

# CITY OF ALBUQUERQUE



**Planning Department  
Transportation Development Services**

August 13, 2015

Jeff Colson  
Engineering and Entitlement Solutions (EES)  
518 17<sup>th</sup> 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)

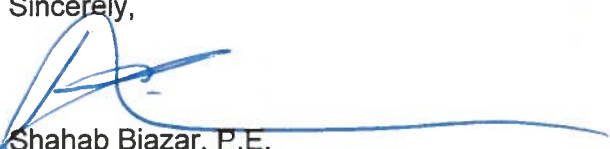
Dear Mr. Colson,

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



# 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 Subdivision

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#: \_\_\_\_\_

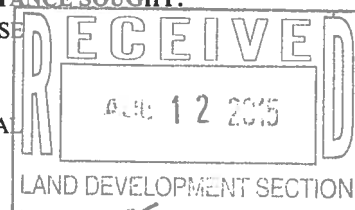
E-mail: \_\_\_\_\_

### 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
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY) \_\_\_\_\_

### CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

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



WAS A PRE-DESIGN CONFERENCE ATTENDED: \_\_\_\_\_

☒ Yes ☐ No ☐ Copy Provided

DATE SUBMITTED: 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, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development



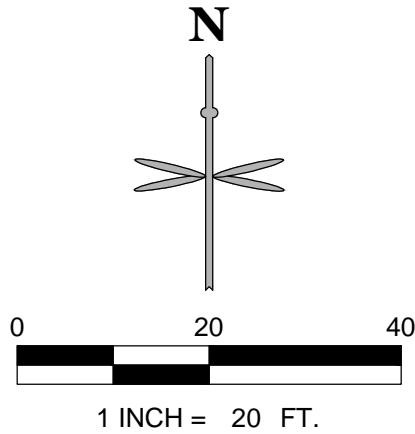
## PROJECT BENCHMARK & VERTICAL DATUM

ALL CORNERS FOUND IN PLACE AND HELD WERE TAGGED WITH A BRASS DISK STAMPED "LS 8686" OR WERE ILLEGIBLE UNLESS OTHERWISE INDICATED HEREON. ALL CORNERS THAT WERE SET ARE EITHER A 1/2" REBAR WITH CAP STAMPED "PS 14269" 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.



## ZONE H-17 VICINITY MAP

NOT TO SCALE

## SITE SCHEDULE

- PROPOSED 1' SAWCUT OFFSET FROM PROPOSED CURB/GUTTER AND VALLEY GUTTER.
- PROPOSED STANDARD 6" CURB AND GUTTER PER COA STANDARD DRAWING 2415A MODIFIED TO A 1" GUTTER PAN.
- PROPOSED 6" VALLEY GUTTER PER COA STANDARD DRAWING 2420 AND 2426.
- HATCHED AREA TO REPRESENT LOADING AREA LOCATION FOR SITE PLAN REVIEW PURPOSES ONLY. NO ACTUAL STRIPING PROPOSED.
- PROPOSED 10'X1.5' SOLID WHITE STOP BAR.
- PROPOSED ADA RAMP
- PROPOSED ADA STANDARD HANDICAP PARKING SIGN.
- PROPOSED TACTILE WARNING PANEL 2'X17' AND 2'X8'.
- SCREENED AREA DEFINES ADA COMPLIANT ZONE OF ACCESSIBILITY FROM BUILDING FRONT ENTRANCE TO HANDICAP PARKING STALLS. CROSS SLOPES NOT TO EXCEED 2% IN ALL DIRECTIONS. "NO PARKING" LETTERING NOT SHOWN. SEE DETAIL SHEET.
- PROPOSED TRASH ENCLOSURE W/6" SCREEN WALL.
- PROPOSED FIRE LANE STRIPING. SEE NOTE 14 ON THIS SHEET.
- PROPOSED 6" DEPRESSED CURB AND GUTTER PER COA STANDARD DRAWING 2415A MODIFIED TO HAVE 2% CROSS FALL ACROSS GUTTER TOWARDS PARKING LOT.
- PROPOSED PYLON SIGN PANEL. REFER TO ARCH. SIGNAGE PLANS FOR DETAIL.
- PROPOSED CONCRETE WALK.
- PROPOSED RETAINING WALL AND SCREENING FENCE. MAXIMUM HEIGHT OF RETAINING WALL 3', MAX. COMBINED HEIGHT OF WALL AND FENCE 6' (293' LONG).
- EXISTING LIGHT POLE TO BE RELOCATED OUTSIDE OF THE DRIVEWAY CUT BY THE CONTRACTOR.
- PROPOSED 2' CONCRETE ALLEY GUTTER PER COA STANDARD DRAWING 2415A.
- PROPOSED MOTORCYCLE PARKING STALL (4.5'X18').
- PROPOSED 4'X5' BIKE RACK STAND. PROVIDES (2) BICYCLE SPACES PER RACK.
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT. SEE PAVEMENT SECTION THIS SHEET.
- PROPOSED LIGHT DUTY ASPHALT PAVEMENT. SEE PAVEMENT SECTION THIS SHEET.
- PROPOSED RUNDOWN CURB AND GUTTER PER COA STANDARD DRAWING 2415A (2)
- PROPOSED FIRE LANE SIGN.
- PROPOSED ADA VAN HANDICAP PARKING SIGN.
- 10' WIDE 6" 4000 PSI CONCRETE STRIP WITH 6" BY 1/8" REINFORCEMENT.
- EXISTING CURB CUT.
- MOTORCYCLE PARKING SIGN PER C.O.A. ZONING CODE 14-16-3-1 (C)(2).
- EXISTING CURB CUTS NOT MODIFIED BY NEW CURB CUTS TO BE REPLACED WITH CURB, GUTTER AND WALL PER C.O.A. STANDARD DWG 2430.
- PEDESTRIAN DOORS TO BUILDING
- ROLLER SHUTTER DOOR FOR DELIVERIES

