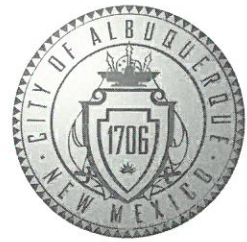


# CITY OF ALBUQUERQUE



Richard J. Berry, Mayor

October 19, 2017

Jeffery Wooten, P.E.  
Wooten Engineering  
1005 21<sup>st</sup> St SE, Suite A5  
Rio Rancho, NM, 87124

RE: **4936 Pan American  
Grading and Drainage Plan  
Engineer's Stamp Date 10/11/17  
Hydrology File: F17D032**

Dear Mr. Wooten:

Based upon the information provided in your submittal received 10/12/17, the Grading and Drainage Plan cannot be approved for Grading or Building Permit until the following comments are addressed.

Prior to Grading Permit:

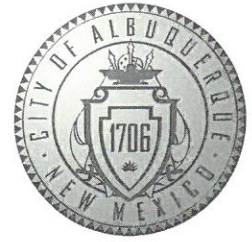
1. Written concurrence must be obtained from NMDOT D3 Drainage that this project can proceed. Please contact Tim Trujillo P.E (TimothyR.Trujillo@state.nm.us).
2. A portion of this project is located in a floodplain (AO-1') and a floodplain permit must be obtained. Please contact Rudy Rael, CFM for more information regarding floodplain permits (RRael@cabq.gov).
3. How much fill/cut is being placed in the floodplain?
4. No increased runoff to overcapacity systems (floodplain) can be authorized per § 14-5-2-12 (10)(G) of the Albuquerque Code of Ordinances. The current plan demonstrates this, however any changes need to continue to demonstrate this as well.
5. Provide volume calculations for the stormtech basins; the City allows only 30% void space for the gravel bedding.
6. Quantify the first flush volume that bypasses first flush facilities. It appears that Basin B and most of Basin C bypass.

Orig: Drainage file

*Albuquerque - Making History 1706-2006*



# CITY OF ALBUQUERQUE



Richard J. Berry, Mayor

7. Regarding first flush volume: this site qualifies as redevelopment and is only required to retain runoff from the 80<sup>th</sup> percentile storm ( $\text{Vol.} = 0.26'' * \text{Imp. Area}$ ).
8. It is unclear how Basin C routes entirely to the curb opening. What is the cross-slope on the driveway? Is everything graded towards the curb opening?

Prior to Building Permit:

9. Payment in Lieu is required for the first flush bypass volume (\$8.00/CF).
10. How does the roof drain? Include clarifying language, flow direction, soffits, gutters, etc...
11. A Private Facility Drainage Covenant is required for the stormwater quality ponds/stormtechs. The original notarized forms, exhibits, and recording fee (\$25, payable to City of Albuquerque) must be turned into DRC (4th, Plaza del Sol) for routing. Please contact Charlotte LaBadie (clabadie@cabq.gov, 924-3996) or Madeline Carruthers (mtafoya@cabq.gov, 924-3997) regarding the routing and recording process for covenants.
12. Water quality inlets are recommended at the inlets to the stormtechs to reduce sedimentation and maintenance in the stormtechs.

Prior to Certificate of Occupancy:

13. The Drainage Covenants must be recorded with Bernalillo County and a copy included with the drainage certification.

If you have any questions, please contact me at 924-3695 or dpeterson@cabq.gov.

Sincerely,

Dana Peterson, P.E.  
Senior Engineer, Planning Dept.  
Development Review Services





# 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) \_\_\_\_\_

IS THIS A RESUBMITTAL?: ☐ Yes ☐ No

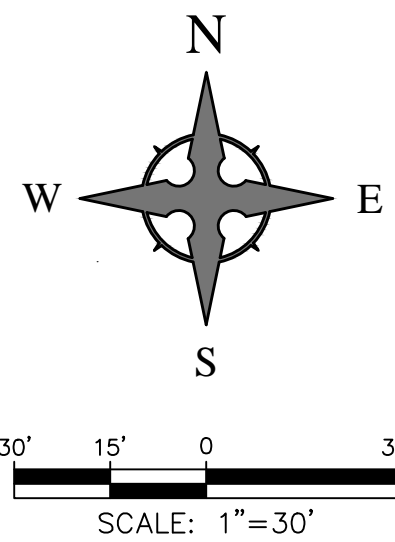
**DATE SUBMITTED:** \_\_\_\_\_ **By:** \_\_\_\_\_

**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) \_\_\_\_\_  
Need Grading Permit before Building Permit if Possible.

