

CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director



Mayor Timothy M. Keller

March 19, 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: 02/25/19
Hydrology File: J10D045

Dear Mr. Wooten:

Based upon the information provided in your submittal received 03/01/2019, the Grading & Drainage Plan is **not** approved for Building Permit and SO-19 Permit. The following comments need to be addressed for approval of the above referenced project:

1. Please revise the existing conditions and ultimate conditions per the Tracts 264-B, C, D Unit 6, Atrisco Business Park that was previously approved. See below.

PROJECT HYDROLOGY								
TRACTS 264-B, C, D, UNIT 8, ATRISCO BUSINESS PARK								
ZONE:	1							
P _{100YR}	2.20							
P _{10 DAY}	3.67							
UNDEVELOPED:								
BASIN	AREA (ac)	A (ac)	B (ac)	C (ac)	D (ac)	E	Q (cfs)	VOL 360 (ac ft)
TRACTS 264-B, D	1.667	1.667	-0-	-0-	-0-	0.63	2.60	0.0738
TRACT 264-C	0.833	0.833	-0-	-0-	-0-	0.63	1.36	0.0389
TOTAL ALL BASINS	2.500	2.500	-0-	-0-	-0-	0.63	3.96	0.1107
DEVELOPED:								
BASIN	AREA (ac)	A (ac)	B (ac)	C (ac)	D (ac)	E	Q (cfs)	VOL 360 (ac ft)
TRACTS 264-B, D	1.667	-0-	0.086	0.940	0.640	1.15	6.28	0.1601
TRACT 264-C	0.833	-0-	0.034	0.374	0.425	1.16	3.27	0.1121
TOTAL ALL BASINS	2.500	-0-	0.121	1.314	1.065	1.16	9.42	0.3183

2. Please add a leader and note stating, "Replace/fix section of pond's PVC pipe and place through curb per City of Albuquerque drawing # 2235."
3. Since work within the R.O.W. for the pipe through the curb is needed, please add the SO-19 Permit Notes on the G&D.

CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director



Mayor Timothy M. Keller

4. Please add some kind of note stating, if the existing pond's PVC pipe is damaged during construction, the damaged pipe needs to be replaced.
5. As per the approved permanent Certificate of Occupancy for Tract 264-C dated 6/17/09, the existing pond volume was revised from the required 17,420 cf to 13,074 cf with Tract 264-D conditions as a gravel parking lot. This development is responsible for enlarging the detention pond for the proposed developed conditions. Please provide calculations showing the required volume. If the existing pond volume is sufficient, then routing calculation will need to be provided to back this claim.
6. If the detention pond has to be enlarged, an emergency spillway will have to be installed. The current pond did not have one designed. Also there will need a swale along the east side of the property to Hanover Rd. If this needs to be done, then a sidewalk culvert will need to be installed per City of Albuquerque drawing # 2236. Then the discharge PVC pipe from the pond can also discharge into the sidewalk culvert instead of through the curb.
7. As a reminder, please provide a Drainage Covenant per Chapter 17 of the DPM for detention pond prior to Permanent Release of Occupancy. Please submit this on the 4th floor of Plaza de Sol. A \$25 fee will be required.
8. Standard review fee of \$150 will be required at the time of resubmittal.

PO Box 1293

Albuquerque

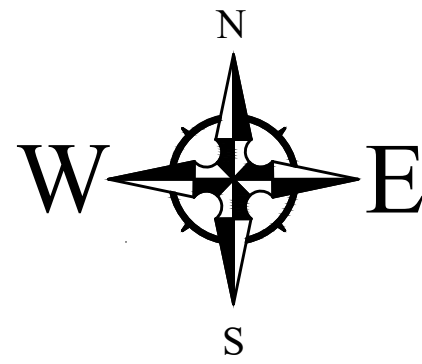
NM 87103

www.cabq.gov

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



SCALE: 1"=20'

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 in file number J10-D39. The site 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 volume of the pond per the current topographic survey. Per the Pond Volume Calculations Table this sheet, the pond contains a volume of 20,718 cubic feet. The required pond volume per the 100-Yr, 6-Hr storm is 12,693 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. No calculations are necessary since all volume will be contained and treated for stormwater quality purposes.

