

# CITY OF ALBUQUERQUE

*Planning Department*  
Alan Varela, Director



*Mayor Timothy M. Keller*

February 13, 2025

Stephen Litsas  
Kimley Horn  
6200 South Syracuse Way  
Greenwood Village, CO 80111

**Re: New Parking Lot**  
**2451 San Mateo Blvd. NE**  
**Traffic Circulation Layout**  
Engineer's Stamp 12-11-24 (H17-D103A)

Dear Mr. Litsas,

The TCL submittal received 01-30-2025 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

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)

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, the TCL, and a completed Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation.

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.

Sincerely,

Ernest Armijo, P.E.  
Principal Engineer, Planning Dept.  
Development Review Services

C: CO Clerk, File

Drawing name: K:\GIS\LDE\Global Net Lease\Plaza San Mateo\Albuquerque\_NM\2024\CADD\PLAN SHEETS\00-00 COVER SHEET.dwg    CO-00    Dec 11, 2024    2:44pm    by: mollycooper    This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

FINAL ENGINEERING PLANS

PLAZA SAN MATEO

2451 SAN MATEO BLVD

ALBUQUERQUE, NEW MEXICO 87110



PROJECT RESOURCE LIST:

OWNER  
COLE MT ALBUQUERQUE (SAN MATEO) NM, LLC  
2398 EAST CAMELBACK ROAD, 4TH FLOOR  
PHOENIX, ARIZONA 85016  
TEL: (602) 778-8700

CONTACT: STARR DUVALL  
PROPERTY MANAGER  
TEL: (614) 327-4489  
EMAIL: SDUVALL@GLOBALNETLEASE.COM

ENGINEER  
KIMLEY-HORN AND ASSOCIATES, INC.  
6200 S SYRACUSE WAY, SUITE 300  
GREENWOOD VILLAGE, CO 80111  
TEL: (303) 228-2300

CONTACT: STEPHEN LITSAS  
PROJECT ENGINEER  
TEL: (720) 647-6231  
EMAIL: STEPHEN.LITSAS@KIMLEY-HORN.COM

CONTACT: JAKE PANTER  
PROJECT MANAGER  
TEL: (630) 487-3432  
EMAIL: JAKE.PANTER@KIMLEY-HORN.COM

LOCATION MAP

(NOT TO SCALE)



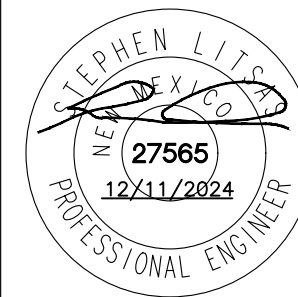
Sheet List Table

Sheet Number	Sheet Title
C0-00	COVER SHEET
C1-00	GENERAL NOTES
C1-01	ORIGINAL SITE PLAN
C2-00	DEMOLITION PLAN
C3-00	SITE PLAN
C4-00	EROSION CONTROL
C5-00	GRADING IMPROVEMENTS
C6-00	CONSTRUCTION DETAILS
L1-00	LANDSCAPE PLAN

Kimley»Horn

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GREENWOOD VILLAGE, CO 80111  
PHONE: 303-228-2300  
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SCALE:	AS NOTED
DESIGNED BY:	MRC
DRAWN BY:	MRC
CHECKED BY:	JHP



COVER SHEET

PLAZA SAN MATEO

2451 SAN MATEO BLVD NE  
ALBUQUERQUE, NM 87110

ORIGINAL ISSUE:

12/11/2024

KHA PROJECT NO.

