

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

October 10, 2023

Darren N. Stewart, P.E.
Short Elliott Hendrickson, Inc.
934 Main Ave. Unit C
Durango, CO 81301

**RE: Monterey Place Apts
2306-2320 Central SW
Permanent C.O. – Accepted
Engineer’s Certification Date: 10/09/23
Engineer’s Stamp Date: 11/13/19
Hydrology File: J12D030**

Dear Mr. Stewart:

PO Box 1293

Based on the Certification received 09/26/2023 and site visit on 10/06/2023, 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 .

NM 87103

Sincerely,

www.cabq.gov

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

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**PUBLIC ROW WITHOUT AN
EASEMENT PERMIT**



SEPARATE
OT. HALF OF THE

THE EAST SITE, MOSTLY A GRAVEL LOT, CONTAINS ONE SMALL BUILDING AND AN ASPHALT PARKING AREA. THIS LOT GENERALLY DRAINS TOWARDS CENTRAL.

TOTAL RUNOFF FROM THE EXISTING SITE IS CALCULATED IN TABLE 1 OF THIS EXHIBIT.

PROPOSED CONDITIONS:

THE EXISTING ALLEY EAST OF THE SITE WILL BE IMPROVED TO CLAYTON STREET. A SMALL PORTION OF THIS ALLEY WAS DESIGNED TO DRAIN TOWARDS POND B AND WAS INCLUDED IN THE BASIN B FLOW CALCULATIONS. THE PORTION EAST OF THE GRADE BREAK WAS DESIGNED TO SURFACE FLOW TO CLAYTON STREET.

BASIN C WILL DRAIN TO THE ALLEY APRON ONTO CENTRAL AVENUE WHERE IT WILL BE CAPTURED BY THE EXISTING SAG INLETS. WATER QUALITY FOR THE IMPERVIOUS AREA OF THIS BASIN WAS NOT ABLE TO FEASIBLY BE PROVIDED AND THE DEVELOPER IS REQUESTING TO PAY A FEE IN-LIEU OF MANAGING ON-SITE.

OVERALL, PONDING FEATURES ON THE SITE WILL PROVIDE WATER QUALITY TREATMENT FOR 7,800-SF OF IMPERVIOUS AREA. 29,310-SF OF IMPERVIOUS AREA WILL NOT BE TREATED ON-SITE AND THE DEVELOPER IS REQUESTING TO PAY A FEE IN-LIEU OF MANAGING ON SITE PER TABLE 6.17 OF THE DRAFT DPM.

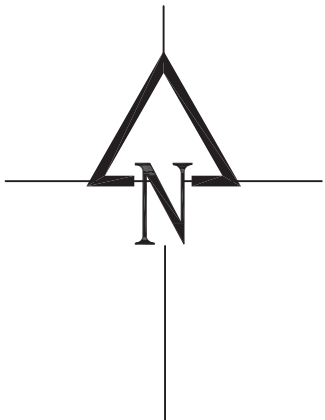
STORM VOLUMES AND WATER QUALITY CALCULATIONS ARE SHOWN IN TABLES 3 AND 4. CALCULATED FLOWS ARE SHOWN IN THE EXHIBIT FOR EACH BASIN.

THE DEVELOPED OVERALL FLOWS WILL BE SLIGHTLY REDUCED FROM THE EXISTING CONDITIONS, AS SHOWN IN TABLE 2. THE RUNOFF PATTERN WAS ALTERED TO CONVEY FLOW TO CENTRAL AVENUE INSTEAD OF NEIGHBORING PROPERTIES TO THE SOUTH BASED ON DISCUSSIONS WITH THE CITY.

EXISTING STORM DRAIN MANHOLE

PLAN

40 20 10 0 20



2415 PRINCETON DR. NE, SUITE E
ALBUQUERQUE, NM 87107
505.843.7587
www.designplusbg.com

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2306-2320 CENTRAL AVE SW



MONTEREY PLACE
APARTMENTS

DATE: 02/03/2021

REVISIONS

4/16	SKETCH PLAT
5/21	MINOR DRB
7/15	DRB RESUBMIT
10/02	FIRST DRC
11/14	G+D RESUB
02/11	TCL SUBMIT
03/12	TCL RESUBMIT
02/03	G+D RESUB

