

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

March 24, 2021

Angelica Garcia
WT Group
2675 Pratum Ave.
Hoffman Estates, IL 60169

**RE: Speedway – Juan Tabo
 2912 Juan Tabo Blvd. NE
 Grading and Drainage Plan
 Engineer's Stamp Date: No Date
 Hydrology File: H22D041**

Dear Ms. Garcia:

PO Box 1293

Based upon the information provided in your submittal received 03/09/2021, the Grading & Drainage Plan **is not** approved for Building Permit and action by the DRB for platting. The following comments need to be addressed for approval of the above referenced project:

Albuquerque

NM 87103

www.cabq.gov

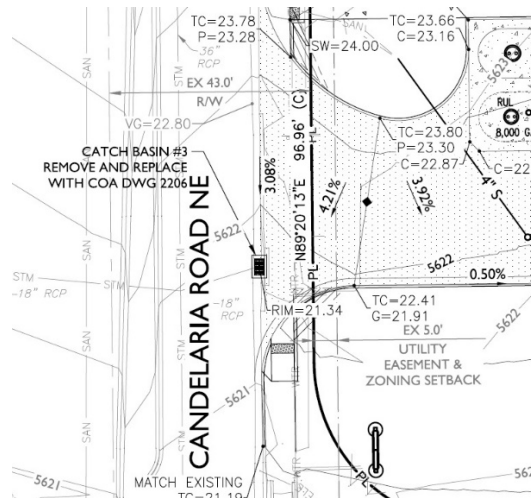
1. Please provide a licensed New Mexico civil engineer's stamp with a signature and date.
2. Please use the procedure for 40 acre and smaller basins as outlined in Development Process Manual (DPM) (signed 06/08/20) Article 6-2(a). Please provide both the existing conditions and proposed conditions for the 100-year 6 hour storm event.
3. Provide management onsite for the Stormwater Quality Volume (SWQV) in accordance with the new drainage ordinance, § 14-5-2-6 (H) enacted 10/2/18 (Council Bill C/S O-18-2) and as outlined in DPM (signed 06/08/20) Article 6-12 Stormwater Quality and Low-Impact Development for the sizing calculations. Since this site is a redevelopment the SWQ pond volume will be $0.26 * \text{new impervious area (building, paving, \& sidewalks) (sf)} * 1/12$. Please show the top and bottom of the ponds along with the volume for each pond. The onsite drainage should be directed to these ponds prior to either being collected in the existing inlet or leaving the site for the public drainage system.
4. On Candelaria, the existing Type "A" inlet is being removed and you are planning to replace it with a Type "D" inlet with a grate top. Please provide the calculations for the grate top to ensure that the grate top will capture the equivalent cfs that is captured by the existing Type "A" inlet.

CITY OF ALBUQUERQUE

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5. On Candelaria, the proposed drive has an existing bus stop in the middle that will need to be relocated. (See Photo below). Please contact City of Albuquerque Transit Department customer service at (505) 243-7433. They should be able to direct you to the person in-charge of bus stop relocations.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



6. Please provide the drainage calculations for the private drainage pipe system.
7. The on-site drainage system is private but you have called out CoA standard drawings for the structures. (see below). Since this is private, the City does allow you to use HDPE pipe and inlets to save on construction cost. Please insure that the correct inlets and pipe sizes is all that you need. (see item #6).

CITY OF ALBUQUERQUE

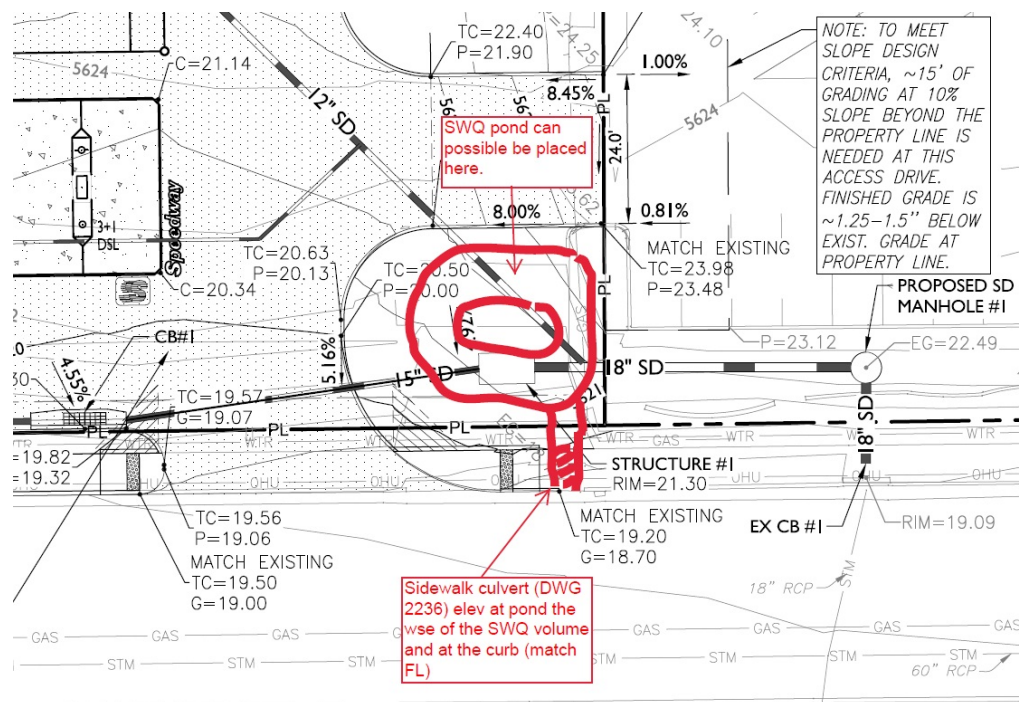
Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

