

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

March 29, 2024

Aaron D. Pellow, PE
MSL Engineering, Inc.
301 North San Dimas Ave
San Dimas, CA 917733

**RE: In-N-Out Burger - Gibson
Conceptual Grading and Drainage Plans
Engineer's Stamp Date: 02/20/24
Hydrology File: L15D047**

Dear Mr. Pellow:

Based upon the information provided in your submittal received 03/21/2024, the Conceptual Grading & Drainage Plans are preliminary approved for action by the Development Facilitation Team (DFT) on Site Plan for Building Permit.

PRIOR TO BUILDING PERMIT:

1. Please submit a more detailed Grading & Drainage Plan to Hydrology for review and approval. This digital (.pdf) is emailed to PLNDRS@cabq.gov along with the Drainage Transportation Information Sheet.
2. Since this project is adjacent to, or drains into an Albuquerque Metropolitan Arroyo and Flood Control Authority (AMAFCA) facility, approval by AMAFCA will be need prior to Hydrology approval. Please contact Jared Romero P.E, CFM (jromero@amafca.org or 505-884-2215). Please adjust the Grading & Drainage Plans per AMAFCA's comments.
3. Per discussions with AMAFCA and onsite evidence, please update the storm sewer per these discussions.
4. Please show the overflow from the underground stormwater quality facility to the existing storm sewer system in Gibson Blvd.

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 (Dough Hughes, PE, jhughes@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

CITY OF ALBUQUERQUE

Planning Department
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Mayor Timothy M. Keller

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 (DTIS)

Project Title: _____ Hydrology File # _____

Legal Description: _____

City Address, UPC, OR Parcel: _____

Applicant/Agent: _____ Contact: _____

Address: _____ Phone: _____

Email: _____

Applicant/Owner: _____ Contact: _____

Address: _____ Phone: _____

Email: _____

(Please note that a DFT SITE is one that needs Site Plan Approval & ADMIN SITE is one that does not need it.)

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

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:

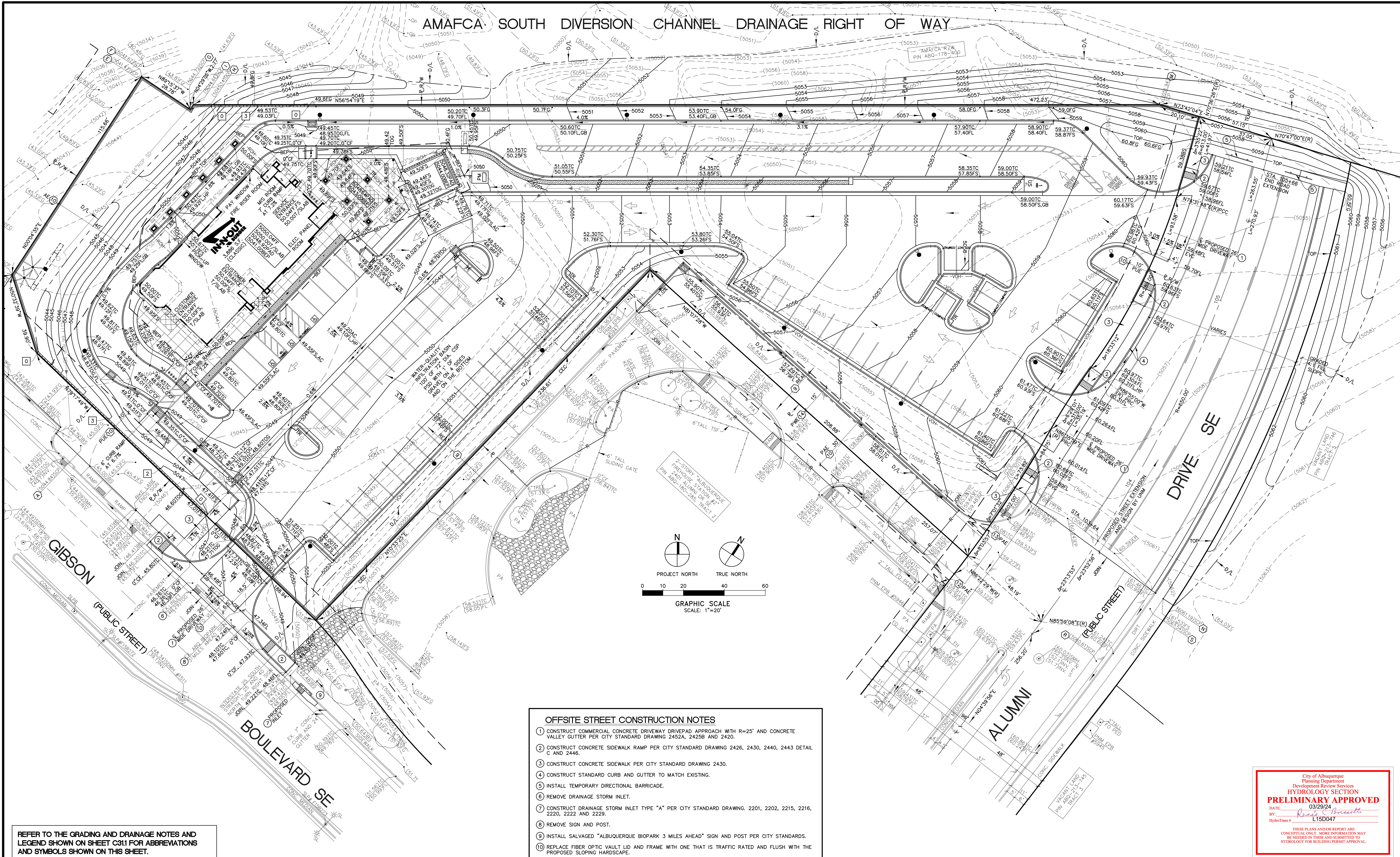
ENGINEER/ARCHITECT CERTIFICATION
PAD CERTIFICATION
CONCEPTUAL G&D PLAN
GRADING & DRAINAGE PLAN
DRAINAGE REPORT
DRAINAGE MASTER PLAN
CLOMR/LOMR
TRAFFIC CIRCULATION LAYOUT (TCL)
ADMINISTRATIVE
TRAFFIC CIRCULATION LAYOUT FOR DFT
APPROVAL
TRAFFIC IMPACT STUDY (TIS)
STREET LIGHT LAYOUT
OTHER (SPECIFY) _____

TYPE OF APPROVAL SOUGHT:

BUILDING PERMIT APPROVAL
CERTIFICATE OF OCCUPANCY
CONCEPTUAL TCL DFT APPROVAL
PRELIMINARY PLAT APPROVAL
FINAL PLAT APPROVAL
SITE PLAN FOR BLDG PERMIT DFT
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
OTHER (SPECIFY) _____

DATE SUBMITTED: _____

AMAFCA SOUTH DIVERSION CHANNEL DRAINAGE RIGHT OF WAY



REFER TO THE GRADING AND DRAINAGE NOTES AND LEGEND SHOWN ON SHEET C31.1 FOR ABBREVIATIONS AND SYMBOLS SHOWN ON THIS SHEET.

