

CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director



Mayor Timothy M. Keller

January 24, 2019

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

RE: **Route 66 Plaza**
8521 Central NE
Grading Plan Stamp Date: 1/14/19
Hydrology File: K19D043

Dear Mr. Rodriguez:

Based on the submittal received on 1/16/19, the grading plan cannot be approved for Building Permit until the following are corrected:

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

1. Include project benchmark and datum.
2. The Engineer's Seal and the FIRM Map are illegible. Also, it isn't necessary to include the Building Permit APPROVAL Stamp.
3. Payment of the Fee in Lieu (Amount = $306\text{CF} \times \$8/\text{CF} = \2448) for the required stormwater quality volume must be made. Include a copy of the paid receipt when resubmitting.
4. Because of the minor nature of these corrections, the resubmittal fee is waived. Please include a copy of this letter when resubmitting to avoid to resubmittal fee.

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

Sincerely,

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



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 ADD.
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: pa.kirod@hotmail.com

Check all that Apply:

DEPARTMENT:

☒ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION

TYPE OF SUBMITTAL:

☐ ENGINEER/ARCHITECT CERTIFICATION
☐ CONCEPTUAL G & D PLAN
☒ GRADING PLAN (EXISTING)
☐ 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) EXISTING DRAINAGE PLAN

DATE SUBMITTED: 01-16-19

By: GEORGE T. RODRIGUEZ

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



TREASURY DIVISION DAILY DEPOSIT

Transmittals for:
PROJECTS Only

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

Hydrology#: K19D043 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 Vacated Alley, Mesa Verde Addition

