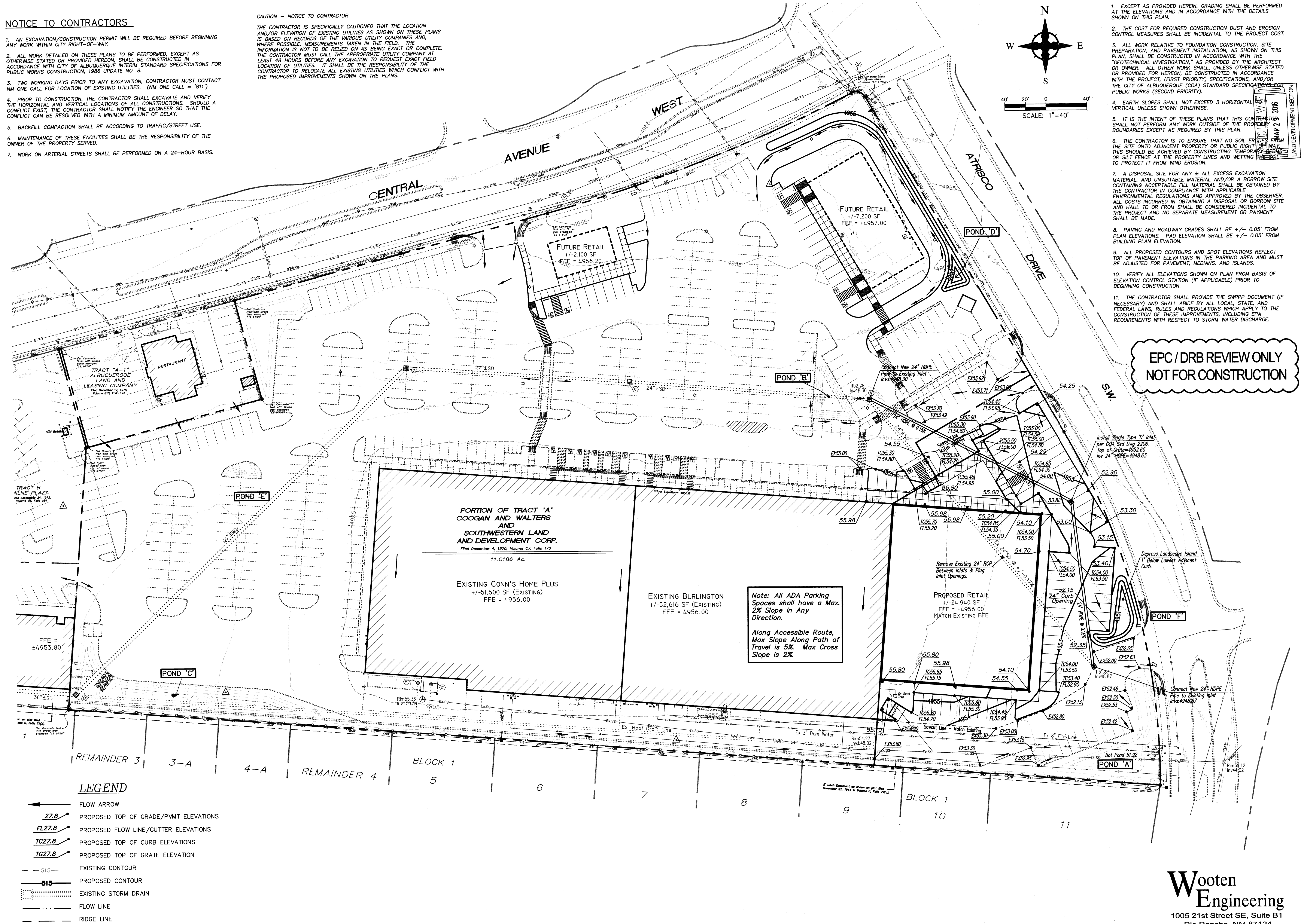


NOTICE TO CONTRACTORS

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.



| REV | DATE | BY | REVISION |
|-----|------|----|----------|
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |

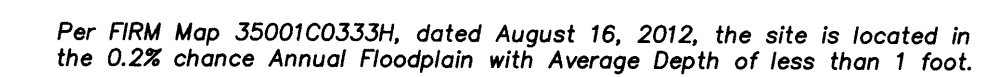
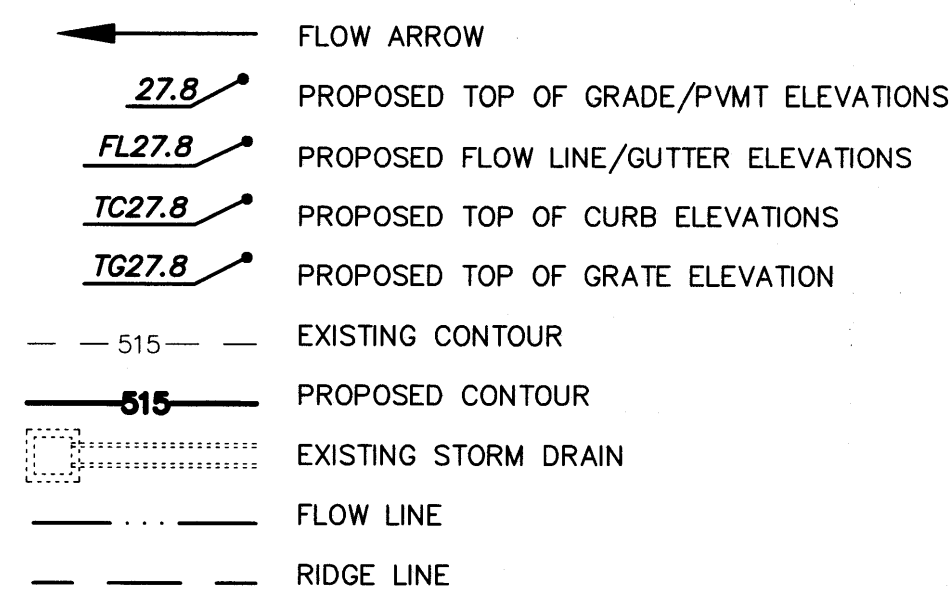
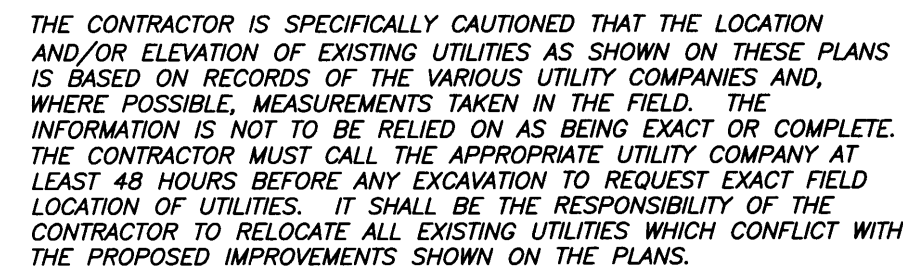
MODULUS ARCHITECTS
220 COPPER AVE. N.W. SUITE 350
ALBUQUERQUE, NEW MEXICO 87102
PHONE (505) 338-1499 FAX (505) 338-1498



3/28/2016

PROJECT TITLE: WEST CENTRAL PLAZA-PROP. ADDITION
JOB NO.: 2013064
DRAWN BY: JTW
PROJECT MANAGER: JEFF WOOTEN
SHEET TITLE: CONCEPTUAL GRADING PLAN

