

CITY OF ALBUQUERQUE



February 17, 2016

Joe Slagle
Slagle Herr Architects, Inc.
413 2nd St., SW
Albuquerque, NM 87102

Re: Starbucks
11321 Montgomery NE
Request for Certificate of Occupancy- Transportation Development
Engineer's/Architect's Stamp dated 3-16-15 (F22-D002)
Certification dated 2-12-16

Dear Mr. Slagle,

Based upon the information provided in your submittal received 2-11-16, 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.

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

Sincerely,

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 Building Permit #: _____ City Drainage #: F22 D002
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: Tract C, New Holiday Park Subdivision
City Address: 11321 Montgomery Blvd. NE, Albuquerque, NM

Engineering Firm: Rio Grande Engineering Contact: David Soule
Address: 1606 Central Ave, SE, Suite 201 Albuquerque, NM 87106
Phone#: 505 872 0999 Fax#: _____ E-mail: david@riograndeengineering.com

Owner: Sandia Area Federal Credit Union Contact: Scott Connely
Address: 8000 Palomas Ave NE, Albuquerque, NM 87109
Phone#: 505 256 6000 Fax#: _____ E-mail: Scott.Connely @sandia .org

Architect: Slagle Herr Architects Inc. Contact: Joe Slagle
Address: 413 Second Street SW, Albuquerque, NM 87102
Phone#: 505 246 0870 Fax#: _____ E-mail: joe@slagleherr.com

Surveyor: Advantage Surveying Contact: Robert Guterrez
Address: 804 Lead Avenue SW, Albuquerque NM 87102
Phone#: 505 243 1212 Fax#: _____ E-mail: _____

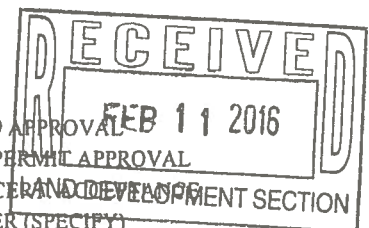
Contractor: N/A Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

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



WAS A PRE-DESIGN CONFERENCE ATTENDED: ☒ Yes ☐ No ☐ Copy Provided
DATE SUBMITTED: 2-12-16 By: Joe Slagle

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 FOR PERMANENT CERTIFICATE OF OCCUPANCY

RE: 11321 MONTGOMERY BLVD NE (F22-D002) (formerly 11301
Montgomery Blvd. NE)

I, Joe Slagle, NMRA 2284, of the firm Slagle Herr Architects, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the TCL plan approved on 4-28-15. I certify that I have personally visited the project site on 2-12-16 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. The comment on the Dec. 4 2015 letter regarding eh sidewalk on the east side of the building has been addressed. This certification is submitted in support of a request for permanent certificate of occupancy.

This submittal is for Permanent Certificate of Occupancy for the Starbucks only. The west half of the site is under construction as part of the Sandia Area Federal Credit Union branch and will be certified separately upon completion. The accompanying plan is noted accordingly.

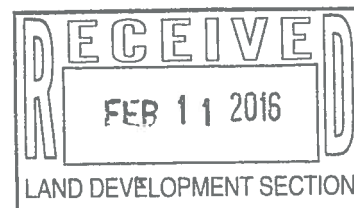
The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

