

CITY OF ALBUQUERQUE



December 17, 2014

Jay Newell, P.E.
Sterling Design Associates, LLC
2009 W. Littleton Blvd. #300
Littleton, CO 80120

Re: Starbucks, 700 Juan Tabo NE
Preliminary Grading Plan
Engineer's Stamp Date –no stamp- (K22/D006B)

Dear Mr. Newell,

Based upon the information provided in your submittal received 11-19-14, the above referenced plan is approved Administrative Amendment to the Site Plan and for Platting action at the DRB. The following comments should be addressed when submitting the grading and drainage plan for Building Permit approval.

- Specify the width of the curb openings. A detail may be helpful if the sides are tapered.
- The refuse enclosure is to drain through a sand filter then to the sanitary sewer.
- It appears the site does not fit on the proposed lot. If construction is to occur on the adjoining lot, written approval from the adjoining lot property owner is required or the proposed lot could be bigger.
- Please include the word "drainage" in the Sheet Title (e.g. Grading and Drainage Plan).

If you have any questions, you can contact me at 924-3986.

Sincerely,

Curtis Cherne, P.E.
Principal Engineer, Hydrology
Planning Dept.

C: jay@sterlingdesignassociates.com
file



Memo

Date: 11.19.14
To: Curtis Cherne, P.E., Hydrology
From: Jay Newell, P.E.
RE: Starbucks – Juan Tabo & Copper; Project #1003777
Hydrology Formal Comment Responses

Please find our formal responses below:

1. This site was brought to my attention by DMD as they were planning their roadway and drainage improvements for El Pueblo Road. During their drainage research, it was discovered that the drainage plan for this facility was never certified by an engineer to be in compliance with their drainage plan. As it is a large site, the impacts downstream can be significant.

It is Hydrology's understanding that the City has been in contact with the property owner concerning the drainage and that the property owner has engaged an engineer to evaluate the drainage at the site.

Hydrology will approve the Administrative Amendment. A grading and drainage plan will be required for Building Permit approval that should address items to bring the site into compliance with its drainage plan "To maintain peak outflow from the entire site at or below historical conditions."

As discussed by phone on 11.17.14 with Mr. Cherne, these comments are not applicable to the proposed Starbucks project (#1003777). They are listed as pertaining to a different project (#1003477).

Jay M. Newell, PE
Wayne T. Sterling, RLA, LEED AP

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2. The site plan shows proposed property lines. Since a platting action will be required, this site plan should be processed concurrently with the platting action at DRB.

The platting action, site plan approval, and hydrology approval is being coordinated through Kym Dicome in the city Planning Department. We are submitting this revised Preliminary Grading Plan for approval as requested by Ms. Dicome prior to DRB.

3. In general, sites in Albuquerque are to accept offsite flows and all plans must state how the site will manage the first flush. Submit a conceptual grading plan to Hydrology that includes a narrative that describes the project as well as addresses the comments provided above for DRB approval.

The revised grading plan included with this re-submittal has a revised narrative (see the upper left corner of the plan) describing the project and drainage design.

As discussed by phone on 11.17.14 with Mr. Cherne, minimal off-site flows impact the site. The majority of off-site flows are conveyed in the proposed curb and gutter at the project site's north and east sides through existing drive entrances to the overall shopping center; and are discharged directly to the surrounding public street drainage system in their historic manner. The refuse enclosure is the only on-site area tributary to the off-site shopping center.

First flush calculations (included on the plan) indicate a required volume of 497 cf (based on 17,543 sf of impervious area on the proposed lot). The grading plan indicates a pond of volume 501 cf in the landscape area at the southwest corner of the site. Two curb openings convey a portion of the proposed lot's runoff to the pond. A third curb opening at the northwest corner of the site conveys a portion of the proposed lot's runoff across the adjacent landscaped island and to the existing public street system in Juan Tabo Boulevard, N.E. As discussed by phone, providing a first flush volume in this area is constrained by the proposed slopes and minimal available area. As an alternative, providing volume in the landscaped area immediately north of the proposed drive-through lane was explored. The adjacent parking to the north slopes significantly from east to west, resulting in a low point and associated curb opening entrance to the alternative pond below the attainable ponding elevation. In addition, even with 3:1 slopes, the narrow aspect of the landscaped area does not afford significant volume. Subsequently, parking stalls at the proposed site's southwest corner were removed to make room for the entire volume in this location.

