CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Interim Director

Mayor Timothy M. Keller

April 12, 2022

Ronald R. Bohannan, P.E.
Tierra West
5571 Midway Park Place NE
Albuquerque, NM 87109

RE: Jiffy Lube 130 Coors Blvd
130 Coors Blvd NW
Grading and Drainage Plan
Engineer's Stamp Date: 03/01/2022
Hydrology File: K10D047

Dear Mr. Bohannan:

Based upon the information provided in your submittal received 03/03/2022, the Revised Grading and Drainage Plan is approved for Grading Permit, Building 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. Prior to approval in support of Permanent Release of Occupancy by Hydrology, Engineer Certification per the DPM checklist will be required.

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.

Please provide Drainage Covenant for the stormwater quality ponds per Article 6-15(C) of the DPM prior to Permanent Release of Occupancy. Please submit an electronic file of the Covenant and Exhibit for completeness to Marion G. Velasquez at mgvelasquez@cabq.gov. Once the electronic file is approved for completeness, please submit the original copies along with the **$ 25.00** recording fee check made payable to Bernalillo County to Marion on the 4th floor of Plaza de Sol. Please note that Hydrology will need a pdf copy of the recorded Drainage Covenant prior to Hydrology's approval of Permanent Release of Occupancy.

If you have any questions, please contact me at 924-3695 or dggutierrez@cabq.gov

Sincerely,

David G. Gutierrez, P.E.
Senior Engineer, Hydrology
Planning Department

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: Jiffy Lube 130 Coors Blvd NW Building Permit #: _____ Hydrology File #: _____

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: TR C1 PLAT OF TRACTS C1 & C2 ATRISCO VILLAGE CONT .3768AC

City Address: 130 COORS BLVD NW, ALBUQUERQUE, NM 87185

Applicant: Tierra West, LLC Contact: LUIS NORIEGA

Address: 5571 MIDWAY PARK PLACE NE, ALBUQUERQUE, NM 87109

Phone#: (505) 858-3100 Fax#: _____ E-mail: LNORIEGA@TIERRAWESTLLC.COM

Other Contact: LUBRICAR PROPERTIES IV LLC Contact: _____

Address: 3520 CALLE CUERVO NW, ALBUQUERQUE, NM 87114-9220

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

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) _____ RESIDENCE _____ DRB SITE X ADMIN SITE

IS THIS A RESUBMITTAL? X Yes _____ No

DEPARTMENT _____ TRANSPORTATION X HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

____ ENGINEER/ARCHITECT CERTIFICATION
____ PAD CERTIFICATION
____ CONCEPTUAL G & D PLAN
X GRADING PLAN
____ DRAINAGE REPORT
____ DRAINAGE MASTER PLAN
____ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
____ ELEVATION CERTIFICATE
____ CLOMR/LOMR
____ TRAFFIC CIRCULATION LAYOUT (TCL)
____ TRAFFIC IMPACT STUDY (TIS)
____ STREET LIGHT LAYOUT
____ OTHER (SPECIFY) _____
____ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

