

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

May 5, 2025

Ted Barber, P.E.  
Incline Engineering  
236 Tanno Road  
Santa Fe, NM 87506

**RE: Warehouse 9531-9561 Central  
9561 Central Ave. NW  
Grading and Drainage Plan  
Engineer's Stamp Date: 2/27/25  
Hydrology File: K09D057  
Case # HYDR-2025-00150**

Dear Mr. Barber:

PO Box 1293

Albuquerque

NM 87103

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

Based upon the information provided in your resubmittal received 4/28/2025, the Grading & Drainage Plan is approved for Building Permit and Grading Permit.

Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

**PRIOR TO CERTIFICATE OF OCCUPANCY:**

1. Engineer's Certification, per the DPM Part 6-14 (F) : *Engineer's Certification Checklist For Non-Subdivision* is required.
2. Please provide the Drainage Covenant with Exhibit A for the stormwater quality ponds per Article 6-15(C) of the DPM prior to Permanent Release of Occupancy. Please submit the original copies along with the \$ 25.00 recording fee check made payable to Bernalillo County to the Hydrology Section of Development Review Services on the Ground floor of Plaza de Sol.

As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, [jhughes@cabq.gov](mailto:jhughes@cabq.gov), 505-924-3420) 14 days prior to any earth disturbance.

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

# CITY OF ALBUQUERQUE

*Planning Department*  
Alan Varela, Director



*Mayor Timothy M. Keller*

Sincerely,

A handwritten signature in black ink, appearing to read 'Anthony Montoya, Jr.', is placed over a light gray rectangular background.

Anthony Montoya, Jr., P.E., CFM  
Senior Engineer, Hydrology  
Planning Department, Development Review Services

