CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director

Mayor Timothy M. Keller

March 4, 2022

Arthur Blessen
J Arthur Blessen Engineering
2429 Zena Lona St. NE
Albuquerque, NM 87112

RE: Jiffy Lube
9386 Coors Blvd. NW
Permanent CO – Accepted
Grading Certification Stamp Date: 2/21/22
Grading and Drainage Plan Stamp Date: 12/10/20
Hydrology File: C13D024

Dear Mr. Blessen:

PO Box 1293

Based on the submittal received on 2/22/22 and site visit on 3/3/22, this certification is approved in support of Permanent Release of Occupancy by Hydrology.

Albuquerque

If you have any questions, please 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: Jiffy Lube Building Permit #: _____ Hydrology File #: C13D024

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

Legal Description: Tract 3C-1 Black Ranch

City Address: 9386 Coors Blvd.

Applicant: J Arthur Blessen Engineering Contact: Arthur Blessen

Address: 2429 Zenaa Lona, Albuquerque New Mexico 87112

Phone#: 505-401-4142 Fax#: _____ E-mail: jab-engineering@hotmail.com

Owner: _____ Contact: _____

Address: _____

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

TYPE OF SUBMITTAL: _____ PLAT (___# OF LOTS) ____ RESIDENCE ____ DRB SITE ____ 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?

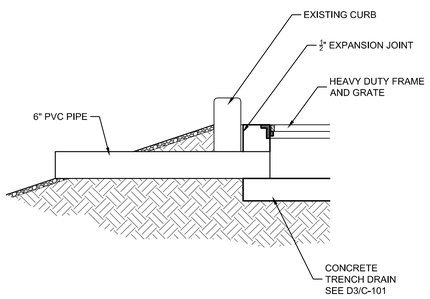
TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

____ 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
X GRADING/ PAD CERTIFICATION
____ WORK ORDER APPROVAL
____ CLOMR/LOMR
____ FLOODPLAIN DEVELOPMENT PERMIT
____ OTHER (SPECIFY) _____

DATE SUBMITTED: 2-21-22 By: J Arthur Blessen

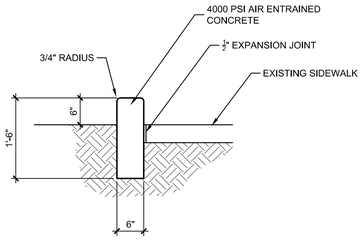
COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



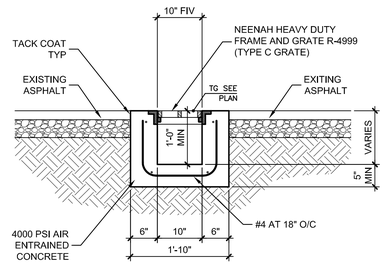
D1 TRENCH DRAIN DISCHARGE

3/4"=1'-0"



D2 CONCRETE CURB

3/4"=1'-0"



