

Fred C. Arfman, P.E. Isaacson & Arfman, PA 128 Monroe St NE Albuquerque, NM 87108

Re: Starbucks @ Lomas & Washington

4407 Lomas Blvd NE

Grading and Drainage Plan Permanent CO – Accepted

Engineer's Stamp dated: 4-24-15 (J17D012)

Certification dated: 9-8-15

Dear Mr. Arfman,

Based upon the information provided in your submittal received 9/8/2015, the above referenced Certification received is acceptable for the release of Certificate of Occupancy by Hydrology.

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

Albuquerque

PO Box 1293

New Mexico 87103

www.cabq.gov

Sincerely,

Rita Harmon, P.E. Senior Engineer,

Planning Department

TE/RH

C: email



### Planning Department

### Development & Building Services Division

#### DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Starbucks @ Lomas & Washington	Building Permit #: P	2015 City Drainage #: _J17/D012
DRB#: EPC#:		Work Order#:
Legal Description: Tract A-1; Dailey Addition		
City Address: 4407 Lomas Blvd. NE		
Engineering Firm: Isaacson & Arfman, P.A.		Contact: Fred C. Arfman
Address: 128 Monroe Street NE - Albu	guergue, NM 87108	Contact.
Phone#: (505) 268-8828 Fax#:	940, 940, 100	E-mail: fred@iacivil.com
<del></del>		
Owner: Sedberry & Associates	NINA 07400	Contact: John Sedberry
Address: 4700 Montgomery Blvd NE # 2, Albuquerqu	1e, NM 8/109	E moile
Phone#: <u>855-7650</u> Fax#:		E-mail:
Architect: Modulus Architects		Contact: Stephen Dunbar
Address: 220 Copper Ave. NW, - Suite 350; ABQ, NN	187103	
Phone#: (505) 338-1499 Fax#:		E-mail: sdunbar@modulusarchitects.com
Surveyor: Surv-Tek, Inc		Contact: TonRuss Hugg
Address:		
Phone#: (505) 897-3366 Fax#:		E-mail: Russ.hugg@surv-tek.com
		Cartaste John Wilger
Contractor: Wilger Enterprises		Contact: John Wilger
Address: 425 Edmon Rd NE, ABQ, NM 87107  Phone#: (505) 345-2854  Fax#:	<u> </u>	E-mail: jwilger@wilger.com
Phone#: (505) 345-2854 Fax#:	<u>.                                    </u>	L-man. jwingor wywingor toom
TYPE OF SUBMITTAL:		AL/ACCEPTANCE SOUGHT:
DRAINAGE REPORT	SIA/FINANCIAL GUARAN	$H(\mathcal{L})$
DRAINAGE PLAN 1st SUBMITTAL	PRELIMINARY PLAT APPI	
DRAINAGE PLAN RESUBMITTAL	S. DEV. PLAN FOR SUB- S. DEV. FOR BLDG. PER MI	
CONCEPTUAL G & D PLAN GRADING PLAN	SECTOR PLAN APPROVAL	
EROSION & SEDIMENT CONTROL PLAN (ESC)	FINAL PLAT APPROVAL	( )
X ENGINEER'S CERT (HYDROLOGY)	X CERTIFICATE OF OCCUP	
CLOMR/LOMR	CERTIFICATE OF OCCUPA	NCY (ICL TEMP) - 0-0-10-1
TRAFFIC CIRCULATION LAYOUT (TCL)	FOUNDATION PERMIT AT	NO DEVELOPMENT SECTION PROVAL
ENGINEER'S CERT (TCL)	BUILDING PERMIT APPRO	VAL
ENGINEER'S CERT (DRB SITE PLAN)	GRADING PERMIT APPRO	
ENGINEER'S CERT (ESC)	PAVING PERMIT APPROV	<del></del>
SO-19	WORK ORDER APPROVA	<del></del>
OTHER (SPECIFY)	X GRADING CERTIFICATIO	OTHER (SPECIFY)
WAS A PRE-DESIGN CONFERENCE ATTENDED:	Yes No C	py Provided
DATE SUBMITTED: Sept. 08, 2105	By: Fred C. Arfman, PE	
	Isaacson & Afrman, P.A.	_ 1

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following

- Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
- 2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5) acres
- 3. Drainage Report. Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
- 4. Erosion and Sediment Control Plan: Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

#### **Ruth Lozano**

From: Ruth Lozano <ruthl@iacivil.com>

Sent: Tuesday, September 08, 2015 3:17 PM

To: plndrs@cabq.gov

Starbucks at Lomas & Washington - City Drng #J17/D012

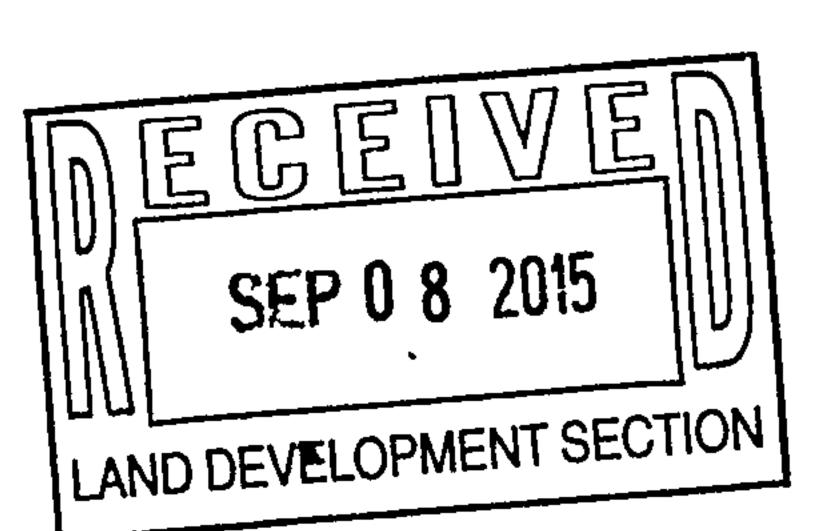
Attachments: Starbucks Lomas-Washington CG-101 CG-501.pdf; Drng Transportation Info Sht.pdf

Ruth Lozano Office Manager

Isaacson & Arfman, P.A.
Consulting Engineering Associates
128 Monroe St. N.E.
Albuquerque, NM 87108
Phone: (505)268-8828

Fax: (505)268-2632 ruthl@iacivil.com

Please see attached Drainage Info Sheet and Drawings CG-101 and CG-501.





May 7, 2015

Fred Arfman, P.E.
Issacson & Arfman, P.A.
128 Monroe Street NE
Albuquerque, NM 87108

RE: Starbucks, 4407 Lomas Blvd.

Grading and Drainage Plan

Engineer's Stamp Date 4-24-2015 (File: J17-D012)

Dear Mr. Arfman:

Based upon the information provided in your submittal received 4-27-15, the above referenced plan is approved for Building Permit. Please attach a copy of this approved plan in the construction sets when submitting for a building permit.

PO Box 1293

Prior to Certificate of Occupancy release, Engineer Certification per the DPM Checklist will be required.

If you have any questions, you can contact me at 924-3924.

Albuquerque

New Mexico 87103

www.cabq.gov

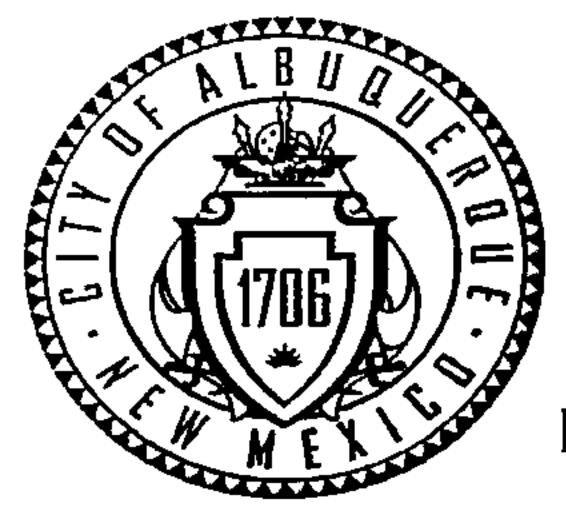
Sincerely,

Jeanne Wolfenbarger, P.E.

Senior Engineer, Planning Dept. Development Review Services

Orig: Drainage file

c.pdf via Email: Recipient, Monica Ortiz



### Planning Department

### Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Starbucks @ Lomas & Washington	Building Permit #:	City Drainage #: J17/D012
DRB#: EPC#:		Work Order#:
Legal Description: Tract A-1; Dailey Addition		· · · · · · · - · · · · · · ·
City Address: 4407 Lomas Blvd. NE		· · · · · · · · · · · · · · · · · · ·
Engineering Firm: Isaacson & Arfman, P.A.		Contact: Fred C. Arfman
Address: 128 Monroe Street NE - Albu	guerque, NM 87108	
Phone#: (505) 268-8828 Fax#:		E-mail: fred@iacivil.com
Owner: Sedberry & Associates		Contact: John Sedberry
Address: 4700 Montgomery Blvd NE # 2, Albuquerque	ue. NM 87109	Contact. Country
Phone#: 855-7650 Fax#:		E-mail:
Amabitante Modulus Architonto		Contact: Stephen Dunbar
Architect: Modulus Architects  Address: 220 Copper Ave. NW, - Suite 350; ABQ, NN	// 87103	Comaci: Stephen Dunbai
Phone#: (505) 338-1499 Fax#:	VI 07 100	E-mail: sdunbar@modulusarchitects.com
		<del></del>
Surveyor: Harris Surveying		Contact: Tony Harris
Address:		E-mail: tony@harrissurveying.comcastbiz.net
Phone#: (505) 899-8056 Fax#:	······································	E-IIIaii: tony@namissurveying.comcastbiz.net
Contractor: Wilger Enterprises	·· · · · · · · · · · · · · · · · · · ·	Contact: John Wilger
Address: 425 Edmon Rd NE, ABQ, NM 87107		
Phone#: (505) 345-2854 Fax#:		E-mail: jwilger@wilger.com
TYPE OF SUBMITTAL:	CHECK TYPE OF APPROV	AL/ACCEPTANCE SOUGHT:
DRAINAGE REPORT	SIA/FINANCIAL GUARAN	TEE RELEASE
X DRAINAGE PLAN 1st SUBMITTAL	PRELIMINARY PLAT APPI	ROVAL AO VOUS FICE
DRAINAGE PLAN RESUBMITTAL	S. DEV. PLAN FOR SUB'D	
CONCEPTUAL G & D PLAN	S. DEV. FOR ELDG PERVI	
GRADING PLAN	SECTOR PLAN APPEOVAL	
ENGINEER'S CERT (UVDROLOGY)	FINAL PLAT APPROVAL CERTIFICATE OF OCCUPA	R. 2. 7. 22:5
ENGINEER'S CERT (HYDROLOGY) CLOMR/LOMR	CERTIFICATE OF OCCUPA	• 11 / 1
TRAFFIC CIRCULATION LAYOUT (TCL)	X FOUNDATION PAND DEVI	
ENGINEER'S CERT (TCL)	X BUILDING PERMIT APPRO	
ENGINEER'S CERT (DRB SITE PLAN)	GRADING PERMIT APPRO	
ENGINEER'S CERT (ESC)	PAVING PERMIT APPROV	AL ESC PERMIT APPROVAL
SO-19	WORK ORDER APPROVAL	ESC CERT. ACCEPTANCE
OTHER (SPECIFY)	GRADING CERTIFICATION	OTHER (SPECIFY)
WAS A PRE-DESIGN CONFERENCE ATTENDED:	Yes No Co	py Provided
DATE SUBMITTED: April 24, 2015	By: Fred C. Arfman, PE	
<del></del>	Isaacson & Afrman, P.A.	

