CITY OF ALBUQUERQUE

Planning Department
Suzanne Lubar, Director



March 7, 2016

Jeff Wooten, P.E. Wooten Engineering 3708 Saint Andrews SE Rio Rancho, New Mexico 87124

RE: Dunkin Donuts

2301 Juan Tabo Blvd. NE Grading and Drainage Plan Engineers Stamp Date 3/1/16 (H21D051)

Dear Mr. Wooten,

PO Box 1293

New Mexico 87103

www.cabq.gov

Based upon the information provided in your submittal received 2/29/16, this plan is acceptable for Grading Permit and Building Permit and SO-19.

Please attach a copy of this approved plan dated 3/1/16 to the construction sets in the permitting process prior to sign-off by Hydrology

Albuquerque permitting process prior to sign-off by Hydrology.

Contact Jason Rodriguez at 235-8016 to schedule an inspection for the side walk culvert. A separate Excavation/Barricading Permit is required for SO-19 construction within City ROW.

A copy of this approval letter must be on hand when applying for the permit.

Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

be required.

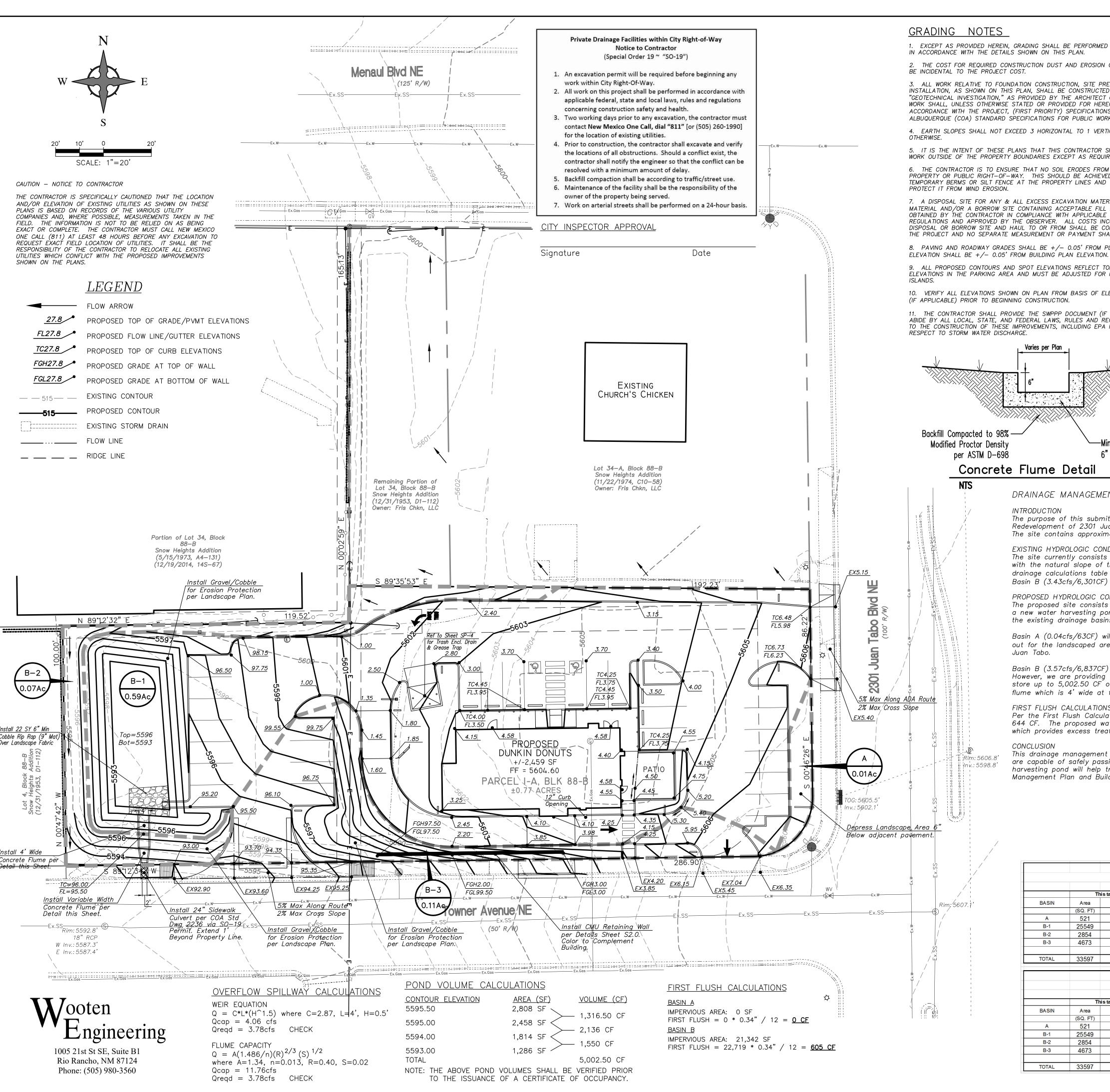
If you have any questions, please contact me at 924-3695 or Rudy Rael at 924-3977.