DRAWN BY: HR

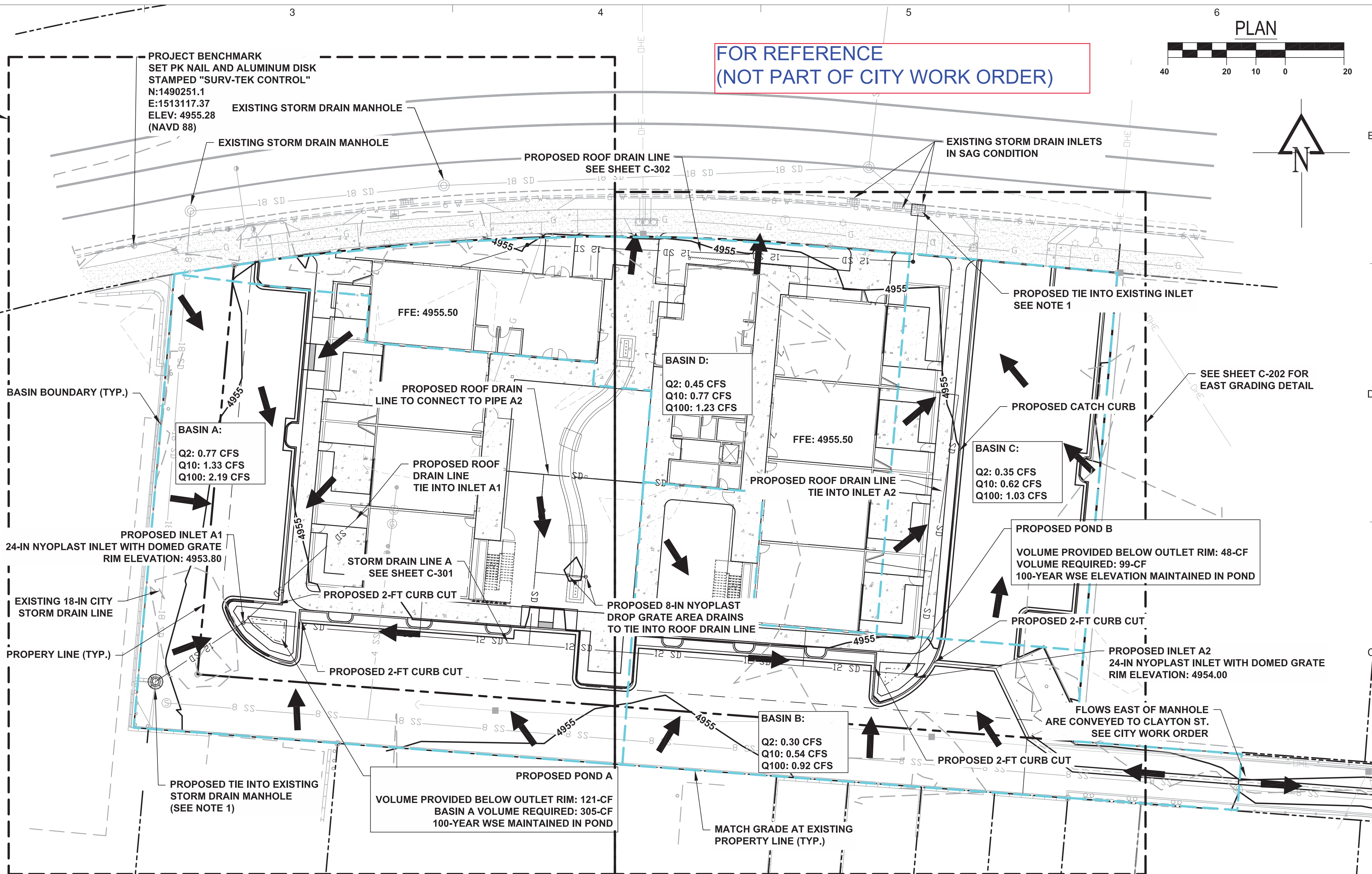
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DESIGN PLUS, LLC

SHEET TITLE

GRADING AND DRAINAGE PLAN

PAGE
3A - 7



PROJECT BACKGROUND INFORMATION

PROJECT AREA: 1.46 ACRES
PRIVATE LOT: 1.08 ACRES
PUBLIC ALLEY IMPROVEMENTS (DRAIN TO SITE): 0.23 ACRES
PUBLIC ALLEY IMPROVEMENTS (DRAIN TO CLAYTON): 0.15 ACRES

