CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director

Mayor Timothy M. Keller

February 13, 2025

Doug Jones, P.E.
Galloway & Company, Inc.
5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111

RE: 2101 Carlisle Blvd NE
Conceptual Grading & Drainage Plan
Engineer's Stamp Date: 1/28/2025
Hydrology File: H16D047
Case # HYDR-2025-00008

Dear Mr. Kelts:

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Based upon the information provided in your submittal received 01/28/2025, the Conceptual Grading & Drainage Plan is preliminary approved for action by the Development Facilitation Team (DFT) on Site Plan for Building Permit.

PRIOR TO BUILDING PERMIT:

1. Please submit a more detailed Grading & Drainage Plan to Hydrology for review and approval.

2. If requesting a Waiver of Management Onsite, the following conditions of the new drainage ordinance (enacted 10/2/18) must be demonstrated on the plan (§ 14-5-2-6 (H)):

   Show where stormwater quality can be effectively controlled through private offsite mitigation, or through an arrangement to utilize a cooperator's existing regional stormwater management infrastructure or facilities that are available to control stormwater quality.

   And where one (or more) of the following is met:
   - the lot is too small to accommodate management on site while also accommodating the full plan of development;
   - the soil is not stable;
   - the site use is inconsistent with the capture and reuse of stormwater;
   - other physical conditions exist where compliance with on-site stormwater quality control requirement leaves insufficient area;
   - public or private off-site facilities provide an opportunity to effectively accomplish the mitigation requirements of this ordinance;

- there is an opportunity to develop a project to replenish regional ground water supplies at an offsite location; or
- a waiver to state water law or acquisition of water rights would be required in order to implement management on site.

3. If requesting a Waiver of Management Onsite, please add a note which states, "The Owner has elected to pay the Payment in Lieu for the required Stormwater Quality Volume."
4. If requesting a Waiver of Management Onsite, please show the Payment calculation on the plan. (Payment in Lieu = 3,428cf x $8/cf = $27,424).

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 505-924-3314 or amontoya@cabq.gov.

