

CITY OF ALBUQUERQUE



September 9, 2016

J. Graeme Means, PE
High Mesa Consulting Group
6010 -B Midway Park Blvd NE
Albuquerque, NM 87109

**Re: O'Reilly Auto Parts
12700 Lomas Blvd NE
Request 60-Day Temporary C.O. – Accepted
Engineer's Stamp dated: 1/28/2016 (K22D019)
Certification dated: 9-8-16**

Dear Mr. Means

Based on the Certification received 9/8/2016, the above referenced is approved for a 60-day Temporary Release of Occupancy by Hydrology. However, before a permanent CO can be accepted the following comments must be addressed.

PO Box 1293

Albuquerque

New Mexico 87103

- The plate on the sidewalk culvert at the curb end is past the face. It needs to be shortened flush with the curb or preferably shorter as to not damage the tires of a parked vehicle.
- Two bolts are missing on the S/W culvert. At least four of the bolts need to be tack-welded.
- There is no expansion material on both sides of the culvert. It can be saw cut and filled with NP-1 sealant.
- It is recommended the ponding on the street at the new curb and gutter be investigated.

www.cabq.gov

An inspection by our office will need to take place after these corrects are made.

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

Sincerely,

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

TE/AC
C: email

Cordova, Camille C.; Miranda, Rachel; Sandoval, Darlene M.; Lois Blocker

NOTE: PRIOR TO BEGINNING ANY SITE WORK & ORDERING OF MATERIALS, CONTRACTOR SHALL FIELD VERIFY ALL UTILITY & DRAINAGE CONNECTIONS TO EXISTING SYSTEMS BY POT HOLING AND SHALL NOTIFY ENGINEER OF NEEDED CHANGES: FAILURE TO DO SO WILL RESULT IN THE CONTRACTOR BEING RESPONSIBLE FOR ALL REVISION COSTS AND DELAYS.

GENERAL NOTES:

- A. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
- B. SITE CONDITIONS BASED UPON SURVEY SUBMITTED BY OWNER. FIELD VERIFY EXISTING CONDITIONS BY DETAILED SITE INSPECTION PRIOR TO SUBMITTING BID AND BEGINNING CONSTRUCTION.
- C. FIELD VERIFY SANITARY SEWER SERVICE CONNECTION INVERT PRIOR TO ESTABLISHING FINAL FINISH FLOOR ELEVATION.
- D. COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.

SITE EXCAVATION REQUIREMENTS:

- 1. A GEOTECHNICAL ANALYSIS HAS BEEN PERFORMED ON THIS SITE. REFER TO PROJECT MANUAL.
- 2. FOLLOW GEOTECHNICAL ANALYSIS RECOMMENDATION FOR SITE EXCAVATION.
- 3. REFER TO STRUCTURAL DRAWINGS FOR BUILDING EXCAVATION REQUIREMENTS.

PIPES NOTES:

- 1. PIPE MATERIALS SHALL BE IN ACCORDANCE WITH AND AS APPROVED BY THE CITY OR APPLICABLE AUTHORITY. REINFORCED CONCRETE PIPE (RCP) AND HIGH DENSITY POLYETHYLENE (HDPE) MAY BE USED AS ALLOWED BY LOCAL GUIDELINES.
- 2. ALL PIPE IS TO BE INSTALLED PER THE MANUFACTURER'S REQUIREMENTS AND MEET COVER REQUIREMENTS PER THE MANUFACTURER.

SPECIAL NOTE:
CONTRACTOR SHALL COMPLY WITH CITY OF ALBUQUERQUE NOISE ORDINANCE DURING CONSTRUCTION.

SPECIAL NOTE:
CONTRACTOR SHALL FIELD VERIFY SANITARY SEWER CONNECTION INVERT PRIOR TO CONSTRUCTION BUILDING PAD AT FINAL FINISH FLOOR ELEVATION. REFER TO SITE UTILITIES PLAN.

