

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

December 7, 2022

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

RE: Starbucks
4201 Central Ave. NW
Permanent C.O. – Not Accepted
Temporary C.O. - Accepted
Engineer's Certification Date: 11/03/22
Engineer's Stamp Date: 07/12/21
Hydrology File: K12D005A

PO Box 1293

Dear Mr. Wooten:

Albuquerque

Based on the Certification received 11/30/2022 and site visit on 12/06/2022, this certification is approved in support of Temporary Release of Occupancy by Hydrology.

PRIOR TO PERMANENT CERTIFICATE OF OCCUPANCY:

NM 87103

1. Please resubmit application. Hydrology needs the Drainage Covenant submitted prior to approval.
2. Please provide the Drainage Covenant with Exhibit A for the stormwater quality ponds per Article 6-15(C) of the DPM. 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

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 11-2018)

Project Title: Starbucks **Building Permit #:** _____ **Hydrology File #:** K12-D005
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: Tract A, Land of Rancho Village Partners
City Address: 4201 Central Ave NW

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

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

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

IS THIS A RESUBMITTAL?: ☒ Yes _____ No

DEPARTMENT: _____ TRAFFIC/ TRANSPORTATION ☒ HYDROLOGY/ DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

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

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

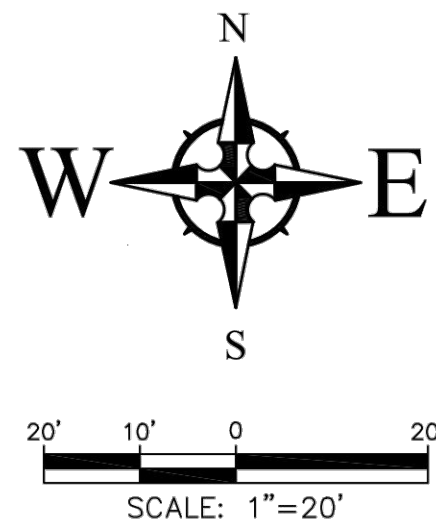
- ☐ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ SITE PLAN FOR SUB'D APPROVAL
- ☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ SO-19 APPROVAL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

DATE SUBMITTED: November 28, 2022 **By:** Jeffrey T. Wooten, P.E.

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



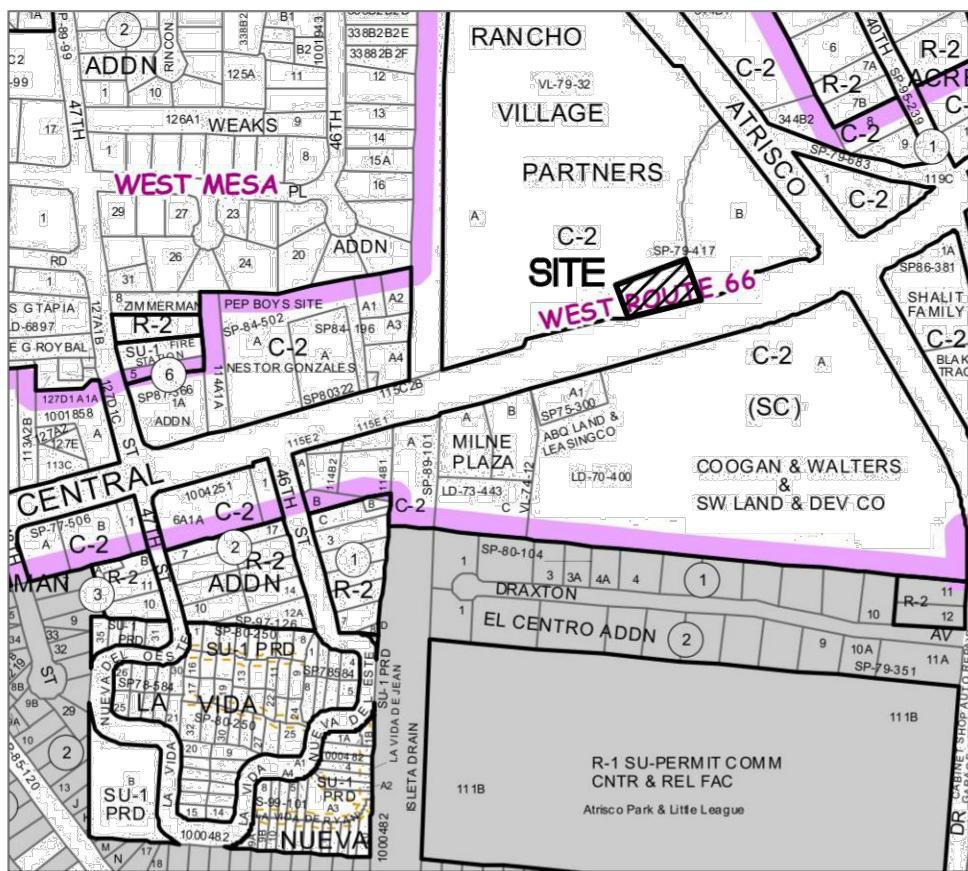
Existing Drainage Calculations											
This table is based on the COA DPM Chapter 6.2, Zone: 1											
BASIN	Area (SQ. FT)	Area (AC.)	Land Treatment Percentages				Q(100) (CFS/ac.)	Q(100) (CFS)	WT E (inches)	V(100) ₃₆₀ (CF)	V(100) ₁₄₄₀ (CF)
SITE AREA	18560	0.43	0.0%	0.0%	15.0%	85.0%	4.15	1.77	1.82	2820	3345
TOTAL	18560	0.43								2820	3345
Proposed Drainage Calculations											
Ultimate Development Conditions Basin Data Table											
This table is based on the COA DPM Chapter 6.2, Zone: 1											
BASIN	Area (SQ. FT)	Area (AC.)	Land Treatment Percentages				Q(100) (CFS/ac.)	Q(100) (CFS)	WT E (inches)	V(100) ₃₆₀ (CF)	V(100) ₁₄₄₀ (CF)
SITE AREA	18560	0.43	0.0%	0.0%	40.0%	60.0%	3.77	1.61	1.58	2441	2812
TOTAL	18560	0.43						1.61		2441	2812

