

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

July 31, 2025

Thomas D. Johnston, PE  
George T Rodriguez-Development Consultant  
12800 San Juan Rd. SE  
Albuquerque, NM 87123

**RE: Veterans Integration Center – Phase 2**  
**2701 Mulberry St. SE**  
**Revised Grading & Drainage Plans**  
**Engineer's Stamp Date: 07/30/2025**  
**Hydrology File: M15D054**  
**Case # HYDR-2025-00270**

Dear Mr. Johnston:

Based upon the information provided in your submittal received 07/31/2025, 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.

**PRIOR TO CERTIFICATE OF OCCUPANCY:**

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

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](mailto: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](mailto:amontoya@cabq.gov).

Sincerely,

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



DRAINAGE CALCULATIONS:

PHASE 2 AND PHASE 2 EXPANSION DEVELOPMENT:

PER THE DEVELOPMENT PROCESS MANUAL FOR THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, HYDROLOGY, CHAPTER 6, ARTICLE 6-2(a), EFFECTIVE DATE: JUNE 8, 2020.

SITE AREA = 2.90 ACRES (TOTAL)

NOTE: CALCULATIONS SHOWN HEREON ARE FOR "PHASE TWO (2) AND PHASE TWO (2) EXPANSION DEVELOPMENT", BEING A 1.67 ACRE PORTION OF THE 2.90 ACRE SITE.

PRECIPITATION ZONE: TWO (2)

"LAND TREATMENT METHOD" FOR CALCULATION OF "Qp"

PRECIPITATION: 100-YR/6 HR. = 2.29 IN.

EXCESS PRECIPITATION: TREATMENT A 0.52 IN. TREATMENT B 0.80 IN. TREATMENT C 1.03 IN. TREATMENT D 2.33 IN.

EXISTING CONDITIONS: AREA TREATMENT A 1.67 AC. TREATMENT B 0.00 AC. TREATMENT C 0.00 AC. TREATMENT D 0.00 AC.

EXISTING EXCESS PRECIPITATION: WEIGHTED "E" = (0.62 X 1.67) + (0.80 X 0.00) + (1.03 X 0.00) + (2.33 X 0.00) / 1.67 = 0.62 IN. V100-360 = (0.62 X 0.00) / 12 = 0.05167 AC. FT. = 2,251.0 CU. FT.

EXISTING PEAK DISCHARGE: Q-100 = (1.71 X 1.67) + (2.36 X 0.00) + (3.05 X 0.00) + (4.34 X 0.00) = 2.86 CFS

PROPOSED EXCESS PRECIPITATION: WEIGHTED "E" = (0.62 X 0.00) + (0.80 X 0.74) + (1.03 X 0.93) / 1.67 = 1.75 IN. V100-360 = (1.75 X 0.93) / 12 = 0.13563 AC. FT. = 5,908.0 CU. FT.

PROPOSED PEAK DISCHARGE: Q-100 = (1.71 X 0.00) + (2.36 X 0.00) + (3.05 X 0.74) + (4.34 X 0.93) = 6.29 CFS

INCREASE: V100-360 = 3,657.0 CU. FT. Q-100 = 3.43

\*\*\* 100-YR./10-DAY STORM VOLUME CALCULATION: V10-DAYS = V360 + AD X (P-10 DAYS - P 360) / 12 IN. FT. V10-DAYS = 0.13563 + 0.93 X (3.62 - 2.29) / 12 IN. FT. = 0.23870 AC. FT. = 10,398.0 CU. FT.

POND SPILLWAY - WEIR SIZE CALCULATION: Q = 6.29 CFS BREADTH = 3.0' VALUE OF "C" = 2.63 'H' = 0.50'

VALUE OF "C" = 2.63 (INTERPOLATED FROM TABLE 5.3, BOOK OF HYDRAULICS, SECTION 5, BRATER & KING, 6th EDITION, 1976).

L = (2.63) (H) = (2.63) (0.50) = 4.72'

\*\*\* NOTE: EXISTING "AS-CONSTRUCTED" "L" = 10.6' PHASE 1 "L" = 4.72' + PHASE 2 AND PHASE 2 EXPANSION "L" = 6.29' = 11.01' TOTAL

TEN (10) DAY STORM VOLUME(S) REQUIRED: PHASE ONE (1) = 8,575.7 CU. FT.

PHASE TWO (2) AND PHASE TWO (2) EXPANSION = 10,398.0 CU. FT.