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



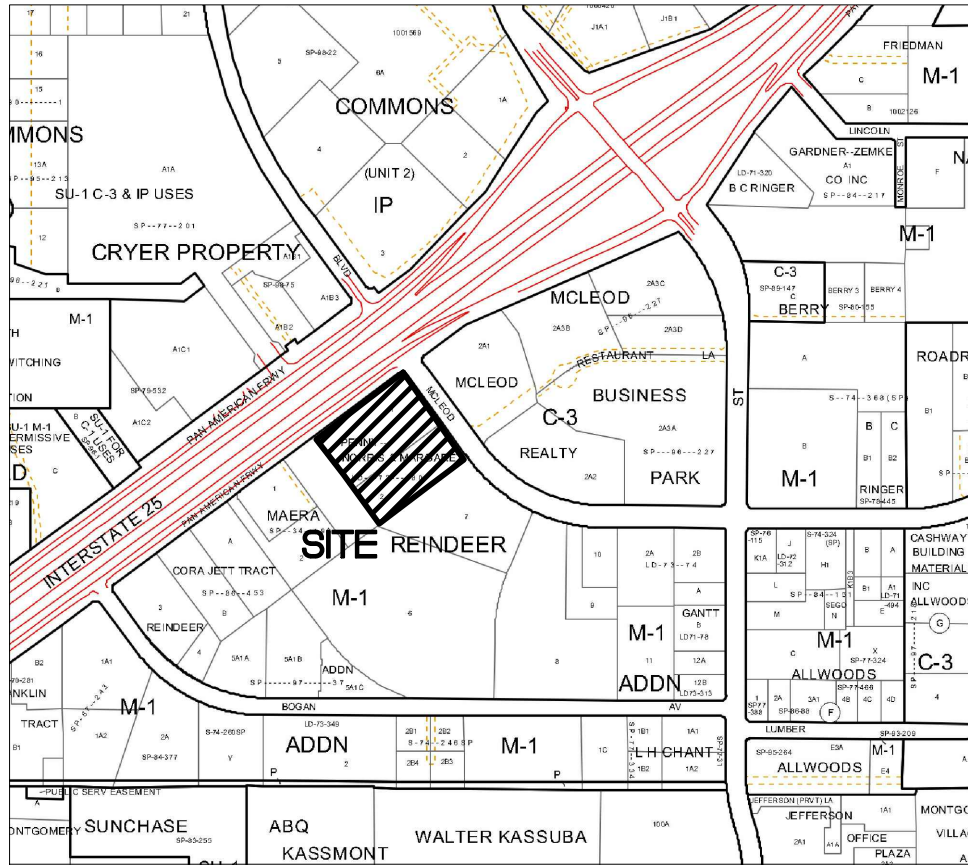


NOTE:  
THE CLOUDED AREA AND ALL WORK WITHIN THE I-25 FRONTAGE ROAD RIGHT-OF-WAY IS TO BE PERMITTED SEPARATELY THROUGH THE NMDOT.

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.

- 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
  - TS27.8 PROPOSED TOP OF SIDEWALK ELEVATION
  - FGH83.40 FINISHED GRADE AT TOP OF WALL
  - FGL83.40 FINISHED GRADE AT BOTTOM OF WALL
  - 515 EXISTING CONTOUR
  - 515 PROPOSED CONTOUR
  - EXISTING STORM DRAIN

