

July 1, 1998

Levi Valdez  
George Rodriguez Development Consultant  
12800 San Juan NE  
Albuquerque, New Mexico 87123

RE: GRADING/PAVING PLAN FOR CBC PARTNERSHIP (H22-D69) ENGINEER'S  
STAMP DATED 6/9/98

Dear Mr. Valdez:

Based on the information provided on your June 11, 1998 submittal, the above referenced site is approved for Grading/Paving.

Please be advised that after the paving is completed, Engineer Certification per the DPM checklist will be required.

If I can be of further assistance, please feel free to contact me at 924-3986.

C: Andrew Garcia  
File

Sincerely

Bernie J. Montoya CE  
Associate Engineer

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Good for You, Albuquerque!



# DRAINAGE INFORMATION SHEET

APPLICANT'S NAME: CBC PARTNERSHIP ZONE ATLAS/DRNG. FILE #: H-22 09

DRB #: \_\_\_\_\_ EPC #: \_\_\_\_\_ WORK ORDER #: \_\_\_\_\_

LEGAL DESCRIPTION: LOT "1-A", BLOCK 1, ENCHANTED MOSA SUBD

CITY ADDRESS: 2400 JUAN TABO BLVD NE

ENGINEERING FIRM: LEVI J. VANDER / GEORGE RODRIGUEZ CONTACT: MR VANDER / MR RODRIGUEZ

ADDRESS: 12800 SAN JUAN NE 87123 PHONE: 294-0320

OWNER: CBC PARTNERSHIP CONTACT: MR. GREG WITT

ADDRESS: 12916 MANITOBA NW 87111 PHONE: 298-6633

ARCHITECT: N/A CONTACT: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

SURVEYOR: TORRES SURVEYING CONTACT: JIM TORRES

ADDRESS: PO BOX 1660 TUCSON 85705 PHONE: 286-2066

