

CITY OF ALBUQUERQUE



March 10, 2017

Richard J. Berry, Mayor

David Soule, P.E.
Rio Grande Engineering.
Po box 93924
Albuquerque, NM, 87199

RE: Starbucks and T-Mobile
Lot 3B and 4A Krania Subdivision
Grading and Drainage Plan
Engineer's Stamp Date 3-9-2017 (File: K09D031C)

Dear Mr. David:

Based upon the information provided in your submittal received 3-9-2017, the above referenced Grading and Drainage Plan is approved for building permit and site plan for building permit.

PO Box 1293

- ESC plan and ESC permit is required. (coordinate with a stormwater quality engineer).

Albuquerque

Please attach a copy of this approved plan in the construction sets for Building Permit processing. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

New Mexico 87103

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

www.cabq.gov

Sincerely,

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)

Project Title: STARBUCKS AND T-MOBILE Building Permit #: City Drainage #: K09/D031C
DRB#: EPC#: Work Order#:
Legal Description: LOT 3B AND 4A KRANIA SUBDIVISON
City Address: 130 AND 136 98TH STREET NW

Engineering Firm: RIO GRANDE ENGINEERING Contact: DAVID SOULE
Address: PO BOX 93924, ALBUQUERQUE, NM 87199
Phone#: 505.321.9099 Fax#: 505.872.0999 E-mail: DAVID@RIOGRANDEENGINEERING.COM

Owner: KRANIA LLC Contact:
Address: 5321 MENAUL BLVD NE
Phone#: Fax#: E-mail:

Architect: STUDIO SOUTHWEST Contact:
Address:
Phone#: 843.9639 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) _____

IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

DATE SUBMITTED: 3/09/17 By: _____

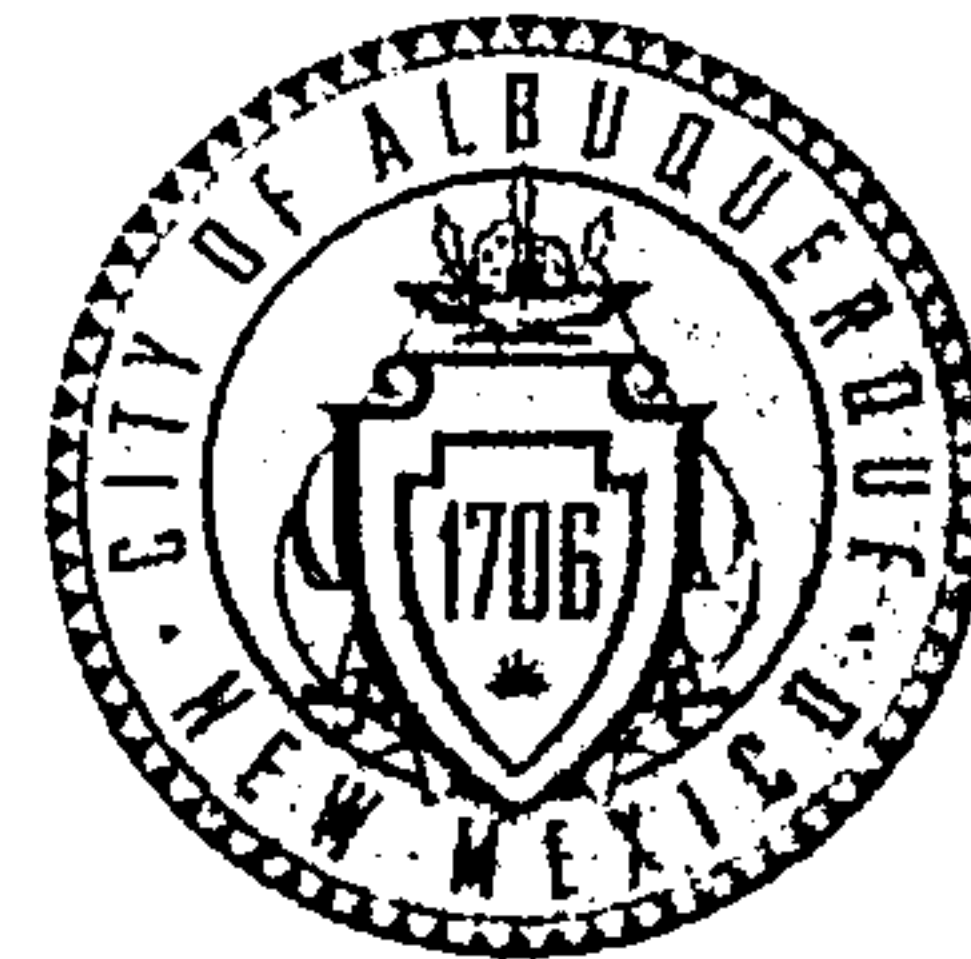
CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

☒ 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) _____

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____

CITY OF ALBUQUERQUE



March 6, 2017

Richard J. Berry, Mayor

David Soule, P.E.
Rio Grande Engineering.
Po box 93924
Albuquerque, NM, 87199

RE: Starbucks and T-Mobile
Lot 3B and 4A Krania Subdivision
Grading and Drainage Plan
Engineer's Stamp Date 2-23-2017 (File: K09D031C)

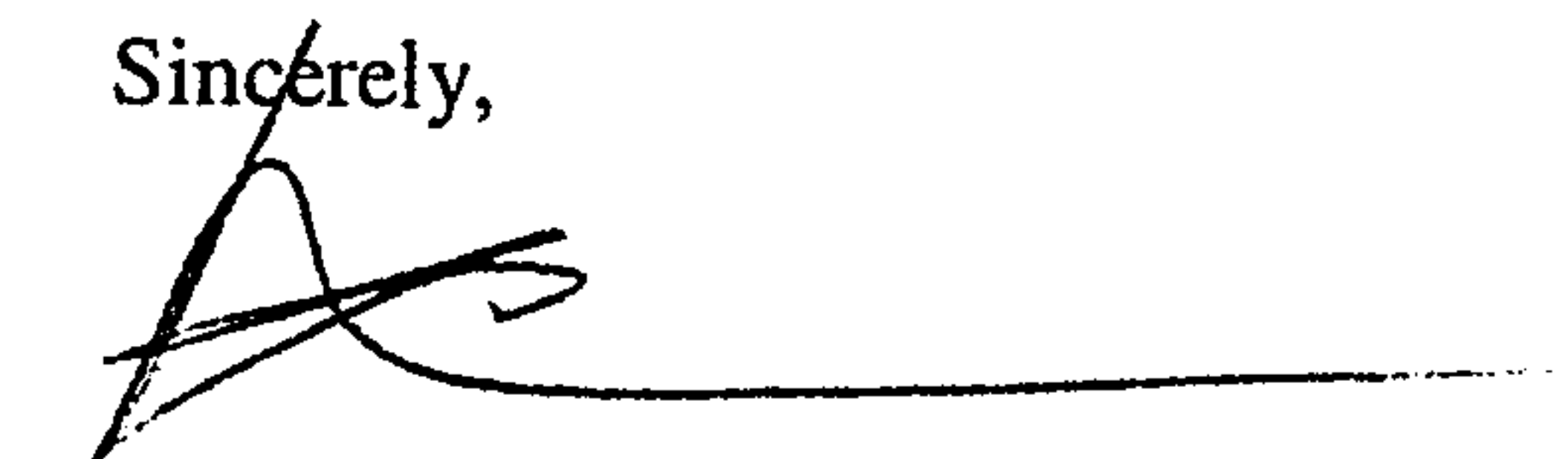
Dear Mr. David:

Based upon the information provided in your submittal received 2-27-2017, the above referenced Grading and Drainage Plan cannot be approved for building permit and site plan for building permit until the following comments are addressed:

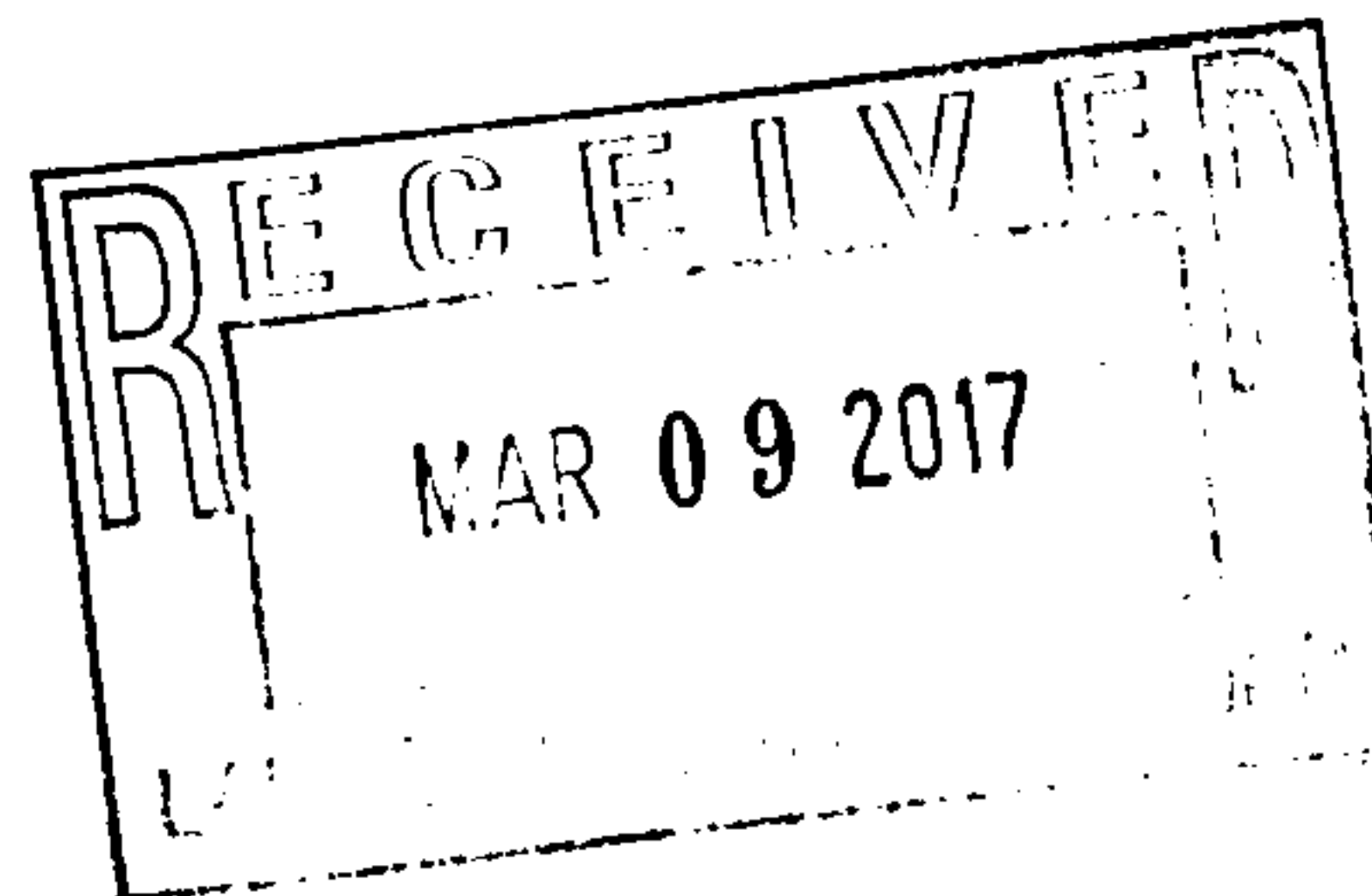
1. The drain must be extended to a grease trap and then to sanitary sewer system. ✓
2. T-Mobile doesn't need area drain for trash enclosure. ✓
3. Provide cross access and drainage easement. The survey provided doesn't provide the cross access of easement drainage. ✓
4. Provide documentation allowing free discharge from this site.

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

Sincerely,


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

MA/SB



March 9, 2017

Ms. Marwa Al-Najjar
Associate Engineer
Planning Department
City of Albuquerque

**RE: Revised Grading Plan (K09-D031C)
Starbucks and t-mobile
Albuquerque, New Mexico**



Dear Ms. Al-Najjar:

The purpose of this letter is to accompany the enclosed revised grading plan for the development. The grading plan for this site has been revised to address your written comments dated 3/6/17. The following is a summary of your comment and the narrative as to how we addressed

1. Drain must go to grease trap

We have added this note.

2. T-mobile trash enclosure does not need drain

We have removed the drain.

3. Provide Cross access and drainage easement.

We placed a red box around the verbiage on the plat dedicating the drainage easement. The placement of the note adjacent to dimension leaders for the sewer easement are confusing, but the lots have cross lot drainage, access and parking as shown on plat.

4. Provide documentation on free discharge.

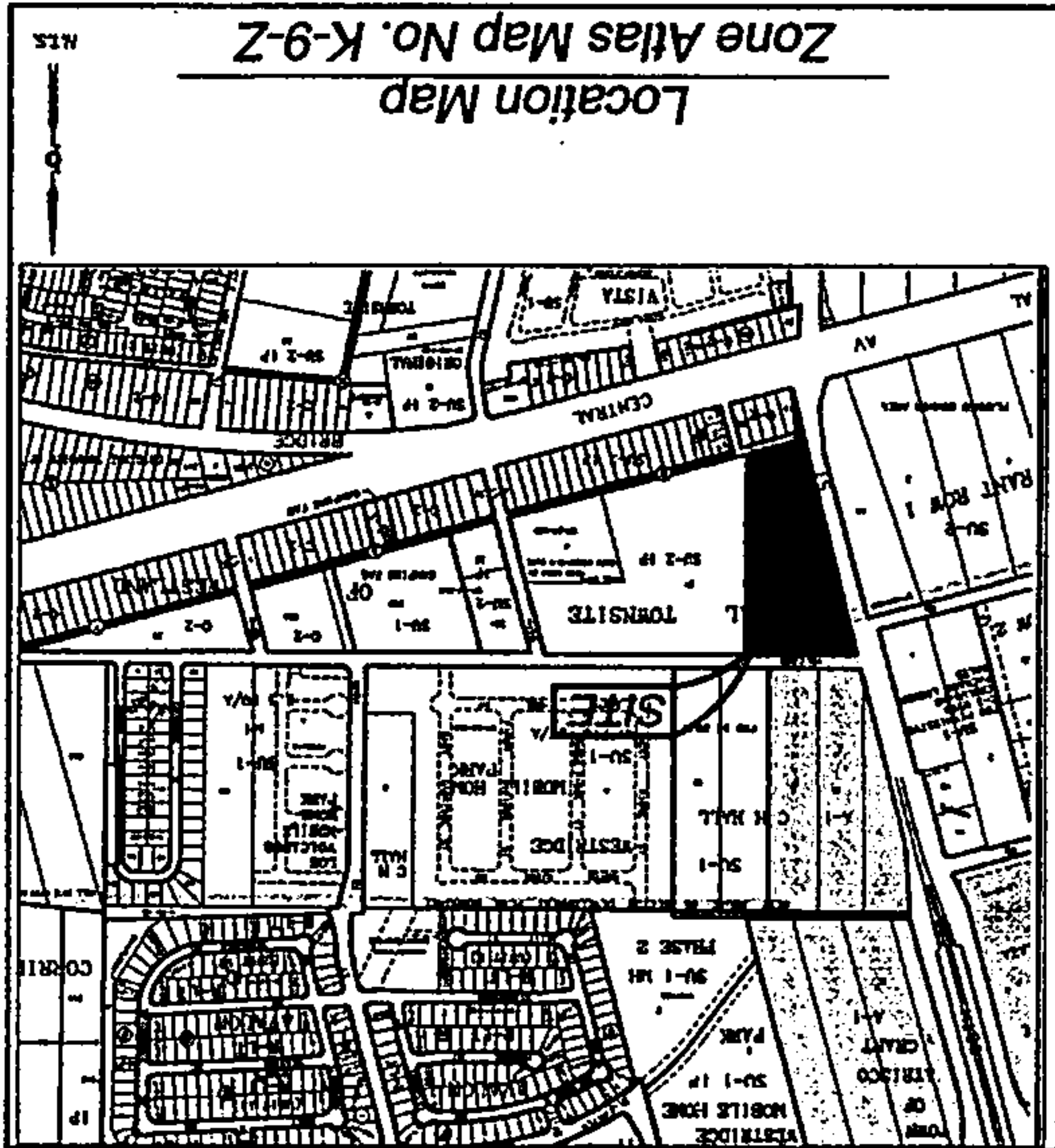
This is a pad site of the Krania subdivision. The developed condition assumptions are located in File K09/D031. As shown within the drainage report by Ron Bohannan 10/18/06 this site is located in basin 5. The site is allowed to free discharge based upon 75% D and 25% B. The site impervious exceeds the 75% yet the depressed landscaped areas and first flush ponds are treated at type A since they don't discharge and the peak discharge is less than allowed

Should you have any questions regarding this matter, please do not hesitate to call me.

