

CITY OF ALBUQUERQUE



Planning Department Transportation Development Services

September 24, 2015

Jay Newell, P.E.
Sterling Design Associates, LLC
2009 W.Littleton Blvd., #300
Littleton CO, 80120

**Re: Starbucks
700 Juan Tabo NE
30-Day Temporary Certificate of Occupancy- Transportation Development
Administrative Amendment dated 1-7-15 (K22-D006B)
Certification dated 9-23-15**

Dear Mr. Newell,

Based upon the information provided in your submittal received 9-23-15, Transportation Development has no objection to the issuance of a 30-day Temporary Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a 30-day Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

- Completion of ADA ramps and pathway from Right of Way on Copper Ave. to building entrance.

Once corrections are complete resubmit acceptable package along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. For digital submittal and minor comments and/or repairs, please submit photos to PLNDRS@cabq.gov prior to submittal. If you have any questions, please contact 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 #: K22D006B
 DRB#: _____ EPC#: _____ Work Order#: _____
 Legal Description: _____
 City Address: 700 JUAN TABO NE
 Engineering Firm: STERLING DESIGN ASSOCIATES, LLC Contact: JAY NEWELL, P.E.
 Address: 2009 W. LITTLETON BLVD. #300, LITTLETON, CO 80120
 Phone#: 303-794-4727 #203 Fax#: N/A E-mail: JAY@STERLINGDESIGNASSOCIATES.CO
 Owner: _____ Contact: _____
 Address: _____
 Phone#: _____ Fax#: _____ E-mail: _____
 Architect: _____ Contact: _____
 Address: _____
 Phone#: _____ Fax#: _____ E-mail: _____
 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 ☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL ☐ ESC PERMIT APPROVAL
☐ WORK ORDER APPROVAL ☐ ESC CERT. ACCEPTANCE
☐ GRADING CERTIFICATION ☐ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED: _____

DATE SUBMITTED: 11/19/14

Yes _____ No _____ Copy Provided _____

By: STERLING DESIGN ASSOCIATES, LLC

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

Rec 9/23/15 GS



Sterling Design Associates, LLC

CIVIL ENGINEERS - LANDSCAPE ARCHITECTS

September 23, 2015

Mr. Tom Spader
Freiheit & Ho Architects, Inc., P.S.
5209 Lake Washington Blvd. NE, Suite 200
Kirkland, WA 98033

**RE: Starbucks Coffee Company
700 Juan Tabo NE, Albuquerque, NM
Traffic Conformance Letter**

Mr. Spader:

Thank you for providing photographs of the constructed site. Based on your correspondence it is my understanding that the photographs represent the site as it is constructed today, September 23, 2015.

From my review of the photos, it appears the majority of the site improvements; including sidewalks, curb and gutter, parking lot striping, site lighting, and site signage have been located in general conformance with the approved plan(s).

