CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director

Mayor Timothy M. Keller

July 11, 2025

Ian Anderson, P.E.
Isaacson & Arfman, Inc.
128 Monroe St. N.E
Albuquerque, NM 87108

RE: Motorized Sun Solutions Addition
4320 Ellison Street NE
Grading and Drainage Plans
Engineer's Stamp Date: 7/7/25
Hydrology File: D17D065
Case # HYDR-2025-00242

Dear Mr. Anderson:

Based upon the information provided in your submittal received 07/08/2025, the Grading & Drainage Plan is approved for Grading Permit and Building 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:

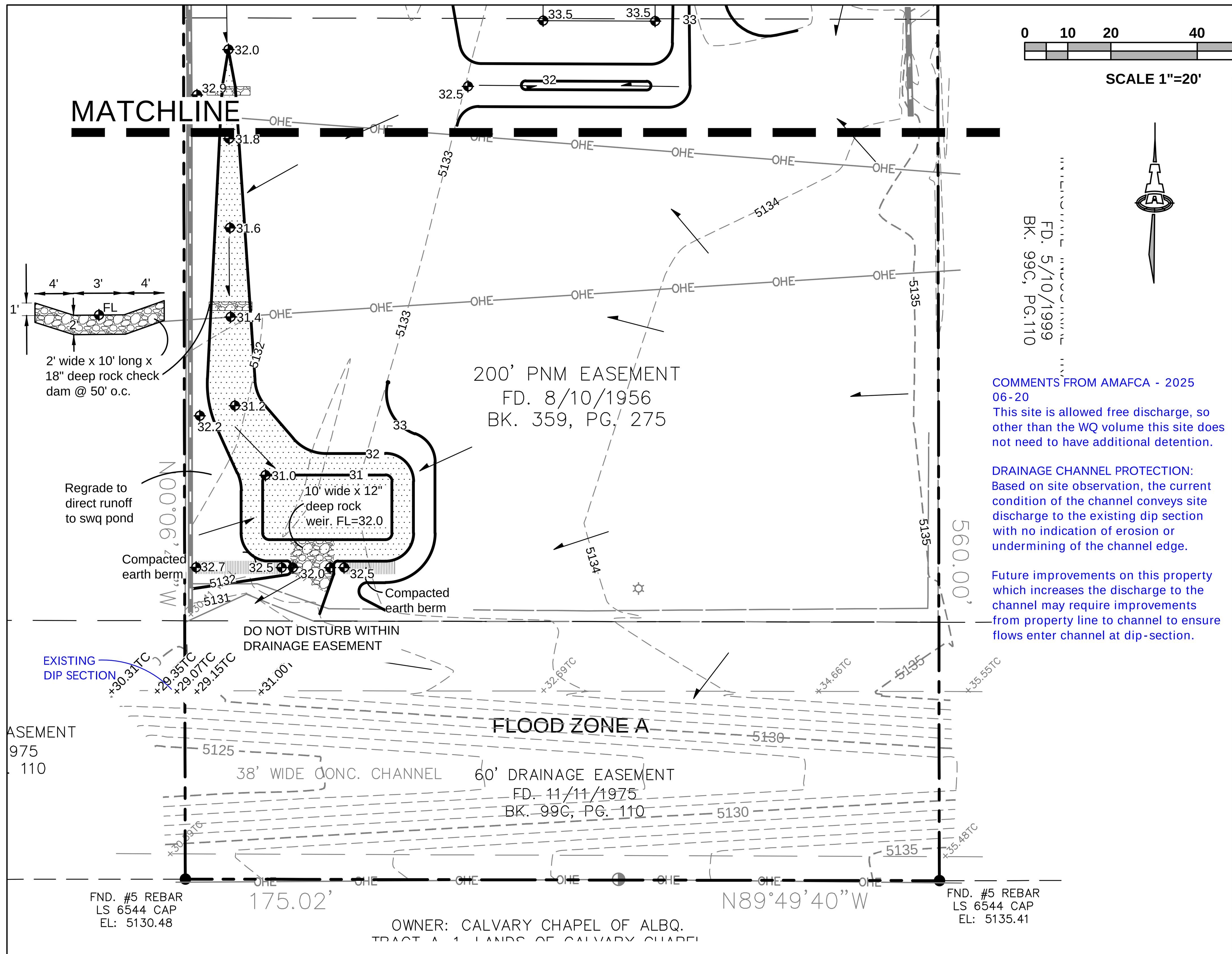
1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.
2. Please provide the executed paper Drainage Covenant (latest revision) printed on one-side only with Exhibit A and a check for $25.00 made out to "Bernalillo County" for the stormwater quality pond per Article 6-15(C) of the DPM to Hydrology for review at Plaza de Sol. An Application for Covenant in ABQ-PLAN is also required to process the submittal.

