CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director

Mayor Timothy M. Keller

March 11, 2024

Robert Fierro, P.E.
Fierro & Company
6300 Montano Rd. NW
Albuquerque, NM 87120

RE: Amerstone Townhomes
407 & 411 Aspen Ave. NE
Grading and Drainage Plans
Engineer's Stamp Date: 02/27/24
Hydrology File: J14D208

Dear Mr. Fierro:

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Based upon the information provided in your submittal received 02/28/2024, 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 (Doug Hughes, PE, 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.

Sincerely,

Renée C. Brissette

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: AMERSTONE TOWNHOMES Hydrology File # _____
Legal Description: LOTS NUMBERED ONE (1) AND TWO (2) OF LANDS OF JANE PADILLA
City Address, UPC, OR Parcel: 101405851147713106, 101405851747713135

Applicant/Agent: Fierro & Company Contact: Robert Fierro
Address: 3201 4th Street NW, Suite C Phone: 505-352-8930
Email: rfierro@fierrocompany.com

Applicant/Owner: Arif Amershi 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:

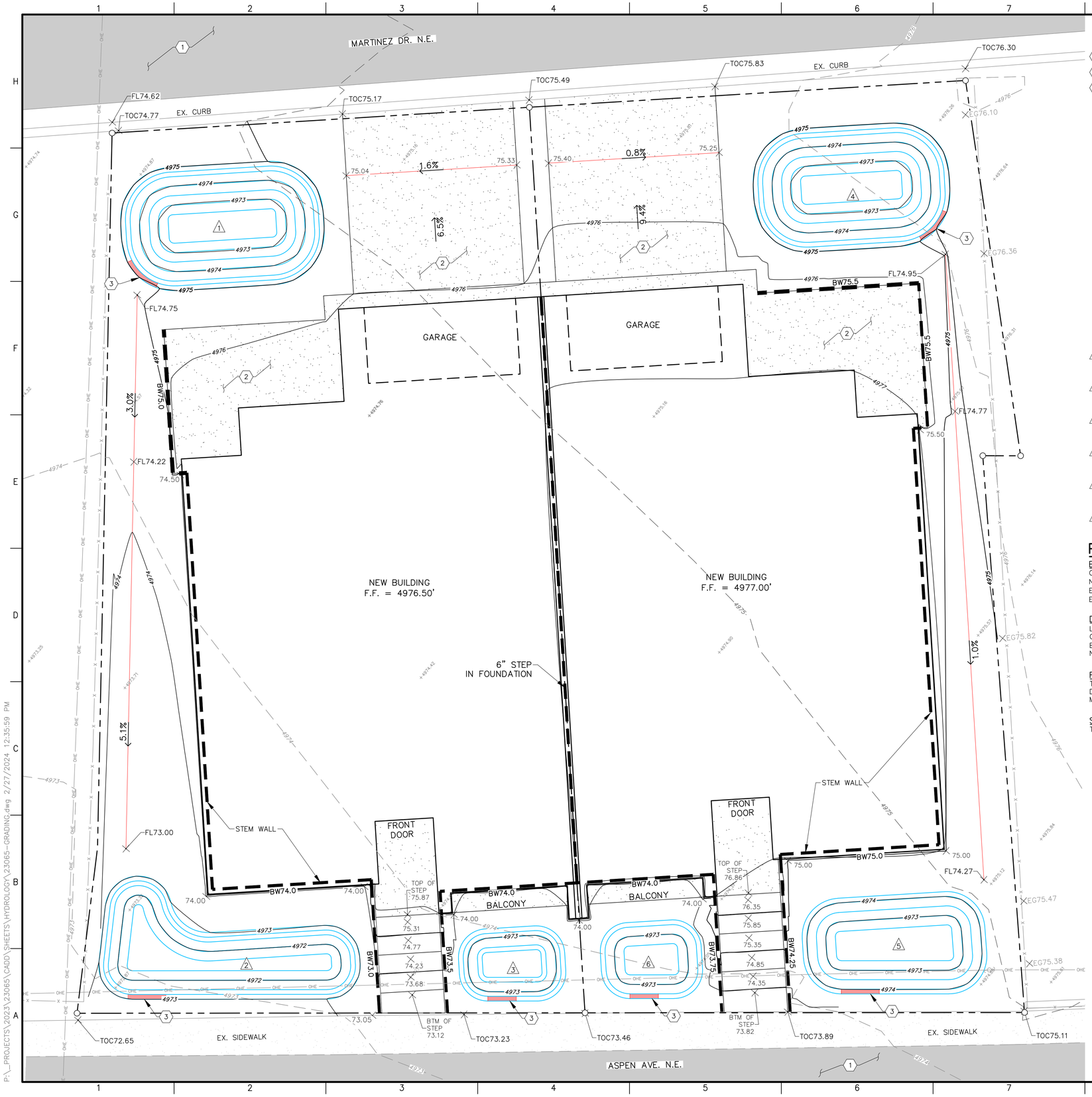
- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G&D PLAN
- ☑ GRADING & DRAINAGE PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL) ADMINISTRATIVE
- ☐ TRAFFIC CIRCULATION LAYOUT FOR DFT APPROVAL
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ 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)_____

