

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

December 18, 2025

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

**RE: Circle K – 10850 Golf Course Rd. NW
Permanent Certificate of Occupancy - Accepted
Engineer's Certification Date: 12/15/25
Engineer's Stamp Date: 03/01/24
Hydrology File: A12D008B1
Case # HYDR-2025-00446**

Dear Mr. Sullivan:

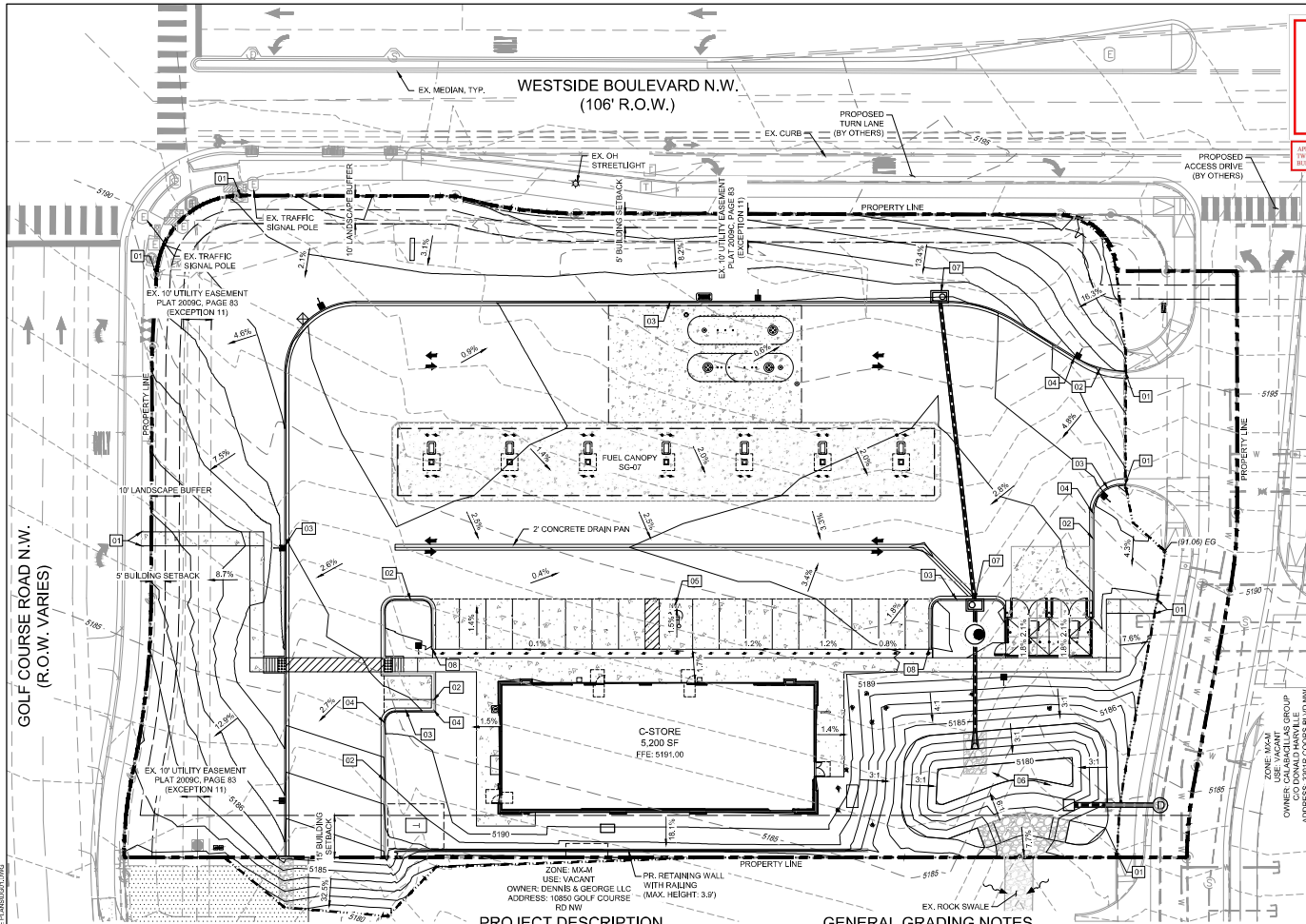
PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

Based on the Engineer's Grading and Drainage Certification received 12/15/2025 and site visit on 12/18/2025, this letter serves as an approval from the Hydrology Section for a Permanent Certificate of Occupancy for the Circle K located at 10850 Golf Course Rd. NW to be issued by the Building and Safety Division.