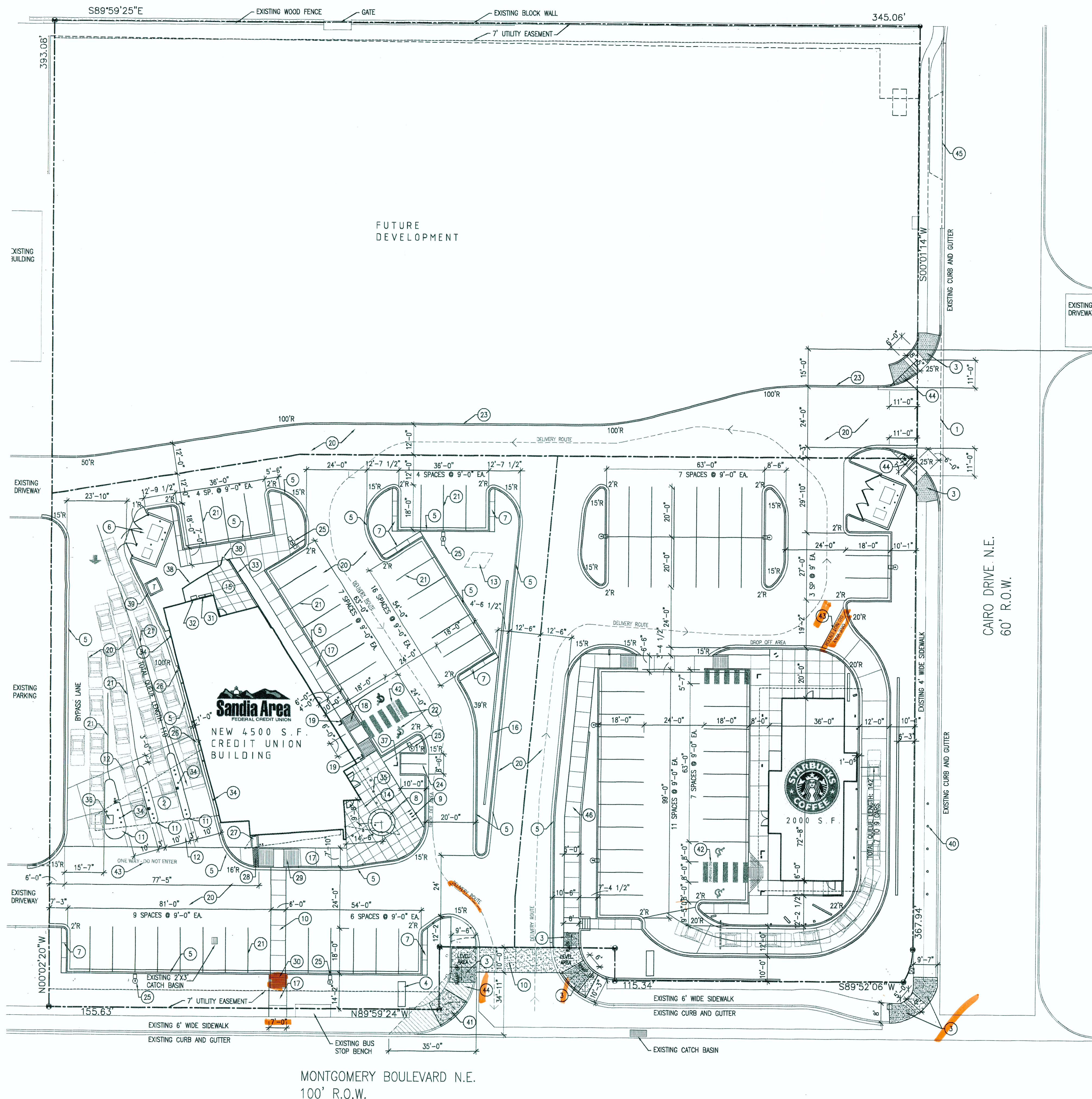


Joe Slagle, Architect

2.12.16

Date





keyed notes:

- 1 REMOVE EXISTING CURB AND SIDEWALK AND INSTALL NEW DRIVEWAY AND SIDEWALK PER C.O.A. STD. DWG. 2426.
- 2 SEE FLOOR PLAN FOR TYP. DIMENSIONS AT DRIVE THROUGH LANES
- 3 REMOVE EXISTING CONSTRUCTION AND INSTALL NEW HCP RAMP PER C.O.A. STD. DWG. 2441. PROVIDE TRUNCATED DOMES AT SLOPED SURFACES. MAX. SLOPE 1:12.
- 4 NEW MONUMENT SIGN
- 5 NEW COLORED CONCRETE CURB AND GUTTER. SEE 116 1007
- 6 DUMPSTER ENCLOSURE. SEE 115 1007
- 7 24" WIDE X 4" THK. COLORED CONCRETE APRON
- 8 PLANTER AND BENCH. SEE 12 1007
- 9 BIKE RACK. SEE 18 1007
- 10 COLORED CONC. WALK FLUSH WITH ASPHALT. SEE 111 1007
- 11 CONC. ISLANDS. SEE 112 1007
- 12 6" THK. CONC. APRON FLUSH WITH ASPHALT OVER 6" COMPACTED BASECOURSE. PROVIDE #4 REBAR @ 24" O.C. E.W.
- 13 FUTURE CLOCK TOWER
- 14 4" THK. COLORED CONCRETE PLAZA WITH SAWCUT JOINTS @ 4'-0" O.C. E.W.
- 15 4" THK. COLORED CONCRETE PATIO WITH SAWCUT JOINTS AS SHOWN
- 16 RETAINING WALL. SEE GRADING PLAN AND 119 1007
- 17 NEW COLORED CONC. WALK.
- 18 NEW 5' WIDE HCP. RAMP. SEE 16 1007
- 19 NEW HCP. PARKING SIGN. SEE 17 1007
- 20 ASPHALT PAVING SECTION PER SOILS INVESTIGATION REPORT RECOMMENDATION
- 21 4" WIDE WHITE STRIPING
- 22 HCP AISLE MARKING: 24" X 8" WHITE BLOCKS AS SHOWN WITH INTERNATIONAL ADA SYMBOL @ EA. HCP. SPACE
- 23 TEMPORARY ASPHALT CURB
- 24 MOTORCYCLE PARKING: PAINT LETTERS AT EA. SPACE: "MOTORCYCLE PARKING"
- 25 LIGHT POLE ON CONCRETE BASE. SEE 11 1007
- 26 24" WIDE OPENING IN CURB FOR ROOF DRAIN AND OVERFLOW DRAIN SCUPPERS. CENTER OPNG ON DRAINS
- 27 24" WIDE CONC. CULVERT @ ROOF DRAIN LOCATION. SEE 113 1007
- 28 24" WIDE CONC. CULVERT @ ROOF DRAIN LOCATION WITH GALV. CHECKERPLATE COVER. SEE 118 1007
- 29 NEW 6'-10" WIDE HCP. RAMP. SEE 16 1007
- 30 NEW 6' WIDE HCP. RAMP. SEE 17 1007
- 31 ELEC. METER AND MDP
- 32 GAS METER
- 33 YARD WALL AND STEEL PANEL FENCE. SEE 1037
- 34 8" DIA COLORED CONCRETE BOLLARD (14 LOCATIONS). SEE 123 1007
- 35 12" DIA COLORED CONCRETE BOLLARD (6 LOCATIONS). SEE 124 1007
- 36 ATM BY PROVIDER. COORDINATE INSTALLATION AS REQUIRED
- 37 MOTORCYCLE PARKING SIGN. SEE 14 1007
- 38 METAL PANEL FENCE AND GATE. SEE 120 121 1007 1007
- 39 TRANSFORMER LOCATION ON CONC. PAD PER PNM SPEC.
- 40 (S) EXISTING HCP. SIGNS LOCATED IN THIS AREA TO BE REMOVED.
- 41 REMOVE EXISTING ADA RAMPS AND INSTALL NEW 4" CONC. SIDEWALK.
- 42 12" TALL WHITE LETTERS "NO PARKING"
- 43 WHITE LETTERS "ONE WAY-DO NOT ENTER"
- 44 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.
- 45 EXISTING DRIVEWAY TO REMAIN UNTIL DEVELOPMENT OF THIS PROPERTY. DRIVE WILL THEN BE REPLACED WITH CURB AND GUTTER AND SIDEWALK TO MATCH EXISTING.
- 46 NEW 6' WIDE CONC. WALK. 2% CROSS SLOPE MAX. 1:20 RISE MAX.

site data:

11301 MONTGOMERY AVE. NE
ALBUQUERQUE, NM 87111

LEGAL DESCRIPTION: TRACT C
NEW HOLIDAY PARK SUB'D
NOTE: SUBDIVISION AS SHOWN ON PLAN IS IN PROCESS.

