

# CITY OF ALBUQUERQUE



Richard J. Berry, Mayor

August 14, 2017

Jeffrey T. Wooten, P.E.  
Wooten Engineering  
1005 21<sup>st</sup> Street SE, Suite 13  
Rio Rancho, NM, 87124

**RE: Ventura Plaza - Parcel A-1 (Christian Brothers Automotive)**  
**Grading Plan**  
**Stamp Date: 7/28/17**  
**Hydrology File: D20D010B**

Dear Mr. Wooten:

PO Box 1293

Based upon the information provided in your submittal received 8/8/2017, the Grading Plan is approved for action by the DRB on the Site Plan for Building Permit and Site Plan for Subdivision with the following condition:

Albuquerque

1. Please change the sheet title to "Conceptual Grading Plan" and add a note stating "Not for Construction". Please resubmit this Conceptual Grading Plan to the DRB.

New Mexico 87103

A more technical review will be conducted prior to Hydrology approval for this project for Building Permit. If you have any questions, please contact me at 924-3995 or [rbrissette@cabq.gov](mailto:rbrissette@cabq.gov).

[www.cabq.gov](http://www.cabq.gov)

Sincerely,

*Reneé C. Brissette*

Reneé C. Brissette, P.E.  
Senior Engineer, Hydrology  
Planning Department



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

**Project Title:** \_\_\_\_\_ **Building Permit #:** \_\_\_\_\_ **City Drainage #:** \_\_\_\_\_

**DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_

**Legal Description:** \_\_\_\_\_

**City Address:** \_\_\_\_\_

**Engineering Firm:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Owner:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Architect:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Other Contact:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

Check all that Apply:

**DEPARTMENT:**

- ☐ HYDROLOGY/ DRAINAGE  
☐ TRAFFIC/ TRANSPORTATION  
☐ MS4/ EROSION & SEDIMENT CONTROL

**TYPE OF SUBMITTAL:**

- ☐ ENGINEER/ ARCHITECT CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN  
☐ GRADING PLAN  
☐ DRAINAGE MASTER PLAN  
☐ DRAINAGE REPORT  
☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)  
☐ TRAFFIC IMPACT STUDY (TIS)  
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ OTHER (SPECIFY) \_\_\_\_\_

**CHECK 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
- ☐ PRE-DESIGN MEETING  
☐ OTHER (SPECIFY) \_\_\_\_\_

IS THIS A RESUBMITTAL?: ☐ Yes ☐ No

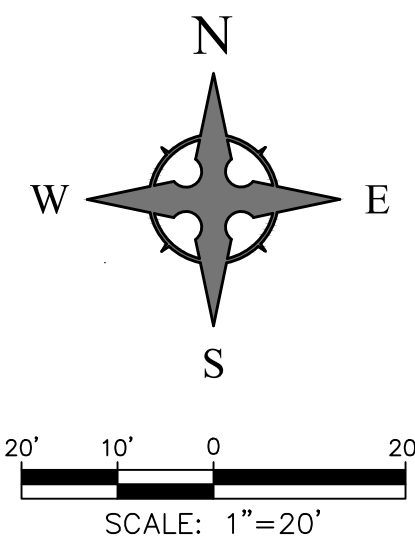
**DATE SUBMITTED:** \_\_\_\_\_ **By:** \_\_\_\_\_

COA STAFF: \_\_\_\_\_ ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_



# Paseo Del Norte Boulevard NE

(NM State Highway Proj. TPU\_4054(2))  
(R/W Varies)



## CAUTION - NOTICE TO CONTRACTOR

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 NEW MEXICO ONE CALL (811) 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.

## LEGEND

- FLOW ARROW
- 27.8 PROPOSED TOP OF GRADE/PVMT ELEVATIONS
- FL27.8 PROPOSED FLOW LINE/GUTTER ELEVATIONS
- TC27.8 PROPOSED TOP OF CURB ELEVATIONS
- FGH27.8 FINISHED GRADE AT TOP OF WALL
- FGL27.8 FINISHED GRADE AT BOTTOM OF WALL
- 515 EXISTING CONTOUR
- 515 PROPOSED CONTOUR
- EXISTING STORM DRAIN
- FLOW LINE
- RIDGE LINE

## GRADING NOTES

- EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
- THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
- ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION," AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT, (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
- EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
- IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
- THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS OR SILT FENCE AT THE PROPERTY LINES AND WETTING THE SOIL TO PROTECT IT FROM WIND EROSION.
- A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
- PAVING AND ROADWAY GRADES SHALL BE +/- 0.05' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.
- ALL PROPOSED CONTOURS AND SPOT ELEVATIONS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR PAVEMENT, MEDIANS, AND ISLANDS.
- VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION (IF APPLICABLE) PRIOR TO BEGINNING CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE THE SWPPP DOCUMENT (IF NECESSARY) AND SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.



