

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 Expansion Bldg.
2701 Mulberry St. SE
Revised Grading & Drainage Plans
Engineer's Stamp Date: 09/16/2025
Hydrology File: M15D054
Case # HYDR-2025-00333**

Dear Mr. Johnston:

Based upon the information provided in your submittal received 09/16/2025, 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

Albuquerque

NM 87103

www.cabq.gov

PRIOR TO CERTIFICATE OF OCCUPANCY:

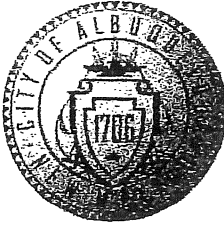
1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.

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, 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 & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: VETERANS INTERGRATION CENTER ^{* PHASE TWO - EXPANSION} Hydrology File # M15D054
Legal Description: TRACT 'A', MULBERRY PROPERTIES
City Address, UPC, OR Parcel: 2701 MULBERRY ST. S.E.; UPC* 10105511141420220

* INVOICE Applicant/Agent: RBA ARCHITECTURE, PC Contact: RICK BENNETT
Address: 1104 PARK AVE. S.W. (CITY) Phone: 505-242-1859
Email: RICK@rba81.com

Applicant/Owner: GEORGE T. RODRIGUEZ Contact: GEORGE T. RODRIGUEZ
Address: 12800 SAN JUAN N.E. Phone: 505-610-0593
Email: pawrod@hotmail.com

TYPE OF DEVELOPMENT: Plat (# of lots) Single Family Home
 All other Developments

RE-SUBMITTAL: YES NO

DEPARTMENT: TRANSPORTATION HYDROLOGY/DRAINAGE

Check all that apply under Both the Type of Submittal and the Type of Approval Sought:

TYPE OF SUBMITTAL:

- Engineering / Architect Certification
- Conceptual Grading & Drainage Plan
- Grading & Drainage Plan, and/or Drainage Report
- Drainage Report (Work Order)
- Drainage Master Plan
- Conditional Letter of Map Revision (CLOMR)
- Letter of Map Revision (LOMR)
- Floodplain Development Permit
- Traffic Circulation Layout (TCL) - Administrative
- Traffic Circulation Layout (TCL) - DFT Approval
- Traffic Impact Study (TIS)
- Street Light Layout
- OTHER (SPECIFY) _____

TYPE OF APPROVAL SOUGHT:

- Pad Certification
- Building Permit
- Grading Permit
- Paving Permit
- SO-19 Permit
- Foundation Permit
- Certificate of Occupancy - Temp Perm ^(PHASE 2.)
_{EXPANSION}
- Preliminary / Final Plat
- Site Plan for Building Permit - DFT
- Work Order (DRC)
- Release of Financial Guarantee (ROFG)
- CLOMR / LOMR
- Conceptual TCL - DFT
- OTHER (SPECIFY) _____

DATE SUBMITTED: 09-16-2025
~~07-17-2024~~



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.

Table with 2 columns: EXCESS PRECIPITATION (TREATMENT A-D) and PEAK DISCHARGE (1.71, 2.36, 3.05, 4.34 CFS/AC).

Table with 2 columns: EXISTING CONDITIONS and PROPOSED CONDITIONS (AREA) for TREATMENT A-D.

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.

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 0.00) + (1.03 X 0.74) + (2.33 X 0.93) / 1.67 = 1.75 IN.

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.

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

- PROVIDE NEW ASPHALT PAVING PER SOILS ENGINEER'S REPORT RECOMMENDATIONS.
CONCRETE CURBING AND SIDEWALK DETAILS PER "ARCHITECT'S SITE PLAN".

