## Please refer to the DRB public meeting schedules for meeting dates and deadlines. Your attendance is required.

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form P2 at the front followed by the remaining documents in the order provided on this form.

SITE PLAN – DRB

- $\boxtimes$ **MAJOR AMENDMENT TO SITE PLAN – DRB** 
  - **EXTENSION OF SITE PLAN DRB** 
    - No Interpreter Needed for Hearing? if yes, indicate language:
    - X PDF of application as described above
    - $\overline{X}$  Zone Atlas map with the entire site clearly outlined and labeled
    - $\underline{X}$  Letter of authorization from the property owner if application is submitted by an agent
  - NA Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A) (not required for Extension) X Signed Traffic Impact Study (TIS) Form
  - X Signed Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement filing information (not required for Extension)
  - X Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I)(3)
  - N/A Explanation and justification of requested deviations, if any, in accordance with IDO Section 14-16-6-4(P) Note: If requesting more than allowed by deviation, a Variance - ZHE or Variance - DRB will be required, as applicable.
  - X Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B) (not required for Extension)
  - X Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)(not required for extension)
    - X Office of Neighborhood Coordination neighborhood meeting inquiry response
    - X Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
    - X Completed neighborhood meeting request form(s)
  - N/A If a meeting was requested or held, copy of sign-in sheet and meeting notes Х
  - Sign Posting Agreement
  - X Required notices with content per IDO Section 14-16-6-4(K)(1) (not required for extension)
    - X Office of Neighborhood Coordination notice inquiry response
    - X Copy of notification letter, completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing to affected Neighborhood Association representatives.
    - X Proof of emailed notice to affected Neighborhood Association representatives
    - X Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, completed notification forms(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing
  - X Completed Site Plan Checklist
  - X Site Plan and related drawings
  - X Copy of the original approved Site Plan or Master Development Plan (for amendments and extensions)
  - X Site Plan and related drawings
  - N/A Sensitive Lands Site Analysis for new site design in accordance with IDO Section 5-2(C)
  - Completed Site & Building Design Considerations Form in accordance with IDO Section 5-2(D) for all commercial and multifamily Х site plans except if the development is industrial or the multifamily is less than 25 units
  - N/A Landfill disclosure statement per IDO Section 14-16-6-4(S)(5)(d)(2.)(d.) if site is within a designated landfill buffer zone
  - N/A Infrastructure List, if required

l, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting, if required, or otherwise processed until it is complete.			
Signature: Thurese Garcia		Date: February 24, 2022	
Printed Name: Therese Garcia/Costco Real E	state Project Manager	⊠ Applicant or □ Agent	
FOR OFFICIAL USE ONLY			
Case Numbers:	Project Number:	ALBU CON	
Staff Signature:			
•		MEX	
Date:			

# Albuquerque

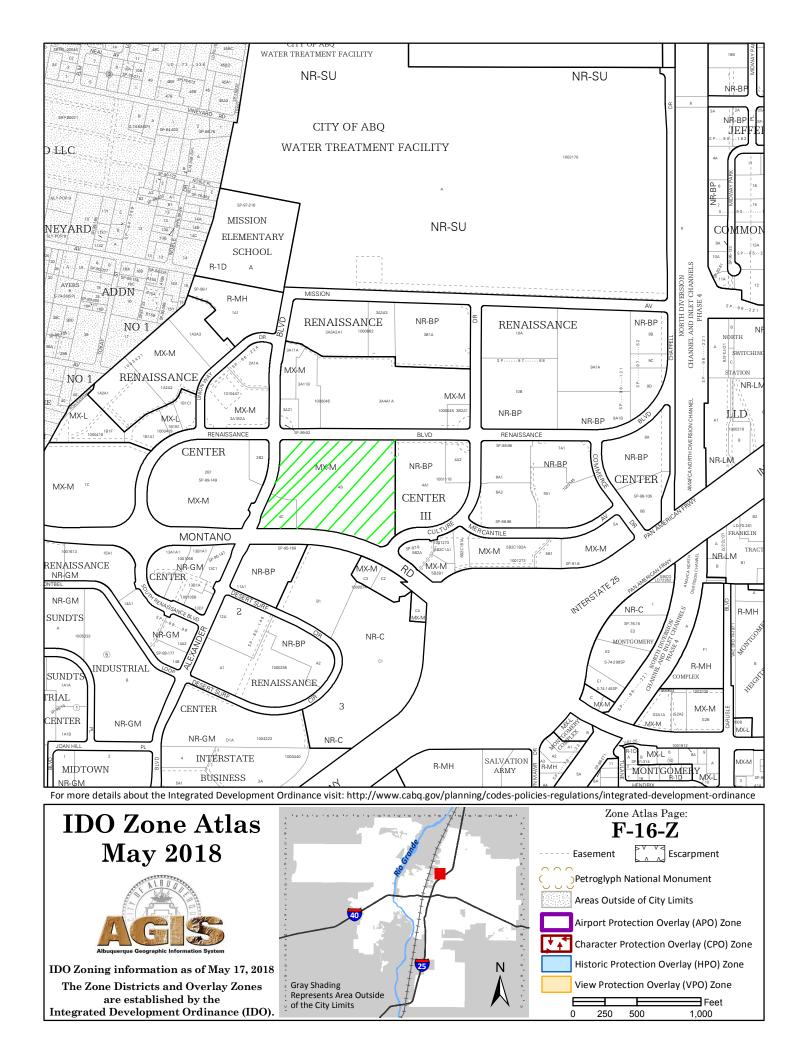


## DEVELOPMENT REVIEW BOARD APPLICATION

Effective 8/12/2021

Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.					
SUBDIVISIONS	□ Final Sign off of EPC Site Plan(s) (Form P2A)	□ Extension of IIA: Temp. Def. of S/W (Form V2)			
□ Major – Preliminary Plat (Form S1)	X Amendment to Site Plan (Form P2)	□ Vacation of Public Right-of-way (Form V)			
□ Major – Bulk Land Plat (Form S1)	MISCELLANEOUS APPLICATIONS	□ Vacation of Public Easement(s) DRB (Form V)			
□ Extension of Preliminary Plat (Form S1)	□ Extension of Infrastructure List or IIA (Form S1)	□ Vacation of Private Easement(s) (Form V)			
□ Minor Amendment - Preliminary Plat (Form S2)	□ Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS			
□ Minor - Final Plat (Form S2)	□ Temporary Deferral of S/W (Form V2)	□ Sketch Plat Review and Comment (Form S2)			
□ Minor – Preliminary/Final Plat (Form S2)	□ Sidewalk Waiver (Form V2)				
SITE PLANS	□ Waiver to IDO <i>(Form V2)</i>	APPEAL			
□ DRB Site Plan <i>(Form P2)</i>	□ Waiver to DPM <i>(Form V2)</i>	Decision of DRB (Form A)			
BRIEF DESCRIPTION OF REQUEST		-			
Site Plan - Major Amendment (DRB)					
Please see enclosed project narrative.					

APPLICATION INFORMATION						
Applicant: Costco Wholesale c/o Therese G	Phone: 425-313-8100					
Address: 999 Lake Drive	Email: theresegarcia@costco.com					
<sub>City:</sub> Issaquah		State: WA	Zip: 98027			
Professional/Agent (if any): Barghausen Consult	ting Engineers, Inc.		Phone: 425-251-6222			
Address: 18215 72nd Avenue South			Email: cmoseley@bar	ghausen.com		
City: Kent		State: WA	Zip: 98032			
Proprietary Interest in Site: N/A List all owners: N/A						
SITE INFORMATION (Accuracy of the existing lega	I description is crucial!	Attach a separate sheet if nec	essary.)			
Lot or Tract No.: See enclosed Title Report.		Block:	Unit:			
Subdivision/Addition:		MRGCD Map No.:	UPC Code:			
Zone Atlas Page(s): F-16-Z	Existing Zoning: MX-N	Л	Proposed Zoning MX-N	1		
# of Existing Lots: N/A	# of Proposed Lots: N/			14.10 Acres		
LOCATION OF PROPERTY BY STREETS						
Site Address/Street: 1420 Renaissance Blvd.	Between:	an	d:			
CASE HISTORY (List any current or prior project a	nd case number(s) that	may be relevant to your reque	est.)			
Project #1001095						
I certify that the information blus was and uded here and s	sent in the required notice	e was complete, true, and accura	ate to the extent of my know	vledge.		
Signature: Therese Garcia			Date: February 24, 2	022		
Printed Name: Therese Carcha/Costco Real	Estate Project Mana	iger	Applicant or  Agent			
FOR OFFICIAL USE ONLY						
Case Numbers Action	Fees	Case Numbers	Action	Fees		
Meeting Date:	Meeting Date: Fee Total:					
Staff Signature: Date: Project #						





RE: Agent Authorization for Barghausen Consulting Engineers, Inc. Costco Loc. 116 On-site Relocation Project

## To Whom It May Concern:

Costco Wholesale Corporation (Costco) hereby authorizes Barghausen Consulting Engineers, Inc. (Barghausen) and its designated personnel under its employment to act on behalf of Costco as its Authorized Agent on all matters pertaining to the on-site relocation of the Costco Fuel Facility at the Costco site at 1420 North Renaissance Boulevard N.E., Albuquerque, New Mexico 87107.

Costco and Barghausen have entered into a Service Agreement that establishes the terms, conditions, and scope of services of this Agent Authorization granted to Barghausen. With this Agent Authorization, Barghausen is granted signatory authority on all regulatory compliance materials and documentation. Costco further authorizes that all future regulatory compliance correspondence, notifications, and documentation be forwarded to the following address for further handling.

Costco Wholesale c/o Barghausen Consulting Engineers, Inc. 18215 72nd Avenue South Kent, WA 98032 Email: costco@barghausen.com

Please call me at (425) 313-8100 with any questions on this matter.

Respectfully Therese Garcia

Real Estate Project Manager

## NOTARY

On this <u>2</u><sup>M2</sup> day of March, 2022 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn personally appeared Therese Garcia known to me to be the duly authorized representative of Costco Wholesale, the corporation that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the purposes therein mentioned, and on oath stated that she was authorized to execute said instrument. WITNESS my hand and official seal hereto affixed the day and year in the certificate above written.

(Printed Name)

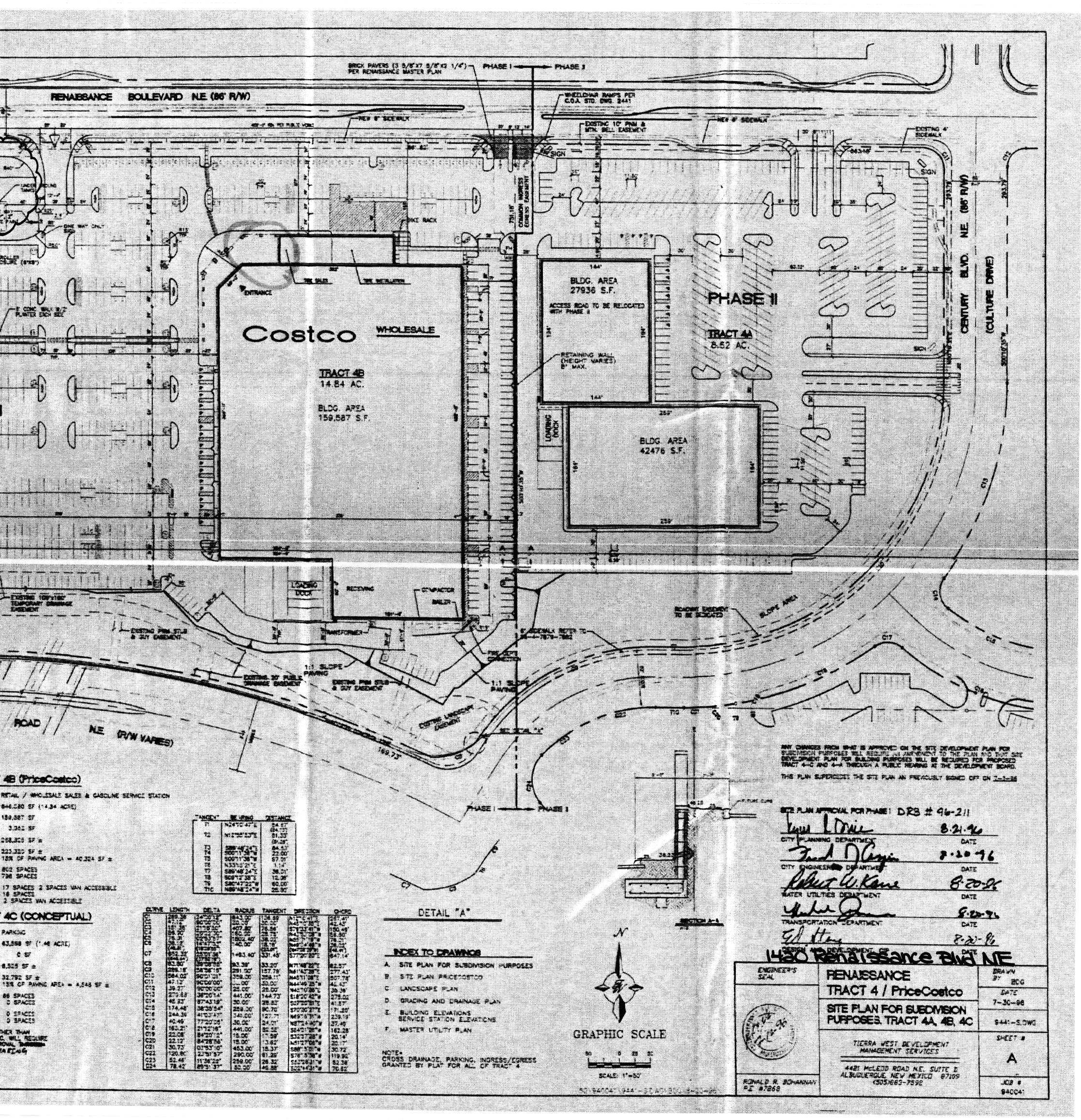
NOTARY PUBLIC in and for the State of Washington residing at

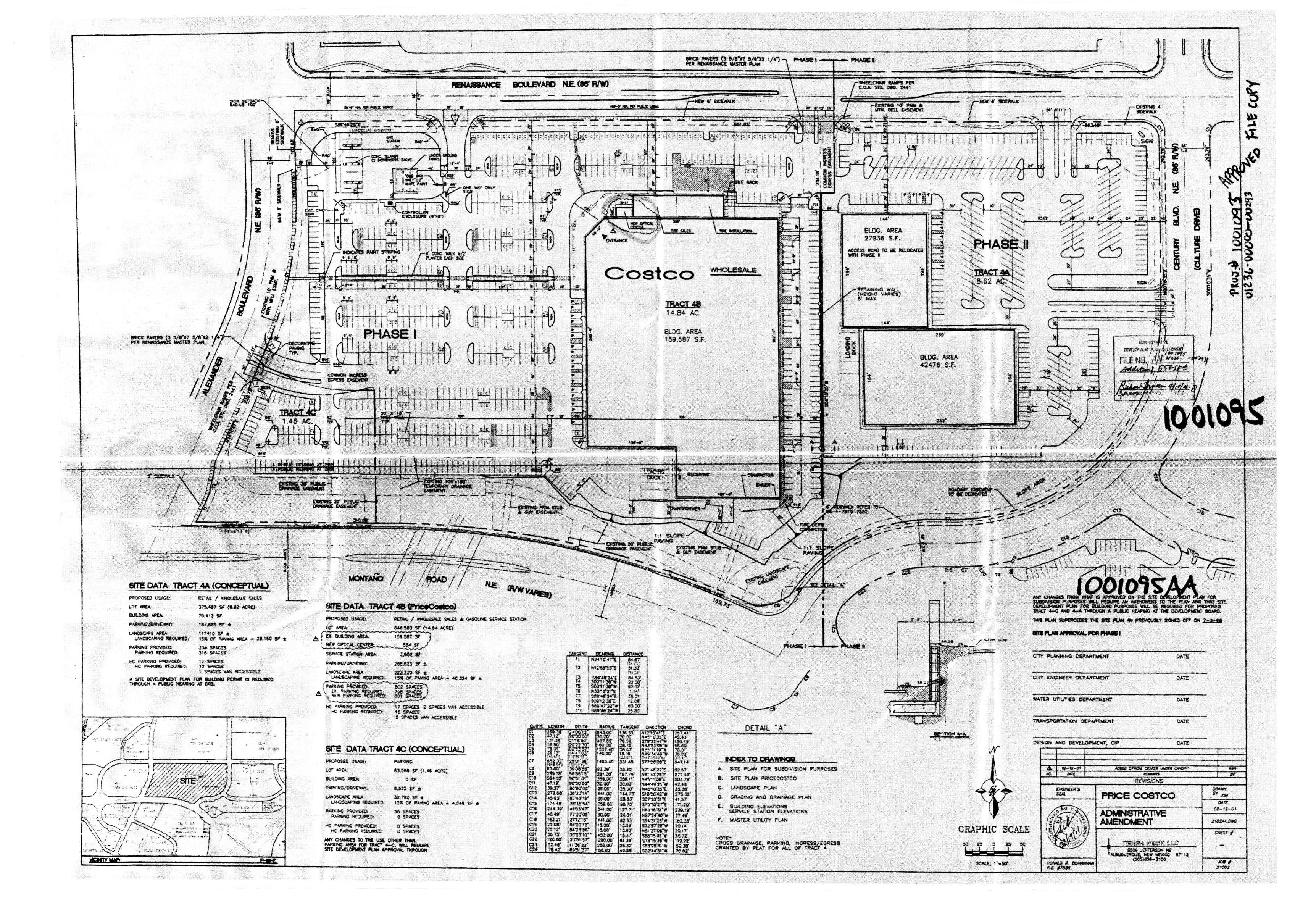
My commission expires: 5/29/25

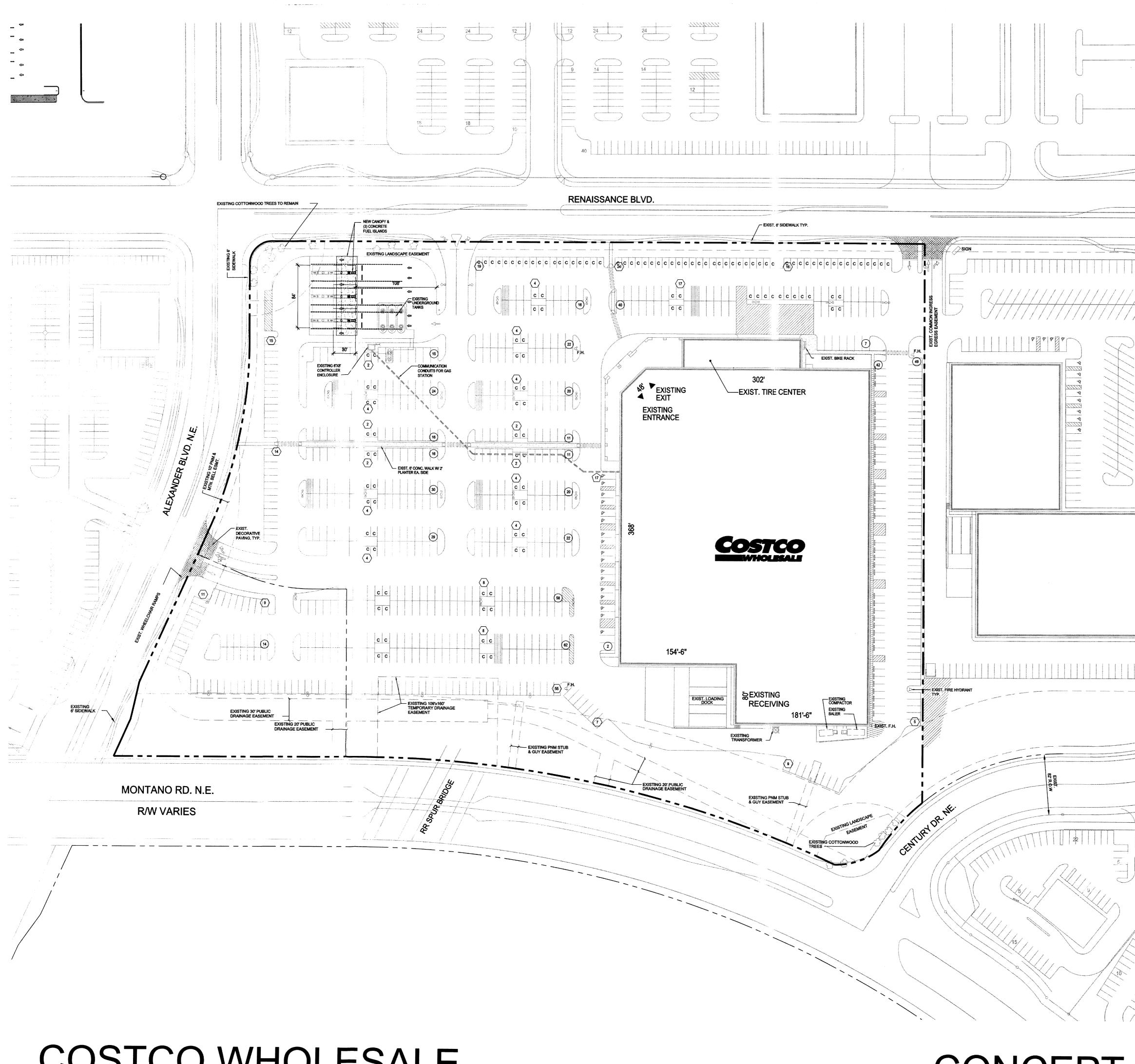


999 Lake Drive • Issaquah, WA 98027 • 425/313-8100 • www.costco.com

 $\triangle$ ADMINISTRATIVE AMENDMENT 0061 PROJECT # 100109 FILE # EXPANSION OF THEL STATIO W/ 2500 SF CANOPY OVER NO 3, DISPENSERS (NEW) 6.28.2016 -m DATE RVM NE (86 PHASE PER REVAILSANCE WASTER PLAN COMICH MORESS T SECONA -Designed to Place STATING TO PLAN (NOS"+0"-5" + MONTAND ROAD SITE DATA TRACT 44 (CONCEPTUAL) RETAL / WHOLESALE SALES propused usage: 375.487 SF (8.32 ACRE) LCT AREA 70.412 ST BUILDING AREA: SITE DATA TRACT 48 (PriceCostco) PARKING CRIVENAY \_**87.885** SF ≞ 117410 57 ± WICSCHPE AREA PROPOSED USAGE 18% OF PANING APEL - 28.150 SF = ANDSCAPING REDURED LOT MEN 8-6.280 SF (14.34 ACRE) JA SACE PARK & PROVIDED PHANNE REQUIRES BULLING AREA 159,587 57 12 SPACES SOMICE STATCH AREA. HC PARKING PROVIDED. 3.381 57 IS SPACES AN ACCT BALL HC PARKING RESUMES MIKNG/CRIVEN 258.325 57 ± A STE DEVELOPMENT PUN FOR BULGING PERMIT IS REGURED. 223.320 SF ± 138 CF PANNE AREA - 40.324 SF ± UNICSCAPE AREA UNICSCAPING REQUIRED: PARKING PROVIDED PARKING REQUIRED ACT SPACES いない SINCATION ! 17 SPACES 2 SPACES WAN ACCESSIBLE 16 SPACES 2 SPACES WAN ACCESSIBLE HC PARKING PROVOED STE DATA TRACT 4C (CONCEPTUAL) 彭 SITE PROPOSED USAGE PARKING 75 4 2**24**8 1..... 63,558 ST (' 46 ACRE) ----LE" MEA BURDING AREA C ST PARKING/DRVENAY: 8,525 SF ± UNDECAPE AREA LANCECAPING REQUIRED: 32.792 57 ± THE OF PANNIC APEN - 4,548 SF -PARKING PROVIDED: PARKING REDURED: SPACES ..... estants HE PARKING PROVIDED. HE PARKING REDURED. D SPACES AN CHANGES TO THE USE OTHER THAN PARKING APEA FOR TRACT L-C. WILL REQUIRE STE DEVELOPMENT PLAN APPROVEL DETER THROUGH A P-BLIL HEAFING PROCESS AT DEB. \$ 10.70°\*\*\* iter VICINITY MAP ZONE ATLAS MAP NO. F-16-Z







# COSTCO WHOLESALE

ALBUQUERQUE, NEW MEXICO

# CONCEPT SITE PLAN

10071-0500-05-0-0-	<u>PROJECT</u>	DATA
	CLIENT:	COSTCO WHOLESALE 999 LAKE DRIVE ISSAQUAH, WA 98027
DANKSHI KAR	PROJECT ADDRESS:	1420 RENAISSANCE BLVD. ALBUQUERQUE, NM 87107
-1.001.01	ZONING:	SUI FOR C2 USES
ang akang akan pang ang ang ang ang ang ang ang ang ang	EXIST. SITE AREA:	14.8 ACRES (646,621 S.F.)
AND DECOMP	JURISDICTION:	CITY OF ALBUQUERQUE, NM
	SETBACKS:	60'-0"
	BOUNDARIES INFORMATION:	THIS PLAN HAS BEEN PREPARED BY USING INFORMATION PROVIDED BY A.E. SCHMIDT ENVIRONMENTAL
	BUILDING AREA:	
/	EXISTING WAREHOUSE EXISTING TIRE CENTER	149,014 S.F. 5,937 S.F.
)	EXISTING TOTAL BUILDIN	G 154,951 S.F.
~	GAS STATION:	
~	EXISTING CANOPY	2,352 S.F.
	PROPOSED CANOPY	2,520 S.F.
-	TOTAL CANOPY	4,872 S.F.
	EXIST. PARKING DATA:	
	EXIST. PARKING PROVIDE	ED: 154,951 S.F.
	(#) 10' WIDE STALLS	526 STALLS
	$\langle * \rangle$ 9' WIDE STALLS	259 STALLS

(\*)<sub>HC</sub> ACCESSIBLE STALLS

TOTAL EXIST. PARKING

NOTES:

NO. OF STALLS PER 1000 SF

OF COSTCO BUILDING AREA:

JURISDICTIONAL PARKING REQUIRED:

VICINITY MAP

MONTANO RD.

EXISTING CONDITIONS TO BE FIELD VERIFIED.

MAY 20 , 2016

RENAISSANCE BLVD.

COSTCO

25 1" 1" 1" 1" 1" 1" ALB 142 ALE 1101 S Scattle 206 96

17 STALLS

802 STALLS

5.16 STALLS

 $\int_{1}^{0} \frac{25' 50'}{100'} \frac{100'}{1'' = 50'-0''}$ 

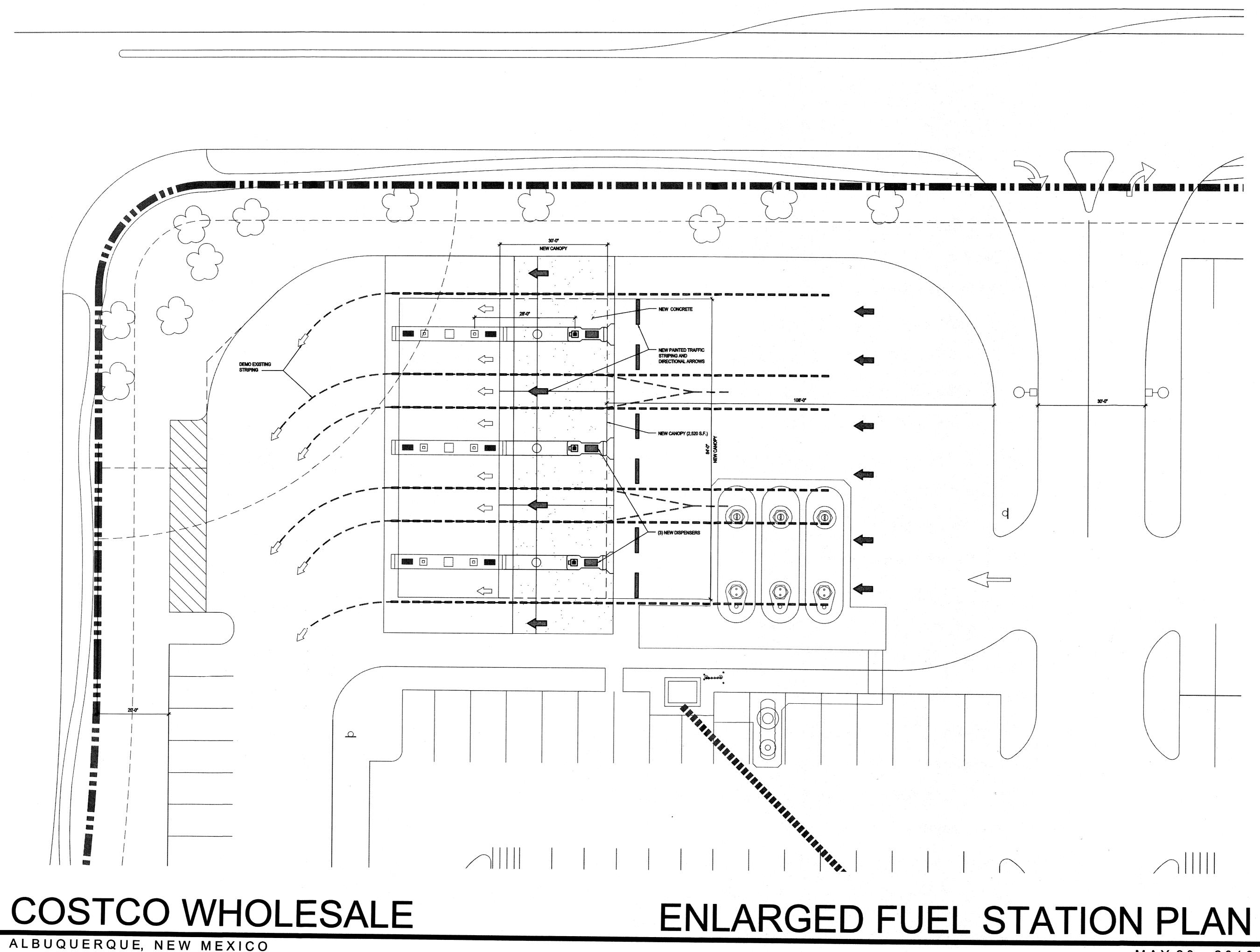
1420 RENAISSANCE BLVD. ALBUQUERQUE, NM 87107

1101 Second Ave. Ste 100 Seattle. WA 98101 206 962 6500 MG2.com

95-1320-21 MAY 20, 2016 CONCEPT SITE PLAN

DD11-01

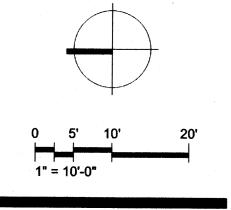
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# ALBUQUERQUE, NEW MEXICO

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MAY 20, 2016





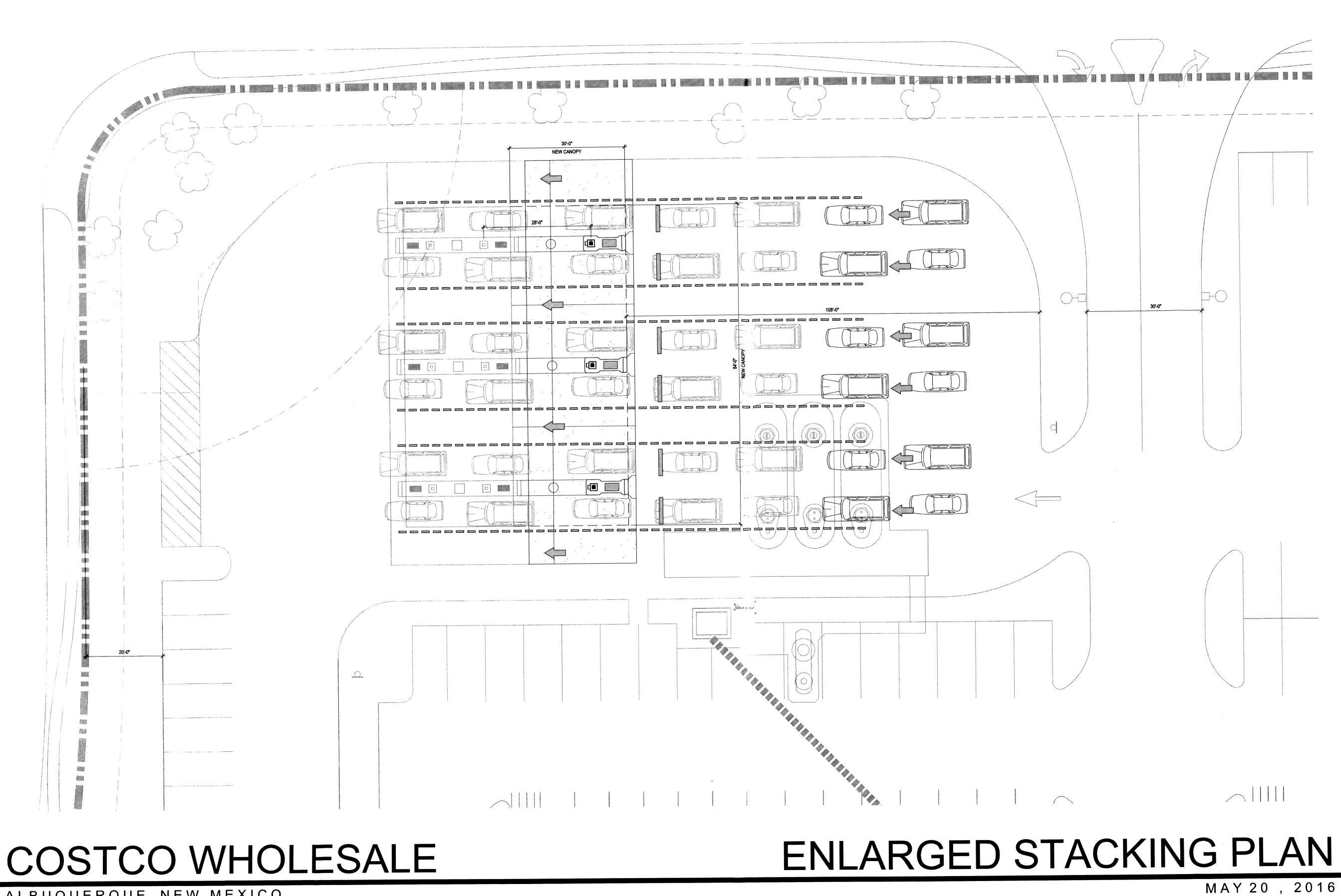
1420 RENAISSANCE BLVD. ALBUQUERQUE, NM 87107

1 Second Ave. Ste

MG2

95-1320-21 MAY 20, 2016 ENLARGED FUEL STATION PLAN

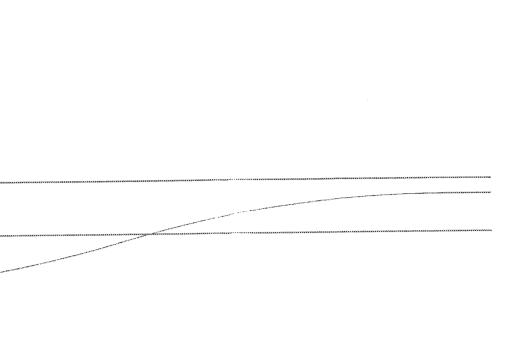
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# ALBUQUERQUE, NEW MEXICO

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and the second second



1" = 10'-0"



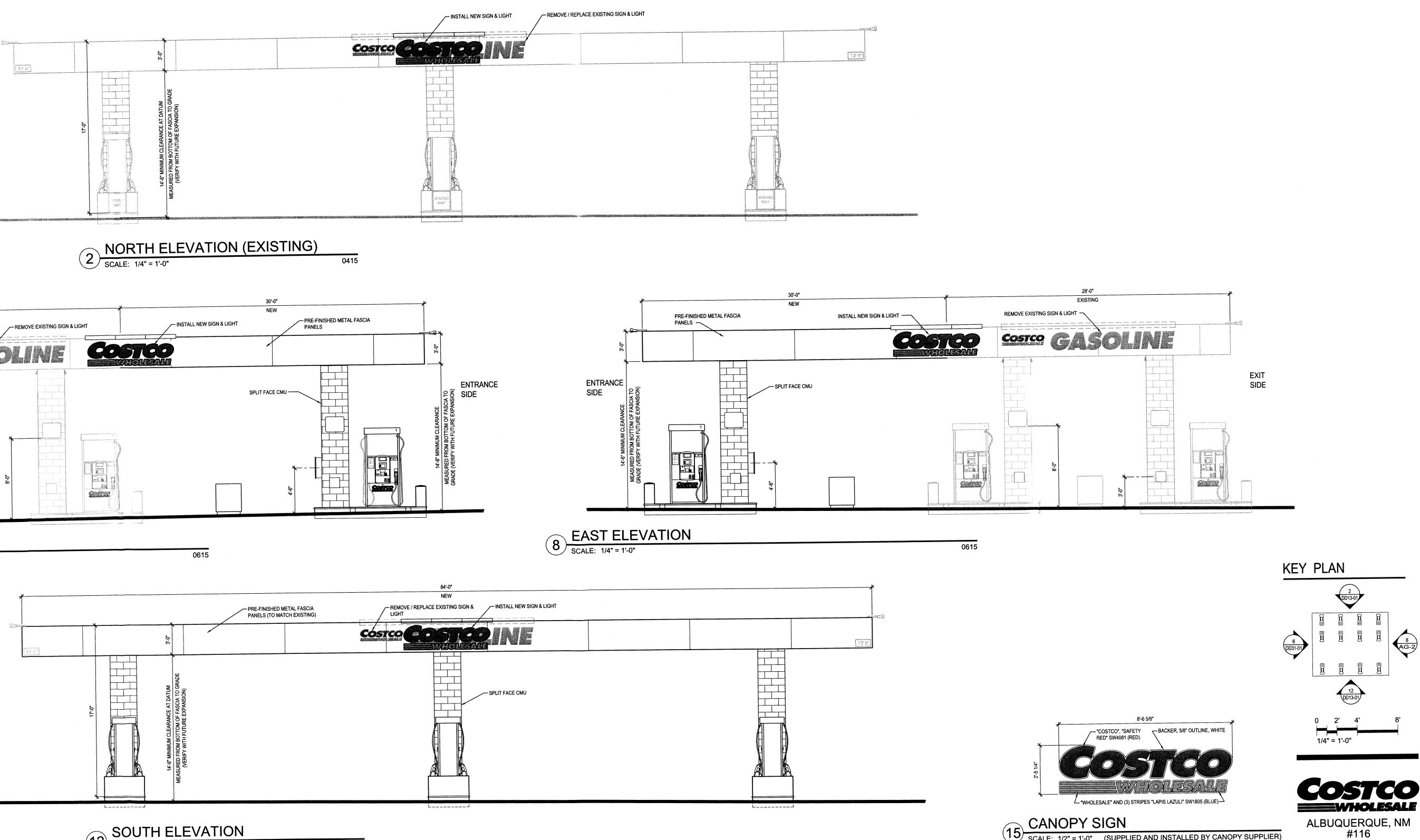
1420 RENAISSANCE BLVD. ALBUQUERQUE, NM 87107

1101 Second Ave. Ste 100 Seattle. WA 98101 206 962 6500 MG2.com

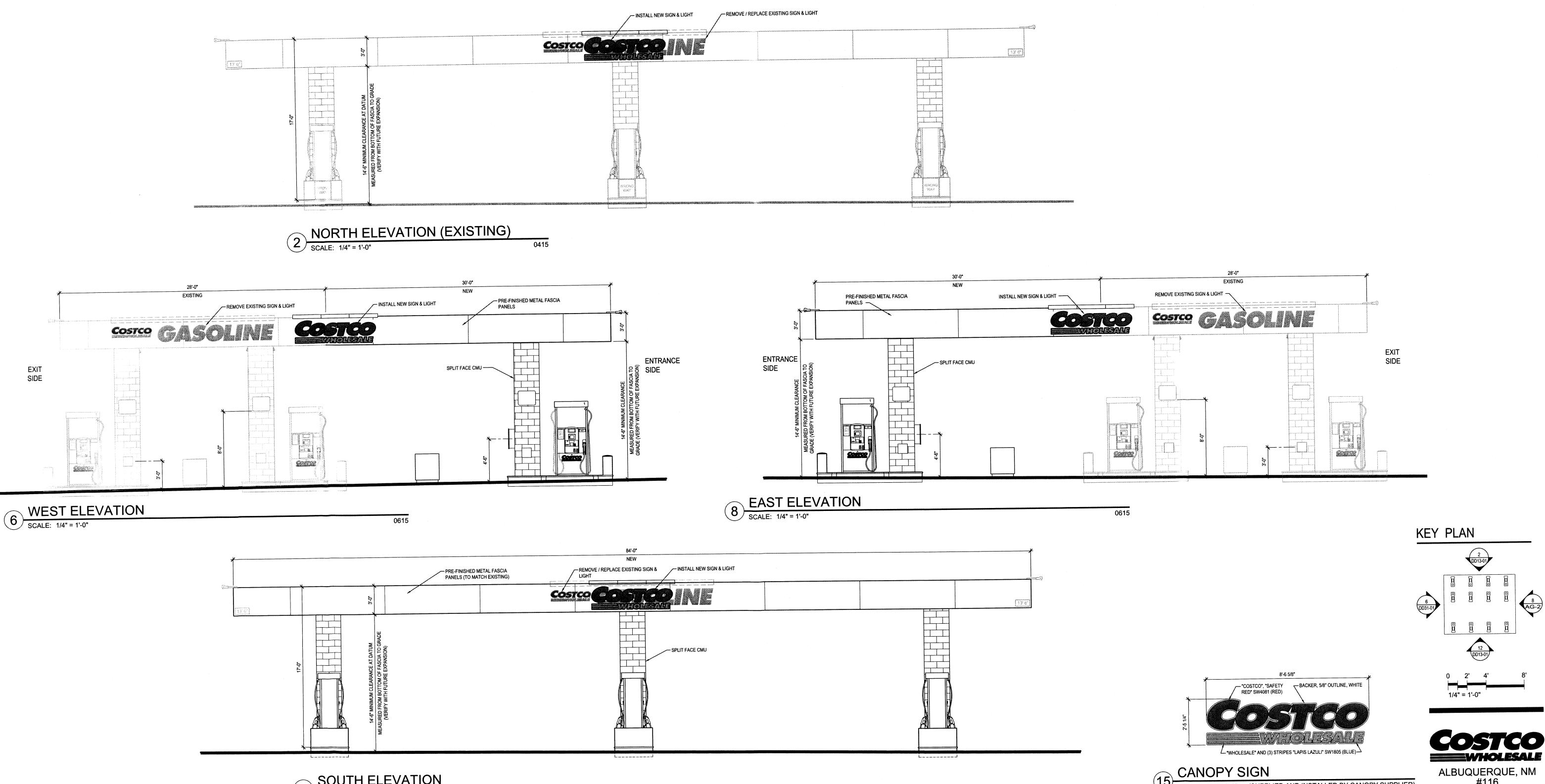


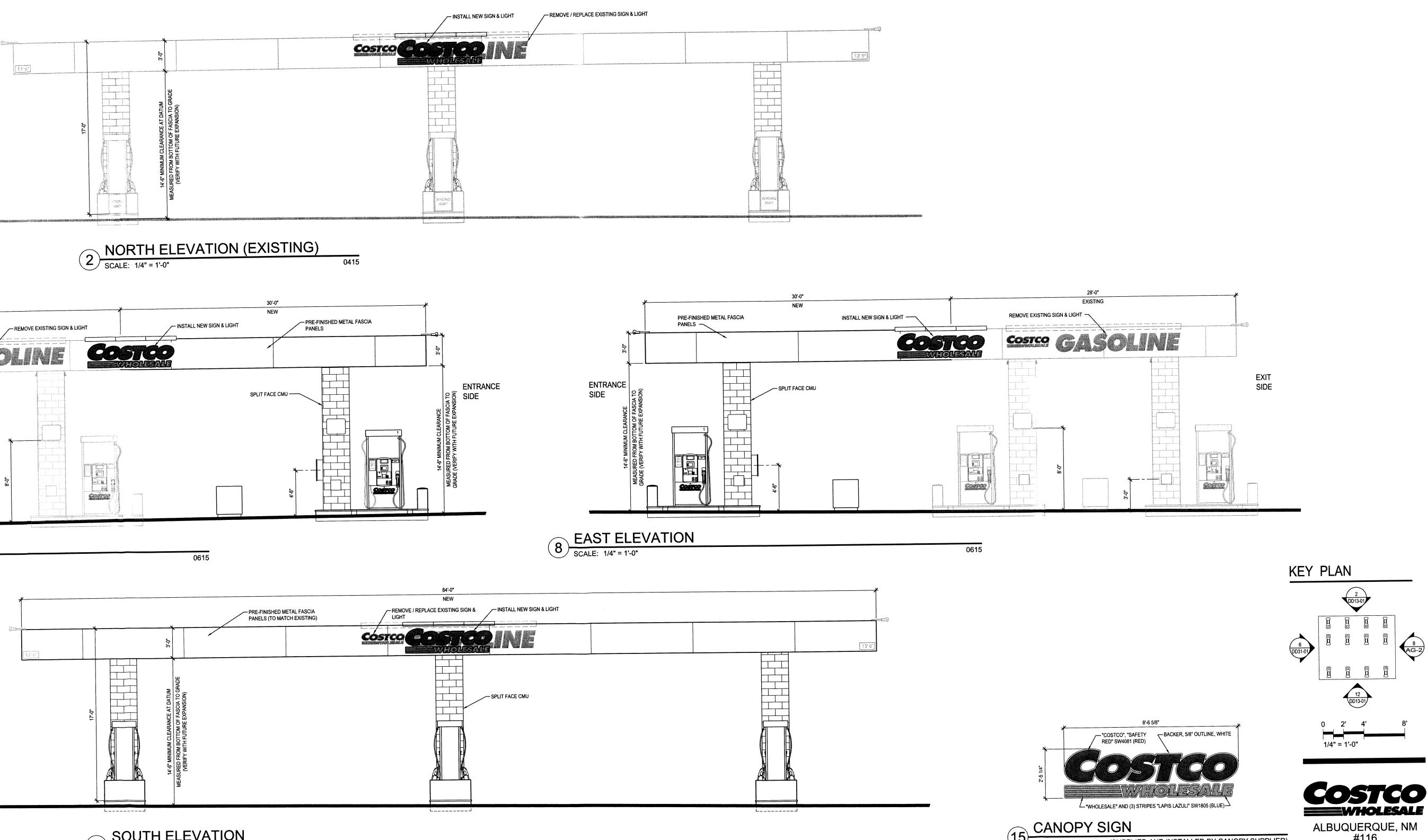
95-1320-21 MAY 20, 2016 ENLARGED STACKING PLAN

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12 SOUTH ELEVATION SCALE: 1/4" = 1'-0"



0415

15 CANOPY SIGN SCALE: 1/2" = 1'-0" (SUPPLIED AND INSTALLED BY CANOPY SUPPLIER)



1420 RENAISSANCE BLVD. ALBUQUERQUE, NM 87107

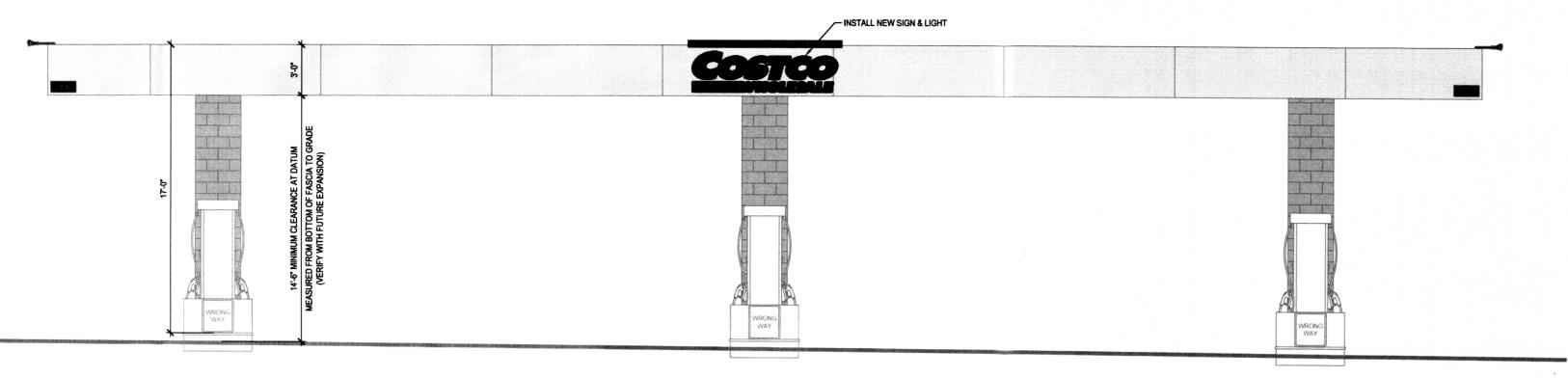
1101 Second Ave, Ste 100 Seattle, WA 98101 206 962 6500 MG2.com



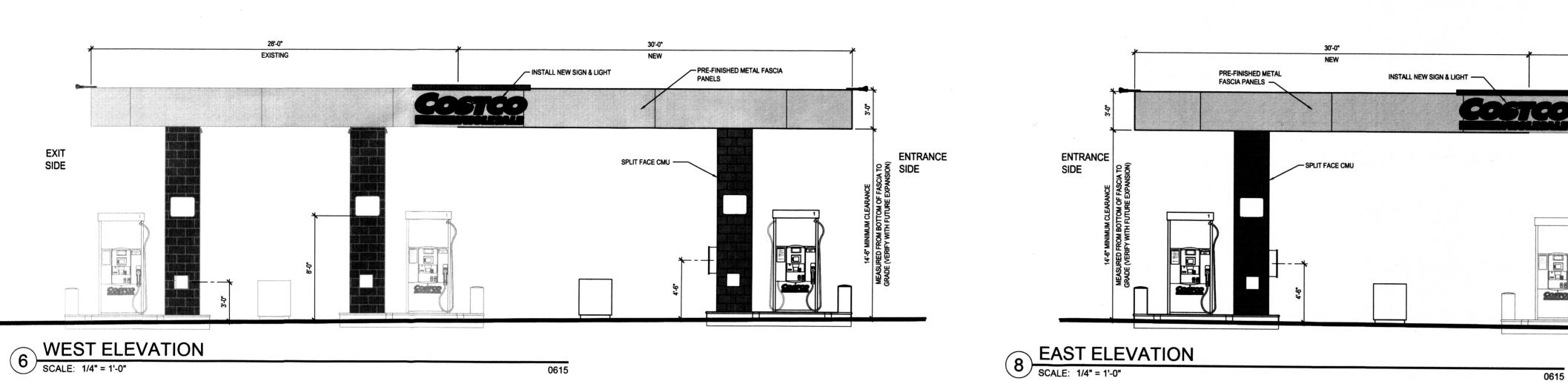
95-1320-21 MAY 20, 2016 CONCEPT ELEVATIONS

DD31-01

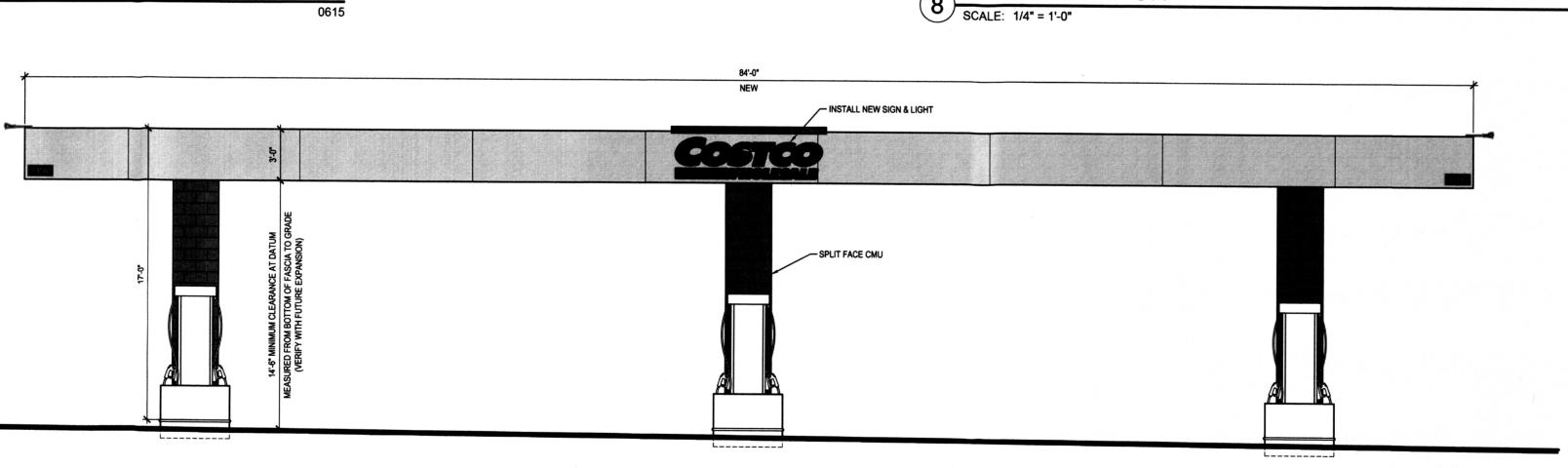
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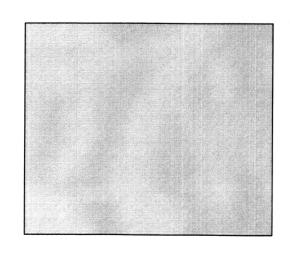
# 2 NORTH ELEVATION (EXISTING) SCALE: 1/4" = 1'-0"



0415

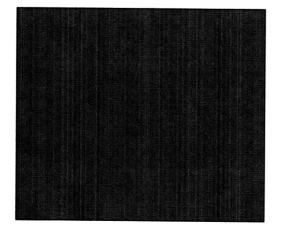


12 SOUTH ELEVATION SCALE: 1/4" = 1'-0"



.

