

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
Permanent C.O. – Accepted
Engineer's Certification Date: 11/14/25
Engineer's Stamp Date: 12/1/23
Hydrology File: K16D009A
Case # HYDR-2025-00406

Dear Mr. Aube:

PO Box 1293

Based on the Certification received 11/14/2025 and site visit on 12/11/2025, this letter serves as an approval from the 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 505-924-3314 or amontoya@cabq.gov.

NM 87103

Sincerely,

Anthony Montoya, Jr., P.E., C.F.M.

www.cabq.gov

Senior Engineer, Hydrology
Planning Department, Development Review Services

I. PURPOSE AND SCOPE

THE PURPOSE OF THIS DRAINAGE PLAN IS TO PRESENT THE EXISTING AND PROPOSED DRAINAGE CONDITIONS FOR REPLACEMENT OF FORMER BUILDING LOCATED AT 2900 CENTRAL AVENUE, SE, IN ALBUQUERQUE. THE ZONE ATLAS PAGE FOR THE SITE IS K-16-Z.

II. SITE DESCRIPTION AND HISTORY

THE PROJECT SITE IS LOCATED ON THE SOUTH SIDE OF CENTRAL AVENUE, SE EAST OF GIRARD BOULEVARD SE. THE SITE WAS FORMERLY OCCUPIED BY MANNIE'S RESTAURANT AND HAS NOW BEEN DEMOLISHED IN PREPARATION FOR THIS NEW FACILITY.

III. COMPUTATIONAL PROCEDURES

HYDROLOGIC ANALYSIS WAS PERFORMED UTILIZING THE DESIGN CRITERIA BASED ON CHAPTER 6, HYDROLOGY, OF THE DEVELOPMENT PROCESS MANUAL, RELEASED 2020. TABLES WITHIN CHAPTER 6, WERE USED TO AID IN THE STUDY OF THE SITE HYDROLOGY.

IV. PRECIPITATION

THE STORM EVENT USED FOR THE FOLLOWING CALCULATIONS IS THE 100YR-6HR STORM. THE PROJECT SITE IS LOCATED IN ZONE 2 (EAST OF RIO GRANDE, AND WEST OF SAN MATEO).

V. EXISTING DRAINAGE CONDITIONS

THE SITE WAS PREVIOUSLY THE SITE OF MANNIE'S RESTAURANT. LOW INTERNAL CEILING AND OTHER DESIGN DECISIONS MADE WHEN MANNIE'S WAS CONSTRUCTED MADE IT MORE COSTLY TO REMODEL THE BUILDING THAN TO REMOVE AND REBUILD THE FACILITY FROM SCRATCH.

THE SITE PREVIOUSLY WAS ALMOST COMPLETELY IMPERVIOUS. THERE WAS A SMALL PLANTER AREA NEAR THE NORTH WEST CORNER OF THE BUILDING AND A SMALL ROW OF SHRUBS ALONG THE PATIO (ADJACENT TO PUBLIC SIDEWALK ALONG CENTRAL AVENUE).

