DUNAWAY ASSOCIATES WEST, INC.

ENGINEERS PLANNERS LANDSCAPE ARCHITECTS

PHOENIX, AZ FORTWORTH, TEXAS CHICAGO, IL

JOHN W. CORNELSEN

PROJECTS COORDINATOR

PHOENIX

4500 S. Lakeshore Dr., Suite 250 • Tempe, AZ 85282 • (602) 345-0383

FAX NO. (602) 491-2581

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

March 15, 2002

Ronald Bohannan, PE
Tierra West, LLC
8509 Jefferson NE
Albuquerque, NM 87113

Re: Wal-Mart Expansion Grading and Drainage Plan
Engineer's Stamp Dated 3-08-02, (K17/D66)

Dear Mr. Bohannan,

Based on your submittal dated 3-12-02, the above referenced plan is approved for Site Plan for Building Permit and Final Plat Action by the DRB. Prior to Building Permit and Work Order approval the following comments will need to be addressed.

Please state if there are any offsite flows from the San Mateo entrance. If there are not, please show more spot elevations to verify the 1-foot water block at this entrance.

If you have any questions, you can contact me at 924-3982.

Sincerely,

Carlos A. Montoya, PE
City Floodplain Administrator, PWD
Development and Building Services

c: Terri Martin, Hydrology
File (2)

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/11/2002)

K-17 | D66

PROJECT TITLE: Wal-mart Expansion Store # 831-03 ZONE MAP/DRG. FILE #: K-17
DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Lot 1 and 2 of the Wal-mart Addition, and Lot A of Valley View Addition
CITY ADDRESS: San Mateo between Silver and Highland

ENGINEERING FIRM: Tierra West
ADDRESS: 8509 Jefferson NE
CITY, STATE: Alb. NM 87113
CONTACT: David Soule
PHONE: 858-3100
ZIP CODE: 87113

OWNER: _____
ADDRESS: _____
CITY, STATE: _____
CONTACT: _____
PHONE: _____
ZIP CODE: _____

ARCHITECT: Raymond Harris & Associates
ADDRESS: 211 N. Record St. Suite 222
CITY, STATE: Dallas, TX 75202
CONTACT: Thomas Negrete
PHONE: 214-749-0620
ZIP CODE: 75202

SURVEYOR: Precision Surveys
ADDRESS 8414-D Jefferson St. NE
CITY, STATE: Alb. NM 87113
CONTACT: Larry Mediano
PHONE: 856-5700
ZIP CODE: 87113

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____
CONTACT: _____
PHONE: _____
ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:
- X DRAINAGE REPORT
- X DRAINAGE PLAN
- ___ CONCEPTUAL GRADING & DRAINAGE PLAN
- X GRADING PLAN
- ___ EROSION CONTROL PLAN
- ___ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ___ CLOMR/LOMR
- ___ TRAFFIC CIRCULATION LAYOUT (TCL)
- ___ ENGINEERS CERTIFICATION (TCL)
- ___ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ___ OTHER

CHECK TYPE OF APPROVAL SOUGHT:
- ___ SIA / FINANCIAL GUARANTEE RELEASE
- ___ PRELIMINARY PLAT APPROVAL
- ___ S. DEV. PLAN FOR SUB'D. APPROVAL
- X S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ___ SECTOR PLAN APPROVAL
- X FINAL PLAT APPROVAL
- ___ FOUNDATION PERMIT APPROVAL
- X BUILDING PERMIT APPROVAL
- ___ CERTIFICATE OF OCCUPANCY (PERM.)
- ___ CERTIFICATE OF OCCUPANCY (TEMP.)
- ___ GRADING PERMIT APPROVAL
- ___ PAVING PERMIT APPROVAL
- X WORK ORDER APPROVAL
- ___ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:
- ___ YES
- X NO
- ___ COPY PROVIDED

RECEIVED
MAR 12 2002
HYDROLOGY SECTION

DATE SUBMITTED: 3/11/02 BY: David Soule

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature , location and scope ot 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
2. **Drainage Plans**: Required for building permits, grading permits, paving permits and site plans less than five (5)
3. **Drainage Report**: Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or

DRAINAGE REPORT

for

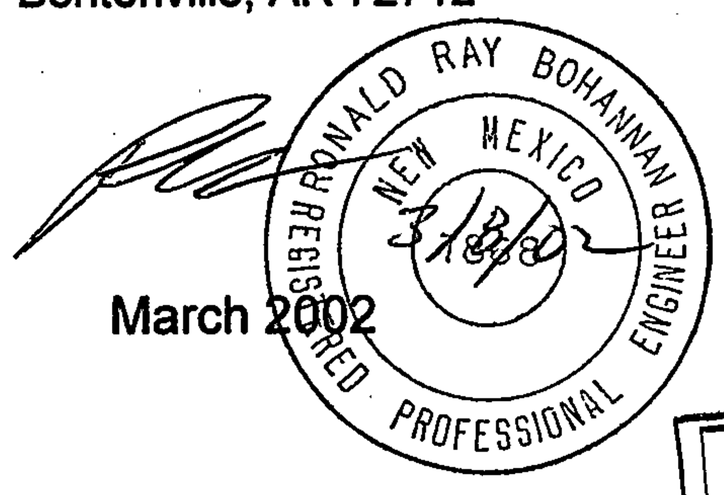
Wal-Mart Expansion
Store #831-02

Albuquerque, New Mexico

Prepared by

Tierra West, LLC
8509 Jefferson Blvd NE
Albuquerque, New Mexico 87113

Prepared for
Wal-Mart Stores, Inc
2001 SE 10th Street
Bentonville, AR 72712



March 2002

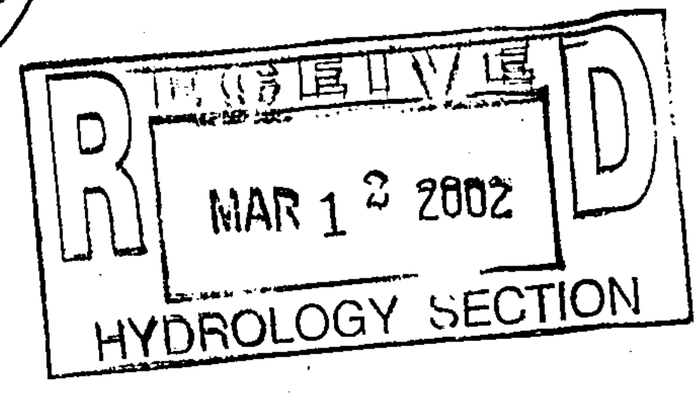


TABLE OF CONTENTS

Purpose 3
Introduction 3
Vicinity Map 4
Existing Conditions 5
Proposed Conditions 5
Summary 6

Appendix

Site Hydrology .....A
Hydraulic Calculations .....B

Map Pocket

Existing Drainage Basin Map .....A
Proposed Drainage Basin Map .....B
Grading Plan C

PURPOSE

The purpose of this report is to prove the redevelopment of the subject 17.6-acre property, for the use as Wal-Mart Supercenter, is in accordance with the DPM Chapter 22. This report will demonstrate that the proposed improvements do not adversely effect the surrounding properties nor the upstream or downstream facilities.

INTRODUCTION

The subject of this report, as shown on the Exhibit A vicinity map, is a 17.6-acre parcel of land bound by San Mateo Boulevard and Jackson Street, and Highland Street and Silver Avenue. The site is located on Zone Atlas page K-17. The site currently exists as three separate properties. The existing Wal-Mart consists of 13.7 acres, and the adjacent Sunspring Apartments contains 3.9 acres. The existing Hollywood Video building is included in this report based upon the entire site draining through the Wal-mart tract. The proposed redevelopment and expansion of the Wal-mart excludes Lot 2 (Hollywood Video). All three sites are fully developed. The proposed improvements consist of demolishing the existing apartments and expanding the existing Wal-Mart and its parking field. The existing legal description of the overall site is Lot 1 and 2 of the Wal-mart Addition and Lot A, Block 21 of the Valley View Addition. A replat to vacate the common property line and combine the two tracks is currently being prepared for submission to the City of Albuquerque for approval by the DRB. As shown on FIRM map 35001C0158D, the site lies within Flood Zone X, though Flood Zone AO (1') exists in San Mateo adjacent to the site. These sites currently free discharge the developed onsite flow to both Silver Avenue and Jackson Street. The overall existing site discharges a peak flow of 78.35 cfs during the predicted 100-year, 6-hour storm event. Our proposed improvements will maintain the existing drainage patterns and discharge a predicted peak flow of 76.84, which is a reduction of 1.51 CFS. This reduction in the peak flow rate is due to the construction of a detention pond with

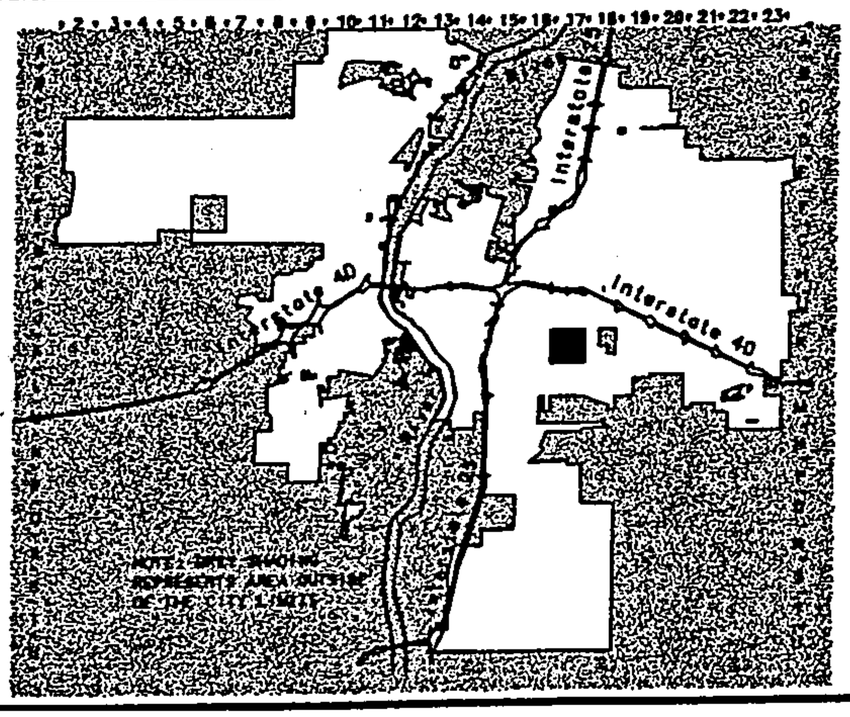


Exhibit A- Vicinity Map

4

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

K-17-Z

Map Amended through July 18, 2001

a throttled discharge located within basin C at the northeast corner of the site. Since the proposed improvements are consistent with existing developed conditions the surrounding properties and drainage facilities will not be adversely affected by the redevelopment of this parcel.

EXISTING CONDITIONS

The site slopes generally from east to west, with general grades between 1-4%. As shown in Map pocket A, the existing Sunspring apartments contain two onsite basins. Basin F consists of the existing parking lot, which drains to an inlet and underground conduit that discharges 7.38 cfs directly onto Silver Avenue. Basin E consists of the apartment buildings and common areas, which sheet flow 5.14 cfs directly to Highland. As shown on the same Existing Basin Map the existing Wal-mart/Hollywood Video site consists of three onsite and one offsite basin. The entire Wal-mart building and the northern portion of the site is contained within basin A. This basin discharges a peak rate of 25.89 cfs directly to Silver Avenue. The eastern portion of the parking lot and the entire Hollywood Video site is contained within Basin B, which discharges a peak rate of 28.71 cfs to Coal Avenue. The remaining western portion of the parking lot constitutes Basin C. This basin discharges 13.94 cfs directly to Jackson Street. The existing Coal Avenue constitutes basin D, which discharges 2.24 cfs directly on to Jackson. Once the flow leave the site they are all conveyed within the rights-of-way where they flow to Coal avenue and are conveyed west into the Highland detention basin and outfall system.

PROPOSED CONDITIONS

The proposed improvements consist of the removal of the existing Sunspring Apartments and the expansion of the existing Wal-mart and its associated parking field. The expansion will also include the DRB approved vacation of Coal Avenue east of Jackson Street. No offsite improvements are planned with the exception of a 50' extension of the existing deceleration lane

on southbound San Mateo into the site. The proposed grading plan for this site is located within Map Pocket C.

As shown in Map Pocket B the proposed site will consist of 6 basins. Appendix A contains the predicted flows generated on site based upon the DPM chapter 22, 100-year, 6-hour design storm. Basin A1 contains the western portion of the building and the north portion of the site behind the building. This basin will discharge 10.36 cfs directly to Silver Avenue through An 8' rundown and under 4-24"sidewalk culverts. Basin A-2 contains the middle portion of the building and northern parking area. This basin will discharge 15.53 cfs directly onto Silver through the driveway. Basin B contains the eastern portion of the building and the area north and east of the building. This basin will drain to a landscaped detention area. This basin discharges a peak flow rate of 6.27 cfs to the detention area. The detention area has a controlled discharge through a 3.5' curb opening. As shown in appendix B, the peak discharge of this basin will be reduced to 3.25 cfs. The flows leaving this basin are conveyed through basin A-2 discharging to Silver Avenue. The purpose of the detention basin is to reduce the overall post expansion flow to be equal to or less than the existing flows. Basin C contains the entire front parking lot and the Hollywood Video parcel. This basin will discharge 42.27cfs through a 28' rundown and 14- 24" sidewalk culverts directly to Jackson Street. Basin D-1 contains the portion of the parking lot at the west end of the site. This basin will discharge 3.69 cfs through a 4' rundown and 2- 24" sidewalk culverts which discharge to Jackson Street through basin D-1. Basin D-2 consists of the remaining portion of the western parking lot which discharge directly to Jackson Street. This basin will discharge 1.74 cfs to Jackson Street. Once the flows leave the site to either Jackson Street or Silver Avenue they are conveyed within the roadway to Coal Avenue. The total combined flows of 76.84 cfs, which are 1.51 cfs less than historical, are conveyed within Coal Avenue west to the Highland detention basin and subsequently discharged to the Highland storm drain system. Should this site incur any flows greater than the 100-year, 6-hour design storm

event, the rundowns and weirs will overflow and the same drainage patterns will convey the flow to the downstream drainage facilities.

SUMMARY AND RECOMMENDATIONS

This site is a developed parcel within the City of Albuquerque. The proposed improvements will reduce the total peak discharge rate by 1.51 cfs. The historical drainage patterns will remain. The development of this site is consistent with the DPM, Chapter 22, Hydrology section. Since this site encompasses more than 5 acres, a NPDES permit is required prior to any construction activity. Minor improvements are to occur within City Right-of-Way; therefore a Work Order will be required. It is recommended this development be approved for Rough Grading, Site Plan for Building Permit and Building Permit.

APPENDIX A

SITE HYDROLOGY

RUNOFF CALCULATIONS

Date: February 20,2002 Project: Walmart (Zuni) Store #831-02

This procedure is in accordance with the City of Albuquerque Development Process Manual, Volume 2, Section 22.2, AHydrology≅, peak discharge rate for small watersheds less than forty acres in size.

Precipitation Zone from Figure A-1: 2
Land treatment descriptions are in Table A-4.

1. RUNOFF RATE COMPUTATION

Use Equation A-10: $Q_P = Q_{PA} A_A + Q_{PB} A_B + Q_{PC} A_C + Q_{PD} A_D$
Values of Q_{pi} are from Table A-9, and are in CFS/acre. Area values are in acres.

EXISTING RATE OF RUNOFF (CFS)

BASIN	Q_{PA}	A_A	Q_{PB}	A_B	Q_{PC}	A_C	Q_{PD}	A_D	
Basin A	1.56	0.00	2.28	1.329	3.14	0.532	4.70	3.456	20.94
Basin B	1.56	0.00	2.28	0.00	3.14	0.632	4.70	5.687	28.71
Basin C	1.56	0.00	2.28	0.158	3.14	.315	4.70	2.679	13.94
Basin D	1.56	0.00	2.28	0.00	3.14	0.102	4.70	0.409	2.24
Basin E	1.56	0.00	2.28	0.576	3.14	.144	4.70	0.720	5.14
Basin F	1.56	0.00	2.28	0.169	3.14	0.084	4.70	1.432	7.38
Total									78.35

DEVELOPED RATE OF RUNOFF (CFS)

BASIN	Q_{PA}	A_A	Q_{PB}	A_B	Q_{PC}	A_C	Q_{PD}	A_D	Q
BASIN A-1	1.56	0.000	2.28	0.115	3.14	0.115	4.70	2.071	10.36
BASIN A-2	1.56	0.000	2.28	0.173	3.14	0.173	4.70	3.106	15.53
BASIN B	1.56	0.000	2.28	0.398	3.14	0.159	4.70	1.035	6.27
BASIN C	1.56	0.000	2.28	0.478	3.14	0.956	4.70	8.124	42.27
BASIN D-1	1.56	0.000	2.28	0.0845	3.14	0.042	4.70	0.718	3.69
BASIN D-2	1.56	0.000	2.28	0.086	3.14	0.043	4.70	0.301	1.74
Total									79.86

APPENDIX B

HYDRAULIC CALCULATIONS

Curb opening at basin A-1

Weir Equation:

$$Q = CLH^{3/2}$$

Q= flow (cfs)
C = 2.75
H = Curb Height (ft)
L = width of opening

$$Q_{max} = 2.75(8)(.67)^{3/2} = 12.06 \text{ cfs}$$

Q_{req}= 10.36 cfs

Curb opening at basin C

Weir Equation:

$$Q = CLH^{3/2}$$

Q= flow (cfs)
C = 2.75
H = Curb Height (ft)
L = width of opening

$$Q_{max} = 2.75(28)(.67)^{3/2} = 42.2 \text{ cfs}$$

$$Q_{req} = 42.2 \text{ cfs}$$

Curb opening at basin D-1

Weir Equation:

$$Q = CLH^{3/2}$$

Q= flow (cfs)
C = 2.75
H = Curb Height (ft)
L = width of opening

$$Q_{max} = 2.75(2)(.5)^{3/2} = 3.9 \text{ cfs}$$

Q_{req}= 3.7 cfs

VOLUME CALCULATIONS

DETENTION POND AT BASIN C

Ab - Bottom Of The Pond Surface Area
At - Top Of The Pond Surface Area
D - Water Depth
Dt - Total Pond Depth
C - Change In Surface Area / Water Depth

