

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

September 8, 2006

Christopher R. Gunning, Registered Architect
6801 Jefferson NE, ste. 100
Albuquerque, NM 87109

Re: Certification Submittal for Final Building Certificate of Occupancy for
Starbucks, [J-14 / D152]
800-A Broadway Blvd NE
Architect's Stamp Dated 09/08/06

Dear Mr. Gunning:

The TCL / Letter of Certification submitted on September 8, 2006 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

Sincerely,


Nilo E. Salgado-Fernandez, P.E.
Senior Traffic Engineer
Development and Building Services
Planning Department

c: Engineer
Hydrology file
CO Clerk

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 12/2005)

PROJECT TITLE: STARK'S SHED @ LOMAS + BROADWAY ZONE MAP: J-14/D152
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: TRACT 2, LANDS OF SANDIA FOUNDATION
CITY ADDRESS: 800-A BROADWAY BLVD. NE ALBUQUERQUE, NM 87102

ENGINEERING FIRM: MARK GOODWIN & ASSOC. CONTACT: JOHN MCKENZIE
ADDRESS: P.O. BOX 90606 PHONE: 828-2200
CITY, STATE: ALBUQUERQUE NM ZIP CODE: 87199

OWNER: SANDIA FOUNDATION CONTACT: PAT GREENWOOD
ADDRESS: 6211 SAN MATEO BLVD. NE SUITE 100 PHONE: 242-2684
CITY, STATE: ALBU, NM ZIP CODE: 87109

ARCHITECT: DEKKER/PERKINS/SARATINI CONTACT: CHRIS GRUNNINGS
ADDRESS: 6801 JEFFERSON NE SUITE 100 PHONE: 761-9700
CITY, STATE: ALBU, NM ZIP CODE: 87109

SURVEYOR: SIEVER'S SURVEYING CONTACT: DAVE GRANNY
ADDRESS: 333 LOMAS BLVD. PHONE: 978-0303
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87102

CONTRACTOR: ENTERPRISE BUILDERS CONTACT: JOSH BAZINET
ADDRESS: 2132 VASSER PL. NE SUITE 'E' PHONE: 857-0850
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87107

TYPE OF SUBMITTAL:

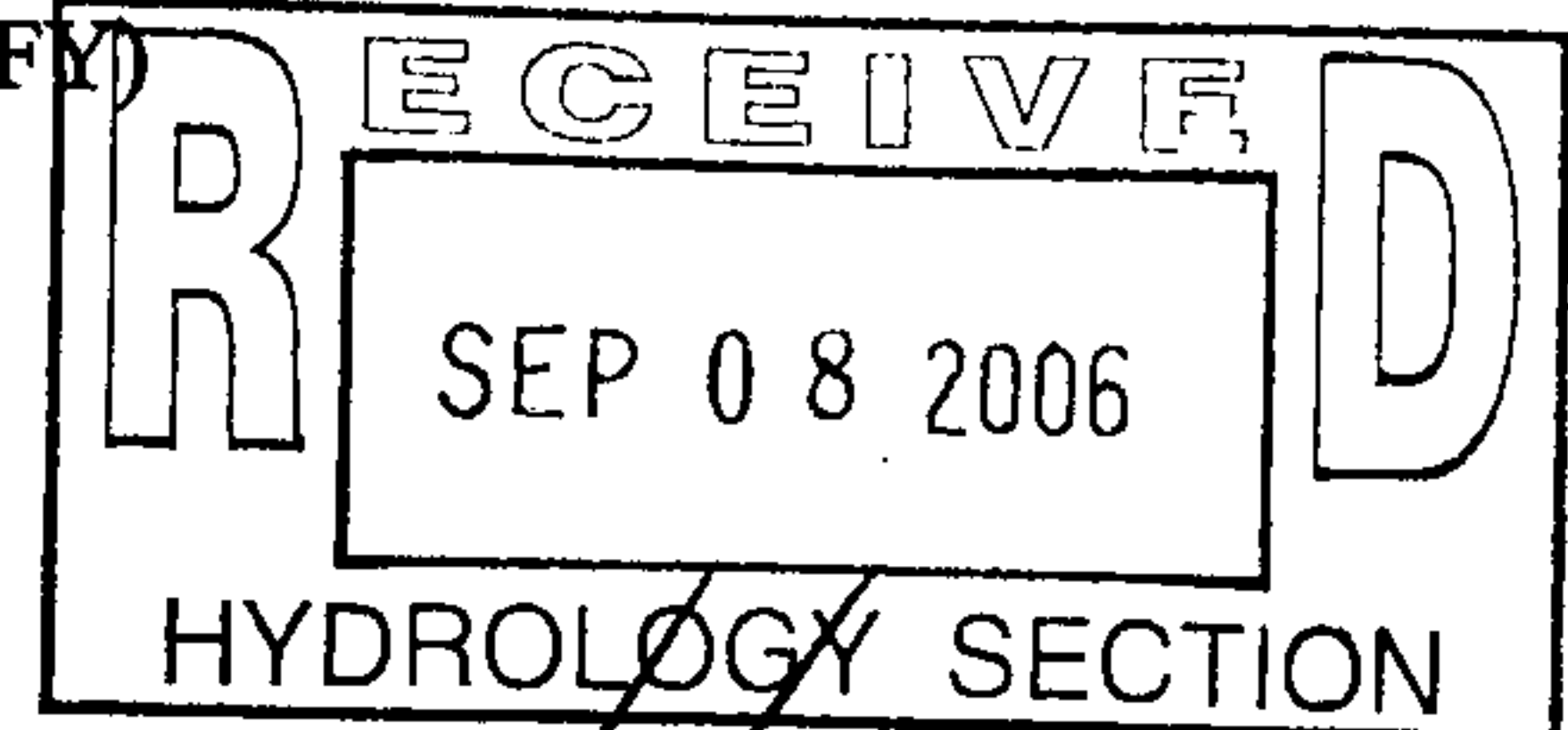
- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☒ TRAFFIC CIRCULATION LAYOUT
☐ ENGINEER'S CERT (TCL)
☐ ENGINEER'S CERT (DRB SITE PLAN)
☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL 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
☐ FOUNDATION PERMIT APPROVAL
☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY (PERM)
☐ CERTIFICATE OF OCCUPANCY (TEMP)
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☒ NO
☐ COPY PROVIDED



DATE SUBMITTED: 7/6/06 BY: KEVIN KOFLAUR

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.

September 7, 2006

Traffic Engineer
City of Albuquerque
Public Works Department
Development & Building Services Division
600 2nd Street NW
Albuquerque, New Mexico 87102



Dekker/Perich/Sabatini

architecture
interiors
planning
engineering

**Re: Starbucks @ Lomas & Broadway; 800-A Broadway Blvd. NE
Traffic Circulation Layout for Permanent C.O.**

To Whom It May Concern:

I Christopher R. Gunning, NMRA no. 3203 of the firm Dekker/Perich/Sabatini, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the approved TCL plan dated 01/20/06. The record information edited onto the original design document has been obtained by Dekker/Perich/Sabatini. I further certify that Dekker/Perich/Sabatini visited the project site on 09/05/06 and has 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, with the following exception:

1. Raised pedestrian walkway was deleted at the Lomas and Broadway entrances based on inspection by Traffic Engineer so that existing run-off along Lomas and Broadway Blvd. would not be affected.
2. Based on your comments from your July 5th letter, the Concrete sidewalk ramps at the Broadway entrance were constructed within the City R.O.W. and do not cross over the property line as was shown in our previous submittal for C.O.
3. Detectable warning surfaces have been installed at the sidewalk ramps where the Broadway and Lomas entrances occur as well as the ramp at the intersection of Lomas and Broadway per your comment from the July 5th letter.
4. The Lomas entrance was redesigned based on input from the Refuse inspector and City Traffic Engineer. Refuse trucks were not able to properly maneuver at the mouth of the entrance; so the entrance was widened at that entry point to allow refuse trucks to turn into the site and not hit any curbs.

This certification is submitted in support of a request for Permanent Certificate of Occupancy.

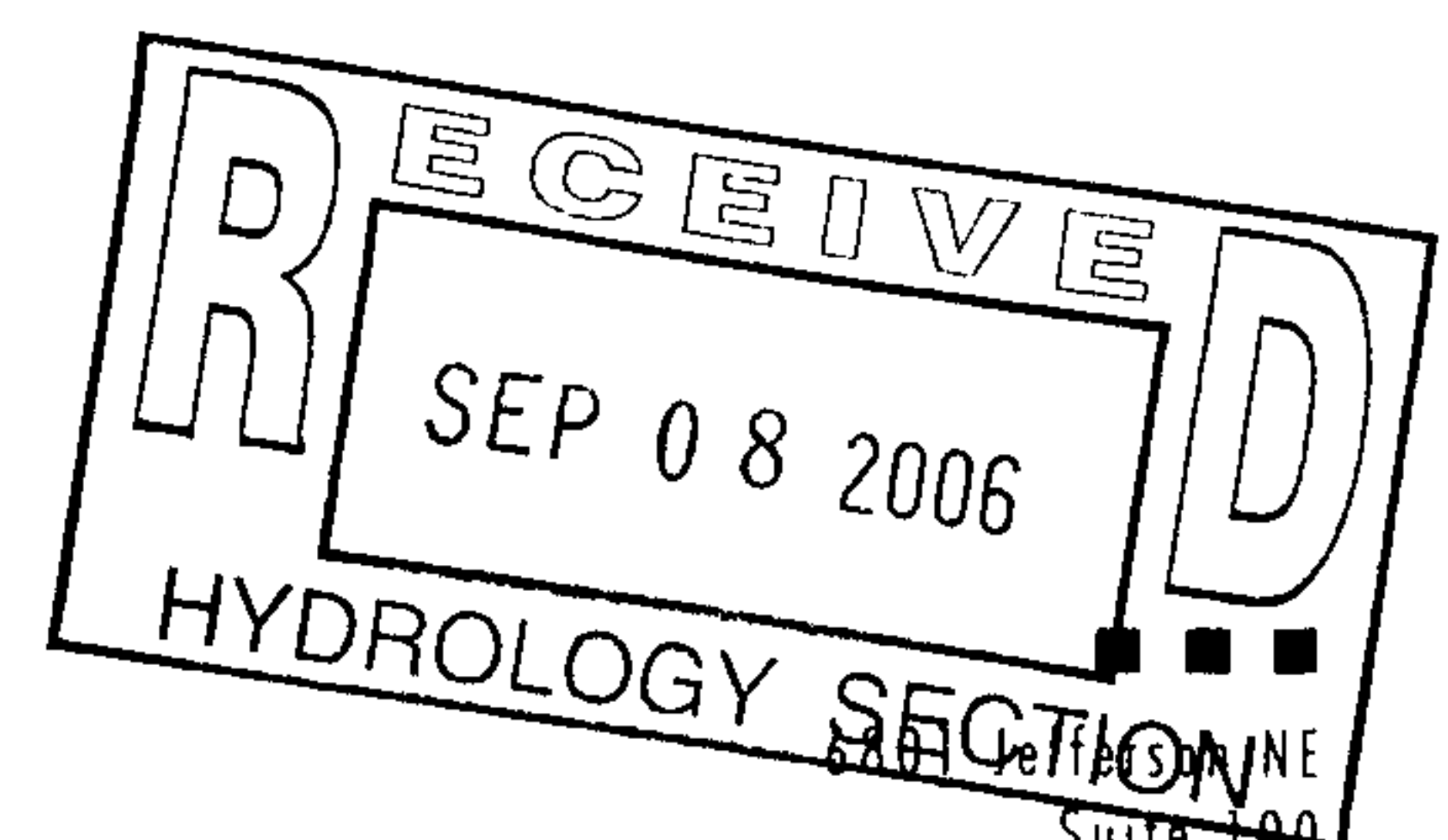
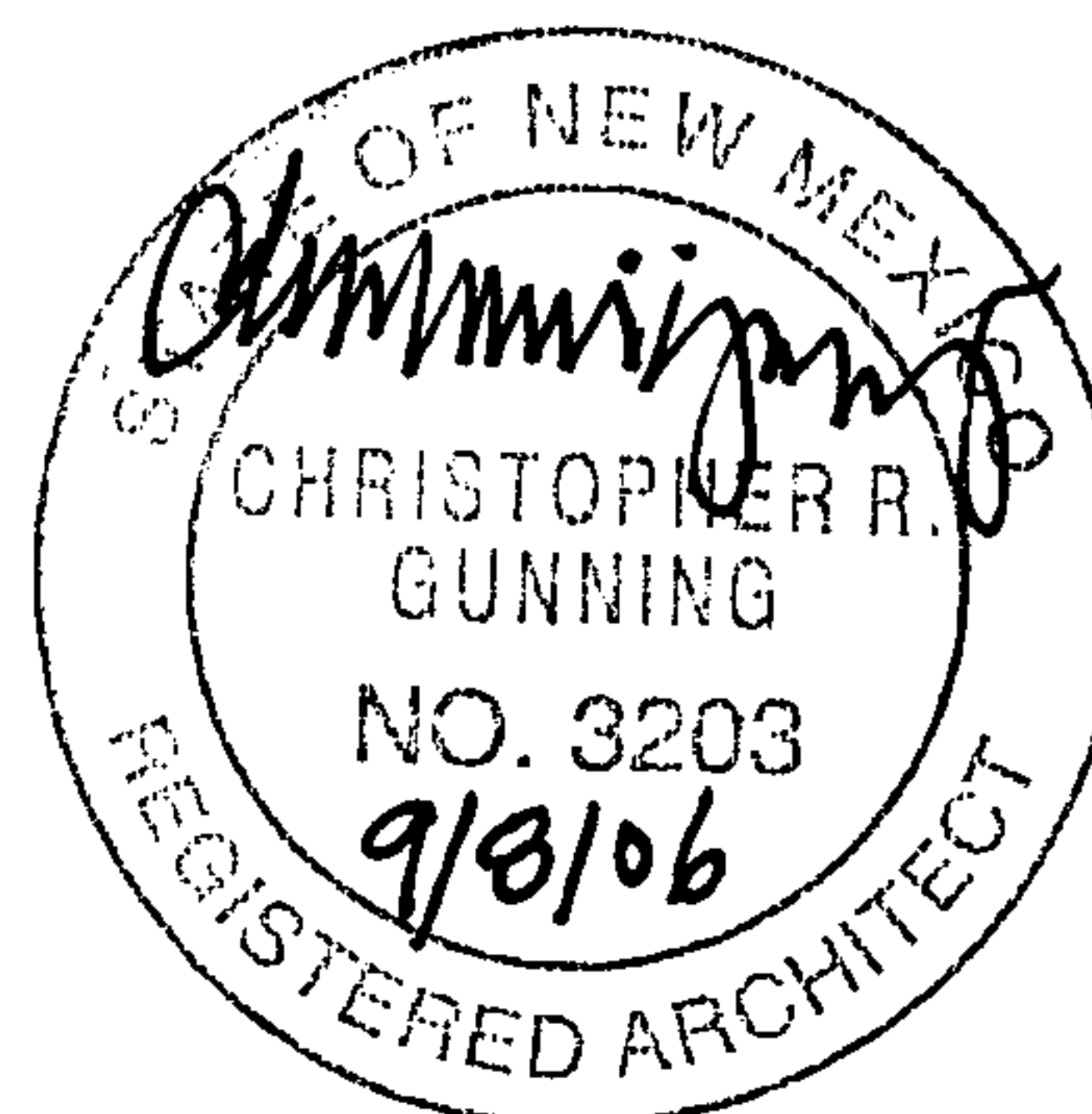
The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

If you have any questions, please feel free to contact me or Kevin Kofchur at 761-9700, thank you.

Very truly yours,

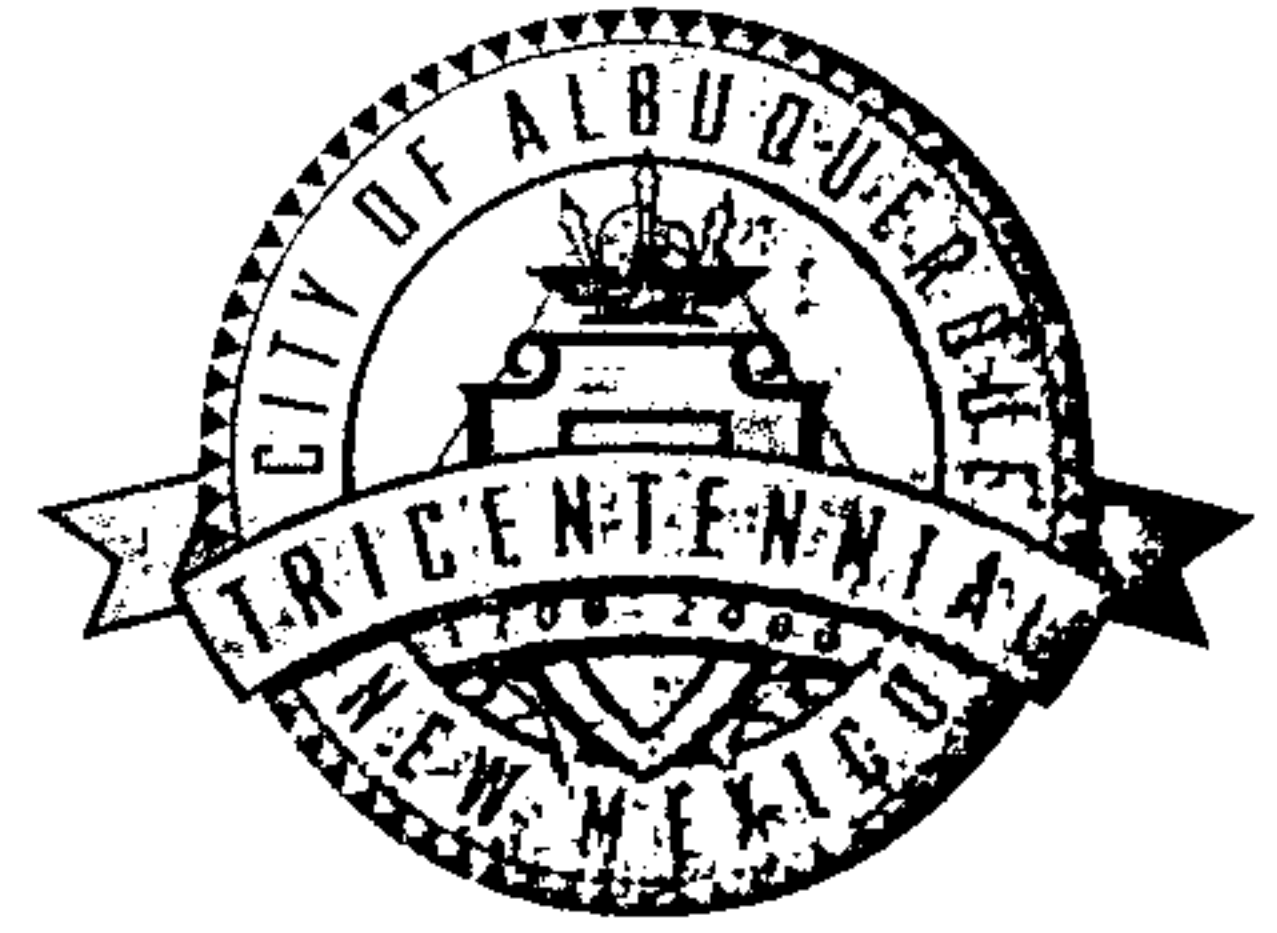
Dekker/Perich/Sabatini Ltd.

Christopher R. Gunning AIA
Principal
Cc: File



Albuquerque, NM
87109
505 761.9700
fax 761.4222
dps@dpsabq.com

CITY OF ALBUQUERQUE



July 24, 2006

Mr. John McKenzie, P.E.
MARK GOODWIN & ASSOCIATES
P.O. Box 90606
Albuquerque, NM 87199

Re: STARBUCKS – BROADWAY/LOMAS
800 Broadway Blvd. NE
Approval of Permanent Certificate of Occupancy (C.O.)
Engineer's Stamp dated 03/08/2006 (J-14/D152)
Certification dated 07/24/2006

Dear John,

P.O. Box 1293

Based upon the information provided in your submittal received 07/24/2006, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

Albuquerque

If you have any questions, you can contact me at 924-3982.

