N
W E
S

50' 25' 0 50'
SCALE: 1"=50'

*CAUTION – NOTICE TO CONTRACTOR*

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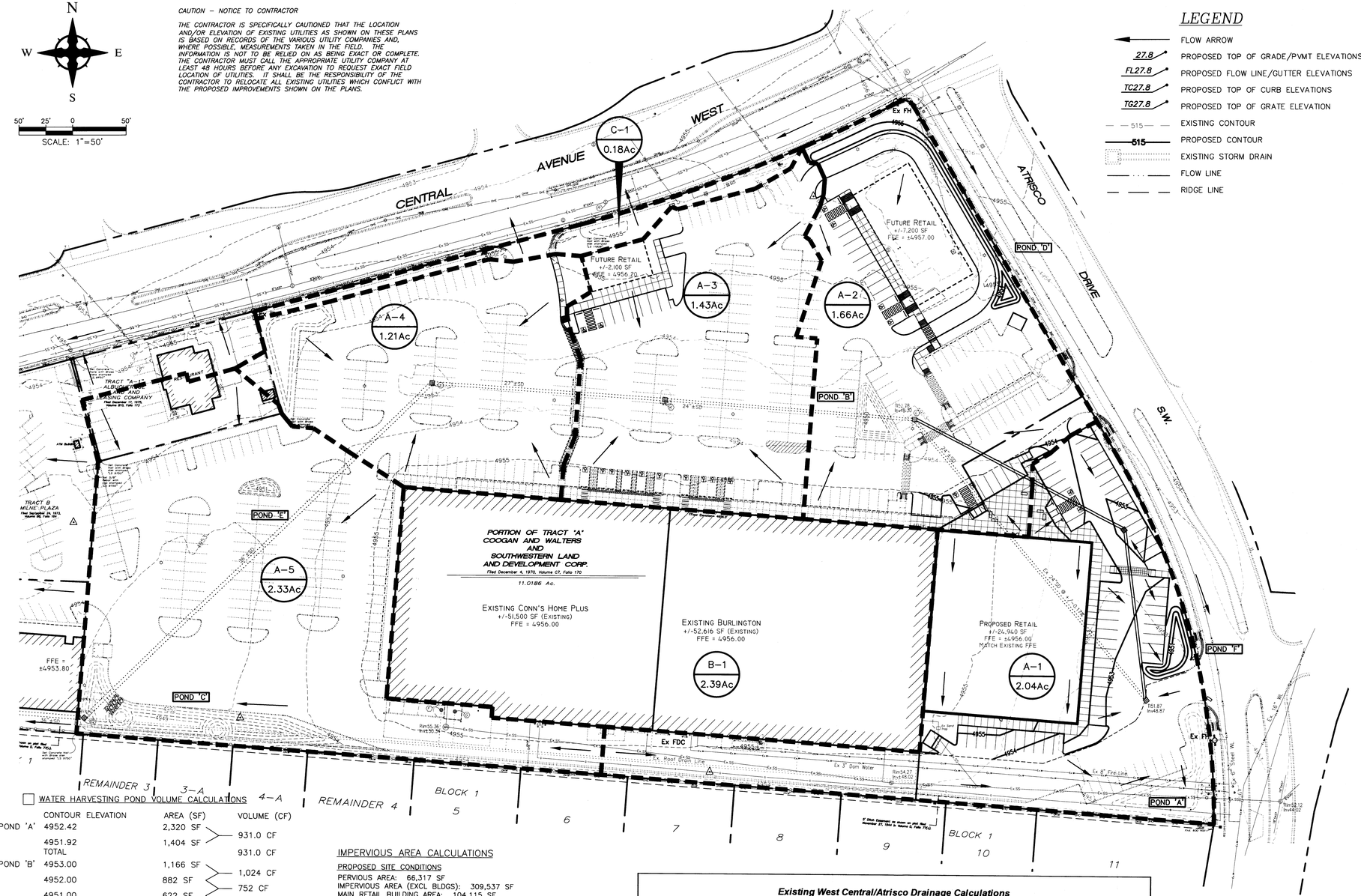


## *LEGEND*

- FLOW ARROW
- 27.8 PROPOSED TOP OF GRADE/PVMT ELEVATIONS
- FL27.8 PROPOSED FLOW LINE/GUTTER ELEVATIONS
- TC27.8 PROPOSED TOP OF CURB ELEVATIONS
- TG27.8 PROPOSED TOP OF GRATE ELEVATION
- 515 EXISTING CONTOUR
- 515 PROPOSED CONTOUR
- EXISTING STORM DRAIN
- FLOW LINE
- RIDGE LINE

☐ WATER HARVESTING POND VOLUME CALCULATIONS

| | CONTOUR ELEVATION | AREA (SF) | VOLUME (CF) |
|---|---|---|---|
| POND 'A' | 4952.42 | 2,320 SF | |
| | 4951.92 | 1,404 SF | 931.0 CF |
| | TOTAL | | 931.0 CF |
| POND 'B' | 4953.00 | 1,166 SF | |
| | 4952.00 | 882 SF | 1,024 CF |
| | 4951.00 | 622 SF | 752 CF |
| | 4950.00 | 400 SF | 511 CF |
| | TOTAL | | 2,287 CF |
| POND 'C' | 4952.00 | 5,704 SF | |
| | 4951.00 | 3,760 SF | 4,732 CF |
| | 4950.00 | 2,010 SF | 2,885 CF |
| | 4949.00 | 870 SF | 1,440 CF |
| | TOTAL | | 9,057 CF |
| POND 'D' | 4955.00 | 1,844 SF | |
| | 4954.50 | 955 SF | 699.5 CF |
| | 4954.00 | 263 SF | 304.5 CF |
| | 4953.00 | 74 SF | 168.5 CF |
| | TOTAL | | 1,172.5 CF |
| POND 'E' | 4953.00 | 378 SF | |
| | 4952.00 | 220 SF | 299 CF |
| | 4951.00 | 94 SF | 157 CF |
| | TOTAL | | 456 CF |
| POND 'A' | 4952.00 | 884 SF | |
| | 4951.00 | 418 SF | 651.0 CF |
| | TOTAL | | 651.0 CF |
| | SUBTOTAL | | 14,554.5 CF |

## IMPERVIOUS AREA CALCULATIONS

PROPOSED SITE CONDITIONS

PERVIOUS AREA: 66,317 SF
IMPERVIOUS AREA (EXCL BLDGS): 309,537 SF
MAIN RETAIL BUILDING AREA: 104,115 SF
TOTAL SITE AREA: 479,969 SF
% IMPERVIOUS = 86.18%

NOTE: THE MAIN RETAIL BUILDING IS EXCLUDED FROM THE FIRST FLUSH CALCULATIONS SINCE IT DRAINS TO AN EXISTING BELOW GRADE STORM DRAIN SYSTEM AND CANNOT BE CAPTURED IN THE LANDSCAPE AREAS.

FIRST FLUSH CALCULATION

TOTAL IMPERVIOUS AREA (LESS MAIN RETAIL BLDG) = 309,537 SF
FIRST FLUSH = 309,537 * 0.34" / 12 = **8,770 CF**
TOTAL VOLUME PROVIDED = **14,554.5 CF**

***Existing West Central/Atrisco Drainage Calculations***

**This table is based on the COA DPM Section 22.2, Zone: 1**

| BASIN | Area | Area | Land Treatment Percentages | | | | Q(100) | Q(100) | WTE | $V(100)_{360}$ | $V(100)_{1440}$ | $V(100)_{10day}$ |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | (SQ. FT) | (AC.) | A | B | C | D | (cfs/ac.) | (CFS) | (inches) | (CF) | (CF) | (CF) |
| A-1 | 88652 | **2.04** | **0.0%** | **0.0%** | **13.4%** | **86.4%** | **4.16** | ***8.47*** | ***1.83*** | ***13554*** | ***16108*** | ***23767*** |
| A-2 | 72473 | **1.66** | **0.0%** | **0.0%** | **13.4%** | **86.4%** | **4.16** | ***6.92*** | ***1.83*** | ***11081*** | ***13168*** | ***19430*** |
| A-3 | 62387 | **1.43** | **0.0%** | **0.0%** | **13.4%** | **86.4%** | **4.16** | ***5.96*** | ***1.83*** | ***9539*** | ***11335*** | ***16726*** |
| A-4 | 52756 | **1.21** | **0.0%** | **0.0%** | **13.4%** | **86.4%** | **4.16** | ***5.04*** | ***1.83*** | ***8066*** | ***9586*** | ***14144*** |
| A-5 | 101524 | **2.33** | **0.0%** | **0.0%** | **13.4%** | **86.4%** | **4.16** | ***9.70*** | ***1.83*** | ***15523*** | ***18446*** | ***27218*** |
| B-1 | 104116 | **2.39** | **0.0%** | **0.0%** | **13.4%** | **86.4%** | **4.16** | ***9.94*** | ***1.83*** | ***15919*** | ***18917*** | ***27913*** |
| C-1 | 7960 | **0.18** | **0.0%** | **0.0%** | **13.4%** | **86.4%** | **4.16** | ***0.76*** | ***1.83*** | ***1217*** | ***1446*** | ***2134*** |
| | | | | | | | | | | | | |
| TOTAL | 489868 | **11.25** | | | | | | ***46.79*** | | ***74898*** | ***89007*** | ***131331*** |

