

# CITY OF ALBUQUERQUE



June 5, 2019

J. Grems Means, P.E.  
High Mesa Consulting Group  
6010-B Midway Park Blvd NE  
Albuquerque, NM 87109

**Re: Lexus of Albuquerque, Parking Lot Expansion  
4811 Pan American Freeway NE  
Request for Certificate of Occupancy  
Transportation Development Final Inspection  
Engineer's/Architect's Stamp dated 3-15-19 (F17D102)  
Certification dated 5-31-19**

Dear Mr. Means

Based upon the information provided in your submittal received 6-3-19, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

If you have any questions, please contact Ernie Gomez at (505) 924-3981 or me at (505) 924-3991.

Sincerely,

Racquel M. Michel, P.E.  
Traffic Engineer, Planning Dept.  
Development Review Services

Ernie Gomez,  
Plan Checker, Planning Dept.  
Development Review Services

EG via: email  
C: CO Clerk, File



CONSTRUCTION NOTES

- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 811, FOR DESIGNATION (LINE-SPOTTING) OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INTERPRETATIONS IT MAKES WITHOUT FIRST CONTACTING THE ENGINEER AS REQUIRED ABOVE.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- ALL CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.
- UTILITY INFORMATION SHOWN HEREON IS BASED UPON ONSITE SURFACE EVIDENCE, REVIEW OF AVAILABLE ABCWA AND CITY OF ALBUQUERQUE RECORD DRAWINGS AND DISTRIBUTION MAPS AND UTILITY LINE-SPOTS PROVIDED BY HIGH MESA CONSULTING GROUP (2018.070.1). IN ADDITION, UTILITY LINE-SPOTS WERE REQUESTED VIA THE NEW MEXICO ONE CALL SERVICE (TICKET NO. 18NVS0613). UTILITY LINES THAT APPEAR ON THESE DRAWINGS ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS CONDUCTED ONLY PRELIMINARY INVESTIGATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THIS INVESTIGATION IS NOT CONCLUSIVE, AND MAY NOT BE COMPLETE, THEREFORE, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
- THE DESIGN OF PLANTERS AND LANDSCAPED AREAS IS NOT PART OF THIS PLAN. ALL PLANTERS AND LANDSCAPED AREAS ADJACENT TO THE BUILDING(S) SHALL BE PROVIDED WITH POSITIVE DRAINAGE TO AVOID ANY PONDING ADJACENT TO THE STRUCTURE. FOR CONSTRUCTION DETAILS, REFER TO LANDSCAPING PLAN.
- THE GRADES INDICATED ON THIS PLAN ARE FINISHED GRADES UNLESS OTHERWISE INDICATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LEAVING SUBGRADE AT ELEVATIONS THAT SHALL ACCOMMODATE PROPOSED IMPROVEMENTS AS INDICATED ON THE PLANS INCLUDING, BUT NOT LIMITED TO, SURFACE DRAINAGE STRUCTURES, PAVING AND LANDSCAPING SURFACING.
- CONTRACTOR SHALL REFER TO GEOTECHNICAL REPORT FOR EARTHWORK REQUIREMENTS, AS APPLICABLE.

NOTE:

THIS IS NOT A BOUNDARY SURVEY OR A RIGHT-OF-WAY SURVEY. APPARENT PROPERTY CORNERS, RIGHT-OF-WAY LINES, OR PROPERTY LINES AS SHOWN ARE DERIVED FROM RECORD SURVEY PLATS, RIGHT-OF-WAY MAPS, OR DEEDS REFERENCED HEREON AND ARE NOT GUARANTEED OR TO BE RELIED ON FOR THE ESTABLISHMENT OF PROPERTY LINES. THE BOUNDARY INFORMATION DEPICTED BY THIS PLAN IS BASED UPON A BOUNDARY SURVEY PREPARED BY HIGH MESA CONSULTING GROUP, NMPS 15075, DATED 11/20/2018 (2018.070.1). THE TOPOGRAPHIC INFORMATION DEPICTED HEREON IS BASED UPON THE TOPOGRAPHIC AND UTILITY SURVEY PREPARED BY HIGH MESA CONSULTING GROUP, NMPS NO. 15075, DATED 11/20/2018 (2018.070.1).

