

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Interim Director



Mayor Timothy M. Keller

September 11, 2019

Jeffery Wooten, P.E.
Wooten Engineering
1005 21st St SE, Suite A5
Rio Rancho, NM 87124

RE: **Dunkin' Donuts**
4208 Central SW
Grading Plan Stamp Date: 7/26/19
Hydrology File: K12D015D

Dear Mr. Wooten:

Based on the submittal received on 9/10/19, this project is approved for Building Permit.

PO Box 1293

Prior to Certificate of Occupancy (For Information):

Albuquerque

1. Engineer's Certification, per the DPM Chapter 22.7: *Engineer's Certification Checklist For Non-Subdivision is required.*

NM 87103

2. A Bernalillo County Recorded Private Facility Drainage Covenant is required for the stormwater quality pond. The original notarized form, exhibit A (legible on 8.5x11 paper), and recording fee (\$25, payable to Bernalillo County) must be turned into DRC (4th, Plaza del Sol) for routing. Please contact Charlotte LaBadie (clabadie@cabq.gov, 924-3996) regarding the routing and recording process for covenants. The routing and recording process for covenants can take a month or longer; Hydrology recommends beginning this process as soon as possible as to not delay approval for certificate of occupancy.

www.cabq.gov

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

Sincerely,

Dana Peterson, P.E.
Senior Engineer, Planning Dept.
Development Review Services



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

Project Title: Dunkin Donuts Building Permit #: Hydrology File #: K12D0155
DRB#: EPC#: Work Order#:
Legal Description: Tr 3, West Central Plaza
City Address: 4208 Central SW Albuquerque, NM

Applicant: Jeffery Wooten P.E. Contact: Jeff Wooten
Address: 1005 21st Street SE Suite A5 Rio Rancho, NM 87124
Phone#: 505-980-3560 Fax#: E-mail: Jeffwooten.PE@gmail.com
Owner: NMR-Central, LLC Contact: Murad Fazal
Address: 15376 Summit Ave Court-A Ste 2 B OAKBROOK Terrace, IL 60181
Phone#: 630-878-9965 Fax#: E-mail: muradf@fdngroup.com

TYPE OF SUBMITTAL: PLAT (# OF LOTS) RESIDENCE DRB SITE X ADMIN SITE

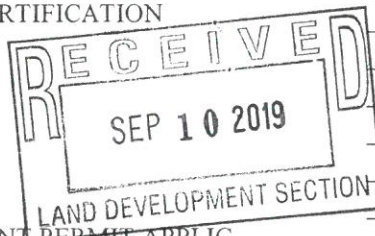
IS THIS A RESUBMITTAL?: X Yes No

DEPARTMENT: TRAFFIC/ TRANSPORTATION X HYDROLOGY/ DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- ENGINEER/ARCHITECT CERTIFICATION
- PAD CERTIFICATION
- X CONCEPTUAL G & D PLAN
- X GRADING PLAN
- DRAINAGE MASTER PLAN
- DRAINAGE REPORT
- FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ELEVATION CERTIFICATE
- CLOMR/LOMR
- TRAFFIC CIRCULATION LAYOUT (TCL)
- TRAFFIC IMPACT STUDY (TIS)
- 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: 9-10-19 By: [Signature]

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED:

FEE PAID:



TREASURY DIVISION DAILY DEPOSIT

Transmittals for:
PROJECTS Only

City of Albuquerque Treasury
J-24 Deposit
Date: 9/10/2019 Office: ANNEX
Station ID Cashier: TRSRMS
Batch: 10655 Trans: 7
Fund: 305 Activity ID7547210
Account: 461615 Project ID24_ms4
Dept ID: Bus.Unit: pcdmd
Alloc Amt: \$1,592.00
Trans Amt: \$1,592.00
Check Tendered: \$1,592.00

Payment In-Lieu for Storm Water Quality Volume Requirement

CASH COUNT	AMOUNT	ACCOUNT NUMBER	FUND NUMBER	BUSINESS UNIT	PROJECT ID	ACTIVITY ID	AMOUNT
TOTAL CHECKS	\$ 1,592.00	461615	305	PCDMD	24_MS4	7547210	\$ 1,592.00
TOTAL AMOUNT						TOTAL DEPOSIT	\$1592.00

Hydrology#: C09D014 Name: Dunkin Donuts 9,178sf imp
Payment In-Lieu For Storm Water Quality
Volume Requirement

