

CITY OF ALBUQUERQUE

Planning Department
Suzanne Lubar, Director



Mayor Tim Keller

December 1, 2017

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

**Re: Chua Quang Minh Vietnamese Buddhist Temple
420 Pennsylvania SE
Request Permanent C.O. - Accepted
Engineer's Stamp dated: 3-10-15 (L19D050)
Certification dated: 11-27-17**

PO Box 1293

Dear Mr. Valdez,

Albuquerque

Based on the Certification received 11/29/2017, the site is acceptable for release of Certificate of Occupancy by Hydrology.

NM 87103

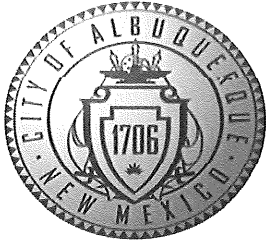
If you have any questions, you can contact me at 924-3986 or Rudy Rael at 924-3977.

www.cabq.gov

Sincerely,

James D. Hughes, P.E.
Principal Engineer, Hydrology
Planning Department

RR/JDH
C: email



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 1/2016)

Project Title: CHUA QLIANG MINH TEMPLE Building Permit #: _____ Hydrology File #: L19D050
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: LOT 16-A, BLOCK 8, CASAS SERENAS SUBDIVISION
City Address: 420 PENNSYLVANIA S.E.

NOTE: PLEASE CALL TO OPEN GATE FOR INSPECTION..

Applicant: THANH NGUYEN Contact: THANH NGUYEN
Address: 420 PENNSYLVANIA S.E., ALBUQUERQUE, NEW MEXICO, 87108
Phone#: 505-846-1931 Fax#: _____ E-mail: _____
Other Contact: LEVI J. VALDEZ, P.E. Contact: LEVI VALDEZ
GEORGE T. RODRIGUEZ - CONSULTANT Contact: GEORGE RODRIGUEZ
Address: 12800 SAN JUAN N.E., ALBUQUERQUE, NEW MEXICO, 87123
Phone#: 505-610-0593 Fax#: _____ E-mail: pawrod@hotmail.com

Check all that Apply:

DEPARTMENT:

- ☒ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

- ☒ AS-BUILT CERTIFICATION
☐ CONCEPTUAL G & D PLAN
☒ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ NEIGHBORHOOD IMPACT ASSESMENT (NIA)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
☐ OTHER (SPECIFY) _____

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY
☐ GRADING/ESC PERMIT APPROVAL
☐ 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
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR
☐ PRE-DESIGN MEETING?
☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

DATE SUBMITTED: 11-27-17 By: GEORGE T. RODRIGUEZ

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____

FEE RECEIVED: _____

NOTE:
BASINS 'A' & 'B' SHOWN ON THE PLAN HEREON REFER TO EXISTING DEVELOPMENT DESIGNED BY BRASHER & LORENZ CONSULTING ENGINEERS, ALBUQUERQUE, NEW MEXICO. (PLAN DATED: 01-30-03); PROPOSED NEW DEVELOPMENT SHOWN HEREON CONSISTS OF DRAINAGE BASIN 'C' ONLY.

DRAINAGE COMMENTS:

AS SHOWN ON THE VICINITY MAP HEREON, THE SUBJECT SITE IS A PARTIALLY DEVELOPED PROPERTY LOCATED ON THE WEST SIDE OF RHODE ISLAND S.E. BETWEEN BELL AVENUE S.E. AND TRUMBULL AVENUE S.E., IN THE CITY OF ALBUQUERQUE, NEW MEXICO, (ZONE ATLAS MAP L-19-2).

THE SUBJECT SITE, 1.1 IS NOT LOCATED WITHIN A DESIGNATED FLOODPLAIN (F.E.M.A. FIRM PANEL 35001C0358D). 2. DOES NOT CONTRIBUTE TO THE OFFSITE FLOWS OF ADJACENT PROPERTIES AND DOES NOT ACCEPT OFFSITE FLOWS FROM ADJACENT PROPERTIES. 3. IS AN UNDEVELOPED PORTION OF A PARTIALLY DEVELOPED PROPERTY THAT IS TO HAVE A 50.0'X100.0' BUILDING AND ASSOCIATED IMPROVEMENTS CONSTRUCTED THEREON. 4. IS TO HAVE A RETENTION POND LOCATED WESTERLY OF SAID PROPOSED BUILDING THAT IS TO BE SIZED FOR THE 'FIRST FLUSH STORM VOLUME'.