SPECIAL NOTE:
CONTRACTOR SHALL FIELD VERIFY PROPOSED GRADES MATCH EXISTING PAVEMENT AT DRIVEWAY ENTRANCES. CONTRACTOR SHALL NOTIFY ENGINEER IF DISCREPANCY OCCURS.

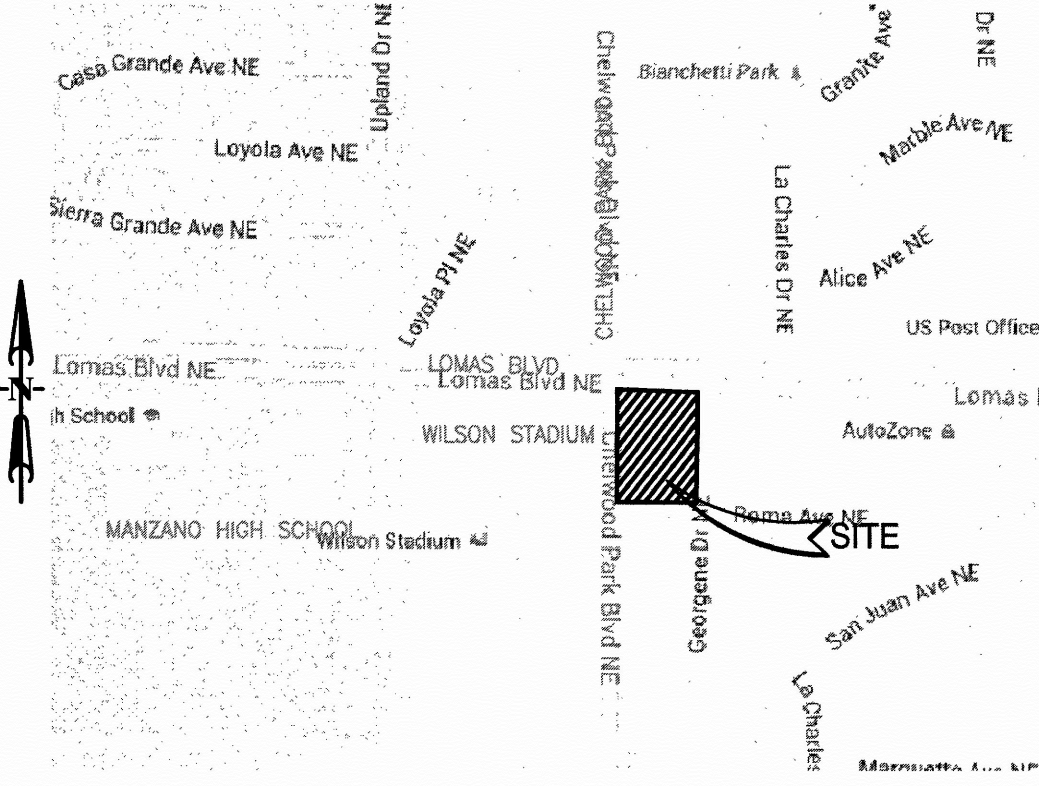
KEY NOTES:

- APPROX. 154' OF 12" PIPE DAYLIGHT INTO RETENTION POND AT INV = 5663.5'. REFER TO PIPE NOTES.
- INSTALL APPROX. 133 LF OF 12" PIPE. REFER TO PIPE NOTES.
- INSTALL APPROX. 10 LF OF 12" PIPE. REFER TO PIPE NOTES.
- INSTALL 4" X 4" AREA INLET. RIM = 5669.8' INV = 5668.6'. REFER TO DETAIL 3/C1.
- INSTALL 4" X 4" AREA INLET. RIM = 5667.4' INV = 5666.2'. REFER TO DETAIL 3/C1.
- INSTALL APPROX. 10 LF OF 12" PIPE. REFER TO PIPE NOTES.
- INSTALL 4" X 4" AREA INLET. RIM = 5667.4' INV = 5666.2'. REFER TO DETAIL 4/C1.
- INSTALL APPROX. 184 LF OF 12" PIPE. DAYLIGHT INTO RETENTION POND AT INV = 5663.5'. REFER TO PIPE NOTES.
- INSTALL APPROX. 8 LF OF CONCRETE 6" RUNDOWN. CONSTRUCT IN RETENTION POND AT FL = 5664.8' AND AT SIDEWALK CULVERT AT INV = 5664.8'. TERMINATE RUNDOWN AT SIDEWALK CULVERT. REFER TO DETAIL 3/C1.
- INSTALL DRAINAGE SIDEWALK CULVERT WITH STEEL PLATE TOP PER CITY OF ALBUQUERQUE STANDARD DRAWING 2236 AND DETAIL 4/C1. TOP = 5665.3' AND INV = 5664.8'. EXTEND 2' INTO PROPERTY.
- INSTALL RIP RAP LINED RETENTION POND. REFER TO RIP-RAP NOTES ON SHEET C4.
- INSTALL 3X18" RIP RAP LINED CHANNEL. REFER TO RIP-RAP NOTES ON SHEET C4.

FLOOD ZONE:

THE PROPERTY IS LOCATED INSIDE FLOOD ZONE 'X', AREAS DETERMINED TO HAVE MINIMAL FLOODING BY FLOOD INSURANCE RATE MAP (FIRM) NO. 35001C0339G, REVISED DATE: SEPTEMBER 26, 2008.

SPECIAL NOTE:
DEPRESS ALL LANDSCAPED AREAS TO RETAIN STORMWATER.



VICINITY MAP:
(NOT TO SCALE)
ZONE ATLAS PAGE: K-22-Z

ANDERSON ENGINEERING, INC.
ENGINEERS - SURVEYORS - LABORATORIES - DRILLING
2045 W. WOODLAND, SPRINGFIELD, MISSOURI 65807 • PHONE (417) 866-2741
ANDERSON ENGINEERING, INC. COAF 2920767 • NEIL S. BRADY, PE# 18230

PROJ # 10143-15
DRAWING # WB-110-427

REVISIONS:
BY: MRR
CHK: NSB
DATE: 09/08/2016

RECORD DRAWING



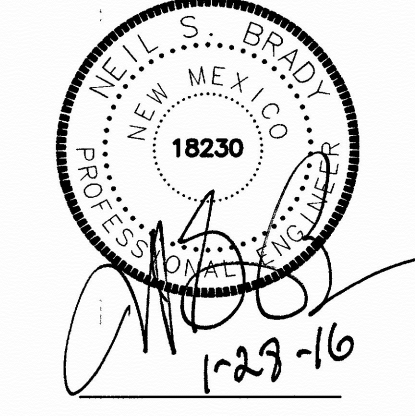
PROJECT MANAGERS
1877 Wilson Road
St. Louis, MO 63127
Phone: (314) 821-1100

