

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Interim Director



Mayor Timothy M. Keller

July 19, 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: 7/16/19
Hydrology File: K12D015D

Dear Mr. Wooten:

Based on the submittal received on 7/16/19, this project cannot be approved until the following corrections are made:

PO Box 1293

Prior to Building Permit:

Albuquerque

NM 87103

www.cabq.gov

1. The Stormwater Quality (SWQ) bypass volume needs to be calculated. Determine the impervious area draining to your new island pond and deduct from the total SWQ volume requirement for this project.
2. The total SWQV requirement should be determined from the area of redeveloped impervious. If you have existing asphalt to remain, it should be deducted from the requirement.
3. Payment in Lieu (Amount = TBD) of onsite management of the SWQ bypass volume must be made. Unfortunately, the previous plan from 2015 does not adequately treat the SWQV for this site, as it drains to the onsite storm drain and out the Atrisco Drain, bypassing the various ponds in the development.
4. For trash enclosures serving food service developments, demonstrate *control of liquids from dumpster areas* per DPM Chapter 22.9.E, Table 1 by: containing runoff from the dumpster area, preventing outside drainage from entering the dumpster area, and discharging to the sanitary sewer. If this information is on the utility plan please provide it, or show on the grading plan.

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Prior to Certificate of Occupancy (For Information):

5. Engineer's Certification, per the DPM Chapter 22.7: *Engineer's Certification Checklist For Non-Subdivision is required.*
6. 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) or Madeline Carruthers (mtafoya@cabq.gov, 924-3997) 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.

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

Sincerely,

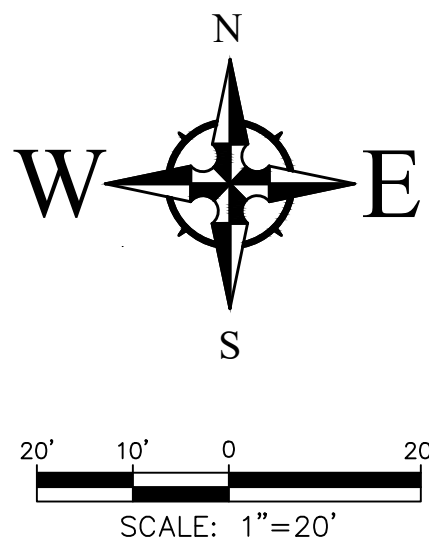
Dana Peterson, P.E.
Senior Engineer, Planning Dept.
Development Review Services