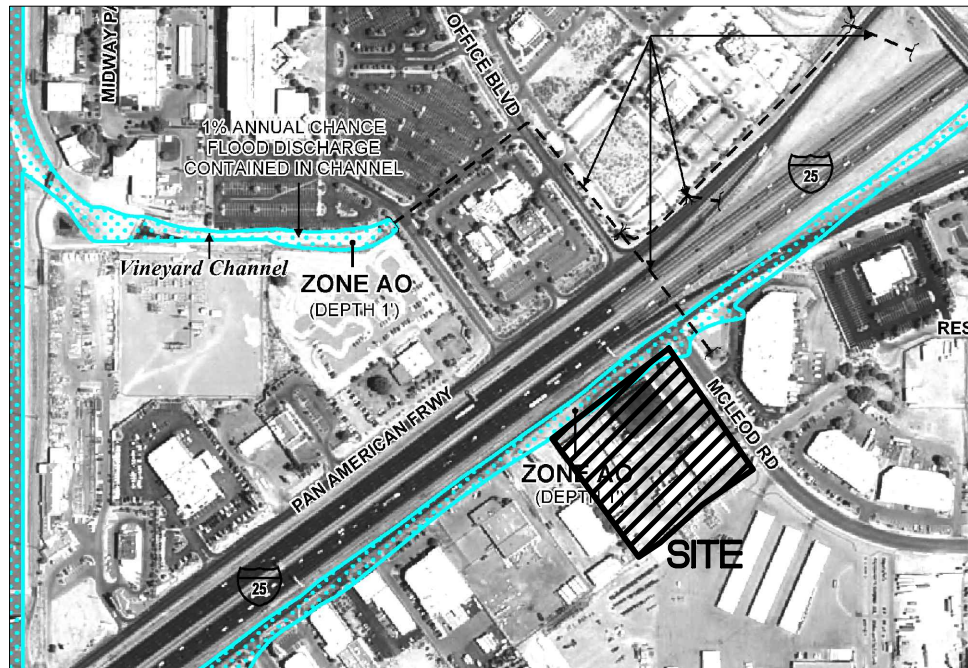


VICINITY MAP - Zone Map F-17-2

Legal Description: Lots Numbered One (1) and Two (2) of the Norris and Margaret Penny Addition

BENCHMARK:

ACS MONUMENT '125-18', NAD 1983, X=1535672.415, Y=1505666.336, Z=5128.34 (NAVD 1988), GROUND TO GRID = 0.999671141

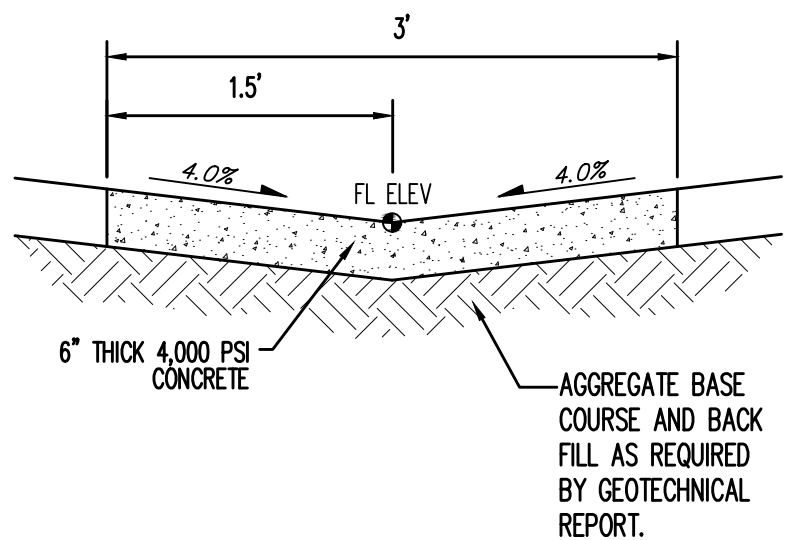


FIRM MAP 35001C0138H

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.

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 "GEO-TECHNICAL 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.



