

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

October 23, 2024

Evan Reiss
Westwood Financial
440 E. Barrett Parkway NW, Suite 40
Kennesaw, GA 30144

RE: Starbucks Wyoming
2004 Wyoming NE
Permanent CO – Accepted
Engineer's Certification Date: 02/26/2024
Engineer's Stamp Date: 02/26/2024
Hydrology File: H20D003E

PO Box 1293

Dear Mr. Reiss:

Albuquerque

Based on the Certification received 10/03/2024 and site visit on 10/11/2024, this letter serves as a "green tag" from Hydrology Section for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

NM 87103

If you have any questions, please contact me at 505-924-3314 or amontoya@cabq.gov.

Sincerely,

www.cabq.gov

Anthony Montoya, Jr., P.E.
Senior Engineer, Hydrology
Planning Department, Development Review Services



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 10/2018)

Project Title: _____ **Building Permit #:** _____ **Hydrology File #:** _____

DRB#: _____ **EPC#:** _____ **Work Order#:** _____

Legal Description: _____

City Address: _____

Applicant: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Other Contact: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

TYPE OF DEVELOPMENT: _____ 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: _____ **By:** _____

COA STAFF:

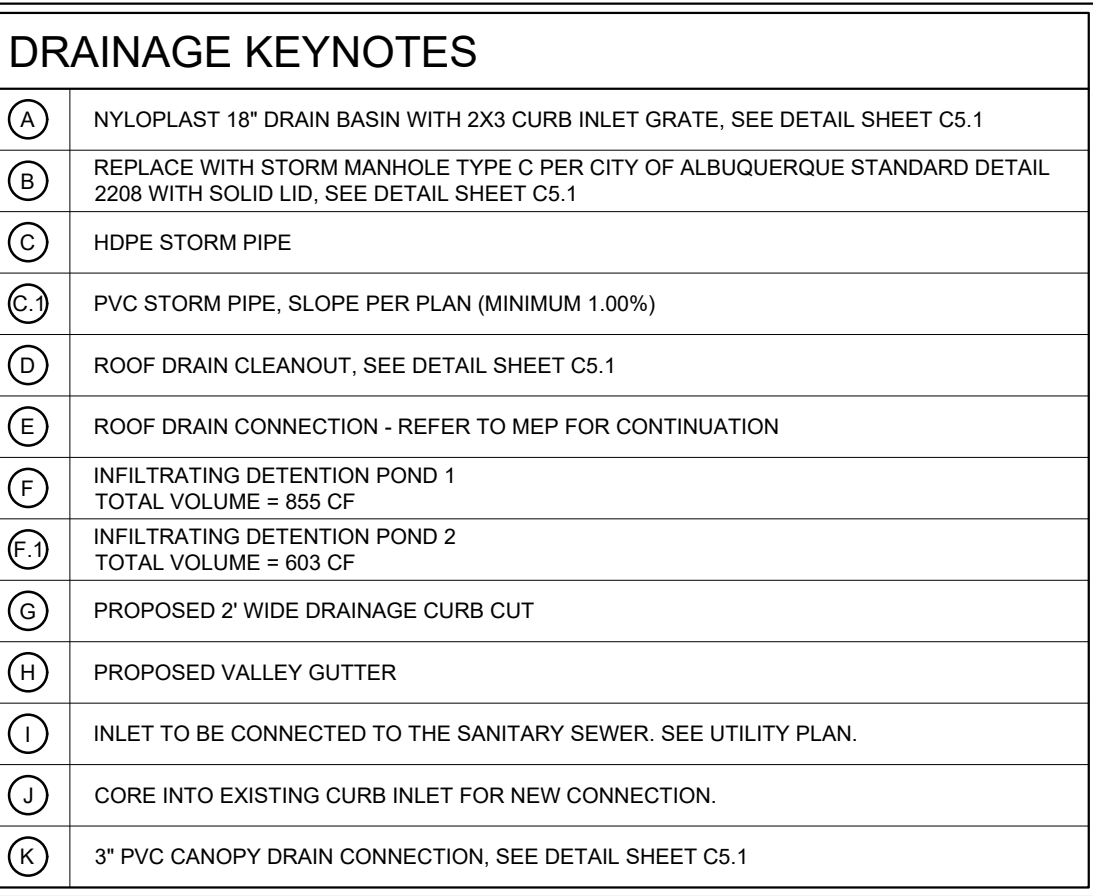
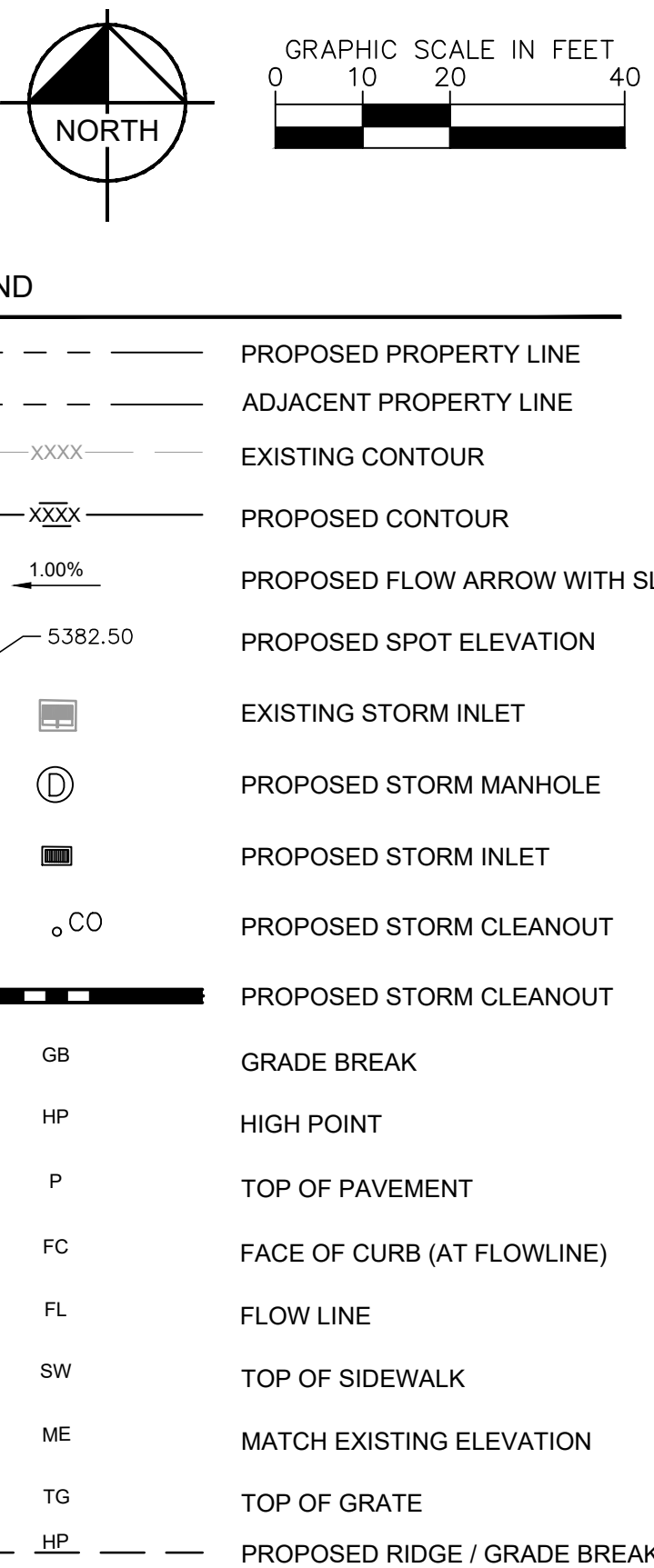
ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

LEGAL DESCRIPTION

A lease site lying and situate within parcel five-A (5-A) of the plat of parcels 1-A, 1-B, and 4-A & 5-A of Wyoming Mall, Albuquerque, Bernalillo County, New Mexico, being a replat of parcels one (1), four (4) and five (5) of the Wyoming Mall comprising a portion of block "A", Snow Heights addition to the city of Albuquerque, Bernalillo County, New Mexico, as same is shown and designated on the replat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on April 2, 2007, in Plat Book 2007C, Page 80, as Document No. 2007049612.

