

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

June 21, 2021

Brett Hanrahan, P.E.
ALJ Lindsey
5629 FM 1960 W, Ste 314
Houston, TX 77069

RE: 7412 Jefferson St NE
Grading & Drainage Plans
Engineer's Stamp Date: 04/26/21
Hydrology File: D17D003H

Dear Mr. Hanrahan:

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

Based upon the information provided in your submittal received 04/26/2021, the Grading & Drainage Plans are approved for Building Permit and action by the DRB on Site Plan for Building 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 approval in support of Permanent Release of Occupancy by Hydrology, Engineer Certification per the DPM checklist will be 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 (Doug Hughes, PE, jhughes@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

Please provide Drainage Covenant for the detention pond per Article 6-15(C) of the DPM and a Drainage Covenant for the private drainage easement for the discharge pipe from the detention pond to the existing storm manhole prior to Permanent Release of Occupancy. There is a recording fee (\$25, payable to Bernalillo County) for both. Please contact me if you have any question pertaining to the Drainage Covenant and email me the Covenant and Exhibit prior to executing it for completeness.

Please do one of the following:

- Drop off the original executed drainage covenant, the exhibit, and the \$ 25.00 recording fee check made payable to Bernalillo County at the drop box outside the building and labeled the package using the address below.

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

- Mail the original executed drainage covenant, the exhibit, and the \$ 25.00 recording fee check made payable to Bernalillo County to:

Planning Dept./DRC
Attn: Curtis Cherne
600 2nd St. NW, Ste. 400
Albuquerque, NM, 87102

Once approved and recorded, you will get a pdf copy of the recorded Drainage Covenant via email.

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

Sincerely,

Renée C. Brissette

PO Box 1293

Renée C. Brissette, P.E. CFM
Senior Engineer, Hydrology
Planning Department

Albuquerque

NM 87103

www.cabq.gov



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

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 _____ TRANSPORTATION _____ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

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

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

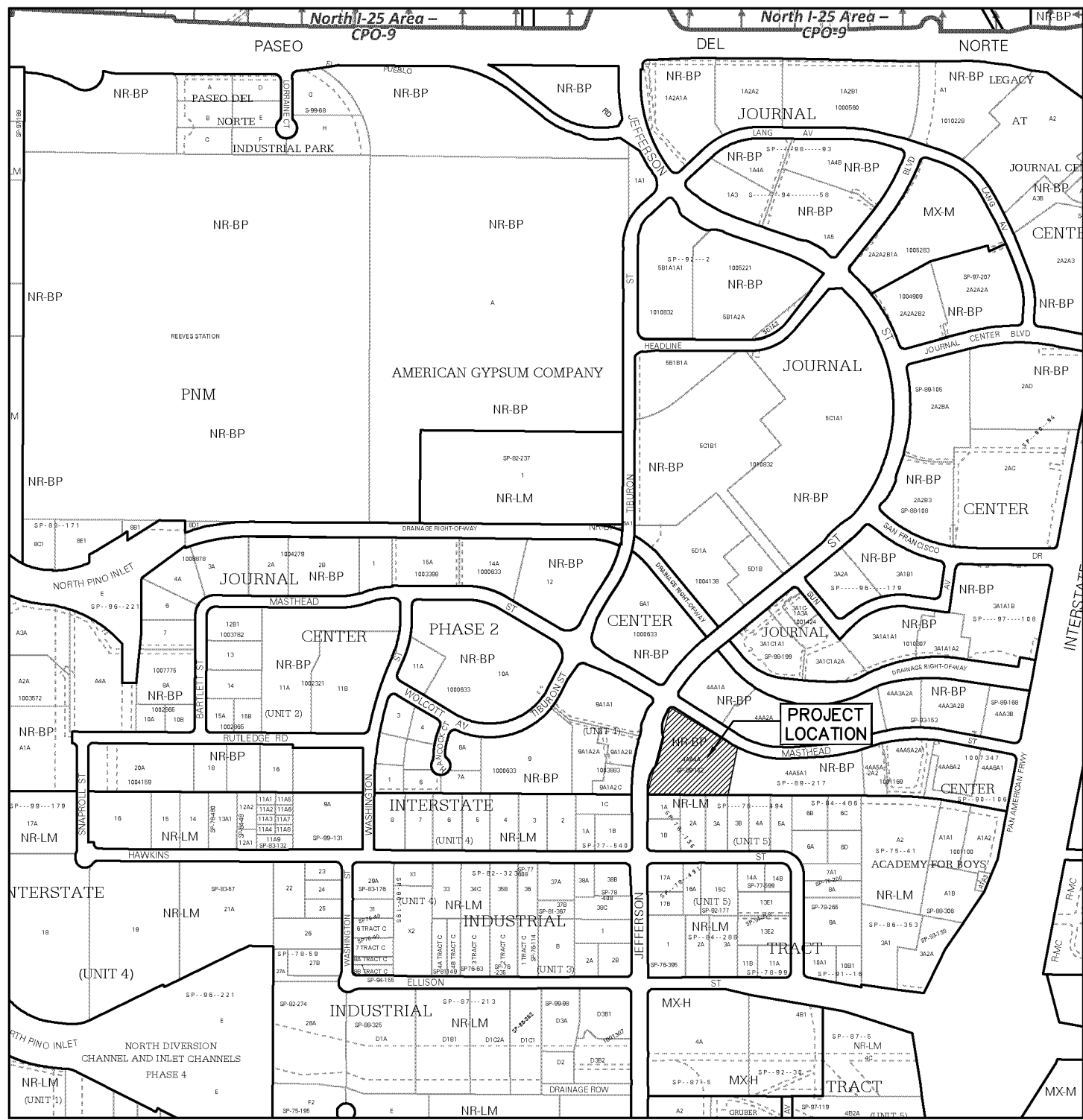
- _____ BUILDING PERMIT APPROVAL
- _____ CERTIFICATE OF OCCUPANCY
- _____ PRELIMINARY PLAT APPROVAL
- _____ SITE PLAN FOR SUB'D APPROVAL
- _____ SITE PLAN FOR BLDG. PERMIT APPROVAL
- _____ FINAL PLAT APPROVAL
- _____ SIA/ RELEASE OF FINANCIAL GUARANTEE
- _____ FOUNDATION PERMIT APPROVAL
- _____ GRADING 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: _____



