



***Planning Department  
Transportation Development Services***

February 2, 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**  
Engineer's Stamp dated 01-16-15 (H13-D021)

Dear Mr. Biazar:

Based upon the information provided in your submittal received 01-22-15, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

PO Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

1. The combination of the fast food restaurant and the coffee shop meets the warrant for a Traffic Impact Study. Call to set up a Traffic Scoping Meeting.
2. Label existing curb ramp at the corner of Aspen Avenue and Rio Grande Blvd. Call out for it to remain undisturbed.
3. Label curb radii for all dead-end islands. Radii needs to be a minimum of 15 feet for passenger cars (See Figure 23.7.2, Page 23-88 of DPM.). For the southeast corner of the site development, radii of 10 feet and 8 feet are shown, and they need to be increased to 15 feet.
4. Please show and label the Aspen Avenue/23<sup>rd</sup> Street intersection to show the proximity of new drivepad location to this intersection.
5. The drive onto Rio Grande Blvd. does not meet the required queuing throat length for an arterial street (Table 23.7.1, page 23-91). The throat will have to be lengthened. It's best to call and discuss this comment.
6. The design delivery route for the larger delivery vehicles needs to be shown.
7. At the northwest corner of Burger King, add curb or barrier to separate pedestrian traffic from vehicular traffic where the radius of 23 feet is shown.
8. For Notes 14, 10 and 27, increase the width of the ADA accessible route from 4 feet to 6 feet. Per the DPM, a 6-foot wide ADA accessible pedestrian pathway is required from the HC parking stall access aisles to the building entrances.
9. Provide a pavement typical section for the asphalt parking lot.

10. Show the mini clear sight distance triangle per page 23-74 of the DPM for the drivepad onto Aspen. Please add the following note to this clear sight triangle: "Landscaping and signage 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."
11. For the new site drive onto Rio Grande Boulevard, provide a clear sight triangle that is in compliance with Page 23-28 of the DPM for intersections. Also add the note "Landscaping and signage 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."
12. To provide further clarification for the queuing length for the vehicles, list the total length of the queue for both the Burger King and the Starbucks drive-thru on the site plan view.
13. For Keyed Note 7, please list the length for each one of the curb cut removals and replacements on the plan view.
14. Near Keyed Note 9, call out the existing sidewalk width. For Keyed Note 8, have call-out note saying that existing sidewalk is to remain undisturbed. Make sure Keyed Note 8 is called out on all areas in between existing curb cuts where sidewalk is supposed to remain undisturbed.
15. For the 6-foot sidewalk tie-in to existing sidewalk on Rio Grande Boulevard, call out for a smooth tie-in.
16. For the uni-directional ramps shown as part of Keyed Note 40 for the drive onto Rio Grande Boulevard, provide detail complete with detectable warning devices.
17. For Keyed Note 21, provide a ramp detail.
18. For the aisle for handicapped parking in the center of the parking lot, increase from 3.5 feet to the required minimum width of 5 feet. If it helps, in order to gain this extra width for this aisle, parking spaces only need to be a minimum width of 8.5 feet.
19. Please include two copies of the traffic circulation layout at the next submittal.

Resubmit acceptable package along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. If you have any questions, please contact me at (505) 924-3924.