X BUILDING PERMIT APPROVAL
____ CERTIFICATE OF OCCUPANCY

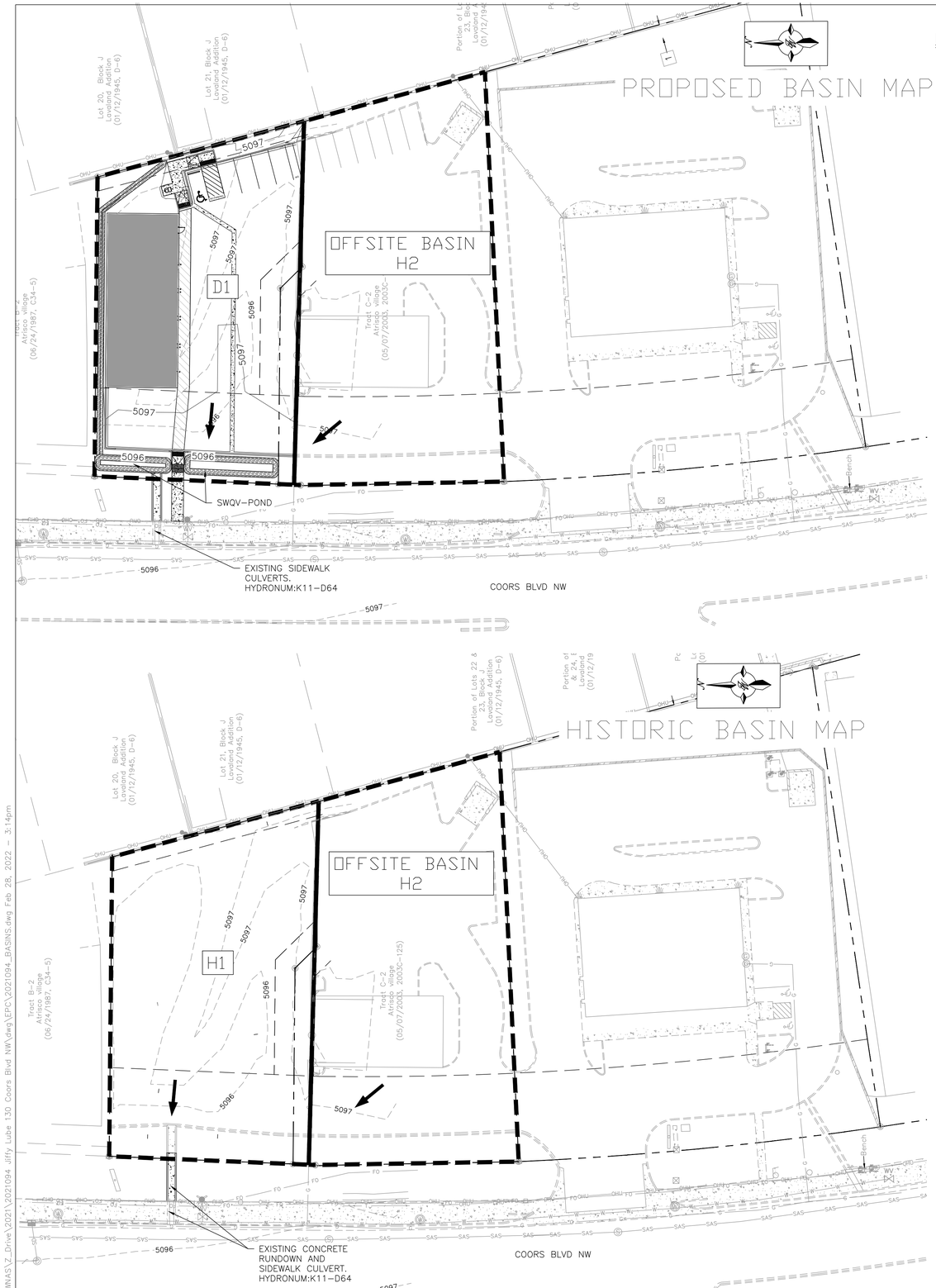
____ PRELIMINARY PLAT APPROVAL
____ SITE PLAN FOR SUB'D APPROVAL
____ SITE PLAN FOR BLDG. PERMIT APPROVAL
____ FINAL PLAT APPROVAL

____ 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
____ FLOODPLAIN DEVELOPMENT PERMIT
____ OTHER (SPECIFY) _____

DATE SUBMITTED: 03.02.2022 By: LUIS NORIEGA

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



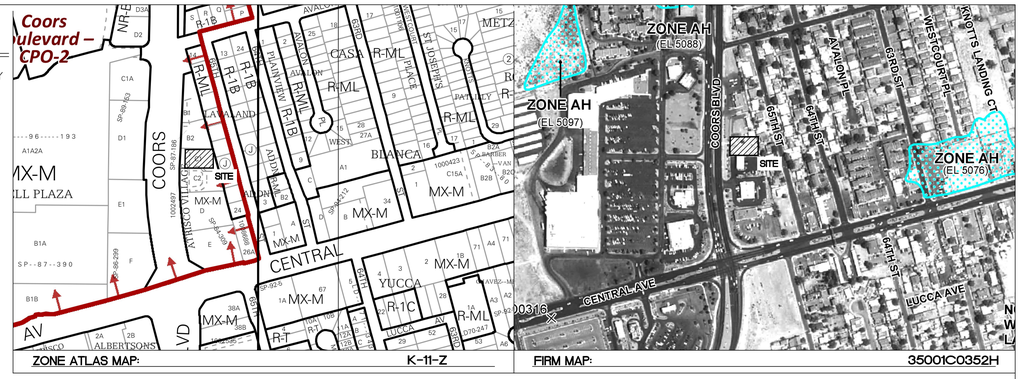
LEGEND

BASIN BOUNDARY

GRAPHIC SCALE

30 15 0 15 30

SCALE: 1"=30'