OFFSITE STREET CONSTRUCTION NOTES

1. CONSTRUCT COMMERCIAL CONCRETE DRIVEWAY APPROACH WITH R=25' AND CONCRETE VALLEY GUTTER PER CITY STANDARD DRAWING 2452A, 2425B AND 2420.
2. CONSTRUCT CONCRETE SIDEWALK RAMP PER CITY STANDARD DRAWING 2426, 2430, 2440, 2443 DETAIL C AND 2446.
3. CONSTRUCT CONCRETE SIDEWALK PER CITY STANDARD DRAWING 2430.
4. CONSTRUCT STANDARD CURB AND GUTTER TO MATCH EXISTING.
5. INSTALL TEMPORARY DIRECTIONAL BARRICADE.
6. REMOVE DRAINAGE STORM INLET.
7. CONSTRUCT DRAINAGE STORM INLET TYPE "A" PER CITY STANDARD DRAWING. 2201, 2202, 2215, 2216, 2220, 2222 AND 2229.
8. REMOVE SIGN AND POST.
9. INSTALL SALVAGED "ALBUQUERQUE BIOPARK 3 MILES AHEAD" SIGN AND POST PER CITY STANDARDS.
10. REPLACE FIBER OPTIC VAULT LID AND FRAME WITH ONE THAT IS TRAFFIC RATED AND FLUSH WITH THE PROPOSED SLOPING HARDSCAPE.



DEVELOPER:
IN-N-OUT BURGER
13502 HAMBURGER LANE
BALDWIN PARK, CA 91706
CONTACT: BRIGID WILLIAMS
PHONE: (626) 813-5398



REVISIONS
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APOGEE PROJECT NO. ---
Apogee
SPACES THE COLONNADA
15305 Dallas Parkway
12th Floor
Addison, Texas 75001
Ph: (214) 926-5788

CIVIL ENGINEER:
MSI ENGINEERING, INC.
CIVIL ENGINEERS AND LAND SURVEYORS SPECIALIZING IN SITE DEVELOPMENT
301 NORTH SAN DIMAS AVENUE, SAN DIMAS, CA 91773
(909) 305-2395 FAX (909) 305-2397
Aaron D. Pellow
AARON D. PELLOW R.C.E. 27112



IN-N-OUT BURGER
NWQ GIBSON BOULEVARD SE
AND ALUMNI DRIVE SE
ALBUQUERQUE, NM 87106

**CITY ENTITLEMENT
GRADING AND
DRAINAGE PLAN**

C31.0

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
PRELIMINARY APPROVED
DATE: 03/29/24
BY: *Renee C. Brissett*
HydroTeam # L15D047

THESE PLANS AND/OR REPORT ARE
CONCEPTUAL ONLY. MORE INFORMATION MAY
BE NEEDED IN THEM AND SUBMITTED TO
HYDROLOGY FOR BUILDING PERMIT APPROVAL.

GRADING AND DRAINAGE NOTES

METHODOLOGY:
THE DRAINAGE ANALYSIS FOR THIS SITE IS IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL (DPM) CHAPTER 6, ARTICLE 6-2(o). THE PROCEDURE FOR 40 ACRE AND SMALLER BASINS WAS USED TO DEVELOP THE EXISTING AND PROPOSED CONDITIONS 100-YEAR 6-HOUR STORM EVENTS. STORMWATER QUALITY AND LOW IMPACT DEVELOPMENT (LID) SIZING WAS PROVIDED IN ACCORDANCE WITH DPM ARTICLE 6-12.
THE SITE IS LOCATED WITHIN ZONE 2 THEREFORE THE 100-YEAR 6-HOUR STORM EVENT IS 2.29 INCHES.

EXISTING CONDITIONS:
THE PROPERTY IS LOCATED NORTH OF GIBSON BOULEVARD AND WEST OF ALUMNI DRIVE. THERE IS AN EXISTING CITY FIRE STATION TO THE NORTH AND WEST OF THE SITE. THE LAND IS CURRENTLY VACANT. THE SITE IS PART OF THE GIBSON COMMERCIAL TRACT OWNED BY THE UNIVERSITY OF MEXICO, WHICH IS PARTIALLY DEVELOPED AND INCLUDES FUTURE ROAD AND STORM DRAIN IMPROVEMENTS TO THE EAST AND NORTH OF THE SITE. THE SITE PRIMARILY DRAINS FROM EAST TO SOUTHWEST TOWARDS GIBSON BOULEVARD. THERE IS A SMALL PORTION OF OFFSITE AREA WITHIN THE LAND FOR THE SOUTH DIVERSION CHANNEL THAT CURRENTLY DRAINS ONSITE. THE NORTHERLY PORTION OF THE DEVELOPED FIRE STATION FLOWS ONTO THE SITE INTO A DEPRESSED AREA FOR RETENTION ON THE IN-N-OUT PARCEL. THERE IS A SMALL PORTION OF THE SITE ON THE WEST SIDE WITHIN THE AMAFCA EASEMENT THAT DRAINS OFFSITE TO THE SOUTH DIVERSION CHANNEL.

PROPOSED CONDITIONS:
THE ENTIRE LIMITS OF THE PROPERTY WILL BE DEVELOPED IN SUPPORT OF THE IN-N-OUT BURGER PROJECT. ALL ONSITE FLOWS WILL BE COLLECTED ONSITE WITHIN NEW DRAIN BOX INLETS, WHICH WILL CONVEY THE RUNOFF TO AN UNDERGROUND INFILTRATION SYSTEM FOR THE RETENTION OF 0.42-INCH STORM IN ACCORDANCE WITH DPM ARTICLE 6-12. THE OFFSITE FIRE STATION AREA THAT DRAINS ON TO THE IN-N-OUT PARCEL WILL BE COLLECTED AND CONVEYED TO THE INFILTRATION SYSTEM AS WELL. OVERFLOW FROM THE INFILTRATION SYSTEM WILL "BUBBLE" OUT OF THE LOWEST INLET ONSITE, WHICH IS THE NEW TRENCH DRAIN AT THE DRIVEWAY ON TO GIBSON BOULEVARD. THIS WILL RELEASE THE SITE RUNOFF TO THE PUBLIC RIGHT-OF-WAY IN A SIMILAR MANNER AS THE EXISTING CONDITION. THE WATER QUALITY VOLUME REQUIREMENT IS 0.42 INCHES PER SF OF IMPERVIOUS AREA:
SWQ V = 0.42IN*71,572SF*(1FT/12IN.) = 2,505 CF
VOLUME PROVIDED = 100' OF 6" DIAMETER PIPE WITH 1' OF GRAVEL SURROUNDING = 3,980 CF
EXISTING AND PROPOSED 100-YEAR PEAK FLOWS AND VOLUMES FOR THE 6-HOUR STORM ARE SHOWN WITHIN THE TABLE BELOW, PURSUANT TO DPM ARTICLE 6-12.

