

# CITY OF ALBUQUERQUE



**Planning Department  
Transportation Development Services**

September 10, 2015

Stephen Dunbar  
Modulus Architects  
220 Copper Ave., NW Suite 350  
Albuquerque, NM

**Re: Starbucks  
4407 Lomas Blvd., NE  
Certificate of Occupancy – Transportation Development  
Engineer's/Architect's Stamp dated 5-29-15 (J17-D012)  
Certification dated 9-1-15**

Dear Mr. Dunbar,

PO Box 1293

Based upon the information provided in your submittal received 9-4-15, 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 Building Permit #: \_\_\_\_\_ City Drainage #: \_\_\_\_\_

DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: \_\_\_\_\_

City Address: 4407 Lomas Blvd N.E.

Engineering Firm: \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Owner: \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Architect: MODULUS ARCHITECTS Contact: Stephen Dinkar

Address: 220 COPPER AVE N.W. STE 350

Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: SDINKAR@MODULUSARCHITECTS.COM

Surveyor: \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Contractor: \_\_\_\_\_ 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
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED: \_\_\_\_\_

DATE SUBMITTED: 9/4/13 By: Stephen Dinkar


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

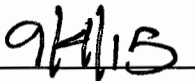
## TRAFFIC CERTIFICATION

I, Stephen Dunbar , NMRA 4218 , of the FIRM MODULUS ARCHITECTS INC. Hereby certify that this project is in substantial design compliance with and in accordance with the design intent of the APPROVED PLAN DATED 5/29/15(TCL). The record information edited onto the original design document has been obtained by Stephen Dunbar of the firm MODULUS ARCHITECTS INC. I further certify that I have personally visited the site on 9/1/15 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 FINAL 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.

