

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 22, 1995

Larry L. Parker Galloway Romero & Associates 14202 E. Evans Ave. Aurora, CO 80014

RE: DIAMOND SHAMROCK CORNER STORE (G21/D34). DRAINAGE PLAN FOR BUILDING PERMIT APPROVAL. ENGINEER'S CERTIFICATION DATED DECEMBER 11, 1995.

Dear Mr. Parker:

Based on the information provided on your December 20, 1995 submittal, the above referenced project is approved for Permanent Certificate of Occupancy.

If I can be of further assistance, please feel free to contact me at 505-768-3622.

Sincerely/

Lisa Ann Manwill

Engineering Assoc./Hyd.

C: Andrew Garcia
File

		mero & Associates	DATE DEC 19, 95
	Design Engineering	Planning	PROJECT DIAMOND SHAMPOCK
	14202 East Evans Ave		LOCATION COMINCHE & EUBANK
	Aurora, Colorado 80014 (303) 745-7448 (303) 745-7480 Fax		
	(303) 745-7480 Fax		ATTENTION LISA MANWELL
To:	<u>م</u>		RE:
	ITY OF	ALBUQUERQUE	······································
	HYDROLC	264 BUSION	
WE ARE SE	NDING YOU:	HEREWITH DELIVERED BY	HAND OVERNIGHT
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UEU L U

DRAINAGE INFORMATION SHEET

	DIAMOND SHAMROCK	b21/03/
PROJECT TITLE:	CORNERSTORE # 1244	ZONE ATLAS/DRNG. FILE #: ACTION
ORB #:	EPC #:	WORK ORDER #:
LEGAL DESCRIPTION	II: SEE ATTACHED DRA	NNGE PLAN AS BUILT
CITY ADDRESS:	3700 EUBANK BLY	NE
ENGINEERING FIRM	1: GALLOWAY, ROMERO & ASS	OC. CONTACT: LARRY L. PARKER
ADDRESS: 1	4202 E. EVANS AVE.	PHONE: (303) 745-7448
· A	ORORA CO. 80014 SHAMROCK MARKETING & REF	
ADDRESS:	520 E. 56th AVENUE	PHONE: (303) 297-9777
	DENVER, CO 80216 LOWAY, ROMERO & ASSOC.	
	ADOD ENTRANC AMENITE	PHONE: (303) 745-7448
	4202 E. EVANS AVENUE URORA CO. 80014 D A. FORSTBAUER SURVEYIN	G CO. CONTACT: RONALD A. FORSTBAUER
	1100 ALVARODO NE	
CONTRACTOR:	ALBUQUERQUE NM 87110, 74ATEN CONST BLAGE MAIN	STEWE INCONTACT: MIKE THATEN
ADDRESS:	MENTON TX 76205	PHONE: (817) 382-4660
	Jan - 3292-1	CHECK TYPE OF APPROVAL SOUGHT:
TYPE OF SUBMITI		SKETCH PLAT APPROVAL
DRAINAGE R		PRELIMINARY PLAT APPROVAL
DRAINAGE F	GRADING & DRAINAGE PLAN	S. DEV. PLAN FOR SUB'D. APPROVAL
GRADING PI		S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
EROSION CO		SECTOR PLAN APPROVAL
ENGINEER'S		FINAL PLAT APPROVAL
OTHER		FOUNDATION PERMIT APPROVAL
	•	BUILDING PERMIT APPROVAL
PRE-DESIGN MEET	CING:	CERTIFICATE OF OCCUPANCY APPROVAL
YES		GRADING PERMIT APPROVAL
NO .		PAVING PERMIT APPROVAL
COPY PROV	IDED (1)	S.A.D. DRAINAGE REPORT
	DEC 20	DRAINAGE REQUIREMENTS
		OTHER (SPECIFY)
DATE SUBMITTED BY:	: DEC 19, 95	· ,



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

August 8, 1995

Larry L. Parker Galloway Romero & Associates 14202 E. Evans Ave. Aurora, CO 80014

RE: DIAMOND SHAMROCK CORNER STORE (A21/D4A7). DRAINAGE REPORT AND DRAINAGE PLAN FOR BUILDING PERMIT APPROVAL. ENGINEER'S STAMP DATED 7-11-95.

Dear Mr. Parker:

Based on the information provided on your 7-14-95 14 submittal, some additional concerns have come up. I am sorry that these comments were not noted on my previous letter, dated 7-27-95. I hope this does not cause too much inconvenience with your resubmittal. Prior to Building Permit Approval, please address the following comments:

- 1) Install a drainage inlet in the bottom of the detention basin, using an oil trap type inlet.
- 2) The City suggests that the area around the fueling bays be graded so that in the future the fueling area can be contained and all washdown water collected and routed to an oil/water separator. This separator would be connected directly to sanitary sewer, not to storm drainage.
- The detention basin and rundown should be lined with cobblestone or landscape rock. Grass lining is also acceptable, but rock is be better for removal of floating oils/fuels.
- The on-site manager should have a regular maintenance schedule for removing oil from the trapped inlet.

If I can be of further assistance, please feel free to contact me at 505-768-3622 or Loren Meinz at 505-768-3654.

Sincerely / Kinus / Kisa Ann Manwill

Engineering Assoc./Hyd.

c: Loren Meinz Andrew Garcia DEC 20 File

SIAMOND SHAMROCK
COMANCHE & EUBANK!

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT UTILITY DEVELOPMENT DIVISION/HYDROLOGY SECTION

PRE-DESIGN CONFERENCE

DRAINAGE FILE/ZONE ATLAS PAGE NO.: G-2 DATE: 04/19/95 EPC NO.: DRB NO.: ZONE: C-1 SUBJECT: Diamond Stammack STREET ADDRESS: Comanche Road and Eulank Blud NE LEGAL DESCRIPTION: LOT A, Sam Marcos Plaza
APPROVAL REQUESTED: PRELIMINARY PLAT SITE DEVELOPMENT PLAN GRADING/PAVING PERMIT OTHER
ATTENDANCE: Glen Bates Tohn Curtin C.O. A./PWO/Hyd
FIRM Panel 25 indicates a Flood Main in Comanche & Eubank AMD 5 AP 303 on Eubank in 1980 indicate 50 capacity of 135cfs and Quo = 290 cfs Doo = 76' Vioo = 6.7fps
Discharge from site must be justified based on down stream Capacity System 360-01A to construct a S.D. in Eubank is not currently scheduled.
The undersigned agrees that the above findings are summarized accurately and are only subject to change if further investigation reveals that they are not reasonable or that they are based on inaccurate information. SIGNED: SIGNED: SIGNED: DATE: DATE: PLEASE PROVIDE A COPY OF THIS PRE-DESIGN FORM WITH THE DRAINAGE SUBMITTAL.

DRAINAGE INFORMATION SHEET

PROJECT TITLE:	DIAMOND SHAMROCK CORNERSTORE # 1244	ZONE ATLAS/DRNG. FILE #: (62//134)
	EPC #:	WORK ORDER #:
LEGAL DESCRIPTI	•	
	3700 EUBANK BLVD NE	
ENGINEERING FIR	M: GALLOWAY ROMERO & ASS	OC. CONTACT: LARRY L. PARKER
	L4202 E. EVANS AVE.	PHONE: (303) 745-7448
OWNER: DIAMOND	AORORA CO. 80014 SHAMROCK MARKETING & REI	INING CONTACT: DAN LAMB
ADDRESS:	520 E. 56th AVENUE	PHONE: (303) 297-9777
ARCHITECT: GA	DENVER, CO 80216 LLOWAY, ROMERO & ASSOC.	CONTACT: LARRY L. PARKER
	14202 E. EVANS AVENUE	PHONE: (303) 745-7448
SURVEYOR: RONA	AURORA CO. 80014 LD A. FORSTBAUER SURVEYI	NG CO. CONTACT: RONALD A. FORSTBAUER
4 DDDF55 •	1100 ATMARODO NE	PHONE: (505) 268-2112
CONTRACTOR: _	ALBUQUERQUE NM 87110 THATEN & BOLDING EMAIN	TEXE TIEONTACT: MIKE THATEN
	•	70Z PHONE: (817) 382-4660
TYPE OF SUBMIT	TAL:	CHECK TYPE OF APPROVAL SOUGHT:
DRAINAGE	REPORT	SKETCH PLAT APPROVAL
DRAINAGE	PLAN	PRELIMINARY PLAT APPROVAL
CONCEPTUA	L GRADING & DRAINAGE PLAN	S. DEV. PLAN FOR SUB'D. APPROVAL
GRADING P	LAH	S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
EROSION C	ONTROL PLAN	SECTOR PLAN APPROVAL
ENGINEER'	S CERTIFICATION	FINAL PLAT APPROVAL
OTHER	•	FOUNDATION PERMIT APPROVAL
		BUILDING PERMIT APPROVAL
PRE-DESIGN MEE	TING:	CERTIFICATE OF OCCUPANCY APPROVAL
YES		GRADING PERMIT APPROVAL
		PAVING PERMIT APPROVAL
NO . COPY PROV	ያ ተ ነውምን	S.A.D. DRAINAGE REPORT
GOFI FRU	الدونة المالية	DRAINAGE REQUIREMENTS
		OTHER (SPECIFY)

DEC 13

DATE SUBMITTED: DEC. 11,95

BY:



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

August 25, 1995

Larry L. Parker Galloway Romero & Associates 14202 E. Evans Ave. Aurora, CO 80014

RE: DIAMOND SHAMROCK CORNER STORE (G21/D34). DRAINAGE PLAN FOR BUILDING PERMIT APPROVAL. ENGINEER'S STAMP DATED 6-28-95.

Dear Mr. Parker:

Based on the information provided on your August 24, 1995 submittal, the above referenced project is approved for Building Permit. Prior to Certificate of Occupancy please address comments 1 and 2 below.

- Please show finish floor to mean sea level elevation.
- Section A-A, on your plan sheet, should show cobble rock on each side of the grate (see enclosure).
- Attached in your resubmittal package is a Building Permit Approval letter from me dated August 8, 1995. Please note, this letter is concerning the store located at Jefferson and Osuna (E17-D49) and has nothing to do with the project referenced above.

Also, before a Certificate of Occupancy Approval is released, an Engineer's Certification, per the DPM checklist, is required.

If I can be of further assistance, please feel free to contact me at 505-768-3622.

Singerely,

Lisa Ann Manwill
Engineering Assoc./Hyd.

Andrew Garcia C: File

Enclosure

LEGAL DESCRIPTION

A certain parcel of land being identified as Tract "A", as the same is shown and designated on the plat entitled "REPLAT OF TRACT "A", (NOW CONSISTING OF TRACTS "A", "A-3", & "A-4" OF A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 4 EAST, N.M.P.M., AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO" filed in the office of the County Clerk of Bernalillo county, New Mexico on March 31, 1972 in Volume B6, Folio 113 and being more particularly described by metes and bounds as follows:

Beginning at a point on the easterly right—of—way line of Eubank Boulevard NE, the northwest corner of said Tract "A" and the northwest corner of the parcel herein described;

Thence, N89'37'00"E, a distance of 223.54 feet to the northeast corner of the parcel herein described;

Thence, S00°41'55"E, a distance of 130.00 feet to the southeast corner of the parcel herein described;

Thence, S89°28'40"W, a distance of 120.00 feet to a point;

Thence, S00°41°55″E, a distance of 20.00 feet to a point on the northerly right—of—way line of Comanche Road NE;

Thence, S89°28'40"W, a distance of 79.56 feet along, adjoining, and adjacent to said northerly right—of—way line of Comanche Road NE to a point of curvature; Thence, Northwesterly, a distance of 39.38 feet along the arc of a curve bearing to the right (said arc having a radius of 25.00 feet and a long chord which bears N45°23'35"W, a distance of 35.43 feet to a point of tangency on said easterly right—of—way line of Eubank Boulevard NE;

Thence, NOO75'50"W, a distance of 125.41 feet along, adjoining, and adjacent to said easterly right—of—way line of Eubank Boulevard NE to the northwest corner and point of beginning of the parcel herein described and containing 0.7149 acres, (31,140 square feet) more or less.

TOGETHER WITH:

A certain parcel of land being identified as Tract "A-2", as the same is shown and designated on the plat entitled "A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 4 EAST, N.M.P.M., AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO" filed in the office of the County Clerk of Bernalillo county, New Mexico on February 12, 1962 in Volume C5, Folio 102 and being more particularly described by metes and bounds as follows:

Beginning at the northeast corner of the parcel herein described, said point being the southeast corner of the previously described Tract "A";

Thence, S00'41'55"E, a distance of 20.00 feet to a point on the northerly right—of—way line of Comanche Road NE and the southeast corner of the parcel herein described;

Thence, S89°28'40"W, a distance of 120.00 feet along, adjoining, and adjacent to said northerly right—of—way line of Comanche Road NE to the southwest corner of parcel herein described;

Thence, NOO'41'55"W, a distance of 20.00 feet to the northwest corner of the parcel herein described;

Thence, N89°28'40"E, a distance of 120.00 feet to the northeast comer of the parcel herein described and containing 0.0551 acres (2,400 square feet), more or less.

