

# CITY OF ALBUQUERQUE



November 17, 2006

Mr. Wallace L. Bingham, P.E.  
**BNGHAM ENGINEERING**  
6344 Belcher Ave. NE  
Albuquerque, NM 87109

**Re: GECKO RESTAURANT** (Phase I)  
**5801 Academy Road NE**  
**Approval of Permanent Certificate of Occupancy (C.O.)**  
**Engineer's Stamp dated 09/11/2006 (E-18/D55)**  
**Certification dated 11/17/2006**

Dear Monte,

P.O. Box 1293

Based upon the information provided in your submittal received 11/17/2006, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

Albuquerque

If you have any questions, you can contact me at 924-3982.

New Mexico 87103

Sincerely,

Arlene V. Portillo  
Plan Checker, Planning Dept. - Hydrology  
Development and Building Services

[www.cabq.gov](http://www.cabq.gov)

C: CO Clerk  
File

# CITY OF ALBUQUERQUE



**Planning Department  
Transportation Development Services Section**

May 10, 2006

James Clark  
**Masterwork Architects**  
4200 Wyoming NE Ste B-1  
Albuquerque, NM 87111

Re: Traffic Circulation Layout (TCL) Submittal for Building Permit Approval for  
Offices and Warehouse for Gecko's Bar & Grill [E-18/D-55~~xxx~~]  
(5801 Academy NE), Albuquerque, NM  
Engineer's/Architect's Stamp Dated 05-05-2006

Dear Mr. Clark,

The TCL submittal dated May 08, 2006 is approved for building permit. The plan is stamped and signed as approved. Two copies of the plan that is stamped as approved will be required: one for each of the building permit plans and the original to be kept by you to be used for certification of the site for final C.O. for Transportation. **Public infrastructure or work done within City Right-of-Way shown on these plans is for information only and is not part of approval. A separate DRC and/or other appropriate permits are required to construct these items.**

If a temporary CO is needed then a copy of the original TCL that was stamped as approved by the City which includes a statement that identifies the outstanding items that need to be constructed or the items that have not been built in "substantial compliance". This statement requires a NM registered architect or engineer stamp to be dated. Submit this TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

When the site is completed and a final C.O. is requested, use the original City stamped approved TCL for certification. A NM registered architect or engineer needs stamp and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

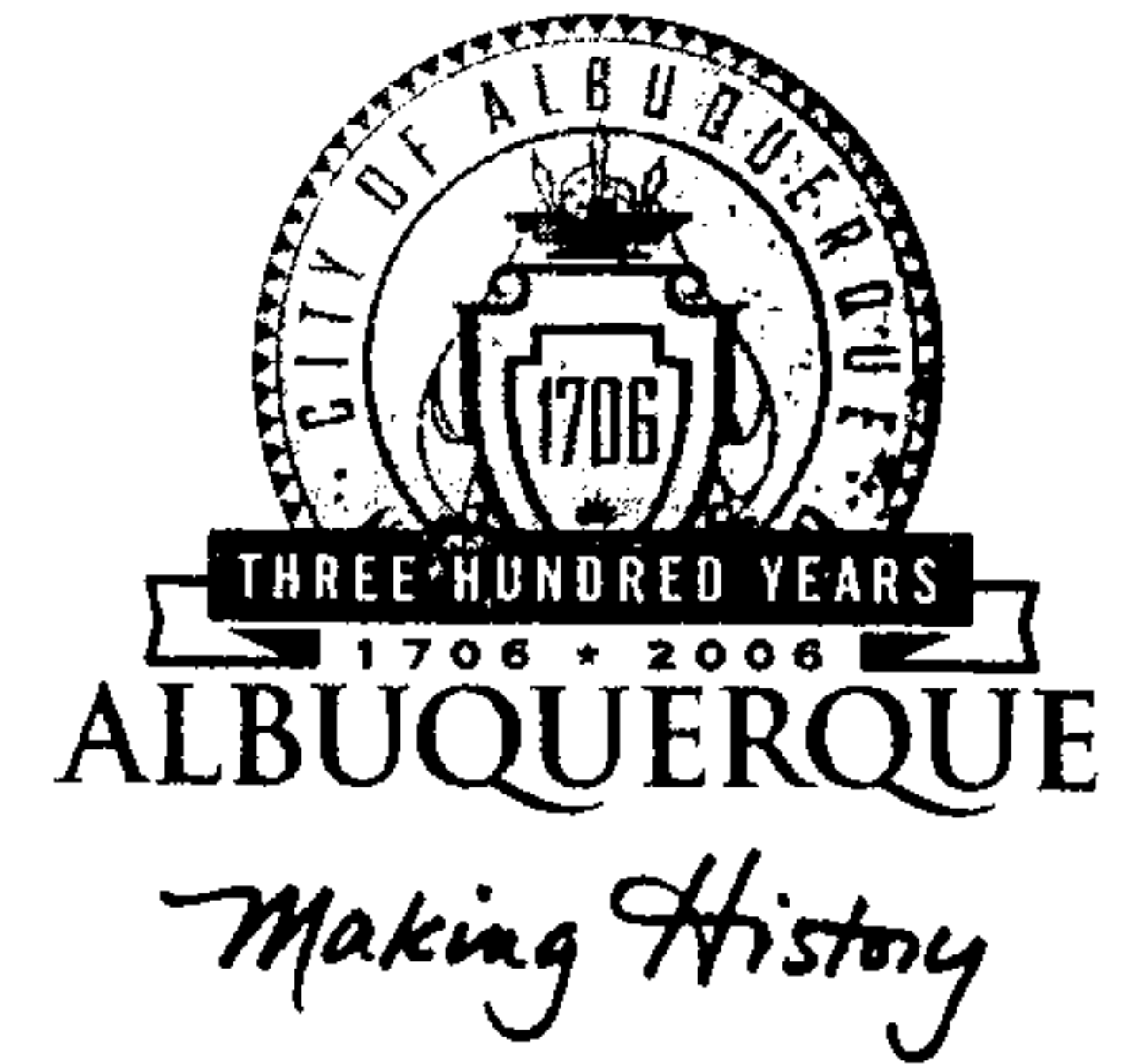
Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3306.