Valley Gutter Detail

NTS

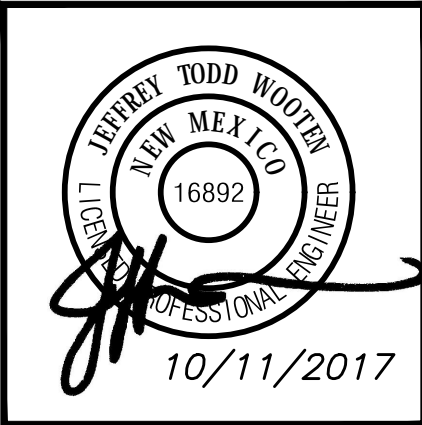


Wooten Engineering

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

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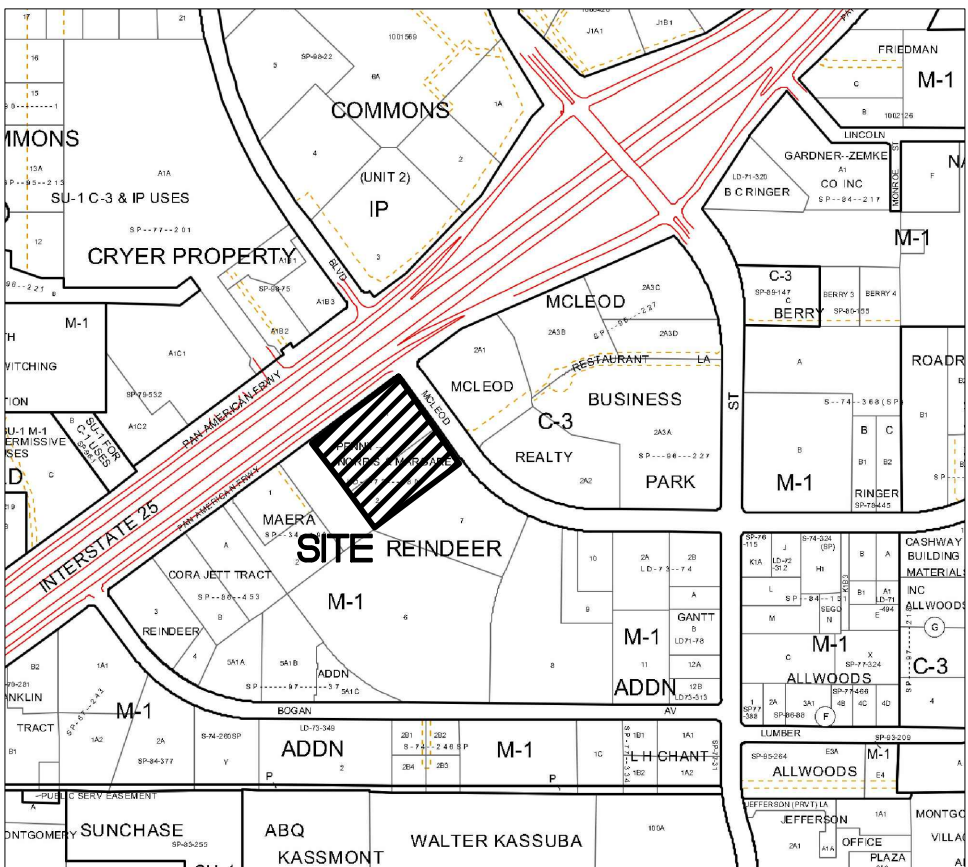