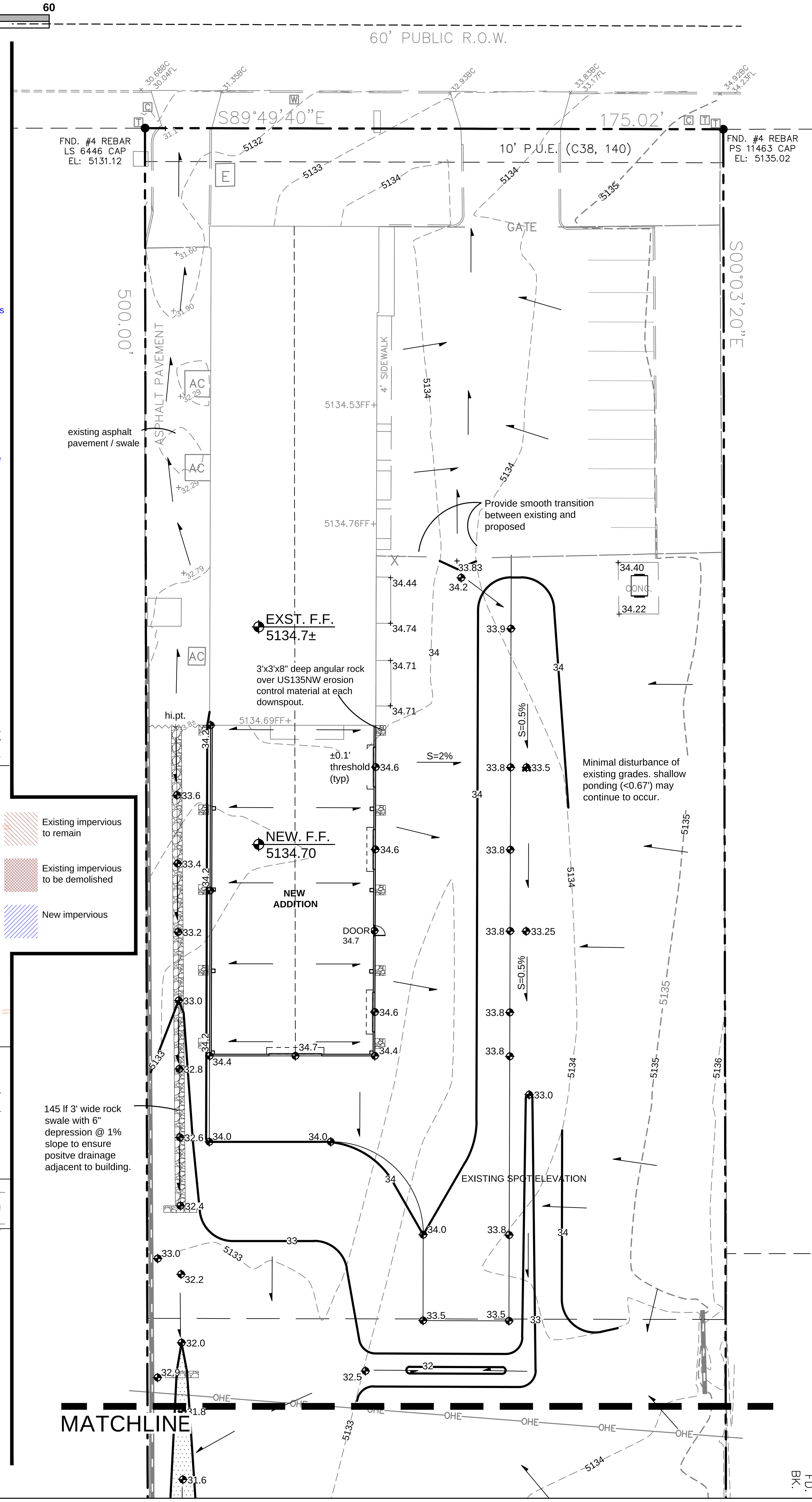
As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, jhughes@cabq.gov, 505-924-3420) 14 days prior to any earth disturbance.

