CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director

Mayor Timothy M. Keller

September 17, 2024

Bryan Bobrick
Isaacson & Arfman, P.A.
128 Monroe St. N.E
Albuquerque, NM 87108

RE: Gyro Shack
4201 San Mateo Blvd. NE
30-Day Temporary CO - Approved
Engineer's Stamp Date: 11/01/22
Engineer's Certification Date: 8/14/24
Hydrology File: G17D024

Dear Mr. Bobrick:

Based on the Engineer's Drainage Certification received 09/16/2024 and site visit on 9/17/2024, this letter serves as a "green tag" from Hydrology Section for a **30-day Temporary Certificate of Occupancy** for the Gyro Shack located at 4201 San Mateo Blvd. NE to be issued by the Building and Safety Division. The following comment needs to be addressed prior to acceptance for Permanent C.O. of the above referenced project:

1. Please provide the executed paper Drainage Covenant (latest revision) printed on one-side only with Exhibit A and a check for **$25.00** made out to "**Bernalillo County**" for the stormwater quality ponds per Article 6-15(C) of the DPM to Hydrology.

Please resubmit for a request for permanent release of Certificate of Occupancy once the above item is complete.

If you have any questions, please contact me at 505-924-3314 or amontoya@cabq.gov.

Sincerely,

Anthony Montoya, Jr., P.E.
Senior Engineer, Hydrology
Planning Department, Development Review Services

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: Gyro Shack Hydrology File # G17D024
Legal Description: Lot 4-A, Block B, Vista Grande Land Company's Addition No. One
City Address, UPC, OR Parcel: 4201 San Mateo Drive NE

Applicant/Agent: Isaacson & Arfman, Inc. Contact: Fred C. Arfman / Bryan J. Bobrick
Address: 128 Monroe Street NE - Albuquerque, NM 87108 Phone: (505) 268-8828
Email: freda@iacivil.com and bryanb@iacivil.com

Applicant/Owner: ONETEN REI Contact: Nico Fricchione
Address: 140 E Rio Salado Pkwy - Tempe, AZ 85281-4943 Phone:
Email: nico@onetenrei.com

TYPE OF DEVELOPMENT: ☐ Plat (# of lots) _____ ☐ Single Family Home
☑ All other Developments

RE-SUBMITTAL: ☐ YES ☑ NO

DEPARTMENT: ☐ TRANSPORTATION ☑ HYDROLOGY/DRAINAGE

Check all that apply under Both the Type of Submittal and the Type of Approval Sought:

TYPE OF SUBMITTAL:

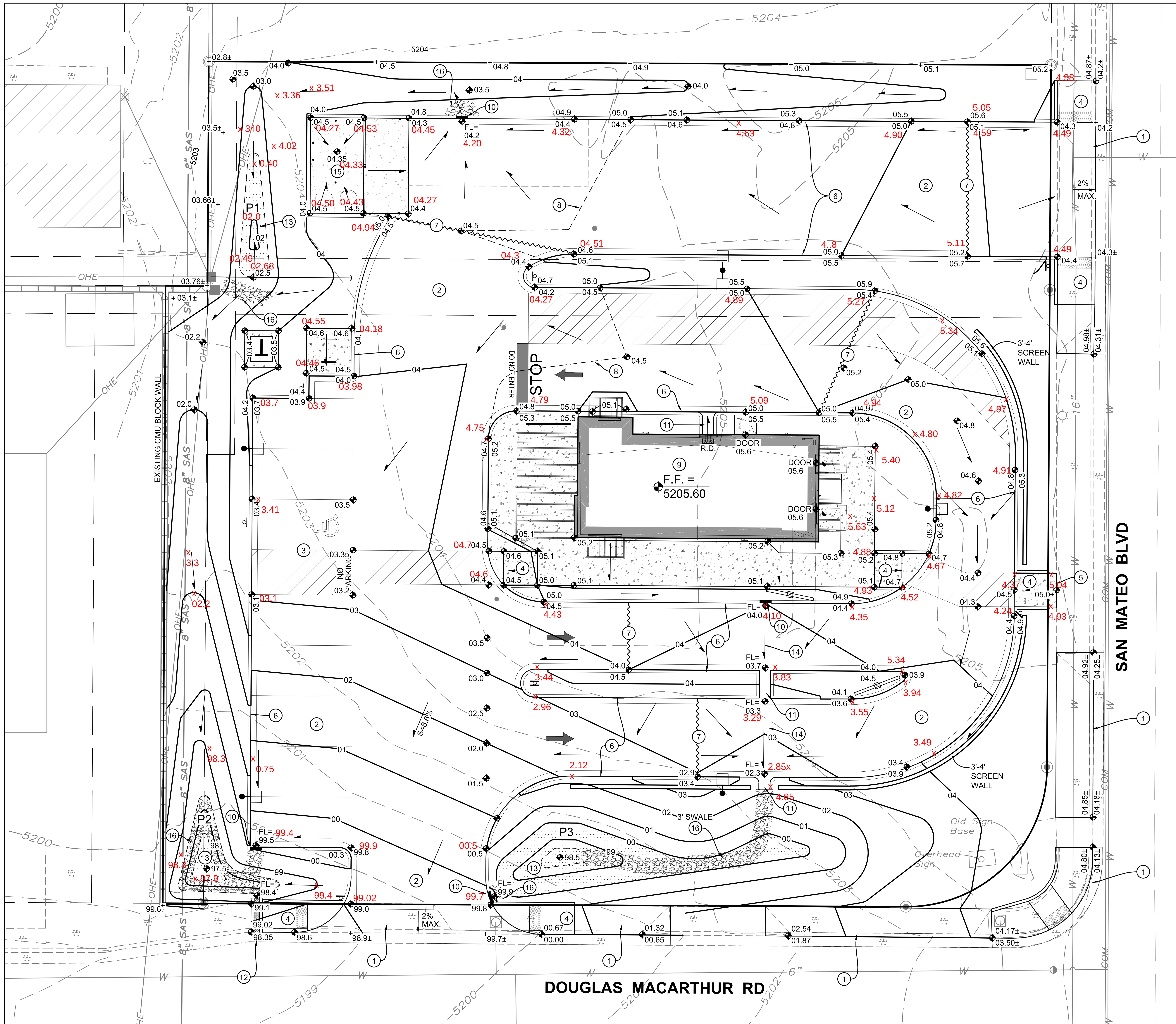
- ☑ Engineering / Architect Certification
- ☐ Conceptual Grading & Drainage Plan
- ☐ Grading & Drainage Plan, and/or Drainage Report
- ☐ Drainage Report (Work Order)
- ☐ Drainage Master Plan
- ☐ Conditional Letter of Map Revision (CLOMR)
- ☐ Letter of Map Revision (LOMR)
- ☐ Floodplain Development Permit
- ☐ Traffic Circulation Layout (TCL) – Administrative
- ☐ Traffic Circulation Layout (TCL) – DFT Approval
- ☐ Traffic Impact Study (TIS)
- ☐ Street Light Layout
- ☐ OTHER (SPECIFY) _____

TYPE OF APPROVAL SOUGHT:

- ☐ Pad Certification
- ☐ Building Permit
- ☐ Grading Permit
- ☐ Paving Permit
- ☐ SO-19 Permit
- ☐ Foundation Permit
- ☑ Certificate of Occupancy - ☐ Temp ☑ Perm
- ☐ Preliminary / Final Plat
- ☐ Site Plan for Building Permit - DFT
- ☐ Work Order (DRC)
- ☐ Release of Financial Guarantee (ROFG)
- ☐ CLOMR / LOMR
- ☐ Conceptual TCL - DFT
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: September 16, 2024

REV. 04/03/24



DRAINAGE CERTIFICATION

I, Fred C. Arfman, NMPE 7322, of the firm Isaacson & Arfman, 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 11-02-2022. The record information edited onto the original design document has been obtained by Robert J. Fierro, NMPS 22909 of the firm Fierro & Company. I further certify that I have personally visited the project site on 08-14-24 2024 and have determined by visual inspection that the survey 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 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 are advised to obtain independent verification of its accuracy before using it for any other purpose.