UPC: 102206107502830102

OWNER: SANDIA AREA FEDERAL CREDIT UNION

CURRENT ZONING: C-1

ZONE ATLAS PAGE: G-21

SETBACK REQUIREMENTS: 15' REAR YARD SETBACK

TOTAL LAND AREA: (2.97 AC) 38,617 S.F.

APPLICABLE CODES: 2009 IBC
C.O.A. ZONING ORDINANCE
SECTOR PLAN: NONE

CASE HISTORY:
CONDITIONAL USE FOR RESTAURANT DRIVE THRU LANES
PROJECT NO 1010038 APPROVAL DATE 6-5-14

CREDIT UNION SITE DATA:

LAND AREA (PENDING) 40,859 S.F. (.937 AC.)

BUILDING FOOTPRINT AREA: 4500 S.F.

BUILDING CONSTRUCTION: 5B (NON-SPRINKLED)

FLOOR AREA RATIO (GROSS BLD. AREA/LOT AREA): 11.0 %

REQUIRED PARKING: 1 SPACE PER 200 S.F.

OFFICE: 4500 SF. / 200 = 23 SPACES

PARKING PROVIDED: 38 SPACES

REQUIRED H.C. PARKING: 1 SPACE

H.C. PARKING PROVIDED: 2 SPACES

BICYCLE PARKING PROVIDED: 5 SPACES

REQUIRED MOTORCYCLE PARKING: 2 SPACES

MOTORCYCLE PARKING PROVIDED: 2 SPACES

COFFEE SHOP SITE DATA:

LAND AREA (PENDING) 31,592 S.F. (.725 AC.)

BUILDING FOOTPRINT AREA: 2000 S.F.

BUILDING CONSTRUCTION: 5B (NON-SPRINKLED)

