

CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director



Mayor Timothy M. Keller

January 14, 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,

PO Box 1293
Based on the submittal received on 1/14/18, the Grading and Drainage Plan is approved for Grading and Paving Permit.

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

Sincerely,

NM 87103

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



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: _____

PRIVATE FACILITY
DRAINAGE COVENANT

This Drainage Covenant ("Covenant"), between GREVENA LIMITED LIABILITY COMPANY("Owner"), whose address is 5321 MENAUL BOULEVARD NE, ALBUQUERQUE, NM 87110, and whose telephone number is (505)833-4131 and the City of Albuquerque, New Mexico, a municipal corporation whose address is P.O. Box 1293, Albuquerque, New Mexico 87103, is made in Albuquerque, Bernalillo County, New Mexico and is entered into as of the date Owner signs this Covenant.

1. Recital. The Owner is the current owner of the following described real property located at [give legal description, and street address] PARCEL H-9-1 RIVERVEIW SUBDIVISION recorded on May 10, 2000, pages 55881 through Book A5, as Document No. 2000045767 in the records of the Bernalillo County Clerk, State of New Mexico (the "Property").

Pursuant to City ordinances, regulations and other applicable laws, the Owner is required to construct and maintain certain drainage facilities on the Property, and the parties wish to enter into this Covenant to establish the obligations and responsibilities of the parties.

2. Description and Construction of Drainage Facility. The Owner shall construct the following "Drainage Facility" within the Property at the at the Owner's sole expense in accordance with the standards, plans and specifications approved by the City:
FIRST FLUSH POND AS SHOWN IN CITY DRAINAGE FILE C12D001G

The Drainage Facility is more particularly described in Exhibit A attached hereto and made a part hereof.

3. Maintenance of Drainage Facility. The Owner shall maintain the Drainage Facility at Owner's sole cost in accordance with the approved Drainage Report and plans.

4. Benefit to Property. The Owner acknowledges and understands that the Drainage Facility required herein to be constructed on the Owner's property is for the private benefit and protection of the Owner's property and that failure to maintain such facility could result in damage or loss to the Property.

5. Inspection of Drainage Facility. The City shall have no duty or obligation whatsoever to perform any inspection, maintenance or repair of the Drainage Facility, it being the duty of the Owner, its heirs, successors and assigns to construct and maintain the facility in accordance with approved plans and specifications.

6. Liability of City. The Owner understands and agrees that the City shall not be liable to the Owner, its heirs, successors or assigns, or to any third parties for any damages resulting from the Owner's failure to construct, maintain or repair the Drainage Facility.



7. Indemnification. The Owner owns and controls the Drainage Facility and shall not permit the Drainage Facility to constitute a hazard to the health or safety of the general public. The Owner agrees to indemnify, defend and hold harmless the City, its officials, agents and employees, from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the Owner, its agents, representatives, contractors or subcontractors or arising from the failure of the Owner, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Developer or Owner herein; provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Covenant, this Covenant to indemnify will not extend to liability, claims, damages, losses or expenses, including attorneys' fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the respective indemnitee, or the agents or employees of the respective indemnitee; or (2) the giving of or the failure to give direction or instructions by the respective indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property.

8. Assessment. Nothing in this Covenant shall be construed to relieve the Owner, its heirs, assigns and successors from an assessment against the Owner's property for improvements to the property under a duly authorized and approved Special Assessment District. The parties specifically agree that the value of the Drainage Facility will not reduce the amount assessed by the City.

9. Binding on Owner's Property. The covenants and obligations of the Owner set forth herein shall be binding on the Owner, its heirs, assigns and successors and on the Owner's property and constitute covenants running with the Owner's property until released by the City. This Covenant can only be released by the City's Chief Administrative Officer with concurrence of the City Engineer.

10. Entire Covenant. This Covenant contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

11. Changes to Covenant. Changes to this Covenant are not binding unless made in writing, signed by both parties.

12. Effective Date of Covenant. This Covenant shall be effective as of the date of signature of the Owner.

OWNER:

By [signature]:

Name [print]:

Title:

Dated:

CITY OF ALBUQUERQUE:

By:

Shahab Biazar, P.E., City engineer

Dated:

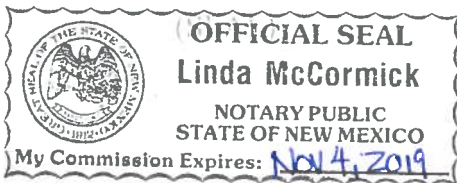
OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO)

)ss

COUNTY OF BERNALILLO)

This instrument was acknowledged before me on this 9th day of November, 2018, by Pete Daskalos (name of person signing permit), Managing Member (title of person signing permit) of Grevena, LLC (Owner).



