

# CITY OF ALBUQUERQUE



April 19, 2018

Jeffery Wooten, P.E.  
Wooten Engineering  
1005 21<sup>st</sup> St SE, Suite A5  
Rio Rancho, NM 87124

RE: **Albuquerque Christian School**  
**4931 McLeod NE**  
**Grading and Drainage Plan**  
**Engineer's Stamp Date: 4/12/2018**  
**Hydrology File: F17D094**

Dear Mr. Wooten:

Based upon the information provided in your submittal received 4/12/18, the Grading and Drainage Plan is approved for Building Permit.

The proposed walls are shown as inset from the property line; if this changes and any encroachment across the property line is made, written and signed permission will need to be granted by the adjoining owner. If you have any questions, please contact me at 924-3695 or [dpeterson@cabq.gov](mailto:dpeterson@cabq.gov).

Sincerely,

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



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 3/2018)

**Project Title:** \_\_\_\_\_ **Building Permit #:** \_\_\_\_\_ **Hydrology File #:** \_\_\_\_\_

**DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_

**Legal Description:** \_\_\_\_\_

**City Address:** \_\_\_\_\_

**Applicant:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Other Contact:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

Check all that Apply:

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

**DEPARTMENT:**

\_\_\_\_ HYDROLOGY/ DRAINAGE  
\_\_\_\_ TRAFFIC/ TRANSPORTATION

**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) \_\_\_\_\_

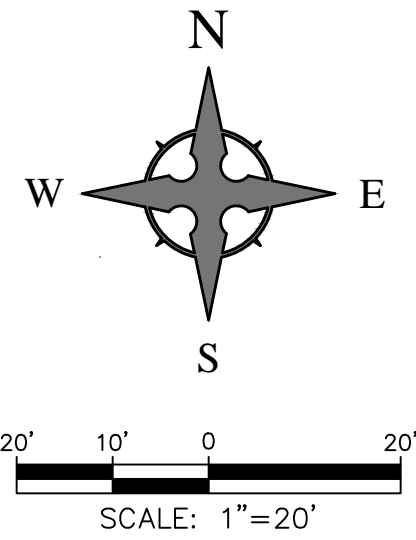
**DATE SUBMITTED:** \_\_\_\_\_ **By:** \_\_\_\_\_

COA STAFF:

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

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





CAUTION - NOTICE TO CONTRACTOR

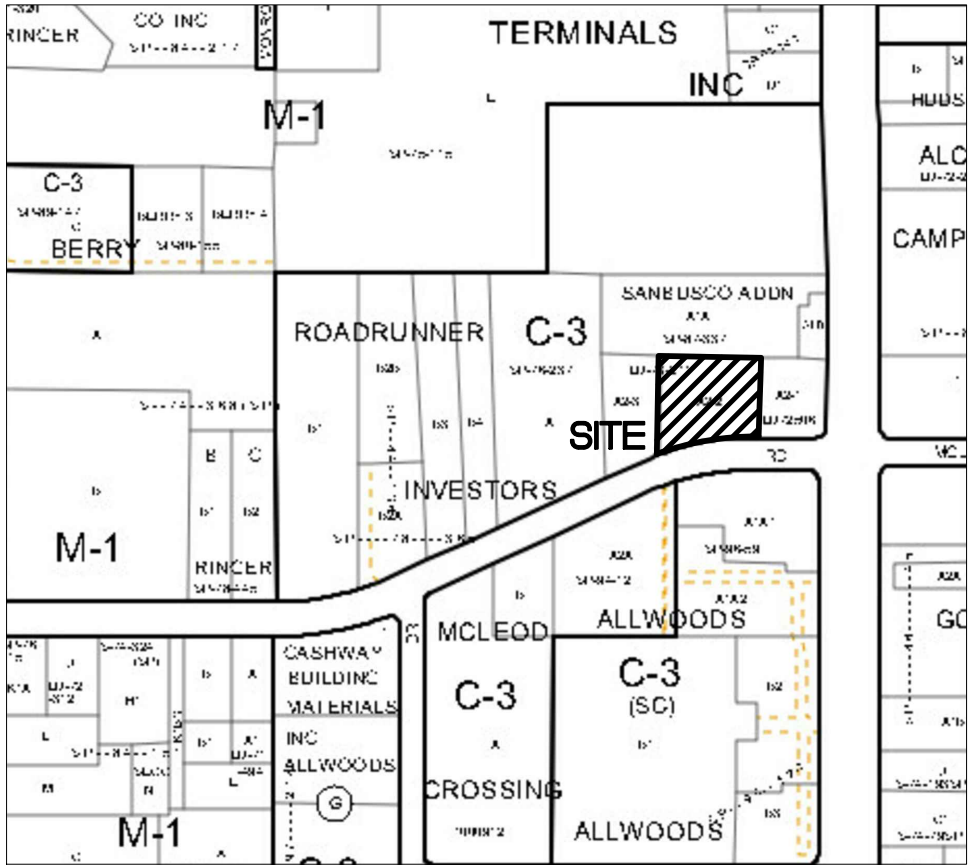
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR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

