CITY OF ALBUQUERQUE

Planning Department Alan Varela, Director



Mayor Timothy M. Keller

August 28, 2023

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

RE: Ray's Flooring – Phase 1 7401 Los Volcanes Rd NW Grading & Drainage Plans Engineer's Stamp Date: 08/01/23 Hydrology File: J10D027

Dear Mr. Wooten:

PO Box 1293 Based upon the information provided in your submittal received 08/04/2023, the Grading & Drainage Plans are 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 CERTIFICATE OF OCCUPANCY:

Albuquerque

NM 87103

- 1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.
- Please provide the executed paper Drainage Covenant (latest revision) printed on one-side only with Exhibit A and a check for \$25.00 made out to "Bernalillo County" for the stormwater quality pond per Article 6-15(C) of the DPM to Hydrology for review at Plaza de Sol.

www.cabq.gov

As a reminder, 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, <u>jhughes@cabq.gov</u>, 924-3420) 14 days prior to any earth disturbance.

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

Sincerely,

Renée C. Brissette

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

A A A	A CARGE CONTRACT

City of Albuquerque

Planning Department Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11-2018)

Rays Flooring Phase 1 Project Title: Tenant Addition	Building Pern	nit #: Hydrology File #:
DRB# PR-2022-007645	EPC#	Work Order#:
Legal Description: Lot 2, Tract S-1, Atris	co Business Park	, Unit 2
City Address: 7401 Los Volcanes Rd NV		
Applicant: Wooten Engineering Address: PO Box 15814, Rio Rancho, N		Contact: Jeffrey T. Wooten, P.E.
		E-mail: jeffwooten.pe@gmail.com
Owner:		Contact:
Address:		E-mail:
IS THIS A RESUBMITTAL?: DEPARTMENT: TRAFFIC/ TRANSPO Check all that Apply:		
TYPE OF SUBMITTAL: ENGINEER/ARCHITECT CERTIFICAT: PAD CERTIFICATION CONCEPTUAL G & D PLAN XGRADING PLAN DRAINAGE MASTER PLAN DRAINAGE REPORT FLOODPLAIN DEVELOPMENT PERMI ELEVATION CERTIFICATE CLOMR/LOMR TRAFFIC CIRCULATION LAYOUT (TO TRAFFIC IMPACT STUDY (TIS) OTHER (SPECIFY) PRE-DESIGN MEETING?	T APPLIC CL)	X 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 ORADING PERMIT APPROVAL ORADING/ PAD CERTIFICATION ORK ORDER APPROVAL FLOODPLAIN DEVELOPMENT PERMIT OTHER (SPECIFY)

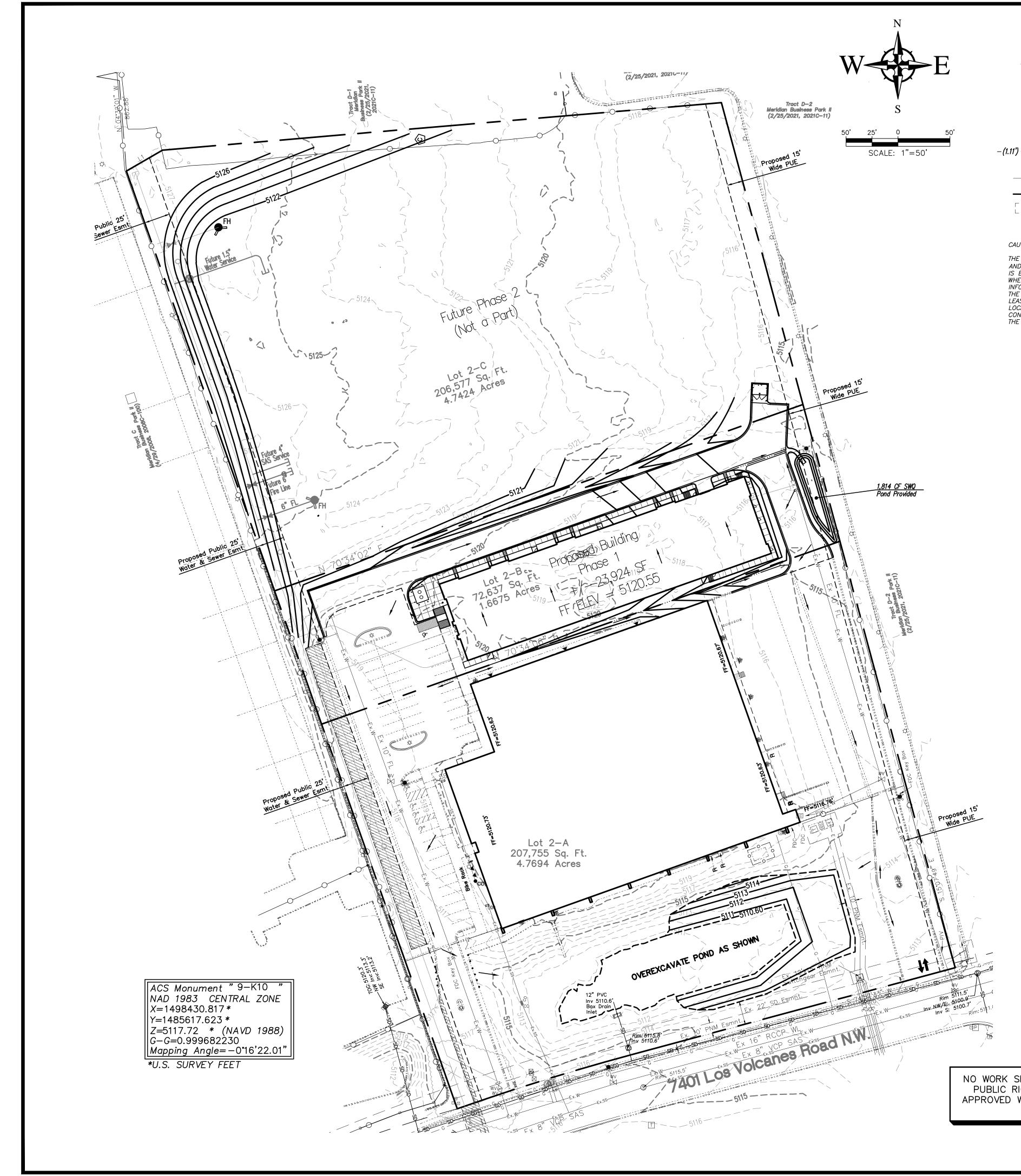
DATE SUBMITTED: August 2, 2023 By: Jeffrey T. Wooten, P.E.