268695001

SHEET NUMBER

C0-00

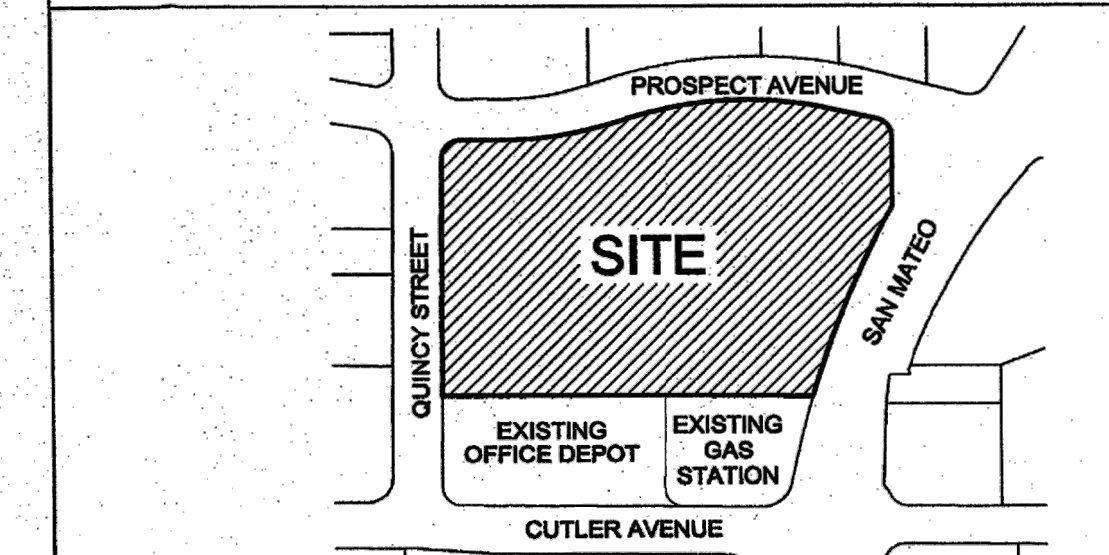


GENERAL SHEET NOTES

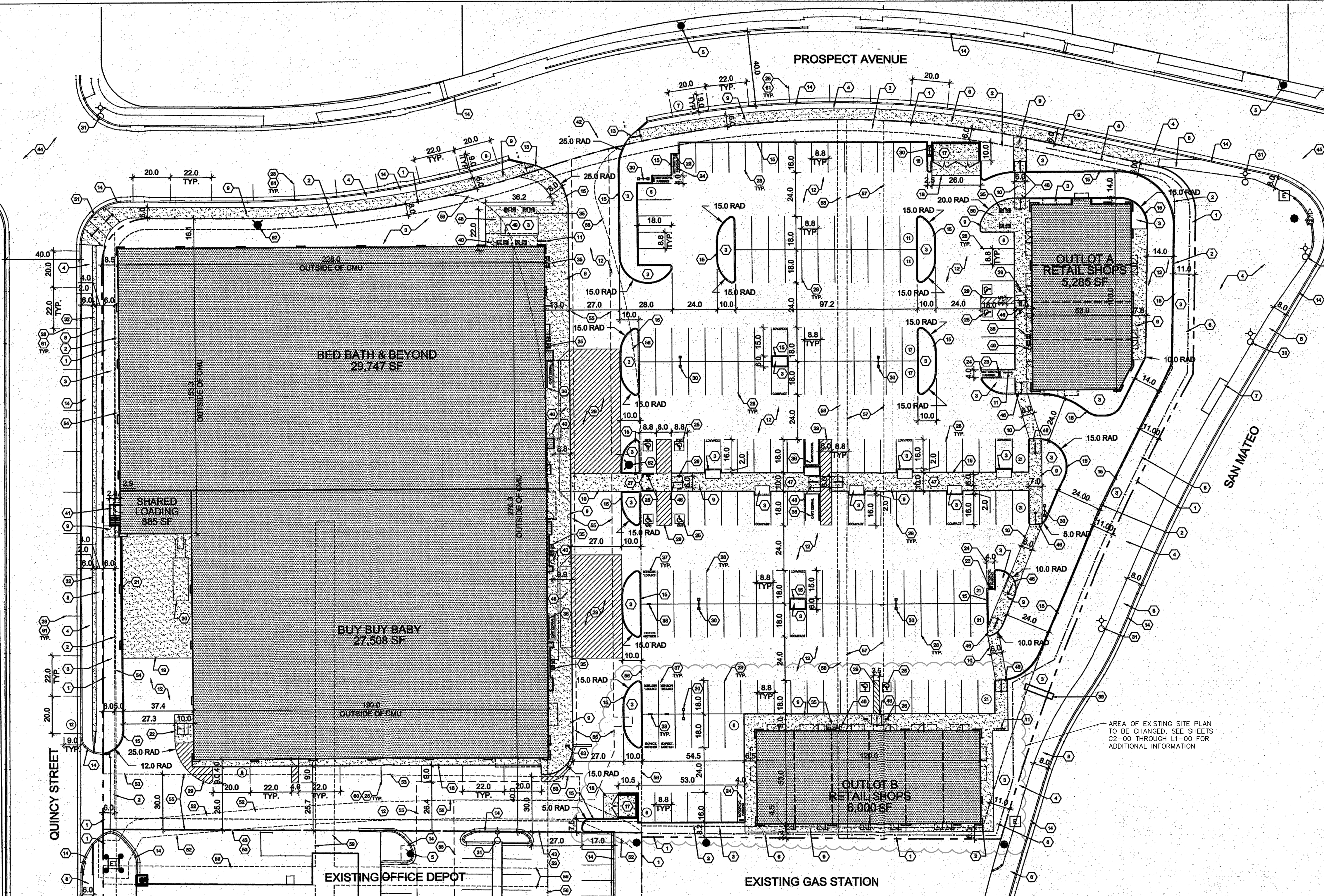
- SEE CIVIL PLANS FOR GRADING, DRAINAGE, UTILITY AND CURB CUT LOCATIONS INFO.
- PARKING AREA SHALL BE DESIGNED AND BUILT TO CITY OF ABQ. DPM STANDARDS.
- DIMENSIONS ARE TO FACE OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- ALL CURBS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ABQ. STANDARDS. CURBS WILL ALSO BE DESIGNED TO ALLOW WATER HARVESTING IN LANDSCAPE MEDIANS WHEREVER POSSIBLE TO REDUCE SURFACE RUN-OFF AND SUPPLEMENT IRRIGATION.
- ALL FIXTURES AND DESIGN SHALL COMPLY WITH THE NEW MEXICO NIGHT SKY PROTECTION ACT AND THE CITY OF ALBUQUERQUE ZONING CODE, SECTION 14-16-3-9 AREA LIGHTING REGULATIONS.
- LIGHTING DESIGN FOR PARKING AREAS SHALL BE LIGHTED TO PROVIDE FUNCTIONAL, ATTRACTIVE, AND UNIFIED LIGHTING THROUGHOUT THE LOT AND BE