

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

June 17, 2024

David Thompson, PE  
Thompson Engineering Consultants, Inc.  
PO Box 65760  
Albuquerque, NM 87193

**RE: 1331 Cuesta Abajo Ct. NE**  
**Grading & Drainage Plans**  
**Engineer's Stamp Date: 5/28/24**  
**Hydrology File: D16D101**

Dear Mr. Thompson:

Based upon the information provided in your submittal received 05/29/2024, the Grading & Drainage Plans are 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.

**PRIOR TO CERTIFICATE OF OCCUPANCY:**

1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.

As a reminder, 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 (Dough 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 924-3314 or [amontoya@cabq.gov](mailto:amontoya@cabq.gov).

Sincerely,

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





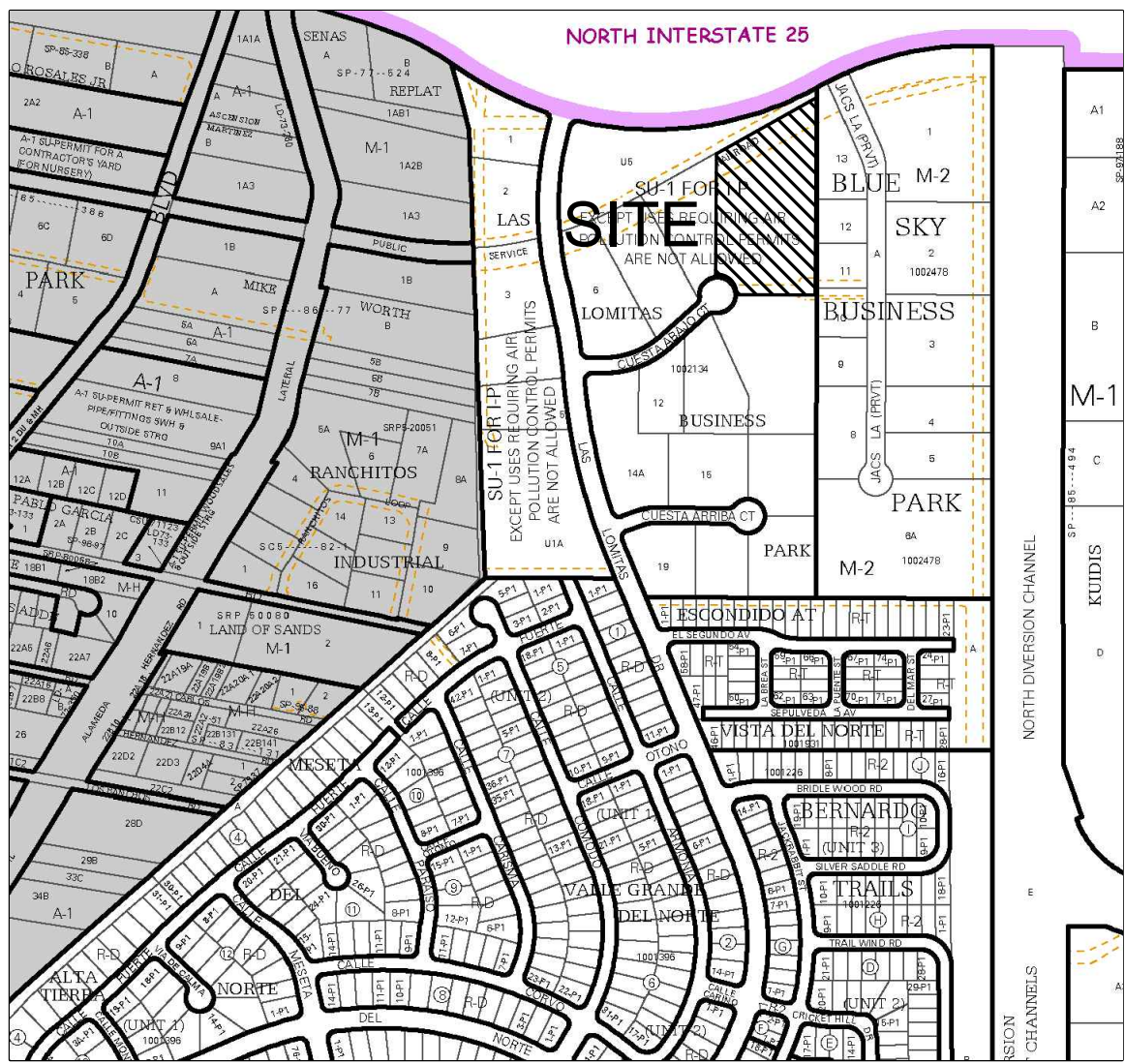
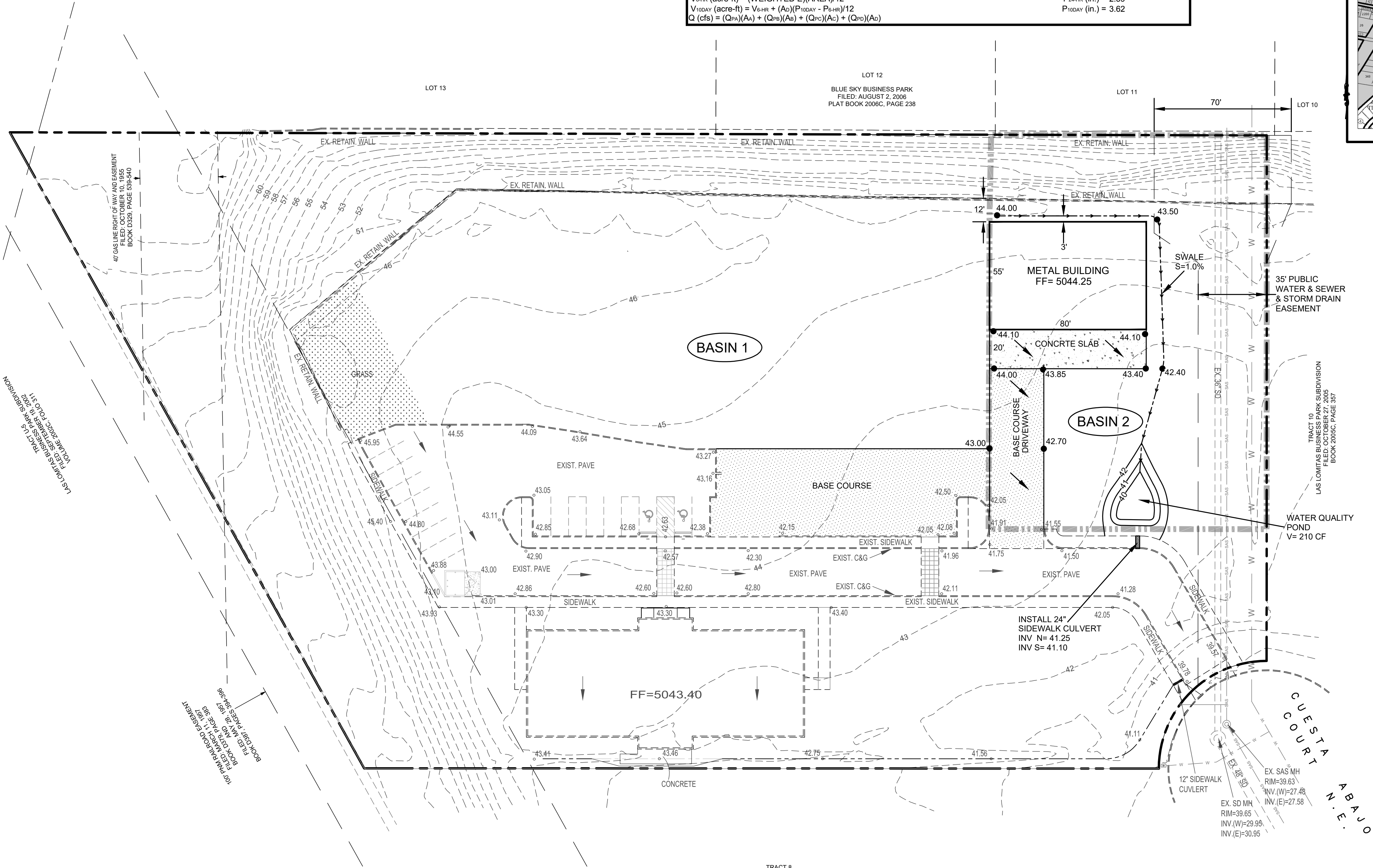
City of Albuquerque  
Planning Department  
Development Review Services  
HYDROLOGY SECTION

