

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

March 17, 2023

Megan Palmer P.E.
Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032

RE: **Costco Wholesale ADA Site Improvements**
1420 Renaissance Blvd. NE
Grading and Drainage Plan for ADA Site Improvements
Engineer's Stamp Dates 11/11/2022 (F16D003G)

Dear Ms. Palmer:

Based upon the information provided in your submittal received 3/14/2023, the Grading & Drainage Plan is approved for Grading Permit and Building Permit approval. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

PRIOR TO CERTIFICATE OF OCCUPANCY:

Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.

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, 505-924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 505-924-3695 or tchen@cabq.gov.

Sincerely,

Tiequan Chen, P.E.
Principal Engineer, Hydrology
Planning Department, Development Review Services

File: F16D003G



City of Albuquerque

Planning Department
Development & Building Services Division

F16D003G

(BCE#10896.10)

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: Renaissance Blvd ADA **Building Permit #:** _____ **Hydrology File #:** _____

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

Legal Description: NA

City Address: 1420 Renaissance Blvd. NE

Applicant: Barghausen Consulting Engineers, Inc. **Contact:** Megan Palmer

Address: 18215 72nd Avenue South, Kent, WA 98032

Phone#: 425-656-1072 **Fax#:** 425-251-8782 **E-mail:** mpalmer@barghausen.com

Other Contact: _____ **Contact:** _____

Address: _____

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

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) _____ RESIDENCE _____ DRB SITE ☒ ADMIN SITE

IS THIS A RESUBMITTAL? ☒ Yes _____ No

DEPARTMENT _____ TRANSPORTATION ☒ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
- ☒ GRADING PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY) _____
- ☐ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

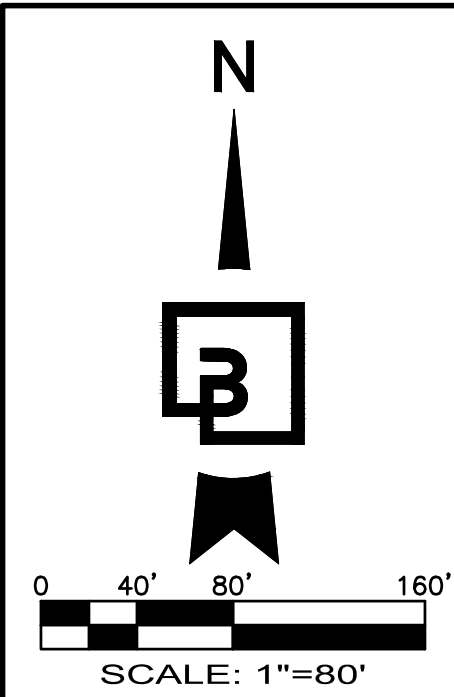
- ☐ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ SITE PLAN FOR O APPROVAL
- ☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ SO-19 APPROVAL
- ☐ 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: _____



GRADING AND DRAINAGE NARRATIVE:

THE SITE IS CURRENTLY DEVELOPED WITH AN EXISTING COSTCO WAREHOUSE, FUEL FACILITY, PARKING, STORMWATER FACILITIES, AND LANDSCAPING. STORMWATER RUNOFF IS DETAINED ON-SITE IN PARKING LOT PONDS AND THEN CONVEYED THROUGH A CLOSED CONVEYANCE SYSTEM TO THE STORM SYSTEM IN ALEXANDER BOULEVARD NE. THE EXISTING STORM SYSTEM WAS DESIGNED IN THE ORIGINAL WAREHOUSE DRAINAGE REPORT AND PLAN DATED JULY 18 1996 AND APPROVED AUGUST 5, 1996 (F16-D56). THE ORIGINAL RENAISSANCE MASTER PLAN ALLOWS FOR 0.1 CFS/ACRE TO LEAVE THE SITE. THE SITE IS 14.8 ACRES MAKING AN ALLOWED DISCHARGE OF 1.48 CFS. THE SITE IS CURRENTLY DESIGNED TO DISCHARGE 1.37 CFS. EXISTING GRADES WITHIN THE PAVED AREAS ARE RELATIVELY FLAT WITH SLOPES RANGING FROM 0.5 TO 5 PERCENT.

