

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



November 14, 2016

Richard J. Berry, Mayor

Ryan J. Lancour, P.E.
Miller Engineering Consultants, Inc
3500 Comanche NE Bldg. F
Albuquerque, NM, 87107

**RE: Cabela's @ Legacy
Grading and Drainage Plan
Engineer's Stamp Date 9-1-2016 (File: D17D106)**

Dear Mr. Lancour:

Based upon the information provided in your submittal received 10-19-2016, the above referenced plan is approved for Building Permit/Grading Permit with the following condition:

1. Coordinate the drainage outfall with the NMDOT District 3 Drainage Engineer, Tim Trujillo, since a portion of the parking lot will directly drain into the NMDOT's storm drain network.

PO Box 1293

Please attach a copy of this approved plan in the construction sets when submitting for the building permit. Prior to Certificate of Occupancy release, Engineering Certification per the DPM Checklist will be required. Any requirement from the DOT will need to be incorporated into the Certification.

Albuquerque

Prior to any grading of the site, an ESC Grading Permit needs to be submitted to the Stormwater Quality Engineer; the approval of the ESC Grading Permit is contingent on the approval of your final ESC Plan (I understand an ESC Plan has been reviewed).

New Mexico 87103 If you have any questions, you can contact me at 924-3986.

www.cabq.gov

Sincerely,

Abiel Carrillo, P.E.
Principal Engineer, Planning Dept.
Development Review Services



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: _____ **Building Permit #:** _____ **City Drainage #:** _____
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: _____
City Address: _____

Engineering Firm: _____ **Contact:** _____
Address: _____
Phone#: _____ **Fax#:** _____ **E-mail:** _____

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

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

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

Check all that Apply:

DEPARTMENT:

☐ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

☐ ENGINEER/ ARCHITECT CERTIFICATION

☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR

☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)

☐ OTHER (SPECIFY) _____

CHECK 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

☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☐ No

DATE SUBMITTED: _____ **By:** _____

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____

September 13, 2016

Abiel Carrilo
Principal Engineer- Hydrology
Planning Department
Development Review Services Division
600 Second Street NW
Albuquerque, New Mexico 87102

Re: Cabela's : Legacy at Journal Center –Drainage Management
COA hydro file #D17/D106

Dear Mr. Carrillo:

I am writing this letter to discuss the drainage management for the Cabela's parcel, which is approximately 6.8 acres in size that is within the Legacy development at the Journal Center. The Legacy Development has an approved "Overall Drainage Management Plan" dated 8-19-2016 by Bohannon Huston. The Cabela's construction plans dated 9-1-2016 by R.A. Smith National are designed in accordance to the this plan and the Bohannon Huston letter discussing their first flush approach dated 9-2-2016.

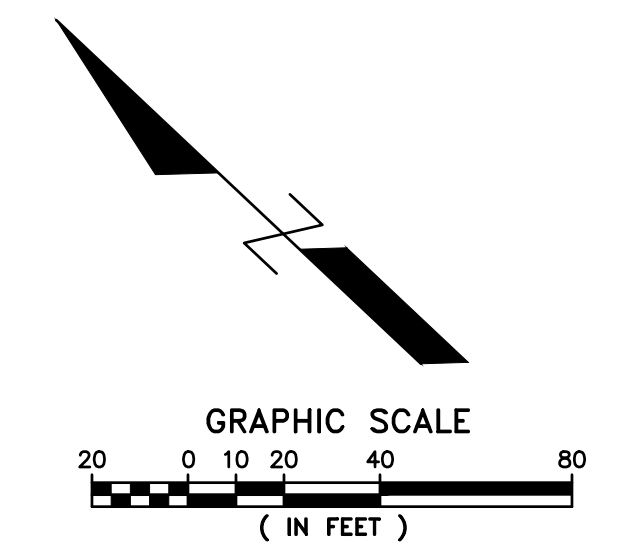
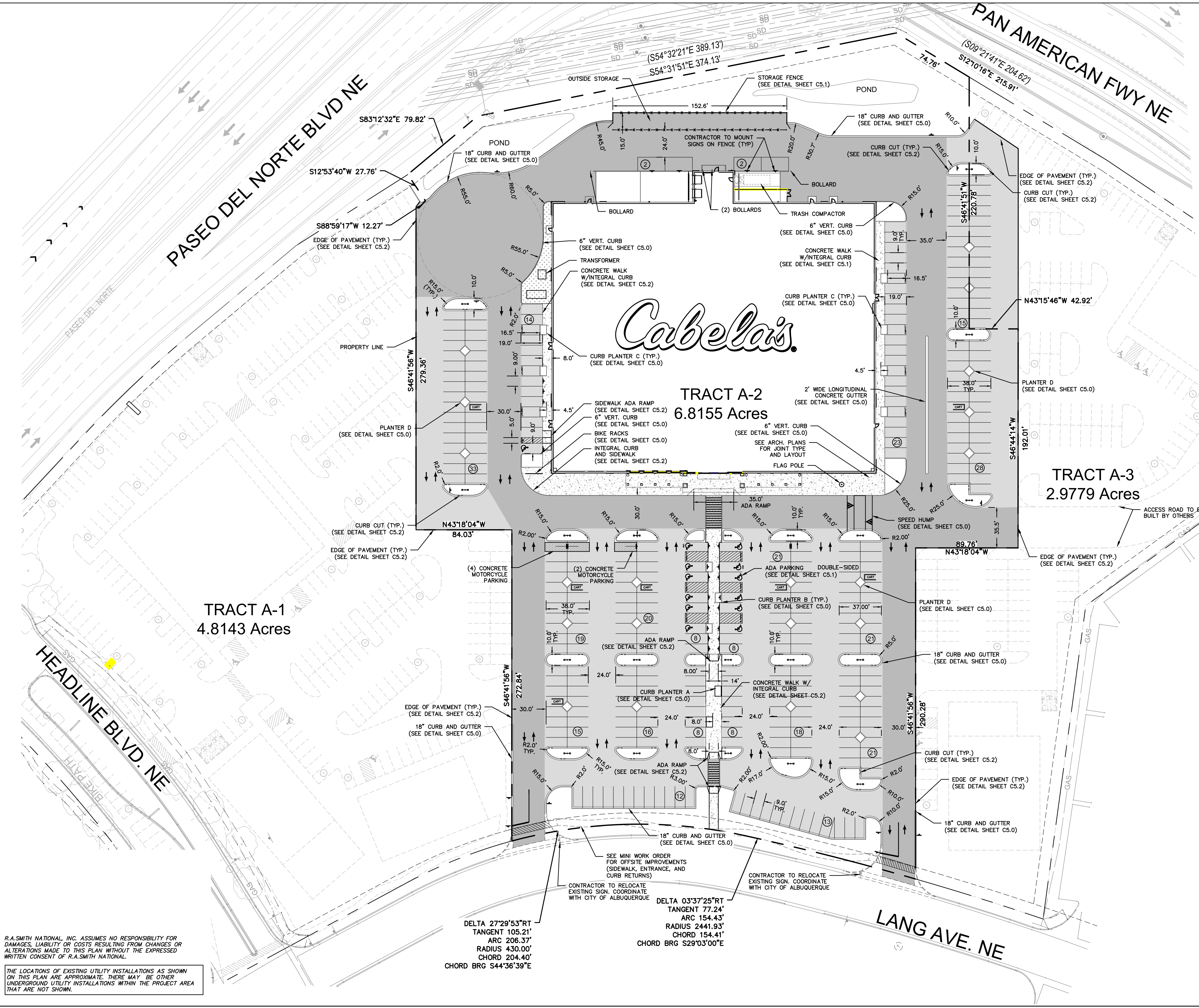
Per the approved drainage plan the Cabela's design matches grading, the drainage areas, provides the detention/retention volumes for Ponds "A" & "B" and as stated in the BHI letter most of the landscape islands and areas on site are depressed to capture runoff prior it flowing to the downstream inlets. In summary based on the information above, the submitted design plans and calculations we feel the site is in general compliance with the two documents listed above. If you have any questions or comments please feel free to contact me to discuss further.

