

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Interim Director



Mayor Timothy M. Keller

January 25, 2022

Levi J. Valdez, PE
George T Rodriguez-Development Consultant
12800 San Juan Rd. SE
Albuquerque, NM 87123

**RE: University Lodge
Grading and Drainage Plan
Engineer's Stamp Date: 11/29/21
Hydrology File: K17D121**

Dear Mr. Valdez:

Based upon the information provided in your submittal received 12/01/2021, the Grading & Drainage Plan is approved for Paving Permit and Grading Permit.

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

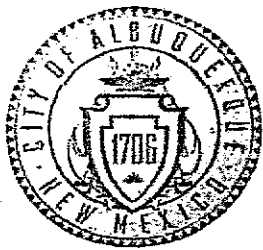
Renée C. Brissette, P.E. CFM
Senior Engineer, Hydrology
Planning Department

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Albuquerque

NM 87103

www.cabq.gov



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2015)

Project Title: UNIVERSITY LODGE Building Permit #: _____ Hydrology File #: _____

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: LOTS 3 THRU 10, INCLUSIVE, BLK. 2, COLLEGE VIEW ADDITION

City Address: 3711 CENTRAL AVE. N.E., ALBUQUERQUE, NEW MEXICO

Applicant: LEVI J. VALDEZ, P.E.
GEORGE T. RODRIGUEZ - DEVEL. CONSULTANT Contact: LEVI VALDEZ
GEORGE RODRIGUEZ

Address: 12800 SAN JUAN N.E., ALBUQ., N.M. 87123

Phone#: 505-610-0593 Fax#: _____ E-mail: pawrod@hotmail.com

Owner: HERITAGE HOSPITALITY GROUP Contact: SHARMIN

Address: 3711 CENTRAL AVENUE N.E., ALBUQUERQUE, NEW MEXICO 87108

Phone#: 505-266-7663 Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL: _____ PLAT (_____ # OF LOTS) _____ RESIDENCE _____ DRB SITE ☒ ADMIN SITE

IS THIS A RESUBMITTAL?: _____ Yes ☒ No

DEPARTMENT: _____ TRAFFIC/TRANSPORTATION ☒ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ DRAINAGE MASTER PLAN
- ☒ DRAINAGE REPORT
- ☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ 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) SITE ASSOCIATED IMPROVEMENTS

