

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

December 23, 2024

Mitchell Monnin
Burkhardt Engineering
28 North Cherry St.
Germantown, OH, 45327

**RE: Goodwill Bluewater
270 98th Street NW
Grading & Drainage Plan
Engineer's Stamp Date: 12/20/2024
Hydrology File: K09D048E**

Dear Mr. Monnin:

Based upon the information provided in your submittal received 12/20/2024, the Grading & Drainage Plan **is approved** 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.
2. Please provide the Drainage Covenant with Exhibit A for the stormwater quality ponds per Article 6-15(C) of the DPM prior to Permanent Release of Occupancy. Please submit the original copies along with the \$ **25.00** recording fee check made payable to Bernalillo County to Carrie Compton (cacompton@cabq.gov) on the 4th floor of Plaza de Sol.

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.
Senior Engineer, Hydrology
Planning Department, Development Review Services



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: Goodwill Bluewater Hydrology File # K09D048E

Legal Description: TR F1 Plat For Tracts F-1 and F-2 RS Bluewater Addition (Being Comprised of Tract F, RS Bluewater Addition)

City Address, UPC, OR Parcel: 100905711221930705

Applicant/Agent: Burkhardt Engineering Contact: Mitchell Monnin

Address: 28 N Cherry St Germantown OH 45327 Phone: 937-895-4486

Email: mmonnin@burkhardtinc.com

Applicant/Owner: Scooter Haynes Contact: _____

Address: PO Box 9043 Albuquerque NM 87119 Phone: 505-469-4600

Email: scooter@scmpartners.com

TYPE OF DEVELOPMENT: ☐ Plat (# of lots) _____ ☐ 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: 12/20/2024

GRADING LEGEND	
M/E	MATCH EXISTING PAVEMENT GRADE
G/D	GROUND ELEVATION
S/W	SIDEWALK PAVEMENT
T/C	TOP-OF-CURB
P/V	PAVEMENT ELEVATION
F/F	FINISHED FLOOR ELEVATION
G/E	GRATE INLET ELEVATION
F/L	FLOW LINE
↔	SHEET FLOW
↗	GUTTER FLOW
3:1	SLOPE INDICATOR
+00.00	SPOT ELEVATION (+5200)
0000	PROP. CONTOUR
	LANDSCAPE AREA
	ROCK LINER / RIP-RAP

PLANNING AND ZONING REQUIREMENTS
Reference: City of Albuquerque Integrated Development Code
Zone: NR-BP (Non-Residential Business Park)
Proposed Use: General Retail, Small (<25K GFA)

UTILITY CONTACT INFORMATION:
SANITARY SEWER / WATER
Albuquerque Bernalillo County Water Utility Authority
Contact: Robert Strong
Telephone: 505.261.4429
Email: rstrong@abcwua.org

GAS
New Mexico Gas Company
Contact: Jacob Gallegos
Telephone: 505.697.3120
Email: jgallegos@nmgco.com

ELECTRIC
PNM (Public Service Company of New Mexico)
Contact: Chase LeJeune
Telephone: 505-362-4180
Email: Chase.LeJeune2@pnm.com

TELECOM
CenturyLink
Contact: Customer Service
Telephone: 865.465.2313

PERMITTING CONTACT INFORMATION:
PLANNING / ZONING / BUILDING
City of Albuquerque - Planning Department
Contact: Dean Kadell
Telephone: 505.924.3931
Email: dkadell@cabq.gov

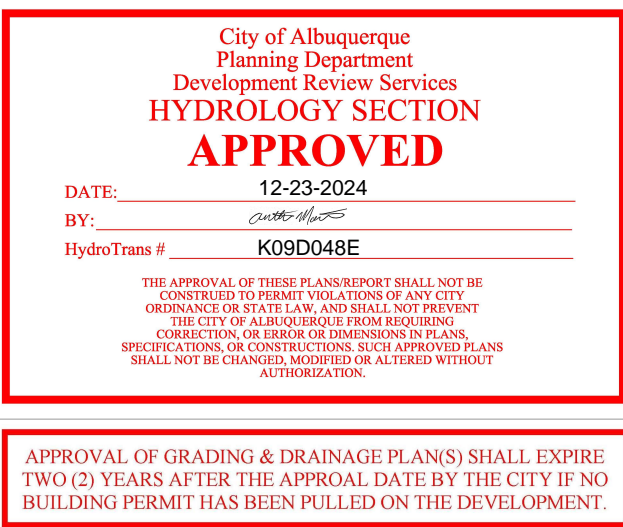
ROADS, ACCESS, & RIGHT-OF-WAY
City of Albuquerque - Traffic Department
Contact: Serli Kanbar
Telephone: 505.924.3909
Email: SKanbar@cabq.gov