Sincerely,

Wilfred A. Gallegos, PE  
Development and Building Services

cc: Hydrology file  
File

# CITY OF ALBUQUERQUE



October 13, 2005

James B. Clark, R.A.  
Masterworks Architects, Inc.  
4200 Wyoming Blvd. NE Suite B-1  
Albuquerque, NM 87111

**Re: Gecko's Bar & Grill, 5801 Academy Rd. NE - Traffic Circulation Layout  
Architect's Stamp dated 10-10-05 (E18-D55)**

Dear Mr. Clark,

The TCL submittal received 10-11-05 is approved for Building Permit. The plan is stamped and signed as approved. A copy of this plan shall be inserted into each set of the building permit plans. Please keep the original to be used for final C.O. certification of the site required by Transportation.

If a temporary CO is needed, a copy of the original TCL that was stamped as approved by the City will be needed. This plan must include a statement that identifies the outstanding items that need to be constructed or the items that have not been built in "substantial compliance," as well as the signed and dated stamp of a NM registered architect or engineer. Submit this TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

When the site is completed and a final C.O. is requested, use the original City stamped approved TCL for certification. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

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Sincerely,

Phillip J. Lovato, E.I., C.F.M.  
Engineering Associate, Planning Dept.  
Development and Building Services

cc: file

P.O. Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

# CITY OF ALBUQUERQUE



January 11, 2008

Wallace L. Bingham, P.E.  
**Bingham Engineering**  
6344 Belcher NE  
Albuquerque, NM 87109

**Re: Gecko Bar & Grill Ph. II, 5801 Academy Rd. NE,  
(E-18/D055)  
Approval of Permanent Certificate of Occupancy,  
Engineer's Stamp Date 9/11/2007  
Certification dated: 1-08-07**

P.O. Box 1293

Mr. Bingham:

Albuquerque

Based upon the information provided in your submittal received 1/11/08, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

If you have any questions, you can contact me at 924-3982.

New Mexico 87103

Sincerely,

[www.cabq.gov](http://www.cabq.gov)

Timothy Sims  
Plan Checker-Hydrology, Planning Dept  
Development and Building Services

C: CO Clerk—Katrina Sigala  
File



# CITY OF ALBUQUERQUE



May 24, 2006

Wallace Bingham, P.E.  
Bingham Engineering  
6344 Belcher NE  
Albuquerque, NM 87109

**Re: Gecko's Bar and Grill, 5801 Academy Rd NE, Grading and Drainage Plan  
Engineer's Stamp dated 5-19-06 (E18-D55)**

Dear Mr. Bingham,

Based upon the information provided in your submittal received 5-19-06, the above referenced plan is approved for Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

P.O. Box 1293

If you have any questions, you can contact me at 924-3981.