| GR |
|-----|
| 1. |
| 2. |
| 3. |
| 4. |
| 5. |
| 6. |
| 7. |
| 8. |
| 9. |
| 10. |
| 11. |
| 12. |



THE PROJECT SITE IS LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF WYOMING BOULEVARD NE AND NORTHEASTERN BOULEVARD NE IN THE CITY OF ALBUQUERQUE, NM. THE SITE IS ZONED AND PLANNED FOR COMMERCIAL DEVELOPMENT, AND THE USE PROPOSED IS A RESTAURANT WITH DRIVE-THROUGH, AS SHOWN BY MAP #35001C0356H OF THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS PUBLISHED BY FEMA FOR BERNALILLO COUNTY, NEW MEXICO DATED AUGUST 16, 2012. THE SITE IS LOCATED IN ZONE X AND IS NOT WITHIN A FLOOD HAZARD AREA.

CHAPTER 6 OF THE COA DPM WAS UTILIZED TO CALCULATE THE PEAK FLOW AND RUNOFF VOLUME FOR 10-YEAR AND 100-YEAR, 24-HOUR STORM EVENTS. THE SITE IS LOCATED IN PRECIPITATION ZONE 3. EXISTING BASIN INFORMATION WAS OBTAINED BY SITE AERIALS AND TOPOGRAPHIC SURVEY.

THE SITE HISTORICALLY WAS FULLY DEVELOPED, CONTAINED A 11,637 SF BUILDING WITH ASSOCIATED PARKING AND LANDSCAPING. THE SITE IN THE INTERIM CONDITION IS A MASS GRADED SITE WITH NO DEVELOPMENT. THE SITE HISTORICALLY AND IN THE INTERIM CONDITION SURFACE FLOWS TO THE SOUTH TO TWO EXISTING INLETS ON THE SITE, ONE ON THE WEST SIDE AND ONE ON THE EAST SIDE. THE EXISTING STORM DRAIN INLETS DISCHARGE INTO THE PUBLIC STORM DRAIN SYSTEM IN NORTHEASTERN BOULEVARD NE AND WYOMING BOULEVARD NE.

THE PROJECT IMPROVEMENTS WILL INCLUDE INSTALLATION OF A RESTAURANT WITH DRIVE- THROUGH, CUSTOMER PARKING, SITE DRIVEWAYS, AND LANDSCAPE AREAS. THE PROJECT SITE GENERATES A PEAK FLOW OF 3.64 CFS IN THE 100-YEAR, 6-HOUR STORM EVENT. THE PROPOSED DEVELOPMENT WILL DECREASE THE AMOUNT OF IMPERVIOUS COVER WHEN COMPARED TO THE EXISTING CONDITIONS AND WILL THUS DECREASE THE PEAK DISCHARGE GENERATED BY THE SITE.

THE PROPOSED DEVELOPMENT WILL NOT INCREASE RUNOFF FROM THE SITE NOR WILL IT CHANGE EXISTING DRAINAGE PATTERNS. THE SITE WILL DISCHARGE TO AN EXISTING STORM SEWER ON NORTHEASTERN BOULEVARD NE

```

⊕ BENCHMARK #1"
  A.G.R.S. MONUMENT "13_H21"
  NORTHING: 1,496,268.794
  EASTING: 1,555,770.607
  ELEVATION: 5499.574 (NAVD 1988)
  GROUND TO GRID FACTOR: 0.999649002
  DELTA ALPHA ANGLE: -0°09'46.08"

⊕ BENCHMARK #2"
  A.G.R.S. MONUMENT "14_H20"
  NORTHING: 1,495,141.626
  EASTING: 1,551,771.675
  ELEVATION: 5415.798 (NAVD 1988)
  GROUND TO GRID FACTOR: 0.999653810
  DELTA ALPHA ANGLE: -0°10'13.69"