ZONE ATLAS MAP: K-11-Z

FIRM MAP: 35001C0352H

DPM CH 6 Weighted E Method

Precipitation Zone 1
JIFFY LUBE
130 Coors Blvd NW, Albuquerque, NM 87121
TWLLC **Date** 2/28/2022

Existing Conditions

Basin ID	Tract	Area (sf)	Area (acres)	Area (sq miles)	Treatment A %	Treatment A (acres)	Treatment B %	Treatment B (acres)	Treatment C %	Treatment C (acres)	Treatment D %	Treatment D (acres)	100-Year, 6-Hr Weighted E (in)	Volume (ac-ft)	Flow cfs
H1	C-1	17,292	0.40	0.00062	0%	0.000	0%	0.000	100%	0.397	0%	0.000	0.950	0.031	1.14
H2	C-2	19,498	0.45	0.00070	0%	0.000	5%	0.022	15%	0.067	80%	0.358	1.971	0.074	1.72
Total		**36,790**	**0.84**	**0.00132**		**0.000**		**0.022**		**0.464**		**0.358**		**0.105**	**2.86**

Proposed Conditions

Basin ID	Tract	Area (sf)	Area (acres)	Area (sq miles)	Treatment A %	Treatment A (acres)	Treatment B %	Treatment B (acres)	Treatment C %	Treatment C (acres)	Treatment D %	Treatment D (acres)	100-Year, 6-Hr Weighted E (in)	Volume (ac-ft)	Flow cfs
D1	C-1	17,292	0.40	0.00062	0%	0.000	5%	0.020	15%	0.060	80%	0.318	1.971	0.065	1.52
H2	C-2	19,498	0.45	0.00070	0%	0.000	5%	0.022	15%	0.067	80%	0.358	1.971	0.074	1.72
Total		**36,790**	**0.84**	**0.00132**		**0.000**		**0.042**		**0.127**		**0.676**		**0.139**	**3.239**

Stormwater Quality Volume			
Total Impervious Area =		ΣArea in "Treatment D"	
Retainage depth = 0.42" Per DPM		0.0350	FT
Retention Volume =		**0.035 x area D**	CF
Area D (0.318) =		13,852	SF
Volume Required =		485	CF
Volume Provided =		513	CF

Equations:

Weighted E = Ea*Aa + Eb*Ab + Ec*Ac + Ed

Volume = Weighted E * Total Area

Flow = Qa*Aa + Qb*Ab + Qc*Ac + Qd*Ad

SWQ Pond Volume Calculation		
Top Area	785	Sq. Ft.
Bottom Area	241	Sq. Ft.
Area at Mid Depth	513	Sq. Ft.
Depth of Pond	1	Ft.
Provided Volume	513	Cubic Ft.
Required Volume	485	Cubic Ft.

6 Hr Excess Precipitation, E (in.)		
Zone 1	100-Year	10-Year
Ea	0.55	0.08
Eb	0.73	0.22
Ec	0.95	0.44
Ed	2.24	1.24

Peak Discharge (cfs/acre)		
Zone 1	100-Year	10-Year
Qa	1.54	0.3
Qb	2.16	0.81
Qc	2.87	1.46
Qd	4.12	2.57

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 4.12.22
BY:
HydroTrans # K10D047

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Pond Discharge-Weir Calculations

SWQ POND VOLUME CALCULATIONS			
ELEVATION (ft)	AREA (sf)	VOLUME (cf)	CUMULATIVE VOLUME (cf)
0	241	0	0
1	785	513	513
2	1300	1042.5	1556

SWQ POND STORAGE				
ACTUAL ELEV.	H (FT)	VOLUME (CF)	Q (CFS)	VOLUME (AC-FT)
0	0.00	0	0.00	0.0000
1	0.00	513	0.00	0.0118
2	0.50	1556	**3.82**	0.0357

