

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

October 6, 2023

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

**RE: Sonic – 98th & Bluewater
Grading Plan & Drainage Report
Engineer's Stamp Date: 10/06/23
Hydrology File: K09D048C**

Dear Mr. Kelts:

Based upon the information provided in your submittal received 10/04/2023, the Grading Plan & Drainage Report are approved for Building Permit and Grading Permit. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

PO Box 1293

PRIOR TO CERTIFICATE OF OCCUPANCY:

Albuquerque

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

NM 87103

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 stormwater quality pond per Article 6-15(C) of the DPM to Hydrology for review at Plaza de Sol.

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, 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



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

Project Title: _____ **Building Permit #:** _____ **Hydrology File #:** _____

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

Legal Description: _____

City Address: _____

Applicant: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Owner: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

TYPE OF SUBMITTAL: _____ PLAT (____# OF LOTS) _____ RESIDENCE _____ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL?: _____ Yes _____ No

DEPARTMENT: _____ TRAFFIC/ TRANSPORTATION _____ HYDROLOGY/ DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

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

DATE SUBMITTED: _____ **By:** _____

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



FINAL DRAINAGE CONFORMANCE LETTER

SONIC – 98TH AND BLUEWATER

9701 N. Bluewater Rd. NW, Albuquerque, NM 87121

PREPARED FOR:
B&B Merritt Real Estate Group
750 N. 17th St.
Las Cruces, NM 88005

PREPARED BY:
Galloway & Company, Inc.
5500 Greenwood Plaza Dr., Suite 200
Greenwood Village, CO 80126

DATE:
October 5, 2023

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED

DATE: 10/06/23
BY: *Renee C. Brissett*
HydroTrans # K09D048C

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 OF ALBUQUERQUE FROM REQUIRING
CORRECTION, OR ERROR OR DIMENSIONS IN PLANS,
SPECIFICATIONS, OR CONSTRUCTIONS. SUCH APPROVED PLANS
SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT
AUTHORIZATION.



October 5, 2023

Planning Department – Development & Building Services Division
Albuquerque, New Mexico
600 2nd NW
Albuquerque, NM 80419

RE: Drainage Conformance Letter for Sonic – 98th and Bluewater

To Whom It May Concern,

This drainage conformance letter has been prepared for the proposed Sonic development at SW corner of 19th Street Northwest and Bluewater Road. The proposed development encompasses Parcel A, of the 98th / Bluewater Commercial Project. The purpose of this letter is to show that the proposed development complies with Chapter 6 of the Development Process Manual for City of Albuquerque (effective June 8, 2020) and Amole Hubbel Master Drainage Plan (2013).

The existing site is currently vacant, and the overall development area is 10.44 acres with Parcel A, the area of development, encompassing 1.44 acres. The site drains via surface flow from the northwest to southeast. 98th St currently drains from north to south in an existing swale/bar ditch. Per the conceptual drainage management plan, all of the basins within the 98th / Bluewater Commercial project drain into Volcano Rd and then eastward to an existing cattle guard inlet which connects to an existing 48" storm drain pipe. Per the 2013 Amole Hubbel Drainage Master Plan, this area is defined as part of basin TB204 with an imperviousness area of 90% and is allowed to discharge from the site at a rate of 4.27 cfs/acre.

The proposed improvements on Parcel A will include a 1,227 square foot fast food store, covered patio and associated paving, striping, drives, and landscaping. The proposed development has been calculated to have an imperviousness area of 65.72%. A majority of stormwater runoff from the proposed development will be captured by two curb openings located within the proposed easterly drive entrances. Flows will be conveyed to a proposed onsite water quality pond and eventually follow existing drainage patterns into Volcano Road. The pond has been designed to provide water quality for the tributary basin area.

The sub-basins encompassing the Parcel A project site are described below, a copy of the Proposed Drainage Management Plan Parcel A is included for reference.

Basin B-1.1 (1.10 ac) is on the west of the site. It consists of the drive aisles, parking areas, trash enclosure, walkways, and landscaped area. Runoff will flow overland through curb and gutter to either the north (Design Point 1) or south (Design Point 2) curb opening. Flow will then continue west to the onsite storm water quality (Design Point 3). In the event of an emergency or a storm event greater than the 100-year storm, runoff will flow out of the emergency spillway of the pond and into the private access drive (Design Point 4). The overall composite imperviousness of this basin is 68.97%. Direct runoff will be 2.45 cfs and 4.11 cfs during the 10-year and 100-year storm respectively.

Basin B-1.2 (0.05 ac) is in the center of the project area. It consists of the fast-food restaurant roof area, and cover patio. Runoff will be collected via a roof drain and be routed southeast to outlet into the landscaping area (Design Point 5). Flow will then continue over the southerly landscape area into the private access drive (Design Point 6). It will join with storm runoff that bypasses the water quality pond and flows within Private Drive. Then it will travel to the south existing storm sewer in Volcano Road. The overall composite imperviousness of this basin is 100.0%. Direct runoff will be 0.14 cfs and 0.22 cfs during the 10-year and 100-year storms respectively.



Basin B-1.3 (0.28 ac) is located in the eastern portion of the project. The area consists of the easterly drive entrances and landscaping. Runoff will flow overland southeast into the private access drive at Design Point 6. Flow will join with storm runoff that bypasses the water quality pond and flows within Private Drive. Then it will travel south to the existing storm sewer in Volcano Road. The overall composite imperviousness of this basin is 46.41%. Direct runoff will be 0.56 cfs and 0.97 cfs during the 10-year and 100-year storms respectively.

As noted above, our site is allowed to discharge up to 4.27 cfs/acre into the downstream systems. Parcel A will be developed at a 64.74% pervious land treatment and will provide a water quality pond with a storage volume of 1,129 cubic feet, sized for the tributary basin B-1.1 per City of Albuquerque DPM. Per the drainage calculations table included on the Proposed Drainage Management Plan, Parcel A basins draining to the existing 48" storm drain in Volcano Rd will produce 5.30 cfs of flow for the 1.44 acres which is equal to a rate of 3.67 cfs/acre. This flow is less than the allowable discharge rate of 4.27 cfs/acre. New storm drain systems will be designed to capture the flows for the other parcels as identified in the drainage calculations table included on the conceptual drainage management plan.

I hereby affirm that the proposed drainage design of 98th / Bluewater Commercial Development – Sonic provides for grading and drainage elements which are capable of safely passing the 100-year storm, does not burden downstream systems, meets city requirements, and the intent of the 2013 Amole Hubbel Drainage Master Plan. This development will not adversely affect the existing drainage infrastructure. With this submittal we are requesting approval of drainage approval of Parcel A.

Sincerely,
GALLOWAY



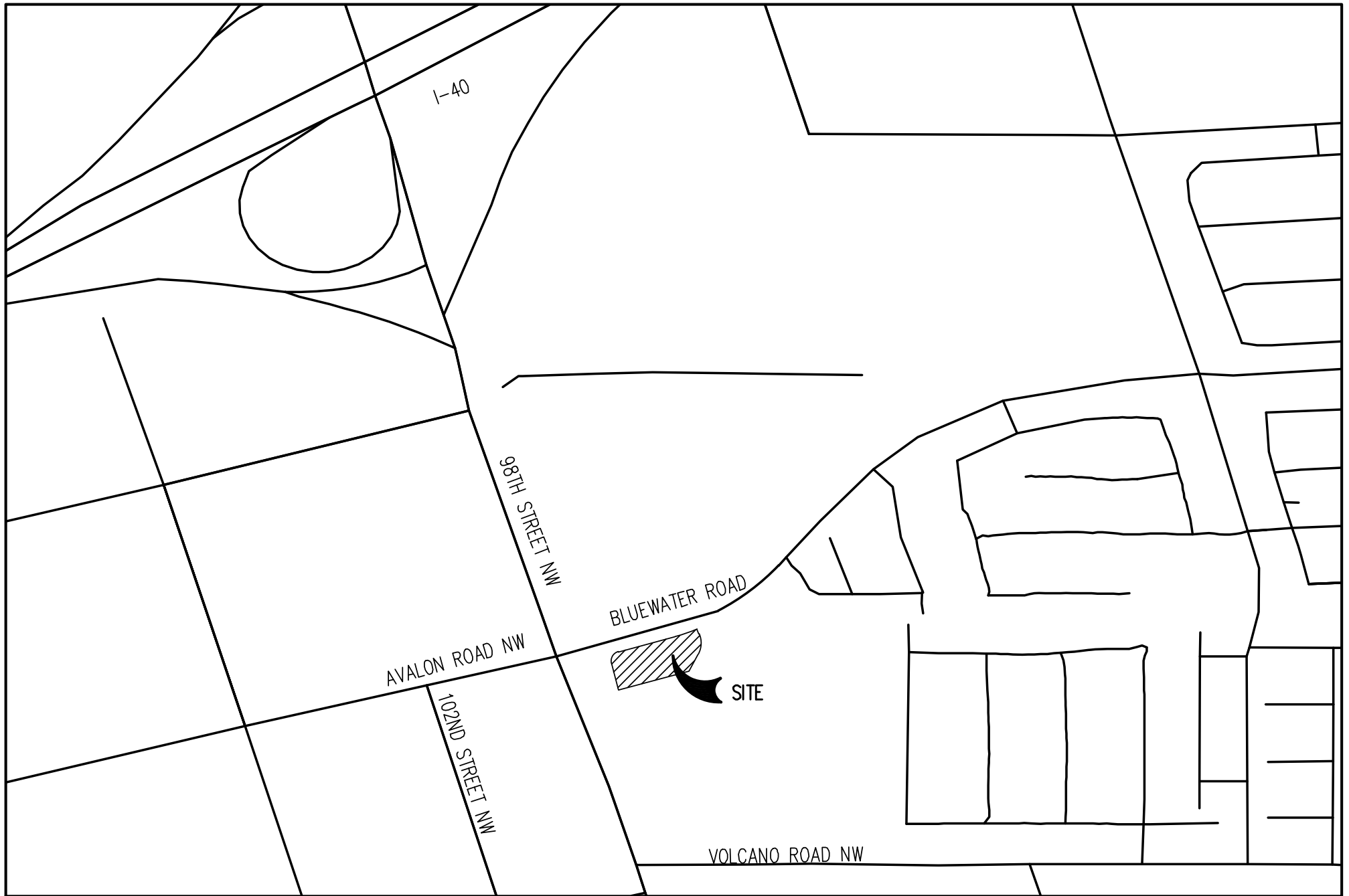
Troy Kelts, PE
Civil Engineering Project Manager
TroyKelts@GallowayUS.com
(303) 770-8884

References

1. Development Process Manual, City of Albuquerque, New Mexico. Effective June 8, 2020
2. Amole Hubbel Drainage Master Plan, 2013.
3. Soil Map – Bernalillo County as available through the Natural Resources Conservation Service National Cooperative Soil Survey web site via Web Soil Survey 2.0.