WATER QUALITY SIZING:											
		LAND TREATMENT				100-YEAR PRECIPITATION					
BASIN ID	AREA (SF) (ACRES)	A (SF)	S (SF)	C (SF)	D (SF)	W (IN)	V (HRS)	V (HRS)	Q (CFS)	Q (CFS)	Q (CFS)
EXISTING CONDITIONS											
A-1	92,854	7.13	97.4	0.0	0.0	7.5	0.05	0.18	5,141	3.79	
A-2	8,705	0.19	0.0	77.5	0.0	77.5	.91	0.030	1,306	0.11	
B	2,710	0.06	106.0	0.0	0.0	0.0	0.62	0.003	140	0.11	
TOTAL	103,773	2.38						0.21	6,588	4.01	
PROPOSED CONDITIONS											
A-1	79,437	1.82	0.0	19.9	0.0	91.4	2.03	0.339	13,439	7.11	
A-2	8,216	0.19	0.0	76.0	0.0	74.0	.93	0.030	1,303	0.72	
B	2,756	0.17	0.0	95.9	0.0	4.1	0.85	0.012	522	0.41	
C-1	1,006	0.03	0.0	48.4	0.0	31.5	1.59	0.004	196	0.11	
C-2	1,749	0.04	0.0	94.3	0.0	35.7	1.35	0.005	209	0.12	
TOTAL	93,907	2.25						0.350	15,666	8.57	
100-YEAR EXCLUSIVE FLOODING "Q"			0.6	0.8	1.0	2.33					
PLATE DISCREPANCY		1.7	2.39	3.2	4.04						

LEGEND

- NEW 24"x36" CONCRETE DRAIN BOX INLET WITH A FLOODGUARD PLUS FOSSIL FILTER INSERT FOR THE PRE-TREATMENT OF STORMWATER RUNOFF.
- PROPOSED INOB INSTALLED AND MAINTAINED 18"x6" TALL FIXTURE HEIGHT LIGHT POLE ON TOP OF A 30" TALL 24" DIAMETER CONCRETE BASE FOR A TOTAL HEIGHT OF 20' TALL MAXIMUM.
- PROPOSED INOB INSTALLED AND MAINTAINED LANDSCAPED PLANTER AND IRRIGATION SYSTEM ONSITE, INCLUDING AREA UNDER BUILDING ROOF OVERHANG (ROH), CONSISTING OF APPROXIMATELY 25,413 SQUARE FEET (28.3%).
- BLACK TRUNCATED DOMES DETECTABLE WARNING STRIP.
- VEHICLE DETECTOR LOOP.
- PROPERTY LINE.
- OUTDOOR SEATING PATIO TABLE WITH NO UMBRELLA (4 SEATS).
- OUTDOOR SEATING PATIO TABLE WITH UMBRELLA (4 SEATS).
- OUTDOOR SEATING PATIO TABLE WITH NO UMBRELLA (2 SEATS).
- NEW 3' TALL 18"x24" LIT "DRIVE THRU" DIRECTIONAL SIGN.
- NEW 3' TALL 18"x24" LIT "THANK YOU, DO NOT ENTER" DIRECTIONAL SIGN.
- NEW PEDESTRIAN CROSSWALK SIGN.
- NEW ACCESSIBILITY ENTRY SIGN.
- NEW RIGHT TURN ONLY SIGN.
- INOB IN-N-OUT BURGER.
- CURB FACE.
- RIGHT OF WAY.
- DAYLIGHT LINE.
- RIDGE LINE.
- 2' VEHICLE OVERHANG WITH NO OBSTRUCTIONS INCLUDING LIGHT POLES, TREES AND SIGNAGE.
- 24" WIDE MATTED INOB ASSOCIATE WALKWAY CONSISTING OF APPROXIMATELY 380 SQUARE FEET.
- INOB LIMITS OF PROPOSED CONSTRUCTION.
- PROPOSED HEIGHT OF INOB RETAINING WALL IN FEET.
- PROPOSED INOB INSTALLED AND MAINTAINED LANDSCAPED PLANTER AND IRRIGATION SYSTEM OFFSITE IN GIBSON BOULEVARD SE AND ALUMNI DRIVE SE CONSISTING OF APPROXIMATELY 4,318 SQUARE FEET.

- PNM ELECTRIC PAD MOUNT TRANSFORMER WITH BOLLARDS.
- PORTABLE TRASH RECEPTACLE ON A MINIMUM 24"x24"x4" CONCRETE PAD.
- NEW CONCRETE SIDEWALK.
- BOUNDARY MONUMENT AND SURVEY CONTROL POINT DESCRIPTION SHOWN ON SHEET C35.
- SIMPLIFIED PLOTTABLE EASEMENT DESCRIPTION SHOWN HEREON.
- SIMPLIFIED PLOTTABLE EASEMENT DESCRIPTION SHOWN HEREON TO BE OUTCLAIMED.
- DRIVE-THRU CATWALK CONCRETE PAD WITH UMBRELLA STAND.
- PROPOSED 18" TO 27" TALL 22" WIDE STUCCO COVERED SEAT/SCREEN WALL PAINTED TO MATCH THE BUILDING WITH A CONCRETE CAP.
- RECIPROCAL EASEMENT AGREEMENT.
- ACCESS EASEMENT IN FAVOR OF ALBUQUERQUE METROPOLITAN FLOOD CONTROL AUTHORITY (AMFCA).
- PRIVATE DRAINAGE EASEMENT IN FAVOR OF TRACT 2 TO BE MAINTAINED BY TRACT 4.
- SLOPE EASEMENT IN FAVOR OF THE CITY FOR MAINTENANCE OF FACILITIES IN THE PUBLIC R/W.
- PUBLIC UTILITY EASEMENT FOR THE COMMON AND JOINT USE OF PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) FOR ELECTRIC PURPOSES, NEW MEXICO GAS COMPANY FOR NATURAL GAS PURPOSES, QUEST CORPORATION D/B/A CENTURYLINK QC FOR TELEPHONE PURPOSES, AND JONES INTERCHANGEABLE FOR CABLE TELEVISION PURPOSES.
- PUBLIC WATER EASEMENT IN FAVOR OF THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY.
- PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF TRACTS 1, 2, AND 4 TO BE MAINTAINED BY TRACTS 2 AND 4.

