City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

April 11, 2001

Levi Valdez, PE
BJM Development
12800 San Juan NE
Albuquerque, NM 87123

Re: 709 Central NW Grading and Drainage Plan
Engineer's Stamp dated 4-30-01 (K14/D80)

Dear Mr. Valdez,

Based upon the information provided in your submittal dated 4-6-01, the above referenced site is approved for Grading Permit and Paving Permit.

Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

Also, please supply a Certified As-Built per the DPM checklist for our files.

If you have any questions about my comments, you can contact me at 924-3986.

Sincerely,

Bradley L. Bingham

Bradley L. Bingham, PE
Sr. Engineer, Hydrology

C: file

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

May 21, 2001

Levi J. Valdez, P.E.
c/o BJM Development
4409 Karral Rd SW
Albuquerque, New Mexico 87121

RE: 709 CENTRAL AVE NW (K-14/D80)
ENGINEERS CERTIFICATION FOR CERTIFICATE OF OCCUPANCY
ENGINEERS STAMP DATED 4/6/2001
ENGINEERS CERTIFICATION DATED 4/23/2001

Dear Mr. Valdez:

Based on the information provided on your submittal April 23, 2001, the above referenced project **can not** be approved for a Permanent Certificate of Occupancy at this time.

Your Engineers Certification shows a low spot "bird-bath" midway near the rear center of the newly paved portion. This low spot will cause ponding to occur and change the original intent of the approved plans to have the runoff of the rear of the property drain to the alley.

Also the grading and drainage certification states a header curb is installed in front of the stairways from the east property line of the adjacent building to the northwest corner of the building (at the drain spout); However, an on-site inspection revealed that two bumper curbs have been installed instead of the required header curb. This deviation from the approved grading and drainage plan needs to be corrected.

When the corrections have been made as per the approved grading and drainage plans eliminating the low spot with placement of the header curb, and the as-builts resubmitted to the City's Hydrology Division for approval with the correct recertification and new spot elevations, we will take every measure to expedite this submittal, so a Permanent Certificate of Occupancy can be issued.

If I can be of further assistance, please feel free to contact me at 924-3981.

Sincerely,

Teresa A. Martin

Teresa A. Martin
Hydrology Plan Checker
Public Works Department

BLB

c: File

DRAINAGE INFORMATION SHEET

PROJECT TITLE: 709 Central NW ZONE MAP/DRG. FILE #: K14-D80
DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Lot 18 Block 14 Original Townsite of Albuquerque
CITY ADDRESS: _____

ENGINEERING FIRM: BJM Development CONTACT: Bernie J. Montoya
ADDRESS: 4409 Karrol Rd. SW. PHONE: 877-4841
CITY, STATE: Albuquerque, New Mexico 87121 ZIP CODE: 87121

OWNER: Juan Goyer CONTACT: _____
ADDRESS: 709 Central NW PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

ARCHITECT: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

SURVEYOR: _____ CONTACT: _____
ADDRESS _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

TYPE OF SUBMITTAL:
- ____ DRAINAGE REPORT
- ____ DRAINAGE PLAN
- ____ CONCEPTUAL GRADING & DRAINAGE PLAN
- ____ GRADING PLAN
- ✓ EROSION CONTROL PLAN
- ____ ENGINEER'S CERTIFICATION
- ____ CLOMR/LOMR
- ____ OTHER

