

# CITY OF ALBUQUERQUE



October 27, 2014

Ms. Asa Weber, PE  
Isaacson & Arfman, PA  
1287 Monroe Street NE  
Albuquerque, NM 87108

**Re: Resort Lifestyle Communities, Tract 4B  
Conceptual Grading and Drainage Plan  
No Engineer's Date (D18D054C)**

Dear Ms. Weber,

Based upon the information provided in your submittal received 10-24-14, the above referenced plan is approved for Site Development Plan for Building Permit action by.

If you have any questions, you can contact me at 924-3994.

Sincerely,

Amy L. D. Niese, P.E.  
Senior Engineer, Hydrology  
Planning Department

PO Box 1293

Albuquerque

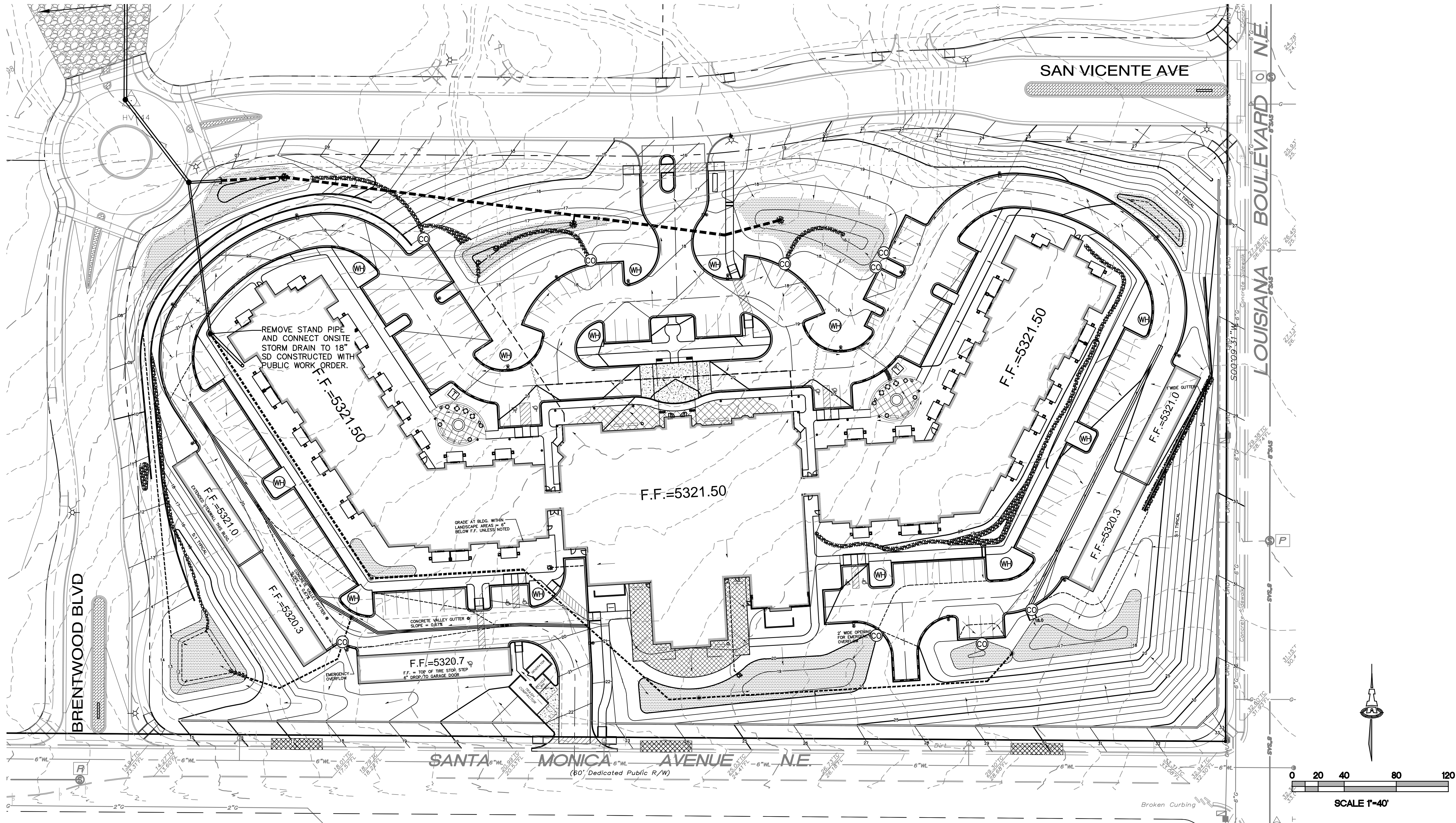
New Mexico 87103

C: e-mail  
file

[www.cabq.gov](http://www.cabq.gov)



TO SURFACE SWALE TO EXISTING  
POND AND S.D. STANDPIPE  
(BY MASTER DEVELOPER)



### DRAINAGE CONCEPT

THE DRAINAGE MASTER PLAN (DMP) BY ISAACSON & ARFMAN, P.A., DATED OCTOBER 9, 2014, OUTLINED DRAINAGE REQUIREMENTS FOR EACH TRACT WITHIN SANTA MONICA PLACE (TRACTS 3A, 3B, 4A & 4B). THIS PROPERTY IS TRACT 4B WITH LAND TREATMENTS ESTIMATED AT 15%<sub>B</sub>, 35%<sub>C</sub> AND 50% D.

