

# CITY OF ALBUQUERQUE

Planning Department  
David Campbell, Director



Mayor Timothy M. Keller

August 6, 2018

David Soule, P.E.  
Rio Grande Engineering  
PO Box 93924  
Albuquerque, NM, 87199

RE: **Starbucks Parking lot Changes**  
**8251 Golf Course Rd NW**  
**Grading Plan and Drainage Plan**  
**Engineer's Stamp Date: 7/23/18**  
**Hydrology File: C12D001G4**

Dear Mr. Soule,

Based on the submittal received 7/23/18, the Grading and Drainage Plan cannot be approved for Grading or Paving Permit until the following are corrected:

1. A Bernalillo County Recorded [Private Facility Drainage Covenant](#) is required for the first flush pond. The original notarized form, exhibit A (legible on 8.5x11 paper), and recording fee (\$25, payable to Bernalillo County) must be turned into DRC (4th, Plaza del Sol) for routing. Please contact Charlotte LaBadie (clabadie@cabq.gov, 924-3996) or Madeline Carruthers (mtafoya@cabq.gov, 924-3997) regarding the routing and recording process for covenants.

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

Sincerely,

Dana Peterson, P.E.  
Senior Engineer, Planning Dept.  
Development Review Services

PO Box 1293  
Albuquerque  
NM 87103  
  
www.cabq.gov



# City of Albuquerque

Planning Department  
Development & Building Services Division

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

**Project Title:** STARBUCKS PARKING **Building Permit #:** \_\_\_\_\_ **Hydrology File #:** \_\_\_\_\_

**DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_

**Legal Description:** PARCEL h-9-1 RIVER VIEW SUBDIVISION

**City Address:** 8251 GOLF COURSE NW ALB NM 87120

**Applicant:** GREVENA LLC **Contact:** \_\_\_\_\_

**Address:** 5321 MENAUL BLVD NE

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Other Contact:** RIO GRANDE ENGINEERING **Contact:** DAVID SOULE

**Address:** PO BOX 93924 ALB NM 87199

**Phone#:** 505.321.9099 **Fax#:** 505.872.0999 **E-mail:** david@riograndeengineering.com

**TYPE OF DEVELOPMENT:** \_\_\_\_\_ PLAT \_\_\_\_\_ RESIDENCE \_\_\_\_\_ DRB SITE ☒ ADMIN SITE

Check all that Apply:

### DEPARTMENT:

☒ HYDROLOGY/ DRAINAGE  
☐ TRAFFIC/ TRANSPORTATION

### 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?

IS THIS A RESUBMITTAL?: \_\_\_\_\_ Yes ☒ No

### 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:** 7/24/18 **By:** \_\_\_\_\_

COA STAFF:

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

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

# CITY OF ALBUQUERQUE

Planning Department  
David Campbell, Director



Mayor Timothy M. Keller

July 12, 2018

David Soule, P.E.  
Rio Grande Engineering  
PO Box 93924  
Albuquerque, NM, 87199

RE: **Starbucks Parking lot Changes**  
**8251 Golf Course Rd NW**  
**Grading Plan and Drainage Plan**  
**Engineer's Stamp Date: 2/9/18**  
**Hydrology File: C12D001G4**

Dear Mr. Soule,

Based on the submittal received 6/29/18, the Grading and Drainage Plan cannot be approved for Grading or Paving Permit until the following are corrected:

1. Provide a drainage narrative or Drainage Report, describing the existing and proposed conditions, including runoff rates, flowpaths, grades, and proposed improvements.
2. The site must demonstrate adequate downstream capacity per § 14-5-2-12(G) of the Albuquerque Code of Ordinances.
3. Clearly define the limits of grading and limits of paving, and provide their areas; the newly constructed Starbucks should be shown as existing and not part of this parking lot change.
4. Provide adequately sized first flush retention ponding, sized for the 80<sup>th</sup> percentile storm (redevelopment project) and demonstrate that the first flush runoff is captured by the proposed pond.
5. A Bernalillo County Recorded [Private Facility Drainage Covenant](#) is required for the first flush pond. The original notarized form, exhibit A (legible on 8.5x11 paper), and recording fee (\$25, payable to Bernalillo County) must be turned into DRC (4th, Plaza del Sol) for routing. Please contact Charlotte LaBadie (clabadie@cabq.gov, 924-3996) or Madeline Carruthers (mtafoya@cabq.gov, 924-3997) regarding the routing and recording process for covenants.

