

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

February 29, 2024

Jeffrey T. Wooten, P.E.
Wooten Engineering
PO Box 15814
Rio Rancho, NM 87174

RE: Dunkin at 3520 Menaul Blvd NE
Grading and Drainage Plans
Engineer's Stamp Date: 02/20/24
Hydrology File: H16D122

Dear Mr. Wooten:

Based upon the information provided in your submittal received 02/21/2024, the Grading & Drainage Plans are approved for Building Permit, Grading Permit and SO-19 Permit. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

PO Box 1293

PRIOR TO CERTIFICATE OF OCCUPANCY:

Albuquerque

NM 87103

www.cabq.gov

1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.
2. Please provide the executed paper Drainage Covenant (latest revision) printed on one-side only with Exhibit A and a check for **\$25.00** made out to "**Bernalillo County**" for the stormwater quality pond per Article 6-15(C) of the DPM to Hydrology for review at Plaza de Sol.

As a reminder, 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.

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

Sincerely,

Renée C. Brissette

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 (DTIS)

Project Title: Dunkin Restaurant Hydrology File # _____

Legal Description: Parcel B-1, Joseph Reay Tract

City Address, UPC, OR Parcel: 3520 Menaul Blvd NE (UPC 101605951625241721)

Applicant/Agent: Wooten Engineering - Agent Contact: Jeffrey T. Wooten, P.E.

Address: PO Box 15814, Rio Rancho, NM 87174 Phone: 505-980-3560

Email: jeffwooten.pe@gmail.com

Applicant/Owner: _____ Contact: _____

Address: _____ Phone: _____

Email: _____

(Please note that a DFT SITE is one that needs Site Plan Approval & ADMIN SITE is one that does not need it.)

TYPE OF DEVELOPMENT: ☐ PLAT (#of lots) _____ ☐ RESIDENCE
☐ DFT SITE ☒ ADMIN SITE

RE-SUBMITTAL: ☐ YES ☒ NO

DEPARTMENT: ☐ TRANSPORTATION ☒ HYDROLOGY/DRAINAGE

Check all that apply under Both the Type of Submittal and the Type of Approval Sought:

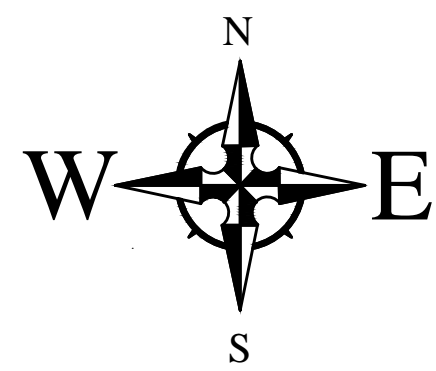
TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G&D PLAN
- ☒ GRADING & DRAINAGE PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL) ADMINISTRATIVE
- ☐ TRAFFIC CIRCULATION LAYOUT FOR DFT APPROVAL
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY) _____

TYPE OF APPROVAL SOUGHT:

- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ CONCEPTUAL TCL DFT APPROVAL
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SITE PLAN FOR BLDG PERMIT DFT 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
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: February 20, 2024

