

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

November 9, 2022

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

**RE: Dions – Ventana Square**  
**Permanent C.O. – Not Accepted**  
**Temporary C.O. - Accepted**  
**Engineer's Certification Date: 11/03/22**  
**Engineer's Stamp Date: 11/30/21**  
**Hydrology File: B10D003H**

Dear Mr. Wooten:

PO Box 1293

Based **solely** on the Certification received 11/03/2022, this certification is approved in support of Temporary Release of Occupancy by Hydrology.

Albuquerque

**PRIOR TO PERMANENT CERTIFICATE OF OCCUPANCY:**

NM 87103

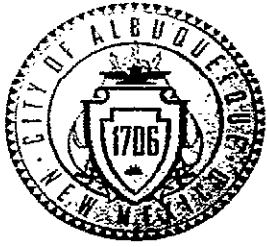
1. Please resubmit application. Hydrology needs a site visit prior to approval.

If you have any questions, please contact me at 924-3995 or [rbrissette@cabq.gov](mailto:rbrissette@cabq.gov).

[www.cabq.gov](http://www.cabq.gov)

Sincerely,

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



# City of Albuquerque

Planning Department  
Development & Building Services Division

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

Project Title: Dions Building Permit #: \_\_\_\_\_ Hydrology File #: \_\_\_\_\_  
DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_  
Legal Description: Tract H-7, Ventana Square at Ventana Ranch  
City Address: UPC Number 101006501707030610

Applicant: Wooten Engineering Contact: Jeffrey T. Wooten, P.E.  
Address: PO Box 15814, Rio Rancho, NM 87174  
Phone#: 505-980-3560 Fax#: N/A E-mail: jeffwooten.pe@gmail.com

Owner: \_\_\_\_\_ Contact: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

TYPE OF SUBMITTAL: \_\_\_\_\_ PLAT (\_\_\_\_ # OF LOTS) \_\_\_\_\_ RESIDENCE \_\_\_\_\_ DRB SITE ☒ ADMIN SITE

IS THIS A RESUBMITTAL?: \_\_\_\_\_ Yes ☒ No

DEPARTMENT: \_\_\_\_\_ TRAFFIC/ TRANSPORTATION ☒ HYDROLOGY/ DRAINAGE

Check all that Apply: .

### TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
- ☐ 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:

- ☐ 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) \_\_\_\_\_

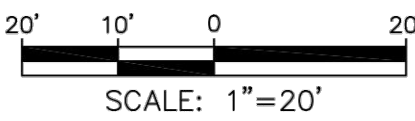
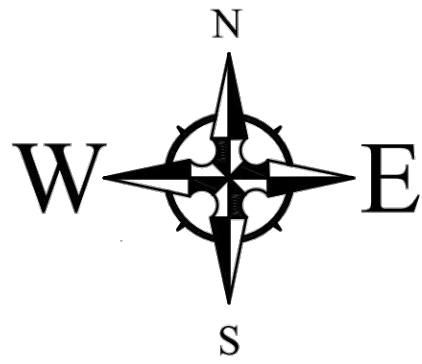
DATE SUBMITTED: November 3, 2022 By: Jeffrey T. Wooten, P.E.

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_





CAUTION - NOTICE TO CONTRACTOR

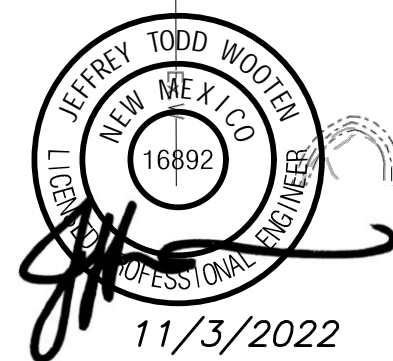
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR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

