

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

March 17, 2023

Megan Palmer P.E.
Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032

RE: **Costco Wholesale ADA Site Improvements**
1420 Renaissance Blvd. NE
Grading and Drainage Plan for ADA Site Improvements
Engineer's Stamp Dates 11/11/2022 (F16D003G)

Dear Ms. Palmer:

Based upon the information provided in your submittal received 3/14/2023, the Grading & Drainage Plan is approved for Grading Permit and Building Permit approval. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

PO Box 1293

PRIOR TO CERTIFICATE OF OCCUPANCY:

Albuquerque

Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.

NM 87103

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, 505-924-3420) 14 days prior to any earth disturbance.

www.cabq.gov

If you have any questions, please contact me at 505-924-3695 or tchen@cabq.gov.

Sincerely,

Tiequan Chen, P.E.
Principal Engineer, Hydrology
Planning Department, Development Review Services

File: F16D003G



City of Albuquerque

Planning Department
Development & Building Services Division

F16D003G

(BCE#10896.10)

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: Renaissance Blvd ADA Building Permit #: _____ Hydrology File #: _____

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: NA

City Address: 1420 Renaissance Blvd. NE

Applicant: Barghausen Consulting Engineers, Inc. Contact: Megan Palmer

Address: 18215 72nd Avenue South, Kent, WA 98032

Phone#: 425-656-1072 Fax#: 425-251-8782 E-mail: mpalmer@barghausen.com

Other Contact: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

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:

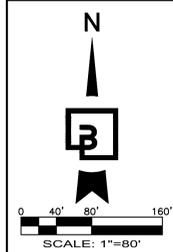
- BUILDING PERMIT APPROVAL
- CERTIFICATE OF OCCUPANCY
- PRELIMINARY PLAT APPROVAL
- SITE PLAN FOR O APPROVAL
- SITE PLAN FOR BLDG. PERMIT APPROVAL
- FINAL PLAT APPROVAL
- SIA/ RELEASE OF FINANCIAL GUARANTEE
- FOUNDATION PERMIT APPROVAL
- GRADING PERMIT APPROVAL
- SO-19 APPROVAL
- PAVING PERMIT APPROVAL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

DATE SUBMITTED: _____ By: _____

COA STAFF: _____

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



GRADING AND DRAINAGE NARRATIVE:

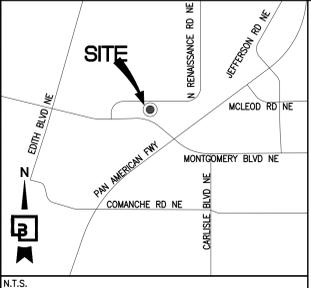
THE SITE IS CURRENTLY DEVELOPED WITH AN EXISTING COSTCO WAREHOUSE, FUEL FACILITY, PARKING, STORMWATER FACILITIES, AND LANDSCAPING. STORMWATER RUNOFF IS DETAINED ON-SITE IN PARKING LOT PONDS AND THEN CONVEYED THROUGH A CLOSED CONVEYANCE SYSTEM TO THE STORM SYSTEM IN ALEXANDER BOULEVARD NE. THE EXISTING STORM SYSTEM WAS DESIGNED IN THE ORIGINAL WAREHOUSE DRAINAGE REPORT AND PLAN DATED JULY 18 1996 AND APPROVED AUGUST 5, 1996 (F16-056). THE ORIGINAL RENAISSANCE MASTER PLAN ALLOWS FOR 0.1 CFS/ACRE TO LEAVE THE SITE. THE SITE IS 14.8 ACRES MAKING AN ALLOWED DISCHARGE OF 1.48 CFS. THE SITE IS CURRENTLY DESIGNED TO DISCHARGE 1.37 CFS. EXISTING GRADES WITHIN THE PAVED AREAS ARE RELATIVELY FLAT WITH SLOPES RANGING FROM 0.5 TO 5 PERCENT.

THE PROPOSED IMPROVEMENTS TO THE COSTCO PARKING LOT ARE LARGELY IN BASIN/POND 9 OF THE EXISTING SITE'S CONVEYANCE SYSTEM WHICH HAS AN EXISTING INLET WITH STORMWATER QUALITY VOLUME MEASURES VI THE PARKING LOT DETENTION.

