

# CITY OF ALBUQUERQUE

*Planning Department*  
David Campbell, Director



*Mayor Timothy M. Keller*

February 6, 2019

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

**RE:   Route 66 Plaza  
      8521 Central NE  
      Request for Certificate of Occupancy – Permanent  
      Engineer's Certification – Accepted  
      Grading Plan Stamp Date: 1/24/19  
      Certification Dated: 2/4/19  
      Hydrology File: K19D043**

Dear Mr. Rodriguez:

PO Box 1293

Based on submittal received on 2/4/19, the Engineer's Certification approved in support of Certificate of Occupancy (Permanent) by Hydrology.

Albuquerque

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

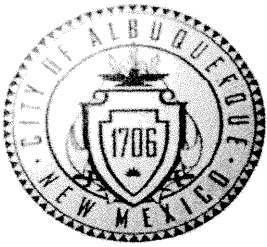
NM 87103

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 11/2016)

Project Title: ROUTE 66 PLAZA Building Permit #: BP-2016-34782 Hydrology File #: K190043

DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: LOTS 6, 7, 8, 9, 10, 11, BLOCK 7, AND PORTION OF VACATED ALLEY, MESA VERDE ADJ

City Address: 8521 CENTRAL AVE., N.E.

Applicant: WILLIAM GARDNER Contact: WILL GARDNER

Address: 904 COPPERHEAD CT. N.E., ALBUQUERQUE, NEW MEXICO 87113

Phone#: 505-507-2669 Fax#: \_\_\_\_\_ E-mail: wcgardner1@gmail.com

Other Contact: GEORGE T. RODRIGUEZ-DEVEL. CONSULTANT Contact: GEORGE RODRIGUEZ

Address: 12800 SAN JUAN N.E., ALBUQUERQUE, NEW MEXICO 87123

Phone#: 505-610-0593 Fax#: \_\_\_\_\_ E-mail: gwrdrd@hotmail.com

Check all that Apply:

**DEPARTMENT:**

- ☒ HYDROLOGY/ DRAINAGE  
☐ TRAFFIC/ TRANSPORTATION

**TYPE OF SUBMITTAL:**

☒ ENGINEER ARCHITECT CERTIFICATION

- ☐ CONCEPTUAL G & D PLAN  
☐ GRADING PLAN  
☐ DRAINAGE MASTER PLAN  
☐ DRAINAGE REPORT  
☐ CLOMR/LOMR

- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)  
☐ TRAFFIC IMPACT STUDY (TIS)

- ☐ OTHER (SPECIFY) \_\_\_\_\_  
☒ PRE-DESIGN MEETING?

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

**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

☐ OTHER (SPECIFY) \_\_\_\_\_

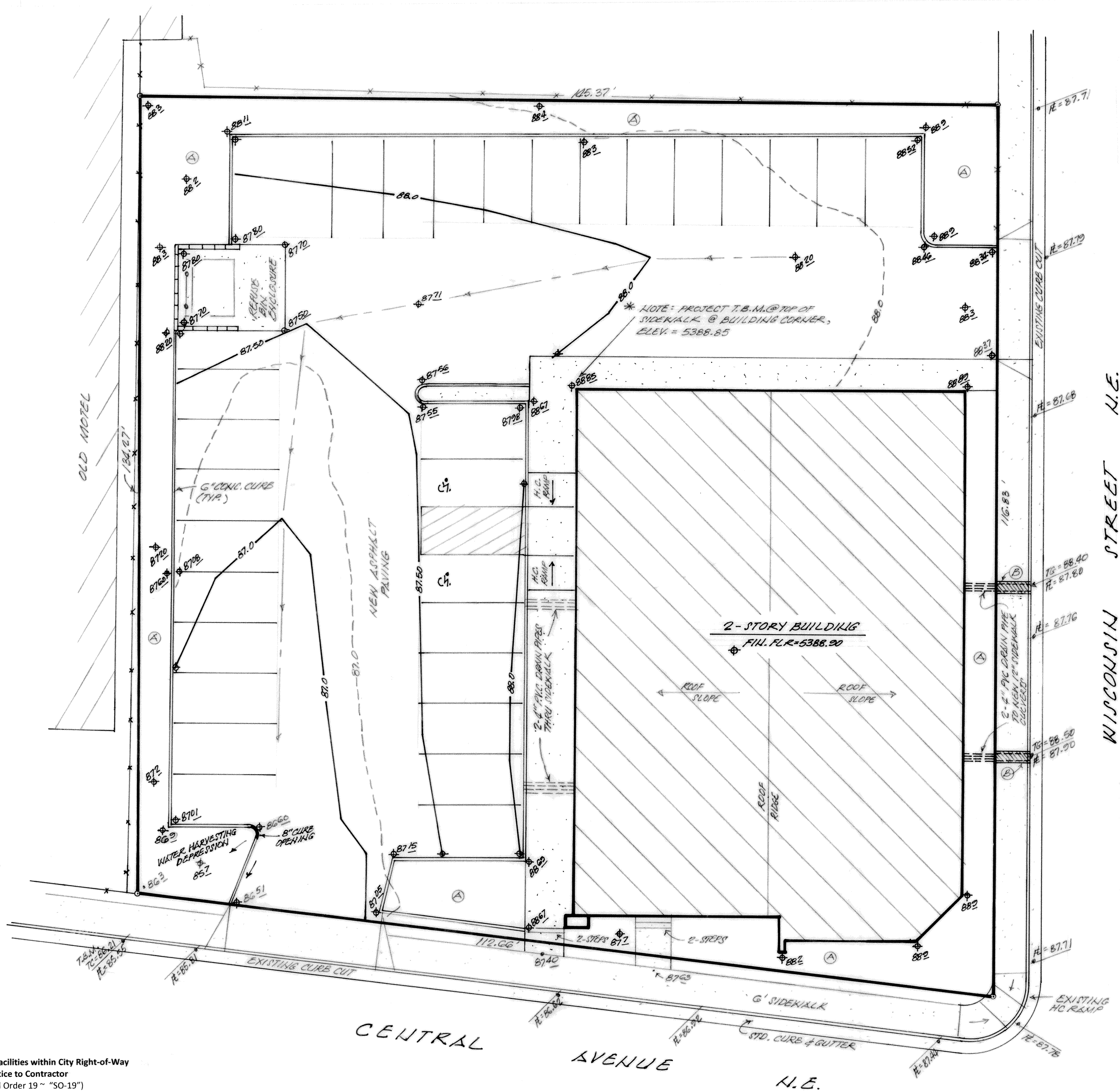
DATE SUBMITTED: 02-04-19 By: GEORGE T. RODRIGUEZ