REVISIONS:
CODE / ADD #1 12/11/15
CODE / ADD #2 2/1/16
ENGINEER CERTIFICATION 09/08/16

O'Reilly AUTO PARTS

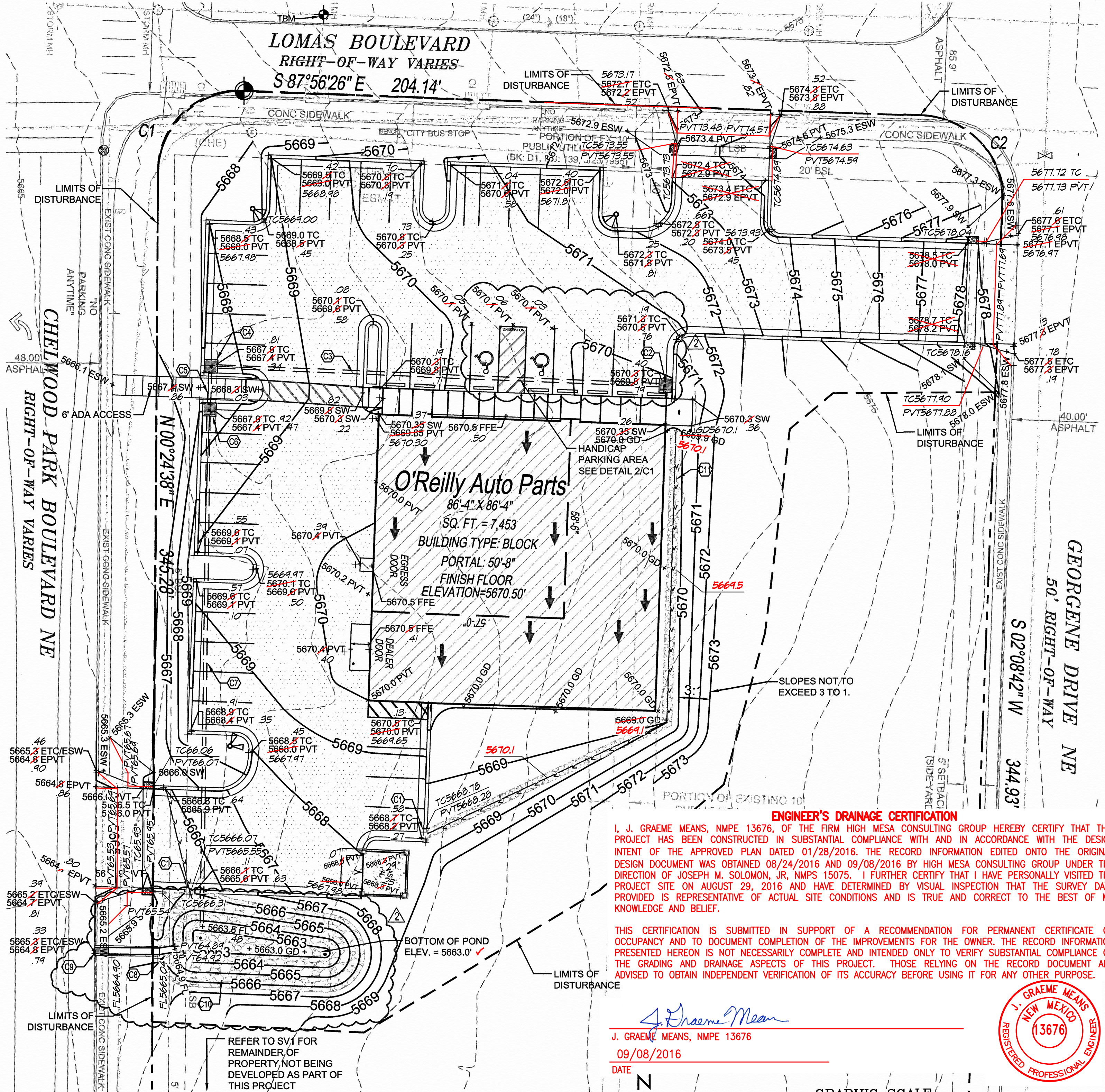
CORPORATE OFFICES
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
417-862-2674 PHONE

PROJECT:
NEW O'REILLY AUTO PARTS STORE
12700 LOMAS BLVD NE
ALBUQUERQUE, NM 87123
SITE GRADING PLAN



DRAWN: MRR
CHECKED: NSB
DATE: 10-08-2015
JOB NO.: 315621 (A15)
SHEET:

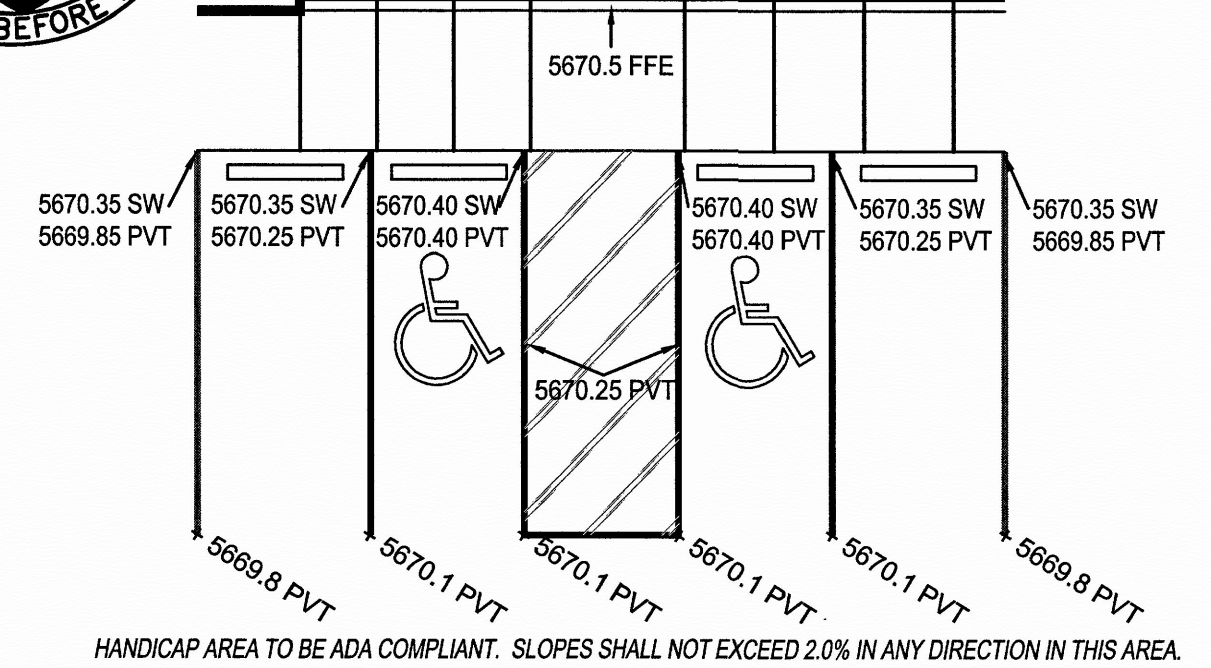
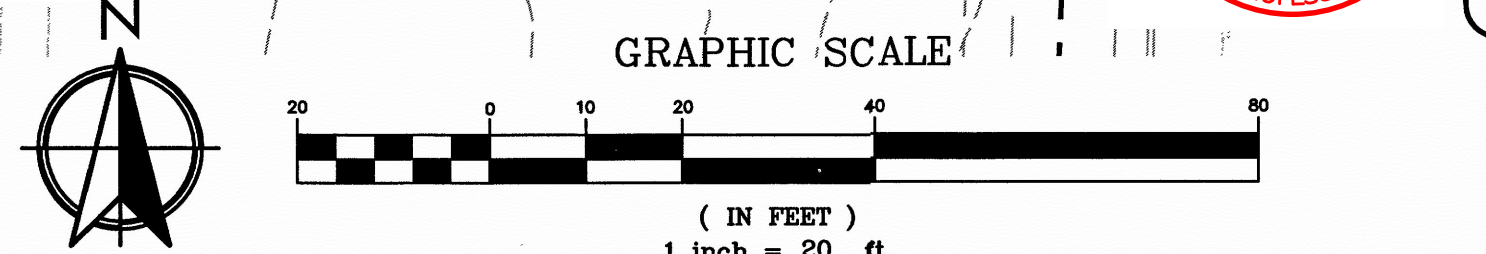
C1
SHEET 1 OF 6