Sincerely,

David Soule, PE
RIO GRANDE ENGINEERING
PO Box 93924
ALBUQUERQUE, NM 87199
321-9099

Enclosures



Subdivision Data:

CROSS SUBDIVISION ACRES: 0.2088 ACRES
 ZONE ATLAS INDEX NO. K-9-Z
 NO. OF TRACTS CREATED: 0
 NO. OF LOTS CREATED: 0
 DATE OF SURVEY: APRIL 2006, FIELD VERIFIED JULY 2006

Disclosure Statement:

THE PURPOSE OF THIS PLAT IS TO REPEAT THE REMAINING PORTIONS OF THE EXISTING TWO TRACTS INTO SIX NEW LOTS, DEDICATE ROW AND TO GRANT EASEMENTS.

Notes:

1. MISC. DATA: ZONING SU-2 P
2. BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1927).
3. ALL DISTANCES ARE GROUND DISTANCES-AS SURVEY FOOT.
4. THIS PROPERTY LIES WITHIN PROJECTED SECTION 21, TOWNSHIP 10 NORTH, RANGE 2 EAST, TOWN OF ARRISCO GRANT, N.M.P.L., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
5. PLAT SHOWS ALL EASEMENTS OF RECORD.
6. SP NO. 2008310302.

Easements

1. PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
 - 1.1. PUBLIC UTILITY EASEMENTS FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SURFACES, TREES, SHRUBS OR BUSHES, WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN, NO BUILDING, SIGN, POOL, ABOVEGROUND OR SUBSURFACE, HOT TUB, CONCRETE OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON, PROPERLY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.
 - 1.2. EASEMENTS FOR ELECTRIC TRANSFORMERS/SMITHS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SMITHS AND FIVE FEET (5') ON EACH SIDE.
2. IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTY HEREON, CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.

Legal Description

A TRACT OF LAND LYING AND SITUATED WITHIN THE TOWN OF ARRISCO GRANT, PROJECTED SECTION 21, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF THE REMAINING PORTION OF TRACT LETTERED "O" AS DESCRIBED IN QUINCY DEED RECORDED ON JUNE 12, 1959, IN BOOK D-88, PAGE 65, DOCUMENT NUMBER 21744, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, AND THE REMAINING PORTION OF LOT NUMBERED TWENTY-SEVEN (27), IN BLOCK NUMBERED TWENTY-NINE (29) OF THE ORIGINAL TOWNSHIP OF WESTLYN AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 23, 1959, IN MAP BOOK D, FOLIO 53, SAID REMAINING PORTION AS DESCRIBED IN LEASE DEED RECORDED ON MARCH 02, 1942, IN VOLUME 8, LEASES, PAGE 443, RECORDS OF BERNALILLO COUNTY, NEW MEXICO SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE (CENTRAL ZONE-NORTH AMERICAN DATUM OF 1927) GRID BEARINGS AND GROUND DISTANCES (US SURVEY FOOT) AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF DESCRIBED TRACT LYING ON THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF 98TH STREET, NW AND THE NORTH RIGHT OF WAY LINE OF 10-48" BEARS S 30°51'14" W, A DISTANCE OF 99.07 FEET;

THENCE FROM SAID BEGINNING POINT, ALONG SAID EAST RIGHT OF WAY LINE, N 14°52'24" W, A DISTANCE OF 223.88 FEET TO AN ANGLE POINT MARKED BY SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11893";

THENCE N 10°58'23" W, A DISTANCE OF 610.44 FEET TO A POINT OF CURVATURE MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11893";

THENCE ALONG A CURVE TO THE LEFT HAVING, A RADIUS OF 3146.20 FEET, AND ARC LENGTH OF 203.22 FEET, A DELTA ANGLE OF 03°42'03" A CHORD BEARING OF N 14°38'19" W, AND A CHORD DISTANCE OF 203.18 FEET TO A POINT OF TANGENCY MARKED BY A SET REBAR WITH YELLOW PLASTIC CAP "PS 11893";

THENCE N 14°40'35" W, A DISTANCE OF 149.02 FEET TO THE NORTHWEST CORNER OF DESCRIBED TRACT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11893" LYING ON THE INTERSECTION OF SAID EAST RIGHT OF WAY LINE OF 98TH STREET, NW, AND THE SOUTH RIGHT OF WAY LINE OF VOLCANO ROAD, NW;

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE OF VOLCANO ROAD, NW, S 89°44'41" E, A DISTANCE OF 269.62 FEET TO AN ANGLE POINT MARKED BY A FOUND 1" IRON PIPE;

THENCE S 89°47'28" E, A DISTANCE OF 239.14 FEET TO THE NORTHEAST CORNER OF DESCRIBED TRACT MARKED BY A FOUND PK NAIL INSIDE A 3" IRON PIPE;

THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, S 01°26'11" W, A DISTANCE OF 867.36 FEET TO THE SOUTHEAST CORNER OF DESCRIBED TRACT MARKED BY A FOUND 1/2" REBAR;

THENCE S 74°55'40" W, A DISTANCE OF 227.31 FEET TO AN ANGLE POINT MARKED BY A FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP THENCE S 00°20'45" W, A DISTANCE OF 20.88 FEET TO AN ANGLE POINT MARKED BY A FOUND 1/2" IRON PIPE;

THENCE S 00°18'25" W, A DISTANCE OF 207.36 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 0.2088 ACRES (357,581 SQ. FT.) MORE OR LESS, NOW COMPRISING LOTS 1, 2, 3, 4, 5 AND 6, KRANIA.

Free Consent and Dedication

THE REBAR SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERGROUND OWNER AND/OR PROPRIETOR, EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF ACCESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS, SAID OWNER AND/OR PROPRIETOR DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED, SAID OWNERS WAIVANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

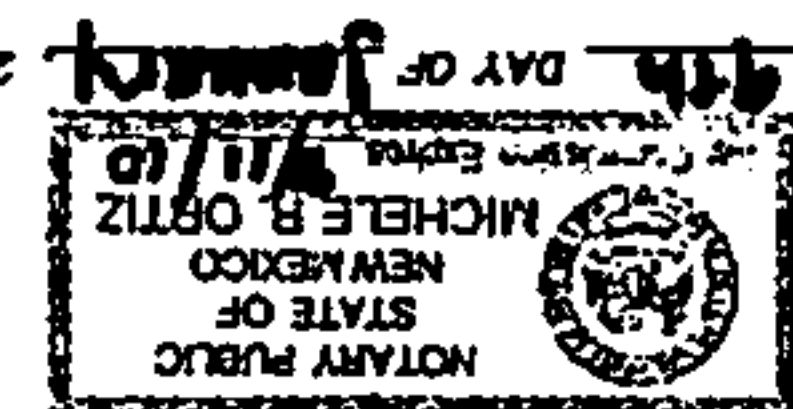
SAID OWNER AND/OR PROPRIETOR DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

SAID OWNER AND/OR PROPRIETOR DOES HEREBY DEDICATE, ADDITIONALLY, PUBLIC RIGHT OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY.

COVENANTS.

Acknowledgment

STATE OF NEW MEXICO SS
 COUNTY OF BERNALILLO
 I, LARRY W. MEDRANO, Notary Public for the State of New Mexico, do hereby certify that on this 11th day of January, 2007, before me, the undersigned, appeared PEGGY DASKALOS, KRANIA, LLC, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.



Plat of
 Lots 1, 2, 3, 4, 5, and 6
Krania
 Albuquerque, Bernalillo County, New Mexico
 January 2007
 Project No. 1004354
 Application No. 075RB-00032

Utility Approvals

PNM ELECTRIC SERVICES	7-16-07
PNM GAS SERVICES	7-16-07
QUEST TELECOMMUNICATIONS	7-16-07
COAST	7-16-07
NEW MEXICO UTILITIES	7-16-07

City Approvals

CITY SURVEYOR	7-11-07
REAL PROPERTY DIVISION	7-11-07
ENVIRONMENTAL HEALTH DEPARTMENT	7-11-07
TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT	7-11-07
WATER UTILITY DEPARTMENT	7-11-07
PARKS AND RECREATION DEPARTMENT	7-11-07
AMFCA	7-11-07
CITY ENGINEER	7-11-07

Surveyor's Certificate

THIS IS TO CERTIFY THAT THE PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION OR ORDINANCE AND OF STANDARDS FOR LAND SURVEYS OF THE N.M. BOARD OF LICENSES FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.