New Mexico 87103

Sincerely,

Arlene V. Portillo
Plan Reviewer, Planning Dept.-Hydrology
Development and Building Services

www.cabq.gov

C: C.O. Clerk
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Starbucks Broadway

DRB #: _____

EPC#: _____

ZONE MAP/DRG. FILE #: J-14-7 0152

WORK ORDER#: _____

LEGAL DESCRIPTION: Lands of Sandia Foundation Tracts 1 and 2

CITY ADDRESS: 800 Broadway Blvd NE, Albuquerque, NM 87102

ENGINEERING FIRM: Mark Goodwin & Associates, PA

ADDRESS: PO Box 90606

CITY, STATE: Albuquerque, NM

CONTACT: Pavan K. Toletie, EIT

PHONE: 828-2200

ZIP CODE: 87199

OWNER: Dekker Perich Sabatini

ADDRESS: 6801 Jefferson NE.

CITY, STATE: Albuquerque, NM

CONTACT: Mr. Kevin Kofchur

PHONE: 761-9700

ZIP CODE: 87109

ARCHITECT: _____

ADDRESS: _____

CITY, STATE: _____

CONTACT: _____

PHONE: _____

ZIP CODE: _____

SURVEYOR: _____

ADDRESS: _____

CITY, STATE: _____

CONTACT: _____

PHONE: _____

ZIP CODE: _____

CONTRACTOR: _____

ADDRESS: _____

CITY, STATE: _____

CONTACT: _____

PHONE: _____

ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☒ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

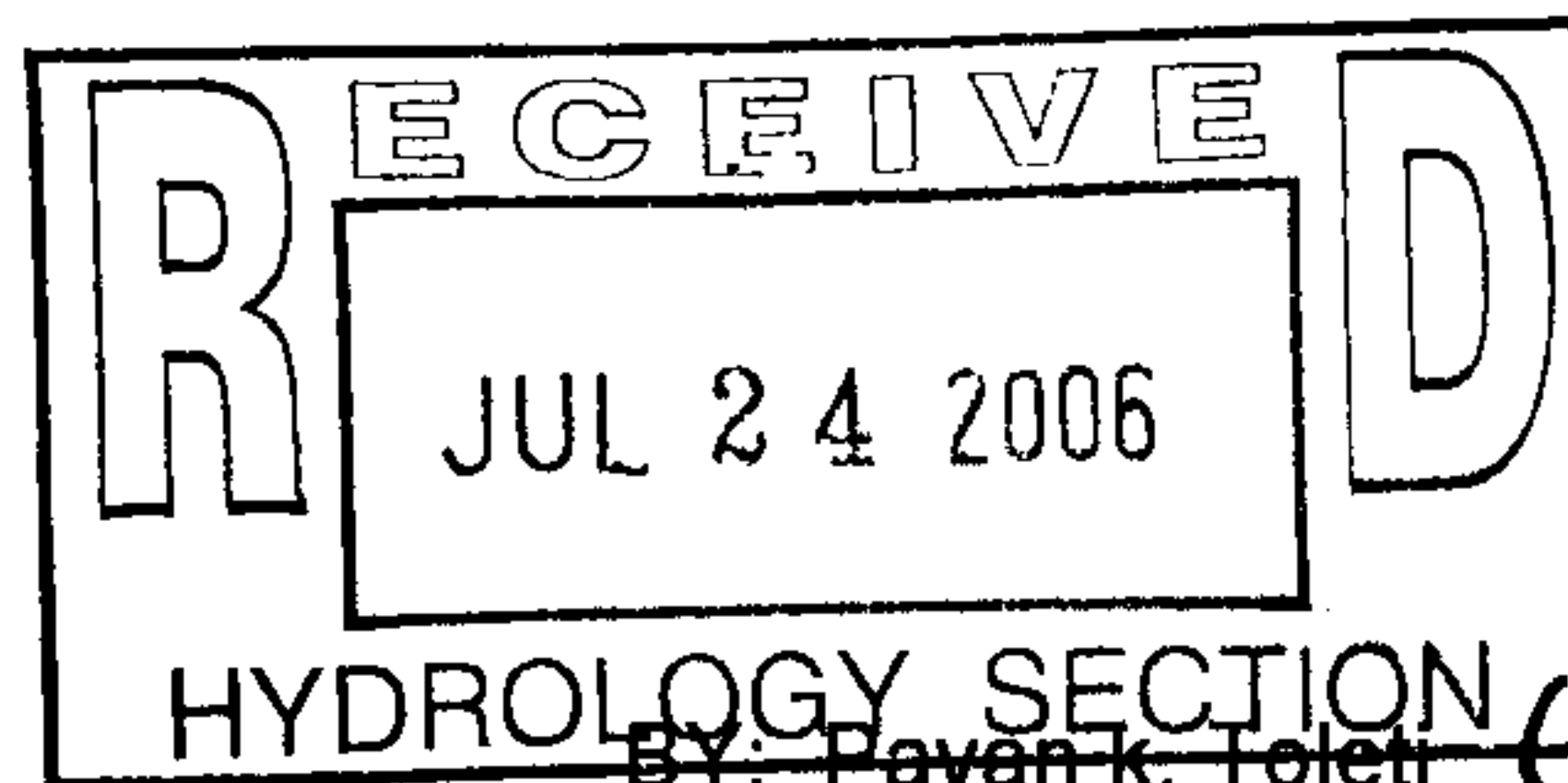
CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY (PERM.)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP.)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: July 24, 2006



BY: Pavan K. Toletie

(T. Parankumar)

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of 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.
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CITY OF ALBUQUERQUE



July 14, 2006

Mr. John McKenzie, P.E.
MARK GOODWIN & ASSOCIATES
P.O. Box 90606
Albuquerque, NM 87199

Re: STARBUCKS – BROADWAY/LOMAS
800 Broadway Blvd. NE
Approval of Temporary Certificate of Occupancy (C.O.)
Engineer's Stamp dated 03/08/2006 (J-14/D152)
Certification dated 07/13/2006

P.O. Box 1293

Dear John,

Albuquerque

Based upon the information provided in your submittal received 07/13/2006, the above referenced certification is approved for release of 30-day Temporary Certificate of Occupancy by Hydrology.

New Mexico 87103

Upon completion of the deficiencies listed in your Drainage Certification, please resubmit an updated certification for permanent C.O.

www.cabq.gov

If you have any questions, you can contact me at 924-3982.

Sincerely,

Arlene V. Portillo
Plan Reviewer, Planning Dept.-Hydrology
Development and Building Services

C: C.O. Clerk
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Starbucks Broadway

DRB #: _____

EPC#: _____

ZONE MAP/DRG. FILE #: J-14-152
WORK ORDER#: _____

LEGAL DESCRIPTION: Lands of Sandia Foundation Tracts 1 and 2
CITY ADDRESS: 800 Broadway Blvd NE, Albuquerque, NM 87102

ENGINEERING FIRM: Mark Goodwin & Associates, PA
ADDRESS: PO Box 90606
CITY, STATE: Albuquerque, NM

CONTACT: Pavan K. Toletie, EIT
PHONE: 828-2200
ZIP CODE: 87199

OWNER: Dekker Perich Sabatini
ADDRESS: 6801 Jefferson NE
CITY, STATE: Albuquerque, NM

CONTACT: Mr. Kevin Kofchur
PHONE: 761-9700
ZIP CODE: 87109

ARCHITECT: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

SURVEYOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

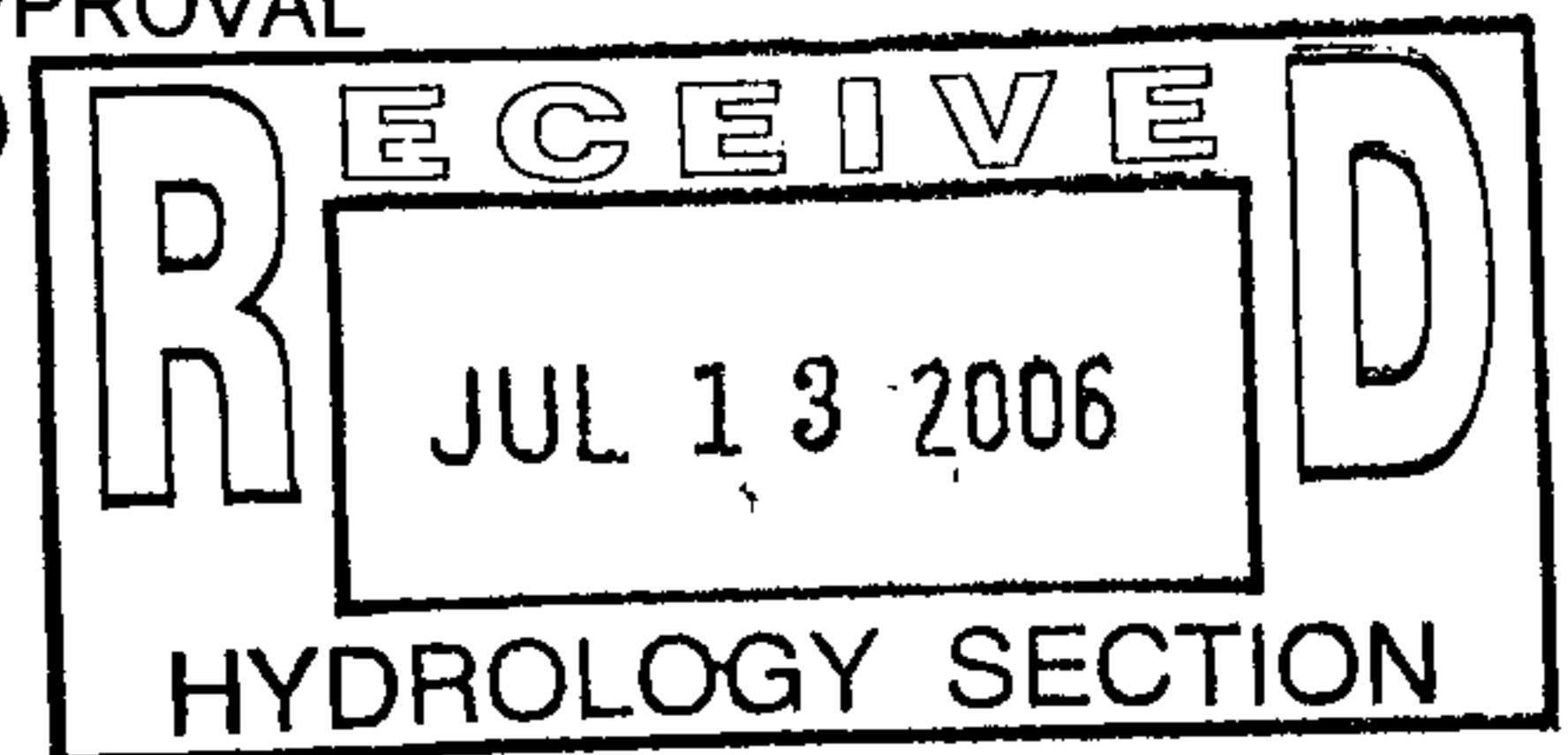
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- ☐ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☒ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

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- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
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- ☐ CERTIFICATE OF OCCUPANCY (PERM.)
- ☒ CERTIFICATE OF OCCUPANCY (TEMP.)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED



DATE SUBMITTED: July 13, 2006

BY: Pavan k. Toleti

(T. Parankumar)

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of 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:

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2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

July 5, 2006

Christopher R. Gunning, Registered Architect,
Dekker/Perich/Sabatini
6801 Jefferson NE, Ste. 100
Albuquerque, NM 87109

Re: Approval of Temporary Certificate of Occupancy (C.O.) for
Starbuck's @ Lomas & Broadway NE, [J-14 / D152]
800-A Broadway Blvd NE
Architect's Stamp Dated 06/30/86

Dear Mr. Gunning:

Based on the information provided on your submittal dated June 30, 2006, the above referenced project is approved for a 30-day Temporary C.O.

A Temporary C.O. has been issued allowing the sidewalk easement for H.C. ramp (Broadway entrance) and detectable warning surfaces for H.C. ramp (with COA ROW) issues to be completed within this time period. When these remaining issues have been fully completed, are in substantial compliance, and a final Certification for Transportation has been resubmitted to the City's Hydrology office for approval, a Permanent C.O. will be issued.

The Certification package for Final C.O. must include an exact copy of the approved TCL, or signed off D.R.B. Site Plan, which is in each of the two City Permit Plan Sets—the contractor's City field set and the City's plan set in the basement of the Plaza Del Sol building. Package also must include a letter of certification on designer's letterhead-stamped with his seal, signed, and dated. Submit package along with fully completed Drainage Information Sheet to front counter personnel for log in and evaluation by Transportation.

If you have any questions, please call me at 924-3630.

Sincerely,


Nilo E. Salgado-Fernandez, P.E.
Senior Traffic Engineer
Development and Building Services
Planning Department

c: Engineer
Hydrology file
CO Clerk

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV. 1/28/2003rd)

PROJECT TITLE: STARBUCK'S @ LOMAS + BROADWAY ZONE MAP/DRG. FILE #: J-14/D152
DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: TRACT 2, LANDS OF SANDIA FOUNDATION, CITY OF ALBU. BERNALILLO CO. NM
CITY ADDRESS: 800-A BROADWAY BLVD. NE

ENGINEERING FIRM: PARK GARDIN & ASSOC.
ADDRESS: 9916 ADAMS NE
CITY, STATE: ALBU. NM

CONTACT: JOHN MCKENZIE
PHONE: 828-2200
ZIP CODE: 87113

OWNER: SANDIA FOUNDATION
ADDRESS: 16211 SAN MATEO BLVD. STE SUITE 100
CITY, STATE: ALBU. NM 87109

CONTACT: PAT GLENNON
PHONE: 242-2684
ZIP CODE: 87109

ARCHITECT: DEKOR/PERICH/STANTINI
ADDRESS: 16801 JEFFERSON NE SUITE 100
CITY, STATE: ALBU. NM 87109

CONTACT: KEVIN KOCHUR
PHONE: 761-9708
ZIP CODE: 87109

SURVEYOR: SURVEYS SOUTHWEST
ADDRESS: 333 LOMAS BLVD. NE
CITY, STATE: ALBU. NM

CONTACT: DAN GRANEY
PHONE: 998-0303
ZIP CODE: 87102

CONTRACTOR: ENTERPRISE BUILDERS
ADDRESS: 2737 VASSAR PL. NE SUITE 'F'
CITY, STATE: ALBU. NM

CONTACT: JOSH BAZINET
PHONE: 857-0050
ZIP CODE: 87107

CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL, *REQUIRES TCL or equal*
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
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- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
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- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

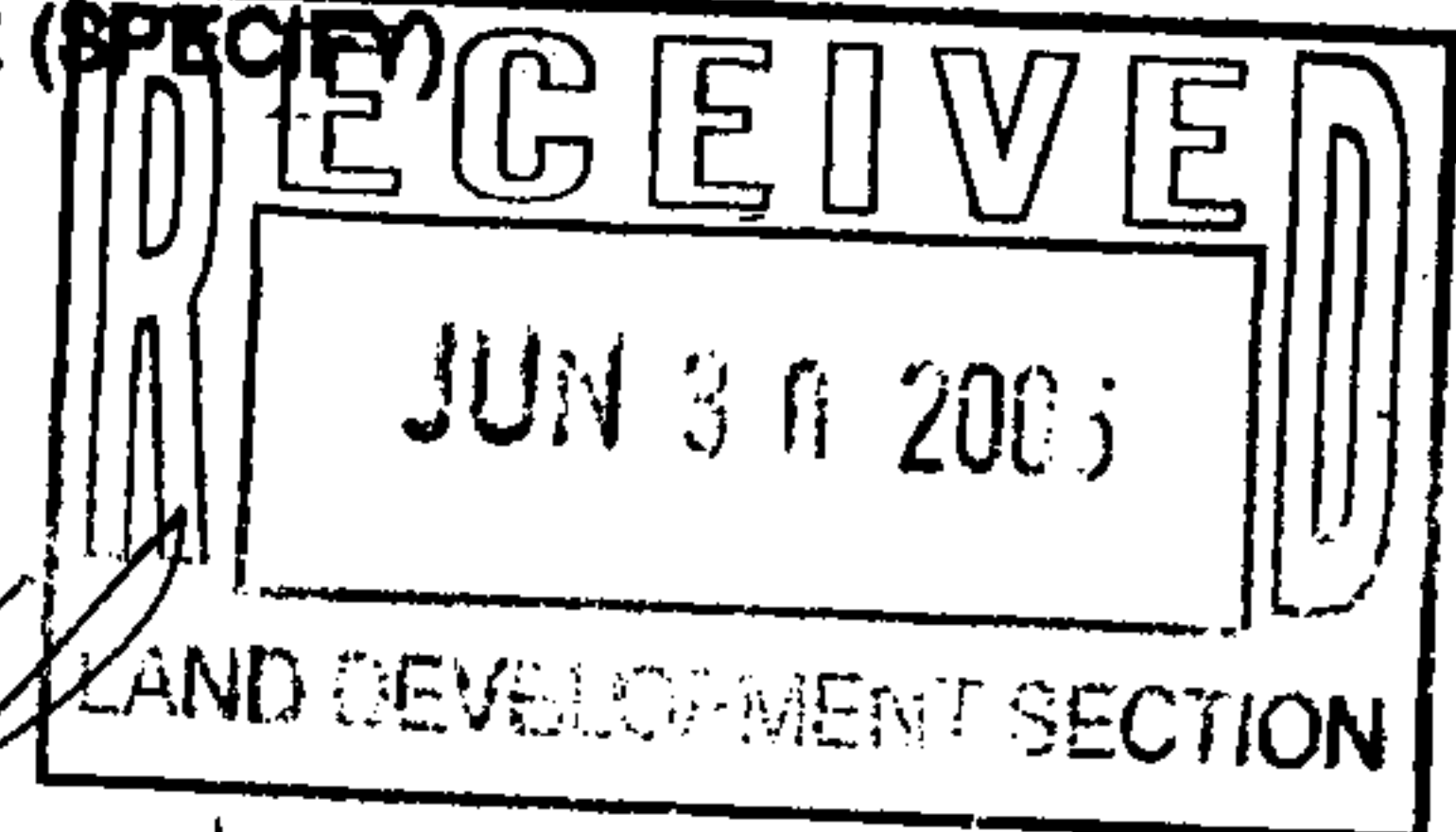
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- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☒ YES
☐ NO
☐ COPY PROVIDED

DATE SUBMITTED: 6-30-06 BY: KEVIN KOCHUR



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June 30, 2006



Dekker/Perich/Sabatini

architecture
interiors
planning
engineering

Wilfred Gallegos
Traffic Engineer
City of Albuquerque
Public Works Department
Development & Building Services Division
600 2nd Street NW
Albuquerque, New Mexico 87102

**Re: Starbucks @ Lomas & Broadway; 800-A Broadway Blvd. NE
Traffic Circulation Layout for C.O.**

Mr. Gallegos:

I Christopher R. Gunning, NMRA no. 3203 of the firm Dekker/Perich/Sabatini, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the approved plan dated 01/20/06. The record information edited onto the original design document has been obtained by Dekker/Perich/Sabatini. I further certify that Dekker/Perich/Sabatini visited the project site on 06/23/06 and has 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, with the following exception:

1. Raised pedestrian walkway was deleted at the Lomas entrance based on inspection by Traffic Engineer so that existing run-off along Lomas would not be affected.

This certification is submitted in support of a request for Certificate of Occupancy.