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

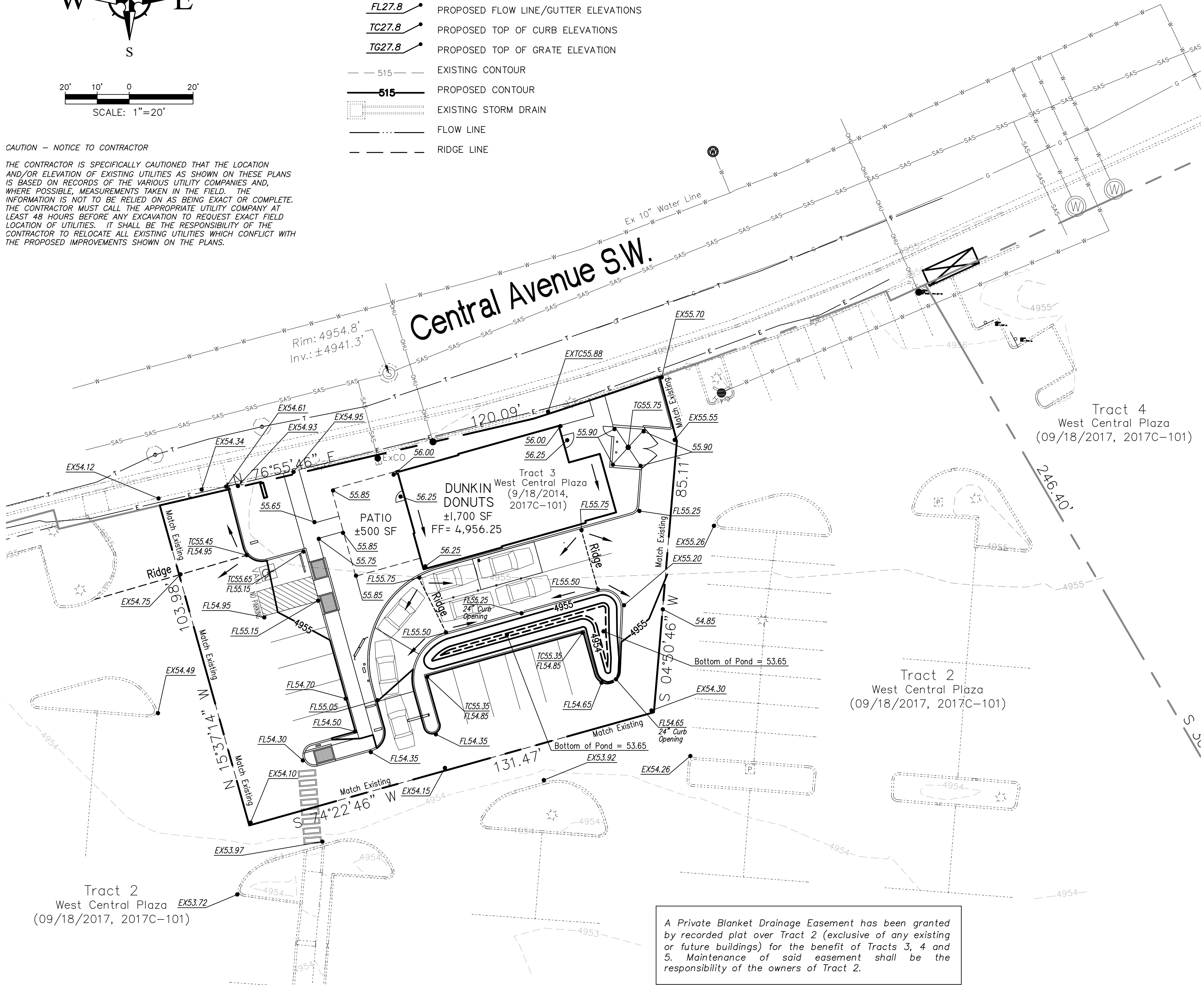


LEGEND

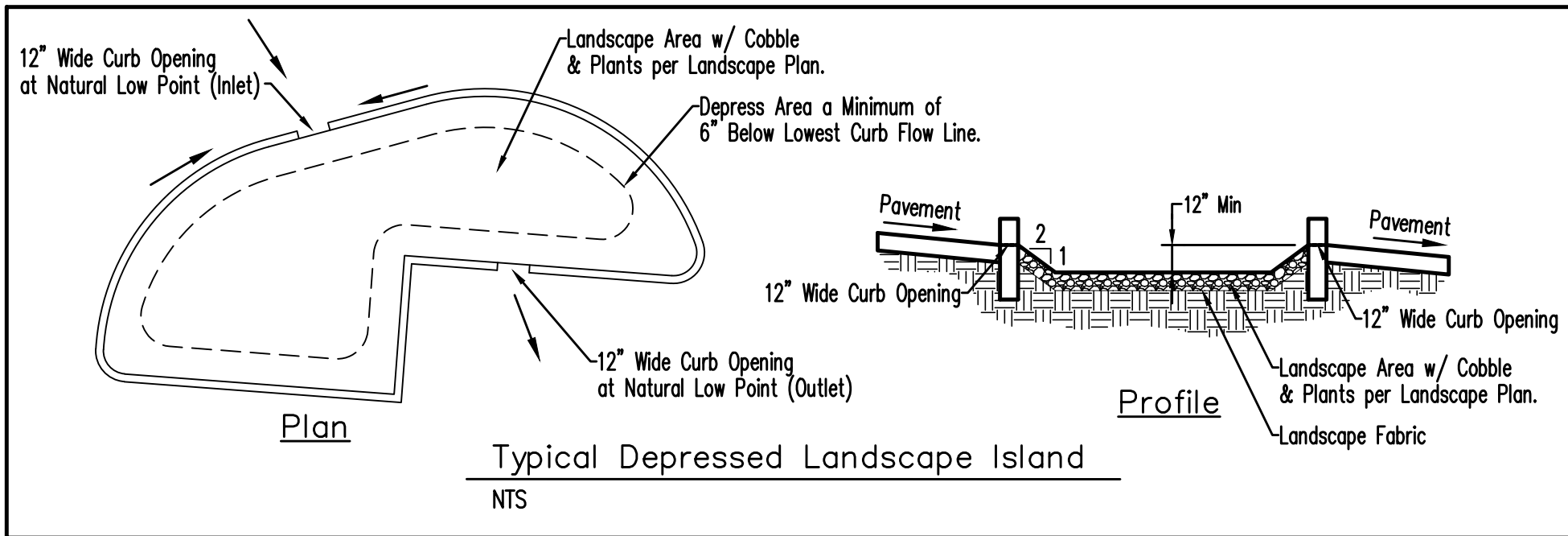
- ← FLOW ARROW
- 27.8 PROPOSED TOP OF GRADE/PVMT ELEVATIONS
- FL27.8 PROPOSED FLOW LINE/GUTTER ELEVATIONS
- TC27.8 PROPOSED TOP OF CURB ELEVATIONS
- TG27.8 PROPOSED TOP OF GRATE ELEVATION
- 515 — EXISTING CONTOUR
- 515** PROPOSED CONTOUR
- EXISTING STORM DRAIN
- FLOW LINE
- RIDGE LINE

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.



