

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

June 15, 2022

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

**RE: Homes Direct
601 San Jose Ave. SE
Grading & Drainage Plan
Engineer's Stamp Date: 05/06/22
Hydrology File: M14D004E**

Dear Mr. Wooten:

Based upon the information provided in your submittal received 05/12/2022, the Grading & Drainage Plan is **not** approved for Grading Permit. The following comments need to be addressed for approval of the above referenced project:

1. Please label the lot correctly. It is currently labeled as Lot 6A-1 & Lot 6A-2.
2. Since this property has been replated, the Legal Description also needs to be corrected to match this recent filing.
3. Please provide the top of wall, existing and proposed grades on both sides of the proposed garden wall. Also, please provide sections through all external boundaries showing proposed garden walls, type of footer, property/ROW lines, existing and proposed grades.
4. Please note that there cannot be any walls built within the City's Public Storm Sewer Easement and I am sure that Water Authority has similar restrictions within their Public Water line Easements. I would suggest either just installing a chain link fence or relocation the wall along the southern side of the southern most Public Waterline Easement.
5. Please use the procedure for 40 acre and smaller basins as outlined in Development Process Manual (DPM) Article 6-2(a). Please provide both the existing conditions and proposed conditions for the 100 year-6 hour storm event.
6. Under Existing Conditions, please states, "In accordance with the Broadway Industrial Center Master Drainage Management Plan by Mark Goodwin & Associates with Engineer's stamp date 1-26-99 this property has a limited discharge of 1.67 cfs/ac."

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7. Please label the shaded existing private drainage access easement for Lot 5A.
8. Please note that Lot 5A was designed under M14D012G by Mark Goodwin & associates with engineering stamp date of 10/14/04. 0.28 ac of Lot 5A is allowed to discharge into the detention pond on Lot 6. This area has a discharge of 0.98 cfs and an allowable discharge rate of 0.47 cfs. Please show the off-site discharge from Lot 5A.
9. Please provide the calculations for the reshaping of the detention pond. Also, there should be an existing orifice plate within the outfall pipe or manhole. This will need to be verified. If there is not one, then an outfall structure will need to be designed and installed to limit the discharge to 5.08 cfs. (portion of Lot 5A – $1.67 \text{ cfs/ac} \times 0.28 \text{ ac} = 0.47 \text{ cfs}$) + (Lot 6 – $1.67 \text{ cfs/ac} \times 2.76 \text{ ac} = 4.61 \text{ cfs}$).
10. The existing 72" storm sewer work order plans that you had provided, if for a storm sewer just to the north and west of this project. It is in an entirely different sub-watershed and does not affect this site.



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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 924-3995 or rbrissette@cabq.gov.

Sincerely,

Renée C. Brissette

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

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City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11-2018)

Project Title: Homes Direct **Building Permit #:** _____ **Hydrology File #:** _____

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

Legal Description: Lots 6A-1-A, Broadway Industrial Subdivision

City Address: 601 San Jose Ave SE, Albuquerque, NM 87102

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:

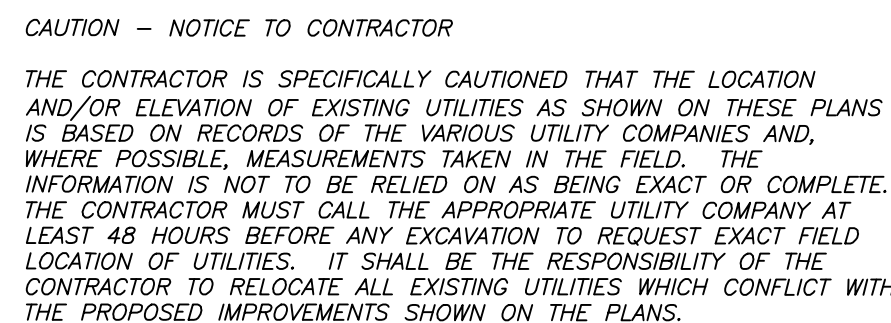
- ☐ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ SITE PLAN FOR SUB'D APPROVAL
- ☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ GRADING PERMIT APPROVAL
- ☐ SO-19 APPROVAL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

DATE SUBMITTED: May 12, 2022 **By:** Jeffrey T. Wooten, P.E.

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



The diagram illustrates a cross-section of a storm drain with the following elements:

- FLOW ARROW:** Indicated by a black arrow pointing left at the top of the diagram.
- PROPOSED TOP OF GRADE/PVMT ELEVATIONS:** Represented by a solid line with a circular marker at an elevation of 27.8.
- PROPOSED FLOW LINE/GUTTER ELEVATIONS:** Represented by a solid line with a circular marker at an elevation of FL27.8.
- PROPOSED TOP OF CURB ELEVATIONS:** Represented by a solid line with a circular marker at an elevation of TC27.8.
- PROPOSED TOP OF SIDEWALK ELEVATION:** Represented by a solid line with a circular marker at an elevation of TS27.8.
- FINISHED GRADE AT TOP OF WALL:** Indicated by a dashed line with a circular marker at an elevation of $-(1.11)'$ FGH83.40.
- FINISHED GRADE AT BOTTOM OF WALL:** Indicated by a dashed line with a circular marker at an elevation of FGL83.40.
- EXISTING CONTOUR:** Represented by a horizontal line with a circular marker at an elevation of 515.
- PROPOSED CONTOUR:** Represented by a horizontal line with a circular marker at an elevation of 515.
- EXISTING STORM DRAIN:** Represented by a dashed line at the bottom of the diagram.



VICINITY MAP - Zone Map M-14-Z

LEGAL DESCRIPTION:
Lots Numbered 6A-1 and 6A-2 of the Amended Plat of Lots 6A-1 and 6A-2, Broadway Industrial Subdivision, Unit 2 being a Replat of 6A, Section 32, City of Albuquerque, Bernalillo County, NM. 2.7556 Acres.



FIRM MAP 35001C0342G

Per FIRM Map 35001C0342G, dated September 26, 2008, the site is not located in the Floodplain and determined to be outside the 0.2% chance Annual Floodplain.

GRADING NOTES

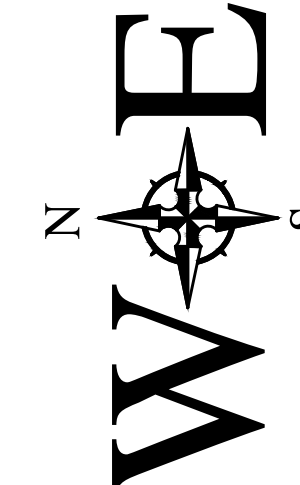
1. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
2. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
3. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
4. 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.
5. THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC HIGH-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.
6. 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.
7. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION (IF APPLICABLE) PRIOR TO BEGINNING CONSTRUCTION.
8. 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 FACILITIES, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.

BENCH MARKS

A.C.S. MONUMENT "20-J11"
MONUMENT TYPE 3
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
N=1,491,770.982
E=1,506,437.513
PUB. EL=5094.032 NAVD 1988
GROUND TO GRID FACTOR=0.999680825
DELTA ALPHA ANGLE = -0°15'27.22"

[illegible]

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Phone: (505) 980-3560



Homes Direct
601 San Jose Ave SE
Albuquerque, NM 87102

Grading Plan

C-201