

From: Carrillo, Abiel X.
To: ["Jeffrey Wooten"](#)
Subject: West Central Plaza - Stamp Date 7/27/2016 - K12D015A
Date: Wednesday, August 24, 2016 3:17:00 PM

Jeff,

Based on the information provided in your submittal received 7/27/2016, the above-referenced Drainage Master Plan is conceptually approved for Site Plan for Building Permit.

When submitting the DRB Hearing application, please include a copy of this email.

(I am trying to expedite Site Plans with email approvals instead of attached letters)

Thanks,

Abiel Carrillo, PE, CFM

Principal Engineer - Hydrology

Planning Department

Development Review Services Division

City of Albuquerque

505-924-3986

acarrillo@cabq.gov

600 2nd Street NW

Albuquerque, NM 87102



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) _____

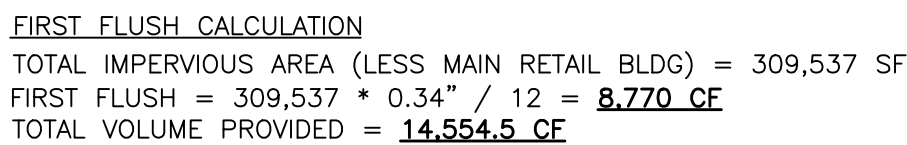
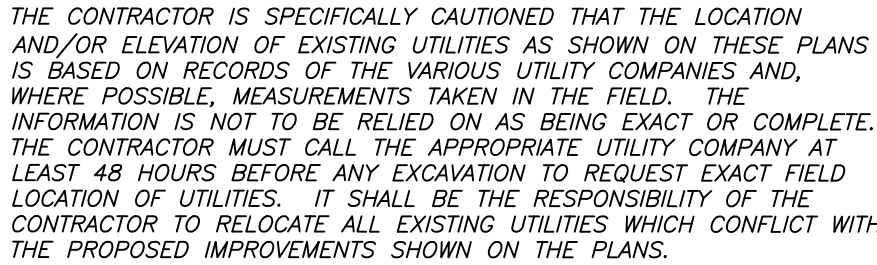
CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ 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: _____




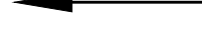
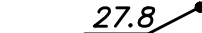
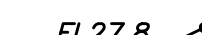
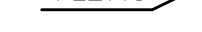

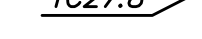
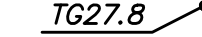


TOTAL IMPERVIOUS AREA (LESS MAIN RETAIL BLDG) = 309,537 SF
FIRST FLUSH = $309,537 \times 0.34" / 12 = \underline{8,770 \text{ CF}}$
TOTAL VOLUME PROVIDED = 14,554.5 CF

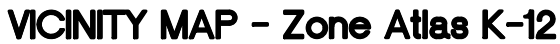
Existing West Central/Atrisco Drainage Calculations

Data based on the COA DPM Section 22.2, Zone 1										
Area	Land Treatment Percentages				Q(100)	Q(100)	WTE	V(100) ₃₆₀	V(100) ₁₄₄₀	V(100) ₁₀₈₀
	A	B	C	D	(c/s/ac.)	(CFS)	(inches)	(CF)	(CF)	(CF)
0.04	0.0%	0.0%	13.4%	86.4%	4.16	8.47	1.83	13554	16108	23767
0.66	0.0%	0.0%	13.4%	86.4%	4.16	6.92	1.83	11081	13168	19430
4.43	0.0%	0.0%	13.4%	86.4%	4.16	5.96	1.83	9539	11335	16726
2.21	0.0%	0.0%	13.4%	86.4%	4.16	5.04	1.83	8066	9586	14144
1.39	0.0%	0.0%	13.4%	86.4%	4.16	9.70	1.83	15523	18446	27218
1.39	0.0%	0.0%	13.4%	86.4%	4.16	9.96	1.83	15919	18977	27913
	0.0%	0.0%	13.4%	86.4%	4.16	0.74	1.83	1217	1446	2134
1.25						46.79		74898	89007	131331

Proposed West Central/Atrisco Drainage Calculations

Ultimate Development Conditions Basin Data Table										
Is based on the QCA DPIR Section 22.2, Zone 1										
Area	A	B	Land Treatment Percentages		Q(100)	Q(100)	WTE	V(100) ₃₆₀	V(100) ₁₄₄₀	V(100) _{10day}
			C	D	(CS/AC)	(CS)	(inches)	(CF)	(CF)	(CF)
0.04	0.0%	0.0%	13.4%	86.4%	4.16	8.47	1.83	13554	16108	23767
0.66	0.0%	0.0%	13.4%	86.4%	4.16	9.92	1.83	11081	13168	19430
1.43	0.0%	0.0%	13.4%	86.4%	4.16	5.86	1.83	9539	11335	16726
2.21	0.0%	0.0%	13.4%	86.4%	4.16	5.04	1.83	8066	9586	14144
3.33	0.0%	0.0%	13.4%	86.4%	4.16	9.70	1.83	15523	18446	27218
3.39	0.0%	0.0%	13.4%	86.4%	4.16	9.94	1.83	15919	18917	27913
1.18	0.0%	0.0%	13.4%	86.4%	4.16	0.76	1.83	1217	1446	2134
1.25						46.79		74898	89007	131331

	FLOW ARROW
	PROPOSED TOP OF GRADE/PVMT ELEVATIONS
	PROPOSED FLOW LINE/GUTTER ELEVATIONS
	PROPOSED TOP OF CURB ELEVATIONS
	PROPOSED TOP OF GRATE ELEVATION
	EXISTING CONTOUR
	PROPOSED CONTOUR
	EXISTING STORM DRAIN
	FLOW LINE
	RIDGE LINE



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.

