

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

April 1, 2021

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

**RE: Garcia Cadillac
1220 S. Renaissance NE
Revised 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 03/23/2021, the Revised 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.

www.cabq.gov

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

Sincerely,

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 **Building Permit #:** _____ **Hydrology File #:** _____
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: Tract 14-A-1, Renaissance Center 2
City Address: 1220 S. Renaissance, Albuquerque, NM 87107

Applicant: Wooten Engineering **Contact:** Jeffrey T. Wooten, P.E.
Address: 1005 21st Street SE, Suite 13, Rio Rancho, NM 87124
Phone#: 505-980-3560 **Fax#:** N/A **E-mail:** jeffwooten.pe@gmail.com

Owner: _____ **Contact:** _____
Address: _____
Phone#: _____ **Fax#:** _____ **E-mail:** _____

TYPE OF SUBMITTAL: _____ PLAT (____ # OF LOTS) _____ RESIDENCE _____ DRB SITE ☒ ADMIN SITE

IS THIS A RESUBMITTAL?: ☒ Yes _____ No

DEPARTMENT: _____ TRAFFIC/ TRANSPORTATION ☒ HYDROLOGY/ DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
- ☒ GRADING PLAN
- ☐ DRAINAGE MASTER PLAN
- ☐ DRAINAGE REPORT
- ☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ OTHER (SPECIFY) _____
- ☐ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

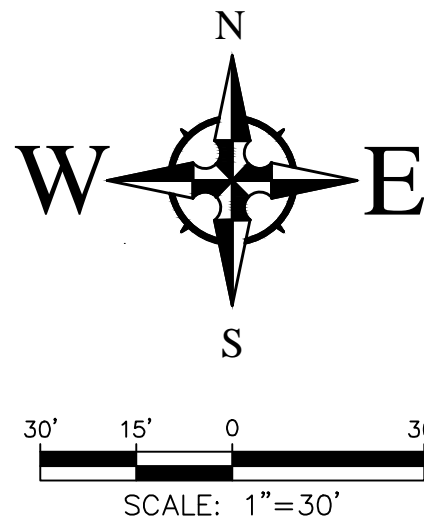
- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ SITE PLAN FOR SUB'D APPROVAL
- ☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ SO-19 APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ GRADING/ PAD CERTIFICATION
- ☐ WORK ORDER APPROVAL
- ☐ CLOMR/LOMR
- ☐ FLOODPLAIN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: March 23, 2021 **By:** Jeffrey T. Wooten, P.E.

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



Existing Drainage Calculations											
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) ₂₅₀ (CF)	V(100) ₄₀₀ (CF)
DA #1	52765	1.21	0.0%	0.0%	14.1%	85.9%	4.48	5.43	1.98	8708	10219
DA #2	30398	0.70	0.0%	0.0%	14.1%	85.9%	4.48	3.13	1.98	5017	5887
TOTAL	83163	1.91						8.55		13725	16106

Proposed Drainage Calculations											
Ultimate Development Conditions Basin Data Table											
This table is based on the COA DPM Section 22.2, Zone 1											
BASIN	Area (SQ. FT)	Area (AC.)	Land Treatment Percentages				Q(100) (cfs/ac)	Q(100) (CFS)	WTE (inches)	V(100) ₂₅₀ (CF)	V(100) ₄₀₀ (CF)
DA #1	52765	1.21	0.0%	0.0%	15.2%	84.8%	4.46	5.41	1.97	8660	10152
DA #2	30398	0.70	0.0%	0.0%	15.2%	84.8%	4.46	3.11	1.97	4989	5848
TOTAL	83163	1.91						8.52		13649	16000