DATE: 06/17/24  
BY: *Randy C. Brissett*  
HydroTrans # D16D101

THE APPROVAL OF THESE PLANS/REPORT SHALL NOT BE  
CONSTRUED TO PREVENT VIOLATION OF ANY CITY  
ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT  
THE CITY OR A LICENSEE FROM EXERCISING  
CORRECTION OR ERROR OR DIMENSIONS IN PLANS,  
SPECIFICATIONS, OR CALCULATIONS. SUCH APPROVED PLANS  
SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT  
AUTHORIZATION.

APPROVAL OF GRADING & DRAINAGE PLAN(S) SHALL EXPIRE  
TWO (2) YEARS AFTER THE APPROVAL DATE BY THE CITY IF NO  
BUILDING PERMIT HAS BEEN PULLED ON THE DEVELOPMENT.

100-YEAR HYDROLOGIC CALCULATIONS											
BASIN #	AREA (acre)	LAND TREATMENT				WEIGHTED E (in)	100-YEAR PRECIPITATION				
		A (%)	B (%)	C (%)	D (%)		V (6-hr) (acre-ft)	V (6-hr) (cu-ft)	V (24-hr) (acre-ft)	V (24-hr) (cu-ft)	Q (cfs)
EXISTING CONDITIONS											
1	3.4961	48.00	16.30	16.30	19.40	1.05	0.31	13,299	0.32	14,037	8.90
2	0.5464	100.00	0.00	0.00	0.00	0.62	0.03	1,230	0.03	1,230	0.93
TOTAL RUNOFF	4.0425						0.33	14,529	0.35	15,267	9.83
DEVELOPED CONDITIONS											
1	3.4961	48.00	16.30	16.30	19.40	1.05	0.31	13,299	0.32	14,037	8.90
2	0.5464	0.00	32.10	42.70	25.20	1.28	0.06	2,546	0.06	2,696	1.72
TOTAL RUNOFF	4.0425						0.36	15,845	0.38	16,734	10.62
EXCESS PRECIP.		0.62	0.8	1.03	2.33	E <sub>i</sub> (in)					
PEAK DISCHARGE		1.71	2.36	3.05	4.34	Q <sub>pi</sub> (cfs)					
							ZONE = 2				
WEIGHTED E (in) = (E <sub>A</sub> )(%A) + (E <sub>B</sub> )(%B) + (E <sub>C</sub> )(%C) + (E <sub>D</sub> )(%D)							P <sub>6HR</sub> (in.) = 2.29				
V <sub>6-hr</sub> (acre-ft) = (WEIGHTED E)(AREA)/12							P <sub>24-hr</sub> (in.) = 2.59				
V <sub>24-hr</sub> (acre-ft) = V <sub>6-hr</sub> + (A <sub>D</sub> )(P <sub>24-hr</sub> - P <sub>6-hr</sub> )/12							P <sub>10DAY</sub> (in.) = 3.62				
Q (cfs) = (Q <sub>pi</sub> )(A <sub>A</sub> ) + (Q <sub>pi</sub> )(A <sub>B</sub> ) + (Q <sub>pi</sub> )(A <sub>C</sub> ) + (Q <sub>pi</sub> )(A <sub>D</sub> )											



VICINITY MAP ZONE ATLAS: D-16-Z

DRAINAGE PLAN :

LEGAL DESCRIPTION: TRACT 9, LAS LOMITAS

SITE AREA: 4.04 ACRES

FLOOD HAZARD STATEMENT: F.E.M.A. FLOODWAY BOUNDARY AND FLOODWAY MAP DATED SEPTEMBER 26, 2008 (PANEL NO. 35001C0136G) INDICATES A FLOOD HAZARD ZONE X WHICH IS AN AREA PROTECTED BY LEVEES FROM THE 1% ANNUAL CHANCE FLOOD.