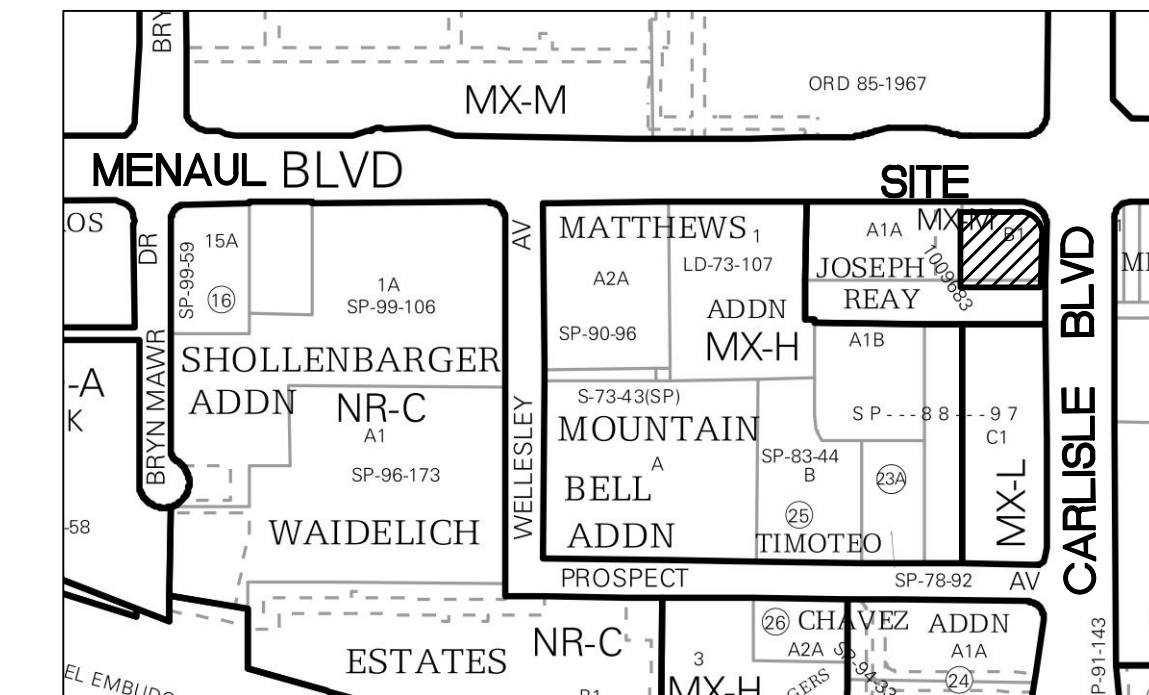
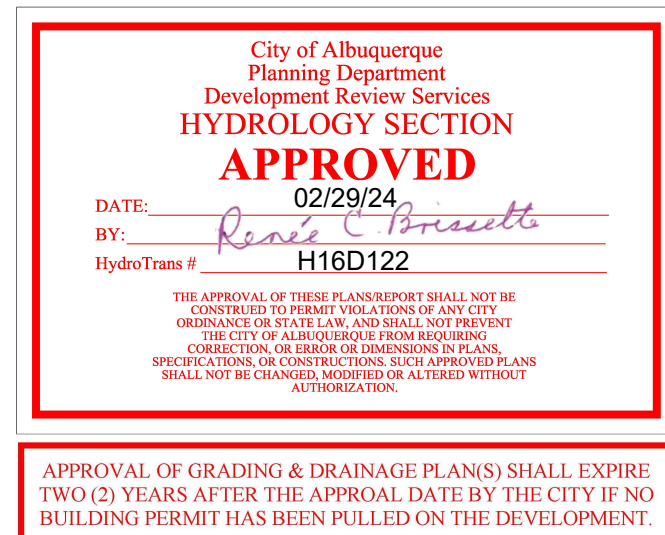


SCALE: 1"=10'

