

CITY OF ALBUQUERQUE



October 8, 2015

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

**Re: Starbuck's
4301 San Mateo Blvd.NE
Request Temporary C.O. - Accepted
Engineer's Stamp dated: 2-9-15 (G17D006C)
Certification dated: 10-7-15**

Dear Mr. Spader,

Based on the Certification received 10/7/2015, the site is acceptable for temporary release of Certificate of Occupancy by Hydrology.

PO Box 1293

If you have any questions, you can contact me at 924-3695 or Totten Elliott at 924-3982.

Albuquerque

New Mexico 87103

www.cabq.gov

Sincerely,

Rita Harmon, P.E.
Senior Engineer, Hydrology
Planning Department

TE/RH
C: email

GENERAL NOTES

- REFER TO SHEET C100 FOR ADDITIONAL PROJECT GENERAL NOTES.
- IF, DURING THE OVERLOT GRADING PROCESS, CONDITIONS ARE ENCOUNTERED BY THE CONTRACTOR, HIS SUBCONTRACTORS, OR OTHER AFFECTED PARTIES, WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE GEOTECHNICAL ENGINEER IMMEDIATELY FOR RECOMMENDATIONS.
- ALL EARTHWORK, GRADING, OVERLOT GRADING, BACKFILLING, FILLING, EXCAVATION, COMPACTION, PAVEMENT, AND FLATWORK CONSTRUCTION WILL BE IN ACCORDANCE WITH THE RECOMMENDATIONS FROM THE GEOTECHNICAL INVESTIGATION PREPARED SPECIFICALLY FOR THIS SITE.
- ALL CONCRETE PAVEMENT, CONCRETE FLATWORK, CONCRETE STRUCTURES AND CONCRETE UTILITIES SHALL BE IN ACCORDANCE WITH THE MATERIAL RECOMMENDATIONS FROM THE GEOTECHNICAL INVESTIGATION PREPARED SPECIFICALLY FOR THIS SITE AND THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS OF THE GEOTECHNICAL INVESTIGATION PREPARED SPECIFICALLY FOR THIS SITE.
- SPOT ELEVATIONS SHALL TAKE PRECEDENCE OVER CONTOURS AND SLOPES SHOWN. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF SPOT ELEVATIONS WHICH DO NOT APPEAR TO BE CONSISTENT WITH THE CONTOURS AND SLOPES. SPOT ELEVATIONS AND SPECIFIC PROFILE DESIGN SHALL BE USED FOR SETTING ELEVATIONS OF CURB AND GUTTER AND UTILITIES.
- SPOT ELEVATIONS REPRESENT FLOWLINE (BOTTOM FACE OF CURB OR PAN CENTER) WHERE SHOWN AT CURB AND GUTTER & PAN LOCATIONS UNLESS OTHERWISE NOTED.
- CONTOURS SHOWN ARE FOR FINISHED PAVING, SIDEWALK, SLAB, OR GROUND. ADJUSTMENT TO SUBGRADE IS THE CONTRACTOR'S RESPONSIBILITY.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING HIS OWN ESTIMATE OF EARTHWORK QUANTITIES.
- REFER TO SITE PLAN FOR EXTENT OF PAVEMENT AND PAVEMENT SECTIONS.
- GRADES WITHIN ASPHALT PAVING AREAS SHALL BE CONSTRUCTED TO WITHIN 0.10 FEET OF THE DESIGN GRADE. HOWEVER, THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL PAVEMENT AREAS AND ALONG CURBS. ALL CURBS SHALL BE BUILT IN ACCORDANCE WITH THE PLAN. CURBS OR PAVEMENT AREAS WHICH DO NOT PROVIDE PROPER DRAINAGE MUST BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL HAVE FORMS CHECKED BY A SURVEYOR FOR CURB AND GUTTER ADJACENT TO EXISTING ASPHALT OR CONCRETE. THE CROSS SLOPE SHALL NOT BE LESS THAN 2% OR GREATER THAN 4% FROM THE EXISTING SAWCUT LINE TO THE PROPOSED LIP OF GUTTER. DO NOT PLACE CONCRETE IN FORMS THAT HAVE BEEN CHECKED TO BE OR APPEAR IN ANY WAY INCORRECT. CONTACT THE ENGINEER IMMEDIATELY IF A PROBLEM SHOULD ARISE.
- THE CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
- THE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL LANDSCAPED AND PAVED AREA.
- ALL DISTURBED AREAS THAT ARE NOT DESIGNATED TO BE PAVED SHALL BE LANDSCAPED OR SEEDED, ACCORDING TO THE LANDSCAPE PLAN.
- EXISTING DRAINAGE STRUCTURES SHALL BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
- IF ANY EXISTING STRUCTURES, SIDEWALK, AND/OR CURB AND GUTTER MODIFIED OR TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER PRIOR TO PROJECT CLOSEOUT.
- ALL GRATES, MANHOLE RIMS, VALVE BOXES, VALVE COVERS, CLEANOUTS, AND VAULT OR BOX COVERS SHALL BE ADJUSTED TO "AS CONSTRUCTED" FINISHED GRADE PRIOR TO THE FINAL LIFT OF ASPHALT.
- NO PROPOSED SLOPE IN LANDSCAPED AREAS OR OPEN SPACE SHALL EXCEED THREE (3) HORIZONTAL FEET TO ONE (1) VERTICAL FOOT, OR AS OTHERWISE SPECIFIED BY LOCAL CRITERIA.
- THE CONTRACTOR SHALL PROTECT THE PROJECT BENCHMARK THROUGHOUT CONSTRUCTION AND SET ADDITIONAL PROJECT BENCHMARKS AS NECESSARY TO MAINTAIN VERTICAL CONTROL THROUGHOUT THE DURATION OF THE PROJECT.
- THE CONTRACTOR SHALL FILL AND COMPACT BASEMENTS, CESSPOOLS, AND OTHER LARGE EXCAVATED AREAS WITH CLEAN FILL SUITABLE TO THE OWNER, AND IN ACCORDANCE WITH RECOMMENDATIONS OBTAINED FROM THE GEOTECHNICAL REPORT OR GEOTECHNICAL ENGINEER AND GRADE TO MATCH EXISTING OR PROPOSED FINISH GRADE, OR CONFIRM SUCH WORK HAS BEEN PERFORMED PRIOR TO CONSTRUCTION.