Respectfully submitted,
Sterling Design Associates, LLC



Jay M. Newell
On behalf of Sterling Design Associates, LLC

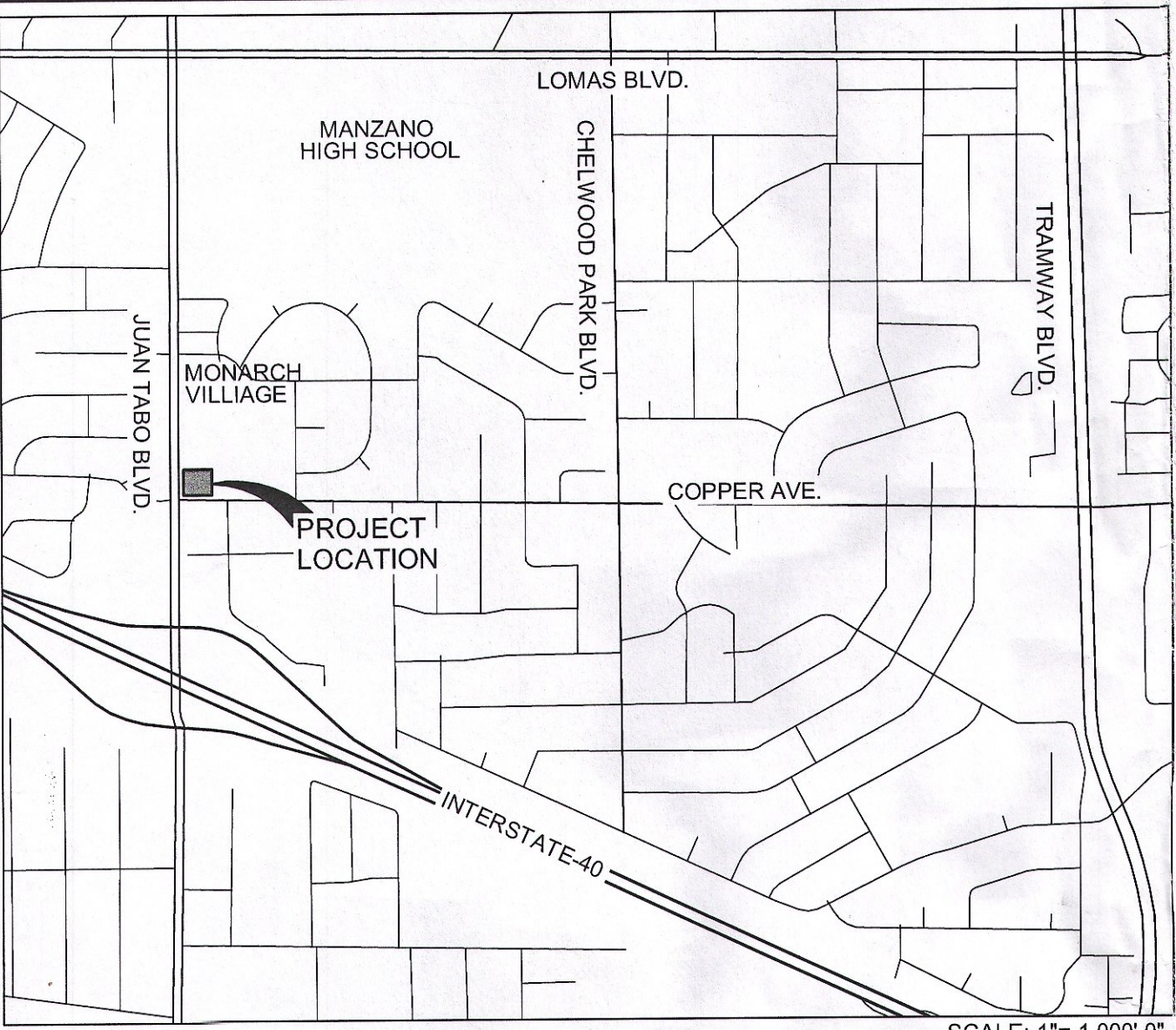
**Jay M. Newell, PE
Wayne T. Sterling, RLA, LEED AP**

2009 W. Littleton Blvd., #300
Littleton, CO 80120

303.794.4727
www.SterlingDesignAssociates.com

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) PROVIDED	11 + 3 29
HANDICAPPED SPACES REQUIRED (INCLUDED IN REQUIRED TOTAL) PROVIDED	2 2
MOTORCYCLE SPACES REQUIRED (IN ADDITION TO REQUIRED TOTAL) PROVIDED	2 2
BICYCLE RACKS/SPACES REQUIRED PROVIDED	1/2 2/4

