CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director

Mayor Timothy M. Keller

September 4, 2024

Fred Arfman, P.E.
Isaacson & Arfman, P.A.
128 Monroe St. N.E
Albuquerque, NM 87108

RE: Rio Grande Dermatology
4505 Alameda Blvd. NE
Grading and Drainage Plans
Engineer's Stamp Date: 08/27/2024
Hydrology File: C17D002A33

Dear Mr. Arfman:

Based upon the information provided in your submittal received 07/27/2024, the Grading & Drainage Plan is approved for Building Permit. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

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.
2. Please pay the Payment-in-Lieu of **$ 10,472.00** by emailing the attached approved Waiver Application from Stormwater Quality Volume Management On-site to PLNDRS@cabg.gov. Once this is received, a receipt will then produce and email back with instructions on how to pay online. Once paid, please email me proof of payment.

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 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: Rio Grande Dermatology Hydrology File # C17
Legal Description: Lot 2, Richfield Park Subdivision
City Address, UPC, OR Parcel: 4505 Alameda Blvd. NE - Albuquerque, NM 87113

Applicant/Agent: Isaacson & Arfman, Inc. Contact: Fred C. Arfman and Bryan J. Bobrick
Address: 128 Monroe Street NE - Albuquerque, NM 87108 Phone: (505) 268-8828
Email: freda@iacivil.com and bryanb@iacivil.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: August 26, 2024

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

WAIVER APPLICATION FROM STORMWATER QUALITY VOLUME MANAGEMENT ON-SITE

GENERAL INFORMATION

APPLICANT: Isaacson & Arfman, Inc. DATE: Sept. 1, 2024

DEVELOPMENT: 2737 Rio Grande Dermatology

LOCATION: 4505 Alameda Blvd NE, Albuquerque, New Mexico 87113

STORMWATER QUALITY POND VOLUME

Per the DPM Article 6-12 - Stormwater Quality and Low-Impact Development, the calculated sizing for required Stormwater Quality Pond volume is equal to the impervious area draining to the BMP multiplied by 0.42 inches for new development sites and by 0.26 inches for redevelopment sites.

The required volume is 1,309 cubic feet

The provided volume is 0 cubic feet

The deficient volume is 1,309 cubic feet

WAIVER JUSTIFICATION

Per the DPM Article 6-12(C), private off-site mitigation and payment-in-lieu may only be considered if management on-site is waived in accordance with the following criteria and procedures.

1. Management on-site shall be waived by the City Engineer if the following conditions are met:

a. Stormwater quality can be effectively controlled through private off-site mitigation or through an arrangement (approved by the City) to use a cooperator's existing regional stormwater management infrastructure or facilities that are available to control stormwater quality.
b. Any of the following conditions apply:
    i. The lot is too small to accommodate management on site while also accommodating the full plan of development.
    ii. The soil is not stable as demonstrated by a geotechnical report certified by a professional engineer licensed in the State of New Mexico.
    iii. The site use is inconsistent with the capture and reuse of stormwater.
    iv. Other physical conditions exist where compliance with on-site stormwater quality control leaves insufficient area.
    v. Public or private off-site facilities provide an opportunity to effectively accomplish the mitigation requirements of the Drainage Ordinance (Part 14-5-2 ROA 1994) as demonstrated on as-built construction drawings and an approved drainage report.
    vi. The developer constructs a project to replenish regional groundwater supplies at an off-site location.
    vii. A waiver to State water law or acquisition of water rights would be required in order to implement management on site.

2. The basis for requesting payment-in-lieu or private off-site mitigation is to be clearly demonstrated on the drainage plan.

This project's justification: Lot is too small to accommodate management on-site. Minor stormwater quality volume is provided within one depressed landscape island.

Fred C. Arfman, P.E.

Professional Engineer or Architect

PAYMENT-IN-LIEU

Per the DPM Article 6-12(C)(1), the amount of payment-in-lieu is deficient volume (cubic feet) times $6 per cubic feet for detached single-family residential projects or $8 per cubic feet for all other projects.