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



VIEW ONLY

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

| 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 (SQ. FT) | Area (AC.) | Land Treatment Percentages | | | Q(100) (cfs/ac.) | Q(100) (CFS) | WTE (inches) | V(100) ₉₆₀ (CF) | V(100) ₁₄₄₀ (CF) | V(100) ₁₀₁₀ (CF) |
| | | | A | B | C | | | | | | |
| A-1 | 88652 | 2.04 | 0.0% | 0.0% | 13.4% | 86.4% | 4.16 | 8.47 | 13554 | 16108 | 23767 |
| A-2 | 72473 | 1.66 | 0.0% | 0.0% | 13.4% | 86.4% | 4.16 | 6.92 | 11081 | 13168 | 19430 |
| A-3 | 62387 | 1.43 | 0.0% | 0.0% | 13.4% | 86.4% | 4.16 | 5.96 | 9539 | 11335 | 16726 |
| A-4 | 52756 | 1.21 | 0.0% | 0.0% | 13.4% | 86.4% | 4.16 | 5.04 | 8066 | 9586 | 14144 |
| A-5 | 101524 | 2.33 | 0.0% | 0.0% | 13.4% | 86.4% | 4.16 | 9.70 | 18823 | 22446 | 32718 |
| B-1 | 104116 | 2.39 | 0.0% | 0.0% | 13.4% | 86.4% | 4.16 | 9.94 | 15919 | 18917 | 27933 |
| C-1 | 7960 | 0.18 | 0.0% | 0.0% | 13.4% | 86.4% | 4.16 | 0.76 | 1.83 | 1217 | 1446 |
| TOTAL | 489868 | 11.25 | | | | | | 46.79 | 74898 | 89007 | 131337 |

