

# CITY OF ALBUQUERQUE



January 28, 2015

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

**Re: Applebee's Plat on 98<sup>th</sup> Street  
Conceptual Grading Plan  
Engineer's Stamp Date -no stamp- (K09D038)**

Dear Mr. Wooten,

Based upon the information provided in your submittal received 1-14-15, the above referenced plan cannot be approved for Preliminary Plat action by the DRB until the following comments are addressed:

1. The plan submitted should be targeted towards addressing drainage infrastructure for the platting action. Showing the site is helpful for onsite drainage easements, however.
2. Show the contributing drainage basins to the storm drain. It appears the northern extent on 98<sup>th</sup> St. is the high point in the I40 off ramp.
3. The report to address the one-lane dry criteria.
4. Flows should be captured in the pipe in 98<sup>th</sup> st with little to no bypass south of Volcano Rd. It is acceptable to show a future inlet(s) south of this site as part of the report, depending on the one-lane dry criteria.
5. The report should be stamped and sealed.
6. This review does not include any of the onsite information shown on the plan as that will be addressed when a grading and drainage plan is submitted for Building Permit submittal.
7. This review is for the extents shown on the plan. If the land to the south is required to be incorporated into the platting action per the Subdivision Ordinance then the scope of the drainage report is to be increased to address the new platting boundaries.

PO Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

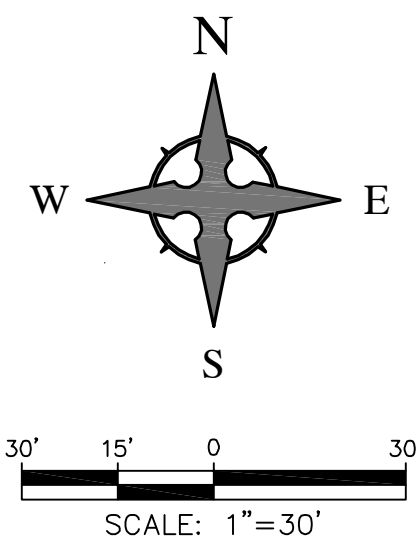
If you have any questions, you can contact me at 924-3986.

Sincerely,

Curtis Cherne, P.E.  
Principal Engineer, Hydrology  
Planning Dept.

