

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

August 5, 2025

John Stapleton, PE
Community Design Solutions
9384 Valley View Dr. NW
Albuquerque, NM 87114

**RE: Chipotle Shell 98th Street
214 98th Street NW
Grading and Drainage Plans
Engineer's Stamp Date: 7/15/2025
Hydrology File: K09D038A
Case # HYDR-2025-00231**

Dear Mr. Stapleton:

Based upon the information provided in your submittal received 07/15/2025, the Grading & Drainage Plans **are approved** for Grading Permit and Building Permit.

PO Box 1293

PRIOR TO CERTIFICATE OF OCCUPANCY:

Albuquerque

NM 87103

1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.
2. 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 underground stormwater quality ponds per Article 6-15(C) of the DPM to Hydrology for review at Plaza de Sol. Application for Covenant in ABQ-PLAN is also required

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, 505-924-3420) 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., C.F.M.
Senior Engineer, Hydrology
Planning Department, Development Review Services

NAME: P:\38 skarsgard red shamrock\4242604 chipotle 241 98th3.dwg\4 sheets\Civil GRADING & DRAINAGE PLAN.dwg PLOT DATE: Jul 15, 2025 1:49pm

EARTHWORK CALCULATIONS			
	Area (sf)	Depth (ft)	Volume (cy)
Proposed Slab and Flatwork	16705	0.75	464
Over-Ex Shrink	4846	10	449
Raw Cut (C3D)			598
Raw Fill (C3D)			542

% Of the site in Cut	85%
% of the site in Fill	15%
Impervious volume to subtract from raw fill	70
Impervious volume to add to raw cut	394

