

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

April 23, 2025

Amadeo Trujillo
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM, 87109

**RE: El Mezquite Market Renovation
1316 Broadway Blvd. SE
Grading and Drainage Plan
Engineer's Stamp Date: 3/25/2025
Hydrology File: L14D068**

Dear Mr. Trujillo:

Based upon the information provided in your submittal received 4/1/2025, the Grading & Drainage Plans are approved for Building Permit, and Grading Permit. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

PO Box 1293

PRIOR TO CERTIFICATE OF OCCUPANCY:

Albuquerque

1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.

NM 87103

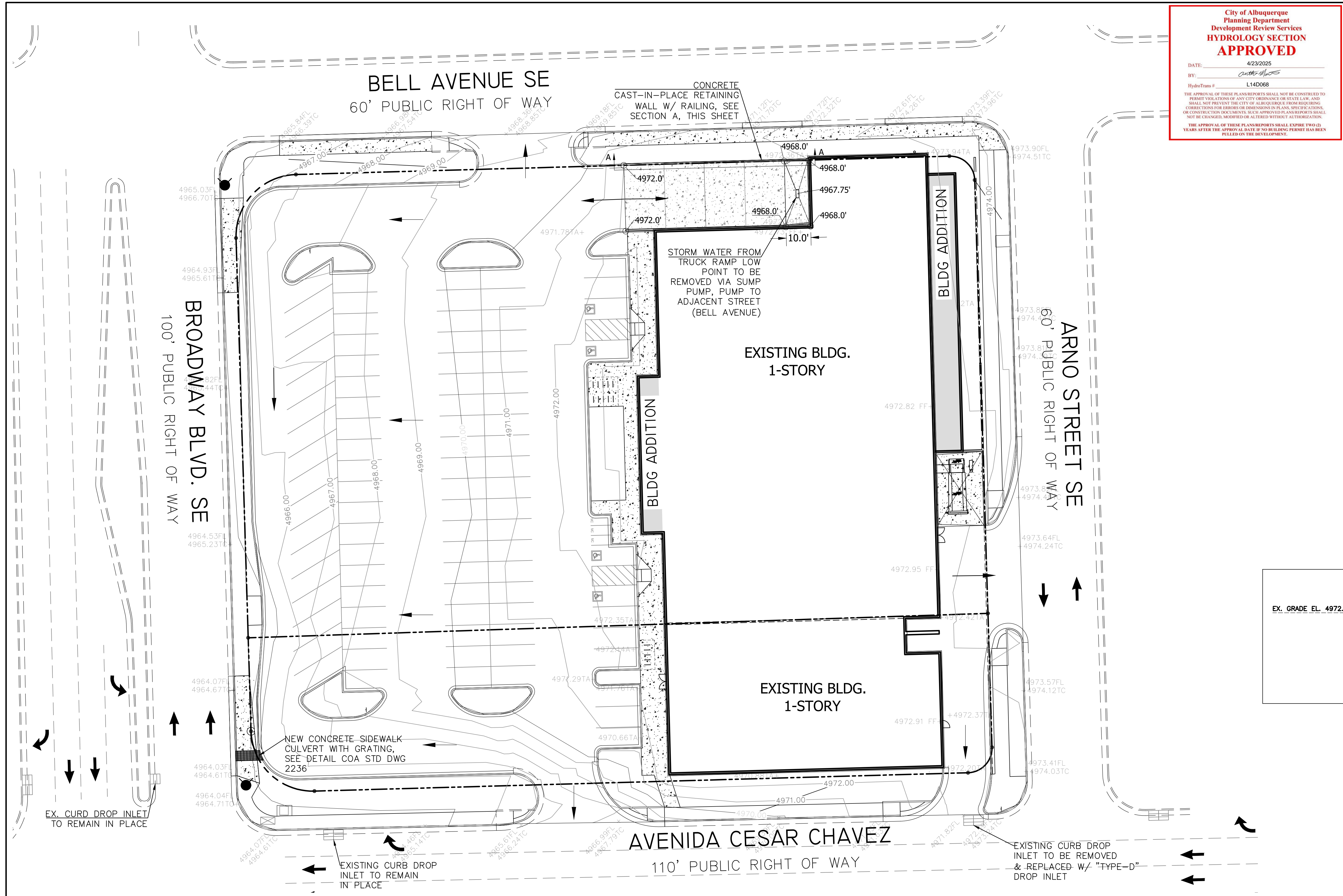
www.cabq.gov

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, 505-924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 505-924-3314 or amontoya@cabq.gov.