$Volume = Ab * D + 0.5 * C * D^2$

$C = (At - Ab) / Dt$

Ab =	6,750.00
At =	9,000.00
Dt =	0.67
C =	3358.21

ACTUAL ELEV.	DEPTH (FT)	VOLUME (AC-FT)	Q (CFS)
59.85	0	0	0.0000
59.95	0.1	0.0155	0.3044
60.05	0.2	0.0314	0.8609
60.15	0.3	0.0480	1.5815
60.25	0.4	0.0655	2.4350
60.35	0.5	0.0836	3.4030
60.45	0.6	0.1026	4.4733
60.52	0.667	0.1157	5.2431

<u>Orifice Equation</u>

Q = CLH^(1.5)

C =	2.75
Width(in)=	3.5'
H (Ft) =	Depth of water above invert
Q (CFS)=	Flow

INPUT.

```
**********************************************************************
*                    WAL-MART #831-02,                               *
**********************************************************************
*       100-YEAR, 6-HR STORM  (BASIN B RETENTION)                    *
**********************************************************************
*
START                    TIME=0.0
*
*
RAINFALL                 TYPE=1 RAIN QUARTER=0.0 IN
                         RAIN ONE=2.01 IN RAIN SIX=2.35 IN
                         RAIN DAY=2.75 IN DT=0.03333 HR
*
* BASIN B
*
COMPUTE NM HYD           ID=1 HYD NO=100.1 AREA=0.002489SQ MI
                         PER A=0.00 PER B=25.00 PER C=10.0 PER D=65.00
                         TP=-0.1333 HR MASS RAINFALL=-1
PRINT HYD                ID=1 CODE=1

*

*CURB OPENING- BASIN B
ROUTE RESERVOIR          ID=30 HYD NO=200.1 INFLOW ID=1 CODE=24
                    OUTFLOW (CFS)  STORAGE(AC-FT)  ELEVATION(FT)
                    0                .0000              59.85
                    0.3044           .0155              59.95
                    0.8609           .0314              60.05
                    1.5815           .0480              60.15
                    2.4350           .0655              60.25
                    3.4030           .0836              60.35
                    4.4733           .1026              60.45
                    5.2431           .1157              60.52
PRINT HYD                        ID=30  CODE=1
*
FINISH
```

Ahymo
OUTPUT

```
          AHYMO PROGRAM (AHYMO_97) -                                  - Vers
ion:  1997.02a
                RUN DATE (MON/DAY/YR) = 02/19/2002
                START TIME (HR:MIN:SEC) = 11:31:29      USER NO.= AHY
MO-I-9702a0100011K-SH
                INPUT FILE = c:\ahymo\zunwal.dat

          ********************************************************************
****
          *                    WAL-MART #831-02,
     *
          ********************************************************************
****
          *       100-YEAR, 6-HR STORM  (BASIN B RETENTION)
     *
          ********************************************************************
****
          *

          START                    TIME=0.0

          *

          *

          RAINFALL                 TYPE=1 RAIN QUARTER=0.0 IN

                                   RAIN ONE=2.01 IN RAIN SIX=2.35 IN

                                   RAIN DAY=2.75 IN DT=0.03333 HR


                         COMPUTED 6-HOUR RAINFALL DISTRIBUTION BASED ON
 NOAA ATLAS 2 - PEAK AT 1.40 HR.
                         DT =     .033330 HOURS          END TIME =      5.9
99400 HOURS

          84    .0102      .0000    .0016    .0033    .0049    .0066    .00
          19    .0241      .0120    .0139    .0158    .0178    .0199    .02
          84    .0411      .0263    .0286    .0309    .0333    .0358    .03
          96    .0631      .0439    .0467    .0497    .0529    .0561    .05
          30    .1066      .0669    .0709    .0751    .0807    .0866    .09
```

```
                                    .1371   .1840   .2514   .3434   .4644   .61
86   .8106
                                   1.0449  1.2624  1.3533  1.4300  1.4982  1.56
02  1.6174
                                   1.6704  1.7200  1.7664  1.8102  1.8514  1.89
04  1.9273
                                   1.9622  1.9953  2.0268  2.0566  2.0850  2.09
15  2.0976
                                   2.1033  2.1088  2.1140  2.1191  2.1239  2.12
85  2.1329
                                   2.1373  2.1414  2.1454  2.1494  2.1531  2.15
68  2.1604
                                   2.1639  2.1673  2.1706  2.1739  2.1771  2.18
02  2.1832
                                   2.1862  2.1891  2.1919  2.1947  2.1975  2.20
02  2.2028
                                   2.2054  2.2080  2.2105  2.2130  2.2154  2.21
78  2.2202
                                   2.2225  2.2248  2.2270  2.2293  2.2315  2.23
36  2.2358
                                   2.2379  2.2399  2.2420  2.2440  2.2460  2.24
80  2.2500
                                   2.2519  2.2538  2.2557  2.2576  2.2594  2.26
12  2.2631
                                   2.2648  2.2666  2.2684  2.2701  2.2718  2.27
35  2.2752
                                   2.2769  2.2785  2.2802  2.2818  2.2834  2.28
50  2.2866
                                   2.2881  2.2897  2.2912  2.2928  2.2943  2.29
58  2.2973
                                   2.2987  2.3002  2.3017  2.3031  2.3045  2.30
60  2.3074
                                   2.3088  2.3102  2.3115  2.3129  2.3143  2.31
56  2.3169
                                   2.3183  2.3196  2.3209  2.3222  2.3235  2.32
48  2.3261
                                   2.3273  2.3286  2.3298  2.3311  2.3323  2.33
35  2.3348
                                   2.3360  2.3372  2.3384  2.3396  2.3408  2.34
19  2.3431
                                   2.3443  2.3454  2.3466  2.3477  2.3488  2.35
00
     *
     * BASIN B
     *
```

```
      COMPUTE NM HYD       ID=1 HYD NO=100.1 AREA=0.002489SQ MI
                           PER A=0.00 PER B=25.00 PER C=10.0 PER D=6
5.00
                           TP=-0.1333 HR MASS RAINFALL=-1

            K =    .072649HR     TP =    .133300HR     K/TP RATIO =    .5
45000       SHAPE CONSTANT, N =  7.106420
            UNIT PEAK =   6.3874     CFS   UNIT VOLUME =     .9976
   B =   526.28       P60 = 2.0100
            AREA =       .001618 SQ MI    IA =    .10000 INCHES    IN
F =     .04000 INCHES PER HOUR
            RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMB
ER METHOD - DT =    .033330


            K =    .125047HR     TP =    .133300HR     K/TP RATIO =    .9
38088       SHAPE CONSTANT, N =  3.769712
            UNIT PEAK =   2.2188     CFS   UNIT VOLUME =     .9943
   B =   339.51       P60 = 2.0100
            AREA =       .000871 SQ MI    IA =    .45714 INCHES    IN
F =   1.13000 INCHES PER HOUR
            RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMB
ER METHOD - DT =    .033330

      PRINT HYD            ID=1 CODE=1


                                          PARTIAL HYDROGRAPH   100.
10

            RUNOFF VOLUME =      1.67811 INCHES      =          .2228 ACR
E-FEET
            PEAK DISCHARGE RATE =        6.29 CFS  AT    1.500 HOURS
BASIN AREA =    .0025 SQ. MI.

*

*CURB OPENING- BASIN B
```

ROUTE RESERVOIR ID=30 HYD NO=200.1 INFLOW ID=1 CODE=24

OUTFLOW (CFS)	STORAGE(AC-FT)	ELEVATION(FT)
0	.0000	59.85
0.3044	.0155	59.95
0.8609	.0314	60.05
1.5815	.0480	60.15
2.4350	.0655	60.25
3.4030	.0836	60.35
4.4733	.1026	60.45
5.2431	.1157	60.52

* * * * * * * * * * * * * * * * * *

TIME (HRS)	INFLOW (CFS)	ELEV (FEET)	VOLUME (AC-FT)	OUTFLOW (CFS)
.00	.00	59.85	.000	.00
.80	.00	59.85	.000	.00
1.60	4.45	60.31	.077	3.06
2.40	.25	60.06	.032	.90
3.20	.04	59.92	.011	.21
4.00	.03	59.88	.004	.08
4.80	.03	59.86	.002	.04
5.60	.03	59.86	.002	.03
6.40	.00	59.86	.001	.02
7.20	.00	59.85	.000	.01
8.00	.00	59.85	.000	.00

PEAK DISCHARGE = 3.251 CFS - PEAK OCCURS AT HOUR 1
.67
MAXIMUM WATER SURFACE ELEVATION = 60.334
MAXIMUM STORAGE = .0808 AC-FT INCREMENTAL TIME=
.033330HRS

PRINT HYD ID=30 CODE=1

PARTIAL HYDROGRAPH 200.

10

RUNOFF VOLUME = 1.67800 INCHES = .2227 ACR
E-FEET
PEAK DISCHARGE RATE = 3.25 CFS AT 1.667 HOURS
BASIN AREA = .0025 SQ. MI.

*

FINISH

NORMAL PROGRAM FINISH END TIME (HR:MIN:SEC) = 11
:31:29

MAP POCKET A

EXISTING DRAINAGE BASINS

MAP POCKET B

PROPOSED DRAINAGE BASINS

MAP POCKET C

GRADING PLAN

DELIVERY MEMO

DM # 6331

RELIABLE

Reproductions & products for design imaging

- BLUEPRINTS
- PHOTOCOPIES
- ENLARGEMENTS
- PLOTTING
- MOUNTING

☐ 1100 Second Street NW
Albuquerque, New Mexico 87108
505-247-1578 • 1-800-537-1196
Fax 505-764-9138

☐ 6410 Airport Road
El Paso, Texas 79925
915-772-9353 • 1-888-772-9303
Fax 915-772-9351

DATE 10-4-00

CUSTOMER ORDER NO. _____

SOLD TO: TIERRA WEST

SHIPPED: LOA-ONE STOP
ATTN: ARLENE

ORDERED	SHIPPED	BACK ORDER	CATALOG NO.	DESCRIPTION
				RETURN SIZE K-17 D66 (WAL-MART)

W - CUSTOMER Y - DISPATCHER P - FILE WITH W.O.

SIGNATURE Arlene V. Portillo

DATE 10/4/00

DRB Case No: 92-0091
DRC Project No: _____
Date Submitted: 05/23/93

EXHIBIT "A"
to Subdivision Improvements Agreement
Development Review Board
Required Infrastructure Listing
for **Walmart Store**
San Mateo SE
(SITE PLAN)

Following is a summary of public/private infrastructure required to be constructed or financially guaranteed to be constructed for the above development. This summary is not necessarily a complete listing. During the design process, if the City determines that appurtenant items have not been included in the summary, those items will be included in the listing and related financial guarantee, if the items normally are Subdivider responsibility. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility are the responsibility of the Subdivider and will be included in the financial guarantee provided to the City.

Item	Size	Type of Improvement	Location	From	To
A	**18"	Relocate sewer line	20' SAS Easement	New Coal Cul-d-sac	San Mateo Blvd.
B	8"	Water Main *	20' SAS Easement	Jackson Street	San Mateo Blvd.
C	6" /8"	Waterline*	West side of building	New 8" line	NW corner of bldg.
D		Dual left turn lanes	San Mateo & Central	North & south bound legs	
		(Includes the right-of-way acquisition for the improvements.)			
E		Dual left turn lanes	San Mateo & Zuni	North, east, & south bound legs	
		(Includes the right-of-way acquisition for the improvements.)			
F		Righ turn bay	San Mateo @ Main entrance		
G		Bus bay	San Mateo south of Main entrance		
		Cul-d-Sac	East end of partially vacated Coal Avenue		
H	8"	Curb and gutter	San Mateo	Silver Avenue	Highland Avenue
I	6"	Concrete sidewalk	San Mateo	Silver Avenue	Highland Avenue
J		Signal improvements	San Mateo / Central & San Mateo / Zuni intersections		
K		Traffic signal	San Mateo / Highland Avenue intersection		
L	8"	Bicycle Path	NE corner of site	Silver Avenue	100 feet south
M		Bicycle median break	San Mateo, 100' south of Silver		

Items not deferred

		Signal conduit & base	San Mateo / Highland Avenue intersection		

* Includes valves and hydrants per site development plan.
** Includes removal of existing 18" sewer.

Prepared By: _____
Print Name: Lawrence S. Kline
Firm: Herbert M. Denish & Associates

Development Review Board Member Approvals

5-25-93		Robert W. Kane 5-25-93		Dennis Stone 5/25/93	
Traffic	**Date**	**Public Works**	**Date**	**Parks and Recreation**	**Date**
5/25/93				5/25/93	
City Engineer/AMAFCA	**Date**			**DRB Chairman**	**Date**

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

June 25, 2003

Ronald R. Bohannan, P.E.
Tierra West, LLC
8509 Jefferson NE
Albuquerque, New Mexico 87113

RE: WALMART EXPANSION ON SAN MATEO (K-17/D66)
(301 San Mateo SE)
ENGINEERS CERTIFICATION FOR CERTIFICATE OF OCCUPANCY
ENGINEERS STAMP DATED 3/8/2002
ENGINEERS CERTIFICATION DATED 6/17/2003

Dear Mr. Bohannan:

Based upon the information provided in your Engineers Certification submittal dated 6/17/2003, and based upon the approval of the SO19 by the City's Storm Drainage Maintenance Inspector, the above referenced site is approved for Permanent Certificate of Occupancy.

If I can be of further assistance, please contact me at 924-3981.

Sincerely,

Teresa A. Martin
Hydrology Plan Checker
Development & Bldg. Services Division
BLB

C: Certificate of Occupancy Clerk, COA
drainage file
approval file

COA-SOM- 6/17/03

CITY OF ALBUQUERQUE
PERMIT FOR EXCAVATION, CONSTRUCTION AND BARRICADING

CONTRACTOR LICENSE ADDRESS	JAYNES CORPORATION GA98 2906 BROADWAY BD N.E. ALBUQUERQUE, NM 87107
PERMIT NUMBER	2067835
PROJECT NUMBER	
PERMIT ISSUE DATE	04/22/2003
BARRICADED BY	CON
BLUE STAKE	
PAVING BY	

SITE: 301 SAN MATEO BD SE

PERMIT AND DETOUR PLAN COMMENTS

SOW19 LETTER ON FILE DATED 3/15/02

EXCAVATION 443008-5810000	42.00
SIDEWALK 443012-5810000	0.00
DRIVEPAD 443011-5810000	0.00
CURB/GUTTER 443010-5810000	0.00
BARRICADING 443009-5810000	25.00
RESTORATION 443017-5810000	0.00
TOTAL FEE	67.00

START DATE	COMPLETION DATE	PERMIT EXPIRES	INSURANCE EXPIRES	BOND EXPIRES	ZONE ATLAS
04/22/2003	05/02/2003	05/02/2003	09/01/2003	12/31/2003	

Joel A Davis
APPLICANT

ISSUED BY

VOID UNTIL VALIDATED BY CITY TREASURER

PERMITTEE AGREES TO ASSUME ALL LIABILITY, INCLUDING INDEMNIFYING, DEFENDING AND HOLDING THE CITY HARMLESS FOR ALL DAMAGES OR INJURY TO PERSONS OR PROPERTY RESULTING FROM PERMITTEE'S EXCAVATION AND/OR BARRICADE WORK. THIS PERMIT IS GRANTED IN CONSIDERATION OF PERMITTEE'S ASSUMING SAID LIABILITY AND IS APPROVED FOR THE WORK DESCRIBED ABOVE. IN ACCORDANCE WITH SECTION 6-5-2-1 ET SEQ. R.O. (1994), PERMITTEE AGREES TO COMPLY WITH ALL APPLICABLE CITY RULES, REGULATIONS AND ORDINANCES, AND WHEN EXCAVATING, TO PATCH OR PLATE PRIOR TO OPENING TO TRAFFIC IN ACCORDANCE WITH APPLICABLE RULES, REGULATIONS AND ORDINANCES. PLEASE CALL 768-2551 FOR ADDITIONAL INFORMATION.