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The first flush pond will discharge across the adjacent landscaped area and to the existing public street system in Juan Tabo Boulevard, N.E. and Copper Avenue, N.E. Major storm runoff will follow similar patterns to those described for the first flush.

In addition to provision of the first flush volume, it should be noted that the site's existing impervious area (as parking for the overall shopping center) is 20,942 sf; and that the proposed site reduces this impervious area to 17,543 sf representing a 16-percent reduction in impervious area. Parking islands and landscape areas immediately adjacent to the proposed lot reduce the existing overall shopping center impervious area by an additional 864 sf.

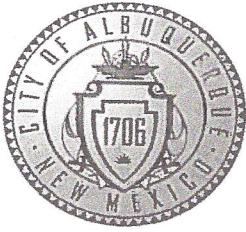
If you have any questions or comments, please feel free to contact me via email at jennifer@sterlingdesignassociates.com or via phone at 303.794.4727 ex. 207. Thank you!

Jay M. Newell, P.E.
Sterling Design Associates, LLC
Civil Engineers – Landscape Architects

Jay M. Newell, PE
Wayne T. Sterling, RLA, LEED AP

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City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: STARBUCKS - Building Permit #: _____ City Drainage #: _____

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

Legal Description: _____

City Address: 700 JUAN TABO NE

Engineering Firm: STERLING DESIGN ASSOCIATES, LLC Contact: JAY NEWELL, P.E.

Address: 2009 W. LITTLETON BLVD. #300, LITTLETON, CO 80120

Phone#: 303-794-4727#203 Fax#: N/A E-mail: JAY@STERLINGDESIGNASSOCIATES.COM

Owner: _____ Contact: _____

Address: _____

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

Architect: _____ Contact: _____

Address: _____

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

Surveyor: _____ Contact: _____

Address: _____

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

Contractor: _____ Contact: _____

Address: _____

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

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☒ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☒ PRELIMINARY PLAT APPROVAL
- ☒ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED: _____

DATE SUBMITTED: 11/19/14

Yes _____ No _____ Copy Provided _____

By: STERLING DESIGN ASSOCIATES, LLC

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

STARBUCKS COFFEE COMPANY
PORTION OF PARCEL 1-A, TRACT BB
MONARCH VILLAGE CONT 0.5785 ACRES
CITY OF ALBUQUERQUE, COUNTY OF BERNALILLO, STATE OF NEW MEXICO
SITE DEVELOPMENT PLAN

DRAINAGE SUMMARY

LOT AREA	= 0.58 ACRE		
LOT IMPERVIOUS AREA	= 17,543 SF (0.40 ACRE)		
FIRST FLUSH VOLUME REQ'D (0.34" X IMP. AREA)	= 497 CF		
FIRST FLUSH VOLUME PROVIDED	ELEV (FT)	AREA (SF)	VOLUME (CF)
	53.0	367	501
	54.0	649	501

GRADING NARRATIVE

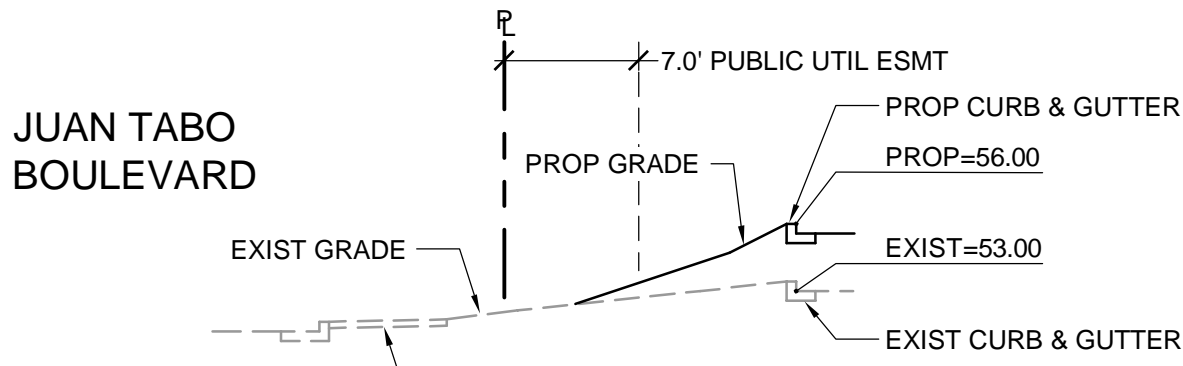
EXISTING SITE TOPOGRAPHY: GENERALLY SLOPES AT APPROXIMATELY 6% FROM THE EAST TO THE WEST ACROSS THE EXISTING PAVED PARKING LOT. EXISTING PERIMETER LANDSCAPE AREAS ARE STEEPER.