STRUCTURE NUMBER	TOP OF CASTING	STRUCTURE TYPE	CASTING TYPE	INVERT
CB #1	5619.30	STORM INLET DOUBLE "D"	C.O.A DWG. 2206	INV IN = 5616.24 INV OUT = 5616.14
CB #2	5619.62	STORM INLET DOUBLE "D"	C.O.A DWG. 2206	INV OUT = 5617.03
EX CB #1	5619.09	TIE INTO EXISTING	REMAIN AS IS	INV IN = 5614.49
SD MH #1	5622.49	SEWER MANHOLE TYPE "C" & STORM MANHOLE FRAME & COVER	C.O.A DWG 2101 & 2110	INV IN = 5614.67 INV OUT = 5614.57
SD MH #2	5622.98	SEWER MANHOLE TYPE "C" & STORM MANHOLE FRAME & COVER	C.O.A DWG 2101 & 2110	INV IN = 5614.67 INV OUT = 5614.57
STRUCTURE #1	5621.30	OIL / WATER SEPERATOR		INV IN = 5615.94 INV OUT = 5614.94

8. Since you are planning to collect the site's runoff into a private drainage system, you could discharge into the required SWQ pond and then discharge the pond through a sidewalk culvert. See sketch blow.



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Albuquerque

NM 87103

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9. 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.
10. Since this site will need to be approved by the DRB for platting with an Infrastructure List (all construction within the R.O.W.), the standard review fee of \$300 (for DRB Site) will be required at the time of resubmittal.

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

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

www.cabq.gov



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

Project Title: _____ **Building Permit #:** _____ **Hydrology File #:** _____

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

Legal Description: _____

City Address: _____

Applicant: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Owner: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

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

IS THIS A RESUBMITTAL?: _____ Yes _____ No

DEPARTMENT: _____ TRAFFIC/ TRANSPORTATION _____ HYDROLOGY/ DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

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

DATE SUBMITTED: _____ **By:** _____

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

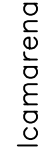
FEE PAID: _____

PLAT FOR
TRACT B-2, BRENTWOOD HILLS SUBDIVISION,
BLOCK 101

BEING COMPRISED OF
LOTS 1P THROUGH 6P, INCLUSIVE, AND THE NORTHERLY 9.66 FEET OF LOT 7P,
AND LOTS 1C THROUGH 6C, INCLUSIVE, AND THE NORTHERLY 9.66 FEET OF LOT 7C
BRENTWOOD HILLS REPLAT OF BLOCKS 101 THROUGH 105, BLOCK 110, BLOCK 111,
AND PORTIONS OF BLOCKS 106 AND 107, BRENTWOOD HILLS SUBDIVISION,
AND TRACT B-1-A, BLOCK 101, BRENTWOOD HILLS SUBDIVISION
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER 2020

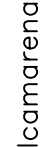
Jan 22, 2021 5:36pm Q:\Projects\2020\20-0456 Speedway 9244 Albuquerque\Civil\FE\20-0456- CV - Cover Sheet.dwg

camarena



camarena

camarena



camarena

camarena

STORM:
CITY OF ALBUQUERQUE STORM WATER MANAGEMENT
505-768-3654

Map showing the location of the Project Site (shaded area) at the intersection of Morris Street NE and Comanche Road NE. The site is bounded by Morris Street NE to the north, Tahiti Street to the east, and Candelaria Road NE to the south. The map also shows other streets including Dorothy Street, Tipton Street, Muriel Street, Juan Tabo Blvd NE, Lexington Avenue NE, and Woodland Avenue. A north arrow is located in the top right corner of the map.

Project Site Coordinates:
 LAT: 35.115519°
 LONG: -106.515812°

BASIS OF BEARING

OPERATING AUTHORITIES

OPERATING AUTHORITY INFORMATION
TO BE ENTER HERE

LAND DESCRIPTION

THE CALCULATED BEARING S 89°20'13" W ALONG THE SOUTH RIGHT-OF-WAY LINE OF CANDELARIA ROAD IS BASED ON THE GRID NORTH, STATE PLANE COORDINATE SYSTEM, NAD83 NEW MEXICO CENTRAL ZONE, AND IS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCHMARK

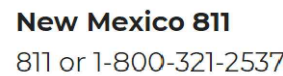
CITY OF ALBUQUERQUE
SITE BENCHMARK #2
1 3/4" METALLIC DISK
STAMPED "ACS BM_17H22
ELEVATION = 5620.71

FLOOD ZONE NOTE

THE SITE IS LOCATED WITHIN FEMA FLOOD ZONE X AS SHOWN ON
FEMA FLOOD INSURANCE RATE MAP NUMBER 35001C0357H DATED
8/16/2012.

FLOOD ZONE X IS DEFINED AS:
AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL
CHANCE FLOOD AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH
DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS
PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

ORIGINAL ALTA, TOPOGRAPHY, UTILITIES, STORM SEWERS, AND ALL OTHER EXISTING CONDITIONS ITEMS WERE PREPARED BY CDS COMMERCIAL DUE DILLIGENCE SERVICES FOR SPEEDWAY LLC.