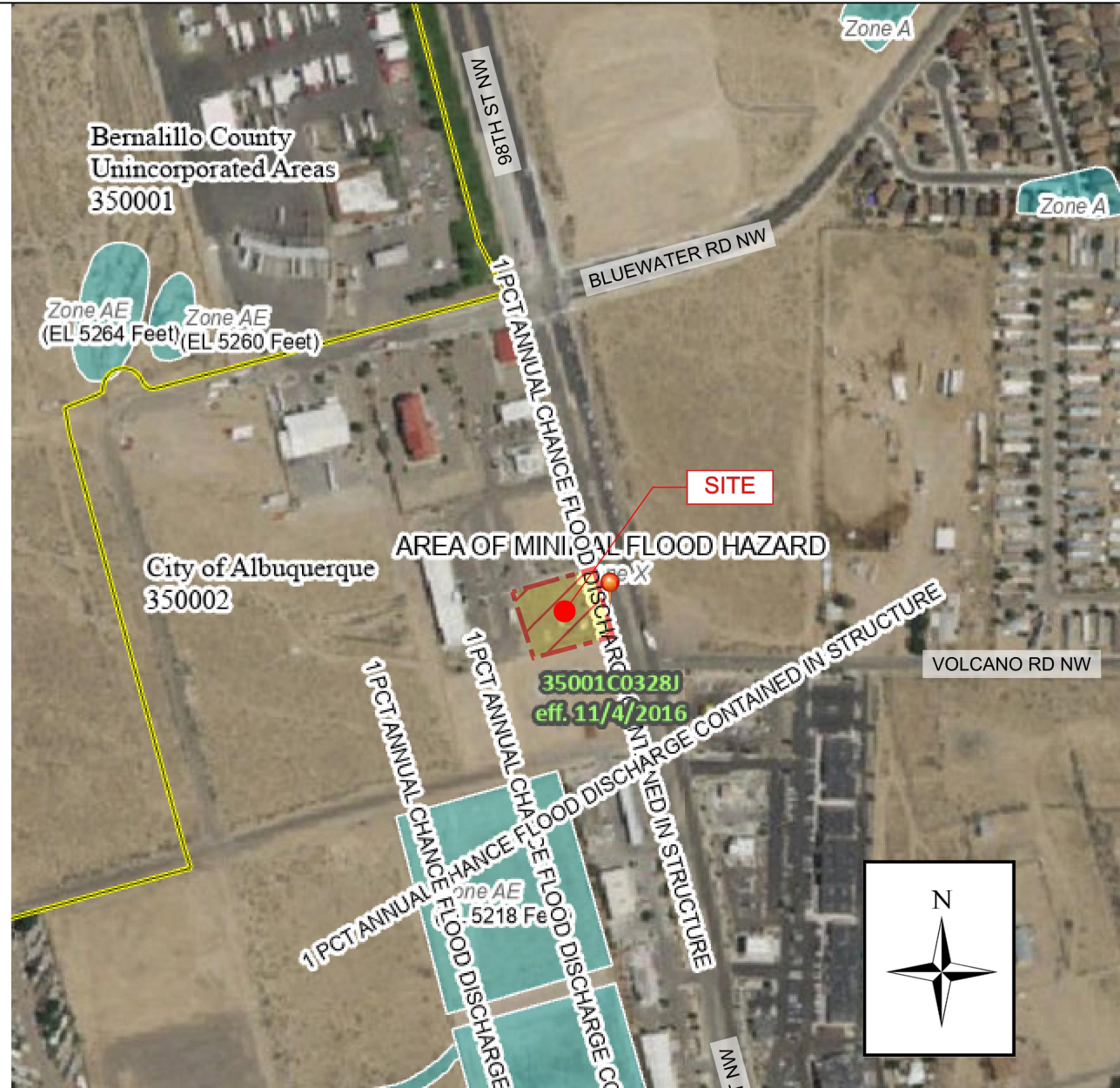
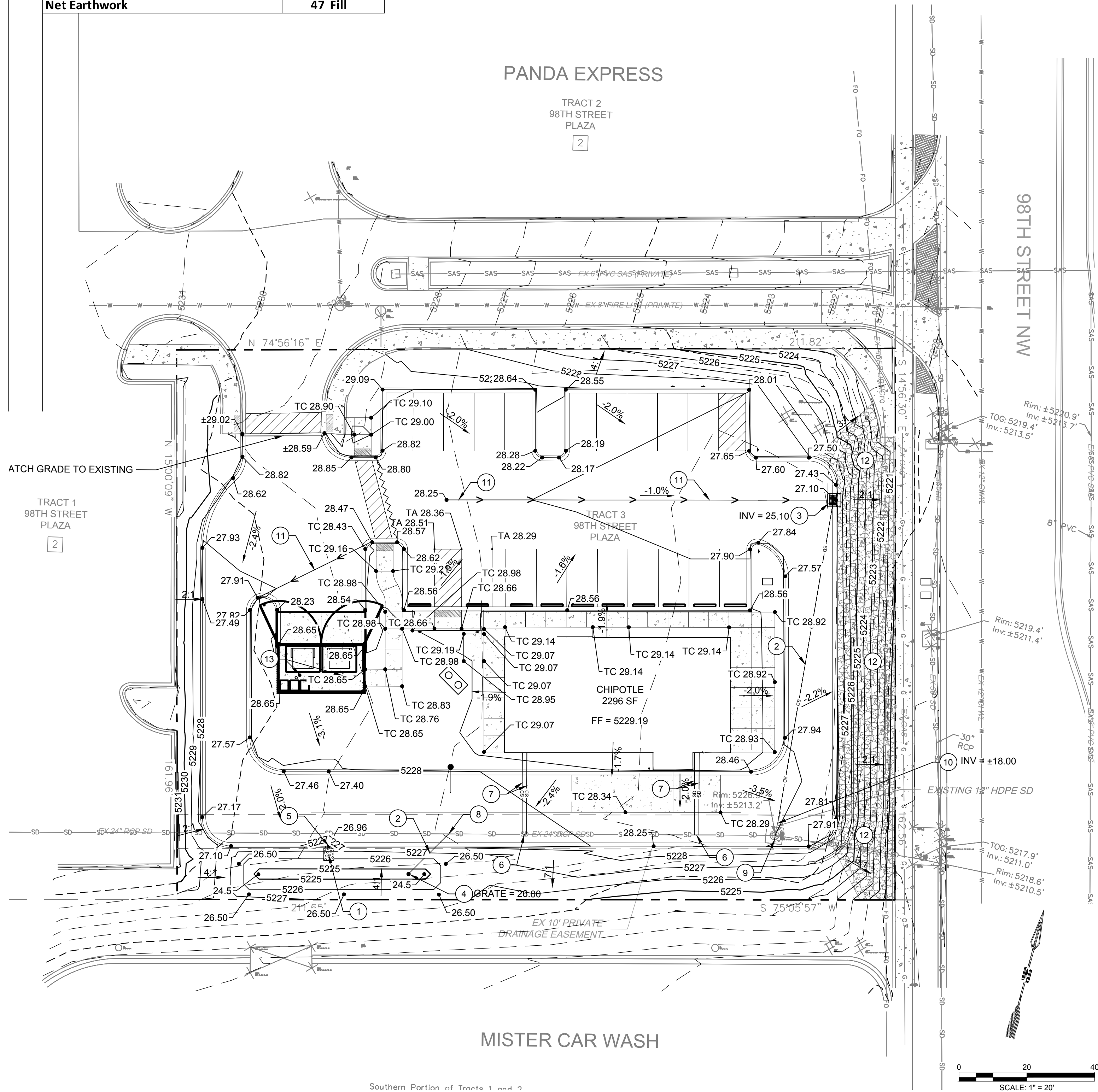
Calculations	
Total (Adjusted) Fill	1039
Total Cut	992
Net Earthwork	47 Fill

