

# CITY OF ALBUQUERQUE



## ***Planning Department Transportation Development Services***

October 19, 2015

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

**Re: Starbucks**  
**700 Juan Tabo NE**  
**Request for Certificate of Occupancy- Transportation Development**  
Administrative Amendment dated 1-7-15 (K22-D006B)  
Certification dated 10-19-15

Dear Mr. Newell,

Based upon the information provided in your submittal received 10-19-15, 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.

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 09/2015)

Project Title: Starbucks - Juan Tabo & Copper Building Permit #: \_\_\_\_\_ City Drainage #: K22D006B  
DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_  
Legal Description: Portion of Parcel 1-A, Tract B-B, Monarch Village  
City Address: 700 Juan Tabo Blvd., NE, Albuquerque, NM 87123

Engineering Firm: Sterling Design Associates, LLC Contact: Jay Newell  
Address: 2009 W. Littleton Blvd., #300, Littleton, CO 80120  
Phone#: 303-794-4727 Ext. 203 Fax#: \_\_\_\_\_ E-mail: jay@sterlingdesignassociates.com

Owner: \_\_\_\_\_ Contact: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Architect: Freiheit & Ho Contact: Tom Spader  
Address: 5209 Lake Washington Blvd. NE #200, Kirkland, WA 98033  
Phone#: 310-394-8460 Fax#: \_\_\_\_\_ E-mail: tspader@fhoarch.com

Other Contact: Wayjohn Surveying Contact: Thomas Johnston  
Address: 330 Louisiana Blvd. NE, Albuquerque, NM 87108  
Phone#: 505-255-2052 Fax#: \_\_\_\_\_ E-mail: info@wayjohn.com

Check all that Apply:

### DEPARTMENT:

☐ HYDROLOGY/ DRAINAGE  
☒ TRAFFIC/ TRANSPORTATION  
☐ MS4/ EROSION & SEDIMENT CONTROL

### TYPE OF SUBMITTAL:

☒ ENGINEER/ ARCHITECT CERTIFICATION  
☐ CONCEPTUAL G & D PLAN  
☐ GRADING PLAN  
☐ DRAINAGE MASTER PLAN  
☐ DRAINAGE REPORT  
☐ CLOMR/LOMR  
☒ TRAFFIC CIRCULATION LAYOUT (TCL)  
☐ TRAFFIC IMPACT STUDY (TIS)  
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)  
☐ OTHER (SPECIFY) \_\_\_\_\_

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

### CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

☐ BUILDING PERMIT APPROVAL  
☒ CERTIFICATE OF OCCUPANCY  
☐ PRELIMINARY PLAT APPROVAL  
☐ SITE PLAN FOR SUB'D APPROVAL  
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL  
☐ FINAL PLAT APPROVAL  
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE  
☐ FOUNDATION PERMIT APPROVAL  
☐ GRADING PERMIT APPROVAL  
☐ SO-19 APPROVAL  
☐ PAVING PERMIT APPROVAL  
☐ GRADING/ PAD CERTIFICATION  
☐ WORK ORDER APPROVAL  
☐ CLOMR/LOMR  
☐ PRE-DESIGN MEETING  
☐ OTHER (SPECIFY) \_\_\_\_\_

DATE SUBMITTED: October 9, 2015 By: Jay M. Newell

COA STAFF: \_\_\_\_\_ ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_



Sterling Design Associates, LLC

CIVIL ENGINEERS - LANDSCAPE ARCHITECTS

October 19, 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:

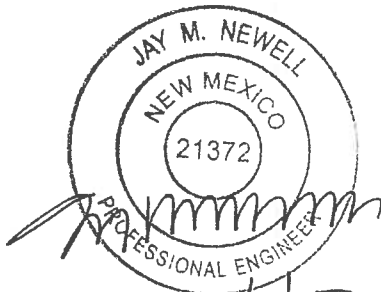
I have reviewed a copy of the as-built plan dated October 5, 2015, prepared and stamped by Thomas D. Johnston, New Mexico Registered Land Surveyor No. 14269, and provided the same as-built information on the red-lined as-built plan provided with this letter.

The review is intended only to determine if the improvements as described solely by the as-built plan are in substantial compliance with the design intent of the traffic aspects of the project as described on the approved plan(s) and in support of a request for a Certificate of Occupancy.

It should be noted that the ATM and its associated concrete pad were removed as indicated on the Administrative Amendment Site Plan approved by the city on January 7, 2015. In addition the proposed radial walk to have provided access to this ATM was not built, again as indicated on the Administrative Amendment Site Plan approved by the city on January 7, 2015. The originally designed pedestrian connection from the site to the public walk along Copper Ave. was constructed in lieu of the direct connection redlined in by the city on the aforementioned plan. A direct connection does not meet ADA slope criteria. The redlined plan which accompanies this letter indicates the pedestrian connection constructed in the field in general conformance with the originally approved plan.