[illegible]

Jan 22, 2021 5:36pm Q:\Projects\2020\20-0456 Speedway 9244 Albuquerque\Civil\Feasibility Engineering\Demo Plans\20-0456- CD - Demolition Plan.dwg

ibrown

DEMOLITION NOTES

- 1 REMOVE EXISTING SINGLE CURB
- 2 SAWCUT & REMOVE EXISTING ASPHALT
- 5 DEMOLISH EXISTING BUILDING
- 6 REMOVE AND SALVAGE EXISTING CANOPY. RETURN TO OWNER
- 7 REMOVE AND SALVAGE EXISTING LIGHT. RETURN TO OWNER
- 8 REMOVE EXISTING WALL
- 9 REMOVE AND SALVAGE EXISTING SIGN. RETURN TO OWNER
- 10 REMOVE EXISTING SIDEWALK
- 11 EXISTING CATCH BASIN TO BE REMOVED
- 11A EXISTING CATCH BASIN TO BE REMOVED/REPLACED/MODIFIED PER ENGINEERING PLANS
- 16 EXISTING FIRE HYDRANT TO REMAIN. PROTECT IN PLACE
- 18 CAUTION: EXISTING UG UTILITY. PROTECT IN PLACE. CALL NM811 TO VERIFY LOCATION PRIOR TO CONSTRUCT.

- 19 REMOVE EXISTING ASPHALT
- 21 REMOVE AND CAP EXISTING SEWERLINE
- 22 REMOVE EXISTING UG UTILITY SERVICE LINE. ABANDONMENT/RELOCATION IS IN PROCESS WITH UTILITY PROVIDER
- 25 EXISTING SIDEWALK TO REMAIN. PROTECT IN PLACE
- 26 EXISTING WALL TO REMAIN. PROTECT IN PLACE
- 28 SAWCUT NEAT LINE AND REMOVE EXISTING SIDEWALK
- 30 REMOVE EXISTING CONCRETE
- 31 REMOVE UNDERGROUND STORAGE TANK, MANHOLE COVER, SPILL BUCKET COVER & INSPECTION PORT COVER
- 32 REMOVE EXISTING STORM DRAIN PIPE

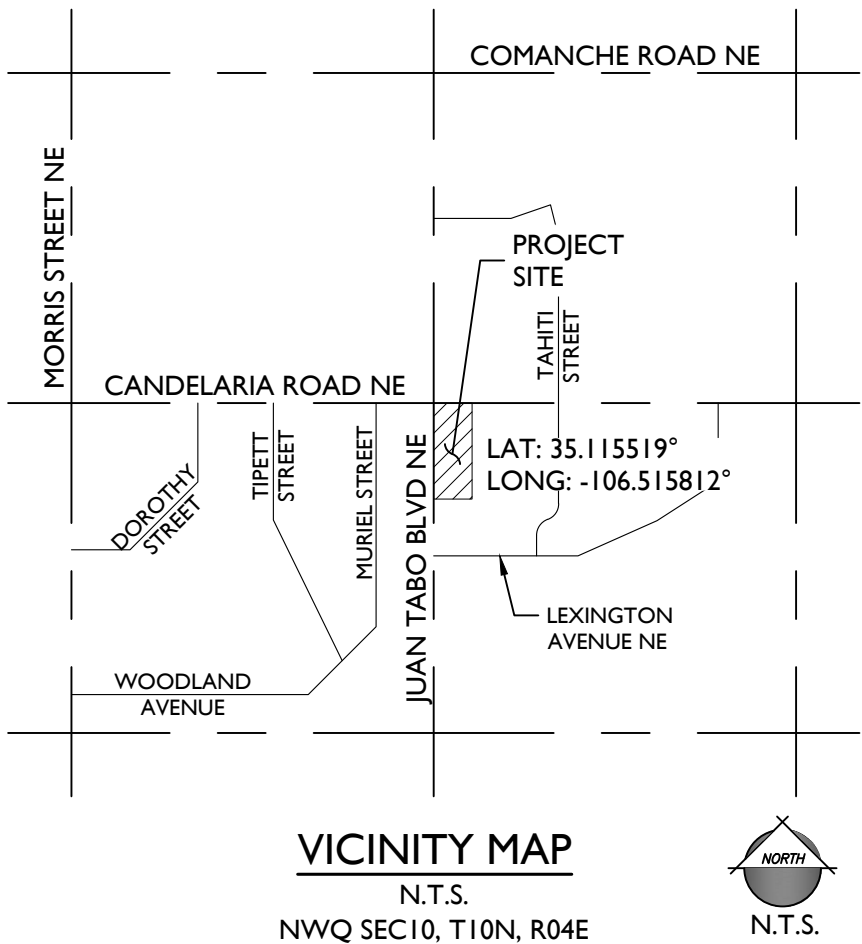
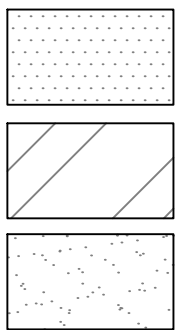
LEGEND