CONTRACTOR: ? CONTACT: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

## TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION
- ☒ OTHER PAVING PERMIT

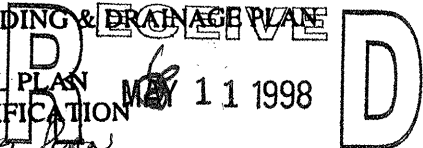
HYDROLOGY SECTION

## PRE-DESIGN MEETING:

- ☒ YES
- ☐ NO
- ☐ COPY PROVIDED

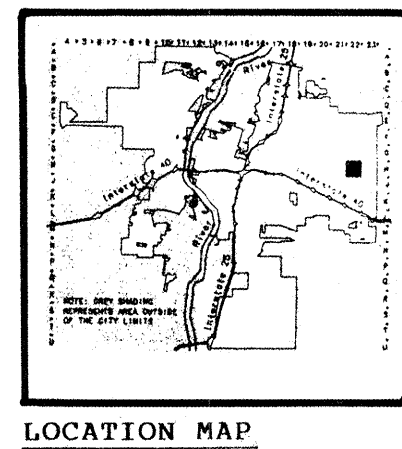
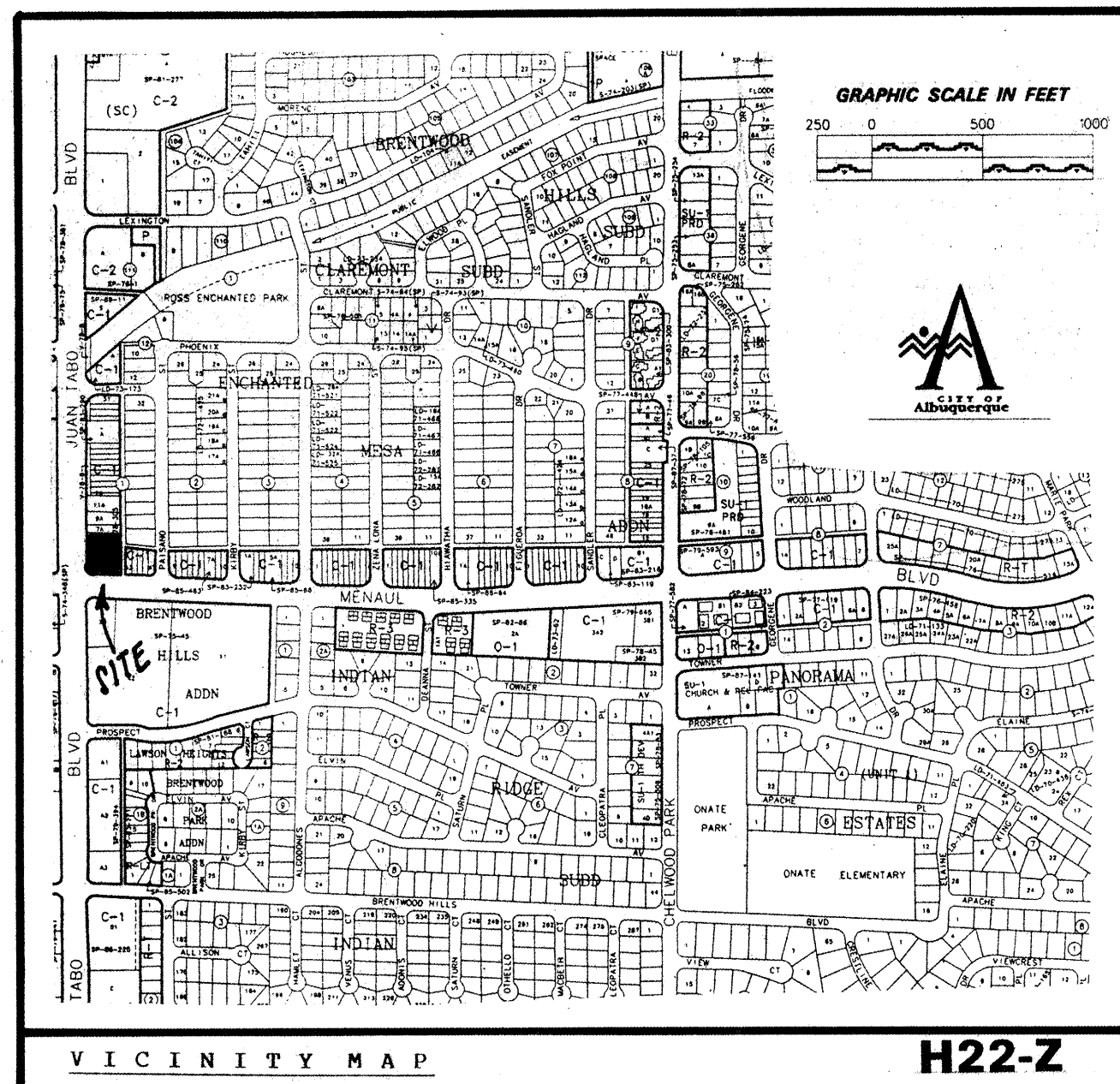
## CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SKETCH PLAT APPROVAL
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY APPROVAL
- ☒ GRADING PERMIT APPROVAL
- ☒ PAVING PERMIT APPROVAL
- ☐ S.A.D. DRAINAGE REPORT
- ☐ DRAINAGE REQUIREMENTS
- ☐ SUBDIVISION CERTIFICATION
- ☐ OTHER \_\_\_\_\_ (SPECIFY)



DATE SUBMITTED: 11 June 98

BY: [Signature]



Zone	TABLE A-9. PEAK DISCHARGE (cfs/acre)			
	Treatment		100-YR [2-YR, 10-YR]	
1	1.29 [0.00, 0.24]	2.03 [0.03, 0.76]	2.87 [0.47, 1.49]	4.37 [1.69, 2.89]
2	1.56 [0.00, 0.38]	2.28 [0.08, 0.95]	3.14 [0.60, 1.71]	4.70 [1.86, 3.14]
3	1.87 [0.00, 0.58]	2.60 [0.21, 1.19]	3.45 [0.78, 2.00]	5.02 [2.04, 3.39]
4	2.20 [0.05, 0.87]	2.92 [0.36, 1.45]	3.73 [1.00, 2.26]	5.25 [2.17, 3.57]

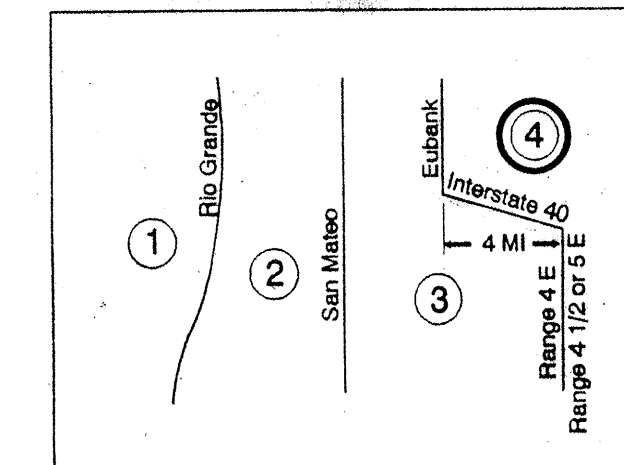
Zone	TABLE A-10. PEAK INTENSITY (IN/HR at $t_c = 0.2$ hour)	
	Intensity	100-YR [2-YR, 10-YR]
1	4.70 [1.84, 3.14]	
2	5.05 [2.04, 3.41]	
3	5.38 [2.21, 3.65]	
4	5.61 [2.34, 3.83]	

#### A.1 PRECIPITATION ZONES

Bernalillo County's four precipitation zones are indicated in TABLE A-1 and on FIGURE A-1.

