

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

November 12, 2024

Dave Hickman
Jeebs & Zuzu, LLC
5924 Anaheim Ave. NE, Suite A
Albuquerque, NM 87113

RE: 3017 11th Street NE
Grading and Drainage Plan
Engineer's Stamp Date: 10/29/24
Hydrology File: H13D122

Dear Mr. Hickman:

Based upon the information provided in your submittal received 11/06/2024, the Grading & Drainage Plan is **approved** for action by the Development Facilitation Team (DFT) on Site Plan for Building Permit or for action by the Development Hearing Officer (DHO) on Preliminary Plat.

PO Box 1293

PRIOR TO BUILDING PERMIT:

Albuquerque

1. Please submit a more detailed Grading & Drainage Plan to Hydrology for review and approval. This digital (.pdf) is emailed to PLNDRS@cabq.gov along with the Drainage Transportation Information Sheet.

NM 87103

www.cabq.gov

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, 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.
Senior Engineer, Hydrology
Planning Department, Development Review Services



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: _____

TYPE OF DEVELOPMENT: Plat (# of lots) _____ Single Family Home
All other Developments

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:

Engineering / Architect Certification
Conceptual Grading & Drainage Plan
Grading & Drainage Plan, and/or Drainage Report
Drainage Report (Work Order)
Drainage Master Plan
Conditional Letter of Map Revision (CLOMR)
Letter of Map Revision (LOMR)
Floodplain Development Permit
Traffic Circulation Layout (TCL) – Administrative
Traffic Circulation Layout (TCL) – DFT Approval
Traffic Impact Study (TIS)
Street Light Layout
OTHER (SPECIFY) _____

TYPE OF APPROVAL SOUGHT:

Pad Certification
Building Permit
Grading Permit
Paving Permit
SO-19 Permit
Foundation Permit
Certificate of Occupancy - Temp Perm
Preliminary / Final Plat
Site Plan for Building Permit - DFT
Work Order (DRC)
Release of Financial Guarantee (ROFG)
CLOMR / LOMR
Conceptual TCL - DFT
OTHER (SPECIFY) _____

DATE SUBMITTED: _____

October 10, 2024

Tiquan Chen
Planning Department, City of Albuquerque
600 Second St NW
Albuquerque, NM 87102

RE: Application for Grading and Drainage Plan for
the subdivision of
3017 11th Street NW

Dear Tiquan,


We are providing to your office for review our proposed grading and drainage report in connection with the proposed subdivision of 3017 11th Street. This project was recently heard by the DFT and there were no unresolved comments at that time. We are now pursuing the Preliminary Plat action and will need your approval for that action.

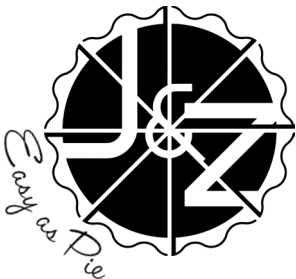
I have attached a grading and drainage plan for the two lots which include the footprints of the proposed single family homes to be situated on each lot. I have also included the drainage calculations.

