

CITY OF ALBUQUERQUE



Timothy M. Keller, Mayor

March 12, 2018

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

RE: O'Reilly Auto Parts – 8001 Ventura St. NE
Conceptual Grading and Drainage Plan
Engineer's Stamp Date: no date
Hydrology File: D20D010C

Dear Mr. Wooten:

PO Box 1293

Albuquerque

Based upon the information provided in your submittal received 03/08/2018, the Conceptual Grading and Drainage Plan is approved for action by the DRB on the Site Plan for Building Permit.

NM 87103

If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

Sincerely,

www.cabq.gov

Renée C. Brissette

Renée C. Brissette, P.E. CFM
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: _____



	FLOW ARROW
	PROPOSED TOP OF GRADE/PVMT ELEVATIONS
	PROPOSED FLOW LINE/GUTTER ELEVATIONS
	PROPOSED TOP OF CURB ELEVATIONS
	FINISHED GRADE AT TOP OF WALL
	FINISHED GRADE AT BOTTOM OF WALL
	EXISTING CONTOUR
	PROPOSED CONTOUR
	EXISTING STORM DRAIN
	FLOW LINE
	RIDGE LINE

1. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
2. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
3. 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 OTHERWISE SPECIFIED, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT, (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
4. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
5. IT IS THE INTENT OF THESE CONDITIONS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
6. THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR INTO THE 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.
7. 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 OSBERVATOR. ALL MATERIALS OBTAINED AT DISPOSAL OR BORROW SITE AND HAILL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
8. PAVING AND ROADWAY GRADES SHALL BE $\pm 0.05'$ FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE $\pm 0.05'$ FROM BUILDING PLAN ELEVATION.
9. ALL PROPOSED CLOSURES AND SPOT ELEVATIONS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR PAVEMENT, MEDIANS, AND ISLANDS.
10. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION (IF APPLICABLE) PRIOR TO BEGINNING CONSTRUCTION.
11. THE CONTRACTOR SHALL PROVIDE THE SWPPP DOCUMENT (IF NECESSARY) AND SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH RELATE TO THE CONSTRUCTION OF THIS PROJECT, INCLUDING EPCRA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.

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.

The purpose of this submittal is to provide a conceptual 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 Office/Retail portion of the development be replaced by a new +/- 7,300 SF O'Reilly Auto Parts store.

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 $\pm 70\%$ of the development drains to a new storm drain system that was installed and connected to an existing storm drain system located in the northern portion of the site. The southern $\pm 30\%$ of the site drains to the North Branch that borders the VMDO. The southern $\pm 20\%$ percent of the site drains to an existing concrete lined channel that connect to the property at the southwest corner of the development.

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 possible due to the layout of the Original Approved Site Plan for Building Permit.

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.



A Portion of Parcel A, Ventura Plaza. 0.64 Acres.



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.'

Line Table			
Line #	Direction		Length (ft)
L1	S 00°03'24" W	(S 00°00'00" W)	31.30' (31.33')
L2	N 84°44'12" E	(N 84°43'40" E)	38.25' (38.17')
L3	N 36°13'45" E		5391.11'
L4	S 54°17'09" E		3431.82'
L5	N 74°15'57" E		535.69'
L7	S 02°51'19" W	(S 02°47'51" W)	54.07' (54.07')
L8	N 09°48'06" E		423.08'

Not For
Construction

Project Number	2017010
Drawn By	OW
Checked	JW
Issue Date	March 5, 2018
Conceptual Grading Plan	