CITY OF ALBUQUERQUE

Planning Department Brennon Williams, Director



Mayor Timothy M. Keller

March 5, 2020

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

RE: Garcia Cadillac 1220 S. Renaissance NE Grading and Drainage Plan Engineer's Stamp Date: 02/21/20 Hydrology File: F16D003I

Dear Mr. Wooten:

- PO Box 1293 Based upon the information provided in your submittal received 02/24/2020, the Grading and Drainage Plan is approved for Building Permit.
- Albuquerque Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter. Prior to approval in support of Permanent Release of Occupancy by Hydrology, Engineer Certification per the DPM checklist will be required.

NM 87103
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 (Doug Hughes, PE, jhughes@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

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

Sincerely,

Renée C. Brissette

Renée C. Brissette, P.E. CFM Senior Engineer, Hydrology Planning Department



City of Albuquerque

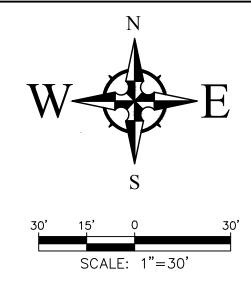
Planning Department Development & Building Services Division DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

Project Title: Garcia Cadillac		#:Hydrology File #:
Legal Description: Tract 14-A-1, Renaissa	nce Center 2	Work Order#:
City Address: 1220 S. Renaissance, Albud	uerque, NM 87107	
Applicant: Wooten Engineering		Contact: Jeffrey T. Wooten, P.E.
Address: 1005 21st Street SE, Suite 13, Ri	o Rancho, NM 8712	4
Phone#: 505-980-3560	Fax#:N/A	E-mail: jeffwooten.pe@gmail.com
Owner:		Contact:
Address:		
		E-mail:
TYPE OF SUBMITTAL:PLAT (# OI IS THIS A RESUBMITTAL?:	-	
DEPARTMENT: TRAFFIC/ TRANSPO		
Check all that Apply: .		I DROLOGI I DRAIIRAGE
TYPE OF SUBMITTAL: ENGINEER/ARCHITECT CERTIFICATION PAD CERTIFICATION CONCEPTUAL G & D PLAN QRADING PLAN DRAINAGE MASTER PLAN DRAINAGE REPORT FLOODPLAIN DEVELOPMENT PERMIT ELEVATION CERTIFICATE CLOMR/LOMR TRAFFIC CIRCULATION LAYOUT (TC) TRAFFIC IMPACT STUDY (TIS) OTHER (SPECIFY) PRE-DESIGN MEETING?	ON APPLIC	TYPE OF APPROVAL/ACCEPTANCE SOUGHT: X 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 FLOODPLAIN DEVELOPMENT PERMIT
DATE SUBMITTED:February 24, 2020	By:Jeffrey T	T. Wooten, P.E.

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED:

