

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

December 3, 2020

Jeffrey T. Wooten, P.E.
Wooten Engineering
PO Box 15814
Rio Rancho, NM 87174

RE: Starbucks
8721 Washington St NE
Grading and Drainage Plan
Engineer's Stamp Date: 11/20/20
Hydrology File: C17D128

Dear Mr. Wooten:

Based upon the information provided in your submittal received 11/20/2020, the Grading and Drainage Plan is approved for Building Permit.

Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter. Prior to approval in support of Permanent Release of Occupancy by Hydrology, Engineer Certification per the DPM checklist will be required.

If the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, jhughes@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

Also, please provide the Drainage Covenant for the proposed stormwater quality ponds per Article 6-15(C) of the DPM prior to Permanent Release of Occupancy. There is a recording fee (\$25, payable to Bernalillo County). Please contact Charlotte LaBadie (clabadie@cabq.gov, 924-3996). Due to COVID-19, please follow the instructions:

Either email a pdf copy of the executed drainage covenant and the exhibit to clabadie@cabq.gov or either mail or drop off the originals. Please mail the \$25.00 recording fee check made payable to Bernalillo County to:

Planning Dept./DRC
Attn: Charlotte LaBadie
600 2nd St. NW, Ste. 400
ABQ, NM, 87102

CITY OF ALBUQUERQUE

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If you drop off the originals, there is a drop box outside the building labeled DRC. Once approved and recorded, Charlotte will email you a copy.

If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

Sincerely,

Renée C. Brissette

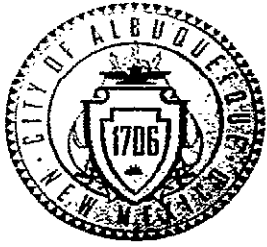
Renée C. Brissette, P.E. CFM
Senior Engineer, Hydrology
Planning Department

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11-2018)

Project Title: Starbucks Building Permit #: _____ Hydrology File #: C17-D1U
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: Tract B-1-A-4, Clifford Industrial Park
City Address: 8721 Washington St NE

Applicant: Wooten Engineering Contact: Jeffrey T. Wooten, P.E.
Address: PO Box 15814, Rio Rancho, NM 87174
Phone#: 505-980-3560 Fax#: N/A E-mail: jeffwooten.pe@gmail.com

Owner: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL: _____ PLAT (____ # OF LOTS) _____ RESIDENCE _____ DRB SITE ☒ ADMIN SITE

IS THIS A RESUBMITTAL?: _____ Yes ☒ No

DEPARTMENT: _____ TRAFFIC/ TRANSPORTATION ☒ HYDROLOGY/ DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

☐ ENGINEER/ARCHITECT CERTIFICATION
☐ PAD CERTIFICATION
☐ CONCEPTUAL G & D PLAN
☒ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
☐ ELEVATION CERTIFICATE
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ OTHER (SPECIFY) _____
☐ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

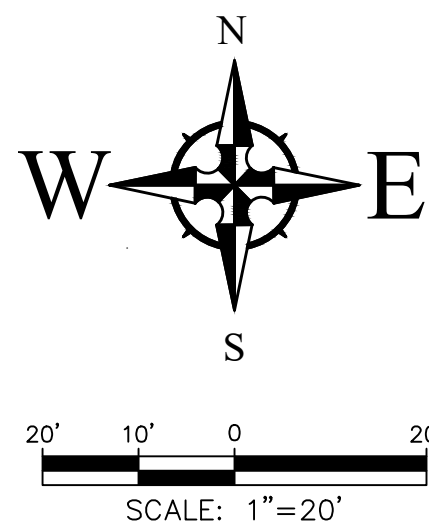
☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY
☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT APPROVAL
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL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

DATE SUBMITTED: November 20, 2020 By: Jeffrey T. Wooten, P.E.

COA STAFF:

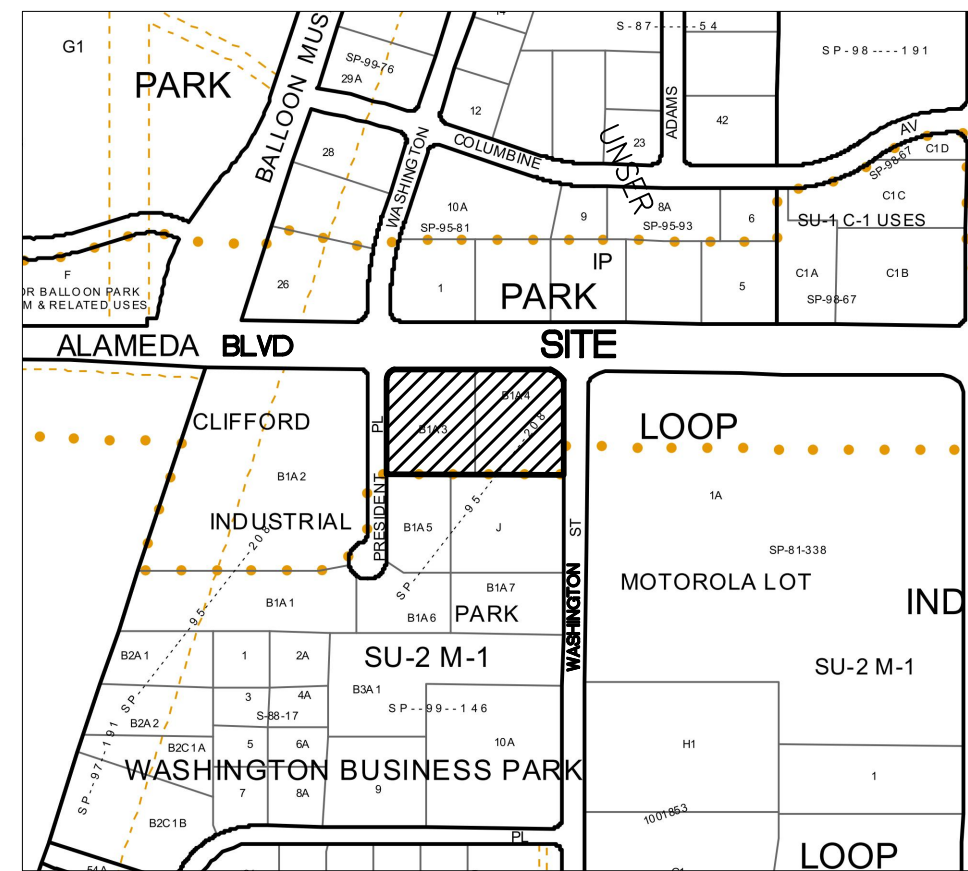
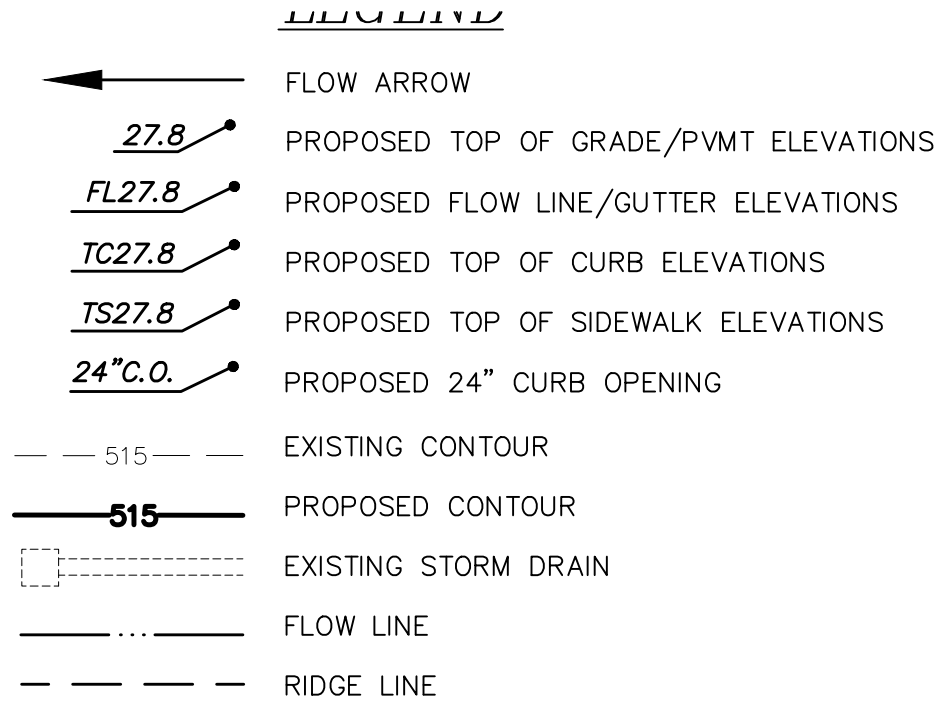
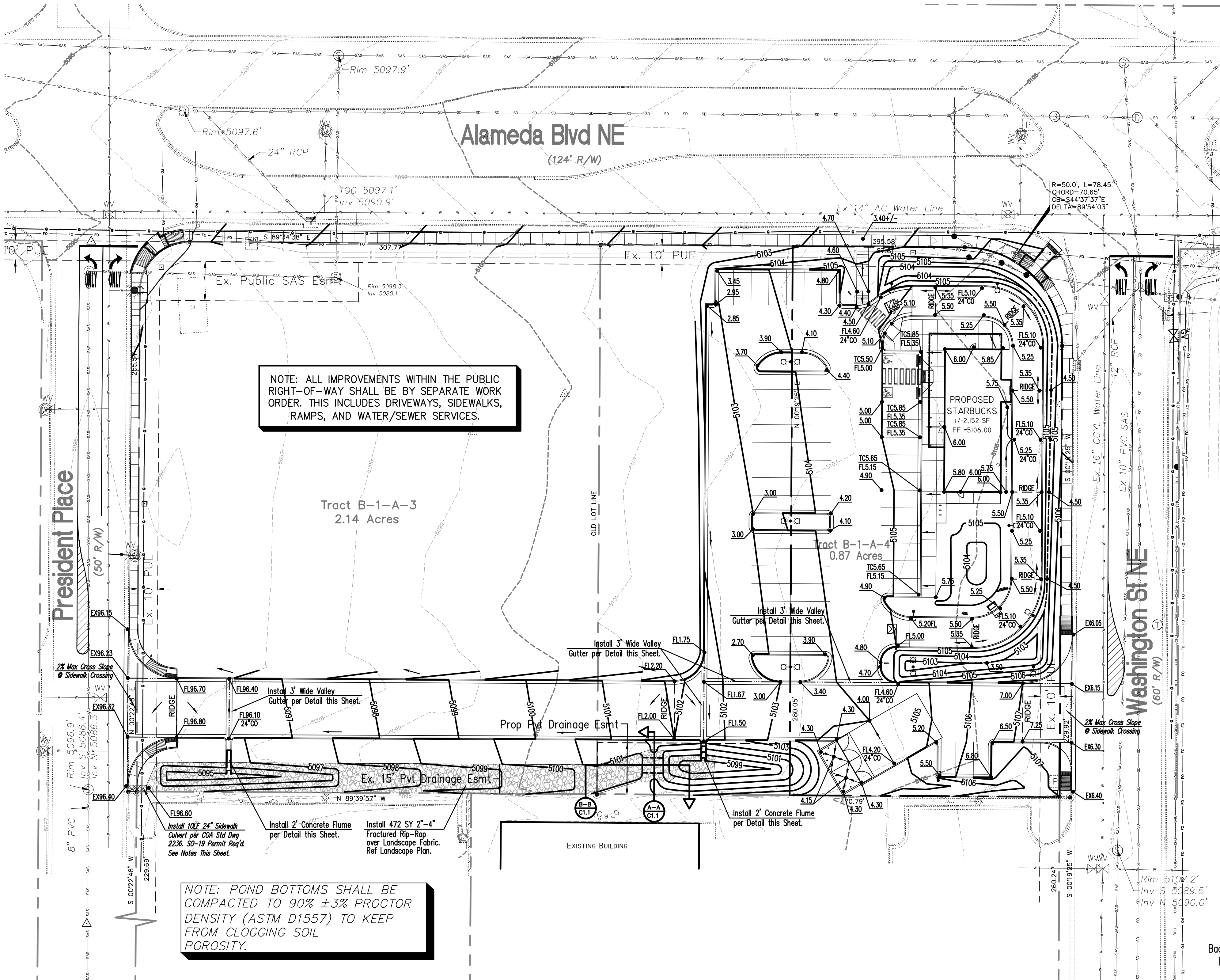
ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