COA STAFF:

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

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





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.
2. All work on this project shall be performed in accordance with applicable federal, state and local laws, rules and regulations concerning construction safety and health.
3. Two working days prior to any excavation, the contractor must contact **New Mexico One Call**, dial "811" [or (505) 260-1990] 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.
6. Maintenance of the facility shall be the responsibility of the owner of the property being served.
7. Work on arterial streets may be required on a 24-hour basis.
8. Contractor must contact Jason Rodriguez at 235-8016 and Construction Coordination at 924-3416 to schedule an inspection.

LEGEND:

TOP OF CURB ELEVATION = 70' ± 87.0  
CURB FLOWLINE ELEVATION = 87.67  
EXISTING SPOT ELEVATION = 87.2  
EXISTING CONTOUR ELEVATION = 87.0  
PROPOSED SPOT ELEVATION = 88.10  
PROPOSED CONTOUR ELEVATION = 87.0  
PROPOSED OR EXISTING CONCRETE SURFACE = 87.0  
EXISTING FENCE LINE = 87.0

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 HEREON

STREET MAINTENANCE INSPECTOR APPROVAL

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

\* ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE STATION No. "21-K19", HAVING AN ELEVATION OF 5384.642, NAVD 1988 (PROJECT T.B.M. AS SHOWN ON THE PLAN HEREON).

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

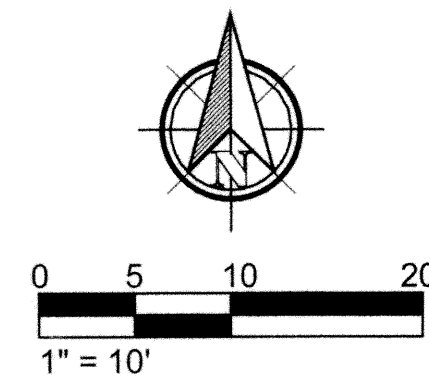
PROJECT SITE = 17,642.0 SQ. FT (0.405 AC.)

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.

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

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, groundwater 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 RCSI Hydrologic Soil Group D.
D	Impervious areas, pavement and roofs.