EXTINGUISHED ONE HOUR AFTER THE CLOSE OF BUSINESS, EXCEPT AS NEEDED TO PROVIDE FOR MINIMUM SECURITY LEVELS. ALL LIGHT FIXTURES AND DESIGN SHALL COMPLY WITH THE NEW MEXICO NIGHT SKY PROTECTION ACT AND THE CITY OF ABQ. ZONING CODE.
- BUS ROUTE #140 AND 141 RUNS ALONG BALLOON FIESTA PARKWAY & SAN MATEO DRIVE NE. TRANSIT STOPS ARE LOCATED WITHIN 800 FEET OF THE DEVELOPMENT.
- SIDEWALKS TO BE STANDARD GRAY SCORED CONCRETE UNLESS NOTED OTHERWISE.
- STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE.
- THERE ARE NO EXISTING STRUCTURES WITHIN 20' OF SITE.
- AT GROUND MOUNTED TRANSFORMER LOCATIONS WHERE LANDSCAPE MAY INTERFERE, ADEQUATE CLEARANCES WILL BE PROVIDED AS PER NIM REQUIREMENTS.
- ROOF DRAINS ON WEST SIDE OF BED BATH & BEYOND / BUY BUY BABY BUILDING WILL DRAIN TO QUINCY STREET THROUGH SIDEWALK CULVERTS. FINAL LOCATION OF THE SIDEWALK CULVERTS TO BE DETERMINED AT BUILDING PERMIT.