GRADING NARRATIVE

EXISTING SITE TOPOGRAPHY GENERALLY SLOPES AT APPROXIMATELY 2.5% FROM THE EAST TO THE WEST ACROSS THE EXISTING PAVED PARKING LOT. EXISTING PERIMETER LANDSCAPE AREAS ARE LESS STEEP.

PROPOSED GRADING IMPROVEMENTS INCLUDE PROVIDING A RELATIVELY FLAT PAD FOR THE PROPOSED BUILDING, PEDESTRIAN, AND ASSOCIATED ADA ACCESS AREAS. PROPOSED PERIMETER DRIVE AND PARKING AREAS INCLUDE SLOPES OF 0.5% TO 6%. PERIMETER LANDSCAPED AREAS RANGE FROM 2% TO A MAXIMUM SLOPE OF 3H:1V. SLOPES THAT ARE 3H:1V INCLUDE THE FIRST FLUSH DETENTION AREAS AND PORTIONS OF GRADING ASSOCIATED WITH THE SOUTHERN PROPERTY LINE. LANDSCAPED AREAS NOT ASSOCIATED WITH THE SOUTHERN PROPERTY LINE AND FIRST FLUSH DETENTION AREAS RANGE FROM 2% TO 20%. A PROPOSED RETAINING WALL (MAXIMUM HEIGHT EQUALS APPROXIMATELY 0.6-FOOT) IS REQUIRED TO ACCOMMODATE THE PROPOSED GRADES ON THE WEST SIDE OF THE BUILDING ADJACENT TO THE PROPOSED PARKING. CUT AND FILL DEPTHS ARE BOTH PROPOSED TO BE APPROXIMATELY 3.5-FEET MAXIMUM.