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

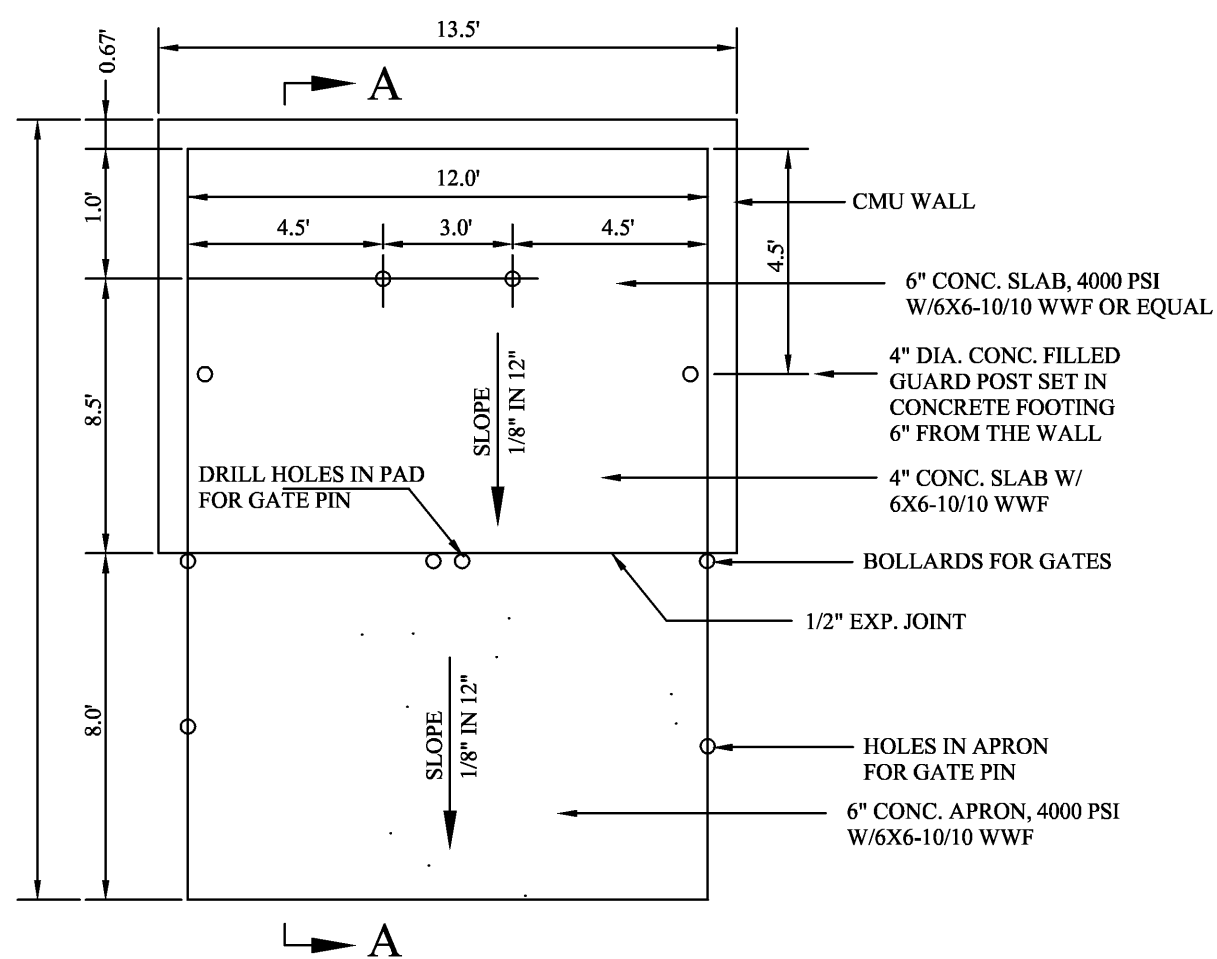
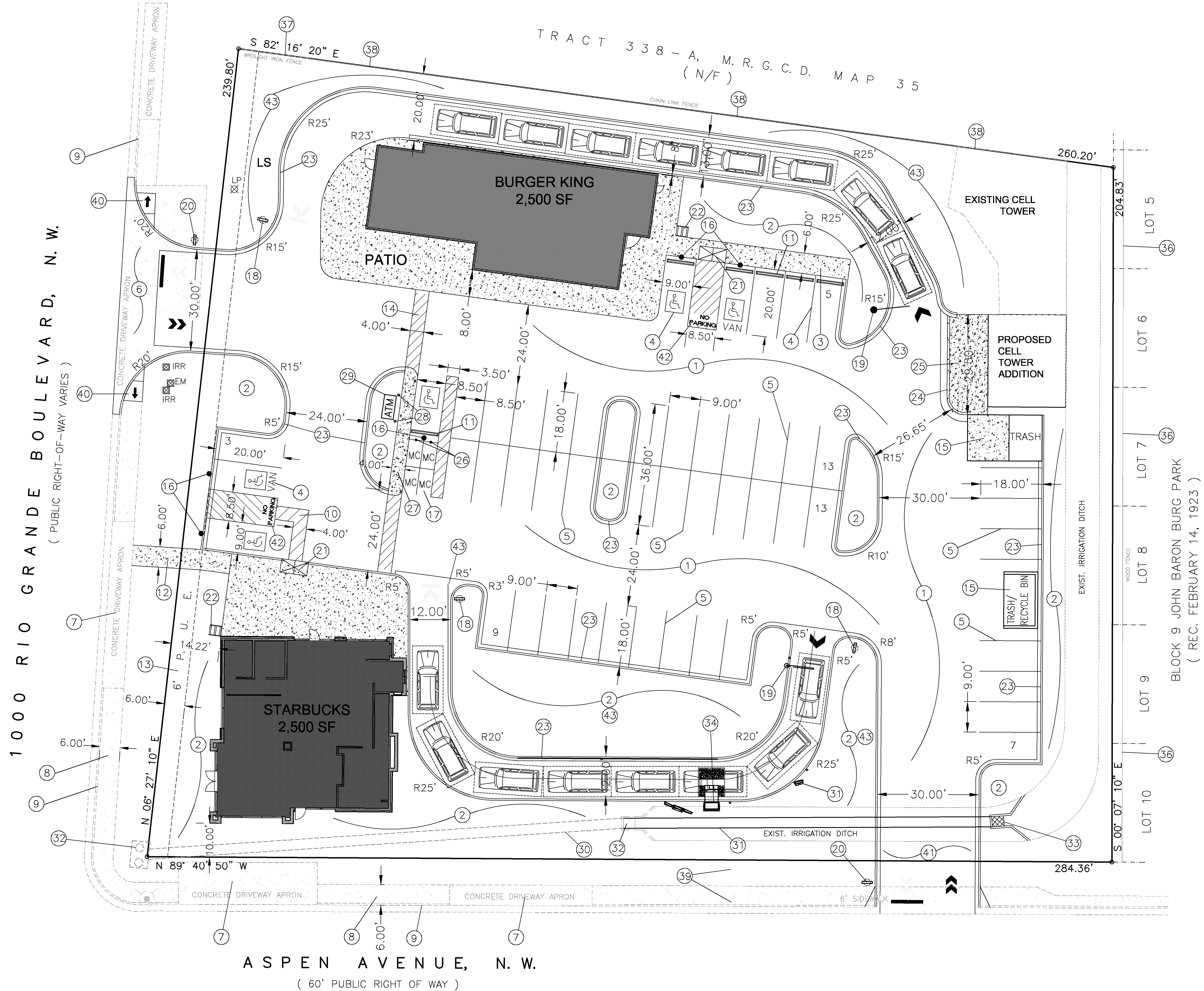
DATE SUBMITTED: \_\_\_\_\_ By: \_\_\_\_\_