EXISTING "AS-BUILT" ELEVATIONS SHOWN THUS IN RED WILL NEED TO BE ADJUSTED AND CORRECTED TO DESIGN PLAN ELEVATIONS PRIOR TO ENGINEER'S AS-BUILT CERTIFICATION FOR CERTIFICATE OF OCCUPANCY

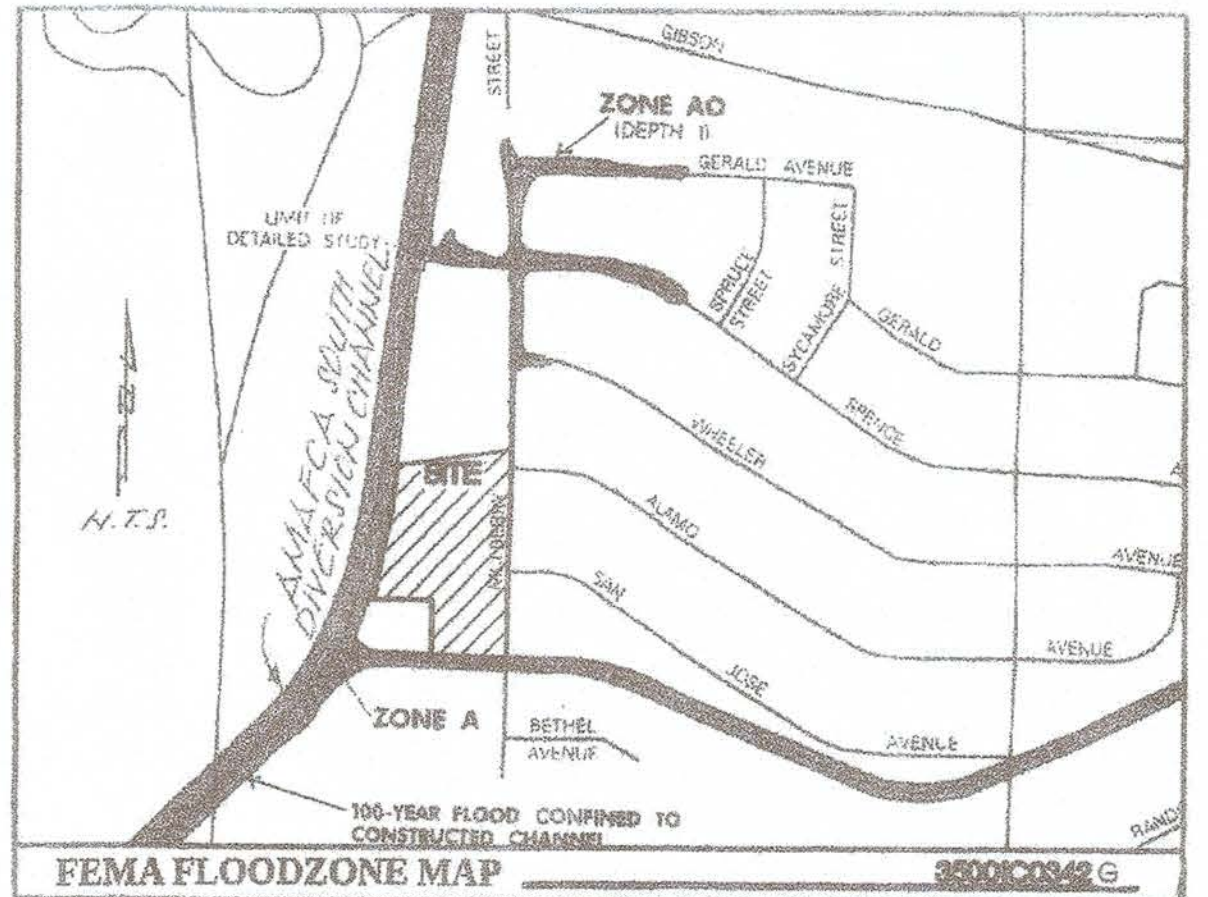
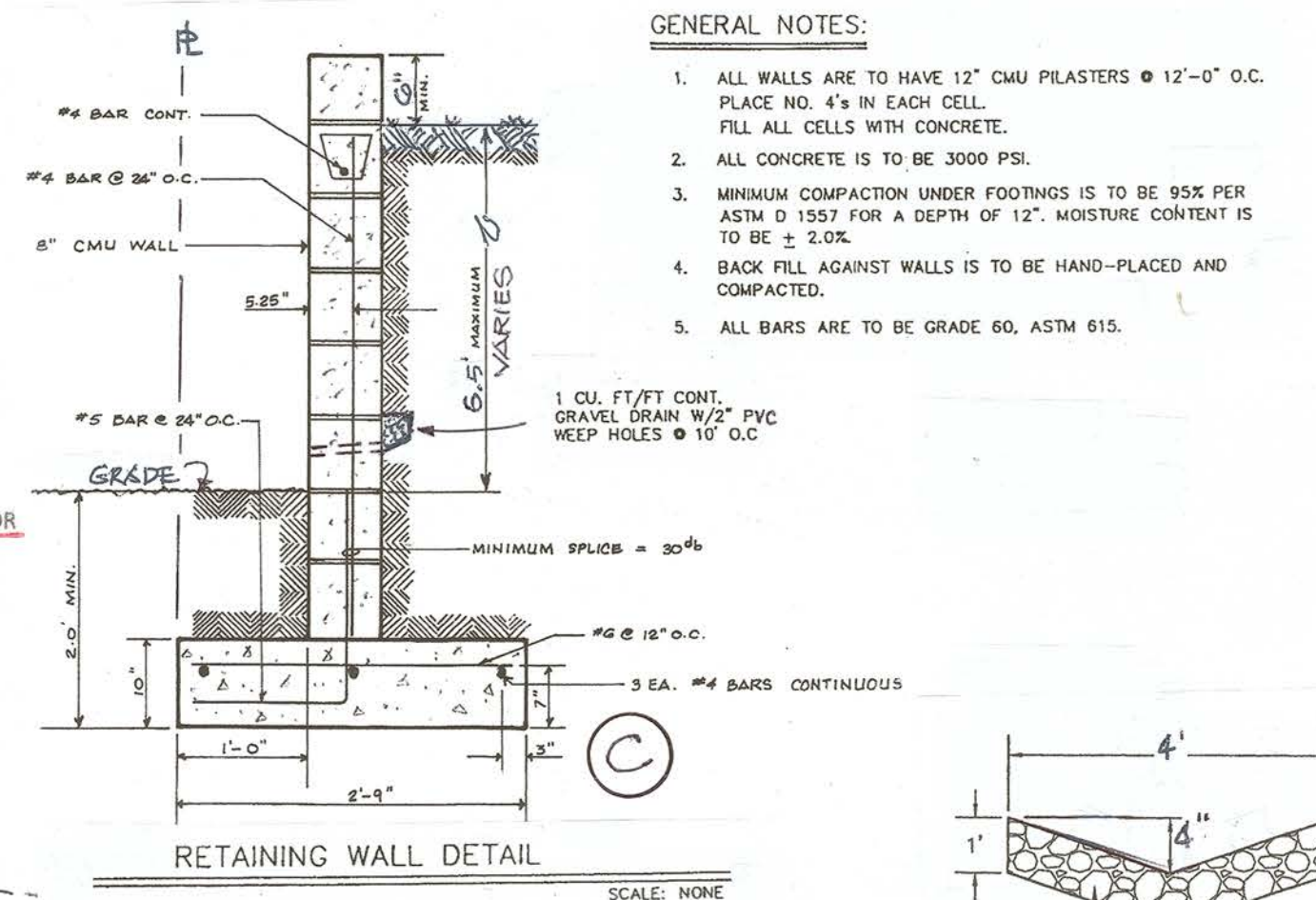
50' EASEMENT, RIGHT-OF-WAY AND STORM DRAINAGE WORKS FOR KIRTLAND CHANNEL INLET TO SOUTH DIVERSION CHANNEL