THE SITE WILL GENERALLY CONVEY STORMWATER RUNOFF IN CONFORMANCE WITH THE HISTORICAL DRAINAGE SYSTEM. RUNOFF WILL BE CONVEYED AS SHEET FLOW ACROSS THE PAVED AREAS TO LOW POINTS LOCATED IN LANDSCAPED AREAS. THREE CURB OPENINGS WILL DIRECT RUNOFF TO FIRST FLUSH TREATMENT AREAS.

THE REQUIRED FIRST FLUSH VOLUME WILL BE PROVIDED IN TWO ON-SITE PONDS AND ONE DEPRESSED LANDSCAPED AREA. THE PONDING AREAS WILL BE LOCATED DOWNSTREAM OF CURB OPENINGS. ONCE EACH POND HAS REACHED THE FIRST FLUSH VOLUME, THE PONDS WILL RELEASE WATER AT INFLOW RATES.

ULTIMATELY, SITE STORMWATER IS CONVEYED TO THE NORTHWEST PORTION OF THE SITE WHERE THE HISTORICAL STORMWATER HAS BEEN RELEASED. OFF-SITE STORMWATER FLOWS TO THE NORTHWEST ACROSS THE ALBERTSON'S PARKING LOT AND IS ULTIMATELY CONVEYED TO THE PUBLIC STREET STORM SEWER SYSTEM IN MONTGOMERY BLVD NE.

REFER TO THE DRAINAGE SUMMARY ON THIS SHEET, AND THE PEAK DISCHARGE AND OUTLET CALCULATIONS ON SHEET C390 FOR ADDITIONAL INFORMATION

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.