**CANOPY FASCIA** MATCH EXISTING UNITEX - OAK BUFF 4-16P



CANOPY COLUMNS MATCH EXISTING ANGELUS BLOCK - HARVEST

ALBUQUERQUE, NEW MEXICO

COSTCO WHOLESALE



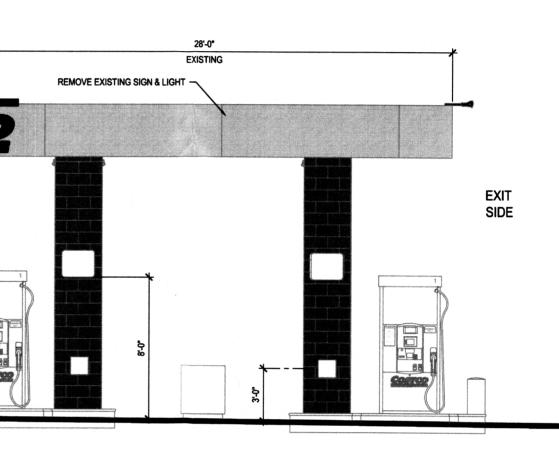
0615

"COSTCO" SIGN SAFETY RED, SW 4081

"WAREHOUSE" SIGN

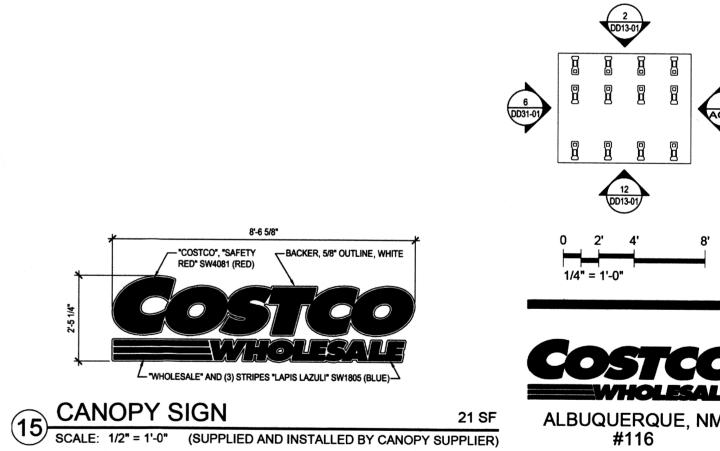
LAPIS LAZULI, SW 1805

0415



8'-6 5/8"

- "COSTCO", "SAFETY RED" SW4081 (RED



KEY PLAN

ALBUQUERQUE, NM #116

B AG-2

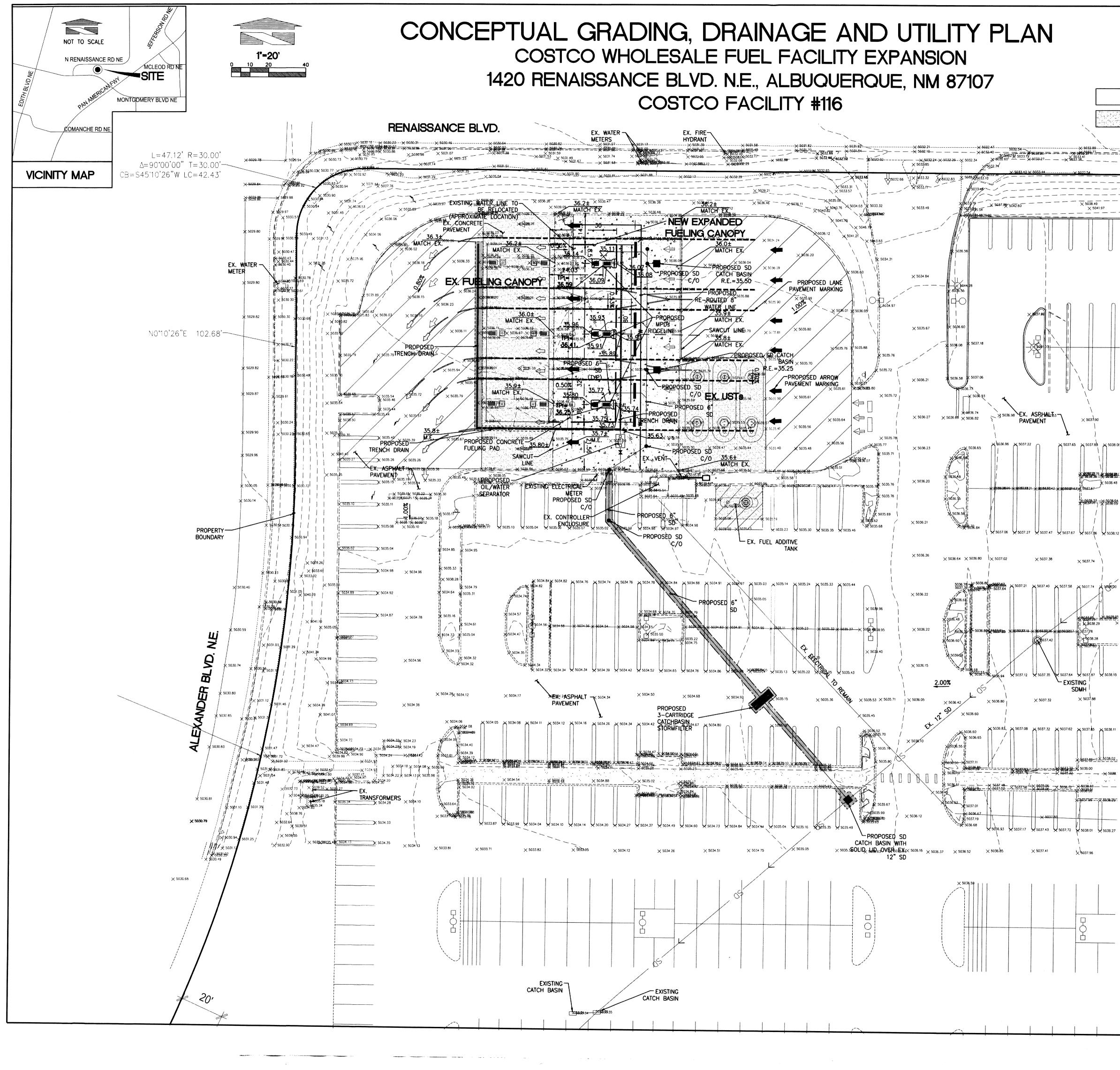
1420 RENAISSANCE BLVD. ALBUQUERQUE, NM 87107 101 Second Ave. Ste 100 eattle. WA 98101 MG2.com



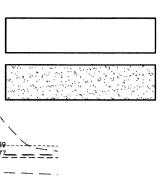
95-1320-21 MAY 20, 2016 CONCEPT ELEVATIONS

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# LEGEND

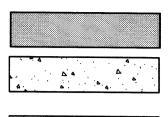


× 5041.97

\$ 5038.48

## EXISTING ASPHALT

EXISTING CONCRETE



PROPOSED ASPHALT

PROPOSED CONCRETE

SLURRY SEAL

## NOTE:

EXISTING UNDISTURBED ASPHALT PAVING AREAS IN THE VICINITY OF THE FUELING FACILITY ARE TO BE SLURRY SEALED AND THE ENTIRE FACILITY RE-STRIPED.

DISTURB	ED AREA	SUMMARY:
TOTAL AREA	= 7,471 SF	
IMPERVIOUS: PERVIOUS:	EXISTING 7,471 SF 0 SF	PROPOSED 7,471 SF 0 SF

## CANOPY COVERAGE:

EXISTING AREA = 2,249 SF PROPOSED AREA = 2,400 SF

TOTAL AREA = 4,649 SF

# **GRADING NARRATIVE:**

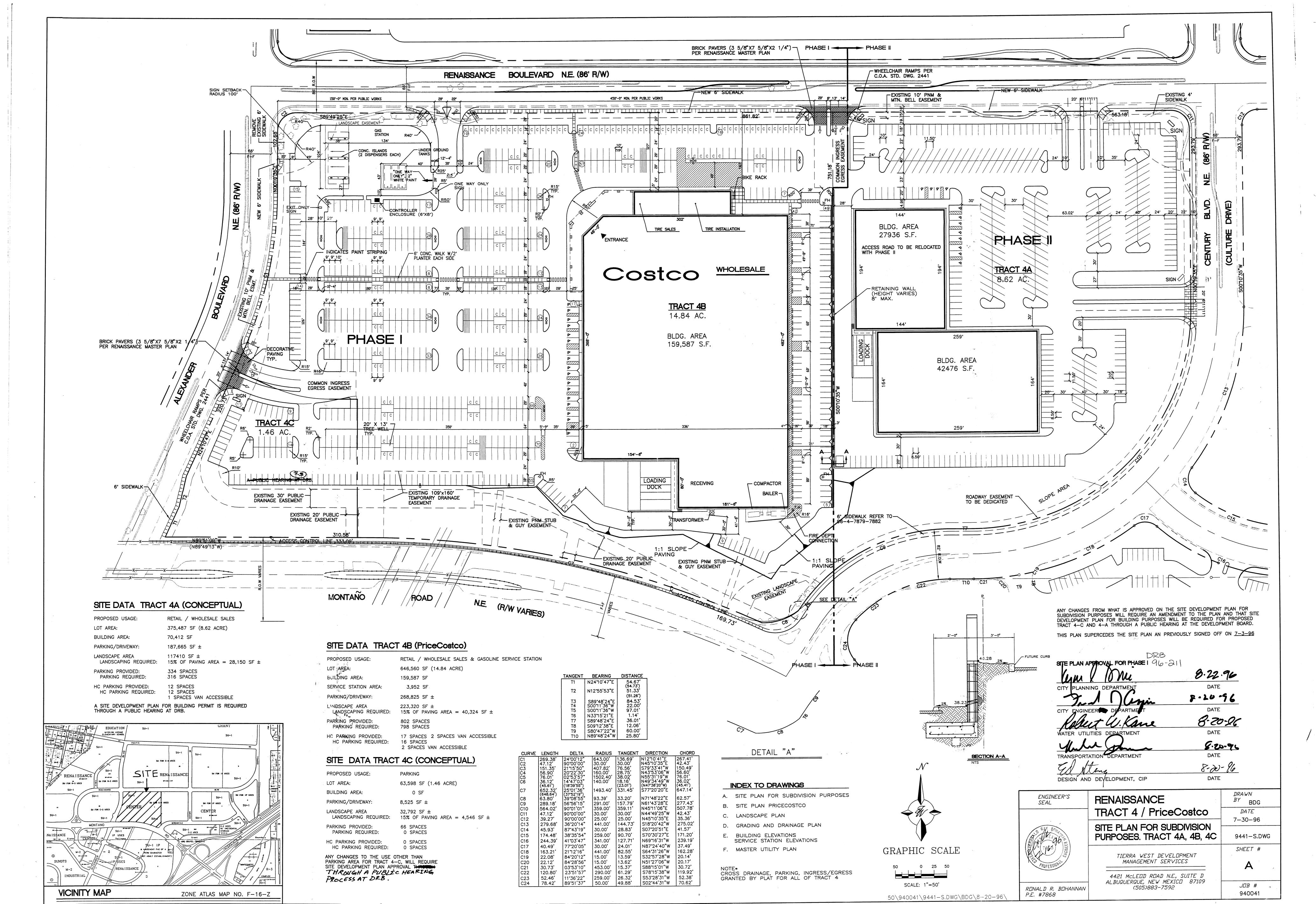
THE SITE IS CURRENTLY DEVELOPED WITH AN EXISTING COSTCO WAREHOUSE, FUEL FACILITY, PARKING, INFRASTRUCTURE, STORMWATER FACILITIES, AND LANDSCAPING. STORMWATER RUNOFF FROM THE FUEL FACILITY FLOWS TO THE SOUTH AND IS DETAINED ON-SITE IN A PARKING LOT POND AND THEN CONVEYED THROUGH A CLOSED CONVEYANCE SYSTEM TO THE STORM SYSTEM IN RENAISSANCE BOULEVARD. EXISTING GRADES WITHIN THE PAVED AREAS ARE RELATIVELY FLAT WITH SLOPES RANGING FROM 0.5 TO 2 PERCENT

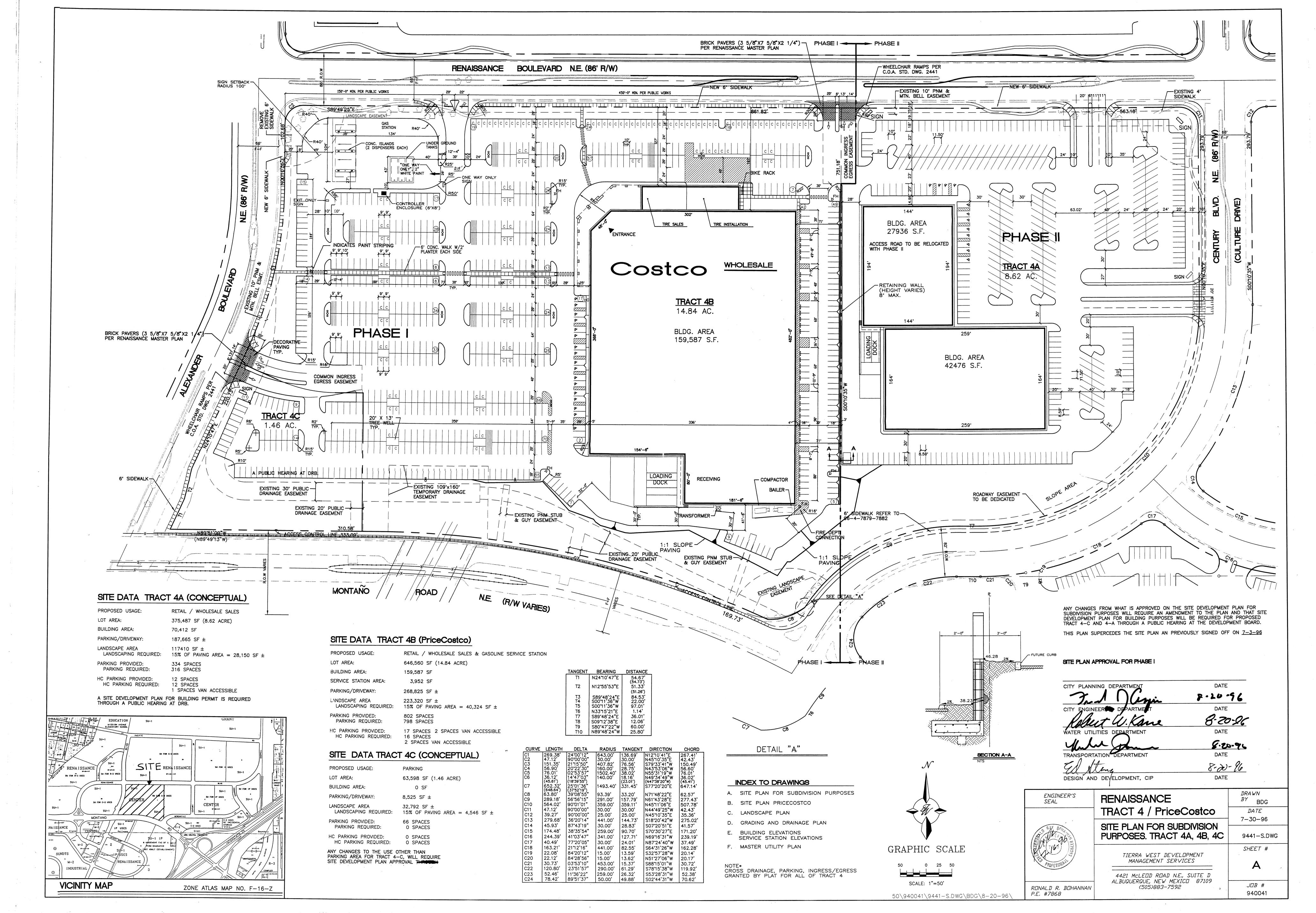
THE PROPOSED IMPROVEMENTS TO THE COSTCO FUELING FACILITY INCLUDE AN EXTENSION OF THE FUELING AREA INCLUDING THE ADDITION OF THREE (3) MULTI-PRODUCT DISPENSERS (MPDS), ADDITIONAL CANOPY AND RELATED SITE IMPROVEMENTS. TH PROPOSED DISPENSERS WILL BE LOCATED ON THE EAST SIDE OF THE EXISTING FUEL FACILITY. THE PROPOSED EXPANSION WILL RESULT IN NO INCREASE IN IMPERVIOUS AREA ON THE SITE.

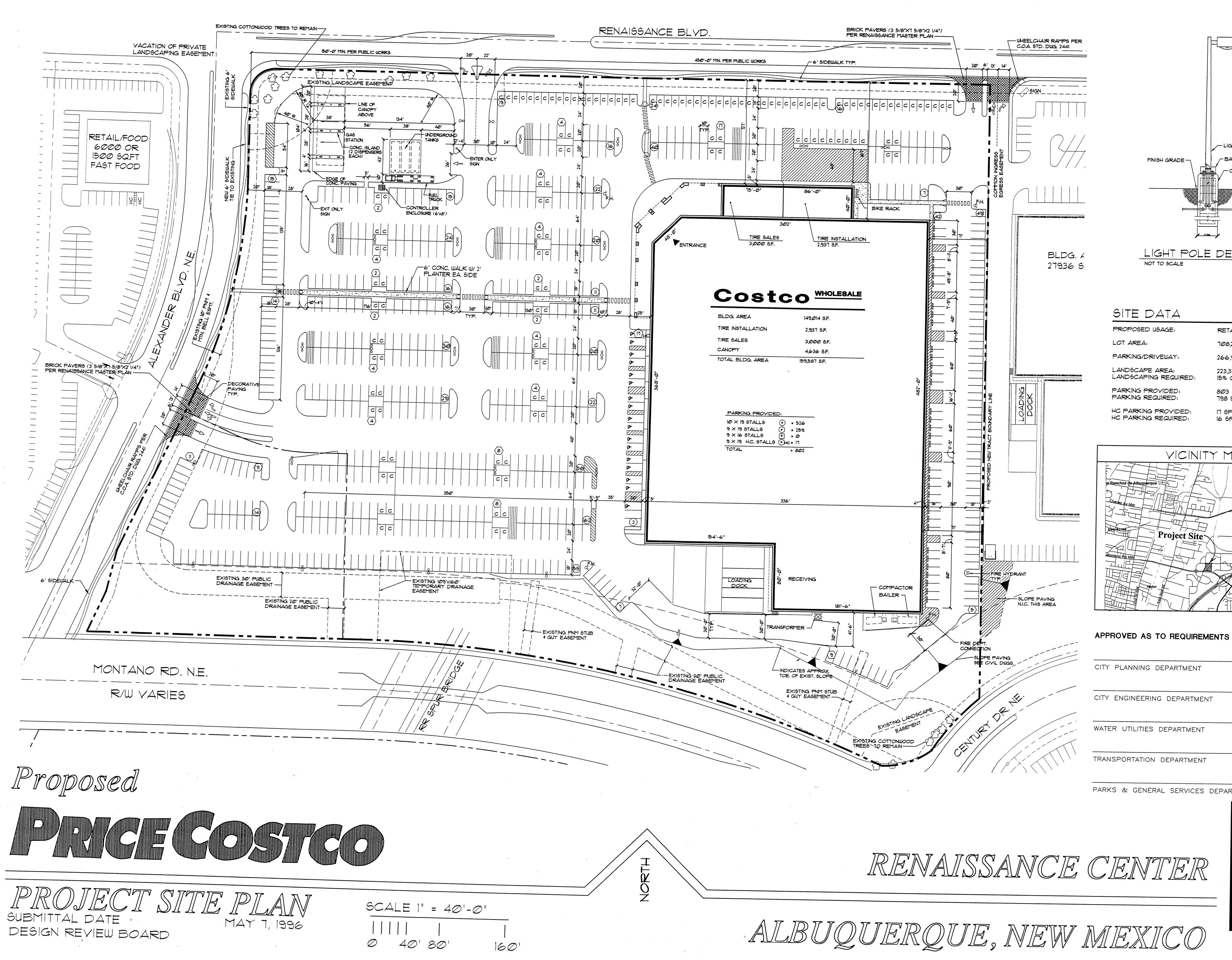
THE EXISTING UNDER-CANOPY FUELING AREA IS NOT CURRENTLY HYDRAULICALLY ISOLATED FROM THE REST OF THE SITE. TRENCH DRAINS WILL BE INSTALLED ALONG THE WEST, SOUTH, AND EAST SIDES OF THE EXISTING AND PROPOSED UNDER-CANOPY FUELING AREA AND WILL DISCHARGE THROUGH A NEW OIL/WATER SEPARATOR TO AN EXISTING 12-INCH STORM DRAIN LINE LOCATED WITHIN THE PARKING LOT SOUTHEAST OF THE FUELING FACILITY. TWO (2) NEW CATCH BASINS ARE PROPOSED EAST OF THE PROPOSED FUELING AREA DUE TO EXISTING GRADES IN THE QUEUING LANES.

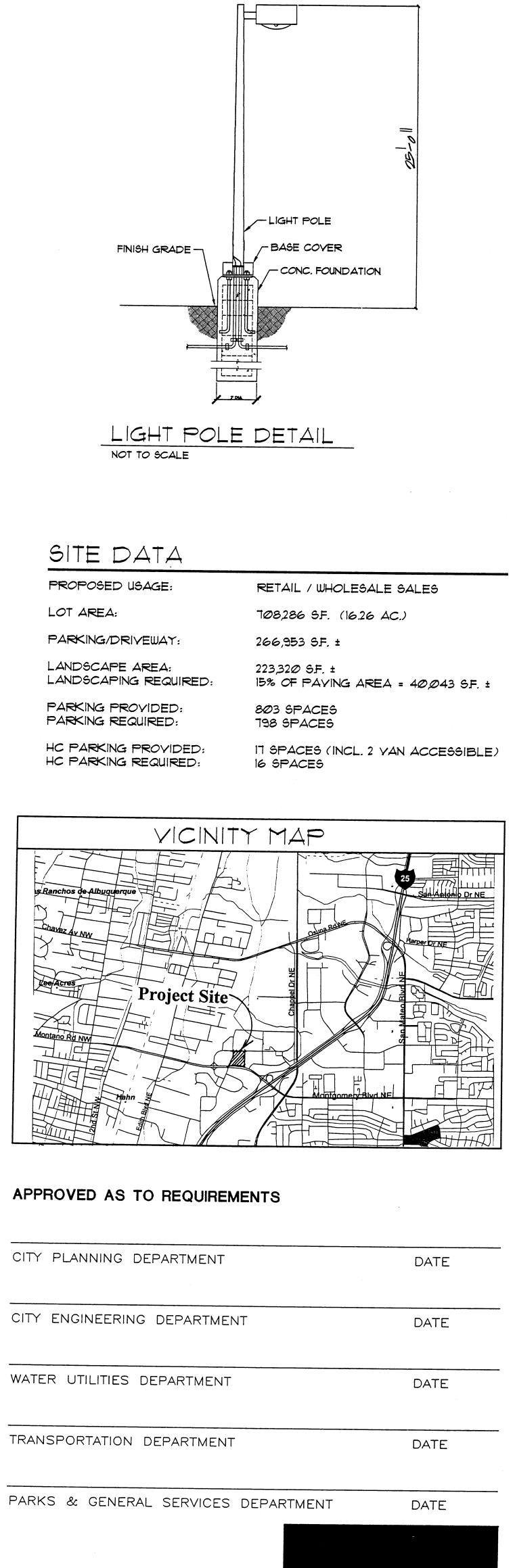
AN INLINE 3-CARTRIDGE CATCH BASIN STORMFILTER IS PROPOSED ON THE NEW 6" STORM DRAIN LINE TO TREAT THE STORMWATER FIRST FLUSH FROM THE REDEVELOPMENT AREA. THE SUBJECT SITE IS NOT LOCATED WITHIN A FLOOD ZONE PER FEMA FIRM NO. 35001C0138H DATED AUGUST 16, 2012.

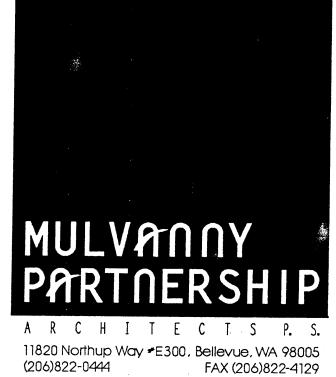
lob Number 10896 10896 Sheet Sheet 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	And Hack     18215     72ND AVENUE SOUTH     Designed IR     Scole:       RENT, WA 98032     0     0     -     -     -       RENT, WA 98032     18215     18215     18215     -     -       (425)251-6222     (425)251-6222     Checked KS     1°=20'     -       (425)251-8782     FAX     Approved CMI     Vertical     Vertical       N/A     SURVETING, ENVIRONMENTAL SERVICES     Dote 06/03/16     Vertical     VA	Image: Notation of the contract of the contra	1     6/03/16     TR     KS     CMI     SITE DEVELOPMENT PLAN       No.     Dote     By     Cut     Appr.     Revision       TITLE:       CONCEPTUAL       Table     CONCEPTUAL       GRADING, DRAINAGE AND UTILITY PLAN       1420 RENAISSANCE BLVD. N.E.       ALBUOUEROUE, NM 87107       COSTCO FUEL FACILITY #116
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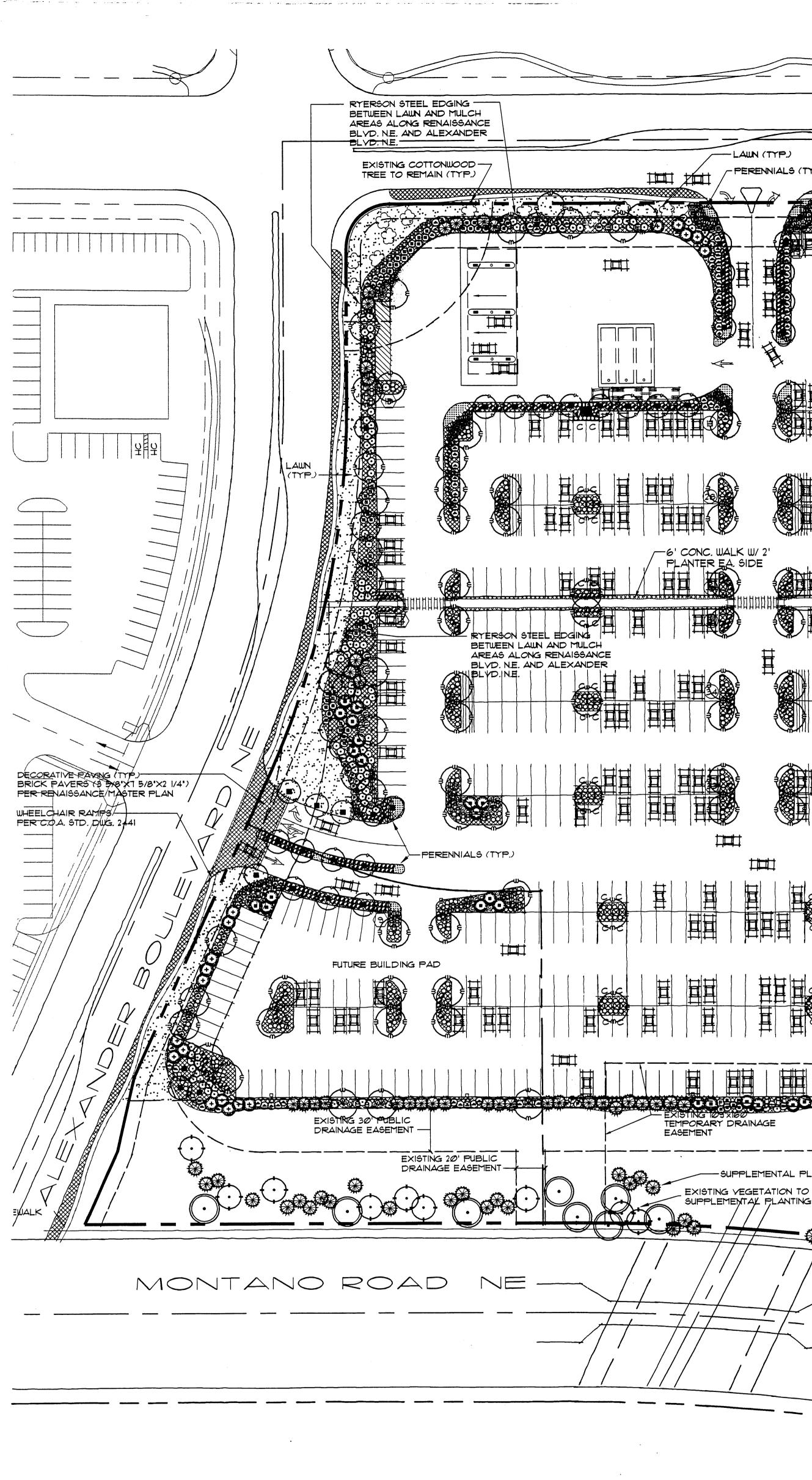








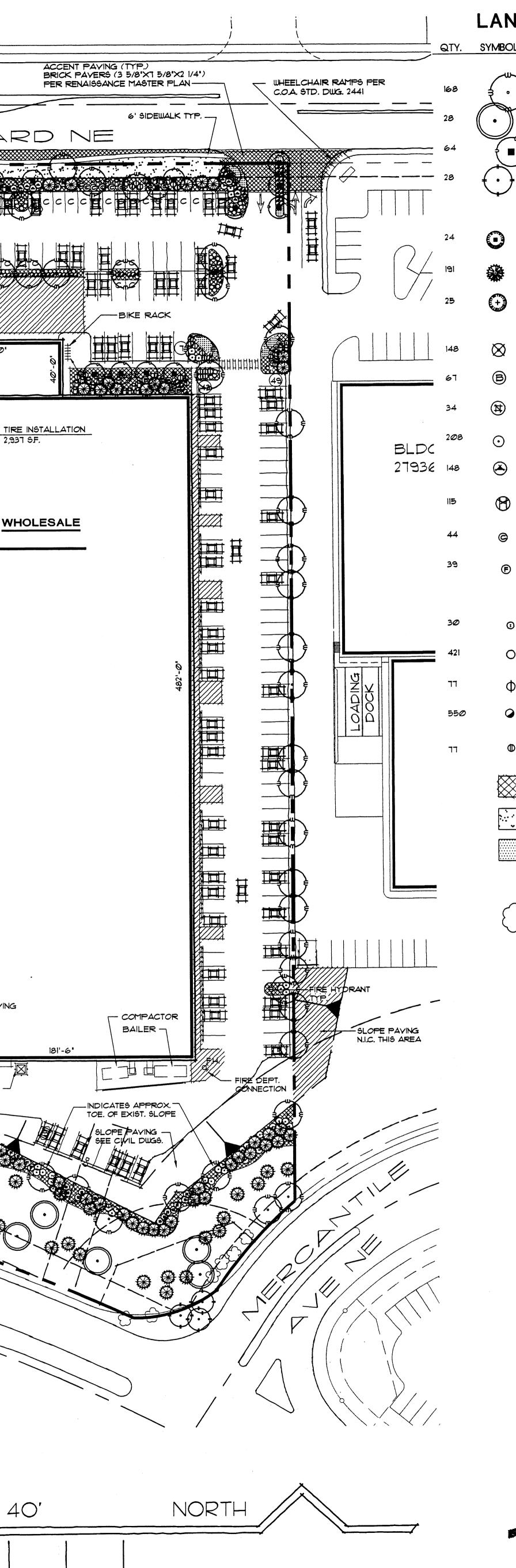




DEVELOPMENT REVIEW BOARD.

RESPONSIBILITY OF THE PROPERTY OWNER.

RYERSON STEEL EDGING BETWEEN LAWN AND MULCH AREAS ALONG RENAISSANCE BLVD. N.E. AND ALEXANDER BLVD. N.E. -LAUN (TYP. BOULEVARD NE RENAISSANCE ERENNIALS (TYP.) inite in it is it with the state of the second state of the seco The second secon *☆*井<sup>−</sup>井 86'-0 ×\$ 302' 単必 TIRE SALES 3,000 SF. 2.937 SF. ENTRANCE -6' CONC, WALK W/ 2 PLANTER EA. SIDE Costco WHOLESALE TEST **9**-×//// 19 日日 ┝╡╞╡╞╡ ፞፞፞፞፞ኇ 9 2 154'-6" 百日 RECEIVING LOADING DOCK TEMPORARY DRAINAGE ASEMENT TRANSFORME ANY CHANGES FROM WHAT IS APPROVED ON THE SITE DEVELOPMENT PLAN FOR SUBDIVISION PURPOSES WILL REQUIRE AN AMENDMENT TO THE PLAN THAT SITE DEVELOPMENT PLAN FOR BUILDING PURPOSES WILL BE REQUIRED FOR PROPOSED TRACT 4-C AND 4-A THROUGH A PUBLIC HEARING AT THE APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. WATER MANAGEMENT IS THE SOLE LANDSCAPING MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER. SCALE |" = 40' Renaissance Blvd. & Alexander Blvd. Albuquerque, New Mexico 80' 120' 160' 40'



