## CITY OF ALBUQUERQUE



September 18, 2017

David Soule, P.E. Rio Grande Engineering P.O. Box 93924 Albuquerque, NM, 87199

Re: Starbucks

130 98th Street SW

30-Day Temporary Certificate of Occupancy- Transportation Development

**Transportation Development Final Inspection** Engineer's Stamp dated 09-15-17 (K09-D031C)

Certification dated 09-14-17

Dear Mr. Soule,

Based upon the information provided in your submittal received 09-15-17, Transportation Development has no objection to the issuance of a <u>30-day Temporary Certificate of Occupancy</u>. This letter serves as a "green tag" from Transportation Development for a <u>30-day Temporary Certificate of Occupancy</u> to be issued by the Building and Safety Division.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

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

 Motorcycle spaces shall designated by its own conspicuously posted upright sign, either free-standing or wall mounted. Each sign shall be no smaller than 12 by 18 inches and shall have its lower edge no less than four feet above grade.

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 <a href="mailto:PLNDRS@cabq.gov">PLNDRS@cabq.gov</a> prior to submittal. If you have any questions, please contact me at (505) 924-3995.

Sincerely,

Reneé C. Brissette, P.E. Senior Engineer, Hydrology

Renée C. Brisaeto

Planning Department

\mao 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#:			
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:	
DEPARTMENT: HYDROLOGY/ DRAINAGE TRAFFIC/ TRANSPORTATION MS4/ EROSION & SEDIMENT CONTROL	BUILDING F	F APPROVAL/ACCEPTANCE SOUGHT: PERMIT APPROVAL TE OF OCCUPANCY	
MS4/ EROSION & SEDIMENT CONTROL	CERTIFICAT	TE OF OCCUPANCY	
TYPE OF SUBMITTAL:	PRELIMINA	RY PLAT APPROVAL	
ENGINEER/ ARCHITECT CERTIFICATION (STARBUCKS)SITE PLAN		FOR SUB'D APPROVAL	
CONCERTIAL C 0 D DI AN	SITE PLAN 1	FOR BLDG. PERMIT APPROVAL	
CONCEPTUAL G & D PLAN  GPADING DI AN	CDADING BLAN		
DRAINAGE MASTER PLAN	SIA/ RELEASE OF FINANCIAL GUARANTEE		
DRAINAGE REPORT	<del></del>	FOUNDATION PERMIT APPROVAL  GRADING PERMIT APPROVAL	
CLOMR/LOMR	· <del></del>	SO-19 APPROVAL	
	· <del></del>	RMIT APPROVAL	
TRAFFIC CIRCULATION LAYOUT (TCL) (SITE PLAN)	<del></del>	PAD CERTIFICATION	
TRAFFIC IMPACT STUDY (TIS)		ER APPROVAL	
EROSION & SEDIMENT CONTROL PLAN (ESC)	CLOMR/LOMR		
OTHER (SPECIFY)	PRE-DESIGN	MEETING	
	<del></del>	ECIFY)	
IS THIS A RESUBMITTAL?: Yes No	`		
DATE SUBMITTED:By:			
DATE SOBNITTED.			

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_

### PROPOSED DESIGN GUIDELINES:

#### SITE DESIGN:

VEHICULAR/PEDESTRIAN CONFLICTS WILL BE MINIMIZED WITHIN THE SITE BY PROVIDING AN ORGANIZED AND INTERCONNECTED SYSTEM OF INTERNAL ROADWAYS AND PEDESTRIAN CONNECTIONS. A DIFFERENCE IN PAVING MATERIAL, COLOR, OR PATTERN SHALL BE PROVIDED AT CROSSWALKS TO BRING ATTENTION VISUALLY FOR SAFE PEDESTRIAN CROSSING.

SAFE AND CONVENIENT PEDESTRIAN, BICYCLE AND TRANSIT ACCESS TO THE MAIN ENTRANCE OF THE BUSINESSES FROM THE SURROUNDING STREETS AND NEIGHBORHOODS WILL BE PROVIDED. PEDESTRIAN LINKS BETWEEN PARKING AREAS AND BUILDINGS SHALL BE CLEARLY VISIBLE AND HIGHLIGHTED WITH ENHANCED PAVING. A SIX FOOT SIDEWALK SHALL BE PROVIDED ALONG 98TH STREET SW AND VOLCANO ROAD SW.