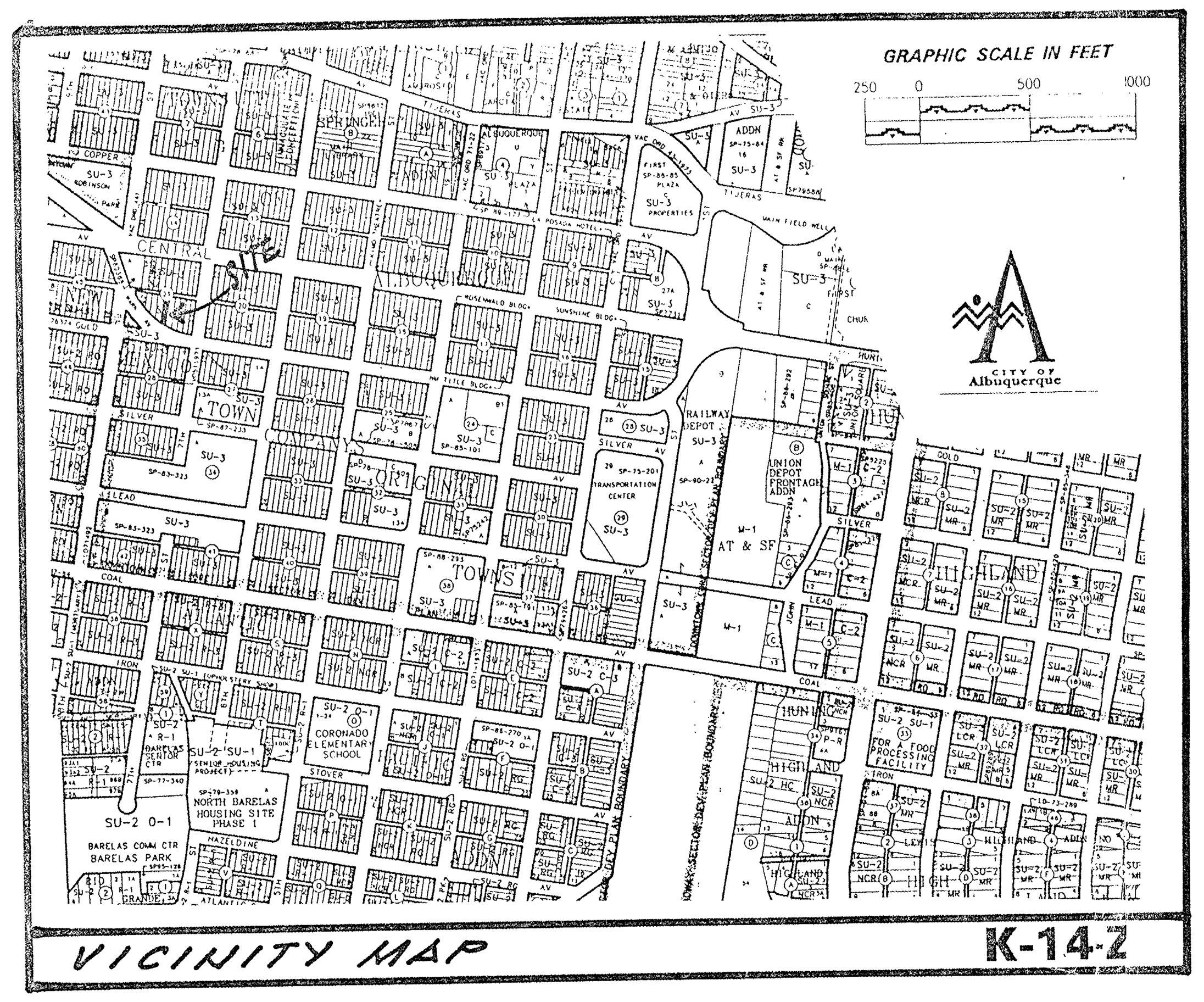
WAS A PRE-DESIGN CONFERENCE ATTENDED:
- ____ YES
- ____ NO
- ____ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:
- ____ SIA / FINANCIAL GUARANTEE RELEASE
- ____ 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
- ____ WORK ORDER APPROVAL
- ____ OTHER (SPECIFY)

DATE SUBMITTED: 5/18/2001 BY: Bernie J Montoya

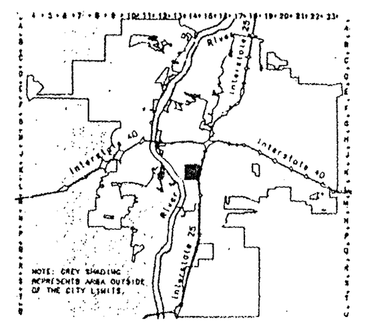
Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature , location and scope ot the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan**: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans**: Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report**: Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.



NORTH
SCALE: 1"=10'

5 0 5 10



GENERAL NOTES:

1) NO PERIMETER BOUNDARY CORNERS HAVE BEEN FIELD ESTABLISHED PER THIS SURVEY OF THE SUBJECT PROPERTY.

2) NO SEARCH HAS BEEN MADE FOR EASEMENTS OF RECORD OTHER THAN SHOWN HERON.

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.