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT UTILITY DEVELOPMENT DIVISION/HYDROLOGY SECTION

PRE-DESIGN CONFERENCE

DRAINAGE FILE/ZONE ATLAS PAGE NO.: $G-2$ DATE: $O4/19/95$
EPC NO:
Diament Damny
STREET ADDRESS: Commonche Road and Eubank Blud NE
LEGAL DESCRIPTION: LOTA, SON MOVCOS Plaza
APPROVAL REQUESTED: PRELIMINARY PLAT FINAL PLAT
SITE DEVELOPMENT PLAN BUILDING PERMIT
GRADING/PAVING PERMIT OTHER
REPRESENTING
ATTENDANCE: G/en Bates
Taba Austin C.D. A. PWD/Hat
10/11
FINDINGS: \mathcal{L}
FINDINGS: FIRM Panel 25 indicates a Floody/21/1
in Comanche & Eubank
AND ID 200 Employed in 1980
4400 7 7 5000 00 5 125 CF 300
-1nd107/0 50 Charles Dha = 76 1/100 = 6.7 f/s
Discharge From Site must be
Discharge from SITE MUST De Justified based on downstream Capacit
System 360-01A to construct a S.D. in Eubank is not currently scheduled.
Tufill site show developed proposed
discharge is less than existing small
The undersigned agrees that the above findings are summarized accurately and are only subject to change if further investigation reveals that they are not reasonable or that
The undersigned agrees that the above findings are summarized accurately and are only
they are based on inaccurate information.
SIGNED: SIGNED: SIGNED: SIGNED:
TITLE: Honord M 2010 ACT) Simond Shamock HEE: LEST FY GROUPS A. 3
DATE: **NOTE** PLEASE PROVIDE A COPY OF THIS PRE-DESIGN FORM WITH THE DRAINAGE SUBMITTAL.
MOLE BIEVER BEOATDE V COLI OL THIS LYP-DESIGN FOR THE

NOTE TO FILE

DIAMOND SHAMROCK (G2 I-D34)

I SPOKE WITH DAVE JONES OF GALLOWAY ROMERO ON 12/15/95 AND TOLD HIM THAT WE ALSO NEEDED A COPY OF THE CITY INSPECTOR'S "GREEN TAG." I FORGOT TO PUT THIS ITEM IN THE LETTER, AND THE LETTER HAD ALREADY GONE OUT. MR. JONES SAID IT WOULD EITHER BE SUBMITTED BY THE CONTRACTOR, OR WITH THEIR NEXT SUBMITTAL.

•



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 15, 1995

Larry L. Parker Galloway Romero & Associates 14202 E. Evans Ave. Aurora, CO 80014

RE: DIAMOND SHAMROCK CORNER STORE (G21/D34). DRAINAGE PLAN FOR BUILDING PERMIT APPROVAL. ENGINEER'S STAMP DATED 6-28-95. ENGINEER'S CERTIFICATION DATED 12-11-95.

Dear Mr. Parker:

Based on the information provided on your December 13, 1995 submittal, the above referenced project is approved for a 30 day Temporary Certificate of Occupancy. Prior to final Certificate of Occupancy approval, please address the following comments:

- 1. The original engineer's stamp by Rafeal Romero, dated 6-28-95 is missing. Please submit the as-built with the original stamp on it.
- 2. The Engineer's Certification should also be stamped by Rafeal Romero. If this is not possible, please let me know and we can work something out.

If I can be of further assistance, please feel free to contact me at 505-768-3622.

Sincerely,

Visa Ann Manwill

Engineering Assoc./Hyd.

C: Andrew Garcia File





City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

August 25, 1995

Larry L. Parker Galloway Romero & Associates 14202 E. Evans Ave. Aurora, CO 80014

RE: DIAMOND SHAMROCK CORNER STORE (G21/D34). DRAINAGE PLAN FOR BUILDING PERMIT APPROVAL. ENGINEER'S STAMP DATED 6-28-95.

Dear Mr. Parker:

Based on the information provided on your August 24, 1995 submittal, the above referenced project is approved for Building Permit. Prior to Certificate of Occupancy please address comments 1 and 2 below.

- 1. Please show finish floor to mean sea level elevation.
- 2. Section A-A, on your plan sheet, should show cobble rock on each side of the grate (see enclosure).
- Attached in your resubmittal package is a Building Permit Approval letter from me dated August 8, 1995. Please note, this letter is concerning the store located at Jefferson and Osuna (E17-D49) and has nothing to do with the project referenced above.

Also, before a Certificate of Occupancy Approval is released, an Engineer's Certification, per the DPM checklist, is required.

If I can be of further assistance, please feel free to contact me at 505-768-3622.

Singerely,

Lisa Ann Manwill

Engineering Assoc./Hyd.

C: Andrew Garcia

Enclosure

Approved for 50#19

Sent copy of this letter to Anlene on 1/16/95



	Galloway, Romero & Associates	DATE DEC 11 95
	Design Engineering Planning	PROJECT DIAMOND SHAMROCK
	14202 East Evans Avenue	LOCATION EUBANK & COMANCHE
(Aurora, Colorado 80014 (303) 745-7448	
((303) 745-7480 Fax	ATTENTION BERNE MONTOYA
To:		RE:
	YOF ALBUQUERQUE YDROLOGY DIVISION	
<u>H</u>	MROLOGY DIVISION	
		
WE ARE SEN	IDING YOU: DELIVERED BY HAND	OVERNIGHT
	VIA	
THE FOLLOW	VING ITEMS: PRINTS MYLARS D PHOTO	OCOPIES COPY OF LETTER SPECIFICATIONS
COPIES	DATE OR NO. DESCRIPTION	
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	1 AS BUILT DEAINAGE DEAINAGE TEORMAT	ION) PACKET
THESE ARE TI	RANSMITTED AS INDICATED BELOW	
•	THE FOR YOUR USE IZE AS REQUESTED	☐ FOR REVIEW AND COMMENT ☐ FOR APPROVAL
	. APPROVED AS NOTED RETURNED FOR	R CORRECTIONS
REMARKS:		
COPIES TO: _		
		SIGNIEN.

DRAINAGE INFORMATION SHEET

DIAMOND SHAMROCK PROJECT TITLE: CORNERSTORE # /244 ZONI	E ATLAS/DRNG. FILE #: 6-21 /034
PROJECT TITLE: <u>CORNERSTORE # /244</u> ZON	E ATLAS/UKRG. FILE #:
DRB #: NA EPC #: NA	WURK URDER #:
LEGAL DESCRIPTION: SEE ATTACHED CITY ADDRESS: 3700 EUBANE BOULEJARA	NE
ENGINEERING FIRM: GALLOWAY ROMERO & ASSOC.	CONTACT: LARRY L. PARKER
ADDRESS: 14202 E. EVANS AVENUE	PHONE: (303) 745-7448
AURORA CO. 80014 OWNER: DIAMOND SHAMROCK	CONTACT: JIM REED
6390 THOMAS ROAD ADDRESS: BLDG 3, SUITE 326	PHONE: (602) 949-7525
SCOTTSDALE AZ 85251 ARCHITECT: GALLOWAY ROMERO & ASSOC.	CONTACT: LARRY L. PARKER
ADDRESS: 14202 E. EVANS AVENUE	PHONE: (303) 745-7448
AURORA CO 80014 SURVEYOR: RONALD A. FORSTBAUER SURVEYING CO.	CONTACT: RONALD A. FORSTBAUER
ADDRESS: 1100 ALVARADO NE	PHONE: (505) 268-2112
CONTRACTOR: NOT SELECTED	CONTACT:
ADDRESS:	PHONE:
DRAINAGE REPORT DRAINAGE PLAN CONCEPTUAL GRADING & DRAINAGE PLAN GRADING PLAN EROSION CONTROL PLAN ENGINEER'S CERTIFICATION OTHER PRE-DESIGN MEETING: YES NO COPY PROVIDED AUG 2 4 1995	K TYPE OF APPROVAL SOUGHT: SKETCH PLAT APPROVAL PRELIMINARY PLAT APPROVAL S. DEV. PLAN FOR SUB'D. APPROVAL S. DEV. PLAN FOR BLDG. PERMIT APPROVAL SECTOR PLAN APPROVAL FINAL PLAT APPROVAL FOUNDATION PERMIT APPROVAL BUILDING PERMIT APPROVAL CERTIFICATE OF OCCUPANCY APPROVAL GRADING PERMIT APPROVAL PAVING PERMIT APPROVAL S.A.D. DRAINAGE REPORT DRAINAGE REQUIREMENTS OTHER (SPECIFY)
DATE SUBMITTED: AUGUST 117, 95 JESSUB	MITTED 15T SUB. 6/28/95

LEGAL DESCRIPTION

A certain parcel of land being identified as Tract "A", as the same is shown and designated on the plat entitled "REPLAT OF TRACT "A", (NOW CONSISTING OF TRACTS "A", "A-3", & "A-4" OF A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 4 EAST, N.M.P.M., AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO" filed in the office of the County Clerk of Bernalillo county, New Mexico on March 31, 1972 in Volume 86, Folio 113 and being more particularly described by metes and bounds as follows:

Beginning at a point on the easterly right—of—way line of Fubonk Boulevard NE

Beginning at a point on the easterly right—of—way line of Eubank Boulevard NE, the northwest corner of said Tract "A" and the northwest corner of the parcel herein described;

Thence, N89'37'00"E, a distance of 223.54 feet to the northeast corner of the parcel herein described;

Thence, S00°41'55"E, a distance of 130.00 feet to the southeast corner of the parcel herein described;

Thence, S89°28'40"W. a distance of 120.00 feet to a point;

Thence, S00°41'55"E, a distance of 20.00 feet to a point on the northerly right—of—way line of Comanche Road NE;

Thence, S89°28'40"W, a distance of 79.56 feet along, adjoining, and adjacent to said northerly right—of—way line of Comanche Road NE to a point of curvature; Thence, Northwesterly, a distance of 39.38 feet along the arc of a curve bearing to the right (said arc having a radius of 2500 feet and a long chord which bears N45°23'35"W, a distance of 35.43 feet to a point of tangency on said easterly right—of—way line of Eubank Boulevard NE;

Thence, N00°15'50"W, a distance of 125.41 feet along, adjoining, and adjacent to said easterly right—of—way line of Eubank Boulevard NE to the northwest corner and point of beginning of the parcel herein described and containing 0.7149 acres, (31,140 square feet) more or less.

TOGETHER WITH:

A certain parcel of land being identified as Tract "A-2", as the same is shown and designated on the plat entitled "A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 10 NORTH, RANGE 4 EAST, N.M.P.M., AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO" filed in the office of the County Clerk of Bernalillo county, New Mexico on February 12, 1962 in Volume C5, Folio 102 and being more particularly described by metes and bounds as follows:

Beginning at the northeast corner of the parcel herein described, said point being the southeast corner of the previously described Tract "A";
Thence, S00'41'55"E, a distance of 20.00 feet to a point on the northerly right—of—way line of Comanche Road NE and the southeast corner of the parcel herein described;

Thence, S89°28'40"W, a distance of 120.00 feet along, adjoining, and adjacent to said northerly right—of—way line of Comanche Road NE to the southwest corner of parcel herein described;

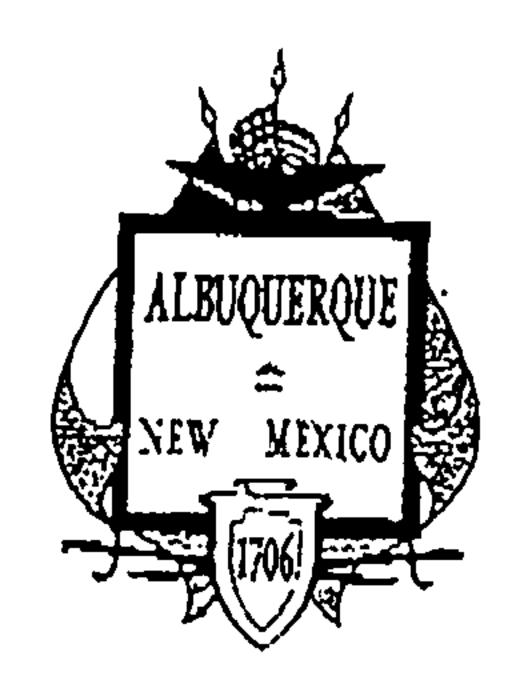
Thence, N00°41°55″W, a distance of 20.00 feet to the northwest comer of the parcel herein described;

Thence, N89°28'40"E, a distance of 120.00 feet to the northeast corner of the parcel herein described and containing 0.0551 acres (2,400 square feet), more or less.

