CITY OF ALBUQUERQUE

August 18, 2015

Jeff Colson, P.E.
Entitlement and Engineering Solutions,Inc.
518 17th St. Suite 1575
Denver, CO 80203

RE: **Advanced Auto Parts**
San Mateo/Claremont
Grading and Drainage Plan
Engineers Stamp Date 8/7/15 (H17D111)

Dear Mr. Colson,

Based upon the information provided in your submittal received 8/8/15, this plan is approved for Building Permit and Paving Permit.

Please attach a copy of this approved plan dated 8/7/15 to the construction sets in the permitting process prior to sign-off by Hydrology.

Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required and acceptance of a LOMR-F from FEMA.

If you have any questions, please contact me at 924-3999 or Rudy Rael at 924-3977.

Sincerely,

Shahab Biazar, P.E.
City Engineer, Albuquerque
Planning Department

RR/SB
C: File

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

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Entitlement and Engineering Solutions, Inc

Rudy Rael, PE
Engineer Assistant
City Traffic Planning Department
City of Albuquerque
600 2nd St. NW, Suite 201
Albuquerque, NM 87102

August 7, 2015

RE: H17-D111 – Advance Auto Parts, San Mateo and Claremont: Drainage and Hydrology Review Comments Response

Dear Rudy:

The following is a response to the comments outlined in the City of Albuquerque review dated July 20, 2015 for the Drainage and Hydrology Plan submitted for the proposed Advance Auto Parts. The drainage design has changed (as outlined in our email to you on 08/05/2015), but does address the comments below.

1. Provide a detail on the plan for the swales.

   RESPONSE: As part of the drainage re-design swales are no longer required.

2. Provide an invert for the pipe in the pond.

   RESPONSE: As part of the drainage re-design the existing outfall pipe has been removed. The new design has a pipe that discharges into the pond and overflow outfall structure. Invert elevations have been included for the new pipe and outfall structure.

3. An SO 19 permit is needed for work in a public right of way. Provide S0-19 comments on the plan.

   RESPONSE: The SO-19 comments have been added to the plan.

4. Provide the detail for OS2 or is this area along with the NE corner landscaped areas?

   RESPONSE: OS2 is a basin that will not drain off-site and is a landscaped area. This area will be depressed, but should flow discharge from this area it would be collected by the new drainage system which has adequate capacity to accommodate flow from this basin.

5. Depress all landscaping which is not within 10 feet of the building.

   RESPONSE: All landscaping not within 10 feet of the building will be depressed.

6. A 2ft curb cut is needed on the north side of the pond.

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RESPONSE: As part of the drainage re-design the curb cut to the pond is no longer required. Drainage to the pond is conveyed via and inlet and pipe.

7. An emergency overflow is needed for the pond. Direct the emergency overflow for the pond toward the drive pad in Claremont.

8. *RESPONSE: As part of the drainage re-design a formalized outfall structure to Claremont has been added. This includes a concrete channel and sidewalk culvert. This has been sized to accommodate the 100-year flood event.*

9. Provide a Floodplain Permit for this site. Also, before CO is given for this site a LOMR-F must be completed and an elevation certificate provided.

   RESPONSE: The appointed contractor will apply for the floodplain permit as part of the project. The client has been notified of the need for the LOMR-F and elevation certificate (and the surveyor has agreed to provide this). Can the LOMR-F be applied for before construction is complete? From our research it appears it must be applied for post-construction.

In addition, we are hoping to submit for our building permit on Monday August 10th. I think as part of this building permit review you will see a copy of the revised grading and drainage drawing.

Sincerely,

Jeff Colson
Project Manager

EES
Entitlement and Engineering Solutions, Inc

August 7, 2015

Rudy Rael, P.E.
Senior Engineer
Planning Department
Development & Review Services Division
600 2nd St. NW, Suite 201
Albuquerque, NM 87102

Dear Mr. Rael:

This letter has been written to accompany the Grading and Drainage Area Plan for the proposed Advance Auto Parts (AAP) at the northwest corner of San Mateo Boulevard and Claremont Avenue in Albuquerque. This letter has been revised to reflect changes to the drainage plan made since our previous submittal on June 23, 2015. The proposed AAP site consists of lots 8, 9, 10 of Block 2 of the Bel-air Subdivision. The site is currently vacant. A replat will be completed by others to consolidate the lots into a single lot. This process will also provide the new address for the AAP.

No existing drainage studies are known for the proposed site and regional detention does not exist. Existing gradients on-site fall to the west away from San Mateo Boulevard and North away from Claremont Avenue with a low point at the northwest corner of Lot 8. No drainage infrastructure exists on the site. The Geotechnical Report indicates the soils are sand with varying amounts of clay, silt, and gravel and clay with varying amounts of silt, sand, and gravel. There are two existing shallow inlets on the northwest corner of San Mateo and Claremont; one located on each street (see enclosed plan). These inlets are part of a public storm sewer in Claremont Avenue that drains to the west.

The proposed site will tie into the gutter in Claremont Avenue near the proposed curb cut for the southern access to the AAP. The connection to the gutter will be made via sidewalk culvert per COA standard drawing 2236. The stormwater will then drain west to the existing inlets at the intersection of Claremont Avenue NE and Truman Street NE via the existing curb and gutter. The outfall location was changed to provide more attenuation on-site (greater than first flush volume) and disconnect the proposed system from the inlet located in the FEMA Zone AO floodplain.

Stormwater from Basin A (parking lot north and west of the AAP store) will drain via a curb, gutter and concrete pan to a proposed Type C (COA 2205) inlet located along the western boundary of the site. Stormwater from Basin B (AAP roof) will discharge to the parking lot and will drain via surface flow to the curb, gutter, and inlet mentioned in Basin A above. The exception is that the southernmost roof drain/downspout will be piped directly to the retention pond as grades for the parking lot in this area are such that discharge onto the parking lot in this area would sheet flow directly into Claremont Avenue and bypass the proposed retention pond. The Type C inlet then drains to the proposed retention pond via a 12" reinforced concrete pipe.

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Solutions, Inc

The proposed retention pond has been sized to retain the 'First Flush' volume of 542 cubic feet per the City Guidelines (0.34 inches of rain on impervious areas). Supporting calculations are enclosed. The pond as graded currently provides 850 cubic feet of storage. The design has been changed since the previous submittal to retain the entirety of the First Flush from the impervious areas (including roof drainage) and has also allowed for an extra storage volume (300 cubic feet) to maximize on-site retention and to minimize discharge via the outfall to Claremont Avenue.

Water from the retention pond drains via a 12" concrete channel (6" deep) and 12" sidewalk culvert to the curb and gutter on the northern side of Claremont Avenue. The First Flush storage capacity is provided below the elevation of the outfall through the proposed retaining wall. Additional storage has been provided to minimize discharge through the outfall to Claremont Avenue and to maximize retention. After the water discharges through the sidewalk culvert it will flow to the west (away from San Mateo and the FEMA Zone AO floodplain) to existing inlets at the intersection of Claremont Avenue and Truman Street.

Drainage from the offsite basins (OS1, OS2, OS3, and OS4) will drain off site consistent with existing drainage patterns. Runoff from these basins is minimal. Basins OS2 and OS4 are made up entirely of landscaped areas and OS2 will be depressed to retain rainwater in this area.

The curbs, gutters, pans and swales have been sized to accommodate both the 10-year and 100-year peak flows without any overtopping. The finished floor elevation (FFE) of the new building has been set at 5215.50.

The Flood Insurance Rate Map (FIRM) Panel 35001C0352H panel 352 of 825 has indicated that San Matteo Boulevard and Claremont Avenue are within the Zone AO floodplain. The FIRM has indicated that the depth of flow is 1 foot deep. FEMA was unable to provide a flood elevation for the Zone AO floodplain given it is sheet flow and described by depth. The highest surveyed adjacent elevation for the proposed building is 5213.50. Based on the 1 foot flow depth, the floodplain would be 5214.50 adjacent to the site. The FFE has been set at 5215.5, which is 1 foot higher than the floodplain as required by the City of Albuquerque City (Ordinance 14-5-1-1).

Please contact me at 303-572-7997 if there are additional concerns regarding the drainage conveyance for the new site.

Sincerely,

Jeff Colson, PE

EES, Inc ◘ Phone: 303-572-7997 ◘ 518 17th Street, Suite 1575 ◘ Denver, CO 80202

PROJECT BENCHMARK & VERTICAL DATUM

ALL CORNERS FOUND IN PLACE AND HELD WERE TAGGED WITH A BRASS DISK STAMPED "LS 9686" OR WERE ILLEGIBLE UNLESS OTHERWISE INDICATED HEREON ALL CORNERS THAT WERE SET ARE EITHER A 1/2" REBAR WITH CAP STAMPED "PS 14266" OR SET CHISELED "+" IN CONCRETE

VERTICAL DATUM IS BASED UPON THE ALBUQUERQUE CONTROL SURVEY BENCHMARK "21-H18", ELEVATION = 5215.209 (NAVD 1988)

PROJECT BASIS OF BEARING

NEW MEXICO STATE PLANE GRID SYSTEM, AND OUR PROJECT BEARING IS "S 00D 03' 32" E" ALONG THE WESTERLY RIGHT OF WAY LINE OF SAN MATEO BOULEVARD, NE

PRIVATE DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY
NOTICE TO CONTRACTOR
(SPECIAL ORDER 19 ~ "SO-19")

1 AN EXCAVATION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY

2 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

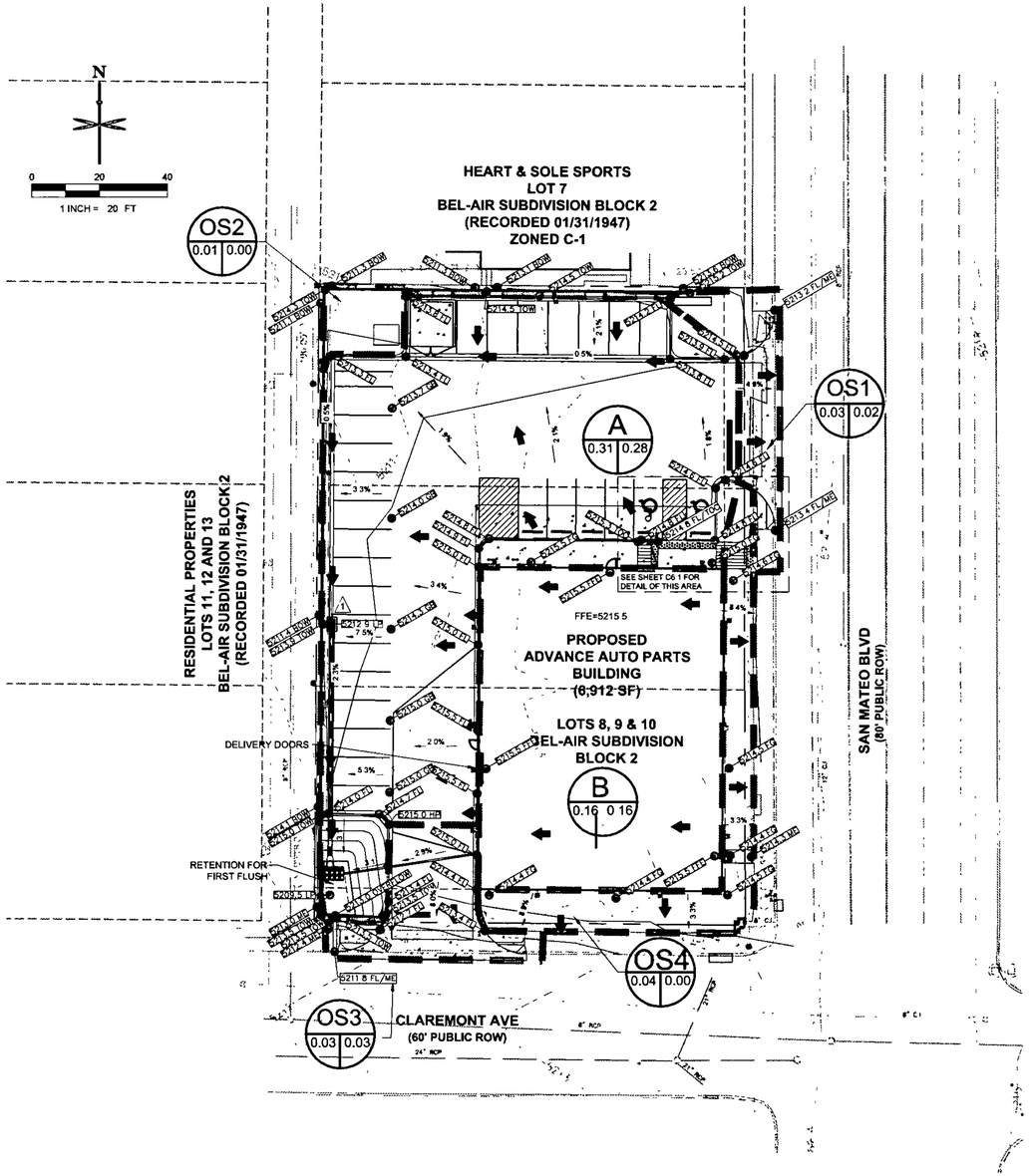
3 TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL, DIAL "811" [OR (505) 260-1990] FOR THE LOCATION OF EXISTING UTILITIES

4 PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATIONS OF ALL OBSTRUCTIONS SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY

5 BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE

6 MAINTENANCE OF THE FACILITY SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY BEING SERVED

7 WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS



DRAINAGE NOTES:

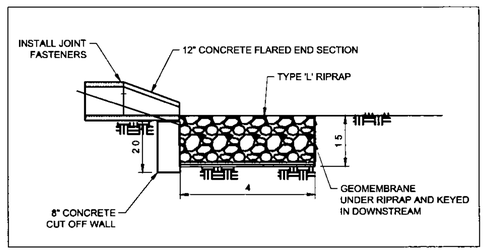
TABLE 1: BASIN SUMMARY RUNOFF TABLE

BASIN	DESIGN POINT	CONTRIBUTING AREA (AC)	IMPERVIOUS AREA (AC)**	BASIN IMPERVIOUSNESS	10-YEAR PEAK FLOW (CFS)	100-YEAR PEAK FLOW (CFS)
A		0 31	0 28	91 3%	0 91	1 38
B	1	0 16	0 16	100 0%	0 50	0 75
OS1*		0 03	0 02	74 9%	0 07	0 31
OS2*		0 01	0 00	0 0%	0 01	0 27
OS3		0 03	0 03	89 9%	0 10	0 25
OS4*		0 04	0 00	0 0%	0 04	0 10

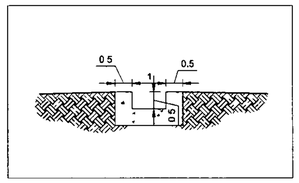
* BASIN CONSIST OF ENTIRELY LANDSCAPED AREA (OS2 & OS4) OR PARTIALLY LANDSCAPED AREA (OS1)
** AREA OF LAND TREATMENT D

DRAINAGE LEGEND

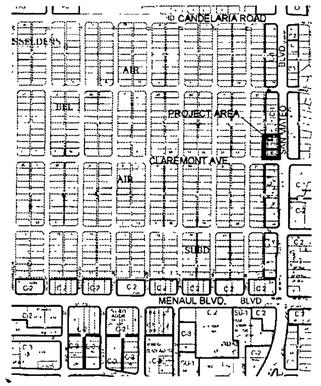
- PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 715 — PROPOSED MAJOR CONTOUR
- 717 — PROPOSED MINOR CONTOUR
- PROPOSED STORM SEWER
- MAJOR BASIN BOUNDARY LINE
- PROPOSED 6" CURB
- FLOW ARROW
- PROPOSED STORM MANHOLE
- EXISTING STORM MANHOLE
- X / 0 05 / 1 0 — BASIN DESIGNATION; IMPERVIOUS AREA (Aimp/Atotal); BASIN AREA IN ACRES
- DESIGN POINT
- XX.XX% SLOPE ARROW
- XXXX.X FL - FLOWLINE
- XXXX.X FFE - FINISHED FLOOR ELEVATION
- XXXX.X LP - LOW POINT
- XXXX.X TOW - TOP OF WALL
- XXXX.X BOW - BOTTOM OF WALL
- XXXX.X GB - GRADE BREAK
- XXXX.X FG - FINISHED GRADE SPOT ELEVATION
- XXXX.X BOC - BACK OF CURB
- XXXX.X ME - MATCH EXISTING



OUTFALL PROTECTION DETAIL
NOT TO SCALE

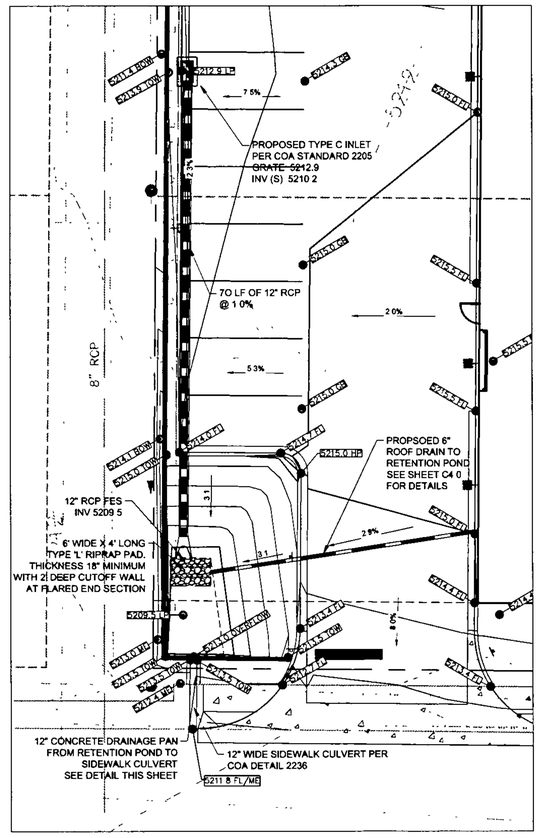


CONCRETE DRAINAGE PAN DETAIL
NOT TO SCALE



ZONE H-17 VICINITY MAP

nm811
Know what's below.
Call before you dig.



RETENTION POND & OUTFALL DETAIL
SCALE 1" = 10'

No	REVISION	BY	DATE

EES
ENGINEERING SOLUTIONS
ENGINEERING SOLUTIONS, Inc
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www.ees-co.com
(303) 572-2007

Advance Auto Parts

CONSTRUCTION DRAWINGS
ADVANCE AUTO PARTS
SAN MATEO BOULEVARD AND CLAREMONT AVENUE
DRAINAGE AND GRADING PLAN

PROJECT NO	CAD008 01
DESIGNED BY	JDC
DRAWN BY	JDC
DATE	08/07/15

C5.0
SHEET 7 OF 13

P:\CADENCE\NM_ALBUQUERQUE\- SAN MATEO\CAD\C5 0 DRAINAGE AREA PLAN DWG

Basin Qpeak Analysis per DPM Section 22 2

Design Package: Advance Auto Parts
Location: Albuquerque, NM 2813 San Mateo NE

Computed: JDC
Checked:

Date: 6/18/2015
Date:

Total Area Tract B-1 = 25291 sf = 0 58 ac

10-year

Sub-Basin Data				Impervious Area		Zone 2 Land Treatment A				Zone 2 Land Treament B				Zone 2 Land Treament C				Zone 2 Land Treament D				Composite
Basin ID	Description	Total Area (sf)	Total Area (ac)	Area (ac)	Basin IMP	Qp $A_{(10\text{-}YR)}$ Table A-9	Area (sf)	Area (ac)	(Qp * Area (ac)) = Qp A (cfs)	Qp $B_{(10\text{-}YR)}$ Table A-9	Area (sf)	Area (ac)	(Qp * Area (ac)) = Qp B (cfs)	Qp $C_{(10\text{-}YR)}$ Table A-9	Area (sf)	Area (ac)	(Qp * Area (ac)) = Qp C (cfs)	Qp $D_{(10\text{-}YR)}$ Table A-9	Area (sf)	Area (ac)	(Qp * Area (ac)) = Qp D (cfs)	Basin Qpeak 10-Yr Total (cfs)
Proposed Conditions																						
A	Parking Lot North and West of Building	13394	0 307	0 28	91 3%	0 38	0	0	0 00	0 95	1183	0 027	0 03	1 71	0	0 000	0 00	3 14	12231	0 281	0 88	0 91
B	Roof	6912	0 159	0 16	100 0%	0 38	0	0	0 00	0 95	0	0 000	0 00	1 71	0	0 000	0 00	3 14	6912	0 159	0 50	0 50
OS4	Landscape Buffer South and East of Building	1883	0 043	0 00	0 0%	0 38	0	0	0 00	0 95	1883	0 043	0 04	1 71	0	0 000	0 00	3 14	0	0 000	0 00	0 04
OS1	Driveway Cut to San Mateo	1163	0 027	0 02	74 9%	0 38	0	0	0 00	0 95	313	0 007	0 01	1 71	0	0 000	0 00	3 14	850	0 020	0 06	0 07
OS2	NW Corner of Site	486	0 011	0 00	0 0%	0 38	0	0	0 00	0 95	486	0 011	0 01	1 71	0	0 000	0 00	3 14	0	0 000	0 00	0 01
OS3	Driveway Cut To Claremont	1453	0 033	0 03	89 9%	0 38	0	0	0 00	0 95	50	0 001	0 00	1 71	0	0 000	0 00	3 14	1403	0 032	0 10	0 10

Tract B-1 Total Impervious Area= 84.6% | Tract B-1 Land Treatment (A) Total = 0.00% | Tract B-1 Land Treatment (B) Total = 15 40% | Tract B-1 Land Treatment (C) Total = 0.00% | Tract B-1 Land Treatment (D) Total = 84.60%

Basin A	Total 10-Yr Qpeak =	0 91	cfs
Basin B	Total 10-Yr Qpeak =	0 50	cfs
Basin B+C	Total 10-Yr Qpeak at Design Point 1 =	1 41	cfs

100-year

Sub-Basin Data				Impervious Area		Zone 2 Land Treatment A				Zone 2 Land Treament B				Zone 2 Land Treament C				Zone 2 Land Treament D				Composite
Basin ID	Description	Total Area (sf)	Total Area (ac)	Area (ac)	Basin IMP	Qp $A_{(100\text{-}YR)}$ Table A-9	Area (sf)	Area (ac)	(Qp * Area (ac)) = Qp A (cfs)	Qp $B_{(100\text{-}YR)}$ Table A-9	Area (sf)	Area (ac)	(Qp * Area (ac)) = Qp B (cfs)	Qp $C_{(100\text{-}YR)}$ Table A-9	Area (sf)	Area (ac)	(Qp * Area (ac)) = Qp C (cfs)	Qp $D_{(100\text{-}YR)}$ Table A-9	Area (sf)	Area (ac)	(Qp * Area (ac)) = Qp D (cfs)	Basin Qpeak 100-Yr Total (cfs)
Proposed Conditions																						
A	Parking Lot North and West of Building	13394	0 307	0 28	91 3%	1 56	0	0	0 00	2 28	1183	0 027	0 06	3 14	0	0 000	0 00	4 70	12231	0 281	1 32	1 38
B	Roof	6912	0 159	0 16	100 0%	1 56	0	0	0 00	2 28	0	0 000	0 00	3 14	0	0 000	0 00	4 70	6912	0 159	0 75	0 75
OS4	Landscape Buffer South and East of Building	1883	0 043	0 00	0 0%	1 56	0	0	0 00	2 28	1883	0 043	0 10	3 14	0	0 000	0 00	4 70	0	0 000	0 00	0 10
OS1	Driveway Cut to San Mateo	1163	0 027	0 02	74 9%	1 56	0	0	0 00	2 28	313	0 007	0 02	3 14	0	0 000	0 00	4 70	850	0 020	0 09	0 11
OS2	NW Corner of Site	486	0 011	0 00	0 0%	1 56	0	0	0 00	2 28	486	0 011	0 03	3 14	0	0 000	0 00	4 70	0	0 000	0 00	0 03
OS3	Driveway Cut To Claremont	1453	0 033	0 03	89 9%	1 56	0	0	0 00	2 28	50	0 001	0 00	3 14	0	0 000	0 00	4 70	1403	0 032	0 15	0 15

Tract B-1 Total Impervious Area= 84.6% | Tract B-1 Land Treatment (A) Total = 0.00% | Tract B 1 Land Treatment (B) Total = 15 40% | Tract B-1 Land Treatment (C) Total = 0.00% | Tract B-1 Land Treatment (D) Total = 84.60%

Basin A	Total 10-Yr Qpeak =	1 38	cfs
Basin B	Total 10-Yr Qpeak =	0 75	cfs
Basin B+C	Total 10-Yr Qpeak at Design Point 1 =	2 13	cfs

90th Percentile Storm Event Treatment for Water Quality

90th Percentile Runoff Depth =	0 44 inches	
Initial Impervious Abstraction (Table A-6) =	0 10 inches	
Required Treatment Depth (D) =	0 34 inches	
Impervious Area - Basin A	0 28	
Impervious Area - Basin B	0 16 acres	
Basin A Required Retainment for Treatment (D x Imp Area)/12 in/ft=	0 01 acre ft	347 cf
Basin B Required Retainment for Treatment (D x Imp Area)/12 in/ft=	0 00	196 cf
Total Required Retainment for Treatment=	**0.01**	**542 cf**

Required North Pond Detention Volume Expansion Calculations

Project: Advance Auto Parts
Address: Albuquerque, NM 2813 San Mateo NE
Tract B-1: 25291 ft^2 0.58 acres

Based on Drainage Design Criteria for City of Albuquerque Section 22.2, D.P M , Vol 2

Excess Precipitation E (Inches) 100 Yr, 6 hr Storm DPM Sect. 22.2 Table A-8				
Zone	**A**	**B**	**C**	**D**
1	0.44	0.67	0.99	1.97
2	0.53	0.78	1.13	2.12
3	0.66	0 92	1.29	2.36
4	0.80	1.08	1.46	2.64

TABLE A-9. PEAK DISCHARGE (CFS/ACRE)				
Zone	100-YR. **Treatment** [2-YR , 10-YR.]			
	A	**B**	**C**	**D**
1	1.29 [0 00, 0 24]	2.03 [0.03, 0.76]	2.87 [0.47, 1.49]	4.37 [1.69, 2 89]
2	1.56 [0.00, 0.38]	2.28 [0.08, 0.95]	3.14 [0.60, 1.71]	4.7 [1.86, 3.14]
3	1.87 [0 00, 0 58]	2.6 [0.21,1 19]	3.45 [0 78, 2.00]	5.02 [2 04, 3.20]
4	2.2 [0.05, 0 87]	2.92 [0.38, 1 45]	3.73 [1 00, 2.26]	5.25 [2.17, 3.57]

DPM Section 22.2 Notes Land Treatment Descriptions

Land Treatments Table A-4	
A	Soil uncompacted by human activity with 0 to 10 percent slopes. Native grasses, weeds and shrubs in typical densities with minimal disturbance to grading, ground cover and infiltration capacity.
B	Irrigated lawns, parks and golf courses with 0 to 10 percent slopes. Native grasses, weeds and shrubs, and soil uncompacted by human activity with slopes greater than 10 percent and less than 20 percent.
C	Soil compacted by human activity. Minimal vegetation. Unpaved parking, roads, trails. Most vacant lots. Gravel or rock on plastic (desert landscaping). Irrigated lawns and parks with slopes greater than 10 percent. Native grasses, weeds and shrubs, and soil uncompacted by human activity with slopes at 20 percent or greater. Native grass, weed and shrub areas with clay or clay loam soils and other soils of very low permeability as classified by SCS Hydrologic Soil Group D.
D	Impervious areas, pavement and roofs.
Most watersheds contain a mix of land treatments. To determine proportional treatments, measure respective subareas. In lieu of specific measurement for treatment D, the area percentages in TABLE A-5 may be employed.	

