

# CITY OF ALBUQUERQUE

*Planning Department*  
Alan Varela, Director



*Mayor Timothy M. Keller*

November 21, 2025

Robert Fierro, P.E.  
Fierro & Company  
6300 Montano Rd. NW  
Albuquerque, NM 87120

**RE: 3050 Todos Santos NW**  
**Permanent C.O. - Accepted**  
**Engineer's Certification Date: 10/8/2025**  
**Engineer's Stamp Date: 4/16/2024**  
**Hydrology File: G10D029K**  
**Case # HYDR-2025-00411**

Dear Mr. Fierro:

PO Box 1293

Based on the Certification received 11/17/2025 and site visit on 11/21/2025, 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).

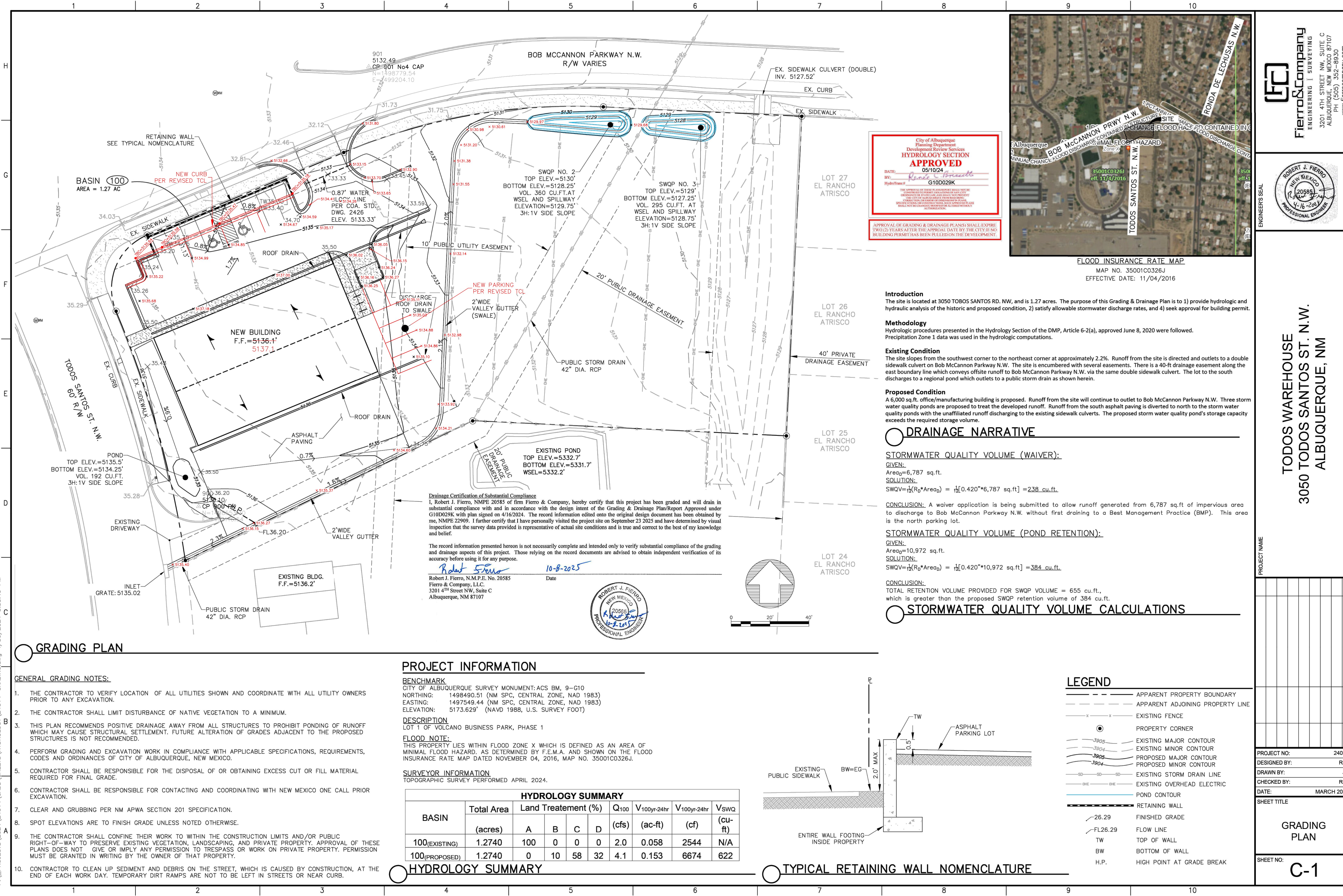
NM 87103

Sincerely,

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

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





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# GRADING PLAN

## GENERAL GRADING NOTES:

- THE CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES SHOWN AND COORDINATE WITH ALL UTILITY OWNERS PRIOR TO ANY EXCAVATION.
- THE CONTRACTOR SHALL LIMIT DISTURBANCE OF NATIVE VEGETATION TO A MINIMUM.
- THIS PLAN RECOMMENDS POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES TO PROHIBIT PONDING OF RUNOFF WHICH MAY CAUSE STRUCTURAL SETTLEMENT. FUTURE ALTERATION OF GRADES ADJACENT TO THE PROPOSED STRUCTURES IS NOT RECOMMENDED.
