

CITY OF ALBUQUERQUE



March 3, 2017

Jeffrey T Wooten P.E.
Wooten Engineering.
1368 Reynosa Loop SE
Rio Rancho, NM, 87124

Richard J. Berry, Mayor

RE: Peter Piper Pizza
Grading and Drainage Plan
Engineer's Stamp Date 2-17-2017 (File: J22D012D)

Dear Mr. Wooten:

Based upon the information provided in your submittal received 2-22-2017, the above referenced Grading and Drainage Plan cannot be approved for building permit and SO-19 permit until the following comments are addressed:

1. Show how run off will drain into the street via sidewalk culvert.
2. Extended sidewalk culvert plate 1 foot behind the sidewalk.
3. Provide inverts for the sidewalk culvert.
4. Tack weld bolt at the sidewalk culvert plate.
5. The northerly ramp at the entrance on Juan Tabo Blvd cannot be front of another property.
6. Provide drain with grate elevation for trash enclosure that drains to grease trap then to SAS.
7. Provide calculations for 12 inches PVC SD on the southwest corner of the site.
8. We recommend sidewalk culvert instead of 12 inches PVC under the sidewalk.
9. Provide sidewalk culvert capacity calculation.
10. ESC plan must be approved prior to building permit.
11. Attach copy for Floodplain permit.

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

If you have any questions, you can contact me at 924-3999.

Sincerely,

Shahab Biazar, P.E.
City Engineer, Planning Dept.
Development Review Services



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#:** _____ **Work Order#:** _____

Legal Description: _____

City Address: _____

Engineering Firm: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Owner: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Architect: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Other Contact: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Check all that Apply:

DEPARTMENT:

- ☐ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ ARCHITECT CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ OTHER (SPECIFY) _____

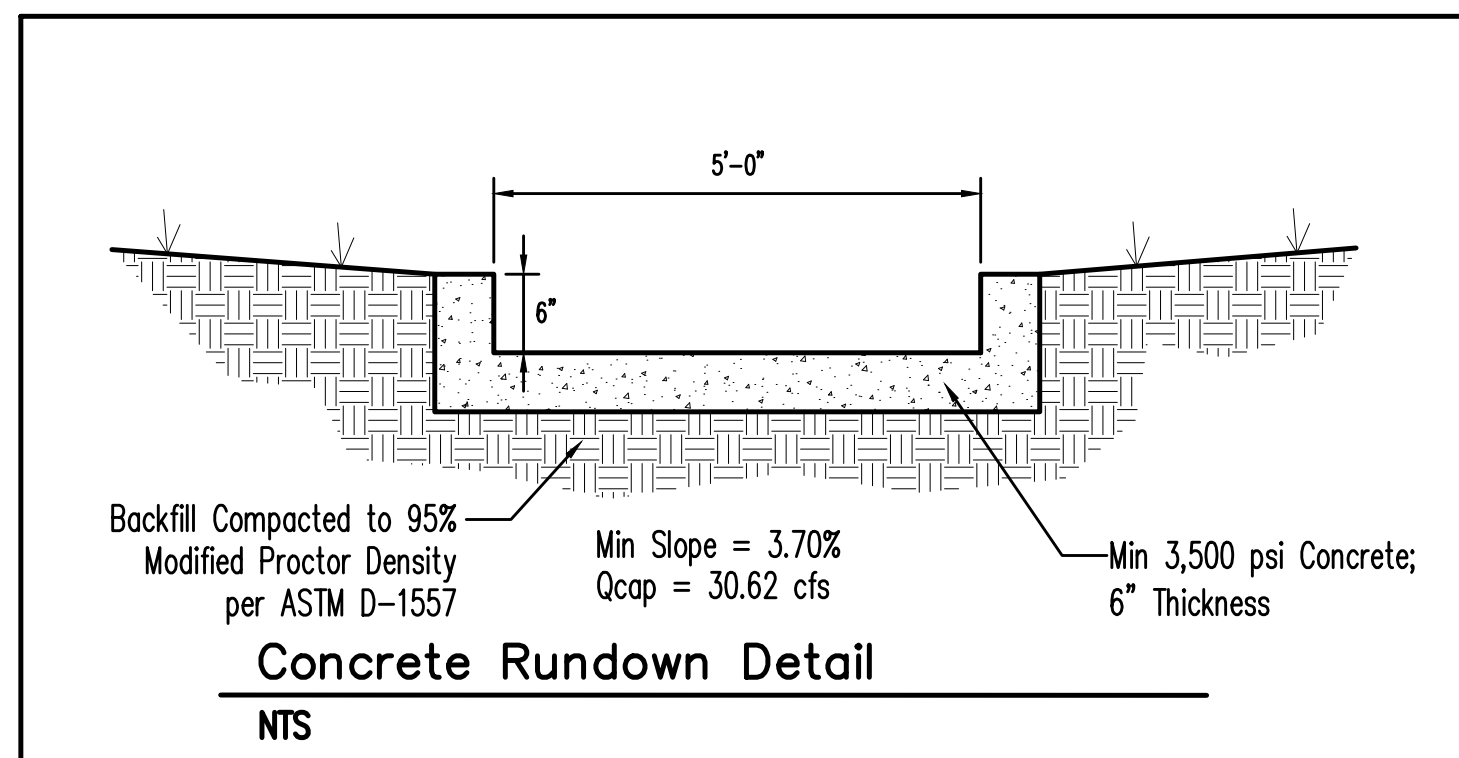
CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ 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
- ☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☐ No