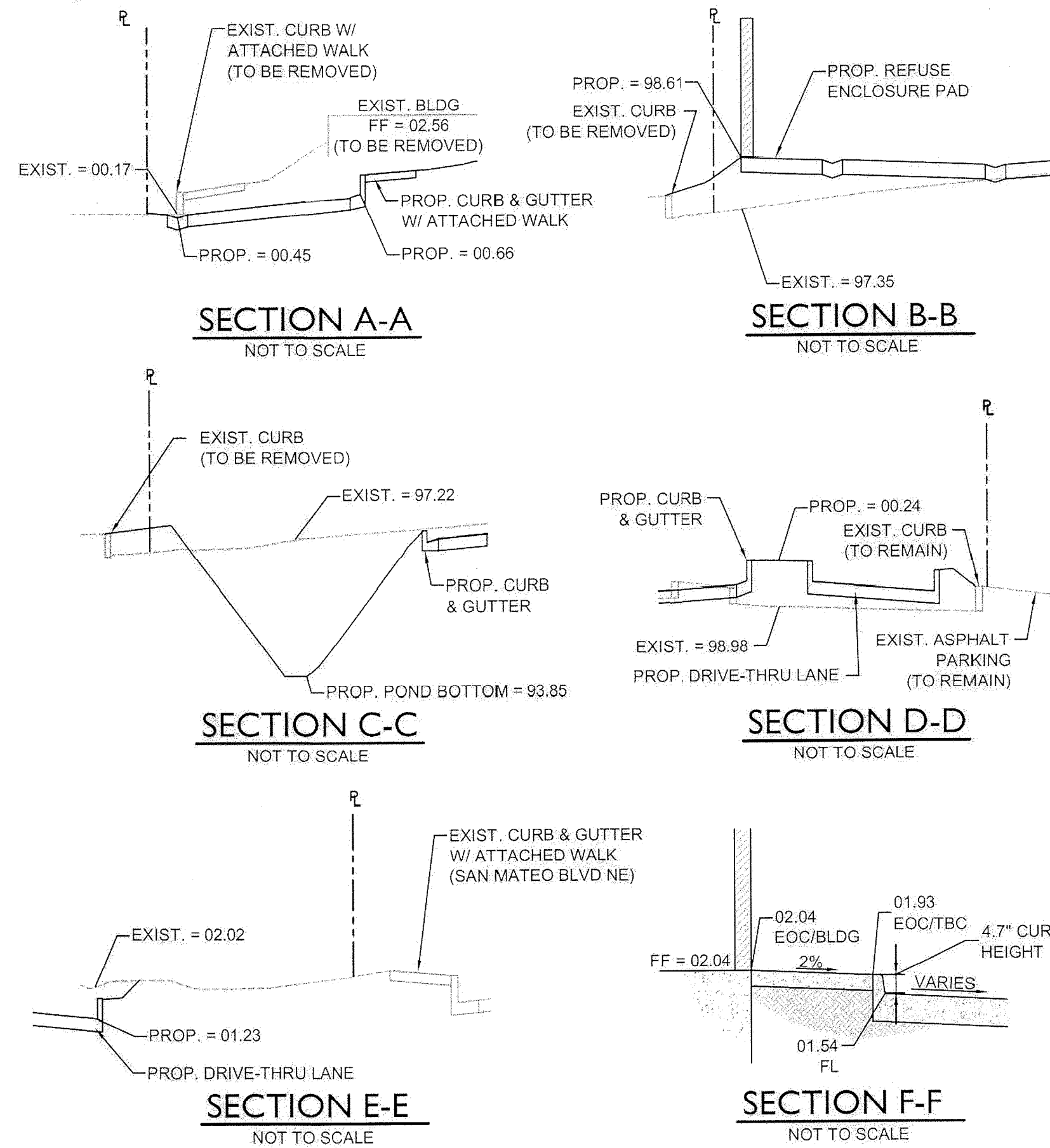
