

CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director



Mayor Timothy M. Keller

January 17, 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
Conceptual Grading and Drainage Plan
Engineer's Stamp Date: 1/11/19
Hydrology File: G11D038

Dear Mr. Wooten:

PO Box 1293

Based on the submittal received on 1/11/19, the Conceptual Grading and Drainage Plan is approved for Site Plan for Building Permit. Based on the information provided, Hydrology does not anticipate drainage infrastructure on this project.

Albuquerque

Prior to Building Permit (For Information):

NM 87103

1. Remove all "Conceptual" markings.
2. Quantify the area of redeveloped impervious (repaving and the building addition) and the area of disturbance.
3. Calculate the Storm Water Quality Volume (SWQV) requirement, based on the redeveloped impervious area. Demonstrate that the new stormwater pond will capture the equivalent stormwater quality volume from impervious areas.
4. If the disturbed area will exceed 1 acre, this project will require an ESC Plan, submitted to the Stormwater Quality Engineer (Curtis Cherne PE, ccherne@cabq.gov or 924-3420).

www.cabq.gov

Prior to Certificate of Occupancy (For Information):

5. Engineer's Certification, per the DPM Chapter 22.7: *Engineer's Certification Checklist For Non-Subdivision* is required.
6. 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

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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.

7. If Infrastructure is required by the DRB, City acceptance and close-out of the public Work Order will be required, unless a financial guarantee has been posted.

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

Sincerely,

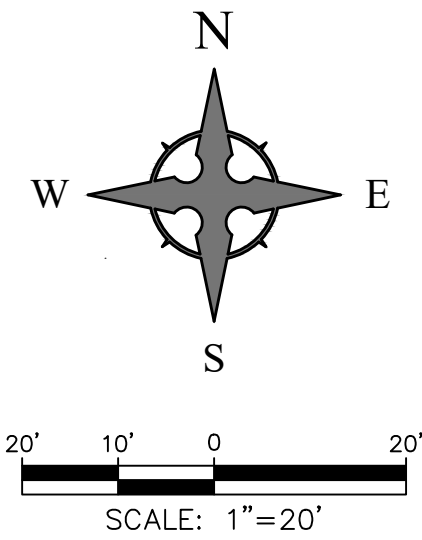
Dana Peterson, P.E.
Senior Engineer, Planning Dept.
Development Review Services

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



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.

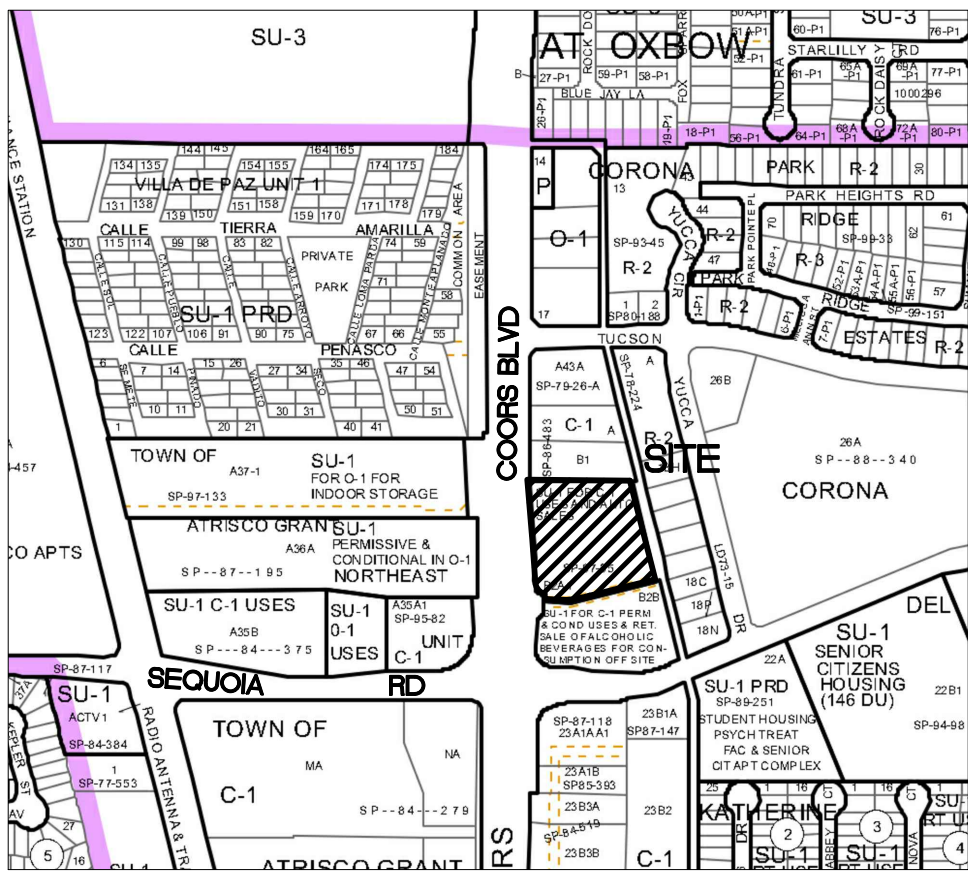
LEGEND

- FLOW ARROW
- 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



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 "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 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 flows 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 376 CF; 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) (CF)	WTE (inches)	V(100)360 (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) (CF)	WTE (inches)	V(100)360 (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

IMPERVIOUS AREA CALCULATIONS (BASIN C-2 ONLY)

PROPOSED BASIN CONDITIONS
TOTAL BASIN AREA: 23,278 SF
PIERVIOUS AREA: 5,923 SF (25.4%)
IMPERVIOUS AREA: 17,355 SF (74.6%)

FIRST FLUSH CALCULATION
TOTAL IMPERVIOUS AREA = 17,355 SF
FIRST FLUSH = 17,355 * 0.26" / 12 = 376 CF
TOTAL VOLUME PROVIDED = 2,010 CF

Preliminary
Not For
Construction

Wooten Engineering
1005 21st St SE, Suite 13
Rio Rancho, N.M. 87124
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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



JEFFREY TODD WOOTEN
NEW MEXICO
16892
REGISTERED ENGINEER
1/11/2019

PROJECT TITLE
ENTERPRISE RENT-A-CAR
3500 COORS BLVD NW
ALBUQUERQUE, NEW MEXICO 87120
JOB NO.
2018028
PROJECT MANAGER
JEFF WOOTEN
DRAWN BY
CW
SHEET TITLE
Grading Plan

DATE
1/8/2019
SCALE
AS NOTED
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of
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