Linda McCormick
Notary Public
My Commission Expires: Nov. 4, 2019

CITY'S ACKNOWLEDGMENT

STATE OF NEW MEXICO)

)ss

COUNTY OF BERNALILLO)

This instrument was acknowledged before me on this 20th day of November, 2018, by Shahab Biazar, P.E., City Engineer, of the City of Albuquerque, a municipal corporation, on behalf of said corporation.



Charlotte LaBachio
Notary Public
My Commission Expires: March 15, 2021

(EXHIBIT A ATTACHED)

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:

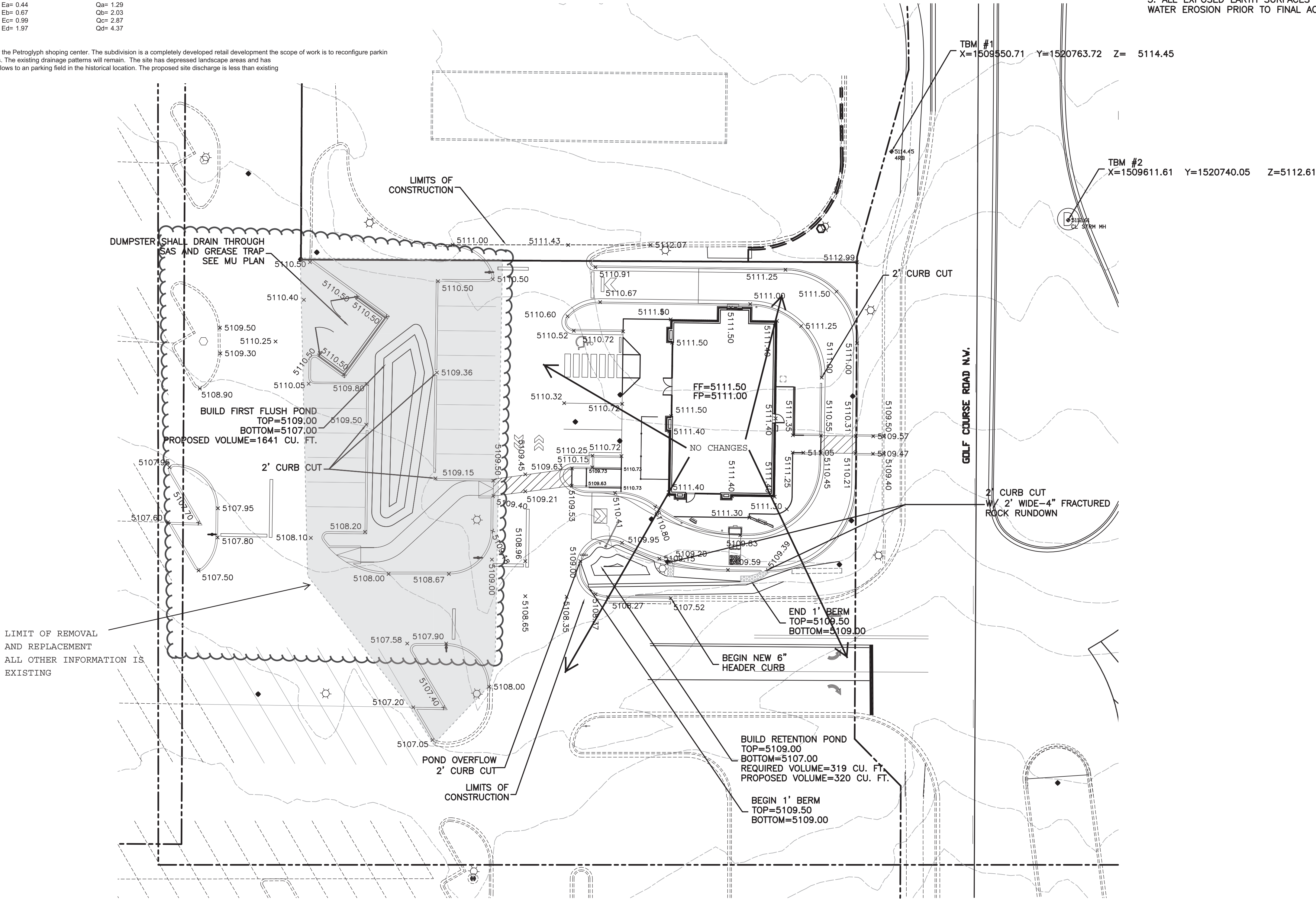
Weighted E = Ea*Aa + Eb*Ab + Ec*Ac + Ed*Ad / (Total Area) required provided
FIRST FLUSH 162 CF 1641 CF

