

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

April 30, 2021

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
Temporary C.O. - Accepted
Engineer's Certification Date: 04/30/21
Engineer's Stamp Date: 10/16/20
Hydrology File: C12D058

Dear Mr. Barnhart:

PO Box 1293

Based **solely** on the Certification received 04/30/2021, this certification is approved in support of Temporary Release of Occupancy by Hydrology. **The following comments needs to be addressed prior to acceptance for Permanent C.O.**

Albuquerque

NM 87103

1. Please provide Drainage Covenant for the stormwater quality ponds per Article 6-15(C) of the DPM prior to Permanent Release of Occupancy. There is a recording fee (\$25, payable to Bernalillo County). Please contact Charlotte LaBadie (clabadie@cabq.gov, 924-3996). Due to COVID-19, please follow the instructions:

www.cabq.gov

Either email a pdf copy of the executed drainage covenant and the exhibit to clabadie@cabq.gov or either mail or drop off the originals. Please mail the \$25.00 recording fee check made payable to Bernalillo County to:

Planning Dept./DRC
Attn: Charlotte LaBadie
600 2nd St. NW, Ste. 400
ABQ, NM, 87102

If you drop off the originals, there is a drop box outside the building labeled DRC. Once approved and recorded, Charlotte will email you a copy.

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

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

Sincerely,

Renée C. Brissette

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

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: 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:

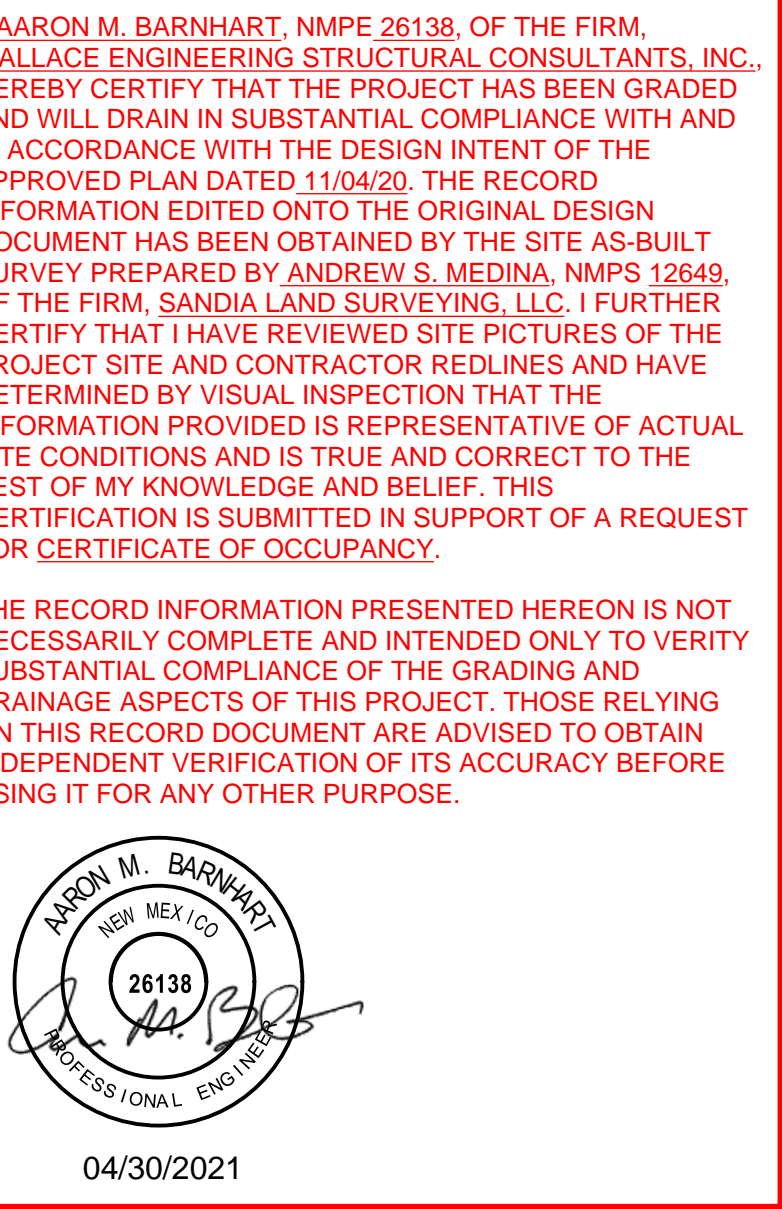
- ☐ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY
☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT APPROVAL
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR
☐ FLOODPLAIN DEVELOPMENT PERMIT
☒ OTHER (SPECIFY) TEMPORARY CERTIFICATE OF OCCUPANCY