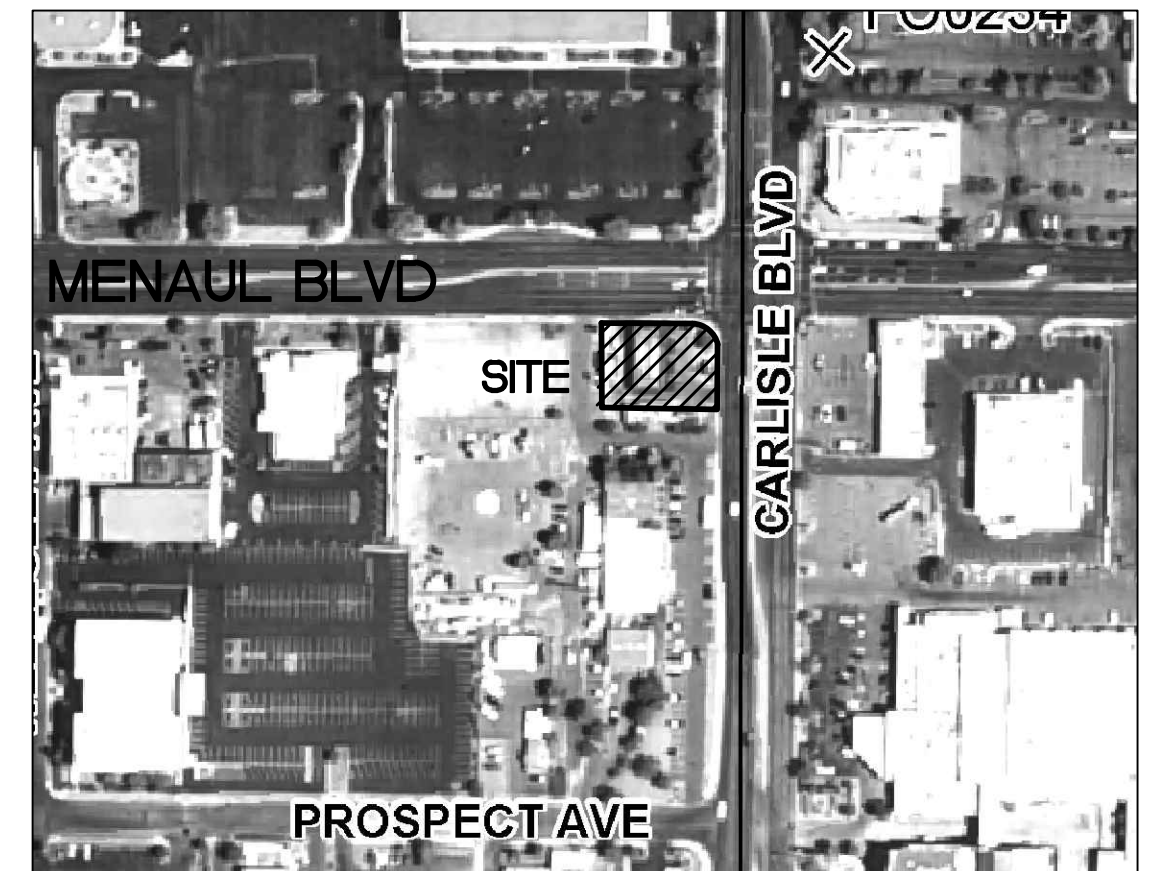
Menaul Blvd NE

LEGEND

- FLOW ARROW
- PROPOSED TOP OF GRADE/PVMT ELEVATIONS
- PROPOSED FLOW LINE/GUTTER ELEVATIONS
- PROPOSED TOP OF CURB ELEVATIONS
- PROPOSED TOP OF GRATE ELEVATION
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING STORM DRAIN
- FLOW LINE
- RIDGE LINE



VICINITY MAP - Zone Atlas H-1-Z
LEGAL DESCRIPTION: PARCEL "B-1" OF JOSEPH REAY TRACT, ALBUQUERQUE, NEW MEXICO, AS SHOWN ON SAID PLAT FILED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON JULY 26, 1988, IN VOLUME C37, FOLIO 16.



FIRM MAP 35001C0351H
Per FIRM Map 35001C0351H, dated August 16, 2012, the site is not located in the 'Zone X Floodplain' and determined to be within the 0.2% chance Annual Floodplain area with depths of less than 1 foot.

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.

Private Drainage Facilities within City Right-of-Way Notice to Contractor (Special Order 19 ~ "SO-19")

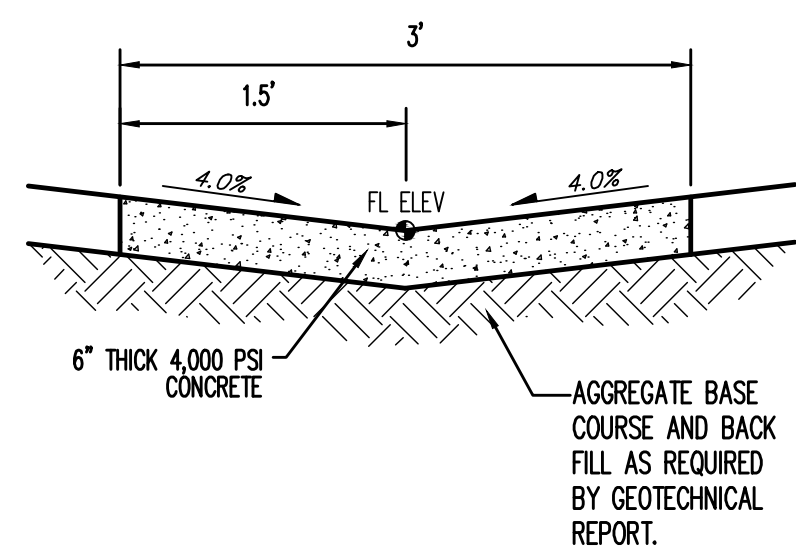
- Build sidewalk culvert per COA STD DWG 2236. Work is permitted and inspected by DMD Construction Services Division.
- An excavation permit will be required before beginning any work within City Right-Of-Way.
- All work on this project shall be performed in accordance with applicable federal, state and local laws, rules and regulations concerning construction safety and health.
- Prior to any excavation, the contractor must contact **New Mexico One Call**, dial "811" [or (505) 260-1990] for the location of existing utilities.
- Prior to construction, the contractor shall excavate and verify the locations of all obstructions. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay.
- Backfill compaction shall be 95%.
- Maintenance of the facility shall be the responsibility of the owner of the property being served.
- Work on arterial streets may be required on a 24-hour basis.
- For excavation and barricading inspections, contact DMD Construction Services Division.

GRADING NOTES

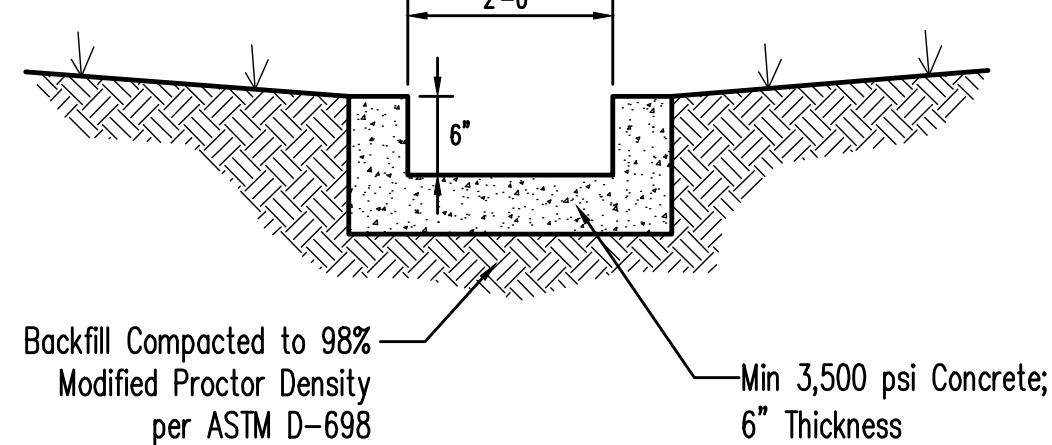
- EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
- THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
- ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, 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.

GRADING NOTES (CONT)

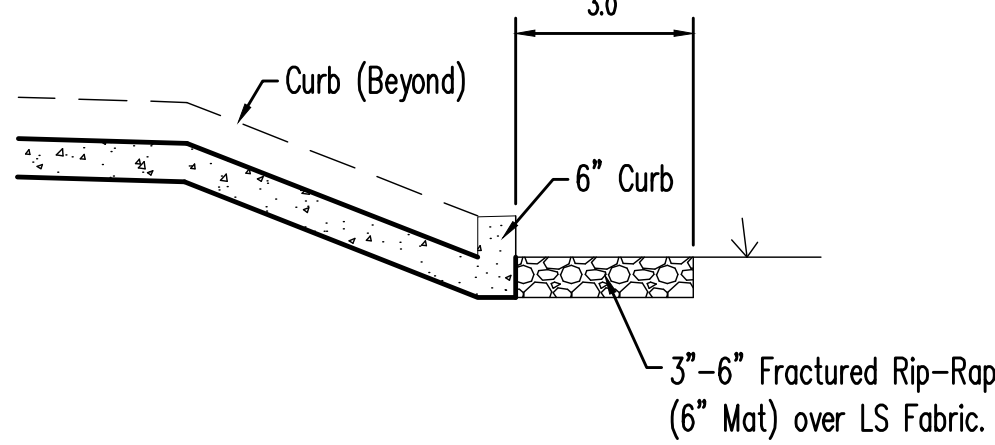
- A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL 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



2' Concrete Flume Detail
NTS

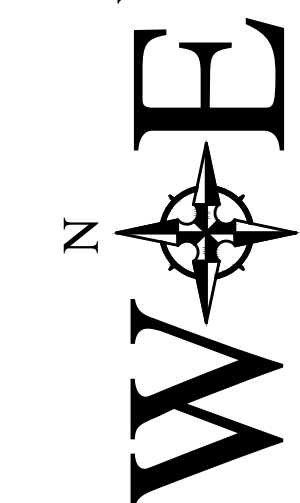


Typical Flume Cross Section
NTS

Carlisle Blvd NE



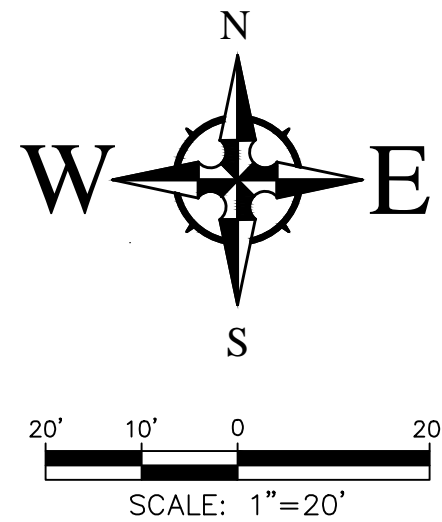
Wooten Engineering
PO Box 15814
Rio Rancho, N.M. 87174
Phone: (505) 980-3560



dunkin' brands™
3520 Menaul Blvd NE
Albuquerque, NM 87107

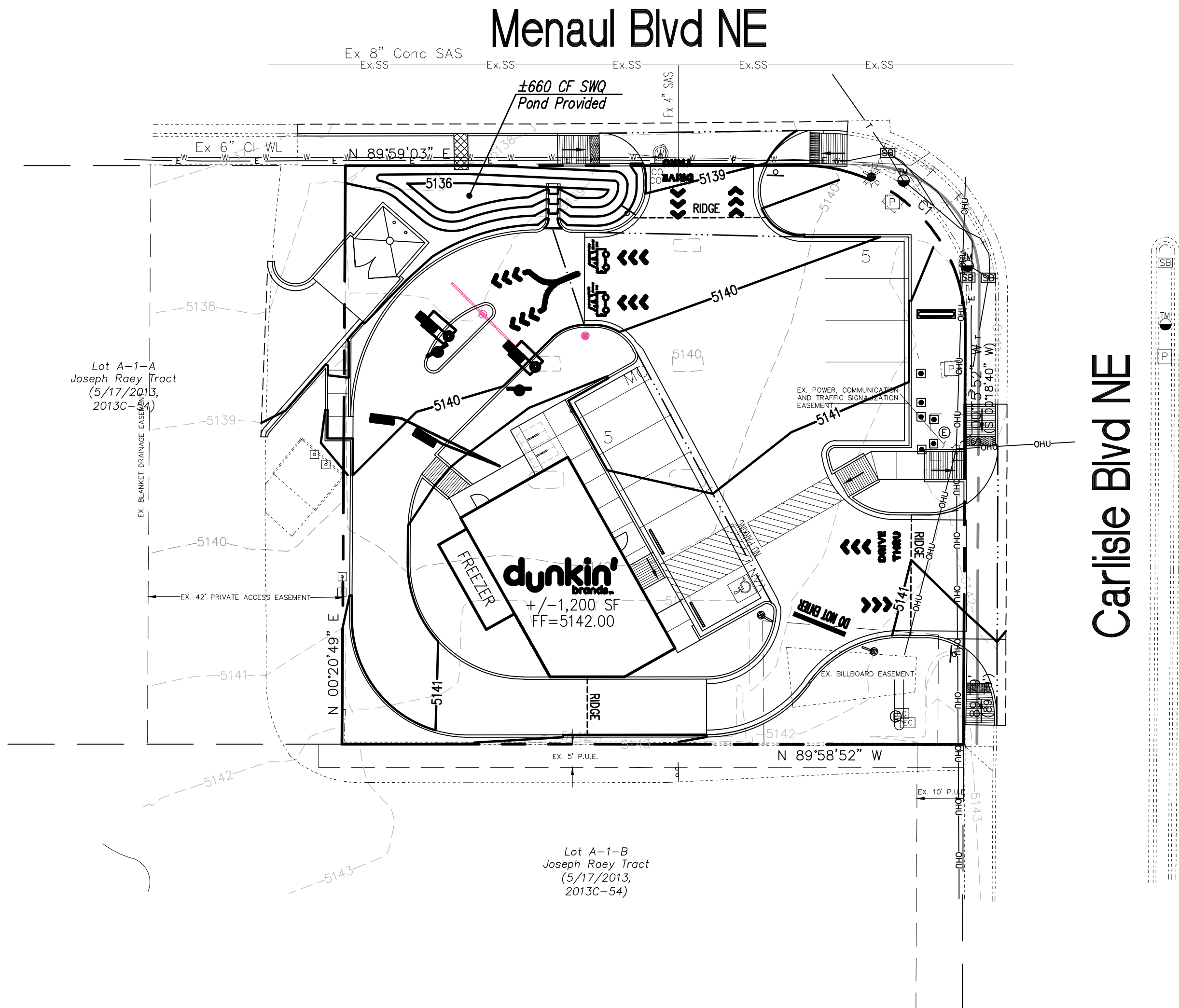
GRADING
PLAN

C200



		Existing Drainage Calculations											
This table is based on the COA DPM Chapter 6.2 (A), Zone: 2													
BASIN	Area	Land Treatment Percentages (%)				Weighted C	Tc	I (100)	Q(100)	Q(100)	WTE	V(100) ₂₄₀	V(100) _{today}
	(AC.)	A	B	C	D		(min)	(in/hr)	(cfs/ac.)	(CFS)	(inches)	(CF)	(CF)
A-1	0.38	0.0	0.0	10.0	90.0	0.87	12.00	4.21	3.68	1.39	2.20	3021	4999
TOTAL	0.38									1.39		3021	4999

		Proposed Drainage Calculations											
Ultimate Development Conditions Basin Data Table													
This table is based on the COA DPM Chapter 6.2(A), Zone: 2													
BASIN	Area	Land Treatment Percentages (%)				Weighted C	Tc	I (100)	Q(100)	Q(100)	WTE	V(100) ₂₄₀	V(100) _{today}
	(AC.)	A	B	C	D		(min)	(in/hr)	(cfs/ac.)	(CFS)	(inches)	(CF)	(CF)
A-1	0.38	0.0	0.0	26.8	73.2	0.83	12.00	3.99	3.31	1.26	1.98	2733	4349
TOTAL	0.38									1.26		2733	4349