Albuquerque

New Mexico 87103

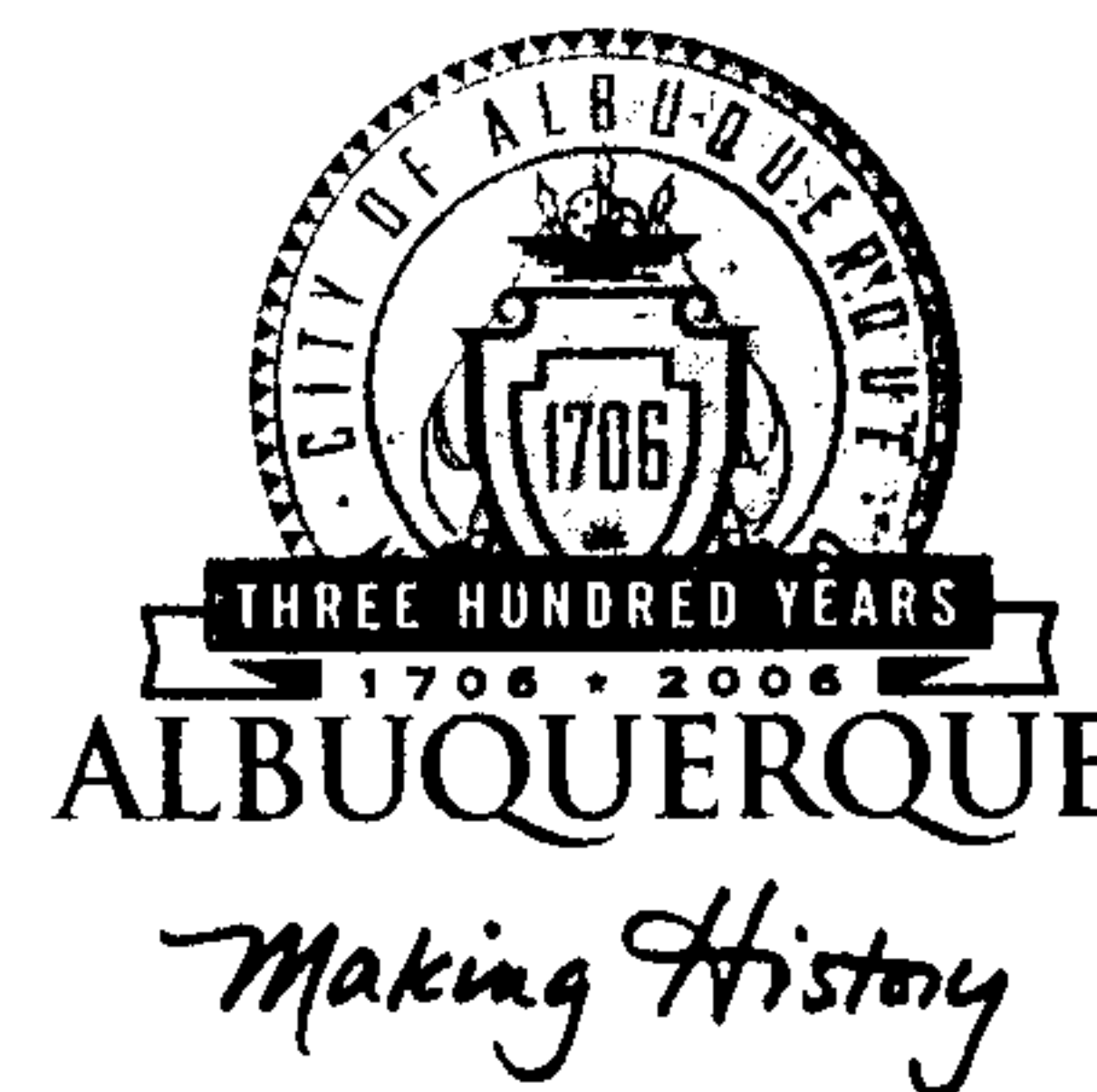
[www.cabq.gov](http://www.cabq.gov)

Sincerely,

Kristal D. Metro, P.E.  
Senior Engineer, Planning Dept.  
Development and Building Services

C: File

# CITY OF ALBUQUERQUE



November 4, 2005

David Soule, P.E.  
Rio Grande Engineering  
1606 Central Ave SE Suite 201  
Albuquerque, NM 87106

**Re:   Geckos, 5801 Academy Rd. NE**  
**Grading and Drainage Plan**  
**Engineer's Stamp dated 10-25-05 (E18-D55)**

Dear Mr. Soule,

Based upon the information provided in your submittal received 10-27-05, the above referenced plan is approved for Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology. **Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.**

P.O. Box 1293

Albuquerque

If you have any questions, you can contact me at 924-3695.

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

Sincerely,

Rudy E. Rael, Associate Engineer  
Planning Department.  
Development and Building Services

C:     File

DRAINAGE REPORT

for

**5801 Academy  
Gecko's Development  
Albuquerque, New Mexico**

Prepared by

Rio Grande Engineering  
1606 Central SE, Suite 201  
Albuquerque, New Mexico 87106

Prepared for  
Roger Smith  
4200 Wyoming NE  
Albuquerque, New Mexico 87111

October 25, 2005



David Soule P.E. No. 14522

## PURPOSE

The purpose of this report is to provide the Drainage Management Plan for the development of 5801 Academy NE. The proposed development will consist of a 7,500 square foot restaurant and retail building, with their associated parking and landscaping areas. This plan will identify the upstream and downstream hydraulic constraints affecting the subject property. This plan was prepared in accordance with the City of Albuquerque's Development Process Manual Drainage Criterion. This report will demonstrate that the proposed improvements do not adversely affect the surrounding properties, nor the upstream or downstream facilities.