***Proposed West Central/Atrisco Drainage Calculations***

***Ultimate Development Conditions Basin Data Table***

**This table is based on the COA DPM Section 22.2, Zone: 1**

| BASIN | Area | Area | Land Treatment Percentages | | | | Q(100) | Q(100) | WTE | $V(100)_{360}$ | $V(100)_{1440}$ | $V(100)_{10day}$ |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | (SQ. FT) | (AC.) | A | B | C | D | (cfs/ac.) | (CFS) | (inches) | (CF) | (CF) | (CF) |
| A-1 | 88652 | **2.04** | **0.0%** | **0.0%** | **13.4%** | **86.4%** | **4.16** | ***8.47*** | ***1.83*** | ***13554*** | ***16108*** | ***23767*** |
| A-2 | 72473 | **1.66** | **0.0%** | **0.0%** | **13.4%** | **86.4%** | **4.16** | ***6.92*** | ***1.83*** | ***11081*** | ***13168*** | ***19430*** |
| A-3 | 62387 | **1.43** | **0.0%** | **0.0%** | **13.4%** | **86.4%** | **4.16** | ***5.96*** | ***1.83*** | ***9539*** | ***11335*** | ***16726*** |
| A-4 | 52756 | **1.21** | **0.0%** | **0.0%** | **13.4%** | **86.4%** | **4.16** | ***5.04*** | ***1.83*** | ***8066*** | ***9586*** | ***14144*** |
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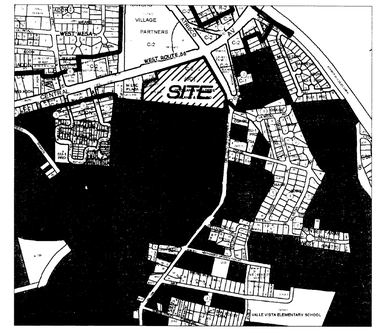


**VICINITY MAP – Zone Atlas K-12**


**FIRM MAP 35001C0333H**

*Per FIRM Map 35001C0333H, dated August 16, 2012, the site is located in the 0.2% chance Annual Floodplain with Average Depth of less than 1 foot.*

## *DRAINAGE MANAGEMENT PLAN*

*INTRODUCTION*

*The purpose of this submittal is to provide a conceptual grading plan and drainage management plan for the Redevelopment of West Central Plaza, located at the SWC of Central Ave SW and Atrisco Dr SW in Albuquerque, NM. The site contains approximately 11.02 acres. A prior Drainage Management Plan for this site was submitted by Wooten Engineering on 9/30/2015 and approved on 11/10/2015.*

*EXISTING HYDROLOGIC CONDITIONS*

*The site is currently developed and drains via. an underground storm drain system which outfalls to an existing 36" storm drain in the alley to the west of the site. The parking lot currently surface drains to several Type 'D' Inlets as shown on the Grading Plan. The roof of the existing main retail buildings (Conn's Home Plus and Burlington) drain to downspouts which are connected to a storm drain system on the south side of the building. This roof drain connects to the main site storm sewer system located at the southwest corner of the site. There is a small off-site drainage area that flows onto the site from the existing Long John Silver's site as shown within Basins 'A-4' and 'A-5'. Per the Calculations table this sheet, the total existing flow leaving the site in the storm drain system is 47.78 cfs during the 100-Yr Storm Event. This excludes Basin 'C-1', which is a small area that drains directly to Central Ave.*

*PROPOSED HYDROLOGIC CONDITIONS*

*The newest building addition to the site (+/-24,940 SF) will further reduce the impervious area by just over 1,000 SF due to the parking lot configuration. There is an existing 24" storm drain that is located under the proposed building and will be relocated with this project per the grading plan on Sheet 1.1. There is also a new Type 'D' Inlet located within Basin A-1 at the deflection point of the new 24" pipes. The drainage patterns generally remain the same as the Pre-Developed condition; however, we have added some water harvesting ponds in key areas in order to capture the first flush from the site.*

*The total runoff from the site (excluding Basin 'C-1') is 46.03 cfs during the 100-Yr, 6-Hr Storm Event which is less than the original KMart development. Reference the Plan approved on 11/10/2015 for additional information.*

*FIRST FLUSH CALCULATIONS*

*Per the First Flush Calculations on this sheet, the total First Flush Volume required to be collected for the site is 8,770 CF. Since the roof of the existing large retail building is flowing directly into a storm drain system and cannot be routed through a landscape area, we have not taken the building roof area into account for the calculation. Per the Water Harvesting Pond Calculations table this sheet, we are collecting 14,554.50 CF of flow from the site which is greater than that required.*

*CONCLUSION*

*This Drainage Management Plan provides for grading and drainage elements which are capable of safely passing the 100 year storm, do not burden downstream systems, and meet city requirements. In addition, the proposed water harvesting ponds will help treat stormwater runoff per the DPM. The proposed improvements to the site should not have any negative impacts to facilities downstream. With this submittal, we are requesting Drainage Management and Grading Plan approval for the Site Development Plan for Building Permit.*

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JUL 27 2016
LAND DEVELOPMENT SECTION


Wooten Engineering
1005 21st Street SE, Suite B1
Rio Rancho, NM 87124
Ph: 505.980.3560


| REV | DATE | BY | REVISION |
|---|---|---|---|
| 6 | | | |
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| 3 | 7/6/2016 | JTW | EPC Conditions |
| 2 | 4/25/2016 | JTW | City Comments |
| 1 | | | |


MODULUS ARCHITECTS
220 COPPER AVE. N.W. SUITE 350
ALBUQUERQUE, NEW MEXICO 87102
PHONE (505) 338-1499 FAX (505) 338-1498


JEFFREY TODD WOOTEN
NEW MEXICO
16892
REGISTERED PROFESSIONAL ENGINEER
7/27/2016

PROJECT TITLE: WEST CENTRAL PLAZA-PROP. ADDITION
4208 CENTRAL AVE. SW
ALBUQUERQUE NEW MEXICO

DRAWN BY: JTW
JOB NO. 2015.064
PROJECT MANAGER: JEFF WOOTEN

SHEET TITLE: DRAINAGE MANAGEMENT PLAN

DATE: 3/28/2016
SCALE: AS NOTED
sheet- 1 of- 3
C1.1

## NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.

2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 UPDATE NO. 8.

3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NM ONE CALL FOR LOCATION OF EXISTING UTILITIES. (NM ONE CALL = '811')

4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. 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 THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.

7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

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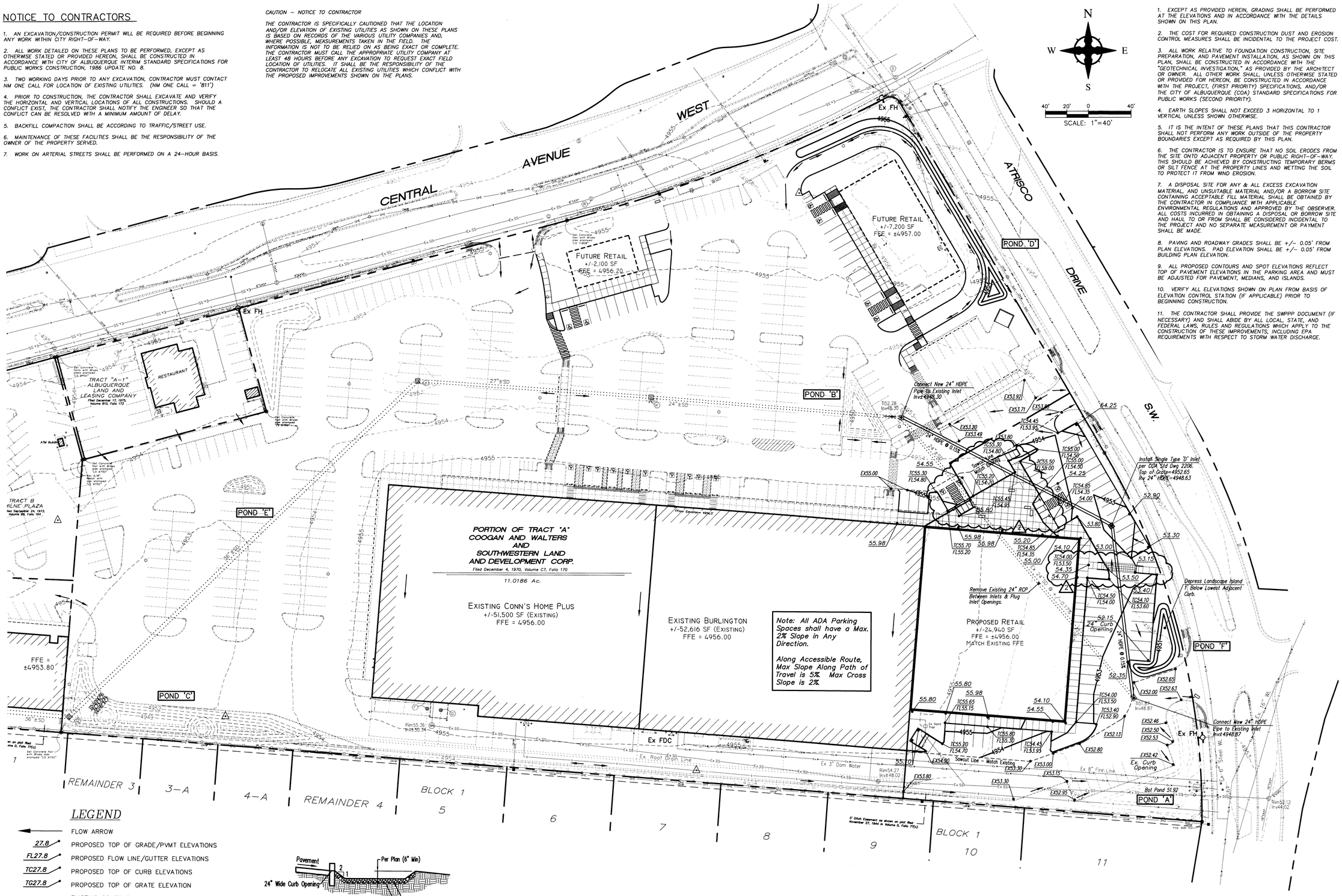





