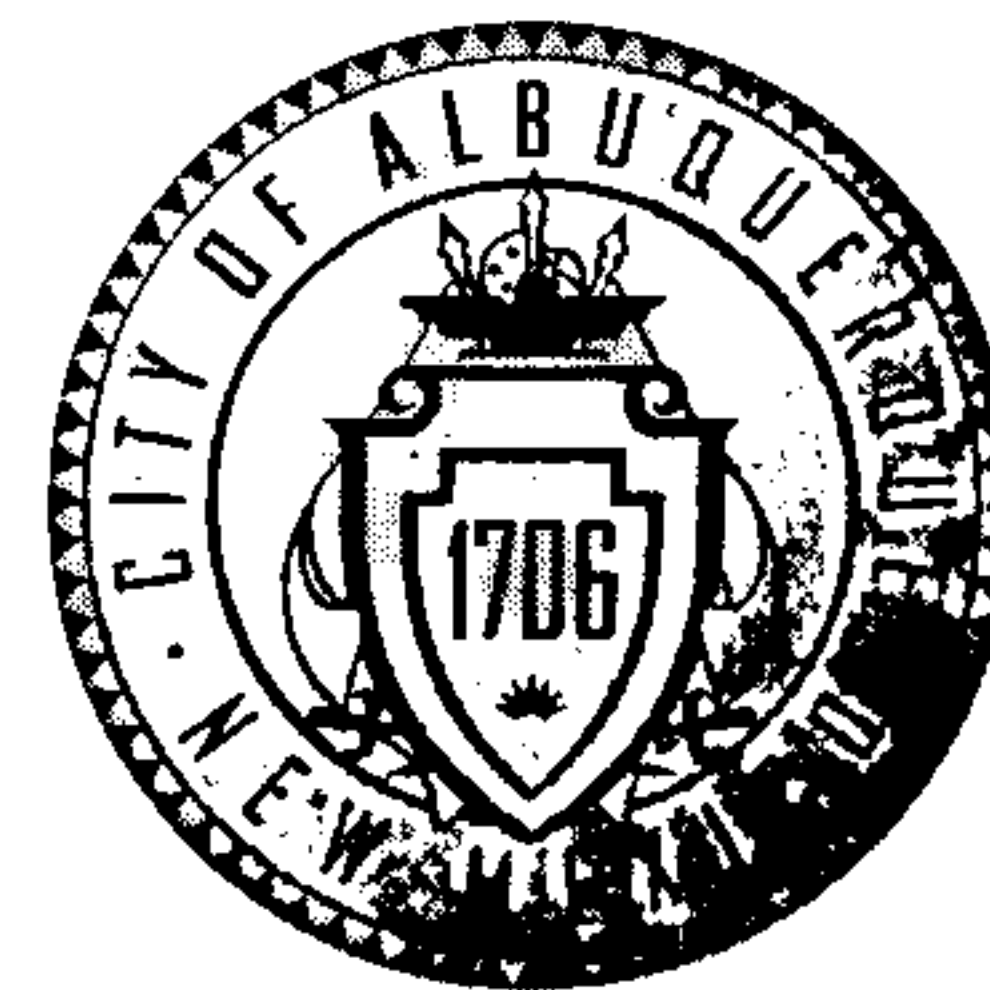


CITY OF ALBUQUERQUE



January 10, 2017

Richard J. Berry, Mayor

Vincent P. Carrica, P.E.
Tierra West, LLC
5571 Midway Park Pl, NE
Albuquerque, NM, 87109

**RE: Independence Square
Grading and Drainage Plan
Engineer's Stamp Date 2-27-16 (File: E17D076A)**

Dear Mr. Carrica:

Based upon the information provided in your submittal received 12-27-16, the above-referenced plan is approved to obtain a retaining wall permit, at the owners risk, until appropriate private drainage easements are provided for draining this site through the private property to the south. Wall heights may change if there are not appropriate private drainage easements.

