

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

October 15, 2024

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

**RE: Goodwill Bluewater  
270 98<sup>th</sup> Street NW  
Grading & Drainage Plan  
Engineer's Stamp Date: 8/30/2024  
Hydrology File: K09D048E**

Dear Mr. Monnin:

Based upon the information provided in your submittal received 10/11/2024, 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](mailto: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](mailto: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](mailto: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: 10/11/2024





**811**  
 w what's below.  
**Call** before you dig.



ARC: R = 200.00' / L = 150.19'  
CHORD: N06°39'35"E ~ 146.69'

VACANT LOT  
TRACT F-2  
RS BLUEWATER ADDITION (BEING COMPRISED  
OF TRACT F, RS BLUEWATER ADDITION)

CONTRACTOR TO COORDINATE WITH  
NEIGHBORING DEVELOPMENT TO ENSURE  
STORMWATER DOES NOT DISCHARGE TO  
PROPERTIES TO THE EAST BY MAINTAINING  
PROPER BERM HEIGHT ALONG PROPERTY LINE

811

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

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.

**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 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 4/5/12. 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.

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  $Q_{100} = (0.68 \times 2.87) + (1.4985 \times 4.12) = 8.13$  cfs  
Proposed 100-year peak Discharge Rate = 8.13 cfs (Table 6.2.14)

$Q_{100} = 8.13$  cfs (Proposed)  
 $Q_{100} = 9.19$  cfs (Allowable)  
 $Q_{100} = 6.25$  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 = 3,489 cu-ft (Provided)

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

\*Hight was solved using  $Q=CLH^{\frac{2}{3}}$ , (C=3.3), (L=5')

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

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

BASIN OVERFLOW  
CONCRETE CHANNEL SECTION  
NOT TO SCALE

Elevation (ft)	Contour Area (sq-ft)	$\Delta$ Storage Volume (cu-ft)	$\Sigma$ Storage Volume (cu-ft)
5207.00	308	0	0
5208.00	761	510	510
5209.00	1368	947	1,457
5210.00	2,040	1,610	3,067
5210.20	2,180	422	3,489

\*Average End Area Method was used.

TOTAL DISTURBED AREA  
2.00 ± acres

**DRAINAGE AREA:**  
**2.1785 Acres**  
71% Impervious Area

## - GOODWILL BUILDING

CONTRACTOR TO COORDINATE WITH  
NEIGHBORING DEVELOPMENT TO ENSURE  
STORMWATER DOES NOT DISCHARGE TO  
PROPERTIES TO THE EAST BY MAINTAINING  
PROPER BERM HEIGHT ALONG PROPERTY LINE

City of Albuquerque  
Planning Department  
Development Review Services  
**HYDROLOGY SECTION**  
**APPROVED**  
DATE: 10-15-2024  
BY: *[Signature]*  
HydroTrans # K09D048E

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

[illegible]

SITE DEVELOPMENT PLANS FOR  
**Goodwill**  
270 98<sup>TH</sup> STREET NW  
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO



**BURKHARDT**  
ENGINEERS ▾ SURVEYORS

128 North Cherry Street | Germantown, Ohio 45327 | Phone: 937-358-0960 | [BURKHARDTINC.COM](http://BURKHARDTINC.COM)

CIVIL ENGINEERING | LAND SURVEYING | NATIONAL RETAIL SITE DEVELOPMENT

Design: MCM	Proj: 24.148
Draw: MCM	Dwg: 24-148.dwg
Check: RJM	Tab: C3.1-GP
Scale: 1" = 20'	
Date: 08.30.2024	

GRADING &  
DRAINAGE  
NOTES & DETAILS

Sheet No.:

## C-3.1



Know what's below.  
Call before you dig.