CITY OF ALBUQUERQUE

Planning Department Brennon Williams, Director



Mayor Timothy M. Keller

October 14, 2020

Aaron M. Barnhart, P.E. Wallace Engineering Structural Consultants, Inc. 9800 Pyramid Court, Suite 350 Englewood, Colorado 80112

RE: Taco Bell 8651 Golf Course Rd. NW Grading and Drainage Plan Engineer's Stamp Date: 09/10/20 Hydrology File: C12D058

Dear Mr. Barnhart:

- PO Box 1293 Based upon the information provided in your submittal received 10/02/2020, the Grading & Drainage Plan **is not** approved for action by the DRB on Site Plan for Building Permit. The following comments need to be addressed for approval of the above referenced project:
- Albuquerque 1. Please provide the Benchmark information (location, description and elevation) for the survey information provided.
- NM 87103
 2. All drainage within this site is to be captured within the property and cannot be sheet drained to adjacent property. This site was previous designed the way per a previous project (HydroTrans # C12D002F) with engineering stamp date 10/20/05.

 Www.cabq.gov
 Please use the procedure for 40 acre and smaller basins as outlined in Development Process Manual (DPM) (signed 06/08/20) Article 6-2(a). Please provide both the existing conditions and proposed conditions for the 100 year-6 hour storm event.

- Provide management onsite for the Stormwater Quality Volume (SWQV) in accordance with the new drainage ordinance, § 14-5-2-6 (H) enacted 10/2/18 (Council Bill C/S O-18-2). Please show the top and bottom of the ponds along with the volume for each pond. The onsite drainage should be directed to these ponds prior to being collected in a private unground drainage system. Please follow the DPM (signed 06/08/20) Article 6-12 Stormwater Quality and Low-Impact Development for the sizing calculations.
- 5. 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, 924-3420) 14 days prior to any earth disturbance.

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6. Standard review fee of \$300 (for DRB Site) will be required at the time of resubmittal.

If you have any questions, please contact me at 924-3995 or <u>rbrissette@cabq.gov</u>.

Sincerely,

Renée C. Brissette

Renée C. Brissette, P.E. CFM Senior Engineer, Hydrology Planning Department

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

C:	ity of Albuquerque
	lonment & Building Services Division
	AND TRANSPORTATION INFORMATION SHEET
MEL DRAINAGE	AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)
Project Title: TACO BELL	Building Permit #: BP-2020-30452 Hydrology File #:
DRB#:	EPC#: Work Order#:
Legal Description: PARCEL H-6A7	AA1-A, RIVERVIEW PARCELS
City Address: 8651 GOLF CO	URSE RD
Applicant: AAD FITCH INC	Contact: SHALIN MCDONALD
Address: 16435 N SCOTTSDALE	E BD STE 195 SCOTTSDALE AZ 85254
Address. 10400 N. 000 1100 Address.	Envil: @FITCH COM
Hone#. 400.000.4200	
Other Contact: WALLACE ENGINE	ERING Contact: AARON BARNHART
Address: 9800 PYRAMID CT	, STE 350, ENGLEWOOD, CO 80112 ABARNHART
Phone#: 720.407.5288	Fax#:E-mail: @WALLACESC.COM
TYPE OF DEVELOPMENT: PI	LAT (# of lots) RESIDENCE DRB SITE X ADMIN SITE
	X N
IS THIS A RESUBMITTAL?	res <u>N</u> NO
DEPARTMENT TRANSPORTATIO	ON <u>X</u> HYDROLOGY/DRAINAGE
Check all that Apply:	TYPE OF APPROVAL/ACCEPTANCE SOUGHT: BUILDING PERMIT APPROVAL
TYPE OF SUBMITTAL:	CERTIFICATE OF OCCUPANCY
ENGINEER/ARCHITECT CERTIFICA	ATION
PAD CERTIFICATION CONCEPTUAL G & D PLAN	PRELIMINARY PLAT APPROVAL
X GRADING PLAN	SITE PLAN FOR SUB'D APPROVAL
DRAINAGE REPORT	SITE PLAN FOR BLDG. PERMIT APPROVAL
DRAINAGE MASTER PLAN	FINAL PLAT APPROVAL
FLOODPLAIN DEVELOPMENT PERM	MIT APPLIC SIA/ RELEASE OF FINANCIAL GUARANTEE
ELEVATION CERTIFICATE	FOUNDATION PERMIT APPROVAL
CLOMR/LOMR	GRADING PERMIT APPROVAL
TRAFFIC CIRCULATION LAYOUT ((ICL)SO-19 APPROVAL
IRAFFIC IMPACT STUDY (IIS)	PAVING PERMIT APPROVAL
SIKEEI LIGHI LAYUUI	GRADING/ PAD CERTIFICATION
DDE DESIGN MEETING?	WORK ORDER APPROVAL
I NE-DESION MEETINU?	CLOMR/LOMR
	FLOODPLAIN DEVELOPMENT PERMIT
	OTHER (SPECIFY)
DATE SUBMITTED: 09.28.2020	By: AARON M. BARNHART, PE
COA STAFF:	ELECTRONIC SUBMITTAL RECEIVED:
	FEE PAID:

OWNER PALO ALTO INC./ ALVARADO CONCEPTS 924 W. COLFAX AVE, SUITE 203 DENVER, CO 80204 KIM SIMS KSIMS@PALOALTOINC.COM (303) 745-0555

ARCHITECT AAD FITCH, INC 16435 N. SCOTTSDALE RD, SUITE 195 SCOTTSDALE, AZ 85254 SHAUN MCDONALD SHAUN.MCDONALD@FITCH.COM (480) 998-4200

CIVIL ENGINEER WALLACE ENGINEERING 9800 PYRAMID CT. SUITE 350 ENGLEWOOD, CO 80112 AARON BARNHART, P.E. ABARNHART@WALLACESC.COM (720) 407-5288

MEP ENGINEER DIALECTIC ENGINEERING 310 W. 20TH ST, SUITE 200 KANSAS CITY, MO 64108 PAUL COLVIG PAUL.COLVIG@DIALECTICENG.COM (816) 977-9621

LANDSCAPE ARCHITECTS ALABACK DESIGN 3202 EAST 21ST ST, SUITE 100 TULSA, OK 74114 DAN ALABACK DAN_ALABACK@ALABACKDESIGN.COM

PROPERTY DESCRIPTION

PARCEL H-6A7AA1-A, RIVERVIEW PARCELS, as the same is shown and designated on the plat thereof filled in the office of the County Clerk of Bernalillo County, New Mexico on September 15, 2005

PROPERTY ADDRESS 8651 Golf Course Road NW

OWNER NAME AND ADDRESS

ALVARADO DEVELOPEMNT, LLC, a Colorado limited liability company, whose address is 924 West Colfax Avenue, S. 302 Denver, Colorado 80204.

FLOOD ZONE NOTE:

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE X WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAPS DATED SEPTEMBER 26, 2008, MAP NO. 35001C0112G AND MAP NO. 35001C0116G DATED SEPTEMBER 26, 2008.

NOTE:

WORK SHALL BE CONSTRUCTED TO CITY OF ALBUQUERQUE STANDARDS AND SPECIFICATIONS. THIS APPROVAL IS FOR CONFORMANCE TO THESE STANDARDS AND SPECIFICATIONS AND OF THE CITY REQUIREMENTS. THE DESIGN AND CONCEPT REMAINS THE RESPONSIBILITY OF THE PROFESSIONAL ENGINEER OR LANDSCAPE PROFESSIONAL.

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——	WAT
	SAN
>	FLO
SF	SILT
	PRC
	EAS

SITE PLAN TACO BELL 8651 GOLF COURSE RD. NW ALBUQUERQUE, NEW MEXICO



VICINITY MAP 1"=1000'

ISTING MAJOR CONTOUR ISTING MINOR CONTOUR W MAJOR CONTOUR W MINOR CONTOUR S LINE ECTRIC UNDERGROUND TER LINE NITARY SEWER LINE OW LINE DITCH T FENCE OPERTY LINE EASEMENT



LEGEND

🗭 вм	BENCH MARK
• CO	CLEANOUT
₿ LP	LIGHT POLE
63	SANITARY MANHOLE
S	STORM MANHOLE
	TRANSFORMER PAD
ੱਕ	VALVE
O WM	WATER METER