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT UTILITY DEVELOPMENT DIVISION/HYDROLOGY SECTION

PRE-DESIGN CONFERENCE

DRAINAGE FILE/ZONE ATLAS PAGE NO.: $G-2$ DATE: $O4/19/95$
EPC NO.: ZONE: ZONE:
SUBJECT: Diamond Amrack
STREET ADDRESS: Comandie Road and Eubank-Blud NE
LEGAL DESCRIPTION: LOTA, SOM MOVCOS Plaza
LEGAL DESCRIPTION: LOI / LONG
· · · · · · · · · · · · · · · · · · ·
APPROVAL REQUESTED: PRELIMINARY PLAT FINAL PLAT
SITE DEVELOPMENT PLAN BUILDING PERMIT
GRADING/PAVING PERMIT OTHER
WHO
ATTENDANCE: Glen Batos
ALIENDANCE:
John Curtin C.O. A.P.WO/Hyd
VIII - LATIN-
FINDINGS: FIRM Panel 25 indicates a Floodylain
The file of the fi
in Comanche & Eunans
AND 200 DIE ENGLICHE
HMD 5 APOUS ON FARAMAN IN TOU
indicate SU capacity of 135cts and
Q100 = 290 cts 200 = 16 100 - 6,1115
Vischarge From SITE MUST De
Discharge from SITE MUST be justified based on down stream Capacity
515 tem 360-01A to CONSTRUCT & S.U.
System 360-01A to construct a S.D. in Eubank is not currently scheduled.
Intill site. Show developed phoposed
discharge is less than existing Small
Nortion of Overall basin. Nont Damage Other The undersigned agrees that the above findings are summarized accurately and are only
subject to change if further investigation reveals that they are not reasonable or that
they are based on inaccurate information.
SIGNED: SIGNED: SIGNED: SIGNED:
TITLE: PONONA M DONALT OF DOMINA SHAMOCKITLE: CELLY ARCHOCK
DATE: 24/9/95 DATE: 4-19-95 A.S
NOTE PLEASE PROVIDE A COPY OF THIS PRE-DESIGN FORM WITH THE DRAINAGE SUBMITTAL.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

August 9, 1995

Larry L. Parker Galloway Romero & Associates 14202 E. Evans Ave. Aurora, CO 80014

RE: DIAMOND SHAMROCK CORNER STORE (E17/D49). DRAINAGE REPORT FOR BUILDING PERMIT APPROVAL. ENGINEER'S STAMP DATED APRIL

19, 1995. <u>RECEIVED AUGUST 3, 1995.</u>

Dear Mr. Parker:

Based on your submittal dated August 3, 1993 and your August 14, 1995 telephone conversation with Mr. Loren Meinz, the above referenced project is approved for Puilding Permit.

My previous letter, dated August 9, 1995 states the the detention basin and rundown should be lined with cobblestone or landscape rock for removal of floating oils/fuels. Please make certain that this item is clearly shown on as-built drawings.

Prior to obtaining a final Certificate of Occupancy, an Enginer's Certification for the entire approved plan must be completed according to the Albuquerque D.P.M. checklist.

If I can be of further assistance, please feel free to contact me at 505-768-3622 or Loren Meinz at 505-768-3654.

Singerely,

Ward-MM/Con a clib Lisa Ann Manwill

Engineering Assoc./Hyd.

C: Loren Meinz Andrew Garcia File

THAMOND SHAMEOUK

= THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER ==

Galloway, Romero & Associates

Design Engineering Planning

14202 East Evans Avenue Aurora, CO 80014 (303) 745-7448 FAX: (303) 745-7480

August 17, 1995

Mr. David Steele Chief Building Official 600 Second Street NW Albuquerque, New Mexico 87102

Re: Plan Review Comments
Diamond Shamrock Corner Store 1244
3700 Eubank Boulevard NE
Albuquerque, New Mexico

Dear David:

In response to Building Permit Plan Review comments for the above referenced site, we would like to offer the following keyed responses:

1. Zoning/Refuse

- 1. A bike rack has been added
- 2. Traffic and Refuse approvals are being sought

2. Hydrology

The department has been contacted and their concerns/corrections are incorporated into the resubmittal.

3. Transportation

- 1. Cross access easements are by separate document. Once recorded copies will be provided
- 2. The private driveway width is acceptable as shown
- 3. The 4' walk has been added
- 4. The Eubank Landscape Buffer has been widened. The Comanche Landscape Buffer is acceptable.
- 5. Parking calculations were added to SP-1

4. Environmental Health

No comments from this department

5. Fire Marshal

- 1. Glenn Bates w/Kevin Georges & Assoc., acting on our behalf, met with J.J. Molina on June 19,1995 and had the fire hydrants approved
- 2. The address will meet code
- 3. Bollards protecting the gas meter will be provided if necessary
- 4-8 Informational comments, no response necessary
- 9. The exit lighting complies with NFPA 101, "Code for Safety to Life from Fire in Buildings and Structures."

6. Uniform Building Code

- 1. The doors comply with these codes. The entry doors have a cylinder lock that is open at all times. Signs stating "This Door to Remain Unlocked During Business Hours" are provided.
- 2. A note has been added to sheets S1.4 and S3.2.
- 3. The ATM is an option and is not being installed at this site. The "Base Plan and Option Identification Table" on Sheet A1.1, option number 3 indicates this.
- 4. The handicap sign will be mounted on the building. A detail was added to sheet SP.5.

7. UPC, UMC, NEC

1. The "C: store reduced pressure principal backflow preventer has been eliminated.

We feel that all of the City's concerns have been addressed/resolved and ask that the plans be approved as resubmitted. Should you or your staff have questions or require additional information, please feel free to call me at 745-7448.

Sincerely,

Galloway, Romero & Associates

Larry L. Parker

cc: Jim Reed, Diamond Shamrock Glenn Bates, Kevin Georges & Associates Final Drainage Report
for
Diamond Shamrock
Comanche Road NE & Eubank Boulevard NE
Albuquerque, New Mexico

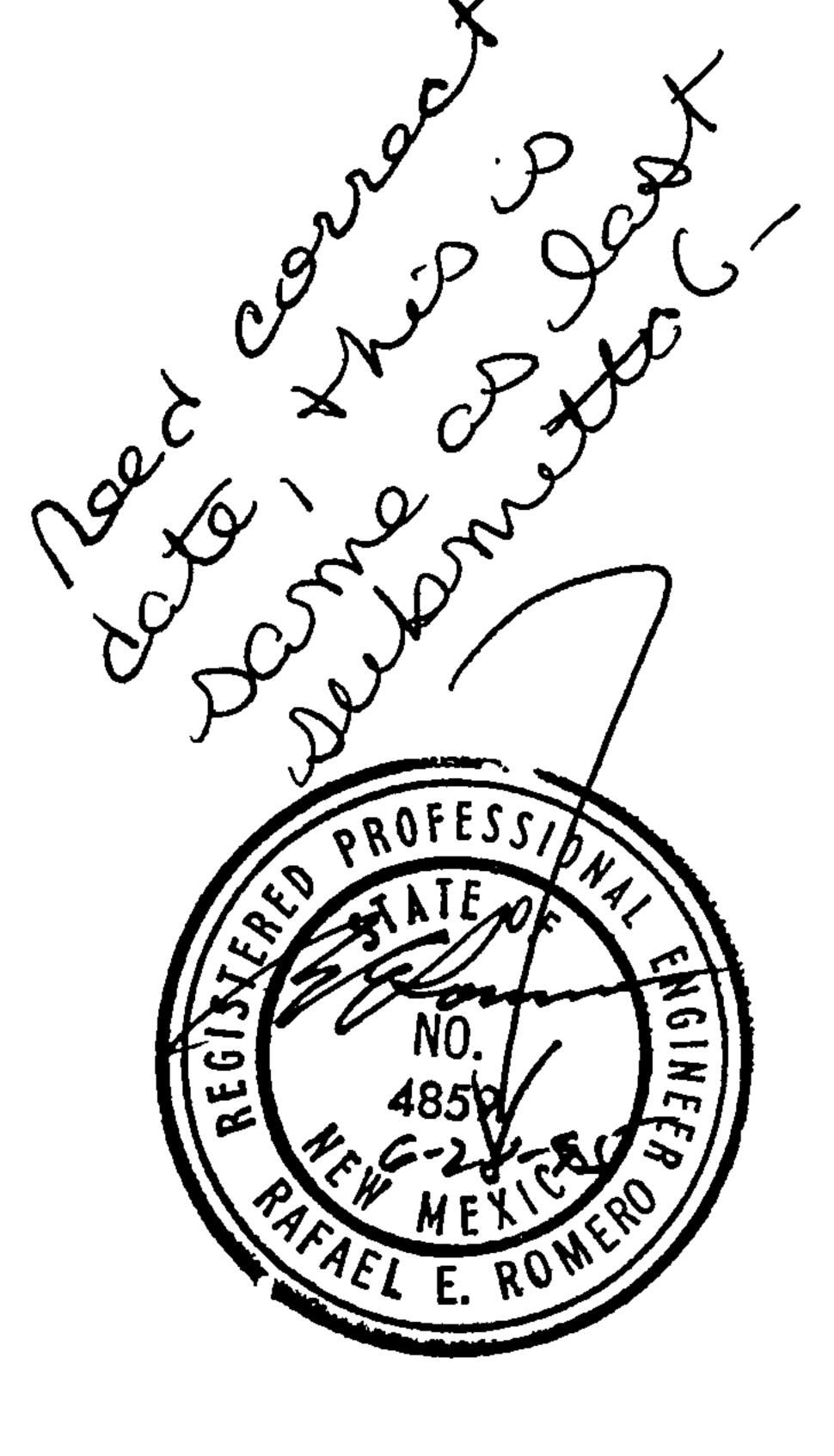
June 1995 Revised August 1995

Prepared for:

Diamond Shamrock
6390 E. Thomas Road
Building 3, Suite 326
Scottsdale, Arizona 85251
(602) 949-7525
Attn: Jim Reed

Prepared by:

Galloway, Romero & Associates 14202 E. Evans Ave. Aurora, CO 80014 (303) 745-7448 Attn: Larry L. Parker



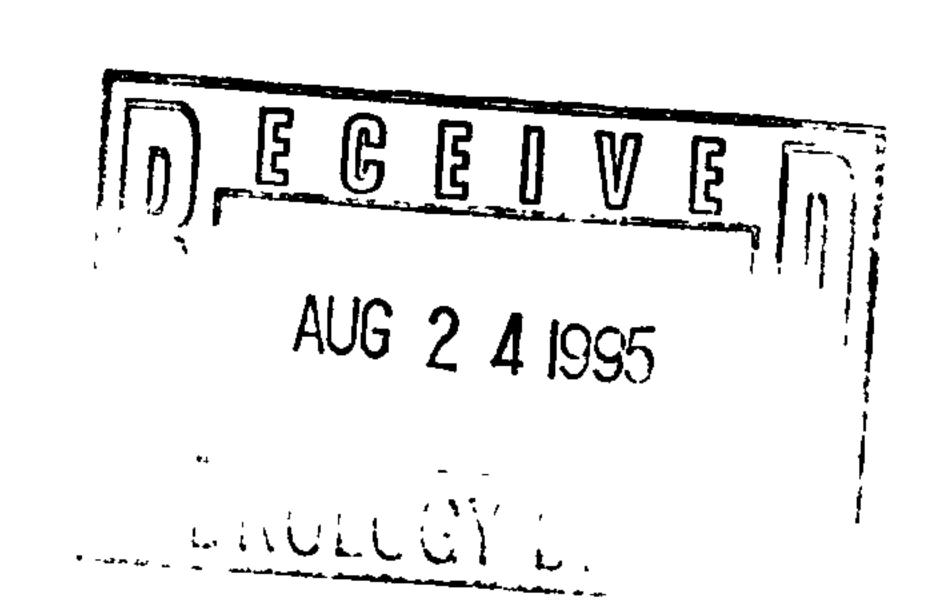


TABLE OF CONTENTS

	•	Page	3
I.	Introduction	1	
II.	Design Criteria		
III.	Existing Drainage	1	
IV.	Developed Drainage	2	
V .	Conclusions	3	

APPENDIX A

Vicinity Map Flood Insurance Rate Map Pre-Design Conference Notes Existing and Developed Peak Discharge Calculations Storm Sewer Capacity	A.1 A.2 A.3 A.4 A.5
Existing Drainage Map	Back pocket of
Developed Drainage Plan	this report

I. INTRODUCTION

This report is being prepared for Diamond Shamrock, Inc., the owner/developer of the site, to fulfill the final drainage requirements of Albuquerque, New Mexico. The report analyzes offsite and onsite runoff from the minor, 10 year frequency, and major, 100 year frequency storms and routes these flows through the site.

The 0.715 acre site is part of the Northwest 1/4 of Section 4, Township 10 North, Range 4 East of the New Mexico Prime Meridian, City of Albuquerque, Bernalillo County, New Mexico. The site is bound by Comanche Road on the south, by Eubank Boulevard on the west, by a developed, C-1 zoned site on the north and by a developed, R-3 zoned site on the east. According to Flood Insurance Rate Map, Community Panel Number 350002 0025 C, with an effective date of October 14, 1983, the site does not lie in a floodplain, however the Comanche/Eubank intersection is in 100 year floodplain.

The site is currently developed as a restaurant with the majority of the land (80.3 percent) consisting of impervious area. A small offsite basin to the north contributes runoff to the site. This runoff and the site's runoff discharges into the public roads where it is then captured by a sump condition inlet at the northeasterly corner of the intersection.

