

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

April 6, 2020

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

**RE: Paseo Nuevo Parking Lot
6321 Holly Ave. NE
Grading & Drainage Plan
Engineer's Stamp Date: 04/01/20
Hydrology File: C18D074A**

Dear Mr. Arfman:

PO Box 1293

Based upon the information provided in your submittal received 04/01/2020, the Grading & Drainage Plan **is not** approved for Grading Permit and Paving Permit. The following comments need to be addressed for approval of the above referenced project:

Albuquerque

NM 87103

www.cabq.gov

1. Please note that Tract C (0.8275 Ac) is part of the Revised Drainage Report for Paseo Nuevo dated August 2006 by Tierra West. This Tract has the allowable discharge of 3.51 cfs with 20% B cover and 80% D cover. Please adjust all reference and calculations to reflect this.
2. Please note that Tract A (0.6462 ac) is not part of the above referenced Drainage Report. The site must demonstrate adequate downstream capacity per § 14-5-2-12(G) of the Albuquerque Code of Ordinances.
3. 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.
4. Standard review fee of \$150 will be required at the time of resubmittal.

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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: Paseo Nuevo Parking Lot Building Permit #: _____ Hydrology File #: C18
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: Tract A, Paseo Nuevo 2 and Tract C, Paseo Nuevo
City Address: _____

Applicant: Isaacson & Arfman, Inc. Contact: Fred C. Arfman or
Bryan J. Bobrick
Address: 128 Monroe Street NE - Albuquerque, NM 87108
Phone#: (505) 268-8828 Fax#: _____ E-mail: freda@iacivil.com
bryanb@iacivil.com
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:

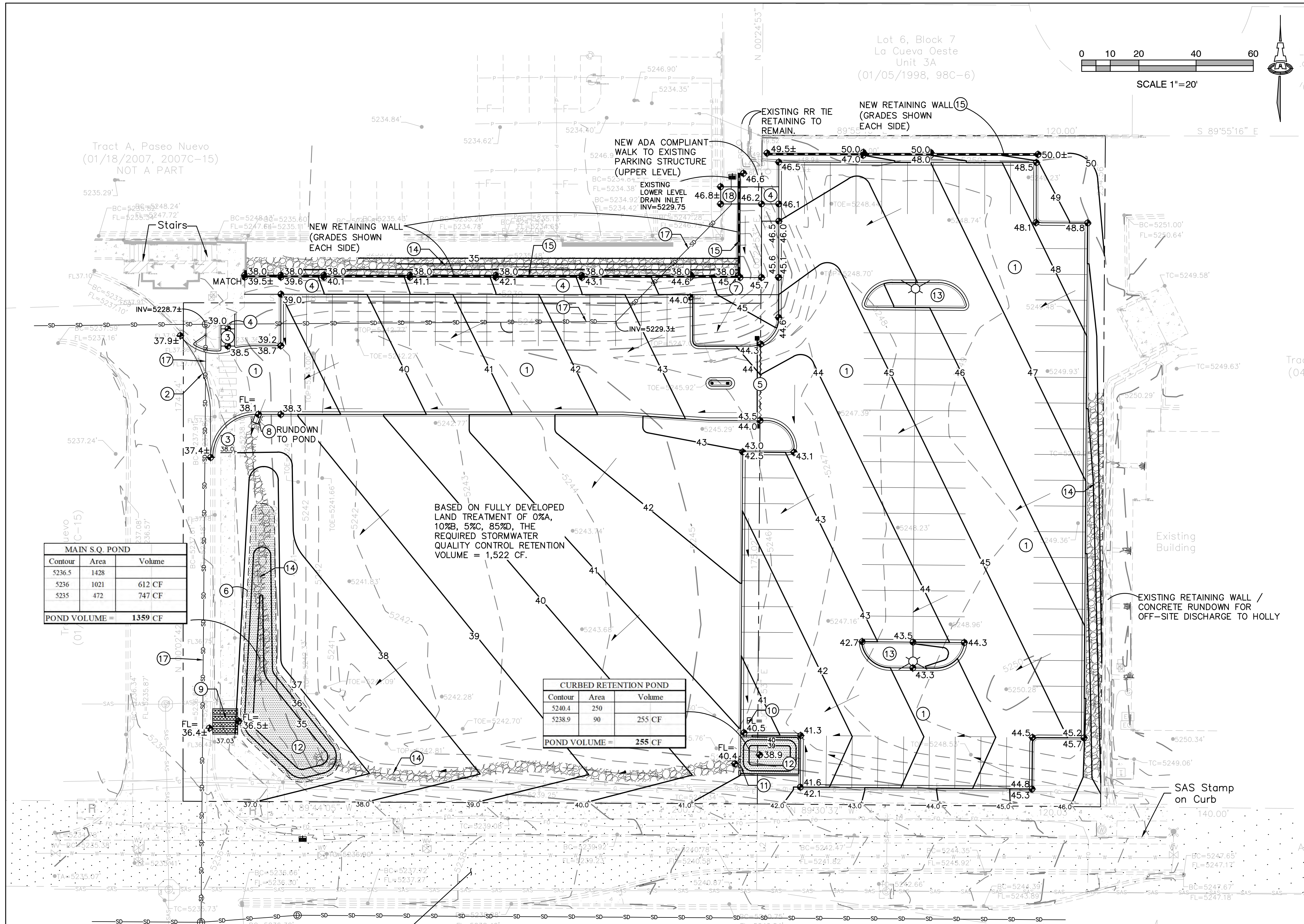
____ BUILDING PERMIT APPROVAL
____ CERTIFICATE OF OCCUPANCY
____ PRELIMINARY PLAT APPROVAL
____ SITE PLAN FOR SUB'D APPROVAL
____ SITE PLAN FOR BLDG. PERMIT APPROVAL
____ FINAL PLAT APPROVAL
____ SIA/ RELEASE OF FINANCIAL GUARANTEE
____ FOUNDATION PERMIT APPROVAL
____ GRADING PERMIT APPROVAL
____ SO-19 APPROVAL
☒ PAVING PERMIT APPROVAL
____ GRADING/ PAD CERTIFICATION
____ WORK ORDER APPROVAL
____ CLOMR/LOMR
____ FLOODPLAIN DEVELOPMENT PERMIT
____ OTHER (SPECIFY) _____

