



Timothy M. Keller, Mayor

May 10, 2018

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
Grading Plan
Engineer's Stamp Date: 04/10/18
Hydrology File: H17D115**

Dear Mr. Wooten:

PO Box 1293

Based upon the information provided in your submittal received 04/17/18, the Grading and Drainage Plan is **not** approved for Building Permit. The following comments need to be addressed for approval of the above referenced project:

Albuquerque

1. The site currently shows more than 1 acre of disturbance is being proposed. An Erosion and Sediment Control Plan is required and has to be submitted to the storm water quality engineer (Curtis Cherne, PE, ccherne@cabq.gov). Hydrology's approval for Grading or Building Permit will not be given until the submittal of the ESC Plan.

NM 87103

www.cabq.gov

Please provide a Private Facility Drainage Covenant per Chapter 17 of the DPM for first flush ponds prior to Certificate of Occupancy. Please submit this on the 4th floor of Plaza de Sol. A \$25 fee will be required.

If you have any questions, please contact me at 924-3995 or rbrissette@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 3/2018)

StormTech System shifted northeast 25.5'. Profiles and HGL adjusted. Misc Grades modified per clouded areas. JTW

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 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) _____

TYPE OF SUBMITTAL:

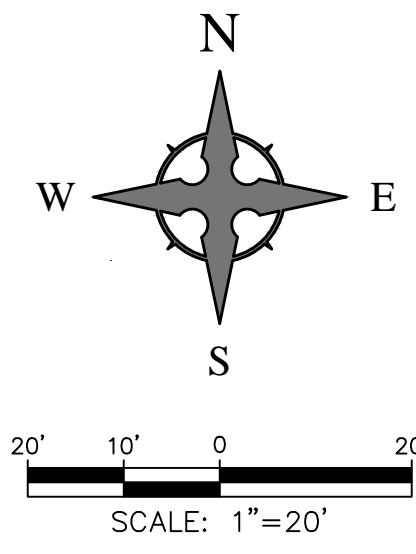
- ENGINEER/ARCHITECT CERTIFICATION
- PAD CERTIFICATION
- CONCEPTUAL G & D PLAN
- GRADING PLAN
- DRAINAGE MASTER PLAN
- DRAINAGE REPORT
- FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ELEVATION CERTIFICATE
- CLOMR/LOMR
- TRAFFIC CIRCULATION LAYOUT (TCL)
- TRAFFIC IMPACT STUDY (TIS)
- OTHER (SPECIFY) _____
- PRE-DESIGN MEETING?

DATE SUBMITTED: _____ **By:** _____

COA STAFF:

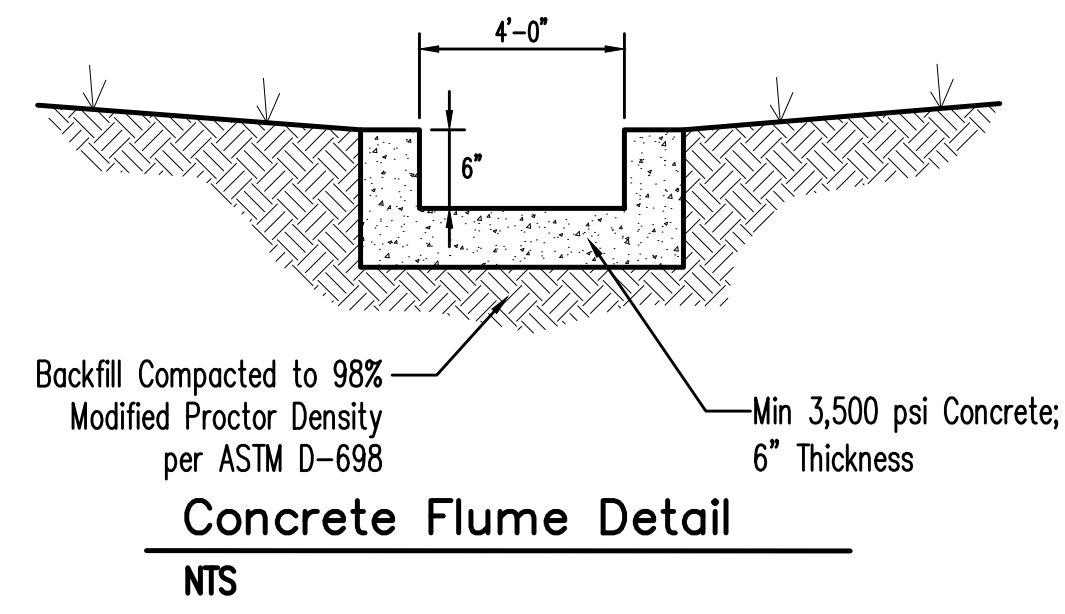
ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