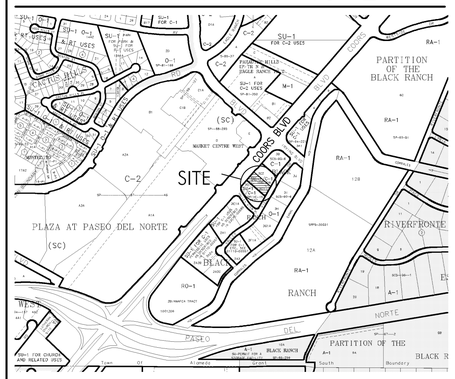
D3 TRENCH DETAIL

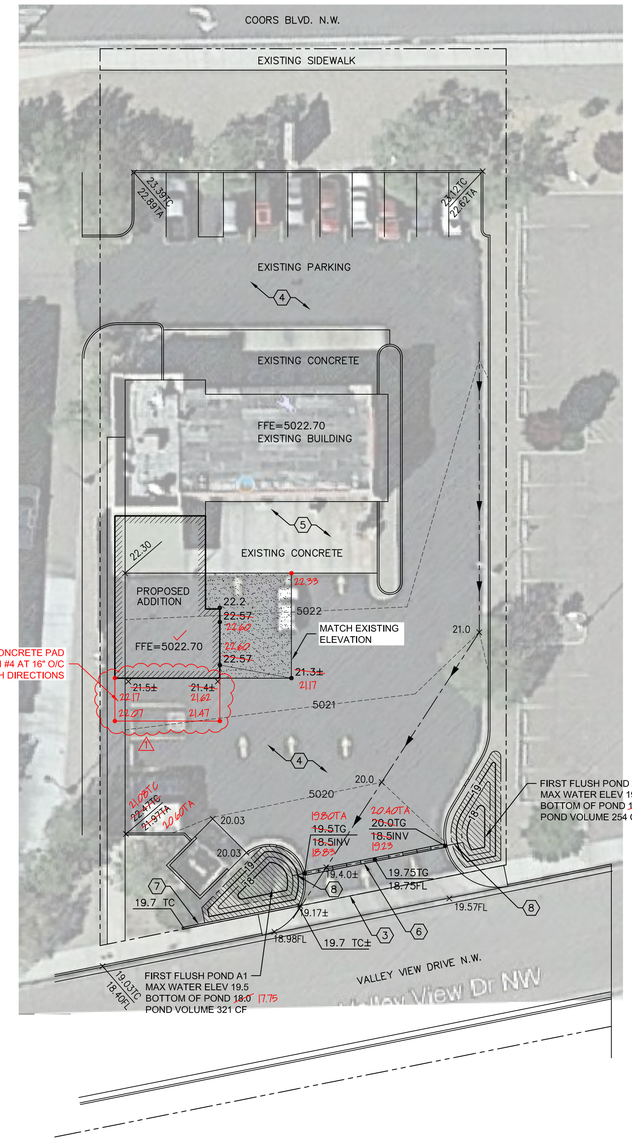
3/4"=1'-0"

KEYNOTES

1. EXISTING CURB AND CUTTER
2. EXISTING SIDEWALK
3. EXISTING DRIVE ENTRANCE
4. EXISTING ASPHALT PAVING
5. EXISTING CONCRETE PAVING
6. CONSTRUCT TRENCH DRAIN, SEE DETAIL D3/C-101
7. CONSTRUCT CONCRETE CURB, SEE DETAIL D2/C-101 (33 LINEAR FT)
8. CONSTRUCT 6" PCV PIPE DRAIN, SEE DETAIL D1/C-101

VINICITY MAP C-13-Z





LEGEND:

× 93.1	EXISTING SPOT ELEVATION
• 51.00	NEW SPOT ELEVATION
51	EXISTING CONTOUR
51	NEW CONTOUR
	SWALE
FL	FLOW LINE
GND	GROUND
INV	INVERT
TA	TOP OF ASPHALT
TC	TOP OF CURB
TG	TOP OF GRATE
TS	TOP OF CONCRETE SLAB
TW	TOP OF WALL
TBM	TEMPORARY BENCH MARK
	GRAVEL
	ASPHALT PAVING
	CONCRETE

HYDROLOGY NOTES:
ORIGINALLY, TRACT 3C WAS PLATED WITH AN AREA OF 1.200 ACRES. THE APPROVED MASTER PLAN (BLACK RANCH TRACT 3 GRADING, DRAINAGE, AND TERRAIN MANAGEMENT PLAN, OCT 1990, EASTERNLING AND ASSOC, INC.) INDICATES AL ALLOWABLE 100 TEAR PEAK RUNOFF FROM TRACT 3C OF 4.92 CFS. THE REPLAT OF TRACT 3C (TRACT 3C-1) IS 0.6245 ACRES IN SIZE. THEREFORE, PROPORTIONALLY, THE ALLOWABLE PEAK RUNOFF FORM TRACT 3C-1 IS (4.92 CFS) (0.6245 AC / 1.200 AC) = 2.56 CFS FOR THE 100-YEAR STORM.

