CITY OF ALBUQUERQ



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:

PO Box 1293

- 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.

Albuquerque

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: | Building Permit #: | City Drainage #: Work Order#: | | | | |
|---|--------------------|---|--|--|--|--|
| DRB#: EPC#: | | | | | | |
| Legal Description: | | | | | | |
| City Address: | | | | | | |
| Engineering Firm: | | Contact: | | | | |
| Address: | | | | | | |
| Phone#: Fax#: | | E-mail: | | | | |
| Owner: | | Contact: | | | | |
| Address: | | | | | | |
| Phone#: Fax#: | | _ E-mail: | | | | |
| Architect: | | Contact: | | | | |
| Address: | | | | | | |
| Phone#: Fax#: | | E-mail: | | | | |
| Other Contact: | | Contact: | | | | |
| Address: | | | | | | |
| Phone#: Fax#: | | E-mail: | | | | |
| TRAFFIC/ TRANSPORTATION MS4/ EROSION & SEDIMENT CONTROL | | BUILDING PERMIT APPROVAL CERTIFICATE OF OCCUPANCY | | | | |
| TYPE OF SUBMITTAL: | | | | | | |
| ENGINEER/ ARCHITECT CERTIFICATION | | RY PLAT APPROVAL | | | | |
| | | SITE PLAN FOR SUB'D APPROVAL SITE PLAN FOR BLDG. PERMIT APPROVAL | | | | |
| CONCEPTUAL G & D PLAN | | FINAL PLAT APPROVAL | | | | |
| GRADING PLAN | | SE OF FINANCIAL GUARANTEE | | | | |
| DRAINAGE MASTER PLAN | FOUNDATIO | FOUNDATION PERMIT APPROVAL | | | | |
| DRAINAGE REPORT | GRADING P | GRADING PERMIT APPROVAL | | | | |
| CLOMR/LOMR | SO-19 APPR | SO-19 APPROVAL | | | | |
| TRAFFIC CIRCUITATION LAVOUT (TOL) | | PAVING PERMIT APPROVAL | | | | |
| TRAFFIC CIRCULATION LAYOUT (TCL) TRAFFIC IMPACT STUDY (TIS) | | GRADING/ PAD CERTIFICATION | | | | |
| EROSION & SEDIMENT CONTROL PLAN (ESC) | | WORK ORDER APPROVAL CLOMR/LOMR | | | | |
| | CLOMR/LON | /IK | | | | |
| OTHER (SPECIFY) | PRE-DESIGN | MEETING | | | | |
| | OTHER (SPE | ECIFY) | | | | |
| IS THIS A RESUBMITTAL?: Yes No | | | | | | |
| | | | | | | |
| DATE SUBMITTED:By: _ | | | | | | |

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 1/20417. 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

Weighted E Method

Existing Developed Basins

| | | | | | | | | | 100-Year, 6-h | nr. | | | |
|----------|-------|---------|-------------------------|---------|-------------|---------|-------------|---------|---------------|---------|---------|---------|------|
| Basin | Area | Area | Treatment A Treatment B | | Treatment C | | Treatment D | | Weighted E | Volume | Flow | | |
| | (sf) | (acres) | % | (acres) | % | (acres) | % | (acres) | % | (acres) | (ac-ft) | (ac-ft) | cfs |
| 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 $E = Ea^*Aa + Eb^*Ab + Ec^*Ac + Ed^*Ad / (Total Area)$