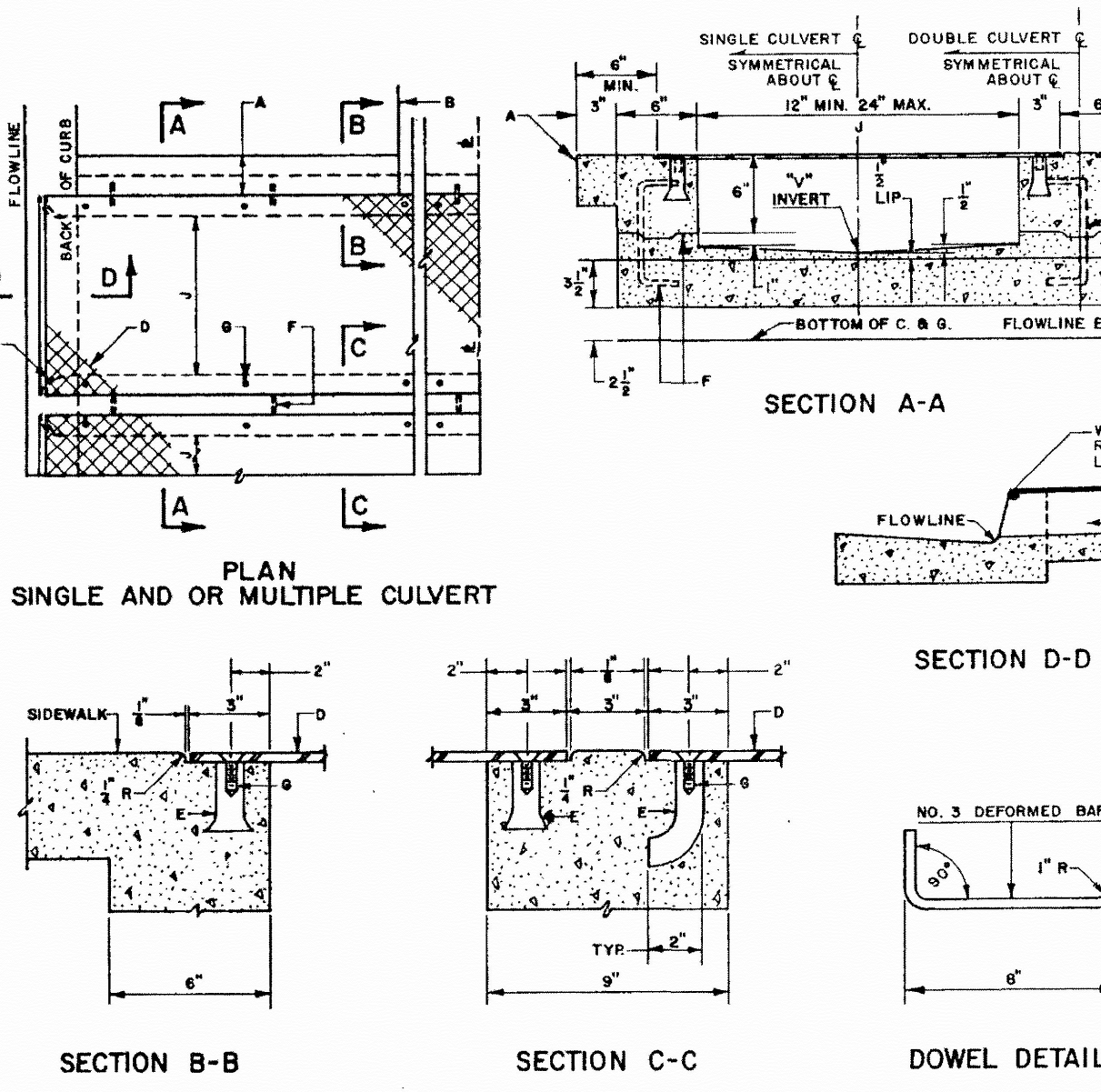
ENGINEER'S DRAINAGE CERTIFICATION
I, J. GRAEME MEANS, NMPE 13676, OF THE FIRM HIGH MESA CONSULTING GROUP HEREBY CERTIFY THAT THIS PROJECT HAS BEEN CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 01/28/2016. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT WAS OBTAINED 08/24/2016 AND 09/08/2016 BY HIGH MESA CONSULTING GROUP UNDER THE DIRECTION OF JOSEPH M. SOLOMON, JR., NMPS 15075. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON AUGUST 29, 2016 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A RECOMMENDATION FOR PERMANENT CERTIFICATE OF OCCUPANCY AND TO DOCUMENT COMPLETION OF THE IMPROVEMENTS FOR THE OWNER. THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

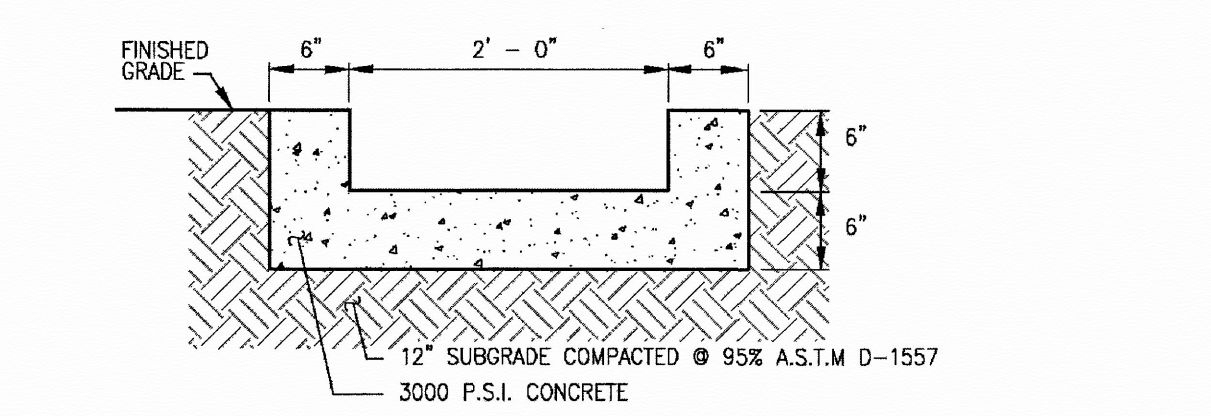
J. GRAEME MEANS, NMPE 13676
09/08/2016
DATE