ZONE: 2

FROM TABLE 6.7 FOR ZONE 2			
TREATMENT	EXCESS PRECIPITATION (INCHES)		
	2-YR	10-YR	100-YR
A	0	0.15	0.62
B	0.02	0.3	0.8
C	0.16	0.48	1.03
D	0.98	1.51	2.33

FROM TABLE 6.8 FOR ZONE 2

TREATMENT	PEAK DISCHARGE (CFS/ACRE)		
	2-YR	10-YR	100-YR
A	0	0.41	1.71
B	0.08	0.95	2.36
C	0.61	1.59	3.05
D	1.66	2.71	4.34

**TABLE 1 - EXISTING SITE OVERALL RUNOFF
(PUBLIC ALLEY NOT CONSIDERED)**

		PEAK (CFS)		
LAND TREATMENT	AREA (ACRES)	2-YR	10-YR	100-YR
B	0.02	0.00	0.02	0.05
C	0.31	0.19	0.49	0.95
D	0.75	1.25	2.03	3.26
TOTAL	1.08	1.44	2.54	4.25

**TABLE 2 - DEVELOPED SITE OVERALL RUNOFF
(PUBLIC ALLEY NOT CONSIDERED)**

LAND TREATMENT	AREA (ACRES)	PEAK (CFS)		
		2-YR	10-YR	100-YR
B	0.23	0.02	0.22	0.54
C	0	0.00	0.00	0.00
D	0.85	1.41	2.30	3.69
TOTAL	1.08	1.43	2.52	4.23

TABLE 3 - DEVELOPED BASIN VOLUME TABLE

BASIN	TREATMENT B AREA (ACRES)	TREATMENT D AREA (ACRES)	TOTAL AREA (ACRES)	EXCESS PRECIPITATION (IN)	V100 - 360 (CF)	V100 - 1440 (CF)	V100 - 4 DAY (CF)	V100 - 10 DAY (CF)
A	0.08	0.46	0.54	2.103	4123	4907	5201	5397
B	0.06	0.18	0.24	1.948	1697	2045	2176	2263
C	0.07	0.14	0.21	2.036	1921	2299	2440	2535
D	0.07	0.25	0.32	2.133	2400	2850	3019	3131
OFFSITE TO CLAYTON	0.00	0.15	0.15	2.330	1269	1486	1568	1623

TABLE 4 - DEVELOPED WATER QUALITY TABLE

BASIN	PRIVATE IMPERVIOUS AREA (SF)	80TH PERCENTILE EVENT (IN)	VOLUME REQUIRED (CF)	VOLUME PROVIDED (CF)	FEE-IN LIEU OF VOLUME (CF)	FEE-IN LIEU OF AREA (SF)
A	14061	0.26	305	121	184	8476
B	4579	0.26	99	48	51	2364
C	6810	0.26	148	0	148	6810
D	11660	0.26	253	0	253	11660
TOTAL	37110	0.26	804	169	635	29310

PREPARED BY:

**Short Elliott
Hendrickson, Inc.**

934 Main Avenue, Unit C
Durango, Colorado 81301
Phone: (970) 385-4546
Fax: (970) 385-4502

I, JAYSON NATERA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 27749
HEREBY CERTIFY THAT THIS AS-BUILT SURVEY WAS PERFORMED BY ME
OR UNDER MY SUPERVISION AND THAT IT IS TRUE AND CORRECT TO THE
BEST OF MY BELIEF AND KNOWLEDGE.