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

| | | |
|-----------|----|----------|
| DATE | BY | REVISION |
| 3/28/2016 | | 1 |
| AS NOTED | | 2 |
| | | 3 |

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

PROJECT MANAGER
JEFF WOOTEN

DRAWN BY:
JTW

JOB NO.
2015064

SHEET TITLE
CONCEPTUAL DRAINAGE MGMT PLAN



3/28/2016

Sheet: 1

C1.2

of 3

MODULUS ARCHITECTS

220 COPPER AVE. N.W. SUITE 350
ALBUQUERQUE, NEW MEXICO 87102

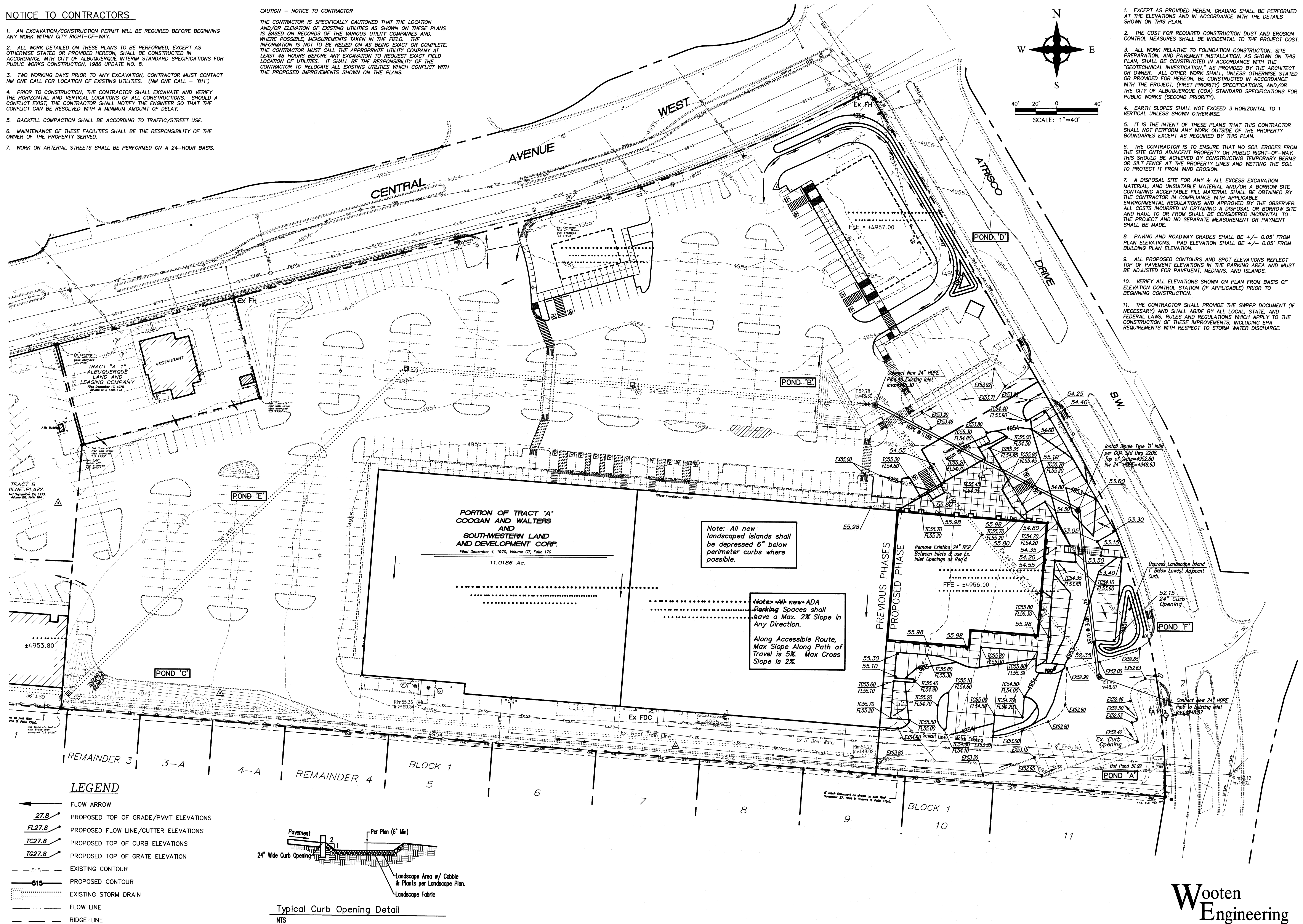
PHONE (505) 338-1499 FAX (505) 338-1498

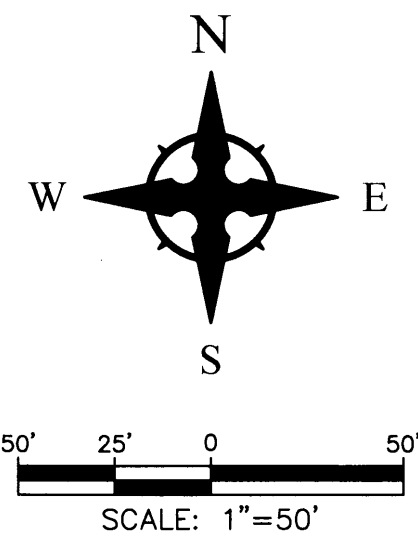
NOTICE TO CONTRACTORS

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

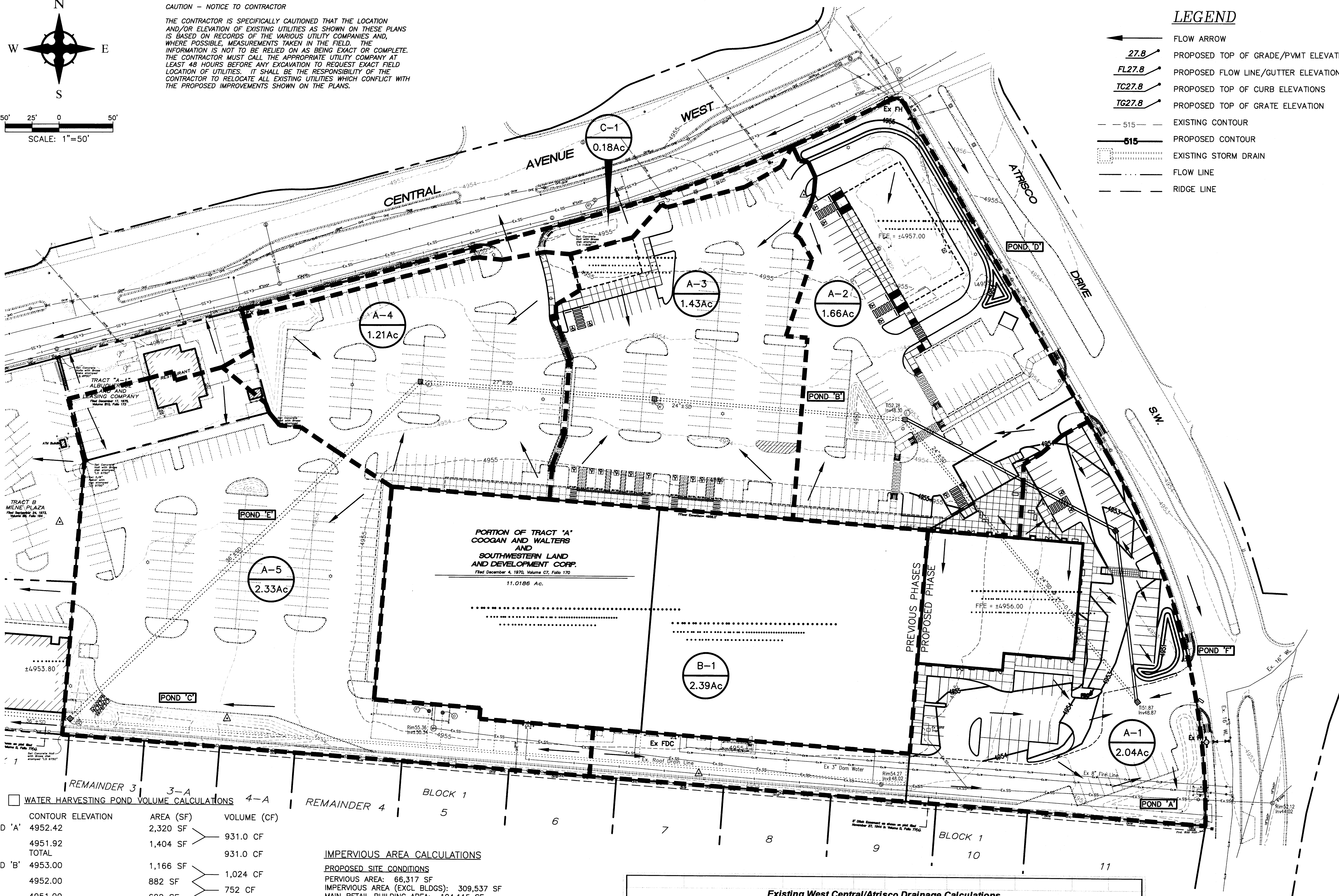
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR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