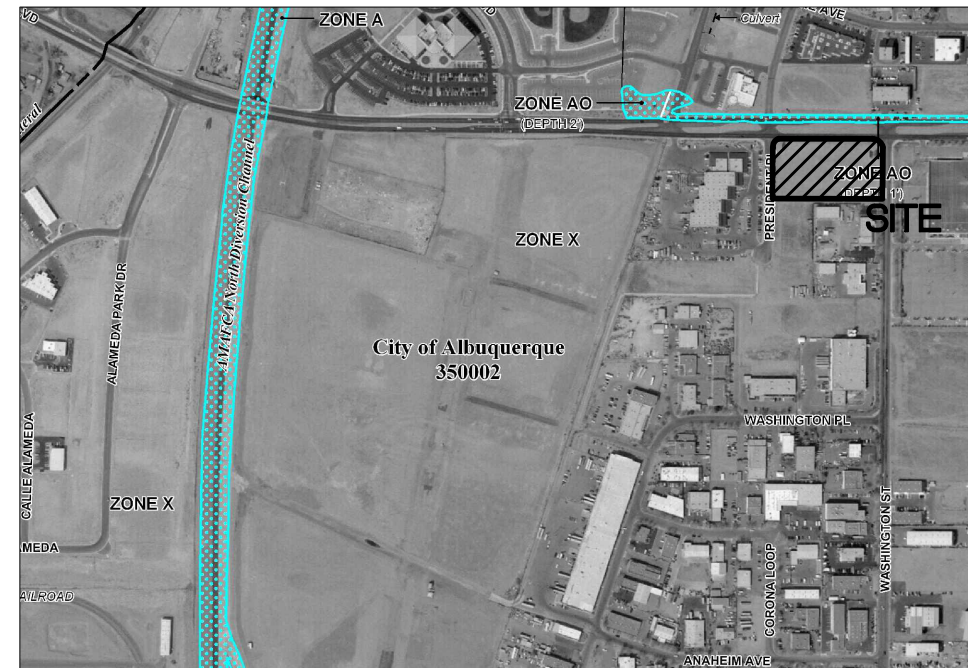
CAUTION!!!!