Sincerely,
R.A. Smith National, Inc.



Ryan J. Lancour, P.E.
Project Manager

Deliver excellence, vision, and responsive service to our clients.



- LEGEND:**
- PROPOSED HEAVY DUTY ASPHALT
 - PROPOSED STANDARD ASPHALT
 - PROPOSED CRUSHER FINES (SEE LANDSCAPE PLANS)
 - PROPOSED CONCRETE SIDEWALK
 - PROPOSED CONCRETE PAD
 - PROPOSED CART CORRAL

- NOTES:**
- BUILDING DIMENSIONS AND AREAS ARE TO THE OUTSIDE OF MASONRY, UNLESS OTHERWISE SHOWN. SITE DIMENSIONS ARE TO FACE OF CURB, UNLESS OTHERWISE NOTED.
 - ALL IMPROVEMENTS LOCATED IN RIGHT OF WAY MUST BE INCLUDED ON A PUBLIC WORK ORDER.
 - SEE SHEET C5.1 FOR ADA ACCESS AISLE DETAIL.

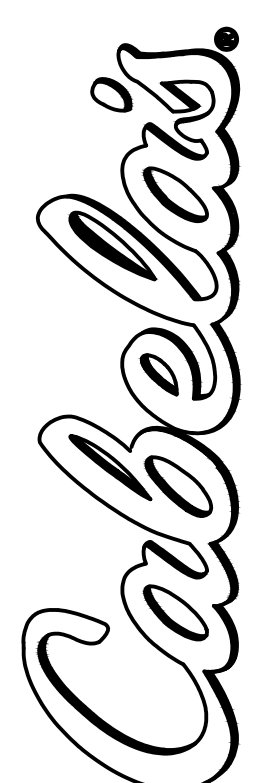
SITE DATA	
ACREAGE:	CABELLO'S TRACT = 6.82 AC
MAIN BUILDING:	TOTAL FLOOR SPACE 68,413 S.F.
PARKING INFORMATION:	0-15,000 SF @ 1/200SF = 75 SPACES 15,000-60,000SF @ 1/250SF = 180 SPACES 60,000-84,133SF @ 1/300SF = 29 SPACES TOTAL REQUIRED SPACES = 284
TOTAL PARKING REQUIRED = 284	TOTAL PARKING PROVIDED = 325
HANDICAP PARKING STALLS REQUIRED: 12 HC STALLS (2 VAN) PROVIDED: 13 HC STALLS (2 VAN)	
MOTORCYCLE PARKING REQUIRED: 6 SPACES PROVIDED: 6 SPACES	
BICYCLE PARKING REQUIRED: 1 PER 20 PARKING SPACES TOTAL: 325 / 20 = 16 SPACES PROVIDED: 16 SPACES	

R.A. SMITH NATIONAL, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A. SMITH NATIONAL.

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

DESCRIPTION

DATE



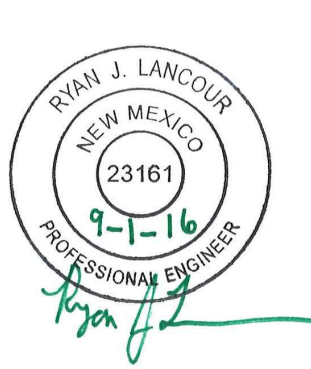
CABELLO'S WHOLESALE, INC.
ALBUQUERQUE, NEW MEXICO

R.A. Smith National

Beyond Surveying and Engineering

10748 W. Hammond Road, Broomfield, CO 80020-9808
303-441-3000 Fax 303-441-3444 www.ra-smith.com

OVERALL SITE PLAN



© COPYRIGHT 2016
R.A. Smith National, Inc.

DATE: 09/01/2016

SCALE: 1" = 40'

JOB NO. 3160102

PROJECT MANAGER:
RYAN J. LANCOUR, P.E.

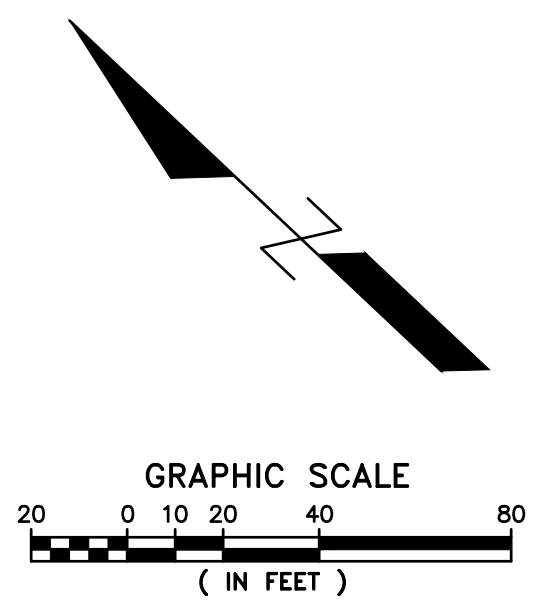
DESIGNED BY: JJJ

CHECKED BY: RJL

SHEET NUMBER
C2.0



P:\3160102\dwg\Sheets\SPC20040.dwg, NM-ABO-C2.0_OVERALL SITE PLAN, 10/4/2016 1:33:19 PM, kmr