GRADING & DRAINAGE
City of Albuquerque - Planning Hydrology Department
Contact: Anthony Montoya
Telephone: 505.924.3314
Email: amontoya@cabq.gov

SOLID WASTE
City of Albuquerque - Code Enforcement
Contact: Herman Gallegos
Telephone: 505.761.8125
Email: hgallegos@cabq.gov

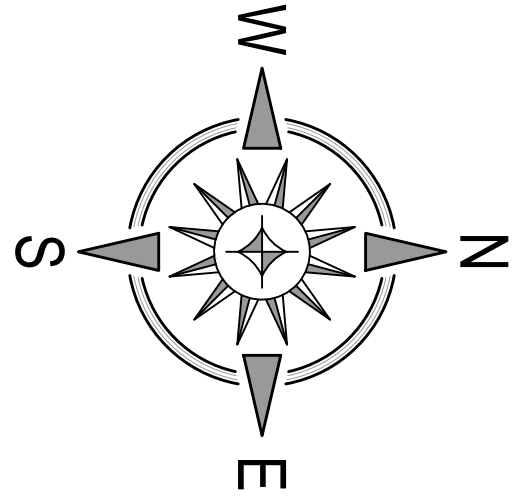
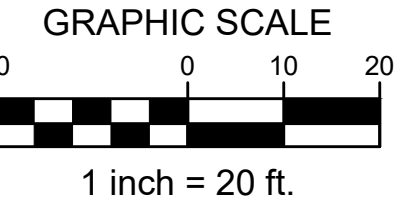
FIRE 1
City of Albuquerque - Fire Marshal's Office
Contact: Bob Nevarez
Telephone: 505.924.3614
Email: mnevarez@cabq.gov

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.



