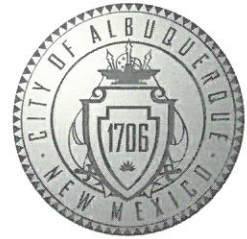


# CITY OF ALBUQUERQUE



November 13, 2019

Ron Hensley, PE  
The Hensley Engineering Group  
300 Branding Iron Rd Se  
Rio Rancho, NM 87124

**Re: Allergy Clinic**  
**7001 Signal Ave NE**  
**Request Permanent C.O. - Accepted**  
**Engineer's Stamp dated: 1-31-17 (C19D065)**  
**Certification dated: 11-11-19**

Dear Mr. Hensley,

Based on the Certification received 11/12/2019, the site is acceptable for release of Certificate of Occupancy from Hydrology to be issued by the Building and Safety Division.

If you have any questions, you can contact me at 924-3995 or Totten Elliott at 924-3982.

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)

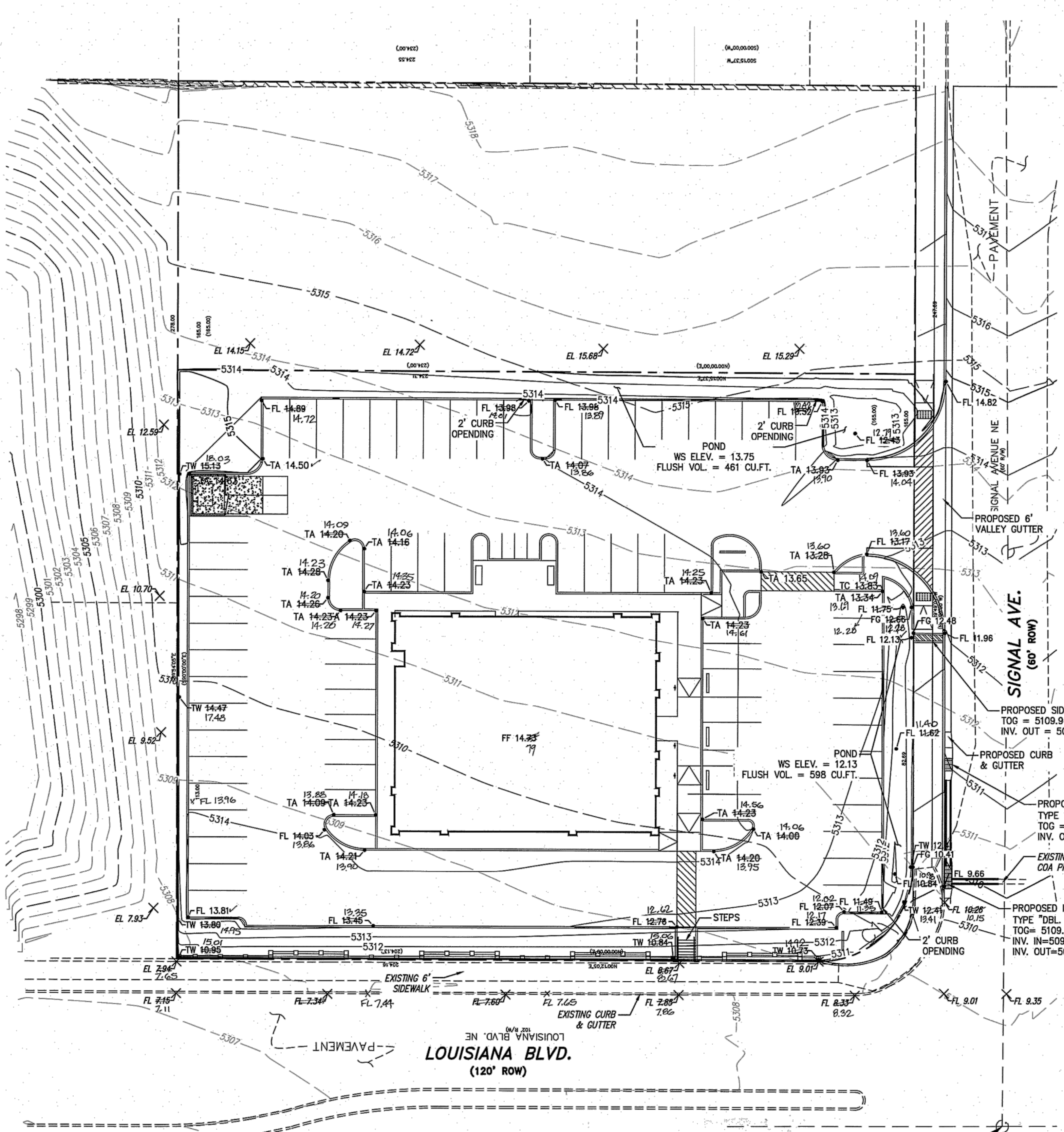
Sincerely,

Renee Brissette, P.E.  
Senior Engineer, Planning Dept.  
Development and Review Services