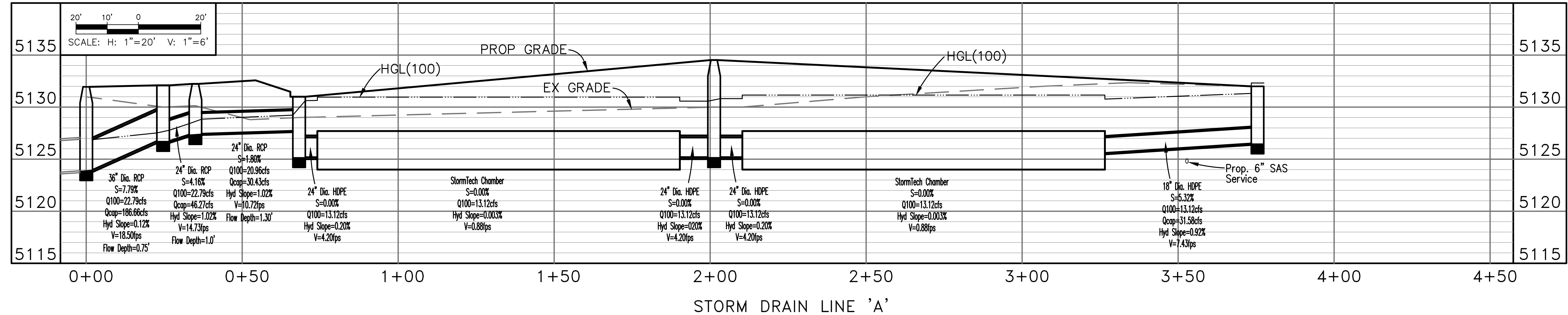
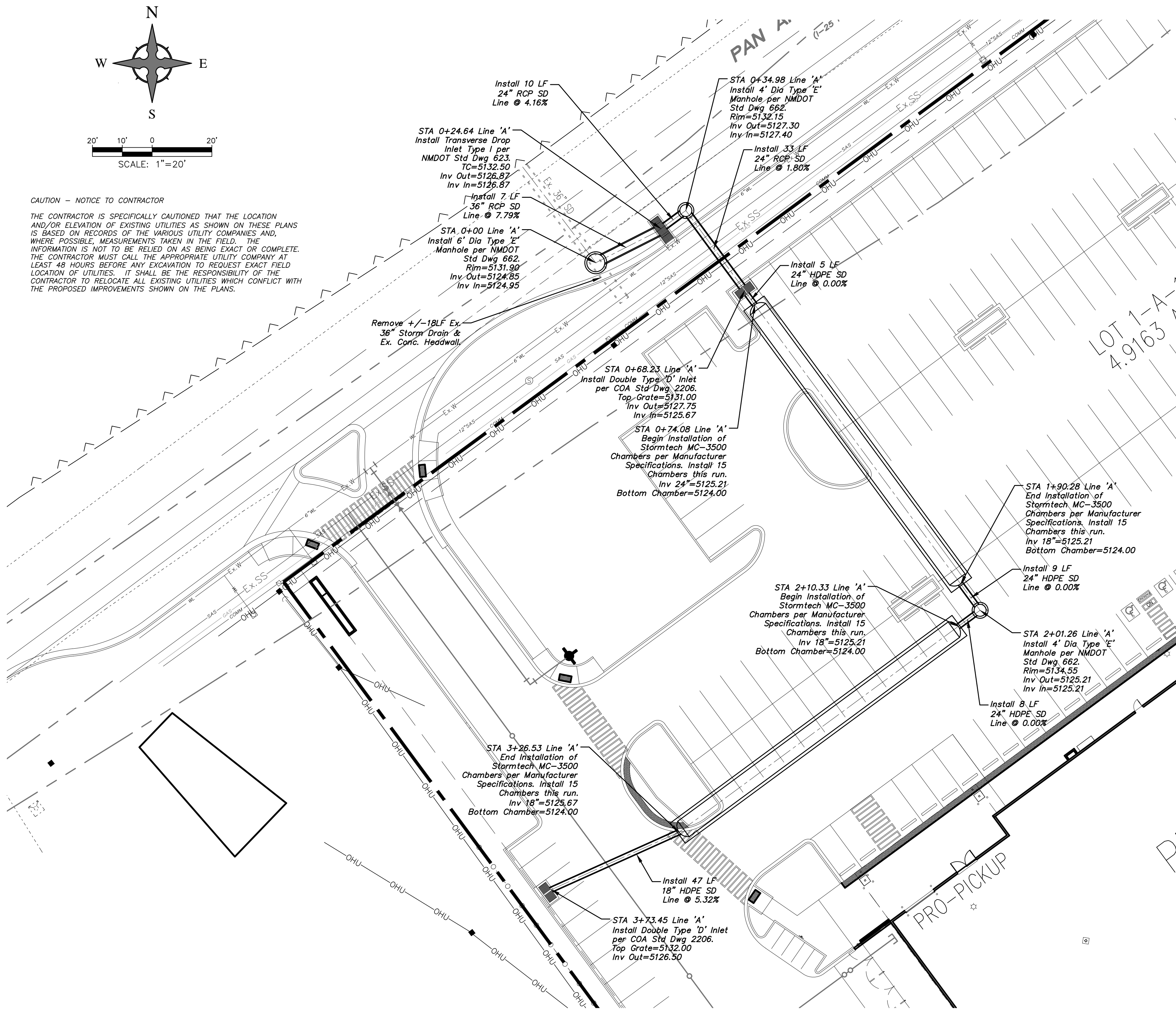
**MODULUS ARCHITECTS**  
100 SUN AVENUE N.E., Ste 305  
ALBUQUERQUE, NEW MEXICO 87109  
PHONE (505) 338-1499 FAX (505) 338-1498



