

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

March 13, 2024

Jesse Sullivan, P.E.  
Matrix Design Group, Inc.  
2435 Research Parkway, Suite 300  
Colorado Springs, CO 80920

**RE: Circle K – Golf Course Rd. NW  
Grading & Drainage Plans  
Engineer's Stamp Date: 03/01/24  
Hydrology File: A12D008B1**

Dear Mr. Sullivan:

Based upon the information provided in your submittal received 03/01/2024, the Grading & Drainage Plans are approved for Building Permit and Grading Permit. 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:**

1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.
2. Please provide the executed paper Drainage Covenant (latest revision) printed on one-side only with Exhibit A and a check for **\$25.00** made out to "**Bernalillo County**" for the stormwater quality pond per Article 6-15(C) of the DPM to Hydrology for review at Plaza de Sol.

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](mailto:jhughes@cabq.gov), 924-3420) 14 days prior to any earth disturbance.

# CITY OF ALBUQUERQUE

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Alan Varela, Director



*Mayor Timothy M. Keller*

If you have any questions, please contact me at 924-3995 or [rbrissette@cabq.gov](mailto: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](http://www.cabq.gov)



# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

**Project Title:** Circle K - Golf Course & Westside **Building Permit #:** BP-2024-07097 **Hydrology File #:** A12D008B1  
**DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_  
**Legal Description:** Tract D-1, Paradise Heights, Unit 1, Albuquerque, Bernalillo County, New Mexico, as show on the Plat of Tracts D-1, E-1 and Amafca Black Arroyo Channel Row, Paradise Heights, Unit 1, Albuquerque, New Mexico  
**City Address:** 10850 Golf Course Road NW Albuquerque, NM 87114

**Applicant:** Circle K Stores Inc. **Contact:** \_\_\_\_\_  
**Address:** 5500 South Quebec Street Suite 100 Greenwood Village, CO 80111  
**Phone#:** 303-717-3305 **Fax#:** \_\_\_\_\_ **E-mail:** Sofia@ldcaz.com

**Other Contact:** Land Development Consultants **Contact:** Sofia Hernandez  
**Address:** 950 South Cherry Street Suite 510 Denver, CO 80246  
**Phone#:** 303-717-3305 **Fax#:** \_\_\_\_\_ **E-mail:** Sofia@ldcaz.com

**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 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) \_\_\_\_\_

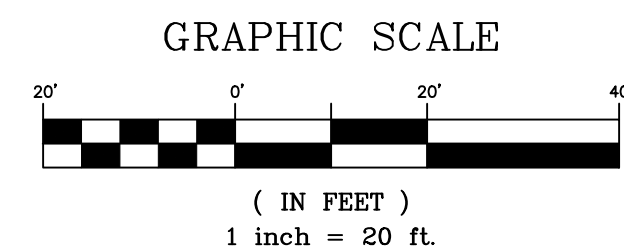
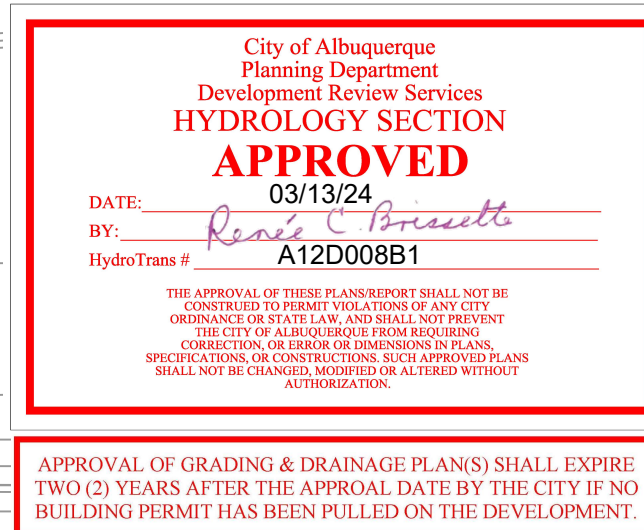
**DATE SUBMITTED:** 3-1-24 **By:** Land Development Consultants, LLC

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_





Legend:

- PROPOSED CONTOURS (Solid line with elevation 4000 and 4001)
- EXISTING CONTOURS (Dashed line with elevation 4002 and 4001)
- 6" MEDIAN C & G (Double solid line)
- 6" MEDIAN DEPRESSED C & G (Double solid line with a central gap)
- LIMITS OF GRADING (Dashed line with cross-ticks)
- PROJECT BOUNDARY (Thick solid black line)
- PROPOSED SLOPE (Line with a 3.1% grade indicator)
- FFE = FINISHED FLOOR ELEVATION

**NOTE:**

1. TBC TO BE 6" ABOVE FL UNLESS OTHERWISE NOTED
2. ADD 5100' TO ALL SPOT GRADE ELEVATIONS.

- 01 TIE TO EXISTING. CONTRACTOR TO VERIFY EXISTING LOCATION & ELEVATION.
- 02 6" DEPRESSED MEDIAN (SPILL) CURB & GUTTER
- 03 6" MEDIAN (CATCH) CURB & GUTTER
- 04 10' TRANSITION FROM DEPRESSED CURB TO STANDARD CURB
- 05 ACCESSIBLE PARKING STALL. SLOPE TO BE 2% MAX IN ANY DIRECTION IN THIS AREA
- 06 STORMWATER QUALITY POND
- 07 INLET
- 08 TAPER CURB FROM 6" TO 0" OVER 2'