CAUTION: PROTECT UNDERGROUND UTILITIES CALL 260-1990, 48 HOURS IN ADVANCE FOR LINE STAKING

PWD 003 REV 07/

RECEIVED
JUN 17 2003
HYDROLOGY SECTION

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Planning Department
Transportation Development Services Section

April 7, 2003

David Soule, PE
8509 Jefferson NE
Albuquerque, NM 87113

Re: Certification Submittal for Final Building Certificate of Occupancy for Walmart Expansion store 831-02, [K-17 / D66], 301 San Mateo SE
Engineer's Stamp Dated 04/03/03

Dear Mr. Soule:

The TCL / Letter of Certification submitted on April 3, 2003 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

Sincerely,

Richard Dourte, P.E.
Traffic Engineer
Development and Building Services
Planning Department

c: File
Hydrology file

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 01/28/2003rd)

PROJECT TITLE: ***Wal-Mart Expansion Store #831-02*** ZONE MAP/DRG. FILE #: K17/D66

DRB #: ***1001525*** EPC #: WORK ORDER #: ***685781***

LEGAL DESCRIPTION: **Lot 1 of the Wal-Mart Stores Addition**

CITY ADDRESS: **301 San Mateo, SE**

ENGINEERING FIRM:	TIERRA WEST, LLC	CONTACT:	David Soule
ADDRESS:	8509 JEFFERSON NE	PHONE:	(505) 858-3100
CITY, STATE:	ALBUQUERQUE, NM	ZIP CODE:	87113
OWNER:	***Wal-Mart Stores Inc.***	CONTACT:	Brian Shewmaker
ADDRESS:	***2001 SE 10th Street***	PHONE:	(479) 273-4000
CITY, STATE:	***Bentonville, AR***	ZIP CODE:	72716-0550
ARCHITECT:	Raymond Harris and Associates	CONTACT:	Tomas Negrete
ADDRESS:	211 N. Record Street, Suite 222	PHONE:	(214) 749-0626 Ext 238
CITY, STATE:	Dallas, TX	ZIP CODE:	75202
SURVEYOR:	Precision Surveys	CONTACT:	Larry Medrano
ADDRESS:	8414-D Jefferson Street, NE	PHONE:	856-5700
CITY, STATE:	Albuquerque, NM	ZIP CODE:	87113
CONTRACTOR:	***Jaynes Corporation***	CONTACT:	Mark Strong
ADDRESS:	***2906 Broadway, NE***	PHONE:	345-8591
CITY, STATE:	Albuquerque, NM	ZIP CODE:	87107

CHECK TYPE OF SUBMITTAL:

- ____ DRAINAGE REPORT
- ____ DRAINAGE PLAN 1st SUBMITTAL, ***REQUIRES TCL or equal***
- ____ DRAINAGE PLAN RESUBMITTAL
- ____ CONCEPTUAL GRADING & DRAINAGE PLAN
- ____ GRADING PLAN
- ____ EROSION CONTROL PLAN
- ____ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ____ CLOMR/LOMR
- ____ TRAFFIC CIRCULATION LAYOUT (TCL)
- X ENGINEERS CERTIFICATION (TCL)
- X ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ____ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- ____ SIA / FINANACIAL GUARANTEE RELEASE
- ____ PRELIMINARY PLAT APPROVAL
- ____ S. DEV. PLAN FOR SUB'D. APPROVAL
- ____ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ____ SECTOR PLAN APPROVAL
- ____ FINAL PLAT APPROVAL
- ____ FOUNDATION PERMIT APPROVAL
- ____ BUILDING PERMIT APPROVAL
- X CERTIFICATE OF OCCUPANCY (PERM.)
- ____ CERTIFICATE OF OCCUPANCY (TEMP.)
- ____ GRADING PERMIT APPROVAL
- ____ PAVING PERMIT APPROVAL
- ____ WORK ORDER APPROVAL
- ____ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ____ YES
- ____ NO
- ____ COPY PROVIDED

RECEIVED
APR 03 2003
HYDROLOGY SECTION

DATE SUBMITTED: 4/3/2003 BY: Ronald Wright (259-5635)

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a dranage submittal.
The particular nature, location and scope of the proposed development defines the degree of drainage detail.
One or more of the following levels of sumbittal may be required based on the following:

1. **Conceptual Grading and Drainage Plans**: 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 subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

April 3, 2003

Ms. Terri Martin
Development and Building Services
Public Works Department
PO Box 1293
Albuquerque, NM 87103

RE: Final Site Plan Certification for Wal-Mart #831-02
Expansion for Final Certificate of Occupancy
301 San Mateo, SE

Dear Ms. Martin:

Tierra West, LLC requests Final Certification of the DRB approved Amended Site Plan (Traffic Control Layout) for the Wal-Mart Expansion located at 310 San Mateo, SE. Enclosed is the original Site Plan, the first Amended Site Plan dated 9/19/02, the As-Built Amended Site Plan, and Pylon Sign Detail Sheet dated 12/16/02. Also enclosed is the Information Sheet for the Site. Parking lot striping, paving and sidewalk construction is complete. Field verification of the Site Plan was completed by our office and is in substantial compliance with the approved Plan. We are, therefore, requesting Final Certification of the Site Plan for Certificate of Occupancy.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,

David Soule, PE

DAVID SOULE
NEW MEXICO
14522
LICENSED PROFESSIONAL ENGINEER
4/3/03

RECEIVED
APR 03 2003
HYDROLOGY SECTION

Enclosure/s

cc: Brian Shewmaker
Mark Strong

JN: 200083
DS/rw

200083Finaltrafficdoc

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

April 22, 2003

Ronald R. Bohannan, P.E.
Tierra West, LLC
8509 Jefferson NE
Albuquerque, New Mexico 87113

RE: WALMART EXPANSION ON SAN MATEO (K-17/D66)
(301 San Mateo SE)
CERTIFICATE OF OCCUPANCY APPROVAL-*Temporary*
ENGINEERS CERTIFICATION DATED 4/17/2003

Dear Mr. Bohannan:

Based on the information provided in your submittal dated 4/17/2003, the above referenced project is approved for a **TEMPORARY** Certificate of Occupancy.

A Temporary Certificate of Occupancy has been issued for 30 days, allowing the remaining drainage issues (listed in your certification) to be completed within this time scope.

After the outstanding drainage issues have been addressed, a final submittal of the Engineers Certification will be required for issuance of a Permanent Certificate of Occupancy.

If I can be of further assistance, please feel free to contact me at 924-3981.

Sincerely,

Teresa A. Martin
Hydrology Plan Checker
Development and Building Services Division
BLB

c: Certificate of Occupancy Clerk, COA
Drainage file
Approval file

CITY OF ALBUQUERQUE
PERMIT FOR EXCAVATION, CONSTRUCTION AND BARRICADING

CONTRACTOR: JAYNES CORPORATION

LICENSE: GA98

ADDRESS: 2906 BROADWAY BD N.E.
ALBUQUERQUE, NM 87107

SITE: 345-857 Accepted
301 SAN MATEO BD SE

PERMIT AND DETOUR PLAN COMMENTS

CRMP LETTER ON FILE DATED 3/13/02

PERMIT NUMBER: 2067835
PROJECT NUMBER:
PERMIT ISSUE DATE: 04/22/2003
BARRICADED BY:
BLUE STAKE:
PAVING BY:
EXCAVATION 443008-3012000 CON 42.00 EX
SIDEWALK 443012-3012000 0.00 SW
DRIVEPAD 443011-3012000 0.00 DP
CURB/CUTTER 443013-3012000 0.00 CG
BARRICADING 443003-3012000 25.00 BR
RESTORATION 443017-3012000 0.00 RS
TOTAL FEE 67.00

START DATE	COMPLETION DATE	PERMIT EXPIRES	INSURANCE EXPIRES	ROAD EXPIRES	ZONE ATLAS
04/22/2003	05/02/2003	05/02/2003	09/01/2003	12/31/2003	

City of Albuquerque
Treasury Division

APPLICANT

ISSUED BY

04/22/2003 1:44PM ACCT
TRANS# 0029
VOID UNTIL VALIDATED BY CITY TREASURER
RECEIPT# 00007803-00007803
PERMIT# 2067835 TRSDHH
Trans Amt $67.00
Excavation $42.00
Barricade $25.00
Ck $0.00

PERMITTEE AGREES TO ASSUME ALL LIABILITY, INCLUDING INDEMNIFYING, DEFENDING AND HOLDING THE CITY HARMLESS FOR ALL DAMAGES OR INJURY TO PERSONS OR PROPERTY RESULTING FROM PERMITTEE'S EXCAVATION AND/OR BARRICADE WORK. THIS PERMIT IS GRANTED IN CONSIDERATION OF PERMITTEE'S ASSUMING SAID LIABILITY AND IS APPROVED FOR THE WORK DESCRIBED ABOVE. IN ACCORDANCE WITH SECTION 6-5-2-1 ET SEQ. R.O. (1994), PERMITTEE AGREES TO COMPLY WITH ALL APPLICABLE CITY RULES, REGULATIONS AND ORDINANCES, AND WHEN EXCAVATING, TO PATCH OR PLATE PRIOR TO OPENING TO TRAFFIC IN ACCORDANCE WITH APPLICABLE RULES, REGULATIONS AND ORDINANCES. PLEASE CALL 768-2551 FOR ADDITIONAL INFORMATION.

CAUTION: PROTECT UNDERGROUND UTILITIES CALL 260-1990, 48 HOURS IN ADVANCE FOR LINE STAKING

Thank You

PWD 003 REV 07/98

301 San Mateo SE

CITY OF ALBUQUERQUE
ERMIT FOR EXCAVATION, CONSTRUCTION AND BARRICADING

ACTOR	JAYNES CORPORATION
LICENSE	GA98
ADDRESS	2906 BROADWAY BD N.E.
	ALBUQUERQUE, NM 87107
	345-8571
E	301 SAN MATEO BD SE

PERMIT NUMBER	2062123
PROJECT NUMBER	
PERMIT ISSUE DATE	10/16/2002
BARRICADED BY	0199 CON
BLUE STAKE	
PAVING BY	
EXCAVATION 443008-5810000	42.00 EX
SIDEWALK 443012-5810000	50.00 SW
DRIVEPAD 443011-5810000	0.00 DP
CURB/GUTTER 443010-5810000	0.00 CG
BARRICADING 443009-5810000	0.00 BR
RESTORATION 443017-5810000	0.00 RS
TOTAL FEE	92.00

PERMIT AND DETOUR PLAN COMMENTS

200 SW WORK IS ON JACKSON SE

START DATE	COMPLETION DATE	PERMIT EXPIRES	INSURANCE EXPIRES	BOND EXPIRES	ZONE ATLAS
10/16/2002	10/26/2002	10/26/2002	09/01/2003	12/31/2002	

Treasury Division
10/16/2002 1:19PM LOC: ANEX
USR: 087 STN: 1
RECEIPT# 00023057-00023057
PERMIT# 2062123 TRSCCS
Trans Amt $92.00
Excavation $42.00
Sidewalk $50.00

APPLICANT

ISSUED BY

VOID UNTIL VALIDATED BY CITY TREASURER

EE AGREES TO ASSUME ALL LIABILITY, INCLUDING IDEMNIFYING, DEFENDING AND HOLDING THE CITY HARMLESS FOR ALL DAMAGES OR INJURY TO PERSONS OR PROPERTY RESULTING MITTEE'S EXCAVATION AND/OR BARRICADE WORK. THIS PERMIT IS GRANTED IN CONSIDERATION OF PERMITTEE'S ASSUMING SAID LIABILITY AND IS APPROVED FOR THE WORK DESCRIBE ACCORDANCE WITH SECTION 6-5-2-1 ET SEQ. R.O. (1994), PERMITTEE AGREES TO COMPLY WITH ALL APPLICABLE CITY RULES, REGULATIONS AND ORDINANCES. AND WHEN EXCAVATION ATE PRIOR TO OPENING TO TRAFFIC IN ACCORDANCE WITH APPLICABLE RULES, REGULATIONS AND ORDINANCES. PLEASE CALL 768-2551 FOR ADDITIONAL INFORMATION.

CAUTION: PROTECT UNDERGROUND UTILITIES CALL 260-1990, 48 HOURS IN ADVANCE FOR LINE STAKING

Thank You

NOT SOLD permit!

CITY OF ALBUQUERQUE
PERMIT FOR EXCAVATION, CONSTRUCTION AND BARRICADING

CONTRACTOR	JAYNES CORPORATION
LICENSE	GA98
ADDRESS	2906 BROADWAY BD N.E. ALBUQUERQUE, NM 87107 345-8592

SITE: SAN MATEO BD SE

PERMIT AND DETOUR PLAN COMMENTS

50 DP; 60 CE; NO LANE CLOSURES
WORK TO BE BEING DONE ON SILVER; PLANS
APPROVED

PERMIT NUMBER	2059966
PROJECT NUMBER	
PERMIT ISSUE DATE	07/25/2002
BARRICADED BY	
BLUE STAKE	0199
PAVING BY	CON
EXCAVATION 443008-5810000	42.00 EX
SIDEWALK 443012-5810000	0.00 SW
DRIVEPAD 443011-5810000	6.00 DP
CURB/GUTTER 443010-5810000	39.50 CG
BARRICADING 443009-5810000	0.00 BR
RESTORATION 443017-5810000	0.00 RS
TOTAL FEE	87.50

START DATE	COMPLETION DATE	PERMIT EXPIRES	INSURANCE EXPIRES	BOND EXPIRES	ZONE ATLAS
07/25/2002	08/13/2002	08/13/2002	09/01/2002	12/31/2002	

Treasury Division

07/25/2002 10:10AM LOC: HKIN

APPLICANT

ISSUED BY

VOID UNTIL VALIDATED BY CITY TREASURER

RECEIPT# 00001181-00001181
PERMIT# 2059966 TRSTAG
Trans Amt $87.50
Excavation $42.00
Drivepad $6.00
$39.50
$87.50
$0.00

PERMITTEE AGREES TO ASSUME ALL LIABILITY, INCLUDING INDEMNIFYING, DEFENDING AND HOLDING THE CITY HARMLESS FOR ALL DAMAGES OR INJURY TO PERSONS OR PROPERTY RESULTING FROM PERMITTEE'S EXCAVATION AND/OR BARRICADE WORK. THIS PERMIT IS GRANTED IN CONSIDERATION OF PERMITTEE'S ASSUMING SAID LIABILITY AND IS APPROVED FOR THE WORK DESCRIBED ABOVE. IN ACCORDANCE WITH SECTION 6-5-2-1, ET SEQ. R.O. (1994), PERMITTEE AGREES TO COMPLY WITH ALL APPLICABLE CITY RULES, REGULATIONS AND ORDINANCES, AND WHEN EXCAVATING, TO OBTAIN A CLEARANCE PRIOR TO OPENING TO TRAFFIC IN ACCORDANCE WITH APPLICABLE RULES, REGULATIONS AND ORDINANCES. PLEASE CALL [illegible] FOR ADDITIONAL INFORMATION.

CAUTION: PROTECT UNDERGROUND UTILITIES CALL 260-1990, 48 HOURS IN ADVANCE FOR LINE STAKING

NOT Sold Permit

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

May 21, 2003

David Soule, P.E.
Tierra West, LLC
8509 Jefferson NE
Albuquerque, New Mexico 87113

RE: WALMART EXPANSION ON SAN MATEO (K-17/D66)
(301 San Mateo SE)
CERTIFICATE OF OCCUPANCY APPROVAL-*Temporary Extension*
ENGINEERS CERTIFICATION DATED 4/17/2003

Dear David:

Based on the information provided in your submittal dated 4/17/2003, the above referenced project is approved for **an Extension of the TEMPORARY** Certificate of Occupancy.

An Extension of the Temporary Certificate of Occupancy has been issued for another 30 days, allowing the remaining drainage issues (listed in your certification) to be completed within this time scope.

After the outstanding drainage issues have been addressed, a final submittal of the Engineers Certification will be required for issuance of a Permanent Certificate of Occupancy.

If I can be of further assistance, please feel free to contact me at 924-3981.

Sincerely,

Teresa A. Martin
Hydrology Plan Checker
Development and Building Services Division

c: Certificate of Occupancy Clerk, COA
Drainage file
Approval file

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

DEVELOPMENT & BUILDING SERVICE CENTER

ONE STOP
600 SECOND ST. N.W./2ND FLOOR
ATTENTION: _____
505-924-3900

Records Withdrawal Form

Project No. K-17-D066 Date: 5/16/01

Project Title: Wal-Mart

a. File b. Mylars c. Redlines/Comments
d. Other _____

Requested By: Tierra West **Phone No.:** 858.3100
Company

Comments: _____

_____

_____

Anticipated Return Date: _____

Receipt Acknowledged

I here by accept full responsibility for the security of the above noted records/plans until return receipt acknowledgement is completed. Records/plans will be returned to the Development & Building Services Center on or before the indicated anticipated return date.

Delivery Picked Up By:

Name: Aaron Chavez Organization: Best Reliable
Print

Signed: _____ Date: _____
Phone No. _____

Office Use Only

Return Acknowledged

Received by: _____ **Date:** _____
Print

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 31, 1995

Scott Moore
Dunaway Associates West
4500 S. Lakeshore Drive
Tempe, AZ 85282

RE: ENGINEER'S CERTIFICATION FOR WALMART ON SAN MATEO (K-17/D66)
RECEIVED JANUARY 19, 1995 FOR CERTIFICATE OF OCCUPANCY APPROVAL
ENGINEER'S STAMP DATED 1-12-95

Dear Mr. Moore:

Based on the information included in the submittal referenced above, City Hydrology accepts the Engineer's Certification of grading & drainage and releases a permanent Certificate of Occupancy for 301 San Mateo Blvd SE. Request the actual Certificate of Occupancy from Code Administration.

If I can be of further assistance, You may contact me at 768-2727.

Sincerely,

John P. Curtin

John P. Curtin, P.E.
Civil Engineer/Hydrology

c: Andrew Garcia

RAINAGE INFORMATION SHEET

PROJECT TITLE: WAL-MART ZONE ATLAS/DRNG. FILE #: K17 / A66

DRB #: _____ EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: A PORTION OF THE SE. 1/4 OF SECTION 23, T-10N R-3E OF THE NMPM

CITY ADDRESS: 301 SAN MATEO BLVD S.E.

ENGINEERING FIRM: DUNAWAY ASSOCIATES WEST CONTACT: SCOTT MOORE

ADDRESS: 4500 S. LAKESHORE DR. TEMPE, AZ 85282 PHONE: 602-345-0383

OWNER: WAL-MART STORES, INC CONTACT: BRUCE KEMMET

ADDRESS: 701 S. WALTON BLVD BENTONVILLE AR 72716 PHONE: 501-273-4000

ARCHITECT: BSW ARCHITECTS CONTACT: SCOTT GREENAWALT

ADDRESS: TULSA OK PHONE: 918-583-8771

SURVEYOR: [redacted] RONALD FORSTBAUER SURVEYING CONTACT: SAME

ADDRESS: 1100 ALVARADO DR N.E. PHONE: 268-2112

CONTRACTOR: DECCA CONSTRUCTION CO, INC CONTACT: KEN DODSON

ADDRESS: 5353 N. 16TH ST #380 PHX, AZ 85016 PHONE: 602-285-0891

TYPE OF SUBMITTAL:

____ DRAINAGE REPORT
✓ DRAINAGE PLAN
____ CONCEPTUAL GRADING & DRAINAGE PLAN
____ GRADING PLAN
____ EROSION CONTROL PLAN
✓ ENGINEER'S CERTIFICATION
____ OTHER _____

PRE-DESIGN MEETING:

____ YES
____ NO
____ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

____ SKETCH PLAT APPROVAL
____ PRELIMINARY PLAT APPROVAL
____ S. DEV. PLAN FOR SUB'D. APPROVAL
____ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
____ SECTOR PLAN APPROVAL
____ FINAL PLAT APPROVAL
____ FOUNDATION PERMIT APPROVAL
____ BUILDING PERMIT APPROVAL
✓ CERTIFICATE OF OCCUPANCY APPROVAL
____ GRADING PERMIT APPROVAL
____ PAVING PERMIT APPROVAL
____ S.A.D. DRAINAGE REPORT
____ DRAINAGE REQUIREMENTS
____ OTHER _____ (SPECIFY)

DATE SUBMITTED: 1-17-95

BY: [signature]
KEN DODSON
DECCA CONST.