TE/RB

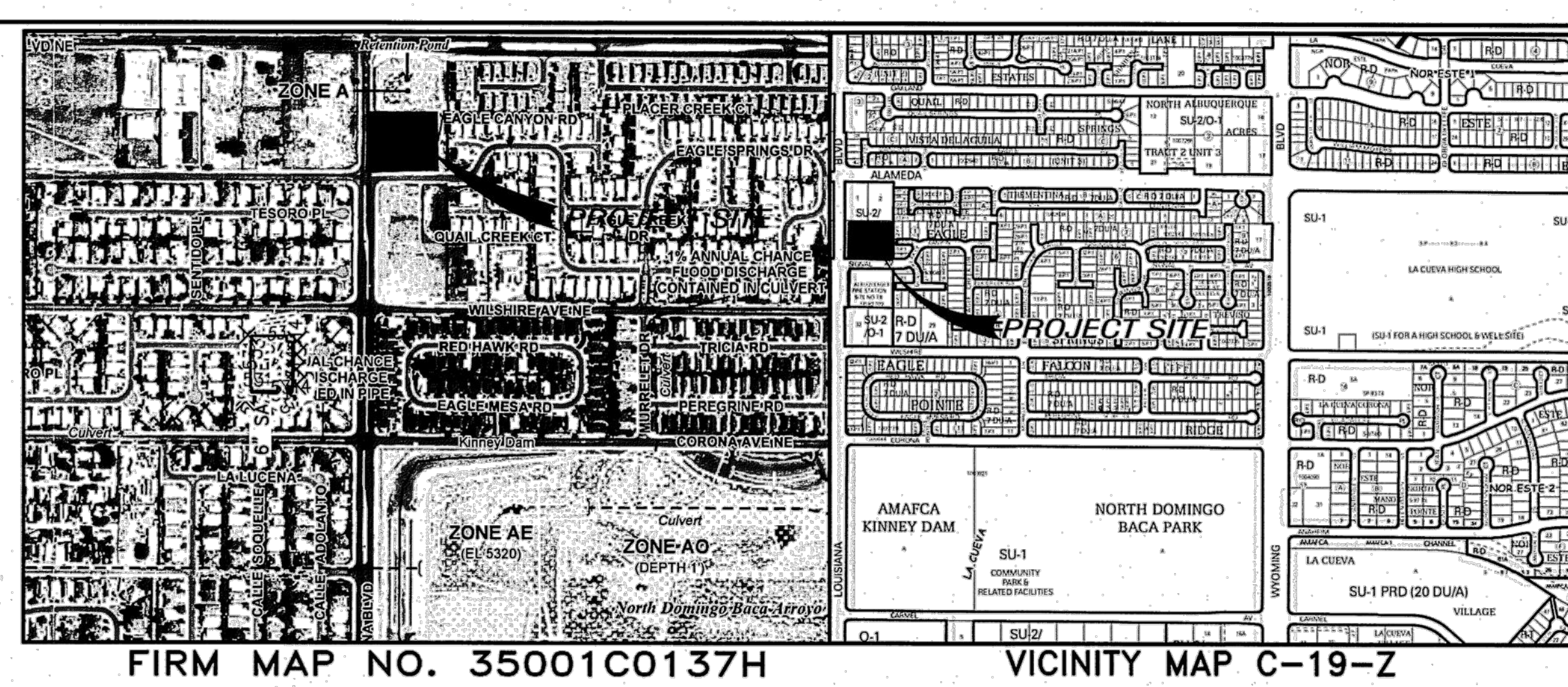
C: email: Costilla, Michelle; Fox, Debi; Tena, Victoria; Sandoval,  
Darlene M.