THE IMPROVEMENTS INCLUDE RELOCATING AND REPAVING ADA STALLS AND REPAVING RAMPS, AND SIDEWALKS WITHIN THE DESIGNATED PATH OF ACCESSIBILITY TO UPGRADE THE PARKING LOT TO LATEST ADA STANDARDS. THE PROPOSED IMPROVEMENTS WILL RESULT IN A NEGLIGIBLE NET INCREASE OF IMPERVIOUS AREA AND IS THEREFORE NOT ANTICIPATED TO INCREASE DISCHARGE FLOWS OR NEGATIVELY IMPACT THE EXISTING STORM SYSTEM.

THE SUBJECT SITE IS NOT LOCATED WITHIN A FLOOD ZONE PER FEMA FIRM NO. 35001C0138H DATED AUGUST 16, 2012.

GRADING AND DRAINAGE PLAN
ADA SITE IMPROVEMENTS
1420 RENAISSANCE BLVD NE
ALBUQUERQUE, NM 87107
COSTCO WAREHOUSE #116



PROJECT AREA SUMMARY:

TOTAL WORK AREA = 25,150 SF
 TOTAL DISTURBED AREA = 16,435 SF
 TOTAL NEW/REPLACED IMPERVIOUS AREA = 15,535 SF

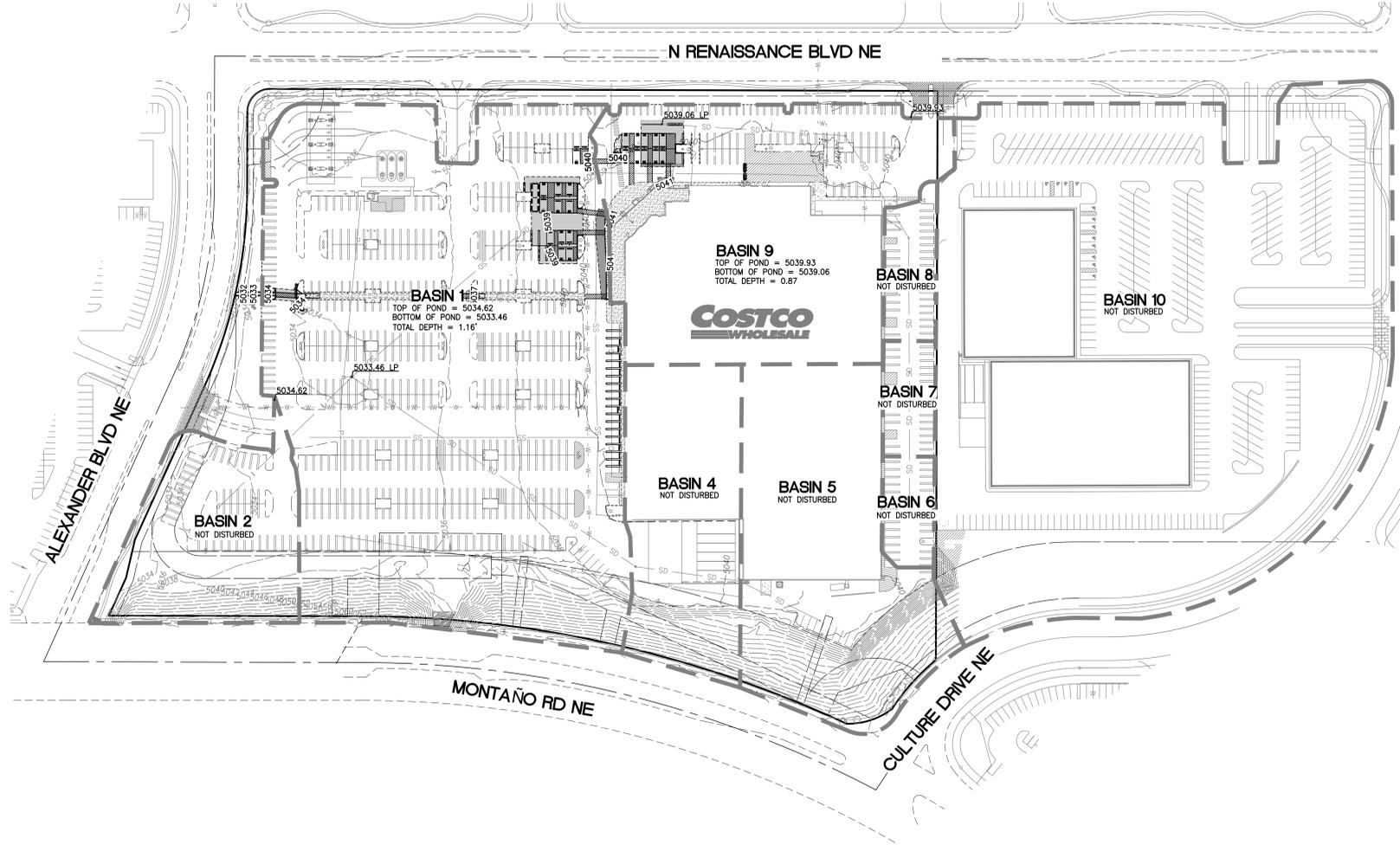
	EXISTING	PROPOSED
IMPERVIOUS:	15,490 SF	15,535 SF
PERVIOUS:	945 SF	900 SF