Address/Legal Description: 4208 Central Ave SW
Tr 3, West Central Plaza

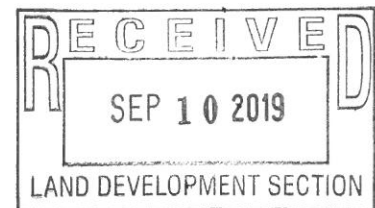
DEPARTMENT NAME: Planning Department/Development Review Services, Hydrology

PREPARED BY Dana Peterson PHONE 924-3695

BUSINESS DATE 8/28/19

DUAL VERIFICATION OF DEPOSIT 
EMPLOYEE SIGNATURE

AND BY _____
EMPLOYEE SIGNATURE



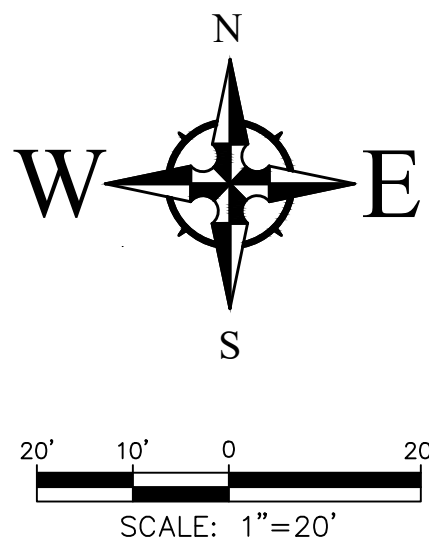
REMITTER: _____

AMOUNT: _____

BANK: _____

CHECK #: _____ DATE ON CHECK: _____

The Payment-in-Lieu can be paid at the Plaza del Sol Treasury, 600 2nd St. NW. **Bring three copies of this invoice to the Treasury** and provide a copy of the receipt to Hydrology, Suite 201, 600 2nd St. NW, or e-mail with the Hydrology submittal to PLNDRS@cabq.gov.