.....

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED:

FEE PAID:_____



<u>LEGEND</u>

	FLOW ARROW
27.8	PROPOSED TOP OF GRADE/PVMT ELEVATIONS
FL27.8	PROPOSED FLOW LINE/GUTTER ELEVATIONS
TC27.8	PROPOSED TOP OF CURB ELEVATIONS
<u>TS27.8</u>	PROPOSED TOP OF SIDEWALK ELEVATION
11') <u>FGH83.40</u> FGL83.40 💊	FINISHED GRADE AT TOP OF WALL FINISHED GRADE AT BOTTOM OF WALL
515	EXISTING CONTOUR
515	PROPOSED CONTOUR
	EXISTING STORM DRAIN

CAUTION - NOTICE TO CONTRACTOR

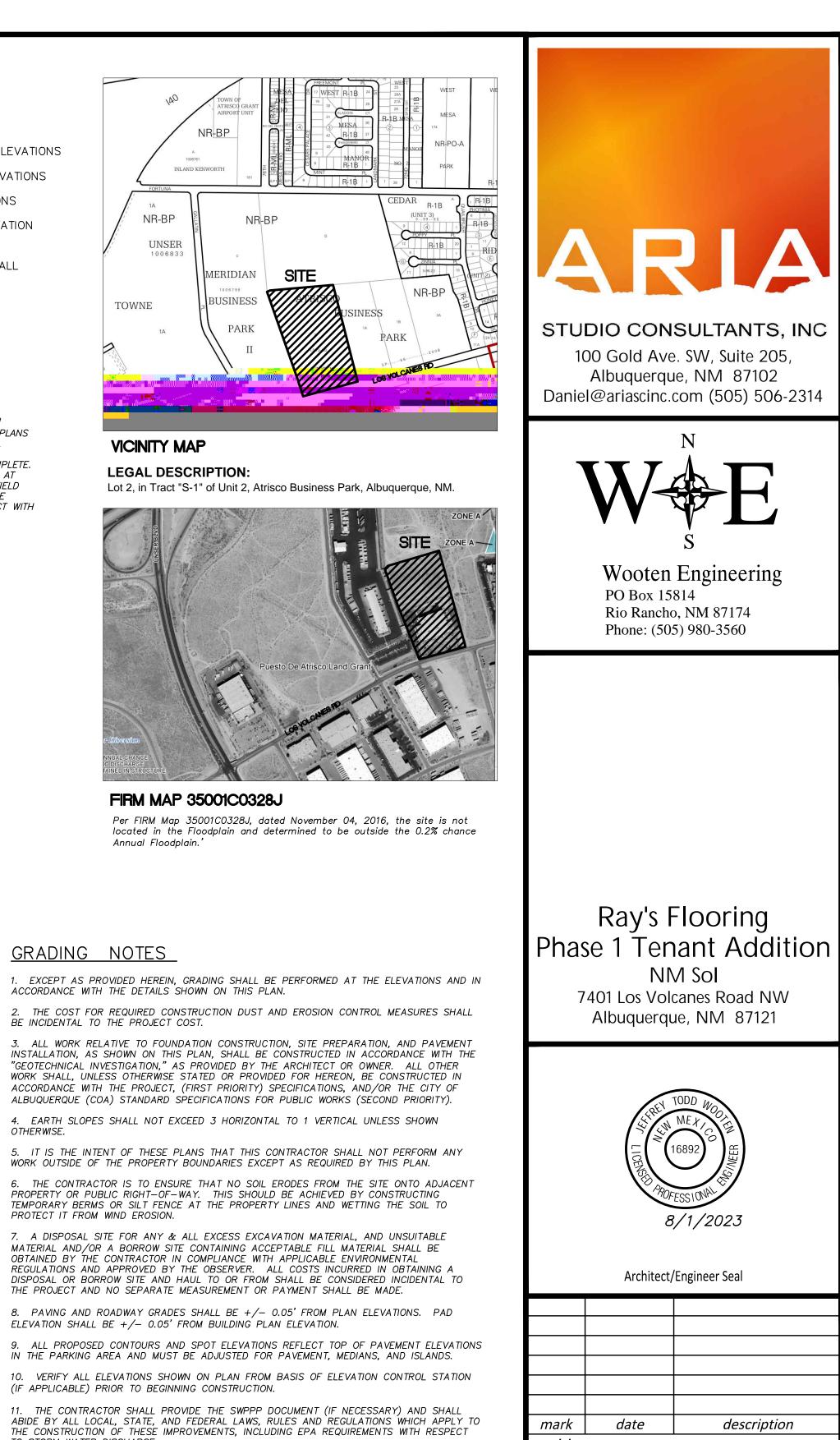
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR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



OTHERWISE.