If you have any questions, please contact me at 505-924-3314 or amontoya@cabq.gov.

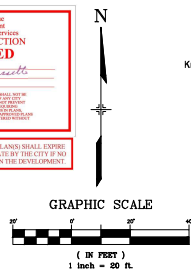
Sincerely,

Anthony Montoya, Jr., P.E., CFM
Senior Engineer, Hydrology
Planning Department, Development Review Services



City of Albuquerque
 Planning Department
 Planning Services
HYDROLOGY SECTION
APPROVED
 DATE: 03/13/24
 BY: Ryan J. [Signature]
 PROJECT: A12000811

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



- GRADING LEGEND**
- PROPOSED CONTOURS
 - EXISTING CONTOURS
 - 6" MEDIAN C & G
 - 6" MEDIAN DEPRESSED C & G
 - LIMITS OF GRADING
 - PROJECT BOUNDARY
 - PROPOSED SLOPE
 - FFE = FINISHED FLOOR ELEVATION

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

- GRADING NOTES**
- 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'

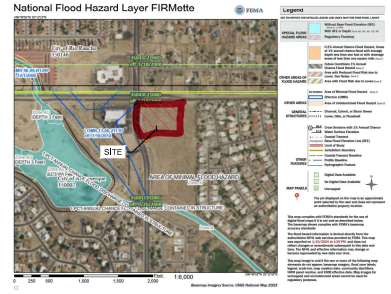
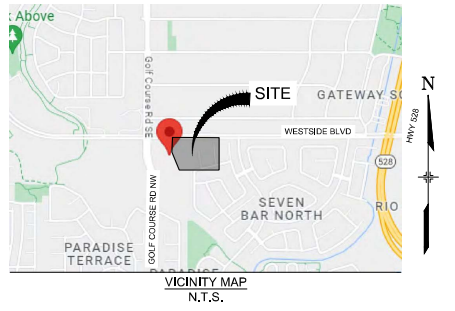
- GENERAL GRADING NOTES**
- A. ALL GRADING SHALL COMPLY WITH THE CITY OF ALBUQUERQUE "GRADING AND EROSION CRITERIA" (REF. CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL, ARTICLE 5-4).
 - B. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE EPA OR APPLICABLE STATE GENERAL N.P.D.E.S. 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 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.
 - 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 RELEAD 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."

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

ADA COMPLIANCE NOTE
 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 REPLACED TO MEET STANDARDS.

SOILS
 THE ON-SITE SOILS INCLUDE BLUEPINT-KOKAM ASSOCIATION (BK) AND BLUEPINT LOAMING FINE SAND (BCL) PER THE NATIONAL RESOURCES CONSERVATION SERVICE (NRCS) WEB SOIL SURVEY (WSSUR) IS RATED HYDROLOGIC GROUP A AND RCL IS RATED HYDROLOGIC GROUP A. REFERENCE GEOTECHNICAL ENGINEERING REPORT PREPARED BY TERRACON CONSULTANTS, INC., DATED JANUARY 25, 2021, PROJECT NUMBER 661295250 FOR ADDITIONAL INFORMATION REGARDING SITE SOILS.

BENCHMARK
 NGS BENCHMARK REEVES 2
 NORTHING = 1,516,595.77 (NMMSPC)
 EASTING = 1,534,308.55 (NMMSPC)
 ELEVATION = 5078.00
 COMBINED FACTOR = 0.99967343



FLOOD ZONE:
 IT IS DETERMINED THAT THE SUBJECT PROPERTY RESIDES IN THE FOLLOWING FLOOD ZONE 'X' AS DETERMINED BY OR SHOWN BY FIRM COMMUNITY PANEL NO. 35001C01086 DATED 09/26/2008.