Based on the review described herein, of the information listed herein, and of this information only; it appears the improvements associated with the traffic aspects of the project as described herein are in substantial compliance with the design intent of the approved plan(s).

Respectfully submitted,  
Sterling Design Associates, LLC



Jay M. Newell 10/19/15  
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) | 11 + 3 |
| PROVIDED   | 29     |
| HANDICAPPED SPACES                                   |        |
| REQUIRED (INCLUDED IN REQUIRED TOTAL)                | 2      |
| PROVIDED   | 2      |
| MOTORCYCLE SPACES                                    |        |
| REQUIRED (IN ADDITION TO REQUIRED TOTAL)             | 2      |
| PROVIDED   | 2      |
| BICYCLE RACKS/SPACES                                 |        |
| REQUIRED   | 1/2    |
| PROVIDED   | 2/4    |

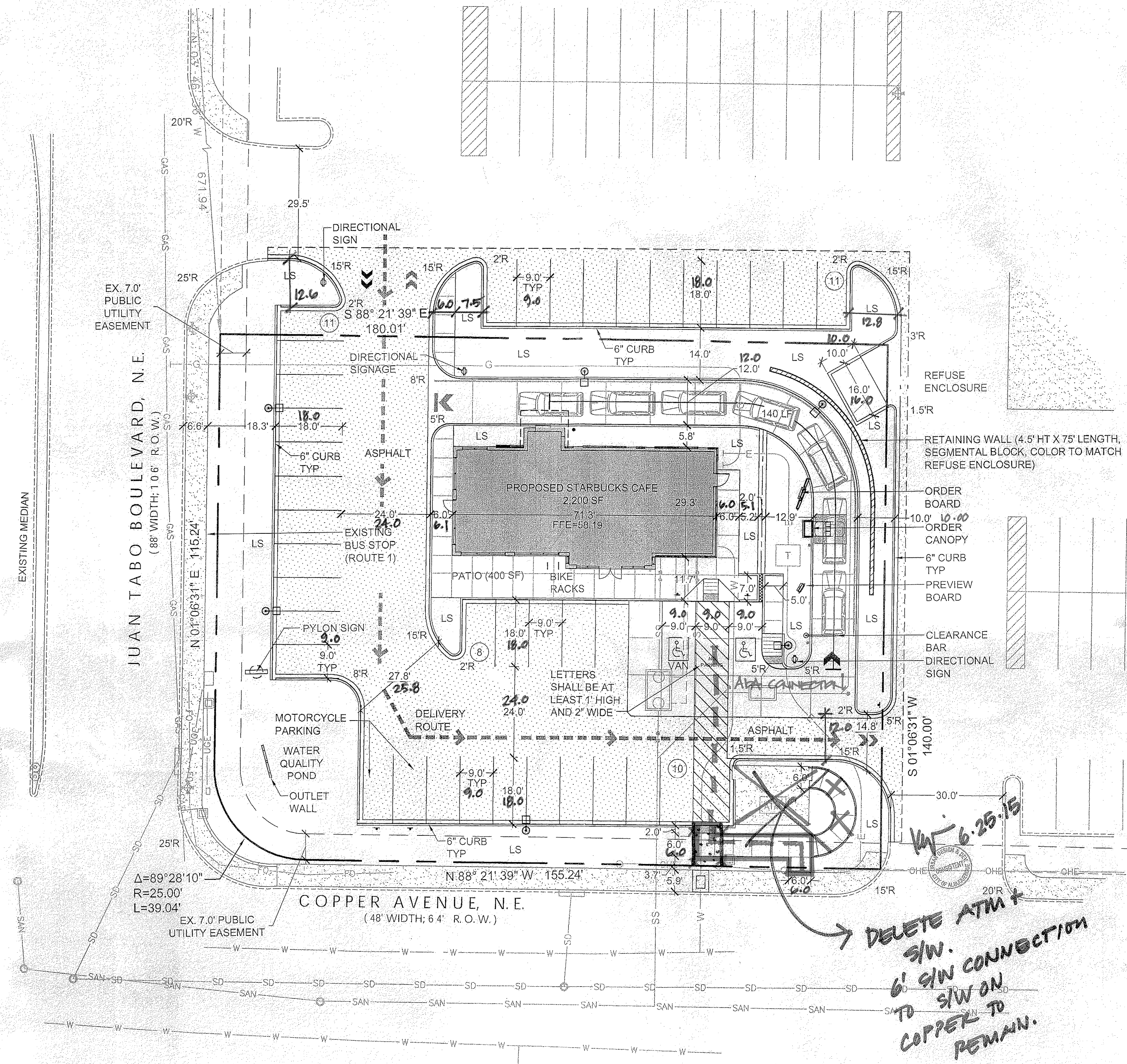
LEGAL DESCRIPTION

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.