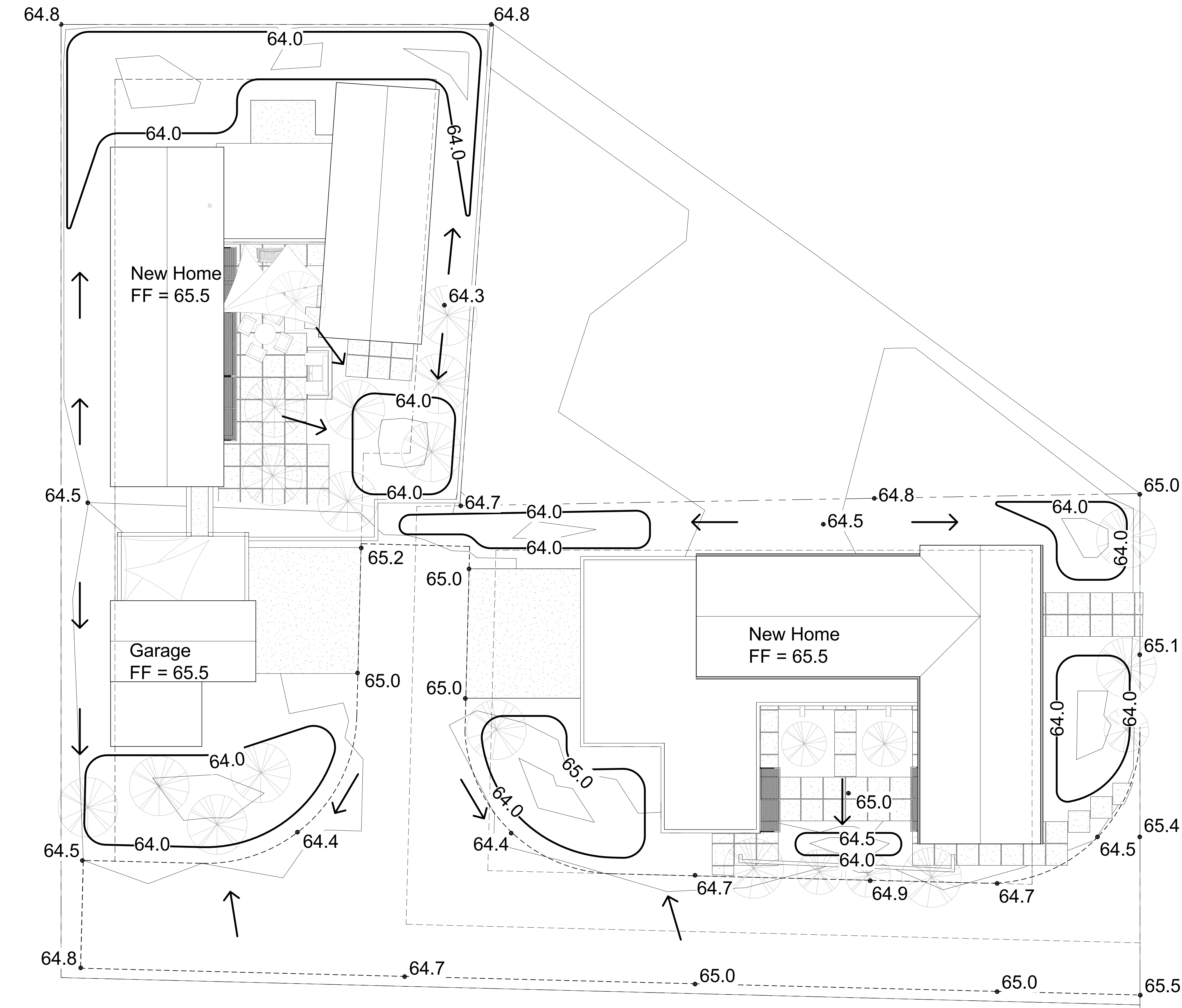
Please let me know if there is anything else that you need or if you have any questions.

We really appreciate you!

Sincerely,


J. David Hickman,
Architect





① Drainage Plan
1" = 10'-0"

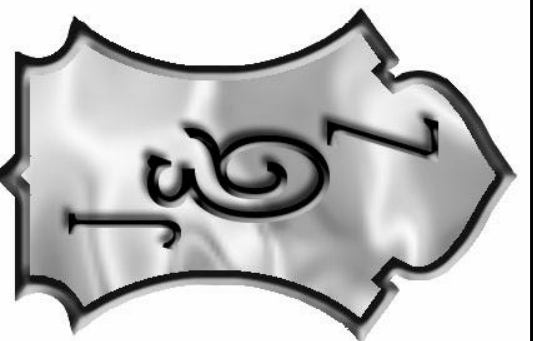
WWW.JEEBSANDZUZU.COM

DRAINAGE PLAN

CH RESIDENCE

sheet no:

A115



JEEBS & ZUZU, LLC.

ARCHITECTS & CONTRACTORS
MAKING HOUSE CALLS

SUITE C
11030 MENAUL NE
ALBUQUERQUE, NM 87112
P: 505-797-1318

job no:

drawn: Author

checked: Checker

date: Aug. 18, 2021

"EASY AS PIE"

ADDRESS: 3017 11th St NW, Albuquerque, NM

LEGAL DESCRIPTION: LOT 8-A MCDONALD ACRES SUBDIVISION

SITE AREA: 0.58 AC (25,265 SF)

BENCHMARK: City of Albuquerque Station "SMW=8" being an aluminum disc with ELEV= 4969.73 (NAVD 1988)

SURVEYOR: Harris Surveying September, 2022

FLOOD HAZARD: From FEMA Map 35001C0332G (9/26/2008), this site is identified as Zone 'X' which is an area with reduced flood risk due to levee.

OFFSITE FLOW: The site does not accept offsite flow.