PRECISION SURVEYS, INC.
 8500-A Jefferson Street, NE
 Albuquerque, NM 87113
 866.422.8011 TOLL FREE
 505.856.5700 PHONE
 505.856.7900 FAX
 Sheet 1 of 2

Legend

(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESES
N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
●	SHOWS NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY
+	CALCULATED POINT NOT SET



SCALE 1"=60'

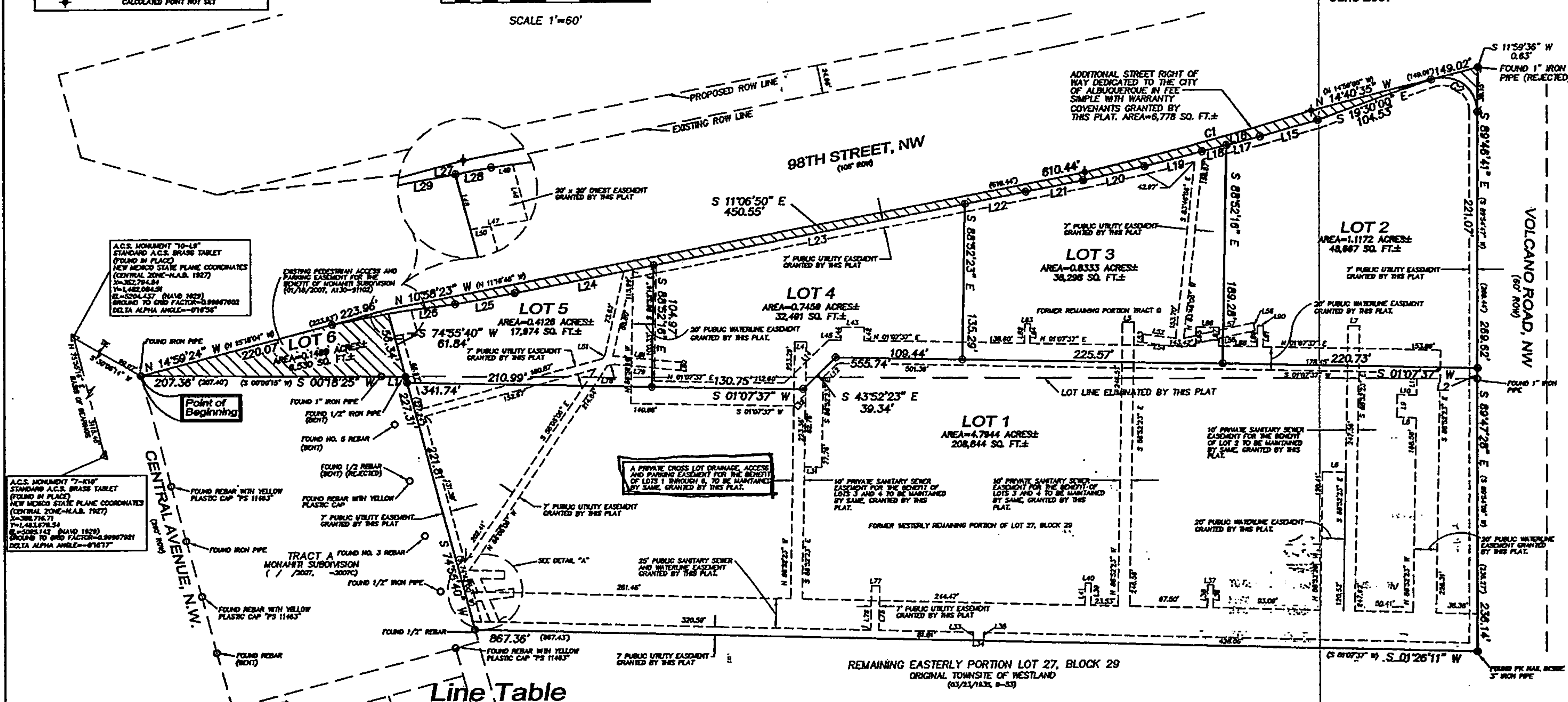
DOCN 2887184891

8/11/2007 01:00 PM Page: 2 of 2
PLAT R. 312.00 S. 2007C P. 8154 R. Touloume, Bernalillo County
NEW MEXICO PLAT 2007C P. 8154 R. Touloume, Bernalillo County

Plat of
Lots 1, 2, 3, 4, 5, and 6

Krania

Albuquerque, Bernalillo County, New Mexico
June 2007



Line Table

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 00°20'45" W	20.88'	L31	N 01°07'37" E	15.00'	L62	N 06°35'03" W	23.57'
	(S 00°00'15" E)	(21.08')	L32	S 43°52'23" E	14.35'	L63	N 88°52'23" W	7.06'
L2	N 88°48'41" W	8.40'	L33	N 88°52'23" W	6.27'	L64	N 06°35'03" W	20.49'
L3	N 14°59'24" W	3.90'	L34	S 01°07'12" W	9.00'	L65	N 66°29'35" E	20.54'
L4	S 01°07'37" W	10.00'	L35	S 88°52'23" E	6.22'	L66	S 01°26'11" W	7.72'
L5	S 01°07'37" W	10.00'	L36	N 88°52'22" W	19.28'	L67	N 66°29'35" E	19.41'
L6	N 01°07'37" E	20.00'	L37	S 01°07'37" W	5.00'	L68	S 06°35'03" E	4.63'
L7	S 01°07'37" W	10.00'	L38	S 88°52'22" E	19.24'	L69	S 74°55'40" W	17.86'
L8	S 01°07'37" W	17.00'	L39	N 88°52'23" W	18.69'	L70	S 01°26'11" W	7.30'
L9	N 88°52'23" W	20.00'	L40	S 01°07'38" W	5.00'	L71	N 66°29'35" E	13.02'
L10	N 01°07'37" E	17.00'	L41	S 88°52'23" E	18.67'	L72	S 06°35'03" E	3.74'
L11	N 88°52'23" W	19.63'	L42	N 88°52'23" W	11.32'	L73	S 74°55'40" W	12.40'
L12	S 43°52'23" E	17.83'	L43	S 01°07'37" W	20.00'	L74	N 12°55'21" W	1.79'
L13	N 11°06'50" W	20.47'	L44	S 88°52'23" E	11.32'	L75	N 88°40'59" W	37.68'
L14	N 43°52'23" W	53.39'	L45	N 01°07'37" E	10.51'	L76	N 01°19'01" E	7.00'
L15	S 15°19'28" E	52.10'	L46	S 75°12'33" W	20.00'	L77	N 88°40'59" W	37.67'
L16	S 13°57'59" E	51.61'	L47	S 09°23'28" E	20.00'	L78	N 11°31'50" W	6.04'
L17	S 13°57'59" E	29.80'	L48	S 74°55'40" W	20.00'	L79	N 05°29'42" E	57.42'
L18	S 13°57'59" E	21.71'	L49	N 07°37'42" W	7.51'	L80	S 84°30'18" E	7.00'
L19	S 13°57'01" E	51.69'	L50	S 09°23'28" E	7.03'	L81	N 05°29'42" E	59.10'
L20	S 12°29'27" E	54.21'	L51	N 58°05'06" W	4.18'	L82	S 88°52'23" E	18.84'
L21	S 11°06'36" E	50.74'	L52	S 06°41'27" W	28.20'	L83	S 01°07'37" W	5.00'
L22	S 11°06'50" E	53.66'	L53	S 83°18'33" E	7.00'	L84	N 88°52'23" W	18.84'
L23	S 11°06'50" E	274.23'	L54	S 06°41'27" W	34.41'	L85	N 88°52'23" W	15.90'
L24	S 11°06'50" E	122.68'	L55	S 12°06'37" E	64.79'	L86	N 01°07'37" E	20.00'
L25	S 10°04'58" E	51.87'	L56	N 77°53'23" E	7.00'	L87	S 88°52'23" E	15.90'
L26	S 07°37'42" E	45.69'	L57	S 12°06'37" E	61.57'	L88	N 01°07'37" E	33.25'
L27	S 10°29'10" E	62.16'	L58	S 01°14'57" W	30.34'	L89	N 88°52'23" W	18.20'
L28	S 10°29'10" E	12.59'	L59	S 88°45'03" E	7.00'	L90	N 01°07'37" E	5.00'
L29	S 10°29'10" E	49.57'	L60	S 01°14'57" W	20.39'	L91	S 88°52'23" E	18.20'
L30	N 14°40'35" W	6.35'	L61	N 66°29'35" E	12.27'			

Curve Table

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING
C1	3146.20'	203.22'	03°42'03"	101.64'	203.18'	S 14°39'19" E
	(3146.20')	(203.18')	(03°42'03")		(S 14°39'19" E)	(203.18')
C2	30.00'	57.45'	108°43'18"	42.62'	49.07'	N 35°21'40" E

DETAIL "A"

PRECISION
SURVEYS, INC.