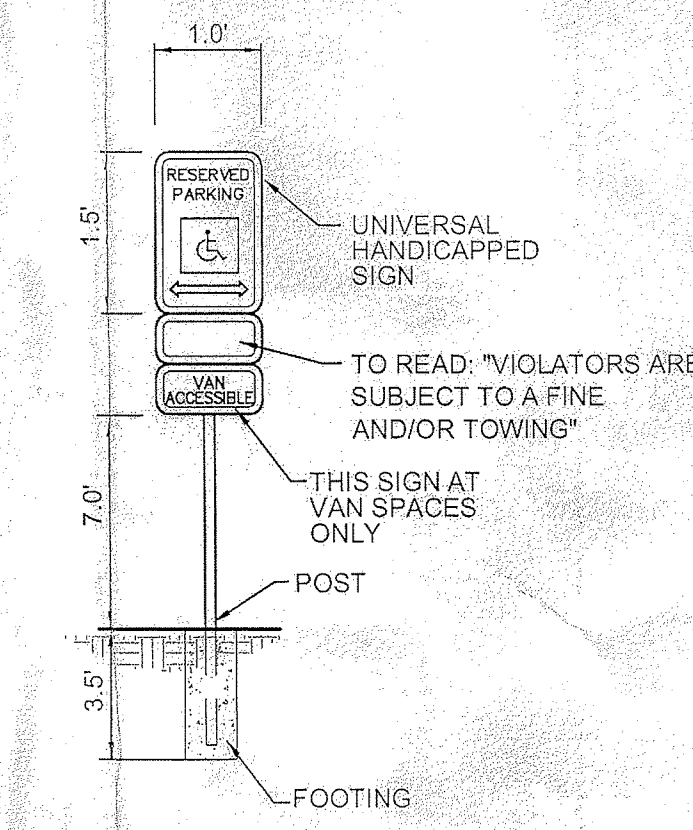
LEGEND

|                |   |
|----------------|---|
| ---            | 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                                |
| LS             | 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                  |
| WV             | EXIST. WATER VALVE                        |
| CP             | EXIST. POWER POLE                         |
| CM             | EXIST. ELECTRIC METER                     |
| TSSB           | EXIST. TRAFFIC SIGNAL BOX                 |
| CV             | EXIST. ELECTRIC VAULT                     |
| TS             | EXIST. TRAFFIC SIGNAL POLE                |
| MANH           | EXIST. MANHOLE                            |
| INLET          | EXIST. INLET                              |
| G              | PROP. GAS                                 |
| E              | PROP. ELECTRIC                            |
| SS             | PROP. SANITARY SEWER                      |
| W              | PROP. WATER                               |
| SAWCUT         | PROP. SAWCUT LINE                         |
| DELIVERY ROUTE | PROP. DELIVERY ROUTE                      |
| T              | PROP. TRANSFORMER                         |

**Sterling Design Associates, LLC**  
CIVIL ENGINEERS - LANDSCAPE ARCHITECTS  
2009 W. Littleton Blvd. #300  
Littleton, CO 80120  
303.794.4127 ph  
www.SterlingDesignAssociates.com

ADMINISTRATIVE AMENDMENT  
FILE # 10100 PROJECT # 1003177  
APPROVAL OF SITE DEVELOPMENT  
PLAN FOR BUILDING PERMIT  
FOR STARBUCKS @ 700 JUAN TABO NE  
1-7-2015  
APPROVED BY DATE

| STERLING DESIGN ASSOCIATES, LLC |                |         |
|---------------------------------|----------------|---------|
| ISSUES & REVISIONS              |                |         |
| NO: 1                           | DATE: 11/19/14 | BY: JLO |
| DESCRIPTION: CITY COMMENTS      |                |         |
| NO: 2                           | DATE: 10/9/15  | BY: JLO |
| DESCRIPTION: AS-BUILT           |                |         |
| NO: 3                           | DATE:          | BY:     |
| DESCRIPTION:                    |                |         |
| NO: 4                           | DATE:          | BY:     |
| DESCRIPTION:                    |                |         |
| NO: 5                           | DATE:          | BY:     |
| DESCRIPTION:                    |                |         |
| NO: 6                           | DATE:          | BY:     |
| DESCRIPTION:                    |                |         |



