

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

September 22, 2022

Robert Fierro, PE
Fierro & Company, LLC
3201 4th St.
Albuquerque, NM 87017

**RE: Jabaay Townhomes
1423 6th St. NW
Grading and Drainage Plan
Engineer's Stamp Date: 8/15/2022
Hydrology File: J14D201**

Dear Mr. Fierro:

Based upon the information provided in your submittal received 08/16/2022, the Grading & Drainage Plan is approved for Grading Permit and Building Permit since the pad is essentially already rough graded.

PO Box 1293

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.

Albuquerque

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, 924-3420) 14 days prior

NM 87103

If you have any questions, please contact me at 924-3695 or dggutierrez@cabq.gov

www.cabq.gov

Sincerely,

David G. Gutierrez, P.E.
Senior Engineer, Hydrology
Planning Department



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

Project Title: _____ **Building Permit #:** _____ **Hydrology File #:** _____

DRB#: _____ **EPC#:** _____ **Work Order#:** _____

Legal Description: _____

City Address: _____

Applicant: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Owner: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

TYPE OF SUBMITTAL: _____ PLAT (____# OF LOTS) _____ RESIDENCE _____ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL?: _____ Yes _____ No

DEPARTMENT: _____ TRAFFIC/ TRANSPORTATION _____ HYDROLOGY/ DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

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

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

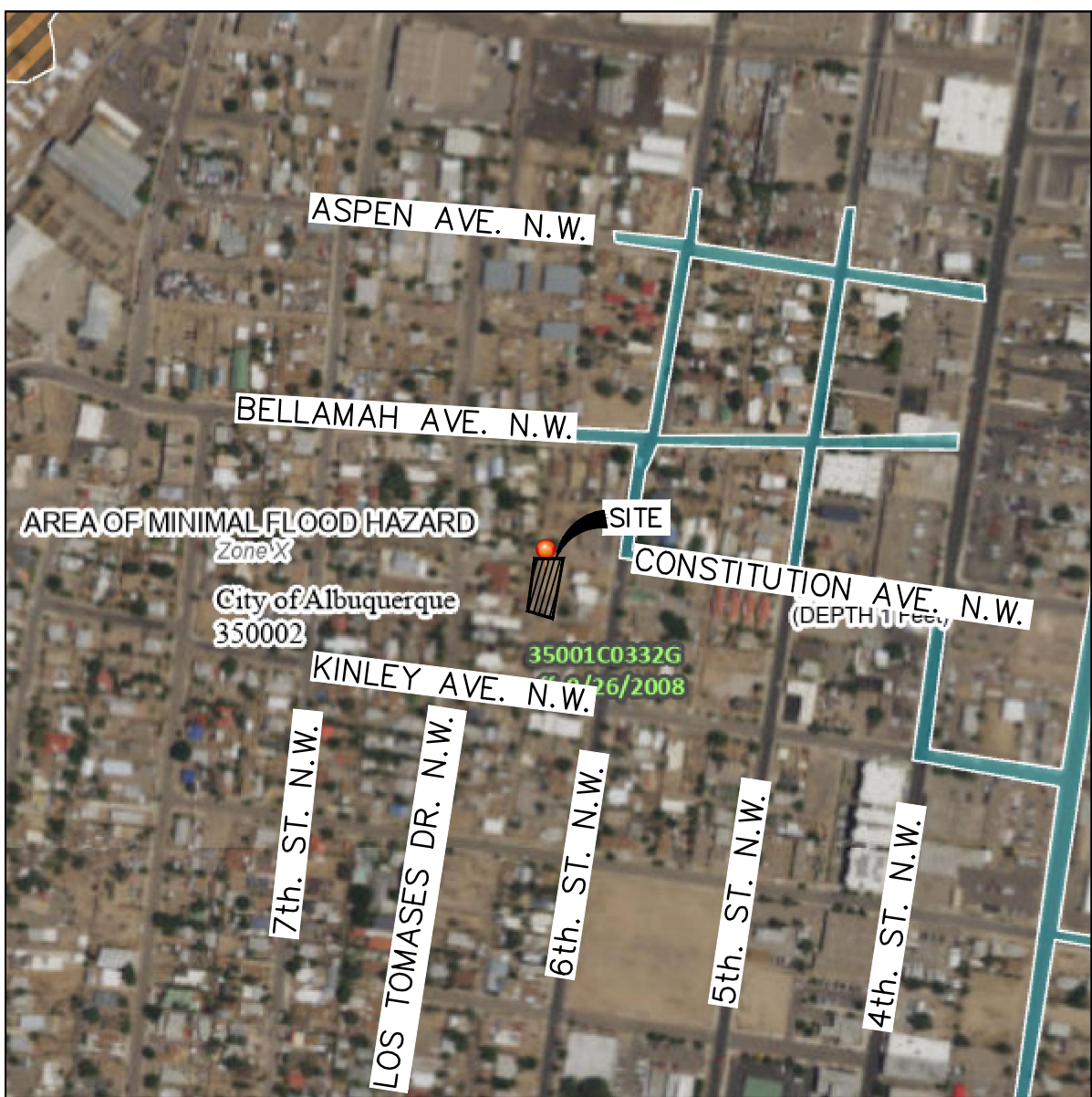
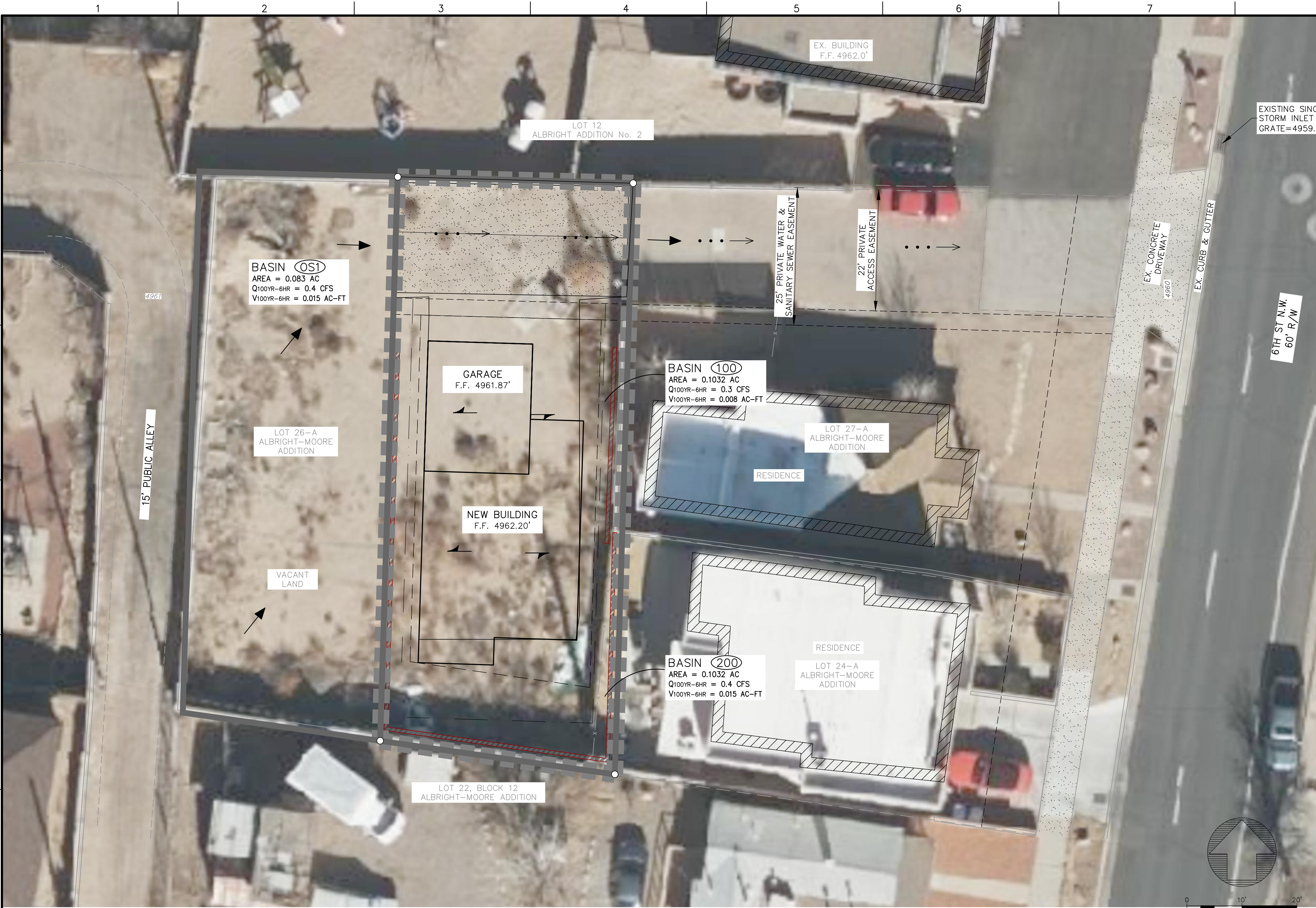
- _____ BUILDING PERMIT APPROVAL
- _____ CERTIFICATE OF OCCUPANCY
- _____ PRELIMINARY PLAT APPROVAL
- _____ SITE PLAN FOR SUB'D APPROVAL
- _____ SITE PLAN FOR BLDG. PERMIT APPROVAL
- _____ FINAL PLAT APPROVAL
- _____ SIA/ RELEASE OF FINANCIAL GUARANTEE
- _____ FOUNDATION PERMIT APPROVAL
- _____ GRADING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



