

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

December 17, 2025

Lee Pennington, PE  
Civil Engineering Services  
7705 Spicer Farm Lane  
Fairview, TN 37062

**RE: 3535 Menaul Blvd NE**  
**Grading and Drainage Plan**  
**Engineer's Stamp Date: 11/18/2025**  
**Hydrology File: H16D083F5**  
**Case # HYDR-2025-00432**

Dear Mr. Pennington:

Based upon the information provided in your submittal received 12/03/2025, the Grading & Drainage Plan is **not** approved for Building Permit. The following comments need to be addressed for approval of the above referenced project:

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

1. There is a reference to Sheet C01.1 for Grading Notes but this sheet was not provided. Please add the sheet or remove the note.
2. Show the Finished Pad elevation in addition to the Finished Floor elevation.
3. Show the direction of the roof runoff.
4. For trash enclosures serving food service developments, trash enclosures must demonstrate control of liquids from dumpster areas per DPM by containing runoff from the dumpster area, preventing outside drainage from entering the dumpster area, and discharging to the sanitary sewer. Please show an inlet in the middle and label. "Inlet to be connected to the sanitary sewer. See Utility Plan."
5. Please provide the FIRM Map on the plan.
6. Please show the calculations of both the required and the provided storm water quality volume on the Grading and Drainage Plan.
7. Please add a note which states, "The Owner has elected to pay the Payment in Lieu for the required Stormwater Quality Volume."
8. Show the calculation for the Payment in Lieu amount on the plan: (Amount = 956.6CF x \$8/CF = \$7,652.80).
9. Please submit the SWQV Waiver Application to Hydrology for review and approval.
10. Complete the Payment-In-Lieu and provide Hydrology with a copy of the receipt.

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

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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 505-924-3314 or [amontoya@cabq.gov](mailto:amontoya@cabq.gov).

Sincerely,

A handwritten signature in black ink, appearing to read 'Anthony Montoya, Jr.', is positioned above the typed name.

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

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Precipitation Zone 2 (in)				
Zone 2	2 yr	10 yr	100 yr	500 yr
6-hr rainfall depth	0.977	1.480	2.290	2.980
24-hr rainfall depth	1.220	1.760	2.590	3.210

	Excess Precipitation									
	Existing Conditions					Proposed Conditions				
	Area (sq.ft.)	Area (acres)	2-year	10-year	100-year	Area (sq.ft.)	Area (acres)	2-year	10-year	100-year
Type B	3230	0.074	0.02	0.30	0.80	9,771	0.224	0.02	0.30	0.80
Type D	50692	1.164	0.98	1.51	2.33	44,151	1.014	0.98	1.51	2.33
Total	53923	1.238	0.92	1.44	2.24	53,923	1.238	0.81	1.29	2.05

	Runoff Volume								
	6 Hour Storm Events			24 Hour Storm Events					
	Area (sq.ft.)	Area (acres)	2-year (acre-ft) V360	10-year (acre-ft) V360	100-year (acre-ft) V360	2-year (acre-ft) V360	10-year (acre-ft) V360	100-year (acre-ft) V360	
Existing Conditions	53,923	1.238	1.14	1.78	2.77	4.75	5.94	7.23	
Proposed Conditions	53,923	1.238	1.00	1.60	2.54	4.61	5.76	7.00	

	Existing Conditions								
	Peak Discharge Rate			Peak Discharge					
	Area (sq.ft.)	Area (acres)	2-year (Q peak) (cfs/acre)	10-year (Q peak) (cfs/acre)	100-year (Q peak) (cfs/acre)	2-year (Q peak) (cfs)	10-year (Q peak) (cfs)	100-year (Q peak) (cfs)	
Type B	3,230.4	0.074	0.08	0.95	2.36	0.01	0.07	0.18	
Type D	50,692.2	1.164	1.66	2.71	4.34	1.93	3.15	5.05	
Total	53,922.6	1.238	1.74	3.66	6.70	2.04	3.22	5.23	