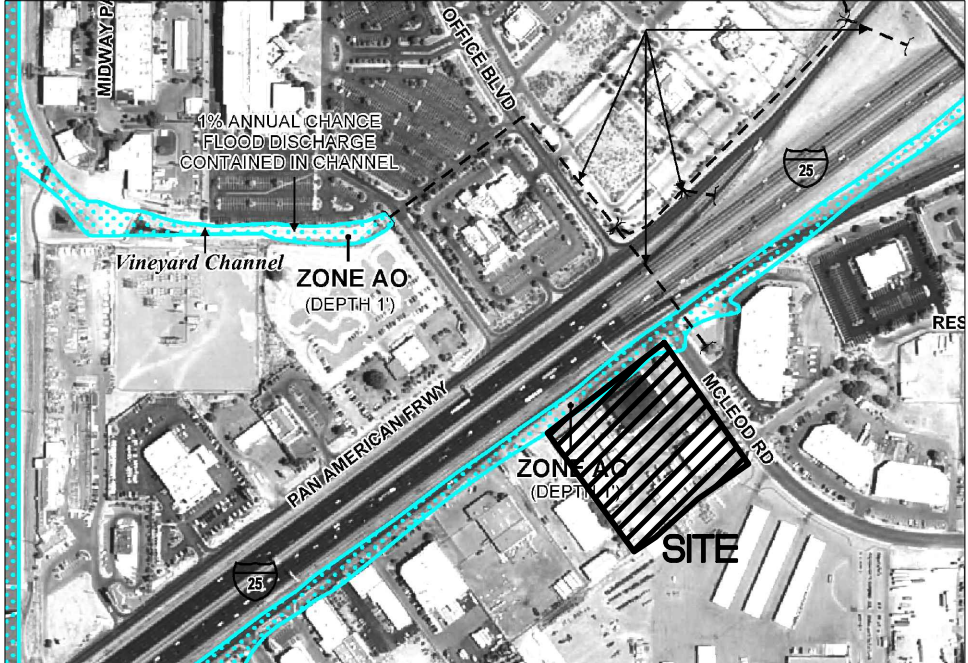
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|               | MCLEOD AND P25                | JOB NO.         | 2017018       |
|               | ALBUQUERQUE, NEW MEXICO 87120 | PROJECT MANAGER | JEFF WOOTEN   |
|               |                               | SHEET TITLE     | Grading Plan  |