THE PROPOSED IMPROVEMENTS TO THE COSTCO PARKING LOT ARE LARGELY IN BASIN/POND 9 OF THE EXISTING SITE'S CONVEYANCE SYSTEM WHICH HAS AN EXISTING INLET WITH STORMWATER QUALITY VOLUME MEASURES VI THE PARKING LOT DETENTION.

THE IMPROVEMENTS INCLUDE RELOCATING AND REPAVING ADA STALLS AND REPAVING RAMPS, AND SIDEWALKS WITHIN THE DESIGNATED PATH OF ACCESSIBILITY TO UPGRADE THE PARKING LOT TO LATEST ADA STANDARDS. THE PROPOSED IMPROVEMENTS WILL RESULT IN A NEGLIGIBLE NET INCREASE OF IMPERVIOUS AREA AND IS THEREFORE NOT ANTICIPATED TO INCREASE DISCHARGE FLOWS OR NEGATIVELY IMPACT THE EXISTING STORM SYSTEM.

THE SUBJECT SITE IS NOT LOCATED WITHIN A FLOOD ZONE PER FEMA FIRM NO. 35001C0138H DATED AUGUST 16, 2012.

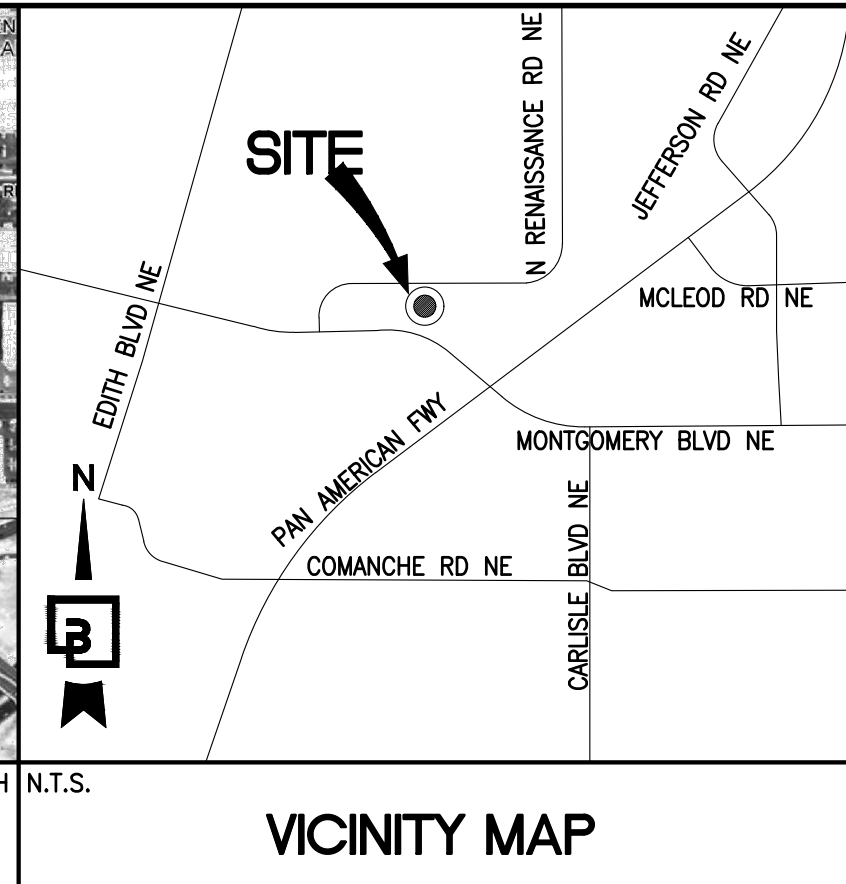
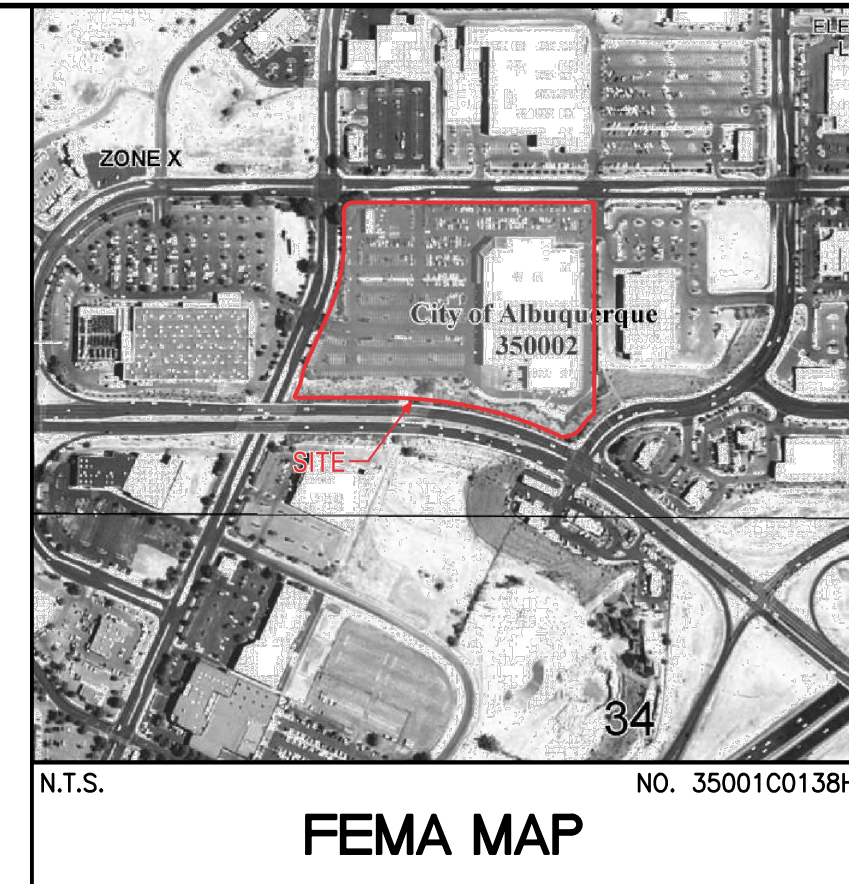
GRADING AND DRAINAGE PLAN