```

*SEE DIMENSION CONTROL PLAN, SHEET C4.1,
FOR LOCATIONS

1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THESE PLANS AND THE CITY/AHJ STANDARDS AND SPECIFICATIONS.
2. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS SUBMITTED BY ALL OF THE UTILITIES.
3. THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES. MINOR ADJUSTMENTS TO FINISH GRADE TO ACCOMPLISH SPOT DRAINAGE ARE ACCEPTABLE. IF NECESSARY, UPON PRIOR APPROVAL OF ENGINEER, PAVING INSTALLED SHALL BE FLUSH CUT AT ANY JUNCTURE WITH EXISTING PAVING.
4. THE CONTRACTOR OR 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 COMPANIES AT LEAST 72 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.
5. ALL CUT OR FILL SLOPES SHALL BE 4:1 OR FLATTER UNLESS OTHERWISE NOTED.
6. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
7. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
8. THE CONTRACTOR IS REQUIRED TO OBTAIN DATA FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
9. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING FOOTPRINT DIMENSIONS.
10. CONTRACTOR SHALL REFER TO FINAL GEOTECH REPORT FOR BUILDING SUBGRADE AND FOUNDATION REQUIREMENTS.
11. CONTRACTOR SHALL ADJUST EXISTING VALVES, MANHOLE RIMS, ETC. AS NECESSARY TO MATCH FINISHED GRADE.
12. ALL ELEVATIONS ARE TOP OF PAVEMENT UNLESS NOTED OTHERWISE. TO GET

TOP OF CURB ELEVATIONS ADD 6" TO THE ELEVATION SHOWN.
GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING
DRIVEWAYS SHALL CONFORM TO ADA STANDARDS. SLOPES SHALL NOT EXCEED
5% LONGITUDINAL SLOPE OR 2% CROSS SLOPE. SIDEWALK ACCESS TO
EXTERNAL BUILDING DOORS SHALL BE ADA COMPLIANT. CONTRACTOR SHALL
ADVISE ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET AT ANY
LOCATION.
ANY PROPOSED CONTOURS SHOWN ARE APPROXIMATE. PROPOSED SPOT
ELEVATIONS AND DESIGNATED GRADIENT ARE TO BE USED IN THE EVENT OF
ANY DISCREPANCIES.
REFER TO EROSION CONTROL PLAN FOR EROSION CONTROL DEVICES TO BE
INSTALLED PRIOR TO COMMENCING GRADING OPERATIONS.
ALL DEVICES TO BE PLACED SHALL BE IN ACCORDANCE WITH THE CURRENT
APPLICABLE GEOTECHNICAL REPORT RECOMMENDATIONS.
SIDE SLOPES NEED TO BE STABILIZED WITH NATIVE GRASS SEED (PER CITY OF
ALBUQUERQUE SPECIFICATION 1012) WITH AGGREGATE MULCH OR EQUAL
(MUST SATISFY THE "FINAL STABILIZATION CRITERIA" CONSTRUCTION GENERAL
PERMIT 2.2.14.B).
REFER TO CITY STANDARD DETAILS FOR TRENCHING, BEDDING, BACKFILL, AND
TRUCK COLLECTION FOR DRAINAGE DETAILS.
CONTRACTOR RESPONSIBLE FOR COMPLYING WITH THE SPECIFICATIONS OF
THE CITY WITH REGARDS TO MATERIALS, INSTALLATION, AND UTILITY
CROSSINGS.