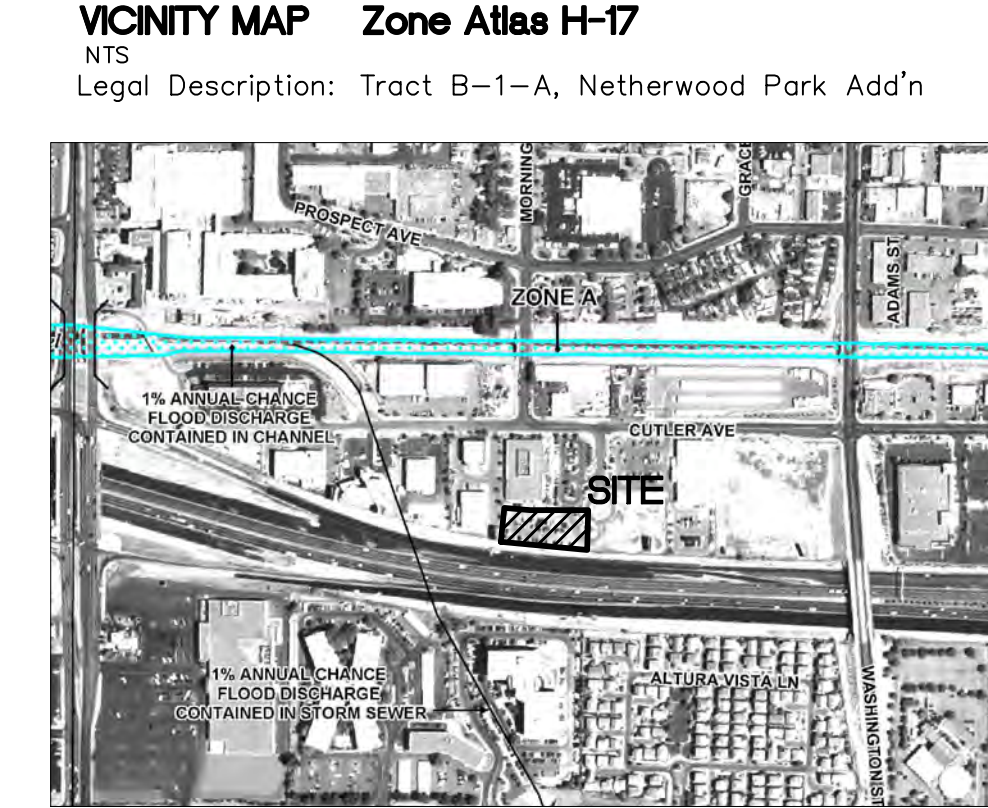
