

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Discount Tire Pan American Freeway City Drainage #: _____

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: TR E-1 12,14,15,16 & 17 Montgomery Complex

City Address: 4600 Pan American Freeway NE Albuquerque NM 87107

Engineering Firm: Tierra West, LLC Contact: 505-858-3100

Address: 5571 Midway Park Place NE Albuquerque NM 87109

Phone#: 505-858-3100 Fax#: 505-858-1118 E-mail: vcarrica@tierrawestllc.com

Owner: June S Tidenberg Contact: _____

Address: 6321 Leslie Place NE Albuquerque, NM 87107

Phone#: _____ Fax#: _____ E-mail: _____

Architect: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Surveyor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Contractor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☒ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☒ GRADING PERMIT APPROVAL
- ☒ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes _____ No _____ Copy Provided

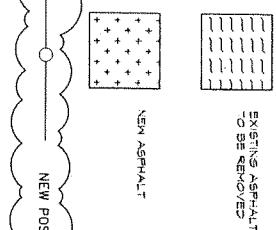
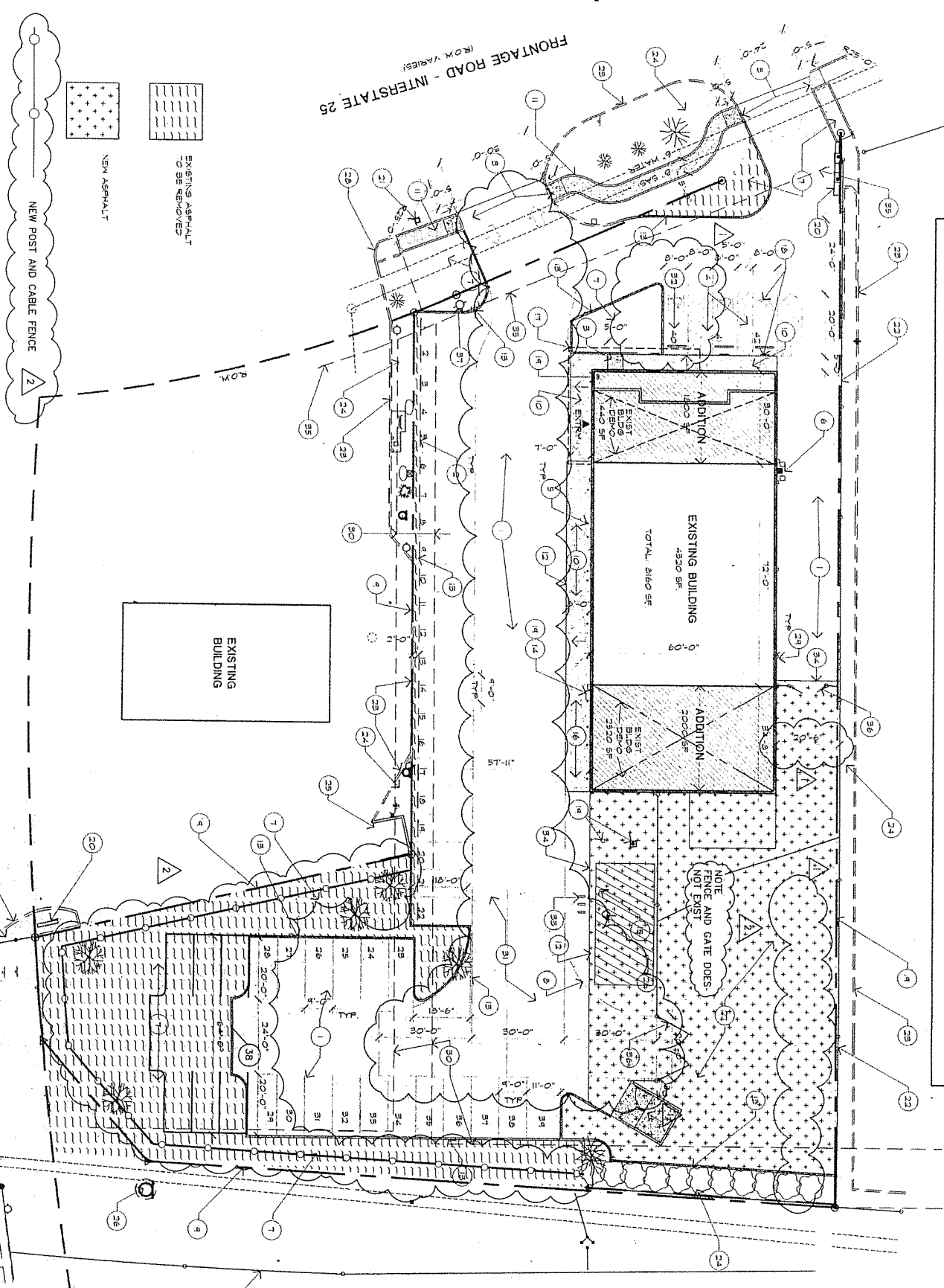
DATE SUBMITTED: 07/07/2014 By: Vince Carrica

