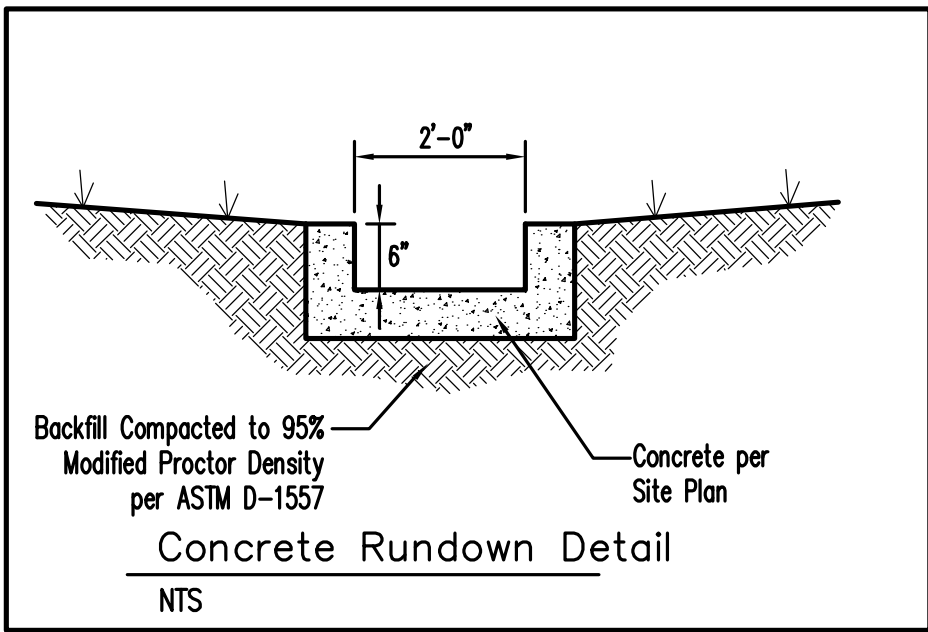


POND VOLUME CALCULATIONS

CONTOUR ELEVATION	AREA (SF)	VOLUME (CF)
5211.00	82 SF	> 220.0 CF
5212.00	358 SF	
TOTAL		220.0 CF

NOTE: THE ABOVE POND VOLUMES SHALL BE VERIFIED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

FINAL POND SURFACE IS TO TOP OF COBBLE.



Pre-Developed Drainage Calculations										
This table is based on the COA DPM Section 22.2, Zone: B										
BASIN	Area (SQ. FT)	Area (AC.)	Land Treatment Percentages				Q(100) (CFS)	Q(100) (CFS)	WTE (inches)	V(100) 360 (CF)
			A	B	C	D	(cfs/ac.)	(CFS)	(inches)	V(100)1440 (CF)
Pre-Developed	30191	0.69	0.0%	0.0%	10.0%	90.0%	4.86	3.37	2.25	5668
										6574
										9291
TOTAL	30191	0.69						3.37		5668
										6574
										9291
Post-Developed Drainage Calculations										
Ultimate Development Conditions Basin Data Table										
This table is based on the COA DPM Section 22.2, Zone: B										
BASIN	Area (SQ. FT)	Area (AC.)	Land Treatment Percentages				Q(100) (cfs/ac.)	Q(100) (CFS)	WTE (inches)	V(100) 360 (CF)
			A	B	C	D	(cfs/ac.)	(CFS)	(inches)	V(100)1440 (CF)
Post-Developed	30191	0.69	0.0%	0.0%	15.0%	85.0%	4.78	3.32	2.20	5534
										6389
										8955
TOTAL	30191	0.69						3.32		5534
										6389
										8955

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
- 515 — EXISTING CONTOUR
- 515 — PROPOSED CONTOUR
- — — EXISTING STORM DRAIN
- — — FLOW LINE
- — — RIDGE LINE

DRAINAGE MANAGEMENT PLAN

INTRODUCTION

The purpose of this submittal is to provide a final drainage management plan for the proposed T-Mobile Store located at 5350 Academy Rd NW in Albuquerque, NM. The site is legally described as North Academy Business Park, Tract A. The project consists of demolition of an existing tobacco shop building and a portion of the existing parking lot. A new T-Mobile retail store will be constructed with new parking and landscape areas as required. The site contains approximately 0.6931 acres.

