

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

January 16, 2026

David Soule, P.E.  
Rio Grande Engineering  
P.O. Box 93924  
Albuquerque, NM 87199

**RE: 3837 Bogan Ave NE**  
**PERMANENT C.O. – Accepted**  
**Engineer's Certification Date: 1/11/26**  
**Engineer's Stamp Date: 7/31/24**  
**Hydrology File: F17D106**  
**Case # HYDR-2026-00009**

Dear Mr. Soule:

PO Box 1293

Based on the Certification received 1/11/2026 and the site visit on 1/16/2026, this letter serves as an approval of the Engineer's Certification from the Hydrology Section for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

Albuquerque

If you have any questions, please contact me at 505-924-3314 or [amontoya@cabq.gov](mailto:amontoya@cabq.gov).

NM 87103

Sincerely,

www.cabq.gov

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

100-YEAR HYDROLOGIC CALCULATIONS

BASIN #	AREA (acre)	LAND TREATMENT				WEIGHTED E (in)	100-YEAR PRECIPITATION				
		A (%)	B (%)	C (%)	D (%)		V (6-hr) (acre-ft)	V (6-hr) (cu-ft)	V (24-hr) (acre-ft)	V (24-hr) (cu-ft)	Q (cfs)
EXISTING CONDITIONS											
BASIN A	0.3681	100.00	0.00	0.00	0.00	0.62	0.02	828	0.02	828	0.63
BASIN B	0.1663	100.00	0.00	0.00	0.00	0.62	0.01	374	0.01	374	0.28
TOTAL RUNOFF	0.5344						0.03	1,203	0.03	1,203	0.91
DEVELOPED CONDITIONS											
BASIN A	0.3681	0.00	6.70	28.40	64.90	1.86	0.06	2,483	0.06	2,743	1.41
BASIN B	0.1663	0.00	8.30	8.40	83.30	2.09	0.03	1,264	0.03	1,415	0.68
TOTAL RUNOFF	0.5344						0.09	3,747	0.10	4,158	2.09
EXCESS PRECIP.		0.62	0.8	1.03	2.33	E (in)					
PEAK DISCHARGE		1.71	2.36	3.05	4.34	Qm (cfs)					

$W_{EIGHTED} E (in) = (E_A)(\%A) + (E_B)(\%B) + (E_C)(\%C) + (E_D)(\%D)$   
 $V_{6HR} (acre-ft) = (WEIGHTED E)(AREA)/12$   
 $V_{24HR} (acre-ft) = V_{6HR} + (A_0)(P_{24HR} - P_{6HR})/12$   
 $Q (cfs) = (Q_m)(A_0) + (Q_m)(A_B) + (Q_m)(A_C) + (Q_m)(A_D)$

ZONE = 2  
 $P_{6HR} (in.) = 2.29$   
 $P_{24HR} (in.) = 2.59$   
 $P_{1DAY} (in.) = 3.62$

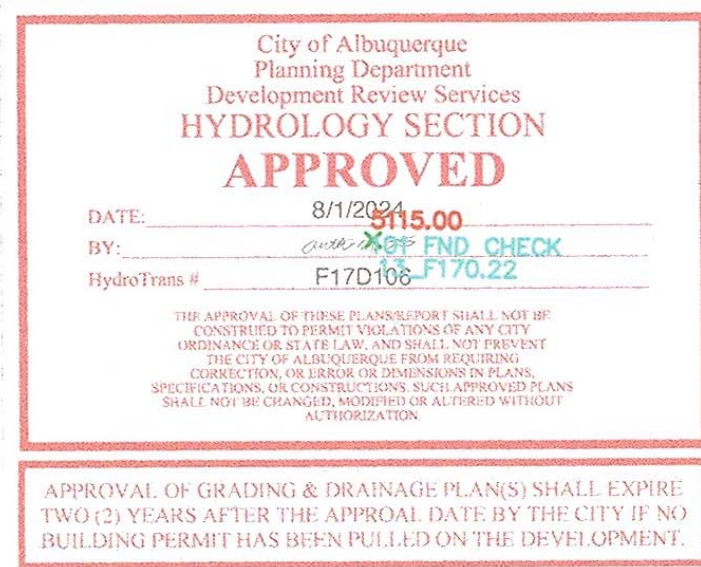
I **David Soule**, NMPE 14522, of the firm **Rio Grande Engineering**, hereby certify that this project has been graded and will drain in substantial compliance with and in accordance with the design intend of the approved plan dated 7/31/24. The certification is submitted in support of a request for **CERTIFICATE OR OCCUPANCY**. The record information presented heron is not necessarily complete and intended only to verify substantial compliance of the grading and drainage aspects of this project.