Sincerely,

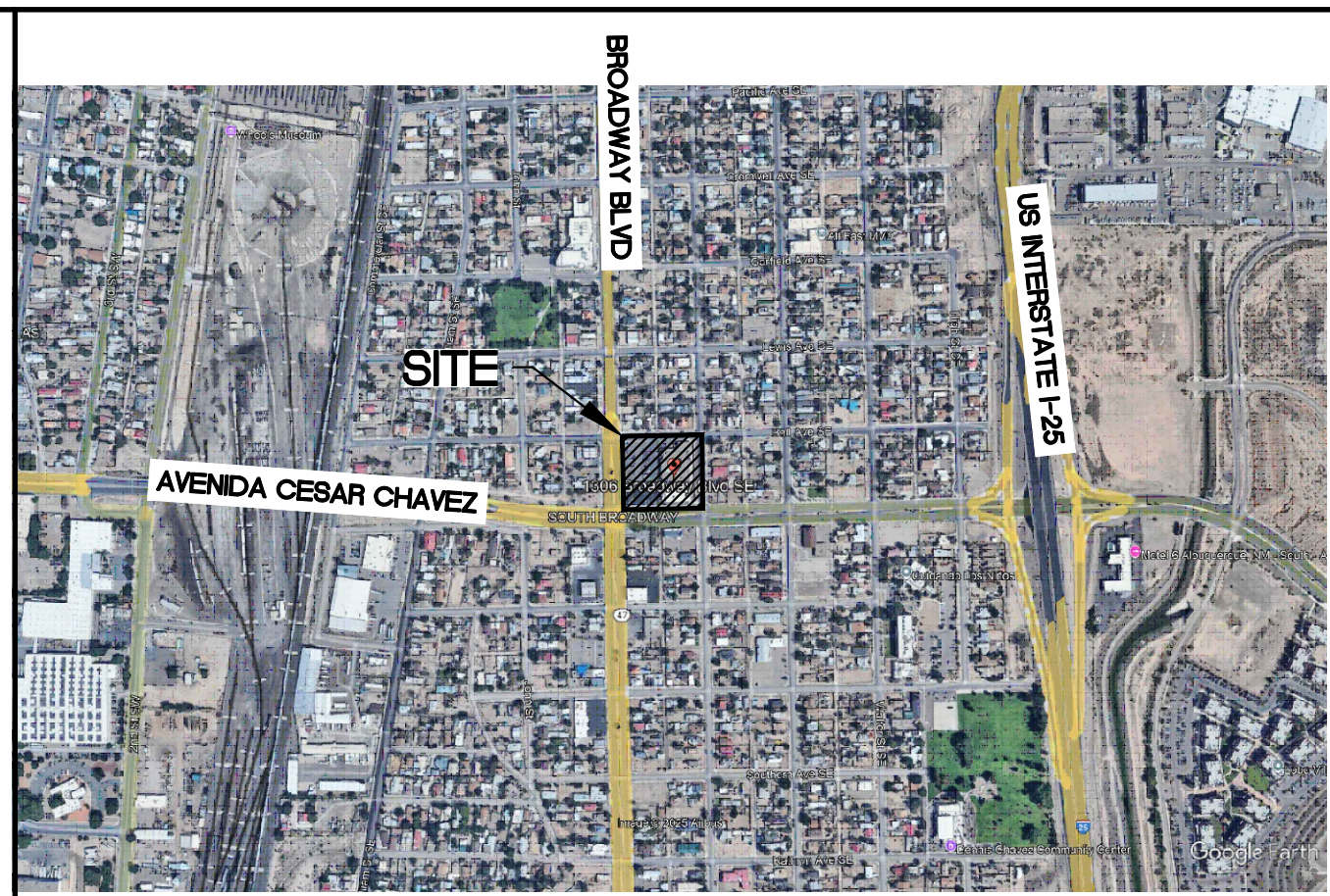
Anthony Montoya, Jr., P.E., CFM
Senior Engineer, Hydrology
Planning Department, Development Review Services



City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED

DATE: 4/23/2025
BY: *Curtis M. ...*
HydroTeam #: L14D068

THE APPROVAL OF THESE PLANS/REPORTS SHALL NOT BE CONSTRUED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUESTING CORRECTIONS FOR ERRORS OR DIMENSIONS IN PLANS, SPECIFICATIONS, OR CONSTRUCTION DOCUMENTS. SUCH APPROVED PLANS/REPORTS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION. THE APPROVAL OF THESE PLANS/REPORTS SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE IF NO BUILDING PERMIT HAS BEEN PULLED ON THE DEVELOPMENT.

