

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

July 3, 2024

David Soule, P.E.
Rio Grande Engineering
P.O. Box 93924
Albuquerque, NM 87199

**RE: Burger King
4760 McMahon NW
Grading and Drainage Plan
Engineer's Stamp Date: 6/24/24
Hydrology File: A12D001B**

Dear Mr. Soule:

PO Box 1293

Based upon the information provided in your submittal received 06/24/2024, the Grading & Drainage Plan is approved for Building Permit and Grading Permit. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

Albuquerque

PRIOR TO CERTIFICATE OF OCCUPANCY:

NM 87103

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

www.cabq.gov

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.

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

Sincerely,

Anthony Montoya, Jr., P.E.
Senior Engineer, Hydrology
Planning Department, Development Review Services

Weighted E Method

Existing Developed Basins										100-Year, 6-hr	
Basin	Area (sf)	Area (acres)	Treatment A % (acres)	Treatment B % (acres)	Treatment C % (acres)	Treatment D % (acres)	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs		
EXISTING	28905	0.666	0%	0	10.0%	0.067	12.0%	0.080	78%	0.519	1.934
PROPOSED	28995	0.666	0%	0	9.0%	0.060	10.0%	0.067	81%	0.539	1.975
COMPARISON											0.110
											2.54

Equations:

Weighted E = Ea**A*a + Eb**A*b + Ec**A*c + Ed**A*d / (Total Area)

Volume = Weighted D * Total Area

Flow = Qa * *A*a + Qb * *A*b + Qc * *A*c + Qd * *A*d

Where for 100-year, 6-hour storm (zone 1)

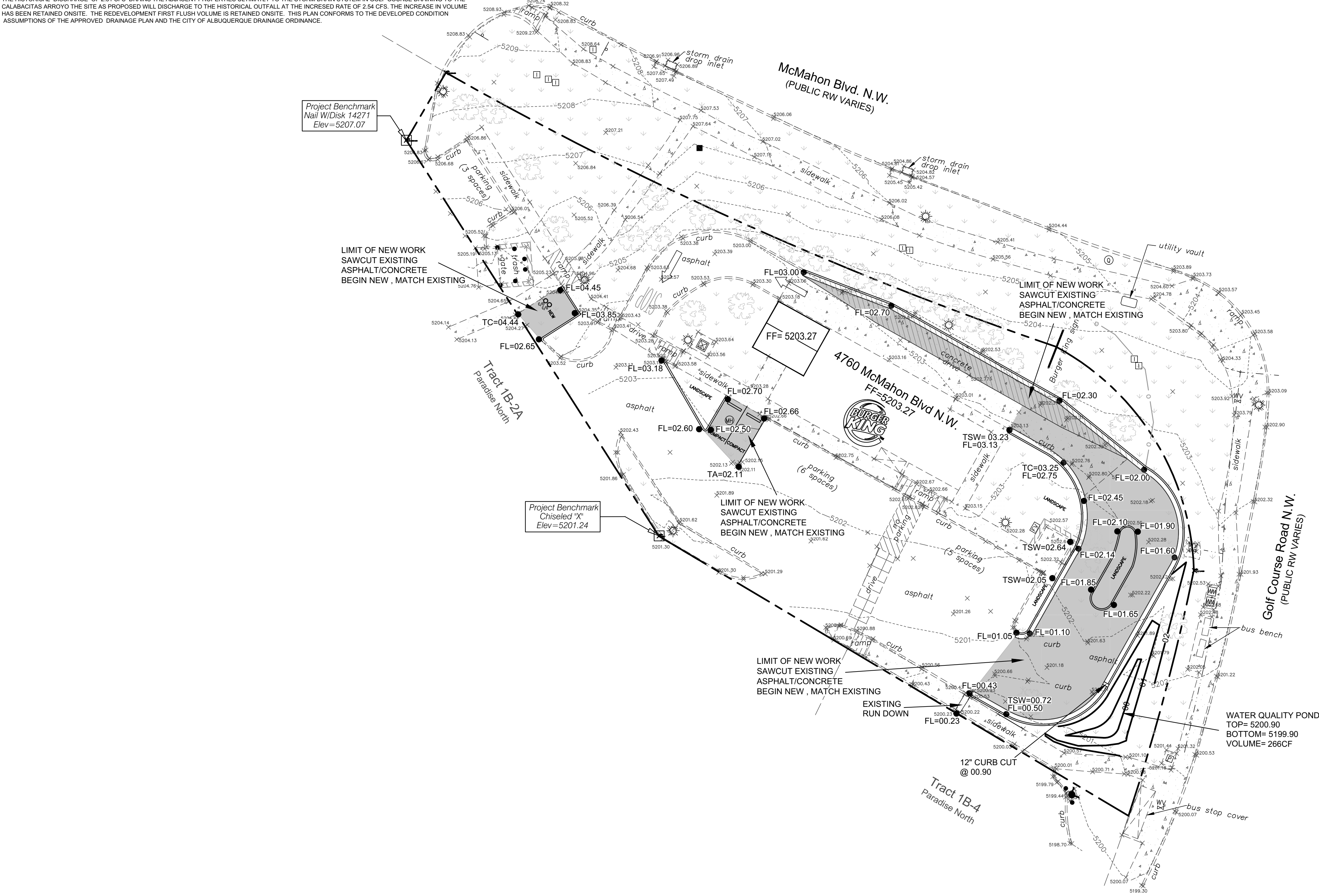
Ea= 0.55	Qa= 1.54
Eb= 0.73	Qb= 2.16
Ec= 0.95	Qc= 2.87
Ed= 2.24	Qd= 4.12

