

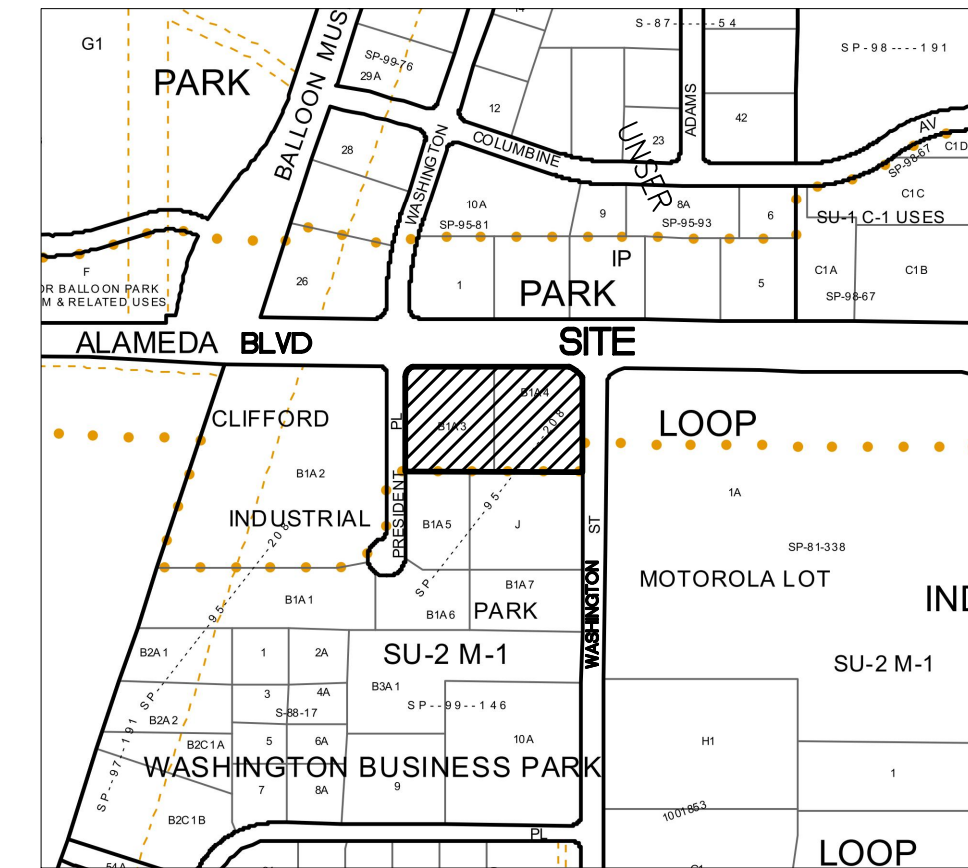
NOTE: ALL IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE BY SEPARATE WORK ORDER. THIS INCLUDES DRIVEWAYS, SIDEWALKS, RAMPS, AND WATER/SEWER SERVICES.

