

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Interim Director



Mayor Timothy M. Keller

October 18, 2021

Martin Garcia, P.E.
Anchor Engineering
575 Bosque Farms Blvd.
Bosque Farms, NM 87068

RE: 12900 Central Ave. SE
Permanent C.O. - Approved
Engineer's Certification Date: 8/25/21
Engineer's Stamp Date: 6/12/18
Hydrology File: L22D061

Dear Mr. Garcia:

PO Box 1293

Based on the certification, photos and a previous site visit on 9/8/21, this certification is approved for Permanent Certificate of Occupancy.

Albuquerque

If you have any questions, please contact me at 924-3986 or earmijo@cabq.gov.

Sincerely,

NM 87103

www.cabq.gov

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 10/2018)

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

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

Legal Description: _____

City Address: _____

Applicant: _____ **Contact:** _____

Address: _____

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

Other Contact: _____ **Contact:** _____

Address: _____

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

TYPE OF DEVELOPMENT: _____ 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: _____



THIS IS A 1.38 ACRE COMMERCIAL PARCEL LOCATED IN THE DPM DESIGNATED RAINFALL ZONE 3 AND FEMA DESIGNATED FLOOD ZONE X (UNSHADED) (PANEL 35002C0359G, EFFECTIVE 9/26/2008). THE PROPOSED DEVELOPMENT INCLUDES CONSTRUCTION OF A NEW 8,000 SQ. FT. STEEL BUILDING, A 2,200 SQ. FT. DISPLAY BUILDING AND APPROXIMATELY 18,000 SQ. FT. OF ASPHALT PARKING. THE REMAINING AREA IS GRAVELED.

THE SITE SLOPES AT ABOUT 3% FROM THE NORTH EAST TO THE SOUTH WEST AND FREE DISCHARGES TO ADJACENT PROPERTIES. OFFSITE FLOWS ENTER THE PROPERTY FROM THE ADJACENT PROPERTY TO THE EAST. HOWEVER, THE PROPERTY TO THE EAST DOES HAVE AN APPROVED GRADING & DRAINAGE PLAN (L22D059) THAT INDICATES OFFSITE FLOWS WILL BE DIVERTED TO AN ON-SITE POND ONCE THE PLAN IS CONSTRUCTED.

THIS PLAN PROPOSES TO HANDLE DEVELOPED RUNOFF WITH THE CONSTRUCTION OF A STORM WATER CONTROL RETENTION POND IN THE SOUTH WEST CORNER OF THE PROPERTY AND DEPRESSED LANDSCAPING AREAS ALONG CENTRAL AVENUE. THE POND WILL COLLECT RUNOFF FROM THE 8,000 SQUARE FOOT BUILDING, PARKING AND STORAGE AREAS AND OFFSITE FLOWS. IT IS SIZED TO HOLD THE RUNOFF VOLUME FROM A 100YR. 24HR. RAINFALL EVENT IN THE DEVELOPED CONDITION AND ALLOW CURRENT OFFSITE FLOWS TO CONTINUE IN THE HISTORIC FLOW PATH UNTIL SUCH TIME AS THE ADJACENT PROPERTY IS DEVELOPED.

THE 2,400 SQ. FT. DISPLAY BUILDING DEVELOPED RUNOFF WILL BE HARVESTED IN THE DEPRESSED LANDSCAPING AREA ALONG CENTRAL AVENUE.

THE PROJECT BENCHMARK FOR THIS SITE IS AN ACS BRASS CAP STAMPED "4-L22" LOCATED APPROX 320.00' WEST OF THE PROPERTY ALONG THE SOUTH CURB OF CENTRAL AVE.

N: 1480509.445
E: 1563610.492
Z: 5586.425

THE LOCAL BENCHMARK IS A SET NAIL WITH
FLAGGING ALONG THE EAST CENTRAL PROPERTY
LINE OF THE SITE.