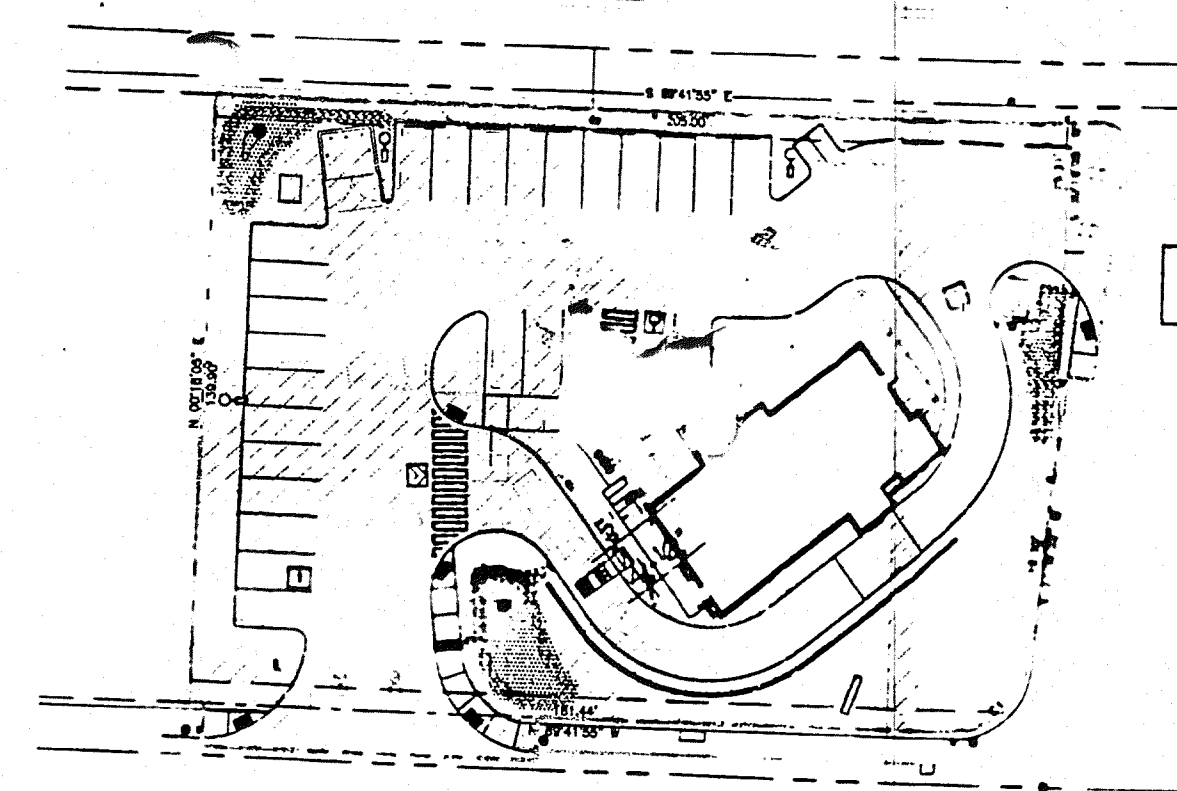
  
Signature of Engineer or Architect

ARCHITECT'S STAMP

  
Date