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to 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 Plan:** 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 subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre that are part of a larger common plan of development

Attn: Curtis Chene

FRONTAGE ROAD - INTERSTATE 25
(R.O.W. VARIES)



NEW ASPHALT

EXISTING ASPHALT
TO BE REMOVED

NEW POST AND CABLE FENCE

EXISTING
BUILDING

SITE PLAN

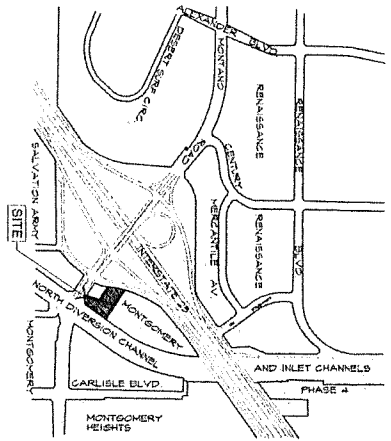
SCALE: 1"=20'-0"

MONTGOMERY BOULEVARD NE
(R.O.W. VARIES)

EXISTING BUILDING

VICINITY MAP

SCALE: N.T.S.



KEYNOTES

- 6" THICK ASPHALT PAVING PER CITY STANDARD
- CONC. WHEEL STOP-SEE DETAILS B/A1.2
- NEW WHEEL CHAIR RAMP-SEE DETAILS B/A1.2
- ACCESSIBLE PARKING STALLS-TYP. OF THREE (3)
- CONCRETE FILLED PIPE BOLLARDS-SEE DETAIL T/A1.2
- LOCATION OF 6" GAS WATER TO REMAIN
- NEW LANDSCAPE AREA-REMOVE EXISTING ASPHALT
- TRASH ENCLOSURE-SEE DETAIL 6/A1.2
- PROPERTY LINE
- CONCRETE APRON TO BE PUSH IN SLAB AT DOOR OPENING
- PROPOSED NEW PAVEMENT AND FLUSH WITH PAVEMENT
- REINFORCED CONCRETE APRON (4500 P.S.I.) IV
- INTERNAL BLACK COLOR APRON TO BE FLUSH WITH PAVEMENT
- NEW CONCRETE CURB-SEE CIVIL DRAWINGS (TYPICAL)
- EXISTING S.E.S. TO BE RELOCATED
- PROPOSED LOCATION OF S.E.S.
- LOADING AREA
- DASHED LINE INDICATES VARIATION OVERLAYS
- ACCESSIBLE PARKING SIGNS, PER ORDINANCE-SEE DETAIL S/A1.2
- REMOVE UNDERGROUND UTILITIES CONNECTED TO PIPES CONDUITS OR RELOCATE IF NEEDED TO REMAIN IN OPERATION
- EXISTING SIGNAGE
- EXISTING STORM DRAIN
- EXISTING CHAIN LINK FENCE
- EXISTING CURB
- EXISTING LANDSCAPING
- EXISTING TRASH ENCLOSURE
- EXISTING POLE
- NEW PAVING
- EXISTING CONCRETE WHEEL CHAIR RAMP
- DOOR APRON AND SEAL BLOCK
- EXISTING POWER AND TELEPHONE EASEMENT PLAT D5-154
- PIPE LANE
- ACCESSIBLE VAN PARKING STALL
- BIKE RACK
- EDGE OF NEW ASPHALT
- EXISTING SANITARY SEWER EASEMENT PLAT D5-154
- NEW 24" DIAMETER CHAIN LINK GATE
- NEW 24" DIAMETER CHAIN LINK GATE
- REMOVE AND DISPOSE EXISTING CURB

LEGAL DESCRIPTION

TRACT E11 MONTGOMERY COMPLEX ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF TRACT E11 MONTGOMERY COMPLEX, FILED IN THE OFFICE OF THE COUNTY CLERK OF SERRAVALLO COUNTY, NEW MEXICO ON MAY 02, 1974, BOOK 04, PAGE 128.

