

CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director



Mayor Timothy M. Keller

March 15, 2019

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

RE: **Coors Blvd Wecks**
730 Coors Blvd NW
Grading and Drainage Plan
Engineer's Stamp Date: 2/28/19
Hydrology File: J11D032

Dear Mr. Wooten:

PO Box 1293
Based on the submittal received on 3/5/19, the Grading and Drainage Plan is approved for Site Plan for Building Permit (Administrative Amendment) and Building Permit.

Albuquerque
Prior to Certificate of Occupancy (For Information):

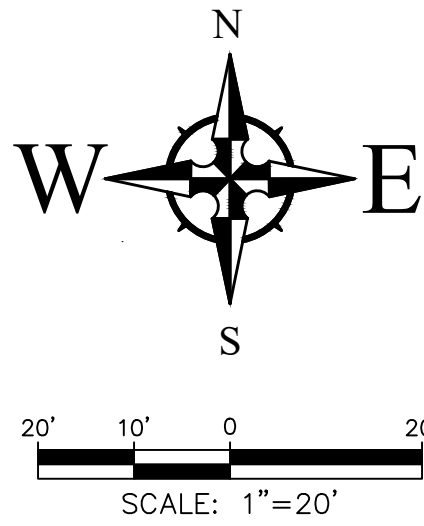
- NM 87103
1. Engineer's Certification, per the DPM Chapter 22.7: *Engineer's Certification Checklist For Non-Subdivision* is required.
 2. A Bernalillo County Recorded [Private Facility Drainage Covenant](#) is required for the stormwater quality pond. The original notarized form, exhibit A (legible 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.

www.cabq.gov

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



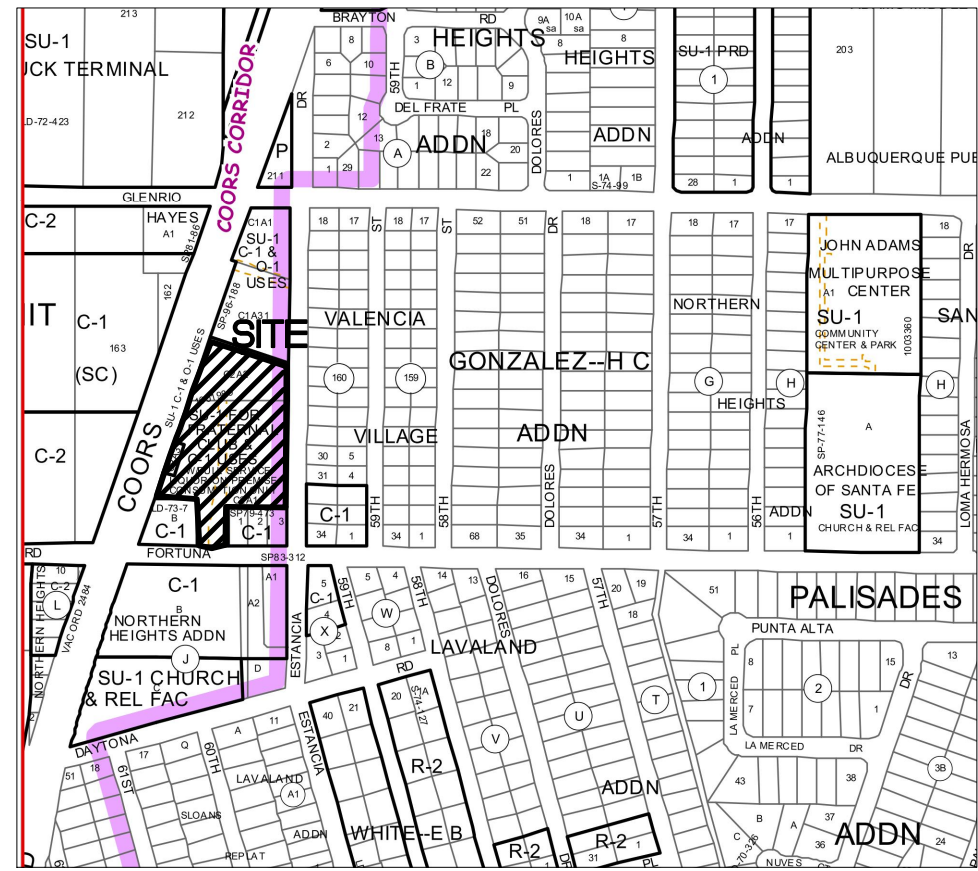
NO WORK SHALL BE PERFORMED IN THE PUBLIC RIGHT-OF-WAY WITHOUT AN APPROVED WORK ORDER OR EXCAVATION PERMIT.