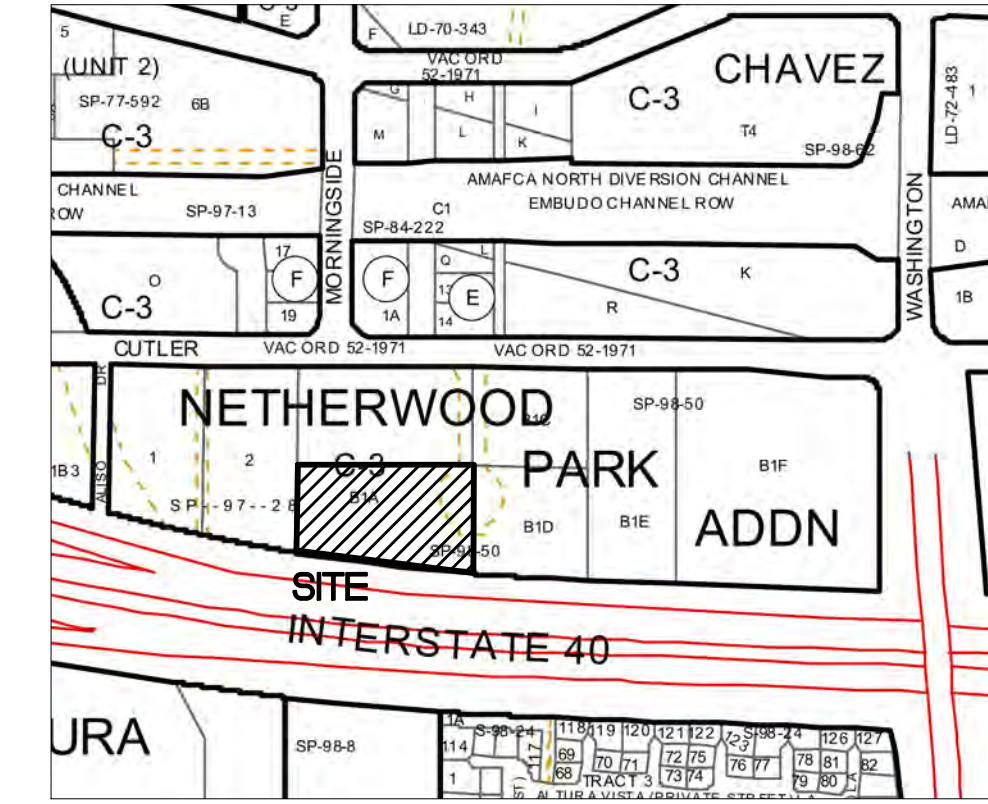