PATIO AREAS SHALL BE PROVIDED AT RESTAURANTS ON THE SITE, THEY SHALL BE CONNECTED TO THE PEDESTRIAN CIRCULATION SYSTEM. THERE MAY BE INTERNAL PATIO AREAS NOT DIRECTLY CONNECTED TO THE BEST PEDESTRIAN WAYS AT RESTAURANTS.

FOR MAJOR EMPLOYERS (GREATER THAN 50 EMPLOYEES), SECURE, LONG-TERM BIKE PARKING SHALL BE PROVIDED FOR EMPLOYEES AND SHALL BE IN A WELL LIT VISIBLE

BIKE PARKING SPACES SHALL BE PROVIDED AT A RATE OF 1 SPACE PER 20 PARKING SPACES AS CONSISTENT WITH THE CITY ZONING CODE.

ALL REFUSE CONTAINERS SHALL BE SCREENED WITHIN A MINIMUM OF A SIX FOOT TALL ENCLOSURE THAT IS LARGE ENOUGH TO CONTAIN ALL REFUSE GENERATED BETWEEN COLLECTIONS AND IS COMPATIBLE WITH THE ARCHITECTURAL THEME OF THE SITE.

WHERE WALLS ARE PROVIDED, THEY SHALL BE CONSISTENT WITH THE ADOPTED CITY OF ALBUQUERQUE'S WALL DESIGN STANDARDS.

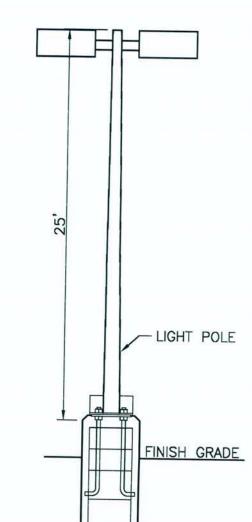
ALL PERIMETER WALLS FACING THE PUBLIC RIGHT-OF-WAY SHALL HAVE AN OPENING IN ORDER TO ALLOW PEDESTRIAN ACCESS TO THE SITE.

THE ARCHITECTURAL STYLE AND MATERIALS OF FUTURE DEVELOPMENTS ON THE SITE SHALL REFLECT AND COMPLIMENT THE EXISTING BUILDINGS.

ALL SIGN AREA FOR A FREE-STANDING OR PROJECTING SIGN SHALL NOT EXCEED 100 SQUARE FEET. THE HEIGHT OF A FREE-STANDING SIGN SHALL NOT EXCEED 26 FEET.

THE COLOR AND STYLE OF FREE-STANDING SIGNAGE SHALL BE COMPATIBLE WITH THE ARCHITECTURAL THEME OF THE SITE.

MONUMENT AND PYLON SIGNS SHALL BE PLACED AT THE BACK OF THE PUBLIC RIGHT-OF-WAY LINE. NO SIGN SHOULD OVERHANG IN THE PUBLIC RIGHT-OF-WAY



# LIGHT POLE DETAIL

1. COMMON STORM DRAINAGE, PEDESTRIAN, UTILITY, AND VEHICULAR ACCESS ACROSS NEW TRACTS IS GRANTED BY THIS SITE PLAN AND WILL BE GRANTED ON THE REPLAT.