DRAINAGE NARRATIVE

THIS DRAINAGE PLAN CONFORMS TO AND/OR EXCEEDS PROPOSED CONDITIONS FOR SUB-BASIN B-1 ON PREVIOUSLY APPROVED MASTER DRAINAGE PLAN / SHEET C5 / APPLEBEE'S / ENGINEER STAMP DATED 04/3/2015 BY JEFFERY TODD WOOTEN P.E. (16892) / FILE K09D038_BP_GP_Appr

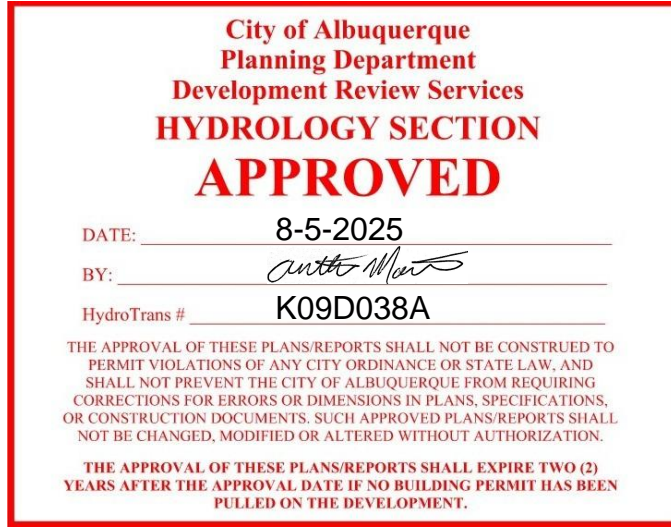
PROPOSED SITE: 20,543 SF OF IMPERVIOUS AREA
TOTAL AREA OF LOT: 28,183.8 SF
=> 20543 SF / 28183.8 SF = 73% IMPERVIOUS
ABOVE MENTIONED MASTER DRAINAGE PLAN ALLOWS FOR 85% IMPERVIOUS.
EXISTING STORM DRAIN SYSTEM DESIGNED FOR 85% IMPERVIOUS DEVELOPED CONDITIONS.