PO Box 1293

The above referenced plan cannot be approved for ESC Permit for building Permit until the following comments are addressed:

Albuquerque

New Mexico 87103

www.cabq.gov

1. Provide appropriate private drainage easements to drain this site through the properties to the south. The drainage report has an arrow for Basin 10 draining south, but nothing for basins 11 and 12 draining through Valero and the referenced drainage plan does not show easements across the sites to the south.
2. Provide additional narrative that discusses the improvements "around" the Starbucks".
3. Proposed spot elevations should be shown for work done on this plan only, unless you wish to certify the grades outside the Starbucks pad in which case it is OK.
4. Provide a build note for the channel through the landscape area.
5. Provide a curb cut at/near the 5138.80 spot elevation to allow water from the drive aisle south of the building to flow into the stormwater quality pond southwest of the building. A channel to the pond bottom would help prevent erosion down the side of the stormwater quality pond.
6. Some curbing along the southerly property line must be removed. Provide permission or modification for the removal of the curbs.
7. Provide details for the trash enclosure to ensure runoff will remain within the enclosure. Included a note that the drain must be connected to a Grease Trap then to the sewer system. Show the location of the Grease Trap and the inverts for the pipe.

If you have any questions, you can contact me at 924-3999.

Sincerely,

A handwritten signature in black ink, consisting of a stylized 'S' followed by a long horizontal line that curves upwards at the end.

Shahab Biazar, P.E.
City Engineer, Planning Dept.
Development Review Services.

MA/SB

Al-Najjar, Marwa G.

From: Cherne, Curtis
Sent: Monday, January 09, 2017 10:52 AM
To: Al-Najjar, Marwa G.
Cc: Biazar, Shahab
Subject: FW: Starbucks Independance square
Attachments: Starbucks Drainage Basin Exhibit.pdf

Marwa,

I spoke with Vince Carrica with Tierra West on the Starbucks plan.

Since they wish to get started on the retaining wall south of the Starbucks building seems we can let them start that (at their risk) with a condition to show acceptable drainage easements to the south.

Letter to look something like:

Based upon the plan is approved to obtain a retaining wall permit, at the owners risk, until appropriate private drainage easements are provided for draining this site through the private property to the south. Wall heights may change if there are not appropriate private drainage easements.

The above referenced plan cannot be approved for ESC Permit for building Permit until the following comments are addressed:

1. Provide appropriate private drainage easements to drain this site through the properties to the south. The drainage report has an arrow for Basin 10 draining south, but nothing for basins 11 and 12 draining through Valero and the referenced drainage plan does not show easements across the sites to the south.
2. Provide additional narrative that discusses the improvements "around" the Starbucks" .
3. Proposed spot elevations should be shown for work done on this plan only, unless you wish to certify the grades outside the Starbucks pad in which case it is OK.
4. Provide a build note for the channel through the landscape area.
5. Provide a curb cut at/near the 5138.80 spot elevation to allow water from the drive aisle south of the building to flow into the stormwater quality pond southwest of the building. A channel to the pond bottom would help prevent erosion down the side of the stormwater quality pond.

Curtis

From: Vince Carrica [<mailto:VCarrica@tierrawestllc.com>]
Sent: Thursday, January 05, 2017 4:38 PM
To: Cherne, Curtis
Subject: RE: Starbucks Independance square

Sorry Cutis, I got your voicemail earlier but had to run to several meetings right after. The basin size for the Starbucks is the same as was shown on the approved G&D as Basin #11 for the whole site. I have marked the basin boundary on the attached. The improvements on the downstream side within the LMG project are in progress. They are probably a couple of weeks out from completing the curbs around the building and 2 or 3 weeks out from starting to pave the parking lot.

They have not yet submitted plans for building permit but they wanted to install the retaining wall on the Starbucks pad with the work they are doing out there now. Call me if you have any questions.

Vince

PRIVILEGED AND CONFIDENTIAL

The information contained in this electronic mail message is confidential, may be privileged, and is intended only for the use of the individual(s) named above or their designee. If you are not the intended recipient of this message, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. Any unauthorized interception of this message is illegal under the law. If you have received this message in error, please immediately notify me by return message or by telephone and delete the original message from your email system. Thank you.

From: Cherne, Curtis [<mailto:CCherne@cabq.gov>]

Sent: Thursday, January 05, 2017 2:29 PM

To: Vince Carrica

Subject: Starbucks Independence square

Vince,

Good afternoon.

I called you earlier today about the g and d have a similar question on the ESC plan.

The project extents are not clear since there are proposed spot elevations in drive aisles and parking spaces outside the building envelope shown on the ESC plan. Please clarify.