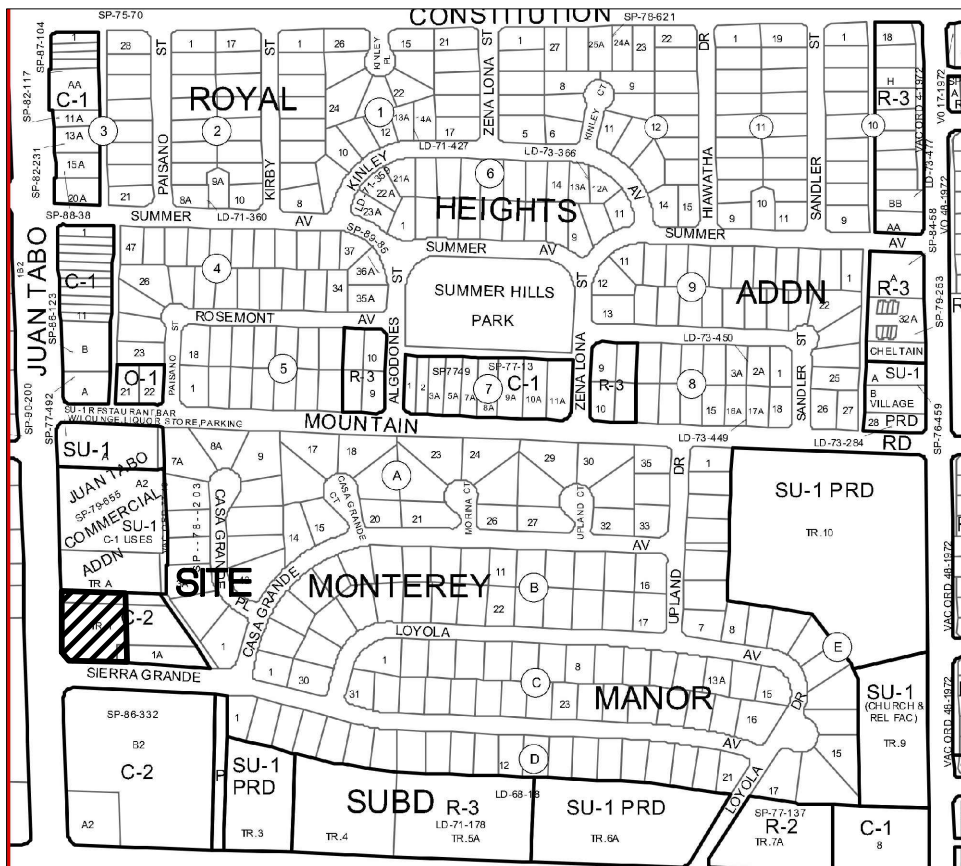
DATE SUBMITTED: _____ **By:** _____

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____



- Private Drainage Facilities within City Right-of-Way**
Notice to Contractor
(Special Order 19 ~ "SO-19")
1. An excavation permit will be required before beginning any work within City Right-Of-Way.
 2. 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.
 3. Two working days prior to any excavation, the contractor must contact **New Mexico One Call**, dial "811" [or (505) 260-1990] for the location of existing utilities.
 4. 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.
 5. Backfill compaction shall be according to traffic/street use.
 6. Maintenance of the facility shall be the responsibility of the owner of the property being served.