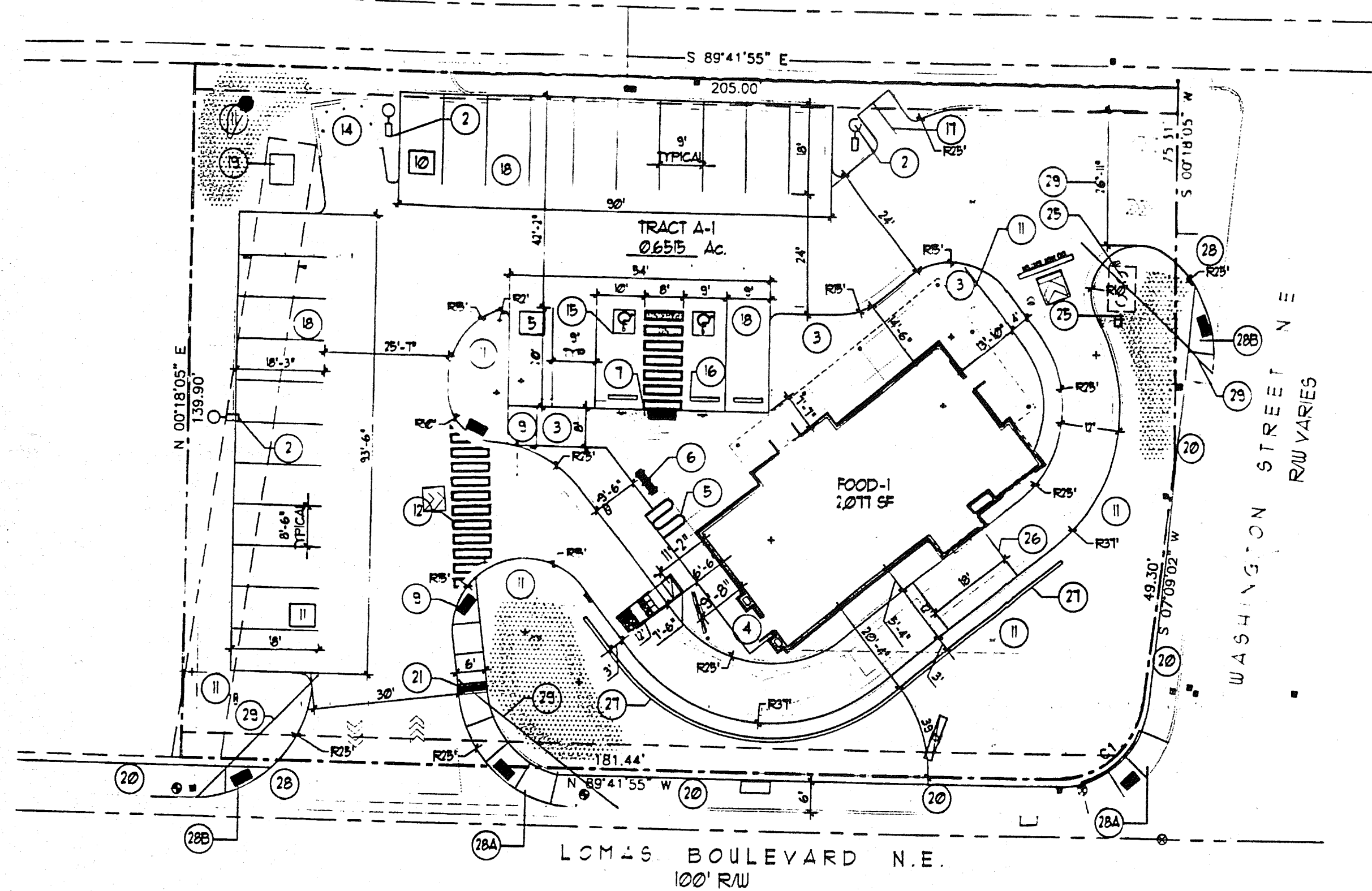
220 Copper Ave. NW, Suite 350  
Albuquerque, New Mexico 87102  
p 505.338.1499 f 505.338.1498