STORM WATER QUALITY:
20543 SF (TYPE D) * (42"/12")' = 719 CF (REQUIRED)
SWQ POND CAPACITY 393 CF
=> 719 CF - 393 CF = 326 CF (TO BE PAID FOR IN LIEU OF FOR REMAINING SWQ VOLUME)
326 CF x \$8.00/CF = \$2,608 FEE IN LIEU OF



FEMA FIRM - NTS

FLOODPLAIN: ZONE X
MAP NUMBER 35001C0328J
EFFECTIVE DATE: 11/4/2016



GRADING NOTES

- ALL OTHER CONDITIONS OF THE PREVIOUSLY APPROVED GRADING PLAN WITH SEAL DATE 8/19/19 APPLY. ONLY THE GRADING WITHIN THE LIMITS SHOWN HAS BEEN REVISED. IF A DISCREPANCY EXISTS BETWEEN THESE PLANS, THE CONTRACTOR WILL NOTIFY THE ENGINEER IMMEDIATELY.
- CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING DRY AND WET UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY ISSUES. UTILITY RELOCATION MAY BE REQUIRED.
- FINISH GRADE OF SOIL EDGES ALONG PAVEMENT TO BE 1/2" BELOW EDGE OF PAVEMENT.
- GRADES SHOWN ARE FINAL SURFACE GRADES AFTER COMPLETION OF SURFACE IMPROVEMENTS AND PLACEMENT OF TOPSOIL.
- GRADE AREAS AT SITE PERIMETER TO MATCH GRADES OF ADJACENT PARCELS.
- REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF PROPERLY IN ACCORDANCE WITH APPLICABLE REGULATIONS.
- PROVIDE TEMPORARY GRADING FEATURES SUCH AS BERMS, SWALES, SUMPS AND BASINS TO MANAGE INTERIM STORM WATER RUNOFF DURING CONSTRUCTION PROCESS. STORM WATER RUNOFF LEAVING THE SITE SHALL MEET ALL FEDERAL, STATE AND LOCAL QUALITY REQUIREMENTS.
- ALL DISTURBED AREAS TO BE RE-SEED OR LANDSCAPE PER LANDSCAPE PLAN PROVIDED BY OTHERS.

LEGEND

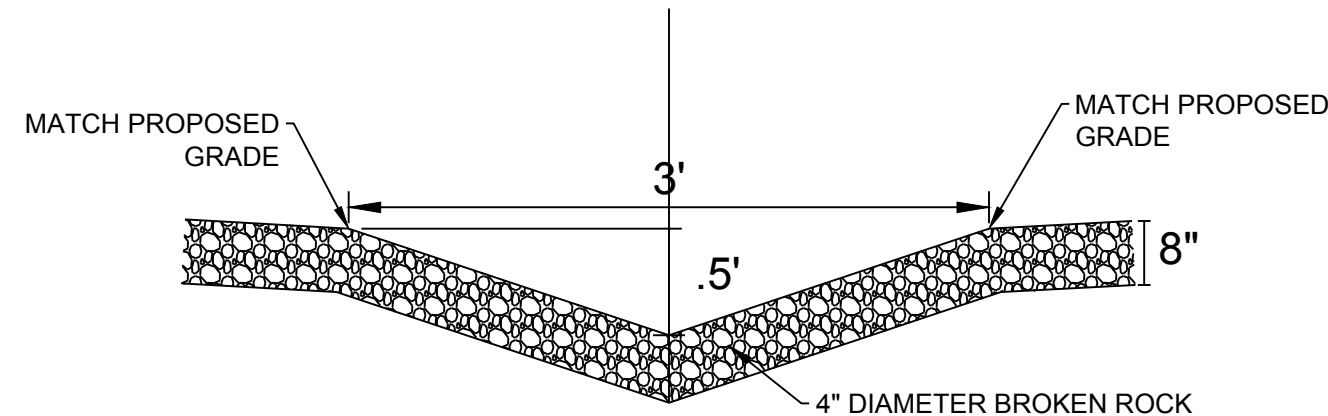
- PROPERTY BOUNDARY
- HIGH POINT
- 5285 PROPOSED CONTOUR LINES
- 5280 EXISTING CONTOUR LINES
- FL OF PROPOSED SWALE
- 3.8% SLOPE ARROW