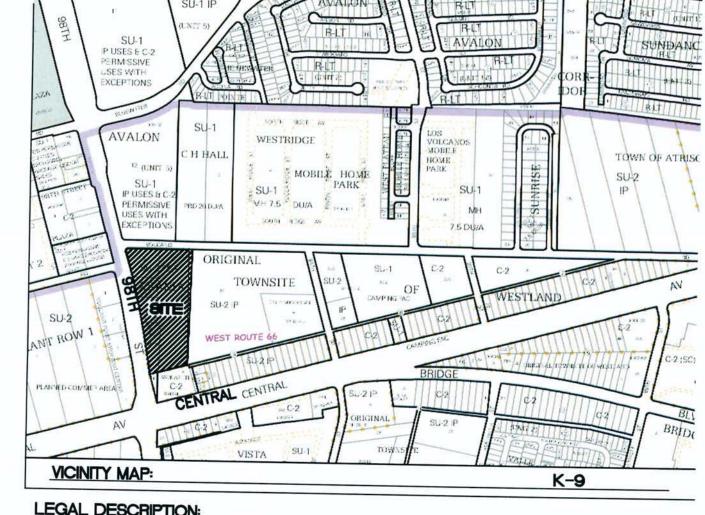
2. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.

- 3. MINIMUM LANDSCAPE SHALL BE 15% OF THE IMPERVIOUS SURFACE LESS BUILDING AREA.
- 4. ROOF EQUIPMENT SHALL BE BELOW PARAPET HEIGHT AND SCREENED FROM VIEW FROM THE PROPERTY LINES OF THIS SITE. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN WALL.
- 5. LIGHT POLES SHALL BE A MAXIMUM OF 25' FEET WITH FULL CUT OFF LIGHT FIXTURES. LIGHT FIXTURES SHALL BE A MAXIMUM OF 25' WITH FULL CUT OFF SHIELDS ON FIXTURES SO THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE. THE LIGHT FIXTURES SHALL BE FULLY SHIELDED WITH HORIZONTAL LAMPS. LIGHT POLES WITHIN 100' OF RESIDENTIAL ZONING SHALL BE LIMITED TO 16' HIGH. SITE LIGHTING WILL MEET THE GUIDELINES AS SET FORTH IN THE NIGHT SKY ORDINANCE. LIGHT POLE LOCATIONS SHOWN ON PLAN ARE FOR REFERANCE ONLY. PLEASE REFER TO ARCHITECTURAL PLANS FOR LOCATIONS.
- 6. THERE SHALL BE NO BACKLIT, PLASTIC, OR VINYL AWNINGS OR ILLUMINATED PLASTIC BANDING ON SIGNAGE.
- 7. NO FREESTANDING CELL TOWERS OR ANTENNA SHALL BE PERMITTED. ANY WIRELESS COMMUNICATIONS FACILITIES SHALL BE INTEGRATED INTO THE BUILDING ARCHITECTURE.

8. SETBACKS: THE FRONT SETBACK SHALL REMAIN FREE OF BUILDINGS AND PERMANENT STRUCTURES OTHER THAN ON PREMISE SIGNS. NO BUILDINGS OR STRUCTURES, OTHER THAN WALLS OR FENCES SHALL BE PERMITTED IN THE SIDE OR REAR YARD SETBACK IF THERE ARE NO SOLID WALLS OR FENCES ALONG THE REAR PROPERTY LINE, A 10 FT LANDSCAPE BUFFER IS REQUIRED. THERE SHALL BE A FRONT AND CORNER SIDE YARD SETBACK OF NOT LESS THAN 5 FEET AND A SETBACK OF 11 FT FROM THE JUNCTION OF A DRIVEWAY OR ALLEY AND A PUBLIC SIDEWALK OR PLANNED PUBLIC SIDEWALK LOCATION.