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 APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



VICINITY MAP - Zone Atlas Page C-17-Z

Legal Description: Tract B-1-A-4, Clifford Industrial Park

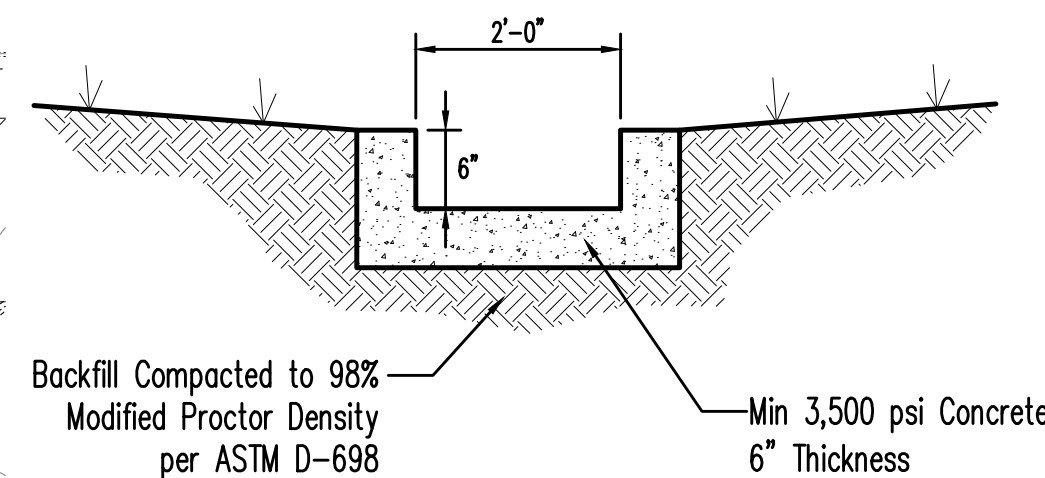


FIRM MAP 35001C0136G

Per Firm Map 35001C0136G, dated September 26, 2008, the site is not located outside of the 0.2% Annual Chance Floodplain.

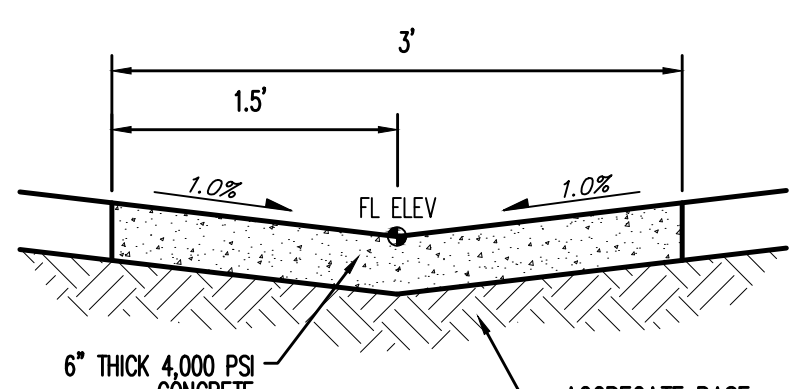
GRADING NOTES

- EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
- THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
- ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOLOGICAL INVESTIGATION," AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT, (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
- EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
- IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
- THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS OR SILT FENCE AT THE PROPERTY LINES AND WETTING THE SOIL TO PROTECT IT FROM WIND EROSION.
- A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAIL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
- PAVING AND ROADWAY GRADES SHALL BE +/- 0.05' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.
- ALL PROPOSED CONTOURS AND SPOT ELEVATIONS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR PAVEMENT, MEDIANS, AND ISLANDS.
- VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION (IF APPLICABLE) PRIOR TO BEGINNING CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE THE SWPPP DOCUMENT (IF NECESSARY) AND SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.