| Predeveloped Drainage Calculations                       |               |            |                            |      |      |        |                  |              |              |
|--|---------------|------------|----------------------------|------|------|--------|------------------|--------------|--------------|
| This table is based on the COA DPM Section 22.2, Zone: 2 |               |            |                            |      |      |        |                  |              |              |
| BASIN  | Area (SQ. FT) | Area (AC.) | Land Treatment Percentages |      |      |        | Q(100) (cfs/ac.) | Q(100) (CFS) | WTE (inches) |
| Existing Site  | 50749         | 1.17       | 0.0%                       | 0.0% | 0.0% | 100.0% | 4.70             | 5.48         | 2.12         |
| TOTAL  | 50749         | 1.17       |                            |      |      |        |                  | 5.48         | 8966         |

| Postdeveloped Drainage Calculations                      |               |            |                            |      |       |       |                  |              |              |
|--|---------------|------------|----------------------------|------|-------|-------|------------------|--------------|--------------|
| Ultimate Development Conditions Basin Data Table         |               |            |                            |      |       |       |                  |              |              |
| This table is based on the COA DPM Section 22.2, Zone: 2 |               |            |                            |      |       |       |                  |              |              |
| BASIN  | Area (SQ. FT) | Area (AC.) | Land Treatment Percentages |      |       |       | Q(100) (cfs/ac.) | Q(100) (CFS) | WTE (inches) |
| Proposed Site  | 50749         | 1.17       | 0.0%                       | 0.0% | 28.0% | 72.0% | 4.26             | 4.97         | 1.84         |
| TOTAL  | 50749         | 1.17       |                            |      |       |       |                  | 4.97         | 7793         |

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
- FGLB3.40 FINISHED GRADE AT BOTTOM OF WALL
- 515 EXISTING CONTOUR
- 515 PROPOSED CONTOUR
- EXISTING STORM DRAIN



VICINITY MAP - Zone Map F-7-Z

Legal Description: Tract A-2-2, Replat of Tract A, Sanbusco Addition to the City of Albuquerque



FIRM MAP 35001C0139G

Per FIRM Map 35001C0139G, dated September 26, 2008, 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.

DRAINAGE MANAGEMENT PLAN

INTRODUCTION

The purpose of this submittal is to provide a final grading plan and drainage management plan for the redevelopment of Tract A-2-2, Replat of Tract A, Sanbusco Addition. The site is located at 4931 McLeod NE in Albuquerque, NM. The site contains approximately 1.17 acres. The proposed development consists of converting an existing warehouse building into a new Charter School which will include a small building addition on the south side of the building and removal of existing paved areas to make room for two new playgrounds (Landscaped Area). The existing Drainage File Number is F17/D094; however, we were not able to locate any existing drainage related documents under this file number.

EXISTING HYDROLOGIC CONDITIONS

The site current drains from southeast to northwest and discharges onto the existing Self Storage facility to the north. Per the Drainage Calculations Table this sheet, the site currently discharges 5.48 cfs (8,966 CF) during the 100-Yr, 6-Hr storm.

PROPOSED HYDROLOGIC CONDITIONS

The site will continue to surface discharge to the self storage facility; however, due to the decreased impervious area on site, these flows will be reduced. Per the Drainage Calculations Table this sheet, the proposed site will discharge 4.97 cfs (7,793 CF) during the 100-Yr, 6-Hr storm. This accounts for a reduction of 0.51 cfs (1,173 CF) during the 100-Yr, 6-Hr storm.

CONCLUSION

This drainage management plan provides for grading and drainage elements which reduce existing flows and are capable of safely passing the 100 year storm and meet city requirements. The proposed improvements for the site should not have any negative impacts to facilities downstream. With this submittal, we are requesting approval of the final grading plan for Building Permit.