AI	AREA INLET
BC	BACK OF CURB
BS	BOTTOM OF STEP
CI	CAST IRON
CLR	CLEAR
CJ	CONSTRUCTION JOINT
DB	DRAINAGE BASIN
DIP	DUCTILE IRON PIPE
DGDI	DOUBLE GRATE CURB INLET
DO	DOOR OPENING
DS	DOWNSPOUT
EC	EDGE OF CONCRETE
EJ	EXPANSION JOINT
EL	ELEVATION
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOWLINE
HB	HOSE BIB
HDPE	HIGH DENSITY POLYETHYLENE
IJ	ISOLATION JOINT
IRR	IRRIGATION
IST	INLET SEDIMENT TRAP
LF	LINEAR FEET

OHD	OVERHEAD DOOR
PAVT	PAVEMENT
Έ	POLYETHYLENE
VC	POLY VINYL CHLORIDE
R	RADIUS
RD	ROOF DRAIN
R/W	RIGHT OF WAY
RCP	REINF CONCRETE PIPE
Ŋ	RESTRAINED JOINT
GDI	SINGLE GRATE CURB INLET
SF	SQUARE FEET
SJ	SAW JOINT
SY	SQUARE YARDS
С	TOP OF CURB
G	TOP OF GRATE
J	TOOLED JOINT
OF	TOP OF FOOTING
Р	TOP OF PAVEMENT
R	TOP OF RIM
S	TOP OF SIDEWALK
W	TOP OF WALL
JNO	UNLESS NOTED OTHERWISE

PARKING REQUIREMENT

TACO BELL <u>8 SPACES/ 1,000 SF</u> 1,686 SF		
TOTAL SITE REQUIRED PARKING	14	
PARKING SUMMARY		
PARKING SUM	VIARY	
VAN ACCESSIBLE PARKING		
VAN ACCESSIBLE PARKING STANDARD PARKING	1 15	
VAN ACCESSIBLE PARKING STANDARD PARKING MOTORCYCLE PARKING	1 15 1	
VAN ACCESSIBLE PARKING STANDARD PARKING MOTORCYCLE PARKING BICYCLE PARKING	VIARY 1 15 1 3	
VAN ACCESSIBLE PARKING STANDARD PARKING MOTORCYCLE PARKING BICYCLE PARKING	1 15 1 3	

SHEET INDEX

C1.0	COVER SHEET
C2.0	DEMOLITION AND EROSION CONTROL PLAN
C3.0	SITE PLAN
C4.0	GRADING AND DRAINAGE PLAN
C5.0	UTILITY PLAN
C6.0	DETAILS
C6.1	DETAILS
C6.2	DETAILS
C6.3	DETAILS
C7.0	EROSION CONTROL DETAILS







PLOT DATE:

2020.01.16



- WAY.
- 5. ALL DIMENSIONS ARE FROM BACK OF CURB UNLESS SHOWN OTHERWISE.





MATERIAL DO NOT INCLUDE THE SPACE WITHIN AND BOUNDED BY THE OUTER

TRENCH PROTECTION TO BE PROVIDED TO MEET APPLICABLE STATE AND OSHA SAFETY STANDARDS. ALL SUCH TRENCH PROTECTION TO BE RESPONSIBILITY OF

TOP OF THE TRENCH. NMDOT TYPE "A" AGGREGATE BASE TO BE COMPACTED

TRENCH WIDTH, FT.

SCALE: NTS

<u>NOTE:</u> SEE ALSO: DWGS 2202,2207, & 2216/C6.2, AND DWGS 2220, & 2229/C6.3

2 THE (PRIVATE) TAILPIECE IS TO BE INSTALLED BY THE CONTRACTOR AND IS TO BE OWNED AND MAINTAINED BY THE CUSTOMER PER WATER AUTHORITY ORDINANCE. CONSTRUCTION NOTES:

A STREET SURFACE. B BACK OF CURB.