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#### **Bryan Bobrick**

From:

Bryan Bobrick <bryanb@iacivil.com>

**Sent:** Friday, April 24, 2015 3:04 PM

To: 'PLNDRS@cabq.gov'
Cc: 'Genny Donart'

Subject: Starbucks - Lomas & Washington (FILE J17/D012)

Attachments: 2115 BUILDING PERMIT.pdf; 2115 SUPPLEMENTAL INFORMATION.pdf

Tracking: Recipient Read

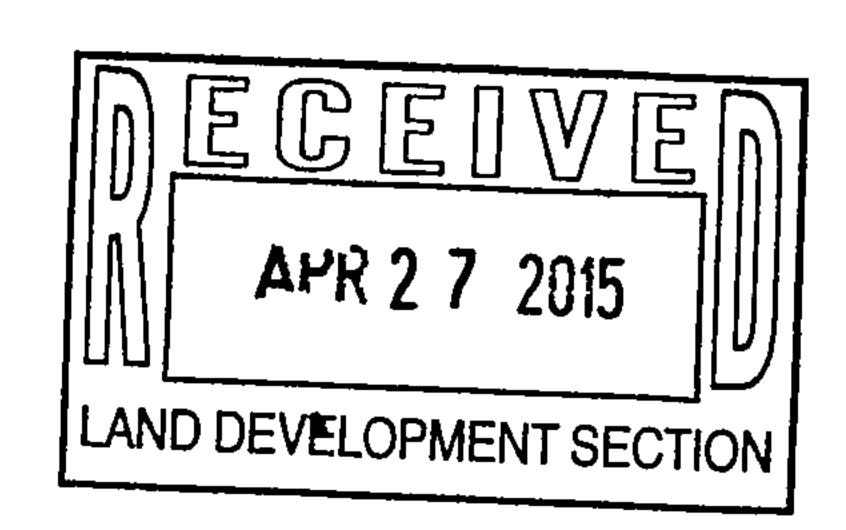
'PLNDRS@cabq.gov'

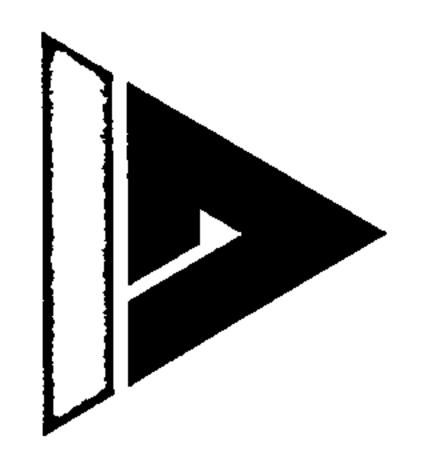
'Genny Donart' Read: 4/24/2015 3:06 PM

Bryan J. Bobrick Project Manager

Isaacson & Arfman, P.A.
Consulting Engineering Associates
128 Monroe St. N.E.
Albuquerque, NM 87108
Phone: (505)268-8828

Fax: (505)268-2632 bryanb@iacivil.com

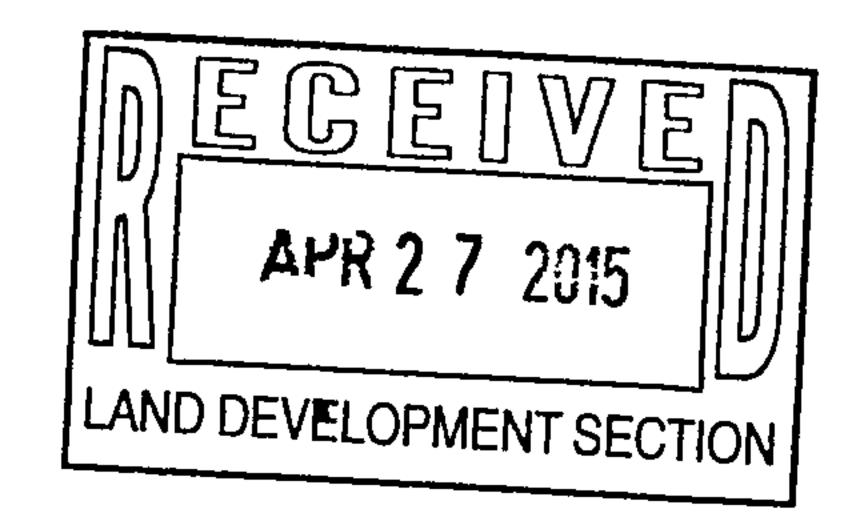




Thomas O. Isaacson, PE(RET.) & LS(RET.) . Fred C. Arfman, PE . Asa Nilsson-Weber, PE

April 24, 2015

Jeanne Wolfenbarger, P.E. City of Albuquerque Senior Engineer, Planning Dept. Development Review Services



RE: Starbucks, 4407 Lomas Blvd. NE Revised Grading and Drainage Plan (COA Hydrology File J17-D012)

Dear Ms. Wolfenbarger,

Attached with this letter is a revised Grading and Drainage Plan for the above referenced project. Revisions made were in response to your comments dated April 9, 2015 as follows:

- 1. First flush (f.f.) summary table has been added to the plan with the following columns:
  - a. Basin number
  - b. Description
  - c. Total basin area (sf)
  - d. % of basin that is impervious
  - e. Area (sf) of basin that is impervious
  - f. First flush volume

The total impervious area and total f.f. volume are provided at the bottom of the table.

- 2. Existing / Proposed calculations for the overall development have been added to the plan.
- 3. I have labeled the volume that is being retained at each of the f.f. retention pond areas.
- 4. The basin draining to the proposed sidewalk culvert (Basin A) has a peak discharge rate of 0.5 cfs. The other curb openings throughout the site will pass between 0.1 and 0.4 cfs. Calculations have been provided in the Supplemental Information packet submitted with this plan.
- 5. The site immediately to the west of this property is not impacted by this development. Referencing the original Grading and Drainage Plan prepared by Victor Chavez dated 7/7/87 (copy included in the Supplemental Information packet), this small basin (Basin 4) will continue to discharge west. The public alley to the north will also continue to accept approximately 1.0 cfs from Basin C.

- 6. Supplemental Information packet included contains the following:
  - a. Impervious Area existing condition
  - b. Impervious Area proposed condition
  - c. Individual drainage basin calculations
  - d. 11x17 of original Grading and Drainage Plan with basins clarified
  - e. Sidewalk culvert and curb opening calculations.

Please call me at 268-8828 if you have any additional questions or comments. The contractor is anxious to begin construction.

Sincerely,

Isaacson & Arfman, PA

Genevieve L. Donart, P.E.