ADA SITE IMPROVEMENTS

1420 RENAISSANCE BLVD NE

ALBUQUERQUE, NM 87107

COSTCO WAREHOUSE #116

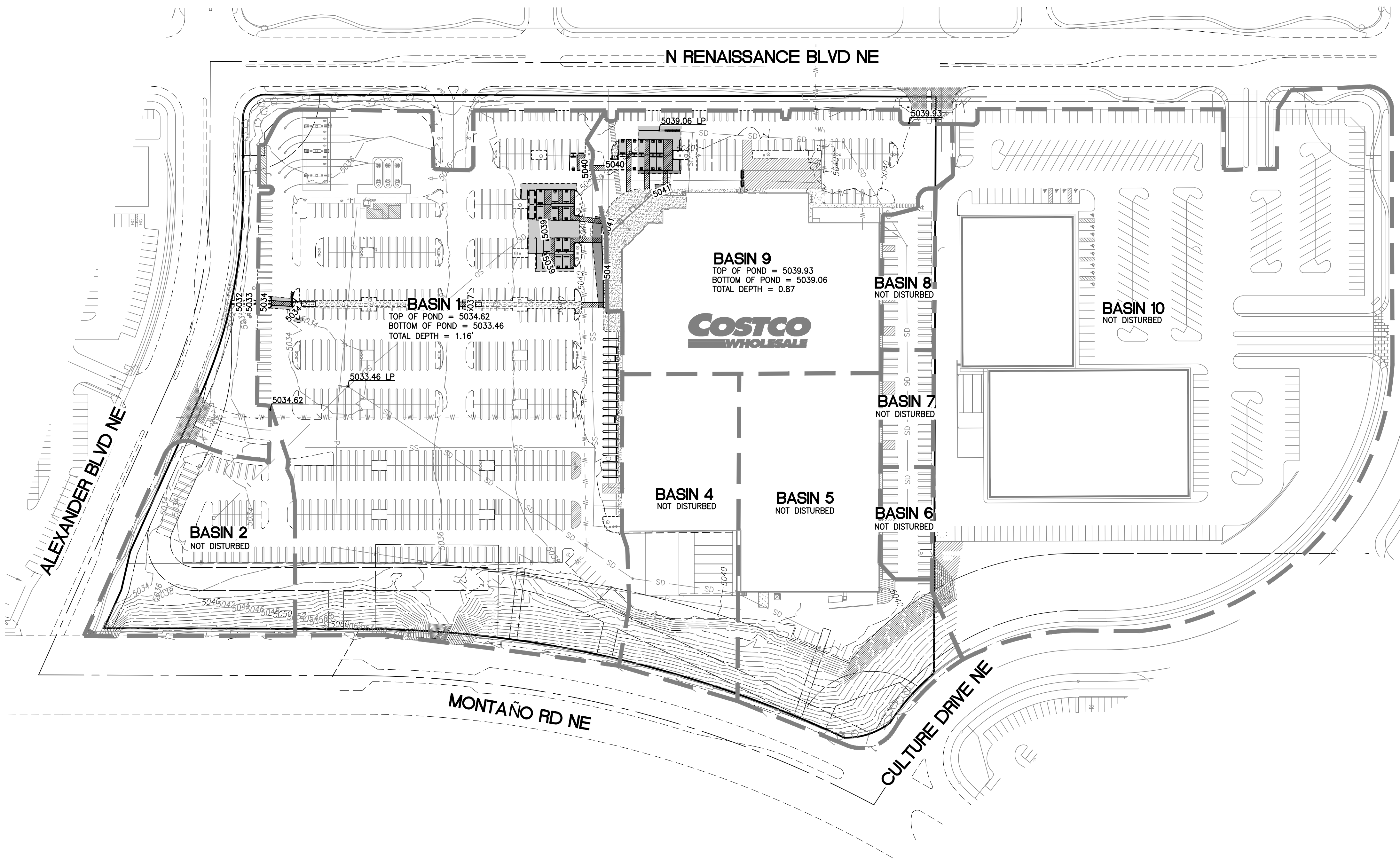


PROJECT AREA SUMMARY:

TOTAL WORK AREA = 25,150 SF
TOTAL DISTURBED AREA = 16,435 SF
TOTAL NEW/REPLACED IMPERVIOUS AREA = 15,535 SF

EXISTING IMPERVIOUS:	15,490 SF	PROPOSED IMPERVIOUS:	15,535 SF
PERVIOUS:	945 SF	PERVIOUS:	900 SF

REQUIRED SWQV = 15,535 SF x 0.26" * (1"/12") = 336.59 CF
BASIN 1 SWQV (FROM REPORT) = (2.1967 AC-FT) 95,644.69 CF



LEGEND

EXISTING CONCRETE	PROPOSED CONCRETE
EXISTING CURB	PROPOSED ASPHALT
EXISTING CURB AND GUTTER	PROPOSED BARRIER CURB
EXISTING EDGE OF PAVEMENT	SAWCUT LINE
EXISTING STORM DRAIN	PROPOSED SPOT GRADE
EXISTING WATER LINE	PROPOSED GRADE LABEL
EXISTING STORM DRAIN MANHOLE	MATCH EXISTING GRADE
EXISTING CATCH BASIN	
EXISTING LOT LIGHT	
EXISTING STORM CLEANOUT	EXISTING MINOR CONTOUR
EXISTING SIGN	EXISTING MAJOR CONTOUR
EXISTING TELECOM LINE	PROPOSED MAJOR CONTOUR
EXISTING SANITARY SEWER	PROPOSED MINOR CONTOUR
EXISTING POWER	EXISTING TRANSFORMER
EXISTING TREE	EXISTING FIRE HYDRANT

DRAINAGE BASINS

SUB-BASIN	AREA (SF)	AREA (AC)	AREA (MG)
1	304535.25	6.9912	0.010924
2	53578.32	1.2300	0.001922
4	60440.28	1.3875	0.002168
5	91550.02	2.1017	0.003284
6	10274.83	0.2359	0.000369
7	10660.89	0.2447	0.000382
8	12621.95	0.2898	0.000453
9	166445.07	3.8211	0.005970
10	357069.51	8.1972	0.012808

