

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Interim Director



Mayor Timothy M. Keller

January 27, 2022

Tim Shoemaker, P.E.
RTM Engineering Consultants
9225 Indian Creek Trail #1075
Overland Park, KS 66210

RE: Panda Express-Albuquerque D8582
1026 Coors Blvd. NW
Grading and Drainage Plan
Engineer's Stamp Date: No Date Provided (Expiration Date of License?)
Hydrology File: B14D003B

Dear Mr. Shoemaker:

Based upon the information provided in your submittal received 1/3/2022, the Grading & Drainage Plan is **not** approved for Building Permit, and 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:

SHEET C04.0

1. Please fill out DTIS form appropriately to note what kind of approval you are seeking and resubmit.
2. Please show grades adjacent to the site (appx 20 ft outside property boundary. How will this site tie into adjacent sites? Does this site accept flows from other sites? If so, how much and ensure that is maintained.
3. Include all DPM calculations as well as provide zone atlas map, Firm Map, and include
4. Please show proposed contours. How do they tie into existing adjacent sites and maintain existing flows?
5. Clearly show where pipes are (existing or proposed) and sizes.
6. Please provide existing and proposed as noted in the table and clearly label which one is existing and which is proposed.

2.3 Precipitation Zones.

STORM EVENT	EXISTING/PROPOSED Peak Flow (cfs)
2-YEAR	1.95
10-YEAR	3.21
100-YEAR	5.15

site drains via two inlets at the southerly end of the lot discharging via a 12

7. Please include all needed info on the sheet. Ad and Ab on sheet EH.02.

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EXISTING AREAS:

	PERVIOUS = 12071.15 SF (22.22%) = 0.28 AC
	IMPERVIOUS = 42261.54 SF (77.78%) = 0.96 AC
---	PROPERTY AREA = 54332.69 SF = 1.25 AC

PROPOSED AREAS:

	PERVIOUS = 13239.40 SF (24.37%) = 0.30 AC
	IMPERVIOUS = 41093.29 SF (75.63%) = 0.95 AC
---	PROPERTY AREA = 54332.69 SF = 1.25 AC

8. Please ensure all of the narrative (historical and existing is shown on the G&D sheet.

PO Box 1293

Albuquerque

NM 87103

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 924-3695 or dggutierrez@cabq.gov

Sincerely,



David G. Gutierrez, P.E.
Senior Engineer, Hydrology
Planning Department



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 10/2018)

Project Title: _____ **Building Permit #:** _____ **Hydrology File #:** _____

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

Legal Description: _____

City Address: _____

Applicant: _____ **Contact:** _____

Address: _____

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

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: _____ TRAFFIC/TRANSPORTATION _____ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- _____ ENGINEER/ARCHITECT CERTIFICATION
- _____ PAD CERTIFICATION
- _____ CONCEPTUAL G & D PLAN
- _____ GRADING PLAN
- _____ DRAINAGE MASTER PLAN
- _____ DRAINAGE REPORT
- _____ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- _____ ELEVATION CERTIFICATE
- _____ CLOMR/LOMR
- _____ TRAFFIC CIRCULATION LAYOUT (TCL)
- _____ TRAFFIC IMPACT STUDY (TIS)
- _____ 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: _____ **By:** _____

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

FORM DRWS: DRAINAGE REPORT/GRADING AND DRAINAGE PLAN / WATER & SANITARY SEWER AVAILABILITY

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR SUBDIVISIONS AND SITE PLANS.

PROJECT NAME: Panda Express - Coors Blvd

AGIS MAP # B-14-Z

LEGAL DESCRIPTIONS: See following page.



DRAINAGE REPORT/GRADING AND DRAINAGE PLAN

A drainage report/grading and drainage plan, as per the Drainage Ordinance, was submitted to the City of Albuquerque Planning Department, Hydrology Division (2nd /Ground Floor, Plaza del Sol) on 12/30/2021 (date).

Rose Miranda
Applicant/Agent

12-21-2021
Date

Hydrology Division Representative

Date

NOTE: A GRADING AND DRAINAGE PLAN MUST BE APPROVED PRIOR TO DRB APPROVAL



WATER AND SEWER AVAILABILITY STATEMENT

A Water and Sewer Availability Statement for this project was requested to the ABCWUA (2nd/Ground floor, Plaza del Sol) on 12/30/2021 (date).