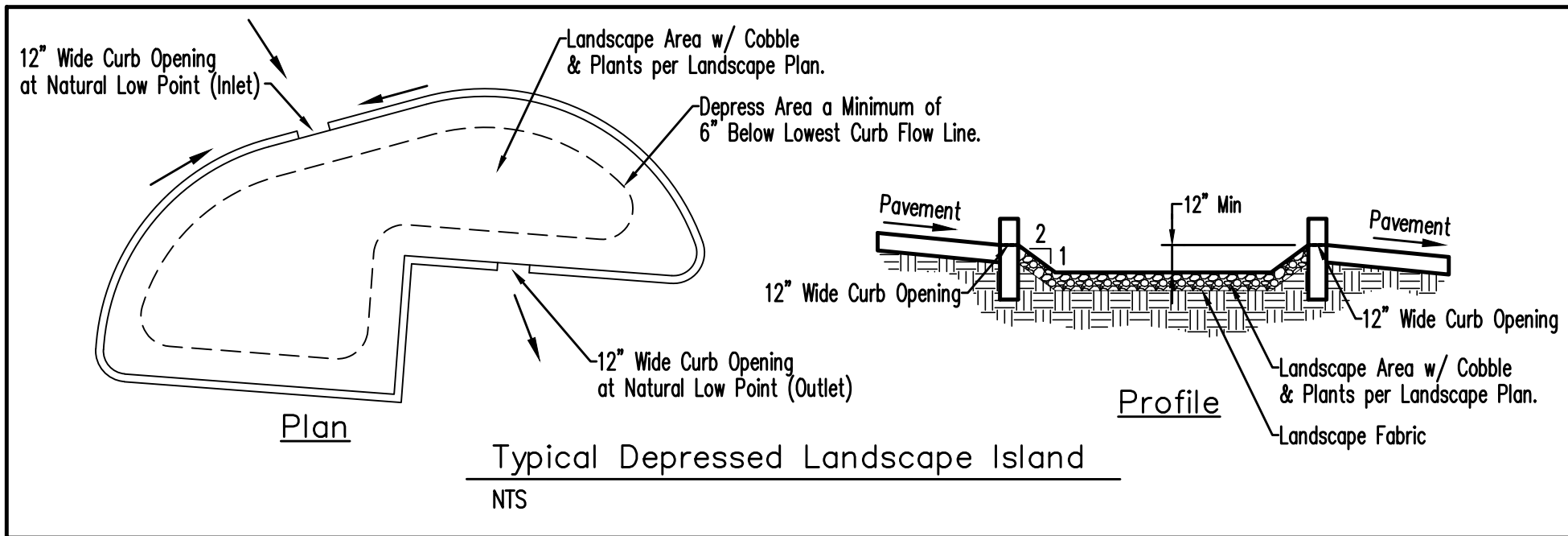
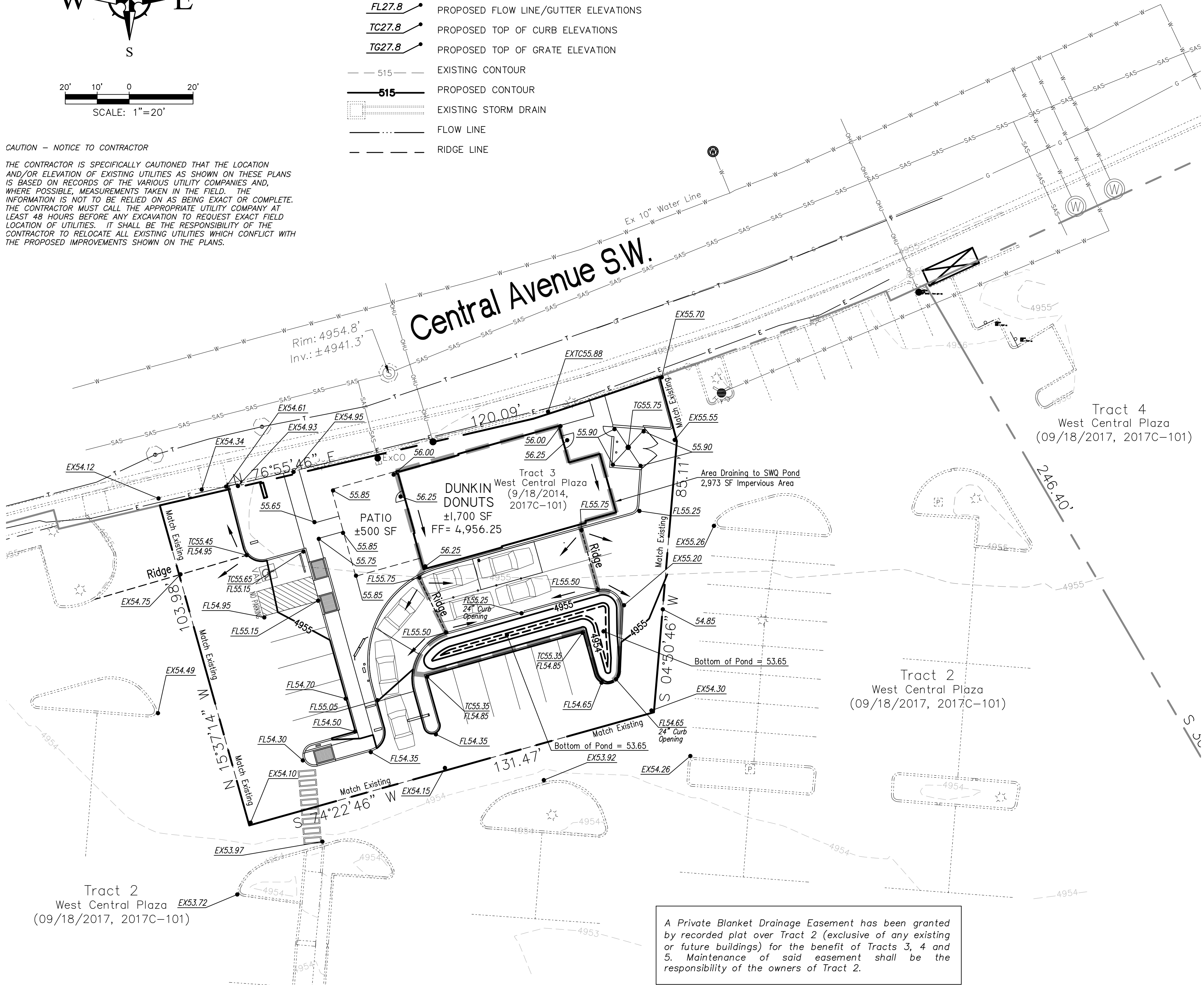


CAUTION - NOTICE TO CONTRACTOR

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



STORMWATER QUALITY POND CALCULATIONS

BASIN A-1
TOTAL REDEVELOPED IMPERVIOUS AREA = 12,151 SF
IMPERVIOUS AREA DRAINING TO POND = 2,973 SF
SWQ VOLUME REQ'D = 2,973 * 0.26" / 12 = **64 CF**
TOTAL VOLUME PROVIDED = **296 CF**