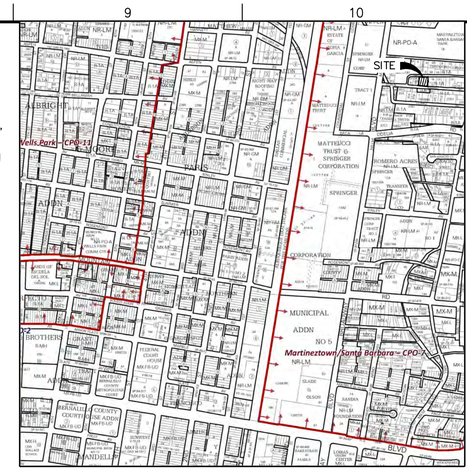
DATE SUBMITTED: 2/28/2024

REV. 09/13/23



KEYED NOTES:

1. EXISTING ASPHALT.
2. NEW CONCRETE.
3. CONSTRUCTION 6' WIDE BY 0.25' HIGH SPILLWAY. ELEVATION PER DETENTION POND CONSTRUCTION NOTE.



LOCATION MAP
ZONE ATLAS MAP: J-14-Z

STORMWATER QUALITY VOLUME POND:

1. TOP ELEV.=4975.0, BTM. ELEV.=4972.5, WSEL at Spillway=4974.75', 2H:1V SIDE-SLOPE VOL. at Spillway=265 CU.FT.,
2. TOP ELEV.=4973.0, BTM. ELEV.=4971.5, WSEL at Spillway=4972.75', 2H:1V SLOPE VOL. at Spillway=146 CU.FT.,
3. TOP ELEV.=4973.5, BTM. ELEV.=4972.25, WSEL at Spillway=4973.25', 2H:1V SLOPE VOL. at Spillway=38 CU.FT.,
4. TOP ELEV.=4975.0, BTM. ELEV.=4972.5, WSEL at Spillway=4974.75', 2H:1V SLOPE VOL. at Spillway=253 CU.FT.,
5. TOP ELEV.=4974.25, BTM. ELEV.=4972.5, WSEL at Spillway=4974.0', 2H:1V SLOPE VOL. at Spillway=147 CU.FT.,
6. TOP ELEV.=4973.75, BTM. ELEV.=4972.5, WSEL at Spillway=4973.5', 2H:1V SLOPE VOL. at Spillway=39 CU.FT.,

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 03/11/24
BY: René C. Brissette
HydroTrans # J14D208

THE APPROVAL OF THESE PLANS/REPORT SHALL NOT BE CONSTRUED TO BE A VIOLATION OF ANY STATE OR ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUIRING CORRECTION OF ERRORS IN THE PLANS/REPORT WHILE SPECIFICATIONS OR CONSTRUCTIONS BASED APPROVED PLANS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.

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

PROJECT INFORMATION

BENCHMARK

CITY OF ALBUQUERQUE SURVEY MONUMENT: ACS BM, A-438
NORTHING: 1495747.494 (NM SPC, CENTRAL ZONE, NAD 1983)
EASTING: 1523137.246 (NM SPC, CENTRAL ZONE, NAD 1983)
ELEVATION: 4975.35' (NAVD 1988, U.S. SURVEY FOOT)

DESCRIPTION

LOTS NUMBERED EIGHT (8), NINE (9), ONE (1) AND TWO (2) OF LANDS OF JANE PADILLA, A SUBDIVISION WITHIN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "PLAT OF LANDS OF JANE PADILLA, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 15, 2000, IN PLAT BOOK 2000C, PAGE 212.