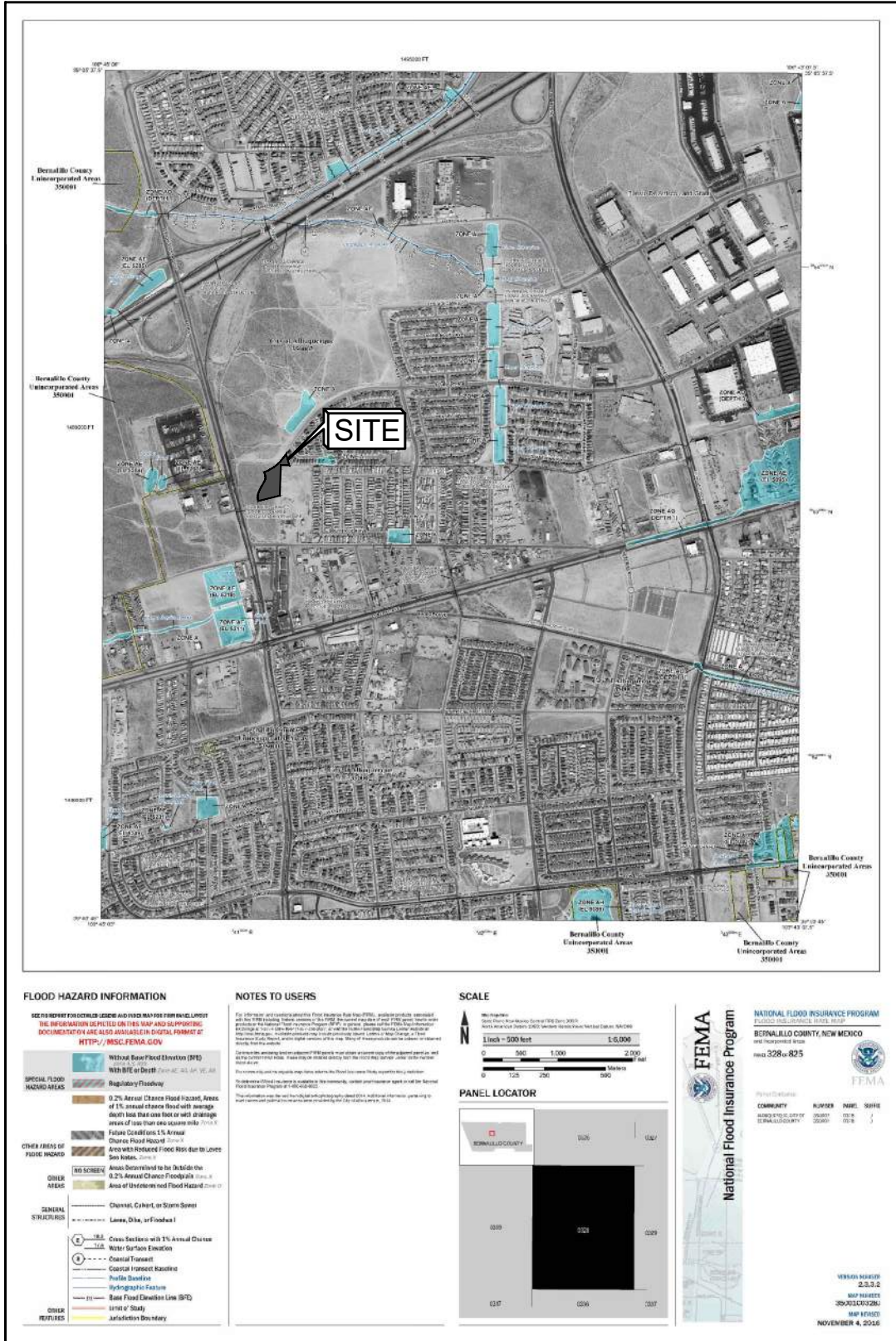
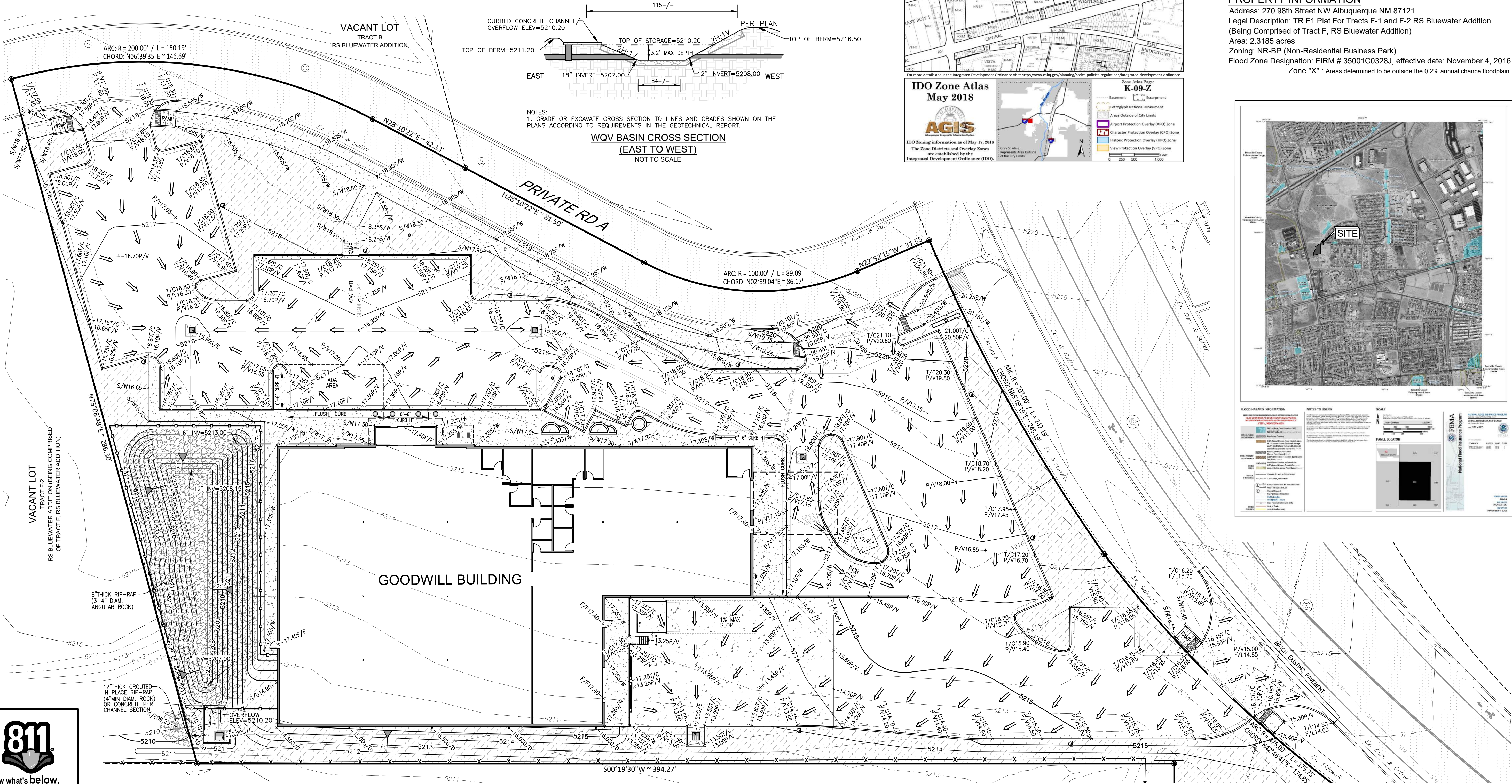
VERTICAL & HORIZONTAL CONTROL:
Reference - ALTA / NSPS Land Survey of the subject property prepared by CSI-Cartesians Surveys INC., dated, October 27th, 2021.