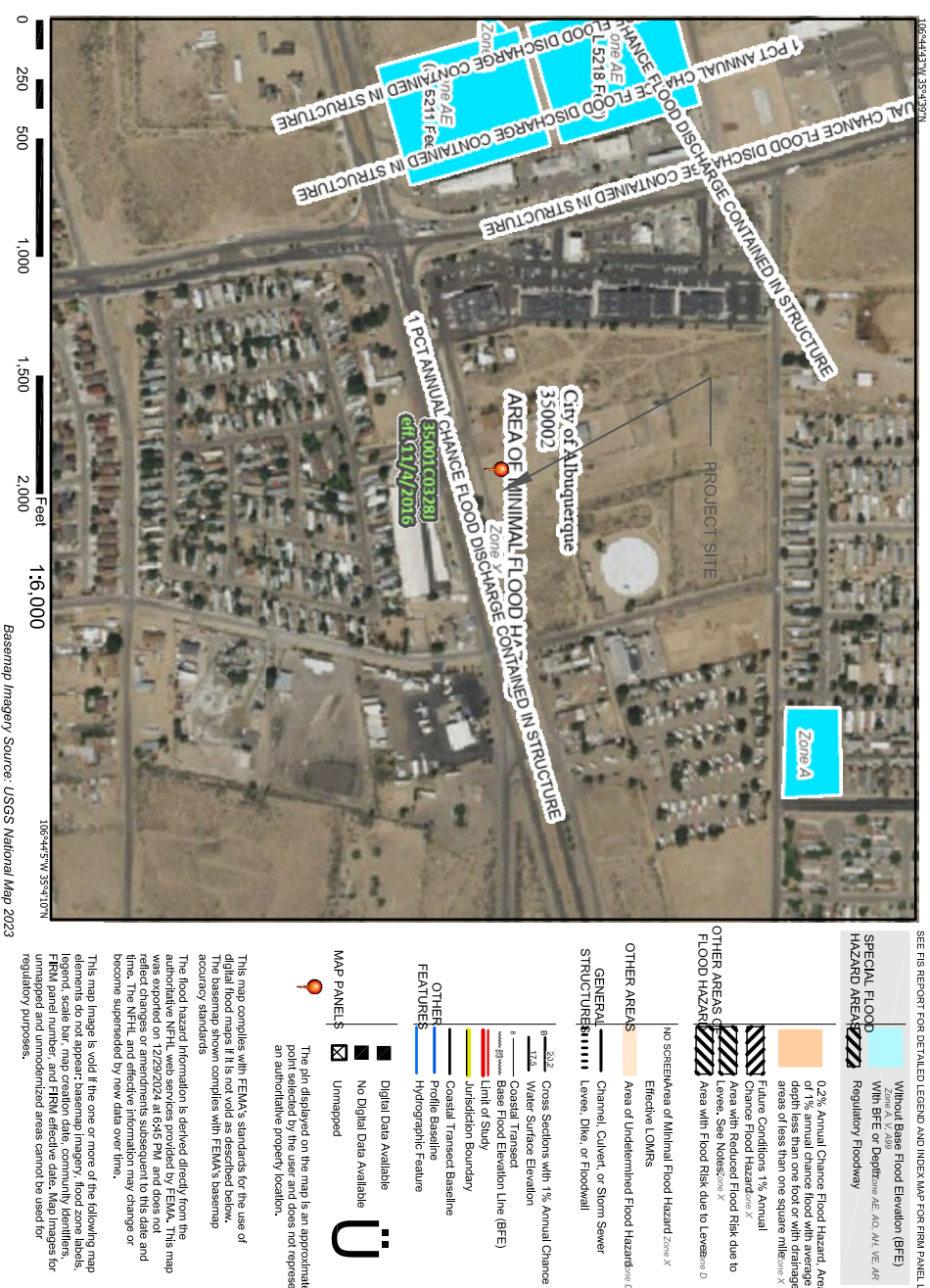
PO Box 1293

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NM 87103

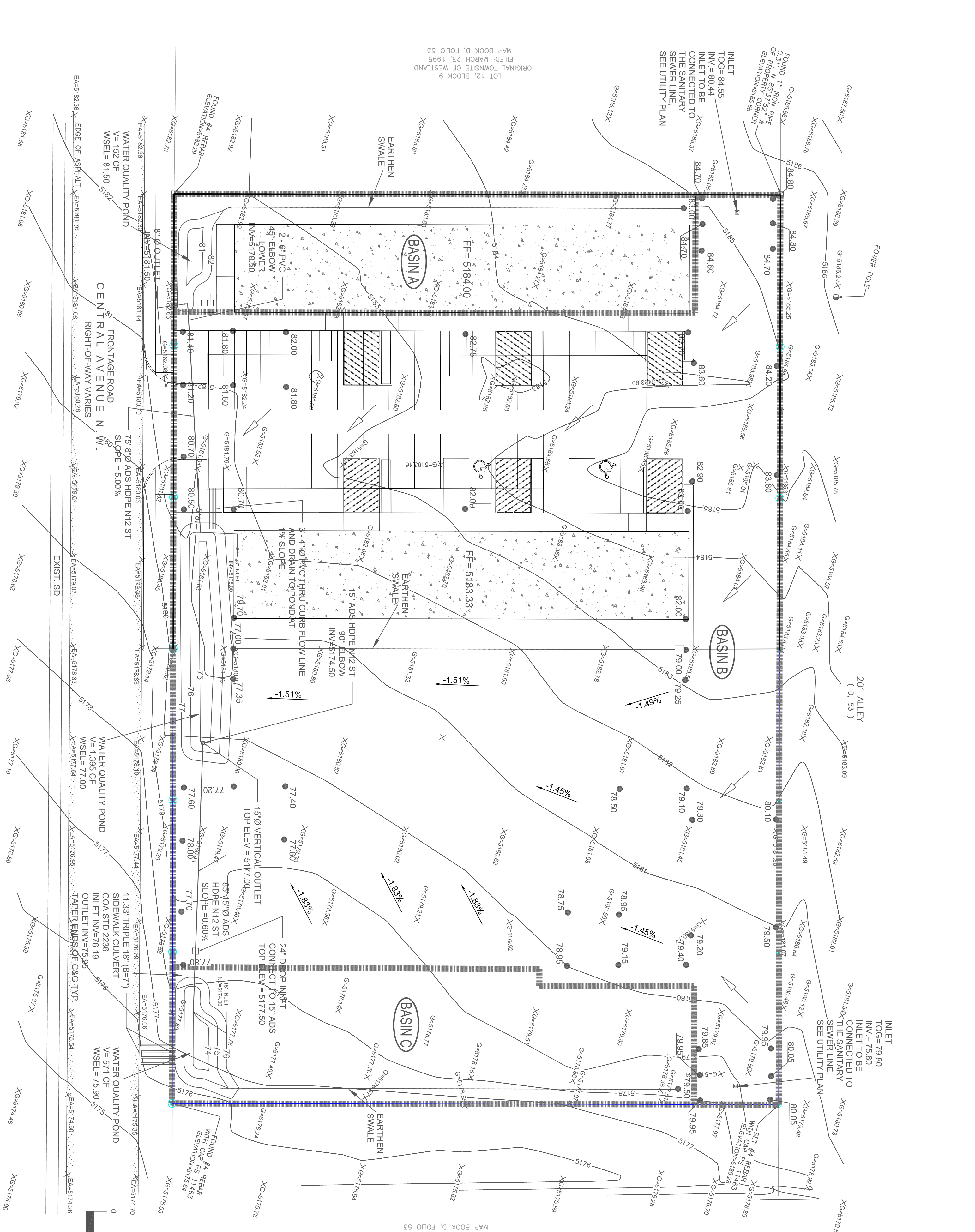
[www.cabq.gov](http://www.cabq.gov)