## PAVEMENT SECTIONS

AUTOMOBILE PARKING AREAS (LIGHT DUTY PAVEMENT)  
2 1/2" ASPHALT CONCRETE PAVEMENT (AC)  
OVER 6" ABC OR 5" PCC PER GEOTECHNICAL REPORT

DRIVE LANES (HEAVY DUTY PAVEMENT)  
4" ASPHALT CONCRETE (AC) PAVEMENT  
OVER 6" ABC OR 5" PCC PER GEOTECHNICAL REPORT

NOTE:  
PAVEMENT SECTION PER GEOTECHNICAL REPORT PREPARED BY TERRACON CONSULTANTS INC. PROJECT NUMBER 66155033  
REFER TO GEOTECHNICAL REPORT.

## PROJECT INFORMATION

### ADDRESS:

2803, 2807 & 2813 SAN MATEO BLVD.  
ALBUQUERQUE, NM 87110  
(FINAL ADDRESS ASSIGNMENT T.B.D UPON COMPLETION OF PLAT BY OTHERS)

### LEGAL DESCRIPTION:

LOTS NUMBERED EIGHT (8), NINE (9), AND TEN (10) IN BLOCK NUMBERED TWO (2) OF THE PLAT OF BLOCKS 1-44 INCLUSIVE OF BEL-AIR, A SUBDIVISION OF A TRACT OF LAND IN SCHOOL DISTRICTS NUMBERS 13 AND 22, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JANUARY 31, 1947.

### SITE ACREAGE:

FORMER LOTS 8, 9, 10:  
0.18 ACRES, 0.17 ACRES, 0.20 ACRES  
PROPOSED SITE:  
0.55 ACRES

### PLANNING INFORMATION:

ZONE ATLAS PAGE H-17  
LAND USE ZONING IS C-1

### PARKING SUMMARY:

REQUIRED  
AUTOMOBILE PARKING SPACES (1/200 SF)\* = 35  
ADA SPACES (1 PER 25 AUTOMOBILE SPACES) = 2  
MOTORCYCLE PARKING SPACES (4'X18' MIN) = 2  
BICYCLE PARKING = 2

PROVIDED  
STANDARD SPACES = 26  
ADA HANDICAP STANDARD SPACES = 1  
ADA HANDICAP VAN ACCESSIBLE SPACES = 1  
TOTAL AUTOMOBILE SPACES\* = 28  
MOTORCYCLE PARKING SPACES 4.5'X18' = 2  
BICYCLE PARKING = 2

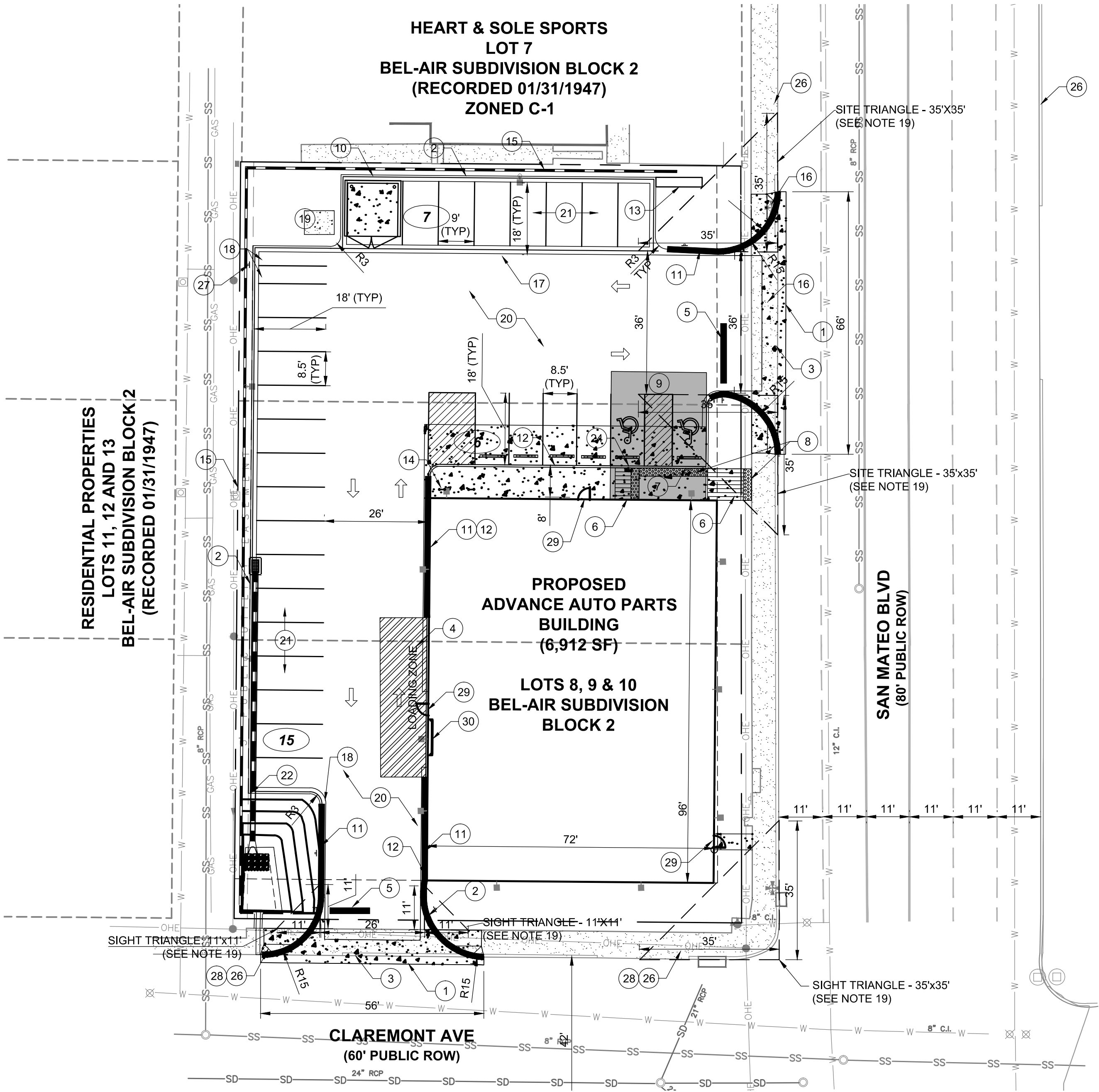
\*SEE APPROVED VARIANCE 15ZHE-80127 BELOW