CAUTION - NOTICE TO CONTRACTOR

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 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.



- LEGEND**
- FLOW ARROW
 - FL27.8 PROPOSED TOP OF GRADE/PVMT ELEVATIONS
 - TC27.8 PROPOSED FLOW LINE/GUTTER ELEVATIONS
 - TW27.8 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



ARIA

STUDIO CONSULTANTS, INC

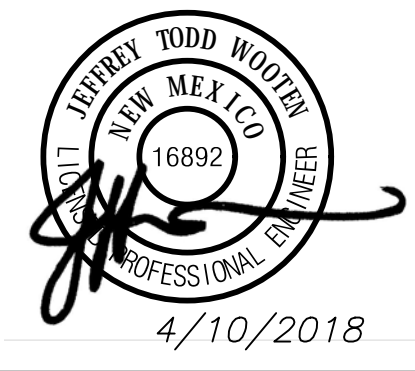
PO BOX 1515
CEDAR CREST NM, 87008
DANIEL@ARIASCINC.COM
(505) 506-2314



Classroom and Gymnasium Addition for: 21st Century Public Academy

4300 CUTLER AVE. NE
ALBUQUERQUE, NM 87110

Architect/Engineer

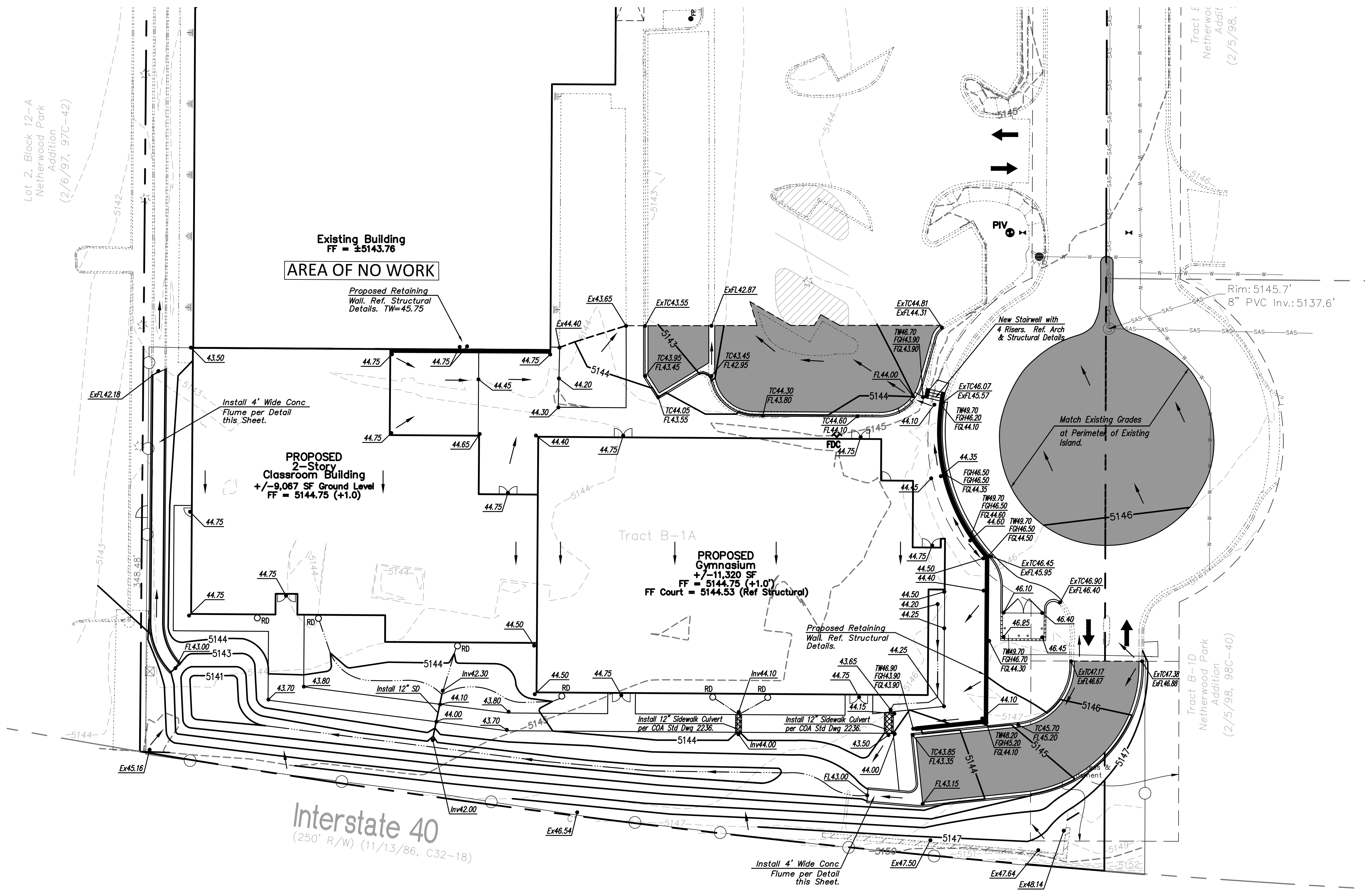


DePONTE INVESTMENTS, INC.



