# CITY OF ALBUQUERQUE

Planning Department Alan Varela, Director



April 26, 2023

Jeffrey T. Wooten, P.E. Wooten Engineering PO Box 15814 Rio Rancho, NM 87174

**RE:** Ventana Ranch Park - Portable

Grading & Drainage Plan

Engineer's Stamp Date: 12/09/22

**Hydrology File: B10D003** 

Dear Mr. Wooten:

Based upon the information provided in your submittal received 04/11/2023, the Grading & Drainage Plan is approved for Building Permit and Grading Permit. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

PO Box 1293

#### PRIOR TO CERTIFICATE OF OCCUPANCY:

Albuquerque

1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.

NM 87103

As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, jhughes@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

www.cabq.gov

If you have any questions, please contact me at 924-3995 or <u>rbrissette@cabq.gov</u>.

Sincerely,

Renée C. Brissette, P.E. CFM Senior Engineer, Hydrology Planning Department

Renée C. Brissette



# City of Albuquerque

#### Planning Department

### Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

Ventana Ranch Park Portable  Project Title: Building Relocation		rmit #·	Hydrology File #. B10	
DDD#.	DDC#		Hydrology File #: B10 Work Order#:	
DRB#: EPC#: Legal Description: _A Portion of Tract A, Ventana Ran		work Order#:		
City Address: Universe Blvd NW UPC: 1	01006505024031	302		
Applicant: Wooten Engineering			Contact: Jeffrey T. Wooten, P.E.	
Address: PO Box 15814, Rio Rancho, NM				
Phone#: 505-980-3560	Fax#:N/A		E-mail: jeffwooten.pe@gmail.com	
Owner:			Contact:	
Address:				
Phone#:	Fax#:		E-mail:	
TYPE OF SUBMITTAL: PLAT (# C	F LOTS) R	RESIDENCEDR	B SITE X ADMIN SITE	
IS THIS A RESUBMITTAL?:	Yes X	No		
DEPARTMENT: TRAFFIC/ TRANSPO	ORTATION X	HYDROLOGY/ D	RAINAGE	
Check all that Apply:				
TYPE OF SUBMITTAL:  ENGINEER/ARCHITECT CERTIFICATION CONCEPTUAL G & D PLAN  GRADING PLAN DRAINAGE MASTER PLAN DRAINAGE REPORT FLOODPLAIN DEVELOPMENT PERMIT ELEVATION CERTIFICATE CLOMR/LOMR TRAFFIC CIRCULATION LAYOUT (TO TRAFFIC IMPACT STUDY (TIS) OTHER (SPECIFY) PRE-DESIGN MEETING?	r applic CL)	X BUILDING CERTIFIC PRELIMIN SITE PLAN SITE PLAN FINAL PL SIA/ RELE FOUNDAT X GRADING SO-19 API PAVING F GRADING WORK ORI CLOMR/LE	PERMIT APPROVAL / PAD CERTIFICATION DER APPROVAL	
DATE SUBMITTED: April 11, 2023		rey T. Wooten, P.E.		
COA STAFF:	ELECTRONIC	C SUBMITTAL RECEIVED	·	

FEE PAID:\_\_\_\_

## Floodplain Development Permit Application

Planning Dept., City of Albuquerque

Project Title Ventana Ranch Park Portable Building Relocation				
Project Location (Major Cross Streets/Arroyo or address)  10000 Universe Blvd NW				
<b>Property Owner:</b> (Note: If applying for a Building Permit, the "Company" or "Owner" name on this form must match the "Owner" name on the Building Permit.)				
Company Name or Owner Name: City of Albuquerque				
Responsible Person: (Note: Name below may be the same as Owner Name above if there is no Company Name)  Name: Laurie Firor				
Phone: 505-768-5351 E-mail: Ifiror@cabq.gov				
Site Contact: (if different than Property Owner info above.)				
Name:				
Phone: E-mail:				
Applicant Contact: (if different than Property Owner info above.)				
Name: Wooten Engineering (Jeffrey T. Wooten, P.E.)				
Phone: 505-980-3560 E-mail: jeffwooten.pe@gmail.com				

