

# CITY OF ALBUQUERQUE

*Planning Department*  
Brennon Williams, Interim Director



*Mayor Timothy M. Keller*

August 13, 2019

David Aube, P.E.  
Design Group  
120 Vassar SE, Suite 100  
Albuquerque, NM 87106

**RE: Zocalo Lofts  
507 4th St SW  
Request for Certificate of Occupancy – Permanent  
Hydrology Final Inspection - Approved  
Engineer's Stamp Date 2/14/18 (K14D112)  
Certification Dated: 8/6/19**

Dear Mr. Aube:

PO Box 1293

Based on the submittal received 8/6/19, the Engineer's Certification is approved in support of Permanent Certificate of Occupancy by Hydrology.

Albuquerque

If you have any questions, contact me at 924-3695 or [dpeterson@cabq.gov](mailto:dpeterson@cabq.gov).

NM 87103

Sincerely,

[www.cabq.gov](http://www.cabq.gov)

Dana Peterson, P.E.  
Senior Engineer, Planning Dept.  
Development Review Services

C: Email      Fox, Debi; Tena, Victoria; Sandoval, Darlene; Costilla, Michelle



# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

**Project Title:** Zocalo **Building Permit #:** \_\_\_\_\_ **Hydrology File #:** F14-D112

**DRB#:** 1004505 **EPC#:** \_\_\_\_\_ **Work Order#:** 2632.87

**Legal Description:** Lot 9-A-1 Block N, Atlantic and Pacific Addition

**City Address:** 400 Coal Avenue, SW (formerly submitted under 501 4th Street SW)

**Applicant:** Quatro y Carbon **Contact:** Richard Yates

**Address:** 416 Coal Avenue SW

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Other Contact:** The Design Group **Contact:** David Aube

**Address:** 120 Vassar Drive SE, Albuquerque, NM 87106

**Phone#:** 505-998-6430 **Fax#:** 505-242-6881 **E-mail:** daube@designgrouponnm.com

**TYPE OF DEVELOPMENT:** \_\_\_\_\_ PLAT (# of lots) \_\_\_\_\_ RESIDENCE ☒ DRB SITE \_\_\_\_\_ ADMIN SITE

**IS THIS A RESUBMITTAL?** \_\_\_\_\_ 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
- ☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY) \_\_\_\_\_
- ☐ PRE-DESIGN MEETING?

### TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY
- ☐ 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
- ☐ FLOODPLAIN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) \_\_\_\_\_

