

CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director



Mayor Timothy M. Keller

March 22, 2019

Vincent Carrica, P.E.
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM, 87109

**RE: Maverik – Unser/Los Volcanes
551 Silver Creek Rd. NW
Grading and Drainage Plan & Drainage Report
Engineer's Stamp Date: 03/19/19
Hydrology File: K10D023D**

Dear Mr. Carrica:

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Based upon the information provided in your submittal received 03/19/2019, the Grading & Drainage Plan and Drainage Report **are not** approved for Building Permit and for action by the DRB on Site Plan for Building Permit. The following comments need to be addressed for approval of the above referenced project:

1. Drainage Report. For both the West Pond and the East Pond in the Orifice Equation, please add the height of the center of the orifice and the flow rate of the orifice. This is missing information in the calculations.
2. Drainage Report. Please include the weir equations for both the 3 ft concrete rundown and the 2 ft sidewalk culvert/concrete channel.
3. Drainage Report. Please include the weir equations for the emergency spillway for both the West Pond and the East Pond.
4. Grading Plan. Please provide the legal description of the property.
5. Grading Plan. Please provide the benchmark information for the survey topographic information provided.
6. Grading Plan. Is there existing grade information for the site? I just see flowline information along existing curbing within all three R.O.W. Also I need the topographic grades on the adjacent property to confirm that the proposed contours are tying into the existing contours and to ensure that there will not be any grading on the adjacent property.

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7. Grading Plan. For fueling stations, demonstrate control of oil from vehicle parking areas per DPM Chapter 22.9.E, Table 1. Please provide a detail of how you are handling the surface runoff per this section.
8. Grading Plan. Please ensure that the site plan is what has been approved by Transportation. It appears that the southeast curb return is over the property line.
9. Grading Plan. In Section B-B, please show the inlet and the pipe from the inlet to the pond. Also call out the railing.
10. Grading Plan. Per DPM Ch. 22.5.B, grading and construction of retaining walls at or near the property line must demonstrate that the adjacent property is not damaged or its use constrained. Any such encroachment by the wall or grading must be accompanied by written permission of both landowners. Please ensure the footers do not go in either the adjacent property or R.O.W. without the written permission.
11. Grading Plan. For both the West Pond and East Pond, please provide the emergency spillway detail that matches the weir equations in the Drainage Report.
12. Grading Plan. For both the West Pond and East Pond, please provide a detail showing the elevation and pipe size of the pond's orifice.
13. Grading Plan. In Section A-A, please show the top of wall elevation, call out the railing, WSE, label each pond, and note the orifice & spillway for each pond.
14. Grading Plan. Please provide a blowup area for the 2 ft concrete channel and sidewalk culvert with all grade information. This is for clarification of the location and buildability of them. Also please call out CoA drawing #2236 for the sidewalk culvert.
15. Grading Plan. Please show a section for the 2 ft concrete channel.
16. Grading Plan. Please shift the callout for the 2-12" pvc pipes into the roadway so that it can be readable.
17. Grading Plan. Please ensure the sidewalk culvert is not under the ADA ramp. This can be placed right after the ramp. This is a very tight area and the driveway may have to be shifted in order to build both the sidewalk culvert and the ADA ramp.
18. 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 (Curtis Cherne, PE, ccherne@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

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19. Also as a reminder, please provide a Drainage Covenant for the proposed detention ponds per Chapter 17 of the DPM prior to Permanent Release of Occupancy. Please submit this on the 4th floor of Plaza de Sol. A \$25 fee will be required.

20. Standard review fee of \$300 will be required at the time of resubmittal.

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

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