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1. DESIGN AND CONSTRUCTION SHALL COMPLY TO ALL PERMITS AND TOOLS GOVERNED BY THE JURISDICTION IN WHICH THE PROJECT IS LOCATED.
2. THE USE OF THE SITE IS OPENED UP TO ALL USER. SURFACE AREA OF 85% AND SHALL BE COMPACTED TO A DENSITY OF 95% (ONE TON PER SQUARE FOOT).
3. ALL BASE COURSE AND ASPHALT PAVING WORK ON THE PROJECT SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. CONSTRUCTION SPECIFICATION INCLUDING ALL RELATED SECTIONS.
4. THE CONTRACTOR SHALL INSPECT AND VERIFY ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL REPORT IMMEDIATELY TO THE OWNER ON HIS DESIGNATED WEBSITE.
5. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION OF NEW SAFETY REGULATIONS, OR FOR ACCORDING WITH THE SAFETY REGULATIONS, OR FOR ACCORDING WITH THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS, DISMISSALS OF THE CONTRACTOR, SUBSTITUTIONS, OR OTHER ACTIONS REQUIRED BY THE OWNER OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK.
6. THE CONTRACTOR SHALL BE EXPECTED TO THE OWNER ON HIS DESIGNATED WEBSITE.
7. IT IS ANTICIPATED THAT THE WORK SHOWN AND SPECIFIED ON THE DRAWINGS WILL BE COMPLETED BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE A COMPLETE SET OF SPECIFICATIONS. THE ENGINEER SHALL BE CONSULTED WHEN ANY CHANGES TO THE DRAWINGS OR SPECIFICATIONS ARE REQUIRED. THE CONTRACTOR SHALL BE RESPONSIBLE TO SHOW OR SPECIFIED.