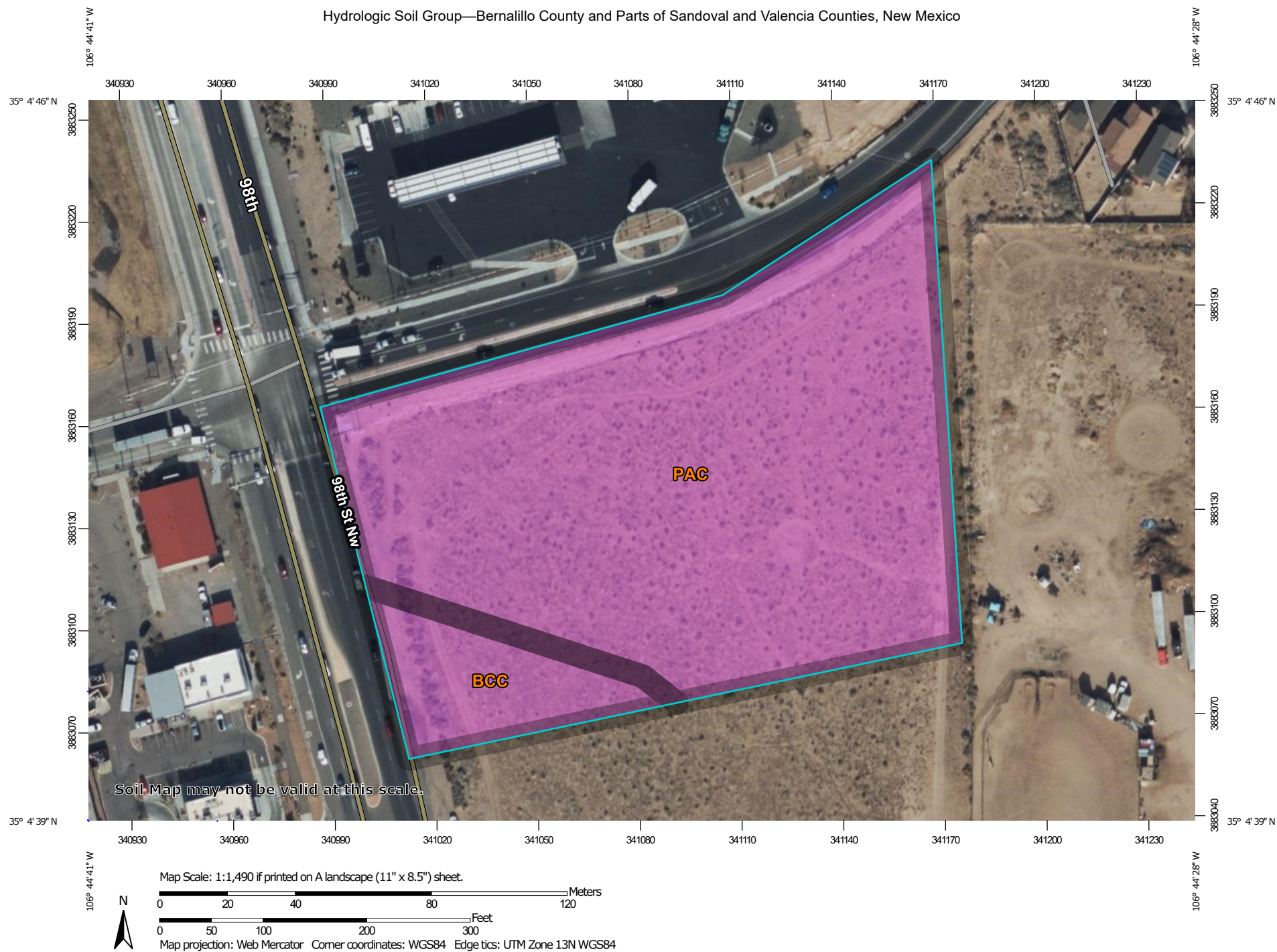
Attachments

- Vicinity Map
- Soils Map
- Drainage and Transportation Information Sheet
- Proposed Drainage Map
- 98th /Bluewater Commercial Development Conceptual Drainage Plan & Overall Storm Drain Plan



VICINITY MAP
SCALE: 1"=500'

Hydrologic Soil Group—Bernalillo County and Parts of Sandoval and Valencia Counties, New Mexico



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points






 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available


Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Bernalillo County and Parts of Sandoval and Valencia Counties, New Mexico
 Survey Area Data: Version 17, Sep 8, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 22, 2021—Dec 2, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
BCC	Bluepoint loamy fine sand, 1 to 9 percent slopes	A	0.6	11.1%
PAC	Pajarito loamy fine sand, 1 to 9 percent slopes	A	4.6	88.9%
Totals for Area of Interest			5.1	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

Project Title: _____ **Building Permit #:** _____ **Hydrology File #:** _____

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

Legal Description: _____

City Address: _____

Applicant: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Owner: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

TYPE OF SUBMITTAL: _____ PLAT (____# OF LOTS) _____ RESIDENCE _____ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL?: _____ Yes _____ No

