

# CITY OF ALBUQUERQUE

*Planning Department*  
Alan Varela, Director



*Mayor Timothy M. Keller*

November 22, 2023

Genny Donart, P.E.  
Isaacson & Arfman, P.A.  
128 Monroe St. N.E  
Albuquerque, NM 87108

**RE: TLC Batch Plant**  
**Permanent C.O. - Accepted**  
**Engineer's Certification Date: 11/13/23**  
**Engineer's Stamp Date: 12/01/22**  
**Hydrology File: G15D205**

Dear Ms. Donart:

PO Box 1293

Based on the Certification received 11/20/2023 and site visit on 11/21/2023, this letter serves as a "green tag" from 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 924-3995 or [rbrissette@cabq.gov](mailto:rbrissette@cabq.gov).

NM 87103

Sincerely,

*Renée C. Brissette*

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

Renée C. Brissette, P.E. CFM  
Senior Engineer, Hydrology  
Planning Department



# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: \_\_\_\_\_ Hydrology File # \_\_\_\_\_

Legal Description: \_\_\_\_\_

City Address, UPC, OR Parcel: \_\_\_\_\_

Applicant/Agent: \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Applicant/Owner: \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Email: \_\_\_\_\_

(Please note that a DFT SITE is one that needs Site Plan Approval & ADMIN SITE is one that does not need it.)

**TYPE OF DEVELOPMENT:** PLAT (#of lots) \_\_\_\_\_ RESIDENCE  
DFT SITE ADMIN SITE

RE-SUBMITTAL: YES NO

**DEPARTMENT:** TRANSPORTATION HYDROLOGY/DRAINAGE

**Check all that apply under Both the Type of Submittal and the Type of Approval Sought:**

### TYPE OF SUBMITTAL:

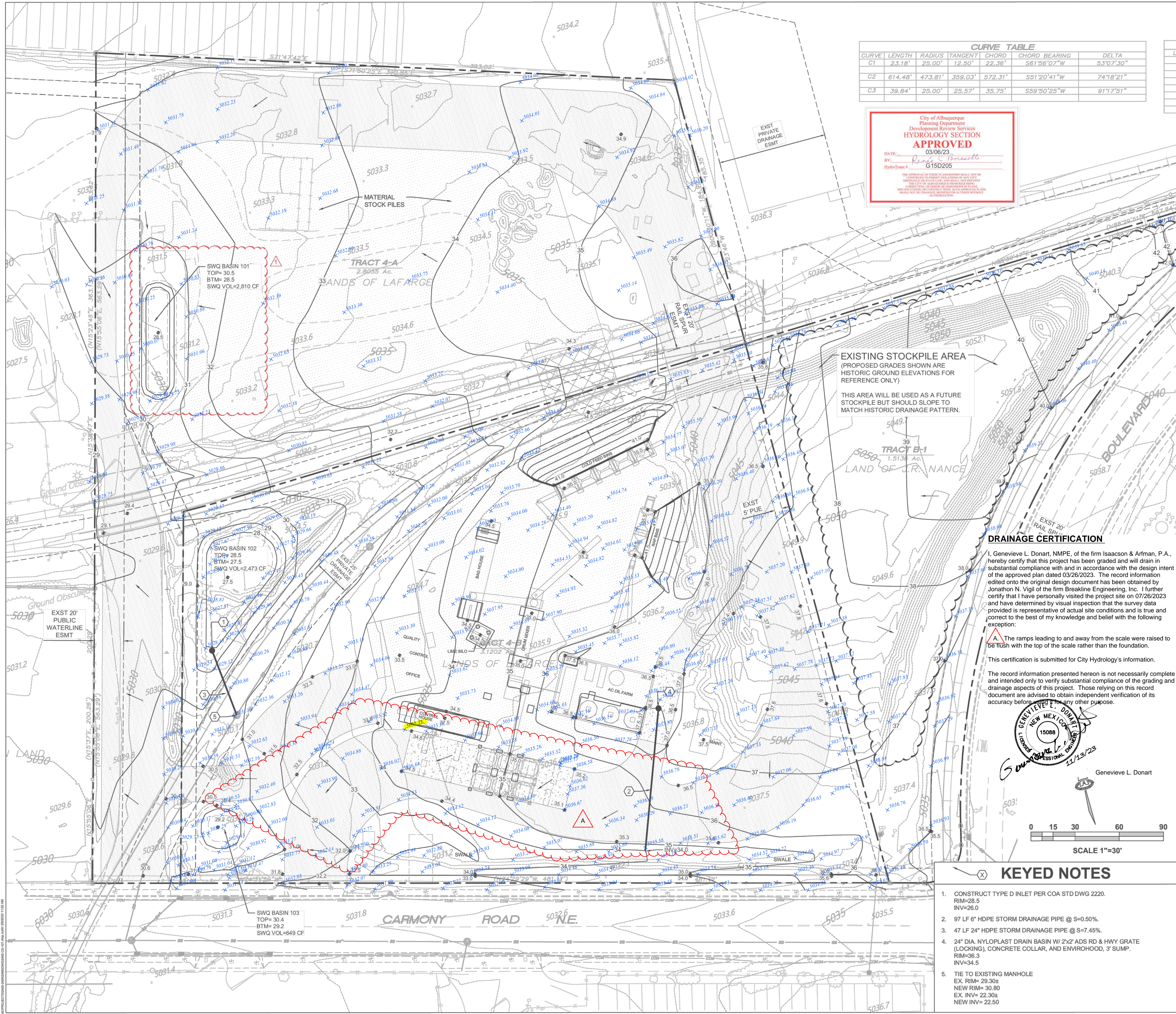
ENGINEER/ARCHITECT CERTIFICATION  
PAD CERTIFICATION  
CONCEPTUAL G&D PLAN  
GRADING & DRAINAGE PLAN  
DRAINAGE REPORT  
DRAINAGE MASTER PLAN  
CLOMR/LOMR  
TRAFFIC CIRCULATION LAYOUT (TCL)  
ADMINISTRATIVE  
TRAFFIC CIRCULATION LAYOUT FOR DFT  
APPROVAL  
TRAFFIC IMPACT STUDY (TIS)  
STREET LIGHT LAYOUT  
OTHER (SPECIFY) \_\_\_\_\_

