

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services**

August 6, 2015

Angela Benson
Modulus Architects
220 Copper Ave., NW Suite 350
Albuquerque, NM

**Re: Coors Bypass Starbucks, Phase 2-A
Coors Bypass Blvd., NW
Certificate of Occupancy – Transportation Development
Administrative Amendment dated 4-17-15 (B13-D003A2)
Certifications dated 7-28-15**

Dear Ms. Benson,

PO Box 1293

Based upon the information provided in your submittal received 8-3-15, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

Albuquerque

If you have any questions, please contact Gary Sandoval at (505) 924-3675 or me at (505)924-3991.

New Mexico 87103

Sincerely,

www.cabq.gov

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

\gs via: email
C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Starbucks Phase 2-A Building Permit #: 20591178 City Drainage #: B13D003A7
DRB#: Project-1005133 EPC#: _____ Work Order#: _____
Legal Description: Tract N-1-B-2-A
City Address: Coors Bypass Blvd. NW
Engineering Firm: Isaacson & Artman Contact: Fred Artman
Address: 128 Monroe Street NE, Albuquerque
Phone#: 505-268-8828 Fax#: _____ E-mail: _____
Owner: SED Development, LLC. Contact: John Sedberry
Address: Albuquerque, NM.
Phone#: _____ Fax#: _____ E-mail: _____
Architect: Modulus Architects Contact: Stephen Dunbar
Address: 220 Copper Ave NW Suite 350
Phone#: 505-338-1499 Fax#: 505-338-1498 E-mail: sdunbar@modulusarchitects.com
Surveyor: Survtek, Inc. Contact: _____
Address: 9384 Valley View Drive, Albuquerque
Phone#: 505-897-3366 Fax#: 505-897-3370 E-mail: _____
Contractor: Wilger Enterprises Contact: John Wilger
Address: 425 Edmon Rd. NE, Albuquerque, NM
Phone#: 505-345-2854 Fax#: 505-345-3202 E-mail: johnwilger@wilger.com

TYPE OF SUBMITTAL:

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ 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)

- ☐ 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)

Received
8-3-15

WAS A PRE-DESIGN CONFERENCE ATTENDED: _____

Yes No Copy Provided

DATE SUBMITTED: 8/3/15

By: Angela Benson, Modulus Architects (338-1499)

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



TRAFFIC CERTIFICATION

I, JONATHAN STERN, NEW MEXICO REGISTERED ARCHITECT 3419, OF THE FIRM MODULUS ARCHITECTS INC., HEREBY CERTIFY THAT THIS PROJECT IS IN DESIGN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED AMENDED PLAN DATED APRIL 17, 2015. THE RECORD INFORMATION HAS BEEN EDITED ONTO THE ORIGINAL DESIGN DOCUMENT. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON JULY 28, 2015 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 A PERMANENT CERTIFICATE OF OCCUPANCY.

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 ARCHITECT

DATE



ARCHITECTS STAMP