- PERFORM GRADING AND EXCAVATION WORK IN COMPLIANCE WITH APPLICABLE SPECIFICATIONS, REQUIREMENTS, CODES AND ORDINANCES OF CITY OF ALBUQUERQUE, NEW MEXICO.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF OR OBTAINING EXCESS CUT OR FILL MATERIAL REQUIRED FOR FINAL GRADE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING AND COORDINATING WITH NEW MEXICO ONE CALL PRIOR EXCAVATION.
- CLEAR AND GRUBBING PER NM APWA SECTION 201 SPECIFICATION.
- SPOT ELEVATIONS ARE TO FINISH GRADE UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL CONFINE THEIR WORK TO WITHIN THE CONSTRUCTION LIMITS AND/OR PUBLIC RIGHT-OF-WAY TO PRESERVE EXISTING VEGETATION, LANDSCAPING, AND PRIVATE PROPERTY. APPROVAL OF THESE PLANS DOES NOT GIVE OR IMPLY ANY PERMISSION TO TRESPASS OR WORK ON PRIVATE PROPERTY. PERMISSION MUST BE GRANTED IN WRITING BY THE OWNER OF THAT PROPERTY.
- CONTRACTOR TO CLEAN UP SEDIMENT AND DEBRIS ON THE STREET, WHICH IS CAUSED BY CONSTRUCTION, AT THE END OF EACH WORK DAY. TEMPORARY DIRT RAMPS ARE NOT TO BE LEFT IN STREETS OR NEAR CURB.

## PROJECT INFORMATION

**BENCHMARK**  
CITY OF ALBUQUERQUE SURVEY MONUMENT: ACS BM, 9-C10  
NORTHING: 1498490.51 (NM SPC, CENTRAL ZONE, NAD 1983)  
EASTING: 1497549.44 (NM SPC, CENTRAL ZONE, NAD 1983)  
ELEVATION: 5173.629' (NAVD 1988, U.S. SURVEY FOOT)

