

CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director



Mayor Timothy M. Keller

March 28, 2019

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

**RE: Wilson Warehouse
6119 Hanover Rd. NW
Grading and Drainage Plan
Engineer's Stamp Date: 03/25/19
Hydrology File: J10D045**

Dear Mr. Wooten:

Based upon the information provided in your resubmittal received 03/27/2019, the Grading and Drainage Plan is approved for Building Permit and SO-19 Permit.

PO Box 1293

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.

Albuquerque

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 (Curtis Cherne, PE, ccherne@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

NM 87103

www.cabq.gov

Please provide Drainage Covenant per Chapter 17 of the DPM prior to Permanent Release of Occupancy for the existing detention/retention pond. Please submit these to the 4th floor of Plaza de Sol. A \$25 fee for each 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 11-2018)

Project Title: Wilson Warehouse **Building Permit #:** _____ **Hydrology File #:** J10/D039

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

Legal Description: Tract 264-D, Town of Atrisco Grant Unit 8

City Address: 6119 Hanover Rd NW

Applicant: Wooten Engineering **Contact:** Jeffrey T. Wooten, P.E.

Address: 1005 21st Street SE, Suite 13, Rio Rancho, NM 87124

Phone#: 505-980-3560 **Fax#:** N/A **E-mail:** jeffwooten.pe@gmail.com

Owner: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

TYPE OF SUBMITTAL: _____ PLAT (____ # OF LOTS) _____ RESIDENCE _____ DRB SITE ☒ ADMIN SITE

IS THIS A RESUBMITTAL?: ☒ Yes _____ No

DEPARTMENT: _____ TRAFFIC/ TRANSPORTATION ☒ HYDROLOGY/ DRAINAGE

Check all that Apply:

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: March 25, 2019 **By:** Jeffrey T. Wooten, P.E.

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



March 25, 2019

Ms. Renee C. Brisette, PE
Senior Engineer, Hydrology
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

VIA E-Mail: rbrisette@cabq.gov

RE: Wilson Warehouse @ 6119 Hanover Rd NW
Grading and Drainage Plan Resubmittal, Hydrology File J10D045

Renee,

We are in receipt of your comments dated March 19, 2019 regarding the subject project. The revised plans are included with this resubmittal. Below are responses to your comments.

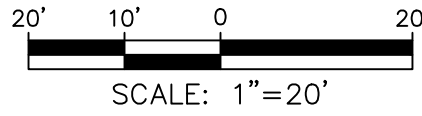
1. The drainage calculations provided on the original approved plan contained some mathematical errors and did not match those as required by the DPM. We have updated the drainage basin table to match the DPM and double checked the calculations manually. The Land Treatment values for the Developed conditions match those that currently exist on site.
2. The note to fix the existing pipe has been added.
3. We have added the SO-19 permit notes and the signature line.
4. The note has been added to the plan.
5. The calculations provided on the revised plan reflect current conditions for Tracts 264-B and 264-C. Tract 264-D reflects the proposed conditions from this project. Our calculations, based directly on the DPM, show that the 100-Year, 6-Hour volume generated by the entire site is 12,264 cubic feet. The actual volume of the existing pond is 14,241 cubic feet up to elevation 5096.00; with excess capacity up to an elevation of 5097.00. Since the pond is a retention pond and capturing 100% of the flows generated by the site, no routing is required. The pump and pipe outlet previously installed was provided in order to slowly drain the pond into Hanover Rd NW after the storm has subsided.
6. The detention (retention) pond does not need to be enlarged; therefore, the new spillway will not be required.
7. A Drainage Covenant will be provided as requested prior to CO request.
8. The \$150 fee will be paid upon resubmittal.

We believe we have addressed all engineering related comments on the plans. Please feel free to call if you have any further questions or comments concerning the revised plans.

Respectfully submitted,

WOOTEN ENGINEERING

Jeffrey T. Wooten, P.E.
Owner



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.

