CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director

Mayor Timothy M. Keller

July 26, 2022

Jeffrey D. Geurian, P.E.
CEI Engineering Associates, INC
3030 LBJ Freeway, #100
Dallas, TX 75234

RE: Restaurant Depot
1901 Menaul Blvd NE
Grading and Drainage Plan
Engineer's Stamp Date: 06/28/22
Hydrology File: H15D039

Dear Mr. Geurian:

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Based upon the information provided in your submittal received 07/11/2022, the Grading & Drainage Plan **is not** approved for Building Permit and Grading Permit. The following comments need to be addressed for approval of the above referenced project:

Grading Plan - C4.0

1. Per the DPM, the following must be on the Grading Plan.
   a. Please provide a Vicinity Map. Typically, this is the Zone Atlas. This can be downloaded in pdf format from the City of Albuquerque's website.
   b. Please provide the Benchmark information (location, description and elevation) for the survey contour information provided.
   c. Please provide the FIRM Map and flood plain note with effective date.
   d. Please provide a legal Description of the property.

Drainage Plan – C4.1

2. Please use the procedure for 40 acre and smaller basins as outlined in Development Process Manual (DPM) Article 6-2(a). Please provide both the existing conditions and proposed conditions for the 100 year-6 hour storm event.

3. Provide management onsite for the Stormwater Quality Volume (SWQV) in accordance with the Drainage Ordinance, § 14-5-2-6 (H) and the DPM Article 6-12 Stormwater Quality and Low-Impact Development for the sizing calculations. To calculate the required SWQV, multiply the impervious area draining to the SWQ pond by 0.42 inches for new development sites and 0.26 inches for redevelopment sites. This development is a

re-development so please use 0.26 in this site's calculations. Please show both the required and the provided volume.

4. The onsite drainage should be directed to the stormwater quality (SWQ) ponds prior to being collected in a private unground drainage system. These SWQ ponds need to be sized for the areas draining to them. Also, please show the top and bottom of the ponds along with the volume for each pond.

As a reminder, 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.

If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

Sincerely,

Renée C. Brissette

Renée C. Brissette, P.E. CFM
Senior Engineer, Hydrology
Planning Department

PO Box 1293

Albuquerque

NM 87103

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City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

Project Title: RESTAURANT DEPOT Building Permit #: BP-2022-20157 Hydrology File #: _____

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

Legal Description: TR A-1 PLAT OF TRACTS A-1 & B-1 TRUCK STOP PLAZACONT 3.9280 AC

City Address: 1901 MENAUL BOULEVARD NE ALBUQUERQUE NM 87107

Applicant: CEI ENGINEERING ASSOCIATES, INC Contact: JOEL HAYS

Address: 3030 LBJ FREEWAY, #100, DALLAS, TX 75234

Phone#: (972) 488-3737 Fax#: _____ E-mail: JHAYS@CEIENG.COM

Owner: RDMH REAL ESTATE OF ALBUQUERQUE, LLC Contact: STEPHANIE MALLORY

Address: 1300 GLENVILLE DRIVE, RICHARDSON, TX 75081

Phone#: (714) 244-5470 Fax#: _____ E-mail: SMALLORY@JETRORD.COM

TYPE OF SUBMITTAL:_____ PLAT (___# OF LOTS) ____ RESIDENCE ____ DRB SITE X ___ ADMIN SITE

IS THIS A RESUBMITTAL?: _____ Yes X _____ No

DEPARTMENT: X ____ TRAFFIC/ TRANSPORTATION _____ HYDROLOGY/ DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

____ ENGINEER/ARCHITECT CERTIFICATION
____ PAD CERTIFICATION
____ CONCEPTUAL G & D PLAN
X ___ GRADING PLAN
____ DRAINAGE MASTER PLAN
____ DRAINAGE REPORT
____ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
____ ELEVATION CERTIFICATE
____ CLOMR/LOMR
X ___ 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
X ___ GRADING PERMIT APPROVAL
____ SO-19 APPROVAL
____ PAVING PERMIT APPROVAL
____ GRADING/ PAD CERTIFICATION
____ WORK ORDER APPROVAL
____ CLOMR/LOMR
____ FLOODPLAIN DEVELOPMENT PERMIT
____ OTHER (SPECIFY) _____