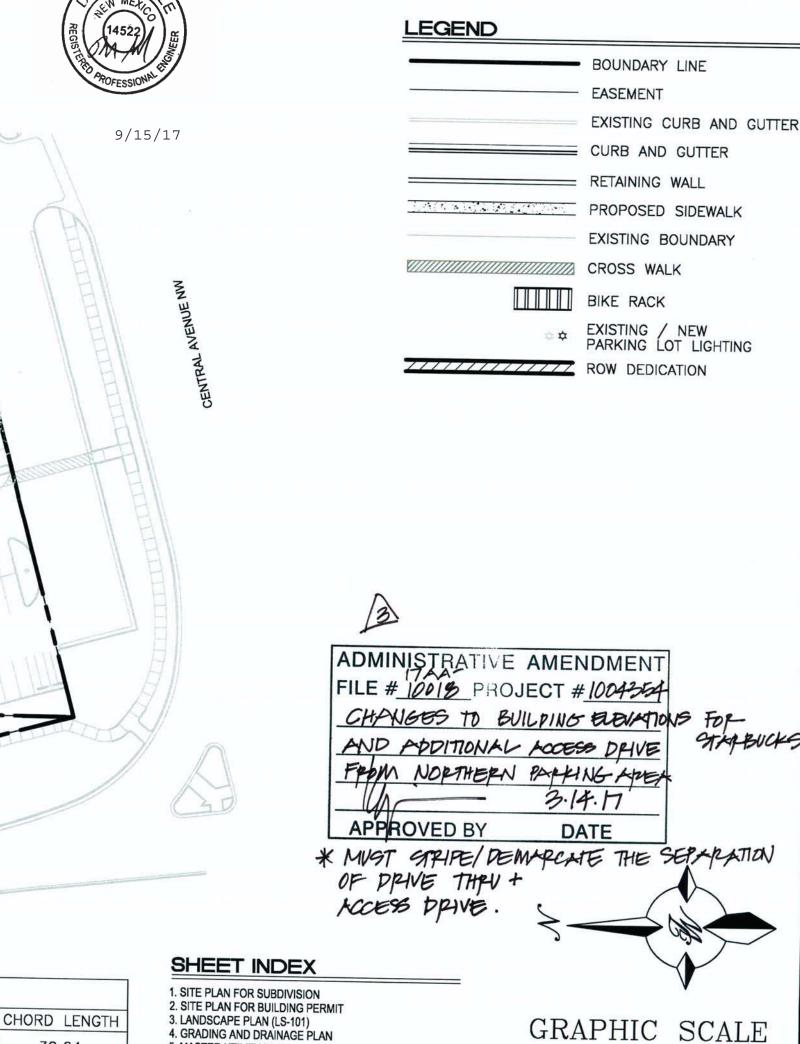
- 9. BUS ROUTE 54 RUNS FROM 98TH STREET, N.W. TO CENTRAL AVENUE, N.W.
- 10. NO ADULT ESTABLISHMENTS WILL BE BUILT ON THIS SITE.
- 11. SITE PLAN FOR BUILDING PERMIT FOR FUTURE LOTS TO BE DELIGATED DOWN TO DRB.
- 12. NO PACKAGE LIQOUR SALES ON THIS SITE
- 13. MAXIMUM NUMBER OF DRIVE-THRU BUSINESSES, LIMITED TO THREE (3).