EXISTING HYDROLOGIC CONDITIONS

The site is currently developed as a tobacco store with associated parking and drive-thru lane. Surrounding streets and infrastructure are in place. The site currently sheet flows from northeast to southwest and ultimately drains into a drop inlet located in the parking lot to the southwest of the southwest property corner. The existin property is at least 90% impervious. Basin Calculations for this site can be found on the Basin Calculations Table this sheet. The 100–Yr discharge from the site is currently 3.37 cfs.

PROPOSED HYDROLOGIC CONDITIONS

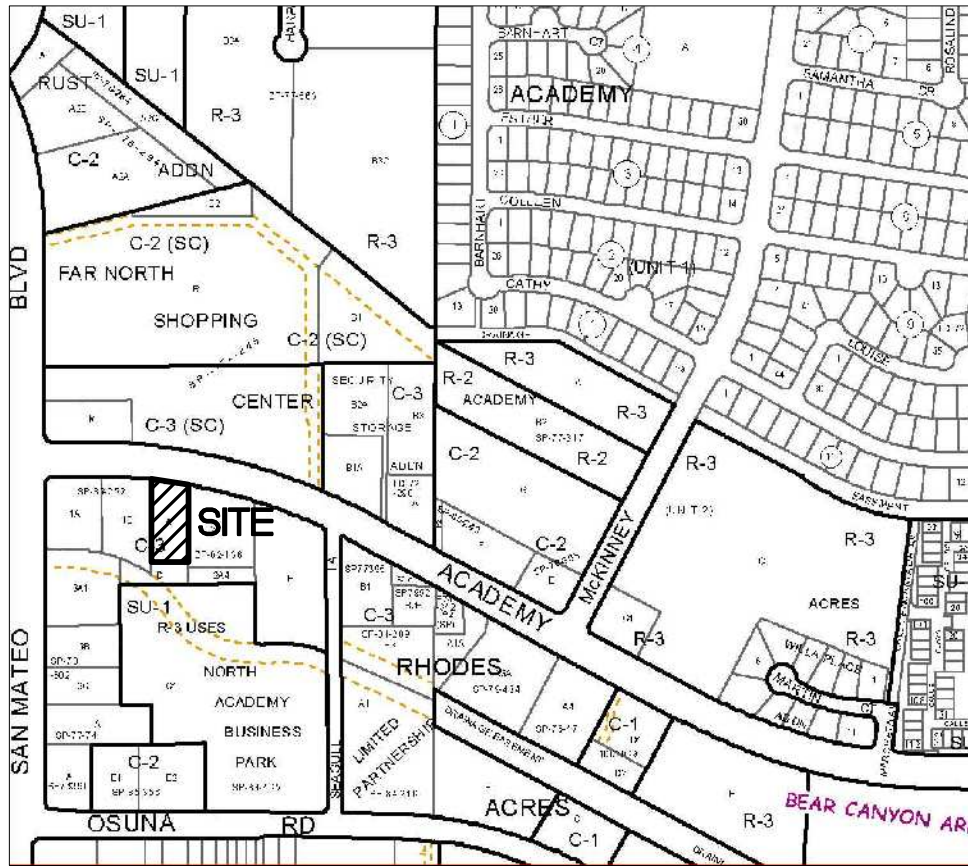
The site will continue to drain to the existing storm drain inlet located just to the southwest of the southwest property corner. Per the Basin Calculations Table this sheet, there is a slight decrease in runoff discharging from the site during the 100–Year Storm, which totals 3.32 cfs, 0.05 cfs less than Pre-Developed Conditions. The reduction is due to the increase of landscaped areas and reduction of impervious area. In addition, the site will provide a partial treatment of runoff by routing a portion of the parking lot drainage through a new water harvesting pond located along the west property line and adjacent to the building. See below for First Flush Calculations.