REQUIRED SWQV = 15,535 SF x 0.26" (1/12") = 336.59 CF
 BASIN 1 SWQV (FROM REPORT) = (2.1967 AC-FT) 95,644.69 CF

Revision

No.	Date	By	Appr.	Description
4	11/16/22	JSI	HFG	PERMIT RESUBMITTAL
3	07/22/22	JSI	HFG	PERMIT RESUBMITTAL
2	12/17/21	JRI	HFG	RESPONSE TO COMMENTS

Title: GRADING AND DRAINAGE PLAN
1420 RENAISSANCE BLVD NE
ALBUQUERQUE, NM 87107
COSTCO WAREHOUSE #116



LEGEND

[Symbol]	EXISTING CONCRETE	[Symbol]	PROPOSED CONCRETE
[Symbol]	EXISTING CURB	[Symbol]	PROPOSED ASPHALT
[Symbol]	EXISTING CURB AND GUTTER	[Symbol]	PROPOSED BARRIER CURB
[Symbol]	EXISTING EDGE OF PAVEMENT	[Symbol]	SAWCUT LINE
[Symbol]	EXISTING STORM DRAIN	[Symbol]	PROPOSED SPOT GRADE
[Symbol]	EXISTING WATER LINE	[Symbol]	PROPOSED GRADE LABEL
[Symbol]	EXISTING STORM DRAIN MANHOLE	[Symbol]	MATCH EXISTING GRADE
[Symbol]	EXISTING CATCH BASIN	[Symbol]	EXISTING MINOR CONTOUR
[Symbol]	EXISTING LOT LIGHT	[Symbol]	EXISTING MAJOR CONTOUR
[Symbol]	EXISTING STORM CLEANOUT	[Symbol]	PROPOSED MAJOR CONTOUR
[Symbol]	EXISTING SIGN	[Symbol]	PROPOSED MINOR CONTOUR
[Symbol]	EXISTING TELECOM LINE	[Symbol]	EXISTING TRANSFORMER
[Symbol]	EXISTING SANITARY SEWER	[Symbol]	EXISTING FIRE HYDRANT
[Symbol]	EXISTING POWER	[Symbol]	
[Symbol]	EXISTING POWER	[Symbol]	
[Symbol]	EXISTING TREE	[Symbol]	

DRAINAGE BASINS

SUB-BASIN	AREA (SF)	AREA (AC)	AREA (MI ²)
1	304535.25	6.9912	0.010924
2	53578.32	1.2300	0.001922
4	60440.28	1.3875	0.002168
5	91550.02	2.1017	0.003284
6	10274.83	0.2359	0.000369
7	10660.99	0.2447	0.000382
8	12621.95	0.2898	0.000453
9	166445.07	3.8211	0.005970
10	357069.51	8.1972	0.012808

BASINS RUNOFF CALCULATION RESULTS

SUB-BASIN	Q-100		Q-10	
	CFS	AC-FT	CFS	AC-FT
1	31.38	20.33	1.261	0.787
2	2.84	1.16	0.080	0.029
4	6.24	4.04	0.250	0.156
5	9.45	6.12	0.379	0.236
6	1.08	0.7	0.043	0.027
7	1.11	0.72	0.044	0.028
8	1.32	0.85	0.052	0.033
9	17.16	11.11	0.689	0.430
10	18.89	7.74	0.532	0.191

NOTE: BASIN 3 DOES NOT EXIST AND HAS BEEN DELIBERATELY LEFT OUT
 EXISTING BASIN AREAS FROM ORIGINAL WAREHOUSE DRAINAGE REPORT AND PLAN DATED JULY 18 1996. BASIN CHARACTERISTICS ARE ANTICIPATED TO BE NEGATIVELY IMPACTED BY PROPOSED DISTURBANCE.