### APPROVED VARIANCES:

15ZHE-80124: REMOVAL OF WEST 10' LANDSCAPE BUFFER  
15ZHE-80126: REMOVAL OF NORTH 6' LANDSCAPE BUFFER  
15ZHE-80127: REDUCTION OF REQUIRED PARKING SPACES TO 28

## LEGEND

	PROPOSED RETAINING WALL
	PROPOSED EASEMENT
	PROPERTY LINE
	PROPOSED BUILDING
	PROPOSED SIGN
	PARKING COUNT
	EXISTING CURB AND GUTTER
	PROPOSED 6" STANDARD CURB AND GUTTER
	EXISTING SITE LIGHTING
	PROPOSED SITE LIGHTING
	PROPOSED CONCRETE WALK (SEE DETAIL SHEET C1.3)
	PROPOSED INLET
	PROPOSED 4" STORM MANHOLE
	EXISTING SANITARY/STORM MANHOLE
	DENOTES TRAFFIC FLOW PATTERNS (NO ACTUAL STRIPING)
	FIRE LANE CURB PAINT
	HEAVY DUTY ASPHALT



## NOTES

- NO BIKE ROUTES OR PATHS EXIST ALONG FRONTAGE OF SAN MATEO BOULEVARD.
- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD SPECIFICATIONS OF CITY SITE OF ALBUQUERQUE.
- EMERGENCY AND SERVICE TRUCKS WILL MANEUVER AROUND BUILDING DRIVE AISLES IN A ONE-WAY TRAFFIC MOVEMENT.
- CARS/TRUCKS WILL MANEUVER AROUND BUILDING DRIVE AISLES IN A TWO-WAY TRAFFIC MOVEMENT.
- SITE ASSUMES CIRCULATION OF WB-67 SEMI.
- UPON COMPLETION OF PAVING OPERATIONS THE CONTRACTOR SHALL INSTALL THE PAVEMENT STRIPES AND PAVEMENT MARKINGS AS SHOWN HEREON. ON SITE PARKING STALL STRIPES SHALL BE 4" WIDE AND WHITE IN COLOR. HANDICAP STALL STALLS SHALL BE PAINTED AND SIGNED PER FEDERAL, STATE AND LOCAL REQUIREMENTS. SEE DETAIL SHEET.
- HANDICAP PARKING AREAS PROVIDED PER CITY STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENT ADOPTED UNIFORM BUILDING CODE.
- UNLESS OTHERWISE NOTED, ALL RADII ON PARKING ISLANDS SHALL BE 3'.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS SERVICE AREA DIMENSIONS AND ELEVATIONS. REFERENCE M.E.P. FOR EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- THE DISPOSAL OF DEMOLISHED ITEMS SHALL COMPLY TO ALL STATE AND LOCAL REQUIREMENTS.
- MECHANICAL UNITS, DUMPSTER AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE ZONING ORDINANCE.
- ALL SIGNAGE CONTINGENT UPON APPROVAL BY THE CITY OF ALBUQUERQUE.
- ALL SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- FIRE LANE STRIPING, "NO PARKING FIRE LANE" MARKING SHALL CONSIST OF A SIX (6) INCH WIDE RED STRIPE ALONG THE CURB ON THE WEST SIDE OF THE BUILDING. THE WORDS "NO PARKING FIRE LANE" SHALL BE MARKED ON THE SIGN IN FOUR (4) INCH HIGH WHITE LETTERS AT 25-FT. MAXIMUM INTERVALS STRIPING AND LETTERS SHALL BE APPLIED ACCORDING TO THE CITY OF ALBUQUERQUE. FIRE LANE AND FIRE PROTECTION MUST BE APPROVED BY THE FIRE MARSHALL PRIOR TO BUILDING PERMIT BEING ISSUED. CONTRACTOR TO COORDINATE ALL FIRE LANE MARKINGS WITH THE ALBUQUERQUE AND NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARDS.
- ALL DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE AND NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARDS.
- ALL DIMENSIONS ARE MEASURED FROM FLOWLINE OF CURB, UNLESS NOTED OTHERWISE.
- ALL ACCESSIBLE RAMPS SHALL HAVE A MAXIMUM SLOPE OF 12:1.
- REFER TO PLAT FOR OFFICIAL EASEMENT LOCATIONS.
- WALLS, LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS; THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA. THE FOLLOWING SIGHT TRIANGLE LENGTHS HAVE BEEN USED:
  - SAN MATEO & CLAREMONT (NW CORNER) - 35 FEET CLEAR SITE BOTH SIDES
  - NORTHERN SITE ACCESS & SAN MATEO - 35 FEET CLEAR BOTH SIDES
  - SOUTHERN SITE ACCESS & CLAREMONT AVENUE - 11 FEET CLEAR BOTH SIDES (PER MINI CLEAR SITE TRIANGLE DETAIL).

