CITY OF ALBUQUERQUE

Planning Department Alan Varela, Director



Mayor Timothy M. Keller

April 8, 2022

Ron Hensley, P.E. THE Group 300 Branding Iron Rd. SE Rio Rancho, NM 87124

RE: Palomas Peak 8300 Palomas Ave. NE Permanent C.O. - Approved Engineer's Certification Date: 4/1/22 Engineer's Stamp Date: 2/23/21 Hydrology File: D19D031

Dear Mr. Hensley,

PO Box 1293 Based on the submittal received on 4/1/22, site visit on 4/8/22 this certification is approved for Permanent Certificate of Occupancy by Hydrology.

Albuquerque

If you have any questions, please contact me at 924-3986 or earmijo@cabq.gov.

NM 87103 Sincerely,

www.cabq.gov Ernest Armijo, P.E. Principal Engineer, Planning Dept. Development Review Services



City of Albuquerque

Planning Department Development & Building Services Division DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

Project Title: PALOMAS PEAK PHASE 2	Building Per	rmit #: Hydrology File #: D19D031
		Work Order#:
Legal Description: Lots 13 and 14 Block 22, 1		
City Address: 8301 Palomas Avenue NE		
Applicant: THE Group		Contact: Ron Hensley
Address: 300 Branding Iron Rd. SE, Rio Rancho,		
Phone#: 505-410-1622	Fax#:	E-mail: ron@thegroup.cc
Owner: Hagen Properties LLC		Contact: Eric Tidmore
Address: PO Box 10837		
Phone#: <u>505-459-1969</u>	Fax#:	E-mail: ericwtidmore@gmail.com
TYPE OF SUBMITTAL: PLAT (# O IS THIS A RESUBMITTAL?: DEPARTMENT:	Yes	
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 ELEVATION CERTIFICATE CLOMR/LOMR TRAFFIC CIRCULATION LAYOUT (TO TRAFFIC IMPACT STUDY (TIS) OTHER (SPECIFY) PRE-DESIGN MEETING? 	T APPLIC TL)	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:	4/01/22	By:	THE Group / Ror
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n Hensley

ELECTRONIC SUBMITTAL RECEIVED:

DRAINAGE INFORMATION

THE PROPOSED SITE IS TWO NORTH ALBUQUERQUE ACRES LOTS ENCOMPASSING APPROXIMATELY 2 ACRES LOCATED ON THE SOUTH SIDE OF PALOMAS ROAD WEST OF WYOMING BLVD. AS SEEN ON THE VICINITY MAP. LOT 12 OF THE SITE IS UNDEVELOPED. THE ADJACENT PROPERTY TO THE WEST IS A RESIDENT NURSING FACILITY. TO THE EAST IS PHASE 1 OF THIS PROJECT TO THE SOUTH IS A CITY PARK WITHOUT LANDSCAPE. THE PROPOSED DEVELOPMENT IS THE SECOND PHASE OF AN OFFICE COMPLEX DEVELOPMENT.

FLOODPLAIN STATUS

THIS PROJECT, AS SHOWN ON FEMA'S FLOOD INSURANCE RATE MAP 35001C0141 G, DATED 9/26/2008 IS NOT WITHIN A DESIGNATED 100-YEAR FLOODPLAIN. AN EXHIBIT WITH THE SITE SHOWN ON THE FIRM PANEL IS INCLUDED ON THIS SHEET.

METHODOLOOT

THE HYDROLOGY FOR THIS PROJECT WAS ANALYZED USING AHYMO SOFTWARE.