Weir Equation	
Q =	CLH^(3/2)
C =	2.7
L (FT) =	4
H (Ft) =	Head
Q (CFS)=	Flow

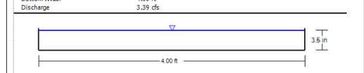
Cross Section for Rectangular Channel

Project Description

Friction Method	Manning Formula
Solve For	Discharge

Input Data

Roughness Coefficient	0.013
Channel Slope	0.004 ft/ft
Normal Depth	3.5 in
Bottom Width	4.00 ft
Discharge	3.39 cfs



ENGINEER'S SEAL

RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER

03/01/2022

RONALD R. BOHANNAN P.E. #7868

JIFFY LUBE
130 COORS, ALBUQUERQUE
GRADING AND DRAINAGE BASIN MAP

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NM 87109
(505) 858-3100
www.tierrawestllc.com

DRAWN BY: RMG

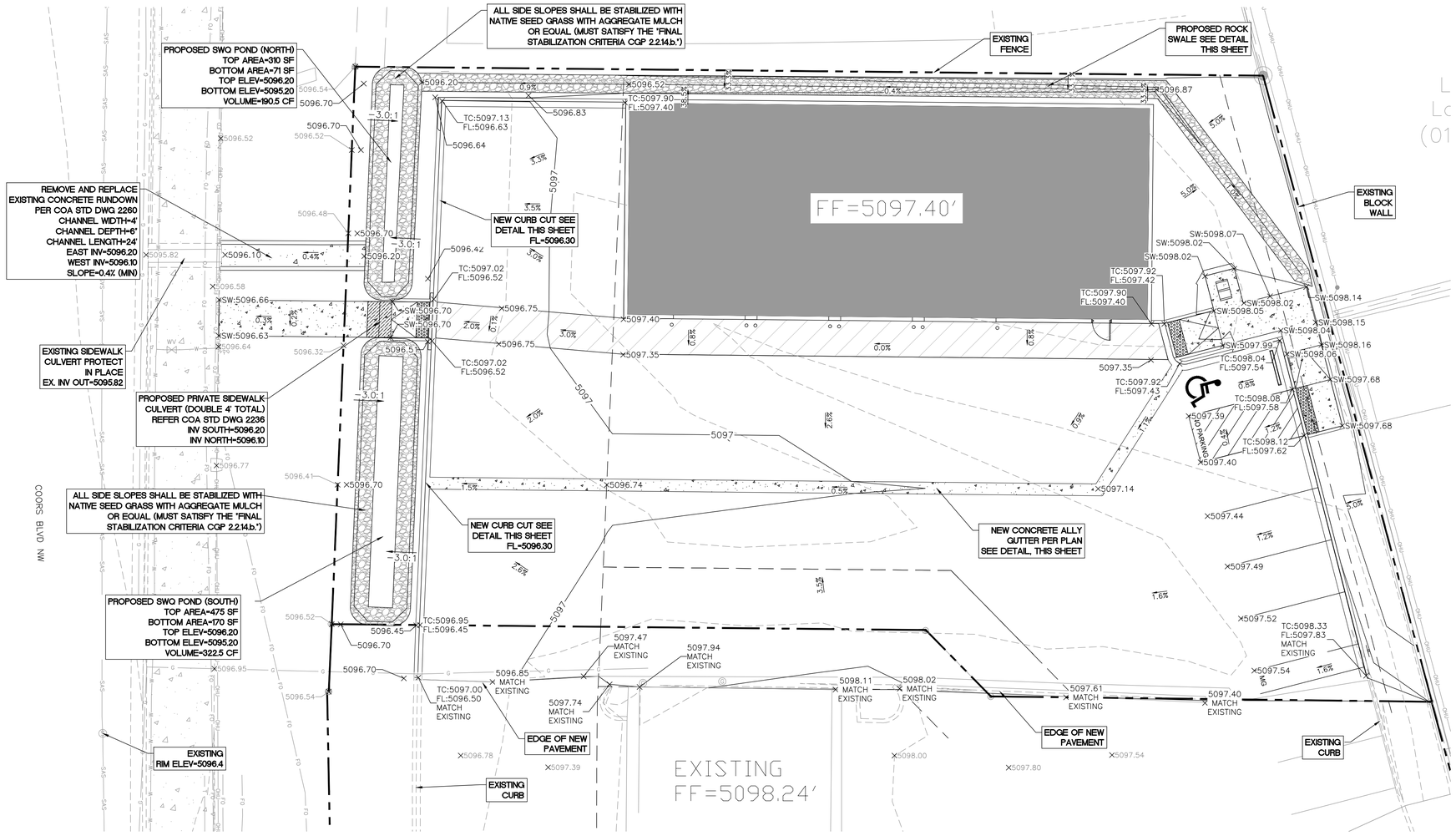
DATE: 02/28/2022

2021094_BASINS

SHEET # C2.1

JOB # 2021094

\\TWNAS\Z_Drive\2021\2021094 Jiffy Lube 130 Coors Blvd NW\dwg\EPC\2021094_BASINS.dwg Feb 28, 2022 - 3:14pm



LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- BUILDING
- PROPOSED SIDEWALK
- RETAINING WALL
- 5010 CONTOUR MAJOR
- 5011 CONTOUR MINOR
- x 5048.25 SPOT ELEVATION
- FLOW ARROW
- EXISTING CONCRETE SIDEWALK
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- 5010 EXISTING CONTOUR MAJOR
- 5011 EXISTING CONTOUR MINOR
- x 5048.25 EXISTING SPOT ELEVATION

GRAPHIC SCALE
10 5 0 5 10
SCALE: 1"=10'

PRIVATE DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY NOTICE TO CONTRACTOR (SPECIAL ORDER " "SO-19")

1. BUILD SIDEWALK CULVERT PER COA STD DWG 2236. WORK IS PERMITTED AND INSPECTED BY DMD CONSTRUCTION SERVICES DIVISION.