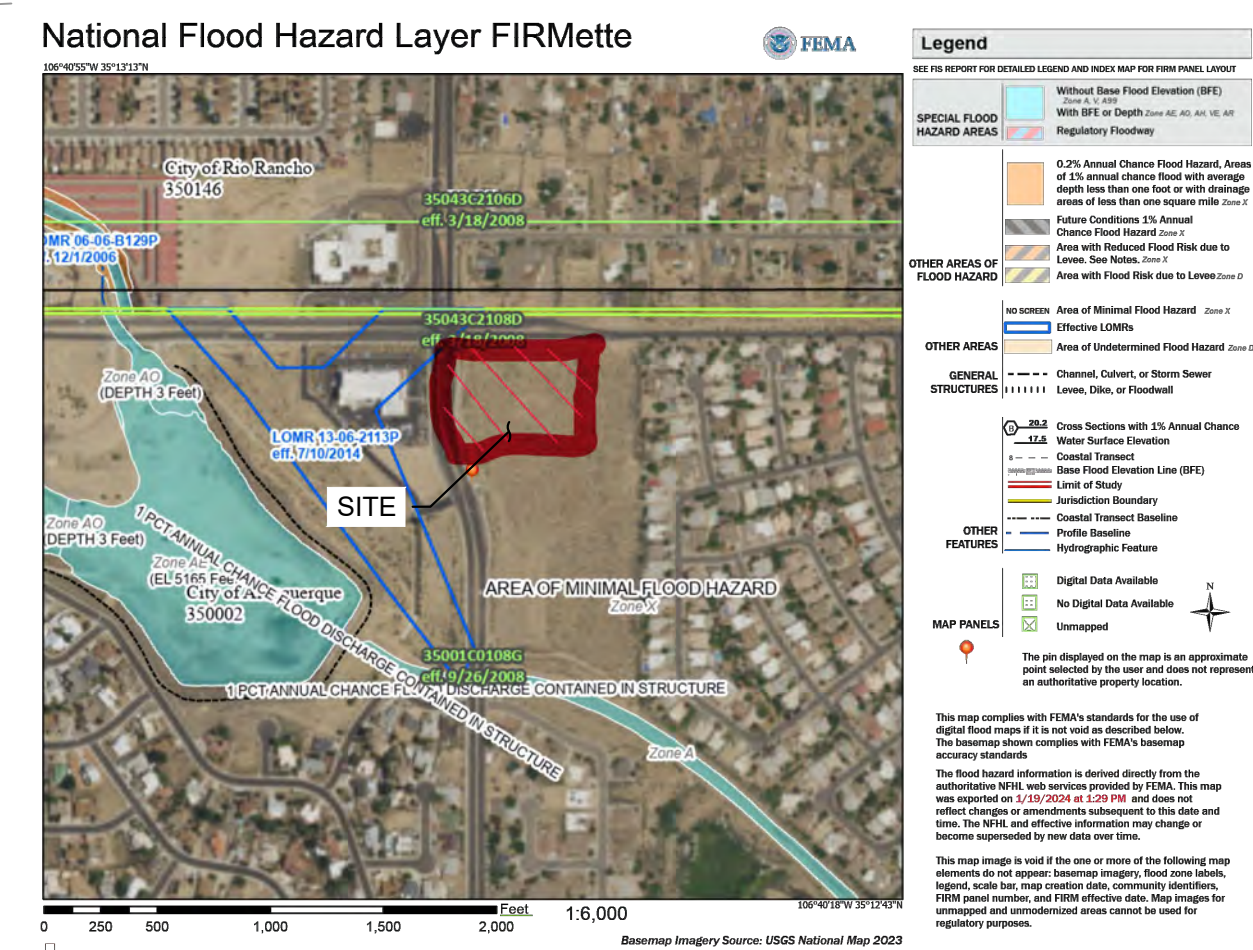
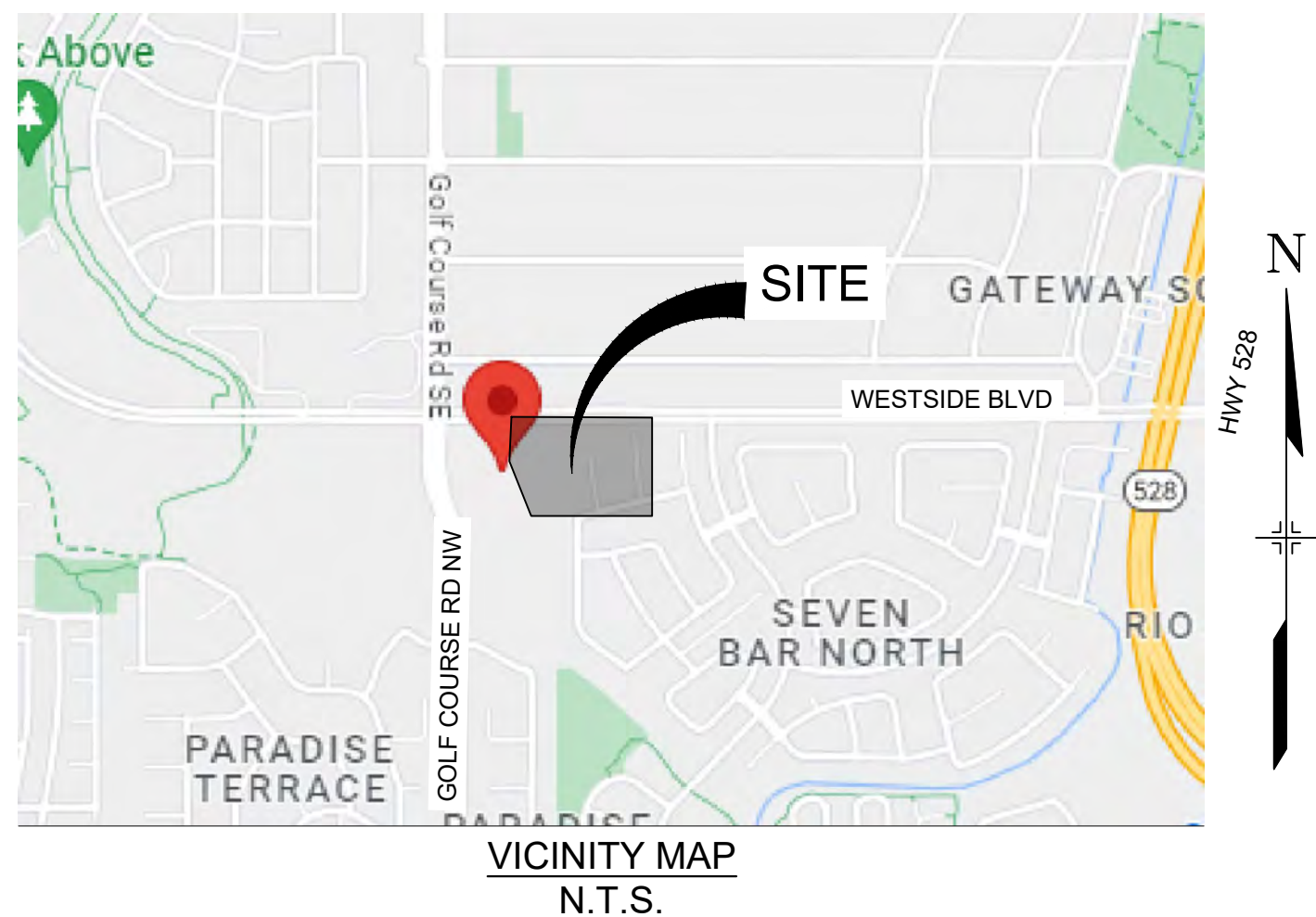
THE 2.03-ACRE SITE WILL CONSIST OF A CIRCLE K CONVENIENCE STORE, GAS PUMPS, PAVED DRIVE AISLES, AND PAVED PARKING

ALL EXISTING AND PROPOSED SIDEWALKS, BARRIER-FREERAMPS, HANDICAP PARKING, DRIVEWAY CROSSWALKS, DRIVEWAYS AND ACCESSIBLE ROUTES SHALL COMPLY WITH A.D.A. AND CITY OF ALBUQUERQUE REQUIREMENTS. EXISTING INFRASTRUCTURE NOT COMPLYING SHALL BE REMOVED AND REPLACED TO MEET STANDARDS.

THE ON-SITE SOILS INCLUDE BLUEPOINT-KOKAN ASSOCIATION (BKD) AND BLUEPOINT LOAMING FIND SAND (BCC) PER THE NATIONAL RESOURCES CONSERVATION SERVICE (NRCS) WEB SOIL SURVEY. BKD IS RATED HYDROLOGIC GROUP A AND BCC IS RATED HYDROLOGIC GROUP A. REFERENCE GEOTECHNICAL ENGINEERING REPORT PREPARED BY TERRACON CONSULTANTS, INC., DATED JANUARY 25, 2021, PROJECT NUMBER 661205250 FOR ADDITIONAL INFORMATION REGARDING SITE SOILS.

NGS BENCHMARK REEVES 2  
NORTHING = 1,516,569.77 (NMWSPC)  
EASTING = 1,534,308.56 (NMWSPC)  
ELEVATION = 5076.00  
COMBINED FACTOR = 0.99967343

- A. ALL GRADING SHALL COMPLY WITH THE CITY OF ALBUQUERQUE "GRADING AND EROSION CRITERIA" (REF. CITY OF ALBUQUERQUE, DEVELOPMENT PROCESS MANUAL, ARTICLE 6-4).
- B. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE EPA OR APPLICABLE STATE GENERAL N.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
- C. PRIOR TO INSTALLATION OF SANITARY SEWER, THE CONTRACTOR SHALL EXCAVATE, VERIFY, AND CALCULATE ALL CROSSINGS AND INFORM THE OWNER AND THE ENGINEER OF ANY CONFLICTS PRIOR TO CONSTRUCTION. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT THE ENGINEER IS NOT NOTIFIED OF DESIGN CONFLICTS.
- D. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND 4" OF TOPSOIL APPLIED. IF ADDITIONAL TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS (SEE LANDSCAPE PLAN FOR SEED MIX AND PROPER APPLICATION RATE). ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- E. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
- F. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
- G. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
- H. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
- I. EXISTING GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
- J. PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
- K. ALL EXISTING AND PROPOSED SIDEWALKS, BARRIER FREE RAMPS, HANDICAP PARKING, DRIVEWAY CROSSWALKS, DRIVEWAYS AND ACCESSIBLE ROUTES SHALL COMPLY WITH A.D.A. AND CITY OF ALBUQUERQUE REQUIREMENTS. EXISTING INFRASTRUCTURE NOT COMPLYING SHALL BE REMOVED AND REPLACE TO MEET STANDARDS.
- L. NO GRADING AND/OR SPILLING BEYOND THE CONSTRUCTION LIMITS. ANY SPILLING THAT CAUSES ADVERSE EFFECTS TO THE SLOPES AND/OR OPEN SPACE AREAS SHOULD BE IMMEDIATELY RESTORED TO ITS NATURAL STATE."