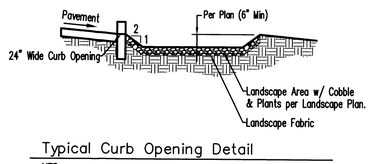


Typical Curb Opening Detail
NTS




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10. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION (IF APPLICABLE) PRIOR TO BEGINNING CONSTRUCTION.

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| REV | DATE | BY | REVISION |
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| 6 | | | |
| 5 | | | |
| 4 | | | |
| 3 | | | |
| 2 | 7/6/2016 | JTW | EPC Conditions |
| 1 | 4/25/2016 | JTW | City Comments |


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PHONE (505) 338-1499 FAX (505) 338-1498


JEFFREY TODD WOOTEN — NEW MEXICO — 16892 — REGISTERED PROFESSIONAL ENGINEER
7/27/2016

PROJECT TITLE: WEST CENTRAL PLAZA-PROP. ADDITION
4208 CENTRAL AVE. SW
ALBUQUERQUE NEW MEXICO
PROJECT MANAGER: JEFF WOOTEN
JOB NO. 2015064
DRAWN BY: JTW
SHEET TITLE: GRADING PLAN


Wooten Engineering
1005 21st Street SE, Suite B1
Rio Rancho, NM 87124
Ph: 505.980.3560


DATE: 3/28/2016
SCALE: AS NOTED
sheet- 1
C1.2
of- 3

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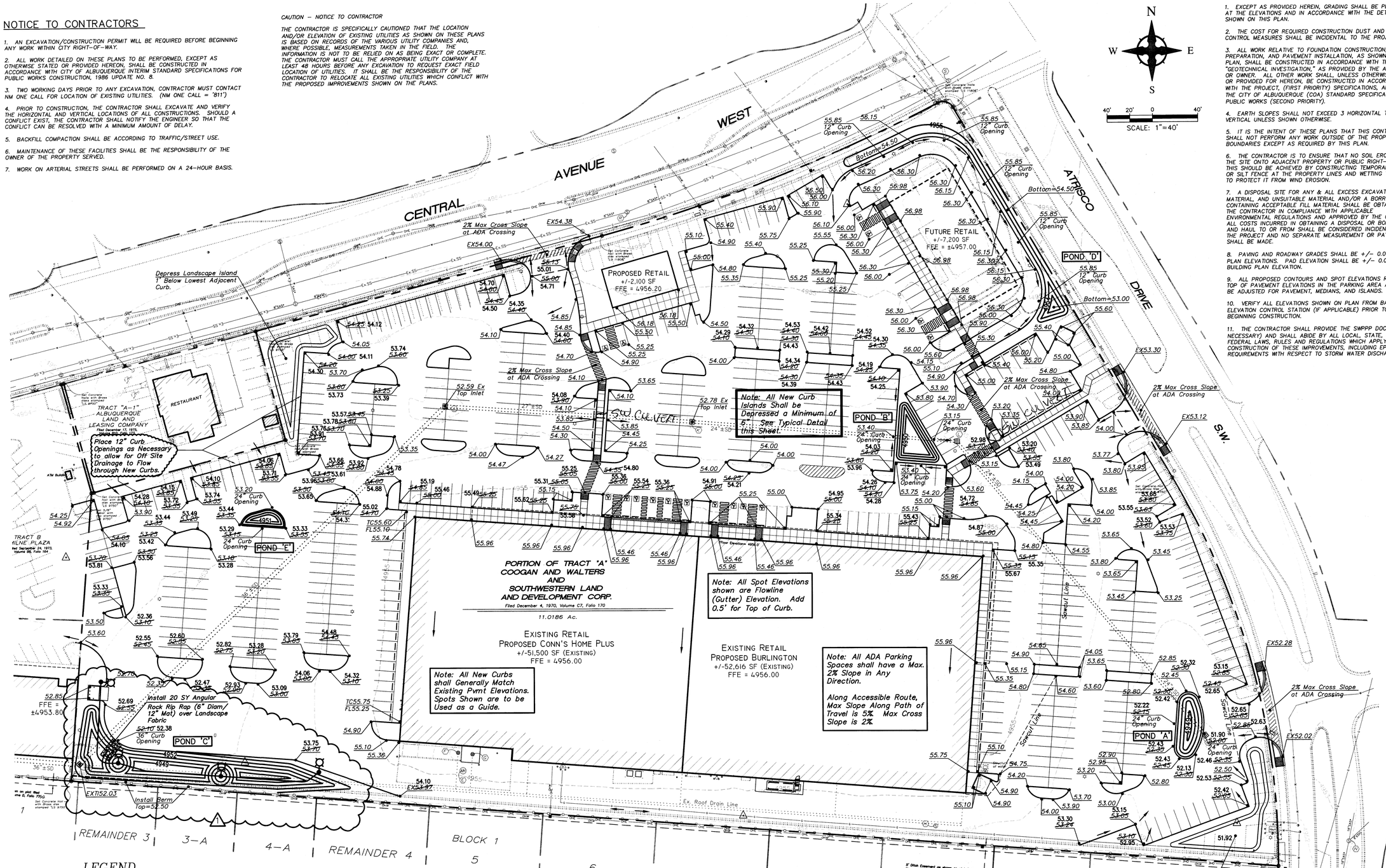


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| REV | DATE | BY | REVISION |
|---|---|---|---|
| 6 | 1/29/2016 | JTW | Removed parking and increased Pond 'C' capacity. |
| 5 | | | |
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## LEGEND

- FLOW ARROW
- 27.8 — PROPOSED TOP OF GRADE/PVMT ELEVATIONS
- FL27.8 — PROPOSED FLOW LINE/GUTTER ELEVATIONS
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- TG27.8 — PROPOSED TOP OF GRATE ELEVATION
- 515 — EXISTING CONTOUR
- 515 — PROPOSED CONTOUR
- EXISTING STORM DRAIN
- FLOW LINE
- RIDGE LINE

DRAINAGE CERTIFICATION

I, JEFFREY T. WOOTEN, NMPE 16892, OF THE FIRM WOOTEN ENGINEERING, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 09/30/15. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY CHRISTOPHER A. MEDINA, NMPS 15702. I FURTHER CERTIFY THAT I PERSONALLY VISITED THE PROJECT SITE ON 03/24/16 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR FINAL CERTIFICATE OF OCCUPANCY (FINAL C.O.).

JEFFREY T. WOOTEN, NMPE 16892

JEFFREY TODD WOOTEN NEW MEXICO 16892 LICENSED PROFESSIONAL ENGINEER
3/30/2016

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

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MAR 31 2016
LAND DEVELOPMENT SECTION


Wooten Engineering
1368 Reynosa Loop SE
Rio Rancho, NM 87124
Ph: 505.980.3560



MODULUS ARCHITECTS
220 COPPER AVE. N.W. SUITE 350
ALBUQUERQUE, NEW MEXICO 87102
PHONE (505) 338-1499 FAX (505) 338-1498


JEFFREY TODD WOOTEN NEW MEXICO 16892 LICENSED PROFESSIONAL ENGINEER
9/30/2015

PROJECT TITLE: WEST CENTRAL-ATRISCO
4208 CENTRAL AVE. SW
ALBUQUERQUE, NEW MEXICO
PROJECT MANAGER: JEFF WOOTEN
JOB NO.: 2015033
DRAWN BY: JTW
SHEET TITLE: GRADING PLAN

DATE: 9/22/15
SCALE: AS NOTED
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of- 3

## NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.

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5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.