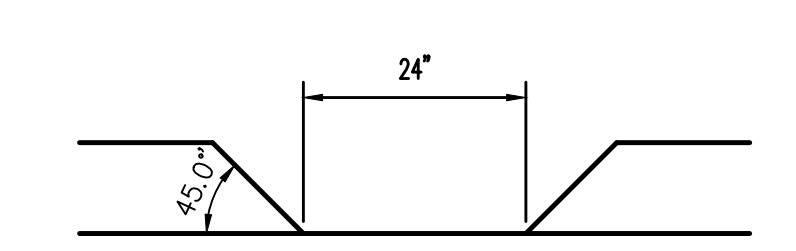
2' Concrete Flume Detail

NTS



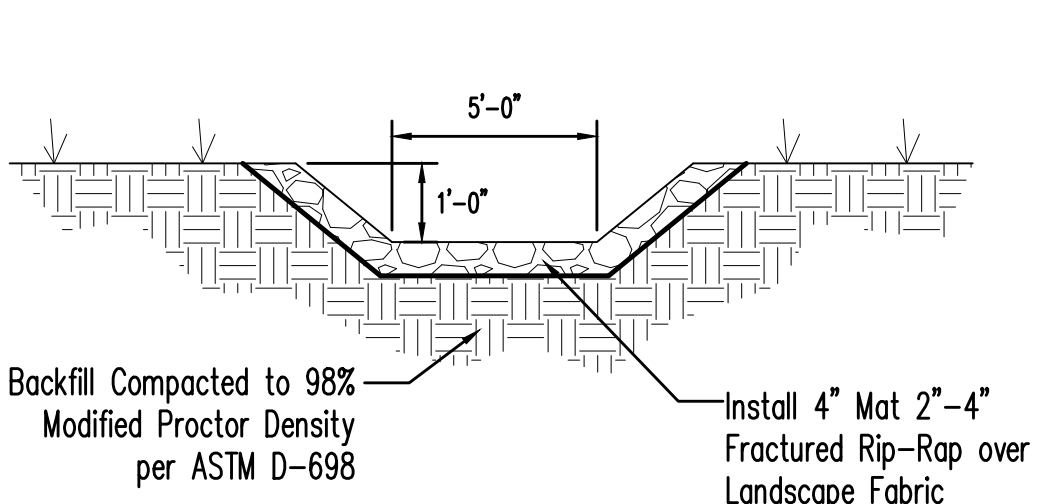
Valley Gutter Detail

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24\"/>

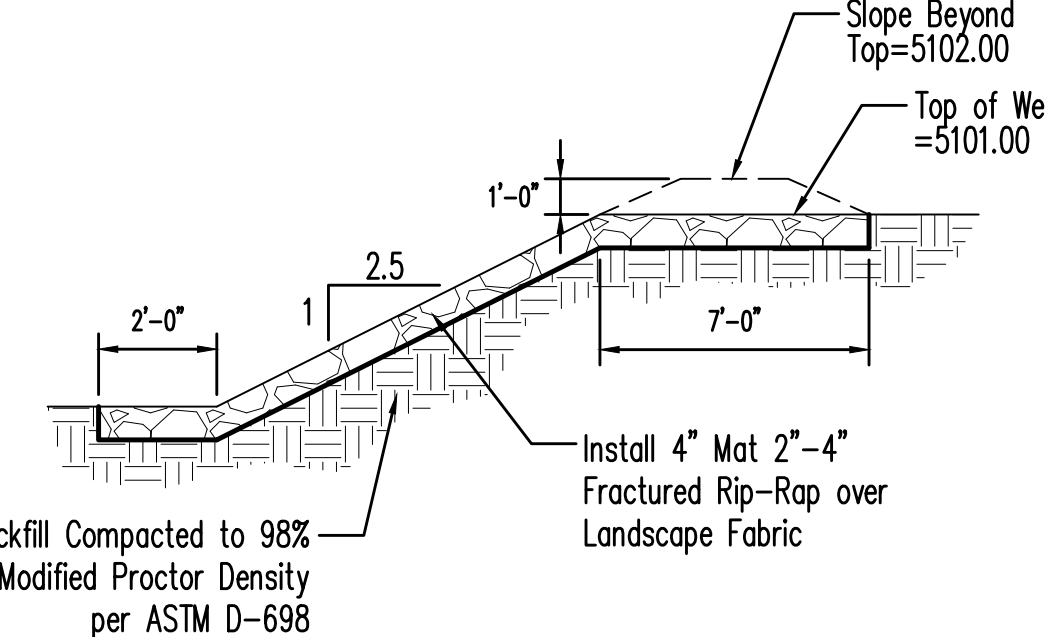
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Ref. this Sheet for Overflow Spillway Calculations