IT IS DETERMINED THAT THE SUBJECT PROPERTY RESIDES IN THE FOLLOWING FLOOD ZONE 'X' AS DETERMINED BY OR SHOWN BY FIRM COMMUNITY PANEL NO 35001C0108G DATED 09/26/2008.

CONSULTANTS



LAND DEVELOPMENT  
CONSULTANTS, LLC

950 S. CHERRY STREET, SUITE 512  
DENVER, CO 80246

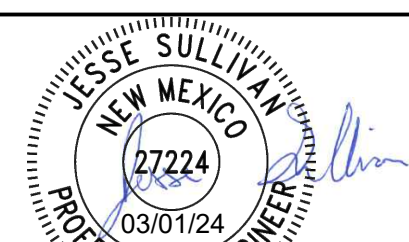
OWNER/DEVELOPER:

OWNER/DEVELOPER:



ROCKY MOUNTAINS DIVISION  
5500 S QUEBEC STREET, SUITE 100  
GREENWOOD VILLAGE, CO 80111

SEAL



FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC  
CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE  
MOST RECENT PROJECT CONSTRUCTION DOCUMENTS.  
MATRIX DESIGN GROUP IS NOT RESPONSIBLE FOR  
CHANGES, ALTERATIONS, OR USE OF CONSTRUCTION  
DOCUMENTS PRIOR TO JURISDICTIONAL APPROVAL.

VICINITY MAP: N.T.S.



PROJECT:

CIRCLE K STORES INC

## GRADING AND DRAINAGE PLAN

10850 GOLF COURSE RD  
ALBUQUERQUE, NM 87114

## REVISION HISTORY:

[illegible]

DRAWING INFORMATION

PROJECT NO:	21.1207.044
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DRAWN BY: JAW

CHECKED BY: NMS

## SHEET TITLE:

## GRADING PLAN

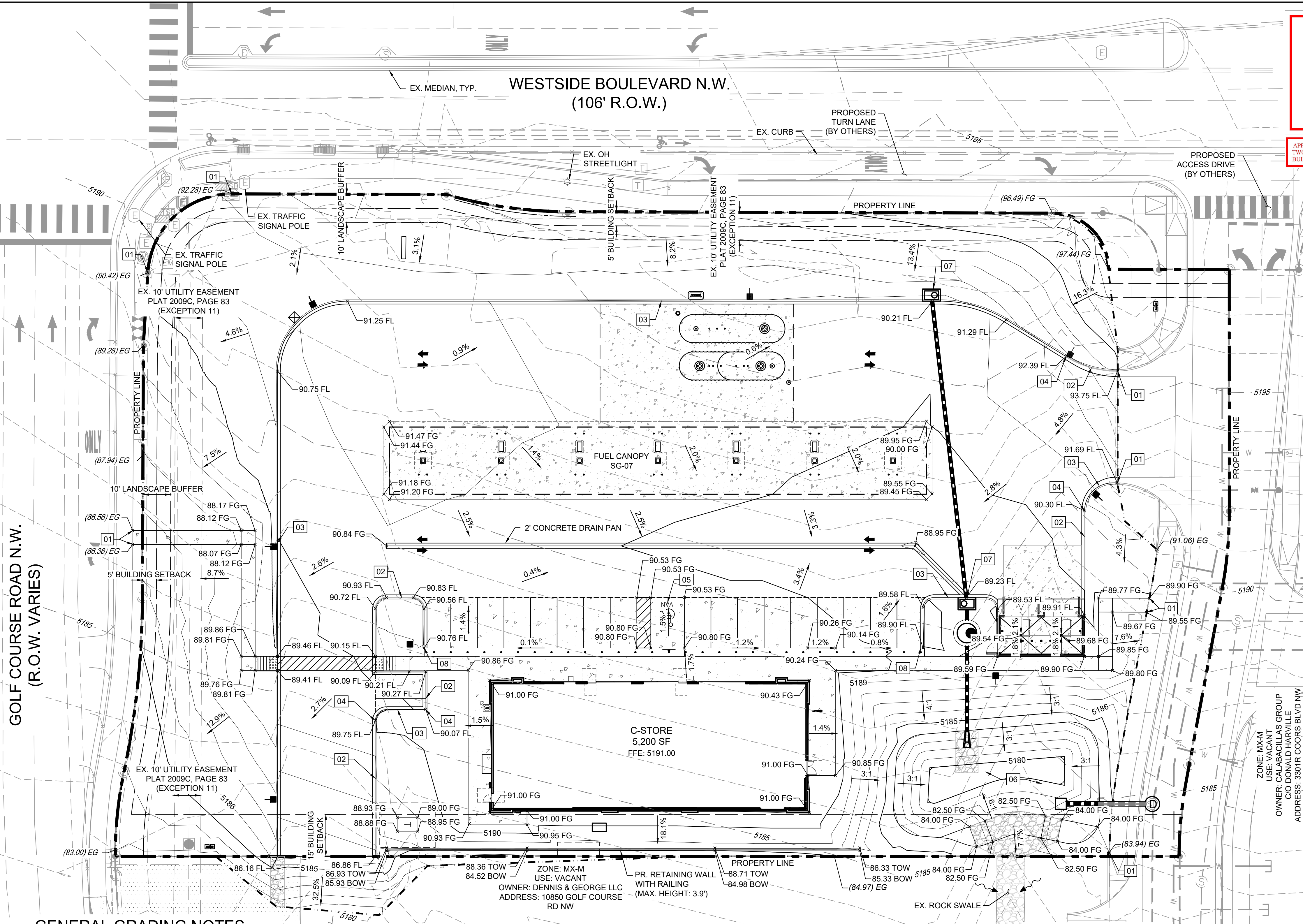
DG01

SHEET 1 OF 4

DATE: MARCH 2024



FILE LOCATION: S:\CIRCLE K\GOLF COURSE & WEST SIDE\100 DWG\104 PLAN SETS\GRADING AND DRAINAGE PLANS\DG01.DWG



### GENERAL GRADING NOTES

- ALL GRADING SHALL COMPLY WITH THE CITY OF ALBUQUERQUE "GRADING AND EROSION CRITERIA" (REF. CITY OF ALBUQUERQUE, DEVELOPMENT PROCESS MANUAL, ARTICLE 6-4).
- THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE EPA OR APPLICABLE STATE GENERAL N.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
- PRIOR TO INSTALLATION OF SANITARY SEWER, THE CONTRACTOR SHALL EXCAVATE, VERIFY, AND CALCULATE ALL CROSSINGS AND INFORM THE OWNER AND THE ENGINEER OF ANY CONFLICTS PRIOR TO CONSTRUCTION. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT THE ENGINEER IS NOT NOTIFIED OF DESIGN CONFLICTS.
- ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND 4" OF TOPSOIL APPLIED, IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED, FERTILIZED, MULCHED, WATERED, AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS (SEE LANDSCAPE PLAN FOR SEED MIX AND PROPER APPLICATION RATE). ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
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- IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
- ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
- EXISTING GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
- PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
- ALL EXISTING AND PROPOSED SIDEWALKS, BARRIER FREE RAMPS, HANDICAP PARKING, DRIVEWAY CROSSWALKS, DRIVEWAYS AND ACCESSIBLE ROUTES SHALL COMPLY WITH A.D.A. AND CITY OF ALBUQUERQUE REQUIREMENTS. EXISTING INFRASTRUCTURE NOT COMPLYING SHALL BE REMOVED AND REPLACE TO MEET STANDARDS.
- NO GRADING AND/OR SPILLING BEYOND THE CONSTRUCTION LIMITS. ANY SPILLING THAT CAUSES ADVERSE EFFECTS TO THE SLOPES AND/OR OPEN SPACE AREAS SHOULD BE "IMMEDIATELY RESTORED TO ITS NATURAL STATE."