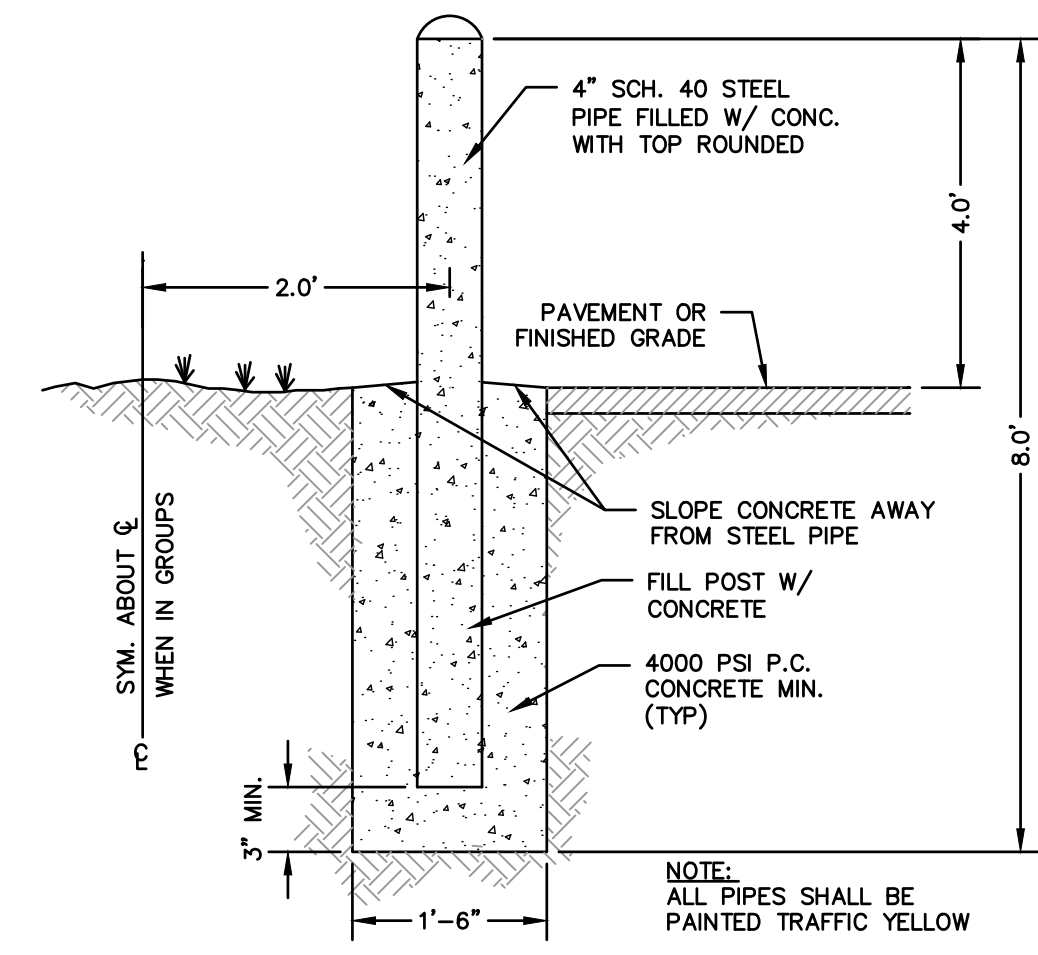
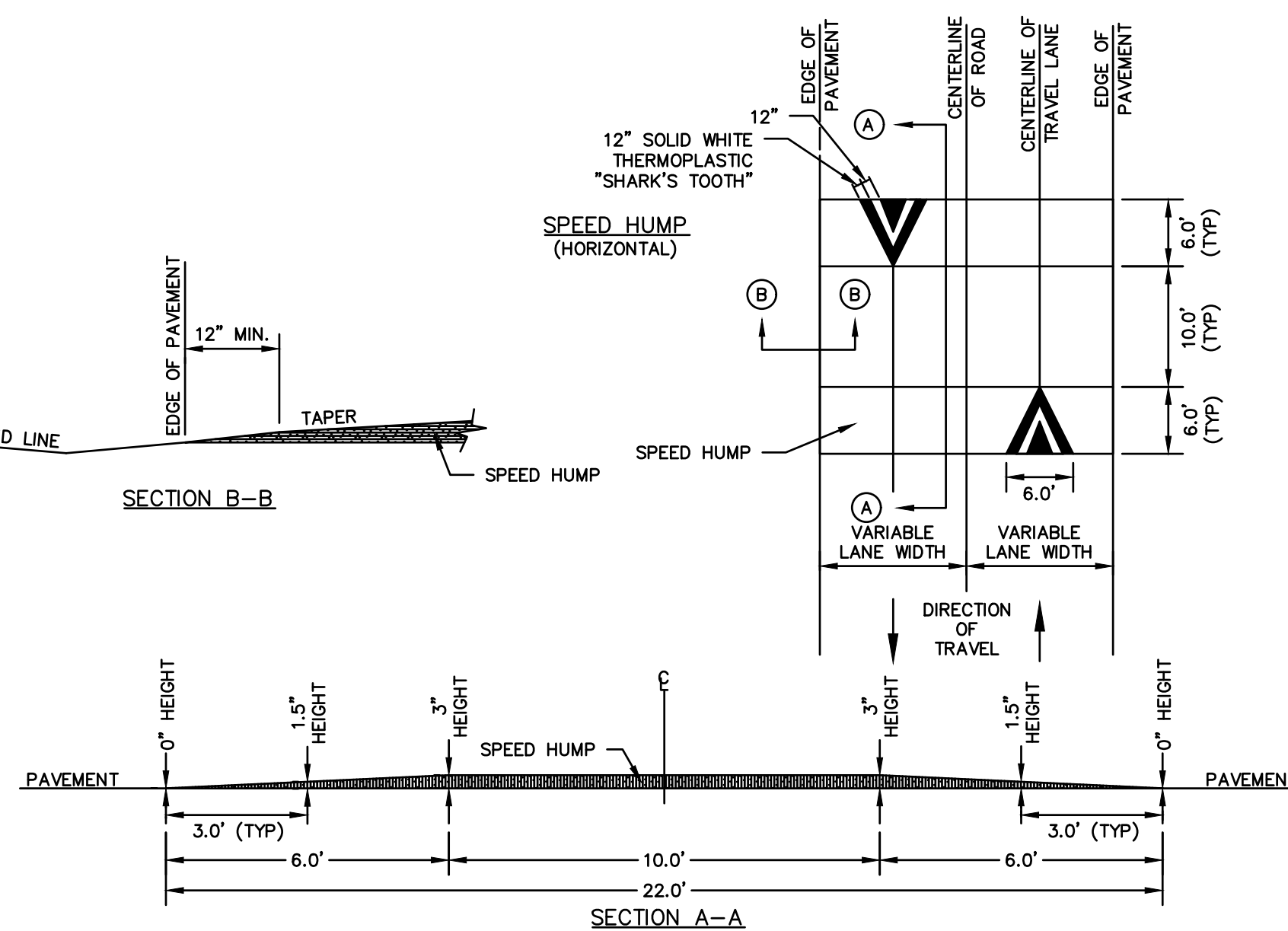
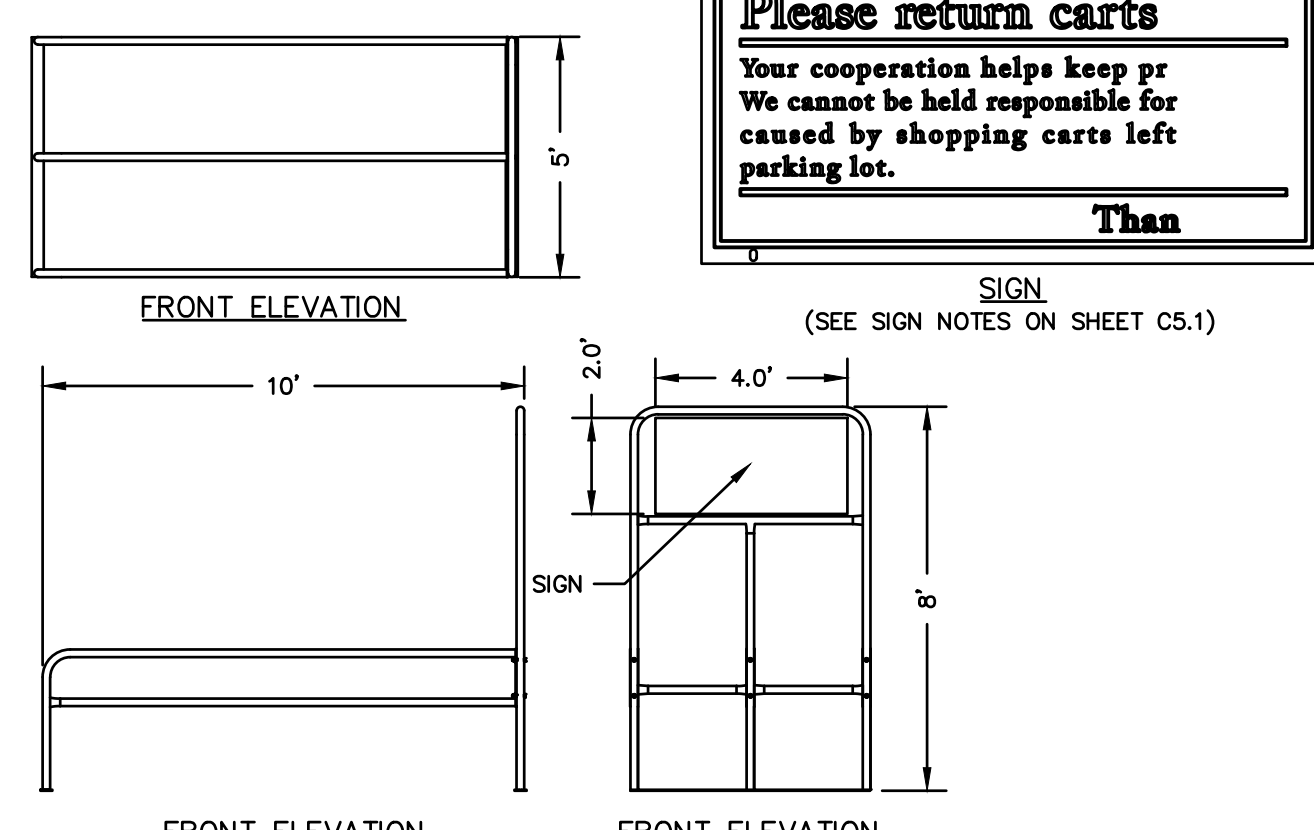
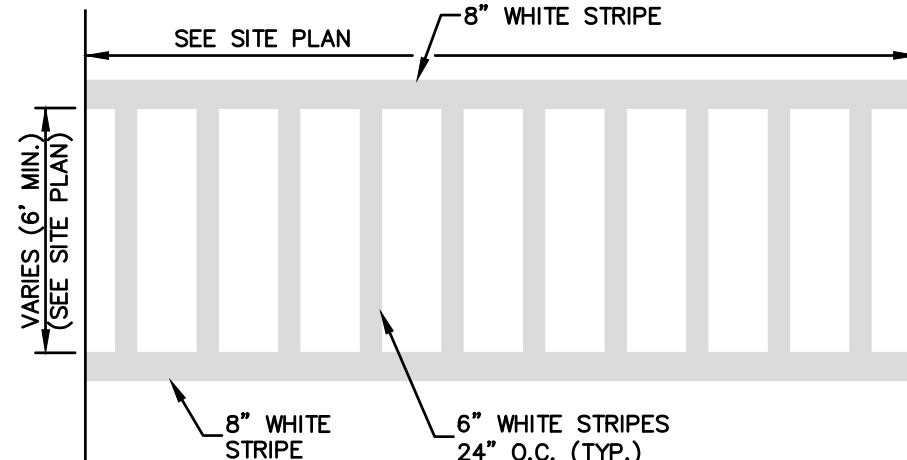
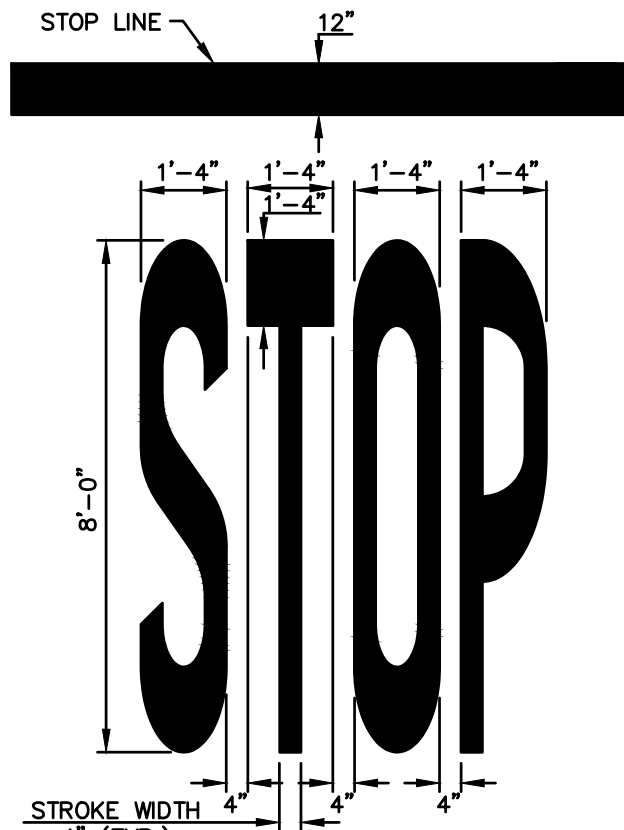
