

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Interim Director



Mayor Timothy M. Keller

December 14, 2021

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

**Re: Wilson Warehouse
6119 Hanover Rd. NW
Request for Certificate of Occupancy - Permanent
Grading and Drainage Plan Stamp Date: 3/25/19
Certification dated: 12/12/21
Drainage File: J10D045**

Dear Mr. Wooten,
PO Box 1293 Based on the Certification received 12/13/21 and site visit 12/13/21, this certification is approved in support of Permanent Certificate of Occupancy by Hydrology.

Albuquerque If you have any questions, you can contact me at 924-3986 or earmijo@cabq.gov.

NM 87103 Sincerely,

www.cabq.gov Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services



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: PO Box 15814, Rio Rancho, NM 87174
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 X ADMIN SITE

IS THIS A RESUBMITTAL?: _____ Yes X No

DEPARTMENT: _____ TRAFFIC/ TRANSPORTATION X HYDROLOGY/ DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- X 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:

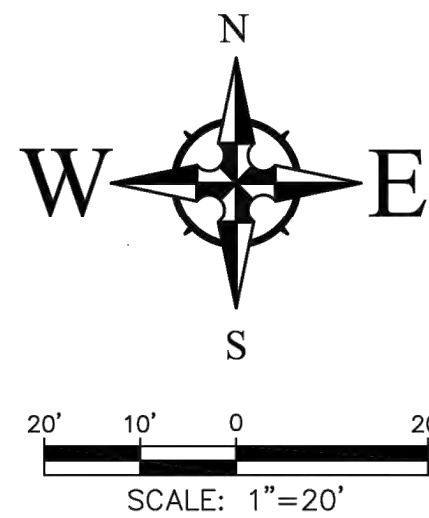
- _____ BUILDING PERMIT APPROVAL
- X CERTIFICATE OF OCCUPANCY
- _____ PRELIMINARY PLAT APPROVAL
- _____ SITE PLAN FOR SUB'D APPROVAL
- _____ SITE PLAN FOR BLDG. PERMIT APPROVAL
- _____ FINAL PLAT APPROVAL
- _____ SIA/ RELEASE OF FINANCIAL GUARANTEE
- _____ FOUNDATION PERMIT APPROVAL
- _____ GRADING PERMIT APPROVAL
- _____ SO-19 APPROVAL
- _____ PAVING PERMIT APPROVAL
- _____ GRADING/ PAD CERTIFICATION
- _____ WORK ORDER APPROVAL
- _____ CLOMR/LOMR
- _____ FLOODPLAIN DEVELOPMENT PERMIT
- _____ OTHER (SPECIFY) _____

DATE SUBMITTED: December 12, 2021 **By:** Jeffrey T. Wooten, P.E.

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.

DRAINAGE MANAGEMENT PLAN

INTRODUCTION

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.

EXISTING HYDROLOGIC CONDITIONS

The latest approved Grading Plan we could find on file was prepared by Brasher & Lorenz on 4/21/2005 (certified on 6/17/2009) in file number J10-D39. The site (Tract 264-D) currently drains from south to north and into an existing detention pond. Calculations for the undeveloped conditions of the site can be found in the Calculations Table this sheet. These calculations match the land treatment percentages of those used by the prior approved plan.

PROPOSED HYDROLOGIC CONDITIONS

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.

As part of the design for this site, we have analyzed the current actual volume of the pond per the current topographic survey. Per the Pond Volume Calculations Table this sheet, the pond contains a volume of 14,241 cubic feet. The required pond volume per the 100-yr, 6-Hr storm is 12,264 cubic feet which allows for excess volume to be stored on-site if necessary.

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.

CONCLUSION

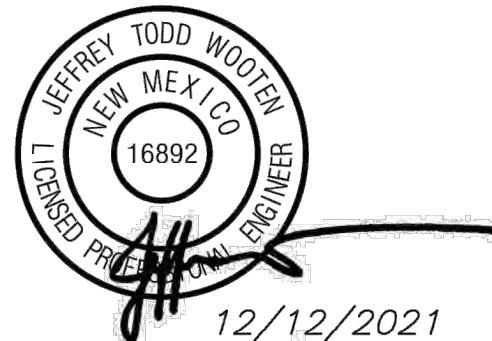
This drainage management plan provides for grading and drainage elements which reduce the impact to downstream systems; are capable of safely passing the 100 year storm, do not burden downstream systems, and meet city requirements. With this submittal, we are requesting approval of the Building Permit.

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 3/25/2019. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY WIL PLOTNER, NMPS 14271. I FURTHER CERTIFY THAT I PERSONALLY VISITED THE PROJECT SITE ON 12/10/2021 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 (FINAL C.O.).

THE RECORD INFORMATION 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



Private Drainage Facilities within City Right-of-Way
Notice to Contractor
(Special Order 19-1 "50-19")

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.