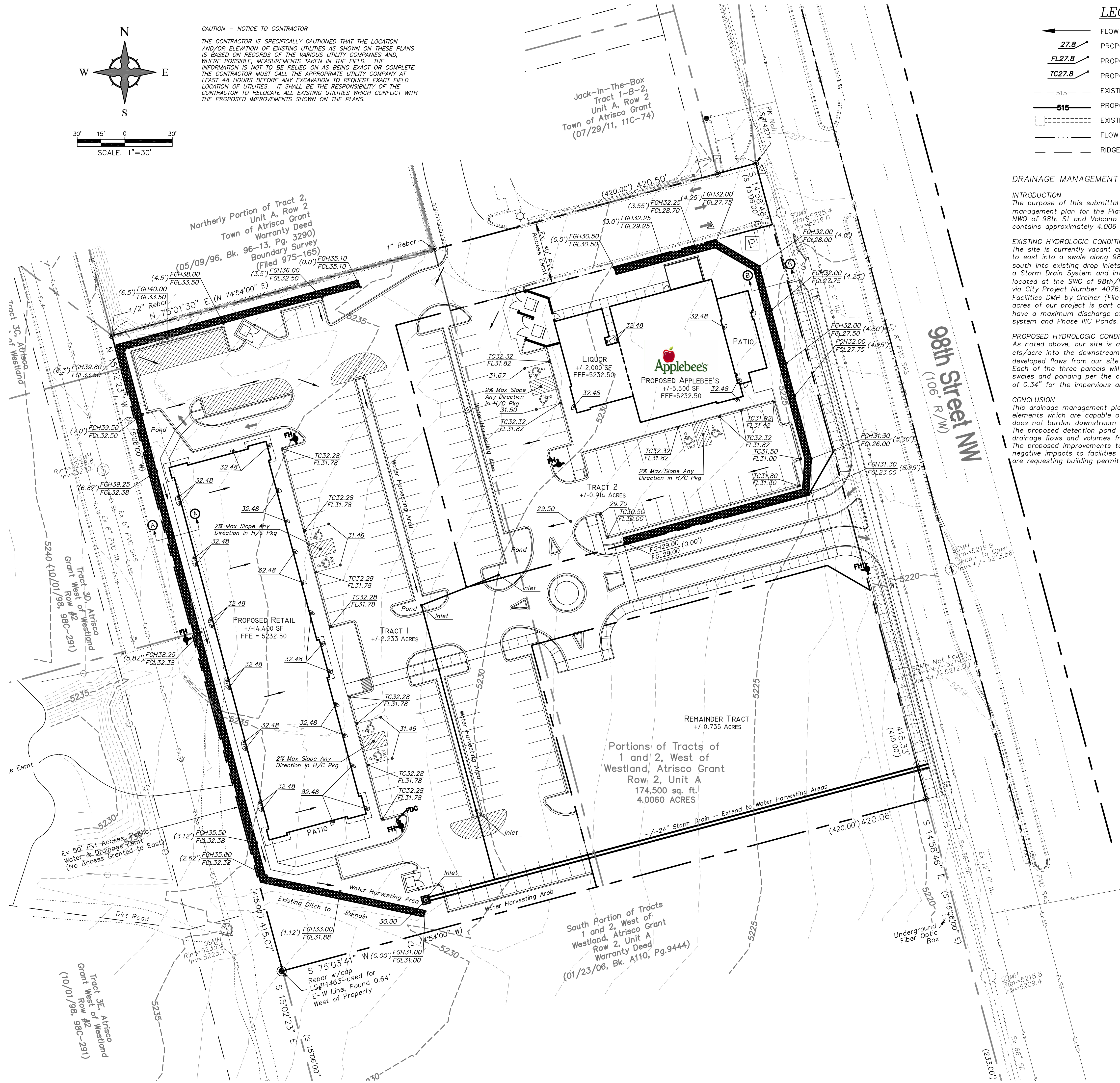
C: e-mail





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

DRAINAGE MANAGEMENT PLAN

INTRODUCTION

The purpose of this submittal is to provide a conceptual drainage management plan for the Plat of '98th Street Plaza', located at the NWQ of 98th St and Volcano Rd in Albuquerque, NM.. The site contains approximately 4.006 acres.

EXISTING HYDROLOGIC CONDITIONS

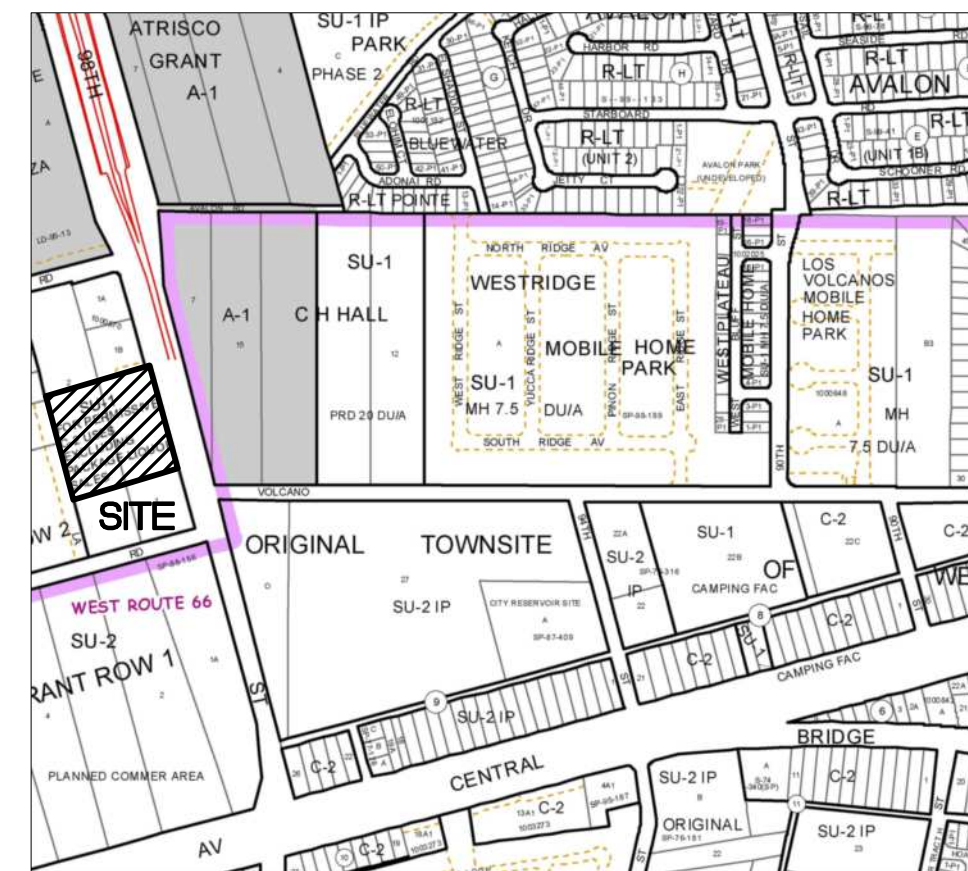
The site is currently vacant and drains via surface flow from west to east into a swale along 98th St. The flow is then conveyed south into existing drop inlets at 98th/Volcano, which then flows in a Storm Drain System and into the Tierra Bayita Phase III C Ponds located at the SWQ of 98th/Volcano. The ponds were constructed via City Project Number 407632. Per the Tierra Bayita Drainage Facilities DMP by Greiner (File No L10/D000 dated Dec 1997), all 4 acres of our project is part of Basin 109.10, which is allowed to have a maximum discharge of 4,241 cfs/acre into the storm drain system and Phase III C Ponds.

