



**Planning Department
Transportation Development Services**

February 27, 2015

Shawn Biazar, P.E.
SBS Construction and Engineering, LLC
10209 Snowflake Court
Albuquerque, NM 87114

Re: Starbucks and Burger King, 1000 Rio Grande Blvd. NW
Traffic Circulation Layout/ NO TIS Required
Engineer's Stamp dated 02-27-15 (H13-D021)

Dear Mr. Biazar:

The TCL submittal received 02-27-15 is approved for Building Permit. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

A TIS will not be required for this site. Your trip generation data was reviewed to show that the trip generations do not meet the threshold for a TIS. The City also compared the data against Starbucks trip generation data and took into account that the subject site is an existing gas station site. In addition, although AM Peak hour tends to generate a lot of traffic for this type of development, Rio Grande Boulevard itself does not tend to carry as much AM Peak traffic as other major roads due to the types of development around this corridor.

When the site construction is completed and a Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification TCL with a completed Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3306.

Sincerely,

Jeanne Wolfenbarger, P.E.
Senior Engineer, Planning Dept.
Development Review Services



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

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: _____

Surveyor: _____ Contact: _____

Address: _____

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

Contractor: _____ Contact: _____

Address: _____

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

TYPE OF SUBMITTAL:

- _____ DRAINAGE REPORT
- _____ DRAINAGE PLAN 1st SUBMITTAL
- _____ DRAINAGE PLAN RESUBMITTAL
- _____ CONCEPTUAL G & D PLAN
- _____ GRADING PLAN
- _____ EROSION & SEDIMENT CONTROL PLAN (ESC)
- _____ ENGINEER'S CERT (HYDROLOGY)
- _____ CLOMR/LOMR
- _____ TRAFFIC CIRCULATION LAYOUT (TCL)
- _____ ENGINEER'S CERT (TCL)
- _____ ENGINEER'S CERT (DRB SITE PLAN)
- _____ ENGINEER'S CERT (ESC)
- _____ SO-19
- _____ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- _____ SIA/FINANCIAL GUARANTEE RELEASE
- _____ PRELIMINARY PLAT APPROVAL
- _____ S. DEV. PLAN FOR SUB'D APPROVAL
- _____ S. DEV. FOR BLDG. PERMIT APPROVAL
- _____ SECTOR PLAN APPROVAL
- _____ FINAL PLAT APPROVAL
- _____ CERTIFICATE OF OCCUPANCY (PERM)
- _____ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- _____ FOUNDATION PERMIT APPROVAL
- _____ BUILDING PERMIT APPROVAL
- _____ GRADING PERMIT APPROVAL
- _____ PAVING PERMIT APPROVAL
- _____ WORK ORDER APPROVAL
- _____ GRADING CERTIFICATION
- _____ SO-19 APPROVAL
- _____ ESC PERMIT APPROVAL
- _____ ESC CERT. ACCEPTANCE
- _____ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes _____ No _____ Copy Provided