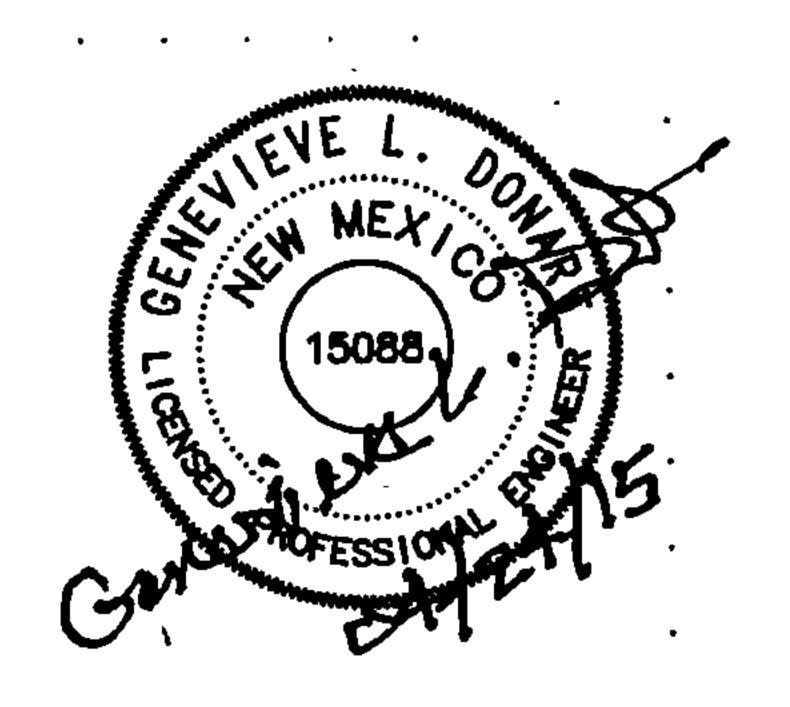
APRIL 24, 2015

### SUPPLEMENTAL INFORMATION

**FOR** 

# STARBUCKS LOMAS & WASHINGTON N.E.

by

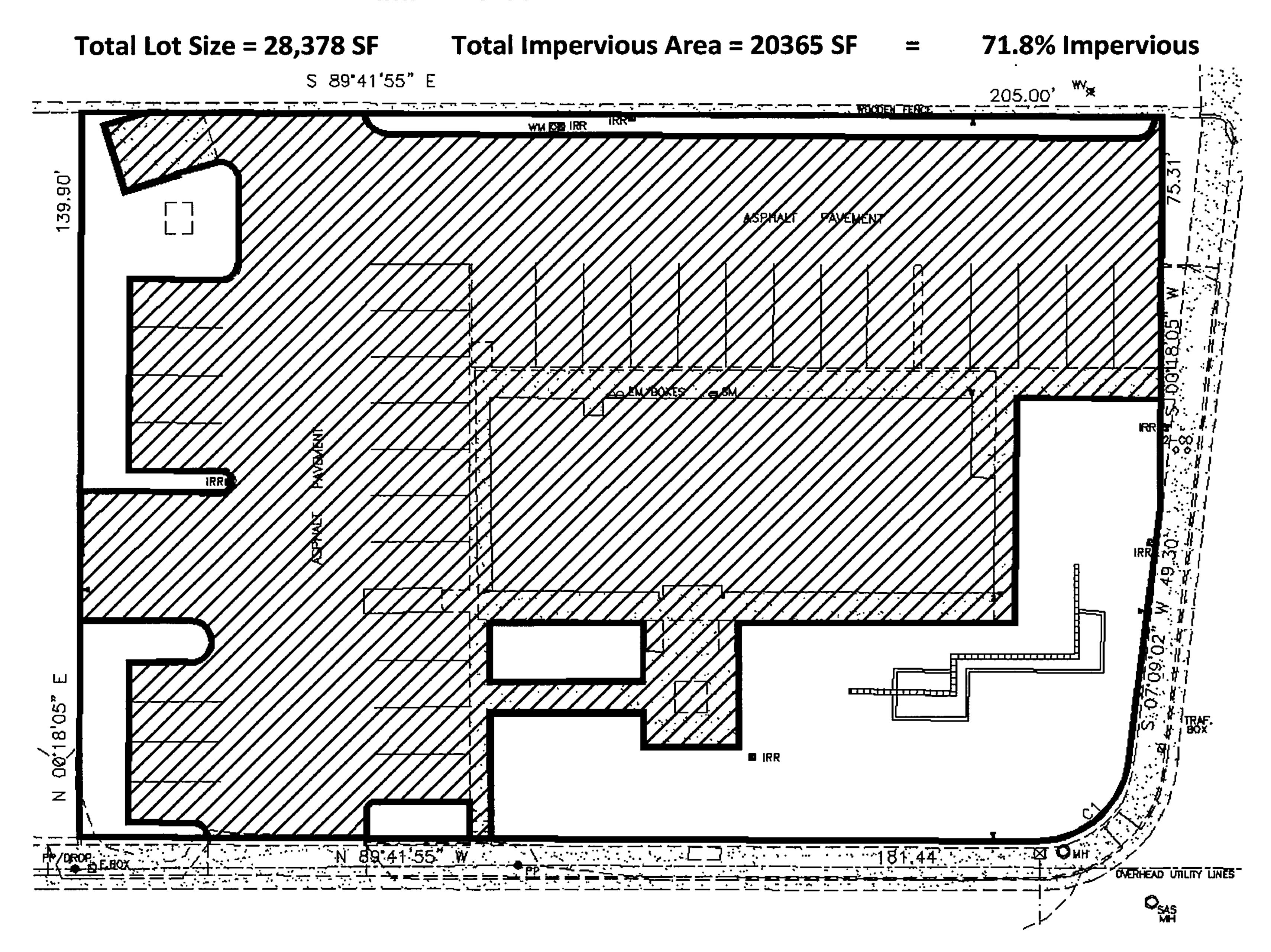


ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

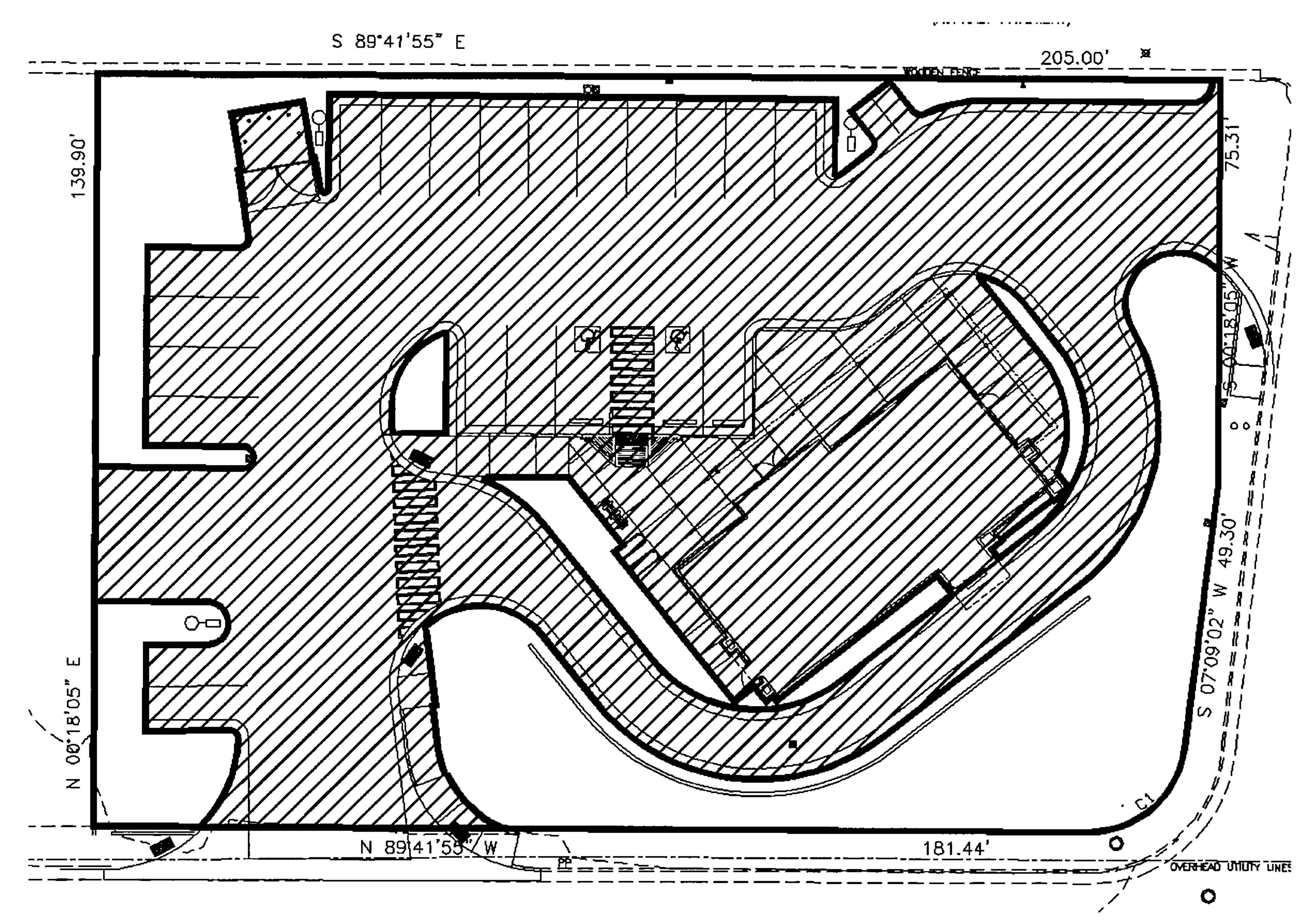
Thomas O. Isaacson, PE(RET.) & LS(RET.)
Fred C. Arfman, PE
Åsa Nilsson-Weber, PE

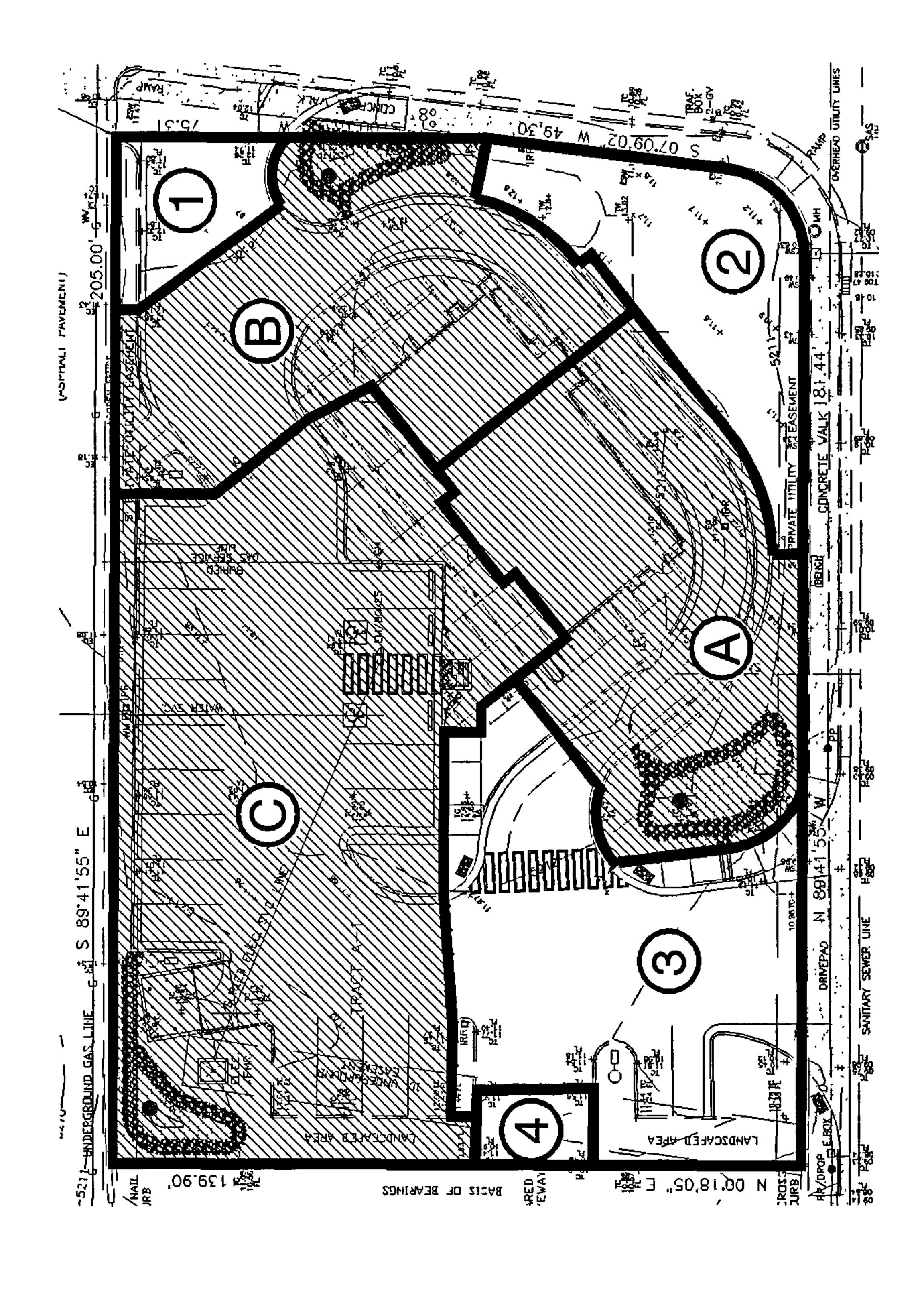
#### IMPERVOIUS AREA – EXISTING CONDITION



#### IMPERVOIUS AREA – PROPOSED CONDITION

Total Lot Size = 28,378 SF Total Impervious Area = 19963 SF = 70% Impervious





BASIN NO. 1		DESCRIPTION	DISCH	ARGING TO WASHINGTON ST.	
Area of basin flows =	835	SF =		0.0 Ac.	
The following calculation	ns are based on	Treatment areas as shown in tabl	e to the right	LAND TREATMENT	
	Sub-basin Weigl	nted Excess Precipitation (see for	mula above)	A = 0%	
	Weighted E	= 1.90 in.		B = 10%	
	Sub-basin Volun	ne of Runoff (see formula above)		C= 9%	
	V360	= 132 C	;	D = 81%	
	Sub-basin Peak I	Discharge Rate: (see formula abo	<u>/e)</u>	FIRST FLUSH VOL.	
	Qp	= 0.1 cf	\$	19 CF	
BASIN NO. 2		DESCRIPTION		LANDSCAPE AREA	
Area of basin flows =	2358	SF =		0.1 Ac.	
The following calculation	ns are based on	Treatment areas as shown in tab	e to the right	LAND TREATMENT	
	Sub-basin Weigl	nted Excess Precipitation (see for	mula above)	A = 0%	
	Weighted E	= 0.96 in.		B = 50%	
	Sub-basin Volun	ne of Runoff (see formula above)		C = 50%	
	V360	= 188 C	·	D = 0%	
	Sub-basin Peak I	Discharge Rate: (see formula abo	ve)	FIRST FLUSH VOL.	
	QP	= 0.1 cf	s	0 CF	
	<u> </u>				
BASIN NO. 3		DESCRIPTION	DISC	HARGING TO LOMAS BLVD.	
BASIN NO. 3 Area of basin flows =	4939	· · ·	DISC	HARGING TO LOMAS BLVD.  0.1 Ac.	
Area of basin flows =	<u> </u>	· · ·	-		
Area of basin flows =	ns are based on	SF =	e to the right	0.1 Ac.	
Area of basin flows =	ns are based on Sub-basin Weighted E	SF Treatment areas as shown in tab  hted Excess Precipitation (see for  1.87 in.	e to the right mula above)	0.1 Ac.  LAND TREATMENT  A = 0%  B = 11%	
Area of basin flows =	ns are based on Sub-basin Weighted E	SF Treatment areas as shown in tab  hted Excess Precipitation (see for	e to the right mula above)	0.1 Ac.  LAND TREATMENT  A = 0%  B = 11%  C = 10%	
Area of basin flows =	ns are based on Sub-basin Weighted E	SF Treatment areas as shown in tab  hted Excess Precipitation (see for  1.87 in.	e to the right mula above)	0.1 Ac.  LAND TREATMENT  A = 0%  B = 11%  C = 10%  D = 79%	
Area of basin flows =	ons are based on Sub-basin Weighted E Sub-basin Volun V360	SF Treatment areas as shown in tab  hted Excess Precipitation (see form  = 1.87 in.  ne of Runoff (see formula above)	e to the right mula above)	0.1 Ac.  LAND TREATMENT  A = 0%  B = 11%  C = 10%	
Area of basin flows =	ons are based on Sub-basin Weighted E Sub-basin Volun V360	SF Treatment areas as shown in tab  Inted Excess Precipitation (see form  = 1.87 in.  The of Runoff (see formula above)  = 771 C	e to the right mula above)	0.1 Ac.  LAND TREATMENT  A = 0%  B = 11%  C = 10%  D = 79%	
Area of basin flows =	ons are based on Sub-basin Weighted E Sub-basin Volun V360	SF Treatment areas as shown in tab  Inted Excess Precipitation (see formula above)  = 771 C  Discharge Rate: (see formula above)	e to the right mula above)	0.1 Ac.  LAND TREATMENT  A = 0%  B = 11%  C = 10%  D = 79%	
Area of basin flows = The following calculation	ons are based on Sub-basin Weighted E Sub-basin Volun V360	SF Treatment areas as shown in tab  Inted Excess Precipitation (see formula above)  = 1.87 in.  The of Runoff (see formula above)  = 771 C  Discharge Rate: (see formula above)  = 0.5 cf  DESCRIPTION	e to the right mula above)	0.1 Ac.  LAND TREATMENT  A = 0%  B = 11%  C = 10%  D = 79%  FIRST FLUSH VOL.  111 CF  IARGING TO WEST PROPERTY  0.0 Ac.	
Area of basin flows = The following calculation  BASIN NO. 4 Area of basin flows =	ons are based on Sub-basin Weighted E Sub-basin Volun V360 Sub-basin Peak I QP	SF Treatment areas as shown in tab  Inted Excess Precipitation (see formula above)  = 1.87 in.  The of Runoff (see formula above)  = 771 C  Discharge Rate: (see formula above)  = 0.5 cf  DESCRIPTION	e to the right mula above)  ve)  DISCH	0.1 Ac.  LAND TREATMENT  A = 0%  B = 11%  C = 10%  D = 79%  FIRST FLUSH VOL.  111 CF  IARGING TO WEST PROPERTY	
Area of basin flows = The following calculation  BASIN NO. 4 Area of basin flows =	ons are based on Sub-basin Weighted E Sub-basin Volun V360 Sub-basin Peak Qp  363 ons are based on Sub-based	SF Treatment areas as shown in tab  Inted Excess Precipitation (see for  I.87 in.  The of Runoff (see formula above)  The of Runoff (see formula above)	e to the right mula above)  ve)  DISCH	0.1 Ac.  LAND TREATMENT  A = 0%  B = 11%  C = 10%  D = 79%  FIRST FLUSH VOL.  111 CF  IARGING TO WEST PROPERTY  0.0 Ac.  LAND TREATMENT  A = 0%	
Area of basin flows = The following calculation  BASIN NO. 4 Area of basin flows =	ons are based on Sub-basin Weighted E Sub-basin Volun V360 Sub-basin Peak QP QP 363 ons are based on Sub-basin Weighted E Weighted E	SF Treatment areas as shown in tab  Inted Excess Precipitation (see formula above)  = 1.87 in.  The of Runoff (see formula above)  = 771 C  Discharge Rate: (see formula above)  = 0.5 cf  DESCRIPTION  SF =  Treatment areas as shown in tab  Inted Excess Precipitation (see formula above)  = 2.12 in.	e to the right mula above)  DISCH  e to the right mula above)	0.1 Ac.  LAND TREATMENT  A = 0%  B = 11%  C = 10%  D = 79%  FIRST FLUSH VOL.  111 CF  IARGING TO WEST PROPERTY  0.0 Ac.  LAND TREATMENT  A = 0%  B = 0%	
Area of basin flows = The following calculation  BASIN NO. 4 Area of basin flows =	ons are based on Sub-basin Weighted E Sub-basin Volun V360 Sub-basin Peak QP QP 363 ons are based on Sub-basin Weighted E Weighted E	SF Treatment areas as shown in tab  Inted Excess Precipitation (see formula above)  = 1.87 in.  The of Runoff (see formula above)  = 771 C  Discharge Rate: (see formula above)  = 0.5 cf  DESCRIPTION  SF =  Treatment areas as shown in tab  Inted Excess Precipitation (see formula above)  = 2.12 in.  The of Runoff (see formula above)	e to the right mula above)  DISCH  to the right mula above)	0.1 Ac.  [LAND TREATMENT]  A = 0%  B = 11%  C = 10%  D = 79%  FIRST FLUSH VOL.  111 CF  [LARGING TO WEST PROPERTY]  0.0 Ac.  [LAND TREATMENT]  A = 0%  B = 0%  C = 0%	
Area of basin flows = The following calculation  BASIN NO. 4 Area of basin flows =	Sub-basin Weighted E Sub-basin Volun V360 Sub-basin Peak QP  363 ons are based on Sub-basin Weighted E Sub-basin Volun Weighted E Sub-basin Volun V360	SF Treatment areas as shown in tabeleted Excess Precipitation (see formula above)  = 1.87 in.  The of Runoff (see formula above)  = 771 C  Discharge Rate: (see formula above)  = 0.5 cf  DESCRIPTION  SF = Treatment areas as shown in tabeleted Excess Precipitation (see formula above)  = 2.12 in.  The of Runoff (see formula above)  = 64 C	e to the right mula above)  DISCH to the right mula above)	0.1 Ac.  [LAND TREATMENT]  A = 0%  B = 11%  C = 10%  D = 79%  FIRST FLUSH VOL.  111 CF  [LARGING TO WEST PROPERTY]  0.0 Ac.  [LAND TREATMENT]  A = 0%  B = 0%  C = 0%  D = 100%	
Area of basin flows = The following calculation  BASIN NO. 4 Area of basin flows =	Sub-basin Weighted E Sub-basin Volun V360 Sub-basin Peak QP  363 ons are based on Sub-basin Weighted E Sub-basin Volun Weighted E Sub-basin Volun V360	SF Treatment areas as shown in tab  Inted Excess Precipitation (see formula above)  = 1.87 in.  The of Runoff (see formula above)  = 771 C  Discharge Rate: (see formula above)  = 0.5 cf  DESCRIPTION  SF =  Treatment areas as shown in tab  Inted Excess Precipitation (see formula above)  = 2.12 in.  The of Runoff (see formula above)	e to the right mula above)  DISCH to the right mula above)	0.1 Ac.  [LAND TREATMENT]  A = 0%  B = 11%  C = 10%  D = 79%  FIRST FLUSH VOL.  111 CF  [LARGING TO WEST PROPERTY]  0.0 Ac.  [LAND TREATMENT]  A = 0%  B = 0%  C = 0%	