ENGINEER'S CERTIFICATION FOR CERTIFICATE OF OCCUPANCY

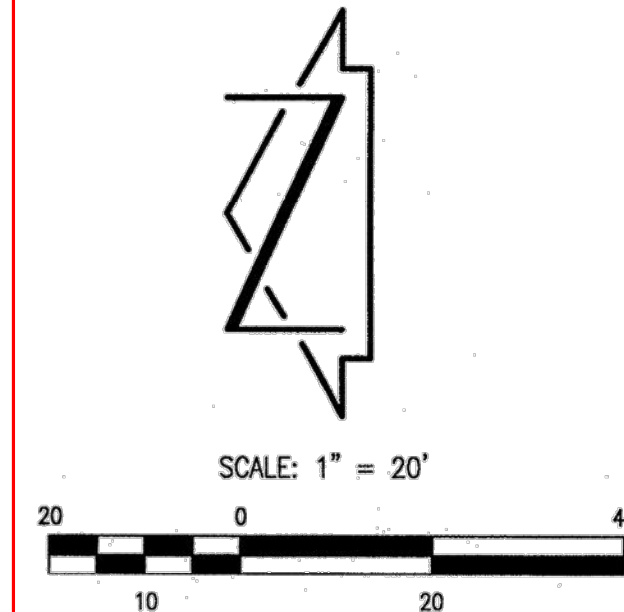
I, J. GRAEME MEANS, NMPE 13676, OF THE FIRM HIGH MESA CONSULTING GROUP HEREBY CERTIFY THAT THIS PROJECT HAS BEEN CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE ORIGINAL APPROVED PLAN DATED 03-15-2019. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT WAS OBTAINED 05-29-2019 BY HIGH MESA CONSULTING GROUP UNDER THE DIRECTION OF JOSEPH M. SOLOMON, JR., NMPS 15075, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED TO SUPPORT A PERMANENT CERTIFICATE OF OCCUPANCY FOR THE ENTIRE SITE.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC CIRCULATION 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.

J. Graeme Means  
J. GRAEME MEANS, NMPE NO. 13676



05/31/2019  
DATE



LEGAL DESCRIPTION

TRACT B, LLD SUBDIVISION, ALBUQUERQUE, NEW MEXICO, PLAT BOOK 2004C, PAGE 102, DOC. #2004039635.

TEMPORARY BENCHMARK #1 (T.B.M.)

A SCRIBED "4" ON CONCRETE CURB NEAR THE WEST PORTION OF THE PROJECT SITE APPROXIMATELY 34.6 FEET SOUTH OF THE END OF CURB, AS SHOWN ON THIS SHEET.  
ELEVATION = 5111.85 FEET (NAVD 1988)

TEMPORARY BENCHMARK #2 (T.B.M.)

A #5 REBAR W/CAP STAMPED "CONTROL PT. PS 15075", SET IN DIRT NEAR THE SOUTHERNMOST PORTION OF THE PROJECT SITE, AS SHOWN ON THIS SHEET.  
ELEVATION = 5110.44 FEET (NAVD 1988)

TEMPORARY BENCHMARK #3 (T.B.M.)

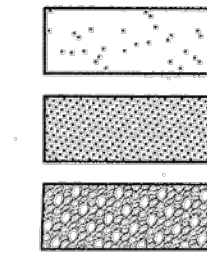
A #5 REBAR W/CAP STAMPED "CONTROL PT. PS 15075", SET IN DIRT NEAR THE EASTERN PORTION OF THE PROJECT SITE APPROXIMATELY 81.2 FEET SOUTHWEST OF THE END OF A CONCRETE CURB, AS SHOWN ON THIS SHEET.  
ELEVATION = 5112.93 FEET (NAVD 1988)

KEYED NOTES:

- CONSTRUCT 3" ASPHALT PAVEMENT PER TYPICAL SECTION, SHEET C-104.
- VEHICLE DISPLAY FEATURE: SEE LANDSCAPE PLAN.
- CONSTRUCT 6" CURB AND GUTTER (STANDARD) PER TYPICAL SECTION, SHEET C-104.
- CONSTRUCT 6" CURB AND GUTTER (DEPRESSED) PER TYPICAL SECTION, SHEET C-104.
- CONSTRUCT MOUNTABLE CURB AND GUTTER PER TYPICAL SECTION, SHEET C-104.
- CONSTRUCT 2" TRANSITION FROM 6" CURB AND GUTTER (STANDARD) TO MOUNTABLE CURB AND GUTTER.
- CONSTRUCT TRANSITION FROM 6" CURB AND GUTTER (STANDARD) TO 6" CURB AND GUTTER (DEPRESSED).
- CONSTRUCT 2" CONCRETE RUNDOWN PER TYPICAL SECTION, SHEET C-104.
- PAINT 4" WHITE PAVEMENT MARKINGS WITH WHITE TRAFFIC PAINT, MINIMUM 2 COATS.
- PAINT 4" WHITE GROSS-GRIT PAVEMENT MARKINGS @ 45° @ 4" C-C WITH WHITE TRAFFIC PAINT, MINIMUM 2 COATS.
- INSTALL RIP-RAP PER TYPICAL SECTION, SHEET C-104.
- CONSTRUCT 6" HEADER CURB PER TYPICAL SECTION, SHEET C-104.
- CONSTRUCT CURB HEIGHT TRANSITION FROM 6" TO 8" AT RUNDOWN.

PAVING LEGEND

(REFER SHEET C-001 FOR COMPLETE LEGEND)



PROPOSED CONCRETE

PROPOSED ASPHALT PAVING

PROPOSED COBBLE STONE

NEW LIGHT POLE WITH 24" DIAMETER CONCRETE BASE

TRAFFIC CIRCULATION LAYOUT APPROVED

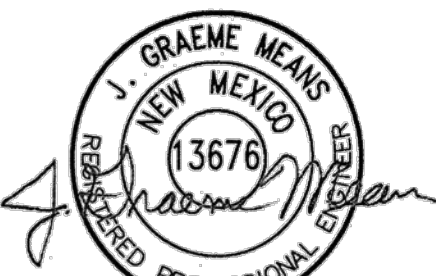
03/21/19  
Signed: [Signature] Date

ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.

RECORD DRAWING LEGEND

- ✓ AS-BUILT LIGHT BASE LOCATION
- AS-BUILT = AS-DESIGNED (VERIFIED)
- RECORD INFORMATION FROM AS-BUILT SURVEY

RECORD DRAWING



03-15-2019

**HIGH MESA Consulting Group**  
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PAVING SITE PLAN AND TRAFFIC CIRCULATION LAYOUT  
LEXUS PARKING LOT EXPANSION

| DESIGNED BY | NO. | DATE  | BY   | REVISIONS                | JOB NO.    |
|-------------|-----|-------|------|--------------------------|------------|
| GM          | 1   | 06/19 | G.M. | ENGINEER'S CERTIFICATION | 2018.070.2 |
| DRAWN BY    |     |       |      |                          | DATE       |
| SCC         |     |       |      |                          | 03-2019    |
| APPROVED BY |     |       |      |                          | SHEET      |
| GM          |     |       |      |                          | C-102      |





# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

**Project Title:** \_\_\_\_\_ **Building Permit #:** \_\_\_\_\_ **Hydrology File #:** \_\_\_\_\_

**DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_

**Legal Description:** \_\_\_\_\_

**City Address:** \_\_\_\_\_

**Applicant:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Other Contact:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**TYPE OF DEVELOPMENT:** \_\_\_\_\_ PLAT (# of lots) \_\_\_\_\_ RESIDENCE \_\_\_\_\_ DRB SITE \_\_\_\_\_ ADMIN SITE

IS THIS A RESUBMITTAL? \_\_\_\_\_ Yes \_\_\_\_\_ No

**DEPARTMENT** \_\_\_\_\_ TRANSPORTATION \_\_\_\_\_ HYDROLOGY/DRAINAGE

Check all that Apply:

### TYPE OF SUBMITTAL:

- \_\_\_\_\_ ENGINEER/ARCHITECT CERTIFICATION
- \_\_\_\_\_ PAD CERTIFICATION
- \_\_\_\_\_ CONCEPTUAL G & D PLAN
- \_\_\_\_\_ GRADING PLAN
- \_\_\_\_\_ DRAINAGE REPORT
- \_\_\_\_\_ DRAINAGE MASTER PLAN
- \_\_\_\_\_ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- \_\_\_\_\_ ELEVATION CERTIFICATE
- \_\_\_\_\_ CLOMR/LOMR
- \_\_\_\_\_ TRAFFIC CIRCULATION LAYOUT (TCL)
- \_\_\_\_\_ TRAFFIC IMPACT STUDY (TIS)
- \_\_\_\_\_ STREET LIGHT LAYOUT
- \_\_\_\_\_ 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: \_\_\_\_\_

FEE PAID: \_\_\_\_\_