

CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director



Mayor Timothy M. Keller

February 20, 2019

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

RE: **Enterprise Rent-a-Car**
3500 Coors Blvd NW
Grading and Drainage Plan
Engineer's Stamp Date: 1/29/19
Hydrology File: G11D038

Dear Mr. Wooten:

PO Box 1293

Based on the submittal received on 2/15/19, the Grading and Drainage Plan is approved for Building Permit.

Albuquerque

Prior to Certificate of Occupancy (For Information):

NM 87103

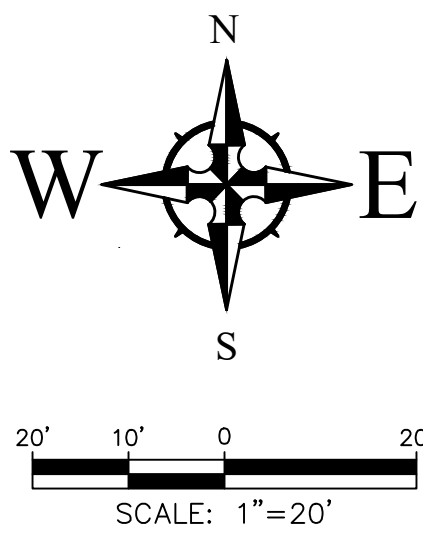
www.cabq.gov

1. Engineer's Certification, per the DPM Chapter 22.7: *Engineer's Certification Checklist For Non-Subdivision* is required.
2. A Bernalillo County Recorded [Drainage Covenant \(No Public Easement\)](#) is required for the stormwater control pond and the existing Stormwater Quality Pond. The original notarized form, exhibit A (legible on 8.5x11 paper), and recording fee (\$25, payable to Bernalillo County) 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. The routing and recording process for covenants can take a month or longer; Hydrology recommends beginning this process as soon as possible as to not delay approval for certificate of occupancy.

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

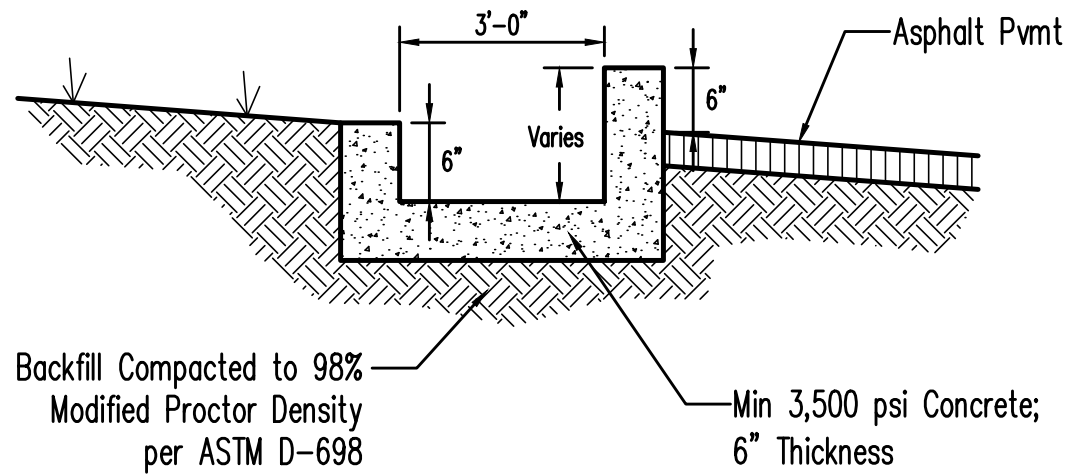
Sincerely,

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



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.