KEYED NOTES

- PROPERTY LINE.
- BUILDING SETBACK.
- LANDSCAPED AREA; SEE LANDSCAPE PLAN FOR EXACT CALCULATIONS.
- EXISTING LANDSCAPE; SEE LANDSCAPE PLAN.
- EXISTING FIRE HYDRANT; SEE CIVIL.
- RETAINING WALL WITH 42" STEEL FENCE; SEE DETAIL 6 ON SHEET 5b.
- BUS STOP / SHELTER, 6'W x 20'L, TYPE C AS PER CITY OF ABQ. DESIGN STANDARD 2355 WITH ASSOCIATED BENCH AND TRASH CAN.
- EXISTING CONCRETE SIDEWALK.
- CONCRETE SIDEWALK.
- 6'-0" WIDE CONCRETE PEDESTRIAN CROSSWALK. COLOR AND TEXTURE PATTERN TO DIFFERENTIATE FROM SURROUNDING ASPHALT PAVING; SEE SHEET 6 DETAIL B5.
- STEEL BIKE RACK WITH FIVE BICYCLE SPACES; SEE SHEET 6 DETAIL B2.
- ASPHALT PAVING.
- CONCRETE ACCESSIBLE RAMP WITH 1:12 MAXIMUM SLOPE AND TRUNCATED DOMES; SEE SHEET 6 DETAIL B4.
- EXISTING CONCRETE CURB AND GUTTER.
- CONCRETE CURB.
- CONCRETE APRON.
- REFUSE ENCLOSURE FOR SOLID WASTE DISPOSAL; SEE: SHEET 6 DETAIL A4.
- CONCRETE SLAB FOR REFUSE ENCLOSURE.
- CONCRETE SLAB LOADING DOCK FOR DELIVERY TRUCKS AND TRASH COMPACTOR.
- TRASH COMPACTOR FOR SOLID WASTE DISPOSAL.
- 10' HIGH LOADING DOCK SCREEN WALL; SEE SHEET 5d ELEVATION 2B.
- 8yd TRASH DUMPSTER ON CONCRETE PAD (FOR CARDBOARD); TENANT WILL CONTRACT WITH PRIVATE SOLID WASTE COMPANY FOR DUMPSTER AND PERIODIC REMOVAL.
- POLE MOUNTED MOTORCYCLE PARKING SIGNAGE; SEE SHEET 6 DETAIL A2 (SIMILAR).
- MOTORCYCLE PARKING, 4'W x 6'L MINIMUM.
- PAINTED ACCESSIBLE PAVEMENT SYMBOL.
- POLE MOUNTED ACCESSIBLE PARKING SIGNAGE; SEE SHEET 6 DETAIL A2 (SIMILAR).
- CONCRETE WHEEL STOP.
- PAINTED PARKING STRIPING (4" WIDE), COLOR: WHITE.
- PAINTED DIAGONAL STRIPING (2'-0" O.C. AT 45 DEGREES), COLOR: WHITE.
- POLE MOUNTED PARKING LOT LIGHT, 20' MAX HEIGHT ABOVE FINISH GRADE; SEE SHEET 6 DETAIL A5.
- EXISTING LIGHT POLE.
- 2'-0" CONCRETE SIDEWALK TO BE ADDED TO EXISTING SIDEWALK.
- 6'-0" WOOD BENCH; SEE SHEET 6 DETAIL B1.
- CART CORRAL; SEE SHEET 6 DETAIL D1.
- EXPECTANT MOTHER PARKING.
- POLE MOUNTED EXPECTANT MOTHER PARKING SIGNAGE; SEE SHEET 6 DETAIL A2 (SIMILAR).
- EXISTING MONUMENT SIGN, SEE SHEET SHEET 5b ELEVATION 5.
- LITTER RECEPTACLE; SEE SHEET 6 DETAIL A1.
- STEEL STAIR PAINTED TO MATCH BUILDING; SEE SHEET 5d ELEVATION 2A.
