

CITY OF ALBUQUERQUE



October 31, 2017

David Soule, PE
Rio Grande Engineering
Po Box 93924
Albuquerque, NM 87199

**Re: Starbucks at Petroglyph Plaza
8251 Golf Course NW
60-Day Temporary Certificate of Occupancy- Transportation Development
Transportation Development Final Inspection
Engineer's Stamp dated 4-3-17 (C12D001G4)
Certification dated 10-25-17**

Dear Mr. Soule,

Based upon the information provided in your submittal received 10-27-17, Transportation Development has no objection to the issuance of a 60-day Temporary Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a 60-day Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

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

1. Please fix the ADA Ramp on the southwest side of the site.

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

Sincerely,

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

MA/RM via: email
C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: _____ **Building Permit #:** _____ **City Drainage #:** _____

DRB#: _____ **EPC#:** _____ **Work Order#:** _____

Legal Description: _____

City Address: _____

Engineering Firm: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Owner: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Architect: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Other Contact: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Check all that Apply:

DEPARTMENT:

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

TYPE OF SUBMITTAL:

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

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

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

IS THIS A RESUBMITTAL?: ☐ Yes ☐ No

DATE SUBMITTED: _____ **By:** _____

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____

RIO GRANDE ENGINEERING OF NEW MEXICO, LLC

TRAFFIC CERTIFICATION

I, DAVID SOULE, NMPE, OF THE FIRM RIO GRANDE ENGINEERING, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED SITE PLAN DATED 4/3/17. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY DAVID ACOSTA NMPLS 21082 OF THE FIRM CONSTRUCTION SURVEY TECHNOLOGIES. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 10/25/17 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR CERTIFICATE OF OCCUPANCY.

EXCEPTIONS:

DUE TO CONCERNS REGARDING GAS DELIVERY TRUCKS THE ENTRANCE TO THE DRIVE-THRU WAS STRIPED FOR A PORTION AND THE CURB FACE SET BACK TO ALLOW FOR LARGER TURNING RADIUS.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.



Signature of Engineer or Architect

10/25/17
Date



10/25/17

3/29/2017 11:29 AM
P:\1631 Starbucks Petroglyph Plaza\10-Drawings\ACAD\1631AS-AA.dwg
MNOE

BUILDING "A"	12,672 SF
BUILDING "B"	9,970 SF
BUILDING "C"	12,994 SF
BUILDING "D"	9,466 SF
BUILDING "E"	19,650 SF
BANK (PAD 1)	2,180 SF
CIRCLE K	66,932 SF
SMITH'S	3,000 SF
BUILDING "F"	53,990 SF
	2,284 SF
	126,206 SF

PETROGLYPH PLAZA

at Paseo Del Norte, N.W. and Golf Course Road N.W.

NOTES:

1. Interior stores are measured from lease line to lease line typically. Exterior stores (end bay stores) are measured from outside face of exterior walls to lease line typically.
2. Retail buildings will step with grading.
3. The spaces designed in this plan have been for the named tenants. Landlord makes no representation that these tenants have agreed to locate in these project or that they will be in the location shown. This plan is subject to revisions, modifications and or withdrawal.

PROJECT DATA

LEGAL DESCRIPTION

TRACT H-9, RIVERVIEW SECTION

AREA TABULATIONS

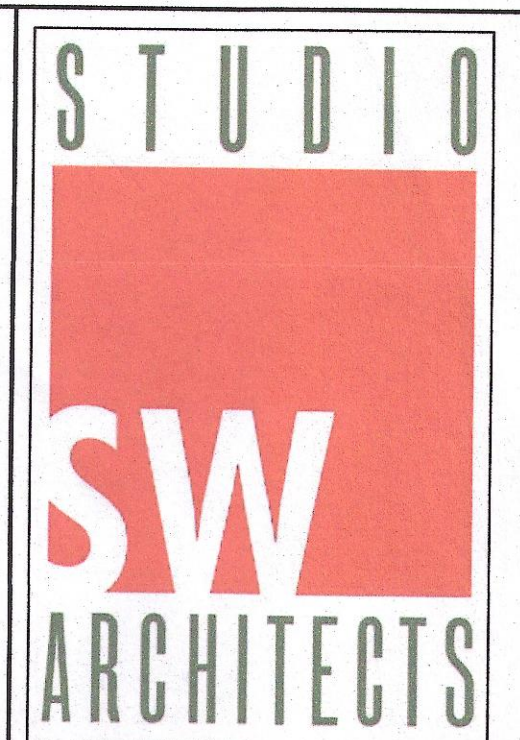
SITE AREA-	13.8876 ACRES
TOTAL LAND AREA-	0.1873 ACRES
LESS R/W TO BE DEDICATED-	13.7003 ACRES
NET SITE AREA-	
BUILDING AREAS-	
SMITH'S-	53,990 S.F.
CIRCLE K [PAD F]-	3,000 S.F.
FUTURE RETAIL-	69,132 S.F.
(INCLUDING BANK [PAD1])	
TOTAL-	126,122 S.F.
LANDSCAPE AREA-	
AREA REQ'D-	70,124 S.F.
(15%OF NET SITE)	
AREA PROVIDED-	108,110 S.F.

PARKING COMPUTATIONS

PARKING REQ'D	
(1 SPACE/200 S.F.)-	631 SPACES
10% CREDIT FOR TRANSIT ROUTE-	63 SPACES
SUBTOTAL-	568 SPACES
5% CREDIT FOR TRANSIT FACILITY-	29 SPACES
TOTAL PARKING REQ'D-	538 SPACES
HANDICAP SPACES REQ'D-	14 SPACES
VAN ACCESSIBLE SPACES REQ'D-	2 SPACES
PARKING PROVIDED-	542 SPACES
(INCLUDES 25 H.C. SPACES)	

* THE APPLICANT IS PROPOSING A MIN. OF THREE RESTAURANTS ON THE SITE. THE SEATING REQ'MNT OF RESTAURANTS EXCEEDS THAT OF RETAIL.
*THE ACTUAL #. OF SPACES EXISTING @ CIRCLE "K" IS 14

nose pulled back and stiped to face or designed curb



STUDIO SOUTHWEST ARCHITECTS, INC.
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Web Site: www.studioswarch.com
Email: mail@studioswarch.com

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CONSULTANTS

Architect Engineer

NOT FOR CONSTRUCTION

STARBUCKS BUILDING SHELL AT PETROGLYPH PLAZA

8201 Golf Course Rd NW
Albuquerque, NM 87102

No	Date	Description
Revision Schedule		
ISSUE:	SCHEMATIC	
PROJECT NUMBER:	1631	
FILE:		
DRAWN BY:	MTN	
CHECKED BY:	RB	
DATE:	MARCH 21, 2017	

SHEET TITLE

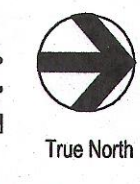
OVERALL SITE PLAN

SITE

A1 OVERALL SITE PLAN

1" = 50'-0"

0 50' 100'



(1004812)
ADMINISTRATIVE AMENDMENT
FILE # 1004812 PROJECT # 1010950
RECONFIGURATION OF DRIVE-THRU LANE + RENOVATION PLUS EXISTING
APPROVED BY DATE
4-3-2017