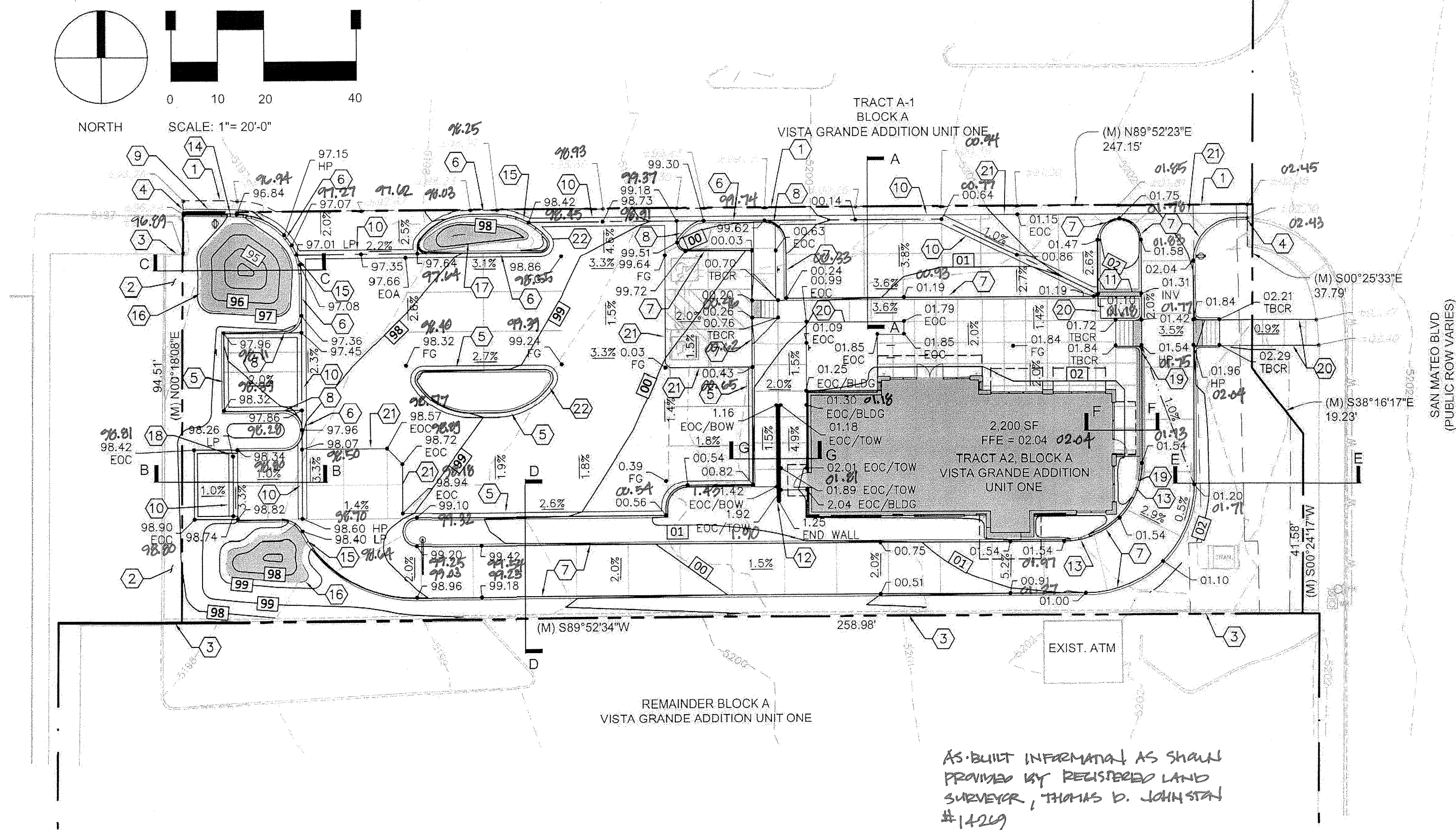
STARBUCKS COFFEE COMPANY