- NEW DRIVE PAD; SEE CIVIL.
- PROPOSED NEW PROPERTY LINE.
- EXISTING INTERSECTION WITH STOP SIGNS.
- EXISTING INTERSECTION WITH TRAFFIC LIGHT / SIGNAL.
- CONCRETE ACCESSIBLE RAMP WITH 1:12 MAXIMUM SLOPE.
- SIDEWALK WIDTH: 10' minus 2' VEHICLE OVERHANG ON BOTH SIDES = 8' CLEAR SIDEWALK.
- PUBLIC SPACE OUTDOOR SEATING AREA: 800sf CONCRETE PAD with 200sf of LANDSCAPE FEATURE IN CENTER OF CONCRETE PAD, REFER TO LANDSCAPE PLAN.
- SHADE CANOPY ABOVE PUBLIC SPACE OUTDOOR SEATING AREA: 200sf; SEE SHEET 5b ELEVATION 4A.
- OUTDOOR SEATING AREA: 262sf.
- CONCRETE ACCESSIBLE RAMP WITH 1:12 MAXIMUM SLOPE AND TRUNCATED DOMES, SEE SHEET 6 DETAIL C4.
- PER ALTA SURVEY DATED: SEPTEMBER 2011; EXISTING 10' PNM EASEMENT FILED 6/18/2004, BK: A78, PAGE 5061, DOC. NO. 2004085286.
- THE EXISTING NON-EXCLUSIVE ACCESS EASEMENT GRANTED ON SEPTEMBER 14, 2004 IN BOOK A83, PAGE 8617, AS DOC. NO. 2004128974, BERNALILLO COUNTY AND RESTATED IN THE MEMORANDUM OF LEASE RECORDED ON MAY 15, 2008 IN BOOK A56, PAGE 1795, BERNALILLO COUNTY IS HEREBY REPLACED WITH A NON-EXCLUSIVE PRIVATE CROSS ACCESS EASEMENT LIMITED TO THE ESTABLISHED DRIVEWAY AISLES WITHIN TRACTS A-1 AND A-2 GRANTED WITH THE FILING OF THE PLAT. OWNERS OF TRACT A-1 AND A-2 ARE RESPONSIBLE FOR MAINTAINING THE PORTION OF THIS EASEMENT LOCATED WITHIN THEIR RESPECTIVE TRACT.
- PER ALTA SURVEY DATED: SEPTEMBER 2011; EXISTING 7' PNM EASEMENT FILED 8/26/1999, BK: M8C, 148 PAGE 188, DOC. NO. 47508 FILED 4/04/1973 VOL. C9, PAGE 66.
- PRIVATE DRAINAGE EASEMENT, RE: CIVIL.
- EXISTING 60' UTILITY EASEMENT FILED 5/17/1955 (C3-9), VACATION ORDINANCE #2525.
- ADOPTED 5/12/1964 FILED 7/8/1964 DOC #2004085286, VACATED BY VACATION ACTION 012DRB.
- EXISTING 20' UTILITY EASEMENT FILED 5/17/1955 (C3-9), VACATION ORDINANCE #2525.
- ADOPTED 5/12/1964 FILED 7/8/1964 DOC #8165, VACATED BY VACATION ACTION 012DRB.
- EXISTING 9' UTILITY EASEMENT FILED 5/17/1955 (C3-9), VACATED BY VACATION ACTION 012DRB.
- EXISTING 10' UTILITY EASEMENT FILED 5/17/1955 (C3-9), VACATED BY VACATION ACTION 012DRB.
- PARALLEL PARKING SPACE.
- ON-STREET PARKING SPACE (STRIPING SHOWN FOR ILLUSTRATIVE PURPOSES ONLY).
- FIRE HYDRANT, SEE CIVIL.
- STOP SIGN.