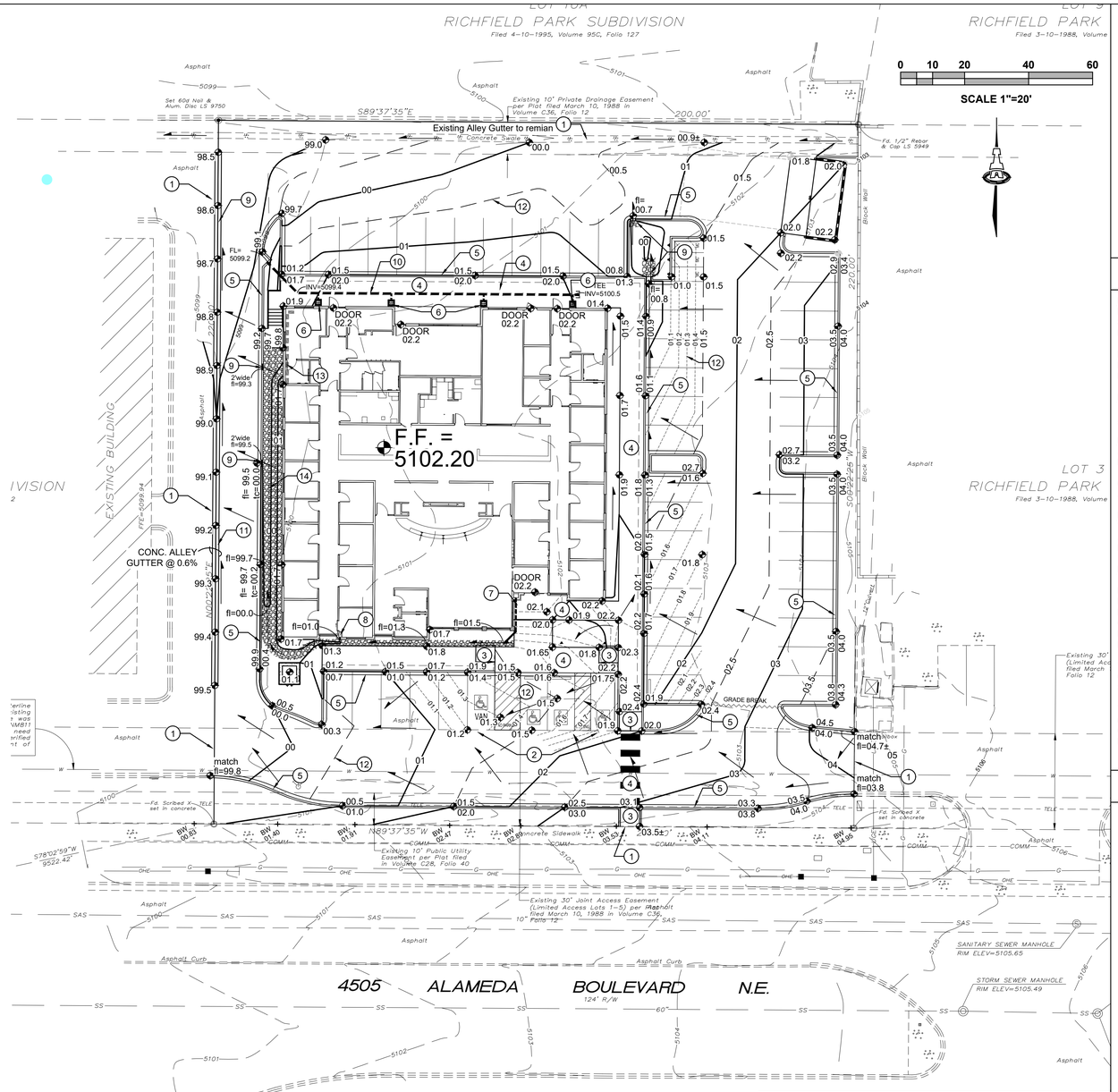
AMOUNT OF PAYMENT-IN-LIEU = $ 10,472.00

THIS SECTION IS FOR CITY USE ONLY

[X] Waiver is approved. The amount of payment-in-lieu from above must be paid prior to Certificate of Occupancy.

[ ] Waiver is DENIED.

City of Albuquerque
Hydrology Section



STORMWATER QUALITY

FOR NEW DEVELOPMENT SITES, THE CABQ STORMWATER QUALITY VOLUME (SWQV) IS BASED ON THE 90TH PERCENTILE STORM EVENT OR 0.42".

THE IMPERVIOUS AREA FOR THIS PROPERTY IS CALCULATED AS 85% OF TOTAL AREA: (0.85 * 44,000 SF) = 37,400 SF. THE TOTAL REQUIRED S.Q. RETENTION VOLUME = 0.42" * TYPE 'D' AREA = 1,309 CF.

DUE TO LIMITED AREA AVAILABLE, A FEE-IN-LIEU WAIVER IS REQUESTED.

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 9/4/2024
BY: _____
HydroTrans # C17D002A33

THE APPROVAL OF THESE PLANS/REPORT SHALL NOT BE CONSTRUED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY FROM REQUIRING THE CORRECTION OF CORRECTION, OR ERROR OF OMISSIONS IN PLANS, SPECIFICATIONS, OR CONSTRUCTIONS. SUCH 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

PROPERTY: THE SITE IS PARTIALLY DEVELOPED COMMERCIAL PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP C-17. THE SITE IS BOUND TO THE SOUTH BY ALAMEDA BLVD., AND TO THE WEST, NORTH, AND EAST, BY FULLY DEVELOPED COMMERCIAL PROPERTIES.

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE A NEW COMMERCIAL BUILDING WITH ASSOCIATED ASPHALT PAVED ACCESS, PARKING, AND LANDSCAPING.

LEGAL: LOT 2, RICHFIELD PARK SUBDIVISION

ADDRESS: 4505 ALAMEDA BLVD. NE

BENCHMARK: VERTICAL DATUM SHOWN HEREON IS BASED UPON THE ALBUQUERQUE CITY SURVEY CONTROL MONUMENT "10-C17" HAVING A PUBLISHED ELEVATION OF 5129.74 FEET (NAVD 88).

OFF-SITE: NO OFF-SITE DRAINAGE AFFECTS THIS PROPERTY OTHER THAN ALLOWABLE FLOW WITHIN AN EXISTING DRAINAGE EASEMENT.

FLOOD HAZARD: THE SUBJECT PROPERTY (AS SHOWN HEREON) APPEARS TO LIE WITHIN ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) IN ACCORDANCE WITH THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAP NO. 35001C0136 G, EFFECTIVE DATE 9-26-2008.

DRAINAGE PLAN CONCEPT:

PER THE MASTER DRAINAGE PLAN FOR RICHFIELD PARK SUBDIVISION PREPARED BY ESPEY, HUSTON & ASSOC. (1986), THIS LOT IS PERMITTED FREE DISCHARGE TO THE ADJACENT PROPERTY'S EXISTING DRAINAGE CHANNEL. THIS DRAINAGE THEN PASSES TO WASHINGTON ST. AND TO THE EXISTING AMAFCA CHANNEL LOCATED ALONG THE WEST BOUNDARY OF RICHFIELD PARK.

THIS PROPERTY WAS PREVIOUSLY ANALYZED AND APPROVED FOR GRADING AND BUILDING PERMIT IN 2006 AS PART OF THE DWIGHT'S GLASS SUBMITTAL (C17/D2A17) BY MARK GOODWIN & ASSOCIATES, PA.

THE SITE SLOPES TO THE WEST. AN EXISTING DRAINAGE CHANNEL (PRIVATE EASEMENT CREATED WITH ORIGINAL SUBDIVISION) WITH CONCRETE ALLEY GUTTER PASSES OFFSITE FLOW FROM THE ADJACENT PROPERTY WEST TO WASHINGTON ST.

KEYED NOTES

NO WORK SHALL BE PERFORMED IN THE PUBLIC R/W WITHOUT AN APPROVED WORK ORDER OR EXCAVATION PERMIT.