RETENTION POND VOLUME CALCULATIONS

Contour	Surface Area	Average Surface Area	Volume Provided
422	5213		
309	5212	365.5	365.5
206	5211	257.5	257.5
135	5210	170.5	170.5
99	5209.5	117	58.5

Volume Provided	**852**	**FT^3**
Volume Required (FIRST FLUSH)	**542**	**FT^3**
Additional Volume Provided	**310**	**FT^3**

100 YEAR - CURB AND GUTTER @0.5%

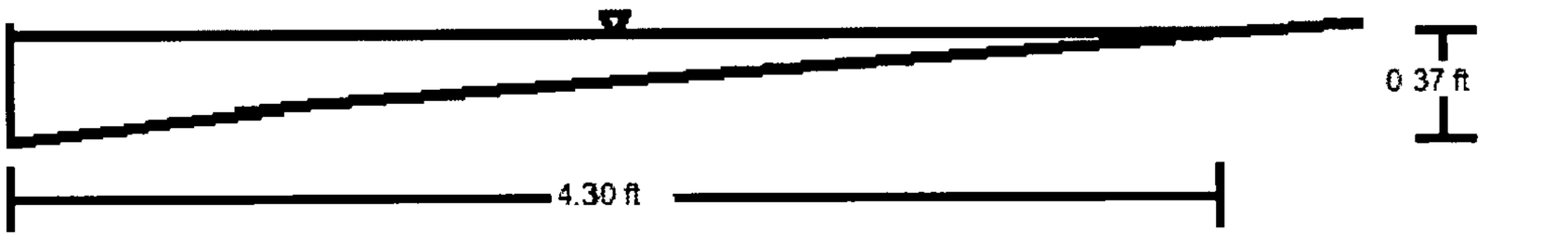
Project Description

Solve For Spread

Input Data

Channel Slope	0.00500	ft/ft
Discharge	2.13	ft^3/s
Gutter Width	1.00	ft
Gutter Cross Slope	0.13	ft/ft
Road Cross Slope	0.08	ft/ft
Spread	4.30	ft
Roughness Coefficient	0.013	

Cross Section Image



100 YEAR - CURB AND GUTTER @2.0%

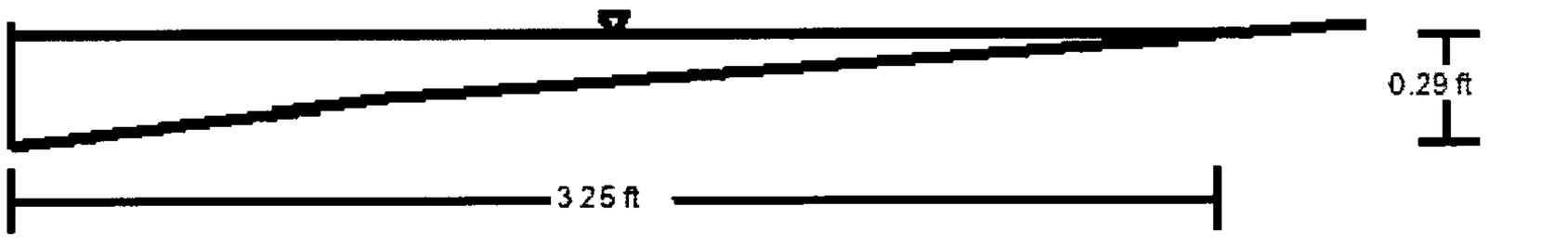
Project Description

Solve For	Spread

Input Data

Channel Slope	0 02000	ft/ft
Discharge	2 13	ft^3/s
Gutter Width	1.00	ft
Gutter Cross Slope	0.13	ft/ft
Road Cross Slope	0 08	ft/ft
Spread	3 25	ft
Roughness Coefficient	0.013	

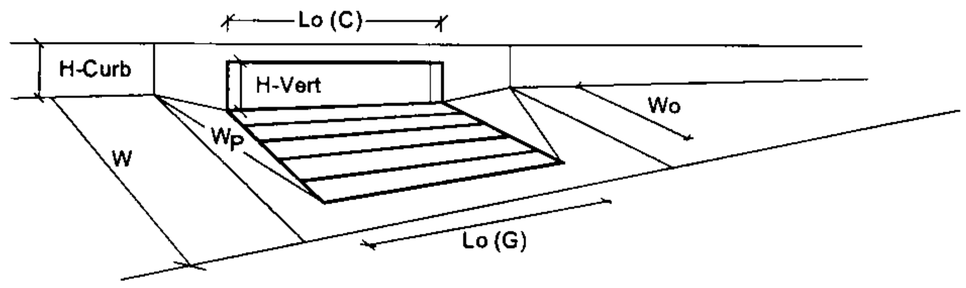
Cross Section Image



INLET IN A SUMP OR SAG LOCATION

Project = Enter Your Project Name Here

Inlet ID = Enter Your Inlet ID Here



Design Information (Input)		MINOR	MAJOR	
Type of Inlet	Inlet Type =	CDOT/Denver 13 Combination		
Local Depression (additional to continuous gutter depression 'a' from 'Q-Allow')	a_{local} =	2 00	2 00	inches
Number of Unit Inlets (Grate or Curb Opening)	No =	1	1	
Water Depth at Flowline (outside of local depression)	Ponding Depth =	6 0	6 0	inches

☐ Override Depths

Grate Information		MINOR	MAJOR	
Length of a Unit Grate	L_o (G) =	3 00	3 00	feet
Width of a Unit Grate	W_o =	1 73	1 73	feet
Area Opening Ratio for a Grate (typical values 0 15-0 90)	A_{ratio} =	0 43	0 43	
Clogging Factor for a Single Grate (typical value 0 50 - 0 70)	C_f (G) =	0 50	0 50	
Grate Weir Coefficient (typical value 2 15 - 3 60)	C_w (G) =	3 30	3 30	
Grate Orifice Coefficient (typical value 0 60 - 0 80)	C_o (G) =	0 60	0 60	

Curb Opening Information		MINOR	MAJOR	
Length of a Unit Curb Opening	L_o (C) =	3 00	3 00	feet
Height of Vertical Curb Opening in Inches	H_{vert} =	6 50	6 50	inches
Height of Curb Orifice Throat in Inches	H_{throat} =	5 25	5 25	inches
Angle of Throat (see USDCM Figure ST-5)	Theta =	0 00	0 00	degrees
Side Width for Depression Pan (typically the gutter width of 2 feet)	W_p =	2 20	2 20	feet
Clogging Factor for a Single Curb Opening (typical value 0 10)	C_f (C) =	0 10	0 10	
Curb Opening Weir Coefficient (typical value 2 3-3 7)	C_w (C) =	3 70	3 70	
Curb Opening Orifice Coefficient (typical value 0 60 - 0 70)	C_o (C) =	0 66	0 66	

		MINOR	MAJOR	
Total Inlet Interception Capacity (assumes clogged condition)	Q_a =	**2.8**	**2.8**	**cfs**
Inlet Capacity IS GOOD for Minor and Major Storms (>Q PEAK)	$Q_{PEAK\ REQUIRED}$ =	0 5	0 8	cfs

12" RCP @ 1.0% - Q100YR 2.13 CFS

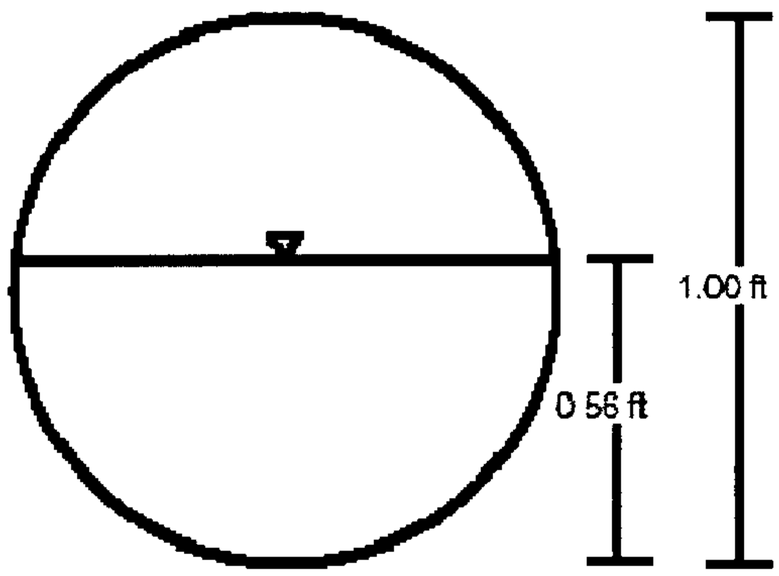
Project Description

Friction Method	Manning Formula
Solve For	Normal Depth

Input Data

Roughness Coefficient	0.013	
Channel Slope	0 01000	ft/ft
Normal Depth	0.56	ft
Diameter	1.00	ft
Discharge	2.13	ft^3/s

Cross Section Image



V 1
H 1

CONC. DRAIN PAN - 100 YEAR FLOW

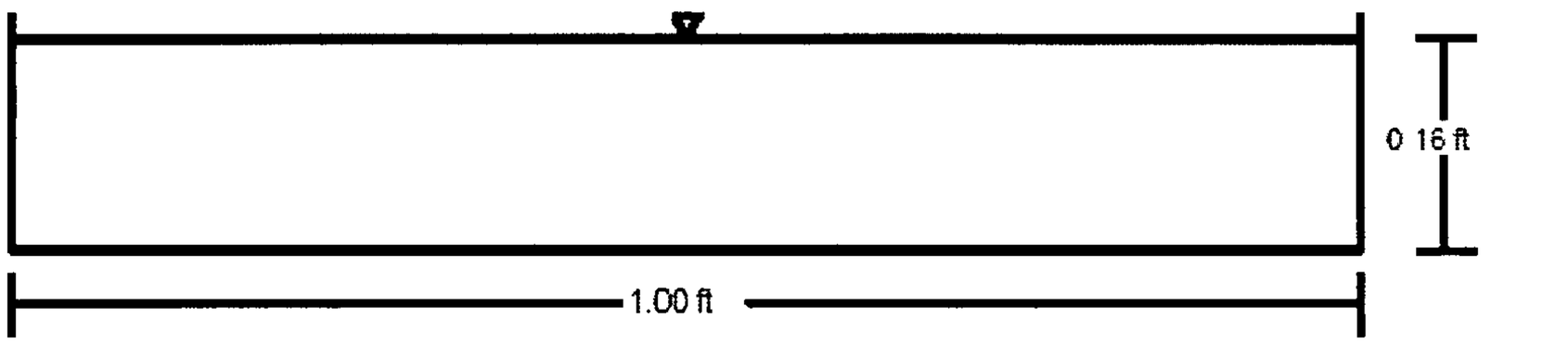
Project Description

Friction Method	Manning Formula
Solve For	Normal Depth

Input Data

Roughness Coefficient	0.013	
Channel Slope	0.24000	ft/ft
Normal Depth	0.16	ft
Bottom Width	1.00	ft
Discharge	2.13	ft^3/s

Cross Section Image



SIDEWALK CULVERT - 100 YEAR FLOW

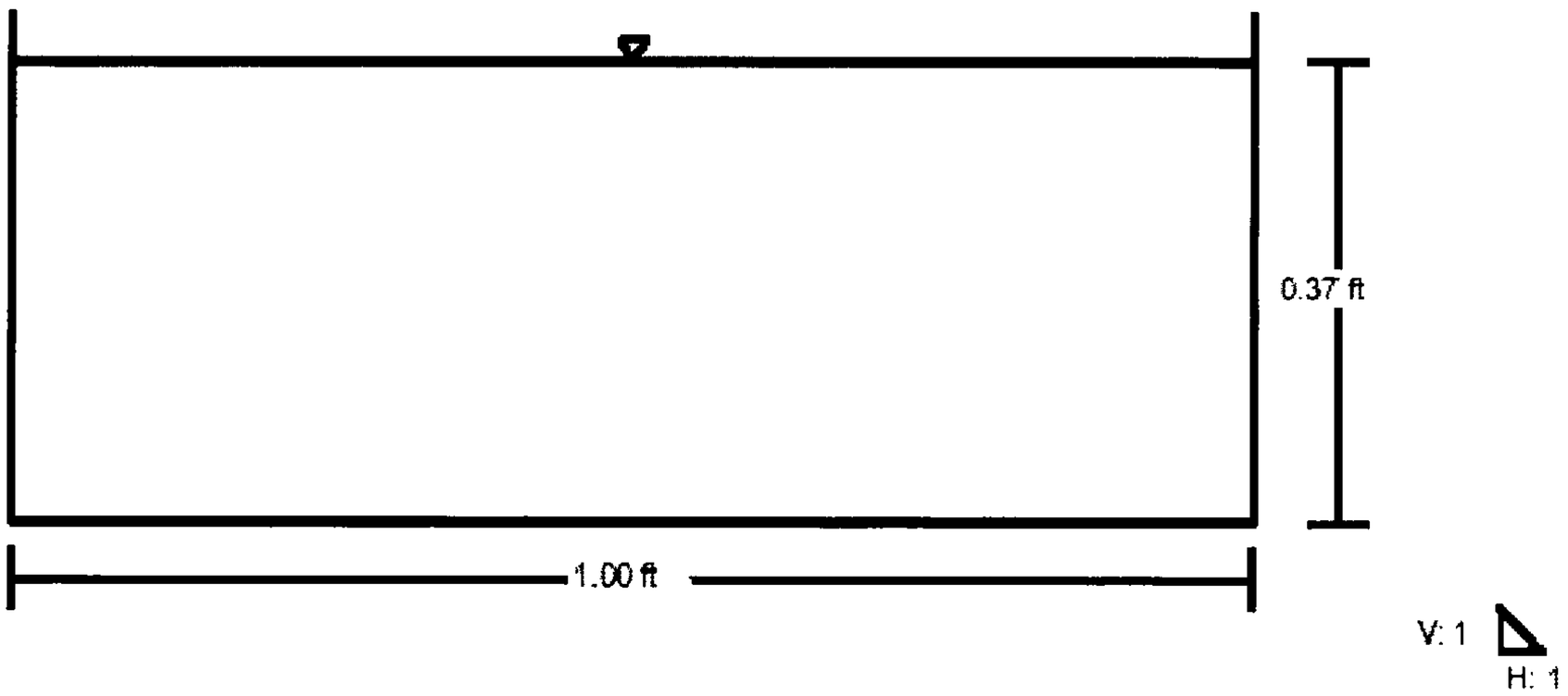
Project Description

Friction Method	Manning Formula
Solve For	Normal Depth

Input Data

Roughness Coefficient	0 013	
Channel Slope	0.02000	ft/ft
Normal Depth	0.37	ft
Bottom Width	1.00	ft
Discharge	2.13	ft^3/s

