

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

July 17, 2023

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

**RE: Spirits of Old Town
522 Romero St. NW
Grading & Drainage Plan
Engineer's Stamp Date: 07/17/23
Hydrology File: J13D217**

Dear Mr. Johnston:

PO Box 1293
Albuquerque
Based upon the information provided in your submittal received 07/05/2023, 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.

PRIOR TO CERTIFICATE OF OCCUPANCY:

- NM 87103
www.cabq.gov
1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.
 2. Please pay the Payment-in-Lieu of \$ **267.28** by emailing the attached approved Waiver Application from Stormwater Quality Volume Management On-site to PLNDRS@cabq.gov. Once this is received, a receipt will then be produced and email back. Follow the instructions on the bottom of the form and pay it at the Treasury in Plaza de Sol. Once paid, please provide me proof of payment.

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.

CITY OF ALBUQUERQUE

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If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

Sincerely,

Renée C. Brissette

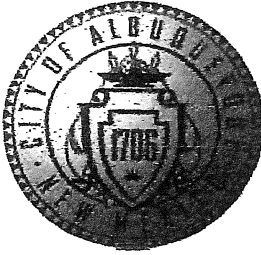
Renée C. Brissette, P.E. CFM
Senior Engineer, Hydrology
Planning Department

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

Project Title: SPIRITS OF OLD TOWN Building Permit # _____ Hydrology File # _____

DRB# _____ EPC# _____

Legal Description: TRACTS 231 & 232A City Address OR Parcel 522 ROMERO ST. N.W.
M.R.G.C.D. MAP 38

(INVOICE) Applicant/Agent: RBA ARCHITECTURE Contact: RICK BENNETT

Address: 1104 PARK AVE. S.W. Phone: 505-242-1859

Email: darby@rba81.com

Applicant/Owner: GEORGE T. RODRIGUEZ Contact: GEORGE RODRIGUEZ
DEVELOPMENT CONSULT.

Address: 12800 SAN JUAN N.E. Phone: 505-610-0593

Email: gawrod@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: 07-05-2023

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

**WAIVER APPLICATION FROM STORMWATER
QUALITY VOLUME MANAGEMENT ON-SITE**

GENERAL INFORMATION

APPLICANT: THOMAS D. JOHNSTON, P.E. DATE: 07-17-2023
DEVELOPMENT: SPIRITS OF OLD TOWN
LOCATION: 522 ROMERO STREET N.W., (OLD TOWN),
ALBUQUERQUE, NEW MEXICO (ZONE ATLAS 'J-13-2)

STORMWATER QUALITY POND VOLUME

Per the DPM Article 6-12 - Stormwater Quality and Low-Impact Development, the calculated sizing for required Stormwater Quality Pond volume is equal to the impervious area draining to the BMP multiplied by 0.42 inches for new development sites and by 0.26 inches for redevelopment sites.

The required volume is 33.4 cubic feet

The provided volume is -0- cubic feet

The deficient volume is 33.4 cubic feet


WAIVER JUSTIFICATION

Per the DPM Article 6-12(C), private off-site mitigation and payment-in-lieu may only be considered if management on-site is waived in accordance with the following criteria and procedures.

1. Management on-site shall be waived by the City Engineer if the following conditions are met:

- a. Stormwater quality can be effectively controlled through private off-site mitigation or through an arrangement (approved by the City) to use a cooperator's existing regional stormwater management infrastructure or facilities that are available to control stormwater quality.
- b. Any of the following conditions apply:
 - i. The lot is too small to accommodate management on site while also accommodating the full plan of development.
 - ii. The soil is not stable as demonstrated by a geotechnical report certified by a professional engineer licensed in the State of New Mexico.
 - iii. The site use is inconsistent with the capture and reuse of stormwater.
 - iv. Other physical conditions exist where compliance with on-site stormwater quality control leaves insufficient area.
 - v. Public or private off-site facilities provide an opportunity to effectively accomplish the mitigation requirements of the Drainage Ordinance (Part 14-5-2 ROA 1994) as demonstrated on as-built construction drawings and an approved drainage report.
 - vi. The developer constructs a project to replenish regional groundwater supplies at an off-site location.
 - vii. A waiver to State water law or acquisition of water rights would be required in order to implement management on site.
2. The basis for requesting payment-in-lieu or private off-site mitigation is to be clearly demonstrated on the drainage plan.