Rose Miranda
Applicant/Agent

12/21/2021
Date

ABCWUA Representative

Date

PROJECT # _____

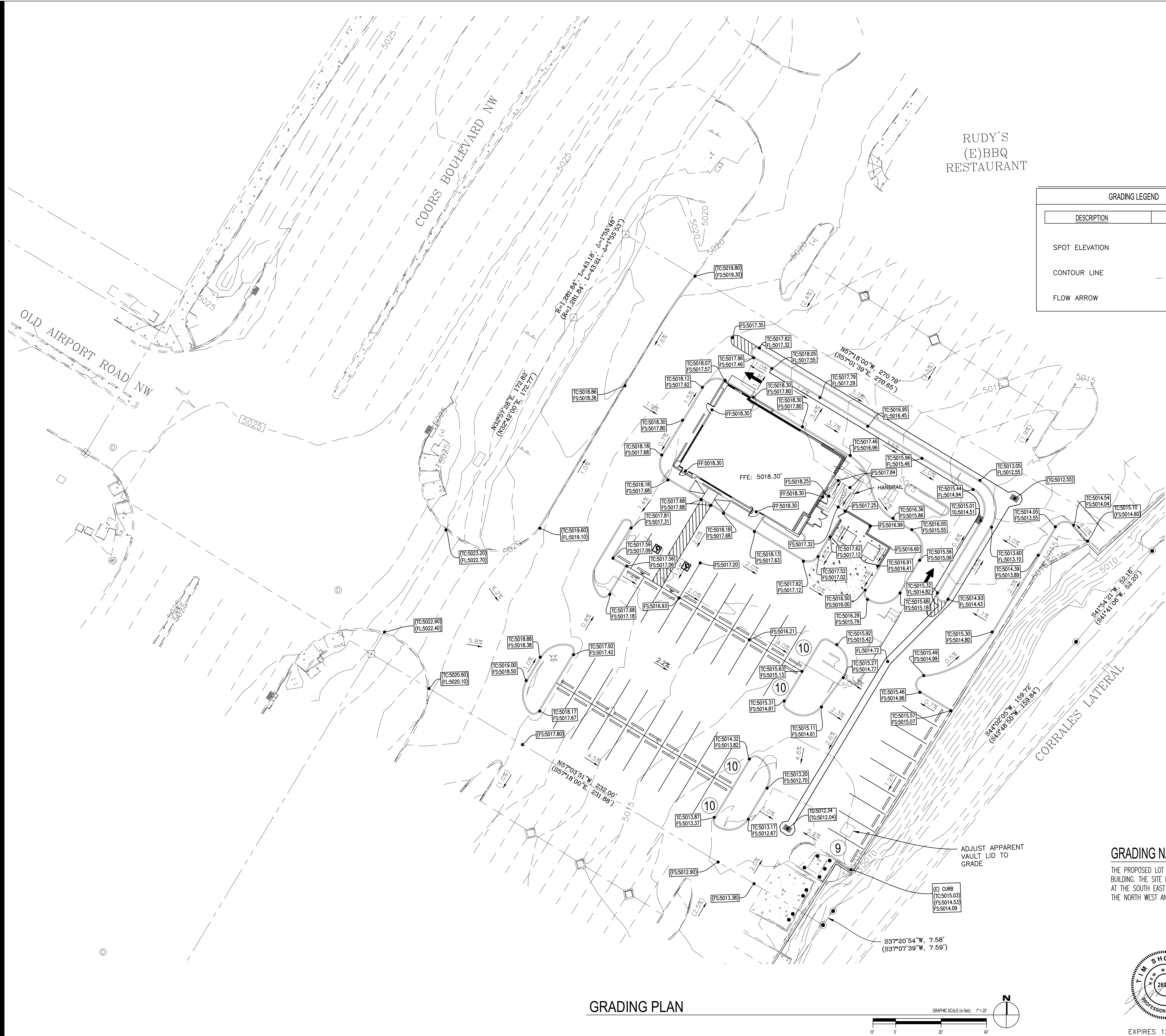
LEGAL DESCRIPTION FOR LOT 2A-1. NORTHEAST PORTION OF BLACK RANCH:
(AS PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY)