DATE SUBMITTED: _____ By: _____

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

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

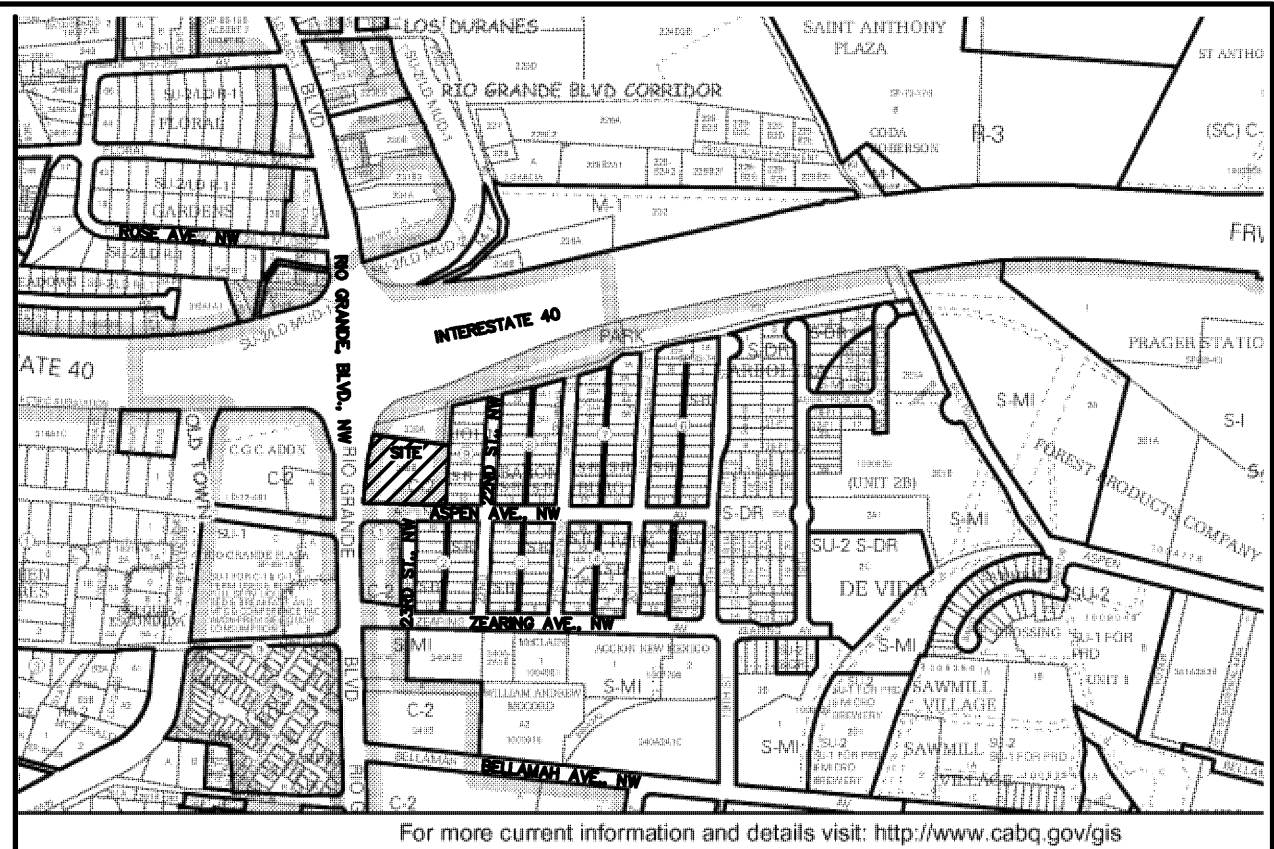
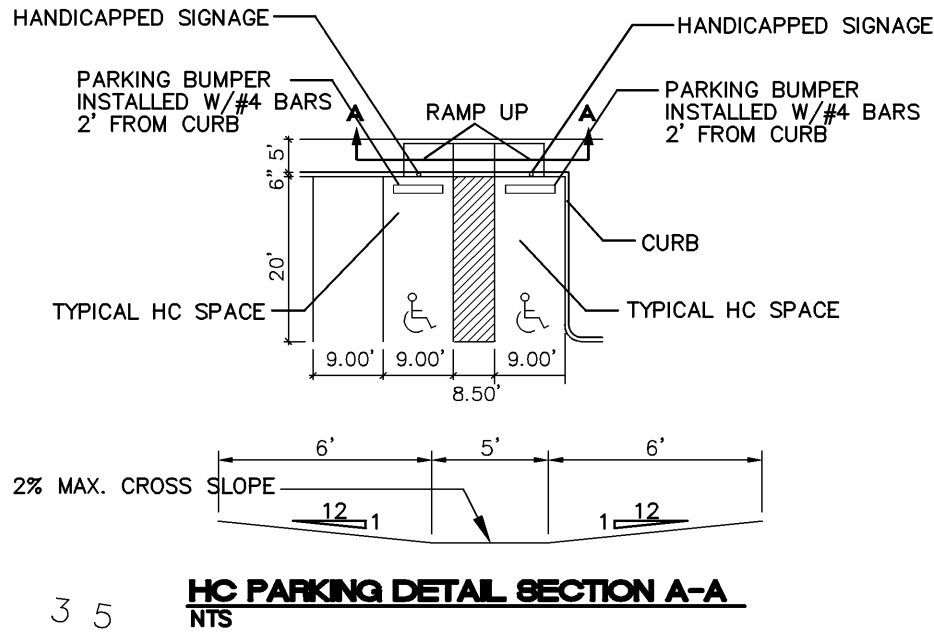
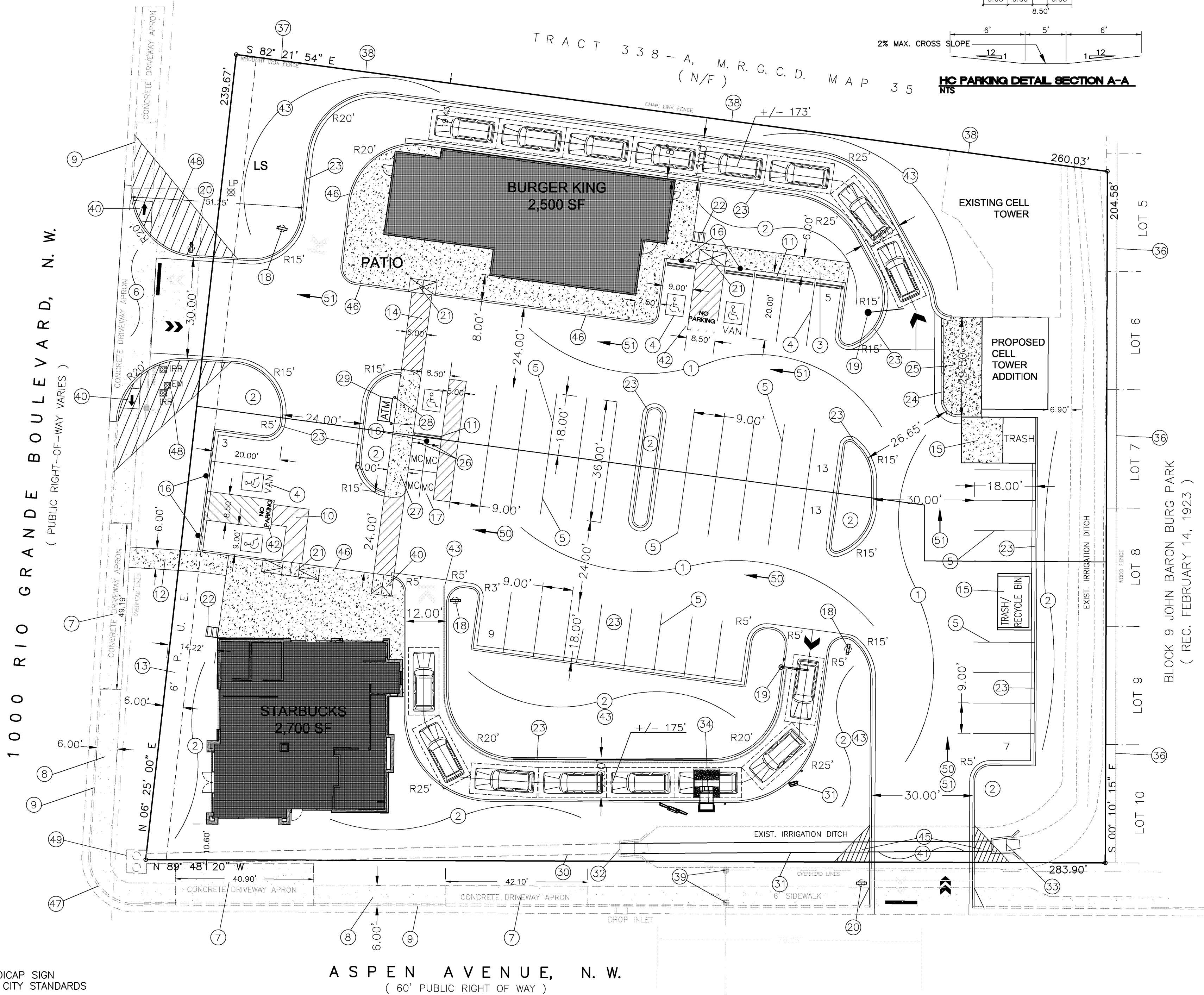
OKEYED NOTES:

1. ASPHALT PAVING AREA, TYP., 3" ASPHALT OVER COMPACTED SUBGRADE.
2. LANDSCAPING AREA, TYP.
3. NEW 6" SIDEWALK, 6" ABOVE ASPHALT
4. 9.00' WIDE X 20' DEEP PARKING SPACES, TYP.
5. 9' WIDE X 18' DEEP PARKING SPACES, TYP.
6. NEW DRIVEWAY PER COA STD DWG.#2426
7. REMOVE EXISTING DRIVEWAY, BUILD C & G AND SIDEWALK PER COA STD DWG. #2415A & 2430
8. EXISTING 6" SIDEWALK, TO REMAIN UNDISTURBED
9. EXISTING STANDARD CURB & GUTTER
10. 6' STRIPPED HC ACCESS WAY, ADA COMPLIANT
11. CONCRETE BUMPER INSTALLS, TYP.
12. 6' PEDESTRIAN ACCESS WAY WITH SMOOTH TIE-IN INTO EXISTING SIDEWALK
13. EXISTING 6' PUBLIC UTILITY EASEMENT
14. 6' WIDE HATCHED PEDESTRIAN CROSSING
15. NEW TRASH ENCLOSURE PER COA STANDARDS, SEE DETAIL
16. HANDICAP SIGN PER COA STANDARDS, MUST HAVE REQUIRED LANGUAGE PER 66-7-352.4C NMSA 1978, "VIOLATORS ARE SUBJECT TO FINE AND/OR TOWING"
17. NEW MOTORCYCLE PARKINGS (4'X8' MIN.)
18. DIRECTIONAL SIGN
19. CLEARANCE SIGN/BAR
20. PROPOSED STOP SIGN
21. WC RAMP PER COA STANDARD & ADA COMPLIANT
22. BICYCLE RACK (2 BICYCLES)
23. PROPOSED MEDIAN CURB AND GUTTER TYP., STD DWG # 2415B
24. PROPOSED MOUNTABLE CURB, ROLL TYPE, STD. DWG # 2415A
25. PROPOSED ACCESS TO CELL TOWER
26. MOTORCYCLE PARKING SIGN PER COA STANDARDS
27. PROPOSED 6' WIDE PEDESTRIAN WALKWAY
28. PROPOSED BOLLARDS
29. PROPOSED ATM MACHINE
30. EXISTING CMP IRRIGATION PIPE (MRGCD)
31. NEW CMP IRRIGATION PIPE (MRGCD)
32. EXISTING CATCH BASIN (IRRIGATION) TO BE RELOCATED (MRGCD)
33. PROPOSED NEW CATCH BASIN FOR IRRIGATION
34. ORDER BOARD AND CANOPY
35. PREVIEW BOARD
36. EXISTING WOOD FENCE
37. EXIST. WROUGHT IRON FENCE
38. EXIST. CHAIN LINK FENCE
39. EXIST. POWER POLE, TYP.
40. UNI-DIRECTIONAL RAMP PER COA STD DWG #2440 WITH DETECTABLE WARNING
41. NEW DRIVEWAY PER COA STD DWG.#2425
42. "NO PARKING" WORDS IN CAPITAL LETTERS, EACH MIN. 1 FOOT HIGH AND MIN. 2" WIDE
43. PROPOSED PONDING AREA
44. RACING STRIPE
45. MINI CLEAR SITE TRIANGLE, PLEASE SEE GENERAL NOTE REGARDING CLEAR SITE TRIANGLE
46. TURNDOWN SIDEWALK TYP.
47. EXISTING CURB RAMP TO REMAIN UNDISTURBED
48. CLEAR SITE TRIANGLE, PLEASE SEE GENERAL NOTE REGARDING CLEAR SITE TRIANGLE
49. EXISTING MRGCD CATCH BASIN TO REMAIN UNDISTURBED
50. STARBUCKS DELIVERY ROUTE
51. BURGER KING DELIVERY ROUTE