PROPOSED HYDROLOGIC CONDITIONS

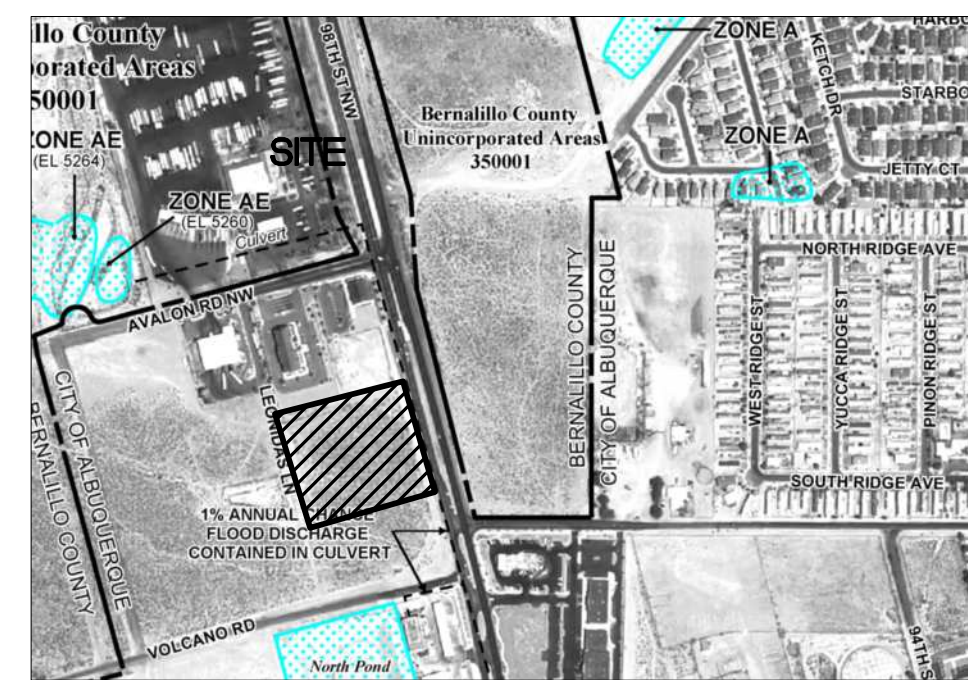
As noted above, our site is allowed to discharge up to 4.241 cfs/acre into the downstream systems. This accounts for the developed flows from our site at a +/-85% pervious land treatment. Each of the three parcels will need to provide water harvesting swales and ponding per the current COA DPM at an effective rate of 0.34" for the impervious area located on site.

CONCLUSION

This drainage management plan provides for grading and drainage elements which are capable of safely passing the 100 year storm, does not burden downstream systems, and meet city requirements. The proposed detention pond within Basin B will keep excess drainage flows and volumes from exceeding pre-developed storms. The proposed improvements to the site should not have any negative impacts to facilities downstream. With this submittal, we are requesting building permit approval.