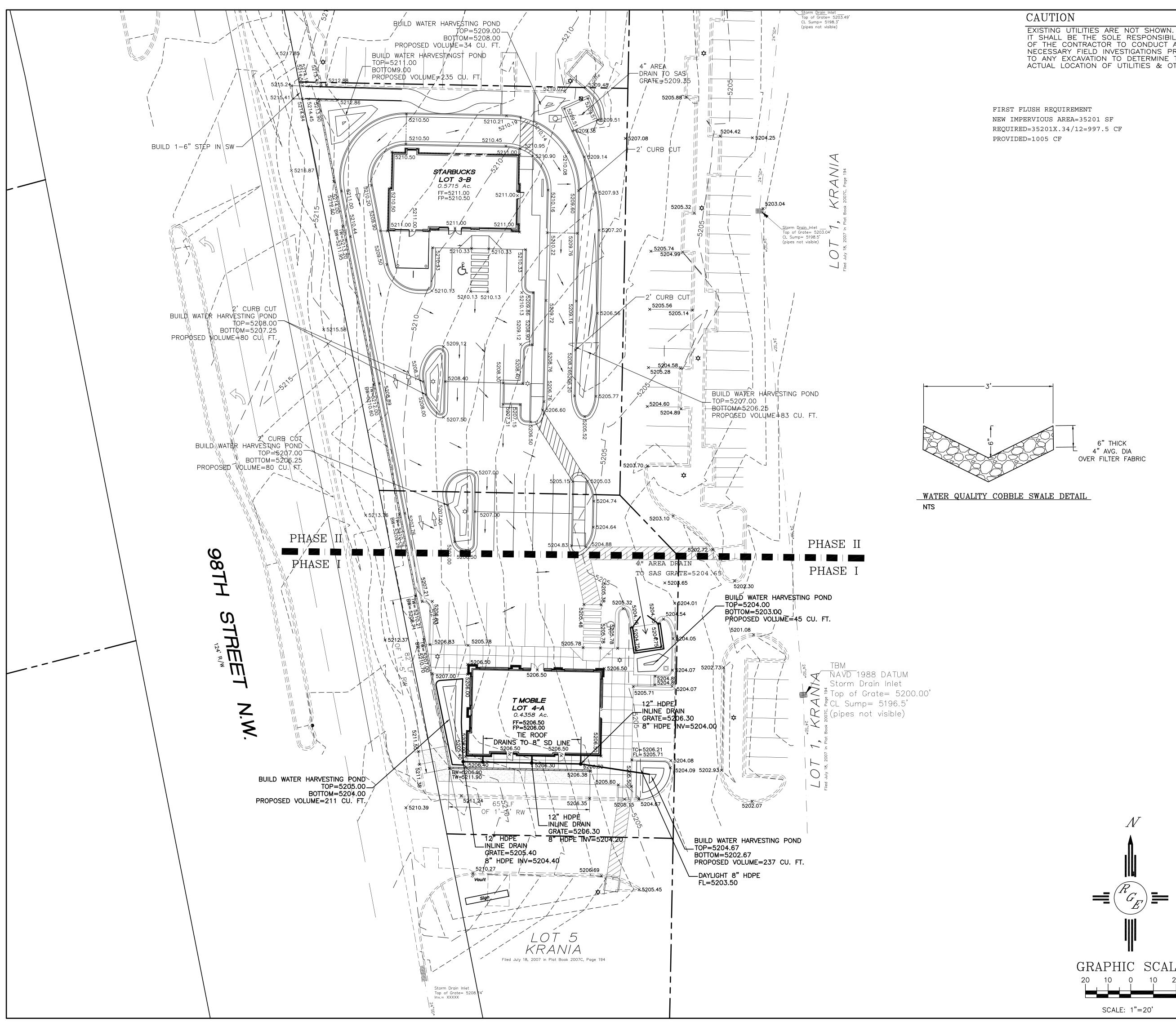
FIRST FLUSH 994.568

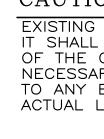
Volume = Weighted D * Total Area

Flow = Qa * Aa + Qb * Ab + Qc * Ac + Qd * Ad

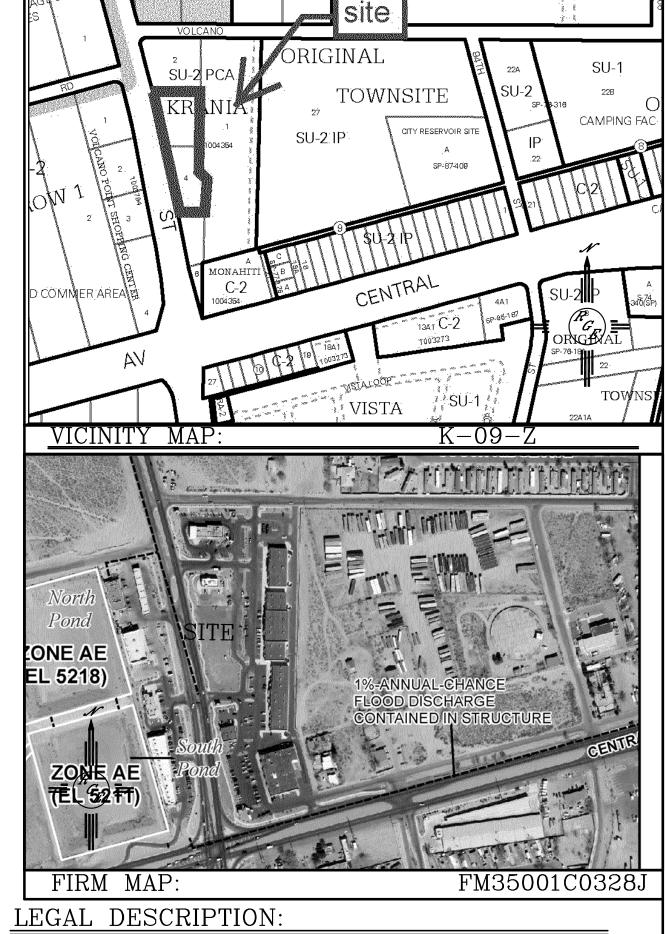
| Where for 100-year, 6-hour storm (zone 2) | |
|---|----------|
| Ea= 0.44 | Qa= 1.29 |
| Eb= 0.67 | Qb= 2.03 |
| Ec= 0.99 | Qc= 2.87 |
| Ed= 1.97 | Qd= 4.37 |

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





IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER



LOTS 3-B AND 4-A, KARNIA

NOTES:

1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.

2. ALL RETAINING WALL DESIGN SHALL BE BY OTHERS.

EROSION CONTROL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.

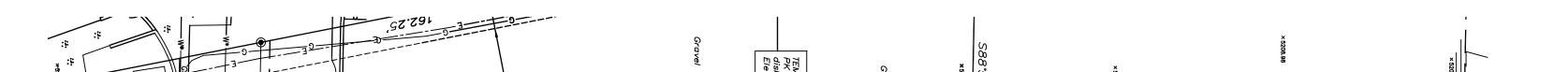
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.

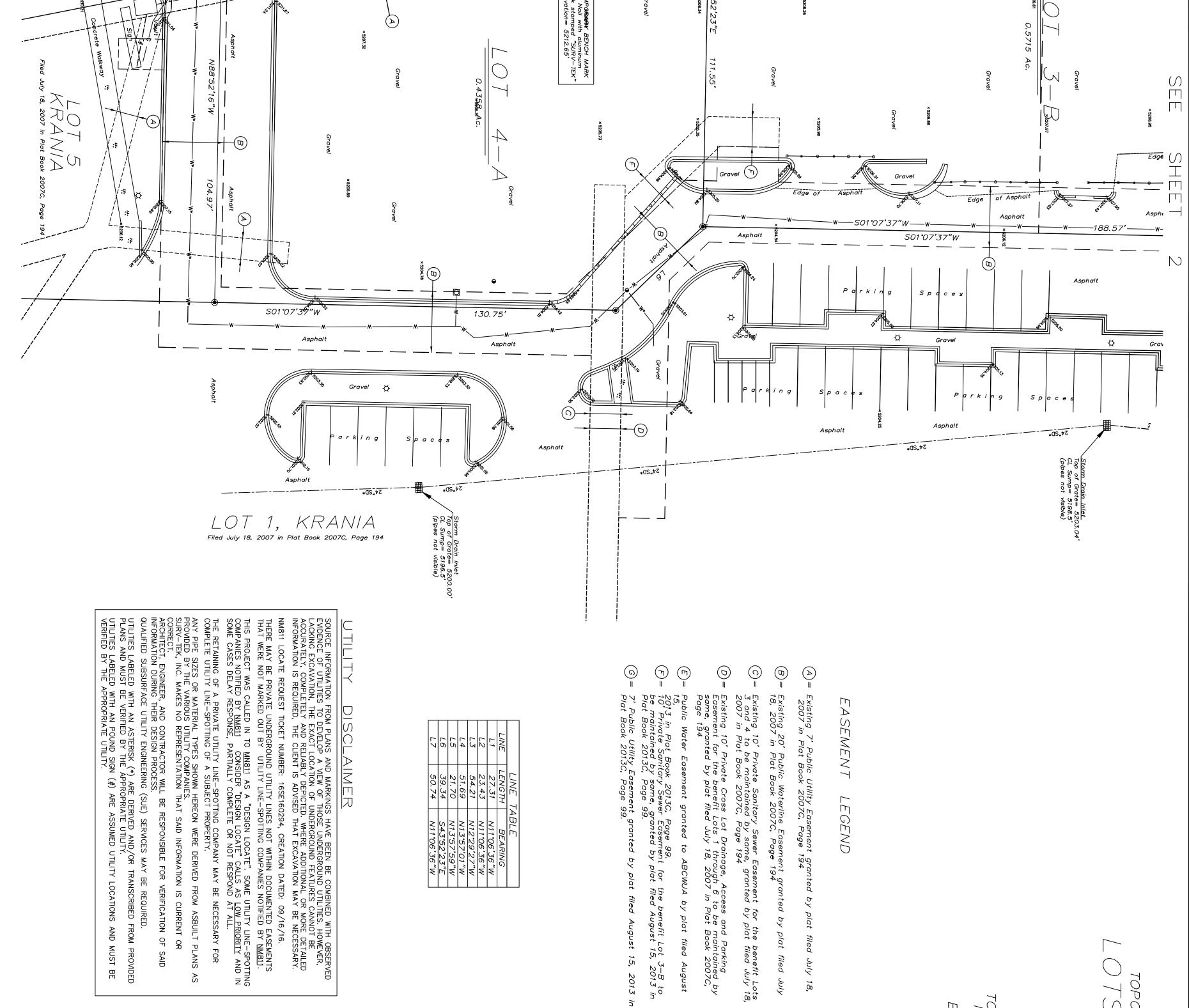
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.

