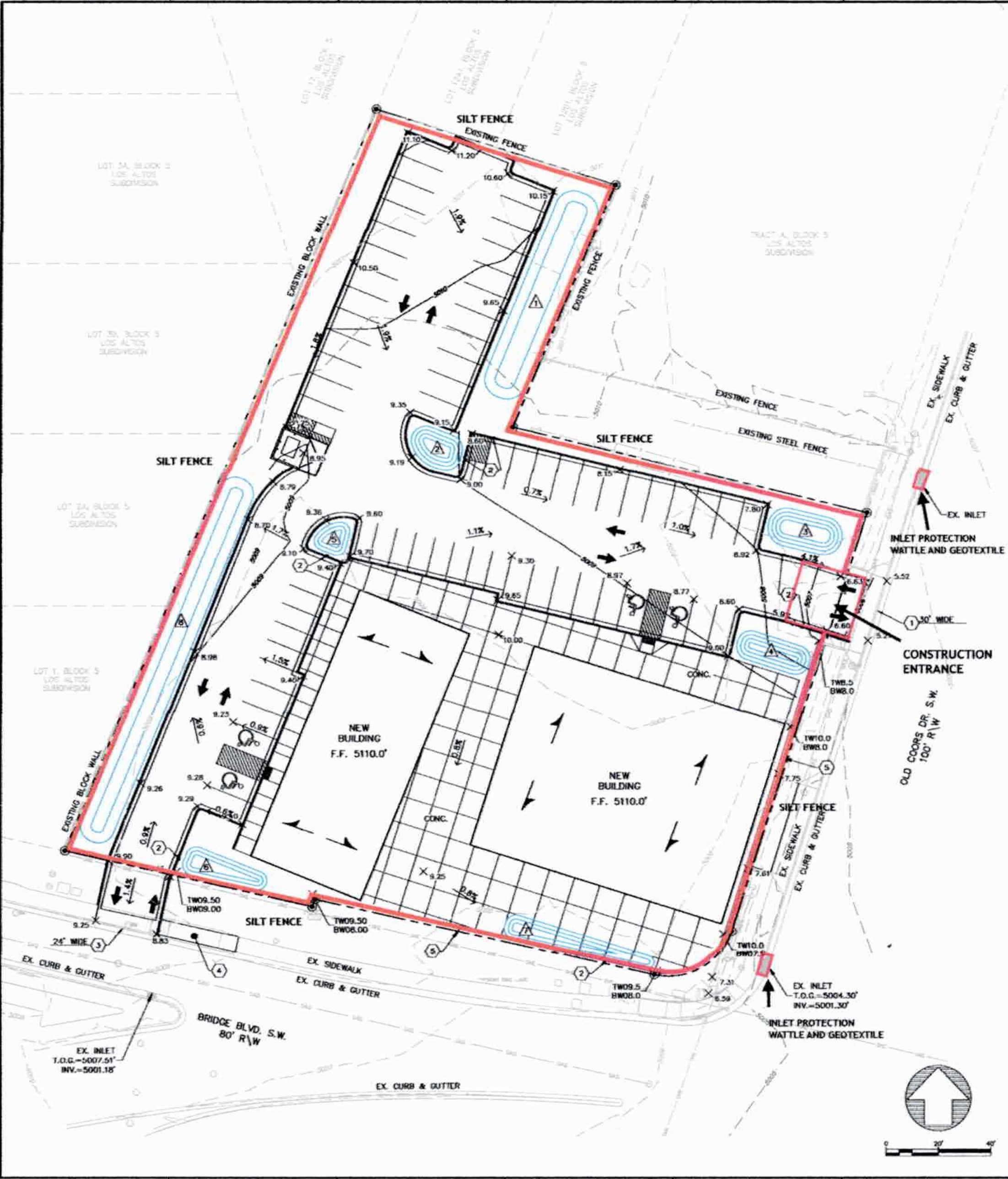
ECP

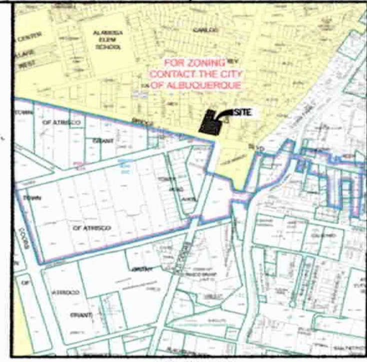


KEYED NOTES:

1. EXISTING DRIVEWAY
2. CONSTRUCT 1-FT WIDE CURB OPENING.
3. CONSTRUCT DRIVEPAD PER C.O.A. STD. DWG. 2425A.
4. CONSTRUCT SIDEWALK PER C.O.A. STD. DWG. 2430.
5. RETAINING WALL. DESIGN BY OTHERS. ENTIRE FOOTER AND WALL MUST BE LOCATED WITHIN THE PROPERTY. NO PORTION OF THIS WALL CAN BE ON THE PROPERTY LINE NOR IN THE RIGHT-OF-WAY.

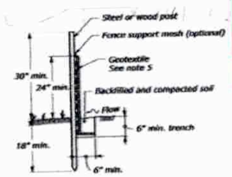
STORMWATER QUALITY VOLUME POND:

1. TOP ELEV.=5009.75, BTM. ELEV.=5009.0, WSEL at Spillway=5009.5', 6H:1V SIDE-SLOPE VOL. at Spillway=475 CU.FT.,
2. TOP ELEV.=5009.25, BTM. ELEV.=5007.5, WSEL at Spillway=5009.0', 3H:1V SLOPE VOL. at Spillway=200 CU.FT.,
3. TOP ELEV.=5007.75, BTM. ELEV.=5006.0, WSEL at Spillway=5007.5', 3H:1V SLOPE VOL. at Spillway=337 CU.FT.,
4. TOP ELEV.=5009.25, BTM. ELEV.=5007.5, WSEL at Spillway=5009.0', 3H:1V SLOPE VOL. at Spillway=236 CU.FT.,
5. TOP ELEV.=5009.25, BTM. ELEV.=5008.0, WSEL at Spillway=5009.0', 3H:1V SLOPE VOL. at Spillway=73 CU.FT.,
6. TOP ELEV.=5009.25, BTM. ELEV.=5008.0, WSEL at Spillway=5009.0', 3H:1V SLOPE VOL. at Spillway=178 CU.FT.,
7. TOP ELEV.=5009.25, BTM. ELEV.=5008.0, WSEL at Spillway=5009.0', 3H:1V SLOPE VOL. at Spillway=238 CU.FT.,
8. TOP ELEV.=5008.75, BTM. ELEV.=5008.0, WSEL at Spillway=5008.5', 3H:1V SLOPE VOL. at Spillway=655 CU.FT.,



LOCATION MAP
ZONE ATLAS MAP: L-11-Z

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED



POST AND GEOTEXTILE INSTALLATION DETAIL

GENERAL GRADING NOTES:

1. THE CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES SHOWN AND COORDINATE WITH ALL UTILITY OWNERS PRIOR TO ANY EXCAVATION.
2. THE CONTRACTOR SHALL LIMIT DISTURBANCE OF NATIVE VEGETATION TO A MINIMUM.
3. THIS PLAN RECOMMENDS POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES TO PROHIBIT PONDING OF RUNOFF WHICH MAY CAUSE STRUCTURAL SETTLEMENT. FUTURE ALTERATION OF GRADES ADJACENT TO THE PROPOSED STRUCTURES IS NOT RECOMMENDED.
4. PERFORM GRADING AND EXCAVATION WORK IN COMPLIANCE WITH APPLICABLE SPECIFICATIONS, REQUIREMENTS, CODES AND ORDINANCES OF CITY OF ALBUQUERQUE, NEW MEXICO.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF OR OBTAINING EXCESS CUT OR FILL MATERIAL REQUIRED FOR FINAL GRADE.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING AND COORDINATING WITH NEW MEXICO ONE CALL PRIOR EXCAVATION.
7. CLEAR AND GRUBBING PER NM APWA SECTION 201 SPECIFICATION.
8. SPOT ELEVATIONS ARE TO FINISH GRADE UNLESS NOTED OTHERWISE.
9. THE CONTRACTOR SHALL CONFINE THEIR WORK TO WITHIN THE CONSTRUCTION LIMITS AND/OR PUBLIC RIGHT-OF-WAY TO PRESERVE EXISTING VEGETATION, LANDSCAPING, AND PRIVATE PROPERTY. APPROVAL OF THESE PLANS DOES NOT GIVE OR IMPLY ANY PERMISSION TO TRESPASS OR WORK ON PRIVATE PROPERTY. PERMISSION MUST BE GRANTED IN WRITING BY THE OWNER OF THAT PROPERTY.
10. CONTRACTOR TO CLEAN UP SEDIMENT AND DEBRIS ON THE STREET, WHICH IS CAUSED BY CONSTRUCTION, AT THE END OF EACH WORK DAY. TEMPORARY DIRT RAMPS ARE NOT TO BE LEFT IN STREETS OR NEAR CURB.