BASIS OF ELEVATIONS:
 1.75" CITY OF ALBUQUERQUE SURVEY CONTROL DISK STAMPED "ACS BM 10-115", EPOXIED TO THE CENTER OF THE TOP OF A DROP INLET, LOCATED ON THE NORTH SIDE OF MONTANO ROAD 85' EAST OF THE ALAMEDA LATERAL, HAVING AN ELEVATION OF 5002.45, NAVD.

BASIS OF BEARINGS:
 NAD 83, NEW MEXICO STATE PLANE CENTRAL ZONE AS MEASURED USING CITY OF ALBUQUERQUE BENCHMARKS 9_15 AND 10_15.

LEGAL DESCRIPTION:
 TRACT 4B AND TRACT 4C AS THE SAME IS SHOWN ON THAT CERTAIN PLAT PREPARED BY ALDRICH LAND SURVEYING, DATED JUNE 27, 1996, ENTITLED "PLAT FOR RENAISSANCE CENTER, TRACT 4A, 4B, 4C, 4D, 4E, AND 4F, WITHIN THE ELENA CALLEGOS GRANT, PROJECTED SECTION 34, TOWNSHIP 11 NORTH, RANGE 3 EAST, N. M. P. M. FILED FOR RECORD IN THE OFFICE OF THE CLERK OF BERNALILLO COUNTY, NEW MEXICO ON THE 11TH DAY OF JULY, 1996, IN BOOK 96C, AT PAGE 307 AS DOCUMENT NO. 96077530.

0011 Know what's below.
 Call before you dig.
 Dial 811
 Or 1-800-892-0123

Costco Wholesale
 COSTCO WHOLESALE
 999 LAKE DRIVE
 ISSAQUAH, WA 98027

For:

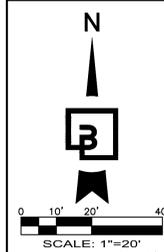
Professional Engineer
 25249
 11/11/22

Scale:
 Horizontal 1" = 80'
 Vertical N/A

Designed: JRI
 Drawn: JRI
 Checked: MJS
 Approved: JRI
 Date: 10/14/22

Barghausen Consulting Engineers, Inc.
 18215 72nd Avenue South
 Kent, WA 98032
 425.251.6222
 barghausen.com