# LANDSCAPE LEGEND

	BOTANICAL / COMMON NAME
~~~~	DECIDUOUS TREES:
	FRAXINUS PENNGYLVANICA 'SUMMIT' SUMMIT ASH
·	CHILOPSIS LINEARIS Desert Willow
	PYRUS CALLERYANA 'ARISTOCRAT' ARISTOCRAT PEAR
$\bigcirc$	CELTIS OCCIDENTALIS HACKBERRY
	EVERGREEN CONIFERS:
$\bigcirc$	PINUS SYLVESTRIS SCOTCH PINE
	CUPRESSOCTPARIS LETLANDII LETLAND CTPRESS
(+)	PICEA PUNGENS GLAUCA BLUE SPRUCE
	LARGE SHRUBS:
$\otimes$	ATRIPLEX CANESCENS FOUR WING SALTBUSH
B	BERBERIG MENTORENSIS MENTOR BARBERRY
(II)	ELEAGNUS PUNGENS SILVERBERRY
$\odot$	FORESTIERA NEOMEXICANA DESERT OLIVE
	COTONEASTER LACTEUS PARNEY COTONEASTER
ՙՙ	MAHONIA AQUIFOLIUM OREGON GRAPE
©	CORNUS STOLONIFERA RED TWIG DOGWOOD
F	FORSYTHIA INTERMEDIA FORSYTHIA
	SMALL SHRUBS:
3	CARYOPTERIS CLAUDONENSIS BLUE MIST SPIRAEA
0	JUNIPERUS SABINA 'TAMARISCIFOLIA' TAM JUNIPER
Φ	JUNIPERUS CHINENSIS 'SEA GREEN' SEA GREEN JUNIPER
Q	NANDINA DOMESTICA 'COMPACTA' HEAVENLY BAMBOO
Φ	HELICTOTRICHON SEMPERVIRENS BLUE OAT GRASS
	GROUNDCOVER:
	SOD LAWN:
	PERENNIALS:

EXISTING TREES TO REMAIN

# LANDSCAPE CALCULATIONS

TOTAL SITE AREA: TOTAL LANDSCAPE AREA PROVIDED

TOTAL TURF AREA TOTAL NATIVE TREE AND SHRUB AREA

GENERAL NOTES:

- I ALL PLANT MATERIAL TO BE IN ACCORDANCE WITH THE SIZES AND TYPES SPECIFIED IN THE LEGEND AND SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK (1973 EDITION).
- ALL PLANTS IN LEGEND HAVE BEEN SELECTED FOR DROUGHT TOLERANCE IN COMPLIANCE WITH THE CITY OF ALBUQUERQUE'S LANDSCAPE ORDINANCE AND THE MASTER DECLARATION FOR THE RENAISSANCE CENTER.
- 4 SEE CIVIL PLAN FOR LOCATIONS OF ALL UTILITY LINES.
- 6 REFER TO DETAILS AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.



SIZE/ CONDITION/REMARKS

2" CAL. MIN., 12'-14' HT., WELL BRANCHED, B4B OR 24" BOX 2" CAL. MIN., 10'-12' HT., WELL BRANCHED, B4B OR 24" BOX 2" CAL. MIN., 12'-14' HT., WELL BRANCHED, B4B OR 24" BOX 2" CAL. MIN., 10'-12' HT., WELL BRANCHED, B4B OR 24" BOX

6'-7' MIN. HT., FULL TO GROUND, B&B OR 24" BOX, SPACING AS SHOWN ON PLAN. 6'-7' MIN. HT., FULL TO GROUND, B4B OR 24" BOX, SPACING AS SHOUN ON PLAN. 6'-7' MIN. HT., FULL TO GROUND, B&B OR 24" BOX, SPACING AS SHOUN ON PLAN.

MIN. 24" HT. AND SPREAD, DENSE SPECIMENS, B&B OR MIN. 5 GAL. CONT. MIN. 24" HT. AND SPREAD, DENSE SPECIMENS, B4B OR MIN. 5 GAL. CONT. MIN. 24" HT. AND SPREAD, DENSE SPECIMENS, B4B OR MIN. 5 GAL. CONT. 30"-36" MIN. HT., FULL & BUSHY, BAB OR MIN. 5 GAL. CONT., SPACING AS SHOWN. MIN. 24" HT. 4 SPREAD, DENSE SPECIMENS, MIN. 5 GAL. CONT., SPACING AS SHOUN. 24" MIN. HT. & SPREAD, DENSE SPECIMENS, B&B OR MIN. 5 GAL. CONT., SPACING AS SHOUN. MIN. 24" HT. & SPREAD, DENSE SPECIMENS, B4B OR MIN. 5 GAL. CONT., SPACING AS SHOUN. 24" MIN. HT. & SPREAD, DENSE SPECIMENS, B&B OR MIN. 5 GAL. CONTAINER, SPACING AS SHOWN.

18" MIN. SPREAD, DENSE SPECIMENS, B4B OR CONTAINER, SPACING AS SHOWN. 18" SPREAD, FULL & BUSHY, B4B OR CONTAINER 18" MIN. SPREAD, DENSE SPECIMENS, B4B OR CONTAINER, SPACING AS SHOWN 24" MIN. HT. 4 SPREAD, DENSE SPECIMENS, B4B OR CONTAINER. 18" MIN. HT. & SPREAD, DENSE

2" DEPTH SANTE FE BROWN GRAVEL WITH APPROVED FILTER FABRIC BLUEGRASS BLEND SOD

SPECIMENS, B&B OR CONTAINER.

LAVANDULA ANGUSTIFOLIA / LAVENDER PETROVSKIA ATRICIPLIFOLIA / RUSSIAN SAGE SANTOLINA C. / LAVENDER COTTON 1/3 OF EACH VARIETY, I GAL. CONTAINERS @ 24" O.C. TRIANGULAR SPACING.

EXISTING COTTONWOOD TREES TO REMAIN SAVE AND PROTECT.

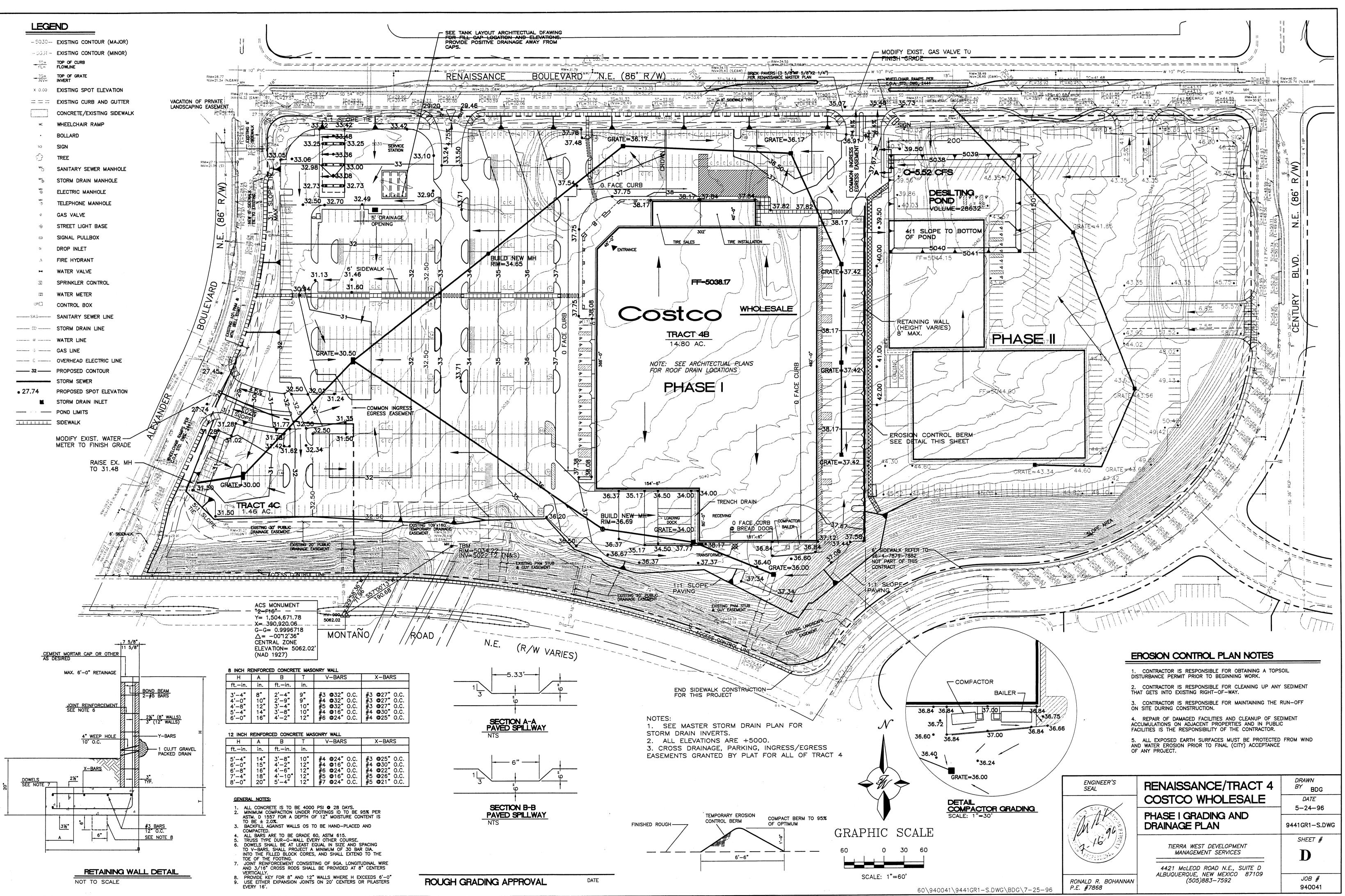
645,995 S.F. (14.83 AC.) 123,915 S.F. 16,977 SF. 55,670 SF.

3 MULCH ALL NEW PLANTING AREAS WITH MINIMUM 2" DEPTH OF SPECIFIED GRAVEL MULCH.

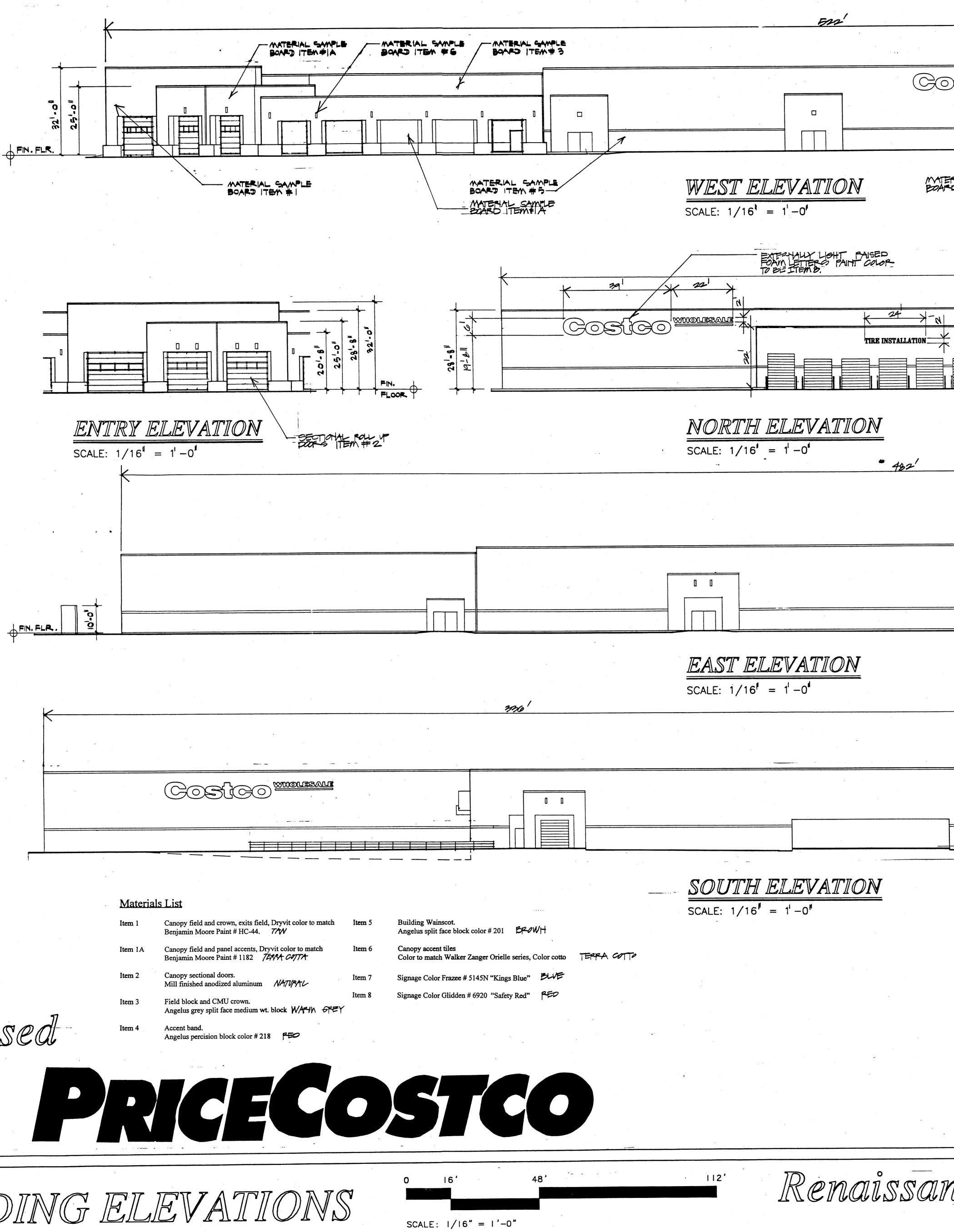
5 ALL PARKING LOT SCREENING SHRUBS TO BE MAINTAINED AT A MAXIMUM HEIGHT OF 42".

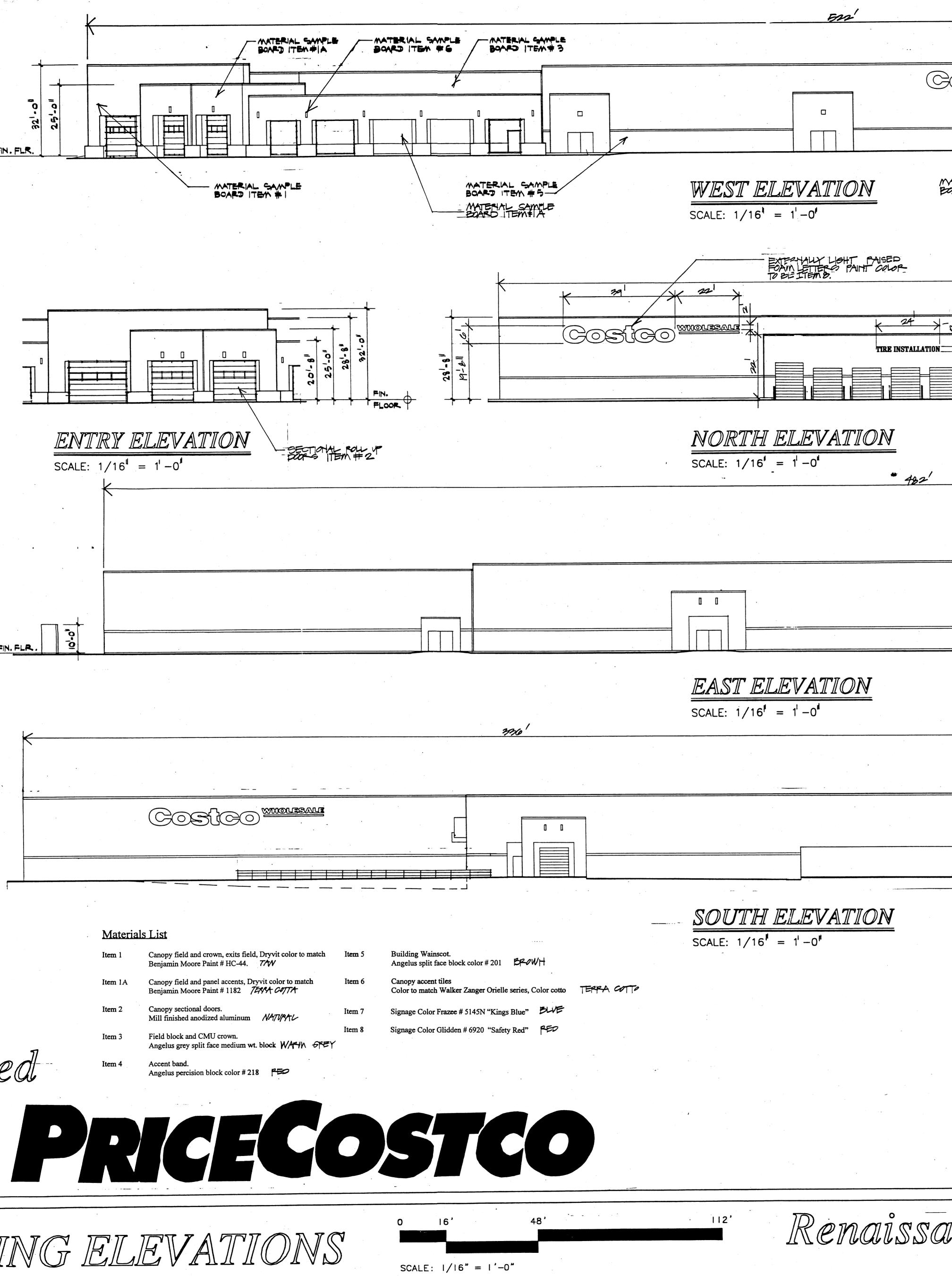


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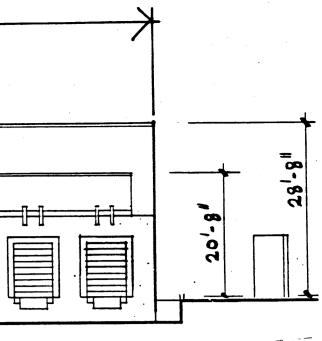


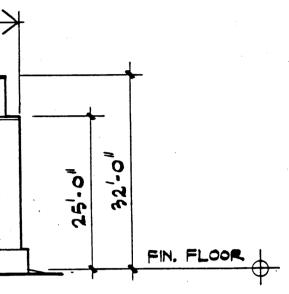
Item 1	Canopy field and crown, exits field, Dryvit color to match Benjamin Moore Paint # HC-44. 77W	Item 5	
Item 1A	Canopy field and panel accents, Dryvit color to match Benjamin Moore Paint # 1182 75894 COTTA	Item 6	
Item 2	Canopy sectional doors. Mill finished anodized aluminum NATURAL	Item 7	
Item 3	Field block and CMU crown. Angelus grey split face medium wt. block WAFTN GREY	Item 8	
Item 4	Accent band. Angelus percision block color # 218		

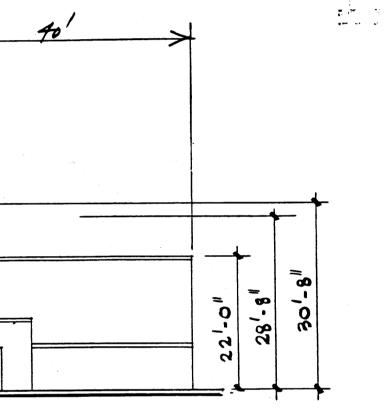
Proposed 

# BUILDING ELEVATIONS

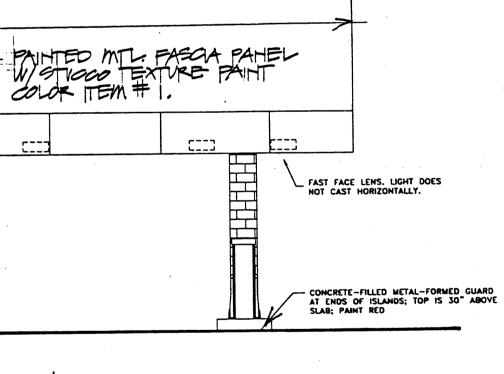
COSTCO WHOLESALE K 13 > receivin**e** = ╘┠┠═══╟┨═ BOARD ITEMAS 758  $\underbrace{ \left( \begin{array}{c} & \\ & \end{array} \right)} \overline{a}$ TIRE SALES - Material Sample Board item # 3 BOARD ITEM # 6 COSICOWHOLESALE -MATERIAL GAMPLE BOARD ITEM#8 - MATERIAL SAMPLE BOARD ITEM #1 80-0" Costco GASOLINE **--**-7 FIN. FLOOR West Elevation (East Elevation Sim.) ENEST PASCIAS PAINT ITEM#2 ----pq Gas Station Elevations No Scale WASTE RECEPTOR -FURNISHED BY CONTRACTOR North Elevation (South Elevation Sim.) RENAISSANCE CENTER Renaissance Blvd. & Alexander Blvd. Albuquerque, New Mexico

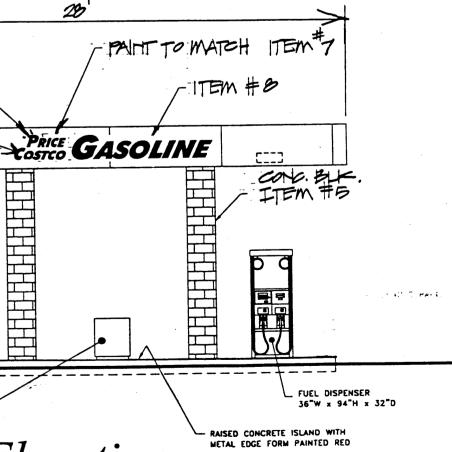






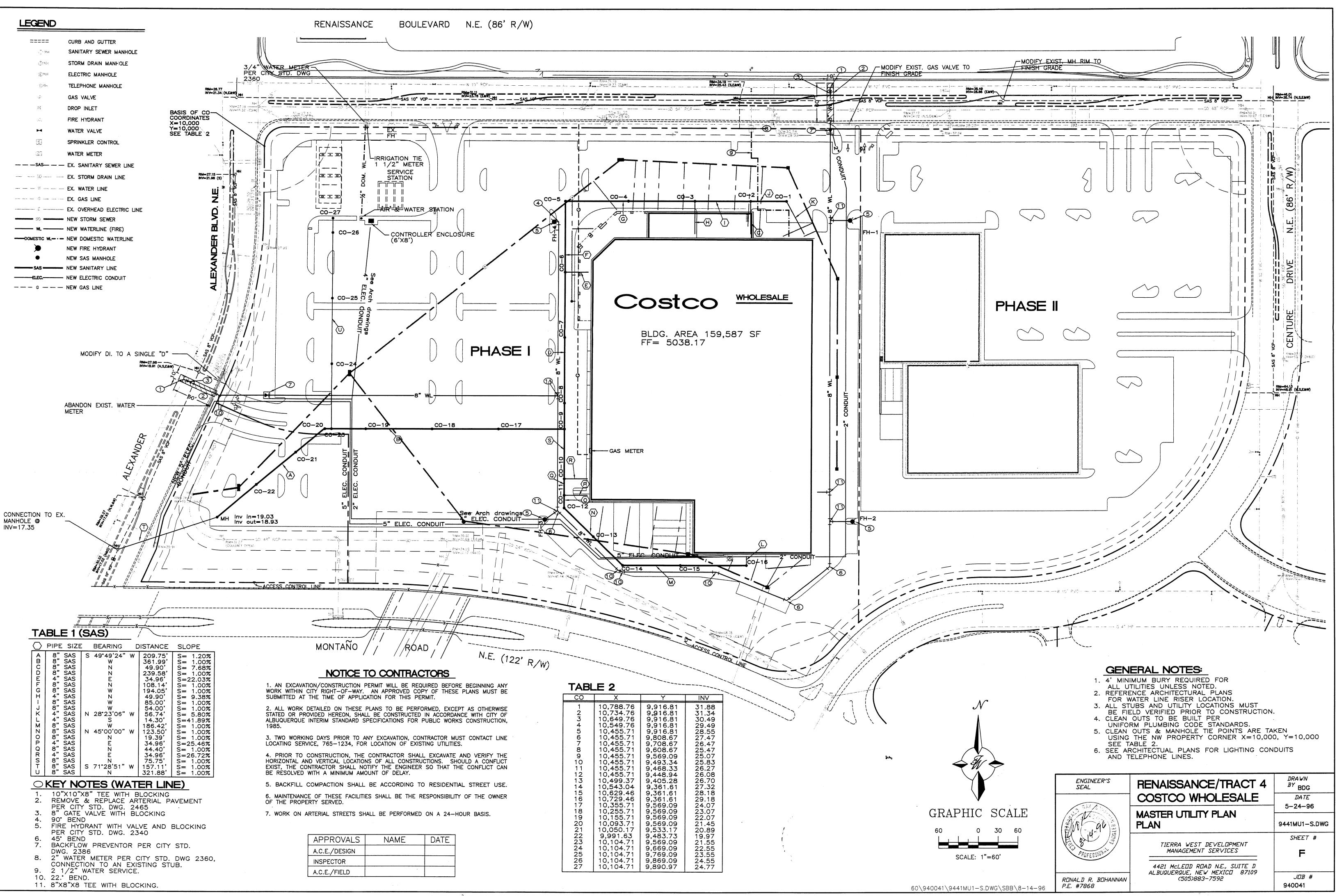








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# CONSTRUCTION

# MARCH 1996

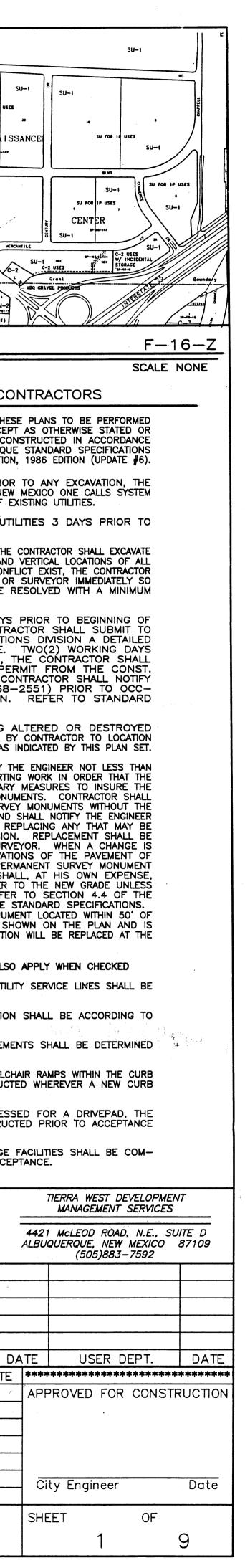
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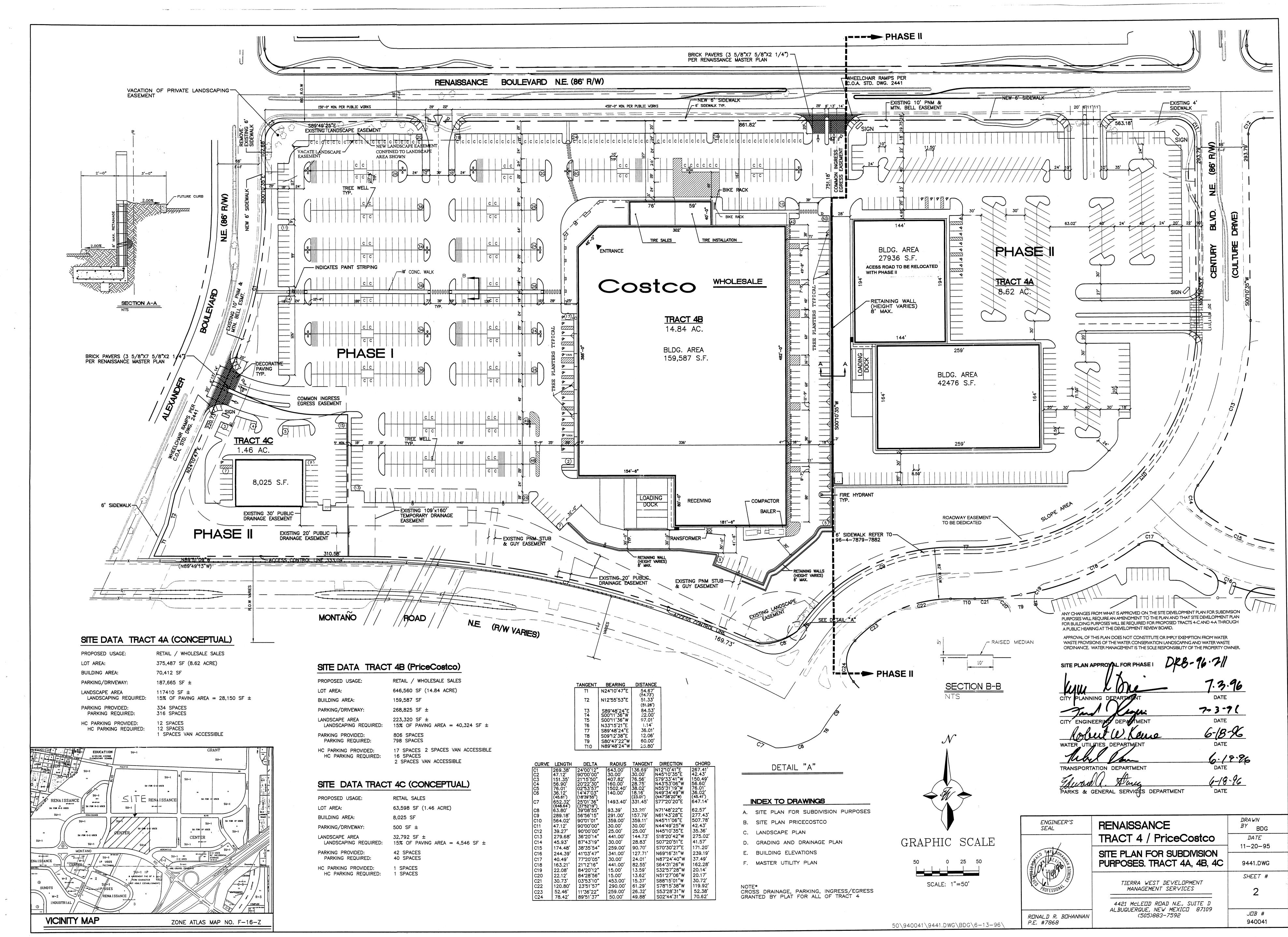


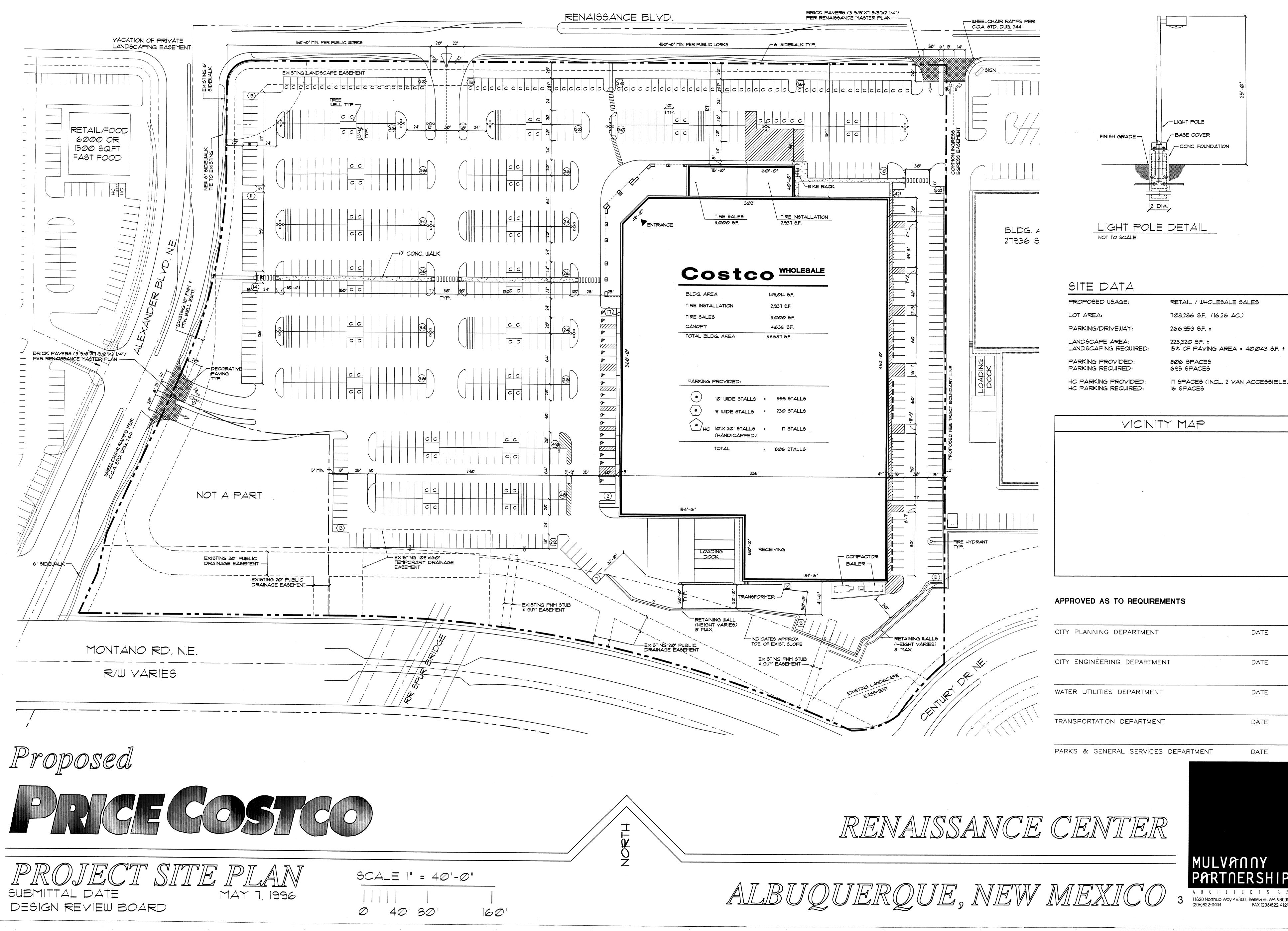
INDEX TO DRAWINGS

1.	TITLE SHEET
2.	SITE PLAN FOR SUBDIVISION PURPOS
3.	SITE PLAN PRICECOSTCO
4.	LANDSCAPE PLAN
5.	GRADING AND DRAINAGE PLAN
6.	PHASE I GRADING AND DRAINAGE PLA
7.	MASTER STORM SEWER PLAN
8.	BUILDING ELEVATIONS
9.	MASTER UTILITY PLAN

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		UI PF WI FC 2. CC (2 3. U 4. AN OE SH TH	ALL WORK DETAILED OF NDER CONTRACT SHALL, ROVIDED FOR HEREON, I ITH THE CITY OF ALBUOU OR PUBLIC WORKS CONSTR ONTRACTOR MUST CONTAC 260-1990) FOR LOCATION NOTIFY NEW MEXIC TILITY CONSTRUCTION. PRIOR TO CONSTRUCTION ND VERIFY THE HORIZONTA BSTRUCTIONS. SHOULD A HALL NOTIFY THE ENGINE HAT THE CONFLICT CAN	EXCEP BE CO UERQU RUCTION PRIOF CT NEW N OF E CO UTI N, THE AL AND A CONF EER OF
			MOUNT OF DELAY. THREE(3) WORKING ONSTRUCTION, THE C ONSTRUCTION COORD ONSTRUCTION SCHED RIOR TO CONSTRUCT BTAIN A BARRICADIN OORDINATION DIVISION ARRICADE ENGINEER PYING AN INTERSEC PECIFICATIONS. ALL STREET STRIF HALL BE REPLACED IN K ND IN KIND AS EXISTING ( CONTRACTOR SHALL NO EVEN(7) DAYS PRIOR TO S NGINEER MAY TAKE NECE RESERVATION OF SURVEY OT DISTURB PERMANENT ONSENT OF THE ENGINEEI ND BEAR THE EXPENSE ISTURBED WITHOUT PERM ONE ONLY BY THE CITY ADE IN THE FINISHED E NY ROADWAY IN WHICH S LOCATED, CONTRACTO DJUST THE MONUMENT C THERWISE SPECIFIED.	DAYS CONTRA DINATIC DULE. 10N, 10N, 10N, 10N, 10N, 10N, 10N, 10N,
SES			ENERAL CONDITIONS OF Y PERMANENT SURVEY I HIS PROJECT THAT IS N ESTROYED DURING CONST ESIGNERS EXPENSE. THE FOLLOWING NOTE: ALL UTILITIES AND ISTALLED PRIOR TO PAVI BACKFILL COMP. PECIFIED STREET USE. TACK COAT REQU PECIFIED STREET USE. SIDEWALKS AND W ETURNS SHALL BE CONS ETURN IS CONSTRUCTED. IF CURB IS DE RIVEPAD SHALL BE CON F CURB AND GUTTER.	THE SMONUM NOT SH RUCTIO S ALSO D UTILI ING. PACTION UIREME (HEELCH STRUCT EPRESS NSTRUC
LAN	REV SHEETS CITY ENG		USER DEPT.	
30\940041\9441T1.DWG\BDG\6−1\$-96	ENGINERS STAMP & SIGNATURE	APPROVALS PRC Chairman Transportation Vater/Wastewater Hydrology Parks Constr. Mngmt. CITY PROJECT NO	ENGINEER	DATE
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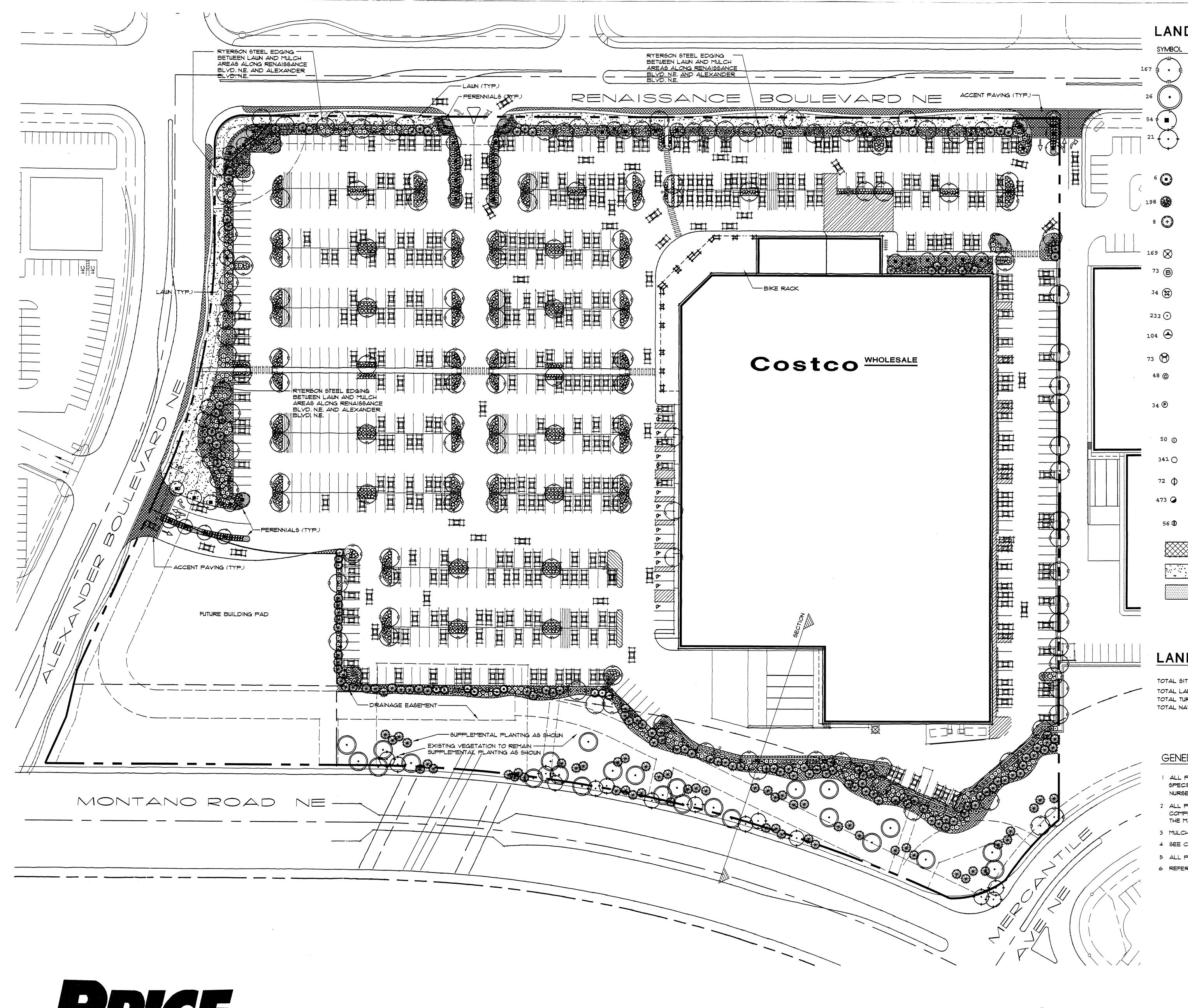




15% OF PAVING AREA = 40,043 S.F. : 17 SPACES (INCL. 2 VAN ACCESSIBLE)

DATE

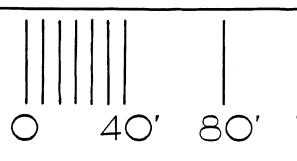
PARTNERSHIP A R C H I T E C T S P.





Renaissance Blvd. & Alexander Blvd. Albuquerque, New Mexico

SCALE |" = 40'



# LANDSCAPE LEGEND

	BOTANICAL / COMMON NAME	SIZE/ CONDITION/REMARKS
	DECIDUOUS TREES:	
	FRAXINUS PENNSYLVANICA 'SUMMIT' SUMMIT ASH	2'' CAL. MIN., 12'-14' HT., WELL BRANCHE B&B OR 24'' BOX
	CHILOPSIS LINEARIS Desert Willow	2" CAL. MIN., 10'-12' HT., WELL BRANCHED, B&B OR 24" BOX
	PYRUS CALLERYANA 'ARISTOCRAT' ARISTOCRAT PEAR	2" CAL. MIN., 12'-14' HT., WELL BRANCHED, B&B OR 24" BOX
	CELTIS OCCIDENTALIS HACKBERRY	2'' CAL. MIN., 10'-12' HT., WELL BRANCHED, B&B OR 24'' BOX
	EVERGREEN CONIFERS:	
	PINUS SYLVESTRIS SCOTCH PINE	6'-7' MIN. HT., FULL TO GROUND, B&B 24'' BOX, SPACING AS SHOWN ON PL
	CUPRESSOCYPARIS LEYLANDII LEYLAND CYPRESS	6'-7' MIN. HT., FULL TO GROUND, B&B ( 24'' BOX, SPACING AS SHOWN ON PLA
	PICEA PUNGENS GLAUCA BLUE SPRUCE	6'-7' MIN. HT., FULL TO GROUND, B4B ( 24'' BOX, SPACING AS SHOWN ON PL
	LARGE SHRUBS:	
	ATRIPLEX CANESCENS FOUR WING SALTBUSH	MIN. 24" HT. AND SPREAD, DENSE SPECIMENS, B4B OR MIN. 5 GAL. CONT
	BERBERIS MENTORENSIS MENTOR BARBERRY	MIN. 24'' HT. AND SPREAD, DENSE SPECIMENS, B4B OR MIN. 5 GAL. CONT
	Eleagnus pungens Silverberry	MIN. 24" HT. AND SPREAD, DENSE SPECIMENS, B4B OR MIN. 5 GAL. CONT
	FORESTIERA NEOMEXICANA DESERT OLIVE	30"-36" MIN. HT., FULL & BUSHY, B&B OR MIN. 5 GAL. CONT., SPACING A
	COTONEASTER LACTEUS PARNEY COTONEASTER	MIN. 24'' HT. & SPREAD, DENSE SPECIN B&B OR MIN. 5 GAL. CONT., SPACING A
	MAHONIA AQUIFOLIUM OREGON GRAPE	24" MIN. HT. & SPREAD, DENSE SPECIN B&B OR MIN. 5 GAL. CONTAINER, SPAC
	CORNUS STOLONIFERA RED TWIG DOGWOOD	MIN. 24" HT. & SPREAD, DENSE SPECIN B&B OR MIN. 5 GAL. CONT., SPACING A
	FORSYTHIA INTERMEDIA FORSYTHIA	24" MIN. HT. 4 SPREAD, DENSE SPECIN B4B OR MIN. 5 GAL. CONTAINER, SPAC
	SMALL SHRUBS:	
	CARYOPTERIS CLAUDONENSIS BLUE MIST SPIRAEA	18" MIN. SPREAD, DENSE SPECIMENS, B4B OR CONTAINER, SPACING AS SHO
	JUNIPERUS SABINA 'TAMARISCIFOLIA' TAM JUNIPER	18'' SPREAD, FULL & BUSHY, B&B OR CONTAINER.
	JUNIPERUS CHINENSIS 'SEA GREEN' SEA GREEN JUNIPER	18" MIN. SPREAD, DENSE SPECIMENS, B4B OR CONTAINER, SPACING AS SHO
	NANDINA DOMESTICA 'COMPACTA' HEAVENLY BAMBOO	24" MIN. HT. & SPREAD, DENSE SPECIMENS, B&B OR CONTAINER.
	HELICTOTRICHON SEMPERVIRENS BLUE OAT GRASS	18'' MIN. HT. & SPREAD, DENSE SPECIMENS, B&B OR CONTAINER.
×	<u>GROUNDCOVER:</u>	2" DEPTH SANTE FE BROWN GRAVEL I APPROVED FILTER FABRIC
•	SOD LAWN:	BLUEGRASS BLEND SOD
	PERENNIALS:	LAVANDULA ANGUSTIFOLIA / LAVENDI PETROVSKIA ATRICIPLIFOLIA / RUSSIA SANTOLINA CHAMAECYPARISSUS / LA

# LANDSCAPE CALCULATIONS

TOTAL SITE AREA: TOTAL LANDSCAPE AREA PROVIDED TOTAL TURF AREA TOTAL NATIVE TREE AND SHRUB AREA

# GENERAL NOTES:

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- 3 MULCH ALL NEW PLANTING AREAG WITH MINIMUM 2" DEPTH OF SPECIFIED GRAVEL MULCH.
- 4 SEE CIVIL PLAN FOR LOCATIONS OF ALL UTILITY LINES.
- 6 REFER TO DETAILS AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.



120' 160'

NORTH

## IZE/ CONDITION/REMARKS

'CAL. MIN., 12'-14' HT., WELL BRANCHED, BOR 24" BOX ' CAL. MIN., 10'-12' HT., ELL BRANCHED, B&B OR 24" BOX ' CAL. MIN., 12'-14' HT., ELL BRANCHED, B4B OR 24" BOX ' CAL. MIN., 10'-12' HT., ELL BRANCHED, B&B OR 24" BOX

'-7' MIN. HT., FULL TO GROUND, B4B OR 4" BOX, SPACING AS SHOWN ON PLAN. '-7' MIN. HT., FULL TO GROUND, B4B OR " BOX, SPACING AS SHOUN ON PLAN. -1' MIN. HT., FULL TO GROUND, B4B OR 4" BOX, SPACING AS SHOWN ON PLAN.

N. 24" HT. AND SPREAD, DENSE PECIMENS, B4B OR MIN. 5 GAL. CONTAINER. N. 24" HT. AND SPREAD, DENSE PECIMENS, BAB OR MIN. 5 GAL. CONTAINER. N. 24" HT. AND SPREAD, DENSE PECIMENS, B&B OR MIN. 5 GAL. CONTAINER. 0''-36'' MIN. HT., FULL & BUSHY, B OR MIN. 5 GAL. CONT., SPACING AS SHOUN. N. 24" HT. & SPREAD, DENSE SPECIMENS, B OR MIN. 5 GAL. CONT., SPACING AS SHOWN. 'MIN. HT. & SPREAD, DENSE SPECIMENS, B OR MIN. 5 GAL. CONTAINER, SPACING AS SHOWN. IN. 24" HT. & SPREAD, DENSE SPECIMENS, B OR MIN. 5 GAL. CONT., SPACING AS SHOWN. 'MIN. HT. & SPREAD, DENSE SPECIMENS, B OR MIN. 5 GAL. CONTAINER, SPACING AS SHOWN.

B OR CONTAINER, SPACING AS SHOWN. SPREAD, FULL & BUSHY, B OR CONTAINER. MIN. SPREAD, DENSE SPECIMENS, B OR CONTAINER, SPACING AS SHOWN. " MIN. HT. & SPREAD, DENSE PECIMENS, B4B OR CONTAINER. MIN. HT. & SPREAD, DENSE PECIMENS, B4B OR CONTAINER.

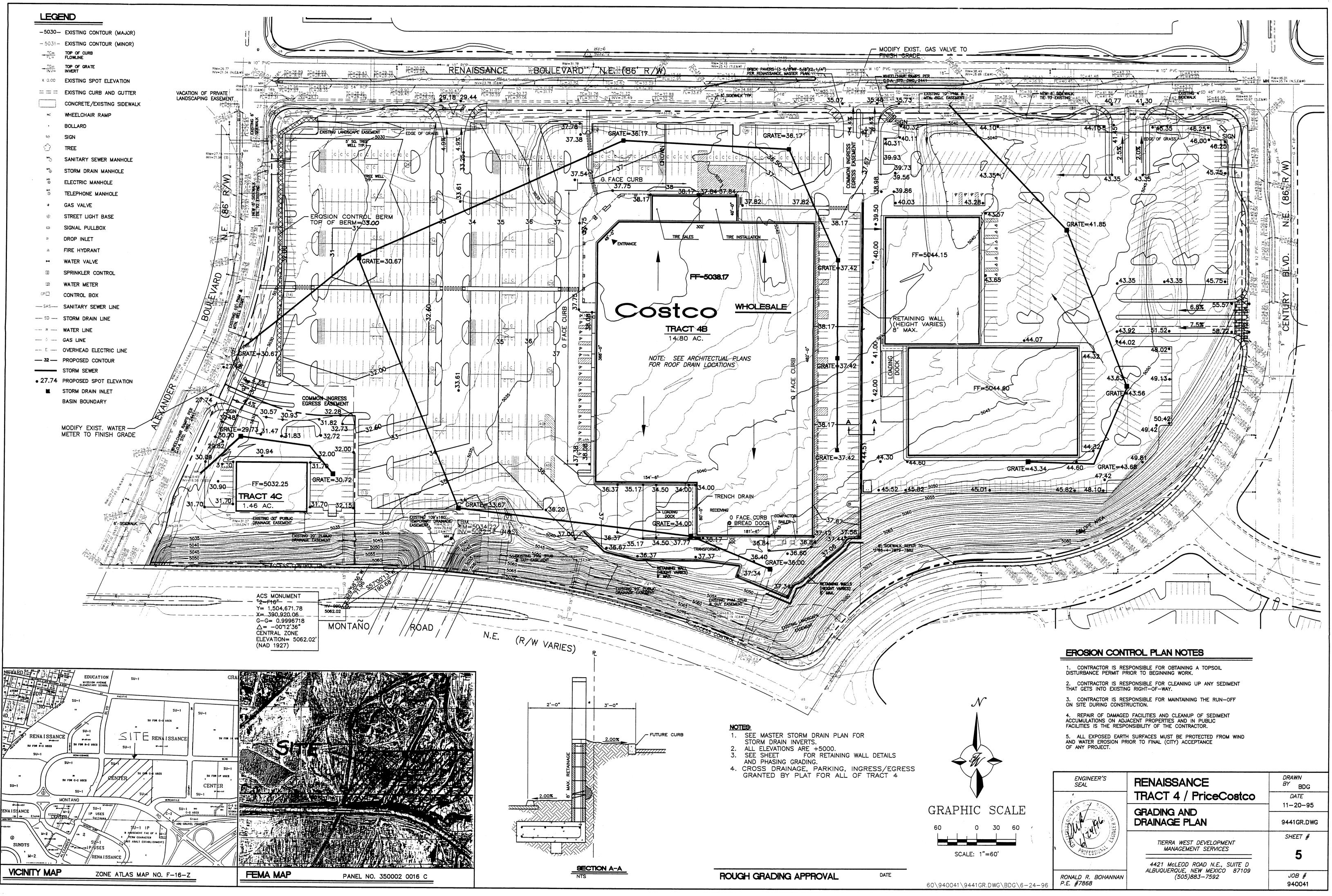
DEPTH SANTE FE BROWN GRAVEL WITH PPROVED FILTER FABRIC LUEGRASS BLEND SOD

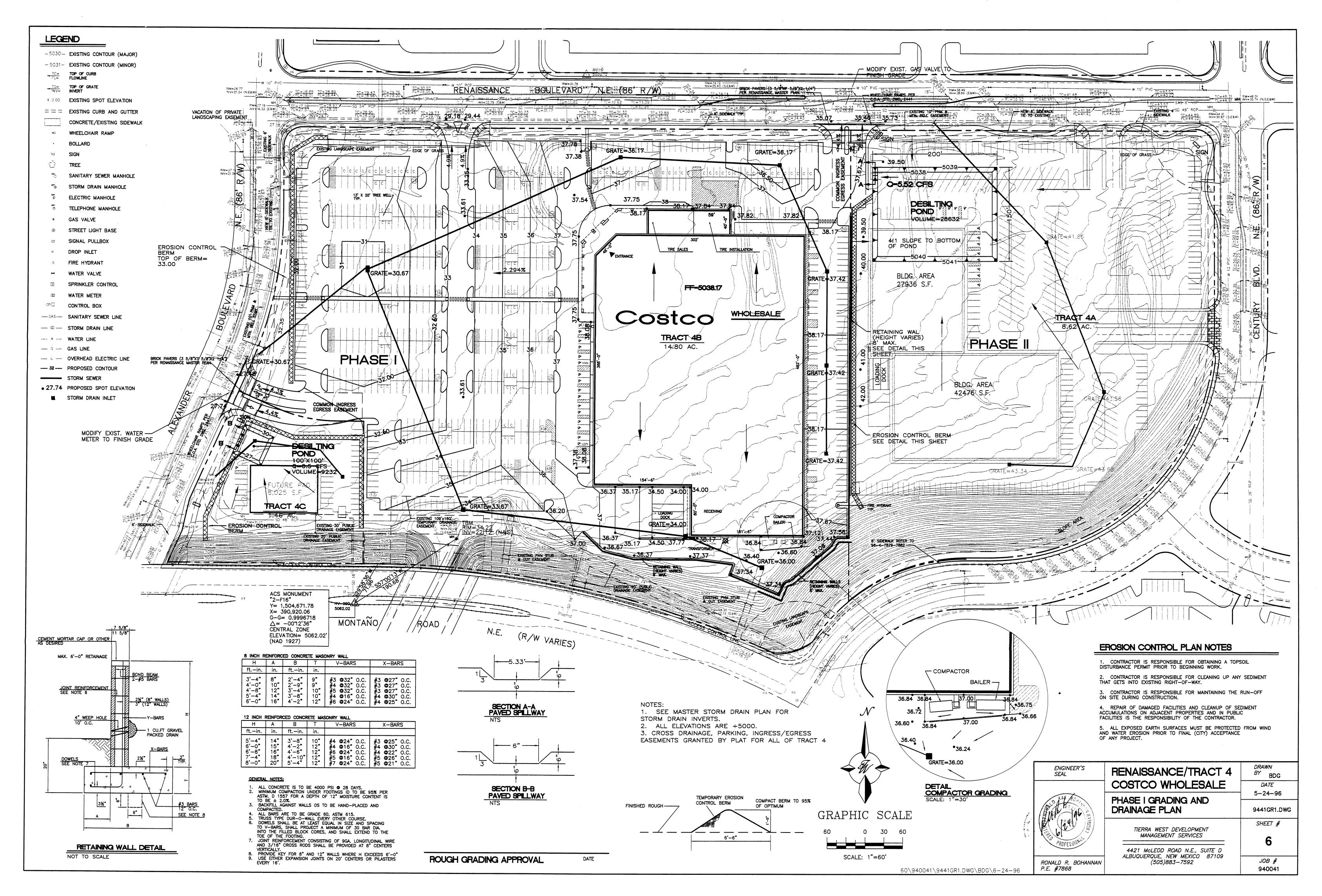
VANDULA ANGUSTIFOLIA / LAVENDER TROVSKIA ATRICIPLIFOLIA / RUSSIAN SAGE ANTOLINA CHAMAECYPARISSUS / LAVENDER COTTON 1/3 OF EACH VARIETY, I GAL. CONTAINERS @ 24" O.C. TRIANGULAR SPACING.

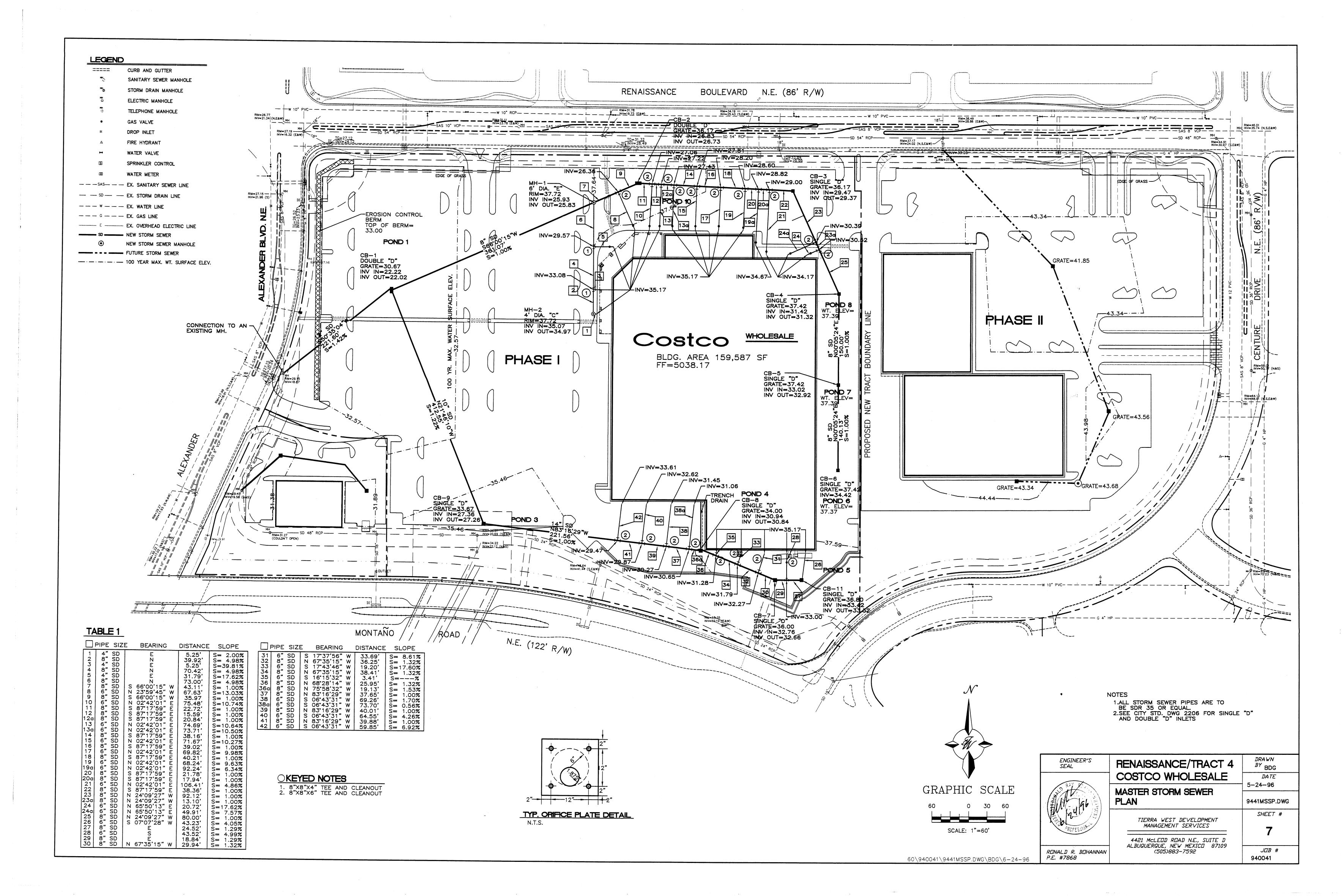
645,995 SF. (14.83 AC.) 123,915 S.F. 16,977 S.F. 55670 SF.

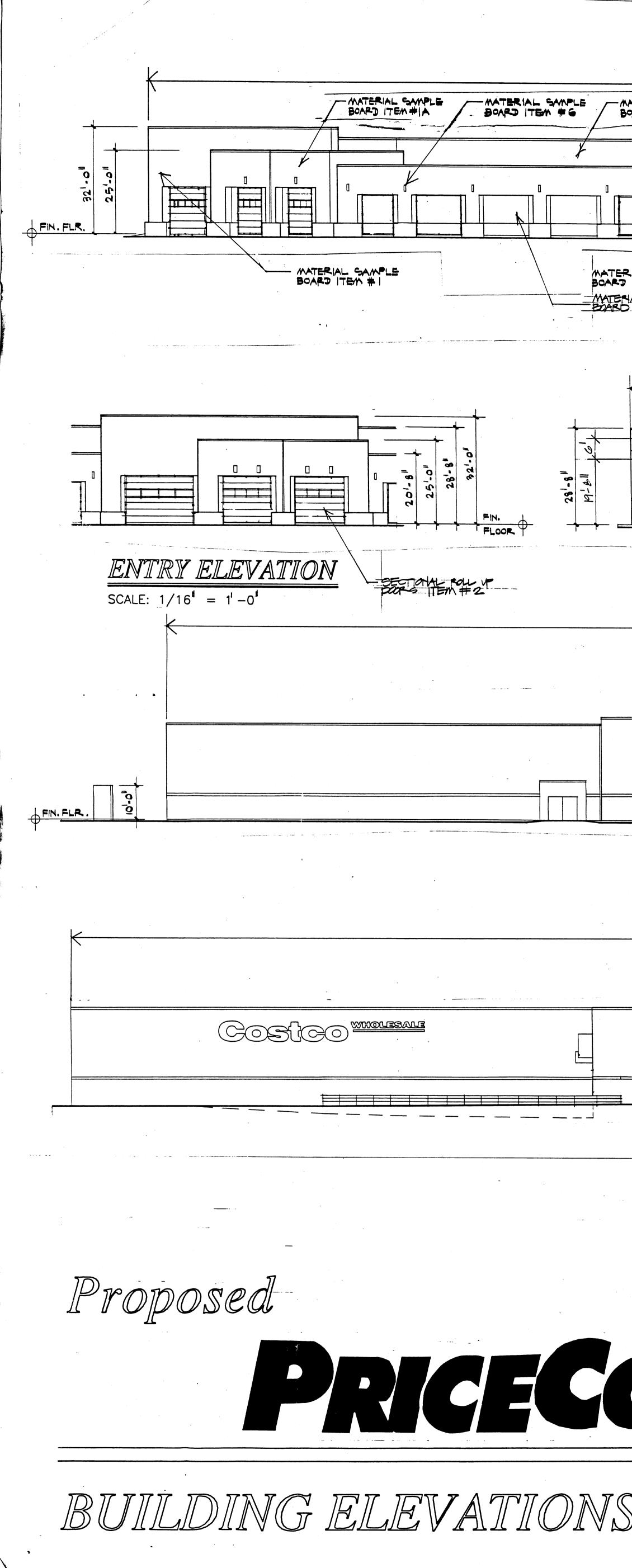
5 ALL PARKING LOT SCREENING SHRUBS TO BE MAINTAINED AT A MAXIMUM HEIGHT OF 42".



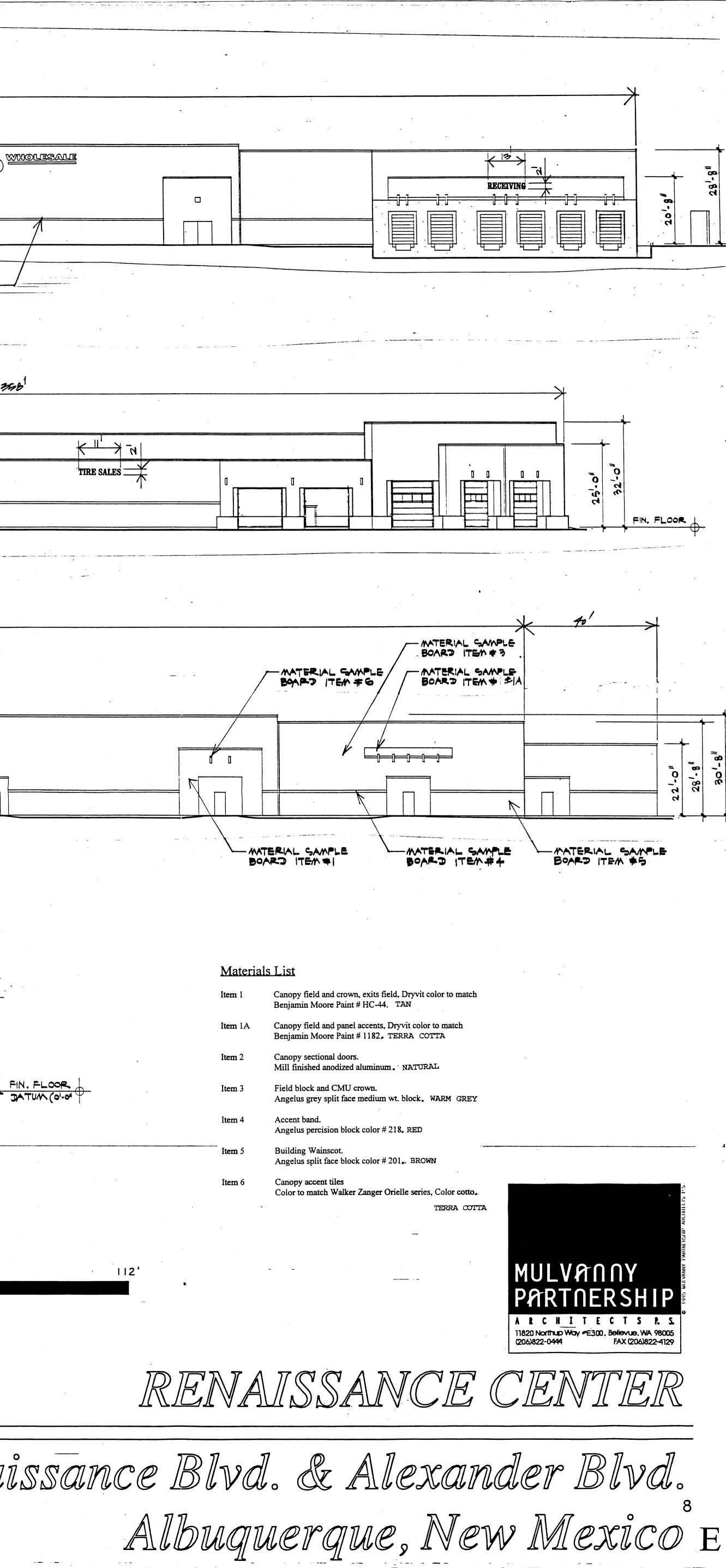




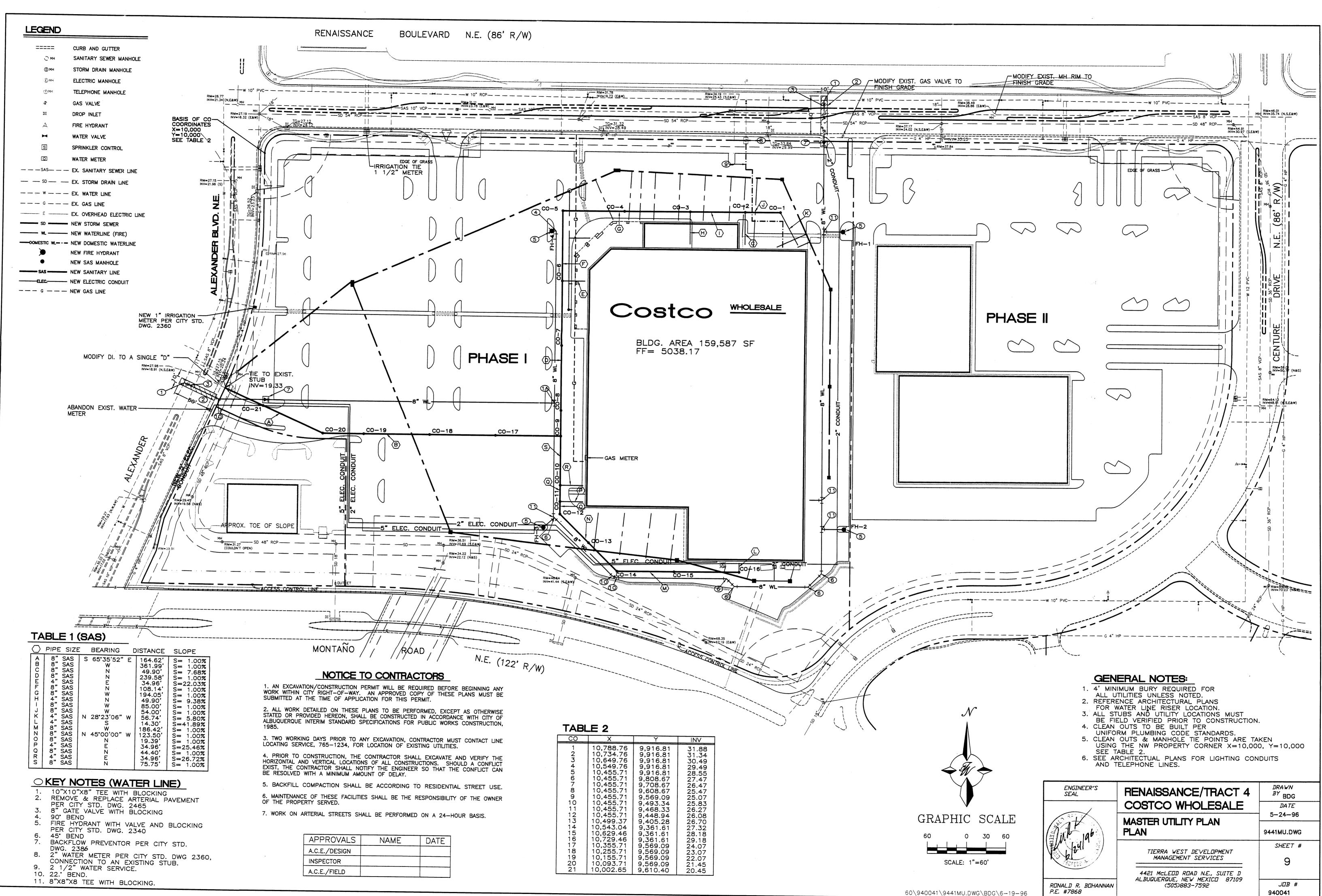




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BOARD   TEM # 3					
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ERIAL SAMPLE D ITEM # 5 ENAL SAMPLE SO ITEM # A		$\frac{WESTELE}{SCALE: 1/16'} =$			3AMPLE_/ m#4
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		$\frac{NORTHE}{SCALE: 1/16' =}$	$\frac{1}{1^{1}-0^{4}}$		
				482'	
mol		$\frac{EAST ELE}{SCALE: 1/16!} =$		>	····
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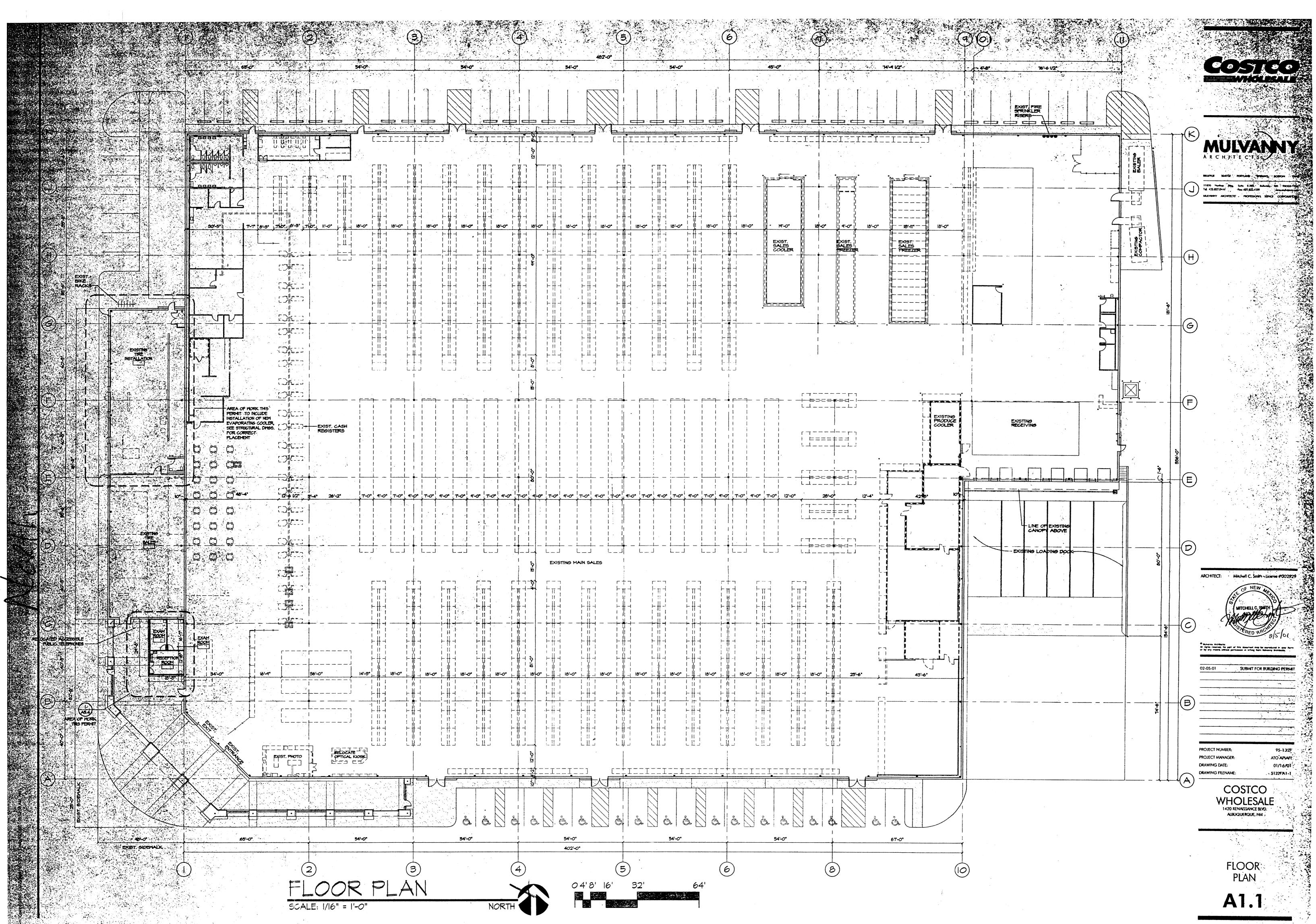


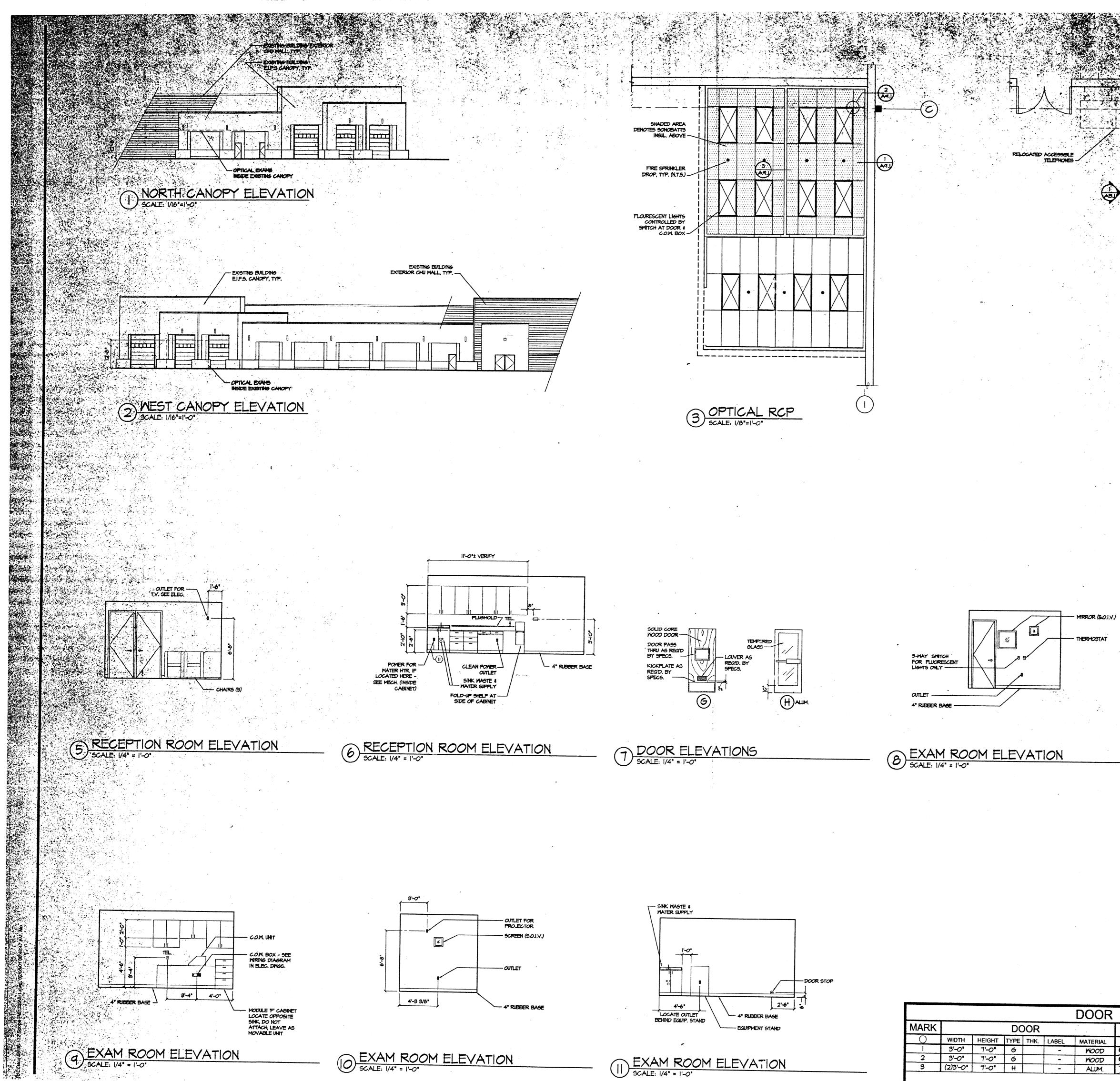
<b>m</b> 1	Canopy field and crown, exits field, Dryvit color to match Benjamin Moore Paint # HC-44. TAN
m lA	Canopy field and panel accents, Dryvit color to match Benjamin Moore Paint # 1182, TERRA COTTA
<b>m</b> 2	Canopy sectional doors. Mill finished anodized aluminum. NATURAL
em 3	Field block and CMU crown. Angelus grey split face medium wt. block. WARM GREY
em 4	Accent band. Angelus percision block color # 218, RED
<b>m</b> 5	Building Wainscot. Angelus split face block color # 201. BROWN
em 6	Canopy accent tiles Color to match Walker Zanger Orielle series, Color cotto.
-	TERRA COITA

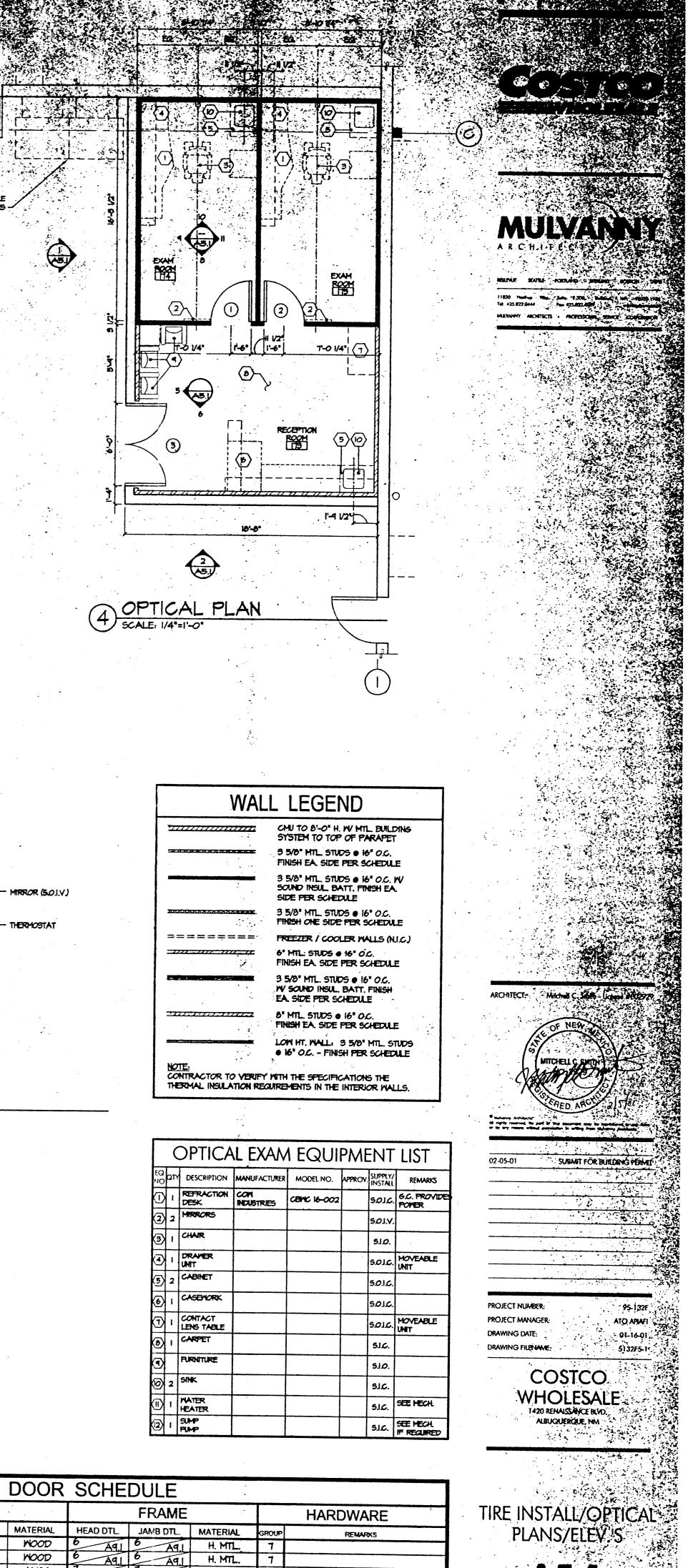


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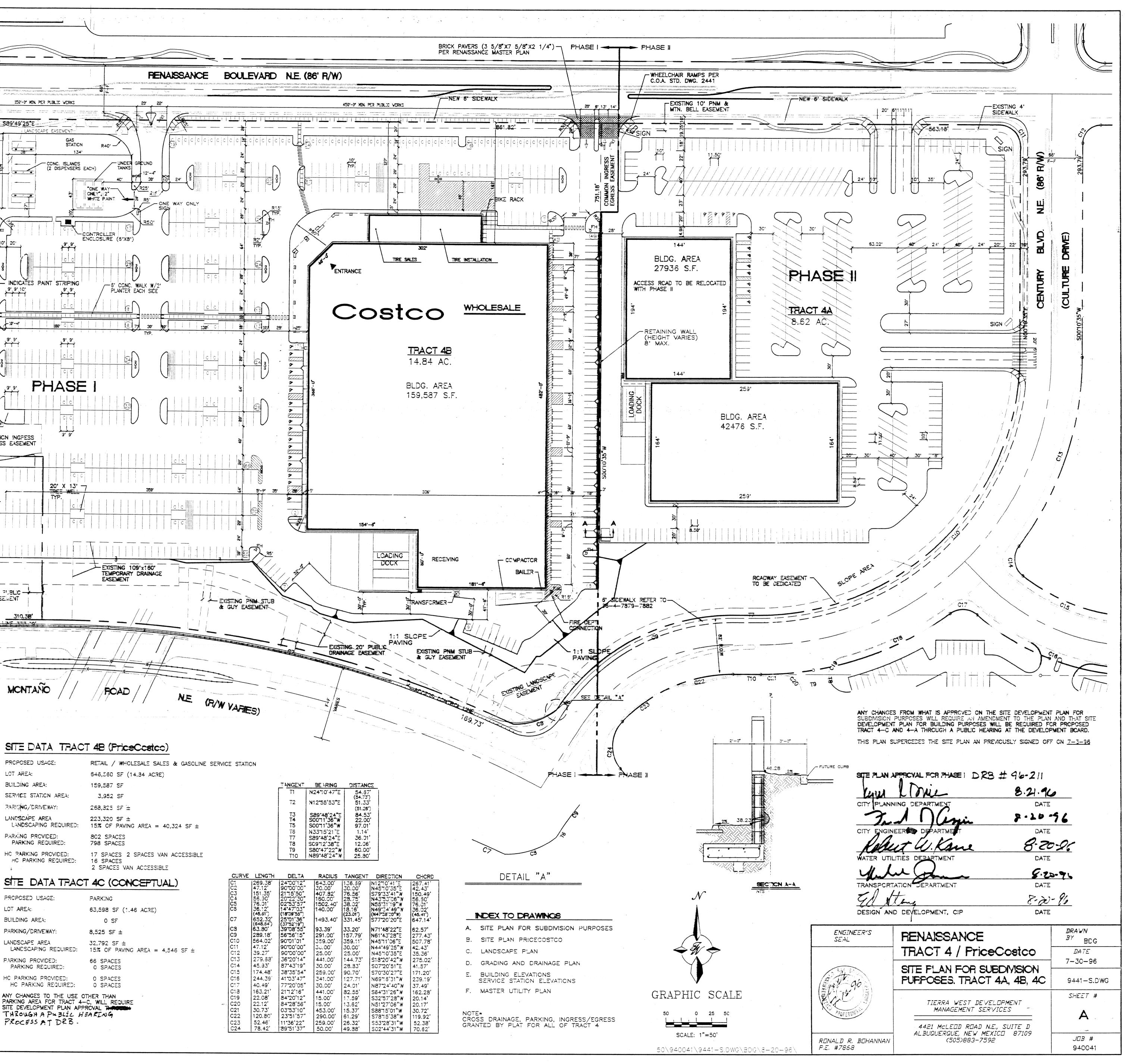


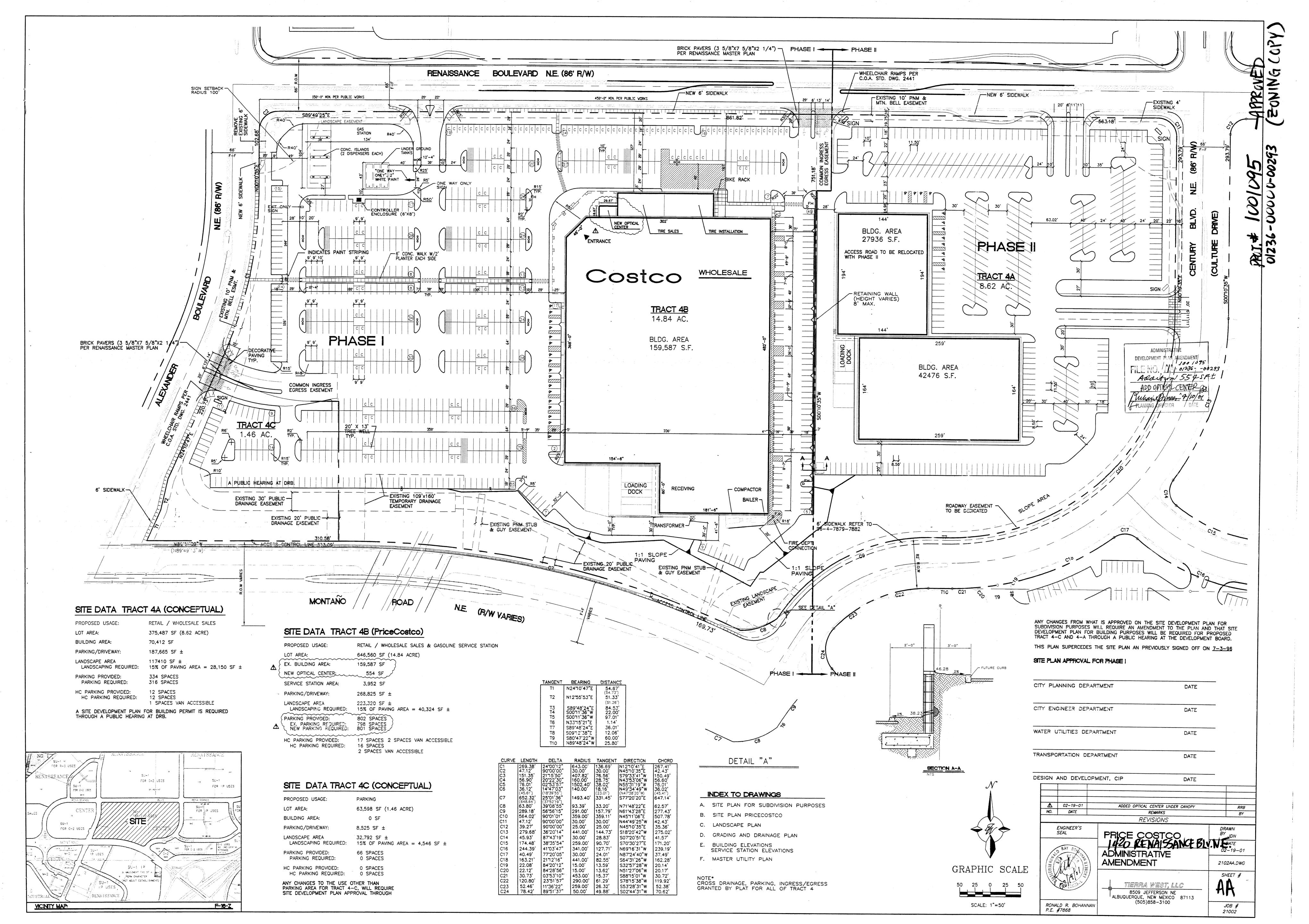
A9.1 H. MTL. 7 ALUM. Aq ٩

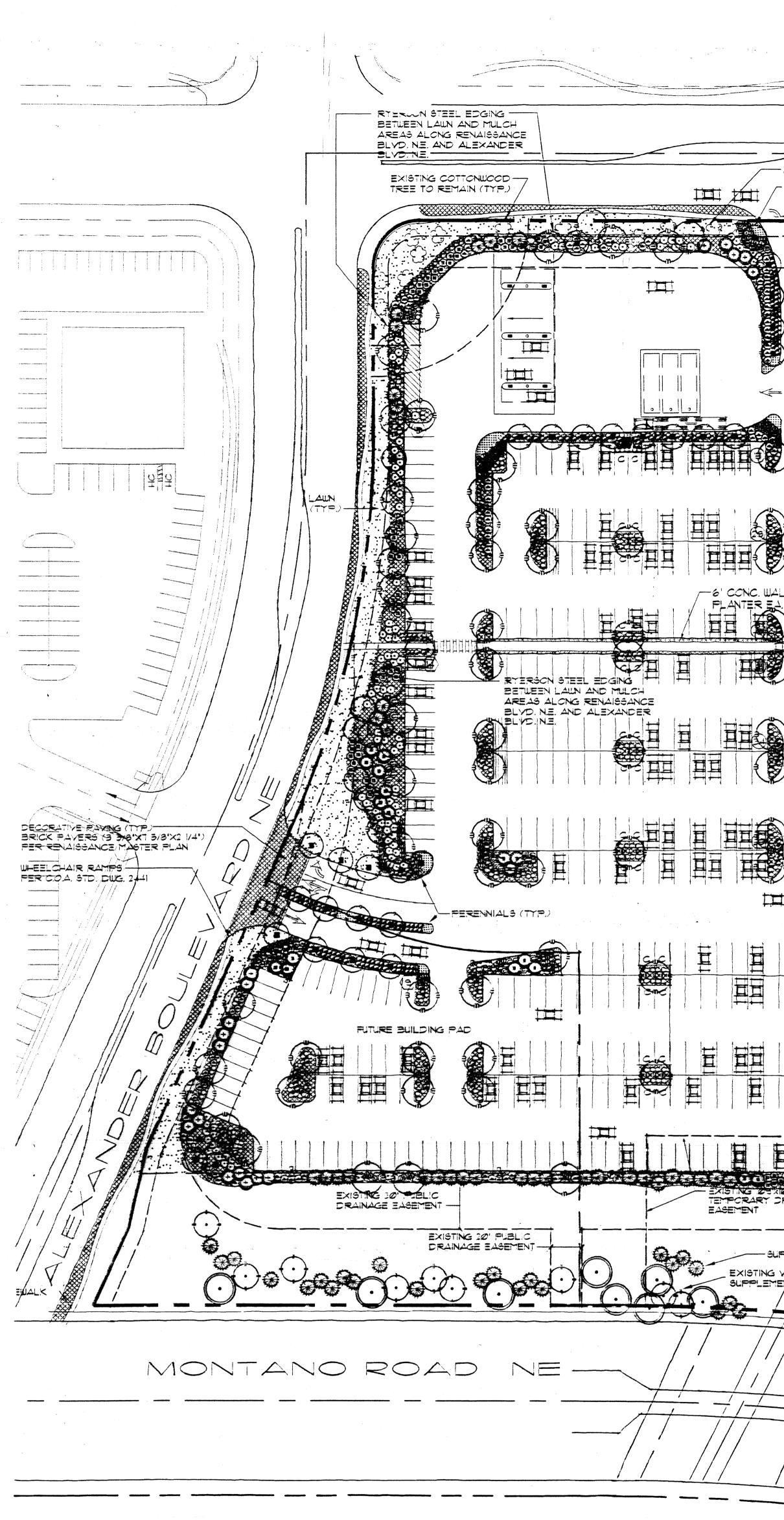
A9.1 7

**A5** 

SIGN SETBACK-RADIUS 100' 150'-0" MIN. PER PUBLIC VERKS ran da sense managan da persona ante ante a sense ante a sense A rannere ran a familiar a persona a sense a se S89'49'25"E ANDSCAPE EASEMENT STATION 38-134 -840' CONC. ISLANDS (2 DISPENSERS EACH) -----EXIT\_ON B 1<sup>9, 9,</sup> · · · · · · - INDICATES PAINT STRIPING 9' 9' 10' 9' 9' 1-10-41 13 28' **∂**, **∂**, PHASE BRICK PAVERS (3 5/8"X7 5/8"X2 1 PER RENAISSANCE MASTER PLAN **`**3'`9' 9' 9' COMMON INGRESS EGRESS EASEMENT 2 × TRACT 40 20' X 13' -7 TREE WEL 1.46 AC. X R15' A PUELIC HEARING AT DRE 6' SIDE WALK EXISTING 30' PUBLIC DRAINAGE EASEMENT PUBLIC -+ U. SUL EASEMENT NE 112 'Q' (N89'49'13"W) -----MONTANO SITE DATA TRACT 4A (CONCEPTUAL) PROPOSED USAGE: RETAIL / WHOLESALE SALES LOT AREA: 375,487 SF (8.32 ACRE) BUILDING AREA: 70,412 SF PARKING/DRIVEWAY: 187,665 SF  $\pm$ LANDSCAPE AREA 117410 SF ± PROPOSED USAGE LANDSCAPING REQUIRED: 15% OF PAVING AREA = 28,150 SF  $\pm$ LOT AREA: PARKING PROVIDED: 334 SPACES PARKING REQUIRED: 316 SPACES BUILDING AREA: HC PARKING PROVIDED: 12 SPACES SERVICE STATION AREA: HC PARKING REQUIRED: 12 SPACES 1 SPACES VAN ACCESSIBLE PARKING/DRIVENAY: A SITE DEVELOPMENT PLAN FOR BUILDING PERMIT IS REQUIRED THROUGH A PUBLIC HEARING AT DRB. LANDSCAPE AREA LANDSCAPING REQUIRED: PARKING PROVIDED: PARKING REQUIRED: EDUCATION / GRAN MISSION AVENUE ELEMENTARY SCHOOL HC PARKING PROVIDED: HC PARKING REQUIRED: SU FOR C-2 USES RENAISSANCE SU-1 SITE RENA ISSANCE PROPOSED USAGE: SU FOR 18 USES SU-1 Su Fon A-3 USES 50-1 LOT AREA: BUILDING AREA: SU FOR IP USES SU-1 . PARKING/DRIVEWAY SU FOR IP USES SU-! CENTER SW FOR C-2 USES LANDSCAPE AREA SU-1 SU-1 SU-1 MCNTANO SP-12-1114 C-2 USES W/ INCIDENTAL STORAGE PARKING PROVIDED: SU-1 M-2/ IP USES NAISSANCE C-2 USES PARKING REQUIRED: / IP USES IN ISM -6// CENTER IN Gailingos ABQ GRAVEL PRODUCTS Boundary -HC PARKING PROVIDED: ŞÛ−1 IP HC PARKING REQUIRED: A AMUSEMENT FAC OF A MA-/ 12 2 3 so estas ANY CHANGES TO THE USE OTHER THAN PARKING AREA FOR TRACT 4-C, WILL REQUIRE SITE DEVELOPMENT PLAN APPROVAL THROUGH (ANT ADULT ESTABLISIMENT) SU-RENA I SUNDTS . \_\_\_\_\_ ` M-2 ` INTERNET R-3 /RENAISSANCE ) THROUGH A PUBLIC HEARING PROCESS AT DRB. INDUSTRIAL VICINITY MAP ZONE ATLAS MAP NO. F-16-Z





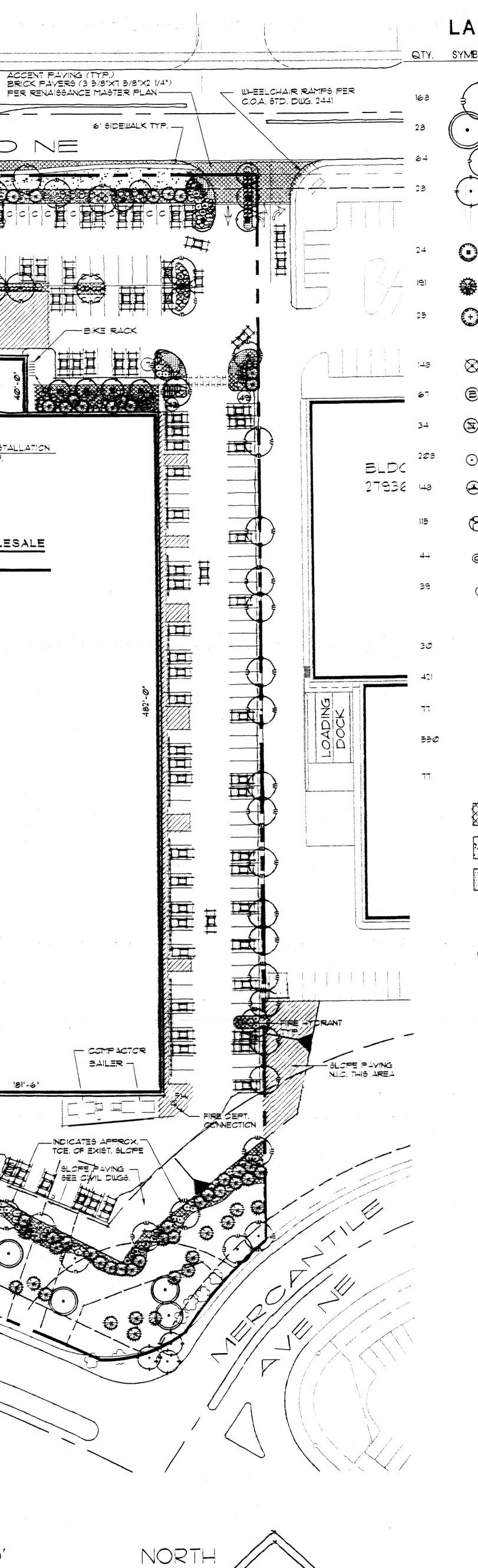


DEVELOPMENT REVIEW BOARD.

RESPONSIBILITY OF THE PROPERTY OWNER.



RYERSON STEEL EDGING BETWEEN LAWN AND MULCH AREAS ALONG RENAISSANCE BLVD. N.E. AND ALEXANDER BLVD. N.E. BOULEVARD PERENNIALS (TYP.) RENAISSANCE in the second Ħž 五百五五 ITTTTTTTT Ħ 75'-0" 302'  $+ | \mathbf{Q} |$ TIRE GALES TIRE INSTALLATION 3,000 G.F. ENTRANCE -6' CONC. WALK W/ 2 FLANTER 52. SIDE H. Costco WHOLESALE 田愛 9-11 ¢ II TIL TI SOS ELL • • 8 百日 TTT H C 444 9 -----EE 日日 日日 (2) 154'-6' PE RECEIVING LCADING DCCK EMPORARY DRAINAGE ASEMENT TRANSFORMER EXISTING VEGETATION TO ANY CHANGES FROM WHAT IS APPROVED ON THE SITE DEVELOPMENT PLAN FOR SUBDIVISION PURPOSES WILL REQUIRE AN AMENDMENT TO THE PLAN THAT SITE DEVELOPMENT PLAN FOR BUILDING PURPOSES WILL BE REQUIRED FOR PROPOSED TRACT 4-C AND 4-A THROUGH A PUBLIC HEARING AT THE APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. WATER MANAGEMENT IS THE SOLE LANDSCAPING MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER. SCALE I" = 40'Renaissance Blvd. & Alexander Blvd. Albuquerque, New Mexico 40'  $\bigcirc$ 



LANDSCAPE LEGEND				
SYMBOL	BOTANICAL / COMMON NAME			
	DECIDUOUS TREES:			
	FRAXINUS FENNGYLVANICA 'SUMMIT'. Summit Ash			
$(\cdot)$	CHILOPSIS LINEARIS Desert Willow			
	PYRUS CALLERYANA 'ARISTOCRAT' Aristocrat pear			
$\left( \cdot \right)$	CELTIS OCCIDENTALIS HACKBERRY			
	EVERGREEN CONIFERS:			
$\bigcirc$	PINUS SYLVESTRIS Scotch Pine			
	CUPRESSOCYPARIS LEYLANDII Leyland cypress			
+	Picea pungens glauca Blue spruce			
	LARGE SHRUBS:			
$\otimes$	ATRIPLEX CANESCENS FOUR WING SALTBUSH			
₿	BERBERIS MENTORENSIS MENTOR BARBERRY			
(II)	eleagnus pungens Silverberry			
$\odot$	FORESTIERA NECMEXICANA Desert olive			
	COTONEAGTER LACTEUS Parney cotoneagter			
	Mahonia aquifolium Oregon grape			
© .	CORNUS STOLONIFERA RED TWIG DOGWOOD			
۲	FORSYTHIA INTERMEDIA Forsythia			
•	SMALL SHRUBS:			
0	CARYOPTERIS CLAUDONENSIS BLUE MIST SPIRAEA			
0	JUNIPERUS SABINA 'TAMARISCIFCL'A Tam Juniper			
Φ	Juniperus Chinensis 'Sea Green' Sea Green Juniper			
$\mathbf{Q}$	NANDINA DOMESTICA 'COMPACTA' Heavenly Bamboo			
€	HELICTOTRICHON SEMPERVIRENS BLUE OAT GRAGS			
	GRCUNDCOVER:			
	SCD LAWN:			
	PERENNIALS:			

LANDSCAPE CALCULATIONS

EXISTING TREES TO REMAIN

TOTAL SITE AREA: TOTAL LANDSCAPE AREA PROVIDED TOTAL TURF AREA TOTAL NATIVE TREE AND SHRUB AREA

# GENERAL NOTES:

- I ALL PLANT MATERIAL TO BE IN ACCORDANCE WITH THE SIZES AND TYPES SPECIFIED IN THE LEGEND AND SHALL CONFORM TO AMERICAN STANDARD FOR
- NURSERY STOCK (1973 EDITION). 2 ALL PLANTS IN LEGEND HAVE BEEN SELECTED FOR DROUGHT TOLERANCE IN
- COMPLIANCE WITH THE CITY OF ALBUGUERGUE'S LANDSCAPE ORDINANCE AND THE MASTER DECLARATION FOR THE RENAISSANCE CENTER.
- 4 SEE CIVIL PLAN FOR LOCATIONS OF ALL UTILITY LINES.
- 6 REFER TO DETAILS AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.



80' 120' 160'

# SIZE/ CONDITION/REMARKS

2" CAL, MIN., 12'-14' HT., WELL BRANCHED, BAB OR 24" BOX 2" CAL. MIN., 10'-12' HT., WELL BRANCHED, BAB OR 24" BOX 2" CAL. MIN., 12'-14' HT., WELL BRANCHED, B4B OR 24" BOX 2" CAL. MIN., 10'-12' HT., WELL BRANCHED, B4B OR 24" BOX

6'-T' MIN. HT., FULL TO GROUND, BAB OR 24" BOX, SPACING AS SHOUN ON FLAN. 6'-7' MIN. HT., FULL TO GROUND, B4B OR 24" BOX, SPACING AS SHOUN ON PLAN. 6'-7' MIN. HT., FULL TO GROUND, B4B OR 24" BOX, SPACING AS SHOUN ON PLAN.

MIN. 24" HT. AND SPREAD, DENGE SPECIMENS, BIB OR MIN. 3 GAL. CONT. MIN. 24" HT. AND SPREAD, DENSE SPECIMENS, BAB OR MIN. 3 GAL. CONT. MIN. 24" HT. AND SPREAD, DENSE SPECIMENS, BAB OR MIN. 3 GAL. CONT. 30"-36" MIN. HT., FULL & BUSHY, BAB OR MIN. 3 GAL. CONT., SPACING AS SHOWN. MIN. 24" HT. & SPREAD, DENSE SPECIMENS, MIN. 3 GAL. CONT., SPACING AS SHOUN. 24" MIN. HT. 4 GPREAD, DENSE SPECIMENS, B4B OR MIN. 5 GAL. CONT., SPACING AS SHOWN. MIN. 24" HT. 4 SPREAD, DENSE SPECIMENS, B4B CR MIN. 5 GAL. CONT., SPACING AS SHOUN. 24" MIN, HT. 4 SPREAD, DENSE SPECIMENS, B4B OR MIN. 5 GAL. CONTAINER, SPACING AS SHOWN.

18" MIN. SPREAD, DENSE SPECIMENS, BIB OR CONTAINER, SPACING AS SHOUN. 18" SPREAD, FULL & BUSHY, BIB OR CONTAINER 18" MIN. SPREAD, DENGE SPECIMENS, BAB OR CONTAINER, SPACING AS SHOWN.

24" MIN. HT. & SPREAD, DENGE SPECIMENS, B4B OR CONTAINER. 18" MIN. HT. & SPREAD, DENSE SPECIMENS, BAB OR CONTAINER

2" DEPTH SANTE FE BROWN GRAVEL WITH APPROVED FILTER FABRIC BLUEGRAGS BLEND SCD

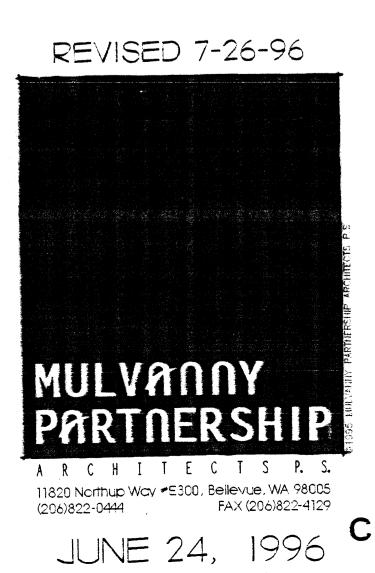
LAVANDULA ANGUSTIFOLIA / LAVENDER PETROVSKIA ATRICIPLIFOLIA / RUSSIAN SAGE SANTOLINA C. / LAVENDER COTTON 1/3 OF EACH VARIETY, I GAL. CONTAINERS 24" O.C. TRIANGULAR SPACING.

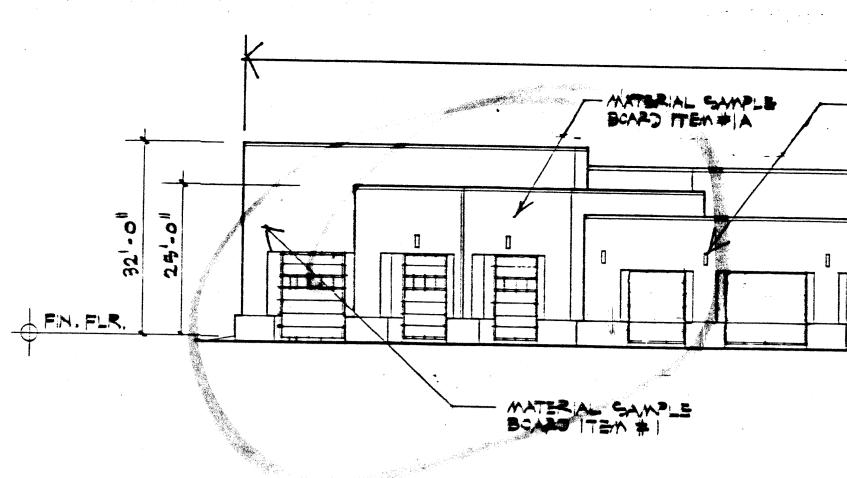
EXISTING COTTONWOOD TREES TO REMAIN SAVE AND PROTECT.

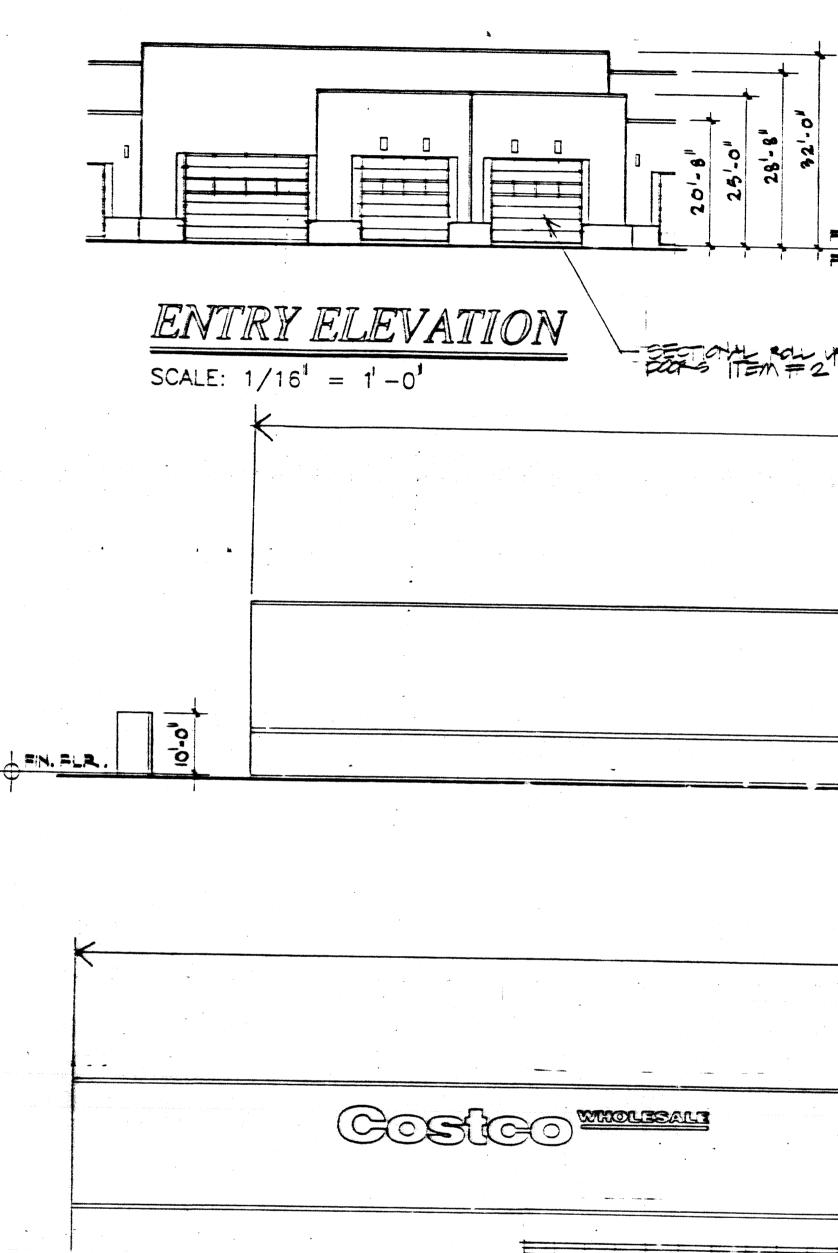
645,395 SF. (14.83 AC.) 123,915 G.F. 16,977 S.F. 35,670 3.F.

3 MULCH ALL NEW PLANTING AREAS WITH MINIMUM 2" DEPTH OF SPECIFIED GRAVEL MULCH.

5 ALL PARKING LOT SCREENING SHRUBS TO BE MAINTAINED AT A MAXIMUM HEIGHT OF 42".







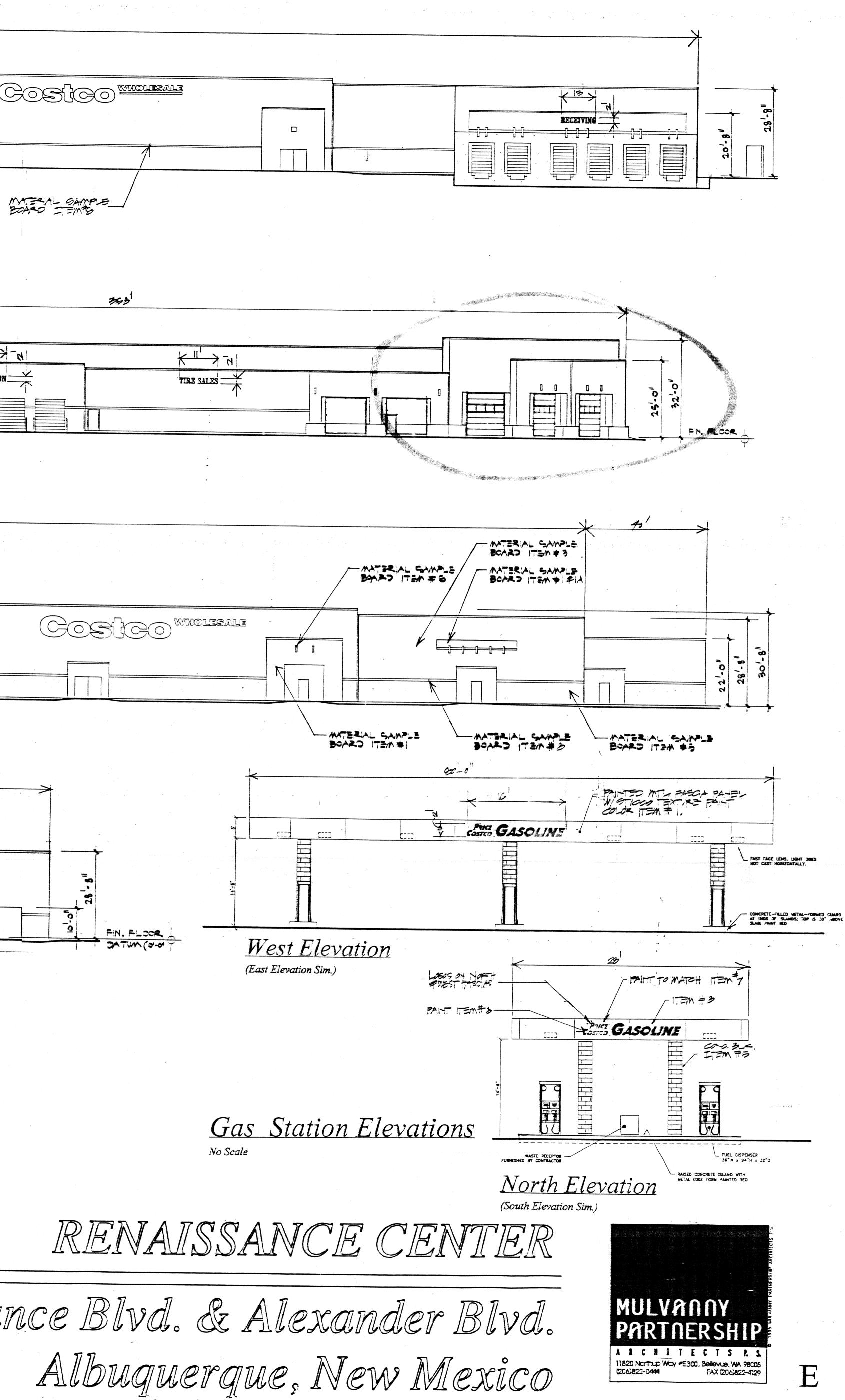
Materials List
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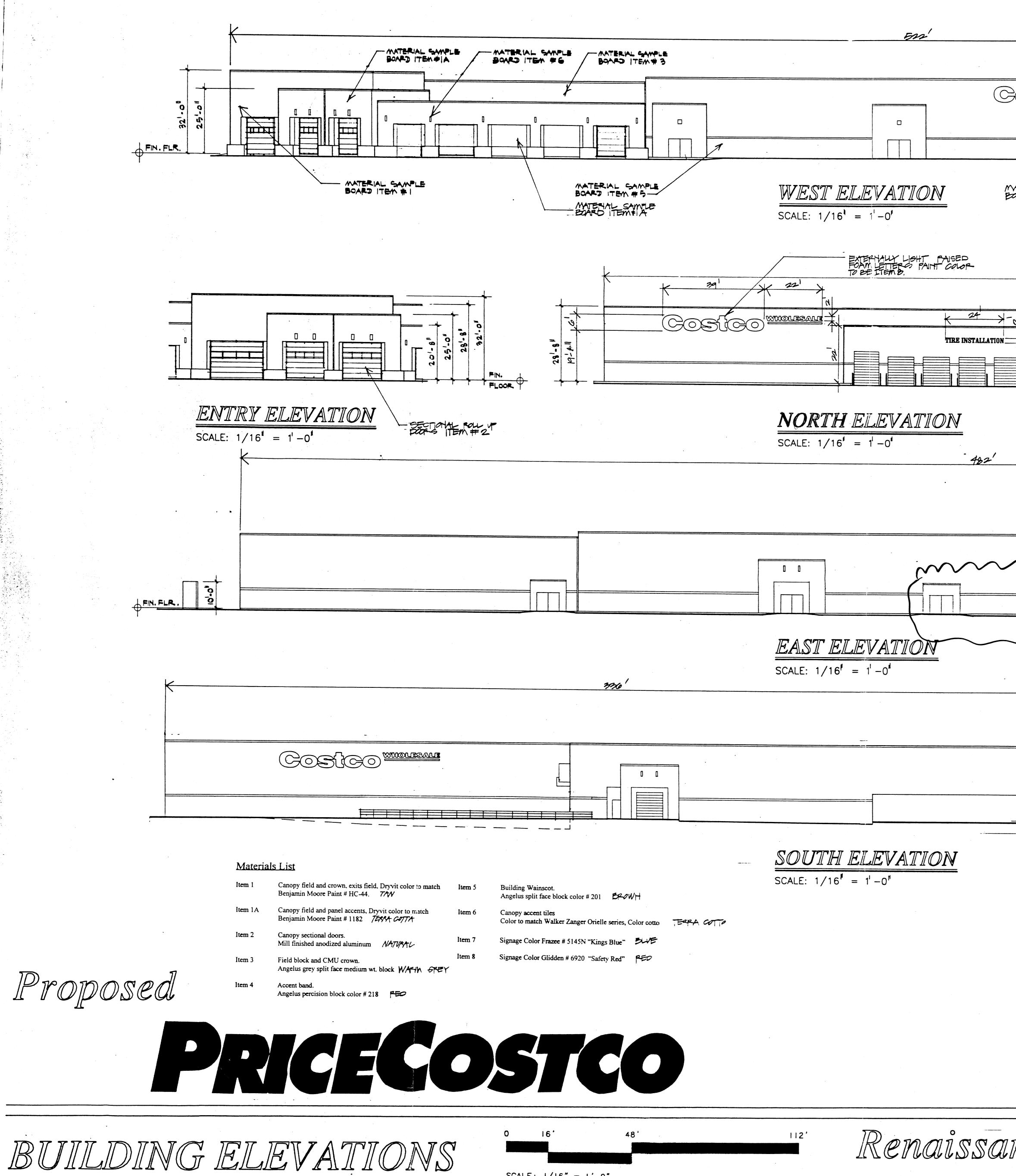
Item 1	Canopy field and crown, exits field, Dryvit color to match Benjamin Moore Paint # HC-44.	Item 5
Item 1A	Canopy field and panel accents, Dryvit color to match Benjamin Moore Paint # 1182	Item 6
Item 2	Canopy sectional doors. Mill finished anodized aluminum NATURAL	Item 7
Item 3	Field block and CMU crown. Angelus grey split face medium wt. block W/F/N SPEY	Item 8
Item 4	Accent band. Angelus percision block color # 218	

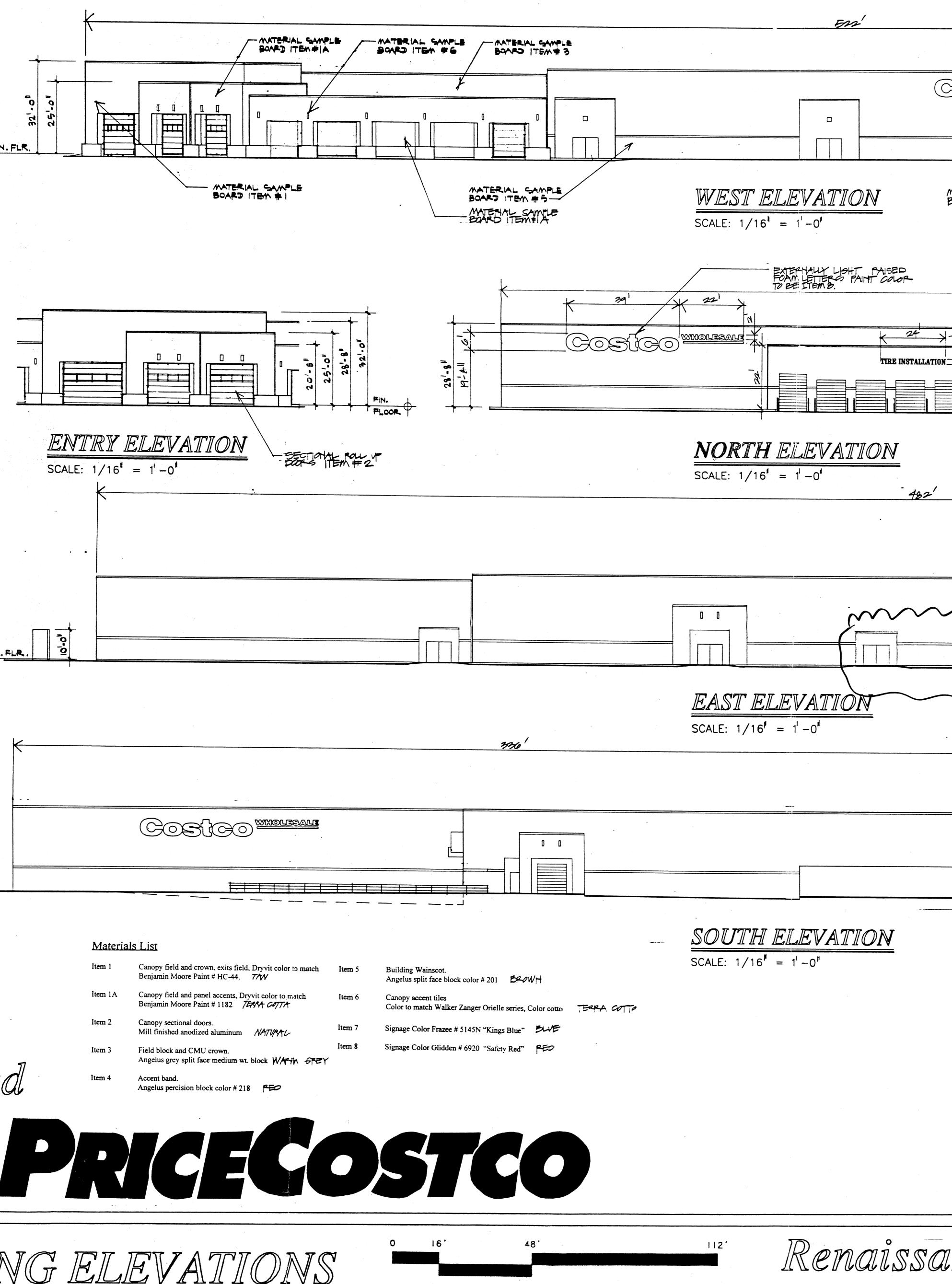
Proposed

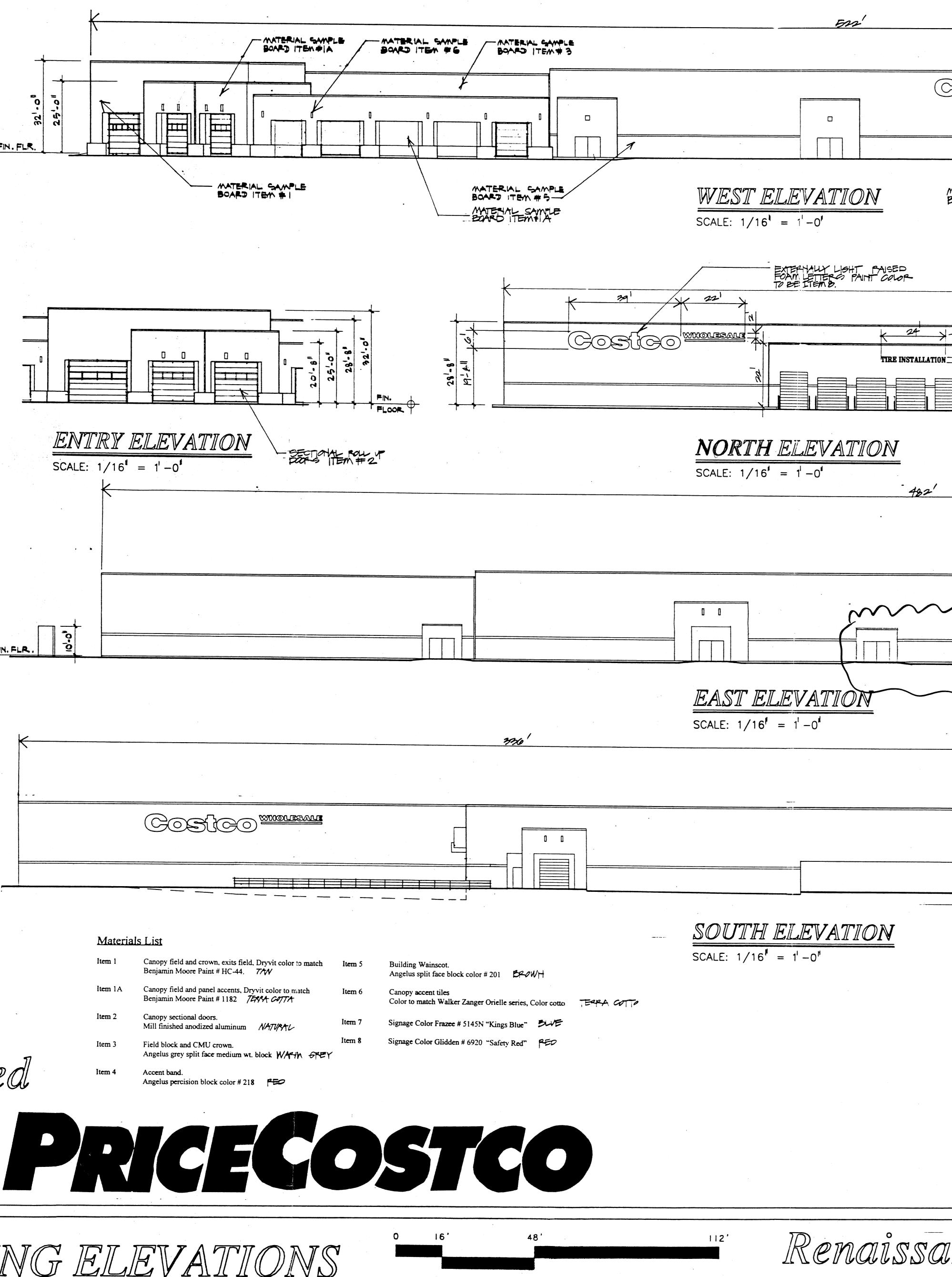
BUILDING ELEVATIONS

	K							
		DCARD FTEN	AMPLE MATERIA #1A BOARD IT	SAMPLE MATERY BARD BOARD	L SAMPLE ITEM # 3			
FIN. FLR.								
		MATER SAMPLE BOARD ITEM # 1		MATERIAL S BCARD ITEM MATERIAL S BCARD ITEM			$\frac{ELEVATION}{16^{1} = 1^{1} - 0^{1}}$	
				28-8 1-8-1 1-6-1 1-6-1	COSEC	V 221 Tri WTHOLESEALE	TO BE ITEM B.	SED 24 24 REINSTALLATION
	ENTRY ELE CALE: $1/16^1 = 1' - 0$		ATEM = 2				H ELEVATION	¥ 432'
FIN. FLR.	10-10I	- -						
K				370		EAST I SCALE: 1/10	ELEVATION $6' = 1' - 0'$	
	Item 1A Canopy fiel Benjamin M Item 2 Canopy sec	d and crown, exits field, Dryvit color to match Moore Paint # HC-44. 7777 d and panel accents, Dryvit color to match Moore Paint # 1182 7579 COTTA tional doors. d anodized aluminum NATWAL	Item 6 Canopy accent Color to mate	face block color # 201 EP-1W at tiles h Walker Zanger Orielle series, Co	•	SOUTH SCALE: 1/16	$\frac{TELEVATION}{1} = 1' - 0''$	