#### **Section 1: General Provisions (Applicant to read and sign)**

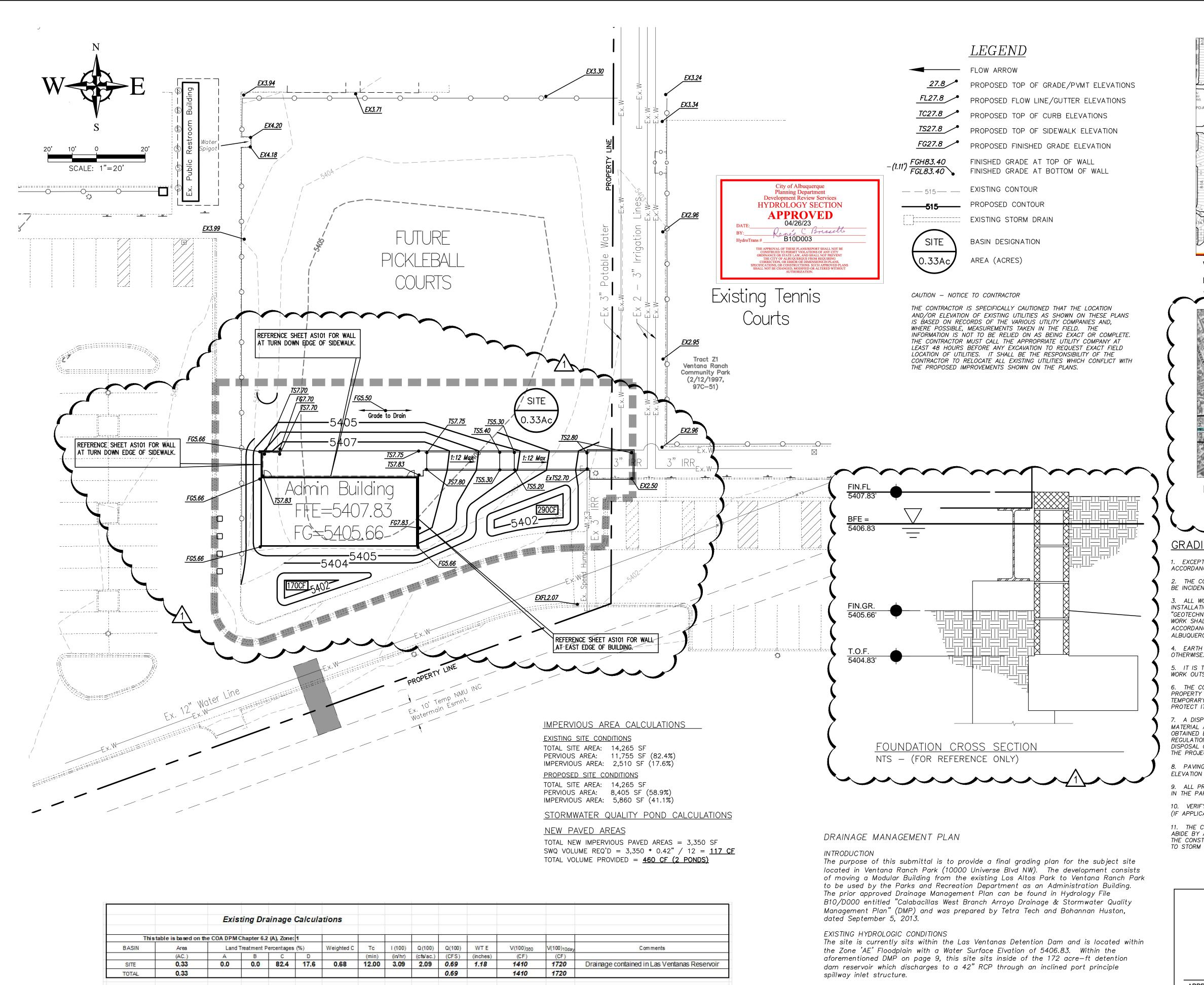
- 1. No work of any kind may start in a Special Flood Hazard Area, SFHA, until a permit is issued.
- 2. Applicant is hereby informed that other permits may be required to fulfill local, state, and federal regulatory requirements.
- 3. Applicant hereby gives consent to the Floodplain Administrator and his/her representative to make reasonable inspections required to verify compliance.
- 4. Applicant must provide a Critical Habitat for Threatened & Endangered Species report prior to any work in a SFHA.
- 5. Applicant must provide the Base Flood Elevation, BFE, and must provide engineering calculations demonstrating that the development will not increase the BFE or result in increased flood risk on any neighboring property.