II. DESIGN CRITERIA

This report is being prepared using the criteria and methodology as presented in Section 22.2, Hydrology of the "Development Process Manual" for the City of Albuquerque in cooperation with Bernalillo County, New Mexico, dated January 1993. Peak runoff for the minor and major storms (10 and 100 year frequency, respectively), excess precipitation and runoff volume was calculated using values for Precipitation Zone 4. Calculations and applicable tables and graphs are included in the appendix of this report.

III. EXISTING DRAINAGE

As previously stated, the site receives runoff from an offsite area to the north. That basin, OS-1, is a 0.177 acre basin that was considered to be 100% land treatment D. The 10 and 100 year runoff of 0.63 and 0.93 cfs, respectively, is largely unconcentrated and flows into onsite Basin A.

Basin A is a 0.189 acre basin that consists of roof, paved and landscaped area. The 10 and 100 year runoff of

0.58 and 0.89 cfs, respectively, combines with offsite basin OS-1's runoff and exits the site through the Eubank Boulevard curb cut. The combined 10 and 100 year runoff at this point, design point 1, is 1.21 and 1.82 cfs, respectively.

The remainder of the site consists of roof, paved, landscaped areas and is designated as Basin B. The 0.526 acre basin's 10 and 100 year runoff of 1.67 and 2.54 cfs, respectively exits the site by flowing into the Comanche Road right-of-way.

The site's runoff, as well as other offsite basins runoff, flows to a sump condition inlet at the northeast corner of the Eubank/Comanche intersection. The 10 and 100 year runoff from Basins OS-1, A and B at this location is 2.88 and 4.36 cfs, respectively. As previously stated, according to Firm Panel 25, the intersection of Comanche Road and Eubank Boulevard lies within a small 100 year floodplain. The existing runoff from this site contributes to this floodplain.

IV. DEVELOPED DRAINAGE

General Concept A pre-design conference on April 19, 1995 set the generalized drainage for the site. All onsite improvements will be demolished to accommodate the redevelopment of the site. With the new construction, the landscaped area increased, resulting in a reduction of the 10 and 100 year runoff. While the reduction is minor, 5 percent, it nonetheless reduces the impact on downstream facilities.

Specific Details Offsite Basin OS-1 is a 0.143 acre basin that is 100% treatment D. The 10 and 100 year runoff of 0.51 and 0.75 cfs, respectively, enters the site at the northwesterly corner of Basin A.

Basin A is a 0.200 acre basin that consists of roof, paved and landscaped areas. The 10 and 100 year runoff of 0.68 and 1.01 cfs, respectively, combines with basin OS-1's runoff and exits the site through the Eubank Boulevard curb cut. The combined 10 and 100 year runoff is 1.19 and 1.76 cfs, respectively.

Basin B is a 0.154 acre basin that consists of paved and landscaped areas. The 10 and 100 year runoff of 0.53 and 0.79 cfs, respectively flows to a curb opening at the southwesterly corner of the interior drive. The runoff then flows to a single type D inlet in the landscaped area. This runoff is then piped to the public storm sewer. Should this system fail or plug, runoff will pond to the overflow elevation and flow to the Eubank Boulevard curb cut. The overflow elevation is 2.50 feet below the "C" store's

finished floor elevation.

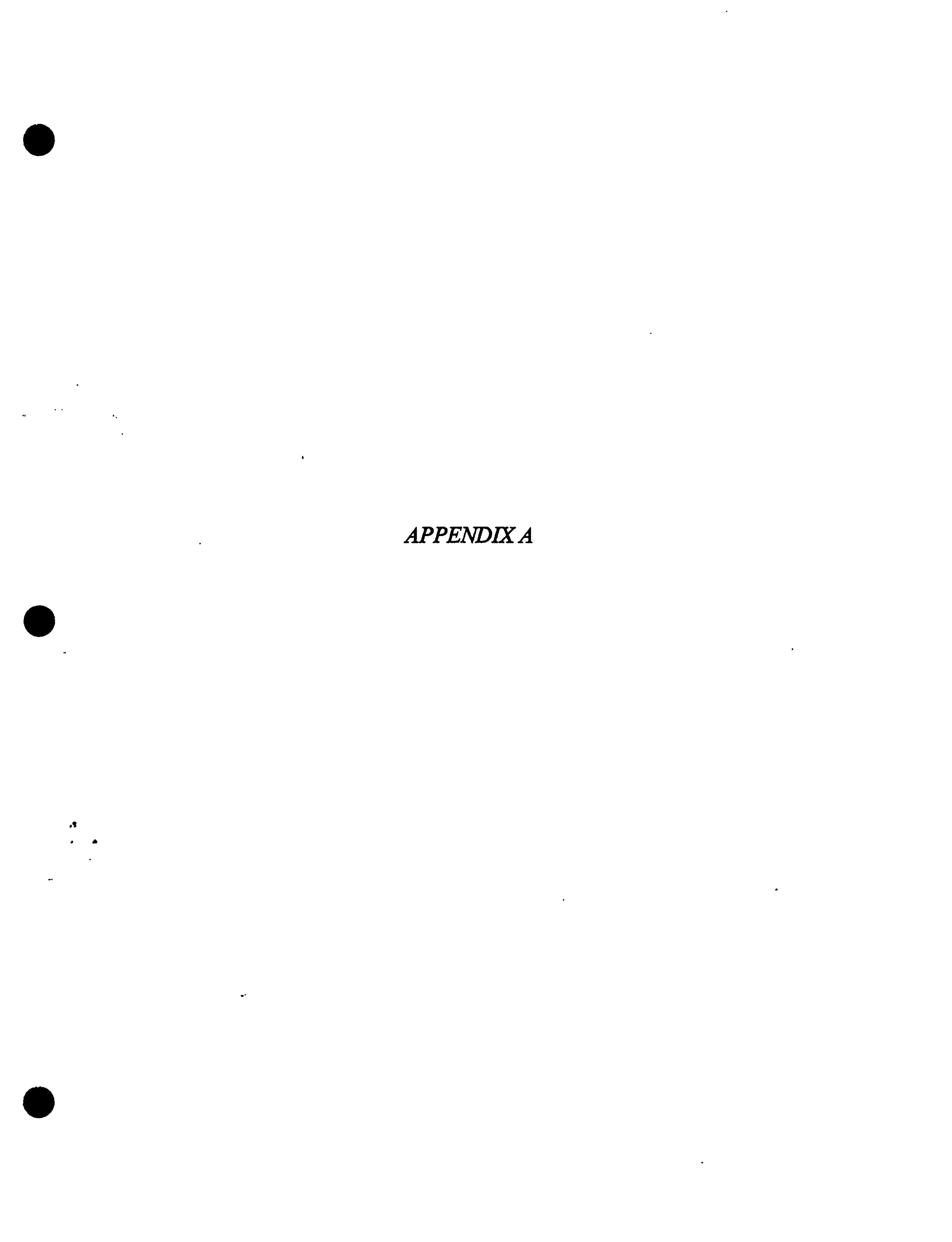
Basin C is a 0.376 acre basin that consists of roof, paved and landscaped areas. The 10 and 100 year runoff of 1.02 and 1.62 cfs, respectively, flows to Comanche Road.

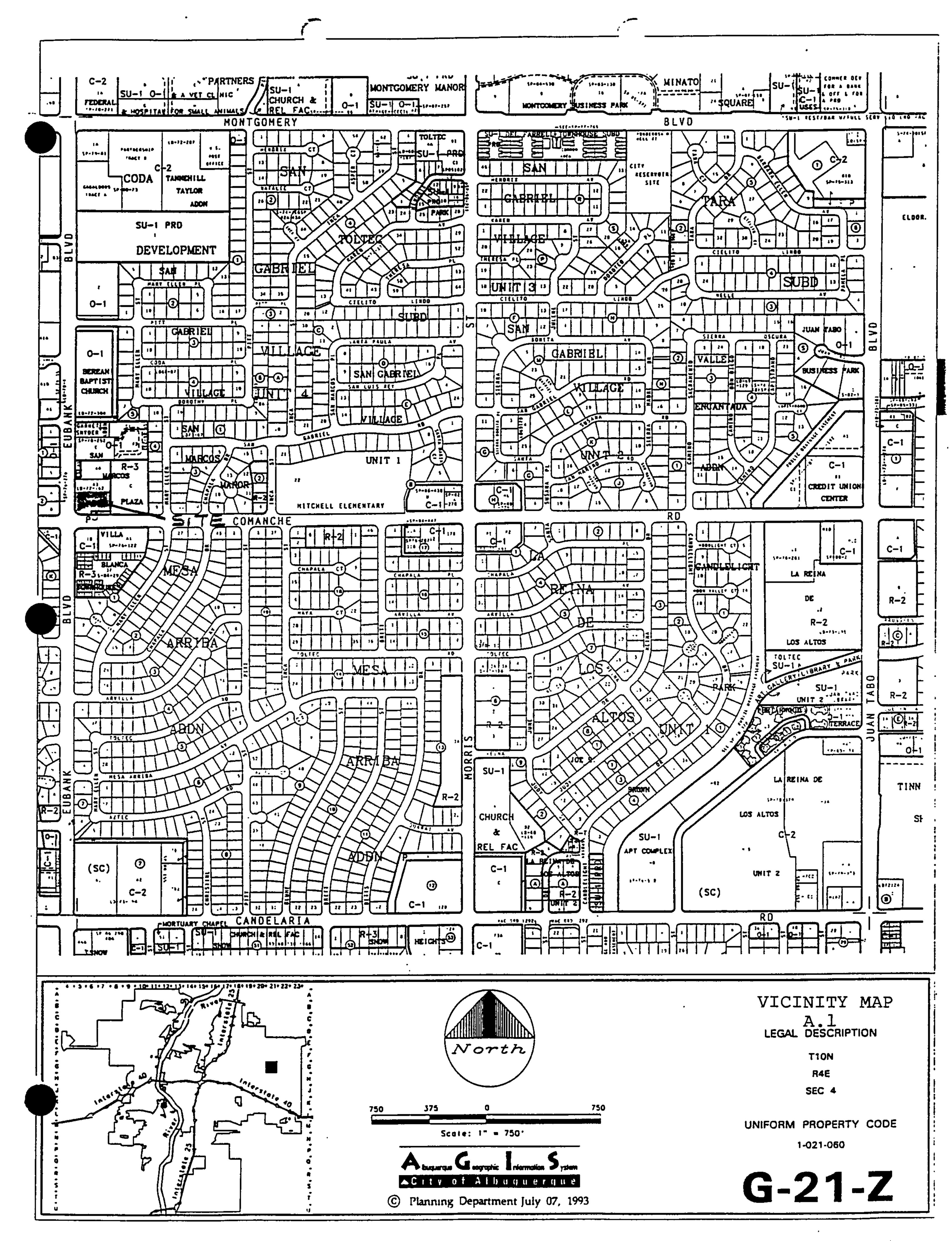
The total developed 10 and 100 year runoff from the site and the offsite basin to the north is 2.74 and 4.16 cfs, respectively.

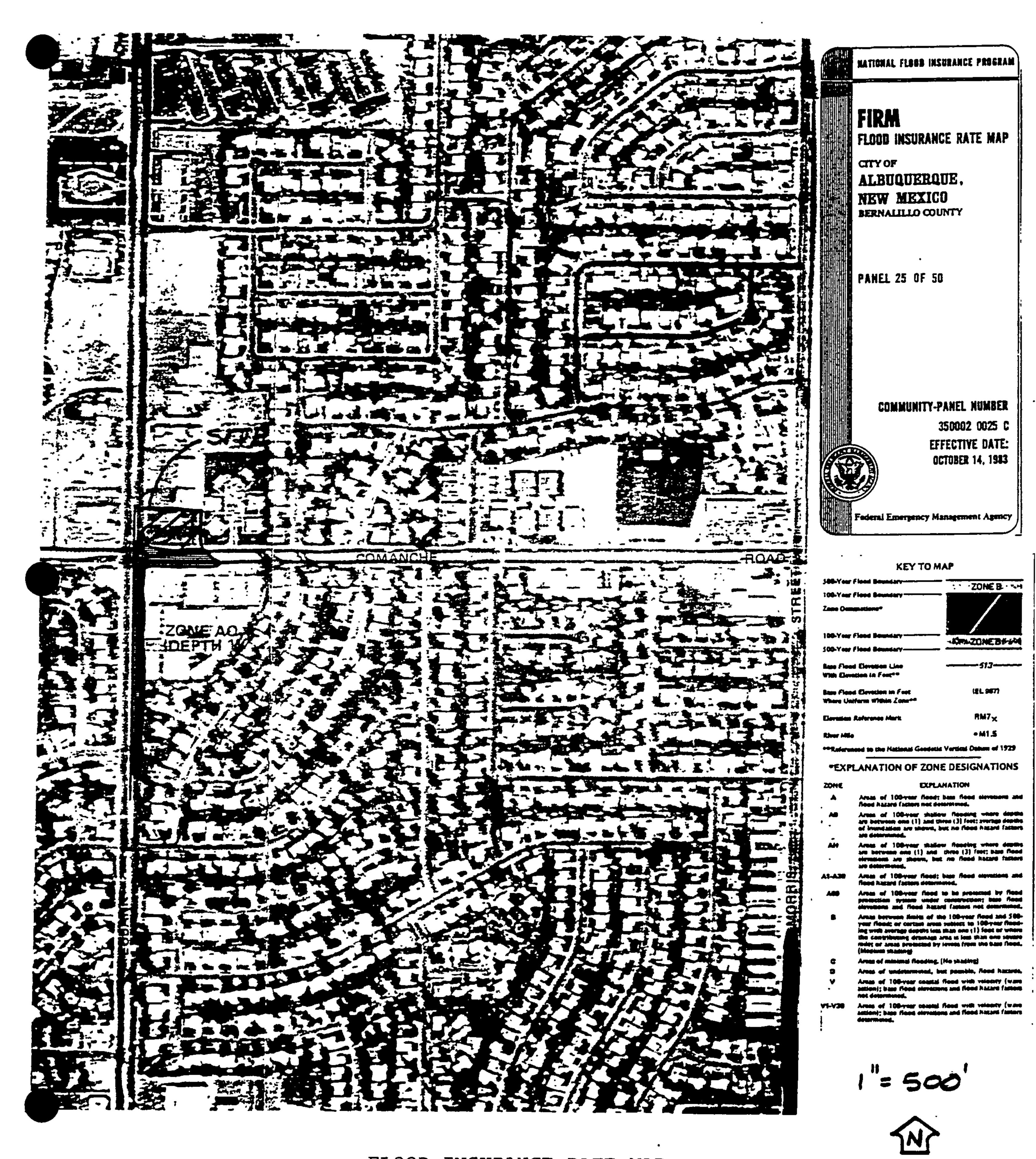
V. CONCLUSIONS

This report has been prepared using the methodology and information contained within Section 22.2 of the Development Process Manual for the City of Albuquerque in cooperation with Bernalillo County, New Mexico, dated January, 1993. Runoff from the minor/major storms is safely routed through the site and is discharged without causing potential harm to the public.