Sincerely,

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

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

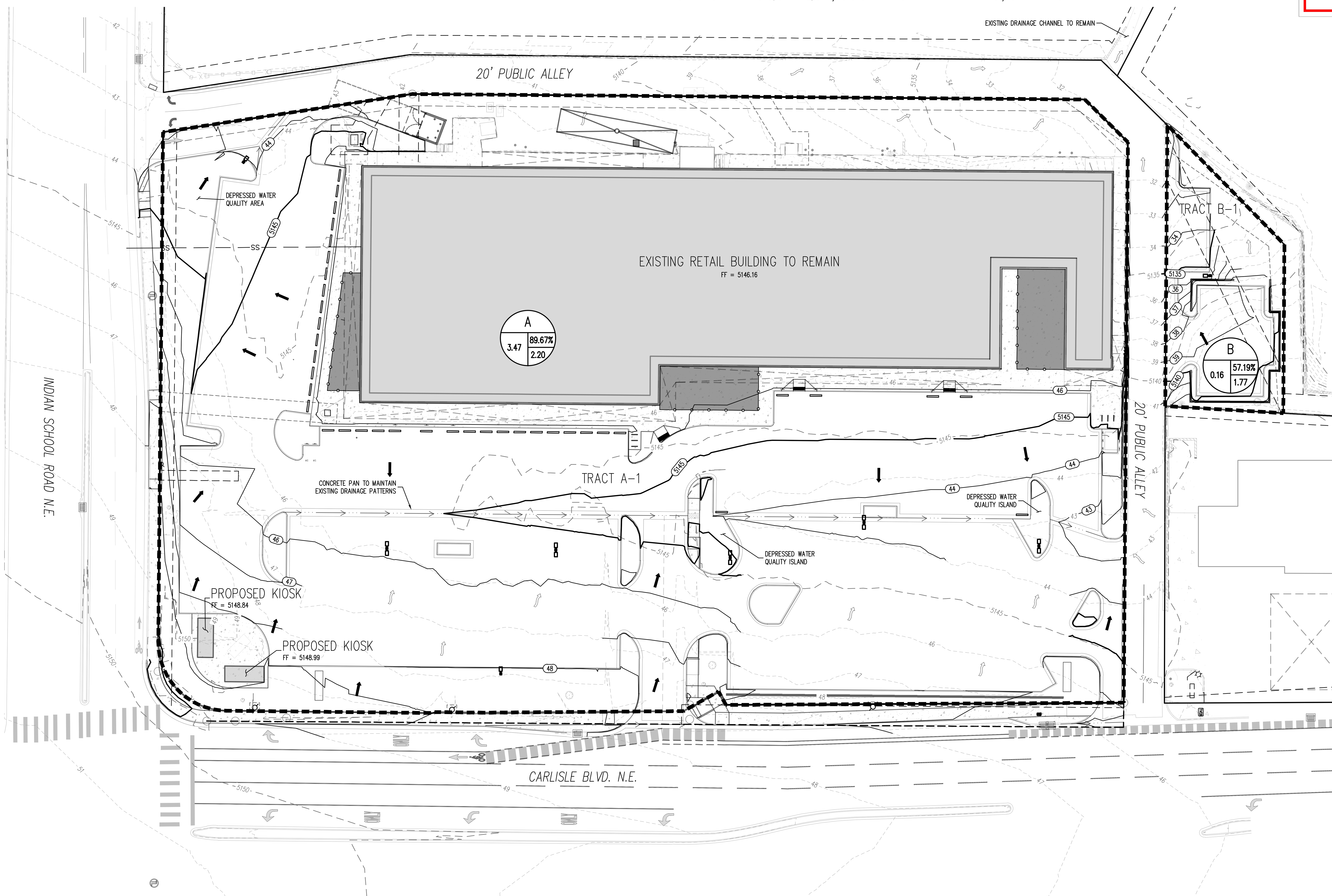
CARLISLE & I-40

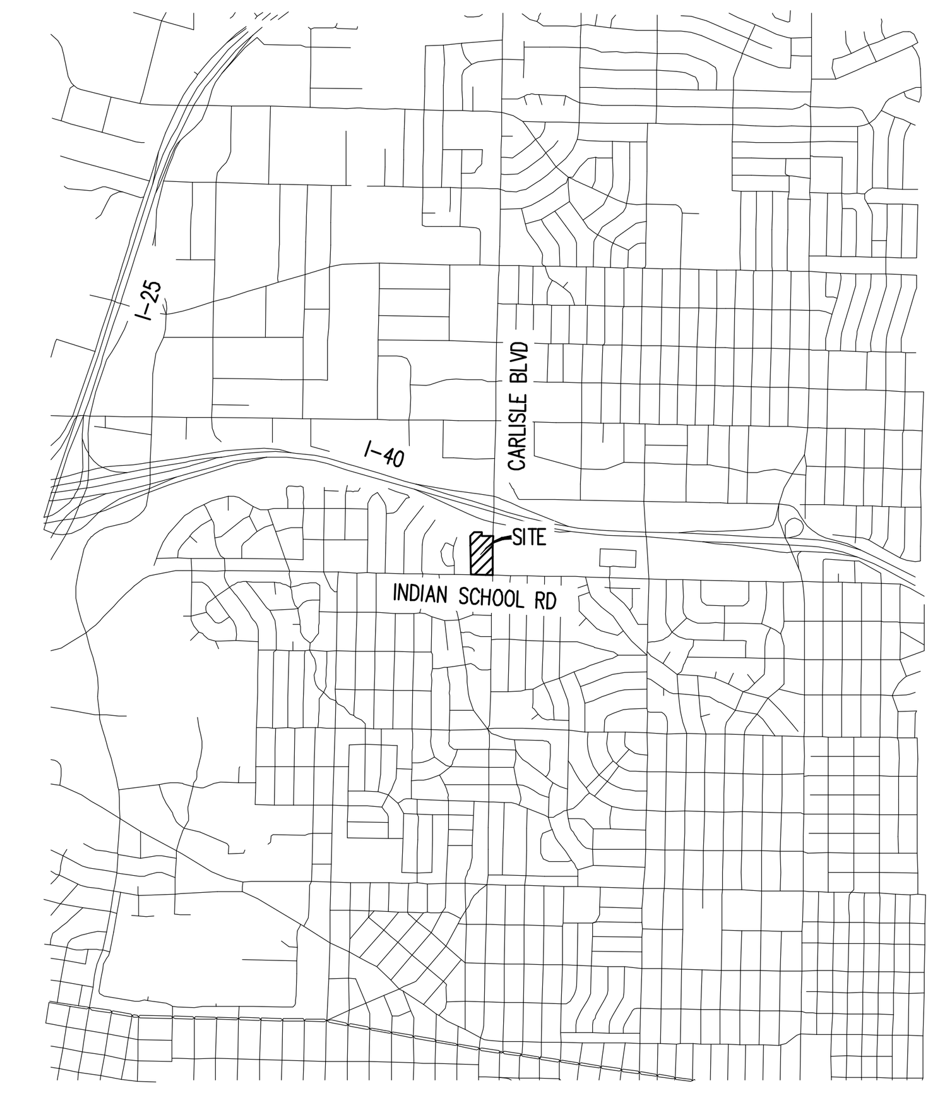
CONCEPTUAL GRADING & DRAINAGE PLAN

2103 CARLISLE BLVD NE
CITY OF ALBUQUERQUE, COUNTY OF BERNALILLO, STATE OF NEW MEXICO

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
PRELIMINARY APPROVED
DATE: 2/13/2025
BY: [signature]
HydroTrans # H16D047

THESE PLANS AND/OR REPORT ARE CONCEPTUAL ONLY. MORE INFORMATION MAY BE NEEDED IN THEM AND SUBMITTED TO HYDROLOGY FOR BUILDING PERMIT APPROVAL.





VICINITY MAP
SCALE: 1" = 1000'

SCALE: 1"=30'

DRAINAGE LEGEND

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- 5460 EXISTING MAJOR CONTOUR
- 52 EXISTING MINOR CONTOUR
- 5465 PROPOSED MAJOR CONTOUR
- 66 PROPOSED MINOR CONTOUR
- MAJOR BASIN BOUNDARY LINE
- PROPOSED FLOW ARROW
- EXISTING FLOW ARROW
- 100 BASIN DESIGNATION
- 5% PERCENT TREATMENT D