**DRAINAGE CERTIFICATION**  
I, RON E. HENSELY, NMP# 21850, OF THE FIRM "THE GROUP", 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 1/31/2017. THE RECORD INFORMATION EDITED INTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY THOMAS PATRICK, NMP# 12681, OF THE FIRM COMMUNITY SCIENCES CORPORATION, INC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 11/9/2019, AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF 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 GRADING CERTIFICATION AND 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.

**LEGAL DESCRIPTION**  
**ALLERGY CLINIC**  
(BEING A REPLAT OF LOTS 31 & 32 CITY OF ALBUQUERQUE)  
WITHIN NORTH ALBUQUERQUE ACRES  
IN PROJECTED SECTION 17, TOWNSHIP 11 NORTH, RANGE 4 EAST ELENA  
GALLEGOS LAND GRANT NEW MEXICO PRINCIPAL MERIDIAN CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO



**DRAINAGE INFORMATION**  
**LOCATION & DESCRIPTION**

THE PROPOSED SITE IS 1.49 ACRES LOCATED ON THE SOUTH SIDE OF SIGNAL AVENUE EAST OF LOUISIANA BLVD. AS SEEN ON THE VICINITY MAP. THE SITE IS UNDEVELOPED. THE ADJACENT PROPERTIES TO THE EAST AND WEST ARE DEVELOPED HIGHER DENSITY WALLED COMMUNITIES. THE PROPOSED DEVELOPMENT WILL BE A COMMERCIAL SITE ON LOT 32 AND LOT 31 WILL BE DEVELOPED IN THE FUTURE.

**FLOODPLAIN STATUS**

THIS PROJECT, AS SHOWN ON FEMA'S FLOOD INSURANCE RATE MAP 35001C0141 G, DATED APRIL 2, 2002 IS NOT WITHIN A DESIGNATED 100-YEAR FLOODPLAIN. AN EXHIBIT WITH THE SITE SHOWN ON THE FIRM PANEL IS INCLUDED ON THIS SHEET.

**METHODOLOGY**

THE HYDROLOGY FOR THIS PROJECT WAS ANALYZED USING AHYMO SOFTWARE.

**PRECIPITATION**

THE 100-YR 6-HR DURATION STORM WAS USED AS THE DESIGN STORM FOR THIS ANALYSIS. THIS SITE IS WITHIN ZONE 3 AS IDENTIFIED IN THE CITY OF ALBUQUERQUE STANDARD PROCESS MANUAL, SECTION 22.2.

**EXISTING DRAINAGE**

THE EXISTING STORM DRAIN TO LOUISIANA COMPLETED WITH COA PROJECT #766391, COMPLETES THE DRAINAGE INFRASTRUCTURE. THE EXISTING FLOWS AND PROPOSED FLOWS IN THE STORM DRAIN IS TAKEN FROM THE REFERENCED PROJECT. THIS SITE DRAINS SURFACE DRAINS TO THE EXISTING CURB AND GUTTER IN LOUISIANA BLVD.

**DEVELOPED CONDITION**

THIS SITE WILL BE DEVELOPED WITH A PROPOSED INLET INTERCEPTING THE MAJORITY OF THE SITE RUNOFF. A MINIMAL FLOW WILL FREE DISCHARGE INTO SIGNAL AVENUE. SIGNAL AVENUE WILL CONVEY FLOW ALONG THE CURB TO THE PROPOSED INLET LOCATED IN SIGNAL AVENUE. THE 0.70 CFS INCREASE, FOR THE 100-YEAR PEAK RUNOFF, DUE TO THIS DEVELOPMENT IS INSIGNIFICANT AND WILL HAVE MINIMAL IMPACT ON DOWNSTREAM FACILITIES.

**FIRST FLUSH**

THERE ARE FOUR FLUSH PONDS ADJACENT TO THE BUILDING. IN ADDITION, THE DETENTION PONDS WILL HAVE ADDITIONAL DEPTH BELOW OUTFALL TO ACCOMMODATE THE FOLLOWING FIRST FLUSH REQUIREMENTS:  
IMPERVIOUS AREA = 37,026 FT<sup>2</sup>  
REQUIRED FLUSH VOLUME = 37,026 FT<sup>2</sup> \* 0.34/12 FT. = 1,049 CU.FT.  
PROVIDED FLUSH VOLUME = 461 CU.FT. + 598 CU.FT. = 1,059 CU.FT.