Jayson Natera
JAYSON NATERA, NM.P.S. 27749



7/26/2023

DATE

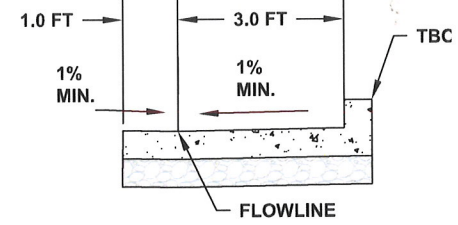
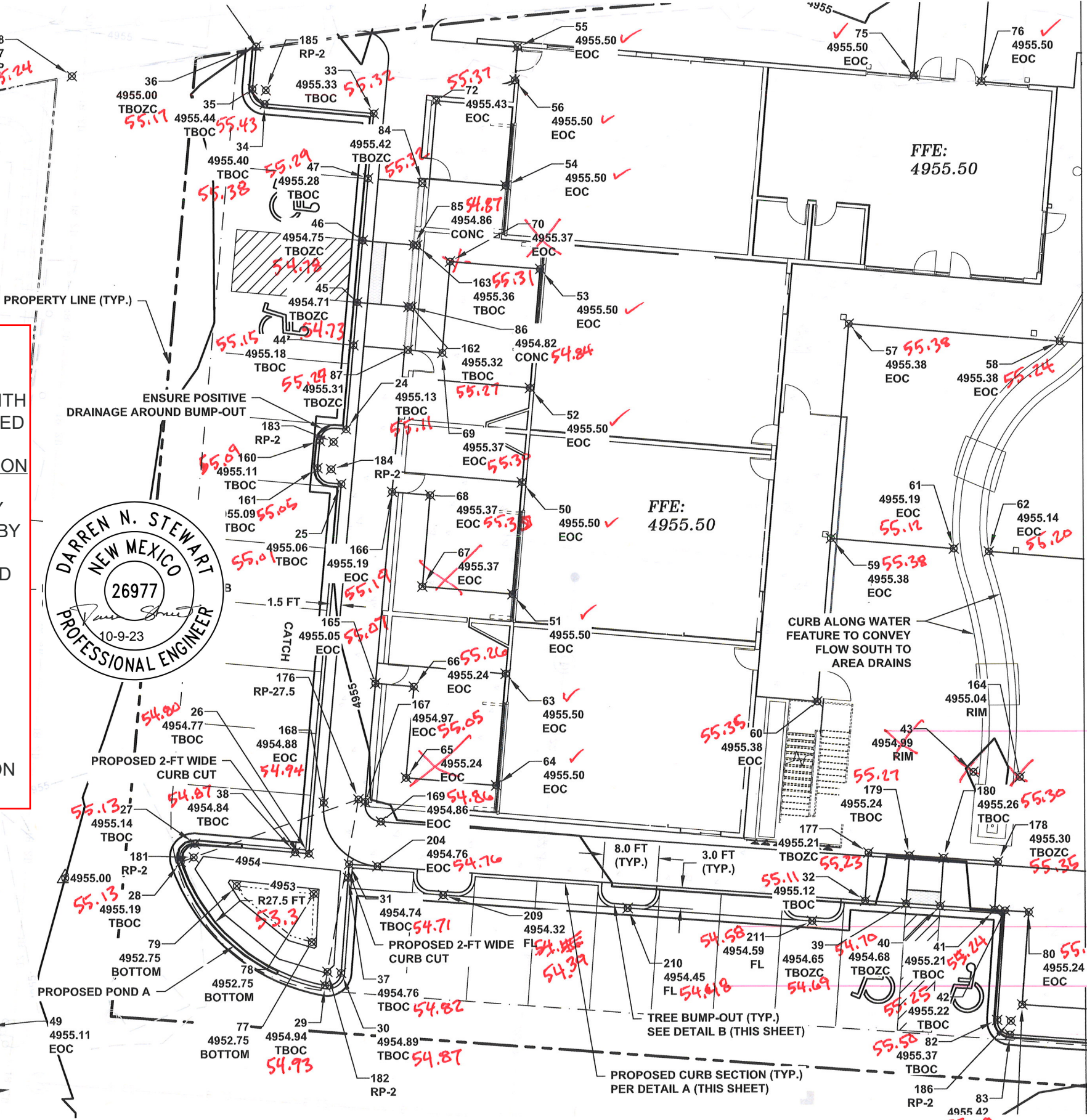
DRAINAGE CERTIFICATION

I, DARREN STEWART, NMPE 26977, OF THE FIRM SHORT ELLIOTT HENDRICKSON, INC., 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 2/3/2021. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY JAYSON NATERA, NMPS 27749, OF THE FIRM SOUDER, MILLER & ASSOC. I FURTHER CERTIFY THAT A QUALIFIED PERSON HAS PERSONALLY VISITED THE PROJECT SITE ON 3/3/2023 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 CERTIFICATE OF OCCUPANCY.