DATE SUBMITTED: 11-30-2021 By: GEORGE T. RODRIGUEZ

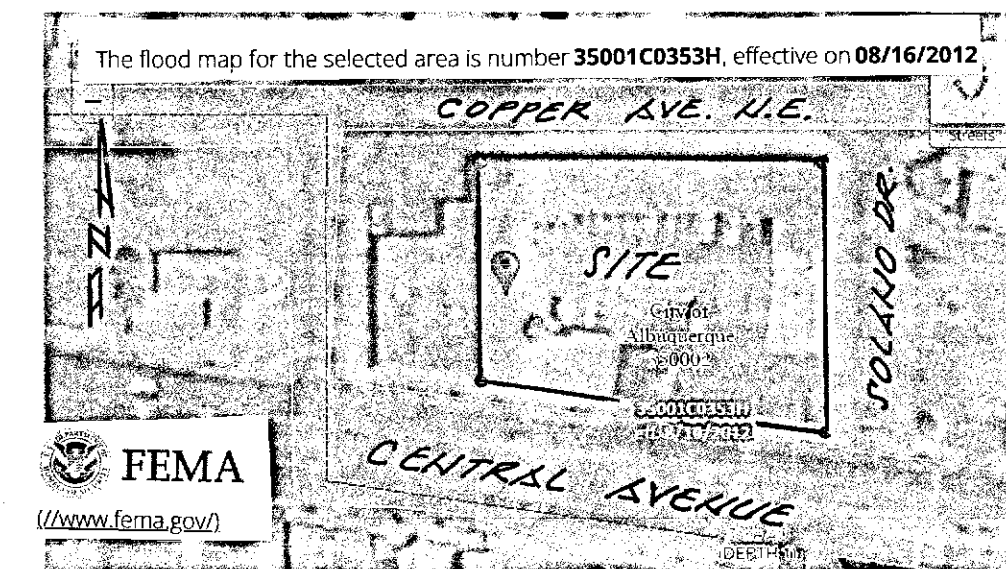
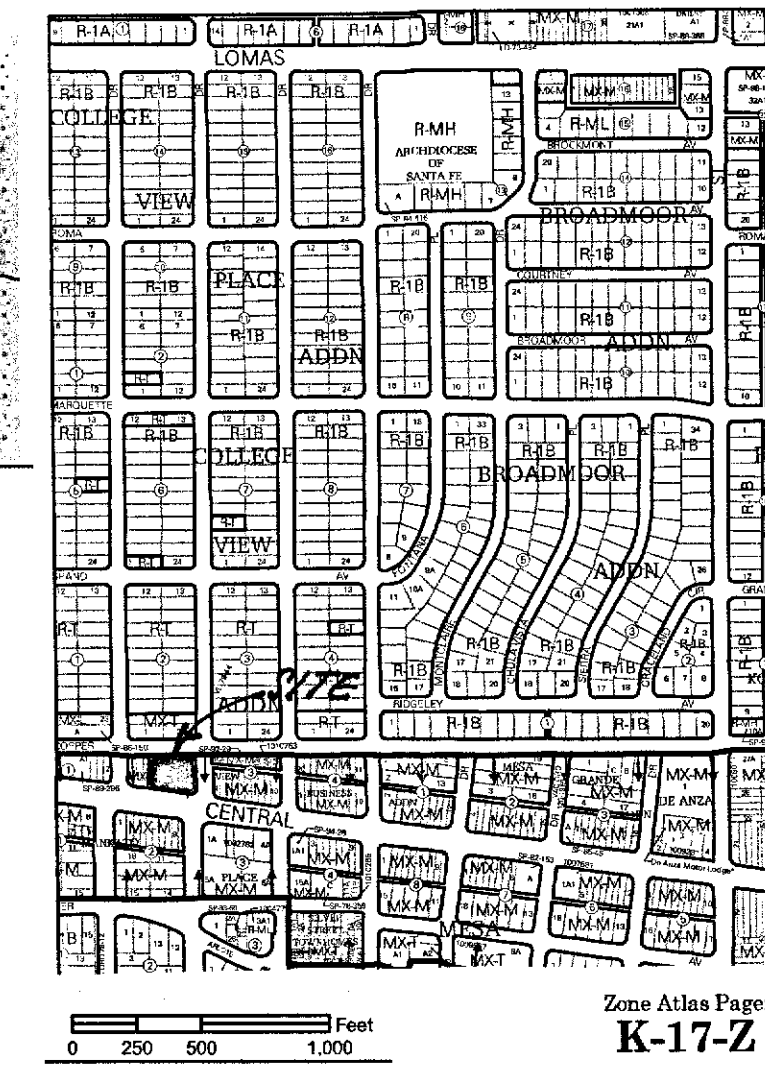
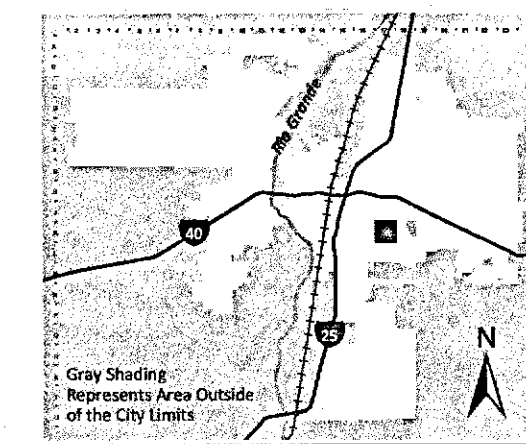
COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

LEGEND:
TOP OF CURB ELEVATION = TC = 03.0
CURB FLOWLINE ELEVATION = F = 02.50
EXISTING SPOT ELEVATION = S = 03.20
PROPOSED SPOT ELEVATION = P = 03.25
PROPOSED CONTOUR ELEVATION = N/A
PROPOSED OR EXISTING CONCRETE SURFACE = C
EXISTING PRINCE LINE = N/A

COPPER AVENUE N. E.



DRAINAGE COMMENTS:
AS SHOWN ON THE VICINITY MAP HEREON, THE SUBJECT SITE IS LOCATED ON THE NORTHWEST CORNER OF CENTRAL AVENUE, N.E. AND SOLANO DRIVE N.E. IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, (DDO ZONE ATLAS PAGE 'K-17-2').
THE SUBJECT SITE, 1.) IS ITSELF NOT LOCATED WITHIN A DESIGNATED FLOODPLAIN, HOWEVER DOES LIE ADJACENT TO AN 'AO-1' FLOOD DESIGNATION WITHIN THE STREET RIGHT-OF-WAYS OF CENTRAL AVENUE N.E. AND COPPER AVENUE N.E. (REFERENCE F.E.M.A. PANEL 35001C0353H, EFFECTIVE AUGUST 16, 2012). 2.) DOES NOT CONTRIBUTE OFF-SITE FLOWS TO ADJACENT PROPERTIES. 3.) DOES NOT ACCEPT OFF-SITE FLOWS FROM ADJACENT PROPERTIES. 4.) IS TO HAVE NEW SITE IMPROVEMENTS CONSTRUCTED THEREON, THERE WILL BE NO ACTUAL BUILDING CONSTRUCTION FOR THIS PROJECT.