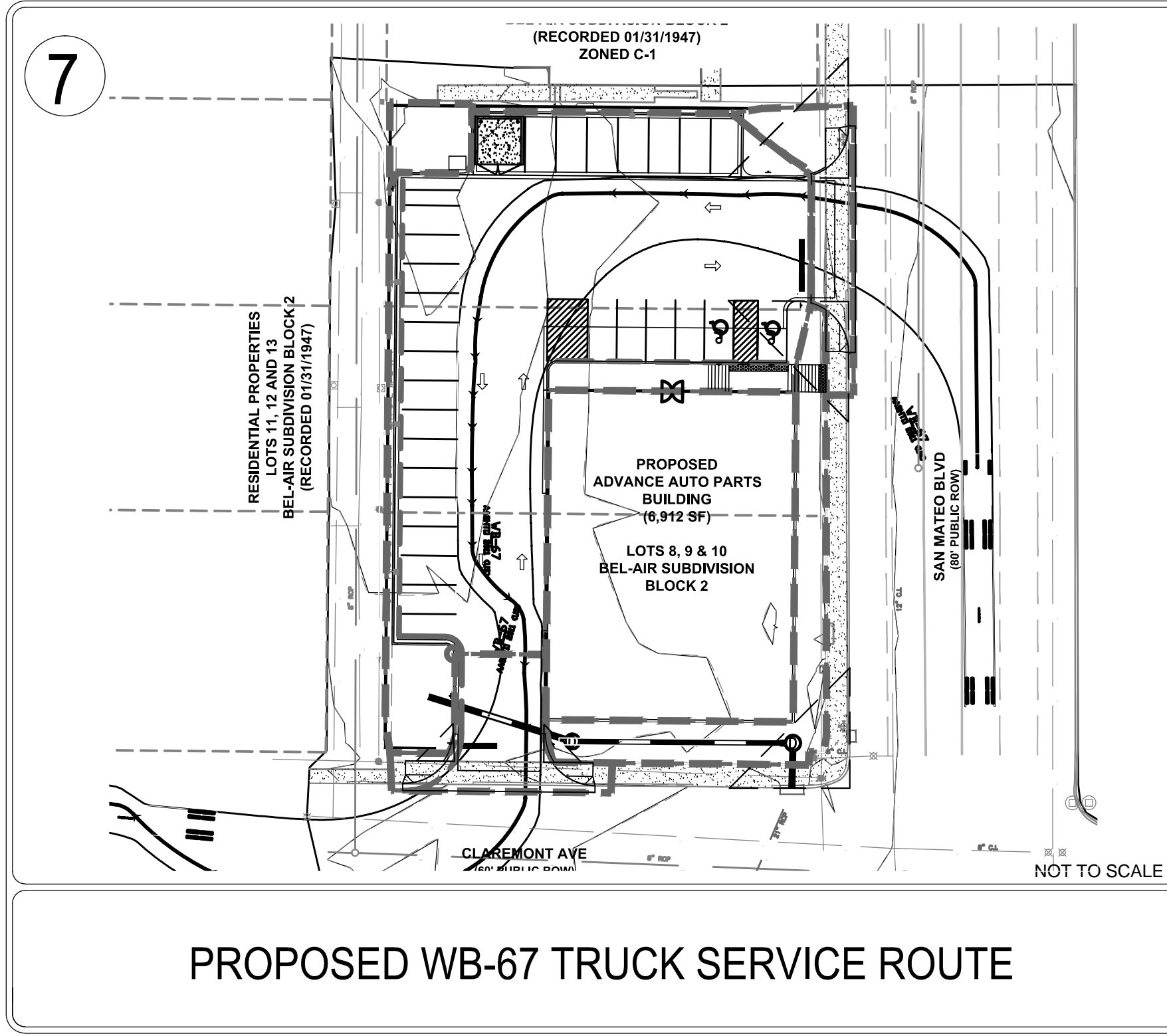
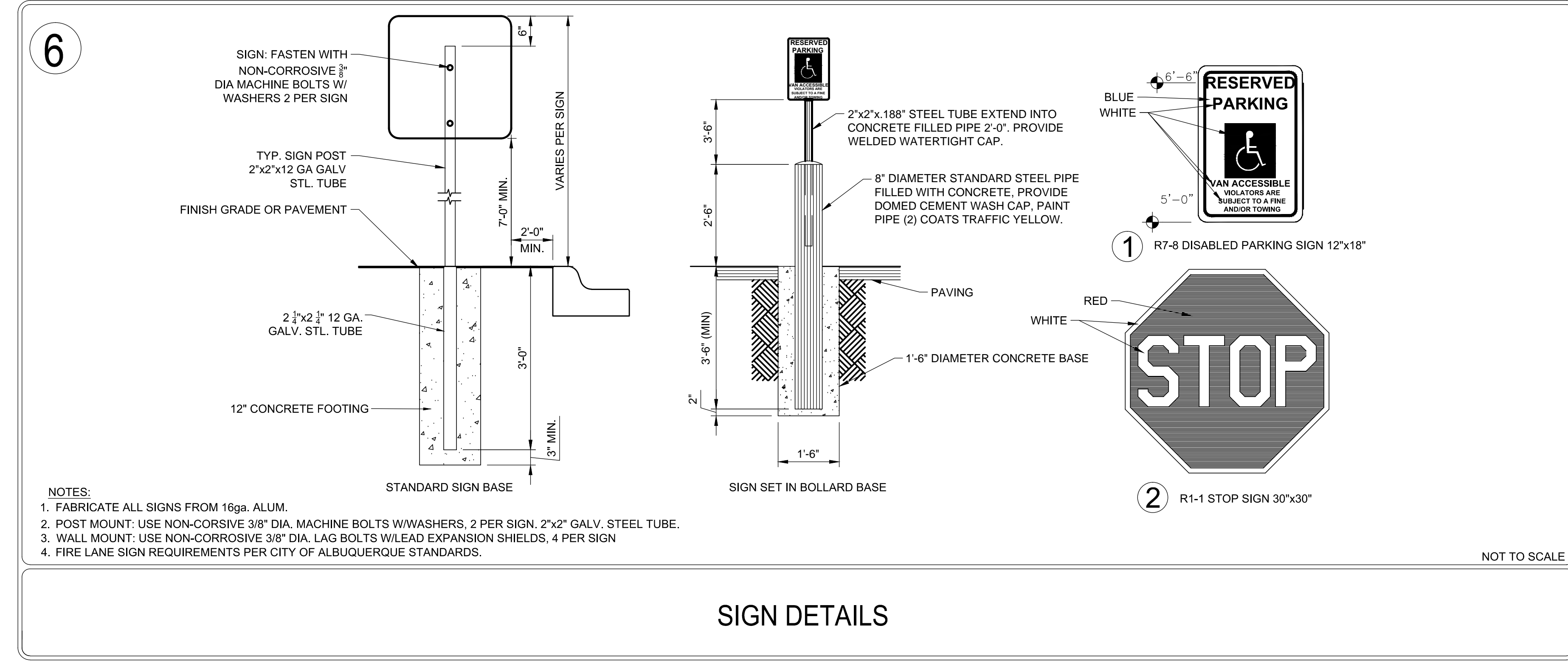