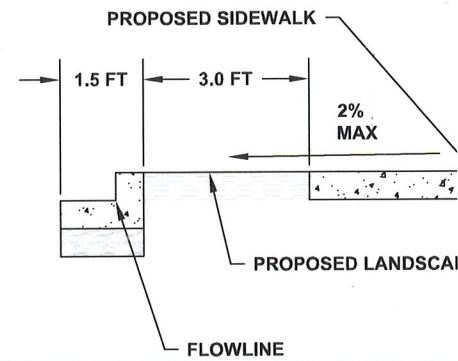
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1513195.23	4955.50	EOC
1513182.05	4955.24	EOC
1513183.21	4955.24	EOC
1513184.49	4955.37	EOC
1513185.66	4955.37	EOC
1513187.47	4955.37	EOC
1513188.63	4955.37	EOC
1513186.67	4955.43	EOC
1513256.62	4955.50	EOC
1513266.58	4955.50	EOC

183	1490188.56	1513171.56		RP-2
184	1490184.58	1513171.20		RP-2
185	1490239.64	1513161.75		RP-2
186	1490103.84	1513270.26		RP-2
204	1490126.79	1513177.86	4954.76	EOC
209	1490122.57	1513187.42	4954.32	FL
210	1490120.56	1513214.35	4954.45	FL
211	1490118.55	1513241.27	4954.59	FL



DETAIL A: SOUTH CURB DETAIL



DETAIL B: TREE BUMP OUT DETAIL

NOTE: NO WORK SHALL BE PERFORMED IN THE PUBLIC ROW WITHOUT AN APPROVED WORK ORDER OR EXCAVATION PERMIT

PREPARED BY:

Short Elliott
Hendrickson, Inc.

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Jayson Natera
JAYSON NATERA, NM.P.S. 27749



7/26/2023

DATE

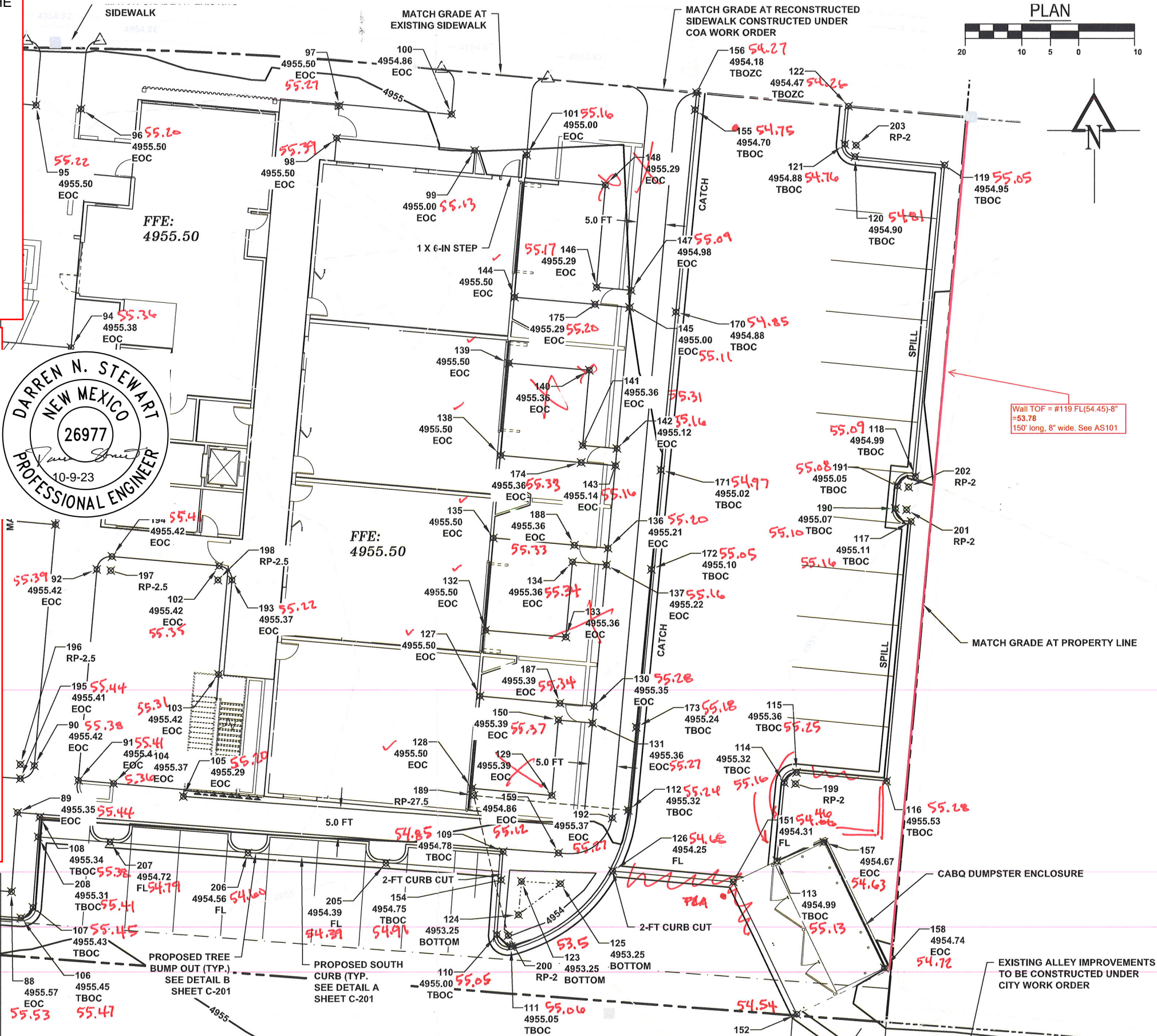
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3389.74	4954.25	FL	198	1490160.35	1513319.62	RP-2.5
3366.21	4955.50	EOC	199	1490124.38	1513422.05	RP-2
3364.78	4955.50	EOC	200	1490097.59	1513371.27	RP-2
3378.96	4955.39	EOC	205	1490110.37	1513349.41	FL
3386.37	4955.35	EOC	206	1490112.19	1513324.98	FL
3386.11	4955.36	EOC	207	1490114.11	1513300.56	FL
3367.23	4955.50	EOC	208	1490115.05	1513287.84	TBOC
3381.41	4955.36	EOC				
3382.57	4955.36	EOC				