SITE AREA: 1.3776 ACRES

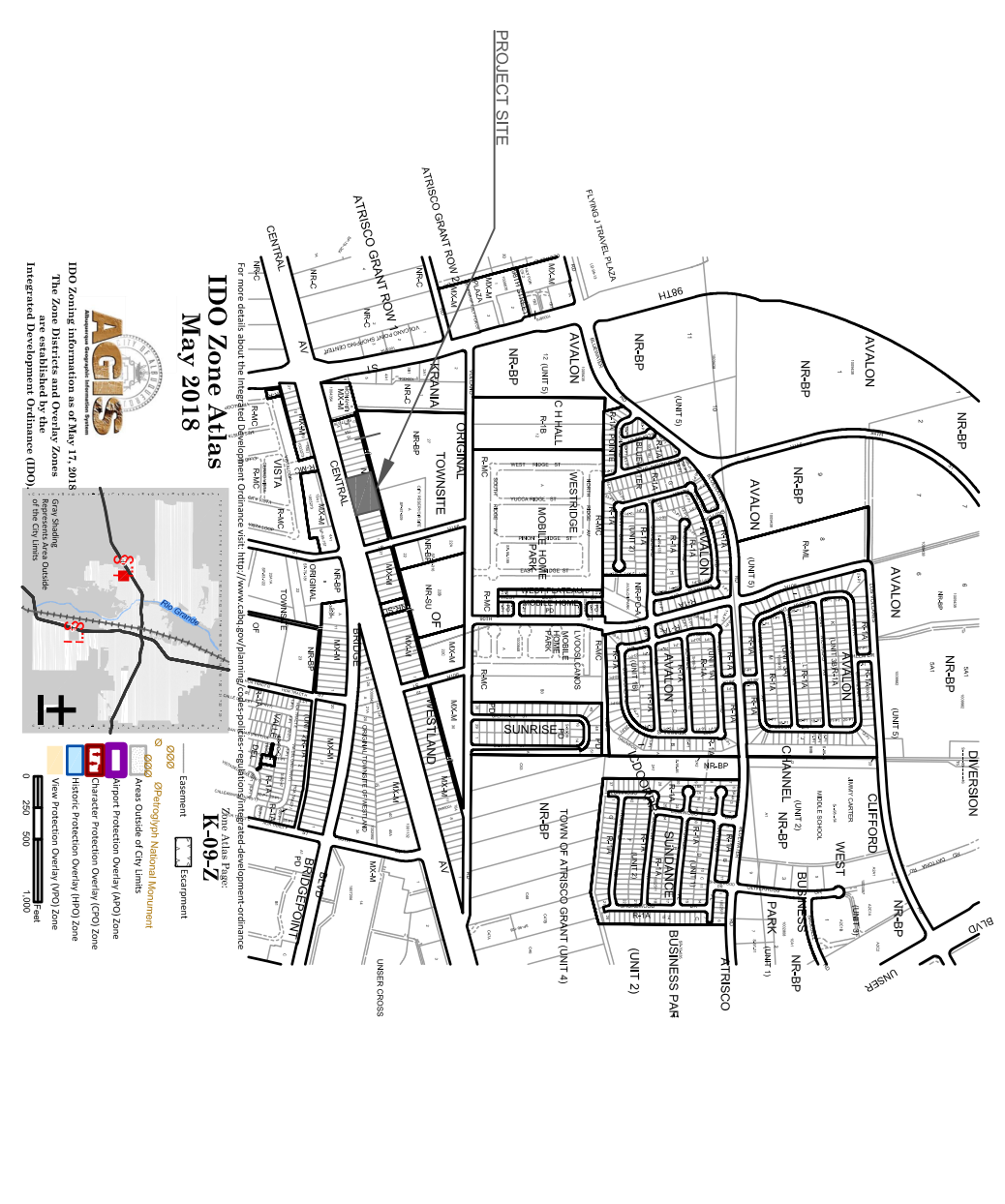
EXISTING DRAINAGE CONDITIONS:

THE DRAINAGE ANALYSIS FOR THIS SITE IS IN ACCORDANCE WITH CHAPTER 6, ARTICLE 6-2, SEWERAGE AND DRAINAGE, OF THE CITY OF DELAWARE. THE SITE IS LOCATED IN BASIN B, A STORM USED FOR BOTH UNDEVELOPED AND DEVELOPED CONDITIONS IS THE 100-YEAR, 6-HOUR STORM EVENT FOR RUNOFF. UNDER EXISTING CONDITIONS, THE PROPERTY IS VACANT. THE SITE IS LOCATED ON CENTRAL AVENUE NW BETWEEN 94TH STREET AND 98TH STREET. THE SITE MOSTLY DRAINS FROM NORTHWEST TO SOUTHEAST TO CENTRAL AVENUE FRONTAGE ROAD. THE PEAK RUNOFF UNDER EXISTING CONDITIONS IS 2.12 CFS DURING A 100-YEAR, 6-HOUR STORM. THERE ARE NO OFF-SITE FLOWS THAT REACH THE PROPERTY.