IMPERVIOUS AREA CALCULATIONS

SITE AREA
TOTAL SITE AREA: 23,784 SF
PERVIOUS AREA (29.9%): 7,108 SF
IMPERVIOUS AREA (70.1%): 16,676 SF
WATER QUALITY POND CALCULATION
TOTAL IMPERVIOUS AREA = 16,676 SF
FIRST FLUSH = $16,676 \times 0.26'' / 12 = 361 \text{ CF}$
TOTAL VOLUME PROVIDED = 1,465 CF

LEGEND

- 27.8' PROPOSED TOP OF GRADE/PVMT ELEVATIONS
FL27.8' PROPOSED FLOW LINE/GUTTER ELEVATIONS
TC27.8' PROPOSED TOP OF CURB ELEVATIONS
TS27.8' PROPOSED TOP OF SIDEWALK ELEVATIONS
24"C.O. PROPOSED 24" CURB OPENING
515 EXISTING CONTOUR
515 PROPOSED CONTOUR
EXISTING STORM DRAIN
FLOW LINE
RIDGE LINE



VICINITY MAP - Zone Atlas Page K-12-Z

Legal Description: A Portion of Tract A of the Plat A & B, a Division of Land of Rancho Village Partners, Albuquerque, NM.



FIRM MAP 35001C0333H

Per Firm Map 35001C0333H, dated August 16, 2012, the site is located inside of the 0.2% Annual Chance Floodplain.

GRADING NOTES

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

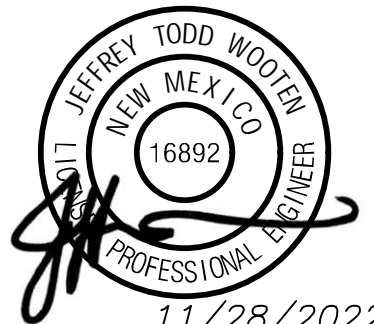
CAUTION!!!!

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

DRAINAGE CERTIFICATION

I, JEFFREY T. WOOTEN, NMPE 16892, OF THE FIRM WOOTEN ENGINEERING, 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 7/12/2021. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY ANTHONY L. HARRIS, NMPS 11463. I FURTHER CERTIFY THAT I PERSONALLY VISITED THE PROJECT SITE ON 11/28/2022 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 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.



JEFFREY T. WOOTEN, NMPE 16892

11/28/2022



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

REVISION

DATE

BY

REV

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MODULUS ARCHITECTS

100 SUN AVENUE N.E., Ste 305

ALBUQUERQUE, NEW MEXICO 87109

PHONE (505) 338-1499 FAX (505) 338-1498

JEFFREY TODD WOOTEN

NEW MEXICO

16892

PROFESSIONAL ENGINEER

7/12/2021

PROJECT: STARBUCKS

PROJECT LOCATION: CENTRAL AVE, NW

PROJECT ADDRESS: ALBUQUERQUE, NEW MEXICO 87105

PROJECT MANAGER: JEFF WOOTEN

SHEET TITLE: Grading Plan

DRAWN BY: ROLAND GATTI

JOB NO.: 2020026

DATE: 02/10/2021

SCALE: AS NOTED

SHEET: C2.1

OF: 3

NOTE: POND BOTTOMS SHALL BE COMPACTED TO 90% ±3% PROCTOR DENSITY (ASTM D1557) TO KEEP FROM CLOGGING SOIL POROSITY.

NOTE: ALL IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE BY SEPARATE WORK ORDER. THIS INCLUDES DRIVEWAYS, SIDEWALKS, RAMPS, AND WATER/SEWER SERVICES.

