

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

February 19, 2020

Fred C. Arfman, P.E.
Isaacson & Arfman, P.A.
128 Monroe St. N.E
Albuquerque, NM 87108

**RE: Starbucks
1314 Gibson Blvd. SE
Revised Grading and Drainage Plan
Engineer's Stamp Date: 02/17/20
Hydrology File: L15D041**

Dear Mr. Arfman:

PO Box 1293

Based upon the information provided in your submittal received 02/18/2020, the Revised Grading and Drainage Plan is approved for Building Permit.

Albuquerque

Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter. Prior to approval in support of Permanent Release of Occupancy by Hydrology, Engineer Certification per the DPM checklist will be required.

NM 87103

www.cabq.gov

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.

Also as a reminder, please provide a Drainage Covenant for the proposed stormwater quality ponds per Chapter 17 of the DPM prior to Permanent Release of Occupancy. Please submit this on the 4th floor of Plaza de Sol. A \$25 fee will be required.

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: Starbuck Drive-Thru **Building Permit #:** _____ **Hydrology File #:** L15D041
DRB#: PR-2019-003059 **EPC#:** _____ **Work Order#:** _____
Legal Description: Lot A, Hugh B Woodward Subdivision -- Gibson & Miles Area
City Address: 1314 Gibson Blvd. SE - Albuquerque, NM 87106

Applicant: Isaacson & Arfman, Inc. **Contact:** Fred C. Arfman
128 Monroe Street NE - Albuquerque, NM 87108 Bryan J. Bobrick
Phone#: (505) 268-8828 **Fax#:** _____ **E-mail:** freda@iacivil.com
bryanb@iacivil.com
Owner: I25 & Gibson, LLC **Contact:** Wes Butero
Address: 6801 Jefferson Street NE, Suite 300 - Albuquerque, NM 87109
Phone#: (505) 798-9800 **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:

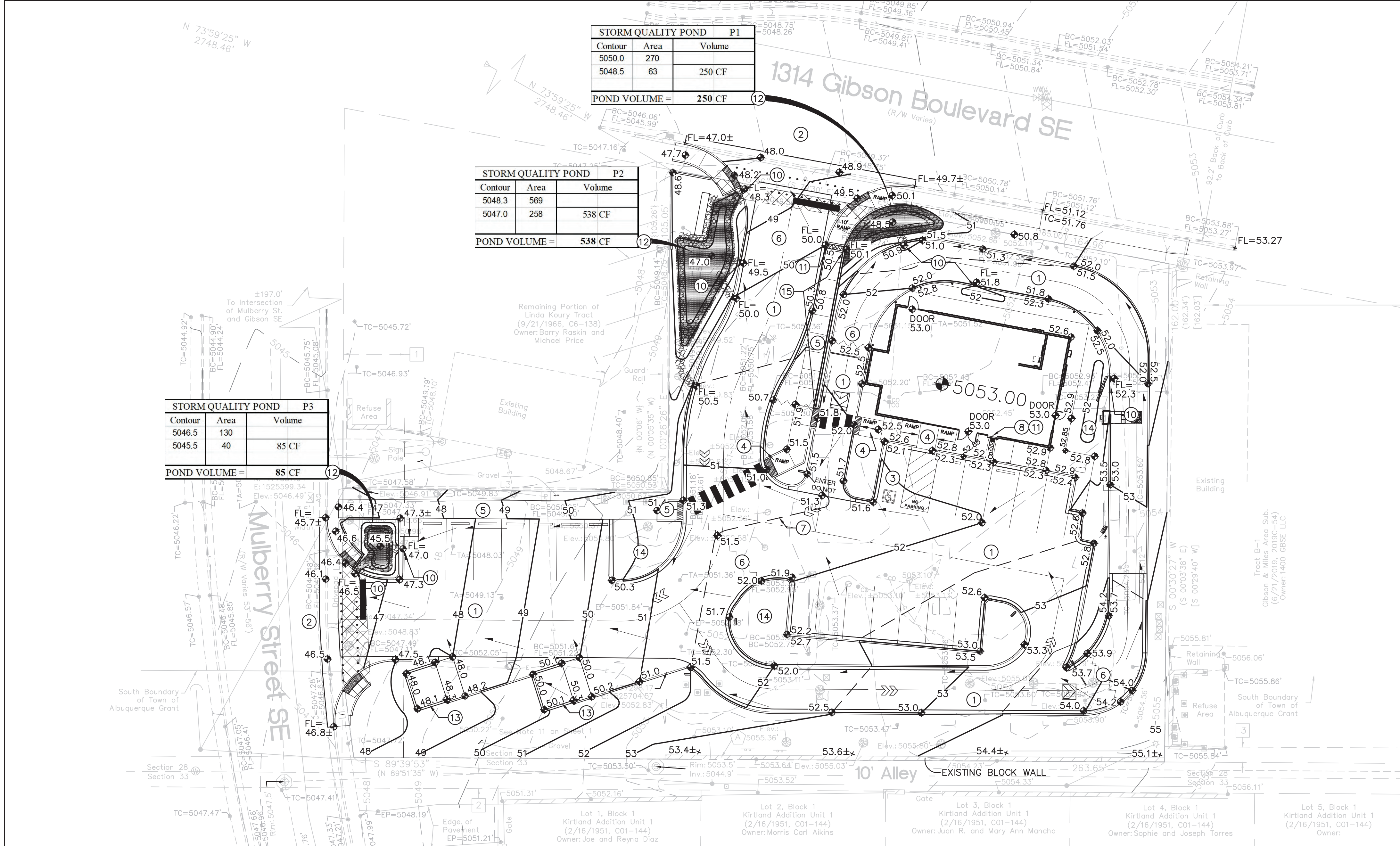
- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ SITE PLAN FOR SUB'D APPROVAL
- ☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ SO-19 APPROVAL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