DRAINAGE CERTIFICATION

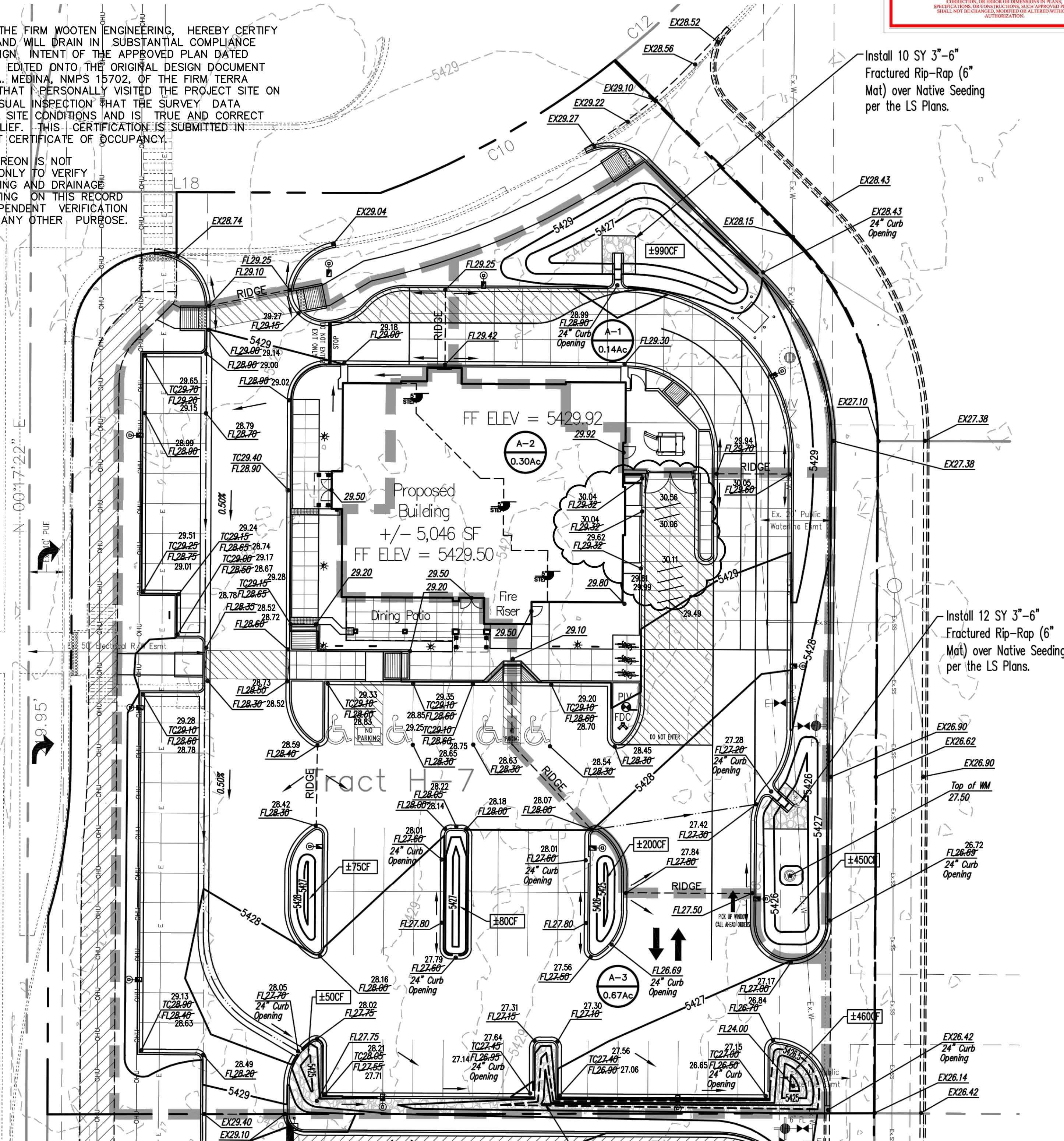
I, JEFFREY T. WOOTEN, NMPE 16892, OF THE FIRM WOOTEN ENGINEERING, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 11/30/2021. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY CHRISTOPHER A. MEDINA, NMPS 15702, OF THE FIRM TERRA LAND SURVEYS LLC. I FURTHER CERTIFY THAT I PERSONALLY VISITED THE PROJECT SITE ON 11/2/2022 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR PERMANENT CERTIFICATE OF OCCUPANCY.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

JEFFREY T. WOOTEN, NMPE 16892



UNIVERSE BLVD. NE (R/W VARIES)



Install 10 SY 3"-6" Fractured Rip-Rap (6" Mat) over Native Seeding per the LS Plans.

Install 12 SY 3"-6" Fractured Rip-Rap (6" Mat) over Native Seeding per the LS Plans.

