

# 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.

PO Box 1293

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

Albuquerque

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

New Mexico 87103

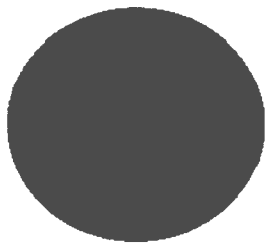
Once corrections are complete resubmit acceptable package along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. For digital submittal and minor comments and/or repairs, please submit photos to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to submittal. If you have any questions, please contact me at (505) 924-3991.

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

Sincerely,

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

\gs via: email  
C: CO Clerk, File



# 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  
☒ TRAFFIC/ TRANSPORTATION  
☐ MS4/ EROSION & SEDIMENT CONTROL

**TYPE OF SUBMITTAL:**

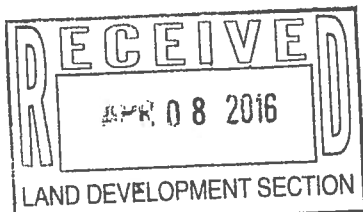
☒ ENGINEER/ ARCHITECT CERTIFICATION  
  
☐ CONCEPTUAL G & D PLAN  
☐ GRADING PLAN  
☐ DRAINAGE MASTER PLAN  
☐ DRAINAGE REPORT  
☐ CLOMR/LOMR  
  
☒ TRAFFIC CIRCULATION LAYOUT (TCL)  
☐ TRAFFIC IMPACT STUDY (TIS)  
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)

☐ OTHER (SPECIFY) \_\_\_\_\_

IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

**CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:**

☐ BUILDING PERMIT APPROVAL  
☒ CERTIFICATE OF OCCUPANCY  
  
☐ PRELIMINARY PLAT APPROVAL  
☐ SITE PLAN FOR SUB'D APPROVAL  
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL  
☐ FINAL PLAT APPROVAL  
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE  
☐ FOUNDATION PERMIT APPROVAL  
☐ GRADING PERMIT APPROVAL  
☐ SO-19 APPROVAL  
☐ PAVING PERMIT APPROVAL  
☐ GRADING/ PAD CERTIFICATION  
☐ WORK ORDER APPROVAL  
☐ CLOMR/LOMR  
  
☐ PRE-DESIGN MEETING  
☐ OTHER (SPECIFY) \_\_\_\_\_



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

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_



## PROJECT BENCHMARK & VERTICAL DATUM

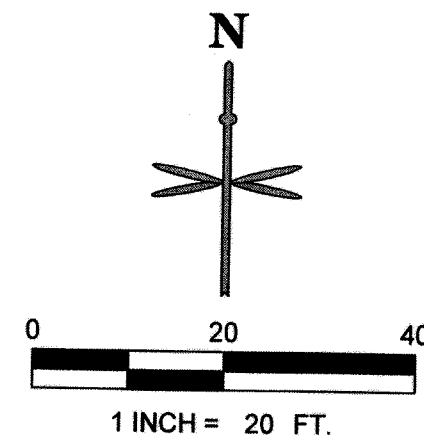
ALL CORNERS FOUND IN PLACE AND HELD WERE TAGGED WITH A BRASS DISK STAMPED "LS 8686" OR WERE ILLEGIBLE UNLESS OTHERWISE INDICATED HEREON. ALL CORNERS THAT WERE SET ARE EITHER A 1/2" REBAR WITH CAP STAMPED "PS 14289" OR SET CHISELED "X" IN CONCRETE.

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

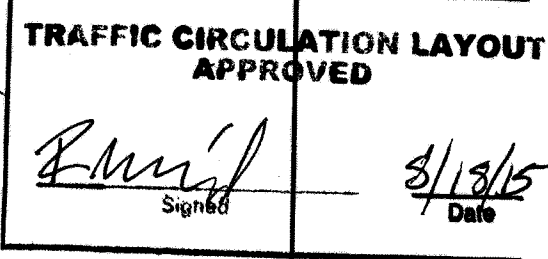
## PROJECT BASIS OF BEARING

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.

I, DAVID SOULE, NMPE 14522, HAVE PERSONALLY INSPECTED THE COMPLETED SITE. I HEREBY CERTIFY THE SITE HAS BEEN CONSTRUCTED IN SUBSTANTIAL COMPLIANCE TO THE APPROVED PLAN. ALL AS BUILT DEVIATIONS FROM THE APPROVED PLAN HAVE BEEN SHOWN ON THIS PLAN.



4/8/16



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

Public Infrastructure shown on these plans for information only and not part of approval. Separate DRC/Permit approval and Work Order required.