DATE SUBMITTED: February 18, 2020 **By:** Fred C. Arfman

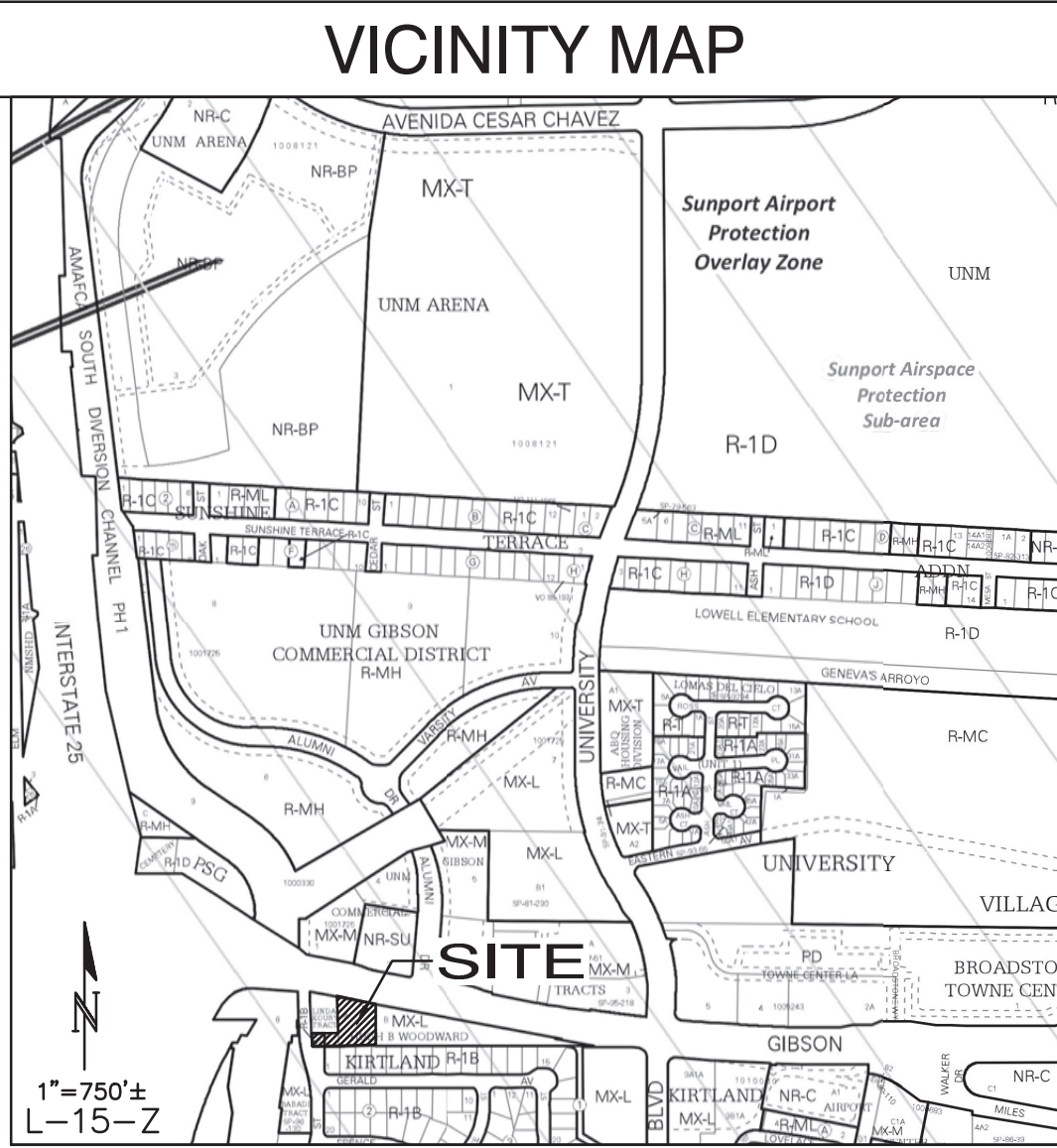
COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