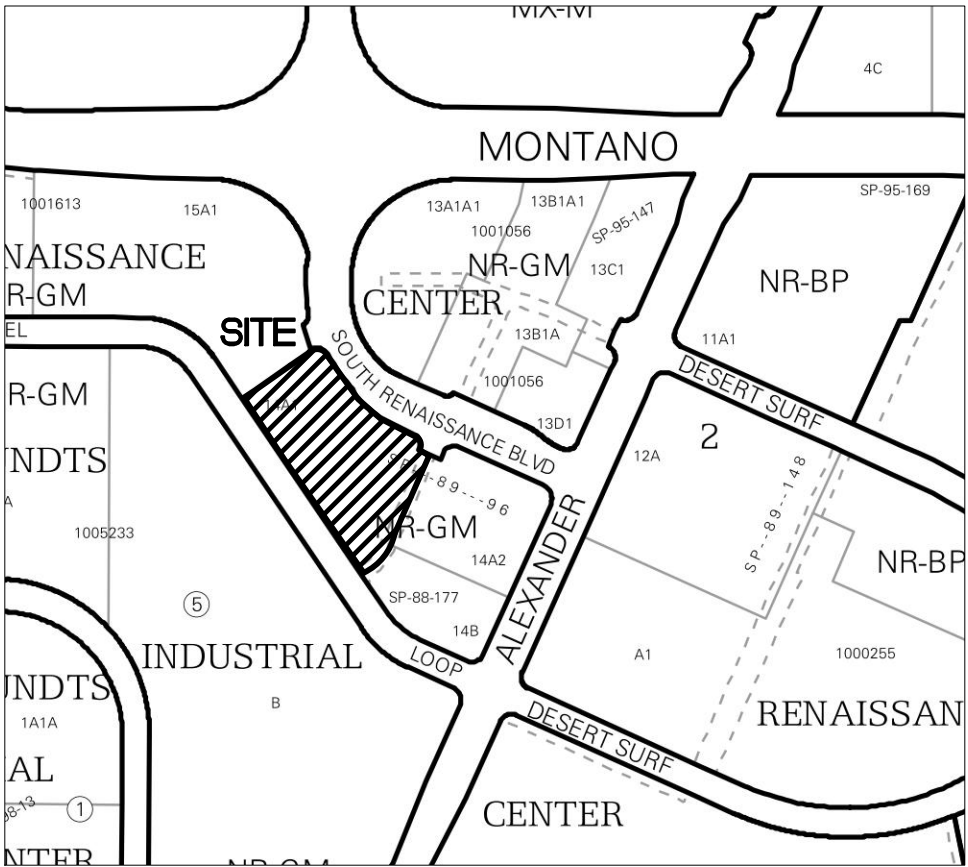
NOTE: ALL VALLEY GUTTERS SHALL BE FORMED & PLACED PRIOR TO ASPHALT PAVEMENT PLACEMENT TO ENSURE ADEQUATE SLOPES ARE ACHIEVED.

