

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

March 2, 2023

Augustine C. Grace, P.E.
ACG Engineering and Construction Mgt.
1625 Gold Avenue SE
Albuquerque, NM. 87106

RE: Hanover Warehouse
6500 Hanover Rd. NW
Permanent C.O. – Accepted
Engineer's Certification Date: 02/28/23
Engineer's Stamp Date: 11/05/21
Hydrology File: J10D040A

Dear Mr. Grace:

PO Box 1293

Based on the Certification received 03/02/23 and site visit on 02/17/23, 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.

NM 87103

Sincerely,

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 (REV 6/2018)

BP 2020-21689

Project Title: Hanover Studios **Building Permit #:** BP 2021-51106 **Hydrology File #:** _____

DRB#: _____ **EPC#:** _____ **Work Order#:** _____

Legal Description: TRACT 2 OF THE CORRECTION PLAT OF MIRA MESA ESTATES, TRACTS 217, 218, 219, AND 220, TOWN OF ATRISCO GRANT, ALBUQUERQUE, NM

City Address: 6500 HANOVER RD. NW, ALBUQUERQUE, NM 87121

Applicant: ACG ENGINEERING AND CONSTRUCTION MANAGEMENT, LLC **Contact:** ALEX NUNEZ-THOMPSON

Address: 1625 GOLD AVE SE, ALBUQUERQUE, NM 87106

Phone#: (602) 295-2854 **Fax#:** _____ **E-mail:** ALEX.ACGENGINEERING@GMAIL.COM

Other Contact: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) _____ RESIDENCE _____ DRB SITE ☒ ADMIN SITE

IS THIS A RESUBMITTAL? _____ Yes ☒ No

DEPARTMENT ☒ TRANSPORTATION ☒ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- ☒ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY) _____
- ☐ PRE-DESIGN MEETING?

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: 1-8-2023 **By:** Alex Nunez-Thompson

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

**WAIVER APPLICATION FROM STORMWATER
QUALITY VOLUME MANAGEMENT ON-SITE**

GENERAL INFORMATION

APPLICANT: Augustine C, Grace DATE: 02/28/2023
DEVELOPMENT: Hanover Studios
LOCATION: 6500 Hanover Rd. NW, Albuquerque, NM,
87121

STORMWATER QUALITY POND VOLUME

Per the DPM Article 6-12 - Stormwater Quality and Low-Impact Development, the calculated sizing for required Stormwater Quality Pond volume is equal to the impervious area draining to the BMP multiplied by 0.42 inches for new development sites and by 0.26 inches for redevelopment sites.

The required volume is 961.25 cubic feet

The provided volume is 0 cubic feet

The deficient volume is 961.25 cubic feet

WAIVER JUSTIFICATION

Per the DPM Article 6-12(C), private off-site mitigation and payment-in-lieu may only be considered if management on-site is waived in accordance with the following criteria and procedures.

1. Management on-site shall be waived by the City Engineer if the following conditions are met:

- a. Stormwater quality can be effectively controlled through private off-site mitigation or through an arrangement (approved by the City) to use a cooperator's existing regional stormwater management infrastructure or facilities that are available to control stormwater quality.
 - b. Any of the following conditions apply:
 - i. The lot is too small to accommodate management on site while also accommodating the full plan of development.
 - ii. The soil is not stable as demonstrated by a geotechnical report certified by a professional engineer licensed in the State of New Mexico.
 - iii. The site use is inconsistent with the capture and reuse of stormwater.
 - iv. Other physical conditions exist where compliance with on-site stormwater quality control leaves insufficient area.
 - v. Public or private off-site facilities provide an opportunity to effectively accomplish the mitigation requirements of the Drainage Ordinance (Part 14-5-2 ROA 1994) as demonstrated on as-built construction drawings and an approved drainage report.
 - vi. The developer constructs a project to replenish regional groundwater supplies at an off-site location.
 - vii. A waiver to State water law or acquisition of water rights would be required in order to implement management on site.
2. The basis for requesting payment-in-lieu or private off-site mitigation is to be clearly demonstrated on the drainage plan.

This project's justification: i. The lot is too small to accommodate management on site while also accomodating the full plan of development.