LEGEND



2415 PRINCETON DR. NE, SUITE E
ALBUQUERQUE, NM 87107
505.843.7587
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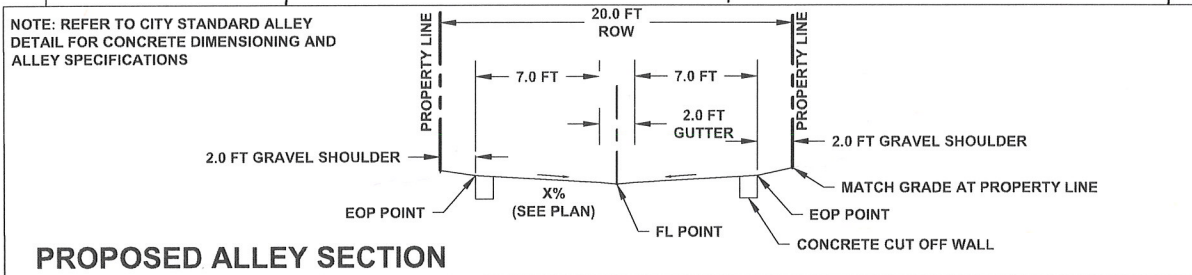
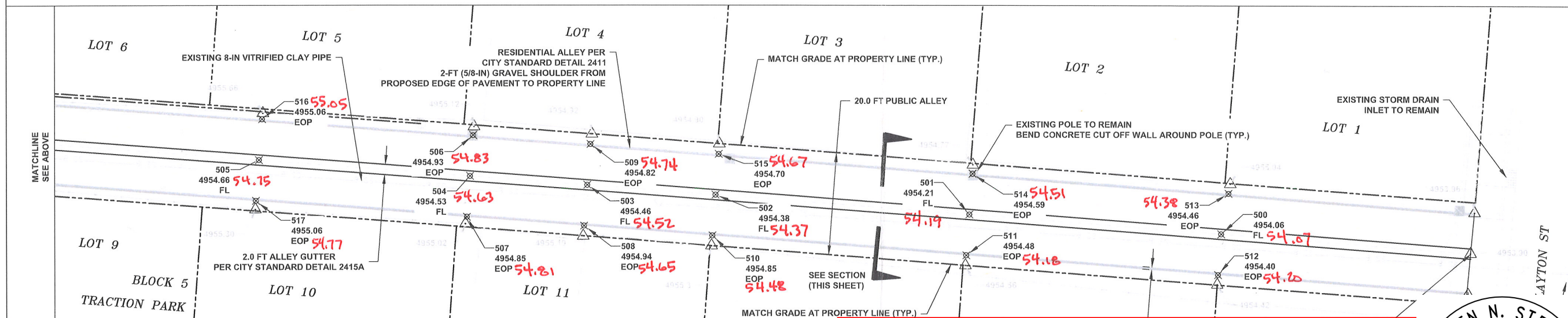
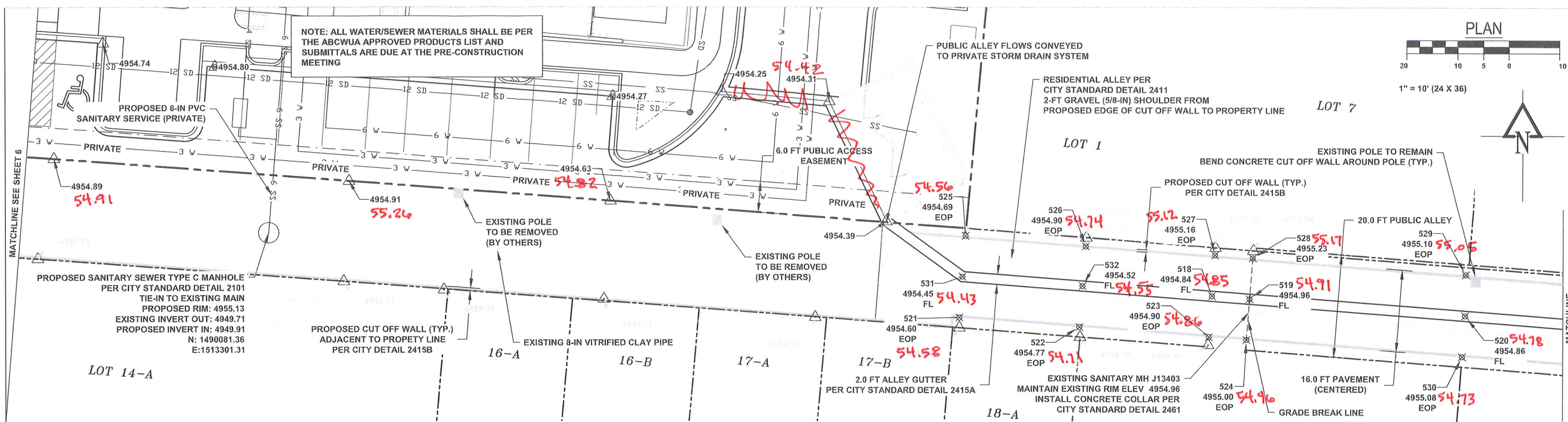
MONTEREY PLACE
APARTMENTS
2306-2320 CENTRAL AVE SW