DEPARTMENT NAME: Planning Department/Development Review Services, Hydrology

PREPARED BY Dana Peterson PHONE 924-3695

BUSINESS DATE 1/24/19

DUAL VERIFICATION OF DEPOSIT 
EMPLOYEE SIGNATURE

AND BY _____
EMPLOYEE SIGNATURE

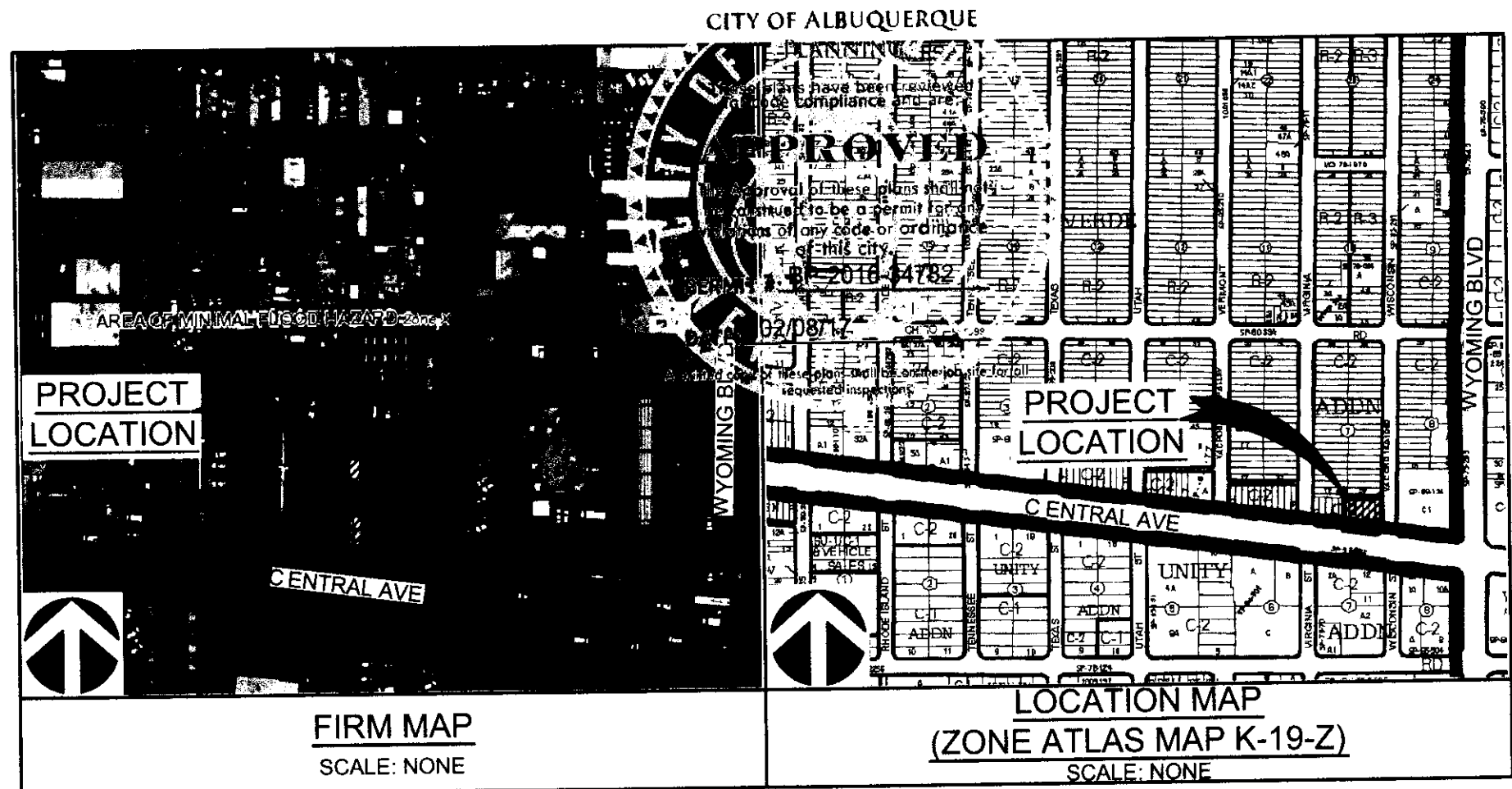
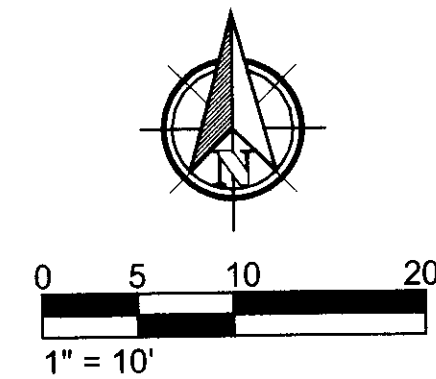
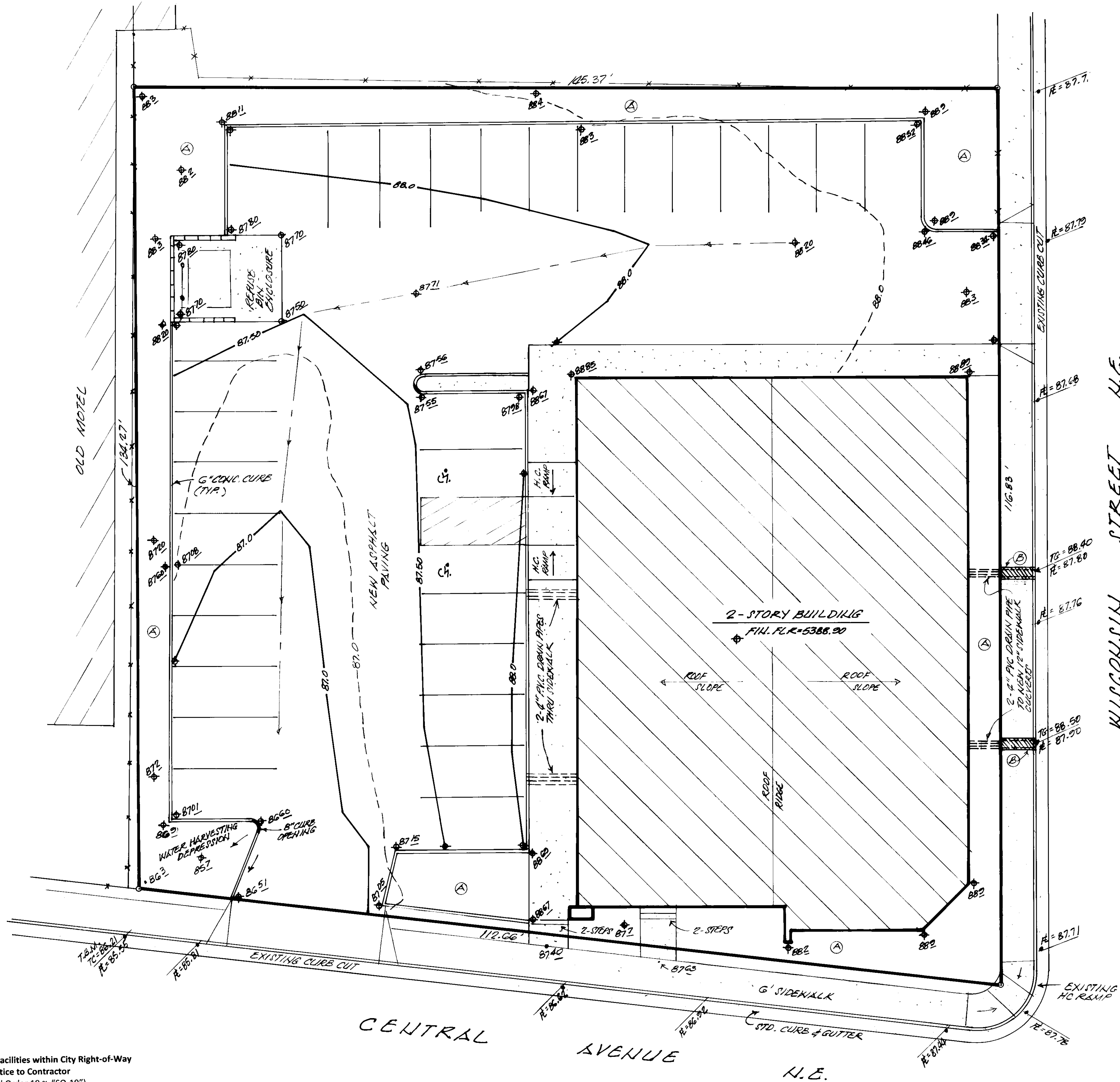
REMITTER: _____