sed	Item 3 Field block Angelus gre Item 4 Accent band Angelus per	and CMU crown. y split face medium wt. block WATAN STE l. cision block color # 218 F==>	Item <b>3</b> Signage Color	Glidden # 6920 "Safety Red"	250			
ING	ELEV	ATIONS		16' 48 1/16'' = 1'-0''		112,	Renais	SSAI





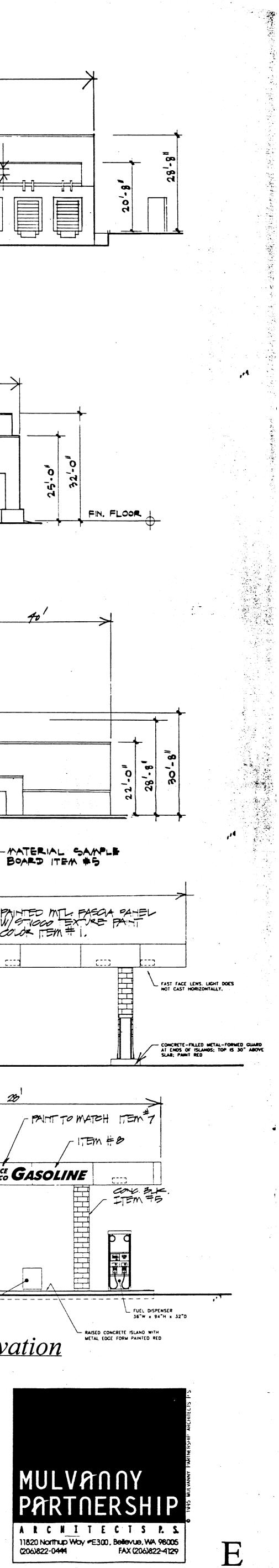




Item 1	Canopy field and crown, exits field, Dryvit color to match Benjamin Moore Paint # HC-44. 777	Item 5
Item 1A	Canopy field and panel accents, Dryvit color to match Benjamin Moore Paint # 1182 75894 COTTA	ltem 6
Item 2	Canopy sectional doors. Mill finished anodized aluminum NATURAL	Item 7
Item 3	Field block and CMU crown. Angelus grey split face medium wt. block WATH GREY	Item 8
Item 4	Accent band. Angelus percision block color # 218	

Proposed

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BOARD ITEM # 6 BOARD ITEM # 1 \$1A	
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PRICE GASOLINE	
BATUM (0'-0" 90 West Elevation ("")	;
EWEST PASCIAS	
PAINT ITEM#8	RICE STCO
Gas Station Elevations	
No Scale WASTE RECEPTOR FURNISHED BY CONTRACTOR North Ele	21/
1420 Renarsson Ce Gurd. NE. (South Elevation Sim	
RENAISSANCE CENTER	
nce Blvd. & Alexander Blvd.	
	•
Albuquerque, New Mexico	



## SITE PLAN CHECKLIST

Project #: \_\_\_\_\_\_ Application #: \_\_\_\_\_

This checklist will be used to verify the completeness of site plans submitted for review by the Planning Department. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Also there may additional requirements if a site is located in CPO, HPO, and/or VPO or if located in DT-UC-MS or PT areas. See the IDO or AGIS for boundaries. Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.

Applicant or Agent Signature / Date

Site plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

- **1. Site Plan (**including utilities and easements)
- 2. Landscaping Plan
- 3. Grading and Drainage Plan
- 4. Utility Plan
- 5. Building and Structure Elevations
- 6. **Previously approved Development Plan (if applicable)**

## The electronic format must be organized in the above manner.

The following checklist describes the minimum information necessary for each plan element. The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A." Each non-applicable designation must be explained by notation on the Checklist.

NOTE: There may be addition information required if site is located with a CPO, VPO or HPO and/or any other special areas as defined by the IDO.

NOTE: If there requests for deviations (Section 14-16-6-4(O), they must be clearly labelled on the site plan (Sheet 1) as well as addressed in the application letter made with the submittal.

## SHEET #1 - SITE PLAN

## A. General Information

- X 1. Date of drawing and/or last revision
- X
   2.
   Scale:
   1.0 acre
   or less
   1" = 10'

   1.0 5.0 acres
   1" = 20'

   Over 5 acres
   1" = 50'

   Over 20 acres
   1" = 100'

- Bar scale <u>X</u> 3.
- <u>X</u>4. North arrow
- <u>X</u> 5. Legend
- Χ6. Scaled vicinity map
- X<u>7</u>. Property lines (clearly identify)
- X\_8. Existing and proposed easements (identify each)
- <u>X</u>9. Phases of development, if applicable

# **B.** Proposed Development

# 1. Structural

- <u>X</u> A. Location of existing and proposed structures (distinguish between existing & proposed) and include any accessory structures
- Х\_В. Square footage of each structure
- X C. Proposed use of each structure
- XD. Signs (freestanding) and other improvements
- Х Е. Walls, fences, and screening: indicate height, length, color and materials
- XF. Dimensions of all principal site elements or typical dimensions
- XG. Loading facilities
- Х\_Н. Site lighting (indicate height & fixture type)
- Χι. Indicate structures within 20 feet of site
- X\_ J. Elevation drawing of refuse container and enclosure, if applicable.
- Х\_К. Existing zoning/land use of all abutting properties

# 2. Parking, Loading and Internal Circulation

- <u>X</u> A. Parking layout with spaces numbered per aisle and totaled.
  - Χ<sub>1</sub>. Location and typical dimensions, including motorcycle spaces, bicycle spaces, ADA accessible spaces, and compact spaces
  - Calculations: spaces required and proposed (include any reduction calculations) for <u>X</u> 2. motorcycle, bicycle, compact and ADA spaces
  - <u>X\_</u>3. On street parking spaces
- <u>X</u>B. **Bicycle parking & facilities** 
  - Χ 1. Bicycle racks – location and detail
  - <u>X</u> 2. Other bicycle facilities, if applicable
- <u>X</u>C. Vehicular Circulation (Refer to DPM and IDO)
  - <u>X</u> 1. Ingress and egress locations, including width and curve radii dimensions
    - Drive aisle locations, including width and curve radii dimensions
  - $\begin{array}{c} X \\ \hline 4 \end{array}$ End aisle locations, including width and curve radii dimensions
  - Location & orientation of refuse enclosure, with dimensions
  - X\_5. Loading, service area, and refuse service locations and dimensions
- Pedestrian Circulation <u>X</u> D.
  - <u>X</u> 1. Location and dimensions of all sidewalks and pedestrian paths (including ADA connection from ROW to building and from ADA parking to building)

- X 2. Location and dimension of drive aisle crossings, including paving treatment
- X 3. Location and description of amenities, including patios, benches, tables, etc.
- X\_E. Off-Street Loading
  - X 1. Location and dimensions of all off-street loading areas
- X\_F. Vehicle Stacking and Drive-Through or Drive-Up Facilities
  - <u>X</u> 1. Location and dimensions of vehicle stacking spaces and queuing lanes
  - X 2. Landscaped buffer area if drive-through lanes are adjacent to public R/W
  - \_X\_ 3. Striping and Sign details for one-way drive through facilities

# 3. Streets and Circulation

- <u>X</u>A. Locate and identify adjacent public and private streets and alleys.
  - <u>X</u> 1. Existing and proposed pavement widths, right-of-way widths and curve radii
  - X 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
  - <u>X</u> 3. Location of traffic signs and signals related to the functioning of the proposal
  - X 4. Identify existing and proposed medians and median cuts
  - X 5. Sidewalk widths and locations, existing and proposed
  - <u>X</u> 6. Location of street lights
  - <u>X</u> 7. Show and dimension clear sight triangle at each site access point
  - X 8. Show location of all existing driveways fronting and near the subject site.
- <u>X</u>B. Identify Alternate transportation facilities within site or adjacent to site
  - X 1. Bikeways and bike-related facilities
  - <u>X</u> 2. Pedestrian trails and linkages
  - <u>X</u> 3. Transit facilities, including routes, bus bays and shelters existing or required

# 4. Phasing

X A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

# SHEET #2 - LANDSCAPING PLAN

- X 1. Scale must be same as scale on sheet #1 Site plan
- <u>X</u> 2. Bar Scale
- <u>X</u> 3. North Arrow
- <u>X</u> 4. Property Lines
- <u>X</u> 5 Existing and proposed easements
- <u>X</u> 6. Identify nature of ground cover materials
  - <u>X</u>A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
  - X B. Pervious areas (planting beds, gravel areas, grass, ground cover vegetation, etc.)
  - <u>X</u>C. Ponding areas either for drainage or landscaping/recreational use

- X 7. Identify type, location and size of plantings (common and/or botanical names).
  - X A. Existing, indicating whether it is to preserved or removed.
  - <u>X</u> B. Proposed, to be established for general landscaping.
  - <u>X</u> C. Proposed, to be established for screening/buffering.
- <u>X</u> 8. Describe irrigation system Phase I & II . . .
- X 9. Planting Beds, indicating square footage of each bed
- X 10. Turf Area only 20% of landscaped area can be high water turf; provide square footage and percentage.
- X 11. Responsibility for Maintenance (statement)
- X 12. Landscaped area requirement; square footage and percent (specify clearly on plan)
- X 13. Landscaped buffer areas provided; dimensions, label clearly that it is a landscape buffer, square footage and percent (specify clearly on plan)
- X 14. Planting or tree well detail
- X 15. Street Trees (only trees from the Official Albuquerque Plant Palette and Sizing list or 8 inch caliper or larger will be counted)
- <u>X</u> 16. Parking lot edges and interior calculations, dimensions and locations including tree requirements
- X 17. Show Edge Buffer Landscaping (14-16-5-6(D)) location, dimensions and plant material

# SHEET #3 – GRADING AND DRAINAGE PLAN

A separate grading and drainage plan (and drainage report) must be submitted to the DRS Hydrology Section prior to the DRB submittal for a site plan (See DRWS Form).

# A. General Information

- X 1. Scale must be same as Sheet #1 Site Plan
- X 2. Bar Scale
- X\_\_\_\_\_3. North Arrow
- <u>X</u> 4. Property Lines
- <u>X</u> 5. Existing and proposed easements
- X 6. Building footprints
- <u>X</u> 7. Location of Retaining walls

# **B.** Grading Information

- X 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- X 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
- <u>X</u> 3. Identify ponding areas, erosion and sediment control facilities.
- <u>X</u> 4. Cross Sections

Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

# SHEET #4- UTILITY PLAN

- X A. Fire hydrant locations, existing and proposed. (or submit signed off Fire One Plan)
- <u>X</u> B. Distribution lines
- <u>X</u> C. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- <u>X</u> D. Existing water, sewer, storm drainage facilities (public and/or private).
- <u>X</u> E. Proposed water, sewer, storm drainage facilities (public and/or private)
- <u>X</u> F. Existing electric lines both overhead and underground. Power Poles shown with dimensions to proposed buildings and structures must be clearly shown.

# SHEET #5 - BUILDING AND STRUCTURE ELEVATIONS

# A. General Information

- X A. Scale
- X B. Bar Scale
- X C. Detailed Building Elevations for each facade
  - X 1. Identify facade orientation
  - <u>X</u> 2. Dimensions of facade elements, including overall height and width
  - X 3. Location, material and colors of windows, doors and framing
  - X 4. Materials and colors of all building elements and structures
  - X 5. Location and dimensions of mechanical equipment (roof and/or ground mounted)

# B. Building Mounted Signage

- X 1. Site location(s)
- X 2. Sign elevations to scale
- X 3. Dimensions, including height and width
- X 4. Sign face area dimensions and square footage clearly indicated
- X 5. Lighting
- <u>X</u> 6. Materials and colors for sign face and structural elements.
- X 7. List the sign restrictions per the IDO

# **PRE-APPLICATION MEETING NOTES**

 $_{PA\#:}$  21-260

Notes Provided (date): 01/03/22

Site Address and/or Location: \_\_\_\_\_1420 Renaissance Blvd

Pre-application notes are for informational purposes only and are non-binding. They do not constitute an approval of any kind. Additional research may be necessary to determine the exact type of process and/or application required. Factors unknown and/or thought of as minor at this time could become significant as a case progresses.

## Request On-site relocation and expansion of fueling station

Basic Site Information	
Current Use(s): Costco Wholesale	Size (acreage): 16.4
Zoning: MX-M	Overlay Zone(s): N/A
Comprehensive Plan Designations Development Area: North I-25	Corridor(s): Major Transit
Center: Employment	Near Major Public Open Space (MPOS)?: <u>N/A</u>

### **Integrated Development Ordinance (IDO)**

Please refer to the IDO for requirements regarding dimensional standards, parking, landscaping, walls, signage, etc. <u>https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance</u>

Proposed Use(s): Relocating fuel pumps and parking replacement/ landscaping.

Use Specific Standards: \_4-3(D)(18)

Applicable Definition(s):

Sensitive Lands: Please see IDO Section 14-16-5-2 for information about required analysis, development standards, and changes to process that may result if this Section applies.

### Notice

Neighborhood Meeting Offer Required? (see IDO Table 6-1-1). If yes, please refer to:

https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrateddevelopment-ordinance

### Process

Decision Type(s) (see IDO Table 6-1-1): 6-4(Z) Pre IDO Approvals- Major Amendment						
Specific Procedure(s)*:						
*Please refer to specific procedures for relevant decision criteria required to be addressed.						
Decision Making Body/ies:	ORB	Is this a PR	T requirement? Yes			
Handouts Provided						
Zoning Map Amendment	☑ Site Plan Amendments	□ Site Plan- EPC	□ Site Plan- DRB			
□ Site Plan- Admin	□ Variance-ZHE	□ Conditional Use	□ Subdivision			
□ Site History/Research	□ Transportation	☑ Hydrology	☑ Fire			

If you have additional questions, please contact Leroy Duarte <u>lduarte@cabq.gov</u> at (505) 924-3860 to schedule a followup meeting.

### Additional Questions

Α.

1. Please verify that a Site Plan Amendment DRB (Major Amendment) is required for the project and the approximate timeline from the date of submittal to approvals. If so, will this process be a public meeting or a public hearing?

Site Plan-DRB Major Amendment will be required for this request 6-4(Z). Please refer to table 6-1-1 for development procedures. This request requires public notice, offer of a public meeting, and a public hearing. DRB meets weekly, contact Jolene Wolfley (jwolfley@cabq.gov) for approximate timelines.

2. Please provide any additional review processes and timeframes required for the project.

See above

3. Please confirm the environmental review process for the fueling facility on-site relocation.

(Environmental Health?)

4. Please confirm that the canopy design (accessory use) as described in the narrative above will satisfy City Design Requirements, as it is designed consistent with the existing fuel facility to complement the Warehouse design (primary use).

Design will be reviewed as part of the Site Plan-DRB Major Amendment process.

5. Please provide any landscape planter design requirements for the parking area.

Where controlling site plan is not present, please refer to section 5-6 Landscaping, Buffering, and Screening requirements per IDO.

6. Please provide any additional development standards applicable to the project within the Mixed Use, Moderate Density Zoning.

Please refer to table 2-4-5 MX-M Zone District Dimensional Standards Summary & table 2-4-6 for Other Applicable IDO Sections

Light Vehicle Fueling Station Use Specific Standards section 4-3(D)(18)

7. Will any new studies be required for the project (e.g., traffic impact analysis, soils report, stormwater report, noise)?

Please see DRB handout, provided.

8. Will community outreach be required for the project?

Please see DRB handout, provided.

9. Please identify any permit fees and development impact fees that would apply to the project (e.g., traffic impact).

Please see DRB handout, provided.

10. Please confirm that the City's gas station parking standards are not applicable to the Costco fuel facility, as it is an accessory use to the main Warehouse and no additional goods, other than fuel, are sold at the facility.

Parking standards are set by the controlling site plan.

B. Architectural/Building

Please contact Building and Safety @(505) 924-3320

C. Fire Marshal

Please contact Antonio Chinchilla (achinchilla@cabq.gov) or call 505-924-3611 (if needed)

D. Engineering/ Stormwater

Please contact Ernest Armijo, P.E. (earmijo@cabq.gov)



# SITE PLAN – DRB

The Integrated Development Ordinance (IDO) establishes review and approval processes for various types of development requests in Part 6: Administration and Enforcement.

The IDO is available for review online:

- Interactive IDO: <u>https://ido.abc-zone.com/</u>
- IDO PDF for download: <u>https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance</u>

DISCLAIMER: This handout provides a general summary of answers to frequently asked questions. Please refer to the IDO for complete and up-to-date information.

# How do I know whether I need a Site Plan – DRB?

A proposed site plan is required to be reviewed by the Development Review Board (DRB) if the request meets any of the criteria for applicability in Subsection 14-16-6-6(J). Generally, Site Plan-DRB is required for development:

- A single lot more than 5 acres or multiple contiguous lots that total more than 5 acres for any of the following types of development:
- All projects requiring Major Infrastructure, that do no meet the Criteria for Site plan-EPC
- All new multi-family residential development containing more than 50 dwelling units.
- All conversions of existing non-residential development to a residential use containing more than 100 dwelling units.
- All new non-residential development with more than 50,000 square feet of gross floor area, with the exception of development that includes a grocery store, which may be approved administratively with no more than a total of 70,000 square feet of gross floor area.
- All new mixed-use development that contains more than 75 dwelling units and more than 50,000 square feet of non-residential gross floor area
- Any application for a cluster development for which the applicant requests DRB review, provided that the Planning Director concurs with that request.
- Any application for an electric utility for which the applicant requests DRB review, provided that the Planning Director concurs with that request.
- Any application for a new electric generation facility, as defined by the Facility Plan for Electric System Transmission and Generation, as amended.
- Any application for any other major utility within any zone district where approval by the DRB is required by an adopted Facility Plan.

Please refer to Subsection 14-16-6-6-(I)(1) for additional details.



# Who do I have to notify *before* I apply?

The applicant must offer to meet with representatives of affected Neighborhood Associations before submitting an application. This process can take up to 45 days, so please plan your timeline accordingly. IDO Subsection 14-16-6-4(C) describes the process and requirements for this Presubmittal Neighborhood Meeting. More information, including required forms and content, is online here:

https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirementin-the-integrated-development-ordinance

The applicant must send notice to neighborhood organization representatives and property owners. IDO Subsection 14-16-6-4(K) explains public notice requirements. More information, including required forms and content, is online here: <u>https://www.cabq.gov/planning/urban-design-development/public-notice</u>

# What is required in the application?

The Site Plan Checklist includes the requirements for the submittal: https://www.cabq.gov/planning/online-forms

The application requires a written response to the criteria (a - c) in IDO Subsection 14-16-6-6(I)(3), which contains the Review and Decision Criteria that the DRB will use.

# What are the deadlines, and how soon can I expect a decision?

For more information about the EPC, please visit: <u>https://www.cabq.gov/planning/boards-</u> commissions/environmental-planning-commission

A calendar of submittal deadlines, general information, and agendas and staff reports from past meetings are available.

The DRB process is about four weeks from submittal of the application to the meeting, provided the application is complete and that the response to the decision criteria is adequate. If not, delays could result. The DRB meeting occurs on Wednesdays at 9AM, unless noted on the calendar.

LBU /	
	A T T T
MEXIL	

# City of Albuquerque

Planning Department Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: Costco Fuel OSR	Building Perr	nit #:	Hydrology File #:
DRB#:			
Legal Description: NA			
City Address: 1420 Renaissance E	Blvd. NE		
Applicant: Barghausen Consulting			Contact: Charles Moseley
Address: 18215 72nd Avenue Sou			
Phone#: <u>425-656-7406</u>	Fax#: 425-2	51-8782	E-mail: cmoseley@barghausen.com
Other Contact: Barghausen Cons			Contact: Megan Palmer
Address:			
Phone#: 425-656-1072	Fax#:		E-mail: <u>mpalmer@barghausen.</u> com
TYPE OF DEVELOPMENT:	PLAT (# of lots)	RESIDENCE	X DRB SITE ADMIN SITE
IS THIS A RESUBMITTAL?	Yes X No		
DEPARTMENT TRANSPORTAT	rion <u>X</u> hydi	ROLOGY/DRAINA	GE
Check all that Apply: <b>TYPE OF SUBMITTAL:</b> ENGINEER/ARCHITECT CERTIFIC	CATION	BUILDING	ROVAL/ACCEPTANCE SOUGHT: G PERMIT APPROVAL ATE OF OCCUPANCY
PAD CERTIFICATION CONCEPTUAL G & D PLAN X GRADING PLAN X DRAINAGE REPORT DRAINAGE MASTER PLAN		SITE PLA SITE PLA	JARY PLAT APPROVAL N FOR O APPROVAL N FOR BLDG. PERMIT APPROVAL AT APPROVAL
FLOODPLAIN DEVELOPMENT PE ELEVATION CERTIFICATE CLOMR/LOMR TRAFFIC CIRCULATION LAYOUT TRAFFIC IMPACT STUDY (TIS) STREET LIGHT LAYOUT OTHER (SPECIFY) PRE-DESIGN MEETING?	Г (TCL)	FOUNDA X GRADING SO-19 AP PAVING I GRADING	PERMIT APPROVAL 5/ PAD CERTIFICATION DER APPROVAL
DATE SUBMITTED: 3/30/2022	<sub>By:</sub> Ba	FLOODPL OTHER (S	AIN DEVELOPMENT PERMIT SPECIFY) ulting Engineers, Inc.
COA STAFF:	ELECTRONIC S FEE PAID:	SUBMITTAL RECEIVED	):

### FORM DRWS: DRAINAGE REPORT/GRADING AND DRAINAGE PLAN / WATER & SANITARY SEWER AVAILABILITY

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR SUBDIVISIONS AND SITE PLANS.

PROJECT NAME: Costco Fuel Facility Expansion		
AGIS MAP #	F-16	-Z
LEGAL DESCRIPTIC	ONS:	WITHIN THE ELENA GALLEGOS GRANT
		PROJECTED SECTION 34

TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM

# ✓ DRAINAGE REPORT/GRADING AND DRAINAGE PLAN

A drainage report/grading and drainage plan, as per the Drainage Ordinance, was submitted to the City of Albuquerque Planning Department, Hydrology Division (2<sup>nd</sup> /Ground Floor, Plaza del Sol) on <sup>3/30/2022</sup> (date).

Chasles Moncley Applicant/Agent

3/30/2022 Date

Emest Armijo

3/30/2022 Date

Hydrology Division Representative

# NOTE: A GRADING AND DRAINAGE PLAN MUST BE APPROVED PRIOR TO DRB APPROVAL

# **X** WATER AND SEWER AVAILABILITY STATEMENT

A Water and Sewer Availability Statement for this project was requested to the ABCWUA (2<sup>nd</sup>/Ground floor, Plaza del Sol) on \_\_\_\_\_\_ (date).

Applicant/Agent Applicant/Agent AbcwuA Representative

3/3/2022

Date

3/3/2022 Date

PROJECT #



A SITE PLAN PREPARED BY MG2 HAS BEEN PROVIDED TO BARGHAUSEN CONSULTING ENGINEERS, INC. BARGHAUSEN CONSULTING ENGINEERS HAS NOT VERIFIED THAT THE SITE PLAN IS COMPLIANT WITH ALL CITY OR COSTCO STANDARDS.

SITE PLAN NOTE:

A TOPOGRAPHIC AND BOUNDARY SURVEY PREPARED BY SUPERIOR SURVEYING SERVICES, INC. DATED NOVEMBER 4, 2021, HAS BEEN PROVIDED AS THE EXISTING CONDITIONS MAP TO BARGHAUSEN CONSULTING ENGINEERS, INC. BARGHAUSEN CONSULTING ENGINEERS, INC. HAS NOT VERIFIED THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED. THE SITE DESIGN HAS BEEN BASED ON THE ABOVE-NOTED SURVEYS. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF BARGHAUSEN CONSULTING ENGINEERS.

THE SUBJECT SITE IS LOCATED WITHIN ZONE X (FEMA FIRM NO 35001C0138H DATED AUGUST 16, 2012), AND THIS PROJECT WILL NOT BE SUBJECT TO ANY FLOOD CONTROL REQUIREMENTS

SHOWN IS APPROXIMATE, BASED ON FIELD SURVEYS AND "AS-BUILT" RECORDS. THE GENERAL CONTRACTOR SHALL "POTHOLE" THE EXISTING UTILITIES TO VERIFY THE DIAMETER AND LOCATION (INCL. ELEVATIONS) PRIOR TO CONSTRUCTION. ANY DISCREPANCIES IN THE LOCATION OF THE EXISTING PIPE OR INCOMPATIBILITY OF THE DESIGN SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE OWNERS REPRESENTATIVE, AND BARGHAUSEN CONSULTING ENGINEERS (425-251-6222).

# LEGEND

**EXISTING CONCRETE** 

·		
= = = =	EXISTING CURB AND GUTTER	
	EXISTING EDGE OF PAVEMENT	
	EXISTING CANOPY DRIPLINE	
	EXISTING STORM DRAIN	
	EXISTING WATER LINE	
	EXISTING CATCH BASIN	
	EXISTING STORM CLEANOUT	
	EXISTING SPOT ELEVATION	
	EXISTING TELECOM LINE	
	EXISTING SANITARY SEWER	
	EXISTING POWER	

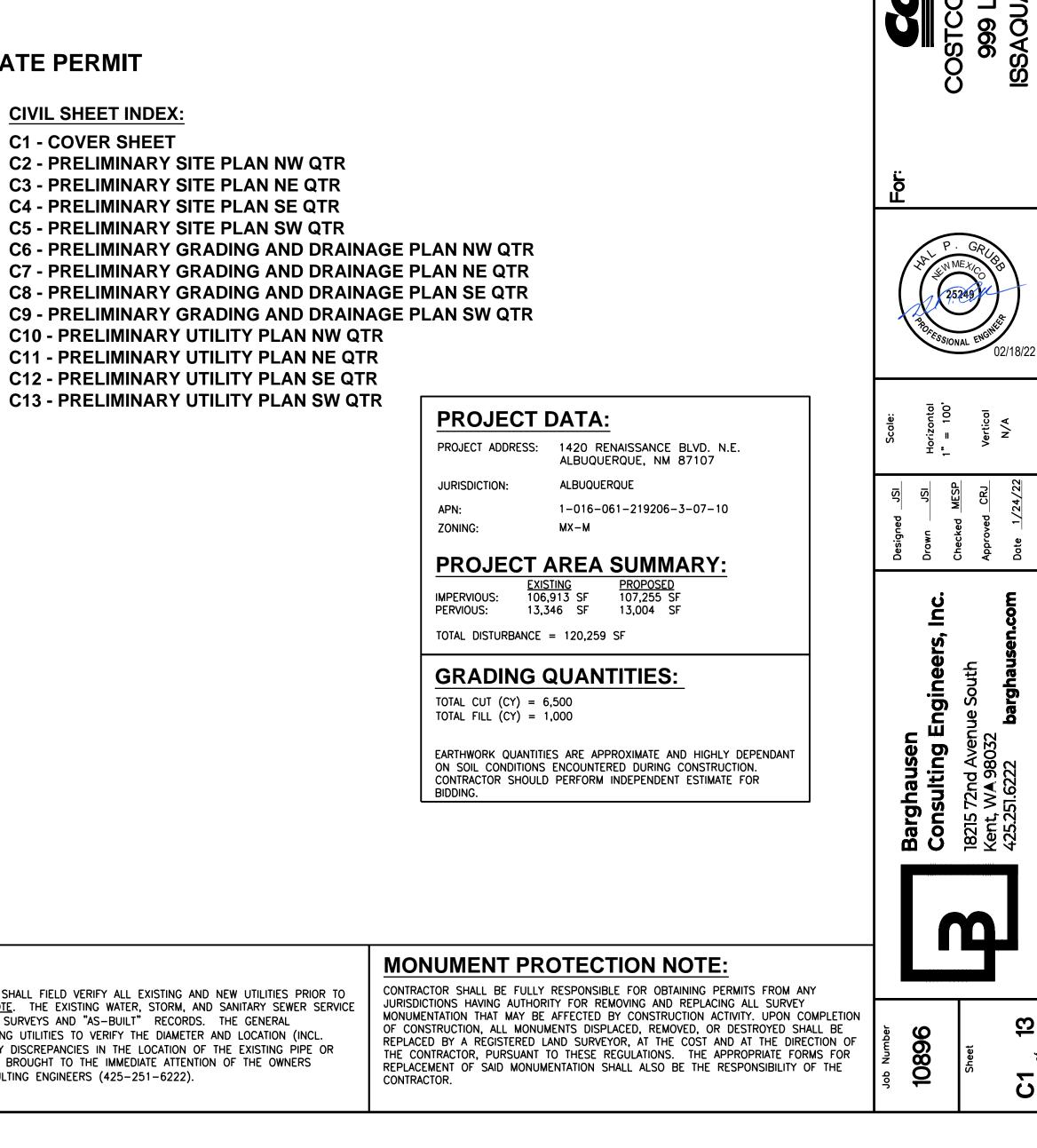
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w	PROPC
SS	PROPC
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80.00	PROPC
0.50%	PROPO
<u>TPI= 80.00±</u>	PROPC
<u>80.0±M.E</u>	MATCH
79.50 TA 80.00 TC	PROPC TOP C
LP/FL/HP	LOW P

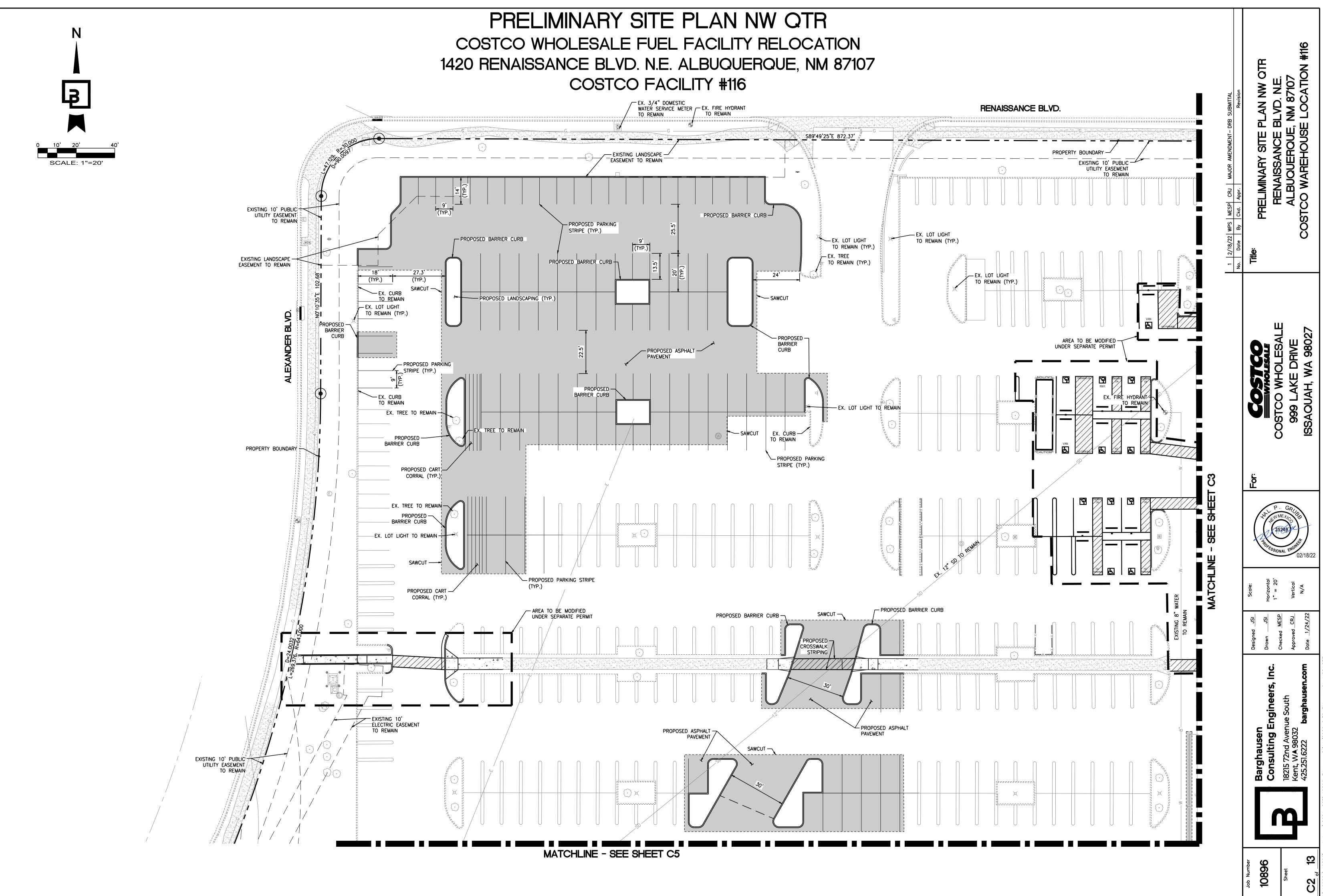
PROPOSED ASPHALT				
PROPOSED SLURRY SEAL				
PROPOSED CONCRETE				
PROPOSED CURB AND GUTTER				
SAWCUT LINE				
PROPOSED STORM PIPE				
PROPOSED WATER LINE				
PROPOSED SANITARY SEWER LINE				
PROPOSED CATCH BASIN				
PROPOSED CLEANOUT				
PROPOSED SPOT GRADE				
PROPOSED GRADING SLOPE				
PROPOSED TOP OF PUMP ISLAND				
MATCH EXISTING GRADE				
PROPOSED TOP OF PAVEMENT/ TOP OF CURB				
LOW POINT/FLOW LINE/HIGH POINT				

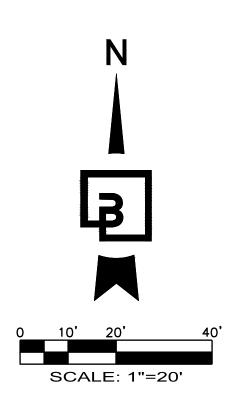
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	No.	Date	By	Ckd.	e By Ckd. Appr.	Revision
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				4	<b>ILBI</b>	Albuquerque, NM 87107
27		0	Ň	3TC	⊳ Q	COSTCO WAREHOUSE LOCATION #116

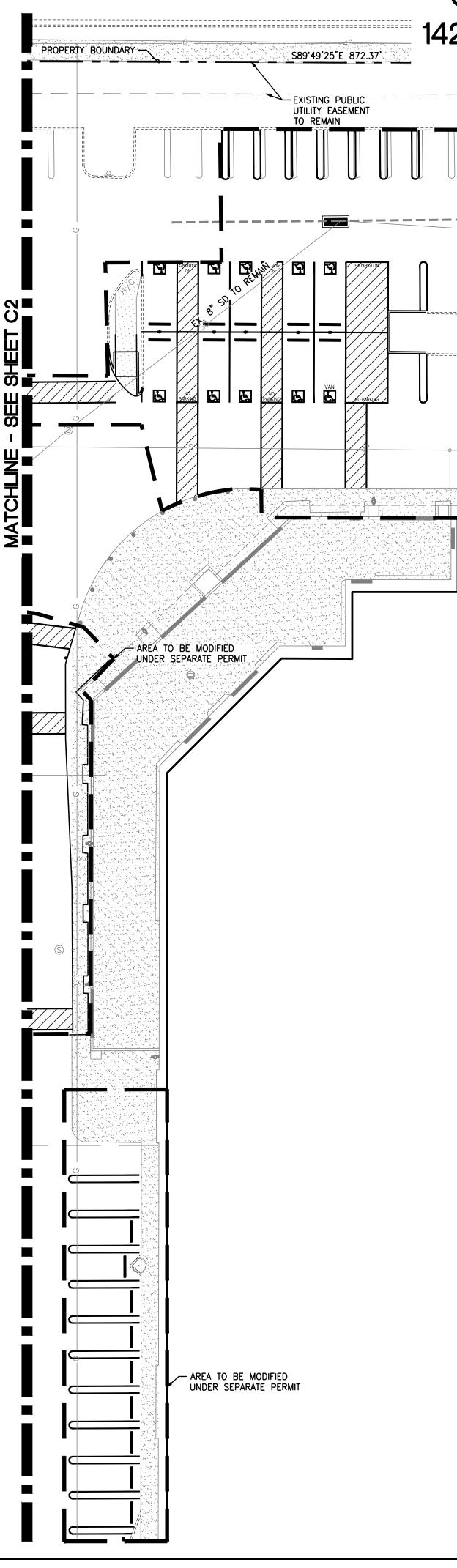
THE BENCHMARK USED FOR THIS SURVEY IS THE 1.75" CITY OF ALBERQUERQUE SURVEY CONTROL DISK STAMPED "ACS BM 10-F15", EPOXIED TO THE CENTER OF THE TOP OF A DROP INLET, LOCATED ON THE NORTH SIDE OF MONTANO ROAD 85' EAST OF THE ALAMEDA LATERAL, HAVING AN ELEVATION OF

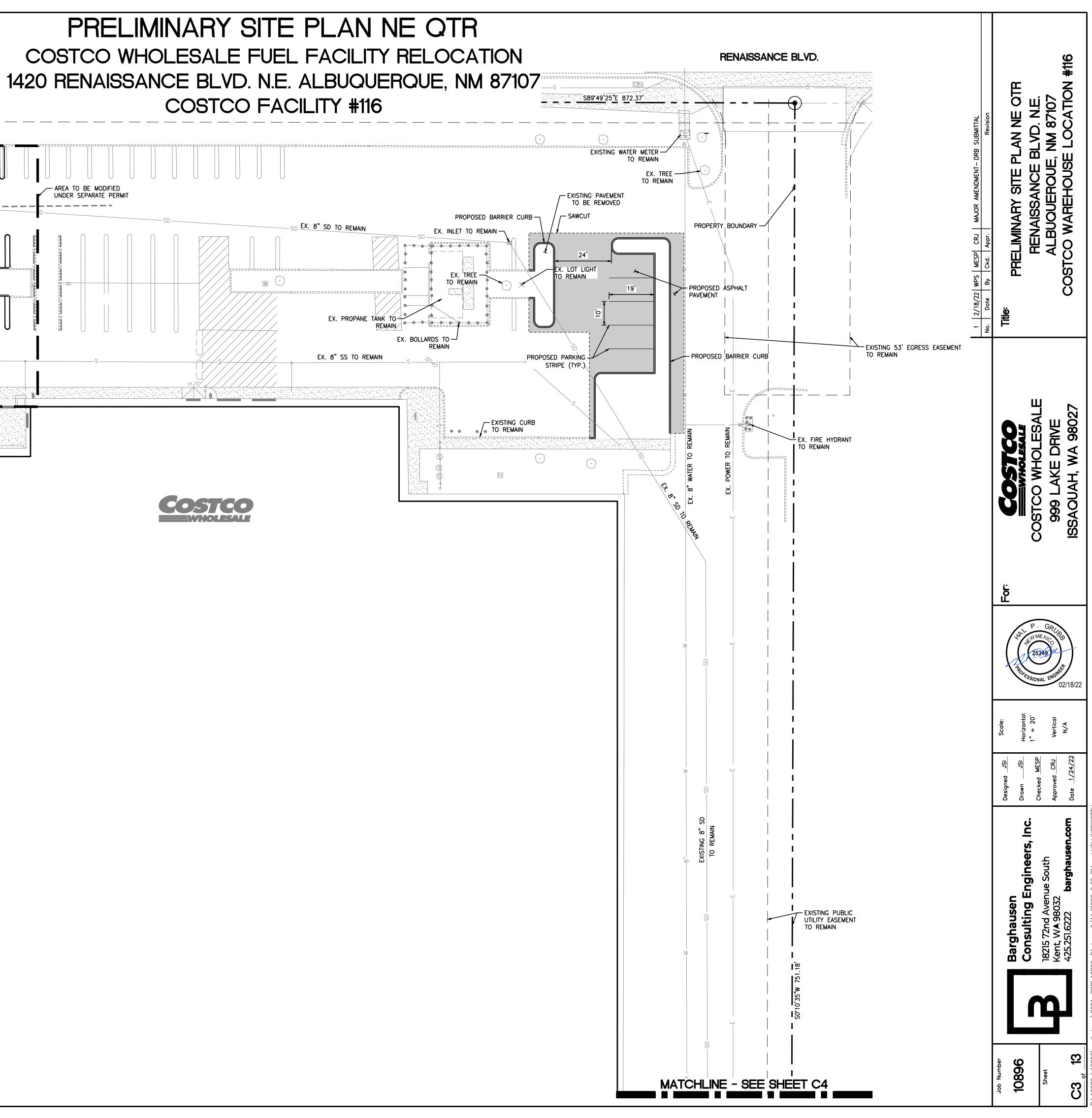
THE BASIS OF BEARING IS NAD 83, NEW MEXICO STATE PLANE CENTER ZONE AS MEASURED USING CITY OF ALBUQUERQUE



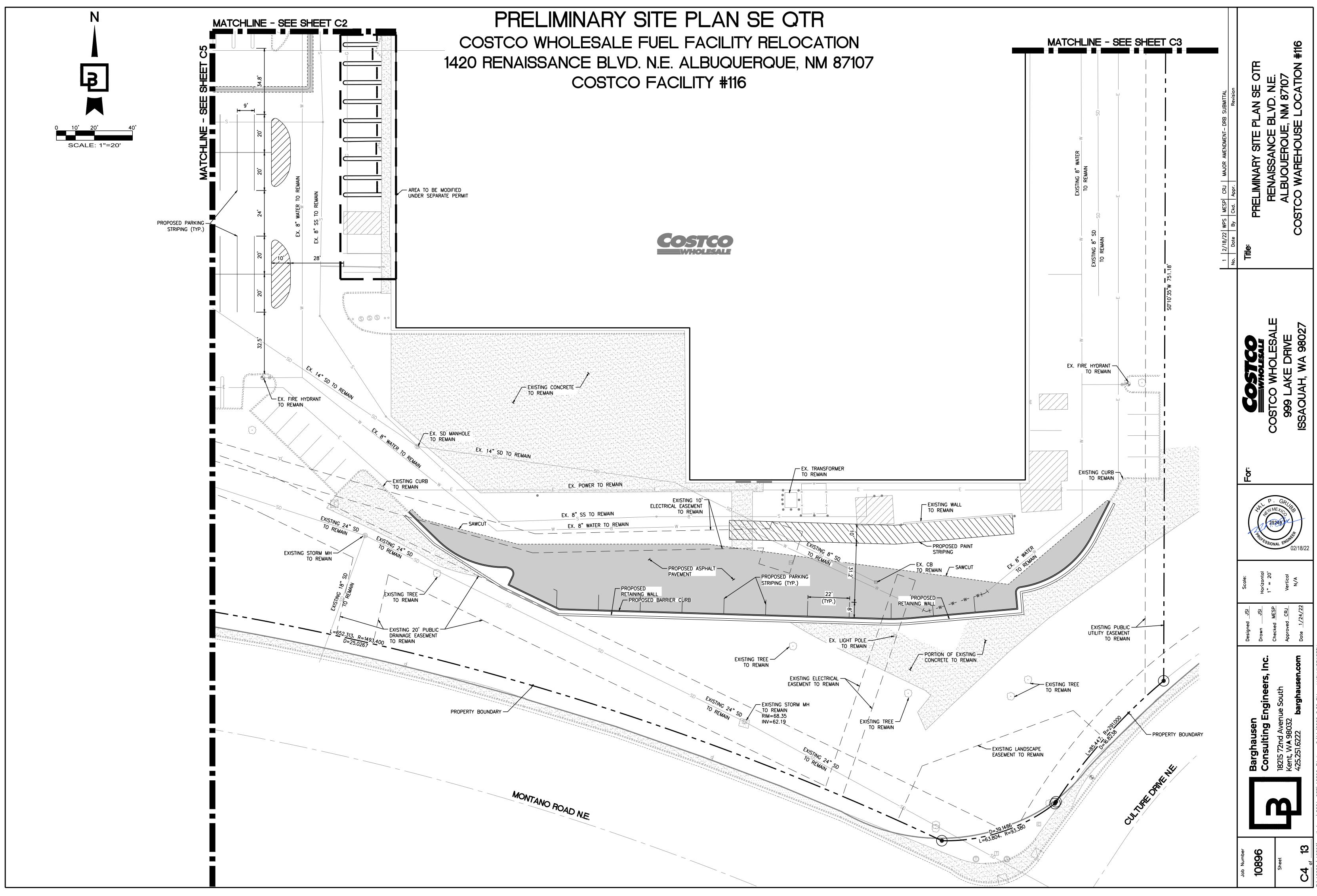




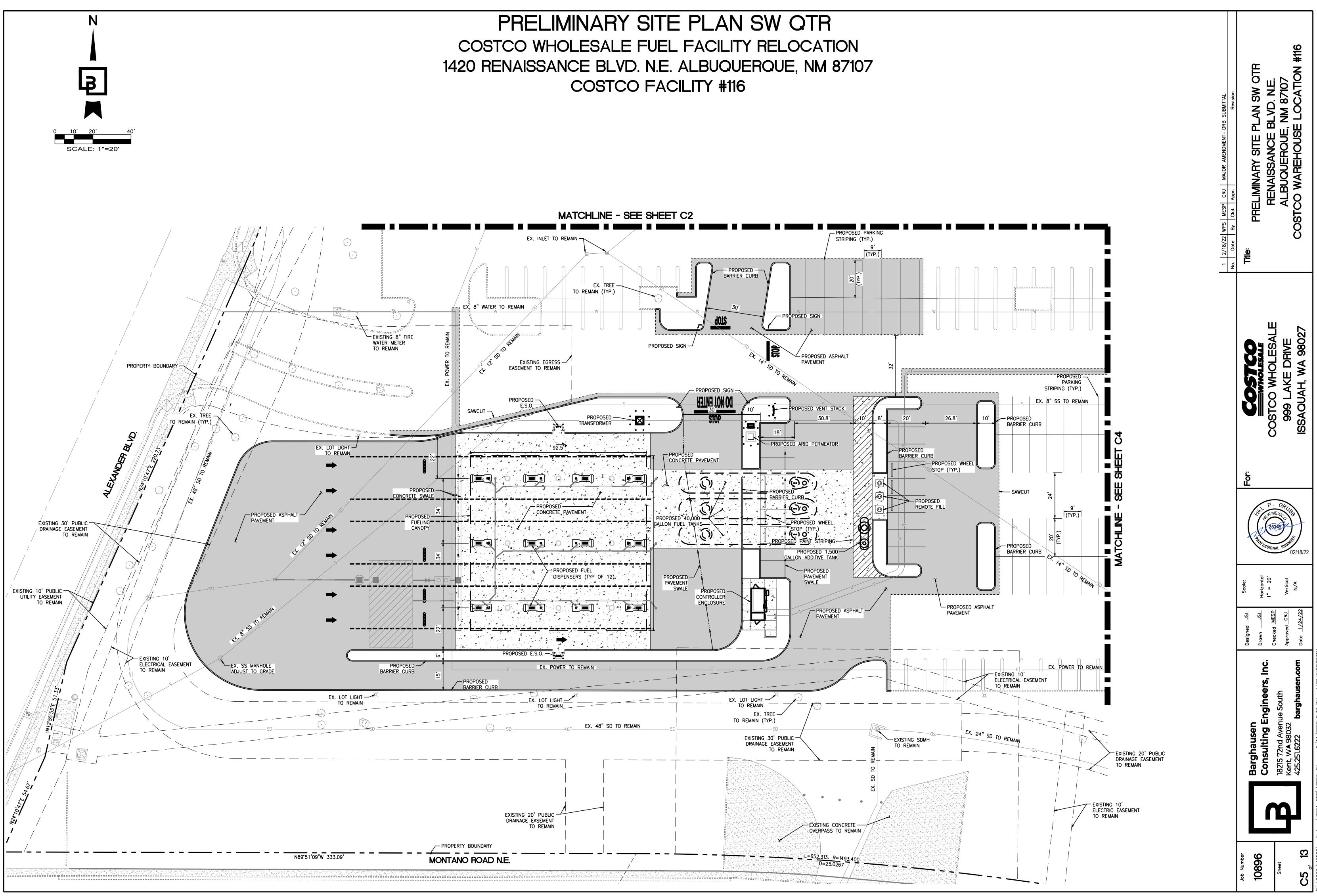




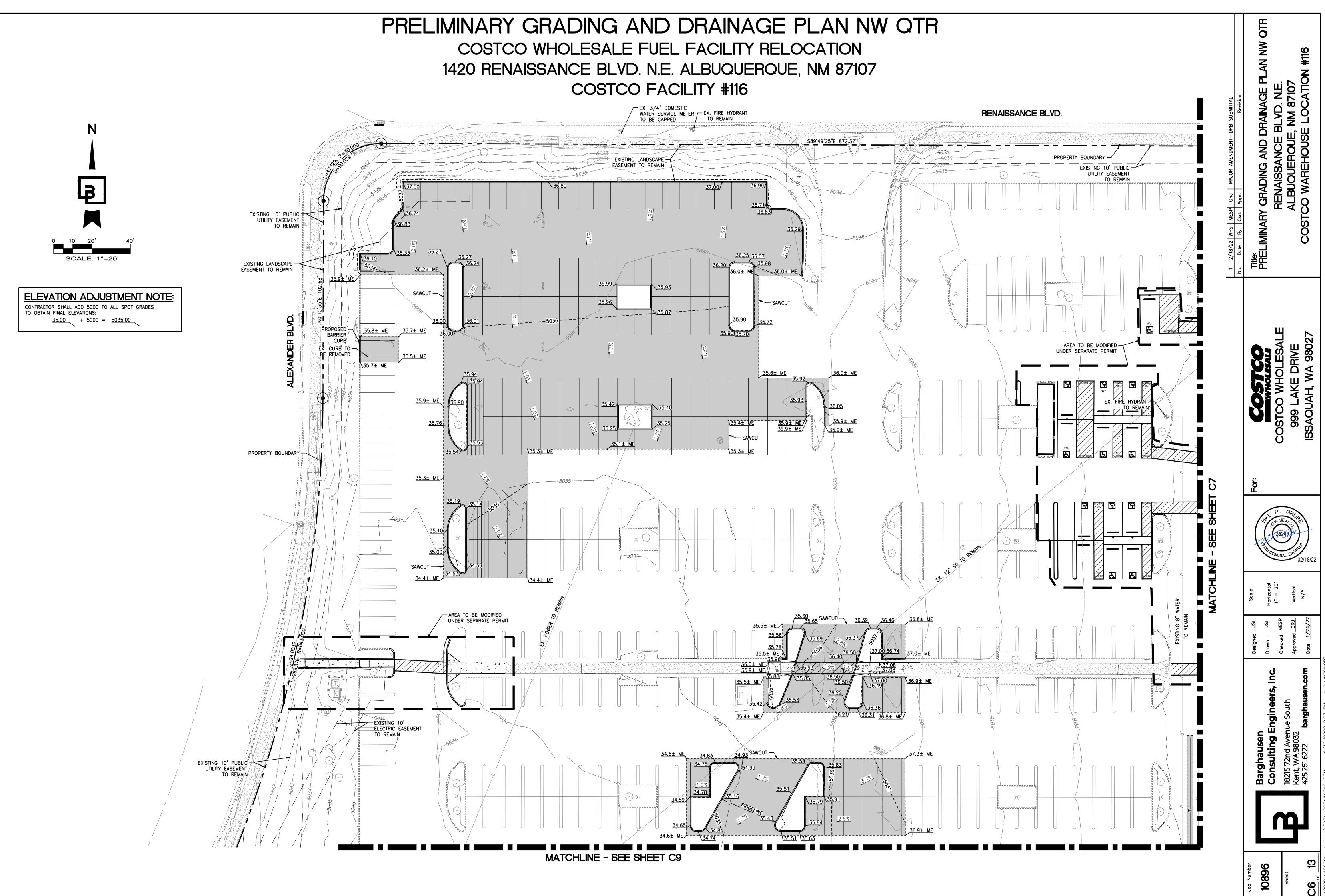




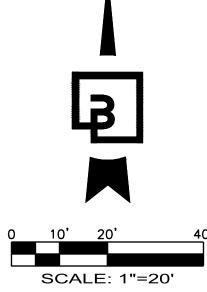




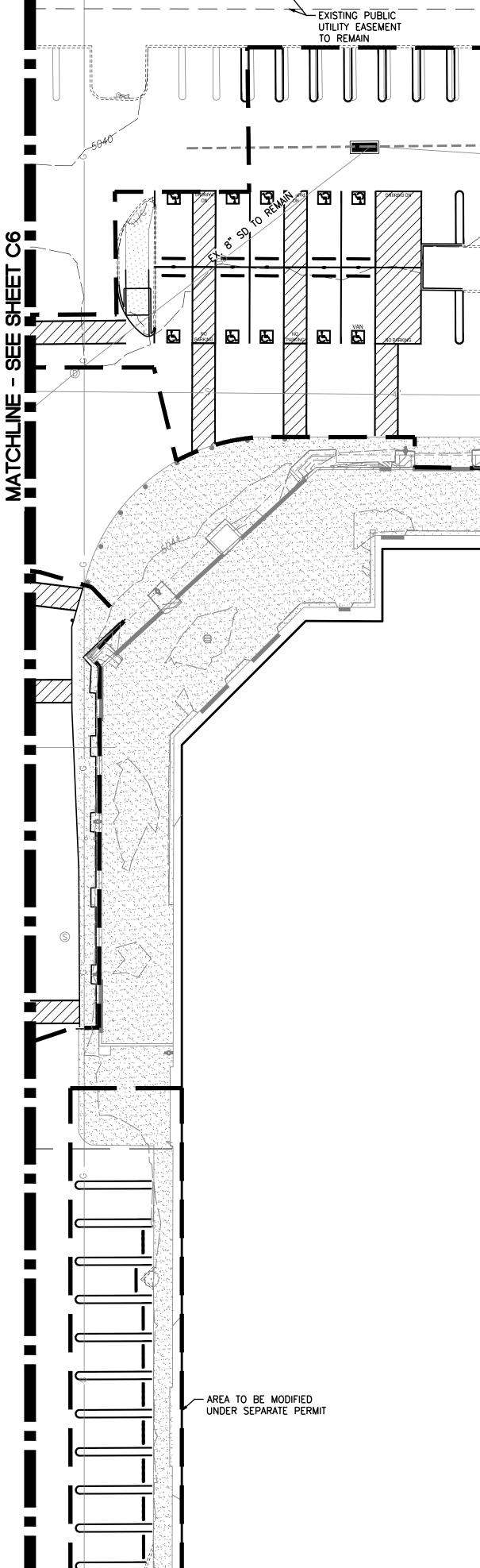
# COSTCO WHOLESALE FUEL FACILITY RELOCATION 1420 RENAISSANCE BLVD. N.E. ALBUQUERQUE, NM 87107 COSTCO FACILITY #116



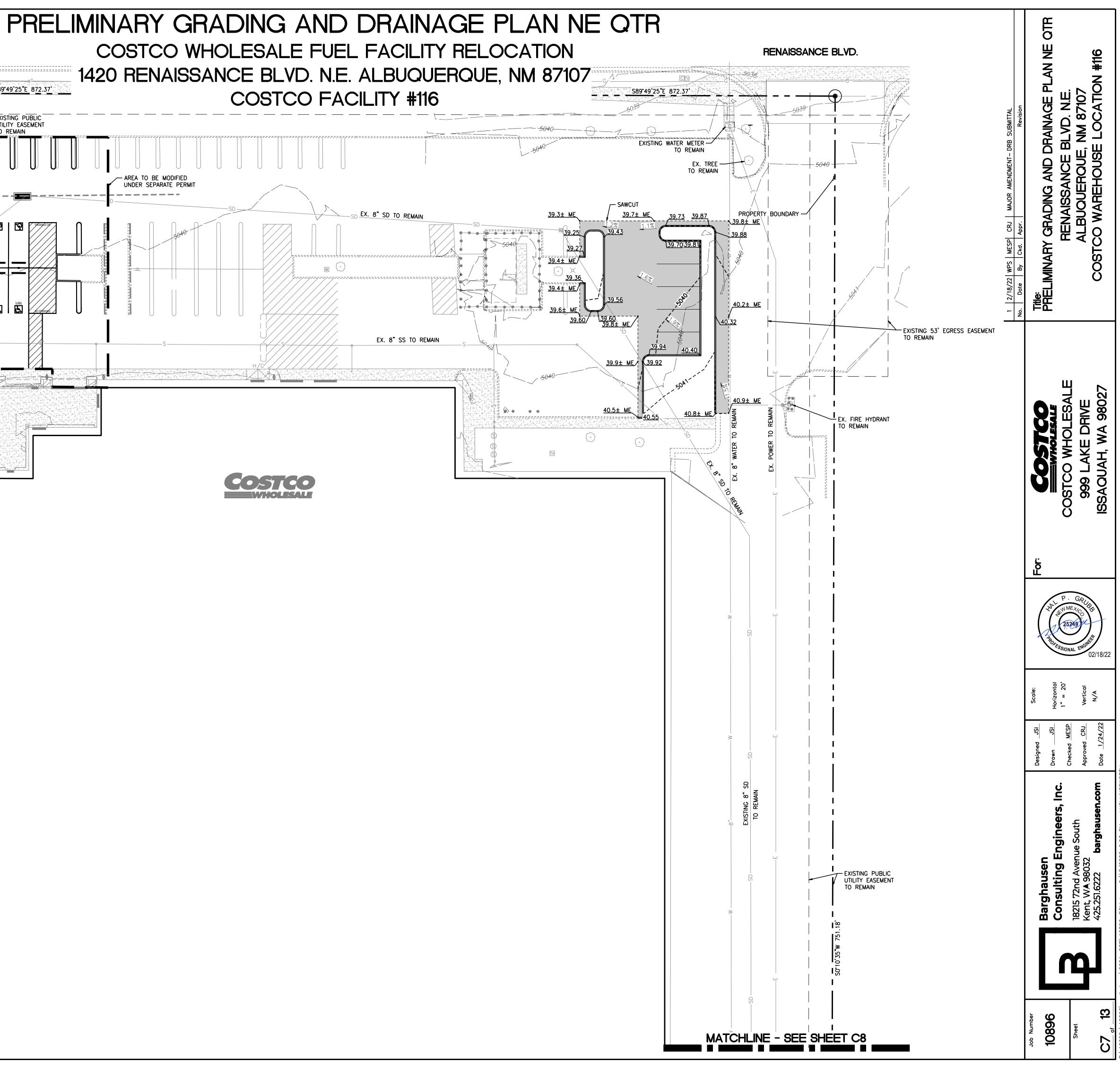
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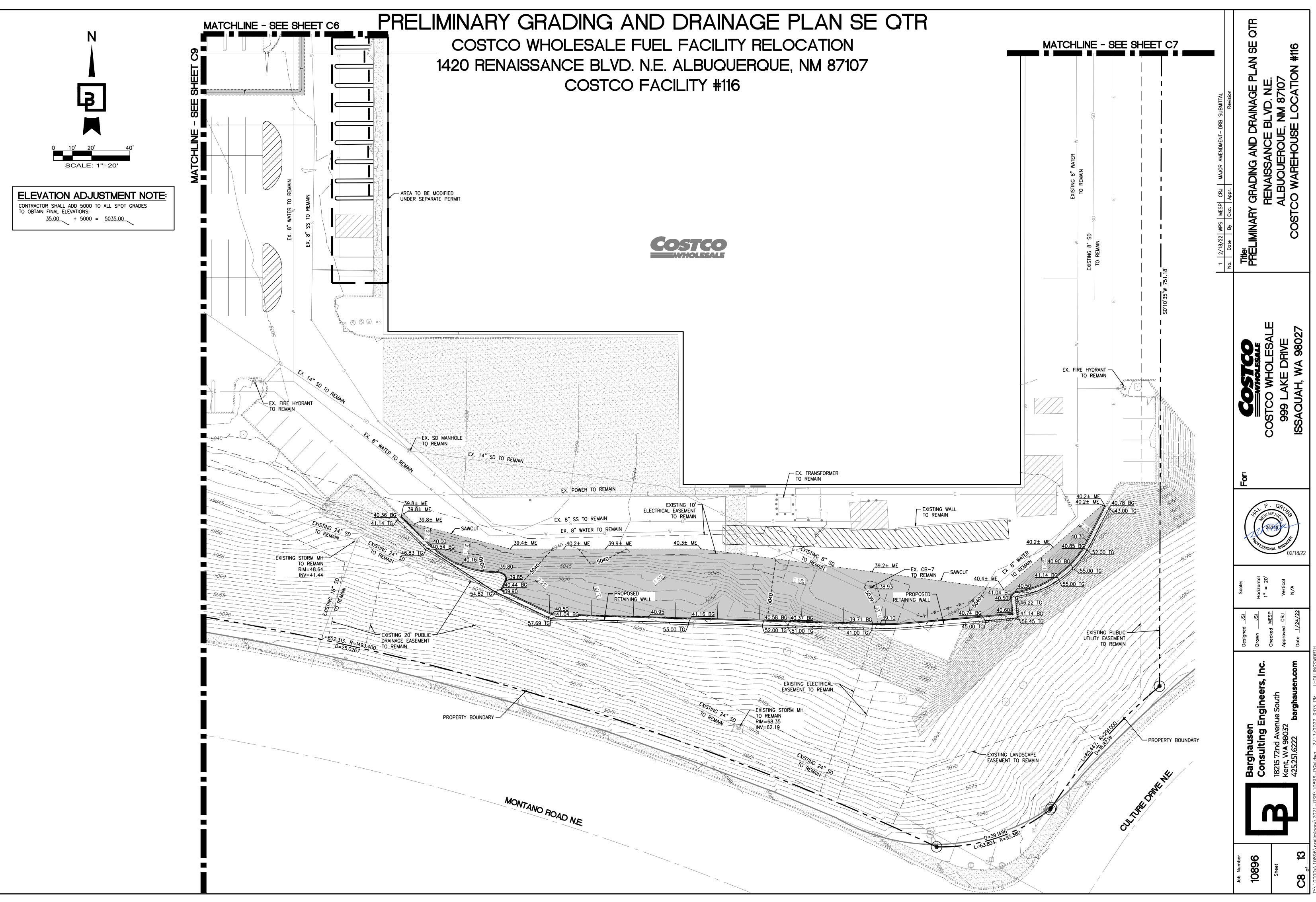
# ELEVATION ADJUSTMENT NOTE: CONTRACTOR SHALL ADD 5000 TO ALL SPOT GRADES TO OBTAIN FINAL ELEVATIONS: <u>35.00</u> + 5000 = <u>5035.00</u>



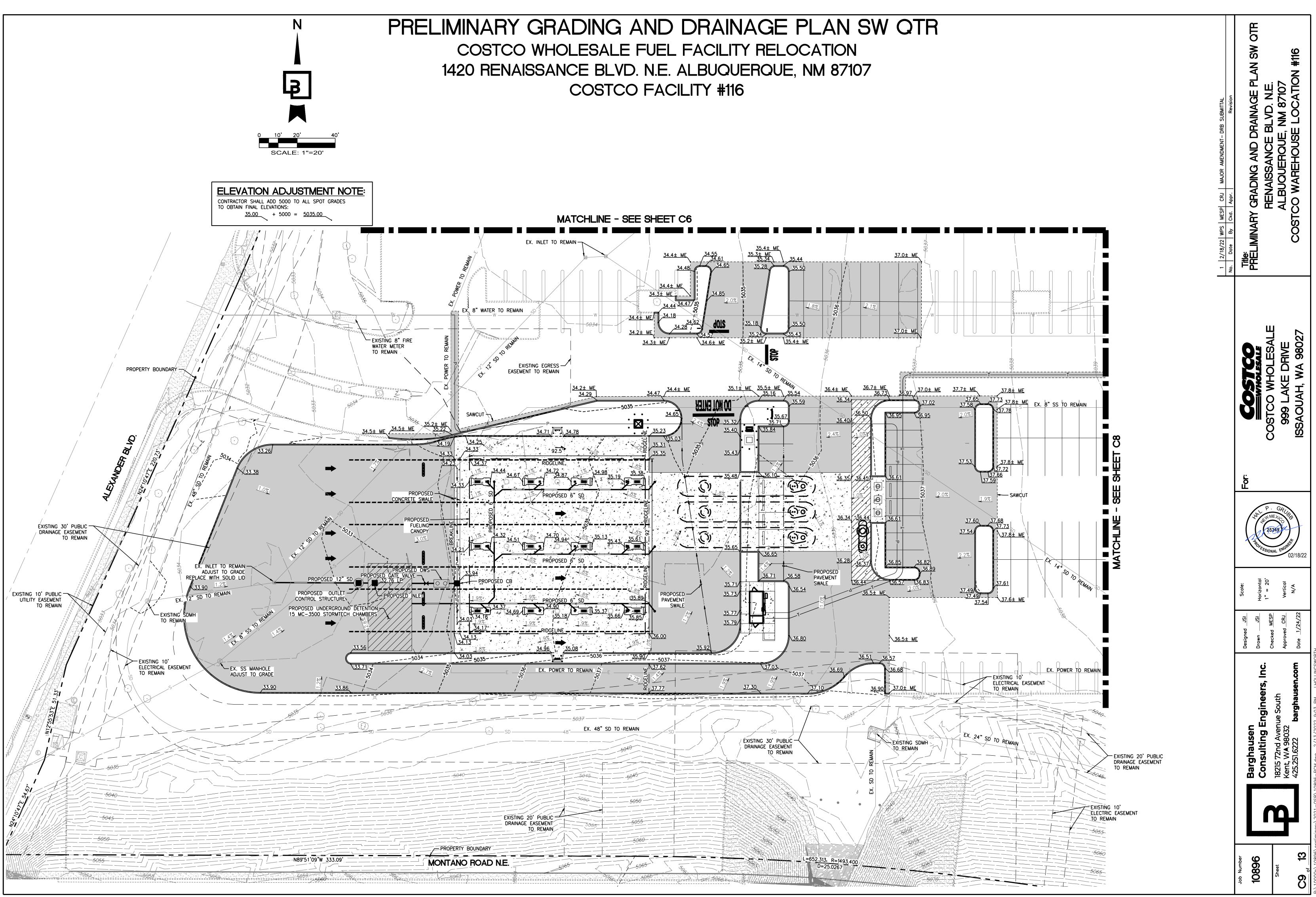
PROPERTY BOUNDARY

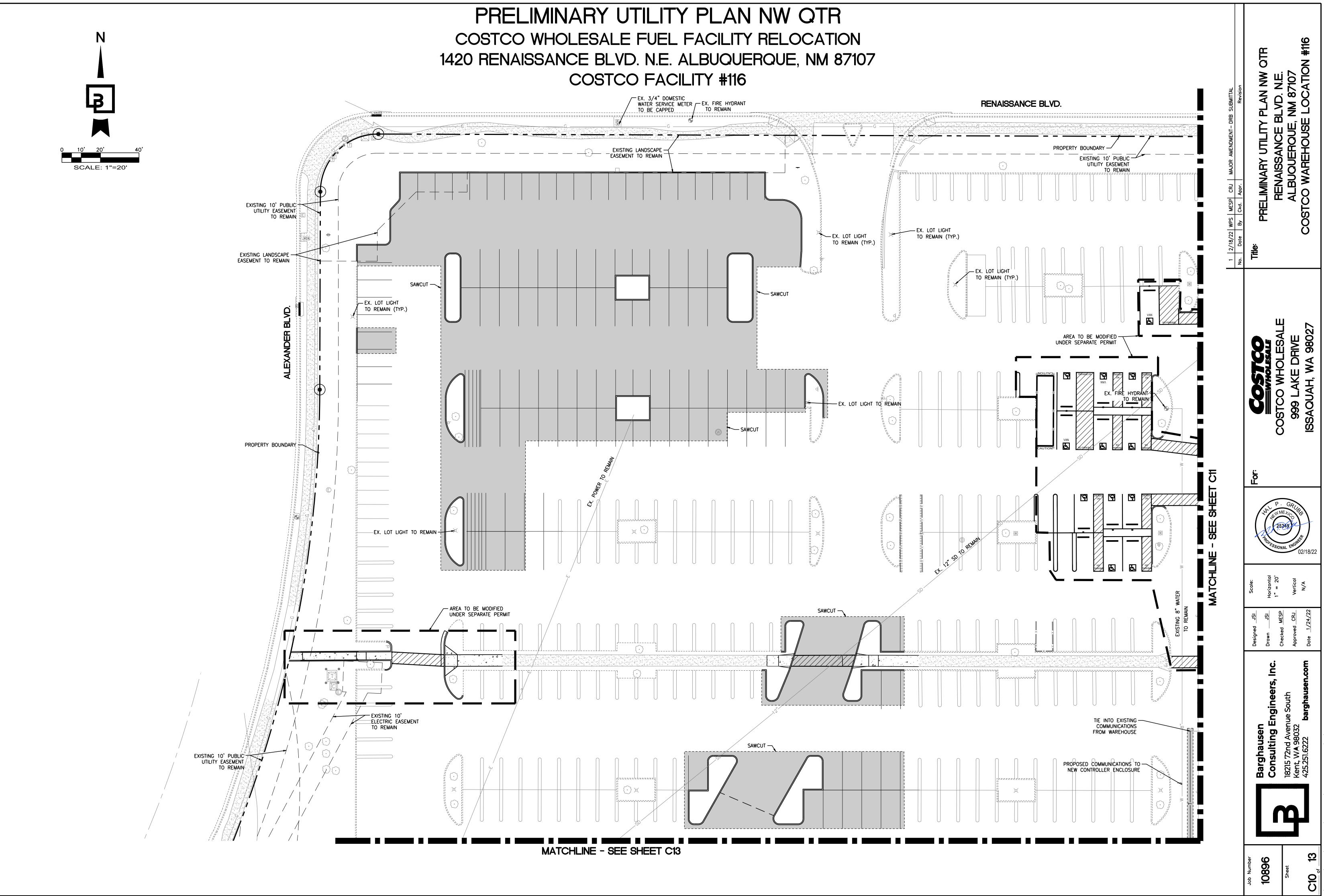


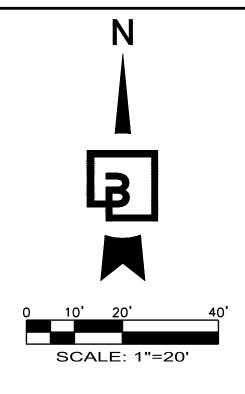


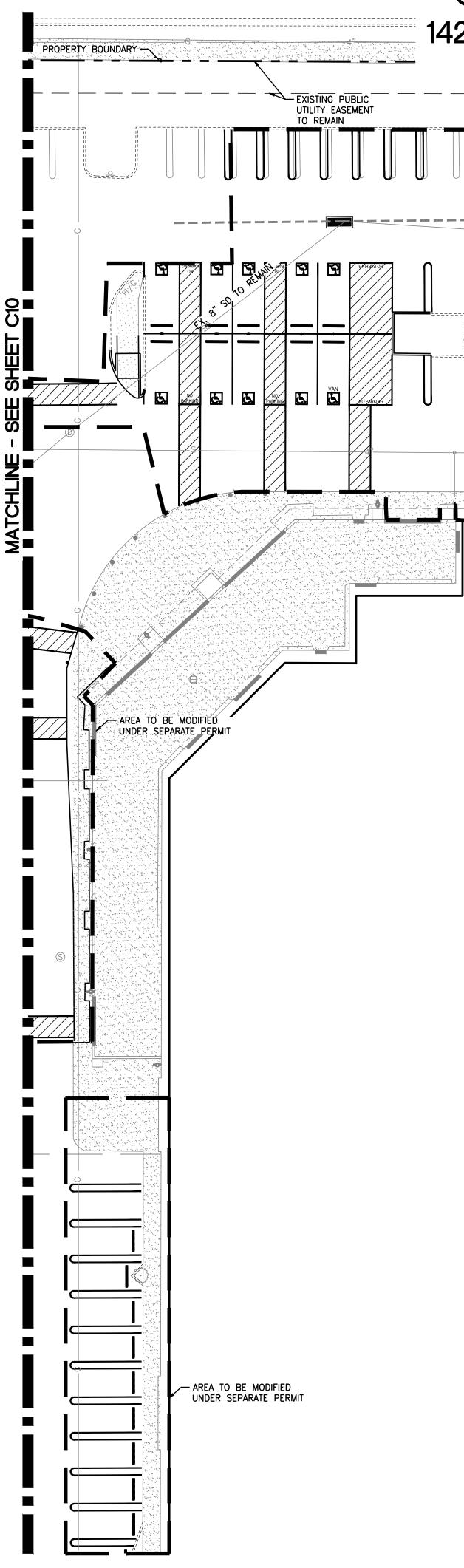


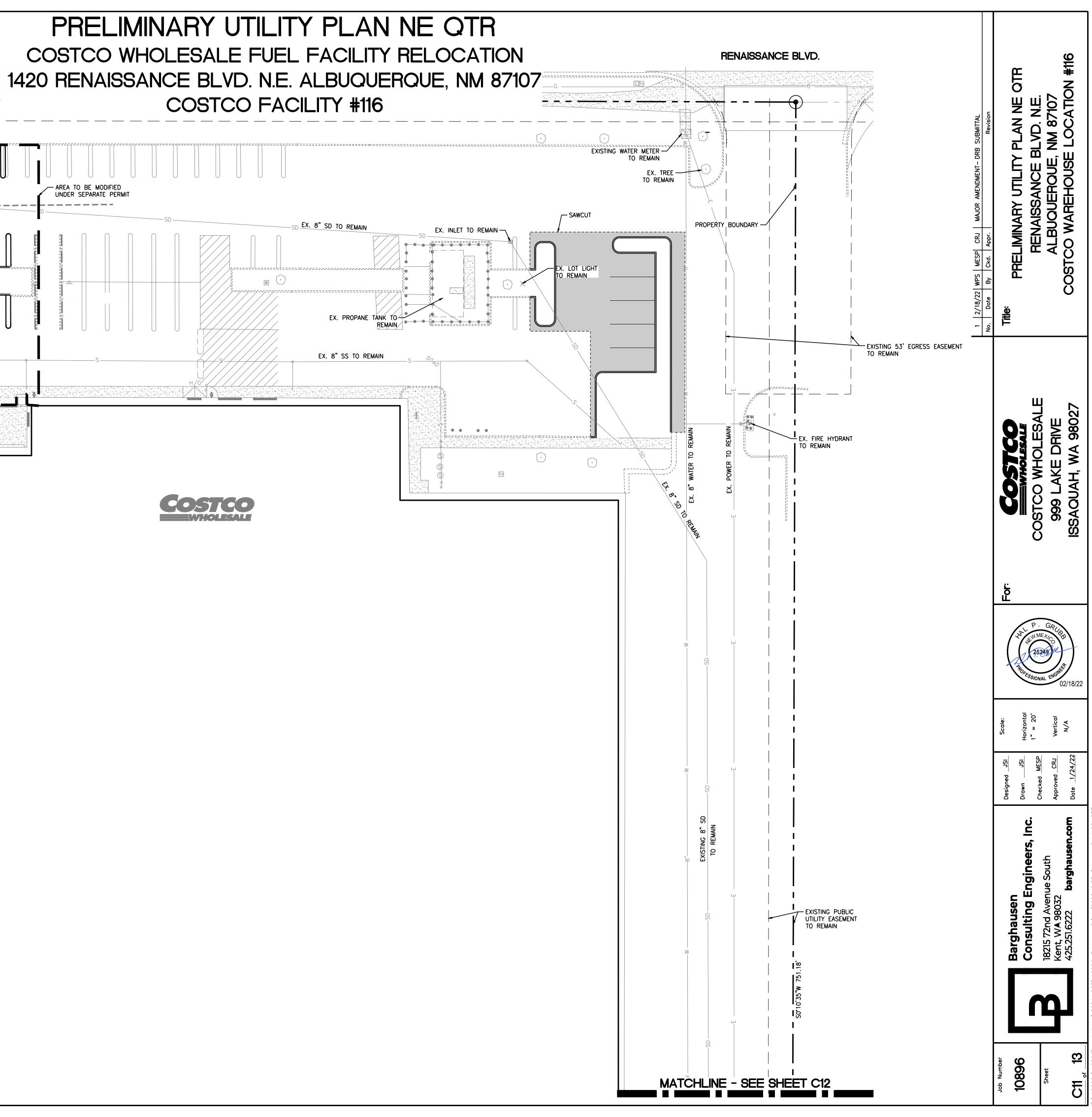




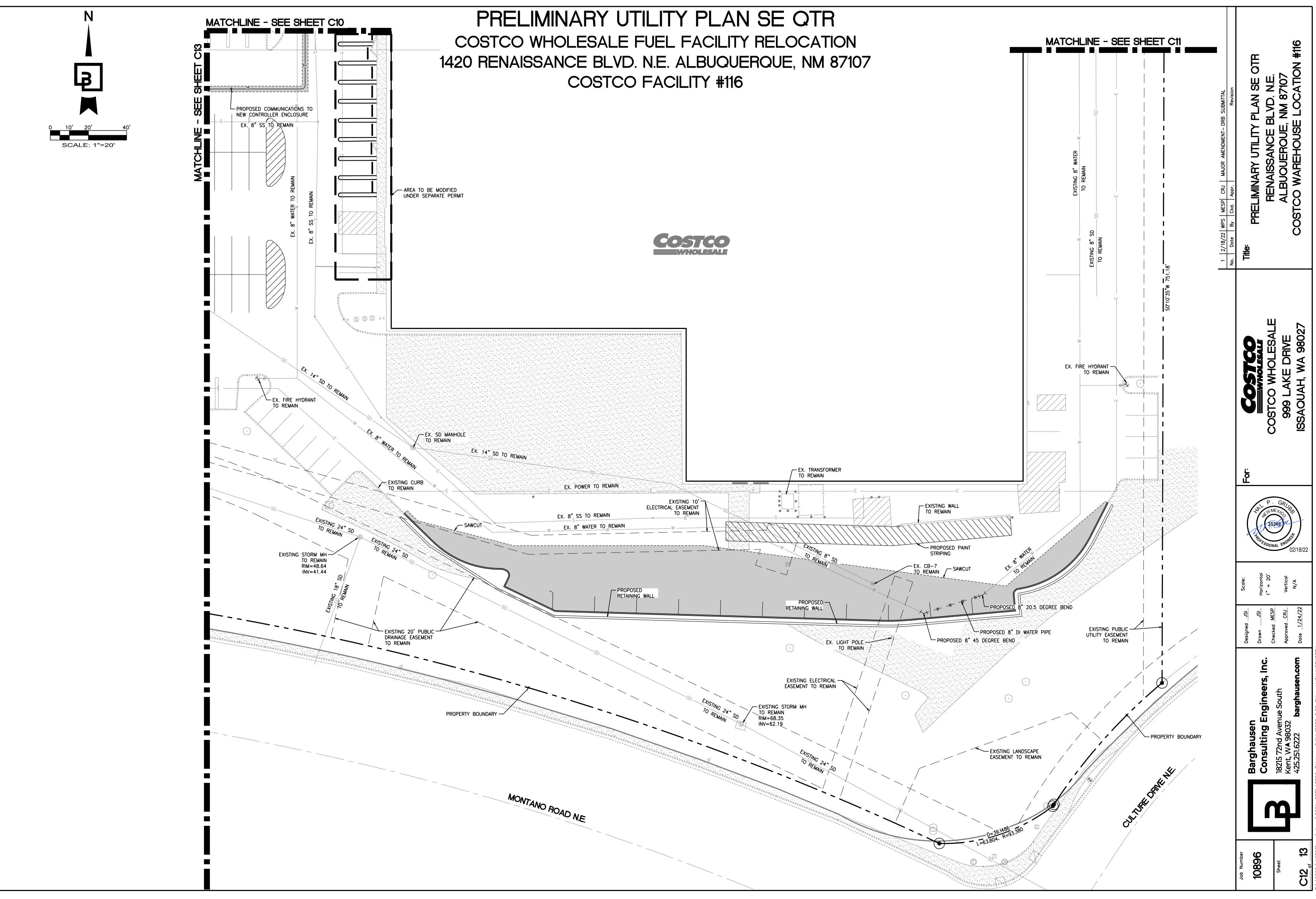




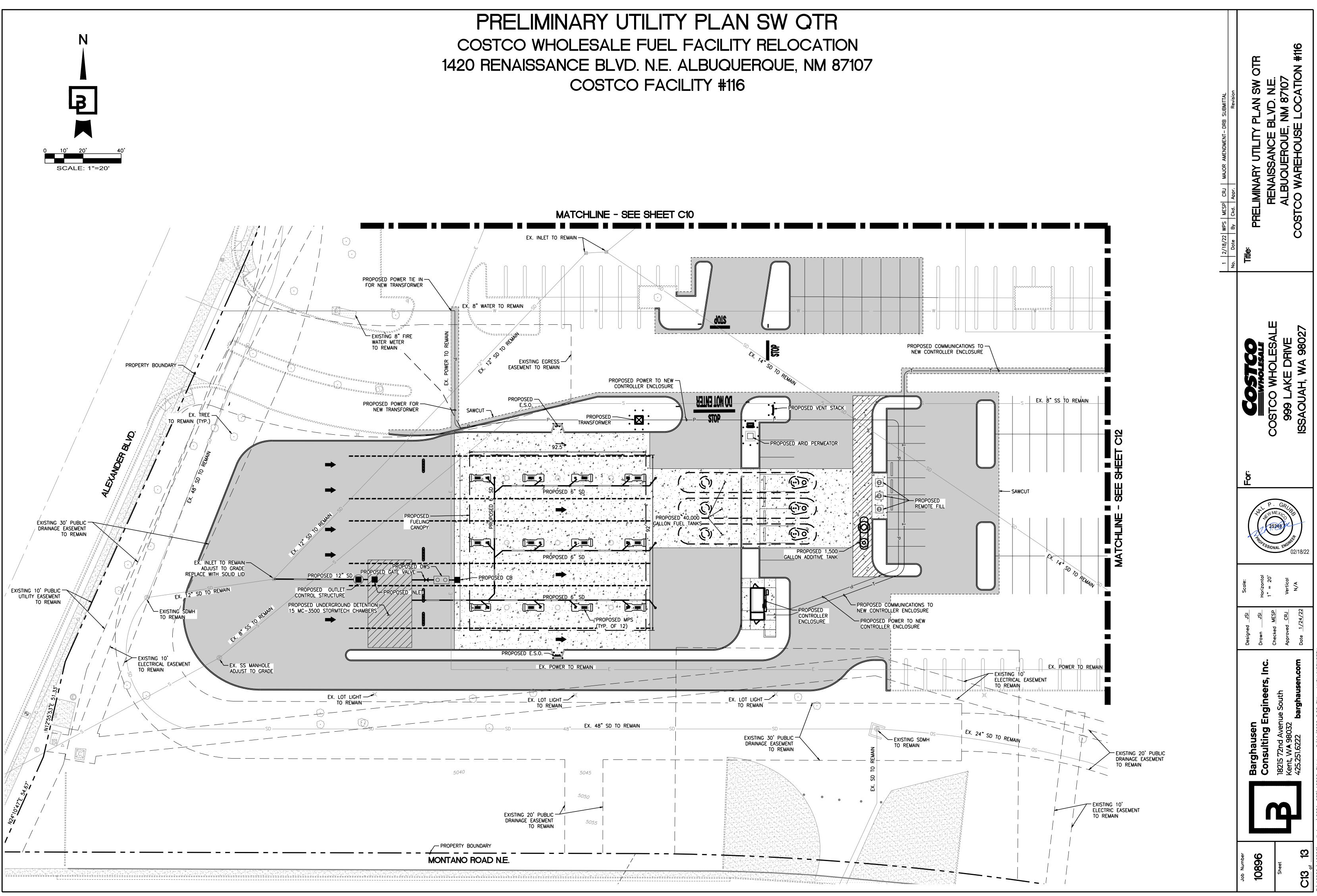


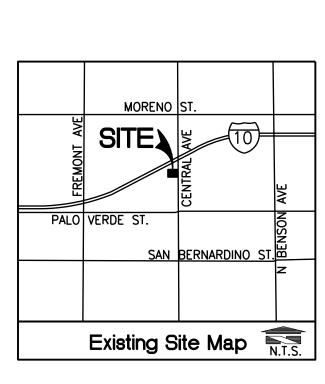












# **PROJECT DATA:**

PROJECT ADDRESS:	1420 RENAISSANCE BLVD. N.E. ALBUQUERQUE, NM 87107
JURISDICTION:	ALBUQUERQUE
ZONING:	MX-M

# **PROJECT TEAM**:

OWNER COSTCO WHOLESALE 999 LAKE DRIVE ISSAQUAH, WA 98027

# **CIVIL ENGINEER**

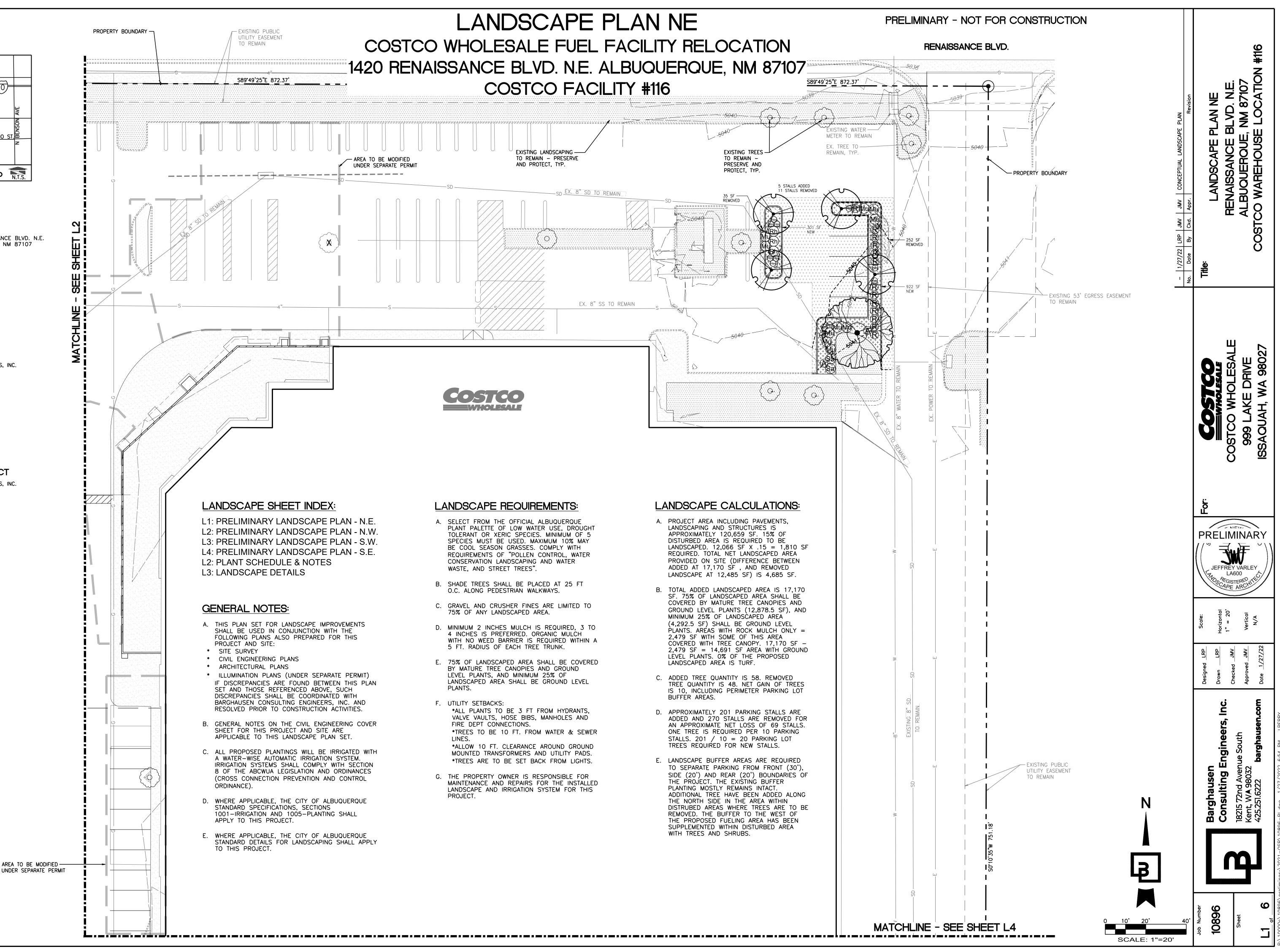
BARGHAUSEN CONSULTING ENGINEERS, INC. 18215 72ND AVE. S. KENT, WA 98032 PHONE: (425) 251-6222 FAX: (425) 251-8782 CONTACT: MÉGAN E.S. PALMER

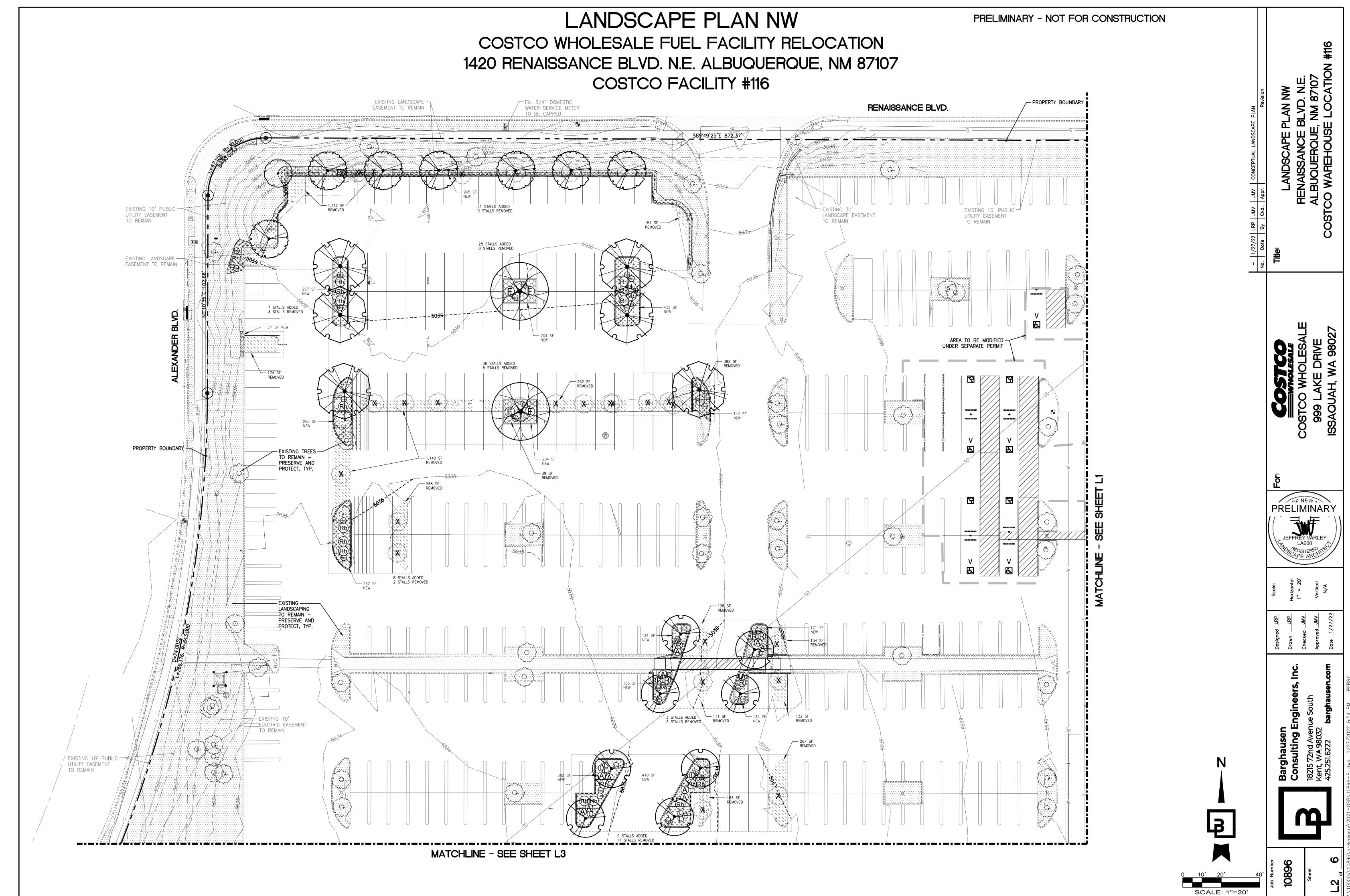
# ARCHITECT

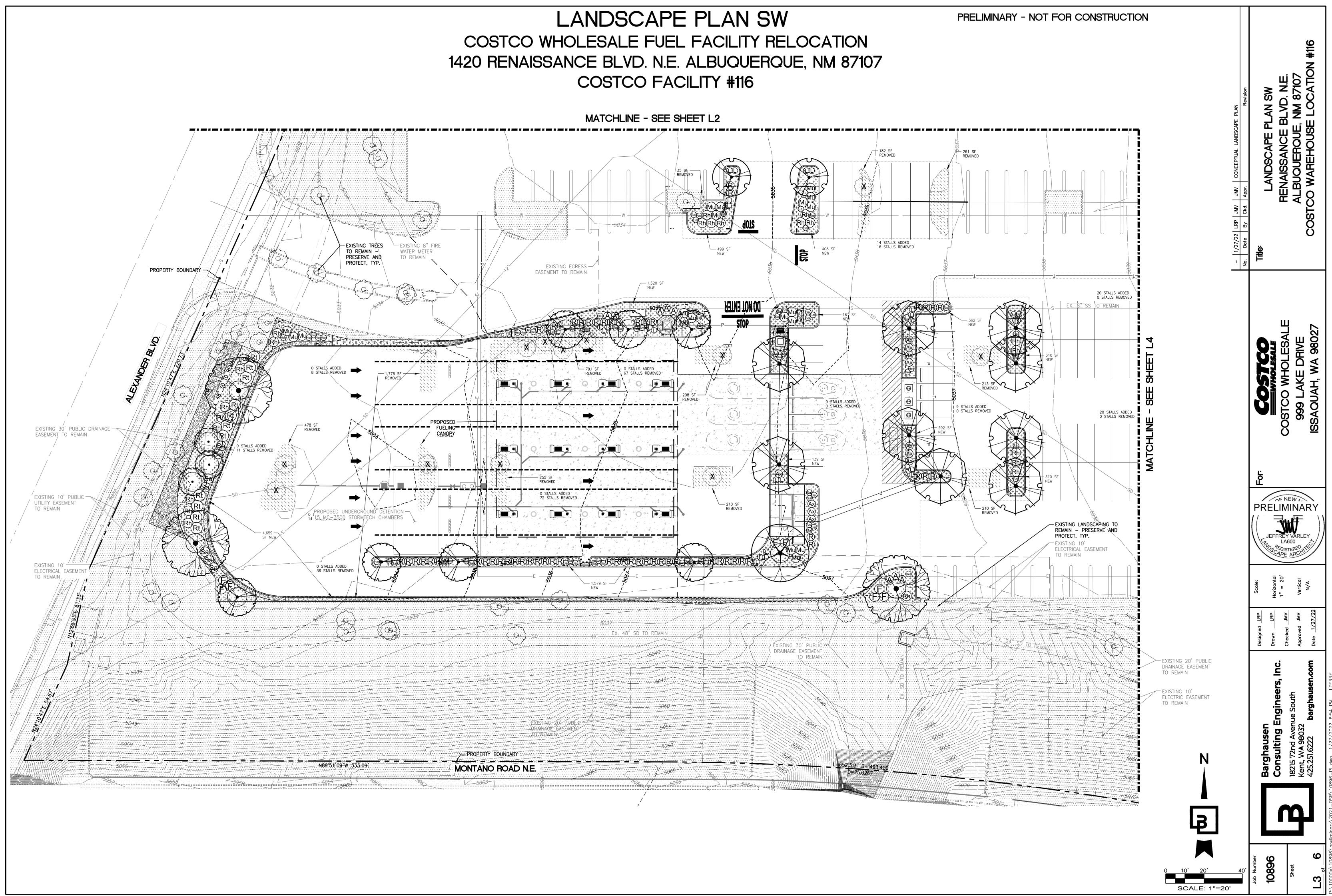
MG2 CORPORATION 1101 SECOND AVENUE, SUITE 100 SEATTLE, WA 98101 PHONE: (206) 962-6500 FAX: (206) 962–6499 CONTACT: ISAAC PEREZ

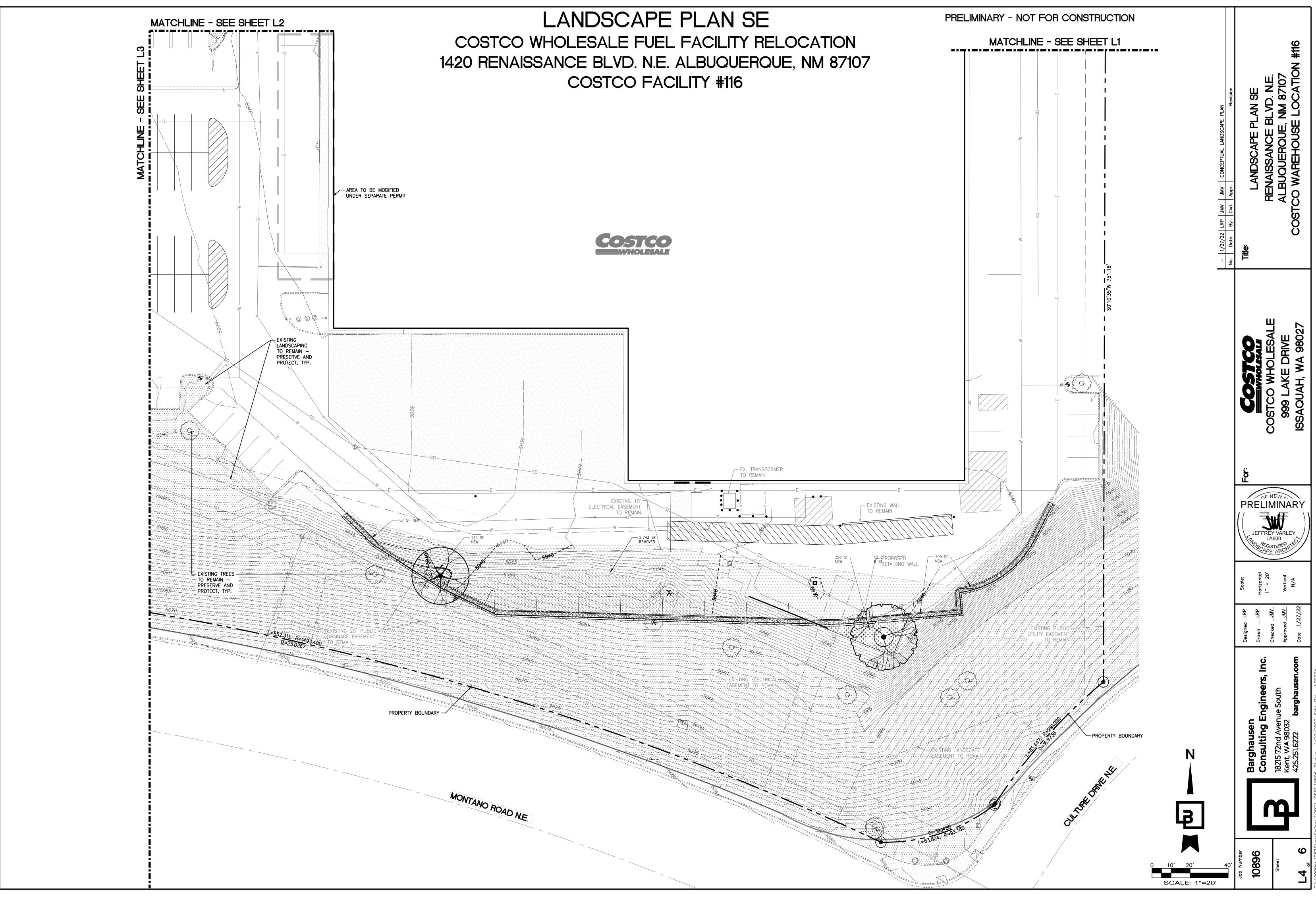
# LANDSCAPE ARCHITECT

BARGHAUSEN CONSULTING ENGINEERS, INC. 18215 72ND AVE. S. KENT. WA 98032 PHONE: (425) 251-6222 FAX: (425) 251–8782 CONTACT: JEFF VARLEY











	4	4

WATER USE

LOW

LOW

MEDIUM

WATER USE

MEDIUM

LOW

MEDIUM

FOLIAGE

DECIDUOUS 48" o.c.

EVERGREEN 48" o.c.

EVERGREEN 30" o.c.

EVERGREEN 60" o.c.

EVERGREEN 36" o.c.

EVERGREEN 36" o.c.

EVERGREEN 60" o.c.

DECIDUOUS 72" o.c.

EVERGREEN 48" o.c.

EVERGREEN 36" o.c.

EVERGREEN 60" o.c.

EVERGREEN 24" o.c.

EVERGREEN 18" o.c.

EVERGREEN 24" o.c.

DECIDUOUS 24" o.c.

SPACING

FOLIAGE

60" o.c.

SPACING

PREI IMINA	RY P	LANT SCHEDULE			
		BOTANICAL / COMMON NAME	CONT.	SIZE	W
	14	CELTIS RETICULATA / NETLEAF HACKBERRY SYMMETRICAL, MATCHING, NURSERY GROWN FOR STREET TREE USE, BRANCHED AT 6 FEET	B & B	1.5" CAL.	L
	7	CHILOPSIS LINEARIS 'BUBBA' / BUBBA DESERT WILLOW SYMMETRICAL, MATCHING, NURSERY GROWN FOR STREET TREE USE, BRANCHED AT 6 FEET	B & B	1.5" CAL.	L
n cr	15	PISTACIA CHINENSIS 'KEITH DAVEY' / KEITH DAVEY CHINESE PISTACHE SYMMETRICAL, MATCHING, NURSERY GROWN FOR STREET TREE USE, BRANCHED AT 6 FEET	B & B	1.5" CAL.	М
EVERGREEN TREES	<u>QTY</u>	BOTANICAL / COMMON NAME	CONT.	SIZE	M
	3	PINUS ELDARICA / AFGHAN PINE NURSERY GROWN, SYMMETRICAL, FULL TO BASE, SINGLE UN-CUT LEADER	B & B	6` MIN. HT.	М
$\delta$	4	QUERCUS GRISEA / ARIZONA GREY OAK SYMMETRICAL, MATCHING, NURSERY GROWN FOR STREET TREE USE, BRANCHED AT 6 FEET	B & B	1.5" CAL.	L
	5	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK SYMMETRICAL, MATCHING, NURSERY GROWN FOR STREET TREE USE, BRANCHED AT 6 FEET	B & B	1.5" CAL.	М
SHRUBS	<u>QTY</u>	BOTANICAL / COMMON NAME	CONT.	WATER USE	
(A)	21	ANISACANTHUS THURBERI / THURBER'S DESERT HONEYSUCKLE FULL AND BUSHY; SELECT POTS WITHOUT WEEDS OR REMOVE AND DISCARD WEEDS BEFORE PLANTING.	#1	LOW	
$\bigotimes$	14	ARTEMISIA FILIFOLIA / SAND SAGEBRUSH FULL AND BUSHY; SELECT POTS WITHOUT WEEDS OR REMOVE AND DISCARD WEEDS BEFORE PLANTING.	#1	LOW	
¢	2	ERICAMERIA LARICIFOLIA 'DESERT MOUNTAIN' / DESERT MOUNTAIN TURPENTINE BUSH FULL AND BUSHY; SELECT POTS WITHOUT WEEDS OR REMOVE AND DISCARD WEEDS BEFORE PLANTING.	#1	LOW	
Ð	12	FALLUGIA PARADOXA / APACHE PLUME FULL AND BUSHY; SELECT POTS WITHOUT WEEDS OR REMOVE AND DISCARD WEEDS BEFORE PLANTING.	#1	LOW	
63	49	HESPERALOE PARVIFLORA / RED YUCCA FULL AND BUSHY; SELECT POTS WITHOUT WEEDS OR REMOVE AND DISCARD WEEDS BEFORE PLANTING.	#1	LOW	
C	37	LAVANDULA ANGUSTIFOLIA `HIDCOTE SUPERIOR` / HIDCOTE SUPERIOR ENGLISH LAVENDER FULL AND BUSHY; SELECT POTS WITHOUT WEEDS OR REMOVE AND DISCARD WEEDS BEFORE PLANTING.	#1	LOW	
M	31	MUHLENBERGIA LINDHEIMERI / LINDHEIMER'S MUHLY FULL AND BUSHY; SELECT POTS WITHOUT WEEDS OR REMOVE AND DISCARD WEEDS BEFORE PLANTING.	#1	LOW	
Rh	44	RHAMNUS CALIFORNICA 'ED HOLM' / ED HOLM COFFEEBERRY	#1	LOW	
Rt	11	RHUS TRILOBATA 'AUTUMN AMBER' / AUTUMN AMBER SUMAC FULL AND BUSHY; SELECT POTS WITHOUT WEEDS OR REMOVE AND DISCARD WEEDS BEFORE PLANTING.	#1	LOW	
®	78	ROSMARINUS OFFICINALIS 'TUSCAN BLUE' / TUSCAN BLUE ROSEMARY FULL AND BUSHY; SELECT POTS WITHOUT WEEDS OR REMOVE AND DISCARD WEEDS BEFORE PLANTING.	#1	LOW	
ଭ	62	SALVIA DORRII / DESERT SAGE FULL AND BUSHY; SELECT POTS WITHOUT WEEDS OR REMOVE AND DISCARD WEEDS BEFORE PLANTING.	#1	LOW	
Sa	9	SANTOLINA CHAMAECYPARISSUS / LAVENDER COTTON FULL AND BUSHY; SELECT POTS WITHOUT WEEDS OR REMOVE AND DISCARD WEEDS BEFORE PLANTING.	#1	LOW	
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT.	WATER USE	
	2,054	ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK WELL ROOTED, FULL TOP GROWTH, TRIANGULAR SPACING	1 GAL.	LOW	
	431	DELOSPERMA NUBIGENUM 'YELLOW' / YELLOW ICE PLANT WELL ROOTED, FULL TOP GROWTH, TRIANGULAR SPACING	1 GAL.	LOW	
	92	EUPHORBIA RIGIDA / YELLOW SPURGE WELL ROOTED, FULL TOP GROWTH, TRIANGULAR SPACING	1 GAL.	LOW	
8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	47	STIPA TENUISSIMA / MEXICAN FEATHER GRASS WELL ROOTED, FULL TOP GROWTH, TRIANGULAR SPACING	1 GAL.	LOW	

# PLANT SCHEDULE + NOTES COSTCO WHOLESALE FUEL FACILITY RELOCATION 1420 RENAISSANCE BLVD. N.E. ALBUQUERQUE, NM 87107 COSTCO FACILITY #116

# LANDSCAPE PLANTING NOTES AND MATERIALS

# SCOPE OF WORK

FURNISH ALL MATERIALS, LABOR, EQUIPMENT AND RELATED ITEMS NECESSARY TO ACCOMPLISH TOPSOIL, TREATMENT AND PREPARATION OF SOIL, FINISH GRADING, PLACEMENT OF SPECIFIED PLANT MATERIALS, FERTILIZER, STAKING, MULCH, CLEAN-UP, DEBRIS REMOVAL, AND 90-DAY MAINTENANCE.

# QUALIFICATIONS:

LANDSCAPE CONTRACTOR TO BE SKILLED AND KNOWLEDGEABLE IN THE FIELD OF WORK AND HAVE A MINIMUM OF FIVE (5) YEAR'S EXPERIENCE INSTALLING SIMILAR WORK. CONTRACTOR TO BE LICENSED TO PERFORM THE WORK SPECIFIED WITHIN THE PRESIDING JURISDICTION.

# JOB CONDITIONS:

IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE SITE AND REPORT ANY DISCREPANCIES TO THE OWNER OR THE OWNER'S REPRESENTATIVES. ALL PLANT MATERIAL AND FINISH GRADES ARE SUBJECT TO APPROVAL BY THE OWNER.

### PROTECTION:

SAVE AND PROTECT ALL EXISTING PLANTINGS SHOWN TO REMAIN. DO NOT PLANT UNTIL OTHER CONSTRUCTION OPERATIONS WHICH CONFLICT HAVE BEEN COMPLETED. IF AN IRRIGATION SYSTEM IS TO BE INSTALLED DO NOT PLANT UNTIL THE SYSTEM HAS BEEN INSTALLED, TESTED, AND APPROVED BY THE OWNER. HANDLE PLANTS WITH CARE - DO NOT DAMAGE OR BREAK ROOT SYSTEM, BARK, OR BRANCHES. REPAIR AND/OR REPLACE ITEMS DAMAGED AS A RESULT OF WORK, OR WORK NOT IN COMPLIANCE WITH PLANS AND SPECIFICATIONS, AS DIRECTED BY OWNER AT NO ADDITIONAL COST TO THE OWNER.

### **REPAIR OF EXISTING PLANTINGS:**

DURING THE COURSE OF WORK, REPAIR ALL EXISTING PLANTING AREAS BY PRUNING DEAD GROWTH, RE-ESTABLISHING FINISH GRADE AND RE-MULCHING TO SPECIFIED DEPTH.

## IRRIGATION SYSTEM:

LANDSCAPE CONTRACTOR TO VERIFY AVAILABLE WATER PRESSURE PRIOR TO BEGINNING ANY WORK ON THE PROPOSED IRRIGATION SYSTEM. PROVIDE WRITTEN RESULTS OF WATER PRESSURE TO LANDSCAPE ARCHITECT

# **REPAIR OF IRRIGATION SYSTEM:**

DURING THE COURSE OF WORK, REPAIR ANY DAMAGE TO THE IRRIGATION SYSTEM TO MATCH CONDITIONS PRIOR TO THE DAMAGE.

## GUARANTEE

GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE OF THE JOB BY OWNER.

## 60-DAY MAINTENANCE:

CONTRACTOR TO PROVIDE OWNER WITH A SCOPE OF WORK AT TIME OF INITIAL PROJECT BID TO PROVIDE LANDSCAPE AND IRRIGATION MAINTENANCE FOR 60 DAYS FOLLOWING STORE OPENING. WORK TO INCLUDE MAINTENANCE AS DESCRIBED BELOW, IN PLANTING AND IRRIGATION MAINTENANCE.

## SUBMITTALS:

SUBMIT FIVE (5) COPIES THE FOLLOWING TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO THE START OF ANY WORK:

- A) DOCUMENTATION THAT ALL PLANT MATERIAL HAS BEEN ORDERED. B) TOPSOIL ANALYSIS AND RECOMMENDED AMENDMENTS.
- C) TREE STAKING AND GUYING MATERIALS.
- D) ONE (1) QUART SIZE OF TOPSOIL AND MULCH.
- E) PLANTING SCHEDULE INCLUDING DATES AND TIMES. F) MAINTENANCE INSTRUCTIONS FOR ONE (1) FULL YEAR.

# MATERIALS:

# PLANT MATERIALS:

PLANT MATERIALS TO BE GRADE NO. 1, SIZED IN ACCORDANCE WITH (AAN) AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-2004). PRUNE PLANTS RECEIVED FROM THE NURSERY ONLY UPON AUTHORIZATION BY THE LANDSCAPE ARCHITECT. "B & B" INDICATES BALLED AND BURLAPPED: "CONT." INDICATES CONTAINER: "BR" INDICATES BARE ROOT: "CAL" INDICATES CALIPER AT 6" ABOVE SOIL LINE; "GAL" INDICATES GALLON.

A) SPECIFIED PLANT CANOPY SIZE OR CALIPER IS THE MINIMUM ACCEPTABLE CONTAINER OR BALL SIZE AND ESTABLISHES MINIMUM PLANT CONDITION TO BE PROVIDED. B) QUALITY:

- PLANT MATERIAL TO COMPLY WITH STATE AND FEDERAL LAWS FOR DISEASE INSPECTION, PLANTS TO BE FULLY LIVE, VIGOROUS, WELL FORMED, WITH WELL DEVELOPED FIBROUS ROOT SYSTEMS. ROOT BALLS OF PLANTS TO BE SOLID AND FIRMLY HELD TOGETHER. SECURELY CONTAINED AND PROTECTED FROM INJURY AND DESICCATION. PLANTS DETERMINED BY LANDSCAPE ARCHITECT TO HAVE BEEN DAMAGED; HAVE DEFORMITIES OF STEM, BRANCHES, OR ROOTS; LACK SYMMETRY, HAVE MULTIPLE LEADERS OR "Y" CROTCHES LESS THAN 30 DEGREES IN TREES, OR DO NOT MEET SIZE OR ANSI STANDARDS WILL BE REJECTED. PLANT MATERIAL TO BE FROM A SINGLE NURSERY SOURCE FOR EACH SPECIFIED SPECIES/HYBRID. NURSERY SOURCES TO BE THOSE LOCATED IN THE SAME REGION AS THE JOB SITE. C) SUBSTITUTION:
- NO SUBSTITUTION OF PLANT MATERIAL, SPECIES OR VARIETY, WILL BE PERMITTED UNLESS WRITTEN EVIDENCE IS SUBMITTED TO THE OWNER FROM TWO QUALIFIED PLANT BROKERAGE OFFICES. SUBSTITUTIONS WHICH ARE PERMITTED TO BE IN WRITING FROM THE OWNER AND LANDSCAPE ARCHITECT. THE SPECIFIED SIZE, SPECIES AND NEAREST VARIETY, AS APPROVED, TO BE FURNISHED. SUBSTITUTIONS MAY REQUIRE SUBMITTAL TO REVISED LANDSCAPE PLAN TO CITY FOR APPROVAL.
- D) LABEL AT LEAST ONE (1) TREE, SHRUB, AND GROUNDCOVER OF EACH VARIETY WITH A SECURELY ATTACHED WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAMES.
- E) DELIVER PLANT MATERIAL AFTER PREPARATION OF PLANTING AREAS HAVE BEEN COMPLETED AND PLANT IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN SIX (6) HOURS AFTER DELIVERY, SET MATERIAL IN SHADE, PROTECT FOR WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOT BALLS MOIST BY COVERING WITH MULCH, BURLAP OR OTHER ACCEPTABLE MEANS OF RETAINING MOISTURE.

# SOIL PREPARATION:

TOPSOIL, AMENDMENT, AND BACKFILL, ARE GENERAL REQUIREMENTS FOR ALL LANDSCAPE AREAS, UNLESS NOTED OTHERWISE ON THE PLANS. SOIL AMENDMENTS AND FERTILIZER NOTED BELOW ARE TO BE USED FOR BID PRICE BASIS ONLY. SPECIFIC AMENDMENTS AND FERTILIZERS WILL BE MADE AFTER SOIL SAMPLES ARE LABORATORY TESTED BY THE CONTRACTOR. PROVIDE CHANGE ORDER FOR ADDITIONAL OR REDUCTION OF MATERIALS REQUIRED OR NOT REQUIRED BY THE SOILS REPORT.

# SOIL FERTILITY AND AGRICULTURAL SUITABILITY ANALYSIS:

AFTER ROUGH GRADING AND PRIOR TO SOIL PREPARATION. CONTRACTOR TO OBTAIN TWO REPRESENTATIVE SOIL SAMPLES, FROM LOCATIONS AS DIRECTED BY THE LANDSCAPE ARCHITECT, TO A SOIL TESTING LABORATORY. SUBMIT RESULTS TO LANDSCAPE ARCHITECT FOR REVIEW. TESTS TO INCLUDE FERTILITY AND SUITABILITY ANALYSIS WITH WRITTEN RECOMMENDATIONS FOR SOIL AMENDMENT, FERTILIZER, CONDITIONERS, APPLICATION RATES, AND POST-CONSTRUCTION MAINTENANCE PROGRAM. TESTS TO BE CONTRACTED WITH AND PAID FOR BY THE CONTRACTOR.

# A) TOPSOIL:

- CONTRACTOR IS RESPONSIBLE FOR SUPPLYING ALL TOPSOIL AND FOR DETERMINING THE VOLUME OF TOPSOIL REQUIRED PER THE INFORMATION ON PLANS AND NOTED HERE-IN. CONTRACTOR IS RESPONSIBLE FOR ANY NECESSARY WEED CONTROL RESULTING FROM CONTAMINATED OFF SITE SOURCES.
- B) TOPSOIL TO CONSIST OF 3-WAY MIX AS PRODUCED AND REMIXED BY PACIFIC TOPSOILS, INC. TO CONSIST OF 1/3 BY VOLUME SANDY LOAM, 1/3 BY VOLUME COMPOSTED GARDEN MULCH, AND 1/3 BY VOLUME COARSE WASHED SAND OR EQUIVALENT.

- D) TOPSOIL PREPARATION AND INSTALLATION:
- 1. VERIFY SUBGRADES TO -5 INCHES IN LAWN AREA -18/24 INCHES IN PARKING LOT ISLANDS BELOW THIS ACCOMMODATES, TOPSOIL, AMENDMENTS, AN AREAS, 6" IMPORTED TOPSOIL FOR LANDSCAPE B PARKING LOT ISLANDS.
- 2. ERADICATE ANY SURFACE VEGETATION ROOTED IN PREPARATION.
- THOROUGHLY SCARIFY AND RIP ALL LANDSCAPE COMPACTED TO A DEPTH OF 12 INCHES WITH MU SCARIFY AREAS INACCESSIBLE TO MECHANIZED EC TO REMAIN WITH HAND TOOLS.
- 4. REMOVE SOIL LUMPS, ROCK, VEGETATION AND/OR SUB-GRADE PRIOR TO PLACEMENT OF SPECIFIED
- REMOVE ANY ASPHALT EXTENDING BEYOND 6 INC AREAS.
- 6. PARKING LOT PLANTER ISLANDS TO BE OVER EXC PAVING WASTE, GRAVEL BASE MATERIAL AND UND BELOW TOP OF PAVING. SCARIFY AND OVER EXC INCHES TO MINIMIZE STRUCTURAL COMPACTION. E) TOPSOIL PLACEMENT:
- 1. PROVIDE A TOTAL FINISH COURSE OF 4 INCHES OF 18/24 INCHES IN PARKING LOT ISLANDS.
- 2. IN ALL LANDSCAPE AREAS. PLACE 2 INCHES (6 IN TOPSOIL MIX WITH AMENDMENTS OVER THE PREPA ROTOTILL WITH MULTIPLE PASSES INTO THE TOP 6 DEPTH OF 8 INCHES IN LANDSCAPE AREAS (12 IN PLACE AN ADDITIONAL 2 INCH LIFT OF TOPSOIL, 12 INCH LIFT IN ALL PARKING LOT ISLANDS, FOR INCHES IN LANDSCAPE AREAS AND 18/24 INCHES 3. PLACE ADDITIONAL TOPSOIL AND SOIL MIX AS REQU

ORGANIC MULCH (TOPDRESSING): ONE-HALF-INCH  $(1/2^{\circ})$  SIZE, TO ONE-QUARTER  $(1/4^{\circ})$ , HEI BROWN IN COLOR.

# STAKES

2-INCH DIAMETER BY 8-FOOT MINIMUM LODGEPOLE PINE STA GUY MATERIAL:

1-INCH WIDE POLYETHYLENE CHAIN LOCK TYPE TIES; OR, 3/

HERBICIDE: HERBICIDE IS NOT RECOMMENDED FOR THE FIRST YEAR AFTER

ANTI-DESICCANT: "WILT-PROOF," 48 HOURS PRIOR TO SHIPMENT TO SITE FROM THOROUGHLY ROOT WATER PLANTS PRIOR TO DELIVERY. PLAI TO BE KEPT CONTINUALLY MOIST THROUGH INSTALLATION.

# EXECUTION:

CONTAMINANTS: VERIFY THAT ALL SOIL CONTAMINANTS (E.G., PAINT, SEALANT) SPOILS, ETC.) HAVE BEEN SATISFACTORY REMOVED FROM ALL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

# FINISH GRADES:

FINE GRADE AND REMOVE ROCKS, DEBRIS, AND FOREIGN OBJ SURFACE OF PREPARED LANDSCAPE AREAS. FINISH ELEVATION WALKS AND/OR OTHER ADJACENT HARDSCAPE FOR ALL PLAN WALKS AND/OR OTHER ADJACENT HARDSCAPE FOR ALL LAWI TO INSTALLATION OF MULCH OR LAWN. ALL FINISH GRADES COMPACTED, AS SHOWN ON THE PLAN AND DETAILED. PROV AND STRUCTURES. SITE CIVIL DRAWINGS IDENTIFY FINAL ELE PLANTING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW CREATE MUDDY SOIL.

### TREES AND SHRUBS: ARRANGE TREES AND SHRUBS ON SITE IN PROPOSED LOCATION STAKE OR GUY, AS CALLED OUT AND DETAILED. ALL TREES, BACKFILL SHALL BE PIT SPOILS. SETTLE BACKFILL USING WA

GROUNDCOVERS: EXCAVATE PITS TO A MINIMUM OF 3 INCHES BELOW, AND TW DIAMETER. WATER THOROUGHLY AND TAKE CARE TO ENSURE PROPER GRADE, AS DETAILED.

### MULCH: MULCH ALL LANDSCAPE AREAS NOT COVERED BY LAWN AND/ PROVIDE A 2-INCH DEPTH.

# UTILITY CLEARANCES:

FIELD ADJUST PLANT LOCATIONS FOR 8-FOOT SEPARATION O SEPARATION FOR GROUNDCOVER FROM FIRE HYDRANTS AND

CLEANUP AND PROTECTION: DURING LANDSCAPE WORK, KEEP ALL PAVEMENT CLEAN AND PROTECT LANDSCAPE WORK AND MATERIALS FROM DAMAGE D TRESPASSERS. MAINTAIN PROTECTION DURING INSTALLATION REPLACE DAMAGE LANDSCAPE WORK AS DIRECTED BY THE ON

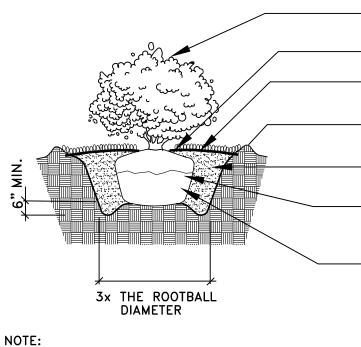
# PLANTING MAINTENANCE:

PROVIDE FULL MAINTENANCE BY SKILLED EMPLOYEES OF LAN PLANTINGS THROUGH COMPLETED INSTALLATION, AND UNTIL PLANTING MAINTENANCE TO INCLUDE WATERING, WEEDING, CUI GUYS, RESETTING PLANTS TO PROPER GRADES OR POSITION, LAWNS WEEKLY AFTER LAWN ESTABLISHMENT. HERBICIDE IS LANDSCAPE INSTALLATION. INCLUDED IS REPLACEMENT OF D PERCENT OR MORE OF CANOPY.

PRELIMINARY - NOT FOR CONSTRUCTION	
	#116
SYMBOL DESCRIPTION	# Z
EXISTING LANDSCAPING TO BE RETAINED	D. N.E.
EXISTING LANDSCAPING TO BE REMOVED	
EXISTING TREE TO BE REMOVED	
EXISTING DECIDUOUS TREE TO REMAIN - PRESERVE AND PROTECT.	SCHEDU
MULCH AND NO STONE MULCH WITHIN 5 FEET OF	PLANT SCHEDUI RENAISSANCE ALBUQUERQUE CO WAREHOUS
ROCK MULCH       2,479 SF         3" - 4" DEPTH OF 3/4" ROCK MULCH,       (THIS SQUARE FOOTAGE         OVER PORUOUS WEED BARRIER       INCLUDES ROCK AREAS         FABRIC. MATCH EXISTING ROCK       SHOWN ON PLAN, AND         MULCH ELSEWHERE ON SITE.       DOES NOT INCLUDING         OVERLAP ENDS AND SIDES OF       ROCK MULCH WITHIN         FABRIC MINIMUM 6". METAL STAPLES       GROUNDCOVER AREAS         48" ON-CENTER. SEND PHOTO OF       SHOWN)         PROPOSED ROCK TO LANDSCAPE       ARCHITECT FOR APPROVAL. ROCK         MULCH TO BE INSTALLED IN ALL       STALLED IN ALL	Title: I voi 1 voi
AS, -9 INCHES IN LANDSCAPE AREAS AND FINISH ELEVATION, OR AS INDICATED ON PLANS. D MULCH. 4" IMPORTED TOPSOIL FOR LAWN EDS, AND 18-24" IMPORTED TOPSOIL FOR THE SUB-GRADE PRIOR TO SUB-GRADE UB-GRADES WHICH HAVE BECOME LITIPLE PASSES, 90 DEGREES TO EACH OTHER. IUIPMENT AND AROUND EXISTING PLANTINGS NOTED DEBRIS LARGER THAN 2 INCHES FROM ALL TOPSOIL. HES FROM CURBS INTO ADJACENT LANDSCAPE AVATED BY BACKHOE. REMOVE VERLYING SUBSOIL TO 18 INCHES CAVATE PLANT PIT BOTTOM 12 TOPSOIL FOR LANDSCAPE AREAS AND CHES IN PARKING LOT ISLANDS) OF YED SUB-GRADE FOR A TOTAL	<b>COSTCO WHOLESALE 999 LAKE DRIVE ISSAQUAH, WA 98027</b>
INCHES OF SUB-GRADE FOR A TOTAL CHES IN PARKING LOT ISLANDS). N ALL LANDSCAPE AREAS AND A MINIMUM THE FINAL TOPSOIL DEPTH OF 4 IN PARKING LOT ISLANDS. UIRED TO MEET FINISH ELEVATIONS.	БОЛ
MLOCK/FIR BARK. FINE TEXTURED AND DARK	PRELIMINARY
AKES.	
'8" DIAMETER RUBBER. NO WIRE.	JEFFREY VARLEY
R INSTALLATION.	THO PEGISTERED HITE
M JUNE 1 THROUGH SEPTEMBER.	
NT MATERIAL DELIVERED TO SITE	Scale: Horizontal N/A Vertical N/A
S, SOLVENTS, OILS, GREASES, CONCRETE/ASPHALT - PLANTING AREAS. DO NOT BEGIN WORK UNTIL IECTS OVER 2 INCHES DIAMETER FROM TOP	Designed <u>LRP</u> Drawn <u>LRP</u> Checked <u>JMV</u> Approved <u>JMV</u> Date <u>1/27/22</u>
DNS TO BE DEFINED AS 3 INCHES BELOW CURBS, ITING BED AREAS AND 1-INCH BELOW CURBS, N AREAS. FINISH GRADE REFER TO GRADES PRIOR TO BE SMOOTH EVEN GRADES, LIGHTLY /IDE POSITIVE DRAINAGE AWAY FROM BUILDINGS EVATIONS. MOISTEN PREPARED AREAS BEFORE SURFACE TO DRY BEFORE PLANTING. DO NOT	<b>ngineers, Inc.</b> Le South <b>barghausen.com</b>
ONS PER DRAWINGS. EXCAVATE PIT, PLANT AND , SHRUBS, AND SUPPORTS TO STAND VERTICAL. ATER ONLY. NO MECHANICAL COMPACTION.	<b>ر Engineers,</b> nue South 2 barghausen
VICE THE ROOT BALL THAT ROOT CROWN IS AT	<b>ausei</b> <b>Iting</b> A 9803. 222
OR SEED. APPLY SUFFICIENT QUANTITY TO	Barghausen Consulting E 18215 72nd Avenu Kent, WA 98032 425.251.6222
F TREES/SHRUBS AND 2–FOOT JTILITY VAULTS.	
WORK AREAS IN AN ORDERLY CONDITION. UE TO LANDSCAPE OPERATIONS AND AND MAINTENANCE PERIOD. TREAT, REPAIR, OR WNER.	
DSCAPE INSTALLERS. CONTRACTOR TO MAINTAIN CCEPTANCE OF LANDSCAPE INSTALLATION. JLTIVATING, TIGHTENING AND REPAIRING OF TREE RE-ESTABLISHING SETTLED GRADES; AND MOWING NOT RECOMMENDED FOR ONE YEAR FOLLOWING EAD PLANTS AND PLANTS SHOWING LOSS OF 40	Job Number 10896 Sheet L5 of 6

# FROM ROOTBALL. ROUGHEN ALL SURFACES OF PIT. CUT AND REMOVE BURLAP FROM ROOT BALL SHRUB PLANTING DETAIL

NOT TO SCALE



APPLY ADDITIONAL 4 OZ. 8-32-16 FERTILIZER INTO TOP 2" OF PLANTING MIX.

PLANT SHRUB HIGH ENOUGH TO ALLOW POSITIVE DRAINAGE AWAY

SHRUB - PRUNE AS DIRECTED BY LANDSCAPE ARCHITECT HOLD MULCH FROM STEM

MULCH LAYER

4" SAUCER FOR WATERING

BACKFILL TO BE A MIX OF TOPSOIL, FERTILIZER, AND PEAT MOSS SCARIFY ROOTBALL ON CONTAINER MATERIAL. REMOVE TOP 1/3 OF BURLAP ON B&B MATERIAL

DUST ROOT BALL WITH

ROOT GROWTH HORMONE

M/4/J the month of REMOVE ALL TIES, WRAP & CONTAINERS. -FREE PERIMETER ROOTS FROM NURSERY 3 m EXCAVATE TREE PIT AT A MIN. OF 2 TIMES-DIA. OF ROOTBALL AT BALL CENTER, TAPERING PIT GRADE TO FINISH GRADE PIT SPOILS, NURSERY BALL WASTE BACKFILL SET BALL ON UNDISTURBED SUBGRADE, OR COMPACTED SOIL. LIGHT FERTILIZER OVER PLANTING BED AFTER BACKFILL

EIGHT PATTERN. STAKES AND TREE TO BE PLUMB 3" DEEP SAUCER FOR WATER-MULCH LAYER -

DECIDUOUS TREE PLANTING/STAKING DETAIL

(2) LODGEPOLE STAKES; TIE AT APPROX. 1/3 TO 1/2 HEIGHT OF TREE WITH FLEXIBLE RUBBER TIE IN FIGURE

ONLY; NO FERTILIZER IN PLANTING PIT.

BALL & PIT TO BE COURSELY SCARIFIED.

WORK PERIMETER ROOTS FREE OF NURSERY BALL.