TRACT A2, BLOCK A

VISTA GRANDE ADDITION UNIT ONE

CITY OF ALBUQUERQUE, COUNTY OF BERNALILLO, STATE OF NEW MEXICO

SITE CONSTRUCTION PLAN



CONSTRUCTION NOTES

- SAWCUT AND/OR REMOVE EXISTING PAVEMENT, CONCRETE, CURB RAMPS, AND/OR CURB & GUTTER TO NEAREST JOINT, OR TO LIMITS AS SHOWN.
- EXIST. CONCRETE CURB AND PAVEMENT TO BE REMOVED.
- EXIST. CONCRETE CURB TO BE PROTECTED AND REMAIN.
- CONSTRUCT IMPROVEMENTS TO MATCH LINE AND GRADE OF EXISTING PAVEMENT, WALK, AND/OR CURB & GUTTER.
- CONSTRUCT 6-INCH CONCRETE CURB & GUTTER WITH 1-FOOT SPILL PAN. RE: SHEET C390, DETAIL F.
- CONSTRUCT 6-INCH CONCRETE CURB & GUTTER WITH 1-FOOT CATCH PAN. RE: SHEET C390, DETAIL F.
- CONSTRUCT 6-INCH CONCRETE INTEGRAL CURB. RE: SHEET C390, DETAIL F.
- CONSTRUCT TRANSITION FROM CATCH TO SPILL PAN. FIELD VERIFY THAT RUNOFF WILL COMPLETELY EXIT PAN ONTO ADJACENT PAVEMENT.
- CONSTRUCT TRANSITION FROM CATCH TO MATCH EXIST. ASPHALT CROSS SLOPE.
- CONSTRUCT 2-FOOT WIDE CONCRETE PAN AS SHOWN. RE: SHEET C390, DETAIL A.
- CONSTRUCT 1-FOOT WIDE (SINGLE) SIDEWALK CULVERT WITH STEEL PLATE TOP AND WITHOUT V-SHAPED INVERT. DEPTH OF CULVERT OPENING SHALL BE CONSISTENT 6" FROM TOP OF TOP PLATE TO INVERT. FULL WIDTH OF CULVERT (1") SHALL SLOPE CONSISTENTLY WITH ADJACENT SIDEWALK CROSS SLOPE FROM BACK OF WALK TO FLOWLINE OF CURB & GUTTER. RE: CITY OF ALBUQUERQUE STANDARD DETAIL DWG. 2236 AND SHEET C390, DETAIL B FOR ADDITIONAL DETAIL.
- CONSTRUCT RETAINING WALL. RE: SHEET C390, SECTION G-G AND DETAIL K.
- CONSTRUCT 6" CURB OPENING. RE: SHEET C390, DETAIL G.
- CONSTRUCT 3.0' CURB OPENING. RE: SHEET C390, DETAIL H.
- CONSTRUCT 5.0' CURB OPENING. RE: SHEET C390, DETAIL C.
- CONSTRUCT WATER QUALITY POND. RE: SHEET C390, DETAIL J.
- CONSTRUCT DEPRESSED LANDSCAPED ISLAND. RE: SHEET C390, DETAIL I.
- CONSTRUCT REFUSE ENCLOSURE DRAIN AT LOW POINT. RE: SHEET C501.
- ADJUST CURB HEIGHT TO 4.7" AS INDICATED IN SECTION F-F. 29.5 LF OF CURB SHOWN ON PLAN AS INDICATED AS THE AREA OF SOLID HATCH.
- CONSTRUCT PRIVATE SIDEWALK EDGE. RE: SHEET C390, DETAIL D.
- CONSTRUCT CONCRETE EDGE. RE: SHEET C390, DETAIL E.
- CONSTRUCT LANDSCAPED ISLANDS. RE: SHEET C390, DETAIL I FOR FLOWLINE AND ADDITIONAL SPOT ELEVATIONS.

LEGEND

---	PROPERTY LINE
---	EASEMENT LINE
---	EXIST. CURB & GUTTER
---	PROP. CURB & GUTTER
---	EXIST. SIDEWALK
---	PROP. SIDEWALK
---	EXIST. LIGHT POLE
---	PROP. LIGHT POLE
---	EXIST. SIGN
---	PROP. SIGN
---	PROP. BOLLARD
---	LANDSCAPE AREA
---	PROP. HANDICAP PARKING SYMBOL
---	EXIST. OVERHEAD POWER
---	EXIST. WATER VALVE
---	EXIST. POWER POLE
---	EXIST. FIRE HYDRANT
---	EXIST. ELECTRIC METER
---	EXIST. TRAFFIC SIGNAL BOX
---	EXIST. ELECTRIC VAULT
---	EXIST. TRAFFIC SIGNAL POLE
---	EXIST. MANHOLE
---	EXIST. INLET
---	EXIST. TRANSFORMER
---	PROP. CONTOUR
---	EXIST. CONTOUR
---	PROP. SAWCUT LINE
---	PROP. SPOT ELEVATION
---	EXIST. SPOT ELEVATION

ABBREVIATION KEY

INV.	INVERT
EOC	EDGE OF CONCRETE
TBCR	TOP BACK OF CURB RAMP
BLDG	GRADE AT BUILDING
TOW	TOP OF WALL
BOW	BOTTOM OF WALL
FG	FINISHED GRADE
HP	HIGH POINT
LP	LOW POINT
TBC	TOP BACK OF CURB
BTM POND	BOTTOM POND
EOA	EDGE OF ASPHALT

DRAINAGE SUMMARY (RE: SHEET C390 FOR ADDTL INFO.)

