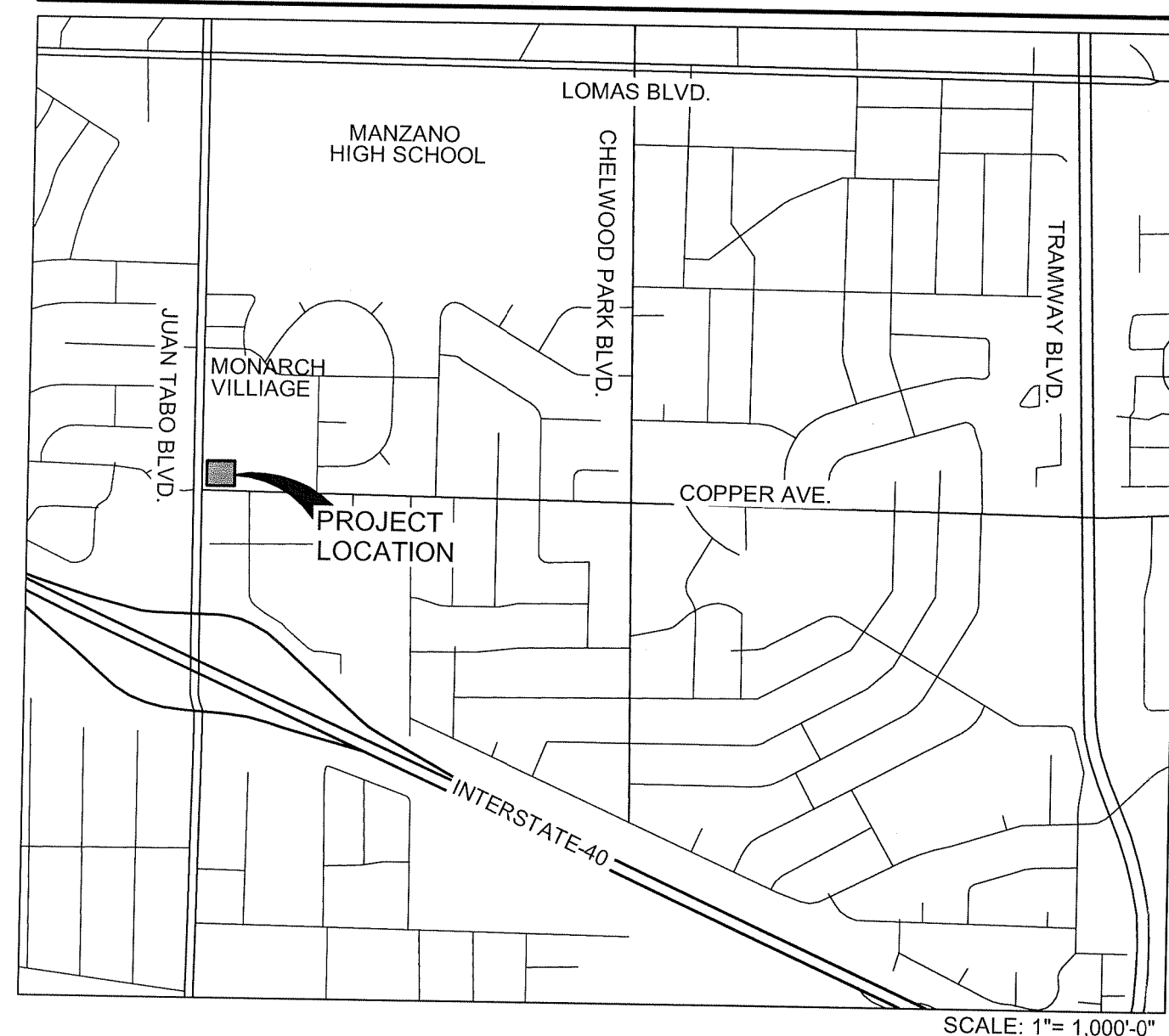


STARBUCKS COFFEE COMPANY

PORTION OF PARCEL 1-A, TRACT BB
MONARCH VILLAGE CONT 0.5785 ACRES
CITY OF ALBUQUERQUE, COUNTY OF BERNALILLO, STATE OF NEW MEXICO