FLOOD INSURANCE RATE MAP
MAP NO. 35001C0332G
EFFECTIVE DATE: 09/26/2008

Fierro & Company

ENGINEERING | SURVEYING

3201 4th STREET NW, SUITE B
ALBUQUERQUE, NEW MEXICO 87107
PH (505) 352-8930
www.fierrocompany.com

ENGINEER'S SEAL

JABAAY TOWNHOMES
1423 6TH. ST. N.W.
ALBUQUERQUE, NM

PROJECT NAME	
JABAAY TOWNHOMES	

REV.	DATE	DESCRIPTION	BY

PROJECT NO:	21053
DESIGNED BY:	RJF
DRAWN BY:	JB
CHECKED BY:	RJF
DATE:	AUGUST 2022

SHEET TITLE

DRAINAGE PLAN

SHEET NO:

C-2

BASIN MAP

Introduction
The site is located at 1423 6th Street NW and is 0.1032 acres. This property is currently undeveloped. A building footprint of 1,560 sq.ft. is proposed. The purpose of this Grading & Drainage Plan is to 1) provide hydrologic and hydraulic analysis of the existing and proposed condition and seek approval for grading and building permit.

Methodology
Hydrologic procedures presented in the Hydrology Section of the DMP, Article 6-2(a), approved June 8, 2020 were followed. Precipitation Zone 2 data was used in the hydrologic computations.

Existing Condition
The site's lot was created in June 2004 as part of a 4 lot replat. The adjoining lots to the east and lot to the west were part of this replat. A 22.5-foot access easement along the northern 22.5 feet of this replat serves the site along with adjoining Lot 26-A and 27-A. The existing drainage from the site drains to this access easement, which then outlets to 6th Street N.W. at the driveway entrance as shown in the Basin Map. The site receives offsite runoff from Basin OS1, which is Lot 26-A of the replat. Runoff from this lot discharges to said access easement.

Proposed Condition
Proposed improvements includes a new townhome building with a footprint of 1,560 sq.ft. and an asphalt driveway within the access easement. The proposed site will discharge to the access easement, which will outlet to 6th street as per the existing condition. The proposed development will continue to accept offsite runoff from Basin OS1.

Conclusion
The proposed building addition will generate increased runoff, but is negligible and will not adversely effect downstream drainage capacities. This drainage report seeks COA Hydrology approval for grading and building permit.

DRAINAGE REPORT

HYDROLOGY SUMMARY						
BASIN	Total Area (acres)	Land Treatment (%)				Q ₁₀₀ (cfs)
		A	B	C	D	
OS1	0.0830	0.0	40.0	50.0	60.0	0.4
100	0.1032	0.0	50.0	50.0	0.0	0.3
200	0.1032	0.0	40.0	0.0	60.0	0.4

HYDROLOGY SUMMARY (Precipitation Zone 2)



LEGEND

- PROPERTY BOUNDARY
- FLOW PATH
- ROOF FLOW
- SURFACE DRAINAGE
- UTILITY EASEMENT LINE
- FLOWLINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED BASIN
- EXISTING BASIN