PER THE DMP, TRACT 4B SHALL BE ALLOWED TO DISCHARGE 30.9 CFS INTO THE STORM DRAIN SYSTEM CONNECTING TO THE DERICKSON AVE. STORM DRAIN. THE ONSITE STORM DRAIN SHALL CONNECT TO AN 18" RCP STORM DRAIN THAT SHALL BE INSTALLED WITH THE PUBLIC WORK ORDER FOR THE CONSTRUCTION OF BRENTWOOD BLVD. AND SAN VICENTE AVE. A TEMPORARY STANDPIPE SHALL ALSO BE INSTALLED WITH THE WORK ORDER TO CAPTURE UNDEVELOPED FLOWS FROM TRACT 4B. THE FLOWS WILL DISCHARGE NORTH OF THE ROUNDABOUT TO AN EXISTING CHANNEL WHICH DIRECTS THE FLOW TO THE EXISTING POND AT THE NORTHWEST CORNER OF TRACT 3A WITH A STANDPIPE THAT WILL BE CONSTRUCTED WITH CPN 689984. EROSION PROTECTION AT THE OUTFALL NORTH OF THE ROUNDABOUT SHALL BE INSTALLED WITH THE PUBLIC WORK ORDER.

UPON DEVELOPMENT OF TRACT 4B, THE TEMPORARY STANDPIPE SHALL BE REMOVED AND THE ONSITE STORM DRAIN SHALL BE CONNECTED TO THE EXISTING 18" STORM DRAIN AT THE NORTHWEST CORNER OF THE SITE. THE FLOWS WILL CONTINUE TO BE DIRECTED TO THE EXISTING POND WITH STANDPIPE AT THE NORTHWEST CORNER OF TRACT 3.

THE PROPOSED ON-SITE PRIVATE STORM DRAIN SYSTEM WILL BE ANALYZED AND SIZED AS PART OF THE BUILDING PERMIT PLANS SUBMITTAL.