 7. Work on arterial streets shall be performed on a 24-hour basis.

- FLOW ARROW
- 27.8 PROPOSED TOP OF GRADE/PVMT ELEVATIONS
- FL27.8 PROPOSED FLOW LINE/GUTTER ELEVATIONS
- TC27.8 PROPOSED TOP OF CURB ELEVATIONS
- 515 — EXISTING CONTOUR
- 515** PROPOSED CONTOUR
- EXISTING STORM DRAIN



VICINITY MAP - Zone Map J-22-Z
Legal Description: Tract 1, Monterey Manor



FIRM MAP 35001C0359G

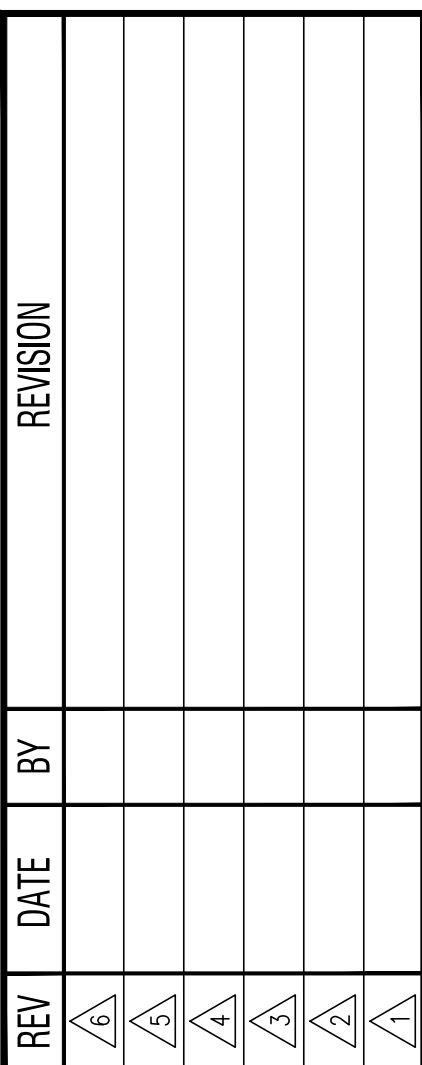
Per FIRM Map 35001C0359G, dated September 26, 2008, the site is located in the Zone AO (Depth 1') Floodplain. The proposed building is not located within the Zone AO designated area.

CAUTION - NOTICE TO CONTRACTOR

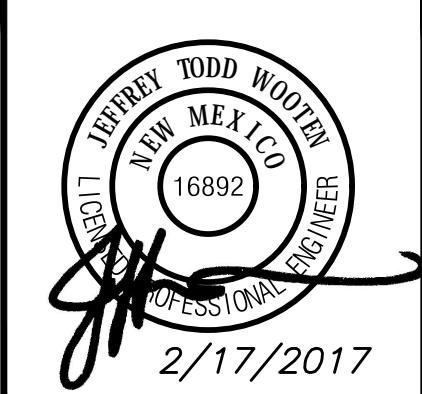
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR 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.