8500-A Jefferson Street, NE
Albuquerque, NM 87113

866.422.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX

Sheet 2 of 2
068467P

A PRIVATE CROSS LOT DRAINAGE, ACCESS
AND PARKING EASEMENT FOR THE BENEFIT
OF LOTS 1 THROUGH 6, TO BE MAINTAINED
BY SAME, GRANTED BY THIS PLAT.

UTILITY EASEMENT
BY THIS PLAT

25' PUBLIC SANITARY SEWER

2'23" W

52'23" E

223.35'
62.76'

131

77.76'

S

10' PRIVATE SANITARY SEWER
EASEMENT FOR THE BENEFIT OF
LOTS 3 AND 4 TO BE MAINTAINED
BY SAME, GRANTED BY THIS
PLAT.

FORMER WESTERLY REMAINING P

AREA=4
208,8

Weighted E Method

A

Existing Developed Basins

											100-Year, 6-hr.		
Basin	Area (sf)	Area (acres)	Treatment A		Treatment B		Treatment C		Treatment D		Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs
			%	(acres)	%	(acres)	%	(acres)	%	(acres)			
EXISTING	43878	1.007	5%	0.05037	15.0%	0.151	75.0%	0.75548	5%	0.050	0.964	0.081	2.76
PROPOSED	43878	1.007	12%	0.12088	11.0%	0.111	0.0%	0	77%	0.776	1.643	0.138	3.77
ALLOWED	43878	1.007	0%	0	25.0%	0.252	0.0%	0	75%	0.755	1.645	0.138	3.81

Equations:

Weighted E = $E_a \cdot A_a + E_b \cdot A_b + E_c \cdot A_c + E_d \cdot A_d$ / (Total Area)

FIRST FLUSH 895.1112

Volume = Weighted D * Total Area

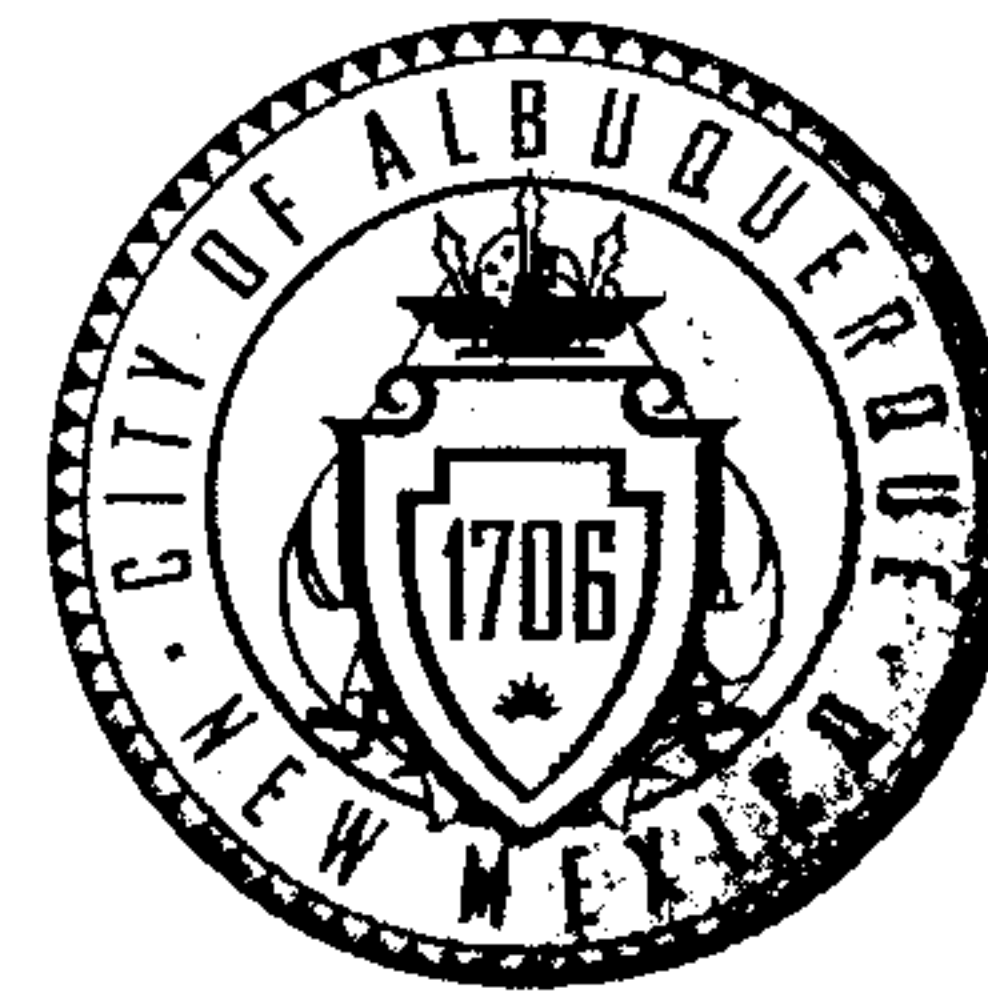
Flow = $Q_a \cdot A_a + Q_b \cdot A_b + Q_c \cdot A_c + Q_d \cdot A_d$

Where for 100-year, 6-hour storm (zone 2)

Ea= 0.44	Qa= 1.29
Eb= 0.67	Qb= 2.03
Ec= 0.99	Qc= 2.87
Ed= 1.97	Qd= 4.37

This site it a pad site for the Krania Subdivision. The subdivision is a retail development with two large buildings and several pad sited. This project will complete the project.
This site is being developed consistently with the existing pads that were developed within (K09D031). The site has depressed landscape areas and has retained the first flush.
This site sheet flows to an existing storm drain collection system located west of this pad

CITY OF ALBUQUERQUE



March 6, 2017

Richard J. Berry, Mayor

David Soule, P.E.
Rio Grande Engineering.
Po box 93924
Albuquerque, NM, 87199

RE: Starbucks and T-Mobile
Lot 3B and 4A Krania Subdivision
Grading and Drainage Plan
Engineer's Stamp Date 2-23-2017 (File: K09D031C)

Dear Mr. David:

Based upon the information provided in your submittal received 2-27-2017, the above referenced Grading and Drainage Plan cannot be approved for building permit and site plan for building permit until the following comments are addressed:

1. The drain must be extended to a grease trap and then to sanitary sewer system.
2. T-Mobile doesn't need area drain for trash enclosure.
3. Provide cross access and drainage easement. The survey provided doesn't provide the cross access of easement drainage.
4. Provide documentation allowing free discharge from this site.