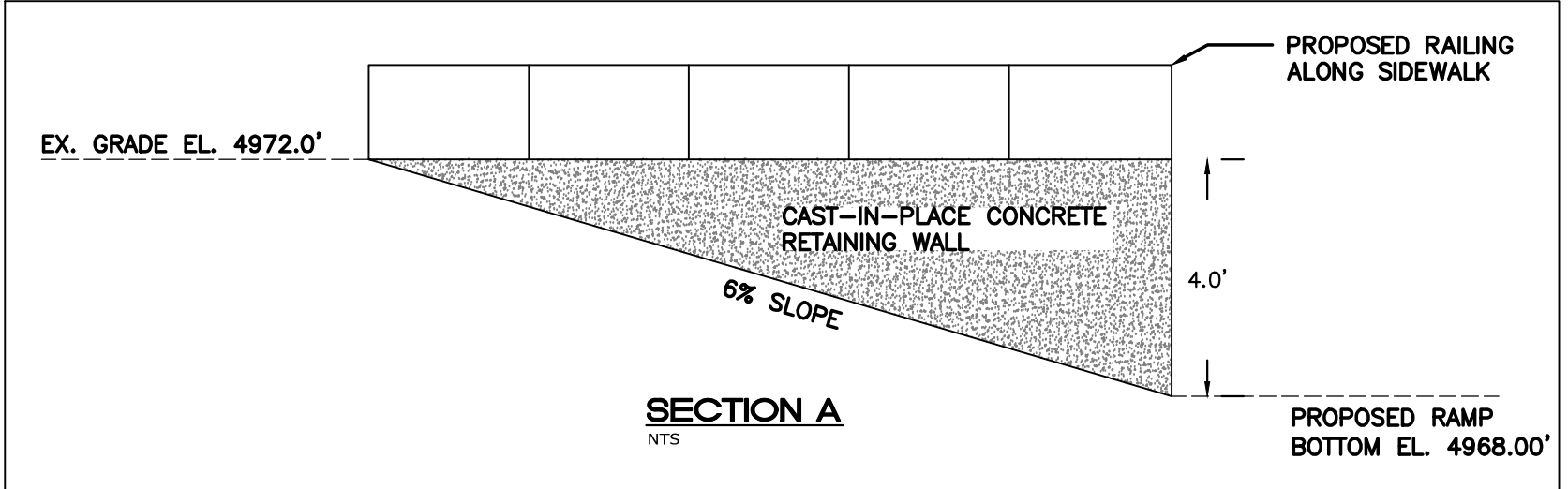


VICINITY MAP: 1306, 1312 & 1316 BROADWAY BLVD. SE, ALBUQUERQUE, NM



FIRM MAP: 1306, 1312 & 1316 BROADWAY BLVD. SE, ALBUQUERQUE, NM

LEGAL DESCRIPTION
LOTS NUMBERED ONE-A (1-A) AND TWO-A (2-A) IN BLOCK NUMBERED (29) OF EASTERN ADDITION, ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 2, 1986 IN VOLUME C32, FOLIO 47.



LEGEND	DESCRIPTION
	24" RCP
	STORM SEWER LINE
	EXISTING FENCE
	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER
	BOUNDARY LINE
	EXISTING BOUNDARY LINE
	EASEMENT
	PROPOSED SIDEWALK
	EXISTING SIDEWALK
	FLOW ARROW
	SLOPE TIE
	CENTERLINE
	RIGHT-OF-WAY
	EXISTING LOT LINES
	SETBACK LINE
	BENCH MARK
	STREET LIGHTS

DRAINAGE SUMMARY:

THE SITE IS LOCATED IN THE SW QUADRANT OF BELL AVENUE AND ARNO STREET NW. THE IMPROVEMENTS ON THE 1.71 ACRE PROPERTY (TWO TRACTS) ARE ALL EXISTING WITH THE EXCEPTION OF THE PROPOSED 1,827 SF BUILDING ADDITION, PARKING LOT RECONFIGURATION/RESTRIPING, SIDEWALK AND CURB/GUTTER ADDITIONS ALONG THE PROPERTY FRONTAGE, A SLOPED TRUCK RAMP, AND LANDSCAPING IMPROVEMENTS. THE PROPOSED IMPROVEMENTS WILL ENCOMPASS AREA THAT IS ALREADY IMPERVIOUS AND WILL NOT INCREASE THE RUNOFF FROM THE SITE.