Install 116 SY 3"-6" Fractured Rip-Rap over Native Seeding per the LS 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
- TS27.8 PROPOSED TOP OF SIDEWALK ELEVATION
- FGH83.40 FINISHED GRADE AT TOP OF WALL
- FGL83.40 FINISHED GRADE AT BOTTOM OF WALL
- 515 EXISTING CONTOUR
- 515 PROPOSED CONTOUR
- EXISTING STORM DRAIN

DRAINAGE MANAGEMENT PLAN

**INTRODUCTION**  
The purpose of this submittal is to provide a final grading plan for the subject site located on Tract H-7, Ventana Square near the NEC of Paseo Del Norte Blvd and Universe Blvd in Albuquerque, NM. The overall development contains approximately 1.38 acres. The site was previously undeveloped and is now being developed into a new Dions Restaurant building. The recently approved Drainage Report for the Master Planned Development can be found in Hydrology File B10/D003C3 and was prepared by Thompson Engineering Consultants, Inc.

**EXISTING HYDROLOGIC CONDITIONS**  
The site currently drains from northwest to southeast and into an existing drainage pond on the north side of Paseo Del Norte Blvd. This pond is being improved by the aforementioned Drainage Report by Thompson Engineering Consultants, Inc.

**PROPOSED HYDROLOGIC CONDITIONS**  
The proposed Dions Restaurant site will continue to drain from northwest to southeast and into the improved pond proposed by the Thompson Engineering Consultants, Inc. report. All drainage is via surface flow; however, we are proposing to implement new Stormwater Quality Ponds within the Dions Restaurant property that will not only help to capture pollutants, they will also still the stormwater flows exiting the site.

**CONCLUSION**  
This drainage management plan conforms to the approved Drainage Report prepared by Thompson Engineering Consultants, Inc. and with the City of Albuquerque DPM. With this submittal, we are requesting Building Permit approval.

STORMWATER QUALITY POND CALCULATIONS

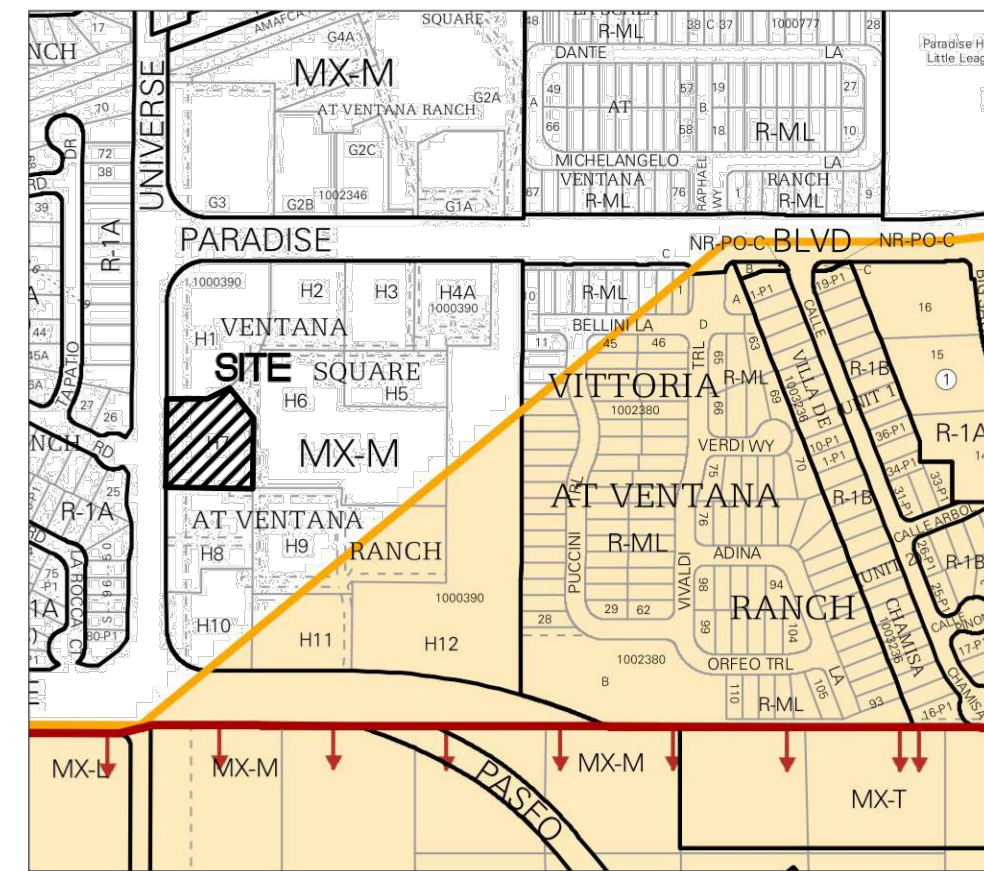
**BASIN A-1**  
TOTAL NEW IMPERVIOUS AREAS = 3,377 SF  
SWQ VOLUME REQ'D =  $3,377 \times 0.42' / 12 = 118$  CF  
TOTAL VOLUME PROVIDED = **990 CF**