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 that are part of a larger common plan of development

# KEYED NOTES:

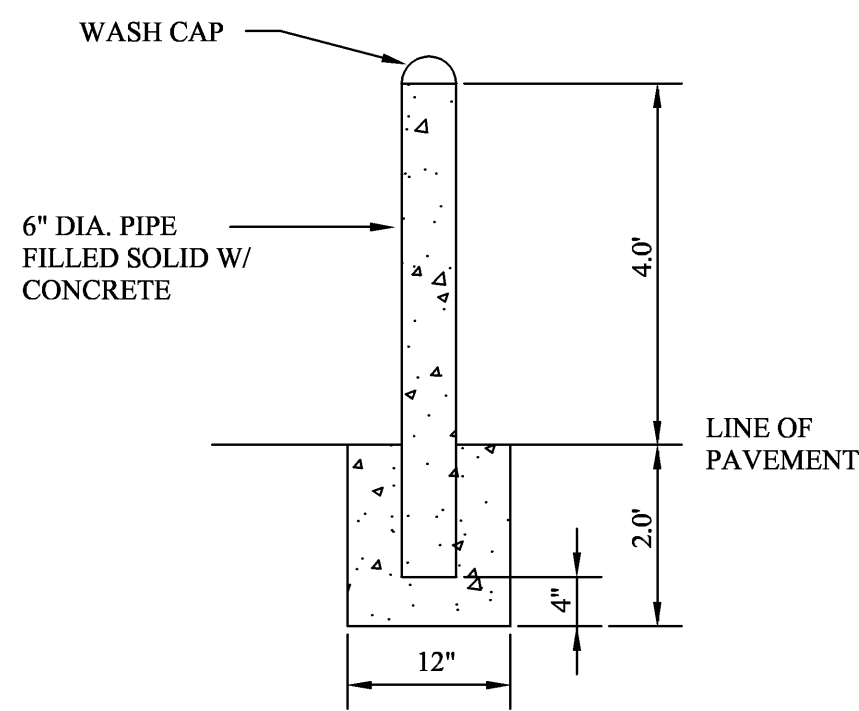
1. ASPHALT PAVING AREA, TYP.
2. LANDSCAPING AREA, TYP.
3. NEW 6" SIDEWALK, 6" ABOVE ASPHALT
4. 9.00' WIDE X 20' DEEP PARKING SPACES, TYP.
5. 9' WIDE X 18' DEEP PARKING SPACES, TYP.
6. NEW DRIVEWAY PER COA STD DWG.#2426
7. REMOVE EXISTING DRIVEWAY, BUILD C & G AND SIDEWALK PER COA STD DWG. #2415A & 2430
8. EXISTING SIDEWALK
9. EXISTING STANDARD CURB & GUTTER
10. 4' STRIPPED HC ACCESS WAY, ADA COMPLIANT
11. CONCRETE BUMPER INSTALLS, TYP.
12. 6" PEDESTRIAN ACCESS WAY
13. EXISTING 6" PUBLIC UTILITY EASEMENT
14. 4' 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 4' WIDE PEDESTRIAN WALKWAY
28. PROPOSED BOLLARDS
29. PROPOSED ATM MACHINE
30. EXISTING CMP IRRIGATION PIPE (MRGCD)
31. NEW CMP IRRIGATION PIPE (MRGCD)
32. EXISTING CATHC 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
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