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



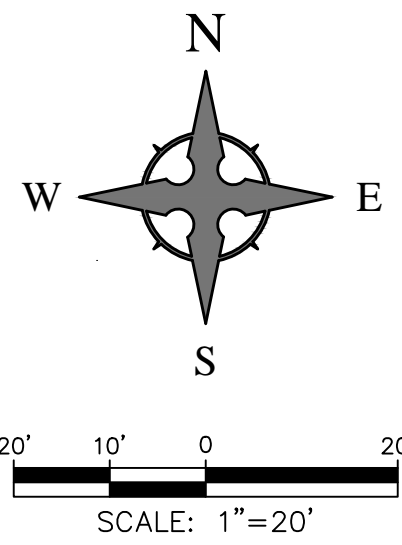
Curve Table

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

WE Wooten Engineering

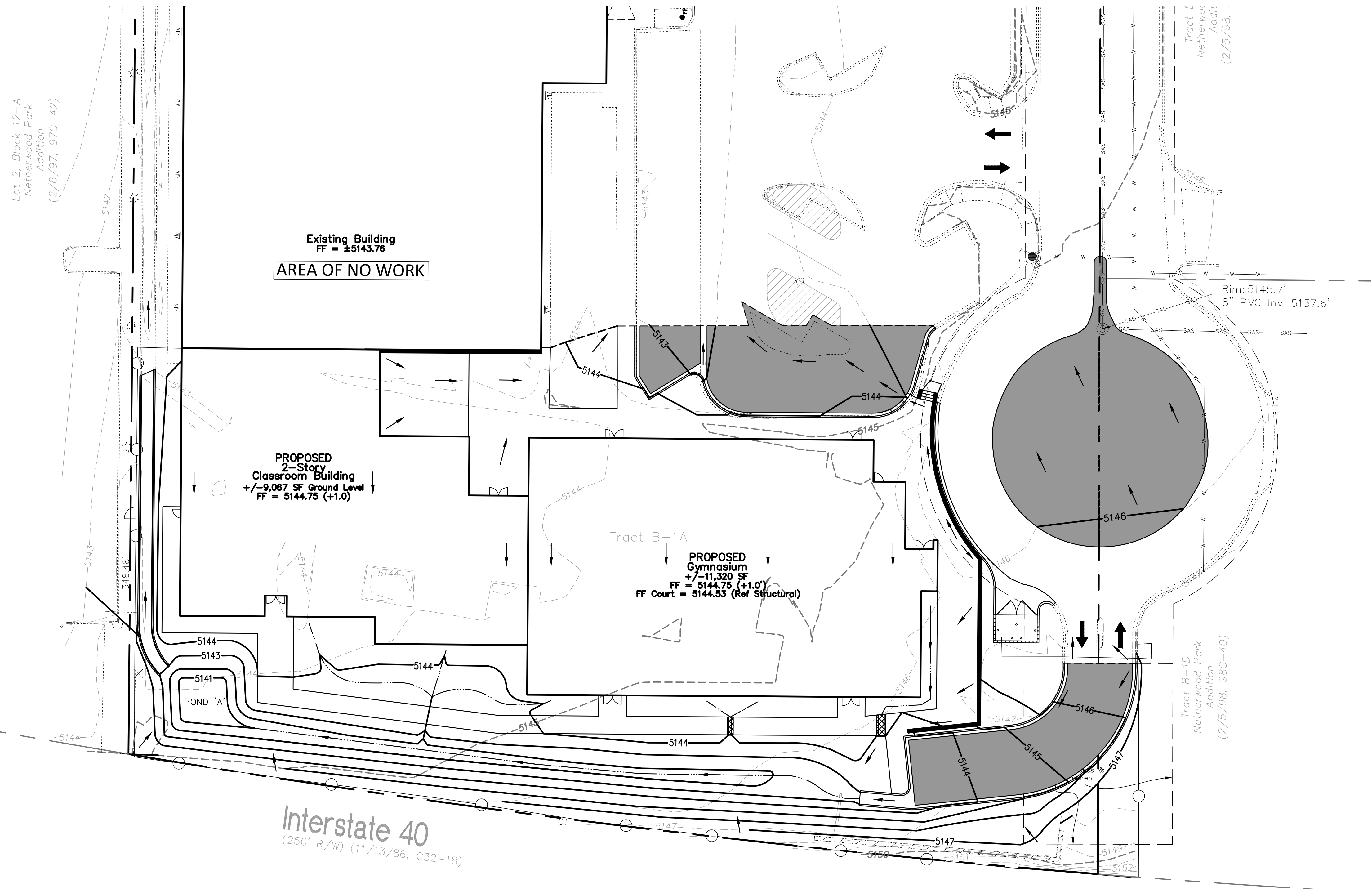
1005 21st St SE Suite 13
Rio Rancho, N.M. 87124
Phone: (505) 980-3560

