

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

March 16, 2026

Mitchell Monnin
Burkhardt Engineering
28 North Cherry St
Germantown, OH 45327

mmonnin@burkhardtinc.com

Re: Goodwill addition
5000 SAN MATEO NE
Revised Traffic Circulation Layout
Engineer's Stamp 3-9-26 (F18D055)-TRANS-2025-00291

Dear Monnin,

The TCL resubmittal received 3-12-26 is approved for Building Permit by Transportation. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

PO Box 1293

When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification, and the TCL to the [ABQ-PLAN](#) for log in and evaluation by Transportation.

Albuquerque

NM 87103

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

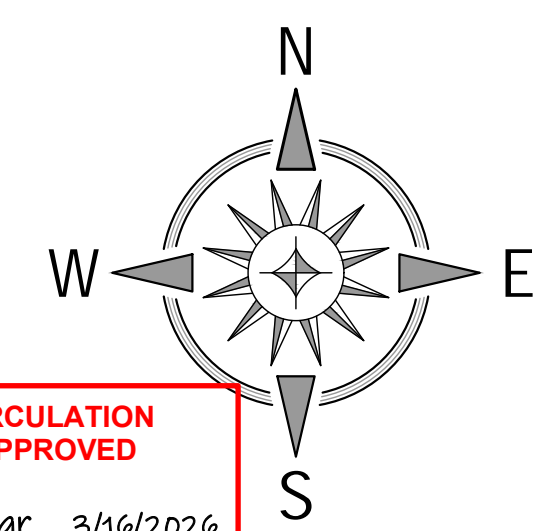
www.cabq.gov

Sincerely,

Sertil A. Kanbar

Sertil Kanbar, PhD, PE, CFM
Sr. Engineer, Planning Dept.
Development Review Services