Fred C. Arfman, PE NMPE 7322

08-14-24

Date

FRED C. ARFMAN NEW MEXICO 7322 LICENSED PROFESSIONAL ENGINEER

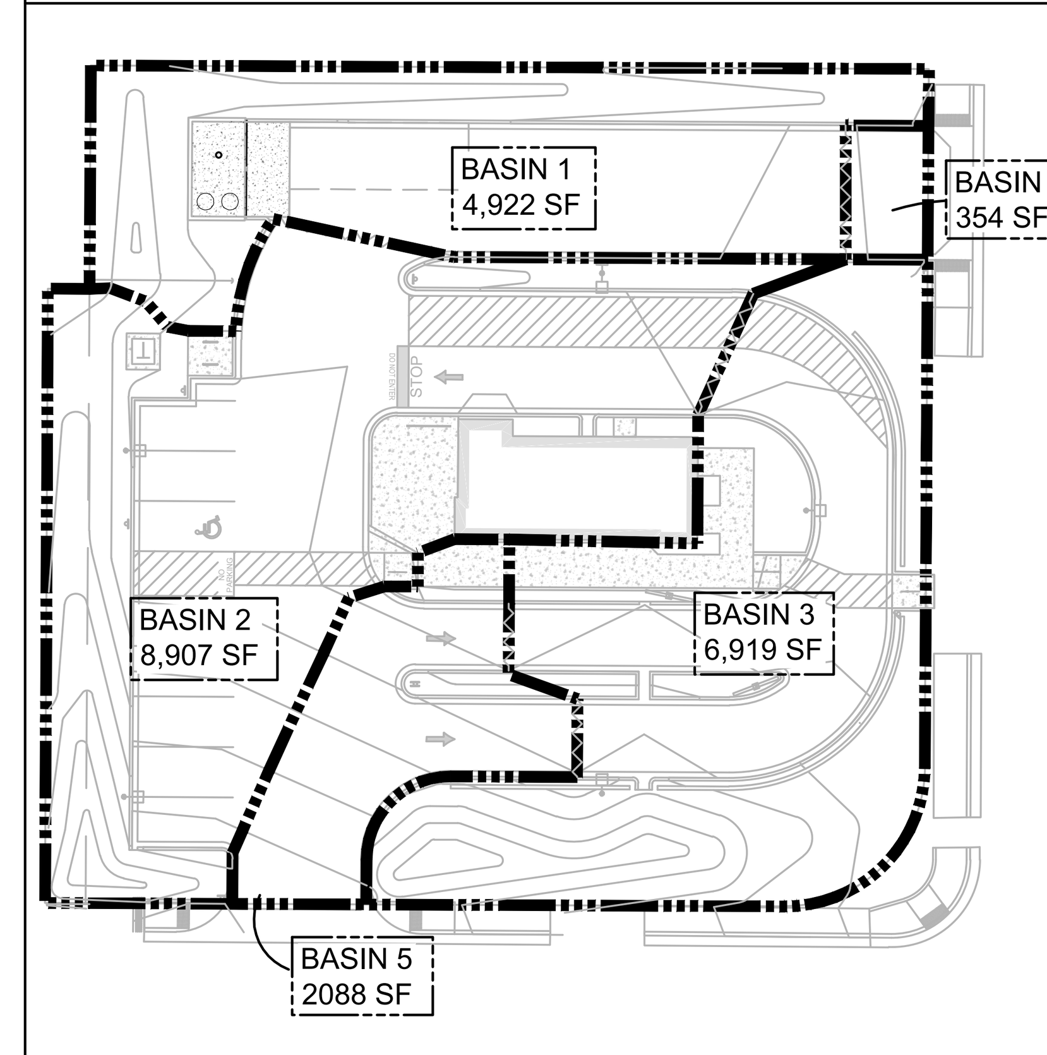
City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 11/18/22
BY: Renée C. Brissette
HydroTrans # G17D024