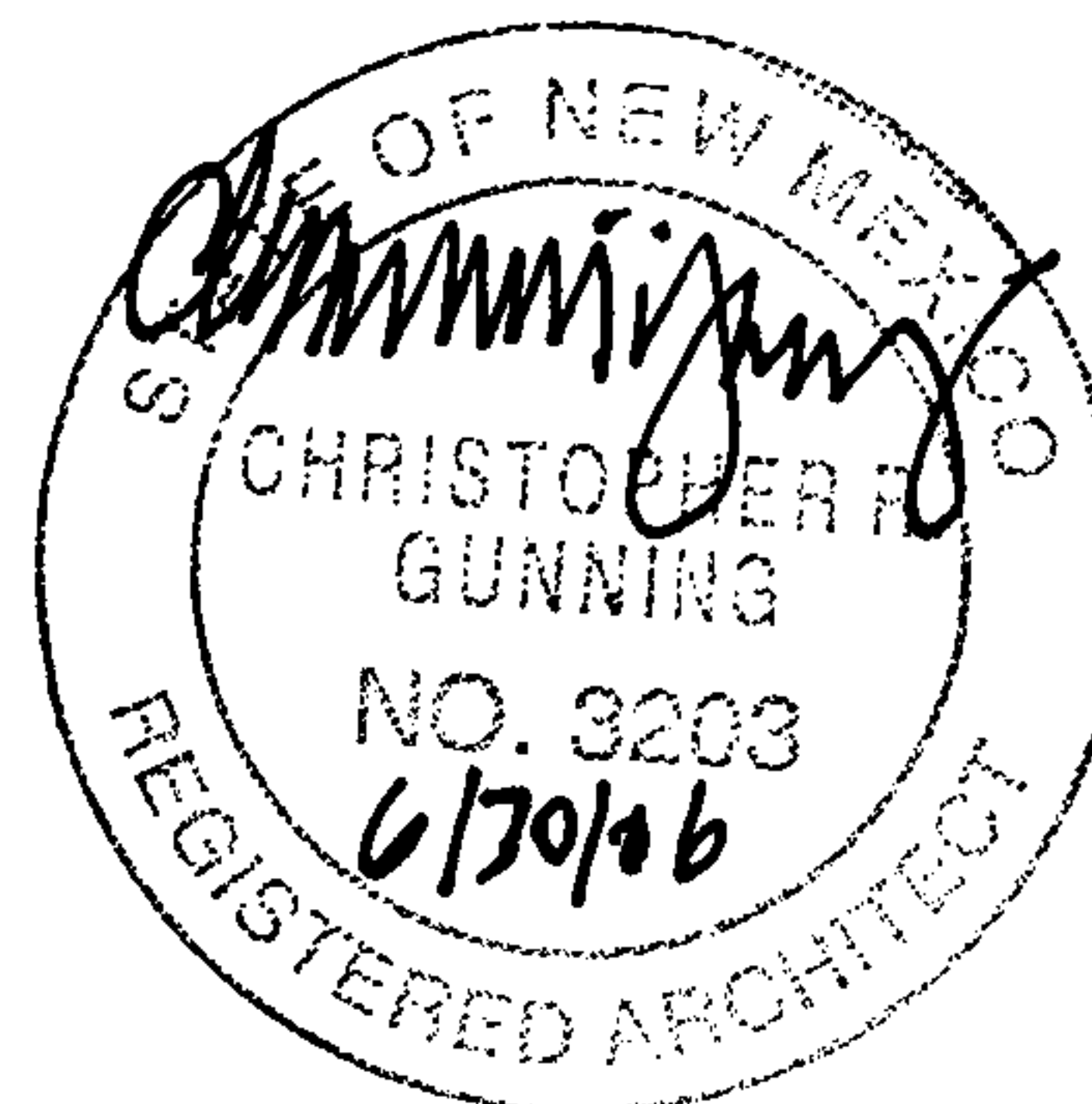
The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

If you have any questions, please feel free to contact me at 761-9700, thank you.

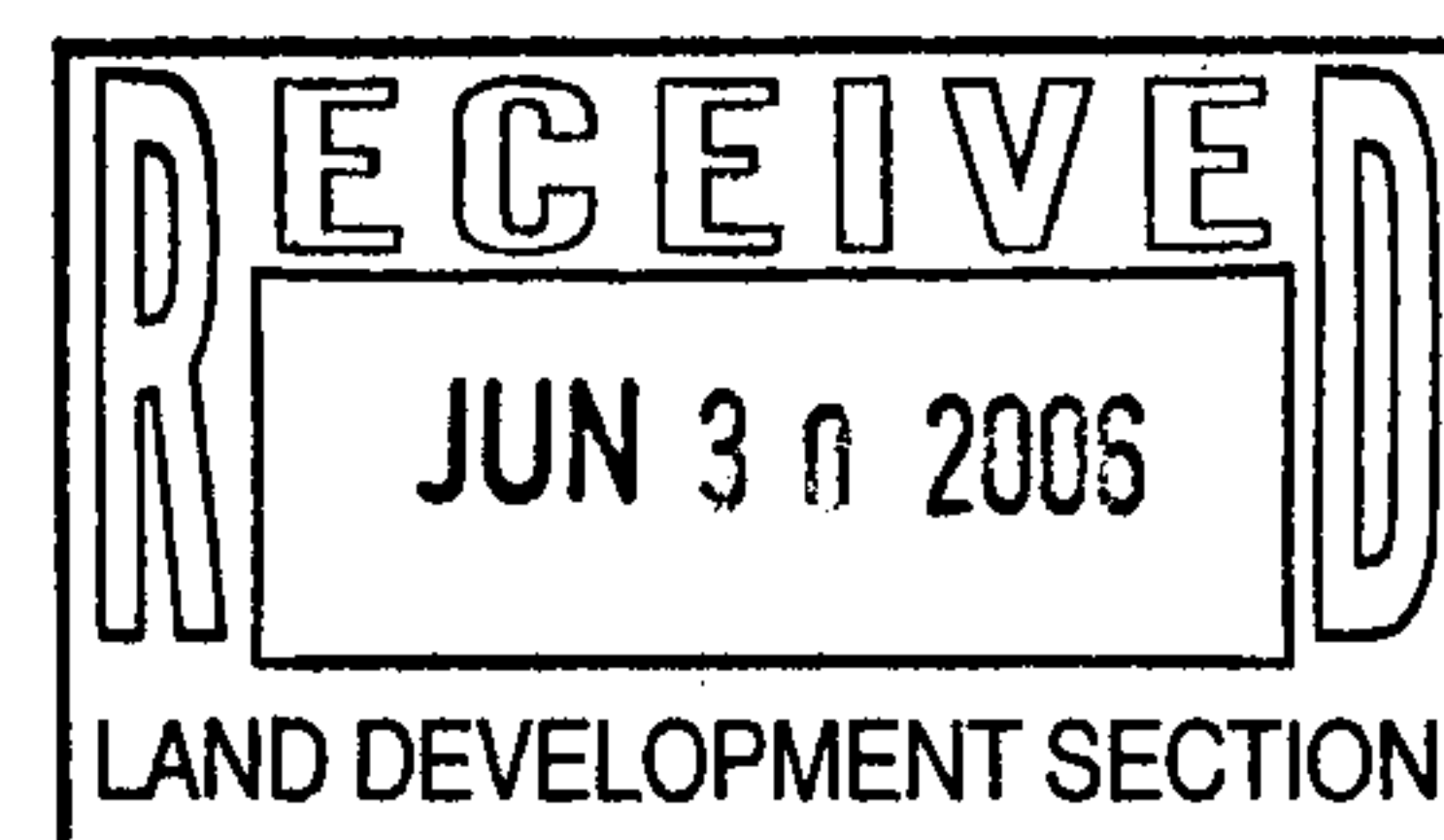
Very truly yours,

Dekker/Perich/Sabatini Ltd.

Christopher R. Gunning AIA
Principal

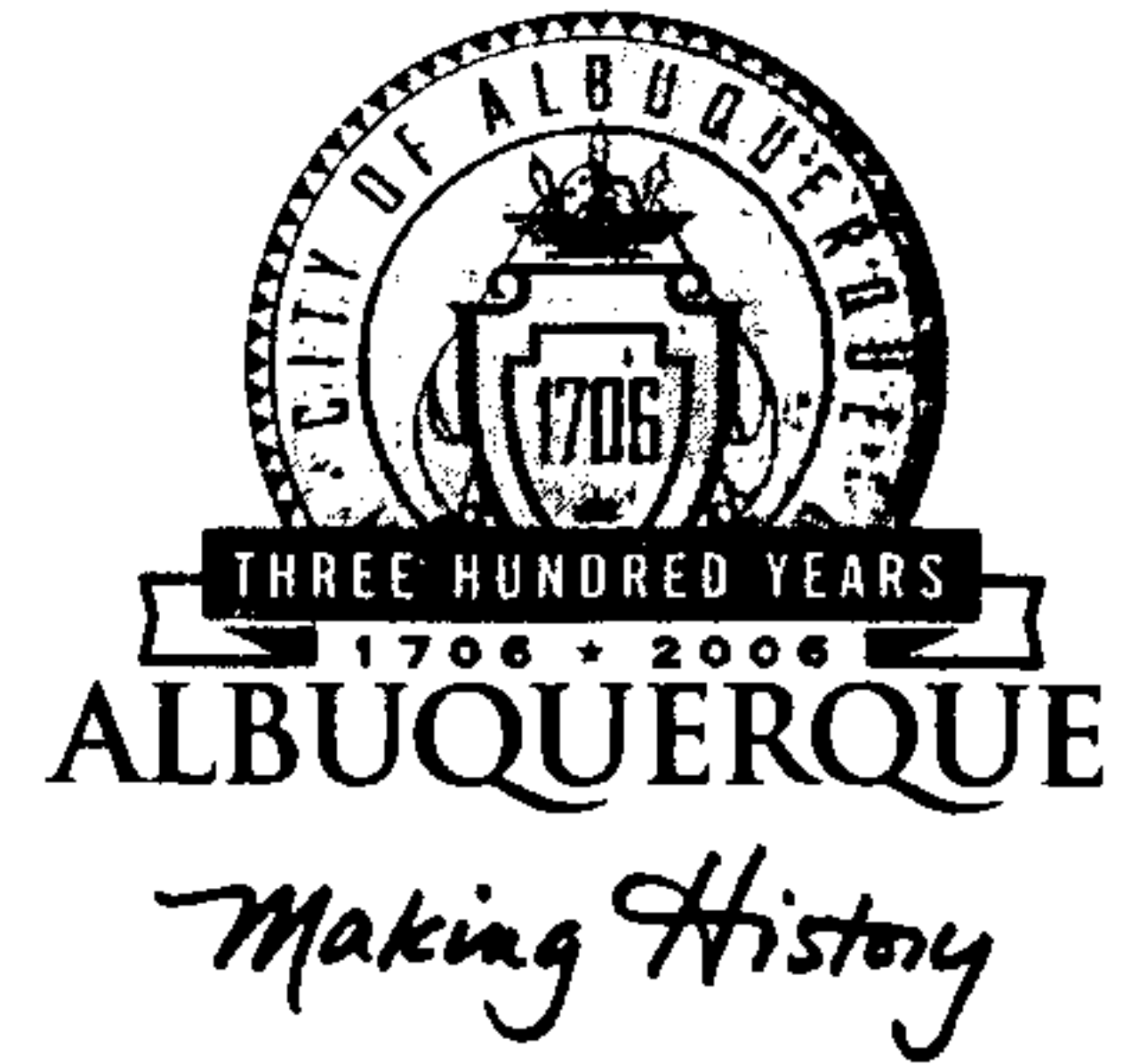


Cc: File



6801 Jefferson NE
Suite 100
Albuquerque NM
87109
505 761.9700
fax 761.4222
dps@dpsabq.com

CITY OF ALBUQUERQUE



March 10, 2006

John M. MacKenzie, PE
Mark Goodwin & Associates, PA
PO Box 90606
Albuquerque, NM 87199

**Re: Starbucks Broadway, 800 Broadway Blvd. NE-Grading & Drainage Plan
Engineer's Stamp dated 3-8-06 (J14-D152)**

Dear Mr. MacKenzie,

Based upon the information provided in your submittal dated 3-8-06, the above referenced plan is approved for Building Permit and SO19 Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology. Prior to release of the Certificate of Occupancy an Engineer's Certification of the grading plan per the DPM checklist will be required.

If you have any questions, you can contact me at 924-3990.

Sincerely,

Phillip J. Lovato, E.I., C.F.M.
Engineering Associate, Hydrology,
Development and Building Services,
Planning Department

cc: Liz Sanchez, Excavation & Barricading
Edward Elwell, Street/Storm Drain Maintenance
file

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Starbucks Broadway

DRB #: _____

EPC#: _____

ZONE MAP/DRG. FILE #: J-14-7 **DIS2**

WORK ORDER#: _____

LEGAL DESCRIPTION: Lands of Sandia Foundation Tracts 1 and 2

CITY ADDRESS: 800 Broadway Blvd NE, Albuquerque, NM 87102

ENGINEERING FIRM: Mark Goodwin & Associates, PA

ADDRESS: PO Box 90606

CITY, STATE: Albuquerque, NM

CONTACT: Pavan K. Toletie, EIT

PHONE: 828-2200

ZIP CODE: 87199

OWNER: Dekker Perich Sabatini

ADDRESS: 6801 Jefferson NE.

CITY, STATE: Albuquerque, NM

CONTACT: Mr. Kevin Kofchur

PHONE: 761-9700

ZIP CODE: 87109

ARCHITECT: _____

ADDRESS: _____

CITY, STATE: _____

CONTACT: _____

PHONE: _____

ZIP CODE: _____

SURVEYOR: _____

ADDRESS: _____

CITY, STATE: _____

CONTACT: _____

PHONE: _____

ZIP CODE: _____

CONTRACTOR: _____

ADDRESS: _____

CITY, STATE: _____

CONTACT: _____

PHONE: _____

ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

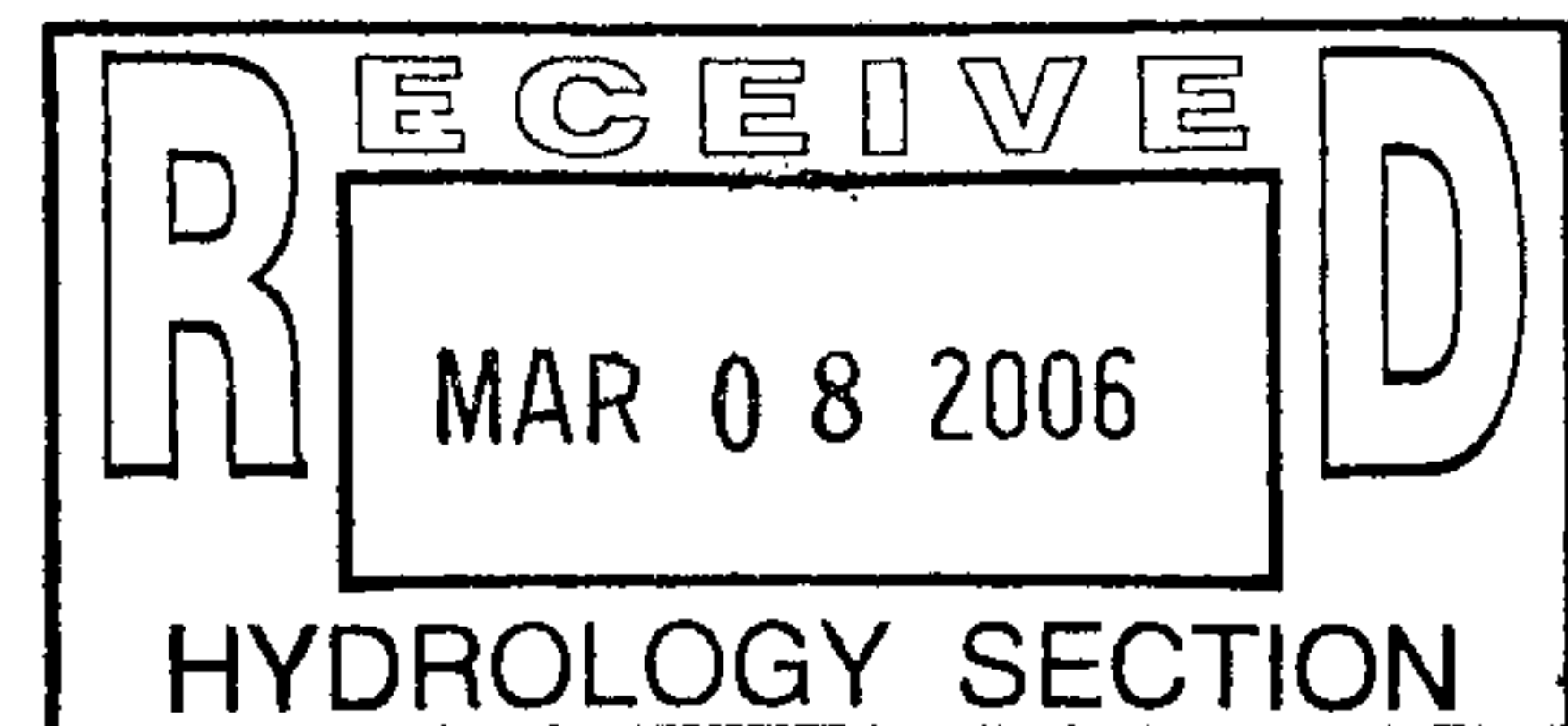
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**
- ☒ DRAINAGE PLAN RESUBMITTAL
- ☒ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☒ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☒ PRELIMINARY PLAT APPROVAL
- ☒ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☒ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☒ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM.)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP.)
- ☒ GRADING PERMIT APPROVAL
- ☒ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☒ OTHER (SPECIFY) So 19

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED



DATE SUBMITTED: March 8, 2006

BY: Pavan k. Toleti *T. Parambume*

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of 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 subdivisions containing more than ten (10) lots or constituting five (5) acres or more.



D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539

March 8, 2006

Phillip J. Lovato, E.I., C.F.M
Engineer Associate, Hydrology
Development and Building Services
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**Re: Starbucks Broadway, 800 Broadway Blvd. NE- Grading & Drainage Plan with
Engineer's Stamp dated March 8, 2006(J14-D152)**

Dear Mr. Lovato:

Our office has received your comments letter, dated March 7, 2006, which asks for more information to be provided on our grading and drainage plan for the referenced site.

Your itemized comments have been addressed as follows:

- We provided the inverts for the proposed sidewalk culvert.
- Provided the built notes for new private entrance and removal of existing drive pad.
- Provided the flow spot elevations of the quarter points along the entrance along Lomas.
- 2 copies of G&D plans are attached for S019 Permit.

Please contact our office if you have any questions.

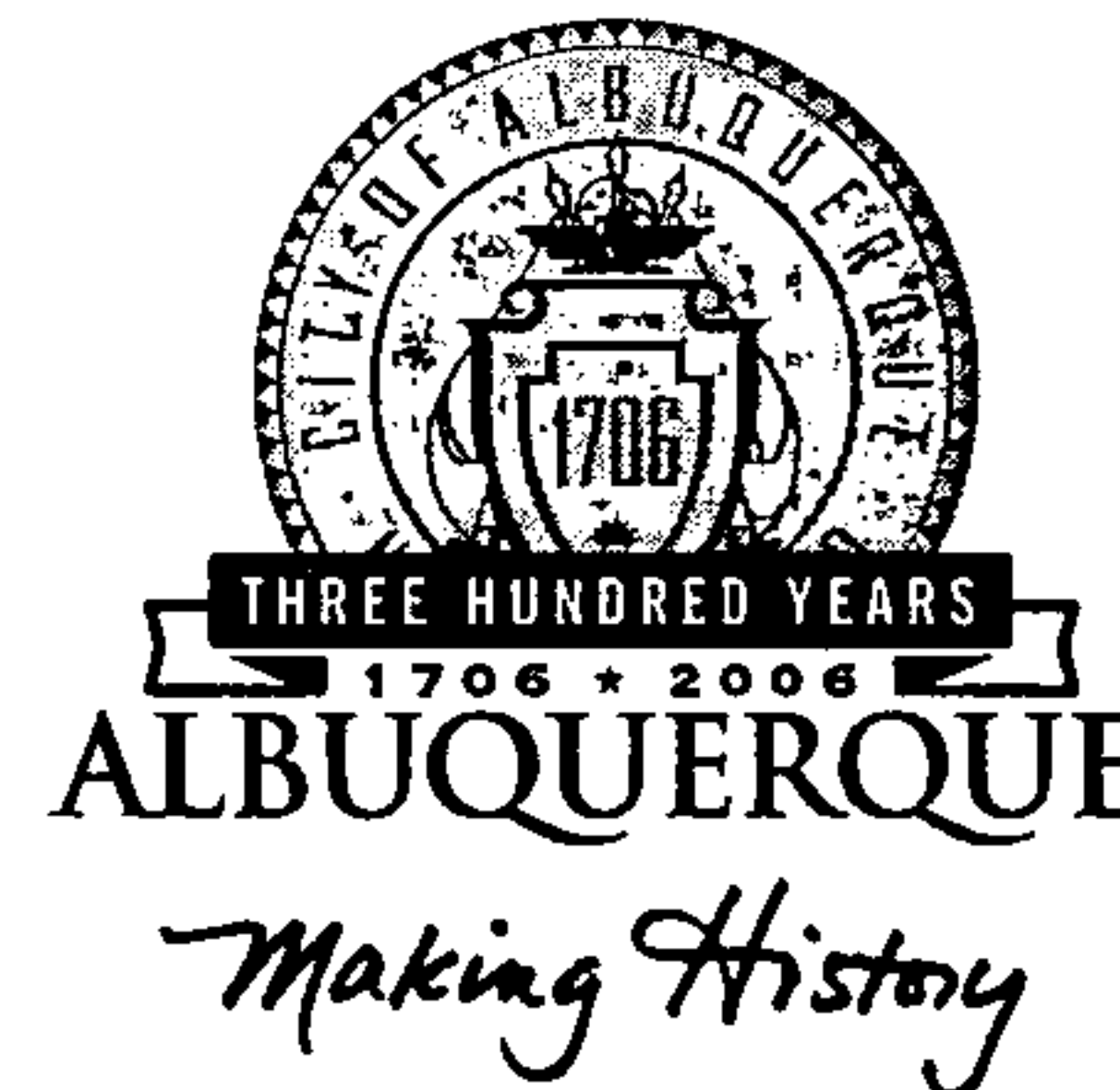
Sincerely,
MARK GOODWIN & ASSOCIATES, P.A.