### TYPE OF APPROVAL SOUGHT:

BUILDING PERMIT APPROVAL  
CERTIFICATE OF OCCUPANCY  
CONCEPTUAL TCL DFT APPROVAL  
PRELIMINARY PLAT APPROVAL  
FINAL PLAT APPROVAL  
SITE PLAN FOR BLDG PERMIT DFT  
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  
OTHER (SPECIFY) \_\_\_\_\_

DATE SUBMITTED: \_\_\_\_\_





CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING
C1	23.18'	25.00'	12.50'	22.36'	S61°56'07"W
C2	614.48'	473.81'	359.03'	572.31'	S51°20'41"W
C3	39.84'	25.00'	25.57'	35.75'	S59°50'25"W

City of Albuquerque  
Planning Department  
Development Review Services  
HYDROLOGY SECTION  
**APPROVED**  
DATE: 03/06/23  
BY: *Renée Brissette*  
Hydrologist # G150205

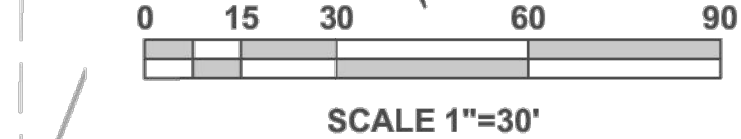
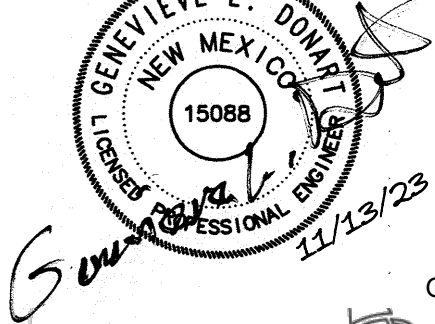
**EXISTING STOCKPILE AREA**  
(PROPOSED GRADES SHOWN ARE HISTORIC GROUND ELEVATIONS FOR REFERENCE ONLY)  
  
THIS AREA WILL BE USED AS A FUTURE STOCKPILE BUT SHOULD SLOPE TO MATCH HISTORIC DRAINAGE PATTERN.

**DRAINAGE CERTIFICATION**

I, Genevieve L. Donart, NMPE, of the firm Isaacson & Arfman, P.A., 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 03/26/2023. The record information edited onto the original design document has been obtained by Jonathon N. Vigil of the firm Breakline Engineering, Inc. I further certify that I have personally visited the project site on 07/26/2023 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 with the following exception:

- A. The ramps leading to and away from the scale were raised to be flush with the top of the scale rather than the foundation.
- This certification is submitted for City Hydrology's information.