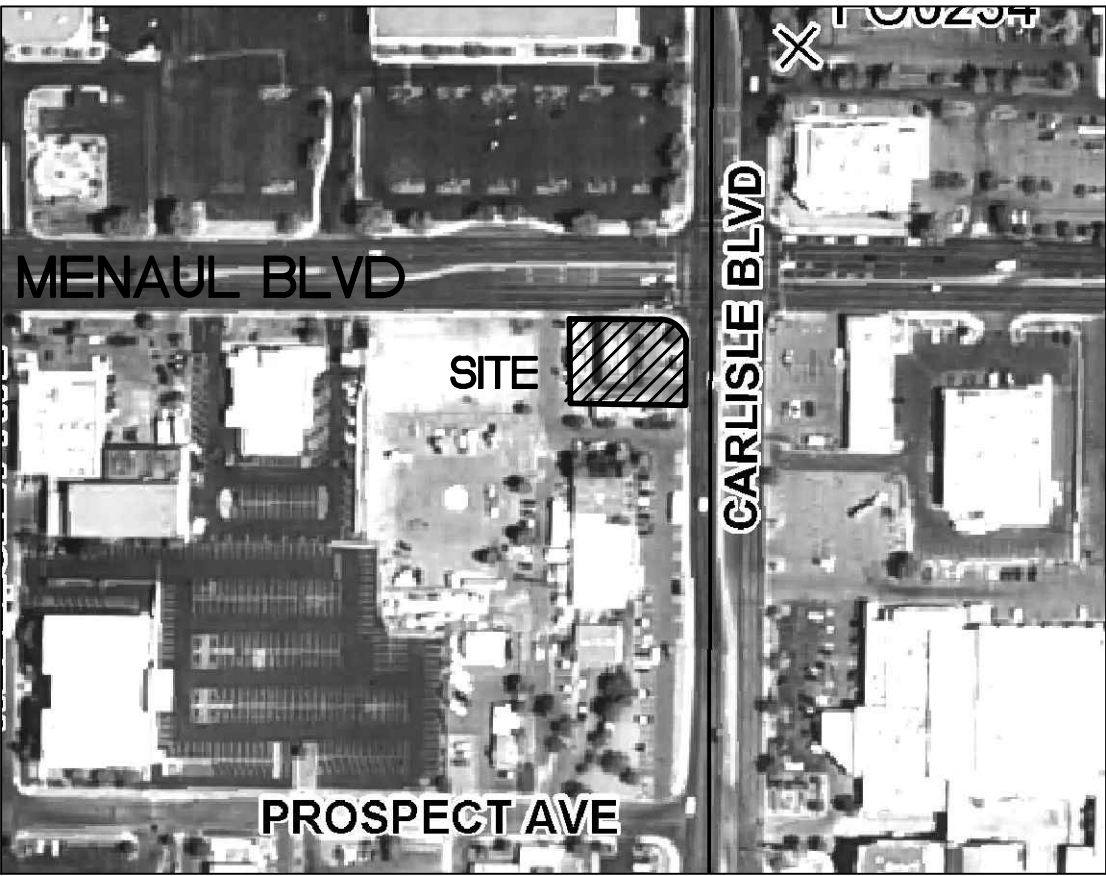


LEGEND

- FLOW ARROW
- 515 EXISTING CONTOUR
- 515 PROPOSED CONTOUR
- EXISTING STORM DRAIN
- FLOW LINE
- RIDGE LINE

IMPERVIOUS AREA & SWQ POND CALCULATIONS

BASIN 'A' (SITE)
TOTAL BASIN AREA: 16,480 SF
PERVIOUS AREA (26.8%): 4,418 SF
IMPERVIOUS AREA (73.2%): 12,062 SF
WATER QUALITY POND CALCULATION
TOTAL IMPERVIOUS AREA = 12,062 SF
FIRST FLUSH = 12,062 * 0.26" / 12 = 261 CF
TOTAL VOLUME PROVIDED = 660 CF



FIRM MAP 35001C0351H
Per FIRM Map 35001C0351H, dated August 16, 2012, the site is not located in the 'Zone X Floodplain' and determined to be within the 0.2% chance Annual Floodplain area with depths of less than 1 foot.

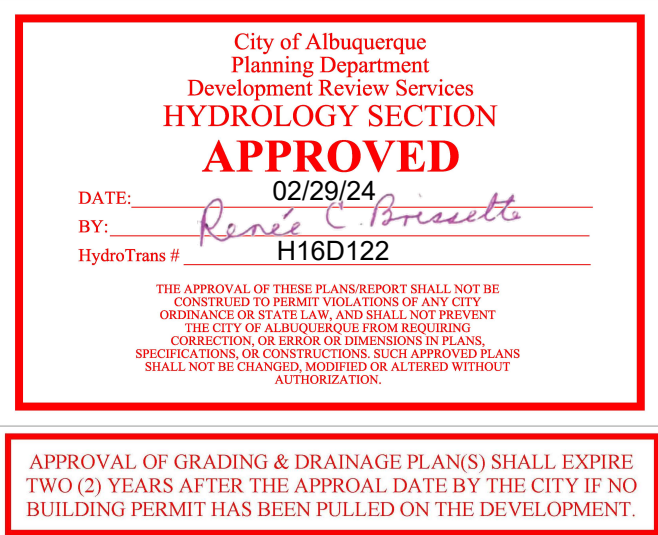
DRAINAGE MANAGEMENT PLAN

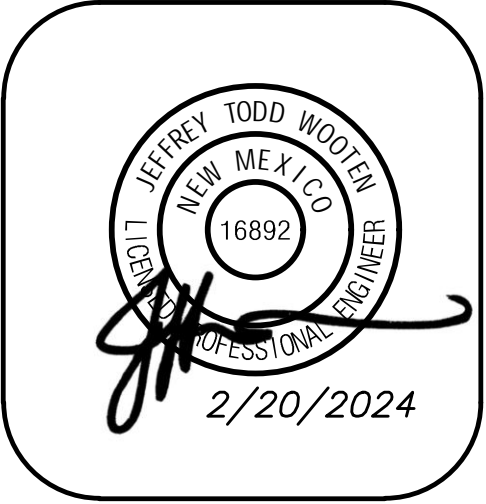
INTRODUCTION
The purpose of this submittal is to provide a Grading Plan for Building Permit approval. The subject site is located at 3520 Menaul Blvd NE in Albuquerque, NM. The legal description of the property is Parcel 1 of Joseph Reay Tract. The overall development contains approximately 0.38 acres. The site is currently one lot and developed as a Gas Station. The Gas Station will be razed to make way for the proposed Dunkin' facility.

EXISTING HYDROLOGIC CONDITIONS
The site currently drains from southeast to northwest and into Menaul Blvd via Free Discharge. Reference the Drainage Calculations Table. There are no offsite flows entering the site.

PROPOSED HYDROLOGIC CONDITIONS
The site will continue to drain from southeast to northwest and into Menaul Blvd; however, we are proposing a new Stormwater Quality Pond per DPM requirements. The discharge from the site is being reduced due to the increase in landscaped areas. Reference the Calculations this sheet.

CONCLUSION
This drainage management plan conforms to the DPM and and reduces the runoff from the site. With this submittal, we are requesting Grading and Building Permit approvals.





Wooten Engineering
PO Box 15814
Rio Rancho, N.M. 87174
Phone: (505) 980-3560

3520 Menaul Blvd NE
Albuquerque, NM 87107

DRAINAGE
MANAGEMENT
PLAN

C201