SITE DEVELOPMENT PLAN

VICINITY MAP



SHEET INDEX

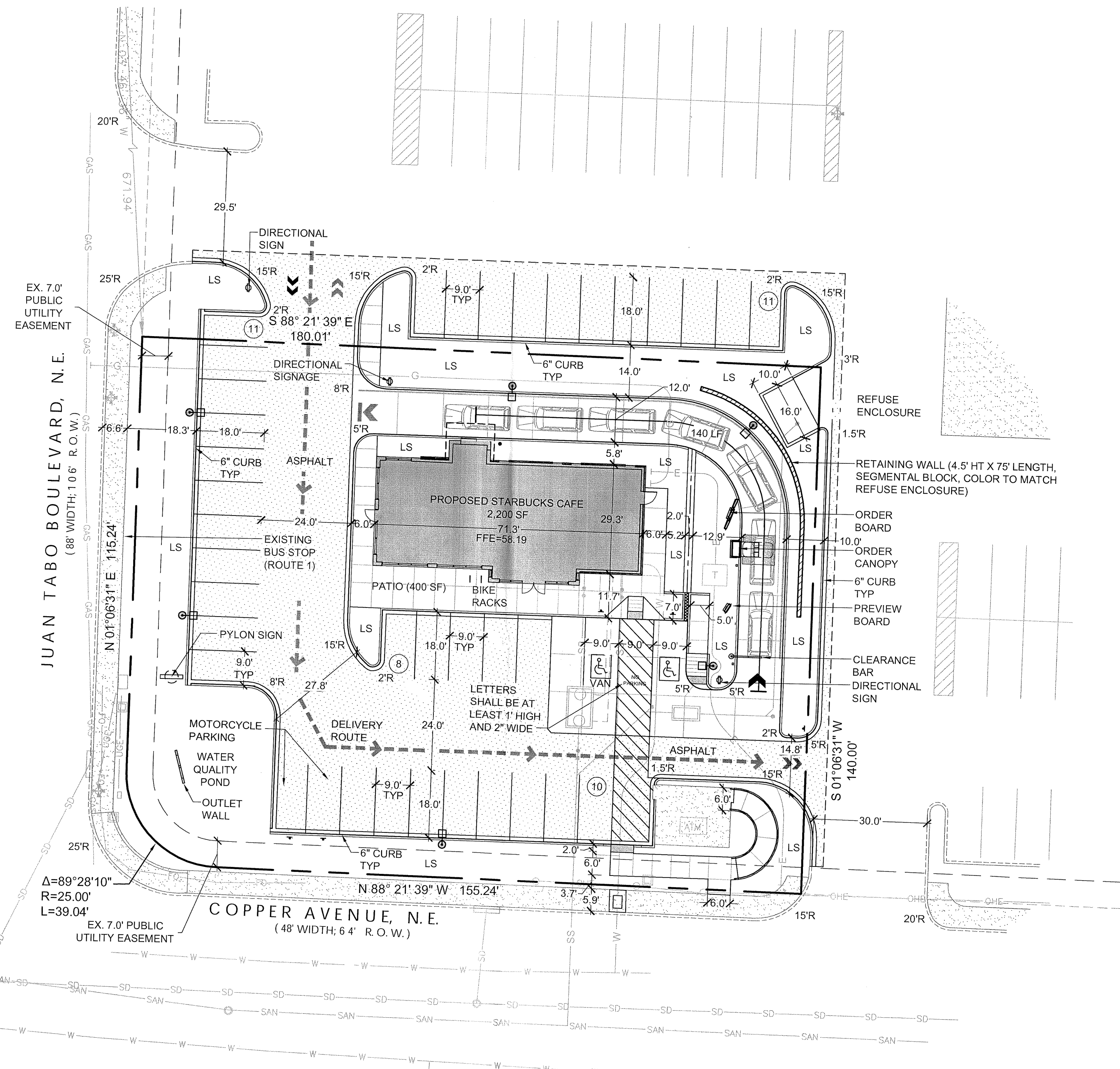
- 1 OF 7 SITE PLAN
- 2 OF 7 LANDSCAPE PLAN
- 3 OF 7 PRELIMINARY GRADING PLAN
- 4 OF 7 UTILITY PLAN
- 5 OF 7 EXTERIOR ELEVATIONS
- 6 OF 7 SITE SIGNAGE
- 7 OF 7 AMENDED SITE DEVELOPMENT PLAN

PARKING CALCULATIONS

OVERALL TOTAL	
REQUIRED (1 SPACE/200 SQ FT + 1 SPACE/4 PATIO SEATS)	11 + 3
PROVIDED	29
HANDICAPPED SPACES	
REQUIRED (INCLUDED IN REQUIRED TOTAL)	2
PROVIDED	2
MOTORCYCLE SPACES	
REQUIRED (IN ADDITION TO REQUIRED TOTAL)	2
PROVIDED	2
BICYCLE RACKS/SPACES	
REQUIRED	1/2
PROVIDED	2/4