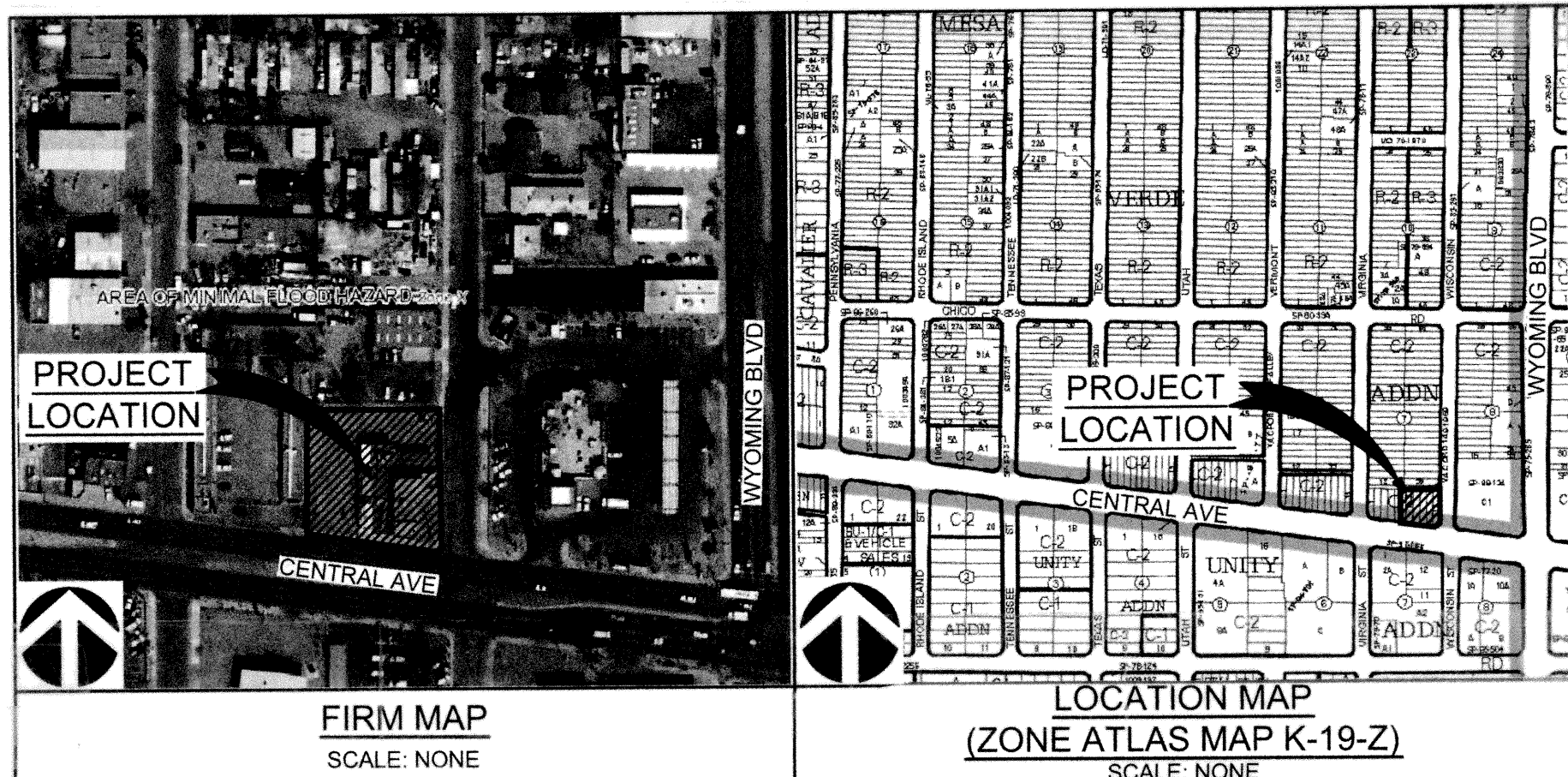
DRAINAGE CERTIFICATION

I, LEVI J. VALDEZ, NMPE 5693 of the firm WAYJOHN SURVEYING, INC., hereby certify that this project has been graded and will drain in substantial compliance with and in accordance with the design intent of the approved plan dated 01-24-19. The record information edited onto the original design document has been obtained by THOMAS JOHNSON, NMPS 14200 of the firm WAYJOHN SURVEYING. I further certify that I have personally visited the project site on 01-11-19 and have determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for Certification of Occupancy.

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

Levi J. Valdez  
NMPE

02-04-19  
Date



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	AREA
TREATMENT A 0.000 AC.	0.000 AC.
TREATMENT B 0.000 AC.	0.081 AC. (LANDSCAPE AREAS)
TREATMENT C 0.004 AC.	0.000 AC.
TREATMENT D 0.401 AC.	0.324 AC. (IMPERVIOUS, ROOF, ASPHALT)

EXISTING EXCESS PRECIPITATION:

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

V100-360 = (2.348)(0.405) / 12 = 0.07925 AC.-FT. = 3,451.9 CF

EXISTING PEAK DISCHARGE:

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

PROPOSED EXCESS PRECIPITATION:

WEIGHTED E = (0.66)(0.00)+(0.92)(0.081)+(1.29)(0.00)+(2.36)(0.324) / 0.405 = 2.07 IN.

V100-360 = (2.07)(0.405) / 12 = 0.06986 AC.-FT. = 3,043.2 CF

V100-1440 = (0.07)+(0.32)(3.10 - 2.60) / 12 = 0.08333 AC.-FT. = 3,630.0 CF

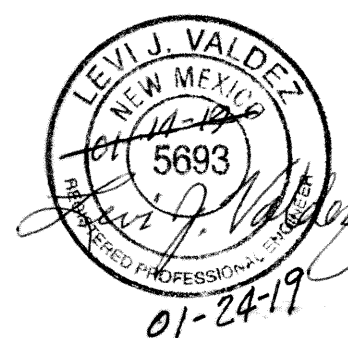
V100-10 DAY = (0.08)+(0.32)(4.90 - 2.60) / 12 = 0.14133 AC.-FT. = 6,156.3 CF

PROPOSED PEAK DISCHARGE:

Q100 = (1.87)(0.00)+(2.60)(0.081)+(3.45)(0.00)+(5.02)(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

DRAINAGE PLAN

Scale: 1" = 10'