AMOUNT: _____

BANK: _____

CHECK #: _____ DATE ON CHECK: _____

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.



A.1 PRECIPITATION ZONES

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

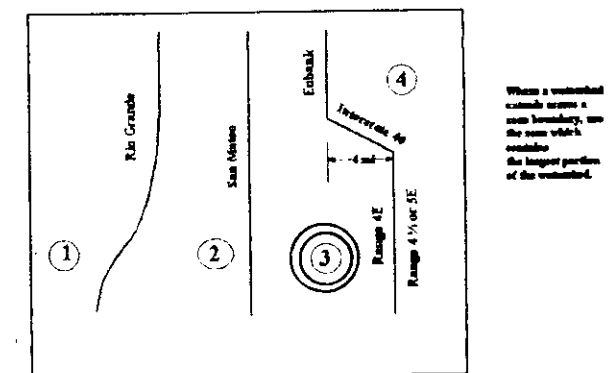
TABLE A-1. PRECIPITATION ZONES	
ZONE	LOCATION
1	West of the Rio Grande
2	Between the Rio Grande and San Mateo
③	Between San Mateo and Lubuck, North of Interstate 40; and between San Mateo and the East boundary of Range 4 East, South of Interstate 40
4	East of Lubuck, North of Interstate 40; and East 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. Undeveloped 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.

TABLE A-9. PEAK DISCHARGE (cfs/acre)				
Zone	Treatment			
	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	1.36 (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 1-2 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)	



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

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" for (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.

- ① LANDSCAPE / GRAVEL AREA ② NEW 12" SIDEWALK CULVERT PER C.O.A. STD. DWG. #2236

LEGEND:
TOP OF CURB ELEVATION = π 87.0
CURB FLOWLINE ELEVATION = π 87.67
EXISTING SPOT ELEVATION = \cdot 87.2
EXISTING CONTOUR ELEVATION = \sim 87.0
PROPOSED SPOT ELEVATION = \cdot 88.10 11' HIGH EXISTING
PROPOSED CONTOUR ELEVATION = \sim 87.0
PROPOSED OR EXISTING CONCRETE SURFACE = ---
EXISTING FENCE LINE = \times

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.

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)

DRAINAGE PLAN

Scale: 1" = 10'

STREET MAINTENANCE INSPECTOR APPROVAL