ASPHALT REMOVAL

DEMOLISHED BUILDING

SIDEWALK REMOVAL

LIMITS OF CONSTRUCTION



VICINITY MAP
N.T.S.
NWQ SEC10, T10N, R04E



Preliminary
Not For
Construction
Or
Recording



Speedway
Engineering and Construction Dept.
Enon, OH 45323

DEMOLITION
PLAN

REBUILD - STORE #009244
2932 JUAN TABO BLVD.
BERNALILLO COUNTY
ALBUQUERQUE, NM

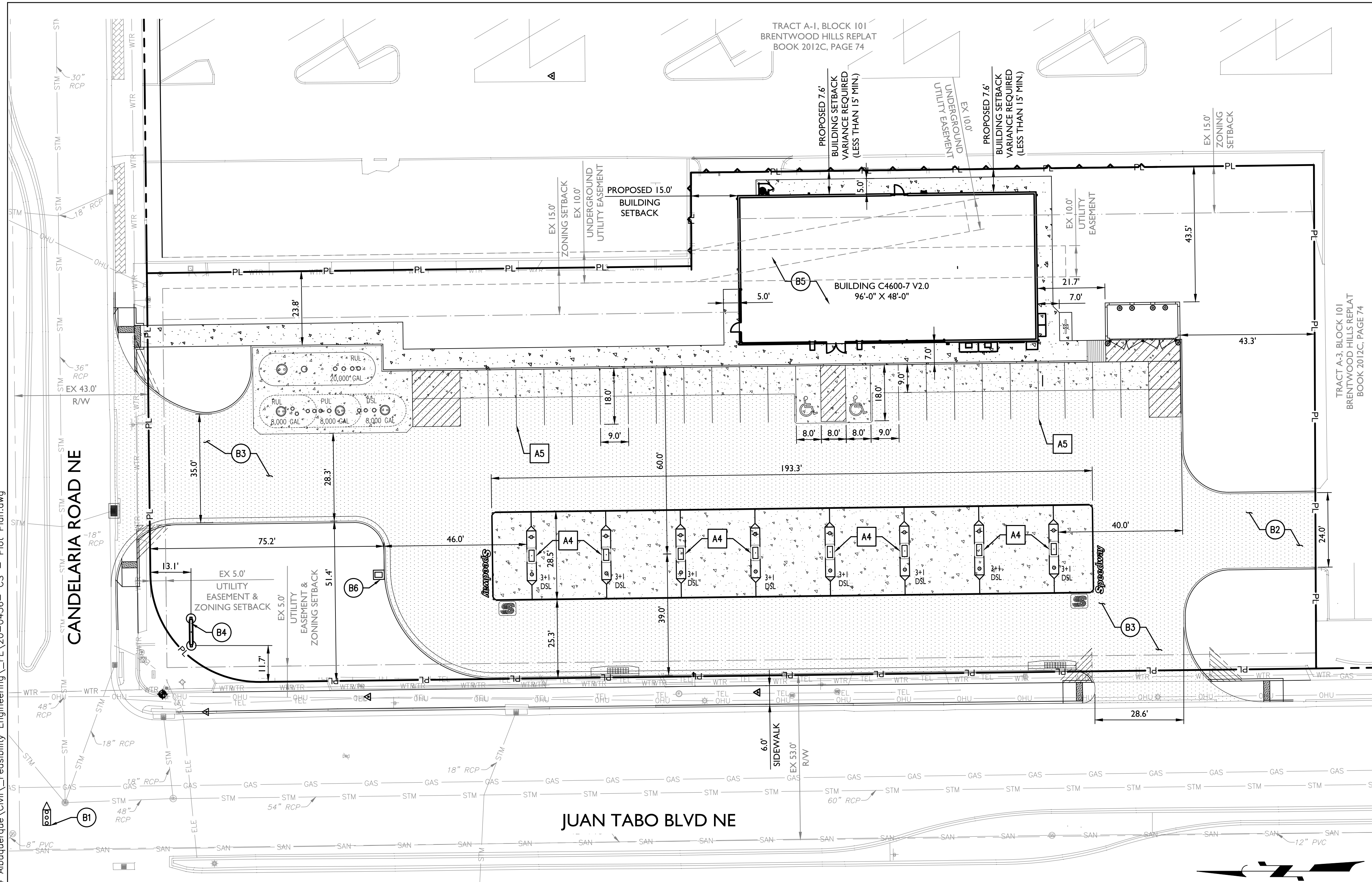
STORE OR BLDG NO.	C4600-L V2.0
VERSION OR PROJECT ID	119405
SCALE	1" = 20'-0"
DESIGN TEAM	DATE
DN.R.	EPS GROUP 1/22/2021
P.MGR.	T. YOUNG 1/22/2021
R.W.R.	A. BARKER 1/22/2021
DRWG. NO.	009244 - CD01

PLAN CERTIFICATE NOTE:

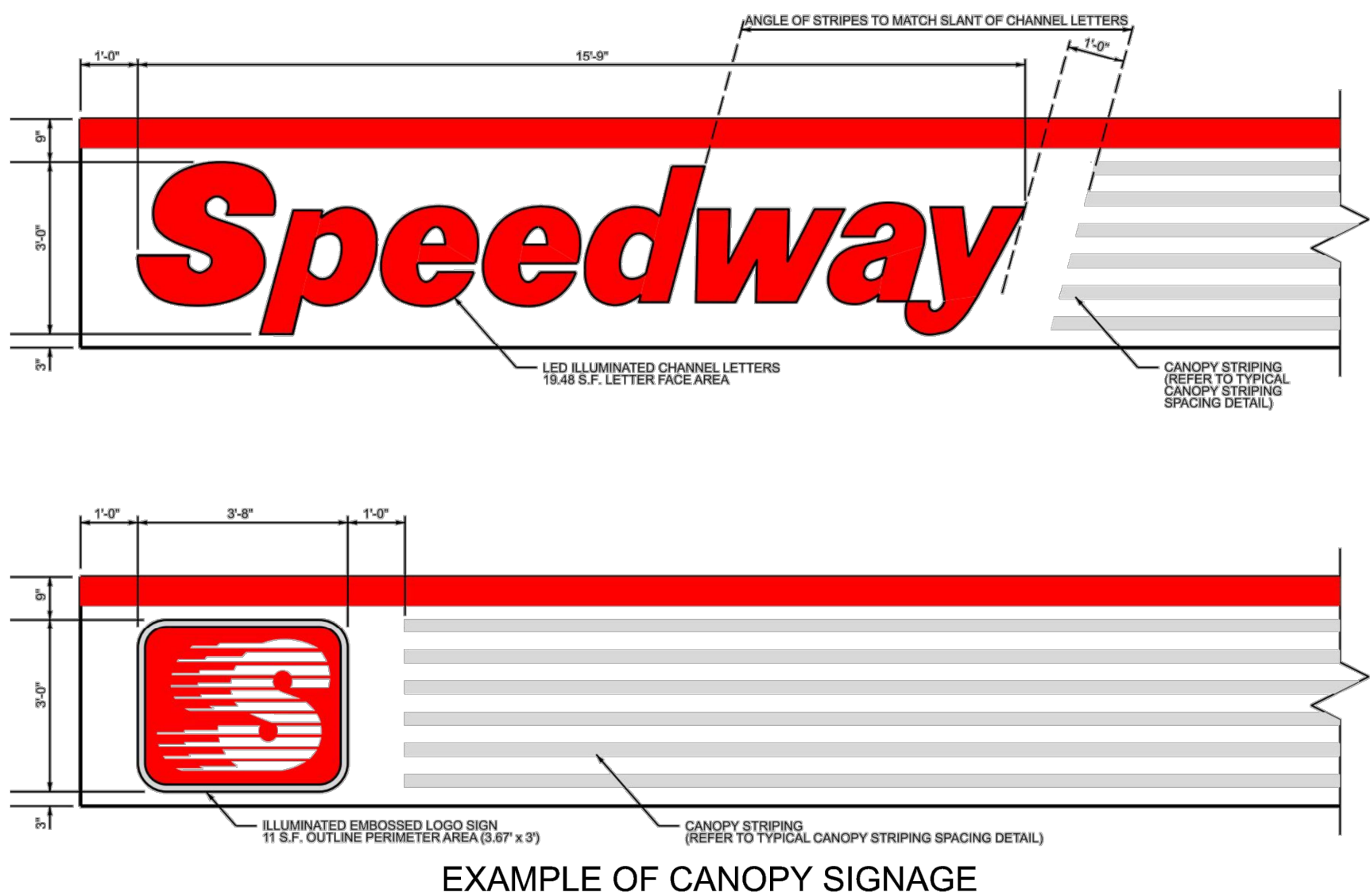
ORIGINAL ALTA, TOPOGRAPHY, UTILITIES, STORM SEWERS, AND ALL OTHER EXISTING CONDITIONS ITEMS WERE PREPARED BY CDS COMMERCIAL DUE DILLIGENCE SERVICES FOR SPEEDWAY LLC.