1. PROVIDE SMOOTH TRANSITION TO EXISTING PAVEMENT.
2. ADA COMPLIANT PARKING SPACES AND ACCESS AISLES AT ELEVATIONS SHOWN. INCLUDE SHALLOW SWALE (ADA COMPLIANT) FROM NE TO SW. 0.1' CONTOURS PROVIDED FOR CLARIFICATION.
3. ADA COMPLIANT CURB RAMP AT ELEVATIONS SHOWN.
4. ADA COMPLIANT PEDESTRIAN ACCESS WALK AT ELEVATIONS SHOWN.
5. 6" HIGH CURB. TYPICAL. NOTE: TO ENSURE READABILITY, NOT ALL CURBS ARE LABELED WITH BOTH FLOWLINE AND TOP OF CURB ELEVATION. ALL SPOT ELEVATIONS SHOWN WITHIN GUTTER ARE FLOWLINE ELEVATION. ADD CURB HEIGHT FOR ADJACENT TOP OF CURB ELEVATION. SEE PAVING PLAN AND DETAILS FOR CURB TYPES AND ADDITIONAL INFORMATION.
6. NORTH ROOF DISCHARGE VIA DOWNSPOUT. SEE ARCHITECTURAL PLANS FOR FINAL LOCATIONS. CONSTRUCT CONCRETE CATCH BASIN WITH 18" SQUARE PEDESTRIAN RATED GRATE @ RIM=5102.1. EXTEND AND CONNECT 6" OUTLET PIPE TO 8" STORM DRAIN WITH INSERTA-TEE WATERTIGHT FITTINGS.
7. SOUTHEAST (ENTRY AREA) ROOF DISCHARGE TO BE PIPED TO SURFACE SWALE.
8. SOUTH ROOF DISCHARGE TO RELEASE TO SURFACE SWALE.
9. 18" WIDE CURB OPENING TO PASS FLOW. PROVIDE EROSION PROTECTION TO EXTENTS SHOWN (4" AVG. DIA. @ 8" DEEP).
10. 8" DIA. ADS N-12 WATERTIGHT STORM DRAIN AT INVERT ELEVATIONS SHOWN. SEE KEYED NOTES #6 AND #7 FOR ROOF DISCHARGE CONNECTIONS. EXTEND TO BUBBLE-UP BASIN (SOUTH SYSTEM) OR THROUGH FACE OF CURB (NORTH SYSTEM).
11. 2' WIDE CONCRETE ALLEY GUTTER AT SLOPE SHOWN.
12. 0.1' CONTOURS ( ) AND 0.5' CONTOURS ( ) PROVIDED TO CLARIFY GRADING THIS AREA.
13. BUILDING EXTENDED STEMWALL TO ACHIEVE GRADES SHOWN. SEE ARCHITECTURAL / STRUCTURAL PLANS.
14. ROCK ARMORING ON ALL SIDESLOPES > 3:1. PROVIDE SWALE PER FLOWLINE GRADES SHOWN. ALL EROSION PROTECTION TO BE 4" AVG. DIA. (2" - 6" RANGE) AT 8" DEPTH.

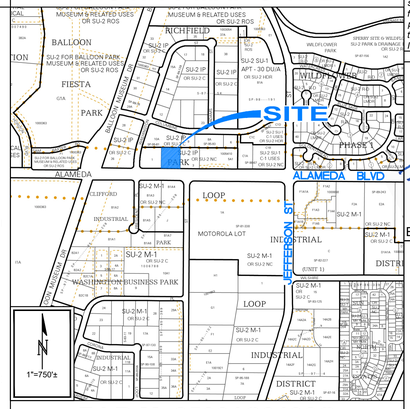
ADA COMPLIANCE

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

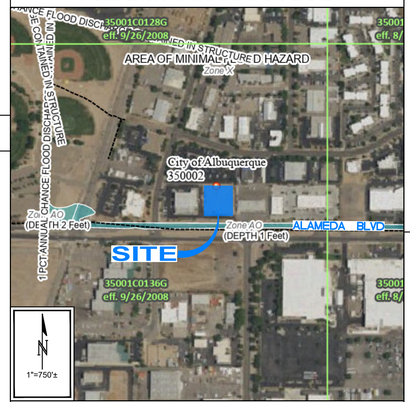
ACCESSIBLE RAMP(S):
TARGET LONGITUDINAL SLOPE = 7% (8.33% MAX).
TARGET CROSS SLOPE = 1% TO 1.5% (2% MAX)

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

VICINITY MAP C-17-Z



F.I.R.M. 35001C0136G



LEGEND

+03.6±	EXISTING SPOT ELEVATION
—5103—	EXISTING CONTOUR
03	PROPOSED CONTOUR (1' INCREMENT)
03.0	PROPOSED SPOT ELEVATION
	FLOW ARROW
F.F.=5103.2	FINISH FLOOR ELEVATION

Isaacson & Arfman, Inc.
Civil Engineering Consultants
128 Monroe Street NE
Albuquerque, NM 87108
505-268-8828 | www.iacivil.com

