CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director



February 1, 2019

George Rodriguez 12800 San Juan N.E Albuquerque, NM 87123

RE: Route 66 Plaza

8521 Central NE

Grading Plan Stamp Date: 1/24/19

Hydrology File: K19D043

Dear Mr. Rodriguez:

Based on the submittal received on 1/28/19, the grading plan is approved for Building Permit.

If you have any questions, please contact me at 924-3695 or dpeterson@cabq.gov.

PO Box 1293

Sincerely,

Albuquerque

NM 87103 Dana Peterson, P.E.

Senior Engineer, Planning Dept. Development Review Services

www.cabq.gov



City of Albuquerque Treasury J-24 Deposit 1/28/2019 Office: ANN

Date: 1/28/2019 OF Shation ID Ca Batch: 10006 Tr

Cashier: E39083 Trans: 17 Activity 107547210 Project 1024_MS4 Eus_Unit: PCDMD

TREASURY DIVISION DAILY DEPOSIT 10 to 10 t

Dart ID: Bus.Unit Alloc Amt: 32,448.00

Transmittals for: PROJECTS Only

nt: \$2,448,00 Check Tendered:

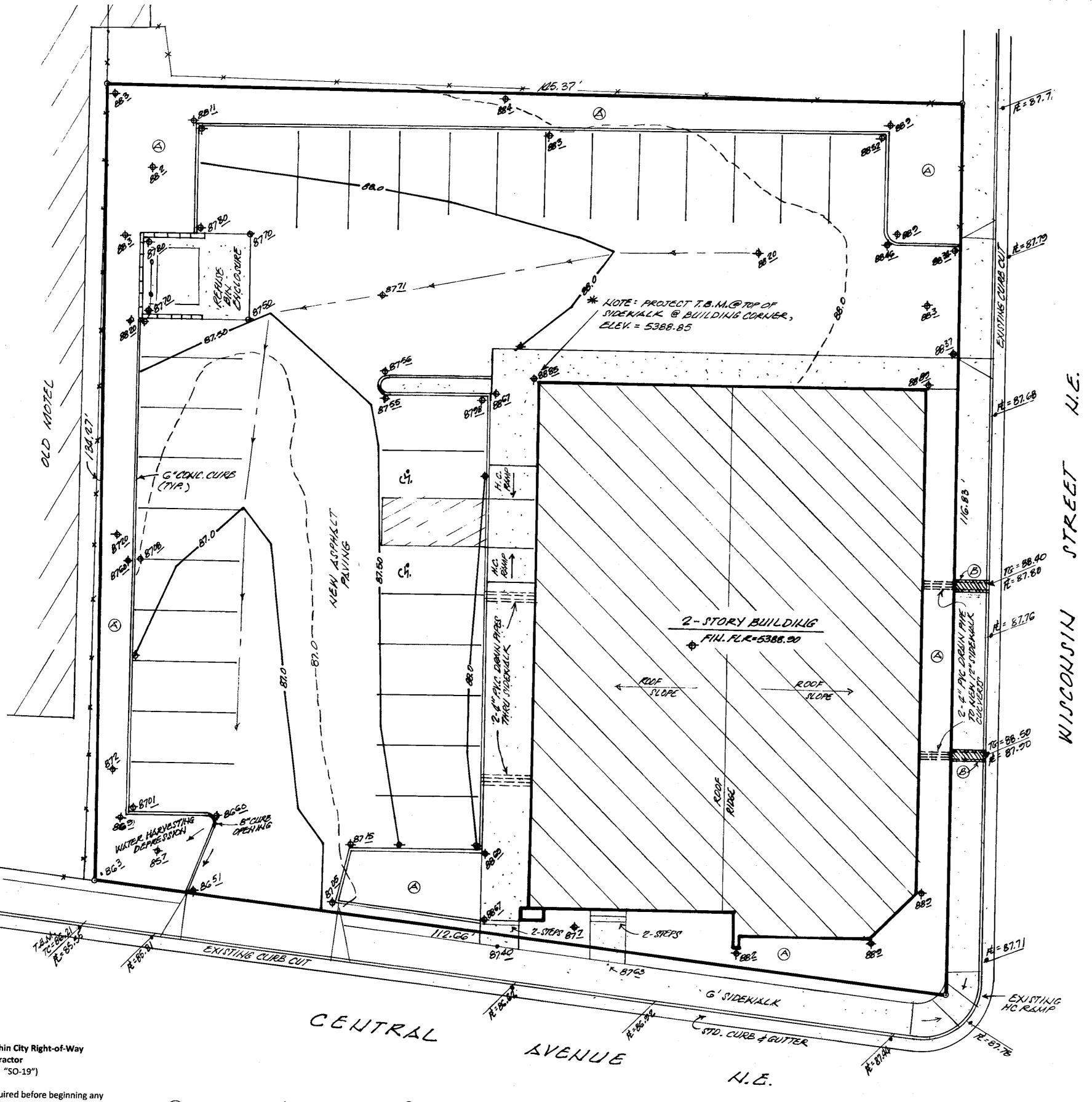
80.748 DE

Payment In-Lieu for Storm Water Quality Volume Requirement

CASH COUNT	AMOUNT	ACCOUNT NUMBER	FUND NUMBER	BUSINESS UNIT	PROJECT ID	ACTIVITY ID	AMOUNT
TOTAL CHECKS	\$ 2448.00	461615	305	PCDMD	24_MS4	7547210	\$ 2448.00
TOTAL AMOUNT						TOTAL DEPOSIT	\$2448.00

	Name: Route 66 Plaza, 14,119 sf imp.
Payment In-Lieu For Storm Water Quality Volume Requirement	
Address/Legal Description: 8521 Central NE Lots 6-11, Blk 7 & Portion of Vaca	ated Alley, Mesa Verde Addition
DEPARTMENT NAME: Planning Department/Development	t Review Services, Hydrology
PREPARED BY Dana Peterson Ph	HONE 924-3695
BUSINESS DATE 1/24/19	
DUAL VERIFICATION OF DEPOSIT EMPLOYEE SIGNATURE AND BY	RE DECEMBE
EMPLOYEE SIGNATURE	JAN 28 2019
REMITTER: <u>JARDINIERO INVESTMENTS, L.C.</u> Amount: # 2,448.00	LAND DEVELOPMENT SETT JN
BANK: WELLS FERGO BANK	
CHECK # 103319 DATE ON CHECK 11-24-2	7019