FEE PAID:_____



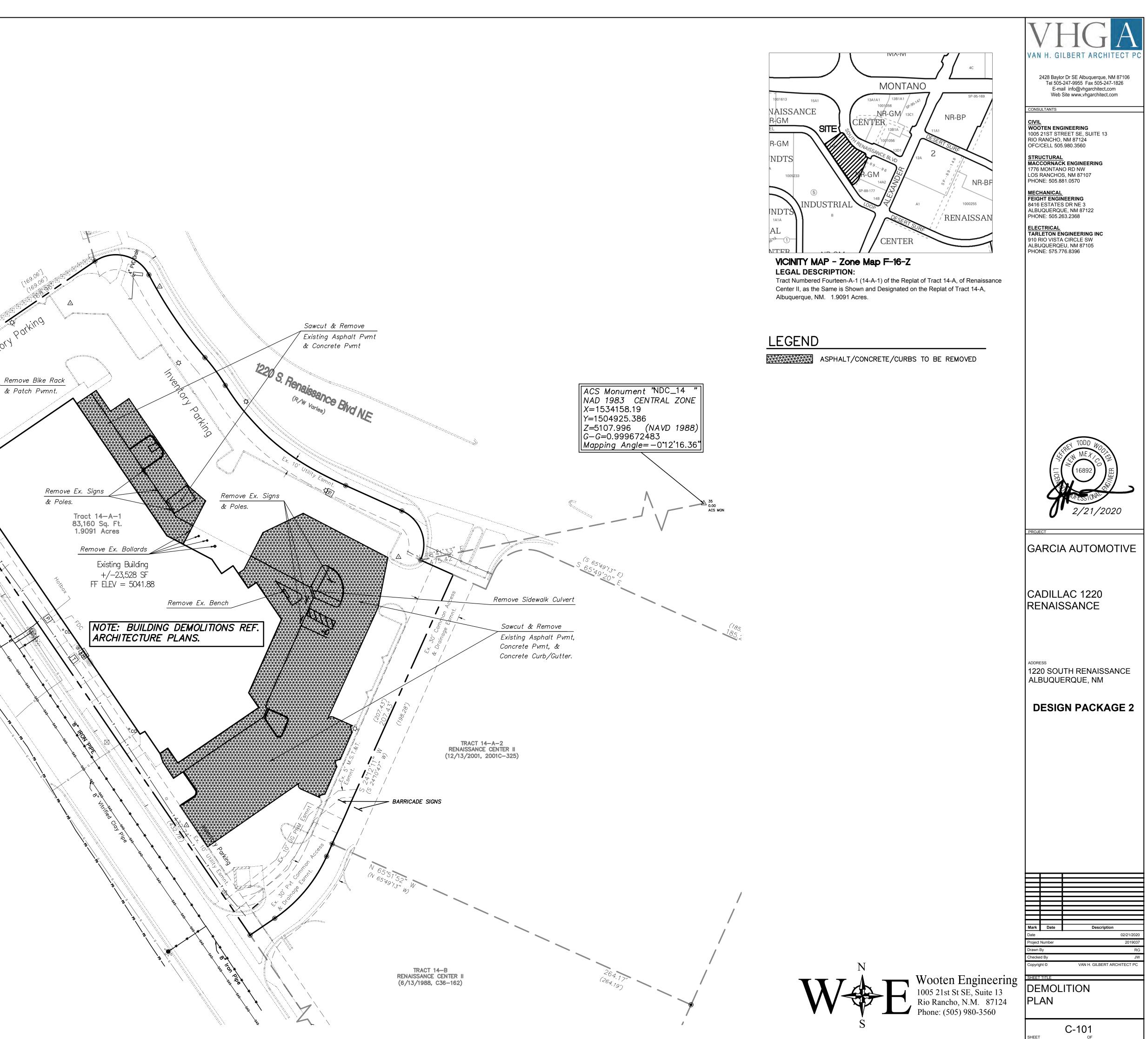
CAUTION – NOTICE TO CONTRACTOR

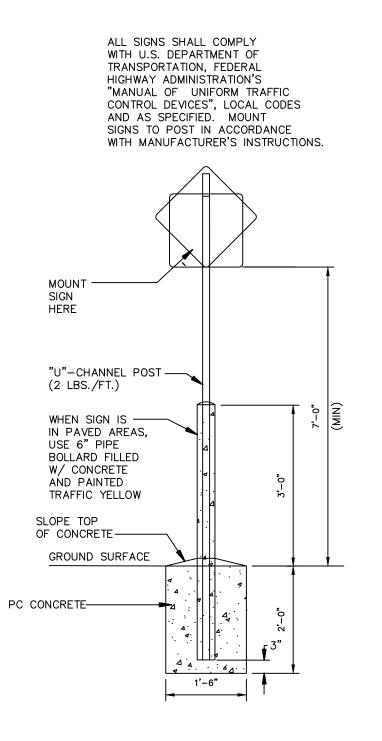
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR 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.