FRED C. ARFMAN NEW MEXICO 7322 LICENSED PROFESSIONAL ENGINEER
08-27-2024
Engineer

2737 RIO GRANDE DERMATOLOGY
4505 Alameda Blvd NE
Albuquerque, New Mexico 87113
Dr. Michaela Jacobs

ISSUED FOR
ISSUE: CONSTRUCTION

PROJECT NUMBER: IA 2667
FILE: -
DRAWN BY: -
CHECKED BY: -
DATE: JULY 29, 2024

No	Description	Date

SHEET TITLE
CIVIL GRADING & DRAINAGE PLAN

SHEET NUMBER
CG-101

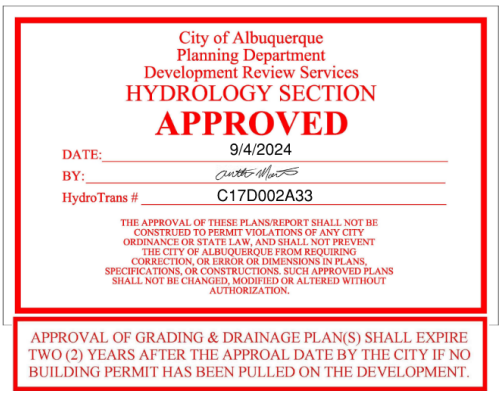
August 27, 2024

Supplemental Information to support

2737 Rio Grande Dermatology

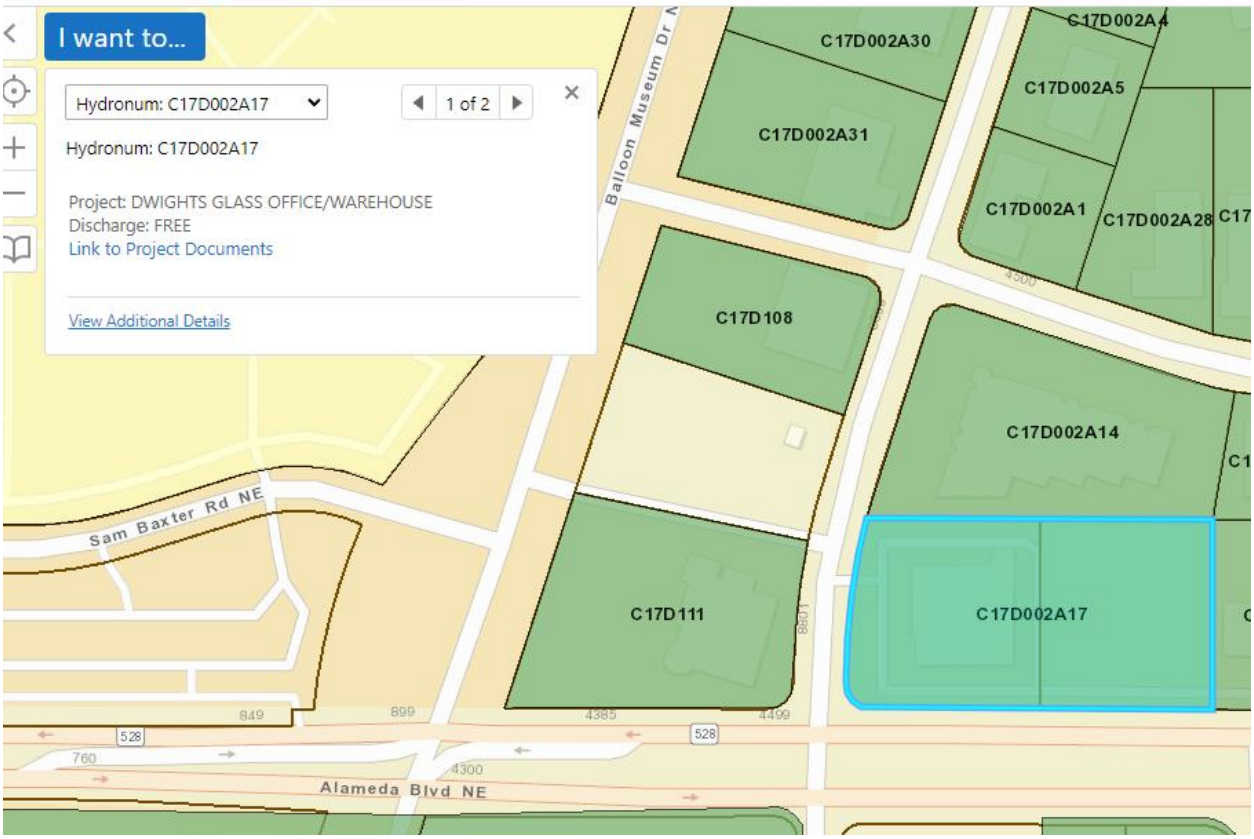
Grading & Drainage Plan

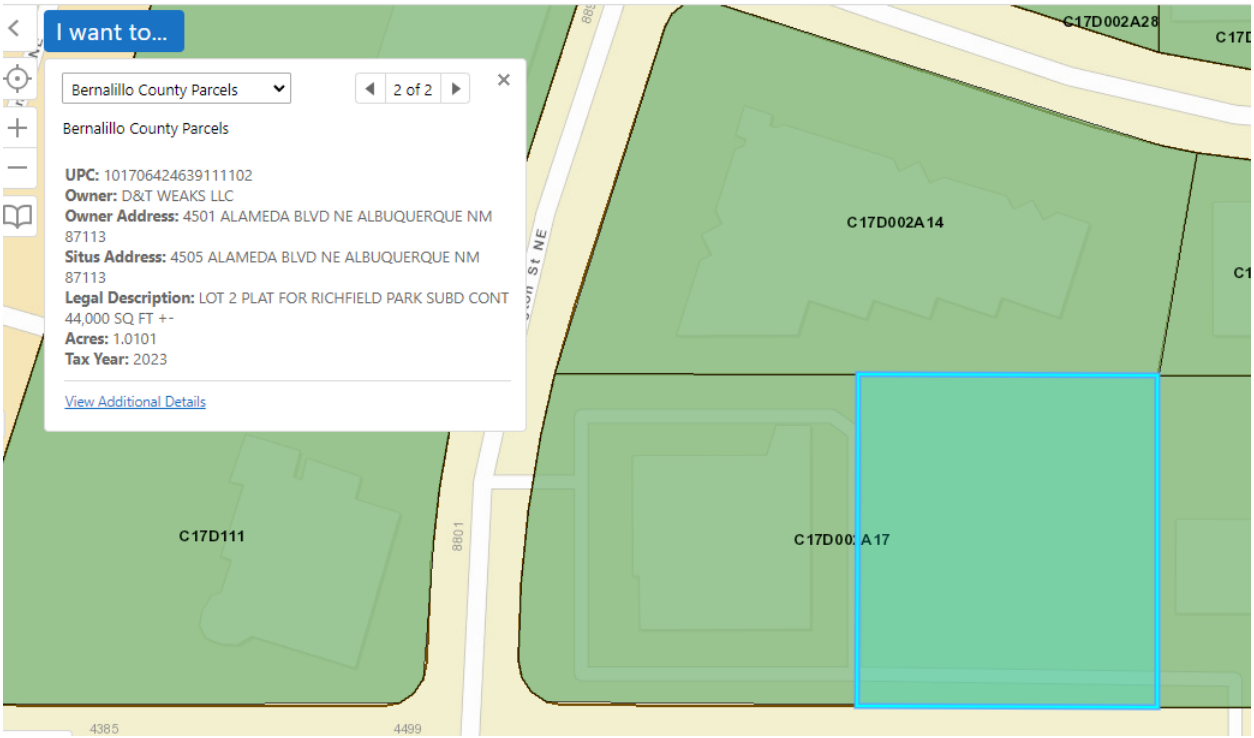
by



Isaacson & Arfman, Inc.
EST 1980
Civil Engineering Consultants

128 Monroe Street NE
Albuquerque, NM 87108
505-268-8828 | www.iacivil.com


I want to...
Hydronum: C17D002A17
1 of 2
Hydronum: C17D002A17
Project: DWIGHTS GLASS OFFICE/WAREHOUSE
Discharge: FREE
Link to Project Documents
View Additional Details
C17D002A30
C17D002A4
C17D002A5
C17D002A31
C17D002A1
C17D002A28
C17D108
C17D002A14
C17D111
C17D002A17
Balloon Museum Dr
Sam Baxter Rd NE
Alameda Blvd NE
528
4300