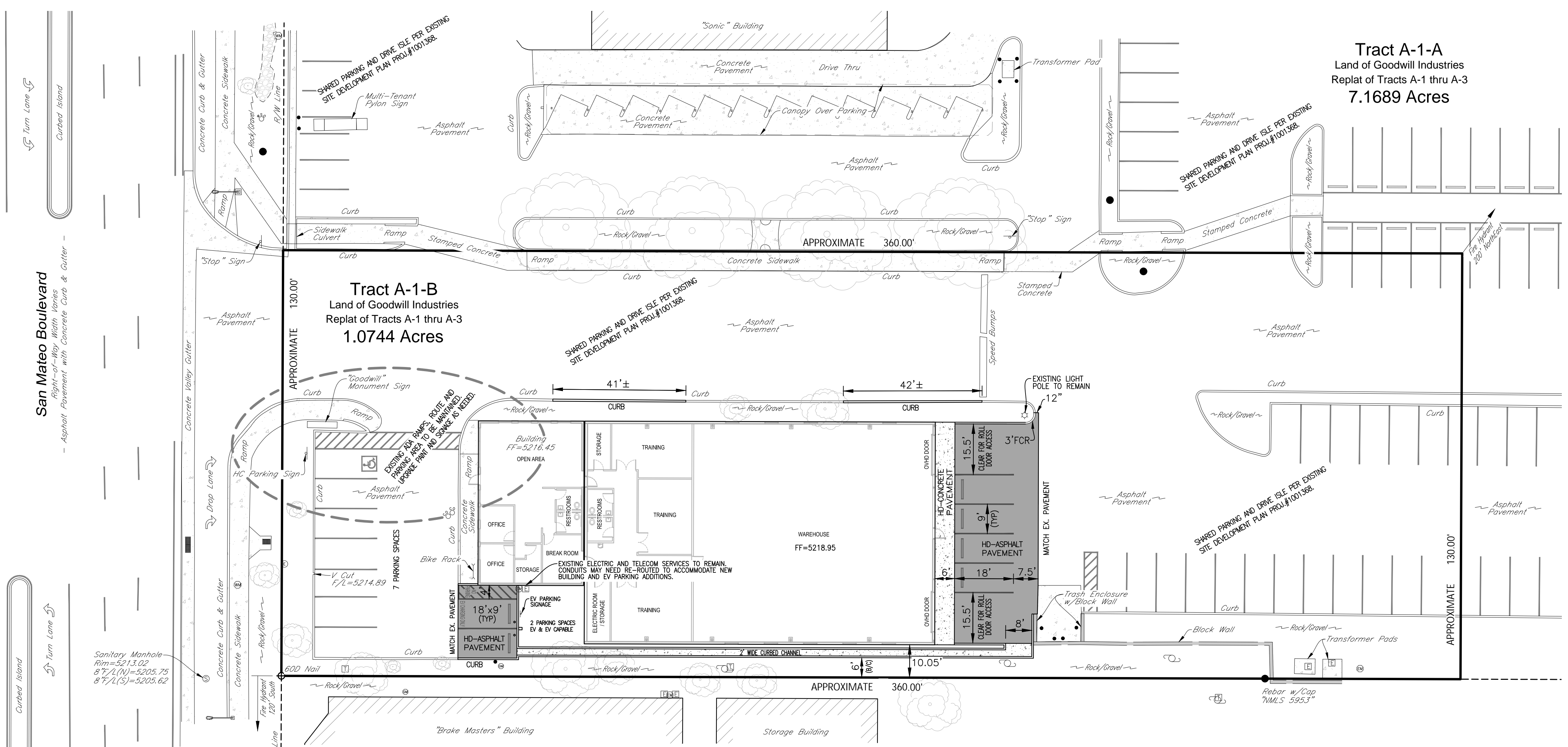
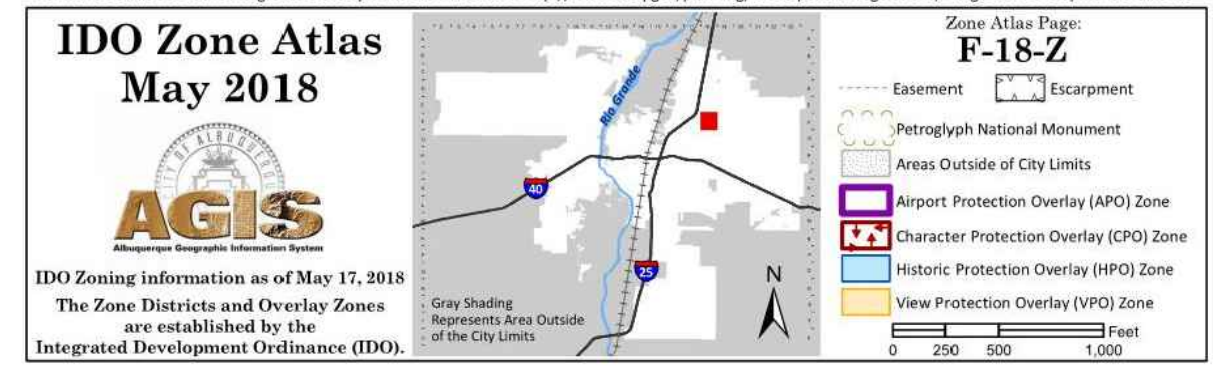
TAKE CAUTION DURING EXCAVATION:
 THERE ARE UNDERGROUND UTILITY MAINS IN THE CONSTRUCTION AREA WHICH MAY NOT HAVE BEEN LOCATED ACCURATELY BY THE SURVEYOR / UTILITY OWNERS. NOTIFY 911 IN ADVANCE OF DIGGING TO HAVE LINES MARKED.



TRAFFIC CIRCULATION LAYOUT APPROVED
 Sertil A. Kanbar 3/16/2026
 Signed Date

PROJECT SUMMARY
 Project will include the demolition and removal of existing structures, vegetation, pavement, etc. as necessary to expand a Goodwill Training Center and its associated pavement, parking facilities, utilities, landscaping, signage and any other proposed improvements which are needed to service the site.