6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.

7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

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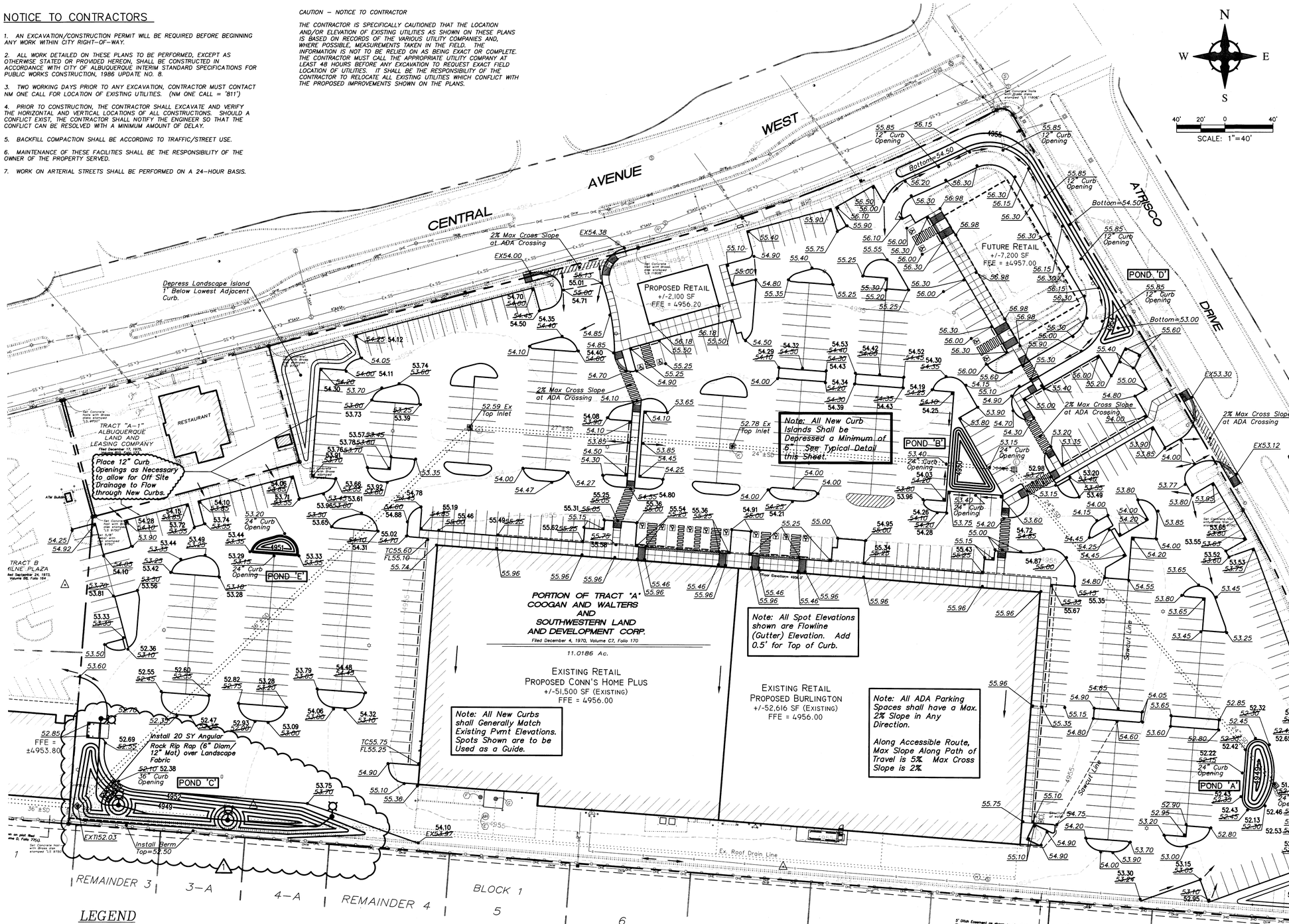


## LEGEND

- FLOW ARROW
- 27.8 — PROPOSED TOP OF GRADE/PVMT ELEVATIONS
- FL27.8 — PROPOSED FLOW LINE/GUTTER ELEVATIONS
- TC27.8 — PROPOSED TOP OF CURB ELEVATIONS
- TG27.8 — PROPOSED TOP OF GRATE ELEVATION
- 515 — EXISTING CONTOUR
- 515 — PROPOSED CONTOUR
- EXISTING STORM DRAIN
- FLOW LINE
- RIDGE LINE

### DRAINAGE CERTIFICATION

I, JEFFREY T. WOOTEN, NMPE 16892, OF THE FIRM WOOTEN ENGINEERING, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 09/30/15. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY CHRISTOPHER A. MEDINA, NMPS 15702. I FURTHER CERTIFY THAT I PERSONALLY VISITED THE PROJECT SITE ON 03/24/16 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR FINAL CERTIFICATE OF OCCUPANCY (FINAL C.O.).

JEFFREY T. WOOTEN, NMPE 16892

JEFFREY TODD WOOTEN NEW MEXICO 16892 REGISTERED PROFESSIONAL ENGINEER
3/30/2016

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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 PROTECT IT FROM WIND EROSION.

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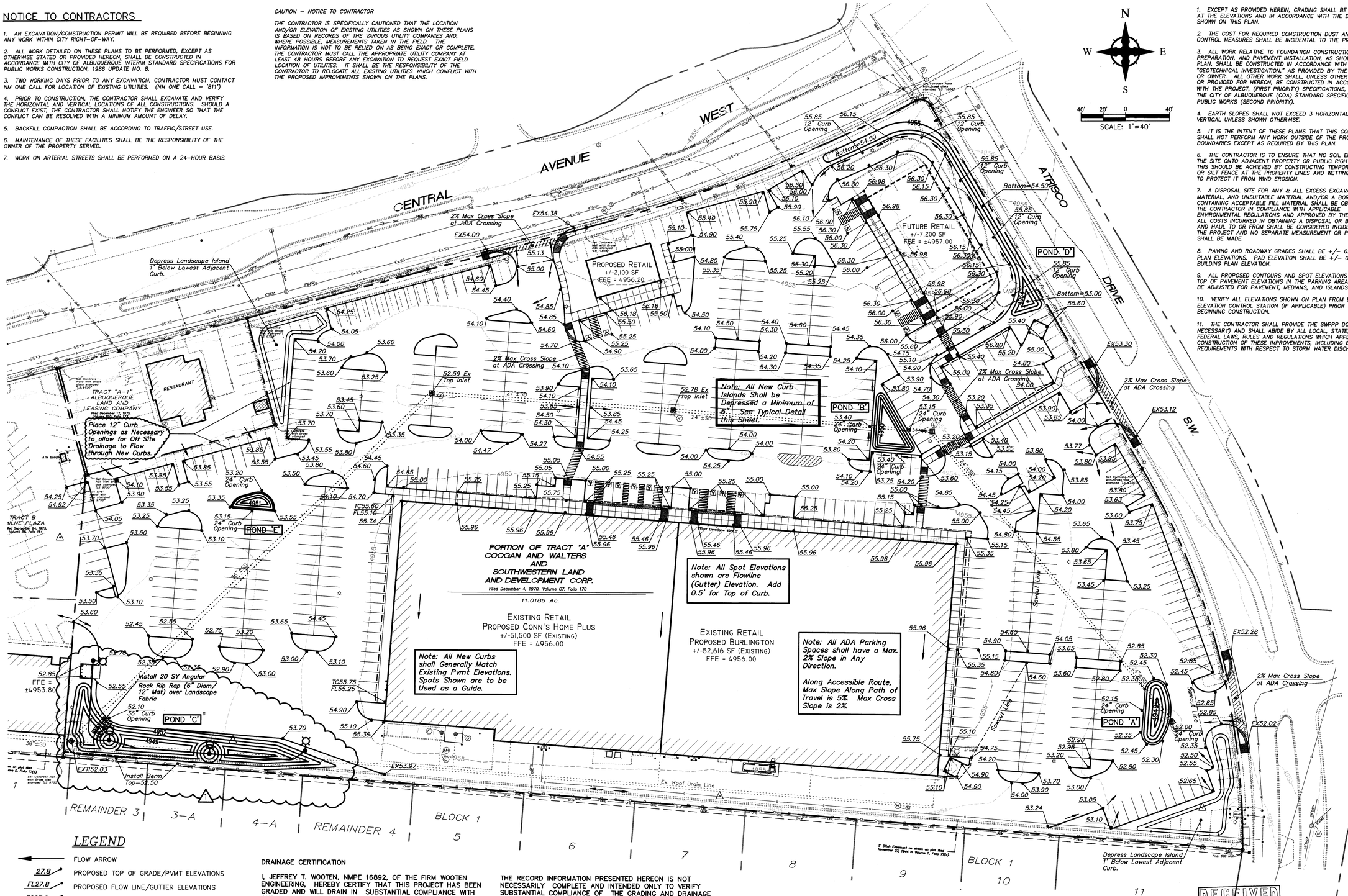