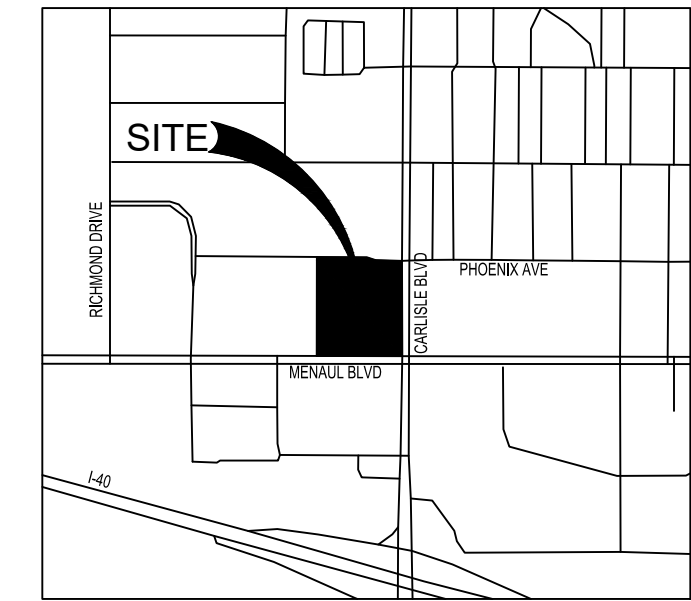
	Proposed Conditions								
	Peak Discharge Rate			Peak Discharge					
	Area (sq.ft.)	Area (acres)	2-year (Q peak) (cfs/acre)	10-year (Q peak) (cfs/acre)	100-year (Q peak) (cfs/acre)	2-year (Q peak) (cfs)	10-year (Q peak) (cfs)	100-year (Q peak) (cfs)	
Type B	9,771.4	0.224	0.08	0.95	2.36	0.02	0.21	0.53	
Type D	44,151.2	1.014	1.66	2.71	4.34	1.68	2.75	4.40	
Total	53,922.6	1.238	1.74	3.66	6.70	1.70	2.96	4.93	

	Land Treatments					
	Existing Conditions			Proposed Conditions		
	Area (sq.ft.)	Area (acres)	Runoff (CN)	Area (sq.ft.)	Area (acres)	Runoff (CN)
Type B	3,230	0.074	79	9,771	0.224	79
Type D	50,692	1.164	98	44,151	1.014	98
Total	53,923	1.238	96.9	53,923	1.238	94.6

Stormwater Quality		
	acre-ft	cubic feet
SWQV	0.022	956.6

NOTE: REDEVELOPMENT SITE: DESIGN STORM = 0.48 INCHES  
 SWQV = IMPERVIOUS AREA \* 0.26 INCHES ... FOR REDEVELOPMENT SITE

TYPE B = IRRIGATED LAWNS  
 TYPE D = IMPERVIOUS AREAS  
 TREATMENT B = 0.50 INCHES  
 TREATMENT D = 0.10 INCHES



LOCATION MAP  
 NOT TO SCALE

PROPOSED GRADING LEGEND

- TC PROPOSED TOP OF CURB ELEVATION
- P PROPOSED BOTTOM OF CURB/PAVEMENT ELEVATION
- G PROPOSED GUTTER LINE ELEVATION
- FG PROPOSED FINISHED GRADE ELEVATION
- SW PROPOSED SIDEWALK ELEVATION
- HP PROPOSED HIGH POINT ELEVATION
- MG MATCH EXISTING GRADE ELEVATION
- IE PROPOSED INVERT ELEVATION
- RM PROPOSED TOP OF GRADE ELEVATION
- LIMITS OF DISTURBANCE
- 2.00% PROPOSED SLOPE DIRECTION
- [Symbol] PROPOSED STORM WATER CURB INLET
- [Symbol] PROPOSED STORM WATER AREA INLET