Cross Section Image



PRE DESIGN MEETING (CONFERENCE CALL) IS REQUESTED TO DISCUSS SUBMITTAL

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Advance Auto Parts - San Matteo & Claremont Building Permit #: _____ City Drainage #: H17D111

DRB#: _____ EPC#: _____ Work Order#: H17-D111

Legal Description: Lots 8, 9, 10 of Block 2 BEL-AIR Subdivission

City Address: 2813, 2807, 2803 San Matteo Boulevard (new address via replat by others)

Engineering Firm: Engineering and Entitlement Solutions (EES) Contact: Jeff Colson

Address: 518 17th Street, Suite 1575, Denver, CO 80203

Phone#: (720) 207-3936 Fax#: _____ E-mail: jeff.colson@ees.us.com

Owner: Cadence Development LLC Contact: Kay Stallworthy

Address: 8480 E. Orchard Ave., Suite 4350, Greenwood Village, CO 80111

Phone#: (720) 493-5100 Fax#: (720) 493-3801 E-mail: kstallworthy@cadencecap.c

Architect: TBC Contact: _____

Address: _____

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

Surveyor: Wayjohn Surveying Contact: _____

Address: 330 Lousianna Blvd. N.E., Albuquerque, NM 87108

Phone#: (505) 255-2052 Fax#: (505) 255-2887 E-mail: _____

Contractor: TBC Contact: _____

Address: _____

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

TYPE OF SUBMITTAL:

____ DRAINAGE REPORT
____ DRAINAGE PLAN 1st SUBMITTAL
X DRAINAGE PLAN RESUBMITTAL
____ CONCEPTUAL G & D PLAN
X 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)

Rec'd 8/12 DRS

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

DATE SUBMITTED: 08/10/2015 By: Jeff Colson

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, anc 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 followin

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 than are part of a larger common plan of development

CITY OF ALBUQUERQUE

March 15, 2016

David Soule, PE
Rio Grande Engineering
1606 Central SE Suite 201
Albuquerque, NM 87106

Re: Advanced Auto Parts
2807 San Mateo NE
Request Permanent C.O. - Accepted
Engineer's Stamp dated: 8-7-15 (H17D111)
Certification dated: 2-12-16

Dear Mr. Soule,

Based on the Certification received 3/10/2016, the site is acceptable for release of Certificate of Occupancy by Hydrology.

If you have any questions, you can contact me at 924-3986 or Totten Elliott at 924-3982.

Sincerely,

Abiel Carrillo, P.E.
Principal Engineer, Planning Department
Development and Review Services

TE/AC
C: email Cordova, Camille C.; Connor, Francis; Miranda, Rachel; Sandoval, Darlene M.

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: ADVANCED AUTO PARTS Building Permit #: _____ City Drainage #: H17D111

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

Legal Description: LOTS 8,9,10 BLOCK 2 BELAIR SUBDIVISION

City Address: 2807 SAN MATEO

Engineering Firm: RIO GRANDE ENGINEERING Contact: DAVID SOULE

Address: PO BOX 93924, ALBUQUERQUE, NM 87199

Phone#: 505.321.9099 Fax#: 505.872.0999 E-mail: DAVID@RIOGRANDEENGINEERING.COM

Owner: CADENCE DEVELOPMENT LLC Contact: _____

Address: _____

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

Architect: _____ Contact: _____

Address: _____

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

Other Contact: _____ Contact: _____

Address: _____

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

Check all that Apply:

DEPARTMENT:

x HYDROLOGY/ DRAINAGE

_____ TRAFFIC/ TRANSPORTATION

_____ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

x ENGINEER/ ARCHITECT CERTIFICATION

_____ CONCEPTUAL G & D PLAN

_____ GRADING PLAN

_____ DRAINAGE MASTER PLAN

_____ DRAINAGE REPORT

_____ CLOMR/LOMR

_____ TRAFFIC CIRCULATION LAYOUT (TCL)

_____ TRAFFIC IMPACT STUDY (TIS)

_____ EROSION & SEDIMENT CONTROL PLAN (ESC)

_____ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

_____ BUILDING PERMIT APPROVAL

x 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

_____ PRE-DESIGN MEETING

_____ OTHER (SPECIFY) _____

RECEIVED
MAR 10 2016
LAND DEVELOPMENT SECTION

IS THIS A RESUBMITTAL?. x Yes _____ No

DATE SUBMITTED: 2/12/16 By: DAVID SOULE

COA STAFF. ELECTRONIC SUBMITTAL RECEIVED: ____

CITY OF ALBUQUERQUE

July 20, 2015

Jeff Colson, PE
Engineering and Entitlement Solutions (EES)
518 17th St Suite 1575
Denver, CO 80203

Re: Advanced Auto Parts
San Mateo / Claremont
Grading & Drainage Plan (H17D111)

Dear Mr. Colson,

Based upon the information provided in your submittal received 6/25/15, the above referenced plan is approved for Site Plan for Building Permit action by the DRB.

However, this plan cannot be accepted by the Hydrology section for Grading Permit and Building permit until the DRB has approved the replat of this site and the plan is signed and dated by the engineer of record and the following comments addressed.

- Provide a detail on the plan for the swales.
- Provide an invert for the pipe in the pond.
- An SO 19 permit is needed for work in a public right of way. Provide SO-19 comments on the plan.
- Provide the detail for OS2 or is this area along with the NE corner landscaped areas?
- Depress all landscaping which is not within 10 feet of the building.
- A 2ft curb cut is needed on the north side of the pond.
- An emergency overflow is needed for the pond. Direct the emergency overflow for the pond toward the drive pad in Claremont.
- Provide a Floodplain Permit for this site. Also, before CO is given for this site a LOMR-F must be completed and an elevation certificate provided.

If you have any questions, you can contact me at 924-3999 or Rudy Rael at 924-3977.

Sincerely,

Shahab Biazar, P.E.
City Engineer, Albuquerque
Planning Department

RR/SB
C: email

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

PRE DESIGN MEETING (CONFERENCE CALL) IS REQUESTED TO DISCUSS SUBMITTAL

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Advance Auto Parts - San Matteo & Claremont Building Permit #: _____ City Drainage #: H17D11

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

Legal Description: Lots 8, 9, 10 of Block 2 BEL-AIR Subdivission

City Address: 2813, 2807, 2803 San Matteo Boulevard (new address via replat by others)

Engineering Firm: Engineering and Entitlement Solutions (EES) Contact: Jeff Colson

Address: 518 17th Street, Suite 1575, Denver, CO 80203

Phone#: (720) 207-3936 Fax#: _____ E-mail: jeff.colson@ees.us.com

Owner: Cadence Development LLC Contact: Kay Stallworthy

Address: 8480 E. Orchard Ave., Suite 4350, Greenwood Village, CO 80111

Phone#: (720) 493-5100 Fax#: (720) 493-3801 E-mail: kstallworthy@cadencecap.c

Architect: TBC Contact: _____

Address: _____

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

Surveyor: Wayjohn Surveying Contact: _____

Address: 330 Lousianna Blvd. N.E., Albuquerque, NM 87108

Phone#: (505) 255-2052 Fax#: (505) 255-2887 E-mail: _____

Contractor: TBC Contact: _____

Address: _____

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

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT
X DRAINAGE PLAN 1st SUBMITTAL
___ DRAINAGE PLAN RESUBMITTAL
___ CONCEPTUAL G & D PLAN
X 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)

RECEIVED 6-25-15

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

DATE SUBMITTED: 06/23/2015 By: Jeff Colson

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, anc 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 followin

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 than are part of a larger common plan of development

EES

Entitlement and Engineering Solutions, Inc

June 23, 2015

Rita Harmon, P.E.
Senior Engineer
Planning Department
Development & Review Services Division
600 2nd St. NW, Suite 201
Albuquerque, NM 87102

Dear Ms. Harmon:

This letter has been written to accompany the Grading and Drainage Area Plan for the proposed Advance Auto Parts (AAP) at the northwest corner of San Mateo Boulevard and Claremont Avenue in Albuquerque. The proposed AAP site consists of lots 8, 9, 10 of Block 2 of the Bel-air Subdivision. The site is currently vacant. A replat will be completed by others to consolidate the lots into a single lot. This process will also provide the new address for the AAP.

No existing drainage studies are known for the proposed site and regional detention does not exist. Existing gradients on-site fall to the west away from San Mateo Boulevard and North away from Claremont Avenue with a low point at the northwest corner of Lot 8. No drainage infrastructure exists on the site. The Geotechnical Report indicates the soils are sand with varying amounts of clay, silt, and gravel and clay with varying amounts of silt, sand, and gravel. There are two existing shallow inlets on the northwest corner of San Mateo and Claremont; one located on each street (see enclosed plan). These inlets are part of a public storm sewer in Claremont Avenue that drains to the west.

The proposed site will tie into the back of the existing inlet located on Claremont at the southeast corner of the proposed site. The existing inlet is approximately 2.5 feet deep.

Stormwater from Basin A (parking lot north and west of the AAP store) will drain via a curb, gutter and concrete pan located to the west and then to the south through a curb opening to a retention pond at the southwest corner of the site. This retention pond has been sized to retain the 'First Flush' volume of 347-cubic feet per the City Guidelines (0.34 inches of rain on impervious areas). Supporting calculations are enclosed. The pond as graded currently provides 374 cubic feet of storage.

Water from the retention pond drains via culvert (First Flush storage is provided below this culvert) to the east towards the connection at the existing inlet. After the 12-inch storm pipe crosses under the proposed access it drains to an inlet. Stormwater from Basin B (roof of the AAP) and Basin C (landscaping to the east and south of the store) drain to this inlet via shallow swale. The first flush has not been retained for Basin B due to elevation constraints caused by the shallow connection to the existing inlet and limited space south of the proposed building. Only the clean roof water has not been retained as part of the drainage design and therefore the First Flush retention capturing the other impervious areas from the site is adequate.

EES
Entitlement and Engineering Solutions, Inc

Stormwater (Basins A, B and C) will drain from the proposed inlet via a 12-inch RCP east to a manhole where it will turn south and connect into the back of the existing inlet. Drainage from the offsite basins (OS1, OS2 and OS3) will drain off site consistent with existing drainage patterns. Runoff from these basins is minimal.

The curbs, gutters, pans and swales have been sized to accommodate both the 10-year and 100-year peak flows without any overtopping. The finished floor elevation (FFE) of the new building has been set at 5215.50.

The Flood Insurance Rate Map (FRIM) Panel 35001C0352H panel 352 of 825 has indicated that San Matteo Boulevard and Claremont Avenue are within the Zone AO floodplain. Thr FIRM has indicated that the depth of flow is 1 foot deep. FEMA was unable to provide a flood elevation for the Zone AO floodplain given it is sheet flow and described by depth. The highest surveyed flow line elevation adjacent to the site was 5213.50. Based on the 1 foot flow depth, the floodplain would be 5214.50 adjacent to the site. The FFE provided in this design of 5215.50 will be one foot higher than the highest floodplain anticipated in this area.

Please contact me at 303-572-7997 if there are additional concerns regarding the drainage conveyance for the new private roads.