TAKE CAUTION DURING EXCAVATION:
THERE ARE UNDERGROUND UTILITY MAINS IN THE CONSTRUCTION AREA WHICH MAY NOT HAVE BEEN LOCATED ACCURATELY BY THE SURVEYOR / UTILITY OWNERS. NOTIFY 811 IN ADVANCE OF DIGGING TO HAVE LINES MARKED.



PROJECT SUMMARY
Project will include the demolition and removal of existing structures, vegetation, pavement, etc. as necessary to construct a new Goodwill and its associated pavement, parking facilities, utilities, landscaping, signage and any other proposed improvements which are needed to service the site.

PROPERTY INFORMATION
Address: 270 98th Street NW Albuquerque NM 87121
Legal Description: TR F1 Plat For Tracts F-1 and F-2 RS Bluewater Addition (Being Comprised of Tract F, RS Bluewater Addition)
Area: 2.3185 acres
Zoning: NR-BP (Non-Residential Business Park)
Flood Zone Designation: FIRM # 35001C0328J, effective date: November 4, 2016
Zone "X": Areas determined to be outside the 0.2% annual chance floodplain.



Date	
Description	
Item	

SITE DEVELOPMENT PLANS FOR
Goodwill
270 98th STREET NW
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO



Design: MCM	Proj: 24.148
Draw: MCM	Dwg: 24-148.dwg
Check: RJM	Tab: C3.0-GP
Scale: 1" = 20'	
Date: 12.20.2024	
Sheet: GRADING PLAN	
Sheet No.: C-3.0	

GRADING LEGEND	
DS	DOWNSPOUT
	GRATE INLET
	STORM SEWER PIPE
	DRAINAGE AREA BOUNDARY
	SHEET FLOW
+00.00	PROP. ABBREVIATED SPOT ELEVATION
0000	PROP. CONTOUR
	LANDSCAPE AREA

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 12-23-2024
BY: [Signature]
HydroTeam # K09D048E

THE APPROVAL OF THESE PLANS PERMITS THE CITY OF ALBUQUERQUE TO CONSIDER THE PROJECT FOR FUTURE CONSTRUCTION. THE CITY OF ALBUQUERQUE DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE CITY OF ALBUQUERQUE DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE CITY OF ALBUQUERQUE DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.

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

STORM WATER MANAGEMENT NOTES:

Existing Lot Coverage - 94% Pervious
Proposed Lot Coverage - 71% Impervious / 29% Landscaping

Existing Conditions Drainage Summary:

Area = 2.3185 acres
Treatment C (Desert Landscaping Area) - 94% = 2.1785 acres
Treatment D (Impervious Area) - 6% = 0.14 acres (Roadway)
Total Q = (2.1785 x 2.87) = 6.25 cfs
Allowable Discharge = 4.22cfs / acre (Approved Drainage Plan)
4.22 cfs / acre x 2.1785 acres = 9.19 cfs (Allowable)

*Allowable values are per approved Drainage Management Plan for 98th / Bluewater Commercial Development by Wooten Engineering dated 4/5/22.

Methodology:

Albuquerque Development Process Manual

Chapter 6, Section 2, Part A;

"A simplified procedure for projects with sub-basins smaller than 40 acres has been developed based on initial abstraction / uniform infiltration precipitation losses and Rational Method procedures."