2. AN EXCAVATION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
3. 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.
4. PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT **NEW MEXICO ONE CALL, DIAL "811"** [OR (505) 260-1990] FOR THE LOCATION OF EXISTING UTILITIES.
5. 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.
6. BACKFILL COMPACTION SHALL BE 95%.
7. MAINTENANCE OF THE FACILITY SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY BEING SERVED.
8. WORK ON ARTERIAL STREETS MAY BE REQUIRED ON A 24-HOUR BASIS.
9. FOR EXCAVATION AND BARRICADING INSPECTIONS, CONTACT DMD CONSTRUCTION SERVICES DIVISION.

SPOT ELEVATION LEGEND

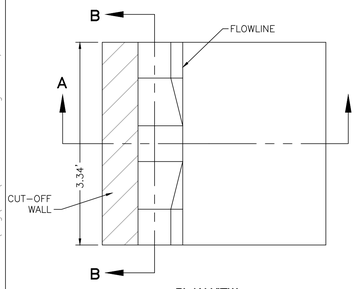
SW= TOP OF SIDEWALK
TC= TOP OF CURB
FL= FLOW LINE
FF= FINISHED FLOOR

SPOT ELEVATION NOTE:

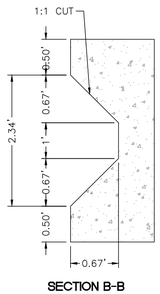
ALL PROPOSED SPOT ELEVATIONS ARE FLOWLINE UNLESS OTHERWISE NOTED.

NOTE:

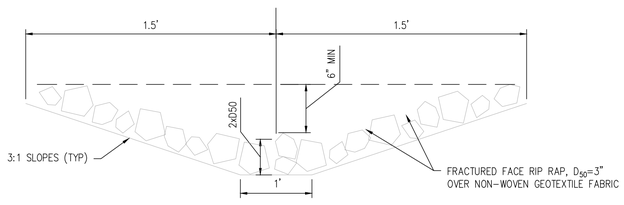
1. REFERENCE PROJECT SITE GEOTECHNICAL REPORT BY WESTERN TECHNOLOGIES INC DATED SEPTEMBER 27, 2021 FOR CONSTRUCTION REQUIREMENTS/MINIMUMS
2. REFERENCE LANDSCAPE PLAN FOR FINAL STABILIZATION REQUIREMENTS.



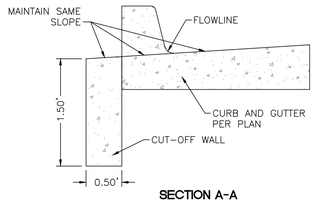
PLAN VIEW



SECTION B-B

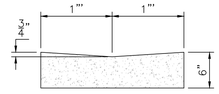


ROCK SWALE
NTS



SECTION A-A

CURB NOTCH
NTS



CONCRETE ALLEY GUTTER DETAIL
NTS

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MAINTENANCE SCHEDULE

Responsible Party: Property Operator(s).