## INTRODUCTION

The subject of this report, as shown on the Exhibit A vicinity map, is a ~~.997-acre parcel of~~ land located on the north side of Academy Road between the McKinney Road and San Mateo Boulevard NE. The site is currently fully developed, including a paving, a building and a retention pond. The legal description of the parcel is Tract F-1 Academy Acres Unit 2. The entire site lies with flood zone <sup>3</sup>~~X~~ as described by FIRM map 35001C0139E. No significant flows enter the site. ~~The site currently discharges 1.54 CFS directly to Academy Boulevard, which is a City of~~ Albuquerque Road, with City maintained drainage facilities. The majority of the site discharges to a retention pond located along the west property line. Based upon old drainage reports this is a retention pond, but a small stand pipe exists in the middle of the pond. This stand pipe either is a French drain or is connected to the storm drainage system within Academy Road. Due to the existing drainage facilities and the fact the site is completely developed, the redevelopment of the site shall maintain the existing drainage patterns and discharge at or near the historical rate to both the pond and public roadway.



## EXISTING CONDITIONS

The site slopes from east to west, with general grades between 2 and 3 %. There is a grade break running down the middle of the site. As shown on Exhibit B, the site contains two drainage basins. As shown in Appendix A, currently approximately 1.54 cfs leaves the site during the 100-year, 6-hour rain event. The flow enters the Academy roadway via the driveway entrances. The remaining northerly portion of the site is captured by a large ponding area located at the west property line. Currently the site discharges a total 10-day volume of .129 acre feet at a peak rate of 2.12 cfs to this ponding area. Due to improvements east of this site no significant offsite flow enters the site.

## PROPOSED CONDITIONS

The proposed improvements consist of the demolition of the existing building and parking lot and the subsequent construction of 7,500 square foot building and its associated parking and substantial landscaping. As shown on exhibit C, the site will be divided into 4 separate drainage basins. Basins 1 and 2, which contains approximately .42 acres, will continue to drain to the Academy Roadway, as shown in appendix B, these basins will discharge a combined peak flow rate of 1.68 cfs during the 100-year, 6-hour storm event. This is an increase of 0.14 cfs from the historical rate leaving the site. Basins 3 and 4 contain approximately .46 acres and will discharge a 10-day volume of .118 acre feet at a combined peak flow rate of 1.93 to the existing pond. This is a reduction in volume of 0.011 acre feet and peak flow rate reduction of .19 cfs. As shown in Appendix B, the curb openings have been designed to capture the design flow rate.

PROPERTY CORNERS ARE SHOWN FOR ORIENTATION ONLY.  
BOUNDARY DATA IS FROM PREVIOUS SURVEY  
(REFERENCED HEREON.)