NO DISTURBANCE IN THIS AREA

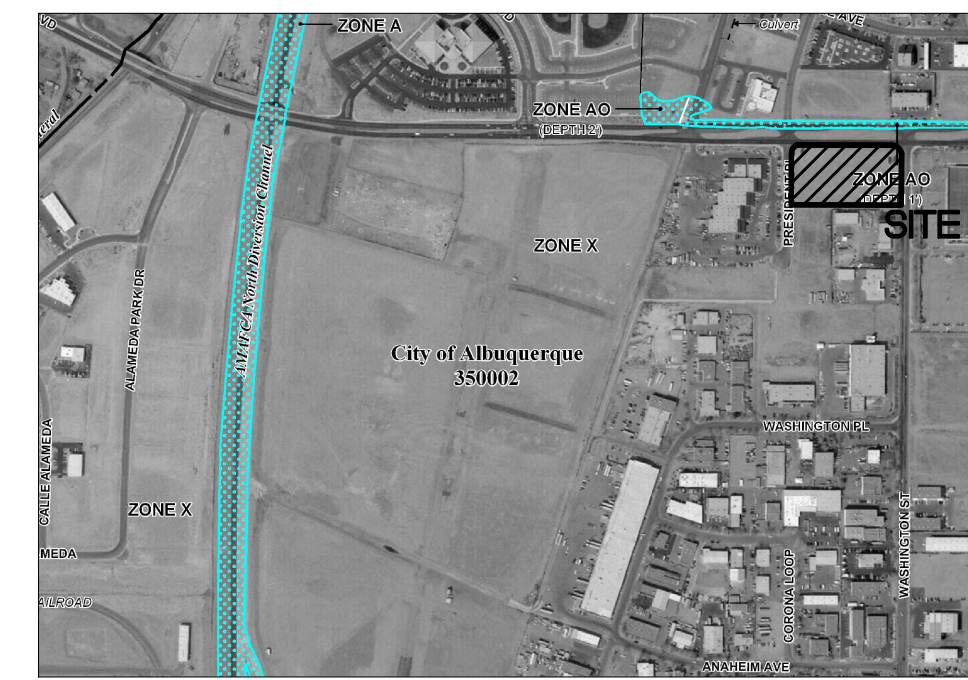
Tract B-1-A-3
2.14 Acres

Tract B-1-A-4
0.87 Acres

NOTE: POND BOTTOMS SHALL BE COMPACTED TO 90% ±3% PROCTOR DENSITY (ASTM D1557) TO KEEP FROM CLOGGING SOIL POROSITY.

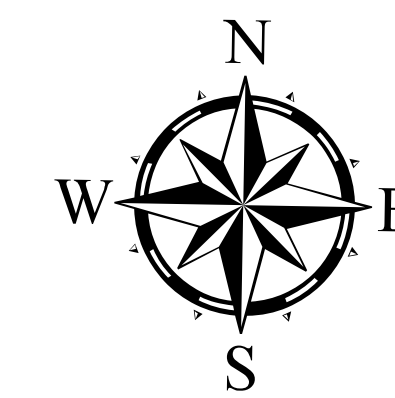


VICINITY MAP - Zone Atlas Page C-17-Z
NTS
Legal Description: Tract B-1-A-4, Cliff Industrial Park

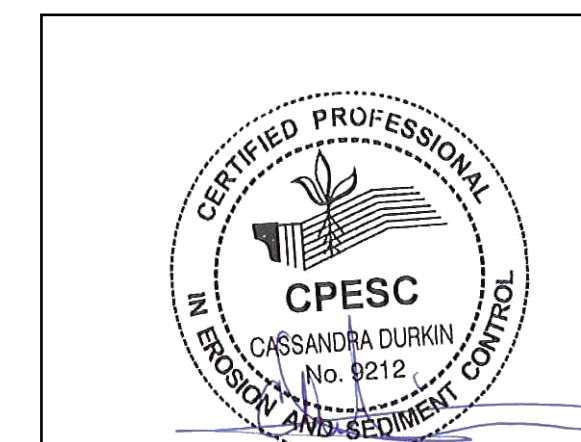


FIRM MAP 35001C0136G
Per FIRM Map 35001C0136G, dated September 26, 2008, the site is not located outside of the 0.2% Annual Chance Floodplain.

LEGEND	
TEMPORARY EROSION AND SEDIMENT CONTROL PLAN	
	PROJECT PERIMETER & DISTURBED AREA
	SILT FENCE
	MULCH SOCKS
	FLOW DIRECTION
	STAGING AREA
	STABILIZED CONSTRUCTION ENTRANCE
	TRASH RECEPTACLE
	CHEMICAL TOILET
	CONCRETE WASHOUT
	RETENTION POND
	RIP RAP
	CHECK DAM
	DROP INLET PROTECTION
	OUTFALL
	POSTING SIGN
	PRESERVED VEGETATION



SCALE: 1"=20'



01/14/2021
CPEPC Stamp

RECEIVING WATERS: ONSITE PONDS
CRITICAL HABITAT: CRITERION "A"; NO CRITICAL HABITATS WITHIN THE PROJECT AREA
GPS LOCATION: 35.1840, -106.5956

STARBUCKS - ALAMEDA		PROJECT TITLE
ALBUQUERQUE, BERNALILLO COUNTY, NM		CITY, COUNTY, STATE
01/14/2021	DATE	
C. DURKIN	DRAWN BY	

