CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director

Mayor Timothy M. Keller

May 2, 2022

Tim Shoemaker, P.E.
RTM Engineering Consultants
24361 El Toro Rd., Suite 230
Laguna Woods, CA 92637

RE: Panda Express - 98th Street SW
Grading and Drainage Plans
Engineer's Stamp Date: 04/29/22
Hydrology File: K09D038

Dear Mr. Shoemaker:

Based upon the information provided in your submittal received 03/22/2022, the Grading & Drainage Plan is approved for Building Permit and for action by the DRB on Site Plan for Building Permit. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

PRIOR TO CERTIFICATE OF OCCUPANCY:

1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.

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

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

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 10/2018)

Project Title: Panda Express - 98th Street D20241 Building Permit #: _____ Hydrology File #: _____

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

Legal Description: Tract 2 98th Street Plaza situate within projected Section 21, T. 10 N., R. 2E., N.M.P.M. Town of Atrisco Grant, City of Albuquerque, Bernalillo County, NM

City Address: _____

Applicant: Andres Ramirez Contact: _____

Address: 24361 El Toro Rd., Suite 230, Laguna Woods, CA 92637

Phone#: 949-453-0111 Fax#: _____ E-mail: andres.ramirez@rtmec.com

Other Contact: Tim Shoemaker Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: tim.shoemaker@rtmec.com

TYPE OF DEVELOPMENT:_____ PLAT (# of lots) _____ RESIDENCE X DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL? _____ Yes X No

DEPARTMENT: _____TRAFFIC/TRANSPORTATION X HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

____ ENGINEER/ARCHITECT CERTIFICATION
____ PAD CERTIFICATION
X CONCEPTUAL G & D PLAN
____ GRADING PLAN
____ DRAINAGE MASTER PLAN
X 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
X GRADING PERMIT APPROVAL
____ SO-19 APPROVAL
____ PAVING PERMIT APPROVAL
____ GRADING/ PAD CERTIFICATION
____ WORK ORDER APPROVAL
____ CLOMR/LOMR
____ FLOODPLAIN DEVELOPMENT PERMIT
X OTHER (SPECIFY) DRWS signature of submittal