DEPARTMENT: _____ TRAFFIC/ TRANSPORTATION _____ HYDROLOGY/ DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- _____ ENGINEER/ARCHITECT CERTIFICATION
- _____ PAD CERTIFICATION
- _____ CONCEPTUAL G & D PLAN
- _____ GRADING PLAN
- _____ DRAINAGE MASTER PLAN
- _____ DRAINAGE REPORT
- _____ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
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- _____ TRAFFIC CIRCULATION LAYOUT (TCL)
- _____ TRAFFIC IMPACT STUDY (TIS)
- _____ OTHER (SPECIFY) _____
- _____ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

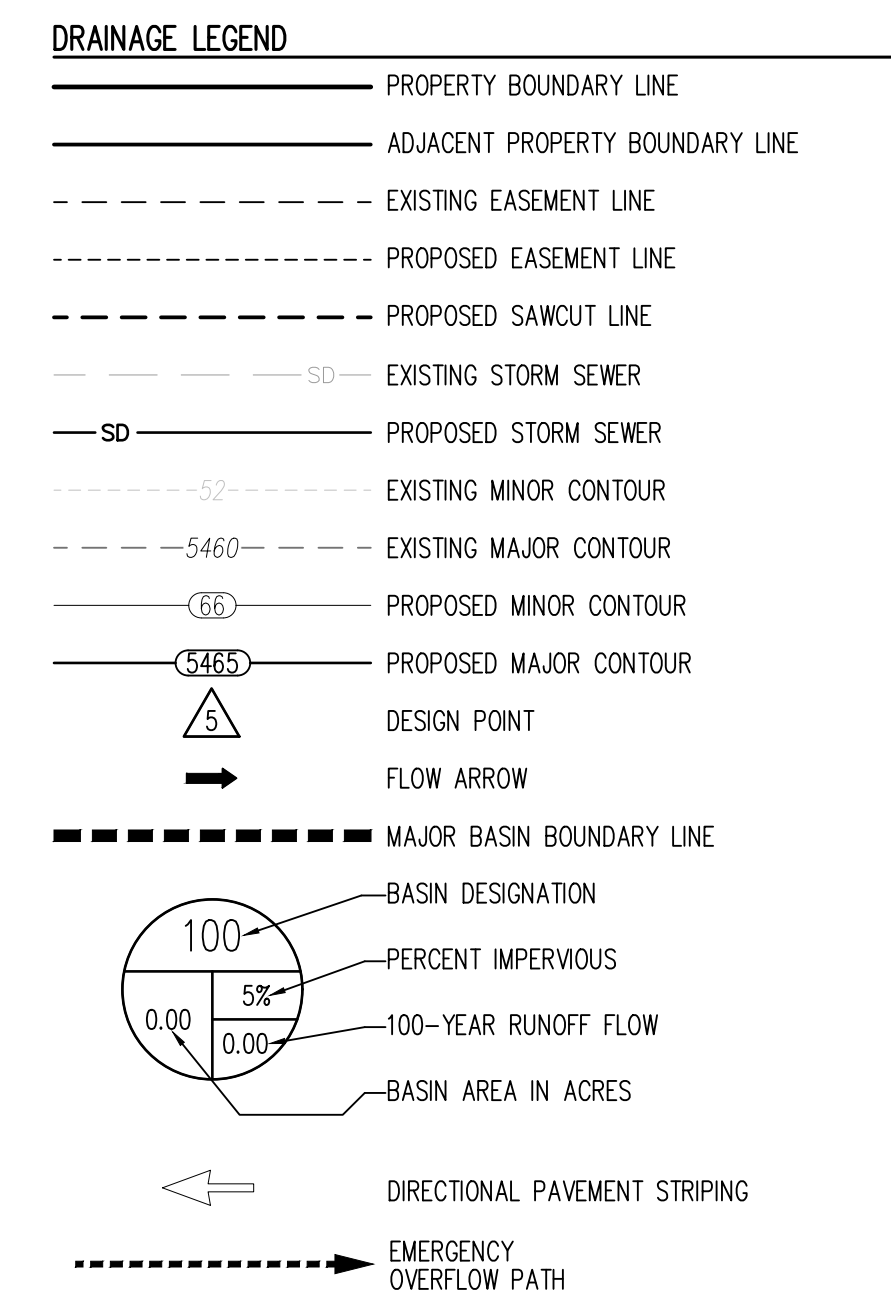
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- _____ SO-19 APPROVAL
- _____ PAVING PERMIT APPROVAL
- _____ GRADING/ PAD CERTIFICATION
- _____ WORK ORDER APPROVAL
- _____ CLOMR/LOMR
- _____ FLOODPLAIN DEVELOPMENT PERMIT
- _____ OTHER (SPECIFY) _____

DATE SUBMITTED: _____ **By:** _____

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



INTRODUCTION:
THE PURPOSE OF THIS SUBMITTAL IS TO PROVIDE A FINAL DRAINAGE MANAGEMENT PLAN FOR THE 98TH / BLUEWATER COMMERCIAL PROJECT PARCEL A, LOCATED AT THE SEQ OF THE 98TH ST AND BLUEWATER RD IN ALBUQUERQUE, NM. THE TOTAL SITE CONTAINS APPROXIMATELY 10.5 ACRES WITH PARCEL A CONTAINING 1.44 ACRES.