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

Sincerely,

Dana Peterson, P.E.  
Senior Engineer, Planning Dept.  
Development Review Services



Weighted E Method

Existing Developed Basins										100-Year, 6-hr.			
Basin	Area (sf)	Area (acres)	Treatment A		Treatment B		Treatment C		Treatment D		Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs
			%	(acres)	%	(acres)	%	(acres)	%	(acres)			
EXISTING	9358	0.215	0%	0	0.0%	0.000	15.0%	0.03222	85%	0.183	1.823	0.033	0.89
PROPOSED	9358	0.215	0%	0	6.0%	0.013	33.0%	0.07089	61%	0.131	1.569	0.028	0.80

Equations:

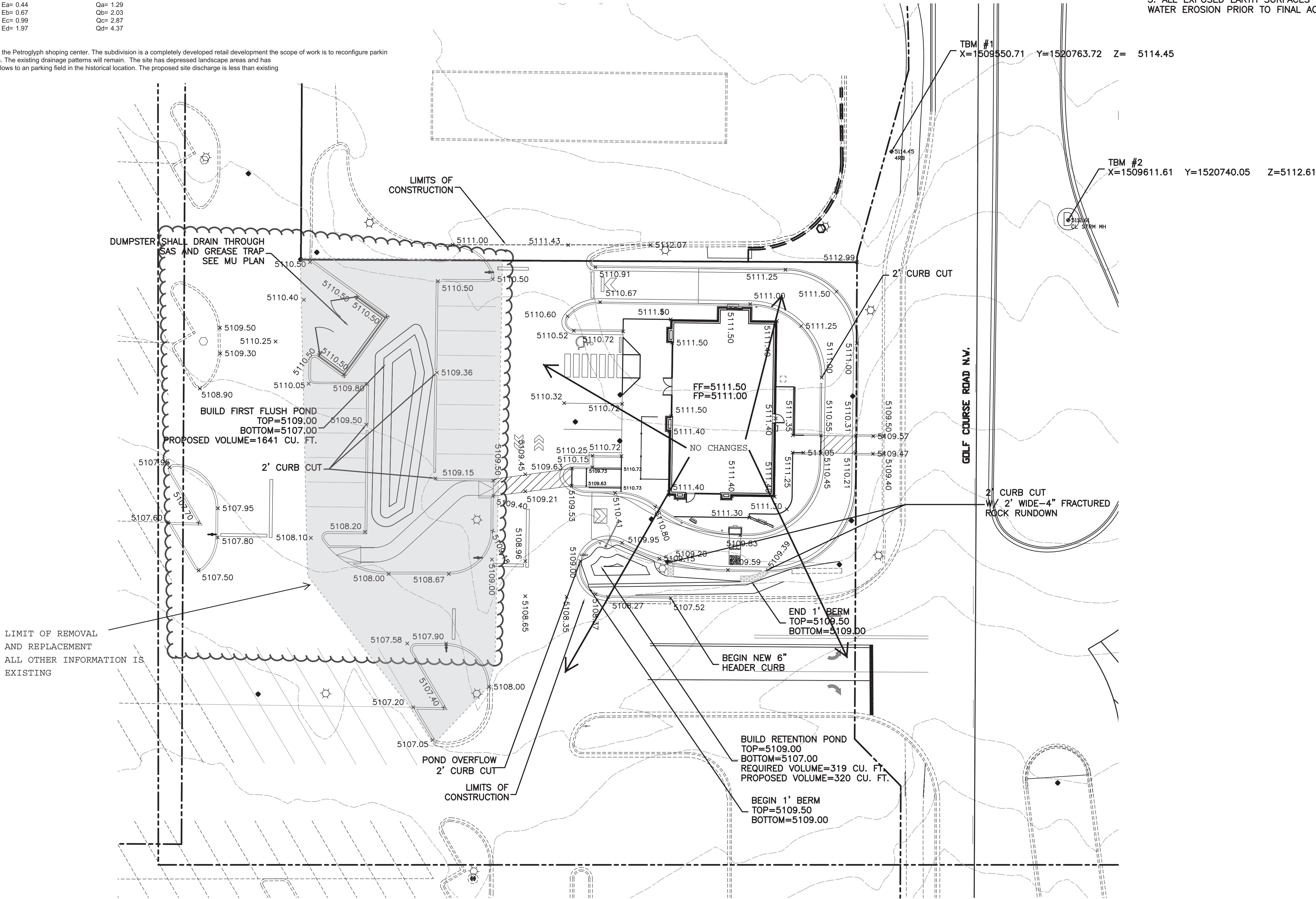
Weighted E = Ea\*Aa + Eb\*Ab + Ec\*Ac + Ed\*Ad / (Total Area) required provided  
FIRST FLUSH 162 CF 1641 CF

