CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director

Mayor Timothy M. Keller

June 3, 2021

Verlyn Miller, P.E.
Miller Engineering Consultants, Inc
3500 Comanche NE Bldg. F
Albuquerque, NM 87107

RE: Cottonwood Classical Academy – Portable Addition
7801 Jefferson St. NE
Grading and Drainage Plan
Engineer's Stamp Date: 05/10/21
Hydrology File: L10D007A

Dear Mr. Miller:

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Based upon the information provided in your submittal received 05/20/2021, 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. Prior to approval in support of Permanent Release of Occupancy by Hydrology, Engineer Certification per the DPM checklist will be required.

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.

Please provide Drainage Covenant for the stormwater quality ponds per Article 6-15(C) of the DPM prior to Permanent Release of Occupancy. There is a recording fee ($25, payable to Bernalillo County). Please contact me if you have any question pertaining to the Drainage Covenant and email me the Covenant and Exhibit prior to executing it for completeness.

Please do one of the following:

- Drop off the original executed drainage covenant, the exhibit, and the $ 25.00 recording fee check made payable to Bernalillo County at the drop box outside the building and labeled the package using the address below.
- Mail the original executed drainage covenant, the exhibit, and the $ 25.00 recording fee check made payable to Bernalillo County to:

Planning Dept./DRC
Attn: Curtis Cherne
600 2nd St. NW, Ste. 400
Albuquerque, NM, 87102

Once approved and recorded, you will get a pdf copy of the recorded Drainage Covenant via email.

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

Sincerely,

Renée C. Brissette

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

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: Cottonwood Classical Academy Building Permit #: _____ Hydrology File #: _____

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: TR 5-B-1-A-2-A PLAT OFTRACTS 5-B-1-A-1-A, 5-B-1-A-2-A & 5-B-1-B-1 JOURNAL CENTER CONT 6.2374 AC

City Address: 7801 Jefferson St. NE, Albuquerque, NM 87109

Applicant: Cottonwood Classical Academy Contact _____

Address: 7801 Jefferson St NE , Albuquerque, NM 87109

Phone#: 505-998-1021 Fax#: _____ E-mail: _____

Other Contact: Miller Engineering Consultants, Inc. Contact: Verlyn Miller

Address: 3500 Comanche NE, Bldg. F, Albuquerque, NM 87107

Phone#: 505-888-7500 Fax#: 505-888-3800 E-mail: vmiller@mecnm.com

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) _____ RESIDENCE _____ DRB SITE __X__ ADMIN SITE

IS THIS A RESUBMITTAL? _____ Yes __X__ No

DEPARTMENT _____ TRANSPORTATION __X__ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

____ ENGINEER/ARCHITECT CERTIFICATION
____ PAD CERTIFICATION
____ CONCEPTUAL G & D PLAN
__X__ GRADING PLAN
____ DRAINAGE REPORT
____ DRAINAGE MASTER PLAN
____ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
____ ELEVATION CERTIFICATE
____ CLOMR/LOMR
____ TRAFFIC CIRCULATION LAYOUT (TCL)
____ TRAFFIC IMPACT STUDY (TIS)
____ STREET LIGHT LAYOUT
____ 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
__X__ GRADING PERMIT APPROVAL
____ SO-19 APPROVAL
____ PAVING PERMIT APPROVAL
____ GRADING/ PAD CERTIFICATION
____ WORK ORDER APPROVAL
____ CLOMR/LOMR
____ FLOODPLAIN DEVELOPMENT PERMIT
____ OTHER (SPECIFY) _____

DATE SUBMITTED: 1/14/021 By: Verlyn A. Miller, P.E.

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

FLOOD ZONE MAP

FLOOD ZONE MAP 35001C0329H

DRAINAGE REPORT

SITE LOCATION

The proposed project is located on approximately a 12-acre site on the campus of Cottonwood Classical Academy School and can be accessed from Headline Road via Jefferson Boulevard NE.

EXISTING CONDITIONS

The overall existing site is estimated at 12 acres. The site is partially developed with a school and parking lot areas. There is one existing retention pond that collects runoff from a recent parking lot addition to the east side of the existing parking lot.

Per the FMEA Panel on Sheet C-100 the site does not lie within a 100-year FEMA floodplain and is not impacted by offsite flows.