Curtis Cherne, PE, QCIS

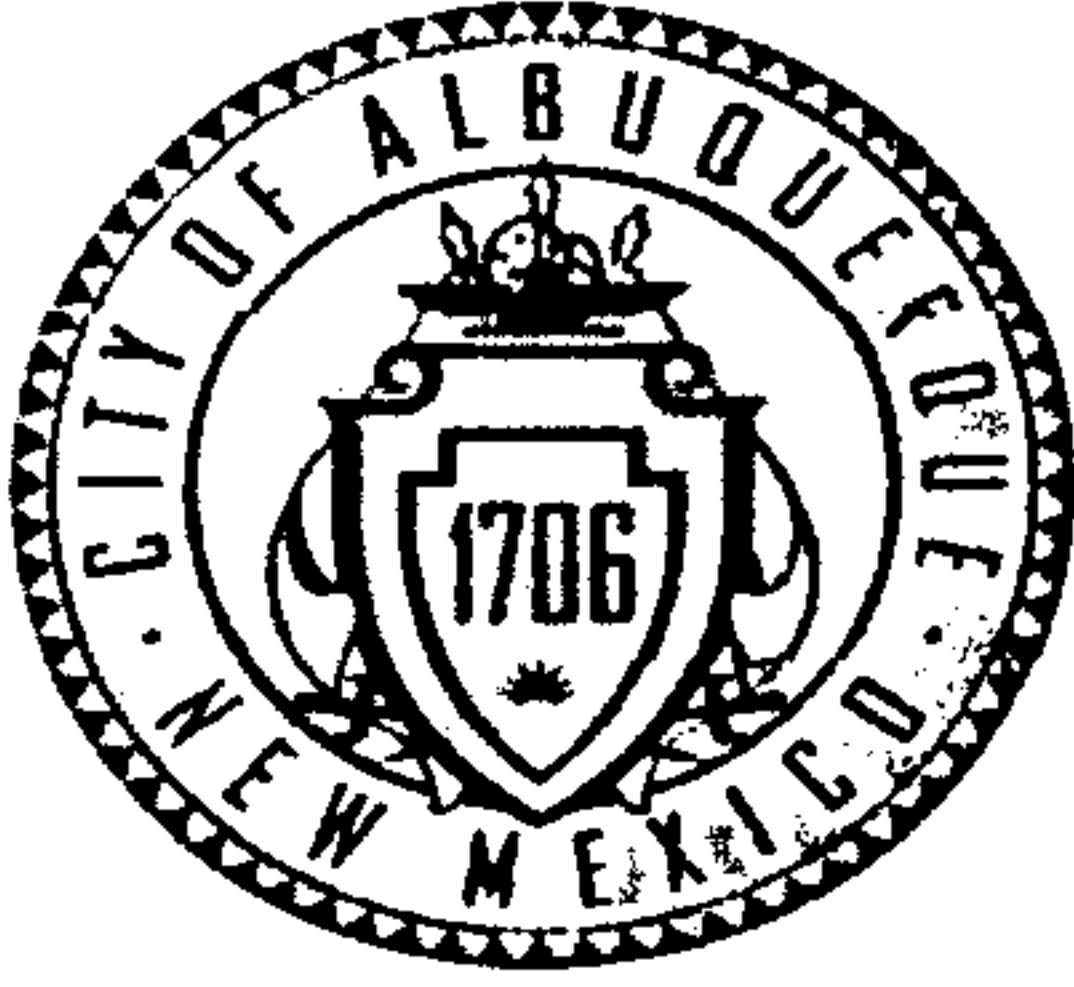
Stormwater Quality Engineer

COA

505-924-3420

"Cement (concrete, stucco, mortar...) pollution is preventable.....Let's prevent it. Thank you."

If this email is spam, report it to www.OnlyMyEmail.com



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

E170074

Project Title: Independence Square (Jefferson and Osuna) Starbucks Building Permit #: _____ City Drainage #: E170074

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

Legal Description: Lot 1, Independence Square

City Address: _____

Engineering Firm: Tierra West, LLC Contact: Vince

Address: 5571 Midway Park Place NE, Albuquerque, NM 87109

Phone#: 505-858-3100 Fax#: 505-858-1118 E-mail: vcarrica@tierrawestllc.com

Owner: Argus Jefferson Partners, LLC Contact: _____

Address: 4700 Montgomery Blvd NE, Suite 200

Phone#: 505-855-7602 Fax#: 505-837-0633 E-mail: jeff@amcdevelopment.net

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)

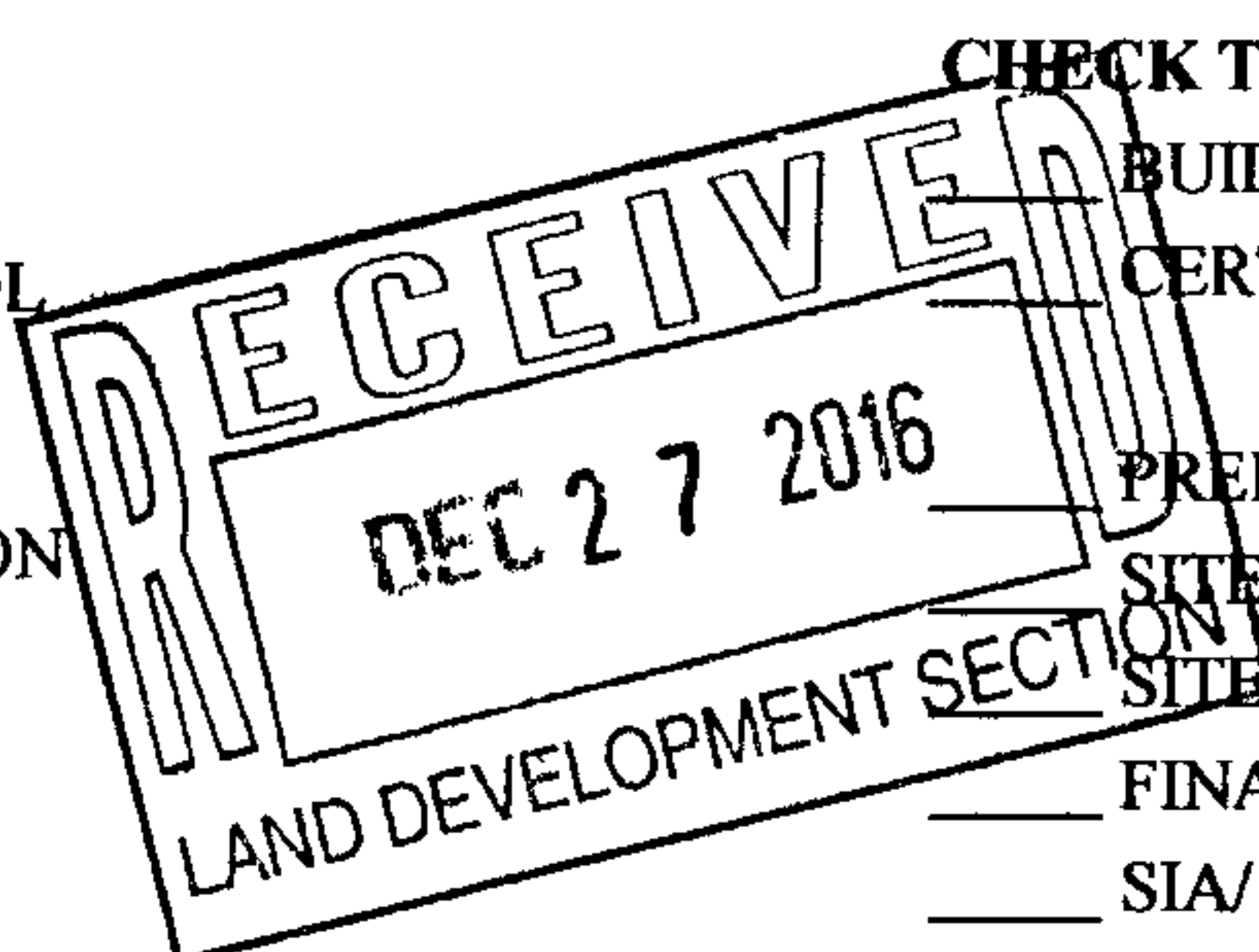
☐ OTHER (SPECIFY) _____

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: 12/22/16 By: VINCENT CARRICA, PE

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____