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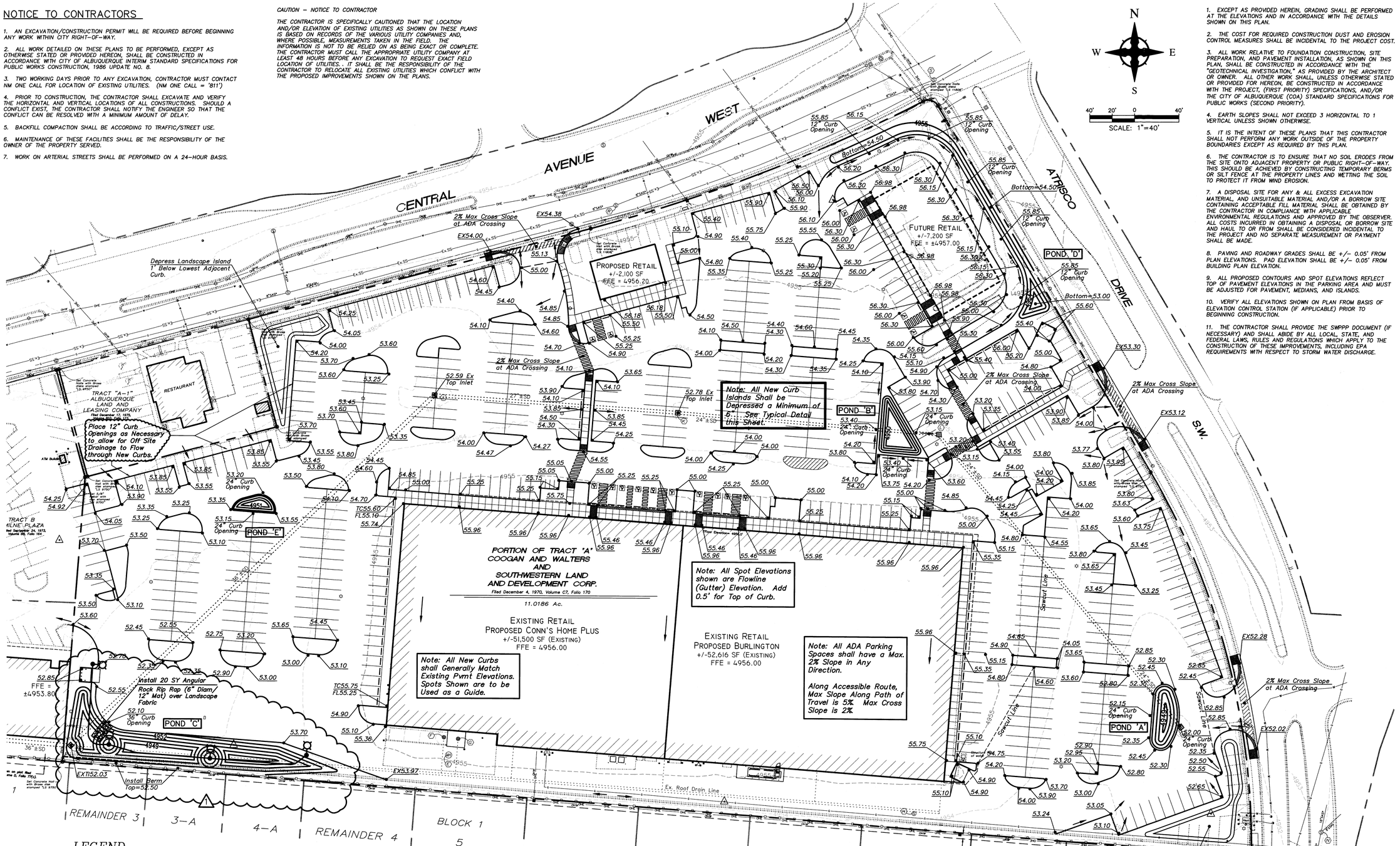


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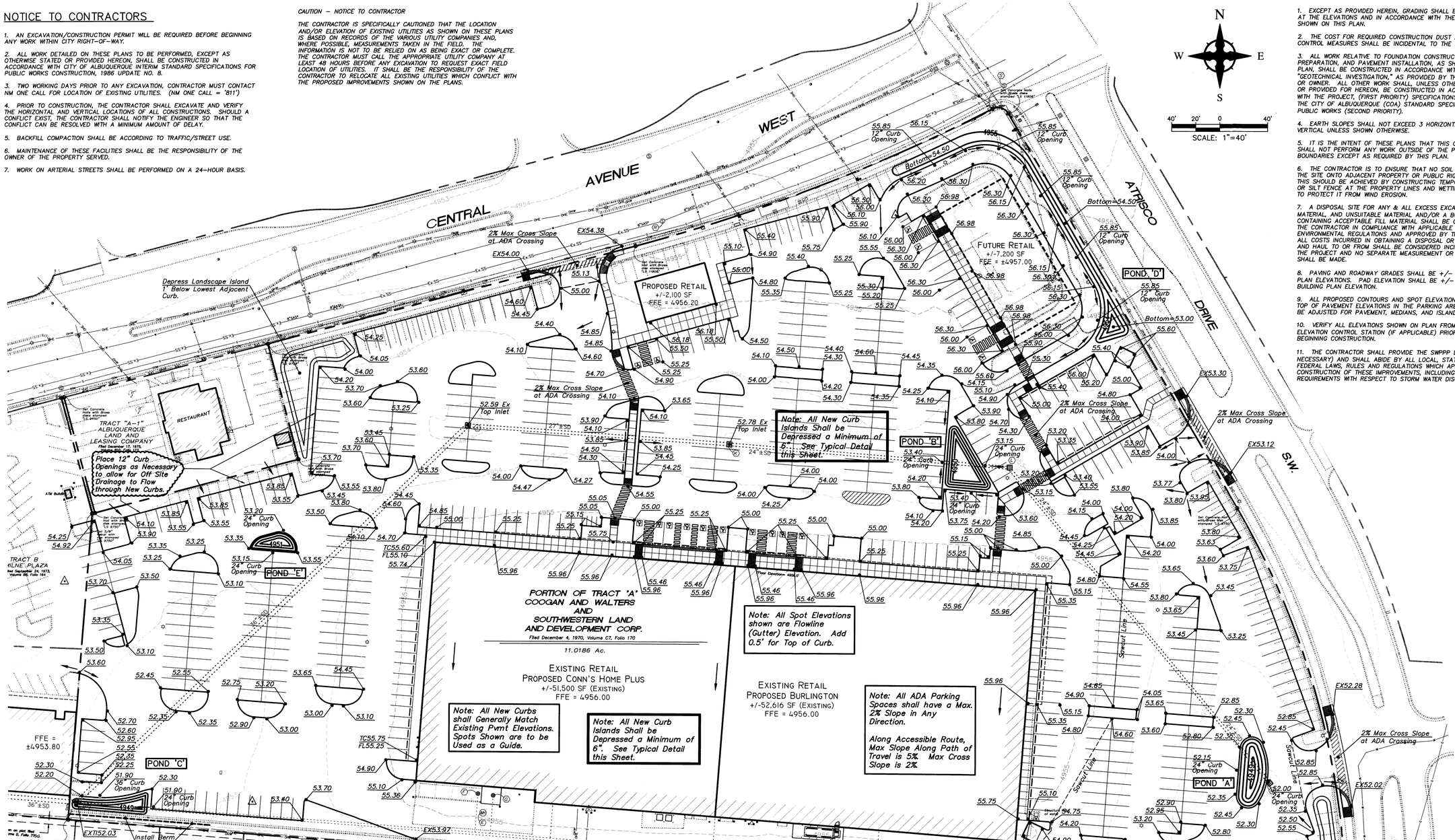


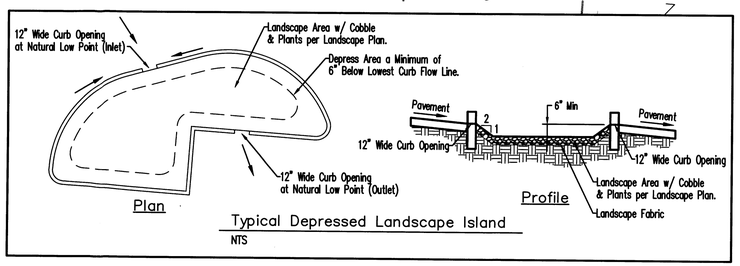


Typical Depressed Landscape Island
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N W E S

40' 20' 0 40'
SCALE: 1"=40'

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 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 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 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.

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 ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.

9. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR PAVEMENT, 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 WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.