EXISTING DRAINAGE CONDITIONS:

CURRENTLY THE TRACT HAS A BUILDING IN THE NORTHWEST CORNER WITH PARKING AND AN ACCESS ROAD FROM THE CUL-DE-SAC BULB. THE TRACT HAS AN EARTH BERM LOCATED ALONG THE WEST PROPERTY LINE. THE TRACT CURRENTLY DRAINS TO THE CUL-DE-SAC BULB CUESTA ABAJO COURT. THIS TRACT IS LOCATED WITHIN THE LAS LOMITAS INDUSTRIAL PARK DRAINAGE MANAGEMENT PLAN (DMP). ACCORDING TO THE DMP A TOTAL OF 12.43 CFS IS ALLOWED TO DRAIN TO CUESTA ABAJO COURT FROM THE TRACT.

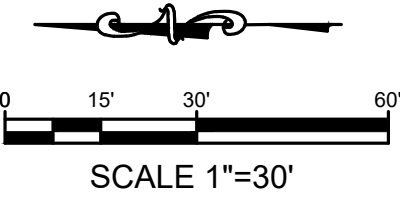
THE DRAINAGE ANALYSIS FOR THIS SITE IS IN ACCORDANCE WITH CHAPTER 6, ARTICLE 6-2, SECTION 6-2(A), ENTITLED "PROCEDURE FOR 40-ACRE AND SMALLER BASINS." THE DESIGN STORM USED FOR BOTH UNDEVELOPED AND DEVELOPED CONDITIONS IS THE 100-YEAR, 6-HOUR STORM EVENT FOR RUNOFF. THE SITE IS LOCATED IN ZONE 2 SO THE 100-YEAR, 6-HOUR STORM EVENT IS 2.29 INCHES.

DEVELOPED DRAINAGE CONDITIONS:

THIS PROJECT INVOLVES THE SECOND PHASE OF DEVELOPMENT OF TRACT 9 WITHIN THE LAS LOMITAS SUBDIVISION. THE FIRST PHASE WAS DEVELOPED IN 2014. THE SECOND PHASE WILL INCLUDE A METAL BUILDING WITH A CONCRETE AREA IN FRONT AND A BASE COURSE ACCESS DRIVE. THE METAL BUILDING DRAINS TO THE EAST AND WEST. A SWALE ON THE EAST SIDE OF THE BUILDING WILL CONVEY THE RUNOFF TO THE SOUTH AND TO A WATER QUALITY POND ADJACENT TO THE EXISTING ACCESS DRIVE. RUNOFF FROM THE WEST SIDE OF THE BUILDING AND THE CONCRETE PAD WILL DRAIN SOUTH TO THE SWALE AND INTO THE WATER QUALITY POND. THE WATER QUALITY POND WILL DISCHARGE INTO A 24-INCH SIDEWALK CULVERT THAT WILL BE DISCHARGED TO THE ACCESS DRIVE AND INTO CUESTA ABAJO COURT PER THE DRAINAGE MANAGEMENT PLAN. THE SECOND PHASE HAS A RUNOFF OF 1.72 CFS. ADDING THE 8.90 CFS RUNOFF FROM PHASE 1, THE TOTAL RUNOFF FROM THE SITE IS 10.62 CFS, WHICH IS LESS THAN THE 12.43 CFS ALLOWABLE.

WATER QUALITY VOLUME = (0.42IN/12IN/FT) x ((0.252 x .5464)) x 43,560SF/AC = 210 CF REQUIRED.

LEGEND	
FF=70.20	FINISHED FLOOR SITE ELEVATION
73.00	SPOT ELEVATIONS
	EXIST. MAJOR CONTOURS
	EXIST. MINOR CONTOURS
	FLOW DIRECTION
	EXISTING EASEMENT
	BOUNDARY
	PROPOSED SWALE



Thompson  
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ALBUQUERQUE, NM 87193  
PHONE: (505) 271-2199  
FAX: (505) 630-9246  
tccm@yahoo.com

NO.	REVISION	BY	DATE

PROJECT:	DRAWN BY: BLN
DATE:	CHECKED BY:
HORIZ. SCALE:	APPROVED BY:
VERT. SCALE:	FILE:

COMPASS FACILITY  
TRACT 9 LAS LOMITAS

PHASE I  
GRADING & DRAINAGE PLAN

CITY/COUNTY REVIEW	DEPARTMENT	DATE
WASTEWATER MGMT. DIV.		
WATER SERVICES		
SUBDIVISION ENG.		
STREETS		
TRAFFIC		

FOR CITY/COUNTY USE ONLY

SHEET No.

1 of 1