| WEIGHTED E CALCULATIONS (EXISTING CONDITION) | | | | | | | | | | | | | 100- Year | | | 10- Year | | |
|---|-----------|-----------|-------------|-----|-------------|----|-------------|------|-------------|-----|-----------------|----------------|------------|-----------------|----------------|------------|--|--|
| Basin | Area (SF) | Area (AC) | Treatment A | | Treatment B | | Treatment C | | Treatment D | | Weighted E (in) | Volume (ac-ft) | Flow (cfs) | Weighted E (in) | Volume (ac-ft) | Flow (cfs) | | |
| DA 1 | 38,768 | 0.89 | 0.00 | 0% | 0.00 | 0% | 0.03 | 3% | 0.86 | 97% | 2.53 | 0.19 | 3.96 | 1.60 | 0.12 | 2.47 | | |
| DA 2 | 5,663 | 0.13 | 0.00 | 0% | 0.00 | 0% | 0.13 | 100% | 0 | 0% | 1.09 | 0.01 | 0.41 | 1.64 | 0.02 | 0.37 | | |
| WEIGHTED E CALCULATIONS (DEVELOPED CONDITION) | | | | | | | | | | | | | | | | | | |
| | | | Treatment A | | Treatment B | | Treatment C | | Treatment D | | 100- Year | | | 10- Year | | | | |
| Basin | Area (SF) | Area (AC) | Acres | % | Acres | % | Acres | % | Acres | % | Weighted E (in) | Volume (ac-ft) | Flow (cfs) | Weighted E (in) | Volume (ac-ft) | Flow (cfs) | | |
| DA 1 | 0 | 0.75 | 0.00 | 0% | 0.00 | 0% | 0.16 | 21% | 0.59 | 79% | 2.26 | 0.14 | 3.16 | 1.40 | 0.09 | 1.93 | | |
| DA 2 | 0 | 0.18 | 0.00 | 0% | 0.00 | 0% | 0.18 | 100% | 0.00 | 0% | 1.09 | 0.02 | 0.57 | 0.52 | 0.01 | 0.30 | | |
| DA 3 | 0 | 0.11 | 0.02 | 18% | 0.00 | 0% | 0.06 | 55% | 0.03 | 27% | 1.42 | 0.01 | 0.36 | 0.77 | 0.01 | 0.20 | | |

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN
ZONE "X" OF THE FLOOD INSURANCE RATE MAP
(FIRM), COMMUNITY PANEL NO. 35001C0356H, WHICH
BEARS AN EFFECTIVE DATE OF AUGUST 16, 2012 AND
IS NOT IN A SPECIAL FLOOD HAZARD AREA.

| SWQ VOL | |
|----------------------------|--------|
| Impervious Area (sf) | 27,018 |
| SWQ VOL Required (CF) * | 945 |
| SWQ VOL Provided (CF) | 1,100 |
| *0.26 in per impervious SF | |

| Peak Discharge (cfs/acre) | | |
|---------------------------|----------|---------|
| Zone 3 | 100-Year | 10-Year |
| Qa | 1.84 | 0.51 |
| Qb | 2.49 | 1.07 |
| Qc | 3.17 | 1.69 |
| Qd | 4.49 | 2.81 |

| Excess Precipitation E (in) | | |
|-----------------------------|----------|---------|
| Zone 3 | 100-Year | 10-Year |
| Ea | 0.67 | 0.18 |
| Eb | 0.86 | 0.34 |
| Ec | 1.09 | 0.52 |
| Ed | 2.58 | 1.64 |

E. ELIZABETH ANNE WILLMOTT, NMPE 28862, OF THE FIRM KIMLEY-HORN AND ASSOCIATES, INC., HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 05/01/2023. I FURTHER CERTIFY THAT I PERSONALLY VISITED THE PROJECT SITE ON 08/05/2024 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR FINAL CERTIFICATION OF OCCUPANCY (FINAL C.O.).

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

ELIZABETH ANNE WILLMOT, NMPE 28862



CAUTION!!
CONTRACTOR IS TO VERIFY
PRESENCE AND EXACT
LOCATION OF ALL UTILITIES
PRIOR TO CONSTRUCTION.

Kimley»»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
1201 3RD AVE SUITE 2500, SEATTLE, WA 98101
PHONE: (206) 970-1900
WWW.KIMLEY-HORN.COM



| | | |
|-------------|----------|------------|
| 090100000 | DATE | 02/26/2024 |
| SCALE | AS SHOWN | |
| DESIGNED BY | NW/SP | |
| DRAWN BY | NW/SP | |

GRADING PLAN

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



SHEET NUMBER
C5.0(R)