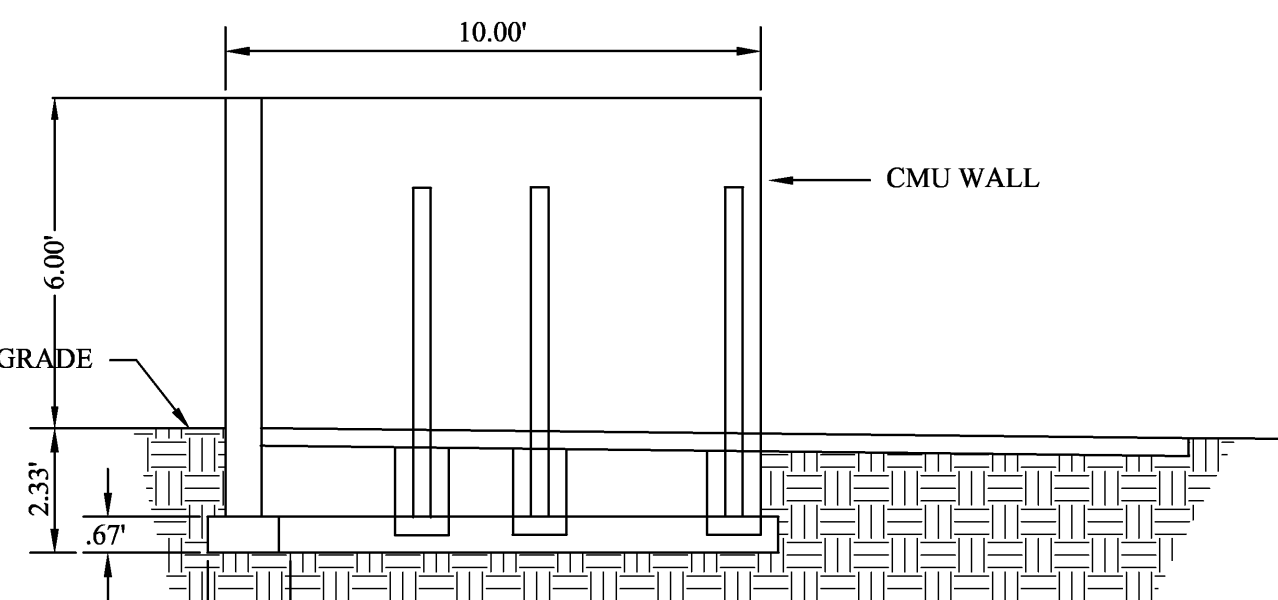
NOTE: CHAIN LINKED FENCE WITH SLATS WILL BE USED FOR THE CONSTRUCTION OF THE DUMPSTER ENCLOSURE.

DUMPSTER ENCLOSURE DETAIL

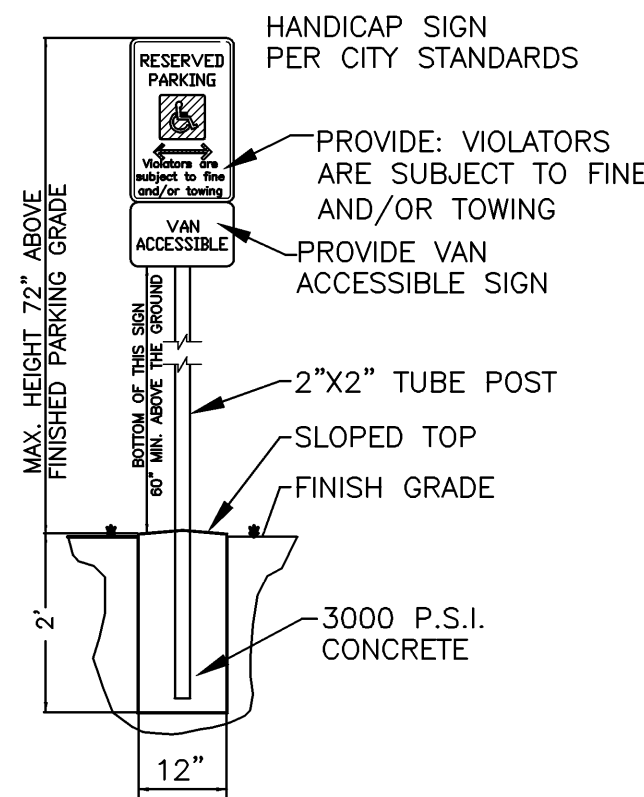
NTS



PIPE POST DETAIL  
(NO SCALE)



