

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

June 20, 2023

Scott McGee, P.E.
9700 Sand Verbena Trail NE
Albuquerque, NM 87122

RE: Copper Terrace Apartments – Bldg A
12801 Copper Ave. NE
Permanent C.O. – Accepted
Engineer's Certification Date: 06/15/23
Engineer's Stamp Date: 03/17/22
Hydrology File: K22D062

Dear Mr. McGee:

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

Based on the Certification received 06/16/2023 and site visit on 06/16/2023, 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.

If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

Sincerely,

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 11/2018)

Project Title: _____ **Building Permit #:** _____ **Hydrology File #:** _____

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

Legal Description: _____

City Address: _____

Applicant: _____ **Contact:** _____

Address: _____

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

Owner: _____ **Contact:** _____

Address: _____

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

TYPE OF SUBMITTAL: _____ PLAT (____# OF LOTS) _____ RESIDENCE _____ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL?: _____ Yes _____ No

DEPARTMENT: _____ TRAFFIC/ TRANSPORTATION _____ HYDROLOGY/ DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

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

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

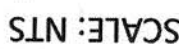
- _____ BUILDING PERMIT APPROVAL
- _____ CERTIFICATE OF OCCUPANCY
- _____ PRELIMINARY PLAT APPROVAL
- _____ SITE PLAN FOR SUB'D APPROVAL
- _____ SITE PLAN FOR BLDG. PERMIT APPROVAL
- _____ FINAL PLAT APPROVAL
- _____ SIA/ RELEASE OF FINANCIAL GUARANTEE
- _____ FOUNDATION PERMIT APPROVAL
- _____ GRADING PERMIT APPROVAL
- _____ SO-19 APPROVAL
- _____ PAVING PERMIT APPROVAL
- _____ GRADING/ PAD CERTIFICATION
- _____ WORK ORDER APPROVAL
- _____ CLOMR/LOMR
- _____ FLOODPLAIN DEVELOPMENT PERMIT
- _____ OTHER (SPECIFY) _____

DATE SUBMITTED: _____ **By:** _____

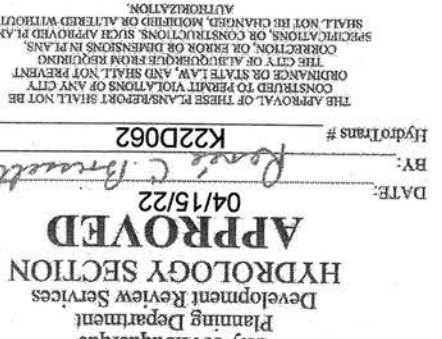
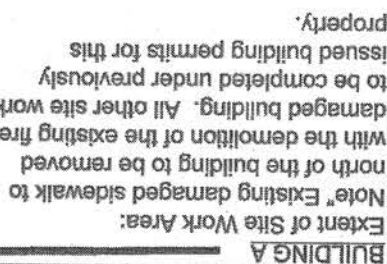
COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

$1'' = 10'$ 

SCALE: NTS



VICINITY MAP

LEGEND

KEYED NOTES		(X)
EXISTING CONSTRUCTION	_____	
NEW CONTOUR	_____	
NEW SPOT ELEVATION	◆ 36.5	
TOP OF SIDEWALK	TSW	
TOP OF CURB	TC	
FLOWLINE	FL	
FINISHED FLOOR ELEVATION	FF = 56.0	
AS BUILT ELEVATION	X 53.0	

KEYED NOTES

- A. INSTALL 4" PVC DRAIN LINES UNDER ENTRY WALKS WITH 4" COVER DEPTH.

DRAINAGE ANALYSIS

ADDRESS: 12801 Copper Avenue NE, Albuquerque, NM
LEGAL DESCRIPTION: LOT 1 RE-DIVISION TRACT C VISTA ORIENTE
SITE AREA: 3.99 acres
Disturbed area = 135x80 = 10,800 SF
BENCHMARK: City of Albuquerque Station '10-K21' being a brass cap.
ELEV = 5557.514 (NAVD 1988)
SURVEYOR: Cartesian Surveys Inc dated July, 2020
PRECIPITATION ZONE: 4
FLOOD HAZARD: From FEMA Map 35001C03596 (9/26/08), this site is identified as being within Zone 'X' which is determined to be of minimal flood hazard. Both Chelwood Park Blvd and Copper Avenue are noted as Zone AO (Depth 1').
OFFSITE FLOW: The interior site does not accept offsite.
EXISTING CONDITIONS: The site was an existing apartment building that was destroyed during a remodel. The site slopes down to the west at 3-4% and the runoff discharges to Copper Avenue NE.

PROPOSED IMPROVEMENTS: The proposed replacement building will occupy the same space as the previous building. No new asphalt paving is proposed as existing parking lots are adequate. New depressed landscaping will provide the surface SWQ volume needed.

RAINAGE APPROACH: The site drainage pattern will discharge runoff to several onsite retention ponds for the Storm Water

quality (SWQ) volume. The volume is based on re-development using 0.28" per ft to calculate volume.

$$X_{\text{disfiling}} = \text{Proposed sand treatment} \cdot 29\% + 0.29(0.73) + (-0.69)(0.25) = 1.2 \text{ CFS}$$

$$\text{SWQV} = 5(0.596)(0.28/12) = 139 \text{ CF}$$

$$\text{Total retention volume provided onsite is } 148 \text{ CF}$$

The proposed retention pond areas will combine to contain the SWQ volume. Site runoff will not increase from the historic discharge rate.

WWW.JFEB&ANDZUZU.COM

GRADING & DRAINAGE PLAN

**COPPER TERRACE APARTMENTS
BUILDING A**

o'd

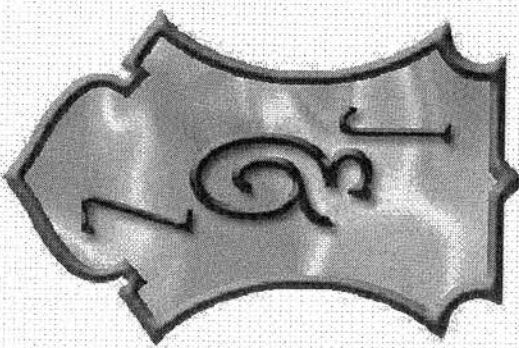
12801 COPPER AVE NE,
ALBUQUERQUE, NM 87123

date: Mar. 09, 2022

checked:

drawn:

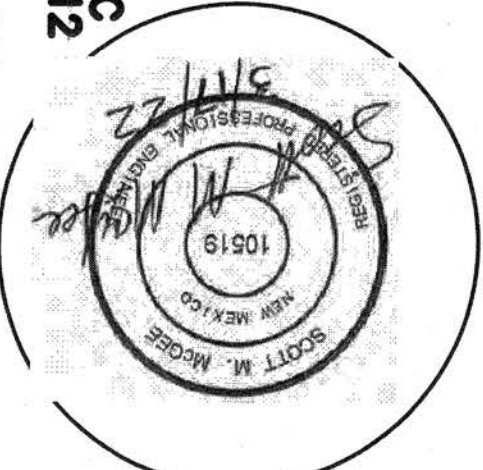
job no: 21-055



JEFFS & ZUZU, LLC.
ARCHITECTS & CONTRACTORS
MAKING HOUSE CALLS 11030 MERRILL, NE, SUITE 100, OMAHA, NE 68137
402.491.1100

030 MENAUL NE SUITE C
ALBUQUERQUE, NM 87112

~~505-797-1318~~



"EASY AS PIE"