FLOOD NOTE:

THIS PROPERTY LIES WITHIN FLOOD ZONE X WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD, AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP DATED SEPTEMBER 26, 2008, MAP NO. 35001C0332G.

SURVEYOR INFORMATION

TOPOGRAPHIC SURVEY PERFORMED OCTOBER 2022.

LEGEND

- APPARENT PROPERTY BOUNDARY
- APPARENT ADJOINING PROPERTY LINE
- EXISTING FENCE
- PROPERTY CORNER
- APPARENT PROPERTY CORNER
- ROOF FLOW DIRECTION
- FLOW PATH
- 3905 EXISTING MAJOR CONTOUR
- 3904 EXISTING MINOR CONTOUR
- 3905 PROPOSED MAJOR CONTOUR
- 3904 PROPOSED MINOR CONTOUR
- POND 0.5' INTERVAL CONTOUR
- 26.29 FINISHED GRADE
- FL26.29 FLOW LINE
- BLDG. BUILDING
- TOC TOP OF CURB AND/OR CONCRETE
- BW BOTTOM OF WALL
- NEW CONCRETE
- EXISTING ROAD
- RETAINING WALL/STEM WALL

Fierro&Company
ENGINEERING | SURVEYING
3201 4TH STREET NW, SUITE C
ALBUQUERQUE, NEW MEXICO 87107
PH (505) 352-8930
www.fierrocompany.com

ENGINEER'S SEAL
ROBERT J. FIERRO
NEW MEXICO
20585
2-27-24
PROFESSIONAL ENGINEER

PROJECT NAME
AMERSTONE TOWNHOMES A & B
ASPEN AVENUE
ALBUQUERQUE, NEW MEXICO

BY	DESCRIPTION	DATE	REV.

PROJECT NO:	23065
DESIGNED BY:	RJF
DRAWN BY:	JB
CHECKED BY:	RJF
DATE:	FEBRUARY 2024

SHEET TITLE
GRADING PLAN

SHEET NO: C-1

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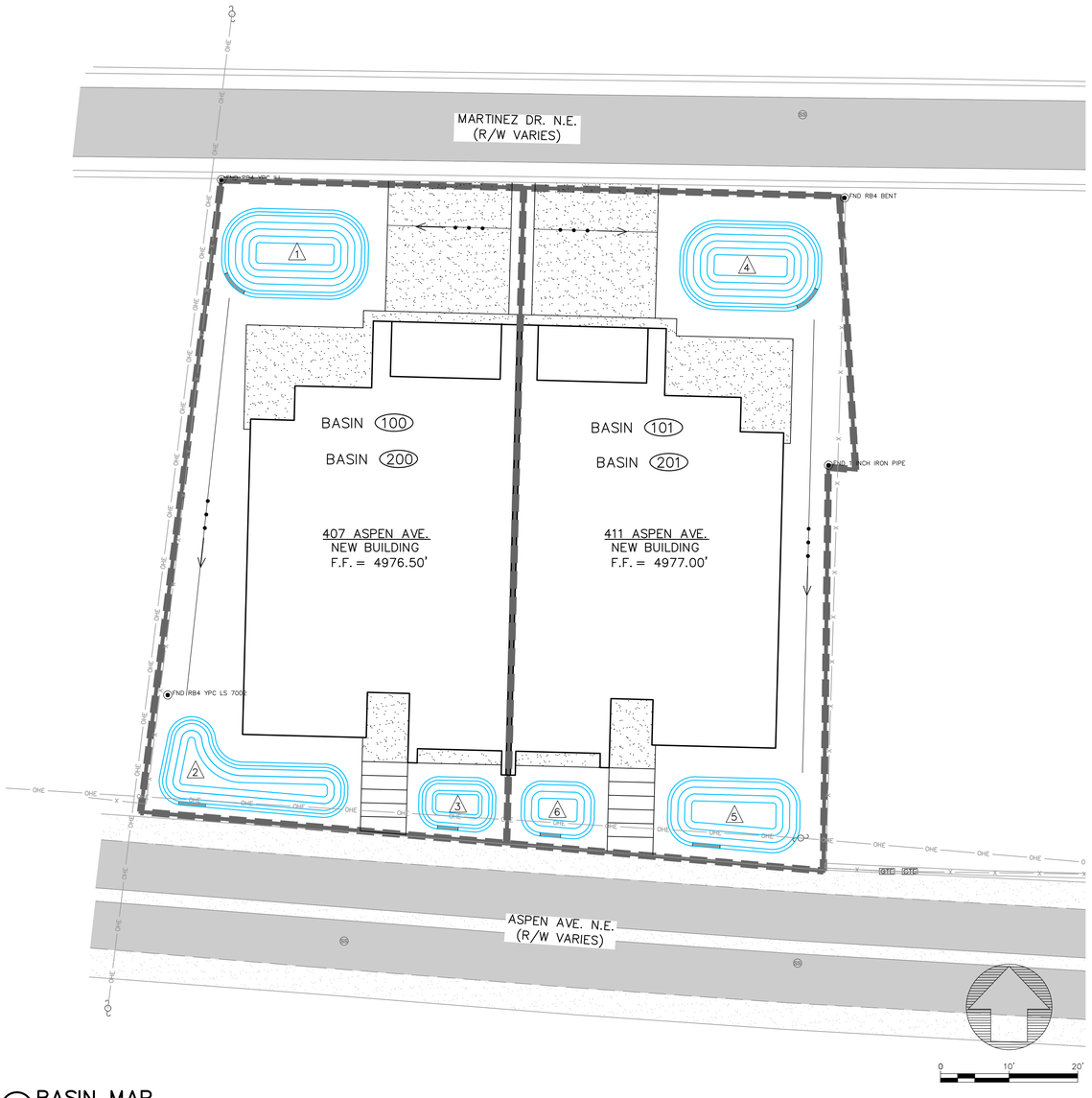