PROPERTY INFORMATION
 Address: 5000B San Mateo Blvd. NE, Albuquerque, NM 87109
 Legal Description: Tract A-1-B, Land of Goodwill Industries, Replat of Tracts A-1 thru A-3
 Area: 1.0744 acres
 Zoning: "MX-H" Mixed Use - High Intensity Zone District
 Flood Zone Designation: FIRM # 35001C0139G, effective date: September 26, 2008
 Zone "X": Areas determined to be outside the 0.2% annual chance floodplain.



PARKING AND STACKING SUMMARY

GOODWILL BUILDING

Building Area:	8,908 sq-ft
Truck Bays Provided:	2 bays
Employee Parking Provided:	10 Spaces (18'x9')
EV Parking w/Charging Equipment	1 Space (18'x9')
EV Capable / Future EV Parking	1 Space (18'x9')
Motorcycle Parking Provided:	N/A
Bicycle Parking Provided:	3 Spaces (1 Existing Rack)
ADA Parking Provided:	1 Space (18'x9')

REQUIRED STANDARD PARKING = 9 Spaces
 Use = Wholesaling and Distribution Center
 1 space / 1,000 sq-ft GFA (Gross Floor Area) 8,908 sq-ft / 1000 per IDO Table 5-5-1: Off-street Parking Requirements

REQUIRED EV PARKING = 2 Spaces
 5% required parking = 1 space for EV Parking w/Charging Station
 10% of required parking = 1 space for EV Capable / Future EV Parking

REQUIRED MOTORCYCLE PARKING = 1 Space
 per IDO Table 5-5-4: Motorcycle Parking Requirements

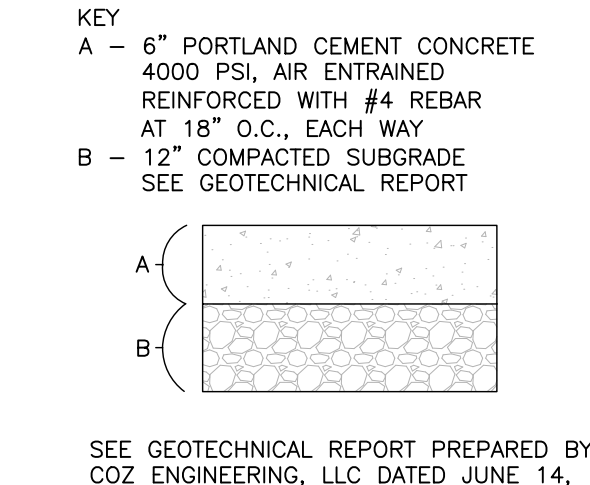
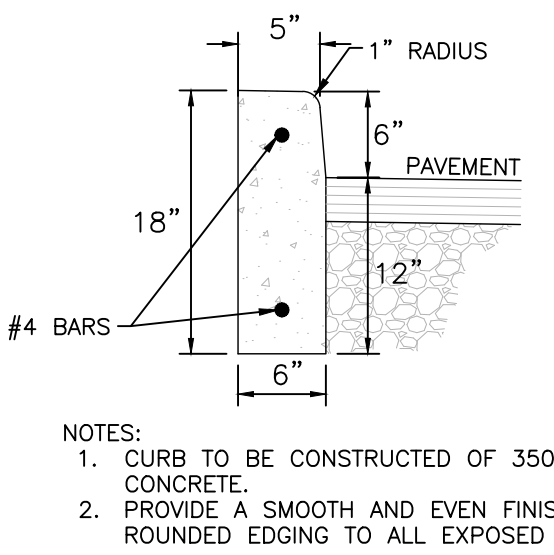
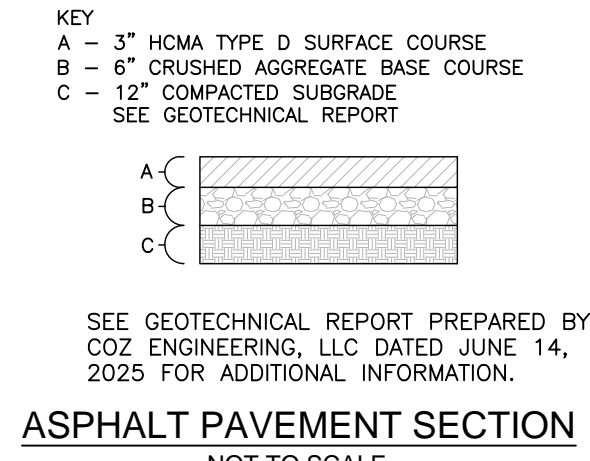
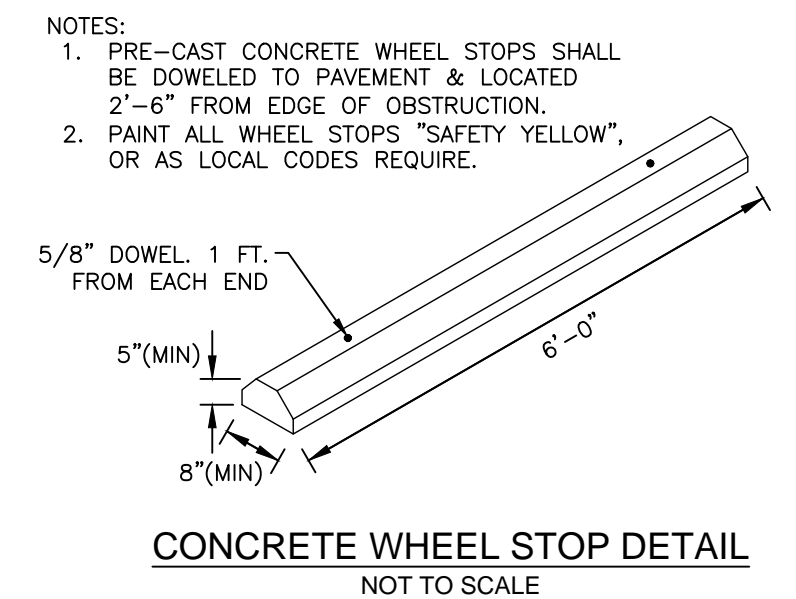
REQUIRED BICYCLE PARKING = 3 Spaces
 per IDO Table 5-5-5: Bicycle Parking Requirements