EXISTING CONDITIONS: The site is currently an undeveloped residential lot in the North Valley with limited slope.

PROPOSED IMPROVEMENTS: The proposed improvements include 2 single-family residences with a shared access road, private patios, and depressed landscaping.

DRAINAGE APPROACH: The site drainage will include onsite retention of the SWQ volume with limited discharge.

Existing land treatment: 100% A PRECIPITATION ZONE: 2

$Q = (1.54)(0.58) = 0.9 \text{ CFS}$

Proposed land treatment: 66% C and 34% D

$Q = [(0.66)(2.87) + (0.34)(4.12)](0.58) = 1.9 \text{ CFS}$

North Valley discharge limited to 2.75 CFS/AC (0.58 ac) = 1.6 CFS

$\text{SWQ } V = (25,265)(0.42/12) = 884 \text{ CF}$

Site runoff will discharge to several onsite retention ponding areas located in the surrounding yard areas. The SWQ volume will be retained onsite and provide for mitigated site discharge.

ADDRESS: 3017 11th St NW, Albuquerque, NM

LEGAL DESCRIPTION: LOT 8-A McDONALD ACRES SUBDIVISION

SITE AREA: 0.58 AC (25,265 SF)

BENCHMARK: City of Albuquerque Station "SMW=8" being an aluminum disc with ELEV= 4969.73 (NAVD 1988)

SURVEYOR: Harris Surveying September, 2022

FLOOD HAZARD: From FEMA Map 35001C0331H (8/16/12) and 35001C0332G (9/26/2008), this site is identified as Zone 'X' which is an area with reduced flood risk due to levee.

OFFSITE FLOW: The site does not accept offsite flow.

EXISTING CONDITIONS: The site is currently an undeveloped residential lot in the North Valley with limited slope.

PROPOSED IMPROVEMENTS: The proposed improvements include 2 single-family residences with a shared access road, private patios, and depressed landscaping.

DRAINAGE APPROACH: The site drainage will include onsite retention of the SWQ volume with limited discharge.

Existing land treatment: 100% A PRECIPITATION ZONE: 2
Q= (1.71)(0.58)= 1.0 CFS
Proposed land treatment: 66% C and 34% D
Q= [(0.66)(3.05)+(0.34)(4.34)](0.58)= 2.0 CFS
North Valley discharge limited to 2.75 CFS/AC (0.58 ac) = 1.6 CFS

SWQ V= (8,590)(0.42/12)= 300 CF

Site runoff will discharge to several onsite retention ponding areas located in the surrounding yard areas. The SWQ volume will be retained onsite and provide for mitigated site discharge.

Private Drainage Facilities within City Right-of-Way
Notice to Contractor
(Special Order 19 ~ "SO-19")

1. Build sidewalk culvert per COA STD DWG 2236. Work is permitted and inspected by DMD Construction Services Division.

2. An excavation permit will be required before beginning any work within City Right-Of-Way.

3. All work on this project shall be performed in accordance with applicable federal, state and local laws, rules and regulations concerning construction safety and health.

4. Prior to any excavation, the contractor must contact **New Mexico One Call**, dial "811" for (505) 260-1990 for the location of existing utilities.

5. Prior to construction, the contractor shall excavate and verify the locations of all obstructions. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay.