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MODULUS ARCHITECTS
220 COPPER AVE. N.W. SUITE 350
ALBUQUERQUE, NEW MEXICO 87102
PHONE (505) 338-1499 FAX (505) 338-1498


JEFFREY TODD WOOTEN — NEW MEXICO — 16892 — PROFESSIONAL ENGINEER
9/30/2015

RECEIVED
SEP 30 2015
LAND DEVELOPMENT SECTION

| | |
|---|---|
| PROJECT TITLE | WEST CENTRAL-ATRISCO<br>4208 CENTRAL AVE. SW.<br>ALBUQUERQUE, NEW MEXICO |
| DRAWN BY: | JTW |
| JOB NO. | 2015033 |
| PROJECT MANAGER | JEFF WOOTEN |
| SHEET TITLE | GRADING PLAN |


Wooten Engineering
1368 Reynosa Loop SE
Rio Rancho, NM 87124
Ph: 505.980.3560


| | |
|---|---|
| DATE: 9/22/15 | sheet- 1 |
| SCALE: AS NOTED | C1.1 |
| | of- 3 |

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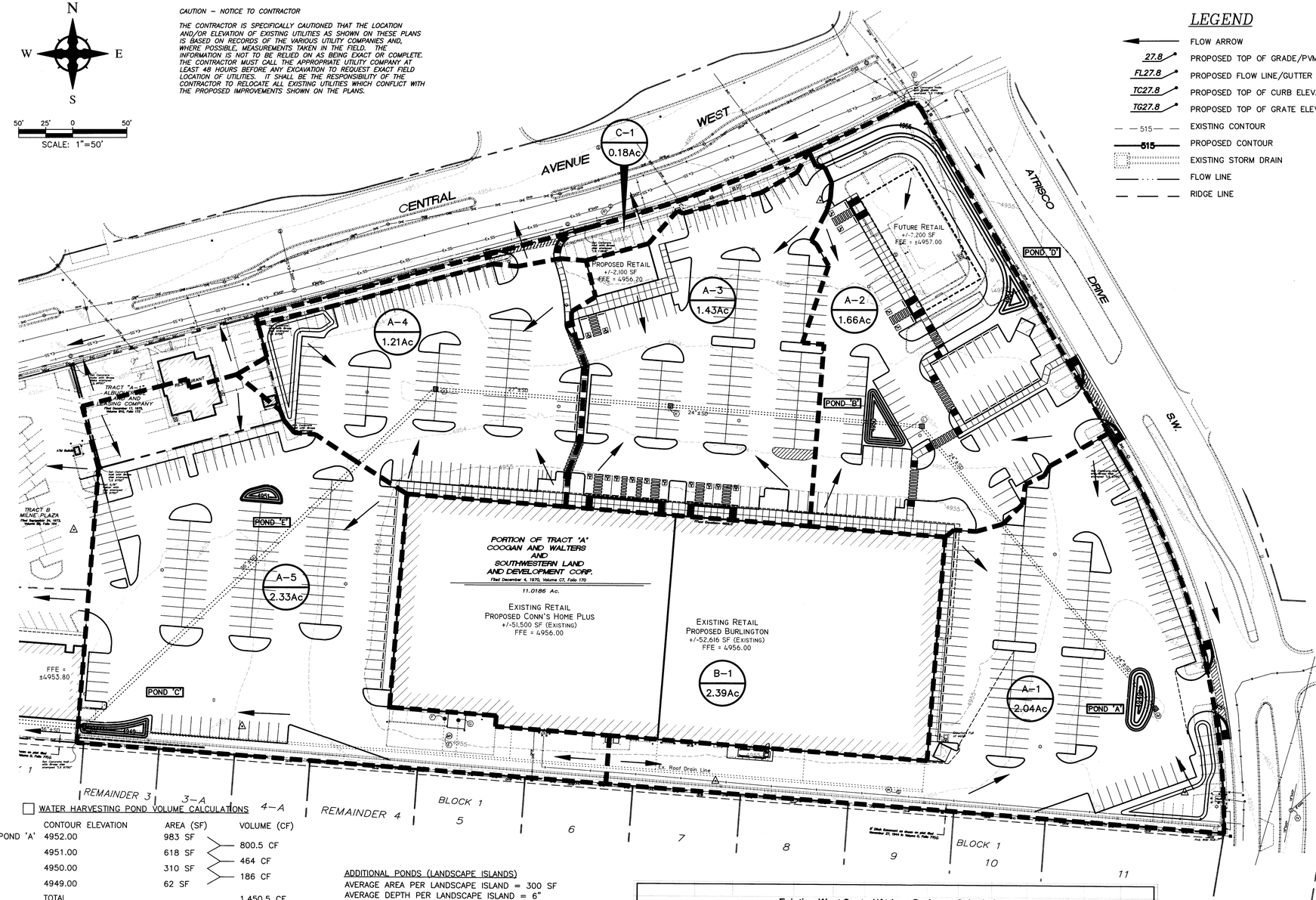
50' 25' 0 50'
SCALE: 1"=50'

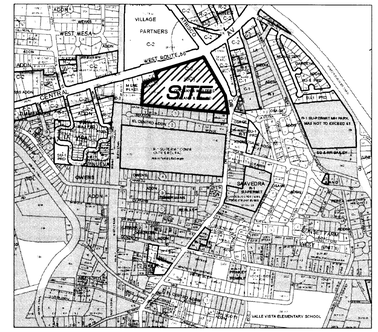
*CAUTION – NOTICE TO CONTRACTOR*

*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.*

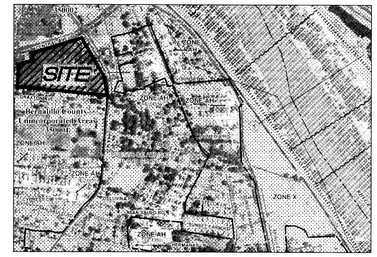



## *LEGEND*

- FLOW ARROW
- 27.8 — PROPOSED TOP OF GRADE/PVMT ELEVATIONS
- FL27.8 — PROPOSED FLOW LINE/GUTTER ELEVATIONS
- TC27.8 — PROPOSED TOP OF CURB ELEVATIONS
- TG27.8 — PROPOSED TOP OF GRATE ELEVATION
- 515 — EXISTING CONTOUR
- 515 — PROPOSED CONTOUR
- EXISTING STORM DRAIN
- FLOW LINE
- RIDGE LINE




**VICINITY MAP – Zone Atlas K-12**




**FIRM MAP 35001C0333H**

*Per FIRM Map 35001C0333H, dated August 16, 2012, the site is located in the 0.2% chance Annual Floodplain with Average Depth of less than 1 foot.*

WATER HARVESTING POND VOLUME CALCULATIONS

| | CONTOUR ELEVATION | AREA (SF) | VOLUME (CF) |
|---|---|---|---|
| POND 'A' | 4952.00 | 983 SF | |
| | | | 800.5 CF |
| | 4951.00 | 618 SF | |
| | | | 464 CF |
| | 4950.00 | 310 SF | |
| | | | 186 CF |
| | 4949.00 | 62 SF | |
| | TOTAL | | 1,450.5 CF |
| POND 'B' | 4953.00 | 1,166 SF | |
| | | | 1,024 CF |
| | 4952.00 | 882 SF | |
| | | | 752 CF |
| | 4951.00 | 622 SF | |
| | | | 511 CF |
| | 4950.00 | 400 SF | |
| | TOTAL | | 2,287 CF |
| POND 'C' | 4951.00 | 676 SF | |
| | | | 536 CF |
| | 4950.00 | 396 SF | |
| | | | 268 CF |
| | 4949.00 | 140 SF | |
| | TOTAL | | 804 CF |
| POND 'D' | 4955.00 | 1,844 SF | |
| | | | 699.5 CF |
| | 4954.50 | 955 SF | |
| | | | 304.5 CF |
| | 4954.00 | 263 SF | |
| | | | 168.5 CF |
| | 4953.00 | 74 SF | |
| | TOTAL | | 1,172.5 CF |
| POND 'E' | 4953.00 | 378 SF | |
| | | | 299 CF |
| | 4952.00 | 220 SF | |
| | | | 157 CF |
| | 4951.00 | 94 SF | |
| | TOTAL | | 456 CF |
| | **SUBTOTAL** | | **6,170 CF** |

ADDITIONAL PONDS (LANDSCAPE ISLANDS)
AVERAGE AREA PER LANDSCAPE ISLAND = 300 SF
AVERAGE DEPTH PER LANDSCAPE ISLAND = 6"
AVERAGE VOLUME PER LANDSCAPE ISLAND = 150 CF
TOTAL NUMBER OF ISLANDS = 40
TOTAL VOLUME 6,000 CF

**GRAND TOTAL = 6,170 CF+6,000 CF = 12,170 CF**

IMPERVIOUS AREA CALCULATIONS

EXISTING SITE CONDITIONS
PERVIOUS AREA: 16,526 SF
IMPERVIOUS AREA: 463,443 SF
TOTAL SITE AREA: 479,969 SF
% IMPERVIOUS = 96.56%

PROPOSED SITE CONDITIONS
PERVIOUS AREA: 65,301 SF
IMPERVIOUS AREA (EXCL BLDGS): 310,553 SF
MAIN RETAIL BUILDING AREA: 104,115 SF
TOTAL SITE AREA: 479,969 SF
% IMPERVIOUS = 86.39%

**TOTAL REDUCTION OF IMPERVIOUS AREA = 48,775 SF**

NOTE: THE MAIN RETAIL BUILDING IS TO BE EXCLUDED FROM THE FIRST FLUSH CALCULATIONS SINCE IT DRAINS TO A BELOW GRADE STORM DRAIN SYSTEM AND CANNOT BE CAPTURED IN THE LANDSCAPE AREAS.