BASIN MAP

STORMWATER QUALITY VOLUME POND:

1. TOP ELEV.=4975.0, BTM. ELEV.=4972.5, WSEL at Spillway=4974.75', 2H:1V SIDE-SLOPE VOL. at Spillway=265 CU.FT.,
2. TOP ELEV.=4973.0, BTM. ELEV.=4971.5, WSEL at Spillway=4972.75', 2H:1V SLOPE VOL. at Spillway=146 CU.FT.,
3. TOP ELEV.=4973.5, BTM. ELEV.=4972.25, WSEL at Spillway=4973.25', 2H:1V SLOPE VOL. at Spillway=38 CU.FT.,
4. TOP ELEV.=4975.0, BTM. ELEV.=4972.5, WSEL at Spillway=4974.75', 2H:1V SLOPE VOL. at Spillway=253 CU.FT.,
5. TOP ELEV.=4974.25, BTM. ELEV.=4972.5, WSEL at Spillway=4974.0', 2H:1V SLOPE VOL. at Spillway=147 CU.FT.,
6. TOP ELEV.=4973.75, BTM. ELEV.=4972.5, WSEL at Spillway=4973.5', 2H:1V SLOPE VOL. at Spillway=39 CU.FT.,

FLOOD INSURANCE RATE MAP
MAP NO. 35001C0332G
EFFECTIVE DATE: 9/26/2008

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 03/11/24
BY: Renée C. Brissette
HydroTrans # J14D208

THE APPROVAL OF THESE PLANS/REPORT SHALL NOT BE CONSTRUED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR RELIEVE THE OWNER OR HIS AGENT FROM THE CITY OF ALBUQUERQUE FROM REQUIRING CORRECTION, OR ERROR OR OMISSIONS IN PLANS. NO CHANGES, MODIFICATIONS OR ALTERATIONS TO APPROVED PLANS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.