Note: This number is a reduction in the amount of impervious surfaces from the previously approved drawings done by Miller Engineering.



Augustine C. Grace, NMPE 10861
Professional Engineer or Architect

PAYMENT-IN-LIEU

Per the DPM Article 6-12(C)(1), the amount of payment-in-lieu is deficient volume (cubic feet) times \$6 per cubic feet for detached single-family residential projects or \$8 per cubic feet for all other projects.

AMOUNT OF PAYMENT-IN-LIEU = \$ 7690

THIS SECTION IS FOR CITY USE ONLY

☒ Waiver is approved. The amount of payment-in-lieu from above must be paid prior to Certificate of Occupancy.

☐ Waiver is DENIED.

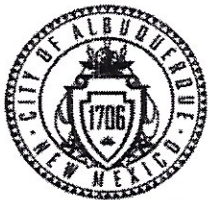
Renée C. Brissette

City of Albuquerque
Hydrology Section

03/02/2023

City of Albuquerque

Reference Number: 2023061003-13
Date/Time: 03/02/2023 1:46:24 PM



Departmental Deposit
2023061003-13-1

Departmental Deposit 1@ \$7,690.00
GL #: |305|461615||PCDMD|24MS4|7547210|
Total: \$7,690.00

TREASURY DIVISION DAILY DEPOSIT

Transmittals for:
PROJECTS Only

1 ITEM TOTAL: \$7,690.00
TOTAL: \$7,690.00

DUPLICATE RECEIPT 3/2/2023 1:47:16 PM

Check \$7,690.00
Bank Account #: *****5395
Check Number: 2978
Bank Routing #: *****2723
Address:
Total Received: \$7,690.00

Payment-in-Lieu for Storm Water Quality
Volume Requirement

BUSINESS UNIT	PROJECT ID	ACTIVITY ID	AMOUNT
PCDMD	24_MS4	7547210	\$ 7690.00
		TOTAL	\$7690.00



Thank you for your payment.

Name: Hanover Studios
Water Quality

Department/Development Review Services, Hydrology

PREPARED BY Yolanda J Montoya PHONE 505-924-3861

BUSINESS DATE 03/02/2023

DUAL VERIFICATION

Yolanda J Montoya
EMPLOYEE SIGNATURE

AND BY Tregina
EMPLOYEE SIGNATURE

REMITTER: Armageddon Tool & Die Ltd.
AMOUNT: 7,690.00
BANK: Main Bank
CHECK #: 12918 DATE ON CHECK: 3-01-2023

The Payment-in-Lieu can be paid at the Plaza del Sol Treasury, 600 2nd St. NW. Bring three copies of this invoice to the Treasury and provide a copy of the receipt to Hydrology, Suite 201, 600 2nd St. NW, or e-mail with the Hydrology submittal to PLNDRS@cabq.gov.

HANOVER STUDIOS
6500 HANOVER RD NW
ALBUQUERQUE, NM 87121

STAMP



PROJECT NO.

HANOVER-2021-01

DRAWN BY		DATE
ANT		11-5-21
NO.	REVISION / SUBMISSION	DATE
1	ANT	02-28-23

SHEET TITLE

AS BUILT
GRADING AND DRAINAGE
PLAN

SHEET NO.

C-101

RUNOFF CHANGES

THE REMOVAL OF THE MEDIAN CONSTITUTES AN ADDITIONAL 2,532.49 SF PAVED AREA. THE NEW LANDSCAPING AROUND THE NORTH AND SOUTH SIDES OF THE BUILDING CONSTITUTES A REDUCTION IN 2,869.98 PAVING. THUS THE NET CHANGE FROM THE APPROVED 2021 GRADING AND DRAINAGE PLAN IS -337.49 SF.

DRAINAGE CERTIFICATION

I, AUGUSTINE C. GRACE, NMPE 10861, OF THE FIRM ACG ENGINEERING AND CONSTRUCTION MANAGEMENT, LLC, 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 11/05/2021. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 02/22/2023 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. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR A 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.

AUGUSTINE C. GRACE, NMPE 10861

02/28/2023

