

CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director



Mayor Timothy M. Keller

April 30, 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
Request for Certificate of Occupancy – Permanent
Hydrology Final Inspection - Approved
Grading Plan Stamp Date: 1/29/19 (G11D038)
Certification Dated: 4/29/19**

Dear Mr. Wooten:

PO Box 1293

Based on the submittal received on 4/29/19, the Engineer's Certification is approved in support of Permanent Certificate of Occupancy by Hydrology.

Albuquerque

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

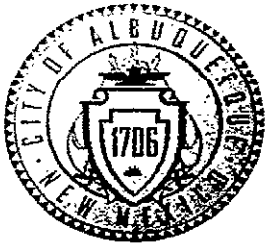
NM 87103

Sincerely,

www.cabq.gov

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

C: Email Fox, Debi; Tena, Victoria; Sandoval, Darlene; Costilla, Michelle



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11-2018)

Project Title: Enterprise Rent-A-Car Building Permit #: _____ Hydrology File #: G11/D038

DRB#: _____ EPC#: _____ Work Order#: _____

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

City Address: 350 Coors Blvd NW

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:

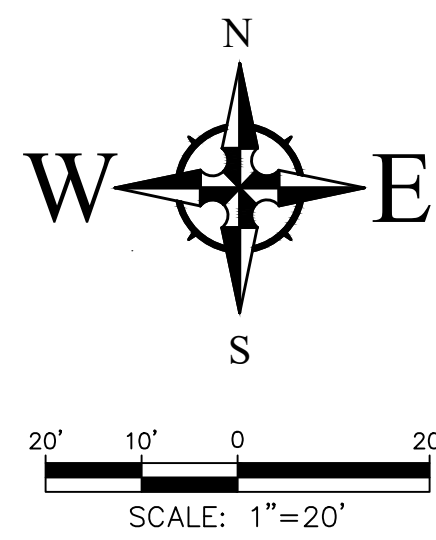
- BUILDING PERMIT APPROVAL
- CERTIFICATE OF OCCUPANCY
- PRELIMINARY PLAT APPROVAL
- SITE PLAN FOR SUB'D APPROVAL
- SITE PLAN FOR BLDG. PERMIT APPROVAL
- FINAL PLAT APPROVAL
- SIA/ RELEASE OF FINANCIAL GUARANTEE
- FOUNDATION PERMIT APPROVAL
- GRADING PERMIT APPROVAL
- SO-19 APPROVAL
- PAVING PERMIT APPROVAL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

DATE SUBMITTED: April 29, 2019 By: Jeffrey T. Wooten, P.E.

COA STAFF: _____

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



DRAINAGE CERTIFICATION

I, JEFFREY T. WOOTEN, NMPE 16892, OF THE FIRM WOOTEN ENGINEERING, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 1/29/2019. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY WILL PLOTNER JR., NMPS 14271, OF THE FIRM CARTESIAN SURVEYS INC. I FURTHER CERTIFY THAT I PERSONALLY VISITED THE PROJECT SITE ON 4/26/2019 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR PERMANENT CERTIFICATE OF OCCUPANCY (PERMANENT C.O.).

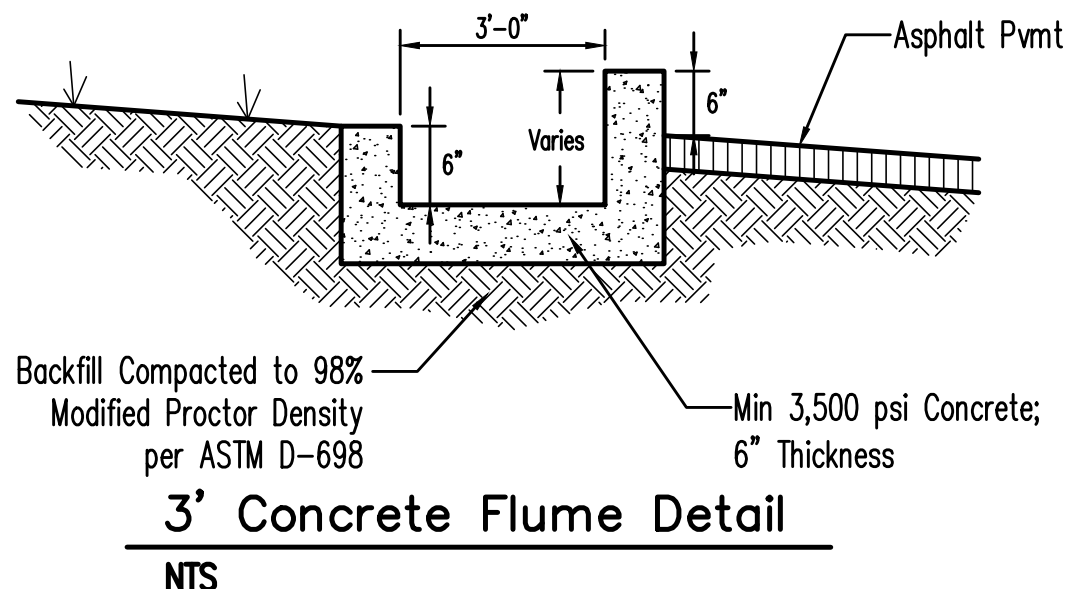
THE RECORD INFORMATION (CLOUDED) PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.



JEFFREY T. WOOTEN, NMPE 16892

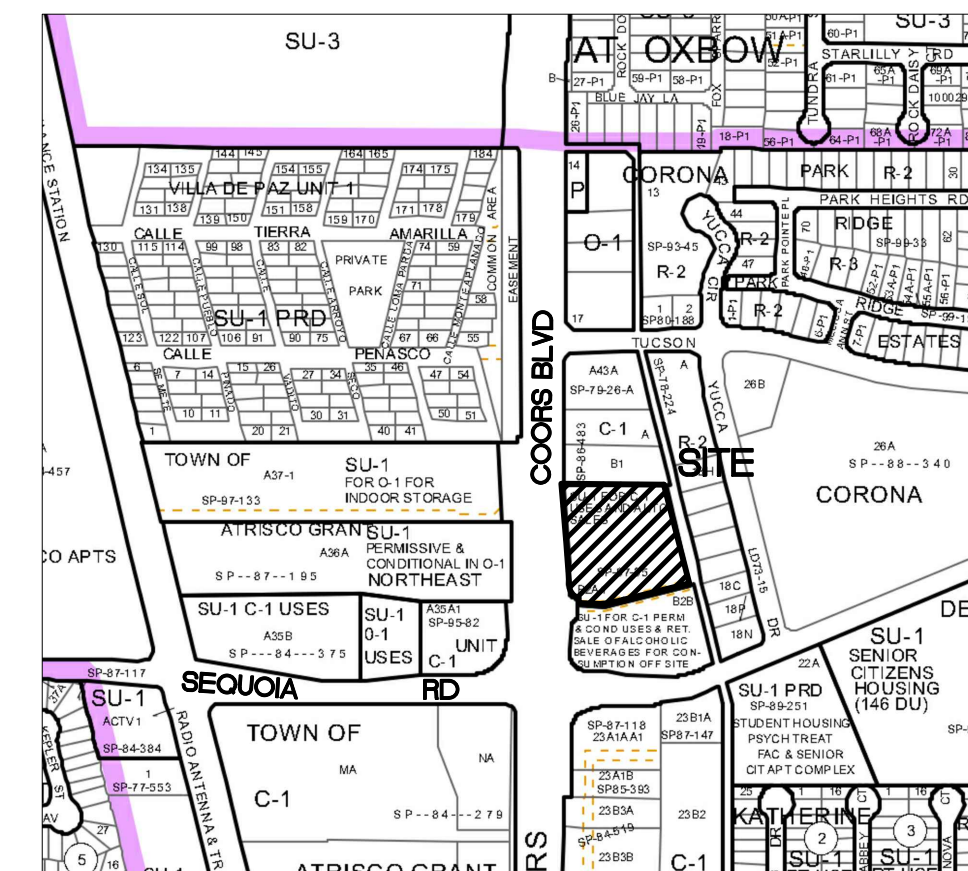
CAUTION - NOTICE TO CONTRACTOR

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.



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-Z

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 "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.

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 011/0038; 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 into 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.

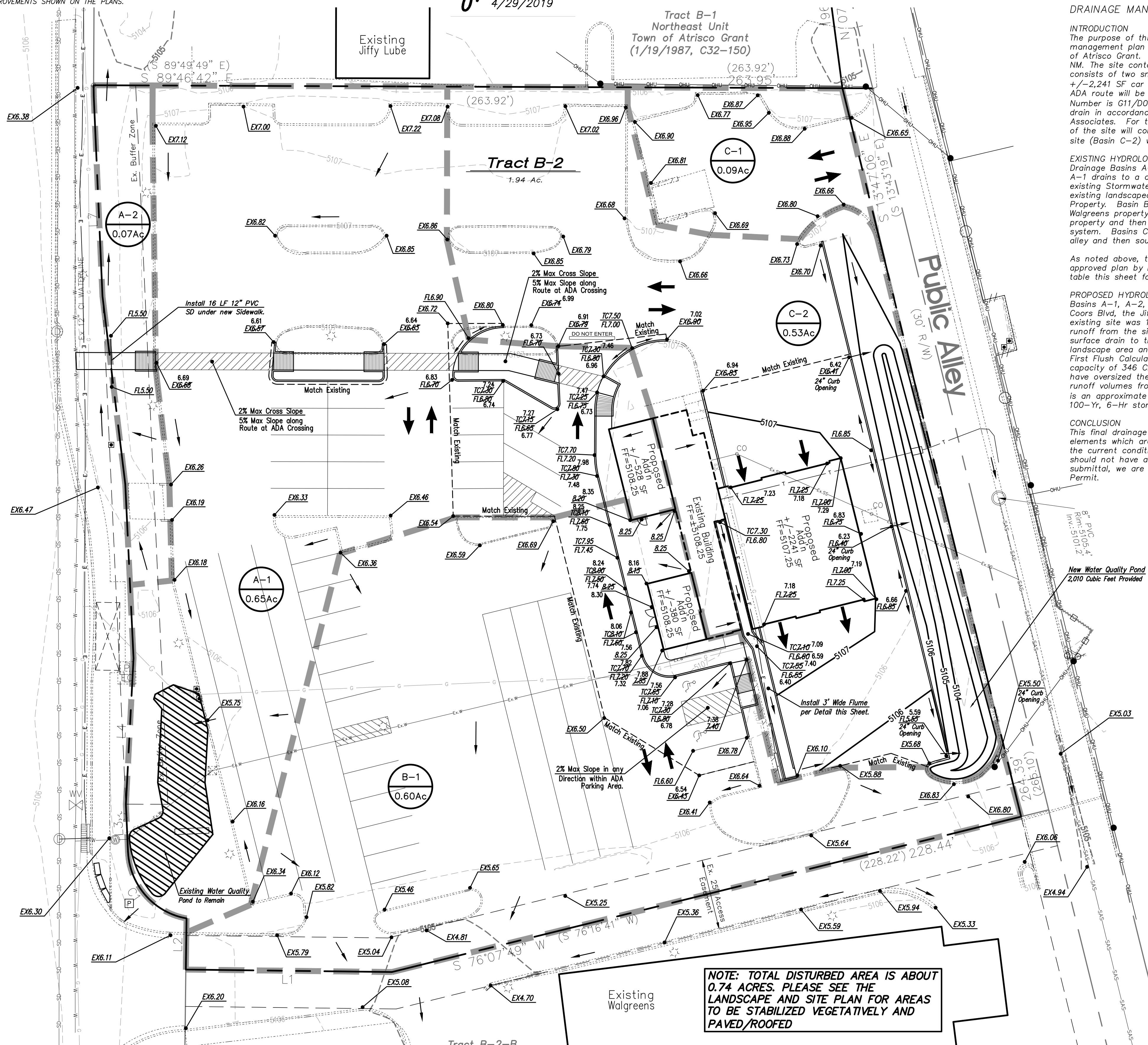
As noted above, the current site does not drain in accordance with the prior approved plan by D. Mark Goodwin & Associates. Reference the calculations table this sheet for approximate flow rates and volumes.

PROPOSED HYDROLOGIC CONDITIONS

Basins A-1, A-2, and B-1 will continue to drain in their current condition to Coors Blvd, the Jiffy Lube, and the Walgreens site respectively. Since the existing site was 100 percent developed, there will not be any increase in runoff from the site. Basin C-1 will not be improved and will continue to surface drain to the existing Alley. Basin C-2 will be routed into an enlarged landscape area and will consist of a new Stormwater Quality Pond per the First Flush Calculations Table this sheet. This pond is required to have a capacity of 346 CF to capture the redeveloped impervious areas; however, we have oversized the pond to have a capacity of 2,010 CF. If we compare runoff volumes from the existing conditions to the proposed conditions, there is an approximate reduction of 2,119 CF (including the SWQ Pond) during the 100-Yr, 6-Hr storm.

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) ₉₀₀ (CF)	V(100) ₁₄₄₀ (CF)	V(100) _{10day} (CF)
			A	B	C	D						
A-1	28223	0.65	0.0%	0.0%	0.0%	20.0%	80.0%	4.07	2.64	4172	4925	7183
A-2	3054	0.07	0.0%	0.0%	0.0%	90.0%	10.0%	3.02	0.21	1.09	277	318
B-1	26029	0.60	0.0%	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%	0.0%	18.0%	82.0%	4.10	0.36	1.79	569	673
C-2	23278	0.53	0.0%	0.0%	0.0%	17.0%	83.0%	4.12	2.20	1.80	3498	4142
TOTAL	84392	1.94						7.93		12577	14869	21744

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) ₉₀₀ (CF)	V(100) ₁₄₄₀ (CF)	V(100) _{10day} (CF)
			A	B	C	D						
A-1	28223	0.65	0.0%	0.0%	20.0%	80.0%	4.07	2.64	1.77	4172	4925	7183
A-2	3054	0.07	0.0%	0.0%	0.0%	90.0%	10.0%	3.02	0.21	1.09	277	318
B-1	26029	0.60	0.0%	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%	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	5674
TOTAL	84392	1.94						7.88		12468	14715	21456

- LEGEND**
- ← FLOW ARROW
 - 27.8 PROP TOP OF GRADE/PWMT 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 & PWMT)

IMPERVIOUS AREA: 15,986 SF (74.6%)

FIRST FLUSH CALCULATION

TOTAL REDEVELOPED IMPERVIOUS AREA = 15,986 SF

FIRST FLUSH = 15,986 * 0.26" / 12 = 346 CF

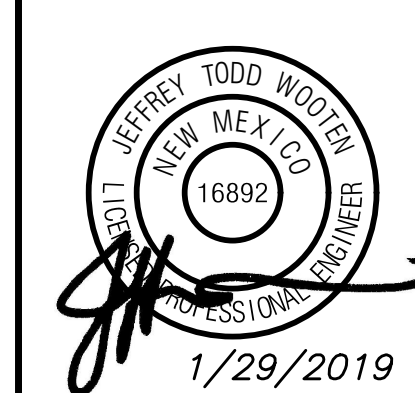
TOTAL VOLUME PROVIDED = 2,010 CF

NOTE: TOTAL DISTURBED AREA IS ABOUT 0.74 ACRES. PLEASE SEE THE LANDSCAPE AND SITE PLAN FOR AREAS TO BE STABILIZED VEGETATIVELY AND PAVED/ROOFED

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			

MODULUS ARCHITECTS

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



PROJECT TITLE: ENTERPRISE RENT-A-CAR
3500 COORS BLVD NW
ALBUQUERQUE, NEW MEXICO 87120

PROJECT MANAGER: JEFF WOOTEN
JOB NO.: 2018028

DRAWN BY: RC
SHEET TITLE: Grading Plan

DATE: 1/29/2019
SCALE: AS NOTED

SHEET NO.: C2.1
OF: 1

Wooten Engineering

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