Called Vicki & O.K'd
a 30 day Temp
on 1-17-95 @ 4:45 PM
JPC

fred

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 17, 1995

CERTIFICATE OF COMPLETION AND ACCEPTANCE

WalMart Stores, Inc.
702 S.W. 8th Street
Bentonville, AK 72716

RE: WALMART ON SAN MATEO PROJECT NO. 4748.80
MAP NO. (K-17)

Dear Sir:

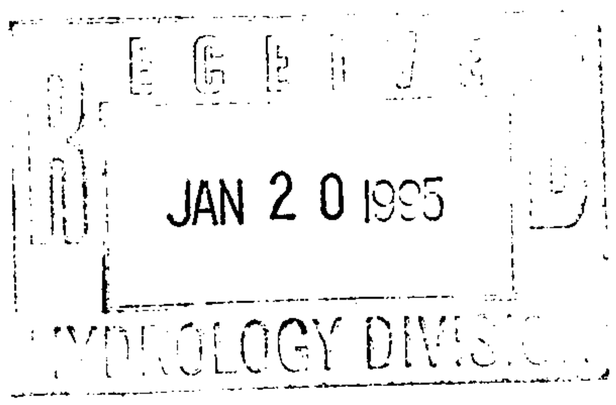
This is to certify that the City of Albuquerque accepts Project No. 4748.80 as being completed according to approved plans and construction specifications. Please be advised this certificate of completion and acceptance shall only become effective upon final plat approval and filing in the office of the Bernalillo County Clerk's Office.

The project is described as follows:

- Installed 8" waterline, 2 firehydrants and 21" Sanitary sewer line with 4 manholes south of WalMart in parking lot.

- J.R. Hale installed curb and gutter. Sidewalk and asphalt within area of cul-de-sac on Coal Avenue east of Jackson S.E.

The contractor's correction period begins the date of this letter and will be effective for a period of one (1) year.



Sincerely,

Rick Roybal, P.E.
City Engineer,
Engineering Group
Public Works Department

Sincerely,

Russell B. Givler, P.E.
Chief Construction Engineer,
Engineering Group
Public Works Department

cc: Herb Denish, Herb Denish & Assoc.
Ken Dobson, Decca Construction
Fred Aguirre, Engineering Group, PWD
Lynda Michelle DeVanti, Engineering Group, PWD
Terri Martin, Engineering Group, PWD
Martin Barker, Engineering Group, PWD
Steve Gonzales, Special Assessments, DFM
Sam Hall, Operations Group, PWD
Jim Fink, Operations Group, PWD
Ray Chavez, Traffic Engineering, PWD
Stuart Reeder, Water/Wastewater Group, PWD
Dean Wall, Engineering Group, PWD
Josie Gutierrez, New Meter Sales, Finance Group, PWD
Richard Zamora, Engineering Group, PWD
f/Project No. 4748.80
f/Readers
f/Warranty:Contract

FIGURE 8

CITY OF ALBUQUERQUE
NOTICE OF D.R.C. MEETING

June 21, 1994
(DATE)

PROJECT NO: 4748.91
ZONE ATLAS: ~~K-17~~

PROJECT NAME: Wal-Mart on San Mateo
San Mateo & Highland

TYPE OF PROJECT: AHBA ✓ CIP ___ PWC ___ SAD ___ ALL PRIVATE ___

Contact Person: Robert Taylor Phone: _____
Firm: Herb Denish & Assoc.

✓ Scheduled with the D.R.C. on June 29 at 3:30pm in Conf. Room 302
_____ No DRC Meeting Scheduled. Please return any comments by _____

The Project Is Scheduled For:
/ / Design Report Review /X/ Final Plan Review (Approved Infra. List)
/ / Pre-Design Meeting /X/ Signoff of Plans (Mylars Required)
/X/ Preliminary Plan Review / / _____

The Project Relates To:
/X/ Water /X/ San. Sewer / / Paving / / Storm Drainage / / _____

The Attached Package Includes:
/D/ Drawings /S/ Spec's /E/ Estimate /R/ Report /M/ Memo Only

Indicated below are the Departments/Divisions that have received project documents and/or are invited to attend. On all CIP Projects, it will be the Project Managers responsiblity to notify consulting engineering firms of date and time of scheduled meetings.

/D/	DRC Chairman	Project Review Section — All
/D/	Traffic Repres	Transportation Development — All
/D/	Water Repres.	Utility Design — All
/D/	Hydro Repres.	Hydrology — All
/D/	Const. Repres.	Construction — All
/ /	Bill Coleman	Traffic Operations — All
/ /	Dick Salas	Street Maintenance — ALL SUBDIVISIONS
/ /	Sergio Miranda	Water (Shutoff Plan) — ALL WATER SHUTOFF
/ /	Diane Scena	Parks & Recreation — ALL LANDSCAPING
/D/	Joe Luehring	Utility Coordinator — ALL PWC & CIP
/ /	Sheryl Germack	Transit Department — CIP/Memo
/ /	Rick Roybal	Construction Coordinator — CIP/Memo
/ /	Jim Fink	Line Maintenance — CIP-SAS/Memo
/ /	Joe Dellalonga	City Architect — ARCHITECTURAL
/ /	Lee Lunsford	SAD Engineer — SAD/Memo
/ /	Brett Locke	Transportation Develop. — CIP/Memo
/ /	Roger Green	Utility Design — CIP/WATER & SAS
/ /	Mike Minturn	General Services Dept. — BUILDINGS
/ /	Anita Boulton	PWD/Legal Assistant — DWGS & SPECS
/ /	Richard Sertich	Planning Department — CIP/Memos
/ /	CIP Manager	CIP — CIP/Memos
/ /	_____	_____ — _____
/ /	_____	_____ — _____

CUSTOM

RG/tm (WP+123400) Rev. 11/05/91

DUNAWAY ASSOCIATES WEST, INC.

June 14, 1994

Mr. Bill Goolsby, DRC Chairman
City of Albuquerque
600 Second, N.W.
Albuquerque, NM 87102

Re: Albuquerque, NM Wal-Mart, San Mateo and Highland
On-Site Water and Sewer Plan and Profile

Dear Mr. Goolsby:

Attached you will find six(6) copies of the above referenced plans for Design Review Committee approval. These plans have been prepared according to yours and Mr. Bob Cain's instructions.

In accordance with your instructions in our phone conversation of June 13, 1994, the DRC will conduct a review of the plans and subsequently assign a day and time for a meeting with the DRC. Our engineer will attend this meeting and will be available to answer any questions you may have during your review.

As you know, this approval is vital to the continued progress of the Wal-Mart construction, so any accommodations the DRC can offer to speed up the process will be appreciated. Anything we can do to assist you will gladly be provided.

Thank you for your time and consideration.

Sincerely,

DUNAWAY ASSOCIATES WEST, INC.

C. Daniel Uzzle, ASLA, AICP,
Vice President
for the firm

CDU/ah

cc: Mr. Bruce Kemmet, P.E., Wal-Mart Stores, Inc.
Mr. Randy Smith, Construction Manager, Wal-Mart Stores, Inc.

Enclosures

10/28/92

5027

DRB Case No: 92-0091
DRC Project No: 4748:80
Date Submitted: 05/23/93

4748.91

EXHIBIT "A"
to Subdivision Improvements Agreement
Development Review Board
Required Infrastructure Listing
for Walmart Store
San Mateo SE
(SITE PLAN)

Following is a summary of public/private infrastructure required to be constructed or financially guaranteed to be constructed for the above development. This summary is not necessarily a complete listing. During the design process, if the City determines that appurtenant items have not been included in the summary, those items will be included in the listing and related financial guarantee, if the items normally are Subdivider responsibility. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility are the responsibility of the Subdivider and will be included in the financial guarantee provided to the City.

Item	Size	Type of Improvement	Location	From	To
A	**18"	Relocate sewer line	20' SAS Easement	New Coal Cul-d-sac	San Mateo Blvd.
B	8"	Water Main *	20' SAS Easement	Jackson Street	San Mateo Blvd.
C	6"/8"	Waterline*	West side of building	New 8" line	NW corner of bldg.
D		Dual left turn lanes	San Mateo & Central	North & south bound legs	
		(Includes the right-of-way acquisition for the improvements)			
E		Dual left turn lanes	San Mateo & Zuni	North, east, & south bound legs	
		(Includes the right-of-way acquisition for the improvements.)			
F		Righ turn bay	San Mateo @ Main entrance		
G		Bus bay	San Mateo south of Main entrance		
		Cul-d-Sac	East end of partially vacated Coal Avenue		
H	8"	Curb and gutter	San Mateo	Silver Avenue	Highland Avenue
I	6"	Concrete sidewalk	San Mateo	Silver Avenue	Highland Avenue
J		Signal improvements	San Mateo / Central & San Mateo / Zuni intersection		
K		Traffic signal	San Mateo / Highland Avenue intersection		
L	8'	Bicycle Path	NE corner of site	Silver Avenue	100 feet south
M		Bicycle median break	San Mateo, 100' south of Silver		

Items not deferred

	Signal conduit & base	San Mateo / Highland Avenue intersection	

PROCEDURE C AND PROCEDURE C (MODIFIED) IMPROVEMENTS

PROCEDURE B IMPROVEMENTS.

* Includes valves and hydrants per site development plan.
** Includes removal of existing 18" sewer.

Prepared By: _____
Print Name: Lawrence S. Kline
Firm: Herbert M. Denish & Associates

Development Review Board Member Approvals

Traffic	Date	Public Works	Date	Parks and Recreation	Date
City Engineer/AMAFCA	Date	DRB Chairman	Date		

FIGURE 6

CITY OF ALBUQUERQUE
NOTICE OF D.R.C. MEETING

5-31-94
(DATE)

PROJECT NO: 4748.91
ZONE ATLAS: K-17

PROJECT NAME: WALMART ON SAN MATEO - SAS RELOCATION (N. OF ZUNI)

TYPE OF PROJECT: AHBA ✓ CIP ___ PWC ___ SAD ___ ALL PRIVATE ___

Contact Person: ROBERT TAYLOR Phone: 842-6461
Firm: HOLB DAVISH & ASSOC.

X Scheduled with the D.R.C. on 6-2-94 at 2:30 in Conf. Room 302
___ No DRC Meeting Scheduled. Please return any comments by ___

The Project Is Scheduled For:
/ / Design Report Review / / Final Plan Review (Approved Infra. List)
/ / Pre-Design Meeting / / Signoff of Plans (Mylars Required)
X Preliminary Plan Review / / ___

The Project Relates To:
/ / Water X San. Sewer / / Paving / / Storm Drainage / / ___

The Attached Package Includes:
/D/ Drawings /S/ Spec's /E/ Estimate /R/ Report /M/ Memo Only

Indicated below are the Departments/Divisions that have received project documents and/or are invited to attend. On all CIP Projects, it will be the Project Managers responsiblity to notify consulting engineering firms of date and time of scheduled meetings.

/D/ DRC Chairman	Project Review Section	All
/D/ Traffic Repres	Transportation Development	All
/D/ Water Repres.	Utility Design	All
/D/ Hydro Repres.	Hydrology	All
/D/ Const. Repres.	Construction	All
/D/ Bill Coleman	Traffic Operations	All
/ / Dick Salas	Street Maintenance	ALL SUBDIVISIONS
/ / Sergio Miranda	Water (Shutoff Plan)	ALL WATER SHUTOFF
/ / Diane Scena	Parks & Recreation	ALL LANDSCAPING
/D/ Joe Luehring	Utility Coordinator	ALL PWC & CIP
/ / Sheryl Germack	Transit Department	CIP/Memo
/ / Rick Roybal	Construction Coordinator	CIP/Memo
/ / Jim Fink	Line Maintenance	CIP-SAS/Memo
/ / Joe Dellalonga	City Architect	ARCHITECTURAL
/ / Lee Lunsford	SAD Engineer	SAD/Memo
/ / Brett Locke	Transportation Develop.	CIP/Memo
/ / Roger Green	Utility Design	CIP/WATER & SAS
/ / Mike Minturn	General Services Dept.	BUILDINGS
/ / Anita Boulton	PWD/Legal Assistant	DWGS & SPECS
/ / Richard Sertich	Planning Department	CIP/Memos
/ / CIP Manager	CIP	CIP/Memos
/ / ___	___	___
/ / ___	___	___

Sertich

RG/tm (WP+123400) Rev. 11/05/91

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DESIGN REVIEW COMMITTEE MEETING 11-18-93 1:30 P.M.

PROJECT: Walmart on San Mateo Project No. 4748.90

CONSULTANT: Dunaway Assoc. West Inc. (Tempe, Arizona)

PRESENT:
Billy Goolsby, DRC Chairman
Richard Dourte, Transportation Development
Robert Kane, Utility Development
John Curtin, Hydrology
John Cornelsen, Consultant
Joe Luehring, City Utility Coordinator
Kevin Broderick, Traffic Engineering
Dave Parks, Transportation Engineering

COMMENTS:

1. Robert Kane state that relocation of the 18" sewer and the connection for the water will need to be done with whichever project goes first. Coordination with Russell Givler will be required.

   This work was identified on the approved infrastructure list and should be included in this plan set.

2. John Curtin asked some questions and provided comments and mark-ups.

3. Richard Dourte provided discussion and comments as well as mark-ups. He requested that the grades be double checked to make sure small ponding areas would not occur.

4. Dave Parks provided discussion of the City's plans for improvements to San Mateo within the area of this plan set. Dave asked whether the information for the acquisition of additional right-of-way/easement was available through the Consultant. The City is responsible for the right-of-way acquisition.

5. Kevin Broderick said that all the existing conduit and cabling will need to be replaced. Therefore, the plans should include traffic signal plans. Striping plans need to be included.

   Kevin also provided written comments along with mark-up plans.

6. Joe Luehring requested that the Consultant coordinate with PNM for the installation of the street lights.

7. The Chairman provided mark-ups with minor comments.

NOTE: The Consultant is designing these plans to be incorporated in a City Project.

The Consultant will make appropriate corrections to the mylars and submit these along with six (6) sets of plans and all mark-ups to the Master Scheduler to schedule a final review/signature session.

BG:vgl(WP+125568)

cc Ricardo Roybal, City Engineer

LEVEL 1

CITY OF ALBUQUERQUE
NOTICE OF D.R.C. MEETING

11-10-93
(DATE)

PROJECT NO: 4748.90
ZONE ATLAS: K-17

PROJECT NAME: SAN MATEO - WALMART
(SAN MATEO IMPROV. B/W CENTRAL & ZUNI)

TYPE OF PROJECT: AHBA ✓ CIP ___ PWC ___ SAD ___ ALL PRIVATE ___

Contact Person: RICHARD DOURTE Phone: 768-2792
Firm: ~~C.E.~~ PROJECT MANAGER

Scheduled with the D.R.C. on 11-18-93 at 1:30 in Conf. Room 303 on the 3rd Floor of the old City Hall Building.

The Project Is Scheduled For:
/ / Design Report Review / / Final Plan Review (Approved Infra. List)
/ / Pre-Design Meeting / / Signoff of Plans (Mylars Required)
⋈ Preliminary Plan Review / / _____

The Project Relates To:
/ / Water / / San. Sewer ⋈ Paving / / Storm Drainage / / _____

The Attached Package Includes:
/D/ Drawings /S/ Spec's /E/ Estimate /R/ Report /M/ Memo Only

Indicated below are the Departments/Divisions that have received project documents and are invited to attend. It will be the Project Managers responsibility to notify consulting engineering firms of date and time of scheduled meetings on all CIP projects.

On Private Plans: First & Receive Prel. Plans--First & Receive Final Plans

/D/ Billy Goolsby	Project Review Section	All
/D/ Richard Dourte	Transportation Development	All
/D/ Stuart Reeder	Utility Design	All
/D/ Hydro Repres. → BM	Hydrology	All
/D/ Const. Repres. Curtis	Construction	All FINAL
/D/ Bill Coleman	Traffic Operations	All
/ / Rick Roybal	Construction Coordinator	ALL FINAL
/ / Dick Salas	Street Maintenance	All
/ / Sergio Miranda	Water -Shutoff Plan: Yes/No	All WATER
/D/ Diane Scena	Parks & Recreation	ALL LANDSCAPING
/ / Sheryl Germack	Transit Department	CIP/Memos
/M/ Joe Luehring	Utility Coordinator	PWC & CIP
/ / Jim Fink	Line Maintenance	CIP/SAS
/ / Joe Dellalonga	City Architect	ARCHITECTURAL
/ / Lee Lunsford	SAD Engineer	SAD
/ / Brett Locke	Transportation Develop.	CIP/TRANS.
/ / Roger Green	Utility Design	CIP/WATER & SAS
/ / Mike Minturn	General Services Dept.	BUILDINGS
/ / Anita Boulton	PWD/Legal Assistant	SPECIFICATIONS
/ / Richard Sertich	Planning Department	CIP/Memos
/ / CIP Manager	CIP	CIP/Memos
/ / _____	_____	_____

SHALL

RG/tm (WP+123400) Rev. 11/05/91

HERBERT M. DENISH
AND ASSOCIATES INC.
URBAN CONSULTANTS

MEMORANDUM

To: Dave Harmon PE
From: Lawrence Kline
Date: November 2, 1993
RE: Transmittal of Drawings
Street Improvements: San Mateo - Coal to Zuni

Dave: Per our discussion of this morning, herewith are three sets of drawings for the proposed reconstruction of San Mateo Boulevard between Central and Zuni Avenues. These pertain to the infrastructure list approved for the proposed WalMart Store at Silver and San Mateo.

Hopefully, these are now complete and are sufficient for the preparation of final estimates of traffic impact mitigation fees. I have also attached a sketch of the proposed final laneage plan for the same segment of roadway. If we can answer any questions or provide any further material, please call immediately either myself or Dan Uzzle at Dunaway Associates 9in Phoenix (602-345-0383).

It is still our preference that these improvements be incorporated into your street renovation project for the same stretch of highway. I want to emphasize, however, that the new store is expected to open on or about September 15, 1994 - however it is worked into the City's schedule, we would expect the street construction project to be finished prior to that time. It is particularly imperative, should you believe that this schedule cannot be met, that you inform us immediately.

Thanks.

Lawrence

cc: Dan Uzzle
Bob Bedard

500 Marquette N.W. Suite 350 • P.O. Box 2001 • Albuquerque, New Mexico • 87103 • Tel.. [505]842-6461 • FAX [505]842-6471

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DESIGN REVIEW COMMITTEE MEETING 08-13-93 9:00 A.M.