LEGEND

- ← FLOW ARROW
- 27.8' PROPOSED TOP OF GRADE/PVMT ELEVATIONS
- FL27.8' PROPOSED FLOW LINE/GUTTER ELEVATIONS
- TC27.8' PROPOSED TOP OF CURB ELEVATIONS
- TS27.8' PROPOSED TOP OF SIDEWALK ELEVATION
- FGH83.40
FGL83.40 FINISHED GRADE AT TOP OF WALL
FINISHED GRADE AT BOTTOM OF WALL
- 515 EXISTING CONTOUR
- 515 PROPOSED CONTOUR
- EXISTING STORM DRAIN

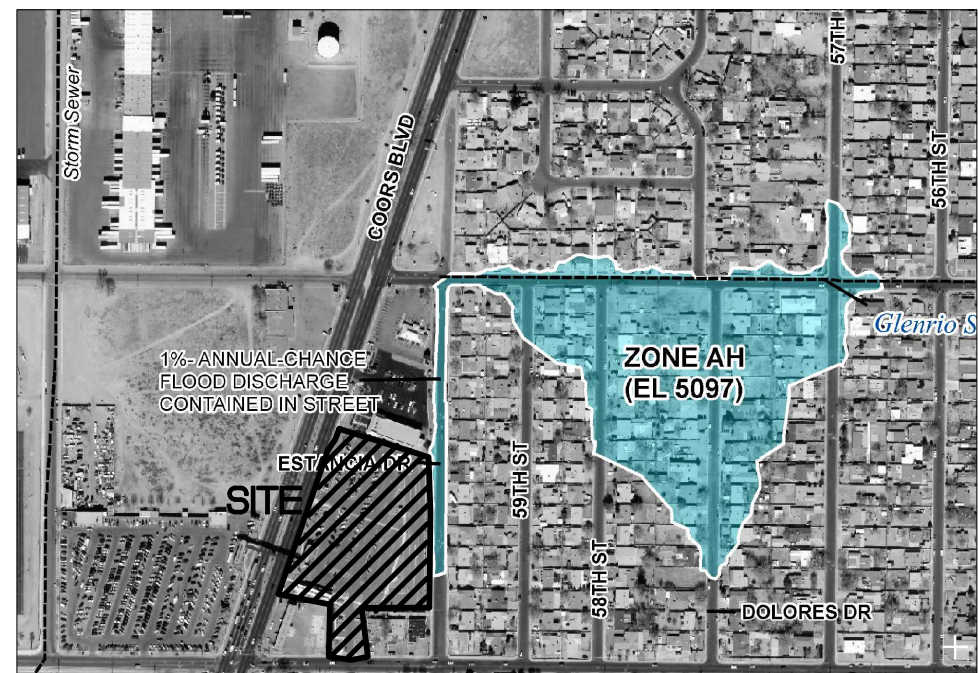
CAUTION - NOTICE TO CONTRACTOR

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.



VICINITY MAP - Zone Map J-11-Z

LEGAL DESCRIPTION:
Tract C-2-A-1-A-1, Lands of Campbell, 1.2823 Acres.



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.

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, 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.

BENCH MARKS

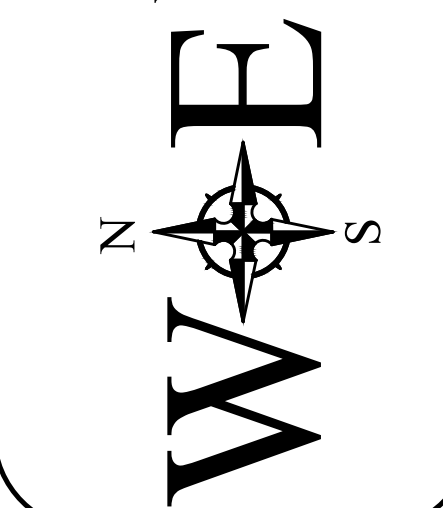
A.C.S. MONUMENT "20-J11"
MONUMENT TYPE 3
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
N=1,491,770.982
E=1,506,437.513
PUB. EL=5094.032 NAVD 1988
GROUND TO GRID FACTOR=0.999680825
DELTA ALPHA ANGLE = -0°15'27.22"