DATE SUBMITTED: April 1, 2020 By: Fred C. Arfman

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



- ### KEYED NOTES
- CONSTRUCT NEW PAVING AT ELEVATIONS SHOWN. SEE PAVING PLAN FOR MATERIAL, EXTENTS, JOINTS AND PAVING SECTIONS. NOTE: TO ENSURE READABILITY, NOT ALL PAVEMENT SPOT ELEVATIONS SHOW ADJACENT TOP OF CURB / TOP OF WALK ELEVATIONS. TEXT SHOWN WITHIN FLOWLINE INDICATES FLOWLINE ELEVATION. ADD 0.5' TYPICAL FOR TOP OF CURB / TOP OF ADJACENT WALK ELEVATIONS.
 - PROVIDE SMOOTH TRANSITION TO EXISTING PAVEMENT.
 - CONSTRUCT ADA COMPLIANT 1:12 MAX. SLOPE HANDICAP ACCESS RAMP.
 - CONSTRUCT ADA COMPLIANT PEDESTRIAN ACCESS WALK AT ELEVATIONS SHOWN. MAX. 5% SLOPE, MAX. 2% CROSS-SLOPE.
 - HIGH POINT / GRADE BREAK LOCATION.
 - 0.5' DESIGN CONTOUR SHOWN DASHED WHERE NECESSARY TO CLARIFY GRADING CONCEPT AND POND ELEVATIONS.
 - GRADING / CONSTRUCTION ON ADJACENT PROPERTY TO ELEVATIONS AND LIMITS SHOWN. SAME OWNER. WRITTEN LETTER OF PERMISSION WILL BE PROVIDED.
 - CONSTRUCT 2.0 WIDE CONCRETE RUNDOWN TO PASS FLOW.
 - CONSTRUCT FOUR 1.5' WIDE COVERED CONCRETE SIDEWALK CULVERTS PER COA STD. DWG. 2236 AND DETAIL THIS SHEET.
 - PROVIDE 2' WIDE CURB OPENING TO PASS PAVEMENT FLOW TO POND.
 - PROVIDE THREE 1' WIDE CURB OPENINGS TO PASS EXCESS FLOW WEST.
 - CONSTRUCT 18" DEPTH STORMWATER QUALITY RETENTION POND AT ELEVATIONS SHOWN. INSTALL ANGULAR ROCK TO DEFINE PERIMETER. ALL STORMWATER QUALITY PONDING VOLUMES WILL BE VERIFIED AS PART OF AS-BUILT / ENGINEER'S CERTIFICATION. PONDS WHICH DO NOT PROVIDE THE REQUIRED VOLUME WILL BE CORRECTED AT CONTRACTOR'S EXPENSE.
 - DEPRESS LANDSCAPING FOR GENERAL WATER HARVESTING. NOTE: NO WATER HARVESTING SHALL OCCUR WITHIN 10' OF ANY BUILDING.
 - INSTALL 12" DEEP X 6" AVG. DIA. ANGULAR ROCK EROSION PROTECTION THIS AREA TO LIMITS SHOWN. (DRAINAGE SWALES, TRANSITION SLOPES > 3:1).
 - CONSTRUCT RETAINING WALL(S) TO ACHIEVE GRADES SHOWN. GRADE ON HIGH SIDE OF WALL AND GRADE ON LOW SIDE OF WALL ARE PROVIDED. WALL DESIGN SHALL INCLUDE ADA COMPLIANT GUARDRAIL WHERE ADJACENT TO WALK. STAMPED, ENGINEERED STRUCTURAL DESIGN TO BE PROVIDED BY WALL CONTRACTOR IN COORDINATION WITH OWNER (HEIGHT, MATERIAL, FOOTINGS, TIES, GUARDRAILS, REINFORCING, WEEPHOLES, ETC.)
 - CONSTRUCT CONCRETE HEADER CURB ON WEST AND SOUTH SIDE OF RETENTION POND.
 - EXISTING STORM DRAIN MAIN WITH AS-BUILT INVERTS PROVIDED. CONTRACTOR TO PROTECT.
 - EXTEND WALK TO UPPER LEVEL PARKING STRUCTURE. STRUCTURAL DESIGN, GUARDRAILS, ETC. BY OTHERS.

STORMWATER QUALITY

STORMWATER QUALITY CONTROL MEASURES ARE REQUIRED TO PROVIDE MANAGEMENT OF 'FIRST FLUSH'.

THE MAXIMUM IMPERVIOUS AREA FOR THIS PROPERTY IS CALCULATED AS 85% OF TOTAL AREA. $(0.85 \times 37,808) = 32,137$ SF.

THIS PROPERTY IS 'NEW CONSTRUCTION' WHICH REQUIRES STORMWATER QUALITY VOLUME BASED ON THE 90TH PERCENTILE STORM EVENT (0.34" AFTER INITIAL ABSTRACTION). THE REQUIRED STORMWATER QUALITY RETENTION VOLUME $0.34" \times$ LAND TREATMENT 'D' AREA: $0.34/12 \times (54,565 \text{ SF}) = 1,546$ CF.

ALTHOUGH NO BUILDING IS INCLUDED IN THIS PHASE OF CONSTRUCTION, THE PROPOSED STORMWATER QUALITY RETENTION PONDS TO BE CONSTRUCTED WITHIN PARKING ISLANDS AND AS SHOWN ON THE ATTACHED PLAN WILL ACCOMMODATE THE FULLY DEVELOPED CONDITION.



PROJECT INFORMATION

PROPERTY: THE SITE IS A PARTIALLY DEVELOPED PROPERTY LOCATED EAST OF THE NORTHEAST CORNER OF SAN PEDRO DRIVE AND HOLLY AVENUE NE WITHIN C.O.A. VICINITY MAP C-18. THE SITE IS BOUND TO THE EAST AND NORTHWEST BY DEVELOPED COMMERCIAL, TO THE NORTHEAST BY RESIDENTIAL, TO THE WEST BY UNDEVELOPED COMMERCIAL AND TO THE SOUTH BY HOLLY AVE. NE.