DATE SUBMITTED: 7-9-2022 By: JOEL HAYS

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED:_____

FEE PAID:_____

TEMPORARY SITE BENCHMARK

TBM-EXISTING STORM DRAIN MANHOLE
RIM OUTSIDE WEST BOUND LAN MENAUL
BOULEVARD NE
ELEV= 5037.92

NOTE:
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

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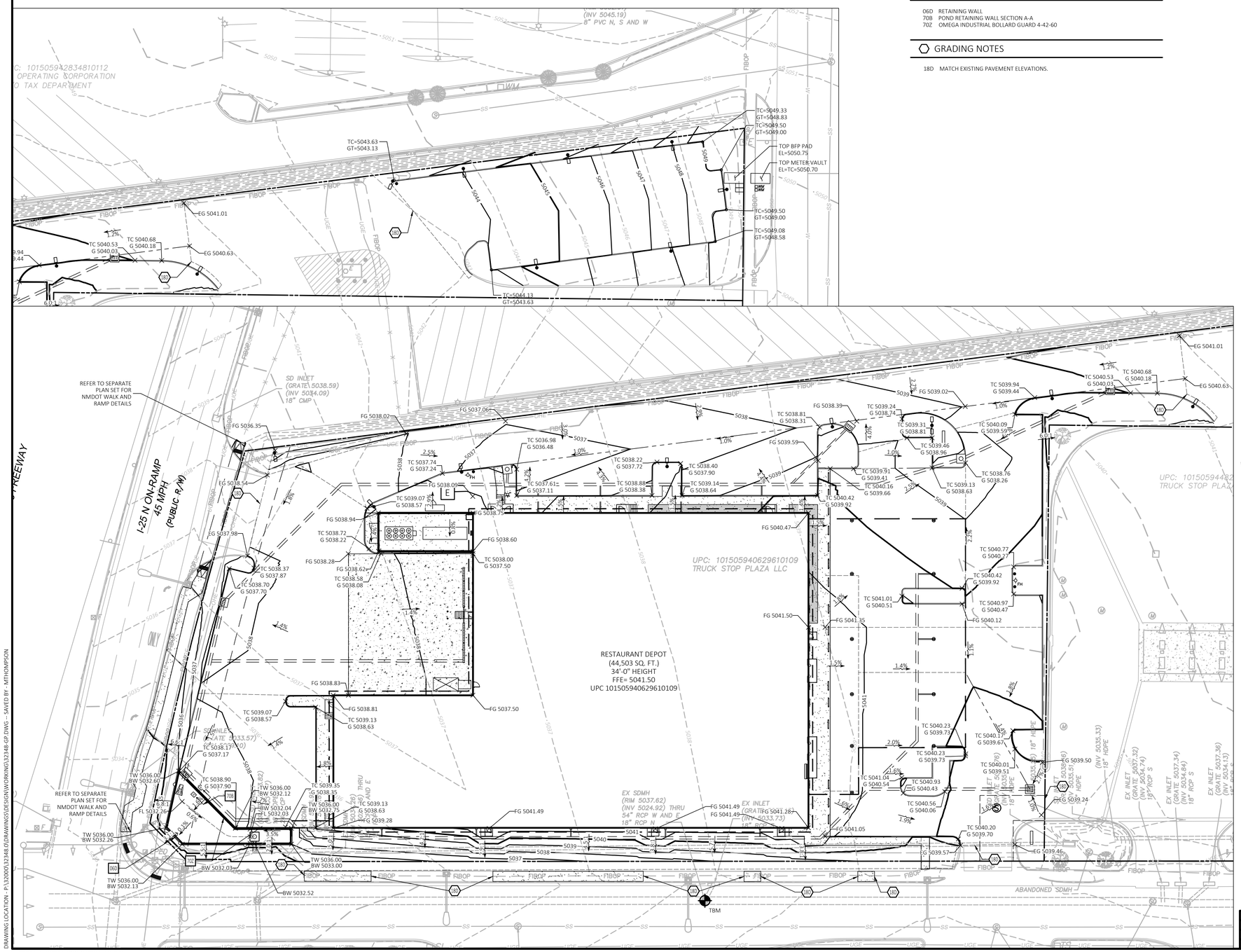