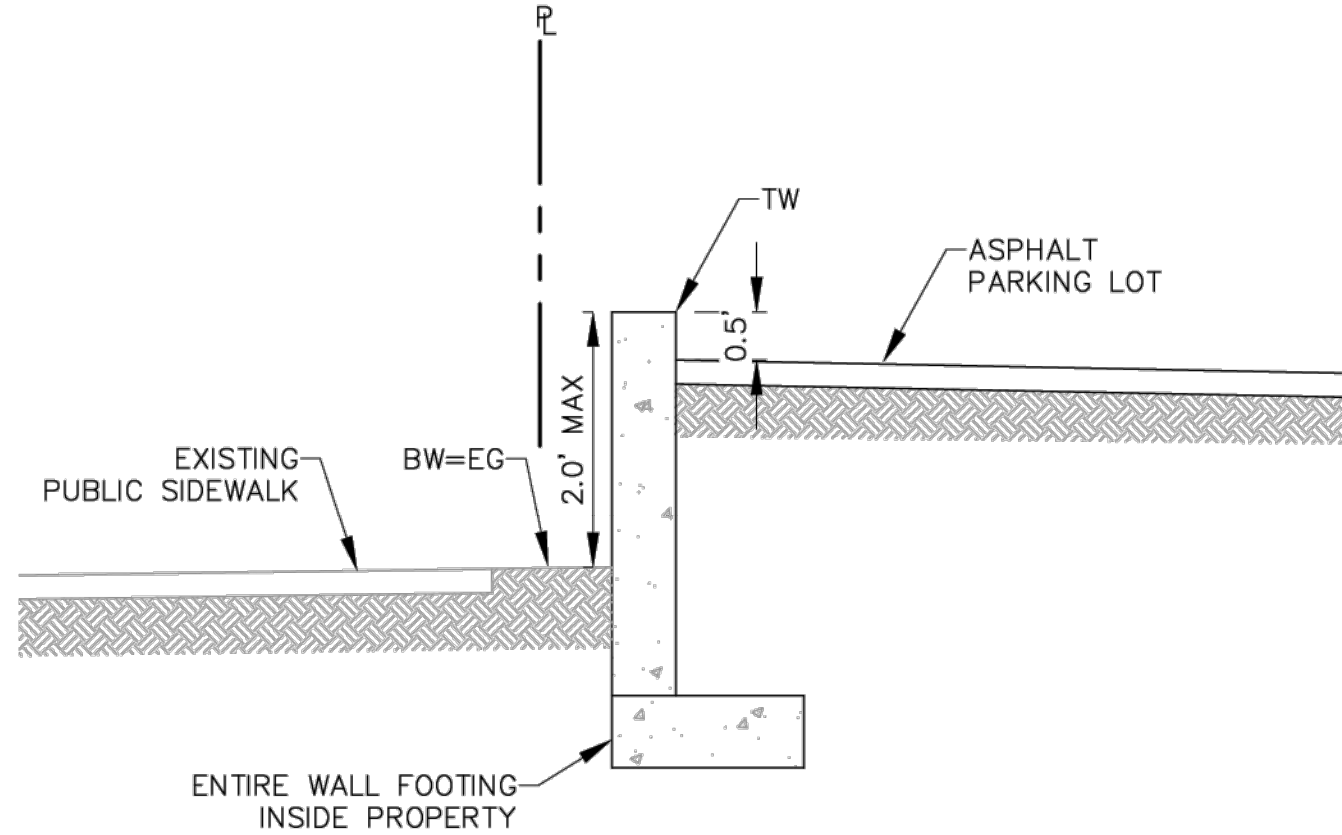
**DESCRIPTION**  
LOT 1 OF VOLCANO BUSINESS PARK, PHASE 1

**FLOOD NOTE:**  
THIS PROPERTY LIES WITHIN FLOOD ZONE X WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD. AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP DATED NOVEMBER 04, 2016, MAP NO. 35001C0326J.

**SURVEYOR INFORMATION**  
TOPOGRAPHIC SURVEY PERFORMED APRIL 2024.

BASIN	HYDROLOGY SUMMARY							
	Total Area (acres)	Land Treatment (%)				Q <sub>100</sub> (cfs)	V <sub>100yr-24hr</sub> (ac-ft)	V <sub>100yr-24hr</sub> (cf)
100(EXISTING)	1.2740	100	0	0	0	2.0	0.058	2544
100(PROPOSED)	1.2740	0	10	58	32	4.1	0.153	6674

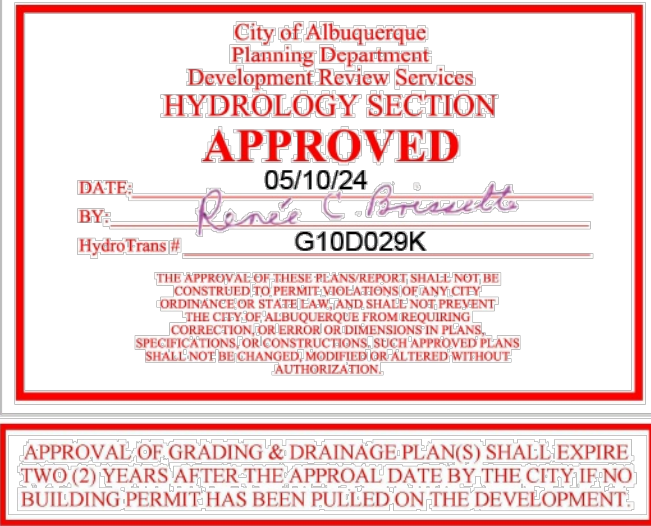
## HYDROLOGY SUMMARY



## TYPICAL RETAINING WALL NOMENCLATURE

## LEGEND

- APPARENT PROPERTY BOUNDARY
- APPARENT ADJOINING PROPERTY LINE
- x-x- EXISTING FENCE
- PROPERTY CORNER
- - - EXISTING MAJOR CONTOUR
- - - EXISTING MINOR CONTOUR
- - - PROPOSED MAJOR CONTOUR
- - - PROPOSED MINOR CONTOUR
- - - EXISTING STORM DRAIN LINE
- - - EXISTING OVERHEAD ELECTRIC
- POND CONTOUR
- RETAINING WALL
- FINISHED GRADE
- FLOW LINE
- TW TOP OF WALL
- BW BOTTOM OF WALL
- H.P. HIGH POINT AT GRADE BREAK



