

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

May 2, 2024

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

RE: Burger King
3221 Coors Blvd NW
Grading and Drainage Plan
Engineer's Stamp Date: 04/24/24
Hydrology File: G11D003D

Dear Mr. Soule:

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Based upon the information provided in your submittal received 04/25/2024, the Grading & Drainage Plan is approved for Paving Permit and Grading Permit. Please attach a copy of this approved plan in the construction sets for Paving Permit processing along with a copy of this letter. Once the grading and paving of the project is complete, please provide an as-built for Hydrology's records.

1. At your earliest convenience, please provide the executed paper Drainage Covenant (latest revision) printed on one-side only with Exhibit A and a check for **\$25.00** made out to **"Bernalillo County"** for the stormwater quality pond per Article 6-15(C) of the DPM to Hydrology for review at Plaza de Sol.

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,

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

Existing Developed Basins										100-Year, 6-hr.		10-day		
Basin	Area (sf)	Area (acres)	Treatment A % (acres)	Treatment B % (acres)	Treatment C % (acres)	Treatment D % (acres)	Weighted Ac-ft	Volume (ac-ft)	Flow cfs	Volume (ac-ft)				
EXISTING	27520	0.632	0%	0	0.0%	0.000	10.0%	0.063	90%	0.569	2.111	0.111	2.52	0.187
PROPOSED	27520	0.632	0%	0	0.0%	0.000	10.0%	0.063	90%	0.569	2.111	0.111	2.52	0.187

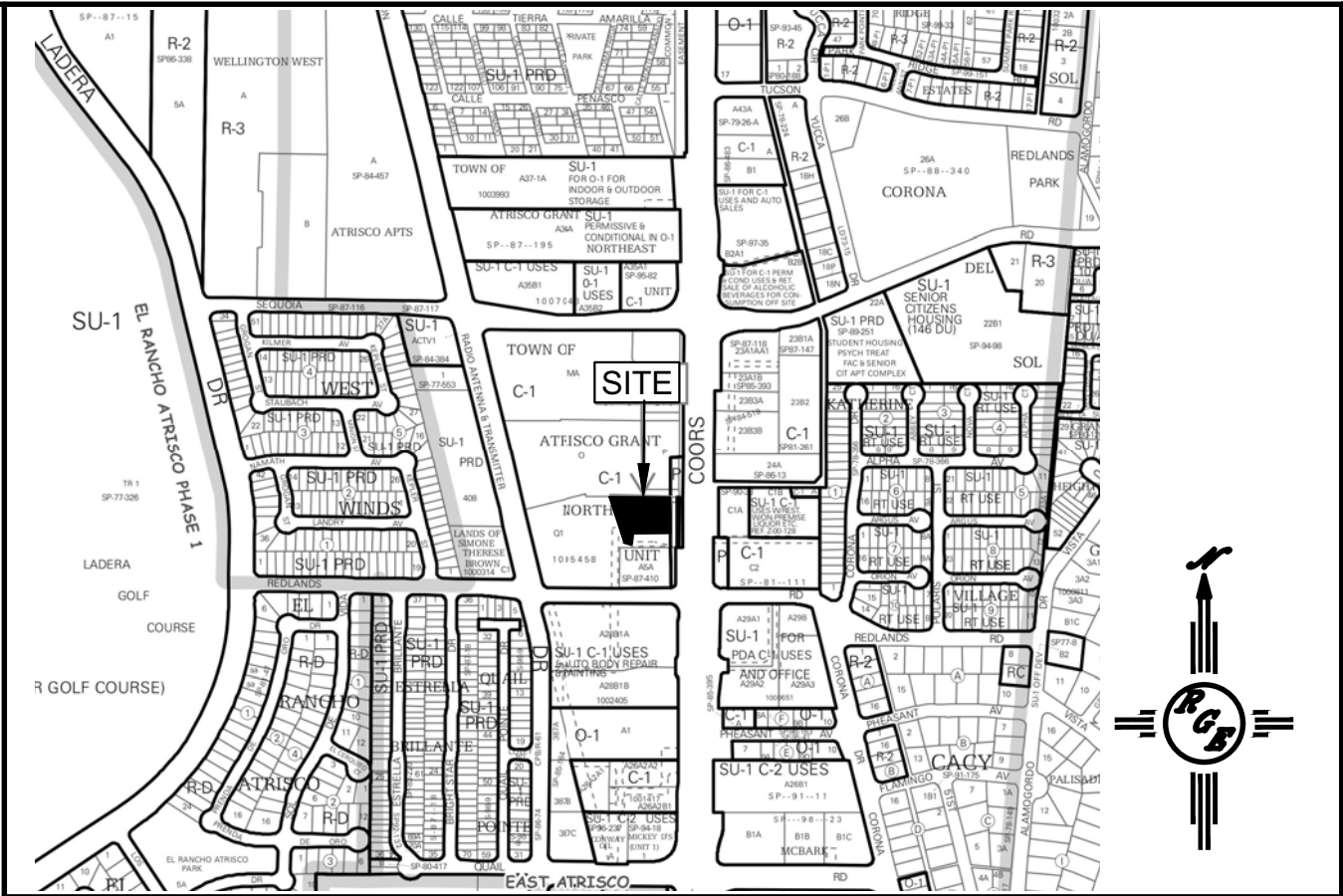
Qa= 1.54
Qb= 2.16
Qc= 2.87
Qd= 4.12

DRAINAGE NARRATIVE
THIS SITE IS A REDEVELOPMENT OF AN EXISTING SITE. THE OVERALL DEVELOPMENT WAS CONSTRUCTED PER G110021. THE SITE IS ALLOWED FREE DISCHARGE TO THE HISTORICAL DISCHARGE OF 2.52 CFS DRAINS TO THE STORM DRAIN SYSTEM IN COORS. THE SITE AS PROPOSED WILL DISCHARGE TO THE HISTORICAL OUTFALL AT THE SAME RATE OF 2.52 CFS, 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.