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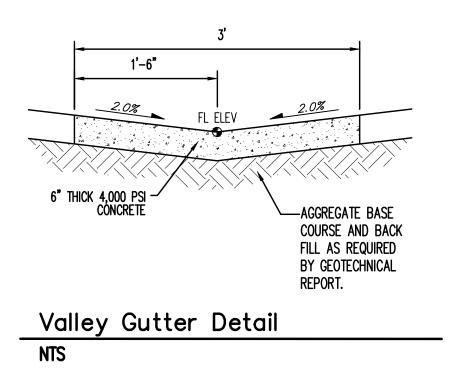
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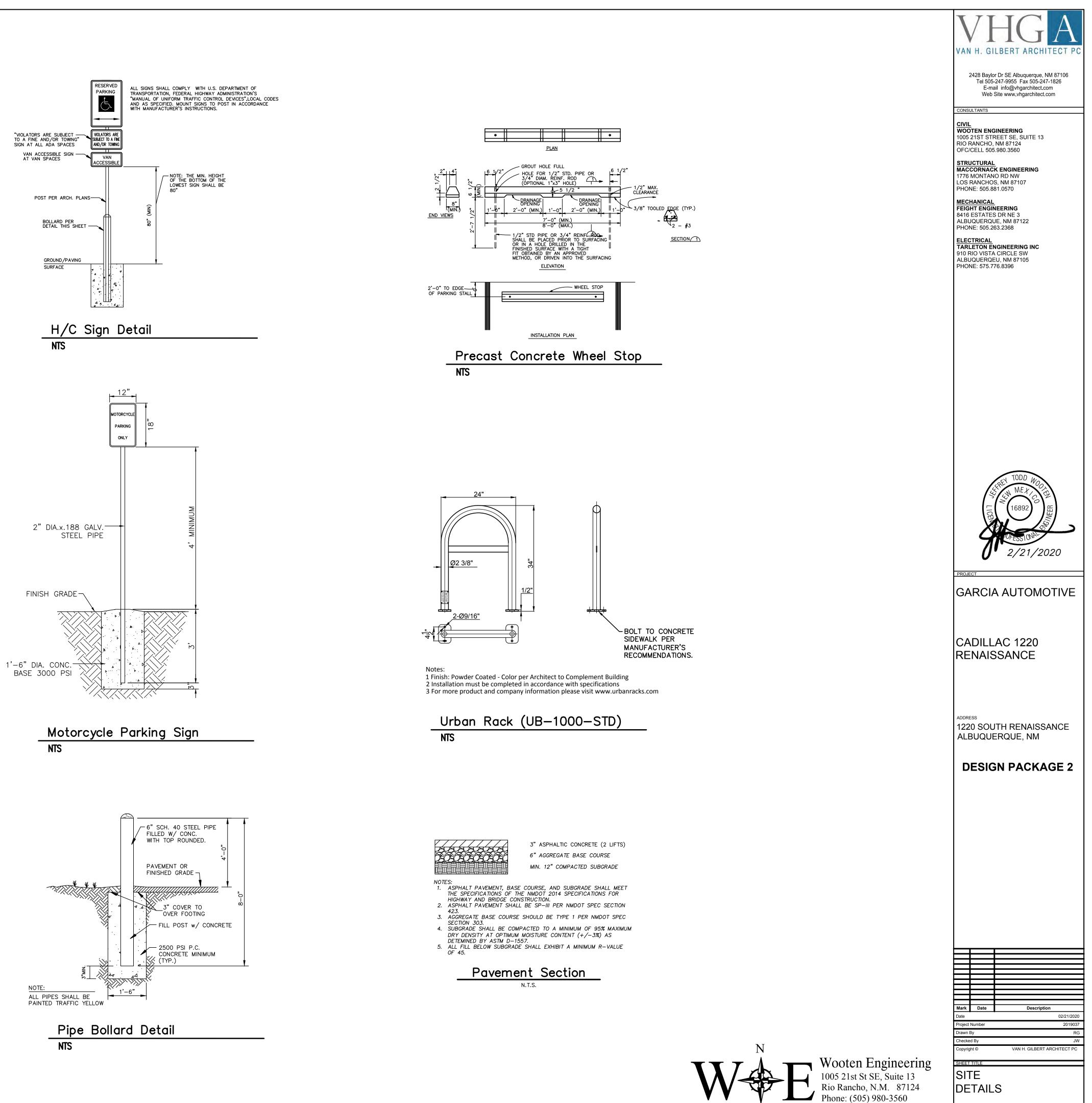
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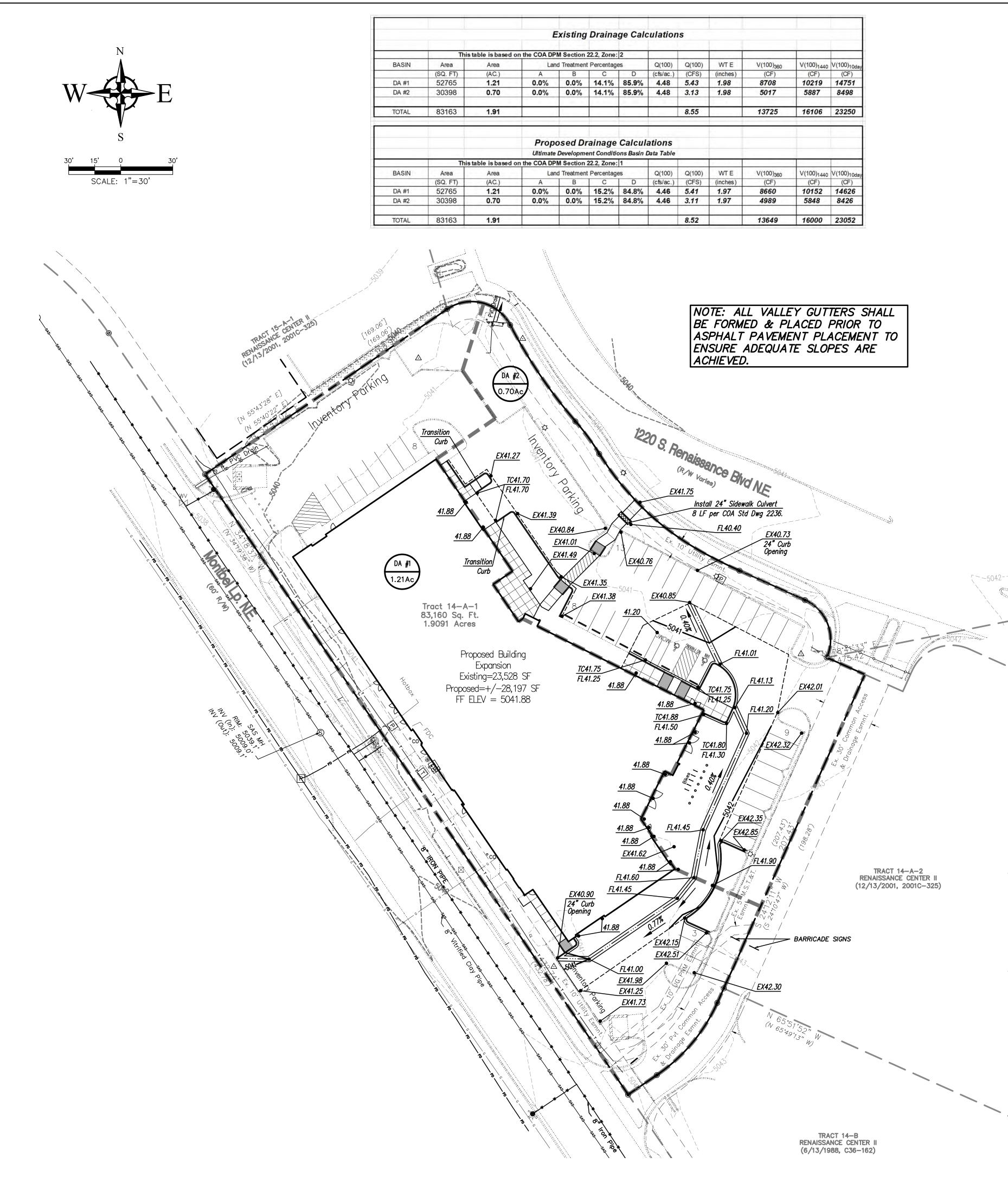