EXISTING HYDROLOGICAL CONDITIONS:
THE SITE IS CURRENTLY VACANT AND DRAINS VIA SURFACE FLOW FROM THE NORTHWEST TO SOUTHEAST. 98TH ST CURRENTLY DRAINS FROM NORTH TO SOUTH IN AN EXISTING SWALE/BAR DITCH. PER THE CONCEPTUAL DRAINAGE MANAGEMENT PLAN, ALL OF THE BASINS WITHIN THE 98TH / BLUEWATER COMMERCIAL PROJECT DRAIN INTO VOLCANO RD AND THE EASTWARD TO AN EXISTING CATCH GUARD INLET WHICH CONNECTS TO AN EXISTING 48" STORM DRAIN PIPE. PER THE 2013 AMOLE HUBBEL DRAINAGE MASTER PLAN, THIS AREA IS DEFINED AS BASIN TB204 AND IS ALLOWED TO DISCHARGE THE SITE AT A RATE OF 4.27 CFS/ ACRE.

PROPOSED HYDROLOGIC CONDITIONS:

NOTED ABOVE, OUR SITE IS ALLOWED TO DISCHARGE UP TO 4.27 CFS/ACRE INTO THE DOWNSTREAM CANAL. PARCEL 1 WILL BE DEVELOPED AT A 64.74% PERVIOUS LAND TREATMENT AND WILL PROVIDE A WATER QUALITY POND WITH A STORAGE VOLUME OF 1,129 CF, SIZED FOR THE TRIBUTARY BASIN 8-1 PER A COA DPM. PER THE DRAINAGE CALCULATIONS TABLE INCLUDED ON THIS SHEET, THE PARCEL A BASINS DRAINING TO THE EXISTING 48" STORM DRAIN IN VOLCANO RD WILL PRODUCE 5.29 CFS OF FLOW FOR THE 1.44 ACRES WHICH IS EQUAL TO A RATE OF 3.67 CFS/ACRE. THIS FLOW IS LESS THAN THE ALLOWABLE DISCHARGE RATE OF 4.27 CFS/ACRE. STORM DRAINAGE WILL BE DESIGNED IN ORDER TO TABULATE THE FLOWS FOR THE OTHER PARCELS AS IDENTIFIED IN THE DRAINAGE CALCULATIONS TABLE INCLUDED ON THE CONCEPTUAL DRAINAGE MANAGEMENT PLAN.

CONCLUSION:
THE DRAINAGE MANAGEMENT PLAN FOR PARCEL A PROVIDES FOR GRADING AND DRAINAGE ELEMENTS WHICH ARE CAPABLE OF SAFELY PASSING THE 100 YEAR STORM, DOES NOT BURDEN DOWNSTREAM SYSTEMS, MEET CITY REQUIREMENTS, AND THE INTENT OF THE 2013 AMOLE HUBB DRAINAGE MASTER PLAN. THE PROPOSED IMPROVEMENTS TO THE SITE SHOULD NOT HAVE ANY NEGATIVE IMPACTS TO FACILITIES DOWNSTREAM. WITH THIS SUBMITTAL WE ARE REQUESTING APPROVAL DRAINAGE APPROVAL OF PARCEL A.

Equations:

Weighted E = $E_a * A_a + E_b * A_b + E_c * A_c + E_d * A_d$ / Total Area

Volume = Weighted E * Total Area

Flow = $Q_a * A_a + Q_b * A_b + Q_c * A_c + Q_d * A_d$

Peak Discharge (cfs/acre)		
Zone 1	100-Year	10-Year
Qa	1.54	0.30
Qb	2.16	0.81
Qc	2.87	1.46
Qd	4.12	2.57

Water Quality Calculations			
Note: For new development sites, SWQV = 0.04in			
	Impervious Area (sf)	SWQV (in)	Storm Water Quality Vol (cf)
Basin			Storm Water Quality Vol (ac-ft)
B-1.1	33,046	0.34	936
B-1.2	2,370	0.34	67
B-1.3	5,144	0.34	146
Total	40,560		1,149
			0.026

Curb Chase Capacity

Weir Equation:

$$Q = CH^{3/2}$$

Q = Flow
C = 2.95
L = Length of weir
H = Height of weir

$$Q = 2.95 \cdot 2 \cdot 0.583^{3/2}$$

$$Q = 2.63 \text{ cfs}$$

ACS MONUMENT "9_K10" * NAD 1983 CENTRAL ZONE
ELEV. = 5117.72* (NAVD 1988)

1. REQUIREMENTS SHOWN ON SITE PLAN SHALL COVER DRAINAGES AND SPECIFICATIONS SHOWING OTHERWISE NOTWITHSTANDING. CONTRACTOR TO POINT OUT ANY DISCREPANCIES TO THE ENGINEER OF RECORD PRIOR TO BID.
2. NO WORK IS TO BE COMPLETED UNTIL PERMITS HAVE BEEN OBTAINED. CONTRACTOR MUST HAVE COPIES OF ALL STATE AND LOCAL STORMWATER DISCHARGE AND EROSION CONTROL PERMITS ON SITE PRIOR TO ANY DISTURBANCE AND/OR GRADING ACTIVITY.
3. THIS DESIGN IS BASED ON A SOIL AND FOUNDATION INVESTIGATION. A COPY OF THIS REPORT IS AVAILABLE FOR INSPECTION BY THE CONTRACTORS.
4. ALL LANDSCAPING AREAS SHALL BE GRADED 0.10" WITH COMPANY APPROVED TOP SOIL TO A MINIMUM 2' DEPTH.
5. ALL SPOT GRADES SHOWN ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
6. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MINIMIZING DISRUPTION OF ON-SITE SEDIMENTS OUT TO SURROUNDING PUBLIC STREETS DURING CONSTRUCTION. REFER TO EROSION CONTROL PLANS AND DETAILS FOR INFORMATION.
7. GENERAL CONTRACTOR TO PROVIDE BARRICADE PROTECTION WITH FLASHING LIGHTS AROUND ALL FOOTINGS, EXCAVATIONS AND ALL OFFSITE WORK.
8. SEE THE SITE SURVEY FOR SURVEY INFORMATION AND LEGAL DESCRIPTION.
9. THE PRIVATE REGIONAL STORM SYSTEM AND STORMWATER DETENTION FACILITY IS PRIVATELY OWNED AND MAINTAINED.
10. IN LANDSCAPING AREAS ADJACENT TO PROPOSED BUILDING, MINIMUM SLOPE SHALL BE 5% FOR THE FIRST 5'.
11. ANY FILL MATERIAL REQUIRED TO BRING THE SITE TO GRADE SHALL BE CLEAN FILL DIRT PROVIDED BY GEOTECHNICAL ENGINEER AND SHALL BE PLACED AND COMPACTED PER RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.

SOIL PREPARATION AND PAVEMENT DESIGN SHALL BE PER RECOMMENDATIONS FROM A GEOTECHNICAL REPORT PREPARED FOR THIS SITE AS FOLLOWS: GEOTECHNICAL ENGINEERING EXPLORATION AND ANALYSIS: PROPOSED SONIC RESTAURANT

GEOTECHNICAL ENGINEER: WESTERN TECHNOLOGIES INC.

PROJECT NO: 3222PJ163 DATE: AUGUST 25, 2023

THE CONTRACTOR MUST FULLY REVIEW THIS REPORT PRIOR TO CONSTRUCTION. INFORMATION IN THE GEOTECHNICAL REPORT SUPERSEDES ANY CONFLICTING INFORMATION CONTAINED IN THE CONSTRUCTION PLANS AND SPECIFICATIONS. REFER TO GENERAL STRUCTURAL NOTES FOR SPECIFIC SOIL PREPARATION AT SITE STRUCTURES.

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.

2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY THROUGH ROUTING AND/OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

811
Know what's below.
Call before you dig.



Know what's below.
Call before you dig.

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AND ARE THE PROPERTY OF GALLOWAY, AND MAY
NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED
WITHOUT THE WRITTEN CONSENT OF GALLOWAY.
COPYRIGHTS AND INFRINGEMENTS WILL BE
ENFORCED AND PROSECUTED.



THE MERRITT GROUP
SONIC # 6954
PROPOSED DRAINAGE MANAGEMENT PLAN

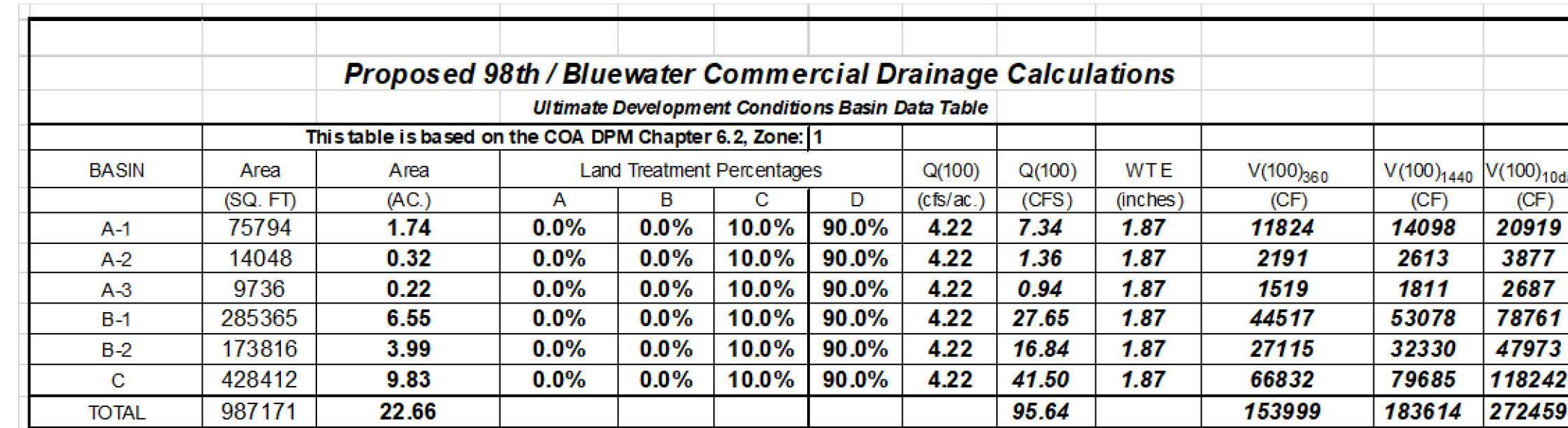
08TH STREET NORTHWEST AND BLUEWATER ROAD
ALBUQUERQUE, NM

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Project No:	MGS000001
Drawn By:	AJP
Checked By:	DMP
Date:	OCTOBER 2023

PROPOSED DRAINAGE
MANAGEMENT PLAN - PARCEL A

DMP



FIRM MAP 35001C0328J
Per FIRM Map 35001C0328J, dated November 4, 2016, the site is located outside of the 0.2% Annual Chance Floodplain.