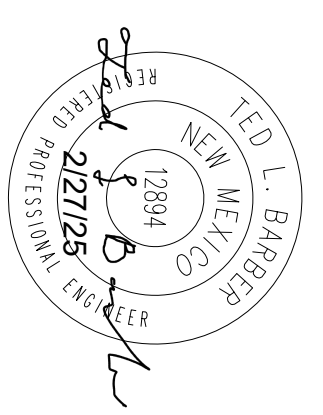
DEVELOPED DRAINAGE CONDITIONS:

THE SITE WILL BE FULLY DEVELOPED WITH BUILDINGS, PARKING AREAS, AND BASE COURSED AREAS. THE FULLY DEVELOPED AREAS AND LAND TREATMENTS ARE INDICATED ON DRAINAGE CALCULATIONS PRESENTED ON THIS SHEET ABOVE. DRAINAGE ANALYSIS FOR THIS SITE WAS INCLUDED IN THE FINAL DESIGN REPORT FOR THE AMOLE DEL NORTE STORM DRAINAGE FACILITIES, TIERNA BAYDRA DRAINAGE FACILITIES, PHASE III, DATED MARCH 1998. THIS SITE IS INCLUDED IN BASIN 197A ACCORDING TO THE REPORT THIS SITE CAN DISCHARGE 3.533 CFS PER ACRE. THEREFORE, THE SITE CAN DISCHARGE A TOTAL OF 4.87 CFS.

THE TOTAL SITE RUNOFF UNDER FUTURE FINAL DEVELOPED CONDITIONS IS 5.28 CFS. SINCE THE INITIAL 0.42 INCHES OF RAIN ARE RETAINED ONSITE IN THE STORM WATER QUALITY POND, THE TOTAL SITE RUNOFF WILL BE LESS THAN THE 4.87 CFS ALLOWED. THE SITE HAS THREE DRAINAGE BASINS. BASIN A INCLUDES THE BUILDING ON THE WESTERN SIDE OF THE SITE AND LANDSCAPED AREA. BASIN B INCLUDES THE MIDDLE PORTION OF THE SITE, AND BASIN C INCLUDES THE PASE COURSE LOT ALONG THE EASTERN SIDE OF THE SITE. THE SOUTHWEST WATER QUALITY POND (BASIN A) WILL DRAIN THROUGH 8"Ø HOPE PIPE TO THE CENTER POND (BASIN B). THE CENTER POND WILL DRAIN THROUGH A 15"Ø VERTICAL RISER HOPE PIPE OUTLET AND RUN THROUGH A 15"Ø HOPE PIPE TO THE SOUTHEAST POND. THE SOUTHWEST HOPE PIPE WILL BE OUTLET TO THE FRONTAGE ROAD THROUGH A TRIPLE 18" SIDEWALK CULVERT. THIS SIDEWALK CULVERT WILL BE CONSTRUCTED WITH A ROW WORK PERMIT.



1. Build sidewalk culvert per COA STD DMC 2236.
2. Contact Storm Maintenance at (505) 857-8033 to schedule a meeting prior to opening.
3. An excavation permit will be required before beginning any work within City Right-Of-Way.
4. 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.
5. Two working days prior to any excavation, the contractor must  
  
contact New Mexico One-Call, dial 811 or (505) 260-1900 for the location of existing utilities.
6. 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.
7. Backfill compaction shall be according to trafficrest use.
8. The contractor shall assume the responsibility of the owner of the property being served.
9. Work on arterial streets may be required on a 24-hour basis.
10. Contractor must contact Storm Maintenance at (505) 857-8033  
  
to schedule a construction inspection. For excavating and backfilling inspections, contact Construction Coordination at (505) 924-2416.