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 1% TO 6%. PERIMETER LANDSCAPE AREAS THEREFORE INCLUDE SLOPES OF UP TO 3:1. A PROPOSED RETAINING WALL (MAXIMUM HEIGHT EQUALS APPROXIMATELY 4.5 FEET) IS REQUIRED TO ACCOMMODATE THE PROPOSED GRADES IN THE NORTHEAST CORNER OF THE SITE. CUT AND FILL DEPTHS (AS SHOWN ON THE PLAN) ARE BOTH PROPOSED TO BE APPROXIMATELY 3 FEET MAXIMUM. THE SITE WILL GENERALLY CONVEY STORMWATER RUNOFF IN CONFORMANCE WITH THE EXISTING DRAINAGE SYSTEM. RUNOFF WILL BE CONVEYED AS SHEET FLOW ACROSS THE PAVED AREAS TO LOW POINTS ALONG THE PERIMETER CURB AND GUTTER. THREE CURB OPENINGS WILL DIRECT RUNOFF TO AND ACROSS THE PERIMETER LANDSCAPE AREAS BEFORE DISCHARGING AS SURFACE FLOW TO THE PUBLIC STREET STORM SEWER SYSTEM.

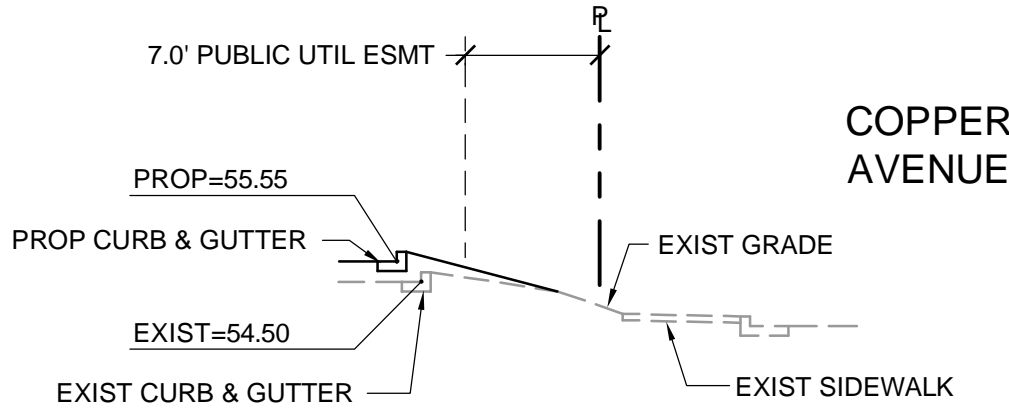
THE REQUIRED FIRST FLUSH VOLUME WILL BE PROVIDED IN AN ON-SITE POND DOWNSTREAM OF TWO OF THE PROPOSED CURB OPENINGS AND WILL DISCHARGE ACROSS THE PERIMETER LANDSCAPE AREAS AS SURFACE FLOW TO THE PUBLIC STREET STORM SEWER SYSTEM.

