

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

December 19, 2025

David Aube  
Studio SW Architects  
2101 Mountain Rd NW  
Albuquerque, NM 87104

**RE: 2900 Central Project**  
**2900 Central Ave SE**  
**Grading and Drainage Plan**  
**Engineer's Stamp Date: 12/1/23**  
**Hydrology File: K16D009A**  
**Case # HYDR-2025-00445**

Dear Mr. Aube:

Based upon the information provided in your submittal received 12/15/2025, the Grading & Drainage Plan is approved for Demo Permit, Grading Permit and Building Permit. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

PO Box 1293

Albuquerque

**PRIOR TO CERTIFICATE OF OCCUPANCY:**

NM 87103

1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.

www.cabq.gov

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).

Sincerely,

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



City of Albuquerque  
Planning Department  
Development Review Services  
**HYDROLOGY SECTION**  
**APPROVED**  
DATE: 12/19/2025  
BY: [Signature]  
HydroTeam # K16D009A

THE APPROVAL OF THESE PLANS AND PERMITS SHALL NOT BE CONSIDERED TO BE A GUARANTEE OF ANY KIND OR A REPRESENTATION OF THE CITY OF ALBUQUERQUE. THE CITY OF ALBUQUERQUE SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY, OR FOR ANY CONSTRUCTION DEFECTS, SUCH AS APPROVED PLANS AND PERMITS SHALL NOT BE CONSIDERED A GUARANTEE OF ANY KIND OR A REPRESENTATION OF THE CITY OF ALBUQUERQUE. THE APPROVAL OF THESE PLANS AND PERMITS SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE BY THE BUILDING DEPARTMENT, FILED ON THE DEVELOPMENT.

Drainage Summary				
Project:	2900 Central Avenue			
Project Number:	TEC 2900 Central Avenue			
Date:	11/26/23			
By:	MTD			
<b>Site Location</b>				
Precipitation Zone	2 Per COA DPM Chapter 6			
<b>Proposed summary</b>				
Basin Name	Area (sf)	North Basin	South Basin	Offsite 1
Area (acres)	2463	14879	809	809
%A Land treatment	0.057	0.342	0.019	0.019
%B Land treatment	10	10	0	0
%C Land treatment	90	90	100	100
%D Land treatment				
<b>Soil Treatment (acres)</b>				
Area "A"	0.00	0.00	0.00	0.00
Area "B"	0.01	0.03	0.00	0.00
Area "C"	0.00	0.00	0.00	0.00
Area "D"	0.05	0.31	0.02	0.02
<b>Excess Runoff (acre-feet)</b>				
100yr 6hr	0.0103	0.0620	0.0036	acre-ft
10yr 6hr	0.0095	0.0395	0.0023	acre-ft
2yr 6hr	0.0042	0.0254	0.0015	acre-ft
100yr 24hr	0.0103	0.0620	0.0036	acre-ft
100yr 10day	0.0159	0.0960	0.0057	acre-ft
<b>Peak Discharge (cfs)</b>				
100 yr	0.23	1.41	0.08	cfs
10yr	0.14	0.87	0.05	cfs
2yr	0.08	0.51	0.03	cfs
<b>Water Quality Ponding Volume (cf)</b>				
100 yr	46.2	279.0	16.9	cf
<b>Water Quality Acre Feet</b>				
100 yr	0.0011	0.0064	0.0004	acre-ft

**VI. PROPOSED DRAINAGE CONDITIONS**

THE NEW BUILDING WILL BE APPROXIMATELY 3,700 SF. BASIN BOUNDARIES HAVE BEEN ESTABLISHED TO FOLLOW UPPER AND LOWER ROOFS AND TO DEFINE THE DIRECTION THAT EACH WILL DISCHARGE ONTO THE GROUND.

THE BUILDING IS LOCATED WITH A ZERO SETBACK FROM GIRARD BOULEVARD SE, AS ALLOWED BY THE INTEGRATED DEVELOPMENT ORDINANCE. TO CREATE AN OPPORTUNITY TO HARVEST SOME OF THE ROOF RUNOFF FOR LANDSCAPING, SHALLOW DEPRESSIONS HAVE BEEN ESTABLISHED WITHIN THE PUBLIC RIGHT-OF-WAY. EVEN THROUGH THE DEVELOPMENT PROCESS MANUAL (DPM) DOES NOT ALLOW THIS TO BE COUNTED TO SATISFY THE WATER QUALITY VOLUME, ADDITIONAL PAVED PERVIOUS PARKING STALLS (GRAVEL INFILTRATION AREAS WITH A GRAVEL PAVE 2 GRID AND GRAVEL SURFACE) HAVE BEEN PROVIDED ON SITE TO CAPTURE MORE FROM THE POLLUTION GENERATING SURFACES TO OFFSET THE NON-POLLUTION GENERATING IMPERVIOUS ROOF SURFACE.