IMPERVIOUS AREA BYPASSING POND = 9,178 SF
SWQ VOLUME REQ'D = 9,178 * 0.26" / 12 = **199 CF**
PAYMENT-IN-LIEU REQ'D = 199 CF * \$8 = **\$1,592**

Stormwater Quality Pond Volume Calculations

Elevation (ft)	Area (sq.ft)	Volume (cu-ft)	Volume Sum (cu-ft)
4953.65	92	0.0	0.0
4954.65	500	296.0	296.0

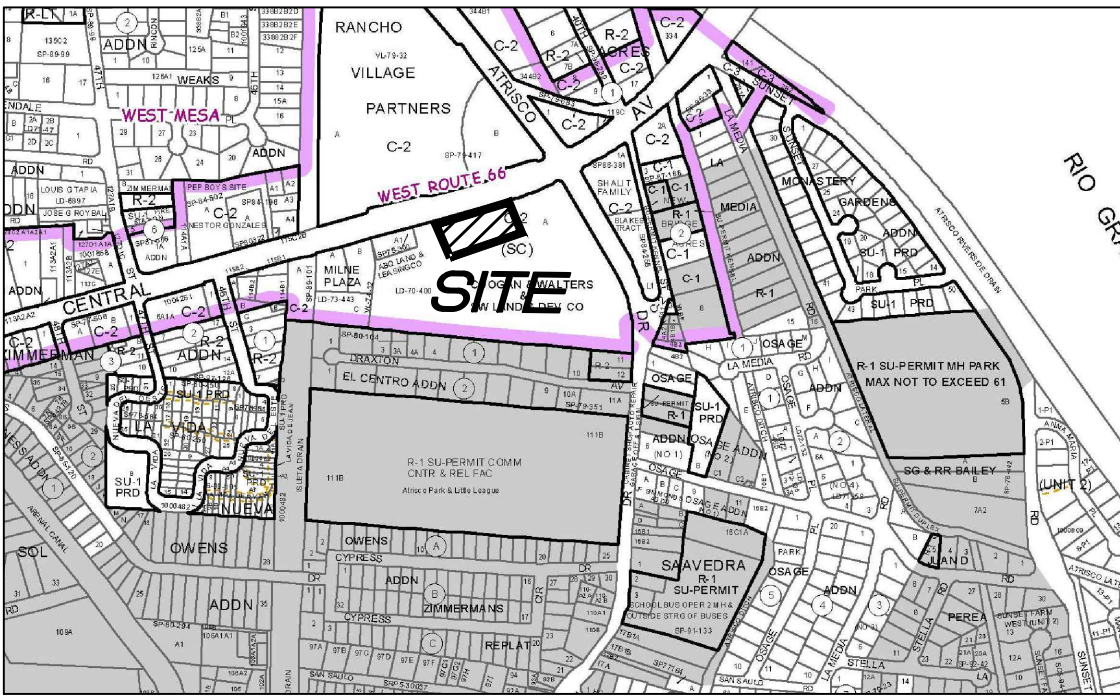
24" CURB OPENING WEIR CALCULATION

WEIR EQUATION

$$Q = C * L * (H^{3/2})$$

Given:
C = 2.87 (Weir Coefficient)
L = 2 feet (Width of Flow)
H = 0.50 feet (Depth of Flow)