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| DATE  | 10/11/2017 | SHEET | C1.1 |
| SCALE | AS NOTED   | OF    | 2    |





**VICINITY MAP - Zone Map F-17-Z**  
Legal Description: Lots Numbered One (1) and Two (2)  
of the Norris and Margaret Penny Addition



**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.

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**MODULUS ARCHITECTS**  
100 SUN AVENUE N.E., Ste 305  
ALBUQUERQUE, NEW MEXICO 87109  
PHONE (505) 338-1499 FAX (505) 338-1498

10/11/2017

PROJECT TITLE  
4936 PAN AMERICAN FRWY NE  
MCLEOD AND 125  
ALBUQUERQUE, NEW MEXICO 87120

DRAWN BY:  
OLIVIA WOOTEN

JOB NO.  
2017018

PROJECT MANAGER  
JEFF WOOTEN

SHEET TITLE  
Storm Drain Plan

DATE  
10/11/2017

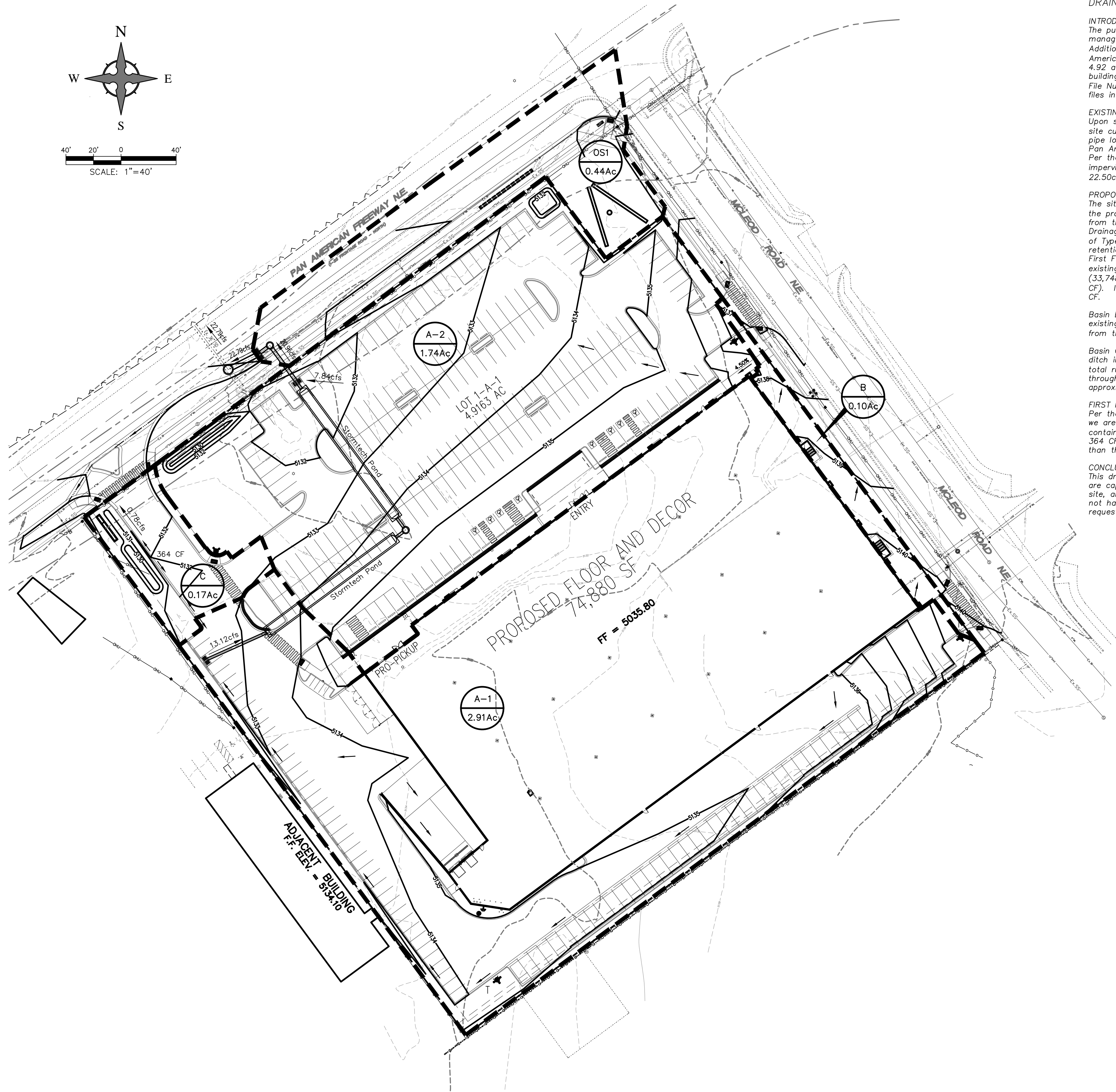
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OF  
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**Wooten Engineering**  
1005 21st St SE, Suite 13  
Rio Rancho, N.M. 87124  
Phone: (505) 980-3560





**INTRODUCTION**

The purpose of this submittal is to provide a grading plan and drainage management plan for the development of Lot 1-A-1, Norris and Margaret Penny Addition. The site is located at 4936 Pan American Freeway NE (SEC of Pan American Freeway and McLeod) in Albuquerque, NM. The site contains approximately 1.5 acres. The proposed development consists of a new *Florist & Deep Retail* building with the associated parking lot, landscaping. The current City Drainage File Numbers are F17/D018 and F17/D032; however, we were not able to locate the files in the Hydrology Department.

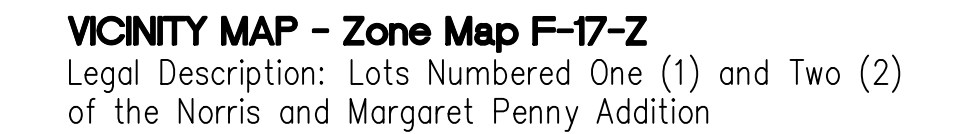
On site investigation and per the topographic survey provided by Surv-Tek, the site current surface drains from east to west and into an existing 36" storm drain pipe located in the frontage road of Pan American Fwy. This pipe drains under the Pan American Freeway and continues west eventually to the North Diversion Channel. Per the calculations table this sheet, the existing site was approximately 92% impervious and the total discharge into the existing 36" storm drain pipe was 22.50cfs (36,435 CF) during the 100-Yr, 6-Hr storm event.

The site will continue to surface drain from east to west via the parking lot. Since the proposed site has fewer impervious surfaces (approximately 88%) and the runoff from the site will be reduced, on-site detention is not being proposed. Per the Drainage Calculations Table this sheet, Basins A-1 and A-2 will drain to a couple of Type 'D' (Double) Inlets which will flow into a new Stormtech below ground detention system to provide the required Stormwater Quality and storage per the First Flush Calculations this sheet. The total flow discharging the site into the existing 36" pipe located in the Pan American Fwy Frontage Road is 20.96cfs (3,3748 CF) during the 100-Yr, 6-Hr storm. This is a reduction of 15.4cfs (2,687 CF). If we account for the Stormtech storage, the total volume reduction is 8,054 CF.

