

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

January 24, 2023

Åsa Nilsson-Weber, P.E.
Isaacson & Arfman, P.A.
128 Monroe St. N.E
Albuquerque, NM 87108

**RE: 8705 Signal Ave. NE
Grading & Drainage Plan
Engineer's Stamp Date: 01/16/23
Hydrology File: C20D064C**

Dear Ms. Nilsson-Weber:

Based upon the information provided in your submittal received 01/17/2023, the Grading and Drainage Plan is approved for Building Permit and Grading Permit. Since this project has already been mass graded, a pad certification is not needed for this project. 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.

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



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

Project Title: Lot 8, Hope Plaza **Building Permit #** _____ **Hydrology File #** C20-D064A
DRB# _____ **EPC#** _____
Legal Description: Lot 8 - Plat of Lots 7 and 8 and **City Address OR Parcel** UPC# 102006411732120227
Tract B-1-A1 Hope Plaza
Applicant/Agent: Isaacson & Arfman, Inc. **Contact:** Åsa Nilsson-Weber
Address: 128 Monroe St., NE **Phone:** 505-268-8828
Email: asaw@iacivil.com

Applicant/Owner: Las Ventanas NM, Inc. **Contact:** T. Scott Ashcraft
Address: 8330 Washington Pl., NE, Abq. NM 87113 **Phone:** 505-362-6824
Email: tscott@lasventanasnm.com

TYPE OF DEVELOPMENT: PLAT (#of lots) ☒ RESIDENCE DRB SITE ADMIN SITE: _____
RE-SUBMITTAL: YES ☒ NO

DEPARTMENT: TRANSPORTATION ☒ HYDROLOGY/DRAINAGE
Check all that apply:

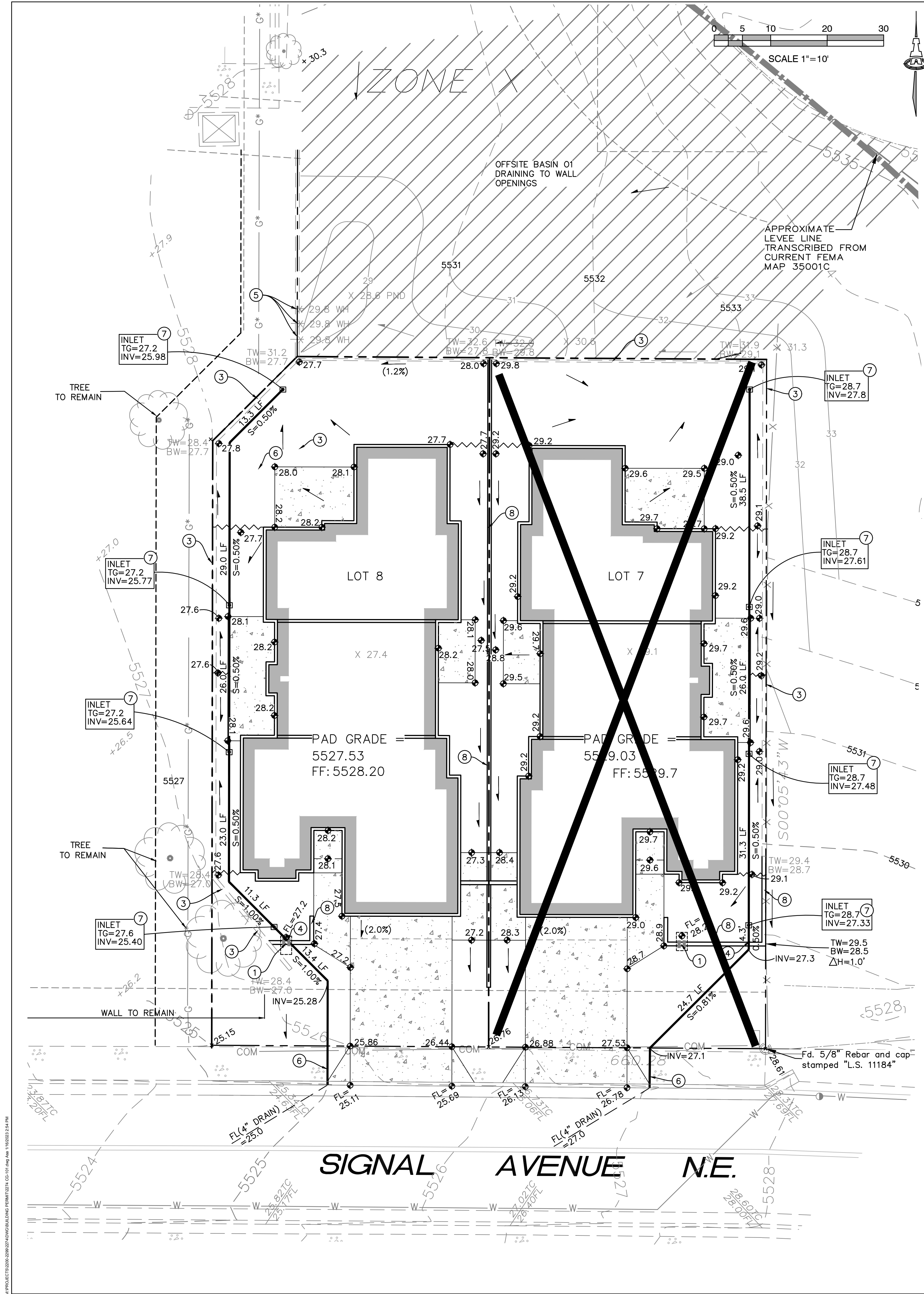
TYPE OF SUBMITTAL:

☐ ENGINEER/ARCHITECT CERTIFICATION
☐ PAD CERTIFICATION
☐ CONCEPTUAL G&D PLAN
☒ GRADING PLAN
☐ DRAINAGE REPORT
☐ DRAINAGE MASTER PLAN
☐ FLOOD PLAN DEVELOPMENT PERMIT APP.
☐ ELEVATION CERTIFICATE
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ADMINISTRATIVE
☐ TRAFFIC CIRCULATION LAYOUT FOR DRB
APPROVAL
☐ TRAFFIC IMPACT STUDY (TIS)
☐ STREET LIGHT LAYOUT
☐ OTHER (SPECIFY)
☐ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY
☐ CONCEPTUAL TCL DRB APPROVAL
☐ 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
☐ FLOOD PLAN DEVELOPMENT PERMIT
☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 01/16/2023



- ### KEYED NOTES
- TURN CMU BLOCK WALL OPENING (4"x4" MINIMUM) AT FL ELEVATIONS SHOWN. INSTALL 2'X2'X6" DEEP EROSION PROTECTION EACH SIDE.
 - AREA DRAIN; SEE DETAIL THIS SHEET FOR CLARIFICATION.
 - EXISTING CMU RETAINING/PERIMETER WALL.
 - SHALLOW STORM DRAIN (1'-1.5'± COVER); PROTECT STORM DRAIN DURING WALL CONSTRUCTION.
 - EXISTING WALL OPENINGS.
 - EXTEND 4" DIA. STORM DRAIN THROUGH FACE OF CURB PER COA STD. DWG. 2235. SEE S.O.19 FROM THIS SHEET.
 - STORM DRAIN. ALL STORM DRAIN TO BE 4" DIA. SCHEDULE 40. INLETS TO BE 4" DIA. TEES (INTERNAL) AND 4" DIA. BEND (END OF LINE) WITH 4" GRATE AT TOP OF GRATE (TG) ELEVATION SHOWN. MIN. SLOPE = 0.5%.
 - NEW WALL (DESIGN BY OTHERS).
- ### S.O.19 : NOTICE TO CONTRACTORS
- #### PRIVATE DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY
- Build drainline through curb per COA STD DWG 2235.
 - 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 inspections, contact Construction Coordination at (505) 924-3416.