BASIS OF BEARINGS

THE BEARING OF N77°25'48"W BETWEEN THE CITY OF ALBUQUERQUE CONTROL STATIONS "SDC-13-4" AND "I-25-30" WAS USED AS THE BASIS OF BEARINGS OF THIS MAP.

BENCH MARK

CITY OF ALBUQUERQUE VERTICAL AND HORIZONTAL STATION "I-25-30"

BRASS DISC STAMPED "I-25-30"
ELEVATION=5041.30 FEET
NAVD 88

FLOOD ZONE INFORMATION

THE SUBJECT PROPERTY IS LOCATED IN "ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" PER THE FEMA FLOOD INSURANCE RATE MAP NUMBER 35001C0342C PANEL 342 OF 825 DATED SEPTEMBER 26, 2008 FOR BERNALILLO COUNTY, NEW MEXICO AND INCORPORATED AREAS.

FLOOD ZONE DESIGNATION PROVIDED BY FEDERAL EMERGENCY MANAGEMENT AGENCY.

RECORD OWNERS

THE REGENTS OF THE UNIVERSITY OF NEW MEXICO, A BODY CORPORATE OF THE STATE OF NEW MEXICO

LEGAL DESCRIPTION SHOWN ON TITLE REPORT EXHIBIT "A"

WITH SURVEYOR RECOMMENDED BELETIONS WITH A LINE THROUGH THE TEXT AND SURVEYOR RECOMMENDED TEXT [ADDITIONS] IN BRACKETS.

REFERENCE: FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE WITH A COMMITMENT NO. OF SP000124765 DATED DECEMBER 11, 2023 OUT OF THEIR ALBUQUERQUE, NM OFFICE.

TRACTS NUMBERED ONE (1) AND FOUR (4) OF THE PLAT OF UNM GIBSON COMMERCIAL DISTRICT (A REPLAT OF TRACTS A & B, EVER READY SUBDIVISION, TRACTS 4 & 5, GIBSON TRACTS AND TRACT A, 40/25 ASSOCIATES SUBDIVISIONS AND UNPLATED LAND IN SECTION 28, (T10N, R3E, N3M) ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 22, 2011 IN MAP BOOK 2011C, FOLIO 138.

SIMPLIFIED PLOTTABLE EASEMENTS

WITH MSL ENGINEERING, INC. RECOMMENDATIONS AND OPINIONS SHOWN IN [BRACKETS]

REFERENCE: FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE WITH A COMMITMENT NO. OF SP000124765 DATED DECEMBER 11, 2023 OUT OF THEIR ALBUQUERQUE, NM OFFICE.

ITEM NO. 9
THE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BY UNIVERSITY CENTER JOINT VENTURE, A NEW MEXICO JOINT VENTURE PARTNERSHIP WHOSE PARTNERS ARE GLENBOROUGH NEW MEXICO ASSOCIATES, A CALIFORNIA LIMITED PARTNERSHIP ("GLENBOROUGH"), PAMA MANAGEMENT, INC., A CALIFORNIA COOPERATION, AND ABQ DEVELOPMENT CORPORATION, A NEW MEXICO CORPORATION ("ABQ"), COLLECTIVELY KNOWN AS "DECLARANT", JOINED BY THE REGENTS OF THE UNIVERSITY OF NEW MEXICO, A CORPORATION FORMED PURSUANT TO SECTION 21-7-1 ET SEQ. NMSA 1978, HEREINAFTER REFERRED TO AS "UNM", AFFECTING THE INSURED PREMISES, BUT OMITTING AND COVENANT, CONDITIONS OR RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT, CONDITION OR RESTRICTION (A) IS EXEMPT UNDER TITLE 42 OF THE UNITED STATES CODE, OR (B) RELATES TO HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS, AS CONTAINED IN THE DOCUMENT ENTITLED "UNIVERSITY CENTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND CHARGES" DATED OCTOBER 22, 1989, RECORDED JANUARY 12, 1990 IN BOOK 90-1 AT PAGES 6145 THROUGH 6201, INCLUSIVE, AS DOCUMENT NUMBER 1990003134, RECORDS OF BERNALILLO COUNTY.

THE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN THE DOCUMENT ENTITLED "PLAT OF UNM GIBSON COMMERCIAL DISTRICT" FILED DECEMBER 22, 2011 AS DOCUMENT NO. 2011119138 IN BOOK 2011C AT PAGE 138, RECORDS OF BERNALILLO COUNTY.

ITEM NO. 10
AN EASEMENT IN FAVOR OF THE PUBLIC SERVICE COMPANY OF NEW MEXICO FOR ELECTRIC PURPOSES, THE GAS COMPANY OF NEW MEXICO FOR NATURAL GAS PURPOSES, U.S. WEST FOR TELEPHONE PURPOSES, AND JONES INTERCHANGEABLE FOR CABLE TELEVISION PURPOSES, TOGETHER WITH INGRESS AND EGRESS PURPOSES, INCLUDING FOR ELECTRIC TRANSFORMER/SWITCHGEARS, AS INSTALLED, TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE (PUE); FOR ACCESS IN FAVOR OF ALBUQUERQUE METROPOLITAN FLOOD CONTROL AUTHORITY (AMFCA) AFFECTING THE WESTERLY FORTY (40) FEET OF TRACT 1 (AE), FOR PRIVATE DRAINAGE IN FAVOR OF TRACT 2 TO BE MAINTAINED BY TRACT 4, TEN (10) FEET IN WIDTH ALONG THE SOUTHWESTERLY PORTION OF TRACT 4 (PDE); FOR PRIVATE ACCESS IN FAVOR OF TRACTS 1, 2, AND 4 TO BE MAINTAINED BY TRACTS 2 AND 4, THIRTY (30) FEET IN WIDTH (PAE); SLOPE EASEMENT IN FAVOR OF THE CITY OF ALBUQUERQUE FOR MAINTENANCE OF FACILITIES IN THE ADJOINING PUBLIC RIGHT OF WAY OF THIRTY-FIVE (35) FEET IN WIDTH AFFECTING THE EASTERLY THIRTY-FIVE (35) FEET OF TRACT 4 (SE); FOR UTILITIES TEN (10) FEET IN WIDTH AFFECTING THE EASTERLY TEN (10) FEET OF TRACT 4 AND THE SOUTHERLY TEN (10) FEET OF TRACT 1 (PUE); SOLAR NOTES AND NOTES AS TO EXISTING RECIPROCAL ACCESS EASEMENT AND BENEFITS FROM A 24 FOOT WIDE ACCESS EASEMENT ACROSS TRACT 1 OF GIBSON TRACTS, IN THE PLAT ENTITLED "CORRECTED A PLAT OF TRACTS 1 THRU 5 OF GIBSON TRACTS" FILED JANUARY 23, 1996 IN BOOK 96C AT PAGE 36, AND AS SHOWN IN THE PLAT ENTITLED "PLAT OF UNM GIBSON COMMERCIAL DISTRICT" FILED DECEMBER 22, 2011 IN BOOK 2011C AT PAGE 138, RECORDS OF BERNALILLO COUNTY.