BASIN NO. A		DESCRIPTION		TO FIRST FLUSH POND	/ LOMAS BLVD.
Area of basin flows =	5040	SF	=	0.1 Ac.	
The following calculation	ons are based on	Treatment areas as shown in	table to	the right LAND TR	EATMENT
	Sub-basin Weigl	nted Excess Precipitation (see	formula	a above) A =	0%
	Weighted E	= 1.79	in.	B=	14%
	Sub-basin Volun	ne of Runoff (see formula abo	ve)	C=	14%
	V360	= 753	CF	D=	72%
	Sub-basin Peak I	Discharge Rate: (see formula	above)	FIRST FLI	JSH VOL.
	QP	= 0.5	cfs		103 CF
BASIN NO. B		DESCRIPTION	T	O FIRST FLUSH POND / Y	WASHINGTON ST.
Area of basin flows =	4607	SF	=	0.1 Ac.	
The following calculation	ons are based on	Treatment areas as shown in	table to	the right LAND TR	EATMENT
	Sub-basin Weigl	nted Excess Precipitation (see	formula	a above) A =	0%
	Weighted E	= 1.79	in.	B=	14%
	Sub-basin Volun	ne of Runoff (see formula abo	ve)	C=	14%
	V <sub>360</sub>	= 689	CF		72%
	Sub-basin Peak I	Discharge Rate: (see formula	above)	FIRST FLI	JSH VOL.
	Qp	= 0.4	cfs	·· —	94 CF
BASIN NO. C		DESCRIPTION		TO FIRST FLUSH POND	/ NORTH ALLEY
Area of basin flows =	10237	SF	=	0.2 Ac.	
The following calculation	ons are based on	Treatment areas as shown in	table to	the right LAND TR	EATMENT
	Sub-basin Weigl	nted Excess Precipitation (see	formula	a above) A =	0%
	Weighted E	<del></del>		B =	11%
	Sub-basin Volun	e of Runoff (see formula abo	ve)	C =	11%
	V360	= 1590	CF	D =	78%
	Sub-basin Peak I	Discharge Rate: (see formula	above)	FIRST FLI	JSH VOL.
	Q <sub>P</sub>	= 1.0	cfs		226 CF

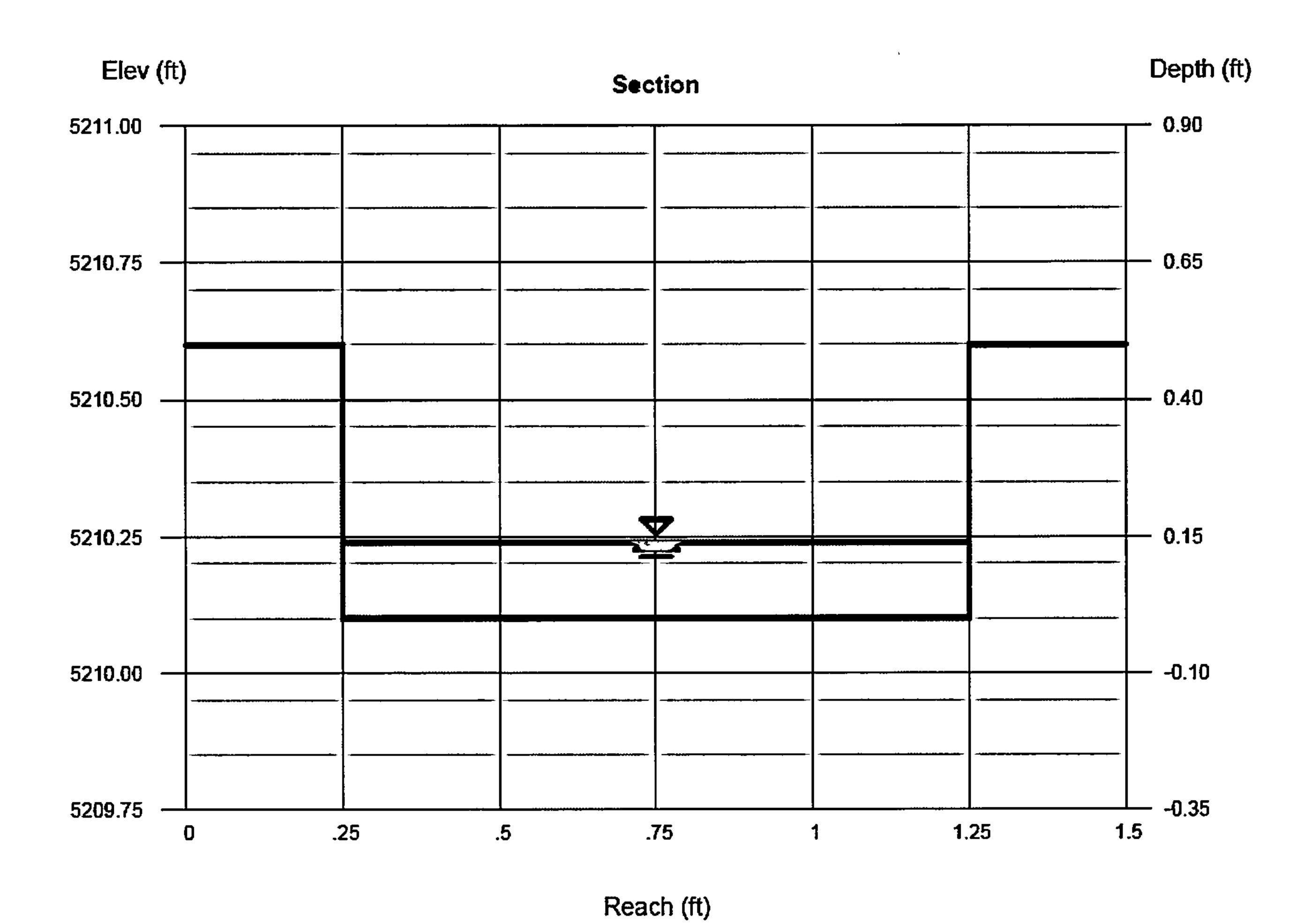
### Channel Report

Hydraflow Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc.

Friday, Apr 24 2015

#### Starbucks Covered Sidewalk Culvert

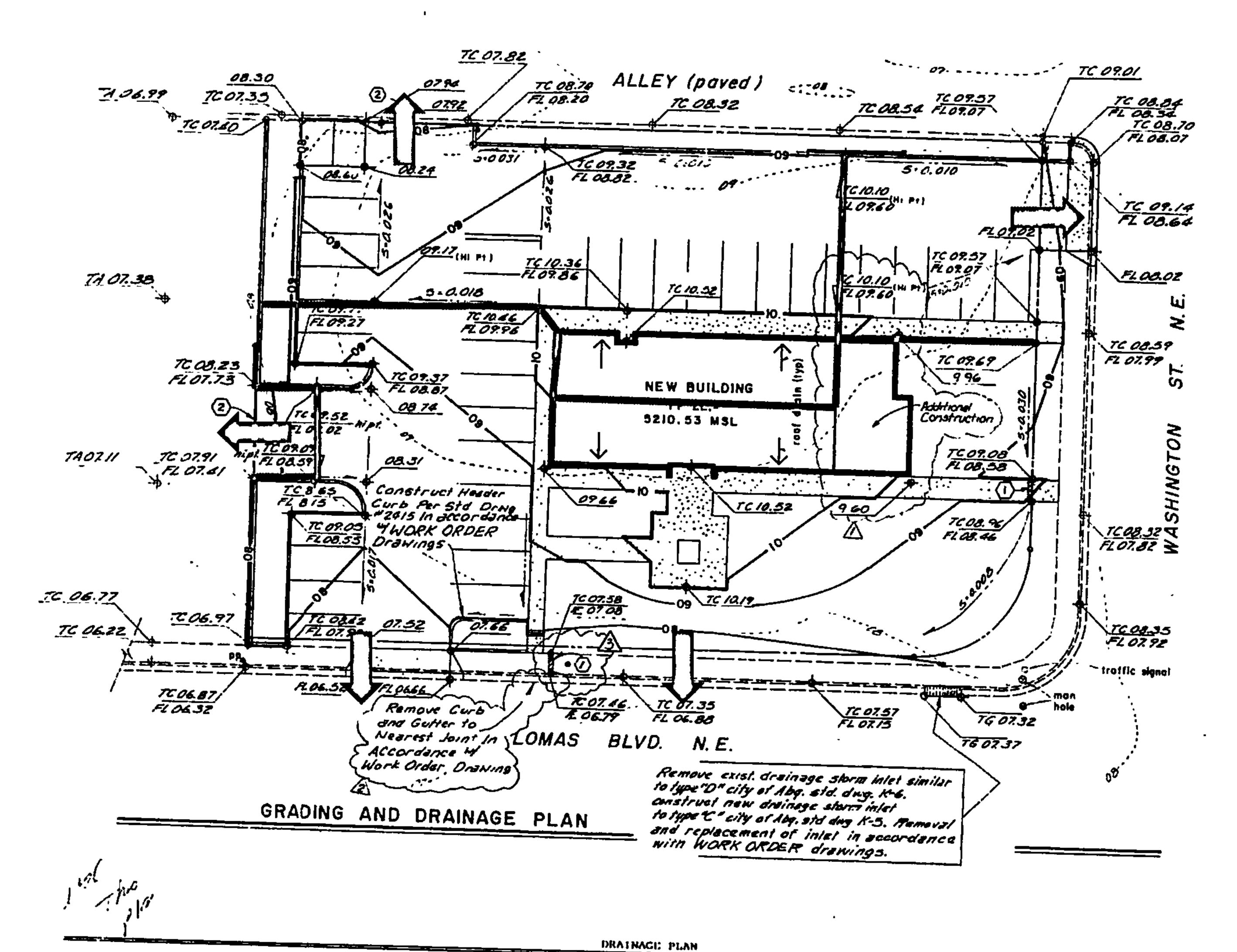
Rectangular		Highlighted	
Bottom Width (ft)	= 1.00	Depth (ft)	= 0.14
Total Depth (ft)	= 0.50	Q (cfs)	= 0.500
		Area (sqft)	= 0.14
Invert Elev (ft)	= 5210.10	Velocity (ft/s)	= 3.57
Slope (%)	= 2.00	Wetted Perim (ft)	= 1.28
N-Value	= 0.013	Crit Depth, Yc (ft)	= 0.20
		Top Width (ft)	= 1.00
Calculations		EGL (ft)	= 0.34
Compute by:	Known Q		
Known Q (cfs)	= 0.50		



### Orifice Equation:

12" wide x 6" high opening (either curb cut or covered sidewalk culvert) can accept 1.4 cfs max.