This grading plan was prepared by David Thompson. He has retired and is not able to certify the plan. We are not reviewing the plan for the design, only that the site was grading in conformance to the design by others



01/11/26

WATER QUALITY POND DATA						
POND	WATER QUALITY VOLUME (CF)	BOTTOM ELEVATION	TOP ELEVATION	INLET ELEVATION	OUTLET ELEVATION	WSEL
A	364	5117.00	5118.15	5118.70	5118.15	5117.70
B	211	5116.00	5116.90	5117.50	5116.90	5116.80



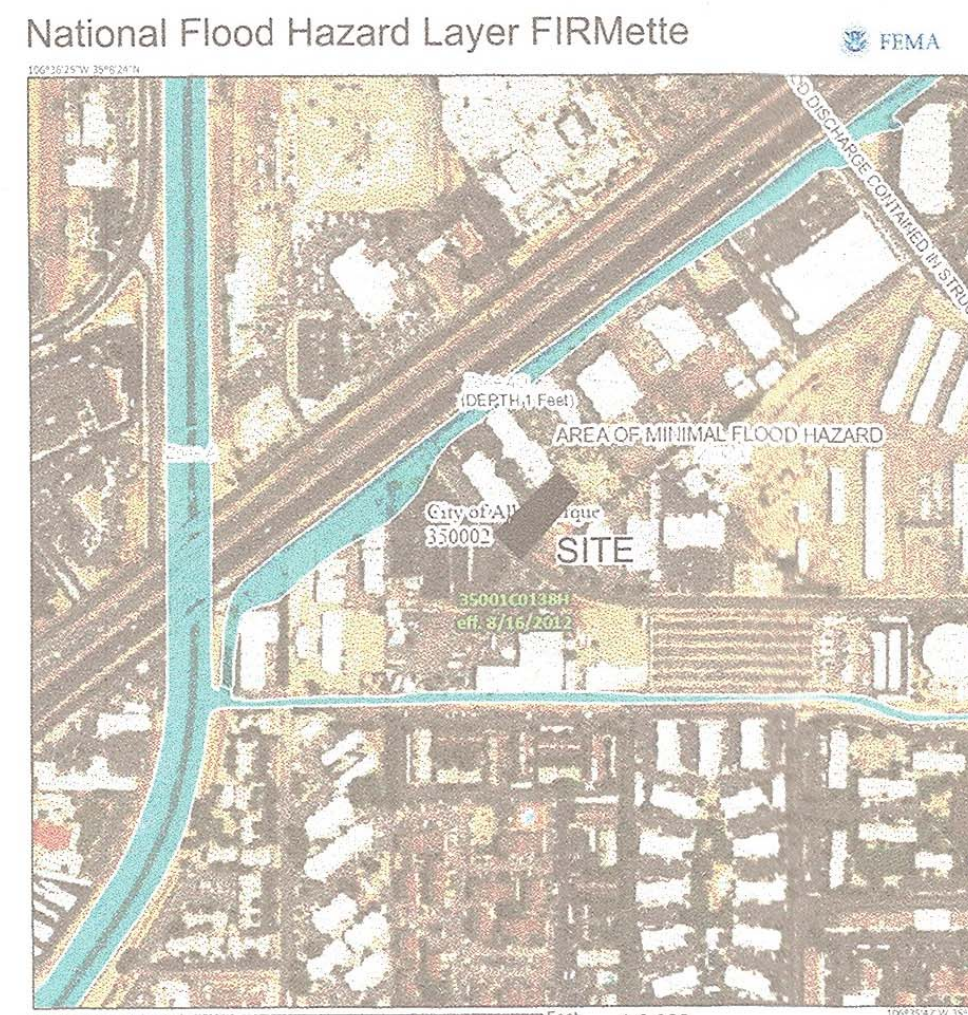
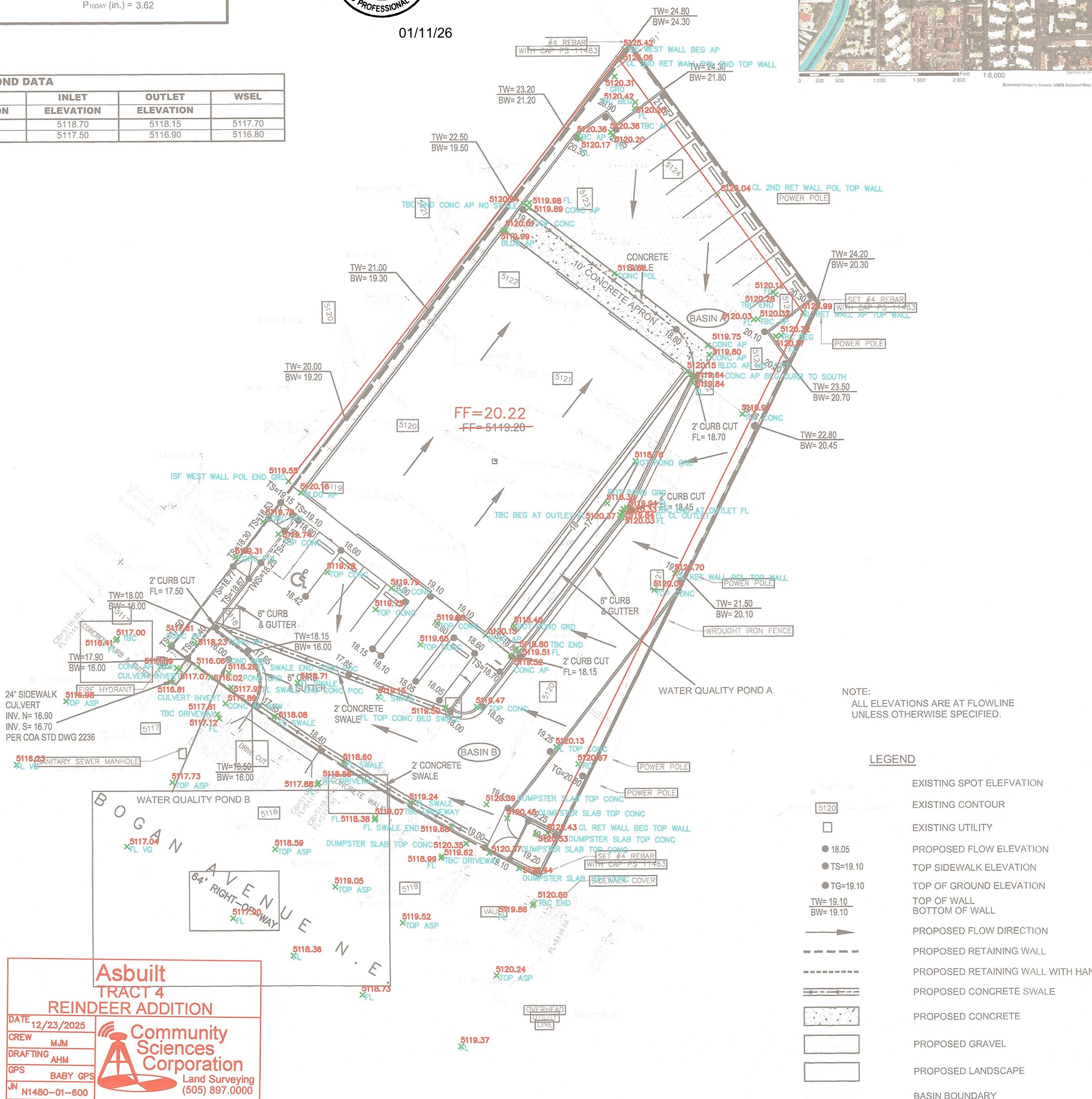
Private Drainage Facilities within City Right-of-Way  
Notice to Contractor  
(Special Order 19 ~ "SO-19")