PROJECT: Walmart on San Mateo Project No. 4748.90

CONSULTANT: Dunaway Assoc. West (Tempe, Arizona)

PRESENT: Billy Goolsby, DRC Chairman
Richard Dourte, Transportation Development
John Cornelsen, Consultant
Diane Scena, Parks & General Services

COMMENTS:

1. Mark-ups were presented by the Chairman for Hydrology and Utility Development. There isn't any water or sanitary sewer work. Therefore, Utility Development didn't have any adverse comments.

2. Richard Dourte provided mark-up plans and discussed these with the Consultant.

3. Diane Scena provided written comments. The plans do not reflect any landscaping work in the medians. Therefore, she could not provided constructive comments. Parks and Parks Management wants to work with the developer/owner for scheme of median landscaping.

4. The Chairman provided mark-ups and supplemental documents for City Standard drawings.

The Consultant will coordinate with Parks and General Services, Parks Management and Transportation Development for their criteria, make appropriate corrections and submit the mylars, 6 sets of prints and an updated Engineers Estimate (Figure 7) to the Master Scheduler to schedule a final review/ signature session.

BG:vgl(WP+125568)

FIGURE 8

CITY OF ALBUQUERQUE
NOTICE OF D.R.C. MEETING

8-4-93
(DATE)

PROJECT NO: 4748.90
ZONE ATLAS: K-17

PROJECT NAME: WALMART ON SAN MATEO
(N. OF ZUNI, W. OF SAN MATEO)

TYPE OF PROJECT: AHBA ✓ CIP ___ PWC ___ SAD ___ ALL PRIVATE ___

Contact Person: JOHN CORNELSEN Phone: (602)345-0383
Firm: DUNAWAY ASSOC. WEST (TEMPE, ARIZONA)

Scheduled with the D.R.C. on 8-13-93 at 9:00 A.M. in Conf. Room 302 on the 3rd Floor of the old City Hall Building.

The Project Is Scheduled For:

/ / Design Report Review / / Final Plan Review (Approved Infra. List)
⋈ Pre-Design Meeting / / Signoff of Plans (Mylars Required)
/ / Preliminary Plan Review / / _____

The Project Relates To:

/ / Water / / San. Sewer ⋈ Paving / / Storm Drainage ⋈ TRAFFIC SIGNALIZATION

The Attached Package Includes:

/D/ Drawings /S/ Spec's /E/ Estimate /R/ Report /M/ Memo Only

Indicated below are the Departments/Divisions that have received project documents and are invited to attend. It will be the Project Managers responsiblity to notify consulting engineering firms of date and time of scheduled meetings on all CIP projects.

On Private Plans: First & Receive Prel. Plans--First & Receive Final Plans

/D/ Billy Goolsby	Project Review Section	All
/D/ Richard Dourte	Transportation Development	All
/D/ Stuart Reeder	Utility Design	All
/D/ Hydro Repres.	Hydrology	All
/D/ Const. Repres.	Construction	All FINAL
/D/ Bill Coleman	Traffic Operations	All
/ / Rick Roybal	Construction Coordinator	ALL FINAL
/ / Dick Salas	Street Maintenance	All
/ / Sergio Miranda	Water -Shutoff Plan: Yes/No	All WATER
/D/ Diane Scena	Parks & Recreation	ALL LANDSCAPING
/W/ Sheryl Germack	Transit Department	CIP/Memos
/D/ Joe Luehring	Utility Coordinator	PWC & CIP
/ / Jim Fink	Line Maintenance	CIP/SAS
/ / Joe Dellalonga	City Architect	ARCHITECTURAL
/ / Lee Lunsford	SAD Engineer	SAD
/ / Brett Locke	Transportation Develop.	CIP/TRANS.
/ / Roger Green	Utility Design	CIP/WATER & SAS
/ / Mike Minturn	General Services Dept.	BUILDINGS
/ / Anita Boulton	PWD/Legal Assistant	SPECIFICATIONS
/ / Richard Sertich	Planning Department	CIP/Memos
/ / CIP Manager	CIP	CIP/Memos
/ / _____	_____	_____

RG/tm (WP+123400) Rev. 11/05/91

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

May 4, 1993

George Krall
Dunaway Associates West, Inc.
4500 S. Lakeshore Dr., Suite 250
Tempe, Arizona 85282

RE: REVISED DRAINAGE & EROSION CONTROL PLAN FOR WAL-MART (K-17/D66)
RECEIVED MAY 3, 1993 FOR BUILDING PERMIT & S.O.19 APPROVAL
ENGINEER'S STAMP DATED 4/27/93

Dear Mr. Krall:

Based on the information included in the submittal referenced above, City Hydrology APPROVES this project for Building Permit & S.O.19.

The revised Drainage & Grading plan must be included in the set of construction document that you submit for Building Permit.

A separate permit is required for construction of private drainage facilities (sidewalk culverts) within City right of way. A copy of this letter must be on hand when applying for the excavation permit. A Signature Block will need to be added to Sheet 3 of 4 for the required approvals. Wal-Mart will be responsible for the maintenance of these sidewalk culverts.

Engineer's Certification of grades per DPM checklist must be approved before any Certificate of Occupancy will be released.

If you have any questions about this project, you may contact me at 768-2727.

Sincerely,

John P. Curtin

John P. Curtin, P.E.
PWD/Hydrology

xc: Alan Martinez
Darlene Saavedra

WPHYD+3367

Post-it™ brand

Fax Transmittal Memo 7672

To JOHN CURTIN

Company CITY OF ALBUQUERQUE / HYDROL DEPT

Location

Fax # 505-768-3629 Telephone #

Comments

PER YOUR REQUEST.
IF YOU REQUIRE ANY ADDITIONAL INFORMATION PLEASE CALL

No. of Pages 1 Today's Date 5-3-93 Time 1:35

From GEORGE KRALL

Company DAWI

Location

Dept. Charge

Fax #

Telephone # 602-345-0383

Original Disposition: ☐ Destroy ☐ Return ☐ Call for pickup

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Wal-Mart ZONE ATLAS/DRNG. FILE #: K-17/D66

DRB #: _____ EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: _____

CITY ADDRESS: San Mateo Blvd., S.E. & Highland Ave. Bordered by Silver & Jackson

ENGINEERING FIRM: Dunaway Associates West, Inc. CONTACT: George Krall

ADDRESS: 4500 S. Lakeshore Dr., #250, Tempe,AZ 85282 PHONE: (602) 345-0383

OWNER: Wal-Mart CONTACT: Tim Scott

ADDRESS: 701 S. Walton Blvd., Bentonville,AR 72716 PHONE: (501)273-4859

ARCHITECT: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

SURVEYOR: Brady Aulerich CONTACT: Dennis Brady

ADDRESS: 1042 E. Guadalupe, Tempe, AZ 85283 PHONE: (602)839-4000

CONTRACTOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT
_X_ DRAINAGE PLAN
___ CONCEPTUAL GRADING & DRAINAGE PLAN
___ GRADING PLAN
_X_ EROSION CONTROL PLAN
___ ENGINEER'S CERTIFICATION
___ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

___ SKETCH PLAT APPROVAL
___ PRELIMINARY PLAT APPROVAL
___ S. DEV. PLAN FOR SUB'D. APPROVAL
___ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
___ SECTOR PLAN APPROVAL
___ FINAL PLAT APPROVAL
___ FOUNDATION PERMIT APPROVAL
_X_ BUILDING PERMIT APPROVAL
___ CERTIFICATE OF OCCUPANCY APPROVAL
___ GRADING PERMIT APPROVAL
___ PAVING PERMIT APPROVAL
___ S.A.D. DRAINAGE REPORT
___ DRAINAGE REQUIREMENTS
_X_ OTHER City Requirement (SPECIFY)

PRE-DESIGN MEETING:

_X_ YES
___ NO
___ COPY PROVIDED

RECEIVED
MAY - 3 1993
HYDROLOGY DIVISION

DATE SUBMITTED: 5-3-93

BY: George Krall

Walmart on San Mateo

Dan Uzzle 1-800-347-3862
Dunaway & Assoc 11:35 2-23-93
in Phoenix

Dan will Contact Wal-Mart to get Seay Bros to place berms at existing driveways to keep sediment out of streets and vehicles off of lots. Dan will contact Larry Caudill or myself when the ~~work is~~ berms are completed.

John P Austin

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Decemeber 30, 1992

Fred S. Whistle II, P.E.
Dunaway Associates West, Inc.
4500 S. Lakeshore Dr., Suite 250
Tempe, Arizona 85282

RE: DRAINAGE & EROSION CONTROL PLAN FOR WAL-MART (K-17/D66)
RECEIVED DECEMBER 4, 1992 FOR BUILDING PERMIT APPROVAL
STAMPED & DATED 12-3-92

Dear Mr. Whistle:

Based on the information included in the submittal referenced above, City Hydrology approves the Building Permit for this project.

The Drainage & Grading plan must be included in the set of construction document that you submit for Building Permit.

A separate permit is required for construction of private drainage facilities (sidewalk culverts) within City right of way. A copy of this letter must be on hand when applying for the excavation permit. A Signature Block will need to be added to Sheet 3 of 4 for the required approvals. Wal-Mart will be responsible for the maintenance of these sidewalk culverts.

If you have any questions concerning this project, you may contact me at 768-2727.

Sincerely,

John P. Curtin

John P. Curtin, P.E.
PWD/Hydrology

xc: Alan Martinez
Darlene Saavedra

WPHYD+3367

DRAINAGE INFORMATION SHEET

PROJECT TITLE: WAL-MART ZONE ATLAS/DRNG. FILE #: K 17 / D66

DRB #: _____ EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: _____

CITY ADDRESS: BORDERED BY SILVER, HIGHLAND, SAN MATEO, JACKSON

ENGINEERING FIRM: DUNAWAY ASSOCIATES WEST, INC. CONTACT: FRED S. WHISTLE

ADDRESS: 4500 S. LAKESHORE DR., SUITE 250 PHONE: (602) 345-0383

OWNER: WAL-MART CONTACT: TIM SCOTT

ADDRESS: 701 SOUTH WALTON BLVD. BENTONVILLE AR PHONE: (501) 273-4859

ARCHITECT: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

SURVEYOR: BRADY AULERICH CONTACT: DENNIS BRADY

ADDRESS: 1042 E. GUADALUPE TEMPE, AZ 85283 PHONE: (602) 839-4000

CONTRACTOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

RECEIVED
DEC - 4 1992
HYDROLOGY

TYPE OF SUBMITTAL:

____ DRAINAGE REPORT
x DRAINAGE PLAN
____ CONCEPTUAL GRADING & DRAINAGE PLAN
____ GRADING PLAN
x EROSION CONTROL PLAN
____ ENGINEER'S CERTIFICATION
____ OTHER

PRE-DESIGN MEETING:

x YES
____ NO
x COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

____ SKETCH PLAT APPROVAL
____ PRELIMINARY PLAT APPROVAL
____ S. DEV. PLAN FOR SUB'D. APPROVAL
x S. DEV. PLAN FOR BLDG. PERMIT APPROVA
____ SECTOR PLAN APPROVAL
____ FINAL PLAT APPROVAL
____ FOUNDATION PERMIT APPROVAL
x BUILDING PERMIT APPROVAL
____ CERTIFICATE OF OCCUPANCY APPROVAL
____ GRADING PERMIT APPROVAL
____ PAVING PERMIT APPROVAL
____ S.A.D. DRAINAGE REPORT
____ DRAINAGE REQUIREMENTS
x OTHER VACATION OF COAL (SPECIFY)

DATE SUBMITTED: Dec 3, 1992

BY: _____

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
UTILITY DEVELOPMENT DIVISION/HYDROLOGY SECTION

PRE-DESIGN CONFERENCE

DRAINAGE FILE/ZONE ATLAS PAGE NO.: K17 DATE: 3/19/92

EPC NO.: _____ DRB NO.: _____ ZONE: _____

SUBJECT: WAL-MART

STREET ADDRESS: BORDERED BY SILVER, HIGHLAND, SAN MATEO, JACKSON

LEGAL DESCRIPTION: _____

APPROVAL REQUESTED:

____	PRELIMINARY PLAT	____	FINAL PLAT
X	SITE DEVELOPMENT PLAN	X	BUILDING PERMIT
____	GRADING/PAVING PERMIT	X	OTHER

VACTION OF COAL

ATTENDANCE:

WHO	REPRESENTING
FRED WHISTLE	DUNAWAY ASSOCIATES
FRED AGUIRRE	CITY

FINDINGS:

- AN APPROVED DRAINAGE PLAN IS REQUIRED FOR SITE PLAN APPROVAL, BUILDING PERMIT AND ~~PLAT~~ VACTION / PLAT SIGN-OFF.

- THE DRAINAGE CONCEPT FOR THIS SITE WILL BE TO MAINTAIN THE STATUS-QUO CONDITION WITH RESPECT TO BASIN FLOW RATES AND CAPACITIES.

- VACTION OF COAL WILL REQUIRE THE RETENTION OF A PUBLIC DRAINAGE EASEMENT MAINTAINED BY THE PROPERTY OWNER. THE DRAINAGE REQUIREMENT FOR COAL WILL BE TO MAINTAIN THE INLET CONDITIONS AT SAN MATEO AND THE EXISTING CARRYING CAPACITY WITH THE VACATED STREET.

The undersigned agrees that the above findings are summarized accurately and are only subject to change if further investigation reveals that they are not reasonable or that they are based on inaccurate information.

SIGNED: _____ SIGNED: Fred Whistle PE

TITLE: _____ TITLE: Vice Pres. Dunaway Assoc

DATE: 3/19/92 DATE: 3/19/92

(K-17/066) WAL-MART

(602) 345-0382 Az
Fred Whistle (909) 988-4893 CA
Dunaway & Assoc 11:30 AM 12-2-92

I asked Fred to address the DRB Comments & my June 30 comments and submit for Final Plat & Building Permit Approval. Fred said the he had resubmitted a plan stamped & Dated 8-28-92. I told Fred I would look for that plan, but he still needs to address the DRB comments and resubmit. Fred agreed to do so.

John P Austin

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

June 30, 1992

Fred S. Whistle II, P.E.
Dunaway Associates West, Inc.
4500 S. Lakeshore Dr., Suite 250
Tempe, Arizona 85282

RE: DRAINAGE PLAN FOR WAL-MART (K-17/D66)
RECEIVED JUNE 16, 1992 FOR FINAL PLAT APPROVAL

Dear Mr. Whistle:

I have reviewed the information included in the referenced submittal for this project and I have the following comments:

1. Sheet 2 still needs to be stamped by the surveyor. I believe Dennis Brady is licensed in New Mexico.

2. On Sheet 3, add Section A-A at curb returns on west side of San Mateo Boulevard. Sections B-B & E-E do not provide 1' of freeboard. Instead of worrying about freeboard and superelevation (see attached excerpts from the D.P.M.) it may be simpler to grant a blanket easement for Areas "C" & "J".

3. Attached is a copy of the Sidewalk Culvert Detail used in Albuquerque. Calculate the area required based on this detail.

3. An executed drainage Covenant is still required for the drainage easement.

4. Need to include EASEMENT (DRAINAGE) on plan

When the preceding comments are addressed, then the revised Drainage Plan will be approved for Final Plat. If you have any questions, you may contact me at 768-2727.

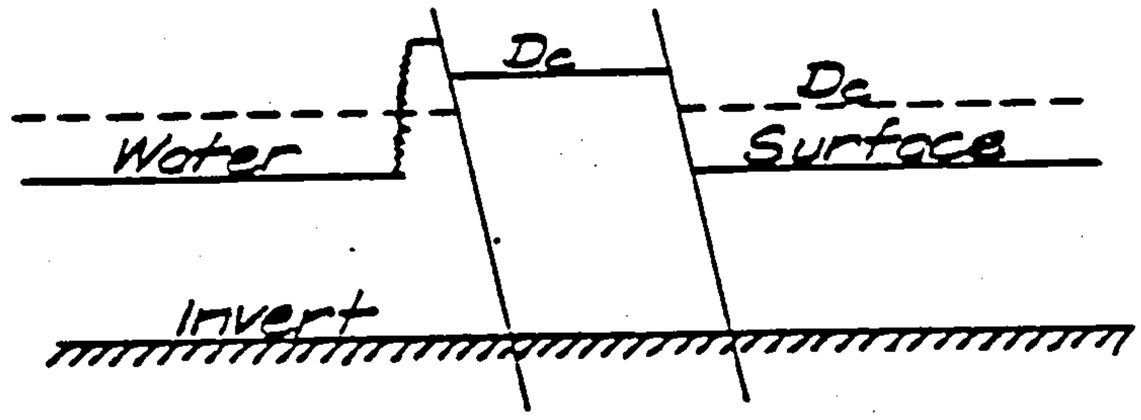
Update to reflect site plan changes.

Sincerely,

John P. Curtin, P.E.
PWD/Hydrology

WP+HYD3367;jpc

the upper stage results in the greater sum (P + M), this indicates a hydraulic jump some distance upstream from the pier. Assume critical depth just inside the upstream pier face and continue the water surface to the downstream end of the pier, and then calculate the depth just outside the pier by either the P + M equation or the Bernoulli equation.



3. Curving Alignments

a. Superelevation

Superelevation is the maximum rise in water surface at the outer wall above the mean depth of flow in an equivalent straight reach, caused by centrifugal force in a curving alignment.

(1) Rectangular Channels

For subcritical velocity, or for supercritical velocity where a stable transverse slope has been attained by an upstream easement curve, the superelevation (S) can be calculated from the following equation:

$$S = \frac{V^2 b}{2gr}$$

For supercritical velocity in the absence of an upstream easement curve, the superelevation (S) is given by the following equation:

$$S = \frac{V^2 b}{gr}$$

where V = velocity of the flow cross section, in f.p.s.

b = Width of the channel, in ft.

g = Acceleration due to gravity

r = Radius of channel center line curve, in ft.

X = Distance from the start of the circular curve to the point of the first S in ft.

D = Depth of flow for an equivalent straight reach

B = Wave front angle

$$X = \frac{\pi b V}{\sqrt{12gD}} = \frac{.16bV}{\sqrt{D}} = \frac{0.908b}{\sin\beta}$$

$$\sin\beta = \frac{\sqrt{gD}}{V} = \frac{1}{F}$$

"S" will not be uniform around the bend but will have maximum and minimum zones which persist for a considerable distance into the downstream tangent.