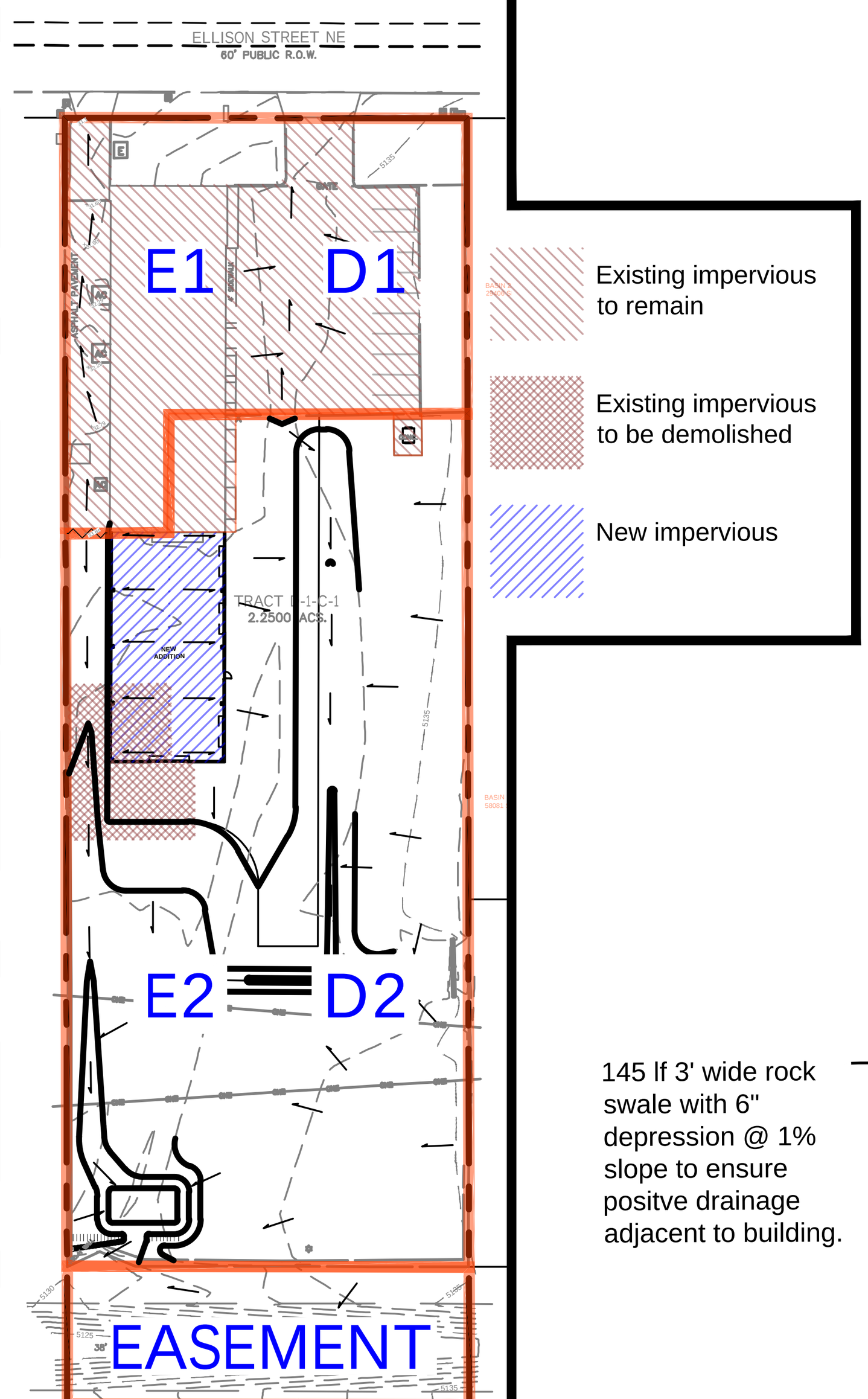
If you have any questions, please contact me at 505-924-3314 or amontoya@cabq.gov.