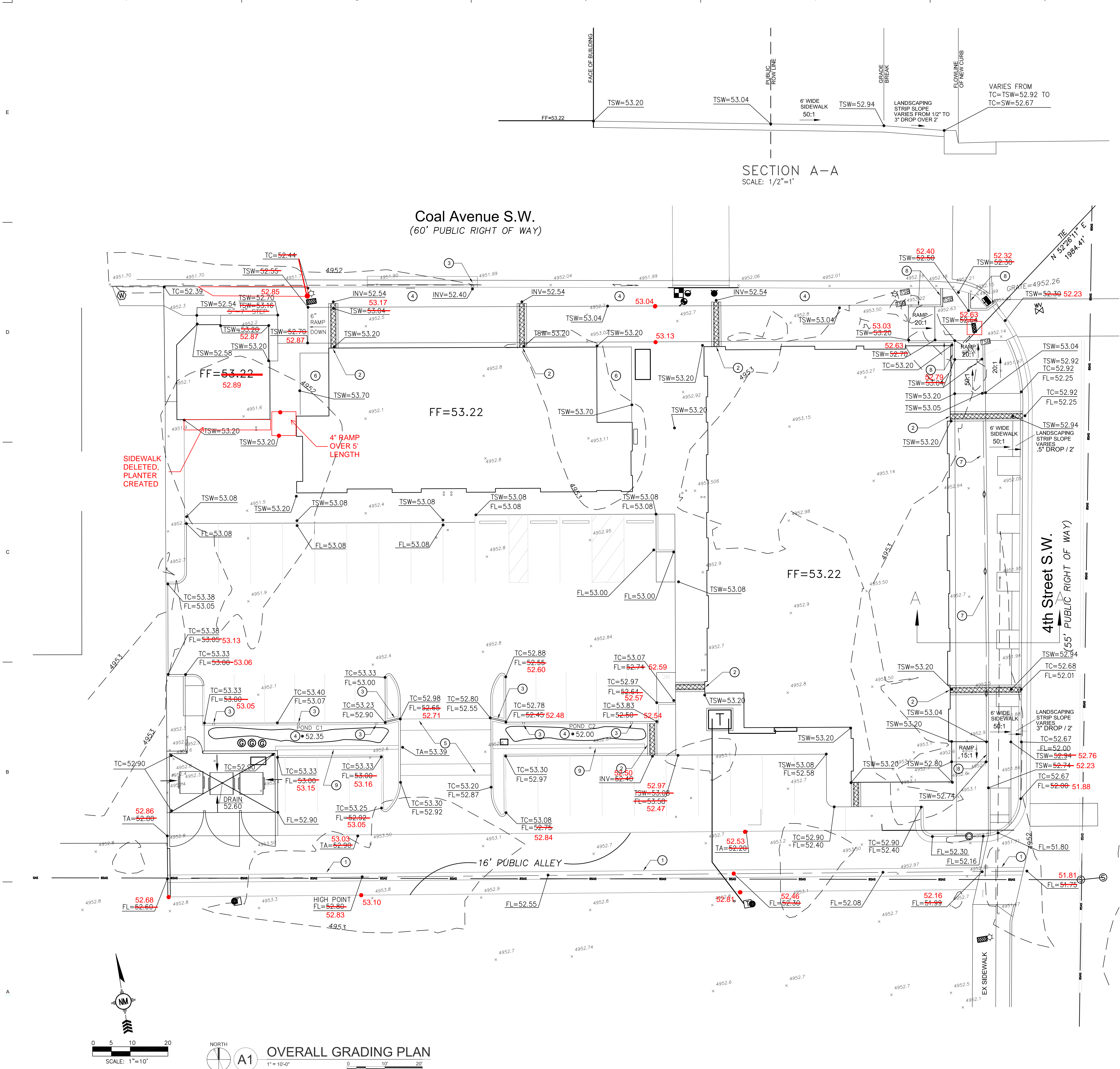
**DATE SUBMITTED:** 8-6-2019 **By:** David Aube

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_





### GENERAL SHEET NOTES:

1. NO WORK SHALL BE PERFORMED IN THE PUBLIC ROW WITHOUT A PUBLIC WORK ORDER.
2. VOLUME REQUIRED FOR FIRST FLUSH 0.71 ac x 43560 sf/ac x 0.9 x 26 x 1/12 = 603 cf. VOLUME PROVIDED (PONDS C1 AND C2)= 290 cf. POND C1= 150 cf. POND C2= 140 cf.
3. POND ALONG COAL NOT COUNTED IN CALCULATION BUT IS REQUESTED FOR LANDSCAPING BENEFITS.
4. PRIVATE FACILITY DRAINAGE COVENANT REQUIRED FOR MAINTENANCE OF PONDS.

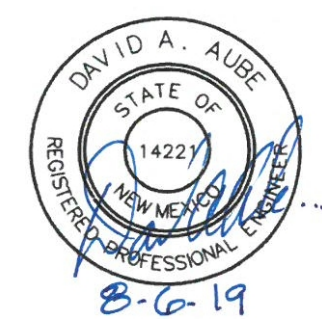
### SHEET KEYED NOTES:

- 1 ALLEY GUTTER PER COA STD.
- 2 SIDEWALK CULVERT PER COA STD. SEE ARCHITECTURAL FOR ROOF DRAIN LOCATIONS.
- 3 4" SLOT OPENING IN CURB.
- 4 FIRST FLUSH RETENTION AREA
- 5 SPEED TABLE - MATCH TOP OF ASPHALT TO TOP OF CURB.
- 6 STAIRWELL, SEE ARCHITECTURAL.
- 7 OPTIONAL 42" HANDRAIL, BY OTHERS.
- 8 6" RAMP CURB.
- 9 GATE FOOTING, SEE ARCHITECTURAL.