## VICINITY MAP

LEGAL DESCRIPTION:  
A Portion of Parcel A, Ventura Plaza. 0.86 Acres.



## FIRM MAP 35001C0141G

Per FIRM Map 35001C0141G, dated September 26, 2008, the site is not located in the Floodplain and determined to be outside the 0.2% chance Annual Floodplain.

## DRAINAGE MANAGEMENT PLAN

### INTRODUCTION

The purpose of this submittal is to provide a grading plan and drainage management plan for the Amendment to the Site Plan for Subdivision and Site Plan for Building Permit of the Ventura Plaza development. The overall development contains approximately 5.44 acres and is located at the southwest corner of Paseo Del Norte Blvd NE and Ventura St NE in Albuquerque, NM. We are proposing that the original Shops 'A' portion of the development be replaced by a new Christian Brothers Automotive shop.

### EXISTING HYDROLOGIC CONDITIONS

There is an existing approved Drainage Management Plan prepared by Jeffrey L. Mulberry, P.E. at Bohannon Huston Inc. titled 'Paseo Del Norte and Ventura Blvd Development, Drainage Management Plan' (File Number D20/D010) dated 11/9/2009. The site generally slopes from east to west. The northern +/-80 percent of the development drains to a new storm drain system that was installed and connected into an existing storm drain system located in Paseo Del Norte Blvd that belongs to the NMDOT. The southern +/-20 percent of the site drains to an existing concrete lined channel that connect to the property at the southwest corner of the development.

### PROPOSED HYDROLOGIC CONDITIONS

The proposed development will generally conform to the original plan prepared by Bohannon Huston Inc. as described above. A new storm drain system collecting drainage from the central and western half of the site will extend to the existing manhole located just inside the Paseo Del Norte Blvd Right-of-Way per the original approved Drainage Management Plan.

New Water Quality Ponds will be installed per the current Drainage Ordinance.

### CONCLUSION

This drainage management plan generally conforms to the original approved Drainage Management Plan prepared by Bohannon Huston, Inc. With this submittal, we are requesting DRB level approval of the Site Plan for Subdivision and Site Plan for Building Permit.

Portions of Lots 2-12, Block 31  
Tract A, Unit A  
North Albuquerque Acres  
(3/17/37, D-129)  
Owners: Esmal Haldari

## Palomar Ave. NE

(R/W Varies)

Rim: 5536.6'  
Inv.: 5527.8'

24" Nyloplast Drain  
Basin or Equal w/  
Beehive Grate.  
Top Grate = 5537.50  
Inv 18" Out = 5533.46

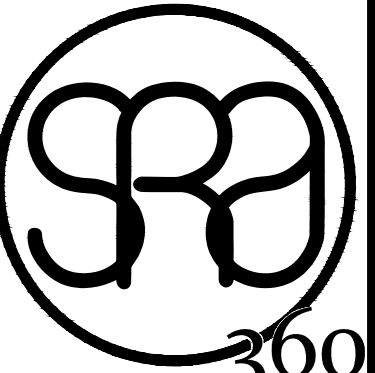
Proposed Parcel A-2  
Remainder ±2.42 Acres  
(Vacant Land)

EXISTING NON-EXCLUSIVE, RECIPROCAL UTILITY,  
DRAINAGE AND ACCESS EASEMENT FOR VEHICULAR  
AND PEDESTRIAN INGRESS AND EGRESS, BLANKET  
IN NATURE (4/3/2008, DOC. NO. 2008038109  
AND RATIFIED 6/17/08, DOC. NO. 2008068606)

Parcel B  
Ventura Plaza  
(4/3/2008, 8C-63)  
Owners: Mountain America  
Federal Credit Union

Parcel C  
Ventura Plaza  
(4/3/2008, 8C-63)  
Owners: Clark Deming  
Building Co. LLC &  
Parkwood Green  
Development

**W E** Wooten Engineering  
1005 21st St SE, Suite 13  
Rio Rancho, N.M. 87124  
Phone: (505) 980-3560



360  
Stewart + Reindersma  
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8001 Ventura St. NE  
Albuquerque, NM 87109

**GA** Christian Brothers  
Automotive  
17725 Katy Freeway, St. 200  
Houston, TX 77084

**TODD WOOTEN**  
NEW MEXICO  
16892  
PROFESSIONAL ENGINEER  
7/28/2017

Date

## Revisions

04/25/17 - EPC Site Plan

07/28/17 - Permit Set

Project No. 2016045

Drawn By: J Wooten

Date: 7/28/17

Sheet Title:  
GRADING AND  
DRAINAGE  
MANAGEMENT PLAN

Drawing No.

C1.1

9LHN-CBAC-1216-01