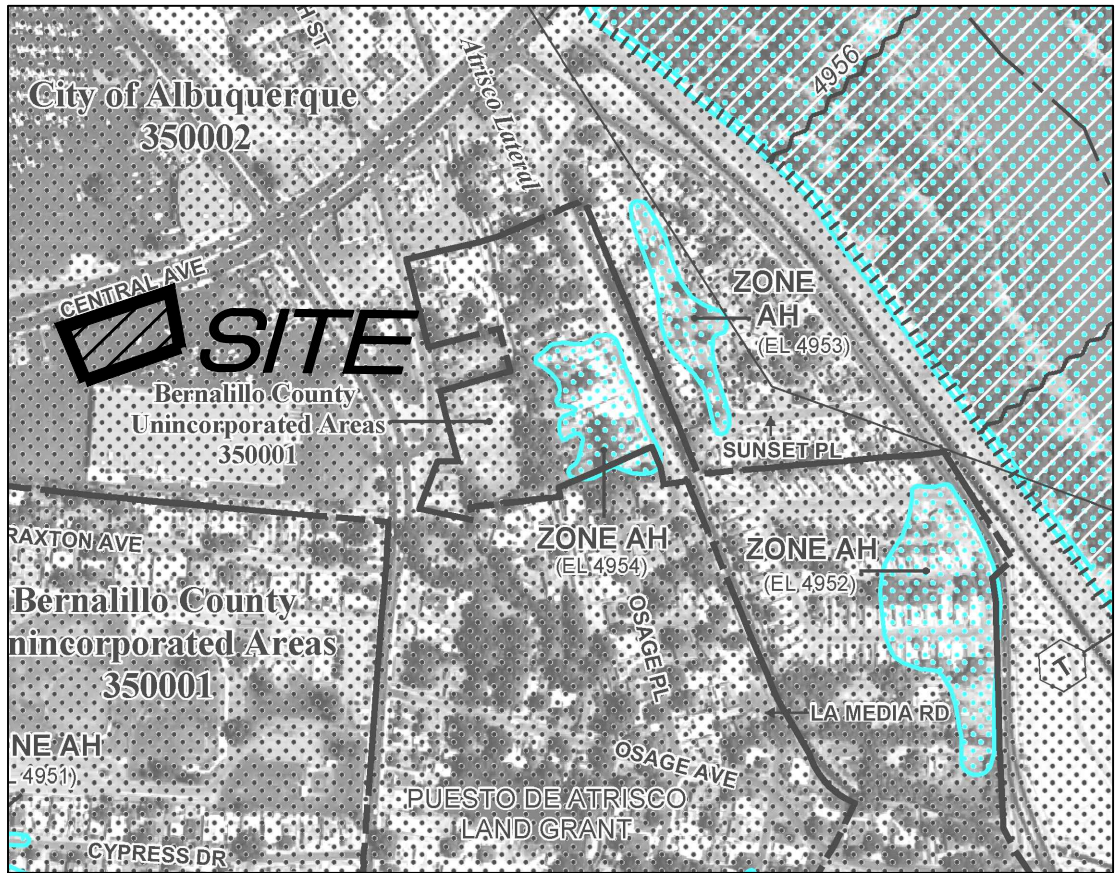
$$Q = 2.87 * 2 * (0.50^{3/2})$$
$$Q = 2.87 * 2 * 0.63$$
$$Q_{cap} = 3.62 \text{ cfs}$$



VICINITY MAP - Zone Atlas K-12

LEGAL DESCRIPTION:

Tract 3 and Portions of Tracts 2 and 4 of West Central Plaza, Albuquerque, Bernalillo County, NM.



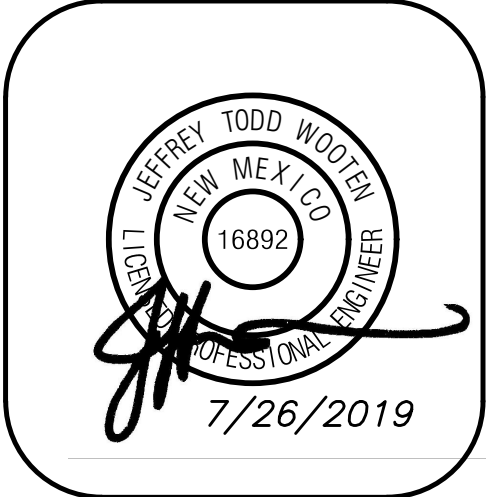
FIRM MAP 35001C0333H

Per FIRM Map 35001C0333H, dated August 16, 2012, the site is not located in the "Zone X Floodplain" and determined to be within the 0.2% chance Annual Floodplain area with depths of less than 1 foot.

GRADING NOTES

- EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
- THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
- 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).
- EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
- 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.
- 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.
- 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.
- PAVING AND ROADWAY GRADES SHALL BE +/- 0.05' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.
- ALL PROPOSED CONTOURS AND SPOT ELEVATIONS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR PAVEMENT, MEDIANS, AND ISLANDS.
- VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION (IF APPLICABLE) PRIOR TO BEGINNING CONSTRUCTION.
- 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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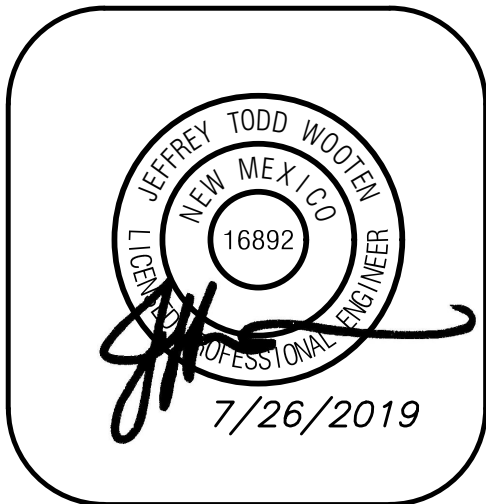
Dunkin Donuts
4208 Central Ave SW
Albuquerque, NM 87105