PROJECT INFORMATION

BENCHMARK
CITY OF ALBUQUERQUE SURVEY MONUMENT: ACS BM, NM-45-4A
NORTHING: 1480289.338 (NM SPC, CENTRAL ZONE, NAD 1983)
EASTING: 1505415.447 (NM SPC, CENTRAL ZONE, NAD 1983)
ELEVATION: 5005.696' (NAVD 1988, U.S. SURVEY FOOT)

DESCRIPTION
TRACT "B" BLOCK 5 LAND DIVISION PLAT LOS ALTOS SUBDIVISION (LOT 14 & PORTION OF LOT 13 & PORTION OF COMMERCIAL RACT BLOCK 5)

FLOOD NOTE:
THIS PROPERTY LIES WITHIN FLOOD ZONE X WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD, AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP DATED AUGUST 16, 2012, MAP NO. 35001C0329H.

SURVEYOR INFORMATION
TOPOGRAPHIC SURVEY PERFORMED OCTOBER 2022.

LEGEND

Symbol	Description
	APPARENT PROPERTY BOUNDARY
	APPARENT ADJOINING PROPERTY LINE
	EXISTING FENCE
	EXISTING WALL
	PROPERTY CORNER
	APPARENT PROPERTY CORNER
	ROOF FLOW DIRECTION
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
OHE	OVERHEAD ELECTRIC
	POND CONTOUR
26.29	FINISHED GRADE
B.W.	BOTTOM OF WALL
T.W.	TOP OF WALL
	NEW RETAINING WALL
	POND ID

Fierro&Company
ENGINEERING | SURVEYING
3201 4TH STREET NW, SUITE C
ALBUQUERQUE, NEW MEXICO 87107
PH (505) 352-8930
www.fierrocompany.com

ENGINEER'S SEAL: ROBERT J. FIERRO, NEW MEXICO, 20585, PROFESSIONAL ENGINEER

PROJECT NAME: MARTINEZ RETAIL CENTER
1021 OLD COORS DR. S.W.
ALBUQUERQUE, NM 87105

REV	DATE	DESCRIPTION	BY

PROJECT NO:	23066
DESIGNED BY:	RJF
DRAWN BY:	JB
CHECKED BY:	RJF
DATE:	JUNE 2024

SHEET TITLE: GRADING PLAN

SHEET NO: C-1

BASIN MAP

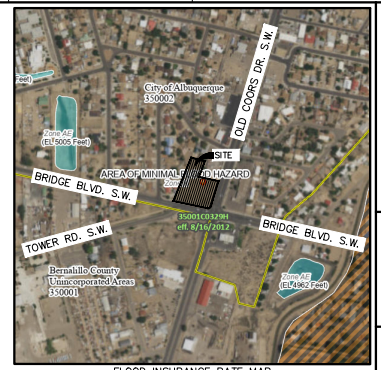
HYDROLOGY SUMMARY							
ZONE 1							
BASIN	Total Area (acres)	Land Treatment (%) A	B	C	D	$Q_{100yr\text{-}6hr}$ (cfs)	$V_{100yr\text{-}6hr}$ (ac-ft)
100	1.307	0.0	0.0	100.0	0.0	3.8	0.103
200	0.704	0.0	23.0	0.0	77.0	2.6	0.111
201	0.603	0.0	16.0	0.0	84.0	2.3	0.100