(2) Trapezoidal Channels

For subcritical velocity, the superelevation (S) can be calculated from the following equation:

$$S = 1.15\ \frac{V^2(b + 2zD)}{2gr}$$

where z = cotangent of bank slope

b = channel bottom width, in ft.

For supercritical velocity, curving alignments shall have easement curves with a superelevation (S) given by the following equation:

$$S = 1.3\ \frac{V^2\ (b + 2zD)}{gr}$$

(3) Unlined Channels

Unlined channels will be considered trapezoidal insofar as superelevation calculations are concerned. However, this does not apply to calculations of stream or channel cross-sectional areas.

b. Easement Curves

Easement curves are alignment transition curves, employed upstream and downstream of circular curves, when supercritical flow exists in open channels. The purpose of the easement curve is to alter the transverse slope of the water surface and keep the water prism in constant static equilibrim against centrifugal force throughout the entire length of the easement curve and central circular curves, thus achieving minimum heights of superelevation with avoidance of cross-wave disturbances.

Circular easement curves are recommended in lieu of spiral transition curves for each of design and construction. Also very little hydraulic advantage is gained by the use of the spiral. The circular easement curve consists of curved sections upstream and downstream of the main curve having a radius (2R), twice the main curve radius (R).

(1) Conditions Requiring Easement Curves -

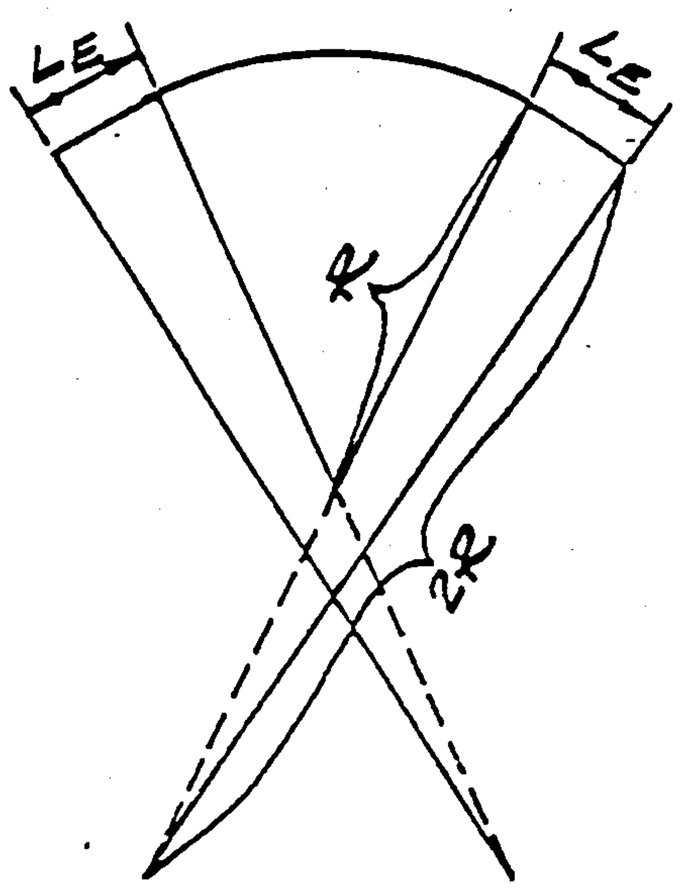
(a) When the freeboard, above superelevated water surface (as calculated without an easement curve), is less than two feet.

(b) In reverse curves or on alignments where curves follow one another closely.

(c) For any case where elimination of cross-wave disturbances is required. (If easement curves are not used, additional freeboard downstream of the curve may be necessary).

(d) In trapezoidal channels for all cases of supercritical velocity.

(2) Length of Easement Curve



For rectangular channels, the length of easement curve (L_E) is given by the following equation:

$$L_E = 2X = .32 \frac{bV}{\sqrt{D}}$$

For trapezoidal and associated channel types, the length of easement curve (L_E) can be calculated as follows:

$$L_E = .32(b + 2zD) \frac{V}{\sqrt{D}}$$

Refer to the section on superelevation above for the definition of terms.

4. Freeboard

Freeboard is the additional wall height applied to a calculated water surface.

a. Rectangular Channels (not used except with City Engineer approval)

(1) For flow depths of 1.0 feet or less and average flow velocities less than 35 f.p.s., add 1.0 feet.

(2) For flow depths of 1.0 feet or less and average flow velocities greater than 35 f.p.s., add 1.5 feet

(3) For flow depths of greater than 1.0 feet and average flow velocities of less than 35 f.p.s., add 2.0 feet

(4) For flow depths of greater than 1.0 feet and average flow velocities of greater than 35 f.p.s., add 3.0 feet.

(5) For supercritical flow where the depth is between D_c and 0.80 D_c, the wall height must be equal to the sequent depth, but not less than the heights required above. This condition should be avoided.

(6) Freeboard requirements for concrete drainage easement channels shall be established by the City Engineer on a case-by-case basis.

b. Trapezoidal Channels and Associated Types

Adequate channel freeboard above the designed water surface must be provided and will not be less than determined by the following:

(1) For flow rates of less than 100 c.f.s. and average flow velocity of less than 35 f.p.s.:

$$\text{Freeboard (Feet)} = 1.0 + 0.025\ Vd^{1/3}$$

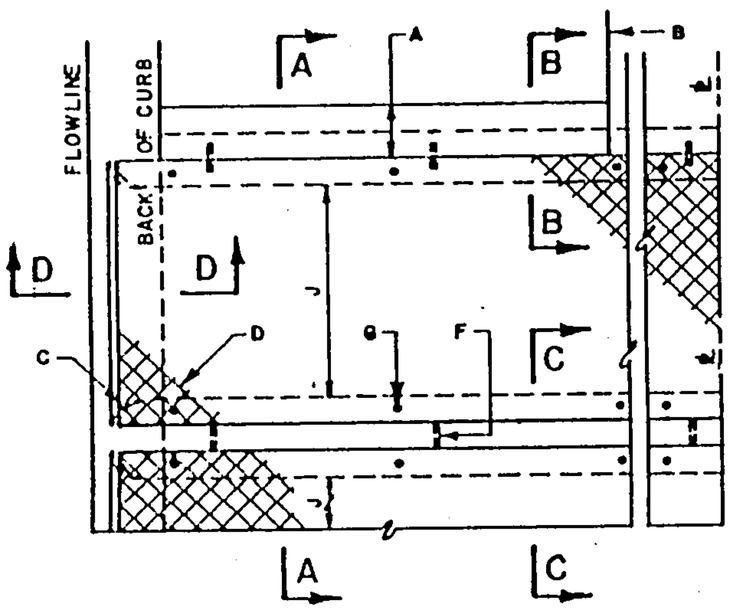
(2) For flow rates of 100 c.f.s. or greater and average flow velocity of 35 f.p.s. or greater:

$$\text{Freeboard (Feet)} = 0.7\ (2.0 + 0.025\ Vd^{1/3})$$

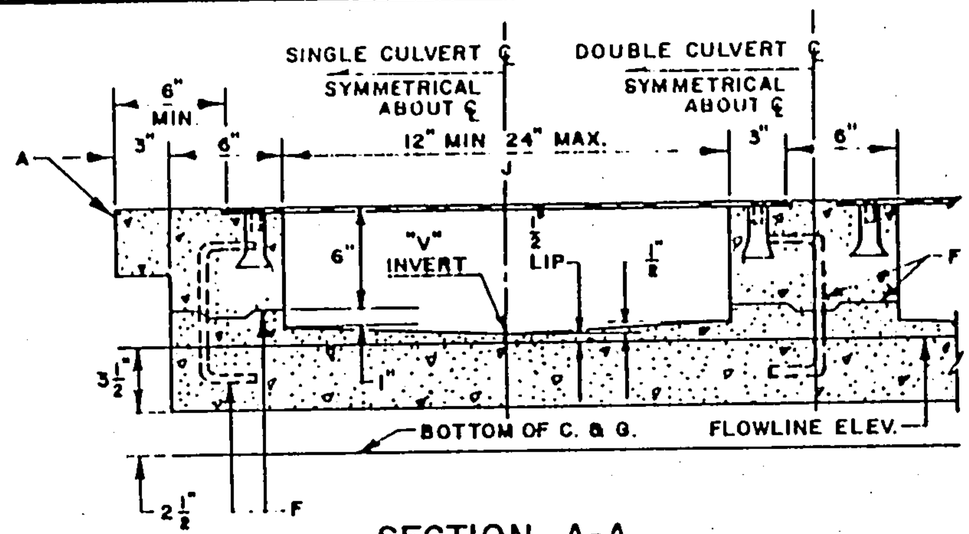
Freeboard will be in addition to any superelevation of the water surface, standing waves and/or other water surface disturbances. When the total expected height of disturbances is less than 0.5 feet, disregard their contribution.

Unlined portions of the drainage way may not be considered as freeboard unless specifically approved by the City Engineer.

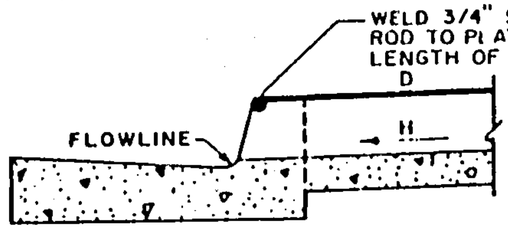
For supercritical flow where the specific energy is equal to or less than 1.2 of the specific energy at D_c, the wall height will be equal to the sequent depth, but not less than the heights required above. This condition should be avoided.



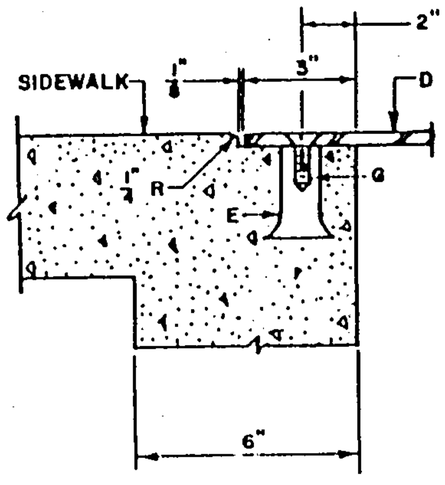
PLAN
SINGLE AND OR MULTIPLE CULVERT



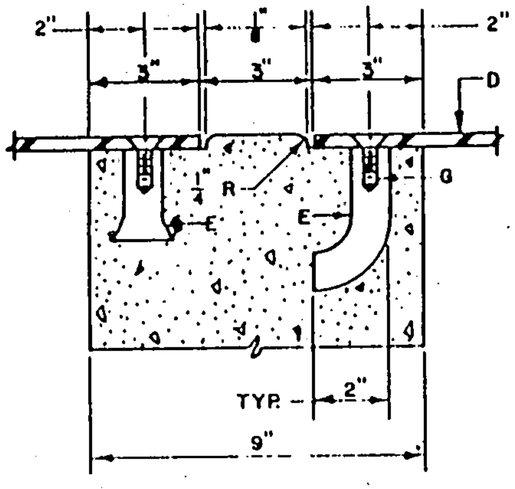
SECTION A-A



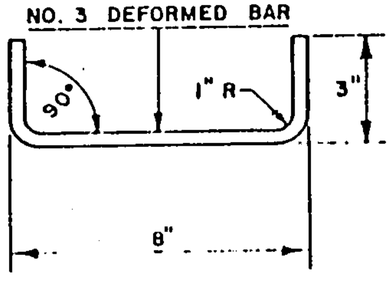
SECTION D-D



SECTION B-B



SECTION C-C



DOWEL DETAIL

GENERAL NOTES:

1. PLACING OF DRAIN THRU EXIST. SIDEWALK AND CURB & GUTTER REQUIRES THAT ENTIRE SIDEWALK AND C & G STONES BE REMOVED AND REPLACED AS DETAILED HEREIN.
2. BOTTOM SLAB OF CULVERT SHALL BE POURED MONOLITHICALLY WITH NEW GUTTER.
3. THE INVERT SHALL BE TROWELED TO PRODUCE A HARD POLISHED SURFACE OF MAX DENSITY AND SMOOTHNESS. INVERT SHALL BE V-SHAPED TO WITHIN 3' OF OUTLET, THEN WARPED TO PARALLEL FLOWLINE AT OUTLET, UNLESS OTHERWISE SHOWN.
4. ALL EXPOSED CONC. SURFACE SHALL MATCH GRADE, COLOR, FINISH AND SCORING OF ADJACENT CURB AND SIDEWALK.
5. SIDEWALK REPLACED DURING CONSTRUCTION SHALL BE POURED MONOLITHICALLY WITH CULVERT WALLS.
6. IF ROD ANCHORS ARE USED, DRILL & TAP FOR F.H. MACHINE SCREW. ATTACH ANCHORS TO PLATE AND SECURE PLATE IN PLACE PRIOR TO POURING OF WALLS.
7. LENGTH OF EACH PLATE SHALL BE SUCH THAT THE WEIGHT WILL NOT EXCEED 300 LBS. AND SHALL BE STRESS RELIEVED AFTER FABRICATION. CLEAN SURFACE OF PLATE AND FRAMING MEMBERS AND PAINT W/ ONE SHOP COAT RED OXIDE AND TWO FINISH COATS ALUMINUM PAINT (AASHTO M 69).
8. THE CITY WILL NOT ASSUME RESPONSIBILITY FOR MAINTENANCE OF ANY SIDEWALK CULVERT INSTALLED BY OR FOR PRIVATE PROPERTY OWNERS.

CONSTRUCTION NOTES:

A. MATCH NEAREST CONTROL JOINT, INSTALL 1/2" EXPANSION JOINT.
B. EDGE OF SIDEWALK OR SETBACK (VARIABLE).
C. 3" RADIUS (TYPICAL).
D. 3/8" CHECKERED STEEL PLATE (PAINT PER NOTE 7, ABOVE).
E. FOR SECURING PLATE USE 1"X 5" S.S. ROD ANCHOR, "RED HEAD MULTI-SET II SRM-38 ANCHOR" OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S INSTRUCTIONS AT MAX. 24" O.C., A MINIMUM OF 2 PER SIDE AND ONE WITHIN 6" OF EACH END.
F. CONSTRUCTION JOINT IS OPTIONAL. IF USED, SPACE DOWELS AT 18" O.C. MAX., 1 1/2" MINIMUM FROM FACE OF CONCRETE.
G. 3/8" - 16 x 1 1/4" COUNTERSUNK, F.H., STAINLESS STEEL, MACHINE SCREW.
H. SLOPE 1/4" PER FT. MIN.
J. DRAIN WIDTH PER PLAN (12" MIN., 24" MAX).

CITY OF ALBUQUERQUE

REVISIONS

DRAINAGE
SIDEWALK CULVERT
WITH STEEL PLATE TOP
DWG. 2236

AUG 1986

INAGE INFORMATION SHEET

PROJECT TITLE: Wal-Mart ZONE ATLAS/DRNG. FILE #: K17/D66

DRB #: 92-0091 EPC #: 92-21 WORK ORDER #: _____

LEGAL DESCRIPTION: Tract E-B, Lots 1-36 Block 16, 17, 18

CITY ADDRESS: San Mateo & Highland Avenue

ENGINEERING FIRM: Dunaway Assoc. West CONTACT: Fred Whistle, PE

ADDRESS: 4500 S. Lakeshore PHONE: (602) 345 0383

OWNER: Wal-Mart Stores, Inc. CONTACT: Bob Bedard

ADDRESS: Bentonville AR PHONE: (501) 761-4595

ARCHITECT: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

SURVEYOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

CONTRACTOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

TYPE OF SUBMITTAL:

X DRAINAGE REPORT

X DRAINAGE PLAN

____ CONCEPTUAL GRADING & DRAINAGE PLAN

____ GRADING PLAN

____ EROSION CONTROL PLAN

____ ENGINEER'S CERTIFICATION

____ OTHER

PRE-DESIGN MEETING:

____ YES

____ NO

____ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

____ SKETCH PLAT APPROVAL

____ PRELIMINARY PLAT APPROVAL

____ S. DEV. PLAN FOR SUB'D. APPROVAL

____ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL

____ SECTOR PLAN APPROVAL

X FINAL PLAT APPROVAL

____ FOUNDATION PERMIT APPROVAL

____ BUILDING PERMIT APPROVAL

____ CERTIFICATE OF OCCUPANCY APPROVAL

____ GRADING PERMIT APPROVAL

____ PAVING PERMIT APPROVAL

____ S.A.D. DRAINAGE REPORT

X DRAINAGE REQUIREMENTS

____ OTHER _____ (SPECIFY)

RECEIVED
JUN 16 1992
HYDROLOGY DIVISION

DATE SUBMITTED: June 16, 1992

BY: David Whistle

WalMart K-17/D 66

Fred Whistle 714-988-4893
Duna Way & Assoc. 11:15 6-5-92
Los Angeles Ca

Discussed Drainage Plan Comments with Fred. He will address all of the Comments but he does not have a copy of the Drainage Covenant. I will mail Fred A copy ~~at~~ at Tempe.

DRB has a Review scheduled for June 9, 1992.

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

May 26, 1992

Fred S. Whistle II, P.E.
Dunaway Associates West, Inc.
4500 S. Lakeshore Dr., Suite 250
Tempe, Arizona 85282

RE: DRAINAGE REPORT FOR WAL-MART (K-17/D66)
RECEIVED APRIL 6, 1992 FOR BUILDING PERMIT APPROVAL

Dear Mr. Whistle:

I have reviewed your submittal for the referenced project and I have the following comments:

1. Sheet 2 needs to be stamped by the surveyor.

2. Indicate the locations of the roof drains on Sheet 3.

3. Sidewalk culverts will be required for both concrete flumes. Positive measures are necessary to channel the drainage easement into the flume for Coal Avenue. Both flume must be constructed for the proposed site plan.

4. The drainage easement must have sufficient width to contain the runoff. Due to the uncertainty created by bends in the alignment and obstructions caused by parked cars, one (1) foot of freeboard will be required.

5. The following items are required for the drainage easement:
   A legal descriptions of the boundaries.
   An executed drainage Covenant

5. A replat will be required to vacate Coal Avenue.

Address the preceding comments and submit the revised plans for Building Permit approval. If you have any questions, you may contact me at 768-2727.