FIRST FLUSH CALCULATION
TOTAL IMPERVIOUS AREA (LESS MAIN RETAIL BLDG) = 310,553 SF
FIRST FLUSH = 310,553 * 0.34" / 12 = **8,799 CF**

***Existing West Central/Atrisco Drainage Calculations***

This table is based on the COA DPM Section 22.2, Zone:1

| BASIN | Area | Area | Land Treatment Percentages | | | | Q(100) | Q(100) | WTE | $V(100)_{360}$ | $V(100)_{1440}$ | $V(100)_{10day}$ |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | (SQ. FT) | (AC.) | A | B | C | D | (cfs/ac.) | (CFS) | (inches) | (CF) | (CF) | (CF) |
| A-1 | 88652 | **2.04** | **0.0%** | **0.0%** | **3.4%** | **96.6%** | **4.32** | ***8.79*** | ***1.94*** | ***14308*** | ***17162*** | ***25726*** |
| A-2 | 72473 | **1.66** | **0.0%** | **0.0%** | **3.4%** | **96.6%** | **4.32** | ***7.19*** | ***1.94*** | ***11696*** | ***14030*** | ***21031*** |
| A-3 | 62387 | **1.43** | **0.0%** | **0.0%** | **3.4%** | **96.6%** | **4.32** | ***6.19*** | ***1.94*** | ***10069*** | ***12077*** | ***18104*** |
| A-4 | 52756 | **1.21** | **0.0%** | **0.0%** | **3.4%** | **96.6%** | **4.32** | ***5.23*** | ***1.94*** | ***8514*** | ***10213*** | ***15309*** |
| A-5 | 101524 | **2.33** | **0.0%** | **0.0%** | **3.4%** | **96.6%** | **4.32** | ***10.07*** | ***1.94*** | ***16385*** | ***19654*** | ***29461*** |
| B-1 | 104116 | **2.39** | **0.0%** | **0.0%** | **3.4%** | **96.6%** | **4.32** | ***10.32*** | ***1.94*** | ***16803*** | ***20156*** | ***30213*** |
| C-1 | 7960 | **0.18** | **0.0%** | **0.0%** | **3.4%** | **96.6%** | **4.32** | ***0.79*** | ***1.94*** | ***1285*** | ***1541*** | ***2310*** |
| TOTAL | 489868 | **11.25** | | | | | | ***48.57*** | | ***79060*** | ***94834*** | ***142155*** |

***Proposed West Central/Atrisco Drainage Calculations***

*Ultimate Development Conditions Basin Data Table*

This table is based on the COA DPM Section 22.2, Zone:1

| BASIN | Area | Area | Land Treatment Percentages | | | | Q(100) | Q(100) | WTE | $V(100)_{360}$ | $V(100)_{1440}$ | $V(100)_{10day}$ |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | (SQ. FT) | (AC.) | A | B | C | D | (cfs/ac.) | (CFS) | (inches) | (CF) | (CF) | (CF) |
| A-1 | 88652 | **2.04** | **0.0%** | **0.0%** | **13.4%** | **86.4%** | **4.16** | ***8.47*** | ***1.83*** | ***13554*** | ***16108*** | ***23767*** |
| A-2 | 72473 | **1.66** | **0.0%** | **0.0%** | **13.4%** | **86.4%** | **4.16** | ***6.92*** | ***1.83*** | ***11081*** | ***13168*** | ***19430*** |
| A-3 | 62387 | **1.43** | **0.0%** | **0.0%** | **13.4%** | **86.4%** | **4.16** | ***5.96*** | ***1.83*** | ***9539*** | ***11335*** | ***16726*** |
| A-4 | 52756 | **1.21** | **0.0%** | **0.0%** | **13.4%** | **86.4%** | **4.16** | ***5.04*** | ***1.83*** | ***8066*** | ***9586*** | ***14144*** |
| A-5 | 101524 | **2.33** | **0.0%** | **0.0%** | **13.4%** | **86.4%** | **4.16** | ***9.70*** | ***1.83*** | ***15523*** | ***18446*** | ***27218*** |
| B-1 | 104116 | **2.39** | **0.0%** | **0.0%** | **13.4%** | **86.4%** | **4.16** | ***9.94*** | ***1.83*** | ***15919*** | ***18917*** | ***27913*** |
| C-1 | 7960 | **0.18** | **0.0%** | **0.0%** | **13.4%** | **86.4%** | **4.16** | ***0.76*** | ***1.83*** | ***1217*** | ***1446*** | ***2134*** |
| TOTAL | 489868 | **11.25** | | | | | | ***46.79*** | | ***74898*** | ***89007*** | ***131331*** |

$\%D = (11.25)(.864) = 9.72$ ac

## *DRAINAGE MANAGEMENT PLAN*

*INTRODUCTION*
*The purpose of this submittal is to provide a final drainage management plan for the Redevelopment of West Central/Atrisco, located at the SWC of Central Ave SW and Atrisco Dr SW in Albuquerque, NM.. The site contains approximately 11.02 acres. We were unable to locate an existing Drainage Study for the site; however, the site is currently 100% Developed and the site is currently +/–96.6% Impervious.*

*EXISTING HYDROLOGIC CONDITIONS*
*The site is currently developed and drains via. an underground storm drain system which outfalls to an existing 36" storm drain in the alley to the west of the site. The parking lot currently surface drains to several Type 'D' Inlets as shown on the Grading Plan. The roof of the existing main retail building (the old KMart) drains to downspouts which are connected to a storm drain system on the south side of the building. This roof drain connects to the main site storm sewer system located at the southwest corner of the site. There is a small off–site drainage area that flows onto the site from the existing Long John Silver's site as shown within Basins 'A–4' and 'A–5'. Per the Calculations table this sheet, the total existing flow leaving the site in the storm drain system is 47.78 cfs during the 100–Yr Storm Event. This excludes Basin 'C–1', which is a small area that drains to Central Ave. We calculate that approximately 96.6% of the site is currently Impervious.*

*PROPOSED HYDROLOGIC CONDITIONS*
*In Redeveloping this site, we are trying to use as much of the existing pavement as possible while increasing the pervious areas in order to reduce runoff volumes from the site. The drainage patterns remain the same as the Pre–Developed condition; however, we have added some water harvesting ponds in key areas in order to capture the first flush from the site.*

*Without accounting for the detention/retention in the proposed Water Harvesting ponds, the total runoff from the site (excluding Basin 'C–1) is 46.03 cfs during the 100–Yr Storm Event. This is a 1.75 cfs reduction below Pre–Developed condition.*

*In addition, per the Calculations Table this sheet there is a reduction of the 100–Yr, 24–Hr Volume of 5,827 CF. Adding this volume reduction to the Water Harvesting Pond Volume provided (12,170 CF) gives us a total Volume reduction of 17,977 CF.*

*FIRST FLUSH CALCULATIONS*
*Per the First Flush Calculations on this sheet, the total First Flush Volume required to be collected for the site is 8,799 CF. Since the roof of the existing large retail building is flowing directly into a storm drain system and cannot be routed through a landscape area, we have not taken the building roof area into account for the calculation. Per the Water Harvesting Pond Calculations table this sheet, we are collecting 12,170 CF of flow from the site which is greater than that required.*

*CONCLUSION*
*This drainage management plan provides for grading and drainage elements which reduce the impact to downstream systems; are capable of safely passing the 100 year storm, do not burden downstream systems, and meet city requirements. In addition, the proposed water harvesting ponds will help treat stormwater runoff per the DPM. The proposed improvements to the site should not have any negative impacts to facilities downstream. With this submittal, we are requesting Drainage Management Plan and Building Permit approval for both the Conn's Home Plus and Burlington Coat Factory projects. Each project located on site will apply for a separate Building Permit.*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Rio Rancho, NM 87124
Ph: 505.980.3560


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JEFFREY TODD WOOTEN
NEW MEXICO
16892
REGISTERED PROFESSIONAL ENGINEER
9/30/2015

PROJECT TITLE: WEST CENTRAL–ATRISCO
4208 CENTRAL AVE. SW
ALBUQUERQUE NEW MEXICO
PROJECT MANAGER: JEFF WOOTEN
JOB NO.: 2015033
DRAWN BY: JTW
SHEET TITLE: DRAINAGE MANAGEMENT PLAN