GRADING DETAILS

06D RETAINING WALL
70B POND RETAINING WALL SECTION A-A
70Z OMEGA INDUSTRIAL BOLLARD GUARD 4-42-60

GRADING NOTES

18D MATCH EXISTING PAVEMENT ELEVATIONS.

EXISTING LEGEND

	CENTERLINE		UTILITY POLE
	SUBJECT PROPERTY		GUY WIRE ANCHOR
	RIGHT-OF-WAY LINE	2" 2"	PVC RISER, NUMBER & SIZE AS SHOWN
	ADJOINING PROPERTY	E	ELECTRICAL METER
	EASEMENT LINE	ELV	ELECTRICAL VAULT
	BUILDING SETBACK LINE	E	ELECTRICAL MANHOLE
	CONCRETE HATCH	E	ELECTRICAL PULLBOX
	CONCRETE SIDEWALK		ELECTRICAL BOX
	CHAIN LINK FENCE	ET	ELECTRICAL TRANSFORMER
	SCREEN WALL	CTV	CABLE TELEVISION PEDESTAL
	RETAINING WALL	CTV	CABLE TELEVISION PULLBOX
	OVERHEAD ELECTRICAL	CTV	CABLE TELEVISION VAULT
	UNDERGROUND ELECTRICAL		TRAFFIC SIGNAL LIGHT
	GAS LINE		TRAFFIC SIGNAL FLASHER
	FIBER OPTIC LINE		PEDESTRIAN SIGNAL
	CABLE TV LINE	TRAF	TRAFFIC VAULT
	WATER LINE		TRAFFIC SIGNAL CABINET
	STORM DRAIN LINE	TS	TRAFFIC SIGNAL PULLBOX
	SANITARY SEWER LINE	SL	STREET LIGHT PULLBOX
WM	WATER METER		STREET LIGHT
W	WATER BOX	SLV	STREET LIGHT VAULT
W	WATER MANHOLE		AREA LIGHT
A	WATER AIR RELEASE VALVE		GROUND LIGHT
	IRRIGATION CONTROL BOX	G	NATURAL GAS VALVE
	FIRE HYDRANT	G	NATURAL GAS METER ASSEMBLY
WV	WATER VALVE	GAS	NATURAL GAS VAULT
BOV	WATER BLOW-OFF	G	NATURAL GAS MANHOLE
	FDC ON BLDG.	T	TELEPHONE PULLBOX
	REMOTE FDC	TEL	TELEPHONE VAULT
S	STORM DRAIN MANHOLE	T	TELEPHONE MANHOLE
	STORM DRAIN DROP INLET	T	TELEPHONE PEDESTAL
	CATCH BASIN	F	FIBER OPTIC MANHOLE
	SIGN	FO	FIBER OPTIC VAULT
	BOLLARD POST	F	FIBER OPTIC PEDESTAL
	GATE	F	FIBER OPTIC PULLBOX
	FLAG POLE	S	SANITARY SEWER MANHOLE
	TREES		SANITARY SEWER CLEAN OUT
UNK	UTILITY VAULT - UNKNOWN	S	SANITARY SEWER VAULT
U	UTILITY PULLBOX - UNKNOWN	GT	GREASE TRAP/INTERCEPTOR MANHOLE
U	UTILITY MANHOLE - UNKNOWN		
EPED	ELECTRIC PEDESTAL		