I want to...
Bernalillo County Parcels
2 of 2
Bernalillo County Parcels
UPC: 101706424639111102
Owner: D&T WEAKS LLC
Owner Address: 4501 ALAMEDA BLVD NE ALBUQUERQUE NM 87113
Situs Address: 4505 ALAMEDA BLVD NE ALBUQUERQUE NM 87113
Legal Description: LOT 2 PLAT FOR RICHFIELD PARK SUBD CONT 44,000 SQ FT +-
Acres: 1.0101
Tax Year: 2023
View Additional Details
C17D002A28
C17D002A14
C17D111
C17D002A17
8801
4385
4499

May 30, 2006

John M. MacKenzie, P.E.
Mark Goodwin & Associates, PA
P.O. Box 90606
Albuquerque, NM 87199

Re: Dwight's Glass Grading and Drainage Plan
Engineer's Stamp dated 5-19-06 (C17/D2A17)

Dear Mr. MacKenzie,

Based upon the information provided in your submittal dated 5-23-06, the above referenced plan is approved for Grading Permit and Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. If you have any questions feel free to call the Municipal Development Department Hydrology Section at 768-3654 (Charles Caruso).

Also, prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

If you have any questions, you can contact me at 924-3695.

Sincerely,

Curtis O. Cherne

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

DRAINAGE REPORT

for

Dwight's Glass Office/Warehouse

Prepared for

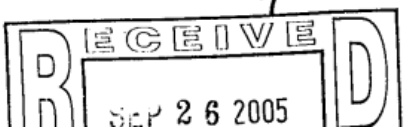
DWIGHT'S GLASS & MIRROR
4602 Lomas Blvd NE
Albuquerque, NM 87110

Prepared by

Mark Goodwin & Associates, PA
P.O. Box 90606
Albuquerque, NM 87199
(505) 828-2200

September, 2005

9-26-05



I. PROJECT DESCRIPTION

The proposed site area comprises approximately 2.1 acres (1.1 acres for the office-warehouse building and about 1 acre remaining for future development) and is located on the NE corner of the intersection of Washington St. N.E and Alameda Blvd. N.E. The current legal description of the site is Lots 1 and 2 of the Richfield Park Subdivision.

II. DRAINAGE DESIGN CRITERIA

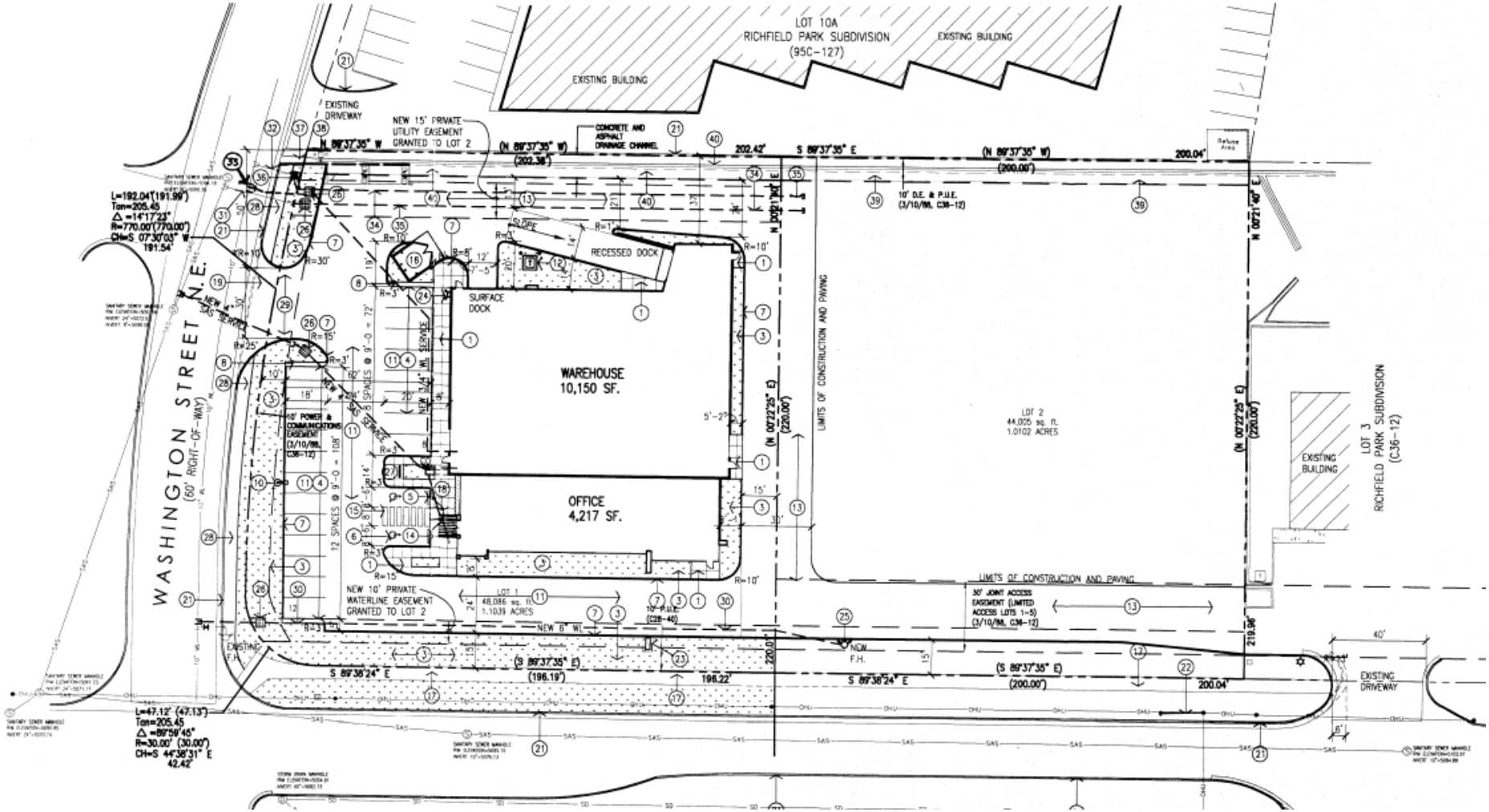
The design criteria used in this report was in accordance with Section 22.2 Hydrology of the Development Process Manual. The 100-year, 6-hour storm event was utilized to determine site runoff rates using P(1 hr) = 1.65", P(6 hr)=2.22"and P(24 hr) = 2.55", obtained from the latest NOAA Precipitation Atlas. . The on-site land treatment values used were type B=14% and D=86% for Basin A (Office/Warehouse) and B=15% and D= 85% for Basin B (Future Development). AHYMO printouts are provided in Appendix A.