- Build sidewalk culvert per COA STD DWG 2236.
- Contact Storm Maintenance at (505) 857-8033 to schedule a meeting prior to forming.
- An excavation permit will be required before beginning any work within City Right-Of-Way.
- All work on this project shall be performed in accordance with applicable federal, state and local laws, rules and regulations concerning construction safety and health.
- Two working days prior to any excavation, the contractor must contact New Mexico One Call, dial "811" [or (505) 260-1990] for the location of existing utilities.
- Prior to construction, the contractor shall excavate and verify the locations of all obstructions. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay. Backfill compaction shall be according to traffic/street use.
- Maintenance of the facility shall be the responsibility of the owner of the property being served.
- Work on arterial streets may be required on a 24-hour basis.
- Contractor must contact Storm Maintenance at (505) 857-8033 to schedule a construction inspection. For excavating and barricading inspections, contact Construction Coordination at (505) 924-3416.

**Asbuilt TRACT 4 REINDEER ADDITION**

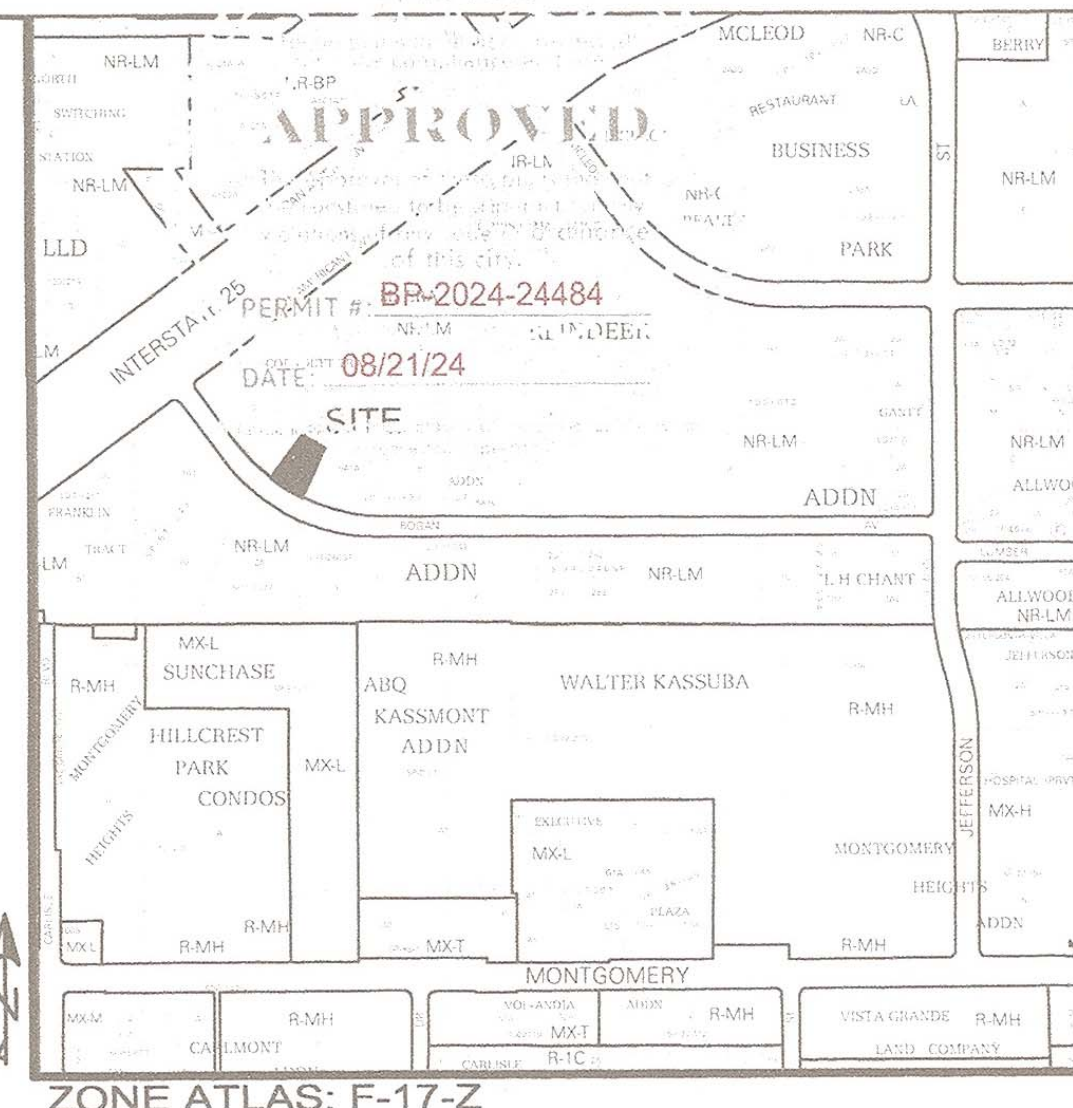
DATE: 12/23/2025  
 CREW: MJM  
 DRAFTING: AHM  
 GPS: BABY GPS  
 IN: N1480-01-600