ITEM NO. 12
A PERMANENT PRIVATE ACCESS, INGRESS, AND EGRESS EASEMENT FROM THE CITY OF ALBUQUERQUE, A NEW MEXICO MUNICIPAL CORPORATION ("GRANTOR") OVER TRACT 2 IN FAVOR OF THE OWNERS OF SAID TRACTS 1, 2, AND 4 ("GRANTEES"), IN THE DOCUMENT ENTITLED "PERMANENT PRIVATE ACCESS EASEMENT" DATED MARCH 08, 2012, RECORDED MARCH 14, 2012 AS DOCUMENT NUMBER 2012025680, RECORDS OF BERNALILLO COUNTY.

ITEM NO. 13
A PERMANENT PRIVATE ACCESS, INGRESS, AND EGRESS EASEMENT FROM THE REGENTS OF THE UNIVERSITY OF NEW MEXICO ("GRANTOR") IN FAVOR OF THE OWNERS OF SAID TRACTS 1, 2, AND 4 ("GRANTEES"), IN THE DOCUMENT ENTITLED "PERMANENT PRIVATE ACCESS EASEMENT" DATED MARCH 08, 2012, RECORDED MARCH 14, 2012 AS DOCUMENT NO. 2012037221, RECORDS OF BERNALILLO COUNTY.

ITEM NO. 14
A PERMANENT EXCLUSIVE EASEMENT IN FAVOR OF THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY, A NEW MEXICO POLITICAL SUBDIVISION ("WATER AUTHORITY"), FOR WATER IMPROVEMENTS AND INCIDENTAL PURPOSES, INCLUDING THE RIGHT FOR CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, MODIFICATION, REPLACEMENT, AND OPERATION OF PUBLIC WATER LINES AND RELATED FACILITIES, TOGETHER WITH THE RIGHT TO REMOVE TREES, SHRUBS, UNDERGROWTH, AND ANY OTHER OBSTACLES UPON THE PROPERTY IF THE WATER AUTHORITY DETERMINES THEY INTERFERE WITH THE APPROPRIATE USE OF THIS EASEMENT, IN THE DOCUMENT ENTITLED "PERMANENT EASEMENT" DATED MARCH 06, 2012, RECORDED APRIL 16, 2012 AS DOCUMENT NO. 2012038112, RECORDS OF BERNALILLO COUNTY.

ITEM NO. 50 (ADDED BY MSL ENGINEERING, INC.)
A PROPOSED PERMANENT EXCLUSIVE EASEMENT IN FAVOR OF THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY, A NEW MEXICO POLITICAL SUBDIVISION ("WATER AUTHORITY"), FOR WATER IMPROVEMENTS AND INCIDENTAL PURPOSES, INCLUDING THE RIGHT FOR CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, MODIFICATION, REPLACEMENT, AND OPERATION OF PUBLIC WATER LINES AND RELATED FACILITIES, TOGETHER WITH THE RIGHT TO REMOVE TREES, SHRUBS, UNDERGROWTH, AND ANY OTHER OBSTACLES UPON THE PROPERTY IF THE WATER AUTHORITY DETERMINES THEY INTERFERE WITH THE APPROPRIATE USE OF THIS EASEMENT.

ENGINEER'S ESTIMATED EARTHWORK QUANTITIES

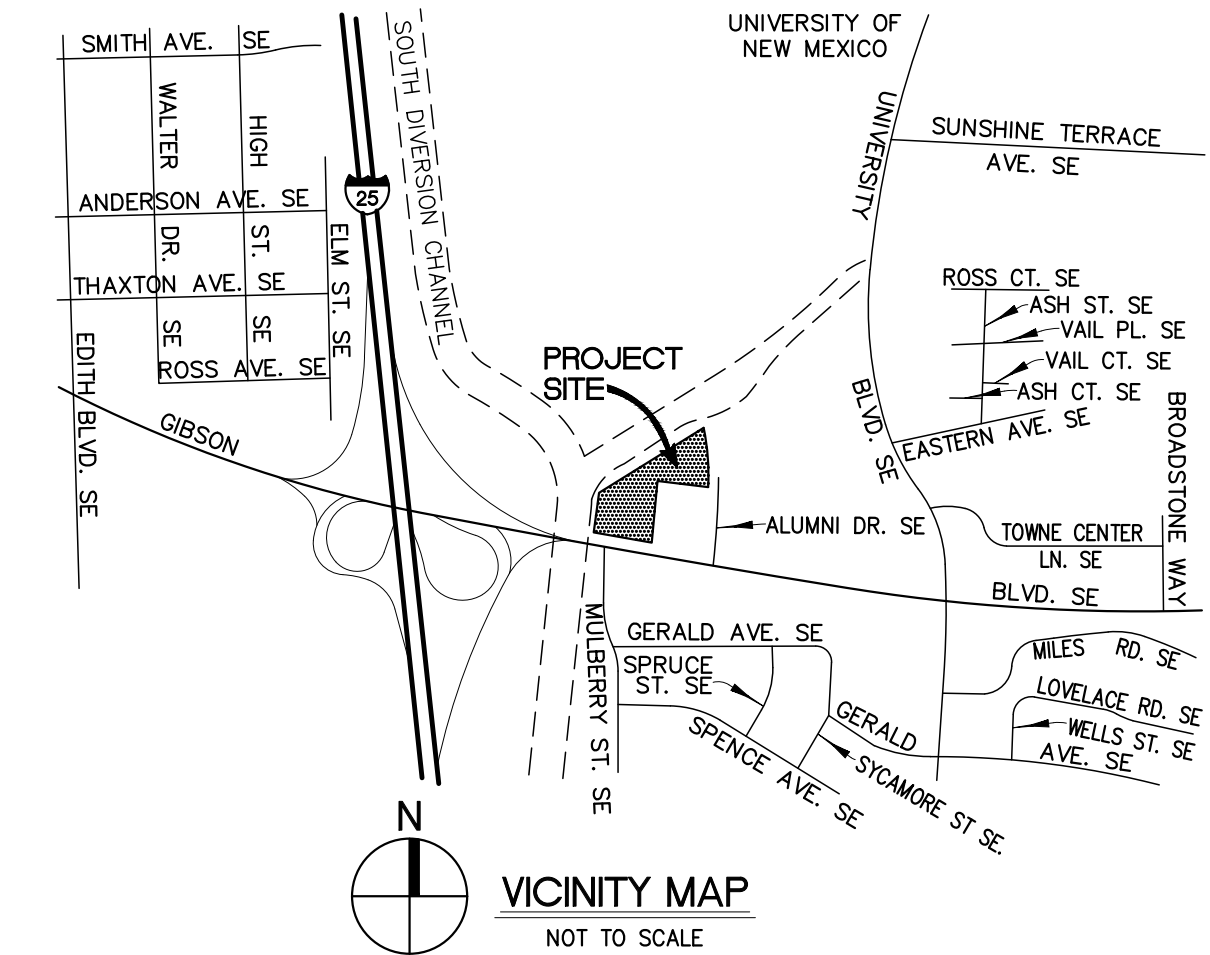
1. RAW CUT (INCLUDES 400 C.Y. FOOTING EXCAVATION, STORM DRAIN AND UTILITY SPOILS).	1,600 CU. YDS.
2. OVEREXCAVATE THE LOOSE SOIL UNDER THE NEW BUILDING, PATIO COVER AND COVERED TRASH ENCLOSURE AREA IDENTIFIED AS THE BOTTOM OF EXCAVATED PLANE (BEP) UP TO THE PAD ELEVATION. (9,800 S.F.)	3,300 CU. YDS.
3. OVEREXCAVATE AN AVERAGE OF THE TOP TWO FEET OF LOOSE SOIL UNDER THE PROPOSED PAVEMENT AND EXTERIOR HARDSCAPE SUBGRADE WITHIN THE DEVELOPED SITE. (55,000 S.F.)	4,100 CU. YDS.
4. TOTAL CUT.	9,000 CU. YDS.
5. RAW FILL.	9,600 CU. YDS.
6. SHRINKAGE OF RAW FILL USING AN ASSUMED 5% SHRINKAGE LOSS.	500 CU. YDS.
7. RECOMPACT EXISTING ONSITE SOILS FOR THE AREAS DETAILED IN ITEM NO. 2 ABOVE USING AN ASSUMED 5% SHRINKAGE LOSS.	3,500 CU. YDS.
8. RECOMPACT EXISTING ONSITE SOILS FOR AREAS DETAILED IN ITEM NO. 3 ABOVE USING AN ASSUMED 5% SHRINKAGE LOSS.	4,300 CU. YDS.
9. TOTAL COMPACTED FILL.	17,900 CU. YDS.
10. ESTIMATED AMOUNT OF SOIL TO IMPORT TO THE SITE.	8,900 CU. YDS.