SITE CALCULATIONS

TOTAL AREA OF LOT: 53,100 SF.
BUILDING FOOTPRINT: 8,600 SF.
LOT COVERAGE: 16.2%
TOTAL AREA OF LANDSCAPING: 44,500 SF.
TOTAL AREA OF PAVING: 34,500 SF.
TOTAL AREA OF LOT: 53,100 SF.

PARKING CALCULATIONS

PARKING REQUIRED:
OFFICE & SERVICE: 1 PARKING/200 SF. 8,600/200 = 43
WAREHOUSE/STORAGE: 1 PARKING/2000 SF. 14,500/2000 = 7
TOTAL PARKING REQUIRED = 50
ACCESSIBLE SPACES:
(4'-0" X 20'-0") SPACES: 5
TOTAL PARKING PROVIDED = 55

GENERAL NOTES

- ALL UTILITY LINES AND ELECTRICAL TRANSFORMERS SHALL BE SCREENED WITH SHRUBS AND LANDSCAPING.
- EVERGREEN TREES, SHRUBS SHALL BE PROVIDED AROUND THE TRASH ENCLOSURE TO PROVIDE YEAR-ROUND SCREENING. SEE LANDSCAPE PLANS.
- ALL DELIVERED VEHICLES SHALL MAKE DELIVERIES AT THE REAR OF THE BUILDING.
- ALL ROOF DRAINS SHALL BE INTERNALLY PIPED. NO DOWNSPOUTS WILL BE USED ON THE EXTERIOR OF THE NEW BUILDING ADDITION.
- ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED ON ALL SIDES OF THE BUILDING.
- SEE ELECTRICAL SITE PLAN FOR LOCATION OF ALL SITE LIGHTING.
- ALL WALL MOUNTED UTILITY LINES (S.E.S.) AND GROUND MOUNTED TRANSFORMERS SHALL BE PAINTED TO MATCH THE COLOR OF THE BUILDING.
- ALL WALL MOUNTED UTILITY LINES (S.E.S.) AND GROUND MOUNTED TRANSFORMERS SHALL BE SCREENED BY LANDSCAPING WHICH UPON INSTALLATION, IF VIEWED TO THE PUBLIC.
- ALL SIGNS REQUIRE SEPARATE APPROVALS AND PERMITS.
- VERIFY FINAL LOCATION OF ELECTRICAL TRANSFORMER WITH ARCHITECT PRIOR TO INSTALLATION.
- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.
- OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHT-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE RIGHT-OF-WAY.
- ALL LANDSCAPING SHALL BE MAINTAINED FOR A PERIOD OF 24 MONTHS FROM THE COMPLETION DATE AND 30 MONTHS FROM THE DATE OF THE FINAL PAYMENT OF THE PROPERTY TAXES. THE PROPERTY TAXES WILL BE MAINTAINED AT A MINIMUM OF 2'0" IN HEIGHT.
- DRIVEWAY ENTRANCES WILL BE MAINTAINED AT A MINIMUM OF 2'0" IN HEIGHT.

DISCOUNT
TIRE CO. INC.
4600 PAN AMERICAN FREEWAY NE
CITY OF ALBUQUERQUE, NEW MEXICO

Art
Architectural
Team
Inc.