Allowable Runoff Conditions per Balloon Park G/D Plan (April 1994)												
This table is based on the COA DPM Section 22.2, Zone: 2												
BASIN	Area (SQ. FT)	Area (AC.)	Land Treatment Percentages				Q(100) (cfs/ac)	Q(100) (CFS)	WTE (inches)	V(100) ₃₆₀ (CF)	V(100) ₁₄₄₀ (CF)	V(100) ₁₀₈₀ (CF)
A	14144	0.32	0.0%	10.0%	20.0%	70.0%	4.15	1.35	1.79	2107	2437	3428
B	35600	0.82	0.0%	10.0%	20.0%	70.0%	4.15	3.39	1.79	5304	6135	8627
C	15011	0.34	0.0%	10.0%	20.0%	70.0%	4.15	1.43	1.79	2237	2587	3638
TOTAL	64755	1.49					6.16			9648	11159	15692

Post Developed Drainage Calculations												
Ultimate Development Conditions Basin Data Table												
This table is based on the COA DPM Section 22.2, Zone: 2												
BASIN	Area (SQ. FT)	Area (AC.)	Land Treatment Percentages				Q(100) (cfs/ac)	Q(100) (CFS)	WTE (inches)	V(100) ₃₆₀ (CF)	V(100) ₁₄₄₀ (CF)	V(100) ₁₀₈₀ (CF)
A	14144	0.32	0.0%	0.0%	54.8%	45.2%	3.85	1.25	1.58	1859	2072	2712
B	35600	0.82	0.0%	0.0%	15.0%	85.0%	4.47	3.65	1.97	5849	6857	9883
C	15011	0.34	0.0%	0.0%	47.1%	52.9%	3.97	1.37	1.65	2069	2333	3127
TOTAL	64755	1.49					6.26			9777	11263	15723

IMPERVIOUS AREA CALCULATIONS

BASIN 'A'
 TOTAL BASIN AREA: 14,144 SF
 PERVIOUS AREA (54.8%): 7,744 SF
 IMPERVIOUS AREA (45.2%): 6,400 SF
 WATER QUALITY POND CALCULATION
 TOTAL IMPERVIOUS AREA = 6,400 SF
 FIRST FLUSH = 6,400 * 0.42" / 12 = **224 CF**
 TOTAL VOLUME PROVIDED = **1,577 CF**

BASIN 'B'
 TOTAL BASIN AREA: 35,600 SF
 PERVIOUS AREA (15.0%): 5,350 SF
 IMPERVIOUS AREA (85.0%): 30,270 SF
 WATER QUALITY POND CALCULATION
 TOTAL IMPERVIOUS AREA = 30,270 SF
 FIRST FLUSH = 30,270 * 0.42" / 12 = **1,060 CF**
 TOTAL VOLUME PROVIDED = **1,164 CF**

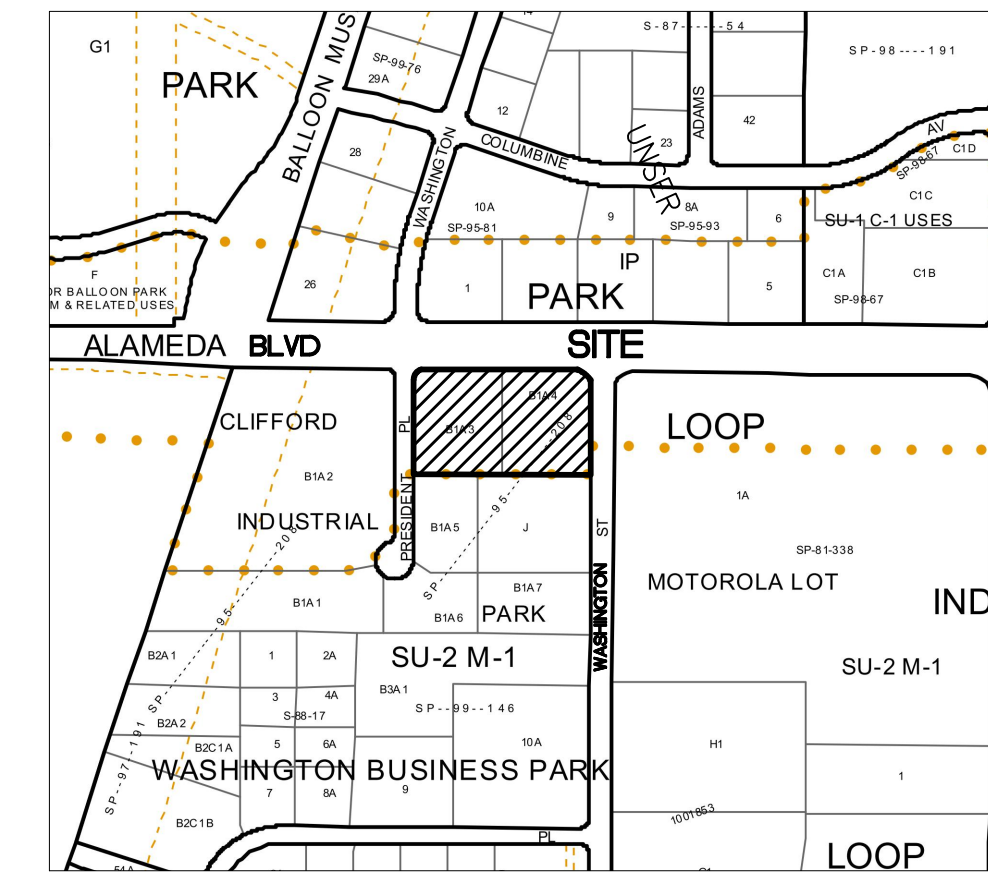
BASIN 'C'
 TOTAL BASIN AREA: 15,011 SF
 PERVIOUS AREA (47.1%): 7,068 SF
 IMPERVIOUS AREA (52.9%): 7,943 SF
 WATER QUALITY POND CALCULATION
 TOTAL IMPERVIOUS AREA = 7,943 SF
 FIRST FLUSH = 7,943 * 0.42" / 12 = **278 CF**
 TOTAL VOLUME PROVIDED = **925 CF**
 COMBINED VOLUME PROVIDED = **3,666 CF**