GRADING NOTES

1. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
2. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
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 EDITION) 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 OTHERWISE.
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 PROPERTIES. EROSION CONTROL MEASURES SHALL BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS OR SILT FENCE AT THE PROPERTY LINES AND WETTING THE SOIL TO PROTECT IT FROM WIND EROSION.
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 HAIL 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 $\pm 0.05'$ FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE $\pm 0.05'$ FROM BUILDING PLAN ELEVATION.
9. ALL PROPOSED COUNTOURS AND SPOT ELEVATIONS REFLECT TOP OF PAVEMENT ELEVATIONS TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING DRIVEWAYS, MEDIANS, AND ISLANDS.
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 PERTAINING TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING AIA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.

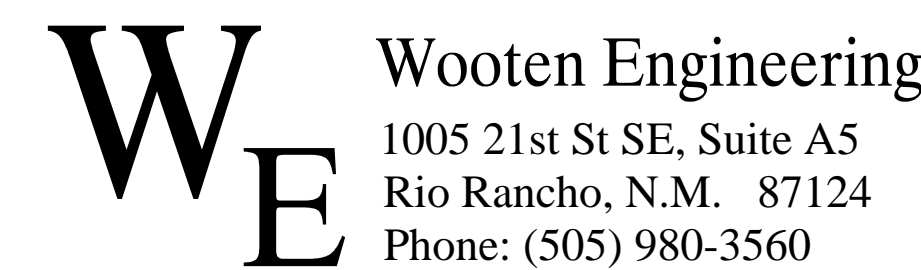


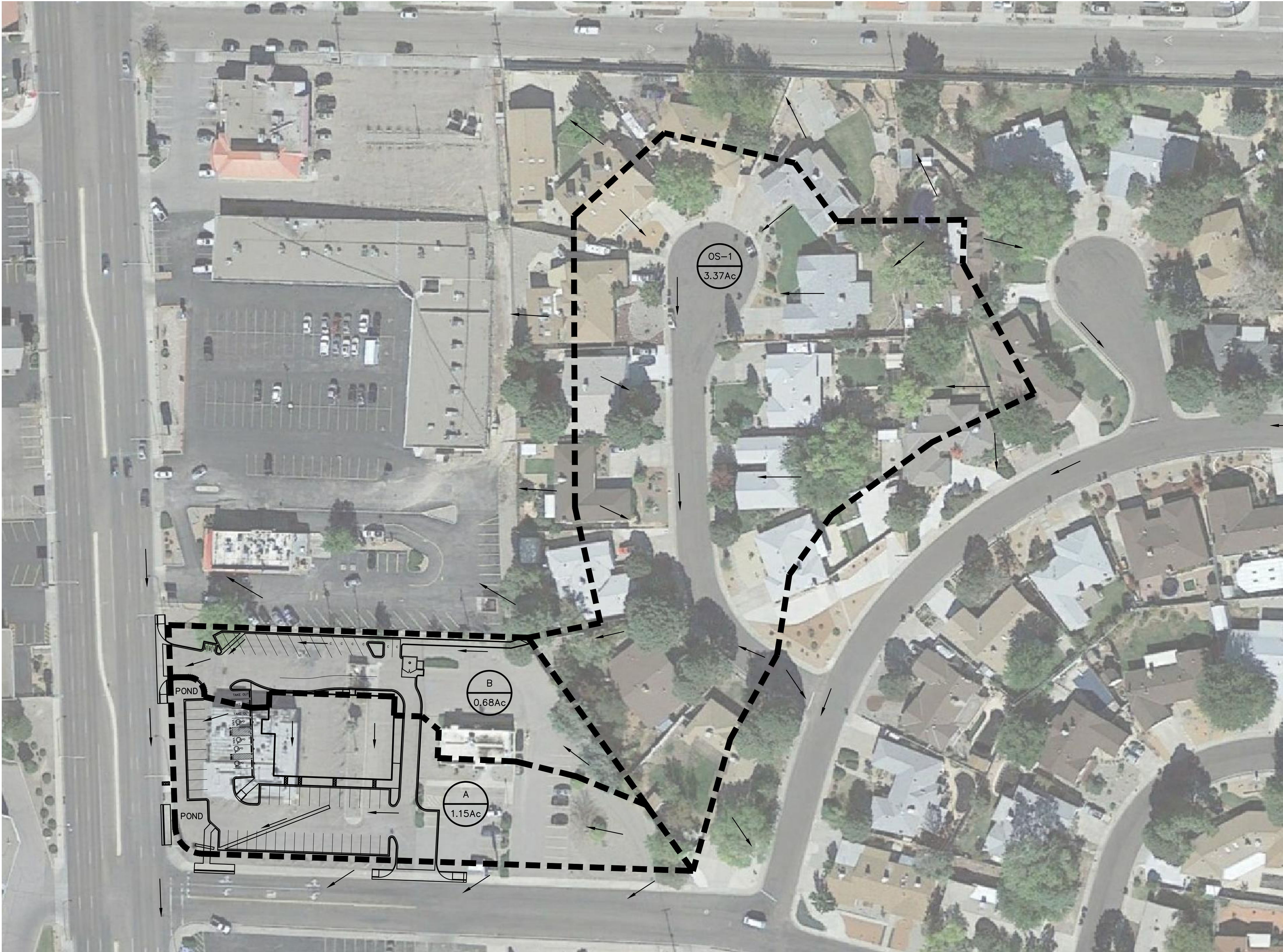
MODULUS ARCHITECTS
100 SUN AVENUE N.E., Ste 305
ALBUQUERQUE, NEW MEXICO 87109
PHONE (505) 338-1499 FAX (505) 338-1498