CONSULTANTS:

Matrix
 Excellence by Design
 2438 RESEARCH PARKWAY, SUITE
 300 COLORADO SPRINGS, CO 80909
 PHONE: (719) 575-0100
 FAX: (719) 575-0208

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

CIRCLE K

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

SEAL

WEST SULLIVAN
 NEW MEXICO
 27224
 03/01/24
 PROFESSIONAL ENGINEER

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 JUDICIAL/LEGAL 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: 21,207,044
 DRAWN BY: JAW
 CHECKED BY: NMS

SHEET TITLE:
GRADING PLAN

DG01

SHEET 1 OF 4

DATE: MARCH 2024

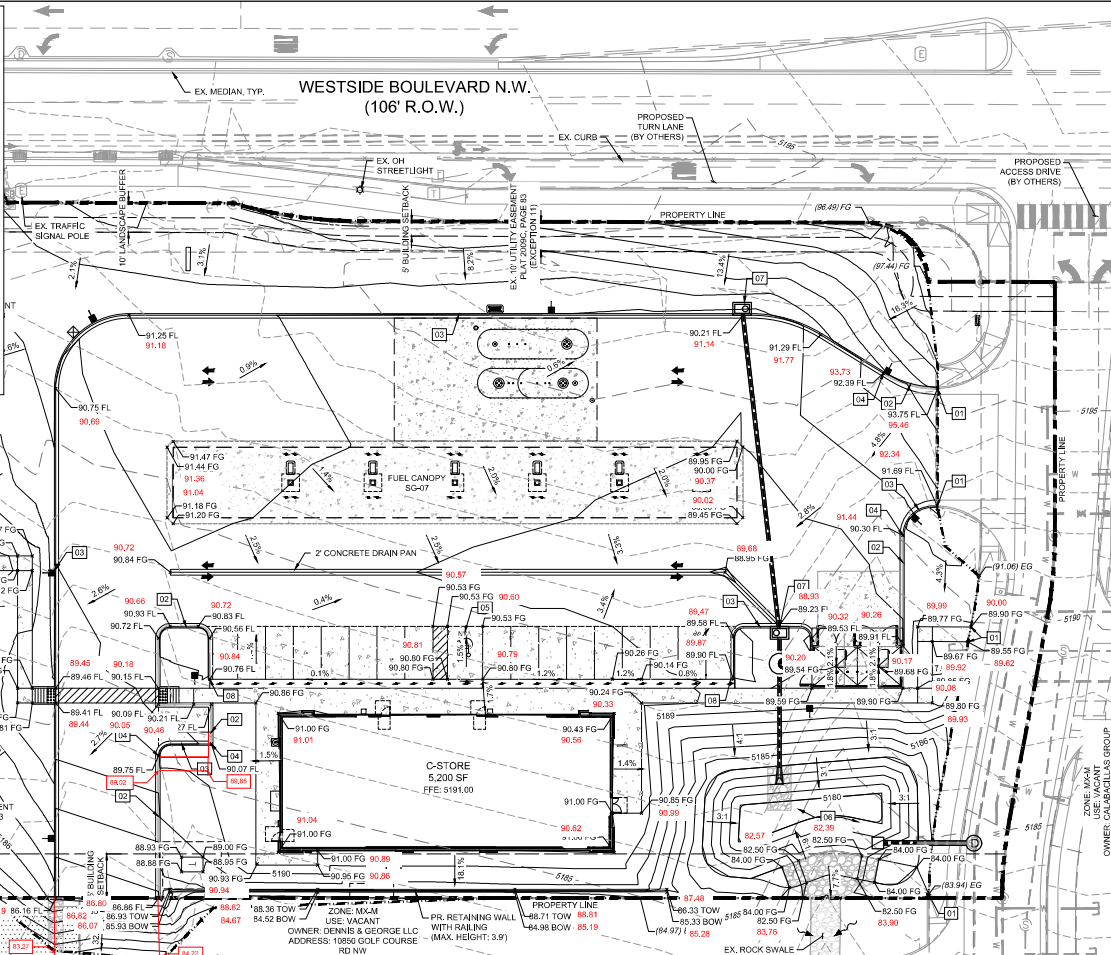
DRAINAGE CERTIFICATION
 I, JESSE SULLIVAN, NMP# 27224, OF THE FIRM MATRIX DESIGN GROUP, INC., HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND DRAINAGE COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 03/02/25. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY DANIE, NMP# 13232, OF THE FIRM SQUARE ROOT SERVICES. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 03/20/25 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR TSO.