T.B.M. = 5059.89 @ TOP OF MANHOLE RIM

City of Albuquerque Planning Department Development Review Services HYDROLOGY SECTION APPROVED 9/24/2025 BY: [Signature] M15D054

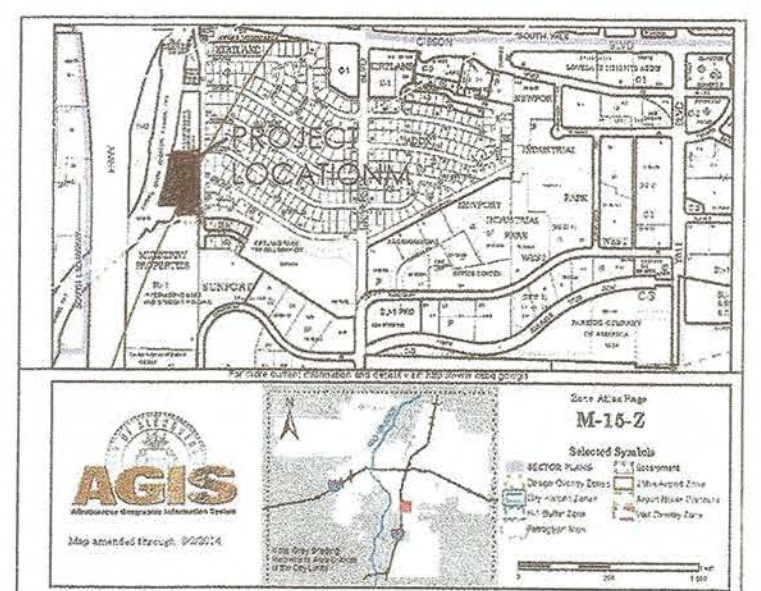
GEORGE T. RODRIGUEZ LAND USE, DEVELOPMENT AND REDEVELOPMENT CONSULTANT ALBUQUERQUE, NEW MEXICO (505)610-0593

- GENERAL NOTES: 1. ALL WALLS ARE TO HAVE 12" CMU PILASTERS @ 12'-0" O.C. 2. ALL CONCRETE IS TO BE 3000 PSI. 3. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE +/- 2.0%. 4. BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED. 5. ALL BARS ARE TO BE GRADE 60, ASTM A615.



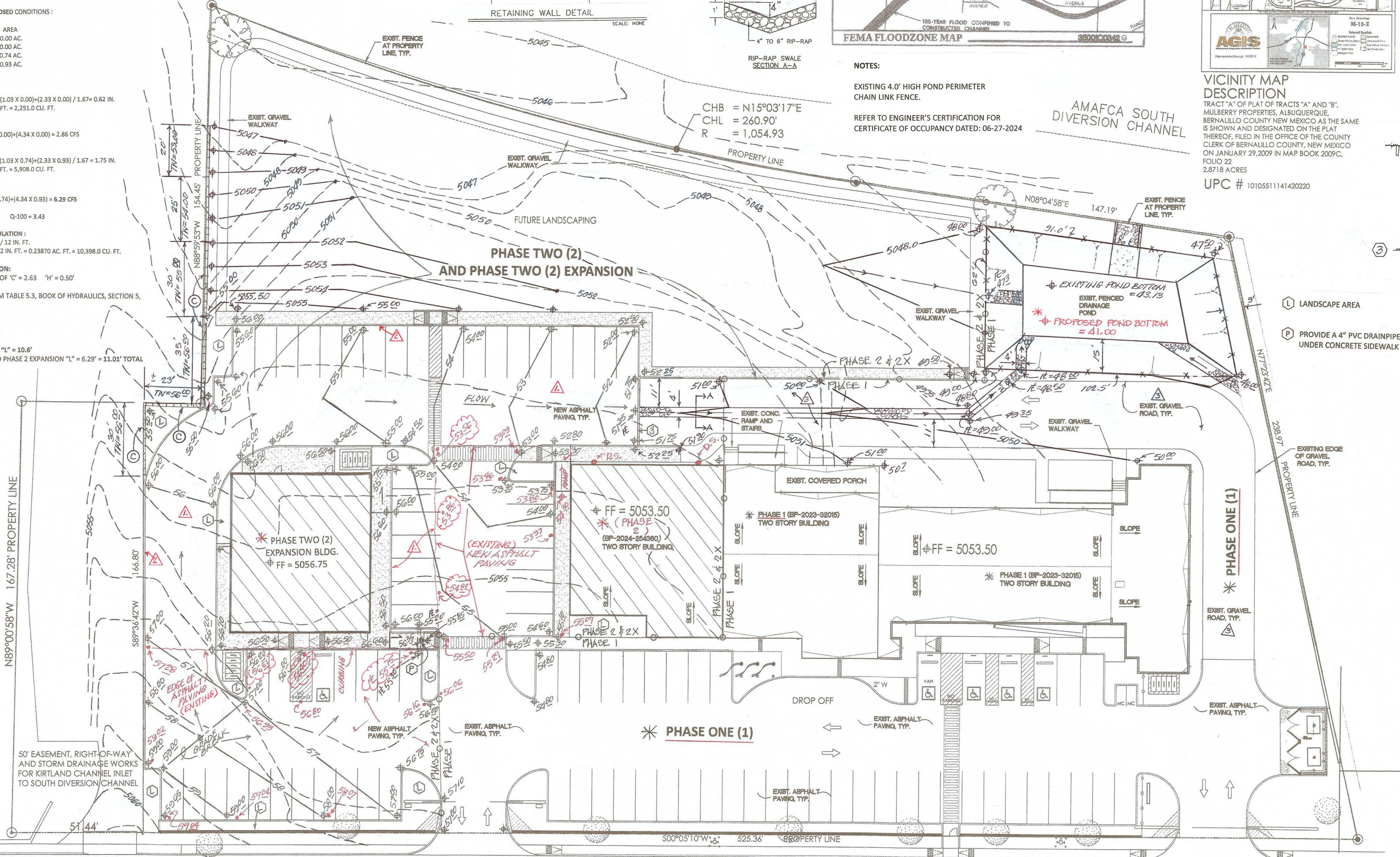
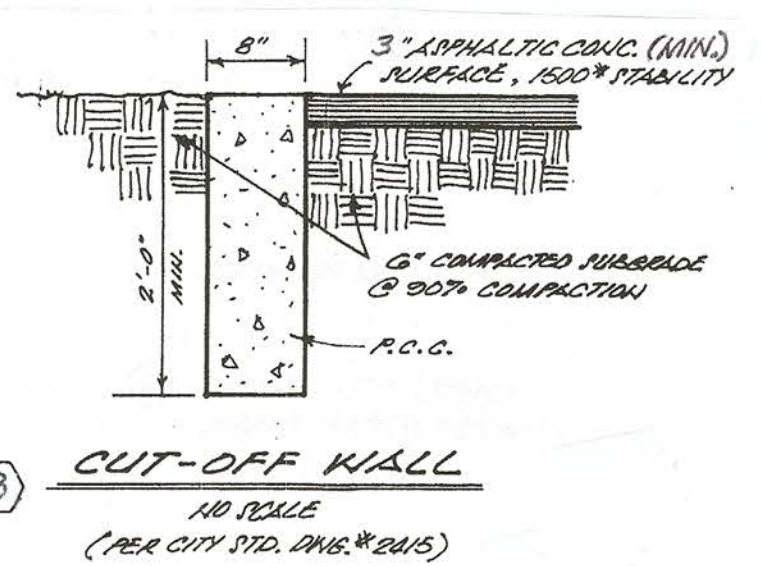
NOTES: EXISTING 4.0' HIGH POND PERIMETER CHAIN LINK FENCE. REFER TO ENGINEER'S CERTIFICATION FOR CERTIFICATE OF OCCUPANCY DATED: 06-27-2024

