CITY OF ALBUQUERQUE



December 27, 2018

Jeffrey Wooten, P.E. Wooten Engineering 1005 21st St. SE, Suite 13 Rio Rancho, NM 87124

Re: O'Reilly Auto Parts

8001 Ventura St. NE

30-Day Temporary Certificate of Occupancy- Transportation Development Transportation Development Final Inspection

Engineer's Stamp dated 4-26-18 (D20D010C)

Certification dated 12-14-18

Dear Mr. Wooten

Based upon the information provided in your submittal received 12-24-18, Transportation Development has no objection to the issuance of a <u>30-day Temporary Certificate of Occupancy</u>. This letter serves as a "green tag" from Transportation Development for a <u>30-day Temporary Certificate of Occupancy</u> to be issued by the Building and Safety Division.

PO Box 1293

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

Albuquerque

- 1. Please remove trash container & portable restroom.
- 2. Please send photos of corrections for final CO.

NM 87103

Once corrections are complete resubmit acceptable package along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. For digital submittal and minor comments and/or repairs, please submit photos to PLNDRS@cabq.gov prior to submittal. If you have any questions, please contact me at (505) 924-3981.

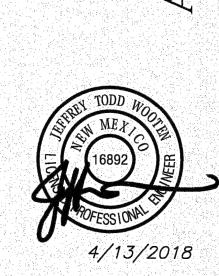
www.cabq.gov

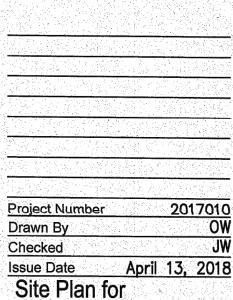
Ernie Gomez

Sincerely,

Plan Checker, Planning Dept. Development Review Services

EG via: email C: CO Clerk, File







Site Plan for **Building Permit**



- 1. PROPOSED TRASH ENCLOSURE AND STORAGE AREA. TRASH ENCLOSURE TO COMPLY WITH MINIMUM COA SOLID WASTE STANDARDS.
- 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. DETECTABLE WARNING SURFACE NOT REQUIRED FOR PRIVATE RAMPS. MATCH ADJACENT SIDEWALK WIDTH.
- 4. INSTALL CONCRETE SIDEWALK PER COA STD DWG 2430.
- 5. ASPHALT PAVEMENT PER GEOTECHNICAL REPORT.
- 6. 6" 3,500 PSI CONCRETE PAVEMENT. STANDARD BROOM FINISH.
- 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
- 8. PAINTED INTERNATIONAL WHEELCHAIR SYMBOL (BLUE) PER ADA STANDARDS. MIN. TWO COATS.
- 9. INSTALL H/C SIGNAGE PER DETAIL THIS SHEET. 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."
- 10. INSTALL 4" WIDE PAINT STRIPES (WHITE) FOR ALL PARKING SPACES. MIN. TWO COATS.
- 11. PAINT WORDS 'NO PARKING' WITH LETTERS AT LEAST ONE FOOT HIGH AND 2 INCHES WIDE. MIN. TWO COATS.
- 12. INSTALL BIKE RACK PER DETAIL THIS SHEET. TWO (2) SPACES MINIMUM.
- 13. MOTORCYCLE PARKING; 2 SPACES. ADD PAINT LABEL (2 COATS) AND SIGNAGE PER COA CODE.
- 14. INSTALL PRE-CAST WHEEL STOP PER DETAIL THIS SHEET. (QTY 18)
- 15. LANDSCAPED AREA. REF. LANDSCAPE PLAN.
- 16. EXISTING PUBLIC FIRE HYDRANT TO BE RELOCATED. REF. SHEET C2.1, UTILITY PLAN.
- 17. PROPOSED RETAINING WALL.
- 18. MONUMENT SIGN PER DETAIL 'E', SHEET AS4.
- 19. PLAZA AREA AS REQUIRED BY THE LCSDP. TOTAL AREA = 464.0 SF.
- 20. INSTALL BENCH PER DETAIL C ON SHEET AS4.
- 21. INSTALL TRASH CAN PER DETAIL D ON SHEET AS4.
- 22. NEW STAMPED CONCRETE SIDEWALK CROSSING TO MATCH EXISTING CROSSINGS WITHIN DEVELOPMENT.
- 23. EXISTING STAMPED CONCRETE SIDEWALK CROSSING TO REMAIN.
- 24. INSTALL PERPENDICULAR CURB RAMP PER NMDOT STD DWGS 608-001, SHEETS 1-12. DETECTABLE WARNING SURFACE NOT REQUIRED FOR PRIVATE RAMPS.
- 25. INSTALL 6" BOLLARDS PER DETAIL ON SHEET AS4 (QTY 10).
- 26. CONSTRUCT 28' WIDE TEMPORARY ASPHALT DRIVEWAY (2.5" ASPHALT OVER COMPACTED SUBGRADE) AS REQUIRED TO RECONSTRUCT THE MAIN DRIVEWAY. REMOVE ASPHALT AFTER COMPLETION AND RESTORE SITE TO EXISTING CONDITIONS.