PROPOSED INLET TYPE "A"  
TOG = 5110.91  
INV. OUT = 5100.30

PROPOSED INLET TYPE "DBL. C"  
TOG = 5109.66  
INV. IN = 5099.70  
INV. OUT = 5099.60

PROPOSED INLET TYPE "A"  
TOG = 5110.91  
INV. OUT = 5100.30

PROPOSED INLET TYPE "DBL. C"  
TOG = 5109.66  
INV. IN = 5099.70  
INV. OUT = 5099.60

PROPOSED INLET TYPE "A"  
TOG = 5110.91  
INV. OUT = 5100.30

PROPOSED INLET TYPE "DBL. C"  
TOG = 5109.66  
INV. IN = 5099.70  
INV. OUT = 5099.60

PROPOSED INLET TYPE "A"  
TOG = 5110.91  
INV. OUT = 5100.30

PROPOSED INLET TYPE "DBL. C"  
TOG = 5109.66  
INV. IN = 5099.70  
INV. OUT = 5099.60

PROPOSED INLET TYPE "A"  
TOG = 5110.91  
INV. OUT = 5100.30

PROPOSED INLET TYPE "DBL. C"  
TOG = 5109.66  
INV. IN = 5099.70  
INV. OUT = 5099.60

PROPOSED INLET TYPE "A"  
TOG = 5110.91  
INV. OUT = 5100.30

PROPOSED INLET TYPE "DBL. C"  
TOG = 5109.66  
INV. IN = 5099.70  
INV. OUT = 5099.60

PROPOSED INLET TYPE "A"  
TOG = 5110.91  
INV. OUT = 5100.30

PROPOSED INLET TYPE "DBL. C"  
TOG = 5109.66  
INV. IN = 5099.70  
INV. OUT = 5099.60

PROPOSED INLET TYPE "A"  
TOG = 5110.91  
INV. OUT = 5100.30

PROPOSED INLET TYPE "DBL. C"  
TOG = 5109.66  
INV. IN = 5099.70  
INV. OUT = 5099.60

PROPOSED INLET TYPE "A"  
TOG = 5110.91  
INV. OUT = 5100.30

PROPOSED INLET TYPE "DBL. C"  
TOG = 5109.66  
INV. IN = 5099.70  
INV. OUT = 5099.60

PROPOSED INLET TYPE "A"  
TOG = 5110.91  
INV. OUT = 5100.30

PROPOSED INLET TYPE "DBL. C"  
TOG = 5109.66  
INV. IN = 5099.70  
INV. OUT = 5099.60

**NOTES**

THE ENGINEER HAS UNDERTAKEN LIMITED FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UNDERGROUND UTILITY LINES. MAKES NO REPRESENTATION PERTAINING THERETO AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFORE. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY AND ALL EXISTING UTILITIES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES IN PLANNING AND CONDUCTING EXCAVATION, WHETHER BY CALLING OR NOTIFYING THE UTILITIES, COMPLYING WITH "BLUE STAKES" PROCEDURES, OR OTHERWISE.

THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, ARE INTENDED FOR USE ON THIS PROJECT AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF GND ENGINEERING, LLC IN THE EVENT OF UNAUTHORIZED USE, THE USER ASSUMES ALL RESPONSIBILITY AND LIABILITY WHICH RESULTS.

**GENERAL NOTES:**

1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER THIS CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION, UPDATE NO. 8.
2. THE EROSION PROTECTION SPECIFIED ON THIS PLAN IS THE MINIMUM RECOMMENDED. THE OWNER IS ENCOURAGED TO INCORPORATE EROSION RESISTANT LANDSCAPING ON AREAS WHERE EROSION MAY OCCUR SUCH AS SLOPES AND SWALES. THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF EROSION CONTROL FEATURES NECESSARY TO PRESERVE THE DESIGN INTENT OF THE GRADING PLAN.
3. THE DRAINAGE INFRASTRUCTURE SHOWN ON THIS PLAN IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
4. ALL DISTURBED AREAS OUTSIDE THE BUILDING PAD MUST BE RESEDED OR LANDSCAPED
5. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, (260-1990) FOR LOCATION OF EXISTING UTILITIES.
6. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS AND EXISTING PAVEMENT. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.