INTRODUCTION
The purpose of this submittal is to provide a final drainage management plan for the 98th / Bluewater Commercial Project, located at the SEQ of 98th St and Bluewater Rd in Albuquerque, NM.. The site contains approximately 10.50 acres.

EXISTING HYDROLOGIC CONDITIONS
The site is currently vacant and drains via surface flow from northwest to southeast. 98th St currently drains from north to south in an existing swale/bottom ditch. Per the Basin Map this sheet, all of these Basins drain into Volcano Rd and then eastward to an existing cattle guard inlet which connects to an existing 48" Storm Drain pipe. Per the 2013 Amole Hubbell Drainage Master Plan, this area is defined as Basin TB204 and is allowed to discharge the site at a rate of 4.27 cfs/acre.

PROPOSED HYDROLOGIC CONDITIONS

As noted above, our site is allowed to discharge up to 4.27 cfs/acre into the downstream systems. This accounts for the developed flows from our site at a +/-90% previous land treatment. Each of the three parcels will need to provide Water Quality ponding per the current COA DPM. Per the Drainage Calculations Table this sheet, all of the basins draining to the existing 48" Storm Drain in Watershed 1 will have a discharge rate of 0.22 cfs/acre, which is less than the allowed discharge rate of 4.27 cfs/acre. New Storm Drain systems will be designed in order to capture the flows as identified in the Drainage Calculations table.

CONCLUSION
This drainage management plan provides for grading and drainage elements which are capable of safely passing the 100 year storm, does not burden downstream systems, meet city requirements, and the intent of the 2013 Amole Hubbell Drainage Master Plan. The proposed improvements to the site should not have any negative impacts to facilities downstream. With this submittal, we are requesting Preliminary and Final Plat approval.



NOT FOR
CONSTRUCTION

CAUTION:

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

CITY OF ALBUQUERQUE PUBLIC WORKS DIVISION ENGINEERING GROUP			
98th / Blewater Commercial Development <i>CONCEPTUAL DRAINAGE MANAGEMENT PLAN</i>			
CITY REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.
			MO./DAY/YR.
			MO./DAY/YR.
			MO./DAY/YR.
			MO./DAY/YR.
CITY PROJECT NO.	ZONE MAP NO.	SHEET #	
---	---	3 of 4	





NOTE:
AT ALL PAVEMENT REMOVAL AND REPLACEMENTS, SAW-CUT EDGES SHALL BE STRAIGHT AND CLEAN, AND LONGITUDINAL JOINTS SHALL NOT BE PLACED WITHIN WHEEL PATHS. PATCHES SHALL BE REGULAR AND SQUARE OR RECTANGULAR, WITH FOUR STRAIGHT SIDES. FINISHED PAVEMENT SURFACE SHALL BE FLUSH WITH EXISTING PAVEMENT SURFACE, WITH NO SPILLOVER OF ASPHALT OR TACK COAT. CARE MUST BE TAKEN TO AVOID DAMAGING THE INTEGRITY OR APPEARANCE OF SURROUNDING PAVEMENTS; IF DAMAGED, THE ENTIRE SURFACE PATCH MUST BE EXPANDED TO COVER DAMAGES.

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
PRELIMINARY APPROVED
DATE: 12/16/21
BY: *Randy Brissett*
HydroTrans # K09D048
THESE PLANS AND/OR REPORT ARE CONCEPTUAL ONLY. MORE INFORMATION MAY BE NEEDED IN THEM AND SUBMITTED TO HYDROLOGY FOR BUILDING PERMIT APPROVAL.

NOT FOR
CONSTRUCTION

CAUTION:
ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

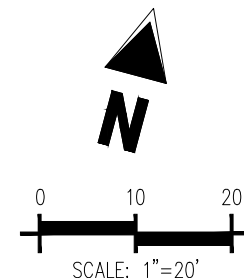
Wooten Engineering
PO Box 15814
Rio Rancho, N.M. 87174
Phone: (505) 980-3560


CITY OF ALBUQUERQUE PUBLIC WORKS DIVISION ENGINEERING GROUP			
98th / Bluewater Commercial Development OVERALL STORM DRAIN PLAN			
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.
			MO./DAY/YR.
CITY PROJECT NO.	ZONE MAP NO.	SHEET #	4 of 4

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BLUEWATER ROAD NORTHWEST
60' PUBLIC RIGHT OF WAY



	City of Albuquerque Planning Department Development Review Services HOLIDAY SECTION <div style="background-color: black; color: white; padding: 5px; text-align: center; font-weight: bold; font-size: 1.2em;">APPROVED</div>
DATE:	10/06/23
BY:	 K09D048C
HolidayType #	

THE APPROVAL OF THESE PLANS FOR SUBMITTAL SHALL NOT BE HELD RESPONSIBLE FOR THE CITY OF ALBUQUERQUE'S COMPLIANCE WITH THE ORDINANCES OF STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM ENFORCING ANY CITY ORDINANCE, CORRECTION, OR ORDER OF COMPLETION IN PLAN, SPECIFICATION, OR CONSTRUCTION. ANY APPROVED PLANS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.

APPROVAL OF GRADING & DRAINAGE PLANS(S) SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE BY THE CITY IF NO BUILDING PERMIT HAS BEEN PUULLED ON THE DEVELOPMENT.