811 or 1-800-321-2537



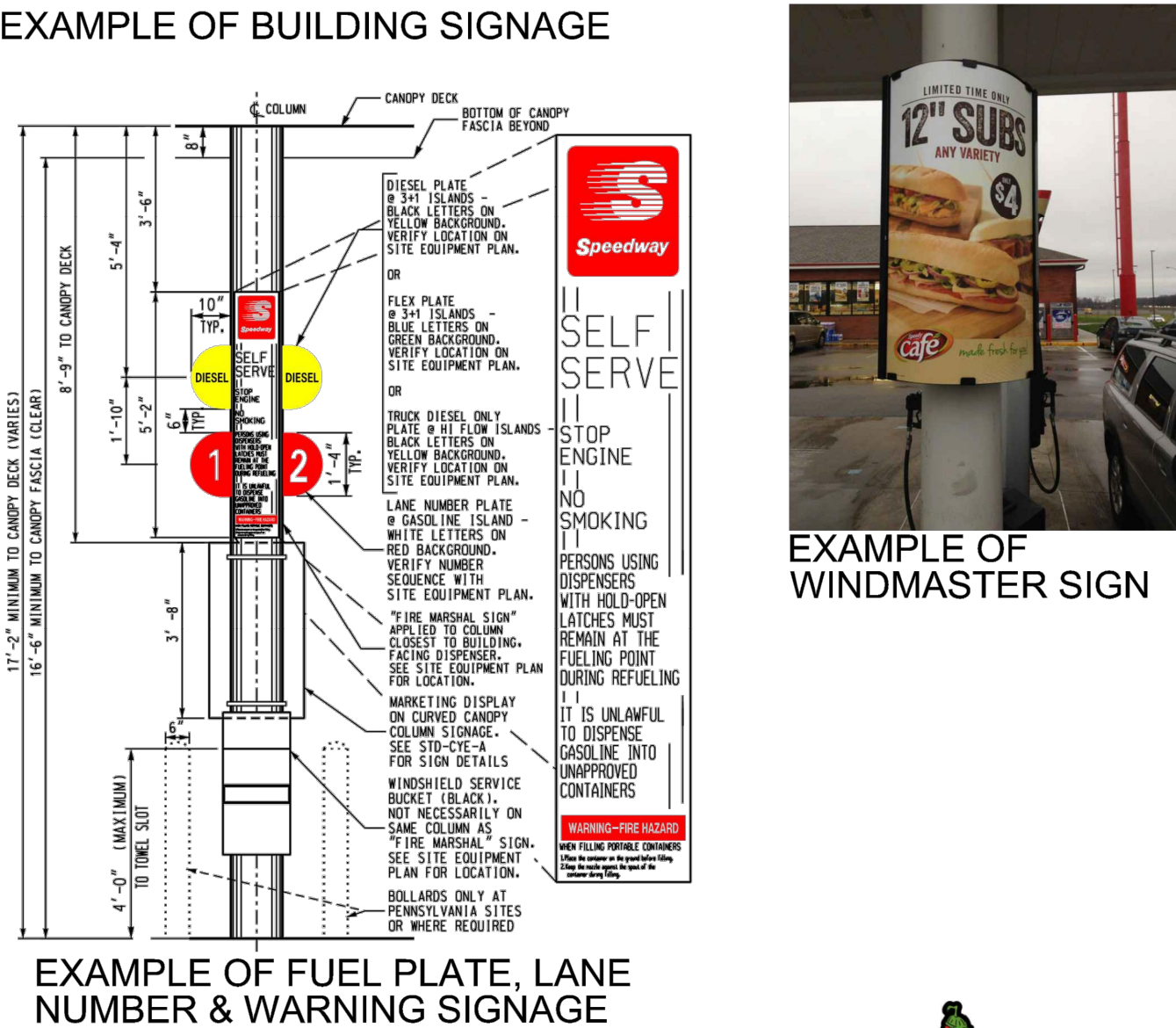
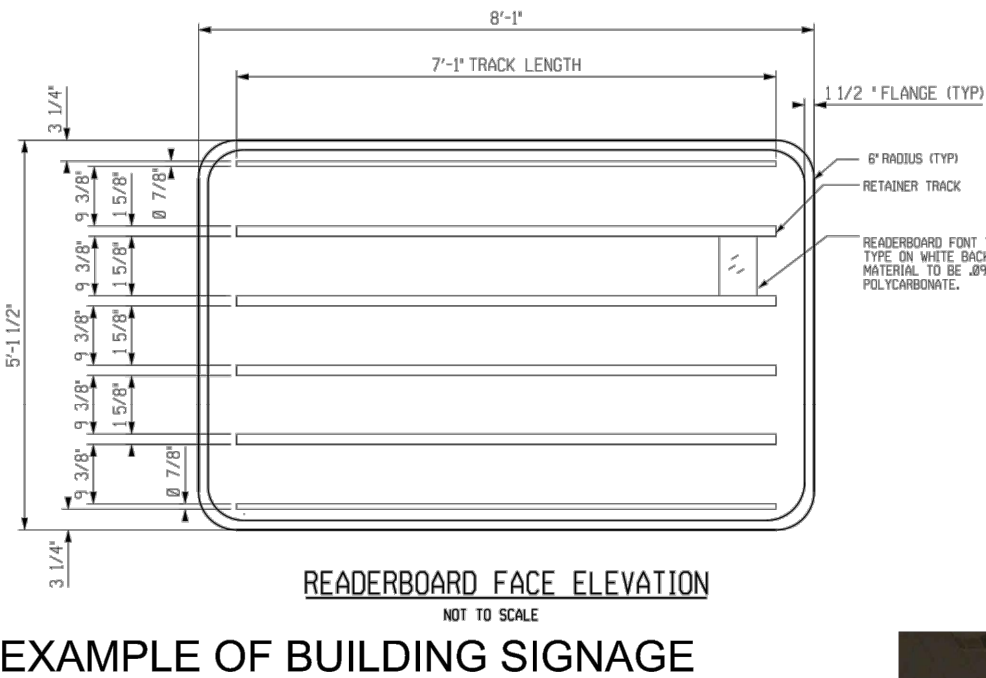
PROPOSED SIGNAGE FOR ALBUQUERQUE NM, STORE 009244					
REF LET	LOCATION	MESSAGE	ILLUMINATION	DIMENSION	AREA (SF)
FREE STANDING SIGNS					
	NORTHWEST CORNER	165 SF GOALPOST SPEEDWAY LOGO & PRICES	ILLUMINATED	29'5" X 9'6"	165.00
			TOTAL	165.00	
CANOPY/FUELING SIGNS					
	AUTO CANOPY - NORTH	SPEEDWAY CHANNEL LETTERS	ILLUMINATED	15'9" X3'	47.25
	AUTO CANOPY - SOUTH	SPEEDWAY CHANNEL LETTERS	ILLUMINATED	15'9" X3'	47.25
	AUTO CANOPY - NORTHEAST	SPEEDWAY "S"	ILLUMINATED	3'8" X3'	11.00
	AUTO CANOPY - NORTHWEST	SPEEDWAY "S"	ILLUMINATED	3'8" X3'	11.00
			TOTAL	116.50	
MISCELLANEOUS SIGNAGE					
	AUTO CANOPY (8 LANES, 24 SIGNS)	LANE NUMBERS & FUEL PLATE		1'3" X 10"	22.09
	AUTO CANOPY (8 LANES, 16 SIGNS)	WINDMASTER SIGN		28" X 44"	136.89
			TOTAL	158.98	
BUILDING SIGNS					
	FRONT FACADE OF BUILDING	READER BOARD		8'1" X 5'1.5"	41.20
			TOTAL	41.20	
				SITE TOTAL	481.68