FIRST FLUSH CALCULATIONS

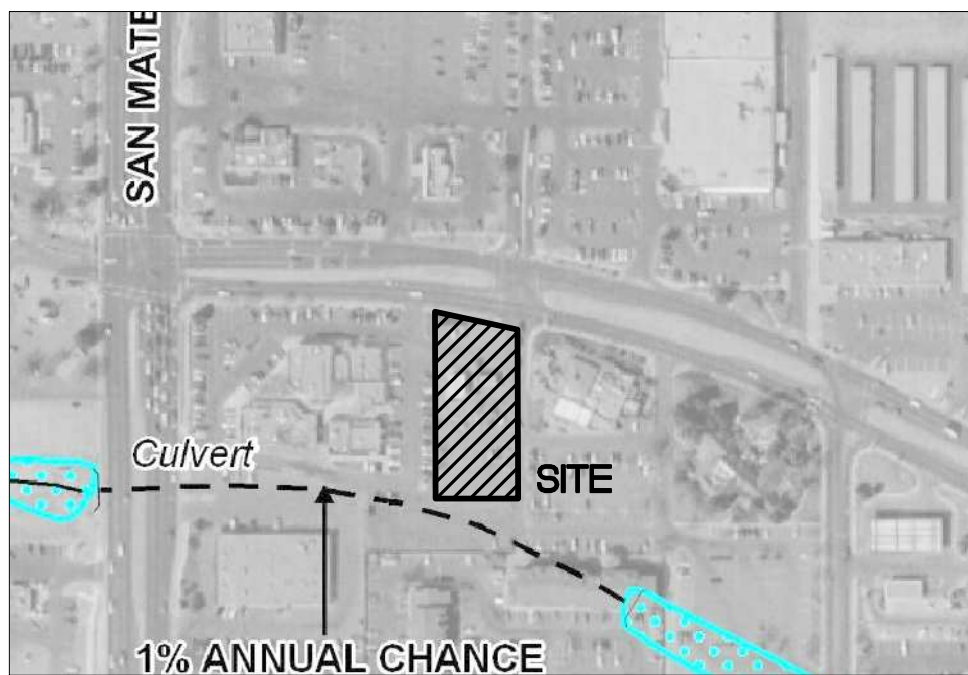
The first flush volume impervious area is 13,340 SF (Using the New Impervious Areas only)\*0.34"/12 = 378 cubic feet. The pond provided contains +/-220.0 cubic feet which is the maximum volume of ponding we can provide within the allowable landscape area and which the parking areas can be routed. The pond will slowly discharge onto the property to the west, which is the historic condition.

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. With this submittal, we are requesting approval of this plan for Grading Permit and Building Permit.



VICINITY MAP - Zone Atlas E-18  
Legal Description: Tract A, N Academy Business Park



FIRM MAP 35001C0139G

Per Firm Map 35001C0139G, dated September 26, 2008, the site is not located in the Floodplain and determined to be outside the 0.2% chance Annual Floodplain.

NOTICE TO CONTRACTORS

- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 UPDATE NO. 8.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NM ONE CALL FOR LOCATION OF EXISTING UTILITIES. (NM ONE CALL = 811)
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. 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 THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
- WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

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.



4700 Lincoln N.E., Suite 111  
Albuquerque, N.M. 87109  
Phone: (505) 342-6200  
Fax: (505) 342-6201



5/20/2015

T-Mobile Store #288

5350 Academy Road NE  
Albuquerque, New Mexico 87109

Project Number 2014038  
Drawn By JW  
Checked JW  
Issue Date May 20, 2015  
Grading Plan

Wooten  
Engineering  
1368 Reynosa Loop SE  
Rio Rancho, NM 87124  
Ph: 505.980.3560

C1





# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: T-Mobile Store #288 Building Permit #: N/A City Drainage #: E180030A  
DRB#: N/A EPC#: N/A Work Order#: N/A  
Legal Description: Tract "A", North Academy Business Park  
City Address: 5350 Academy Road NE

Engineering Firm: Wooten Engineering Contact: Jeff Wooten  
Address: 1368 Reynosa Loop SE, Rio Rancho, NM 87124  
Phone#: 505-980-3560 Fax#: \_\_\_\_\_ E-mail: jeffwooten.pe@gmail.com

Owner: Torreon Properties, LLC Contact: Jim Hakeem  
Address: 12415 Walkerway Street NE, Albuquerque, NM  
Phone#: 505-250-8542 Fax#: \_\_\_\_\_ E-mail: jim@gotspaceusa.com

Architect: Darren Sowell Architects, LLC Contact: Craig Calvert  
Address: 4700 Lincoln Road NE, Suite 111, Albuquerque, NM 87109  
Phone#: 505-342-6200 Fax#: 505-342-6201 E-mail: craig@dsaabq.com  
debrow.