GRADING NOTE BLOCKS

- 1 LIMITS OF LAND DISTURBANCE
- 2 MATCH EXISTING GRADE
- 3 PROVIDE 2.00% MAXIMUM CROSS SLOPE

GRADING NOTES

SEE SHEET C01.1 FOR GRADING NOTES  
**GRADING INFORMATION**  
 PROPERTY AREA = 52,309 SF / 1.20 AC  
 LIMITS OF DISTURBANCE = 44,539 SF / 1.09 AC  
 ONSITE DISTURBANCE = 43,461 SF / 0.76 AC  
 OFFSITE DISTURBANCE = 1,478 SF / 0.03 AC

ALL DISTURBED AREA SHALL BE STABILIZED WITH SO2, COMMON TO THE REGION - SEE LANDSCAPE PLAN

CONSTRUCTION NOTE:  
 DESIGN OF THE PANDA EXPRESS SITE, AS SHOWN IN THESE PLANS, ARE BASED UPON THE PROPOSED CONSTRUCTION PLANS FOR THE SUBJECT PROPERTY AND SURROUNDING SITE WORK. CONTRACTOR SHALL FIELD VERIFY ELEVATIONS, UTILITIES, AND SITE FEATURES PRIOR TO ANY WORK DONE. NOTIFY OWNER/ENGINEER OF ANY CONFLICTS WITH DESIGN PRIOR TO ANY WORK DONE.

LEGAL DESCRIPTION:  
 A PORTION OF LOT NUMBERED TWO-B (2-B) OF AMERICAN SQUARE, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "PLAT OF LOTS 2-A & 2-B, AMERICAN SQUARE, BEING COMPRISED OF LOT 2, AMERICAN SQUARE, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 10, 2019 IN PLAT BOOK 2019C, PAGE 124 AS DOCUMENT NO 2019105050.



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

REVISIONS:

NO.	DESCRIPTION

ISSUE DATE:

1ST XXXXXX XX-XX-22

DRAWN BY:

JRJ

PANDA PROJECT #:

S8-25-D31723

PANDA STORE #:

D31723

ARCH PROJECT #:

31723



CIVIL ENGINEERING SERVICE:

- FAST
- RELENTLESS
- VISIONARY

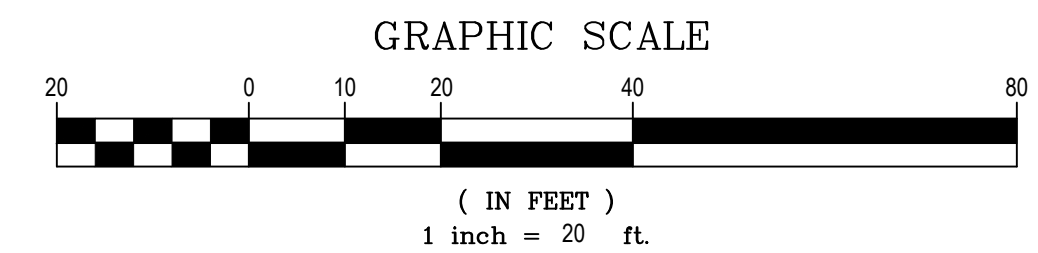
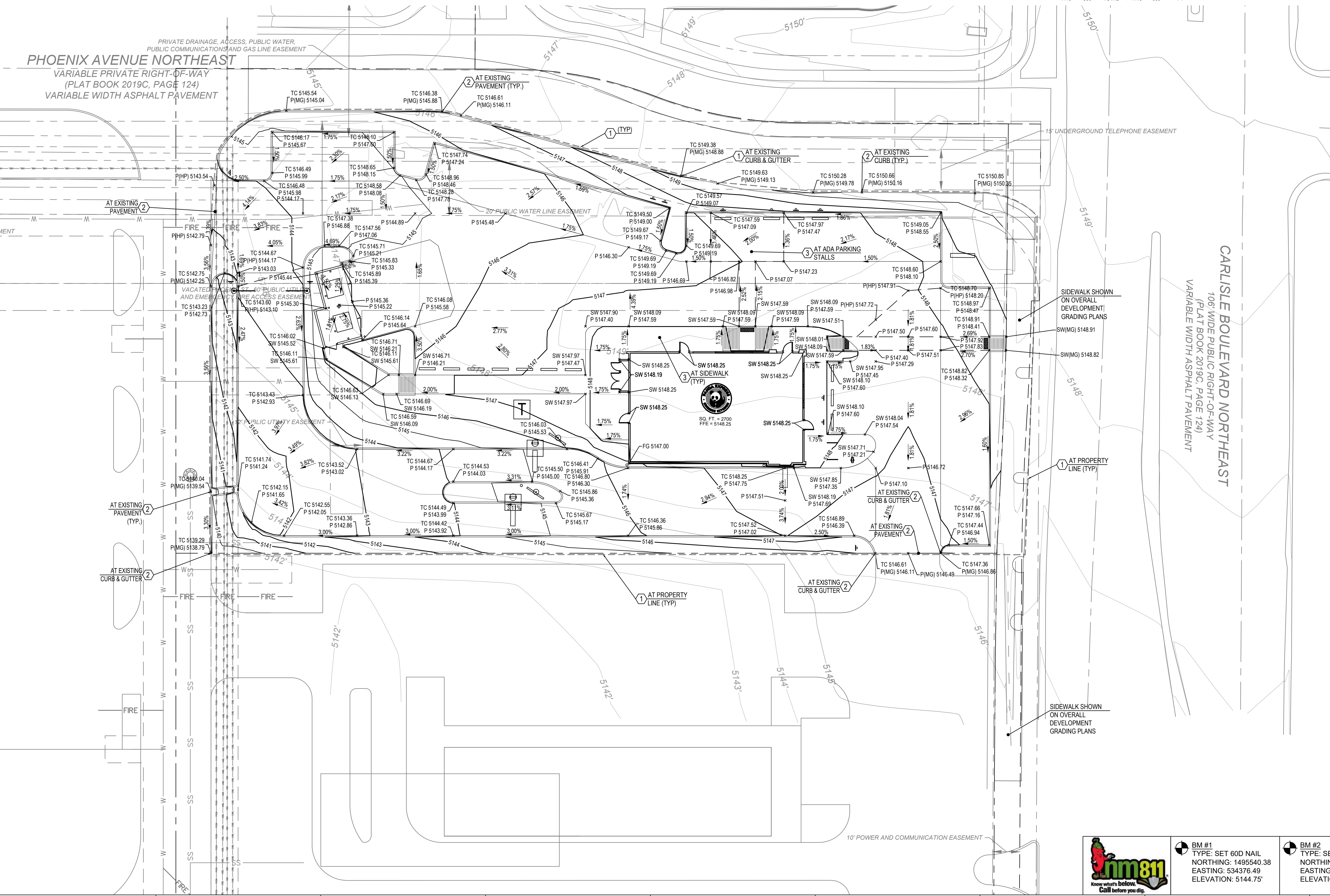
7705 SPICER FARM LANE  
 FAIRVIEW, TN 37062  
 615.235.5372  
 Ray@CivilEngineeringServices

PANDA EXPRESS

TRUE WARM & WELCOME  
 3535 MENAUL BOULEVARD  
 ALBUQUERQUE, NEW MEXICO 87107

GRADING AND DRAINAGE PLAN  
**C05.0**

TRUE WARM & WELCOME



BM #1  
 TYPE: SET 60D NAIL  
 NORTHING: 1495540.38  
 EASTING: 534376.49  
 ELEVATION: 5144.75'

BM #2  
 TYPE: SET 60D NAIL  
 NORTHING: 1495827.08  
 EASTING: 1534389.51  
 ELEVATION: 5148.32'

FLOOD STATEMENT:  
 THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 35001C0351H, WHICH BEARS AND EFFECTIVE DATE OF 08/16/2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

AAAT-EP-CONSTRUCTION