BASINS RUNOFF CALCULATION RESULTS

SUB-BASIN	Q-100 CFS	Q-10 CFS	V-100 AC-FT	V-10 AC-FT
1	31.38	20.33	1.261	0.787
2	2.84	1.16	0.080	0.029
4	6.24	4.04	0.250	0.156
5	9.45	6.12	0.379	0.236
6	1.08	0.7	0.043	0.027
7	1.11	0.72	0.044	0.028
8	1.32	0.85	0.052	0.033
9	17.16	11.11	0.689	0.430
10	18.89	7.74	0.532	0.191

NOTE: BASIN 3 DOES NOT EXIST AND HAS BEEN DELIBERATELY LEFT OUT
EXISTING BASIN AREAS FROM ORIGINAL WAREHOUSE DRAINAGE REPORT AND PLAN DATED JULY 18 1996. BASIN CHARACTERISTICS ARE ANTICIPATED TO BE NEGATIVELY IMPACTED BY PROPOSED DISTURBANCE.

BASIS OF ELEVATIONS:

1.75" CITY OF ALBUQUERQUE SURVEY CONTROL DISK STAMPED "ACS BM 10-F15", EPOXIED TO THE CENTER OF THE TOP OF A DROP INLET, LOCATED ON THE NORTH SIDE OF MONTAÑO ROAD 85' EAST OF THE ALAMEDA LATERAL, HAVING AN ELEVATION OF 5002.45, NAVD.

BASIS OF BEARINGS:

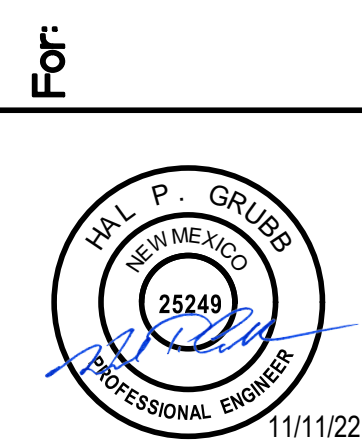
NAD 83, NEW MEXICO STATE PLANE CENTRAL ZONE AS MEASURED USING CITY OF ALBUQUERQUE BENCHMARKS 9_15 AND 10_F15.

LEGAL DESCRIPTION:

TRACT 4B AND TRACT 4C AS THE SAME IS SHOWN ON THAT CERTAIN PLAT PREPARED BY ALDRICH LAND SURVEYING, DATED JUNE 27, 1996, ENTITLED "PLAT FOR RENAISSANCE CENTER, TRACT 4A, 4B, 4C, 4D, 4E, AND 4F, WITHIN THE ELENA CALLEGOS GRANT, PROJECTED SECTION 34, TOWNSHIP 11 NORTH, RANGE 3 EAST, N. M. P. M. FILED FOR RECORD IN THE OFFICE OF THE CLERK OF BERNALILLO COUNTY, NEW MEXICO ON THE 11TH DAY OF JULY, 1996, IN BOOK 96C, AT PAGE 307 AS DOCUMENT NO. 96077530.

