

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

January 2, 2025

Annette Vigil
PO BOX 193
Tesuque, NM 87574

RE: 9324 Susan Avenue SE
Grading & Drainage Plan
Engineer's Stamp Date: 12/19/24
Hydrology File: L20D079

Dear Ms. Vigil:

Based upon the information provided in your submittal received 12/31/2024, the Grading & Drainage Plan is **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, 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: LOT 46, BLOCK 1 JOSEPH W. VAN CLEAVE HOMESTEAD ADDITION

City Address, UPC, OR Parcel: 9324 SUSAN AVENUE SE

Applicant/Agent: ANNETTE VIGIL

Contact: _____

Address: PO BOX 193 TESUQUE, NM 87574

Phone: 505-577-2442

Email: vigildesign505@gmail.com

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) _____

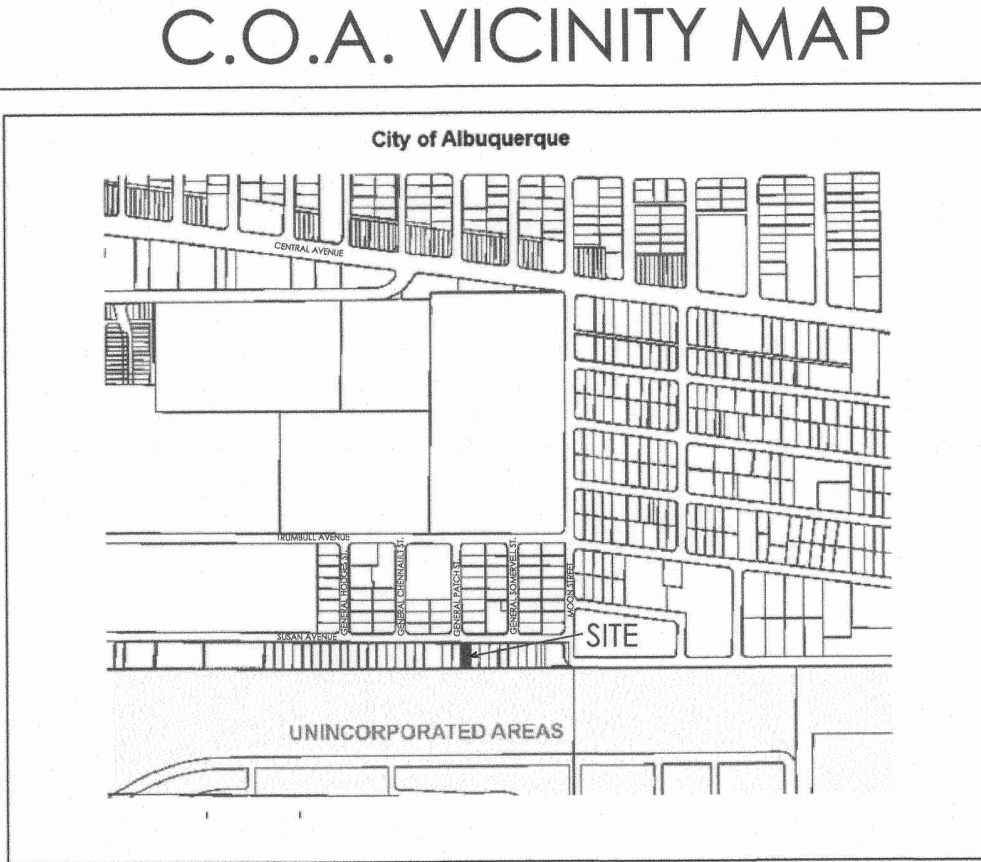
DATE SUBMITTED: 11-25-24

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED

DATE: 1-2-2025
BY: [Signature]
HydroTrans # L20D079

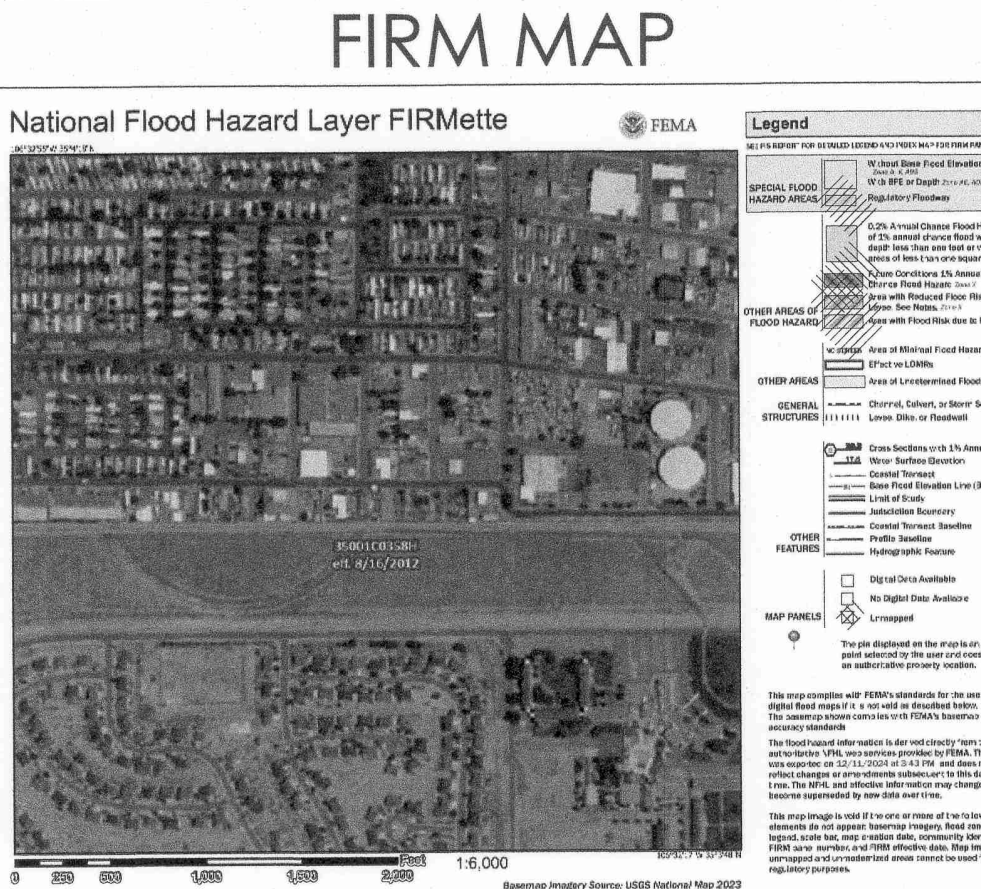
THE APPROVAL OF THESE PLANS/REPORT SHALL NOT BE
CONSIDERED TO PREVENT VIOLATION OF ANY CITY,
STATE, OR FEDERAL LAW. THE CITY OF ALBUQUERQUE
DOES NOT GUARANTEE THE ACCURACY OF THE
INFORMATION OR DATA ON WHICH THESE PLANS
SHALL NOT BE CHANGED, ACCEPTED OR ALTERED WITHOUT
AUTHORIZATION.

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



PROJECT INFORMATION

LEGAL DESCRIPTION:
SITE AREA: .147 ACRES
ZONING: NR-C
BUILDING CALCULATIONS: GROSS FLOOR AREA (GFA) = 2800 S.F.
PARKING CALCULATIONS:
REQUIRED: 3 SPACES (IDO TABLE)
PROVIDED: 3 SPACES (INCLUDING)
ADA REQUIRED: 1 SPACE (NMBC TABLE 1106.1)
ADA PROVIDED: 1 SPACE
MOTORCYCLE REQUIRED: 1 SPACE (IDO TABLE 5-5-4)
MOTORCYCLE PROVIDED: 1 SPACE
BICYCLE REQUIRED: 2 SPACES (IDO TABLE 5-5-5)
BICYCLE PROVIDED: 2 SPACES