The Payment-in-Lieu can be paid at the Plaza del Sol Treasury, 600 2nd St. NW. **Bring two copies of this invoice to the Treasury** and provide a copy of the receipt to Hydrology, Suite 201, 600 2nd St. NW, or e-mail with the Hydrology submittal to PLNDRS@cabq.gov.



Private Drainage Facilities within City Right-of-Way **Notice to Contractor** (Special Order 19 ~ "SO-19")

- 1. An excavation permit will be required before beginning any work within City Right-Of-Way.
- applicable federal, state and local laws, rules and regulations
- 3. Two working days prior to any excavation, the contractor must for the location of existing utilities.
- 4. Prior to construction, the contractor shall excavate and verify the locations of all obstructions. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay.
- 5. Backfill compaction shall be according to traffic/street use.
- 7. Work on arterial streets may be required on a 24-hour basis. 8. Contractor must contact Jason Rodriguez at 235-8016 and

- 2. All work on this project shall be performed in accordance with
- concerning construction safety and health. contact New Mexico One Call, dial "811" [or (505) 260-1990]
- TOP OF CURB ELEVATION . 70 87.0 CURB FLOWLINE ELEVATION = # 87.67 EXISTING SPOT ELEVATION = .~ 872 EXISTING CONTOUR ELEVATION = ----87.0--
- 6. Maintenance of the facility shall be the responsibility of the owner of the property being served.
- Construction Coordination at 924-3416 to schedule an
- STREET MAINTENANCE INSPECTOR APPROVAL

PROPOSED SPOT ELEVATION = + 88.10 ITEM EXISTING PROPOSED CONTOUR ELEVATION = 87.0 PROPOSED OR EXISTING CONCRETE SURFACE = \(\).

EXISTING FENCE LINE = - X X + C'

GENERAL NOTES:

1) NO PERIMETER BOUNDARY CORNERS HAVE BEEN FIELD ESTABLISHED PER

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

(A) LANDSCAPE / GRAVEL AREA (B) LIEW 12" SIDEWALK CULVERTS PER C.O. L. STD. DWG. * 2236

(PROJECT T.B.M. AS SHOWN ON THE PLAN HEREON).