Section A-A

NTS



Section B-B

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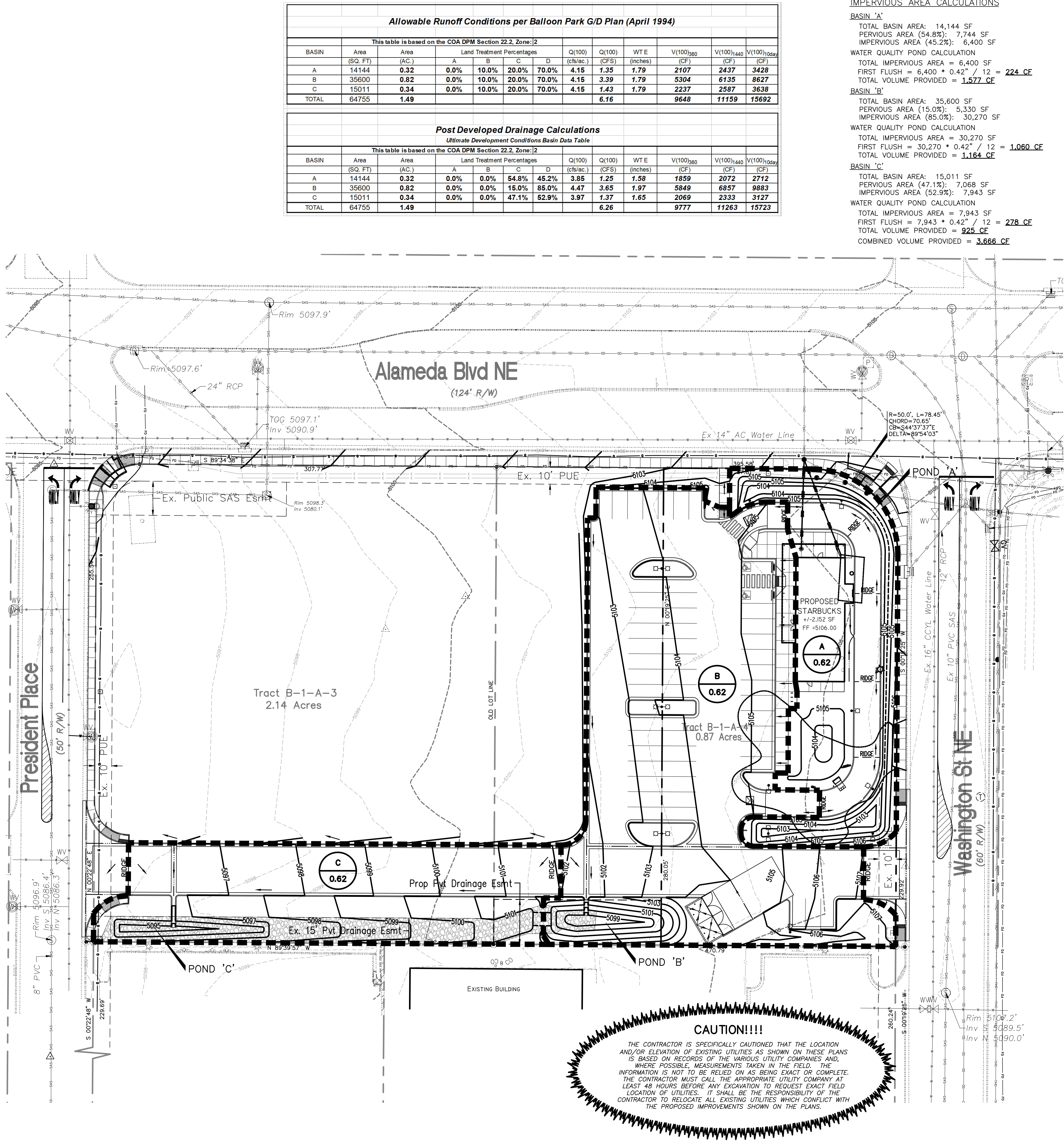


REV	DATE	BY	REVISION
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5			

MODULUS ARCHITECTS
100 SUN AVENUE N.E., Ste 305
ALBUQUERQUE, NEW MEXICO 87109
PHONE (505) 338-1499 FAX (505) 338-1498

JEFFREY TODD WOOTEN
NEW MEXICO
16892
PROFESSIONAL ENGINEER
11/20/2020

PROJECT TITLE STARBUCKS 8721 WASHINGTON ST. NE ALBUQUERQUE, NEW MEXICO 87113	DRAWN BY: JEFF WOOTEN
PROJECT MANAGER JEFF WOOTEN	JOB NO. 2020027
SHEET TITLE Grading Plan	DATE 11/20/2020
SCALE: AS NOTED	SHEET C1.1
	OF 3



Allowable Runoff Conditions per Balloon Park G/D Plan (April 1994)										
This table is based on the COA DPM Section 22.2, Zone: 2										
BASIN	Area (SQ. FT)	Area (AC.)	Land Treatment Percentages				Q(100) (cfs/ac.)	Q(100) (CFS)	WTE (inches)	V(100) ₃₆₀ (CF)
A	14144	0.32	0.0%	10.0%	20.0%	70.0%	4.15	1.35	1.79	2107
B	35600	0.82	0.0%	10.0%	20.0%	70.0%	4.15	3.39	1.79	5304
C	15011	0.34	0.0%	10.0%	20.0%	70.0%	4.15	1.43	1.79	2237
TOTAL	64755	1.49					6.16			9648

Post Developed Drainage Calculations										
Ultimate Development Conditions Basin Data Table										
This table is based on the COA DPM Section 22.2, Zone: 2										
BASIN	Area (SQ. FT)	Area (AC.)	Land Treatment Percentages				Q(100) (cfs/ac.)	Q(100) (CFS)	WTE (inches)	V(100) ₃₆₀ (CF)
A	14144	0.32	0.0%	0.0%	54.8%	45.2%	3.85	1.25	1.58	1859
B	35600	0.82	0.0%	0.0%	15.0%	85.0%	4.47	3.65	1.97	5849
C	15011	0.34	0.0%	0.0%	47.1%	52.9%	3.97	1.37	1.65	2069
TOTAL	64755	1.49					6.26			9777

IMPERVIOUS AREA CALCULATIONS

BASIN 'A'

TOTAL BASIN AREA: 14,144 SF
PERVIOUS AREA (54.8%): 7,744 SF
IMPERVIOUS AREA (45.2%): 6,400 SF

WATER QUALITY POND CALCULATION

TOTAL IMPERVIOUS AREA = 6,400 SF
FIRST FLUSH = 6,400 * 0.42" / 12 = **224 CF**
TOTAL VOLUME PROVIDED = **1,577 CF**

BASIN 'B'