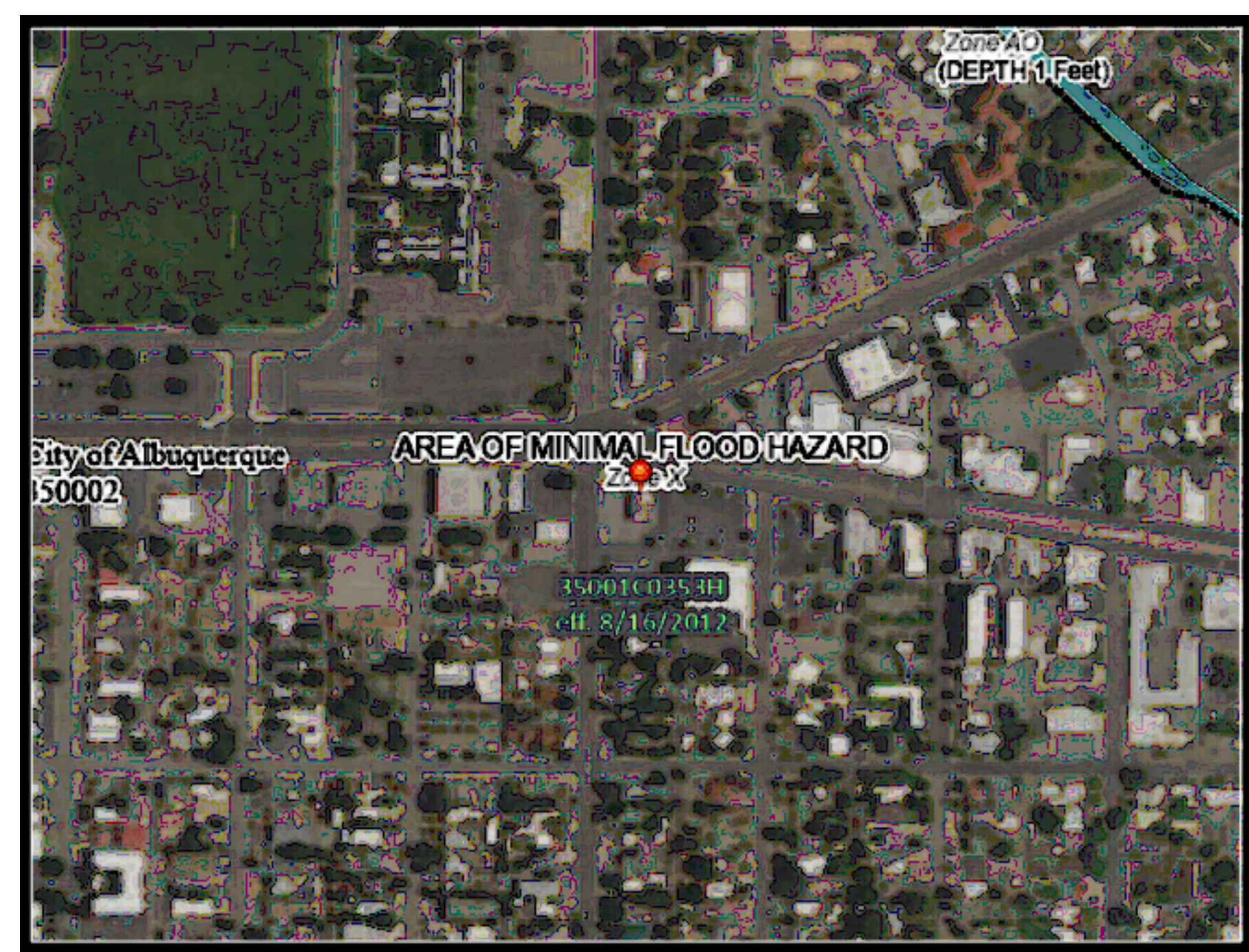
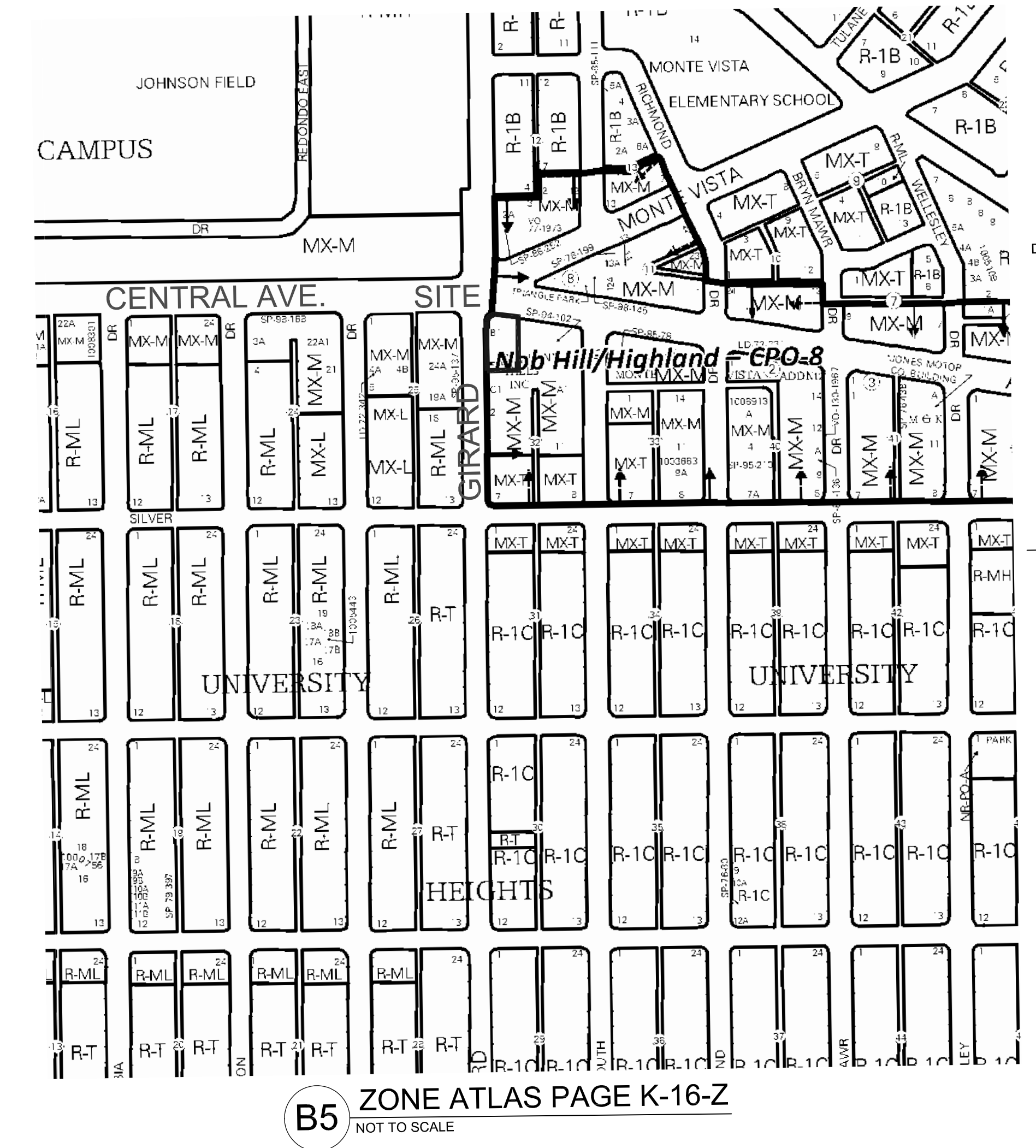
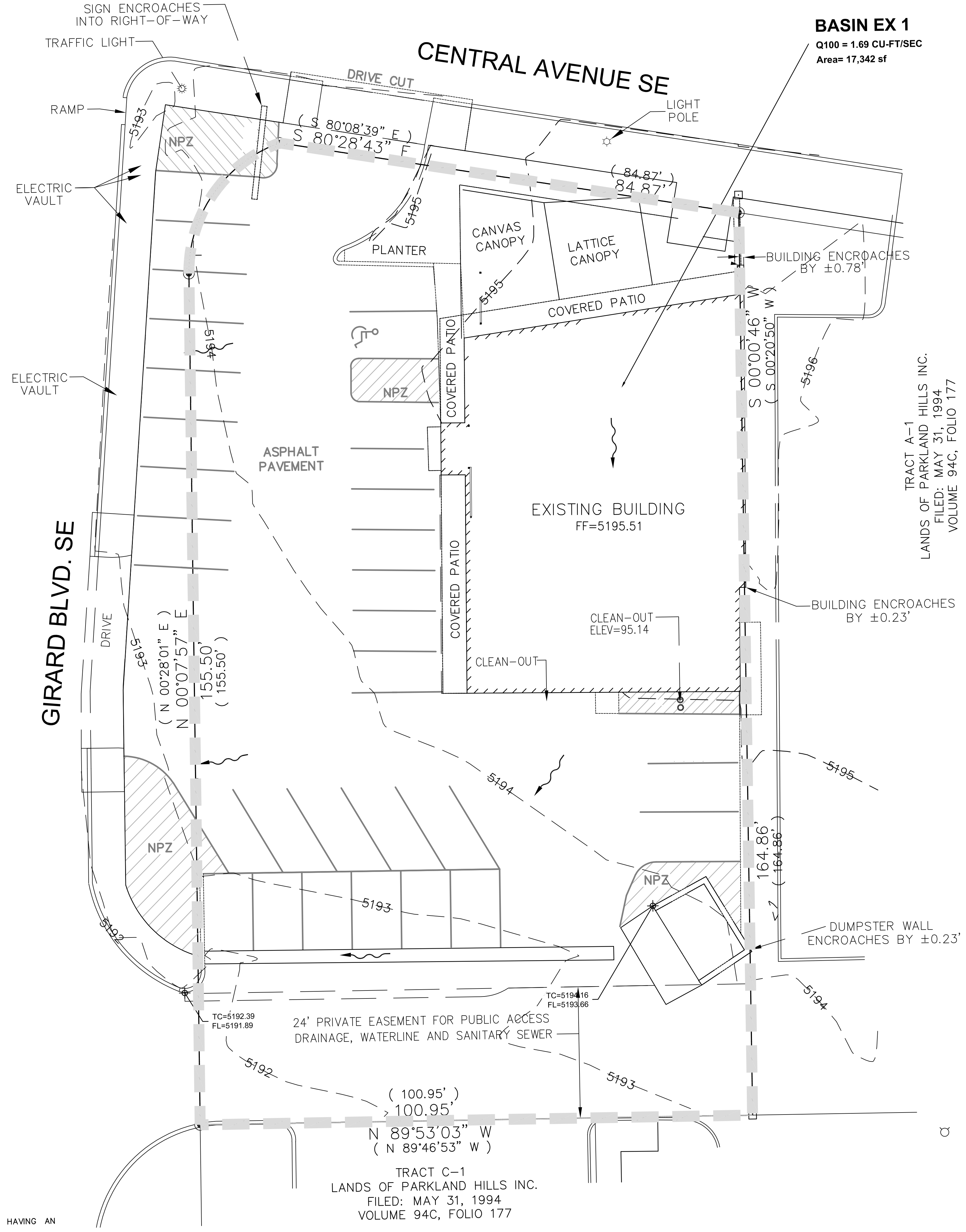
THE SITE GENERALLY DRAINED INTO GIRARD BOULEVARD SE. PEAK RUNOFF RATES FOR THE PRIOR CONDITION WERE 1.69 CFS FOR THE 100-YEAR, 6-HOUR EVENT.

THE SITE WAS ALSO ANALYZED AS RAW LAND. THE USDA WEB SOIL SURVEY SIMPLY IDENTIFIES THE SITE AS 100% CUT AND FILL. WITH A MAJORITY OF EAST ALBUQUERQUE BEING DECOMPOSING GRANITE FROM THE SANDIA MOUNTAINS A TYPE B SOIL WAS UTILIZED.

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
PRELIMINARY APPROVED
DATE: 02/09/24
BY: *[Signature]*
Hydro/Drawn #: K16D008A

THESE PLANS AND/OR REPORT ARE CONCEPTUAL ONLY. MORE INFORMATION MAY BE NEEDED IN THEM AND IS SUBMITTED TO HYDROLOGY FOR BUILDING PERMIT APPROVAL.

Drainage Summary				
Project:	2900 Central Avenue			
Project Number:	TEC 2900 Central Avenue			
Date:	11/28/23			
By:	MTD			
Site Location				
Precipitation Zone	2 Per COA DPM Chapter 6			
Existing summary				
Basin Name	Ex Basin 1	Raw Land	Alley	
Area (sf)	17342	14920	2423	
Area (acres)	0.40	0.34	0.06	
%A Land treatment	0	0	0	
%B Land treatment	5	100	0	
%C Land treatment	0	0	0	
%D Land treatment	95	0	100	
Soil Treatment (acres)				
Area "A"	0.00	0.00	0.00	
Area "B"	0.02	0.34	0.00	
Area "C"	0.00	0.00	0.00	
Area "D"	0.38	0.00	0.06	
Excess Runoff (acre-feet)				
100yr. 6hr.	0.0748	0.0228	0.0108	acre-ft.
10yr. 6hr.	0.0481	0.0086	0.0070	acre-ft.
2yr. 6hr.	0.0312	0.0006	0.0046	acre-ft.
100yr. 24hr.	0.0842	0.0228	0.0122	acre-ft.
Peak Discharge (cfs)				
100 yr.	1.69	0.81	0.24	cfs
10yr.	1.04	0.33	0.15	cfs
2yr.	0.63	0.03	0.09	cfs



A5 FLOOD INSURANCE RATE MAP
NOT TO SCALE

FLOOD ZONE DETERMINATION
SITE IS LOCATED WITHIN FEMA FIRM 35001C0353H. SITE IS ZONE X.

CONCEPTUAL
Thompson
Engineering
Consultants, Inc.
tec@yahoo.com

P.O. BOX 65760 ALBUQUERQUE, NM 87193 PHONE: (505) 271-2199 FAX: (505) 830-9246

STAMP



PERMIT SET

PROJECT NAME
2900 Central Project

2900 Central Ave SE
Albuquerque, New Mexico

Parkland Hills Inc.

REVISIONS

NO.	DATE	DESCRIPTION

Copyright: Design Group

Drawn by: MTD
Checked by: DBT
Date: 12-1-2023
Project number: 2594

SHEET TITLE

EXISTING DRAINAGE PLAN

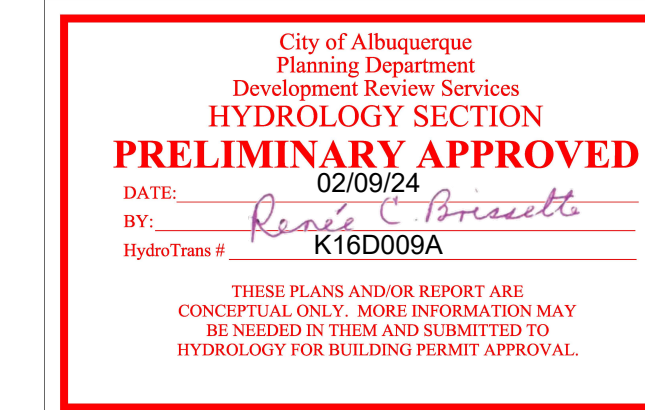
SHEET NUMBER

CD1

A1 EXISTING DRAINAGE PLAN
SCALE: 1"=10'-0"

SURVEYORS GENERAL NOTES:

- CONTOUR INTERVAL IS ONE (1) FOOT.
- ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE STATION No. "5-K16A", HAVING AN ELEVATION OF 5174.054, NAVD 1988.
- UTILITIES SHOWN HEREON ARE IN THE APPROXIMATE LOCATION BASED ONLY ON ABOVE GROUND EVIDENCE FOUND IN THE FIELD AND AS-BUILT INFORMATION PROVIDED BY THE CLIENT. UTILITIES SHOWN HEREON, WHETHER INDICATED AS ABANDONED OR NOT, SHALL BE VERIFIED BY OTHERS FOR EXACT LOCATION AND/OR DEPTH PRIOR TO EXCAVATION OR DESIGN CONSIDERATIONS.



Drainage Summary

Project: 2900 Central Avenue
Project Number: TEC 2900 Central Avenue
Date: 11/26/23
By: MTD

Site Location: 2 Per COA DPM Chapter 6
Precipitation Zone: 2 Per COA DPM Chapter 6

Proposed summary

Basin Name	North Basin	South Basin	Offsite 1
Area (acres)	0.057	0.342	0.019
%A Land treatment	10	10	0
%B Land treatment	0	0	0
%C Land treatment	90	90	100
Soil Treatment (acres)			
Area "A"	0.00	0.00	0.00
Area "B"	0.01	0.03	0.00
Area "C"	0.00	0.00	0.00
Area "D"	0.05	0.31	0.02
Excess Runoff (acre-feet)			
100yr. 6hr.	0.0103	0.0620	0.0036
10yr. 6hr.	0.0065	0.0395	0.0023
2yr. 6hr.	0.0042	0.0254	0.0015
100yr. 24hr.	0.0103	0.0620	0.0036
100yr. 10day	0.0159	0.0960	0.0057

Peak Discharge (cfs)	North Basin	South Basin	Offsite 1
100 yr.	0.23	1.41	0.08
10 yr.	0.14	0.87	0.05
2 yr.	0.08	0.51	0.03

Water Quality Ponding Volume (cf)	North Basin	South Basin	Offsite 1
100 yr.	46.2	279.0	16.9
10 yr.	0.0011	0.0064	0.0004

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 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. PERVIOUS 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 PERVIOUS. 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 PERVIOUS 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.

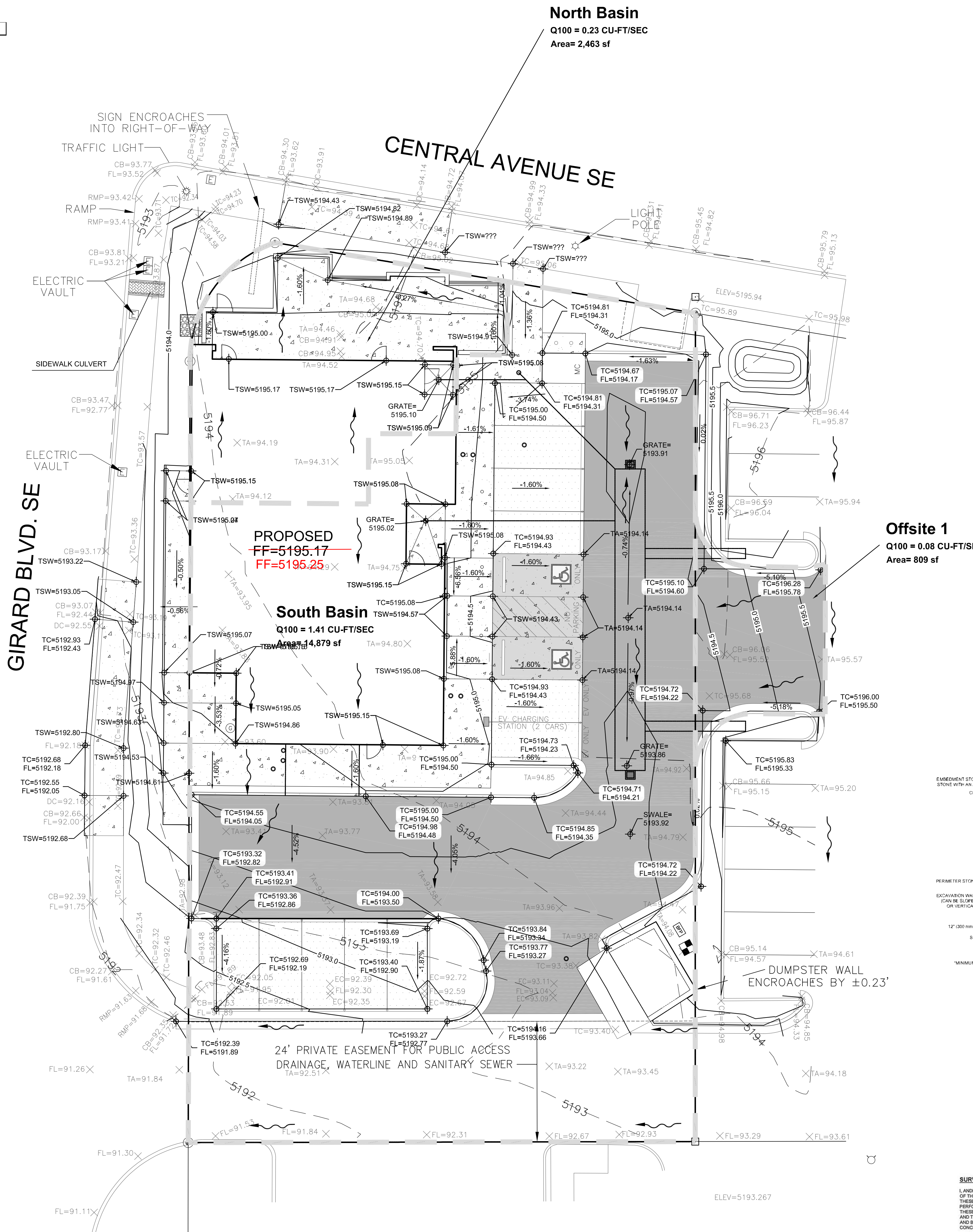
WATER QUALITY OR 279 + 17 = 296 CUBIC FEET IS EASILY CONTAINED WITHIN THE PARKING AREA (210 CUBIC FEET) AND THE INFILTRATION GALLERY 674 CUBIC FEET. WATER QUALITY VOLUMES WERE COMPUTED UTILIZING THE REDEVELOPMENT CRITERIA IN THE DPM.

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% PERVIOUS. 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.



Pond Routing and Volumes

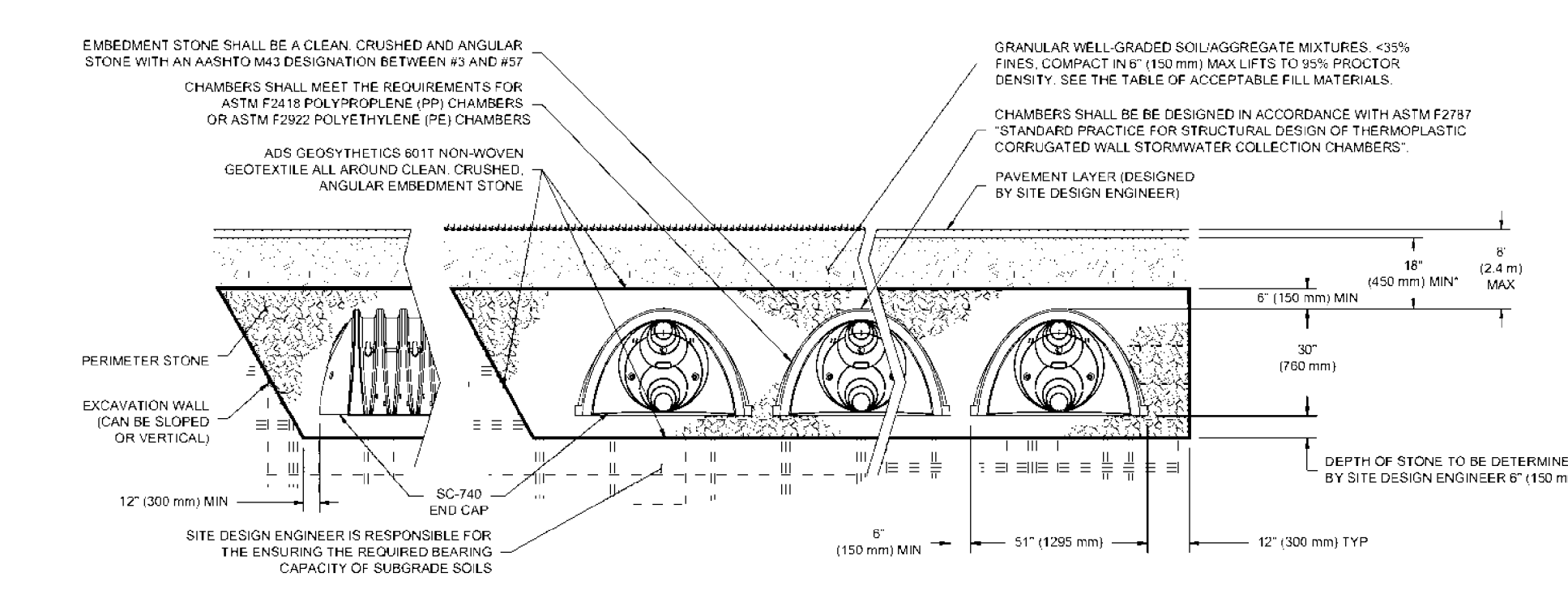
	North Basin	South Basin	Offsite 1		
Incoming Flow Rate	Qin	0.23	1.41	0.08	cfs
Allowable Discharge Rate (raw land allowable discharge)	Qout	0.07	0.67	0.013	cfs
Hydrology Zone		2	2	2	per Figure A-1
Area Total	At	0.057	0.342	0.019	acres
Area Type A	Aa	0	0	0	%
Area Type B	Ab	10	10	0	%
Area Type C	Ac	0	0	0	%
Area Type D	Ad	90	90	100	%
Excess runoff rates					
A	0.62	0.62	0.62		
B	0.80	0.80	0.80		
C	1.03	1.03	1.03		
D	2.33	2.33	2.33		
Weighted E (Excess Runoff)					
Time of Concentration	2.18	2.18	2.33		hours
Time to Peak	0.2	0.2	0.26		hours
=0.7Tc + ((1.8-Ad)/12)	0.882	0.882	0.881		hours
Time of Base	0.225	0.225	0.250		hours
=2.10Tc + Ad(1.25*Ad)	0.423	0.423	0.440		hours
Duration of Peak	0.059	0.094	0.031		hours
Time when storage begins	0.745	0.665	0.810		hours
Time incoming is less than discharge					
Volume Required during storm	0.012	0.232	0.001		acre inch
Volume Required during storm	43	841	2		cubic feet
Volume Stored in Pond during storm	54	845	0		cubic feet

Pervious Parking

Infiltration Rate	1.25" per hour
Area	1683 sf
Depth of Gravel 6" total	
Porosity per DPM is 25%	
Stored runoff Volume	210 cf

Infiltration Gallery

Required Volume (total basin minus parking storage)	633 cf
Infiltration Rate 1.25" inches per hour	0.000289 cfs/sf
Infiltration Gallery Area	360 sf
Infiltration sidewalls (at full depth)	506 sf
Infiltration rate	0.0250 cfs
Infiltration time	7.03 hours



Grading and Drainage Cert.(K16D009A)

I, David B. Thompson, NMPE 14221, of the firm Thompson Engineering Consultants, Inc., hereby certify that the new building at 2900 Central Avenue SE is in substantial compliance with and in accordance with the approved Grading and Drainage plan dated 12/12/23. As-Built Information has been received from Andrew Medina NMSP#12649. I certify that I have been visited the site, that the actual site conditions shown on this plan to be true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for the new building at 2900 Central Avenue SW.

The record information presented herein is not necessarily complete and intended only to verify substantial compliance of the drainage aspects of this project. Those relying on the record documents are advised to obtain

SURVEYOR'S CERTIFICATE

ANDREW S. MEDINA, A FULLY QUALIFIED LICENSED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE ABOVE INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FROM FIELD CONSTRUCTION AND "AS-BUILT" SURVEYS PERFORMED BY ME, OR UNDER MY SUPERVISION, THAT THE "AS-BUILT" INFORMATION SHOWN ON THESE DRAWINGS UNLESS OTHERWISE NOTED WAS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. COMMUNITY SCIENCES CORPORATION IS NOT RESPONSIBLE FOR ANY OF THE DESIGN CONCEPTS, CALCULATIONS, ENGINEERING AND/OR CONTENT OF THE RECORD DRAWINGS.

ANDREW S. MEDINA
NEW MEXICO PROFESSIONAL SURVEYOR, LICENSE NO. 12649
P.O. BOX 138
CORRAL BLVD. NW #208
88597-0000

DATE: 10-7-2023

CONCEPTUAL

Thompson Engineering Consultants, Inc.
Lccm@yahoo.com

P.O. BOX 65760
ALBUQUERQUE, NM 87193
PHONE: (505) 271-2199
FAX: (505) 830-9248

REVISIONS

NO.	DATE	DESCRIPTION

Copyright: Design Group
Drawn by: MTD
Checked by: DBT
Date: 12-1-2023
Project number: 2994

SHEET TITLE
CONCEPTUAL PROPOSED DRAINAGE PLAN

SHEET NUMBER
CD2