PROJECT TITLE		JOB NO.		DRAWN BY:	
PETER PIPER PIZZA		2016041		JEFF WOOTEN	
1000 JUAN TABO BOULEVARD NE ALBUQUERQUE, NEW MEXICO 87112		PROJECT MANAGER		SHEET TITLE	
		JEFF WOOTEN		Grading Plan	

DATE: 12/25/16	sheet- C1.1
SCALE: AS NOTED	of- 1





IMPERVIOUS AREA CALCULATIONS

PROPOSED SITE CONDITIONS

TOTAL SITE AREA: 45,401 SF
PERVIOUS AREA: 6,710 SF (15%)
IMPERVIOUS AREA: 38,691 SF (85%)

FIRST FLUSH CALCULATION

TOTAL IMPERVIOUS AREA = 38,691 SF
FIRST FLUSH = 38,691 * 0.34" 12 = **1,096 CF**
TOTAL VOLUME PROVIDED (1 POND) = **1,123 CF**

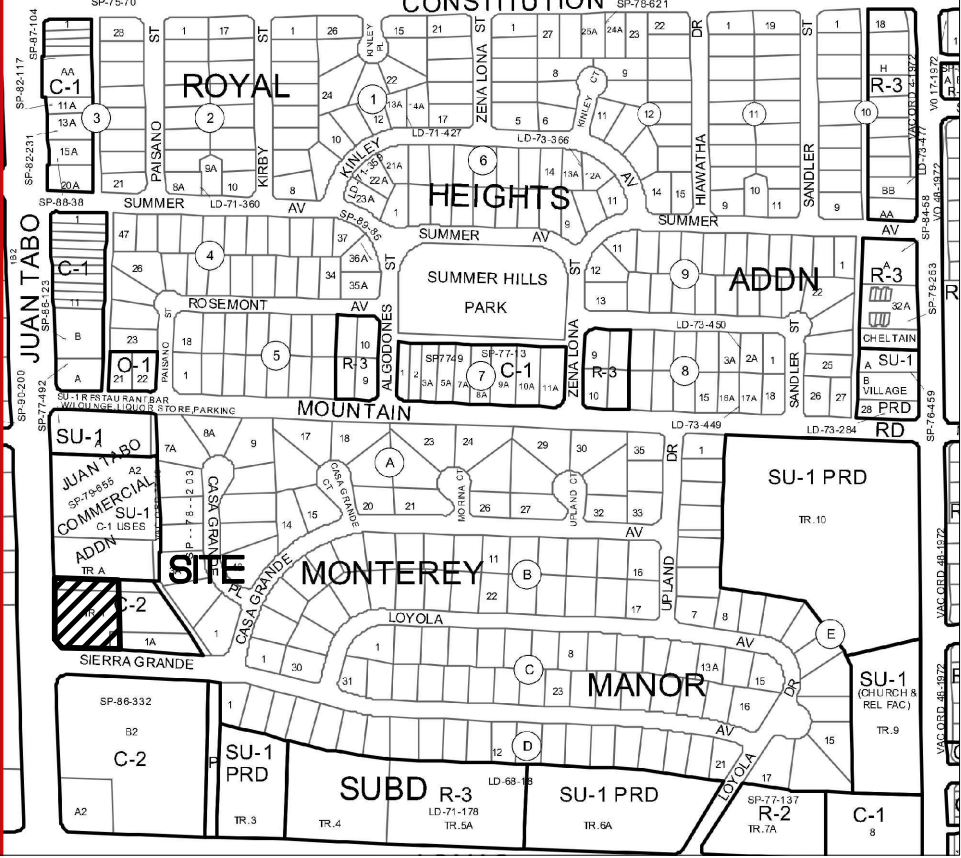
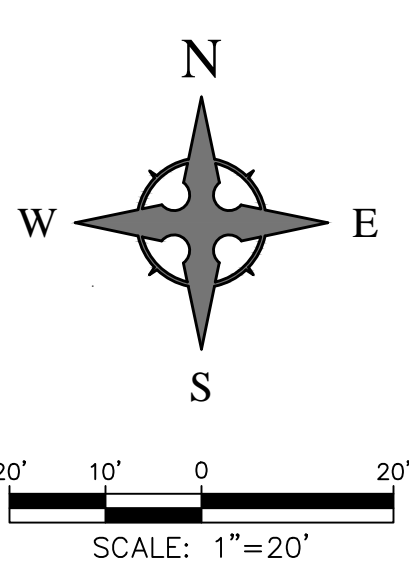
POND VOLUME CALCULATIONS

CONTOUR ELEVATION	AREA (SF)	VOLUME (CF)
5581.00	1,060 SF	698.0 CF
5582.00	336 SF	248.0 CF
5581.00	160 SF	121.0 CF
5580.00	121 SF	56.0 CF
5579.00	56 SF	1,123.0 CF

NOTE: THE ABOVE POND VOLUMES SHALL BE VERIFIED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

Existing Peter Piper Pizza Drainage Calculations										
This table is based on the COA DPM Section 22.2, Zone: 4										
BASIN	Area (SQ. FT.)	Area (AC.)	Land Treatment Percentages				Q(100) (cfs/ac.)	Q(100) (CFS)	WTE (inches)	V(100) ₃₆₀ (CF)
A	50197	1.15	0.0%	15.0%	85.0%	5.02	5.79	2.46	10303	11725
B	29537	0.68	0.0%	15.0%	85.0%	5.02	3.41	2.46	6062	6899
OS-1	146727	3.37	0.0%	58.0%	42.0%	4.37	14.71	1.96	23912	25966
TOTAL	226461	5.20					23.91		40277	44590