PROPOSED CONDITIONS

The proposed project would consist of a four new portable building to be placed on the site. The portable building will be placed on existing grade with some minimal swales to be place around the perimeter for stormwater conveyance. A new basketball court and covered shade structure will also be constructed as a part of this project. These areas will be graded as indicted on Sheet C-101.

CONCLUSIONS

When developed as indicated on the grading and drainage plan, the increased runoff from the site is estimated at 0.65 cfs, and 0.035 acre-feet (1524 cubic feet) during the 100-year, 24-hour event. The first flush pond volume for the increase of 0.42 acre-feet increase in impervious area has been estimated at 640 cf. Two 400 cubic foot water harvest features have been added to the site to address the first flush volume requirement.

GENERAL NOTES:

1. EXISTING TOPOGRAPHIC SURVEY PERFORMED AND COMPILED BY PRECISION SURVEYS, INC., ALBUQUERQUE, NEW MEXICO NOVEMBER, 2019. MILLER ENGINEERING CONSULTANTS HAS UNDERTAKEN NO FIELD VERIFICATION OF THIS INFORMATION.
2. PROJECT BENCHMARK IS A CITY OF ALBUQUERQUE SURVEY BRASS DISC STAMPED "ZAB–B, 1994". LOCATED ON THE I–25 EAST FRONTAGE ROAD NE., 0.13 MI ± NORTHERLY OF CENTERLINE PASEO DEL NORTE, 447± SOUTHERLY OF CENTERLINE CARMEL AVE. (MEASURED ALONG SAID FRONTAGE ROAD), 68.8 FT. NORTHERLY OF NMSHC BRASS CAP "397=96.81" ON THE I–25 EAST RIGHT–OF–WAY LINE, 24.0 FT. EASTERLY OF THE MOST EASTERLY WHITE STRIPE ON SAID FRONTAGE ROAD, 1.7 FT. WESTERLY OF THE I–25 EAST RIGHT–OF–WAY FENCE, 0.25 FT. BELOW SAID ACCESS COVER.
2. THE CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY SEDIMENT AND EROSION CONTROL DEVICES DURING THE CONSTRUCTION PHASE.
3. CONTRACTOR SHALL OBTAIN A GRADING PERMIT FROM THE CITY OF ALBUQUERQUE, PRIOR TO ANY GRADING OR CONSTRUCTION.
4. TWO WORKING DAYS PRIOR TO ANY EXCAVATION CONTRACTOR MUST CONTACT LINE LOCATING SERVICE 260–1990 FOR LOCATION OF EXISTING UTILITIES.
5. ALL EMBANKMENTS SHALL BE PLACED AND COMPACTED IN LIFTS OF MAXIMUM OF 8". THE EMBANKMENTS SHALL BE WETTED AND COMPACTED TO 95% OPTIMUM DENSITY PER ASTM D1557 AND 95% UNDER ALL STRUCTURES INCLUDING DRIVEWAYS AND PARKING LOTS.
6. THE CONTRACTOR SHALL FIELD VERIFY LOCATION AND SIZE OF ALL UTILITIES PRIOR TO CONSTRUCTION.
7. ALL WORK PERFORMED SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF ALBUQUERQUE STORM DRAINAGE REGULATIONS. ALL WORK PERFORMED SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF ALBUQUERQUE "GRADING AND DRAINAGE DESIGN REQUIREMENTS AND POLICIES FOR LAND DEVELOPMENT."