For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas
May 2018

Zone Atlas Page:
D-17-Z

Essement Escarpment

Petroglyph National Monument

Areas Outside of City Limits

Airport Protection Overlay (APO) Zone

Character Protection Overlay (CPO) Zone

Historic Protection Overlay (HPO) Zone

View Protection Overlay (VPO) Zone

Gray Shading
Represents Area Outside
of the City Limits

0 250 500 1,000 Feet

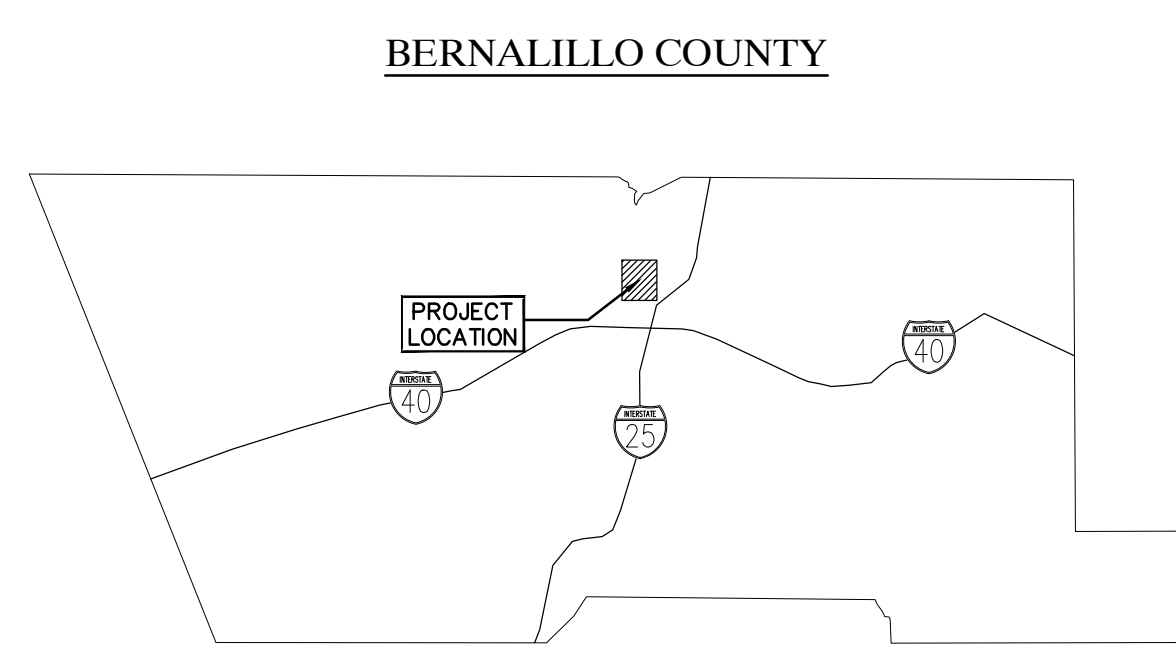
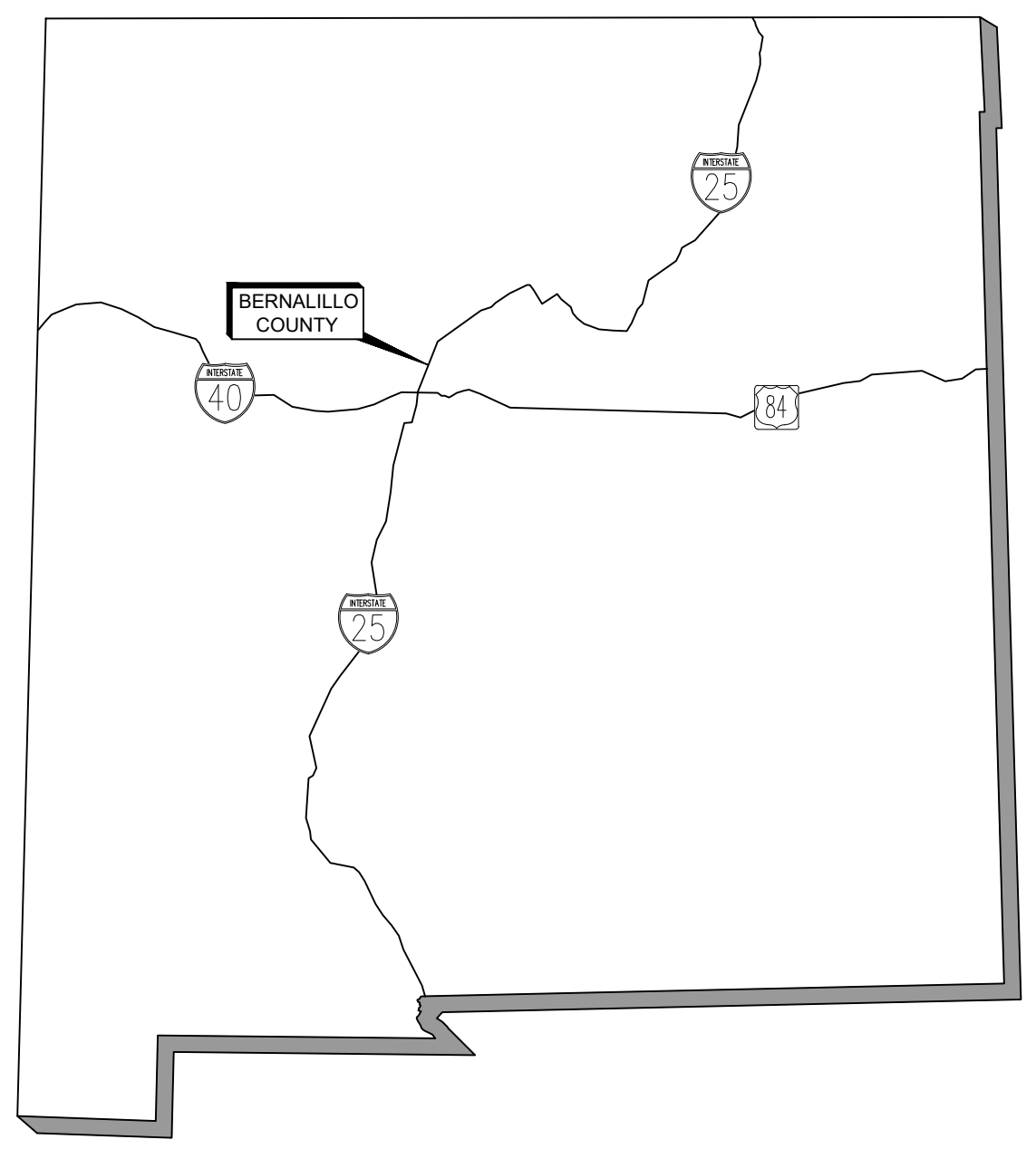
CIVIL PLANS

