

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

July 3, 2024

Troy Kelts, P.E.  
Galloway & Company  
6162 S Willow Drive, Suite 320  
Greenwood Village, CO 80111

**RE: Carlisle Marketplace  
2101 Carlisle Blvd NE  
Conceptual Grading & Drainage Plan  
Engineer's Stamp Date: 06/17/24  
Hydrology File: H16D047**

Dear Mr. Kelts:

PO Box 1293

Based upon the information provided in your submittal received 06/18/2024, the Conceptual Grading & Drainage Plan is preliminary approved for action by the Development Facilitation Team (DFT) on Site Plan for Building Permit.

Albuquerque

**PRIOR TO BUILDING PERMIT:**

NM 87103

1. Please submit a more detailed Grading & Drainage Plan to Hydrology for review and approval. This digital (.pdf) is emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) along with the Drainage Transportation Information Sheet.

[www.cabq.gov](http://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](mailto: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](mailto:rbrissette@cabq.gov).

Sincerely,

*Renée C. Brissette*

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



# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: Carlisle 40 Hydrology File # \_\_\_\_\_

Legal Description: Tract B & C and a Portion of Tract A, of Unit One of Indian Plaza

City Address, UPC, OR Parcel: 2101 Carlisle Blvd NE 2109, Albuquerque, NM 87106

Applicant/Agent: Galloway & Company Contact: Doug Jones

Address: 5500 Greenwood Plaza Blvd, Suite 200, Greenwood Village, CO 80111 Phone: (303) 770-8884

Email: DougJones@GallowayUS.com

Applicant/Owner: Carlisle & I40, LLC Contact: Wes Butero

Address: 7620 Jefferson St NE, Albuquerque, NM 87109 Phone: (303) 249-7774

Email: Wes@MDGRealEstate.com

TYPE OF DEVELOPMENT: ☒ Plat (# of lots) 3 ☐ Single Family Home  
☐ All other Developments

RE-SUBMITTAL: ☐ YES ☒ NO

DEPARTMENT: ☐ TRANSPORTATION ☐ HYDROLOGY/DRAINAGE

Check all that apply under Both the Type of Submittal and the Type of Approval Sought:

### TYPE OF SUBMITTAL:

- ☐ Engineering / Architect Certification
- ☒ Conceptual Grading & Drainage Plan
- ☐ Grading & Drainage Plan, and/or Drainage Report
- ☐ Drainage Report (Work Order)
- ☐ Drainage Master Plan
- ☐ Conditional Letter of Map Revision (CLOMR)
- ☐ Letter of Map Revision (LOMR)
- ☐ Floodplain Development Permit
- ☐ Traffic Circulation Layout (TCL) – Administrative
- ☐ Traffic Circulation Layout (TCL) – DFT Approval
- ☐ Traffic Impact Study (TIS)
- ☐ Street Light Layout
- ☐ OTHER (SPECIFY) \_\_\_\_\_

### TYPE OF APPROVAL SOUGHT:

- ☐ Pad Certification
- ☐ Building Permit
- ☐ Grading Permit
- ☐ Paving Permit
- ☐ SO-19 Permit
- ☐ Foundation Permit
- ☐ Certificate of Occupancy - ☐ Temp ☐ Perm
- ☒ Preliminary / Final Plat
- ☐ Site Plan for Building Permit - DFT
- ☐ Work Order (DRC)
- ☐ Release of Financial Guarantee (ROFG)
- ☐ CLOMR / LOMR
- ☐ Conceptual TCL - DFT
- ☐ OTHER (SPECIFY) \_\_\_\_\_

DATE SUBMITTED: 6/17/2024



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: 07/03/24  
BY: *Renee C. Bruneau*  
HydroTeam # 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'