DATE SUBMITTED: 03/22/2022 By: Andres Ramirez

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED:_____

FEE PAID:_____

MEMORANDUM

TO: City of Albuquerque: Planning Department

FROM: RTM Engineering Consultants

DATE: March 4, 2022

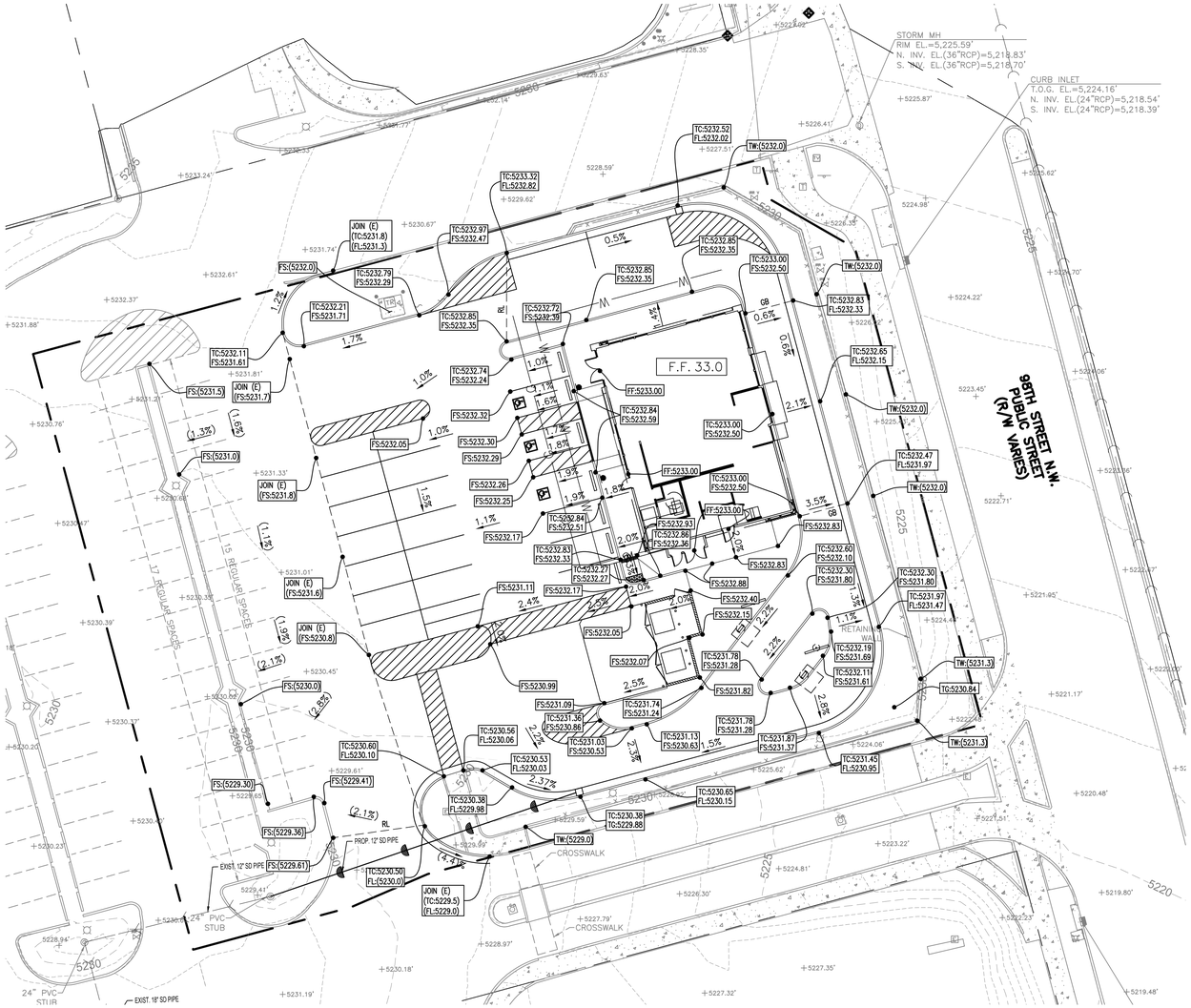
RE: PANDA EXPRESS – 98TH ST Storm Water Management

The proposed project site is located on 98th Street, between Volcano Road and Bluewater Road, adjacent to Jack in the Box. The total project site consists of just under one acre however about a quarter of that area is an existing parking lot which we intended to protect in place. The area was previously planned to be an Applebee's restaurant, but that project was never developed.

The previously approved Applebee's grading plan shows surface/sheet flow in the direction opposite of 98th street. The site was designed to pick up runoff through median drainage gardens that run along the entirety of the parking lot. Once captured in the median, the runoff flows to a collection basin and enters the storm drain system through drain basins. This existing storm drain system currently discharges to the storm drain line on 98th street.

After reviewing the previous storm water study and a conversation with senior Hydrology Engineer, Rennee Brissette confirmed that the previous study proved the design of the current stormwater management is sufficient to receive the runoff from our site as well. The proposed site follows the existing drainage patterns and increases the landscape area that was show on the Applebee's plan.

Due to our project's concurrence with the prior proposed development, we can safely assume the proposed improvements will not have a negative impact on the downstream facilities and a new stormwater study is not necessary.



GRADING AND DRAINAGE PLAN

SCALE: 1" = 20'

N

10' 0' 20' 40'

PROPOSED SITE 100 YR, 6-HR												
										100-YEAR, 6HR		
Basin	**Area**	**Treatment A**		**Treatment B**		**Treatment C**		**Treatment D**		**WEIGHTED E**	**VOLUME**	**FLOW**
	SF	%	AC	%	AC	%	AC	%	AC	IN	AC-FT	CFS
Basin 1	5399.2	0%	0	0%	0	100%	0.124	0%	0	0.95	0.0098	0.4
Basin 2	33363.2	0%	0	0%	0	0%	0	100%	0.77	2.24	0.1430	3.2
Basin 3	3605.87	0%	0	0%	0	100%	0.083	0%	0	0.95	0.0066	0.2