Pavan K. Toleti
Project Engineer

PKT/wp

Attachment

CITY OF ALBUQUERQUE



*Planning Department
Transportation Development Services Section*

March 13, 2006

Christopher Gunning
Dekker Perich Sabatini
6801 Jefferson NE Suite 100
Albuquerque NM 87109

Re: Traffic Circulation Layout (TCL) Submittal for Building Permit Approval for
Offices and Warehouse for Starbuck's [J-14/D-152]
(800 -A Broadway Blvd.), Albuquerque, NM
Engineer's/Architect's Stamp Dated 02-28-2006

Dear Gunning,

The TCL submittal dated 2-28-2006 is approved for building permit. The plan is stamped and signed as approved. Two copies of the plan that is stamped as approved will be required: one for each of the building permit plans and the original to be kept by you to be used for certification of the site for final C.O. for Transportation. **Public infrastructure or work done within City Right-of-Way shown on these plans is for information only and is not part of approval. A separate DRC and/or other appropriate permits are required to construct these items.**

If a temporary CO is needed then a copy of the original TCL that was stamped as approved by the City which includes a statement that identifies the outstanding items that need to be constructed or the items that have not been built in "substantial compliance". This statement requires a NM registered architect or engineer stamp to be dated. Submit this TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

When the site is completed and a final C.O. is requested, use the original City stamped approved TCL for certification. A NM registered architect or engineer needs stamp and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3306.

Sincerely,

A handwritten signature in black ink, appearing to read 'W. Gallegos', is written over a horizontal line.

Wilfred A. Gallegos, PE
Development and Building Services

cc: Hydrology file
File

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV. 1/28/2003rd)

PROJECT TITLE: STARBUCK'S @ LOMAS + BROADWAY ZONE MAP/DRG. FILE #: J-14/D152
DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: TRACT 2, LANDS OF SAUDIA FOUNDATION, CITY OF ALBU. BERNALILLO CO. NM
CITY ADDRESS: 800-A BROADWAY BLVD. NE

ENGINEERING FIRM: PARK GOODWIN & ASSOC.
ADDRESS: 9916 ADAMS NE
CITY, STATE: ALBU. NM

CONTACT: JOHN MCKENZIE
PHONE: 828-2200
ZIP CODE: 87113

OWNER: SAUDIA FOUNDATION
ADDRESS: 16211 SAN MATEO BLVD. NE SUITE 100
CITY, STATE: ALBU. NM 87109

CONTACT: PAT GLENNON
PHONE: 242-2684
ZIP CODE: 87109

ARCHITECT: DEKOR / PERCH / COASTAL
ADDRESS: 16801 JEFFERSON NE SUITE 100
CITY, STATE: ALBU. NM 87109

CONTACT: KEVIN KOKOR
PHONE: 761-9708
ZIP CODE: 87109

SURVEYOR: SURVEYS SOUTHWEST
ADDRESS: 333 LOMAS BLVD. NE
CITY, STATE: ALBU. NM

CONTACT: DAN GRAY
PHONE: 998-0303
ZIP CODE: 87102

CONTRACTOR: ENTERPRISE BUILDERS
ADDRESS: 2737 VASSAR PL. NE SUITE 'E'
CITY, STATE: ALBU. NM

CONTACT: JOSH BARNETT
PHONE: 857-0050
ZIP CODE: 87107

CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL, *REQUIRES TCL or equal*
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ **TRAFFIC CIRCULATION LAYOUT (TCL)**
- ☐ ENGINEER'S CERTIFICATION (TCL)
- ☐ ENGINEER'S CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☒ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM.)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP.)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

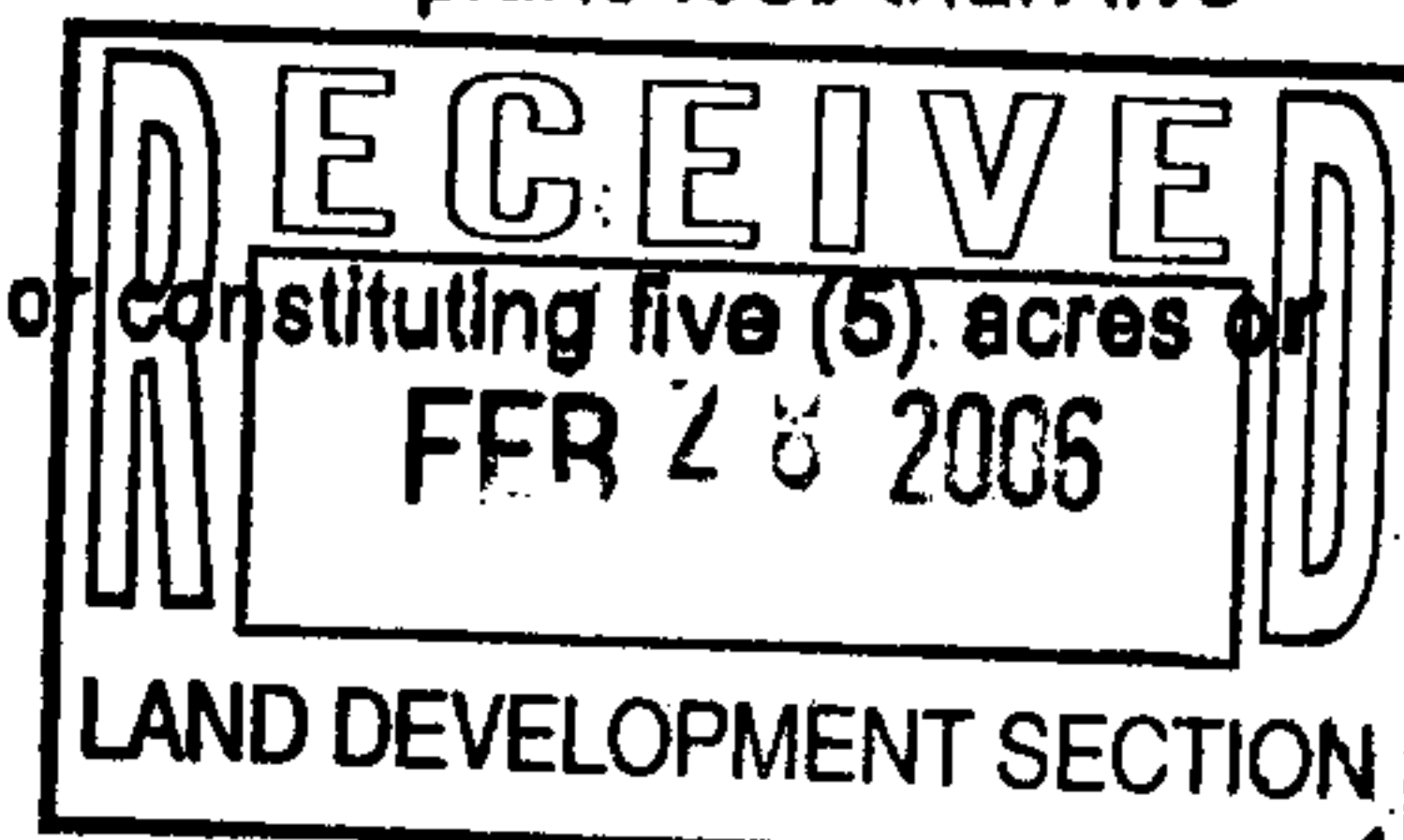
WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☒ NO
☐ COPY PROVIDED

DATE SUBMITTED: 2/20/06 BY: KEVIN KOFCHUTZ

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of 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 subdivisions containing more than ten (10) lots or constituting five (5) acres or more.



February 28, 2006



Dekker/Perich/Sabatini

architecture
interiors
planning
engineering

Wilfred Gallegos
Senior Traffic Engineer
City of Albuquerque
Public Works Department
Development & Building Services Division
600 2nd Street NW
Albuquerque, New Mexico 87102

**Re: Starbucks @ Lomas & Broadway; 800-A Broadway Blvd. NE
Traffic Circulation Layout for Building Permit Re-Submittal**

Mr. Gallegos:

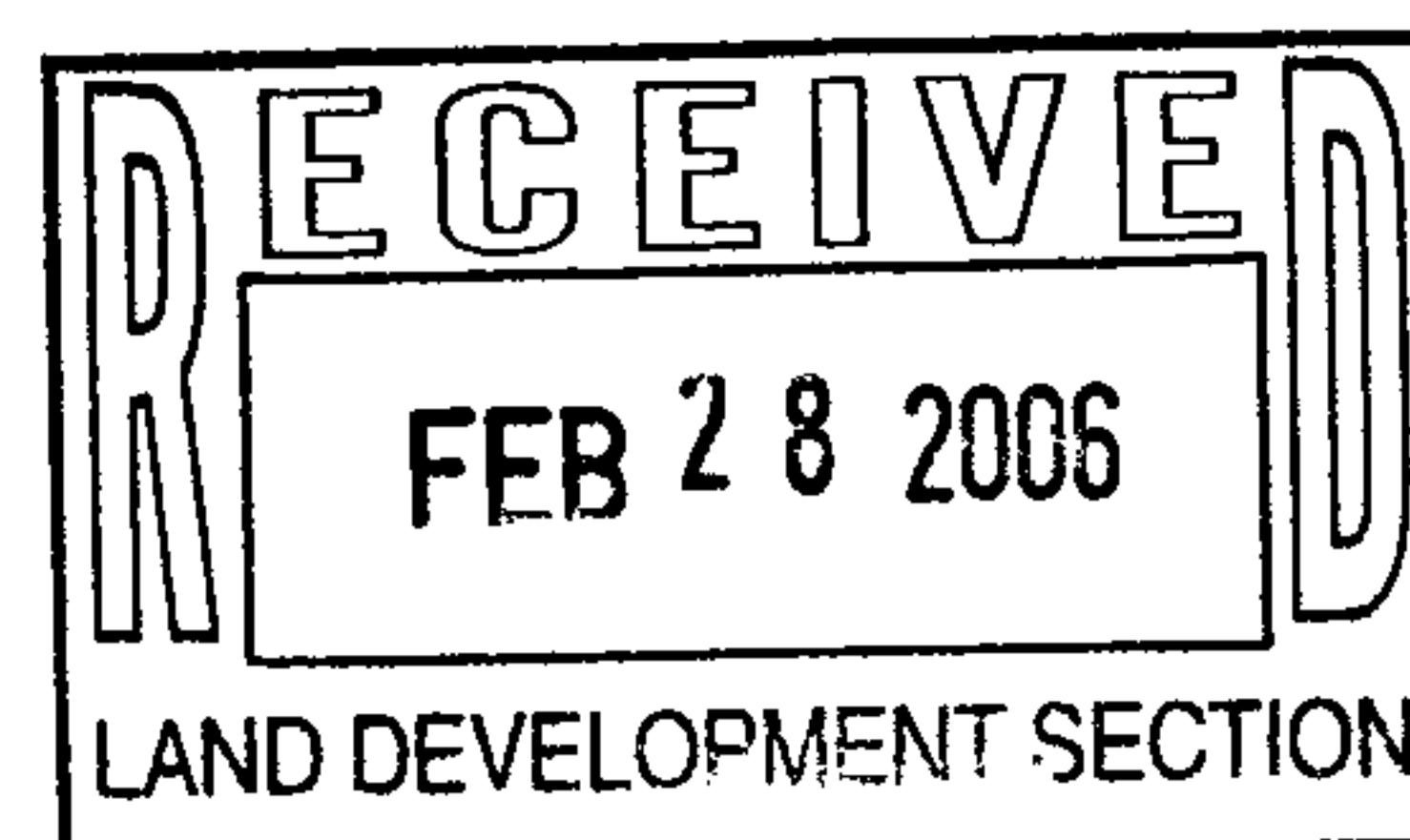
I Christopher R. Gunning, NMRA no. 3203 of the firm Dekker/Perich/Sabatini, respectfully request approval of the attached re-submitted Traffic Circulation Plan dated January 20, 2006 for building permit. We have addressed your comments that were dated January 31, 2006; and Mr. Salgado-Fernandez's comments dated February 9, 2006 from our re-submittal dated January 20, 2006. The comments are as follows:

From letter dated January 31, 2006 from Wilfred Gallegos, P.E:

- 1) Provide and call out all COA standard detail drawing numbers.
Please refer to attached COA Standard Details # 2415, 2425, 2430, and 2441 and keyed note #'s 3-5, 15, 21, 22, 25, and general note 'E'.

From letter dated February 9, 2006 from Nilo Salgado-Fernandez, P.E:

- 2) Provide trip generation to determine the Site generated traffic vehicle for proposed site.
Please refer to attached letter from the property owner stating that we would like to defer the trip generation until the remainder of the site is developed at a latter time.
- 3) Any damaged sidewalk and curb & gutter will need to be replaced as part of this project.
All damaged sidewalk and curb & gutter within the extent of this development shall be replaced Per COA standards; please refer to attached COA Standard Detail #'s 2415 and 2430 and keyed note #'s 3-5, 21, 22, and 25.
- 4) The wheel chair ramp at the northeast corner of Broadway and Lomas will need to be replaced to meet current ADA and City standards. Use COA standard drawing 2441, case 1 with truncated domes. All proposed wheel chair ramps within City ROW will need to include truncated domes as part of landing.
The existing wheel chair ramp at the northeast corner of the intersection of Broadway and Lomas shall be replaced to meet current ADA and City standard, please refer to keyed note 15 and attached COA standard detail #2441 as well as general note 'E' for the requirement of truncated domes at the landing of all ramps within the ROW. All other wheel chair ramps within the City ROW shall follow the same design criteria, please refer to keyed note #22 and general note 'E'.



6801 Jefferson NE
Suite 100
Albuquerque NM
87109
505 761.9700
fax 761.4222
dps@dpsabq.com



Dekker/Perich/Sabatini

architecture
interiors
planning
engineering

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

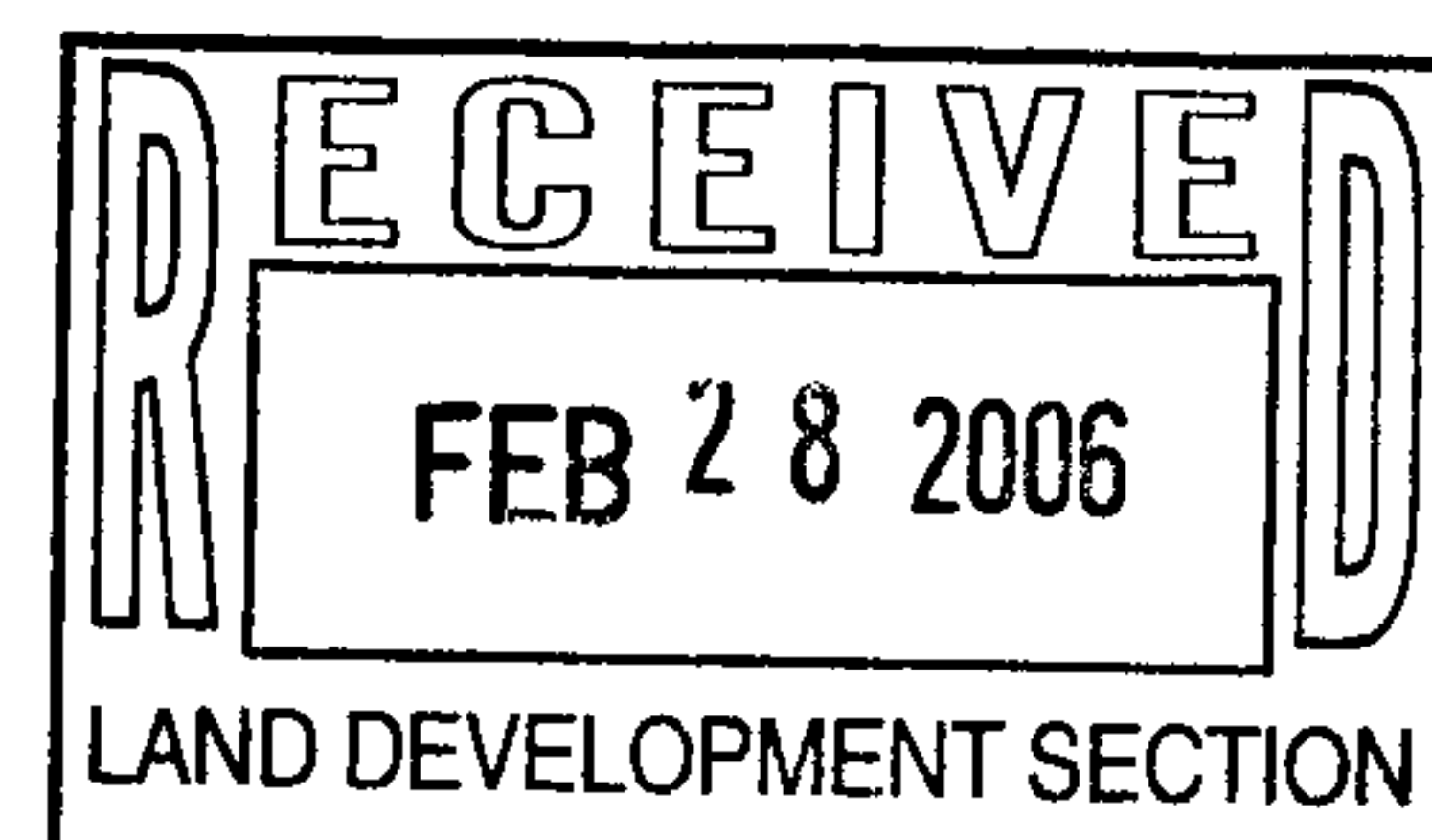
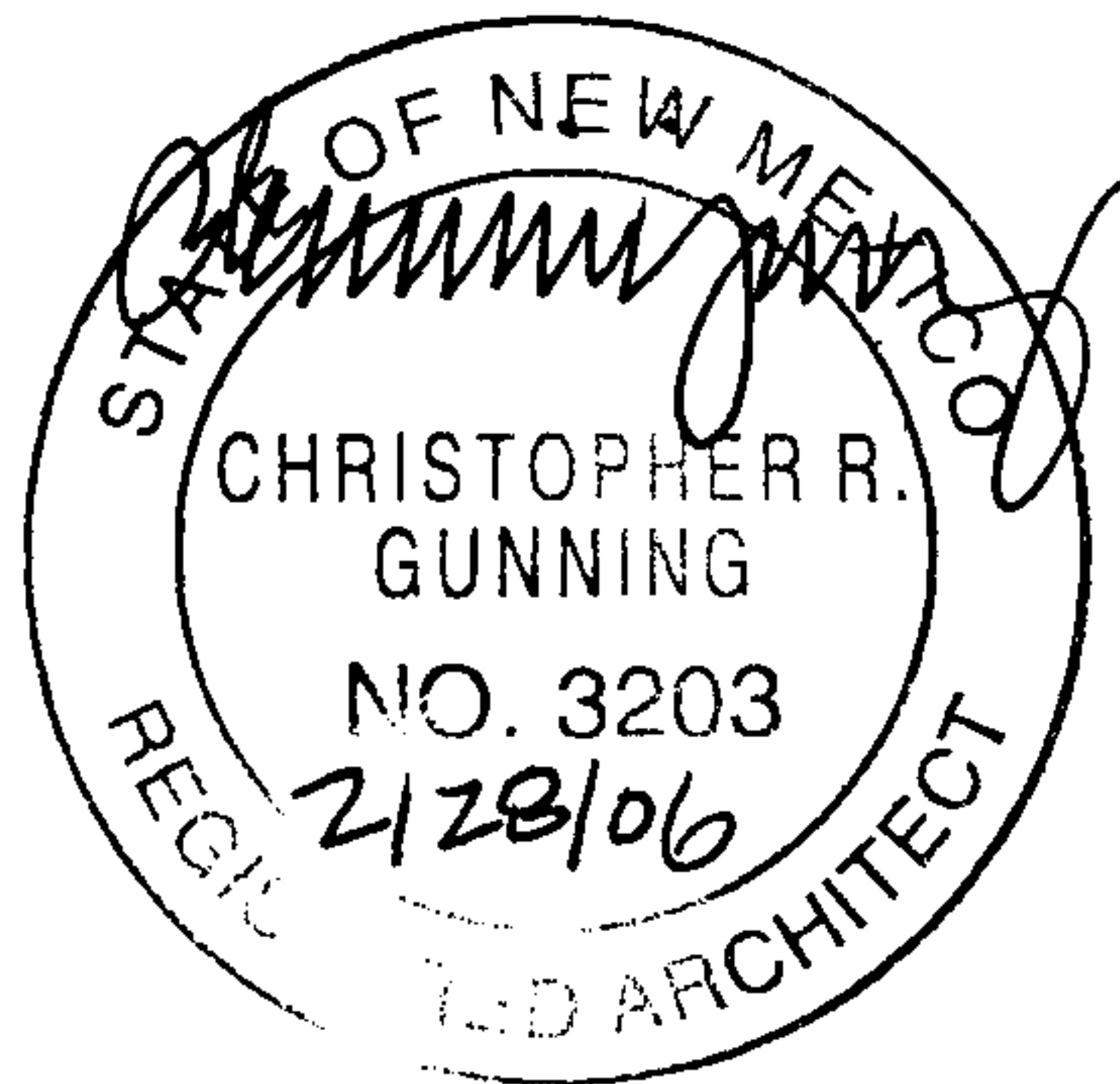
If you have any questions, please feel free to contact me at 761-9700, thank you.