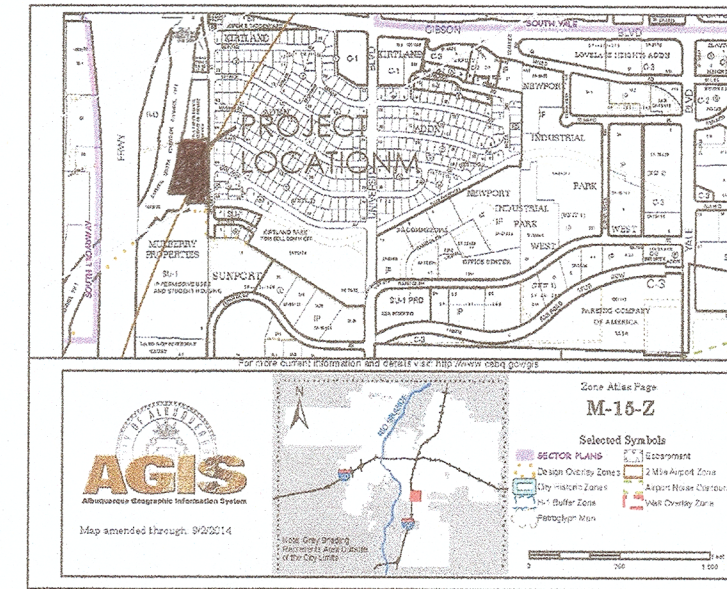
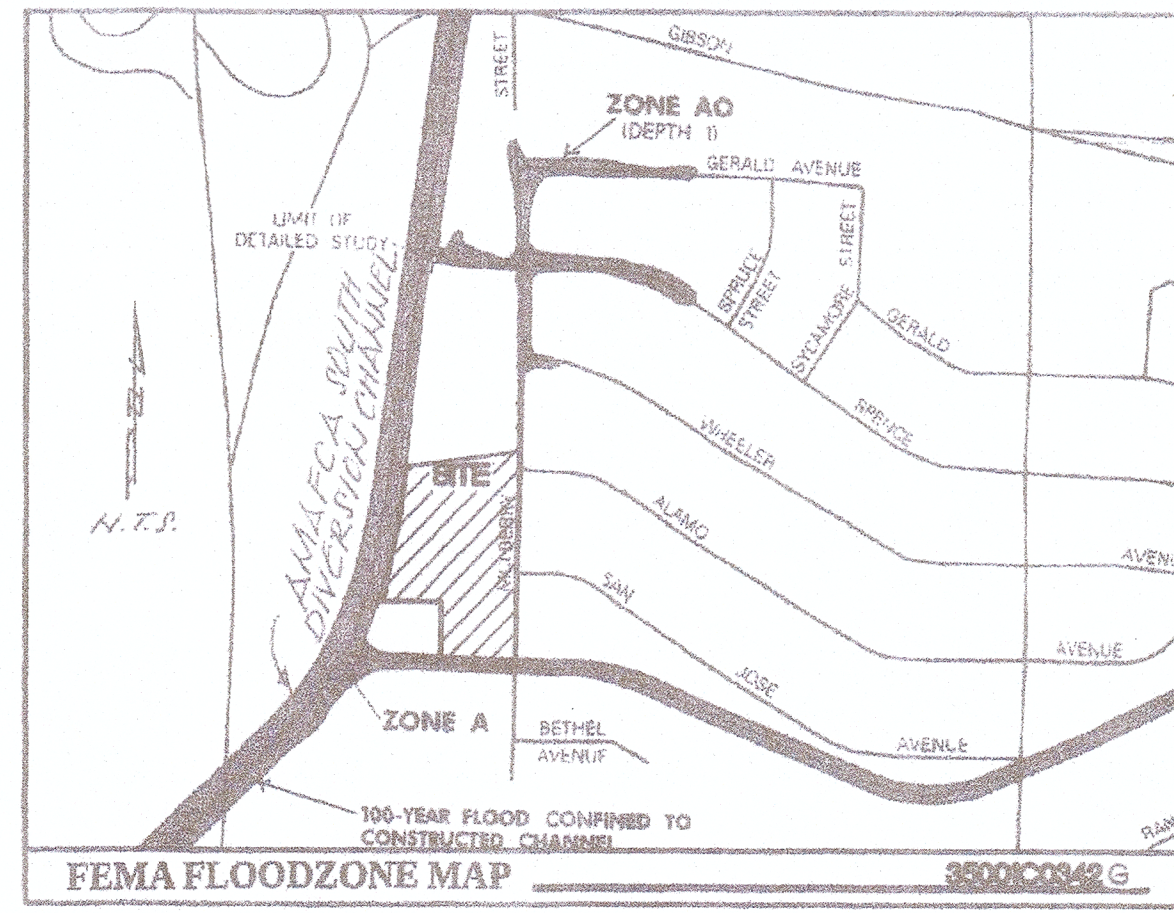
TOTAL REQUIRED VOLUME = 18,974.0 CU. FT. EXISTING "AS-BUILT" PHASE ONE (1) POND VOLUME = 16,120.0 CU. FT.