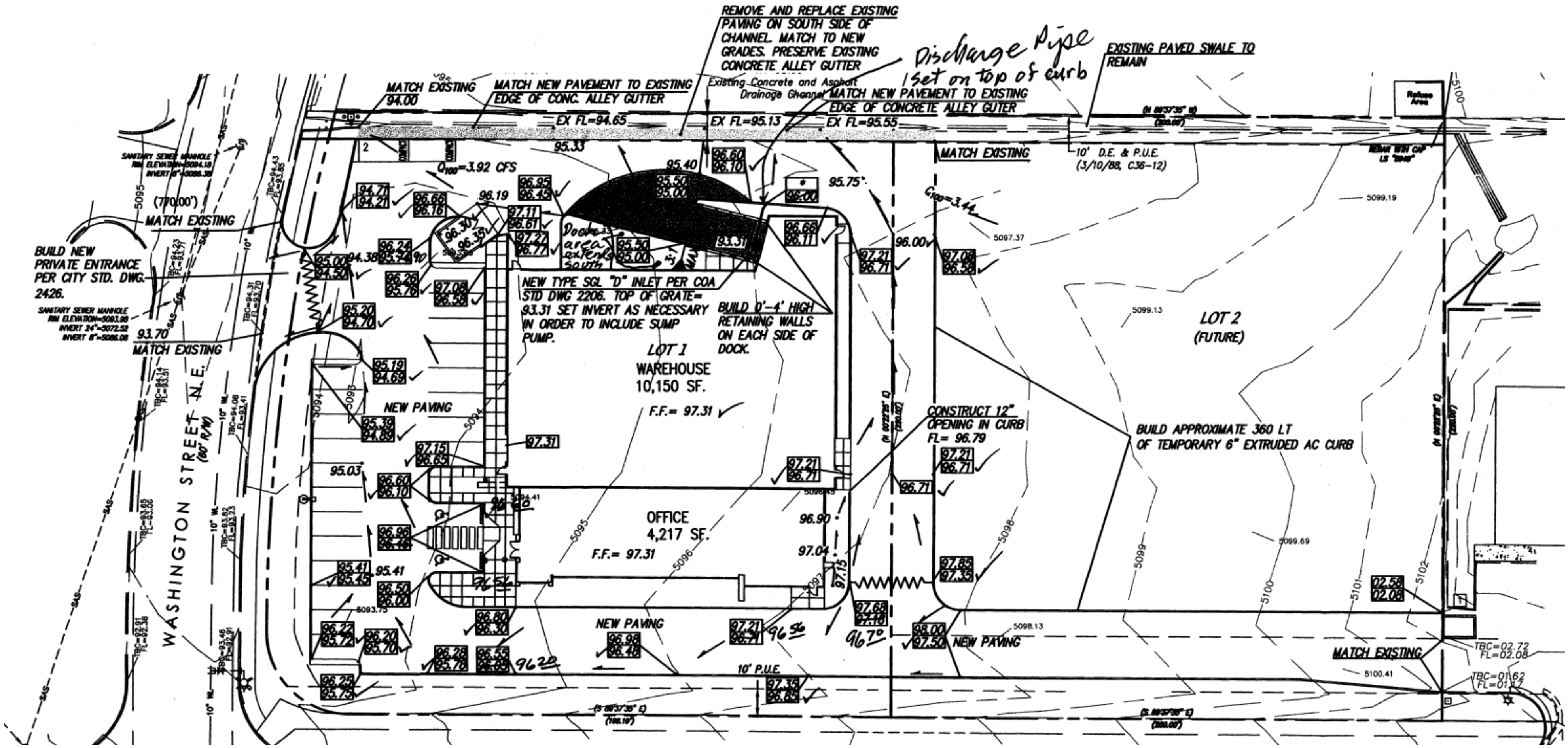
III. EXISTING DRAINAGE CONDITION

The site presently consists of undeveloped land covered by native vegetation and open areas of the native sandy surface. Slope is predominantly toward the west. An existing asphalt drainage channel runs along the north side of the site. At the present time there is no offsite runoff entering the undeveloped portion of the site, although the north drainage channel does convey developed runoff to Washington Street from a property to the east. This channel exists within a private easement that was created with the original subdivision to drain the existing lots along Alameda Blvd. This channel conveys only private runoff.

