

# CITY OF ALBUQUERQUE

*Planning Department*  
Brennon Williams, Director



*Mayor Timothy M. Keller*

July 9, 2021

Aaron Barnhart, P.E.  
Wallace Engineering  
9800 Pyramid Ct., Ste. 350  
Englewood, CO 80112

**RE: Taco Bell  
8651 Golf Course Rd.  
Permanent C.O. - Approved  
Engineer's Certification Date: 4/30/21  
Engineer's Stamp Date: 10/16/20  
Hydrology File: C12D058**

Dear Mr. Barnhart:

PO Box 1293

Based on the certification received 6/17/21 and a site visit on 7/9/21, this certification is approved for Permanent Certificate of Occupancy by Hydrology.

Albuquerque

If you have any questions, please contact me at 924-3986 or [earmijo@cabq.gov](mailto:earmijo@cabq.gov).

NM 87103

Sincerely,

[www.cabq.gov](http://www.cabq.gov)

Ernest Armijo, P.E.  
Principal 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:** TACO BELL **Building Permit #:** BP-2020-30452 **Hydrology File #:** \_\_\_\_\_  
**DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_  
**Legal Description:** PARCEL H-6A7AA1-A, RIVERVIEW PARCELS  
**City Address:** 8651 GOLF COURSE ROAD

**Applicant:** NADEL **Contact:** SHAUN McDONALD  
**Address:** 1990 S BUNDY DRIVE, SUITE 400, LOS ANGELES, CA 90025  
**Phone#:** 480.635.6830 **Fax#:** \_\_\_\_\_ **E-mail:** SMCDONALD@NADELARC.COM

**Other Contact:** WALLACE ENGINEERING **Contact:** AARON BARNHART  
**Address:** 9800 PYRAMID CT, SUITE 350, ENGLEWOOD, CO 80112  
**Phone#:** 720.407.5288 **Fax#:** \_\_\_\_\_ **E-mail:** ABARNHART@WALLACESC.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) \_\_\_\_\_

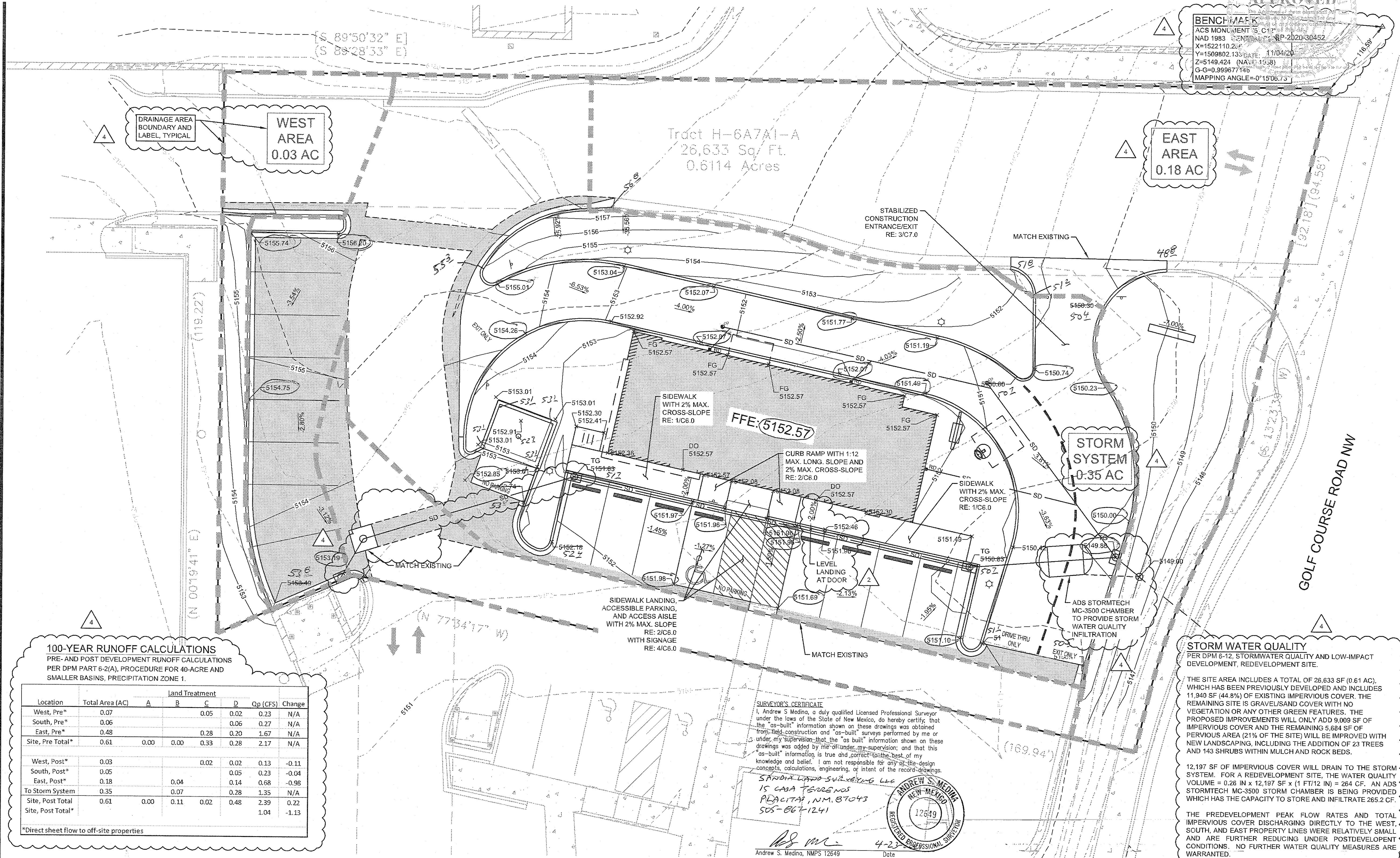
**DATE SUBMITTED:** 2020.04.30 **By:** AARON BARNHART