### GRADING NOTES

- TIE TO EXISTING. CONTRACTOR TO VERIFY EXISTING LOCATION & ELEVATION.
- 6" DEPRESSED MEDIAN (SPILL) CURB & GUTTER
- 6" MEDIAN (CATCH) CURB & GUTTER
- 10' TRANSITION FROM DEPRESSED CURB TO STANDARD CURB
- ACCESSIBLE PARKING STALL. SLOPE TO BE 2% MAX IN ANY DIRECTION IN THIS AREA
- STORMWATER QUALITY POND
- INLET
- TAPER CURB FROM 6" TO 0" OVER 2'

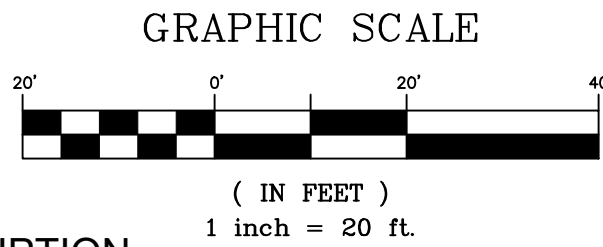
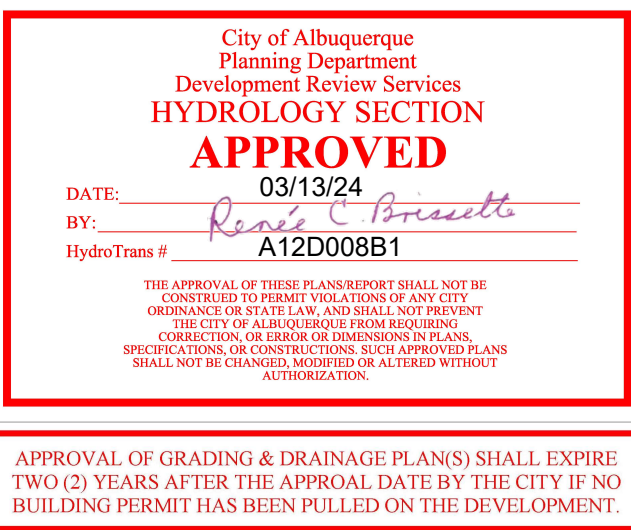
### ADA COMPLIANCE NOTE

ALL EXISTING AND PROPOSED SIDEWALKS, BARRIER-FREERAMPS, HANDICAP PARKING, DRIVEWAY CROSSWALKS, DRIVEWAYS AND ACCESSIBLE ROUTES SHALL COMPLY WITH A.D.A. AND CITY OF ALBUQUERQUE REQUIREMENTS. EXISTING INFRASTRUCTURE NOT COMPLYING SHALL BE REMOVED AND REPLACED TO MEET STANDARDS.

- NOTE:**
- TBC TO BE 6" ABOVE FL UNLESS OTHERWISE NOTED.
  - ADD 5100' TO ALL SPOT GRADE ELEVATIONS.

### GRADING LEGEND

- PROPOSED CONTOURS
- EXISTING CONTOURS
- CONCRETE CATCH CURB
- CONCRETE SPILL CURB
- LIMITS OF GRADING
- PROJECT BOUNDARY
- FLOW DIRECTION
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- PROPOSED SLOPE
- EXISTING SLOPE
- FG = FINISHED GROUND
- EG = EXISTING GROUND
- FFE = FINISHED FLOOR ELEVATION
- TOW = TOP OF WALL
- BOW = BOTTOM OF WALL
- FL = FLOWLINE
- HP = HIGH POINT
- LP = LOW POINT



### LEGAL DESCRIPTION

TRACT D-1, PARADISE HEIGHTS, UNIT I, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS SHOWN ON THE PLAT OF TRACTS D-1, E-1 AND AMAFCA BLACK ARROYO CHANNEL ROW, PARADISE HEIGHTS, UNIT I, ALBUQUERQUE, NEW MEXICO, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JUNE 2, 2009, IN PLAT BOOK 2009C, PAGE 83, AS DOCUMENT NO. 2009061460; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN NGS BENCHMARK FOR A 3" BRASS CAP MARKED REEVES 2 FOUND AT THE EAST EDGE OF A CONCRETE DRAINAGE CHANNEL STRUCTURE, THENCE N.49°35'26"W., 27.249.60 FEET TO A P.K. NAIL CAP 5110 FOR THE TRUE POINT OF BEGINNING AT THE SOUTHEAST CORNER OF THIS TRACT;

THENCE N.89°42'15"W., 294.69 FEET TO A 5/8" IRON ROD WITH CAP 5110 FOUND FOR A CORNER OF THIS TRACT;

THENCE AROUND THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 458.00 FEET, AN ARC LENGTH OF 283.04 FEET, THROUGH A CENTRAL ANGLE OF 35°24'30" AND WHOSE LONG CHORD BEARS S.88°22'12"W. • A DISTANCE OF 278.56 FEET TO A 5/8" IRON ROD WITH CAP 5110 FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT AT THE EAST RIGHT-OF-WAY OF GOLF COURSE ROAD NW; WHENCE A BENCHMARK ACS 9-A11 BEARS, S.80°59'05"W. • 6,507.39 FEET;

THENCE ALONG THE SAID ROAD THE FOLLOWING NINE COURSES AND DISTANCES:

N.19°20'02"W., 26.91 FEET TO A 5/8" IRON ROD WITH CAP 5110 FOUND FOR CORNER OF THIS TRACT;

THENCE S.70°39'58"W., 5.12 FEET TO A CORNER OF THIS TRACT TO A POINT OF TANGENCY;

THENCE AROUND THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 38.68 FEET, THROUGH A CENTRAL ANGLE OF 88°38'53" AND WHOSE LONG CHORD BEARS N.65°00'36"W., A DISTANCE OF 34.94 FEET TO A 5/8" IRON ROD WITH CAP 5110 FOUND FOR A POINT OF CONTINUOUS CURVE;

THENCE AROUND THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 825.00 FEET, AN ARC LENGTH OF 250.27 FEET, THROUGH A CENTRAL ANGLE OF 17°22'52" AND WHOSE LONG CHORD BEARS N.11°59'43"W., A DISTANCE OF 249.31 FEET TO A 5/8" IRON ROD WITH CAP 5110 FOUND FOR A POIN OF CONTINUOUS CURVE;

THENCE AROUND THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 140.00 FEET, AN ARC LENGTH OF 37.24 FEET, THROUGH A CENTRAL ANGLE OF 15°14'26" AND WHOSE LONG CHORD BEARS N.04°18'56"E., A DISTANCE OF 37.13 FEET TO A 5/8" IRON ROD WITH CAP 5110 FOUND FOR A POINT OF REVERSE CURVE;

THENCE AROUND THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 310.00 FEET, AN ARC LENGTH OF 63.05 FEET, THROUGH A CENTRAL ANGLE OF 11°39'11" AND WHOSE LONG CHORD BEARS N.06°06'34"E., A DISTANCE OF 62.94 FEET TO A 5/8" IRON ROD WITH CAP 5110 FOUND FOR A POINT OF TANGENCY;

THENCE N.00°17'07"E., 90.00 FEET TO A 5/8" IRON ROD WITH CAP 5110 FOUND FOR A CORNER OF THIS TRACT;

THENCE N.03°30'00"E., 26.03 FEET FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE AROUND THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 45.38 FEET, THROUGH A CENTRAL ANGLE OF 86°40'10" AND WHOSE LONG CHORD BEARS N.46°50'19"E., A DISTANCE OF 41.18 FEET TO A 5/8" IRON ROD WITH CAP 5110 FOUND FOR THE POINT OF TANGENCY AT THE SOUTH RIGHT-OF-WAY OF WESTSIDE BLVD. NW; WHENCE A BENCHMARK ACS 8-A11 BEARS, N.88°12'30"W., 5874.12 FEET;

THENCE ALONG THE SAID RIGHT-OF-WAY THE FOLLOWING NINE COURSES AND DISTANCES:

S.89°49'36"E., 76.65 FEET TO A 5/8" IRON ROD WITH CAP 5110 FOUND FOR A POINT OF NON-TANGENCY;

THENCE AROUND THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 160.00 FEET, AN ARC LENGTH OF 43.96 FEET, THROUGH A CENTRAL ANGLE OF 15°44'31" AND WHOSE LONG CHORD BEARS S.81°57'20"E., A DISTANCE OF 43.82 FEET TO A 5/8" IRON ROD WITH CAP 5110 FOUND FOR THE POINT OF TANGENCY;

THENCE S.89°49'36"E., 173.36 FEET TO A 5/8" IRON ROD WITH CAP 5110 FOUND FOR THE POINT OF TANGENCY;

THENCE AROUND THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.42 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" AND WHOSE LONG CHORD BEARS S.44°49'36"E., A DISTANCE OF 28.28 FEET TO A 5/8" IRON ROD WITH CAP 5110 FOUND FOR THE POINT OF NON-TANGENCY;

THENCE S.89°49'36"E., 43.25 FEET TO A 5/8" IRON ROD WITH CAP 5110 FOUND FOR THE POINT OF NON-TANGENCY;

THENCE AROUND THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 47.12 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" AND WHOSE LONG CHORD BEARS N.45°10'24"E., A DISTANCE OF 42.43 FEET TO A CHISELED X FOUND FOR THE POINT OF TANGENCY;

THENCE S.89°49'36"E., 122.51 FEET TO A CHISELED X FOUND FOR A CORNER OF THIS TRACT;

THENCE N.88°04'18"E., 109.08 FEET TO A 5/8" IRON ROD WITH CAP 5110 FOUND FOR A CORNER OF THIS TRACT;

THENCE N.89°46'36"E., 13.20 FEET TO THE NORTHEAST CORNER OF THIS TRACT;

THENCE S.00°17'07"W., 525.86 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 7.67 ACRES OF LAND, MORE OR LESS.

CONSULTANTS:



2435 RESEARCH PARKWAY, SUITE  
300 COLORADO SPRINGS, CO 80920  
PHONE: (719) 575-0100  
FAX: (719) 575-0208



LAND DEVELOPMENT  
CONSULTANTS, LLC

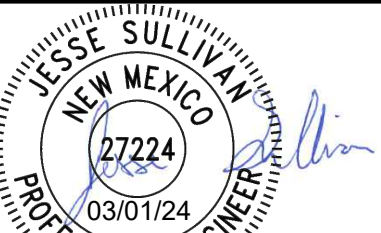
950 S. CHERRY STREET, SUITE 512  
DENVER, CO 80246

OWNER/DEVELOPER:



ROCKY MOUNTAINS DIVISION  
5500 S QUEBEC STREET, SUITE 100  
GREENWOOD VILLAGE, CO 80111

SEAL



FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.  
CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE  
MOST RECENT PROJECT CONSTRUCTION DOCUMENTS.  
MATRIX DESIGN GROUP IS NOT RESPONSIBLE FOR  
CHANGES, ALTERATIONS, OR USE OF CONSTRUCTION  
DOCUMENTS PRIOR TO JURISDICTIONAL APPROVAL.

VICINITY MAP: N.T.S.



PROJECT:

CIRCLE K STORES INC

### GRADING AND DRAINAGE PLAN

10850 GOLF COURSE RD  
ALBUQUERQUE, NM 87114

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO: 21.1207.044

DRAWN BY: JAW

CHECKED BY: NMS

SHEET TITLE:

## DETAILED GRADING PLAN

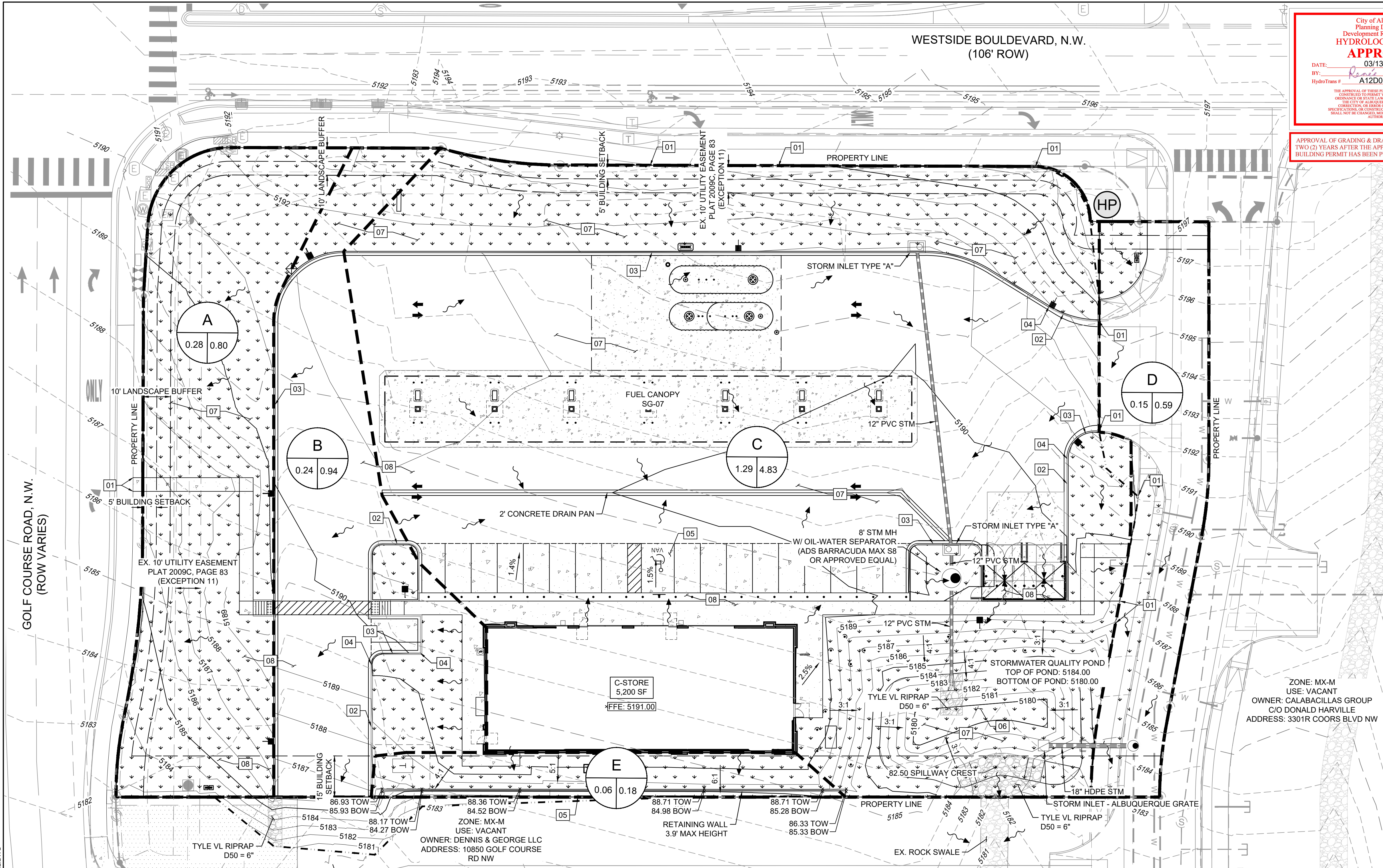
DG02

SHEET 2 OF 4

DATE: MARCH 2024



FILE LOCATION: S:\CIRCLE K\GOLF COURSE & WEST SIDE\100 DWG\104 PLAN SETS\GRADING AND DRAINAGE PLANS\GR02.DWG



City of Albuquerque  
Planning Department  
Development Review Services  
HYDROLOGY SECTION  
**APPROVED**  
DATE: 03/13/24  
BY: *Ross Brissett*  
HydroTrans # A12D008B1

THE APPROVAL OF THESE PLANS REPORT SHALL NOT BE  
CONSIDERED AS A GUARANTEE OF THE ACCURACY OF THE  
INFORMATION OR DATA PROVIDED, NOR SHALL THE CITY  
BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT.  
SPECIFICATIONS OR CONDITIONS, SUCH AS APPROVED PLANS  
SHALL NOT BE CHANGED WITHOUT THE CITY'S WRITTEN  
AUTHORIZATION.

APPROVAL OF GRADING & DRAINAGE PLAN(S) SHALL EXPIRE  
TWO (2) YEARS AFTER THE APPROVAL DATE BY THE CITY IF NO  
BUILDING PERMIT HAS BEEN FILED ON THE DEVELOPMENT.

Know what's below.  
Call before you dig.

GRAPHIC SCALE  
20' 0' 20' 40'  
( IN FEET )  
1 inch = 20 ft.

**PROPOSED CONDITIONS NARRATIVE**  
THE PROPOSED SITE WILL TYPICALLY DRAIN FROM NORTH TO SOUTH. THE MAJORITY OF SITE RUNOFF (FROM BASIN C) WILL BE ROUTED, VIA CONCRETE PANS AND STORM SEWER, TO THE PROPOSED STORMWATER QUALITY POND IN THE SOUTHEAST PORTION OF THE SITE.  
  
RUNOFF FROM BASIN A (Q100 = 0.80 CFS) WILL FLOW SOUTH/SOUTHWEST TO GOLF COURSE ROAD N.W. WHERE IT WILL FLOW SOUTH ALONG THE EXISTING CURB & GUTTER, FOLLOWING EXISTING DRAINAGE PATTERNS. THE CALCULATED RUNOFF IS INSIGNIFICANT, SO NO DOWNSTREAM IMPACTS ARE ANTICIPATED.  
  
RUNOFF FROM BASIN B (Q100 = 0.94 CFS) WILL FLOW SOUTH VIA CURB & GUTTER ON THE WEST SIDE OF THE SITE TO THE SOUTH PROPERTY LINE, WHERE IT ENTERS THE ADJACENT PROPERTY TO THE SOUTH.  
  
RUNOFF FROM BASIN C (Q100 = 4.83 CFS, POND DISCHARGE Q100 = 1.90 CFS) IS ROUTED VIA CONCRETE PANS, CURB & GUTTER, AND STORM SEWER TO THE STORMWATER QUALITY POND LOCATED IN THE SOUTHEAST PORTION OF THE SITE. THE POND PROVIDES THE STORMWATER QUALITY VOLUME (SWQV) AND INCLUDES A GRATE INLET SET AT AN ELEVATION ABOVE THE SWQV WATER SURFACE ELEVATION. THE GRATE INLET WILL DISCHARGE RUNOFF (Q100 = 1.90 CFS) VIA AN 18" STORM SEWER THAT CONNECTS TO THE EXISTING 18" STORM SEWER STUB IN THE SOUTHEAST CORNER OF THE SITE. THE APPROVED DRAINAGE REPORT FOR THIS DEVELOPMENT ANTICIPATED A Q100 OF 6.04 CFS, SO THE DOWNSTREAM STORM SEWER HAS ADEQUATE CAPACITY TO ACCEPT FLOWS FROM THIS SITE.  
  
RUNOFF FROM BASIN D (Q100 = 0.59 CFS) FLOWS SOUTH VIA CURB & GUTTER IN THE NORTH-SOUTH ROADWAY TO THE SOUTHERN PROPERTY BOUNDARY. BASIN D CORRESPONDS TO A PORTION OF BASIN D2 IN THE APPROVED DRAINAGE REPORT. THE RUNOFF FROM BASIN D2 DISCHARGES INTO A DETENTION POND DOWNSTREAM DESIGNED BY OTHERS.  
  
RUNOFF FROM BASIN E (Q100 = 0.18 CFS) FLOWS SOUTH OVERLAND TO THE SOUTHERN PROPERTY LINE, WHERE IT ENTERS THE ADJACENT SITE TO THE SOUTH.

**GRADING NOTES**  
01 TIE TO EXISTING. CONTRACTOR TO VERIFY EXISTING LOCATION & ELEVATION.  
02 SPILL CURB  
03 CATCH CURB  
04 10' TRANSITION FROM SPILL CURB TO CATCH CURB  
05 ACCESSIBLE PARKING STALL. SLOPE TO BE 2% MAX IN ANY DIRECTION IN THIS AREA  
06 STORMWATER QUALITY POND  
07 AREAS WITH CUT EXCEEDING 1'  
08 AREAS WITH FILL EXCEEDING 1'

**EXISTING CONDITIONS NARRATIVE**

THE EXISTING SITE IS PREDOMINATELY SANDY SOIL, MODERATELY VEGETATED WITH VARIOUS SHRUBS AND GRASSES. GENERAL EXISTING TOPOGRAPHY OF THE SITE, AND WITHIN 100 FEET OF THE PROPERTY LINE, SLOPES TO THE SOUTH AT ABOUT 3-6%.

THIS SITE HAS BEEN ANALYZED IN THE APPROVED GOLF COURSE & WESTSIDE COMMERCIAL DEVELOPMENT DRAINAGE REPORT, DATED 03/29/23, HYDROLOGY FILE A12D008B2. AS INDICATED IN THAT REPORT, THE MAJORITY OF THE SITE (BASIN EX-A) AS SHOWN ON THE EXISTING CONDITIONS SHEET IN THE CONCEPTUAL GRADING & DRAINAGE PLANS DATED AUGUST 2023, DRAINS TO THE SOUTH PROPERTY LINE AND ONTO THE ADJACENT PROPERTY VIA OVERLAND FLOW. BASIN EX-A CORRESPONDS TO BASIN D1.A IN THE APPROVED DRAINAGE REPORT. A SMALL PORTION OF THIS SITE (BASIN EX-B), AS SHOWN ON THE EXISTING CONDITIONS SHEET IN THE CONCEPTUAL GRADING & DRAINAGE PLANS DATED AUGUST 2023, REPRESENTS THE AREA WITHIN THE PROPERTY BOUNDARY THAT IS THE WEST HALF OF THE NORTH-SOUTH ROADWAY AND DRAINS SOUTH TO THE PROPERTY LINE VIA CURB AND GUTTER. BASIN EX-B IS A PORTION OF BASIN D2 IN THE APPROVED DRAINAGE REPORT.