The site is an infill site and, as such, the drainage cannot be easily altered from the existing drainage. The redevelopment increases the percentage of landscaping and subsequently the runoff has been reduced. This reduction is relatively minor, 5%, but it does reduce the overall impact on the downstream facilities.







CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT UTILITY DEVELOPMENT DIVISION/HYDROLOGY SECTION

PRE-DESIGN CONFERENCE

DRAINAGE FILE/ZONE ATLAS PAGE NO.: $G-2$ DATE: $O4/19/95$
EPC NO.: DRB NO.: ZONE:
STRIFCT. Diamond Damnork
STREET ADDRESS: Comande Road and Eulank-Blud NE
LEGAL DESCRIPTION: LOTA, SON MOVCOS Plaza
LEGAL DESCRIPTION: LUI / CONTINUE LU
APPROVAL REQUESTED: PRELIMINARY PLAT FINAL PLAT
SITE DEVELOPMENT PLAN BUILDING PERMIT
GRADING/PAVING PERMITOTHER
WHO REPRESENTING
ATTENDANCE: G/en Batos
Vaha Curtin C.O. A.P.M./Hyd
FINDINGS:
FINDINGS: FIRM Panel 25 indicates a Floodulain
in Comancho & Eubank
THE TO THE THE TOTAL TO THE
11/1 < 15 200 00 50 10 10 10 10 10 10 10
4191) 5 7 505 ON EADAMA 11 100
indicate 50 capacity of 135cts and
Q100 = 290 cts Db0 = 76 100 = 6,7 ths
Discharge From SITE must be
Discharge from Site must be justified based on downstream Capacity
5 15 tom 200-014 to construct a 50
System 360-01A to construct a S.D. in Eubank is not currently scheduled.
IN FIRME IS NOT CUPTEDING SCHOOLES
Infill site. Show developed proposed
Intill site power proposed
discharge is less than existing Small
unstink at allowall havin Want Damage Oth
Nortion of Overall basin. Nont Damage Other The undersigned agrees that the above findings are summarized accurately and are only
subject to change if further investigation reveals that they are not reasonable or that
they are based on inaccurate information.
SIGNED: ACMATICAL SIGNED: SIGNED:
TITLE: Formal Monatt of Dismond Snamockitte: CE/Hydrology
DATE: 04/9/95 DATE: 4-19-95 A.3
NOTE PLEASE PROVIDE A COPY OF THIS PRE-DESIGN FORM WITH THE DRAINAGE SUBMITTAL.

HISTORIC DRAINAGE

BASIN	OVERALL		TREATMENT			Q10	Q100
NAME	AREA AC	A	В	C	D	cfs	cfs
*****	*****	****	****	****	*****	****	*****
OS-1	0.177	0	, O	0	0.177	0.63	0.93
A	0.189	0	0.045	0	0.144	0.58	0.89
OS-1 & A	0.366	0	0.045	0	0.321	1.21	1.82
В	0.526	0	0.096	0	0.43	1.67	2.54

DEVELOPED DRAINAGE

BASIN	OVERALL		TREATMENT			Q10	Q100				
NAME	AREA AC	A	В	C	D	cfs	cfs				

OS-1	0.143	0	, 0	0	0.143	0.51	0.75				
A	0.200	0	0.017	0	0.183	0.68	1.01				
OS-1 & A	0.343	0	0.017	0	0.326	1.19	1.76				
В	0.154	0	0.009	0	0.145	0.53	0.79				
C	0.376	0	0.154	0	0.222	1.02	1.62				

STORM SEWER CAPACITY

Q100= 0.79 CFS 5= 10.070 = 0.10 FT/FT

M pvc = 0.090 USE 0.013 FOR CAPACITY

FULL FLOW CONDITIONS

AREA = $M \left(\frac{4}{12}\right)^2 = 0.3491 \text{ FT}^2$ WP = $2M \left(\frac{4}{12}\right) = 2.0944$

QMANNINGS = 1.486 (0.3491) (0.3491) (0.3491) (2.0944) (0.10) 12

0=3,82 CFS > 0.79 CFS OK

- - -

. .

Final Drainage Report
for
Diamond Shamrock
Comanche Road NE & Eubank Boulevard NE
Albuquerque, New Mexico

June 1995 Revised August 1995

Prepared for:

Diamond Shamrock
6390 E. Thomas Road
Building 3, Suite 326
Scottsdale, Arizona 85251
(602) 949-7525
Attn: Jim Reed



Prepared by:

Galloway, Romero & Associates 14202 E. Evans Ave. Aurora, CO 80014

AUG 2 4 1995

TABLE OF CONTENTS

		Page
I.	Introduction	1
II.	Design Criteria	1
	Existing Drainage	1
	Developed Drainage	$ar{2}$
	Conclusions	_ ੨

APPENDIX A

Vicinity Map	A.1	
Flood Insurance Rate Map	A.2	
Pre-Design Conference Notes	A.3	
Existing and Developed Peak Discharge Calculations	A.4	
Storm Sewer Capacity	A.5	
Existing Drainage Map Developed Drainage Plan	pocket report	

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The remainder of the site consists of roof, paved, landscaped areas and is designated as Basin B. The 0.526 acre basin's 10 and 100 year runoff of 1.67 and 2.54 cfs, respectively exits the site by flowing into the Comanche Road right-of-way.

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Basin C is a 0.376 acre basin that consists of roof, paved and landscaped areas. The 10 and 100 year runoff of 1.02 and 1.62 cfs, respectively, flows to Comanche Road.

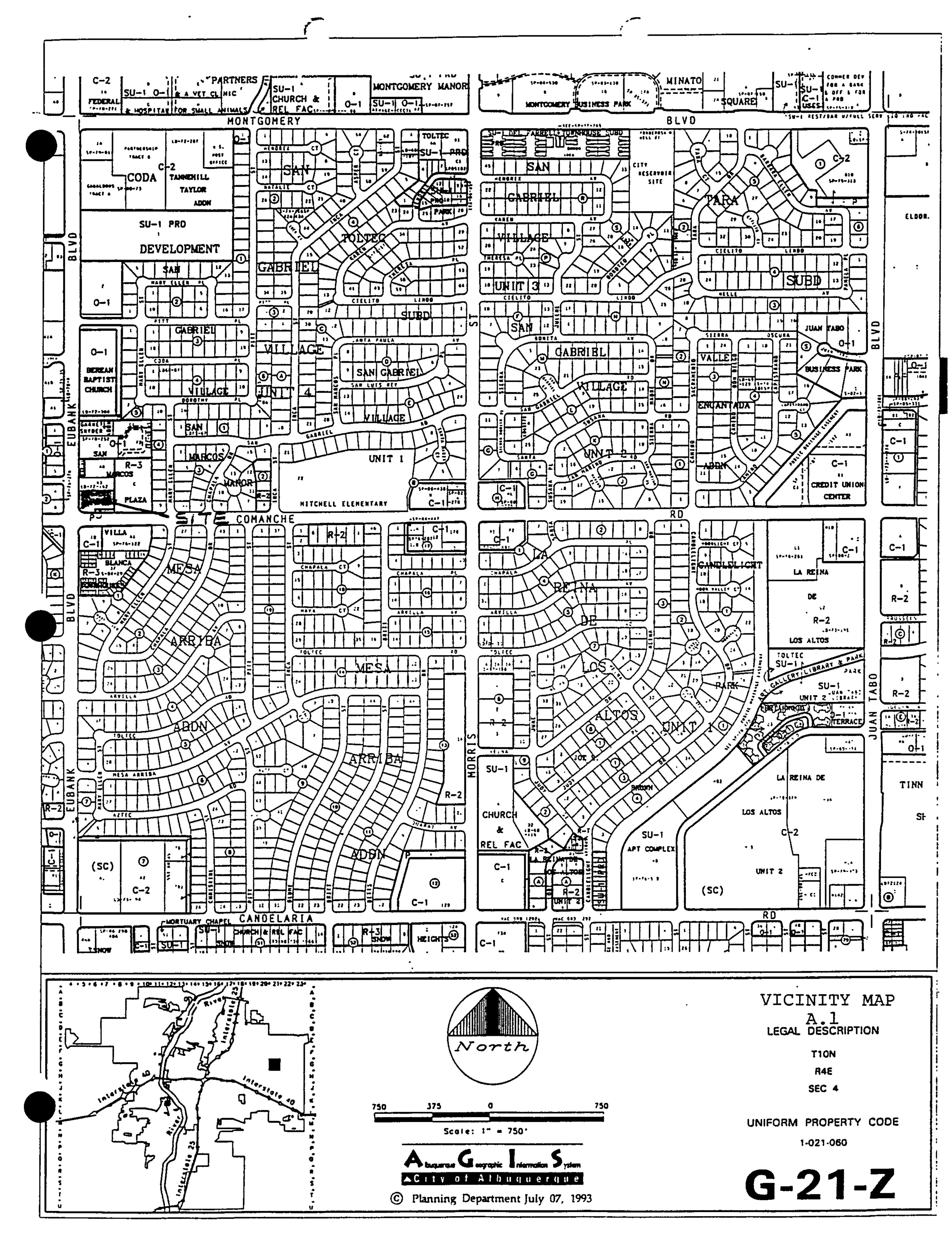
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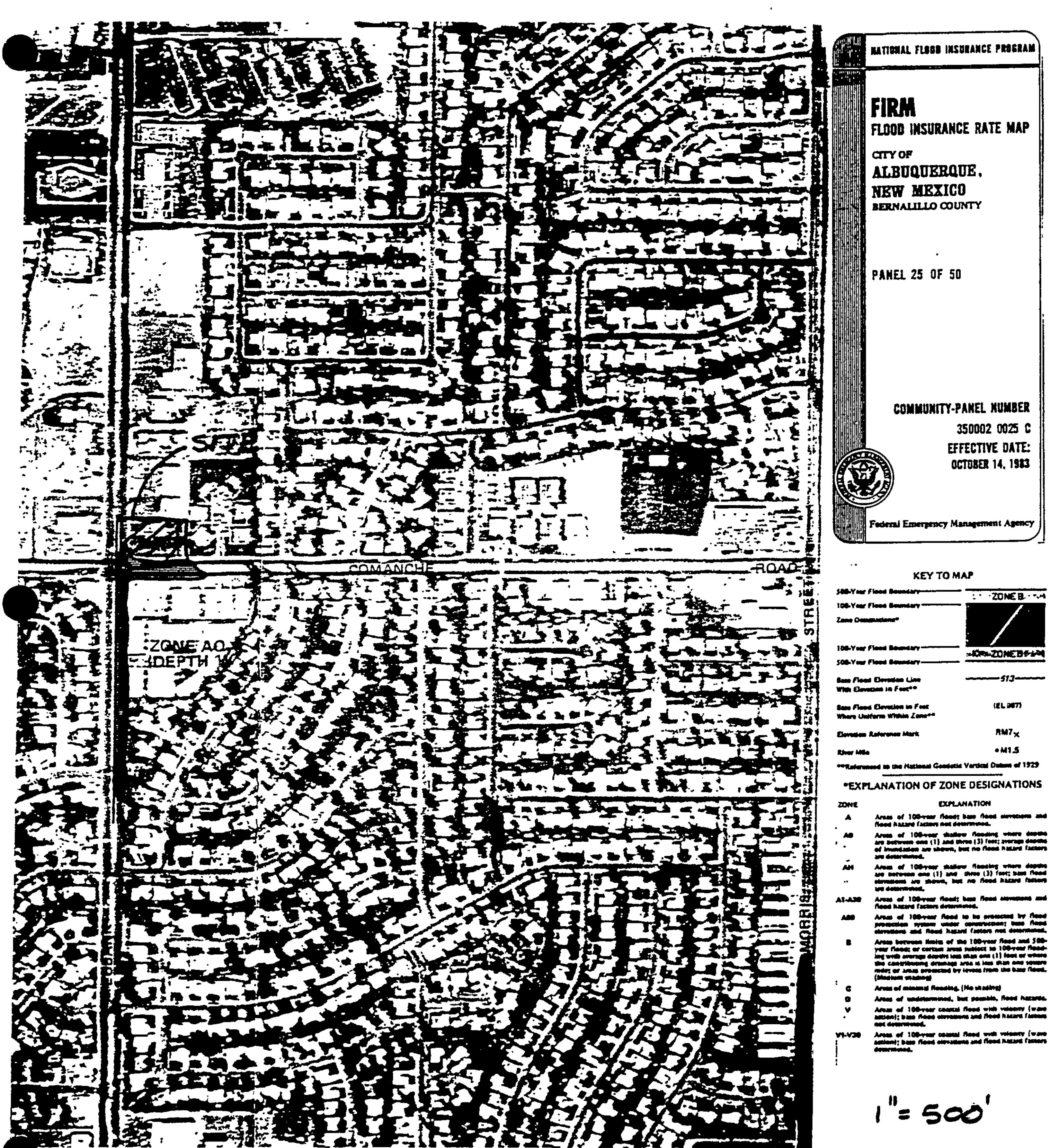
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APPENDIXA