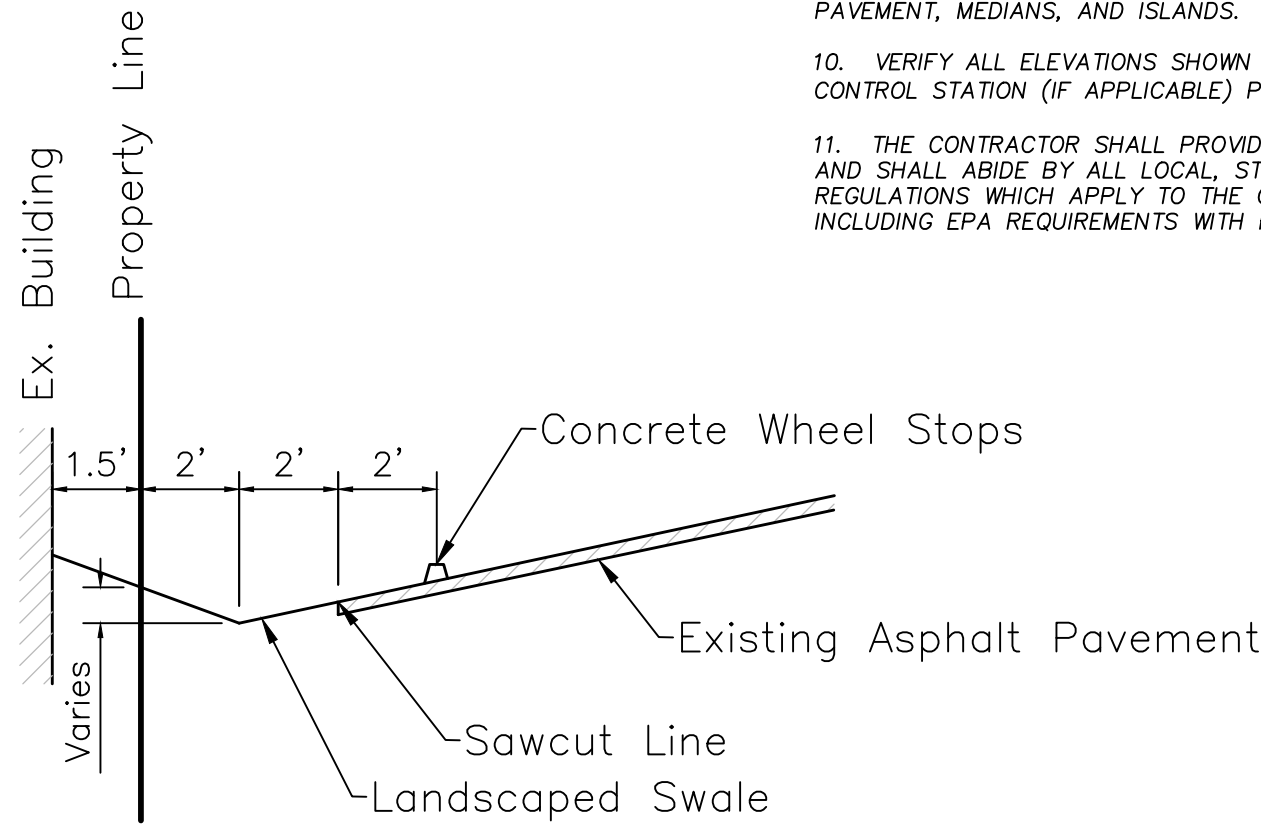
IMPERVIOUS AREA CALCULATIONS

PROPOSED SITE CONDITIONS

TOTAL SITE AREA: 50,749 SF  
PERVIOUS AREA: 14,327 SF (28.0%)  
IMPERVIOUS AREA: 36,422 SF (72.0%)

FIRST FLUSH CALCULATION

TOTAL IMPERVIOUS AREA = 36,422 SF  
FIRST FLUSH = 36,422 \* 0.26" / 12 = 789 CF  
TOTAL VOLUME PROVIDED = 0 CF



**W E** Wooten Engineering  
1005 21st St SE, Suite 13  
Rio Rancho, N.M. 87124  
Phone: (505) 980-3560

| REV | DATE | BY | REVISION |
|-----|------|----|----------|
| 1   |      |    |          |
| 2   |      |    |          |
| 3   |      |    |          |
| 4   |      |    |          |
| 5   |      |    |          |

**MODULUS ARCHITECTS**  
100 SUN AVENUE N.E., Ste 305  
ALBUQUERQUE, NEW MEXICO 87109  
PHONE (505) 338-1499 FAX (505) 338-1498

JEFFREY TODD WOOTEN  
NEW MEXICO  
16892  
PROFESSIONAL ENGINEER  
4/13/2018

|                 |  |           |             |
|-----------------|--|-----------|-------------|
| PROJECT TITLE   | Albuquerque Christian School<br>4931 McLeod Rd NE<br>ALBUQUERQUE, NEW MEXICO 87109 | DRAWN BY: | JEFF WOOTEN |
| PROJECT MANAGER | JEFF WOOTEN  | JOB NO.   | 2018003     |
| SHEET TITLE     | Grading Plan   | SHEET NO. | 1           |
| DATE            | 4/13/2018  | SHEET NO. | 1           |
| SCALE           | AS NOTED   | SHEET NO. | 1           |