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 SW 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 underground storm sewer system located at the south end 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 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 pipe 'D' inlet located within Basin A-1 at the south end point of the new 24" pipe. 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.

Wooten Engineering

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



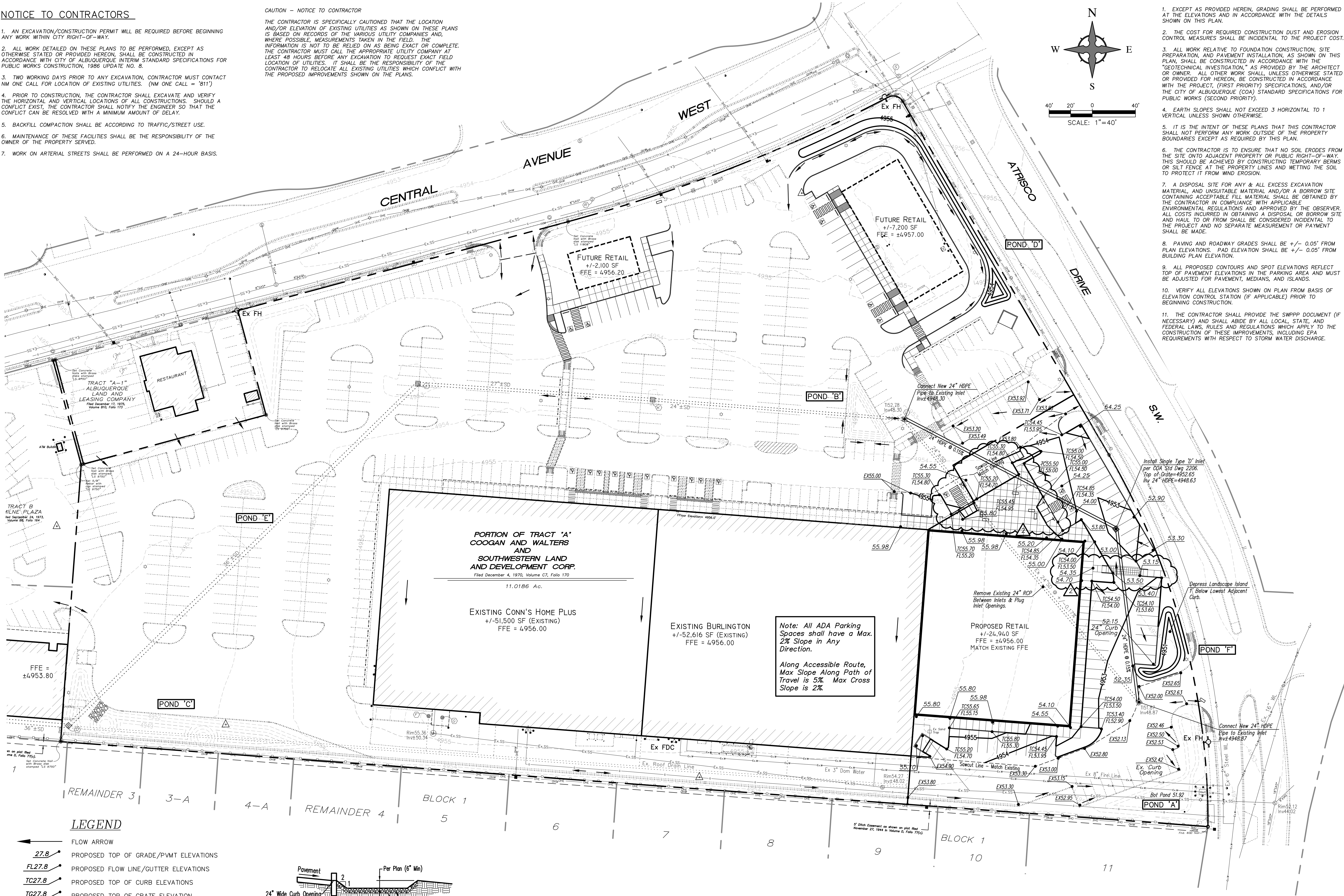
PROJECT TITLE		WEST CENTRAL PLAZA-PROP. ADDITION	
DATE:		3/28/2016	
SCALE:		C1.1	
AS NOTED		gta. 3	
PROJECT MANAGER	JEFF WOOTEN	JOB NO.	2015064
SHEET TITLE		DRAINAGE MANAGEMENT PLAN	
DRAWN BY:		JTW	

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.

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.



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.

REV	DATE	BY	REVISION
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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
7/27/2016

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

DATE: 3/28/2016
SCALE: AS NOTED
SHEET: 1
C1.2
OF: 3

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