**Galloway**

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

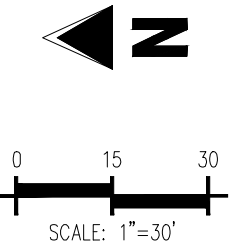
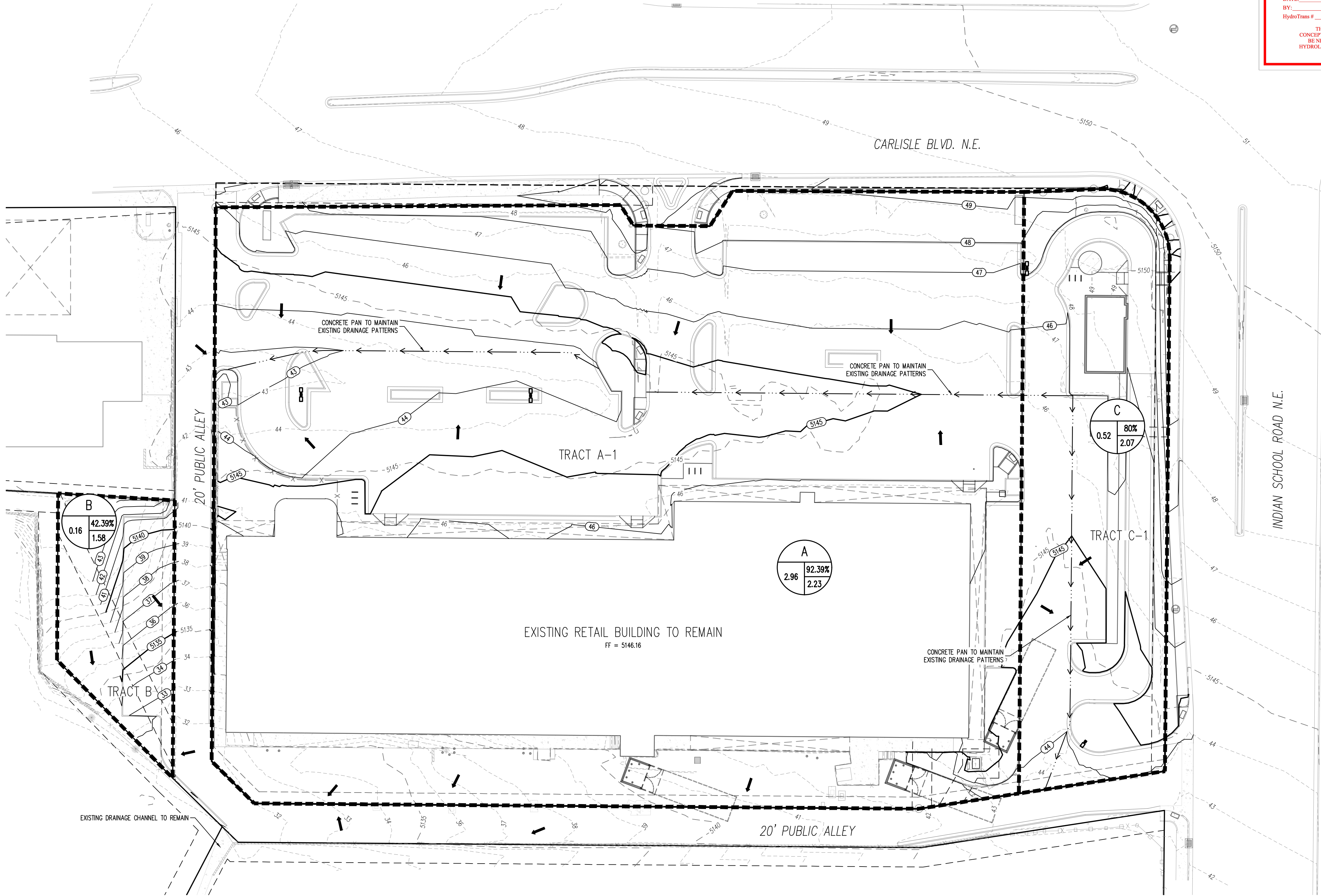


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CARLISLE & I-40  
CONCEPTUAL GRADING & DRAINAGE PLAN

2103 CARLISLE BLVD  
ALBUQUERQUE, NM 87110



**DRAINAGE LEGEND**

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- MAJOR BASIN BOUNDARY LINE
- PROPOSED FLOW ARROW
- BASIN DESIGNATION
- PERCENT TREATMENT D
- 100-YEAR WEIGHTED E VALUE
- BASIN AREA IN ACRES

**PRIVATE DRAINAGE FACILITIES WITHIN CITY ROW:**

- NOTICE TO CONTRACTOR (SPECIAL ORDER 19 "SO-10")
- BUILD SIDEWALK CULVERT PER COA STD DWG 2236.
  - CONTACT STORM DRAIN MAINTENANCE AT (505) 857-8033 TO SCHEDULE A MEETING PRIOR TO FORMING.
  - AN EXCAVATION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
  - ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
  - TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL, DIAL "811" [OR (505) 260-1990] FOR THE LOCATION OF EXISTING UTILITIES.
  - PRIOR TO CONSTRUCTION, CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD SO THE CONFLICT CAN BE RESOLVED WITH MINIMAL DELAY.
  - BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
  - MAINTENANCE OF THE FACILITY SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY BEING SERVED.
  - WORK ON ARTERIAL STREETS MAY BE REQUIRED ON A 24-HOUR BASIS.
  - CONTRACTOR MUST CONTACT STORM DRAIN MAINTENANCE AT (505) 857-8033 TO SCHEDULE A CONSTRUCTION INSPECTION. FOR EXCAVATING AND BARRICADING INSPECTIONS, CONTACT CONSTRUCTION COORDINATION AT (505) 924-3416.

