

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

March 13, 2024

Thomas D. Johnston, PE
George T Rodriguez-Development Consultant
12800 San Juan Rd. SE
Albuquerque, NM 87123

RE: G&S Meats
1333 Aspen Ave NW
Grading and Drainage Plan
Engineer's Stamp Date: 02/21/24
Hydrology File: H13D119

Dear Mr. Johnston:

Based upon the information provided in your submittal received 03/04/2024, the Grading & Drainage Plan is approved for Building Permit and Grading Permit. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

PRIOR TO CERTIFICATE OF OCCUPANCY:

1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.
2. 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 retention pond per Article 6-15(C) of the DPM to Hydrology for review at Plaza de Sol.

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, P.E. CFM
Senior Engineer, Hydrology
Planning Department



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

Project Title: G & S MEATS Building Permit # _____ Hydrology File # _____

DRB# _____ EPC# _____

Legal Description: TRACT 3A1-A2-A1-A1-A1-C2 City Address OR Parcel 1333 ASPEN AVE. N.W.
M.R.G.C.D. MAP 35

(INVOICE) Applicant/Agent: RBA ARCHITECTURE Contact: RICK BENNETT
Address: 1104 PARK AVE. S.W. Phone: 505-242-1859
Email: galeb@rba81.com

Applicant/Owner: GEORGE T. RODRIGUEZ Contact: GEORGE RODRIGUEZ
DEVELOPMENT CONSULT. Phone: 505-610-0593
Address: 12800 SAN JUAN N.E.
Email: pwurod@hotmail.com

TYPE OF DEVELOPMENT: PLAT (#of lots) RESIDENCE DRB SITE ADMIN SITE:
RE-SUBMITTAL: YES NO

DEPARTMENT: TRANSPORTATION HYDROLOGY/DRAINAGE
Check all that apply:

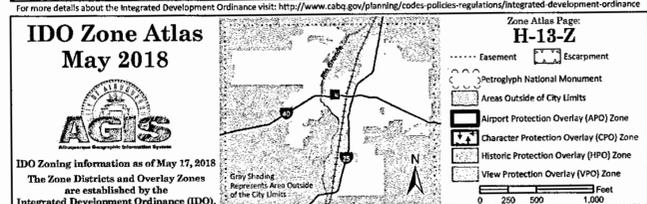
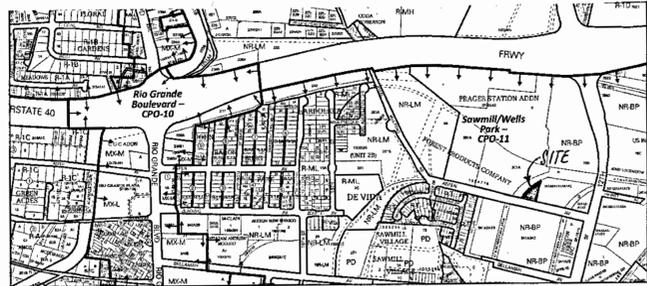
TYPE OF SUBMITTAL:

- ENGINEER/ARCHITECT CERTIFICATION
- PAD CERTIFICATION
- CONCEPTUAL G&D PLAN
- GRADING PLAN
- DRAINAGE REPORT
- DRAINAGE MASTER PLAN
- FLOOD PLAN DEVELOPMENT PERMIT APP.
- ELEVATION CERTIFICATE
- CLOMR/LOMR
- TRAFFIC CIRCULATION LAYOUT (TCL)
- ADMINISTRATIVE
- TRAFFIC CIRCULATION LAYOUT FOR DRB APPROVAL
- TRAFFIC IMPACT STUDY (TIS)
- STREET LIGHT LAYOUT
- OTHER (SPECIFY)
- PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- BUILDING PERMIT APPROVAL
- CERTIFICATE OF OCCUPANCY
- CONCEPTUAL TCL DRB APPROVAL
- 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
- FLOOD PLAN DEVELOPMENT PERMIT
- OTHER (SPECIFY) _____