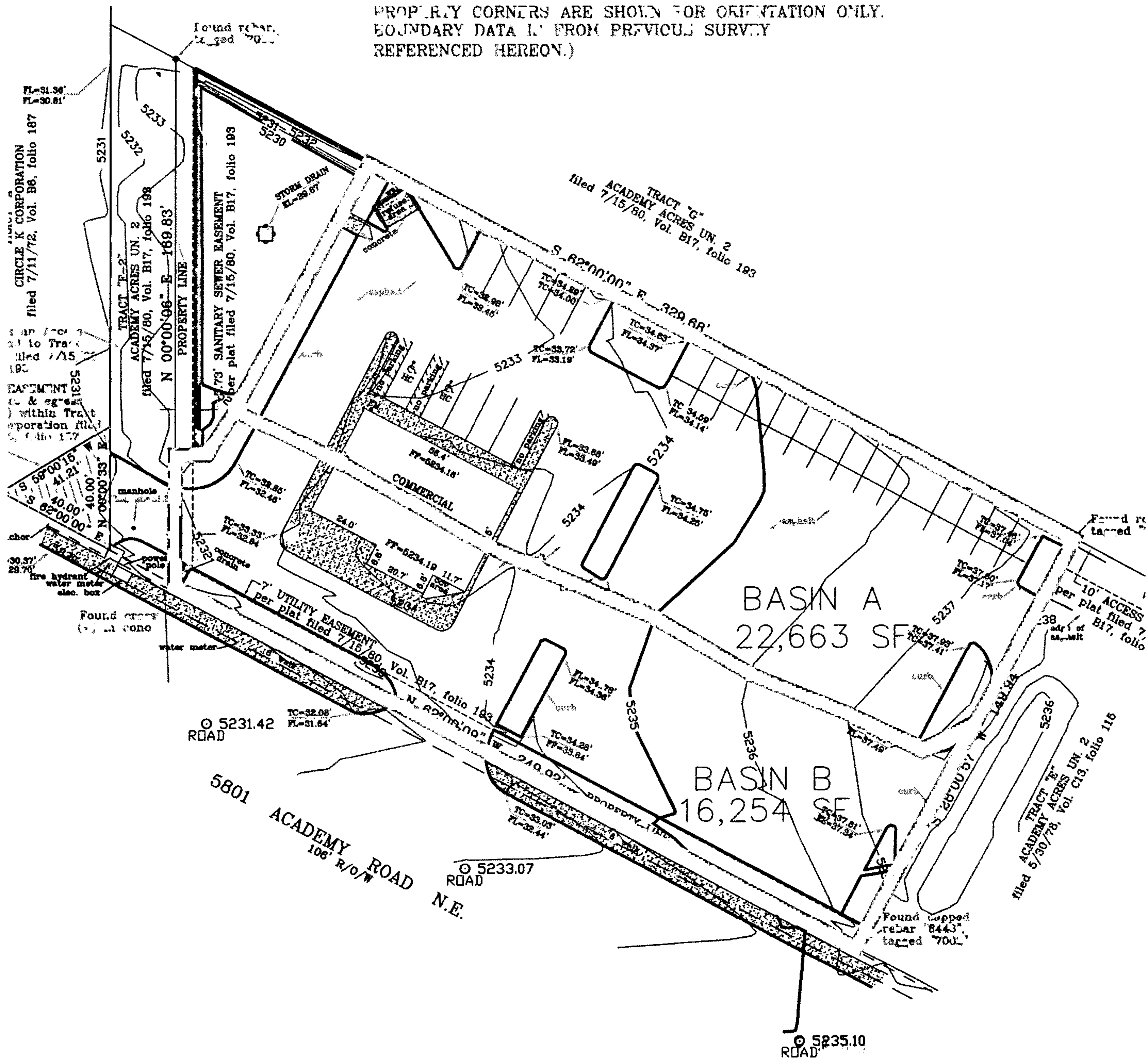


Exhibit B  
Existing Business Map

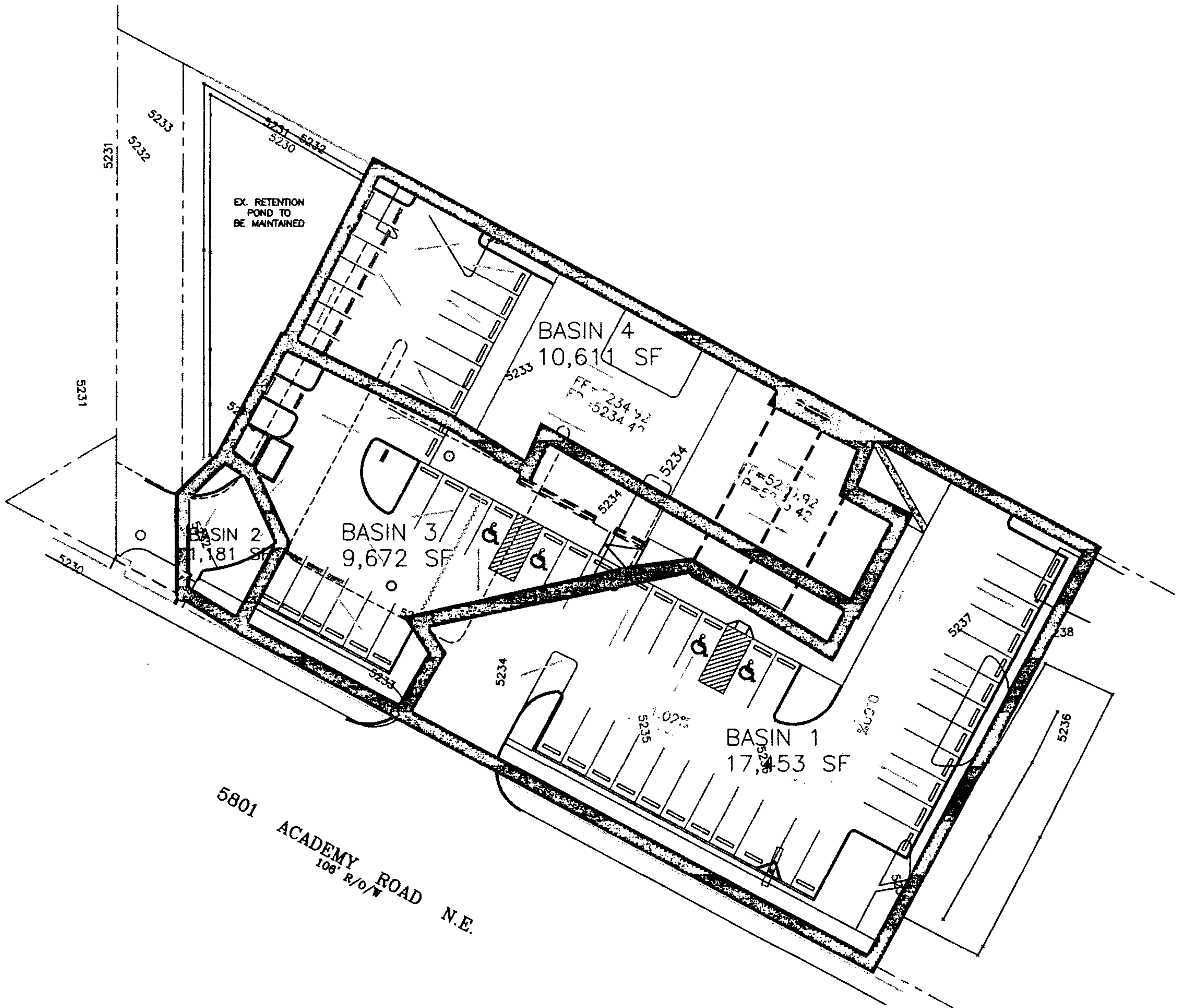


Exhibit C  
Proposed Basin Map



## SUMMARY AND RECOMMENDATIONS

This project is the redevelopment of an existing site that is almost entirely impervious. The site is located within flood zone <sup>2</sup>~~X~~, and is not impacted by any significant offsite flows. The site currently discharges ~~1.54 cfs~~ to Academy Boulevard during a 100-year, 6-hour storm event. This site currently discharges .129 acre feet to an existing onsite pond. The proposed development will decrease the amount of impervious area <sup>while</sup> keeping the same drainage patterns as the historical. The site will ~~increase the flow~~ leaving the site during the 100-year, 6-hour event ~~by .14~~ <sup>believe</sup> cfs. Due to this being an infill redevelopment it is my ~~believe~~ this minor increase is insignificant and will not have any measurable effect on the surrounding drainage facilities. The ponding volumes and peak flow rates have been calculated using the City of Albuquerque's Weighted E method as prescribed in the DPM. Since the proposed redevelopment and the improvements shown within this plan do not adversely affect the upstream or downstream facilities, we recommend approval of the site-grading plan. Since this site encompasses less than 1 acre, a NPDES permit should not be required prior to any construction activity.

## Weighted E Method

### Existing Basins

Basin	Area (sf)	Area (acres)	Treatment A		Treatment B		Treatment C		Treatment D		100-Year			10-day