VICINITY MAP  
1" = 500' Zone Atlas Page: H-17-Z 0 250' 500'



OVERALL SITE PLAN  
1" = 30' 0 15' 30' 60'

SITE INFORMATION

LEGAL DESCRIPTION  
NORTHERLY PORTION OF TRACT A OF VIDAS SUBDIVISION, ALBUQUERQUE, BERNALILLO COUNTY, NM, FILED: MAY 4, 1973, MAP BOOK C8

ZONE ATLAS MAP NUMBER: H-17-Z PRESENT ZONING: C-2 (SC)

GROSS BUILDING AREA (GBA):  
BUY BUY BABY - RETAIL (1 STORY) = 27,808 sf  
BED BATH & BEYOND - RETAIL (1 STORY) = 30,190 sf  
SHARED LOADING: 885 sf  
OUTLOT A - RETAIL (1 STORY) = 5,285 sf  
OUTLOT B - RETAIL (1 STORY) = 6,000 sf  
TOTAL = 69,425 sf

TOTAL SITE AREA: 195,771 SF = 4.5 ACRES  
GROSS F.A.R. (GBA / SITE AREA) = 69,425 / 195,771 = .35

PARKING INFORMATION

CUMULATIVE SF	BUILDING	SQUARE FEET	PARKING REQ'D APPLIED	REQ'D PARKING
15,000	Buy Buy Baby (27,808 sf + 442 sf of shared Loading Area = 27,950 sf total)	15,000	1/200 for 1st 15,000	75
20,893	Public Sales Area (total of 20,893)	5,893	1/250 for 15,001-60,000	24
25,443	Stock/Storage	4,560	1/1,000 for stock/storage	5
27,950	Office/Toilets/Walls/Unoccupied	2,507	1/250 for office/RR/unocc.	10
27,950	Bed Bath & Beyond (29,747 sf + 442 sf of shared Loading Area = 30,190 sf total)	24,115	1/250 for 15,001-60,000	96
52,065	Public Sales Area (total of 24,115)	3,362	1/1,000 for stock/storage	3
55,427	Stock/Storage	2,713	1/250 for office/restroom/unocc.	11
58,140	Office/Toilets/Walls/Unoccupied			
58,140	Outlot A Building (5,285 sf total)	1,779	1 per 4 seats	6
59,919	Coffee (w/drive-thru) (+25 seats)	3,506	1/300 for over 60,000	12
63,425	Retail shops			
63,425	Outlot B Building (6,000 sf total)	6,000	1/300 for over 60,000	20
69,425	Retail shops			
TOTAL REQUIRED: 262				
TRANSIT REDUCTION (10%): -26				
BUS SHELTER REDUCTION (5%): -13				
TOTAL REQUIRED: 223				
TOTAL PROVIDED (OFF-STREET): 209				
TOTAL PROVIDED (ON-STREET): 28 / 2 = 14				
TOTAL PROVIDED: 223				

HANDICAP PARKING STALLS REQUIRED: 101-300 PARKING STALLS: 8 HC STALLS REQUIRED (2 VAN ACCESSIBLE)  
PROVIDED: 8 HC STALLS (4 VAN ACCESSIBLE)