Surveyor: \_\_\_\_\_ Contact: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

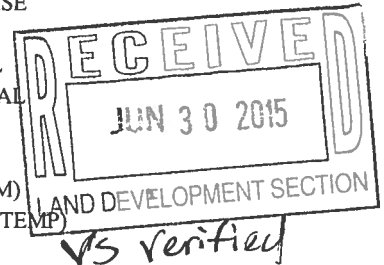
Contractor: Insight Construction Contact: Damian Chimenti  
Address: P.O. Box 6653, Albuquerque, NM 87197  
Phone#: 505-506-9144 Fax#: 505-872-2169 E-mail: damian@insightnm.com

### TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT  
☐ DRAINAGE PLAN 1st SUBMITTAL  
☐ DRAINAGE PLAN RESUBMITTAL  
☐ CONCEPTUAL G & D PLAN  
☐ GRADING PLAN  
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)  
☐ ENGINEER'S CERT (HYDROLOGY)  
☐ CLOMR/LOMR  
☒ TRAFFIC CIRCULATION LAYOUT (TCL)  
☐ ENGINEER'S CERT (TCL)  
☐ ENGINEER'S CERT (DRB SITE PLAN)  
☐ ENGINEER'S CERT (ESC)  
☐ SO-19  
☐ OTHER (SPECIFY) \_\_\_\_\_

### CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE  
☐ PRELIMINARY PLAT APPROVAL  
☐ S. DEV. PLAN FOR SUB'D APPROVAL  
☐ S. DEV. FOR BLDG. PERMIT APPROVAL  
☐ SECTOR PLAN APPROVAL  
☐ FINAL PLAT APPROVAL  
☐ CERTIFICATE OF OCCUPANCY (PERM)  
☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)  
☐ FOUNDATION PERMIT APPROVAL  
☒ BUILDING PERMIT APPROVAL  
☐ GRADING PERMIT APPROVAL  
☐ PAVING PERMIT APPROVAL  
☐ WORK ORDER APPROVAL  
☐ GRADING CERTIFICATION  
☐ SO-19 APPROVAL  
☐ ESC PERMIT APPROVAL  
☐ ESC CERT. ACCEPTANCE  
☐ OTHER (SPECIFY) \_\_\_\_\_



WAS A PRE-DESIGN CONFERENCE ATTENDED: ☒ Yes ☐ No ☐ Copy Provided

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

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

# CITY OF ALBUQUERQUE



July 27, 2015

Jeff Wooten, P.E.  
Wooten Engineering  
3708 Saint Andrews SE  
Rio Rancho, New Mexico 87124

**RE: T-Mobile Store  
5350 Academy Rd NE  
Grading and Drainage Plan  
Engineers Stamp Date 5/20/15 (E18D030A)**

Dear Mr. Wooten,

Based upon the information provided in your submittal received 6/30/15, this submittal cannot be approved for Grading Permit and Paving Permit until the following comments are addressed.

- Provide roof flows
- Depress all landscaping which is not within 10 feet of the building.
- It appears as though the flow in the east parking lot can be directed into the landscape area in the southeast corner which can then over top the curb, this can also be done with the new south parking spaces. The flows can be directed into the water harvesting area and lower this area by 6 inches.

PO Box 1293

Albuquerque

New Mexico 87103

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

If you have any questions, please contact me at 924-3999 or Rudy Rael at 924-3977.

Sincerely,

Shahab Biazar, P.E.  
City Engineer, Albuquerque  
Planning Department

RR/SB  
C: File