Sincerely,

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







DRAINAGE BASINS

CALCULATIONS: 2754 Ellison Warehouse : June 13, 2025				
Based on Drainage Design Criteria for City of Albuquerque Article 6-2 Hydrology dated June 26, 2020				
100-YEAR, 6-HOUR STORM				
E= Excess Precipitation E (inches) 6 hour storm: Table 6.2.13				
Zone	A	B	C	D
1	0.55	0.73	0.95	2.24
2	0.62	0.8	1.03	2.33
3	0.67	0.86	1.09	2.58
4	0.76	0.95	1.2	3.34
DO NOT ALTER THESE NUMBERS				
100-year Peak Discharge Rate (cfs/acre): Table 6.2.14				
Zone	A	B	C	D
1	1.54	2.16	2.87	4.12
2	1.71	2.36	3.05	4.34
3	1.84	2.49	3.17	4.49
4	2.09	2.73	3.41	4.78

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 7/11/2025
BY: [signature]
HydroTrans # D17D065

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 REQUIRING 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.

BASIN NO. E1	DESCRIPTION	North Basin - Existing
Area of basin flows = 24918 SF	= 0.57 Ac.	
The following calculations are based on Treatment %'s as shown in table to the right		LAND TREATMENT
Sub-basin Weighted Excess Precipitation:		A = 0%
Weighted E = 2.03 in.		B = 0%
Sub-basin Volume of Runoff:		C = 23.0%
V_{360} = 4218 CF		D = 77.0%
Sub-basin Peak Discharge Rate:		
Q_P = 2.31 cfs		

BASIN NO. D1	DESCRIPTION	North Basin - Proposed
Area of basin flows = 24918 SF	= 0.57 Ac.	
The following calculations are based on Treatment %'s as shown in table to the right		LAND TREATMENT
Sub-basin Weighted Excess Precipitation:		A = 0%
Weighted E = 2.03 in.		B = 0%
Sub-basin Volume of Runoff:		C = 23.0%
V_{360} = 4218 CF		D = 77.0%
Sub-basin Peak Discharge Rate:		
Q_P = 2.31 cfs		

BASIN NO. E2	DESCRIPTION	South Basin - Existing
Area of basin flows = 62573 SF	= 1.44 Ac.	
The following calculations are based on Treatment %'s as shown in table to the right		LAND TREATMENT
Sub-basin Weighted Excess Precipitation:		A = 0%
Weighted E = 1.14 in.		B = 0%
Sub-basin Volume of Runoff:		C = 91.9%
V_{360} = 5923 CF		D = 8.1%
Sub-basin Peak Discharge Rate:		
Q_P = 4.53 cfs		

BASIN NO. D2	DESCRIPTION	South Basin - Proposed
Area of basin flows = 62573 SF	= 1.44 Ac.	
The following calculations are based on Treatment %'s as shown in table to the right		LAND TREATMENT
Sub-basin Weighted Excess Precipitation:		A = 0%
Weighted E = 1.17 in.		B = 0%
Sub-basin Volume of Runoff:		C = 89.3%
V_{360} = 6098 CF		D = 10.7%
Sub-basin Peak Discharge Rate:		
Q_P = 4.58 cfs		

EASEMENT	DESCRIPTION	60' Wide Drainage Easement
Area of basin flows = 10492.5 SF	= 0.24 Ac.	

THERE IS NO SIGNIFICANT CHANGE TO THE OVERALL DISCHARGE RATES FROM THIS PROPERTY. BASIN D1 WILL CONTINUE TO DISCHARGE TO ELLISON ST. TO ENTER THE ARROYO DEL PINO DOWNSTREAM FROM THE SITE. BASIN D2 WILL CONTINUE TO DISCHARGE TO THE ARROYO DEL PINO AT THE SW CORNER OF THE PROPERTY.

STORMWATER QUALITY

FOR REDEVELOPMENT SITES, THE CABQ STORMWATER QUALITY VOLUME (SWQV) IS BASED ON THE 80TH PERCENTILE STORM EVENT OR 0.26".

BASIN D1: IMPERVIOUS AREA IS 18,408 SF. FOR REDEVELOPMENT SITES, THE CABQ STORMWATER QUALITY VOLUME (SWQV) IS BASED ON THE 80TH PERCENTILE STORM EVENT OR 0.26". THE THE TOTAL REQUIRED SWQV = 0.26" * 18,408 SF / (12"/FT) = 399 CF. DUE TO EXISTING SITE CONSTRAINTS, NO SWQV CAN BE PROVIDED FOR THIS BASIN.