- 1 GENERAL SCOPE OF WORK: BUILDING, CANOPY, FUEL TANKS, PIPING, DISPENSERS AND PARKING
 - 2 TRUCK TURNS HAVE BEEN PERFORMED ON THIS SITE TO CONFIRM THAT THE TRUCK MOVEMENT TO THE USTS COMFORM WITH SPEEDWAY STANDARDS
 - 3 FINAL DESIGN OF SITE SUBJECT TO FEDERAL, STATE, AND LOCAL REGULATIONS
EXISTING PROPERTY: ±1.28 AC. / 55,546.08 S.F.
 - 4 (B) 3+1 DSL DISPENSERS, SUMPS AND ISLAND
 - 5 PROVIDED AUTO PARKING: (2) ADA PARKING SPACES AND (24) STANDARD PARKING
- B. SITE SPECIFIC**
- 1 ADJACENT INTERSECTION SIGNALIZED
 - 2 EXISTING CROSS ACCESS DRIVE
 - 3 PROPOSED DRIVE
 - 4 GOAL POST SIGN(S)
 - 5 BUILDING IS WEST COST STYLE FOOD DESTINATION
 - 6 AIR MACHINE

SITE DATA

SITE AREA = 1.28 AC
BUILDING AREA = 4608 SF
PERCENT IMPERVIOUS = 70%
ZONING = MX-M COMMERCIAL RETAIL
FRONT YARD SET BACK:
BUILDING & SIGN = 5 FT
CANOPY, DUMPSTER & DISPENSER = 15 FT
REAR YARD SET BACK = 15 FT
SIDE YARD STREET SET BACK = 5 FT
SIDE YARD SET BACK = 0 FT
PARKING REQUIRED:
PARKING REQUIREMENT: 1 PER 200SF
PARKING REQUIRED = 24 SPACES
ADA PARKING DIMENSIONS = 8' WITH 8' AISLE
PARKING PROVIDED:
22 - STANDARD SPACES
02 - ADA SPACES
24 - TOTAL SPACES



PLAN CERTIFICATE NOTE:

ORIGINAL ALTA, TOPOGRAPHY, UTILITIES, STORM SEWERS, AND ALL OTHER EXISTING CONDITIONS ITEMS WERE PREPARED BY CDS COMMERCIAL DUE DILLIGENCE SERVICES FOR SPEEDWAY LLC.



JUAN TABO BLVD NE

EPS
GROUP


125 S. Avondale Blvd.
Suite 115
Avondale, AZ 85323
T-623.547.4661
www.epsgroupinc.com

Speedway®

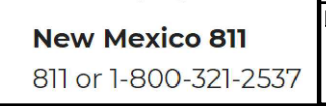
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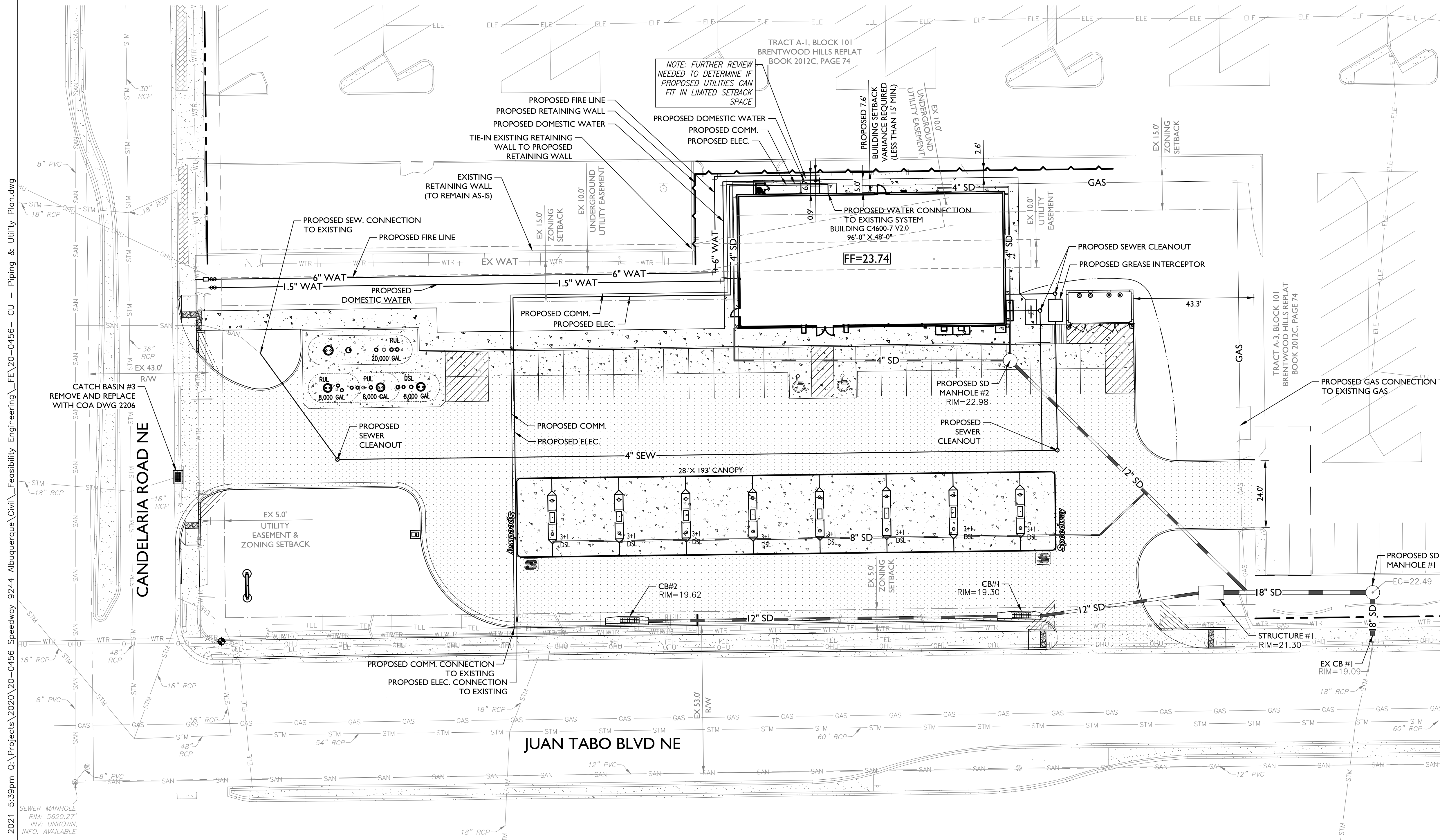
CUT & FILL PLAN