PLAN PHASE DIAGRAM

SCALE: 1"=40'

DASHED LINE INDICATES WORK PHASE AREA



SITE PLAN FOR BUILDING PERMIT

SCALE: 1"=40'



REV-2 TENANT SITE EQUIPMENT OVERLAY

TRAFFIC CIRCULATION LAYOUT  
APPROVED

*[Signature]*  
Signed  
5/29/15  
Date

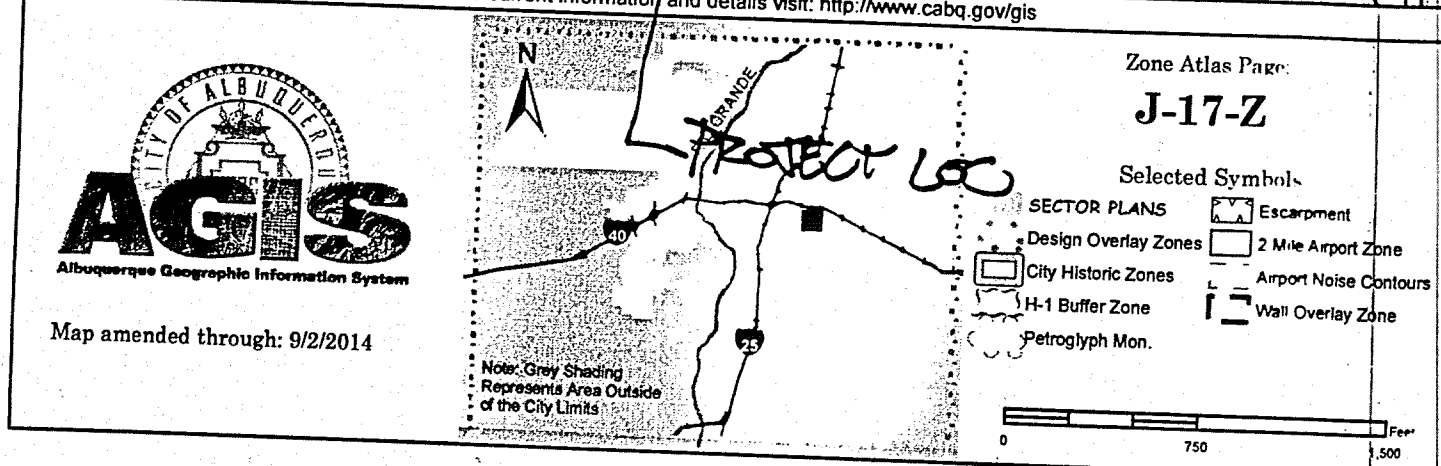
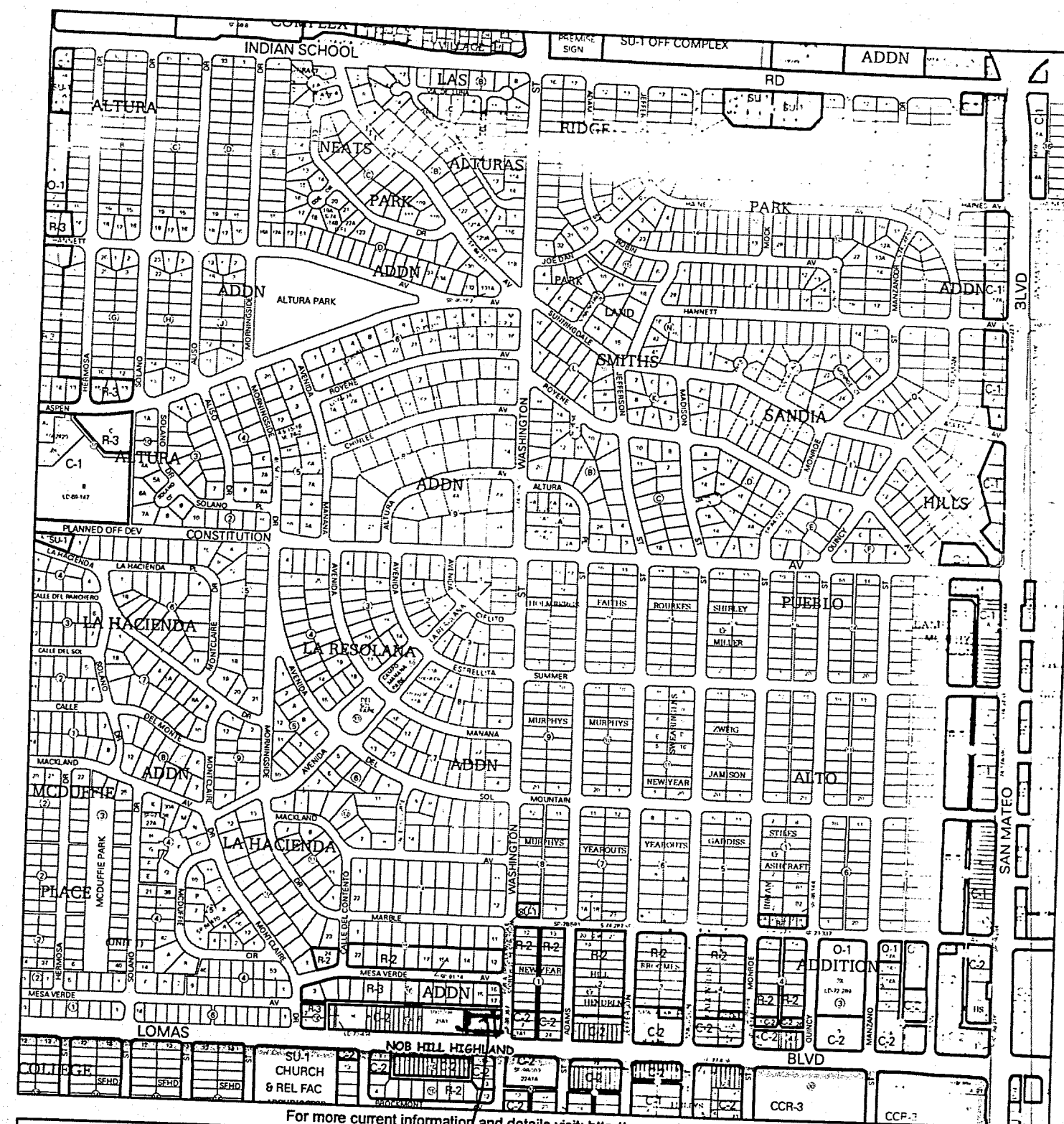
Public Infrastructure shown  
on these plans for information  
only and not part of approval.  
Separate DRC/Permit approval  
and Work Order required.