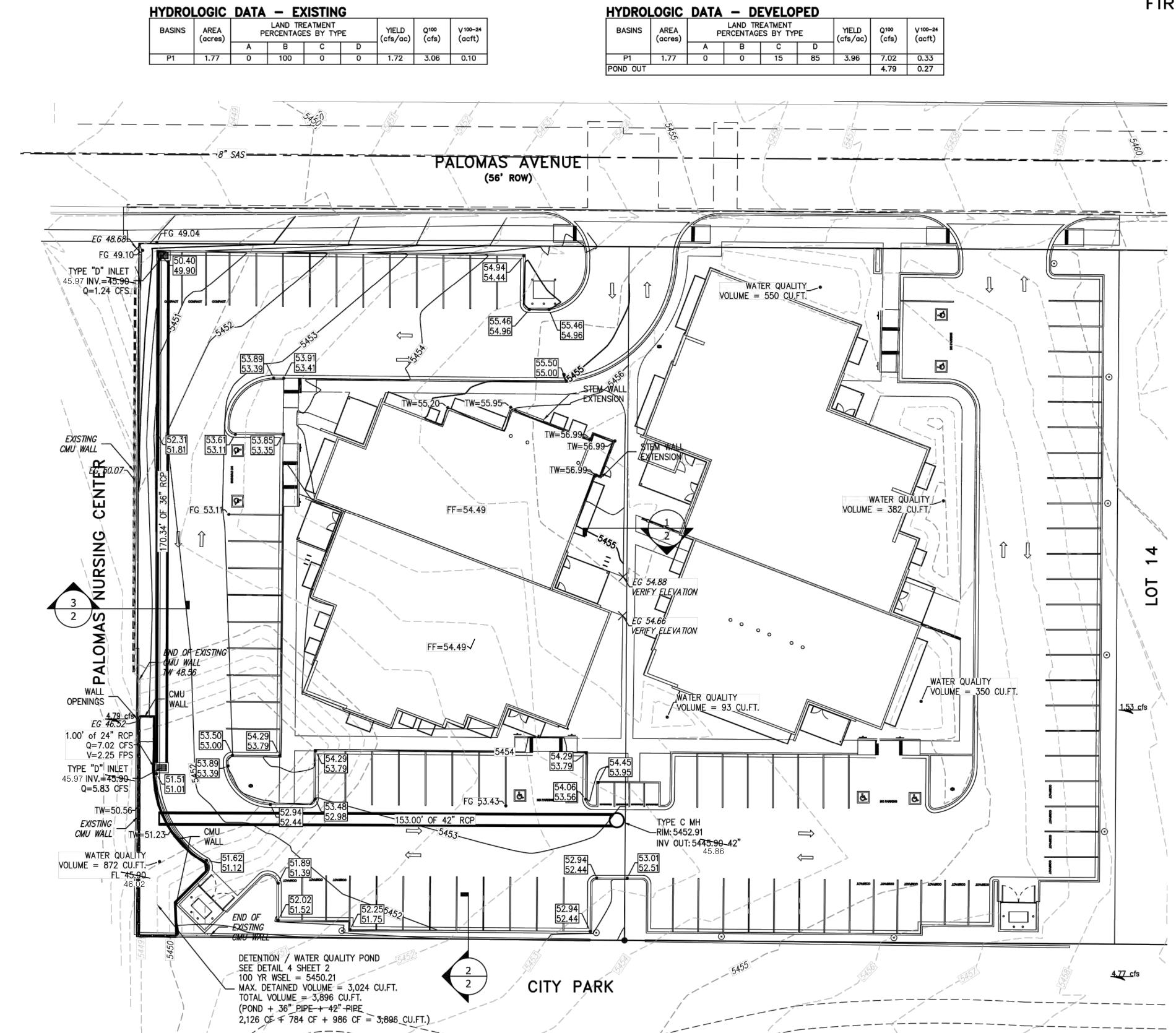
PRECIPITATION

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 DEVELOPMENT PROCESS MANUAL, SECTION 6.

EXISTING DRAINAGE THE SITE CURRENTLY DISCHARGES RUNOFF TO THE SITE ADJACENT TO THE WEST, LAS PALOMAS NURSING CENTER. THE DRAINAGE PLAN FOR THE LAS PALOMAS NURSING CENTER (D19-D0122) PRESCRIBES A DISCHARGE HISTORIC FLOW OF 5.17 CFS (100YR-24HR) (1.72 CFS/AC.) ALLOWED TO FLOW THROUGH TO THE ARROYO WHICH LIES TO THE SOUTHWEST.

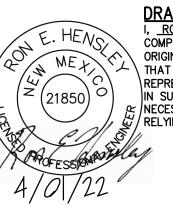
DEVELOPED CONDITION

THE PROPOSED SITE IMPROVEMENTS WILL INCLUDE THE CONSTRUCTION OF AND PARKING FOR A MEDICAL OFFICE COMPLEX, AND IT WILL BE CONSTRUCTED IN TWO PHASES. LOT 12 COMPRISES THE SECOND PHASE, AND IT WILL MAINTAIN THE RUNOFF CONDITIONS SHOWN HEREON. RUNOFF FROM THE PROPOSED DEVELOPMENT WILL BE CONVEYED VIA SURFACE FLOW TO THE PROPOSED DETENTION POND AND UNDERGROUND STORAGE WHICH DISCHARGES VIA WALL OPENINGS TO THE HISTORIC OUTFALL LOCATION AT A PEAK RATE OF 4.77 CFS AFTER COMPLETION OF CONSTRUCTION ON LOT 12.





FIRM MAP NO. 35001C



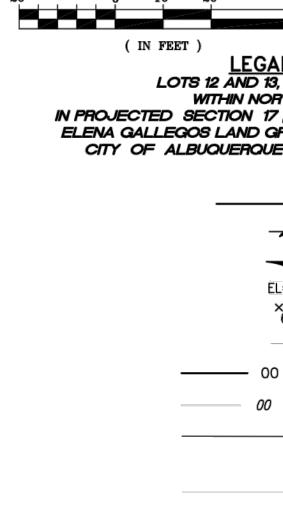




REQUIRED WATER QUAL

LOT DRAINAGE AS DEPICTED ON THIS PLAN

SITE DEPICTED HEREON SHALL BE RESPONSI FIRST FLUSH RUNOFF RETENTION ON THE SI TO DISCHARGE. THE VOLUME SHALL BE EQ AREA * (0.44-0.10)/12 IN CUBIC FEET. IMPERVIOUS AREA = 38,556 * 0.85 = 32,7 REQUIRED VOLUME = 32,773 * (0.44-0.10),= 1,858 CU.FT VOLUME PROVIDED = LOT 13 = 1,375 C LOT 12 = 964 CI TOTAL PROVIDED VOLUME = 2,439 CU.FT.