PO Box 1293

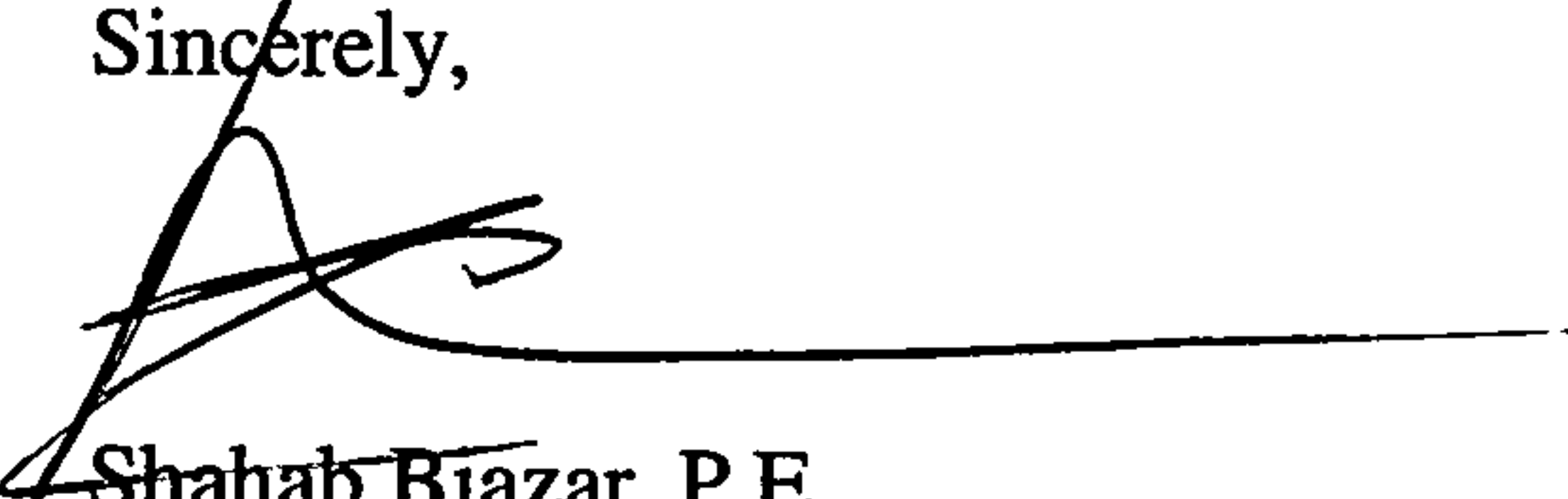
Albuquerque

New Mexico 87103

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

Sincerely,

www.cabq.gov


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

MA/SB

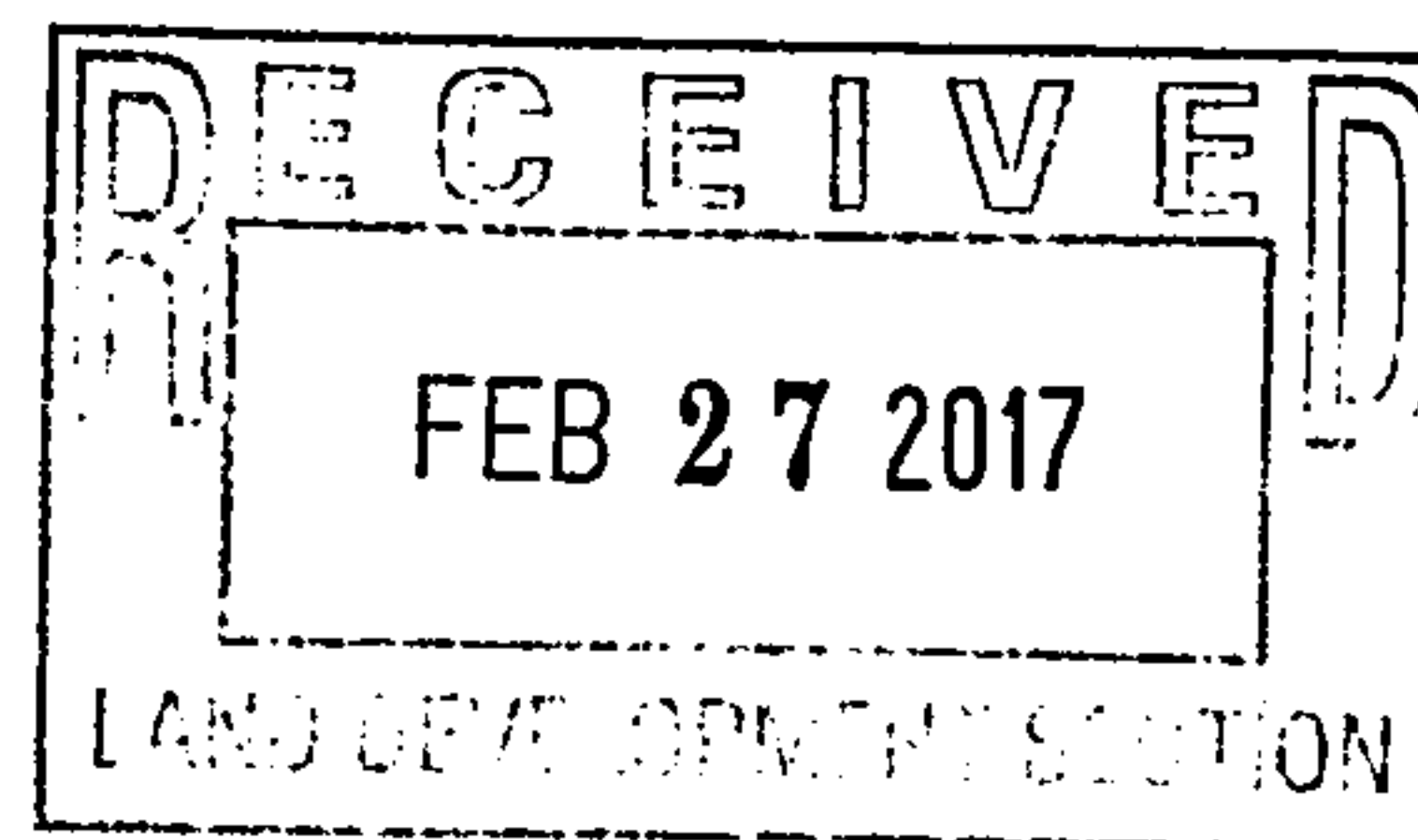


City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)



Project Title: STARBUCKS AND T-MOBILE Building Permit #: _____ City Drainage #: K09/D031C

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

Legal Description: LOT 3B AND 4A KRANIA SUBDIVISION

City Address: 130 AND 136 98TH STREET NW

Engineering Firm: RIO GRANDE ENGINEERING Contact: DAVID SOULE

Address: PO BOX 93924, ALBUQUERQUE, NM 87199

Phone#: 505.321.9099 Fax#: 505.872.0999 E-mail: DAVID@RIOGRANDEENGINEERING.COM

Owner: KRANIA LLC Contact: _____

Address: 5321 MENAUL BLVD NE

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

Architect: STUDIO SOUTHWEST Contact: _____

Address: _____

Phone#: 843.9639 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) _____

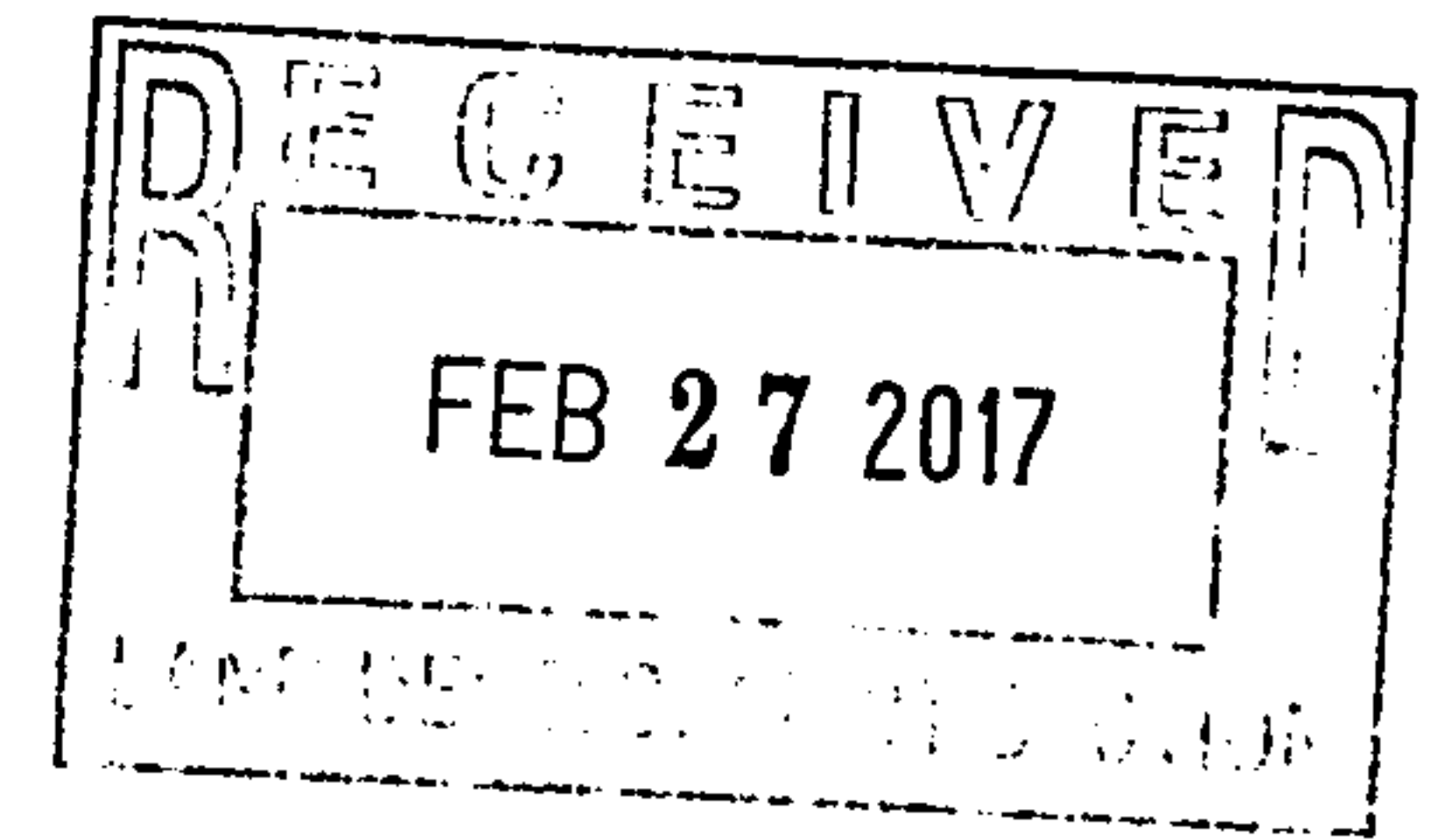
IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

DATE SUBMITTED: 2/24/16 By: _____

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) _____

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____



February 24, 2017

Ms. Marwa Al-Najjar
Associate Engineer
Planning Department
City of Albuquerque

**RE: Revised Grading Plan (K09-D031C)
Starbucks and t-mobile
Albuquerque, New Mexico**

Dear Ms. Al-Najjar:

The purpose of this letter is to accompany the enclosed revised grading plan for the development. The grading plan for this site has been revised to address your written comments dated 1/20/17. The following is a summary of your comment and the narrative as to how we addressed

1. Add grades and area drains in dumpster

We have added a spots and area drain to dumpster.