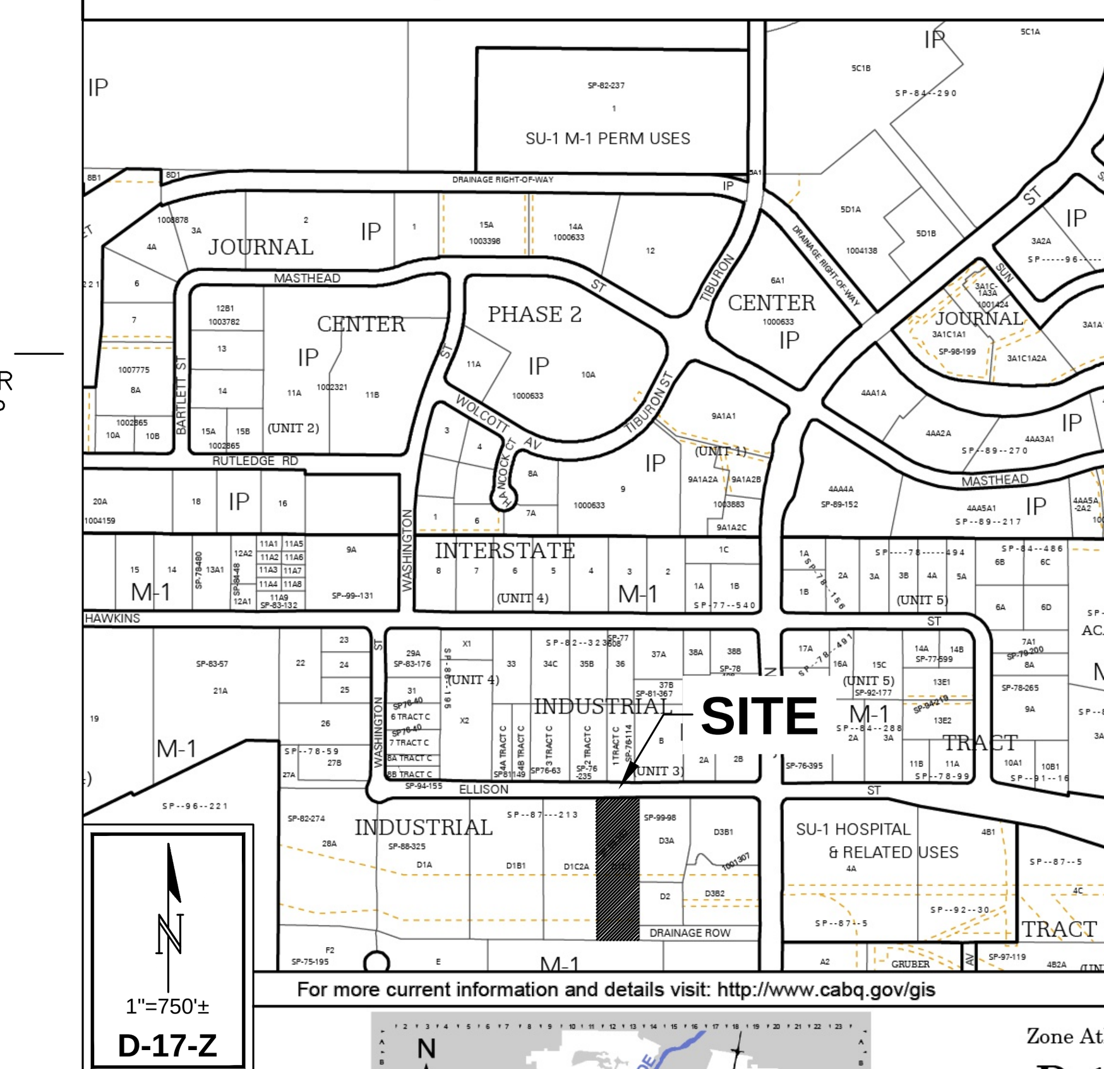
BASIN D2: IMPERVIOUS AREA IS 4,146 SF. FOR REDEVELOPMENT SITES, THE CABQ STORMWATER QUALITY VOLUME (SWQV) IS BASED ON THE 80TH PERCENTILE STORM EVENT OR 0.26". THE THE TOTAL REQUIRED S.Q. RETENTION VOLUME = 0.26" * 4,146 SF / (12"/FT) = 90 CF.