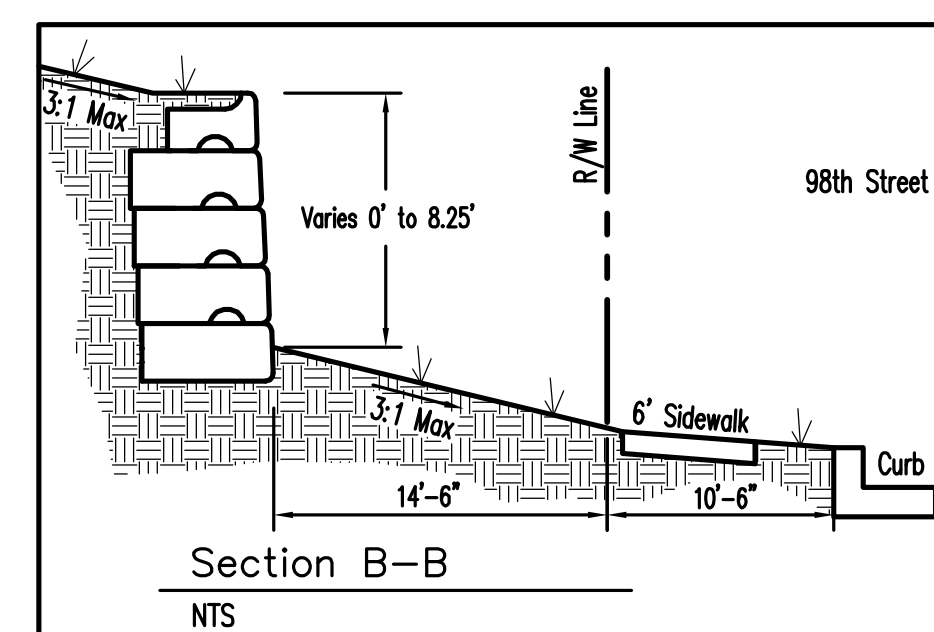
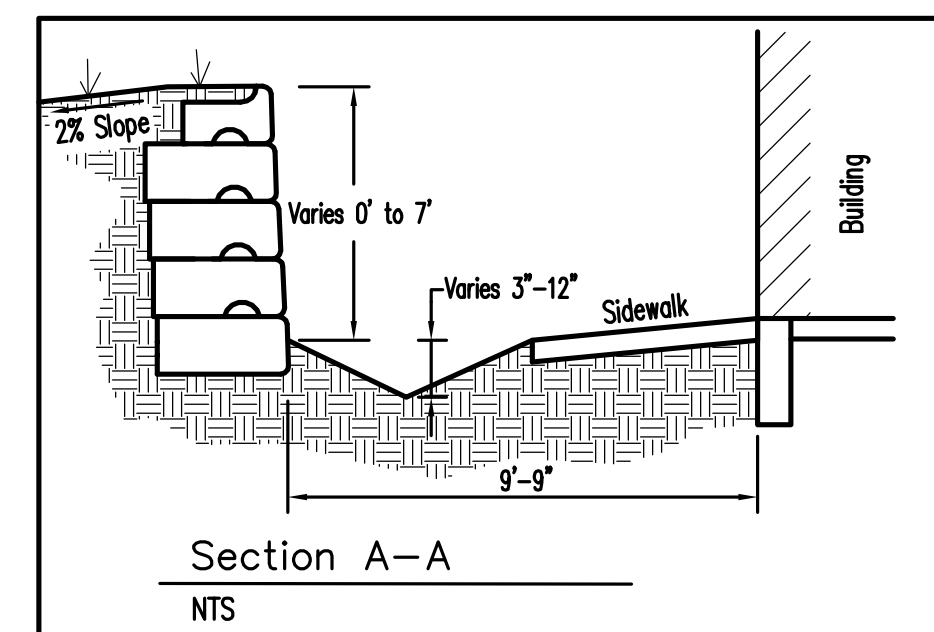


VICINITY MAP - Zone Atlas K-9



FIRM MAP 3500IC0328H

Per FIRM Map 3500IC0328H, dated August 16, 2012, the site is not located in the floodplain and determined to be outside the 0.2% chance Annual Floodplain.



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Fax: (505) 342-6201

Preliminary  
Not For  
Construction

Proposed Applebee's  
and Retail Development  
NWC 98th & Volcano  
Albuquerque, New Mexico



Project Number 2014035  
Drawn By JW  
Checked JW  
Issue Date December 16, 2014  
Conceptual  
Grading Plan

Wooten  
Engineering  
4700 Lincoln NE, Suite 111  
Albuquerque, NM 87109  
Ph: 505.980.3560

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