

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

September 20, 2022

Scott McGee, P.E.
9700 Sand Verbena Trail NE
Albuquerque, NM 87122

**RE: Starbucks Development
1440 Coors Blvd. NW
Grading and Drainage Plan
Engineer's Stamp Date: 08/22/22
Hydrology File: J11D017**

Dear Mr. McGee:

Based upon the information provided in your submittal received 08/12/2022, the Grading & Drainage Plan is approved for Building Permit and SO-19 Permit. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

PO Box 1293

PRIOR TO CERTIFICATE OF OCCUPANCY:

Albuquerque

1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.

NM 87103

2. Please provide the Drainage Covenant with Exhibit A for the Stormwater Quality Pond per Article 6-15(C) of the DPM prior to Permanent Release of Occupancy. Please submit the original copies along with the \$ **25.00** recording fee check made payable to Bernalillo County to Carrie Compton (cacompton@cabq.gov) on the 4th floor of Plaza de Sol.

www.cabq.gov

As a reminder, 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.

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

Sincerely,

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



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: Starbucks Development Building Permit #: Hydrology File #:

DRB#: N/A EPC#: N/A Work Order#:

Legal Description: Plat of Lot A-3-A, Block D, Glenrio Heights Addition

City Address: 1440 Coors Blvd. NW. Albuquerque, NM 87105 | UPC #: 101105808543921603

Applicant: Buffalo Design Architects Contact: Mike Salvador

Address: 10899 Montgomery Blvd. NE, Suite A, Albuquerque, NM 87111

Phone#: 505-720-1920 | 505-492-0405 Fax#: N/A E-mail: msalvador@bd-llc.com

Other Contact: N/A Contact:

Address:

Phone#: Fax#: E-mail:

TYPE OF DEVELOPMENT: 1 PLAT (# of lots) RESIDENCE DRB SITE ADMIN SITE

IS THIS A RESUBMITTAL? X Yes No

DEPARTMENT X TRANSPORTATION HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ 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: August 04, 2022 By: Mike Salvador (Buffalo Design Architects)

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

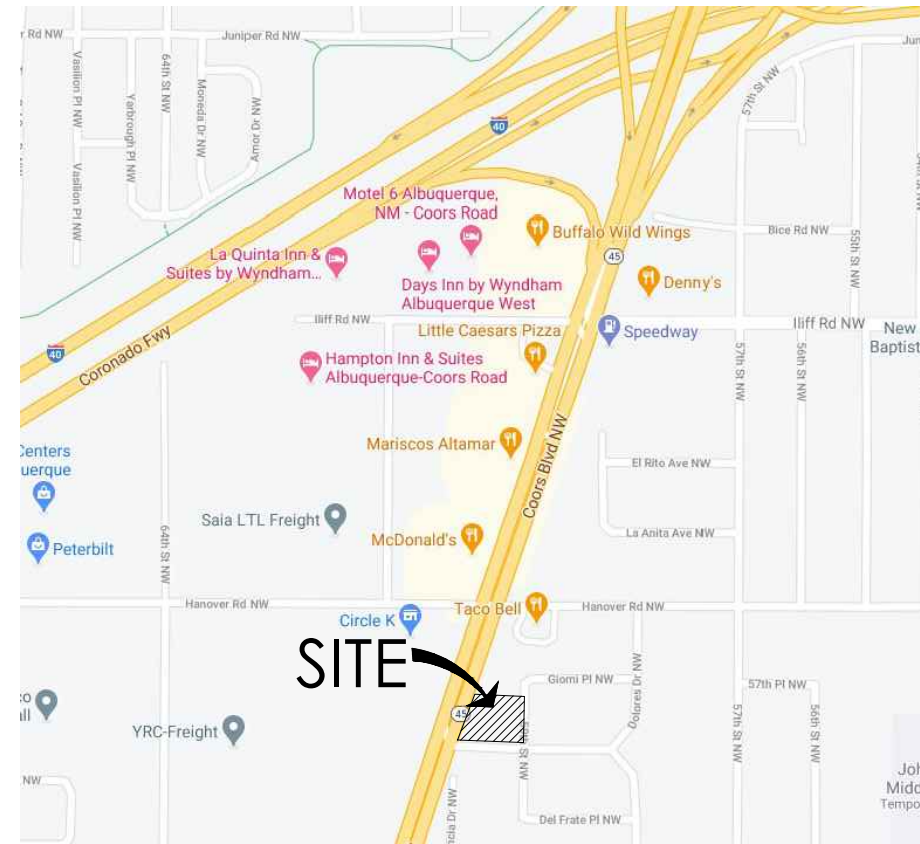
FEE PAID: _____

- Private Drainage Facilities within City Right-of-Way
Notice to Contractor
(Special Order 19 ~ "SO-19")
1. Build sidewalk culvert per COA STD DWG 2236.
 2. Contact Storm Drain Maintenance at (505) 857-8033 to schedule a meeting prior to forming.
 3. An excavation permit will be required before beginning any work within City Right-Of-Way.
 4. All work on this project shall be performed in accordance with applicable federal, state and local laws, rules and regulations concerning construction safety and health.
 5. Two working days prior to any excavation, the contractor must contact New Mexico One Call, dial "811" [or (505) 260-1990] for the location of existing utilities.
 6. Prior to construction, the contractor shall excavate and verify the locations of all obstructions. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay.
 7. Backfill compaction shall be according to traffic/street use.
 8. Maintenance of the facility shall be the responsibility of the owner of the property being served.
 9. Work on arterial streets may be required on a 24-hour basis.
 10. Contractor must contact Storm Drain Maintenance at (505) 857-8033 to schedule a construction inspection. For excavating and barricading inspections, contact Construction Coordination at (505) 924-3416.