COA STAFF:

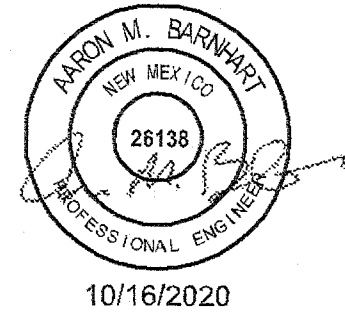
ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

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

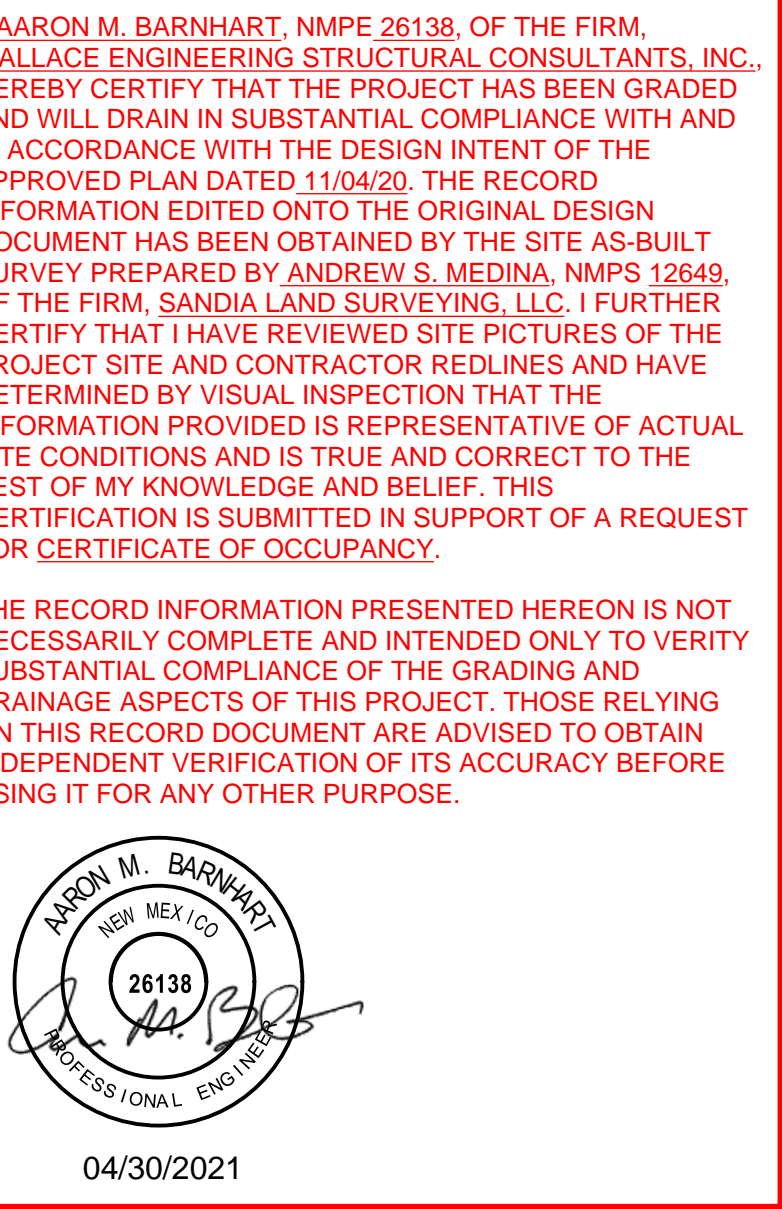




AAD:FITCH, Inc.  
**FITCH**

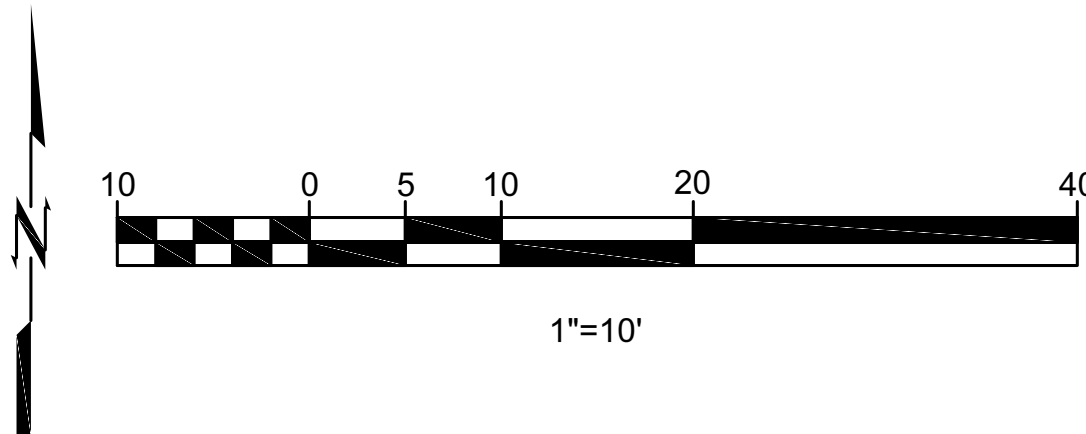






| 100-YEAR RUNOFF CALCULATIONS   |                 |                |      |      |          |        |
|--|-----------------|----------------|------|------|----------|--------|
| PRE- AND POST DEVELOPMENT RUNOFF CALCULATIONS  |                 |                |      |      |          |        |
| PER DPM PART 6-2(A), PROCEDURE FOR 40-ACRE AND SMALLER BASINS, PRECIPITATION ZONE 1. |                 |                |      |      |          |        |
| Location   | Total Area (AC) | Land Treatment |      |      | Qp (CFS) | Change |
|  |                 | A              | B    | C    |          |        |
| West, Pre*   | 0.07            |                |      | 0.05 | 0.02     | 0.23   |
| South, Pre*  | 0.06            |                |      |      | 0.06     | 0.27   |
| East, Pre*   | 0.48            |                |      | 0.28 | 0.20     | 1.67   |
| Site, Pre Total*   | 0.61            | 0.00           | 0.00 | 0.33 | 0.28     | 2.17   |
|  |                 |                |      |      |          |        |
| West, Post*  | 0.03            |                |      | 0.02 | 0.02     | 0.13   |