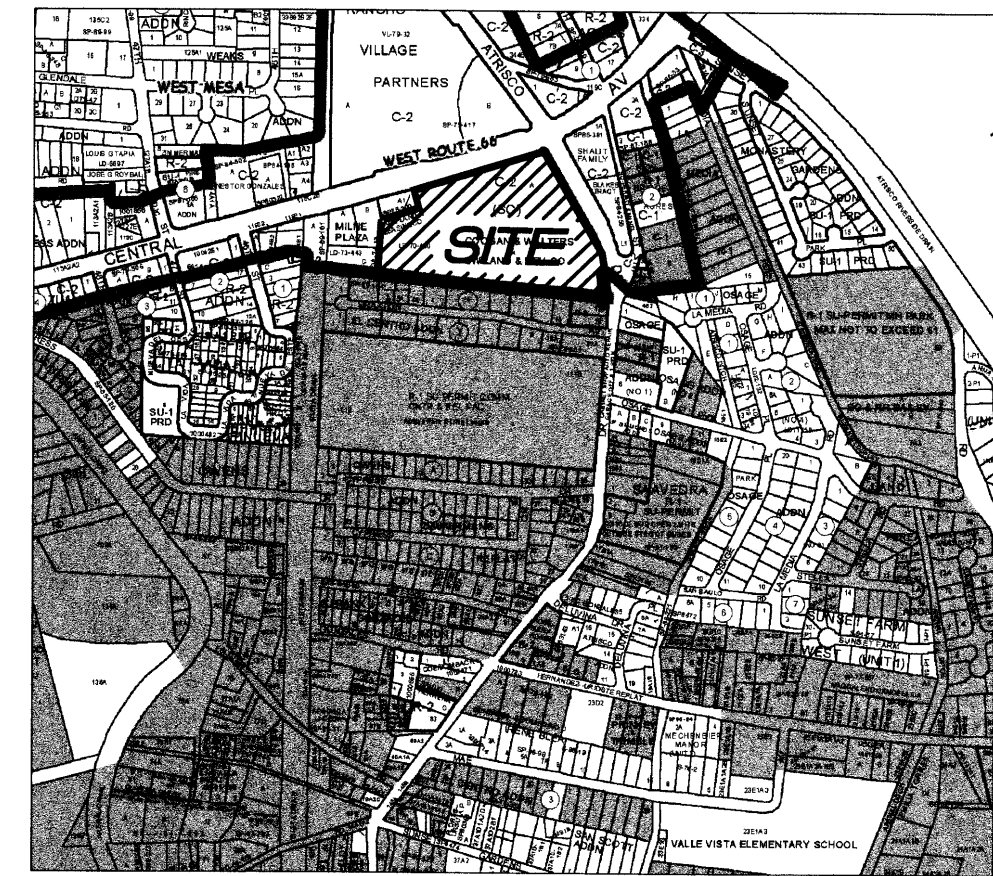
CAUTION - NOTICE TO CONTRACTOR

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.

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 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 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.

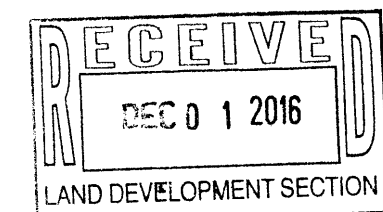
The total runoff from the site (excluding Basin 'C-1') is 46.03 cfs during the 100-Yr, 6-Hr Storm Event which is less than the original KMart development. Reference the Plan approved on 11/10/2015 for additional information.

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.



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

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%

FIRST FLUSH CALCULATION

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

On the certification, please ensure that the land treatments in the proposed conclusion reflect the actual land treatment distribution. For example, Basin B-1 is assumed to be 13.4% C and 86.4% D, but it should be 100% D. This does the minor discrepancy does not appear to affect the sizing of the facilities, however.

Existing West Central/Atrisco Drainage Calculations

| This table is based on the COA DPM Section 22.2, Zone: 1 | | | | | | | | | | | |
|--|---------------|-----------|----------------------------|------|-------|-------|-----------------|--------------|---------------|----------------------------|-----------------------------|
| BASIN | Area (SQ. FT) | Area (AC) | Land Treatment Percentages | | | | Q(100) (cfs/ac) | Q(100) (CFS) | WT E (inches) | V(100) ₃₆₀ (CF) | V(100) ₁₄₄₀ (CF) |
| A-1 | 88652 | 2.04 | 0.0% | 0.0% | 13.4% | 86.4% | 4.16 | 8.47 | 1.83 | 13554 | 16108 |
| A-2 | 72473 | 1.66 | 0.0% | 0.0% | 13.4% | 86.4% | 4.16 | 6.82 | 1.83 | 11081 | 13168 |
| A-3 | 62387 | 1.43 | 0.0% | 0.0% | 13.4% | 86.4% | 4.16 | 5.96 | 1.83 | 9539 | 11335 |
| A-4 | 52756 | 1.21 | 0.0% | 0.0% | 13.4% | 86.4% | 4.16 | 5.04 | 1.83 | 8066 | 9586 |
| A-5 | 101524 | 2.33 | 0.0% | 0.0% | 13.4% | 86.4% | 4.16 | 9.70 | 1.83 | 15523 | 18446 |
| B-1 | 104116 | 2.39 | 0.0% | 0.0% | 13.4% | 86.4% | 4.16 | 9.94 | 1.83 | 15919 | 18917 |
| C-1 | 7960 | 0.18 | 0.0% | 0.0% | 13.4% | 86.4% | 4.16 | 0.76 | 1.83 | 1217 | 1446 |
| TOTAL | 489868 | 11.25 | | | | | | 46.79 | | 74898 | 89007 |