DATE: 9/22/15
SCALE: AS NOTED
sheet- 1
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of- 3

KEYED NOTES:

1. PROPOSED PAINTED CROSSWALK
2. PROPOSED PYLON SIGN TO BE PERMITTED SEPARATELY
3. PROPOSED CONC. SIDEWALK ADJACENT TO BLDG, RE: DET. 1/SP1
4. PROPOSED CONC. PATIO AREA ADJACENT BLDG
5. PROPOSED BIKE RACK LOCATION. (2 BIKE CAPACITY) RE: DETAIL 13/SP12. TYPICAL GRAPHIC SYMBOL = 101
6. EXISTING PYLON SIGN LOCATION TO REMAIN
7. PROPOSED 6' WIDE PEDESTRIAN PATH
8. PROPOSED HANDICAP RAMP RE: 16/SP11
9. PROPOSED HANDICAP RAMP RE: 8/SP11
10. PROPOSED HANDICAP RAMP RE: 17/SP11
11. PROPOSED LANDSCAPE PLANTING AREA G.C TO PROVIDE AND COORDINATE REQ. SLEEVING FOR EA. WELL LOCATION WITH LANDSCAPER. RE: LANDSCAPE PLAN FOR INFO
12. PROPOSED DRIVE AISLE PAINT DETAIL RE: DET 5/SP12
13. PROPOSED CONC HEADER CURB TYPICAL RE: DET 10/SP11
14. PROPOSED REFUSE ENCLOSURE RE: DET.4/SP13
15. PROPOSED HC PARKING STALL RE: DET 2/SP12
16. PROPOSED WHEELSTOP RE: DET 4/SP12
17. PROPOSED MOTORCYCLE PARKING STALL LOCATION RE: SITE PLAN FOR LOCATIONS. RE: DET. 7/SP12
18. PAINTED STRIPPING/SIGNING AS INDICATED ON SITE PLAN ALL STANDARD PARKING STALL STRIPPING SHALL BE YELLOW
19. EXISTING CURB & GUTTER TO REMAIN
20. EXISTING SIDEWALK TO REMAIN
21. EXISTING ASPHALT PAVING TO BE SEAL COATED AND RESTRIPED AS SHOWN ON THIS PLAN
22. PROPOSED ELECTRICAL TRANSFORMER LOCATION
23. EXISTING HYDRANT LOCATION TO REMAIN

GENERAL NOTES:

A. A SHARED ACCESS & PARKING AGREEMENT IS REQUIRED WITH ANY PLATTING ACTION.
B. FUTURE LEASE AREA "B" MUST BE APPROVED THROUGH A SEPARATE ADMINISTRATIVE AMENDMENT WITH NOTIFICATION PER SECTION 14-16-3-22(A)(9).

| PROPOSED SITE DATA TABLE | |
|---|---|
| LEGAL DESCRIPTION: | PART OF TRACT A COOGAN AND WALTER & BU LAND DEV CORP |
| TOTAL ACREAGE: | RE: SITE PLAN FOR BUILDING PERMIT |
| EXISTING ZONING: | C-2 (SC) |
| PROPOSED USE: | GENERAL RETAILING |
| EXISTING BUILDING SIZES: | 104,76 SF + 16,300 SF + 2,691 SF = 123,713 SF OF EXIST RETAIL |
| PROPOSED BUILDING SIZES: | 123,713 SF + 7,100 SF NEW RETAIL = 130,713 SF, LESS THAN 2% ADDTL |
| TOTAL PARKING PROVIDED: | PHASE 1: 350 SPACES + PHASE 2: 315 SPACES = 651 TOTAL |
| TOTAL PARKING REQ: | PHASE 1: 286 SPACES + PHASE 2: 259 SPACES = 543 TOTAL |
| HC PROVIDED: | PHASE 1: 9 SPACES + PHASE 2: 8 SPACES = 17 TOTAL |
| HC REQUIRED: | PHASE 1: 8 SPACES + PHASE 2: 8 SPACES = 16 TOTAL |
| BIKE SPACES PROVIDED: | PHASE 1: 10 SPACES + PHASE 2: 19 SPACES = 29 TOTAL |
| BIKE SPACES REQUIRED: | PHASE 1: 13 SPACES + PHASE 2: 13 SPACES = 26 TOTAL |
| MOTORCYCLE SPACES PROVIDED: | PHASE 1: 5 SPACES + PHASE 2: 5 SPACES = 10 TOTAL |
| MOTORCYCLE SPACES REQUIRED: | PHASE 1: 5 SPACES + PHASE 2: 5 SPACES = 10 TOTAL |

REQUIRED PARKING FORMULA: ONE SPACE PER 200 SF FOR THE FIRST 15,000 SF (75 SPACES). THEN, ONE SPACE PER 250 SF FOR THE NEXT 40,000 SF (160 SPACES). THEN, ONE SPACE PER 300 SQUARE FEET FOR THE AREA THAT EXCEEDS 60,000 SF.
PHASE 1 AREA IN EXCESS OF 60,000 SF: 9,300/300 = 33 SPACES.
PHASE 2 AREA IN EXCESS OF 15,000 SF: 44,616/250 = 180 SPACES.

REQUIRED HC PARKING: 101 TO 300 REQUIRED PARKING SPACES = 9 HC SPACES.
PHASE 1 AND PHASE 2 REQUIRE 8 HC SPACES EACH.

REQUIRED MC PARKING: 151 TO 300 REQUIRED PARKING SPACES = 5 MOTORCYCLE SPACES.
PHASE 1 AND PHASE 2 REQUIRE 5 MOTORCYCLE SPACES EACH.

LEASE AREA A
0.385 ACRES
16,776 SF

FUTURE LEASE AREA B
N.I.C.
1.191 ACRES
51,449 SF

LEASE AREA C
1.795 ACRES
78,187 SF

CENTRAL AVENUE WEST

ATRISCO DRIVE

RETAIL SHELL 2,100 SF

FUTURE RETAIL SHELL 7,200 SF

TRACT A-1-A ALBUQUERQUE LAND AND LEASING COMPANY MILNE PLAZA

TRACT A MILNE PLAZA

TRACT B MILNE PLAZA

TRACT C MILNE PLAZA
EXISTING RETAIL STORES
16,300 SF

CONN'S HOME PLUS
+/-51,500 SF (EXISTING)

BURLINGTON
+/-52,616 SF (EXISTING)

PHASE 1

PHASE 2

REVISED PARKING LAYOUT DUE TO ADDED POND

NEW DETENTION POND

NEW DETENTION POND

TRACT A PLAT OF TRACT A LANDS OF M.R.G.C.D. MAP NO. 24 SECTION 7, T.10N., R.2E., N.M.P.M. CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

BLOCK 1
1
2
BLOCKS 1 & 2 OF EL CENTRO
A SUBDIVISION
ALBUQUERQUE, NEW MEXICO

REMAINDER 3

3-A
REPLAT OF THE EAST 85' OF LOT 3 & THE WEST 85' OF LOT 4, BLOCK 1, EL CENTRO ADDITION BERNALILLO COUNTY, NEW MEXICO

4-A

REMAINDER 4

BLOCK 1
5
6
7
8
9
10
11
BLOCKS 1 & 2 OF EL CENTRO
A SUBDIVISION
ALBUQUERQUE, NEW MEXICO

SITE PLAN FOR BUILDING PERMIT ADMINISTRATIVE AMENDMENT
SCALE: 1"=50'

50 0 50 100 200

VICINITY MAP - PAGE K-9-Z
N.T.S.

LINETYPE LEGEND
- INTERNAL PHASE LINE
- PROPOSED LOT LINE
- PROJECT AREA AND OUTER PHASE AREA LIMITS
- EXISTING PROPERTY LINE
- EXISTING CURB LINE
- PROPOSED CURB LINE
- 6' PEDESTRIAN PATH

ADMINISTRATIVE AMENDMENT
FILE # 16098 PROJECT # 1010846
REMODEL OF EXISTING BUILDING + NEW 7100 SF RETAIL BLDG/ EXPAND PARKING + LANDSCAPING
APPROVED BY — DATE 9.29.16

RECEIVED
MAR 18 2016
LAND DEVELOPMENT SECTION

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MODULUS ARCHITECTS
220 COPPER AVE. N.W. SUITE 350
ALBUQUERQUE, NEW MEXICO 87102
PHONE (505) 338-1499 FAX (505) 338-1498


PROJECT TITLE: WEST CENTRAL-ATRISCO
4026 CENTRAL AVE SW
ALBUQUERQUE NEW MEXICO

PROJECT MANAGER: CRAIG CALVERT
JOB NO: K-AT
DRAWN BY: CS

SHEET TITLE: SPBP ADMIN. AMENDMENT

DATE: 9/24/15
SCALE: AS NOTED
sheet 2 of 5