6. Backfill compaction shall be 95%.

7. Maintenance of the facility shall be the responsibility of the owner of the property being served.

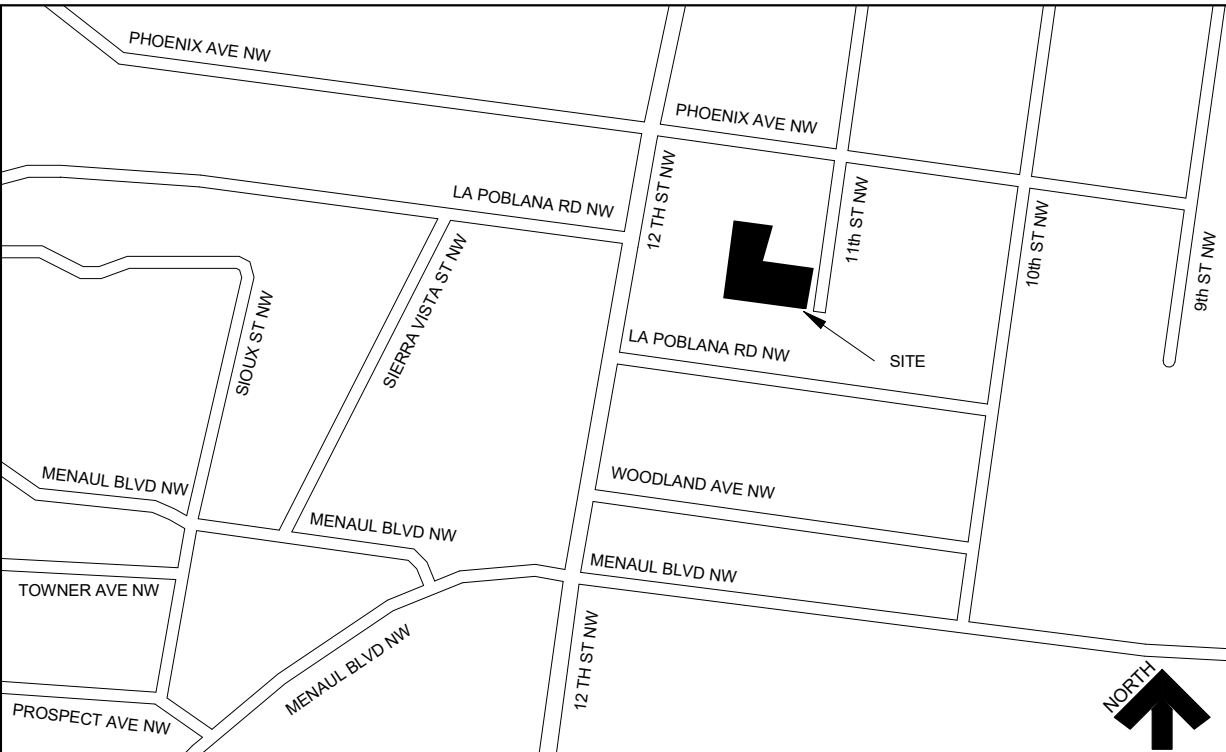
8. Work on arterial streets may be required on a 24-hour basis.

9. For excavation and barricading inspections, contact DMD Construction Services Division.

GENERAL NOTES:

- NO WORK SHALL BE PERFORMED IN THE PUBLIC ROW WITHOUT AN APPROVED WORK ORDER OR EXCAVATION PERMIT.