ORIFICE EQUATION - SIDEWALK CULVERT / CURB CUT 1' WIDEX 6" HIGH)						
The Orifice I	The Orifice Equation is used to calculate the Flow at the opening of a Channel					
Q = C*A*(	2*g*h)^0.5					
Where	Q	=	1.4	cfs		
	C	=	0.6		(indicating that the opening will function at 60% capacity)	
	Α	=	0.5	sq.ft.		
	g	=	32.2	ft/sec^2		
	h	=	0.333	ft	depth of flow at opening from the center of culvert	



OPPICE BLOG AT WASHINGTON AND LOMAS

#### LOCATION AND EXISTING CONDITION:

THE SITE IS LOCATED ON THE NORTHWEST CORNER OF WASHINGTON AND LOMAS IN ALBUQUERQUE, NEW MEXICO CONTAINING APPROXIMATELY 0.7515 ACRES. THE SITE IS PRESENTLY DEVELOPED, PAIRLY LEVEL. AND SLOPES FROM THE CENTER OF THE SITE IN ALL DIRECTIONS.

NO OPE-SITE RUNOLF ENTERS THE SITE DUE TO EXISTING ELEVATIONS. EXISTING RUNOPP ENTERS WASHINGTON AND LOMAS AND IS INTERCEPTED BY LOMAS DATE. IT INTERS THE NORTH DIVERSION CHANNEL, THE AREA OF TRE SITE IS COMPLETELY DEVELOPED, THEREPORE RUNOPP IN THIS AREA WILL NOT INCREASE.

#### PROPOSED CONDITION:

PROPOSED DEVELOPMENT OF THE SITE INCLUDES A BUILDING WITH RELATED PARKING AND LANDSCAPING. RUNOFF FROM THE SITE WILL RE ALTOWED TO CONTINUE TO FREE DISCHARGE TO THE EAST AND SOUTH BOUNDING STREETS RECAUSE THE PROPOSED RUNOPP WILL BE LESS THAN THE PRISTING.

#### CALCULATIONS:

- Area 0.7515 acres
- 1 2-2 m./hr. Plane 22.2 m-2
- 6 bent, 190-year taridall 2.4 in. Plate 22.2 D-1 ) (2.21(2.3) 5.06 in.7hr.

PYICHTM: ON CIMI COM.

SURPACE TYPE Streets, Drives, Walks Roofs Landscaping Undeveloped	"C" VALUE 0.95 0.90 0.25 0.40	A (ACRES) 0.6146 0.1208 0.0161	"C"X A 0.5839 0.1087 0.004	COMPOSTTI "C"=CXA/A
TOTA Q(100) = (0.9769)(5.06) Q(10) = (0.657)(3.5748) CN = 85 Plate 22.7	(0.7515) - j 2.3158 aC	0.7515 .5248 c(n	0.6966	0.9269
Direct Runoi( + 1.0 in. V(100) + (1.0)(0.7515)(. V(10) + (0.6571(2727 45	19ate 22 • C1/10683	2727 BE ALL	11,	

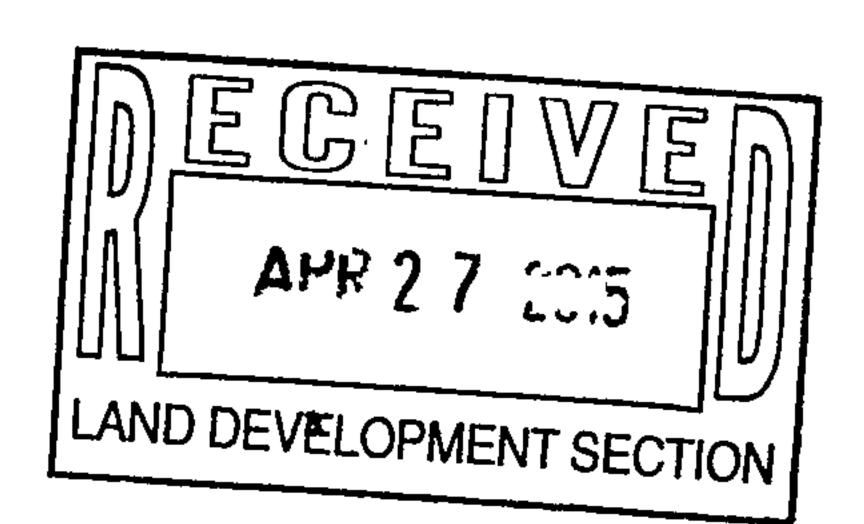
PROPOSED ON-SITE CONDITIONS.

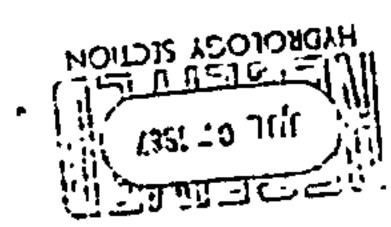
V(10) = (0.657)(2727.45) = 1792.3 cu. (1.

V(100) = (.85)(0.7515)(41560)/12 = 2318.75 cu. ft.

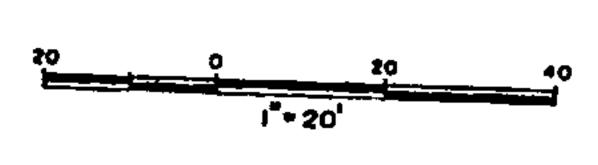
V(10) - (0.657)(2318.75) + 15.3.47 cu, ft.

TRANSPOSED ON-SITE CONDITI	ONS:			
SURPACE TYPE Streets, Drives, Walks Roofs Lawns & Landscaping Undeveloped	"C" VALUE 0.95 0.90 0.25 0.40	A (ACRES) 0.4560 0.0898 0.2057	"C"X A 0.4337 0.0808 0.0514	COMPOSITE "C"=CXA/A
TOTAL  O(100) = (0.7574)(5.06)( O(10) = (0.657)(2.8609)  CN = 75 Plate 27.7 c  Direct Runoff = .85 in.	0,7515} = 7 1.8796 etc - { Plate 22	rt	0.5654	0.7524











LEGEND PROPERTY LINE ----CONTOUR (NEW) -----88-----CONTOUR (EXISTING) --- 09----SPOT ELEVATION (NEW) SPOT ELEVATION (EXISTING)

LEGAL DESCRIPTION:

LOTS 30 THRU 37 OF JOSEPH L. DAILEY'S SUBDIVISION OF BLOCK 17-LA HACIENDA, ALBUQUERQUE, NEW MEXICO.

#### HENCII MARK DATA — THE & ACS

THE STATION STAMPED "2-J17A" A " + " CUT ON THE TOP OF CURB 6 PEET SOUTH OF THE SSW CURB RETURN LOCATED IN THE SOUTHWEST QUADRANT OF WASHINGTON STREET, N E. AND LONGS BLVD., N.P. ELEVATION = 5,208.26' MSL.

SURVEY DATA:

SURVEY DATA PROVIDED BY FRED SANCHEZ N.M.L.S. NO. 4078, ALBUQUERQUE, NEW HEXICO, SEPTEMBER, 1986.

GENERAL HOTES:

. OWNER OF PROPERTY AT THE NORTHWEST CORNER OF LOMAS AND WASHINGTON IS THE SAME OWNER AS THE PROPERTY TO THE WEST.

#### REVISED DRAINAGE PLAN

LOHAS & WASHINGTON

#### ADDITIONAL CONSTRUCTION:

During construction, the Owner increased the size of the building by 734 square feet. Revisions to the grading and drainage plan were made on April 9, 1987. Due to the expansion, the O(100) increased from 1.8796 cfs to 1.9162 cfs, an increase

#### REVISED CALCULATIONS:

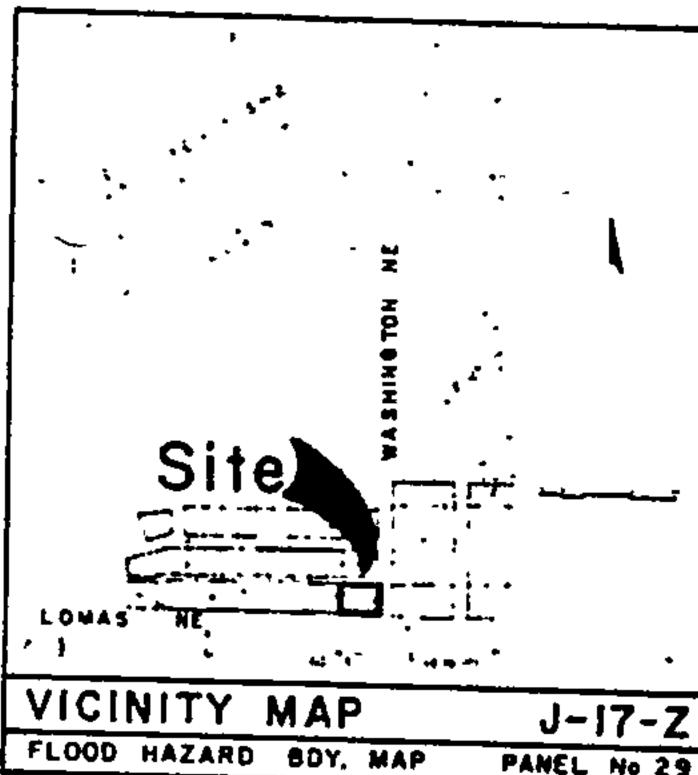
Area = 0.7515 acres 1 = 2.2 in./hr. Plate 22.2 D-2 6-hour, 100-year rainfall = 2.3 in. Plate 22.2 U-1 1 = (2.2)(2.3) = 5.06 in./hr.

#### EXISTING ON-SITE CONDITIONS:

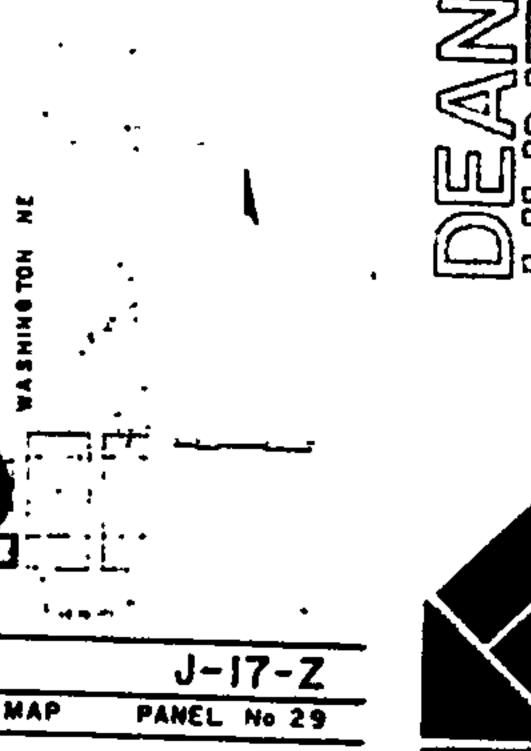
SURFACE TYPE Streets, Drives, Halks Roofs Lawns & Landscaping Undeveloped	"C" VALUE 0.95 0.90 •0.24 0.40	A (ACRES) 0.4560 0.0898 0.2057	"C"X A D.433/ D.DBO8 C.0514	COMPOSTES
TOTAL Q(100) = (0.7524)(5.06)( Q(10) = (0.657)(2.8611) CN = 75 Plate 22.2 C-	0.7515) 4 7 • 1.87 <del>9</del> 6 efs	0.7515 .8611 cfs	0.5654	0.7524
Direct Runo[[ = .85 in. V(100) = {0.85}(0.7515)( V(10) = {0.657}(2318.75}	435603/12 🗻	7318 75 mm	ſt.	•

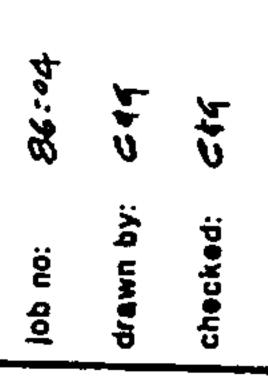
#### PROPOSED ON-SITE CONDITIONS:

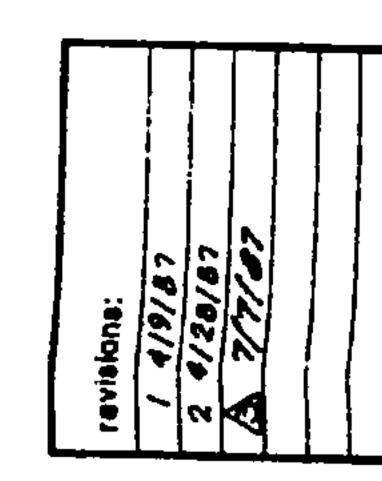
die made Court	110491			
SURFACE TYPE Streets, Drives, Walks Roofs Landscaping Undeveloped	"C" VALUE 0.95 0.90 0.25 0.40	A (ACRES) 0.4560 0.1067 0.1888	"C"X A 0.4332 0.0960 0.0472	COMPOSITE CT CXA/A
TOTAL, O(100) = (0.7670)(5.06 Q(10) = (0.657)(2.9166 CN = 75 Plate 22.2 ( Direct Runoff = .85 in. V(100) = (0.85)(0.7515)	)(0.7515) + 2 ) = 1.9162 cf: C-3 Plate 22.	.2 C-4	0.5764	0.7670
V(10) = (0.657)(2318.7	3) & 1571 4 <i>7 /</i>	~at fo		

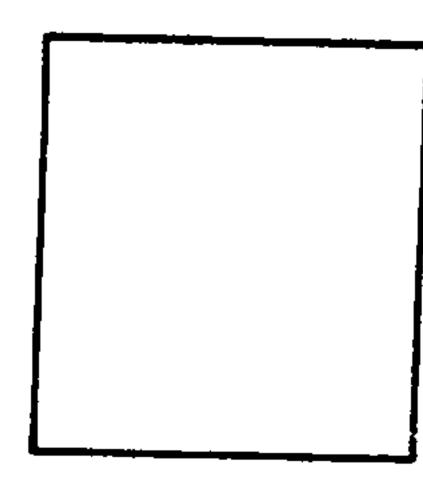


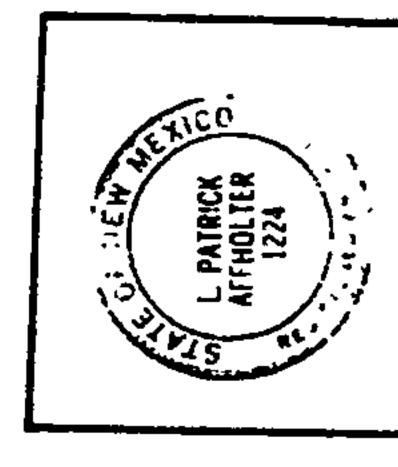
- TO BE PERFORMED, EXCEPT AS OTHER. WISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION,
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1214, POR LOCATION OF PXIST-ING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CON. TRACTOR SHALL EXCAVATE AND VERIEY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL MOTIFY THE ENGINEER SO THAT THE COMPLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- BACKFILL COMPACTION SHALL BE ACCORDING TO AFTERIAL STREET DEE.
- MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
- CONTRACTOR IS RESPONSIBLE FOR PROSION CONTROL DURING THE CON-STRUCTION PHASE, INCLUDING ANY PROVISIONS THAT NEED TO BE TAKEN TO DIVERT ANY SEDIMENT FROM ENTERING THE CITY RIGHT-OF-WAY. I.P., WINDROWS, SILT PENCING, OR APPROVED EQUAL.
- CURB AND GUTTER SHOWN AS EXISTING AND NOT TO BE REMOVED UNDER THE CONTRACT WHICH IS DAMAGED OR DISPLACED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT HIS EXPENSE.
- WHEN CONSTRUCTION UNDER THIS PROJECT CONNECTS TO EXISTING IMPROVEMENTS, THE CONTRACTOR SHALL PROVIDE AN EASY RIDING COMMERTION.











O FEFFE MOTES

- SIDEWALK CULVERT CONSTRUCT IN ACCORDANCE WITH CITY STD. DWG.
- 2. HATCH HEW ELEVATIONS TO EXISTING ASPRALT.



April 9, 2015

Fred Arfman, P.E. Issacson & Arfman, P.A. 128 Monroe Street NE Albuquerque, NM 87108

RE: Starbucks, 4407 Lomas Blvd.
Grading and Drainage Plan

Engineer's Stamp Date 3-27-2015 (File: J17-D012)

Dear Mr. Arfman:

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

Based upon the information provided in your submittal received 3-30-15, the above referenced plan cannot be approved for a Building Permit until the following comments are addressed:

1) Under the Basin Calculations, label the associated impervious area next to the first flush volume for each of the basins. At the bottom end of the Basin Calculations Table, show the total proposed 100-year flow, the total of the impervious areas, and the total of the first flush volume.

2) Provide calculations for the existing 100-year flow for comparison to the proposed 100-year flow.

3) For each of the first flush retention ponding areas, label the volume that is being retained. Show capacity of each of the on-site sidewalk culverts and the flow that it is capturing.

4) Address any off-site impacts due to site grading with regard to the site immediately adjacent to the Starbucks site.

If you have any questions, you can contact me at 924-3924.

Sincerely,

Jeanne Wolfenbarger, P.E. Senior Engineer, Planning Dept. Development Review Services

Orig: Drainage file

Addressee via Email



### Planning Department

### Development & Building Services Division

#### DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Starbucks @ G. T. D. T. Starbucks @ G. Starbucks @ G. T. Starbu	Building Permit #:	City Drainage # <del>- B13/</del>
DRB#: EPC#:		Work Order#:
Legal Description: Tract N-1-B-2; Severn Bar Ranch		•
City Address: 4407 Lomas Blvd.		
Engineering Firm: Isaacson & Arfman, P.A.		Contact:
Address: 128 Monroe Street NE - Albud	aueraue. NM 87108	
Phone#: (505) 268-8828 Fax#:		E-mail: @iacivil.com
O Sodborn Q Accodictor		
Owner: Sedberry & Associates  Address: 4700 Montgomery Blvd NE # 2, Albuquerque	D NM 87100	Contact: John Sedberry
Phone#: 855-7650  Fax#:	IC, INIVIO7 IUS	E-mail:
Architect: Modulus Architects		Contact: Stephen Dunbar
Address: 220 Copper Ave. NW, - Suite 350; ABQ, NV	18/103	
Phone#: (505) 338-1499 Fax#:		E-mail: sdunbar@modulusarchitects.com
Surveyor: Surv-Tek, Inc	<del></del>	Contact: Russ Hugg
Address:		
Phone#: (505) 897-3366 Fax#:		E-mail: Hugg@survtek comtony@harrissurveying comcastbiz net
Contractor: Wilger Enterprises		Contact: John Wilger
Address: 425 Edmon Rd NE, ABQ, NM 87107		
Phone#: (505) 345-2854 Fax#:		E-mail: jwilger@wilger.com
TYPE OF SUBMITTAL:	CHECK TYPE OF ADDDOM	AT /ACCEDTANCE COLICIES.
DRAINAGE REPORT	SIA/FINANCIAL GUARAN	AL/ACCEPTANCE SOUGHT:
X DRAINAGE PLAN 1st SUBMITTAL	PRELIMINARY PLAT APPR	
DRAINAGE PLAN RESUBMITTAL	S. DEV. PLAN FOR SUB'D	
CONCEPTUAL G & D PLAN	S. DEV. FOR BLDG. PERMI	
X GRADING PLAN	SECTOR PLAN APPROVAL	
EROSION & SEDIMENT CONTROL PLAN (ESC)	FINAL PLAT APPROVAL	
ENGINEER'S CERT (HYDROLOGY)	CERTIFICATE OF OCCUPA	NCV (PERM)
CLOMR/LOMR	CERTIFICATE OF OCCUPA	
TRAFFIC CIRCULATION LAYOUT (TCL)	X FOUNDATION PERMIT AP	
ENGINEER'S CERT (TCL)	X BUILDING PERMIT APPRO	
ENGINEER'S CERT (TCL)  ENGINEER'S CERT (DRB SITE PLAN)	GRADING PERMIT APPRO	
ENGINEER'S CERT (ESC)  ENGINEER'S CERT (ESC)	PAVING PERMIT APPROVA	
SO-19	WORK ORDER APPROVAL	<del></del>
OTHER (SPECIFY)	GRADING CERTIFICATION	
Official (Si ECIFT)	GRADING CERTIFICATION	OTTLER (SPECIF I)
WAS A PRE-DESIGN CONFERENCE ATTENDED:	Yes No Co	py Provided
DATE SUBMITTED: March 27, 2015	By: Fred C. Arfman, PE	· · · · · · · · · · · · · · · · · · ·
Requests for approvals of Site Development Plans and/or Subdivision scope to the proposed development defines the degree of drainage de 1. Conceptual Grading and Drainage Plan: Required for approximate Plans: Required for building permits, grading permits.  3. Drainage Report: Required for subdivision containing more 4. Erosion and Sediment Control Plan: Required for any new project less than 1-acre than are part of a larger common plans.	tail. One or more of the following levels roval of Site Development Plans greater that its, paving permits and site plans less that than ten (10) lots or constituting five (5) development and redevelopment site with	of submittal may be required based on the following han five (5) acres and Sector Plans  acres or more of the land 3 1 2015

Replace existing plan

#### **Fred Arfman**

From:

Ortiz, Monica <mortiz@cabq.gov>

To:

Fred Arfman

Sent:

Friday, March 20, 2015 10:47 AM

Subject:

Read: Starbucks @ Lomas & Wasshington

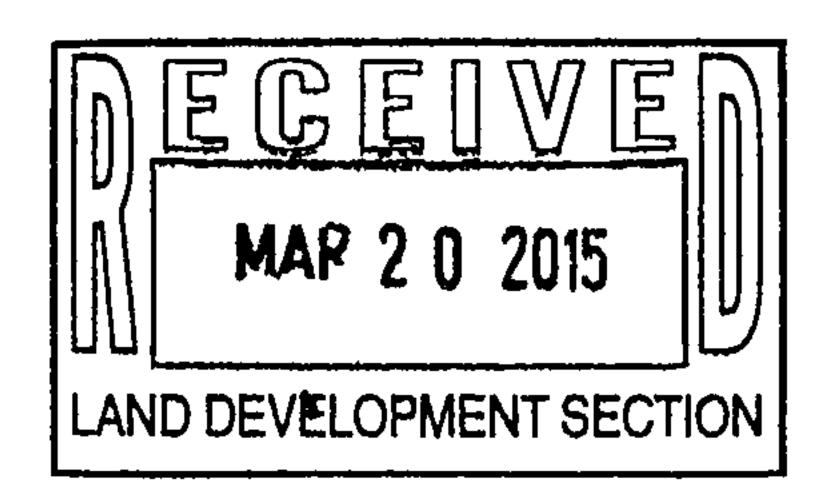
#### Your message

To: Ortiz, Monica

Subject: Starbucks @ Lomas & Wasshington

Sent: Friday, March 20, 2015 10:39:58 AM (UTC-07:00) Mountain Time (US & Canada)

was read on Friday, March 20, 2015 10:47:09 AM (UTC-07:00) Mountain Time (US & Canada).



#### **Bryan Bobrick**

From:

Planning Development Review Services < PLNDRS@cabq.gov>

To:

Bryan Bobrick

Sent:

Monday, March 30, 2015 12:13 PM

**Subject:** 

Read: Starbucks - Coors Bypass and 7-Bar Loop

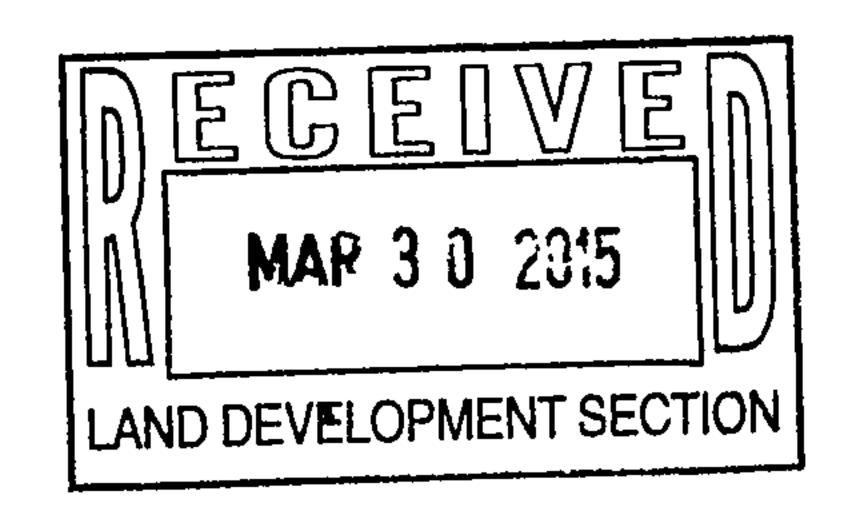
#### Your message

To: Planning Development Review Services

Subject: Starbucks - Coors Bypass and 7-Bar Loop

Sent: Monday, March 30, 2015 9:11:51 AM (UTC-07:00) Mountain Time (US & Canada)

was read on Monday, March 30, 2015 12:13:25 PM (UTC-07:00) Mountain Time (US & Canada).





