CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director

Mayor Timothy M. Keller

December 23, 2025

Sam Coulter
Isaacson & Arfman, P.A.
128 Monroe St. N.E
Albuquerque, NM 87108

RE: Motorized Sun Solutions Addition
4320 Ellison St NE
Permanent Certificate of Occupancy – ACCEPTED
Engineer's Certification Date: 12/18/2025
Engineer's Stamp Date: 7/7/25
Hydrology File: D17D065
Case # HYDR-2025-00450

Dear Mr. Coulter:

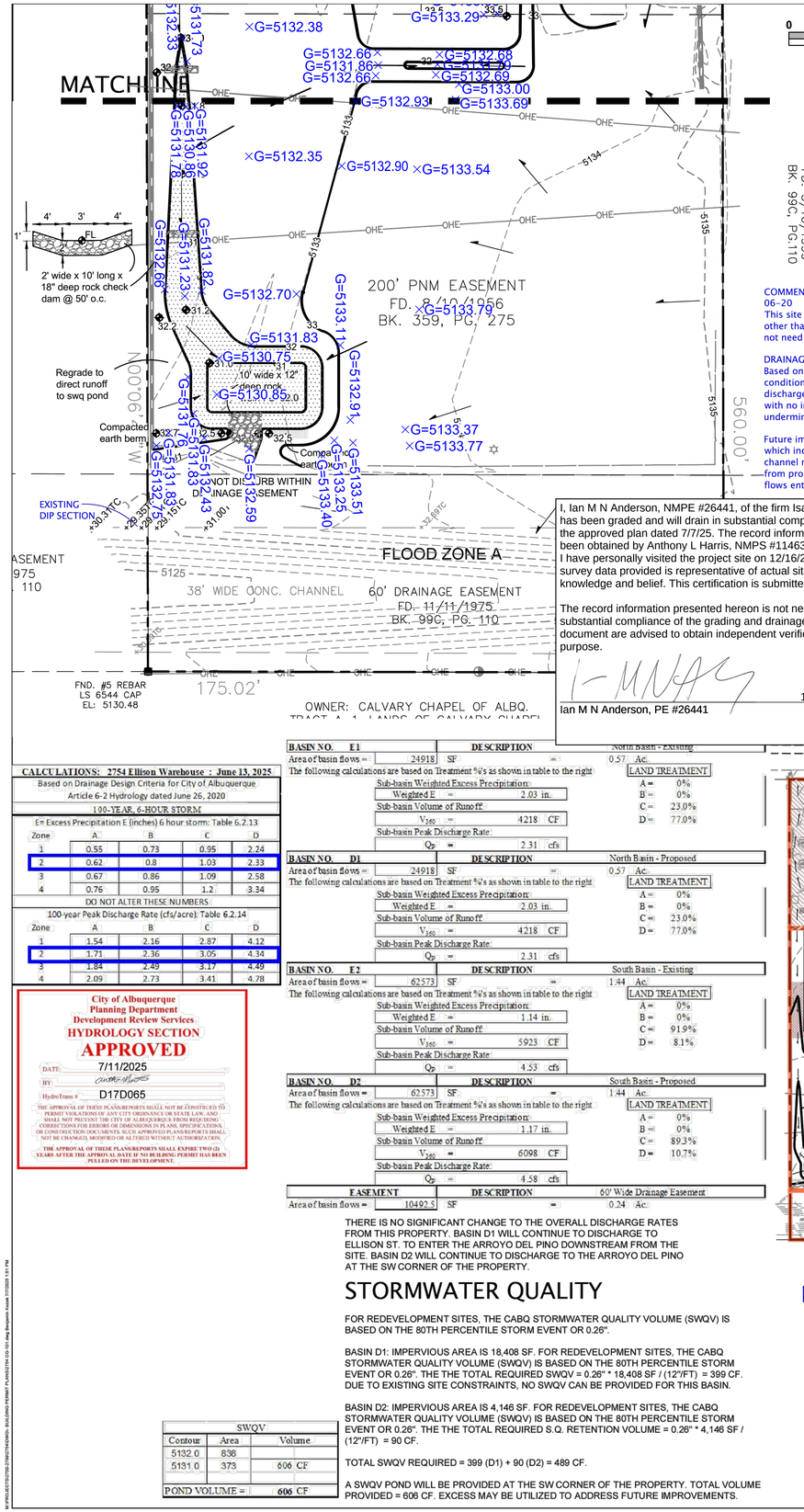
Based on the Engineer's Grading and Drainage Certification received 12/18/2025 and site visit on 12/23/2025, this letter serves as an approval from the Hydrology Section of the Engineer's Certification for a Permanent Certificate of Occupancy for the building addition at 4320 Ellison St NE to be issued by the Building and Safety Division.