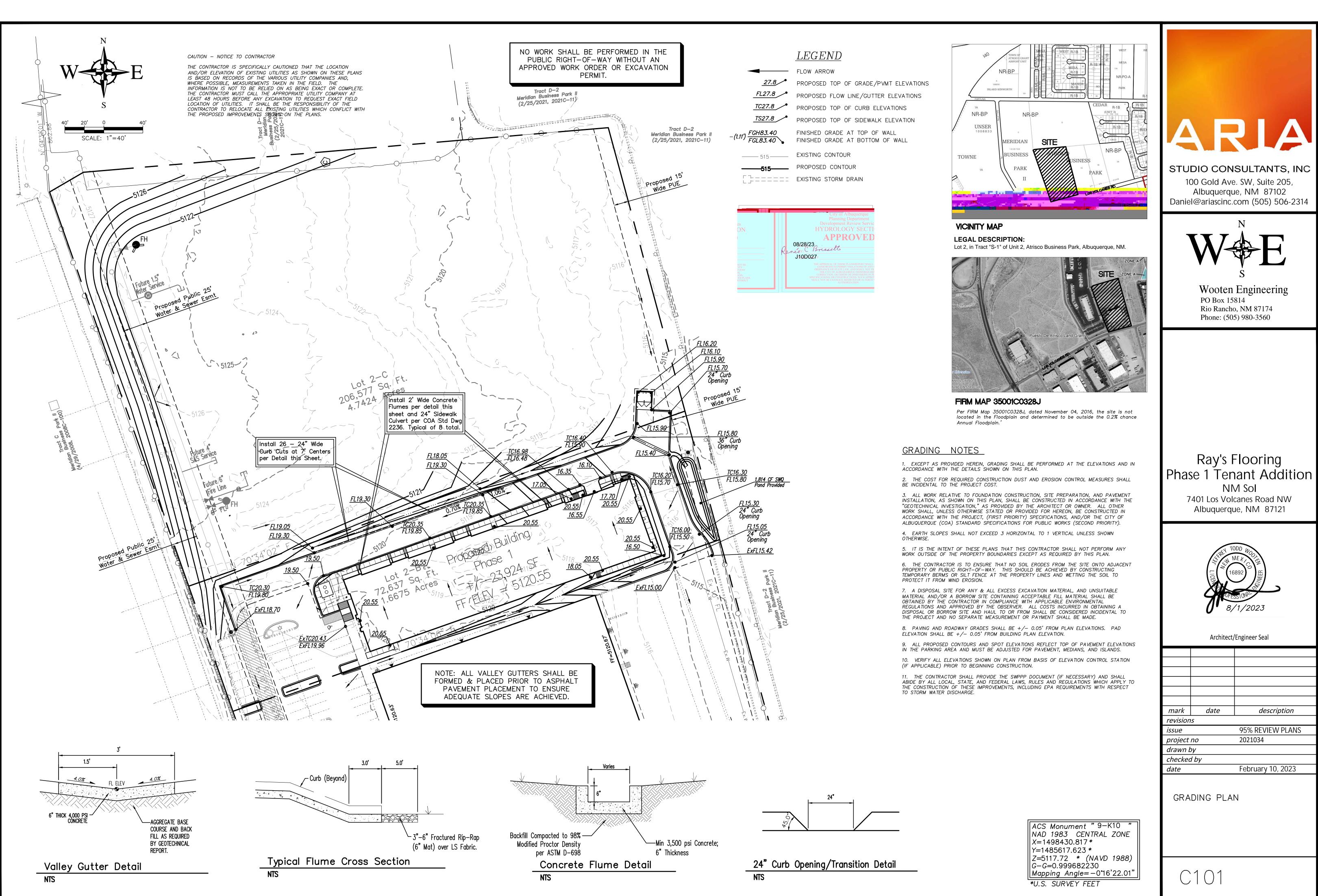
TO STORM WATER DISCHARGE.