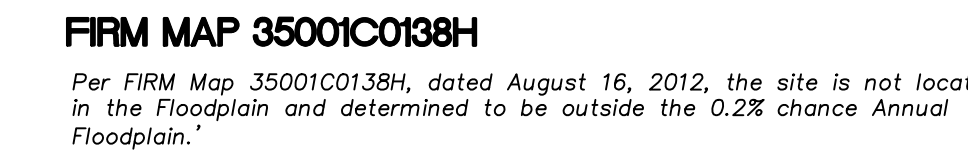
Basin C will surface drain into the Frontage Road, head south along an existing bar ditch in the Frontage Road, and eventually into the North Diversion Channel. The total runoff from this basin is 0.78cfs (1,248 CF). This drainage is being routed through a stormwater quality pond along the south property line which can contain approximately 364 CF, reducing the runoff volume to 884 CF.

Per the Impervious Area and Water Harvesting Pond Calculations tables this sheet, we are required to provide Water Quality Ponding to contain 5,342 CF. The volume contained in the Stormtech system is 5,367 CF and the pond in Basin 'C' contains 364 CF. The total stormwater quality ponding provided is 5,731 CF, which is greater than that required.

This drainage management plan provides for grading and drainage elements which are capable of safely passing the 100 year storm, contains the First Flush from the site, and meets city requirements. The proposed improvements for the site should not have any negative impacts to facilities downstream. With this submittal, we are requesting grading permit and building permit approval.



ACS MONUMENT "I25-18", NAD 1983, X=1535672.415, Y=1505666.336,  
Z=5128.34 (NAVD 1988), GROUND TO GRID = 0.999671141



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PROPOSED SITE CONDITIONS

TOTAL SITE AREA: 214,239 SF  
PERVIOUS AREA: 25.710 SF (12%)  
IMPERVIOUS AREA: 188,529 SF (88%)

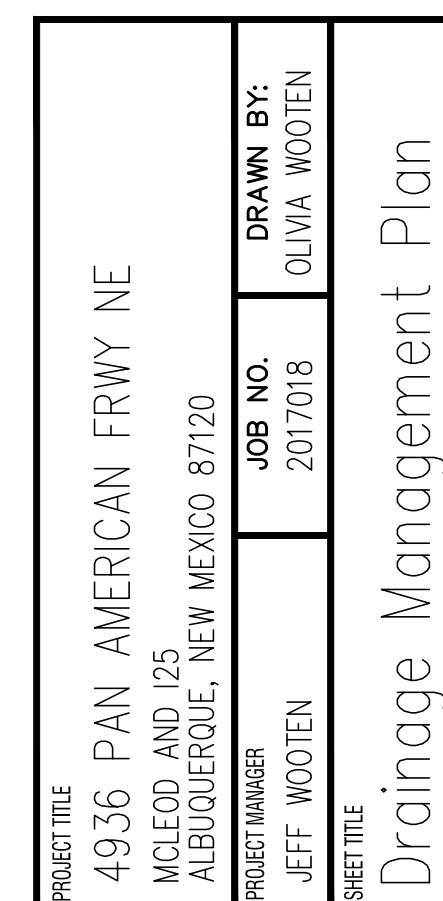
TOTAL IMPERVIOUS AREA = 188,529 SF  
FIRST FLUSH =  $188,529 \times 0.34" / 12 = \underline{5,342 \text{ CF}}$   
TOTAL VOLUME PROVIDED (STORMTECH POND) = 5,367 CF

STORMTECH SYSTEM UTILIZED FOR STORMWATER QUALITY POND  
MODEL: MC-3500  
NUMBER OF CHAMBERS INSTALLED: 30  
VOLUME PROVIDED PER CHAMBER: 178.9 CF  
TOTAL VOLUME PROVIDED: 5,367 CF

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



**MODULUS ARCHITECTS**  
100 SUN AVENUE N.E., Ste 305  
ALBUQUERQUE, NEW MEXICO 87109  
PHONE (505) 338-1499 FAX (505) 338-1498



|                     |                |
|---------------------|----------------|
| DATE:<br>10/11/2017 | sheet:<br>C1.3 |
| SCALE:<br>AS NOTED  | of:<br>2       |