Abiel Carrillo, P.E.

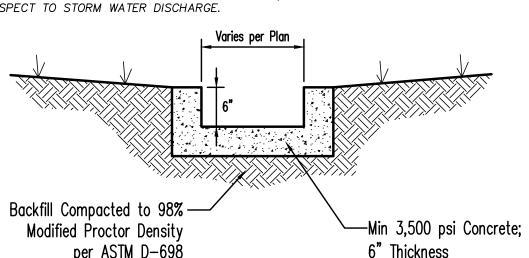
Principal Engineer, Hydrology

Planning Department

RR/AC C: File



- I. 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
- 3. 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).
- 4. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN
- 5. 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.
- 6. 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
- 7. 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.
- 8. PAVING AND ROADWAY GRADES SHALL BE +/- 0.05' FROM PLAN ELEVATIONS. PAD
- 9. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR PAVEMENT, MEDIANS, AND
- 10. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION (IF APPLICABLE) PRIOR TO BEGINNING CONSTRUCTION.
- 11. 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



DRAINAGE MANAGEMENT PLAN

The purpose of this submittal is to provide a final grading plan and drainage management plan for the Redevelopment of 2301 Juan Tabo Blvd NE, located near the SWC of Juan Tabo and Menaul NW in Albuquerque, NM. The site contains approximately 0.77 acres.

EXISTING HYDROLOGIC CONDITIONS

The site currently consists of an existing office building and parking lot which drains via sheet flow from east to west with the natural slope of the foothills. There are three distinct drainage basins as shown on the plan and per the drainage calculations table this sheet. Basin A (0.06cfs/111CF) is a very small basin that drains to Juan Tabo. Basin B (3.43cfs/6,301CF) drains toward adjacent properties to the west and south into Towner Ave NE.

PROPOSED HYDROLOGIC CONDITIONS

The proposed site consists of a new Dunkin Donuts building with associated parking, drive—thru lane, landscaping, and a new water harvesting pond. The site will continue to drain via sheet flow from east to west in conformance with the existing drainage basins and per the drainage calculations table this sheet.

Basin A (0.04cfs/63CF) will provide a reduction of 0.02 cfs (48CF) due to increased pervious area. We are calling out for the landscaped area to be depressed 6" below adjacent pavement so that there will be no direct runoff into

Basin B (3.57cfs/6,837CF) shows an increase of 0.14cfs (536CF) which is a minimal increase and could be ignored. However, we are providing a new water harvesting basin near the southwest corner of the site which will collect and store up to 5,002.50 CF of stormwater. The overflow discharge from the pond will be via a variable width concrete flume which is 4' wide at the weir along the top of the embankment and will discharge into Towner Ave.