			%	(acres)	%	(acres)	%	(acres)	%	(acres)	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	Volume (ac-ft)
A	22663.00	0.520	0%	0	9%	0.047	6%	0.03122	85%	0.442	1.794	0.078	2.12	0.129
B	16254.00	0.373	0%	0	5%	0.019	8%	0.02985	87%	0.325	1.827	0.057	1.54	0.095
Total	38917.00	0.893		0		0.065		0.06107		0.767		0.135	3.66	0.22

### Proposed Developed Basins

Basin	Area (sf)	Area (acres)	Treatment A		Treatment B		Treatment C		Treatment D		100-Year, 6-hr.			10-day
			%	(acres)	%	(acres)	%	(acres)	%	(acres)	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	Volume (ac-ft)
1	17453.00	0.401	0%	0	12%	0.048	13%	0.05209	76%	0.305	1.706	0.057	1.58	0.092
2	1181.00	0.027	0%	0	20%	0.005	20%	0.00542	60%	0.016	1.514	0.003	0.10	0.005
3	9672.00	0.222	0%	0	6%	0.013	10%	0.0222	84%	0.187	1.794	0.033	0.91	0.055
4	10611.00	0.244	0%	0	5%	0.012	5%	0.01218	90%	0.219	1.856	0.038	1.02	0.063
Total	38917.00	0.893		0		0.079		0.09189		0.727		0.131	3.60	

### Equations:

$$\text{Weighted E} = \text{Ea} \cdot \text{Aa} + \text{Eb} \cdot \text{Ab} + \text{Ec} \cdot \text{Ac} + \text{Ed} \cdot \text{Ad} / (\text{Total Area})$$

$$\text{Volume} = \text{Weighted D} \cdot \text{Total Area}$$

$$\text{Flow} = \text{Qa} \cdot \text{Aa} + \text{Qb} \cdot \text{Ab} + \text{Qc} \cdot \text{Ac} + \text{Qd} \cdot \text{Ad}$$

Where for 100-year, 6-hour storm

Ea= 0.44	Qa= 1.29
Eb= 0.67	Qb= 2.03
Ec= 0.99	Qc= 2.87
Ed= 1.97	Qd= 4.37

EXISTING GOING TO POND	0.129 AC-FT
PROPOSED GOING TO POND	0.118 AC-FT
EXISTING LEAVING SITE	1.54 CFS
PROPOSED LEAVING SITE	1.68 CFS

3.51



## Concrete Channel

Weir Equation:

$$Q = CLH^{3/2}$$

Q = 1.02 cfs max.