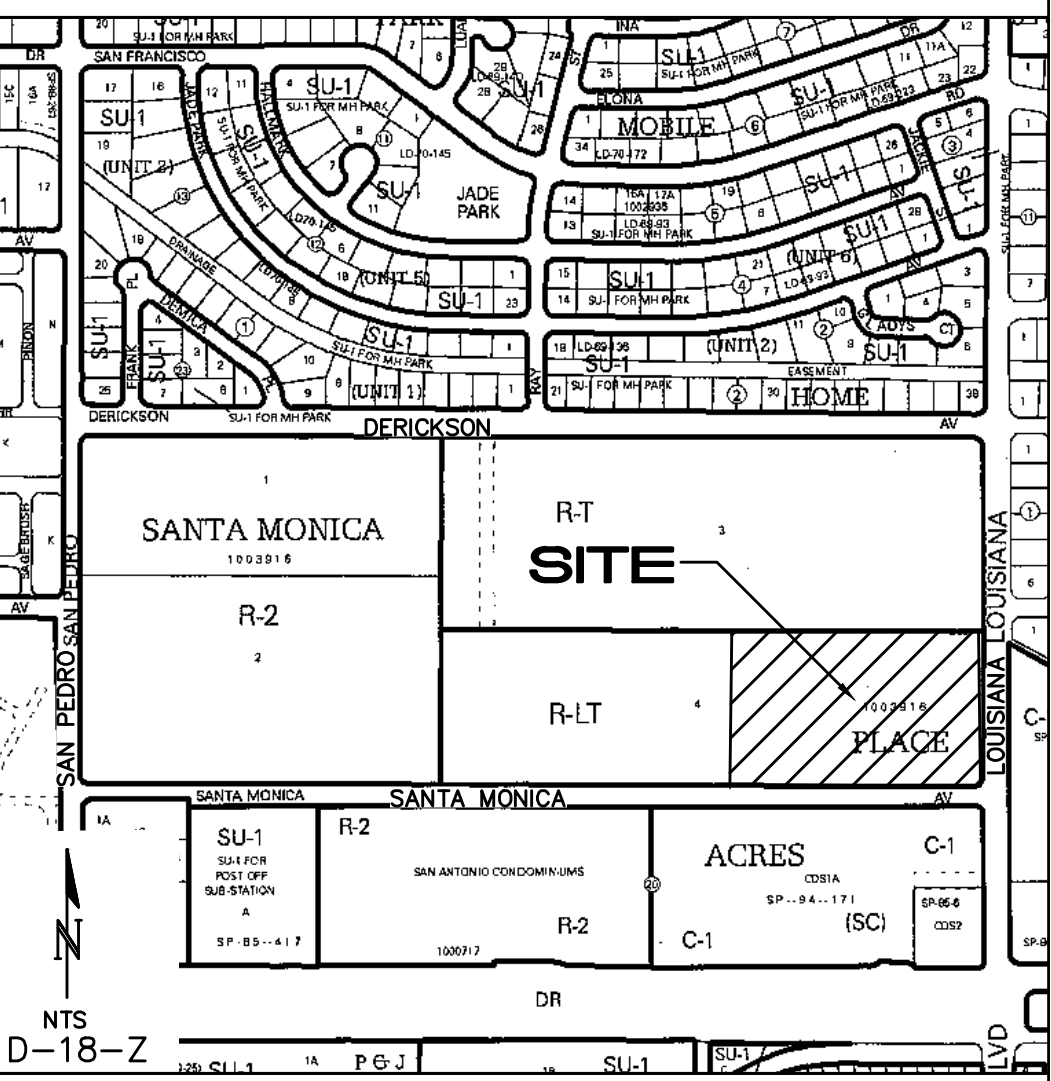
STORMWATER CONTROL MEASURES ARE REQUIRED TO PROVIDE MANAGEMENT OF 'FIRST FLUSH' (DEFINED AS THE 90TH PERCENTILE STORM EVENT OR 0.34" [0.44" LESS 0.1" FOR INITIAL ABSTRACTION] OF STORMWATER WHICH DISCHARGES DIRECTLY TO A PUBLIC STORM DRAINAGE SYSTEM).