General Notes		
<p>1. DESIGN AND CONSTRUCTION SHALL COMPLY TO ALL PERMITS AND CODES GOVERNED BY THE JURISDICTION IN WHICH THE WORK IS TO BE DONE.</p> <p>2. THE USE OF ANY TYPE OF OPEN OR CLOSED SHALL HAVE A SURFACE AREA OF 8" AND SHALL BE COMPENSATED TO A DENSITY OF 95% OPTIMUM DENSITY PER ASTM D1557.</p> <p>3. ALL BASE COURSE AND ASPHALT PAVING WORK ON THE PROJECT SHALL COMPLY WITH CITY OF ALBUQUERQUE'S HIGHWAYS DEPARTMENT'S STANDARD SPECIFICATIONS AND ALL CITY-ADOPTED SECTIONS.</p> <p>4. THE CONTRACTOR SHALL NOTIFY ALL CITY AGENCIES ON THE PROJECTS OF THE CONTRACTOR'S SUBCONTRACTORS OR OTHER ANY OF THE WORK.</p> <p>5. OWNER AND ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN STRICT ACCORDANCE WITH THE CITY OF ALBUQUERQUE'S HIGHWAYS DEPARTMENT'S STANDARD SPECIFICATIONS AND ALL CITY-ADOPTED SECTIONS.</p> <p>6. ALL QUESTIONS SHALL BE DIRECTED TO THE OWNER OR HIS DESIGNATED REPRESENTATIVE.</p> <p>7. IT IS UNDERSTOOD THAT THE WORK SHOWN AND SPECIFIED CONTRACTOR'S OBLIGATION TO PROTECT EXISTING UTILITIES, ETC., IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON OR ON EACH PAGE OF MATERIALS SHOWN AND SPECIFIED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FACTS ON THE PROJECT AND SHALL BE RESPONSIBLE FOR THE FACTS ON THE PROJECT.</p> <p>8. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY NECESSARY PERMITS AND TO OBTAIN ANY NECESSARY PERMITS FOR THE WORK SHOWN AND SPECIFIED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FACTS ON THE PROJECT AND SHALL BE RESPONSIBLE FOR THE FACTS ON THE PROJECT.</p> <p>9. THE CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY ERECTION OF THE WORK SHOWN AND SPECIFIED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FACTS ON THE PROJECT AND SHALL BE RESPONSIBLE FOR THE FACTS ON THE PROJECT.</p> <p>10. TWO WORKING DAYS PRIOR TO ANY EXCAVATION CONTRACTOR MUST CONTACT THE UTILITY SERVICE 805-521-4339 FOR LOCATION OF EXISTING UTILITIES.</p> <p>11. THE CONTRACTOR SHALL IDENTIFY LOCATION AND SIZE OF ALL UTILITIES PRIOR TO CONSTRUCTION.</p> <p>12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FACTS ON THE PROJECT AND SHALL BE RESPONSIBLE FOR THE FACTS ON THE PROJECT.</p> <p>13. THE OWNER, CONTRACTOR AND/OR BUILDER SHALL COMPLY WITH ALL CITY-ADOPTED SECTIONS AND ALL CITY-ADOPTED SECTIONS.</p> <p>14. THE CONTRACTOR SHALL TAKE ALL APPROPRIATE MEASURES TO PREVENT THE MOVEMENT OF CONSTRUCTION RELATED TO THE PROJECT AND SHALL BE RESPONSIBLE FOR THE FACTS ON THE PROJECT AND SHALL BE RESPONSIBLE FOR THE FACTS ON THE PROJECT.</p> <p>15. THE CONTRACTOR SHALL NOT INSURE ANYTHING OUTSIDE THE PROJECT AND SHALL BE RESPONSIBLE FOR THE FACTS ON THE PROJECT AND SHALL BE RESPONSIBLE FOR THE FACTS ON THE PROJECT.</p> <p>16. 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THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FACTS ON THE PROJECT AND SHALL BE RESPONSIBLE FOR THE FACTS ON THE PROJECT.</p>		
<p>1. ALL PIPE PERMITS AND FITTINGS SHALL BE 12" WITH SOIL RIGHT JOINTS AND THE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE'S STANDARD SPECIFICATIONS FOR THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY TOWN APPLICATIONS. LATEST ADOPTION.</p> <p>2. FOUNDATION WHERE THE TRINITY BOTTOM IS INSTABLE, THE ENGINEER AND EPIFACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER SHALL BE STABILIZED USING A GEOTECHNICAL MATERIAL.</p> <p>3. BEYOND SUITABLE MATERIAL, SHALL BE CLASS II OR III, THE CONTRACTOR SHALL PROVIDE DOCUMENTATION MATERIAL. THE ENGINEER WILL PROVIDE DOCUMENTATION MATERIAL.</p>		