Sincerely,

Jeff Colson, PE

Basin Qpeak Analysis per DPM Section 22.2

Design Package: Advance Auto Parts
Location: Albuquerque, NM 2813 San Mateo NE

Computed: JDC Date: 6/18/2015
Checked: Date:

Total Area Tract B-1 = 25291 sf 0.58 ac

10-year

Sub-Basin Data				Impervious Area		Zone 2 Land Treatment A				Zone 2 Land Treament B				Zone 2 Land Treament C				Zone 2 Land Treament D				Composite
Basin ID	Description	Total Area (sf)	Total Area (ac)	Area (ac)	Basin IMP	Qp $A_{(10\text{-}YR)}$ Table A-9	Area (sf)	Area (ac)	(Qp * Area (ac)) = Qp A (cfs)	Qp $B_{(10\text{-}YR)}$ Table A-9	Area (sf)	Area (ac)	(Qp * Area (ac)) = Qp B (cfs)	Qp $C_{(10\text{-}YR)}$ Table A-9	Area (sf)	Area (ac)	(Qp * Area (ac)) = Qp C (cfs)	Qp $D_{(10\text{-}YR)}$ Table A-9	Area (sf)	Area (ac)	(Qp * Area (ac)) = Qp D (cfs)	Basin Qpeak 10-Yr Total (cfs)
Proposed Conditions																						
A	Parking Lot North and West of Building	13394	0 307	0 28	91 3%	0 38	0	0	0 00	0 95	1163	0 027	0 03	1 71	0	0 000	0 00	3 14	12231	0 281	0 88	0 91
B	Roof	6912	0 159	0 16	100 0%	0 38	0	0	0.00	0.95	0	0 000	0 00	1 71	0	0 000	0 00	3 14	6912	0 159	0 50	0 50
C	Landscape Buffer South and East of Building	1883	0 043	0 00	0 0%	0 38	0	0	0 00	0.95	1883	0 043	0 04	1 71	0	0 000	0 00	3 14	0	0 000	0 00	0 04
OS1	Dnveway Cut to San Mateo	1163	0 027	0 02	74.9%	0 38	0	0	0 00	0 95	313	0 007	0 01	1 71	0	0 000	0.00	3 14	850	0 020	0.06	0 07
OS2	NW Corner of Site	486	0 011	0 00	0 0%	0 38	0	0	0 00	0 95	486	0 011	0 01	1 71	0	0 000	0.00	3 14	0	0 000	0 00	0 01
OS3	Dnveway Cut To Claremont	1453	0 033	0 03	89 9%	0 38	0	0	0 00	0.95	50	0.001	0 00	1 71	0	0 000	0 00	3 14	1403	0 032	0 10	0 10

Tract B-1 Total Impervious Area= **84.6%** Tract B-1 Land Treatment (A) Total = **0.00%** Tract B-1 Land Treatment (B) Total = **15.40%** Tract B-1 Land Treatment (C) Total = **0.00%** Tract B-1 Land Treatment (D) Total = **84.60%**

Basin A	Total 10-Yr Qpeak to Design Pt 1 =	0.91	cfs
Basin B	Total 10-Yr Qpeak =	0 50	cfs
Basin B+C	Total 10-Yr Qpeak to Design Pt 2=	0 54	cfs
Basin A + B + C	Total 10-Yr Qpeak to Design Pt 3=	1 45	cfs

100-year

Sub-Basin Data				Impervious Area		Zone 2 Land Treatment A				Zone 2 Land Treament B				Zone 2 Land Treament C				Zone 2 Land Treament D				Composite
Basin ID	Description	Total Area (sf)	Total Area (ac)	Area (ac)	Basin IMP	Qp $A_{(100\text{-}YR)}$ Table A-9	Area (sf)	Area (ac)	(Qp * Area (ac)) = Qp A (cfs)	Qp $B_{(100\text{-}YR)}$ Table A-9	Area (sf)	Area (ac)	(Qp * Area (ac)) = Qp B (cfs)	Qp $C_{(100\text{-}YR)}$ Table A-9	Area (sf)	Area (ac)	(Qp * Area (ac)) = Qp C (cfs)	Qp $D_{(100\text{-}YR)}$ Table A-9	Area (sf)	Area (ac)	(Qp * Area (ac)) = Qp D (cfs)	Basin Qpeak 100-Yr Total (cfs)
Proposed Conditions																						
A	Parking Lot North and West of Building	13394	0 307	0 28	91.3%	1 56	0	0	0 00	2 28	1163	0.027	0 06	3.14	0	0 000	0 00	4 70	12231	0 281	1 32	1.38
B	Roof	6912	0 159	0 16	100 0%	1 56	0	0	0 00	2.28	0	0 000	0 00	3 14	0	0 000	0 00	4 70	6912	0 159	0 75	0.75
C	Landscape Buffer South and East of Building	1883	0 043	0 00	0 0%	1 56	0	0	0 00	2 28	1883	0 043	0 10	3 14	0	0.000	0 00	4 70	0	0.000	0 00	0 10
OS1	Dnveway Cut to San Mateo	1163	0 027	0 02	74 9%	1.56	0	0	0 00	2 28	313	0 007	0.02	3 14	2775	0 064	0 20	4 70	850	0 020	0 09	0 31
OS2	NW Corner of Site	486	0 011	0 00	0 0%	1 56	0	0	0.00	2 28	486	0 011	0.03	3 14	3364	0 077	0 24	4.70	0	0 000	0 00	0 27
OS3	Dnveway Cut To Claremont	1453	0 033	0 03	89 9%	1 56	0	0	0 00	2 28	50	0 001	0 00	3 14	1393	0 032	0 10	4 70	1403	0 032	0 15	0 25

Tract B-1 Total Impervious Area= **84.6%** Tract B-1 Land Treatment (A) Total = **0.00%** Tract B-1 Land Treatment (B) Total = **15.40%** Tract B-1 Land Treatment (C) Total = **29.78%** Tract B-1 Land Treatment (D) Total = **84.60%**

Basin A	Total 100-Yr Qpeak to Design Pt 1 =	1.38	cfs
Basin B	Total 100-Yr Qpeak=	0 75	cfs
Basin B+C	Total 100-Yr Qpeak to Design Pt 2=	0.84	cfs
Basin A + B + C	Total 100-Yr Qpeak to Design Pt 3=	2 22	cfs

90th Percentile Storm Event Treatment for Water Quality

90th Percentile Runoff Depth =	0 44 inches	
Initial Impervious Abstraction (Table A-6) =	0 10 inches	
Required Treatment Depth (D) =	0.34 inches	
Impervious Area - Basin A	0 28	
Impervious Area - Basin B	0.16 acres	
Basin A Required Retainment for Treatment (D x Imp Area)/12 in/ft=	0 01 acre-ft	347 cf
Basin B Required Retainment for Treatment (D x Imp Area)/12 in/ft=	0 00	196 cf
Total Required Retainment for Treatment=	**0.01**	**542 cf**

Required North Pond Detention Volume Expansion Calculations

Project: Advance Auto Parts
Address: Albuquerque, NM 2813 San Mateo NE
Tract B-1: 25291 ft^2 0.58 acres

Based on Drainage Design Criteria for City of Albuquerque Section 22.2, D.P.M., Vol 2

Excess Precipitation E (Inches) 100 Yr, 6 hr Storm DPM Sect. 22.2 Table A-8				
Zone	**A**	**B**	**C**	**D**
1	0.44	0 67	0.99	1.97
2	0.53	0.78	1.13	2.12
3	0.66	0.92	1.29	2.36
4	0.80	1.08	1.46	2.64

TABLE A-9. PEAK DISCHARGE (CFS/ACRE)				
Zone	100-YR. **Treatment** [2-YR., 10-YR]			
	A	**B**	**C**	**D**
1	1.29 [0.00, 0 24]	2.03 [0.03, 0.76]	2 87 [0.47, 1 49]	4.37 [1.69, 2.89]
2	1.56 [0.00, 0 28]	2.28 [0.08, 0.95]	3.14 [0.60, 1 71]	4.7 [1.86, 3 14]
3	1.87 [0.00, 0 58]	2.6 [0 21,1.19]	3 45 [0.78, 2 00]	5.02 [2.04, 3 20]
4	2.2 [0.05, 0 87]	2.92 [0 38, 1.45]	3 73 [1 00, 2.26]	5 25 [2.17, 3 57]

DPM Section 22.2 Notes Land Treatment Descriptions

Land Treatments Table A-4	
A	Soil uncompacted by human activity with 0 to 10 percent slopes. Native grasses, weeds and shrubs in typical densities with minimal disturbance to grading, ground cover and infiltration capacity.
B	Irrigated lawns, parks and golf courses with 0 to 10 percent slopes. Native grasses, weeds and shrubs, and soil uncompacted by human activity with slopes greater than 10 percent and less than 20 percent.
C	Soil compacted by human activity. Minimal vegetation. Unpaved parking, roads, trails. Most vacant lots. Gravel or rock on plastic (desert landscaping). Irrigated lawns and parks with slopes greater than 10 percent. Native grasses, weeds and shrubs, and soil uncompacted by human activity with slopes at 20 percent or greater. Native grass, weed and shrub areas with clay or clay loam soils and other soils of very low permeability as classified by SCS Hydrologic Soil Group D.
D	Impervious areas, pavement and roofs.
Most watersheds contain a mix of land treatments. To determine proportional treatments, measure respective subareas. In lieu of specific measurement for treatment D, the area percentages in TABLE A-5 may be employed.	

Gutter @ DP 1 - 10 Year Peak Flow

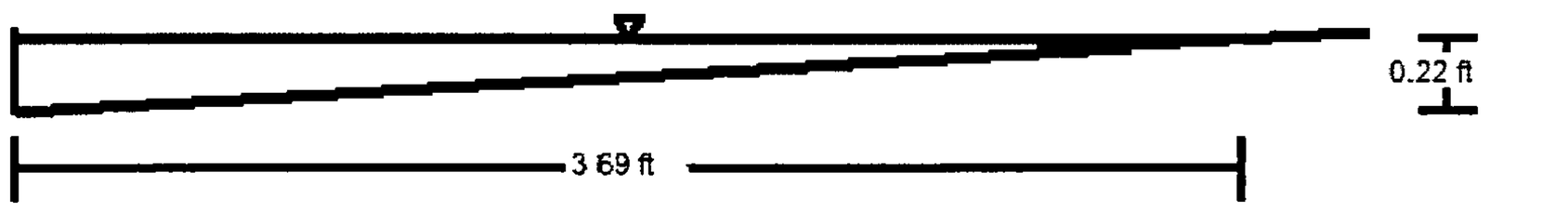
Project Description

Solve For Spread

Input Data

Channel Slope	0.00500	ft/ft
Discharge	0.91	ft^3/s
Gutter Width	2.00	ft
Gutter Cross Slope	0.06	ft/ft
Road Cross Slope	0 06	ft/ft
Spread	3 69	ft
Roughness Coefficient	0.013	

Cross Section Image



Gutter @ DP1 - 100-Year

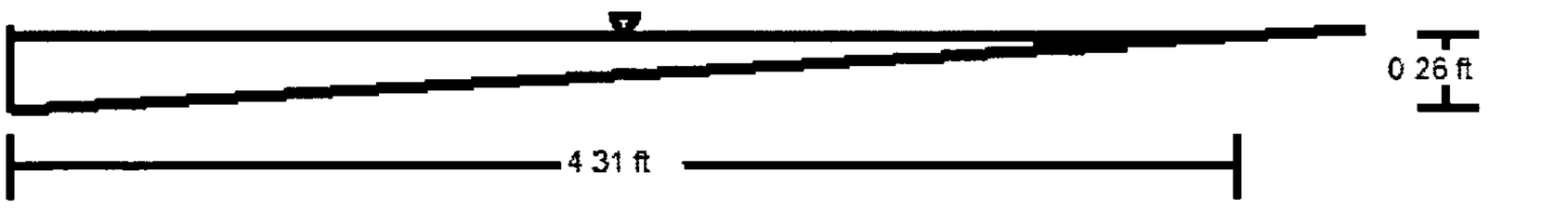
Project Description

Solve For Spread

Input Data

Channel Slope	0.00500	ft/ft
Discharge	1.38	ft³/s
Gutter Width	2.00	ft
Gutter Cross Slope	0.06	ft/ft
Road Cross Slope	0.06	ft/ft
Spread	4 31	ft
Roughness Coefficient	0.013	

Cross Section Image



Full Flow Capacity - 12 INCH RCP @ 0.50% Slope

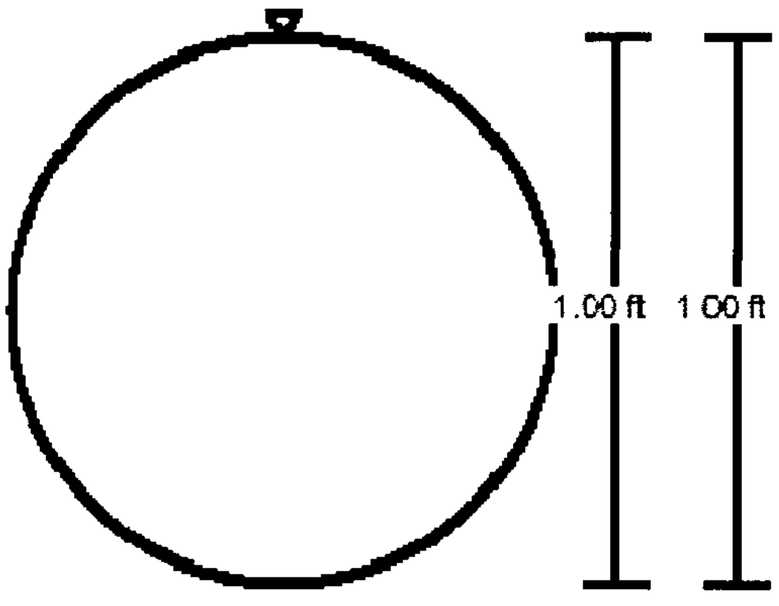
Project Description

Friction Method	Manning Formula
Solve For	Full Flow Capacity

Input Data

Roughness Coefficient	0.013	
Channel Slope	0.00500	ft/ft
Normal Depth	1.00	ft
Diameter	1.00	ft
Discharge	2.52	ft^3/s