MOTORCYCLE PARKING REQUIRED: 151-300 PARKING STALLS: 5 SPACES REQUIRED.  
PROVIDED: 5 SPACES

BICYCLE PARKING REQUIRED: 1 PER 20 PARKING SPACES: TOTAL: 200 / 20 = 10 SPACES  
PROVIDED: 15 SPACES

AFD PLANS CHECKING OFFICE  
624-3511  
APPROVED/DISAPPROVED  
SIGNATURE & DATE

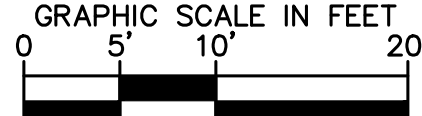
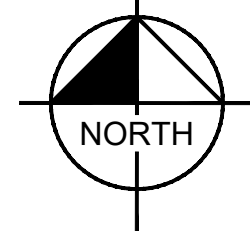
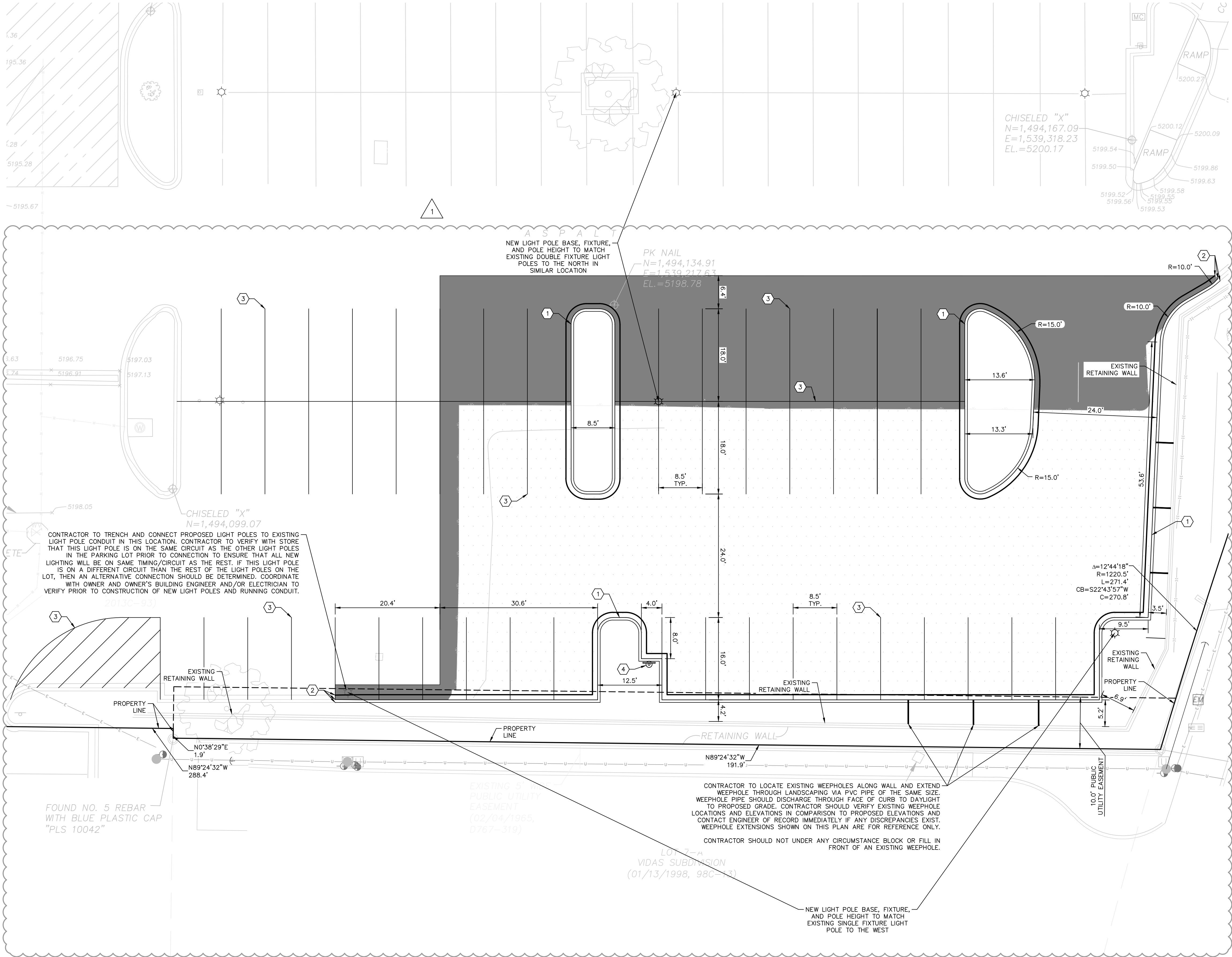
PROJECT NUMBER: \_\_\_\_\_  
APPLICATION NUMBER: \_\_\_\_\_  
Is an Infrastructure List Required? ( ) Yes (x) No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

7/5/2/5	02-22-12
DATE	DATE
TRAFFIC ENGINEER, TRANSPORTATION DIVISION	
A. Rata	02/22/12
DATE	DATE
ABCWUA	8-5-13
DATE	DATE
PARKS AND RECREATION DEPARTMENT	
[Signature]	3/5/2013
DATE	DATE
CITY ENGINEER	
Joe White 681-2766	2-17-12
DATE	DATE
SOLID WASTE MANAGEMENT	
[Signature]	8/12/2013
DATE	DATE
DRP CHAIRPERSON, PLANNING DEPARTMENT	