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



mark | date description revisions 95% REVIEW PLANS issue 2021034 project no drawn by checked by February 10, 2023 date OVERALL GRADING PLAN

C100

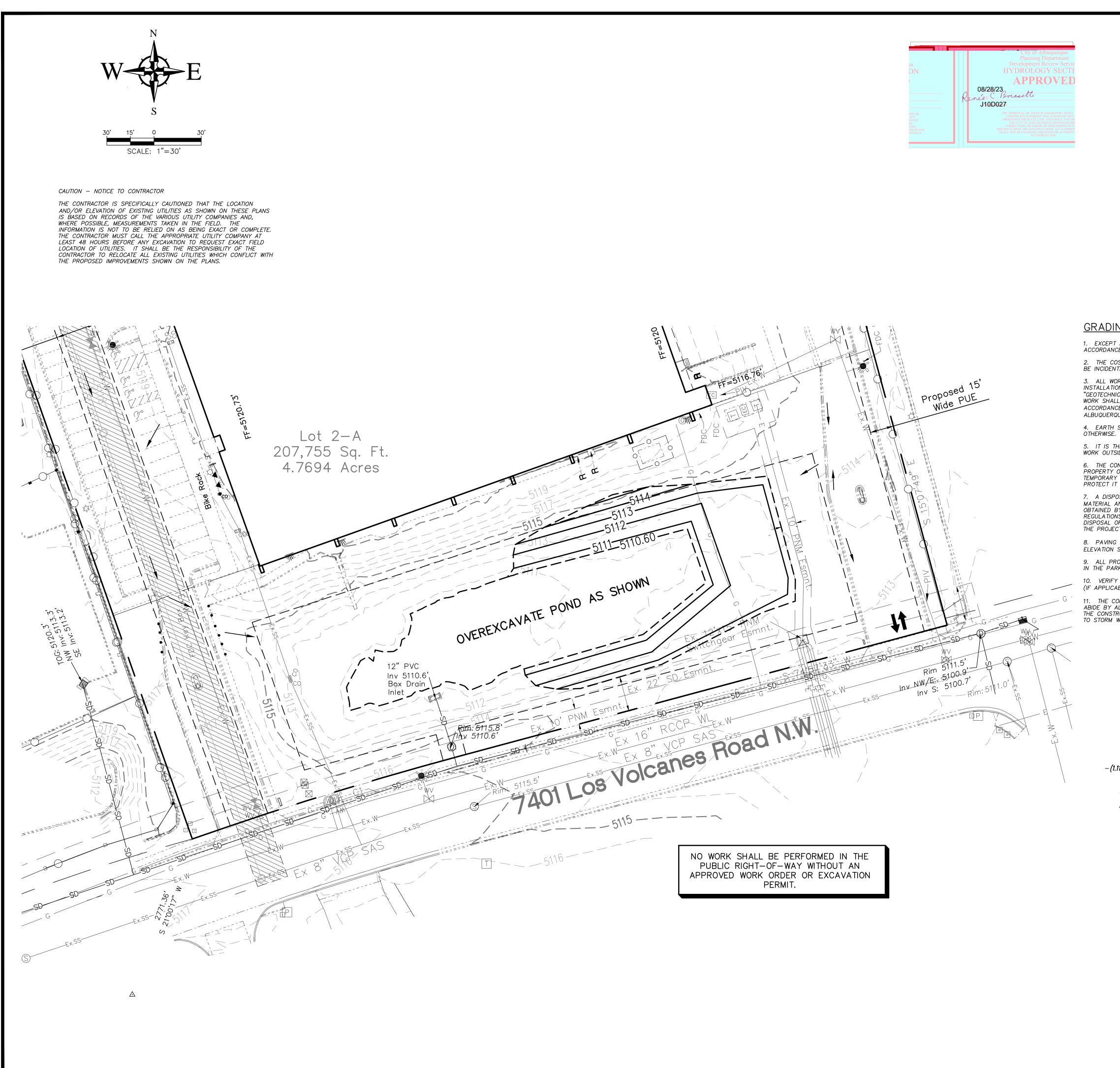


Ray's Flooring Phase 1 Tenant Addition NM Sol 7401 Los Volcanes Road NW Albuquerque, NM 87121

8/1/2023

Architect/Engineer Seal

description 95% REVIEW PLANS 2021034 February 10, 2023







VICINITY MAP

LEGAL DESCRIPTION: Lot 2, in Tract "S-1" of Unit 2, Atrisco Business Park, Albuquerque, NM.

<u>GRADING NOTES</u>

1. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.

2. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.

3. 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). 4. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN

5. 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.

6. 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.

7. 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.

8. PAVING AND ROADWAY GRADES SHALL BE +/- 0.05' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.

9. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR PAVEMENT, MEDIANS, AND ISLANDS,

10. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION (IF APPLICABLE) PRIOR TO BEGINNING CONSTRUCTION.

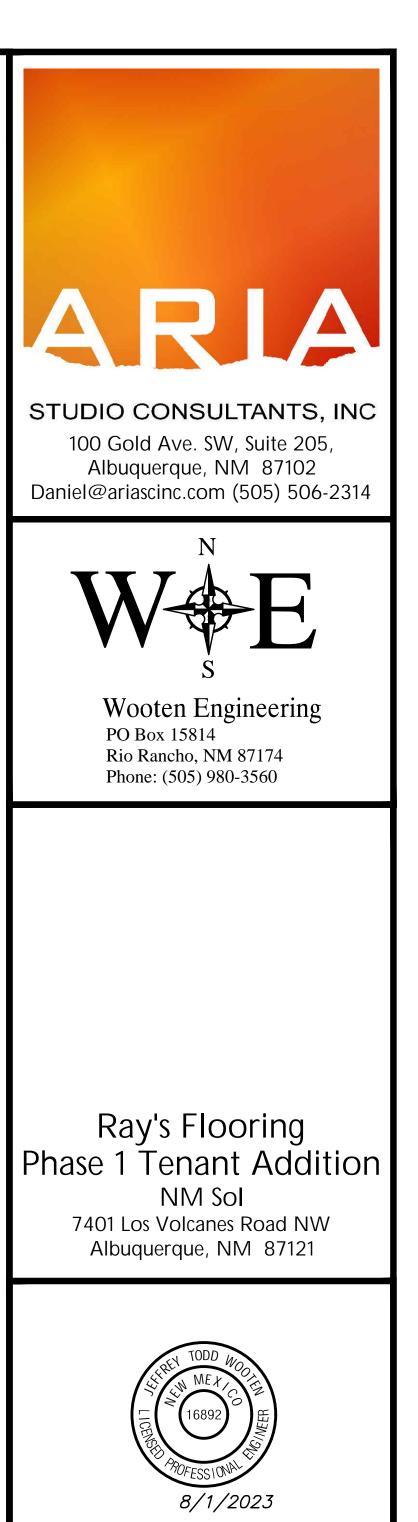
11. THE CONTRACTOR SHALL PROVIDE THE SWPPP DOCUMENT (IF NECESSARY) AND SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.