TOTAL SWQV REQUIRED = 399 (D1) + 90 (D2) = 489 CF.

A SWQV POND WILL BE PROVIDED AT THE SW CORNER OF THE PROPERTY. TOTAL VOLUME PROVIDED = 606 CF. EXCESS MAY BE UTILIZED TO ADDRESS FUTURE IMPROVEMENTS.

SWQV		
Contour	Area	Volume
5132.0	838	
5131.0	373	606 CF
POND VOLUME =		**606** CF

VICINITY MAP D-17



FEMA MAP

PROJECT INFORMATION

PROPERTY: THE SITE IS A DEVELOPED PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP D-17. THE SITE IS BOUND TO THE EAST AND WEST BY DEVELOPED COMMERCIAL PROPERTIES, TO THE NORTH BY ELLISON ST. NE AND TO THE SOUTH BY AN ARROYO.

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE EXTENDING WAREHOUSE WITH ASSOCIATED ASPHALT PAVED ACCESS, PARKING, AND LANDSCAPING.

LEGAL: TRACT D-1-C-1

ADDRESS: 4320 ELLISON ST. NE.

BENCHMARK: VERTICAL DATUM IS BASED OF THE ALBUQUERQUE CONTROL SURVEY BENCHMARK "12-E16", ELEVATION = 5118.702 FEET (NAVD 1988)

OFF-SITE: NO OFF-SITE DRAINAGE AFFECTS THIS PROPERTY.

FLOOD HAZARD: PER FEMA MAP 35001C0136G, EFFECTIVE DATE 9/26/2008, THE DEVELOPED PORTION OF THE PROPERTY IS LOCATED IN FLOOD ZONE X, DEFINED AS AREAS OF MINIMAL FLOOD HAZARD OUTSIDE THE SFHA AND HIGHER THAN THE ELEVATION OF THE 0.2-PERCENT-ANNUAL-CHANCE FLOOD.

THE ARROYO DEL PINO CONCRETE LINED ARROYO CROSSES THE PROPERTY WITHIN AN EASEMENT ALONG THE SOUTH END OF THE SITE. THIS AREA IS DESIGNATED AS FLOOD ZONE A DEFINED AS AREAS OF 1.0% ANNUAL CHANCE OF FLOOD HAZARD WITHOUT WITHOUT A BASE FLOOD ELEVATION. FEMA MAPS INDICATE THE 100-YEAR FLOOD IS CONFINED TO THE CONSTRUCTED CHANNEL.

DRAINAGE PLAN CONCEPT: APPROXIMATELY ONE-THIRD OF THE SITE FLOWS WILL CONTINUE TO EXIT AT THE NORTHWEST ACCESS DRIVE, ENTER ELLISON STREET NE, TRAVEL A SHORT DISTANCE WEST, CROSS WASHINGTON STREET, PASS THROUGH A DRAINAGE EASEMENT, AND ENTER THE ARROYO DEL PINO (AMAFCA). THE REMAINDER OF THE SITE WILL CONTINUE TO DRAIN TO THE SOUTHWEST TO ENTER THE EXISTING CONCRETE LINED CHANNEL AT THE EXISTING CHANNEL DIP SECTION. THE PROPOSED F.F. ELEVATION WILL MATCH THE EXISTING CONDITION (5134.70) WHICH IS APPROXIMATELY 3.7' FEET ABOVE THE TOP OF THE ARROYO.

LEGEND

5134	EXISTING CONTOUR
+34.44	EXISTING SPOT ELEVATION
34	PROPOSED 1.0' CONTOUR
34.4	PROPOSED SPOT ELEVATION
	FLOW DIRECTION
F.F. = 5134.70	FINISH FLOOR ELEVATION
	STORMWATER QUALITY POND

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Albuquerque, NM 87108
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IAN M. N. ANDERSON
NEW MEXICO
26441
LICENSED PROFESSIONAL ENGINEER
7/7/25

Engineer

MOTORIZED SUN SOLUTIONS ADDITION

4320 Ellison St, NE
Albuquerque, 87109

ISSUE:	100% CD
PROJECT NUMBER:	IA 2754
FILE:	-
DRAWN BY:	BJB
CHECKED BY:	IA
DATE:	07/07/2025

No	Date	Description

SHEET TITLE

GRADING & DRAINAGE PLAN

SHEET NUMBER

CG-101