**BASIN A-2**  
TOTAL NEW IMPERVIOUS AREAS = 10,884 SF  
SWQ VOLUME REQ'D =  $10,884 \times 0.42' / 12 = 381$  CF  
TOTAL VOLUME PROVIDED = **450 CF**

**BASIN A-3**  
TOTAL NEW IMPERVIOUS AREA = 24,159 SF  
FIRST FLUSH =  $24,159 \times 0.42' / 12 = 846$  CF  
TOTAL VOLUME PROVIDED = **860 CF**

NOTE: ALL VALLEY GUTTERS SHALL BE FORMED & PLACED PRIOR TO ASPHALT PAVEMENT PLACEMENT TO ENSURE ADEQUATE SLOPES ARE ACHIEVED.

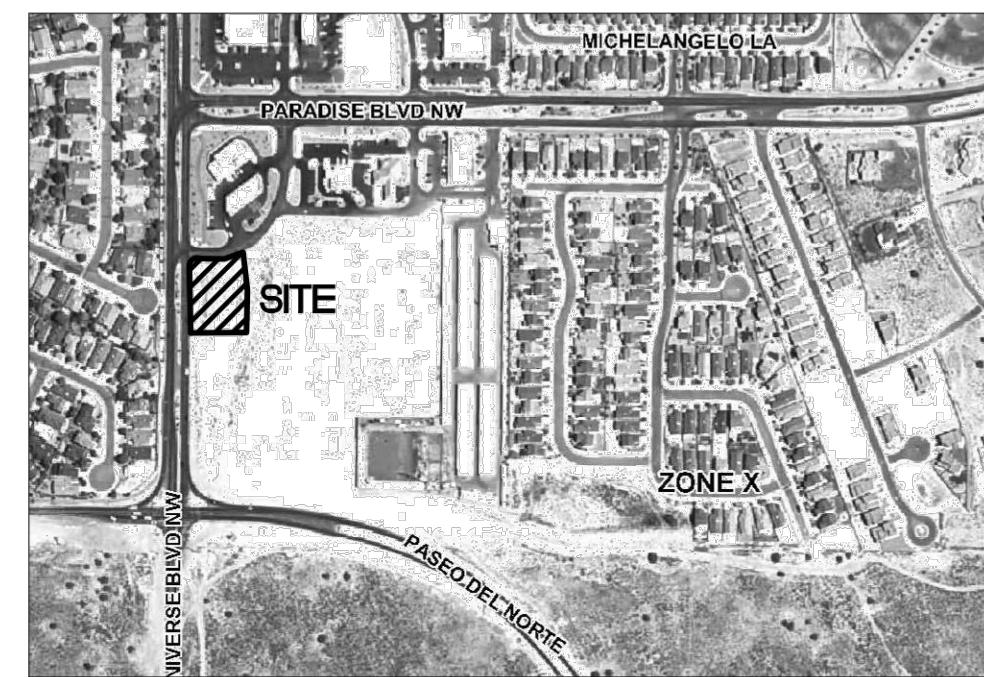
NO WORK SHALL BE PERFORMED IN THE PUBLIC RIGHT-OF-WAY WITHOUT AN APPROVED WORK ORDER OR EXCAVATION PERMIT.



VICINITY MAP

LEGAL DESCRIPTION:

Tract H-7, Ventana Square at Ventana Ranch, 1.0953 Acres.