hydrology Certification (K14D112, PWO 2637.82, DRB#1004505)

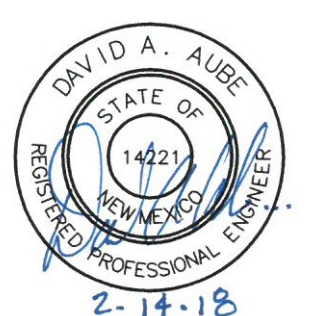
I, David A. Aube, NMPE 14221, of the firm The Hartman + Majewski Design Group, Inc. hereby certify that The Zocalo project (400 Coal Avenue SW) is in substantial compliance with and in accordance with the design intent of the Grading and Drainage approved plan dated 2-23-18. The record information that has been edited onto the original design documents where obtained for on-site items by TM Surveying Office (Timothy Martinez NMPS # 13093) and for off-site work within the ROW was completed by the Surveying Office (Tony Harris, NM PS # 11463). I further certify that I have personally visited the project site on August 6th, 2018 and have determined by visual inspection that the actual site conditions shown on this plan to be 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 for Zocalo at 400 Coal Avenue SW.

The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the transportation aspects of this project. Those relying on the record documents are advised to obtain independent verification of its accuracy before using it for any other purpose.



**dg**  
THE HARTMAN + MAJEWSKI  
**DESIGN GROUP**  
Architects • Engineers • Interior Design  
Planners • Urban Designers • LEED®  
120 Vassar Dr SE Suite 100  
Albuquerque New Mexico  
87106  
CONSULTANT

STAMP



PERMIT SET  
PROJECT NAME  
ZOCALO LOFTS

507 4TH ST. SW  
ALBUQUERQUE, NM 87102

QUATRO Y CARBON

### REVISIONS

NO.	DATE	DESCRIPTION

Copyright: Design Group

Drawn by	DAA
Checked by	DAA
Date	January 18, 2018
Project number	2531

SHEET TITLE

OVERALL GRADING  
PLAN

SHEET NUMBER

C201



**PRIVATE FACILITY  
DRAINAGE COVENANT**

This Drainage Covenant ("Covenant"), between QUATRO Y CARBON ("Owner"), whose address is 428 SANDOVAL STREET, SANTA FE, NM, and whose telephone number is (505) 985.1766 and the City of Albuquerque, New Mexico, a municipal corporation whose address is P.O. Box 1293, Albuquerque, New Mexico 87103, is made in Albuquerque, Bernalillo County, New Mexico and is entered into as of the date Owner signs this Covenant.

1. Recital. The Owner is the current owner of the following described real property located at [give legal description, and street address] 507 4<sup>TH</sup> STREET SECTION 20 TOWNSHIP 3N, RANGE 3E SUBDIVISION ATLANTIC AND PACIFIC ADDITION recorded on 20 NOVEMBER 2017, pages        through       , as Document No. 2017113373 in the records of the Bernalillo County Clerk, State of New Mexico (the "Property").

Pursuant to City ordinances, regulations and other applicable laws, the Owner is required to construct and maintain certain drainage facilities on the Property, and the parties wish to enter into this Covenant to establish the obligations and responsibilities of the parties.

2. Description and Construction of Drainage Facility. The Owner shall construct the following "Drainage Facility" within the Property at the at the Owner's sole expense in accordance with the standards, plans and specifications approved by the City:  
TWO (2) PONDS

The Drainage Facility is more particularly described in Exhibit A attached hereto and made a part hereof.

3. Maintenance of Drainage Facility. The Owner shall maintain the Drainage Facility at Owner's sole cost in accordance with the approved Drainage Report and plans.

4. Benefit to Property. The Owner acknowledges and understands that the Drainage Facility required herein to be constructed on the Owner's property is for the private benefit and protection of the Owner's property and that failure to maintain such facility could result in damage or loss to the Property.

5. Inspection of Drainage Facility. The City shall have no duty or obligation whatsoever to perform any inspection, maintenance or repair of the Drainage Facility, it being the duty of the Owner, its heirs, successors and assigns to construct and maintain the facility in accordance with approved plans and specifications.