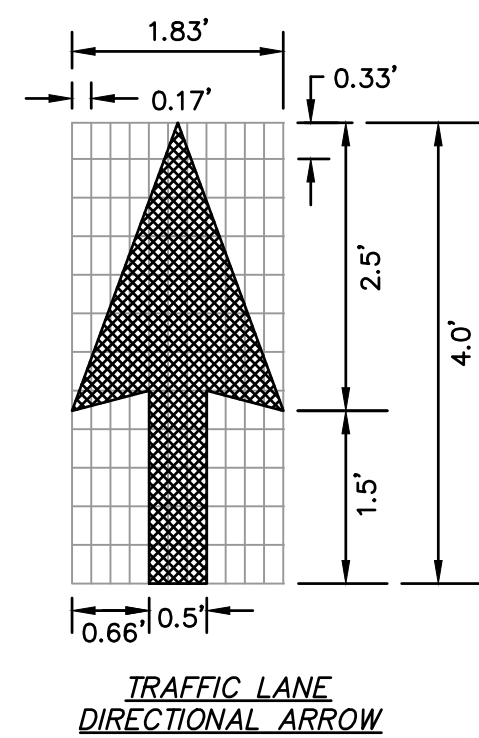
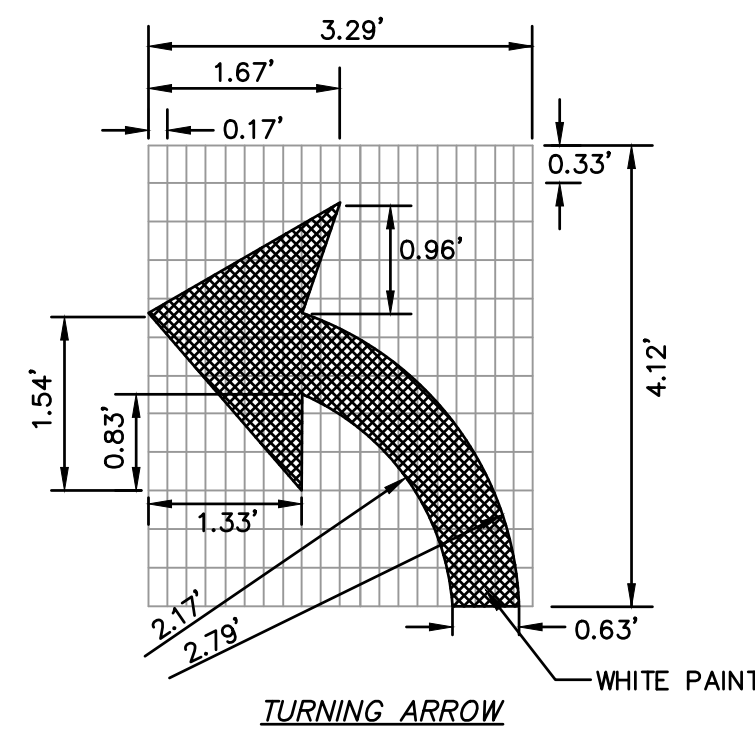
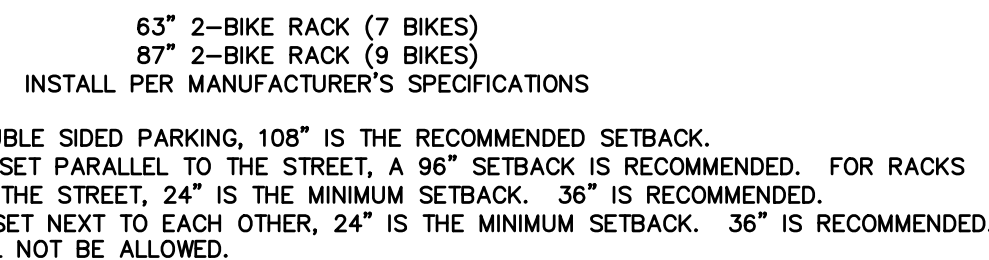
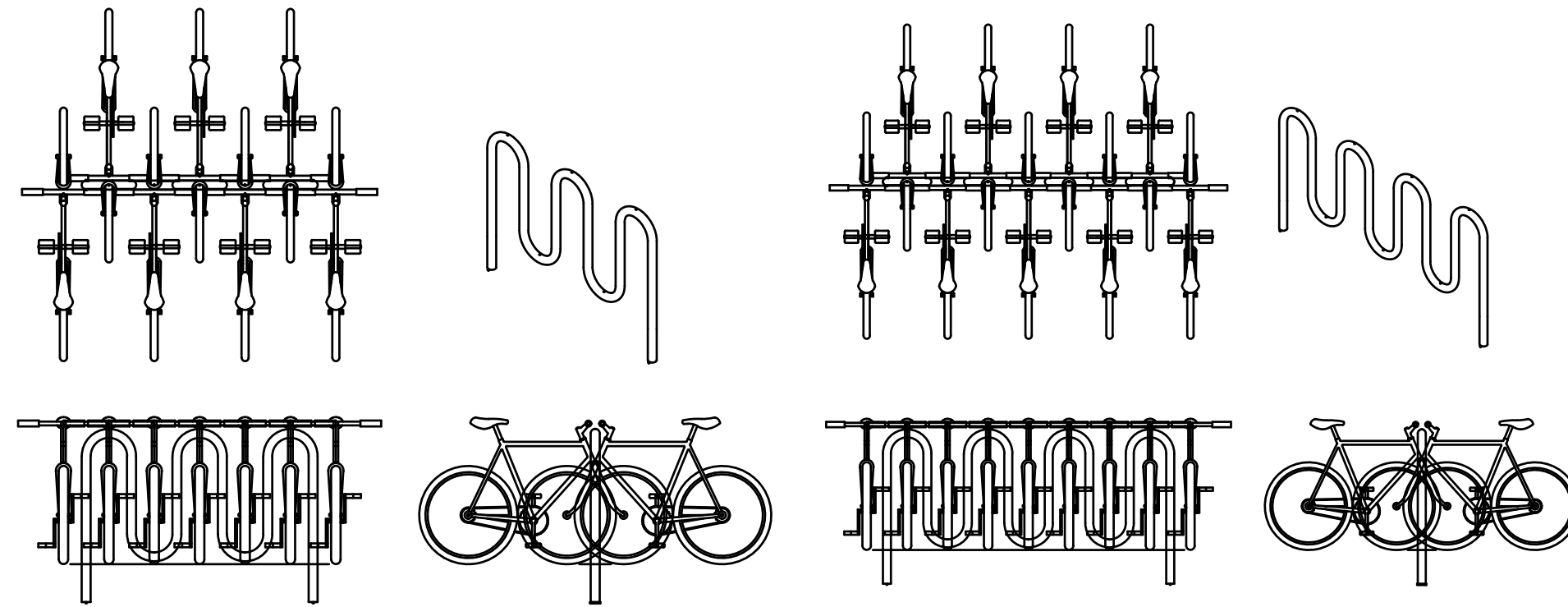
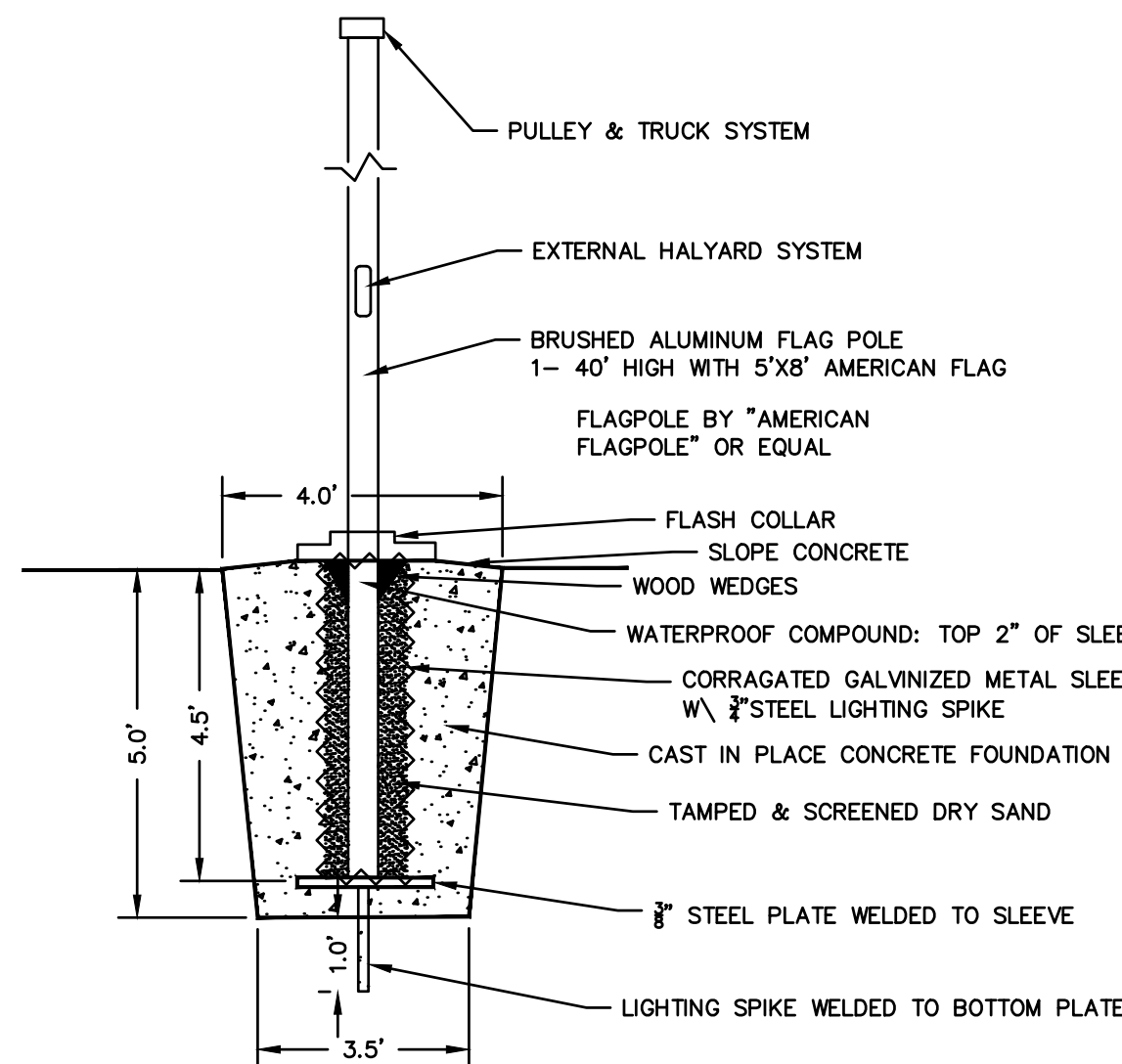
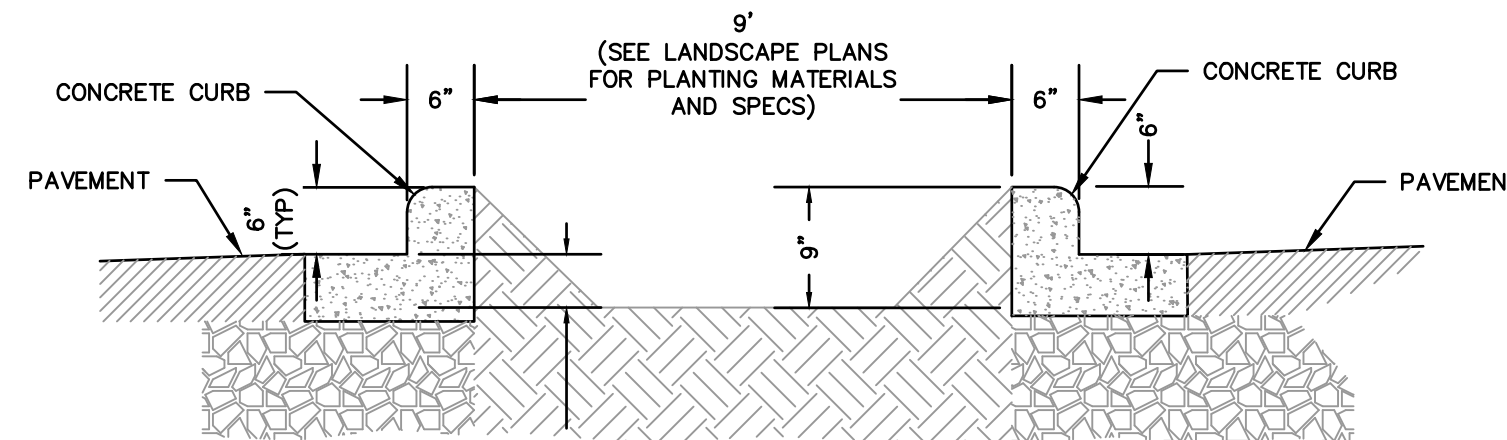