➤ This project's justification: THE LOT IS TOO SMALL TO
ACCOMMODATE MANAGEMENT ON SITE
WHILE ALSO ACCOMMODATING THE
FULL PLAN OF DEVELOPMENT.


Professional Engineer or Architect



PAYMENT-IN-LIEU

Per the DPM Article 6-12(C)(1), the amount of payment-in-lieu is deficient volume (cubic feet) times \$6 per cubic feet for detached single-family residential projects or \$8 per cubic feet for all other projects.

AMOUNT OF PAYMENT-IN-LIEU = \$ 267.28

THIS SECTION IS FOR CITY USE ONLY

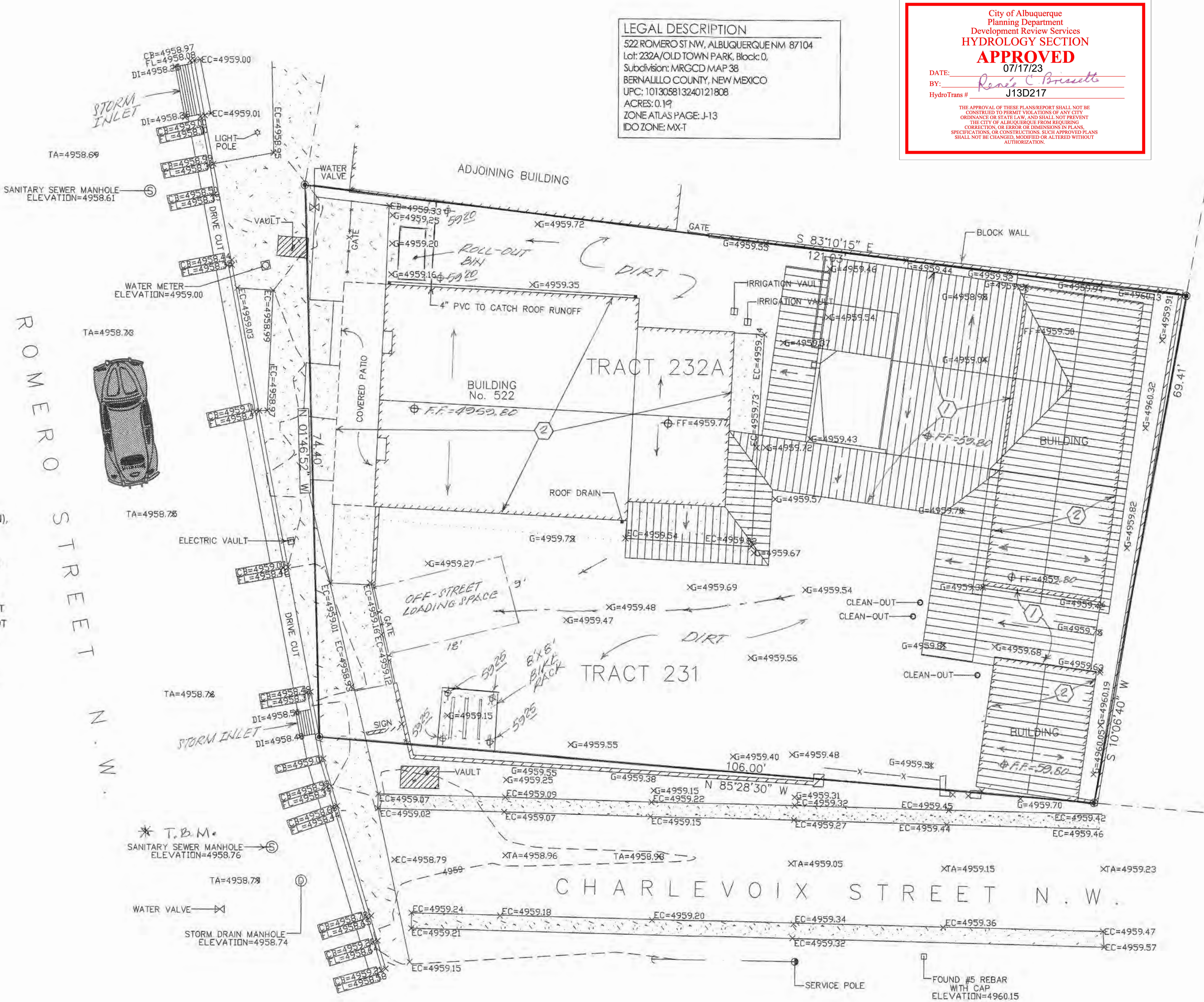
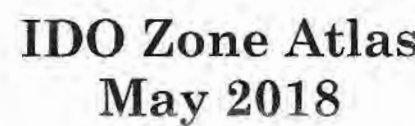
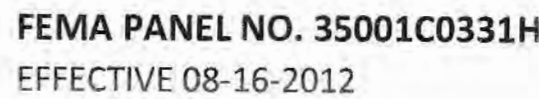
☒ Waiver is approved. The amount of payment-in-lieu from above must be paid prior to Certificate of Occupancy.