EXISTING SITE 100-YR, 6-HR												
										100-YEAR, 6HR		
Basin	**Area**	**Treatment A**		**Treatment B**		**Treatment C**		**Treatment D**		**WEIGHTED E**	**VOLUME**	**FLOW**
	SF	%	AC	%	AC	%	AC	%	AC	IN	AC-FT	CFS
Basin 1	4573.85	0%	0	0%	0	100%	0.105	0%	0	0.95	0.0083	0.3
Basin 2	35165.58	0%	0	0%	0	0%	0	100%	0.81	2.24	0.1507	3.3
Basin 3	2628.84	0%	0	0%	0	100%	0.060	0%	0	0.95	0.0048	0.2

NOTES

THE AREAS THAT WERE USED FOR THE STORM WATER CALCULATIONS ARE BASED ON THE SITE LAYOUT SHOWN ON THE PREVIOUS GRADING PLANS APPROVED ON APRIL 7, 2015

LEGAL DESCRIPTION

TRACT NUMBER TWO (2) OF 98TH STREET PLAZA, AS THE SAME ARE SHOWN AND DESIGNATED IN THE CORRECTED PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNT, NEW MEXICO ON AUGUST 18, 2015 IN PLAT BOOK 2015C, FOLIO 97

TRACT OF LAND HERIN DESCRIBED HAVING 0.9726 ACRES (42,368.27 SQUARE FEET)

IDO ZONE DISTRICT: MX-M (MIXED USES-MODERATE INTENSITY ZONE DISTRICT)

BASIS OF BEARING AND BENCHMARK

NAD 83 NEW MEXICO CENTRAL ZONE STATE PLANE COORDINATE VALUES ESTABLISHED FOR:

1. NMSHC SURVEY CONTROL STATION "I-40-23" DATA:
   STANDARD BRASS DISC SET FLUSH TO THE GROUND
   NAD 83 NEW MEXICO CENTRAL ZONE STATE PLANE COORDINATES
   NORTHING: 1,485,519.844 US FEET EASTING: 1,489,913.599 US FEET
   ELEV. = 5,341.357 US FEET
   COMBINED GROUND TO GRID FACTOR = 0.999674412
   DELTA ALPHA = (-) 0°17'20.93"
2. NMSHC SURVEY CONTROL STATION "8-K9-1989" DATA:
   STANDARD 1-3/4" ALUMINUM DISC RIVETED TO A PIPE
   NAD 83 NEW MEXICO CENTRAL ZONE STATE PLANE COORDINATES
   NORTHING: 1,484,994.639 US FEET EASTING: 1,492,463.769 US FEET
   ELEV. = 5,250.166 US FEET
   COMBINED GROUND TO GRID FACTOR = 0.999677891
   DELTA ALPHA = (-) 0°17'03.21"

THE BASIS OF BEARINGS FOR THE PREMISES SURVEYED ARE NAD 83 NEW MEXICO CENTRAL ZONE GRID BEARINGS BEING BASED ON A LINE BETWEEN THE FOUND PROPERTY CORNERS LISTED ABOVE BEARING = N78°21'46"E.

PROJECT BENCHMARK 13-K9 IS A CITY OF ALBUQUERQUE SURVEY CONTROL STATION "ACS BM 13-K9" ELEVATION = 5,234.53 FEET

BASIS OF ELEVATIONS

NAVD 88

FLOODPLAIN STATEMENT

AREA LIES WITHIN FLOOD ZONE X (OTHER AREAS) , AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOOD PLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP PER FIRM MAP PANEL 328 OF 750, MAP NO. 35001C0328J, MAP REVISED DATE 11/04/2016, BERNILILLO COUNTY, NEW MEXICO AND INCORPORATED AREAS.