PROJECT INFORMATION

PROPERTY: THE SITE IS AN UNDEVELOPED RESIDENTIAL PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP C-20. THE SITE IS BOUND TO THE EAST AND NORTH BY UNDEVELOPED PROPERTY, TO THE WEST BY HOPE IN THE DESERT EPISCOPAL CHURCH, AND TO THE SOUTH BY SIGNAL AVE. NE.

PROPOSED IMPROVEMENTS: A RESIDENTIAL PROPERTY.

LEGAL: LOT 8, HOPE PLAZA, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

BENCHMARK: VERTICAL DATUM IS BASED UPON THE ALBUQUERQUE CONTROL SURVEY MONUMENT "7-C19", ELEVATION = 5485.723 FEET (NAVD 1988).

OFF-SITE: A MINOR BASIN ($Q_{100}=0.4$ CFS) HAS BEEN ROUTED THROUGH THE CHURCH PROPERTY ON THE NORTH SIDE OF THE PROPERTY.

FLOOD HAZARD: PER BERNALILLO COUNTY FIRM MAP #C5001, THE SITE IS LOCATED WITHIN FLOODZONE 'X' DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

DRAINAGE PLAN CONCEPT: STORM DRAIN AND SURFACE FLOW TO DISCHARGE FREELY ONTO SIGNAL AVENUE PER THE APPROVED CONCEPTUAL PLAN.

THIS PROPERTY WAS LAST ADDRESSED AS PART OF THE 2014 APPROVED, AMENDED PRELIMINARY GRADING PLAN (REV.2).

GENERAL NOTES

- FINAL GRADES SHOWN REPRESENT TOP OF FINISH MATERIAL (I.E. TOP OF CONCRETE, TOP OF CONCRETE BUILDING PAD, TOP OF PAVEMENT MATERIAL, TOP OF LANDSCAPING MATERIAL, ETC.). CONTRACTOR SHALL GRADE, COMPACT SUBGRADE AND DETERMINE EARTHWORK ESTIMATES BASED ON ELEVATIONS SHOWN MINUS FINISH MATERIAL THICKNESSES.
- CONTRACTOR SHALL CONTACT NM-811 FOR UTILITY LINE SPOTS TWO WORKING DAYS PRIOR TO CONDUCTING SITE FIELD WORK. CONTRACTOR SHALL FIELD VERIFY AND LOCATE ALL UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.
- THE ENVIRONMENTAL PROTECTION AGENCY (EPA) AND BERNALILLO COUNTY MAY REQUIRE AN EROSION AND SEDIMENT CONTROL (ESC) PERMIT FOR PROJECTS WHERE CONSTRUCTION ACTIVITIES MEET THE EPA THRESHOLD. IF REQUIRED, CONTRACTOR SHALL OBTAIN AND PROVIDE.
- ALL COBBLE EROSION PROTECTION TO BE 3" AVG. DIA. (2"-4") ANGULAR FACED ROCK PLACED OVER GEOTEX C501 NON-WOVEN GEOTEXTILE (O.E.).
- ENGINEER RECOMMENDS THAT OWNER MAINTAIN EROSION PROTECTION ELEMENTS. ENGINEER RECOMMENDS THAT OWNER INSPECT SITE YEARLY AND AFTER EACH RAINFALL TO IDENTIFY NEW AREAS OF EROSION AND INSTALL ADDITIONAL EROSION PROTECTION AS NEEDED BASED ON ACTUAL OCCURRENCES.