C101



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



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%

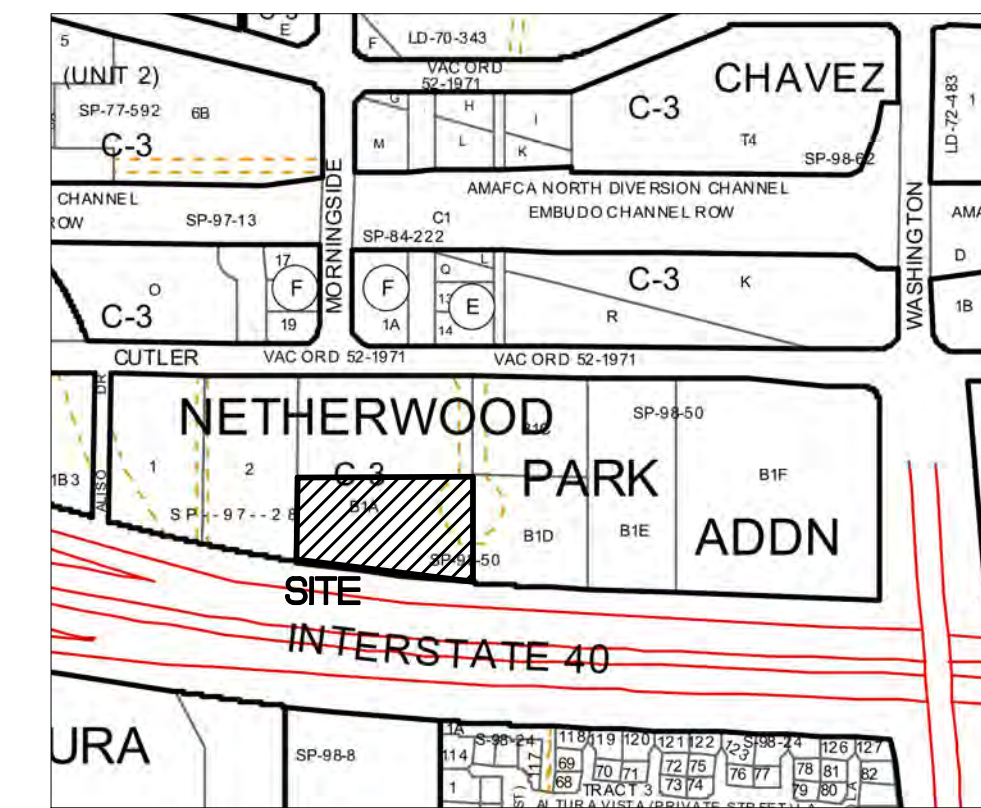
WATER QUALITY VOLUME CALCULATION
 TOTAL PROJECT IMPERVIOUS AREA = 37,141 SF
 FIRST FLUSH = 37,141 * 0.34' / 12 = 1,052 CF