C = 2.95

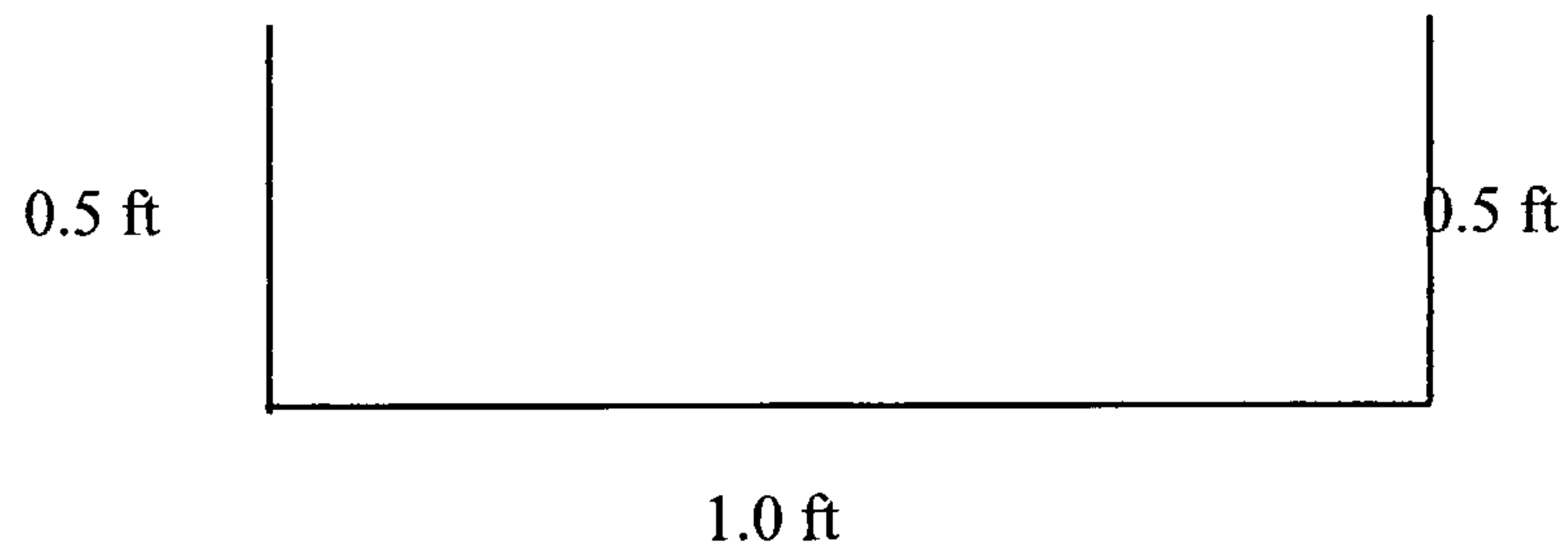
H = 0.5 ft

L = Length of weir

$$L = \frac{1.02}{2.95(0.5)^{3/2}}$$

**L = .977 ft**

Use 1 foot for length of weir



# CITY OF ALBUQUERQUE



**Planning Department  
Transportation Development Services Section**

October 23, 2007

James B. Clark, Registered Architect  
516 Eleventh Street NW  
Albuquerque, NM 87111-1898

Re: Certification Submittal for Final Building Certificate of Occupancy for  
Gecko's Bar and Grille Phase I, [E-18 / D55]  
5801 Academy Rd. NE  
Architect's Stamp Dated 10/22/07

Dear Mr. Clark:

P.O. Box 1293

The TCL / Letter of Certification submitted on October 22, 2007 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

Albuquerque

Sincerely,

New Mexico 87103

  
Nilo E. Salgado-Fernandez, P.E.  
Senior Traffic Engineer  
Development and Building Services  
Planning Department

[www.cabq.gov](http://www.cabq.gov)

c: Engineer  
Hydrology file  
CO Clerk

# CITY OF ALBUQUERQUE



March 14, 2007

James Clark , R.A.  
Masterwork Architects  
4200 Wyoming NE Suite B-1  
Albuquerque, NM 87111

*Phase 2*

Re: RHS Properties, 5801 Academy NE, Traffic Circulation Layout,  
Architect's Stamp dated 3-14-07 (E18-D55)

Dear Mr. Clark,

The TCL submittal received 3-14-07 is approved for Building Permit. The plan is stamped and signed as approved. A copy of this plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation. **Public infrastructure or work done within City Right-of-Way shown on these plans is for information only and is not part of approval. A separate DRC and/or other appropriate permits are required to construct these items.**

P.O. Box 1293

If a temporary CO is needed, a copy of the original TCL that was stamped as approved by the City will be needed. This plan must include a statement that identifies the outstanding items that need to be constructed or the items that have not been built in "substantial compliance," as well as the signed and dated stamp of a NM registered architect or engineer. Submit this TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

Albuquerque

New Mexico 87103

When the site is completed and a final C.O. is requested, use the original City stamped approved TCL for certification. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

www.cabq.gov

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3306.

Sincerely,

Kristal D. Metro, P.E.  
Senior Engineer, Planning Dept.  
Development and Building Services

C: File

17 October 2007  
Project MW 0640

Development and Building Services  
Planning Department  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, New Mexico 87103

**Re: Letter of Certification**

**Project:** Gecko's Bar And Grille Phase I (E18-D055)  
5801 Academy Rd. NE  
Albuquerque, New Mexico

On 16 October 2007, I conducted a Site Observation Visit of the completed facility to confirm the construction of the site improvements.

My observation revealed that the site improvements are in substantial compliance with the City of Albuquerque approved Traffic Circulation Plan.