Water Quality Pond Volume Calculations

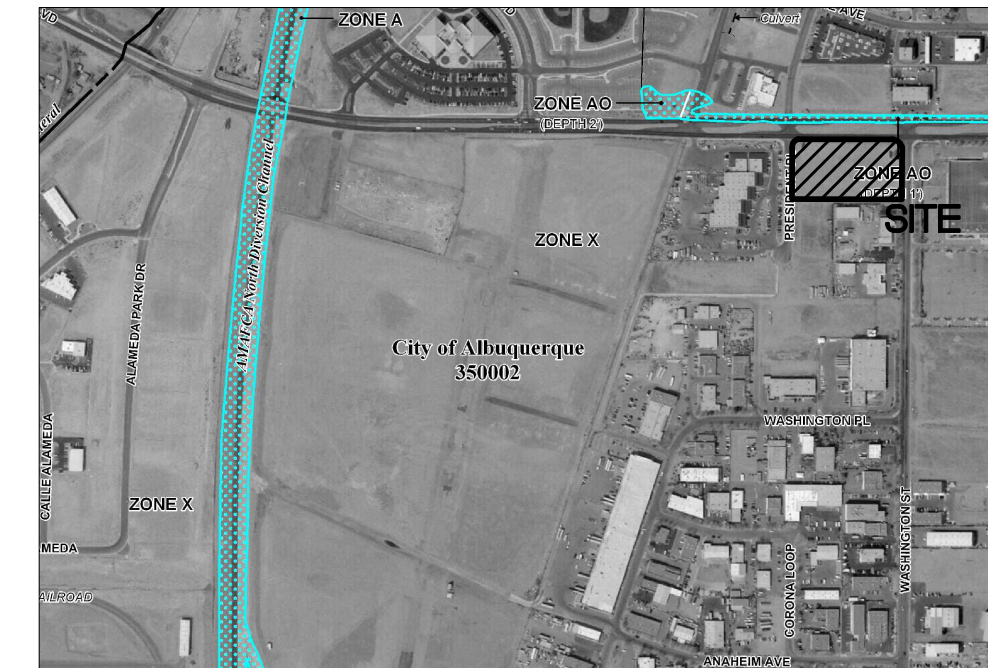
POND 'A'	Elevation (ft)	Area (sq.ft)	Volume (cu-ft)	Volume Sum (cu-ft)
5103.0	180	0.0	0.0	
5104.0	1222	701.0	701.0	
5104.6	1700	876.0	1577.0	

POND 'B'	Elevation (ft)	Area (sq.ft)	Volume (cu-ft)	Volume Sum (cu-ft)
5099.0	182	0.0	0.0	
5100.0	560	371.0	371.0	
5101.0	1026	793.0	1026.0	