REV. 01/27/2021

LEGEND

---	EXISTING CONTOUR LINE
---	NEW CONTOUR LINE
SD	STORM DRAIN
F=5098.0	FINISH FLOOR ELEVATION
96.5	NEW SPOT ELEVATION
TC 99.0 FL 98.5	TOP OF CURB FLOW LINE



VICINITY MAP

NOT TO SCALE

KEYED NOTES

- NEW 6" HIGH CURB & GUTTER PER CITY STD DWG NO 2415B.
- NEW 3" ASPHALT PAVING OVER 4" AGGREGATE BASE COURSE ON 8" COMPACTED (95% MIN.) SUBGRADE.
- END OF CURB & GUTTER.
- INSTALL 8" DRAIN PIPE UNDER SIDEWALK (INV=96.0) AS SHOWN.
- INSTALL 15" ADS DRAIN BASIN WITH 25 LF 12" DRAIN LINE AT 2% SLOPE AS SHOWN. TOP OF DOMED GRATE = 95.5 INVERT = 93.5.
- INSTALL 12" DRAIN LINE TO BACK OF EXISTING DROP INLET PER CITY STD DWG NO 2237 WITH INVERT = 93.0.

DRAINAGE CALCULATIONS

LEGAL: Lot A-3-A, Block D Glenrio Heights, Albuquerque, NM
AREA: 1.60 acres (Phase 1 = 0.94 AC)
BENCHMARK: ACS monument "6-J10" with ELEV=5119.814
SURVEYOR: CSI-Cartesian Surveys Inc. dated April, 2021

FLOOD HAZARD: From FEMA Panel 35001C0327J (11/04/16), this site is shown as being within Zone "X" an area of minimal flood hazard which is located outside the 0.2% annual chance floodplain

EXISTING CONDITIONS: The undeveloped site is a relatively flat commercial lot bounded by Coors Blvd (west), Brayton Rd (south), 59 th St (east), and a commercial development to the north.

OFFSITE FLOW: No offsite flows enter the site.

PROPOSED IMPROVEMENTS: The proposed improvements include a 935 SF building, paved access and parking, and associated landscaping. A drive-through lane is proposed along the west side of the building.

DRAINAGE APPROACH: Developed runoff will be directed to depressed landscape areas which provide the Stormwater Quality (SWQ) volume. Runoff will be carried overland on asphalt paved surfaces. The site will discharge to the northwest as it does currently.

DRAINAGE CALCULATIONS: Based on hydrologic Zone 1
Existing land treatment: 100% compacted dirt land treatment 'C'
 $Q_{100} = (0.94)(2.87) = 2.7$ CFS

Proposed land treatment: 45% C (xeric) and 55% D (22,520 SF)
 $Q = [(0.45)(2.87) + (0.55)(4.12)](0.94) = 3.3$ CFS
 $SWQ V = 22,520 SF \times (0.42"/12) = 788 CF (1,520 CF \geq 788 OK)$

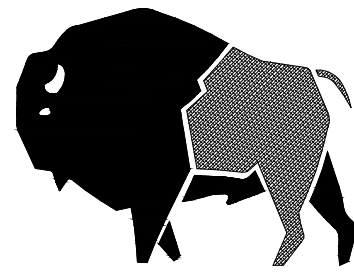
With the proposed development, this minor runoff increase is offset with onsite SWQ volume retention and the impact to downstream drainage facilities is minimal.

For 3' curb opening—Weir $Q = CLH^3/2 = (2.7)(3)(0.5)^3/2 = 2.8$ CFS



GRADING AND DRAINAGE PLAN

1" = 20'

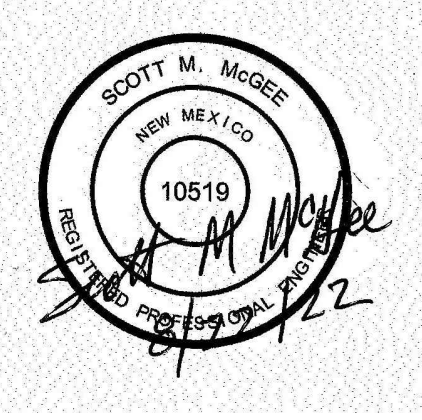


buffalodesign

architects

10899 montgomery blvd ne
suite a
albuquerque, nm 87111

SEAL



PROJECT

**STARBUCKS COFFEE COMPANY
BUILDING SHELL & SITE DEVELOPMENT**
1400 COORS BOULEVARD, NW
ALBUQUERQUE, NEW MEXICO

REVISIONS	DESCRIPTION	
	DATE	

CLIENT PROJ #:	
ARCHT PROJ #:	
DRAWN BY:	
CHECKED BY:	
DATE	March 17, 2022
SHEET TITLE	

C101