Drawing name: K:\GIS\LDE\Global Net Lease\Plaza San Mateo\Albuquerque\_NM\2024\CADD\PLAN SHEETS\C3-00 SITE PLAN.dwg C3-00 Dec 11, 2024 2:46pm by: mollycooper  
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## GENERAL NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. RADI ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3'-FEET, TYPICAL.
3. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.
4. MATCH EXISTING PAVEMENT DEPTHS. RECOMPACT EXISTING AGGREGATE BASE OR SUBGRADE AS NEEDED TO MEET MINIMUM NMDOT REQUIREMENTS.
5. PROTECT IN PLACE EXISTING UNDERGROUND UTILITIES. CONTRACTOR TO PERFORM PRIVATE UTILITY LOCATES PRIOR TO DEMOLITION TO VERIFY ALL UTILITIES.
6. WHERE EXISTING ASPHALT PAVEMENT IS DAMAGED DURING DEMOLITION, CONTRACTOR TO REPAIR ASPHALT AS NEEDED.

## KEY NOTES

- ① CONCRETE CURB AND GUTTER, TYP. (SEE DETAILS)
- ② CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
- ③ 4" WIDE PAVEMENT MARKING, WHITE SOLID LINE, TYP.
- ④ MOTORCYCLE PARKING ONLY SIGN

## PAVING AND CURB LEGEND

- STANDARD DUTY ASPHALT PAVEMENT  
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- ASPHALT PAVEMENT — REMOVE, REGRADE, AND REPLACE  
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- STANDARD PITCH CONCRETE CURB AND GUTTER

## SITE SUMMARY

SITE ZONING	= MX-M
SITE ACREAGE	= 4.49 AC.±
BUILDING 1 AREA	= 58,140 SF
BUILDING 1 HEIGHT	= 28 FT
BUILDING 1 USE	= COMMERCIAL RETAIL
BUILDING 2 AREA	= 5,285 SF
BUILDING 2 HEIGHT	= 24 FT
BUILDING 2 USE	= RESTAURANT

## PARKING SUMMARY

PARKING SPACES (STANDARD) REQUIRED	= 196 SPACES
PARKING SPACES (STANDARD) EXISTING	= 195 SPACES
PARKING SPACES (STANDARD) PROPOSED	= 220 SPACES
PARKING SPACES (ACCESSIBLE) REQUIRED	= 8 SPACES
PARKING SPACES (ACCESSIBLE) EXISTING	= 10 SPACES
PARKING SPACES (ACCESSIBLE) PROPOSED	= 8 SPACES
PARKING SPACES (MOTORCYCLE) REQUIRED	= 5 SPACES
PARKING SPACES (MOTORCYCLE) EXISTING	= 5 SPACES
PARKING SPACES (MOTORCYCLE) PROPOSED	= 5 SPACES
TOTAL PARKING SPACES REQUIRED	= 209 SPACES
TOTAL PARKING SPACES EXISTING	= 210 SPACES
TOTAL PARKING SPACES PROPOSED	= 233 SPACES

### TRAFFIC CIRCULATION

#### LAYOUT APPROVED

*Ernest Armijo* 2/13/2025  
Signed Date

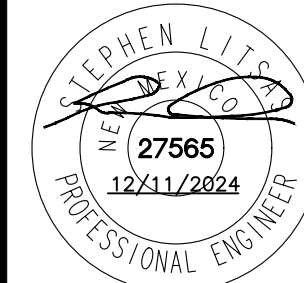
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MINOR AMENDMENT TO GOVERNING SITE PLAN DATED JUNE 10, 2021  
PROPOSED GRADING AND PAVING OF EXISTING DIRT PATCH.  
IMPROVEMENTS INCLUDE ADDITIONAL ONSITE PAVEMENT, PARKING STALLS, AND LANDSCAPE AREA.

Kimley»Horn

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GLOBAL NET LEASE

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