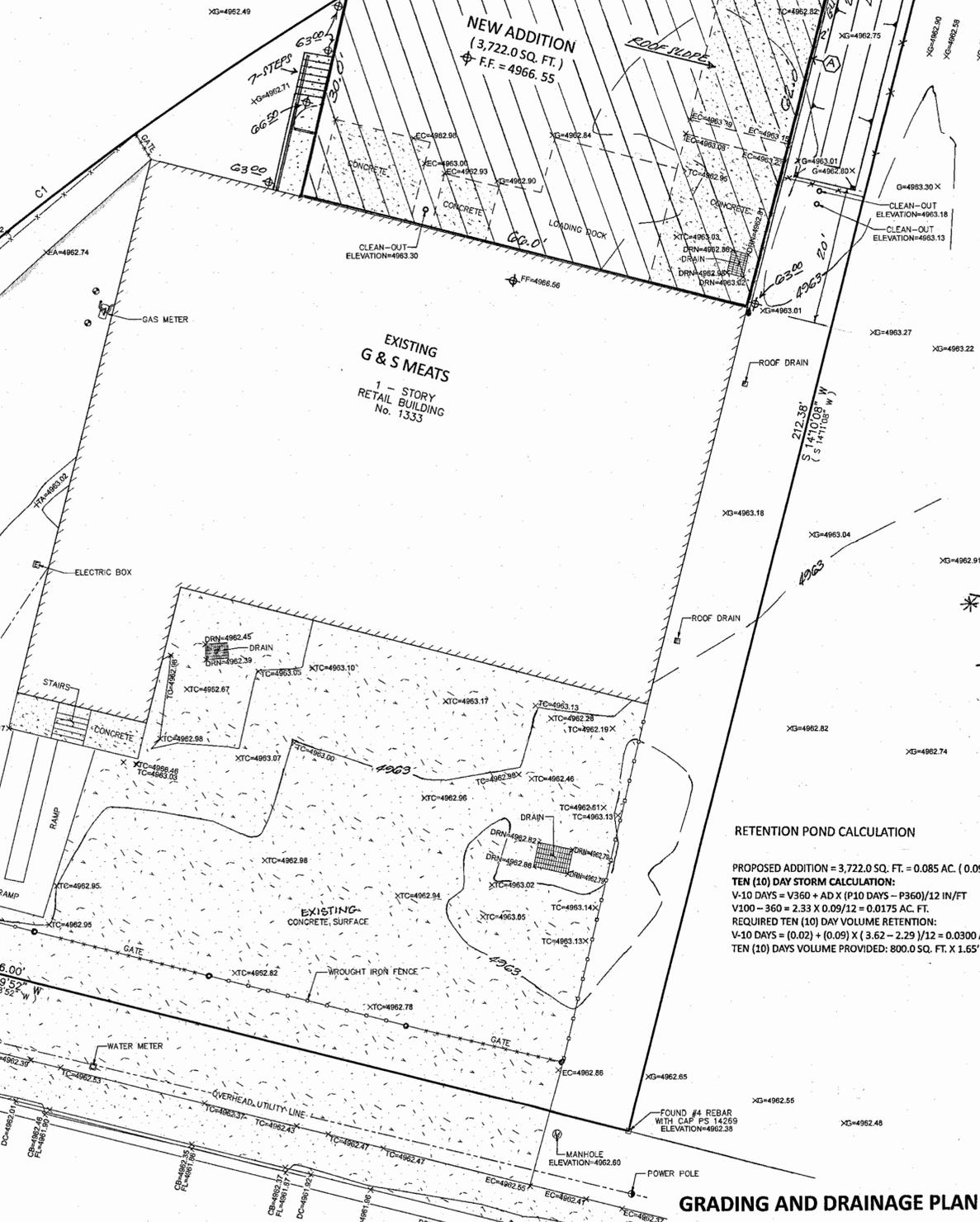
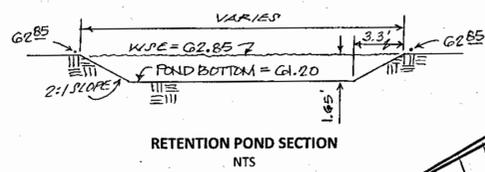
DATE SUBMITTED: 02-21-2024



F.E.M.A. PANEL NO. 35001C0331H
EFFECTIVE DATE : 08-16-2012

GENERAL NOTES:

- 1: CONTOUR INTERVAL IS ONE (1) FOOT.
- 2: ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE STATION No. "5-113A", HAVING AN ELEVATION OF 4960.499, NAVD 1988.
- 3: UTILITIES SHOWN HEREON ARE IN THE APPROXIMATE LOCATION BASED ONLY ON ABOVE GROUND EVIDENCE FOUND IN THE FIELD AND AS-BUILT INFORMATION PROVIDED BY THE CLIENT. UTILITIES SHOWN HEREON, WHETHER INDICATED AS ABANDONED OR NOT, SHALL BE VERIFIED BY OTHERS FOR EXACT LOCATION AND/OR DEPTH PRIOR TO EXCAVATION OR DESIGN CONSIDERATIONS.
- 4: THIS IS NOT A BOUNDARY SURVEY. APPARENT PROPERTY CORNERS AND PROPERTY LINES ARE SHOWN FOR INFORMATION ONLY. BOUNDARY DATA SHOWN IS FROM PREVIOUS SURVEY REFERENCE HEREON.



DRAINAGE COMMENTS :

AS SHOWN ON THE VICINITY MAP HEREON, THE SUBJECT SITE IS LOCATED ON THE NORTH SIDE OF ASPEN AVENUE N.W. AND WEST OF 12 TH STREET N.W., IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, (ZONE ATLAS "H-13-Z").

THE SUBJECT SITE, 1.) IS TO HAVE A BUILDING ADDITION AND ASSOCIATED IMPROVEMENTS CONSTRUCTED THEREON TO THE EXISTING G & S MEATS BUILDING FACILITIES, (THIS GRADING AND DRAINAGE PLAN WAS PREPARED TO SUPPORT A BUILDING PERMIT APPLICATION FOR SAID PROPOSED BUILDING ADDITION, 2.) DOES NOT ACCEPT OFFSITE FLOWS FROM THE ADJACENT PROPERTIES, 3.) DOES NOT CONTRIBUTE TO THE OFFSITE FLOWS OF ADJACENT PROPERTIES, 4.) IS NOT LOCATED WITHIN A DESIGNATED FLOODPLAIN (DESIGNATED ZONE "X", REFERENCE FEMA PANEL NO. 35001C0331H, EFFECTIVE 08-16-2012).

PER THE DEVELOPMENT PROCESS MANUAL FOR THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, HYDROLOGY, CHAPTER 6, ARTICLE 6-2(a), EFFECTIVE DATE: JUNE 8, 2020.

SITE AREA = 0.53 ACRE

PRECIPITATION ZONE : TWO (2)
"LAND TREATMENT METHOD" FOR CALCULATION OF "Qp"

PRECIPITATION : 100-YR./6 HR. = 2.29 IN.

EXCESS PRECIPITATION :	PEAK DISCHARGE :
TREATMENT A 0.62 IN.	1.71 CFS/AC.
TREATMENT B 0.80 IN.	2.36 CFS/AC.
TREATMENT C 1.03 IN.	3.05 CFS/AC.
TREATMENT D 2.33 IN.	4.34 CFS/AC.

EXISTING CONDITIONS : PROPOSED CONDITIONS :

TREATMENT	AREA	AREA
TREATMENT A	0.00 AC.	0.00 AC.
TREATMENT B	0.00 AC.	0.00 AC.
TREATMENT C	0.16 AC.	0.07 AC.
TREATMENT D	0.37 AC.	0.46 AC.

EXISTING EXCESS PRECIPITATION :
WEIGHTED "E" = (0.62 X 0.07) + (0.80 X 0.00) + (1.03 X 0.16) + (2.33 X 0.37) / 0.53 = 1.94 IN.
V100-360 = (1.94 X 0.37) / 12 = 0.05982 AC. FT. = 2,605.8 CU. FT.

EXISTING PEAK DISCHARGE :
Q-100 = (1.71 X 0.00) + (2.36 X 0.00) + (3.05 X 0.16) + (4.34 X 0.37) = 2.10 CFS

PROPOSED EXCESS PRECIPITATION :
WEIGHTED "E" = (0.62 X 0.00) + (0.80 X 0.00) + (1.03 X 0.07) + (2.33 X 0.46) / 0.53 = 2.15 IN.
V100-360 = (2.15 X 0.46) / 12 = 0.08242 AC. FT. = 3,590.2 CU. FT.