NOTE: THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THEIR OWN EARTHWORK QUANTITIES FOR BIDDING PURPOSES. THE QUANTITIES SHOWN HEREON ARE THE ENGINEER'S ESTIMATE ONLY.

NOTE: ALL EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH THE KRAZAN AND ASSOCIATES, INC. DECEMBER 31, 2023 GEOTECHNICAL ENGINEERING INVESTIGATION REPORT PREPARED UNDER THE DIRECTION OF DAVE LIEBELT (RCE 14069) UNDER THEIR PROJECT NUMBER 112-23130.

SO-19 NOTES

- PRIVATE DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY NOTICE TO CONTRACTOR (SPECIAL ORDER 19"SO-19")
- BUILD SIDEWALK CULVERT PER GMA STD DWG 2236.
 - CONTACT STORM MAINTENANCE AT (505) 857-8033 TO SCHEDULE A MEETING PRIOR TO FORMING.
 - AN EXCAVATION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
 - ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
 - TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL, DIAL "811" [OR (505) 260-1990] FOR THE LOCATION OF EXISTING UTILITIES.
 - 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.
 - BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
 - MAINTENANCE OF THE FACILITY SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY BEING SERVED.
 - WORK ON ARTERIAL STREETS MAY BE REQUIRED ON A 24-HOUR BASIS.
 - CONTRACTOR MUST CONTACT STORM MAINTENANCE AT (505) 857-8033 TO SCHEDULE A CONSTRUCTION INSPECTION. FOR EXCAVATING AND BARRICADING INSPECTIONS, CONTACT CONSTRUCTION COORDINATION AT (505) 924-3416.



DEVELOPER:
IN-N-OUT BURGER
13502 HAMBURGER LANE
BALDWIN PARK, CA 91706
CONTACT: BRIGID WILLIAMS
PHONE: (626) 813-5398



REVISIONS

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APOGEE PROJECT NO. -----
Apogee
SPACES THE COLONNADA
15305 Dallas Parkway
12th Floor
Addison, Texas 75001
Ph: (214) 926-5788

CIVIL ENGINEER:
MSI ENGINEERING, INC.
CIVIL ENGINEERS AND LAND SURVEYORS SPECIALIZING IN SITE DEVELOPMENT
301 NORTH SAN DIMAS AVENUE, SAN DIMAS, CA 91773
(909) 305-2395 FAX (909) 305-2397
Aaron D. Pellow
AARON D. PELLOW R.C.E. 27112
02-20-2024 DATE