Precipitation Zone:

Precipitation Zone 1: "West of the Rio Grande"

The proposed development will be collecting stormwater through multiple drainage inlet throughout the site and discharging into a water quality basin at the south end of the site. The stormwater will then overflow the basin routinely through an 8" curbed concrete channel and vertically through a grate inlet within the channel. The channel will discharge onto grouted rip-rap before entering the existing neighboring drainage inlet. The neighboring property was design to handle this stormwater per the approved Drainage Management Plan for 98th / Bluewater Commercial Development by Wooten Engineering dated 4/5/22. In that plan this 2.31± acre site was part of a 3.99 acre lot called "Basin B-2" and design for 90% impervious cover.

Proposed Drainage Summary:

Area = 2.3185 acres
Treatment C (Desert Landscaping Area) - 29% = 0.68 acres
Treatment D (Impervious Area) - 71% = 1.6385 acres
(Tributary Impervious Area) = 1.4985 acres(Less 0.14 acres=Roadway)
Total Q₁₀₀ = (0.68 x 2.87) + (1.4985 x 4.12) = 8.13 cfs
Proposed 100-year peak Discharge Rate = 8.13 cfs (Table 6.2.14)

Q₁₀₀ = 8.13 cfs (Proposed)
Q₁₀₀ = 9.19 cfs (Allowable)
Q₁₀₀ = 6.25 cfs (Existing 100-year Discharge Rate)

Storm Water Quality Volume (WQv) = Impervious Area x 0.42 inches

Area = 2.1785 acres (Tributary Area to Basin) (Less 0.14 acres=Roadway)
Treatment D (Impervious Area) = 1.4985 acres = 62,275 sf
WQV = (65,275 sf x (0.42"/12")) = 2,285 cu-ft

WQv = 2,285 cu-ft (Required)
WQv = 4,000 cu-ft (Provided)

Site Overflow Check (Curbed Concrete Channel)

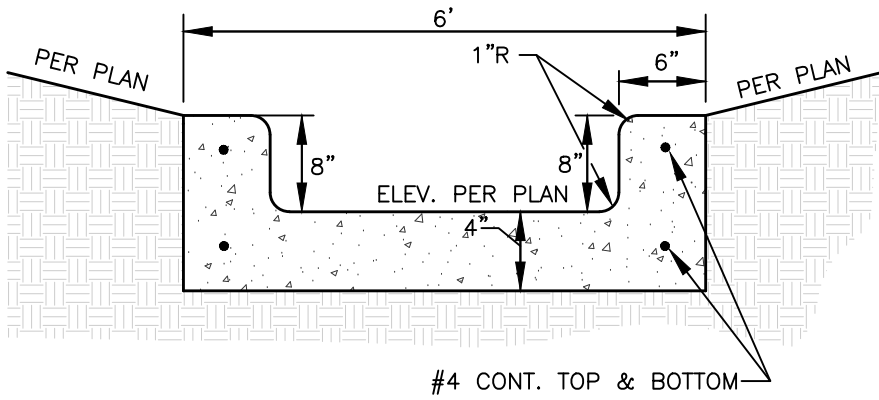
In an emergency the infiltration basin would overflow through a 5' wide 8" curbed channel & grate inlet and will discharge along a grouted rip-rap channel into a neighboring 36" Nyloplast Dome Inlet that is installed as part of the neighboring development. Proposed Q-100 = 8.13 cfs

Solving for H @ (Q = 8.13) , H = 0.62' < 0.67'

*Height was solved using Q=CLH^{3/2} (C=1.49, L=5')

No adverse effects to neighboring properties or public right-of-way is anticipated due to site development.

VERTICAL & HORIZONTAL CONTROL:
Reference - ALTA / NSPS Land Survey of the subject property prepared by CSI-Cartesian Surveys INC., dated, October 27th, 2021.



NOTES:
1. CHANNEL TO BE CONSTRUCTED USING 3000 PSI CONCRETE.