SECTION "AA"



LOCATE SIGN 2' FROM FACE OF CURB OR SW

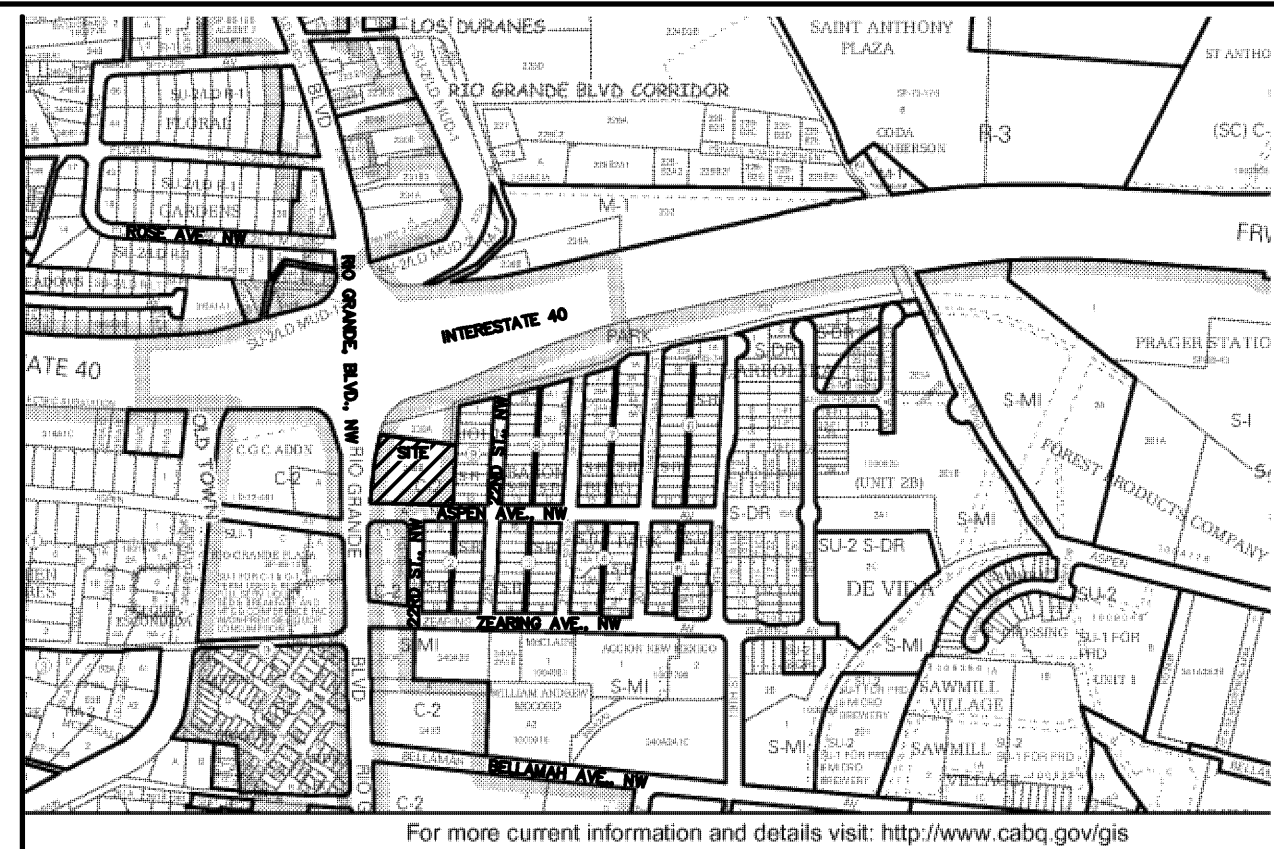
HANDICAP SIGN DETAIL

NTS

GRAPHIC SCALE

20 10 0 20

SCALE: 1"=20'



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/COFFE SHOP (BURGER KING/STARBUCKS)  
LOT AREA: 60,306.32 S.F. (1.3844 ACRE)

TOTAL BUILDING AREA: 5,000.00 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



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: 01-16-15