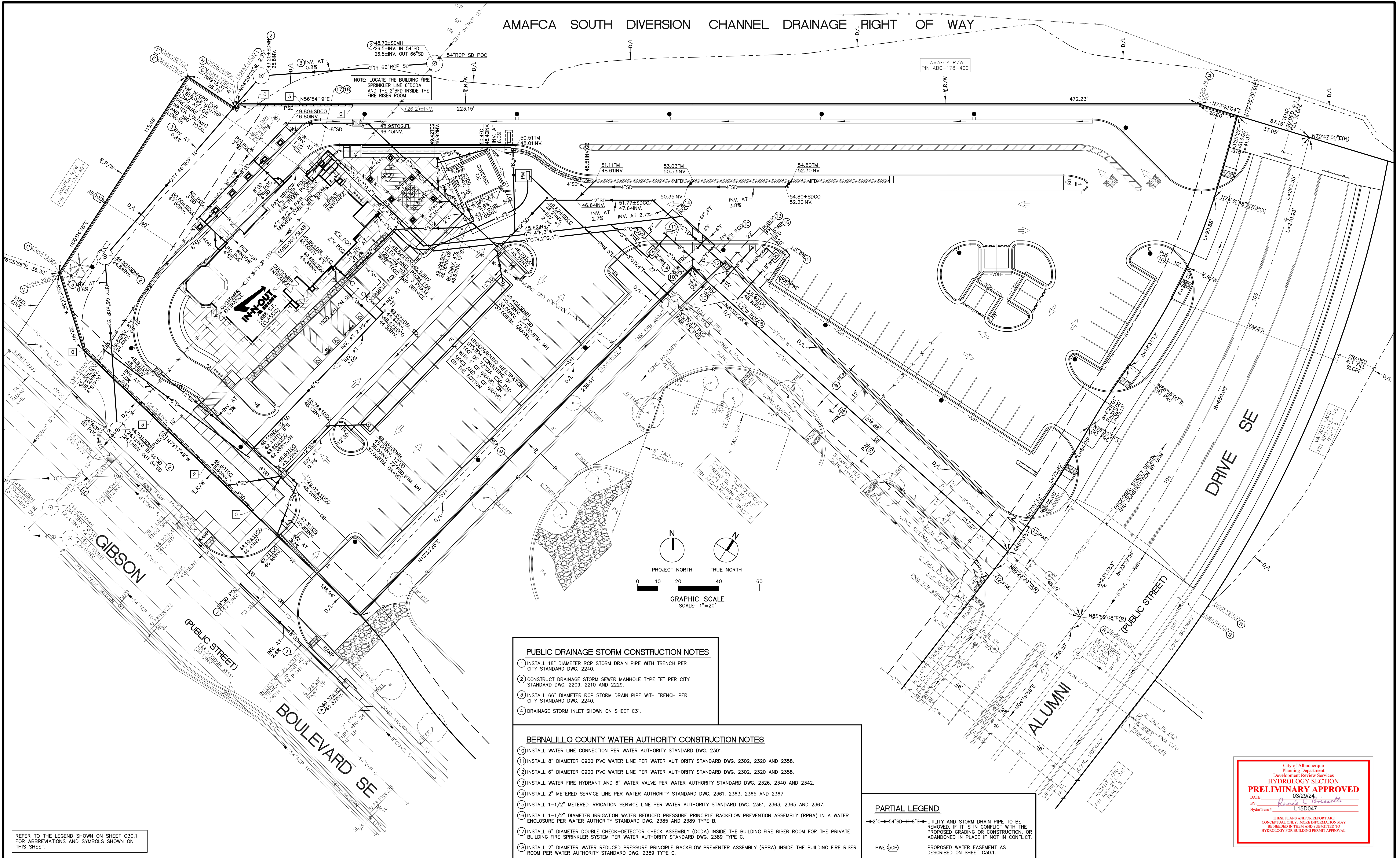


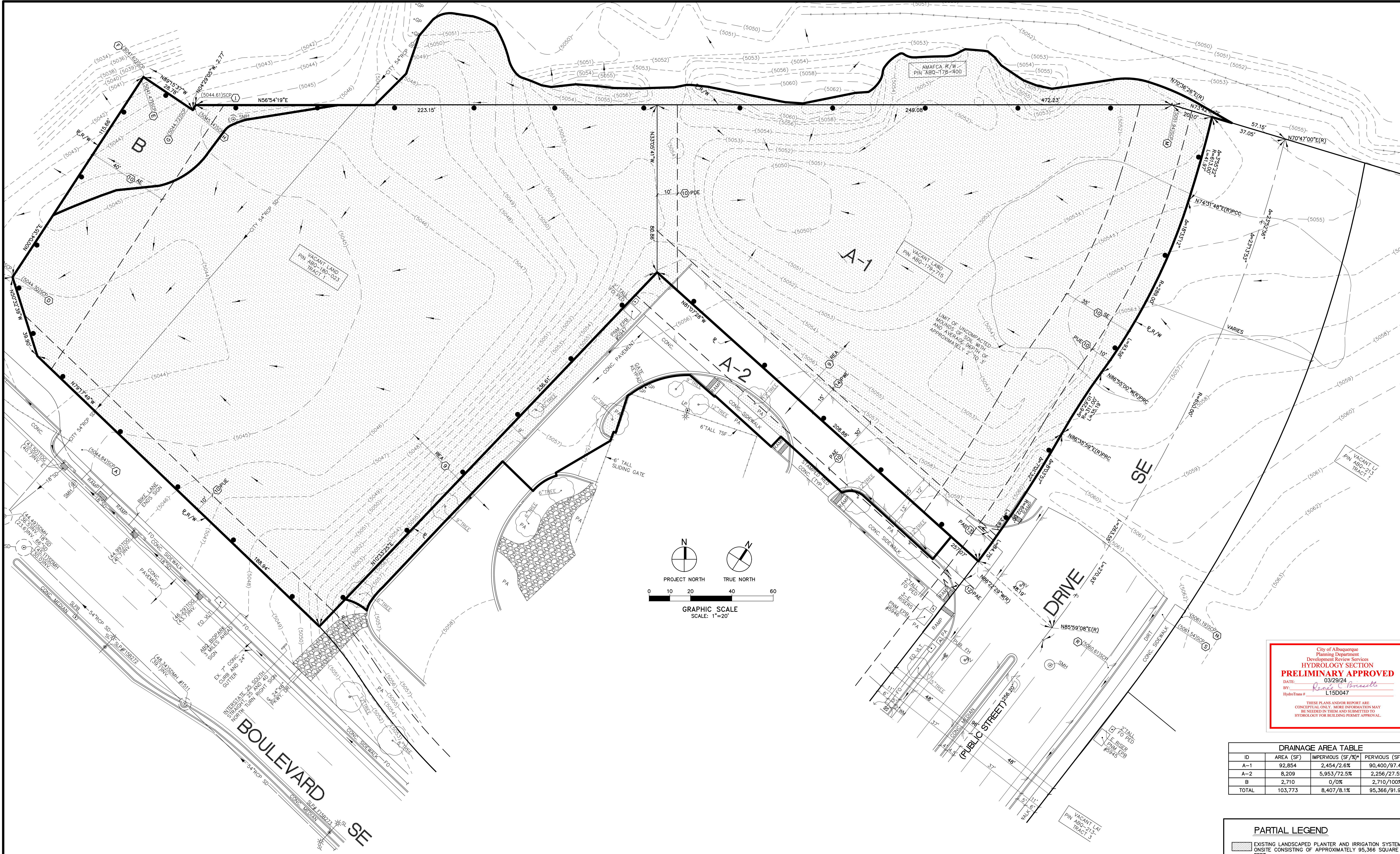
IN-N-OUT BURGER
NWQ GIBSON BOULEVARD SE
AND ALUMNI DRIVE SE
ALBUQUERQUE, NM 87106

**CITY ENTITLEMENT
GRADING AND DRAINAGE
GENERAL NOTES**

C31.1

AMAFCA SOUTH DIVERSION CHANNEL DRAINAGE RIGHT OF WAY





City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
PRELIMINARY APPROVED
DATE: 03/29/24
BY: *Renee Brunsell*
HydroTrus # L15D047
THESE PLANS AND/OR REPORT ARE
CONCEPTUAL ONLY. MORE INFORMATION MAY
BE NEEDED IN THEM AND SUBMITTED TO
HYDROLOGY FOR BUILDING PERMIT APPROVAL.