REQUIRED ADA PARKING = 1 Space
 per ADA Table 208.2: Minimum Number of Accessible Parking Spaces

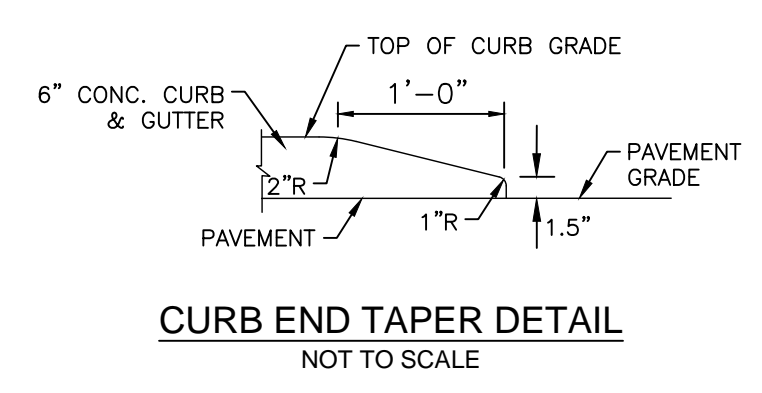
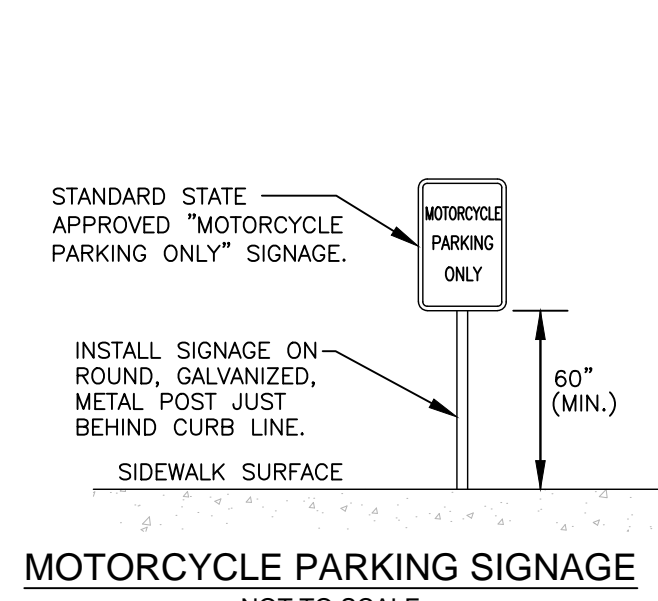
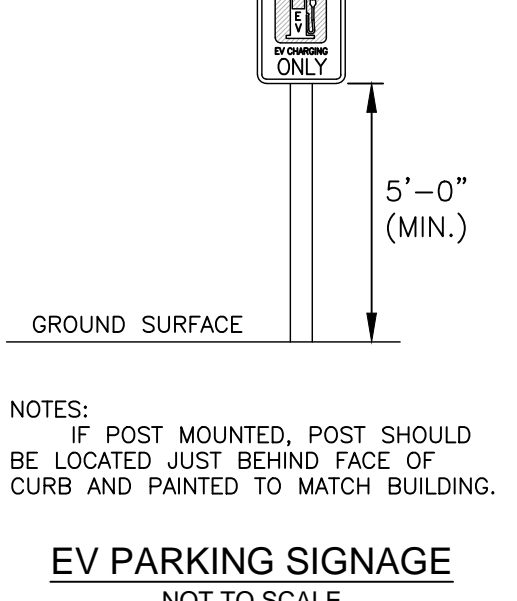
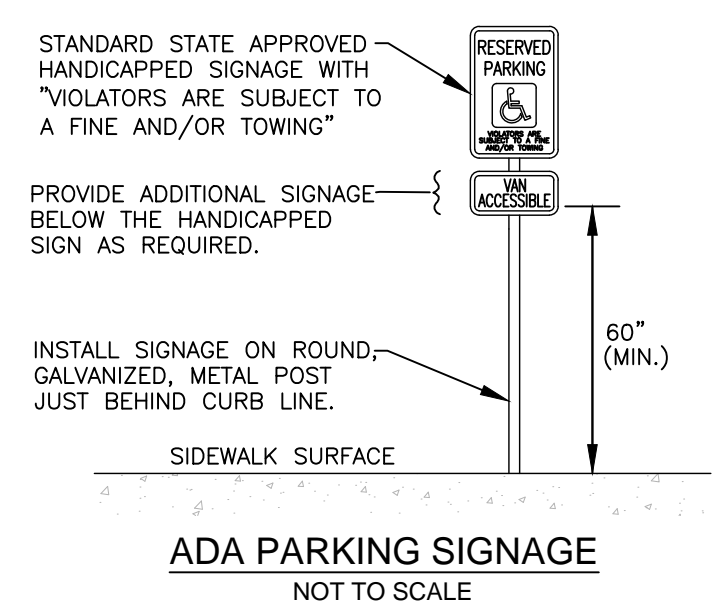
