

# CITY OF ALBUQUERQUE

*Planning Department*  
Brennon Williams, Interim Director



*Mayor Timothy M. Keller*

August 13, 2019

Jeffrey T. Wooten, P.E.  
Wooten Engineering  
1005 21st Street SE, Suite 13  
Rio Rancho, NM 87124

**RE: 21st Century Academy**  
**4300 Cutler Ave NE**  
**Permanent C.O. - Accepted**  
**Engineer's Certification Date: 08/12/19**  
**Engineer's Stamp Date: 04/10/18**  
**Hydrology File: H17D115**

PO Box 1293

Dear Mr. Wooten:

Albuquerque

Based on the Certification received 08/13/19 and site photos received on 08/12/19, this certification is approved in support of Permanent Release of Occupancy by Hydrology.

NM 87103

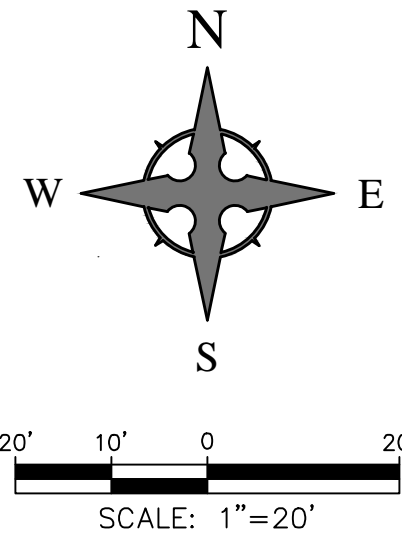
If you have any questions, please contact me at 924-3995 or [rbrissette@cabq.gov](mailto:rbrissette@cabq.gov).

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

Sincerely,

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





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 NEW MEXICO ONE CALL (811) 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

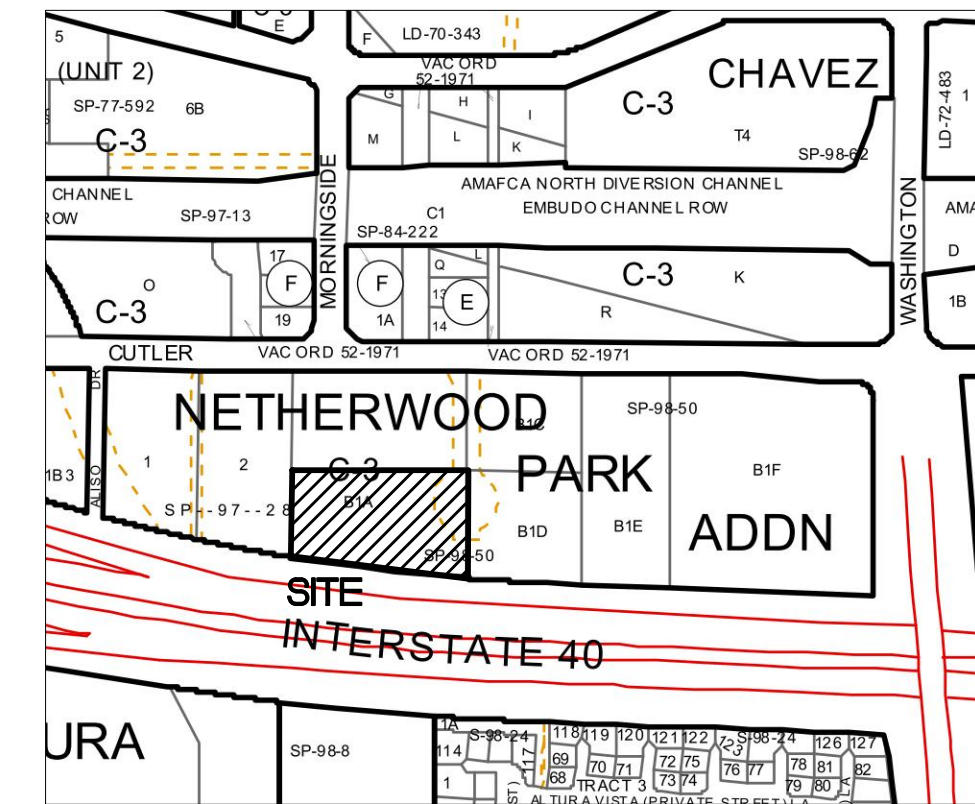
I, JEFFREY T. WOOTEN, NMPE 16892, OF THE FIRM WOOTEN ENGINEERING, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 4/10/2018. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY WILL PLOTNER JR., NMPS 14271, OF THE FIRM CARTESIAN SURVEYS INC. I FURTHER CERTIFY THAT I PERSONALLY VISITED THE PROJECT SITE ON 8/12/2019 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 (PERMANENT C.O.).