VICINITY MAP

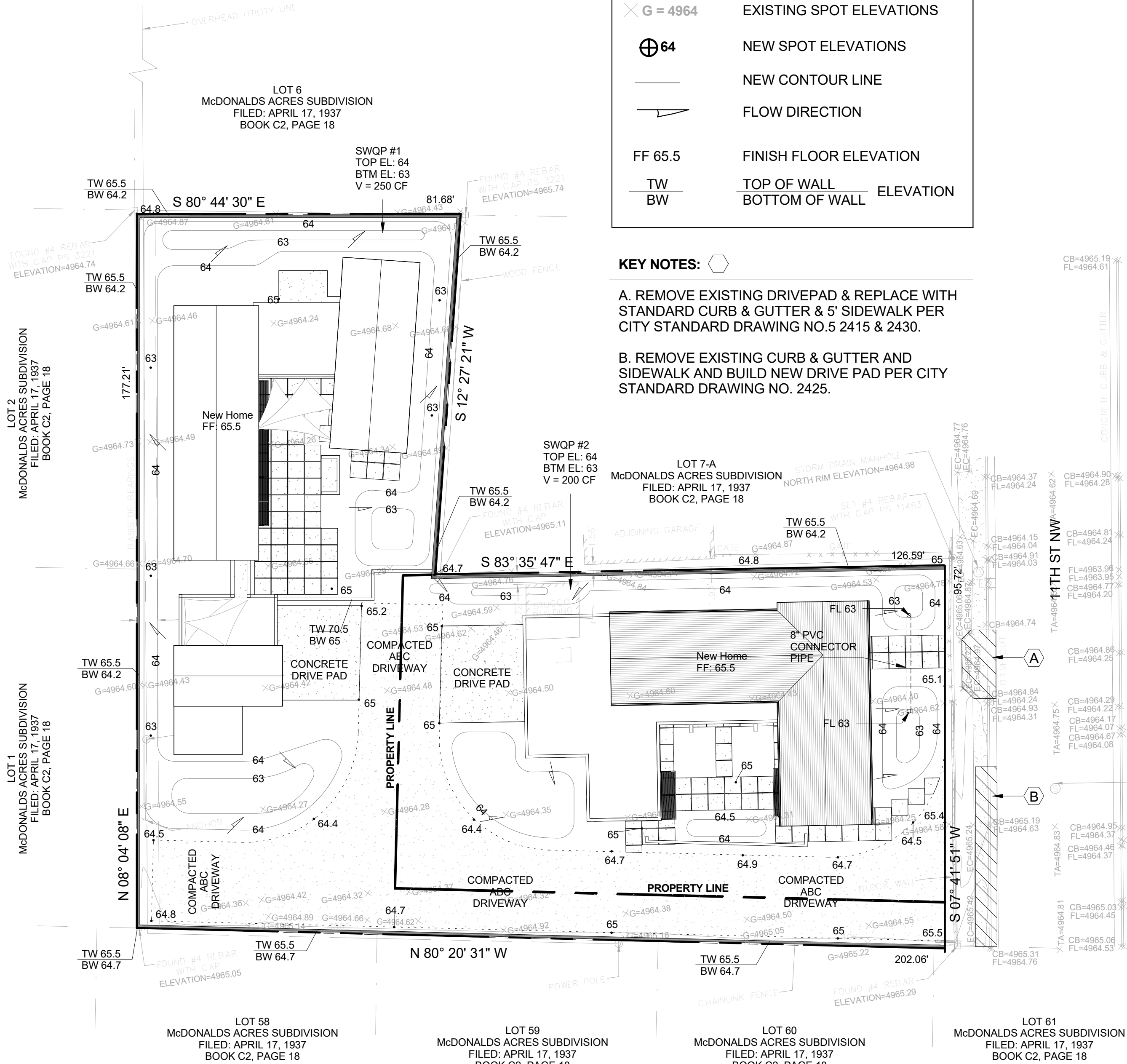


LEGEND	
	EXISTING PROPERTY LINE
	NEW PROPERTY LINE
	EXISTING SPOT ELEVATIONS
	NEW SPOT ELEVATIONS
	NEW CONTOUR LINE
	FLOW DIRECTION
FF 65.5	FINISH FLOOR ELEVATION
TW BW	TOP OF WALL BOTTOM OF WALL ELEVATION

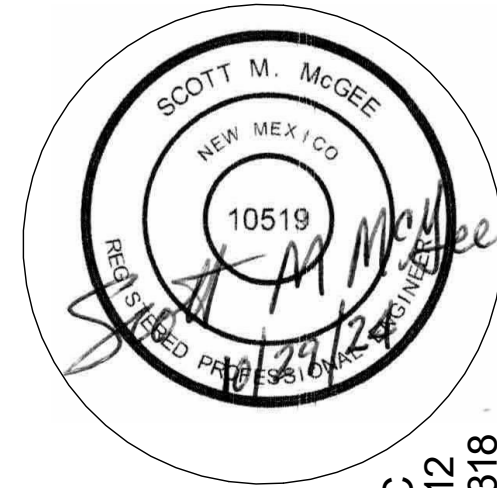
KEY NOTES:

A. REMOVE EXISTING DRIVEPAD & REPLACE WITH STANDARD CURB & GUTTER & 5' SIDEWALK PER CITY STANDARD DRAWING NO.5 2415 & 2430.

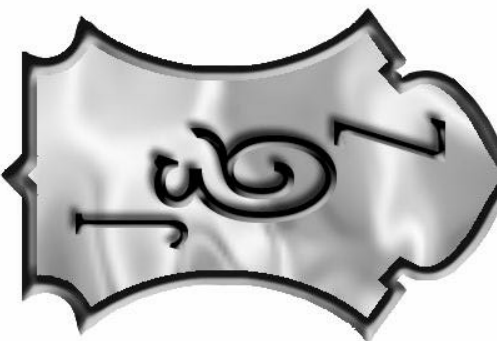
B. REMOVE EXISTING CURB & GUTTER AND SIDEWALK AND BUILD NEW DRIVE PAD PER CITY STANDARD DRAWING NO. 2425.



National Flood Hazard Layer FIRMette



JEEBS & ZUZU, LLC.
ARCHITECTS & CONTRACTORS
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11030 MENAUL NE SUITE C
ALBUQUERQUE, NM 87112
P: 505-797-1318



job no:
drawn: IG
checked: J&Z
date: 11/6/2024

11TH STREET HOMES
3017 11TH ST. NW
ALBUQUERQUE, NM 87107
sheet no: A1J5

"EASY AS PIE"

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