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

Sincerely,

Anthony Montoya, Jr., P.E., C.F.M.
Senior Engineer, Hydrology
Planning Department, Development Review Services

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov



I, Ian M N Anderson, NMPE #26441, of the firm Isaacson & Arfman, Inc, 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 7/7/25. The record information edited onto the original design document has been obtained by Anthony L Harris, NMPS #11463, of the firm Harris Surveying, Inc. I further certify that I have personally visited the project site on 12/16/25 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 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.

Ian M N Anderson, PE #26441 — 12/18/25 Date

IAN M. N. ANDERSON NEW MEXICO 26441 LICENSED PROFESSIONAL ENGINEER

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:
Hydro/Trans #: 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

Sub-basin Weighted Excess Precipitation: Weighted E = 2.03 in.

Sub-basin Volume of Runoff: V_{360} = 4218 CF

Sub-basin Peak Discharge Rate: Q_P = 2.31 cfs

LAND TREATMENT	
A =	0%
B =	0%
C =	23.0%
D =	77.0%

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

Sub-basin Weighted Excess Precipitation: Weighted E = 2.03 in.

Sub-basin Volume of Runoff: V_{360} = 4218 CF

Sub-basin Peak Discharge Rate: Q_P = 2.31 cfs

LAND TREATMENT	
A =	0%
B =	0%
C =	23.0%
D =	77.0%

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

Sub-basin Weighted Excess Precipitation: Weighted E = 1.14 in.

Sub-basin Volume of Runoff: V_{360} = 5923 CF

Sub-basin Peak Discharge Rate: Q_P = 4.53 cfs

LAND TREATMENT	
A =	0%
B =	0%
C =	91.9%
D =	8.1%

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

Sub-basin Weighted Excess Precipitation: Weighted E = 1.17 in.

Sub-basin Volume of Runoff: V_{360} = 6098 CF

Sub-basin Peak Discharge Rate: Q_P = 4.58 cfs

LAND TREATMENT	
A =	0%
B =	0%
C =	89.3%
D =	10.7%

EASEMENT — DESCRIPTION: 60' Wide Drainage Easement

Area of basin flows = 10492.5 SF = 0.24 Ac.

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

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".

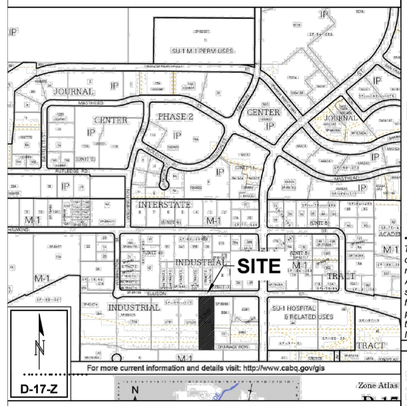
BASIN D1: IMPERVIOUS AREA IS 18,408 SF. FOR REDEVELOPMENT SITES, THE CABQ STORMWATER QUALITY VOLUME (SWQV) IS BASED ON THE 80TH PERCENTILE STORM EVENT OR 0.26". THE THE TOTAL REQUIRED SWQV = 0.26" * 18,408 SF / (12"/FT) = 399 CF. DUE TO EXISTING SITE CONSTRAINTS, NO SWQV CAN BE PROVIDED FOR THIS BASIN.

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.

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

Isaacson & Arfman, Inc.
Civil Engineering Consultants
128 Monroe Street NE
Albuquerque, NM 87108
505-268-8828 | www.iacivil.com

IAN M. N. ANDERSON NEW MEXICO 26441 LICENSED PROFESSIONAL ENGINEER

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