- ### KEYED NOTES
- CONSTRUCT NEW PAVING AT ELEVATIONS SHOWN. SEE PAVING PLAN FOR MATERIAL, EXTENTS, JOINTS AND SECTIONS. NOTE: TO ENSURE READABILITY, NOT ALL PAVEMENT SPOT ELEVATIONS SHOW ADJACENT TOP OF CURB / TOP OF WALK ELEVATIONS. TEXT SHOWN WITHIN FLOWLINE INDICATES FLOWLINE ELEVATION. ADD 0.5' TYPICAL FOR TOP OF CURB / TOP OF ADJACENT WALK ELEVATIONS.
 - SEE PAVING PLANS FOR ADDITIONAL INFORMATION REGARDING CONSTRUCTION WITHIN R/W. NO WORK SHALL BE PERFORMED IN THE PUBLIC ROW WITHOUT AN APPROVED WORK ORDER OR EXCAVATION PERMIT.
 - SLOPE WITHIN HANDICAP PARKING AREAS TO BE ADA COMPLAINT. TARGET SLOPE = 1% TO 1.5%. SLOPE SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.
 - CONSTRUCT ADA COMPLAINT ACCESS RAMP. TARGET CROSS SLOPE = 1% TO 1.5%. CROSS SLOPE SHALL NOT EXCEED 2%. TARGET LONGITUDINAL SLOPE = 7% LONGITUDINAL SLOPE SHALL NOT EXCEED 12:1 (8.3%).
 - CONSTRUCT ADA COMPLAINT PEDESTRIAN ACCESS WALK AT ELEVATIONS SHOWN. TARGET CROSS SLOPE = 1% TO 1.5%. CROSS SLOPE SHALL NOT EXCEED 2%. LONGITUDINAL SLOPE SHALL NOT EXCEED 20:1 (5%).
 - HIGH POINT / GRADE BREAK LOCATION.
 - 0.5' DESIGN CONTOURS ARE SHOWN DASHED WHERE NECESSARY TO CLARIFY GRADING CONCEPT. SEE LEGEND FOR ADDITIONAL INFORMATION.
 - ROOF DISCHARGE TO BE RELEASED AT GRADE.
 - NOT USED.
 - PROVIDE 24" WIDE OPENING IN CURB TO PASS FLOW.
 - CONSTRUCT 12" WIDE COVERED CONCRETE SIDEWALK CULVERT PER COA STD. DWG. 2236. SEE CG-102 FOR ADDITIONAL INFORMATION.
 - CONSTRUCT 1' DEEP STORMWATER QUALITY POND TO ELEVATIONS AND VOLUMES SHOWN. STORMWATER QUALITY PONDING VOLUMES WILL BE VERIFIED AS PART OF AS-BUILT CERTIFICATION. PONDS WHICH DO NOT PROVIDE THE REQUIRED VOLUME WILL BE CORRECTED AT CONTRACTOR'S EXPENSE.
 - CONSTRUCT CONCRETE DUMPSTER PAD TO DIRECT LOCALIZED STORMWATER TO PROPOSED SANITARY SEWER DRAINAGE INLET. SEE UTILITY PLAN AND REFUSE ENCLOSURE DETAIL.
 - DEPRESS LANDSCAPING 4"-6" FOR GENERAL WATER HARVESTING. NOTE: NO WATER HARVESTING SHALL OCCUR WITHIN 10' OF ANY BUILDING.
 - CONSTRUCT RETAINING WALL (<30" RETAINING) AT ELEVATIONS SHOWN. RETAINING HEIGHT VARIES. SEE ARCHITECTURAL FOR DETAILS INCLUDING MATERIAL, COLOR. TOTAL HEIGHT. STRUCTURAL DESIGN TO BE PROVIDED BY WALL CONTRACTOR.
 - INSTALL ANGULAR ROCK EROSION PROTECTION (4" AVG. DIA., 8" DEEP) ON ALL SIDE SLOPES > 3:1 AND TO LIMITS HATCHED.