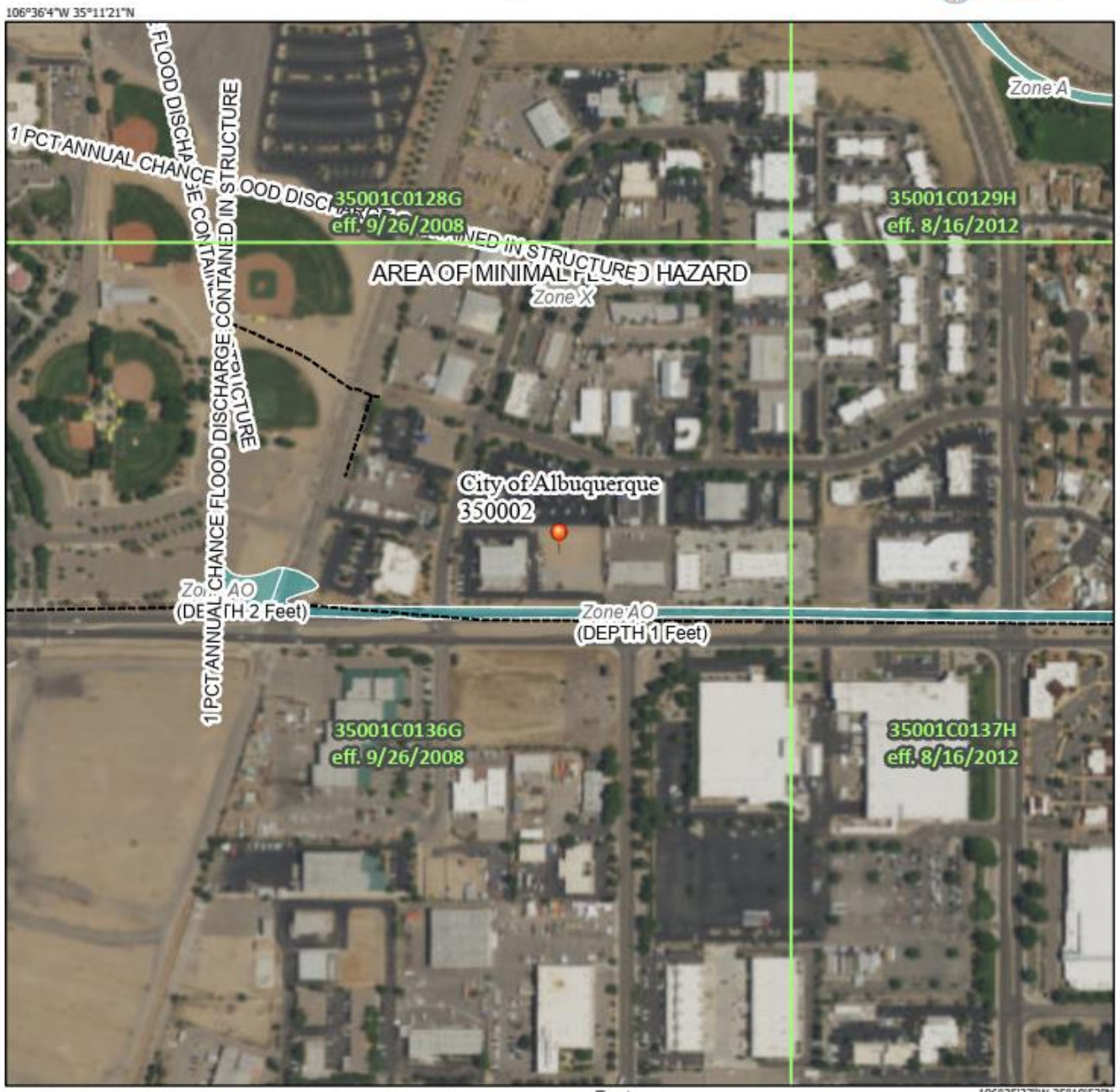
IV. DEVELOPED DRAINAGE CONDITIONS

The total developed conditions flow from this site covering both lots is 7.36 cfs. The initial grading and drainage plan will act as a Master Grading and Drainage Plan for both the current and future development. As a result, we are proposing to split the site into 2 basins. According to AHYMO the individual basin flows generated within the site during the 100-year storm are 3.92 cfs for Basin1 (Office and Warehouse) and 3.44 cfs for Basin 2 (Future Development). Both Basins 1 and 2 are to discharge into a new paved driveway along the north side of the office warehouse site. The south paved part of the existing concrete and asphalt drainage channel will be removed to facilitate a smooth transition into adjacent grades along the north side of the new office/warehouse building.


LOT 10A
RICHFIELD PARK SUBDIVISION
(95C-127)
EXISTING BUILDING
EXISTING BUILDING
EXISTING DRIVEWAY
NEW 15' PRIVATE UTILITY EASEMENT GRANTED TO LOT 2
CONCRETE AND ASPHALT DRAINAGE CHANNEL
N 89°37'35" W
(N 89°37'35" W)
(202.38')
202.42'
S 89°37'35" E
(N 89°37'35" W)
(200.00')
200.04'
Refuse Area
L=192.04'(191.99')
Tan=205.45
Δ =14°17'23"
R=770.00'(770.00')
CH=S 07°30'03" W
191.54'
10' D.E. & P.U.E. (3/10/88, C36-12)
N 00°21'40" E
SLOPE
RECESSED DOCK
SURFACE DOCK
WAREHOUSE
10,150 SF.
OFFICE
4,217 SF.
WASHINGTON STREET N.E.
(60' RIGHT-OF-WAY)
NEW 4" SANITARY SERVICE
NEW 3/4" WL SERVICE
12 SPACES @ 9'-0 = 108'
45° POWER & COMMUNICATIONS EASEMENT (3/10/88, C36-12)
LIMITS OF CONSTRUCTION AND PAVING
(N 00°22'25" E)
(220.00')
LOT 2
44,005 sq. ft.
1.0102 ACRES
(N 00°22'25" E)
(220.00')
EXISTING BUILDING
LOT 3
RICHFIELD PARK SUBDIVISION
(C36-12)
LIMITS OF CONSTRUCTION AND PAVING
30' JOINT ACCESS EASEMENT (LIMITED ACCESS LOTS 1-5) (3/10/88, C36-12)
NEW 10' PRIVATE WATERLINE EASEMENT GRANTED TO LOT 2
LOT 1
48,086 sq. ft.
1.1039 ACRES
NEW 6" WL
10" P.U.E. (C28-40)
EXISTING F.H.
NEW F.H.
S 89°38'24" E
(S 89°37'35" E)
(196.19')
196.22'
S 89°38'24" E
(S 89°37'35" E)
(200.00')
200.04'
219.96'
40'
EXISTING DRIVEWAY
6'
L=47.12' (47.13')
Tan=205.45
Δ =89°59'45"
R=30.00' (30.00')
CH=S 44°38'31" E
42.42'
SANITARY SEWER MANHOLE
STORM DRAIN MANHOLE