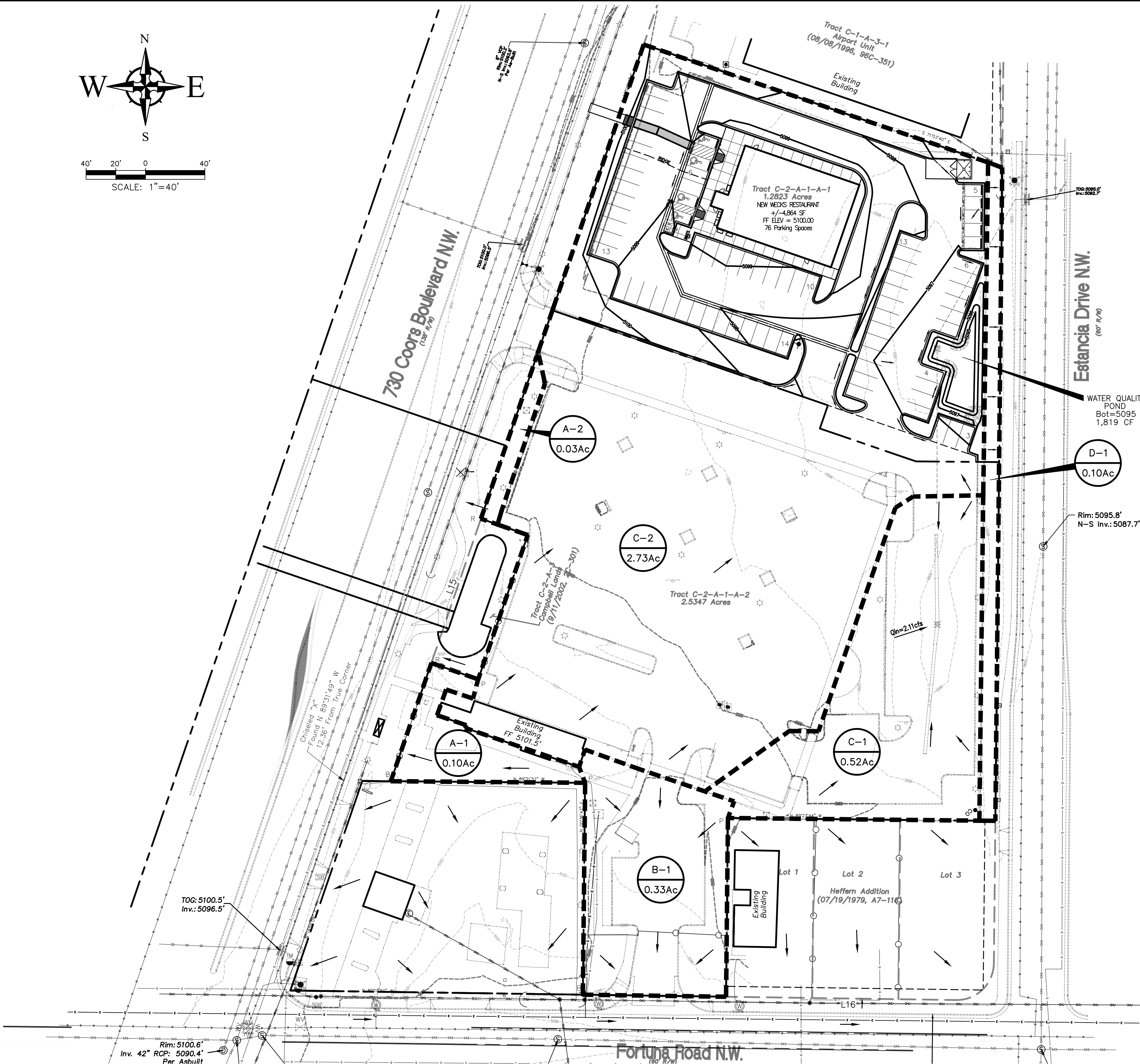
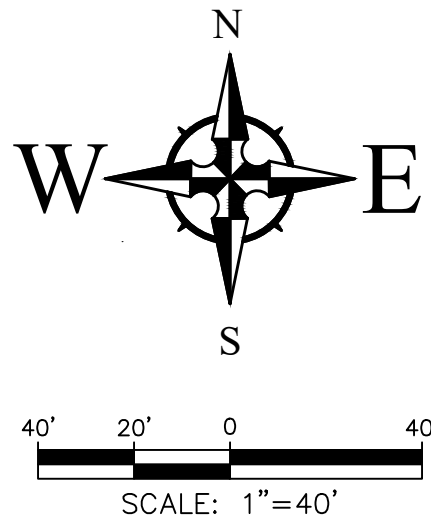
Weeks Restaurant
730 Coors Blvd NW
Albuquerque, NM 87121