**Community Sciences Corporation**  
 Land Surveying  
 (505) 897-0000



**Legend**

- EXISTING SPOT ELEVATION
- EXISTING CONTOUR
- EXISTING UTILITY
- PROPOSED FLOW ELEVATION
- TOP SIDEWALK ELEVATION
- TOP OF GROUND ELEVATION
- TOP OF WALL
- BOTTOM OF WALL
- PROPOSED FLOW DIRECTION
- PROPOSED RETAINING WALL
- PROPOSED RETAINING WALL WITH HAND
- PROPOSED CONCRETE SWALE
- PROPOSED CONCRETE
- PROPOSED GRAVEL
- PROPOSED LANDSCAPE
- BASIN BOUNDARY



DRAINAGE PLAN:

LEGAL DESCRIPTION: TRACT 4, REINDEER ADDITION

SITE AREA: 0.5344 ACRE

MEASURED: 5158.42

BENCHMARK: ABQ STATION NO. "ACS BM 14-F17" HAVING AN ELEVATION OF 5158.432 NAVD 1988

FLOOD HAZARD STATEMENT: F.E.M.A. FLOODWAY BOUNDARY AND FLOODWAY MAP DATED AUGUST 16, 2012 (PANEL NO. 35001C038H) INDICATES A FLOOD HAZARD ZONE X WHICH IS AN AREA PROTECTED BY LEVEES FROM THE 1% ANNUAL CHANCE FLOOD.

EXISTING DRAINAGE CONDITIONS:

CURRENTLY THE TRACT IS VACANT. THE TRACT DRAINS FROM NORTHEAST TO SOUTHWEST INTO BOGAN AVENUE.

THE DRAINAGE ANALYSIS FOR THIS SITE IS IN ACCORDANCE WITH CHAPTER 6, ARTICLE 6-2, SECTION 6-2(A), ENTITLED "PROCEDURE FOR 40-ACRE AND SMALLER BASINS." THE DESIGN STORM USED FOR BOTH UNDEVELOPED AND DEVELOPED CONDITIONS IS THE 100-YEAR, 6-HOUR STORM EVENT FOR RUNOFF. THE SITE IS LOCATED IN ZONE 2 SO THE 100-YEAR, 6-HOUR STORM EVENT IS 2.29 INCHES.

DEVELOPED DRAINAGE CONDITIONS:

THIS PROJECT INVOLVES THE CONSTRUCTION OF AN OFFICE WAREHOUSE BUILDING AND ASSOCIATED PARKING. THE SITE HAS BEEN DIVIDED INTO TWO DRAINAGE BASINS, BASIN A AND BASIN B. BASIN A INCLUDES THE BUILDING, THE GRAVEL PARKING NORTH OF THE BUILDING, AND THE EAST DRIVE AISLE ADJACENT TO THE BUILDING. THE ROOF DRAINS TO THE BACK OF THE BUILDING. AT THE BACK OF THE BUILDING IS A 10-FOOT CONCRETE APRON. THE GRAVEL PARKING AREA IN THE BACK OF THE BUILDING SLOPES TO THE CONCRETE APRON. RUNOFF FROM THE ROOF AND THE GRAVEL PARKING AREA WILL BE CONVEYED IN A CONCRETE SWALE AT THE END OF THE CONCRETE APRON. THE CONCRETE SWALE SLOPES FROM WEST TO EAST AND INTO A LANDSCAPED AREA ON THE EAST SIDE OF THE BUILDING VIA A 2-FOOT-WIDE CURB CUT. THE PAVED DRIVE AISLE ON THE EAST SIDE OF THE BUILDING DRAINS FROM EAST TO WEST TO A 6-INCH CURB AND GUTTER AND INTO THE LANDSCAPED AREA VIA A 2-FOOT-WIDE CURB CUT. A WATER QUALITY POND WITH A VOLUME OF 364 CUBIC-FEET WILL BE LOCATED IN THE LANDSCAPED AREA WITH AN OUTLET TROUGH A 2-FOOT-WIDE CURB CUT AT THE SOUTHEAST CORNER.

