

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

March 2, 2026

Fred Arfman, P.E.
Isaacson and Arfman, Inc.
128 Monroe St NE
Albuquerque, NM 87108

**RE: Encuentro HHA Facility
909 4th St SW
Grading and Drainage Plan
Engineer's Stamp Date: 02/18/26
Hydrology File: M15D051
Case # HYDR-2026-00063**

Dear Mr. Arfman:

Based upon the information provided in your submittal received 02/19/2026, the Conceptual Grading & Drainage Plan is approved.

PO Box 1293

If you have any questions, please contact me at 505-924-3995 or baileythompson@cabq.gov.

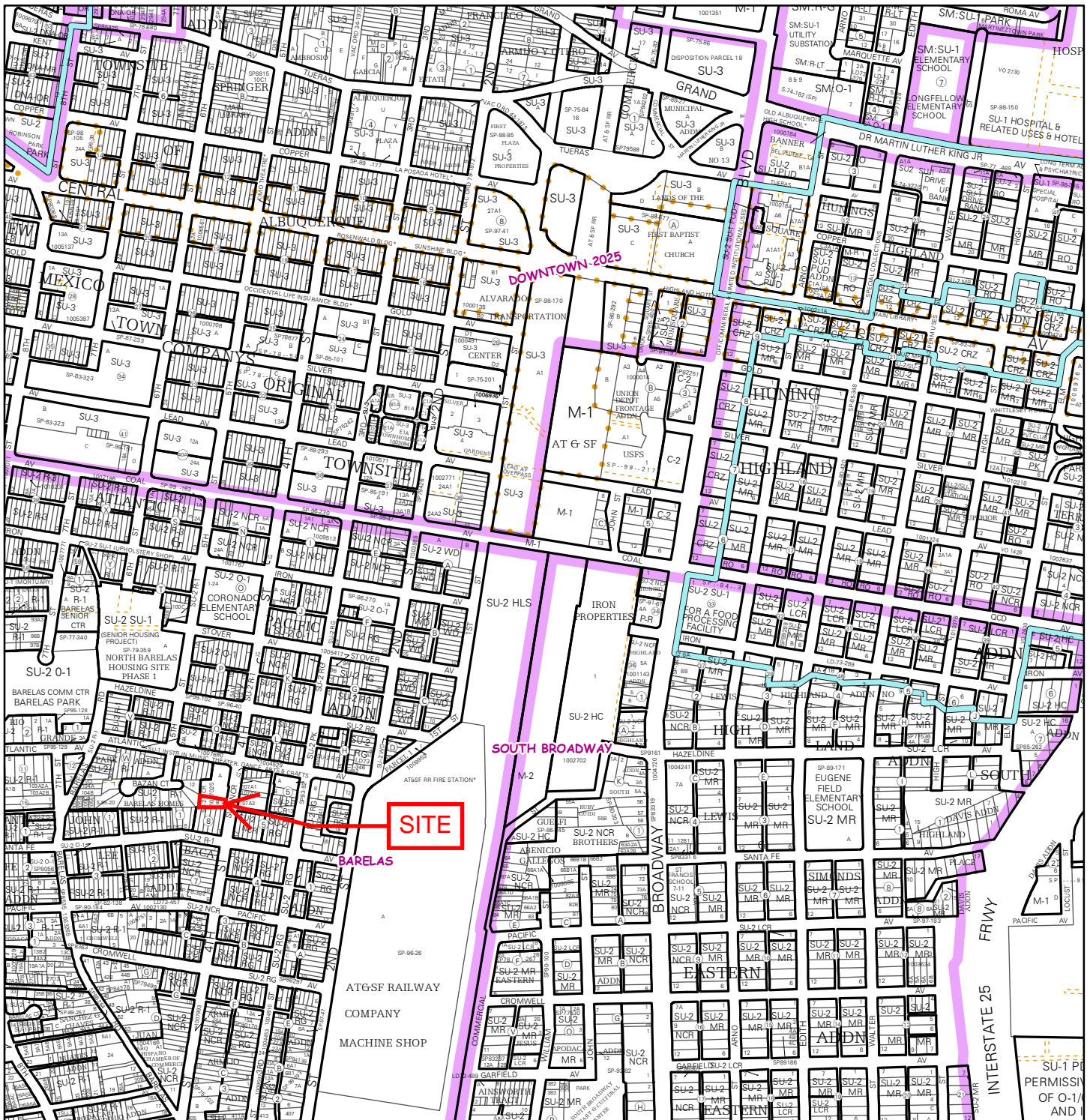
Albuquerque