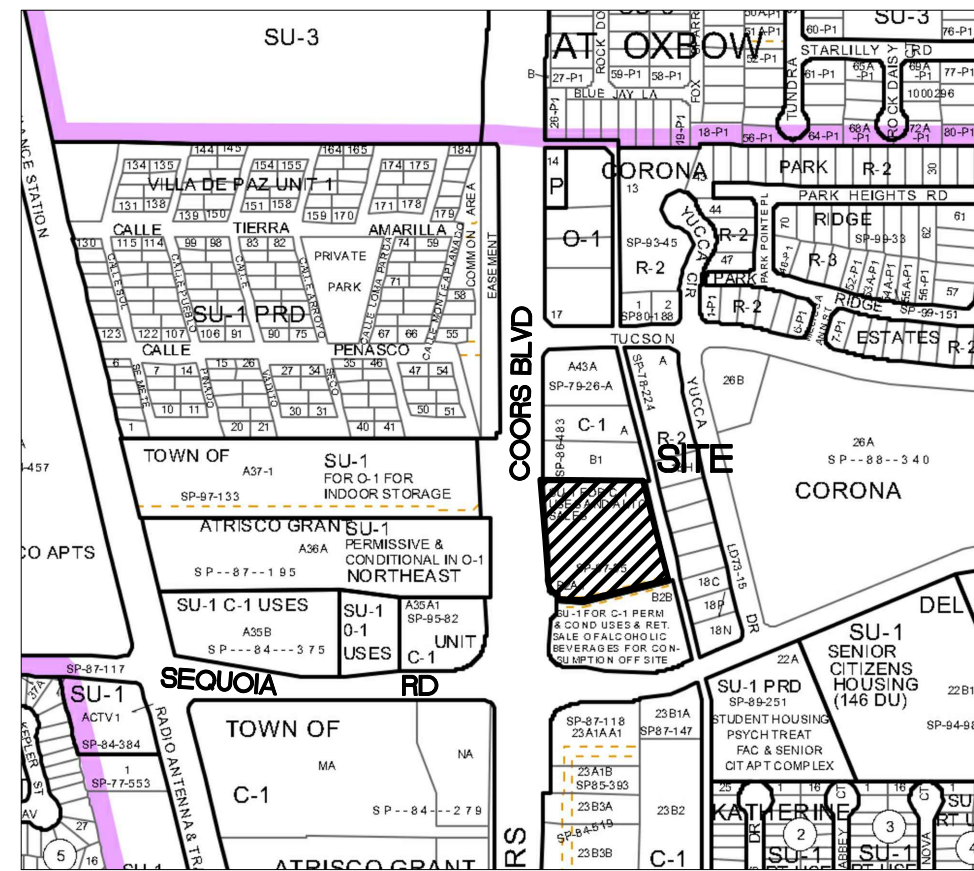
3' Concrete Flume Detail

NTS



FIRM MAP 35001C0327J

Per Firm Map 35001C0327J, dated November 04, 2016, the site is not located in the Floodplain and determined to be outside the 0.2% chance Annual Floodplain.



VICINITY MAP - Zone Map G-11-2

Legal Description: Tract B2A1, Northeast Unit Town of Atrisco Grant

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, MEDIAN, 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.

DRAINAGE MANAGEMENT PLAN

INTRODUCTION

The purpose of this submittal is to provide a final grading plan and drainage management plan for the redevelopment of Tract B2A1, Northeast Unit Town of Atrisco Grant. The site is located at 3500 Coors Blvd NW in Albuquerque, NM. The site contains approximately 1.94 acres. The proposed redevelopment consists of two small building additions to the existing main building, a new +/-2,241 SF car wash building, and minor parking lot adjustments. A new ADA route will be added to the site as well. The existing City Drainage File Number is G11/0038; however, according to the topo survey the site does not drain in accordance with the prior approved plan by D. Mark Goodwin & Associates. For the purpose of this new plan, we are assuming the west half of the site will continue to drain to Coors as-is. The east portion of the site (Basin C-2) will be routed into a new Stormwater Quality Pond.

EXISTING HYDROLOGIC CONDITIONS

Drainage Basins A-1 and A-2 currently drain westward to Coors Blvd. Basin A-1 drains to a curb opening at the west end of the parking lot and into an existing Stormwater Quality Pond that overflows to Coors Blvd. A-2 is an existing landscaped area that drains north and onto the existing Jiffy Lube Property. Basin B-2 drains south in the existing parking lot and onto the Walgreens property, which ultimately drains into a drop inlet in the Walgreens property and then heads east along Sequoia in an existing public storm drain system. Basins C-1 and C-2 both surface drain eastward into the existing alley and then south to Sequoia.

As noted above, the current site does not drain in accordance with the prior approved plan by D. Mark Goodwin & Associates. Reference the calculations table this sheet for approximate flows rates and volumes.

PROPOSED HYDROLOGIC CONDITIONS

This final drainage management plan provides for grading and drainage elements which are capable of safely passing the 100 year storm and improve the current condition of the site. The proposed improvements for the site should not have any negative impacts to facilities downstream. With this submittal, we are requesting approval of the DRB level Site Plan for Building Permit.

CONCLUSION

This final drainage management plan provides for grading and drainage elements which are capable of safely passing the 100 year storm and improve the current condition of the site. The proposed improvements for the site should not have any negative impacts to facilities downstream. With this submittal, we are requesting approval of the DRB level Site Plan for Building Permit.

Pre-Developed Drainage Calculations											
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) ₉₆₀ (CF)	V(100) ₁₄₄₀ (CF)
A-1	28223	0.65	0.0%	0.0%	20.0%	80.0%	4.07	2.64	1.77	4172	4925
A-2	3054	0.07	0.0%	0.0%	90.0%	10.0%	3.02	0.21	1.09	277	287
B-1	26029	0.60	0.0%	0.0%	10.0%	90.0%	4.22	2.52	1.87	4061	4841
C-1	3808	0.09	0.0%	0.0%	18.0%	82.0%	4.10	0.36	1.79	569	673
C-2	23278	0.53	0.0%	0.0%	17.0%	83.0%	4.12	2.20	1.80	3498	4142
TOTAL	84392	1.94						7.93		12577	14869

Post-Developed 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) ₉₆₀ (CF)	V(100) ₁₄₄₀ (CF)
A-1	28223	0.65	0.0%	0.0%	20.0%	80.0%	4.07	2.64	1.77	4172	4925
A-2	3054	0.07	0.0%	0.0%	90.0%	10.0%	3.02	0.21	1.09	277	287
B-1	26029	0.60	0.0%	0.0%	8.0%	92.0%	4.25	2.54	1.89	4103	4901
C-1	3808	0.09	0.0%	0.0%	18.0%	82.0%	4.10	0.36	1.79	569	673
C-2	23278	0.53	0.0%	0.0%	25.0%	75.0%	4.00	2.13	1.73	3346	3928
TOTAL	84392	1.94						7.88		12468	14715

LEGEND

- 27.8 PROP TOP OF GRADE/PVMT ELEVATIONS
- FL27.8 PROP FLOW LINE/GUTTER ELEVATIONS
- TC27.8 PROP TOP OF CURB ELEVATIONS
- TS27.8 PROP TOP OF SIDEWALK ELEVATION
- 515 EXISTING CONTOUR
- 515 PROPOSED CONTOUR
- EXISTING STORM DRAIN

IMPERVIOUS AREA CALCULATIONS

BASIN C-2
TOTAL BASIN AREA: 23,278 SF
PERVIOUS AREA: 5,923 SF (25.4%)
IMPERVIOUS AREA: 17,355 SF (74.6%)
TOTAL REDEVELOPED IMPERVIOUS AREA (NEW BLDGS & PVMT)
IMPERVIOUS AREA: 15,986 SF (74.6%)

FIRST FLUSH CALCULATION

TOTAL REDEVELOPED IMPERVIOUS AREA = 15,986 SF
FIRST FLUSH = 15,986 * 0.26" = 346 CF
TOTAL VOLUME PROVIDED = 2,010 CF



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

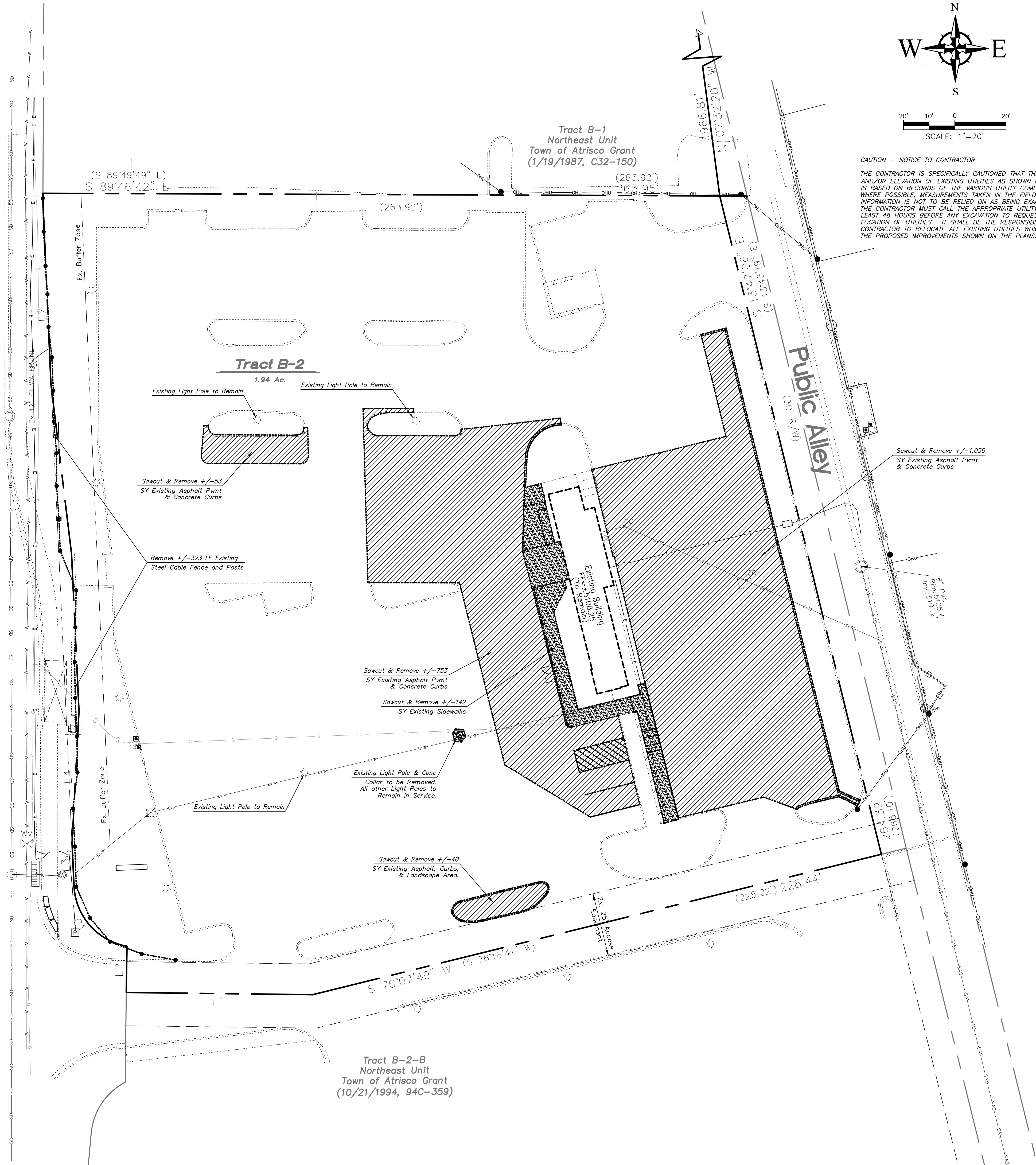
MODULUS ARCHITECTS
100 SUN AVENUE N.E., Ste 305
ALBUQUERQUE, NEW MEXICO 87109
PHONE (505) 338-1499 FAX (505) 338-1498



JEFFREY TODD WOOTEN
NEW MEXICO
16892
REGISTERED PROFESSIONAL ENGINEER
1/29/2019

PROJECT TITLE ENTERPRISE RENT-A-CAR 3500 COORS BLVD NW ALBUQUERQUE, NEW MEXICO 87120	JOB NO. 2018028	DRAWN BY: RC	SHEET TITLE Grading Plan
DATE 1/29/2019	SCALE AS NOTED	SHEET NO. C2.1	OF 1