DRAINAGE CONDITIONS

1. EXISTING
THE EXISTING SITE IS A PARTIALLY DEVELOPED 0.97 AC LOT. THE CURRENT GRADING WAS DONE PER GRADING PLANS COMPLETED BY WOOTEN ENGINEERING THAT WERE APPROVED ON APRIL 7, 2015 BY THE CITY OF ALBUQUERQUE. THE APPROVED PLANS SHOWED ABOUT 7,500 SQUARE FEET OF RETAIL/ RESTAURANT BUILDING SPACE WHERE THE CURRENT PROPOSED BUILDING WILL BE LOCATED. THE SITE WAS DESIGNED AND GRADED TO DRAIN IN A WESTERLY DIRECTION (AWAY FROM 98TH ST) TOWARDS LANDSCAPE MEDIANS THROUGH SURFACE FLOWS. THESE MEDIANS THEN OUTLET TO THE EXSISITNG 36" 98TH STREET STORM DRAIN THROUGH AN UNDERGROUND STROMDRAIN DRAIN SYSTEM CONTAINING VARYING PIPE SIZES. RUNOFF THAT DOES NOT MAKE IT TO THE LANDSCAPE MEDIANS WILL SHEET FLOW AND BE COLLECTED IN ONE OF THREE CATCH BASINS LOCATED ON 98TH STREET. THESE CATCH BASINS WERE SIZED AND BUILT BY CPN 676284.
2. PROPOSED
THE PROPOSED SITE DESIGN MATCHES THE PREVIOUSLY APPROVED DRAINAGE MANAGEMENT PLAN AND THEREFORE MEETS ALL PRIOR REQUIREMENTS REGARDING DOWNSTREAM RUNOFF. THE DEVIATIONS FROM SAID DRAINAGE MANAGEMENT PLAN IS AN INCREASE OF PERVIOUS AREAS FROM 21% TO 27% AS WELL AS A NEW SITE LAYOUT

CONCLUSION

DUE TO THE COMPLIANCE WITH THE PREVIOUSLY APPROVED DRAINAGE MANAGEMENT PLAN, WE ARE REQUESTING THAT THIS DRAINAGE AND GRADING PLAN BE APPROVED

PIPE CALCULATIONS

EXISTING
1. PIPE DIAMETER = 12"; PIPE MATERIAL = HDPE; n = 0.010
   Q = 2.24 CFS
   PIPE SLOPE = 1.0%
   CAPACITY = 4.64 CFS
2. PIPE DIAMETER = 18"; PIPE MATERIAL = HDPE; n = 0.010
   Q = 6.23 CFS
   PIPE SLOPE = 1.0%
   CAPACITY = 13.69 CFS

PROPOSED
1. PIPE DIAMETER = 12"; PIPE MATERIAL = HDPE; n = 0.010
   Q = 3.2 CFS
   PIPE SLOPE = 1.0%
   CAPACITY = 4.67 CFS

VICINITY MAP

261 98TH STREET, ALBUQUERQUE, NM 87123
N.T.S.

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 05/02/22
BY:
HydroTrans # K09D038
THE APPROVAL OF THESE PLANS/REPORT SHALL NOT BE CONSTRUED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR STATE LAW , AND SHALL NOT PREVENT THE CITY FROM REQUIRING THE CORRECTION OF ERRORS OR OMISSIONS IN PLANS, SPECIFICATIONS, OR CONSTRUCTIONS. SUCH APPROVED PLANS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.

GRADING LEGEND

DESCRIPTION	EXISTING	PROPOSED	BY OTHERS
SPOT ELEVATION	+.00	TC:XX.XX FL:XX.XX	P:XX.XX
CONTOUR LINE	600	600	600
FLOW ARROW	(X.X%)	X.X%	

TIM SHOEMAKER NEW MEXICO 26935 PROFESSIONAL ENGINEER
04-29-2022

Know what's below. Call before you dig. nm811

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

REVISIONS:

ISSUE DATE:

DRAWN BY: rtm

PANDA PROJECT #: S8-23-D220241
PANDA STORE #: D220241
ARCH PROJECT #: 21229

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972 490 7292 V

PANDA EXPRESS

261 98TH STREET
ALBUQUERQUE, NM 87123

GRADING AND DRAINAGE PLAN

C01.0

PLANNING PERMIT SET

261 98TH STREET