ENGINEER'S STATEMENT

I, THE ENGINEER OF RECORD CERTIFY THAT I HAVE PERSONALLY VISITED THE SITE AND THE EXISTING GRADES AND CONTOURS DEPICTED ON THIS PLAN MATCH WHAT PRESENTLY EXISTS AT THIS LOCATION.

LEVI J. VALDEZ, NMPE NO. 5693

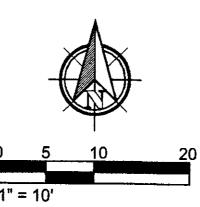
REQUEST FOR "FEE-IN-LIEU" FOR FIRST FLUSH POND VOLUME.

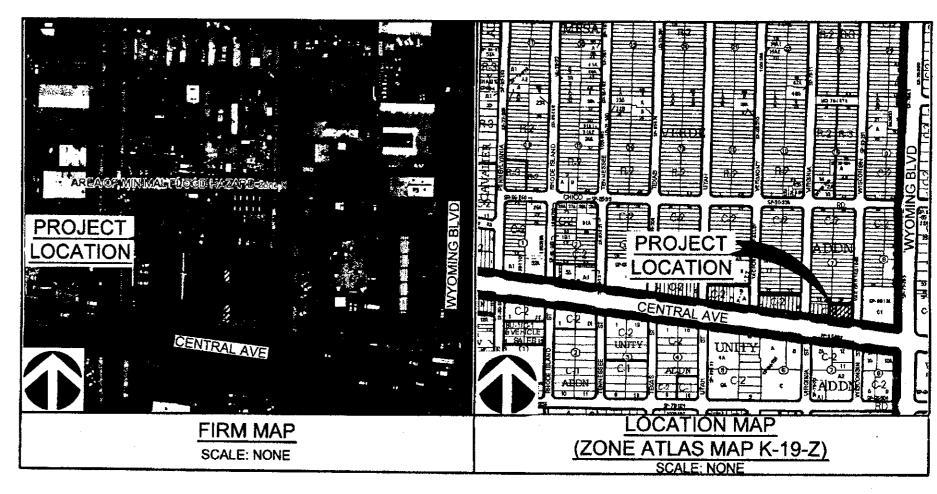
PROJECT SITE = 17,642.0 SQ. FT (0.405 AC.)

MINUS 3,523.0 SQ. FT. (LANDSCAPE AREA)

= 14,119.0 SQ. FT. (IMPERVIOUS AREA "D") 0.26" /12 X 14,119.0 SQ. FT = = 305.9 CU. FT.

305.9 CU. FT. X \$ 8.00/CU. FT. = \$ 2,447.20 (FEE-IN-LIEU AMOUNT)





A.1 PRECIPITATION ZONES

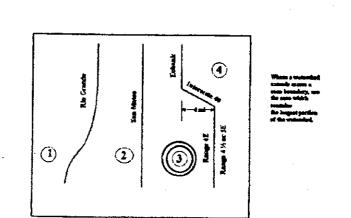
Bernalillo County's four precipitation zones are indicated in TABLE A-1 and on FIGURE A-1.

TAB	TABLE A-1. PRECIPITATION ZONES		
CONE	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		

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.
В	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.
С	Soil uncompacted by human activity. Minimal vegetation. Umpaved 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.

Zone	Treatment 100-YR (2-YR, 10-TR)					
	A	В	C	D		
1	1.29	2.03	2.87	4.37		
	(0.00, 0.24)	(0.33, 0.76)	(0.47, 1.49)	(1.69, 2.89)		
2	1.56	2.28	3.14	4.70		
	(0.00, 0.38)	(0.08, 0.95)	(0.60, 1.71)	1.86, 3.14)		
3	1.87	2.60	3.45	5.02		
	(0.00, 0.58)	(0.21, 1.19)	(0.78, 2.009)	(2.04, 3.39)		
4	2.20	2.92	3.73	5.25		
	(0.05, 0.87)	(0.38, 1.45)	(1.00, 2.26)	(2.17, 3.57)		

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)	



DRAINAGE PLAN

DRAINAGE NARRATIVE:

THIS SITE IS LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF CENTRAL AVENUE N.E. AND WISCONSIN STREET N.E., IN THE CITY OF ALBUQUERQUE, NEW MEXICO, AND CONTAINS 0.405 ACRES (MORE OR LESS); THE SITE IS LOCATED ON F.E.M.A. FIRM MAP NO. 35001 PANEL 0358 WHICH SHOWS THE SITE TO BE LOCATED IN ZONE 'X' AND THAT NO PORTION OF THE SITE IS LOCATED WITHIN A 100 YEAR FLOOD PLAIN.