PROPOSED PEAK DISCHARGE :
Q-100 = (1.71 X 0.00) + (2.36 X 0.00) + (3.05 X 0.07) + (4.34 X 0.46) = 2.21 CFS
INCREASE: V100-360 = 984.4 CU. FT. Q100 = 0.11 CFS

****STORM WATER QUALITY POND VOLUME REQUIREMENT CALCULATION****
"NEW ADDITION IMPERVIOUS AREA" = 3,700.0 SQ. FT.
0.26" / 12 X 3,700.0 = 80.2 CU. FT.
80.2 CU. FT. X \$ 8.00 / CU. FT. = \$ 641.60 (CASH IN LIEU AMOUNT DUE)
****REQUEST FOR "CASH IN LIEU" FOR REQUIRED RETENTION POND VOLUME****

LEGAL DESCRIPTION : TRACT 341-A2-A1-A1-A1-A1-C2, M.R.G.C.D. MAP NO. 35, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

RETENTION POND CALCULATION

PROPOSED ADDITION = 3,722.0 SQ. FT. = 0.085 AC. (0.09 AC.)
TEN (10) DAY STORM CALCULATION:
V-10 DAYS = V360 + AD X (P10 DAYS - P360) / 12 IN/FT
V100 - 360 = 2.33 X 0.09 / 12 = 0.0175 AC. FT.
REQUIRED TEN (10) DAY VOLUME RETENTION:
V-10 DAYS = (0.02) + (0.09) X (3.62 - 2.29) / 12 = 0.0300 AC. FT. = 1,307.0 CU. FT.
TEN (10) DAYS VOLUME PROVIDED: 800.0 SQ. FT. X 1.65' DEPTH = 1,320.0 CU. FT.



**A GRADING AND DRAINAGE PLAN
FOR AN ADDITION TO
G & S MEATS
1333 ASPEN AVENUE N.W.
ALBUQUERQUE, NEW MEXICO
JANUARY, 2024**

EROSION CONTROL MEASURES:

THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MANAGEMENT OF STORM RUNOFF DURING CONSTRUCTION. HE SHALL ENSURE THAT THE FOLLOWING MEASURES ARE TAKEN:

- 1) ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY CONSTRUCTION OF BERMS, DIKES, SWALES, PONDS, AND OTHER TEMPORARY GRADING AS REQUIRED TO PREVENT STORM RUNOFF FROM LEAVING THE SUBJECT SITE AND ENTERING ADJACENT PROPERTIES.
- 2) ADJACENT PUBLIC RIGHT-OF-WAYS SHALL BE PROTECTED AT ALL TIMES FROM STORM WATER RUNOFF FROM THE SUBJECT SITE. NO SEDIMENT BEARING WATER SHALL BE PERMITTED TO ENTER PUBLIC STREET RIGHT-OF-WAYS.
- 3) THE CONTRACTOR SHALL IMMEDIATELY AND THOROUGHLY REMOVE ANY AND ALL SEDIMENT FROM PUBLIC STREETS THAT HAS BEEN ERODED FROM THE SUBJECT SITE AND DEPOSITED THEREON.

CONSTRUCTION NOTES:

- 1) TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE AT 260-1990 FOR THE ACTUAL FIELD LOCATION OF THE EXISTING SURFACE OF SUB-SURFACE UTILITIES.
- 2) PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION(S) OF ALL POTENTIAL OBSTRUCTIONS, SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.
- 3) ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- 4) ALL CONSTRUCTION WITHIN PUBLIC STREET RIGHT-OF-WAY(S) SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE/BERNALILLO COUNTY STANDARDS AND PROCEDURES.

NOTE: REMOVE ALL EXISTING CONCRETE SLABS AND LOADING DOCK WITHIN THE AREA OF PROPOSED BUILDING ADDITION.



APPROVAL OF GRADING & DRAINAGE PLANS SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE BY THE CITY IF NO BUILDING PERMIT HAS BEEN PULLED ON THE DEVELOPMENT

GEORGE T. RODRIGUEZ
LAND USE, DEVELOPMENT AND REDEVELOPMENT CONSULTANT
12800 SAN JUAN AVENUE, N.E.
ALBUQUERQUE, NEW MEXICO 87123
(505)610-0593

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	450.54'	234.80'	232.15'	N 51°10'09" E	29°51'35"
C2	688.16'	45.23'	45.22'	N 67°32'26" E	3°45'56"

- LEGEND**
- CB = CURB
 - DC = DRIVE CUT
 - EC = EDGE OF CONCRETE
 - EA = EDGE OF ASPHALT
 - G = GROUND
 - TA = TOP OF ASPHALT
 - TC = TOP OF CONCRETE

(H13D119)