REBUILD - STORE #009244
2932 JUAN TABO BLVD.
BERNALILLO COUNTY
ALBUQUERQUE, NM



























STORE OR BLDG NO.		C4600-L V2.0	
VERSION OR PROJECT ID		I19405	
SCALE 			
DESIGN TEAM		DATE	
DGNR. EPS GROUP		1/22/2021	
P.MGR. T. YOUNG		1/22/2021	
RVMR. A. BARKER		1/22/2021	
DRWG. NO.		CF	

ORIGINAL ALTA, TOPOGRAPHY, UTILITIES, STORM SEWERS, AND ALL OTHER EXISTING CONDITIONS ITEMS WERE PREPARED BY CDS COMMERCIAL DUE DILLIGENCE SERVICES FOR SPEEDWAY LLC.





STRUCTURE NUMBER	TOP OF CASTING	STRUCTURE TYPE	CASTING TYPE	INVERT
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SD MH #2	5622.98	SEWER MANHOLE TYPE "C" & STORM MANHOLE FRAME & COVER	C.O.A DWG 2101 & 2110	INV IN = 5614.67 INV OUT = 5614.57
STRUCTURE #1	5621.30	OIL / WATER SEPARATOR		INV IN = 5615.94 INV OUT = 5614.94
EX CB #3	5621.34	STORM INLET DOUBLE "D"	C.O.A DWG. 2206	MATCH EXISTING

- | | |
|---|-------------------------------|
|  | EXISTING TELEPHONE |
|  | EXISTING OVERHEAD ELECTRIC |
|  | EXISTING GAS |
|  | EXISTING FIBER OPTIC |
|  | EXISTING UNDERGROUND ELECTRIC |
|  | EXISTING WATER |
|  | EXISTING SEWER |
|  | EXISTING VERTICAL CURB |
|  | EXISTING ROLL CURB |
|  | EXISTING CONTOUR |
|  | EXISTING STREET SIGN |
|  | EXISTING STREET LIGHT |
|  | EXISTING JUNCTION BOX |
|  | EXISTING GUY WIRE |
|  | EXISTING SEWER MANHOLE |
|  | EXISTING WATER METER |
|  | EXISTING WATER VALVE |
|  | EXISTING FIRE HYDRANT |
|  | PROP. STORM DRAIN LINE |
|  | PROPOSED AC PAVEMENT |
|  | PROPOSED CONCRETE SIDEWALK |
|  | PROPOSED CATCH BASINS |
|  | STORM DRAIN MANHOLE |
|  | DRYWELL |
|  | PROPOSED CONTOUR |
|  | PROPOSED RETAINING WALL |

PLAN CERTIFICATE NOTE:

ORIGINAL ALTA, TOPOGRAPHY, UTILITIES, STORM SEWERS, AND ALL OTHER EXISTING CONDITIONS ITEMS WERE PREPARED BY CDS COMMERCIAL DUE DILLIGENCE SERVICES FOR SPEEDWAY LLC.



New Mexico 811
811 or 1-800-321-2537

Preliminary
Not For
Construction
Or
Recording

Speedway®

Speedway
Engineering and Construction Dept.
Enon, OH 45323

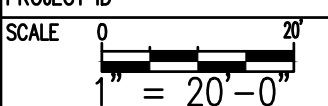
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PIPING AND UTILITIES PLAN

REBUILD - STORE #009244

STORE OR BLDG NO.	C4600-L V2
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VERSION OR PROJECT ID	1194
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DESIGN TEAM		DATE
DGNR.	EPS GROUP	1/22/2020
P.MGR.	T. YOUNG	1/22/2020
RVWR.	A. BARKER	1/22/2020
DRWG. NO.		

CU