2. Provide first flush calculations

We have added the calculations to the sheet and attached spread sheet.

3. Depress all landscaping included area behind dumpster.

We have depressed landscaping.

4. Provide documentation on free discharge.

This is a pad site of the Krania subdivision. The developed condition assumptions are located in File K09/D031.

5. Show all easements

We have enclosed an Alta that shows all easements

6. include BM

We have added.

7. An ESC must be submitted prior to approval

An Esc should have been submitted by others.

Should you have any questions regarding this matter, please do not hesitate to call me.

Sincerely,

David Soule, PE
RIO GRANDE ENGINEERING
PO Box 93924
ALBUQUERQUE, NM 87199
321-9099

Enclosures

CITY OF ALBUQUERQUE



January 24, 2017

David Soule, P.E.
Rio Grande Engineering
P.O. Box 93924
Albuquerque, NM 87199

**Re: STRABUCKS and T-MOBILE
Lot 3B and 4A KRANIA SUBDIVISION
Grading and Drainage Plan
Engineer's Stamp Date 12/12/16 (K09/D031C)**

Dear Mr. Soule,

Based upon the information provided in your submittal received 12-13-16, the above referenced plan cannot be accepted for Grading Permit and Building Permit until the following comments are addressed:

- Provide an area drain for the trash enclosure. The drain must be extended to a grease trap and then to sanitary sewer system. Provide detail grades for the enclosure. ✓
- Provide first flush required volume calculations. ✓
- Depress all landscaping areas where possible. Areas behind/around the trash enclosure if landscaped can be depressed. ✓
- Provide documentation allowing free discharge from this site. ✓ *use this the master plan.*
- Provide cross access and drainage easements. Who maintains the storm drain structures downstream of this project? ✓
- Include BM information on the grading plan. ✓
- Erosion and Sediment Control Plan must be submitted and approved prior to building permit approval. ✓

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

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

Sincerely,


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

C: File

Weighted E Method

Existing Developed Basins

											100-Year, 6-hr.		
Basin	Area (sf)	Area (acres)	Treatment A		Treatment B		Treatment C		Treatment D		Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs
			%	(acres)	%	(acres)	%	(acres)	%	(acres)			
EXISTING	43878	1.007	5%	0.05037	15.0%	0.151	75.0%	0.75548	5%	0.050	0.964	0.081	2.76
PROPOSED	43878	1.007	0%	0	10.0%	0.101	5.0%	0.05037	85%	0.856	1.791	0.150	4.09

Equations:

Weighted E = $E_a \cdot A_a + E_b \cdot A_b + E_c \cdot A_c + E_d \cdot A_d$ / (Total Area)

FIRST FLUSH 994.568

Volume = Weighted D * Total Area

Flow = $Q_a \cdot A_a + Q_b \cdot A_b + Q_c \cdot A_c + Q_d \cdot A_d$

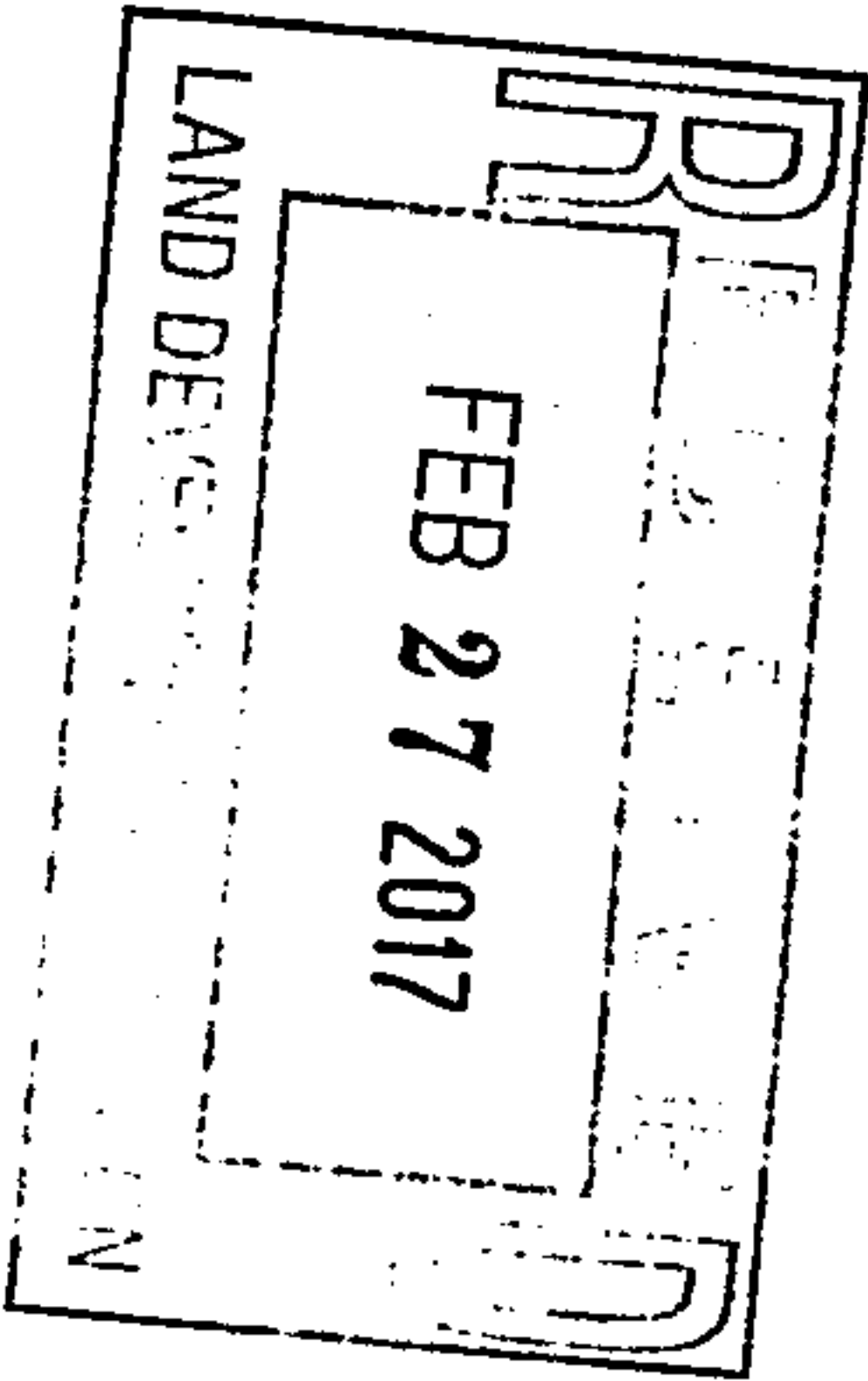
Where for 100-year, 6-hour storm (zone 2)