THE SOUTH BASIN CONTAINS 14,879 SF AND IS THE MAJORITY OF THE SITE. THE PEAK RUNOFF FROM THIS BASIN IS 1.41 CFS. THIS BASIN CONTAINS A MAJORITY OF THE ROOF AS WELL AS THE PARKING LOT ON SITE. PVIOUS PARKING SURFACES HAVE BEEN PROVIDED IN LOCATIONS ALLOWED BY THE DPM. THIS INCLUDES PARKING STALLS EXCEPT ACCESSIBLE STALLS AND DESIGNATED MOTORCYCLE PARKING. THE SITE CONTAINS 11 PARKING STALLS THAT WILL BE PVIOUS. THIS BASIN ALSO CONTAINS AN UNDERGROUND INFILTRATION GALLERY THAT WILL COLLECT STORM RUNOFF FROM THE EASTERN PARKING LOT VIA TWO MEDIAN TYPE CATCH BASINS. THIS INFILTRATION GALLERY WILL ALSO COLLECT STORM WATER FROM TWO RECESSES IN THE BUILDING ON THE EAST SIDE. SMALL INFILTRATION TRENCHES WILL EXTEND TO THE EAST ALONG THE ACCESS DRIVE FROM THE ADJACENT SITE TO PROVIDE ADDITIONAL WATER FOR TREES IN THE ISLANDS. EXCESS RUNOFF BEYOND THE CAPACITY OF THE SURFACE PARKING, AND INFILTRATION GALLERY WILL FLOW OUT INTO THE EXISTING ACCESS DRIVE ALONG THE SOUTHERN BOUNDARY AND INTO GIRARD BOULEVARD SE.

THE NORTH BASIN CONTAINS 2,463 SF. THE MAJORITY OF THIS IS ROOF RUNOFF AND DRAINAGE FROM THE ENCLOSED PATIO. EXCESS RUNOFF WILL DISCHARGE THROUGH THE PATIO WALL INTO A SMALL DEPRESSION AT THE CORNER OF GIRARD BOULEVARD AND CENTRAL AVENUE. THIS NON-POLLUTION GENERATING IMPERVIOUS RUNOFF WILL HAVE A PEAK FLOW RATE OF 0.23 CFS. THE SHALLOW POND IN THE CORNER HAS CAPACITY FOR 54 CUBIC FEET OF WATER. VOLUME REQUIRED IS ONLY 43 CF FOR EXCESS RUNOFF AND 46 CUBIC FEET FOR WATER QUALITY.

RESHAPING OF THE ACCESS FROM THE EAST WILL CREATE A SMALL AREA (809 SF) THAT WILL NOW DRAIN INTO THE SITE. THE PEAK RUNOFF FROM ARE WILL GENERATE A FLOW RATE OF 0.08 CFS. EXCESS RUNOFF WILL BE COLLECTING IN THE UNDERGROUND INFILTRATION GALLERY WITHIN THE SOUTH BASIN.

EXTRACTION OF RUNOFF BY THE PVIOUS PARKING AREAS WILL ACCOUNT FOR 210 CUBIC FEET OF RUNOFF. THE REMAINING 633 CUBIC FEET WILL BE CONTAINED IN THE INFILTRATION GALLERY. ADS STORMTECH BASINS SC740 CHAMBERS WILL BE UTILIZED DUE TO THEIR LOW PROFILE AND CAPACITY. EACH CHAMBER WILL CONTAIN ABOUT 75 CUBIC FEET (INCLUDING SURROUNDING GRAVEL PORES). 9 CHAMBERS WILL BE USED AND THIS PROVIDE A VOLUME OF 674 CUBIC FEET WITHOUT INCLUDING THE END CHAMBERS OR CATCH BASINS.

INFILTRATION PER THE DPM IS ALLOWED AT 1.25" PER HOUR WITHOUT A DETAILED INFILTRATION TEST IN THE GEOTECHNICAL REPORT. WATER WILL INFILTRATE AND DRAIN THE CHAMBER IN APPROXIMATELY 7 HOURS AND THEREFORE THE CHAMBER WILL BE EMPTY FOR THE FOLLOWING DAY MONSOON.

WATER QUALITY OR 279 + 17 = 296 CUBIC FEET IS EASILY CONTAINED WITHIN THE PARKING AREA (210 CUBIC FEET) AND THE INFILTRATION GALLERY 674 CUBIC FEET. WATER QUALITY VOLUMES WERE COMPUTED UTILIZING THE REDEVELOPMENT CRITERIA IN THE DPM.

**VII. CONCLUSIONS**

THE SITE HAS BEEN DESIGNED TO COLLECT AND CONVEY THE 100-YEAR, 6-HOUR PEAK RUNOFF RATE OF 0.23 CFS FOR THE NORTH BASIN, 1.41 CFS FOR THE SOUTH BASIN, AND 0.08 CFS FOR NEW OFFSITE FLOWS CREATED BY GRADING FOR THE NEW DRIVEWAY.

RUNOFF FROM THE SITE IS REDUCED BECAUSE THE ORIGINAL SITE CONTAINED ABOUT 5% PVIOUS. THE NEW SITE CONTAINS 10% IMPERVIOUS ON-SITE PLUS ADDITIONAL WITHIN THE PUBLIC ROW THAT WAS PREVIOUSLY IMPERVIOUS.

SITE CONTAINS CAPTURE AND INFILTRATION OF POLLUTION GENERATING IMPERVIOUS SURFACES.