MATIONAL FLOOR INSURANCE PROGRAM FLOOD INSURANCE RATE MAP ALBUQUERQUE, NEW MEXICO BERNALILLO COUNTY PANEL 25 OF 50 COMMUNITY-PANEL NUMBER 350002 0025 C EFFECTIVE DATE: OCTOBER 14, 1983 Federal Emergency Management Agency

KEY TO	MAP
108-Year Flood Soundary	ZONE B.
108-Year Flood Boundary 508-Year Flood Soundary Base Flood Elevation Line	-KPWZONEB#±24
With Elevation in Foot** Sam Flood Elevation in Foot Where Uniform Within Zone**	(EL 967)
Elevation Autoronom Mark	RM7 _★
River Mile	• M1.5
**Referenced to the National Goods	tic Vertical Datum of 1929
*EXPLANATION OF ZO	NE DESIGNATIONS

EXPLANATION Areas of 100-year flood; but flood sirvetions and Rood hazard (actors not determined. Areas of 108-year stations fleeding where deputs are between one (1) and three (3) feet; average depole of inundation are shown, but no flood hazard factors Areas of 100-year station flooding where depotes we between one (1) and three (3) feet; but fleed structured are shown, but no fixed hazard factors AS-A38 Areas of 100-year flood; but flood stormtons and flood hagard factors determined. Areas of 100-year flood to be protected by flood promotion system under construction; but fined structure and Road hazard factors not determined. Areas between times of the 100-year fleed and 500year fleed; or certain areas subject to 100-year fleed-

> Areas of minimal Reading, (No stading) Areas of undetermined, but possible, flood hazards. Areas of 100-year coastal flood with velocity (ware action); have floor cirremons and floor hazard factors

> Areas of 100-year countal flood with velocity (ware



CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT UTILITY DEVELOPMENT DIVISION/HYDROLOGY SECTION

PRE-DESIGN CONFERENCE

Drainage file/zone atlas page no.: $G-2$ Date: $O4/19/95$
EPC NO.: ZONE: ZONE:
SIBIECT. Diamond Amnork
STREET ADDRESS: Commonde Road and Eubank-Blud HE
LEGAL DESCRIPTION: LOTA, SOM MOVCOS Plaza
DEGAL DESCRIPTION.
APPROVAL REQUESTED: PRELIMINARY PLAT FINAL PLAT
AFFROVALI ALQUIDAD.
GRADING/PAVING PERMIT OTHER
WHO
ATTENDANCE: G/en Bates
John Curtin G.D. H.PMIHA
FINDINGS:
FINDINGS: FIRM Panel 25 indicates a Floodulain
in Comanche & Eubank
Comanche
AMD 5 AP 303 ON EUDANK IN 1980
indicate 5D canacity of 135cts and
Ding = 290 cts Dha = 76 1/100 = 6,7 fds
Discharge from 5170 must be
Vischarge From SITE MUST De Justified based on downstream Capacity
- 115/1/C/ VISCO - 1000/100/100/100/
5 15 tom 200-014 to construct a 50.
System 360-01A to construct a S.D. in Eubank is not currently scheduled.
THEARANGE IS 1101 - ATT- SETTEMENT
Tutill site Show developed aronsed
Nortion of Overall Sasin. Nont Damage Other The undersigned agrees that the above findings are summarized accurately and are only
The undersigned agrees that the above findings are summarized accurately and are only
subject to change if further investigation reveals that they are not reasonable or that they are based on inaccurate information.
SIGNED: SIGNED: SIGNED: SIGNED: SIGNED:
TITLE: PONONA M DONAH OF DISMOND SHOWN CHITTEE: CE HYDROLOGY
DATE: 04/19/95 DATE: 4-19-95 A.3
DATE:

HISTORIC DRAINAGE

BASIN NAME *****	OVERALL AREA AC	A ****	TREATMENT B *****	C ****	D *****	Q10 cfs ****	Q100 cfs *****
os-1	0.177	0	, 0	0	0.177	0.63	0.93
A	0.189	0	0.045	0	0.144	0.58	0.89
OS-1 & A	0.366	0	0.045	0	0.321	1.21	1.82
В	0.526	0	0.096	0	0.43	1.67	2.54

DEVELOPED DRAINAGE

BASIN	OVERALL		TREATMENT			Q10	Q100	
NAME .	AREA AC	A	В	C	D	cfs	cfs	
*****	****	****	****	****	****	****	****	
OS-1	0.143	0	0	0	0.143	0.51	0.75	
A	0.200	0	0.017	0	0.183	0.68	1.01	
os-1 & A	0.343	0	0.017	0	0.326	1.19	1.76	
В	0.154	0	0.009	0	0.145	0.53	0.79	
C	0.376	0	0.154	0	0.222	1.02	1.62	

STORM_ SEWER CAPACITY $Q_{100} = 0.79 \, cFS$ $S = 10.076 = 0.10 \, FT/FT$ $M \, pvc = 10.090 \, USE \, 0.013 \, FOR \, CAPACITY$ FULL FLOW CONDITIONS $AREA = Tr \left(\frac{4}{12}\right)^2 = 0.3491 \, FT^2$ $WP = 2Tr \left(\frac{4}{12}\right) = 2.0944$ $Q_{MANNINGS} = 0.013 \, \left(0.3491\right) \left(\frac{0.3491}{2.0944}\right)^{2/3} \left(0.10\right)^{1/2}$

Q= 3.82 CFS > 0.79 CFS OK

and the second control of the contro



P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

June 26, 1995

Larry L. Parker Galloway Romero & Associates 14202 E. Evans Ave. Aurora, CO 80014

RE: DIAMOND SHAMROCK CORNER STORE (G21/D34). DRAINAGE PLAN FOR BUILDING PERMIT APPROVAL. ENGINEER'S STAMP DATED 6-28-95.

Dear Mr. Parker:

Based on the information provided on your June 30, 1995 submittal, the above referenced site is not approved for Building Permit.

Prior to Building Permit Approval, please comply with the following:

- 1. Whenever a private storm drain line is to connect to an existing storm inlet in the City's Right-of-Way, the SO-19 format must be used. This format can be found in the City of Albuquerque DPM section 22.7. I have enclosed a copy for your convienence. Please be sure to add the highlighted notes and City sign-off block.
- 2. Refer to City of Albuquerque Standard Detail #2237 (copy enclosed) for drain line connection to existing storm inlet. This detail must be referenced on all applicable drawings.

Please be advised that a separate permit is required for construction within City Right-of-Way. A copy of the approval letter must be on hand when applying for the excavation permit.

If I can be of further assistance, please feel free to contact me at 505-768-3622.

Lisa Ann Manwill

Engineering Associate

c: File

Andrew Garcia

lam

Enclosure



P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

June 27, 1995

Larry L. Parker Galloway Romero & Associates 14202 E. Evans Ave. Aurora, CO 80014

RE: DIAMOND SHAMROCK CORNER STORE (A14/D4A7). DRAINAGE REPORT AND DRAINAGE PLAN FOR BUILDING PERMIT APPROVAL. ENGINEER'S STAMP DATED 7-11-95

Dear Mr. Parker:

Based on the information provided on your July 14, 1995 submittal, the above referenced site is not approved for Building Permit.

Prior to Building Permit Approval, please address the following:

- 1. Does this project comply with the Master Plan? what is the allowable and actual rate of discharge? Verify downstream capacity.
- 2. Provide pond outlet details.

If I can be of further assistance, please feel free to contact me at 505-768-3622.

Sincerely

Lisa Ann Manwill

Engineering Associate

c: File

Andrew Garcia

lam



P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

August 8, 1995

Larry L. Parker Galloway Romero & Associates 14202 E. Evans Ave. Aurora, CO 80014

RE: DIAMOND SHAMROCK CORNER STORE (G21/D34). DRAINAGE PLAN FOR BUILDING PERMIT APPROVAL. ENGINEER'S STAMP DATED 6-28-95.

Dear Mr. Parker:

Based on the information provided on your June 30, 1995 submittal, some additional concerns have come up. I am sorry that these comments were not noted on my previous letter, dated June 26, 1995. I hope this does not cause you too much inconvenience with your resubmittal.

Prior to Building Permit Approval, please address the following comments: *

- 1) Drainage Basins A and B should be contained to drain to the inlet shown in Basin B. This can be done by grading a slight water block in the driveway at Eubank.
- Replace the Type C inlet with a curb opening to allow drainage to rundown into a small detention basin in the landscape area. Install the inlet in the bottom of the detention basin, using an oil trap type inlet.
- The City suggests that the area under the canopy be graded so that in the future the fueling area can be contained and all washdown water collected and routed to an oil/water separator. This separator would be connected directly to sanitary sewer, not to storm sewer.
- 4) The detention basin and rundown should be lined with cobblestone or landscape rock. Grass lining is also acceptable, but rock may be better for removal of floating oils/fuels.

I have enclosed a marked-up copy of your drainage plan sheet in an attempt to clarify some of the above comments.

Letter Continued Larry L. Parker Galloway Romero & Associates 14202 E. Evans Ave. Aurora, CO 80014

If I can be of further assistance, please feel free to contact me at 768-3622 or Loren Meinz at 768-3654.

Singerely,

Lisa Ann Manwill

Engineering Assoc./Hyd.

c: Loren Meinz Andrew Garcia

Enclosure

DRAINAGE INFORMATION SHEET

DIAMOND SHAMROCK PROJECT TITLE: CORNERSTORE # 1244 ZON	TE ATLAS/DRNG. FILE #: 6-21-ZM34
LEGAL DESCRIPTION: SEE ATTACHED CITY ADDRESS: NE CORNER EUBANK BLVO	NE & COMANCHE PO NE
ENGINEERING FIRM: GALLOWAY ROMERO & ASSOC.	CONTACT: LARRY L. PARKER
ADDRESS: 14202 E. EVANS AVENUE	PHONE: (303) 745-7448
AURORA CO. 80014 OWNER: DIAMOND SHAMROCK	CONTACT: JIM REED
6390 THOMAS ROAD ADDRESS: BLDG 3, SUITE 326	PHONE: (602) 949-7525
SCOTTSDALE AZ 85251 ARCHITECT: GALLOWAY ROMERO & ASSOC.	CONTACT: LARRY L. PARKER
ADDRESS: 14202 E. EVANS AVENUE	PHONE: (303) 745-7448
AURORA CO 80014 SURVEYOR: RONALD A. FORSTBAUER SURVEYING CO.	CONTACT: RONALD A. FORSTBAUER
ADDRESS: 1100 ALVARADO NE	PHONE: (505) 268-2112
CONTRACTOR: NOT SELECTED	CONTACT:
ADDRESS:	PHONE:
DRAINAGE REPORT DRAINAGE PLAN CONCEPTUAL GRADING & DRAINAGE PLAN GRADING PLAN EROSION CONTROL PLAN ENGINEER'S CERTIFICATION OTHER	EX TYPE OF APPROVAL SOUGHT: SKETCH PLAT APPROVAL PRELIMINARY PLAT APPROVAL S. DEV. PLAN FOR SUB'D. APPROVAL S. DEV. PLAN FOR BLDG. PERMIT APPROVAL SECTOR PLAN APPROVAL FINAL PLAT APPROVAL FOUNDATION PERMIT APPROVAL BUILDING PERMIT APPROVAL CERTIFICATE OF OCCUPANCY APPROVAL GRADING PERMIT APPROVAL PAVING PERMIT APPROVAL S.A.D. DRAINAGE REPORT DRAINAGE REQUIREMENTS OTHER (SPECIFY)
DATE SUBMITTED: $06/30/95$	JUL - 31295

Final Drainage Report for Diamond Shamrock Comanche Road NE & Eubank Boulevard NE Albuquerque, New Mexico

June 1995

Prepared for:

Diamond Shamrock
6390 E. Thomas Road
Building 3, Suite 326
Scottsdale, Arizona 85251
(602) 949-7525
Attn: Jim Reed

Prepared by:

Galloway, Romero & Associates
14202 E. Evans Ave.
Aurora, CO 80014
(303) 745-7448
Attn: Larry L. Parker



TABLE OF CONTENTS

	,	rage
I.	Introduction	1
II.	Design Criteria	1
III.	Existing Drainage	1
IV.	Developed Drainage	$ar{2}$
	Conclusions	

APPENDIX A

Vicinity Map Flood Insurance Rate Map Pre-Design Conference Notes Existing and Developed Peak Discharge Calculations Storm Sewer Capacity	A.1 A.2 A.3 A.4 A.5
Existing Drainage Map	Back pocket of
Developed Drainage Plan	this report

I. INTRODUCTION

This report is being prepared for Diamond Shamrock, Inc., the owner/developer of the site, to fulfill the final drainage requirements of Albuquerque, New Mexico. The report analyzes offsite and onsite runoff from the minor, 10 year frequency, and major, 100 year frequency storms and routes these flows through the site.