LOT AREA = 0.55 ACRE

LOT IMPERVIOUS AREA = 17,248 SF (0.40 ACRE)

FIRST FLUSH VOLUME REQ'D (0.34" X IMP. AREA) = 489 CF

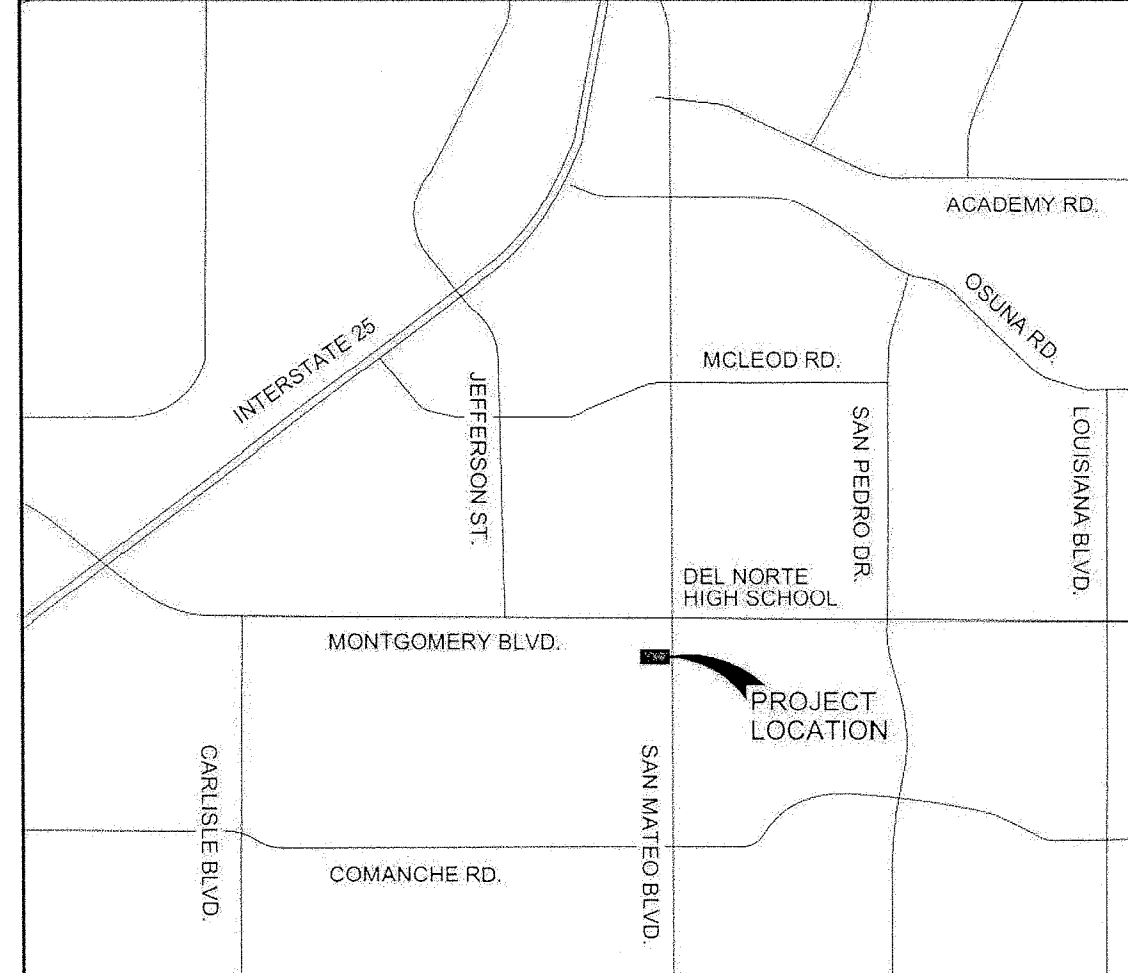
FIRST FLUSH VOLUME PROVIDED = 537.5 CF

POND #1	ELEV (FT)	AREA (SF)	VOLUME (CF)	POND #2	ELEV (FT)	AREA (SF)	VOLUME (CF)
93.85	3.3	0.8	96.80	0.0	0.5		
94.0	7.7	35.7	97.0	6.8	41.8		
95.0	73.3	170.0	98.0	92.2	92.4		
96.0	208.6	411.1	98.40	164.4			
96.85	368.4						

