December 17, 2014

Jay Newell, P.E.

Sterling Design Associates, LLC

2009 W. Littleton Blvd. #300

Littleton, CO 80120

**Re: Starbucks, 700 Juan Tabo NE**

 **Preliminary Grading Plan**

**Engineer’s Stamp Date –no stamp- (K22/D006B)**

Dear Mr. Newell,

 Based upon the information provided in your submittal received 11-19-14, the above referenced plan is approved Administrative Amendment to the Site Plan and for Platting action at the DRB. The following comments should be addressed when submitting the grading and drainage plan for Building Permit approval.

* Specify the width of the curb openings. A detail may be helpful if the sides are tapered.
* The refuse enclosure is to drain through a sand filter then to the sanitary sewer.
* It appears the site does not fit on the proposed lot. If construction is to occur on the adjoining lot, written approval form the adjoining lot property owner is required or the proposed lot could be bigger.
* Please include the word “drainage” in the Sheet Title (e.g. Grading and Drainage Plan).

If you have any questions, you can contact me at 924-3986.

 Sincerely,

 Curtis Cherne, P.E.

 Principal Engineer, Hydrology

 Planning Dept.

C: jay@sterlingdesignassociates.com

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