TOTAL BASIN AREA: 35,600 SF
PERVIOUS AREA (15.0%): 5,330 SF
IMPERVIOUS AREA (85.0%): 30,270 SF

WATER QUALITY POND CALCULATION

TOTAL IMPERVIOUS AREA = 30,270 SF
FIRST FLUSH = 30,270 * 0.42" / 12 = **1,060 CF**
TOTAL VOLUME PROVIDED = **1,164 CF**

BASIN 'C'

TOTAL BASIN AREA: 15,011 SF
PERVIOUS AREA (47.1%): 7,068 SF
IMPERVIOUS AREA (52.9%): 7,943 SF

WATER QUALITY POND CALCULATION

TOTAL IMPERVIOUS AREA = 7,943 SF
FIRST FLUSH = 7,943 * 0.42" / 12 = **278 CF**
TOTAL VOLUME PROVIDED = **925 CF**
COMBINED VOLUME PROVIDED = **3,666 CF**

Water Quality Pond Volume Calculations

POND 'A'

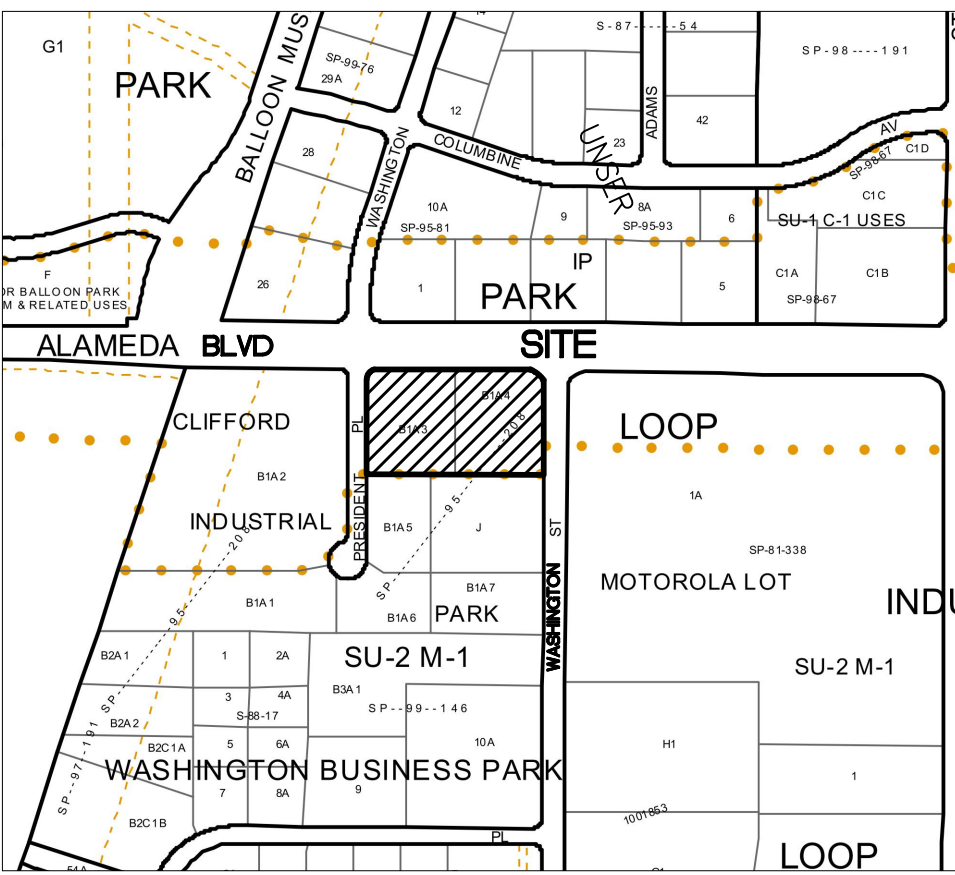
Elevation (ft)	Area (sq.ft)	Volume (cu-ft)	Volume Sum (cu-ft)
5103.0	180	0.0	0.0
5104.0	1222	701.0	701.0
5104.6	1700	876.0	1577.0

POND 'B'