-----5460-----	EXISTING MAJOR CONTOUR
-----52-----	EXISTING MINOR CONTOUR
-----5455-----	PROPOSED MAJOR CONTOUR
-----56-----	PROPOSED MINOR CONTOUR
-----15.00-----	PROPOSED SPOT ELEVATION
FL	PROPOSED FLOWLINE ELEVATION
FF	FINISHED FLOOR
FG	FINISHED GRADE
HP	HIGH POINT
LP	LOW POINT
ME	MATCH EXISTING
BR	BOTTOM OF RAMP
TR	TOP OF RAMP

ACS MONUMENT "9_K10 " NAD 1983 CENTRAL ZONE
ELEV. = 5117.72* (NAVD 1988)

THIS SITE IS IN AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOOD HAZARD BASED ON NAVD 88 AND AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR BERNALILLO COUNTY, NEW MEXICO, MAP NO. 35001C0328J, HAVING A MAP REVISED DATE OF NOVEMBER 4, 2016.

TRACT A, OF AVALON SUBDIVISION UNIT 5, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 29, 2022, IN PLAT BOOK 2022C, FOLIO 39 AS DOCUMENT NO. 2022045240.

1. REQUIREMENTS SHOW ON SITE PLAN SHALL COVER DRAINAGE AND SPECIFICATIONS SHOWING OTHERWISE NOTWITHSTANDING, CONTRACTOR TO POINT OUT ANY DISCREPANCIES TO THE ENGINEER OF RECORD PRIOR TO BID.
2. NO WORK IS TO BEGIN UNTIL ALL PERMITS HAVE BEEN OBTAINED. CONTRACTOR MUST HAVE COPIES OF ALL STATE AND LOCAL STORMWATER DISCHARGE AND EROSION CONTROL PERMITS ON SITE PRIOR TO ANY DISTURBANCE AND/OR GRADING ACTIVITY.
3. THIS DESIGN IS BASED ON A SOIL AND FOUNDATION INVESTIGATION. A COPY OF THIS REPORT IS AVAILABLE FOR INSPECTION BY THE CONTRACTOR.
4. ALL LANDSCAPING AREAS SHALL BE GRADED 0.10' WITH COMPANY APPROVED TOP SOIL TO A MINIMUM 2' DEPTH.
6. ALL SPOT GRADES SHOWN ARE TO FLOUNDER UNLESS OTHERWISE NOTED.
7. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MINIMIZING DEPOSITION OF ONSITE SEDIMENTS OUTDO SURROUNDING PUBLIC STREETS DURING CONSTRUCTION. REFER TO EROSION CONTROL PLANS AND DETAILS FOR INFORMATION.
8. GENERAL CONTRACTOR TO PROVIDE BARRICADE PROTECTION WITH FLASHING LIGHTS AROUND ALL FOOTINGS, EXCAVATIONS AND ALL OFFSITE WORK.
9. SEE THE SITE SURVEY FOR SURVEY INFORMATION AND LEGAL DESCRIPTION.
10. THE PRIVATE REGIONAL STORM SYSTEM AND STORMWATER DETENTION FACILITY IS PRIVATELY OWNED AND MAINTAINED.
11. IN LANDSCAPING AREAS ADJACENT TO PROPOSED BUILDING, MINIMUM SLOPE SHALL BE 5% FOR THE FIRST 5'.
12. ANY FILL MATERIAL REQUIRED TO BRING THE SITE TO GRADE SHALL BE CLEAN FILL DIRT APPROVED BY GEOTECHNICAL ENGINEER AND SHALL BE PLACED AND COMPACTED PER GEOTECHNICAL REPORT RECOMMENDATIONS.
13. AN EXCAVATION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
14. PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL, DIAL "811" ([505] 266-1990) FOR THE LOCATION OF EXISTING UTILITIES.
15. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
16. BACKFILL COMPACTION SHALL BE 95%.
17. WORK ON ARTERIAL STREETS MAY BE REQUIRED ON A 24-HOUR BASIS.
18. FOR EXCAVATION AND BARRICADING INSPECTIONS, CONTACT DMD CONSTRUCTION SERVICES DIVISION.

SOL PREPARATION AND PAYMENT DESIGN SHALL BE PER RECOMMENDATIONS FROM A
GEOTECHNICAL REPORT PREPARED FOR THIS SITE AS FOLLOWS: GEOTECHNICAL ENGINEERING
EXPLORATION AND ANALYSIS: PROPOSED SONIC RESTAURANT

GEOTECHNICAL ENGINEER: WESTERN TECHNOLOGIES INC.

PROJECT NO: 3222PJ63 **DATE:** AUGUST 25, 2022

THE CONTRACTOR MUST FULLY REVIEW THIS REPORT PRIOR TO CONSTRUCTION. INFORMATION
IN THE GEOTECHNICAL REPORT SUPERSEDES ANY CONFLICTING INFORMATION CONTAINED IN
THE CONSTRUCTION PLANS AND SPECIFICATIONS. REFER TO GENERAL STRUCTURAL NOTES FOR
SPECIFIC SOL PREPARATION AT SITE STRUCTURES.

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.

2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

811
Know what's below.
Call before you dig.

Know what's below.
Call before you dig.



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WITHOUT THE WRITTEN CONSENT OF GALLOWAY.
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ENFORCED AND PROSECUTED.



THE MERRITT GROUP
SONIC # 6954

9701 BLUEWATER RD NW
ALBUQUERQUE, NM 87121

[illegible]

GRADING PLAN

C2.0
Sheet 5 of 18