THE APPROVAL OF THESE PLANS/REPORT SHALL NOT BE CONSTRUED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUIRING CORRECTION, OR ERROR OR DIMENSIONS IN PLANS, SPECIFICATIONS, OR CONSTRUCTIONS. SUCH APPROVED PLANS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.

Isaacson & Arfman, Inc.
Civil Engineering Consultants
128 Monroe Street NE
Albuquerque, NM 87108
505-268-8828 | www.iacivil.com

FRED C. ARFMAN NEW MEXICO 7322 LICENSED PROFESSIONAL ENGINEER
11-01-22
Engineer

PROPOSED BASINS



VICINITY MAP

LEGEND

5205	EXISTING CONTOUR
04	PROPOSED 1.0' CONTOUR
04.5	PROPOSED 0.5' CONTOUR
	FLOW DIRECTION
FF= 5205.6	PAD GRADE ELEVATION
	EROSION PROTECTION
	SIDEWALK CULVERT
	PROPOSED BASIN LIMITS
	HIGH POINT

KEYED NOTES

1. NO WORK SHALL BE PERFORMED IN THE PUBLIC R/W WITHOUT AN APPROVED WORK ORDER OR EXCAVATION PERMIT.
2. CONSTRUCT NEW PAVING AT ELEVATIONS SHOWN.
3. CONSTRUCT ADA COMPLIANT PARKING SPACES AND ACCESS AISLES AT ELEVATIONS SHOWN.
4. CONSTRUCT ADA COMPLIANT CURB RAMP AT ELEVATIONS SHOWN.
5. CONSTRUCT ADA COMPLIANT PEDESTRIAN ACCESS WALK AT ELEVATIONS SHOWN.
6. 6" HIGH CURB. TYPICAL. NOTE: TO ENSURE READABILITY, NOT ALL CURBS ARE LABELED WITH BOTH FLOWLINE AND TOP OF CURB ELEVATION. ALL SPOT ELEVATIONS SHOWN WITHIN GUTTER ARE FLOWLINE ELEVATION. ADD CURB HEIGHT FOR ADJACENT TOP OF CURB ELEVATION. SEE PAVING PLAN AND DETAILS FOR CURB TYPES AND ADDITIONAL INFORMATION.
7. HIGH POINT / GRADE BREAK LOCATION.
8. 0.5' DESIGN CONTOURS SHOWN DASHED WHERE NECESSARY TO CLARIFY GRADING CONCEPT.
9. CONCENTRATED ROOF DISCHARGE TO SURFACE PAVEMENT.
10. PROVIDE 18" WIDE (BOTTOM WIDTH) OPENING IN CURB TO PASS FLOW. SLOPE GUTTER AT 2% MAX. IN DIRECTION OF FLOW (EACH CURB OPENING LOCATION).
11. CONSTRUCT 24" WIDE (BOTTOM WIDTH) 'U' SHAPED CONCRETE CHANNEL / RUNDOWN. SEE C501 FOR DETAIL.
12. CONSTRUCT 18" WIDE (BOTTOM WIDTH) COVERED CONCRETE SIDEWALK CULVERT PER COA STD. DWG. 2236.
13. CONSTRUCT 18" DEEP STORMWATER QUALITY RETENTION POND (SWQR) AT ELEVATIONS SHOWN. TYPICAL SIDESLOPE = 2:1 ARMORED WITH 4" AVG. DIAMETER ANGULAR ROCK OVER PERMANENT EROSION CONTROL MATERIAL. ALL STORMWATER QUALITY PONDING VOLUMES WILL BE VERIFIED AS PART OF AS-BUILT CERTIFICATION. PONDS WHICH DO NOT PROVIDE THE REQUIRED VOLUME WILL BE CORRECTED AT CONTRACTOR'S EXPENSE.
14. SWALE WITHIN ASPHALT PAVEMENT. OWNER'S OPTION: CONSTRUCT 2' WIDE CONCRETE ALLEY GUTTER TO DEFINE / PROTECT SWALE FLOWLINE.
15. CONCRETE DUMPSTER PAD SLOPED TO INTERIOR DRAIN INLET(S). SEE UTILITY PLAN FOR CONTINUATION.
16. INSTALL EROSION PROTECTION TO EXTENTS SHOWN. EROSION PROTECTION MUST BE PLACED TO PERMIT STORMWATER TO PASS SMOOTHLY. HAND PLACE AT CURB OPENINGS AND SWALES TO ENSURE RUNOFF CAN BE CAPTURED AND CONVEYED PROPERLY.