EVERGREEN TREE PLANTING/STAKING DETAIL

SET BALL ON UNDISTURBED BASE OR COMPACTED MOUND-

NOT TO SCALE

REMOVE ALL WRAP, TIES & CONTAINERS, REGARDLESS OF MATERIAL. (2) LODGEPOLE STAKES, PLUMB WITH ELASTIC CHAIN-LOCK TYPE -OR RUBBER GUYS TIED IN FIGURE EIGHT; REMOVE AFTER ONE GROWING SEASON PROTECTIVE WRAPPING DURING SHIPMENT TO SITE AND INSTALLATION REMOVE AT COMPLETION OF PLANTING LAWN PLANTING; PROVIDE 3' Ø "NO GRASS" TREE RING AND 2" DEEP MULCH LAYER IN WELL. HOLD BACK FROM TRUNK 8" TO 10" FINISH GRADE PREPARE PLANTING BED PER SPEC'S; AT MIN., LOOSEN-AND MIX SOIL TO 18" OR DEPTH OF ROOTBALL AND 2 TIMES BALL DIAMETER REMOVE ALL WRAP, TIES, AND CONTAINERS SCORE ROOTBALL AND WORK NURSERY SOIL

PRUNE DAMAGED TWIGS AFTER PLANTING PLACE IN VERT. POSITION: DOUBLE LEADERS WILL BE REJECTED-

KEEP ROOTBALL MOIST AND PROTECTED AT ALL TIMES.

PROTECT TRUNK AND LIMBS FROM INJURY.

HOLD CROWN OF ROOTBALL AT OR JUST ABOVE FINISH GRADE.

BACKFILL TO BE SETTLED USING WATER ONLY - NO MECHANICAL

NOTE:

COMPACTION.

AWAY FROM PERIMETER ROOTS

PENETRATION TO SUBBASE (+) 24"

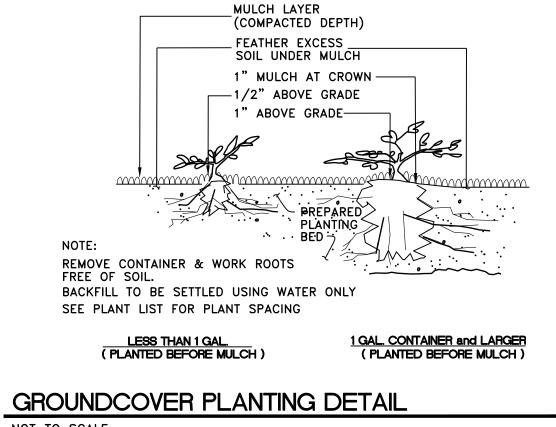
UNDER BALL

BALL

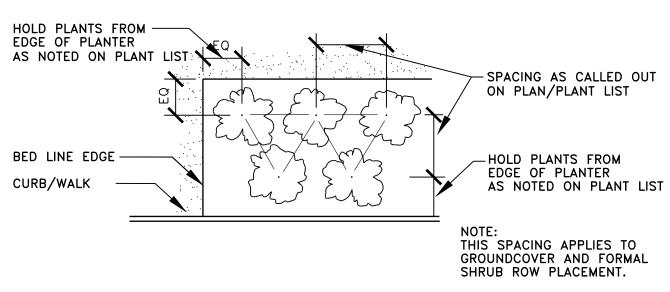
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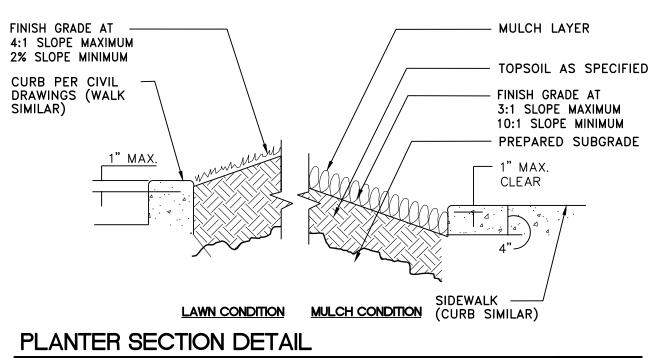
# LANDSCAPE DETAILS COSTCO WHOLESALE FUEL FACILITY RELOCATION 1420 RENAISSANCE BLVD. N.E. ALBUQUERQUE, NM 87107 COSTCO FACILITY #116



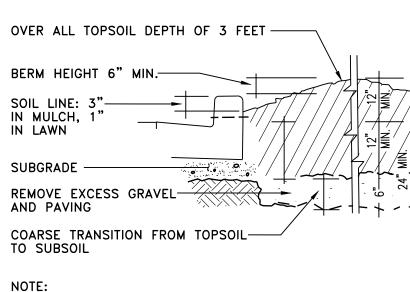
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# PLANT MATERIAL SPACING DETAIL NOT TO SCALE



NOT TO SCALE

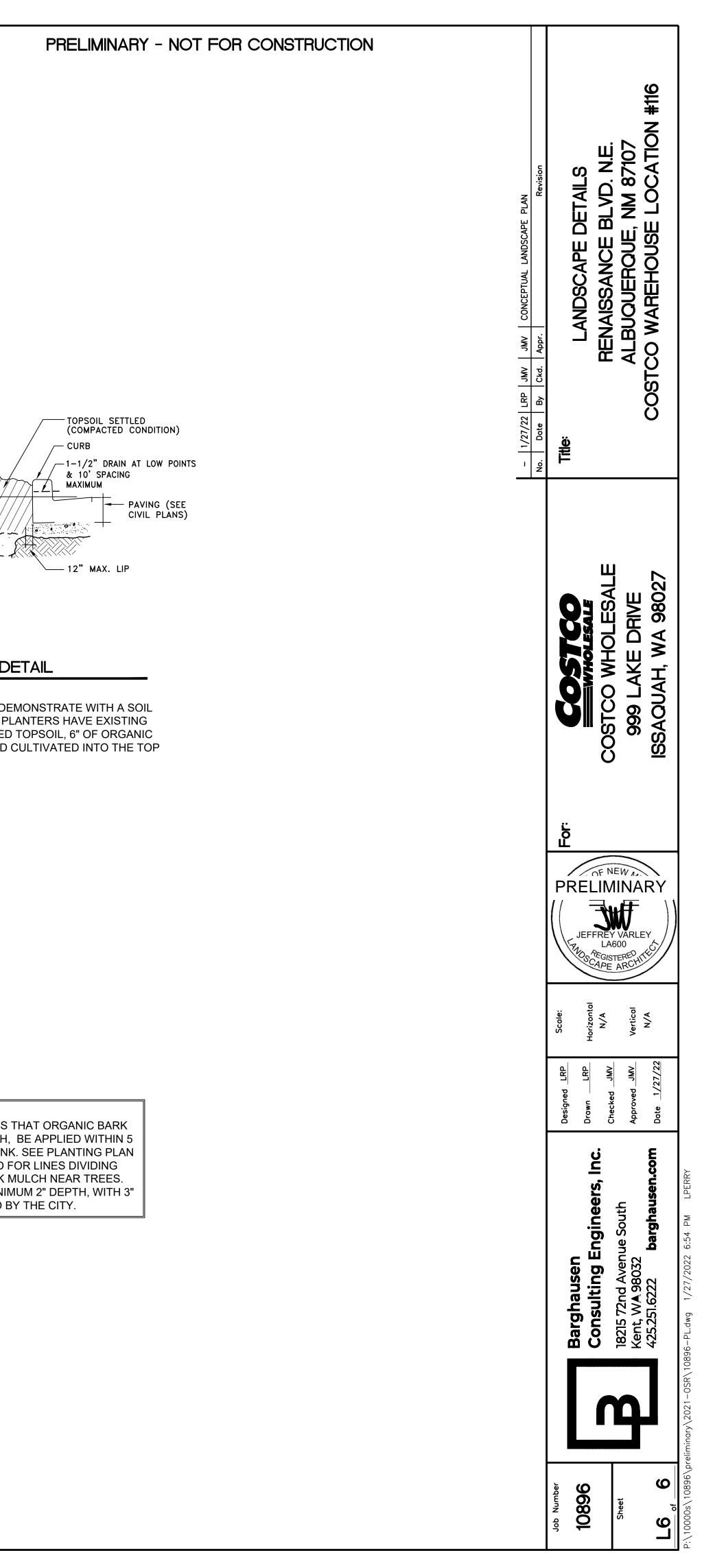


OVER EXCAVATE PARKING LOT PLANTERS TO LOOSEN COMPACTED SUBBASE

# NOT TO SCALE

DEDUCT ALT #1: IF LANDSCAPE CONTRACTOR CAN DEMONSTRATE WITH A SOIL ANALYSIS (OR SIMILAR) THAT PARKING LOT ISLAND PLANTERS HAVE EXISTING SOIL THAT HAS SIMILAR QUALITIES AS THE IMPORTED TOPSOIL, 6" OF ORGANIC COMPOST CAN BE INSTALLED IN THE PLANTERS AND CULTIVATED INTO THE TOP 12"-18" OF EXISTING SOIL

> NOTE: ALBUQUERQUE REQUIRES THAT ORGANIC BARK MULCH, NOT ROCK MULCH, BE APPLIED WITHIN 5 FEET OF EACH TREE TRUNK. SEE PLANTING PLAN AND LANDSCAPE LEGEND FOR LINES DIVIDING BARK MULCH FROM ROCK MULCH NEAR TREES. ALL MULCH SHALL BE MINIMUM 2" DEPTH, WITH 3" TO 4" DEPTH PREFERRED BY THE CITY.





CIRCLE K STORES INC C/O PROPERTY TAX DEPT-DC17 PO BOX 52085 PHOENIX AZ 85072-2085

### RE: Site Plan – Major Amendment (DRB) Costco Gasoline – Relocation 1420 Renaissance Boulevard, Albuquerque, New Mexico 87107 Costco Loc. No. 116 / Our Job No. 10896

Dear Neighbor:

On behalf of Costco Wholesale, Barghausen Consulting Engineers, Inc. is submitting the required application forms, plans, and supporting documents for a Site Plan – Major Amendment (DRB) for the above-referenced project.

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Should you have any questions or require any additional information, please contact me at (425) 251-6222 or by email at ebang@barghausen.com.

ectfully, mM. Bang Respectfully,

Erin Bang Assistant Planner

EB/ps 10896c.060.doc

- cc: Ms. Therese Garcia, Costco Wholesale (Costco Google Drive w/enc)
  - Mr. Anthony McLean, MG2 (email w/enc)
  - Mr. Jay S. Grubb, Barghausen Consulting Engineers, Inc.
  - Mr. Chris S. Ferko, Barghausen Consulting Engineers, Inc.
  - Mr. Sean Anderson, Barghausen Consulting Engineers, Inc.



HOME DEPOT USA INC C/O PROPERTY TAX DEPT #3502 PO BOX 105842 ATLANTA GA 30348-5842

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WAL-MART PROPERTY TAX DEPT ATTN: M/S 0555 PO BOX 8050 BENTONVILLE AR 72716-8055

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DEVERICKS FAMILY PARTNERSHIP ATTN: RICHARD DEVERICKS 4363 SKYWALKER DR SOMIS CA 93066-9640

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SPRINGER THOMAS J & JEANINE PO BOX 1435 FAIRACRES NM 88033

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ARCHLAND PROPERTY I LLC C/O MCDONALDS CORP 30-0172 PO BOX 182571 COLUMBUS OH 43218-2571

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SANTACRUZ LOUIS EDWARD & NANCY SANDER SANTACRUZ TRUSTEES LES & NSS IRRVT 15490 N 83RD WAY SCOTTSDALE AZ 85260-1821

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WENDYS PROPERTIES LLC ONE DAVE THOMAS BLVD **DUBLIN OH 43017** 

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COSTCO WHOLESALE CORP C/O PROPERTY TAX DEPT 116 999 LAKE DR ISSAQUAH WA 98027-8990

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JULDAN LLC 4425 TOWNER AVE NE ALBUQUERQUE NM 87110-3909

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3105 NORTH STONE AVENUE LLC ATTN: KENNETH M WATT 5500 STONE CANYON RANCH RD CASTLE ROCK CO 80104

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ALPINE INCOME PROPERTY OP LP 1140 N WILLIAMSON BLVD SUITE 140 DAYTONA BEACH FL 32114-8112

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PARAGON INDUSTRIES II INC 4285 N GOLDEN STATE BLVD FRESNO CA 93722-6316

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ALBUQUERQUE INVESTORS LLC ATTN: WOODSONIA REAL ESTATE INC 20010 MANDERSON ST SUITE 101 ELKHORN NE 68022-1264

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TUKWILA 225 ANDOVER PARK W TUKWILA, WA 98188-9997 (800)275-8777

02/23/2022	10007270		03:53 PM
Product	Qty	Unit Price	Price
Garden Corsage	26	\$0.78	\$20.28
Grand total:			\$20.28
Cash Change			\$40.00 -\$19.72

VSPS is experiencing unprecedented volume increases and limited employee availability due to the impacts of COVID-19. We appreciate your patience.

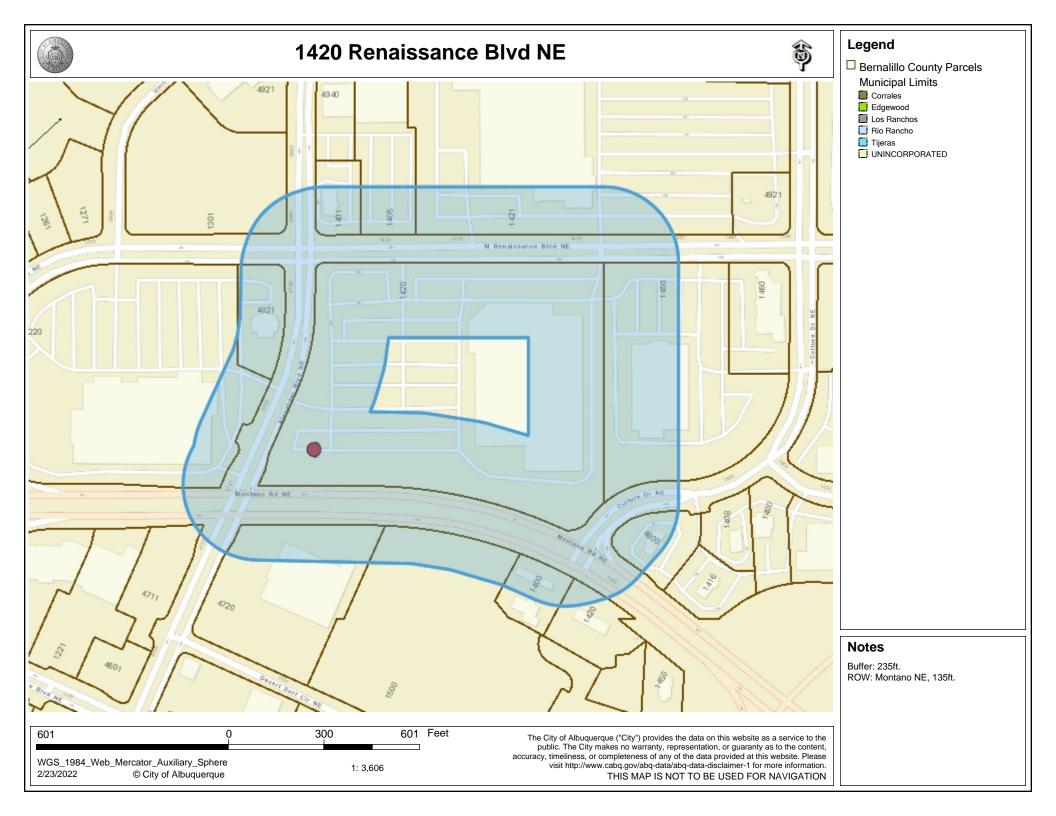
In a hurry? Self-service kiosks offer quick and easy check-out. Any Retail Associate can show you how.

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All sales final on stamps and postage. Refunds for guaranteed services only. Thank you for your business.

Tell us about your experience. Go to: https://postalexperience.com/Pos or scan this code with your mobile device,





TUKWT	TUKWILA ANDOVER PARK W LA, WA 98188-9997 (800)275-8777		
02/24/2022		12:11 PM	
Product	Qty Unit Price	Price	
First-Class Mail Large Envelope Albuquerque, Weight: O lk Estimated De Mon O2/2	, NM 87197 5 2.10 oz elivery Date	\$1.56	
First-Class Mai Large Envelope Albuquerque Weight: O l Estimated D Mon O2/	, NM 87104 b 2.10 oz elivery Date	\$1.56	
First-Class Mai Large Envelope Albuquerque Weight: O 1 Estimated D Mon O2/	. NM 87109	\$1.56	
Weight: O Estimated	e. NM 87199	\$1.56	
Weight: O Estimated	il® 1 e, NM 87110 ]b 2.10 oz Delivery Date 2/28/2022	\$1.56	
Weight: O Estimated Mon O	e, NM 87110 lb 2.20 oz Delivery Date 2/28/2022	\$1.56	
Cropd Iotal:	217 107 108 108 109 109 109 109 108 109 109 109 100 100 100 101 109 109 10	\$9.36	
Cash	the day life and and and her are and and and an and and into the life in	\$20.00 -\$10.64	

## SIGN POSTING AGREEMENT

### **REQUIREMENTS**

#### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

- 1. LOCATION
  - A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
  - B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
  - C. No barrier shall prevent a person from coming within five feet of the sign to read it.
- 2. NUMBER
  - A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
  - B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.
- 3. PHYSICAL POSTING
  - A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
  - B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.
- 4. TIME

Signs must be posted from	August 31, 2022	То	September 19, 2022
---------------------------	-----------------	----	--------------------

- 5. REMOVAL
  - A. The sign is not to be removed before the initial hearing on the request.
  - B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

(Appli	icant or Agent)	August 23, 2022 (Date)
I issued signs for this application,	,,,	(Staff Member)

## PROJECT NUMBER:

From:	Erin Bang	
Sent:	Thursday, February 24, 2022 7:37 AM	
То:	Dan Regan	
Cc:	PLNDRS@cabq.gov; Rodenbeck, Jay B.; Charles Moseley	
Subject:	RE: D4C reply RE: Albuquerque, NM - Neighborhood Meeting Notification (BCE# 10896)	

Hello Dan –

Thank you for the kind response. I have included the City of Albuquerque review staff to this email so they are aware District 4 Coalition of Neighborhood Associations is not requesting a neighborhood meeting. You will also be receiving the documents included in my original email via mail for your records.

Please feel free to reach out to me if any further questions arise. Warm regards, **Erin Bang | Assistant Planner** Office: 425-251-6222 | Ext: 7210 Barghausen Consulting Engineers, Inc. 18215 72<sup>nd</sup> Avenue South, Kent, WA 98032 www.barghausen.com

From: Dan Regan <dlreganabq@gmail.com>
Sent: Wednesday, February 23, 2022 6:21 PM
To: Erin Bang <ebang@Barghausen.com>; peggynorton@yahoo.com; newmexmba@aol.com; mgriffee@noreste.org; tyler.richter@gmail.com; dmc793@gmail.com
Cc: Charles Moseley <cmoseley@barghausen.com>; 'Jim Griffee' <jgriffee@noreste.org>
Subject: D4C reply RE: Albuquerque, NM - Neighborhood Meeting Notification (BCE#10896)
Importance: High

Erin, et al,

Thank you for your excellent documentation for this shifting and improvement of the fuel facility at this Costco facility on Renaissance. From out of state, ya'll nailed this project's specs better than many NM firms do.

We have had no issues or problems raised with these proposed changes by anyone notified. Hence, District 4 Coalition will neither support nor oppose this project going forward.

Best of luck with the execution of it all.

Dan Regan District 4 Coalition Zoning / Development Committee, Chair

From: Erin Bang [mailto:ebang@Barghausen.com] Sent: Friday, February 18, 2022 3:30 PM To: peggynorton@yahoo.com; newmexmba@aol.com; dlreganabq@gmail.com; mgriffee@noreste.org; tyler.richter@gmail.com; dmc793@gmail.com

Cc: Charles Moseley < <a href="mailto:cmoseley@barghausen.com">cmoseley@barghausen.com</a>>

Subject: Albuquerque, NM - Neighborhood Meeting Notification (BCE#10896)

#### Good afternoon –

On behalf of Costco Wholesale, Barghausen Consulting Engineers, Inc. is providing Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed/Emailed to the relevant Neighborhood Associations. Costco is seeking development approvals to allow for the relocation and expansion of the existing fuel facility located at 1420 Renaissance Blvd. The project includes an 8,510 square-foot fuel dispenser canopy, the installation of 12 multi-product dispensers (MPDs), three (3) 40,000-gallon underground storage tanks (USTs), one (1) 1,500 UST, a controller enclosure, transformer, vapor recovery equipment, and associated site improvements. Specific site improvements include associated landscape, parking, and site lighting improvements. The intent of the on-site relocation is to shorten queues, reduce wait times, and improve the fuel purchasing experience for Costco members.

Please find the following items enclosed in this email for your review:

- 1. Public Notice of a Proposed Project in City of Albuquerque Form
- 2. Overall Concept Site Plan
- 3. IDO Zone Atlas Page (F-16-Z)
- 4. Project Narrative

Please accept this email as your invitation for a neighborhood meeting if desired. Whether you are interested in holding a Neighborhood Meeting or not, please respond to this email at your earliest convenience confirming receipt. As of now, all meetings will be held virtually and coordinated with the City of Albuquerque, NM.

Feel free to reach out with any questions or concerns.

Warm regards,

#### Erin Bang | Assistant Planner

Office: 425-251-6222 | Ext: 7210 Barghausen Consulting Engineers, Inc. 18215 72<sup>nd</sup> Avenue South, Kent, WA 98032 <u>http://secure-</u> web.cisco.com/18uSQ7fat4yHkVVJjrYPap0VGp3jr1nWFuogUK0FLDCb8nh0cGW9mqXBp7zuRDgLZRgSctpQbLpDKBW1KKe2eZOAwaFh2ZjnIy8vFK5x\_01zfYU4bjW9YjBEmV2Fiu2VqlnbhuaffwkWhU3kxVI54hrv2gfZpxYPRzhIXf-YueIAk5RWtImPFLD9KEnpQZSTi8wMXqMzHpC\_zNJJWHpLuaD-9MK8RwI-8fMisWtqYKUMDIMVuOA\_Cf-6iWawmouA\_hbxxQQWpKFu-3qBjJNqWSkZ6W2yxMJbKgTpjDCPbYZulq6nGE\_ALQBHKJuQKb0-7oEYBcbA5ghFcwnF91u5JgCj3YBEyYgbwIz8GjxezVayIqn2PPEpZyfC9ah0CpF/http%3A%2F%2Fwww.barghausen.c om

From:	Erin Bang
Sent:	Monday, February 21, 2022 3:42 PM
То:	dmc793@gmail.com
Cc:	Charles Moseley; PLNDRS@cabq.gov; Rodenbeck, Jay B.
Subject:	Costco Fuel Re-location - District 7 Coalition of Neighborhood Associations (BCE# 10896)

Hello Darcy -

Thank you for taking my call this afternoon and confirming that the notification for our proposed project at 1420 Renaissance Blvd was received. I have included the City of Albuquerque review staff to this email so they are aware District 7 Coalition of Neighborhood Associations has opted out of a neighborhood meeting.

Feel free to reach out with any additional questions.

Warm regards,

**Erin Bang | Assistant Planner** Office: 425-251-6222 | Ext: 7210 Barghausen Consulting Engineers, Inc. 18215 72<sup>nd</sup> Avenue South, Kent, WA 98032 www.barghausen.com

From:	Erin Bang
Sent:	Friday, February 25, 2022 11:22 AM
To: peggynorton@yahoo.com	
Cc:	Charles Moseley; PLNDRS@cabq.gov; Rodenbeck, Jay B.
Subject:	Costco Fuel Re-location - North Valley Coalition Neighborhood Association (BCE# 10896)

Hello Peggy –

Thank you for taking my call this morning and confirming that the notification for our proposed project at 1420 Renaissance Blvd was received. I have included the City of Albuquerque review staff to this email so they are aware North Valley Coalition of Neighborhood Associations has opted out of a neighborhood meeting.

Feel free to reach out with any additional questions.

Warm regards, **Erin Bang | Assistant Planner** Office: 425-251-6222 | Ext: 7210 Barghausen Consulting Engineers, Inc. 18215 72<sup>nd</sup> Avenue South, Kent, WA 98032 www.barghausen.com

From:	Carmona, Dalaina L. <dlcarmona@cabq.gov></dlcarmona@cabq.gov>
Sent:	Friday, January 7, 2022 12:19 PM
To:	Erin Bang
Subject:	1420 Renaissance Blvd Neighborhood Meeting Inquiry
Attachments:	IDO Zone Atlas Page.pdf

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone
North Valley Coalition	Peggy	Norton	peggynorton@yahoo.com		Albuquerque	NM	87197	505850
North Valley Coalition	Doyle	Kimbrough	newmexmba@aol.com	2327 Campbell Road NW	Albuquerque	NM	87104	505249
District 4 Coalition of Neighborhood Associations	Daniel	Regan	dlreganabq@gmail.com	4109 Chama Street NE	Albuquerque	NM	87109	505280
District 4 Coalition of Neighborhood Associations	Mildred	Griffee	mgriffee@noreste.org	PO Box 90986	Albuquerque	NM	87199	505280
District 7 Coalition of Neighborhood Associations	Tyler	Richter	tyler.richter@gmail.com	801 Madison NE	Albuquerque	NM	87110	505239
District 7 Coalition of Neighborhood Associations	Darcy	Bushnell	dmc793@gmail.com	2017 Alvarado Drive NE	Albuquerque	NM	87110	505379

**PLEASE NOTE:** The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: <u>devhelp@cabq.gov</u>, or visit: https://www.cabq.gov/planning/online-planning-permitting-applications with those types of questions.

You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project. Please use this online link to find the required forms you will need to submit. <u>https://www.cabq.gov/planning/urban-design-development/public-notice</u>. The Checklist form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official public notice form-2019.pdf. The Administrative Decision form you need for notifying neighborhood associations can be found here: <a href="https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf">https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf</a>

Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those emails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s): http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-

http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-theintegrated-development-ordinance

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table

Thanks,



Dalaina L. Carmona

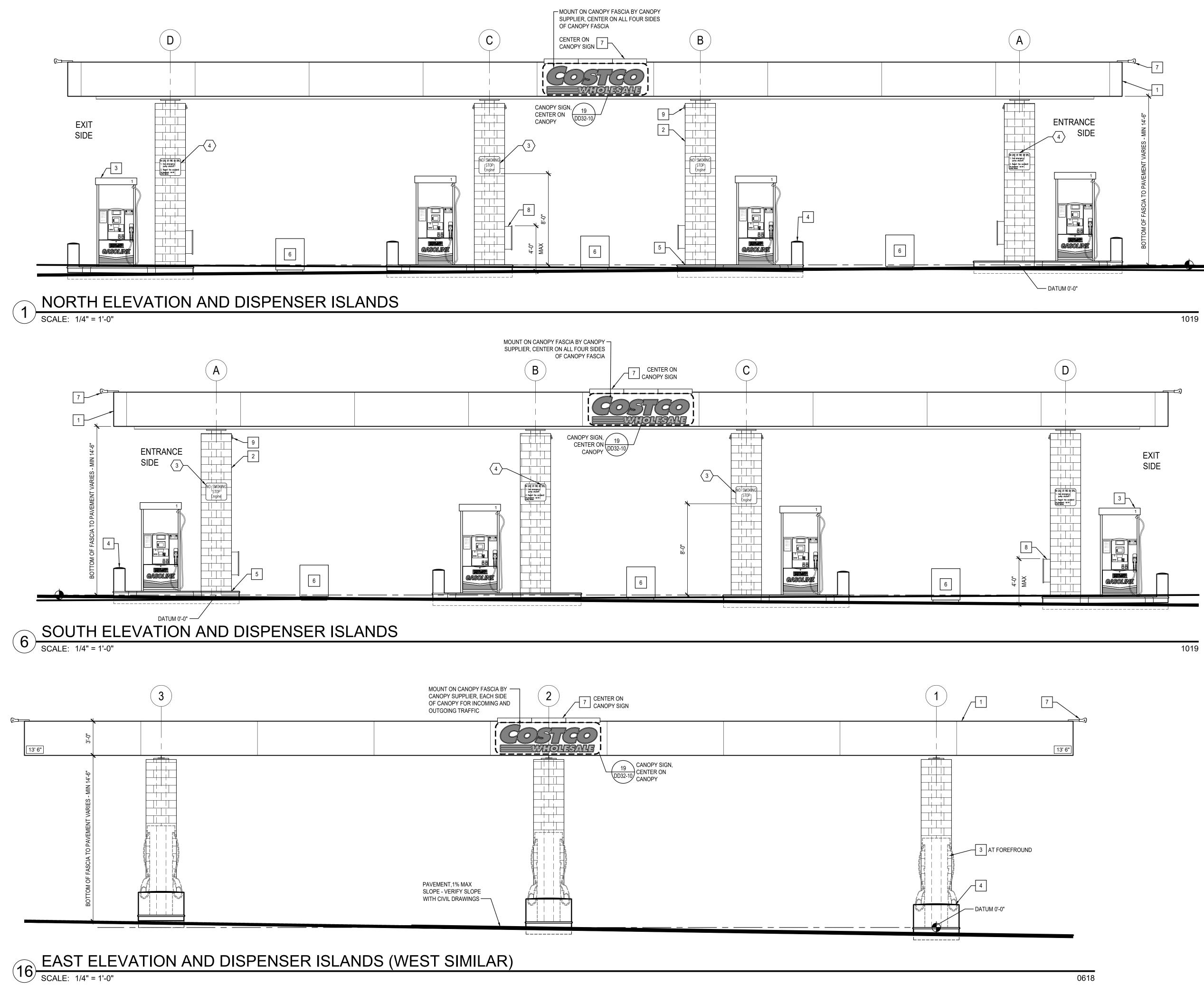
Senior Administrative Assistant Office of Neighborhood Coordination Council Services Department 1 Civic Plaza NW, Suite 9087, 9<sup>th</sup> Floor Albuquerque, NM 87102 505-768-3334 <u>dlcarmona@cabq.gov</u> or <u>ONC@cabq.gov</u> Website: <u>www.cabq.gov/neighborhoods</u>



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From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] On Behalf Of webmaster@cabq.gov Sent: Friday, January 07, 2022 12:50 PM To: Office of Neighborhood Coordination <ebang@barghausen.com> Cc: Office of Neighborhood Coordination <onc@cabq.gov> Subject: Neighborhood Meeting Inquiry Sheet Submission

Neighborhood Meeting Inquiry For: Development Review Board If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below: Contact Name Erin Bang Telephone Number 2064036896 Email Address ebang@barghausen.com Company Name Barghausen Consulting Engineers, Inc. **Company Address** City State ZIP Legal description of the subject site for this project: Physical address of subject site: 1420 Renaissance Blvd Subject site cross streets: Renaissance Blvd & Alexander Blvd N.E. Other subject site identifiers: This site is located on the following zone atlas page: F-16-Z

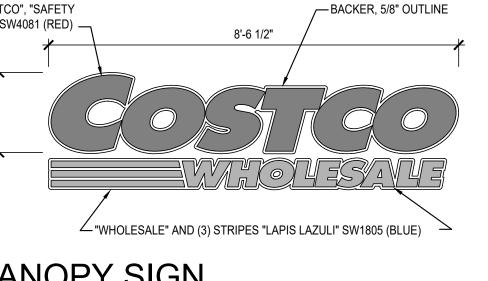


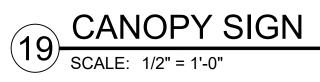


ALBUQUERQUE , NEW MEXICO

0618

"COSTCO", "SAFETY RED" SW4081 (RED) -





# CONCEPT ELEVATIONS NOVEMBER 16 , 2021

0912

		SOIC - FUEL FACILITY SIGNAGE				
	QTY	DESCRIPTION	TYPICAL PLACEMEN			
2	4	WRONG WAY 24" x 24" ALUMINUM	END OF EACH ISLAND FACING EXIT - SEE DETAIL 8/AG-7 FOR MOUNTING			
3	12	NO SMOKING / STOP ENGINE 18" x 22" ALUMINUM	AT ENTRY AND EXIT COLUMNS - FLUSH MOUNT ON COLUMNS SEE SITE PLAN			
4	12	IN CASE OF FIRE OR SPILL 18" x 22" ALUMINUM	AT CENTER COLUMNS - FLUSH MOUNT ALL SIDES OF COLUMN SEE SITE PLAN			

A. SEE ENLARGED SITE PLAN FOR ADDITIONAL GENERAL NOTES AND ADDITIONAL DETAIL REFERENCES.

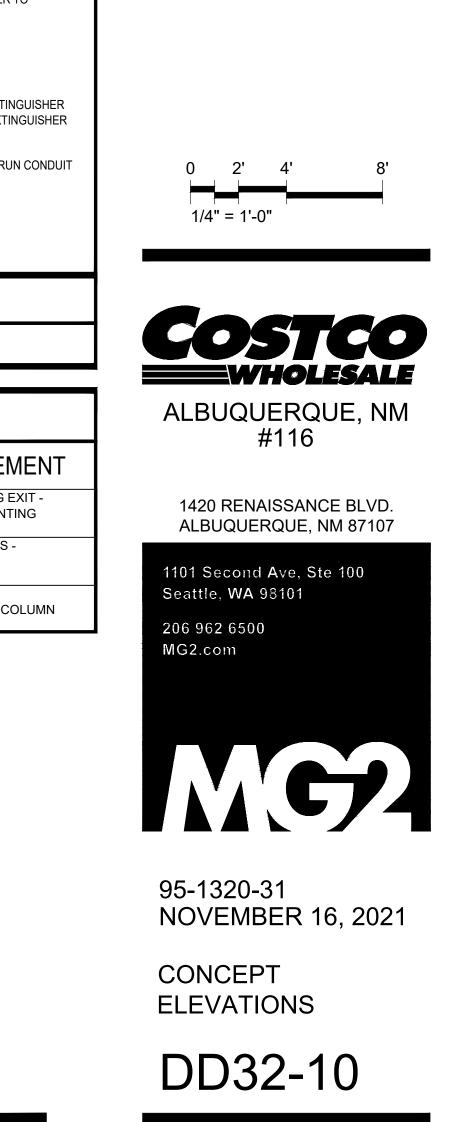
2	'NATURAL GRAY' ANGELUS SPLIT-FACE CMU BLOCK COLUMN - SUPPLIED AND INSTALLED BY CANOPY SUPPLIER UNDER SEPARATE CONTRACT
3	ACCESSIBLE MULTIPRODUCT DISPENSER
4	CONCRETE-FILLED METAL FORMED GUARD AT ENDS OF ISLANDS - TOP OF GUARD AT 30" ABOVE TRAFFIC SURFACE - PAINT SIDES ONLY WITH GLOSS BLUE, REFER TO SPECIFICATION
5	RAISED CONCRETE ISLAND WITH METAL EDGE FORM - PAINT SIDES ONLY WITH GLOSS BLACK, REFER TO SPECIFICATION
6	WASTE RECEPTOR, BOLT DOWN, CENTER OF EACH ISLAND (SOIC)
7	CANOPY FASCIA SIGN LIGHT FIXTURE (SOIC)
8	FIRE EXTINGUISHER AND CABINETS MOUNTED ON COLUMN SIDE AWAY FROM DISPENSER - FIRE EXTINGUISHER CABINET TO BE: BROOKS MODEL # MARK II, RED CABINET WITH CLEAR COVER (OR EQUAL) - FIRE EXTINGUISHER AND CABINET, BY GC
9	VIDEO CAMERA - VERIFY LOCATION WITH OWNER CONSTRUCTION PROJECT MANAGER. GC SHALL RUN CONDUIT AND INSTALL 3" ROUND OR OCTAGONAL J-BOX FOR MOUNTING CAMERAS
10	CAULK PERIMETER OF DISPENSER BASE WITH PETROLEUM RESISTANT SEALANT

UNDER SEPARATE CONTRACT

KEYNOTES

PRE-FINISHED METAL FASCIA PANEL, COLOR 'COLONIAL WHITE' - SUPPLIED AND INSTALLED BY CANOPY SUPPLIEF

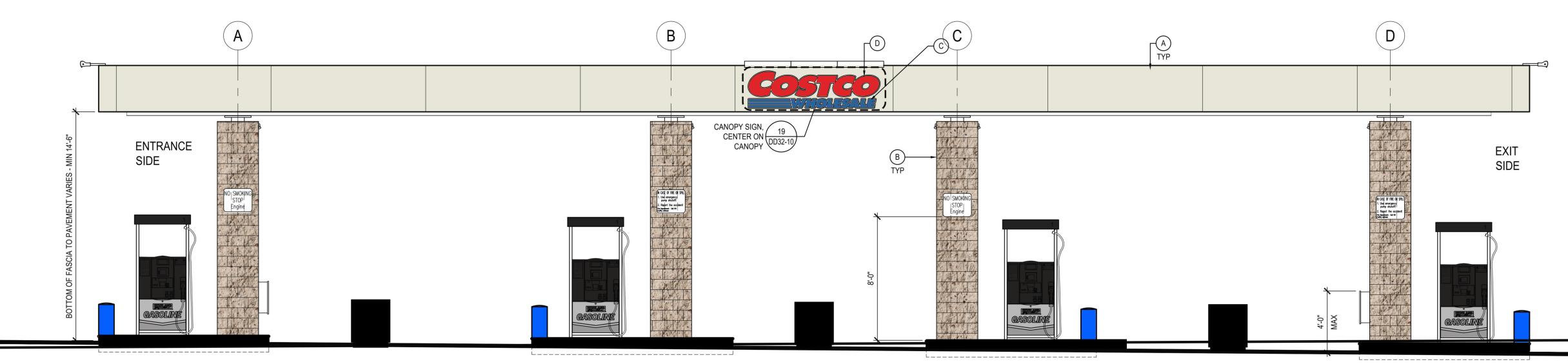
GENERAL NOTES



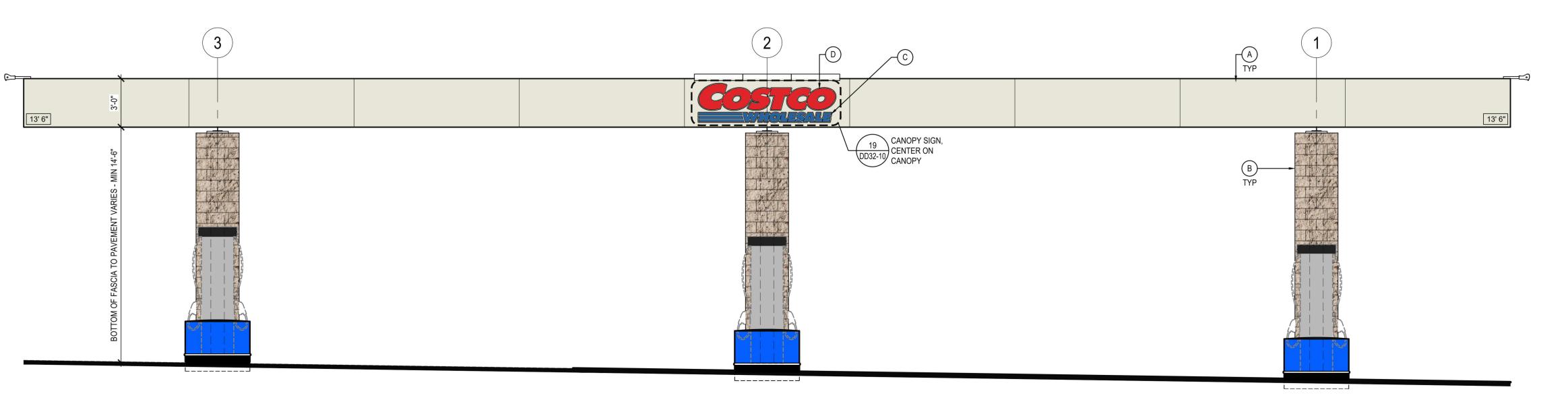
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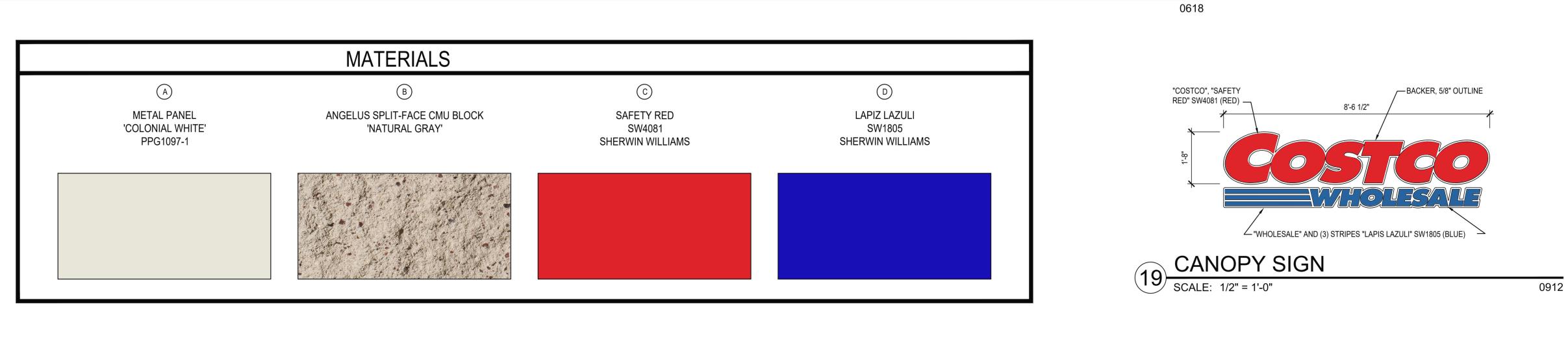
## 1 NORTH ELEVATION AND DISPENSER ISLANDS SCALE: 1/4" = 1'-0"



## 6 SCALE: 1/4" = 1'-0"



## 16 EAST ELEVATION AND DISPENSER ISLANDS (WEST SIMILAR) SCALE: 1/4" = 1'-0"



## COSTCO WHOLESALE ALBUQUERQUE , NEW MEXICO

## **CONCEPT ELEVATIONS** NOVEMBER 16 , 2021

1019

1019



1/4" = 1'-0"



## City of Albuquerque

Planning Department Development Review Services Division

## Traffic Scoping Form (REV 07/2020)

Project Title: Costco Gasoline On-site Relocation	
Building Permit #: Hydrology File #: SI-2	022-00638
Zone Atlas Page: F-16-Z DRB#: EPC#:	
Legal Description:	
Development Street Address: <u>1420 Renaissance Blvd Albuque</u>	rque, NM
Applicant: Costco Wholesale	Contact: Therese Garcia
Address:999 Lake Drive Issaquah, WA 98027	
Phone#: <u>425-313-8100</u> Fax#:	
E-mail: theresegarcia@costco.com	
Development Information	
Build out/Implementation Year: 2022 Current/	Proposed Zoning: MX-M
Project Type: New: () Change of Use: () Same Use/Unchanged: (	() Same Use/Increased Activity: (x)
Change of Zoning: ( )	
Proposed Use (mark all that apply): Residential: ( ) Office: ( ) Reta	il: (x) Mixed-Use: ()
Describe development and Uses:	
On-site relocation and expansion of an existing Costco Fuel Station.	
Days and Hours of Operation (if known): Monday through Friday: 6:00 A	
Saturday and Sunday: 7:00 AM	1 to 7:00 PM
Facility	
Building Size (sq. ft.):8,510 sq. ft. fueling canopy, 12 new mult	i-product dispensers (MPDs)
Number of Residential Units: <u>Not applicable</u>	
Number of Commercial Units: Not applicable	
Traffic Considerations	
ITE Trip Generation Land Use Code Trip generation based on	other Costco locations
Expected Number of Daily Visitors/Patrons (if known):* <u>~540 weekday;</u>	~790 weekend including members
also shopping a Expected Number of Employees (if known):* <u>no increase in employees</u>	at the warehouse
Expected Number of Delivery Trucks/Buses per Day (if known):* <u>0-2 mo</u>	
Trip Generations during PM/AM Peak Hour (if known):* 24 (PM Pea	k) 26 (Saturday Midday)

Driveway(s) Located on: Alexander Blvd and Renaissance Blvd

Adjacent Roadway(s) Posted Speed:	Alexander Blvd	35 mph
	Renaissance Blvd	35 mph

\* If these values are not known, assumptions will be made by City staff. Depending on the assumptions, a full TIS may be required.)

#### **Roadway Information (adjacent to site)**

Comprehensive Plan Corridor Designation/Functional Classification: Major Collector (arterial, collector, local, main street)
Comprehensive Plan Center Designation: NA (urban center, employment center, activity center, etc.)
Jurisdiction of roadway (NMDOT, City, County):
Adjacent Roadway(s) Traffic Volume: 8,754 (daily) Volume-to-Capacity Ratio (v/c):
Adjacent Transit Service Bus Stop Route 15 Nearest Transit Stop(s): Montano Road @ Culture Drive
Is site within 660 feet of Premium Transit?:
Current/Proposed Bicycle Infrastructure: Proposed bike lanes on both Alexander Blvd and Renaissance Blvd (bike lanes, trails)
Current/Proposed Sidewalk Infrastructure: Existing Sidewalk on both Alexander Blvd and Renaissance Blvd

#### **Relevant Web-sites for Filling out Roadway Information**:

City GIS Information: http://www.cabq.gov/gis/advanced-map-viewer

Comprehensive Plan Corridor/Designation: See GIS map.

**Road Corridor Classification**: <u>https://www.mrcog-nm.gov/DocumentCenter/View/1920/Long-Range-Roadway-System-LRRS-PDF?bidId</u>=

Traffic Volume and V/C Ratio: https://www.mrcog-nm.gov/285/Traffic-Counts and https://public.mrcog-nm.gov/taqa/

Bikeways: <u>http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL\_Jun25.pdf</u> (Map Pages 75 to 81)