REVIEW HAS BEEN COMPLETED TO SUBSTANTIATE COMPLIANCE WITH DESIGN INTENT. THIS IS NOT A COMPREHENSIVE AS-BUILT NOR DOES IT CERTIFY ADA COMPLIANCE.

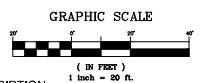
THE TEMPORARY ACCESS DRIVE HAS A LONGITUDINAL SLOPE OF 12.5% WHICH EXCEEDS THE MAXIMUM 10% LONGITUDINAL SLOPE PER THE APPROVED FIRE PLAN. THIS WAS VERBALLY ACCEPTED BY THE FIRE MARSHAL ON 12/15/2025.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

JESSE SULLIVAN, NMP# 27224
 138700220
 DATE



City of Albuquerque Planning Department
 Division of Engineering
HYDROLOGY SECTION
APPROVED
 Date: 03/19/25
 By: Jesse Sullivan
 Hydrologist # A1200881



LEGAL DESCRIPTION

TRACT D-1, PARADISE HEIGHTS, UNIT 1, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS SHOWN ON THE PLAT OF TRACTS D-1, E-1 AND AMARCA BLACK ARROYO CHANNEL ROW, PARADISE HEIGHTS, UNIT 1, ALBUQUERQUE, NEW MEXICO, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JUNE 2, 2009. IN PLAT BOOK 2090C, 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 N43°32'26"W, 27.249.60 FEET TO A P.K. NAL, CAP 5110 FOUND FOR THE TRUE POINT OF BEGINNING AT THE SOUTHEAST CORNER OF THIS TRACT;

THENCE N68°42'15"W, 264.69 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 S88°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 ACES 9-411 BEARS, S.80°59'05"W, 6,607.39 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 38.88 FEET, THROUGH A CENTRAL ANGLE OF 89°38'35" AND WHOSE LONG CHORD BEARS N45°07'56"W, A DISTANCE OF 34.34 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 292.27 FEET, THROUGH A CENTRAL ANGLE OF 17°22'25" AND WHOSE LONG CHORD BEARS N48°50'16", A DISTANCE OF 41.18 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 140.00 FEET, AN ARC LENGTH OF 37.24 FEET, THROUGH A CENTRAL ANGLE OF 15°14'26" AND WHOSE LONG CHORD BEARS N48°07'56", 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 N48°03'04", A DISTANCE OF 62.84 FEET TO A 5/8" IRON ROD WITH CAP 5110 FOUND FOR THE 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 N48°50'16", 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 ACES 8-411 BEARS, N.88°12'30"W, 5874.12 FEET;

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

S.89°49'38"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 N48°50'16", A DISTANCE OF 43.82 FEET TO A 5/8" IRON ROD WITH CAP 5110 FOUND FOR THE POINT OF TANGENCY;

THENCE S.88°49'38"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 N48°49'38", A DISTANCE OF 28.28 FEET TO A 5/8" IRON ROD WITH CAP 5110 FOUND FOR THE POINT OF TANGENCY;

THENCE S.88°49'38"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 N48°10'24", A DISTANCE OF 42.43 FEET TO A CHISELED X FOUND FOR THE POINT OF TANGENCY;

THENCE S.88°49'38"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 S.88°49'38"E, 13.20 FEET TO THE NORTHEAST CORNER OF THIS TRACT;

THENCE N.00°17'07"W, 826.88 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 7.87 ACRES OF LAND, MORE OR LESS.

CONSULTANTS

Matrix
 Excellence by Design
 2438 RESEARCH PARKWAY, SUITE
 300 CO. GRAND SPRINGS, CO 80609
 PHONE: (719) 575-0100
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SEAL

JESSE SULLIVAN
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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: 21,207,044
 DRAWN BY: JAW
 CHECKED BY: NMS