**EROSION CONTROL NOTES**

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

PROPOSED INLET TYPE "A"  
TOG = 5110.91  
INV. OUT = 5100.30

PROPOSED INLET TYPE "DBL. C"  
TOG = 5109.66  
INV. IN = 5099.70  
INV. OUT = 5099.60

PROPOSED INLET TYPE "A"  
TOG = 5110.91  
INV. OUT = 5100.30

PROPOSED INLET TYPE "DBL. C"  
TOG = 5109.66  
INV. IN = 5099.70  
INV. OUT = 5099.60

PROPOSED INLET TYPE "A"  
TOG = 5110.91  
INV. OUT = 5100.30

PROPOSED INLET TYPE "DBL. C"  
TOG = 5109.66  
INV. IN = 5099.70  
INV. OUT = 5099.60

PROPOSED INLET TYPE "A"  
TOG = 5110.91  
INV. OUT = 5100.30

PROPOSED INLET TYPE "DBL. C"  
TOG = 5109.66  
INV. IN = 5099.70  
INV. OUT = 5099.60

PROPOSED INLET TYPE "A"  
TOG = 5110.91  
INV. OUT = 5100.30

PROPOSED INLET TYPE "DBL. C"  
TOG = 5109.66  
INV. IN = 5099.70  
INV. OUT = 5099.60

PROPOSED INLET TYPE "A"  
TOG = 5110.91  
INV. OUT = 5100.30

**THE GROUP**  
THE HENSELY ENGINEERING GROUP  
300 BRANDING IRON RD. SE RIO  
RANCHO, NEW MEXICO 87124  
Phone: (505) 410-1622

CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT  
ENGINEERING DEVELOPMENT GROUP

7001 SIGNAL AVE. N.E. - ALLERGY CLINIC  
GRADING AND DRAINAGE PLAN  
FOR INFORMATION ONLY

DESIGN REVIEW COMMITTEE CITY ENGINEER APPROVAL

CITY PROJECT No. ZONE MAP NO. C-19

DESIGNED BY REH DRAWN BY REH CHECKED BY REH

DATE NOV. 2016 DATE NOV. 2016 DATE NOV. 2016

SHEET 1 OF 1

AS BUILT INFORMATION

CONTRACTOR	DATE
WORK BY	DATE
SUPERVISOR	DATE
ACCEPTANCE BY	DATE
VERIFICATION BY	DATE
CORRECTED BY	DATE
CORRECTED BY	DATE
RECORDED BY	DATE
NO.	

SURVEY INFORMATION

NO.	DATE
BY	

ENGINEER'S SEAL  
RON E. HENSELY  
NEW MEXICO  
21850  
1/31/17

REVISIONS

NO.	DATE	BY	REMARKS
1	NOV. 2016	REH	DESIGN
2	NOV. 2016	REH	
3	NOV. 2016	REH	





# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

**Project Title:** 7001 Signal Ave. Allergy Clinic **Building Permit #:** \_\_\_\_\_ **Hydrology File #:** C19D065  
**DRB#:** 1001695 **EPC#:** \_\_\_\_\_ **Work Order#:** 662784  
**Legal Description:** Lots 31 & 32, BLOCK 4, UNIT 3, TRACT 2, NORTH ALBUQUERQUE ACRES  
**City Address:** 7001 Signal Ave. NE

**Applicant:** THE Group **Contact:** Ron Hensley  
**Address:** 300 BRANDING IRON RD. SE, RIO RANCHIO, NM 87124  
**Phone#:** 505-410-1622 **Fax#:** \_\_\_\_\_ **E-mail:** ron@thegroup.cc

**Owner:** Nazish LLC **Contact:** \_\_\_\_\_  
**Address:** 8504 Waterford Pl. N.E., Albuquerque, NM, 87122  
**Phone#:** 505-315-6563 **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**TYPE OF SUBMITTAL:** \_\_\_\_\_ PLAT (\_\_\_\_# OF LOTS) \_\_\_\_\_ RESIDENCE \_\_\_\_\_ DRB SITE ☒ ADMIN SITE

IS THIS A RESUBMITTAL?: \_\_\_\_\_ Yes ☒ No

**DEPARTMENT:** \_\_\_\_\_ TRAFFIC/ TRANSPORTATION ☒ HYDROLOGY/ DRAINAGE

Check all that Apply:

### TYPE OF SUBMITTAL:

- ☒ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ DRAINAGE MASTER PLAN
- ☐ DRAINAGE REPORT
- ☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ OTHER (SPECIFY) \_\_\_\_\_
- ☐ PRE-DESIGN MEETING?

### 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
- ☐ FLOODPLAIN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) \_\_\_\_\_

**DATE SUBMITTED:** 10/31/2019 **By:** THE Group / Ron Hensley

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_