EXISTING DISCHARGE	4673.51	2.51
PROPOSED	4772.34	2.54
INCREASE	96.82	

PONDING REQUIRED		
WATER QUALITY	96 CF	
STORMWATER	99 CF	
TOTAL	197 CF	

PONDING PROVIDED		
WATER QUALITY	266 CF	
STORMWATER		
TOTAL		

DRAINAGE NARRATIVE
THIS SITE IS A REDEVELOPMENT OF AN EXISTING SITE. THE OVERALL DEVELOPMENT WAS CONSTRUCTED PER A120001B. THE SITE IS ALLOWED FREE DISCHARGE THE HISTORICAL DISCHARGE OF 2.51 CFS DRAINS THE ADJACENT PROPERTIES ULTIMATLY TO THE STORM DRAIN SYSTEM IN GOLF COURSE DRAINING TO THE CALABACITAS ARROYO THE SITE AS PROPOSED WILL DISCHARGE TO THE HISTORICAL OUTFALL AT THE INCREASED RATE OF 2.54 CFS. THE INCREASE IN VOLUME HAS BEEN RETAINED ONSITE. THE REDEVELOPMENT FIRST FLUSH VOLUME IS RETAINED ONSITE. THIS PLAN CONFORMS TO THE DEVELOPED CONDITION ASSUMPTIONS OF THE APPROVED DRAINAGE PLAN AND THE CITY OF ALBUQUERQUE DRAINAGE ORDINANCE.



City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED

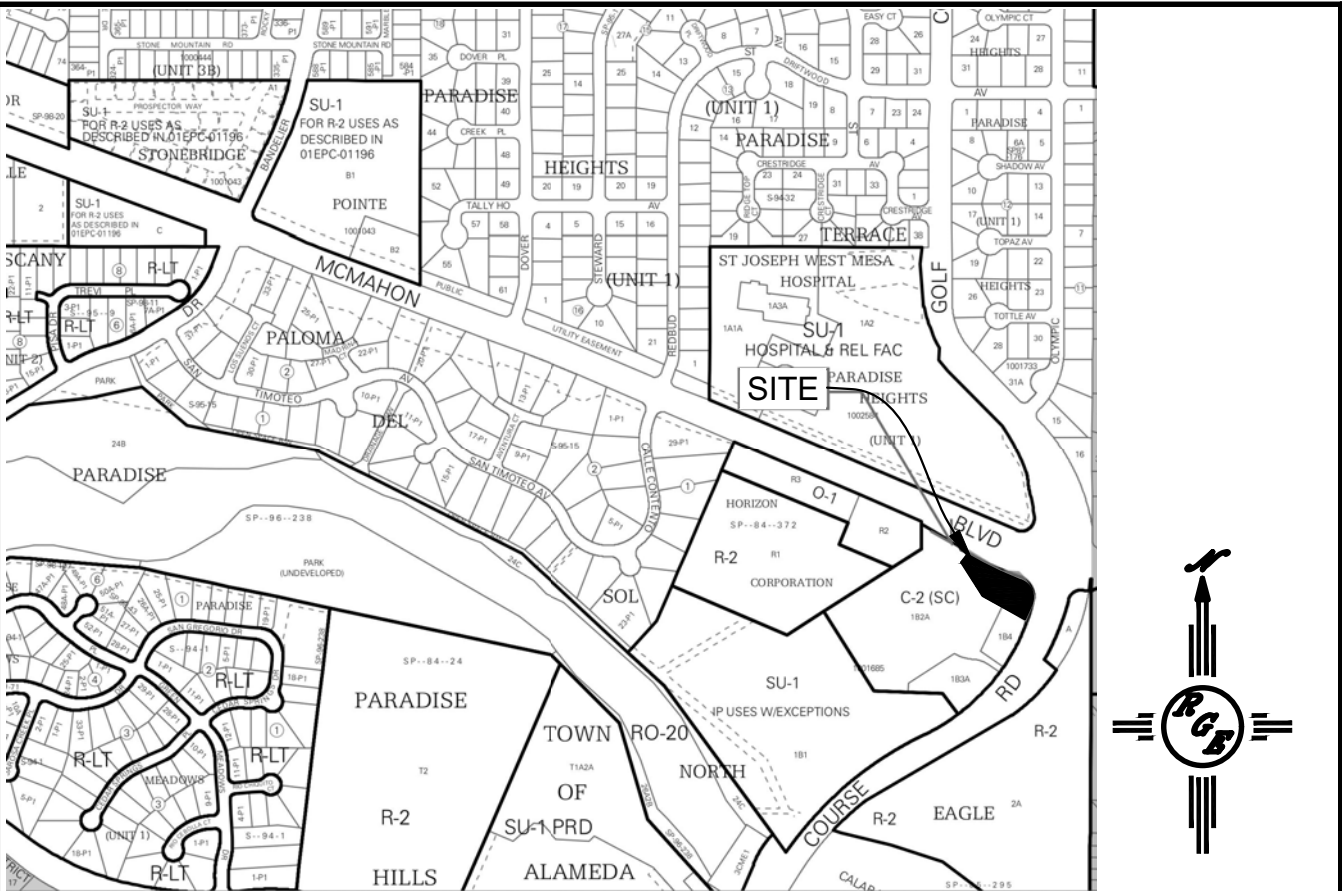
DATE: 7/3/2024
BY: [Signature]
HydroTrans # A120001B