PROPOSED GRADING LEGEND

	PROPERTY LINE/RIGHT OF WAY LINE		CURB INLET
	STORM LINE		JUNCTION BOX
XXX	CONTOUR ELEVATIONS		GRATE INLET
	GRADE BREAK		FLARED END SECTION
x XX.XX	SPOT ELEVATIONS: TC = TOP OF CURB; G = GUTTER; FFE = FINISH FLOOR ELEVATION; FG = FINISH GRADE		

GENERAL GRADING NOTES

A. PRIOR TO INSTALLATION OF STORM OR SANITARY SEWER, THE CONTRACTOR SHALL EXCAVATE, VERIFY, AND CALCULATE ALL CROSSINGS AND INFORM THE OWNER AND THE ENGINEER OF ANY CONFLICTS PRIOR TO CONSTRUCTION. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT THE ENGINEER IS NOT NOTIFIED OF DESIGN CONFLICTS.

B. CONTRACTOR HAS THE OPTION TO BID THE FOLLOWING MATERIAL FOR THE STORM SEWER SYSTEM EXCEPT WHERE OTHERWISE NOTED: RCP OR HDPE AS INDICATED ON THIS PLAN WHERE THE WORD PIPE IS USED. ALL PIPES SHALL HAVE A MAXIMUM ROUGHNESS COEFFICIENT ("N") OF 0.013 AND SHALL MEET OR EXCEED THE PIPE MANUFACTURERS REQUIREMENTS FOR MINIMUM AND MAXIMUM COVER. CONTRACTOR SHALL REFER TO THE SITEWORK SPECIFICATION SECTION FOR STORM SEWER SYSTEMS FOR ACCEPTABLE TYPE AND MATERIAL.

C. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND 4" OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS (SEE LANDSCAPE PLAN FOR SEED MIX AND PROPER APPLICATION RATE). ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

D. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.

E. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS: ALL STORM DRAIN PIPE BEDDING SHALL BE INSTALLED PER DETAIL 28A. ALL STORM DRAIN PIPES ARE MEASURED FROM CENTER OF STRUCTURES AND ENDS OF FLARED END SECTIONS.

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2	04/12/2022	FOR PERMIT
3	06/27/2022	PLAN REVIEW REV'S (REV #2)

