



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.

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.
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 flourish.

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

MA/SB



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

E17007A

Project Title: Independence Square (Jefferson and Osuna) Starbucks **Building Permit #:** **City Drainage #:** E17007A

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

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

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) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

DATE SUBMITTED: 12/22/16

By: VINCENT CARRICA, PE

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____