Sincerely,

John P. Curtin

John P. Curtin, P.E.
PWD/Hydrology

WP+HYD3367;jpc

RAINAGE INFORMATION SHEET

PROJECT TITLE: WAL-MART ZONE ATLAS/DRNG. FILE #: K 17/D66

DRB #: _____ EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: _____

CITY ADDRESS: BORDERED BY SILVER, HIGHLAND, SAN MATEO, JACKSON

ENGINEERING FIRM: DUNAWAY ASSOCIATES WEST, INC. CONTACT: FRED S. WHISTLE

ADDRESS: 4500 S. LAKESHORE DR., SUITE 250 PHONE: (602) 345-0383

OWNER: WAL-MART CONTACT: TIM SCOTT

ADDRESS: 701 SOUTH WALTON BLVD. BENTONVILLE AR PHONE: (501) 273-4859

ARCHITECT: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

SURVEYOR: BRADY AULERICH CONTACT: DENNIS BRADY

ADDRESS: 1042 E. GUADALUPE TEMPE, AZ 85283 PHONE: (602) 839-4000

CONTRACTOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

RECEIVED
APR 6 1992
HYDROLOGY

TYPE OF SUBMITTAL:

____ DRAINAGE REPORT
x DRAINAGE PLAN
____ CONCEPTUAL GRADING & DRAINAGE PLAN
____ GRADING PLAN
x EROSION CONTROL PLAN
____ ENGINEER'S CERTIFICATION
____ OTHER

PRE-DESIGN MEETING:

x YES
____ NO
x COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

____ SKETCH PLAT APPROVAL
____ PRELIMINARY PLAT APPROVAL
____ S. DEV. PLAN FOR SUB'D. APPROVAL
x S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
____ SECTOR PLAN APPROVAL
____ FINAL PLAT APPROVAL
____ FOUNDATION PERMIT APPROVAL
x BUILDING PERMIT APPROVAL
____ CERTIFICATE OF OCCUPANCY APPROVAL
____ GRADING PERMIT APPROVAL
____ PAVING PERMIT APPROVAL
____ S.A.D. DRAINAGE REPORT
____ DRAINAGE REQUIREMENTS
x OTHER VACATION OF COAL (SPECIFY)

DATE SUBMITTED: APRIL 6, 1992

BY: Fred Whistle

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
UTILITY DEVELOPMENT DIVISION/HYDROLOGY SECTION

PRE-DESIGN CONFERENCE

DRAINAGE FILE/ZONE ATLAS PAGE NO.: K17 DATE: 3/19/92

EPC NO.: _____ DRB NO.: _____ ZONE: _____

SUBJECT: WAL-MART -

STREET ADDRESS: BORDERED BY SILVER, HIGHLAND, SAN MATEO, JACKSON

LEGAL DESCRIPTION: _____

APPROVAL REQUESTED:

___	PRELIMINARY PLAT	___	FINAL PLAT
X	SITE DEVELOPMENT PLAN	X	BUILDING PERMIT
___	GRADING/PAVING PERMIT	X	OTHER

VACTION OF CURB

ATTENDANCE:

WHO	REPRESENTING
FRED WHISTLE	DUNAWAY ASSOCIATES
FRED AGUIRRE	CITY

FINDINGS:

- AN APPROVED DRAINAGE PLAN IS REQUIRED FOR SITE PLAN APPROVAL, BUILDING PERMIT AND ~~PRE~~ VACTION / PLOT SIGN-OFF.
- THE DRAINAGE CONCEPT FOR THIS SITE WILL BE TO MAINTAIN THE STATUS-QUO CONDITION WITH RESPECT TO BASINS FLOW RATES AND CAPACITIES.
- VACTION OF CURB WILL REQUIRE THE RETENTION OF A PUBLIC DRAINAGE EASEMENT MAINTAINED BY THE PROPERTY OWNER. THE DRAINAGE REQUIREMENT FOR CURB WILL BE TO MAINTAIN THE INLET CONDITION AT SAN MATEO AND THE EXISTING CARRYING CAPACITY WITH THE VACTORED STREET.

The undersigned agrees that the above findings are summarized accurately and are only subject to change if further investigation reveals that they are not reasonable or that they are based on inaccurate information.

SIGNED:	Fred Whistle	SIGNED:	Fred Whistle PE
TITLE:		TITLE:	Vice Pres. Dunaway Assoc
DATE:	3/19/92	DATE:	3/19/92

****NOTE**** PLEASE PROVIDE A COPY OF THIS PRE-DESIGN FORM WITH THE DRAINAGE SUBMITTAL.

K17/D66

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PLANNING DIVISION

APR 13 1992

GENDA NUMBER: 17
ENVIRONMENTAL PLANNING COMMISSION
APRIL 16, 1992
Z-92-25

Z-92-25 Herbert M. Denish and Associates, agents for Walmart Stores, Inc., requests approval of a site development plan for Tract EB and Lots 1 through 36, Blocks 16,17, and 18, Valley View Addition, zoned C-2, located west of San Mateo Boulevard SE between Silver Avenue SE and Highland Avenue SE, containing approximately 14.92 acres. (K-17)

COMMENTS FROM OTHER DEPARTMENTS:

ENVIRONMENTAL HEALTH DEPARTMENT	
Air Pollution Control Division	**"See attached memo dated March 25, 1992."**
FIRE DEPARTMENT/Planning	No comment received.
PLANNING DEPARTMENT	
Zoning Enforcement	"No comments."
NEIGHBORHOOD SERVICES	"No recognized neighborhood association - Highland Merchants Association and Parkland Hills Neighborhood Association have been notified."
PARKS AND RECREATION DEPARTMENT/Administration	"The department supports this proposal. The City's Highland Pool facility, which includes a classroom, is just south of this proposed site. Several times a year major events are held at the pool and parking occurs along the streets for several blocks. With the proposed Wal-Mart parking area just across the street, there would probably be unauthorized parking by pool users. The City could inform Walmart of these events."
OFFICE OF OPEN SPACE	"No adverse comments."
POLICE DEPARTMENT/Planning	"The Albuquerque Police Department is concerned over the increase in vehicular traffic which may be caused by the relocation of Walmart to this parcel of land. The reason for this concern is that San Mateo Boulevard, Central Avenue, and Zuni Road are major arterials over which APD officers must travel when responding to calls for service. A major increase in traffic congestion between the San Mateo/Zuni intersection and the San Mateo/Central intersection could adversely impact the APD's ability to effectively respond to calls for service. If it can be shown that there will be no major increase in the existing flow of traffic, by the relocation of Walmart and the corresponding vacation of this section of Coal Avenue SE, the Albuquerque Police Department would not oppose this vacation request."
SOLID WASTE MANAGEMENT DEPARTMENT/Refuse Division	No comment received.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PLANNING DIVISION

PUBLIC WORKS DEPARTMENT

Hydrology

"Hydrology has no objection to the site plan. However, prior to DRB sign-off an updated conceptual grading and drainage plan, in compliance with our pre-design meeting, will be required."

Transportation Planning

"San Mateo Boulevard is a designated Principal Arterial street (minimum of 124 feet of right-of-way width required) on the Long Range Major Street Plan. Dedication of 62 feet of right of way from the roadway centerline along the subject property frontage should be a condition of site plan amendment approval.

The Bikeways Master Plan identifies an existing bike route for Coal Avenue. This bike route may be relocated to appropriate nearby streets with the approval of the Traffic Engineer.

The Traffic Impact Analysis for this proposal identifies considerable reductions in the level of service of the following signalized intersections from traffic associated with the proposed development: reductions in Level of Service from "E" (Capacity) to "F" (Failure) at the San Mateo Boulevard/Central Avenue intersection and at the San Mateo Boulevard/Zuni Road intersection. Also, the San Mateo Boulevard/Gibson Boulevard intersection is estimated to experience worsening congestion within the Level of Service "E" designation and the Washington Street/Zuni Road intersection is estimated to experience worsening congestion within the Level of Service "F" designation. See Transportation Development Section's comments regarding proposed developer contribution estimates for infrastructure improvements."

Transportation Development

"See attached memo dated April 2, 1992."

Utility Development

"Adequate fire protection for the proposed development will require off site system improvements as outlined in our availability statement of February 20. These improvements must be financially guaranteed as a condition of site plan and or plat approval by the DRB. The plan pre-supposes a vacation of Coal Ave. which went before the DRB at the March 24 public hearing. There is an old sewer interceptor in this portion of Coal. Vacating the line and retaining an easement would not be acceptable given the proposed site plan. The plan shows unacceptable encroachments over any such easement. Beyond that, given the proposed layout, any excavation of the interceptor for repair, or replacement would

TRANSIT DEPARTMENT

effectively close down the store. Vacation of the right of way will be contingent upon reconstruction and or relocation of the line using new materials with a life expectancy equal to, or greater than the proposed use."

"The Transit & Parking Department is requesting dedication of right-of-way for a bus bay on southbound San Mateo, south of the proposed entrance to the development. There is currently a bus stop at this location, and transit service is provided to this site by Route #4 - San Mateo."

COMMENTS FROM OTHER AGENCIES:

ALBUQUERQUE FLOOD CONTROL AUTHORITY

"The City of Albuquerque maintains the drainage facilities adjacent to this site. We note that a small portion of this site (at Coal Ave.) is within a 100-year flood zone as shown on the National Flood Insurance Program "Flood Insurance Rate Map" (Community-Panel No. 350002-0029c). See Public Works, Hydrology comments."

ALBUQUERQUE PUBLIC SCHOOLS

"No adverse comments."

MIDDLE RIO GRANDE COUNCIL OF GOVERNMENTS

"No adverse comment. For information, the Long Range Major Street Plan designates San Mateo Boulevard as a limited access principal arterial."

PLANNING DIVISION COMMENTS TO THE ENVIRONMENTAL PLANNING COMMISSION, APRIL 16, 1992

Request Summary:

The applicant is requesting approval of a site development plan for property zoned C-2 and located at San Mateo and Highland in order to construct a Wal-Mart store.

Applicable Plans and Policies:

The Albuquerque/Bernalillo County Comprehensive Plan designates this area as Established Urban. The goal is to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.

Area Characteristics and Zoning History:

The general area consists of a mixture of commercial, multi-family residential, and single-family residential development. To the east of the subject property is a shopping center, to the south is a a used car lot and school, to the west is an apartment building and school, and to the north is more commercial development.

Analysis:

Proposed Use:

The applicant is proposing to remove the existing buildings and construct a Wal-Mart of approximately 116,097 square feet with the possibility of a future addition of 30,000 square feet. This is larger than most of the Wal-Mart stores in Albuquerque. There is also a parcel in the southeast corner of the site which will likely contain a restaurant or small retail business; the parcel is approximately 0.79 acres.

Pedestrian and Vehicular Ingress/Egress:

The site development plan shows the primary entrance located on San Mateo Boulevard with two secondary entrances off Highland Avenue and a service entrance off Silver Avenue. The site plan also requires the vacation of a portion of Coal Avenue. As of this writing, the vacation has not been approved. An access easement for pedestrian movement should be retained.

Both the Police Department and the Transportation Division of the Public Works Department have expressed concern about the traffic impacts which will be caused by this development, particularly for the San Mateo/Central and San Mateo/Zuni intersections. It is the conclusion of the Transportation Division Manager that "a number of improvements which include changes in signalization, turn movement lineage and other typical operational modification" should be implemented to accommodate the additional traffic. The applicant should note that these conclusions and the accompanying required improvements are based on the activity generated by a Wal-Mart retail operation and not any other type of land use such as that of a Sam's or Price Club.

The following improvements should be sufficient to mitigate the impact of this development: dual left turn lanes and right turn lanes for the San Mateo/Zuni intersection; dual left turn lanes for the San Mateo/Central intersection; dedication of sixty-two feet of right-of-way from the centerline of San Mateo; a cross access easement for the out parcel at San Mateo and Highland; construction of conduit and bases for a traffic signal at San Mateo and Highland with signal installation when warranted; vacation of Coal with a pedestrian access easement provided; relocation of the bike route with accompanying approval by GABAC (the Bikeway's Committee); construction of a deceleration lane at the northernmost access point from San Mateo; construction of a bus bay south of the northernmost access point from San Mateo; and revision of the driving aisles from Highland Avenue to create a primary entrance by widening them to twenty-six feet with thirty-six foot-wide driveways with curb returns.

The applicant is proposing to relocate the bike route to Silver Avenue between Jackson Street and San Mateo Boulevard and to provide a bike crossing for San Mateo. This change requires approval by the Bikeways Committee; the agent has not submitted any material indicating that the proposed change has been approved by that committee.

The Transit Department is also requesting the bus bay be located south of the entrance on San Mateo. No design has been submitted.

Internal Circulation and Parking:

The primary entrance causes traffic to move past the front of the building in an aisle which every customer has to cross to get into and out of the store. Planning staff is concerned about pedestrian/vehicular conflict with this arrangement. Staff supports the recommendation from the Transportation Division Manager that the Highland entrance become the primary access to the site. Both a traffic signal at the Highland/San Mateo intersection and improvement of the access aisles off Highland will make this the most practical means for ingress and egress.

It is not clear whether this Wal-Mart will have a recycling bin from Waste Management of New Mexico located in its parking lot. Planning staff has asked for information as to location in order to determine circulation around the bin. No information has been submitted.

Parking lot lighting and building security lighting near the apartments which are west of the subject property should be identified. The lighting must be shielded and located as far away from the apartments as possible. No information concerning lighting has been submitted.

An area designated for "future parking" is shown on the west end of the parking lot. It isn't clear whether this is to be paved or what treatment it will receive. Staff recommends the area be both paved and landscaped when the parking lot is developed.

Building Height, Setbacks, and Floor Area Ratio:

The building height is to be approximately twenty-six feet. Setbacks are a minimum of five feet on the east side of the building; remaining setbacks are greater than five feet. The floor area ratio is approximately .24.

Building Elevations, Dimensions, Colors:

The building is to be standard CMU in shades of tan and blue. The entrance will be accented with tile roofing material in terracotta and split-face CMU in tan. A band of color (color not specified) is shown for the north elevation but is not carried out on the east and west sides of the building. Because the west side of the building is viewed by the apartments and is of considerable length (exact dimensions are not given), some attempt to improve the appearance of that side of the building should be made. Planning staff does not favor locating the loading dock on the west side; however, we recognize other problems are created if they "flip-flop" the building. The garden center fencing material will be steel tube painted black.

Landscaping:

Street trees are required along San Mateo; street trees should be carried out for the out parcel as well. The applicant proposes to use Marshall Ash along the street with Honey Locust throughout the parking lot. The applicant should be aware that street trees are to be placed approximately every thirty feet; the landscaping plan appears to be deficient as to the number of required trees. Japanese Black Pine will be used as an accent and is proposed for the west property line adjacent to the apartment complex. Planning staff prefers shade trees which will grow to a height and diameter sufficient to screen the building from view.

Apparently Ed Black Chevrolet was maintaining the landscaping in the medians. It is not clear whether Wal-Mart is going to accept this responsibility. Planning staff suggests it is in the best interest of Wal-Mart to maintain the median landscaping.

Signage:

The applicant proposes a free-standing pole sign, twenty-six feet high, to be located at the San Mateo entrance. The primary sign face is approximately 120 square feet with a smaller sign for the pharmacy which is not fully dimensioned. Although this sign meets the Zone Code requirement, staff does not regard it as an asset to this area. It is not consistent with signage in the immediate area or with the Wal-Mart sign across the street. Staff recommends a more compatible design by submitted by the date of the public hearing.

Energy Conservation:

Planning staff has requested information as to energy conservation measures in both the construction and operation of this site. This information is listed on the site plan checklist; a City-wide reduction in energy consumption by ten per cent has been adopted as a goal by the City Council. No information regarding energy conservation measures has been submitted.

Findings:

1. The proposed site development plan meets the requirements of the C-2 zone.

2. Several items of information which have been requested have not been submitted; thus, staff's analysis is incomplete.

3. This site development plan is dependent on approval of vacation of a portion of Coal Avenue, SE; documentation indicating that the vacation has been approved has not been submitted as of this writing.

RECOMMENDATION:

DEFERRAL of Z-92-25, a site development plan, is recommended based on the preceding Findings.

ADDITIONAL STAFF COMMENTS:

If the Planning Commission is inclined to approve the site plan with a number of conditions, staff recommends the following findings and conditions:

Finding:

1. The proposed site development plan meets the requirements of the C-2 zone.

2. Although several items of information are needed from the applicant, these matters can be delegated to planning staff for final resolution.

RECOMMENDATION:

APPROVAL of Z-92-25, a site development plan, is recommended based on the preceding Finding subject to the following Conditions.

Conditions:

1. Documentation as to approval of the vacation of a portion of Coal Avenue, SE shall be submitted to planning staff prior to final sign-off by the Development Review Board.

2. Relocation of the existing bikeway on Coal Avenue to Silver Avenue with an easement for a bicycle trail to parallel San Mateo Boulevard to the proposed median crossing at the San Mateo/Coal intersection shall require a letter indicating the proposed change in the bike route is acceptable to the Bikeways Committee and shall be submitted to planning staff prior to final sign-off by the Development Review Board.

3. The design and location of the bus bay shall be delegated to the Development Review Board but shall meet with the approval of both the Transit Department and the Traffic Engineer; the landscape buffer along San Mateo Boulevard shall be preserved.

4. Any proposed recycling bin to be placed in the parking lot must be submitted for administrative approval by the Planning Director.

5. Details as to parking lot lighting and building security lighting for the west side of the site shall be approved by planning staff prior to final sign-off by the Development Review Board.

6. Evidence of energy conservation measures shall be submitted to planning staff prior to final sign-off by the Development Review Board.

7. Dedication of sixty-two feet of right-of-way from the centerline of San Mateo Boulevard shall be required.

8. Maintenance of landscaped medians shall be provided by Wal-Mart Stores, Inc.

9. The sewer line in that portion of Coal Avenue, SE to be vacated shall be reconstructed or relocated at the developer's expense and must meet with the approval of the Utility Division of the Public Works Department.

10. The primary entrance shall be relocated to Highland Avenue, SE and shall meet the specifications of the Traffic Engineer which include widening the access aisles to twenty-six feet with thirty-six foot-wide driveways with curb returns.