☐ Waiver is DENIED.

Renée C. Brissette

City of Albuquerque
Hydrology Section

07/17/23



LEGAL DESCRIPTION
522 ROMERO ST NW, ALBUQUERQUE NM 87104
Lot: 232A/OLD TOWN PARK, Block: 0,
Subdivision: MRGCD MAP 38
BERNALILLO COUNTY, NEW MEXICO
UPC: 101305813240121808
ACRES: 0.19
ZONE ATLAS PAGE: J-13
IDO ZONE: MX-T

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 07/17/23
BY: *Renee C. Braswell*
HydroTrans # J13D217

THIS APPROVAL OF THESE PLANS/REPORT SHALL NOT BE
CONSIDERED TO PREVENT VIOLATIONS OF ANY CITY
ORDINANCES OR STATE LAW, AND SHALL NOT PREVENT
THE CITY OF ALBUQUERQUE FROM REQUESTING
CORRECTION, OR ERROR OR REMEDIATION PLANS,
SPECIFICATIONS, OR CONDITIONS. SUCH APPROVED PLANS
SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT
AUTHORIZATION.

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 WATER 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 CONDUCT FIELD 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 OF ANY POTENTIAL CONDUITS. 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 THE APPLICABLE CODES AND ORDINANCES OF ALBUQUERQUE/BERNALILLO COUNTY STANDARDS AND PROCEDURES.

FIGURE 6.2.3 Precipitation Zones

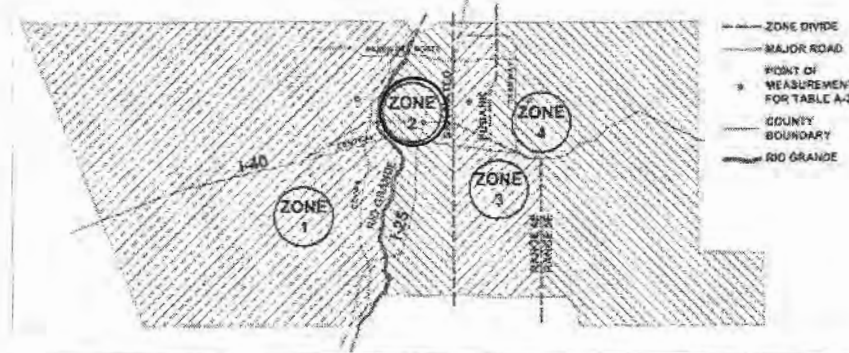


TABLE 6.2.13 6-hour Excess Precipitation, 'E

Zone	Land Treatment			
	A	B	C	D
100-YEAR EXCESS PARTICIPATION, E (IN)				
1	0.55	0.73	0.95	2.24
2	0.62	0.80	1.03	2.33
3	0.67	0.86	1.09	2.58
4	0.76	0.95	1.20	3.34

DRAINAGE COMMENTS :

AS SHOWN ON THE VICINITY MAP HEREON, THE SUBJECT SITE IS LOCATED ON THE EAST SIDE OF ROMERO STREET N.W. BETWEEN MOUNTAIN ROAD N.W. AND CHARLEVOIX STREET N.W. (OLD TOWN), IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, (ZONE ATLAS 'J-13-Z').