Very truly yours,

Dekker/Perich/Sabatini Ltd.

Christopher R. Gunning AIA
Principal

Cc: File



6801 Jefferson NE
Suite 100
Albuquerque NM
87109
505 761.9700
fax 761.4222
dps@dpsabq.com



February 17, 2006

Mr. Wilfred A. Gallegos, P.E.
Traffic Engineer
Planning Department
Development and Building Services
600 2nd Street NW
Albuquerque, NM 87102

Dear Mr. Gallegos:

Please be informed that the Sandia Foundation is the owner of Tract 2, Lomas & Broadway NE (800-A and 800-B Broadway NE) which will contain a Starbuck's coffee shop and a Carl's Jr. restaurant. Sandia would like to defer the trip generation for this parcel until the balance of the site (North to Marble and East to Arno) is developed. I understand that this trip generation study may trigger a traffic impact study.

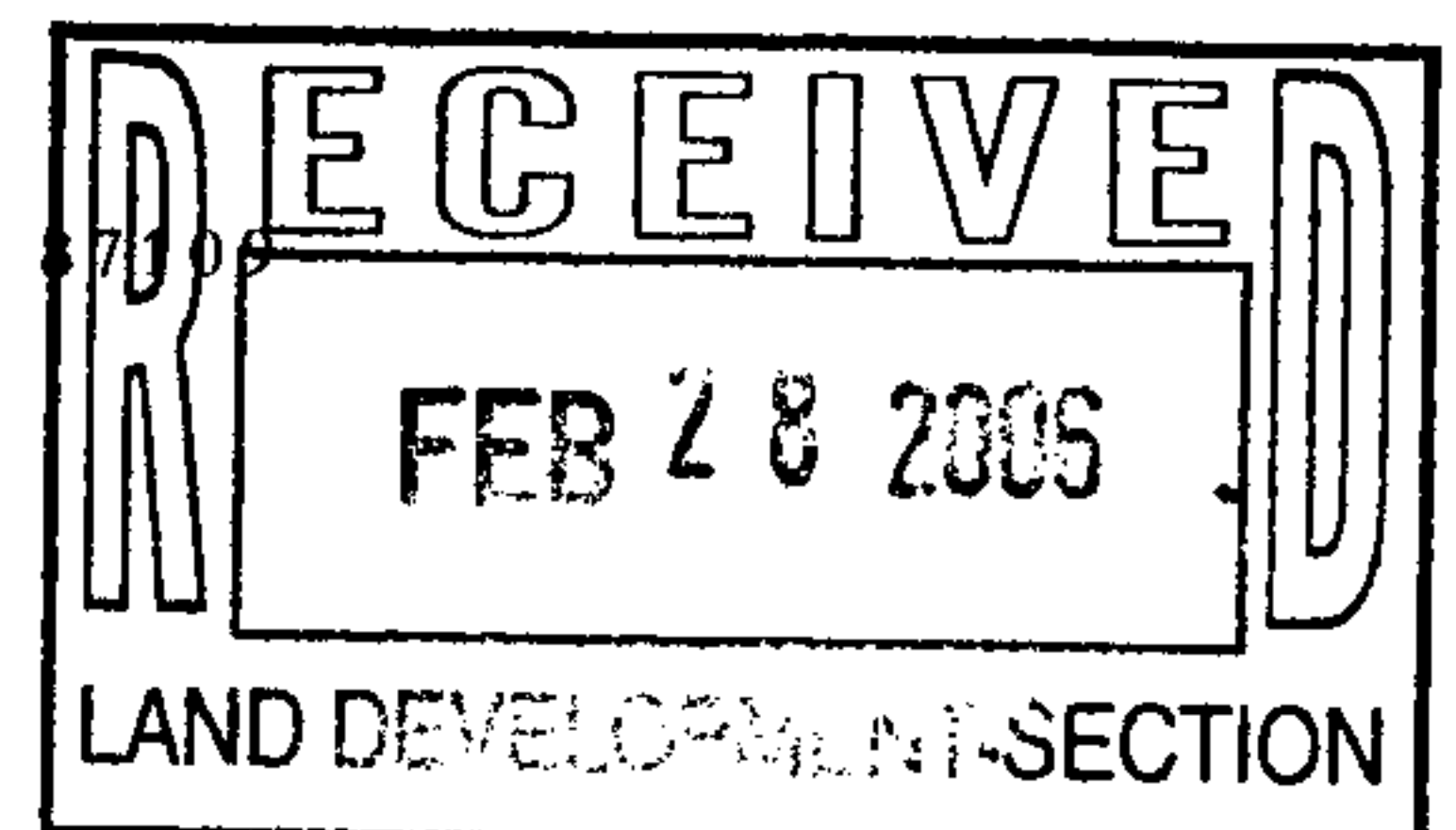
Sincerely,

Patrick F. Glennon
Executive Director

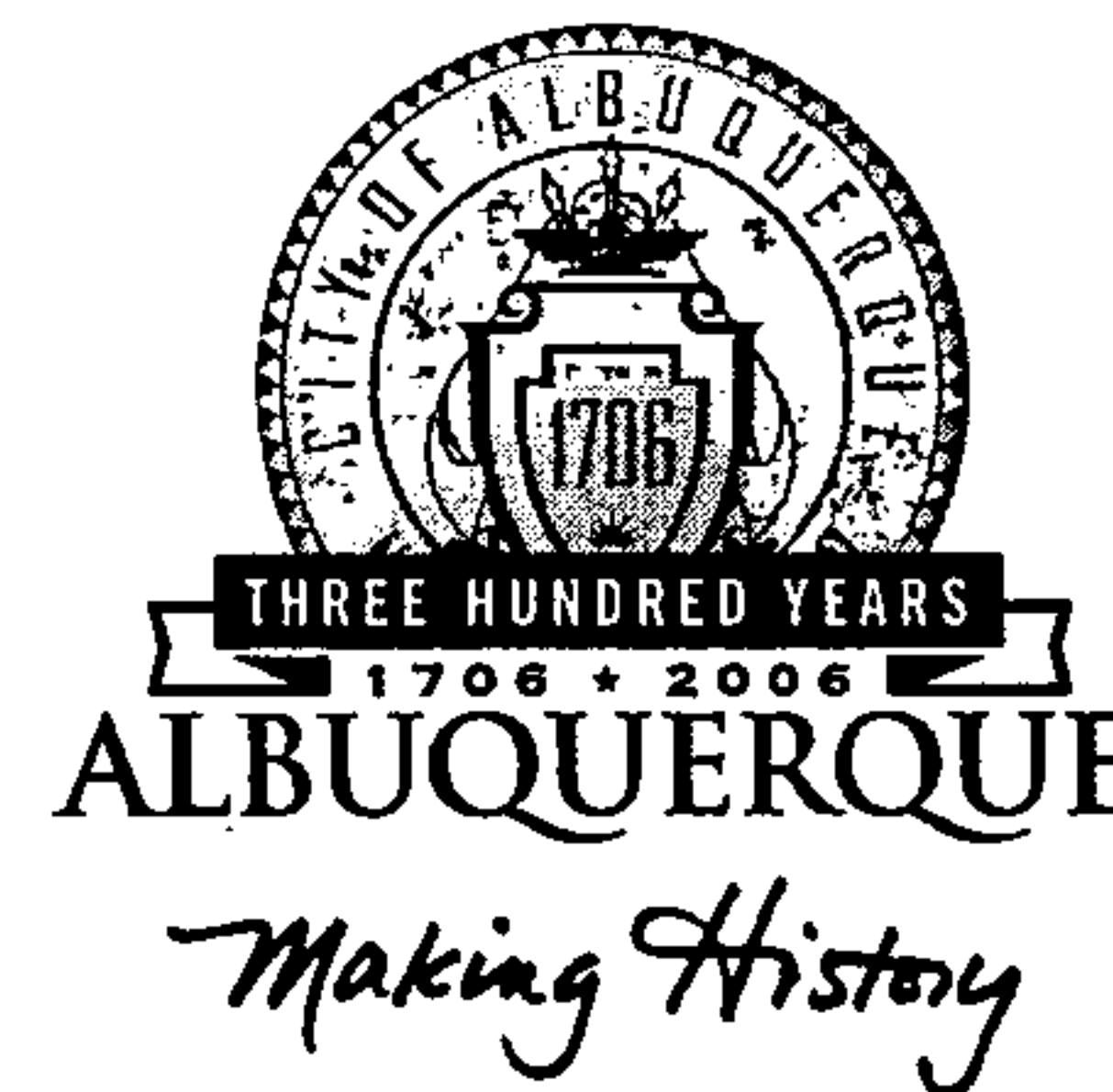
PATRICK F. GLENNON, EXECUTIVE DIRECTOR
ARROYO DEL OSO PLAZA*6211 SAN MATEO NE #100*ALBUQUERQUE, NM 87105
505-242-2684*FAX 505-246-2411

TRUSTEES

JOHN PEROVICH, CHAIRMAN*ROD PERA*SID KLINE
GIG BRUMMELL*VADEN BALES*MEL EAVES



CITY OF ALBUQUERQUE



December 29, 2005

Christopher Gunning R.A.
Dekker/ Perich/ Sabatini
6801 Jefferson NE Ste. 100
Albuquerque, NM 87109

**Re: Starbuck's @ Lomas & Broadbent, 800-A Broadway Blvd. NE, Traffic
Circulation Layout, Architect's Stamp dated: 12-22-05 (J14-D150)**
152

Dear Mr. Gunning,

Based upon the information provided in your submittal received 12-23-05,
the above referenced plan cannot be approved for Building Permit until the
following comments are addressed:

P.O. Box 1293

Albuquerque...

New Mexico 87103

1. Show existing and proposed curb cuts.
2. Label all sidewalks, disable ramp, and curb cuts.
3. Provide Solid Waste approval.
4. Include the condition of the existing sidewalk and widths.
5. Ensure the first two parking stalls at the Lomas entrance will not interfere with traffic entering the lot.
6. All information will need to be resubmitted on one plan.

If you have any questions, you can contact me at 924-3991.

www.cabq.gov

Sincerely,

Wilfred A. Gallegos, P.E.
Traffic Engineer, Planning Dept.
Development and Building Services

C: file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV. 1/28/2003rd)

PROJECT TITLE: STARBUCK'S @ LOMAS + BROADWAY ZONE MAP/DRG. FILE #: J-14/D150
DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: TRACT 2, LANDS OF SANDIA FOUNDATION, CITY OF ALBU. BERNILLO CO. NM
CITY ADDRESS: 800-A BROADWAY BLVD. NE

ENGINEERING FIRM: MARK GOODWIN & ASSOC.
ADDRESS: 9916 ADAMS NE
CITY, STATE: ALBU. NM

CONTACT: JOHN MCKENZIE
PHONE: 828-7200
ZIP CODE: 87113

OWNER: SANDIA FOUNDATION
ADDRESS: 16711 SAN MATEO BLVD. NE SUITE 100
CITY, STATE: ALBU. NM 87109

CONTACT: PAT GLENNON
PHONE: 242-2684
ZIP CODE: 87109

ARCHITECT: DEXTER / PERICH / CROSTON
ADDRESS: 16801 JEFFERSON NE SUITE 100
CITY, STATE: ALBU. NM 87109

CONTACT: KEVIN KOFCHUTZ
PHONE: 761-9708
ZIP CODE: 87109

SURVEYOR: SURVEYS SOUTHWEST
ADDRESS: 333 LOMAS BLVD. NE
CITY, STATE: ALBU. NM

CONTACT: DAN GRANNY
PHONE: 998-0303
ZIP CODE: 87102

CONTRACTOR: ENTERPRISE BUILDERS
ADDRESS: 2737 VASSAR PL. NE SUITE 'E'
CITY, STATE: ALBU. NM

CONTACT: JOSH BAZINET
PHONE: 857-0050
ZIP CODE: 87107

CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL, *REQUIRES TCL or equal*
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☒ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
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- ☐ CERTIFICATE OF OCCUPANCY (TEMP.)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

Need Vicinity map

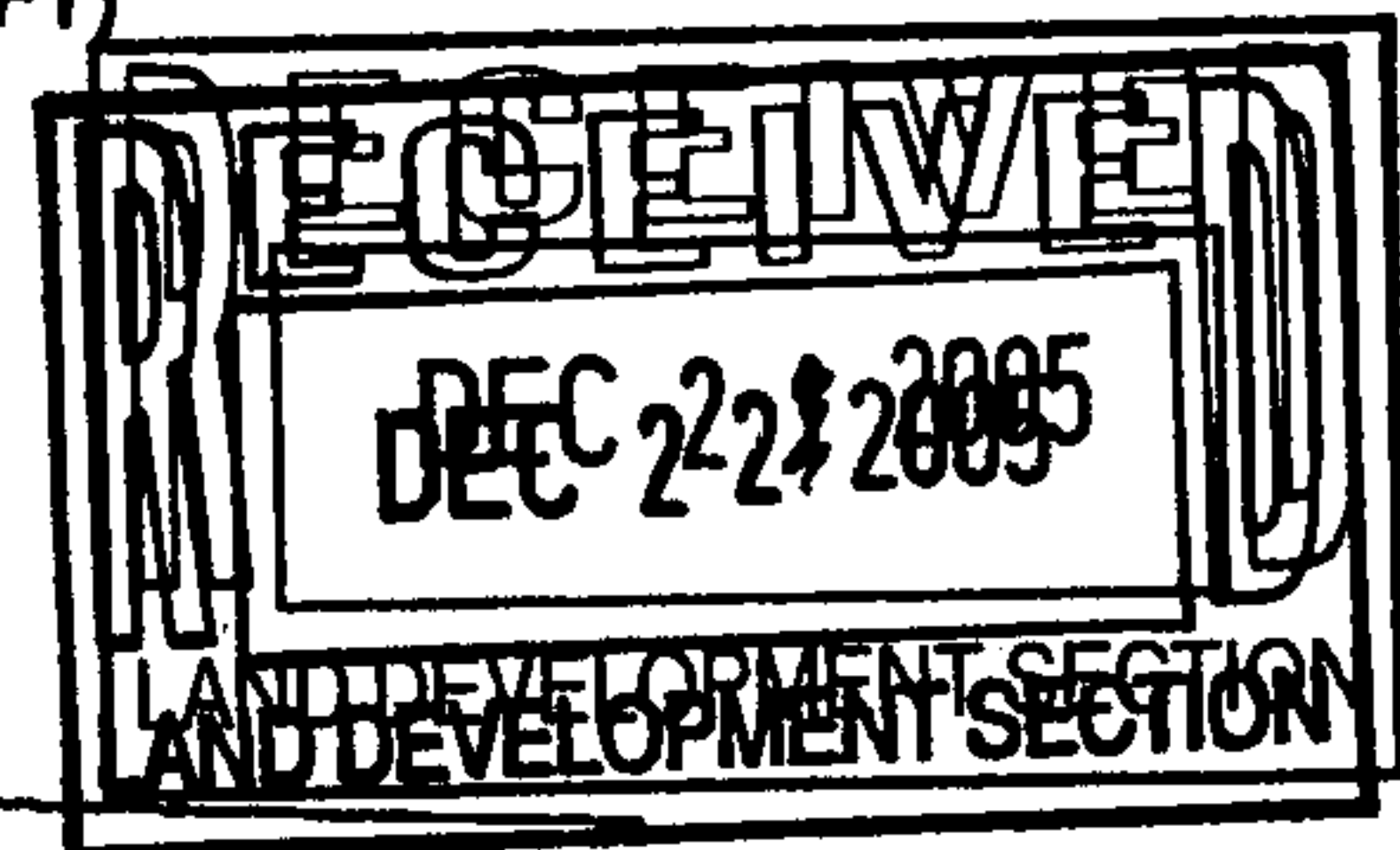
WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☒ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 12-22-05