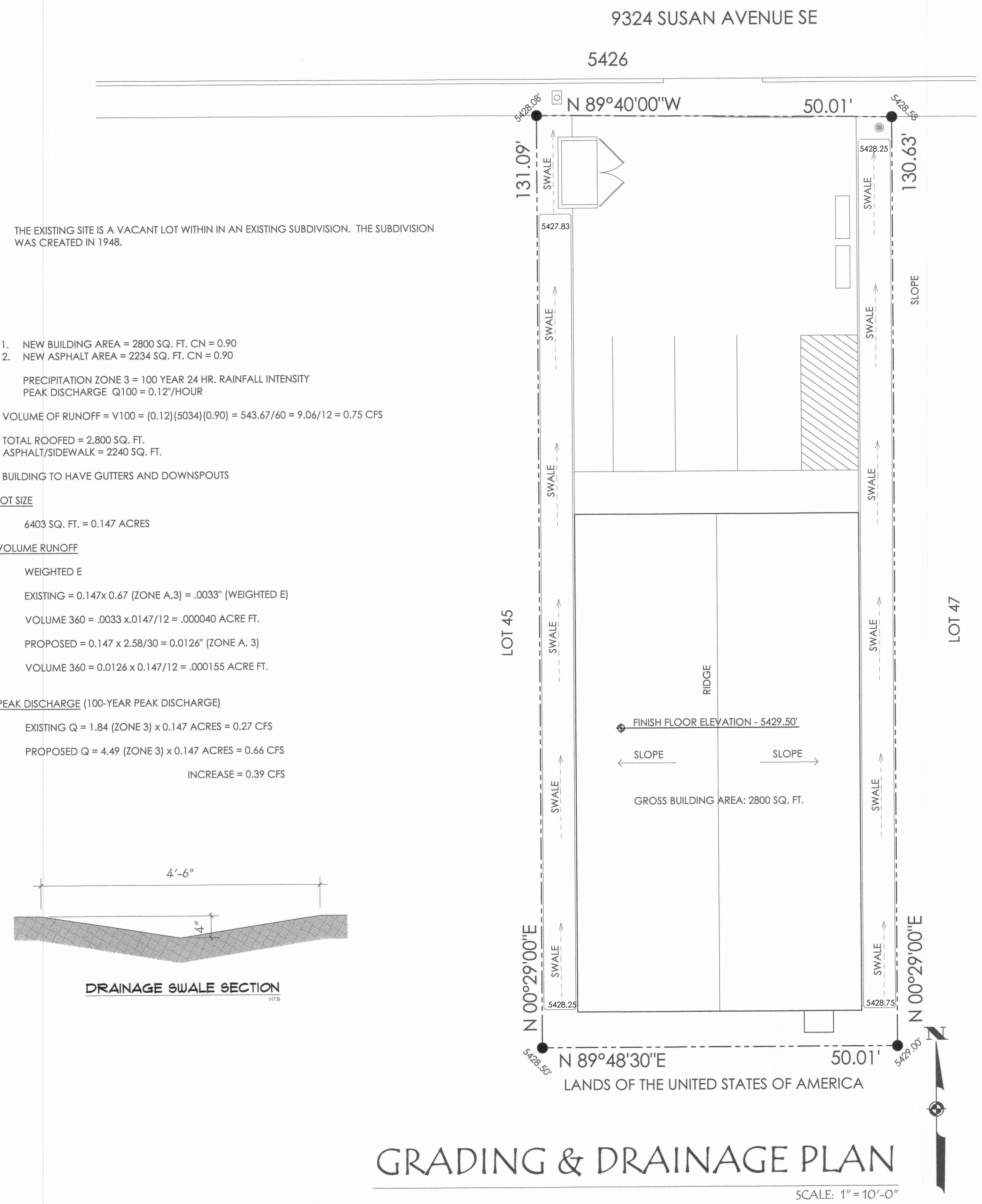
- KEYED NOTES**
- THE OWNER HAS ELECTED TO PAY THE PAYMENT IN LIEU OF THE REQUIRED STORM WATER QUALITY VOLUME.
 $2800 + 2234 = 5034$
 $5034 \times .42 = 2114.28$
 $2114.28/12 = 176$ CU FT. VOLUME
 - CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO STARTING WORK.
 - CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON-SITE DURING CONSTRUCTION.
 - REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
 - ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.
 - BENCHMARK - 3" ALUMINUM CAP ALBUQUERQUE CONTROL ACS15-L20 - ELEVATION 5418.71' - SURVEY INFORMATION PROVIDED BY ASSOCIATED SURVEYS.



12-19-2024 - PERMIT REVISIONS

STEVE MAURICE, ARCHITECT
25 CALLE CIELO
SANTA FE, NEW MEXICO 87506
505-660-2665

STORAGE FOR:
GERALD LANDGRAF
9324 SUSAN AVENUE SE
ALBUQUERQUE, NEW MEXICO 87123



THE EXISTING SITE IS A VACANT LOT WITHIN IN AN EXISTING SUBDIVISION. THE SUBDIVISION WAS CREATED IN 1948.

1. NEW BUILDING AREA = 2800 SQ. FT. CN = 0.90
2. NEW ASPHALT AREA = 2234 SQ. FT. CN = 0.90

PRECIPITATION ZONE 3 = 100 YEAR 24 HR. RAINFALL INTENSITY
PEAK DISCHARGE Q100 = 0.12"/HOUR

VOLUME OF RUNOFF = $V100 = (0.12)(5034)(0.90) = 543.67/60 = 9.06/12 = 0.75$ CFS

TOTAL ROOFED = 2,800 SQ. FT.
ASPHALT/SIDEWALK = 2240 SQ. FT.

BUILDING TO HAVE GUTTERS AND DOWNSPOUTS

LOT SIZE
6403 SQ. FT. = 0.147 ACRES

VOLUME RUNOFF

WEIGHTED E

EXISTING = 0.147×0.67 (ZONE A,3) = .0033" (WEIGHTED E)
VOLUME 360 = $.0033 \times 0.147/12 = .000040$ ACRE FT.
PROPOSED = $0.147 \times 2.58/30 = 0.0126$ " (ZONE A, 3)
VOLUME 360 = $0.0126 \times 0.147/12 = .000155$ ACRE FT.

PEAK DISCHARGE (100-YEAR PEAK DISCHARGE)

EXISTING Q = 1.84 (ZONE 3) x 0.147 ACRES = 0.27 CFS
PROPOSED Q = 4.49 (ZONE 3) x 0.147 ACRES = 0.66 CFS
INCREASE = 0.39 CFS

GRADING & DRAINAGE PLAN
SCALE: 1" = 10'-0"