NOTE: ALL SITE LIGHTING SHALL COMPLY WITH THE COMPREHENSIVE ZONING ORDINANCE AND THE LA CUEVA SECTOR DEVELOPMENT PLAN. LIGHT POLES SHALL MATCH THE EXISTING LIGHT POLES WITHIN THE DEVELOPMENT.



KEYED MAP NTS

PROJECT NUMBER:

APPLICATION NUMBER:

Water Utility Department

Solid Waste Management

City Engineer

Parks and Recreation Department

Environmental Health Department

DRB Chairperson, Planning Department

Environmental Health, if necessary

Environmental Planning Commission (EPC) on _

SITE INFORMATION

PASEO

19 HERITAGE 37 38 140 20A SL

VICINITY MAP - Zone Map D-20-Z

A Portion of Parcel A, Ventura Plaza. 0.86 Acres.

LEGAL DESCRIPTION:

ZONING: SU-2 FOR C-1 USES

CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT UNS AND DIMENSIONS OF EXIT PORCHES, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.

CONTRACTOR TO PROVIDE PARKING LOT STRIPING, FIRELANE AND HANDICAP STRIPING PER THESE PLANS AND CITY OF ALBUQUERQUE REQUIREMENTS.

TO PRESERVE THE PAINTING / STRIPING WITHIN PARKING AREAS, DO NOT APPLY PAINT UNTIL ALL OTHER POTENTIALLY DAMAGING CONSTRUCTION HAS BEEN COMPLETED.

This plan is consistent with the specific site development plan approved by the

the findings and conditions in the Official Notification of Decision are satisfied

Is an Infrastructure List required? () YES () NO if yes, then a set of approved DRC plans with a work order is required for any construction within

Date

Date

Date

Date

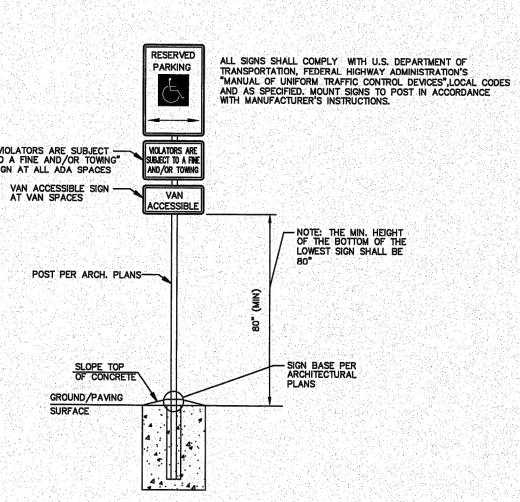
Date

Public Right-of-Way or for construction of public improvements

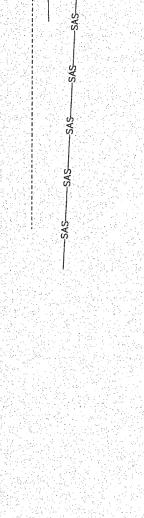
DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL

Traffic Engineering, Transportation Division

ADMINISTRATIVE AMENDMENT FILE # 10044 PROJECT # 1006602 Porised elevations sidewalks land scape parking, and frash enclosure location. APPROVED BY



H/C Sign Detail



₩<u>₩</u>

SAS—SAS

Precast Concrete Wheel Stop

INSTALLATION PLAN

Lot 121

Owners: Joseph A. and

Anne J. Rose, Trustees

Lot 120

Owners: Nancy M.

Chavez and Alicia Miller

Length (ft)

5391.11

3431.82

535.69

423.08'

SITE PLAN CERTIFICATION

CAUTION - NOTICE TO CONTRACTOR

COMPREHENSIVE ZONING CODE.

Match Existing

(15)

Lot 118

Owners: Cathy L. Good

-STEEL - PAINTED TO MATCH BLDG.

BOLT TO CONCRETE

SIDEWALK PER

MANUFACTURER'S

RECOMMENDATIONS.

Match Existing

eritage Hills Unit 5 (4/14/80, C16-137)

BIKE RACK MODEL RR2H

Bike Rack Detail

EQUIVALENT.

NTS

(3-BIKE, 38" LONG) AS MANUFACTURED BY DERO BIKE

RACK CO., MINNEAPOLIS, MN OR

THE PLANS.

Water Hotbox-

Ex.8"SAS

SAS-SAS-SAS

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR

RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL

EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL E THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING

UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON

RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE,

MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE

NEW MEXICO ONE CALL (811) AT LEAST 48 HOURS BEFORE ANY

FUTURE SIGNAGE CAN BE APPROVED ADMINISTRATIVELY PROVIDED IT COMPLIES WITH THE LA CUEVA SDP AND THE

ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASÉD ON

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 SITE PLAN

APPROVED BY ADMINISTRATIVE AMENDMENT (RUSSELL BRITO) DATED

4/26/2018. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL

DESIGN DOCUMENT HAS BEEN OBTAINED BY JEFFREY T. WOOTEN, P.E. OF

VISITED THE PROJECT SITE ON 12/12/2018 AND HAVE DETERMINED BY

CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR PERMANENT

REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECE\$SARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF

THE SITE IMPROVEMENTS OF THIS PROJECT. THOSE RELYING ON THIS

RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION

VISUAL INSPECTION THAT THE SITE IMPROVEMENTS BUILT ARE

CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS

OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

CERTIFICATE OF OCCUPANCY (PERMANENT C.O.).

JEFFREY T. WOOTEN, NMPE 16892

Match Existing

O'REILLY AUTO PARTS

GFA = +/-7,349 SFFF ELEV = 5554.30

Proposed Parcel A-2-B

0.728 Acres

Lot 119

Owners: Carolyn E.

Garcia

L3 N 36'13'45" E

L4 S 5417'09" E

L5 N 7415'57" E

L8 N 09'48'06" E

Line #

Line Table

L1 | S 00'03'24" W (S 00'00'00" W) | 31.30' (31.33')

L2 N 84'44'12" E (N 84'43'40" E) 38.25' (38.17')

L7 | S 02°51'19" W (S 02°47'51" W) | 54.07' (54.07')

Direction

THE FIRM WOOTEN ENGINEERING. I FURTHER CERTIFY THAT I PERSONALLY

END VIEWS



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 3/2018)

Project Title:	Building Per	rmit #: Hydrology File #:	
		Work Order#:	
City Address:			
Applicant:		Contact:	
Address:			
		E-mail:	
Other Contact:		Contact:	
Address:			
		E-mail:	
Check all that Apply:		IS THIS A RESUBMITTAL?: Yes No	
DEPARTMENT: HYDROLOGY/ DRAINAGE TRAFFIC/ TRANSPORTATION 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 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:	By:		

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED:_____