#### **TIS Determination**

<u>Note:</u> Changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

#### Traffic Impact Study (TIS) Required: Yes [ ] No [ ]

Thresholds Met? Yes [ ] No [ ]

Mitigating Reasons for Not Requiring TIS: Previously Studied: [ ]

Notes:

TRAFFIC ENGINEER

DATE

<u>Submittal</u>

The Scoping Form must be submitted as part of a Traffic Circulation Layout submittal, DRB application for site plan approval, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

Submit by email to <u>plndrs@cabq.gov</u> and to the City Traffic Engineer mgrush@cabq.gov. Call 924-3362 for information.

#### Site Plan/Traffic Scoping Checklist

Site plan, building size in sq. ft. (show new, existing, remodel), to include the following items as applicable:

- 1. Access -- location and width of driveways
- 2. Sidewalks (Check DPM and IDO for sidewalk requirements. Also, Centers have wider sidewalk requirements.)
- 3. Bike Lanes (check for designated bike routes, long range bikeway system) <u>(check MRCOG Bikeways and Trails in the</u> <u>2040 MTP map)</u>
- 4. Location of nearby multi-use trails, if applicable (check MRCOG Bikeways and Trails in the 2040 MTP map)
- 5. Location of nearby transit stops, transit stop amenities (eg. bench, shelter). Note if site is within 660 feet of premium transit.
- 6. Adjacent roadway(s) configuration (number of lanes, lane widths, turn bays, medians, etc.)
- 7. Distance from access point(s) to nearest adjacent driveways/intersections.
- 8. Note if site is within a Center and more specifically if it is within an Urban Center.
- 9. Note if site is adjacent to a Main Street.
- 10. Identify traffic volumes on adjacent roadway per MRCOG information. If site generates more than 100 vehicles per hour, identify volume to capacity (v/c) ratio on this form.



## MEMORANDUM

Date:	August 5, 2022	Project #: 26221
То:	Therese Garcia – Costco Wholesale Charles Mosely – Barghausen Consulting Engineers	
From: Project:	Amy Lopez, Mingmin Liu Albuquerque Costco Fuel Station Expansion	
Subject:	Trip Generation and Queueing Summary	

Kittelson & Associates, Inc. (Kittelson) has prepared transportation information for the expansion of the existing Costco fuel station located near the intersection of N Renaissance Blvd NE and Alexander Blvd NE in Albuquerque, California. This memorandum documents the anticipated trip generation expected for the fuel station expansion and the anticipated vehicle circulation and queuing. Attachment A is the site plan for the fuel station expansion and includes a detailed view of the fuel station area.

### **PROJECT DESCRIPTION**

The existing Albuquerque Costco fuel station consists of a total of 12 fueling positions. The expansion includes adding 12 new fueling positions, providing a total of 24 fueling positions. The site revisions also include relocating the gas station to the southwest corner of the parking area near the Alexander Blvd NE. The expansion of the fuel station will improve service provided to Costco members who currently experience long queues and wait times during peak periods.

## COSTCO TRIP GENERATION DATABASE

For more than 20 years, Kittelson has maintained a database of traffic data and travel characteristics for Costco Wholesale, including at its fuel stations. The database contains transportation information such as trip rates, trip type percentages, and parking demand for Costco locations throughout the United States as well as Canada and Mexico. The database is updated periodically as new traffic counts and other trip information become available to Kittelson. To best evaluate the anticipated transportation characteristics of the Albuquerque fuel station expansion, Kittelson used data from the database as well as data collected at the site.

The Costco transportation database contains a large quantity of data related to Costco fuel stations. Trip generation rates and trip type information for over 50 Costco fuel stations located throughout the U.S. are included. Costco has invested significant effort into developing this use-specific trip generation database for both their warehouses and their fuel stations because of the unique characteristics of Costco customer travel that exist due to membership requirements and the nature of Costco sales. These unique elements apply to the trip generation for Costco warehouses, Costco fuel stations, and the interaction of trips between the two.

The Costco-specific trip generation data presented herein follows nationally-accepted practices for trip generation data collection as recommended by the Institute of Transportation Engineers (ITE) and presents a robust data set upon which to confidently and accurately predict the trip generation of the fuel station expansion.

### TRIP GENERATION

In developing a trip generation estimate for the fuel station expansion, it is important to recognize that the fuel station exists on site today and the project is an expansion to this existing use, not the addition of a new use. Furthermore, the market area of the Albuquerque Costco is already defined through existing membership and operations since three Costco Warehouses exist in Albuquerque. Since the membership of Costco does not change with the expansion of a fuel facility, the general demand for gas at the Albuquerque Costco would not change. Consequently, the trip generation of the fuel station would not increase directly in proportion to the increased number of fueling positions. Instead, the additional fueling positions will serve to more efficiently and effectively process the current peak demand at the fuel station, thus reducing wait times, vehicle queuing, and vehicle idling.

Kittelson reviewed before and after data from other comparable Costco fuel station expansion sites to determine a representative relationship between new trip generation and the addition of fueling positions to an existing station.

#### **Before & After Fuel Expansion Data Summary**

Kittelson worked with Costco to conduct trip generation counts at other Costco fuel station locations that have expanded in size. These locations include sites where fuel stations have expanded from 16 fueling positions to 24 fueling positions. The comparable expansion sites identified were:

• Concord, CA

• Rohnert Park, CA

• Cypress, CA

Wilsonville, OR

• Richmond, CA

To work with a representative sample size, Kittelson has collected trip generation data on an hourly basis for a period before and after the expansion at each of these locations. Only data that were collected during similar months of the year before and after the expansion were included in this summary (for example, data for the months of March and April before the expansion were compared to data for the months of March and April after the expansion). The total number of weekday PM peak hour and Saturday midday peak hour trip ends counted for the five listed sites are provided in **Table 1** and **Table 2**, respectively. Note the total number of trip ends does not reflect any reductions due to internal capture, pass-by, or diverted trips.

#### Table 1. Weekday PM Peak Hour Trip Growth

	Total Weekday PM Peak Hour Trip Ends				
Location	Before Expansion	After Expansion	% Difference		
Richmond, CA	427	588	37.7%		
Concord, CA	470	550	17.0%		
Cypress, CA	472	654	38.6%		
Rohnert Park, CA	414	498	20.3%		
Wilsonville, OR	306	440	43.8%		
Average			31.5%		

Source: Kittelson & Associates, 2022

Note: Richmond, CA expanded from 16 to 22 fueling positions; all locations expanded from 16 to 24 fueling positions.

#### Table 2. Saturday Midday Peak Hour Trip Growth

	Total Saturday Midday Peak Hour Trip En			
Location	Before Expansion	After Expansion	% Difference	
Richmond, CA	500	666	33.2%	
Concord, CA	520	700	34.6%	
Cypress, CA	514	740	44.0%	
Rohnert Park, CA	510	606	18.8%	
Wilsonville, OR	381	508	33.3%	
Average			32.8%	

Source: Kittelson & Associates, 2022

Note: Richmond, CA expanded from 16 to 22 fueling positions; all locations expanded from 16 to 24 fueling positions.

As shown in **Table 1** and **Table 2**, each of the four sites recorded some increase in the number of daily fuel transactions. However, the increase found in most situations is significantly less than what would be calculated from a direct linear relationship to the number of vehicle fueling positions. Using a linear relationship, expanding the fuel station from 16 to 24 fueling positions would equate to an increase in activity or trip generation of 88%. However, the actual before and after data only shows an average increase of 29.9% and 32.7% in daily fuel transactions during the weekday PM peak hour and Saturday midday peak hour, respectively.

These data demonstrate that increasing the number of fueling positions at the fuel station will not result in a direct linear increase in trip generation. The before and after data capture the change in demand that results from reducing peak hour queues and wait times at the fuel stations due to latent demand and more efficient peak operations. In all cases, peak queues and wait times are significantly reduced and those members who previously chose not to purchase fuel because of the wait times will likely do so once the operations are improved.

### Trip Type

The data collected at existing Costco fuel stations indicate the trip generation characteristics described below for internal trip capture between the fuel station and the warehouse, as well as pass-by trips and diverted capture from the surrounding street system. The unique nature of Costco operations and its membership requirements result in different trip characteristics than those observed at typical fuel stations summarized in the standard reference *Trip Generation Manual*, published by the Institute of Transportation Engineers (ITE). The percentages of pass-by or diverted trips at Costco fuel stations. Correspondingly, membership requirements also have a significant effect on trip internalization (or sharing of trips) between the warehouse and the fuel station. Fewer people exclusively visit a Costco fuel station (in comparison to a typical standalone fuel station) because they have another primary purpose for visiting the site (that being a trip to the warehouse).

#### Internal Trips

A key finding from the studies conducted at Costco facilities is the fact that approximately 34% of the PM peak hour trips to and from Costco fuel stations and 35% of the Saturday midday trips are internal capture trips. Internal capture trips account for those members who patronize both the warehouse and the fuel station during a single visit to the Costco site. As such, although they account for a trip to both the warehouse and the fuel station, they only account for one overall vehicle trip to the site and on the surrounding transportation system. Based on studies including surveys at Costco fuel stations and membership card transaction data, on average 35% and 40% of the members buying gas during the weekday PM and Saturday midday peak hours, respectively, are members whose main purpose to the site is to visit the Costco warehouse. At some sites this number ranges as high as 75%. However, to remain conservative, the average rates are applied to this analysis.

#### Pass-by Trips

Another key trip characteristic that must be considered is that of pass-by trip capture. Pass-by trips represent members (and trips) that are currently traveling on the surrounding street network for some other primary purpose (such as a trip from work to home) and stop into the site en route during their normal travel. As such, pass-by trips do not result in a net increase in traffic on the surrounding transportation system and their only effect occurs at the immediate intersections and site access driveways where they become turning movements. Based on studies of customer surveys at Costco fuel stations, on average 31% and 30% of the members buying gas during the weekday PM and Saturday midday peak hours, respectively can be classified as pass-by trip capture from the surrounding street system. This is lower than the average pass-by rate quoted in the ITE *Trip Generation Manual* for typical service stations (45%) and is attributable to the unique travel characteristics that result from Costco's membership requirements.

#### **Diverted Trips**

Diverted trips are similar to pass-by trips in that they represent members (and trips) that are currently traveling on the surrounding street network for some other primary purpose and stop into the site en route during their travel. However, as the name indicates, diverted trips divert from the normal roadways they would be traveling on to go to the Costco site. In the case of the Albuquerque Costco, diverted trips will likely occur from W. Lambert Road and Idaho Street, where trips can make a diversion from their normal route to go to the Costco site. Based on studies of customer surveys at Costco fuel stations, on average 40% and 35% of the members buying gas during the weekday PM and Saturday midday peak hours, respectively, can be classified as diverted trip capture from the surrounding street system.

#### Fuel Station Expansion – Trip Generation Estimate

Kittelson collected trip generation data at the Albuquerque fuel station in June 2022. This information is included as **Attachment B**. Based on the data, the fuel station generates approximately 404 total trip ends (or 202 vehicles) during the weekday PM peak hour and 382 total trip ends (or 191 vehicles) during the Saturday midday peak hour.

Kittelson assumed pass-by and diverted trips at the Albuquerque site during peak hours will be similar to the peak hours for other similar Costco fuel station expansion sites. Kittelson applied the trip growth percentages from **Table 1** and **Table 2** and the observed increase in activity from other Costco fuel station expansion sites to the estimated current trip generation provides to develop an estimate of the expected number of net new trips that would result from the fuel station expansion. **Table 3** presents these trip generation estimates.

	Weekday PM Peak Hour Trip Ends		Saturday Midday Peak Hour Trip Ends	
<b>Т</b> гір Туре	Existing	Expected Increase	Existing	Expected Increase
Total Trip Ends	404	127	382	125
Internal Trips	(141)	(44)	(153)	(50)
(34% PM, 35% Sat.)	(141)	(44)	(155)	
Total External Trip Ends	263	83	229	75
Pass-By Trips	(82)	(26)	(69)	(23)
(37% PM, 33% Sat.)	(82)	(20)	(05)	
Diverted Trips	(105)	(33)	(80)	(26)
(37% PM, 36% Sat.)	(103)	(33)	(80)	(20)
Net New Trip Ends	76	24	80	26

Table 3. Albuquerque Costco Fuel Station	Expansion Trip Generation Estimate
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Source: Kittelson & Associates, 2022

As can be seen from **Table 3**, the additional fueling positions are estimated to generate approximately 83 additional external weekday PM peak hour total trip ends (or 42 total additional vehicles) and 75 additional external Saturday midday peak hour total trip ends (or 38 total additional vehicles). However, only 23 and 26 trip ends would be net new trips added to the surrounding transportation system during the weekday PM and Saturday midday peak hours, respectively.

## **FUEL STATION OPERATIONS & QUEUING**

As outlined above, the primary purpose of the fuel station expansion is to improve upon the operations and queuing that the facility currently experiences. While there is a minimal increase in trips expected with the fuel station expansion, other Costco expansion locations show that this is greatly outweighed by the benefits of providing more pumps to expedite the processing of vehicles during peak times. All expansion locations were found to have more efficient processing of vehicles, shorter wait times, shorter queues, and less idling after the expansion. For example, average peak period queues have been observed at some Costco fuel stations to decrease by 45-50% after expansion. By increasing the amount of fueling positions available to process the fuel station demand by eight, a similar reduction in peak period queues and wait times is anticipated at the Albuquerque location.

Kittelson collected queuing data in June 2022 at the fuel station during a typical weekday PM peak period (4:00 - 7:00 p.m.) and a typical Saturday midday peak period (11:00 a.m. - 3:00 p.m.). This information is included as **Attachment C**.

**Table 4** summarizes the existing (2022) observed weekday PM and Saturday midday peak hour queuing conditions at the fuel station.

#### Table 4. Existing Peak Period Queuing

	Minimum Queue	Maximum Queue	Average Queue	95 <sup>th</sup> Percentile Queue
Weekday PM Peak Period	8	34	22	31
Saturday Midday Peak Period	19	39	30	37

Source: Kittelson & Associates, 2022

Note: Queued vehicles were waiting in line behind the pumps. Numbers reported do not include vehicles at fueling positions.

As presented in **Table 4**, the longest queue of 39 vehicles was observed during the Saturday Midday peak period. Saturday Midday queues were observed to frequently extend into the drive aisles of the adjacent parking field. **Table 5** provides a comparison of observed before/after weekday PM peak hour maximum queues (for sites with available data) to demonstrate the effect a fuel station expansion has on peak hour queuing.

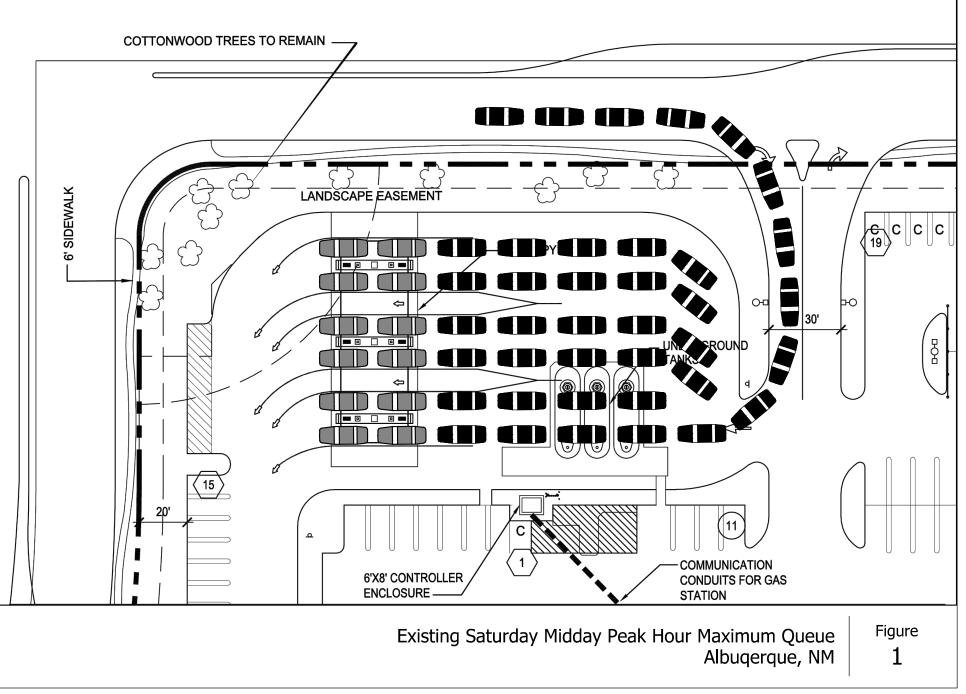
	Maximum Weekday PM Peak Hour Queue (vehicles)			Maximum Saturday Midday Peak Hour Queue (vehicles)		
Location	Before Expansion	After Expansion	Difference	Before Expansion	After Expansion	Difference
Richmond, CA	14	14	0.00%	35	22	-37.14%
Concord, CA	38	10	-73.68%	41	32	-21.95%
Cypress, CA	35	17	-51.43%	52	19	-63.46%
Rohnert Park, CA	12	8	-33.33%	23	22	-4.35%
Wilsonville, OR	24	16	-33.33%	33	18	-45.45%
Average			-38.36%			-34.47%

Source: Kittelson & Associates, 2022

As shown in **Table 5**, recent Costco fuel station expansions at similar sites demonstrate a substantial reduction in recorded maximum queues (queued vehicles recorded in one-minute increments) during the weekday PM peak hour and the Saturday midday peak hour. On average, these sites see a 38.4% and 34.5% *reduction* in the maximum queue following expansion during the weekday PM peak and Saturday midday peak, respectively, despite the noted increase in overall trips recorded at the fuel station in the same one-hour period.

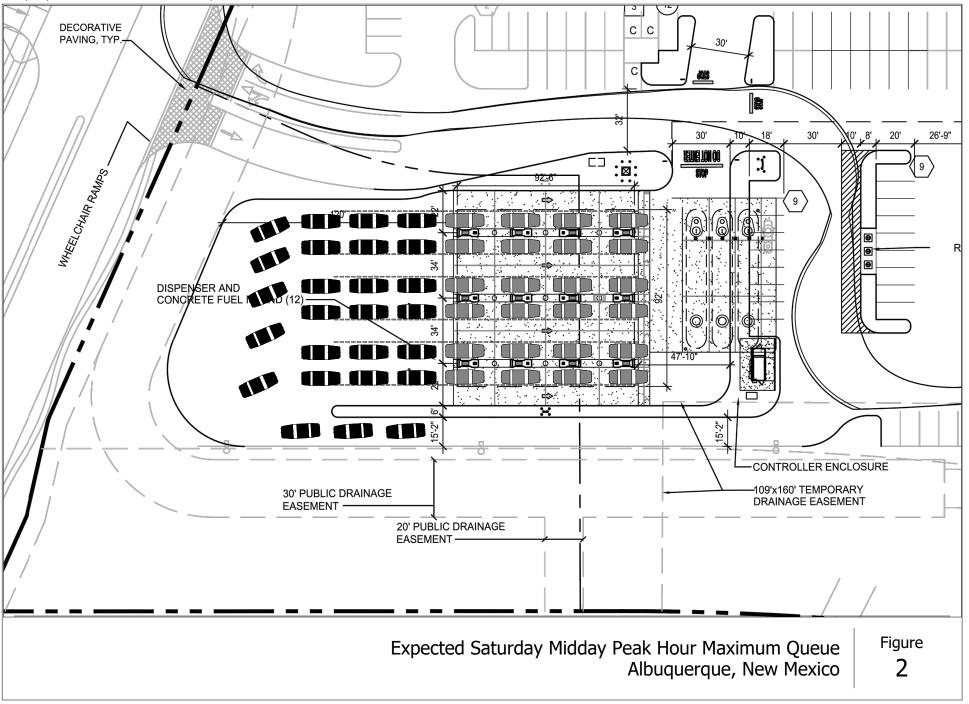
Applying this reduction to the observed peak hour maximum queues at the Albuquerque Costco fuel station would reduce the queue from 34 vehicles to 21 vehicles during the weekday PM peak hour and from 39 to 26 vehicles during the Saturday midday peak hour. These data underscore the fact that adding dispensers to the existing Costco fuel station will reduce wait times, queues, and vehicle idling at the Albuquerque Costco fuel station once expanded.

**Figure 1** presents the existing maximum queue of 39 vehicles during the Saturday midday peak hour. **Figure 2** presents the expected maximum queue of 26 vehicles during the same period after expansion.





Albuquerque Costco Gasoline Fuel Station Expansion





Similar to opening more cashiers/check-out lanes at a supermarket, the additional "servers" available do not determine how many people wait in line but serve to process those waiting in line more efficiently and quickly. Reduced queues and wait times have been consistently observed at expanded Costco fuel stations constructed with a higher number of fueling positions. The average time it takes for a vehicle to fuel does not significantly change by the addition of more fueling positions. However, there are more fueling positions available to process vehicles, all expansion locations were found to have overall more efficient processing of vehicles, shorter wait times, shorter queues, and less vehicle idling time after the expansion.

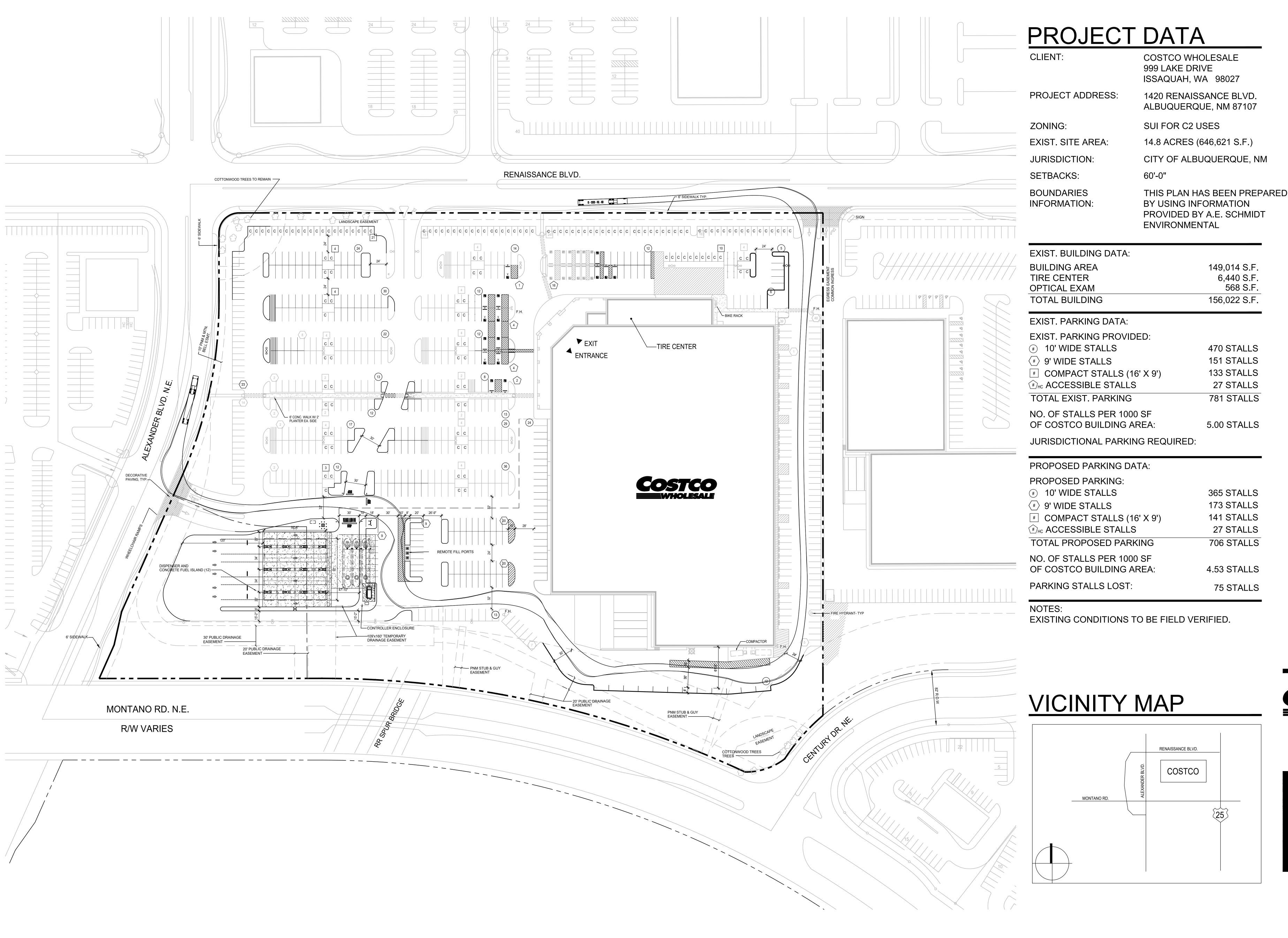
### CONCLUSION

The Albuquerque Costco fuel station expansion is anticipated to reduce queues by expediting the processing of vehicles. As with similar Costco fuel station expansion locations, the expansion will ensure more efficient processing of vehicles, shorter wait times, shorter queues, and less vehicle idling time. The expected maximum queue at the fuel station would be contained within the Costco site and would not adversely affect adjacent local roadways.

The Costco-specific trip generation data presented herein follows nationally-accepted practices for trip generation data collection as recommended by ITE and presents a robust data set upon which to confidently and accurately predict the trip generation of the fuel station expansion. Should additional information be necessary to understand the anticipated effects of the fuel station expansion, please contact Amy Lopez at 510-433-8064 or <u>alopez@kittelson.com</u>.

## ATTACHMENT A

Site Plan and Detailed View of Fuel Station Expansion



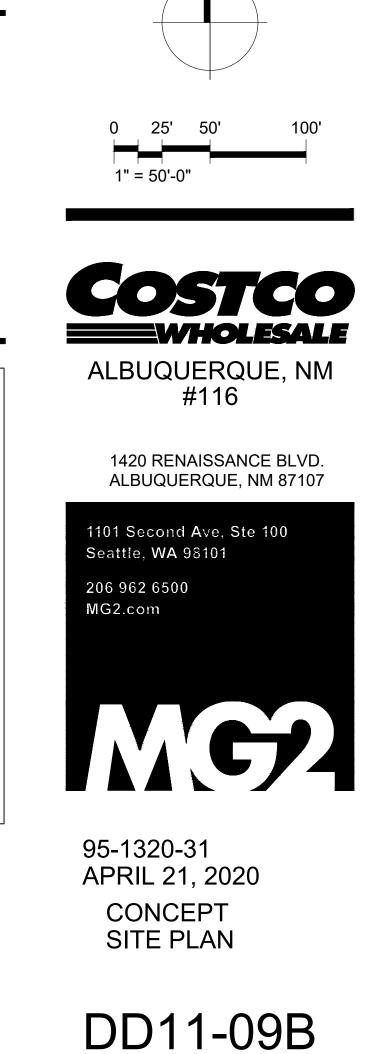


ALBUQUERQUE, NEW MEXICO

CONCEPT SITE PLAN

APRIL 21, 2020

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# ATTACHMENT B

Count data collected:

Tuesday, June 21, 2022; 5:30 a.m. to 9:30 p.m.

Saturday, June 18, 2022; 6:00 a.m. to 8:00 p.m.



## Site Code: 15814902 Location: Albuquerque Costco Date: 6/18/2022 - Saturday

7:00 AM	7
7:05 AM	17
7:10 AM	9
7:15 AM	18
7:20 AM	11
7:25 AM	9
7:30 AM	13
7:35 AM	13
7:40 AM	21
7:45 AM	13
7:50 AM	4
7:55 AM	16
8:00 AM	15
8:05 AM	16
8:10 AM	15
8:15 AM	16
8:20 AM	17
8:25 AM	16
8:30 AM	12
8:35 AM	15
8:40 AM	18
8:45 AM	11
8:50 AM	8
8:55 AM	14
9:00 AM	11
9:05 AM	17
9:10 AM	13
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11:40 AM	15
11:45 AM	16
11:50 AM	13
11:55 AM	16
12:00 PM	17
12:05 PM	15
12:10 PM	17
12:15 PM	18
12:20 PM	13
12:25 PM	16
12:30 PM	13
12:35 PM	12
12:40 PM	19
12:45 PM	15
12:50 PM	12
12:55 PM	17
1:00 PM	16
1:05 PM	12
1:10 PM	15
1:15 PM	17
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1:25 PM	18
1:30 PM	16
1:35 PM	16
1:40 PM	14
1:45 PM	11
1:50 PM	12
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2:00 PM	11
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2:40 PM	14
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3:35 PM	12
3:40 PM	11
3:45 PM	19
3:50 PM	9
3:55 PM	17
4:00 PM	9
4:05 PM	18
4:10 PM	12
4:15 PM	14



Site Code: 15814902 Location: Albuquerque Costco Date: 6/18/2022 - Saturday

4:20 PM	11
4:25 PM	19
4:30 PM	12
4:35 PM	16
4:40 PM	15
4:45 PM	12
4:50 PM	17
4:55 PM	8
5:00 PM	14
5:05 PM	15
5:10 PM	9
5:15 PM	16
5:20 PM	10
5:25 PM	13
5:30 PM	11
5:35 PM	17
5:40 PM	20
5:45 PM	13
5:50 PM	10
5:55 PM	18
6:00 PM	13
6:05 PM	12
6:10 PM	15
6:15 PM	15
6:20 PM	11
6:25 PM	8

TOTAL	2044
6:55 PM	5
6:50 PM	8
6:45 PM	7
6:40 PM	11
6:35 PM	13
6:30 PM	9