4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.

5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.

| | | LEGEND | | |
|-------------------------------------|----------------------------|---|-------------------------------|--|
| | | 5414 | EXISTING CONT | OUR |
| | | | EXISTING INDEX | CONTOUR |
| | | 5414 | PROPOSED COI | NTOUR |
| | | | PROPOSED IND | EX CONTOUR |
| | | 1 | SLOPE TIE | |
| | | × 4048.25 1 • | EXISTING SPOT | ELEVATION |
| | | × 4048.25 | PROPOSED SPO | DT ELEVATION |
| | | | BOUNDARY | |
| | | | CENTERLINE | |
| | | | RIGHT-OF-WAY | |
| | | | PROPOSED CUI | RB AND GUTTER |
| | | | EXISTING CURB | AND GUTTER |
| A T | | | PROPOSED SID | EWALK |
| Λ | | | PROPOSED SET | |
| A | | · · · · | PROPOSED LOT | |
| , II, | | *************************************** | PROPOSED SCP | |
| | | | PROPOSED RET DESIGN BY OTH | |
| - | ENGINEER'S SEAL | STARBUCKS/ | / | DRAWN ^{BY} _{WCWJ} |
| $\square (\mathcal{A}_{E}) \square$ | | T MOBILE [´] | | DATE |
| | OR WN MEXIC IT | | ת | 2-24-17 |
| | | GRADING AN DRAINAGE PI | | 21645-LAYOUT-12-05-16 |
| II | PROFESSIONAL | | | SHEET # |
| RAPHIC SCALE | | | Trande | SHELT # |
| 0 10 0 10 20 | | Engin | neering | — |
| | 2/23/17 | 1606 CENTR. | | |
| SCALE: 1"=20' | DAVID SOULE P.E. #14522 | ALBUQUERQU | E, NM 87106 72–0999 | JOB |
| | // | | | |





S L O TOPOGRAPHIC PROJECTED SECTION 21 TOWNSHIP 10 NORTH, RANGE 2 EAST NEW MEXICO PRINCIPAL MERIDIAN CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO SEPTEMBER, 2016 THE SITUATE TOWN OF AND \cup \geq BOUNDARY WITHIN A TRISCO \square GRANT SURVEY AND 0 F

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\neg LEGEND

Existing 20' Public Waterline Easement granted by plat filed July 8, 2007 in Plat Book 2007C, Page 194 isting 10' Private Sanitary Sewer Easement for the benefit Lots and 4 to be maintained by same, granted by plat filed July 18,)07 in Plat Book 2007C, Page 194 nlic Utility Easement granted by plat filed July 18, Book 2007C, Page 194

vate Cross Lot Drainage, Access and Parking he benefit Lots 1 through 6 to be maintained by by plat filed July 18, 2007 in Plat Book 2007C,