Site plan for a water harvest pond and parking area. The plan shows a rectangular pond with a 'BASIN DIVIDE' and 'WATER HARVEST POND' label. It includes a '11 parking spaces' area, a 'sidewalk', and a 'drop inlet'. Elevation points are marked throughout the site, and various features like 'curb cut', 'basin divide', and 'match existing' are labeled. A north arrow is located in the bottom left corner.

COORS BOULEVARD

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



National Flood Hazard Layer FIRMette

NO GET HERE FOR TECHNICAL LOGGING AND HOW-TO FOR FIRM LAYERS, LAYERS

Legend

SPECIAL FLOOD HAZARD AREAS

Without Base Flood Elevation (BFE)
Area 100-year Flood Hazard (AH)
Regulatory Features

- 0.2% Annual Chance Flood Hazard, Areas of 1% Annual Chance Flood Hazard with stream, areas of 1% annual chance flood with stream, areas of 1% annual chance flood with stream
- 1% Annual Chance Flood Hazard (A1)
- 100-year Flood Hazard (AH)
- Areas with Reduced Flood Risk due to Levees
- Areas with Flood Risk due to Levees

OTHER AREAS OF FLOOD HAZARD

100-year Flood Hazard (AH)
Areas of Moderate Flood Hazard (AM)
Areas of Undetermined Flood Hazard (AU)

OTHER AREAS

100-year Flood Hazard (AH)
Areas of Moderate Flood Hazard (AM)
Areas of Undetermined Flood Hazard (AU)

STRUCTURES

100-year Flood Hazard (AH)
Areas of Moderate Flood Hazard (AM)
Areas of Undetermined Flood Hazard (AU)

OTHER FEATURES

100-year Flood Hazard (AH)
Areas of Moderate Flood Hazard (AM)
Areas of Undetermined Flood Hazard (AU)

MAP FRAMES

100-year Flood Hazard (AH)
Areas of Moderate Flood Hazard (AM)
Areas of Undetermined Flood Hazard (AU)

0 500 1,000 1,500 2,000 Feet

10/10/2016

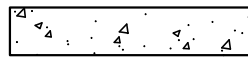
Source: Imagery Source: 1995 National Map 2.0

FEMA

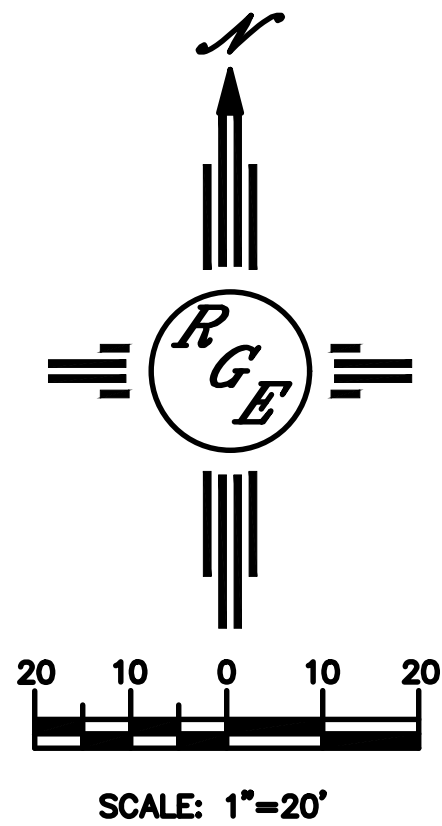
LEGAL DESCRIPTION:
TRACT Q-2 TOWN OF ATRISCO GRANT NORTHEAST UNIT
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
2. ALL SLOPES SHALL BE 3:1 MAX. AND GRAVEL OR NATIVE SEEDING PRIOR TO CO.
3. ANY PERIMETER WALLS MUST BE PERMITTED SEPARATELY ALL RETAINING WALL DESIGN SHALL BE BY OTHERS.
4. SURVEY INFORMATION PROVIDED BY COMMUNITY SCIENCES CORPORATION USING NAV DATUM 1988.
5. A PAD ELEVATION CERTIFICATION SHALL BE REQUIRED PRIOR TO RELEASE OF BUILDING PERMIT.

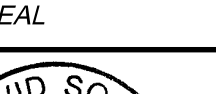

-----XXXX-----	EXISTING CONTOUR
-----XXXX-----	EXISTING INDEX CONTOUR
=====XXXX=====	PROPOSED CONTOUR
=====XXXX=====	PROPOSED INDEX CONTOUR
• XXXX	EXISTING SPOT ELEVATION
● XXXX	PROPOSED SPOT ELEVATION
-----+-----	BOUNDARY
-----+-----	ADJACENT BOUNDARY
=====	EXISTING CURB AND GUTTER



PROPOSED CONCRETE



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.

<p>ENGINEER'S SEAL</p> 	<p>TRACT Q-2 TOWN OF ATRISCO GRANT NORTHEAST UNIT 3221 COORS BLVD NW</p>	<p>DRAWN BY DEM</p>
<p>4/24/24</p>	<p>GRADING AND DRAINAGE PLAN</p>	<p>DATE 4-19-24</p>
<p>DAVID SOULE P.E. #14522</p>	 <p><i>Rio Grande Engineering</i></p> <p>PO BOX 93624 ALBUQUERQUE, NM 87199 (505) 321-9009</p>	<p>SHEET # C1</p>
		<p>JOB # _____</p>