Proposed Peter Piper Pizza Drainage Calculations										
Ultimate Development Conditions Basin Data Table										
This table is based on the COA DPM Section 22.2, Zone: 4										
BASIN	Area (SQ. FT.)	Area (AC.)	Land Treatment Percentages				Q(100) (cfs/ac.)	Q(100) (CFS)	WTE (inches)	V(100) ₃₆₀ (CF)
A	50197	1.15	0.0%	15.0%	85.0%	5.02	5.79	2.46	10303	11725
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OS-1	146727	3.37	0.0%	58.0%	42.0%	4.37	14.71	1.96	23912	25966
TOTAL	226461	5.20					23.91		40277	44590



VICINITY MAP - Zone Map J-22-2
Legal Description: Tract 1, Monterey Manor



FIRM MAP 35001C0359G

Per FIRM Map 35001C0359G, dated September 26, 2008, the site is located in the Zone AO (Depth 1') Floodplain. The proposed building is not located within the Zone AO designated area.

CAUTION - NOTICE TO CONTRACTOR

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DRAINAGE MANAGEMENT PLAN

INTRODUCTION

The purpose of this submittal is to provide a final grading plan and drainage management plan for the proposed Peter Piper Pizza located at 1000 Juan Tabo Blvd NE in Albuquerque, NM. The existing site was recently demolished and is currently vacant. The site contains approximately 1.04 acres.

EXISTING HYDROLOGIC CONDITIONS

The site currently sheet flows from east to west and discharges via surface flow to Juan Tabo Blvd. Existing Off-Site flows consist of the remainder of the original bank site and approximately 3 acres of residentially zoned property to the east. The bank site was also recently demolished and is currently vacant. Per the Drainage Calculations Table this sheet, Basin A contributes 5.79cfs (10,303 CF), Basin B contributes 3.41 cfs (6,062 CF), and the offsite Basin OS-1 contributes 14.71 cfs (23,912 CF) during the 100-yr, 6-Hr storm.

PROPOSED HYDROLOGIC CONDITIONS

Basin B and Basin OS-1 will continue to drain via surface flow and discharge out of the driveway directly into Juan Tabo. Due to the excessive offsite flows from the residential area, the flows cannot be routed through a Water Quality Pond without damage to the new landscaped areas. Basins B and OS-1 combine to discharge a total of 18.12cfs (29,974 CF) during the 100-yr, 6-Hr storm. We are providing a 5' Wide Concrete Rundown as shown on the Grading Plan. Per our calculations, the minimum slope of this rundown is 3.70% and has a capacity of 30.62cfs which is adequate to carry flows from the two basins.

Basin A will continue to contribute 5.79cfs (10,303 CF) during the 100-yr, 6-Hr storm. The basin will be routed to a new Water Quality Pond sized per the First Flush Calculations table this sheet and only takes into account the impervious areas for the entire Peter Piper Pizza site. This pond DOES NOT account for the future impervious area from the adjacent site to the east as that site will need to provide their own Water Quality ponds at the time of redevelopment. Per the Pond Volume Calculations table this sheet, the pond provided has a capacity of 1,123 CF, which is greater than the 1,096 CF required. The overflow from the pond will discharge via a proposed 24" wide sidewalk culvert and into Juan Tabo upstream of the existing storm inlet.

CONCLUSION

This drainage management plan provides for grading and drainage elements which are capable of safely passing the 100 year storm and meets city requirements. There will not be any increased flows caused by the redevelopment of this site. With this submittal, we are requesting approval of this plan for Building Permit.

W
E

Wooten Engineering

1005 21st St SE, Suite A5
Rio Rancho, N.M. 87124
Phone: (505) 980-3560

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

JEFFREY TODD WOOTEN
NEW MEXICO
16892
PROFESSIONAL ENGINEER

2/17/2017

PROJECT TITLE
PETER PIPER PIZZA
1000 JUAN TABO BOULEVARD NE
ALBUQUERQUE, NEW MEXICO 87112

DRAWN BY:
JEFF WOOTEN

JOB NO.
2016041

SHEET TITLE
Drainage Management Plan

DATE
12/25/16

SCALE
AS NOTED

SHEET NO.
C1.2

OF
1