FOR

7412 JEFFERSON ST NE

LOCATED IN

CITY OF ALBUQUERQUE, NEW MEXICO



INDEX OF SHEETS	
CIVIL ENGINEERING (ALJ LINDSEY, LLC)	
SHEET NO.	DESCRIPTION
C0.0	COVER SHEET
C0.1	GENERAL NOTES
C0.2	BOUNDARY SURVEY
C1.0	DEMOLITION PLAN
C1.1	DIMENSION CONTROL PLAN
C2.0	DRAINAGE AREA MAP
C3.0	GRADING PLAN
C4.0	PAVING PLAN
C5.0	EROSION CONTROL PLAN
C6.0	CONSTRUCTION DETAILS (1 OF 2)
C6.1	CONSTRUCTION DETAILS (2 OF 2)

PLANS SUBMITTAL/REVIEW LOG

SUBMIT TO CITY OF ALBUQUERQUE 04/26/2021
-ISSUE FOR PERMIT

PROJECT TEAM:

ARCHITECT
MG ARCHITECTS
ATTN: CHRIS LEE
14333 GRISBY RD
HOUSTON, TX 77079
713.552.0707

CIVIL ENGINEER
ALJ LINDSEY, LLC
5629 FM 1960 WEST, SUITE 314
HOUSTON, TEXAS 77069
281.301.5955
CONTACT: BRETT HANRAHAN

ACCORDING TO MAP NO. 35001C0137H OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR BERNALILLO COUNTY AND INCORPORATED AREAS, DATED 08/16/2012, THE SUBJECT TRACT IS SITUATED WITHIN: UNSHADED ZONE "X"

ALJLindsey

Civil Engineer
No. 25690
Houston, TX 77069
281.301.5955

26 APRIL 2021

ALJ PROJECT NO.
08-21-CV-048

DATE: APRIL 2021

SCALE: N/A

DRAWN BY: VSB

CHECKED BY: BTH

COVER SHEET

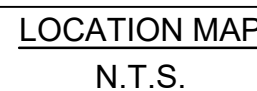
7412 JEFFERSON ST NE
ALBUQUERQUE, NM

SHEET
C0.0

REVISIONS

DATE

04/26/2021



ACCORDING TO MAP NO. 35001C0137H OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR BERNALILLO COUNTY AND INCORPORATED AREAS, DATED 08/16/2012, THE SUBJECT TRACT IS SITUATED WITHIN: UNSHADED ZONE "X"