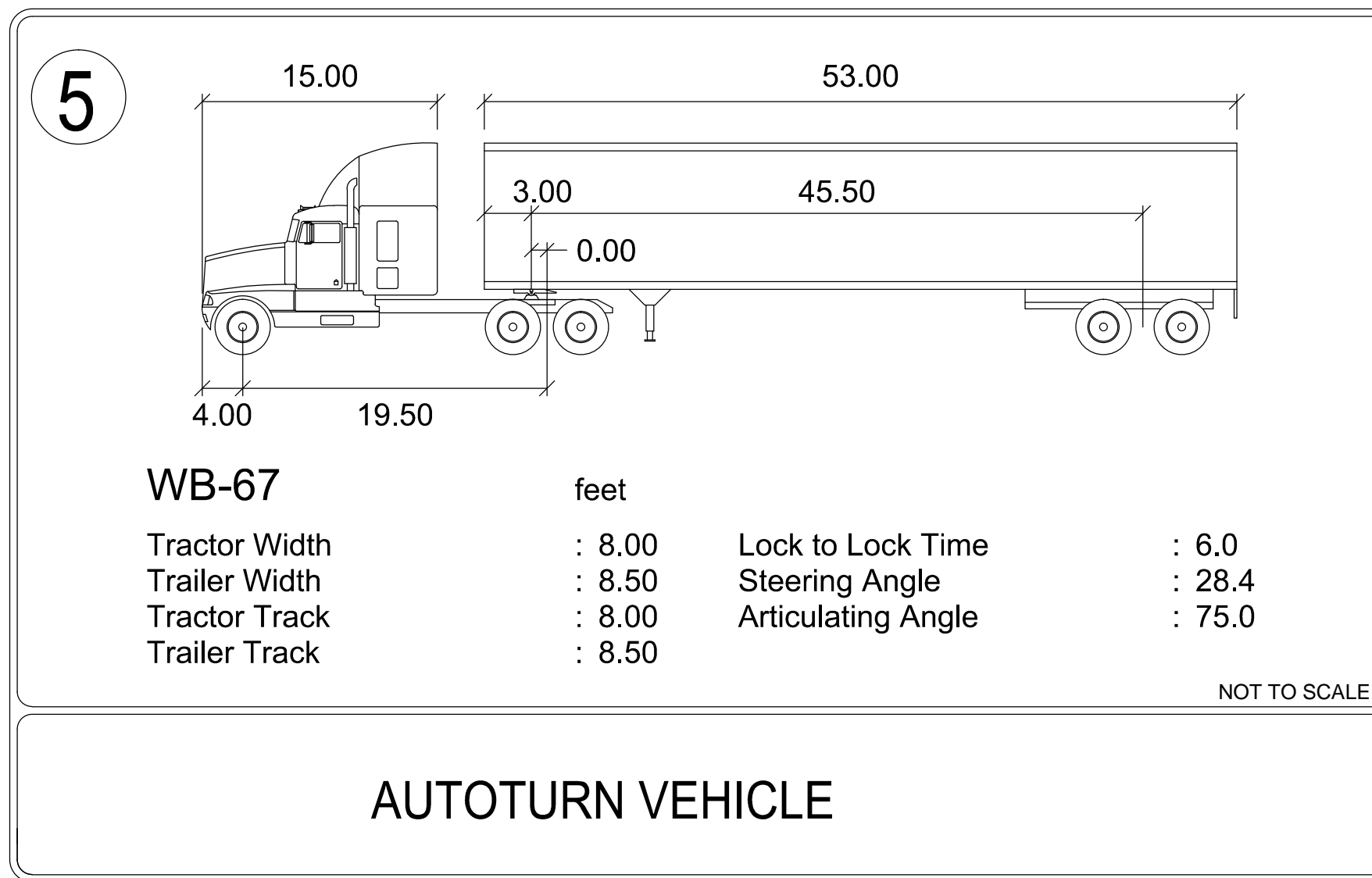
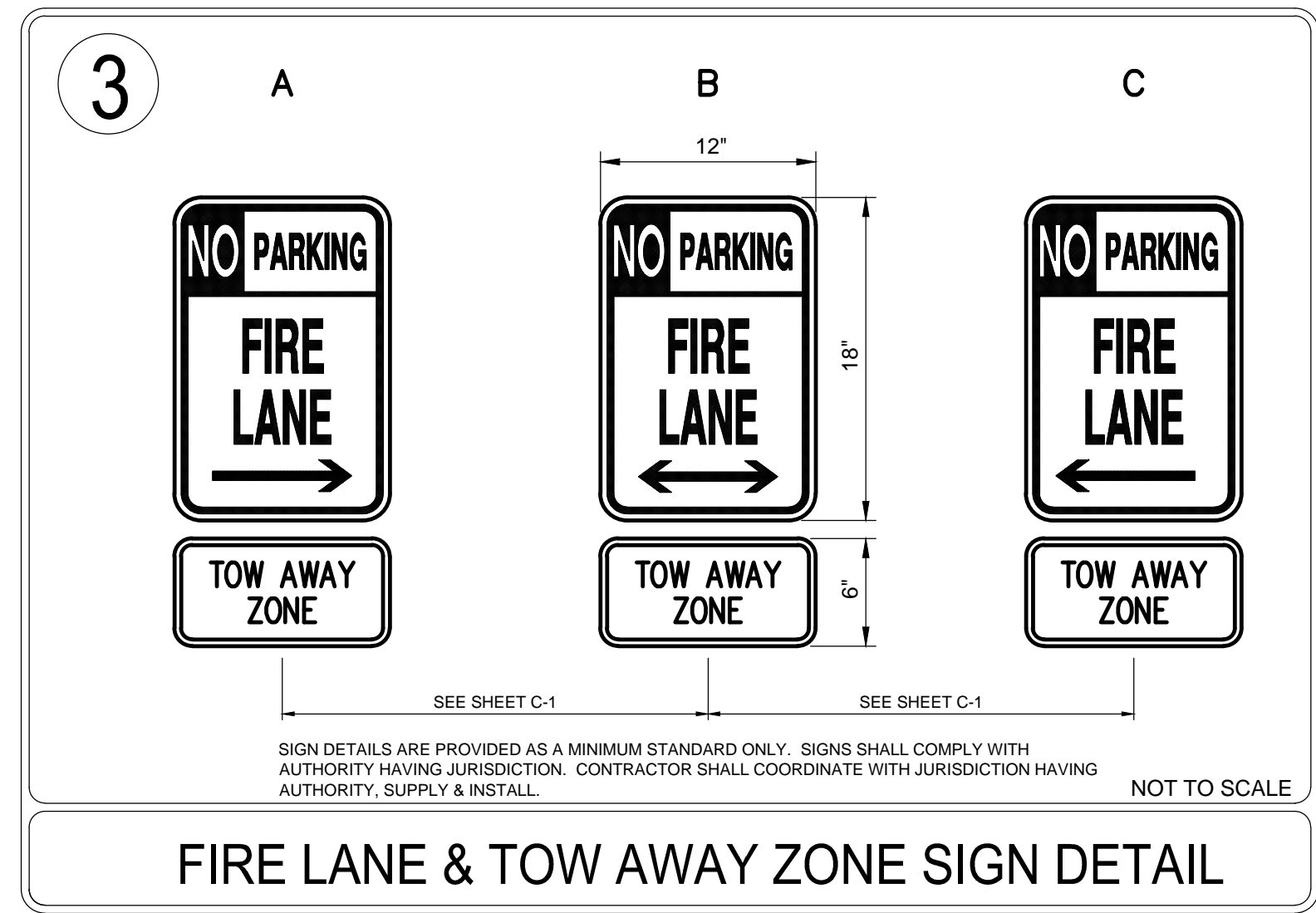