RESTAURANT DEPOT

1901 MENAUL BLVD NE
ALBUQUERQUE, NEW MEXICO

JEFFREY D. GEURIAN
NEW MEXICO
13253
REGISTERED PROFESSIONAL ENGINEER

6/28/22

PROFESSIONAL OF RECORD	JDG
PROJECT MANAGER	JEH
DESIGNER	HMK/MDT
CEI PROJECT NUMBER	32348
DATE	6/27/2022
REVISION	REV-0

GRADING PLAN
SHEET TITLE

SHEET NUMBER
C4.0

DRAWING LOCATION - P:\32000\32348.01\DRAWINGS\DESIGN\WORKING\32348-GP.DWG -- SAVED BY - MTHOMPSON

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TEMPORARY SITE BENCHMARK

TBM-EXISTING STORM DRAIN MANHOLE
RIM OUTSIDE WEST BOUND LAN MENAUL
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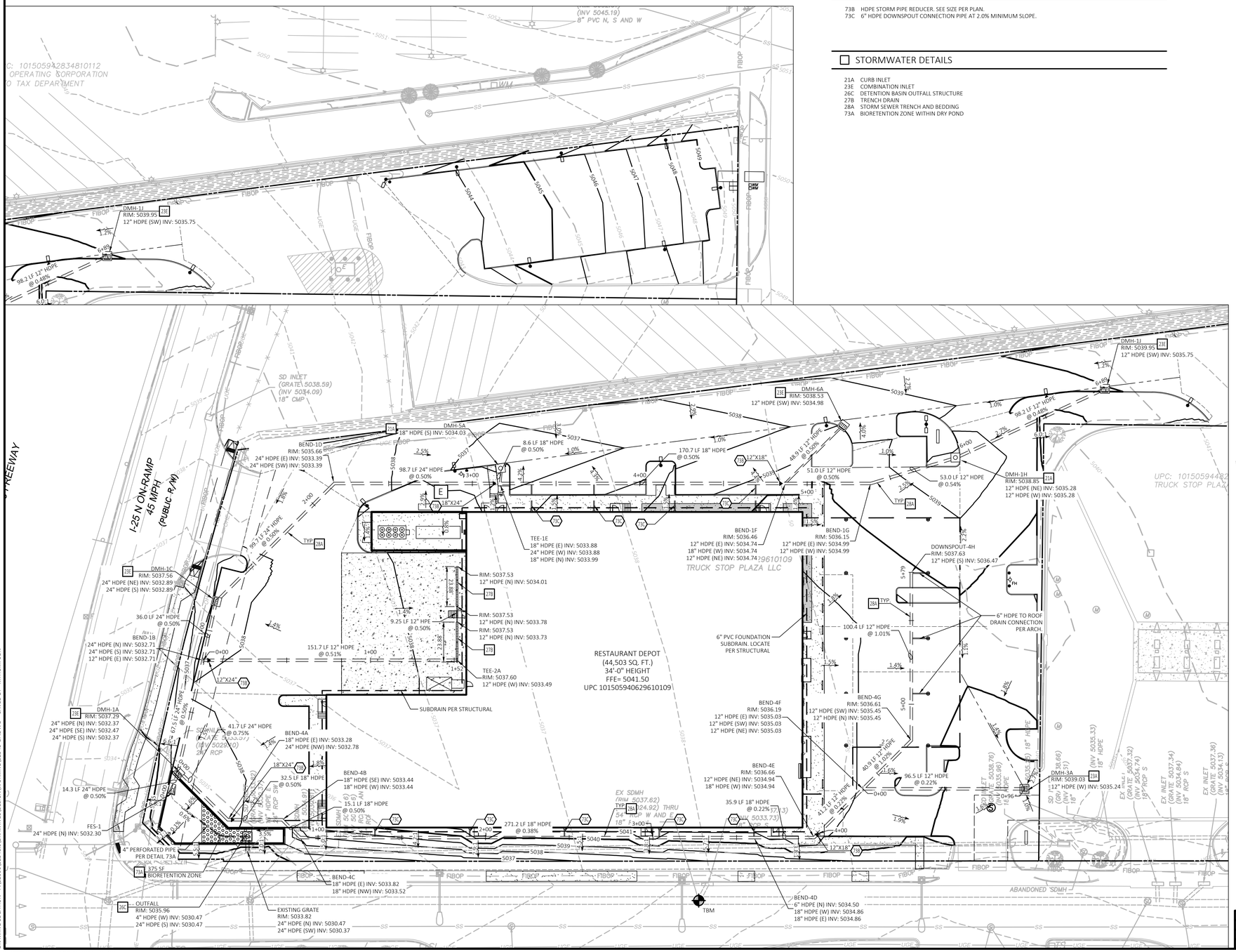

STORMWATER NOTES

73B HDPE STORM PIPE REDUCER. SEE SIZE PER PLAN.
73C 6" HDPE DOWNSPOUT CONNECTION PIPE AT 2.0% MINIMUM SLOPE.

STORMWATER DETAILS

21A CURB INLET
23E COMBINATION INLET
26C DETENTION BASIN OUTFALL STRUCTURE
27B TRENCH DRAIN
28A STORM SEWER TRENCH AND BEDDING
73A BIORETENTION ZONE WITHIN DRY POND

EXISTING LEGEND

	CENTERLINE		UTILITY POLE
	SUBJECT PROPERTY		GUY WIRE ANCHOR
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PROPOSED GRADING LEGEND

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	STORM LINE		COMBINATION INLET
	PROPERTY LINE/RIGHT OF WAY LINE		FLARED END SECTION
XXX	CONTOUR ELEVATIONS		LIMITS OF ENGINEERED MEDIA PER DETAIL 73A - BIORETENTION AREA ZONE WITHIN DRY POND
	GRADE BREAK		
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