The 0.715 acre site is part of the Northwest 1/4 of Section 4, Township 10 North, Range 4 East of the New Mexico Prime Meridian, City of Albuquerque, Bernalillo County, New Mexico. The site is bound by Comanche Road on the south, by Eubank Boulevard on the west, by a developed, C-1 zoned site on the north and by a developed, R-3 zoned site on the east. According to Flood Insurance Rate Map, Community Panel Number 350002 0025 C, with an effective date of October 14, 1983, the site does not lie in a floodplain, however the Comanche/Eubank intersection is in 100 year floodplain.

The site is currently developed as a restaurant with the majority of the land (80.3 percent) consisting of impervious area. A small offsite basin to the north contributes runoff to the site. This runoff and the site's runoff discharges into the public roads where it is then captured by a sump condition inlet at the northeasterly corner of the intersection.

II. DESIGN CRITERIA

This report is being prepared using the criteria and methodology as presented in Section 22.2, Hydrology of the "Development Process Manual" for the City of Albuquerque in cooperation with Bernalillo County, New Mexico, dated January 1993. Peak runoff for the minor and major storms (10 and 100 year frequency, respectively), excess precipitation and runoff volume was calculated using values for Precipitation Zone 4. Calculations and applicable tables and graphs are included in the appendix of this report.

III. EXISTING DRAINAGE

As previously stated, the site receives runoff from an offsite area to the north. That basin, OS-1, is a 0.177 acre basin that was considered to be 100% land treatment D. The 10 and 100 year runoff of 0.63 and 0.93 cfs, respectively, is largely unconcentrated and flows into onsite Basin A.

Basin A is a 0.189 acre basin that consists of roof, paved and landscaped area. The 10 and 100 year runoff of

0.58 and 0.89 cfs, respectively, combines with offsite basin OS-1's runoff and exits the site through the Eubank Boulevard curb cut. The combined 10 and 100 year runoff at this point, design point 1, is 1.21 and 1.82 cfs, respectively.

The remainder of the site consists of roof, paved, landscaped areas and is designated as Basin B. The 0.526 acre basin's 10 and 100 year runoff of 1.67 and 2.54 cfs, respectively exits the site by flowing into the Comanche Road right-of-way.

The site's runoff, as well as other offsite basins runoff, flows to a sump condition inlet at the northeast corner of the Eubank/Comanche intersection. The 10 and 100 year runoff from Basins OS-1, A and B at this location is 2.88 and 4.36 cfs, respectively. As previously stated, according to Firm Panel 25, the intersection of Comanche Road and Eubank Boulevard lies within a small 100 year floodplain. The existing runoff from this site contributes to this floodplain.

IV. DEVELOPED DRAINAGE

General Concept A pre-design conference on April 19, 1995 set the generalized drainage for the site. All onsite improvements will be demolished to accommodate the redevelopment of the site. With the new construction, the landscaped area increased, resulting in a reduction of the 10 and 100 year runoff. While the reduction is minor, 5 percent, it nonetheless reduces the impact on downstream facilities.

Specific Details Offsite Basin OS-1 is a 0.143 acre basin that is 100% treatment D. The 10 and 100 year runoff of 0.51 and 0.75 cfs, respectively, enters the site at the northwesterly corner of Basin A.

Basin A is a 0.183 acre basin that consists of roof, paved and landscaped areas. The 10 and 100 year runoff of 0.62 and 0.92 cfs, respectively, exits the site through the Eubank Boulevard curb cut.

Basin B is a 0.144 acre basin that is entirely paved. The 10 and 100 year runoff, 0.51 and 0.76 cfs, respectively, is captured by a sump condition inlet and piped to the public storm sewer. Should this system fail or plug, runoff will pend to the overflow elevation and flow to the Eubank Boulevard curb cut. The overflow elevation is 2.75 feet below the "C" store's finished floor elevation.

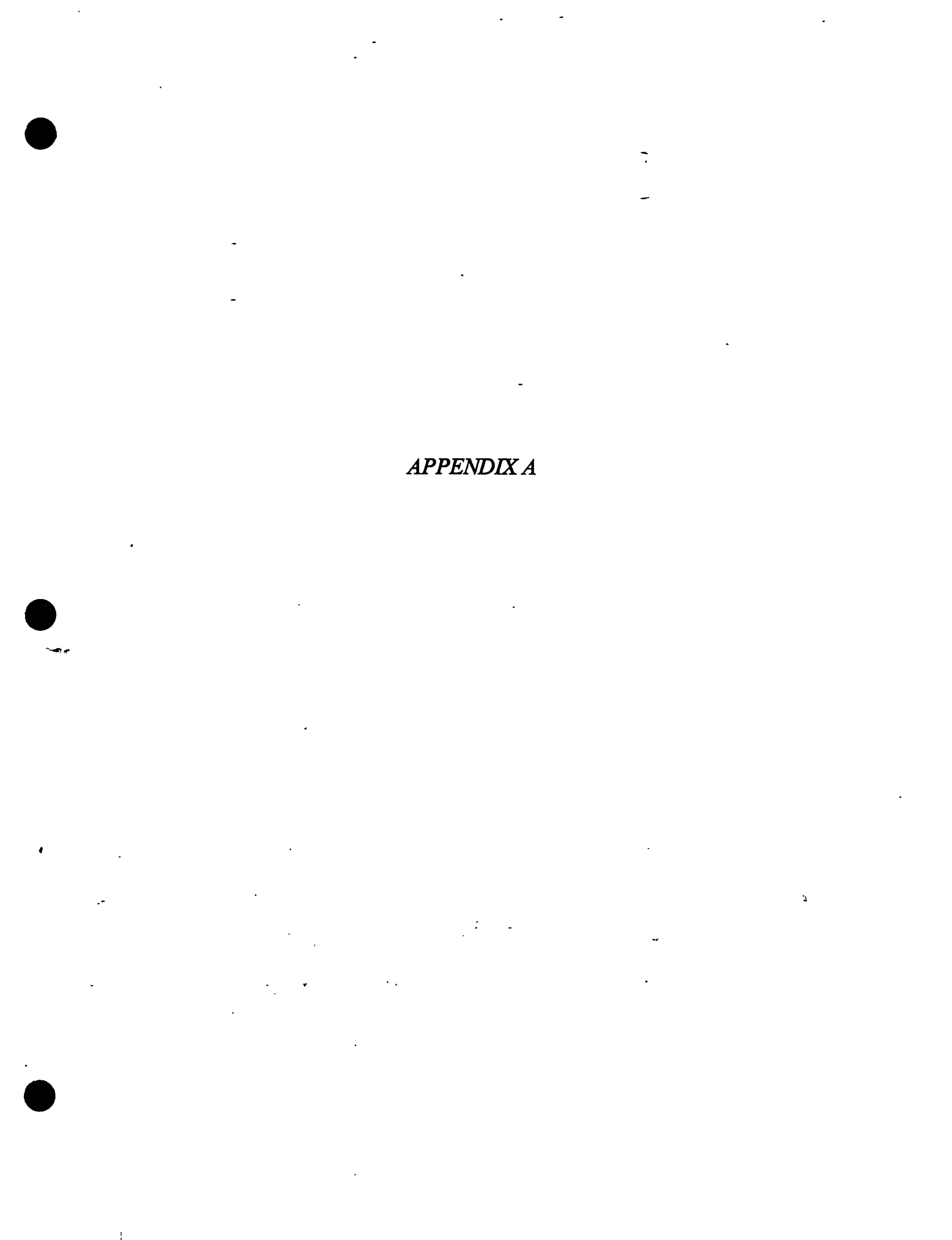
Basin C is a 0.403 acre basin that consists of roof, paved and landscaped areas. The 10 and 100 year runoff of 1.11 and 1.75 cfs, respectively, flows to Comanche Road.

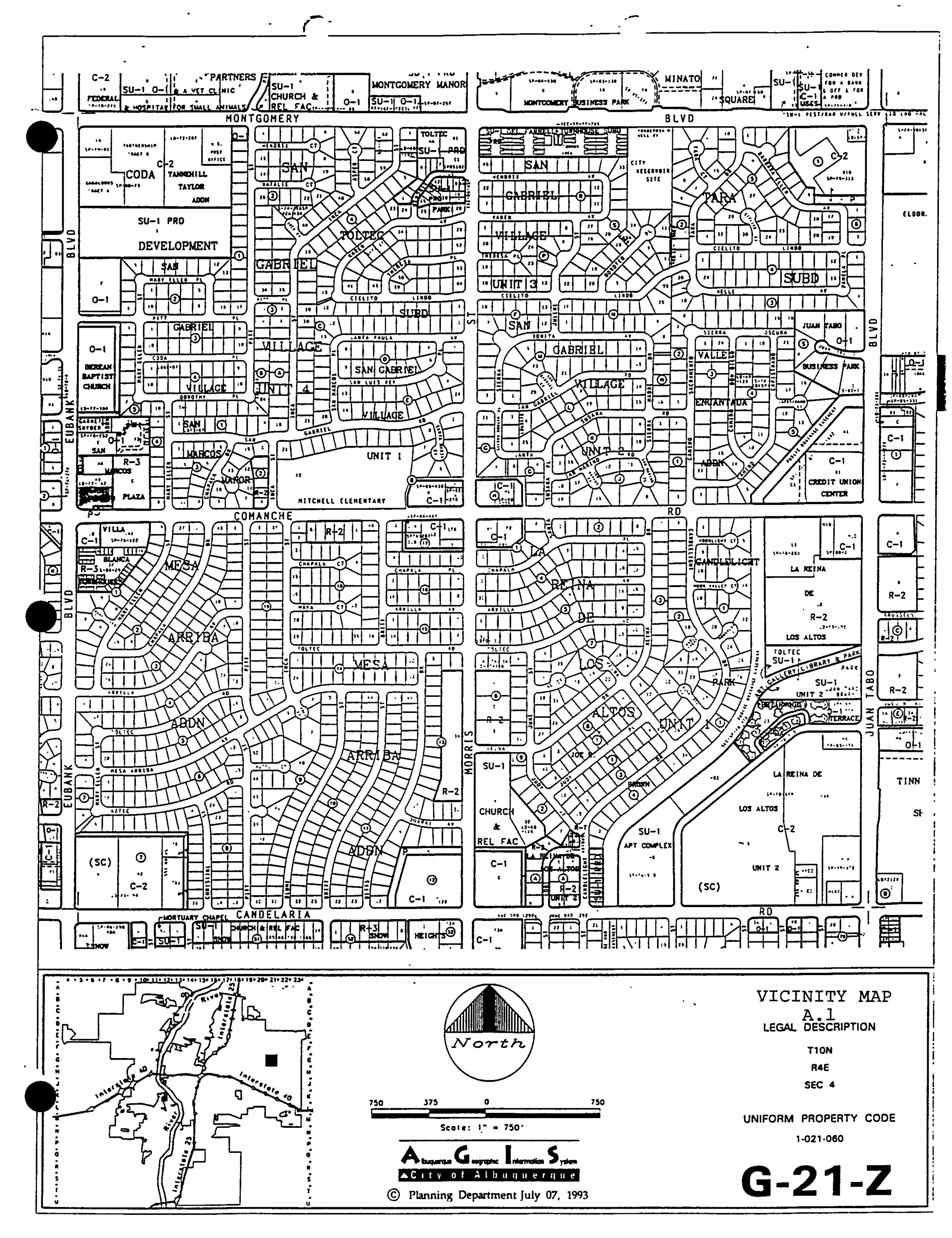
The total developed 10 and 100 year runoff from the site and the offsite basin to the north is 2.75 and 4.18 cfs, respectively.