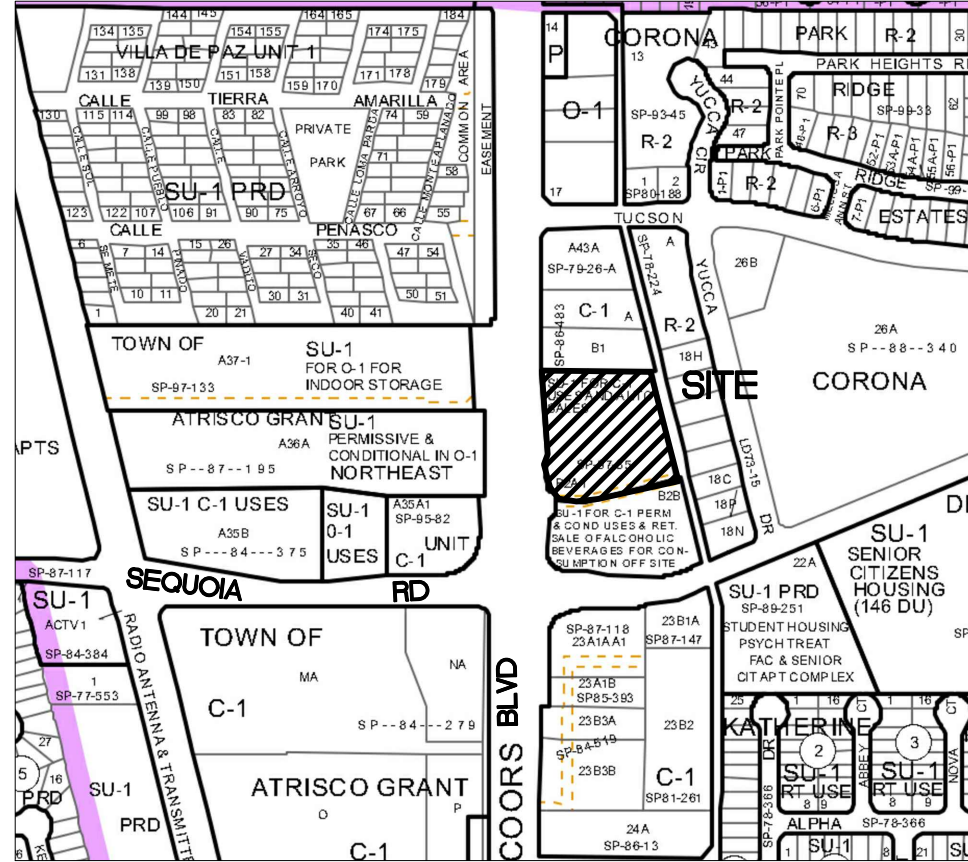
3500 Coors Boulevard NW
(120' R/W)



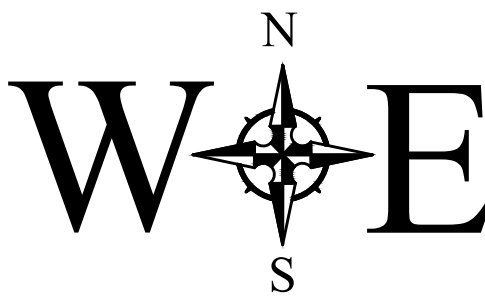
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- LEGEND**
- ASPHALT PAVEMENT TO BE REMOVED
 - CONCRETE PAVEMENT / CURB TO BE REMOVED



VICINITY MAP - Zone Map G-11-Z
Legal Description: Tract B2A1, Northeast Unit Town of Atrisco Grant



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

Professional Engineer
New Mexico
16892
1/29/2019

PROJECT TITLE ENTERPRISE RENT-A-CAR 3500 COOPS BLVD. NW ALBUQUERQUE, NEW MEXICO 87120		JOB NO. 2018028	DRAWN BY: RG	SHEET TITLE Demolition Plan
PROJECT MANAGER JEFF WOOTEN				
DATE: 1/29/2019	SCALE: AS NOTED		Sheet: C3.1 of 1	

REV	DATE	BY	REVISION
1			
2			
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