Volume = Weighted D \* Total Area

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

Where for 100-year, 6-hour storm (zone 1)  
Ea= 0.44  
Eb= 0.67  
Ec= 0.99  
Ed= 1.97  
Qa= 1.29  
Qb= 2.03  
Qc= 2.87  
Qd= 4.37

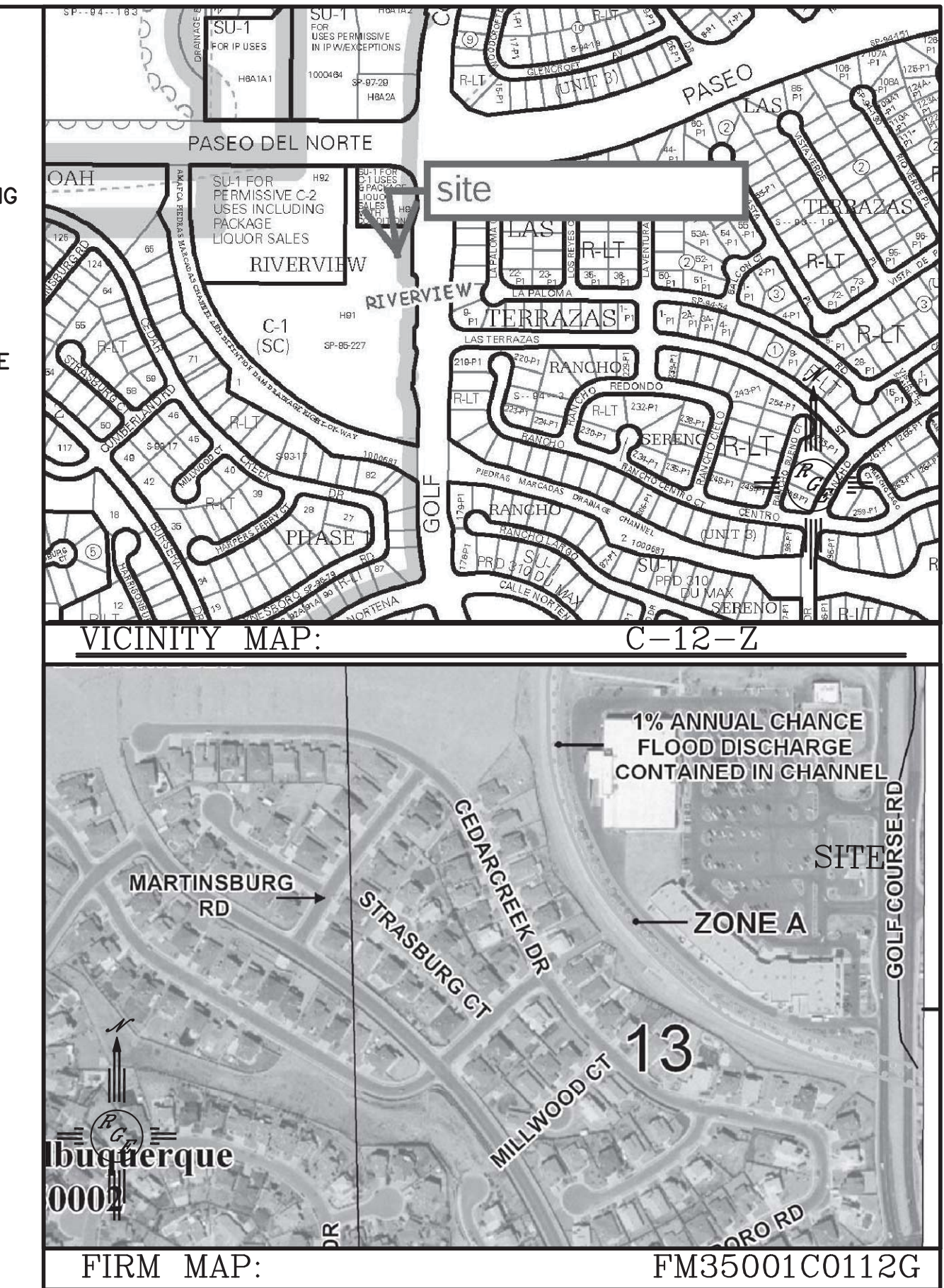
This site is an existing parking area for the Petroglyph shopping center. The subdivision is a completely developed retail development the scope of work is to reconfigure parking areas to address traffic pattern issues. The existing drainage patterns will remain. The site has depressed landscape areas and has retained the first flush. This site sheet flows to an parking field in the historical location. The proposed site discharge is less than existing