PROJECT INFORMATION

PROPERTY: THE SITE IS A PREVIOUSLY DEVELOPED PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP G-17. THE SITE IS BOUND TO THE EAST BY SAN PEDRO BLVD NE, TO THE WEST BY A DEVELOPED RESIDENTIAL LOT, TO THE NORTH BY A DEVELOPED COMMERCIAL LOT, AND TO THE SOUTH BY DOUGLAS MACARTHUR RD NE.

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE A DRIVE THRU RESTAURANT BUILDING WITH ASSOCIATED ASPHALT PAVED ACCESS, PARKING, AND LANDSCAPING.

LEGAL: LOT 4-A, BLOCK "B" VISTA GRANDE LAND COMPANY'S ADDITION NO. ONE

BENCHMARK: VERTICAL DATUM IS BASED UPON ALBUQUERQUE CONTROL SURVEY MONUMENT "9-F18", ELEVATION = 5212.228 FEET (NAVD 88).

OFF-SITE: NO OFF-SITE DRAINAGE AFFECTS THIS PROPERTY.

FLOOD HAZARD: THE SUBJECT PROPERTY APPEARS TO LIE WITHIN "ZONE X" (AREA WITH REDUCED FLOOD RISK DUE TO LEVEE) AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 35001C0139G, EFFECTIVE DATE SEPTEMBER 26, 2008.

DRAINAGE PLAN CONCEPT: THE SITE WAS PREVIOUSLY FULLY DEVELOPED WITH A HIGHER PERCENTAGE OF IMPERVIOUS AREA THAN THE PROPOSED DEVELOPMENT. THEREFORE, THE PROPERTY WILL FREE DISCHARGE TO THE SURROUNDING STREETS AT A RATE LESS THAN THE HISTORIC. RUNOFF WILL CONTINUE TO BE ROUTED TO THE EXISTING PUBLIC STORM DRAIN SYSTEMS IN DOUGLAS MACARTHUR RD AND SAN PEDRO BLVD.

SURVEYOR: RUSS P. HUGG, NMPS NO. 9750, SURV-TEK, INC.

STORMWATER QUALITY PONDS

THIS PROPERTY HAS BEEN PREVIOUSLY DEVELOPED AS A COMMERCIAL BUSINESS. FOR REDEVELOPMENT SITES, THE CABQ STORMWATER QUALITY VOLUME (SWQV) IS BASED ON THE 80TH PERCENTILE STORM EVENT OR 0.26".

THE IMPERVIOUS AREA FOR THIS PROPERTY IS CALCULATED AS 64% OF TOTAL AREA: (0.64*0.5322 AC*43,560 FT/AC) = 14,837 SF. THE TOTAL REQUIRED S.Q. RETENTION VOLUME = 0.26" * TYPE 'D' AREA: 0.26/12 *14,837 SF) = 321 CF.