CITY INSPECTOR APPROVAL

Signature

Date

6119 Hanover Road N.W.
(60' R/W)

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
- FGH83.40 FINISHED GRADE AT TOP OF WALL
- FGL83.40 FINISHED GRADE AT BOTTOM OF WALL
- 515 EXISTING CONTOUR
- 515 PROPOSED CONTOUR
- EXISTING STORM DRAIN

Existing Detention Pond Volume Calculations

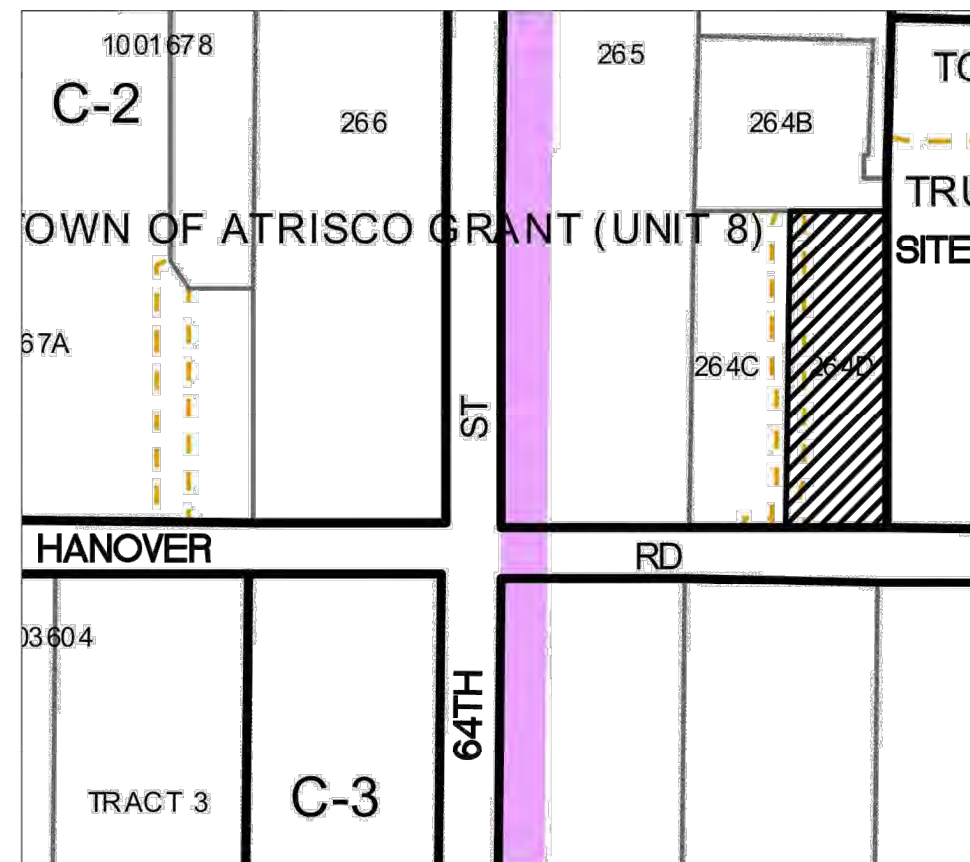
Elevation (ft)	Area (sq.ft)	Volume (cu-ft)	Volume Sum (cu-ft)
5091.0	876	0.0	0.0
5092.0	1,946	1411.0	1411.0
5093.0	2,580	2263.0	3674.0
5094.0	3,186	2883.0	6557.0
5095.0	3,828	3507.0	10064.0
5096.0	4,526	4177.0	14241.0
			(0.327 acre-ft)

IMPERVIOUS AREA CALCULATIONS

TRACT 264-D
TOTAL BASIN AREA: 36,388 SF
PERVIOUS AREA: 31,288 SF (86.0%)
IMPERVIOUS AREA: 5,100 SF (14.0%)

STORMWATER QUALITY CALCULATIONS

TRACT 264-D
TOTAL IMPERVIOUS AREA = 5,100 SF
VOLUME REQ'D = 5,100 * 0.42" / 12 = 179 CF
TOTAL VOLUME PROVIDED = 14,241 CF



VICINITY MAP - Zone Map J-10-Z

LEGAL DESCRIPTION:
Tract 264-D of Town of Atrisco Grant Unit 8, Bernalillo County NM.



FIRM MAP 35001C0327J

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.

GRADING NOTES

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 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 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.

The existing PVC pipe draining the pond must remain in service at all times. If this pipe is damaged during construction, the pipe must be fixed.

SWALE NOT ORIGINALLY INSTALLED PER PLAN & SITE DRAINED ONTO NEIGHBOR TO THE EAST. CONTRACTOR WAS INSTRUCTED TO INSTALL GUTTERS AND DOWNSPOUTS AS SHOWN TO DIRECT ROOF DRAINAGE AWAY FROM NEIGHBOR. GUTTERS WERE COMPLETED ON 12/11/2021.

Install 6" PVC pipes under Mechanical Pads

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

Tracts 264-B, C, D, Unit 6, Atrisco 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) (cfs/ac.)	Q(100) (CFS)	WTE (inches)	V(100)360 (CF)
			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 Basin Data Table										
This table is based on the COA DPM Section 22.2, Zone:1										
BASIN	Area (SQ. FT)	Area (AC)	Land Treatment Percentages				Q(100) (cfs/ac.)	Q(100) (CFS)	WTE (inches)	V(100)360 (CF)
			A	B	C	D				
Tracts 264-B	36575	0.84	0.0%	0.0%	75.0%	25.0%	3.25	2.72	1.24	3764
Tract 264-C	36352	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

Wilson Warehouse
6119 Hanover Rd. NW
Albuquerque, NM 87021

Grading Plan

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

C-102