LEGEND

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 FINISHED GRADE AT TOP OF WALL FGH83.40 -(1.11') FGL83.40 FINISHED GRADE AT BOTTOM OF WALL _____ 515_____ EXISTING CONTOUR

E _ _ _ _ EXISTING STORM DRAIN

> ACS Monument "9-K10 " NAD 1983 CENTRAL ZONE X=1498430.817 * Y=1485617.623 * Z=5117.72 * (NAVD 1988) G-G=0.999682230 Mapping Angle= $-0^{\circ}16'22.01"$ *U.S. SURVEY FEET



Architect/Engineer Seal

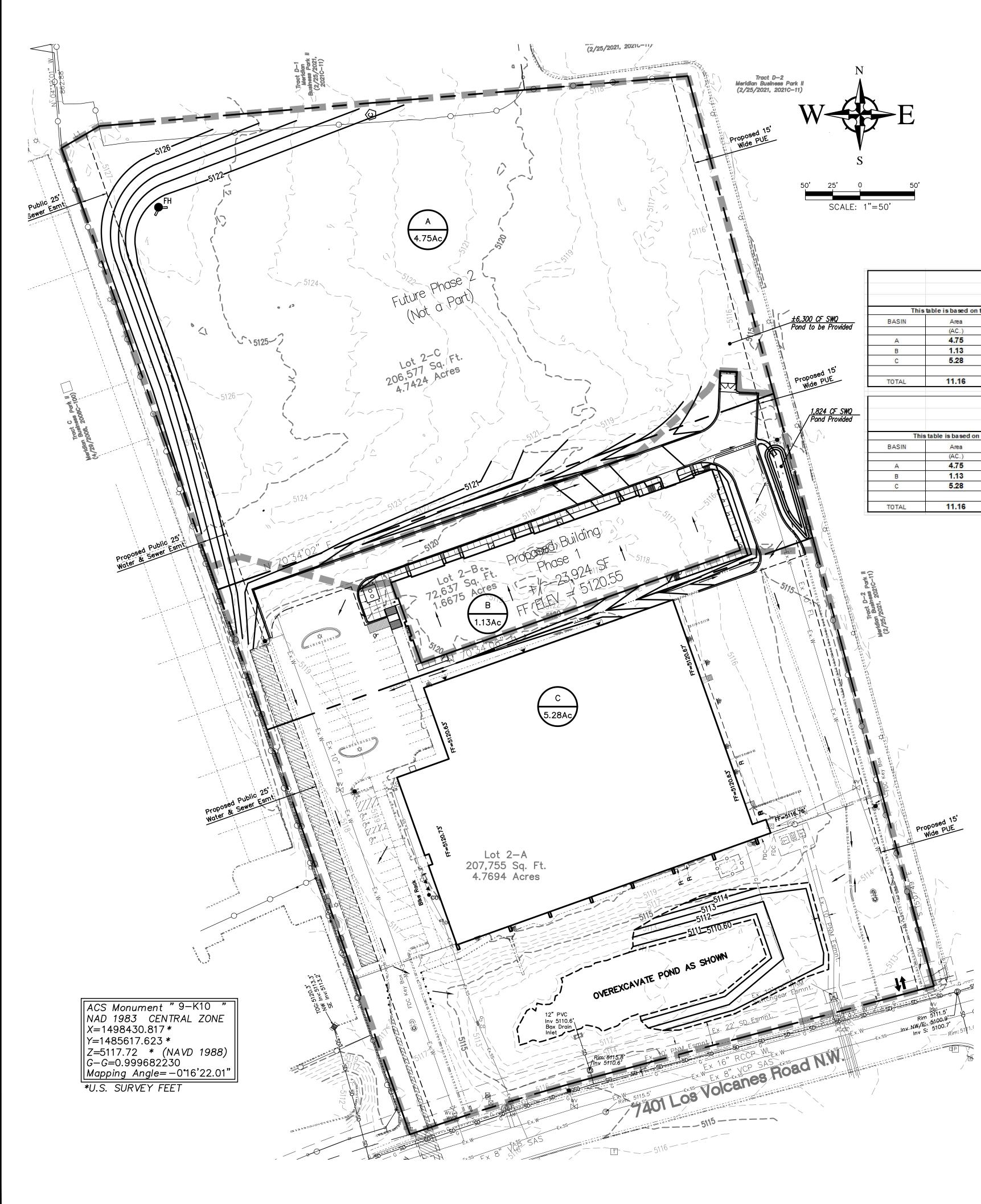
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revision	IS	
issue		95% REVIEW PLANS
project	no	2021034
drawn b	by	
checked	d by	