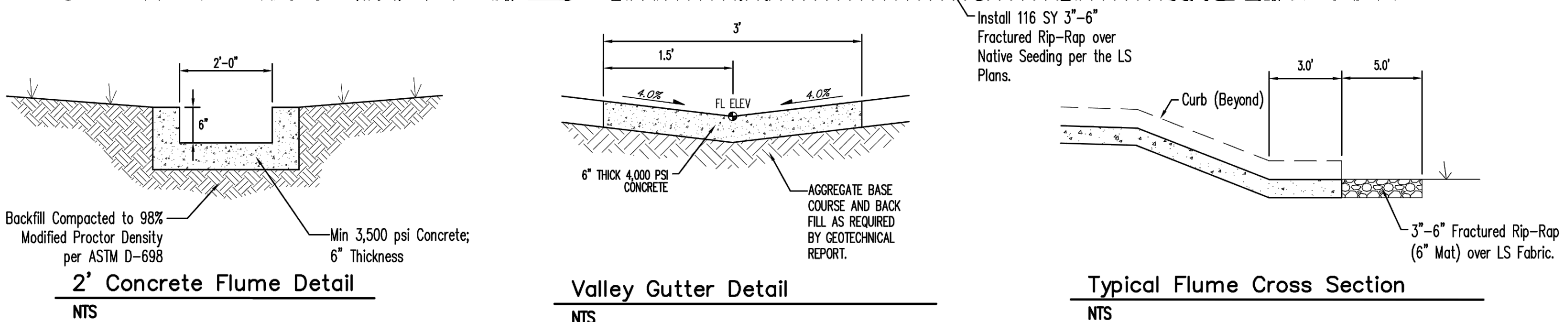
FIRM MAP 35001C0103H

Per FIRM Map 35001C0103H, dated August 16, 2012, the site is not located in the Floodplain and determined to be outside the 0.2% chance Annual Floodplain.

GRADING NOTES

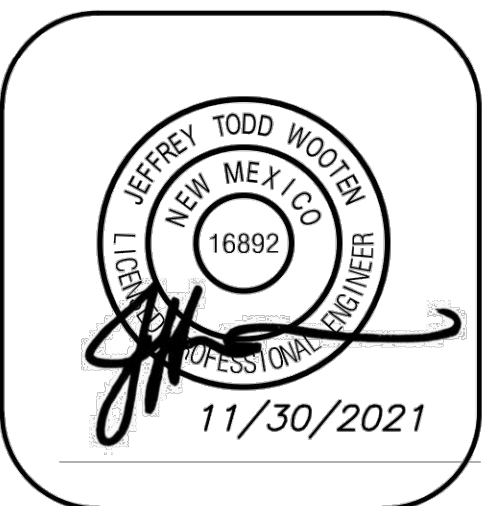
- EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
- THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
- ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, 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.

Post-Developed Drainage Calculations											
Ultimate Development Conditions Basin Data Table											
This table is based on the COA DPM Section 6, Zone 1											
BASIN	Area (SQ. FT.)	Area (AC.)	Land Treatment Percentages				Q(100) (cfs/ac.)	Q(100) (CFS)	WTE (inches)	V(100) <sub>24hr</sub> (CF)	V(100) <sub>144hr</sub> (CF)
A-1	6105	0.14	0.0%	0.0%	40.0%	60.0%	3.77	0.53	1.58	803	1291
A-2	12978	0.30	0.0%	0.0%	16.0%	84.0%	4.13	1.23	1.81	1961	2324
A-3	29324	0.67	0.0%	0.0%	17.0%	83.0%	4.12	2.77	1.80	4407	5218
TOTAL	48407	1.11					4.53			7171	8467



BENCH MARK  
ACS MONUMENT 13-B10  
PUB. E=5424.81 NAVD 1988

NO.	DATE	REVISIONS	BY
		DESIGN	
		DESIGNED BY: JW	
		DRAWN BY: RC	
		CHECKED BY: JW	
		DATE: November 2021	
		DATE: November 2021	
		JOB NO.: 2020060	
		DATE: November 2021	



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

Dions Restaurant  
NEQ Paseo Del Norte & Universe  
Albuquerque, NM 87114

Grading Plan

C-100