EXISTING CONDITIONS: PER WILLSON AND CO. GRADING & DRAINAGE PLAN 12-19-20 THE EXISTING RUNOFF FROM THE SITE DISCHARGES TO VALLEY VIEW ROAD AT THE EXISTING DRIVE ENTRANCE.

NOTE: THERE IS NO OFFSITE DRAINAGE ONTO THIS SITE. THE SITE HAS BEEN RAISED WHICH PREVENTS ANY DRAINAGE FROM TRACT 3B TO ENTER THE SITE. THE ADJACENT ROAD HAS CURB AND GUTTER DRAINAGE SYSTEM WHICH DIRECTS THE DRAINAGE TO AN OFFSET DETENTION POND LOCATED APPROXIMATELY 400 FEET TO THE SOUTH ON VALLEY VIEW ROAD. A CURB AND GUTTER SYSTEM ALONG COORS BLVD INTERCEPTS AND DIVERTS RUNOFF FROM COORS BLVD. AWAY FROM THE SITE.

THE PROPOSED ADDITION WILL BE CONSTRUCTED OVER THE EXISTING PARKING LOT AREA. THEREFORE THE IS NO CHANGES TO THE EXISTING RUNOFF.

Drainage Calculation

City of Albuquerque DPM 2020 edition

9386 Coors Blvd

Precipitation Zone 1

Basin Area = 0.624 acres

Existing Treatment			Improved Conditions Treatment		
Area of A =	27203 sf	100%	Area of A =	sf	0%
Area of B =	0 sf	0%	Area of B =	5750 sf	21%
Area of C =	0 sf	0%	Area of C =	0 sf	0%
Area of D =	0 sf	0%	Area of D =	21453 sf	79%

Excess Precipitation, E (inches) 6 hr - 100 yr storm table 6.2.13

Existing Conditions Treatment	% of Area		En	Improved Conditions Treatment	% of Area		En
A	1.00 x	0.55 =	0.55	A	0.00 x	0.55 =	0.00
B	0.00 x	0.73 =	0.00	B	0.21 x	0.73 =	0.15
C	0.00 x	0.95 =	0.00	C	0.00 x	0.95 =	0.00
D	0.00 x	2.24 =	0.00	D	0.79 x	2.24 =	1.77
		E =	0.55			E =	1.92

Volume V = E A / 12

Ve =	0.550 x	0.6245 /	12 =	0.029 acre ft	1247 cf
Vi =	1.921 x	0.6245 /	12 =	0.100 acre ft	4354 cf

Discharge Rate, Q (cfs / acre) 100 yr storm table 6.2.14

Treatment	% of Area		Q	Treatment	% of Area		Q
A	1.00 x	1.54 =	1.54	A	0.00 x	1.54 =	0.00
B	0.00 x	2.16 =	0.00	B	0.21 x	2.16 =	0.46
C	0.00 x	2.87 =	0.00	C	0.00 x	2.87 =	0.00
D	0.00 x	4.12 =	0.00	D	0.79 x	4.12 =	3.25
		q =	1.54			q =	3.71

Peak Rate Qp = q A

Qp(e) =	1.54 x	0.6245 =	0.96 cfs
Qp(i) =	3.71 x	0.6245 =	2.31 cfs

Excess Volume = 0.071 acre ft

Excess Rate = 1.35 cfs

tc = 0.2 hr

tb = (2.107 *E*Ai/Qp)-(0.25*Ad/At) = 0.895 hr

tp = (0.7*tc)+((1.6-(Ad/At))/12) = 0.208 hr

Discharge Rate 2.314 cfs **3.71 cfs/ac** **Allowable Discharge Rate 2.560 cfs**

Volume Discharged 4549 cf 4549 cf

Pond Voulme 0 cf

WATER QUALITY POND (ARTICAL 6-12 PAGE 6-109)
FF POND VOLUME = (IMPERVIOUS AREA) (0.26 IN) FOR REDEVELOPED SITES
IMPERVIOUS AREA = 21,453 SF
REQUIRED POND VOLUME = (21,453 SF) (0.26 IN) (1 / 12 IN/FT) = 465 CF