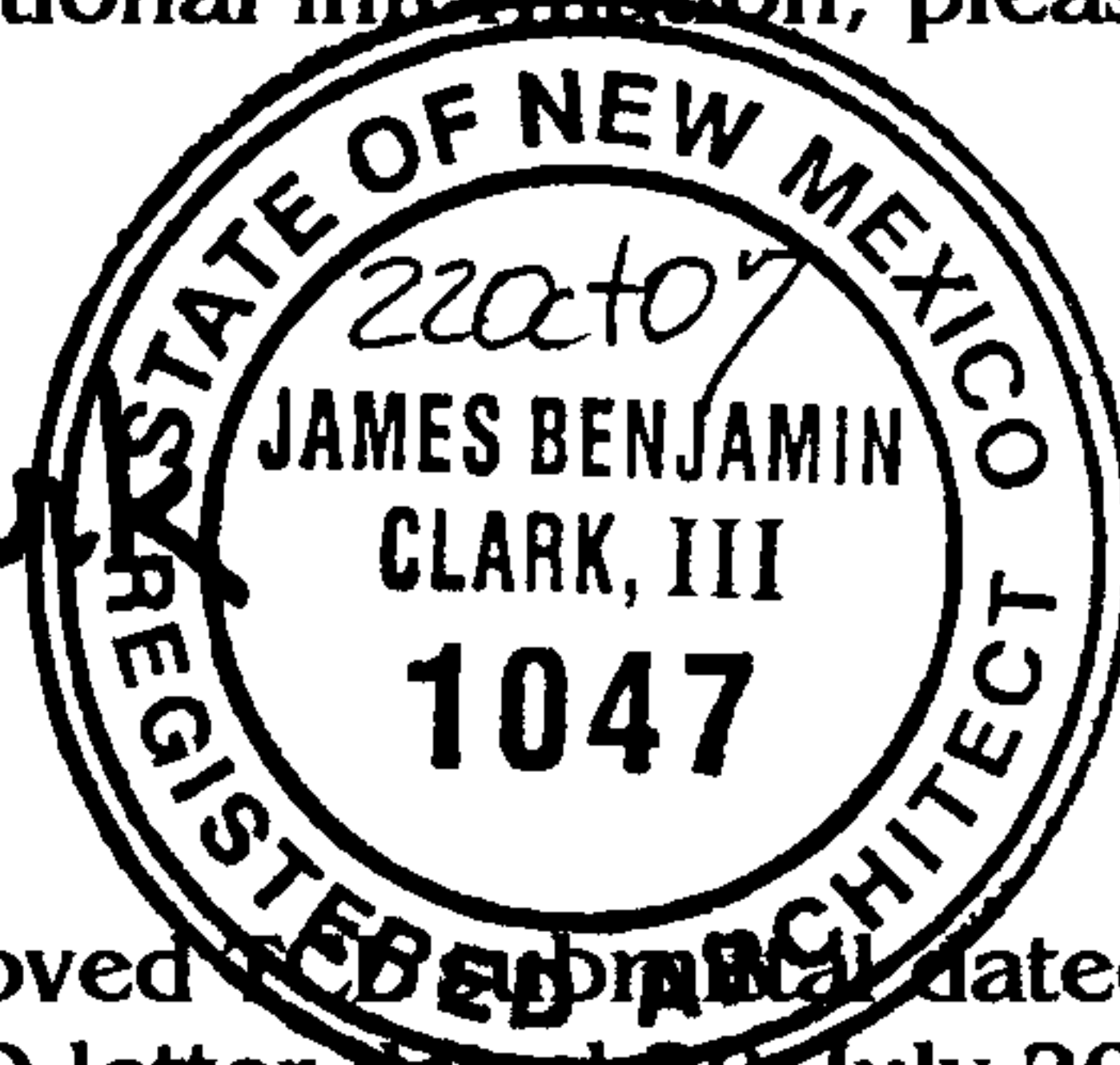
No field change deviations were made during the course of the work.

If you need any additional information, please call.

Sincerely,

*James B. Clark*

James B. Clark, RA  
Vice President



Encl: Original approved Temporary CO dated 14 March 2007  
Temporary CO letter dated 20 July 2007



**MASTERWORKS ARCHITECTS, INC**

516 Eleventh Street NW • Albuquerque, NM 87111-1898  
505-242-1866 • FAX 505-242-1802

www.masterworksarchitects.com info@masterworksarchitects.com



# CITY OF ALBUQUERQUE



March 14, 2007

James Clark, R.A.  
Masterwork Architects  
4200 Wyoming NE Suite B-1  
Albuquerque, NM 87111

RECEIVED

MAR 19 2007

MASTERWORKS

Re: RHS Properties, 5801 Academy NE, Traffic Circulation Layout,  
Architect's Stamp dated 3-14-07 (E18-D55)

Dear Mr. Clark,

The TCL submittal received 3-14-07 is approved for Building Permit. The plan is stamped and signed as approved. A copy of this plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation. **Public infrastructure or work done within City Right-of-Way shown on these plans is for information only and is not part of approval. A separate DRC and/or other appropriate permits are required to construct these items.**

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Albuquerque

New Mexico 87103

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Sincerely,

Kristal D. Metro, P.E.  
Senior Engineer, Planning Dept.  
Development and Building Services

C: File