LEGEND

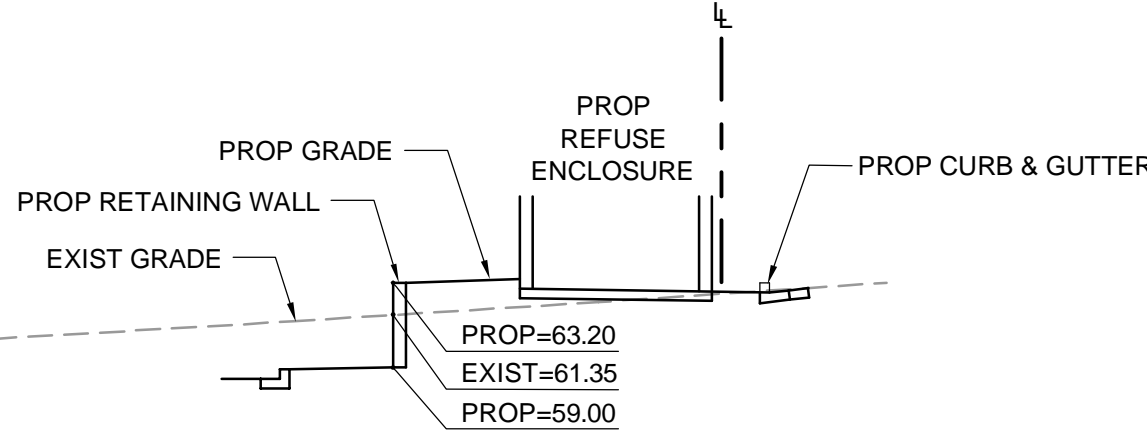
	PROPERTY LINE
	EASEMENT LINE
	EXIST. CURB & GUTTER
	PROP. CURB & GUTTER
	EXIST. SIDEWALK
	PROP. SIDEWALK
	EXIST. LIGHT POLE
	PROP. LIGHT POLE
	EXIST. SIGN
	PROP. SIGN
	PROP. BOLLARD
	LANDSCAPE AREA
	PROP. HANDICAP PARKING SYMBOL
	EXIST. OVERHEAD POWER
	EXIST. WATER VALVE
	EXIST. POWER POLE
	EXIST. FIRE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



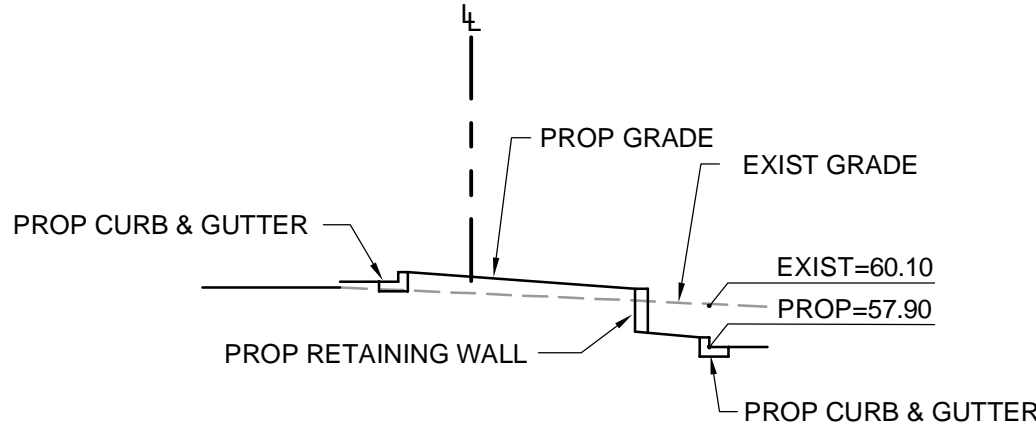
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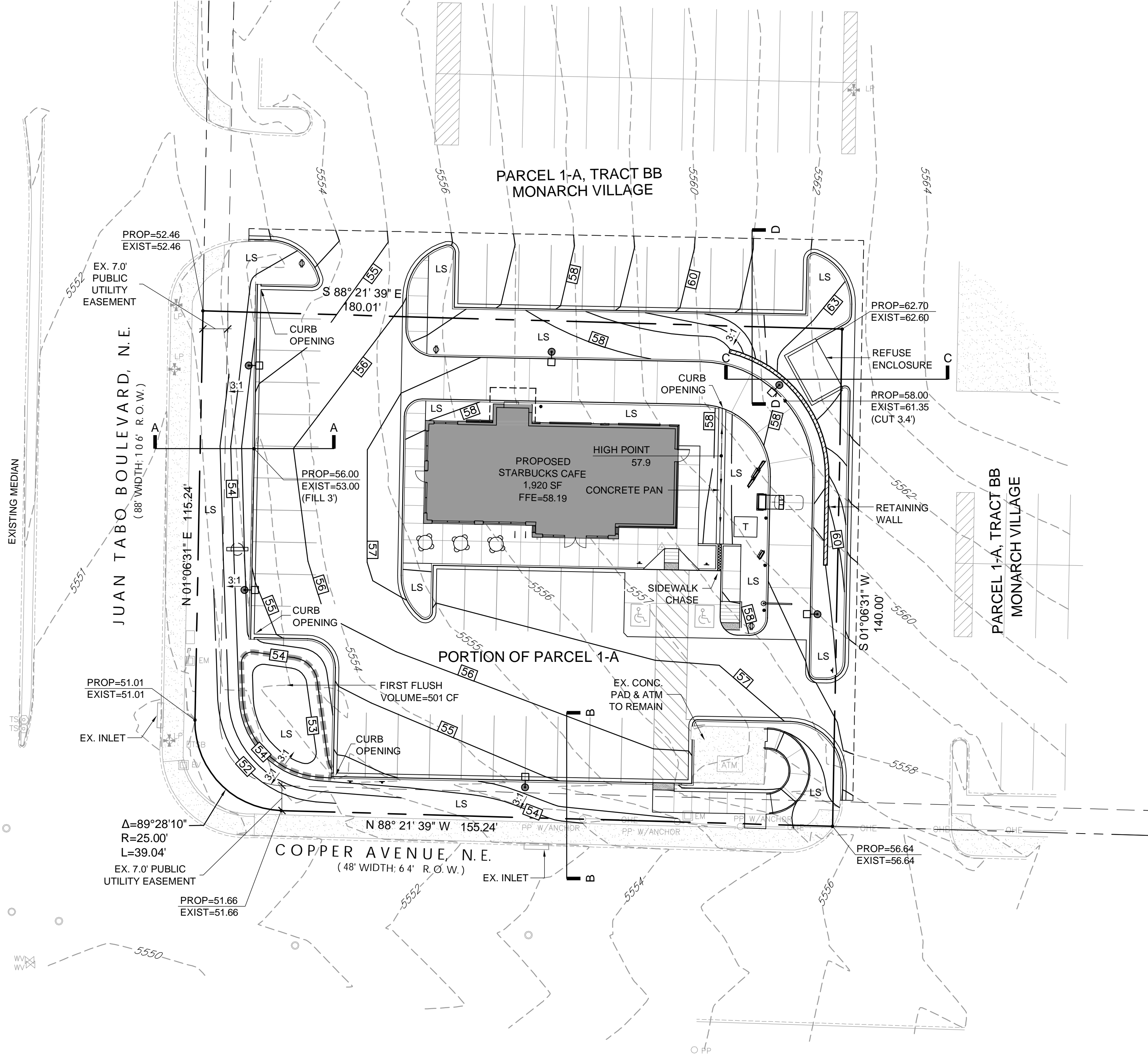
SECTION B-B
NOT TO SCALE



