

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

January 14, 2021

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

**RE: Silver Townhomes Block A-1-A
301 Platinum SW
Grading and Drainage Plan
Engineer's Stamp Date: 12/21/20
Hydrology File: K14D087B**

Dear Mr. Thompson:

PO Box 1293

Based upon the information provided in your submittal received 12/23/2020, the Grading and Drainage Plan is approved for Building Permit, Grading Permit and for action by the DRB on the Preliminary/Final Plat.

Albuquerque

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.

NM 87103

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.

www.cabq.gov

Also, the Payment-in-Lieu of \$ **1,408.00** must be paid prior to Hydrology's Permanent Release of Occupancy approval. Due to COVID-19, please follow the instructions:

Please use the attached City of Albuquerque Treasury Deposit form and when ready please email this form to Shannon Cordero (sdcordero@cabq.gov). She will then produce and email back with a receipt and instructions on how to pay online. Once paid, please email me proof of payment. This will insure that Hydrology will be able to process Permanent Release of Occupancy approval when officially submitted.

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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

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



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:

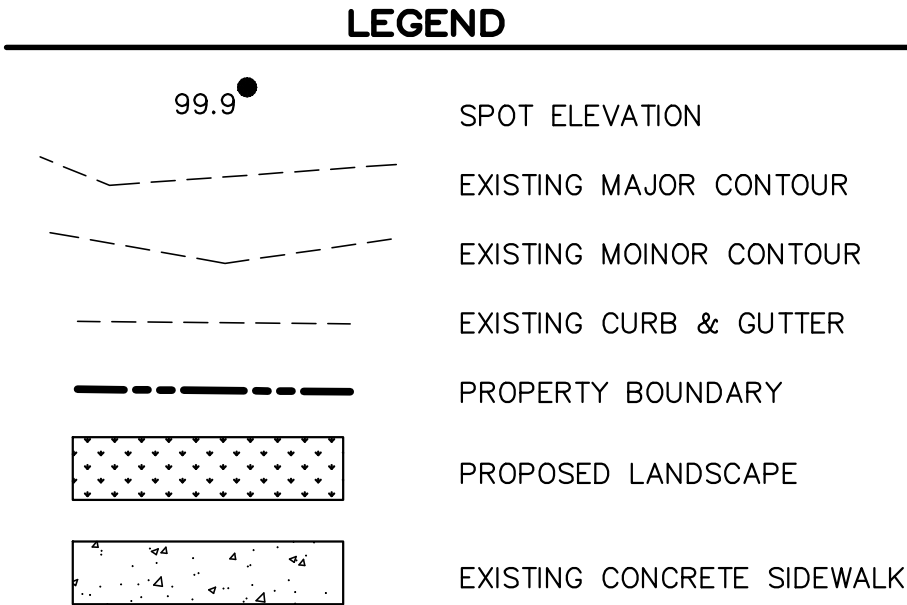
- _____ BUILDING PERMIT APPROVAL
- _____ CERTIFICATE OF OCCUPANCY
- _____ PRELIMINARY PLAT APPROVAL
- _____ SITE PLAN FOR SUB'D APPROVAL
- _____ SITE PLAN FOR BLDG. PERMIT APPROVAL
- _____ FINAL PLAT APPROVAL
- _____ SIA/ RELEASE OF FINANCIAL GUARANTEE
- _____ FOUNDATION PERMIT APPROVAL
- _____ GRADING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



KEYED NOTES:

- EXISTING 4" PVC DRAIN DRAINS PENETRATING CURB, CONNECT TO ROOF DRAINS. REFER TO ARCHITECTURAL PLANS
- SEE ARCHITECTURAL PLANS FOR STEPS TO TRANSITION FROM GRADE AT UNIT ACCESS TO EXISTING SIDEWALK GRADE.