- 0.00 100-YEAR WEIGHTED E VALUE
- 0.00 BASIN AREA IN ACRES

PROPOSED DRAINAGE

AFTER RIGHT-OF-WAY DEDICATION ALONG CARLISLE BLVD, THE PROPOSED SITE IS APPROXIMATELY 3.64 ACRES. THIS PROJECT INCLUDES INTERNAL REMODEL TO THE EXISTING RETAIL BUILDING, ONSITE PARKING LAYOUT REVISIONS, AND CONSTRUCTION OF A QUICK-SERVE RESTAURANT ON TRACT C-1. RIGHT-OF-WAY IMPROVEMENTS WILL NOT AFFECT THE OVERALL DRAINAGE PATTERN OF THE SITE OR THE SURROUNDING AREAS.

ONSITE LAYOUTS AND GRADING SHOWN ON THIS PLAN ARE CONCEPTUAL AND SUBJECT TO CHANGE. FOR THE PURPOSES OF STORMWATER QUALITY CALCULATIONS, IT IS BEING ASSUMED THAT ALL NON-PAVED AREAS ARE TREATMENT C. ALL LOTS WILL BE INDIVIDUALLY RESPONSIBLE FOR INDIVIDUAL STORM WATER QUALITY TREATMENT. IT IS ANTICIPATED THAT STORMWATER QUALITY WILL BE PAID FEE-IN-LIEU.

BASIN "A" WILL GENERATE A 100-YR, 6-HOUR FLOW OF 14.61 CFS, WHICH IS ASSUMED TO BE DIRECTED NORTHWEST, WHERE IT SHALL EITHER BE VIA THE EXISTING ALLEY TO THE EXISTING DRAINAGE CHANNEL.