## Site Code: 15814901 Location: Albuquerque Costco Date: 6/21/2022 - Tuesday

6:00 AM       7         6:05 AM       7         6:10 AM       7         6:15 AM       4         6:20 AM       6         6:25 AM       10         6:30 AM       9         6:35 AM       10         6:40 AM       8         6:50 AM       10         6:55 AM       6         7:00 AM       8         7:05 AM       10         7:10 AM       18         7:15 AM       15         7:20 AM       13         7:25 AM       9         7:30 AM       16         7:35 AM       10         7:40 AM       17         7:40 AM       17         7:55 AM       8         8:00 AM       16         8:05 AM       18         8:10 AM       18         8:10 AM       18		
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	8:05 AM	18
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1:35 PM	19
1:40 PM	13
1:45 PM	15
1:50 PM	18
1:55 PM	19
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3:05 PM	21
3:10 PM	14
3:15 PM	19



## Site Code: 15814501 Location: NW Albuquerque Costco Date: 6/21/2022 - Tuesday

3:20 PM	15
3:25 PM	17
3:30 PM	14
3:35 PM	17
3:40 PM	17
3:45 PM	17
3:50 PM	9
3:55 PM	14
4:00 PM	15
4:05 PM	12
4:10 PM	16
4:15 PM	20
4:20 PM	26
4:25 PM	18
4:30 PM	15
4:35 PM	13
4:40 PM	17
4:45 PM	16
4:50 PM	14
4:55 PM	20
5:00 PM	11
5:05 PM	16
5:10 PM	13
5:15 PM	15
5:20 PM	16
5:25 PM	15

5:30 PM       14         5:35 PM       12         5:40 PM       16         5:45 PM       7         5:50 PM       16         5:55 PM       15         6:00 PM       12         6:05 PM       13         6:10 PM       12         6:15 PM       12         6:20 PM       12         6:30 PM       13         6:30 PM       14         6:35 PM       16         6:40 PM       13
5:40 PM       16         5:45 PM       7         5:50 PM       16         5:55 PM       15         6:00 PM       12         6:05 PM       13         6:10 PM       12         6:15 PM       12         6:20 PM       12         6:20 PM       12         6:30 PM       14         6:30 PM       14         6:35 PM       16
5:45 PM       7         5:50 PM       16         5:55 PM       12         6:00 PM       12         6:05 PM       13         6:10 PM       12         6:15 PM       12         6:20 PM       12         6:20 PM       12         6:30 PM       12         6:30 PM       12         6:35 PM       16
5:50 PM       16         5:55 PM       15         6:00 PM       12         6:05 PM       13         6:10 PM       12         6:15 PM       12         6:20 PM       12         6:20 PM       13         6:30 PM       14         6:30 PM       14         6:35 PM       16
5:55 PM       15         6:00 PM       12         6:05 PM       13         6:10 PM       12         6:15 PM       12         6:20 PM       12         6:20 PM       12         6:30 PM       13         6:30 PM       14         6:35 PM       16
6:00 PM       12         6:05 PM       13         6:10 PM       12         6:15 PM       12         6:20 PM       12         6:25 PM       13         6:30 PM       11         6:35 PM       16
6:05 PM       13         6:10 PM       19         6:15 PM       12         6:20 PM       12         6:25 PM       13         6:30 PM       11         6:35 PM       16
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6:15 PM       12         6:20 PM       12         6:25 PM       13         6:30 PM       11         6:35 PM       16
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6:25 PM 13 6:30 PM 11 6:35 PM 16
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7:00 PM 10
7:05 PM 13
7:10 PM 20
7:15 PM 16
7:20 PM 11
7:25 PM 10
7:30 PM 12
7:35 PM 14

TOTAL	2506
8:55 PM	1
8:50 PM	3
8:45 PM	6
8:40 PM	8
8:35 PM	4
8:30 PM	17
8:25 PM	11
8:20 PM	8
8:15 PM	4
8:10 PM	12
8:05 PM	8
8:00 PM	11
7:55 PM	13
7:50 PM	12
7:45 PM	13
7:40 PM	10

# ATTACHMENT C

Queue data collected:

Tuesday, June 21, 2022; 5:30 a.m. to 9:30 p.m.

Saturday, June 18, 2022; 6:00 a.m. to 8:00 p.m.



Site Code: 15814918 Location: Albuquerque Costco Date: 6/19/2022 Time: 0700-1900

Time	Queue	Time	Queue
7:00 AM	2	9:00 AM	4
7:01 AM	2	9:01 AM	3
7:02 AM	1	9:02 AM	0
7:03 AM	2	9:03 AM	2
7:04 AM	1	9:04 AM	3
7:05 AM	0	9:05 AM	3
7:06 AM	2	9:06 AM	2
7:07 AM	3	9:07 AM	0
7:08 AM	0	9:08 AM	0
7:09 AM	1	9:09 AM	1
7:10 AM	1	9:10 AM	2
7:11 AM	1	9:11 AM	3
7:12 AM	1	9:12 AM	2
7:13 AM	1	9:13 AM	1
7:14 AM	1	9:14 AM	2
7:15 AM	0	9:15 AM	2
7:16 AM	1	9:16 AM	2
7:17 AM	0	9:17 AM	1
7:18 AM	0	9:18 AM	1
7:19 AM	0	9:19 AM	0
7:20 AM	0	9:20 AM	1
7:21 AM	0	9:21 AM	2
7:22 AM	0	9:22 AM	1
7:23 AM	0	9:23 AM	5
7:24 AM	0	9:24 AM	7
7:25 AM	0	9:25 AM	4
7:26 AM	0	9:26 AM	5
7:27 AM	0	9:27 AM	8
7:28 AM	0	9:28 AM	7
7:29 AM	1	9:29 AM	5
7:30 AM	0	9:30 AM	10
7:31 AM	0	9:31 AM	8
7:32 AM	0	9:32 AM	10
7:33 AM	0	9:33 AM	13
7:34 AM	1	9:34 AM	12
7:35 AM	1	9:35 AM	11
7:36 AM	0	9:36 AM	11
7:37 AM	0	9:37 AM	10
7:38 AM	0	9:38 AM	7
7:39 AM	0	9:39 AM	6

Time	Queue	Time	Queue
11:00 AM	8	1:00 PM	22
11:01 AM	8	1:01 PM	18
11:02 AM	7	1:02 PM	19
11:03 AM	9	1:03 PM	20
11:04 AM	8	1:04 PM	18
11:05 AM	6	1:05 PM	20
11:06 AM	8	1:06 PM	21
11:07 AM	6	1:07 PM	24
11:08 AM	7	1:08 PM	30
11:09 AM	9	1:09 PM	26
11:10 AM	9	1:10 PM	29
11:11 AM	10	1:11 PM	28
11:12 AM	12	1:12 PM	25
11:13 AM	8	1:13 PM	26
11:14 AM	6	1:14 PM	27
11:15 AM	6	1:15 PM	26
11:16 AM	3	1:16 PM	27
11:17 AM	5	1:17 PM	27
11:18 AM	7	1:18 PM	28
11:19 AM	9	1:19 PM	26
11:20 AM	10	1:20 PM	31
11:21 AM	11	1:21 PM	33
11:22 AM	10	1:22 PM	32
11:23 AM	9	1:23 PM	34
11:24 AM	11	1:24 PM	30
11:25 AM	11	1:25 PM	30
11:26 AM	10	1:26 PM	29
11:27 AM	8	1:27 PM	28
11:28 AM	7	1:28 PM	30
11:29 AM	9	1:29 PM	31
11:30 AM	13	1:30 PM	30
11:31 AM	14	1:31 PM	29
11:32 AM	13	1:32 PM	29
11:33 AM	13	1:33 PM	27
11:34 AM	13	1:34 PM	32
11:35 AM	12	1:35 PM	34
11:36 AM	14	1:36 PM	33
11:37 AM	11	1:37 PM	30
11:38 AM	13	1:38 PM	30
11:39 AM	17	1:39 PM	29

7:40 AM         0         9:40 AM         5           7:41 AM         0         9:41 AM         8           7:42 AM         0         9:42 AM         7           7:43 AM         0         9:43 AM         4           7:44 AM         0         9:44 AM         5           7:45 AM         0         9:45 AM         5           7:46 AM         0         9:46 AM         7           7:47 AM         0         9:47 AM         5           7:46 AM         0         9:48 AM         4           7:47 AM         0         9:49 AM         5           7:50 AM         1         9:50 AM         7           7:51 AM         2         9:51 AM         7           7:52 AM         3         9:52 AM         8           7:53 AM         1         9:53 AM         9           7:54 AM         0         9:54 AM         8           7:57 AM         0         9:57 AM         12           7:58 AM         2         9:58 AM         11           7:59 AM         3         9:59 AM         15           8:00 AM         2         10:00 AM         16 <t< th=""><th></th><th></th><th></th><th></th></t<>				
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7:43 AM       0       9:43 AM       4         7:44 AM       0       9:44 AM       5         7:45 AM       0       9:45 AM       5         7:46 AM       0       9:47 AM       5         7:47 AM       0       9:47 AM       5         7:48 AM       0       9:48 AM       4         7:49 AM       0       9:49 AM       5         7:50 AM       1       9:50 AM       7         7:51 AM       2       9:51 AM       7         7:52 AM       3       9:52 AM       8         7:53 AM       1       9:53 AM       9         7:54 AM       0       9:54 AM       8         7:55 AM       1       9:55 AM       7         7:56 AM       1       9:56 AM       8         7:57 AM       0       9:57 AM       12         7:58 AM       2       9:58 AM       11         7:59 AM       3       9:59 AM       15         8:00 AM       2       10:00 AM       16         8:01 AM       1       10:02 AM       14         8:02 AM       1       10:02 AM       14         8:03 AM       1 </td <td>7:41 AM</td> <td>0</td> <td>9:41 AM</td> <td>8</td>	7:41 AM	0	9:41 AM	8
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7:45 AM       0       9:45 AM       5         7:46 AM       0       9:47 AM       5         7:47 AM       0       9:47 AM       5         7:48 AM       0       9:48 AM       4         7:49 AM       0       9:49 AM       5         7:50 AM       1       9:50 AM       7         7:51 AM       2       9:51 AM       7         7:52 AM       3       9:52 AM       8         7:53 AM       1       9:53 AM       9         7:54 AM       0       9:54 AM       8         7:55 AM       1       9:55 AM       7         7:56 AM       1       9:56 AM       8         7:57 AM       0       9:57 AM       12         7:58 AM       2       9:58 AM       11         7:59 AM       3       9:59 AM       15         8:00 AM       2       10:00 AM       16         8:01 AM       1       10:02 AM       14         8:02 AM       1       10:02 AM       14         8:03 AM       1       10:03 AM       14         8:04 AM       2       10:05 AM       14         8:06 AM <td< td=""><td>7:43 AM</td><td>0</td><td>9:43 AM</td><td>4</td></td<>	7:43 AM	0	9:43 AM	4
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11:40 AM	15	1:40 PM	33
11:41 AM	16	1:41 PM	28
11:42 AM	18	1:42 PM	34
11:43 AM	15	1:43 PM	31
11:44 AM	15	1:44 PM	30
11:45 AM	11	1:45 PM	31
11:46 AM	13	1:46 PM	34
11:47 AM	16	1:47 PM	28
11:48 AM	14	1:48 PM	27
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11:52 AM	15	1:52 PM	24
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12:18 PM	18	2:18 PM	25
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12:20 PM	20	2:20 PM	23
12:21 PM	19	2:21 PM	20
12:22 PM	21	2:22 PM	19
12:23 PM	18	2:23 PM	20
12:24 PM	15	2:24 PM	25
12:25 PM	14	2:25 PM	23
12:26 PM	15	2:26 PM	24

8:27 AM	0	10:27 AM	17
8:28 AM	0	10:28 AM	17
8:29 AM	0	10:29 AM	19
8:30 AM	0	10:30 AM	20
8:31 AM	0	10:31 AM	23
8:32 AM	0	10:32 AM	25
8:33 AM	2	10:33 AM	21
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8:53 AM	1	10:53 AM	19
8:54 AM	4	10:54 AM	15
8:55 AM	5	10:55 AM	16
8:56 AM	4	10:56 AM	13
8:57 AM	4	10:57 AM	11
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# Land Use Narrative SITE PLAN AMENDMENT - DRB

# Costco Wholesale Retail Fueling Facility Expansion and On-Site Relocation

1420 Renaissance Boulevard Albuquerque, New Mexico 87107

CW No. 21-0313

Costco Loc. No. 116

Prepared for: Costco Wholesale 999 Lake Drive Issaquah, Washington 98027

> August 11, 2022 Our Job No. 10896

#### Project Location:

The project site is located in the southwest corner of the Costco Wholesale development and includes the existing fuel facility area in the northwest corner of the site, the main parking field west of the warehouse, and the ADA area in front of the warehouse entrance. The Costco property is approximately 16.26 acres in size and the proposed project area is approximately 2.6 acres (115,345 square feet). The subject property is zoned Mixed-Use, Moderate Intensity (MX-M) and is subject to the development standards of the Albuquerque Integrated Development Ordinance, which permits Light Vehicle Fueling Stations.

#### Project Description:

#### <u>Overview</u>

Costco is seeking development approvals to allow for the relocation and expansion of the existing fuel facility. The project includes an 8,510-square-foot fuel dispenser canopy, the installation of 12 multi-product dispensers (MPDs), three (3) 40,000-gallon underground storage tanks (USTs), one (1) 1,500-gallon UST, a controller enclosure, transformer, remote fills, vapor recovery equipment, and associated site improvements. Specific site improvements include landscape, parking, and site lighting improvements. The relocated fuel facility will continue to operate during the hours of 6:00 a.m. to 9:00 p.m. Monday through Friday and 7:00 a.m. to 7:00 p.m. Saturday and Sunday. The intent of the on-site relocation is to make fuel transactions more efficient by increasing the number of fueling positions, shortening queues, and reducing wait times, thereby improving the fuel purchasing experience for Costco members.

#### Grading

Site grading will generally be limited to the vicinity of the new and existing fuel facilities, and modified parking areas in the northeast parking area and the southeast truck loading area. Site grading activities will include installation of canopy footings, underground storage tanks, product piping stormwater improvements associated with the under-canopy area, landscape islands, and the installation of a retaining wall. This work generally includes approximately 6,500 cubic yards of cut and 1,000 cubic yards of fill.

#### Parking and Circulation

The Site Plan provides a total of 706 parking stalls. City parking standards require a minimum of four (4) parking stalls for every 1,000 square feet of gross floor area for retail uses. Based on this ratio, the total warehouse building area at 156,022 square feet will require that a minimum of 624 parking stalls be provided. Off-street parking for the overall Costco development will continue to meet the City's minimum requirements after completion of the relocation project.

The relocated fuel facility will operate with single-direction circulation with a full-length bypass lane between each dispenser island.

#### **Transportation**

The relocated fuel facility is not anticipated to generate a significant number of new trips since Costco is a membership store and there is no correlation between added dispensers and increases in membership. The added dispensers, similar to opening more check stands within the store, increase the number of transactions that can be processed, which improves the efficiency of the fuel facility, reduces queues, and shortens wait times for Costco members, resulting in an improved fuel purchasing experience for Costco members.

#### Architectural Design

The canopy architecture is designed to complement the warehouse building. It includes a metal-wrapped canopy fascia and concrete-masonry-unit (CMU) wrapped canopy columns. The City requires accessory

buildings visible from a public street to be similar in color, material, distinctive rooflines, finishing details, and accent features to the primary building. The project will remain consistent with the City Code architectural requirements.

#### Lighting and Signage

Under-canopy lighting fixtures and sign lighting fixtures will continue to be Costco's standard CREE LED lighting for the relocated fuel canopy. The City's lighting standards require that exterior lighting be fully shielded and cut off so that the source of illumination is not visible. Costco's CREE LED lighting will meet City standards.

The existing canopy currently provides four (4) 27-square foot "Costco Gasoline" signs; one (1) canopy fascia sign per canopy facade. The relocated fuel facility will provide four (4) 20-square-foot "Costco Wholesale" signs; one (1) sign centered on each façade of the canopy. Fascia-mounted sign lighting will also be LED. City sign standards allow a maximum of one (1) sign per establishment frontage with a maximum letter height of 18 inches. Based on this requirement, Costco's standard fuel canopy signage will comply with City sign standards.

#### Landscaping

The Site Plan and Landscaping Plan show landscape islands dispersed throughout the parking area and at the ends of each parking row. In addition, the parking area is screened with shrubs and trees. City landscape standards require the following:

- Minimum of 15 percent of the net lot area of each development must be landscaped
- Parking lot edges must have landscape buffers of either six (6) feet containing two (2) trees and six (6) shrubs per 25 feet or a 10-foot buffer containing a continuous line of evergreen shrubbery three (3) feet in height
- Street trees are required along frontages at every 25 feet on center
- One (1) tree is required per 10 parking spaces and no parking space should be more than 100 feet in any direction from a tree trunk

The project includes a net increase of 369 square feet of landscaping, resulting in an overall landscaping coverage of 256,481 square feet for the Costco site. The City requires a minimum of 15 percent of the net lot area to be landscaped. The net lot area of this site is 554,185 square feet, which based on City landscape standards, requires a total of 83,128 square feet of landscape. The Costco on-site relocation project will significantly exceed the City's minimum required landscape area.

#### Construction

Construction of the relocated fuel facility and associated site improvements will be completed in two (2) phases and will commence after approval of the applicable permits. The existing fuel facility will remain open during Phase I of construction of the new facility. Once the new fuel facility is operational, Phase II will commence with demolition and decommissioning of the existing fuel facility and completion of associated site improvements.

#### Purpose of Request – Site Plan – Major Amendment (DRB)

In accordance with the City of Albuquerque Integrated Development Code, the reviewing authority may approve a Site Plan - Major Amendment application only after first making all the following findings:

1. The proposed application must comply with the standards of this Code or other approved design standards for the subject development;

**Response:** The project is consistent with the following design standards for the site:

Development Standard	Requirement	Response
Building Setback	Min. Front Setback: 5ft Min. Rear Setback: 15ft Min. Street Side Setback: 5ft Min. Interior Side Setback: 0ft	The fuel canopy location does not encroach within the front, rear, or side (street and interior) setbacks.
Maximum Height	Maximum Building Height: 35ft	The fuel canopy height is 17 feet 6 inches and is consistent with the Development Code maximum height allowance.
Landscaping	Minimum of 15 percent of the net lot area of each development must be landscaped Parking lot edges must have landscape buffers of either 6ft containing 2 trees and 6 shrubs per 25ft, or 10ft buffer containing a continuous line of evergreen shrubbery 3ft in height Street trees are required along frontages at every 25 feet on center One tree is required per 10 parking spaces and no parking space should be more than 100 feet in any direction from a tree trunk	The Site Plan shows landscape islands dispersed throughout the parking area and at the end of each parking row. In addition, the parking area is screened with shrubs and trees. This project adds 369 square feet of landscaping, significantly exceeding the required square footage of landscape and trees. This site will continue to exceed these minimum standards.
Signs	The City of Albuquerque Integrated Development Code allows a maximum of one sign per establishment frontage with a maximum letter height of 18 inches. A sign permit is required for the installation of new canopy signs.	The canopy signs will be one (1) 20-square-foot "Costco Wholesale" sign located and centered on each façade of the canopy. Costco's standard fuel canopy signage will comply with City sign standards.
Lighting	The City of Albuquerque Integrated Development Code requires that exterior lighting be fully shielded and cutoff so that the source of illumination is not visible	The under-canopy lighting will be Costco's standard CREE LED lighting fixtures. Sign lighting will also be LED. Costco's CREE LED lighting meets these requirements.

Development Standard	Requirement	Response
Design Criteria	They City requires accessory buildings visible from a public street to be similar in color, material, distinctive rooflines, finishing details, and accent features to the primary building.	The fuel canopy will be designed to match the existing Costco Warehouse and Fuel Facility and includes a flat roof, a metal- wrapped canopy fascia, and CMU-wrapped canopy columns.

 The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property.

**Response:** The Site Plan has been designed to incorporate the applicable provisions of the IDO and previous conditions of approval from the original development. The on-site relocation project relocates the existing fuel facility use to the southwest corner of the site; it will remain consistent with the original site plan approval and surrounding development in the area. The intent of the relocation project is to improve the efficiency of the existing use by increasing the number of fueling positions thereby reducing queues and shortening wait/idle times resulting in an improved fuel purchasing experience for Costco members. Additionally, the project will continue to meet all local and state permit requirements and does not intensify the fuel facility use in a way that would impact the original development negatively.

3. The City's existing infrastructure and public improvements, including, but not limited to its streets, trails, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the maximum extent practicable.

**Response:** The project is not expected to result in a significant increase in trips, and the additional dispensers will improve the processing capacity of the existing fuel facility, which serves the existing Costco member base. This additional capacity, in combination with the new layout and location of the fuel facility, is expected to reduce queue wait times and improve circulation throughout the Costco warehouse site. As a result, the project will not negatively impact adjacent roadways or contribute to a significant increase in trips within the surrounding neighborhood. The expansion and relocation are not expected to increase the impact on the City's drainage facilities, trails, or sidewalk systems.

4. If the subject property is within an approved Master Development Plan, the Site Plan shall meet any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.

**Response:** The site was approved under a Master Development Plan #1001095; therefore, the Site Plan was designed to align with the standards set forth in the previous development standards and incorporates the Integrated Development Code for properties zoned Mixed Use – Moderate Intensity (MX-M). The table above illustrates how the site is meeting the applicable design standards.

5. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

**Response:** The fueling facility will continue to include equipment of the latest technology with many safety features to prevent potential environmental impact, designed in accordance with local, state, and federal requirements, and will be installed by State Certified Installation Contractors according to specific construction guidelines and requirements.

#### **Conclusion:**

The responses above and application materials demonstrate that this project meets the submittal criteria for Site Plan – Major Amendment (DRB) in order for the City to deem this application complete and undertake review of this project.