Grading Plan

C-201

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





Existing 730 Coors 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)	WTE (inches)	V(100)500 (CF)	V(100)1440 (CF)	V(100)10day (CF)
			A	B	C	D					
A-1	4430	0.10	0.0%	0.0%	70.0%	30.0%	3.32	0.34	1.28	474	518
A-2	1244	0.03	0.0%	0.0%	100.0%	0.0%	2.87	0.08	0.99	103	103
B-1	14403	0.33	0.0%	0.0%	40.0%	60.0%	3.77	1.25	1.58	1894	2182
C-1	22618	0.52	0.0%	0.0%	20.0%	80.0%	4.07	2.11	1.77	3344	3947
C-2	118998	2.73	0.0%	0.0%	20.0%	80.0%	4.07	11.12	1.77	17592	20765
D-1	4502	0.10	0.0%	90.0%	100.0%	0.0%	4.70	0.49	1.59	598	598
TOTAL	166195	3.82					15.38		24004	28113	40439

Proposed 730 Coors 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)	WTE (inches)	V(100)500 (CF)	V(100)1440 (CF)	V(100)10day (CF)
			A	B	C	D					
A-1	4430	0.10	0.0%	0.0%	70.0%	30.0%	3.32	0.34	1.28	474	518
A-2	1244	0.03	0.0%	0.0%	100.0%	0.0%	2.87	0.08	0.99	103	103
B-1	14403	0.33	0.0%	0.0%	40.0%	60.0%	3.77	1.25	1.58	1894	2182
C-1	22618	0.52	0.0%	0.0%	20.0%	80.0%	4.07	2.11	1.77	3344	3947
C-2	118998	2.73	0.0%	0.0%	26.0%	74.0%	3.98	10.87	1.72	17009	19944
D-1	4502	0.10	0.0%	90.0%	100.0%	0.0%	4.70	0.49	1.59	598	598
TOTAL	166195	3.82					15.14		23421	27292	38904

IMPERVIOUS AREA CALCULATIONS (WECKS ONLY)

EXISTING SITE CONDITIONS
TOTAL SITE AREA: 55,857 SF
PERVIOUS AREA: 11,634 SF (20.8%)
IMPERVIOUS AREA: 44,223 SF (79.2%)

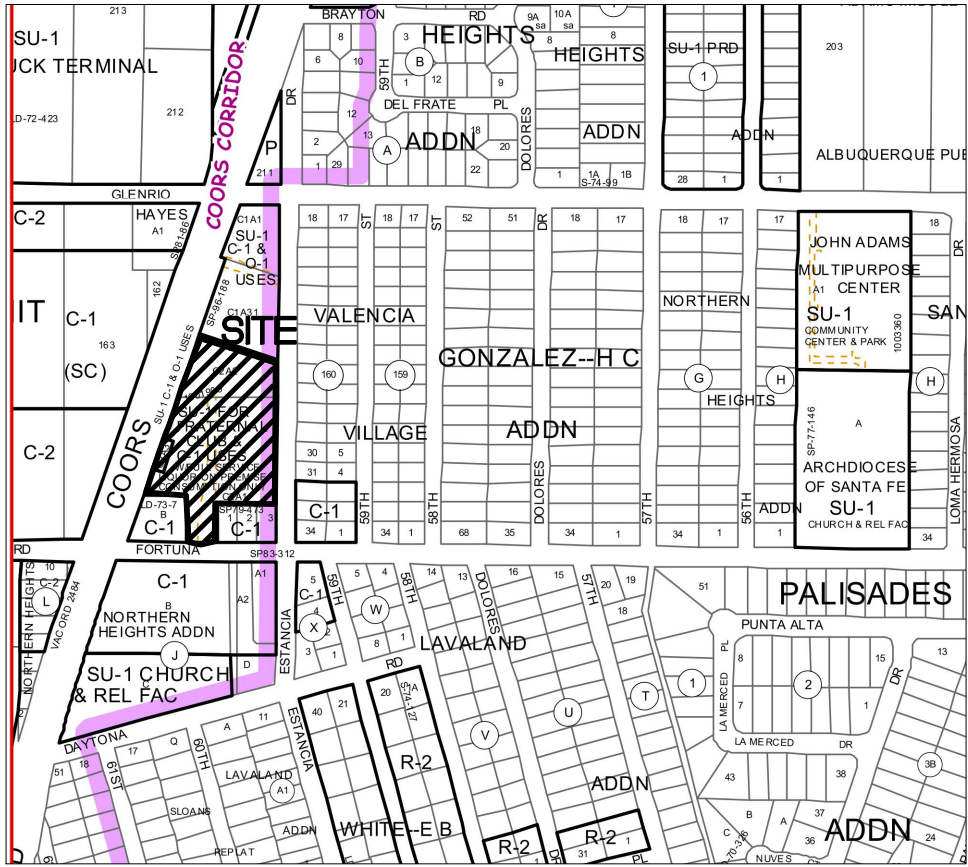
PROPOSED SITE CONDITIONS
TOTAL SITE AREA: 55,857 SF
PERVIOUS AREA: 14,610 SF (26.2%)
IMPERVIOUS AREA: 41,247 SF (73.8%)

