

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

March 26, 2021

Morey E Walker, P.E.
Walker Engineering
905 Camino Sierra Vista
Santa Fe, NM 87505

**Re: Ryan's Sewing & Vac.
5011 San Mateo Blvd NE
Request for Certificate of Occupancy
Transportation Development Final Inspection**
Engineer's/Architect's Stamp dated 4-28-20 (AA) (F17D103)
Certification dated 3-17-21

Dear Mr. Walker,

PO Box 1293

Based upon the information provided in your submittal received 3-25-21, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

Albuquerque

If you have any questions, please contact Ernie Gomez at (505) 924-3981.

NM 87103

Sincerely,

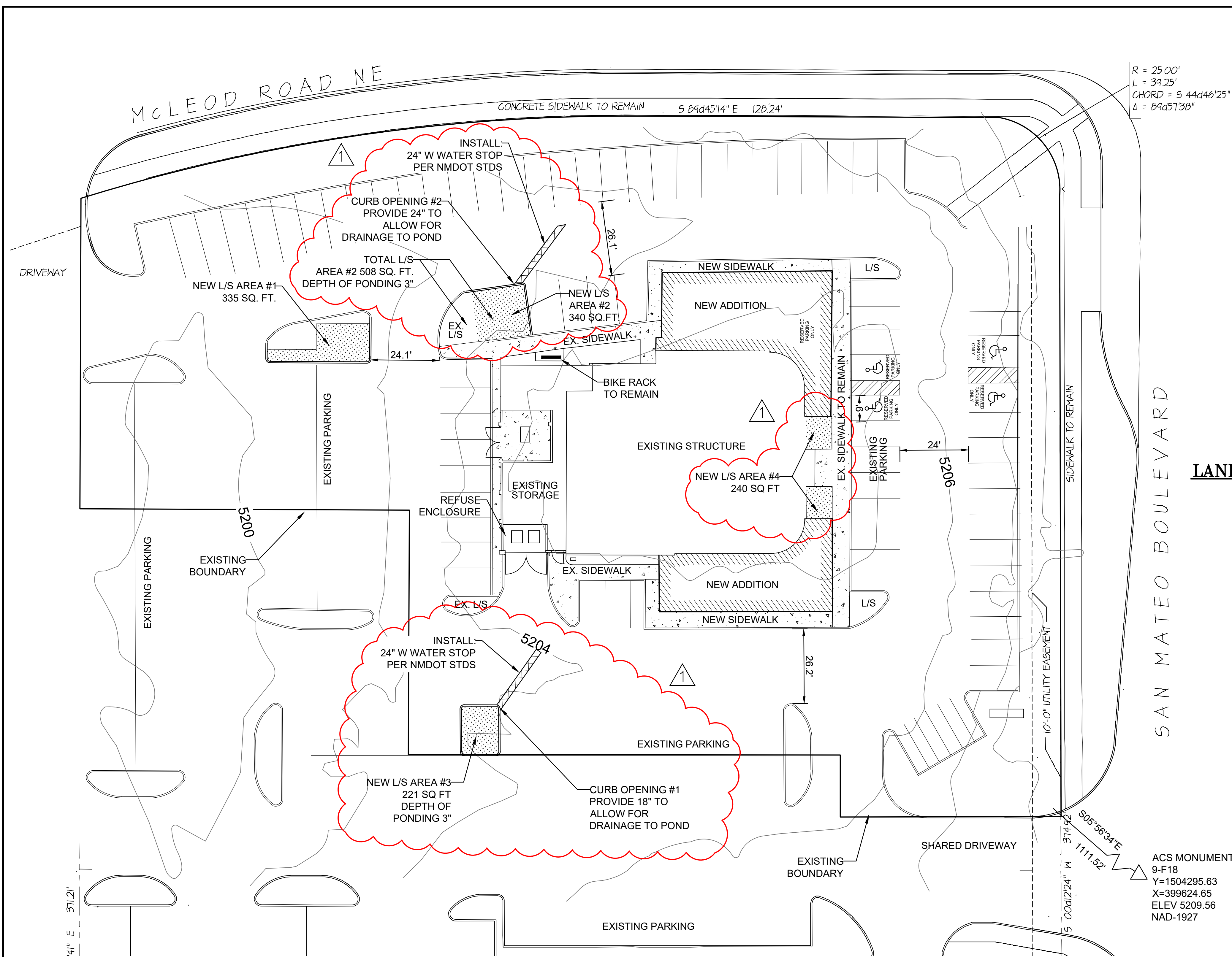
Jeanne Wolfenbarger

www.cabq.gov

Jeanne Wolfenbarger, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

Ernie Gomez
Plan Checker, Planning Dept.
Development Review Services

EG via: email
C: CO Clerk, File



PROPOSED DEVELOPMENT

FIRM MAP

FIRM MAP: 35001C019G
DATE: 9/26/08
ZONE: X
AREA OF MINIMAL FLOOD HAZARD

GRADING NOTE

THE NEW CONSTRUCTION WILL BE BUILT UPON EXISTING PAVING/SIDEWALK. NO ADDITIONAL GRADING WILL BE REQUIRED FOR CONSTRUCTION. NO CHANGE IN FLOW PATTERNS OR ELEVATIONS WILL BE NECESSARY.

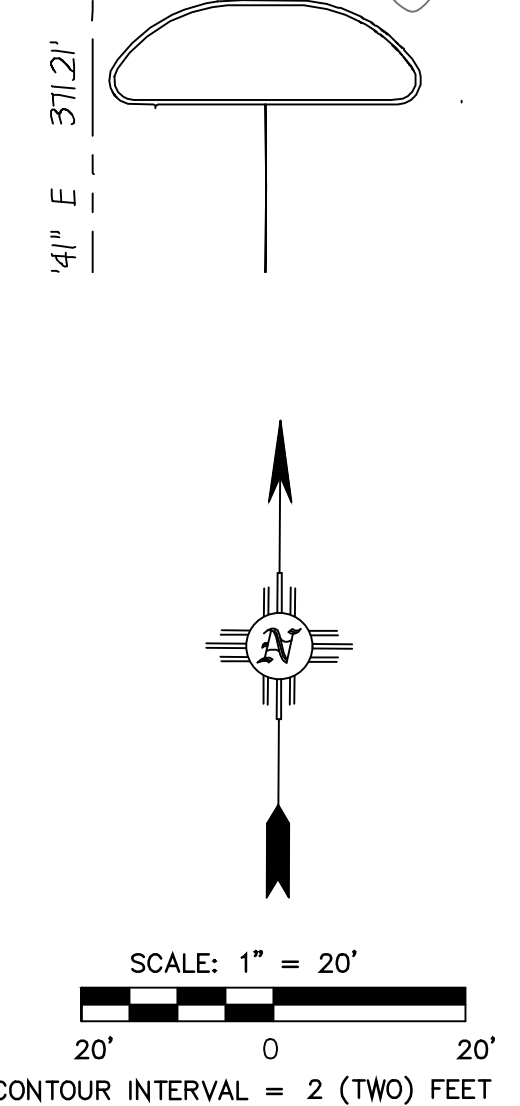
CURB OPENING CALCULATIONS

CURB OPENING #1
DRAINAGE AREA : 0.25 ACRES
TYPE D TREATMENT
PEAK DISCHARGE: 5.25X.25= 1.31CFS
CURB OPENING 1.5'
MAX H: 0.5 FEET (TOP OF CURB)
MAX WEIR FLOW: 2.45 CFS > 1.31 CFS
CURB OPENING ADEQUATE

CURB OPENING #2
DRAINAGE AREA : 0.45 ACRES
TYPE D TREATMENT
PEAK DISCHARGE: 5.25X.45= 2.36 CFS
CURB OPENING 2'
MAX H: 0.5 FEET (TOP OF CURB)
MAX WEIR FLOW: 3.38 CFS > 2.36 CFS
CURB OPENING ADEQUATE

LEGEND

- 60 ————— EXISTING CONTOURS
- 65.0 ————— DESIGN CONTOURS
- EXISTING SIDEWALK
- NEW SIDEWALK
- SITE BOUNDARY
- 89.5 F.G. ————— SPOT ELEVATION
- 6' x 6' x 6" RIP RAP MAT
- ←———— WATER FLOW DIRECTION
- EXISTING CURB
- NEW CURB



DRAINAGE CALCULATIONS

Albuquerque Zone 4
Design Storm = 2.90 In/6 hr 100 year

Treatment	Initial		Excess Precipitation (inches)			Peak Discharge (cfs/acre)		
	Abstraction In	Loss Rate In/Hr	100 yr	2 yr	10 yr	100 yr	2 yr	10 yr
A	0.65	1.67	0.80	0.02	0.28	2.20	0.05	0.87
B	0.5	1.25	1.08	0.11	0.46	2.92	0.38	1.45
C	0.35	0.83	1.46	0.27	0.73	3.73	1.00	2.26
D	0.1	0.04	2.46	1.01	1.69	5.25	2.17	3.57

Discharge Calculations Site Area: 2.049 Acres

Treatment	Predeveloped Conditions		Post developed Conditions		
	Area (Acres)	Peak Discharge (cfs)	Treatment	Area (Acres)	Peak Discharge (cfs)
A	0	0.00	A	0	0.00
B	0.288	0.84	B	0.288	0.84
C	0	0.00	C	0	0.00
D	1.761	9.24	D	1.761	9.24
Total:	10.09	10.09	Total:	10.09	10.09

Increase Landscape area = 6 sq. ft.
No increase in discharge

LANDSCAPE CALCULATIONS

EXISTING LANDSCAPE AREA TO BE REMOVED
L/S #1 = 627 SQ.FT.
#2 = 357 SQ.FT.
#3 = 142 SQ.FT.
TOTAL = 1126 SQ.FT.

NEW LANDSCAPE ARE TO BE REPLACED
L/S #1 = 335 SQ.FT.
#2 = 340 SQ.FT.
#3 = 221 SQ.FT.
#4 = 240 SQ.FT.
TOTAL = 1136 SQ.FT.

WATER QUALITY CALCULATIONS

PER CITY OF ALBUQUERQUE LAND DEVELOPMENT CODE, THE DRAINAGE DESIGN WILL USE 0.48 IN FROM THE DESIGN STORM FOR THE 80TH PERCENTILE EVENT. WITH INITIAL ABSTRACTION, THE WATER QUALITY RUNOFF OF 0.28 INCHES WILL BE PROVIDED BY PONDING IN THE LANDSCAPE AREA:

REDEVELOPED ROOF AREA: 3303 SQ. FT.
REDEVELOPED SIDEWALK : 753 SQ. FT.
TOTAL REDEVELOPED AREA: 4056 SQ. FT.

WATER QUALITY RUNOFF: 0.28 IN/SQ. FT.
TOTAL WATER QUALITY VOL: 95 CU. FT.

LANDSCAPE AREA # 2 = 508 SQ. FT.
3 = 221 SQ. FT.
DEPTH OF POND = 3 INCHES
WATER QUALITY VOL = 182 CU. FT.
PROVIDED FOR THE ENTIRE SITE

W.E Walker Engineering
Morey Walker & Associates Engineering, Inc.

905 Camino Sierra Vista
Santa Fe, NM 87505
(505) 820-7990

DRAINAGE CERTIFICATION BY PROFESSIONAL ENGINEER

I, MOREY E. WALKER, NMPE 12105, OF THE FIRM MOREY WALKER & ASSOCIATES ENGINEERING INC., HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED MARCH 12, 2020. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY MOREY E. WALKER, NMPE 12105 OF THE FIRM MOREY WALKER & ASSOCIATES ENGINEERING INC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON MARCH 7, 2021 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE ASBUILT DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR CERTIFICATE OF OCCUPANCY.

CORRECTION TO THE BOUNDARY SURVEY WAS MADE. LANDSCAPE AREA #3 WAS RELOCATED ONTO SITE. WATER QUALITY AREA #1 RELOCATED TO LANDSCAPE AREA #2. LANDSCAPE AREA #4 RELOCATED TO NEW AREA AT FRONT ENTRANCE.

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 THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

Signature of Engineer
3/17/21
Date



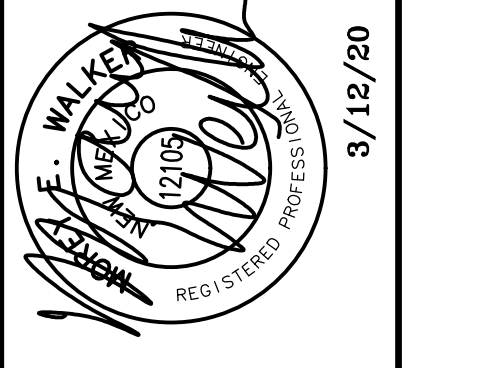
Civil Engineering • Water Resources • Traffic Engineering

W.E Walker Engineering

905 Camino Sierra Vista, Santa Fe, NM 87505
505-820-7990
FAX 505-820-3539
E-MAIL: civil@walkerengineering.net

No.	REVISION	BY	APP.	DATE
1	REVISED L/S AREA	NEW	PLB	3/17/21

PROJECT: 19-221
FILE: 19-221 GRADE
DATE: 10/21/19
DESIGNED BY: JRD
DRAWN BY: JRD
CHECKED BY: M.E.W.
SCALE: AS NOTED



PROJECT: RYAN'S SEWING & VACUUM EXPANSION

SHEET TITLE: GRADING AND DRAINAGE PLAN

COUNTY REVIEW	DATE
SIGN-OFF	

DEPARTMENT: LAND USE PLANNER
PUBLIC WORKS DIRECTOR
S.F. WATER COMPANY

ADMINISTRATIVE AMENDMENT

FILE # ^{SI-2020}-00054 **PROJECT #** ^{PR-2020}-003466

Building additions & facade change to existing building, revised parking. Condition: Site & all landscape must comply with IDO §14-16-5-6.

RBrito Digitally signed by RBrito
DN: cn=RBrito, ou=CABQ Planning Dept,
ou=LDAS, email=rbrito@cabq.gov, c=US
Date: 2020.04.28 10:17:01 -0500 **28 April 2020**

APPROVED BY **DATE**

W·E Walker Engineering

Morey Walker & Associates Engineering, Inc.

905 Camino Sierra Vista
Santa Fe, NM 87505
(505) 820-7990

TRAFFIC CERTIFICATION

I, MOREY E. WALKER, NMPE 12105, OF THE FIRM MOREY WALKER & ASSOCIATES ENGINEERING INC., HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN MARCH 12, 2020. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY MOREY E. WALKER, NMPE 12105 OF THE FIRM MOREY WALKER & ASSOCIATES ENGINEERING INC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON MARCH 7, 2021 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE ASBUILT DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR CERTIFICATE OF OCCUPANCY.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.


Signature of Engineer

7/17/21
Date





City of Albuquerque

Planning Department
Development & Building Services Division

#PR 2020-003466
SI-2020-00054

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

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Project Title: Ryan's Sewing Vac Building Permit #: 2019-37336 Hydrology File #: F160103
DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: Tract B Allwoods Subdivision Zone at 1/5 page F-17-Z
City Address: 5011 San Mateo Blvd NE Alb, NM 87109

Applicant: Caliente Properties Contact: Lino Moya
Address: 5619 Mariola Place NE Alb, NM 87111
Phone#: 505-480-2285 Fax#: _____ E-mail: linoflyboy@a.com

Other Contact: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) _____ RESIDENCE _____ DRB SITE ADMIN SITE

IS THIS A RESUBMITTAL? _____ Yes No

DEPARTMENT TRANSPORTATION _____ HYDROLOGY/DRAINAGE

Check all that Apply:

- TYPE OF SUBMITTAL:
- ENGINEER/ARCHITECT CERTIFICATION
 - _____ PAD CERTIFICATION
 - _____ CONCEPTUAL G & D PLAN
 - GRADING PLAN
 - _____ DRAINAGE REPORT
 - _____ DRAINAGE MASTER PLAN
 - _____ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
 - _____ ELEVATION CERTIFICATE
 - _____ CLOMR/LOMR
 - _____ TRAFFIC CIRCULATION LAYOUT (TCL)
 - _____ TRAFFIC IMPACT STUDY (TIS)
 - _____ STREET LIGHT LAYOUT
 - _____ 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: 03-24-21 By: Lino Moya

COA STAFF: _____

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____