- C METER BOX, COVER AND LID, SEE DRAWING 2367. COVER FLUSH WITH SURFACE AND CENTERED OVER METER REGISTER.
- OVER METER REGISTER. D 1/2" EXPANSION JOINT.
- E CURB STOP, LOCATE INSIDE METER BOX.
- F SIDEWALK OR DRIVEPAD. G METER. TOP OF METER TO BE 12"-18" BELOW COVER.
- H CORP STOP.
- J MAIN WATER LINE.
- K TAPPING SADDLE.
- L COPPER SERVICE LINE. M COPPER SETTER. PROVIDE WITH DUAL CHECK VALVE IN PRESSURE ZONES OW, 1W, 1E, AND FOR PRIVATE WELLS. SEE SPECIFICATION SECTION 802.3.9 FOR PRIVATE WELL PROVISIONS
- N TAILPIECE 3' LONG, APPROVED COPPER TUBING WITH A CLEAN CUT AT END WITH A TEMPORARY PLUG, DUAL CHECK VALVE SHALL BE INSTALLED IN WATER ZONES OW, 1W, 1E AND FOR PRIVATE WELLS SEE SPECIFICATION SECTION 802.3.9 FOR PRIVATE WELL PROVISIONS.
- Q CONCRETE PAD REQUIRED IN ALL AREAS PER SEC. 101 EXTERIOR CONCRETE, f'c=3000 psi @ 28 DAYS.
- R #4 REBAR CONTINUOUS ALL AROUND METER BOX. S STABILIZER BAR. 1/2" X 12" LONG GALVANIZED STEEL PIPE.
- T METER BOX LID SHALL BE FLUSH WITH SURROUNDING SIDEWALK. U METER BOX EXTENSION AS REQUIRED.
- W 3" TALL "W" STAMP ON CURB WHERE SERVICE LINE CROSSES.
 V ELECTRONIC MARKER DEVICE (EMD) SEE STANDARD SPECIFICATION SECTION 170.

REVISIONS WATER AUTHORITY WATER 1~1/2" TO 2" METERED SERVICE LINE INSTALLATION DWG. 2363 JANUARY 2011

A4-6

SILT FENCE SCALE: NTS

01C11R.DOC

Revision 2 August 2012

Revision 2

Drop Inlet Protection	Applications
DROP INLET WITH GATE FILTER FABRIC STAKES	Perimeter Control
	Slope Protection
	Sediment Trapping
	Channel Protection
	Temporary Stabilization
	Permanent Stabilization
TYPE I	Waste Managemer
DESCRIPTION	Housekeeping Practices
A variety of drop inlet protection methods are used to intercept sediments at inlets through the use of stone, filter fabric, or other materials.	Targeted Constituent
PRIMARY USE	Sediment
Drop inlet protection is normally used as a second defense in site erosion	Nutrients
control. A backup to onsite systems that have limited effectiveness.	Toxic Materials
APPLICATIONS	Oil and Grease
 Filter barrier when site is less than one acre and slope is less than 5% 	Floatable Materials
Block and gravel are used when flows exceed 0.5 cfs	Construction Waste
• where mesh and gravel are used where traffic crosses inlet	
	Impact
Ponding will occur at the inlet, with possible flooding as a result.	Significant
Inlet protection is only viable at low-point inlets. Inlets that are on a slope	Medium
continue downstream, causing an overload condition at inlets beyond.	Low
MAINTENANCE REQUIREMENTS	Unknown or
Inspections should be made on a weekly basis, especially after large (>0.5 inches) storm events. When silt fence is used and the fabric becomes	Questionable
clogged, it should be cleaned or, if necessary, replaced. Also, sediment should be removed when it reaches approximately one-half the height of the fence. If a sump is used, sediment should be removed when the volume of the basin is reduced by 50%.	
For systems using stone filters, when the stone filter becomes clogged with sediment, the stones must be pulled away from the inlet and cleaned or replaced. Since cleaning of gravel at a construction site may be difficult, an alternative approach would be to use the clogged stone as fill material and put new stone around the inlet.	

A4-13

National Pollutant Discharge Elimination System Manual Appendix A4 – Sediment Control

01C11R.DOC

01C11R.DOC

SCALE: NTS

A4-14

O DROP INLET PROTECTION

Revision 2 August 2012

今 STABILIZED CONSTRUCTION ENTRANCE/EXIT

J

SCALE: NTS