FIRST FLUSH POND

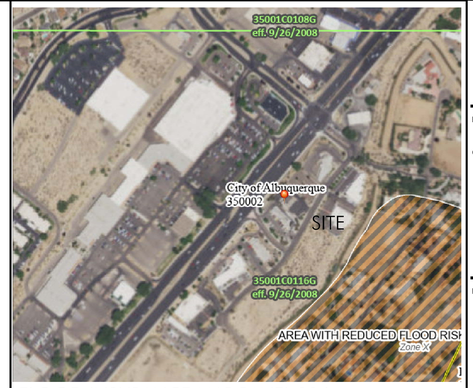
POND A1	ELEVATION	AREA
	19.5	364 SF
	19.0	253 SF
	18.0	81 SF

VOL = (81+253)(0.5)(1 FT) + (253+364)(0.5)(0.5 FT) = 321 CF

POND A2	ELEVATION	AREA
	19.5	315 SF
	19.0	203 SF
	18.0	47 SF

VOL = (47+203)(0.5)(1 FT) + (203+315)(0.5)(0.5 FT) = 254 CF

TOTAL POND VOL = 321 CF + 254 CF = 575 CF



FLOOD INSURANCE MAP PANEL 116

HYDROLOGY FILE: C13/D024

LEGAL DESCRIPTION:
TRACT 3C-1 BLACK RANCH

ADDRESS: 9386 COORS BLVD NW, ALBUQUERQUE, NM

SITE AREA: 0.6245 ACRES

BENCH MARK:
ELEVATION DATUM IS BASED ON NAVD 1988 FROM ACS MONUMENT "NM-488-N10", PUBLISHED ELEVATION (FEET) = 5054.51

FLOOD HAZARD:
AS SHOWN ON PANEL 35001C0116G (9-25-2008) OF THE FEMA FLOOD INSURANCE RATE MAPS, THIS SITE IS NOT WITHIN A DESIGNATED FLOOD HAZARD AREA.

CONSTRUCTION NOTES

A. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CALL FOR LOCATION OF EXISTING UTILITIES.
B. ALL WORK WITHIN THE CITY RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.
C. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS, LAWS, AND RULES CONCERNING SAFETY AND HEALTH.
D. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL VERITY THE EXISTING SITE CONDITIONS AND INFORM THE ARCHITECT/ ENGINEER OF ANY DISCREPANCY BETWEEN THE INFORMATION SHOWN ON THE PLANS AND THOSE OF THE EXISTING SITE.
E. THE CONTRACTOR SHALL PROVIDE THE ARCHITECT / ENGINEER WITH AN AS BUILT SURVEY FOR ENGINEER'S CERTIFICATION AT PROJECT COMPLETION.
F. THE CONTRACTOR SHALL MAINTAIN A RECORD DRAWING SET OF PLANS AND PROMPTLY LOCATE EXISTING AND NEW ELEVATIONS (FINISH FLOORS, TOPS OF CURBS AND ASPHALT, FLOW LINE, PIPE INVERTS, ETC.), ON THE RECORD SET. THE RECORD SET SHALL BE MAINTAINED ON THE PROJECT SITE AND SHALL BE AVAILABLE TO THE OWNER AND ARCHITECT AT ANY TIME DURING CONSTRUCTION. UPON COMPLETION OF THE PROJECT, THE RECORD SET SHALL BE TURNED OVER TO THE OWNER.
G. THE OWNER / CONTRACTOR SHALL SUBMIT A NOTICE OF INTENT (NOI) TO THE EPA PRIOR TO BEGINNING OF CONSTRUCTION.
H. CONTRACTOR SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SPECIFIC TO THIS PROJECT.