'FIRST FLUSH STORM VOLUME': 0.34" X IMPERVIOUS AREA; BASIN 'C' IMPERVIOUS AREA = 3,125.0 SQ. FT.; THEREFORE, 0.34" (0.03") X 3,125.0 = 93.8 (94.0) CU. FT.

POND 'A' VOLUME: (MEAN DIMENSIONS)
6'X19'X2' = 228.8 CU. FT. (VOLUME PROVIDED); VOLUME REQUIRED: 94.0 CU. FT.

POND 'B' VOLUME: (MEAN DIMENSIONS); (WATER HARVESTING POND)
5'X45'X1' = 225.0 CU. FT.
EAST ROOF AREA OF PROPOSED BUILDING = 2,500.0 SQ. FT. X 0.03" = 75.0 CU. FT.

SITE AREA = .037 ACRES ZONE: THREE (3) BASIN 'C'
PRECIPITATION: 350 = 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:	PROPOSED CONDITIONS:
AREA	AREA
TREATMENT A 0.37 ac.	0.00 ac.
TREATMENT B 0.00 ac.	0.00 ac.
TREATMENT C 0.30 ac.	0.30 ac.
TREATMENT D 0.00 ac.	0.07 ac.

EXISTING EXCESS PRECIPITATION:

Weighted E = $(0.66)(0.37) + (0.92)(0.00) + (1.29)(0.30) + (2.36)(0.00) = 0.37$
= 0.66 in.
 $V_{100-360} = (0.66)(0.37) / 12 = 0.02035 \text{ ac-ft} = 886.4 \text{ cf}$

EXISTING PEAK DISCHARGE:

$Q_{100} = (1.87)(0.37) + (2.60)(0.00) + (3.45)(0.30) + (5.02)(0.00) = 0.69 \text{ cfs}$

PROPOSED EXCESS PRECIPITATION:

Weighted E = $(0.66)(0.00) + (0.92)(0.00) + (1.29)(0.30) + (2.36)(0.07) = 0.37$
= 1.49 in.
 $V_{100-360} = (1.49)(0.37) / 12.0 = 0.04594 \text{ ac-ft} = 2,001.2 \text{ cf}$

$V_{100-1440} = (0.05) + (0.07)(3.10 - 2.60) / 12 = 0.05292 \text{ ac-ft} = 2,305.0 \text{ cf}$

$V_{100-10day} = (0.05) + (0.07)(4.90 - 2.60) / 12 = 0.06342 \text{ ac-ft} = 2,762.4 \text{ cf}$

PROPOSED PEAK DISCHARGE:

$Q_{100} = (1.87)(0.00) + (2.60)(0.00) + (3.45)(0.30) + (5.02)(0.07) = 1.39 \text{ cfs}$

INCREASE: $V_{100-360} = 1,114.8 \text{ cf}$
 $Q_{100} = 0.70 \text{ cfs}$

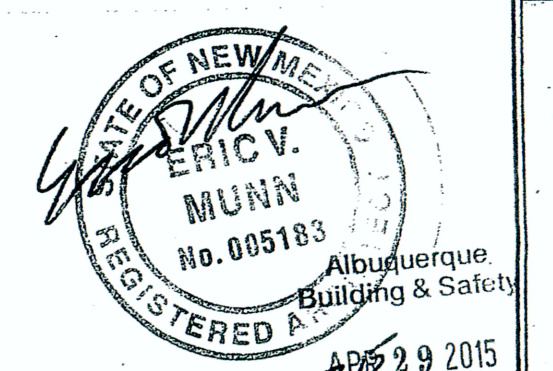
S019

A separate Excavation/Barricading Permit is required for SO-19 construction within City Right-of-Way. A copy of this approval letter must be on hand when applying for the permit. If there is a Work Order associated with this project, this work is to be included in the Work Order. To obtain a C.O., the storm drain work in the City ROW must be inspected and accepted. Please contact Jason Rodriguez, 857-8074, to schedule an inspection.