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

SITE DATA TABLE	FOOD-1
LEGAL DESCRIPTION TRACT A-1 JOSEPH L. DAILEY'S SUBDIVISION	
PROPOSED USES:	FOOD-1
LOT AREAS:	655 AC OR 28,379 SF
EXISTING ZONING:	C-2
BUILDING SIZE:	2,030 SF
TOTAL PARKING REQ:	2,030/100 = 20 REQ SPACES
TOTAL PARKING PROVIDED:	26 SPACES
HC PROVIDED:	2 HC (INCLUDING 2 VAN ACCESSIBLE)
HC REQUIRED:	2 HC SPACES
BIKE SPACES PROVIDED:	5 BIKE SPACES
BIKE SPACES REQUIRED:	2 BIKE SPACES
MOTORCYCLE SPACES PROVIDED:	2 BIKE SPACES
MOTORCYCLE SPACES REQUIRED:	1 BIKE SPACES

KEYED NOTE:

- 1 8' OR AS NOTED WITHIN SITE PLAN PEDESTRIAN CROSSWALK RE: DETAIL 6/A11
  - 2 LIGHT POLE LOCATION RE: DETAIL 3/A11
  - 3 CONC. SIDEWALK ADJACENT BLDG RE: DET 8/A11  
RE: SITE PLAN FOR JOINT LAYOUT
  - 4 CONC. SIDEWALK ADJACENT BLDG RE: DET 7/A11  
RE: SITE PLAN FOR JOINT LAYOUT
  - 5 INDICATES BIKE RACK LOCATION (3 BIKE CAPACITY)  
RE: DETAIL 13/A12
  - 6 BENCH LOCATION RE: DETAIL 10/A12
  - 7 HANDICAP RAMP RE: 15/A11
  - 8 HANDICAP RAMP RE: 16/A11
  - 9 HANDICAP RAMP RE: 5/A11
  - 10 HANDICAP RAMP RE: 17/A11
  - 11 INDICATES LANDSCAPE PLANTING AREA  
G.C. TO PROVIDE/COORDINATE REQ. SLEEVING FOR  
E.A. WELL LOCATION RE: LANDSCAPE PLAN FOR INFO
  - 12 DRIVE AISLE PAINT DETAIL RE: DET 9/A12
  - 13 6" HIGH CONC. ISLAND  
RE: SITE GRADING PLAN FOR INFO
  - 14 REFUSE ENCLOSURE RE: DETAIL 4/A13
  - 15 HC PARKING STALL RE: DET 2/A12
  - 16 HC PARKING STALL RE: DET 3/A12
  - 17 WHEELSTOP RE: DET 4/A12
  - 18 INDICATES PROPOSED MOTORCYCLE PARKING STALL LOCATION  
RE: SITE PLAN FOR LOCATIONS RE: DET. 1/A12
  - 19 PAINTED STRIPPING/SIGNING AS INDICATED ON SITE PLAN  
ALL STANDARD PARKING STALL STRIPPING SHALL BE WHITE
  - 20 PROPOSED TRANSFORMER LOCATION
  - 21 EXISTING SIDEWALK TO REMAIN
  - 22 CONCRETE FLUME DETAIL  
RE: DETAIL 6/A12 FOR INFO
  - 23 NOT USED
  - 24 NOT USED
  - 25 BOLLARD PAINTED SAFETY YELLOW  
RE: DET. 1/A13
  - 26 1500 GALLON CONC. TRAFFIC RATED  
GREASE INTERCEPTOR LOCATION  
RE: DET. 11/A13
  - 27 3500 PSI 6" CONCRETE DRIVE PAD AREA  
REINFORCED WITH 4" AT 12" O.C. EA. WAY
  - 28 8" CMU GARDEN WALL RE: DET/ 12/A13
  - 29 INDICATES NEW DRIVE CUT AND HC RAMPS  
PER CITY STANDARD DETAIL 7/425
  - 30 INDICATES NEW ADA RAMP  
PER CITY STANDARD DETAIL 7/440-2441
  - 31 INDICATES NEW ADA RAMP  
PER CITY STANDARD DETAIL 7/426
  - 32 INDICATES CLEAR SITE TRIANGLE  
NOTE: LANDSCAPING AND SIGNAGE WILL NOT INTERFERE  
WITH THE CLEAR SITE REQUIREMENTS. THEREFORE, SIGNS  
WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FOOT  
TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE  
ACCEPTABLE IN THIS AREA
- NOTE: WORK WITHIN PUBLIC ROW REQUIRES A WORK ORDER  
WITH DRC APPROVED PLANS



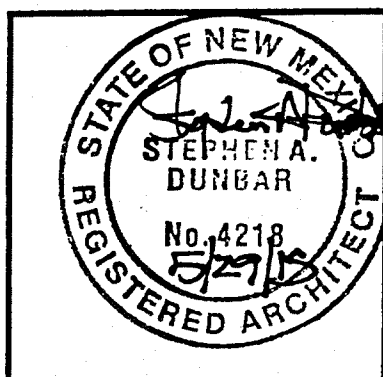
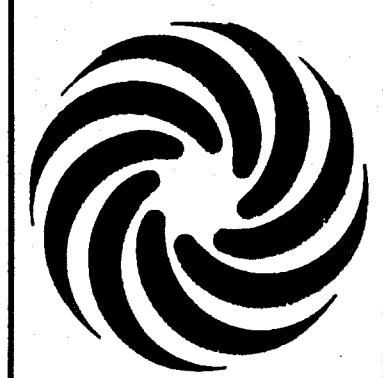
REVISION

BY

DATE

REV

**MODULUS ARCHITECTS**  
220 COPPER AVE. N.W. SUITE 350  
ALBUQUERQUE, NEW MEXICO 87102  
PHONE (505) 338-1499 FAX (505) 338-1498



PROJECT TITLE  
STARBUCKS  
4801 LOMAS BLVD. N.E.  
ALBUQUERQUE NEW MEXICO  
PROJECT MANAGER  
STEPHEN DUNBAR, AIA  
JOB NO.  
XXXXX  
DRAWN BY  
JS  
SHEET TITLE  
SITE PLAN FOR BUILDING PERMIT

DATE  
3/16/15  
SCALE  
AS NOTED



RESERVED  
PARKING



VIOLATION ARE SUBJECT TO  
A FINE AND/OR TOWING  
66-7 352.4C NMSA1978

STARBUCKS COFFEE

F-150

McDonald's



DRIVE  
THRU



VAN  
ACCESSIBLE

