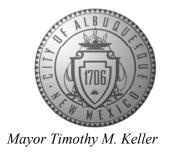
CITY OF ALBUQUERQUE

Planning Department Alan Varela, Director



July 13, 2022

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

RE: District 505 Tower 10 Apartments 300 San Mateo Blvd Ne Grading and Drainage Plan Engineer's Stamp Date: 06/20/2022

Hydrology File: K18D086

Dear Mr. Wooten:

Based upon the information provided in your submittal received 6/20/2022, the Conceptual Grading & Drainage Plan is not approved for Site Plan for Building Permit. The following comments need to be addressed for approval of the above referenced project:

PO Box 1293

General Notes

1. Please clearly show existing vs. proposed. It is hard to tell what is changing on the site from existing conditions.

Albuquerque

2. Please clearly note what new pavement is vs existing pavement and note the existing impervious area and new impervious area being disturbed/replaced. Also place this in a table with SWQV calculations for redevelopment per DPM Chapter 6.

NM 87103

3. The site will require approval from owner since there are separate lots to allow work on the lots and adjacent lots.4. If the site is completely being redone, please clearly note that in a demo plan if

appropriate.

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- 5. It is not clear what pipes are in the ground. This will need to be clarified to determine flows going into the system. There are inlets shown but it is not clear if they are proposed or existing.
 - a. If needed, please survey the system to identify the existing SD system and if it will be utilized. What flow currently drains into that system?
- 6. In the narrative, please add that information of what sheetflow is currently getting out to the street vs. what is going into the private system into the SD now.
 - a. How exactly will it operate with the final product.
- 7. Overall, there are a lot of things that are not clear and a clear distinction of existing vs. proposed will help clarify this and make it more clear.

CITY OF ALBUQUERQUE

Planning Department Alan Varela, Director



Mayor Timothy M. Keller

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, jhughes@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 924-3695 or dggutierrez@cabq.gov

Sincerely,

David G. Gutierrez, P.E. Senior Engineer, Hydrology Planning Department

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

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Contact: Jeffrey T. Wooten, F E-mail: jeffwooten.pe@gmail.c Contact: E-mail: RESIDENCE X DRB SITE ADMIN SITE X No ON _X HYDROLOGY/ DRAINAGE TYPE OF APPROVAL/ACCEPTANCE SOUGHT: BUILDING PERMIT APPROVAL CERTIFICATE OF OCCUPANCY PRELIMINARY PLAT APPROVAL
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OTHER (SPECIFY) By:OTHER (SPECIFY)
3

FEE PAID:____

ORB DOCUMENTS

HECKED BY: DATE: APR 01, 2022

REVISIONS

GRADING PLAN

BENCH MARK ACS MONUMENT "14_L17" PUB. EL=5319.339' NAVD 1988

SCALE: 1"=30'

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.

LEGEND

FLOW ARROW PROPOSED TOP OF CURB ELEVATIONS PROPOSED TOP OF SIDEWALK ELEVATION

FGH83.40 (1.11') FGL83.40 $_$ $_$ $_{515}$ $_$ EXISTING CONTOUR PROPOSED CONTOUR

The purpose of this submittal is to provide a Conceptual involves converting the existing office building into

PROPOSED HYDROLOGIC CONDITIONS The site will continue to drain from southeast to northwest and into San Mateo Blvd. Per the Drainage Calculation table this sheet, there will be a reduction of 0.98cfs (2,329 Cubic Feet)to the 100-Yr, 6-Hr Storm Event. The Final Grading Plan for Building Permit will need to provide stormwater quality ponding per the DPM at the redevelopment rate for any new impervious areas.

PROPOSED TOP OF GRADE/PVMT ELEVATIONS PROPOSED FLOW LINE/GUTTER ELEVATIONS

> FINISHED GRADE AT TOP OF WALL FINISHED GRADE AT BOTTOM OF WALL

EXISTING STORM DRAIN

DRAINAGE MANAGEMENT PLAN

at 300 San Mateo Blvd NE. The scope of the project apartments, removing a large portion of the existing parking lot to make room for site amenities.