THE APPROVAL OF THESE PLANS AND PERMITS SHALL NOT BE CONSIDERED TO PERMIT VIOLATION OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM MAKING ANY CORRECTION, OR ORDER OF AMENDMENT IN PLANS, SPECIFICATIONS, OR CONTRACTS, IF A PROFESSIONAL ENGINEER SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.

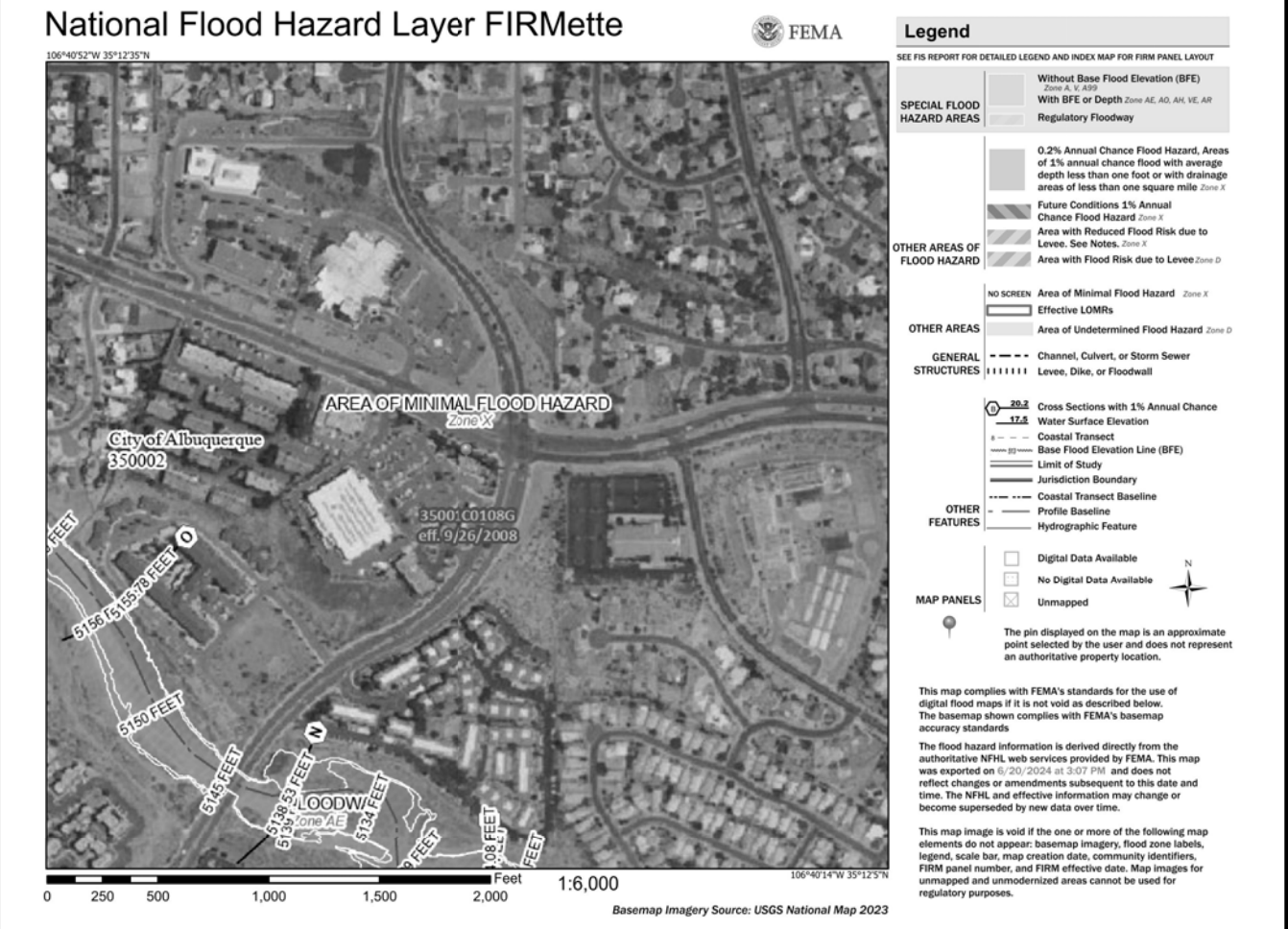
APPROVAL OF GRADING & DRAINAGE PLANS SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE BY THE CITY IF NO BUILDING PERMIT HAS BEEN PULLED ON THE DEVELOPMENT.