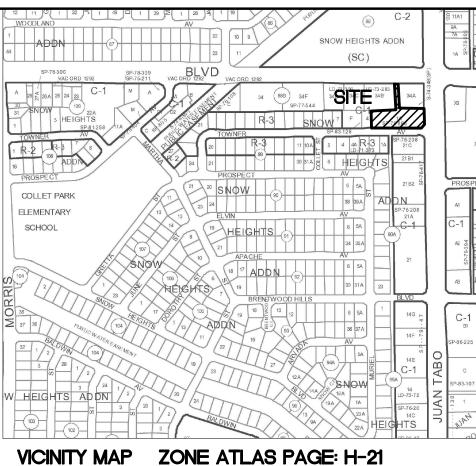
FIRST FLUSH CALCULATIONS

Per the First Flush Calculations on this sheet, the total First Flush Volume required to be collected for Basin B is 644 CF. The proposed water harvesting pond within Basin B has a capacity of 3,686 CF per calculations this sheet which provides excess treatment within this basin.

CONCLUSION

This drainage management plan provides for grading and drainage elements which do not burden downstream systems; are capable of safely passing the 100 year storm, and meet city requirements. In addition, the proposed water harvesting pond will help treat stormwater runoff per the DPM. With this submittal, we are requesting Drainage Management Plan and Building Permit approval.

	This	table is based or	the COA DP	M Section	22.2, Z one:	4						
BASIN	Area	Area	Land Treatment Percentages			Q(100)	Q(100)	WTE	V(100) ₃₆₀	V(100) ₁₄₄₀	V(100) _{10da}	
	(SQ. FT)	(AC.)	Α	В	С	D	(cfs/ac.)	(CFS)	(inches)	(CF)	(CF)	(CF)
Α	521	0.01	0.0%	0.0%	30.0%	70.0%	4.79	0.06	2.29	99	111	148
B-1	25549	0.59	0.0%	0.0%	38.0%	62.0%	4.67	2.74	2.19	4666	5194	6778
B-2	2854	0.07	0.0%	0.0%	90.0%	10.0%	3.88	0.25	1.58	375	385	413
B-3	4673	0.11	0.0%	0.0%	75.0%	25.0%	4.11	0.44	1.76	683	722	839
TOTAL	33597	0.77						3.49		5824	6413	8179
		Prop	osed Du	nkin Do	onuts D	rainage	e Calcul	ations				
		Proj			onuts D			ations				
	This	Prop	Ultimate	Developme	ent Conditio	ons Basin L		ations				
BASIN	This Area	•	Ultimate the COA DP	Developme M Section	ent Conditio	ons Basin L		Q(100)	WTE	V(100) ₃₆₀	V(100) ₁₄₄₀	V(100) _{10da}
BASIN		table is based or	Ultimate the COA DP	Developme M Section	ent Condition 22.2, Zone:	ons Basin L	Data Table		WT E (inches)	V(100) ₃₆₀ (CF)	V(100) ₁₄₄₀ (CF)	V(100) _{10da}
BASIN A	Area	table is based or Area	Ultimate the COA DP	Developme M Section d Treatment	ent Condition 22.2, Zone: Percentage	ons Basin L 4 es D	Q(100)	Q(100)	50.5			
70.0000	Area (SQ. FT)	table is based or Area (AC.)	Ultimate the COA DP Lan A	Developme M Section : d Treatment	22.2, Zone: Percentage	ons Basin L 4 es D	Q(100) (cfs/ac.)	Q(100) (CFS)	(inches)	(CF)	(CF)	(CF)
A	Area (SQ. FT) 521	Area (AC.) 0.01	Ultimate the COA DP Lan A 0.0%	M Section of Treatment B 0.0%	ent Condition 22.2, Zone: Percentage C 100.0%	ons Basin L 4 es D 0.0%	Q(100) (cfs/ac.) 3.73	Q(100) (CFS) 0.04	(inches) 1.46	(CF)	(CF) 63	(CF) 63
A B-1	Area (SQ. FT) 521 25549	Area (AC.) 0.01 0.59	Ultimate the COA DP Lan A 0.0% 0.0%	M Section B B 0.0%	22.2, Zone: Percentage C 100.0% 27.0%	ons Basin L 4 es 0.0% 73.0%	Q(100) (cfs/ac.) 3.73 4.84	Q(100) (CFS) 0.04 2.84	(inches) 1.46 2.32	(CF) 63 4942	(CF) 63 5564	(CF) 63 7429



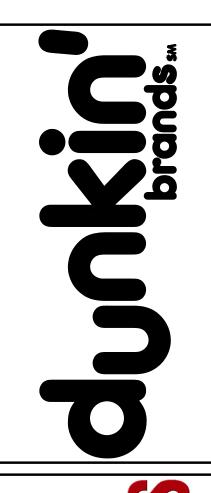
LEGAL DESCRIPTION:

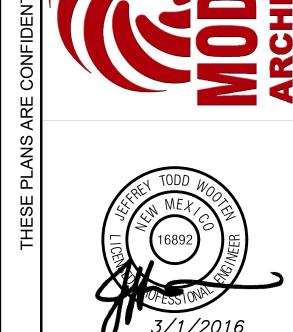
SNOW HEIGHTS ADDITION, PARCEL 1-A, BLOCK 88-B



FIRM MAP 35001C0357H

Per FIRM Map 35001C0357H, dated August 16, 2012, the site is not located in the Floodplain and determined to be outside the 0.2% chance Annual Floodplain.





	DATE 11-13-15		11-13-15 3/1/2016 SCALE AS SHOWN		WTL		WTL		WTC	
			SCALE		DRAWN		СКD		АРРD	
	DATE	11-13-15	3/1/2016		•					
SNOISIVER TEX	NO DESCRIPTION	INITIAL ISSUE	ADDRESS CITY COMMENTS		-	SHEET REVISIONS				
	ž		7		•					

NEW DUNKIN DONUTS 2301 JUAN TABO BLVD NE	PC NUMBER

C1.1 - Grading Plan



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#:	
Legal Description:	
City Address:	
Engineering Firm:	Contact:
Address:	
Phone#: Fax#:	E-mail:
Owner:	Contact:
Address:	
Phone#: Fax#:	E-mail:
Architect:	
Address:	
	E-mail:
Other Contact:	Contact:
Address:	
Phone#: Fax#:	E-mail:
DEPARTMENT: HYDROLOGY/ DRAINAGE TRAFFIC/ TRANSPORTATION MS4/ EROSION & SEDIMENT CONTROL	CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:BUILDING PERMIT APPROVALCERTIFICATE OF OCCUPANCY
	CERTIFICATE OF OCCUPANCE
TYPE OF SUBMITTAL:	PRELIMINARY PLAT APPROVAL
ENGINEER/ ARCHITECT CERTIFICATION	SITE PLAN FOR SUB'D APPROVAL
CONCEPTUAL G & D PLAN	SITE PLAN FOR BLDG. PERMIT APPROVAL
GRADING PLAN	FINAL PLAT APPROVAL SIA/ RELEASE OF FINANCIAL GUARANTEE
DRAINAGE MASTER PLAN	FOUNDATION PERMIT APPROVAL
DRAINAGE REPORT	GRADING PERMIT APPROVAL
CLOMR/LOMR	SO-19 APPROVAL
	PAVING PERMIT APPROVAL
TRAFFIC CIRCULATION LAYOUT (TCL)	GRADING/ PAD CERTIFICATION
TRAFFIC IMPACT STUDY (TIS)	WORK ORDER APPROVAL
EROSION & SEDIMENT CONTROL PLAN (ESC)	CLOMR/LOMR
OTHER (SPECIFY)	PRE-DESIGN MEETING
	OTHER (SPECIFY)
IS THIS A RESUBMITTAL?: Yes No	
DATE SUBMITTED:By:	

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: ____