FACILITY ACCESSIBILITY
ALL SURFACES ALONG THE ACCESSIBLE ROUTE SHALL COMPLY WITH ANSI A117-1998.

WALKING SURFACES SHALL BE STABLE, FIRM, AND SLIP RESISTANT. THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20 WITH A CROSS SLOPE NOT STEEPER THAN 1:48.

CURB RAMP AND RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12 WITH A CROSS SLOPE NOT STEEPER THAN 1:48. COUNTER SLOPES OF ADJOINING GUTTERS AND ROAD SURFACES IMMEDIATELY ADJACENT TO THE CURB RAMP OR ACCESSIBLE ROUTE SHALL NOT BE STEEPER THAN 1:20. TRANSITIONS FROM RAMPS TO WALKS, GUTTERS OR STREETS SHALL BE AT THE SAME LEVEL. WHERE PEDESTRIANS MUST WALK ACROSS A CURB RAMP, THE RAMP SHALL HAVE FLARED SIDES WITH SLOPES NOT STEEPER THAN 1:10: WHERE THE TOP OF THE RAMP PARALLEL TO THE RUN OF THE RAMP IS LESS THAN 48 INCHES WIDE, THE FLARED SIDES SHALL HAVE A SLOPE NOT STEEPER THAN 1:12.

HANDICAP PARKING SPACES AND ACCESS AISLES SHALL HAVE SURFACE SLOPES NOT STEEPER THAN 1:48. ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE PARKING SPACES THEY SERVE.

TRAFFIC CONTROL
THE CONTRACTOR SHALL PROVIDE ALL REQUIRED TRAFFIC CONTROL PLANS AND DEVICES. ALL SIGNS, BARRICADES, CHANNELIZATION DEVICES, SIGN FRAMES AND ERECTION OF SUCH DEVICES SHALL CONFORM THE THE REQUIREMENTS OF THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" LATEST EDITION. PRIOR TO CONSTRUCTION PRIOR TO CONSTRUCTION, THE TRAFFIC CONTROL PLAN SHALL BE SUBMITTED AND APPROVED BY THE GOVERNING AUTHORITY.

I, JOHN ARTHUR BLESSEN, NMPE 13481, OF THE FIRM J ARTHUR BLESSEN ENGINEERING, HEREBY CERTIFY THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 12/10/20. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE SITE ON 2/18/22 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS CORRECT TO THE BEST OF MY KNOLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR PERMANENT CERTIFICATE OF OCCUPANCY.

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 ASE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OR ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

JOHN ARTHUR BLESSEN NEW MEXICO 13481 REGISTERED PROFESSIONAL ENGINEER

J Arthur Blessen, PE — 2-21-22
NM PE# 13481 — date

A3 SITE GRADING PLAN

1"=20'-0"

0 10' 20' 40'

T A T E F I S H B U R N
A R C H I T E C T
BOX 2941 CORRALES, NEW MEXICO 87048 PHONE 505.899.9338 FAX 899.9328

ARCHITECT SEAL

ENGINEER SEAL

JOHN ARTHUR BLESSEN NEW MEXICO 13481 REGISTERED PROFESSIONAL ENGINEER

12-10-20

PROJECT

ADDITION FOR JIFFY LUBE
9386 COORS BOULEVARD, NW
ALBUQUERQUE, NEW MEXICO

REVISIONS
⚠ 12-17-21 ADD CONCRETE PAD

DATE DECEMBER 10, 2020

SCALE 1"=20'-0" OR AS NOTED

DRAWING NAME
SITE GRADING PLAN

SHEET NUMBER
C-101