A Private Blanket Drainage Easement has been granted by recorded plat over Tract 2 (exclusive of any existing or future buildings) for the benefit of Tracts 3, 4 and 5. Maintenance of said easement shall be the responsibility of the owners of Tract 2.



STORMWATER QUALITY POND CALCULATIONS

BASIN A-1

TOTAL REDEVELOPED IMPERVIOUS AREA = 12,151 SF
SWQ VOLUME REQ'D = $12,151 \times 0.26'' / 12 = 263 \text{ CF}$
TOTAL VOLUME PROVIDED = **296 CF**

24" CURB OPENING WEIR CALCULATION

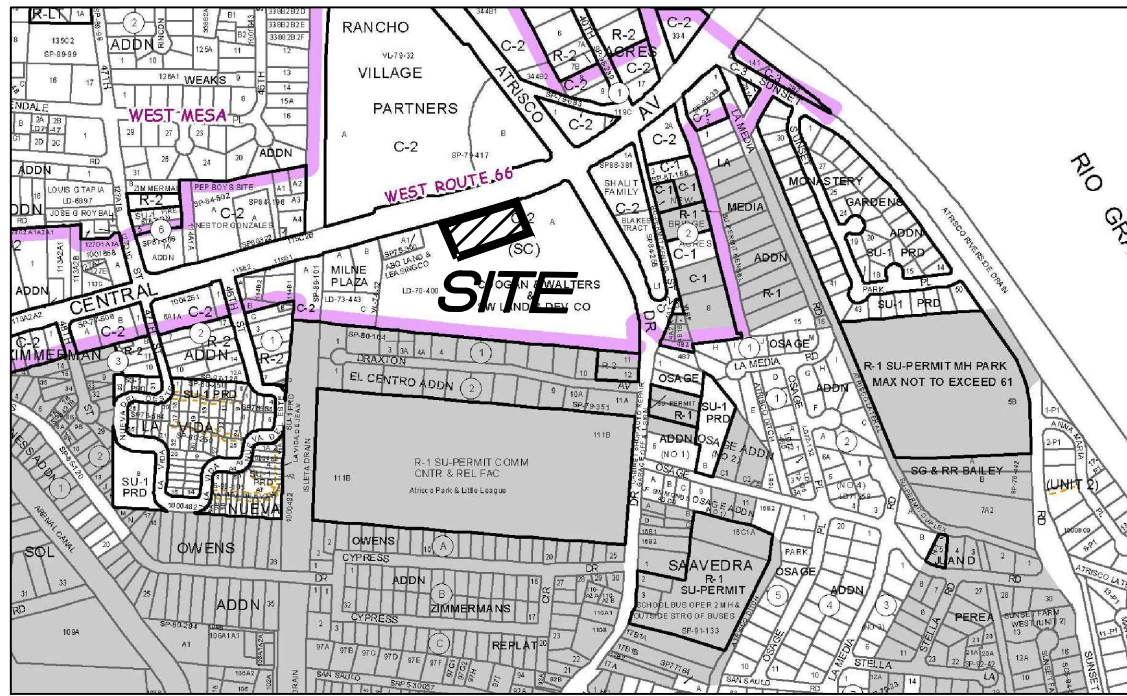
WEIR EQUATION
 $Q = C \cdot L \cdot (H^{\frac{3}{2}})$