THE SUBJECT SITE, 1.) IS AN EXISTING DEVELOPED PROPERTY THAT IS TO HAVE A BUILDING ADDITION AND ASSOCIATED IMPROVEMENTS CONSTRUCTED THEREON, (THIS GRADING AND DRAINAGE PLAN WAS PREPARED TO SUPPORT A BUILDING PERMIT APPLICATION FOR THE ADDRESS OF 522 ROMERO STREET N.W., ALBUQUERQUE, NEW MEXICO), 2.) DOES NOT ACCEPT OFFSITE FLOWS FROM 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 = 0.19 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 :**

	AREA	AREA
TREATMENT A	0.00 AC.	0.00 AC.
TREATMENT B	0.00 AC.	0.00 AC.
TREATMENT C	0.13 AC.	0.09 AC.
TREATMENT D	0.06 AC.	0.10 AC.

EXISTING EXCESS PRECIPITATION :

$$\text{WEIGHTED 'E'} = (0.62 \times 0.00) + (0.80 \times 0.00) + (1.03 \times 0.13) + (2.33 \times 0.06) / 0.19 = 1.44 \text{ IN.}$$

$$V_{100-360} = (1.44 \times 0.06) / 12 = 0.00720 \text{ AC. FT.} = 313.6 \text{ CU. FT.}$$

EXISTING PEAK DISCHARGE :

$$Q_{-100} = (1.71 \times 0.00) + (2.36 \times 0.00) + (3.05 \times 0.13) + (4.34 \times 0.06) = 0.66 \text{ CFS}$$

PROPOSED EXCESS PRECIPITATION

$$\text{WEIGHTED 'E'} = (0.62 \times 0.00) + (0.80 \times 0.00) + (1.03 \times 0.09) + (2.33 \times 0.10) / 0.19 = 1.71 \text{ IN.}$$

$$V_{100-360} = (1.71 \times 0.10) / 12 = 0.01425 \text{ AC. FT.} = 620.7 \text{ CU. FT.}$$

PROPOSED PEAK DISCHARGE :

$$Q_{-100} = (1.71 \times 0.00) + (2.36 \times 0.00) + (3.05 \times 0.09) + (4.34 \times 0.10) = 0.671 \text{ CFS}$$

INCREASE : V100-360 = 307.1 CU. FT. Q-100 = 0.05 CFS

STORM WATER QUALITY POND VOLUME REQUIREMENT CALCULATION:

0.26"/12 X 1,542.0 = 33.4 CU. FT.
33.4 CU. FT. X \$ 8.00/CU. FT. = **\$ 267.28 CASH IN LIEU AMOUNT**

GENERAL NOTES:

- 1: CONTOUR INTERVAL IS ONE (1) FOOT.
- 2: ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE STATION No. "5-J13A", 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.

NOTE: PROVIDE ROOF DRAIN GUTTERS TO DOWNSPOUTS WITH CONCRETE SPLASH BOXES (TO DISSIPATE FLOW ENERGY), TO BE REQUIRED ALONG THE BACK SIDE OF BUILDING STRUCTURE(S) (LOCATIONS TO BE DETERMINED BY PROJECT ARCHITECT. PLEASE DIRECT THE DOWNSPOUTS TO THE 6" SWALES WHICH GO TO THE STREET.

NOTE:

EXISTING BUILDING = 2,293.0 SQ. FT. = 0.05 AC.

- * PROPOSED ADDITION = 1,542.0 SQ. FT. = 0.04 AC. (INCLUDING COVERED WALKWAY)


① NEW BUILDING ADDITION

② EXISTING BUILDING

GRADING AND DRAINAGE PLAN

A PROPOSED PLAN
FOR
SPIRITS OF OLD TOWN
(522 ROMERO STREET N.W.)
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JUNE , 2023

SPIRITS OF OLD TOWN
 GRADING AND DRAINAGE PLAN
 522 ROMERO ST NW
 ALBUQUERQUE, NM 87104

REVISION		DATE
RBA ARCHITECTURE, PC PLANNING DESIGN		100 West 4th, Suite 500 Allentown, PA 18102 Tel: 610-438-1422 Fax: 610-438-1422 www.rbaa.com
		
DATE		
06-20-2023		
SHEET NUMBER		
C-1.00		

RBA
ARCHITECTURE, PC
PLANNING
DESIGN

1104 Park Ave. SW
Albuquerque, NM 87102
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www.rba3.com