Cross Section Image



Swale at 0.5% for Basins B and C

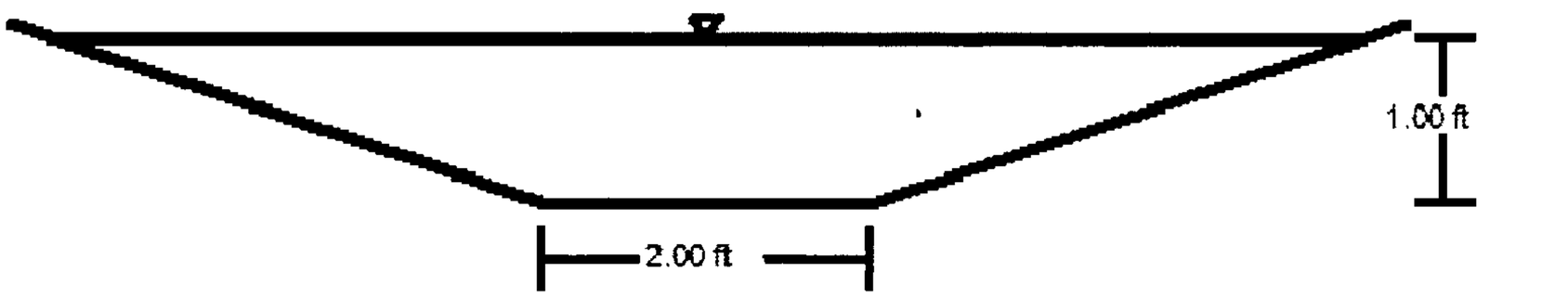
Project Description

Friction Method	Manning Formula
Solve For	Discharge

Input Data

Roughness Coefficient	0.050	
Channel Slope	0.00500	ft/ft
Normal Depth	1 00	ft
Left Side Slope	3.00	ft/ft (H.V)
Right Side Slope	3 00	ft/ft (H:V)
Bottom Width	2.00	ft
Discharge	7.48	ft^3/s

Cross Section Image



AREA INLET IN A TRAPEZOIDAL GRASS-LINED CHANNEL

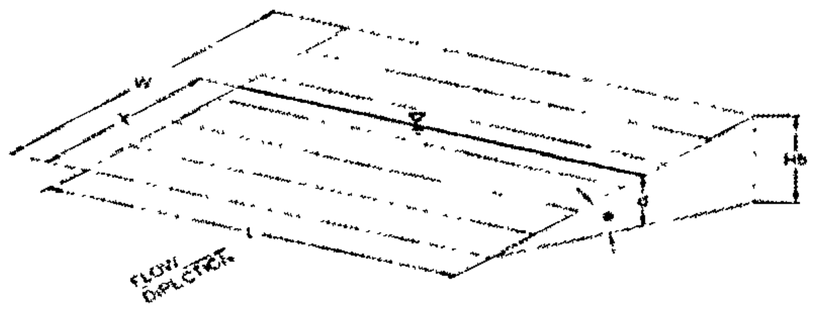
Enter Your Project Name Here

Enter Your Inlet ID Here

Inlet Design Information (Input)

Type of Inlet — Inlet Type = User-Defined

Angle of Inclined Grate (must be <= 30 degrees)	θ = 0 00	degrees
Width of Grate	W = 2 10	feet
Length of Grate	L = 3 10	feet
Open Area Ratio	A_{RATIO} = 0 70	
Height of Inclined Grate	H_B = 0 00	feet
Clogging Factor	C_f = 0 50	
Grate Discharge Coefficient	C_d = N/A	
Orifice Coefficient	C_o = 0 64	
Weir Coefficient	C_w = 2 05	



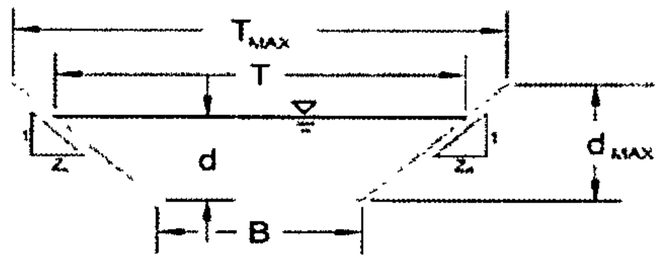
	MINOR	MAJOR	
Water Depth at Inlet (for depressed inlets, 1 foot is added for depression)	d = 0 26	0 34	
Total Inlet Interception Capacity (assumes clogged condition)	Q_a = 2.17	3.25	cfs
Inlet Capacity IS GOOD for Minor and Major Storms (> Q PEAK)	Bypassed Flow, Q_b = 0.00	0.00	cfs
	Capture Percentage = Q_a/Q_o = C% 100	100	%

Warning 01: Sideslope steepness exceeds USDCM Volume I recommendation.

AREA INLET IN A TRAPEZOIDAL GRASS-LINED CHANNEL

Enter Your Project Name Here

Enter Your Inlet ID Here



Grass Type	Limiting Manning's n
A	0 06
B	0 04
C	0 033
D	0 03
E	0 024

Analysis of Trapezoidal Grass-Lined Channel Using SCS Method

	NRCS Vegetal Retardance (A, B, C, D, or E)	A, B, C, D or E =	D
	Manning's n (Leave cell D16 blank to manually enter an n value)	n =	see details below
	Channel Invert Slope	S_O =	0 0050 ft/ft
	Bottom Width	B =	10 00 ft
Warning 01	Left Side Slope	Z1 =	0 25 ft/ft
Warning 01	Right Side Slope	Z2 =	0 25 ft/ft

Check one of the following soil types

Soil Type	Max Velocity (V_{MAX})	Max Froude No (F_{MAX})
Sandy	5 0 fps	0 50
Non-Sandy	7 0 fps	0 80

Choose One

(•) Sandy
( ) Non-Sandy

		Minor Storm	Major Storm	
Max Allowable Top Width of Channel for Minor & Major Storm	T_{MAX} =	11.50	11.50	feet
Max Allowable Water Depth in Channel for Minor & Major Storm	d_{MAX} =	1.25	1.25	feet

Allowable Channel Capacity Based On Channel Geometry

		Minor Storm	Major Storm	
MINOR STORM Allowable Capacity is based on Depth Criterion	Q_{allow} =	33 36	33.36	cfs
MAJOR STORM Allowable Capacity is based on Depth Criterion	d_{allow} =	1 25	1.25	ft

Water Depth In Channel Based On Design Peak Flow

Design Peak Flow	Q_o =	0 54	0.84	cfs
Water Depth	d =	0 26	0.34	feet

Minor storm max allowable capacity GOOD - greater than flow given on sheet 'Q-Peak'

Major storm max. allowable capacity GOOD - greater than flow given on sheet 'Q-Peak'

Storage Calculation - Advance Auto Parts San Matteo and Claremont

Volume Calcs

Contour	Surface Area	Average Surface Area	Volume Provided
5211.9	342		
5211	201	271.5	244.35
5210	59	130	130

Volume Provided	**374.35**	**FT3**
Volume Required	**347**	**FT3**

EES

Entitlement and Engineering Solutions, Inc.

Company:	City of Albuquerque	Date:	06/24/2015
Address:	Planning Department Development & Review Services 600 2nd St. NW, Suite 201 Albuquerque, NM 87102	Project:	Advance Auto Parts San Matteo & Claremont
Attention:	Rita Harmon, P.E.	From:	Jeff Colson
Re:	Grading & Drainage Submittal	Project No.:	

We are sending you:

Delivered by: UPS

Transmitted: For Review

Summary of enclosed materials

Quantity	Description
1	Drainage and Transportation Information Sheet
1	Copy of email submittal, delivered and read receipts
1	Copy of PRT Note
1	Drainage summary memo
1	C5.0 Grading and Drainage Area Plan

Comments:

Please contact me with any questions or if you need more information.

CC:

Attention	Transmittal Only	Delivered by
	☐	
	☐	
	☐	

File Code	☐ Transmittal Only

PRE-APPLICATION REVIEW TEAM (PRT) MEETING

PA# 15-048 Date: 3.31.2015 Time: 1:30 PM

1. **AGENCY REPRESENTATIVES PRESENT AT MEETING**

Planning:	☒ Kym Dicome	☐ Other:
Transportation:	☒ Gary Sandoval	☐ Other:
Code Enforcement:	☒ Ben McIntosh	☐ Other:
Fire Marshall:	☒ Antonio Chinchilla Vince - LA	☐ Other:

2. **TYPE OF APPLICATION ANTICIPATED / APPROVAL AUTHORITY**

☐ Zone Map Amendment	☐ EPC Approval	☐ City Council Approval	
☐ Sector Dev. Plan Amendment	☐ EPC Approval	☐ City Council Approval	
☐ Site Dev. Plan for Subdivision	☐ EPC Approval	☐ DRB Approval	☐ Admin Approval
☐ Site Dev. Plan for Bldg. Permit	☐ EPC Approval	☐ DRB Approval	☐ Admin Approval
☐ Other			

3. **SUMMARY OF PRT DISCUSSION:**

Current Zoning: C-1

Applicable Plans: ZONING CODE

Applicable Design Regulations:

Other Applicable Regulations:

Previously approved site plans/project #s:

Proposed Use/Zone:

Requirements for application: (R-270-1980, Notification, as-built drawings, TIS, Check Lists, Other)

Handouts Given:

☐ Zone Map Amendment Process ☐ R-270-1980 ☐ AA Process ☐ EPC Schedule

Further input needed: (Sketch Plat Review @ DRB, DRT, ZEO, ONC, pre-application facilitated meeting, other)

Additional Notes:

ZONING - C-1 NEIGHBORHOOD COMMERCIAL PER ZONING CODE 14.16.2.16 ALLOWS RETAIL SALES LIKE JEWELRY SALES, SPORTING GOODS, ETC. AS LISTED. IF PROPOSING ONE OF THOSE USES, GOES TO PERMIT.

AUTO SUPPLY + PARTS (~~SERVICE~~ RETAIL) - PERMISSIVE. C-1

4. **SIGN & DATE TO VERIFY ATTENDANCE & RECEIPT OF THIS SUMMARY.**

PRT CHAIR

APPLICANT OR AGENT

***Please Note: PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY: THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL. Statements regarding Zoning are not Certificates of Zoning. Additional research may be necessary to determine the exact type of application and/or process needed. It is possible that factors unknown at this time and/or thought of as minor could become significant as the case progresses.

✓IF NOT LISTED - ZONE CHANGE. IF LISTED AS CONDITIONAL USE UNDER C-1, REQUIRES A PUBLIC HEARING THROUGH THE ZHE. (ZONING HEARING EXAMINER) PROCESS DEPENDENT ON WHAT TYPE OF RETAIL. - APPEARS TO ✓BE PERMISSIVE C-1.

✓EXISTING 3 LOTS. NEED TO CONSOLIDATE INTO 1 WHICH IS A MINOR PLAT ACTION THRU DRB. NEED TO GET A LICENSED SURVEYOR TO PREPARE THE PLAT. SUBMIT FOR SKETCH PLAT TO GET DRB'S COMMENTS PRIOR TO PREPARATION OF PLAT.

✓SETBACKS. SAME AS O-1. FRONT / CORNER SIDE YARD OF ≧ 5' + BLDG HT. 26' SETBACK OF 11' FROM THE JUNCTION OF AN ALLEY + PUBLIC S/W ~~REAR~~ SETBACK IN REAR IS ABUTTING 14-16-2-15 (E)(2)

✓LANDSCAPE BUFFERS PER LANDSCAPE REGULATIONS - 14-16-3-10 SPECIAL LANDSCAPING STDS. (14-16-3-10(E)) (ST. TREE ORDINANCE) ST. TREES ALONG SAN MATEO @ 30' ↳ ALSO (E)(4)(a) 6' WALL IS REQ'D BETWEEN

✓WALL REGULATIONS - (14-16-3-19) RES / NON RES. (FROM RES. SIDE)

✓~~DIFFERENT~~ DISTANT SEPARATION FROM ABUTTING NON-RESIDENTIAL FOR ACCESS = 5'

✓VARIANCE REQUEST - ZHE. CONTACT NA (OFFICE NEIGHBORHOOD CONCERNS) ~~??~~ MAY DOOR TO DOOR PRIOR TO YELLOW SIGN ~~TO GET FEED BACK. CONTACT LORENA QUINTANA - PATTON~~ DEADLINE: APRIL 2 MAY ~~2nd~~ 19TH JUNE ~~2nd~~ 21 FINAL AFTER APPEAL - # GIVEN @ MTG.

✓ STAFF NEEDS TO GET DETERMINATION OF PRIVATE ACCESS EASEMENT VS P/W = ALLEY. CALL KAY. - Vince said NOT ALLOW easement

✓PARKING STDS = 8' x 18' 0% COMPACT ~~SPACES~~

✓CIRCULATION LAYOUT REQ'D W/ B. PERMIT SUBMITTAL.

OFF ST. PARKING - 1 @ 200 SF W/ REDUCTION (OFF ST PARKING) LOOKS LIKE 15% 14.6.3.1(E)(6)

1 1/2. SF = 10% = 1 ... 1 ...

GRADING + DRAINAGE → FIRST FLUSH RITA HARWORTH. @ PLANNING COUNTER

SUBMIT TCL + G+D PRIOR BUILDING PERMIT.

FIRE MARSHALL · COMMENTS GIVEN · _ SUBMIT A SITE PLAN PRIOR BUILDING PERMIT.
HYDRANT LOCATIONS
2. FOLLOW ~~INTERNATIONAL~~ FIRE CODE. INTERNATIONAL
LIST HAZARDOUS MATERIAL.
HIGH RACKS.

CITY OF ALBUQUERQUE

April 19, 2016

David Soule
Rio Grande Engineering
PO Box 93924
Albuquerque, NM 871199

Re: Advanced Auto Parts
2807 San Mateo Blvd., NE
30-Day Temporary Certificate of Occupancy- Transportation Development
Engineer's/Architect's Stamp dated 8-7-15 (H17-D111)
Certification dated 4-8-16

Dear Mr. Soule,

Based upon the information provided in your submittal received 4-8-16, Transportation Development has no objection to the issuance of a 30-day Temporary Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a 30-day Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

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

- Correction of Truncated domes at the intersection of Claremont Ave. and San Mateo Blvd.

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) 924-3991.