BY: _____

KEVIN KOFCHUTZ

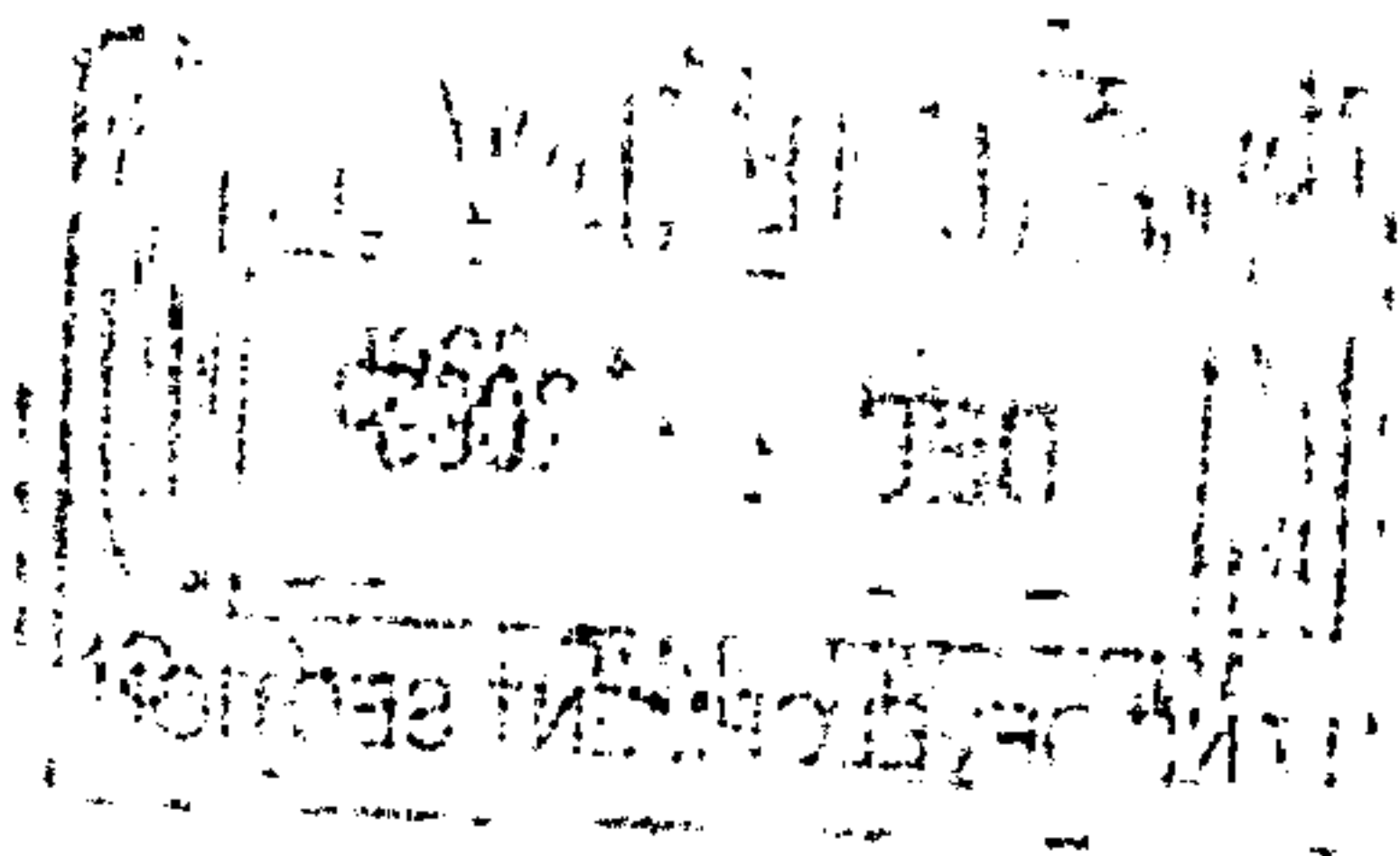


Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

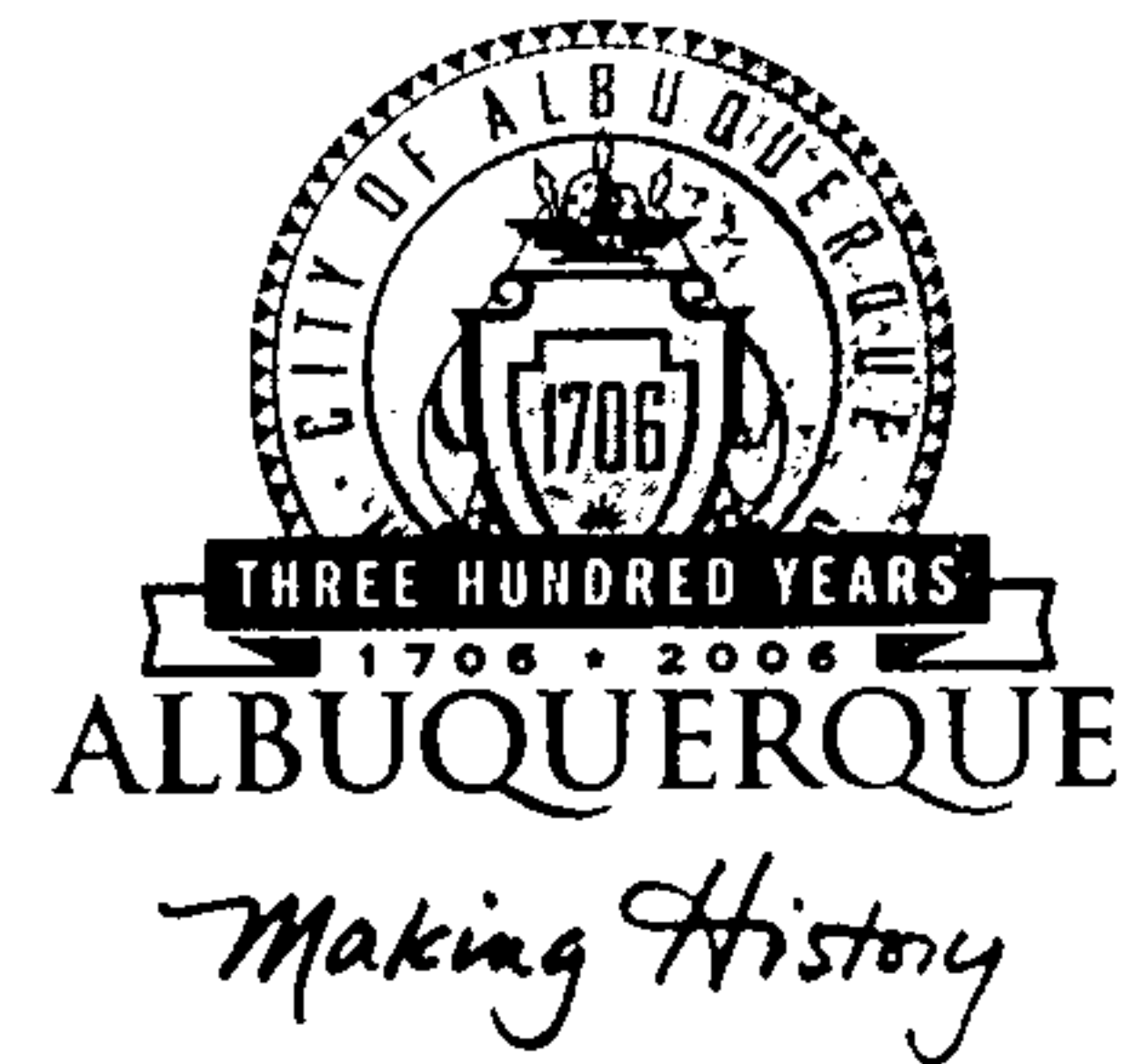
1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

✓
LOMAS NEW OR EXIST CURB CUT? SHOW EXT. CURB CUT S
STD. DRW. It's for sawk, curb cut, A/C RMP,
? SOLID WASTE APPROVAL?

NOTE 3: EXISTING SAWK—HOW WIDE; CONDITION
ENSURE 1st & 2nd PRK. IS OK w/ INCOMING TRAFFIC



CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

February 9, 2006

Christopher Gunning, Registered Architect
Dekker/Perich/Sabatini
6801 Jefferson NE, Ste. 100
Albuquerque, NM 87109

Re: **TCL Submittal for Building Permit Approval for Starbucks**
800-A Broadway Blvd. NE, [J-14 / D152]
Architect's Stamp Dated 12/22/05

Dear Mr. Gunning:

P.O. Box 1293

The following additional comments for Starbucks:

Albuquerque

New Mexico 87103

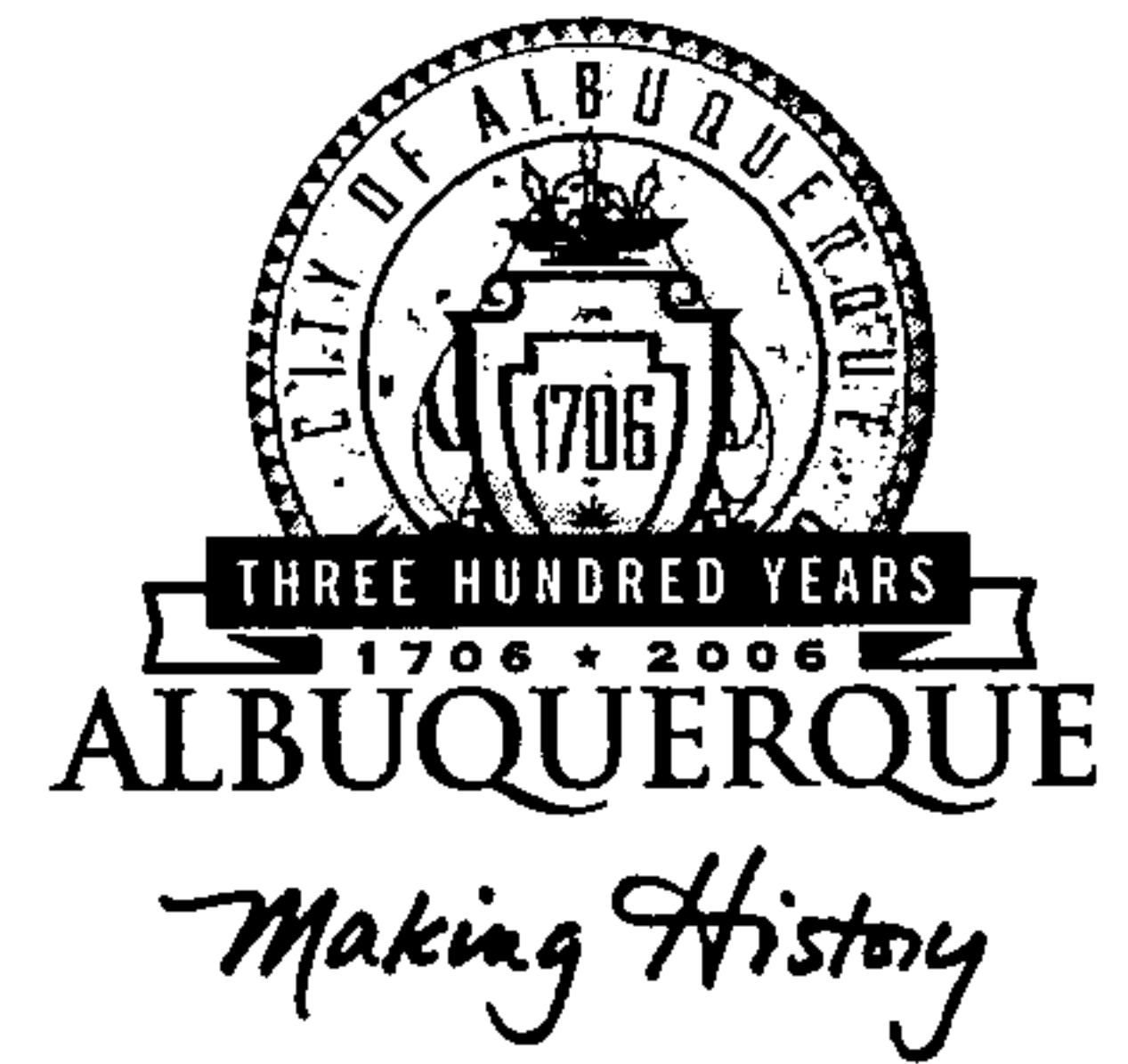
- Provide a trip generation to determine the Site generated traffic vehicle for proposed site.
- Any damaged sidewalk and curb & gutter will need to be replaced as part of this project.
- The wheel chair ramp at the northeast corner of Broadway and Lomas will need to be replaced to meet current ADA and City Standards. Use COA STD DWG 2441, case I with truncated domes. All proposed wheel chair ramps within City ROW will need to include truncated domes as part of the landing.

www.cabq.gov Sincerely,

Nilo Salgado-Fernandez, P.E.
Senior Traffic Engineer
Development and Building Services
Planning Department

c: Engineer
Hydrology file

CITY OF ALBUQUERQUE



January 31, 2006

Christopher Gunning R.A.
Dekker/ Perich/ Sabatini
6801 Jefferson NE Ste. 100
Albuquerque, NM 87109

**Re: Starbuck's @ Lomas & Broadbent, 800-A Broadway Blvd. NE, Traffic
Circulation Layout, Architect's Stamp dated: 12-22-05 (J14-D150)**

Dear Mr. Gunning,

Based upon the information provided in your submittal received 01-26-06,
the above referenced plan cannot be approved for Building Permit until the
following comments are addressed:

P.O. Box 1293

1. Provide and call out all COA Standard Detail Drawing numbers.

If you have any questions, you can contact me at 924-3991.

Albuquerque

Sincerely,

New Mexico 87103

Wilfred A. Gallegos, P.E.
Traffic Engineer, Planning Dept.
Development and Building Services

www.cabq.gov

C: file

WG:tes

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 12/2005)

PROJECT TITLE: STARBUCKS @ LOMAS + BROADWAY ZONE MAP/DRG. FILE # J-14/D150
 DRB#: N/A EPC#: N/A WORK ORDER#: _____

LEGAL DESCRIPTION: LANDS OF SANDIA FOUNDATION, TRACT 2
 CITY ADDRESS: 800-A BROADWAY BLVD. NE

ENGINEERING FIRM: MARK GOODMAN & ASSOC. CONTACT: JOHN MCKENZIE
 ADDRESS: 8916 ADAMS ST. NE PHONE: 878-2200
 CITY, STATE: ALBU, NM ZIP CODE: 87113

OWNER: SANDIA FOUNDATION CONTACT: PAT GLENDA
 ADDRESS: 6211 SW PLEASANT BLVD. NE SUITE 100 PHONE: 712-2684
 CITY, STATE: ALBU, NM ZIP CODE: 87109

ARCHITECT: DEKOR/ARCH/STATION CONTACT: KEVIN KEEHR
 ADDRESS: 6801 JEFFERSON RD SUITE 100 PHONE: 761-9700
 CITY, STATE: ALBU, NM ZIP CODE: 87109

SURVEYOR: SURVEY'S SOUTHWEST CONTACT: DAN GRANEY
 ADDRESS: 333 LOMAS LOMAS PHONE: 978-0303
 CITY, STATE: ALBU, NM ZIP CODE: 87102

CONTRACTOR: ENTERPRISE BUILDERS CONTACT: JOSH BAZINET
 ADDRESS: _____ PHONE: 857-0050
 CITY, STATE: ALBU, NM ZIP CODE: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1ST SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT
- ☐ ENGINEER'S/ARCHITECT'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ OTHER

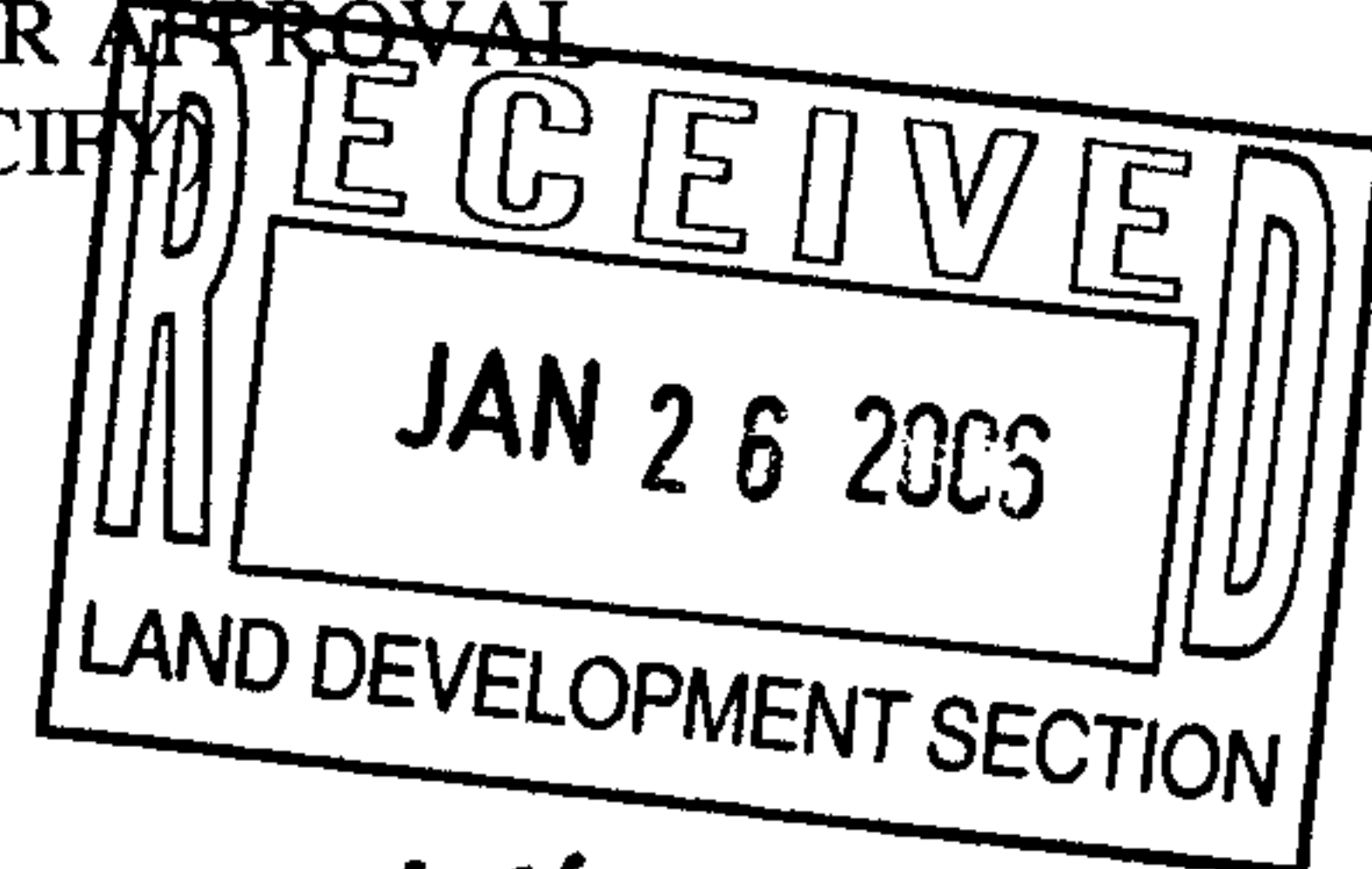
CHECK TYPE OF APPROVAL SOUGHT:

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- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
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- ☐ CERTIFICATE OF OCCUPANCY (TEMP)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED

SUBMITTED BY: [Signature] DATE: 1-26-06



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.

2.441 2.442

January 20, 2006



Dekker/Perich/Sabatini

architecture
interiors
planning
engineering

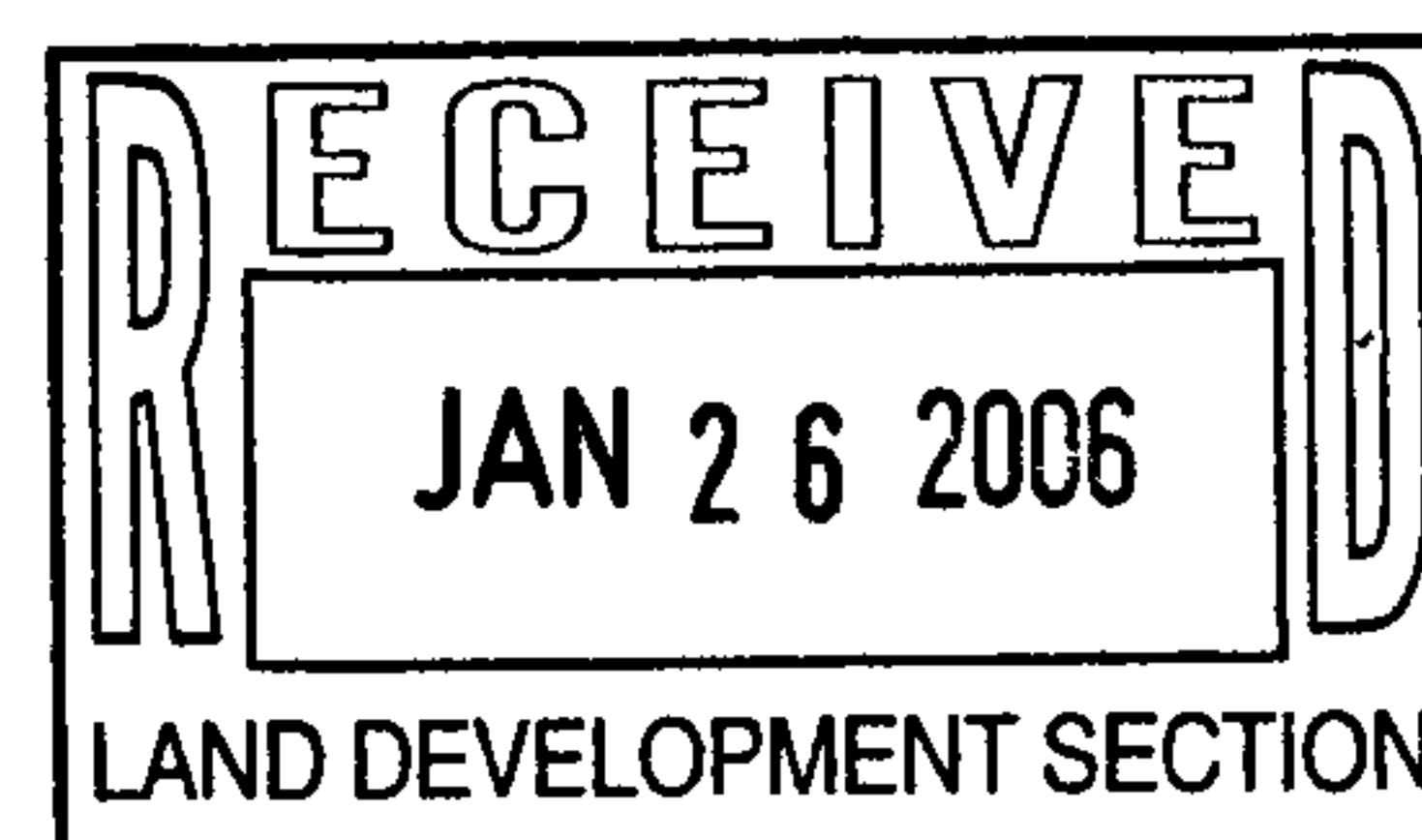
Wilfred Gallegos
Senior Traffic Engineer
City of Albuquerque
Public Works Department
Development & Building Services Division
600 2nd Street NW
Albuquerque, New Mexico 87102

**Re: Starbuck's @ Lomas & Broadway; 800-A Broadway Blvd. NE
Traffic Circulation Layout for Building Permit Re-Submittal**

Mr. Gallegos:

I Christopher R. Gunning, NMRA no. 3203 of the firm Dekker/Perich/Sabatini, respectfully request approval of the attached re-submitted Traffic Circulation Plan dated January 20, 2006 for building permit. We have addressed your comments that were dated December 29, 2005 from our original submittal dated December 22, 2005. Your comments are as follows:

- 1) Show existing and proposed curb cuts.
Please refer to keyed note #'s 20 and 25 for the existing curb cuts, and keyed note # 21 for proposed curb cut.
- 2) Label all sidewalks, disable ramps, and curb cuts.
*Please refer to keyed note #'s 3, 4, and 12 for sidewalks; keyed note #'s 15, 17, and 22 for disable ramps;
keyed note #'s 20, 21, and 25 for curb cuts.*
- 3) Provide Solid Waste approval.
Please refer to the Solid Waste approval stamp dated 01/20/06 on the drawing.
- 4) Include the condition of the existing sidewalk and widths.
Please refer to keyed note # 3 for width of existing sidewalk. The sidewalk along Lomas is 6'-0" wide and then tapers down to 5'-0" close to the existing curb cut closest to the Lomas/Broadway intersection. Keyed note # 27 states the 5'-0" sidewalk will have 1'-0" of new sidewalk added to it where required. to maintain the 6'-0" width continuously around the site. The sidewalk was in good condition with the exception of a few cracks at the Lomas/Broadway intersection.
- 5) Ensure the first two parking stalls at the Lomas entrance will not interfere with traffic entering the lot.
Kevin Kofchur discussed the parking spaces in question over the Planning counter with you last week. It was agreed that the southern most parking space on the eastside of the site would be moved to the north side of the building and that the second parking space in question would be acceptable to remain.
- 6) All information will need to be resubmitted on one plan.
All required information is in this re-submittal as shown above in this letter.