CONSTRUCTION DOCUMENT

REVISIONS	DATE	BY	APP'D BY
1	10-09-98	WJS	WJS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10-09-98
2	ISSUED FOR CONSTRUCTION	10-09-98

STATE OF NEW MEXICO
COUNTY OF SERRAVALLO
RECEIVED
OCT 10 1998
PLAT NO. 1294

SITE PLAN

DRAWING NO.
A1.1



TIERRA WEST, LLC

July 07, 2014

Mr. Curtis Cherne
Hydrology Development Section
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: DISCOUNT TIRE
4600 PAN AMERICAN FREEWAY NE
PARKING LOT EXPANSION
GRADING PLAN & SITE PLAN**

Dear Mr. Cherne,

Tierra West LLC, on behalf of June S. Tidenberg Living Trust, requests approval of a grading permit and a paving permit for the above-referenced project. The site, located off Pan American Freeway, just north of Montgomery Blvd is currently developed with an existing Discount Tire Store. The southeast corner of the property falls outside of the existing parking area and has become an unwanted parking area for the adjacent gas station / C-store and is being used as an illegal means of egress from the Discount Tire Store to Montgomery Blvd.

In an effort to control access out of the site and to prevent the unwanted parking, it is proposed that the parking area be extended south by approximately 27 feet (1,690 sf), increasing the parking stall count by 6 spaces. A post and cable barrier will be added to discourage larger vehicles from traversing the perimeter curb to gain access from the site to Montgomery Blvd. The remainder of the site between the expanded parking lot and the roadway right of way will be landscaped with gravel mulch and plantings.

The minor increase in drainage from the increase in impervious pavement area will be accounted for in the grading of a minor landscape swale within the newly created landscape area located south of the parking lot expansion.

I am including email correspondence from previous conversations with the Planning Department concerning this request. The modifications will not encroach on any access easements and no other parties, including the City, would be aggrieved by these improvements. Discussions with Kym Dicome revealed that an approved site plan does not exist and an AA is therefore not applicable or required.

5571 Midway Park Place NE
Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118
tierrawestllc.com

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Vincent Carrica', with a stylized flourish at the end.

Vincent Carrica, P.E.

Enclosure/s

cc: Racquel Michel
Rich Sommer

JN: 2013081
VPC/jg

Jaimie Garcia

From: Vince Carrica
Sent: Tuesday, October 22, 2013 10:18 AM
To: Beck, Cynthia
Subject: RE: Discount Tire @ 4600 Pan American Freeway - Parking Lot Extension

Thank you for the email!!

From: Beck, Cynthia [<mailto:cbeck@cabq.gov>]
Sent: Tuesday, October 22, 2013 10:08 AM
To: Marrone, Carmen M.
Cc: Vince Carrica
Subject: RE: Discount Tire @ 4600 Pan American Freeway - Parking Lot Extension

Carmen,

I reviewed the site plans provided by Vince and have no objections to the parking lot extension and cable/post fence. The proposed modifications do not appear to encroach on any access easements or sight requirements. I would request that with an AA submittal, the site plan provide current as-built conditions as well as the current request.

Cynthia

From: Marrone, Carmen M.
Sent: Monday, October 21, 2013 5:30 PM
To: Vince Carrica
Subject: RE: Discount Tire @ 4600 Pan American Freeway - Parking Lot Extension

It all depends on whether cross-access is required or if any parties, including the City, would be aggrieved by this action. On the surface, it seems like a minor amendment but I would like to hear from Transportation before I make the call. Will you please contact Nilo or Cynthia and get their feedback and let me know what they think.

Carmen

From: Vince Carrica [<mailto:VCarrica@tierrawestllc.com>]
Sent: Monday, October 21, 2013 9:48 AM
To: Marrone, Carmen M.
Subject: Discount Tire @ 4600 Pan American Freeway - Parking Lot Extension

Hi Carmen,

Discount tire would like to add approximately six parking spaces to their existing store on Pan American and place a post and cable fence or some other acceptable barrier to keep delivery trucks from the adjacent gas station from using the area as their parking lot and to keep people from jumping the parking lot curb to get from the Discount Tire store to Montgomery Blvd.

I have attached a conceptual plan for the added parking spaces and a copy of the overall existing site plan. Can these improvements be done with an AA?

Vincent Carrica, PE
vcarrica@tierrawestllc.com
Tierra West, LLC

5571 Midway Park PI NE
Albuquerque, NM 87109
(505) 858-3100 Ext 205
1-800-245-3102
fax (505) 858-1118
www.tierrawestllc.com

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