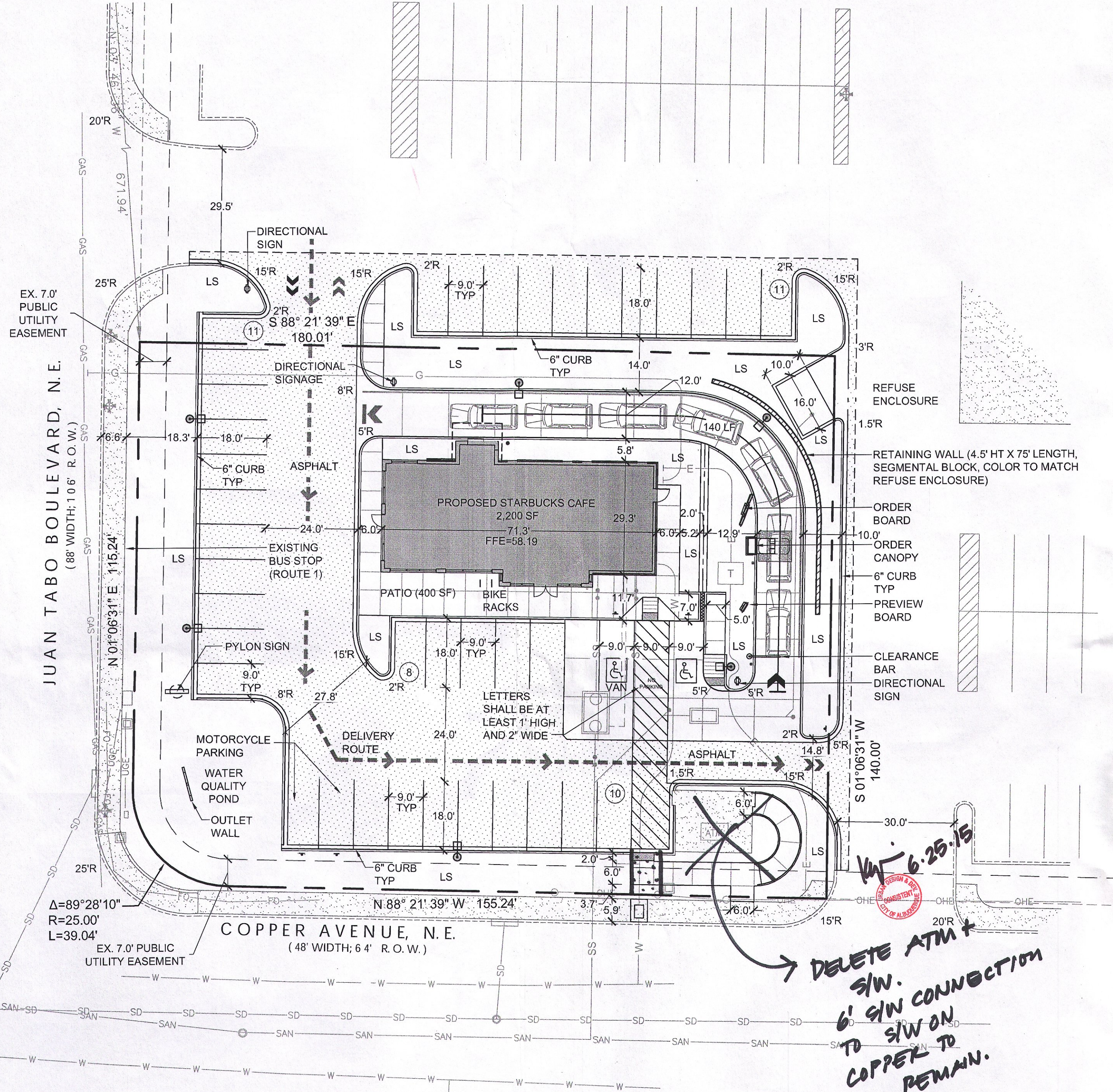
LEGAL DESCRIPTION

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

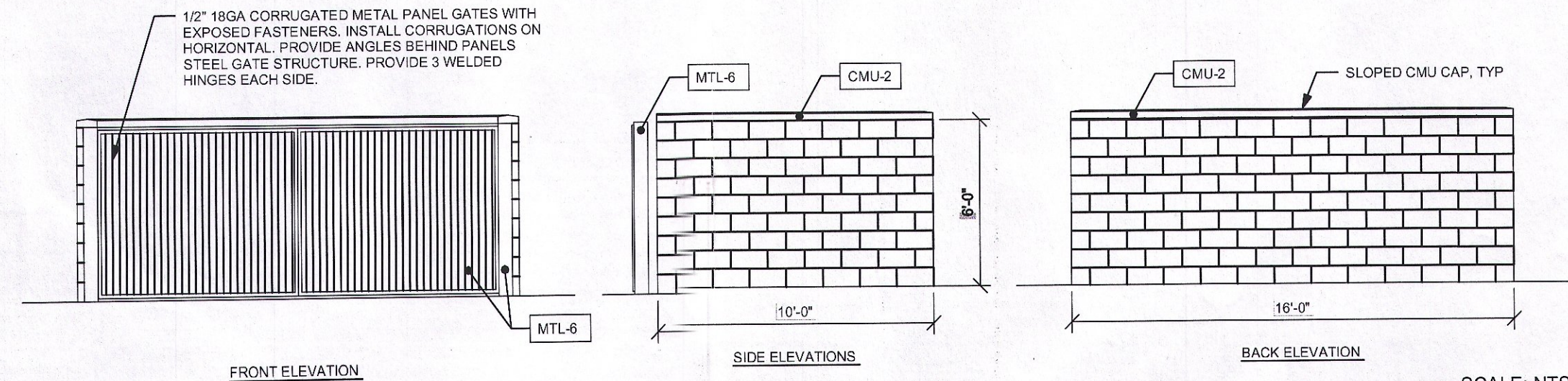
CAUTION - NOTICE TO CONTRACTOR

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.



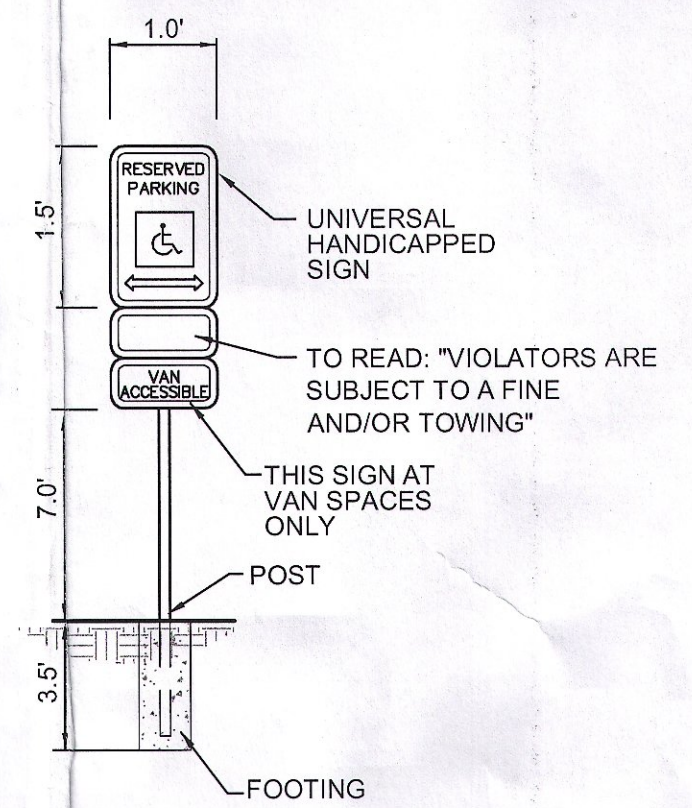
REFUSE ENCLOSURE



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)
---	EXIST. SIGN
---	PROP. SIGN
---	PROP. BOLLARD
LS	LANDSCAPE AREA
OHE	EXIST. OVERHEAD POWER
W	EXIST. WATERLINE
SAN	EXIST. SANITARY SEWER
SD	EXIST. STORM SEWER
GAS	EXIST. GAS LINE
FO	EXIST. FIBER OPTIC LINE
UGE	EXIST. UNDERGROUND POWER
W	EXIST. WATER VALVE
W	EXIST. POWER POLE
EM	EXIST. ELECTRIC METER
TSB	EXIST. TRAFFIC SIGNAL BOX
EV	EXIST. ELECTRIC VAULT
TS	EXIST. TRAFFIC SIGNAL POLE
W	EXIST. MANHOLE
G	EXIST. INLET
E	PROP. GAS
SS	PROP. ELECTRIC
W	PROP. SANITARY SEWER
W	PROP. WATER
---	PROP. SAWCUT LINE
---	PROP. DELIVERY ROUTE
T	PROP. TRANSFORMER

ADMINISTRATIVE AMENDMENT
FILE # 10126 PROJECT # 100377
APPROVAL OF SITE DEVELOPMENT
PLAN FOR BUILDING PERMIT
FOR STARBUCKS @ 700 JUAN TABO NE
1-7-2015
APPROVED BY DATE



HANDCAP PARKING SIGN

NOT TO SCALE

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:		

DATE:	SCALE: 1" = 20'-0"
PROJECT MANAGER: JLO	PROJECT NO:
DRAWN BY: JLO	DRAWING FILE:

PROJECT:
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