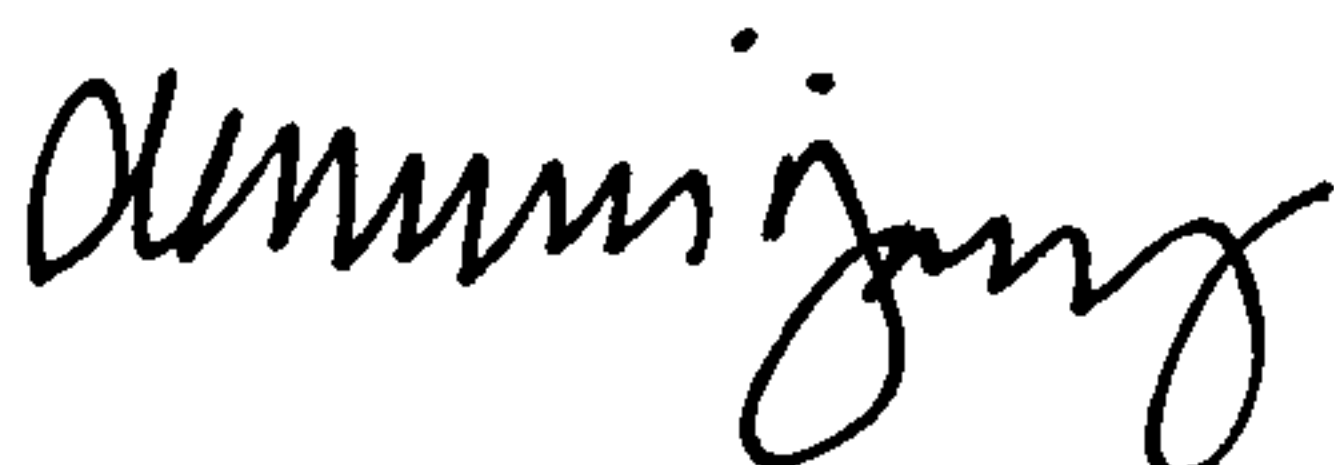
6801 Jefferson NE
Suite 100
Albuquerque NM
87109
505 761.9700
fax 761.4222
dps@dpsabq.com

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

If you have any questions, please feel free to contact me at 761-9700, thank you.

Very truly yours,

Dekker/Perich/Sabatini Ltd.



Christopher R. Gunning AIA
Principal



Cc: File

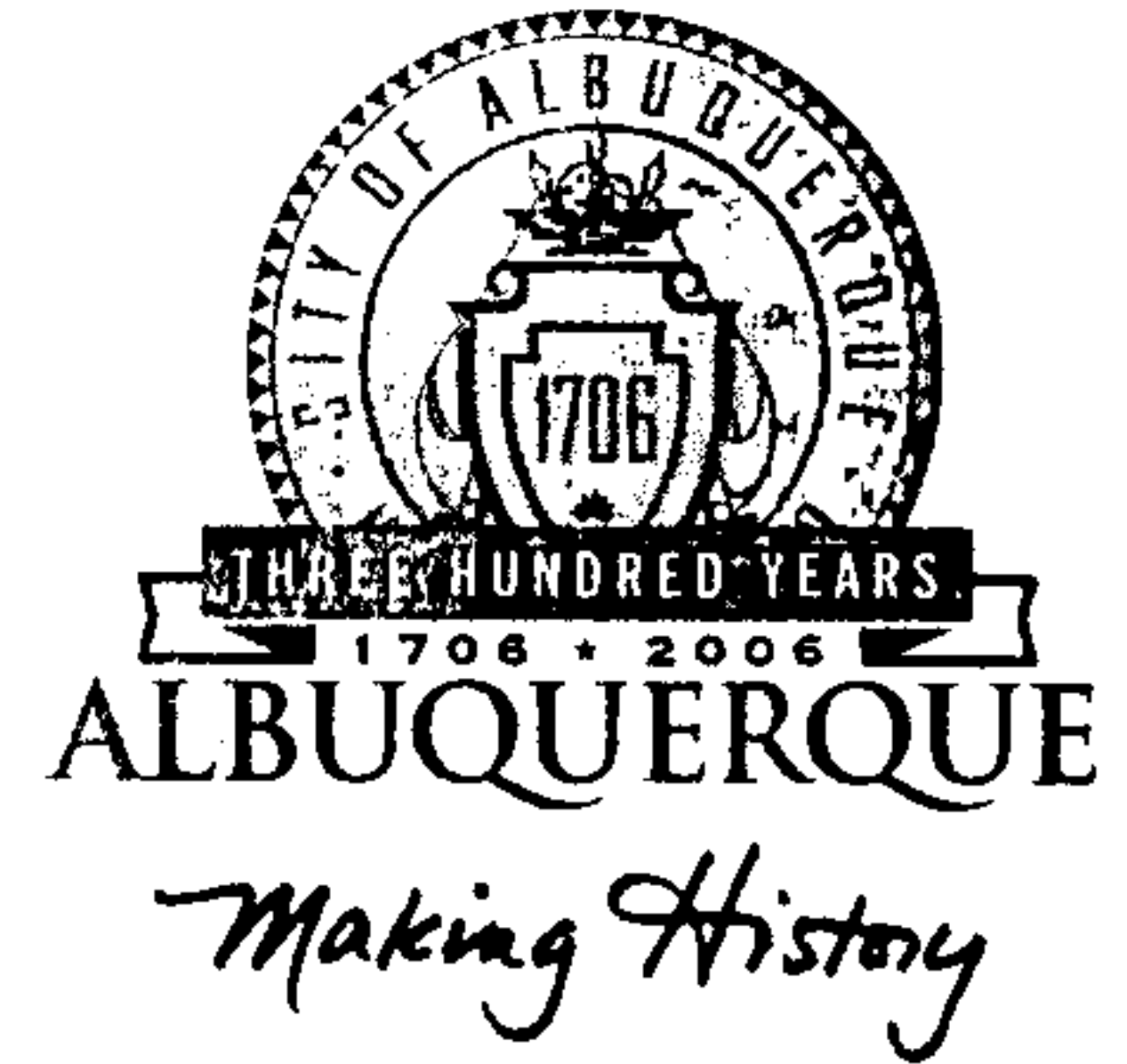


Dekker/Perich/Sabatini

architecture
interiors
planning
engineering

6801 Jefferson NE
Suite 100
Albuquerque NM
87109
505 761.9700
fax 761.4222
dps@dpsabq.com

CITY OF ALBUQUERQUE



March 7, 2006

John M. MacKenzie, PE
Mark Goodwin & Associates, PA
PO Box 90606
Albuquerque, NM 87199

**Re: Starbucks Broadway, 800 Broadway Blvd. NE-Grading & Drainage Plan
Engineer's Stamp dated 2-7-06 (J14-D152)**

Dear Mr. MacKenzie,

Based upon the information provided in your submittal dated 2-7-06, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

P.O. Box 1293

Albuquerque

New Mexico 87103

- Provide inverts for proposed sidewalk culvert.
- Provide flow line spot elevations for quarter points, PC's, PT's and PI's for entrance along Lomas.
- Provide build note for replacing existing drive-pad with new sidewalk and curb and gutter. Reference C.O.A. Standard Drawings.
- Provide two copies of grading and drainage plan for SO19 Permit.

If you have any questions, you can contact me at 924-3990.

Sincerely,

www.cabq.gov

Phillip J. Lovato, E.I., C.F.M.
Engineering Associate, Hydrology,
Development and Building Services,
Planning Department

cc: file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Starbucks Broadway

DRB #: _____

EPC#: _____

ZONE MAP/DRG. FILE #: J-14-7 D150

WORK ORDER#: _____

152

LEGAL DESCRIPTION: Lands of Sandia Foundation Tracts 1 and 2

CITY ADDRESS: 800 Broadway Blvd NE, Albuquerque, NM 87102

ENGINEERING FIRM: Mark Goodwin & Associates, PA

ADDRESS: PO Box 90606

CITY, STATE: Albuquerque, NM

CONTACT: Pavan K. Toletie, EIT

PHONE: 828-2200

ZIP CODE: 87199

OWNER: Dekker Perich Sabatini

ADDRESS: 6801 Jefferson NE

CITY, STATE: Albuquerque, NM

CONTACT: Mr. Kevin Kofchur

PHONE: 761-9700

ZIP CODE: 87109

ARCHITECT: _____

ADDRESS: _____

CITY, STATE: _____

CONTACT: _____

PHONE: _____

ZIP CODE: _____

SURVEYOR: _____

ADDRESS: _____

CITY, STATE: _____

CONTACT: _____

PHONE: _____

ZIP CODE: _____

CONTRACTOR: _____

ADDRESS: _____

CITY, STATE: _____

CONTACT: _____

PHONE: _____

ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

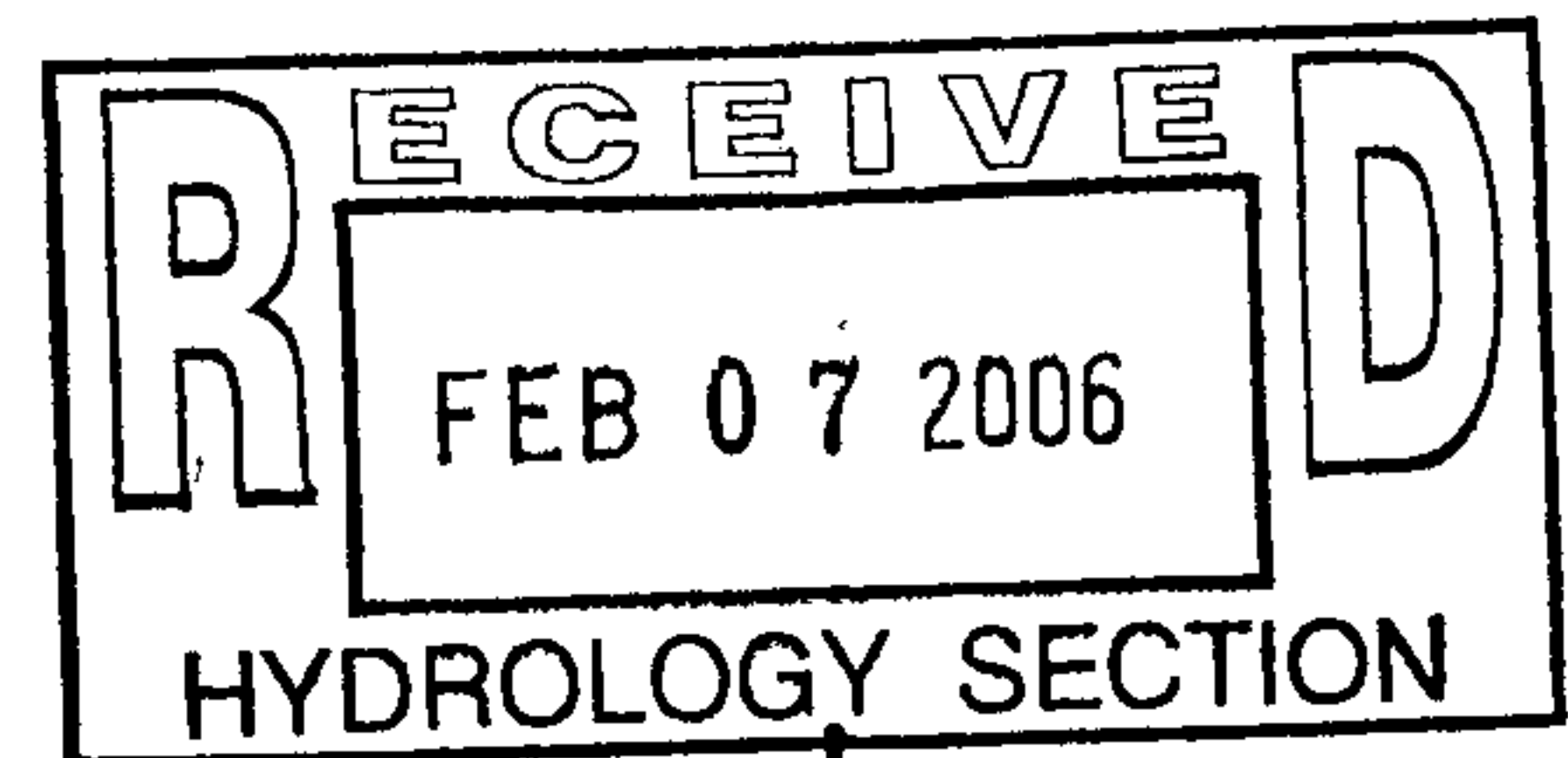
- ☒ DRAINAGE REPORT
- ☒ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☒ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☒ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☒ PRELIMINARY PLAT APPROVAL
- ☒ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☒ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☒ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM.)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP.)
- ☒ GRADING PERMIT APPROVAL
- ☒ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED



DATE SUBMITTED: February 7, 2006

BY: Pavan k. Toleti (T. Pavan Kumar)

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of 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:

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D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539

February 7, 2006

Mr. Brad Bingham, PE
Hydrology Section Division Head
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Starbucks - Broadway & Lomas

Dear Mr. Bingham:

The proposed site area covers approximately 0.425 acres and is located on the NE corner of the intersection of Lomas Blvd. NE and Broadway Blvd. NE. The property is presently Tract 1 and 2, Lands of Sandia Foundation. The site is bounded on the north by Marble Ave., on the east by Arno Street, and by the previously mentioned principal streets on the remaining two sides. Building and existing paved surfaces presently occupy the site, but because these features are associated with a previous user who has vacated the premises, the structures will be razed.

Mark Goodwin and Associates submitted a master drainage report for the subject property in connection with its work on the larger, overall site. A copy of the master drainage plan for the overall site is attached along with G&D plan for this site. The master report has an engineer's stamp date of 02/03/2006.

The proposed developed conditions flow from this site is 1.44 cfs. We are proposing to split the site into 2 basins. According to AHYMO the individual basin flows generated within the site during the 100-year storm are 0.73 cfs for Basin A and 0.71 cfs for Basin B. The discharge from Basin A drains into Broadway Blvd. with the aid of sidewalk culverts and concrete channels as shown on the plan. The remaining basin B discharges freely into Lomas Blvd NE through the driveway as shown in plan. This is a request for approval of a grading and drainage plan for a building permit.

Please contact me if I can be of further assistance.