TITLE LEGAL DESCRIPTION

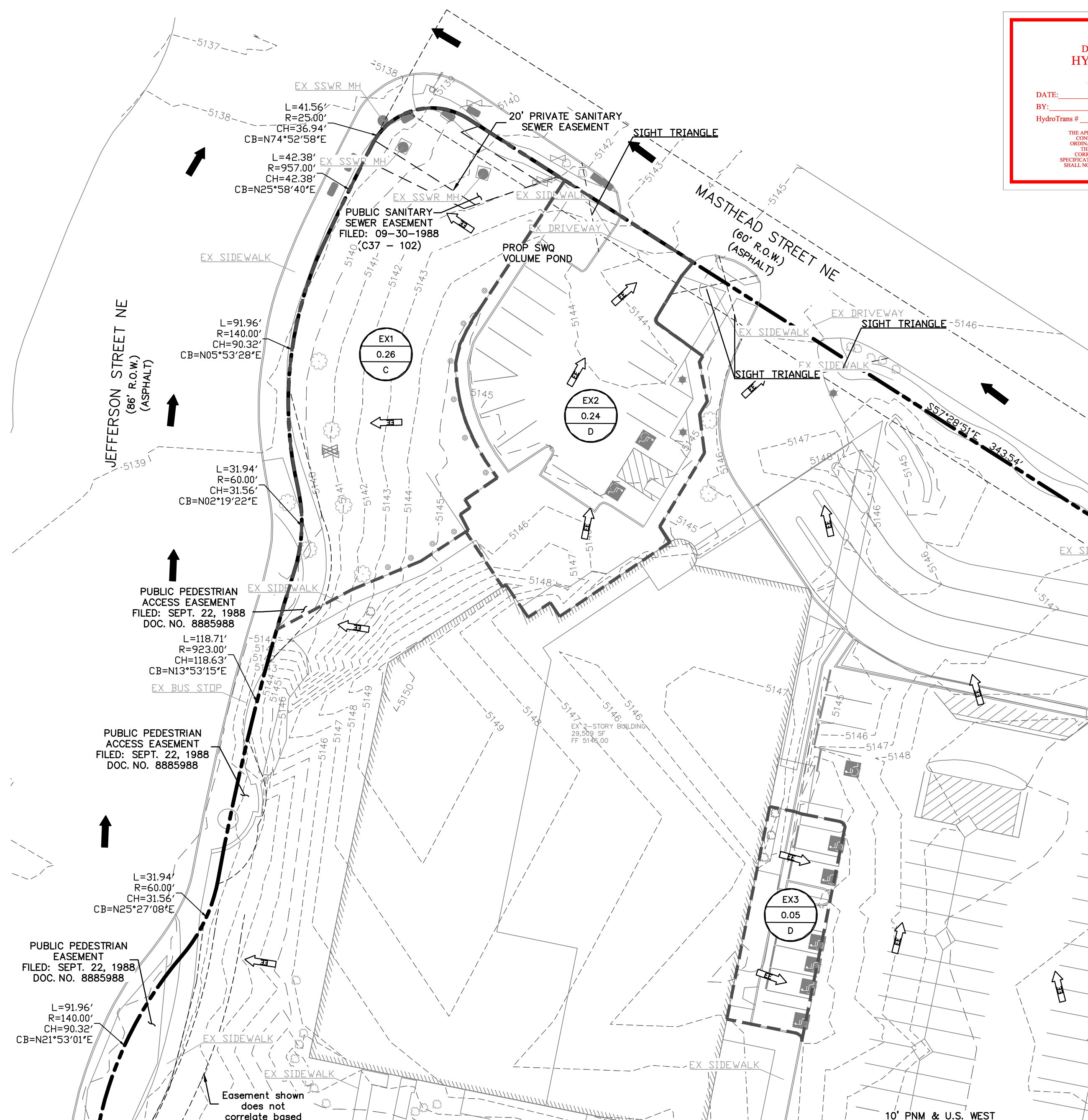
TRACT 4AA-4A, JOURNAL CENTER, AS SHOWN ON THE REPLAT MAP FOR TRACTS 4AA-4 AND 4AA-5, JOURNAL CENTER, ALBUQUERQUE, NEW MEXICO FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JUNE 5, 1989, IN PLAT BOOK C39, FOLIO 67.

THE ABOVE DESCRIBED PARCEL IS THE SAME LAND DESCRIBED IN
FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO.
2352008-AL01, BEARING AN EFFECTIVE DATE OF 9/13/2018

RECORD OWNER:
WELLS FARGO BANK, NA, SUCCESSOR BY MERGER TO UNITED NEW
MEXICO BANK. A NEW MEXICO CORPORATION

VESTING DEED:
REPLAT MAP FOR TRACTS 4AA-4 AND 4AA-5, JOURNAL CENTER,
ALBUQUERQUE, NEW MEXICO FILED IN THE OFFICE OF THE COUNTY
CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JUNE 5, 1989, IN
PLAT BOOK C39. FOLIO67