THIS PLAN IS BASED ON AN EXISTING 'AS-BUILT' TOPOGRAPHY SURVEY OF THE SUBJECT SITE THAT WAS PERFORMED BY WAYJOHN SURVEYING, INC. OF ALBUQUERQUE, NEW MEXICO, (DATED 09-18-2018). THE PURPOSE OF THIS PLAN IS TO SHOW THE CONSTRUCTED REVISIONS TO THE APPROVED GRADING AND DRAINAGE PLAN OF THE SUBJECT SITE THAT WAS PREPARED BY ABQ ENGINEERING (JAMES CRAIG HAGELGANTZ, NMPE NO. 15559); SAID REFERENCED DRAINAGE PLAN REQUIRED AN ON-SITE POND TO CAPTURE THE "FIRST FLUSH RUNOFF" FOR DEVELOPMENT PER COA DRAINAGE ORDINANCE. A "FEE-IN-LIEU" OF 'FIRST FLUSH POND VOLUME' IS HEREBY BEING REQUESTED, (REFERENCE CALCULATIONS SHOWN ON THE PLAN HEREON).

PROJECT AREA = 0.405 ACRES ZONE : THREE (3)

PRECIPITATION: 360 = 2.60 in.1440 = 3.10 IN.

10DAY = 4.90 IN.

EXCESS PRECIPITATION PEAK DISCHARGE TREATMENT A 0.66 IN. 1.87 CFS/AC. TREATMENT B 0.92 IN. 2.60 CFS/AC. TREATMENT C 1.29 IN. 3.45 CFS/AC. TREATMENT D 2.36 IN. 5.02 CFS/AC.

EXISTING CONDITIONS: (ORIGINAL) NEW EXISTING CONDITIONS:

AREA

TREATMENT A 0.000 AC. 0.000 AC. TREATMENT B 0.000 AC. 0.081 AC. (LANDSCAPE AREAS)

AREA

0.000 AC.

TREATMENT C 0.004 AC.

TREATMENT D 0.401 AC. 0.324 AC. (IMPERVIOUS, ROOF, ASPHALT) **EXISTING EXCESS PRECIPITATION:**

WEIGHTED E = (0.66)X(0.00)+(0.92)X(0.00)+(1.29)X(0.004)+(2.36)X(0.401) / 0.405 = 2.348 IN.

V100-360 = (2.348)X(0.405) / 12 = 0.07925 AC.-FT = 3,451.9 CF **EXISTING PEAK DISCHARGE:**

Q100 = (1.87)X(0.00)+(2.60)X(0.00)+(3.45)X(0.004)+(5.02)X(0.401) = 2.03 CFS

PROPOSED EXCESS PRECIPITATION:

WEIGHTED E = (0.66)X(0.00)+(0.92)X(0.081)+(1.29)X(0.00)+(2.36)X(0.324)/0.405 = 2.07 IN.V100-360 = (2.07)X(0.405) / 12 = 0.06986 AC.-FT. = 3,043.2 CF

V100-1440 = (0.07)+(0.32)X(3.10-2.60) / 12 = 0.08333 AC.-FT. = 3,630.0.0 CF

V100-10 DAY = (0.08)+(0.32)X(4.90-2.60) / 12 = 0.14133 AC.-FT. = 6,156.3 CF

PROPOSED PEAK DISCHARGE: Q100 = (1.87)X(0.00) + (2.60)X(0.081) + (3.45)X(0.00) + (5.02)X(0.324) = 1.84 CFS

Q100 = 2.03 - 1.84 = 0.19 CFS (DECREASE)

V100-360 = 3,451.9 ~ 3,043.2 = 408.7 CF (DECREASE)



ROUTE 66 PLAZA LIVE/WORK DEVELOPMENT 8521 CENTRAL AVENUE, N.E. ALBUQUERQUE, NEW MEXICO **JANUARY, 2019**