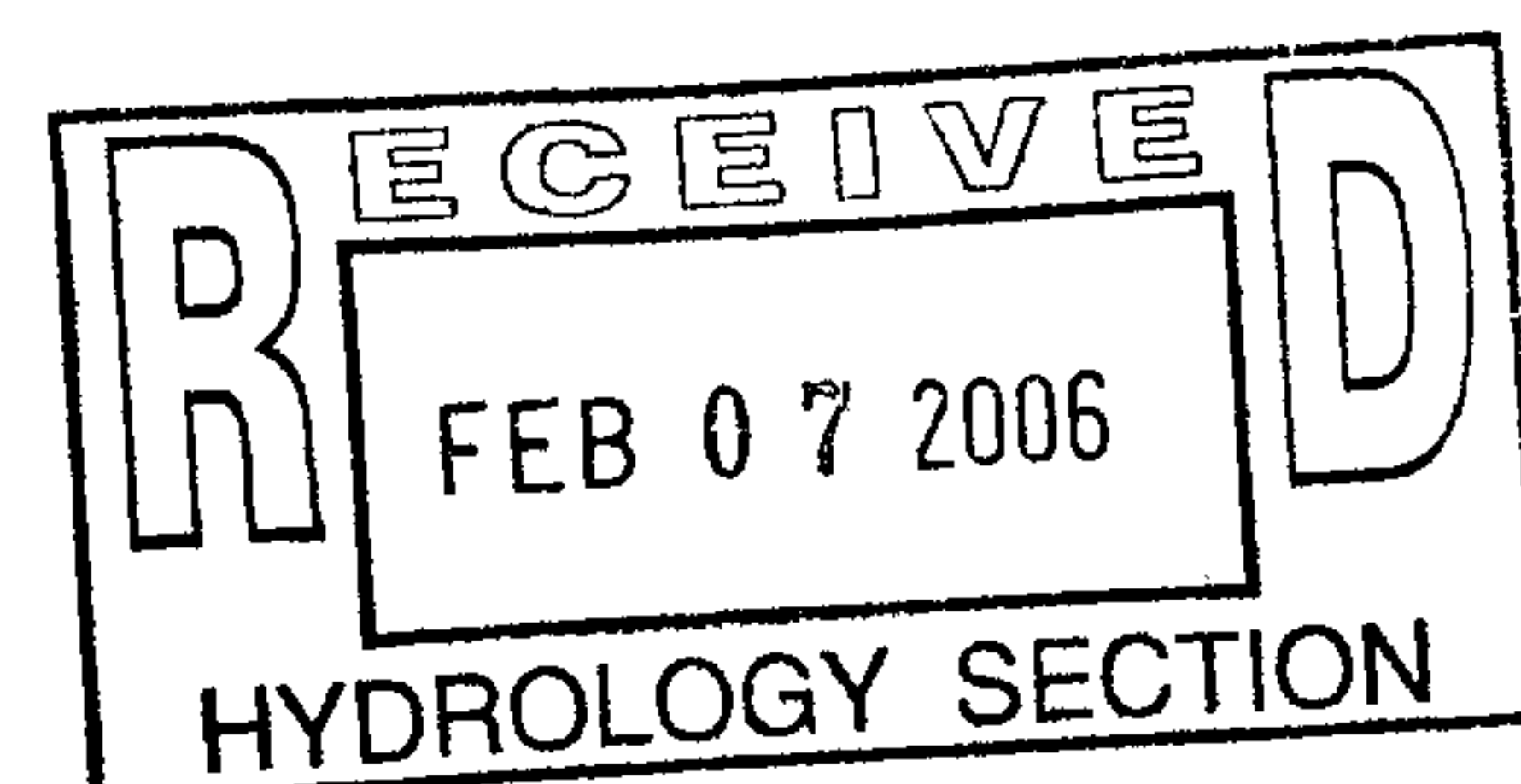
Sincerely,

MARK GOODWIN & ASSOCIATES, PA

T. Parankumar
Pavan Toleti
Project Engineer

TPK/wp

Attachment



H-13-Z

H-14-Z

H-15-Z

J-13-Z

J-15-Z

K-13-Z

K-15-Z

K-14-Z

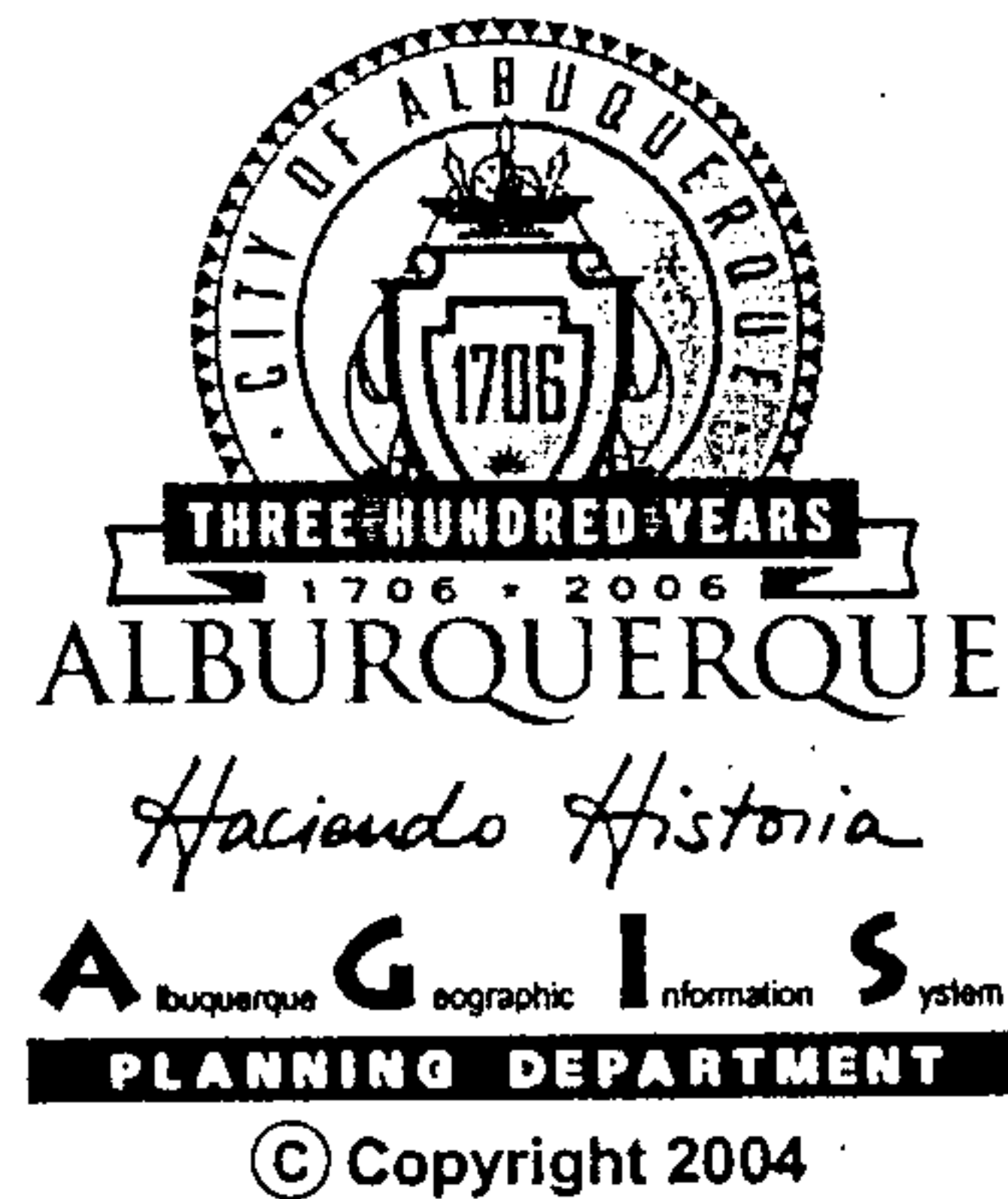
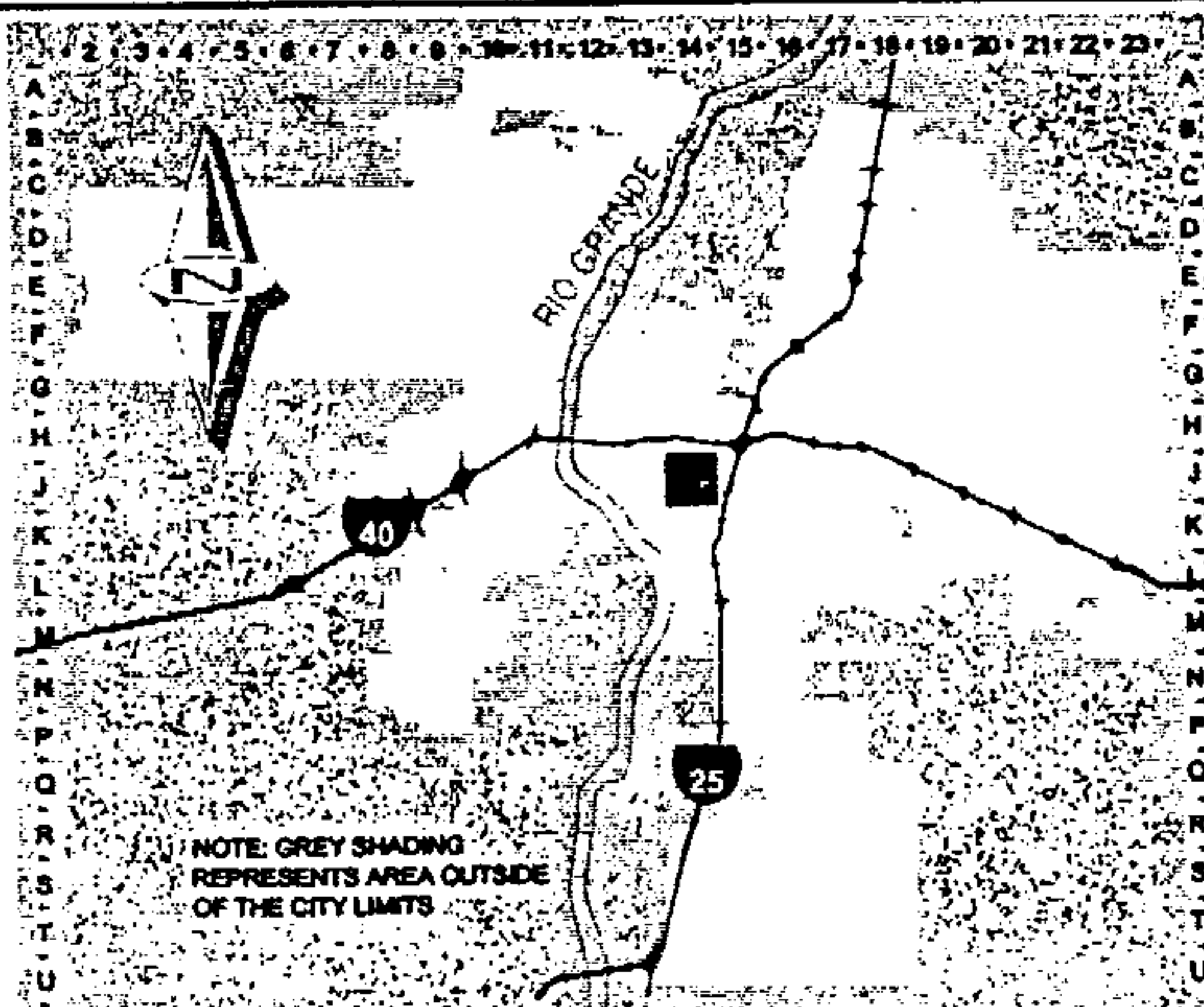
Zone Atlas Page: **J-14-Z**

Map amended through: Aug 06, 2004

Selected Symbols

- | | |
|---------------------------|------------------------|
| Unincorporated Areas | Grant Boundaries |
| Sector Plan Boundaries | Petroglyph |
| Parcel Boundaries | H-1 Buffer Zone |
| Easement Lines | Arroyos |
| Freeway Lanes | LDN Noise Level |
| Jurisdictional Boundaries | Airport Clearance Zone |
| Westgate Wall | Design Overlay Zones |
| Escarpment | |

0 750 1,500 Feet



RUN DATE (MON/DAY/YR) =01/30/2006
USER NO.= AHYMO-I-9702dGoodwinM-AH

TIME TO PEAK (HOURS)	CFS PER ACRE	PAGE = 1 NOTATION
----------------------------	--------------------	----------------------

AHYMO PROGRAM (AHYMO_97) - - Version: 1997.02d
 RUN DATE (MON/DAY/YR) = 01/30/2006
 START TIME (HR:MIN:SEC) = 09:40:47 USER NO.= AHYMO-I-9702dGoodwinM-AH
 INPUT FILE = C:\DOCUME~1\pavan\Desktop\PAVAN\STARBU~1.TXT

START TIME=0.0
 ***** Starbucks_Broadway-N.M.
 ***** FILE: c:\AHYMO\Carl's Jr Broadway January 30, 2006 BY PAVAN

 ***** 100-YEAR 6-HOUR STORM EVENT

 ***** DEVELOPED CONDITIONS TO BE DIVIDED INTO BASINS 2 BASINS

 RAINFALL TYPE=1 RAIN QUARTER=0.0 IN
 RAIN ONE=1.65 IN RAIN SIX=2.10 IN
 RAIN DAY=2.43 IN DT=0.033333 HR

COMPUTED 6-HOUR RAINFALL DISTRIBUTION BASED ON NOAA ATLAS 2 - PEAK AT 1.40 HR.
 DT = .033333 HOURS END TIME = 5.999940 HOURS

.0000	.0033	.0068	.0103	.0138	.0174	.0212
.0250	.0288	.0328	.0369	.0411	.0454	.0497
.0543	.0589	.0637	.0686	.0737	.0789	.0844
.0900	.0958	.1019	.1081	.1147	.1215	.1287
.1362	.1441	.1525	.1570	.1619	.1671	.1783
.2034	.2420	.2974	.3730	.4724	.5991	.7568
.9494	1.1275	1.2020	1.2649	1.3209	1.3718	1.4187
1.4622	1.5029	1.5410	1.5769	1.6108	1.6428	1.6730
1.7017	1.7289	1.7547	1.7792	1.8025	1.8084	1.8142
1.8196	1.8249	1.8300	1.8349	1.8396	1.8442	1.8486
1.8530	1.8572	1.8613	1.8653	1.8692	1.8730	1.8768
1.8804	1.8840	1.8875	1.8910	1.8944	1.8977	1.9010
1.9042	1.9073	1.9104	1.9135	1.9165	1.9195	1.9224
1.9253	1.9281	1.9309	1.9337	1.9364	1.9391	1.9418
1.9444	1.9470	1.9496	1.9522	1.9547	1.9572	1.9596
1.9620	1.9645	1.9668	1.9692	1.9715	1.9739	1.9761
1.9784	1.9807	1.9829	1.9851	1.9873	1.9895	1.9916
1.9937	1.9959	1.9980	2.0000	2.0021	2.0041	2.0062
2.0082	2.0102	2.0122	2.0141	2.0161	2.0180	2.0200
2.0219	2.0238	2.0257	2.0276	2.0294	2.0313	2.0331
2.0349	2.0367	2.0385	2.0403	2.0421	2.0439	2.0456
2.0474	2.0491	2.0509	2.0526	2.0543	2.0560	2.0577
2.0593	2.0610	2.0627	2.0643	2.0660	2.0676	2.0692
2.0708	2.0724	2.0740	2.0756	2.0772	2.0788	2.0803
2.0819	2.0834	2.0850	2.0865	2.0880	2.0896	2.0911
2.0926	2.0941	2.0956	2.0970	2.0985	2.1000	

***** BASIN A - (0.216 ACRES)

COMPUTE NM HYD ID=2 HYD NO=100.2 AREA=0.0003 SQ MI
PER A=0 PER B=5 PER C=0 PER D=95
TP=0.1333 HR MASS RAINFALL=-1

K = .072649HR TP = .133300HR K/TP RATIO = .545000 SHAPE CONSTANT, N = 7.106420
UNIT PEAK = 1.1252 CFS UNIT VOLUME = .9897 B = 526.28 P60 = 1.6500
AREA = .000285 SQ MI IA = .10000 INCHES INF = .04000 INCHES PER HOUR
RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = .033333

K = .134863HR TP = .133300HR K/TP RATIO = 1.011725 SHAPE CONSTANT, N = 3.489071
UNIT PEAK = .35956E-01CFS UNIT VOLUME = .8677 B = 319.53 P60 = 1.6500
AREA = .000015 SQ MI IA = .50000 INCHES INF = 1.25000 INCHES PER HOUR
RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = .033333

PRINT HYD ID=2 CODE=1

PARTIAL HYDROGRAPH 100.20

RUNOFF VOLUME = 1.78610 INCHES = .0286 ACRE-FEET
PEAK DISCHARGE RATE = .73 CFS AT 1.500 HOURS BASIN AREA = .0003 SQ. MI.

***** BASIN B - (0.209 ACRES)

COMPUTE NM HYD ID=3 HYD NO=100.3 AREA=0.0003 SQ MI
PER A=0 PER B=10 PER C=0 PER D=90
TP=0.1333 HR MASS RAINFALL=-1

K = .072649HR TP = .133300HR K/TP RATIO = .545000 SHAPE CONSTANT, N = 7.106420
UNIT PEAK = 1.0660 CFS UNIT VOLUME = .9881 B = 526.28 P60 = 1.6500
AREA = .000270 SQ MI IA = .10000 INCHES INF = .04000 INCHES PER HOUR
RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = .033333

K = .134863HR TP = .133300HR K/TP RATIO = 1.011725 SHAPE CONSTANT, N = 3.489071
UNIT PEAK = .71913E-01CFS UNIT VOLUME = .8677 B = 319.53 P60 = 1.6500
AREA = .000030 SQ MI IA = .50000 INCHES INF = 1.25000 INCHES PER HOUR
RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = .033333

PRINT HYD ID=3 CODE=1

PARTIAL HYDROGRAPH 100.30

RUNOFF VOLUME = 1.72129 INCHES = .0275 ACRE-FEET
PEAK DISCHARGE RATE = .71 CFS AT 1.500 HOURS BASIN AREA = .0003 SQ. MI.

FINISH

NORMAL PROGRAM FINISH

END TIME (HR:MIN:SEC) = 09:40:47

ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME _____

AGENT _____

MARK GOODWIN & Assoc

ADDRESS _____

PROJECT & APP # _____

PROJECT NAME _____

STARBUCKS BROADWAY

\$ _____ 441032/3424000 Conflict Management Fee

\$ _____ 441006/4983000 DRB Actions

\$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

\$ _____ 441018/4971000 Public Notification

\$ 50.00 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision (✓) Site Development Plan (✓) Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study

\$ 50.00 TOTAL AMOUNT DUE

***NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

DEKKER/PERICH/SABATINI, LTD

6801 JEFFERSON NE SUITE 100

ALBUQUERQUE, NM 87109

(505) 761-9700

FED #85-0367023

12-92

WELLS FARGO NEW MEXICO, N.A. 0204

Albuquerque, NM 87103-1081

95-219-1070

036266

CHECK NO.

36266

Exactly Fifty and no / 100 Dollars

PAY
TO THE
ORDER
OF

CITY OF ALBUQUERQUE

DATE 2/7/2006
City of Albuquerque
Treasury Division

AMOUNT

\$50.00

2/7/2006 2:47PM LOC: ANN
RECEIPT# 00054314 WSH-006 TRANS# 0055

Account 441006 Fund 0110 VOID AFTER 90 DAYS

Activity 4983000 TRSEJA

Trans Amt \$50.00

124 Hisc

\$50.00

036266 1070021921 1047518668

CK

CHANGE

\$50.00

\$0.00

Thank You

December 22, 2005



Dekker/Perich/Sabatini

architecture
interiors
planning
engineering

Nilo Salgado-Fernandez
Senior Traffic Engineer
City of Albuquerque
Public Works Department
Development & Building Services Division
600 2nd Street NW
Albuquerque, New Mexico 87102

Mr. Salgado-Fernandez:

I, Christopher R. Gunning, NMRA no. 3203 of the firm Dekker/Perich/Sabatini, respectfully request approval of the attached Traffic Circulation Plan dated December 22, 2005 for building permit. We have worked diligently with the surrounding neighborhood groups and city officials to meet the design standards of the site and feel that we meet those certain requirements.

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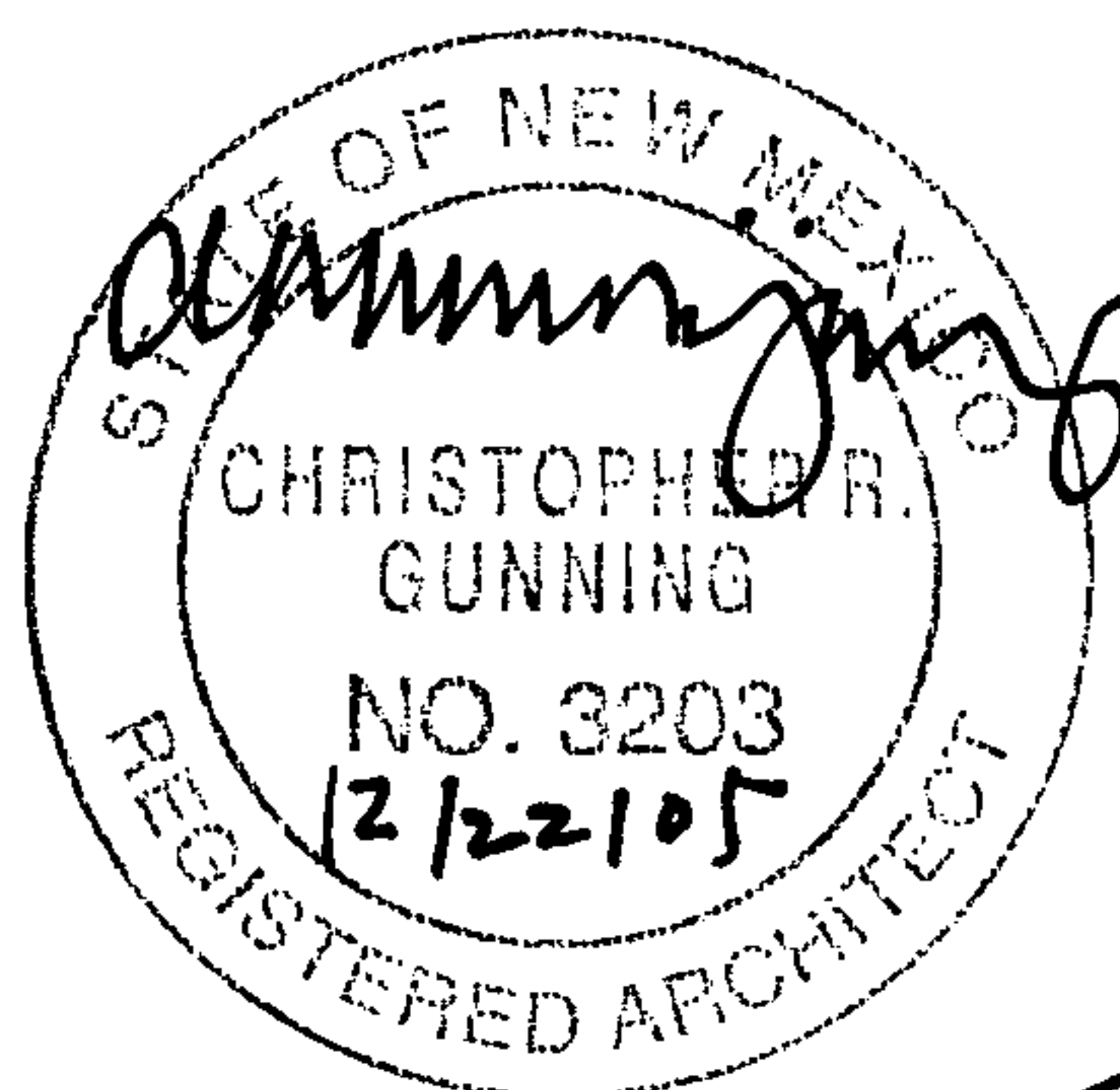
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Very truly yours,

Dekker/Perich/Sabatini Ltd.

Christopher R. Gunning
Principal

Cc: File



■■■
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Suite 100
Albuquerque NM
87109
505 761.9700
fax 761.4222
dps@dpsabq.com