RESIDENTIAL PROPERTIES  
LOTS 11, 12 AND 13  
BEL-AIR SUBDIVISION BLOCK 2  
(RECORDED 01/31/1947)

HEART & SOLE SPORTS  
LOT 7  
BEL-AIR SUBDIVISION BLOCK 2  
(RECORDED 01/31/1947)  
ZONED C-1

PROPOSED  
ADVANCE AUTO PARTS  
BUILDING  
(6,912 SF)  
LOTS 8, 9 & 10  
BEL-AIR SUBDIVISION  
BLOCK 2

SAN MATEO BLVD  
(60' PUBLIC ROW)

CLAREMONT AVE  
(60' PUBLIC ROW)

## 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 MANUEVER AROUND BUILDING DRIVE AISLES IN A ONE-WAY TRAFFIC MOVEMENT.
- CARS/TRUCKS WILL MANUEVER 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 RADI 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).

## 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

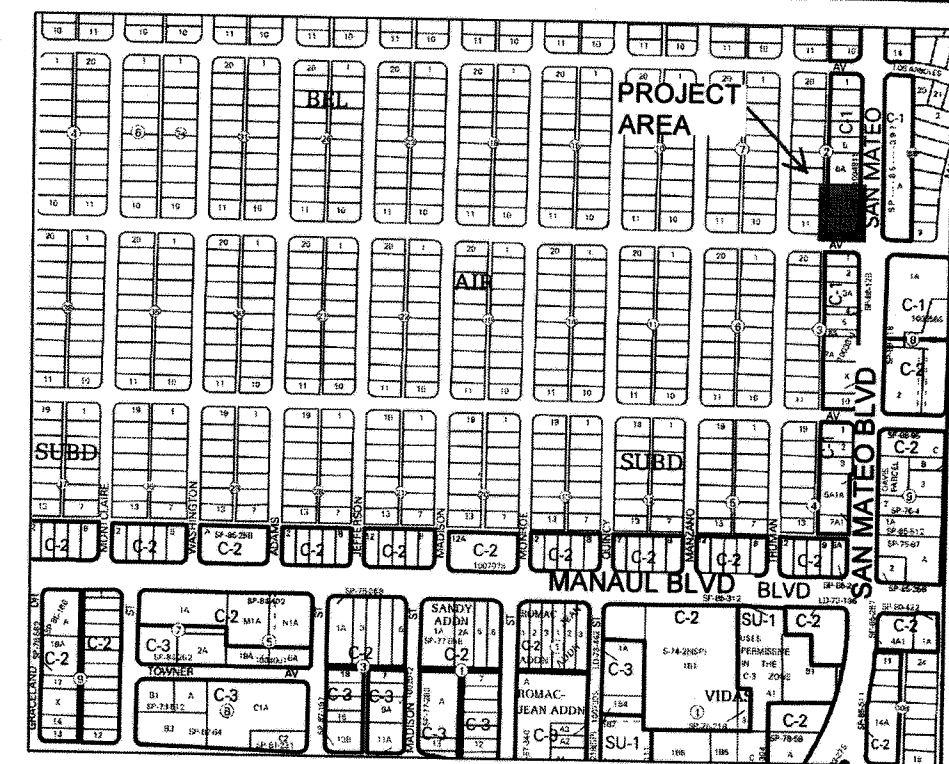
\*SEE APPROVED VARIANCE 15ZHE-80127 BELOW

### 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
9	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



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' (29'3" 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 (WALL MOUNTED).
- 10' WIDE 6" 4000 PSI CONCRETE STRIP WITH 6" BY 1/2" 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
- WHEEL STOP

## 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 NO:	CAD008.01
DESIGNED BY:	JDC
DRAWN BY:	JDC
DATE:	08/07/2015
<b>C1.2</b>	
SHEET 1 OF 2	

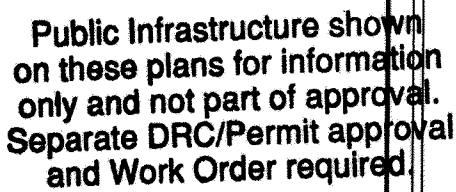
TCL SUBMITTAL

ADVANCE AUTO PARTS

SAN MATEO BOULEVARD AND CLAREMONT AVENUE

TRAFFIC CIRCULATION LAYOUT





**NOT TO SCALE**

**NOT TO SCALE**

NOT TO SCALE

NOT TO SCALE

**NOT TO SCALE**

NOT TO SCALE

NOT TO SCALE

SHEET 2 OF 2