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

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

Stormwater Quality Pond Volume Calculations

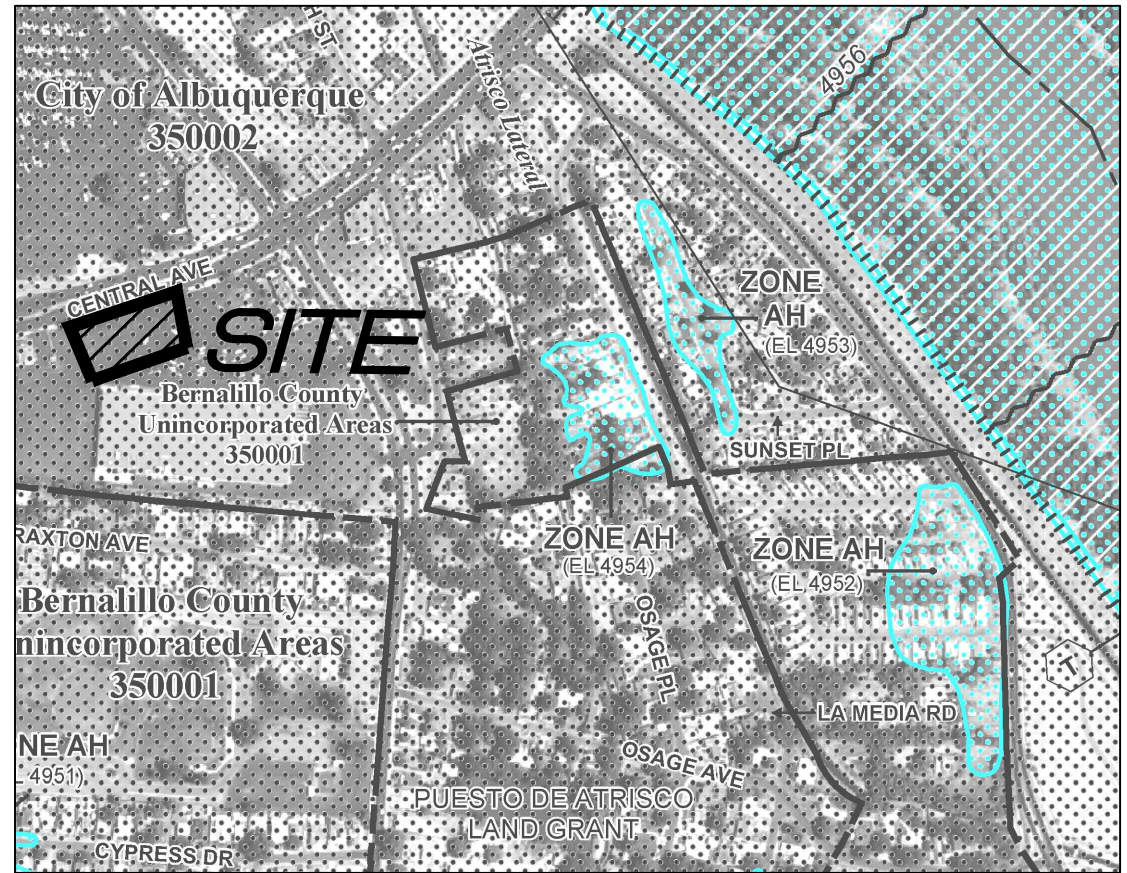
Elevation (ft)	Area (sq.ft)	Volume (cu-ft)	Volume Sum (cu-ft)
4953.65	92	0.0	0.0
4954.65	500	296.0	296.0



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.

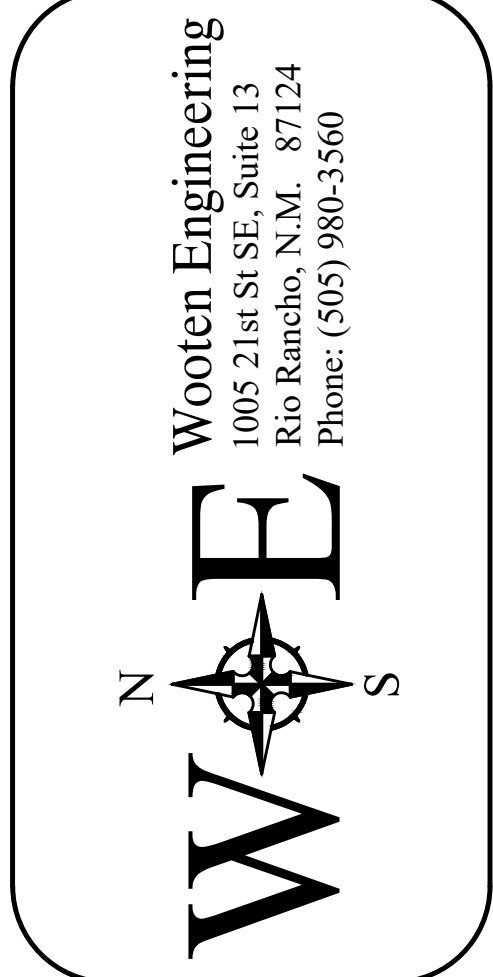


FIRM MAP 35001C0333H

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.



Dunkin Donuts
4208 Central Ave SW
Albuquerque, NM 87105

Grading Plan

C2.1