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											
SITE	0.1422	0.00	0.00	100.00	0.00	1.03	0.01	532	0.01	532	0.43
TOTAL RUNOFF	0.14						0.01	532	0.01	532	0.43
FULL DEVELOPMENT CONDITIONS											
SITE	0.1422	0.00	9.40	9.50	81.10	2.06	0.02	1,065	0.03	1,190	0.57
TOTAL RUNOFF	0.14						0.02	1,065	0.03	1,190	0.57
EXCESS PRECIP.		0.62	0.8	1.03	2.33	E _i (in)					
PEAK DISCHARGE		1.71	2.36	3.05	4.34	Q _{pe} (cfs)					
WEIGHTED E (in) = (E _a)(%A) + (E _b)(%B) + (E _c)(%C) + (E _d)(%D)							ZONE = 2				
V _{6-hr} (acre-ft) = (WEIGHTED E) _i (AREA)/12							P _{6-hr} (in.) = 2.29				
V _{100-yr} (acre-ft) = V _{6-hr} + (A _o)(P _{100-yr} - P _{6-hr})/12							P _{24-hr} (in.) = 2.59				
Q (cfs) = (Q _{pe})(A _v) + (Q _{pe})(A _o) + (Q _{pe})(A _c) + (Q _{pe})(A _d)							P _{100-yr} (in.) = 3.62				

DRAINAGE PLAN:

LEGAL DESCRIPTION: BLOCK A-1-A, SILVER TOWNHOUSE

SITE AREA: 0.1422 ACRES

FLOOD HAZARD STATEMENT: F.E.M.A. FLOODWAY BOUNDARY AND FLOODWAY MAP DATED SEPTEMBER 26, 2008 (PANEL NO. 35001C0334G) INDICATES A FLOOD HAZARD ZONE X WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

EXISTING DRAINAGE CONDITIONS:

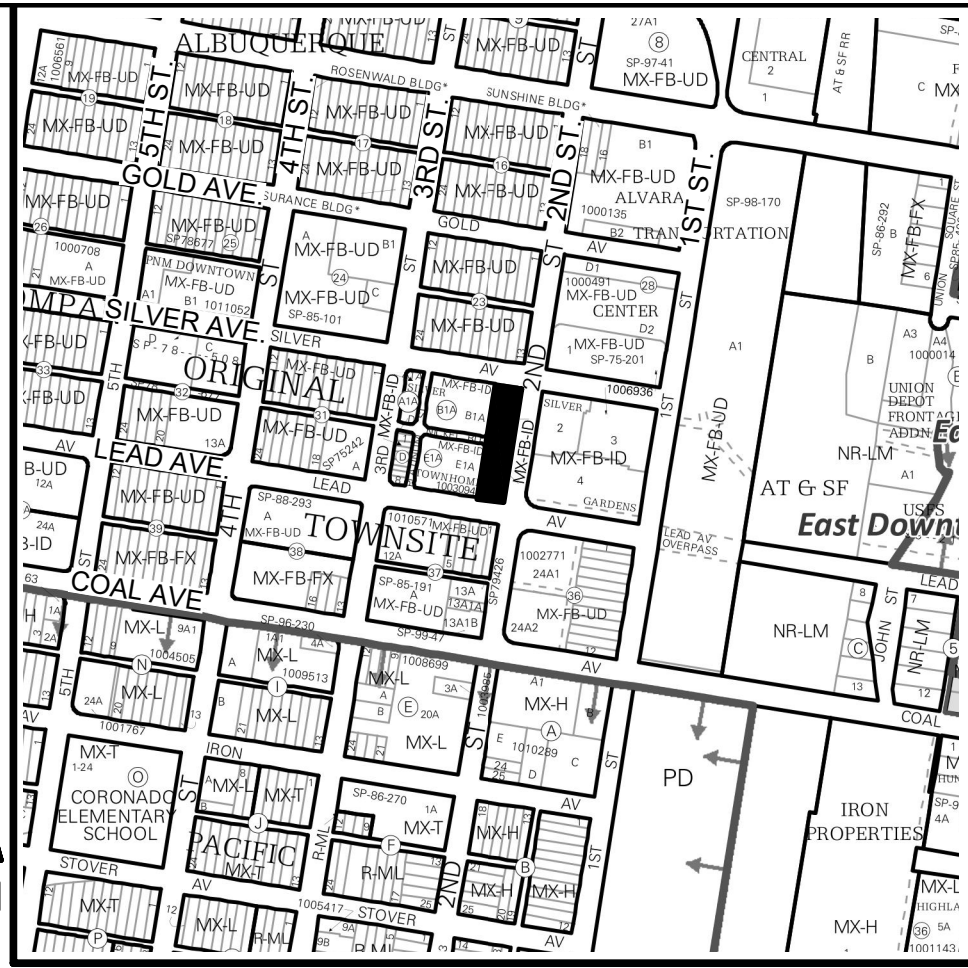
THE DRAINAGE ANALYSIS FOR THIS SITE IS IN ACCORDANCE WITH CHAPTER 6, ARTICLE 6-2, SECTION 6-2(A), ENTITLED "PROCEDURE FOR 40-ACRE AND SMALLER BASINS." THE DESIGN STORM USED FOR BOTH UNDEVELOPED AND DEVELOPED CONDITIONS IS THE 100-YEAR, 6-HOUR STORM EVENT FOR RUNOFF. THE SITE IS LOCATED IN ZONE 2 SO THE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