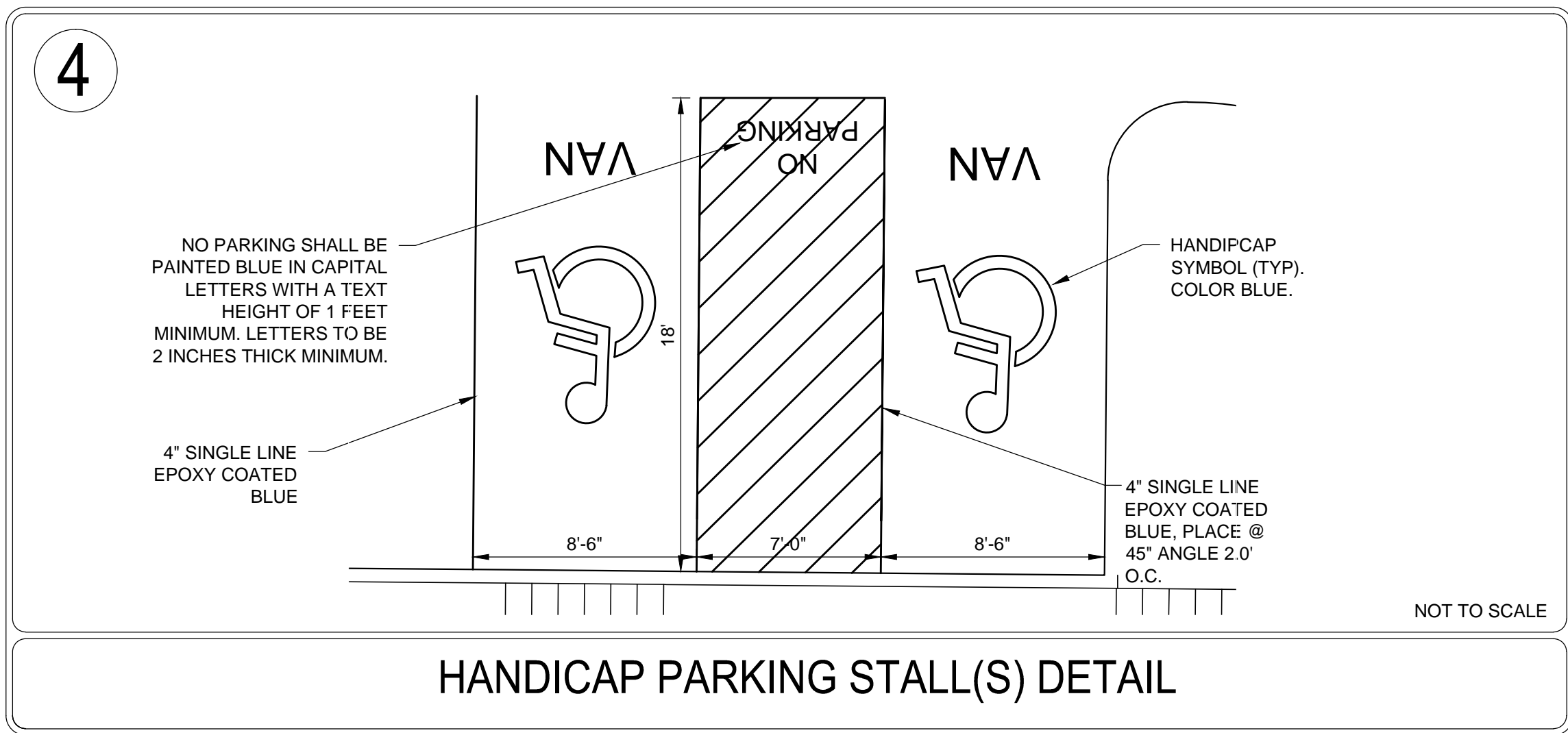
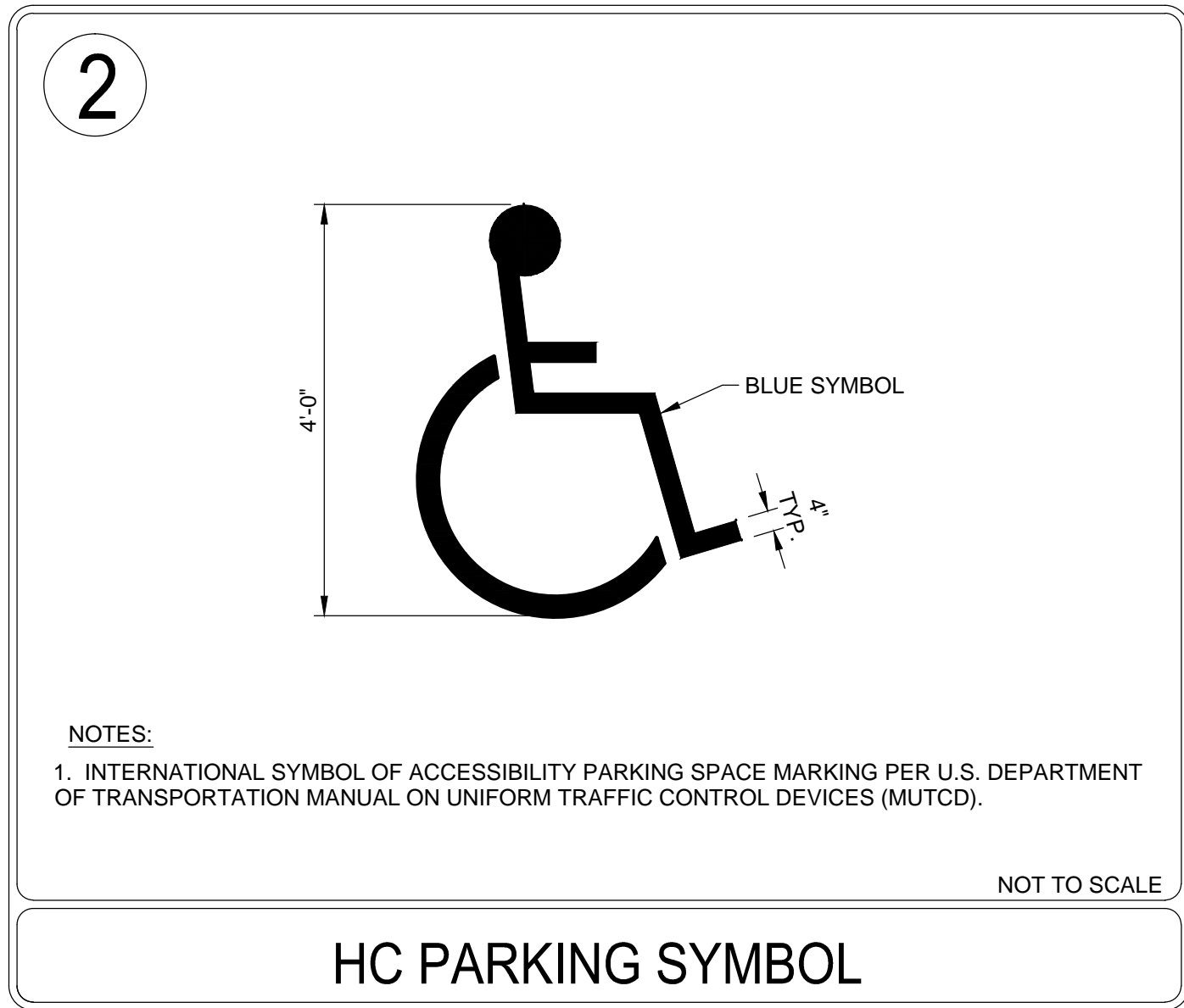