**DOWNSTREAM CAPACITY**

THE MAJORITY OF SITE RUNOFF WILL BE ROUTED THROUGH THE STORMWATER QUALITY POND BEFORE ENTERING THE EXISTING STORM SEWER SYSTEM VIA AN 18" PIPE STUB. PER THE APPROVED GOLF COURSE & WESTSIDE COMMERCIAL DEVELOPMENT DRAINAGE REPORT, DATED 03/29/23, HYDROLOGY FILE A12D008B2, THE PIPE STUB CAN HANDLE 6.04 CFS IN THE 100-YEAR EVENT. THE POND IS ANTICIPATED TO DISCHARGE 1.90 CFS IN THE 100-YEAR, THEREFORE THE DOWNSTREAM STORM SEWER HAS CAPACITY TO ACCEPT FLOWS FROM THIS SITE. NO DOWNSTREAM IMPACTS ARE ANTICIPATED.

**PONDING AND OUTLET DESIGN**

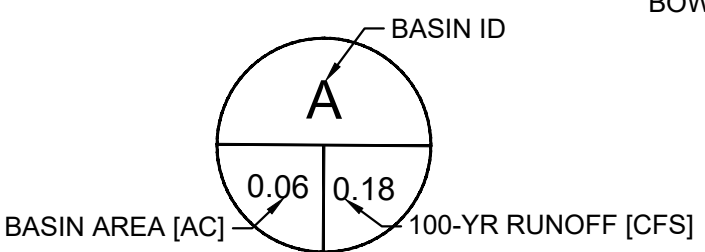
THE STORMWATER QUALITY POND WILL CAPTURE FLOWS FROM THE MAJORITY OF THE SITE AND MANAGE THE STORMWATER QUALITY VOLUME (SWQV). THE REQUIRED SWQV IS 0.032 AC-FT. THE DESIGNED POND VOLUME IS 0.058 AC-FT. SEE SWQV CALCULATION BELOW:

STORMWATER QUALITY VOLUME			
0.90	Impervious area [ac]		
0.42	inches (for new development site)		
1372	SWQV [cf]		
0.032	SWQV [ac-ft]		

THE POND INCLUDES A GRATE INLET SET AT 5182.00, ABOVE THE MAXIMUM SWQV WATER SURFACE ELEVATION (5181.72). THE GRATE INLET ROUTES FLOWS, VIA AN 18" STORM SEWER, TO THE EXISTING 18" STORM SEWER STUB IN THE SOUTHEAST CORNER OF THE SITE.

IN THE EVENT THAT THE POND OVERTOPS, THE FLOW WILL BE ROUTED VIA AN EMERGENCY SPILLWAY AND SOIL RIPRAP RUNDOWN TO THE EXISTING ROCK SWALE AT THE SOUTHERN PROPERTY LINE. THE SPILLWAY CREST ELEVATION IS SET AT 5182.50.

PROPOSED CONDITIONS RUNOFF SUMMARY (RATIONAL METHOD)											
Basin ID	Area [ac]			100-yr, 6-hr Excess Precipitation, E*			100-yr Peak Discharge [cfs/ac]**			Peak Discharge [cfs]	Notes
	Land Treat. C	Land Treat. D	Total	Land Treat. C	Land Treat. D	E [in]	Land Treat. C	Land Treat. D			
A	0.28	0.00	0.28	0.95	2.24	0.95	2.87	4.12	0.80	0.80	Flows overland to south/west property line.
B	0.04	0.20	0.24	0.95	2.24	2.03	2.87	4.12	0.94	0.94	Flows via onsite curb & gutter to the southern property line.
C	0.39	0.90	1.29	0.95	2.24	1.85	2.87	4.12	4.83	4.83	Flows via onsite curb & gutter and storm sewer to proposed stormwater quality pond in southeast corner of site.
D	0.02	0.13	0.15	0.95	2.24	2.07	2.87	4.12	0.59	0.59	Flows via curb and gutter south to property line.
E	0.05	0.01	0.06	0.95	2.24	1.17	2.87	4.12	0.18	0.18	Flows overland to south property line.
Total	0.78	1.24	2.02			8.06			1.90	1.90	Flows routed through grate inlet in pond and 18" storm sewer discharges to existing 18" storm sewer in southeast corner of site.
*Values per DPM Table 6.2.13.											
**Values per DPM Table 6.2.14.											



CONSULTANTS:

Excellence by Design  
2435 RESEARCH PARKWAY, SUITE  
300 COLORADO SPRINGS, CO 80920  
PHONE: (719) 575-0100  
FAX: (719) 575-0208

LAND DEVELOPMENT  
CONSULTANTS, LLC  
950 S. CHERRY STREET, SUITE 512  
DENVER, CO 80246  
OWNER/DEVELOPER:

ROCKY MOUNTAINS DIVISION  
5500 S QUEBEC STREET, SUITE 100  
GREENWOOD VILLAGE, CO 80111

SEAL

FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.  
CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE  
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MATRIX DESIGN GROUP IS NOT RESPONSIBLE FOR  
CHANGES, ALTERATIONS, OR USE OF CONSTRUCTION  
DOCUMENTS PRIOR TO JURISDICTIONAL APPROVAL.

VICINITY MAP: N.T.S.

PROJECT:  
**CIRCLE K STORES INC**

**GRADING AND DRAINAGE PLAN**

10850 GOLF COURSE RD  
ALBUQUERQUE, NM 87114

REVISION HISTORY:  