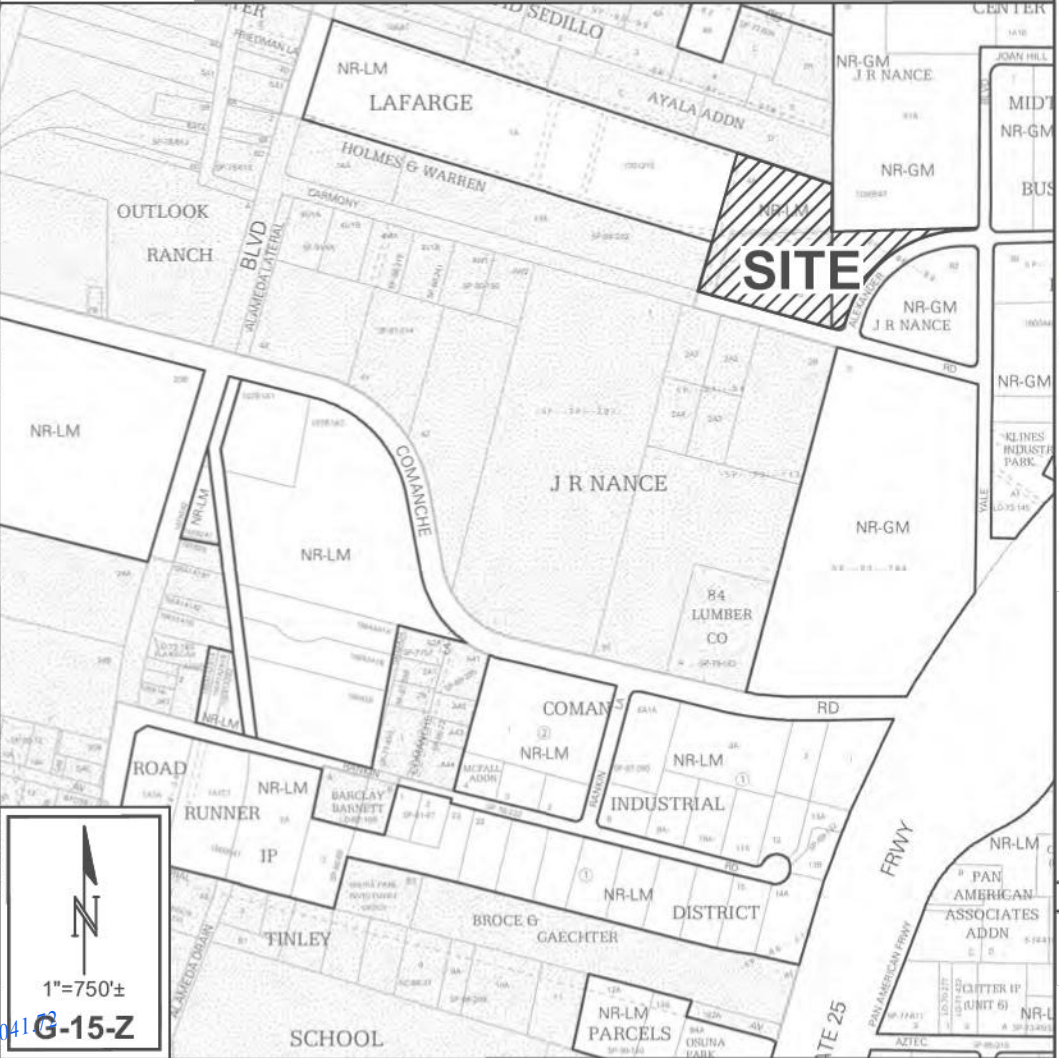
The record information presented herein is not necessarily complete and intended only to verify substantial compliance of the grading and drainage aspects of this project. Those relying on this record document are advised to obtain independent verification of its accuracy before relying on it for any other purpose.



**KEYED NOTES**

- CONSTRUCT TYPE D INLET PER COA STD DWG 2220. RIM=28.5 INV=26.0
- 97 LF 6" HDPE STORM DRAINAGE PIPE @ S=0.50%.
- 47 LF 24" HDPE STORM DRAINAGE PIPE @ S=7.45%.
- 24" DIA. NYLOPLAST DRAIN BASIN W/ 2x2' ADS RD & HWY GRATE (LOCKING), CONCRETE COLLAR, AND ENVIROHOOD, 3' SUMP. RIM=36.3 INV=34.5
- TIE TO EXISTING MANHOLE EX RIM= 29.30± NEW RIM= 30.90 EX INV= 22.30± NEW INV= 22.50

**VICINITY MAP**



**PROJECT INFORMATION**

**PROPERTY:** THE SITE IS A PREVIOUSLY DEVELOPED PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP G-15. THE SITE IS BOUND TO THE EAST BY ALEXANDER BLVD. NE, TO THE SOUTH BY CARMONY RD. NE, TO THE NORTH AND WEST BY DEVELOPED COMMERCIAL PROPERTIES.

**PROPOSED IMPROVEMENTS:** THE PROPOSED IMPROVEMENTS INCLUDE AN ASPHALT BATCH PLANT, MATERIAL STOCKPILES, AND ROADWAYS. THE ASPHALT BATCH PLANT EQUIPMENT IS MODULAR AND MOBILE BUT WILL BE PLACED ON FOUNDATION PADS. THE AREA UNDER AND AROUND THE PLANT EQUIPMENT WILL BE ASPHALT.