SHEET TITLE:
DETAILED GRADING PLAN

DG02

SHEET 2 OF 4

DATE: MARCH 2024

GENERAL GRADING NOTES

- ALL OF ~~EXISTING~~ EX OVERLAY IN 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.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
- PRIOR TO INSTALLATION OF SANITARY SEWER, THE CONTRACTOR SHALL EXCAVATE VEI (1.5) 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 NOTICED OF DESIGN CONFLICTS.
- ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED TO ~~EXISTING~~ TEMPORARY ASPHALT ACCESS DRIVE DEGRADE TOPSOIL. IS NOT AVAILABLE ON SITE. THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, IF NEEDED. THE AREA SHALL THEN BE SEEDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED WITH A HARDY GRASS GROWTH ESTABLISHMENT TO EXISTING SLOPE PLAN FOR SEED MIX AND FERTILIZER APPLICATION RATE, ANY AREAS DISTURBED FOR ANY REASON SHALL BE RESTORED TO ORIGINAL GRADE AND ACCEPTANCE OF THE PROJECT SHALL BE DIRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
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GRADING NOTES

- 01 TIE TO EXISTING. CONTRACTOR TO VERIFY EXISTING LOCATION & ELEVATION.
- 02 6" DERESSED MEDIAN (SPILL) CURB & GUTTER
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- 04 10' TRANSITION FROM DERESSED CURB TO STANDARD CURB
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ADA COMPLIANCE NOTE

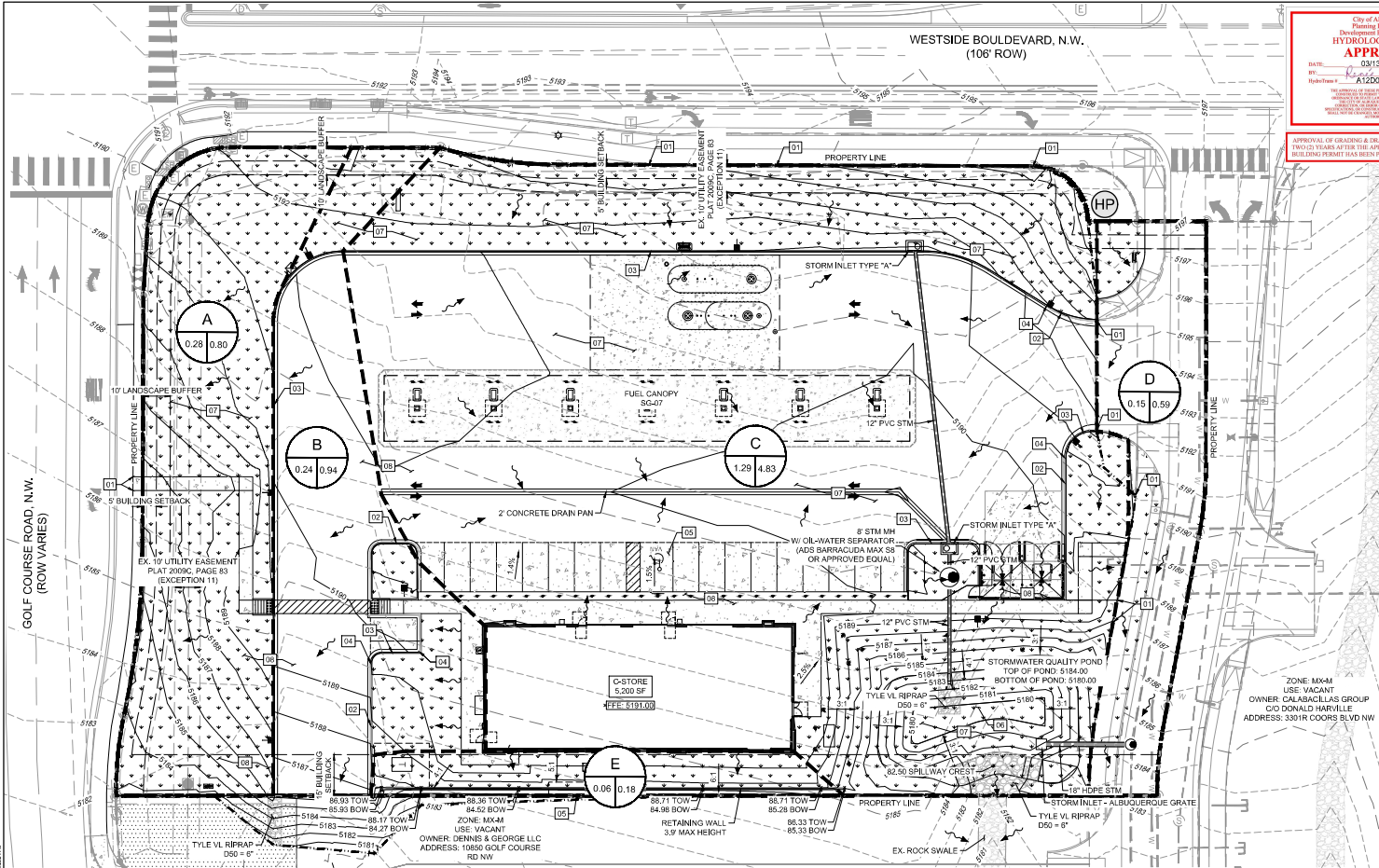
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- NOTE:**
- TBC TO BE 6" ABOVE FL, UNLESS OTHERWISE NOTED.
 - ADD 5100' TO ALL SPOT GRADE ELEVATIONS.