TABLE A-1. PRECIPITATION ZONES	
Zone	Location
1	West of the Rio Grande
2	Between the Rio Grande and San Mateo
3	Between San Mateo and Eubank, North of Interstate 40; and between San Mateo and the East boundary of Range 4 East, South of Interstate 40
4	East of Eubank, North of Interstate 40, and East of the East boundary of Range 4 East, South of Interstate 40

FIGURE A-1



Where a watershed extends across a zone boundary, use the zone which contains the largest portion of the watershed.

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TABLE A-4. LAND TREATMENTS	
Treatment	Land Condition
A	Soil uncompacted by human activity with 0 to 10 percent slopes. Native grasses, weeds and shrubs in typical densities with minimal disturbance to grading, groundcover and infiltration capacity. Croplands. Unlined arroyos.
B	Irrigated lawns, parks and golf courses with 0 to 10 percent slopes. Native grasses, weeds and shrubs, and soil uncompacted by human activity with slopes greater than 10 percent and less than 20 percent.
C	Soil compacted by human activity. Minimal vegetation. Unpaved parking, roads, trails. Most vacant lots. Gravel or rock on plastic (desert landscaping). Irrigated lawns and parks with slopes greater than 10 percent. Native grasses, weeds and shrubs, and soil uncompacted by human activity with slopes at 20 percent or greater. Native grass, weed and shrub areas with clay or clay loam soils and other soils of very low permeability as classified by SCS Hydrologic Soil Group D.
D	Impervious areas, pavement and roofs.

Most watersheds contain a mix of land treatments. To determine proportional treatments, measure respective subareas. In lieu of specific measurement for treatment D, the areal percentages in TABLE A-5 may be employed.

#### EROSION CONTROL MEASURES:

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

- 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.
- 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.
- 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:

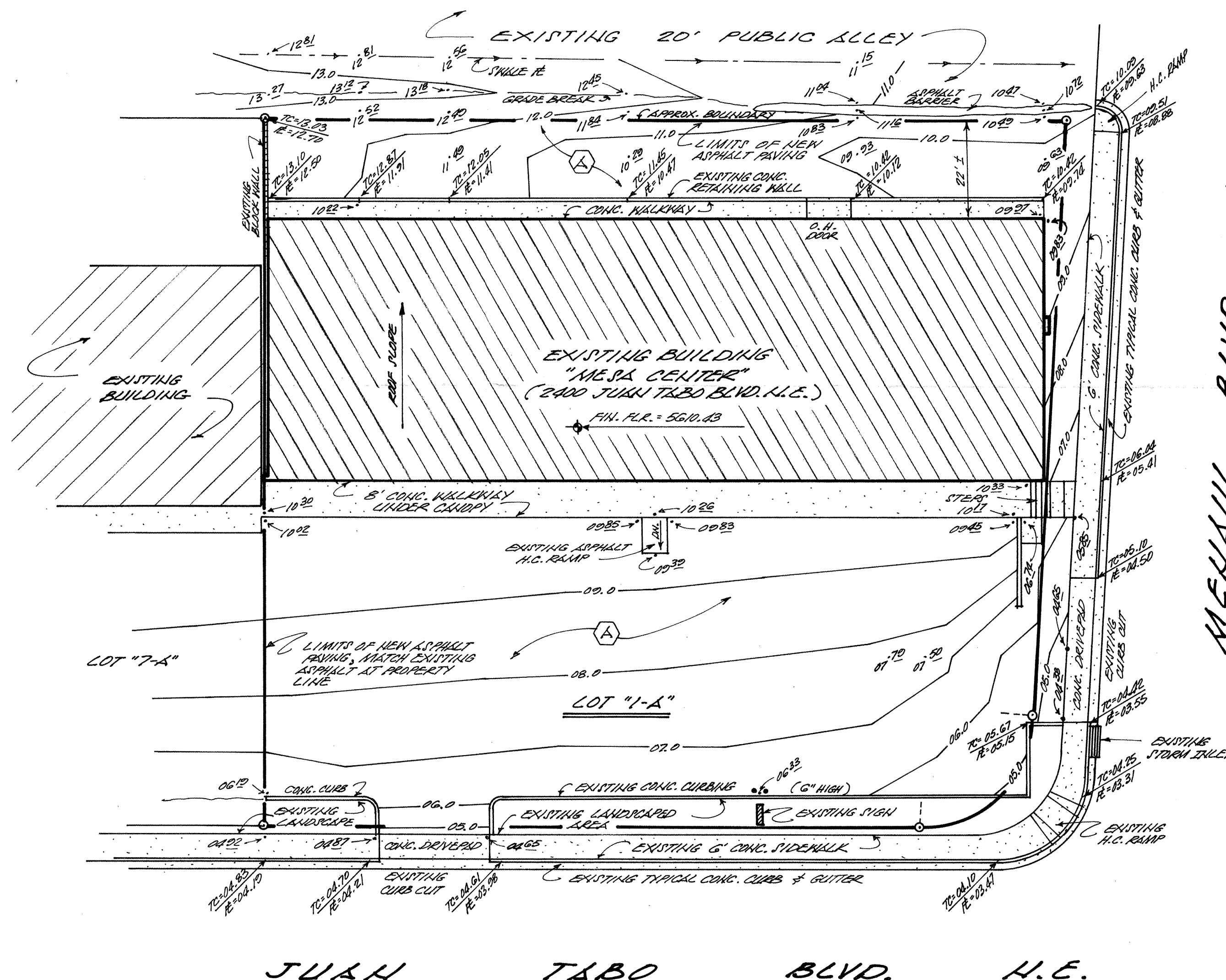
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE AT 260-1990 FOR THE ACTUAL FIELD LOCATION OF THE EXISTING SURFACE OR SUB-SURFACE UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION(S) OF ALL POTENTIAL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