GRADING AND DRAINAGE PLAN
1420 RENAISSANCE BLVD NE
ALBUQUERQUE, NM 87107
COSTCO WAREHOUSE #116

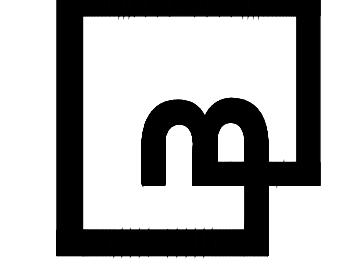
COSTCO WHOLESALE
COSTCO WHOLESALE
999 LAKE DRIVE
ISSAQUAH, WA 98027



Scale:
Horizontal 1" = 80'
Vertical N/A

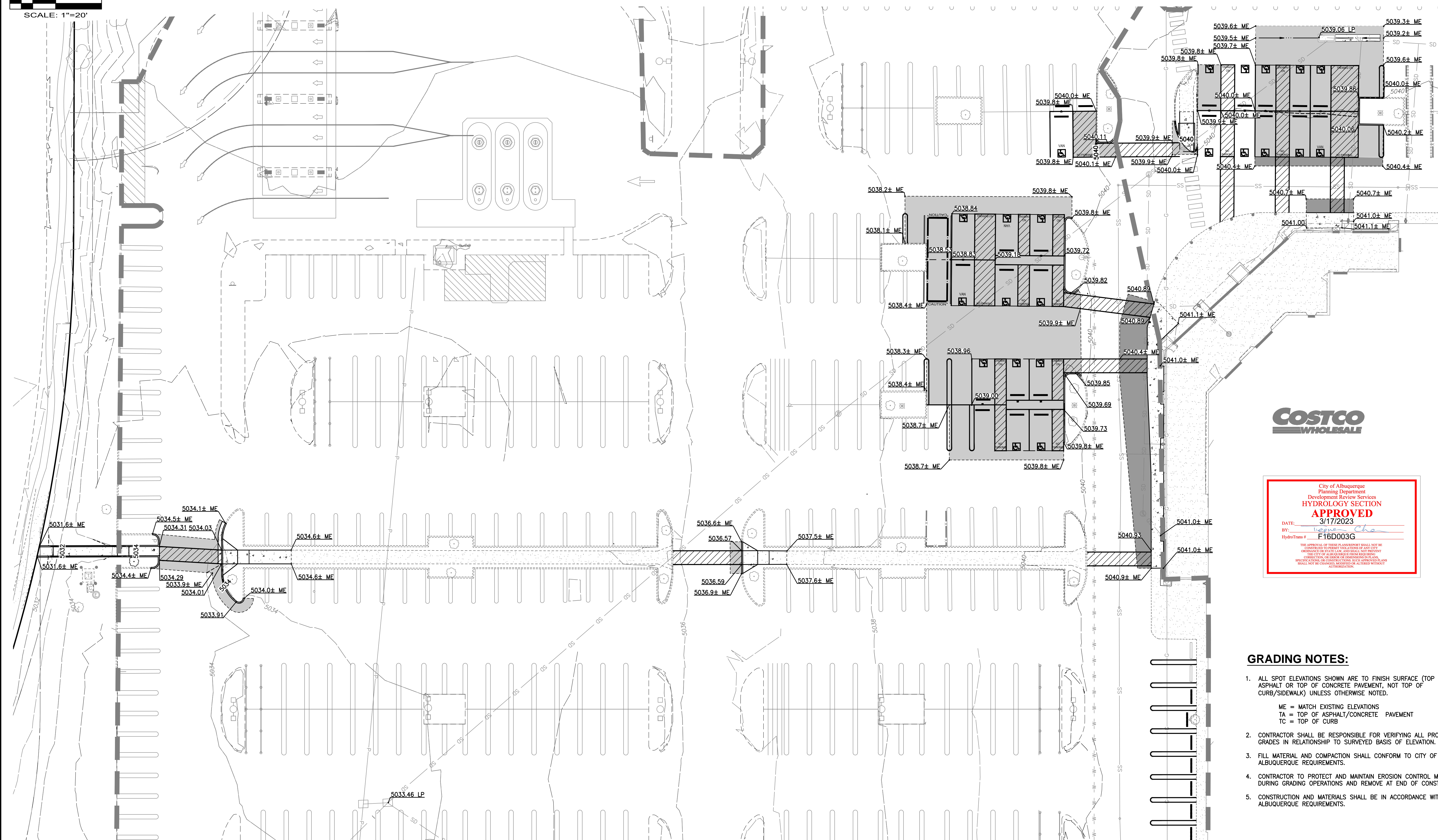
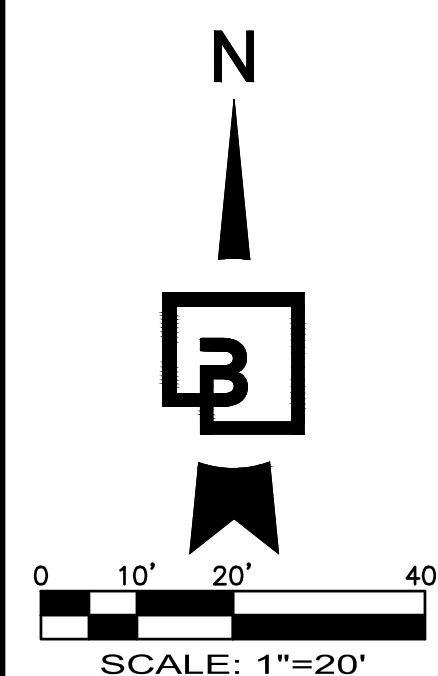
Designed: LHM
Drawn: LHM
Checked: MESP
Approved: JHPS
Date: 10/14/26