PROJECT DATA

PROPERTY: THE SITE IS FULLY DEVELOPED PROPERTY LOCATED WITHIN COA. VICINITY MAP L-15. THE SITE IS BOUND TO THE EAST BY DEVELOPED COMMERCIAL, TO THE WEST BY MULBERRY STREET AND DEVELOPED COMMERCIAL, TO THE SOUTH BY DEVELOPED RESIDENTIAL AND TO THE NORTH BY GIBSON BLVD. SE.

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE A RESTAURANT DRIVE-THRU WITH ASSOCIATED ASPHALT PAVED ACCESS, PARKING, AND LANDSCAPING.

LEGAL: LOT A-GIBSON & MILES AREA, WOODWARD--HUGH B SUBDIVISION.

ADDRESS: 1314 GIBSON BLVD. SE

BENCHMARK: ACS MONUMENT "G-10" - HAVING AN ELEVATION OF 4980.822'. NAVD 1988.

OFF-SITE FLOW: NO OFF-SITE DRAINAGE AFFECTS THIS PROPERTY.

FLOOD HAZARD: PER BERNALILLO COUNTY FIRM MAP #35001C0342G DATED 09/26/2008, THE SITE IS LOCATED WITHIN FLOODZONE 'X' DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

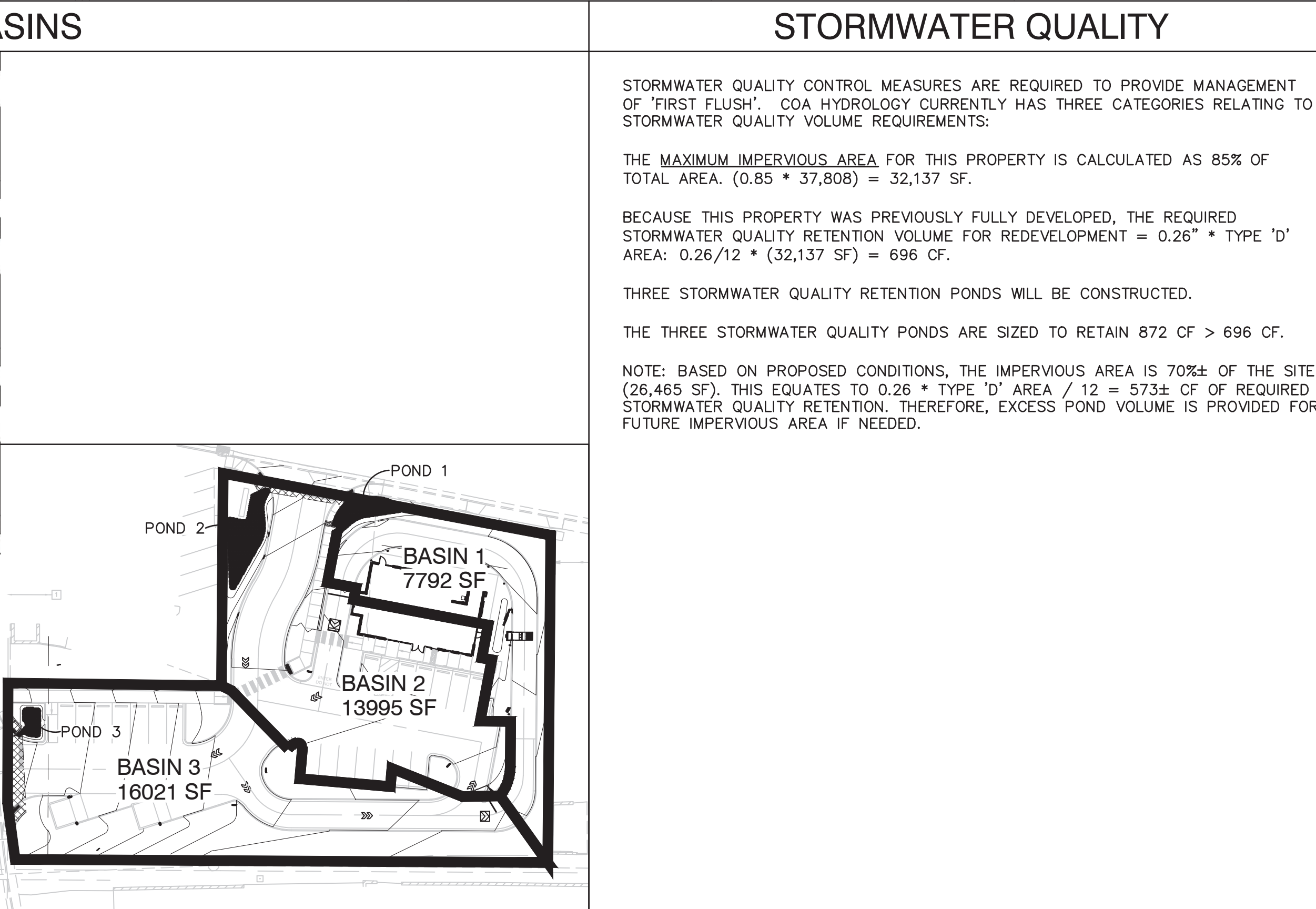
DRAINAGE PLAN CONCEPT:

THE SITE WAS PREVIOUSLY FULLY DEVELOPED WITH FREE DISCHARGE TO THE SURROUNDING STREETS. THE PROPOSED IMPROVEMENTS WILL CONTINUE TO FREE DISCHARGE WITH THE EXCEPTION OF STORMWATER QUALITY PONDING AND DEPRESSED LANDSCAPING.