**LEGAL:** TRACTS 4-A AND 4-B, LANDS OF LAFARGE AND TRACT B-1, LAND OF JR NANCE.

**SITE AREA:** 7.4393 AC.

**BENCHMARK:** VERTICAL DATUM IS BASED UPON ALBUQUERQUE CONTROL SURVEY MONUMENT "NM47-10", ELEVATION = 4970.252 FEET (NAVD 88).

**OFF-SITE:** NO OFF-SITE DRAINAGE AFFECTS THIS PROPERTY. THE FLOWS FROM THE ADJACENT PROPERTY TO THE NORTHEAST (TRACT A) AS CONVEYED THROUGH THIS PROPERTY IN A PRIVATE STORM DRAIN.

**FLOOD HAZARD:** THE SUBJECT PROPERTY APPEARS TO LIE WITHIN "ZONE X" (AREA WITH REDUCED FLOOD RISK DUE TO LEVEE) AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBERS 35001C0119C, EFFECTIVE DATE SEPTEMBER 28, 2008 AND 35001C0138H, EFFECTIVE DATE AUGUST 16, 2012.

**DRAINAGE PLAN CONCEPT:** BASED ON A PREDISEN MEETING WITH COA HYDROLOGY, (RENEE BRISETTE - SENIOR ENGINEER) THE PROPERTY IS PERMITTED FREE DISCHARGE TO THE PUBLIC STREETS AND THE EXISTING PUBLIC STORM DRAINS THAT ARE WITHIN THE PROPERTY AND IN CARMONY ROAD NE.

**SURVEYOR:** RUSS P. HUGG, NMPS NO. 9750, SURV-TEK, INC.

**STORMWATER QUALITY PONDS**

BASED ON HISTORICAL GOOGLE IMAGERY, THIS PROPERTY HAS BEEN PREVIOUSLY DEVELOPED AS A COMMERCIAL BUSINESS. FOR REDEVELOPMENT SITES, THE CAGQ STORMWATER QUALITY VOLUME (SWQV) IS BASED ON THE 80TH PERCENTILE STORM EVENT OR 0.26".

THE ESTIMATED IMPERVIOUS AREA FOR THIS PROPERTY IS CALCULATED AS 45% OF TOTAL AREA: (0.457\*4393 AC\*43,560 FT/AC) = 144,461 SF. THE TOTAL REQUIRED S.Q. RETENTION VOLUME = 0.26" \* TYPE 'D' AREA: 0.26/12 "144,461 SF) = 3,130 CF. THIS MAY CHANGE DEPENDING ON THE FINAL IMPERVIOUS AREA TO BE CONSTRUCTED WITHIN EACH BASIN.

THE SWQ BASIN 101 WILL CAPTURE THE REQUIRED SWQ VOLUME OF 2,469 CF FROM BASIN 102. THE SWQ BASIN 102 WILL CAPTURE THE REQUIRED SWQ VOLUME OF 2,056 CF FROM BASIN 102. THE SWQ BASIN 103 WILL CAPTURE THE REQUIRED SWQ VOLUME OF 525 CF FROM BASIN 103.

PRIOR TO BUILDING PERMIT APPROVAL, A "PAYMENT IN-LIEU FOR S.Q. VOLUME REQUIREMENT" TREASURY DEPOSIT SLIP MAY BE PROVIDED BY C.O.A. HYDROLOGY BASED ON THE PORTION OF S.Q. VOLUME (@ \$8.00 / CF THAT IS NOT RETAINED ON-SITE. A COPY OF THE PAID RECEIPT WILL BE REQUIRED PRIOR TO RECEIVING HYDROLOGY APPROVAL FOR BUILDING PERMIT.

A DRAINAGE COVENANT MAY BE REQUIRED FOR THE SWQ PONDS AND THEIR OUTFALL STRUCTURES. IF SO, THE ORIGINAL NOTARIZED FORM, EXHIBIT A (LEGIBLE ON 8.5X11) AND RECORDING FEE (PAYABLE TO CITY OF ALBUQUERQUE) WILL BE SUBMITTED AS DIRECTED.

**LEGEND**

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- FLOW DIRECTION
- EROSION PROTECTION

**Isaacson & Arfman, Inc.**  
Civil Engineering Consultants

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Albuquerque, NM 87108  
505-268-8828 | www.iacvil.com

**GENEVIEW L. DONART**  
NEW MEXICO  
15088  
Professional Engineer

Engineer 12/01/2022

**TLC BATCH PLANT**  
**705 Carmony Road NE**

CONSTRUCTION DOCUMENTS		REVISIONS	
PROJECT NUMBER:	IA 2485	FILE:	thor
DRAWN BY:	thor	CHECKED BY:	FCA
DATE:	02/03/2023		

**GRADING & DRAINAGE PLAN**

SHEET NUMBER

**CG-101**