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

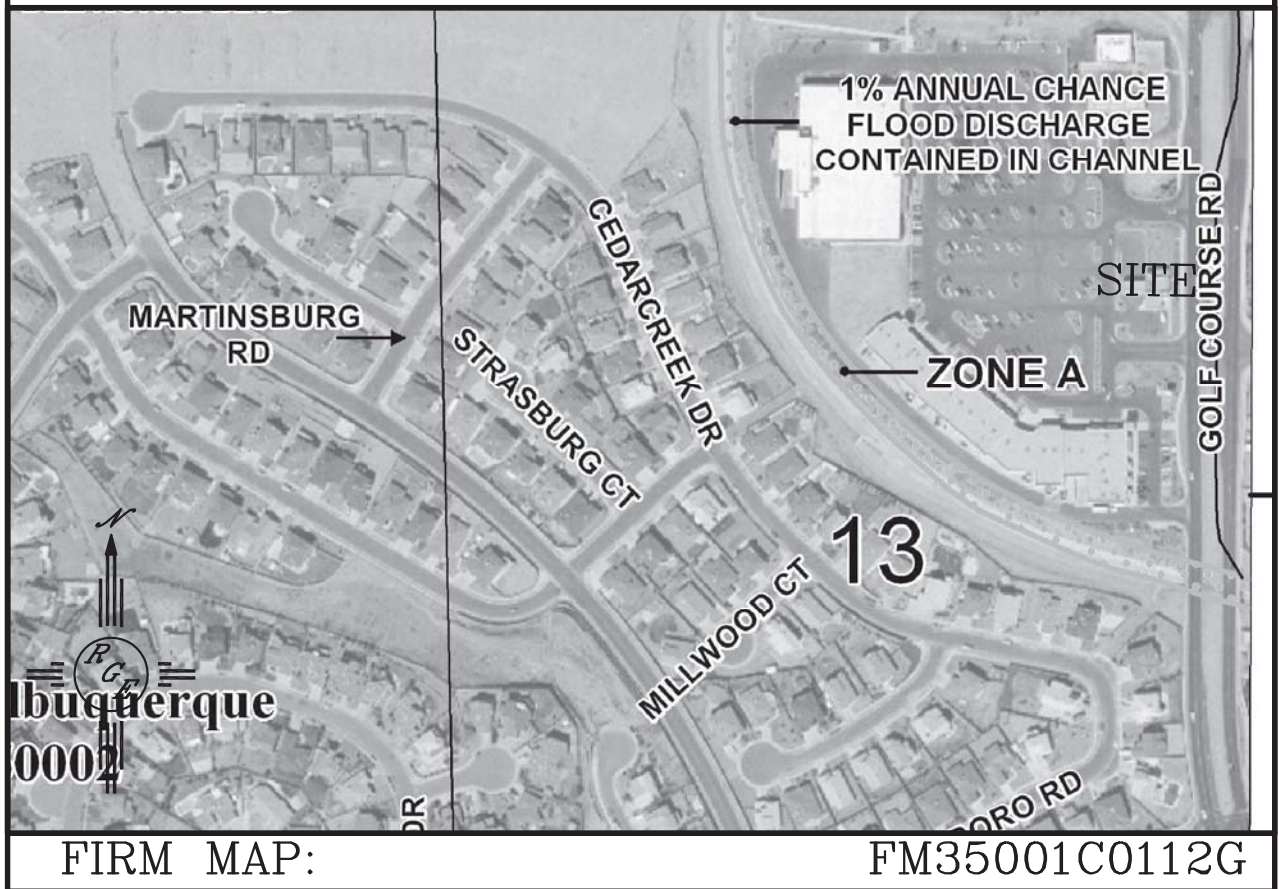
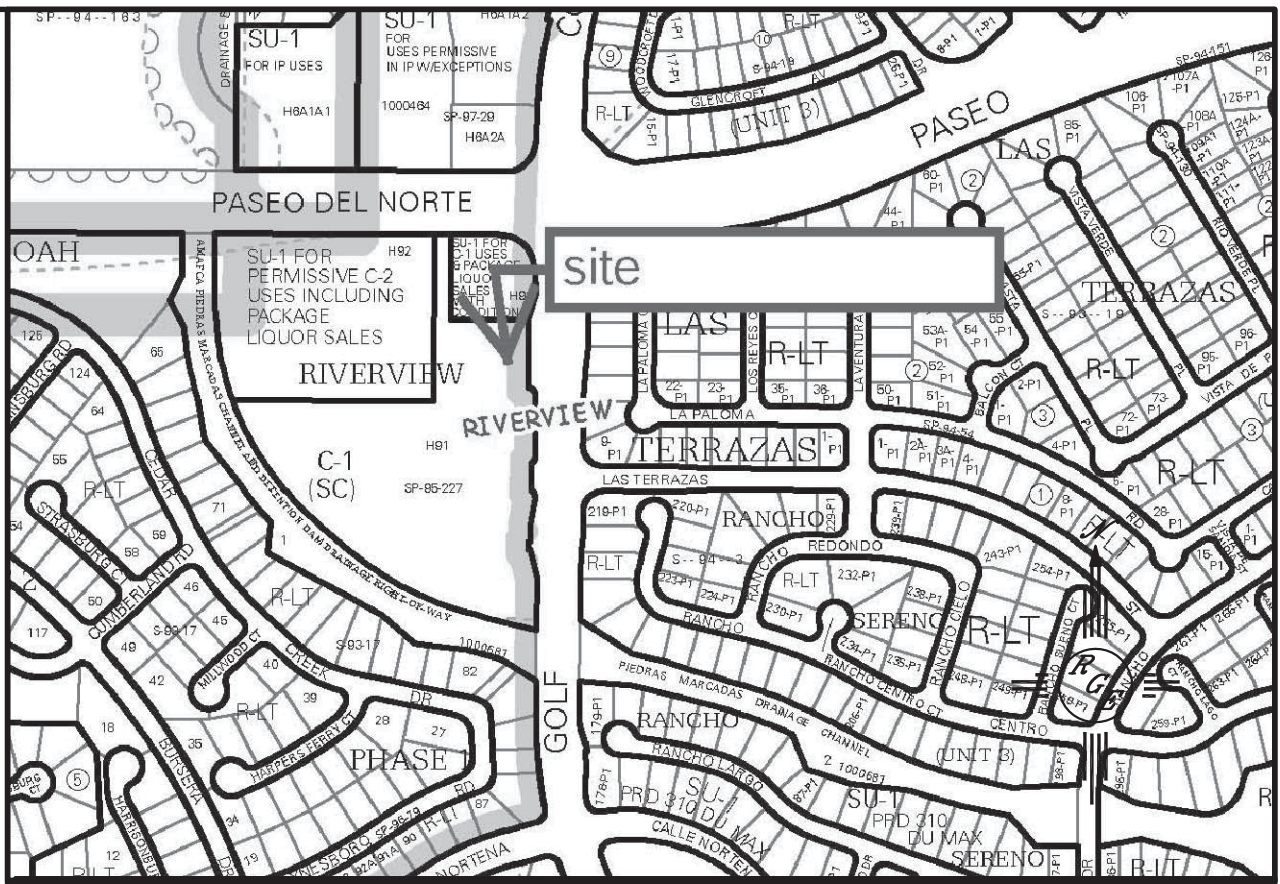
This site is an existing parking area for the Petroglyph shopping center. The subdivision is a completely developed retail development the scope of work is to reconfigure parking areas to address traffic pattern issues. The existing drainage patterns will remain. The site has depressed landscape areas 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:

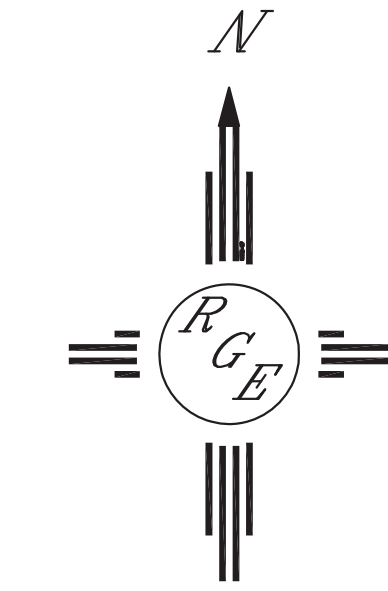
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES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



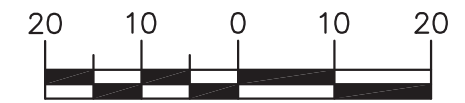
LEGAL DESCRIPTION:
A PORTION OF TRACT H91, RIVERVIEW SUBDIVISION

- 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



GRAPHIC SCALE



SCALE: 1"=20'

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