GENERAL NOTE:

"LANDSCAPING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA." PLEASE SEE SIGHT DISTANCE EXHIBIT AT STREET INTERSECTIONS FOR CLARIFICATION (THE DEVELOPMENT PROCESS MANUAL, CHAPTER 23, PART B, SECTION 5. A.

1000 RIO GRANDE BOULEVARD, N.W.
(PUBLIC RIGHT-OF-WAY VARIES)



VICINITY MAP:

H-13-Z

LEGAL DESCRIPTION:

TRACT 338-B, M.R.G.C.D. MAP 35
CONTAINING 60,306.32 S.F. (1.3844 ACRE)
ZONING: C-2

SITE DATA

PROPOSED USAGE: FAST FOOD/COFFEE SHOP (BURGER KING/STARBUCKS)
LOT AREA: 60,306.32 S.F. (1.3844 ACRE)

TOTAL BUILDING AREA: 5,200.00 S.F.

PARKING CALCULATIONS:

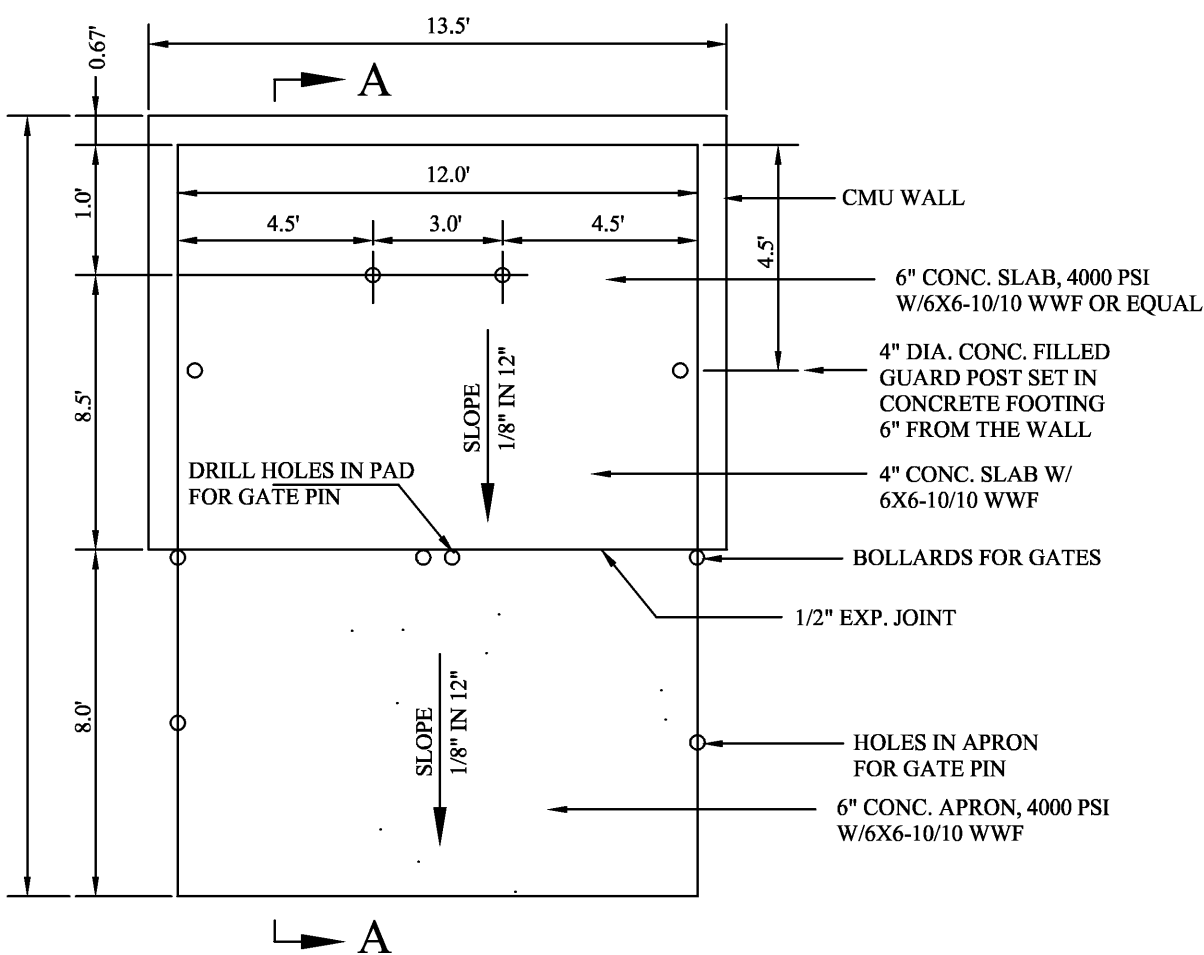
PARKING REQUIRED:
BURGER KING # OF SEATS 45 45/4 SEATS PER PARKING SPACE = 12 SPACES
STARBUCKS # OF SEATS 62 72/4 SEATS PER PARKING SPACE = 18 SPACES