REMOVE AND REPLACE EXISTING PAVING ON SOUTH SIDE OF CHANNEL. MATCH TO NEW GRADES. PRESERVE EXISTING CONCRETE ALLEY GUTTER
Discharge Pipe set on top of curb
EXISTING PAVED SWALE TO REMAIN
MATCH EXISTING 94.00
MATCH NEW PAVEMENT TO EXISTING EDGE OF CONC. ALLEY GUTTER
Existing Concrete and Asphalt Drainage Channel
MATCH NEW PAVEMENT TO EXISTING EDGE OF CONCRETE ALLEY GUTER
EX FL=94.65
EX FL=95.13
EX FL=95.55
MATCH EXISTING
10' D.E. & P.U.E. (3/10/88, C36-12)
SANITARY SEWER MANHOLE RIM ELEVATION=5094.18 INVERT 8"=5086.38
MATCH EXISTING
BUILD NEW PRIVATE ENTRANCE PER CITY STD. DWG. 2426.
SANITARY SEWER MANHOLE RIM ELEVATION=5093.98 INVERT 24"=5072.52 INVERT 8"=5086.08
93.70
MATCH EXISTING
Q_{100}=3.92 CFS
Q_{100}=3.44
NEW TYPE SGL "D" INLET PER COA STD DWG 2206. TOP OF GRATE= 93.31 SET INVERT AS NECESSARY IN ORDER TO INCLUDE SUMP PUMP.
BUILD 0'-4' HIGH RETAINING WALLS ON EACH SIDE OF DOCK.
Dock area extends south
LOT 1
WAREHOUSE
10,150 SF.
F.F.= 97.31
LOT 2
(FUTURE)
NEW PAVING
CONSTRUCT 12" OPENING IN CURB FL= 96.79
BUILD APPROXIMATE 360 LT OF TEMPORARY 6" EXTRUDED AC CURB
OFFICE
4,217 SF.
F.F.= 97.31
WASHINGTON STREET N.E.
(80' R/W)
NEW PAVING
NEW PAVING
10' P.U.E.
MATCH EXISTING
TBC=02.72 FL=02.08
TBC=01.62 FL=01.17
Refuse Area

National Flood Hazard Layer FIRMette



Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

FEMA

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/31/2023 at 11:38 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

FROM PROJECT 1918 – Richfield Park Subdivision – Lot 5

PROJECT NOTES

PROPERTY: THE PROPERTY, APPROXIMATELY 2.0 ACRES, IS AN UNDEVELOPED COMMERCIAL PROPERTY LOCATED IN ALBUQUERQUE (ZONE ATLAS PAGE C–17–Z) ON THE NORTH SIDE OF ALAMEDA BLVD., WEST OF WASHINGTON ST. NE. ALAMEDA BLVD. BORDERS THE PROPERTY TO THE SOUTH, DEVELOPED COMMERCIAL PROPERTY BORDERS THE PROPERTY TO THE NORTH AND WEST, UNDEVELOPED PROPERTY (TEMPORARY OVERFLOW PARKING FOR ADJACENT PROPERTY) BORDERS THE PROPERTY TO THE EAST. THE PROPERTY, WHICH SLOPES TO THE NORTHWEST AT APPROX. 2%, IS SPARSELY COVERED WITH NATIVE VEGETATION.

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS CONSIST OF TWO COMMERCIAL BUILDINGS WITH ASSOCIATED PAVED PARKING AND LANDSCAPING.

LEGAL: LOTS 5A, RICHFIELD PARK SUBDIVISION, ALBUQUERQUE, NEW MEXICO.
ADDRESS: 4545 ALAMEDA BLVD. NE
ZONE MAP: C–17
FLOOD ZONE: PER BERNALILLO COUNTY FIRM MAP #35001C0136G DATED SEPTEMBER 26, 2008, THE SITE IS LOCATED WITHIN FLOODZONE 'X' DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2–PERCENT–ANNUAL–CHANCE FLOODPLAIN.

BENCHMARK: CITY OF ALBUQUERQUE 12–C17. AN ALUMINUM DISK LOCATED AT THE NNW QUADRANT OF THE INTERSECTION OF WASHINGTON ST. AND WASHINGTON PL. NE ELEVATION: 5110.62 NAVD 1988..

OFF–SITE: NO OFF–SITE DRAINAGE AFFECTS THIS PROPERTY.

DRAINAGE – EXISTING:

CURRENTLY, UNDEVELOPED FLOW DRAINS AS SHEETFLOW TO THE NORTHWEST CORNER AND PASSES INTO THE ADJACENT DEVELOPED PROPERTY VIA AN EXISTING ASPHALT DRAINAGE CHANNEL WITH CONCRETE VALLEY GUTTER (DRAINAGE EASEMENT). FLOW IS THEN DIRECTED WEST TO OUTLET TO WASHINGTON STREET AND PASSES INTO EXISTING IMPROVED CHANNELS WHICH DIRECT FLOW TO AN AMAFCA CHANNEL.

DRAINAGE – PROPOSED:

PER THE MASTER DRAINAGE PLAN FOR THE RICHFIELD PARK SUBDIVISION PREPARED BY ESPEY, HUSTON & ASSOC. (1986), LOTS ARE TO FREE DISCHARGE INTO THE PUBLIC STREET SYSTEM WHICH CONVEYS RUNOFF TO THE EXISTING AMAFCA CHANNEL LOCATED ALONG THE WEST BOUNDARY OF RICHFIELD PARK, TRACT D–1. AN EXCEPTION TO THE FREE DISCHARGE LIMITS THE PEAK DISCHARGE FOR LOTS 4 AND 5 TO 2.11 CFS PER ACRE (4.22 CFS TOTAL ALLOWABLE DISCHARGE FOR THIS PROPERTY) DUE TO THE CAPACITY LIMITATIONS OF THE EXISTING DRAINAGE CHANNEL AT THE NORTHWEST CORNER OF THE PROPERTY.

AS SHOWN ON THE BASIN EXHIBIT, THE PROPERTY WILL BE DIVIDED INTO THE FOLLOWING SUB–BASINS:

SUB–BASINS LA1, LA2 AND LA3 ARE LANDSCAPED AREAS WITH WATER HARVESTING PROVIDED TO ACCOMMODATE THE 100–YEAR STORM FOR EACH AREA.

SUB–BASIN O1 WILL GENERATE 0.1 CFS TO PASS TO THE ADJACENT PROPERTY TO THE WEST TO FOLLOW HISTORIC FLOWPATHS.

SUB–BASIN B1 WILL DISCHARGE APPROXIMATELY 1.9 CFS TO ALAMEDA BLVD. AS APPROVED BY COA (SEE CONCEPTUAL