LEGEND

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

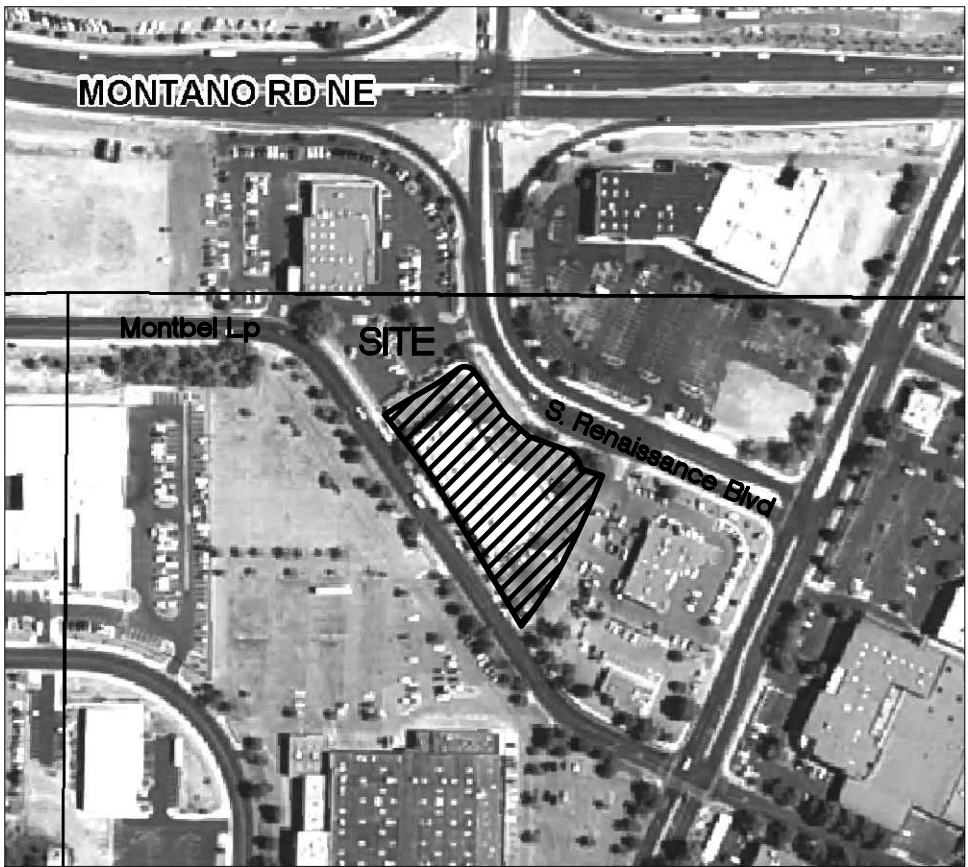
CAUTION - NOTICE TO CONTRACTOR

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 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.



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 3500IC0138H

Per Firm Map 3500IC0138H, dated August 16, 2012, 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 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 accommodate the building addition. We are also adding a new ADA Route.

EXISTING HYDROLOGIC CONDITIONS

The site currently sheet flows to both S. Renaissance and Montebello. 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 Montebello 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.

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.

IMPERVIOUS AREA CALCULATIONS

EXISTING SITE CONDITIONS

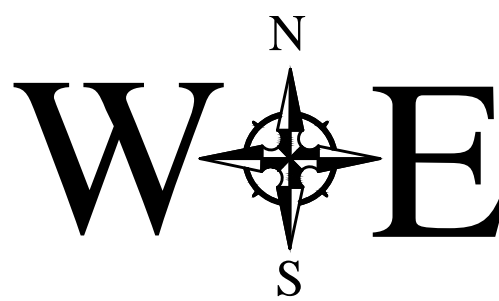
TOTAL SITE AREA: 83,163 SF
PERVIOUS AREA: 11,757 SF (14.1%)
IMPERVIOUS AREA: 71,406 SF (85.9%)

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.



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fbt | architects
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Albuquerque, NM 87110
WEB: www.fbtarch.com
PH: 505.884.5300
FAX: 505.884.5300

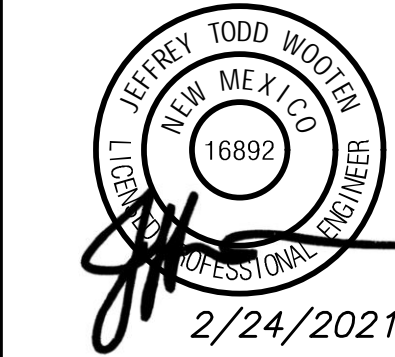
CONSULTANTS

CIVIL
WOOTEN ENGINEERING
PO BOX 15814
RIO RANCHO, NM 87174
OFF/CELL: 505.980.3560

STRUCTURAL
MACCORNACK ENGINEERING
1776 MONTANO RD NW
LOS RANCHOS, NM 87107
PHONE: 505.881.9570

MECHANICAL
FEIGHT ENGINEERING
8416 ESTATES DR NE 3
ALBUQUERQUE, NM 87122
PHONE: 505.263.2368

ELECTRICAL
TARLETON ENGINEERING INC
910 RIO VISTA CIRCLE SW
ALBUQUERQUE, NM 87105
PHONE: 575.776.8396



PROJECT

GARCIA AUTOMOTIVE

CADILLAC 1220
RENAISSANCE

ADDRESS
1220 SOUTH RENAISSANCE
ALBUQUERQUE, NM

DESIGN PACKAGE 2

Mark	Date	Description
	02/24/2021	
Project Number	2019037	
Drawn By	RG	
Checked By	JW	
Copyright ©	FBT ARCHITECT PC	
SHEET TITLE		
GRADING PLAN		
C-201		
OF		