TOTAL 30 SPACES

TOTAL PARKING REQUIRED: 30 SPACES
TOTAL PARKING PROVIDED: 50 SPACES
HC PARKING REQUIRED: 4 SPACES (1 VAN)
HC PARKING PROVIDED: 5 SPACES (2 VAN)
MOTORCYCLE SPACES REQUIRED: 2 SPACES
MOTORCYCLE SPACES PROVIDED: 4 SPACES

LEGEND

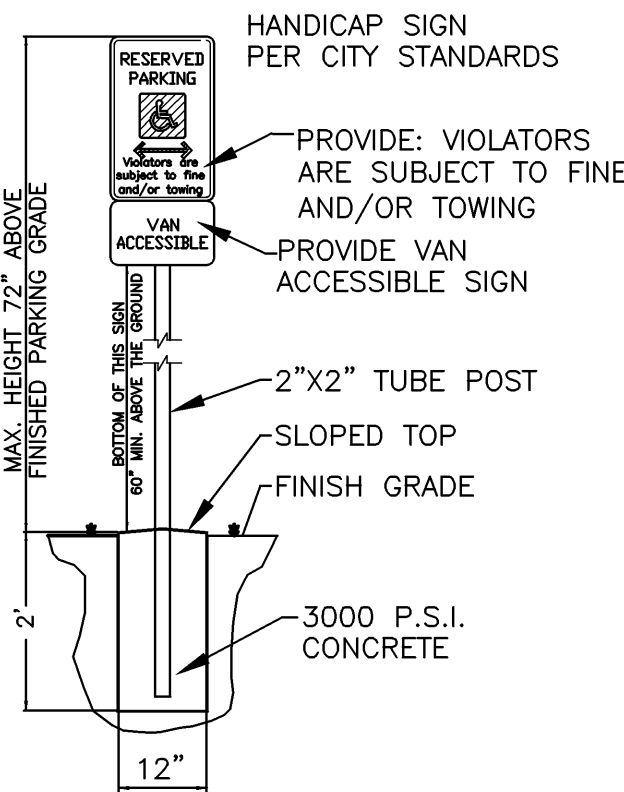
---	BOUNDARY LINE
---	EASEMENT LINE
---	EXISTING OVERHEAD UTILITY
---	EXISTING CURB & GUTTER
---	EXISTING CHAIN LINK FENCE
---	EXISTING SIDEWALK
---	EXISTING FIRE HYDRANT
---	EXISTING WATER SERVICE
---	EXISTING DROP INLET
---	PROPOSED SIDEWALK



NOTE: CHAIN LINKED FENCE WITH SLATS WILL BE USED FOR THE CONSTRUCTION OF THE DUMPSTER ENCLOSURE.