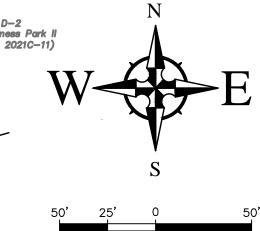
February 10, 2023

POND GRADING PLAN

C102

date





STORMWATER QUALITY POND CALCULATIONS <u>BASIN A</u> TOTAL FUTURE IMPERVIOUS AREAS = 163,350 SF SWQ VOLUME REQ'D = 163,350 * 0.42" / 12 = 5.717 CF TOTAL VOLUME PROVIDED = 6.000 CF <u>BASIN B</u> TOTAL NEW IMPERVIOUS AREAS = 43,634 SF SWQ VOLUME REQ'D = 43,634 * 0.42" / 12 = <u>1.527 CF</u> TOTAL VOLUME PROVIDED = <u>1.824 CF</u> <u>BASIN C</u> TOTAL NEW IMPERVIOUS AREA = 0 SF FIRST FLUSH = 0 * 0.42" / 12 = 0 CFTOTAL VOLUME PROVIDED = 13,234 CF

		Pre-Dev	eloped	Draina	ge Cal	culations								
This	table is based on	the COA DPM (Chapter 6.2	(A). Zone:	1									
BASIN	Area		Freatment P		-	Weighted C	Тс	I (100)	Q(100)	Q(100)	WTE	V(100)360	V(100) _{10day}	Comments
	(AC.)	A	В	C	D		(min)	(in/hr)	(cfs/ac.)	(CFS)	(inches)	(CF)	(CF)	
A	4.75	100.0	0.0	0.0	0.0	0.34	12.00	1.54	0.52	2.49	0.55	9483	9483	Undeveloped; drains to main pond
В	1.13	100.0	0.0	0.0	0.0	0.34	12.00	1.54	0.52	0.59	0.55	2256	2256	Undeveloped; drains to main pond
С	5.28	0.0	0.0	30.0	70.0	0.82	12.00	3.75	3.07	16.19	1.85	35515	55238	Developed; drains to main pond
TOTAL	11.16									19.27		47255	66977	
		Post-Dev	eloned	Draina	ne Cal	culations								
			Developme											
This	s table is based on								1					
BASIN	Area		Treatment P			Weighted C	Тс	l (100)	Q(100)	Q(100)	WTE	V(100)360	V(100) _{10day}	C om m ents
	(AC.)	A	В	C	D		(min)	(in/hr)	(cfs/ac.)	(CFS)	(inches)	(CF)	(CF)	
A	4.75	0.0	0.0	30.0	70.0	0.82	12.00	3.75	3.07	14.57	1.85	31950	49693	Drains to SWQ Pond then to Main Pond
В	1.13	0.0	0.0	10.0	90.0	0.87	12.00	4.00	3.49	3.94	2.11	8659	14086	Drains to SWQ Pond then to Main Pond
C	5.28	0.0	0.0	30.0	70.0	0.82	12.00	3.75	3.07	16.19	1.85	35515	55238	Pond to be Enlarged to Handle Add'l Capa
			1		1	1		1						

		Pre-Dev	eloped	Draina	ge Cal	culations								
This	table is based on t	he COA DPM C	hapter 6.2	2 (A), Zone:	1									
BASIN	Area	Land T	reatment P	ercentages	(%)	Weighted C	Tc	l (100)	Q(100)	Q(100)	WTE	V(100)380	V(100) _{10day}	Comments
	(AC.)	A	В	C	D		(min)	(in/hr)	(cfs/ac.)	(CFS)	(inches)	(CF)	(CF)	
A	4.75	100.0	0.0	0.0	0.0	0.34	12.00	1.54	0.52	2.49	0.55	9483	9483	Undeveloped; drains to main pond
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		Post-Dev	eloped	Draina	ge Cal	culations								
		100.0	1.00	ent Conditio										
This	s table is based on	the COA DPM	Chapter 6.	2(A), Zone:	1									
BASIN	Area	Land T	reatment F	ercentages	(%)	Weighted C	Тс	l (100)	Q(100)	Q(100)	WTE	V(100)360	V(100) _{10day}	Comments
	(AC.)	A	В	С	D		(min)	(in/hr)	(cfs/ac.)	(CFS)	(inches)	(CF)	(CF)	
A	4.75	0.0	0.0	30.0	70.0	0.82	12.00	3.75	3.07	14.57	1.85	31950	49693	Drains to SWQ Pond then to Main Pond
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	11.16			+						34.70		76125	119016	

Ref Sheet C102 for Pond Calculations





FIRM MAP 35001C0328J

Per FIRM Map 35001C0328J, dated November 04, 2016, the site is not located in the Floodplain and determined to be outside the 0.2% chance Annual Floodplain.'