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

HYDROLOGY SUMMARY								
BASIN	Total Area (acres)	Land Treatement (%) A	B	C	D	Q_{WQ} (cfs)	V_{WQ} (cf)	V_{EXC} (cu ft)
100	0.1054	0.0	100.0	0.0	0.0	0.2	306	N/A
101	0.1038	0.0	100.0	0.0	0.0	0.2	301	N/A
200	0.1054	0.0	38.0	0.0	62.0	0.4	740	100
201	0.1038	0.0	37.0	0.0	63.0	0.4	736	100

HYDROLOGY SUMMARY

Pond 1 Stage-Storage Table	
Depth (ft)	Cumulative Vol. (cu-ft)
4972.5	0
4973	25
4973.5	66
4974	128
4974.5	213
4974.75	265
4975	325

Pond 2 Stage-Storage Table	
Depth (ft)	Cumulative Vol. (cu-ft)
4971.5	0
4972	36
4972.5	102
4972.75	146
4973	200

Pond 3 Stage-Storage Table	
Depth (ft)	Cumulative Vol. (cu-ft)
4972.25	0
4972.5	5
4973	24
4973.25	38
4973.5	56

Pond 4 Stage-Storage Table	
Depth (ft)	Cumulative Vol. (cu-ft)
4972.5	0
4973	23
4973.5	63
4974	121
4974.5	203
4974.75	253
4975	310

Pond 5 Stage-Storage Table	
Depth (ft)	Cumulative Vol. (cu-ft)
4972.5	0
4973	29
4973.5	77
4974	147
4974.25	190

Pond 6 Stage-Storage Table	
Depth (ft)	Cumulative Vol. (cu-ft)
4972.5	0
4973	14
4973.5	39
4973.75	57

STAGE-STORAGE TABLE

PROPOSED DETENTION POND REQUIRED VOL. AT 407 ASPEN AVE:

TOTAL REQUIRED VOL. = Basin 200 Vol. - Basin 100 Vol.)
= (740 cu.ft. - 306 cu.ft.) = 434 cu.ft.

TOTAL PROVIDED VOL. = 265+146+38= 449 cu.ft. at Spillway

THEREFORE, PONDING REQUIREMENT IS MET. POND STORAGE CAPACITY IS GREATER THAN REQUIRED VOLUME.

PROPOSED DETENTION POND REQUIRED VOL. AT 411 ASPEN AVE:

TOTAL REQUIRED VOL. = Basin 200 Vol. - Basin 100 Vol.)
= (736 cu.ft. - 301 cu.ft.) = 435 cu.ft.

TOTAL PROVIDED VOL. = 253+147+39 = 439 cu.ft. at Spillway

THEREFORE, PONDING REQUIREMENT IS MET. POND STORAGE CAPACITY IS GREATER THAN REQUIRED VOLUME.

DETENTION POND REQUIREMENTS

Introduction
The site is located at 407 and 411 ASPEN AVE., and is 0.21 acres. This property is currently vacant. A townhome is proposed on this site. The purpose of this Grading & Drainage Plan is to 1) provide hydrologic and hydraulic analysis of the existing and proposed condition, 2) satisfy allowable stormwater discharge rates, and 4) seek approval for 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 slopes from the NE corner with an elevation 4976 to the SW corner with an elevation at 4973' . Runoff from the site discharges Aspen Avenue.

Proposed Condition
A townhome is proposed on each lot with the buildings connected at the property line. The site will continue to discharge to Aspen Ave. at the existing runoff rates, which is approx. 1.9 cfs/arce. This is achieved by detaining the runoff via three ponds on each lot. The Stor Water Quality Volume will be stored within the detention ponds. The proposed detention pond's storage capacity exceeds the required storage volume.

DRAINAGE NARRATIVE

LEGEND

- PROPERTY BOUNDARY
- FLOW PATH
- ROOF FLOW
- SURFACE DRAINAGE
- UTILITY EASEMENT LINE
- FLOWLINE
- 3905 EXISTING MAJOR CONTOUR
- 3904 EXISTING MINOR CONTOUR
- 3905 PROPOSED MAJOR CONTOUR
- 3904 PROPOSED MINOR CONTOUR
- PROPOSED BASIN
- EXISTING BASIN

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www.fierrocompany.com

ENGINEER'S SEAL
ROBERT J. FIERRO
NEW MEXICO
20585
PROFESSIONAL ENGINEER
2-27-24

PROJECT NAME
AMERSTONE TOWNHOMES A & B
ASPEN AVENUE
ALBUQUERQUE, NEW MEXICO

REV.	DATE	DESCRIPTION	BY

PROJECT NO:	23065
DESIGNED BY:	RJF
DRAWN BY:	JB
CHECKED BY:	RJF
DATE:	FEBRUARY 2024

SHEET TITLE
DRAINAGE PLAN

SHEET NO:
D-1

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