LOT 2A-1 OF THE NORTHEAST PORTION OF BLACK RANCH, BERNALILLO COUNTY, NEW MEXICO, 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 MAY 5, 1995, IN VOLUME 95C, FOLIO 164 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" REBAR FOUND FOR THE NORTHWEST CORNER OF SAID LOT 2A-1, A POINT ON THE EASTERLY RIGHT OF WAY LINE OF COORS BOULEVARD N.W.; THENCE SOUTH 57 DEG. 19'43" E, A MEASURED DISTANCE OF 270.47 FEET (SOUTH 57 DEG. 18'00" EAST 270.70 FEET OF RECORD) TO A 1/2" REBAR FOUND FOR THE NORTHEAST CORNER OF SAID LOT 2A-1, SAID POINT LYING ON THE WESTERLY RIGHT OF WAY LINE OF THE CORRALES ACEQUIA CANAL; THENCE SOUTH 41 DEG. 42'17" WEST ALONG SAID RIGHT OF WAY, A MEASURED DISTANCE OF 52.33 FEET (SOUTH 41 DEG. 41'06" WEST A DISTANCE OF 52.20 FEET OF RECORD) TO A FOUND 1/2" REBAR; THENCE SOUTH 43 DEG. 48'02" WEST, CONTINUING ALONG SAID RIGHT OF WAY, A MEASURED DISTANCE OF 159.71 FEET (SOUTH 41 DEG. 41'06" WEST A DISTANCE OF 159.84 FEET OF RECORD) TO A FOUND 1/2" REBAR; THENCE SOUTH 37 DEG. 22'13" WEST, CONTINUING ALONG SAID RIGHT OF WAY, A MEASURED DISTANCE OF 7.62 FEET (SOUTH 37 DEG. 07'39" WEST A DISTANCE OF 7.59 FEET OF RECORD) TO A 1/2" REBAR FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 2A-1; THENCE NORTH 57 DEG. 18'46" WEST, A MEASURED DISTANCE OF 231.82 FEET (NORTH 57 DEG. 18'00" WEST A DISTANCE OF 231.68 FEET OF RECORD) TO A 5/8" REBAR WITH CAP SET FOR THE SOUTHWEST CORNER OF SAID LOT 2A-1, SAID POINT LIES ON THE EASTERLY RIGHT OF WAY LINE OF COORS BOULEVARD N.W. AND SAID POINT BEARS NORTH 32 DEG. 42'00" EAST A DISTANCE OF 182.23 FEET FROM A 1/2" REBAR FOUND FOR THE SOUTHWEST CORNER OF LOT 1A OF THE SAID NORTHEAST PORTION OF BLACK RANCH; THENCE NORTH 32 DEG. 42'00" EAST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 172.77 FEET TO A FOUND 1/2" REBAR FOR A POINT OF CURVATURE, THENCE A DISTANCE OF 43.16 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1281.84 FEET, A CENTRAL ANGLE OF 1 DEG. 55'45" AND A CHORD BEARING OF NORTH 33 DEG. 54'17" EAST A DISTANCE OF 43.16 FEET (A DISTANCE OF 43.21 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1281.84 FEET, A CENTRAL ANGLE OF 1 DEG. 55'53" AND A CHORD BEARING OF NORTH 33 DEG. 40'12" EAST A DISTANCE OF 43.21 FEET OF RECORD) TO THE POINT OF BEGINNING.

TOGETHER WITH

EASEMENTS FOR INGRESS/EGRESS AS SET FORTH IN THE CERTAIN RECIPROCAL EASEMENT AGREEMENT RECORDED IN BOOK MISC. 790A, PAGE 676 AS DOCUMENT NUMBER 89-81278, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.



RUDY'S
(E)BBQ
RESTAURANT

GRADING LEGEND			
DESCRIPTION	EXISTING	PROPOSED	BY OTHERS
SPOT ELEVATION	X0.00	TC:XX.XX FL:XX.XX	P:XX.XX
CONTOUR LINE	- - - 600	— 600	- - - 600
FLOW ARROW	~>	~>	~>



EXPIRES 12-31-2021

GRADING NARRATIVE:

THE PROPOSED LOT IS TO MATCH THE EXISTING CONDITIONS WITH SIMPLY A SMALLER FOOTPRINT BUILDING. THE SITE DRAINS FROM NORTH TO SOUTH AND COLLECTS WATER VIA 2 GRATED INLETS AT THE SOUTH EAST AND NORTH EAST OF THE SITE. THE SITE IS BOUNDED BY COORS BLVD TO THE NORTH WEST AND THE CORRALES LATERAL TO THE SOUTH EAST.



PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

All ideas, designs, arrangement and plans indicated or represented by this drawing are the property of Panda Express Inc. and were created for use on this specific project. None of these ideas, designs, arrangements or plans may be used by or disclosed to any person, firm, or corporation without the written permission of Panda Express Inc.

REVISIONS:

ISSUE DATE:

EPC SUBMITTAL	10-06-2021
DRB SUBMITTAL	12-28-2021

DRAWN BY: rtm

PANDA PROJECT #: S8-22-D8582
PANDA STORE #: D8582
ARCH PROJECT #: D8582



Heights Venture
ARCHITECTURE + DESIGN

HOUSTON 1111 North Loop West, Suite 800 Houston, Texas 77008 713 869 1103 V
DALLAS 5717 Legacy Drive, Suite 240 Plano, Texas 75024 972 490 7292 V

PANDA EXPRESS

10126 COORS BOULEVARD
ALBUQUERQUE, NM 87114

GRADING PLAN

C05.0

10126 COORS BOULEVARD

DRB SUBMITTAL SET