6. Liability of City. The Owner understands and agrees that the City shall not be liable to the Owner, its heirs, successors or assigns, or to any third parties for any damages resulting from the Owner's failure to construct, maintain or repair the Drainage Facility.



7. Indemnification. The Owner owns and controls the Drainage Facility and shall not permit the Drainage Facility to constitute a hazard to the health or safety of the general public. The Owner agrees to indemnify, defend and hold harmless the City, its officials, agents and employees, from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the Owner, its agents, representatives, contractors or subcontractors or arising from the failure of the Owner, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Developer or Owner herein; provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Covenant, this Covenant to indemnify will not extend to liability, claims, damages, losses or expenses, including attorneys' fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the respective indemnitee, or the agents or employees of the respective indemnitee; or (2) the giving of or the failure to give direction or instructions by the respective indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property.

8. Assessment. Nothing in this Covenant shall be construed to relieve the Owner, its heirs, assigns and successors from an assessment against the Owner's property for improvements to the property under a duly authorized and approved Special Assessment District. The parties specifically agree that the value of the Drainage Facility will not reduce the amount assessed by the City.

9. Binding on Owner's Property. The covenants and obligations of the Owner set forth herein shall be binding on the Owner, its heirs, assigns and successors and on the Owner's property and constitute covenants running with the Owner's property until released by the City. This Covenant can only be released by the City's Chief Administrative Officer with concurrence of the City Engineer.

10. Entire Covenant. This Covenant contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

11. Changes to Covenant. Changes to this Covenant are not binding unless made in writing, signed by both parties.

12. Effective Date of Covenant. This Covenant shall be effective as of the date of signature of the Owner.

By [signature]: Richard Tate  
Name [print]: Richard Tate  
Title: Managing Member  
Dated: 2/20/2018

By: Shahab Biazar, P.E., City Engineer  
Dated: 3/6/18

STATE OF NEW MEXICO )  
COUNTY OF Santa Fe )ss  
COUNTY OF BERNALILLO )  
+G.

This instrument was acknowledged before me on this 20<sup>th</sup> day of February, 2018, by Richard Yates (name of person signing permit), Managing member (title of person signing permit) of \_\_\_\_\_ (Owner).

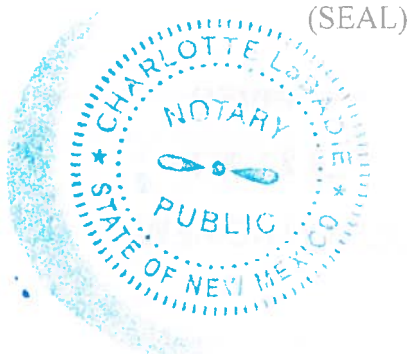


Julia L. Gnegy  
Notary Public  
My Commission Expires: 11/21/2024

[illegible]

This instrument was acknowledged before me on this 6<sup>th</sup> day of March, 2026, by Shahab Biazar, P.E., City Engineer, of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Charlotte LeBeau  
Notary Public  
My Commission Expires: March 15, 2021



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CONSULTANT

STAMP

PERMIT SET  
PROJECT NAME  
ZOCALO LOFTS

107 4TH ST. SW  
ALBUQUERQUE, NM 87102

CUATRO Y CARBON

Line Table		
Line #	Length	Direction
L1	51.48	S81° 00' 34.33"E
L2	5.77	N08° 30' 51.75"E
L3	51.45	N81° 23' 37.64"W
L4	5.55	S06° 28' 50.25"W
L5	41.00	S81° 16' 28.35"E
L6	5.47	N05° 48' 22.77"E
L7	40.88	N81° 15' 55.21"W
L8	5.48	S10° 02' 54.24"W

[illegible]

Issued by	DATE
Certified by	DATE
Date	January 18, 2018
Project number	2021

## History

DRAINAGE COVENANT  
EXHIBIT A

QUESTIONS

EXHIBIT A

Coal Avenue S.W.  
60' PUBLIC RIGHT OF WAY)

4th Street S.W.  
(55' PUBLIC RIGHT OF WAY)

16' PUBLIC ALLEY

DRAINAGE COVENANT EXHIBIT A