**CAUTION:**  
EXISTING UTILITIES ARE NOT SHOWN.  
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  
IMPROVEMENTS.

EROSION CONTROL NOTES:

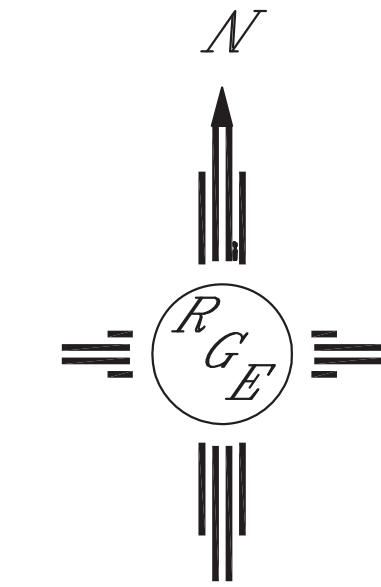
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES 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.


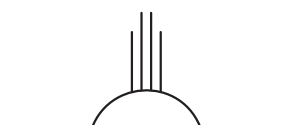


**LEGAL DESCRIPTION:**  
A PORTION OF TRACT H91, RIVERVIEW SUBDIVISION

- NOTES:**
1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
  2. ALL CURB AND GUTTER TO 6" HEADER UNLESS OTHERWISE NOTED.
  3. ALL RETAINING WALL DESIGN SHALL BE BY OTHERS.
  4. ALL NEW PAVING SHALL BE 6" PCC OVER 8" SUBGRADE PREPARATION IN CONFORMANCE TO ACI 330R-08. UNLESS OTHERWISE NOTED.
  5. ANY CURBS OR PAVEMENT NEGATIVELY IMPACTED BY CONSTRUCTION ACTIVITY SHALL BE REPLACED TO MATCH EXISTING CONDITIONS.
  6. ALL SITE WORK SHALL CONFORM TO CITY OF ALBUQUERQUE STANDARDS FOR PUBLIC WORKS CONSTRUCTION EDITION 9
  7. TECH DESIGN SURVEY PROVIDED BY CONSTRUCTION SURVEY TECHNOLOGY USING NAVD 1988 DATUM.

- LEGEND**
- EXISTING CONTOUR
  - EXISTING INDEX CONTOUR
  - PROPOSED CONTOUR
  - PROPOSED INDEX CONTOUR
  - SLOPE TIE
  - EXISTING SPOT ELEVATION
  - PROPOSED SPOT ELEVATION
  - BOUNDARY
  - CENTERLINE
  - RIGHT-OF-WAY
  - PROPOSED CURB
  - EXISTING CURB AND GUTTER
  - PROPOSED SIDEWALK
  - EXISTING SIDEWALK



ENGINEER'S SEAL	STARBUCKS GOLF COURSE AND PDN GRADING AND DRAINAGE PLAN	DRAWN BY WCWJ
		DATE 2-08-18
		21719-LAYOUT-3-16-17
7/23/18 2/9/18	 <i>Rio Grande Engineering</i> 1606 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0999	SHEET # —
DAVID SOULE P.E. #14522		JOB # 21719