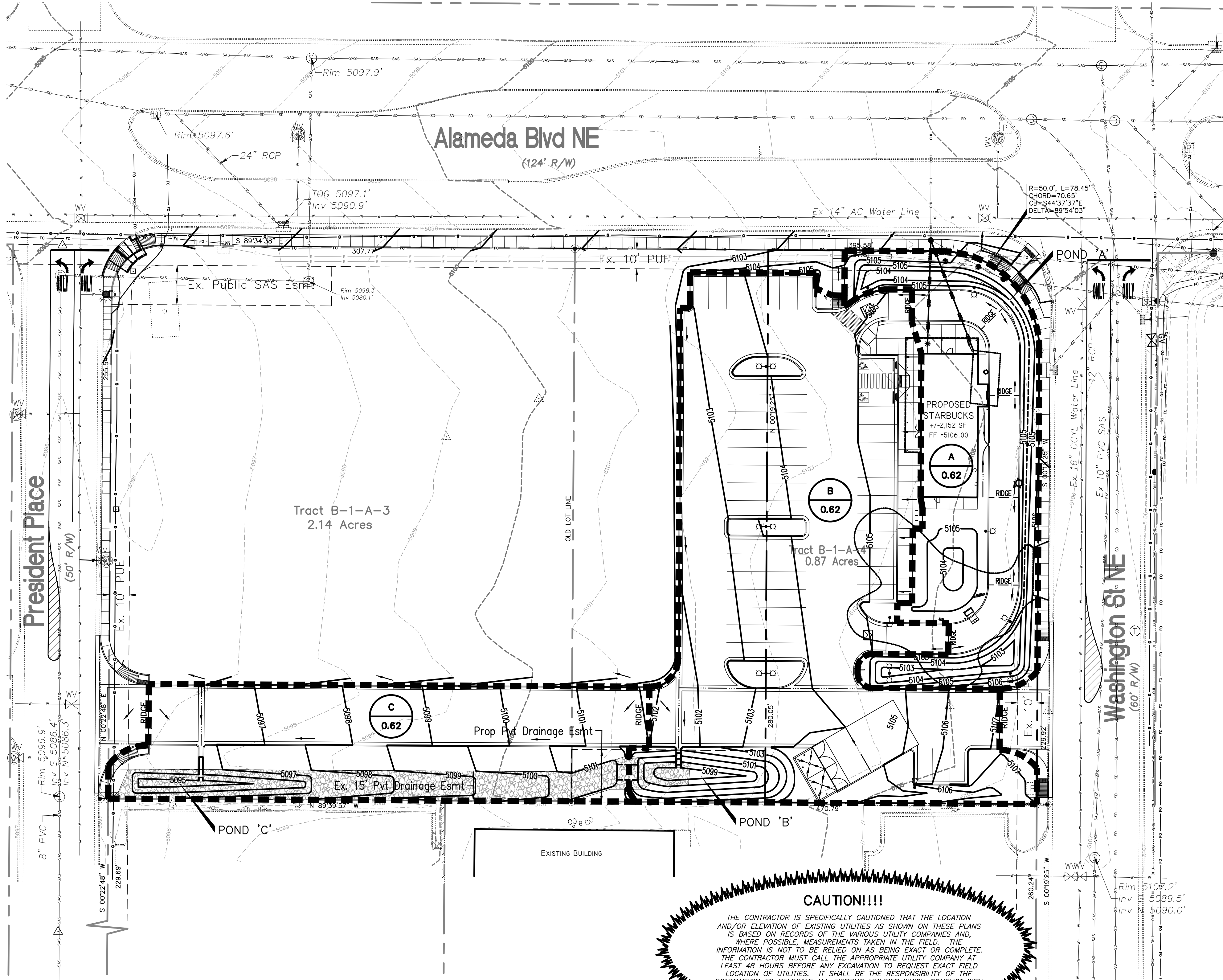
POND 'C'	Elevation (ft)	Area (sq.ft)	Volume (cu-ft)	Volume Sum (cu-ft)
5095.0	154	0.0	0.0	
5096.0	668	411.0	411.0	
5096.6	1046	514.0	925.0	



VICINITY MAP - Zone Atlas Page C-17-Z
 NTS
 Legal Description: Tract B-1-A-4, Clifford Industrial Park



FIRM MAP 35001C0136G
 Per FIRM Map 35001C0136G, dated September 26, 2008, the site is not located outside of the 0.2% Annual Chance Floodplain.