**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.

**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.

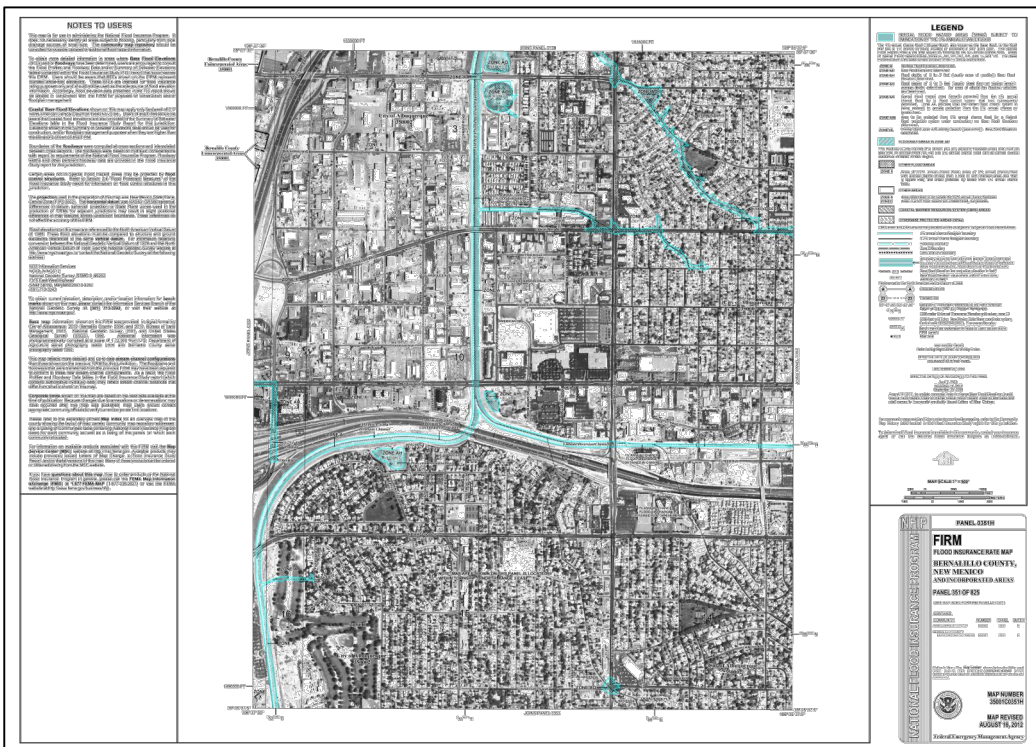
ONSITE LAYOUTS AND GRADING SHOWN ON THIS PLAN ARE CONCEPTUAL AND SUBJECT TO CHANGE. FOR THE PURPOSES OF STORMWATER QUALITY CALCULATIONS, IT IS BEING ASSUMED THAT ALL NON-PAVED AREAS ARE TREATMENT C. ALL LOTS WILL BE INDIVIDUALLY RESPONSIBLE FOR INDIVIDUAL STORM WATER QUALITY TREATMENT. IT IS ANTICIPATED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

BASIN "A" WILL GENERATE A 100-YR, 6-HOUR FLOW OF 12.55 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 0.57 CFS, WHICH IS ASSUMED TO BE DIRECTED SOUTHWEST, WHERE IT SHALL EITHER BE DIRECTED VIA THE EXISTING ALLEY TO THE EXISTING DRAINAGE CHANNEL.

BASIN "C" WILL GENERATE A 100-YR, 6-HOUR FLOW OF 2.13 CFS, WHICH IS ASSUMED TO BE DIRECTED NORTHWEST, WHERE IT SHALL EITHER BE DIRECTED VIA THE EXISTING ALLEY TO THE EXISTING DRAINAGE CHANNEL. NOTE: THE LAYOUT OF BASIN C IS CONCEPTUAL AND AN IMPERVIOUSNESS OF 80% IS ASSUMED AT THIS TIME.

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.



FIRM MAP -- 35001C0351H  
NOT TO SCALE

**Weighted E Method (Developed)**

Basin	Area (sf)	Area (ac)	Treatment A		Treatment B		Treatment C		Treatment D		100-Year			10-Year		
			%	acres	%	acres	%	acres	%	acres	Weighted E (in)	Volume (ac-ft)	Flow (cfs)	Weighted E (in)	Volume (ac-ft)	Flow (cfs)
A	128,906	2.96	0.00%	0	0.00%	0	7.61%	0.23	92.39%	2.73	2.231	6.602	12.55	1.432	4.237	7.77
B	6,874	0.16	0.00%	0	0.00%	0	57.61%	0.09	42.39%	0.07	1.581	0.249	0.57	0.917	0.145	0.33
C	22,692	0.52	0.00%	0	0.00%	0	20.00%	0.10	80.00%	0.42	2.070	1.078	2.13	1.304	0.679	1.30
Total	158,471	3.64														

**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	128,906	0.26	2,793	0.064
B	6,874	0.26	149	0.003
C	22,692	0.26	492	0.011