Sincerely,

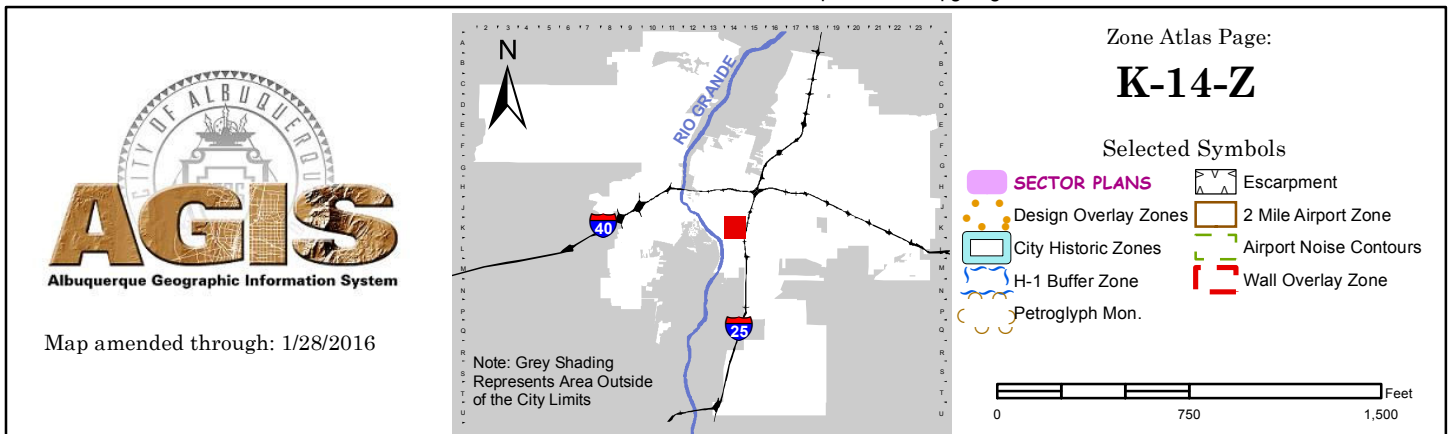
NM 87103

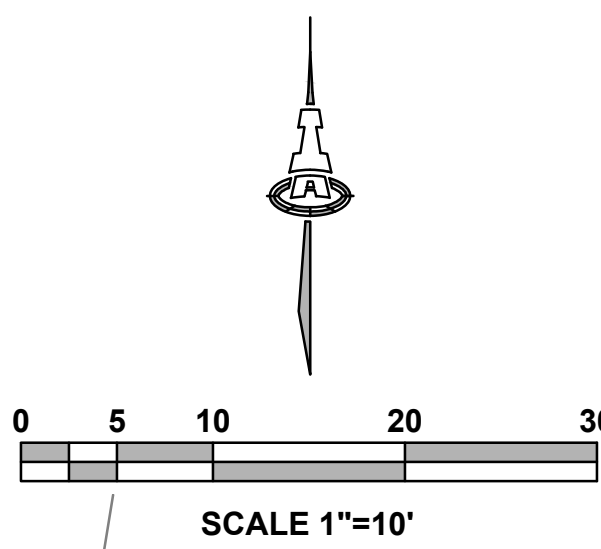
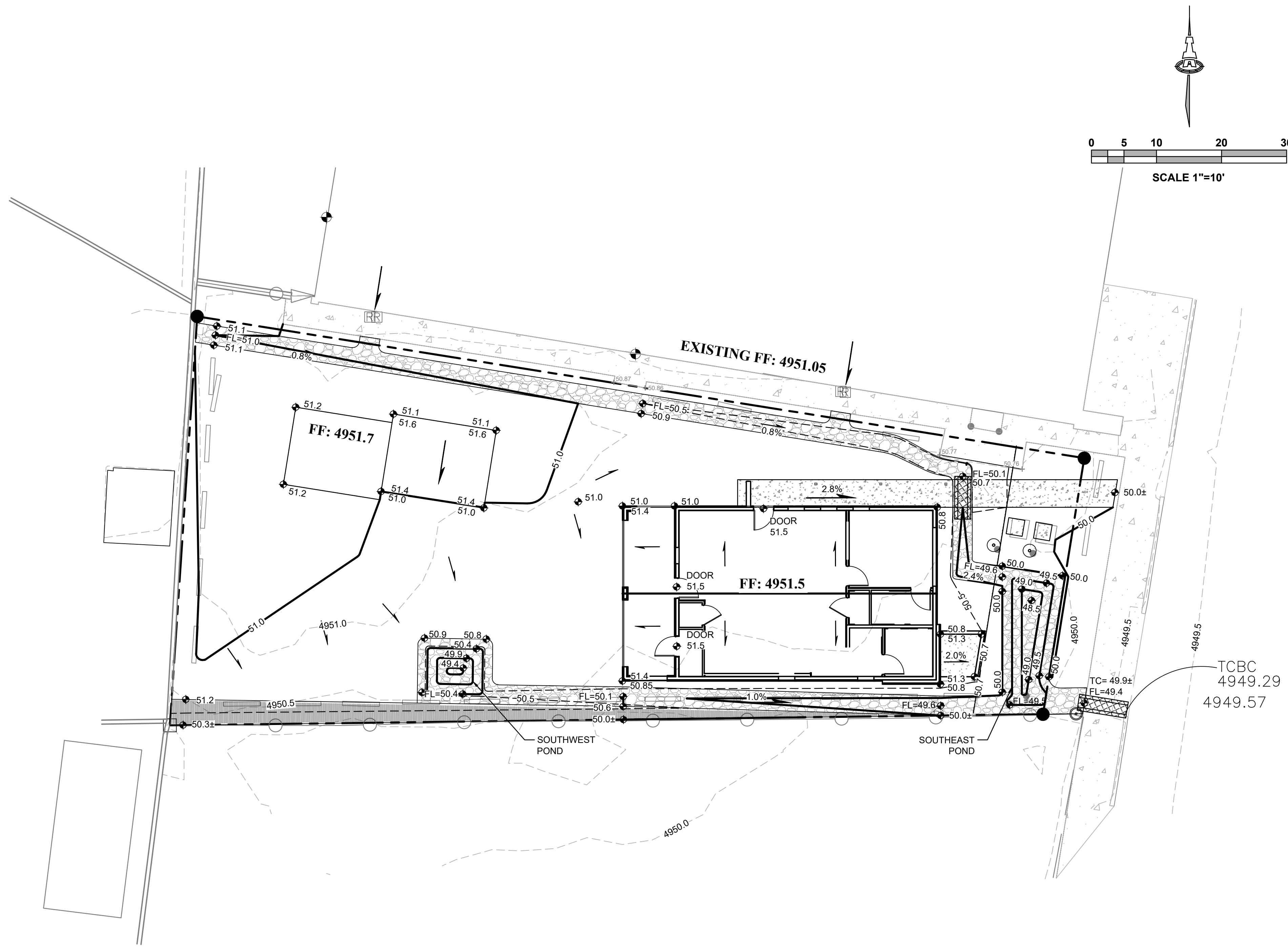
www.cabq.gov

Bailey Thompson, E.I.T.
Engineer Associate, Hydrology
Planning Department, Development Review Services



For more current information and details visit: <http://www.cabq.gov/gis>





DRAINAGE PLAN

INTRODUCTION AND SUMMARY: THIS SUBMITTAL IS MADE TO SUPPORT DEVELOPMENT OF A NEW BUILDING ON THIS PROPERTY.

PROJECT DESCRIPTION: THE PROPOSED DEVELOPMENT INCLUDES A COMMERCIAL BUILDING. THE PROPOSED PLAN HAS NO ON-SITE PARKING AND WILL UTILIZE THE PARKING LOT TO THE NORTH (SAME OWNER). THE PROJECT WILL REQUIRE A FINAL GRADING AND DRAINAGE SUBMITTAL PRIOR TO CONSTRUCTION.

OFF-SITE FLOWS FROM THE ADJACENT BUILDING TO THE NORTH (SAME OWNER) FLOW THROUGH THE SITE FROM WEST TO EAST AND DRAIN TO 4TH STREET. OFFSITE FLOWS ARE CALCULATED AS 0.6 CFS FOR THE 100-YR. 6-HOUR PEAK DISCHARGE RATE. THESE FLOWS WILL CONTINUE TO BE ACCEPTED AND ROUTED THROUGH THE PROPERTY.

DRAINAGE PLAN CONCEPT: THE SITE WILL FREE DISCHARGE ONTO 4TH STREET.

THE CONCEPTUAL CALCULATIONS ON THIS SHEET SHOWS THE 100-YR. 6-HOUR PEAK DISCHARGE RATE REQUIRED BASED ON A 45% IMPERVIOUS LAND TREATMENT.