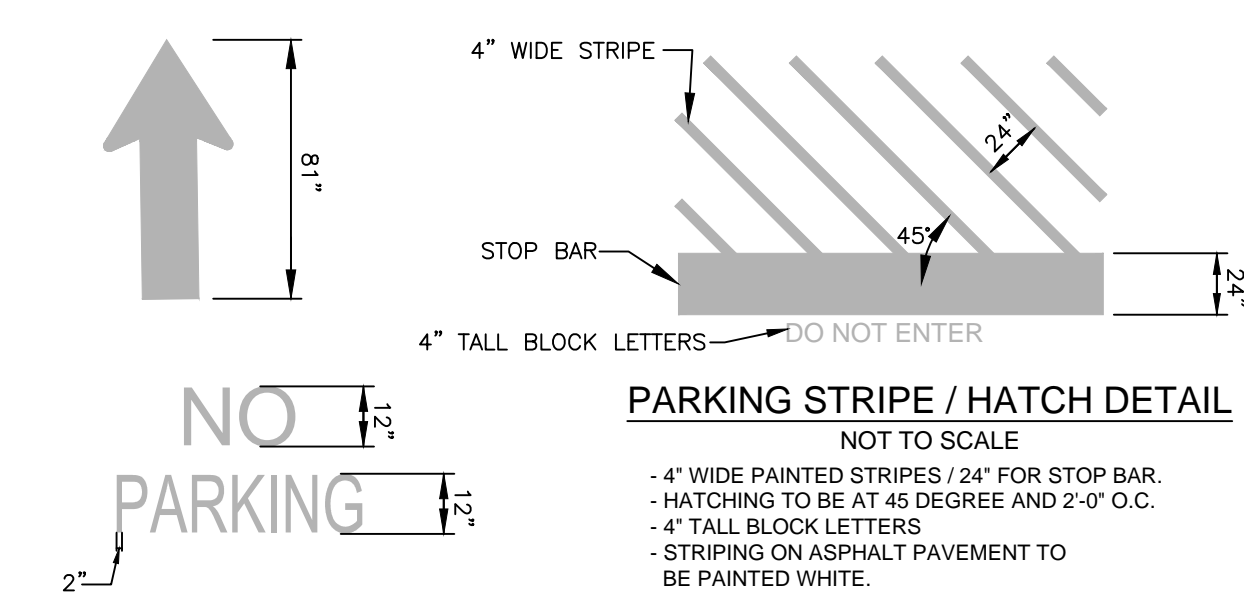
NOTE:
 Existing Site Development Plan Proj.#1001368 accounts for 10 parking spaces required for Tract A-1-B (1.0744 acres) development. Provided exceeds required for both current parking calculation and 2001 Goodwill Industries Site Development Plan.