SPOT ELEVATION LEGEND

- ALL SPOT ELEVATIONS ARE AT FLOWLINE UNLESS OTHERWISE NOTED IN THE PLANS.
- TC 56.00 TOP CONCRETE
 - TA 56.00 TOP ASPHALT
 - 56.00± MATCH EX. GRADE ELEV. (APPROXIMATE)

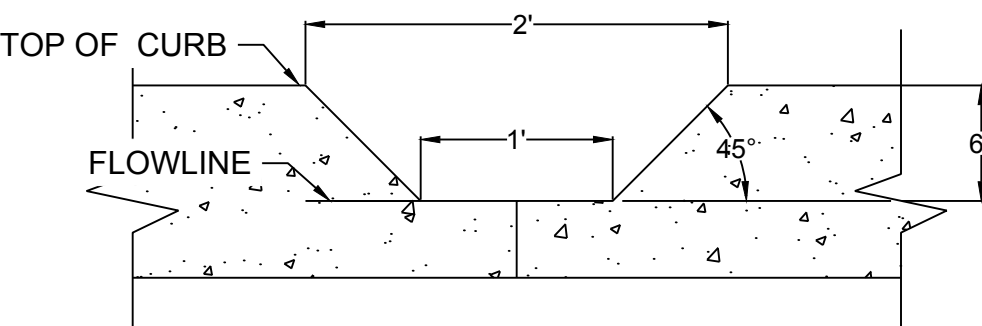
CONSTRUCTION NOTES

I.D.#	DESCRIPTION
1	INSTALL ROCK RUNDOWN PER DETAIL, THIS SHEET
2	INSTALL 12" STORM DRAIN PIPE
3	CONSTRUCT SDI: TYPE SINGLE D PER COA STD DETAIL 2206, ADS 2'X2' ROAD AND HIGHWAY GRATE, OR ENGINEER APPROVED EQUAL
4	CONSTRUCT STORM DRAIN 18" ADS GRATE OR ENGINEER APPROVED EQUAL
5	CONSTRUCT 2' CURB CUT PER DETAIL, THIS SHEET
6	CONNECT ROOF DRAIN PIPES TO EXISTING 24" STORM DRAIN
7	INSTALL 4" STORM DRAIN PIPE. SEE PLUMBING PLAN FOR UPSTREAM INV. (MIN SLOPE = 2%)
8	INSTALL 12" x 24" STORM DRAIN WYE
9	ADJUST EXISTING STORM DRAIN MANHOLE TO PROPOSED GRADE
10	CONNECT NEW 12" STORM DRAIN LINE TO EXISTING 12" STORM DRAIN MANHOLE. INSTALL BEND, REMOVE & DISPOSE 18" STORM DRAIN INLET
11	CONSTRUCT ASPHALT SWALE
12	INSTALL 4"-6" DIA. BROKEN ROCK INSTALLED WITH 8" TYPICAL DEPTH.
13	REFUSE ENCLOSURE INLET, TO BE CONNECTED TO SAS. SEE UTILITY PLANS. SLOPE FLOOR TO DRAIN TO INLETS AT 2% SLOPE.



3' WIDE ROCK SWALE

Scale: NTS



2' CURB CUT

NTS

CDS COMMUNITY DESIGN SOLUTIONS, LLC
9384 VALLEY VIEW DR NW, SUITE 100
ALBUQUERQUE, NEW MEXICO 87114
PHONE: (505)366-4187

REVISIONS:		DESCRIPTION	BY
NO.	DATE:		
		DESIGNED CJS	
		DRAWN CJS	
		CHECKED JMS	
		DATE	7/15/2025



PROJECT NAME: CHIPOTLE SHELL 98TH STREET

SHEET TITLE: GRADING & DRAINAGE PLAN

SHEET NO.:

CDS PROJ. NO. 242604

OTHER PROJ. NO.

SHEET NO.:

C-102