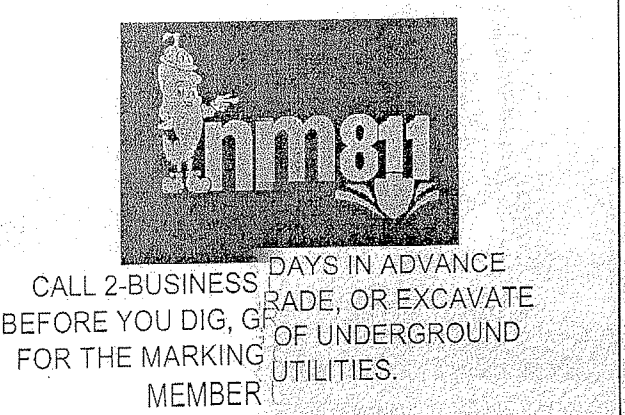
HANDICAP PARKING SIGN

1

PROJECT  
**STARBUCKS**  
63433-001  
**STARBUCKS DRIVE-THRU**  
**700 JUAN TABO NE**  
**ALBUQUERQUE, NM 87123**  
DEVELOPER:  
**STARBUCKS COFFEE COMPANY**  
2401 UTAH AVENUE SOUTH  
SEATTLE, WA 98134  
(206) 318-1575

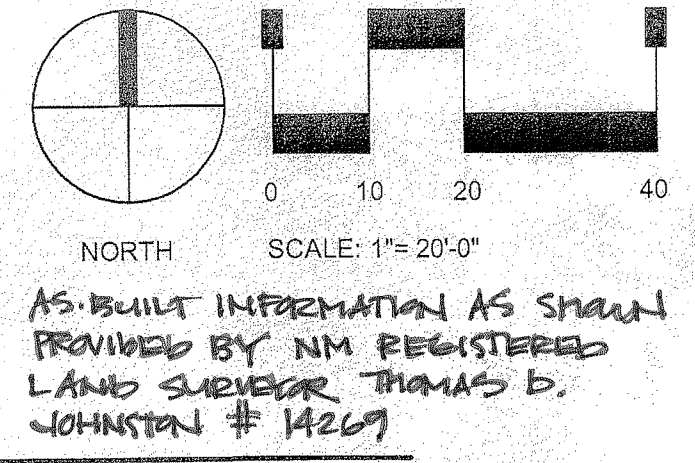
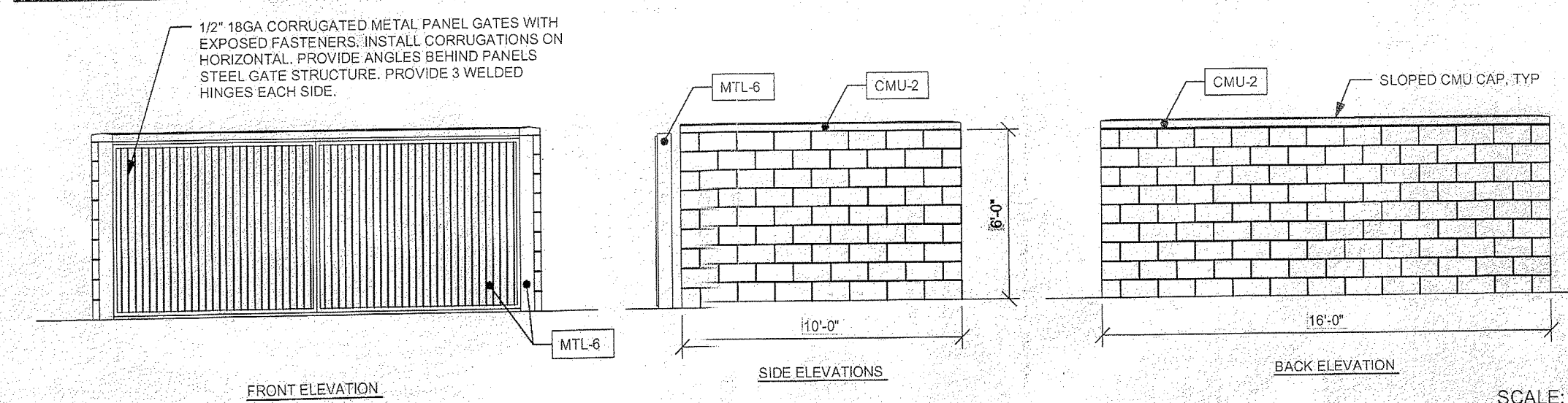
SHEET TITLE  
**SITE PLAN AS-BUILT**

SHEET NUMBER  
**1 OF 7**



CALL 2-BUSINESS DAYS IN ADVANCE  
BEFORE YOU DIG. G.O. OF UNDERGROUND  
FOR THE MARKING UTILITIES.  
MEMBER

REFUSE ENCLOSURE



AS-BUILT INFORMATION AS SHOWN  
PROVIDED BY NM REGISTERED  
LAND SURVEYOR THOMAS D.  
JOHNSON # 14269

SCALE: NTS