Ea= 0.44	Qa= 1.29
Eb= 0.67	Qb= 2.03
Ec= 0.99	Qc= 2.87
Ed= 1.97	Qd= 4.37

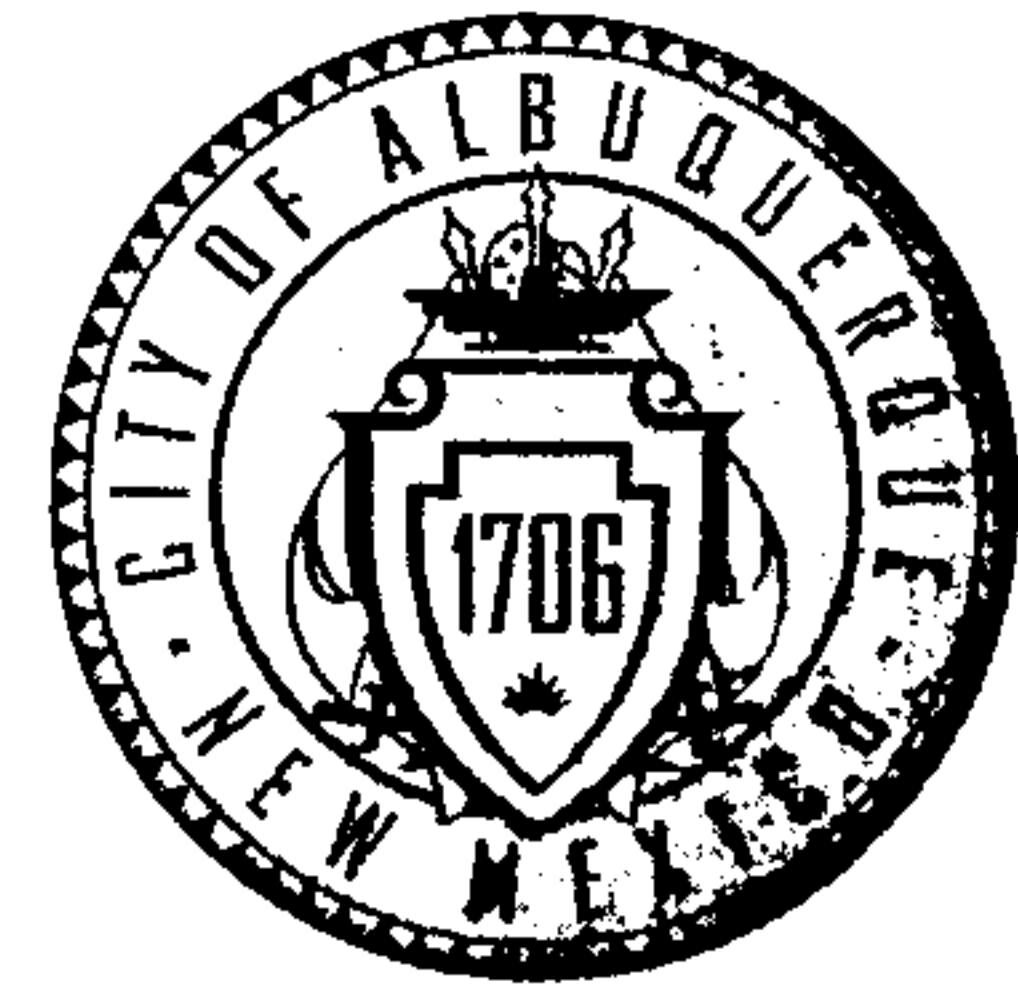
This site it a pad site for the Krania Subdivision. The subdivision is a retail development with two large buildings and several pad sited. This project will complete the project.

This site is being developed consistently with the existing pads that were developed within (K09D031). The site has depressed landscape areas and has retained the first flush.

This site sheet flows to an existing storm drain collection system located west of this pad



CITY OF ALBUQUERQUE



January 24, 2017

David Soule, P.E.
Rio Grande Engineering
P.O. Box 93924
Albuquerque, NM 87199

**Re: STRABUCKS and T-MOBILE
Lot 3B and 4A KRANIA SUBDIVISION
Grading and Drainage Plan
Engineer's Stamp Date 12/12/16 (K09/D031C)**

Dear Mr. Soule,

Based upon the information provided in your submittal received 12-13-16, the above referenced plan cannot be accepted for Grading Permit and Building Permit until the following comments are addressed:

- Provide an area drain for the trash enclosure. The drain must be extended to a grease trap and then to sanitary sewer system. Provide detail grades for the enclosure.
- Provide first flush required volume calculations.
- Depress all landscaping areas where possible. Areas behind/around the trash enclosure if landscaped can be depressed.
- Provide documentation allowing free discharge from this site.
- Provide cross access and drainage easements. Who maintains the storm drain structures downstream of this project?
- Include BM information on the grading plan.
- Erosion and Sediment Control Plan must be submitted and approved prior to building permit approval.

PO Box 1293

Albuquerque

New Mexico 87103

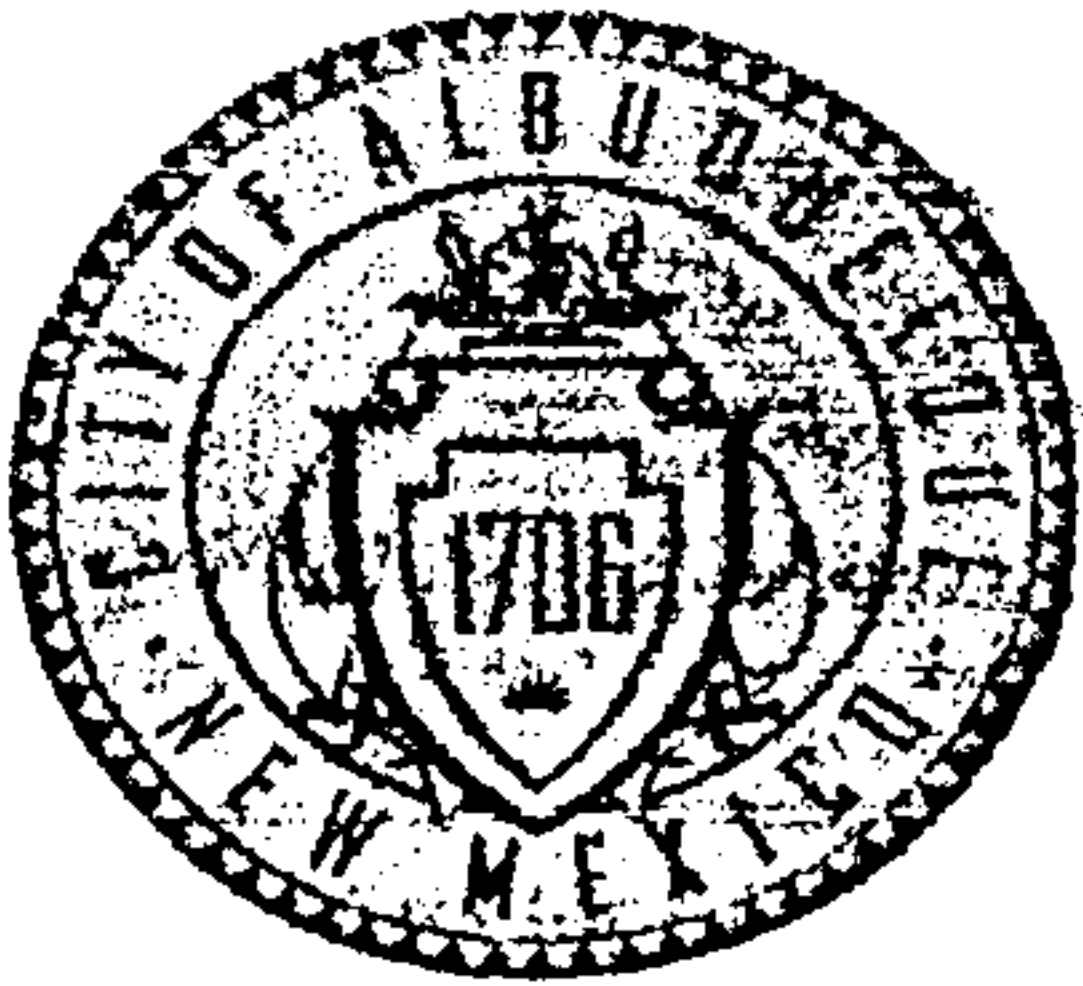
www.cabq.gov

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

Sincerely,

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

C: File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: STARBUCKS AND T-MOBILE Building Permit #: _____ City Drainage #: KD9D031C

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

Legal Description: LOT 3B AND 4A KRANIA SUBDIVISON

City Address: 130 AND 136 98TH STREET NW

Engineering Firm: RIO GRANDE ENGINEERING

Contact: DAVID SOULE

Address: PO BOX 93924, ALBUQUERQUE, NM 87199

Phone#: 505.321.9099

Fax#: 505.872.0999

E-mail: DAVID@RIOGRANDEENGINEERING.COM

Owner: KRANIA LLC

Contact: _____

Address: 5321 MENAUL BLVD NE

Phone#: _____

Fax#: _____

E-mail: _____

Architect: STUDIO SOUTHWEST

Contact: _____

Address: _____

Phone#: 843.9639

Fax#: _____

E-mail: _____

Other Contact: _____

Contact: _____

Address: _____

Phone#: _____

Fax#: _____

E-mail: _____

Check all that Apply:

DEPARTMENT:

- ☒ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION
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☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)

☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

DATE SUBMITTED: 12/12/16

By: _____

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☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
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☐ PRE-DESIGN MEETING

☐ OTHER (SPECIFY) _____

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____