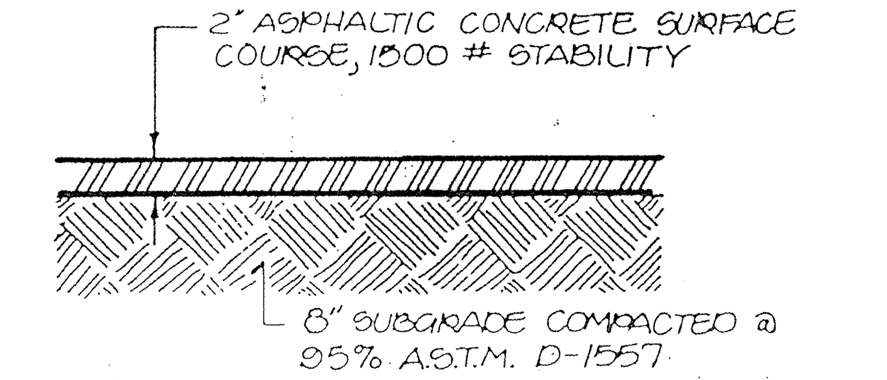
2) PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION(S) OF ALL POTENTIAL OBSTRUCTIONS; SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.

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.

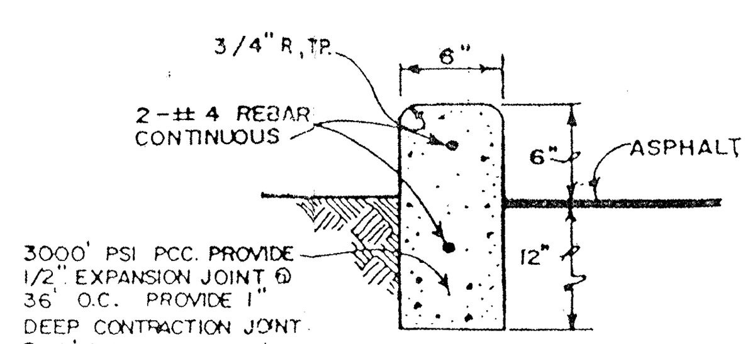
4) ALL CONSTRUCTION WITHIN PUBLIC STREET RIGHT-OF-WAY(S) SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE/BERNALILLO COUNTY STANDARDS AND PROCEDURES.

LEGEND:

TOP OF CURB ELEVATION = TC=51.36
CURB FLOWLINE ELEVATION = FL=50.56
EXISTING SPOT ELEVATION = 51.86
EXISTING CONTOUR ELEVATION = 52.0
PROPOSED SPOT ELEVATION = 53.00
PROPOSED CONTOUR ELEVATION = 52.00
PROPOSED OR EXISTING CONCRETE SURFACE =
EXISTING FENCE LINE =



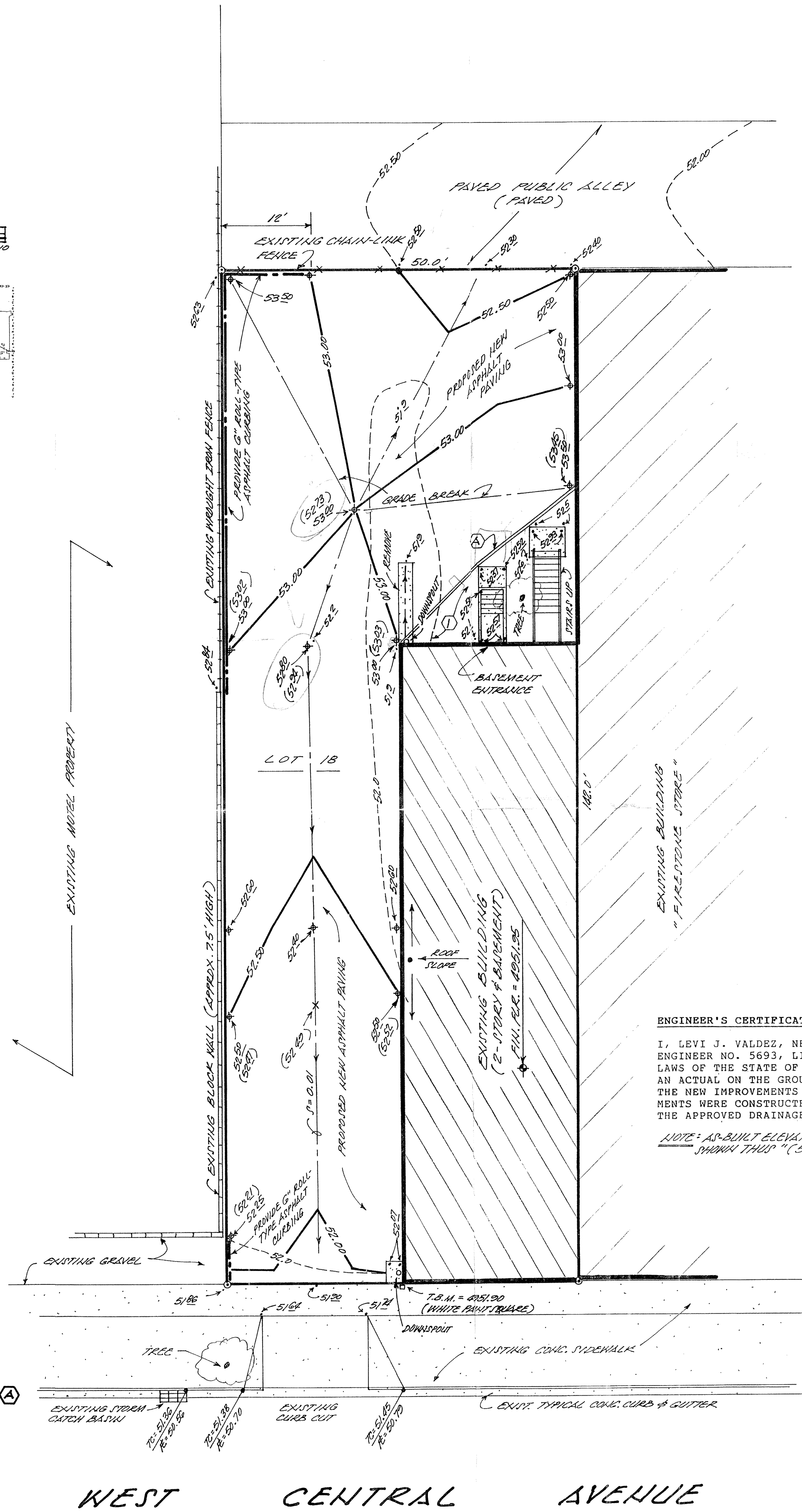
TYPICAL PAVEMENT SECTION
SCALE : 1" = 1'-0"