VICINITY MAP

LEGEND

- PROPERTY LINE
- EXISTING SPOT ELEVATION
- 5531 EXISTING CONTOUR
- ◆ 29.0 PROPOSED SPOT ELEVATION
- SURFACE FLOW DIRECTION
- EROSION CONTROL
- EXST PERIMETER WALL
- PROPOSED CONCRETE PAD
- GRADE BREAK
- TG= TOP OF GRATE
- INV.= INVERT
- X X LF S=X% STORM SEWER DESIGN INFORMATION

1"=750'±
C-20-Z

ASA M. WILSON-NEEDS
17831
Professional Engineer
01/16/2023
Engineer

LOT 8, HOPE PLAZA ALBUQUERQUE, NM

ISSUE:	BP
PROJECT NUMBER:	IA 2565 / 2274
FILE:	
DRAWN BY:	BUB/DC
CHECKED BY:	ANW
DATE:	01-13-2023

CALCULATIONS

CALCULATIONS: HOPE PLAZA, LOT 7 :

Based on City of Albuquerque DMP, Article 6-2 Hydrology dated June 26, 2020

100-YEAR, 6-HOUR CALCULATIONS			
AREA OF SITE:	5867	SF	= 0.1347 ACRE
100-year, 6-hour			
DEVELOPED FLOWS:			
Area A	0	0%	
Area B	0	0%	
Area C	5867	100%	
Area D	0	0%	
Total Area	5867	100%	
On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)			
Weighted E = $E_A A_A + E_B A_B + E_C A_C + E_D A_D$			
Historic E	1.09 in.	Developed E	1.94 in.
On-Site Volume of Runoff: V ₃₆₀ = $E^* A / 12$			
Historic V ₃₆₀	533 CF	Developed V ₃₆₀	948 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}	1.84	Q _{pC}	3.17
Q _{pB}	2.49	Q _{pD}	4.49
Historic Q _p	0.4 CFS	Developed Q _p	0.5 CFS

CALCULATIONS: HOPE PLAZA, LOT 8 :

Based on City of Albuquerque DMP, Article 6-2 Hydrology dated June 26, 2020

100-YEAR, 6-HOUR CALCULATIONS			
AREA OF SITE:	5976	SF	= 0.1372 ACRE
100-year, 6-hour			
DEVELOPED FLOWS:			
Area A	0	0%	
Area B	0	0%	
Area C	5976	100%	
Area D	0	0%	
Total Area	5976	100%	
On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)			
Weighted E = $E_A A_A + E_B A_B + E_C A_C + E_D A_D$			
Historic E	1.09 in.	Developed E	1.94 in.
On-Site Volume of Runoff: V ₃₆₀ = $E^* A / 12$			
Historic V ₃₆₀	543 CF	Developed V ₃₆₀	965 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}	1.84	Q _{pC}	3.17
Q _{pB}	2.49	Q _{pD}	4.49
Historic Q _p	0.4 CFS	Developed Q _p	0.5 CFS

AREA DRAIN

SCALE: 1"=5'

2'X2' FILTER FABRIC OVER INLET

16"X16"X4" THICK CONCRETE COLLAR SLOPE TO DRAIN

TOP OF GRATE = TG

LANDSCAPE FABRIC BENEATH ALL ROCK

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 01/24/23
BY: *Rene C. Bruneau*
HydroTeam # C20D064C

THE APPROVAL OF THESE PLANS/REPORT SHALL NOT BE CONSIDERED TO BE A GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED HEREON. THE CITY OF ALBUQUERQUE DOES NOT WARRANT THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED HEREON. THE CITY OF ALBUQUERQUE DOES NOT WARRANT THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED HEREON.

Isaacson & Arfman, Inc.
Civil Engineering Consultants

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

© 2020 Isaacson & Arfman, Inc. This design, calculations, and concepts are owned by and remain the property of Isaacson & Arfman, Inc. and no part thereof shall be utilized by any person, firm or corporation for any purpose whatsoever except with the written permission of Isaacson & Arfman, Inc.

GRADING & DRAINAGE PLAN

C-101