EXISTING CONDITIONS



EXISTING CONDITIONS (DISTURBED AREAS ONLY)
(PER DPM-CHAPTER 6, PART 6-2(A))

PRECIPITATION ZONE: 2
100-YEAR, 6 HR INTENSITY: 0.38 IN/HR
LAND TREATMENT: C (0.26 ACRES); D (0.29 ACRES)
EXCESS PRECIPITATION 'E': 1.03 (C); 2.33 (D)

WEIGHTED 'E': $\frac{(0.26 \times 1.03) + (0.29 \times 2.33)}{0.55} = 1.72 \text{ IN}$

VOLUME(360): $(1.72 * 0.55) / 12 = 0.079$ ACRE- FEET

PEAK DISCHARGE: 3.05 (C); 4.34 (D)

TOTAL PEAK DISCHARGE: $Q_p = (3.05*0.26) + (4.34*0.29) = 2.05$ CFS

PROPOSED CONDITIONS (DISTURBED AREAS ONLY)

(PER DPM-CHAPTER 6, PART 6-2(A))

PRECIPITATION ZONE: 2
100-YEAR, 6 HR INTENSITY: 0.38 IN/HR
LAND TREATMENT: C (0.19 ACRES); D (0.36 ACRES)
EXCESS PRECIPITATION: 'E' 1.03 (D) 2.33 (D)

WEIGHTED 'E': $\frac{(0.19 \times 1.03) + (0.36 \times 2.33)}{0.55} = 1.88$ IN

VOLUME(360): $(1.88 \times 0.55) / 12 = 0.086$ ACRE-FEET

PEAK DISCHARGE: 3.05 (C); 4.34 (D)
TOTAL PEAK DISCHARGE: $Q_p = (3.05 \cdot 0.19) + (4.34 \cdot 0.36) = 2.14$ CFS

TOTAL SWQ VOLUME REQUIRED

$$V_T = [43,560 \times (0.26/12^* \times A_{II})]$$

V_T = REQUIRED SWQ VOLUME FOR PROJECT (CUBIC FEET)

A_{II} = AREA OF IMPERVIOUS COVER (ACRES)