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<u>LEGEND</u>

	FLOW ARROW
27.8	PROPOSED TOP OF GRADE/
FL27.8	PROPOSED FLOW LINE/GUTT
TC27.8	PROPOSED TOP OF CURB E
<u>TS27.8</u>	PROPOSED TOP OF SIDEWAL
(1.11') <u>FGH83.40</u> FGL83.40	FINISHED GRADE AT TOP OF FINISHED GRADE AT BOTTOM
— — 515 — —	EXISTING CONTOUR
515	PROPOSED CONTOUR
[]	EXISTING STORM DRAIN

CAUTION - NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE
AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN OF
IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPA
WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD.
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THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY
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LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILI
CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH
THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

DRAINAGE MANAGEMENT PLAN

INTRODUCTION

The purpose of this submittal is to provide a final grading plan for the subject site located at 1220 S Renaissance in Albuquerque, NM. The overall development contains approximately 1.91 acres and currently developed as an auto dealership. The site will remain an auto dealership. With this project, we are proposing to add approximately 4,669 SF to the existing building and make minor modifications to the existing parking lot to accomodate the building addition. We are also adding a new ADA Route.

EXISTING HYDROLOGIC CONDITIONS

The site currently sheet flows to both S. Reinassance and Montbel. The existing basin draining to Renaissance flows through the existing landscaping and discharges via a 4" PVC SD at the northwest corner of the site. The Basin draining to Montbel drains directly to the roadway.

PROPOSED HYDROLOGIC CONDITIONS

The proposed project will not modify existing drainage patterns. Per the impervious area calculations this sheet, the impervious area onsite is being reduced by 855 SF, which will slightly reduce the runoff from the site.

CONCLUSION

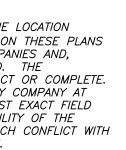
This drainage management plan does not change existing conditions nor does it increase runoff from the site. With this submittal, we are requesting Building Permit approval.

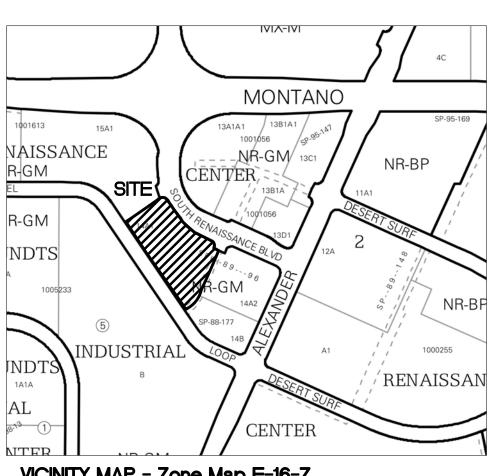
IMPERVIOUS AREA CALCULATIONS

EXISTING SITE CONDITIONS TOTAL SITE AREA: 83,163 SF PERVIOUS AREA: 11,757 SF (14.1%) IMPERVIOUS AREA: 71,406 SF (85.9%) PROPOSED SITE CONDITIONS TOTAL SITE AREA: 83,163 SF PERVIOUS AREA: 12,612 SF (15.2%) IMPERVIOUS AREA: 70,551 SF (84.8%)

STORMWATER QUALITY VOLUME CALCULATION STORMWATER QUALITY PONDING IS NOT BEING PROVIDED SINCE THERE IS AN 855 SF REDUCTION IN IMPERVIOUS AREA ON THE SITE.

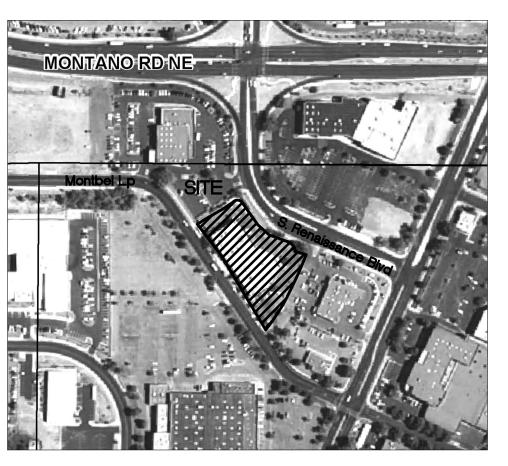
/PVMT ELEVATIONS TER ELEVATIONS ELEVATIONS ALK ELEVATION DF WALL OM OF WALL





VICINITY MAP - Zone Map F-16-Z LEGAL DESCRIPTION:

Tract Numbered Fourteen-A-1 (14-A-1) of the Replat of Tract 14-A, of Renaissance Center II, as the Same is Shown and Designated on the Replat of Tract 14-A, Albuquerque, NM. 1.9091 Acres.



FIRM MAP 35001C0138H

Per FIRM Map 35001C0138H, dated August 16, 2012, the site is not located in the Floodplain and determined to be outside the 0.2% chance Annual Floodplain.'

<u>GRADING NOTES</u>

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 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).

4. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.

5. 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.

6. 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.

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 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.

8. PAVING AND ROADWAY GRADES SHALL BE +/- 0.05' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.

9. ALL PROPOSED CONTOURS 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 APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.



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

VHGA ARCHITECT PC
2428 Baylor Dr SE Albuquerque, NM 87106 Tel 505-247-9955 Fax 505-247-1826 E-mail info@vhgarchitect.com Web Site www.vhgarchitect.com
CONSULTANTS CIVIL WOOTEN ENGINEERING
1005 21ST STREET SE, SUITE 13 RIO RANCHO, NM 87124 OFC/CELL 505.980.3560 STRUCTURAL
MACCORNACK ENGINEERING 1776 MONTANO RD NW LOS RANCHOS, NM 87107 PHONE: 505.881.0570 MECHANICAL
FEIGHT ENGINEERING 8416 ESTATES DR NE 3 ALBUQUERQUE, NM 87122 PHONE: 505.263.2368 ELECTRICAL
TARLETON ENGINEERING INC 910 RIO VISTA CIRCLE SW ALBUQUERQEU, NM 87105 PHONE: 575.776.8396
LIN MEXIC II
LICE 16892
2/21/2020
GARCIA AUTOMOTIVE
CADILLAC 1220 RENAISSANCE
ADDRESS 1220 SOUTH RENAISSANCE
ALBUQUERQUE, NM DESIGN PACKAGE 2
Mark Date Description Date 02/21/2020 Project Number 2010027
Project Number 2019037 Drawn By RG Checked By
Checked By JW Copyright © VAN H. GILBERT ARCHITECT PC
SHEET TITLE GRADING
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