CLEAR SITE TRIANGLE NOTE:
 Landscaping, signage, walls, fences, trees, and shrubbery between 3 feet and 8 feet tall (as measured from the gutter pan) are not allowed within the clear site triangle.

All broken or cracked sidewalk must be replaced with sidewalk and curb & gutter per the City of Albuquerque Standard Drawing No. 2415 and No. 2430.



ACCESSIBLE PARKING SYMBOL & MARKING NOTES
 A paved accessible parking space must include:
 - The International Symbol of Accessibility conspicuously on the surface in a color that contrasts the pavement.
 - The words "NO PARKING" painted on any access aisle adjacent to the parking space.
 Words must be painted in all capital letters with a letter height of at least twelve inches, a stroke width of at least two inches, and centered within each access aisle adjacent to the parking space.



SITE AND PAVEMENT LEGEND

(B/C)	BACK-OF-CURB
(TP)	TYPICAL PARKING STALL WIDTH
FCR	FACE-OF-CURB RADIUS
—	CONCRETE WHEEL STOP
▨	CONCRETE PAVEMENT
▩	ASPHALT PAVEMENT

Date	Description
03.09.2026	Rev 1 - Revised per Building Permit Comments.

SITE DEVELOPMENT PLANS FOR
Goodwill
 5000B San Mateo Blvd NE
 Albuquerque, New Mexico 87109

BURKHARDT
 ENGINEERS & SURVEYORS
 28 North Cherry Street | Germantown, Ohio 45327 | Phone: 937-388-9060 | BURKHARDTINC.COM
 CIVIL ENGINEERING | LAND SURVEYING | NATIONAL RETAIL SITE DEVELOPMENT

Design: RJM	Proj: 25.190
Draw: RJM	Dwg: 25.190.dwg
Check: RJM	Tab: C-2.0
Scale: 1" = 20'	
Date: 03.09.2026	
Sheet: TRAFFIC CIRCULATION LAYOUT PLAN	
Sheet No.: C-2.0	