WATER QUALITY POND VOLUME CALCULATIONS

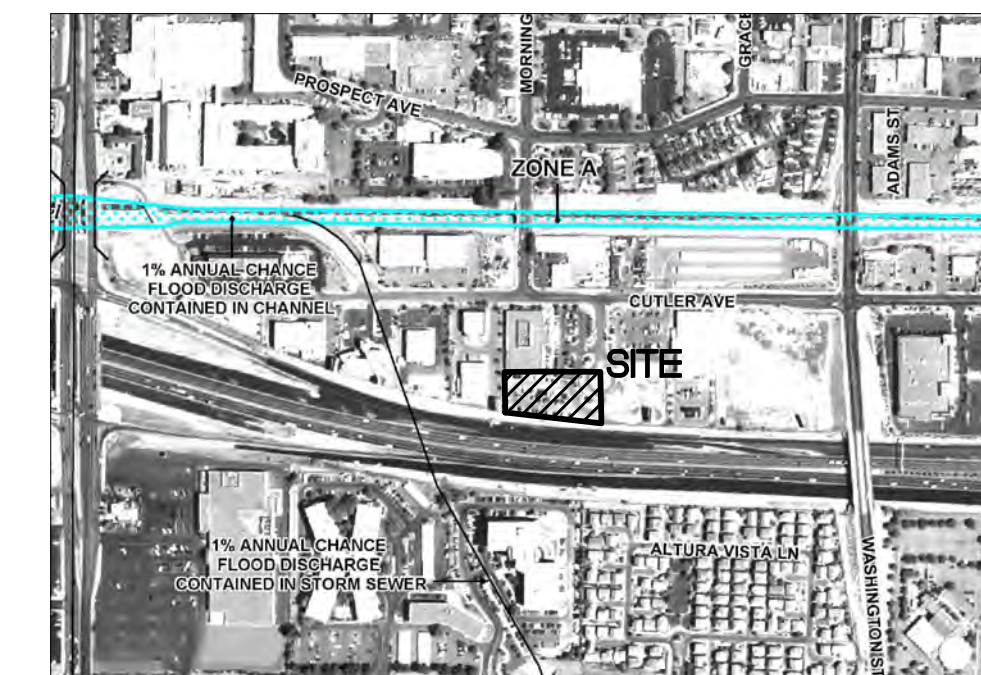
CONTOUR ELEVATION	AREA (SF)	VOLUME (CF)
POND 'A' 5141.00	260.0 SF	753 CF
5142.00	1246.0 SF	2159 CF
5143.00	3072.0 SF	
TOTAL		2912 CF

This table is based on the COA DPM Section 22.2, Zone:2												
BASIN	Area (SQ. FT.)	Area (AC.)	Land Treatment Percentages				Q(100)	Q(100)	WTE	V(100) ₃₆₀	V(100) ₁₄₄₀	V(100) ₂₈₈₀
			A	B	C	D	(cfs/ac.)	(CFS)	(inches)	(CF)	(CF)	(CF)
Site Area	119994	2.75	0.0%	0.0%	15.7%	84.3%	4.46	12.27	1.96	19645	23017	33132
TOTAL	119994	2.75						12.27		19645	23017	33132

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)	Q(100)	WTE	V(100) ₃₆₀	V(100) ₁₄₄₀	V(100) ₂₈₈₀
			A	B	C	D	(cfs/ac.)	(CFS)	(inches)	(CF)	(CF)	(CF)
Site Area	119994	2.75	0.0%	0.0%	20.3%	79.7%	4.38	12.07	1.92	19189	22377	31941
TOTAL	119994	2.75						12.07		19189	22377	31941



VICINITY MAP Zone Atlas H-17
 NTS
 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.



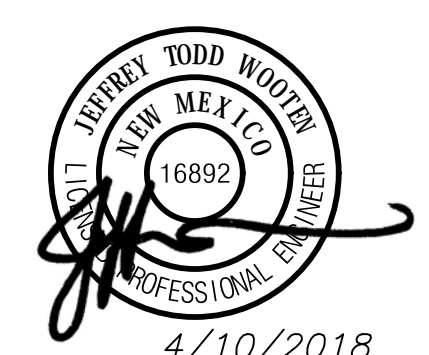
STUDIO CONSULTANTS, INC
 PO BOX 1515
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Classroom and Gymnasium
 Addition for:
 21st Century
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4300 CUTLER AVE. NE
 ALBUQUERQUE, NM 87110

Architect/Engineer



4/10/2018



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

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

C102