APPROVAL OF GRADING & DRAINAGE PLAN(S) SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE BY THE CITY IF NO BUILDING PERMIT HAS BEEN PULLED ON THE DEVELOPMENT.



FLOOD INSURANCE RATE MAP  
MAP NO. 35001C0326J  
EFFECTIVE DATE: 11/04/2016

**Introduction**  
The site is located at 3050 TOSOB SANTOS RD. NW, and is 1.27 acres. The purpose of this Grading & Drainage Plan is to 1) provide hydrologic and hydraulic analysis of the historic and proposed condition, 2) satisfy allowable stormwater discharge rates, and 4) seek approval for building permit.

**Methodology**  
Hydrologic procedures presented in the Hydrology Section of the DMP, Article 6-2(a), approved June 8, 2020 were followed. Precipitation Zone 1 data was used in the hydrologic computations.

**Existing Condition**  
The site slopes from the southwest corner to the northeast corner at approximately 2.2%. Runoff from the site is directed and outlets to a double sidewalk culvert on Bob McCannan Parkway N.W. The site is encumbered with several easements. There is a 40-ft drainage easement along the east boundary line which conveys offsite runoff to Bob McCannan Parkway N.W. via the same double sidewalk culvert. The lot to the south discharges to a regional pond which outlets to a public storm drain as shown herein.

**Proposed Condition**  
A 6,000 sq.ft. office/manufacturing building is proposed. Runoff from the site will continue to outlet to Bob McCannan Parkway N.W. Three storm water quality ponds are proposed to treat the developed runoff. Runoff from the south asphalt paving is diverted to north to the storm water quality ponds with the unaffiliated runoff discharging to the existing sidewalk culverts. The proposed storm water quality pond's storage capacity exceeds the required storage volume.

## DRAINAGE NARRATIVE

### STORMWATER QUALITY VOLUME (WAIVER):

GIVEN:  
Area<sub>p</sub>=6,787 sq.ft.  
SOLUTION:  
 $SWQV = \frac{1}{2}(R_p \cdot Area_p) = \frac{1}{2}[0.420 \cdot 6,787 \text{ sq.ft.}] = 238 \text{ cu.ft.}$

**CONCLUSION:** A waiver application is being submitted to allow runoff generated from 6,787 sq.ft of impervious area to discharge to Bob McCannan Parkway N.W. without first draining to a Best Management Practice (BMP). This area is the north parking lot.

### STORMWATER QUALITY VOLUME (POND RETENTION):

GIVEN:  
Area<sub>p</sub>=10,972 sq.ft.  
SOLUTION:  
 $SWQV = \frac{1}{2}(R_p \cdot Area_p) = \frac{1}{2}[0.420 \cdot 10,972 \text{ sq.ft.}] = 384 \text{ cu.ft.}$

**CONCLUSION:** TOTAL RETENTION VOLUME PROVIDED FOR SWQP VOLUME = 655 cu.ft., which is greater than the proposed SWQP retention volume of 384 cu.ft.

## STORMWATER QUALITY VOLUME CALCULATIONS

**Fierro & Company**  
ENGINEERING | SURVEYING  
3201 4TH STREET NW, SUITE C  
ALBUQUERQUE, NEW MEXICO 87107  
PH (505) 352-8930  
www.fierrocompany.com

TODOS WAREHOUSE  
3050 TODOS SANTOS ST. N.W.  
ALBUQUERQUE, NM

PROJECT NAME

NO.	DATE	REV.	DESCRIPTION	BY

PROJECT NO: 24014  
DESIGNED BY: R/JF  
DRAWN BY: JB  
CHECKED BY: R/JF  
DATE: MARCH 2024  
SHEET TITLE

GRADING PLAN

SHEET NO: C-1