- 6. If this application is for a building the floodplain must be removed by first constructing any required storm drain and/or channel modifications and second acquiring a Letter of Map Revision, LOMR, from FEMA before a building permit will be issued. If storm drain and channel modifications are not involved then a draft Elevation Certificate must be submitted prior to Building Permit and a Final Elevation Certificate must be submitted prior to Certificate of Occupancy.
- 7. A Conditional Letter of Map Revision, CLOMR, is required prior to any work in the FLOODWAY, if applicable.
- 8. The applicant certifies that all statements herein and in attachments to this application are pathe best of my knowledge, true and accurate.

Applicant Signature	Date 4/20/2023
Applicant Printed Nam Jeffrey T. Woot	en, P.E. <sub>Phone #: 505-980-3560</sub>
Owner Signature	Date
Owner Printed Name	Phone #:
Applicant is (check one): Owner Bu	nilder Engineer/ArchitectX
Section 2: Proposed Development in Spanning Applicant)	ecial Flood Hazard Area (to be completed by
A. Building Development and Building T	ype
<u>ACTIVITY</u>	STRUCTURE TYPE
X New Building	Residential (1-4 Family)
Addition	Residential (More than 4 Family)
Alteration	Non Residential (Flood-proofing?Yes)
Relocation	Combined Use (Residential & Commercial)
DemolitionX _M	anufactured Home (In Mobile Home Park?Yes)
Replacement	
If an addition or alteration:	
Estimated Cost of Project	\$
Estimated Value of structure before addition	/alteration. \$
Percent of value (new construction /existing	value) %

<b>B.</b> O	ther Developme	ent Activities			
_X_(	Clearing	X Grading	X	_ Utilities	X Paving
	Watercourse Alte	eration (Bridge or Cha	nnel	Modification)	
]	Drainage Improv	ements (Storm drain o	or cul	verts)	
	Road, Street or I	Bridge Construction			
	Subdivision				
	Walls or Fences				
	Storage of Mate	rials/Equipment for m	ore th	an a year. (Mater	ials Volume (cu. Ft.)
Other	r (Please Specify	)			
Is the	ere a Grading &	z Drainage Plan asso	ciated	l with this work?	Yes <u>X</u> No
Drain	nage file Number	: B10/D003			

Section 3: Floodplain Determination (Completed by the Floodplain Administrator)
The proposed development is located on FIRM Panel:
The proposed development is located in Zone X and NO FLOODPLAIN DEVELOPMENT PERMIT IS REQUIRED.
A portion of the proposed development is located in a SFHA but not any buildings so an approved G&D Plan is required (Engineer's Stamp Date) prior to issuance of a Floodplain Development Permit and no Building Permit will be issued for this construction.
A portion of the proposed Building is located in a SFHA but the project does not include any storm drain improvements and/or channel modifications so:
1. Approved G&D Plan is required (Engineer's Stamp Date) prior to issuance of a Floodplain Development Permit,
Draft Elevation Certificate (Date) is required prior to issuance of a Building Permit, and
<ol> <li>Final Elevation Certificate and Engineer's Certification is required prior to Certificate of Occupancy.</li> </ol>
A portion of the proposed Building is located in a SFHA and the project includes storm drain improvements and/or channel modifications that will change the floodplain location so
<ol> <li>An Approved Grading and Drainage Plan is required (Engineer's Stamp Date</li></ol>
<ol> <li>The improvements must be constructed and an Approved Engineer's Certification (Engineer's Stamp Date) and an Approved LOMR Request (Engineer's Stamp Date) must be approved by Hydrology prior to approval of the LOMR application to FEMA.</li> </ol>
<ol> <li>The Floodplain must be removed by a LOMR from FEMA (Date) prior to issuance of a Building Permit.</li> </ol>
A portion of the proposed development is located in a FLOODWAY so:
1. Approved G&D Plan (Engineer's Stamp Date) and an Approved CLOMR Request (Date) is required prior to approval of the application to FEMA, and
2. CLOMR from FEMA (Date) is required prior to issuance of a Floodplain Development Permit, a Grading Permit, and/or a Work Order.
3. The improvements must be constructed and an Approved Engineer's Certification (Engineer's Stamp Date) and an Approved LOMR Request (Engineer's Stamp Date) must be approved by Hydrology prior to approval of the LOMR
<ul> <li>application to FEMA (Date).</li> <li>4. The Floodplain must be removed by a LOMR from FEMA (Date) prior to issuance of a Building Permit.</li> </ul>
Drainage File Number: Floodplain Permit Number:
Signed: Date:
Printed Name:



Proposed Drainage Calculations

Ultimate Development Conditions Basin Data Table

Q(100) Q(100)

1773

1773

Drainage contained in Las Ventanas Reservoir

58.9 41.1 0.74 12.00 3.38 2.51 0.83 1.48

This table is based on the COA DPM Chapter 6.2(A), Zone: 1

SITE

PROPOSED HYDROLOGIC CONDITIONS

approximately 460cf; 100cf more than required.

The proposed administration building will continue to drain into the Las Ventanas

Detention Dam where drainage is detained / retained. There will be a slight increase

ponds in order to capture the difference between Pre-Developed and Post-Developed

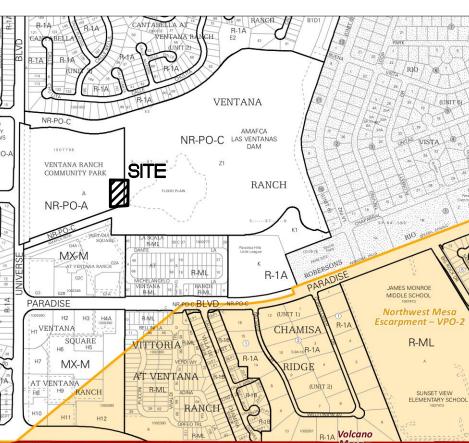
100-Yr 6-Hr Conditions (1773cf-1410cf = 360cf). The two ponds provided capture

This drainage management plan conforms to the original approved aforementioned

submittal, we are requesting Grading Permit and Building Permit approval.

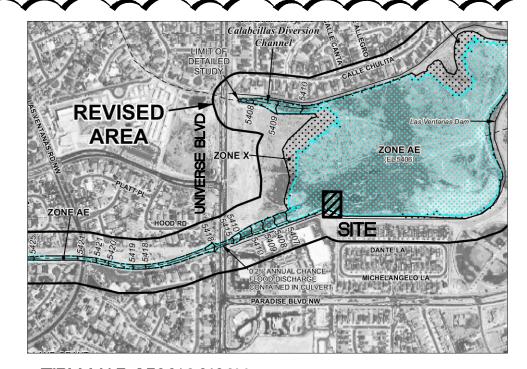
Drainage Management Plan prepared by Tetra Tech and Bohannan Huston. With this

in runoff per the drainage calculations this sheet; however, we are excavating two



VICINITY MAP - Zone Map B-10-Z

**LEGAL DESCRIPTION:** A Portion of Tract A, Ventana Ranch Community Park. Bernalillo County, NM.



FIRM MAP 35001C0103H

Per FIRM Map 35001C0103H, dated August 16, 2012, the site is located in

# GRADING NOTES

. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN

2. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL

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

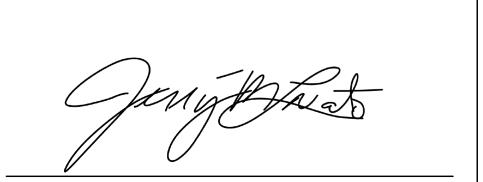
5. IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN. 6. THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT—OF—WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING 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.



APPROVAL OF CONSTRUCTION WITHIN AMAFCA RIGHT-OF-WAY.

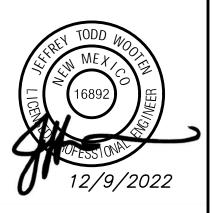
BENCH MARKS A.C.S. MONUMENT "13-B10" MONUMENT TYPE 3 NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1983)

PUB. EL=5424.81 NAVD 1988

PRINCIPLES OF DESIGN 219 Central Ave, NW, Suite #800 Albuquerque, New Mexico 87102

F 505 268 6665 www.smpcarchitects.com

Wooten Engineering PO Box 15814 Rio Rancho, N.M. 87174 Phone: (505) 980-3560



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AMAFCA / WUA Revisions NO DATE 1-23-2023 PROJECT #: 2021043

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GRADING/ **DRAINAGE** PLAN

C-200.R1