

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

May 5, 2025

Gilbert Aldaz, P.E.
Applied Engineering & Surveying, Inc.
1605 Blair Drive NE
Albuquerque, NM 87112

**RE: Las Miradas Townhouses – Lot 9
9016 El Ojito Court NW
Grading and Drainage Plan
Engineer's Stamp Date: 04/24/2025
Hydrology File: C12D003B3A**

Dear Mr. Aldaz:

PO Box 1293

Based upon the information provided in your submittal received 04/24/2025, 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.

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

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, 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.

Sincerely,

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

DRAINAGE CALCULATIONS

DRAINAGE PLAN

THIS DRAINAGE PLAN IS FOR TWO NEW TOWNHOUSES ON EL OJITO COURT NW WITHIN LOTS 9 & 10 LAS MIRADAS TOWNHOUSES PROJECTED SECTION 13, TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M. TOWN OF ALAMEDA GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, CONTAINING THE FOLLOWING ITEMS FOR THE GRADING AND DRAINAGE PLAN ARE CONTAINED HEREON:

1. DRAINAGE CALCULATIONS
2. VICINITY MAP (C-12)
3. FLOOD INSURANCE RATE MAP 35001 C0116G
4. GRADING PLAN

EXISTING CONDITIONS

AS SHOWN BY THE VICINITY MAP, THE SITE CONTAINS APPROXIMATELY 0.17 ACRES AND IS WITHIN AN EXISTING SUBDIVISION AND THESE 2 LOTS REMAIN UNDEVELOPED. THERE IS AN EXISTING GRADING AND DRAINAGE PLAN (C12D00383) DEVELOPED FOR THE ORIGINAL SUBDIVISION IN 2006 WHICH WAS APPROVED BY THE CITY OF ALBUQUERQUE HYDROLOGY DEPARTMENT.

THE EXISTING TOPOGRAPHY HAS THE WEST HALF SLOPING TOWARDS THE ASPHALT PAVED EL OJITO COURT FOR THE WEST ENTRY AREA AND THE EAST HALF OF THE SITE SLOPES TO A PAVED PRIVATE ACCESS ON THE EAST SIDE OF THE LOTS 9 AND 10. THIS SITE IS LOCATED WITHIN FLOOD ZONE X, AREA OF MINIMAL FLOOD HAZARD AND IS NOT WITHIN A DESIGNATED 100-YEAR FLOODPLAIN. (SEE ATTACHED FIRM MAP 35001 C0116G).

THERE IS AN EXISTING RESIDENCE ON THE NORTH SIDE OF LOT 9 AND AN EXISTING RESIDENCE ON THE SOUTH SIDE OF LOT 10.

OFFSITE FLOWS

BASED ON A FIELD VISIT AND TOPOGRAPHIC CONTOUR INFORMATION ON THE NORTH SIDE OF LOT 9, IT APPEARS THE EXISTING RESIDENCE HAS SOME ROOF DRAINAGE THAT MAY COME INTO THIS SITE. A DRAINAGE SWALE WILL BE PROVIDED TO DIVERT ANY FLOWS AWAY FROM THE PROPOSED RESIDENCE FOR LOT 9.

PROPOSED CONDITIONS

AS SHOWN BY THE PLAN, THE PROJECT CONSISTS OF 2 NEW TOWNHOUSES. THE PLAN IS TO HAVE THE GARAGES FACE THE EAST ALLEY WAY. THE RESIDENCE WILL BE DESIGNED AS A SPLIT LEVEL TO REFLECT THE ORIGINAL GRADING DESIGN INTENT. THE MAIN FINISH FLOOR ELEVATION WILL BE SET BASED AT A ELEVATION ABOVE THE CURB OF EL OJITO COURT NW AND THE GARAGE WILL BE SET AT 4 FEET LOWER IN ORDER FOR EASE OF ACCESS TO THE EXISTING ALLEY ON THE EAST SIDE OF THE PROPERTY. A 4 FOOT RETAINING WALL WILL BE REQUIRED BETWEEN THE MAIN FLOOR AND THE GARAGE AS SHOWN ON THIS PLAN.

THE ROOF DRAINAGE WILL BE DIVERTED TO THE EAST END USING A ROOF DRAIN CANALE AND WILL BE DISCHARGED INTO THE PAVED ALLEY DRIVE ON THE EAST SIDE. THE FRONT PORTION OF THE ENTRY ON THE WEST END WILL BE GRADED TO DRAIN TO THE WEST AND ONTO EL OJITO COURT NW. PER THE ORIGINAL APPROVED GRADING AND DRAINAGE PLAN (C12D00383) FREE DISCHARGE IS APPROPRIATE FOR THESE TWO LOTS.

THE CALCULATIONS WHICH APPEAR HEREON, ANALYZE BOTH THE EXISTING AND DEVELOPED CONDITIONS FOR THE 100-YEAR, 6 HOUR RAINFALL RUNOFF FOR PEAK FLOWS AND STORM DURATION FOR VOLUME REQUIREMENTS. THE PROCEDURE WILL FOLLOW THE DEVELOPMENT PROCESS MANUAL (DPM), CHAPTER 6 (DRAINAGE, FLOOD AND EROSION CONTROL) FOR CALCULATIONS AND DRAINAGE REQUIREMENTS.

DRAINAGE CALCULATIONS:

1. PRECIPITATION ZONE = 1
2. DESIGN STORM = DEPTH (INCHES) AT 100-YEAR STORM TABLE 6.2
6-HOUR = 2.17 INCHES
24-HOUR = 2.49 INCHES
10 DAY = 3.90 INCHES
3. PEAK DISCHARGE (CFS/ACRE) FOR 100-YEAR, TABLE 6.8
 $Q = 1.34 \text{ CFS/ACRE SOIL UNCOMPACTED "A"}$
 $Q = 2.16 \text{ CFS/ACRE LANDSCAPED "B"}$
 $Q = 2.87 \text{ CFS/AC COMPACTED SOIL "C"}$
 $Q = 4.12 \text{ CFS/ACRE IMPERVIOUS AREA "D"}$
FOR WATERSHEDS LESS THAN OR EQUAL TO 40 ACRES
4. EXCESS PRECIPITATION, E (INCHES), FOR 100-YEAR, TABLE 6.7
 $E = 0.35 \text{ INCHES SOIL UNCOMPACTED "A"}$
 $E = 0.73 \text{ INCHES LANDSCAPED "B"}$
 $E = 0.95 \text{ INCHES COMPACTED SOIL "C"}$
 $E = 2.24 \text{ INCHES IMPERVIOUS AREA "D"}$
5. EXISTING CONDITIONS ONSITE FLOWS
TOTAL AREA OF SITE = 0.17 ACRES
IMPERVIOUS AREA "D" = 0 ACRES
SOIL COMPACTED BY HUMAN ACTIVITY "C" = 0.17 ACRES
 $Q(\text{EXISTING-6HR}) = (2.87 \times 0.17) = 0.49 \text{ CFS (6HR) EXISTING 100-YEAR ONSITE FLOW RATE INTO EL OJITO COURT AND PAVED PRIVATE ACCESS}$
 $V(\text{PROPOSED-6HR}) = ((0.95 \times 0.017) / 12) = 0.0135 \text{ AC-FT} = 586 \text{ CFS EXISTING 100-YEAR ONSITE FLOW VOLUME INTO EL OJITO COURT AND PAVED PRIVATE ACCESS}$
6. PROPOSED CONDITIONS ONSITE FLOWS IN EL OJITO COURT
DRAINAGE BASIN INTO EL OJITO COURT
TOTAL AREA = 1.3235F = 0.0303 ACRES
DRIVEWAY AREA, TYPE "D" = 1.0985F = 0.0254 ACRES
SOIL COMPACTED BY HUMAN ACTIVITY "C" = 3375F = 0.007 ACRES

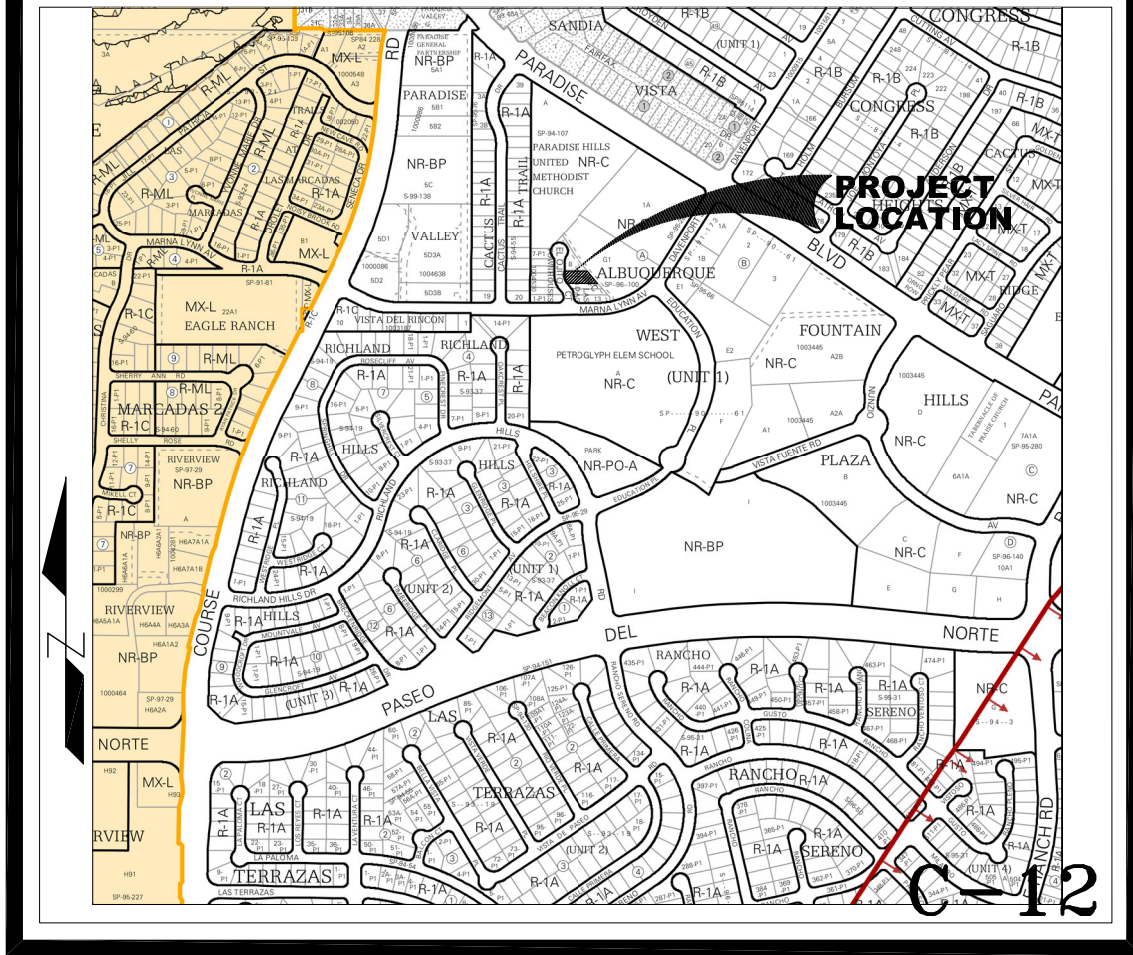
TREATMENT	AREA(ACRES)
A	0
B	0
C	0.005
D	0.025

 $Q(\text{PROPOSED-6HR}) = (2.87 \times 0.005) + (4.12 \times 0.025) = 0.12 \text{ CFS (6HR) PROPOSED 100-YEAR ONSITE FLOW RATE INTO EL OJITO COURT NW}$
 $V(\text{PROPOSED-6HR}) = ((0.95 \times 0.005) + (2.24 \times 0.025)) / 12 = 0.005 \text{ AC-FT} = 220 \text{ CFS PROPOSED 100 YEAR ONSITE VOLUME INTO EL OJITO COURT NW}$
7. PROPOSED CONDITIONS ONSITE FLOWS IN PAVED PRIVATE DRIVE
DRAINAGE BASIN INTO PAVED PRIVATE DRIVE
TOTAL AREA = 4.0305F = 0.138 ACRES
ROOF, SIDEWALK, ALLEY AND DRIVEWAY AREA, TYPE "D" = 5.0255F = 0.115 ACRES
SOIL COMPACTED BY HUMAN ACTIVITY "C" = 1.0055F = 0.023 ACRES

TREATMENT	AREA(ACRES)
A	0
B	0
C	0.023
D	0.115

 $Q(\text{PROPOSED-6HR}) = (2.87 \times 0.023) + (4.12 \times 0.115) = 0.54 \text{ CFS (6HR) PROPOSED 100-YEAR ONSITE FLOW RATE INTO EL OJITO COURT NW}$
 $V(\text{PROPOSED-6HR}) = ((0.95 \times 0.023) + (2.24 \times 0.115)) / 12 = 0.023 \text{ AC-FT} = 1,014 \text{ CFS PROPOSED 100 YEAR ONSITE VOLUME INTO EL OJITO COURT NW}$

VICINITY MAP



FLOOD INSURANCE RATE MAP

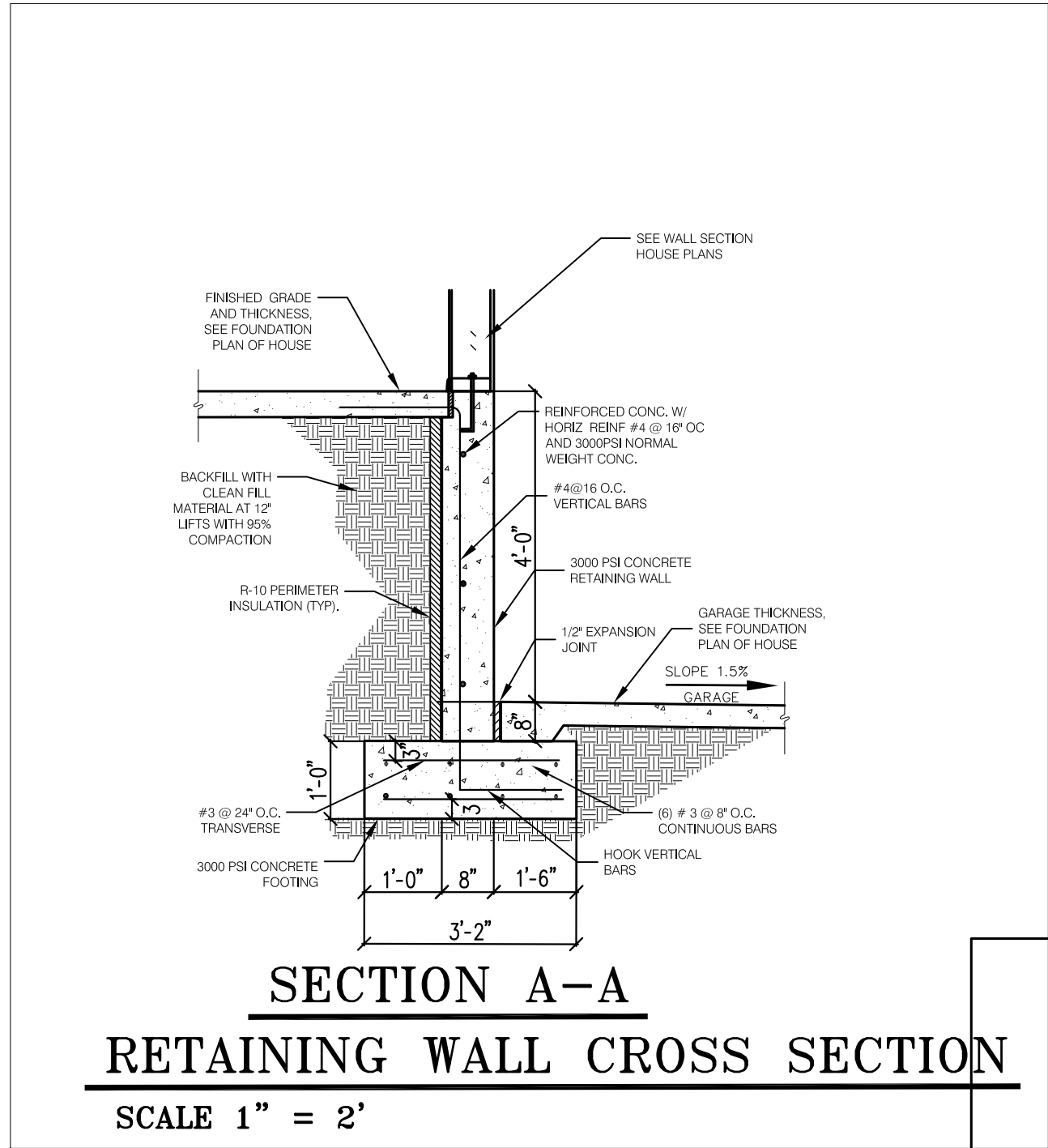


City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED

DATE: 5/5/2025
BY: *Justin Moore*
HydroTrans # C12D003B3A

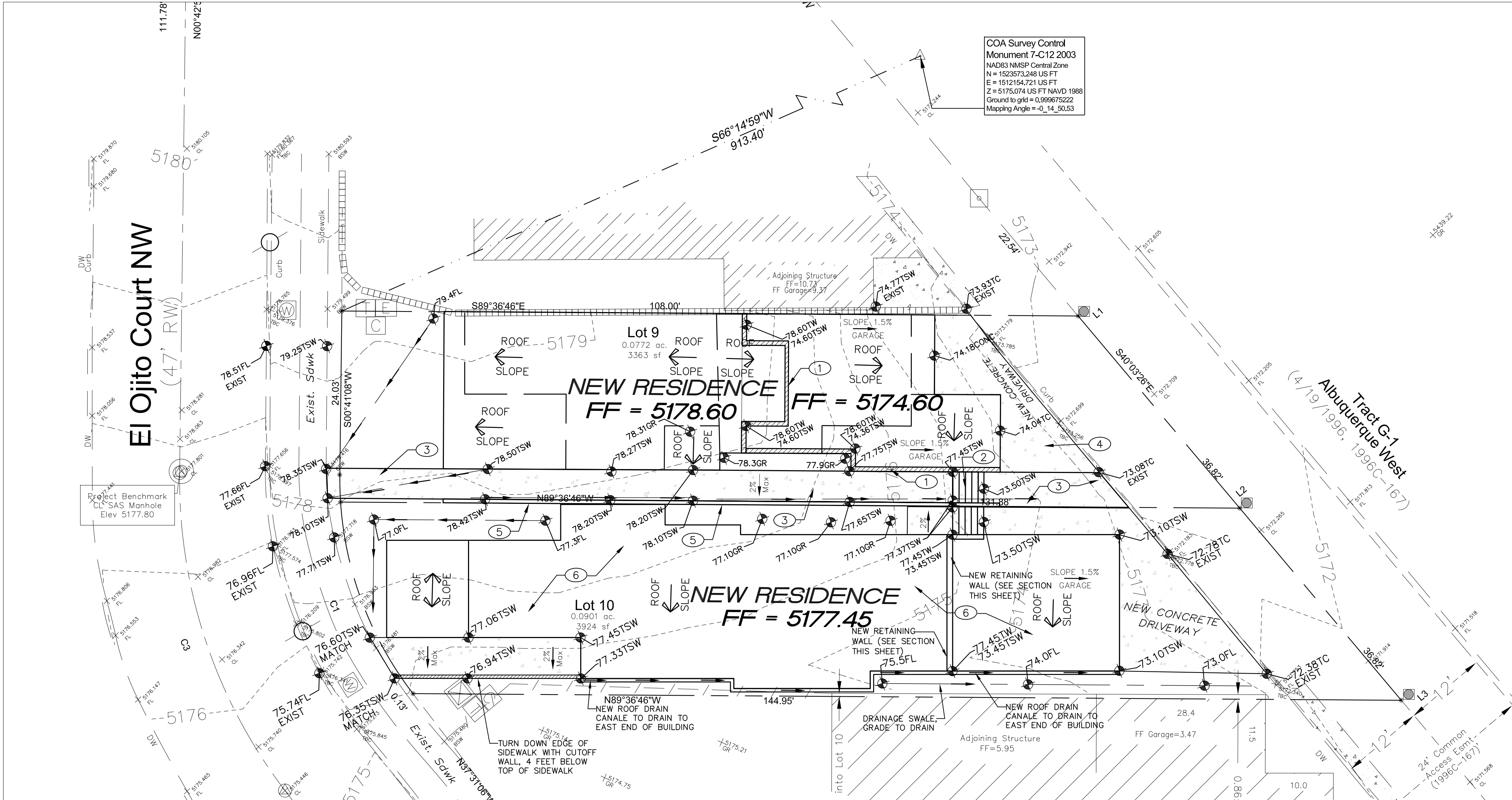
THE APPROVAL OF THESE PLANS/REPORTS SHALL NOT BE CONSTRUED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUIRING CORRECTIONS FOR ERRORS OR OMISSIONS IN PLANS, SPECIFICATIONS, OR CONSTRUCTION DOCUMENTS. SUCH APPROVED PLANS/REPORTS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.

THE APPROVAL OF THESE PLANS/REPORTS SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE IF NO BUILDING PERMIT HAS BEEN FILED ON THE DEVELOPMENT.



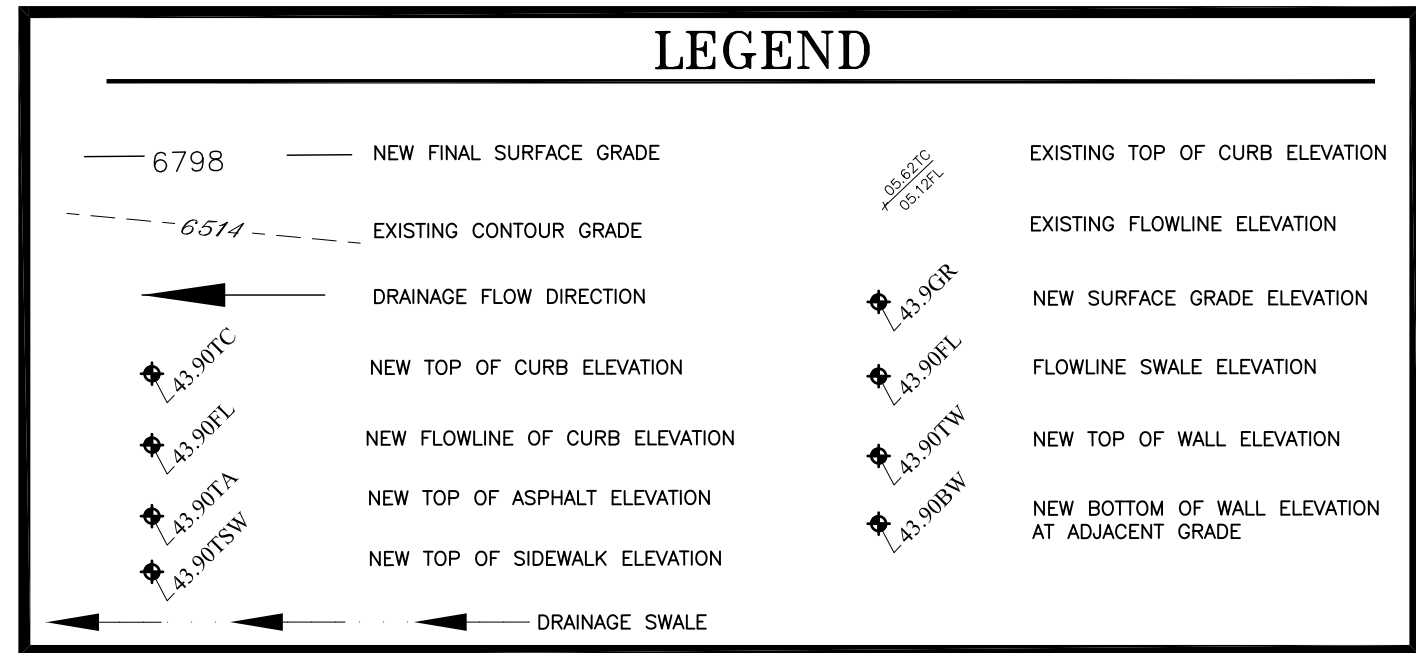
CONSTRUCTION NOTES:

1. INSTALL NEW 4 FOOT HIGH RETAINING WALL WITHIN GARAGE AREA PER SECTION A-A SHOWN ON THIS SHEET.
2. INSTALL CONCRETE STEPS, PER SITE PLAN DETAILS.
3. NEW 4" THICK SIDEWALK, PER SITE PLAN DETAILS.
4. NEW 6" THICK DRIVEWAY PAD, PER BUILDING PLANS.
5. INSTALL CMU BLOCK WALL PER SITE PLAN DETAILS.
6. LOT 10 HAS BEEN PREVIOUSLY APPROVED ON 01-31-2024 HYDROLOGY FILE: C12D003B3A, THE PURPOSE OF THIS RE-SUBMITTAL IS FOR THE LOT 9 BUILDING PAD AS BEEN REVISED AND RELOCATED WITHIN THIS LOT AND HAS NEW GRADES AND DRAINAGE REQUIREMENTS FOR HYDROLOGY FILE C12D003B3A.



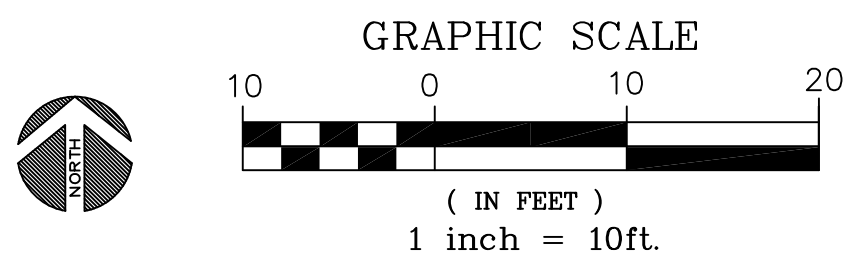
GRADING PLAN

SCALE 1" = 10'



EXCAVATION/UTILITY NOTES:

IF THE ENGINEER HAS UNDERTAKEN NO FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE OR TYPE OF EXISTING ABOVE AN UNDERGROUND UTILITIES, OR EXISTING PIPELINES, THE ENGINEER MAKES NO REPRESENTATION PERTAINING THERE TO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM HIMSELF OF THE LOCATION OF ANY EXISTING ABOVE AND UNDERGROUND UTILITIES, AND EXISTING PIPELINES, IN AND NEAR THE AREA OF THE WORK, IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY HIS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING ABOVE AND UNDERGROUND UTILITIES, AND EXISTING PIPELINES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES PERTAINING TO THE LOCATION OF THESE LINES IN PLANNING AND CONDUCTING EXCAVATION WORK.



FILE: 240101

DATE/REVISIONS:

SHEET NUMBER: 1

DRAINAGE PLAN
LOTS 9
LAS MIRADAS TOWNHOUSES

APPLIED Engineering & Surveying, Inc.
1605 BLAIR DRIVE NE
ALBUQUERQUE, NEW MEXICO 87112 PH: (505)480-8125

04-24-2025