### Planning Department

#### Development & Building Services Division

#### DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

JIJDOIZ

Project Title: Starbucks @ Lomas & Washington	Building Permit #:	City Drainage #: J17/
DRB#: EPC#:		Work Order#:
Legal Description: Tract A-1; Dailey Addition		
City Address: 4407 Lomas Blvd.		
Engineering Firm: Isaacson & Arfman, P.A.		Contact:
Address: 128 Monroe Street NE - Albu	aueraue. NM 87108	
Phone#: (505) 268-8828 Fax#:		E-mail: @iacivil.com
Owner: Sedberry & Associates		Contact: John Sedberry
Address: 4700 Montgomery Blvd NE # 2, Albuquerq		
Phone#: 855-7650 Fax#:		E-mail:
Architect: Modulus Architects		Contact: Stephen Dunbar
Address: 220 Copper Ave. NW, - Suite 350; ABQ, N		
Phone#: (505) 338-1499 Fax#:		E-mail: sdunbar@modulusarchitects.com
Surveyor: Harris Surveying		Contact: Tony Harris
Address:		
Phone#: (505) 899-8056 Fax#:		E-mail: tony@harrissurveying.comcastbiz.net
Contractor: Wilger Enterprises		Contact: John Wilger
Address: 425 Edmon Rd NE, ABQ, NM 87107		
Phone#: (505) 345-2854 Fax#:		E-mail: jwilger@wilger.com
TYPE OF SUBMITTAL:	CHECK TYPE OF APPROVA	L/ACCEPTANCE SOUGHT:
DRAINAGE REPORT	SIA/FINANCIAL GUARANT	
X DRAINAGE PLAN 1st SUBMITTAL	PRELIMINARY PLAT APPRO	OVAT
DRAINAGE PLAN RESUBMITTAL	S. DEV. PLAN FOR SUB'D A	
CONCEPTUAL G & D PLAN	S. DEV. FOR BLDG. PERMIT	
GRADING PLAN	SECTOR PLAN APPROVAL	MAR 2 0 2015
EROSION & SEDIMENT CONTROL PLAN (ESC)	FINAL PLAT APPROVAL	
ENGINEER'S CERT (HYDROLOGY)	CERTIFICATE OF OCCUPAR	VCY (PERM) LAND DEVELOPMENT SECTION
CLOMR/LOMR	CERTIFICATE OF OCCUPA	NCY (TCL TEMP)
TRAFFIC CIRCULATION LAYOUT (TCL)	X FOUNDATION PERMIT APP	ROVAL
ENGINEER'S CERT (TCL)	X BUILDING PERMIT APPROV	VAL
ENGINEER'S CERT (DRB SITE PLAN)	GRADING PERMIT APPROV	AL SO-19 APPROVAL
ENGINEER'S CERT (ESC)	PAVING PERMIT APPROVA	L ESC PERMIT APPROVAL
SO-19	WORK ORDER APPROVAL	ESC CERT. ACCEPTANCE
· OTHER (SPECIFY)	GRADING CERTIFICATION	OTHER (SPECIFY)
WAS A PRE-DESIGN CONFERENCE ATTENDED:	Yes No Cor	y Provided
DATE SUBMITTED: March 20, 2015	By: Fred C. Arfman, PE	
Requests for approvals of Site Development Plans and/or Subdivisi	Isaacson & Afrman, P.A. on Plats shall be accompanied by a drainage	submittal. The particular pature location and

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following

- 1. Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
- 2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5) acres
- 3. Drainage Report. Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
- 4 Erosion and Sediment Control Plan: Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

#### **Fred Arfman**

From: Fred Arfman <freda@iacivil.com>

**Sent:** Friday, March 20, 2015 10:40 AM 'Monica Ortiz (mortiz@cabq.gov)'

Cc: 'Stephen Dunbar (sdunbar@modulusarchitects.com)'; 'Wilger Enterprises

(jwilger@wilger.com)'

Subject: Starbucks @ Lomas & Wasshington

**Attachments:** DOC032015-003.pdf; 2115 CG-101 SIGNED 03-20-15.pdf

Monica,

Here attached is our e-file of our G&D submittal for the subject project.

Fred

Fred C. Arfman, P.E.

Principal/ President

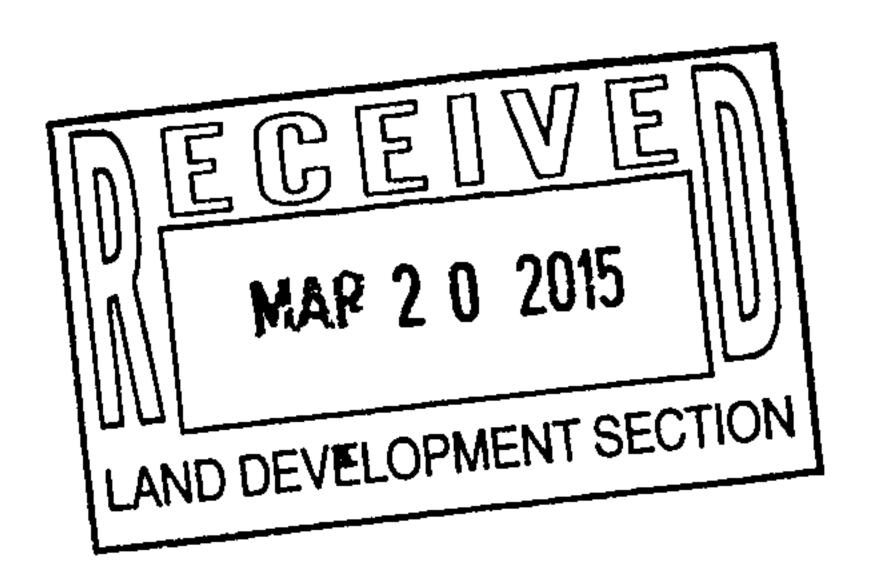
saacson & Arfman, P.A.

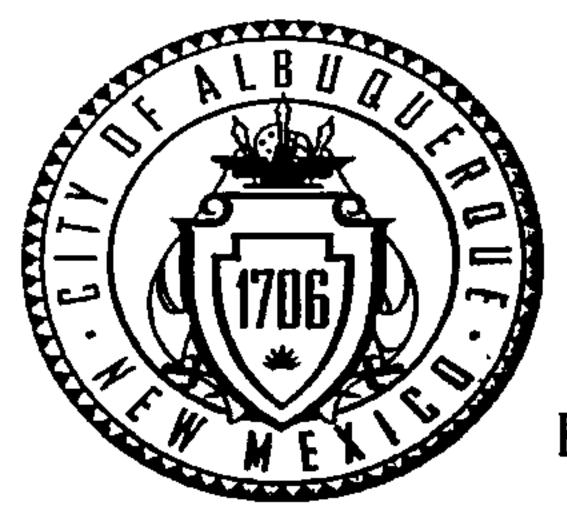
Consulting Engineering Associates

128 Monroe St. N.E.

Albuquetage, NM 87108

Phone (505)268-8828 Fax: (505)268-2632 freda@iacivil.com





### Planning Department

### Development & Building Services Division

#### DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Starbucks @ Lomas & Washington	Building Permit #:	City Drainage #: J17/
DRB#: EPC#:		Work Order#:
Legal Description: Tract A-1; Dailey Addition		
City Address: 4407 Lomas Blvd.		
Engineering Firm: Isaacson & Arfman, P.A.		Contact:
Address: 128 Monroe Street NE - Albu	IQUERQUE NM 87108	Contact.
Phone#: (505) 268-8828 Fax#:	iquoiquo, ivivi or ioo	E-mail: @iacivil.com
1 110110 1 u.m.	· · · · · · · · · · · · · · · · · · ·	L-man. (Widowin.com
Owner: Sedberry & Associates		Contact: John Sedberry
Address: 4700 Montgomery Blvd NE # 2, Albuquerq	ue, NM 87109	
Phone#: 855-7650 Fax#:		E-mail:
Architect: Modulus Architects		Contact: Stephen Dunbar
Address: 220 Copper Ave. NW, - Suite 350; ABQ, N	vi 87103	
Phone#: (505) 338-1499 Fax#:		E-mail: sdunbar@modulusarchitects.com
Surveyor: Harris Surveying		Contact: Tony Harris
Address:		
Phone#: (505) 899-8056 Fax#:	···	E-mail: tony@harrissurveying.comcastbiz.net
Contractor: Wilger Enterprises		Contact: John Wilger
Address: 425 Edmon Rd NE, ABQ, NM 87107		Contact. Joint tringer
Phone#: (505) 345-2854 Fax#:		E-mail: jwilger@wilger.com
TUDE OF CUDATTEAL.	CHECK TUDE OF ADDROVE	
TYPE OF SUBMITTAL:  DRAINAGE REPORT		AL/ACCEPTANCE SOUGHT:
X DRAINAGE REPORT  DRAINAGE REPORT	SIA/FINANCIAL GUARANT PRELIMINARY PLAT APPR	2017년 (6) 본 II /A\ 1본 IV
DRAINAGE PLAN RESUBMITTAL	S. DEV. PLAN FOR SUB'D	<u> </u>
CONCEPTUAL G & D PLAN	S. DEV. FOR BLDG. PERMI	
GRADING PLAN	SECTOR PLAN APPROVAL	
EROSION & SEDIMENT CONTROL PLAN (ESC)	TINIAT DI ATTARDONOMIA	
ENGINEER'S CERT (HYDROLOGY)	CERTIFICATE OF OCCUPA	NCY (PERM) LAND DEVELOPMENT SECTION
CLOMR/LOMR	CERTIFICATE OF OCCUPA	NCY (TCL TEMP)
TRAFFIC CIRCULATION LAYOUT (TCL)	X FOUNDATION PERMIT AP	PROVAL
ENGINEER'S CERT (TCL)	X BUILDING PERMIT APPRO	VAL
ENGINEER'S CERT (DRB SITE PLAN)	GRADING PERMIT APPRO	VAL SO-19 APPROVAL
ENGINEER'S CERT (ESC)	PAVING PERMIT APPROVA	AL ESC PERMIT APPROVAL
SO-19	WORK ORDER APPROVAL	ESC CERT. ACCEPTANCE
OTHER (SPECIFY)	GRADING CERTIFICATION	OTHER (SPECIFY)
WAS A PRE-DESIGN CONFERENCE ATTENDED:	Yes No Co	py Provided
DATE SUBMITTED: March 20, 2015	By: Fred C. Arfman, PE	F
Requests for approvals of Site Development Plans and/or Subdivision	Isaacson & Afrman, P.A.	

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following

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### Planning Department Transportation Development Services

September 10, 2015

Stephen Dunbar Modulus Architects 220 Copper Ave., NW Suite 350 Albuquerque, NM

Re: Starbucks

4407 Lomas Blvd., NE

Certificate of Occupancy – Transportation Development Engineer's/Architect's Stamp dated 5-29-15 (J17-D012)

Certification dated 9-1-15

Dear Mr. Dunbar,

Based upon the information provided in your submittal received 9-4-15, Transportation

Development has no objection to the issuance of a Permanent Certificate of

Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

Albuquerque If you have any questions, please contact Gary Sandoval at (505) 924-3675 or me at

(505)924-3991.

New Mexico 87103

Sincerely,

www.cabq.gov

PO Box 1293

Racquel M. Michel, P.E.

Traffic Engineer, Planning Dept. Development Review Services

\gs via: email

C: CO Clerk, File



Planning Department

### Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: SpeTBLES  PRIM:	**************************************	g Permit #: City Drainage #: Work Order#:	J1 (
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egal Description: Tity Address: 4457 Lomas	BWD HIS		
Engineering Firm:		Contact:	
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TYPE OF SUBMITTAL:	CHECK TYPE OF	APPROVAL/ACCEPTANCE SOUGHT:	
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CONCEPTUAL G & D PLAN	S. DEV. FOR BLE	OG. PERMIT APPROVAL	흑
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ENGINEER'S CERT (DRB SITE PLAN)	GRADING PERMI	IT APPROVAL SO-19 APPROVAL	
ENGINEER'S CERT (ESC)	PAVING PERMIT	APPROVAL ESC PERMIT APPROVAL	
SO-19	WORK ORDER A	PPROVAL ESC CERT. ACCEPTANCE	
OTHER (SPECIFY)	GRADING CERTI	FICATION OTHER (SPECIFY)	
AS A PRE-DESIGN CONFERENCE ATTENDED:	Yes No	Copy Provided	
		COPY LIGHTON	

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PINTES @ CADO, GOV \* Need "Tow Away" Signage

PINTES @ catog. Soil.