NOTE: EXISTING POND BOTTOM = 1,340.0 SQ. FT. 2,854.0 CU. FT. / 1,340.0 SQ. FT. = 2.13' DEPTH MORE TO BE EXCAVATED FOR REQUIRED POND VOLUME.

DRAINAGE CERTIFICATION:

I, THOMAS D. JOHNSTON, N.M.P.E. NO. 17158, DO HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 07-30, 2025. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY THOMAS D. JOHNSTON, OF THE FIRM KANDIN ENGINEERING, ALBUQUERQUE, NEW MEXICO. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 07-31, 2025, AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF THE 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 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 PURPOSE.

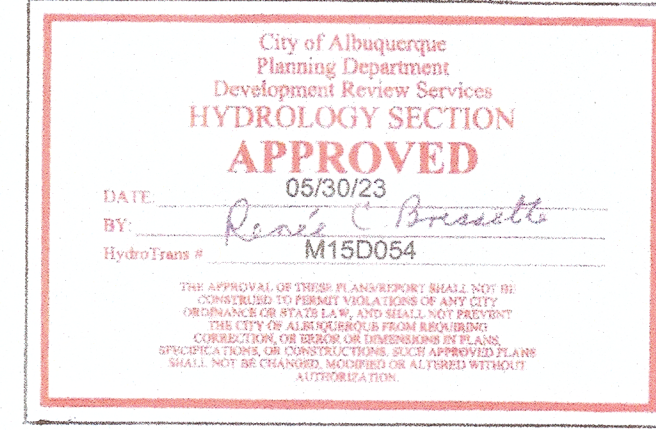
THOMAS D. JOHNSTON, N.M.P.E. NO. 17158



VICINITY MAP DESCRIPTION

TRACT "A" OF PLAT OF TRACTS "A" AND "B", MULBERRY PROPERTIES, ALBUQUERQUE, BERNALILLO COUNTY NEW MEXICO AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JANUARY 29, 2009 IN MAP BOOK 2009C, FOLIO 22. 2.8718 ACRES

UPC # 1010551141420220



NOTES:

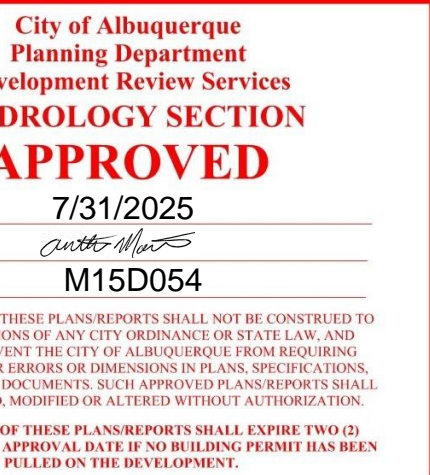
- "AS-BUILT" ELEVATIONS SHOWN IN RED WERE PROVIDED BY ANDREW S. MEDINA, N.M.P.L.S. NO. 12649 (DATED: 07-25-25).
- THIS "ENGINEER'S CERTIFICATION" FOR CERTIFICATE OF OCCUPANCY IS INTENDED FOR "PHASE 2" ONLY AT THIS TIME.
- IMPROVEMENTS AND GRADES FOR "PHASE TWO (2) EXPANSION" AS SHOWN ON THE PLAN HEREON WILL BE PROVIDED AT A FUTURE DATE.

LANDSCAPE AREA

PROVIDE A 4" PVC DRAINPIPE UNDER CONCRETE SIDEWALK

VETERANS INTERGRATION CENTER  
GRADING AND DRAINAGE PLAN  
2701 MULBERRY ST S.E.  
ALBUQUERQUE, NM 87106  
PROJECT #2171

REVISION DATE
7/31/2025
07-07-2025
C-1.00



GEORGE T. RODRIGUEZ  
LAND USE, DEVELOPMENT AND  
REDEVELOPMENT CONSULTANT  
ALBUQUERQUE, NEW MEXICO  
(505)610-0593

2701 MULBERRY ST S.E.

VETERANS INTERGRATION CENTER

GRADING AND DRAINAGE PLAN

PHASE TWO (2) AND PHASE TWO (2) EXPANSION