Sincerely,

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

\gs via: email
C: CO Clerk, File

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: ADVANCED AUTO PARTS Building Permit #: _____ City Drainage #: H17D111

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

Legal Description: LOTS 8,9,10 BLOCK 2 BELAIR SUBDIVISION

City Address: 2807 SAN MATEO

Engineering Firm: RIO GRANDE ENGINEERING Contact: DAVID SOULE

Address: PO BOX 93924, ALBUQUERQUE, NM 87199

Phone#: 505.321.9099 Fax#: 505.872.0999 E-mail: DAVID@RIOGRANDEENGINEERING.COM

Owner: CADENCE DEVELOPMENT LLC Contact: _____

Address: _____

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

Architect: _____ Contact: _____

Address: _____

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

Other Contact: _____ Contact: _____

Address: _____

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

Check all that Apply:

DEPARTMENT:

_____ HYDROLOGY/ DRAINAGE
x TRAFFIC/ TRANSPORTATION
_____ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

x ENGINEER/ ARCHITECT CERTIFICATION

_____ CONCEPTUAL G & D PLAN
_____ GRADING PLAN
_____ DRAINAGE MASTER PLAN
_____ DRAINAGE REPORT
_____ CLOMR/LOMR

x TRAFFIC CIRCULATION LAYOUT (TCL)
_____ TRAFFIC IMPACT STUDY (TIS)
_____ EROSION & SEDIMENT CONTROL PLAN (ESC)

_____ OTHER (SPECIFY) _____

RECEIVED
APR 08 2016
LAND DEVELOPMENT SECTION

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

_____ BUILDING PERMIT APPROVAL
x 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

_____ PRE-DESIGN MEETING
_____ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: x Yes _____ No

DATE SUBMITTED: 4/8/16 By: DAVID SOULE

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED ____

Issued 30-day Temp

Truncated Domes need
to be placed @ front
& ramp @ ROW

CITY OF ALBUQUERQUE

Planning Department
Transportation Development Services

August 18, 2015

Jeff Colson
Engineering and Entitlement Solutions (EES)
518 17th St., Suite 1575
Denver, CO 80203

Re: Advanced Auto Parts
San Mateo & Claremont
Traffic Circulation Layout
Engineer's/Architect's Stamp dated 8-7-15 (H17-D111)

Dear Mr. Colson,

The TCL submittal received 8-17-15 is approved for Building Permit. 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.

When the site construction is completed and a 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 TCL with 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,

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

\gs via: email
C: CO Clerk, File

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

H17-D111

Project Title: Advance Auto Parts - San Matteo & Claremont Building Permit #: _____ City Drainage #: _____

DRB#: _____ EPC#: _____ Work Order#: H17-D111

Legal Description: Lots 8, 9, 10 of Block 2 BEL-AIR Subdivission

City Address: 2813, 2807, 2803 San Matteo Boulevard (new address via replat by others)

Engineering Firm: Engineering and Entitlement Solutions (EES) Contact: Jeff Colson

Address: 518 17th Street, Suite 1575, Denver, CO 80203

Phone#: (720) 207-3936 Fax#: _____ E-mail: jeff.colson@ees.us.com

Owner: Cadence Development LLC Contact: Kay Stallworthy

Address: 8480 E. Orchard Ave., Suite 4350, Greenwood Village, CO 80111

Phone#: (720) 493-5100 Fax#: (720) 493-3801 E-mail: kstallworthy@cadencecap.c

Architect: TBC Contact: _____

Address: _____

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

Surveyor: Wayjohn Surveying Contact: _____

Address: 330 Lousianna Blvd. N.E., Albuquerque, NM 87108

Phone#: (505) 255-2052 Fax#: (505) 255-2887 E-mail: _____

Contractor: TBC 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
- X 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
- X OTHER (SPECIFY)

RECEIVED
AUG 17 2015
LAND DEVELOPMENT SECTION

6.5.

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

DATE SUBMITTED: 08/14/2015 By: Jeff Colson

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, anc 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 followin

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 than are part of a larger common plan of development

EES
Entitlement and Engineering Solutions, Inc

Gary Sandoval
Engineer
City Traffic Planning Department
City of Albuquerque
600 2nd St. NW, Suite 201
Albuquerque, NM 87102

August 14, 2015

RE: H17-D111 – Advance Auto Parts, San Mateo and Claremont: Traffic Circulation Layout Comments Response

Dear Gary:

The following is a response to the comments outlined in the City of Albuquerque review dated August 13, 2015 for the Traffic Circulation Layout (TCL) for the proposed Advance Auto Parts.

1. The handicap accessible spaces must be a minimum of 8.5 feet in width and 20 ft. in length. Per the submitted drawing, the proposed handicap parking space are 18 ft. long with a bumper car stop, which will yield at most a total length of 16 ft. length with a 2 ft. overhang. Please adjust the handicap parking space for a total of 20 ft. in length, while still retaining a minimal 6 ft. ADA pedestrian walkway.

RESPONSE: The ADA parking stalls have been revised to meet the City's requirements. The width has been maintained at 8.5 feet.

- *The eastern most parking stall has had the wheel stop moved 2 feet south to allow 18 feet to the north of the wheel stop and a 2 feet overhang south of the wheel stop to make a combined distance of 20 feet.*
- *The ADA stall to the west has had the wheel stop removed and this will allow 18 feet to the north of the, curb and a 2 feet overhang south of the curb to make a combined distance of 20 feet.*

The sidewalk is 8.5 feet wide in front of the proposed store and will leave a 6.5 feet wide ADA access route from the ADA Parking/sidewalk along San Mateo to the store entrance. The ADA parking sign has been changed to a wall mounted sign to allow the required 2 feet of overhang at each ADA stall.

2. Please include two copies of the traffic circulation layout at the next submittal.

RESPONSE: Two copies of the TCL have been included. 2 copies of the detail sheet previously submitted have also been included for completeness (though no revisions have been made).

Please contact me with any questions you may have.

Sincerely,

Jeff Colson
Project Manager

CITY OF ALBUQUERQUE

Planning Department
Transportation Development Services

August 13, 2015

Jeff Colson
Engineering and Entitlement Solutions (EES)
518 17th St., Suite 1575
Denver, CO 80203

Re: **Advanced Auto Parts**
San Mateo & Claremont
Traffic Circulation Layout
Engineer's/Architect's Stamp dated 8-7-15 (H17-D111)

Dear Mr. Colson,

Based upon the information provided in your submittal received 8-12-15, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. The handicap accessible spaces must be a minimum of 8.5 feet in width and 20 ft. in length. Per the submitted drawing, the proposed handicap parking space are 18 ft. long with a bumper car stop, which will yield at most a total length of 16 ft. length with a 2 ft. overhang. Please adjust the handicap parking space for a total of 20 ft. in length, while still retaining a minimal 6 ft. ADA pedestrian walk way.
2. Please include two copies of the traffic circulation layout at the next submittal.

Resubmit acceptable package along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. If you have any questions, please contact me at (505)924-3999.

Sincerely,

Shahab Biazar, P.E.
City Engineer, Planning Dept.
Development Review Services

c: File
CO Clerk

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Advance Auto Parts - San Matteo & Claremont Building Permit #: _____ City Drainage #: H17D111

DRB#: _____ EPC#: _____ Work Order#: H17-D111

Legal Description: Lots 8, 9, 10 of Block 2 BEL-AIR Subdivission

City Address: 2813, 2807, 2803 San Matteo Boulevard (new address via replat by others)

Engineering Firm: Engineering and Entitlement Solutions (EES) Contact: Jeff Colson

Address: 518 17th Street, Suite 1575, Denver, CO 80203

Phone#: (720) 207-3936 Fax#: _____ E-mail: jeff.colson@ees.us.com

Owner: Cadence Development LLC Contact: Kay Stallworthy

Address: 8480 E. Orchard Ave., Suite 4350, Greenwood Village, CO 80111

Phone#: (720) 493-5100 Fax#: (720) 493-3801 E-mail: kstallworthy@cadencecap.c

Architect: TBC Contact: _____

Address: _____

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

Surveyor: Wayjohn Surveying Contact: _____

Address: 330 Lousianna Blvd. N.E., Albuquerque, NM 87108

Phone#: (505) 255-2052 Fax#: (505) 255-2887 E-mail: _____

Contractor: TBC 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
- X 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
- X OTHER (SPECIFY)

RECEIVED
AUG 12 2015
LAND DEVELOPMENT SECTION

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

DATE SUBMITTED: 08/10/2015 By: Jeff Colson

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, anc 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 followin

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 than are part of a larger common plan of development

CITY OF ALBUQUERQUE

Planning Department
Transportation Development Services

July 8, 2015

Jeff Colson
Engineering and Entitlement Solutions (EES)
518 17th St., Suite 1575
Denver, CO 80203

Re: Advance Auto Parts
San Mateo and Claremont
Traffic Circulation Layout
Engineer's/Architect's Stamp dated **NOT STAMPED** (H17-D111)

Dear Mr. Colson,

Based upon the information provided in your submittal received 6-25-15, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. The traffic circulation layout must be stamped, signed, and dated by an engineer or architect licensed in the state of New Mexico.
2. Please identify all proposed doors, structures, sidewalks, curbs, drive pads, walls and anything that influences the parking and circulation on the site.
3. Identify the right of way width, medians, curb cuts, and street widths on both sides of the street.
4. Please list the width and length for all parking spaces on the north side of the site.
5. Label the compact parking spaces by placing the words **"COMPACT"** on the pavement of each space, if there are to be any considered for compact car parking.
6. The ADA access aisle shall have the words **"NO PARKING"** in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
7. Motorcycle parking spaces must include signage per zoning code.
8. Show drive aisle widths on San Mateo Blvd. and Claremont Ave.
9. List radii for all curves shown; for passenger vehicles, the minimum end island radius is 15 feet. Landscape island radius for delivery trucks, fire trucks, etc. is 25 feet or larger.

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New Mexico 87103
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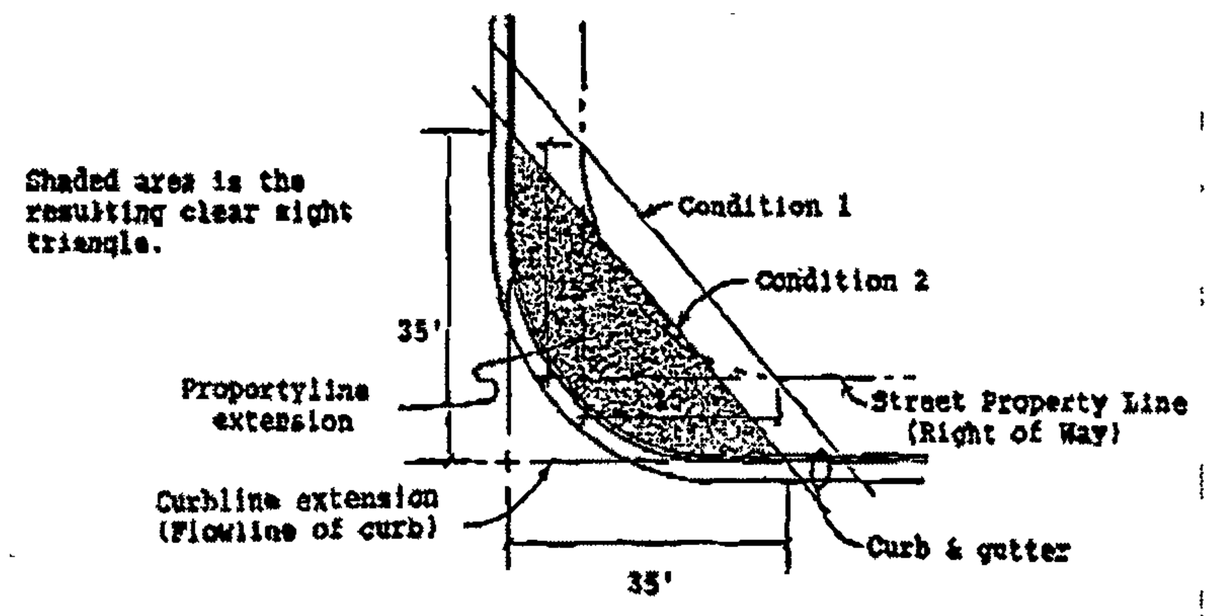
10. Service vehicle and/or refuse vehicle maneuvering must be contained on-site; provide a copy of refuse approval.

11. Please provide a sight distance exhibit (see the *Development Process Manual, Chapter 23, Section 3, Part D.5 Intersection Sight Distance*). Please show the 35 ft. detail at the entrance on San Mateo Blvd. and the Mini Clear Sight detail for Claremont Ave.



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New Mexico 87103

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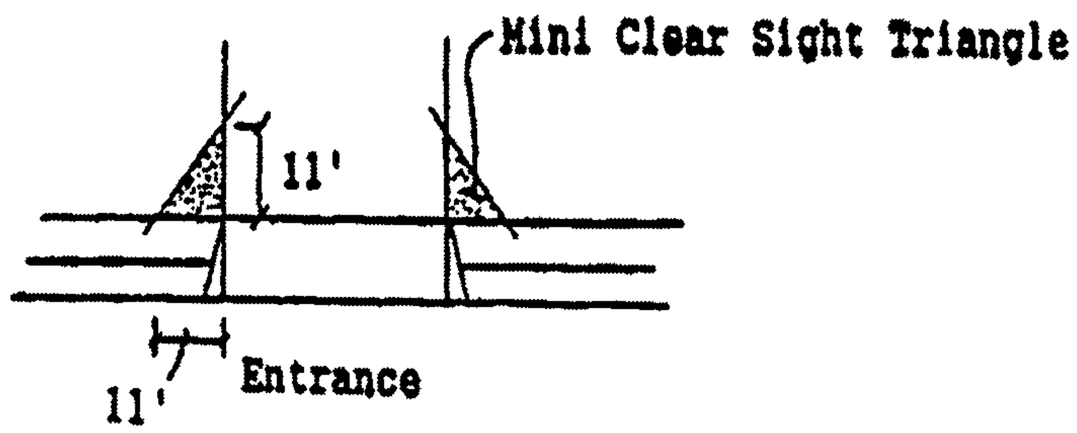

12. Please specify the City Standard Drawing Number when applicable.

13. Work within the public right of way requires a work order with DRC approved plans.

14. Unused curb cuts must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard.

15. Please include two copies of the traffic circulation layout at the next submittal.

16. Final Plat approval from DRB will be required for Building Permit. Please submit Final Plat for TCL approval.

CITY OF ALBUQUERQUE

Resubmit acceptable package along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. If you have any questions, please contact me at (505) 924-3630.