THIS PROPERTY LIES WITHIN THE LIMITS OF THE VALLEY GRADING CRITERIA (DPM PART 6-5 (C)) AND IS ALLOWED TO DISCHARGE 2.75 CFS/ACRE OR THE SITE MUST RETAIN THE FIRST 1/2" OF RUNOFF. FOR THIS PROPERTY THE ALLOWABLE DISCHARGE IS 2.75 CFS* 1599 ACRES= 0.44 CFS. THE HISTORIC FLOWS ARE 0.5 CFS AND DEVELOPED FLOWS ARE 0.6 CFS WHICH IS .16 CFS OVER THE ALLOWABLE DISCHARGE RATE. THIS PROPERTY WILL RETAIN THE FIRST 1/2" OF RUNOFF IN TWO STORMWATER QUALITY PONDS TO COMPLY WITH VALLEY DRAINAGE CRITERIA (DPM PART 6-5 (C)) AS SHOWN IN THE CALCULATIONS SECTION.

GEOTECHNICAL REPORT STATES THAT DUE TO THE HIGH AMOUNT OF CLAY IN THE SOIL THAT NO INFILTRATION IS RECOMMENDED WITHIN 20' OF ANY STRUCTURES. THE SOUTHEAST POND IS 10' AWAY, SO PREVENTATIVE MEASURES WILL BE PUT IN PLACE TO ENSURE PROPER DRAINAGE AWAY FROM THE BUILDING FOUNDATION.

FINISHED FLOOR ELEVATION IS RECOMMENDED TO BE A MINIMUM OF 1 1/2 FEET ABOVE THE EDGE OF PAVEMENT OR ROADWAY.

PAVING NOTES: EXISTING SIDEWALK TO BE REPLACED BY COA AS PART OF THE 4TH STREET PEDESTRIAN IMPROVEMENTS BETWEEN BRIDGE BLVD AND COAL AVENUE. COA PROJECT NO. 7703.91

STORMWATER QUALITY CALCULATION

FOR REDEVELOPMENT SITES, THE CABQ STORMWATER QUALITY VOLUME (SWGQV) IS BASED ON THE 80TH PERCENTILE STORM EVENT OR 0.26".

THE IMPERVIOUS AREA FOR THE PROPERTY IS CALCULATED AS 45% OF TOTAL AREA: 6964 SF. THESE CALCULATIONS PROVIDE AN ADDITIONAL 20% FOR FUTURE IMPROVEMENTS. THE TOTAL REQUIRED S.Q. RETENTION VOLUME = 0.26" * TYPE 'D' AREA (3134 SF) = **68 CF**.

LEGEND

- +50.77- EXISTING SPOT ELEVATION
- 496.8- EXISTING 1' CONTOUR
- 50.5- PROPOSED 1/2' CONTOUR
- 50.0- PROPOSED 1' CONTOUR
- ◆ 50.0 PROPOSED SPOT ELEVATION
- SURFACE FLOW DIRECTION
- FF = 4951.5 FINISH FLOOR ELEVATION
- [Pattern] DRAINAGE/ SWALE AREA
- [Pattern] SIDEWALK CULVERT
- [Pattern] COMPACTED EARTH BERM
- [Pattern] EXISTING SIDEWALK
- - - - - PROPERTY BOUNDARY

S.O.19 : NOTICE TO CONTRACTORS

PRIVATE DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY

- BUILD SIDEWALK CULVERTS PER COA STD DWG 2236. BUILD DRAIN LINE THROUGH CURB PER COA STD DWG 2237.
- CONTACT STORM DRAIN MAINTENANCE AT (505) 857-8033 TO SCHEDULE A MEETING PRIOR TO FORMING.
- AN EXCAVATION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
- 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.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL, DIAL "811" (OR (505) 260-1990) FOR THE LOCATION OF EXISTING UTILITIES.
- 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.
- BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
- MAINTENANCE OF THE FACILITY SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY BEING SERVED.
- WORK ON ARTERIAL STREETS MAY BE REQUIRED ON A 24-HOUR BASIS.
- CONTRACTOR MUST CONTACT STORM DRAIN MAINTENANCE AT (505) 857-8033 TO SCHEDULE A CONSTRUCTION INSPECTION. FOR EXCAVATING AND BARRICADING INSPECTION CONTACT CONSTRUCTION COORDINATION AT (505) 924-3416.

VICINITY MAP K-14-Z



FLOOD MAP



PROJECT INFORMATION

PROPERTY: THE EXISTING TRACT IS A COMPACTED GRAVEL PARKING LOT. THIS SITE IS BOUNDED TO THE EAST BY 4TH STREET SW, TO THE NORTH BY A DEVELOPED COMMERCIAL BUILDING, TO THE SOUTH BY ANOTHER COMMERCIAL PROPERTY AND TO THE WEST BY A HOUSING DEVELOPMENT.