**BASIN OVERFLOW
CONCRETE CHANNEL SECTION**
NOT TO SCALE

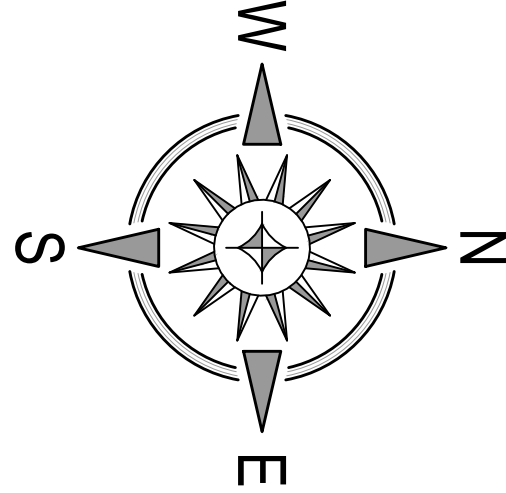
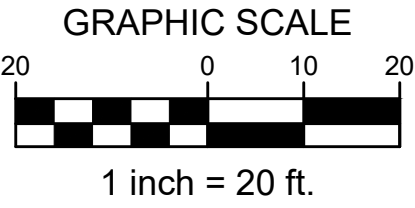
STAGE - STORAGE - TABLE

Elevation (ft)	Contour Area (sq-ft)	Δ Storage Volume (cu-ft)	Σ Storage Volume (cu-ft)
5207.00	582	0	0
5208.00	979	796	796
5209.00	1397	1,188	1,974
5210.00	1,883	1,640	3,614
5210.20	1,978	386	4,000

*Average End Area Method was used.