The purpose of this submittal is to provide a final drainage management plan for the addition of a new warehouse to the existing Hydrosystems development located at 6119 Hanover Road NE in Albuquerque, NM. The site is legally described as Tract 264-D, Unit 8, Town of Atrisco Grant. The site contains approximately 0.84 acres and is located in COA Hydrologic Zone 1.

Although the Impervious Area of the proposed Warehouse Development is less than that of the prior approved plan, we have decided to leave the land treatments per the prior approved plan in the event the developer decides to add some additional paved areas on site up to the 40 percent level as allowed by this plan and the prior approved plan. Calculations for the Developed Conditions of the site can be found in the Calculations Table this sheet.

In regards to the First Flush from the site, all storm water from impervious areas will be routed into the main pond located on-site. Reference the Impervious Area and Stormwater Quality Calculations this sheet.

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 approval of the Building Permit.

1. An excavation permit will be required before beginning any work within City Right-Of-Way.
2. All work on this project shall be performed in accordance with applicable federal, state and local laws, rules and regulations concerning construction safety and health.
3. Two working days prior to any excavation, the contractor must contact **New Mexico One Call**, dial "811" [or (505) 260-1990] for the location of existing utilities.
4. Prior to construction, the contractor shall excavate and verify the locations of all obstructions. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay.
5. Backfill compaction shall be according to traffic/street use.
6. Maintenance of the facility shall be the responsibility of the owner of the property being served.
7. Work on arterial streets shall be performed on a 24-hour basis.

-SAS-SAS-SAS-SAS-SAS-SAS-SAS-SAS-SAS-SAS-SAS-SAS-SAS-SAS-SAS-SAS-SAS-SAS-SAS

PVC pipe draining
must remain in
all times. If this pipe
during construction,
it must be fixed.

The existing PVC pipe draining
the pond was disconnected at
by the ABCWUA. The Contractor
must replace/fix this PVC pipe
through the curb using COA Std
Dwg 2235 and via SO-19 Permit.

Per FIRM Map 35001C0327J, dated November 04, 2016, the site is not located in the Floodplain and determined to be outside the 0.2% chance Annual Floodplain.'

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 SPECIFICATIONS (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 OTHERWISE.
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 BERM OR GRADE 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 BERM OR GRADE FENCE AND/OR MATERIAL SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
8. PAVING AND ROADWAY GRADES SHALL BE $\pm 0.05'$ FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE $\pm 0.05'$ 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.

Tracts 264-B, C, D, Unit 6, Astrisco Business Park - Undeveloped										
This table is based on the COA DPM Section 22.2, Zone 1										
BASIN	Area (SQ. FT.)	Area (AC.)	Land Treatment Percentages				Q(100) (c/acre)	Q(100) (CFS)	WTE (inches)	V(100) ₃₆₀
			A	B	C	D				
Tracts 264-B, D	72957	1.67	100.0%	0.0%	0.0%	0.0%	1.29	2.16	0.44	2675
Tract 264-C	36285	0.83	100.0%	0.0%	0.0%	0.0%	1.29	1.07	0.44	1330
TOTAL	109242	2.51						3.24		4006

Tracts 264-B, C, D, Unit 6, Atrisco Business Park - Developed										
Ultimate Development Conditions Basins Data Table										
This table is based on the COA DPM Section 22.2, Zone: 1										
BASIN	Area	Area	Land Treatment Percentages				Q(100)	Q(100)	WTE	V(100) ₃₆₀
	(SQ. FT)	(AC.)	A	B	C	D	(cfs/ac.)	(CFS)	(inches)	(CF)
Tracts 264-B	36575	0.84	0.0%	0.0%	75.0%	25.0%	3.25	2.72	1.24	3764
Tract 264-C	36382	0.84	0.0%	0.0%	30.0%	70.0%	3.92	3.27	1.68	5081
Tracts 264-D	36388	0.84	0.0%	0.0%	86.0%	14.0%	3.08	2.57	1.13	3418
TOTAL	109345	2.51						8.57		12264

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S

Grading Plan

C-102