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	ED EASEMENT ED GRADE WALL	ED CONTOUR CONTOUR	ED ELEVATION ELEVATION BREAK	RROW	ST A - UNIT A NE ACRES NORTH , RANGE 4 EAST SO PRINCIPAL MERIDIAN OUNTY , NEW MEXICO	PRIOR TO FINAL (CITY) ACC DN		2. CONTRACTOR IS RESPONSIB CONSTRUCTION.	EROSION CONTROL	6. PRIOR TO CONSTRUCTION, T	LANDSCAPED		THE OWNER IS ENCOURAGED T AREAS WHERE EROSION MAY O RESPONSIBLE FOR THE INSTAL	UNAUTHORIZED USE, THE USER A <u>GENERAL NOTES:</u> 1. ALL WORK DETAILED ON THI SHALL, EXCEPT AS OTHERWISE ACCORDANCE WITH THE CITY O	THESE DRAWINGS DO NOT INCLU SHALL REMAIN THE RESPONSIBIL THIS DOCUMENT, AND THE IDEAS	OR TYPE OF EXISTING UNDERGROUTHERETO AND ASSUMES NO RES INFORM ITSELF OF THE LOCATION ADVANCE OF AND DURING EXCAN ANY AND ALL DAMAGE CAUSED E ALL EXISTING UTILITIES. THE CO AND LOCAL ORDINANCES, RULES LINES AND FACILITIES IN PLANNING	SIGN INTENT OF THE APPROVED PLAY WILL PLOTNER JR., NMPS 14271, OF ON <u>4/01/2022</u> , AND HAVE DETER S TRUE AND CORRECT TO THE BEST TION AND CERTIFICATE OF OCCUPANC RIFY SUBSTANTIAL COMPLIANCE OF TH		MICHAELS R-1C 10	PARKING PARK PARK PARK WX-M		EO BODING EO POR PRACE PO A RANCHO DE PALOMAS MANUFACTURED HOUSING MANUFACTURED HOUSING MANUFACTURED HOUSING
CITY PROJECT No.	DESIGN REVIEW COMMITTEE			300 Branding Rio Rancho, Nev Phone:(505)	THE G	ACES MUST BE PROTECTED FROM EPTANCE OF ANY PROJECT.	ITIES AND CLEANUP OF SEDIMEN) IN PUBLIC FACILITES IS THE RE	LE FOR MAINTAINING RUN-OFF (BE RESOLVED WITH A MINIMUM O) FOR LOCATION OF EXISTING U THE CONTRACTOR SHALL EXCAVAT CATIONS OF ALL OBSTRUCTIONS	SIDE THE BUILDING PAD MUST E	SERVE THE DESIGN INTENT OF T	SPECIFIED ON THIS PLAN IS TH O INCORPORATE EROSION RESIS OCCUR SUCH AS SLOPES AND SU LATION AND MAINTENANCE OF A	ATION OF GND ENGINEERING, LLC ASSUMES ALL RESPONSIBILITY AND ESE PLANS TO BE PERFORMED I STATED OR PROVIDED HEREIN, OF ALBUQUERQUE STANDARD SPE	DE NECESSARY COMPONENTS FOR	I LIMITED FIELD VERIFICATION OF T OUND UTILITY LINES, MAKES NO RI PONSIBILITY OR LIABILITY THEREFO N OF ANY UTILITY LINE IN OR NEA (ATION WORK. THE CONTRACTOR I BY ITS FAILURE TO LOCATE, IDEN ONTRACTOR SHALL COMPLY WITH S AND REGULATIONS PERTAINING TO NG AND CONDUCTING EXCAVATION, YING WITH "BLUE STAKES" PROCED	THIS PROJECT HAS BEEN GRADED AN N DATED <u>2/23/2021</u> , THE RECORD IN THE FIRM <u>CSI-CARTESIAN SURVEYS I</u> RMINED BY VISUAL INSPECTION THAT T OF MY KNOWLEDGE AND BELIEF. THIS Y. THE RECORD INFORMATION PRESEN IE GRADING AND DRAINAGE ASPECTS (OF ITS ACCURACY BEFORE USING IT	NITY MAP D-19	R-11A m a <td>DOMINGO BACA DRAINAGE HON IA JA JA</td> <td></td> <td>DEL</td>	DOMINGO BACA DRAINAGE HON IA JA		DEL
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