DRAINAGE MANAGEMENT PLAN

INTRODUCTION

The purpose of this submittal is to provide a Conceptual Grading Plan for Preliminary and Fina Plat approval. The subject site is located at 7401 Los Volcanes Road in Albuquerque, NM. The legal description of the property is Lots 2-A, 2-B, and 2-C, Tract S-1, Atrisco Business Park Unit 2. The overall development contains approximately 11.18 acres. The site is currently one lot and is being split into three per the subject plat application. The prior approved Drainage Plan for the Development can be found in Hydrology File J10/D027 and was prepared by Jeffrey G. Mortensen, P.E. and dated 8/27/1997.

EXISTING HYDROLOGIC CONDITIONS The site currently drains from northwest to southeast and into the existing detention pond as designed by Jeffrey G. Mortensen as discussed above. The property to the west used to drain onto this property; however, it has since been developed and no loger drains onto this property. There is an an existing drainage pond on the south side of the property that discharges into an existing storm drain in Los Volcanes.

PROPOSED HYDROLOGIC CONDITIONS

There are two proposed projects which will expand within this property. The first is a $\pm 24,000$ SF Warehouse to be located property. The first is a ±24,000 SF Warehouse to be located on the middle property, Lot 2–B. The future project will be an industrial site generally configured as shown on the subject plan. Each of the two properties will be required to provide Stormwater Quality Treatment per the DPM. Phase 1 (Lot 2–B) will be providing Stormwater Quality Ponding per calculations this sheet. The future Phase 2 (Lot 3–B) will be required to provide Stormwater Quality ponding per the DPM. Both projects will require a separate Grading Plan submittal prior to being approved for Building Permit.

New Blanket Cross Drainage Easements are being dedicated by plat for each lot which benefits the other two. The three lots will drain into the existing pond on Lot 2–A which is to be over–excavated per the Grading Plan on Sheet C100. This over–excavated pond is able to handle the development of both Lots 2–B and 2–C. According to the original approved Grading Plan (Mortensen), the pond is designed to discharge 1.3cfs. The maximum allowable discharge per the updated pond calculations is 1.35cfs which is slightly greater than the prior allowable discharge. This increase is negligible.

The Drainage Calculations can be found on this sheet; whereas, the Ponding Calculations can be found on Sheet C102.

CONCLUSION

This drainage management plan conforms to the original approved Drainage Plan prepared by Jeffrey G. Mortensen, P.E. and with the City of Albuquerque DPM. With this submittal, we are requesting Preliminary and Final Plat approval.



STUDIO CONSULTANTS, INC 100 Gold Ave. SW, Suite 205, Albuquerque, NM 87102 Daniel@ariascinc.com (505) 506-2314



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

Ray's Flooring Phase 1 Tenant Addition NM Sol

7401 Los Volcanes Road NW Albuquerque, NM 87121



Architect/Engineer Seal

mark	date	description
revision	S	
issue		95% REVIEW PLANS
project	no	2021034
drawn b	<i>y</i>	
checkea	lby	
date		February 10, 2023

date

DRAINAGE MANAGEMENT PLAN

C103



APPROVEI

Hydrograph 100-yr Summary Hydrology Studio v 3.0.0.2

Hydrograph Name

Post Basin A

Post NM Sol Pond

Hyd. Hydrograph No. Type

1 Rational

2 Pond Route

Project Name:

03-06-2023

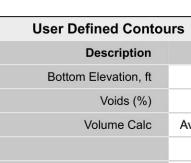
Maximum Storage (cuft)

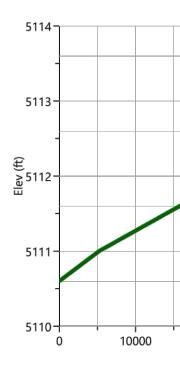
58,881

Pond Report

Hydrology Studio v 3.0.0.27

Basin A Pond





Pond Report

Hydrology Studio v 3.0.0.27

Basin A Pond

Culvert / Orifices

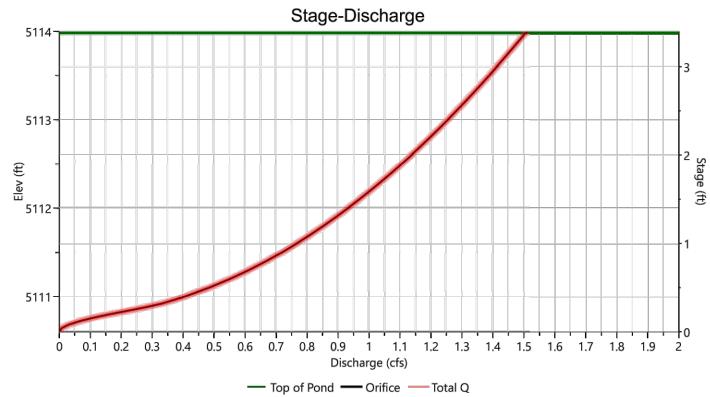
Rise, in Span, in No. Barrels Invert Elevation, ft Orifice Coefficient, Co

Length, ft Barrel Slope, % N-Value, n

Weirs

Shape / Type Crest Elevation, ft Crest Length, ft Angle, deg Weir Coefficient, Cw