THE PROPERTY IS LOCATED SOUTH OF CENTRAL AT THE CORNER OF SILVER AND 3RD STREET. CURRENTLY THE SITE DRAINS FROM EAST TO WEST TO 3RD STREET. THE PEAK RUNOFF FROM THE PROPERTY UNDER EXISTING CONDITIONS IS 0.43 CFS DURING A 100-YEAR, 6-HOUR STORM. THERE ARE NO OFF-SITE FLOWS THAT REACH THE PROPERTY.

DEVELOPED DRAINAGE CONDITIONS:

THIS PROJECT IS THE FINAL PHASE OF THE SILVER TOWNHOMES PROJECT. THE EXISTING TOWNHOMES WERE CONSTRUCTED IN 2010. THIS PHASE INCLUDES THE CONSTRUCTION OF 8 TOWNHOMES. THE RUNOFF FROM THE TOWNHOMES WILL DRAIN TO 3RD STREET. THE ROOF DRAINS FROM THE TOWNHOMES WILL BE CONNECTED TO EXISTING 4-INCH PVC DRAINS AT 3RD STREET THAT PENETRATE THE CURB. EACH EXISTING 4-INCH PVC DRAIN WILL DISCHARGE RUNOFF FROM 2 TOWNHOMES TO 3RD STREET. THE FRONT LANDSCAPED AREA AND PEDESTRIAN ACCESS FROM EACH TOWNHOME WILL DRAIN DIRECTLY TO 3RD STREET. THE PEAK RUNOFF FROM THE PROPERTY UNDER DEVELOPED CONDITIONS IS 0.57 CFS DURING A 100-YEAR, 6-HOUR STORM.

FIRST FLUSH = (0.42IN/12IN/FT) x ((0.1422 x .811) x 43,560SF/AC) = 176 CF REQUIRED. THE DEVELOPER WILL PROVIDE TO THE CITY A PAYMENT-IN-LIEU OF \$1,408.00, WHICH IS \$8 PER CF FOR THE FIRST FLUSH VOLUME OF 176 CF.



Tompson Engineering Consultants, Inc. tcom@ yahoo.com PHONE: (505) 271-2199 ALBUQUERQUE, NM 87113 FAX: (505) 650-9246		DATE	BY	REVISION	NO.	PROJECT: DRAWN BY: BLN DATE: CHECKED BY: HORIZ. SCALE: APPROVED BY: VERT. SCALE: FILE:
		LOTS 1-8, SILVER TOWNHOMES BLOCK A-1-A				
CITY/COUNTY REVIEW		DEPARTMENT	SIGN-OFF	DATE	WEST GRADING AND DRAINAGE PLAN	
WASTEWATER MGMT. DIV.		WATER SERVICES	SUBDIVISION ENG.	STREETS	FOR CITY/COUNTY USE ONLY	
TRAFFIC		SHEET No. 1 of 1				