THE PONDING VOLUME REQUIRED IS 0.34" \* TYPE 'D' AREA: 0.34/12 \* .5 \* 8.62 AC \* 43560 = 5,320 CF

THERE ARE 'FIRST FLUSH' RETENTION BASIN AREAS THROUGHOUT THE SITE (HATCHED AREAS). STORM WATER FROM THE IMPERVIOUS AREAS SHALL BE DIRECTED TO THESE BASINS VIA CURB OPENINGS (LABELED CO). INLETS THAT ARE PLACED IN THE BASINS SHALL BE RAISED AND HAVE THE TOP OF GRATE LOCATED AT THE 'FIRST FLUSH' WATER SURFACE ELEVATION.

THE 'FIRST FLUSH' BASIN VOLUMES SHALL BE ANALYZED AND SIZED AS PART OF THE BUILDING PERMIT PLANS SUBMITTAL. CURB OPENING LOCATIONS ARE SHOWN CONCEPTUALLY AND SHALL BE LOCATED AND SIZED WITH FINAL DESIGN.

### VICINITY MAP



### PROJECT DATA

PROPERTY: THE SITE IS A PREVIOUSLY DEVELOPED MOBILE HOME PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP D-18. THE SITE IS BOUND TO THE SOUTH BY SANTA MONICA AVE. NE, TO THE WEST BY APARTMENTS (TRACT 1), TO THE EAST BY LOUISIANA BLVD. AND TO THE NORTH BY UNDEVELOPED PROPERTY (TRACT 3).

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE AN APPROXIMATELY 65,000 SF RETIREMENT COMMUNITY WITH THREE GARAGE PARKING BUILDINGS, ASSOCIATED ASPHALT PAVED DRIVES, PARKING, PEDESTRIAN WALKS AND LANDSCAPING.

EXISTING LEGAL: THE EASTERN PORTION OF TRACT 4, SANTA MONICA PLACE, ALBUQUERQUE, NM

PROPOSED LEGAL: TRACT 4B, SANTA MONICA PLACE, ALBUQUERQUE, NM

AREA: 8.62± ACRES

BENCHMARK: VERTICAL DATUM IS BASED UPON THE ALBUQUERQUE CONTROL SURVEY BENCHMARK "18-E18", ELEVATION = 5269.166 (NGVD88)

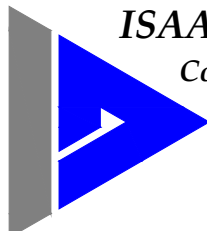
OFF-SITE: NO OFF-SITE DRAINAGE IMPACTS THIS PROPERTY.

FLOOD HAZARD: THE SUBJECT PROPERTY LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOOD PLAIN) IN ACCORDANCE WITH THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAP NO. 35001C0137 F, EFFECTIVE DATE 11-19-03.

SURVEYOR: RUSS P. HUGG, SURV-TEK, INC., (505)897-3366, ALBUQUERQUE, NEW MEXICO.

### LEGEND

- CONCEPTUAL STORM DRAIN
- PROPOSED FLOW DIRECTION
- F.F.= PROPOSED FINISH FLOOR ELEVATION
- WH PROPOSED WATER HARVESTING BASIN (6"D)
- CO PROPOSED CURB OPENING
- FIRST FLUSH RETENTION BASIN
- PROPOSED RETAINING WALL



**ISAACSON & ARFMAN, P.A.**  
Consulting Engineering Associates  
128 Monroe Street N.E.  
Albuquerque, New Mexico 87108  
Ph. 505-268-8828 www.isacivil.com

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**RESORT LIFESTYLES COMMUNITIES**  
CAMERON GENERAL CONTRACTORS  
TRACT 4B, SANTA MONICA PLACE

**CONCEPTUAL GRADING & DRAINAGE PLAN**

Date: 9/22/14	No. Revision:	Date:	Job No. 2051
Drawn By:			<b>PAGE 1</b>
Chd By: FCA			<b>SH. OF</b>