APPROVALS	NAME	DATE
HYDROLOGY INSPECTOR		

NOTE: ALL WORK WITHIN PUBLIC EASEMENT SHALL BE PERFORMED UNDER SEPARATE PERMIT.

- Private Drainage Facilities within City Right-of-Way
Notice to Contractor
(Special Order 17 - "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) 260-1999) 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 shall be performed on a 24-hour basis.



4-17-15
I.B.C.
Plan Check Section

GRADING AND DRAINAGE PLAN

(ENGINEER'S CERTIFICATION)
11-27-17



03-10-15
ENGINEER'S SEAL

THIS PLAN RECOMMENDS POSITIVE DRAINAGE AWAY FROM ALL EXISTING AND NEW PROPOSED STRUCTURES TO PROHIBIT PONDING OF RUNOFF WHICH MAY CAUSE STRUCTURAL SETTLEMENT. FUTURE ALTERATION OF GRADES ADJACENT TO STRUCTURES IS NOT RECOMMENDED.

DRAINAGE CERTIFICATION:

I, LEVI J. VALDEZ, N.M.P.E. NO. 5693, 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 MARCH 10, 2015. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY ME OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR PERMANENT CERTIFICATE 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 PURPOSES.

Levi J. Valdez
11-27-17
DATE

DRAINAGE INFORMATION FROM
GRADING & DRAINAGE PLAN 1/30/2003
BRASHER & LORENZ CONSULTING ENGINEERS

→ DRAINAGE SWALE
→ DIRECTION OF FLOW
Basin A
Basin B
CULVERT

PROPOSED DRAINAGE
→ DRAINAGE SWALE
→ DIRECTION OF FLOW
PROPOSED ON SITE PONDING AREA TO BE SIZED AND DETAILED BY A DRAINAGE ENGINEER