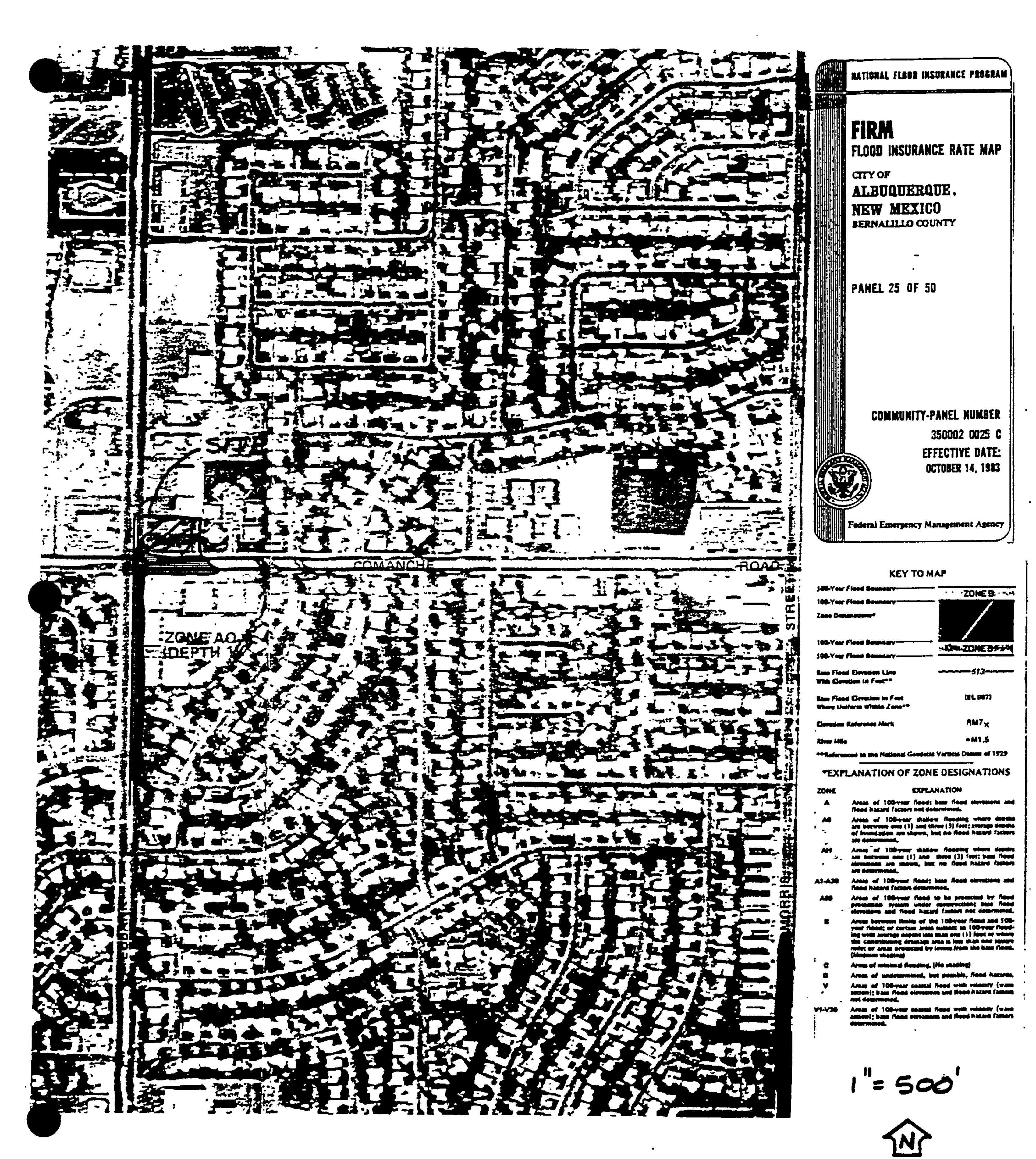
V. CONCLUSIONS

This report has been prepared using the methodology and information contained within Section 22.2 of the Development Process Manual for the City of Albuquerque in cooperation with Bernalillo County, New Mexico, dated January, 1993. Runoff from the minor/major storms is safely routed through the site and is discharged without causing potential harm to the public.

The site is an infill site and, as such, the drainage cannot be easily altered from the existing drainage. The redevelopment increases the percentage of landscaping and subsequently the runoff has been reduced. This reduction is relatively minor, 5%, but it does reduce the overall impact on the downstream facilities.







FLOOD INSURANCE RATE MAP

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT UTILITY DEVELOPMENT DIVISION/HYDROLOGY SECTION

PRE-DESIGN CONFERENCE

Drainage file/zone atlas page no.: $G-2$ Date: $O4/19/95$
EPC NO.: ZONE: ZONE:
SUBJECT: Diamond Amnock
STREET ADDRESS: Comandie Road and Eulank-Blud NE
LEGAL DESCRIPTION: LOTA, SOM MOVCOS Plaza
APPROVAL REQUESTED: PRELIMINARY PLAT FINAL PLAT
SITE DEVELOPMENT PLAN BUILDING PERMIT
GRADING/PAVING PERMITOTHER
WHO
ATTENDANCE: 6/en 82705
Taba 1. Ain 10 A/DIMO/Hit
SOME LATIN - CONTRACTOR - 1950
FINDINGS: FIRM Panel 25 indicates a Floodulain
1 A Fihant
IN CHANCIE F CUNATRA
1111 < 40303 On Full on 1980
7711 J 77 50 000 000 000 000 000 000 000 000 0
100710 30 CODACT STATE 1/10 = 6.7 f15
<u> </u>
Dischange from Eito must bo
Discharge from site must be justified based on downstream Capacity
, 113/1/CC. 313-CC
5.15 tom 260-014 to construct a 5.0.
System 360-01A to construct a S.D. in Eubank is not currently scheduled.
Infill site show developed proposed
discharge is less than existing small
Nortion of Overall basin. Nont Damage Other The undersigned agrees that the above findings are summarized accurately and are only
subject to change if further investigation reveals that they are not reasonable or that
they are based on inaccurate information.
SIGNED: SIGNED: SIGNED:
TITLE: MONAMONATOF DOMINA SHAMOCKITLE: CELAYAROLOGY
DATE: $\frac{24/4/9}{DATE} = \frac{4-17-75}{4-17-75} + 3$
*********** DI PACE DECUTOR A COPY OF THIS PRE-DESIGN FORM WITH THE DRAINAGE SUBMITTAL.

HISTORIC DRAINAGE

BASIN	OVERALL	TREATMENT			•	Q10	Q100
NAME	AREA AC	A	B	C	D	cfs	cfs
*****	****	****	****	****	****	****	****
os-1	0.177	0	0	-0	0.177	0.63	0.93
_ A	0.189	0	0.045	0	0.144	0.58	0.89
OS-1 & A	0.366	0 ,	0.045	0	0.321	1.21	1.82
- B	0.526	0	0.096	0	0.43	1.67	2.54

DEVELOPED DRAINAGE

BASIN	OVERALL		TREATMENT			Q10	Q100
NAME	AREA AC	A	В	C	D	cfs	cfs
*****	*****	****	****	****	****	****	****
os-1	0.143	0	0	0	0.143	0.51	0.75
A	0.183	0	0.016	0	0.167	0.62	0.92
OS-1 & A	0.326	. 0	0.016	0	0.31	1.13	1.67
В	0.144	0	0	0	0.144	0.51	0.76
C	0.403	0	0.155	0	0.248	1.11	1.75

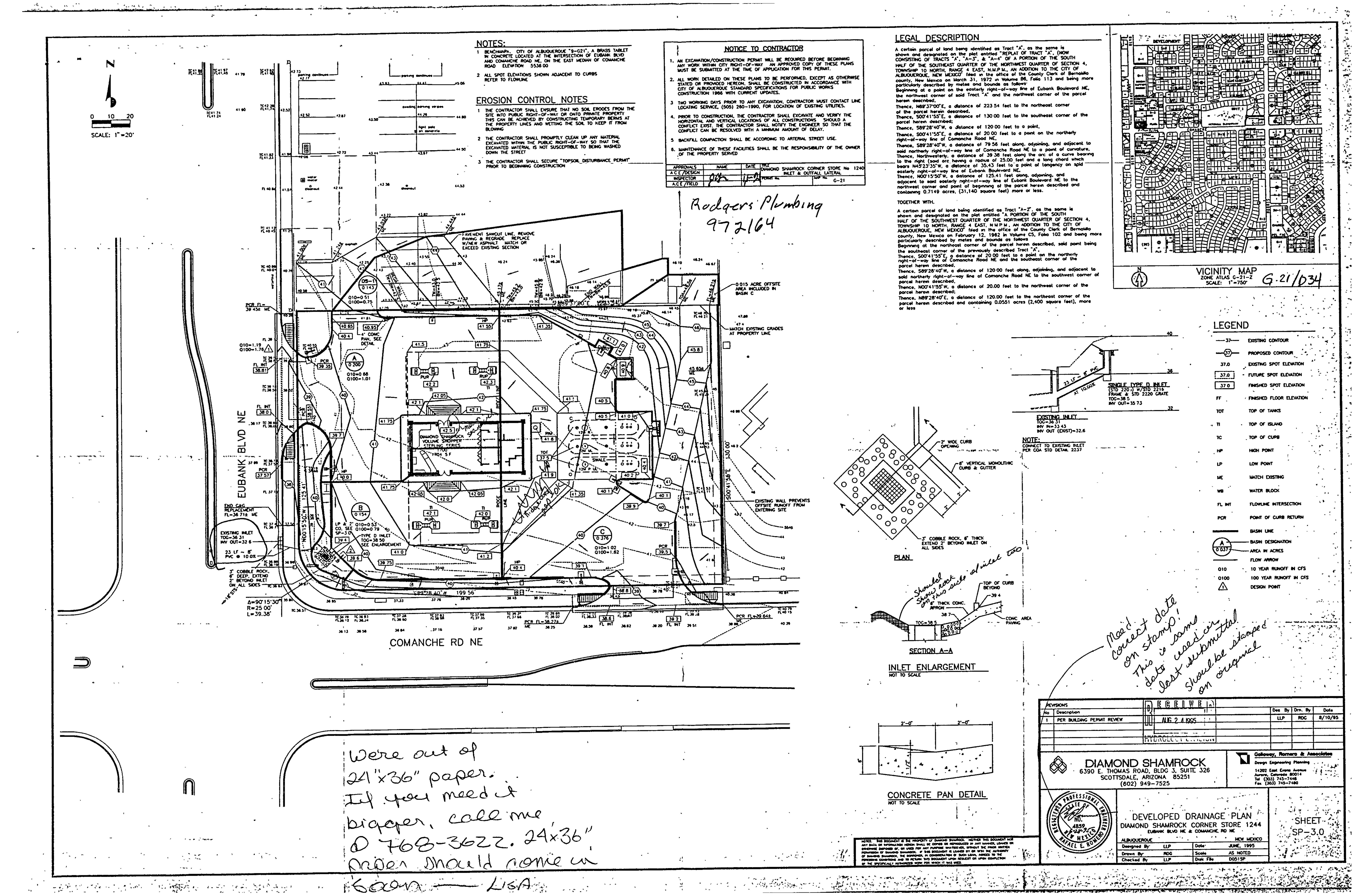
STORM SEWER CAPACITY

FULL FLOW CONDITIONS

AREA = $T = (4)^2 = 0.3491 = 7^2$ Where T = 2 = 2.0944

QMANNINGS= 1.486 (0.3491) (0.3491) (0.3491) (0.10) 1/2

Q= 3.82 CFS > 0.76 CFS OK





P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

June 26, 1995

Larry L. Parker Galloway Romero & Associates 14202 E. Evans Ave. Aurora, CO 80014

RE: DIAMOND SHAMROCK CORNER STORE (G21/D34). DRAINAGE PLAN FOR BUILDING PERMIT APPROVAL. ENGINEER'S STAMP DATED 6-28-95.

Dear Mr. Parker:

Based on the information provided on your June 30, 1995 submittal, the above referenced site is not approved for Building Permit.

Prior to Building Permit Approval, please comply with the following:

- 1. Whenever a private storm drain line is to connect to an existing storm inlet in the City's Right-of-Way, the SO-19 format must be used. This format can be found in the City of Albuquerque DPM section 22.7. I have enclosed a copy for your convienence. Please be sure to add the highlighted notes and City sign-off block.
- 2. Refer to City of Albuquerque Standard Detail #2237 (copy enclosed) for drain line connection to existing storm inlet. This detail must be referenced on all applicable drawings.

Please be advised that a separate permit is required for construction within City Right-of-Way. A copy of the approval letter must be on hand when applying for the excavation permit.

If I can be of further assistance, please feel free to contact me at 505-768-3622.

Lisa Ann Manwill

Engineering Associate

c: <File>

Andrew Garcia

lam

Enclosure

ADMINISTRATION DIVISION ALBUQUERQUE, P.O. BOX 1293 MECHANICAL SECTION CITY OF CODE

Ealan 5700 Location

Type of Inspection

2/2

2000

Appreved

) edent

FORM B-20

150 \$ WALLER 150 \$ AHousey 160 \$ 6 AS 240 \$ CAR 1500 \$ Bowd 1500 \$ Fly home