Sincerely,

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

c: File
CO Clerk

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Advance Auto Parts - San Matteo & Claremont Building Permit #: _____ City Drainage #: H17D111

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

Legal Description: Lots 8, 9, 10 of Block 2 BEL-AIR Subdivission

City Address: 2813, 2807, 2803 San Matteo Boulevard (new address via replat by others)

Engineering Firm: Engineering and Entitlement Solutions (EES) Contact: Jeff Colson

Address: 518 17th Street, Suite 1575, Denver, CO 80203

Phone#: (720) 207-3936 Fax#: _____ E-mail: jeff.colson@ees.us.com

Owner: Cadence Development LLC Contact: Kay Stallworthy

Address: 8480 E. Orchard Ave., Suite 4350, Greenwood Village, CO 80111

Phone#: (720) 493-5100 Fax#: (720) 493-3801 E-mail: kstallworthy@cadencecap.c

Architect: TBC Contact: _____

Address: _____

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

Surveyor: Wayjohn Surveying Contact: _____

Address: 330 Lousianna Blvd. N.E., Albuquerque, NM 87108

Phone#: (505) 255-2052 Fax#: (505) 255-2887 E-mail: _____

Contractor: TBC 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
X 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)

Received 6-25-15

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

DATE SUBMITTED: 06/23/2015 By: Jeff Colson

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, anc 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 followin

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 than are part of a larger common plan of development

CITY OF ALBUQUERQUE

April 27, 2016

David Soule
Rio Grande Engineering
PO Box 93924
Albuquerque, NM 87119

Re: Advanced Auto Parts
2807 San Mateo Blvd., NE
Request for Certificate of Occupancy- Transportation Development
Engineer's/Architect's Stamp dated 8-7-15 (H17-D111)
Certification dated 4-8-16

Dear Mr. Soule,

Based upon the information provided in your submittal received 4-26-16, 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 Gary Sandoval at (505) 924-3675 or me at (505)924-3630.

Sincerely,

John B. Gurulé, P.E.
Senior Engineer, Planning Dept.
Development Review Services

\gs via: email
C: CO Clerk, File

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Albuquerque
New Mexico 87103
www.cabq.gov

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: ADVANCED AUTO PARTS Building Permit #: _____ City Drainage #: H17D111

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

Legal Description: LOTS 8,9,10 BLOCK 2 BELAIR SUBDIVISION

City Address: 2807 SAN MATEO

Engineering Firm: RIO GRANDE ENGINEERING Contact: DAVID SOULE

Address: PO BOX 93924, ALBUQUERQUE, NM 87199

Phone#: 505.321.9099 Fax#: 505.872.0999 E-mail: DAVID@RIOGRANDEENGINEERING.COM

Owner: CADENCE DEVELOPMENT LLC Contact: _____

Address: _____

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

Architect: _____ Contact: _____

Address: _____

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

Other Contact: _____ Contact: _____

Address: _____

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

Check all that Apply:

DEPARTMENT:

____ HYDROLOGY/ DRAINAGE
x TRAFFIC/ TRANSPORTATION
____ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

x ENGINEER/ ARCHITECT CERTIFICATION

____ CONCEPTUAL G & D PLAN
____ GRADING PLAN
____ DRAINAGE MASTER PLAN
____ DRAINAGE REPORT
____ CLOMR/LOMR

RECEIVED
APR 08 2016
4/26/16
LAND DEVELOPMENT SECTION

x TRAFFIC CIRCULATION LAYOUT (TCL)
____ TRAFFIC IMPACT STUDY (TIS)
____ EROSION & SEDIMENT CONTROL PLAN (ESC)

____ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

____ BUILDING PERMIT APPROVAL
x 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

____ PRE-DESIGN MEETING
____ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: x Yes ____ No

DATE SUBMITTED: 4/8/16 By: DAVID SOULE

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: ___

EES

Entitlement and Engineering Solutions, Inc.

Company:	City of Albuquerque	Date:	06/24/2015
Address:	Planning Department Development & Review Services 600 2nd St. NW, Suite 201 Albuquerque, NM 87102	Project:	Advance Auto Parts San Matteo & Claremont
Attention:	Rita Harmon, P.E.	From:	Jeff Colson
Re:	Grading & Drainage Submittal	Project No.:	

We are sending you:

Delivered by: UPS

Transmitted: For Review

Summary of enclosed materials

Quantity	Description
1	Drainage and Transportation Information Sheet
1	Copy of email submittal, delivered and read receipts
1	Copy of PRT Note
1	Drainage summary memo
1	C5.0 Grading and Drainage Area Plan

Comments:

Please contact me with any questions or if you need more information.

CC:

Attention	Transmittal Only	Delivered by
	☐	
	☐	
	☐	

File Code	☐ Transmittal Only

Jeff Colson

From: Jeff Colson
Sent: Tuesday, June 23, 2015 9:48 PM
To: 'PLNDRS@cabq.gov'
Cc: 'RMichel@cabq.gov'; Mary Kasal; 'Kay Stallworthy'
Subject: Advance Auto Parts - San Matteo Blvd & Claremont Ave: TCL Submittal
Attachments: DRAINAGE INFO SHEET_ELECTRONIC TCL 06.232015.pdf; PRT NOTES 03.31.2015.PDF; C1.2 TRAFFIC CIRCULATION LAYOUT 06.23.2015.pdf; C1.3 TCL NOTES & DETAILS 06.23.2015.pdf

Tracking:

Recipient	Delivery	Read
'PLNDRS@cabq.gov'		
'RMichel@cabq.gov'		
Mary Kasal	Delivered: 6/23/2015 9:48 PM	Read: 6/23/2015 9:53 PM
'Kay Stallworthy'		

Please find enclosed the initial drainage and grading submittal for the proposed Advance Auto Parts at San Matteo Blvd. and Claremont Ave. Paper copies will follow this email and will be sent direct to Racquel Michel unless there is another address this information should be sent.

Please contact me with any questions you have or you need additional information.

Many Thanks,
Jeff

Jeff Colson, P.E.
Project Manager
Entitlement and Engineering Solutions, Inc.
CDOT ESB ☐ ***RTD SBE*** ☐ ***CITY OF DENVER MWBE/SBE/DBE***
518 17th Street, Suite 1575
Denver, CO 80202
303-572-7997 ext. 8#
Cell 720-207-3936
E-Mail: jeff.colson@ees.us.com
Website: www.ees.us.com

Jeff Colson

From: Microsoft Outlook
To: RMichel@cabq.gov; PLNDRS@cabq.gov
Sent: Tuesday, June 23, 2015 9:48 PM
Subject: Relayed: Advance Auto Parts - San Matteo Blvd & Claremont Ave: TCL Submittal

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

RMichel@cabq.gov (RMichel@cabq.gov)

PLNDRS@cabq.gov (PLNDRS@cabq.gov)

Subject: Advance Auto Parts - San Matteo Blvd & Claremont Ave: TCL Submittal

Jeff Colson

From: Planning Development Review Services <PLNDRS@cabq.gov>
To: Jeff Colson
Sent: Wednesday, June 24, 2015 1:37 PM
Subject: Read: Advance Auto Parts - San Matteo Blvd & Claremont Ave: TCL Submittal

Your message

To:
Subject: Advance Auto Parts - San Matteo Blvd & Claremont Ave: TCL Submittal
Sent: Wednesday, June 24, 2015 1:37:00 PM (UTC-07:00) Mountain Time (US & Canada)

was read on Wednesday, June 24, 2015 1:36:57 PM (UTC-07:00) Mountain Time (US & Canada).

PRE-APPLICATION REVIEW TEAM (PRT) MEETING

PA# 15-048 Date: 3.31.2015 Time: 1:30 PM

1. **AGENCY REPRESENTATIVES PRESENT AT MEETING**

Planning:	☒ Kym Dicome	☐ Other:
Transportation:	☒ Gary Sandoval	☐ Other:
Code Enforcement:	☒ Ben McIntosh	☐ Other:
Fire Marshall:	☒ Antonio Chinchilla Vince - LA	☐ Other:

2. **TYPE OF APPLICATION ANTICIPATED / APPROVAL AUTHORITY**

☐ Zone Map Amendment	☐ EPC Approval	☐ City Council Approval	
☐ Sector Dev. Plan Amendment	☐ EPC Approval	☐ City Council Approval	
☐ Site Dev. Plan for Subdivision	☐ EPC Approval	☐ DRB Approval	☐ Admin Approval
☐ Site Dev. Plan for Bldg. Permit	☐ EPC Approval	☐ DRB Approval	☐ Admin Approval

☐ Other _____

3. **SUMMARY OF PRT DISCUSSION:**

Current Zoning: C-1

Applicable Plans: ZONING CODE

Applicable Design Regulations: _____

Other Applicable Regulations: _____

Previously approved site plans/project #s: _____

Proposed Use/Zone: _____

Requirements for application: (R-270-1980, Notification, as-built drawings, TIS, Check Lists, Other)

_____

Handouts Given:

☐ Zone Map Amendment Process ☐ R-270-1980 ☐ AA Process ☐ EPC Schedule

Further input needed: (Sketch Plat Review @ DRB, DRT, ZEO, ONC, pre-application facilitated meeting, other)

_____

Additional Notes:

ZONING - C-1 NEIGHBORHOOD COMMERCIAL PER ZONING CODE 14.16.2.16 ALLOWS RETAIL SALES LIKE JEWELRY SALES, SPORTING GOODS, ETC. AS LISTED. IF PROPOSING ONE OF THOSE USES, GOES TO PERMIT.

AUTO SUPPLY + PARTS (~~SERVICE~~ RETAIL) - PERMISSIVE. C-1

4. **SIGN & DATE TO VERIFY ATTENDANCE & RECEIPT OF THIS SUMMARY.**

PRT CHAIR

APPLICANT OR AGENT

***Please Note: PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY: THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL. Statements regarding Zoning are not Certificates of Zoning. Additional research may be necessary to determine the exact type of application and/or process needed. It is possible that factors unknown at this time and/or thought of as minor could become significant as the case progresses.

✓IF NOT LISTED - ZONE CHANGE. IF LISTED AS CONDITIONAL USE UNDER C-1, REQUIRES A PUBLIC HEARING THROUGH THE ZHE. (ZONING HEARING EXAMINER) PROCESS DEPENDENT ON WHAT TYPE OF RETAIL. - APPEARS TO ✓BE PERMISSIVE C-1.

✓EXISTING 3 LOTS. NEED TO CONSOLIDATE INTO 1 WHICH IS A MINOR PLAT ACTION THRU DRB. NEED TO GET A LICENSED SURVEYOR TO PREPARE THE PLAT. SUBMIT FOR SKETCH PLAT TO GET DRB'S COMMENTS PRIOR TO PREPARATION OF PLAT.

✓SETBACKS. SAME AS O-1. FRONT / CORNER SIDE YARD OF ≠ 5' + BLDG HT. 26' SETBACK OF 11' FROM THE JUNCTION OF AN ALLEY + PUBLIC S/W

~~REAR~~ SETBACK IN REAR IS ABUTING 14-16-2-15 (E)(2)

✓LANDSCAPE BUFFERS PER LANDSCAPE REGULATIONS - 14-16-3-10

SPECIAL LANDSCAPING STDS. (14-16-3-10(E))

(ST. TREE ORDINANCE) ST. TREES ALONG SAN MATEO @ 30'

✓WALL REGULATIONS - (14-16-3-19) ↳ ALSO (E)(4)(a) 6' WALL IS REQ'D BETWEEN RES / NON RES. (FROM RES. SIDE)

✓~~DEFICIEN~~ DISTANT SEPARATION FROM ABUTING NON-RESIDENTIAL FOR ACCESS = 5'

✓VARIANCE REQUEST - ZHE. CONTACT NA (OFFICE NEIGHBOR-HOOD CONCERNS) ~~TO~~ MAY DOOR TO DOOR PRIOR TO YELLOW SIGN ~~TO GET FEED BACK. CONTACT LORENA QUINTANA - PATTON~~ DEADLINE: APRIL 2 MAY ~~2ND~~ 19TH JUNE ~~2ND~~ 21 FINAL AFTER APPEAL. - # GIVEN @ MTG.

✓ STAFF NEEDS TO GET DETERMINATION OF PRIVATE ACCESS EASEMENT VS R/W = ALLEY. CALL KAY. - Vince said NOT ALWAYS CORRECT

✓PARKING STDS = 8' x 18' 0/0 COMPACT SPACES

✓CIRCULATION LAYOUT REQ'D W/ B. PERMIT SUBMITAL.

OFF ST. PARKING = 1 @ 200 SF W/ REDUCTION (OFF ST PARKING) LOOKS LIKE 15% 14.6.3.1(E)(6)

CLEAR ON PERMIT / FEE [illegible] 1/2 BF = 15 0/0 =

GRADING + DRAINAGE → FIRST FLUSH RITA HARWORTH. @ PLANNING COUNTER

SUBMIT TCL + G+D PRIOR BUILDING PERMIT.

FIRE MARSHALL COMMENTS GIVEN. _ SUBMIT A SITE PLAN PRIOR BUILDING PERMIT.
HYDRANT LOCATIONS
2. FOLLOW ~~INTERNATIONAL~~ FIRE CODE. INTERNATIONAL
LIST HAZARDOUS MATERIAL.
HIGH RACKS.