8. THE OWNER, CONTRACTOR AND/OR BUILDER SHALL COMPLY WITH ALL APPROPRIATE LOCAL, STATE AND FEDERAL REGULATIONS AND REQUIREMENTS.
9. THE CONTRACTOR SHALL TAKE ALL APPROPRIATE AND REASONABLE MEASURES TO PREVENT SEDIMENT OR POLLUTANT LADEN STORM WATER FROM EXITING THE SITE DURING CONSTRUCTION. STORMWATER MAY BE DISCHARGED IN A MANNER, WHICH COMPLIES WITH THE APPROVED GRADING AND DRAINAGE PLAN.
11. THE CONTRACTOR SHALL TAKE ALL APPROPRIATE MEASURES TO PREVENT THE MOVEMENT OF CONSTRUCTION RELATED SEDIMENT, DUST, MUD, POLLUTANTS, DEBRIS, WASTE, ETC FROM THE SITE BY WIND, STORM FLOW OR ANY OTHER METHOD EXCLUDING THE INTENTIONAL, LEGAL TRANSPORTATION OF SAME IN A MANNER ACCEPTABLE BY THE CITY.
12. THE CONTRACTOR SHALL NOT DISTURB AREAS OUTSIDE THE AREAS SHOWN AS "SLOPE LIMITS" ON THE GRADING AND DRAINAGE PLAN.
13. SEE ARCHITECTURAL DRAWINGS FOR SIDEWALK AND HANDICAPPED RAMPS, DETAILS AROUND THE BUILDING.
14. THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER FOR CLARIFICATION IF THERE ARE ANY SPOT ELEVATIONS ON THE GRADING AND DRAINAGE PLAN WHICH APPEAR TO BE AMBIGUOUS OR DO NOT MEET THE INTENT OF THE GRADING AND DRAINAGE PLAN.
15. THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER FOR CLARIFICATION IF THERE ARE SIDEWALKS OR CONCRETE FLATWORK WHICH DOES NOT MEET ADA ACCESSIBILITY REQUIREMENTS. ALL SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2.0%, ALL SIDEWALKS SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5.0%, AND ALL RAMPS SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 15:1.
16. ALL SIDEWALKS AND CONCRETE FLATWORK SHALL HAVE A MINIMUM OF 0.5% SLOPE. CONTRACTOR SHALL CONTACT PROJECT ENGINEER IF THERE ARE SIDEWALKS OR CONCRETE FLATWORK WHICH DO NOT MEET THIS REQUIREMENT.
17. THE CONTRACTOR SHALL SUBMIT MATERIAL SUBMITTALS, CUT SHEETS AND SHOP DRAWINGS FOR ALL CIVIL RELATED ITEMS FOR REVIEW PRIOR TO CONSTRUCTION.
18. THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2014 EDITION OF THE NEW MEXICO STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION (GREY BOOK).
19. ALL EXISTING MANHOLES, VALVES AND METERS SHALL BE ADJUSTED TO NEW FINISH GRADE.
20. THE CONTRACTOR SHALL SUBMIT A SEED MIX DESIGN TO THE OWNER FOR REVIEW AND APPROVAL PRIOR TO STARTING THE SEEDING ON THE PROJECT. THE SEED MIX DESIGN SHALL BE A SEED MIX RECOMMENDED BY NRCS FIELD OFFICE REPRESENTATIVE APPROPRIATE FOR PROJECT LOCATION.