Grading Plan

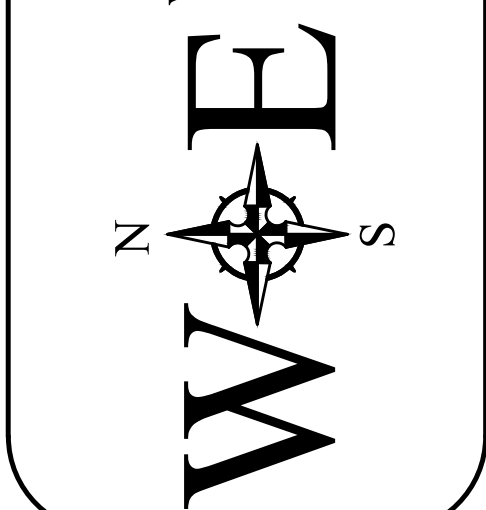
[illegible]

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE INSTALLATION OF ALL WORK RELATED TO MECHANICAL UTILITIES AS SHOWN ON THIS PLAN INCLUDING: TRENCHING, BACKFILL, SUPPORTS, CLEANOUT PADS, SERVICE STOPS AND BOXES, SERVICE LINES, TESTING, CLEANING, AND STABILIZING. ANY WORK NOT ACCEPTED BY THE ARCHITECT OR ENGINEER DUE TO IMPROPER WORKMANSHIP OR LACK OF PROPER COORDINATION SHALL BE REMOVED AND CORRECTLY INSTALLED AT THE CONTRACTOR'S EXPENSE, AS DIRECTED.
2. MINIMUM DEPTHS OF COVER SHALL BE: 36" FOR WATERLINES AND 48" FOR SEWER, EXCEPT AT BUILDING CONNECTION.
3. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED OF HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE UNIFORM PLUMBING CODE, LATEST EDITION.
4. UTILITY LINES SHALL BE INSTALLED PRIOR TO PAVEMENT, CURB AND GUTTER, AND/OR SIDEWALK, AS APPLICABLE.
5. ROUGH GRADING OF SITE ($\pm 0.5'$) SHALL BE COMPLETED PRIOR TO INSTALLATION OF UTILITY LINES.
6. CONTRACTOR WILL BE RESPONSIBLE FOR CONNECTIONS TO BUILDING UTILITIES AND ALL NECESSARY FITTINGS TO WITHIN 5' OF BUILDING.
7. ALL VALVES SHALL BE ANCHORED PER CITY OF ALBUQUERQUE STANDARDS.
8. FIRE LINES (IF REQUIRED) SHALL USE PIPE MATERIALS UNDERWRITERS LABORATORIES LISTED AND APPROVED FOR FIRE SERVICE.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WATER METER, FIRE LINE, AND SEWER HOOKUP FEES FOR INSTALLATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR UTILITY EXPANSION CHARGES, PRORATA AND OTHER SPECIAL ASSESSMENTS.
10. CONTRACTOR SHALL VERIFY INVERTS AND LOCATIONS OF EXISTING WATER/SAS LINES PRIOR TO BEGINNING WORK. ALL CONFLICTS SHALL BE BROUGHT TO ATTENTION OF THE ENGINEER AND RESOLVED PRIOR TO BEGINNING WORK.

NO.	DATE		REMARKS		BY
<i>REVSIONS</i>					
DESIGN					
DESIGNED BY:		JW	DATE: July 2019		
DRAWN BY:		RG	DATE: July 2019		
			JOB NO.: 2019005		
CHECKED BY:		JW	DATE: July 2019		



Wooten Engineering
1005 21st St SE, Suite 13
Rio Rancho, N.M. 87124
Phone: (505) 980-3560



Dunkin Donuts
4208 Central Ave SW
Albuquerque, NM 87105

Utility Plan

C3.1