DRAINAGE AREA TABLE			
ID	AREA (SF)	IMPERVIOUS (SF/%)	PERVIOUS (SF/%)
A-1	92,854	2,454/2.6%	90,400/97.4%
A-2	8,209	5,953/72.5%	2,256/27.5%
B	2,710	0/0%	2,710/100%
TOTAL	103,773	8,407/8.1%	95,366/91.9%

PARTIAL LEGEND
 EXISTING LANDSCAPED PLANTER AND IRRIGATION SYSTEM
ON-SITE CONSISTING OF APPROXIMATELY 95,366 SQUARE FEET.

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Underground Service Alert
Call: Toll Free
811
TWO WORKING DAYS
BEFORE YOU DIG

REVISIONS	
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APOGEE PROJECT NO. -----

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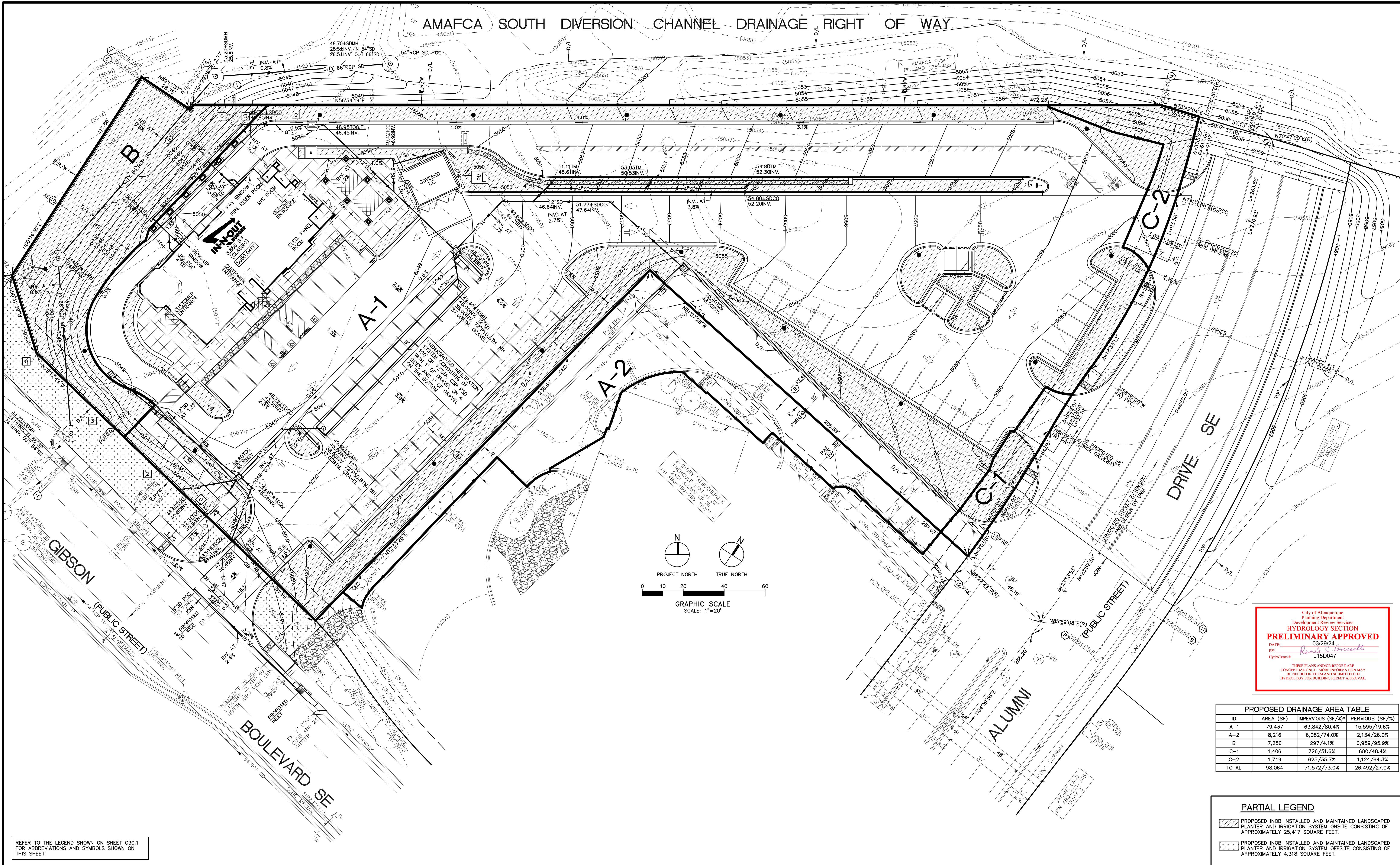
CIVIL ENGINEER:
MSI ENGINEERING, INC.
CIVIL ENGINEERS AND LAND SURVEYORS SPECIALIZING IN SITE DEVELOPMENT
301 NORTH SAN DIMAS AVENUE, SAN DIMAS, CA 91773
(909) 305-2395 FAX (909) 305-2397
Aaron D. Pellow
AARON D. PELLOW R.C.E. 27112 02-20-2024 DATE

IN-N-OUT BURGER
NWQ GIBSON BOULEVARD SE
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ALBUQUERQUE, NM 87106

**CITY ENTITLEMENT
EXISTING CONDITION -
DRAINAGE AREA MAP**

C33.0

AMAFCA SOUTH DIVERSION CHANNEL DRAINAGE RIGHT OF WAY



City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
PRELIMINARY APPROVED
DATE: 03/29/24
BY: *Rebecca Brunsell*
HydroTeam # L15D047
THESE PLANS AND/OR REPORT ARE
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PROPOSED DRAINAGE AREA TABLE			
ID	AREA (SF)	IMPERVIOUS (SF/%)	PERVIOUS (SF/%)
A-1	79,437	63,842/80.4%	15,595/19.6%
A-2	8,216	6,082/74.0%	2,134/26.0%
B	7,256	297/4.1%	6,959/95.9%
C-1	1,406	726/51.6%	680/48.4%
C-2	1,749	625/35.7%	1,124/64.3%
TOTAL	98,064	71,572/73.0%	26,492/27.0%

PARTIAL LEGEND
 PROPOSED INOB INSTALLED AND MAINTAINED LANDSCAPED PLANTER AND IRRIGATION SYSTEM ONSITE CONSISTING OF APPROXIMATELY 25,417 SQUARE FEET.
 PROPOSED INOB INSTALLED AND MAINTAINED LANDSCAPED PLANTER AND IRRIGATION SYSTEM OFFSITE CONSISTING OF APPROXIMATELY 4,318 SQUARE FEET.

REFER TO THE LEGEND SHOWN ON SHEET C30.1
FOR ABBREVIATIONS AND SYMBOLS SHOWN ON
THIS SHEET.

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ALBUQUERQUE, NM 87106

**CITY ENTITLEMENT
DRAINAGE AREA MAP -
PROPOSED CONDITION**
C33.1