Access to storm water quality elements: All access to the storm water quality elements shall be accessible from the paved areas within the site. There is no restricted access to the location of both the surface and sub-surface elements.

REGULAR MAINTENANCE	FREQUENCY
LITTER MANAGEMENT	
Pick up all litter at site and in Landscape areas and remove from site	Daily
INLETS AND OUTLETS	
Visual inspection for function. Remove silt from slab aprons and debris in pavement areas. Remove all fallen vegetation around inlet and outlet structures.	Monthly
HARD SURFACES	
Sweep all paving regularly. Maintain pavement in autumn after leaf fall. Coordinate with Landscape Contractor if additional maintenance is required.	As required
OCCASIONAL TASKS	**FREQUENCY**
INSPECTION AND INLETS, OUTLETS AND CONTROL CHAMBERS	
Inspect surface structures removing obstructions and silt as necessary. Check there is no physical damage. For below ground control chambers, remove cover and inspect ensuring water is flowing freely and that the exit route for water is unobstructed. Remove debris and silt.	Yearly
POND VEGETATION	
Ensure Pond vegetation is maintained by Landscape Contractor. All weeds and all cuttings removed from site.	As required
SILT MANAGEMENT	
Inspect swales and water quality pond for silt accumulation. Excavate silt, stack and dry within 2-feet of the water quality feature, but outside the design profile where water flows, spread, rake and over-seed. Protect surface from siltation and manage main area of basin for design function or appearance.	Yearly
REMEDIAL WORK	**FREQUENCY**
Inspect storm all water quality structures regularly to check for damage or failure. Undertake remedial work as required.	Yearly

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 4.12.22
BY:
HydroTrans # K10D047
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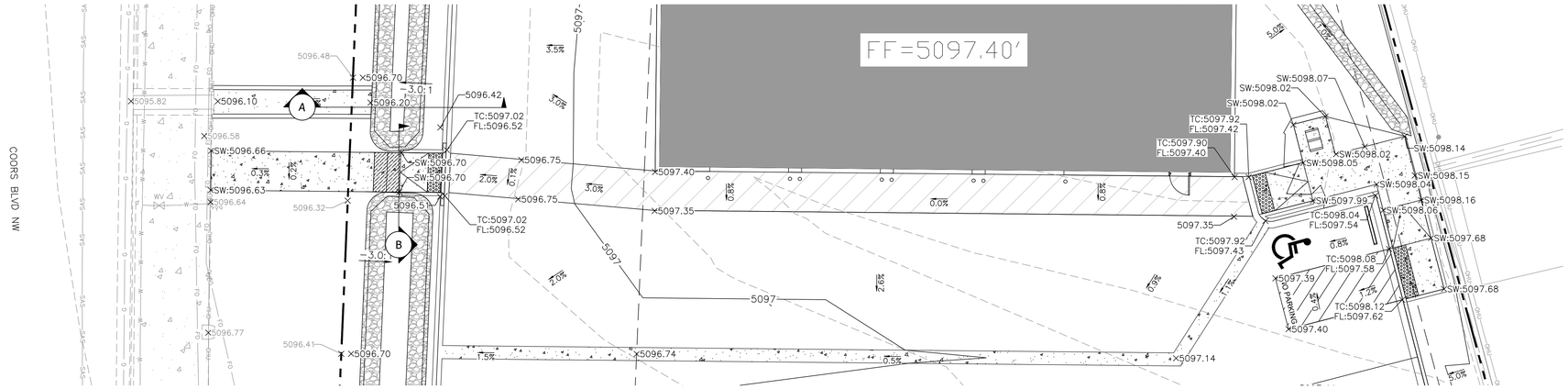