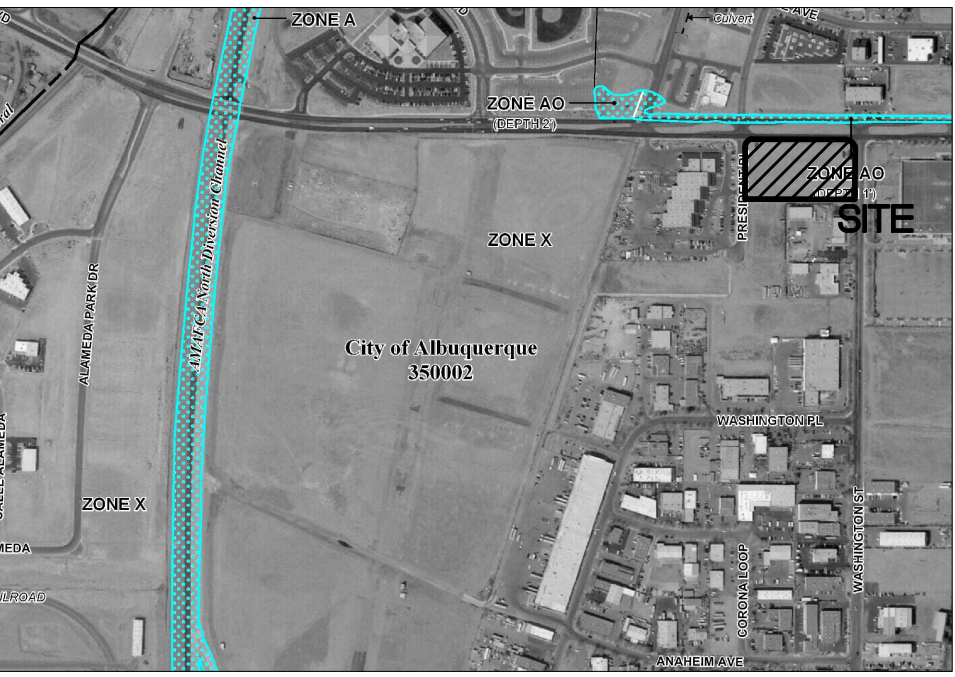
Elevation (ft)	Area (sq.ft)	Volume (cu-ft)	Volume Sum (cu-ft)
5099.0	182	0.0	0.0
5100.0	560	371.0	371.0
5101.0	1026	793.0	1026.0

POND 'C'

Elevation (ft)	Area (sq.ft)	Volume (cu-ft)	Volume Sum (cu-ft)
5095.0	154	0.0	0.0
5096.0	668	411.0	411.0
5096.6	1046	514.0	925.0



VICINITY MAP - Zone Atlas Page C-17-Z
NTS
Legal Description: Tract B-1-A-4, Clifford Industrial Park



FIRM MAP 35001C0136Q
Per FIRM Map 35001C0136Q, dated September 26, 2008, the site is not located outside of the 0.2% Annual Chance Floodplain.

DRAINAGE MANAGEMENT PLAN

INTRODUCTION

The purpose of this submittal is to provide a grading plan and drainage management plan for the development of Tract B-1-A-4, Clifford Industrial Park. The site is located at 8721 Washington St NE NW in Albuquerque, NM. The site contains approximately 0.87 acres. The proposed development consists of a new Retail Building containing a Starbucks with a Drive-Thru window with associated parking lot and landscaping. The City Drainage File Number of the prior 'Balloon Park' Grading and Drainage Plan by Isaacson & Arfman dated 4/11/1994 is C17/D018.

EXISTING HYDROLOGIC CONDITIONS

The site generally slopes from east to west and across the neighboring property to the west and then into President Place NE. There is an existing private Drainage Easement across this property. According to the above 'Balloon Park' plan, the site is identified as 'Offsite Area' and is allowed to discharge developed flows with the land treatments of 10% Type B, 20% Type C, and 70% Type D. Per the Drainage Calculations Table this sheet, the total of Basins A, B, and C are allowed to discharge at a rate of 6.16cfs.

PROPOSED HYDROLOGIC CONDITIONS

The site will continue to drain from east to west and then through the private drainage easement. Per the Drainage Calculations Table this sheet, the proposed runoff from the combined Basins A, B, and C is 6.26cfs, which is 0.10 cfs higher than the rates identified in the Balloon Park plan. This 0.10cfs is negligible and will not create any major impacts downstream. In addition, we have design Water Quality Ponds in each of the three Basins which captures the First Flush of 0.42" of Rainfall per the DPM. The most downstream pond, Pond C, will overflow and discharge through a 24" Sidewalk Culvert onto President Place NE.

STORMWATER QUALITY PONDING

Per the Calculations this sheet, we are providing three separate ponds; one in each of the three Basins, to capture the required stormwater quality volume per the DPM.

CONCLUSION

This drainage management plan provides for grading and drainage elements which are capable of safely passing the 100 year storm and meets city requirements. The proposed improvements for the site should not have any negative impacts to the facilities downstream. With this submittal, we are requesting approval of Building Permit.



Wooten Engineering
PO Box 15814
Rio Rancho, N.M. 87174
Phone: (505) 980-3560

MODULUS ARCHITECTS
100 SUN AVENUE N.E., Ste 305
ALBUQUERQUE, NEW MEXICO 87109
PHONE (505) 338-1499 FAX (505) 338-1498

STARBUCKS
8721 WASHINGTON ST. NE
ALBUQUERQUE, NEW MEXICO 87113

PROJECT MANAGER: JEFF WOOTEN
DRAWN BY: JEFF WOOTEN

DATE: 11/20/2020
SCALE: AS NOTED

Drainage Management Plan

Sheet: **C1.2**
of 3

REV	DATE	BY	REVISION
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