N: 1480238.217
E: 1564113.559
Z: 5585.82

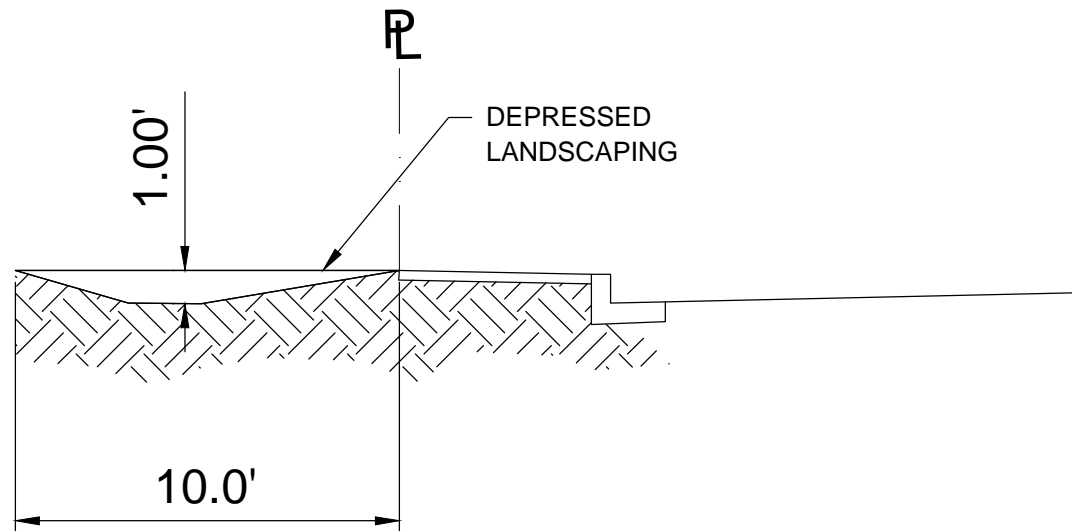
91 CONTOUR	9525.75 SF
90 CONTOUR	6870.14 SF
89 CONTOUR	5301.18 SF

$$\frac{9525.75 + 6870.14}{2} = 8197.95 \times 1 = 8197.95 \text{ CF}$$
$$\frac{6870.14 + 5301.18}{2} = 6085.66 \times 1 = 6085.66 \text{ CF}$$

POND VOLUME REQUIRED _____ 9461.00 CF
POND VOLUME PROVIDED _____ 14283.61 CF

WATER SURFACE ELEVATION _____ 5590.32
CAPACITY = $\frac{9461.00 \text{ CF}}{14283.61 \text{ CF}} \times 100\% = 66.2\% \text{ FULL}$

WATER DEPTH = 2' x 0.66 = 1.32'
WS ELEVATION = 5589.00' + 1.32' = 5590.32'

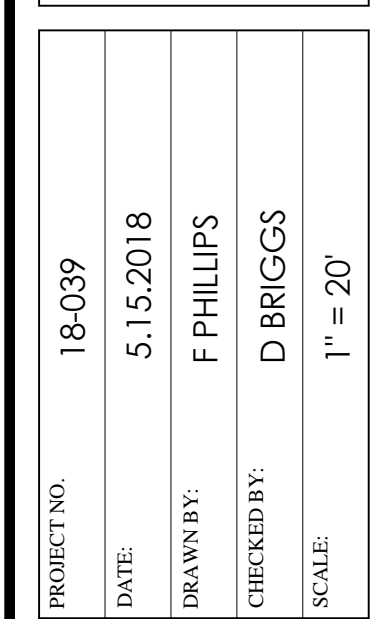
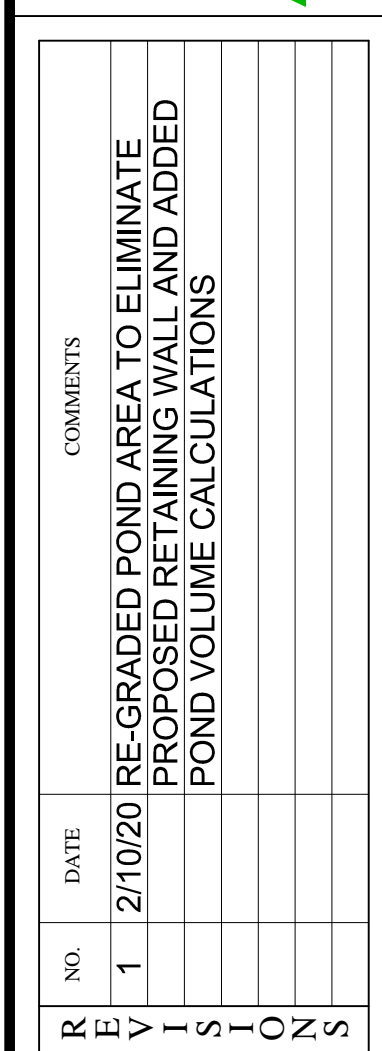
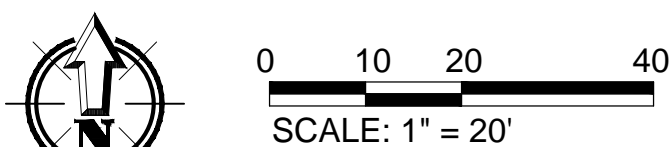


SCALE: 1" = 5'



I, MARTIN J. GARCIA, NMPE 11767, OF THE FIRM ANCHOR ENGINEERING, 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 FEBRUARY 10, 2020. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY ROBERT J. FIERRO, NMPS 22909.

I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON AUGUST 23, 2021, 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 APPROVAL OF GRADING CERTIFICATION.



SHEET

C2.2