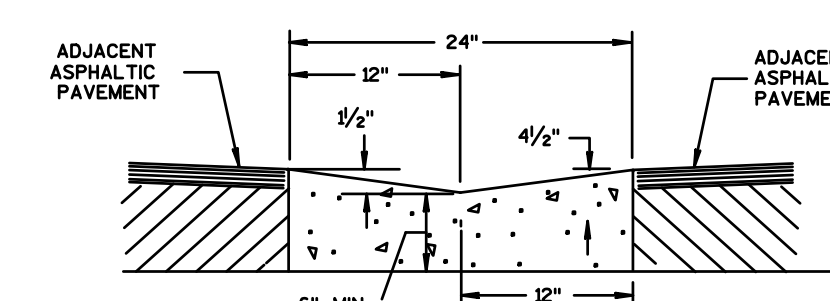
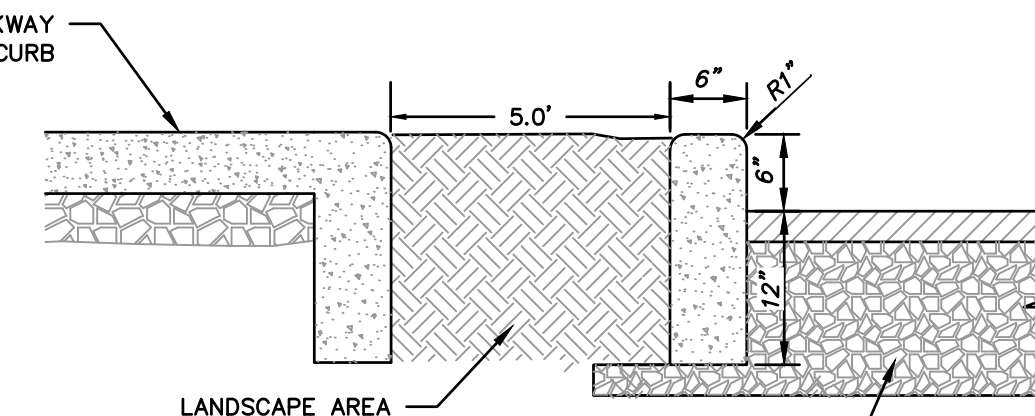
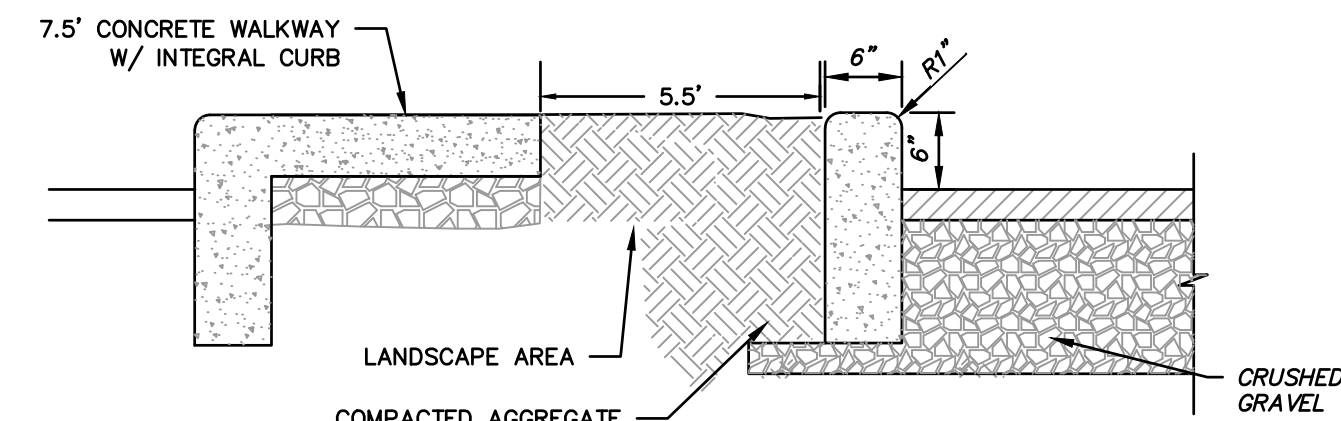
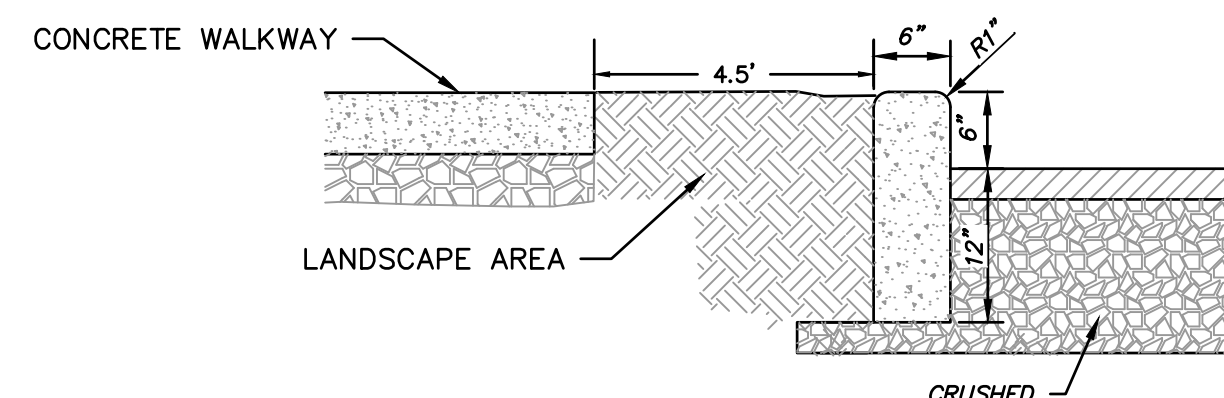
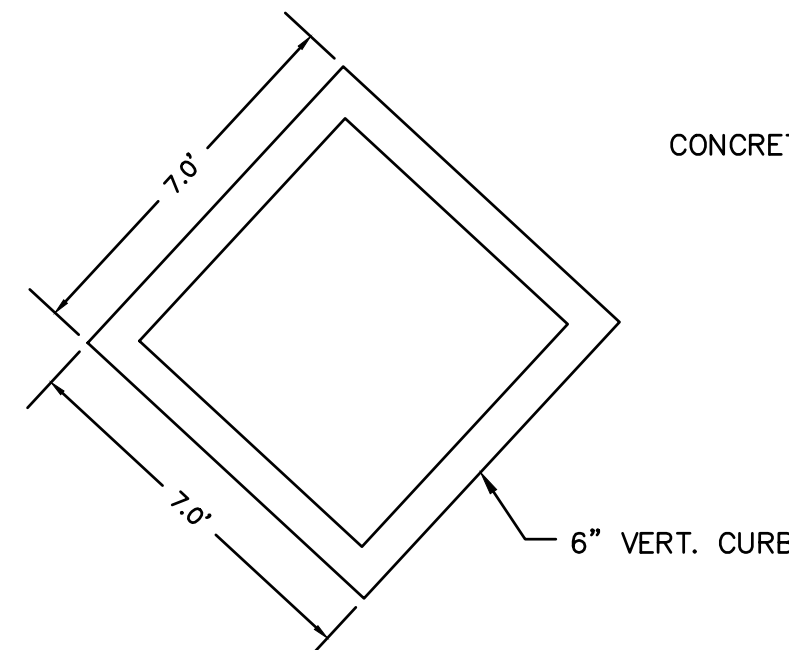