    ALL DISTURBED AREAS, NOT ADDRESSED BY ARCHITECTURAL LANDSCAPE PLAN WITH SLOPES OF LESS THAN 3:1 SHALL RECEIVE CLASS "A" SEEDING. ANY SLOPES THAT ARE 3:1 OR STEEPER SLOPES SHALL RECEIVE STEEP SLOPE SEEDING. THE STEEP SLOPE SEEDING SHALL CONSIST OF SEEDING IN CONJUNCTION WITH A 100% COCONUT FIBER BLEND EROSION BLANKET (NORTH AMERICAN GREEN C125) OR APPROVED EQUAL.

HYDROLOGY CALCULATIONS

Precipitation Zone 2 - 100-year Storm P(360) = 2.33 in P(1440) = 2.75 in

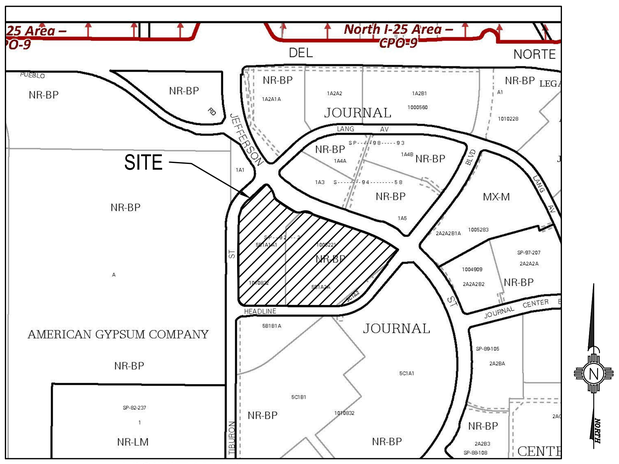
Basin	Basin Area (Ac)	Land Treatment Factors A (Acres)	B (Acres)	C (Acres)	D (Acres)	Ew (in)	V(100-6) (af)	V(100-24) (af)	Q(100) (cfs)
Existing Conditions									
Site	12.310	0.000	0.000	6.380	5.930	1.607	1.648	1.846	47.904
Total	**12.310**							**1.846**	**47.904**
Proposed Conditions									
Site	12.310	0.000	0.000	5.960	6.350	1.64	1.683	1.895	48.559
Total	**12.310**							**1.895**	**48.559**

FIRST FLUSH CALCULATIONS

VFF = (18,295 SF* 0.42"/12)

VFF = 640 CF

VOLUME PROVIDED = 400CF * 2 PONDS = 800 CF TOTAL.



VICINITY MAP

ZONE ATLAS D–17–Z

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 06/03/21
BY: Ronald Bohannan
HydroTrans #: D17D003A

THE APPROVAL OF THESE PLANS/REPORT SHALL NOT BE CONSTRUED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR STATE OR FEDERAL REGULATION. IN ADDITION, APPROVAL OF THESE PLANS/REPORT SHALL NOT BE CONSTRUED TO BE APPROVAL OF ANY VIOLATIONS OF EXISTING CIVIL RIGHTS LAWS. THESE PLANS/REPORT SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.

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WWW.MECNM.COM

fbt | architects
MAIL: 6501 Americas Pkwy NE., Ste. 300 Albuquerque, NM 87110
PHO: 505.883.5200
FAX: 505.884.5390
WEB: www.fbtarch.com

CONSULTANT

ARCHITECT

ENGINEER
CERLYN A. MILLER
NEW MEXICO
14507
REGISTERED PROFESSIONAL ENGINEER
5/10/21

Cottonwood Classical Preparatory School Portable Addition

Design Documents

7801 Jefferson St. NE 87109

MAY 2021

MARK	DATE	DESCRIPTION

ISSUE:	
DATE:	
PROJECT NO:	Project Number
CAD DWG FILE:	
DRAWN BY:	Author
CHECKED BY:	Checker