$$V_T = [43,560 \times (0.26/12^* \times 0.31)] = 293 \text{ CU FT}$$

*REDEVELOPMENT REQUIRED RATE

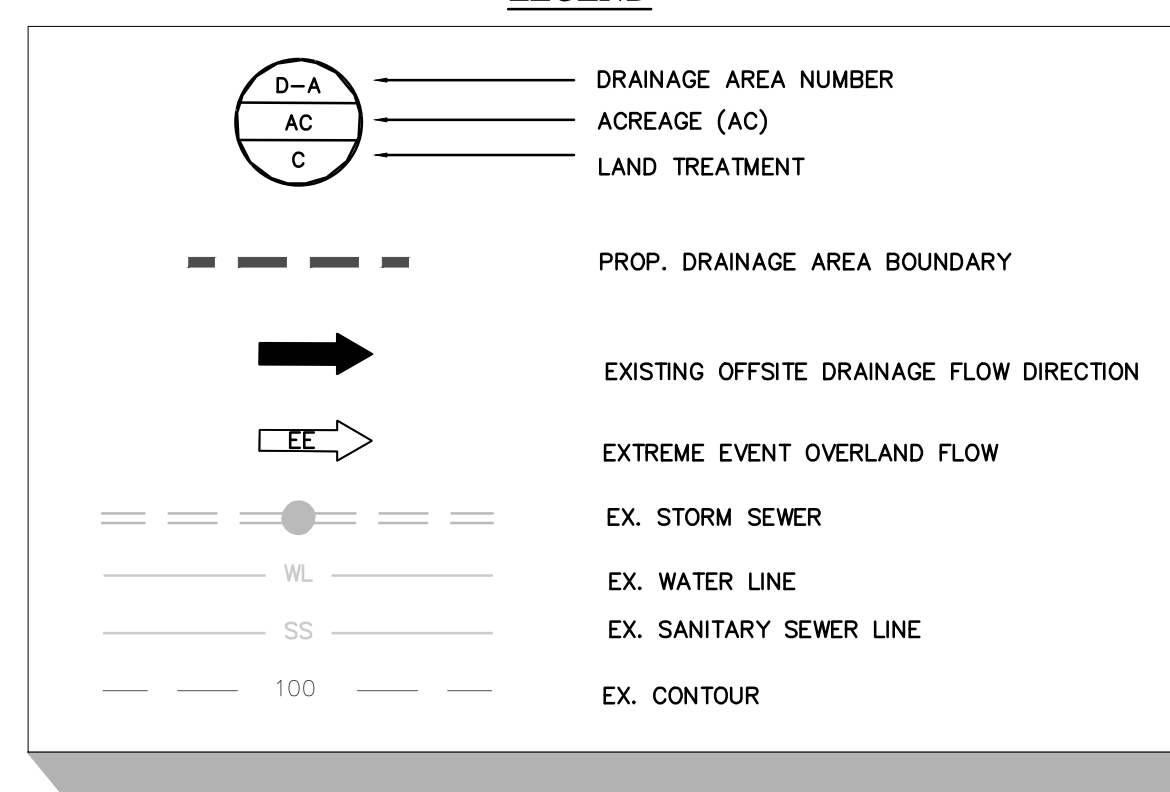
TOTAL DETENTION VOLUME REQUIRED

EXISTING VOLUME OF RUNOFF:	0.079 ACRE-FEET
PROPOSED VOLUME OF RUNOFF:	0.086 ACRE-FEET
NET INCREASE:	0.007 ACRE-FEET (305 CUBIC FEET)

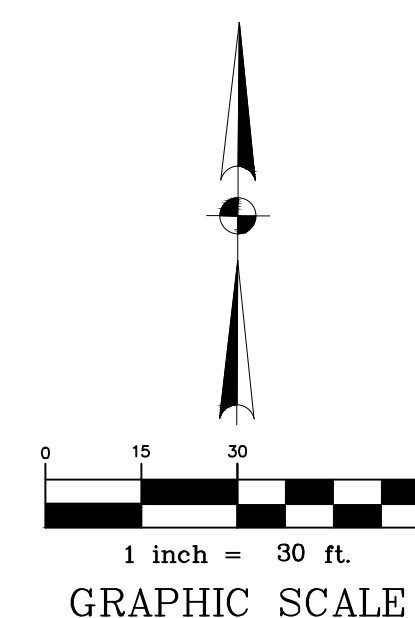
POND VOLUME SUMMARY TABLE:

VOLUME REQUIRED FOR SWQ:	293 CU. FT.
VOLUME REQUIRED FOR DETENTION:	305 CU. FT.
<hr/> TOTAL VOLUME REQUIRED:	<hr/> 598 CU. FT.
TOTAL VOLUME PROVIDED:	1,110 CU. FT.
IN POND =	1,110 CU. FT.