STORMWATER QUALITY VOLUME CALCULATION

TOTAL IMPERVIOUS AREA = 41,247 SF
SWQ VOLUME REQ'D = $41,247 \times 0.26'' / 12 = 894 \text{ CF}$
TOTAL VOLUME PROVIDED (2 PONDS) = 1,615 CF

Detention Pond Volume Calculations

Elevation (ft)	Area (sq.ft)	Volume (cu-ft)	Volume Sum (cu-ft)
5095.0	892	0.0	0.0
5096.0	1,372	1,132.0	1,132.0
5096.45	1,680	687.0	1,819.0



VICINITY MAP - Zone Map J-II-Z

LEGAL DESCRIPTION:

Tract C-2-A-1-A-1, Lands of Campbell. 1.2823 Acres.



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.

DRAINAGE MANAGEMENT PLAN

INTRODUCTION

The purpose of this submittal is to provide a conceptual grading plan and drainage management plan for the subject Site Plan for Subdivision located at 730 Coors Blvd NW. The overall development contains approximately 3.817 acres and is located at the northeast corner of Coors Blvd NW and Fortuna Rd NW in Albuquerque, NM.

EXISTING HYDROLOGIC CONDITIONS

The site currently drains to multiple discharge points as described in the drainage calculations table this sheet. The smaller perimeter basins A, B, and D drain via sheet flow to the surrounding roadways. Basins C-1 and C-2 drain to an existing on-site storm sewer system that connects into an existing public storm drain located in Estancia Dr NW. We were unable to locate an existing drainage file for this project but must assume that the existing storm drain is sized to accommodate the site in its' current condition. There is currently 13.23cfs that flows through the existing storm sewer per the calculations table this sheet.

PROPOSED HYDROLOGIC CONDITIONS

The proposed Wecks development will conform to current conditions; however, a new Stormwater Quality Pond will be installed to capture the SWQ volume at the redevelopment rate of 0.26 inches of rainfall. Per the calculations table this sheet, the total runoff from Basin C-2 will be reduced from 11.12cfs to 10.87cfs, a Total reduction of 0.25cfs, due to the reduction in impervious area. There is a total volume reduction within Basin C-2 of 943 cubic feet during the 100-Yr, 6-hr storm. Per the impervious Area Calculations table this sheet, the Wecks property is required to provide a Water Quality Pond that captures 894 cubic feet. The pond provided captures 1,819 cubic feet. NOTE THAT THE WECKS PROPERTY DOES NOT PROVIDE STORMWATER PONDING FOR TRACT C-2-A-1-A-2.

The current recorded subdivision plat allows for cross lot drainage between the two lots.

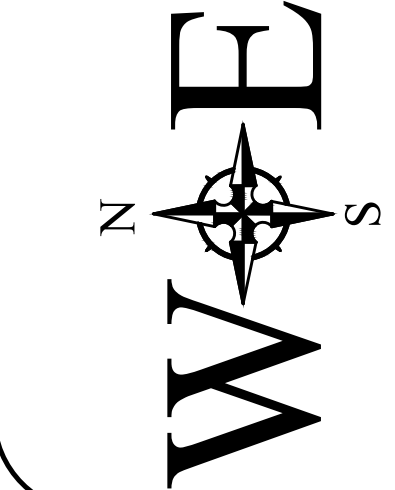
CONCLUSION

This drainage management plan generally conforms to the original approved Drainage Management Plan prepared by Bohannon Huston, Inc. With this submittal, we are requesting DRB level approval of the Site Plan for Subdivision and the Subdivision Plat.

Weeks Restaurant
730 Coors Blvd NW
Albuquerque, NM 87121

Drainage Management Plan

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



C-202