| South, Post*   | 0.05            |                |      |      | 0.05     | 0.23   |
| East, Post*  | 0.18            |                | 0.04 |      | 0.14     | 0.68   |
| To Storm System  | 0.35            |                | 0.07 |      | 0.28     | 1.35   |
| Site, Post Total   | 0.61            | 0.00           | 0.11 | 0.02 | 0.48     | 2.39   |
| Site, Post Total*  |                 |                |      |      | 1.04     | -0.22  |

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES



**PROPERTY DESCRIPTION**  
PARCEL H-6A7AA1-A, RIVERVIEW PARCELS, as the same is shown and designated on the plat thereof filed 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.

GRADING NARRATIVE

THE 2005 CARL'S JR ON GOLF COURSE ROAD DRAINAGE REPORT MARK GOODWIN & ASSOCIATES, PA REFERENCES THE DRAINAGE REPORT ALSO SUBMITTED BY MARK GOODWIN AND ASSOCIATES FOR THE ORIGINAL SUBDIVISION OF THE LAS MARCADAS SHOPPING CENTER IN 1995. ACCORDING TO THESE REPORTS, THE SUBJECT PROPERTY IS DISCHARGED TO AN EXISTING ON-SITE AREA OF PROPER DRAINAGE AND TO THE PUBLIC STORM MAIN VIA AN 18" RCP RUNNING UNDER GOLF COURSE ROAD. THE INLET SHALL BE REMOVED AND REPLACED WITH A CURB INLET. THE SITE WILL CONTINUE TO FLOW TO THE INLET AT A SIMILAR RATE TO THE CALCULATED IN THE PREVIOUS REPORTS, AND, THEREFORE, WILL NOT RESULT IN ANY ADDITIONAL PUBLIC DRAINAGE INFRASTRUCTURE REQUIREMENTS TO ACCOMMODATE THE FLOW FROM THE PROPOSED CONSTRUCTION.