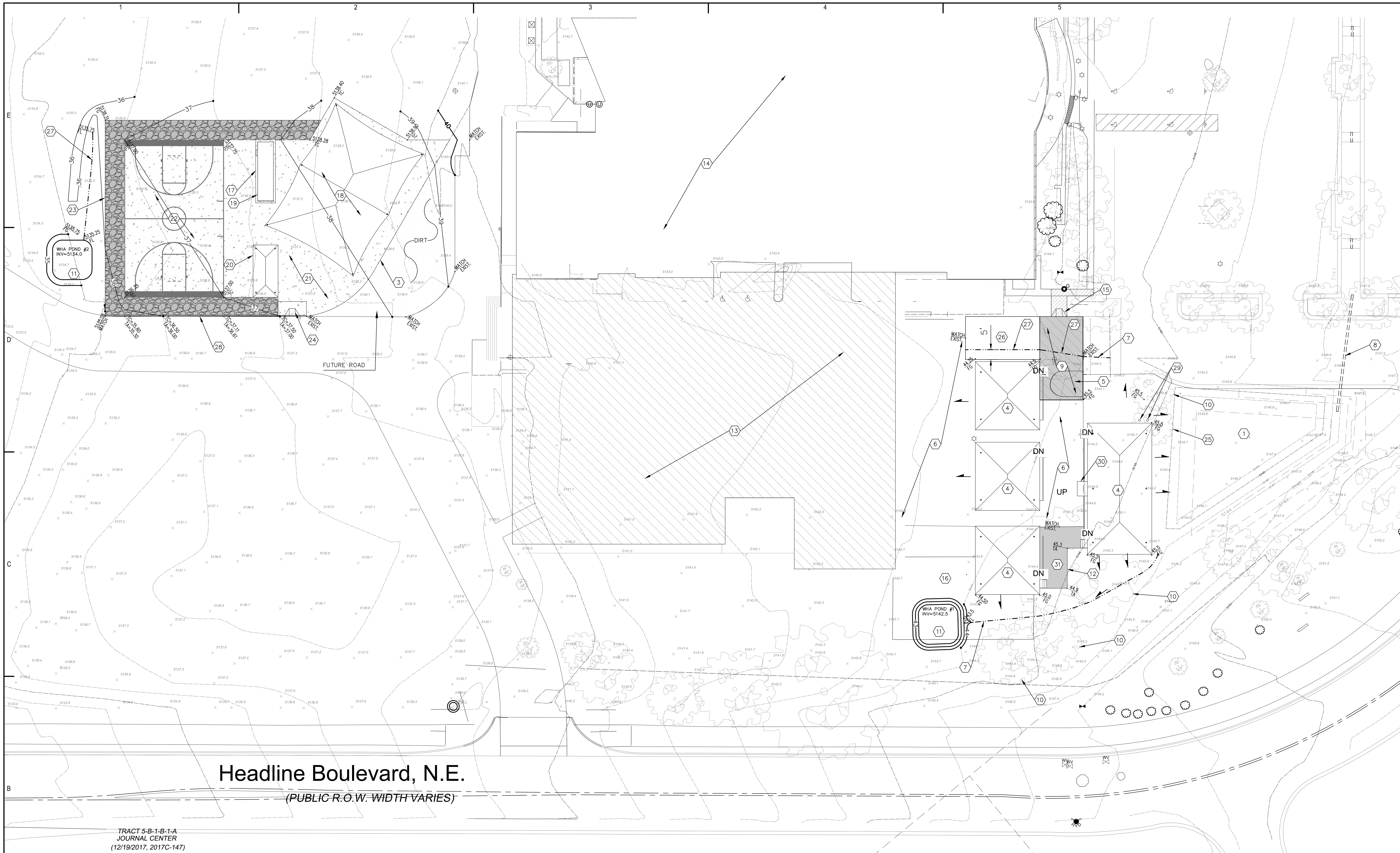
SHEET TITLE

HYDROLOGY

C-100

Cottonwood Classical Preparatory School

T:\Clients\FBT ARCH\Cottonwood\ACAD\SHEETS\C-100_HYDROLOGY PLAN_03-24-21.dwg, C-501_Misc. Details, 5/17/2021 11:41:16 AM, jjacques, DWG To PDF.pc3, 1:1



A1 GRADING AND DRAINAGE PLAN
SCALE: 1" = 20'-0"

LEGEND:

38.00 FG	PROPOSED SPOT ELEVATIONS (FINISHED GRADE)
MATCH (95.19)	MATCH EXISTING ELEVATIONS
TCON	TOP OF CONCRETE
FL	FLOW LINE, CURB
INV	INVERT
FG	FINISH GRADE
TBC	TOP OF BASE COURSE
TC	TOP OF CURB
TG	TOP OF GRATE
TA	TOP OF ASPHALT
	FLOW ARROW
	GRADE BREAK–HIGH POINT
	SWALE
SD	STORM DRAIN LINE
5895	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
5895	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR

KEYED NOTES:

1. EXISTING POND TO BE REMAIN.
2. NEW SIDEWALK.
3. FUTURE ROAD ALIGNMENT.
4. PROPOSED PORTABLE CLASSROOMS OPTION 2, PER ARCHITECTURAL SHEET AS–104.
5. EXISTING CURB AND GUTTER TO BE REMOVED AND RE–PAVED.
6. EXISTING ASPHALT TO BE REMAIN.
7. EXISTING SWALE.
8. EXISTING 12" DRAINAGE CULVERT. INV. IN=45.4, INV. OUT=44.9.
9. EXISTING ASPHALT TO BE SAWCUT AND REPLACED WITH NEW HMA. MATCH EXISTING ELEVATIONS.
10. EXISTING TREES TO REMAIN.
11. NEW 400 CF WATER HARVEST POND. SEE DETAIL SHEET C–501.
12. PROPOSED SIDEWALK PER ARCHITECTURAL SHEET AS–101.
13. PROPOSED BUILDING ADDITION PER ARCHITECTURAL SHEET AS–102.
14. EXISTING SCHOOL BUILDING.
15. NEW CONCRETE WITH ADA RAMP. 12:1 MAX. SLOPE.
16. EXISTING VOLLEY BALL COURT SAND TO BE REMOVED AND REPLACED WITH AGGREGATE BASE COURSE.
17. 10'x32' GRAVEL AREA.
18. NEW SKYWAYS SUNSHADE.
19. 8'x30' DUTY STATION/CONCESSION STAND.
20. NEW RESTROOM PORTABLE.
21. NEW CONCRETE. SEE ARCHITECTURAL DETAILS.
22. NEW BASKETBALL COURT STRIPING
23. NEW 10'–0" WIDE CRUSHER FINE WALKWAY.
24. NEW CURB CUT AND ADA RAMP.
25. EXISTING TREE TO BE REMOVED.
26. SAWCUT AND REMOVE EXISTING ASPHALT, REGRADE AREA FOR ADEQUATE DRAINAGE, AND REPLACE WITH BASE COURSE. MATCH ELEVATIONS AROUND PERIMETER.
27. GRADE SWALE TO DRAIN.
28. NEW 9" WIDE HEADER CURB. SEE DETAIL SHEET C–501.
29. PROVIDE 2 CONCRETE BOLLARDS TO PROTECT GAS REGULATOR ASSEMBLY.
30. HANDICAP ACCESSIBLE RAMP. SEE ARCHITECTURAL SHEET AS–101.
31. NEW HMA PAVING. PAVING SECTION WILL CONSIST OF 2" HMA, 6" AGGREGATE BASE COURSE AND 6" SUBGRADE PREPARATION.

SCALE: 1"=20'

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 06/03/21
BY: Renée C. Brissette
HydroTrans # D17D003A

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CONSULTANT

ARCHITECT

ENGINEER

Cottonwood Classical Preparatory School Portable Addition

Design Documents

6800 Jefferson St. NE
87109

MAY 2021

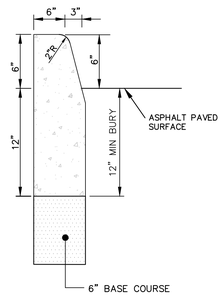
MARK	DATE	DESCRIPTION

ISSUE:	
DATE:	
PROJECT NO:	Project Number
CAD DWG FILE:	
DRAWN BY:	Author
CHECKED BY:	Checker

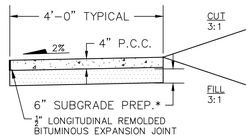
SHEET TITLE
GRADING PLAN

C-101

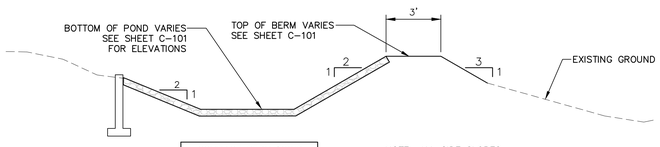
Cottonwood Classical Preparatory School



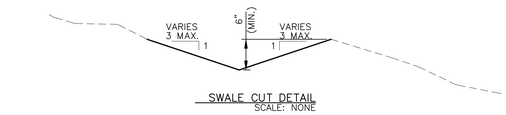
D1 HEADER CURB DETAIL
SCALE: NOT TO SCALE



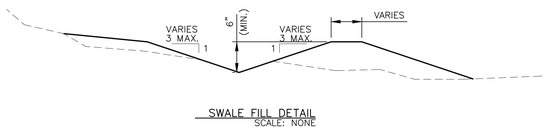
C1 TYPICAL 4' WIDE SIDEWALK SECTION
SCALE: NOT TO SCALE



B1 TYPICAL WATER HARVEST AREA SECTION DETAIL
SCALE: NOT TO SCALE



SWALE CUT DETAIL
SCALE: NONE



SWALE FILL DETAIL
SCALE: NONE

A1 EARTHEN SWALE
SCALE: NOT TO SCALE

City of Albuquerque
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CONSULTANT

Cottonwood Classical Preparatory School Portable Addition

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7801Jefferson St. NE 87109

MAY 2021

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CHECKED BY:	Checker

SHEET TITLE

MISCELLANEOUS DETAILS

C-501

Cottonwood Classical Preparatory School

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