HEAŒR CURB DETAIL (A)
SCALE 1"=1'-0"

BENCH MARK REFERENCE: A.C.S. STATION "1-K14", ELEVATION = 4952.291

(1) → PROPOSED LANDSCAPED AREA.



ENGINEER'S CERTIFICATION:

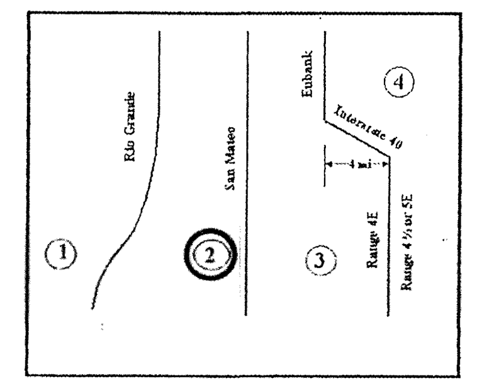
I, LEVI J. VALDEZ, NEW MEXICO REGISTERED PROFESSIONAL ENGINEER NO. 5693, LICENSED AND REGISTERED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT AN ACTUAL ON THE GROUND FIELD SURVEY OF THE GRADES OF THE NEW IMPROVEMENTS SHOWN HEREON VERIFY THAT SAID IMPROVEMENTS WERE CONSTRUCTED IN "SUBSTANTIAL COMPLIANCE" WITH THE APPROVED DRAINAGE PLAN FOR SAID SITE.

NOTE: AS-BUILT ELEVATIONS ARE SHOWN THUS "(53.02)".

LEVI J. VALDEZ NEW MEXICO 5693 REGISTERED PROFESSIONAL ENGINEER
04-23-01

TABLE A-9. PEAK DISCHARGE (cfs/acre)				
Zone	Treatment 100-YR (2-YR, 10-TR)			
	A	B	C	D
1	1.29 (0.00, 0.24)	2.03 (0.33, 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, 2.009)	5.02 (2.04, 3.39)
4	2.20 (0.05, 0.87)	2.92 (0.38, 1.45)	3.73 (1.00, 2.26)	5.25 (2.17, 3.57)

TABLE A-10. PEAK INTENSITY (IN/HR at t_c=0.2 hour)	
Zone	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)



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

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

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 uncompacted 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	

GRADING/PAVING PLAN

THE FOLLOWING ITEMS CONCERNING 709 CENTRAL AVENUE NW (LOT 18, BLOCK 14, ORIGINAL TOWNSITE OF ALBUQUERUQE) ARE CONTAINED HEREON:

1. VICINITY MAP 2. FIRM MAP 3. DRAINAGE CALCULATIONS

EXISTING CONDITIONS

AS SHOWN BY THE VICINITY MAP, THE SITE CONTAINS 0.163 ACRES AND IS LOCATED WEST OF THE INTERSECTION OF CENTRAL AVENUE NW AND 7TH STREET NW ON THE NORTH SIDE OF CENTRAL AVENUE NW. THE SITE CONTAINS A 2259 SQ. FT. BUILDING WITH A GRAVELED AREA. THE EXISTING BUILDING IS ATTACHED TO THE EXISTING FIRESTONE AUTOMOTIVE BUILDING. ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL 0334D, DATED SEPTEMBER 20,1996, THE SITE IS NOT LOCATED WITHIN A DESIGNATED FLOOD ZONE.