FLOOR AREA RATIO (GROSS BLD. AREA/LOT AREA): 6.3 %

REQUIRED PARKING: 1 SPACE PER 4 SEATS

RESTAURANT: 60 SEATS (INCLUDING PATIO) 15 SPACES

PARKING PROVIDED: 37 SPACES

REQUIRED H.C. PARKING: 1 SPACE

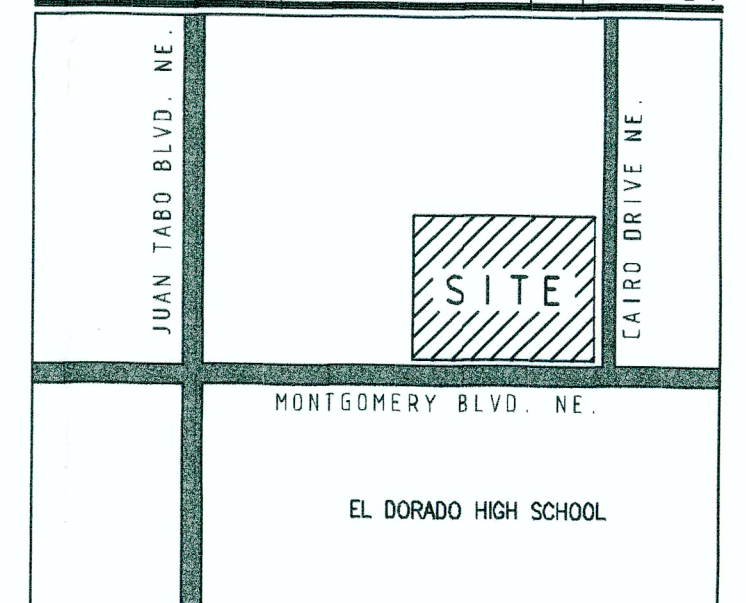
H.C. PARKING PROVIDED: 2 SPACES

BICYCLE PARKING PROVIDED: 3 SPACES

REQUIRED MOTORCYCLE PARKING: 1 SPACE

MOTORCYCLE PARKING PROVIDED: 1 SPACE

vicinity map
zone atlas
page G-21



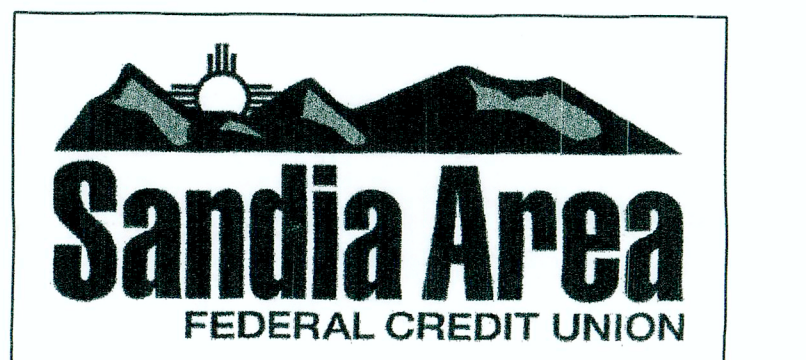
ALL WHEELCHAIR RAMPS LOCATED
WITHIN THE PUBLIC RIGHT OF WAY
MUST HAVE TRUNCATED DOMES.

Public Infrastructure shown
on these plans for information
only and not part of approval.
Separate DRC/Permit approval
and Work Order required.

project description:

THIS PROPERTY WAS PREVIOUSLY DEVELOPED AS A FURRS CAFETERIA. THE EXISTING BUILDING WAS DEMOLISHED SEVERAL YEARS AGO AND THE LAND HAS REMAINED VACANT. STUDENTS FROM ELDORADO HIGH SCHOOL ACROSS THE STREET HAVE BEEN USING THE LOT FOR OFF CAMPUS PARKING. THIS DEVELOPMENT INCLUDES SUBDIVISION OF THE EXISTING PARCEL INTO THREE SEPARATE PARCELS AND DEVELOPMENT OF THE TWO SOUTHERNMOST PARCELS AS A CREDIT UNION BRANCH WITH DRIVE THRU AND A COFFEE RESTAURANT WITH A DRIVE UP WINDOW. THE NORTHERNMOST PARCEL IS UNDETERMINED AT THIS TIME. AS OF THIS DATE, THE SUBDIVISION OF THE PROPERTY IS IN PROCESS. THE REPLAT WILL INCLUDE NEW PROPERTY LINES AS SHOWN ON THIS PLAN AS WELL AS CROSS ACCESS EASEMENTS AT THE MAIN DRIVEWAYS. A BLANKET DRAINAGE EASEMENT WILL ALSO BE INCLUDED AS PART OF THE REPLAT.

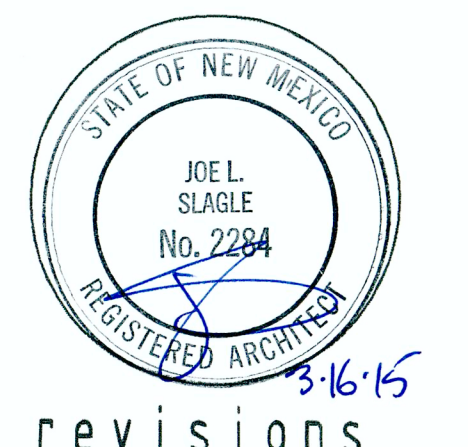
a new credit union
branch development for:



11301 montgomery ne
albuquerque, new mexico

slagleherrarchitects
413 second st sw
albuquerque nm
87102
505 246 0870
slagleherr.com

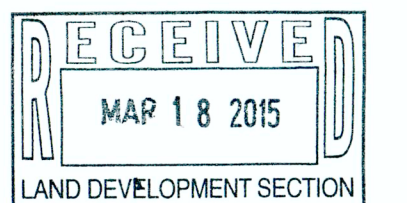
**TRAFFIC
CIRCULATION
LAYOUT**



revisions

- △ 2-23-15 C.O.A. COMMENTS ADDRESSED
- △ 3-16-15 C.O.A. COMMENTS ADDRESSED

date
3-2-15
sheet
A001



site plan



1"=20'