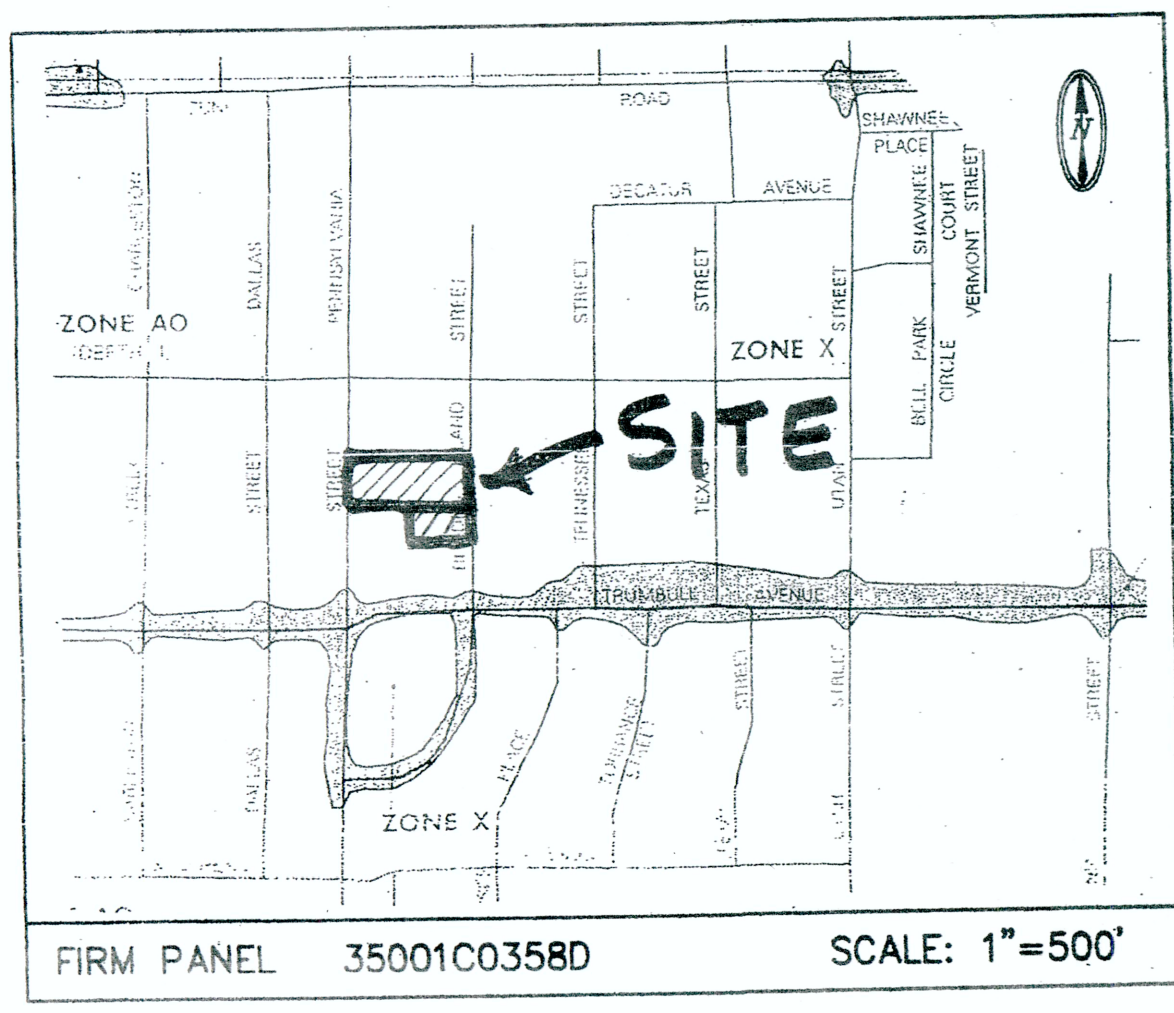
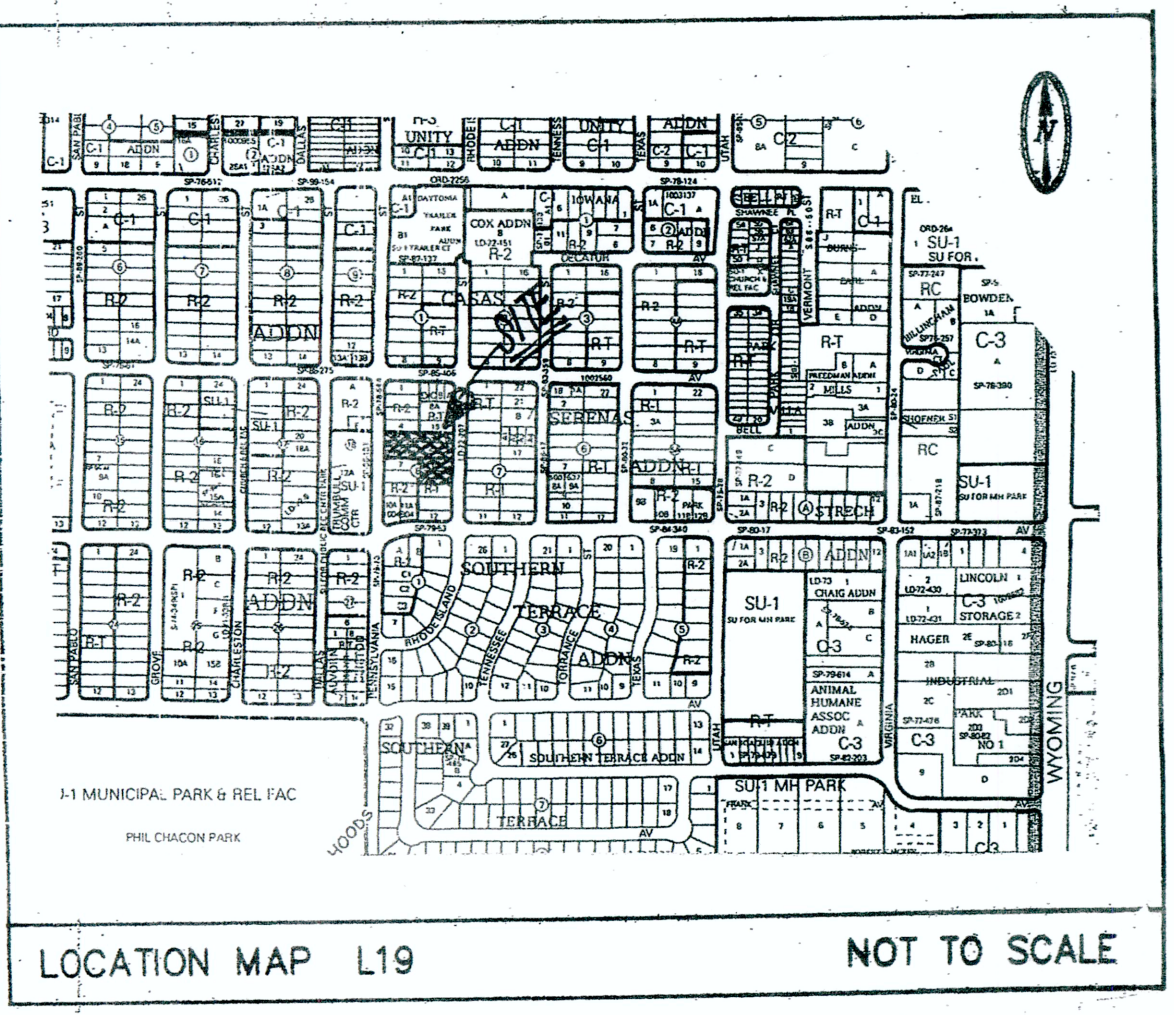
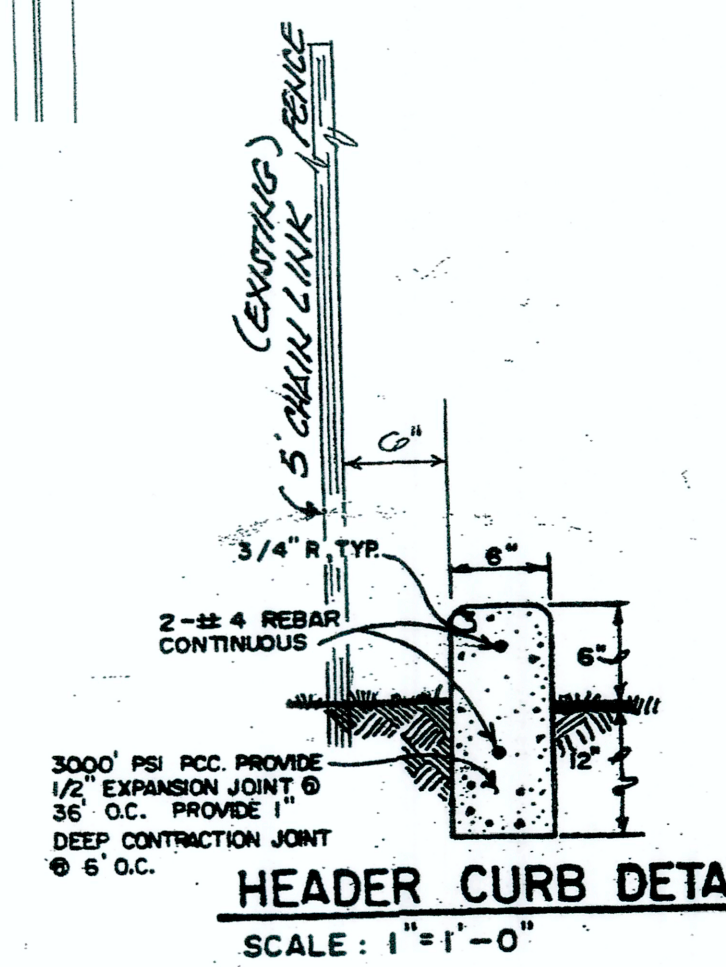
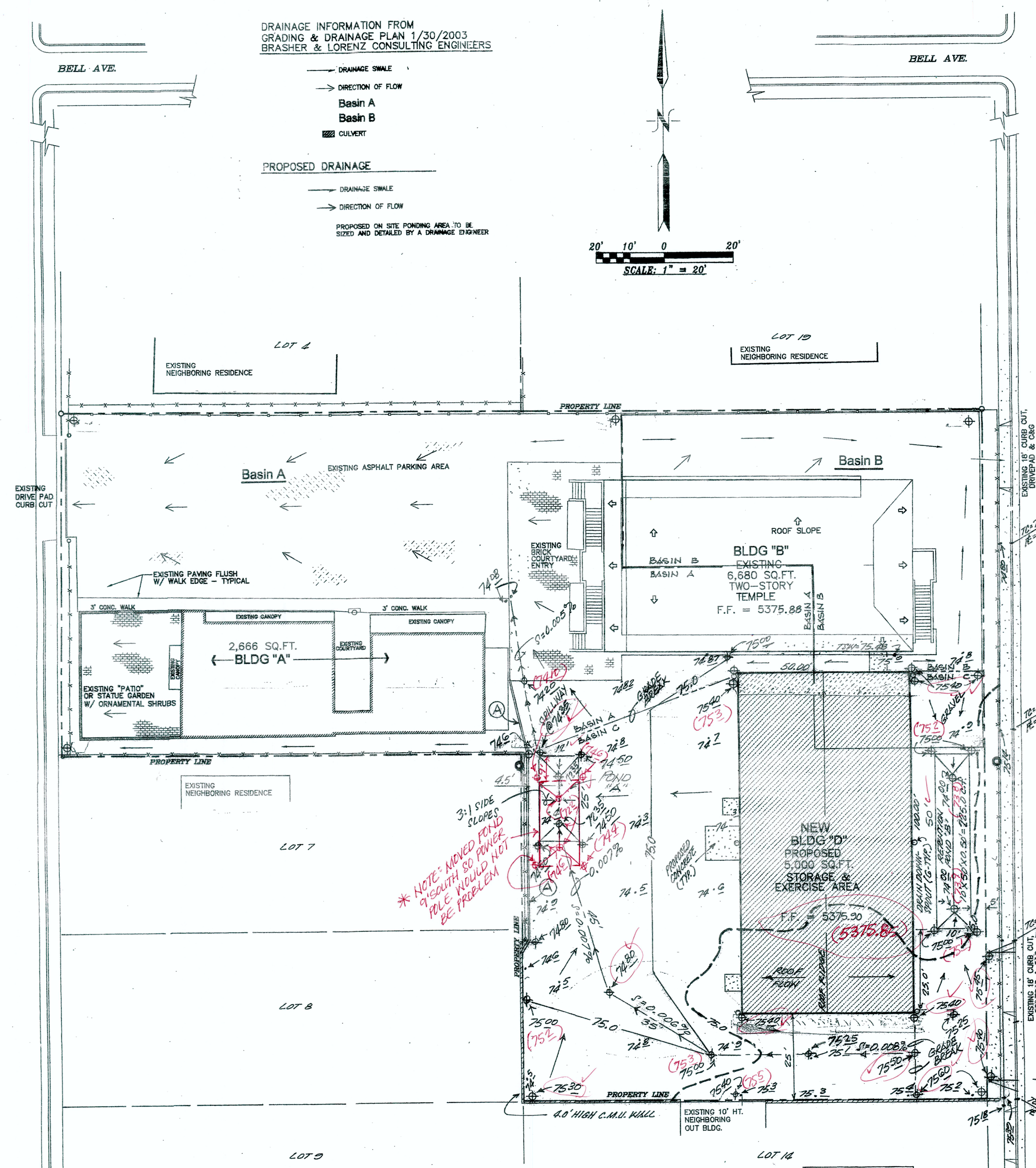
20' 10' 0' 20'
SCALE: 1" = 20'

PENNSYLVANIA SE
50' R.O.W.

RHODE ISLAND SE
50' R.O.W.

BELL AVE.

TRUMBULL AVE.



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:

- 1) 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.
- 2) 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.
- 3) 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:

- 1) TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE AT 260-1990 FOR THE ACTUAL FIELD LOCATION OF THE EXISTING SURFACE OF SUB-SURFACE UTILITIES.
- 2) 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.
- 3) 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.
- 4) ALL CONSTRUCTION WITHIN PUBLIC STREET RIGHT-OF-WAY(S) SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE/BERNALILLO COUNTY STANDARDS AND PROCEDURES.

LEGAL DESCRIPTION

LOTS 16-A, BLOCK 8, CASAS SERENAS SUBDIVISION
420 PENNSYLVANIA AVE SE
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
.9298 ACRE