2 HANDICAP PARKING DETAIL
SCALE: 1" = 10'



4 STANDARD DRAWING 2236 - DRAINAGE SIDEWALK CULVERT WITH STEEL PLATE TOP
SCALE: NOT TO SCALE



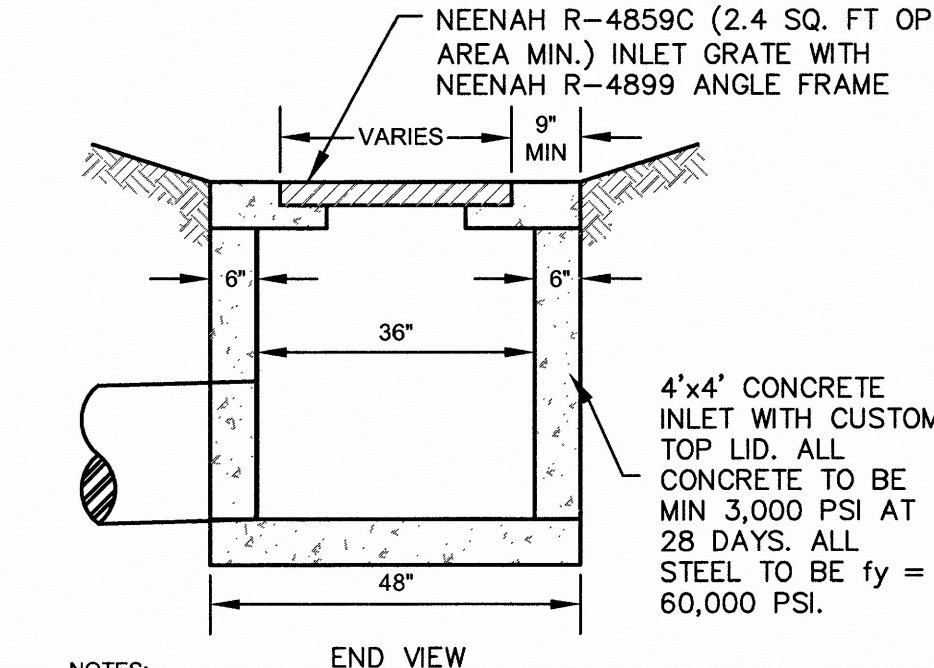
5 CONCRETE RUNDOWN DETAIL
SCALE: NOT TO SCALE

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

- 1. AN EXCAVATION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
- 2. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- 3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL, DIAL "811" (OR (505) 260-1990) FOR THE LOCATION OF EXISTING UTILITIES.
- 4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- 5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
- 6. MAINTENANCE OF THE FACILITY SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY BEING SERVED.
- 7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

RECORD DRAWING LEGEND

- CONSTRUCT RECORD INFORMATION (VERIFIED BY ENGINEER)
- AS-CONSTRUCTED = AS-DESIGNED (VERIFIED BY AS-BUILT SURVEY)
- RECORD INFORMATION FROM AS-BUILT SURVEY
- RECORD INFORMATION FROM AS-BUILT SURVEY



3 4' X 4' AREA INLET
SCALE: NOT TO SCALE

LEGAL DESCRIPTION (AS-SURVEYED):
ALL OF BLOCK ONE (1) OF CHELWOOD PARK, LYING WITHIN SECTION 22, T.10N., R.4E., N.M.P.M., WITHIN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS SHOWN ON PLAT OF SURVEY FILED ON MAY 25, 1955, IN PLAT BOOK D1, FOLIO 139, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

SYMBOLS LEGEND

REFER TO SURVEY (SV1) FOR EXISTING CONDITION SYMBOLS LEGEND AND SITE CONTROL.		
SYMBOL	DESCRIPTION	ABBREVIATION
---	EXISTING GRADE LINES	
---	PROPOSED NEW GRADE LINES	
[Box]	NEW BUILDING CONSTRUCTION	
[Line]	NEW CONCRETE PAVING BLOCK	
---	SILT FENCE	
---	SURFACE FLOW ARROW	
[Symbol]	NEW SPOT ELEVATIONS LIST	
[Symbol]	TEMPORARY BENCHMARK	



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: O'Reilly Auto Parts - Albuquerque, NM (A15) **Building Permit #:** T201592448 **City Drainage #:** K22-D019
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: All of Block One (1) of Chelwood Park
City Address: 12700 Lomas Blvd NE, Albuquerque, NM 87123

Engineering Firm: High Mesa Consulting Group **Contact:** Graeme Means
Address: 6010-B Midway Park Blvd. NE, Albuquerque, NM 87109
Phone#: (505) 345-4250 **Fax#:** (505) 345-4254 **E-mail:** gmeans@highmesacg.com

Owner: O'Reilly Automotive Stores, Inc. **Contact:** Sheldon Jennings
Address: 233 South Patterson, Springfield, MO 65802
Phone#: (417) 862-2674 **Fax#:** (417) 874-7112 **E-mail:** sjennings@oreillyauto.com

Architect: CASCO **Contact:** Mike Chura
Address: 10877 Watson Road, St. Louis, MO 63127
Phone#: (314) 821-1100 **Fax#:** (314) 821-4162 **E-mail:** oreillygu@cascoCorp.com

Other Contact: Anderson Engineering, Inc. (Design Engineer) **Contact:** Paul J. Engel
Address: 2045 W. Woodland, Springfield, MO 65807
Phone#: (417) 866-2741 **Fax#:** (417) 866-2778 **E-mail:** pengel@aeincmo.com

Check all that Apply:

DEPARTMENT:

☒ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

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

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

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

IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

DATE SUBMITTED: 09/09/2016 By: Ryan Curlev

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____