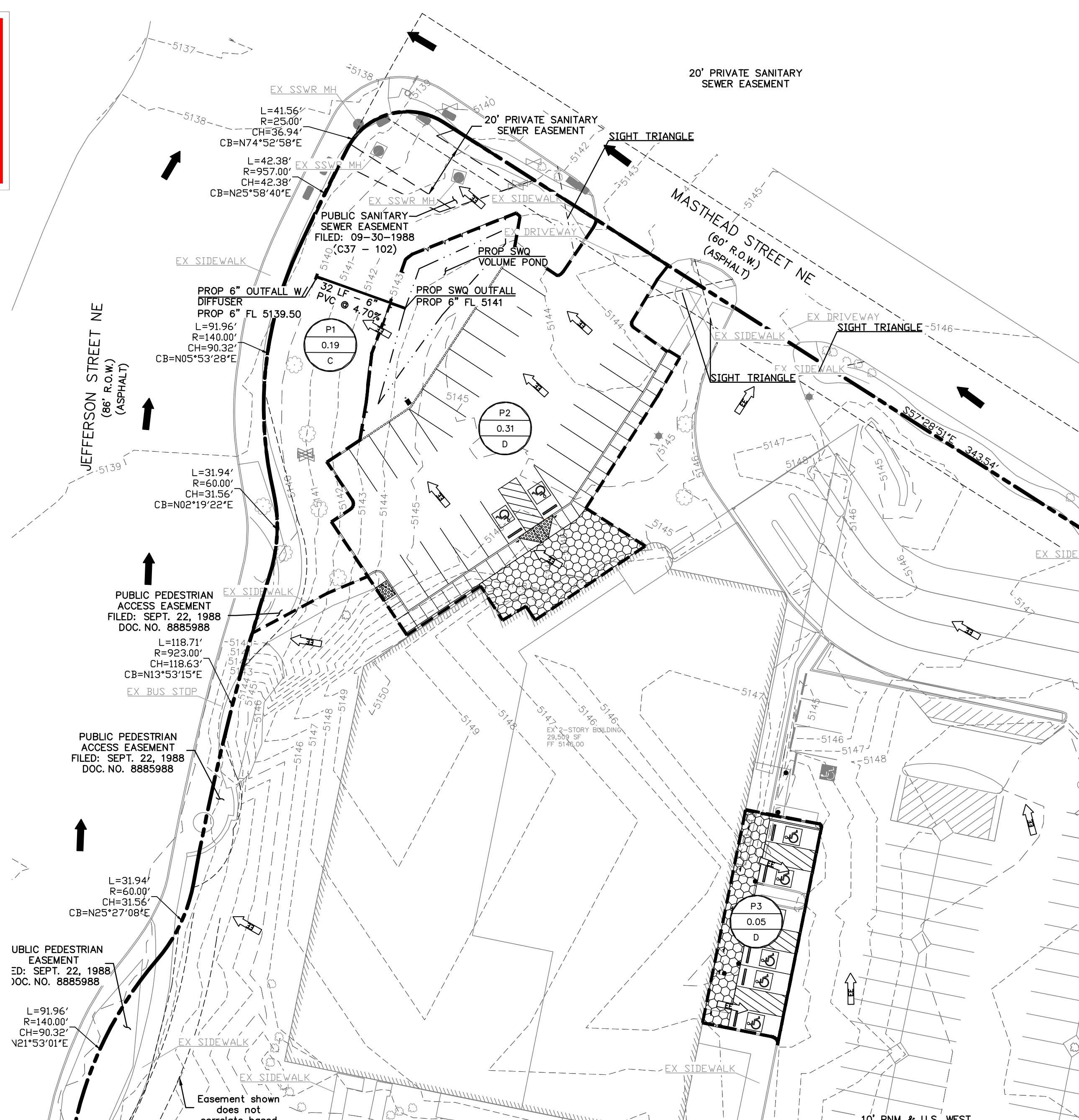
LEGEND



BENCHMARK:
ELEVATIONS ESTABLISHED WITH GPS STATION
OBSERVATIONS (NAVD 1988 DATUM)



PROPOSED CONDITIONS



City of Albuquerque
Planning Department
Environmental Review Services

HYDROLOGY SECTION

APPROVED

06/21/21

DATE: _____
BY: Renee J. Benicelli

Hydro Trans # _____

D17D003H

THE APPROVAL OF THESE PLANS AND/OR SHALL NOT BE
CONSIDERED TO PRESENT VIOLATION OF ANY CITY
ORDINANCE OR STATE LAW, NOR SHALL THE CITY OF ALBUQUERQUE BE RESPONSIBLE FOR
CORRECTION, OR FAILURE OF DESIGN, CONSTRUCTION, OR OPERATION OF ANY
SPECIFICATIONS, OR CONSTRUCTION. ALL APPROVED PLANS
SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT
AUTHORIZATION.

ALJLindsey
Civil Engineers
3629 FM 1960 W., Suite 314
Houston, TX 77069
81.301.5955

Brett T. Hanrahan
BRETT T. HANRAHAN
NEW MEXICO
25690
LICENSED PROFESSIONAL ENGINEER
26 APRIL 2021

ALJ PROJECT NO. 098.21.CV.048	DATE: APRIL 2021	SCALE: 1:20	DRAWN BY: VSB	CHECKED BY: RTH
----------------------------------	------------------	-------------	---------------	-----------------

DRAINAGE AREA MAP

7412 JEFFERSON ST NE
ALBUQUERQUE, NM

SHEET
C2.0