HYDROLOGY SUMMARY

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 06/25/2024
BY: [illegible]
Hydro Trans #: L110071

THE APPROVAL OF THESE PLANS/REPORT SHALL NOT BE CONSTRUED TO PERMIT VIOLATION OF ANY CITY ORDINANCE OR POLICY. ANY DEVIATION FROM THE CITY OF ALBUQUERQUE DRAINAGE REPORT, SPECIFICATIONS, OR CONSTRUCTIONS SUCH APPROVED PLANS SHALL NOT BE CONSTRUED AS AUTHORIZATION.

APPROVAL OF GRADING & DRAINAGE PLAN(S) SHALL EXPIRE TWO (2) YEARS AFTER THE APPROAL DATE BY THE CITY IF NO BUILDING PERMIT HAS BEEN PULLED ON THE DEVELOPMENT.



FLOOD INSURANCE RATE MAP
MAP NO. 35001C0329H
EFFECTIVE DATE: 08/16/2012

Introduction
The site is located at 1021 OLD COORS DR. S.W. and is 1.3 acres. This property has not been developed, but there have been several different plans proposed over that last decade. The proposed development now includes two buildings which will be used for retail. The purpose of this Grading & Drainage Plan is to 1) provide hydrologic and hydraulic analysis of the allowable and proposed condition, 2) satisfy allowable stormwater quality requirements, and 3) seek approval for building permit.

Methodology
Hydrologic procedures presented in the Hydrology Section of the DMP, Article 6-2(a), approved June 8, 2020 were followed.
Precipitation Zone 1 data was used in the hydrologic computations.

Existing Condition
The site is undeveloped and flat with a 0.7% slope from the northwest corner of the site to the southwest corner of the site. There are public storm drain systems along both frontages of the site. Bridge Boulevard SW was recently improved, so there are sidewalks and driveways along the two frontages. The site does not receive offsite runoff.

Proposed Condition
Development includes two buildings to be used for retail, parking lot, and several storm water quality ponds. The drainage pattern of the site will remain the same. Runoff from Basin 200 will retain the storm water quality runoff prior to discharging to Old Coors Road through the existing driveway. Runoff from Basin 201 will retain its storm water quality runoff prior to discharging to Bridge Boulevard.

The site is allowed free discharge due to the following reasons:
1) Proximity to existing storm drain. Therefore, the site's runoff will not affect the peak discharge in the storm drain, since it will be discharged before the peak flow at this location.
2) Prior drainage plans allowed free discharge.
3) The adjoining lot to the north recently was redeveloped with allowing free discharge.

This development will retain the storm water quality and will not adversely impact downstream drainage.

DRAINAGE REPORT

BASIN 200
GIVEN:
$Area_D$=23,619 sq.ft.
SOLUTION:
$SWQV_{REQUIRED}$= $=\frac{1}{12}(R_D * Area_D) = \frac{1}{12}[0.620" * 23{,}619 \text{ sq.ft.}] = 1{,}220$ cu.ft.

$SWQV_{PROVIDED}$: $=SWQP_1 + SWQP_2 + SWQP_3 + SWQP_4$
$=475 + 200 + 337 + 236 = 1{,}248$ cu.ft.

CONCLUSION:
$SWQV_{PROVIDED} > SWQV_{REQUIRED}$

BASIN 201
GIVEN:
$Area_D$=22,058 sq.ft.
SOLUTION:
$SWQV=\frac{1}{12}(R_D * Area_D) = \frac{1}{12}[0.620" * 22{,}058 \text{ sq.ft.}] = 1{,}140$ cu.ft.

$SWQV_{PROVIDED}$: $=SWQP_5 + SWQP_6 + SWQP_7 + SWQP_8$
$=73 + 178 + 238 + 655 = 1{,}144$ cu.ft.