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N

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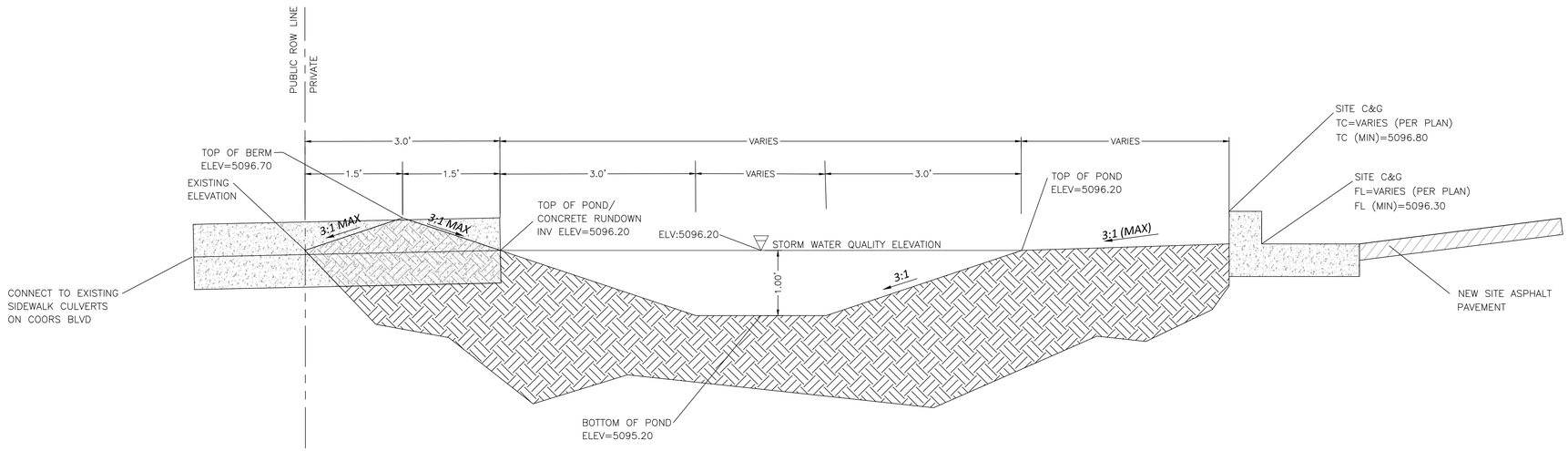
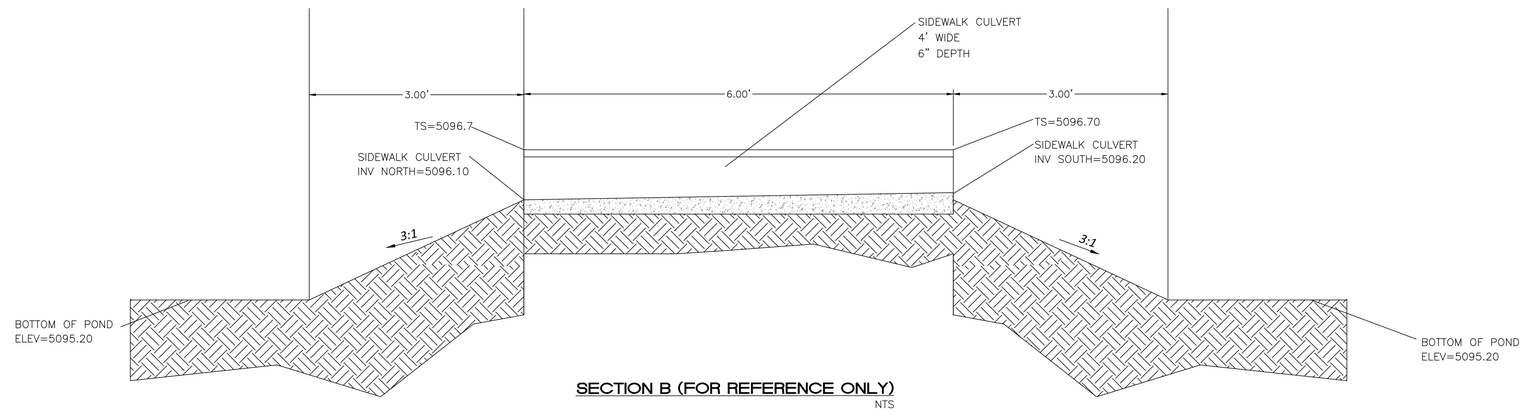


SECTION A (FOR REFERENCE ONLY)

NTS



SECTION B (FOR REFERENCE ONLY)

NTS

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ENGINEER'S SEAL

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03/01/2022

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JIFFY LUBE
130 COORS, ALBUQUERQUE
GRADING & DRAINAGE POND SECTIONS

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