BASIN NO.	1	DESCRIPTION
Area of basin flows =	7792 SF	0.18 Ac
The following calculations are based on Treatment %'s as shown in table to the right		
Sub-basin Weighted Excess Precipitation:		LAND TREATMENT
Weighted E =	1.75 in.	A = 0%
Sub-basin Volume of Runoff:		B = 11%
V ₅₀ =	1139 CF	C = 22%
Sub-basin Peak Discharge Rate:		D = 67%
Q _p =	0.7 cfs	STORMWATER QUALITY
		148 CF

BASIN NO.	2	DESCRIPTION
Area of basin flows =	13995 SF	0.3 Ac
The following calculations are based on Treatment %'s as shown in table to the right		
Sub-basin Weighted Excess Precipitation:		LAND TREATMENT
Weighted E =	1.95 in.	A = 0%
Sub-basin Volume of Runoff:		B = 5%
V ₅₀ =	2279 CF	C = 10%
Sub-basin Peak Discharge Rate:		D = 85%
Q _p =	1.4 cfs	STORMWATER QUALITY
		337 CF

BASIN NO.	3	DESCRIPTION
Area of basin flows =	16021 SF	0.4 Ac
The following calculations are based on Treatment %'s as shown in table to the right		
Sub-basin Weighted Excess Precipitation:		LAND TREATMENT
Weighted E =	1.69 in.	A = 0%
Sub-basin Volume of Runoff:		B = 13%
V ₅₀ =	2254 CF	C = 20%
Sub-basin Peak Discharge Rate:		D = 61%
Q _p =	1.5 cfs	STORMWATER QUALITY
		277 CF



DISCHARGE CALCULATIONS

CALCULATIONS: 2338 Gibson Coffee Shop : February 12, 2020

Based on Drainage Design Criteria for City of Albuquerque Section 22.2, DPM, Vol 2, dated Jan., 1993

100-YEAR, 6-HOUR CALCULATIONS

AREA OF SITE:	37808	SF	=	0.87	ACRE
100-year, 6-hour					
HISTORIC FLOWS:			DEVELOPED FLOWS:		
	Treatment SF	%		Treatment SF	%
Area A =	0	0%	Area A =	0	0%
Area B =	2268	6%	Area B =	3781	10%
Area C =	5671	15%	Area C =	7562	20%
Area D =	29868	79%	Area D =	26465	70%
Total Area =	37808	100%	Total Area =	37808	100%

EXCESS PRECIP: 2

	Excess Precip. Zone
E _A = 0.53	
E _B = 0.78	
E _C = 1.13	
E _D = 2.12	

On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)

Weighted E = $\frac{E_A A_A + E_B A_B + E_C A_C + E_D A_D}{A_A + A_B + A_C + A_D}$

Historic E	=	1.89 in.	Developed E	=	1.79 in.
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On-Site Volume of Runoff: V₃₆₀ = $\frac{E \cdot A}{12}$

Historic V ₃₆₀	=	5958 CF	Developed V ₃₆₀	=	5633 CF
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On-Site Peak Discharge Rate: Q_p = $\frac{Q_{pA} A_A + Q_{pB} A_B + Q_{pC} A_C + Q_{pD} A_D}{43,560}$

For Precipitation Zone 2

Q _{pA}	=	1.56	Q _{pC}	=	3.14
Q _{pB}	=	2.28	Q _{pD}	=	4.70

Historic Q _p	=	3.8 CFS	Developed Q _p	=	3.6 CFS
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LEGEND

- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED 1.0' CONTOUR
- PROPOSED 0.5' CONTOUR
- PROPOSED SPOT ELEVATION
- FLOW DIRECTION
- FINISH FLOOR ELEVATION
- ROCK EROSION CONTROL
- LIMITS OF PONDING

FF = 5053.00

Isaacson & Arfman, Inc.
Civil Engineering Consultants

128 Monroe Street NE
Albuquerque, NM 87108
505-268-8828 | www.iacivil.com

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STARBUCK DRIVE-THRU

1314 GIBSON BLVD. S.E. 87106

125 & GIBSON, LLC

GRADING & DRAINAGE PLAN

Date:	No.	Revision:	Date:	Job No.
JAN 2020				2338
Drawn By:				CG-101
BJB				
Okd By:				31.1 OF 8
FCA				