THE RECORD INFORMATION (CLOUDED) 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.



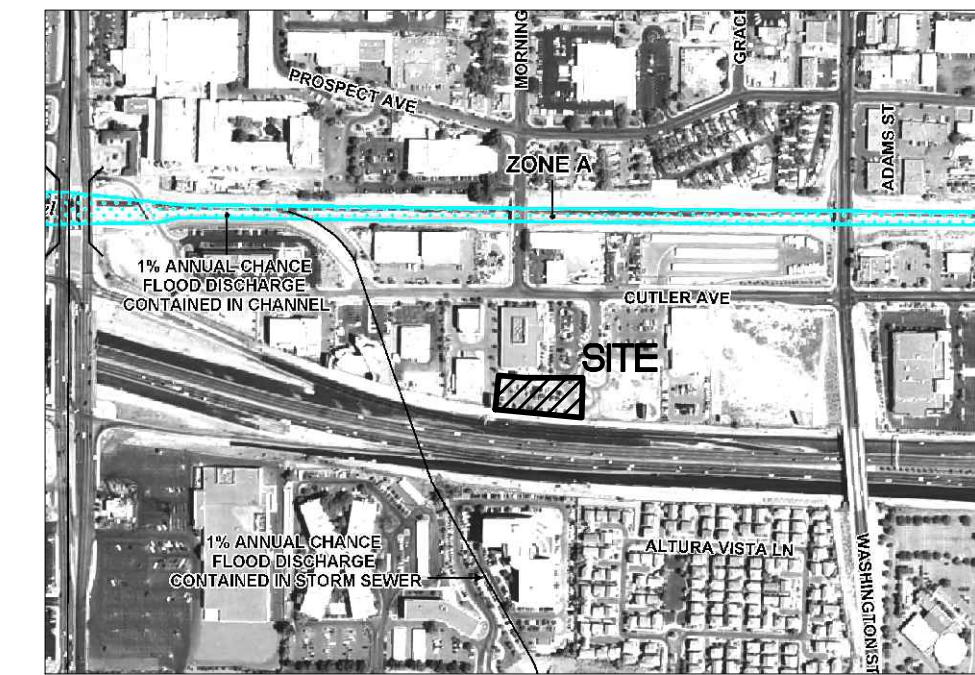
JEFFREY T. WOOTEN, NMPE 16892

- #### LEGEND
- 27.8 PROPOSED TOP OF GRADE/PVMT ELEVATIONS
  - FL27.8 PROPOSED FLOW LINE/GUTTER ELEVATIONS
  - TC27.8 PROPOSED TOP OF CURB ELEVATIONS
  - TW27.8 PROPOSED TOP OF WALL ELEVATION
  - FGH27.8 PROPOSED GRADE AT TOP OF WALL
  - FGL27.8 PROPOSED GRADE AT BOTTOM OF WALL
  - 515 EXISTING CONTOUR
  - 515 PROPOSED CONTOUR
  - EXISTING STORM DRAIN
  - FLOW LINE
  - RIDGE LINE



#### VICINITY MAP Zone Atlas H-17

Legal Description: Tract B-1-A, Netherwood Park Add'n

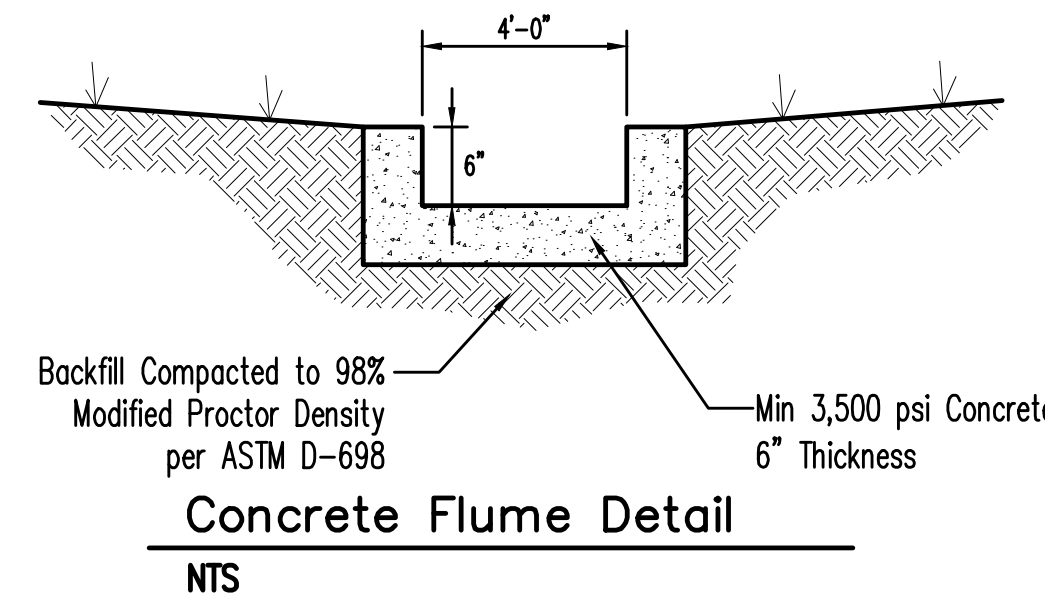


#### FIRM MAP 35001C0351H

Per FIRM Map 35001C0351H, dated August 16, 2012, the site is not located in the 'Zone X Floodplain' and determined to be within the 0.2% chance Annual Floodplain area with depths of less than 1 foot.

#### 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.



NTS

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

**ARIA**  
STUDIO CONSULTANTS, INC  
PO BOX 1515  
CEDAR CREST NM, 87008  
DANIEL@ARIASCINC.COM  
(505) 506-2314



Classroom and Gymnasium  
Addition for:  
**21st Century  
Public Academy**

4300 CUTLER AVE. NE  
ALBUQUERQUE, NM 87110

#### Architect/Engineer



DePONTE INVESTMENTS, INC.



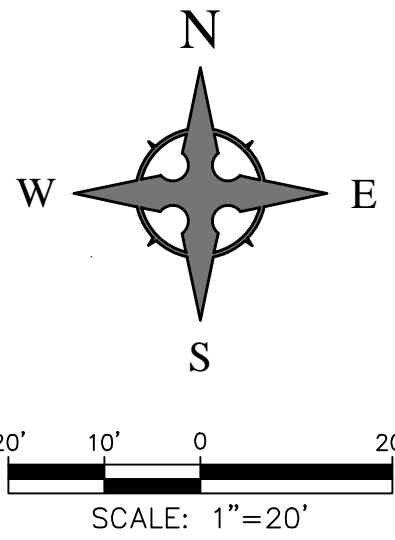
MARK	DATE	DESCRIPTION
REVISIONS		
ISSUE	100%	Plans
PROJECT NO	2017031	
CAD DWG FILE		
DRAWN BY	RMG	
CHECKED BY	JTW	
DATE	4/10/2018	

#### GRADING PLAN

C101

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	328.18'	3819.72'	4°55'21"	328.07'	N 82°56'56" W





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JEFFREY T. WOOTE, NMPE 16892

Lot 2, Block 12-A  
Netherwood Park  
Addition  
(2/6/97, 97C-42)

Existing Building  
FF = ±5143.76  
AREA OF NO WORK

PROPOSED  
2-Story  
Classroom Building  
+/-9,067 SF Ground Level  
FF = 5144.75 (+1.0)

Tract B-1A  
PROPOSED  
Gymnasium  
+/-11,320 SF  
FF = 5144.75 (+1.0)  
FF Court = 5144.53 (Ref Structural)

Rim: 5145.7'  
8" PVC Inv.: 5137.6'

Tract B-1D  
Netherwood Park  
Addition  
(2/5/98, 98C-40)

Interstate 40  
(250' R/W) (11/13/86, C32-18)

#### IMPERVIOUS AREA CALCULATIONS

##### EXISTING SITE CONDITIONS

PERVIOUS AREA: 18,831 SF  
IMPERVIOUS AREA: 101,163 SF  
TOTAL SITE AREA: 119,994 SF  
% IMPERVIOUS = 84.3%

PROPOSED SITE CONDITIONS  
PERVIOUS AREA: 24,402 SF  
IMPERVIOUS AREA: 95,592 SF  
TOTAL SITE AREA: 119,994 SF  
% IMPERVIOUS = 79.7%

PROPOSED PROJECT AREA CONDITIONS  
PERVIOUS AREA: 15,800 SF  
IMPERVIOUS AREA: 37,141 SF  
TOTAL PROJECT AREA: 52,941 SF  
% IMPERVIOUS = 70.2%

WATER QUALITY VOLUME CALCULATION  
TOTAL PROJECT IMPERVIOUS AREA = 37,141 SF  
FIRST FLUSH =  $37,141 \times 0.34'' / 12 = 1,052 \text{ CF}$

#### WATER QUALITY POND VOLUME CALCULATIONS

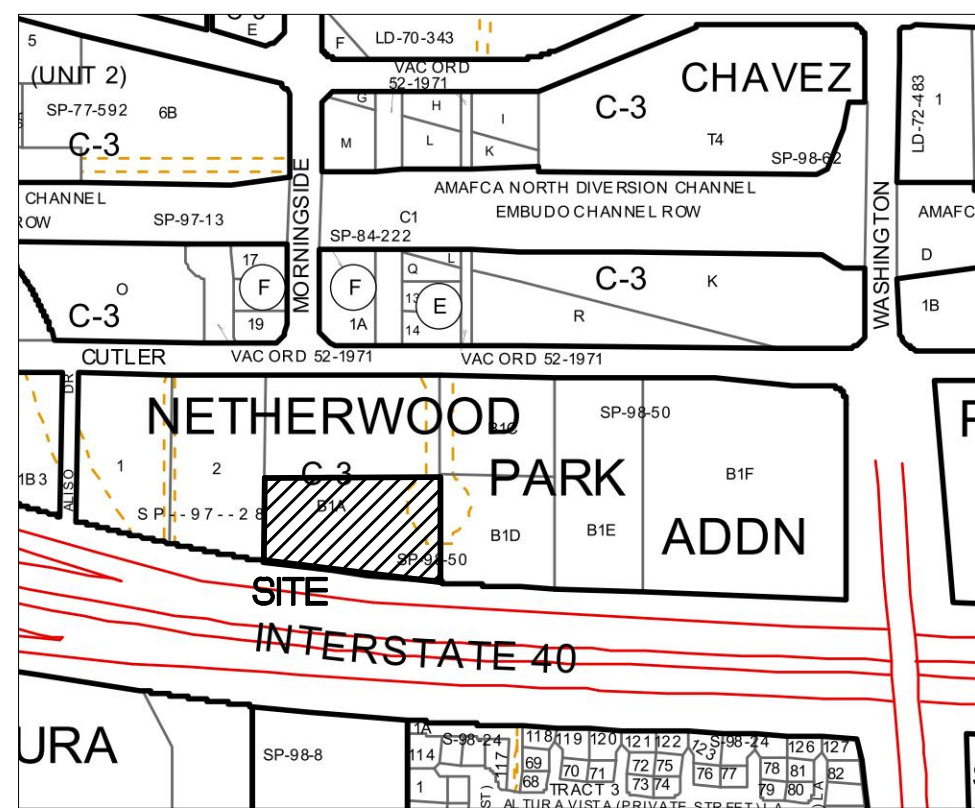
CONTOUR ELEVATION	AREA (SF)	VOLUME (CF)
POND 'A' 5141.00	260.0 SF	753 CF
5142.00	1246.0 SF	2159 CF
5143.00	3072.0 SF	
TOTAL		29+2 CF 3977 CF

#### Existing 21st Century Academy 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)	Q(100) (inches)	V(100) <sub>360</sub> (CF)	V(100) <sub>1440</sub> (CF)
			A	B	C	D				
Site Area	119994	2.75	0.0%	0.0%	15.7%	84.3%	4.46	12.27	19645	23017
TOTAL	119994	2.75					12.27		19645	23017

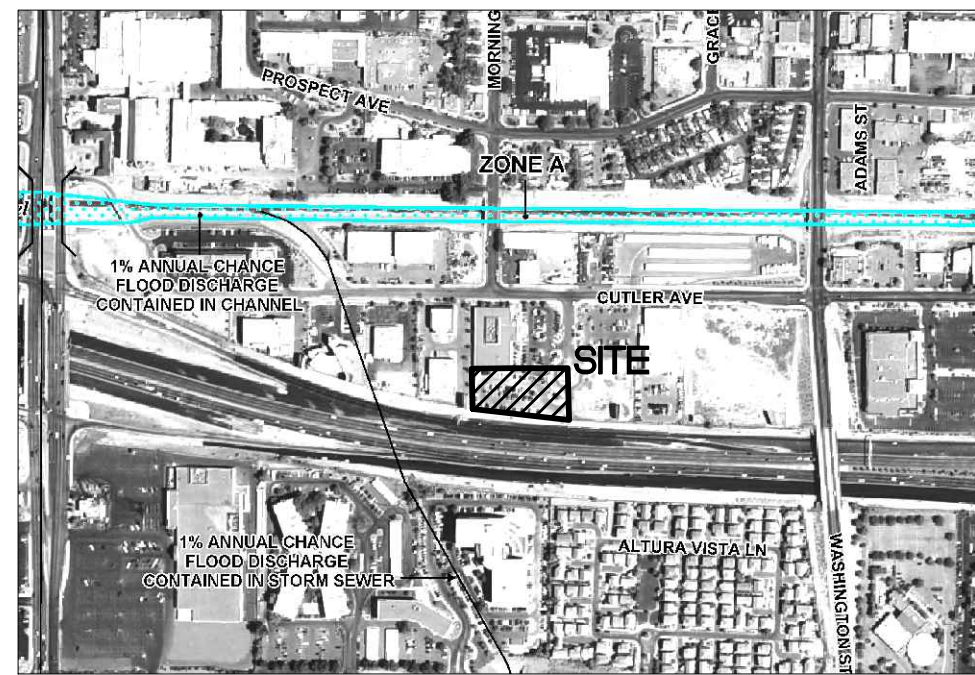
#### Proposed 21st Century Academy Drainage Calculations

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)	Q(100) (inches)	V(100) <sub>360</sub> (CF)	V(100) <sub>1440</sub> (CF)
			A	B	C	D				
Site Area	119994	2.75	0.0%	0.0%	20.3%	79.7%	4.38	12.07	19189	22377
TOTAL	119994	2.75					12.07		19189	22377



#### VICINITY MAP Zone Atlas H-17

Legal Description: Tract B-1-A, Netherwood Park Add'n



#### FIRM MAP 35001C0351H

Per FIRM Map 35001C0351H, dated August 16, 2012, the site is not located in the 'Zone X Floodplain' and determined to be within the 0.2% chance Annual Floodplain area with depths of less than 1 foot.

#### DRAINAGE MANAGEMENT PLAN

##### INTRODUCTION

The purpose of this submittal is to provide a final drainage management plan for the Redevelopment of Tract B-1-A, Netherwood Park Addition, located at 4300 Cutler Ave NE per the Vicinity Map this sheet. The site area is approximately 2.75 acres; however, the project area is approximately 1.52 acres and consists of the southern portion of the site. The site is located in COA Hydrologic Zone 2.

##### EXISTING HYDROLOGIC CONDITIONS

The site currently consists of a ±25,309 SF Commercial Building with associated parking and landscaping. The site currently drains from south to north and onto Cutler Ave NE at two separate discharge points. Per the Calculations table this sheet, the total existing flow discharging from the site is 12.27 cfs (19,645 CF) during the 100-Yr, 6-Hr Storm Event.

##### PROPOSED HYDROLOGIC CONDITIONS

The project consists of removing the existing parking lot on the south side of the existing building to allow for the construction of a new 2-Story Classroom Building and a new Gymnasium. The proposed site will continue to drain from south to north and onto Cutler Ave NE using the two existing discharge points. Due to the reduction in impervious areas, there is a decrease in runoff from the site. Per the Calculations table this sheet, the total proposed runoff discharging from the site is 12.07 cfs (19,189 CF) during the 100-Yr, 6-Hr Storm Event. In addition, the runoff volume discharging from the site will be reduced by an additional 2,912 CF due to the new Water Quality Pond described below. The total reduction of runoff volume is 3,368 CF.

##### WATER QUALITY VOLUME CALCULATIONS

Per the Water Quality Volume Calculations this sheet, the total Water Quality Pond Volume required to be collected for the site is 1,052 CF. Per the Water Harvesting Pond Calculations table this sheet, we are actually retaining 2,912 CF of volume from the site which provides 1,860 CF of additional storage than required.

##### CONCLUSION

This drainage management plan provides for grading and drainage elements which reduce the impact to downstream systems; are capable of safely passing the 100 year storm, do not burden downstream systems, and meet city requirements. With this submittal, we are requesting Building Permit approval.



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



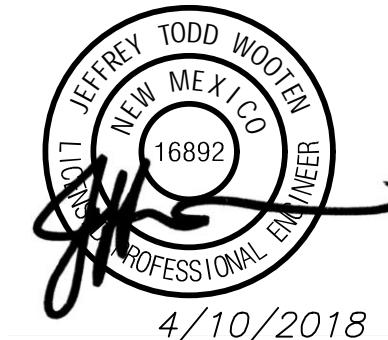
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Classroom and Gymnasium  
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4300 CUTLER AVE. NE  
ALBUQUERQUE, NM 87110

#### Architect/Engineer



DePONTE INVESTMENTS, INC.



WILLIAM  
CERVANTES  
enterprises, inc.

MARK	DATE	DESCRIPTION
REVISIONS		
ISSUE		100% Plans
PROJECT NO		2017031
CAD DWG FILE		
DRAWN BY		RMG
CHECKED BY		JTW
DATE		4/10/2018

#### DRAINAGE MANAGEMENT PLAN

C102