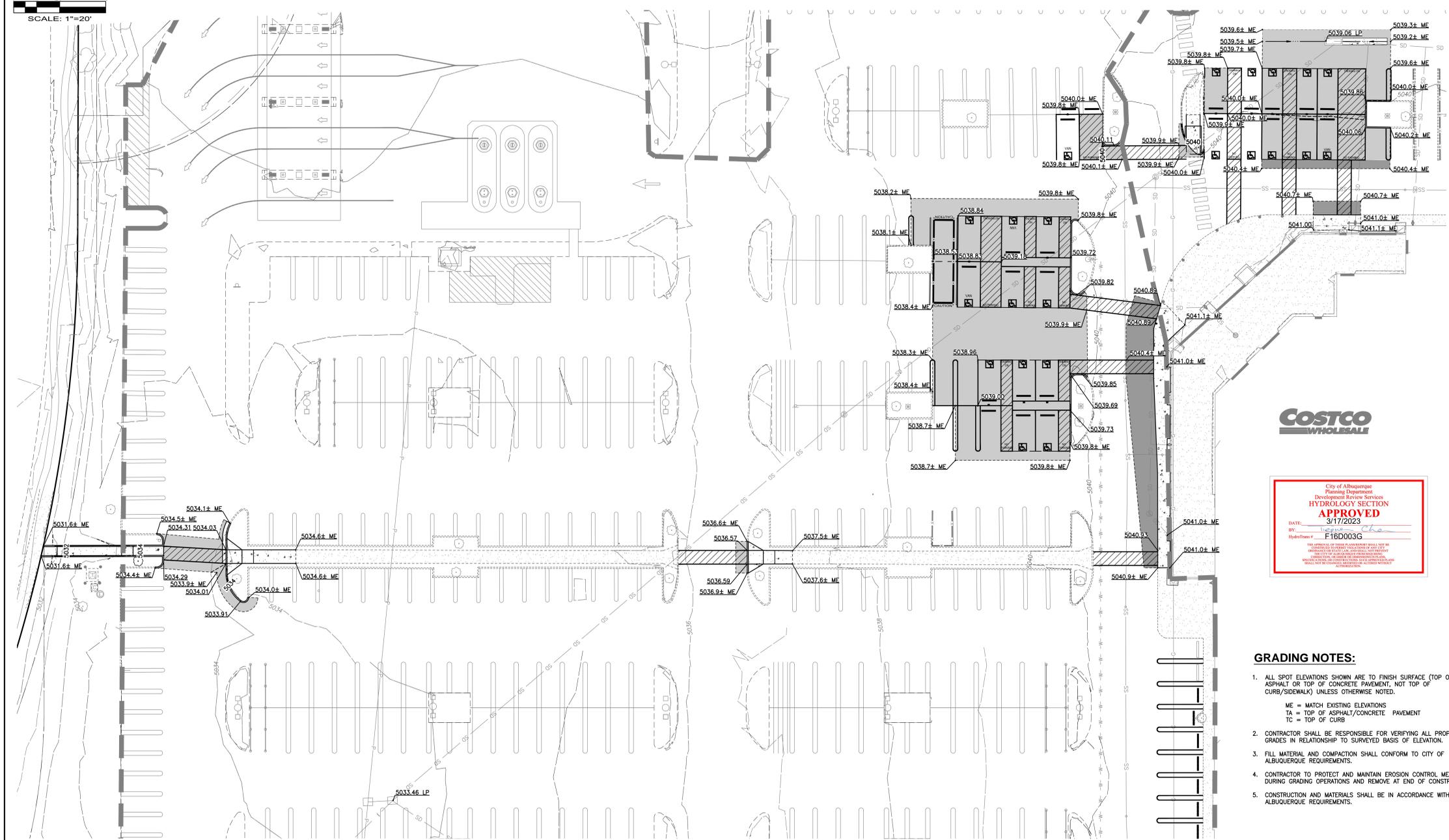
Job Number: 10896
Sheet: 1 of 2



GRADING AND DRAINAGE PLAN

ADA SITE IMPROVEMENTS

1420 RENAISSANCE BLVD NE ALBUQUERQUE, NM 87107 COSTCO WAREHOUSE #116

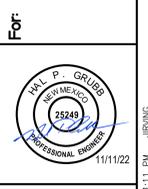


- GRADING NOTES:**
- ALL SPOT ELEVATIONS SHOWN ARE TO FINISH SURFACE (TOP OF ASPHALT OR TOP OF CONCRETE PAVEMENT, NOT TOP OF CURB/SIDEWALK) UNLESS OTHERWISE NOTED.
ME = MATCH EXISTING ELEVATIONS
TA = TOP OF ASPHALT/CONCRETE PAVEMENT
TC = TOP OF CURB
 - CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PROPOSED GRADES IN RELATIONSHIP TO SURVEYED BASIS OF ELEVATION.
 - FILL MATERIAL AND COMPACTION SHALL CONFORM TO CITY OF ALBUQUERQUE REQUIREMENTS.
 - CONTRACTOR TO PROTECT AND MAINTAIN EROSION CONTROL MEASURES DURING GRADING OPERATIONS AND REMOVE AT END OF CONSTRUCTION.
 - CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF ALBUQUERQUE REQUIREMENTS.

No.	Date	By	Clk.	Appr.	Revision
4	11/17/22	JSI	MESP	HFG	PERMIT RESUBMITTAL
3	8/2/22	JSI	MESP	HFG	PERMIT RESUBMITTAL
2	12/17/21	JSI	MESP	HFG	RESPONSE TO COMMENTS

Title: GRADING AND DRAINAGE PLAN
1420 RENAISSANCE BLVD NE
ALBUQUERQUE, NM 87107
COSTCO WAREHOUSE #116

For: 
COSTCO WHOLESALE
999 LAKE DRIVE
ISSAQUAH, WA 98027



Scale: Horizontal 1"=20'
Vertical N/A

Designed: JRS
Drawn: JRS
Checked: MESP
Approved: JRS
Date: 10/14/20

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222 barghausen.com

 Know what's below.
Call before you dig.
Dial 811
Or 1-800-892-0123

Job Number: 10896
Sheet: 2 of 2