXXX
BMS		X0218022	DRAWING NUMBER:  C1
CHECKED BY		SHEET NO.	C1
IPS			

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ENGINEER'S CERTIFICATION  
I, BRIGITTE STAGNER, DO HEREBY CERTIFY THAT THE TRAFFIC CONTROL LAYOUT IS CONSTRUCTED AS SHOWN ON AND IS IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED SITE PLAN.



### ENLARGED CUSTOMER LOADING CANOPY

SCALE 1" = 30'

- #### SITE NOTES
- ASPHALT PARKING LOT TO BE STRIPED WITH 4" WIDE PAINTED WHITE LINES AS INDICATED. CONCRETE PAVED AREAS TO BE PAINTED YELLOW. PAINT SHALL BE SHERWIN WILLIAMS "PROMAR TRAFFIC MARKING" OR ENTERPRISE LATEX TRAFFIC MARKING PAINT.
  - ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
  - ALL RADII SHALL BE 4' UNLESS OTHERWISE NOTED.
  - ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH LOWE'S STANDARD SITE SPECIFICATIONS.

SITE DATA	
<b>Zoning:</b>	<b>Parking Requirements:</b>
SU-1 for C-2 uses/ 1-P permissive uses/ R-3 permissive uses	Lowe's Parking Required: Standard 662 Handicapped 14 Total Parking Required 676 Ratio = 5.0 (spaces/1000 sf)
<b>Acres:</b>	<b>Local Parking Required:</b>
Total 36.34 Developed 17.59	Standard 882 Handicapped 16 Total Parking Required 898 Ratio = 5.0 (spaces/1000 sf)
<b>Main Building:</b>	<b>Parking Provided:</b>
Sales Floor 121,591 SF. Office Area 6,486 SF. Receiving/Overstock 9,370 SF. Main Building Total 137,447 SF.	Standard 682 Handicapped 16 Total Parking Provided 698 Ratio = 3.56 (spaces/1000 sf)
<b>Garden Center:</b>	<b>Bicycle Parking Required:</b>
Shade Structures 5,545 SF. Covered Area 11,413 SF. Open Area 25,266 SF. Garden Center Total 42,224 SF.	Ratio = 1 per 20 parking spaces Bicycle Parking Provided 46

- #### LEGEND
- |                                       |   |
|---------------------------------------|---|
| EXISTING PROPERTY                     | PROPOSED TEXTURED COLORED CONCRETE PAVEMENT PER LOWE'S SPECS                              |
| LOWE'S PROPERTY                       | PROPOSED STANDARD DUTY ASPHALT PAVEMENT   |
| EXISTING EASEMENT                     | PROPOSED HEAVY DUTY ASPHALT PAVEMENT  |
| PROPOSED EASEMENT                     | VERTICAL STEEL (BLACK) FENCING WITH SPLIT-FACE CMU COLUMNS TO MATCH GARDEN CENTER FENCING |
| RIGHT OF WAY                          |   |
| CURB & GUTTER                         |   |
| PROPOSED HEAVY DUTY CONCRETE PAVEMENT |   |

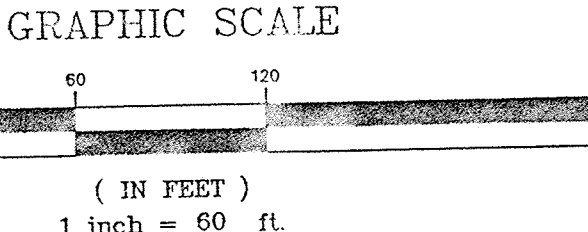
NOTE: FIRE LANES PAINTED RED WITH WHITE LETTERING TO READ "FIRE LANE NO PARKING" TOP AND FACE OF ADJACENT CURB.

#### BENCH MARK

BASIS OF ELEVATION/PRIMARY BENCHMARK NMSHC CONTROL STATION "NM448-N12" DATA: NMSHC BRASS TABLET FOUND IN PLACE SET IN TOP OF A CONCRETE TABLET. NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL-ZONE)  
X = 381,108.54 Y = 1,528,910.94 ELEV = 5023.41'  
(SLD 1929) GROUND TO GRID FACTOR = 0.99967595  
DELTA ALPHA = -0013'46" NAD 1927

#### LEGAL DESCRIPTION

LOT 1, RIVERWALK MARKETPLACE TOGETHER WITH SOUTHERLY 175' OF LOT 1, AND ALL OF LOT 15C AND LOT 15D QUESTA-DEL RIO SUBDIVISION TOGETHER WITH AN ABANDONED PORTION OF CORRALES MAIN CANAL (AKA REMBE PROPERTY) WITHIN PROJECTED SECTIONS 5 AND 8, T.11N., R.3E., N.M.P.M. TOWN OF ALAMEDA GRANT CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO



DRAWN	MDG	DATE	AUGUST 2001
DESIGN	MDG	FILE NO.	X0218022
CHECKED BY	BMS	SHEET NO.	C3

**WILSON & COMPANY**  
2600 THE AMERICAN ROAD SE, SUITE 100  
RIO RANCHO, NEW MEXICO 87124  
(505) 898-8021

ORIGINAL  
ISSUE DATE: X0218022  
PERMIT SET  
ISSUE DATE: X0218022  
CONSTRUCTION SET  
ISSUE DATE: X0218022  
DRAWING NUMBER:  
**C3**

**LOWE'S**  
HOME CENTERS, INC.  
P.O. BOX 1111 N. WILKESBORO, NC 28699

**REVISIONS**  
DATE DESCRIPTION  
1 10/17/02

**LOWE'S**  
ENGINEERING AND  
CONSTRUCTION  
SITING FOR BUILDING  
PERMIT  
LOWE'S OF  
NW ALBUQUERQUE  
ALBUQUERQUE, NEW MEXICO  
PROJECT NO. 00218022 DRAWN BY: MDG CHECKED BY: BMS