BASIN "B" WILL GENERATE A 100-YR, 6-HOUR FLOW OF 0.60 CFS, WHICH IS ASSUMED TO BE DIRECTED SOUTHWEST, WHERE IT SHALL EITHER BE DIRECTED VIA THE EXISTING ALLEY TO THE THE EXISTING DRAINAGE CHANNEL.

THE TOTAL DISCHARGE INTO THE EXISTING DRAINAGE CHANNEL SHALL BE LESS THAN THE DISCHARGE IN THE EXISTING CONDITIONS DUE TO THE INCREASE IN LANDSCAPED AREA ONSITE.

EXISTING DRAINAGE

THIS SITE IS CURRENTLY DEVELOPED AND USED AS AN EXISTING SHOPPING CENTER, CONSISTING OF AN EXISTING RETAIL BUILDING AND ASSOCIATED PARKING LOTS. ALMOST THE ENTIRETY OF THE LOT IS IMPERVIOUS AREA. THE SITE IS BOUNDED BY EXISTING DEVELOPMENT TO THE NORTH, CARLISLE BLVD TO THE EAST, INDIAN SCHOOL RD TO THE SOUTH, AND A PUBLIC ALLEY TO THE WEST. THE SITE IS APPROXIMATELY 3.65 ACRES AND DRAINS FROM SOUTHEAST TO NORTHWEST, FREE RELEASING INTO AN EXISTING DRAINAGE CHANNEL ACROSS THE PUBLIC ALLEY NORTHWEST OF THE SITE. THE SITE IS NOT LOCATED IN A FLOODPLAIN AS SHOWN ON THE FIRM MAP (SEE THIS SHEET). THE PROJECT DOES NOT RECEIVE OFFSITE FLOWS.

Weighted E Method (Developed)

											100-Year			10-Year		
			Treatment A		Treatment B		Treatment C		Treatment D		Weighted E	Volume	Flow	Weighted E	Volume	Flow
Basin	Area (sf)	Area (ac)	%	acres	%	acres	%	acres	%	acres	(in)	(ac-ft)	(cfs)	(in)	(ac-ft)	(cfs)
A	151,320	3.47	0.00%	0	0.00%	0	10.33%	0.36	89.67%	3.11	2.196	7.627	14.61	1.404	4.876	9.01
B	6,874	0.16	0.00%	0	0.00%	0	42.81%	0.07	57.19%	0.09	1.774	0.280	0.60	1.069	0.169	0.35
Total	158,194	3.63														

Equations:

Weighted E = Ea*Aa + Eb*Ab + Ec*Ac + Ed*Ad / Total Area

Volume = Weighted E * Total Area

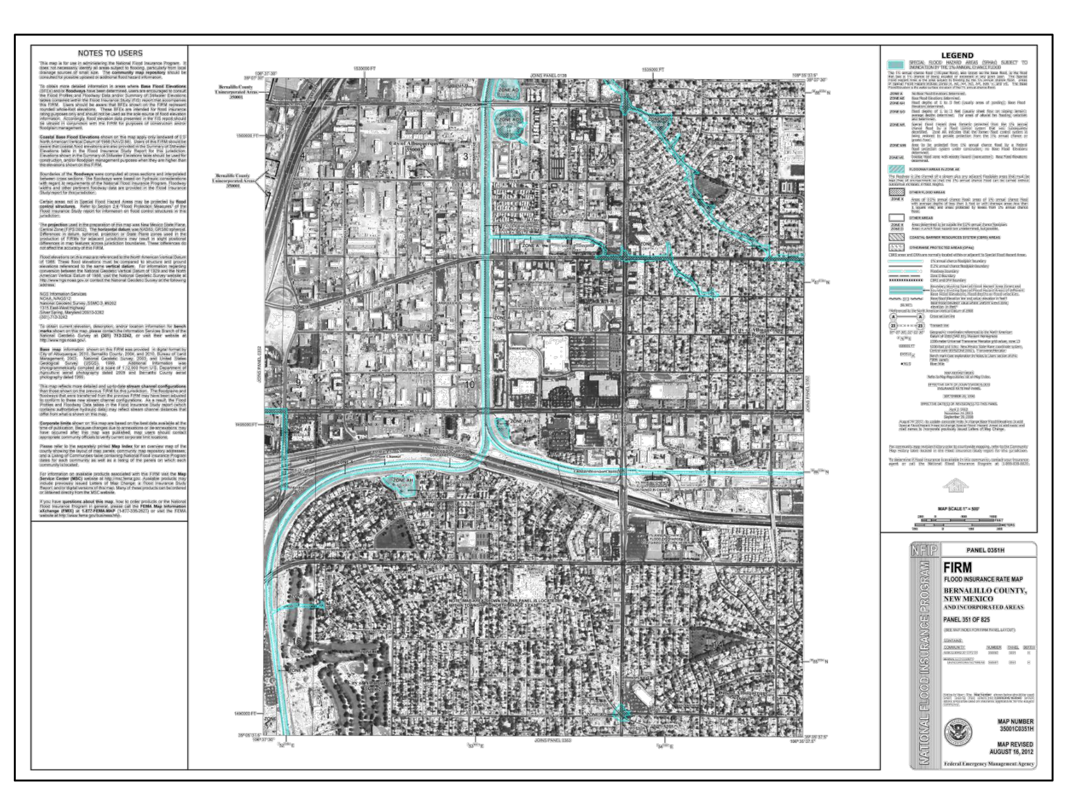
Flow = Qa*Aa + Qb**Ab + Qc*Ac + Qd*Ad

Excess Precipitation, E (in)		
Zone 2	100-Year	10-Year
Ea	0.62	0.15
Eb	0.80	0.30
Ec	1.03	0.48
Ed	2.33	1.51

Peak Discharge (cfs/acre)		
Zone 2	100-Year	10-Year
Qa	1.71	0.41
Qb	2.36	0.95
Qc	3.05	1.59
Qd	4.34	2.71

Water Quality Calculations Note: For redevelopment site, SWQV = 0.26 in

Basin	Impervious Area (sf) (Assumed 90% of basin area)	SWQV (in)	Storm Water Quality Vol (cf)	Storm Water Quality Vol (ac-ft)
A	151,320	0.26	3,279	0.075
B	6,874	0.26	149	0.003



FIRM MAP - 35001C0351H
NOT TO SCALE

Galloway
5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

TROY D. KELTS
NEW MEXICO
22102
PROFESSIONAL ENGINEER
1-28-2025

CARLISLE & I-40
CONCEPTUAL GRADING & DRAINAGE PLAN

2103 CARLISLE BLVD
ALBUQUERQUE, NM 87110

#	Date	Issue / Description	Init.
0	06/17/2024	1ST SUBMITTAL	TDK
1	01/28/2025	2ND SUBMITTAL	TDK

Project No:	MAE000005
Drawn By:	DDJ
Checked By:	TDK
Date:	01/28/2025

CONCEPTUAL GRADING & DRAINAGE PLAN

DR-1
Sheet 1 of 1

Weighted E Method (Developed)

											100-Year			10-Year		
			Treatment A		Treatment B		Treatment C		Treatment D		Weighted E	Volume	Flow	Weighted E	Volume	Flow
Basin	Area (sf)	Area (ac)	%	acres	%	acres	%	acres	%	acres	(in)	(ac-ft)	(cfs)	(in)	(ac-ft)	(cfs)
A	151,320	3.47	0.00%	0	0.00%	0	10.33%	0.36	89.67%	3.11	2.196	7.627	14.61	1.404	4.876	9.01
B	6,874	0.16	0.00%	0	0.00%	0	42.81%	0.07	57.19%	0.09	1.774	0.280	0.60	1.069	0.169	0.35
Total	158,194	3.63														

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Volume = Weighted E * Total Area

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Excess Precipitation, E (in)		
Zone 2	100-Year	10-Year
Ea	0.62	0.15
Eb	0.80	0.30
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Qa	1.71	0.41
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A	151,320	0.26	3,279	0.075
B	6,874	0.26	149	0.003
Total	158,194		3,428	0.079