- NOTE:**
1. SPOT ELEVATIONS SHOWN ARE TO GUTTER FLOW LINE. ADD 0.5' FOR TOP OF CURB ELEVATIONS
  2. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED & INSPECTED AND APPROVED BY LOCAL AUTHORITIES.
  3. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
  4. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES ARE TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS
  5. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR OR REPLACE THE EXISTING STRUCTURE AS NECESSARY.
  6. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATER TIGHT.
  7. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES FOR ALL GRASSED AND PAVED AREAS.
  8. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO THE SAME.
  9. CONTRACTOR IS RESPONSIBLE FOR TEMPORARY ACCESS ROADS AND SHALL MAINTAIN POSITIVE DRAINAGE OF ENTIRE SITE THROUGHOUT CONSTRUCTION AND AVOID PONDING OR RUTTING. TEMPORARY DEWATERING, INCLUDING PUMPING, MAY BE REQUIRED AND SHALL BE INCLUDED IN THE SCOPE OF WORK.
  10. SIDEWALKS SHALL HAVE MAX 2% CROSS SLOPE.

## STORM WATER QUALITY

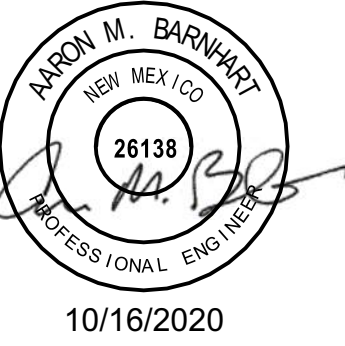
PER DPM 6-12, STORMWATER QUALITY AND LOW-IMPACT DEVELOPMENT, REDEVELOPMENT SITE.

THE SITE AREA INCLUDES A TOTAL OF 26,633 SF (0.61 AC), WHICH HAS BEEN PREVIOUSLY DEVELOPED AND (0.61 AC), 11,940 SF (44.8%) OF EXISTING IMPERVIOUS COVER. THE REMAINING 8,143 SF IS GRAVEL AND COVER WITH NO VEGETATION OR ANY OTHER GREEN FEATURES. THE PROPOSED IMPROVEMENTS WILL ONLY ADD 9,009 SF OF IMPERVIOUS COVER AND THE REMAINING 5,684 SF OF PERVIOUS AREA (21% OF THE SITE) WILL BE IMPROVED WITH NEW LANDSCAPING, INCLUDING THE ADDITION OF 23 TREES AND 143 SHRUBS WITHIN MULCH AND ROCK BEDS.

12,197 SF OF IMPERVIOUS COVER WILL DRAIN TO THE STORM SYSTEM. FOR A REDEVELOPMENT SITE, THE WATER QUALITY VOLUME =  $0.26 \text{ IN} \times 12,197 \text{ SF} \times (1 \text{ FT}/12 \text{ IN}) = 264 \text{ CF}$ . AN ADS STORMTECH MC-3500 STORM CHAMBER IS BEING PROVIDED WHICH HAS THE CAPACITY TO STORE AND INFILTRATE 265.2 CF.

THE PREDEVELOPMENT PEAK FLOW RATES AND TOTAL IMPERVIOUS COVER DISCHARGING DIRECTLY TO THE WEST, SOUTH, AND EAST PROPERTY LINES WERE RELATIVELY SMALL AND ARE FURTHER REDUCING UNDER POSTDEVELOPMENT CONDITIONS. NO FURTHER WATER QUALITY MEASURES ARE WARRANTED.

**AAD:FITCH, Inc.**



wallace

[illegible]

CONTRACT DATE:  
BUILDING GROUP: GROUND-UP  
FLOOR PLAN: ME - T28  
REVISION DATE:  
SITE NUMBER:  
STORE NUMBER:

**TACO BELL**  
351 GOLF COURSE ROAD NW  
ALBUQUERQUE, NEW MEXICO



ME T28

# GRADING AND DRAINAGE PLAN

# C4.0

PLOT DATE: 2020.01.16