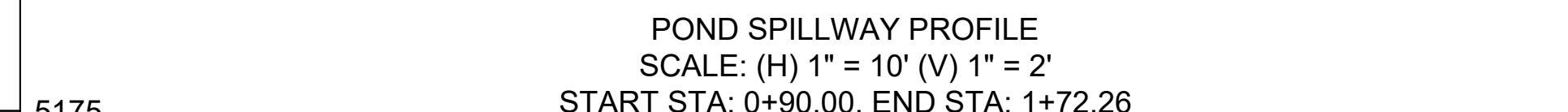
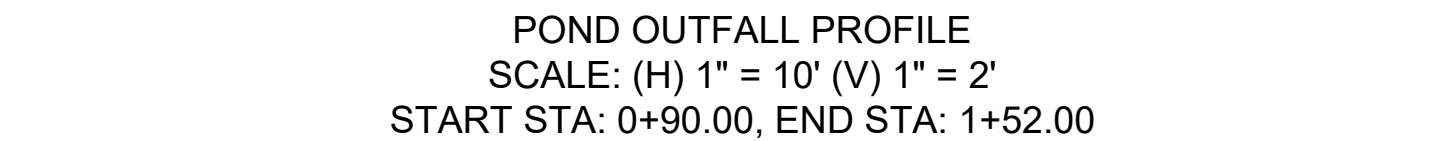
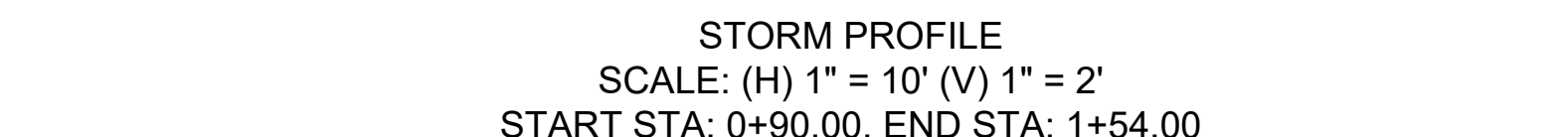
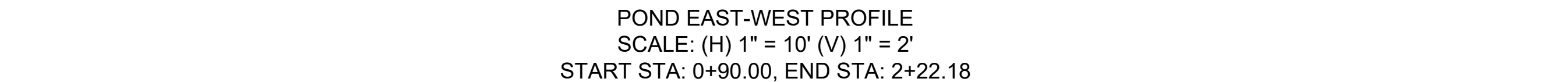
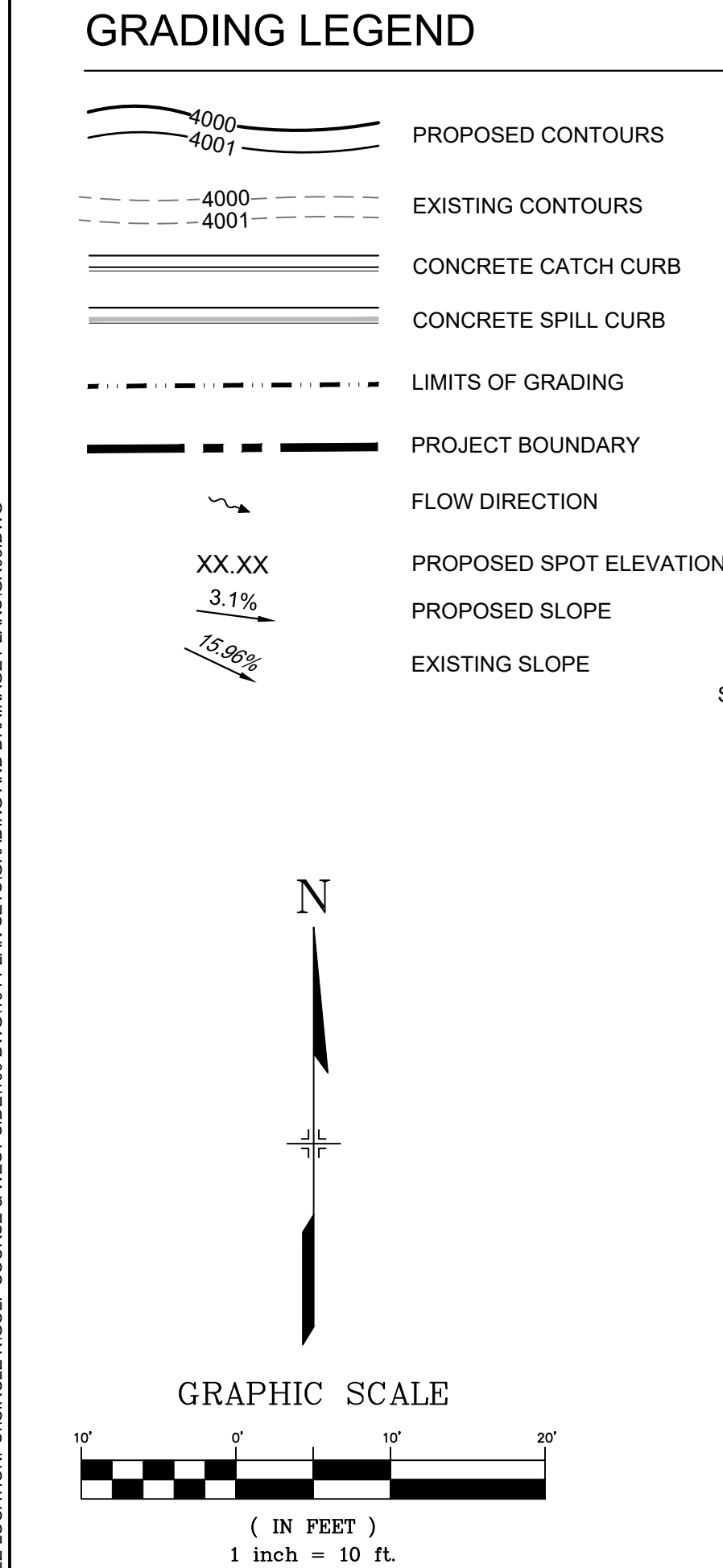
NO.	DATE	DESCRIPTION	BY





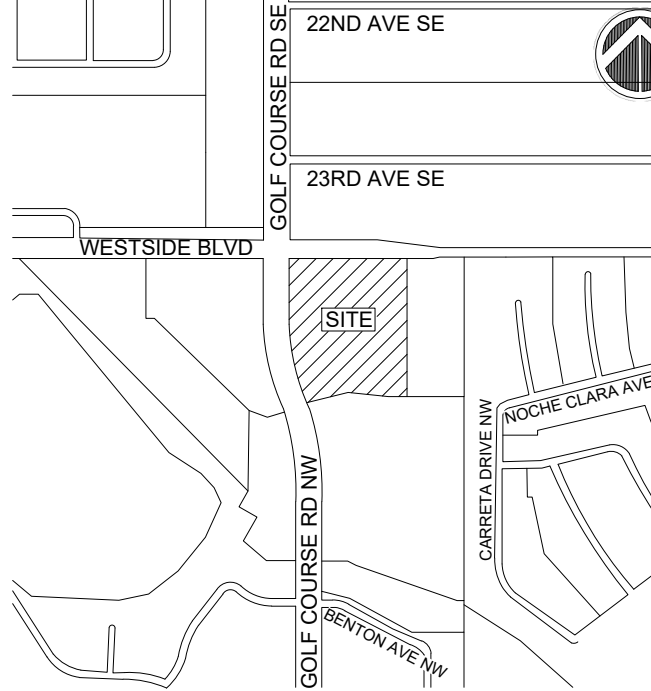
DRAWING INFORMATION:  
PROJECT NO: 21.1207.044  
DRAWN BY: JAW  
CHECKED BY: RPD

SHEET TITLE:  
**DRAINAGE PLAN**

**GR02**  
**SHEET 3 OF 4**  
DATE: MARCH 2024





<div>CONSULTANTS:</div> <div><b>Matrix</b> <i>Excellence by Design</i></div> <div>2435 RESEARCH PARKWAY, SUITE 300 COLORADO SPRINGS, CO 80920 PHONE: (719) 575-0100 FAX : (719) 575-0208</div> <div></div> <div><b>LAND DEVELOPMENT</b> CONSULTANTS, LLC</div> <div>950 S. CHERRY STREET, SUITE 512 DENVER, CO 80246</div> <div>OWNER/DEVELOPER:</div> <div></div> <div>ROCKY MOUNTAINS DIVISION 5500 S QUEBEC STREET, SUITE 100 GREENWOOD VILLAGE, CO 80111</div> <div>SEAL</div> <div></div> <div>FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE MOST RECENT PROJECT CONSTRUCTION DOCUMENTS. MATRIX DESIGN GROUP IS NOT RESPONSIBLE FOR CHANGES, ALTERATIONS, OR USE OF CONSTRUCTION DOCUMENTS PRIOR TO JURISDICTIONAL APPROVAL.</div> <div>VICINITY MAP: N.T.S.</div> <div></div> <div>PROJECT: <b>CIRCLE K STORES INC</b> <b>GRADING AND DRAINAGE PLAN</b></div> <div>10850 GOLF COURSE RD ALBUQUERQUE, NM 87114</div> <div>REVISION HISTORY:</div> <table><thead><tr><th>NO.</th><th>DATE</th><th>DESCRIPTION</th><th>BY</th></tr></thead><tbody><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr></tbody></table> <div>DRAWING INFORMATION:</div> <div>PROJECT NO: 21-1207-044</div> <div>DRAWN BY: JAW</div> <div>CHECKED BY: RPD</div> <div>SHEET TITLE:</div> <div><b>STORMWATER QUALITY POND PLAN &amp; PROFILES</b></div> <div><b>GR03</b></div> <div><b>SHEET 4 OF 4</b></div> <div>DATE: MARCH 2024</div>		NO.	DATE	DESCRIPTION	BY																				
NO.	DATE	DESCRIPTION	BY																						