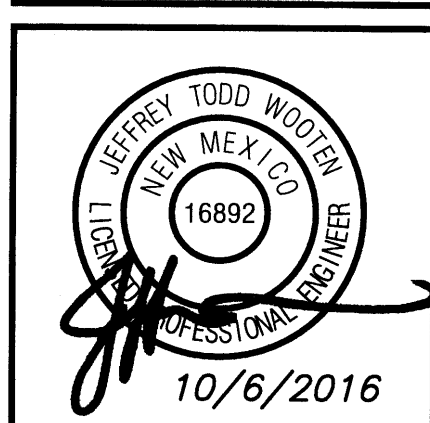
Proposed West Central/Atrisco Drainage Calculations

| This table is based on the COA DPM Section 22.2, Zone: 1 | | | | | | | | | | | |
|--|---------------|-----------|----------------------------|------|-------|-------|-----------------|--------------|---------------|----------------------------|-----------------------------|
| BASIN | Area (SQ. FT) | Area (AC) | Land Treatment Percentages | | | | Q(100) (cfs/ac) | Q(100) (CFS) | WT E (inches) | V(100) ₃₆₀ (CF) | V(100) ₁₄₄₀ (CF) |
| A-1 | 88652 | 2.04 | 0.0% | 0.0% | 13.4% | 86.4% | 4.16 | 8.47 | 1.83 | 13554 | 16108 |
| A-2 | 72473 | 1.66 | 0.0% | 0.0% | 13.4% | 86.4% | 4.16 | 6.82 | 1.83 | 11081 | 13168 |
| A-3 | 62387 | 1.43 | 0.0% | 0.0% | 13.4% | 86.4% | 4.16 | 5.96 | 1.83 | 9539 | 11335 |
| A-4 | 52756 | 1.21 | 0.0% | 0.0% | 13.4% | 86.4% | 4.16 | 5.04 | 1.83 | 8066 | 9586 |
| A-5 | 101524 | 2.33 | 0.0% | 0.0% | 13.4% | 86.4% | 4.16 | 9.70 | 1.83 | 15523 | 18446 |
| B-1 | 104116 | 2.39 | 0.0% | 0.0% | 13.4% | 86.4% | 4.16 | 9.94 | 1.83 | 15919 | 18917 |
| C-1 | 7960 | 0.18 | 0.0% | 0.0% | 13.4% | 86.4% | 4.16 | 0.76 | 1.83 | 1217 | 1446 |
| TOTAL | 489868 | 11.25 | | | | | | 46.79 | | 74898 | 89007 |

| WATER HARVESTING POND VOLUME CALCULATIONS | | | |
|---|-------------------|-----------|-------------|
| POND | CONTOUR ELEVATION | AREA (SF) | VOLUME (CF) |
| POND 'A' | 4952.42 | 2,320 SF | 931.0 CF |
| | 4951.92 | 1,404 SF | 931.0 CF |
| | 4952.00 | 882 SF | 752 CF |
| | 4951.00 | 622 SF | 511 CF |
| POND 'B' | 4952.00 | 1,166 SF | 1,024 CF |
| | 4952.00 | 882 SF | 752 CF |
| | 4951.00 | 622 SF | 511 CF |
| | 4950.00 | 400 SF | 511 CF |
| POND 'C' | 4952.00 | 5,704 SF | 2,287 CF |
| | 4951.00 | 3,760 SF | 4,732 CF |
| | 4950.00 | 2,010 SF | 2,885 CF |
| | 4949.00 | 870 SF | 1,440 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 | 168.5 CF |
| POND 'E' | 4953.00 | 378 SF | 299 CF |
| | 4952.00 | 220 SF | 157 CF |
| | 4951.00 | 94 SF | 456 CF |
| | 4950.00 | 884 SF | 651.0 CF |
| POND 'A' | 4951.00 | 418 SF | 651.0 CF |
| | TOTAL | | 14,554.5 CF |

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

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