9,3 in Plat Book 2013C, Page 99. 0, Private Sanitary Sewer Easement for the benefit Lot 3–B to 0, Private Sanitary Sewer Easement for the benefit Lot 3–B to 9, e maintained by same, granted by plat filed August 15, 2013 in 9, at Book 2013C, Page 99. 9, Public Utility Easement granted by plat filed August 15, 2013 in 9, plat Book 2013C, Page 99. nt granted to ABCWUA by plat filed August

| 39.34 | 21.70 | 51.69 | 54.21 | 23.43 | 27.31 | LENGTH | LINE T |
|---------------|-------------|-------------|-------------|-------------|-------------|---------|--------|
| S4 3°50'0 3"F | N13°57'59"W | N13°57'01"W | N12°29'27"W | N11°06'36"W | N11"06'36"W | BEARING | TABLE |

<u>GENERAL</u> 1. Bearin NOTES

- Bearings are New Mexico (NAD 83) State Plane grid bearings – Central Zone.
- Ņ Contour interval is one foot.
- ы. Vertical Datum is based upon the Albuquerque Control Survey Monument "8–K9", Elevation = 5250.166 feet (NAVD 1988).
- Ģ 4 Documents used in the preparation of this survey are as follows. Field surveys were performed during the month of September, 2016.
- <u>0</u> Plat entitled " LOTS 3–A,3–B AND 4–A, KRANIA (BEING A REPLAT OF LOTS 3 AND 4, KRANIA) WITHIN THE TOWN OF ATRISCO GRANT IN PROJECTED SECTION 21, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, JUNE 2013", filed in the office of the County Clerk of Bernalillo County, New Mexico on August 15, 2013 in Plat Book 2013C, Page 99. City of Albuquerque Zone Atlas Page K–09–Z.
- <u>,</u> ч. No Title Report was provided for this survey. Any possible easements, conditions or restrictions that may be disclosed by such a report are not shown on this survey.
- <u>00</u> The word Certify or Certification as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information and belief, as such, and does not constitute a guarantee, nor a warranty, expressed or implied.
- <u>.</u> All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- 10. All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.

| 00.74 | FU 74 | 39.34 | 21.70 | 51.69 | 54.21 | 23.43 | 27.31 | LENGTH |
|-------|-------------------|-------------|-------------|-------------|-------------|-------------|--------------|---------|
| | 111 az 2000 1 110 | S43°52'23"E | N13°57'59"W | N13°57'01"W | N12°29'27"W | N11°06'36"W | M.,92,90,11N | BEARING |

: RETAINING OF A PRIVATE UTILITY LINE-SPOTTING COMPANY MAY BE NECESSARY FOR APLETE UTILITY LINE-SPOTTING OF A SUBJECT PROPERTY. 7 PIPE SIZES OR MATERIAL TYPES SHOWN HEREON WERE DERIVED FROM ASBUILT PLANS AS 20VIDED BY THE VARIOUS UTILITY COMPANIES. 21V-TEK, INC. MAKES NO REPRESENTATION THAT SAID INFORMATION IS CURRENT OR 2RECT.

<u>LEGAL</u> <u>DESCRIPTION</u> Lots 3–A, 3–B and 4–A, Krania as the same is shown and designated on the plat entitled "LOTS 3–A,3–B AND 4–A, KRANIA (BEING A REPLAT OF LOTS 3 AND 4, KRANIA) WITHIN THE TOWN OF ATRISCO GRANT IN PROJECTED SECTION 21, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, JUNE 2013", filed in the office of the County Clerk of Bernalillo County, New Mexico on August 15, 2013 in Plat Book 2013C, Page 99.

<u>FLOOD</u> <u>ZONE</u> <u>DETERMINATION</u> The subject property appears to lie within "ZONE X" (Areas determined to be outside the 0.2% annual chance floodplain) as shown on National Flood Insurance Program Flood Insurance Rate Map Number 35001C0328H, Map Revised Map Revised August 16, 2012.