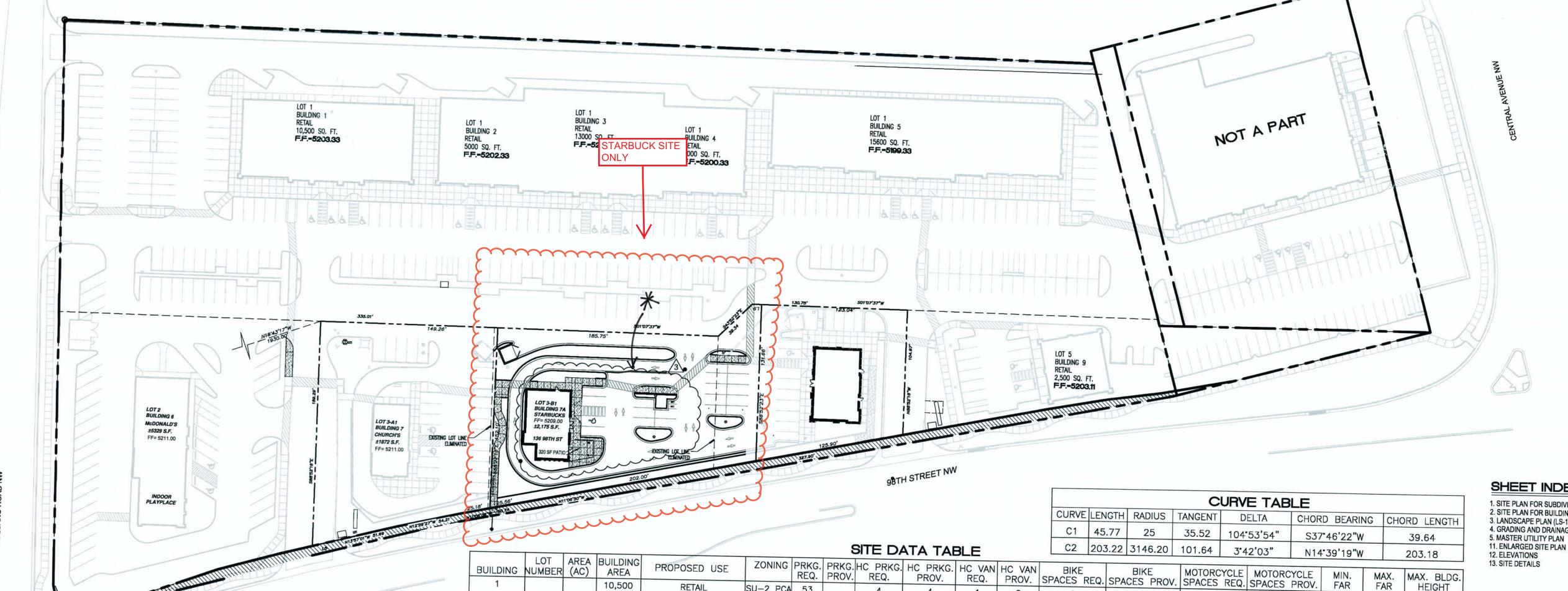
I David Soule, NMPE 14522, of the firm Rio Grande Engineering, hereby certify that this project has been graded and will constructed in substantial compliance with and in accordance with the design intend of the approved SITE PLAN plan approved 3/14/17 . The record information edited on the original design document has performed by me or under my direct supervision and is true and correct to the best of my knowledge and belief. The as-built survey was provided by T.PATRICK#12651 . The certification is submitted in support of a request for Permanent Certificate of Occupancy. The record information presented heron is not necessarily complete and intended only to verify substantial compliance of the Traffic Circulation aspects of this project. Those relying on this record document are advised to obtain independent verification of its accuracy before using it for any other purpose.



LEGAL DESCRIPTION:

PORTIONS OF LOT 27, BLOCK 9, TRACT O ORIGINAL TOWNSITE OF WESTLAND





SU-2 PCA 53

SU-2 PCA 25

SU-2 PCA 65

SU-2 PCA 25

SU-2 PCA 78

SU-2 PCA 11

SU-2 PCA 19

SU-2 PCA 13

SU-2 PCA 13 | 13 |

SU-2 PCA 48

SCALE: 1"=50'

ADMINISTRATIVE AMENDMENT

NORTHEAST CORNER DRAWN BY OF 98TH AND CENTRAL MTN DATE 11-04-2016 SITE PLAN FOR SUBDIVISION 11/04/16 ADD STARBUCKS \$ I | | SHEET # AND T-MOBILE

40'

HEIGHT

40'

40'

40'

40'

40'

40'

40'

40'

FAR

0.15

0.15

0.15

0.15

0.15

0.15

N/A

0.15

21

0.15 0.35

0.15 0.35

3

N/A

17

5

N/A

0.35

0.35

0.35

0.35

0.35

0.35

N/A

0.35

0.15 0.35

\* RESTAURANT PARKING REQUIREMENT IS CALCULATED BY SEATING CAPACITY 1 PER 3 SEATS (1 PER 4 SEATS WITH NO LIQUOR LICENSE)

8.049 | 64,076 347

RETAIL

RETAIL

10,500

5,000

5,000

15,600

2,529

4.794 | 13,000

1.146 5,900

3-B1 | 0.69 | 2,175

N/A

5 0.450 2,500

4-A1 0.601

2

TOTAL

O TOTAL PARKING REQUIREMENTS REDUCED BY 10% PER TRANSIT REDUCTION

N/A | N/A | N/A | N/A

13

N/A

N/A

2

JOB #