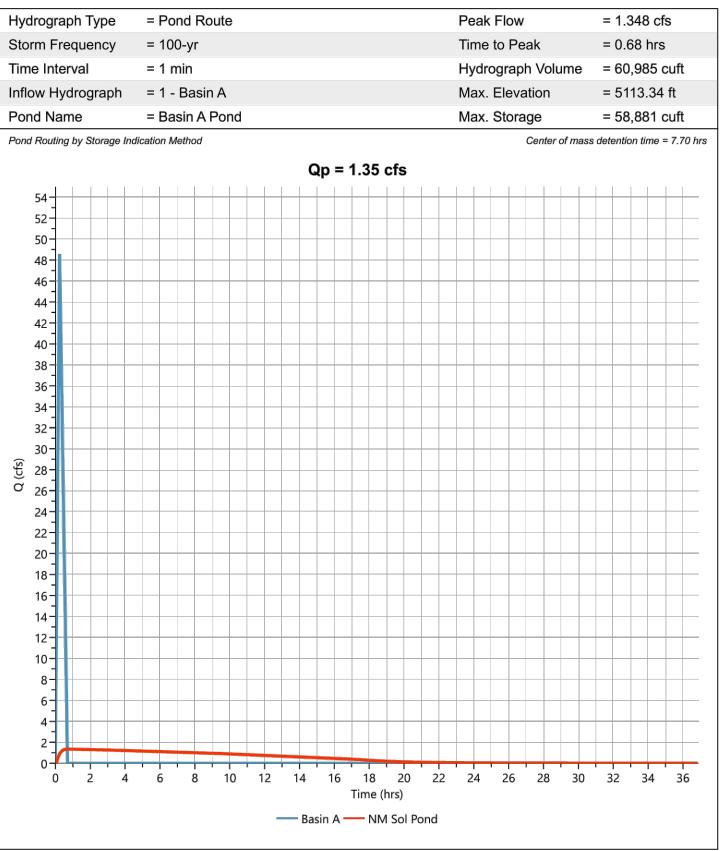
*Routes through Culvert.



Hydrograph Report

Post NM Sol Pond

Hydrology Studio v 3.0.0.27



Hydrograph Volume (cuft)

61,216

60,985

Inflow Hyd(s)

1

Maximum Elevation (ft)

5113.34

Time to Peak (hrs)

0.23

0.68

Peak Flow (cfs)

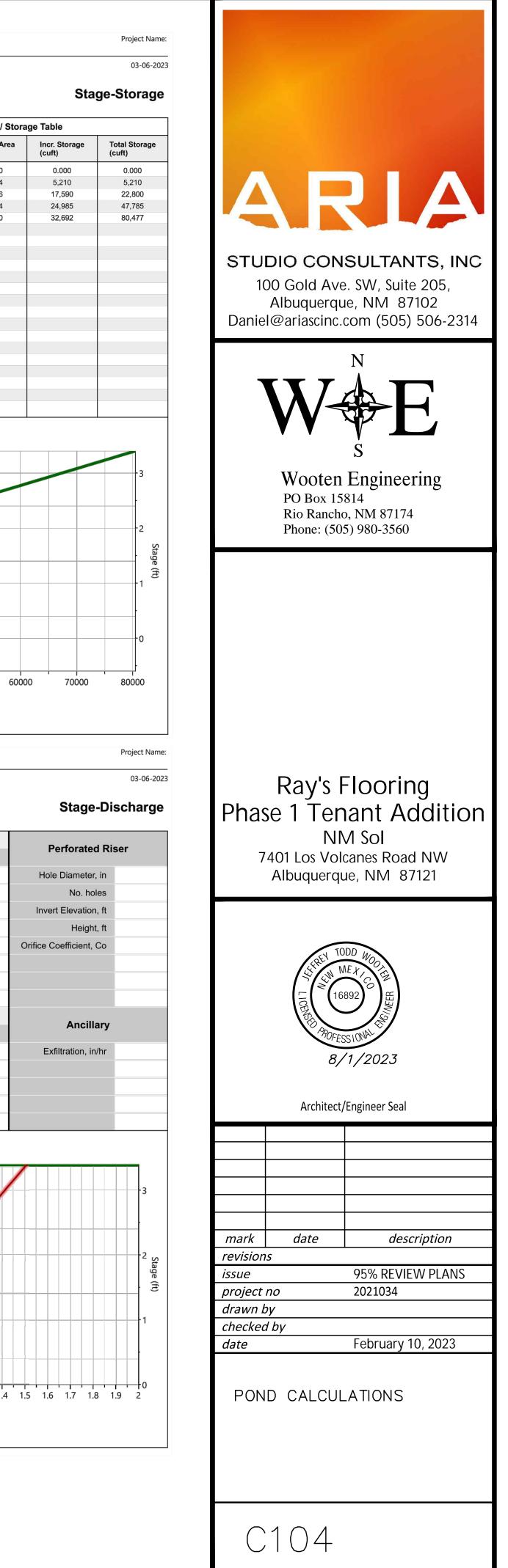
48.58

1.348

Hyd. No. 2

Project Name:

03-06-2023



Stage / Storage Table Stage (ft) Elevation (ft) Contour Area (sqft) Input 5110.60 0.00 5110.60 12,000 100.00 0.40 5111.00 14,054 5112.00 21,126 1.40 Volume Calc Ave End Area 5113.00 28,844 2.40 5114.00 36,540 3.40 Stage-Storage

20000 30000 40000 50000 Total Storage (cuft) — Contours