POND 1

Contour	Area	Volume
5202.5	80	
5202.0	7	22 CF
POND VOLUME =		**22** CF

POND 2

Contour	Area	Volume
5198.5	125	
5198.0	65	48 CF
5197.5	25	23 CF
POND VOLUME =		**70** CF

POND 3

Contour	Area	Volume
5200.0	350	
5199.0	80	215 CF
5198.5	20	25 CF
POND VOLUME =		**240** CF

BASINS 1, 2 AND 3 STORMWATER WILL DRAIN TO STORMWATER QUALITY PONDS.

TOTAL STORMWATER QUALITY POND VOLUME PROVIDED = 332 CF > 321 CF REQUIRED.

BASINS 4 AND 5 WILL DISCHARGE DIRECTLY TO THE PERIMETER STREETS AS SHOWN.

S.O.19 : NOTICE TO CONTRACTORS

PRIVATE DRAINAGE FACILITES WITHIN CITY RIGHT-OF-WAY

1. Build sidewalk culvert per COA STD DWG 2236.
2. Contact Storm Drain Maintenance at (505) 857-8033 to schedule a meeting prior to forming.
3. An excavation permit will be required before beginning any work within City Right-Of-Way.
4. All work on this project shall be performed in accordance with applicable federal, state and local laws, rules and regulations concerning construction safety and health.
5. Two working days prior to any excavation, the contractor must contact **New Mexico One Call, dial "811"** [or (505) 260-1990] for the location of existing utilities.
6. Prior to construction, the contractor shall excavate and verify the locations of all obstructions. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay.
7. Backfill compaction shall be according to traffic/street use.
8. Maintenance of the facility shall be the responsibility of the owner of the property being served.
9. Work on arterial streets may be required on a 24-hour basis.
10. Contractor must contact Storm Drain Maintenance at (505) 857-8033 to schedule a construction inspection. For excavating and barricading inspections, contact Construction Coordination at (505) 924-3416.

CALCULATIONS: Gyro Shack : 11/01/2022

Based on City of Albuquerque DMP, Article 6-2 Hydrology dated June 26, 2020

100-YEAR, 6-HOUR CALCULATIONS

AREA OF SITE: 23183 SF = 0.53 ACRE

100-year, 6-hour

DEVELOPED FLOWS:

		Treatment SF	%
Area A	=	0	0%
Area B	=	8346	36%
Area C	=	0	0%
Area D	=	14837	64%
Total Area	=	23183	100%

EXCESS PRECIP:

Precip. Zone 2

$E_A = 0.62$
$E_B = 0.80$
$E_C = 1.03$
$E_D = 2.33$

On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)

$$\text{Weighted } E = \frac{E_A A_A + E_B A_B + E_C A_C + E_D A_D}{A_A + A_B + A_C + A_D}$$

Developed E = 1.78 in.

On-Site Volume of Runoff: V360 = E*A / 12

Developed V_{360} = 3437 CF

On-Site Peak Discharge Rate: $Q_p = Q_{pA}A_A + Q_{pB}A_B + Q_{pC}A_C + Q_{pD}A_D / 43{,}560$

For Precipitation Zone 2

$Q_{pA} = 1.71$ $Q_{pC} = 3.05$
$Q_{pB} = 2.36$ $Q_{pD} = 4.34$

Developed Q_p = 1.9 CFS

GYRO SHACK

4201 SAN MATEO BLVD NE

ISSUE: BUILDING PERMIT

PROJECT NUMBER: IA 2530
FILE: -
DRAWN BY: thor/BJB/DEC
CHECKED BY: FCA
DATE: 10-28-2022

No	Date	Description

SHEET TITLE

GRADING & DRAINAGE PLAN

SHEET NUMBER

CG101