#### LEGEND:

TOP OF CURB ELEVATION =  $72 = 04.83$   
CURB FLOWLINE ELEVATION =  $16 = 04.10$   
EXISTING SPOT ELEVATION =  $10.02$   
EXISTING CONTOUR ELEVATION =  $08.0$   
PROPOSED SPOT ELEVATION = SAME AS EXISTING  
PROPOSED CONTOUR ELEVATION = SAME AS EXISTING  
PROPOSED OR EXISTING CONCRETE SURFACE =  $CONC.$   
EXISTING FENCE LINE =  $N/A$

#### GENERAL NOTES:

- NO PERIMETER BOUNDARY CORNERS HAVE BEEN FIELD ESTABLISHED PER THIS SURVEY OF THE SUBJECT PROPERTY.
- NO SEARCH HAS BEEN MADE FOR EASEMENTS OF RECORD OTHER THAN SHOWN HEREON



#### DRAINAGE COMMENTS:

AS SHOWN ON THE VICINITY MAP HEREON, THE SUBJECT SITE IS LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF JUAN TABO BLVD. N.E. AND MENAUL BLVD. N.E., IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, (CITY ZONE ATLAS MAP "H-22-Z").

THE SUBJECT SITE IS AN EXISTING FULLY DEVELOPED COMMERCIAL PROPERTY THAT IS TO HAVE ALL OF THE EXISTING ASPHALT PAVED PARKING AREA SURFACE (FRONT AND BACK PARKING AREA'S) REMOVED AND REPAVED TO THE EXISTING GRADES AS SHOWN ON THE PLAN HEREON.

THERE WILL BE NO INCREASE OF FLOWS GENERATED BY THIS PROPOSED ASPHALT REPAVING PLAN COMPARED TO THE EXISTING CONDITIONS FOR SAID SUBJECT SITE.

#### NOTE:

THE PAVING CONTRACTOR FOR THE SUBJECT SITE IS TO DETERMINE THE EXISTING ASPHALT PAVING SECTION (DEPTH AND SPECIFICATIONS) FOR CONCURRENCE WITH PROPERTY OWNER(S) AND OR MANAGER(S) FOR THE REPAVEMENT TO THE GRADES SHOWN ON THE PLAN HEREON.

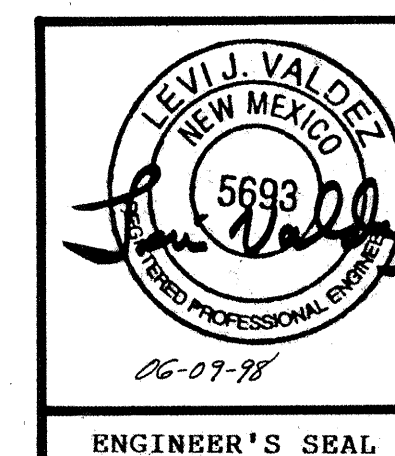
#### LEGAL DESCRIPTION:

LOT "1-A", IN BLOCK ONE (1), ENCHANTED MESA SUBDIVISION, TO THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, (PLAT FILED: MAY 23, 1978).

#### BENCH MARK REFERENCE:

ACS STATION "2-H21A", LOCATED AT THE INTERSECTION OF JUAN TABO BLVD. N.E. AND MENAUL BLVD. N.E.; M.S.L.D. ELEVATION = 5603.224, (PROJECT T.B.M. AS SHOWN ON THE PLAN HEREON).

NOTE: DESIGNATES EXISTING ASPHALT PAVED SURFACE TO BE REMOVED AND REPAVED.



A PROPOSED PAVING PLAN  
FOR  
MESA CENTER  
(2400 JUAN TABO BLVD. N.E.)  
ALBUQUERQUE, NEW MEXICO  
JUNE, 1998