11. A more acceptable sign design which is consistent with signage in the immediate area shall be submitted by the April 16 public hearing.

12. Street trees are required for the out parcel along San Mateo Boulevard as well as for the Wal-Mart store and shall be placed approximately every thirty feet.

13. Shade trees which reach a height at maturity capable of screening the west side of the building shall be placed along the western boundary where the apartment complex is located.

14. The area labeled "future parking" shall be paved and landscaped with the development of the rest of the parking lot.

15. A pedestrian access easement in the area of Coal Avenue which is to be vacated shall be retained.

16. The traffic study shall be approved for development of a Wal-Mart store but not for any other type of development.

17. Design of dual left turn lanes and right turn lanes for the San Mateo/Zuni intersection and dual left turn lanes for the San Mateo/Central intersection shall meet with the approval of the Traffic Engineer.

18. A cross access easement for the out parcel shown on the site development plan shall be required.

19. Construction of conduit and bases for a traffic signal to be located at the Highland/San Mateo intersection with signal installation when warranted shall be required; cost will be the responsibility of the developer.

20. Construction of a deceleration lane at the northernmost access point from San Mateo Boulevard shall be required.

21. Additional architectural details for the west side of the building which is viewed by the adjacent apartment complex shall be provided to improve its appearance; approval shall be delegated to planning staff.

Nancy Richards

Nancy Richards
Associate Planner

NR/lj

13314
cc: Walmart Stores Inc., 701 South Walton Boulevard, Bentonville, AK; 72716
Herbert M. Denish & Assoc., P.O. Box 2001, Albuq., NM; 87106

IT IS REQUESTED THAT THE APPLICANT/AGENT BE PRESENT AT THE HEARING.

$170

APPLICATION FOR ZONE MAP AMENDMENT AND/OR DEVELOPMENT PLAN

INSTRUCTIONS: PRINT OR TYPE IN BLACK INK ONLY. Use additional sheets, if necessary. Thirty (30) copies (Annexation, forty copies) of all attachements must be submitted with the application and, after folding, shall not exceed 8 1/2 by 14 inches.

Applicant's Name: Walmart Stores Inc. requests

_____Zone Map Amendment XXX Development Plan Review _____Annexation
_____Development Plan Amendment

For Lot(s): see attached legal description Block(s): _____ in Subdivision/Addition _____

Presently Zoned C-2 and proposed to be zoned as same located at:

Street Address (No. if any): 333 San Mateo Boulevard SE

Between San Mateo Street and Jackson Street

Total Land Area Covered by Application: Acres 14.92 Square Feet 649,916

Number of DU's Proposed n/a DU's Per Gross Acre n/a DU's Per Net Acre n/a

Uniform Property Code Number: 1017 057 487 077 412 02

(18 digit property tax number issued by County Assessor)

NOTE: Neighborhood Notification form must accompany application.

APPLICANT INFORMATION:

Applicant's Mailing Addrss: 701 South Walton Boulevard Phone: 501-273-4859
Bentonville AK Zip Code: 72716

Applicant's Proprietary Interest in Property: option to purchase

Agent if any: Herbert M. Denish and Associates Phone: 842-6461

Mailing Address: P.O. Box 2001 Albuquerque NM Zip Code: 87106

APPLICANT SIGNATURE: Lawrence Kline Agent for Purchase Date: 2/28/92
(Owner or Trustee of Property)

List Reason for Request on reverse side or attach separate sheet.

FOR PLANNING STAFF USE ONLY

Application Received By: Carl Bernardy Date: 2-28-92

Fee: $ 270.00 Paid: $ 270.00 Method of Payment: _____

Cross-Ref.: AX-_____ Z-_____ S-_____ Other: _____

No. of Signs Issued: 5 EPC

1 copy each to: Hearing Date: 4-16-92

Research Analyst
Appliant

Graphics

Z- 92-25

Map Number: K-17

Rev 11/15/91

HERBERT M. DENISH
AND ASSOCIATES, INC.
URBAN CONSULTANTS

EPC Case # _____

Legal Description of the area encompassed by the proposed Walmart store at San Mateo and Silver SE.;

"Tract EB, and Lots 1-36 of Blocks 16, 17, and 18 of the Valley View Addition; and the area encompassed by Vacation Ordinance V-2664"

500 Marquette, N.W. Suite 350 • P.O. Box 2001 • Albuquerque, New Mexico 87103 • Tel. 505-842-6461 • FAX 505-842-6471

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Date 2/26/92

To: PLANNING DEPT.

This letter will serve to notify you that on 2/26/92,

LAWRENCE KLINE (Contact Name) of HERB DENISH & ASSOC. (Company or Agency)

contacted Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a zoning action or site development plan, etc. at WEST OF SAN MATEO between SILVER & HIGHLAND.

Our records indicate that as of 2/26/92, there were no Recognized Neighborhood Associations in this area.

If you have any further questions concerning this item, please call me at 768-3785.

Sincerely,

Kevin D. Hise for MLH

Mary Lou Haywood-Spells
Neighborhood Coordination

2-12-92

3217B

HERBERT M. DENISH
AND ASSOCIATES, INC.
URBAN CONSULTANTS

F
D
PL
W.
FEB 24

March 11, 1992

Ms. Nancy Richards
Senior Planner
City of Albuquerque
P.O. Box 1293
Albuquerque NM 87103

HAND-DELIVERED

re: Z-92-25
Walmart/ San Mateo and Silver

Dear Ms. Richards:

During the Pre-Application process we were made aware that our proposed site plan for the new Walmart at the southwest corner of the Silver Avenue/San Mateo Boulevard intersection would necessitate the relocation of a pre-existing bike route.

I am writing to draw attention to the proposed modification as it appears on our site plan, as it is my understanding that the adjustment of the route ultimately must be approved by the Urban Transportation Planning Policy Board.

The trail presently proceeds from the intersection of Washington and Coal to the west of the site, straight down Coal to its intersection with San Mateo; thence, across San Mateo to its intersection with Alvarado Street. At present there are no improvements at the Coal intersection which in any way aid the cyclist in crossing the street.

The proposed re-routing, as shown on the site plan, would "jog" the bike route back to Silver Avenue between Jackson Street and San Mateo. The route would be brought onto the site for a distance of approximately 160'; Walmart would parallel the sidewalk with a 12-foot asphalt bike trail.

Walmart would also create a bike crossing in the widest portion of the median "bulb" in San Mateo closest to the point of intersection with Silver Avenue. Thus, the bicyclist would be out of the traffic on San Mateo for the short length of the San Mateo frontage,

500 Marquette, N.W. Suite 350 • P.O. Box 2001 • Albuquerque, New Mexico 87103 • Tel. 505-842-6461 • FAX 505-842-6471

and would have a protected place to stop in the middle of San Mateo while making the crossing to the east side. Silver Avenue would then connect to Alvarado street, and the bike route would resume its present alignment.

We believe this approach will actually contribute to rider safety, and hope that the re-alignment can be adopted as part of the next series of bicycle route amendments.

If I can be of any service in this matter, please feel free to call.

Sincerely yours,

Lawrence S. Kline AICP

cc: Mr. Jim Merrill
Mr. Tim Scott
Mr. Dan Uzzle

SILVER AVE.

EXISTING
COMMERCIAL DEVELOPMENT

COAL AVE.

PROPOSED MEDIAN OPENING

PROPOSED BIKE TRAIL EXTENSION

SAN MATEO BLVD. SE

PROPOS
SIGNALIZ

Δ = 74°49'41"
R = 15.00'
T = 11.47'
L = 19.59'

S 12°34'36" E
22.54'

9' ADD'L R/W
50' R/W

ADDITIONAL R.O.W. TO BE DEDICATED

PROPOSED RIGHT TURN LANE

S 89°45'34" E
12.00'

WAL-M
(1'-7"

R300'

R300'

R25'

40'

R25'

154

101.39'

S 05°57'04" W 120.60'

195.00'

S 87°24'17" E
96.76'

85.39'

PROPOSED 12' ASPHALT BIKE TRAIL ADJACENT TO EXIST. 6' CONC. SIDEWALK

R15'

15.05'

R3'

R20'

10'
SP
(TY

S 89°45'34" E
72.50'

130'

GARDEN CENTER

50.5'

24.55'

40.67'

PED. X-ING SIGN

EXIT PORCH

2' BARRIER WALL

R3.5'

S 89°45'34" E
43.50'

S 00°14'26" W 124.39'

30'
R/W
24.75'

S/W RAMP

PEDESTRIAN X-ING
4" YELLOW STRIPES
2'O.C. @ 45° ANGLE

TRANSFORMER PAD

SPRINKLER ENTRY

ELECT. ENTRY

PHONE ENTRY

EXIT PORCH

11' TO TREE TRUNK

R15'
30'

R2'

PED. X-ING

20'

R20'

R3'

RELOCATED BICYCLE PATH ROUTE

NOTE: CONTRACTOR TO INSTALL FIRE LANE SIGNS PER LOCAL CODE.

79'

291'

EXISTING
COMM. DEVELOPMENT

8' CONCRETE SIDEWALK TYP.

WAL-MART
116,097 S.F.
LL-116-GR

TRUMAN ST. (VACATED)
ORDINANCE NO. 2160

425.00

380'

5'

HAND

5' ELEC. & TELCO. EASEMENT

8.5'X1
PKG.
ACCE

PEDESTRIAN X-ING SIGN (TYP.)

PEDESTRIAN X-ING
4" YELLOW STRIPES
2'O.C. @ 45° ANGLE

SILVER AVENUE

30,000 S.F. FUTURE EXPANSION

EXIST. 5' SIDEWALK

S 89°44'56" E

ASPHALT RAMP
4% MAX

9.5'X
SPACI

10'X36' COMPACTOR PAD

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 13, 1992

Mr. Bob Murphy
Vice President, Construction
Wal-Mart, Inc.
702 S.W. Eighth Street
Bentonville, Arkansas 72716

Dear Mr. Murphy:

A recent article in the Albuquerque Journal discussed Wal-Mart's plans to open four additional stores in the Albuquerque area during the next few years. We are happy to have Wal-Mart expanding in our community. Within the last year, the Albuquerque City Council has adopted, as a five year goal, to reduce energy consumption by ten percent. For the first year, we have been working on an energy plan with specific proposals which would allow us to reach this goal and intend to present this plan to the Council next spring.

You have an opportunity to design the new Wal-Mart facilities taking advantage of energy saving technology such as solar applications, co-generation and maximizing day lighting. These savings can be achieved through design techniques which are well known by several prominent Albuquerque and New Mexico architects. The techniques have been tried in New Mexico and other areas and have been known to work effectively as well as to create a pleasant environment within the facilities.

On behalf of the City of Albuquerque, I would appreciate your exploring these possibilities. If you are interested in discussing this further, please call me at (505)768-3800.

Sincerely,

Ken Balizer, Director
Planning Department

KB/dls
WPPPLN1:114

cc: Sarah Kotchian, Director, Environmental Health
Jay Czar, Director, General Services
Lawrence Rael, Mayor's Assistant

C I T Y O F A L B U Q U E R Q U E

PUBLIC WORKS DEPARTMENT

PLANNING DEPARTMENT
PLAN. DIV.
APR 2 10 37 AM '92

Transportation Division

- INTEROFFICE MEMORANDUM - April 2, 1992 **REF. NO. 976WP+**

TO: Richard Dineen, Chief, Current Planning Section

FROM: John Winton, Transportation Division Manager, Public Works Dept.

SUBJECT: REVIEW OF HIGHLAND WALMART TRAFFIC STUDY, ZONE CHANGE, & SITE PLAN; Z-92-25 (K-17)

TRAFFIC IMPACT STUDY (TIS):

The Transportation staff has reviewed and is in agreement with the methodology used and the findings identified in the traffic analysis of a standard Wal-Mart discount store of 146,000 square feet. Several of the major intersections which are integral in providing access to this development operate at Level of Service (LOS) D or worse at during the PM peak hour under existing traffic levels. These locations will continue to experience further deterioration in operation levels with additional annual traffic growth, and with traffic increase from the new development will experience LOS E and F in the PM peak without intersection improvements. The affected intersections and level of service under different development scenarios are identified below:

INTERSECTIONS: WITH SAN MATEO BLVD		1992 EXIST'G W/O IMP'MTS	1994 NO-BUILD W/O IMP'MTS	1994 BUILD W/O IMP'MTS	1994 BUILD W/ IMP'MTS
Central Ave.	LOS	E - PM	E - PM	F - PM	E - PM
Zuni Road	LOS	E - PM	E - PM	F - PM	D - PM
Gibson Blvd.	LOS	D - PM	E - PM	E - PM	E - PM

The traffic analysis has identified a number of improvements which include changes in signalization, turn movement laneage and other typical operational modification which should be implemented. Recommended developer participation is concentrated on improvements identified for the San Mateo/Central and San Mateo/Zuni intersections. The established street system that serves this area is built to the ultimate cross-section. However, the street system can accommodate the additional growth in traffic with the proposed intersection improvements. The list includes the developer's portion of the improvements for the required impact mitigiation.

IMPROVEMENT (Developer Cost)	Est. Cost ($1,000's)
1) San Mateo / Zuni Intersection; Dual left turn lanes: (NB to WB) (SB to EB) (EB to NB) Right turn lanes; (EB to SB)	$300.0
2) San Mateo / Central Intersection; Dual left turn lanes: (SB to EB) (NB to WB)	$ 75.0
TOTAL ESTIMATED COSTS - - - - - - - -	$ 375.0

GENERAL COMMENTS ON THE SITE PLAN:

Conditions of approval should include the following:

- The traffic study is approved for the development of a standard Walmart discount store.

- Construction of the required infra-structure as cited above.

- Dedication of 62 feet of right-of-way from the existing centerline of San Mateo is required.

- Provision of a cross access easement for the out parcel at the corner of San Mateo and Highland.

- Construction of conduit and bases for a new traffic signal at the San Mateo / Highland Intersection is to be implemented as part of initial construction of the site. Signal installation will occur only when warranted. The costs for this installation shall be the responsibility of the developer since signal warrants would not be met without the development.

- Vacation of Coal Avenue between San Mateo and Jackson. An access easement for pedestrians should be retained.

- Relocation of the existing bikeway on Coal Avenue to Silver Avenue within an easement for a bicycle trail to parallel San Mateo to the proposed median crossing at the San Mateo/Coal intersection. The alignment should be endorsed by the GABAC.

- Construction of a deceleration lane at the northern-most access point from San Mateo.

- Construction of a bus bay south of the northern-most access point from San Mateo.

- The main two-way, N-S driving aisles from Highland Avenue should be widened to 26 feet to provide better circulation and distribution of traffic using San Mateo between Highland and the store entrance. Both entrances should have 36 foot wide driveways with curb returns.

Please advise if further discussion is needed.

cc: John Castillo, Transp. Plng.
Linda Quintero, City Plng.

CITY OF ALBUQUERQUE

ALBUQUERQUE, NEW MEXICO

INTER-OFFICE CORRESPONDENCE March 23, 1992 REF. NO._____

TO: Richard Dineen, Chief, Current Planning, Planning Division

FROM: Alana Rae Eager, Supervisor, Air Quality Planning
Environmental Health Department

SUBJECT: Z-92-25 - AGENCY COMMENTS - WALMART - VALLEY VIEW ADDITION

Based on a review of the Air Quality Impact Analysis (AQIA) prepared for the proposed Walmart store, it appears that air quality impacts of the proposed action are likely to be minimal. In comparing the "Build" and "No Build" scenarios, the maximum increase in carbon monoxide levels is about 0.5 parts per million (ppm). Only two of 58 receptor locations analyzed exhibited this level of increase; most increases were 0.1 or 0.2 ppm. Twenty receptors showed no increases and one receptor showed a slight decrease.

Only one receptor site exists where a projected "No Build" carbon monoxide level greater than the standard is estimated to be worse with the proposed development than with the "No Build" condition. The difference being an increase of .3ppm.

Discussions with Transportation Development staff indicate there is reason to believe that signalization of Highland and San Mateo rather than Coal Place and San Mateo will operate is a better manner. Due to signal progression considerations, this scenario may also be beneficial to the operation of the San Mateo intersections with Zuni and Central Avenues. If this condition is verified, we would concur with the situation whereby these intersections operate at an optimal level of service.

We generally agree with efforts to optimize the level of service at major intersections since such improvements tend to benefit a relatively large area. Even so, we request that a design level review be undertaken to ensure that every effort is made to mitigate possible elevated carbon monoxide levels at micro-scale locations.

Other comments related to the proposed development include the following:

Possible noise impacts associated with operation of the loading dock will need to be conducted in a manner so as to not violate the City's noise ordinance. Late night and early morning truck deliveries should be accomplished so as to not disrupt residents of the apartments to the west.

The Applicant is advised that demolition on any building over 75,000 cubic feet in space requires a demolition permit under Regulation 8.05 of the Albuquerque/Bernalillo County Air Quality Control Board (AQCB) Regulations. Under AQCB Regulation 8.03, a Top Soil Disturbance Permit is also required prior to any earthwork at the site.

The Environmental Health Department recommends the following mitigative conditions for approval of this development:

1) Any infrastructure improvements agreed upon by the developer and the Transportation Development staff should be made concurrent with this development and completed with the completion of this development.

2) Upon submittal of a development proposal for the vacant parcel in the southeast quadrant of the property, the City shall determine whether a supplemental air quality impact assessment should be performed.

3) Any conventional commercial outdoor lighting fixtures should be shielded to direct light to the site and not to exceed a 90 degree trespass boundary or a mix of high and low pressure sodium (HPS, LPS) commercial lighting fixtures should be considered for this site.

4) The developer should make every effort to improve transit/pedestrian, pedestrian/bicycle access to the site and add on-site bicycle racks. Continuity of the bicycle facility on Coal Place must be maintained in an east-west direction through appropriate rerouting.

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT

Z-92-25

Z-92-25

Herbert M. Denish and Associates, agents for Walmart Stores, Inc., requests approval of a site development plan for Tract EB and Lots 1 through 36, Blocks 16,17, and 18, Valley View Addition, zoned C-2, located west of San Mateo Boulevard SE between Silver Avenue SE and Highland Avenue SE, containing approximately 14.92 acres. (K-17)

HEARING:	4-16-92	MAP:	K-17
FILE:	Z-92-25		