#### TRAFFIC CERTIFICATION

I, Stephen Dunbar, NMRA 4218, of the FIRM MODULUS ARCHITECTS INC. Hereby certify that this project is in substantial design compliance with and in accordance with the design intent of the APPROVED PLAN DATED 5/29/15(TCL). The record information edited onto the original design document has been obtained by Stephen Dunbar of the firm MODULUS ARCHITECTS INC. I further certify that I have personally visited the site on 9/1/15 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 CERTIFICATE OF OCCPANCY.

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

Signature of Engineer or Architect

ARCHITECT'S STAMP

Date

SEP 0 4 2015
LAND DEVELOPMENT SECTION



#### Stephen Dunbar

From: Stephen Dunbar

Sent: Friday, September 04, 2015 2:27 PM

To: 'pindrs@cabq.gov'

Subject: RE: 4407 lomas Blvd. N.E -STARBUCKS

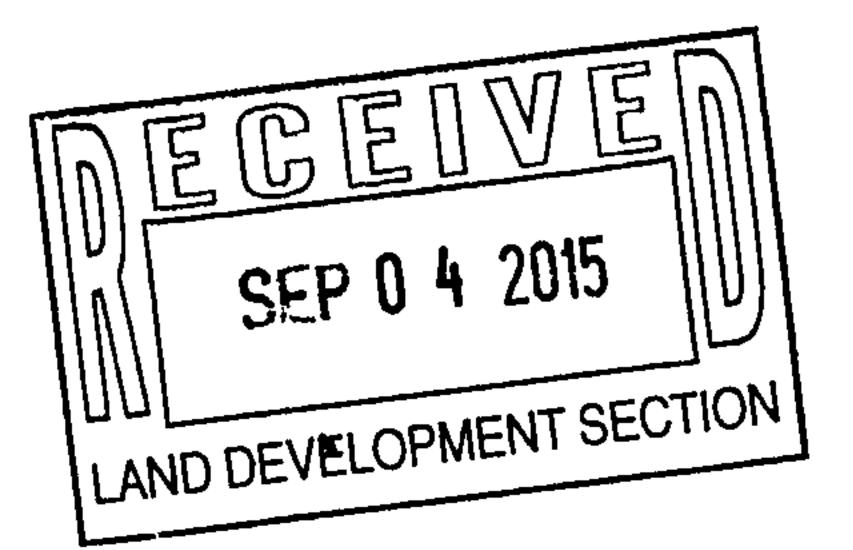
Attachments: TCL-LOMAS.pdf; APPROVED SITE PLAN.pdf

Traffic –final approval request 4407 Lomas Blvd.N.E- Starbucks

Stephen Dunbar AIA.

MODULUS ARCHITECTS

Cell-505-417-4164 Ph#-505-338-1499 Fax – 505-338-1998 220 Copper Ave. N.W Ste. 350 Albuquerque, NM 87102





### Planning Department Transportation Development Services

May 29, 2015

Mr. Stephen Dunbar Modulus Architects 220 Copper NW Albuquerque, NM

Re: St

**Starbucks** 

4407 Lomas Blvd, NE Traffic Circulation Layout

Engineer's/Architect's Stamp dated 5-29-15 (J17-D012)

Dear Mr. Dunbar,

The TCL submittal received 5-29-15 is approved for Building Permit. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

PO Box 1293

Albuquerque

When the site construction is completed and a Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification TCL with a completed <u>Drainage and Transportation Information Sheet</u> to front counter personnel for log in and evaluation by Transportation.

New Mexico 87103

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

www.cabq.gov

Racquel M. Michel, P.E.

Senior Engineer, Planning Dept. Development Review Services

C

File

Sincerely,

CO Clerk



### Planning Department

# Development & Building Services Division DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: SEPS DRB#:	Building Pern	
	•	Work Order#:
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Address:		
Phone#: Fax.	l:	E-mail:
Owner:		Confact:
Address: Phone#:		Ti maile
Phonon	<del></del>	Ii-mail:
Architect: Mobiles ARCHITEC  Address: ZZO Copper AUE St	15 - 20a	Contact:
Phone//: Fax:		E-mail:
Surveyor:		Contact:
Address: Phone#:	•	E-mail:
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Phone#:		E-mail:
TYPE OF SUBMITTAL:	CHECK TYPE OF APPI	ROVAL/ACCEPTANCE SOUGHT:
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ENGINEER'S CERT (DRB SITE PLAN)	GRADING PERMIT AP	
ENGINEER'S CERT (ESC)	PAVING PERMIT APPR	
SO-19	WORK ORDER APPRO	**************************************
OTHER (SPECIFY)	GRADING CERTIFICAT	T-12-11-11-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1

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## Planning Department Transportation Development Services

April 16, 2015

Stephen Dunbar Modulus Architects 220 Copper NW Albuquerque, NM

Re: Starbucks

4407 Lomas Blvd., NE Traffic Circulation Layout

Engineer's/Architect's Stamp (NOT STAMPED) (J17-D012)

Dear Mr. Myers,

Based upon the information provided in your submittal received 4-13-15, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

PO Box 1293

Albuquerque

- Clarify the extents of the current phase.
- 2. The traffic circulation layout must be stamped, signed, and dated by an engineer or architect licensed in the state of New Mexico.
- 3. Per the Development Process Manual, Chapter 27 Drafting Standards, "Standard sheets must be 24" by 36" having a margin of 2" along the left and 1" on the top and bottom."

New Mexico 87103

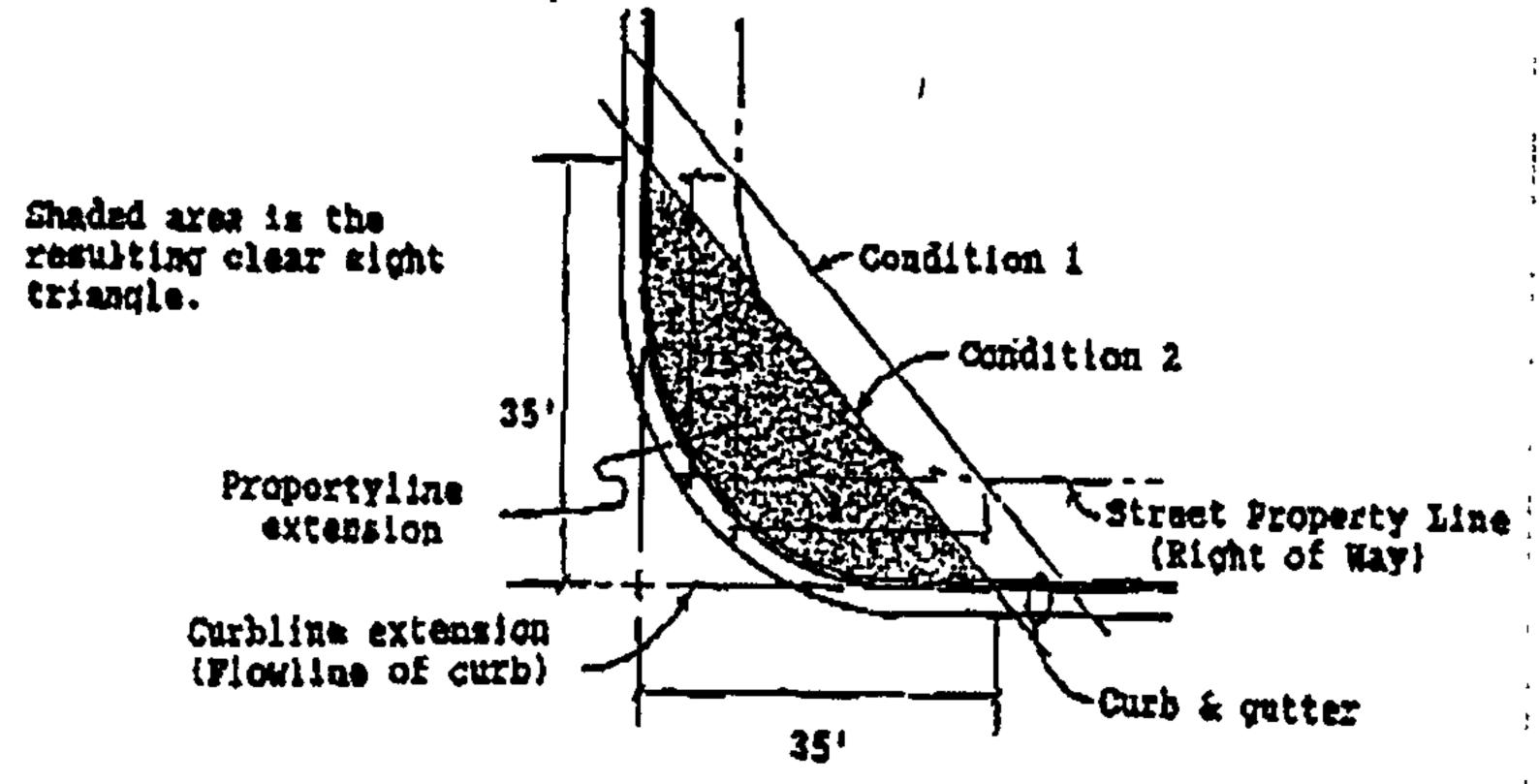
4. Please dimension the existing sidewalk and label existing ADA approved ramps to existing sidewalks.

www.cabq.gov

- 5. Please list the width and length for all parking spaces.
- 6. Please provide detail of proposed new drive pad entrances on Lomas Blvd. and Washington St. and call out CAO standard drawing numbers.
- 7. The ADA van accessible sign must have the required language per 66-7-352.4C NMSA 1978 "Violators Are Subject to a Fine and/or Towing."
- 8. Show all drive aisle widths and radii.
- 9. Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the HC parking stall access aisles to the building entrances. Please clearly dimension ADA pathway and building entrances on the drawing.
- 10. Design delivery vehicle route needs to be shown.



- Service vehicle and/or refuse vehicle maneuvering must be contained on-site; provide a copy of refuse approval (if applicable).
- One-way vehicular paths require pavement directional signage and a posted "Do Not Enter" sign at the point of egress. A detail was given, but not shown on drawing. Please clearly show detail on points of egress.
- 13. It is not apparent what type of pavement surface is being proposed. Please label type of proposed pavement surface.
- Please add the following note to the clear sight triangle: "Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area."



PO Box 1293

Albuquerque

Please add "Clear Sight Triangle" detail to drive pad entrances on Lomas Blvd. and Washington St.

New Mexico 87103

- Work within the public right of way requires a work order with DRC approved plans.
- Please include two copies of the traffic circulation layout at the next submittal.

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Resubmit acceptable package along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. If you have any questions, please contact me at (505)924-3630.

Sincerely,

Angum M. Michel, P.E.

Senior Engineer, Planning Dept. Development Review Services

File CO Clerk (to Be Submitted ps fast track
full Blog PERMIT)
City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

/1		(RIFV 02/2013)	7170012
Project Title: 555-	4457 loma	Suilding Permit#:	City Drainage #:
DRB#:	EPC#:		Work Order#:
Legal Description:	······································		
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Architect: Motulus A	20th test		Contact: SEPHENATANSAR
Address: 270 Coppez Phone#: 417-4164	HUB M.W	17,500	
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DRAINAGE PLAN 1st SUBMIT	ΤΛΙ	PRELIMINARY PLAT APPR	
DRAINAGE PLAN RESUBMIT	ľΛL	S. DEV. PLAN FOR SUB'D	
CONCEPTUAL G & D PLAN	_	S. DEV. FOR BLDG. PERMI	T APPROVAL     APR 1 3 2015
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CLOMR/LOMR	-	CERTIFICATE OF OCCUPA CERTIFICATE OF OCCUPA	
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ENGINEER'S CERT (TCL)	_	BUILDING PERMIT APPRO	
ENGINEER'S CERT (DRB SITE	PLAN)	GRADING PERMIT APPRO	
ENGINEER'S CERT (ESC)		PAVING PERMIT APPROVA	AL ESC PERMIT APPROVAL
SO-19		WORK ORDER APPROVAL	
OTHER (SPECIFY)		GRADING CERTIFICATION	OTHER (SPECIFY)
WAS A PRE-DESIGN CONFERENCE.	ATTENDED:	Yes No Co	py Provided
DATE SUBMITTED: 4)13/19	B	y: Amazina To	LAR

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