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

THE 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.



City of Albuquerque Planning Department Development Review Services
HYDROLOGY SECTION
APPROVED
 DATE: 03/15/2024
 PREPARED BY: R. Smith
 REVISION: 03/15/2024
 APPROVAL OF GRADING & DRAINAGE PLANS SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE BY THE CITY IF NO RECORDING PERMIT HAS BEEN FILED ON THE DEVELOPMENT.

811
 Know what's below. Call before you dig.

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

CONSULTANTS

Matrix
 Excellence by Design

2438 RESEARCH PARKWAY, SUITE 512
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 FAX: (719) 575-0208

LAND DEVELOPMENT
 CONSULTANTS, LLC

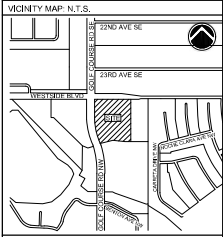
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SEAL

Professional Engineer
 State of New Mexico
 License No. 27224
 03/01/24



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: 21,207,044
 DRAWN BY: JAW
 CHECKED BY: RPD
 SHEET TITLE:

DRAINAGE PLAN

GR02

SHEET 3 OF 4

DATE: MARCH 2024

EXISTING CONDITIONS NARRATIVE

THE EXISTING SITE IS PREDOMINANTLY 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 34%.

THIS SITE HAS BEEN ANALYZED IN THE APPROVED GOLF COURSE & WESTSIDE COMMERCIAL DEVELOPMENT DRAINAGE REPORT, DATED 03/20/2023. HYDROLOGY FILE # 1200880. AS INDICATED IN THAT REPORT, THE MAJORITY OF THE SITE (BASIN E) 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 E VIA CORRESPONDS TO BASIN D1 IN THE APPROVED DRAINAGE REPORT. A SMALL PORTION OF THIS SITE (BASIN E-2), 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 E-2 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" PVC STIM. PER THE APPROVED GOLF COURSE & WESTSIDE COMMERCIAL DEVELOPMENT DRAINAGE REPORT, DATED 03/20/23, HYDROLOGY FILE # 1200880, THE PIPE STUD CAN HANDLE 0.04 CFS IN THE 100-YEAR EVENT. THE POND IS ANTICIPATED TO DISCHARGE 1.00 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 ACFT. THE DESIGNED POND VOLUME IS 0.058 ACFT. 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 SOL 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* [in]			100-yr Peak Discharge [cfs/acre]**			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	Discharge [cfs]		
A	0.28	0.00	0.28	0.95	2.24	0.95	2.87	4.12	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	Flows via curbs & 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	Flows via curbs & 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	Flows via curbs & gutter to property line.	
E	0.05	0.01	0.06	0.95	2.24	1.17	2.87	4.12	0.18	Flows overland to south property line.	
Total	0.78	1.24	2.02			0.86			4.42	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.

GRADING LEGEND

- 4000
- 4001
- 4002
- 4003
- 4004
- 4005
- CONCRETE CATCH CURB
- CONCRETE SPILL CURB
- LIMITS OF GRADING
- FERVIOUS AREA
- DRAINAGE BASIN BOUNDARY
- PROJECT BOUNDARY
- FLOW DIRECTION
- PROPOSED SPOT ELEVATION
- PROPOSED SLOPE
- EXISTING SLOPE



THE LOCATION OF SPILLWAY, CURB, GUTTER, AND RIPRAP SHALL BE DETERMINED BY THE CONTRACTOR AND SHALL BE SHOWN ON THE RECORD DRAWINGS.