DUE TO THE SIZE CONSTRAINTS ON THE REDEVELOPED SITE, THE OWNER HAS ELECTED TO PAY THE PAYMENT IN LIEU FOR THE REQUIRED STORMWATER QUALITY VOLUME, PER THE DPM ARTICLE 6-12 - STORMWATER QUALITY AND LOW-IMPACT DEVELOPMENT. THE CALCULATED VOLUME IS EQUAL TO THE IMPERVIOUS AREA (1,827 SF) MULTIPLIED BY 0.26 INCHES FOR REDEVELOPMENT SITES, FOR A TOTAL VOLUME OF 39.6 CUBIC FEET. PER ARTICLE 6-12(C)(1) OF THE DPM, THE AMOUNT OF PAYMENT IN LIEU IS EQUAL TO THE DEFICIENT VOLUME (36.9 CUBIC FEET) MULTIPLIED BY \$8/CUBIC FOOT. THE REQUIRED PAYMENT IN LIEU FOR THIS SITE REDEVELOPMENT IS \$316.80.

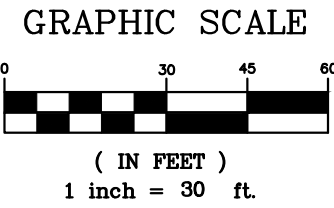
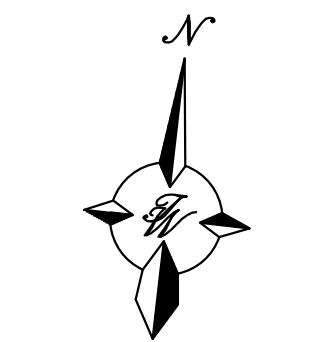
THE SITE CURRENTLY DRAINS DIRECTLY INTO BELL AVENUE, BROADWAY BOULEVARD, AND AVENIDA CESAR CHAVES TO THE NORTH, WEST AND SOUTH OF SITE RESPECTIVELY. WITH THE PROPOSED IMPROVEMENTS THE DRAINAGE FROM THE SITE WILL CONTINUE TO FREE DISCHARGE INTO THESE STREETS AT THEIR HISTORIC RATES. THE ONLY CHANGE TO THE ROUTING OF THE STORM WATER WILL OCCUR ALONG THE WESTERN EDGE OF THE SITE WHERE THE NEW CURB AND GUTTER WILL BE INSTALLED, ELIMINATING TWO DRIVEWAYS THAT ALLOWED FREE DISCHARGE. INSTEAD, THIS FLOW WILL BE ROUTED SOUTHERLY ALONG THE NEW CURB AND GUTTER TO A NEW CONCRETE SIDEWALK CULVERT AT THE SOUTHWESTERN CORNER OF THE LOT THAT WILL CONVEY THE FLOW ONTO BROADWAY BLVD. ACCORDINGLY, ADDITIONALLY, A PORTION OF THE FLOW WILL BE DIRECTED TOWARDS THE BUILDING ALONG THE NEW TRUCK RAMP SLOPE. THIS STORM WATER WILL ACCUMULATE AT A LOW POINT NEAR THE BASE OF THE RAMP AND WILL BE REMOVED VIA A SUMP PUMP ONTO THE ADJACENT STREET (BELL AVENUE).

NOTICE TO CONTRACTORS

- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HERON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
- MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
- WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

EROSION CONTROL NOTES:

- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
- REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.



ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868	EL MEZQUITE MARKET RENOVATION FINAL GRADING AND DRAINAGE PLAN <i>Tierra West, LLC</i> 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	DRAWN BY: MR DATE: 03/25/2025 SHEET # GR-1 JOB # 2024101
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El Mezquite Market Renovation - Drainage Analysis

The site is located in the SW quadrant of Bell Avenue and Arno Street NW. The improvements on the 1.71 acre property (two tracts) are all existing with the exception of the proposed 1,827 square foot building addition parking lot reconfiguration/restriping, sidewalk and curb/gutter additions along the property frontage, a sloped truck loading ramp, and landscaping improvements. The proposed improvements will encompass area that is already impervious and will not increase the runoff from the site.

The site currently drains directly into Bell Avenue, Broadway Boulevard, and Avenida Cesar Chaves to the north, west, and south of the site respectively. With the proposed improvements the drainage from the site will continue to free discharge into these streets at their historic runoff rates. The only change to the routing of the storm water will occur along the western edge of the site where the new curb and gutter will be installed, eliminating two driveways that allowed free discharge. Instead, this flow will be routed southernly along the new curb and gutter to a new concrete sidewalk culvert at the southwestern corner of the lot that will convey the flow onto Broadway Boulevard accordingly. Additionally, a portion of the flow will be directed toward the building along the new truck ramp slope. This storm water will accumulate at a low point near the base of the ramp and will be removed via a sump pump onto the adjacent street (Bell Avenue).

City of Albuquerque Planning Department Development Review Services HYDROLOGY SECTION APPROVED	
DATE:	4/23/2025
BY:	<i>Ante Montoya</i>
HydroTrans #	L14D068
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