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

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

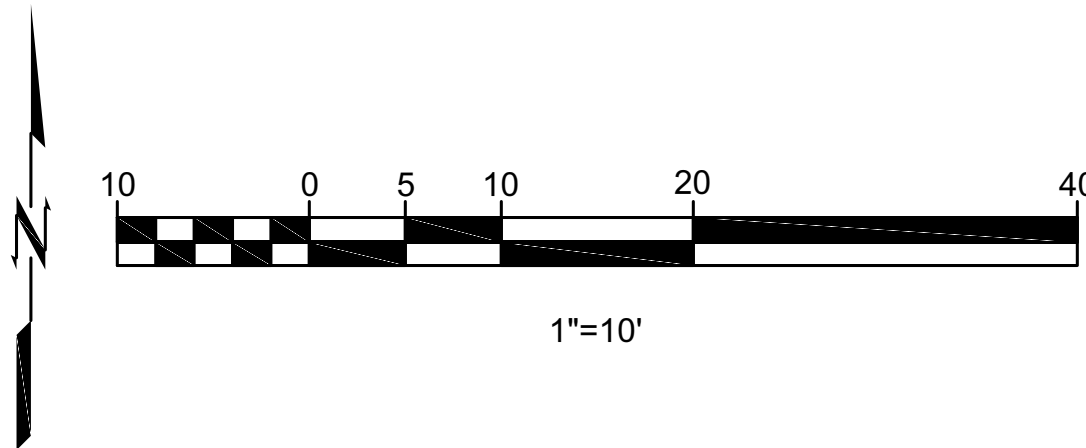
FEE PAID: _____



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
						-1.13

NOTICE TO CONTRACTOR

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 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.

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 DISCHARGES TO AN EXISTING ON-SITE AREA OF PROPERLY DESIGNED TO THE PUBLIC STORM MAIN VIA AN 18" RCP RUNNING UNDER GOLF COURSE ROAD. THE INLET WILL 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.

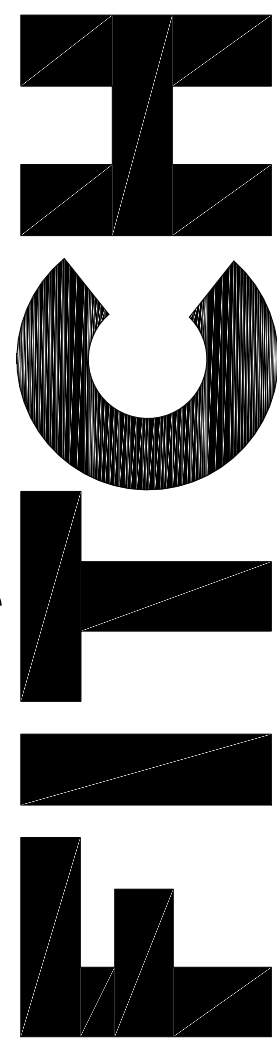
STORM WATER QUALITY
PER DPM 6-12, STORMWATER QUALITY AND LOW-IMPACT
DEVELOPMENT, REDEVELOPMENT SITE.

THE SITE AREA INCLUDES A TOTAL OF 26,633 SF (0.61 AC), WHICH HAS BEEN PREVIOUSLY DEVELOPED AND INCLUDES 11,940 SF (44.8%) OF EXISTING IMPERVIOUS COVER. THE REMAINING SITE IS GRAVEL/SAND 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 IN x 12,197 SF x (1 FT/12 IN) = 264 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

Wallace Engineering
Structural Consultants, Inc.

Structural and Civil Consultants
9800 Pyramid Court, Suite 350
Englewood, Colorado 80112
303.350.1690, 800.364.5858

[illegible]

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

TACO BELL

8651 GOLF COURSE ROAD NW
ALBUQUERQUE, NEW MEXICO



ME T28

GRADING AND DRAINAGE PLAN

C4.0

PLOT DATE: 2020.01.16



A circular professional engineer seal for Aaron M. Barnhart, State of New Mexico. The seal contains the text "ARON M. BARNHART", "NEW MEXICO", "26138", and "PROFESSIONAL ENGINEER". A handwritten signature is written across the seal. Below the seal is the date "10/16/2020".

wallace

Wallace Engineering
Geotechnical Consultants, Inc.

Structural and Civil Consultants
8802 Pinedale Court, Suite 350
Englewood, Colorado 80112
303.230.1910, 800.364.5878

[illegible]

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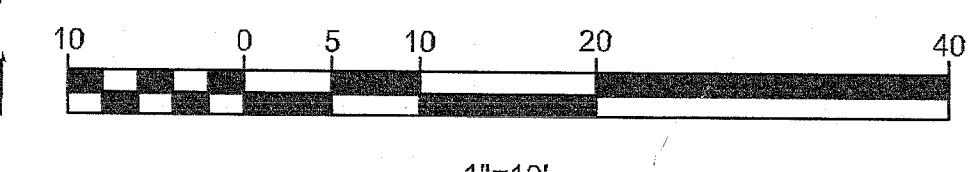
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East, Pre*	0.48		0.28	0.20	1.67	N/A
Site, Pre Total*	0.61	0.00	0.00	0.33	2.18	N/A
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CAUTION
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SURVEYOR'S CERTIFICATE
I, Andrew S Medina, a duly qualified Licensed Professional Surveyor under the laws of the State of New Mexico, do hereby certify that the "as-built" information shown on these drawings was obtained from field construction and "as-built" information performed by me or under my supervision that the "as built" information shown on these drawings was added by me or under my supervision; and that this "as-built" information is true and correct to the best of my knowledge and belief. I am not responsible for any of the design concepts, calculations, engineering, or intent of the record-drawings.

SARADIA LAND SURVEYING, LLC
15 CASA TENDONES
PLACITAS, N.M. 87043
SOS-867-1241

AS me. 4-23

ANDREW S. MEDINA
NEW MEXICO
12549
REGISTERED PROFESSIONAL

Andrew S. Medino, NMP5 12649 Date _____

GRADING NARRATIVE

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