SECTION C-C
NOT TO SCALE



SECTION D-D
NOT TO SCALE



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STERLING DESIGN ASSOCIATES, LLC

ISSUES & REVISIONS		
NO. 1	DATE: 11/19/14	BY: JMN
DESCRIPTION: CITY COMMENTS		
NO. 2	DATE:	BY:
DESCRIPTION:		
NO. 3	DATE:	BY:
DESCRIPTION:		
NO. 4	DATE:	BY:
DESCRIPTION:		
NO. 5	DATE:	BY:
DESCRIPTION:		
NO. 6	DATE:	BY:
DESCRIPTION:		

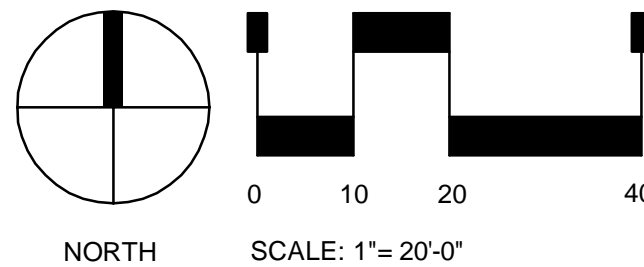
DATE: 09/23/14	SCALE: 1" = 20'-0"
PROJECT MANAGER: JLO	PROJECT NO.:
DRAWN BY: JLO	DRAWING FILE:

PROJECT:
 63433-001
STARBUCKS DRIVE-THRU
700 JUAN TABO NE
ALBUQUERQUE, NM 87123

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

SHEET TITLE:
PRELIMINARY GRADING PLAN

SHEET NUMBER:
3 OF 7



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.



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