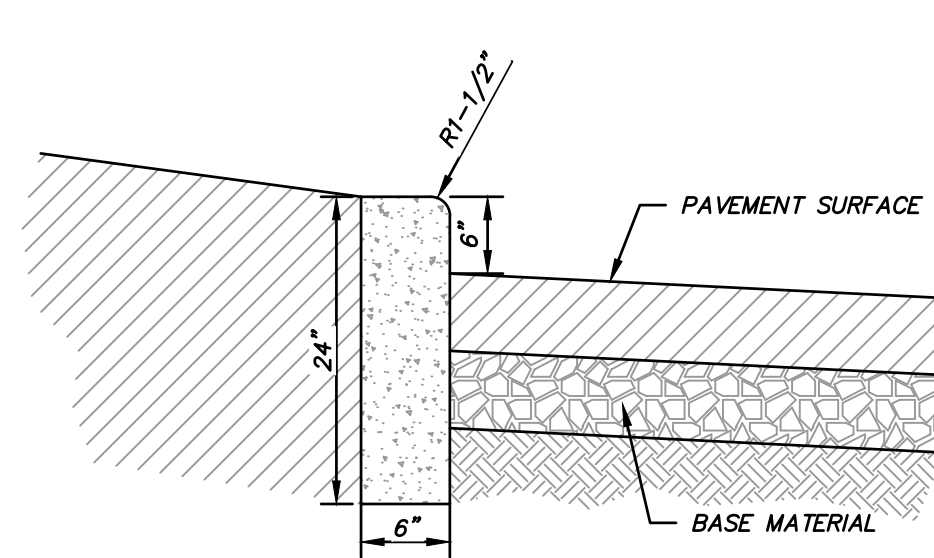
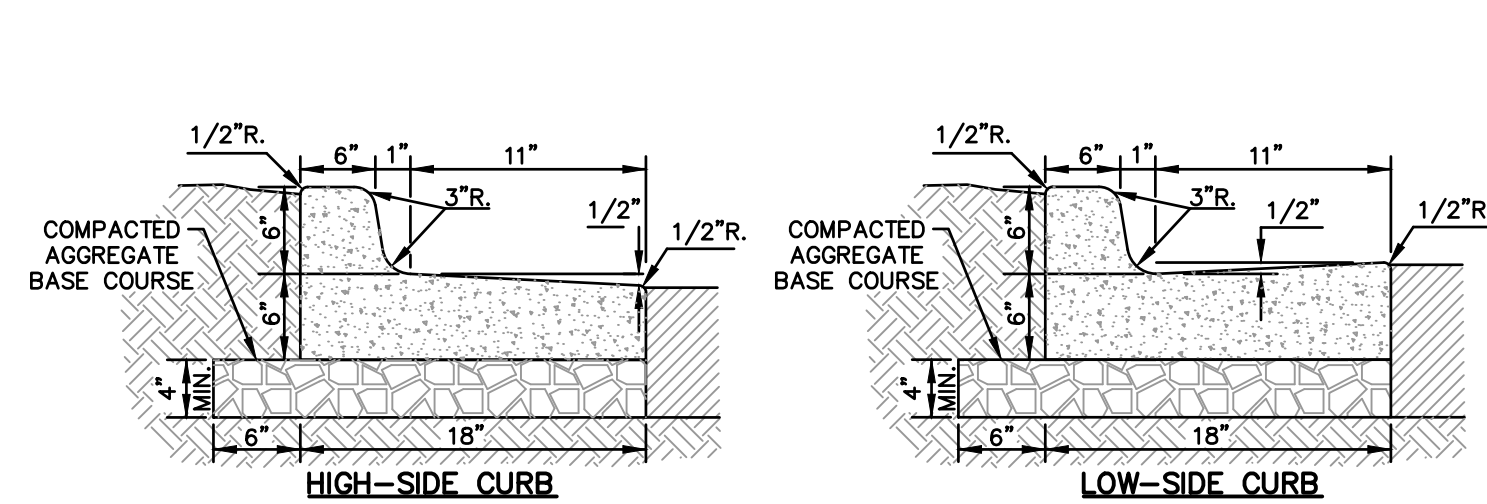
NOTES:

1. CONTRACTOR TO MAINTAIN EXISTING EROSION CONTROL BMP'S INSTALLED BY DEVELOPER IN CABELA'S PARCEL UNTIL TAKE OVER OF THE CONSTRUCTION SITE. REFER TO SWPPP PREPARED BY INSPECTIONS PLUS, INC. FOR MORE INFORMATION. (505)-344-9410
2. SITE DEMOLITION, CLEARING AND GRUBBING, MASS GRADING TO BE PERFORMED BY DEVELOPER, MASS GRADING FOR CABELA'S LOT WILL BE HELD 11" BELOW THE CONTOURS SHOWN IN THIS SHEET FOR PAVEMENT AREA AND 9" BELOW THE CONTOURS SHOWN ON THIS SHEET FOR THE BUILDING PAD AND TOPSOIL AREAS.

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[illegible]

[illegible]