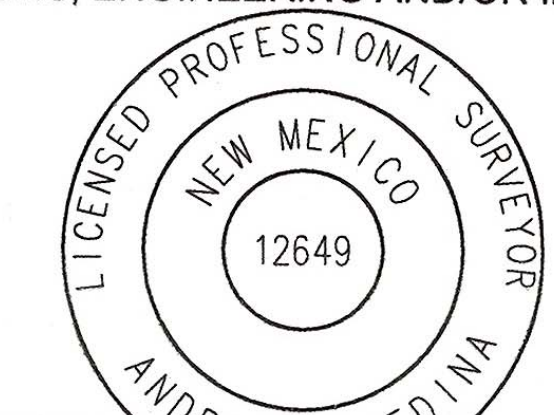
BASIN B INCLUDES THE PARKING AREA IN THE FRONT OF THE BUILDING AND THE TRASH ENCLOSURE. RUNOFF FROM THE FRONT PARKING AREA WILL BE CONVEYED IN A 2-FOOT-WIDE CONCRETE SWALE THROUGHOUT WILL ENTER A WATER QUALITY POND AT THE SOUTHWEST CORNER OF THE SITE THROUGH A 2-FOOT-WIDE CURB CUT. A 2-FOOT-WIDE CONCRETE SWALE WILL BE LOCATED ALONG THE SOUTH PROPERTY LINE TO DRAIN THE TRASH ENCLOSURE AND FRONT PAVED AREA TO THE WATER QUALITY POND AT THE SOUTHWEST CORNER OF THE SITE. THE WATER QUALITY POND WILL HAVE A 2-FOOT RETAINING WALL WITH HAND RAILS AROUND THE PERIMETER OF THE POND. THE WATER

QUALITY POND WILL DRAIN TO BOGAN AVENUE THROUGH A 24-INCH SIDEWALK CULVERT. THE VOLUME OF THE WATER QUALITY POND WILL BE 211 CUBIC-FEET.

BASIN A WATER QUALITY VOLUME = (0.42IN/12IN/FT) x ((0.649 x .3681) x 43,560SF/AC) = 364 CF

**SURVEYOR'S CERTIFICATE**

I, **ANDREW S. MEDINA**, A DULY QUALIFIED LICENSED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE AS-BUILT INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FROM FIELD CONSTRUCTION AND "AS-BUILT" SURVEYS PERFORMED BY ME, OR UNDER MY SUPERVISION, THAT THE "AS-BUILT" INFORMATION SHOWN ON THESE DRAWINGS (UNLESS OTHERWISE NOTED) WAS ADDED BY ME, OR UNDER MY SUPERVISION AND THAT THIS "AS-BUILT" INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. COMMUNITY SCIENCES CORPORATION IS NOT RESPONSIBLE FOR ANY OF THE DESIGN CONCEPTS, CALCULATIONS, ENGINEERING AND/OR INTENT OF THE RECORD DRAWINGS.



**ANDREW S. MEDINA**  
 NEW MEXICO PROFESSIONAL SURVEYOR NO. 12649  
 P.O. BOX 1328  
 CORRALES, NM 87408  
 505-897-0000

DATE: 12-23-2025

SCALE: 1" = 20'

**Thompson Engineering Consultants, Inc.**  
 tceinc@tceinc.com  
 PHONE: (505) 271-2199  
 ADDRESS: 65760 N. 9TH ST., SUITE 100, ALBUQUERQUE, NM 87113  
 FAX: (505) 830-9248

NO.	REVISION	DATE	BY

PROJECT: 3837 BOGAN AVE., NE ALBUQUERQUE, NEW MEXICO  
 DRAWN BY: DEM  
 CHECKED BY:  
 APPROVED BY:  
 FILE:

DATE: 12-23-2025  
 SCALE: 1" = 20'

FOR CITY/COUNTY USE ONLY