The site currently drains via sheet flow from southest to northwest and into San Mateo Blvd. It appears that the existing building is connecting to an existing storm drain; however, no as-built plans can be found that reflect the

reduction in runoff from the site as part of the redevelopment project. Furthermore, Stormwater Quality Ponding will be provided on site. With this submittal, we are requesting Site Plan for Building Permit approval.

Madeira

Drainage Management Plan plan for the subject site located

EXISTING HYDROLOGIC CONDITIONS

location and/or size of the pipe.

CONCLUSION

This drainage management plan shows that there will be a

FIRM MAP 35001C0354H

VICINITY MAP - K-18-Z

LEGAL DESCRIPTION:

Per FIRM Map 35001C0354H, dated August 16, 2012, the site is not located in the Floodplain and determined to be outside the 0.2% chance Annual Floodplain.

A Certain Tract of Land Situate within Section 24, Township 10 North, Range 3

theough "E", Inclusive, comprising all of Block 20, portion of Block 19 together with

East, NM Principal Meridian within City of Albuquerque, Bernalillo County, NM.

Comprising all of Parcels "B", "D" and "E" of the Replat showing Parcels "A"

portions of Vacated Ortiz Dr. NE & Zia Rd. NE of Tijeras Pl Addition.

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

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

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

Land Treatment Percentages A B C D (cfs/ac.) (CFS) (inches) 11645 0.27 0.0% | 0.0% | 10.0% | 90.0% | 4.22 | 1.13 | 1.87 2166 3214 To Storm Drain; Location Unknown 1817 21863 0.50 0.0% 0.0% 0.0% 100.0% 4.37 2.19 1.97 4318 6504 Sheet Flows to San Mateo 73115 1.68 0.0% | 0.0% | 10.0% | 90.0% | 4.22 | 7.08 | 1.87 13599 20180 Sheet Flows to San Mateo 5367 7672 32926 0.76 0.0% | 0.0% | 30.0% | 70.0% | 3.92 | 2.96 Sheet Flows to Copper 13.37 25450 37570 139549 3.20 21410 TOTAL Proposed Drainage Calculations Ultimate Development Conditions Basin Data Table This table is based on the COA DPM Chapter 6.2, Zone: 1 BASIN Land Treatment Percentages Q(100) Q(100) WTE V(100)380 Comments Area Area V(100)₁₄₄₀ V(100)₁₀

12.39

3589

9615

4061

4318 6504

11077 15464

4610 6256

22170 31438

Existing Drainage Calculations

0.0% 0.0% 10.0% 90.0% 4.22 1.13 1.87

0.0% | 0.0% | 0.0% | 100.0% | 4.37 | 2.19 | 1.97

0.0% | 0.0% | 40.0% | 60.0% | 3.77 | 6.33 | 1.58

0.0% | 0.0% | 50.0% | 50.0% | 3.62 | 2.74 | 1.48

Copper Ave NE

Parking Lot

1.68Ac

Vacated Right of Way of Ortiz Dr. & Zia Rd |

Comments

To Storm Drain; Location Unknown

Sheet Flows to San Mateo

Sheet Flows to San Mateo

Sheet Flows to Copper

0.76Ac

PLÁYGROUND

COMMUNITY

GARDENS

PERMEABLE PAVING

10—Story Building +/-11,145 SF/Floor

FF Elev = $|\pm 5257.86|$

Roof Drains to an

apparent \$torm Drain.

Location Unkown.

Esmnt, Reserved for Ex. Utilities within Vacated Right of Way of Ortiz Dr. &

Area

21863

73115

32926

139549

A-4

0.50

1.68

0.76

3.20

SUN DECK W/ CHAIRS

Parcel D

BO PAVILIONS

\Full of Debris Parcel C-

0.27A

This table is based on the COA DPM Chapter 6.2, Zone: 1

Sidewalk Culvert

7

Mateo

San

NOT FOR CONSTRUCTION