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE ASPHALT PAVED ACCESS, PARKING, AND LANDSCAPING.

LEGAL: TRACT A, PASEO NUEVO 2, AND TRACT C, PASEO NUEVO, ALBUQUERQUE, NEW MEXICO.

AREA: TRACT A = 0.6462 AC, TRACT C = 0.8275 AC

BENCHMARK: ACS MONUMENT "HEAVEN" HAVING AN ELEVATION OF 5378.235'. (NAVD 1988)

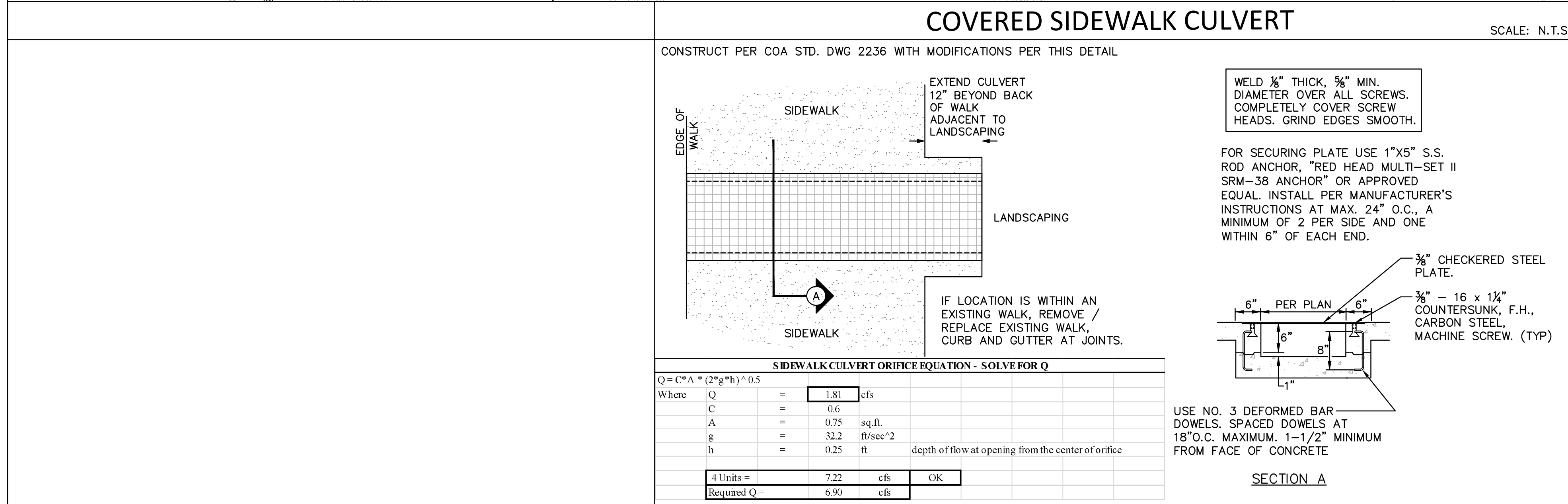
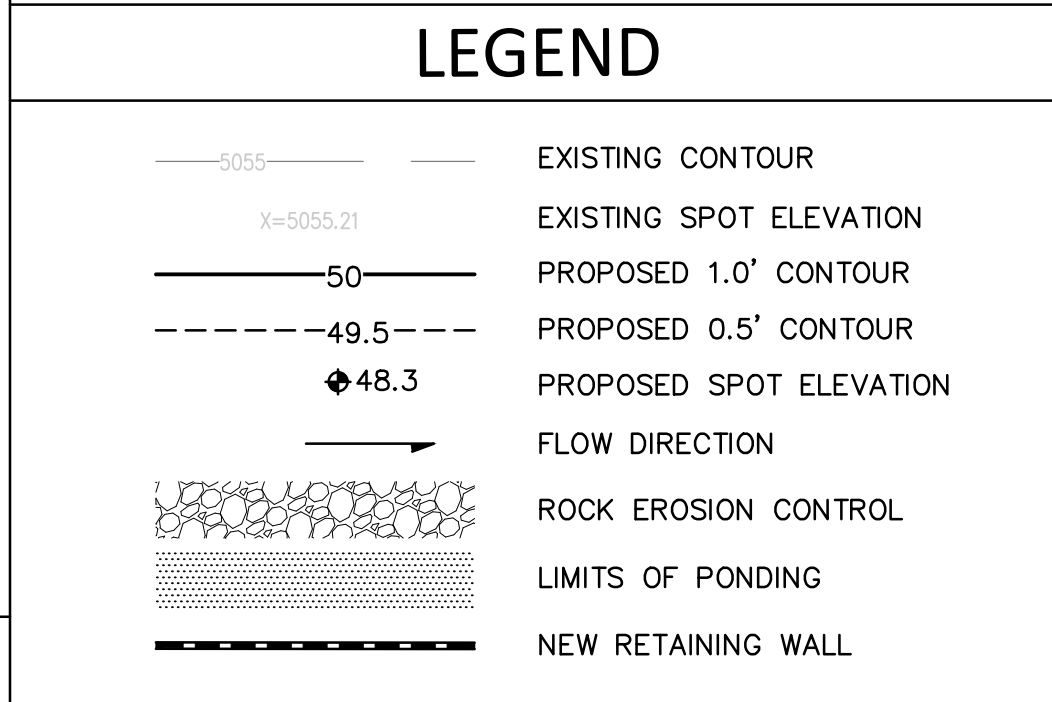
OFF-SITE: NO OFF-SITE DRAINAGE AFFECTS THIS PROPERTY.