CONCLUSION:
$SWQV_{PROVIDED} > SWQV_{REQUIRED}$

SWQV ANALYSIS

LEGEND
- PROPERTY BOUNDARY
- FLOW PATH
- ROOF FLOW
- SURFACE DRAINAGE
- UTILITY EASEMENT LINE
- FLOWLINE
- EXISTING MAJOR CONTOUR (3905)
- EXISTING MINOR CONTOUR (3904)
- PROPOSED MAJOR CONTOUR (3905)
- PROPOSED MINOR CONTOUR (3904)
- PROPOSED BASIN
- EXISTING BASIN

Fierro&Company
ENGINEERING | SURVEYING
3201 4TH STREET NW, SUITE C
ALBUQUERQUE, NEW MEXICO 87107
PH (505) 352-8930
www.fierrocompany.com

ENGINEER'S SEAL
ROBERT J. FIERRO
NEW MEXICO
20585
6-21-24
PROFESSIONAL ENGINEER

PROJECT NAME
MARTINEZ RETAIL CENTER
1021 OLD COORS DR. S.W.
ALBUQUERQUE, NM 87105

REV.	DATE	DESCRIPTION	BY

PROJECT NO:	23066
DESIGNED BY:	RJF
DRAWN BY:	JB
CHECKED BY:	RJF
DATE:	JUNE 2024

SHEET TITLE
DRAINAGE PLAN

SHEET NO:
D-1

P:_PROJECTS\2023\23066\CADD\SHEETS\HYDROLOGY\23066-DRAINAGE.dwg 6/21/2024 8:00:56 AM

ESC Plan Standard Notes (2023-06-16)

1. All Erosion and Sediment Control (ESC) work on these plans, except as otherwise stated or provided hereon shall be permitted, constructed, inspected, and maintained in accordance with:
    a. The City Ordinance § 14-5-2-11, the ESC Ordinance,
    b. The EPA's 2022 Construction General Permit (CGP), and
    c. The City Of Albuquerque Construction BMP Manual.
2. All BMP's must be installed prior to beginning any earth moving activities except as specified hereon in the Phasing Plan. Construction of earthen BMP's such as sediment traps, sediment basins, and diversion berms shall be completed and inspected prior to any other construction or earthwork. Self-inspection is required after installation of the BMPs and prior to beginning construction.
3. Self-inspections - In accordance with City Ordinance § 14-5-2-11(C)(1), "at a minimum a routine self-inspection is required to review the project for compliance with the Construction General Permit once every 14 days and after any precipitation event of 1/4 inch or greater until the site construction has been completed and the site determined as stabilized by the city. Reports of these inspections shall be kept by the person or entity authorized to direct the construction activities on the site and made available upon request.
4. Corrective action reports must be kept by the person or entity authorized to direct the construction activities on the site and made available upon request.
5. Final Stabilization and Notice of Termination (NOT) - In accordance with City Ordinance § 14-5-2-11(C)(1), self-inspections must continue until the site is "determined as stabilized by the city." The property owner/operator is responsible for determining when the "Conditions for Terminating CGP Coverage" per CGP Part 8.2 are satisfied and then for filing their Notice of Termination (NOT) with the EPA. Each operator may terminate CGP coverage only if one or more of the conditions in Part 8.2.1, 8.2.2, or 8.2.3 has occurred. After filing the NOT with the EPA, the property owner is responsible for requesting a Determination of Stabilization from the City.
6. When doing work in the City right-of-way (e.g. sidewalk, drive pads, utilities, etc.) prevent dirt from getting into the street. If dirt is present in the street, the street should be swept daily or prior to a rain event or contractor induced water event (e.g. curb cut or water test).
7. When installing utilities behind the curb, the excavated dirt should not be placed in the street.
8. When cutting the street for utilities the dirt shall be placed on the uphill side of the street cut and the area swept after the work is complete. A wattle or mulch sock may be placed at the toe of the excavated dirt pile if site constraints do not allow placing the excavated dirt on the uphill side of the street cut.
9. ESC Plans must show longitudinal street slope and street names. On streets where the longitudinal slope is steeper than 2.5%, wattles/mulch socks or j-hood silt fence shall be shown in the front yard swale or on the side of the street.