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.

DRAINAGE CALCULATIONS:
SITE AREA = 0.69 ACRE TOTAL

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

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

EXCESS PRECIPITATION:
TREATMENT A = 0.62 IN.
TREATMENT B = 0.80 IN.
TREATMENT C = 1.03 IN.
TREATMENT D = 2.33 IN.

EXISTING CONDITIONS:
AREA
TREATMENT A = 0.00 AC.
TREATMENT B = 0.00 AC.
TREATMENT C = 0.01 AC.
TREATMENT D = 0.68 AC.

PROPOSED CONDITIONS:
AREA
TREATMENT A = 0.00 AC.
TREATMENT B = 0.00 AC.
TREATMENT C = 0.07 AC.
TREATMENT D = 0.62 AC.

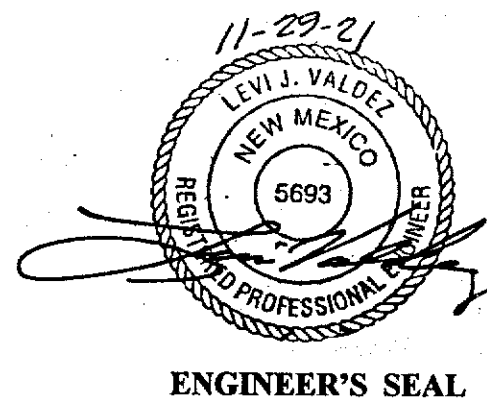
EXISTING EXCESS PRECIPITATION:
WEIGHTED "E" = (0.62 X 0.00) + (0.80 X 0.00) + (1.03 X 0.01) + (2.33 X 0.68) / 0.69 = 2.31 IN.
V100-360 = (2.31 X 0.68) / 12 = 0.13090 AC. FT. = 5,702.0 CU. FT.

EXISTING PEAK DISCHARGE:
Q-100 = (1.71 X 0.00) + (2.36 X 0.00) + (3.05 X 0.01) + (4.34 X 0.68) = 2.98 CFS

PROPOSED EXCESS PRECIPITATION:
WEIGHTED "E" = (0.62 X 0.00) + (0.80 X 0.00) + (1.03 X 0.07) + (2.33 X 0.62) / 0.69 = 1.52 IN.
V100-360 = (1.52 X 0.62) / 12 = 0.07853 AC. FT. = 3,421.0 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 0.62) = 2.69 CFS

*** DECREASE: V100-360 = 2,281.0 CU. FT. Q-100 = 0.29 CFS



A PROPOSED PLAN
FOR ASSOCIATED NEW SITE IMPROVEMENTS
AT
UNIVERSITY LODGE
3711 CENTRAL AVENUE N.E.
ALBUQUERQUE, NEW MEXICO
NOVEMBER, 2021

NOTE: REQUEST IS HEREBY BEING MADE FOR A "WAIVER FROM SWOV MANAGEMENT ON-SITE" PER DPM PART 6-12(C), 1a. AND 1b. CRITERIA, PAGE 6-118; AND "PAYMENT IN LIEU" PER SECTION 6-12(C)(1), PAGE 6-119 OF THE DPM; PAYMENT IN LIEU THAT WOULD BE OTHERWISE OWED IS WAIVED FOR NEW DEVELOPMENT OR REDEVELOPMENT IN EITHER OF THE FOLLOWING AREAS: 1.) METROPOLITAN REDEVELOPMENT AREAS OR 2.) WITHIN CITY LIMITS AS OF 1959.

LEGAL DESCRIPTION : LOTS THREE (3) THRU TEN (10), INCLUSIVE, BLOCK TWO (2), COLLEGE VIEW ADDITION, ALBUQUERQUE, NEW MEXICO.

DRAINAGE PLAN

Section 6-2(A)(5) Peak Discharge Rate for Small Watersheds

The peak discharge rate is given in TABLE 6.2.1A for small watersheds, less than or equal to 40 acres, where the time of concentration is assumed to be 12 minutes.

Zone	Land Treatment			
	A	B	C	D
100-YEAR PEAK DISCHARGE (CFS/ACRE)				
1	1.54	2.16	2.87	4.12
2	1.71	2.36	3.05	4.34
3	1.84	2.49	3.17	4.49
4	2.09	2.73	3.41	4.78

TABLE 6.2.7 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
	Not including the Cibola National Forest

TABLE 6.2.1C 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

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:

- 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 200-1990 FOR THE ACTUAL FIELD LOCATION OF THE EXISTING SURFACE OF 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.

GEORGE T. RODRIGUEZ
LAND USE, DEVELOPMENT AND
REDEVELOPMENT CONSULTANT
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