NOTE: PHASE ONE (1) APPROVAL AND PHASE ONE (1) "ENGINEER'S CERTIFICATION" FOR CERTIFICATE OF OCCUPANCY DATED: JULY 17, 2024.



City of Albuquerque Planning Department Development Review Services HYDROLOGY SECTION APPROVED 09/30/23 BY: [Signature] M15D054

NOTES: 1.) "AS-BUILT" ELEVATIONS SHOWN IN RED WERE PROVIDED BY ANDREW S. MEDINA, N.M.P.L.S. NO. 12649 (DATED: 07-25-25).



PHASE TWO (2) EXPANSION VETERANS INTERGRATION CENTER GRADING AND DRAINAGE PLAN 2701 MULBERRY ST S.E. ALBUQUERQUE, NM 87106 PROJECT #2171

Professional Engineer Seal for Thomas D. Johnston, State of New Mexico, License No. 17158, dated 9/16/2025.

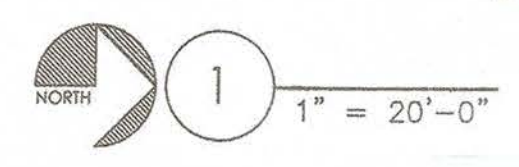
RBA Architecture, PC ARCHITECTURE, INC. 100 Park Ave. SW Albuquerque, NM 87102

2701 MULBERRY ST S.E.

SEPTEMBER - 2025

VETERANS INTERGRATION CENTER

GRADING AND DRAINAGE PLAN PHASE TWO (2) EXPANSION



DATE 07-07-2025

SHEET NUMBER C-1.00