LEGAL DESCRIPTION

A PORTION OF PARCEL 1-A, TRACT BB, MONARCH VILLAGE
CITY OF ALBUQUERQUE, COUNTY OF BERNALILLO, STATE OF NEW MEXICO



LEGEND

- PROPERTY LINE
- - - EASEMENT LINE
- EXIST. CURB & GUTTER
- PROP. CURB & GUTTER
- EXIST. SIDEWALK
- PROP. SIDEWALK
- LP EXIST. LIGHT POLE
- LP PROP. LIGHT POLE (20' HT.; 325 MH FIXTURE)
- SIGN EXIST. SIGN
- SIGN PROP. SIGN
- BOLL PROP. BOLLARD
- LS LANDSCAPE AREA
- OHE EXIST. OVERHEAD POWER.
- W-W EXIST. WATERLINE
- SAN EXIST. SANITARY SEWER
- SD EXIST. STORM SEWER
- GAS EXIST. GAS LINE
- FO EXIST. FIBER OPTIC LINE
- UGE EXIST. UNDERGROUND POWER
- WV EXIST. WATER VALVE
- PP EXIST. POWER POLE
- EM EXIST. ELECTRIC METER
- TSB EXIST. TRAFFIC SIGNAL BOX
- EV EXIST. ELECTRIC VAULT
- TS EXIST. TRAFFIC SIGNAL POLE
- MANH EXIST. MANHOLE
- IN EXIST. INLET
- G PROP. GAS
- E PROP. ELECTRIC
- SS PROP. SANITARY SEWER
- W PROP. WATER
- SAW PROP. SAWCUT LINE
- DR PROP. DELIVERY ROUTE
- T PROP. TRANSFORMER

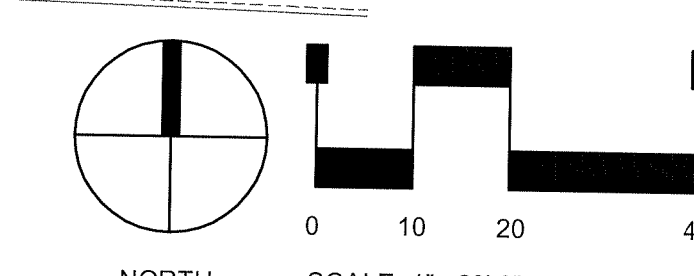
Sterling Design Associates, llc
CIVIL ENGINEERS - LANDSCAPE ARCHITECTS