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com



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10896
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ADA SITE IMPROVEMENTS
1420 RENAISSANCE BLVD NE
ALBUQUERQUE, NM 87107
COSTCO WAREHOUSE #116



City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
3/17/2023
DATE: _____
BY: *Heena Chandra*
HydroTrans # **F16D003G**

THE APPROVAL OF THESE PLANS/FORNS IS NOT
CONSTITUTED TO PREVENT VIOLATION OF ANY CITY OR
ORDINANCE OR STATE LAW, AND SHALL NOT PROVIDE
GUARANTEE OF ACCURACY OR COMPLETENESS. THESE
PLANS/FORNS, OR CONSTRUCTION, SHALL APPROVE PLANS
SHALL NOT BE GUARANTEED, REPRESENTED OR INTERPRET.

AUTORIZATION:

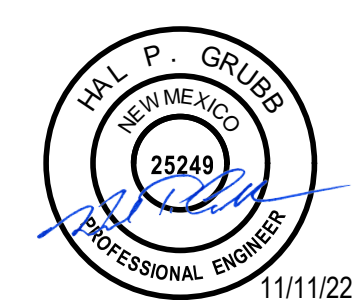
1. ALL SPOT ELEVATIONS SHOWN ARE TO FINISH SURFACE (TOP OF ASPHALT OR TOP OF CONCRETE PAVEMENT, NOT TOP OF CURB/SIDEWALK) UNLESS OTHERWISE NOTED.

ME = MATCH EXISTING ELEVATIONS
TA = TOP OF ASPHALT/CONCRETE PAVEMENT
TC = TOP OF CURB
2. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PROPOSED GRADES IN RELATIONSHIP TO SURVEYED BASIS OF ELEVATION.
3. FILL MATERIAL AND COMPACTION SHALL CONFORM TO CITY OF ALBUQUERQUE REQUIREMENTS.
4. CONTRACTOR TO PROTECT AND MAINTAIN EROSION CONTROL MEASURES DURING GRADING OPERATIONS AND REMOVE AT END OF CONSTRUCTION.
5. CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF ALBUQUERQUE REQUIREMENTS.

No.	Date	By	JSI	MESP	HPG	PERMIT RESUBMITTAL
4	11/8/22		JSI	MESP	HPG	PERMIT RESUBMITTAL
3	8/2/22		JSI	MESP	HPG	PERMIT RESUBMITTAL
2	12/1/21		LRH	MESP	HPG	RESPONSE TO COMMENT

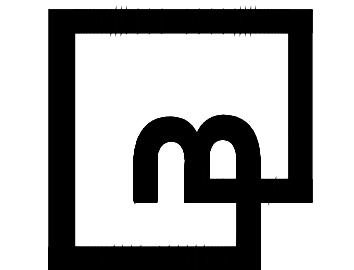
GRADING AND DRAINAGE PLAN
1420 RENAISSANCE BLVD NE
ALBUQUERQUE, NM 87107
COSTCO WAREHOUSE #116

COSTCO
WHOLESALE
COSTCO WHOLESALE
999 LAKE DRIVE
ISSAQUAH, WA 98027



Scale: Horizontal 1"=20' Vertical N/A

**Barghausen
Consulting Engineers, Inc.**
18215 72nd Avenue South
Kent, WA 98032
425.251.6222 **barghausen.com**



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10896

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Know what's below.
Call before you dig.
Dial 811
Or 1-800-892-0123