CAUTION!!!!
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

DRAINAGE MANAGEMENT PLAN

INTRODUCTION
 The purpose of this submittal is to provide a grading plan and drainage management plan for the development of Tract B-1-A-4, Clifford Industrial Park. The site is located at 8721 Washington St NE in Albuquerque, NM. The site contains approximately 0.87 acres. The proposed development consists of a new Retail Building containing a Starbucks with a Drive-Thru window with associated parking lot and landscaping. The City Drainage File Number of the prior 'Balloon Park' Grading and Drainage Plan by Isaacson & Arfman dated 4/11/1994 is C17/D018.

EXISTING HYDROLOGIC CONDITIONS
 The site generally slopes from east to west and across the neighboring property to the west and then into President Place NE. There is an existing private Drainage Easement across this property. According to the above 'Balloon Park' plan, the site is identified as 'Offsite Area' and is allowed to discharge developed flows with the land treatments of 10% Type B, 20% Type C, and 70% Type D. Per the Drainage Calculations Table this sheet, the total of Basins A, B, and C are allowed to discharge at a rate of 6.16cfs.

PROPOSED HYDROLOGIC CONDITIONS
 The site will continue to drain from east to west and then through the private drainage easement. Per the Drainage Calculations Table this sheet, the proposed runoff from the combined Basins A, B, and C is 6.26cfs, which is 0.10 cfs higher than the rates identified in the Balloon Park plan. This 0.10cfs is negligible and will not create any major impacts downstream. In addition, we have design Water Quality Ponds in each of the three Basins which captures the First Flush of 0.42" of Rainfall per the DPM. The most downstream pond, Pond C, will overflow and discharge through a 24" Sidewalk Culvert onto President Place NE.

STORMWATER QUALITY PONDING
 Per the Calculations this sheet, we are providing three separate ponds; one in each of the three Basins, to capture the required stormwater quality volume per the DPM.

CONCLUSION
 This drainage management plan provides for grading and drainage elements which are capable of safely passing the 100 year storm and meets city requirements. The proposed improvements for the site should not have any negative impacts to facilities downstream. With this submittal, we are requesting approval of Building Permit.