SURVEYORS CER TIFICA TION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this Topographic and Boundary Survey Plat was prepared from and actual ground survey performed by me or under my direct supervision; that I am responsible for this survey; that this survey is true and correct to the best of my knowledge and belief; and that this Topographic and Boundary Survey Plat and the field survey upon which it is based meet the Minimum Standards for Surveying in New Mexico; and that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act and that this is a Topographic and Boundary Survey Plat of three platted parcels. and

Russ P. Hugg NMPS No. 9750 September 22, 2016

SURV STEK, INC Consulting Surveyors 9384 Valley View Drive, N.W. Albuquerque, 1 2 0

160651.dwg

505-897-3366 505-897-3377

SHEET

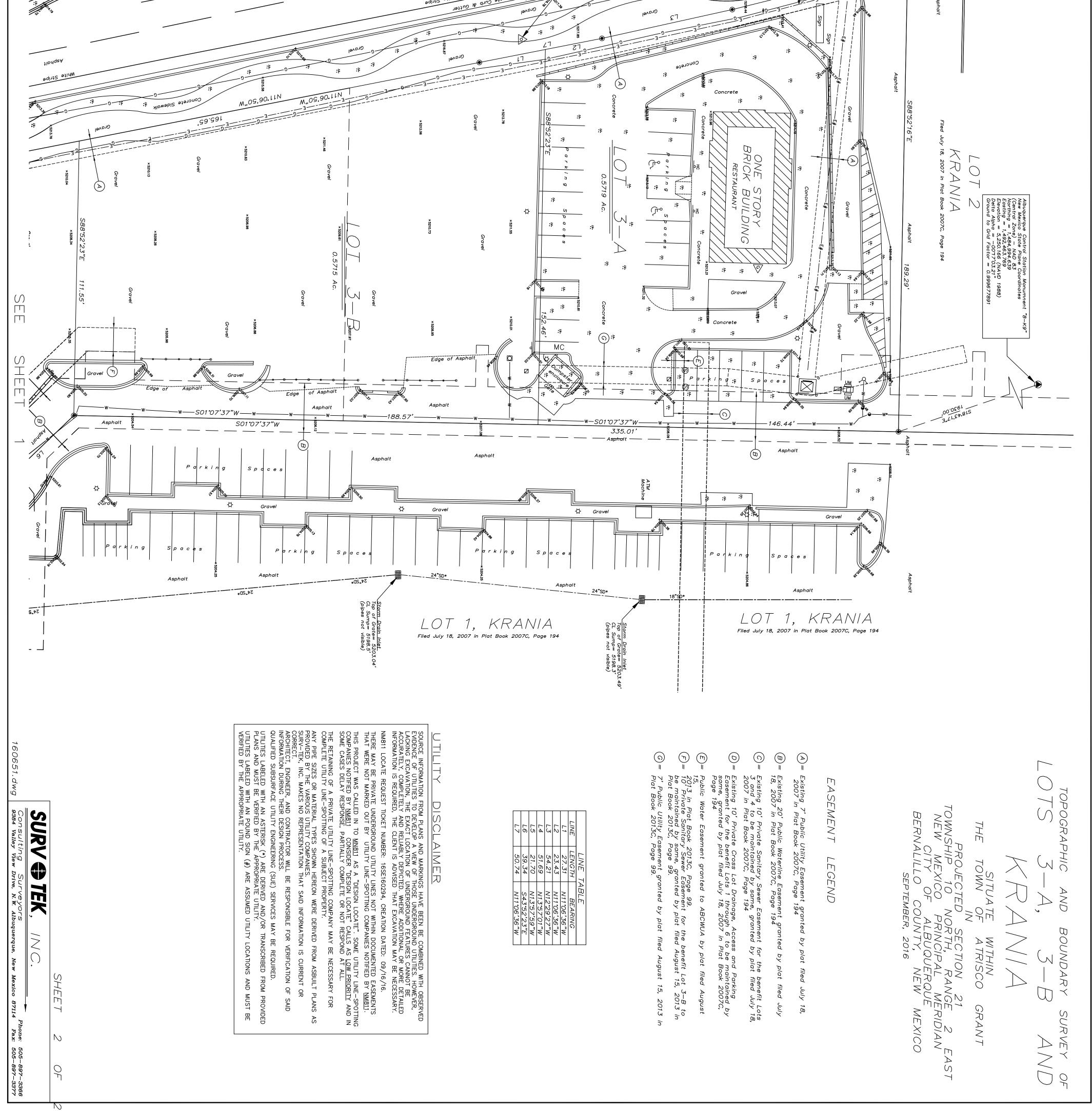
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Phone: New Mexico 87114 Fax:





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