DEP. LANDSCAPED ISLAND #1

ELEV (FT)	AREA (SF)	VOLUME (CF)
97.25	0.4	18.6
98.0	68.6	34.0
98.18	104.8	

VICINITY MAP



I have reviewed copies of the *Grading As-Built*, dated October 6, 2015, and the *Grading As-Built*, dated October 7, 2015, both prepared and stamped by Thomas D. Johnston, New Mexico Registered Land Surveyor No. 14269.

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

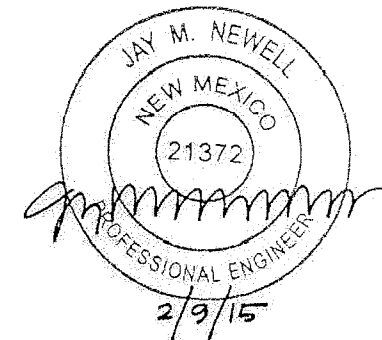
Upon review it has been found that the ponds and depressed landscape island are not complete. Concrete pan(s) are noted on the as-built as not constructed. Other deviations from the grading and drainage design described on the approved plan(s) represent discrepancies which are minor in nature and/or should impact maintenance of the property rather than the overall drainage design intent.

Based on the review described herein, of the information listed herein, and of this information only, it appears the completed improvements as described herein, associated with the grading and drainage aspects of the project have been graded and will drain in substantial compliance with the overall design intent of the approved plan(s). Once the ponds are complete, a revised letter of conformance will be submitted in support of a request for a permanent Certificate of Occupancy.



2009 W. Littleton Blvd. #300
Littleton, CO 80120
303.794.4727 ph
www.SterlingDesignAssociates.com

PREPARED UNDER THE DIRECT SUPERVISION OF
JAY M. NEWELL, P.E.
NEW MEXICO REGISTRATION NO. 21372
FOR & ON BEHALF OF STERLING DESIGN ASSOCIATES, LLC



STERLING DESIGN ASSOCIATES, LLC

ISSUES & REVISIONS	DATE	BY
NO. 1	10/7/15	JMN
DESCRIPTION: AS-BUILT		
NO. 2		
DESCRIPTION:		
NO. 3		
DESCRIPTION:		
NO. 4		
DESCRIPTION:		
NO. 5		
DESCRIPTION:		
NO. 6		
DESCRIPTION:		

DATE: 02/09/15	SCALE: 1" = 20'-0"
PROJECT MANAGER: JLO	PROJECT NO. -
DRAWN BY: OKK	DRAWING FILE:

PROJECT:
 04518-042
STARBUCKS DRIVE-THRU
4301 SAN MATEO BLVD. NE
ALBUQUERQUE, NM 87110

DEVELOPER:
STARBUCKS COFFEE COMPANY
2401 UTAH AVENUE SOUTH
SEATTLE, WA 98134
(206) 318-1575

SHEET TITLE:
GRADING & DRAINAGE PLAN
AS-BUILT

SHEET NUMBER:

C301



CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Starbucks Cafe & Drive Thru **Building Permit #:** **City Drainage #:** G17-D006C
DRB#: **EPC#:** **Work Order#:**
Legal Description: Track A-2, Block A, Vista Grande Addition Unit 1
City Address: 4301 San Mateo Blvd., Albuquerque, NM 87110

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: Western States Retail & Investment **Contact:** Alfredo Barrenech
Address:
Phone#: 505-401-0135 **Fax#:** **E-mail:** alfredo@go-absolute.net

Architect: Callison **Contact:** Shane Anderson
Address: 1453 Third St. Promenade, #400, Santa Monica, CA 90401
Phone#: 310-394-8460 **Fax#:** **E-mail:** shane.anderson@callisontkl.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 7, 2015 **By:** Jay M. Newell

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____