PROPOSED IMPROVEMENTS: CONSTRUCTING A NEW 1000 SF BUILDING.

LOT SIZE: 0.1599 ACRES, 6964.13 SQ. FT.

UPC: 101405711013331418

EXISTING LEGAL: SUBJECT TRACT DESIGNATED AS LOT B OF THE ATLANTIC & PACIFIC ADDITION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "LOTS A & B, ATLANTIC & PACIFIC ADDITION" FILED WITH THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 25, 2008 IN BOOK 2008C, PAGE 56 AS DOCUMENT NUMBER 2008033010.

BENCHMARK: PROJECT BENCHMARK IS A CITY OF ALBUQUERQUE SURVEY CONTROL STATION STAMPED "ACS BM 40 K14" BEING A 1 3/4" METALLIC DISK EPOXIED TO TOP OF CONCRETE STORM DRAIN INLET. ELEVATION = 4,949.99 FEET (NAVD 1988 VERTICAL DATUM).

TEMPORARY BENCHMARK: PROJECT BENCHMARK CP 100 IS A TERRA LIND SURVEY 1/2" REBAR WITH PLASTIC CAP STAMPED "TERRA CONTROL" ELEVATION = 4,950.26 FEET (NAVD 1988 VERTICAL DATUM).

FLOOD HAZARD: PER BERNALILLO COUNTY FIRMETTE MAP # 35001C0334G EFFECTIVE SEPTEMBER 26, 2008, THE SITE IS LOCATED WITHIN ZONE 'X' DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

ADA COMPLIANCE

SIDEWALK(S): LONGITUDINAL SLOPE SHALL NOT EXCEED 20:1 (5%). TARGET CROSS SLOPE = 1% TO 1.5%. (2% MAX)

ACCESSIBLE RAMP(S): TARGET LONGITUDINAL SLOPE = 7% (8.33% MAX). TARGET CROSS SLOPE = 1% TO 1.5% (2% MAX)

ACCESSIBLE PARKING: TARGET SLOPE = 1% TO 1.5%. SLOPE SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION

CALCULATIONS

CALCULATIONS: 909 4TH ST SW :			
Based on City of Albuquerque DMP, Article 6-2 Hydrology dated June 26, 2020			
100-YEAR, 6-HOUR CALCULATIONS			
AREA OF SITE:	6,964 SF	=	0.16 ACRE
100-year, 6-hour			
HISTORIC FLOWS:		DEVELOPED FLOWS:	EXCESS PRECIP:
Area A = 0	0%	Area A = 0	0%
Area B = 0	0%	Area B = 0	0%
Area C = 6825	98%	Area C = 3830	55%
Area D = 139	2%	Area D = 3134	45%
Total Area = 6964	100%	Total Area = 6964	100%
On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)			
Weighted E = $\frac{E_A A_A + E_B A_B + E_C A_C + E_D A_D}{A_A + A_B + A_C + A_D}$			
Historic E =	1.06 in.	Developed E =	1.62 in.
On-Site Volume of Runoff: $V_{360} = E * A / 12$			
Historic V_{360} =	613 CF	Developed V_{360} =	937 CF
On-Site Peak Discharge Rate: $Q_p = Q_{pA} A_A + Q_{pB} A_B + Q_{pC} A_C + Q_{pD} A_D / 43,560$			
For Precipitation Zone 2			
Q_{pA} =	1.71	Q_{pC} =	3.05
Q_{pB} =	2.36	Q_{pD} =	4.34
Historic Q_p =	0.5 CFS	Developed Q_p =	0.6 CFS

SOUTHWEST POND		
Contour	Area	Volume
49.4	2.2	
50.4	60	31 CF
POND VOLUME = 31 CF		
SOUTHEAST POND		
Contour	Area	Volume
49.0	0.1	
49.5	32	8 CF
50	95	32 CF
POND VOLUME = 40 CF		
TOTAL POND VOLUME=	71	CF

Isaacson & Arfman, Inc.
Civil Engineering Consultants
128 Monroe Street NE
Albuquerque, NM 87108
505-266-8828 | www.iaacivil.com



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NOT FOR CONSTRUCTION
Engineer

ENCUENTRO HHA FACILITY
909 4TH STREET SW, ABQ, NM

DESIGN	ISSUE	DATE
DEVELOPMENT	1A 2789	
	FILE:	
	DRAWN BY:	-SSC-
	CHECKED BY:	-FCA-
	DATE:	-2-2-2026-

No	Date	Description

CONCEPTUAL GRADING PLAN

SHEET NUMBER
CG-101

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