DUMPSTER ENCLOSURE DETAIL

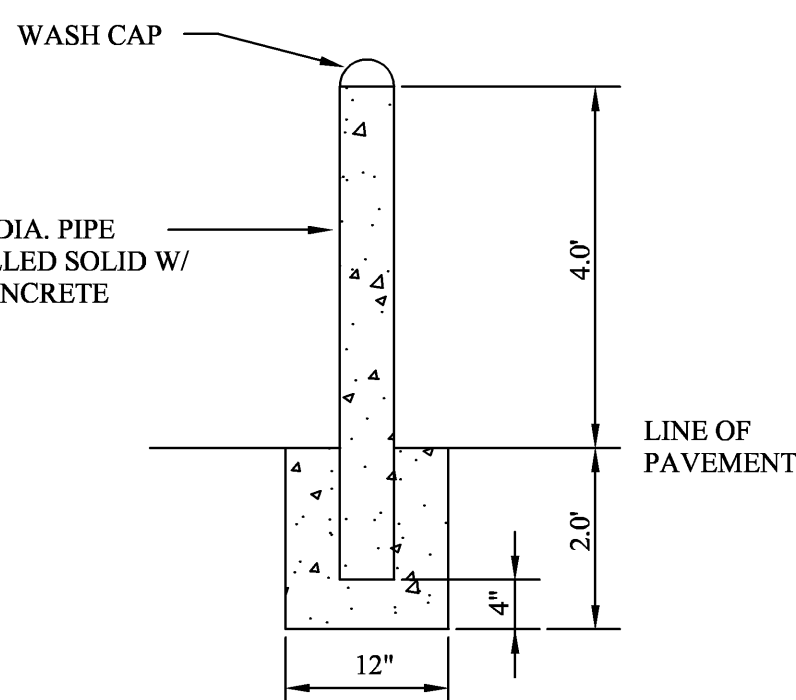
NTS



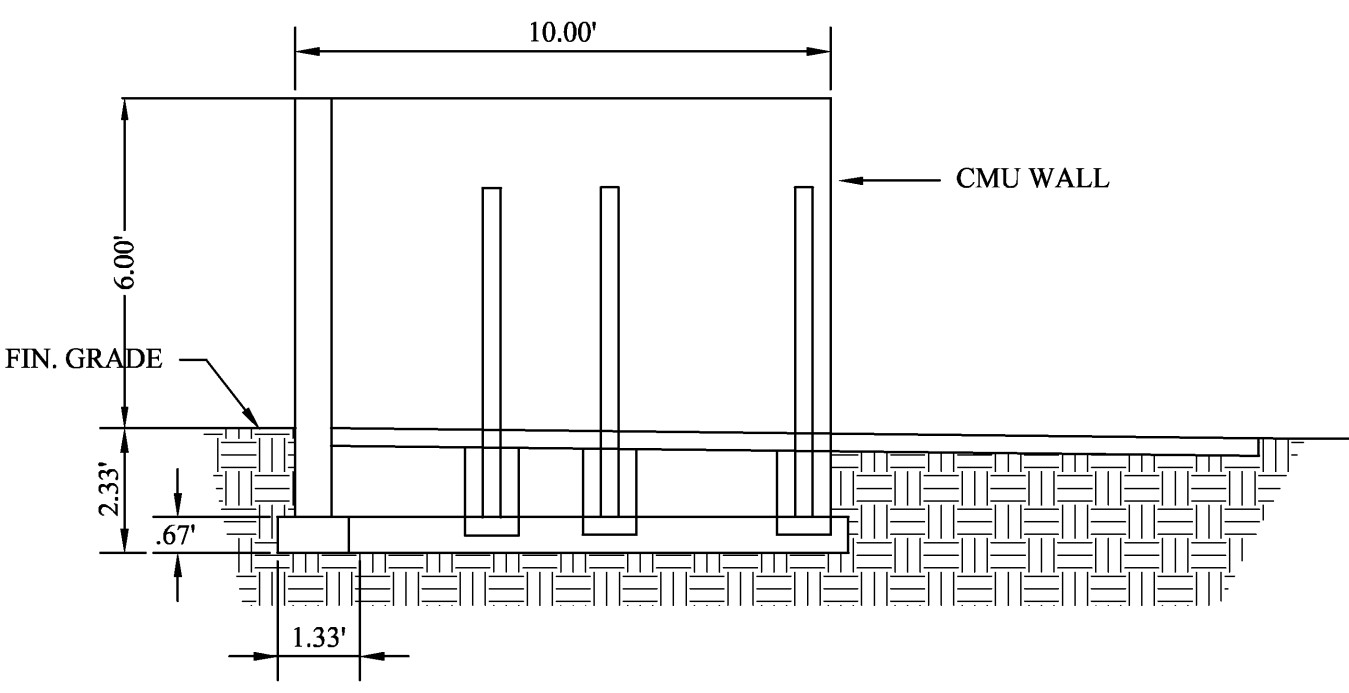
LOCATE SIGN 2' FROM FACE OF CURB OR SW

HANDICAP SIGN DETAIL

NTS



PIPE POST DETAIL
(NO SCALE)



SECTION "AA"



REZA AFAGHPOUR
P.E. #11814

SBS CONSTRUCTION
AND ENGINEERING, LLC

10209 SNOWFLAKE CT. NW
ALBUQUERQUE, NEW MEXICO 87114
(505)804-5013

1000 RIO GRANDE BLVD., NW
SITE PLAN FOR BUILDING PERMIT

DRAWING:	DRAWN BY:	DATE:	SHEET #
201309-SP.DWG	SH-B	12-18-2014	1

LAST REVISION: 02-27-15