EROSION CONTROL NOTES:

- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
- REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.



VICINITY MAP:



FIRM MAP:

LEGAL DESCRIPTION:

TRACT 1B-5A, PARADISE NORTH
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

NOTES:

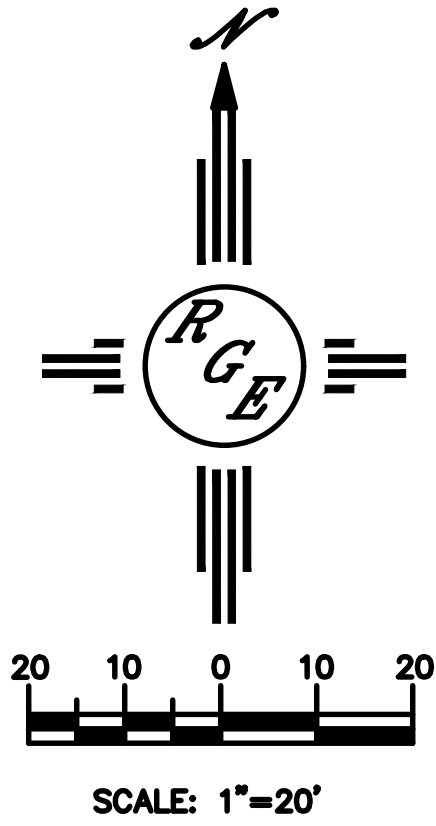
- ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
- ALL SLOPES SHALL BE 3:1 MAX. AND GRAVEL OR NATIVE SEEDING PRIOR TO CO.
- ANY PERIMETER WALLS MUST BE PERMITTED SEPARATELY ALL RETAINING WALL DESIGN SHALL BE BY OTHERS.
- SURVEY INFORMATION PROVIDED BY COMMUNITY SCIENCES CORPORATION USING NAVD DATUM 1988.
- LONG TERM MAINTAINANCE OF ALL PONDS, SWALES AND OVERFLOWS IS REQUIRED
- A PAD ELEVATION CERTIFICATION SHALL BE REQUIRED PRIOR TO RELEASE OF BUILDING PERMIT.

LEGEND

- | | |
|----------------|---------------------------------------------------------------------------------------|
| -----XXXX----- | EXISTING CONTOUR |
| -----XXXX----- | EXISTING INDEX CONTOUR |
| -----XXXX----- | PROPOSED CONTOUR |
| -----XXXX----- | PROPOSED INDEX CONTOUR |
| • XXXX | EXISTING SPOT ELEVATION |
| • XXXX | PROPOSED SPOT ELEVATION |
| ----- | BOUNDARY |
| ----- | ADJACENT BOUNDARY |
| ===== | EXISTING CURB AND GUTTER |
| | LIMIT OF NEW WORK
SAWCUT EXISTING
ASPHALT /CONCRETE
BEGIN NEW MATCH 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.



ENGINEER'S SEAL	TRACT 1B-5A, PARADISE NORTH 4760 McMAHON BLVD N.W.	DRAWN BY DEM
DAVID SOULE NEW MEXICO 14522 REGISTERED PROFESSIONAL ENGINEER		DATE 6-22-24
6/24/24	GRADING AND DRAINAGE PLAN	Shayne King McMahon Blvd.dwg
	 Rio Grande Engineering P.O. BOX 53924 ALBUQUERQUE, NM 87199 (505) 321-9099	SHEET # C1
DAVID SOULE P.E. #14522		JOB #