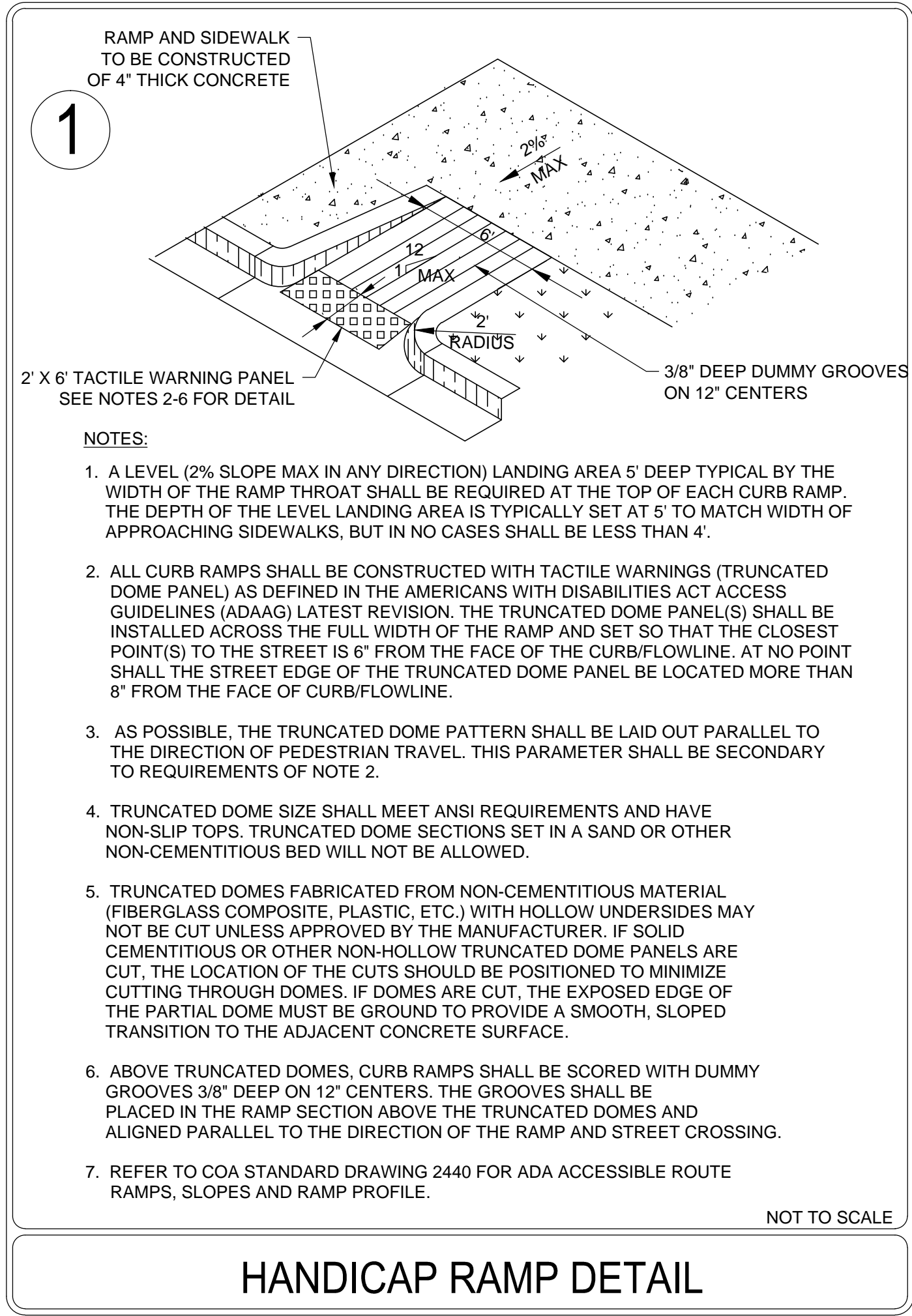
NO.	REVISION	BY	DATE