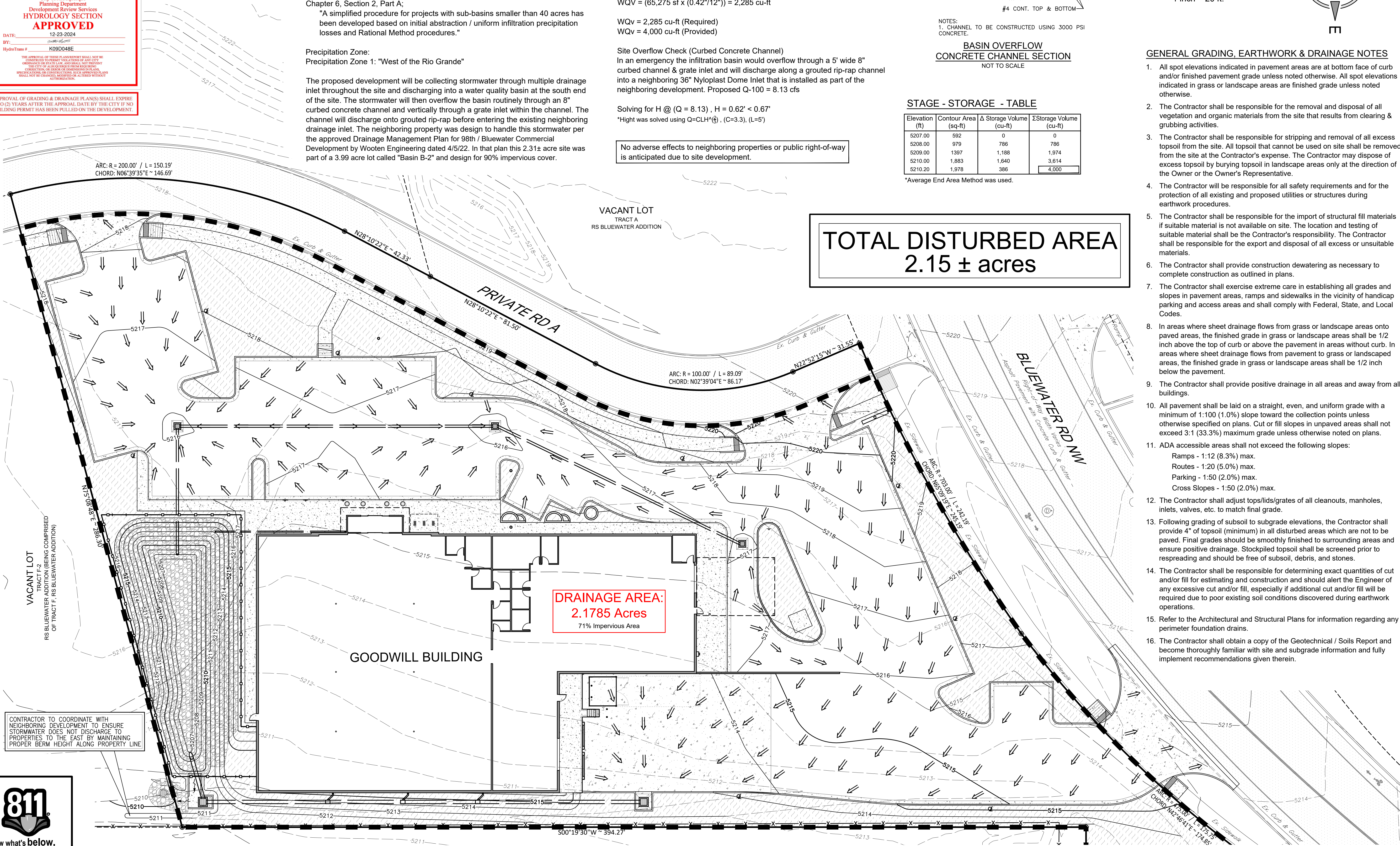
**TOTAL DISTURBED AREA
2.15 ± acres**

TAKE CAUTION DURING EXCAVATION:
THERE ARE UNDERGROUND UTILITY MAINS IN THE CONSTRUCTION AREA WHICH MAY NOT HAVE BEEN LOCATED ACCURATELY BY THE SURVEYOR / UTILITY OWNERS. NOTIFY "911" IN ADVANCE OF DIGGING TO HAVE LINES MARKED.



GENERAL GRADING, EARTHWORK & DRAINAGE NOTES

- All spot elevations indicated in pavement areas are at bottom face of curb and/or finished pavement grade unless noted otherwise. All spot elevations indicated in grass or landscape areas are finished grade unless noted otherwise.
- The Contractor shall be responsible for the removal and disposal of all vegetation and organic materials from the site that results from clearing & grubbing activities.
- The Contractor shall be responsible for stripping and removal of all excess topsoil from the site. All topsoil that cannot be used on site shall be removed from the site at the Contractor's expense. The Contractor may dispose of excess topsoil by burying topsoil in landscape areas only at the direction of the Owner or the Owner's Representative.
- The Contractor will be responsible for all safety requirements and for the protection of all existing and proposed utilities or structures during earthwork procedures.
- The Contractor shall be responsible for the import of structural fill materials if suitable material is not available on site. The location and testing of suitable material shall be the Contractor's responsibility. The Contractor shall be responsible for the export and disposal of all excess or unsuitable materials.
- The Contractor shall provide construction dewatering as necessary to complete construction as outlined in plans.
- The Contractor shall exercise extreme care in establishing all grades and slopes in pavement areas, ramps and sidewalks in the vicinity of handicap parking and access areas and shall comply with Federal, State, and Local Codes.
- In areas where sheet drainage flows from grass or landscape areas onto paved areas, the finished grade in grass or landscape areas shall be 1/2 inch above the top of curb or above the pavement in areas without curb. In areas where sheet drainage flows from pavement to grass or landscaped areas, the finished grade in grass or landscape areas shall be 1/2 inch below the pavement.
- The Contractor shall provide positive drainage in all areas and away from all buildings.
- All pavement shall be laid on a straight, even, and uniform grade with a minimum of 1:100 (1.0%) slope toward the collection points unless otherwise specified on plans. Cut or fill slopes in unpaved areas shall not exceed 3:1 (33.3%) maximum grade unless otherwise noted on plans.
- ADA accessible areas shall not exceed the following slopes:
Ramps - 1:12 (8.3%) max.
Routes - 1:20 (5.0%) max.
Parking - 1:50 (2.0%) max.
Cross Slopes - 1:50 (2.0%) max.
- The Contractor shall adjust tops/lids/grates of all cleanouts, manholes, inlets, valves, etc. to match final grade.
- Following grading of subsoil to subgrade elevations, the Contractor shall provide 4" of topsoil (minimum) in all disturbed areas which are not to be paved. Final grades should be smoothly finished to surrounding areas and ensure positive drainage. Stockpiled topsoil shall be screened prior to respreading and should be free of subsoil, debris, and stones.
- The Contractor shall be responsible for determining exact quantities of cut and/or fill for estimating and construction and should alert the Engineer of any excessive cut and/or fill, especially if additional cut and/or fill will be required due to poor existing soil conditions discovered during earthwork operations.
- Refer to the Architectural and Structural Plans for information regarding any perimeter foundation drains.
- The Contractor shall obtain a copy of the Geotechnical / Soils Report and become thoroughly familiar with site and subgrade information and fully implement recommendations given therein.



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Sheet No.: C-3.1	