DATE: 02/03/2021

REVISIONS

4/16	SKETCH PLAT
5/21	MINOR DRB
7/15	DRB RESUBMIT
10/02	FIRST DRC
11/14	G+D RESUB
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03/12	TCL RESUBMIT
02/03	G+D RESUB

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502	1490053.87
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505	1490060.70
506	1490065.53
507	1490049.57
508	1490047.82
509	1490063.78
510	1490045.91

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[Signature]
JAYSON NATERA, NM.P.S. 27749

[Seal: JAYSON NATERA, NEW MEXICO PROFESSIONAL SURVEYOR, 27749]

7/26/2023
DATE

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CITY OF ALBUQUERQUE PLANNING DEPARTMENT			
MONTEREY PLACE APARTMENTS ALLEY IMPROVEMENTS PLAN			
Committee	City Engineer Approval	Update	Mo./Day/Yr.
			10/02/2019
			12/11/2019
			2/3/2021
31982	Zone Map No. J-12Z	Sheet 7	Of 7

AS-BUILT INFORMATION			
CONTRACTOR	DATE	INSPECTOR'S NAME	DATE
STANDARD BY	DATE	FIELD BY	DATE
VERIFICATION BY	DATE	CONNECTION BY	DATE
MICRO-FILM INFORMATION			
RECORDED BY	DATE	NO.	
SURVEY INFORMATION			
FIELD NOTES	DATE	BY	
NO.			
ARCHITECTURAL SEAL			
REVISIONS			
		BY	
		REMARKS	
		NO.	DATE
		HR	DATE
		PR	DATE
		CHECKED BY	DATE

MONTEREY PLACE APARTMENTS
SUBMITTAL DATE: 02/03/2021
PROJECT #: 631982
RECORDED DATE: