

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

January 31, 2024

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: 02/01/24  
Hydrology File: C12D003B3B**

Dear Mr. Aldaz:

PO Box 1293

Based upon the information provided in your submittal received 01/25/2024, 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](mailto:jhughes@cabq.gov), 924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 924-3995 or [rbrissette@cabq.gov](mailto: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 (DTIS)

Project Title: \_\_\_\_\_ Hydrology File # \_\_\_\_\_

Legal Description: \_\_\_\_\_

City Address, UPC, OR Parcel: \_\_\_\_\_

Applicant/Agent: \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Applicant/Owner: \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Email: \_\_\_\_\_

(Please note that a DFT SITE is one that needs Site Plan Approval & ADMIN SITE is one that does not need it.)

**TYPE OF DEVELOPMENT:** PLAT (#of lots) \_\_\_\_\_ RESIDENCE  
DFT SITE ADMIN SITE

RE-SUBMITTAL: YES NO

**DEPARTMENT:** TRANSPORTATION HYDROLOGY/DRAINAGE

**Check all that apply under Both the Type of Submittal and the Type of Approval Sought:**

### TYPE OF SUBMITTAL:

ENGINEER/ARCHITECT CERTIFICATION  
PAD CERTIFICATION  
CONCEPTUAL G&D PLAN  
GRADING & DRAINAGE PLAN  
DRAINAGE REPORT  
DRAINAGE MASTER PLAN  
CLOMR/LOMR  
TRAFFIC CIRCULATION LAYOUT (TCL)  
ADMINISTRATIVE  
TRAFFIC CIRCULATION LAYOUT FOR DFT  
APPROVAL  
TRAFFIC IMPACT STUDY (TIS)  
STREET LIGHT LAYOUT  
OTHER (SPECIFY) \_\_\_\_\_

### TYPE OF APPROVAL SOUGHT:

BUILDING PERMIT APPROVAL  
CERTIFICATE OF OCCUPANCY  
CONCEPTUAL TCL DFT APPROVAL  
PRELIMINARY PLAT APPROVAL  
FINAL PLAT APPROVAL  
SITE PLAN FOR BLDG PERMIT DFT  
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  
OTHER (SPECIFY) \_\_\_\_\_

DATE SUBMITTED: \_\_\_\_\_



**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:

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:

- ## 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 (C12D003B3) 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 33001 C0116G).

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

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.

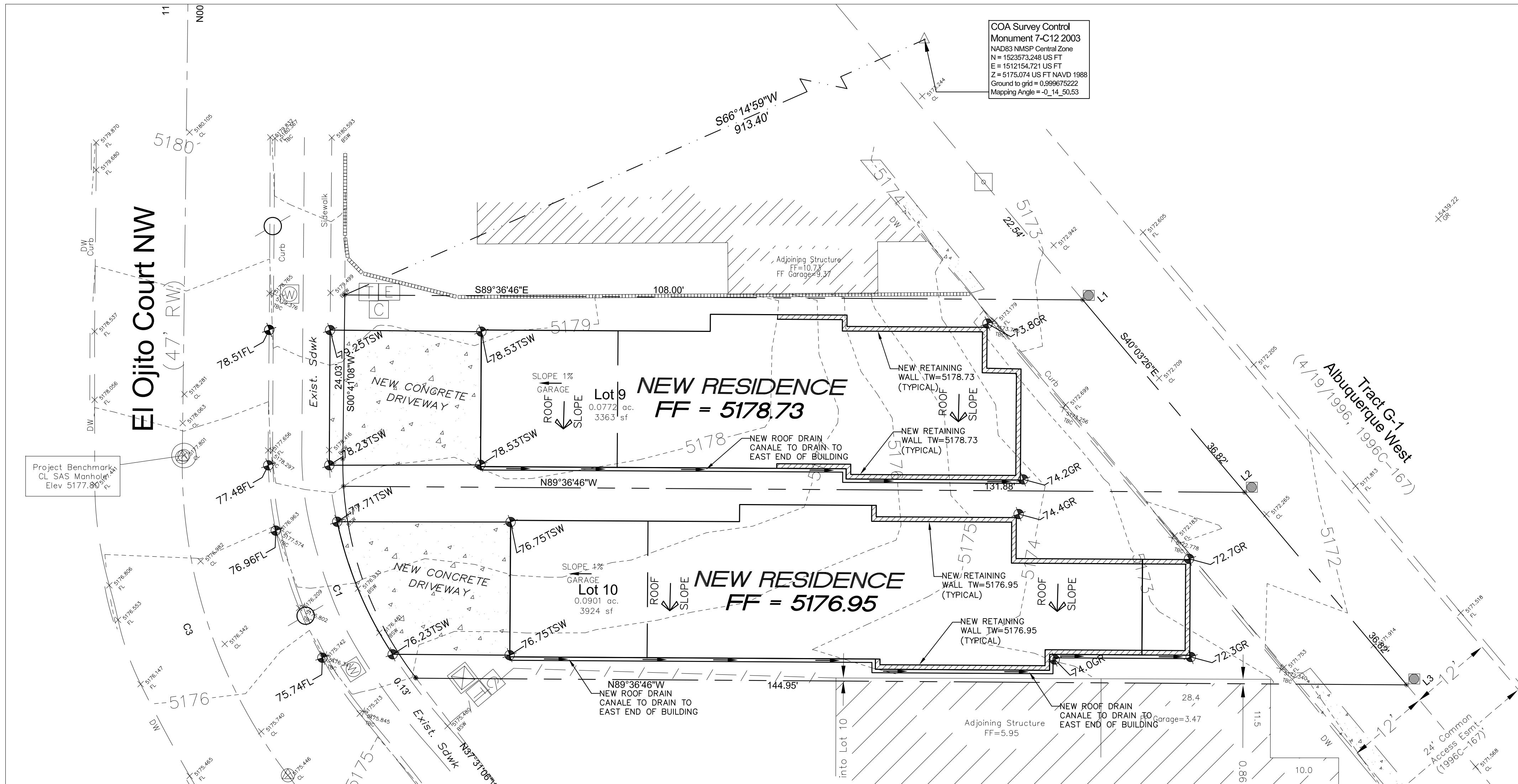
AS SHOWN BY THE PLAN, THE PROJECT CONSISTS OF 2 NEW TOWNHOUSES. THE PLAN IS TO HAVE THE GARAGES FACE THE FRONTAGE OF EL OJITO COURT NW. THE FINISH FLOOR ELEVATION WILL BE AT THE SAME GRADE FOR EACH RESIDENCE AND NOT AS A SPLIT LEVEL AS WAS SHOWN ON THE ORIGINAL GRADING PLAN. A RETAINING WALL WILL BE REQUIRED ALONG THE EAST HALF OF THE RESIDENCE IN ORDER TO PROVIDE A SINGLE FINISH FLOOR ELEVATION, SEE GRADING PLAN FOR GRADES.

THE ROOF DRAINAGE WILL BE DIVERTED TO THE EAST END USING A ROOF DRAIN CANALE AND WILL BE DISCHARGED INTO THE PAVED PRIVATE DRIVE ON THE EAST SIDE. THE DRIVEWAY WILL BE GRADED TO DRAIN TO THE WEST AND ONTO EL OJITO COURT NW. PER THE ORIGINAL APPROVED GRADING AND DRAINAGE PLAN (C12D003B3) FREE DISCHARGE IS APPROPRIATE FOR THESE TWO LOTS.

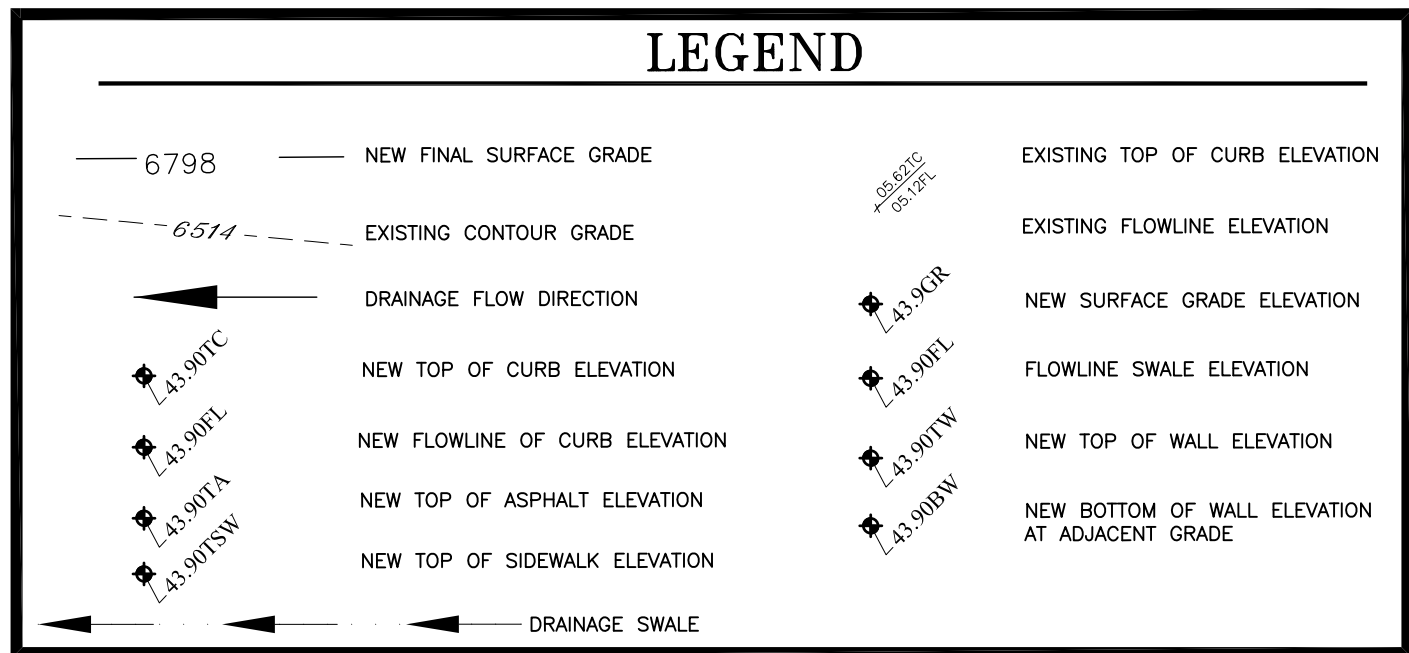
THE CALCULATIONS WHICH APPEAR HEREON, ANALYZE BOTH THE EXISTING AND DEVELOPED CONDITIONS FOR THE 100-YEAR, 6 HOUR RAINFALL RUNOFF FOR PEAK FLOWS AND STORM DURATION FOR VOLUME REQUIREMENTS. THE PROCEDURE WILL FOLLOW THE DEVELOPMENT PROCESS MANUAL (DPM), CHAPTER 6 [DRAINAGE, FLOOD AND EROSION CONTROL]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

**DRAINAGE CALCULATIONS:**

- PRECIPITATION ZONE = 1
2. DESIGN STORM = DEPTH (INCHES) AT 100-YEAR STORM TABLE 4.2  
6-HOUR = 2.17 INCHES  
24-HOUR = 2.49 INCHES  
10 DAY = 3.91 INCHES
3. PAK DISCHARGE (CFS/ACRE) FOR 100-YEAR, TABLE 4.8  
Q = 1.54 CFS/ACRE SOIL UNCOMPACTED "A"  
Q = 2.16 CFS/ACRE LANDSCAPED "B"  
Q = 2.87 CFS/AC COMPACTED SOIL "C"  
Q = 4.12 CFS/ACRE IMPERVIOUS AREA "D"  
FOR WATERSHEDS LESS THAN OR EQUAL TO 40 ACRES
4. EXCESS PRECIPITATION, E (INCHES), FOR 100-YEAR, TABLE 4.7  
E = 0.55 INCHES SOIL UNCOMPACTED "A"  
E = 0.73 INCHES LANDSCAPED "B"  
E = 0.95 INCHES COMPACTED SOIL "C"  
E = 2.24 INCHES IMPERVIOUS AREA "D"
5. EXISTING CONDITIONS ONSITE FLOWS  
TOTAL AREA OF SITE = 0.17ACRES  
IMPERVIOUS AREA "D" = 0 ACRES  
SOIL COMPACTED BY HUMAN ACTIVITY "C" = 0.17ACRES  
QUESTING-6HR =  $(2.87 \times 0.17) = 0.49$  CFS (6HR) EXISTING 100-YEAR ONSITE FLOW RATE INTO EL OJITO COURT AND PAVED PRIVATE ACCESS  
V(PROPOSED-6HR) =  $(10.95 \times 0.17) / 12) =$   
0.0135AC-FT = 58.6CFS 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 = 1.1335F = 0.026ACRES  
DRAINAGE AREA, TYPE "D" = 79.65F = 0.018ACRES  
SOIL COMPACTED BY HUMAN ACTIVITY "C" = 3375F = 0.0074ACRES
- | TREATMENT | AREA(ACRES) |
|-----------|-------------|
| A         | 0           |
| B         | 0           |
| C         | 0.007       |
| D         | 0.018       |
- Q(PROPOSED-6HR) =  $(2.87 \times 0.007) + [(4.12 \times 0.18) =$   
0.09CFS (6HR) PROPOSED 100-YEAR ONSITE FLOW RATE INTO EL OJITO COURT NW  
V(PROPOSED-6HR) =  $(10.95 \times 0.007) + (2.24 \times 0.018) / 12) =$   
0.0034AC-FT = 149CFS 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 = 6.725F = 0.144ACRES  
BUILDING AREA, TYPE "D" = 3.6405F = 0.083ACRES  
SOIL COMPACTED BY HUMAN ACTIVITY "C" = 2.6325F = 0.040ACRES
- | TREATMENT | AREA(ACRES) |
|-----------|-------------|
| A         | 0           |
| B         | 0           |
| C         | 0.083       |
| D         | 0.060       |
- Q(PROPOSED-6HR) =  $(2.87 \times 0.083) + [(4.12 \times 0.040) =$   
0.49CFS (6HR) PROPOSED 100-YEAR ONSITE FLOW RATE INTO EL OJITO COURT NW  
V(PROPOSED-6HR) =  $(10.95 \times 0.083) + (2.24 \times 0.060) / 12) =$   
0.018AC-FT = 774CFS PROPOSED 100-YEAR ONSITE VOLUME INTO EL OJITO COURT NW



SCALE 1" = 10'



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 THERETO, 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 RESPONSIBLE FOR IDENTIFYING AND MARKING ANY SUCH FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING ABOVE AND UNDERGROUND UTILITIES, AND EXISTING PIPELINES. THE CONTRACT SHALL COMPLY WITH STATE STATUTES PERTAINING TO THE LOCATION OF THESE LINES IN PLANNING AND CONDUCTING EXCAVATION WORK.