PROPOSED CONDITIONS

AS SHOWN BY THE GRADING/PAVING PLAN, THE SITE CONSISTS OF A 2259 SQ.FT. BUILDING WITH GRAVEL PARKING. THE GRAVELED AREAS WILL BE GRADED AND ASPHALTED. THE DEVELOPED RUN-OFF WILL BE DIRECTED TOWARDS THE EXISTING DRIVEPAD AND OUT INTO CENTRAL AVENUE NW. THERE IS AN EXISTING INLET LOCATED JUST WEST OF THE EXISTING DRIVEPAD. THE CALCULATIONS SHOWN HEREON : ANALYZE BOTH THE EXISTING AND PROPOSED CONDITIONS FOR THE 100-YEAR, 6-HOUR RAINFALL EVENT. THE PROCEDURE FOR 40-ACRES AND SMALLER BASINS- AS SET FORTH IN THE REVISION OF SECTION 22.2 HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL VOLUME II DESIGN CRITERIA DATED 1997, HAS BEEN USED TO QUANTIFY THE PEAK RATE OF DISCHARGE AND VOLUME OF RUN-OFF GENERATED.

DOWNSTREAM CAPACITY

THERE IS AN EXISTING INLET 4' WEST OF THE EXISTING DRIVEPAD.

JUAN GEYER AREA = 0.16 ac.

ZONE 2
PRECIPITATION: 360 = 2.35 in.
1440 = 2.75 in.
10day = 3.95 in.

	EXCESS PRECIPITATION:	PEAK DISCHARGE:
TREATMENT A	0.53 in.	1.56 cfs/ac.
TREATMENT B	0.78 in.	2.28 cfs/ac.
TREATMENT C	1.13 in.	3.14 cfs/ac.
TREATMENT D	2.12 in.	4.70 cfs/ac.

	EXISTING CONDITIONS: AREA	PROPOSED CONDITIONS: AREA
TREATMENT A	0 ac.	0 ac.
TREATMENT B	0 ac.	0 ac.
TREATMENT C	0.11 ac.	0.057 ac.
TREATMENT D	0.05 ac.	0.106 ac.

EXISTING EXCESS PRECIPITATION:

Weighted E = (0.53)x(0.00)+(0.78)x(0.00)+(1.13)x(0.11)+(2.12)x(0.05)/ 0.16
= 1.45 in.
V100-360 = (1.45)x(0.16)/ 12 = 0.019639 ac-ft = 855 cf

EXISTING PEAK DISCHARGE:

Q100 = (1.56)x(0.00)+(2.28)x(0.00)+(3.14)x(0.11)+(4.70)x(0.05)= 0.59

PROPOSED EXCESS PRECIPITATION:

Weighted E = (0.53)x(0.00)+(0.78)x(0.00)+(1.13)x(0.06)+(2.12)x(0.11)/ 0.16
= 1.77 in.
V100-360 = (1.77)x(0.16)/ 12.0 = 0.024094 ac-ft = 1050 cf

V100-1440 = (0.02)+(0.11)x(2.75 - 2.35)/ 12 = 0.027628 ac-ft = 1203 cf

V100-10day = (0.02)+(0.11)x(3.95 - 2.35)/ 12 = 0.038228 ac-ft = 1665 cf

PROPOSED PEAK DISCHARGE:

Q100 = (1.56)x(0.00)+(2.28)x(0.00)+(3.14)x(0.06)+(4.70)x(0.11)= 0.68

INCREASE 0.68 CFS - 0.59 CFS = 0.09 CFS

LEVI J. VALDEZ NEW MEXICO 5693 REGISTERED PROFESSIONAL ENGINEER
04-06-01

ENGINEER'S SEAL

A PROPOSED PAVING PLAN FOR 709 CENTRAL AVE. N.W.

ALBUQUERQUE, NEW MEXICO
APRIL, 2001
(ENGINEER'S CERTIFICATION)
04-23-01