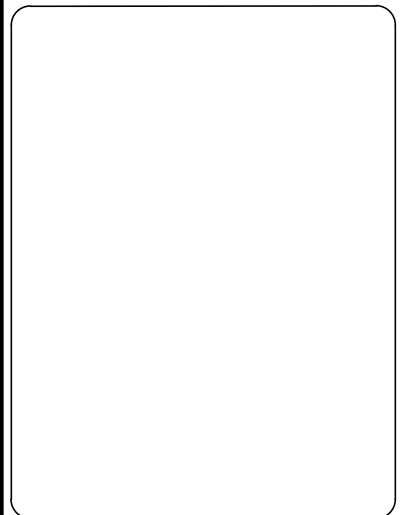
TCL SUBMITTAL  
**ADVANCE AUTO PARTS**  
SAN MATEO BOULEVARD AND CLAREMONT AVENUE  
**TRAFFIC CIRCULATION LAYOUT**

PROJECT NO: CAD008.01  
DESIGNED BY: JDC  
DRAWN BY: JDC  
DATE: 08/07/2015  
**C1.2**  
SHEET 1 OF 2





DATE	
BY	
REVISION	
No.	



TCL SUBMITTAL	ADVANCE AUTO PARTS	SAN MATEO BOULEVARD AND CLAREMONT AVENUE	SITE NOTES & DETAILS
PROJECT NO:	CAD008.01	DESIGNED BY:	JDC
DRAWN BY:	JDC	DATE:	08/07/2015
C1.3			
SHEET 2 OF 2			