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			

MODULUS ARCHITECTS
 100 SUN AVENUE N.E., Ste 305
 ALBUQUERQUE, NEW MEXICO 87109
 PHONE (505) 338-1499 FAX (505) 338-1498

JEFFREY TODD WOOTEN
 ARCHITECT
 1689 CO
 11/20/2020

PROJECT TITLE: STARBUCKS
 8721 WASHINGTON ST. NE
 ALBUQUERQUE, NEW MEXICO 87113

JOB NO.: 2020027
 PROJECT MANAGER: JEFF WOOTEN

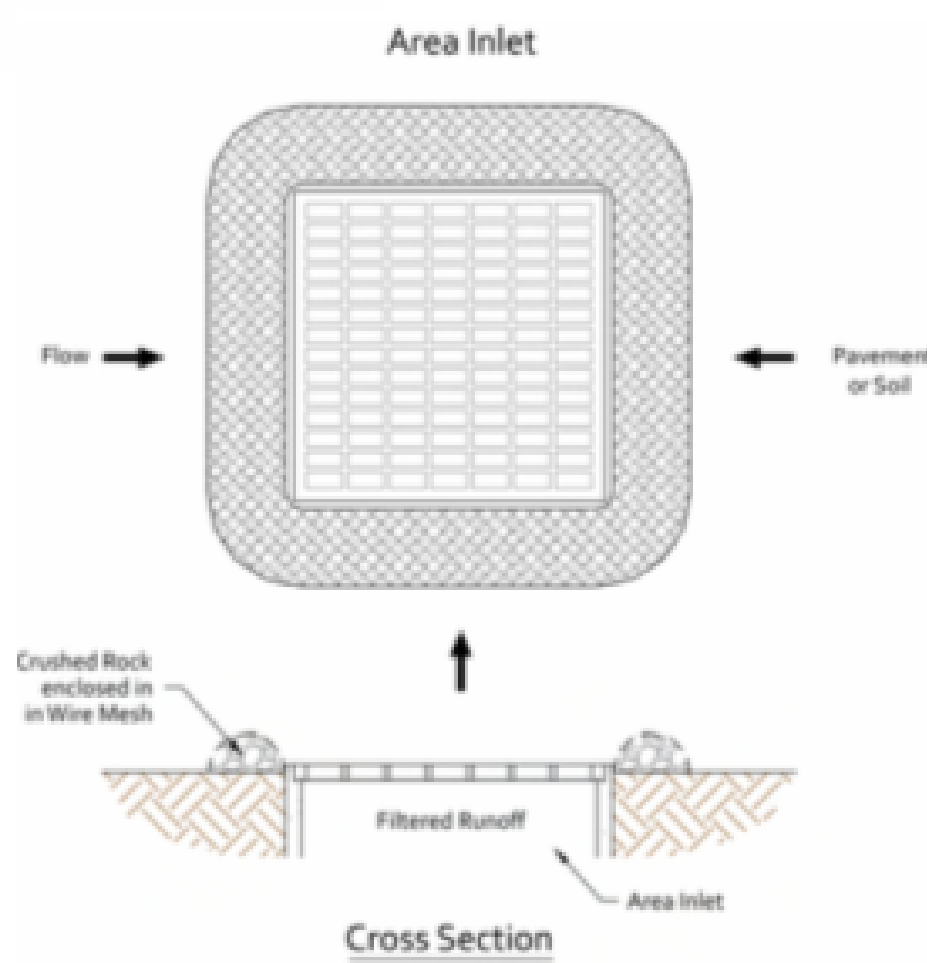
DRAWN BY: JEFF WOOTEN

SHEET TITLE: Drainage Management Plan

DATE: 11/20/2020
 SCALE: AS NOTED
 SHEET: C1.2
 OF: 3

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

INLET PROTECTION



BMP Objectives

- Sediment Control
- Sheet Flow Runoff Control

SILT FENCE



BMP Objectives

- Sediment Control
- Sheet Flow Runoff Control
- Wind Erosion Control

SEDIMENT TRACK OUT CONTROL



BMP Objectives

- Sediment Control

MULCH SOCK/STRAW WATTLE



BMP Objectives

- Sediment Control
- Reduce Runoff Velocity
- Inlet Protection

BERMS AND SWALES



BMP Objectives

- Runoff Control
- Run-on Diversion

EROSION CONTROL NOTES
ESC Plan Standard Notes (2020-06-03)

1. All Erosion and Sediment Control (ESC) work on these plans, except as otherwise stated or provided hereon shall be permitted, constructed, inspected, and maintained in accordance with:

- The City Ordinance § 14-5-2-11, the ESC Ordinance,
- The EPA's 2017 Construction General Permit (CGP), and
- The City Of Albuquerque Construction BMP Manual.

2. All BMP's must be installed prior to beginning any earth moving activities except as specified hereon in the Phasing Plan. Construction of earthen BMP's such as sediment traps, sediment basins, and diversion berms shall be completed and inspected prior to any other construction or earthwork. Self-inspection is required after installation of the BMPs and prior to beginning construction.

3. Self-inspections - At a minimum a routine compliance self-inspection is required to review the project for compliance with the Construction General Permit once every 14 days and after any precipitation event of 1/4 inch or greater until the site construction has been completed and the site determined as stabilized by the city. Reports of these inspections shall be kept by the person or entity authorized to direct the construction activities on the site.

4. BMPs shall be inspected and maintained until all disturbed areas are stabilized in accordance with the Final Stabilization Criteria (CGP 2.2.14.b). Generally, all disturbed areas, other than structures, must have uniform perennial vegetation that provides 70 percent or more of the cover provided by native vegetation or seed the disturbed area and provide non-vegetative mulch that provides cover for at least three years without active maintenance. Final stabilization must be documented on prior to removal of BMPs and discontinuation of inspections.

RECEIVING WATERS: ONSITE PONDS

CRITICAL HABITAT: CRITERION "A"; NO CRITICAL HABITATS WITHIN THE PROJECT AREA

GPS LOCATION: 35.1840, -106.5956

STARBUCKS - ALAMEDA

PROJECT TITLE

ALBUQUERQUE, BERNALILLO COUNTY, NM

CITY, COUNTY, STATE

01/14/2021

DATE

C. DURKIN

DRAWN BY