2009 W. Littleton Blvd. #300
Littleton, CO 80120
303.794.4727 ph
www.SterlingDesignAssociates.com

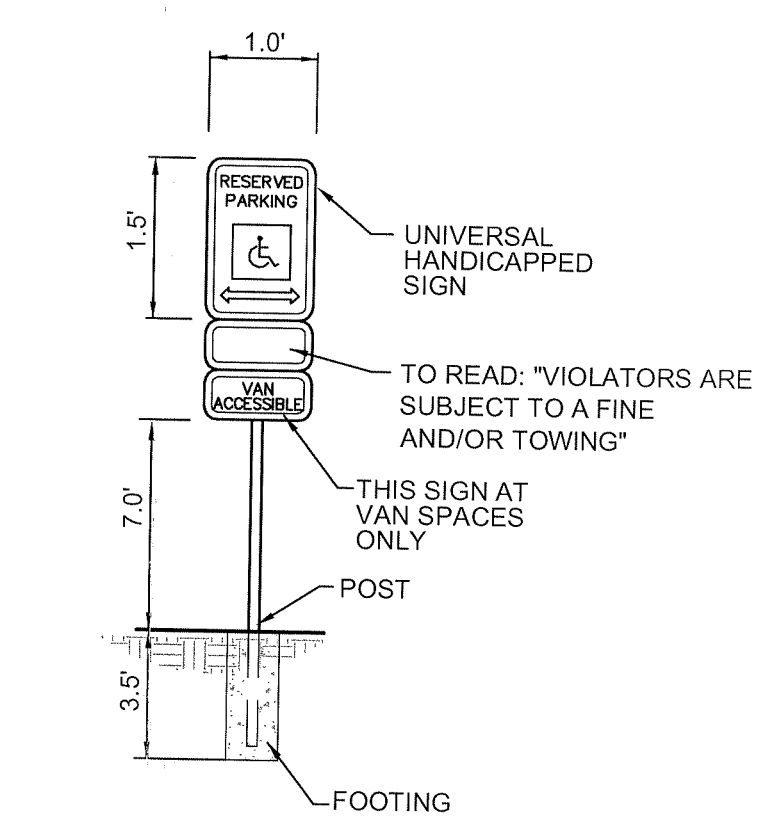
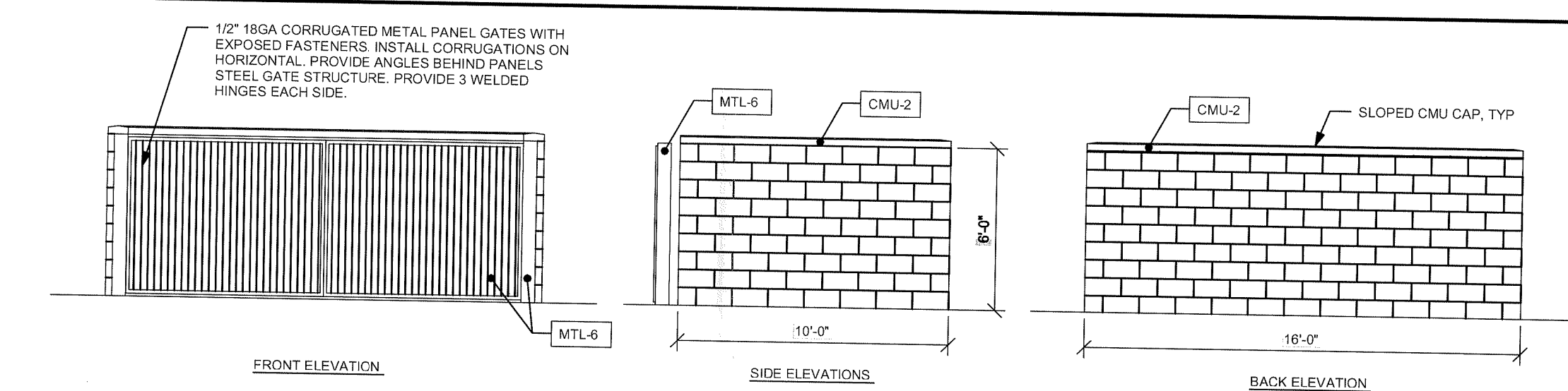
STERLING DESIGN ASSOCIATES, LLC

ISSUES & REVISIONS		
NO. 1	DATE: 11/19/14	BY: JLO
DESCRIPTION: CITY COMMENTS		
NO. 2	DATE:	BY:
DESCRIPTION:		
NO. 3	DATE:	BY:
DESCRIPTION:		
NO. 4	DATE:	BY:
DESCRIPTION:		
NO. 5	DATE:	BY:
DESCRIPTION:		
NO. 6	DATE:	BY:
DESCRIPTION:		

ADMINISTRATIVE AMENDMENT
FILE # 10100 PROJECT # 100277
APPROVAL OF SITE DEV. PLAN
FOR BUILDING PERMIT FOR
STARBUCK'S @ 700 JUAN TABO BLVD
1-7-2015
APPROVED BY DATE



REFUSE ENCLOSURE



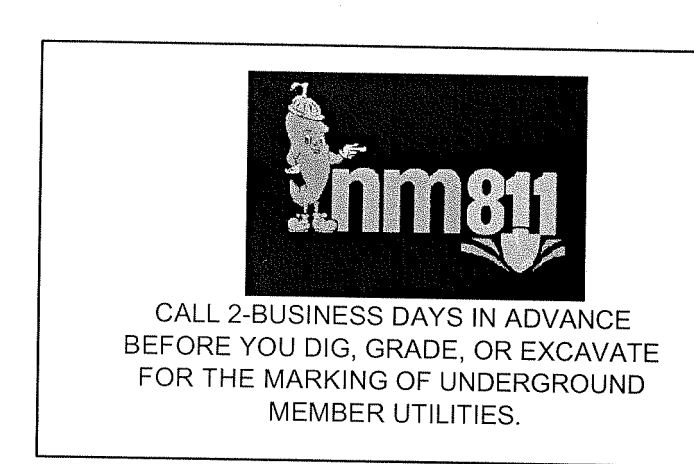
HANDICAP PARKING SIGN

PROVIDE TRAFFIC CONTROL SIGNS COMPLYING WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S MANUAL "UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES, AND AS SPECIFIED.

CAUTION - NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER (1-800-245-4545) AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.



PROJECT:
 63433-001
STARBUCKS DRIVE-THRU
700 JUAN TABO NE
ALBUQUERQUE, NM 87123

DEVELOPER:
STARBUCKS COFFEE COMPANY
2401 UTAH AVENUE SOUTH
SEATTLE, WA 98134
(206) 318-1575

SHEET TITLE:
SITE PLAN
SHEET NUMBER:
1 OF 7