FLOOD HAZARD: PER BERNALILLO COUNTY FIRM MAP #35001C0137H, DATED AUGUST 16, 2012, THE SITE IS LOCATED WITHIN FLOODZONE 'X' DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

DRAINAGE PLAN CONCEPT:

THE APPROVED DRAINAGE REPORT FOR THE PASEO NUEVO CAMPUS PREPARED BY TIERRA WEST, LLC ALLOWS FREE DISCHARGE OF DEVELOPED FLOW TO HOLLY AVE. BASED ON 10% LAND TREATMENT C AND AND 90% IMPERVIOUS (LAND TREATMENT D).

ADDITIONAL INFORMATION: SEE CG-100 FOR CONSTRUCTION NOTES RELATING TO CIVIL PLANS.



CALCULATIONS

CALCULATIONS: 2346 - Nuevo Atrisco Parking Lot : March 13, 2020

Based on Drainage Design Criteria for City of Albuquerque Section 22.2, DPM, Vol 2, dated Jan. 1993

100-YEAR, 6-HOUR CALCULATIONS

AREA OF SITE:	64194	SF	=	1.47	ACRE
DEVELOPED FLOWS:					
Area A	=	0	0%	E _A	= 0.66
Area B	=	6419	10%	E _B	= 0.92
Area C	=	3210	5%	E _C	= 1.29
Area D	=	54565	85%	E _D	= 2.36
Total Area	=	64194	100%		

On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)

Weighted E = $\frac{E_A A_A + E_B A_B + E_C A_C + E_D A_D}{A_A + A_B + A_C + A_D}$

Developed E = 2.16 in.

On-Site Volume of Runoff: V₃₆₀ = $\frac{E^* A}{12}$

Developed V₃₆₀ = 11568 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 3

Q _{pA}	Q _{pB}	Q _{pC}	Q _{pD}
1.87	2.60	3.45	5.02
		Developed Q _p	6.9 CFS

Isaacson & Arfman, Inc.
Civil Engineering Consultants

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505-268-8828 | www.iacivil.com

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PASEO NUEVO PARKING LOT

GRADING AND DRAINAGE PLAN

Date:	No.	Revision:	Date:	Job No.
2/20				2346
Drawn By:	DEC			CP-101
Ckd By:	FCA			SH OF 8