CONCLUSION

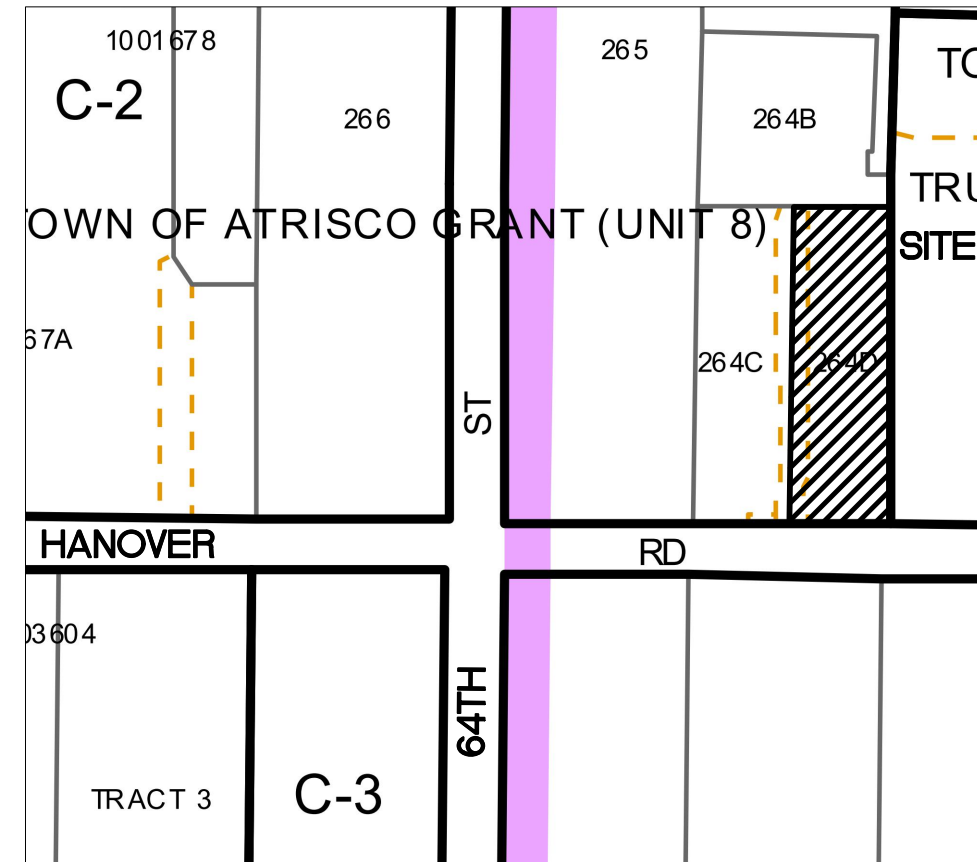
This drainage management plan provides for grading and drainage elements which reduce the impact to downstream systems; are capable of safely passing the 100 year storm, do not burden downstream systems, and meet city requirements. With this submittal, we are requesting approval of the Building Permit.

LEGEND

- ← FLOW ARROW
- 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

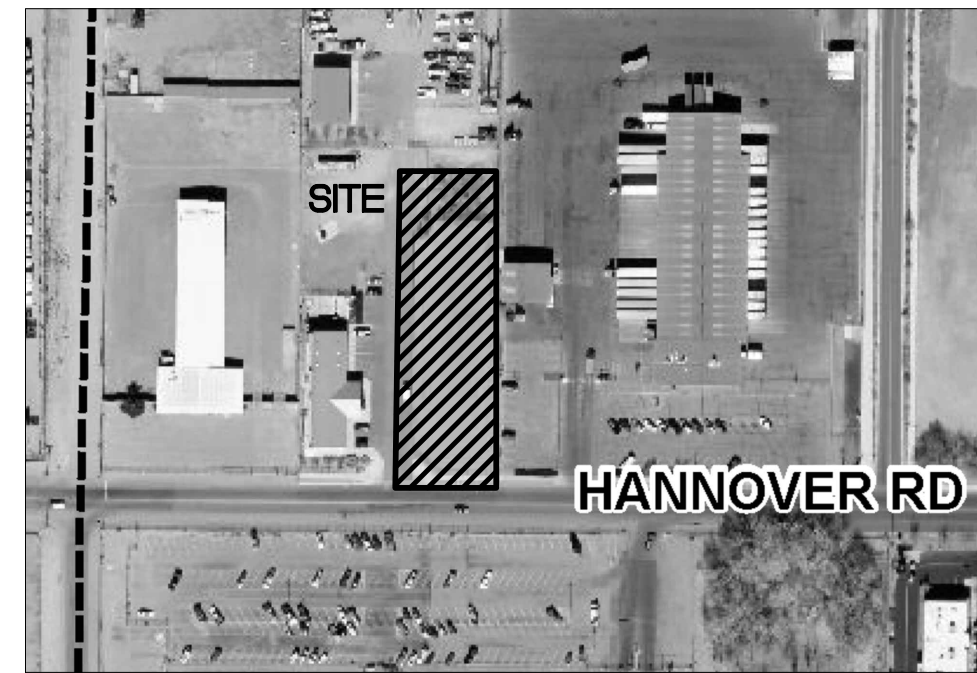
Elevation (ft)	Area (sq.ft)	Volume (cu-ft)	Volume Sum (cu-ft)
5091.0	876	0.0	0.0
5092.0	1,946	1411.0	1411.0
5093.0	2,580	2263.0	3674.0
5094.0	3,186	2883.0	6557.0
5095.0	3,828	3507.0	10064.0
5096.0	4,526	4177.0	14241.0
5097.0	8,428	6477.0	20718.0
(0.476 acre-ft)			



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

- 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 "GEO TECHNICAL 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.

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)	WT E (inches)	V(100)360 (CF)	V(100)1440 (CF)
Tracts 264-B, D	72615	1.67	100.0%	0.0%	0.0%	0.0%	1.29	2.15	0.44	2663	2663
Tract 264-C	36285	0.83	100.0%	0.0%	0.0%	0.0%	1.29	1.07	0.44	1330	1330
TOTAL	108900	2.50						3.23		3993	3993

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)	WT E (inches)	V(100)360 (CF)	V(100)1440 (CF)
Tracts 264-B, D	72615	1.67	0.0%	5.0%	55.0%	40.0%	3.43	5.71	1.37	8266	9234
Tract 264-C	36285	0.83	0.0%	5.0%	45.0%	50.0%	3.58	2.98	1.46	4427	5032
TOTAL	108900	2.50						8.69		12693	14266

Wilson Warehouse
6119 Hanover Rd. NW
Albuquerque, NM 87021

Grading Plan

