

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

September 4, 2025

Genevieve Donart, P.E.  
Isaacson & Arfman, Inc.  
128 Monroe St. NE  
Albuquerque, NM 87108

**RE: Eisenhower Pool Site Imps.  
11001 Camero Ave NE  
Grading and Drainage Plans  
Engineer's Stamp Date: 08/29/2025  
Hydrology File: E21D007  
Case # HYDR-2025-00310**

Dear Ms. Donart:

PO Box 1293

Based upon the information provided in your submittal received 9/2/2025, the Grading & Drainage Plan is approved for Building Permit and Grading Permit. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

Albuquerque

**PRIOR TO CERTIFICATE OF OCCUPANCY:**

NM 87103

1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.

www.cabq.gov

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](mailto:jhughes@cabq.gov), 505-924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 505-924-3314 or [amontoya@cabq.gov](mailto:amontoya@cabq.gov).

Sincerely,

Anthony Montoya, Jr., P.E., CFM  
Senior Engineer, Hydrology  
Planning Department, Development Review Services



**CALCULATIONS: Eisenhower Middle School Swimming Pool : 21-Feb-2025**  
Based on City of Albuquerque DMP, Article 6-2 Hydrology dated June 26, 2020

**100-YEAR, 6-HOUR CALCULATIONS**

AREA OF DISTURBANCE	4200	SF	=	0.10	ACRE
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**HISTORIC FLOWS:**

Treatment SF	%	Area A	Treatment SF	%	Excess Precip. Zone 4
0	0%	0	0%	0%	E <sub>A</sub> = 0.76
2940	70%	420	10%	0%	E <sub>B</sub> = 0.95
840	20%	0	0%	0%	E <sub>C</sub> = 1.20
420	10%	3780	90%	0%	E <sub>D</sub> = 3.34
Total Area	4200	100%	Total Area	4200	100%

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

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

Historic E	=	1.24 in.	Developed E	=	3.10 in.
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**On-Site Volume of Runoff: V<sub>360</sub> = E\*A / 12**

Historic V <sub>360</sub>	=	434 CF	Developed V <sub>360</sub>	=	1085 CF
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**On-Site Peak Discharge Rate: Q<sub>p</sub> = Q<sub>pA</sub>A<sub>A</sub> + Q<sub>pB</sub>A<sub>B</sub> + Q<sub>pC</sub>A<sub>C</sub> + Q<sub>pD</sub>A<sub>D</sub> / 43,560**

For Precipitation Zone 4

Q <sub>pA</sub>	=	2.09	Q <sub>pC</sub>	=	3.41
Q <sub>pB</sub>	=	2.73	Q <sub>pD</sub>	=	4.78

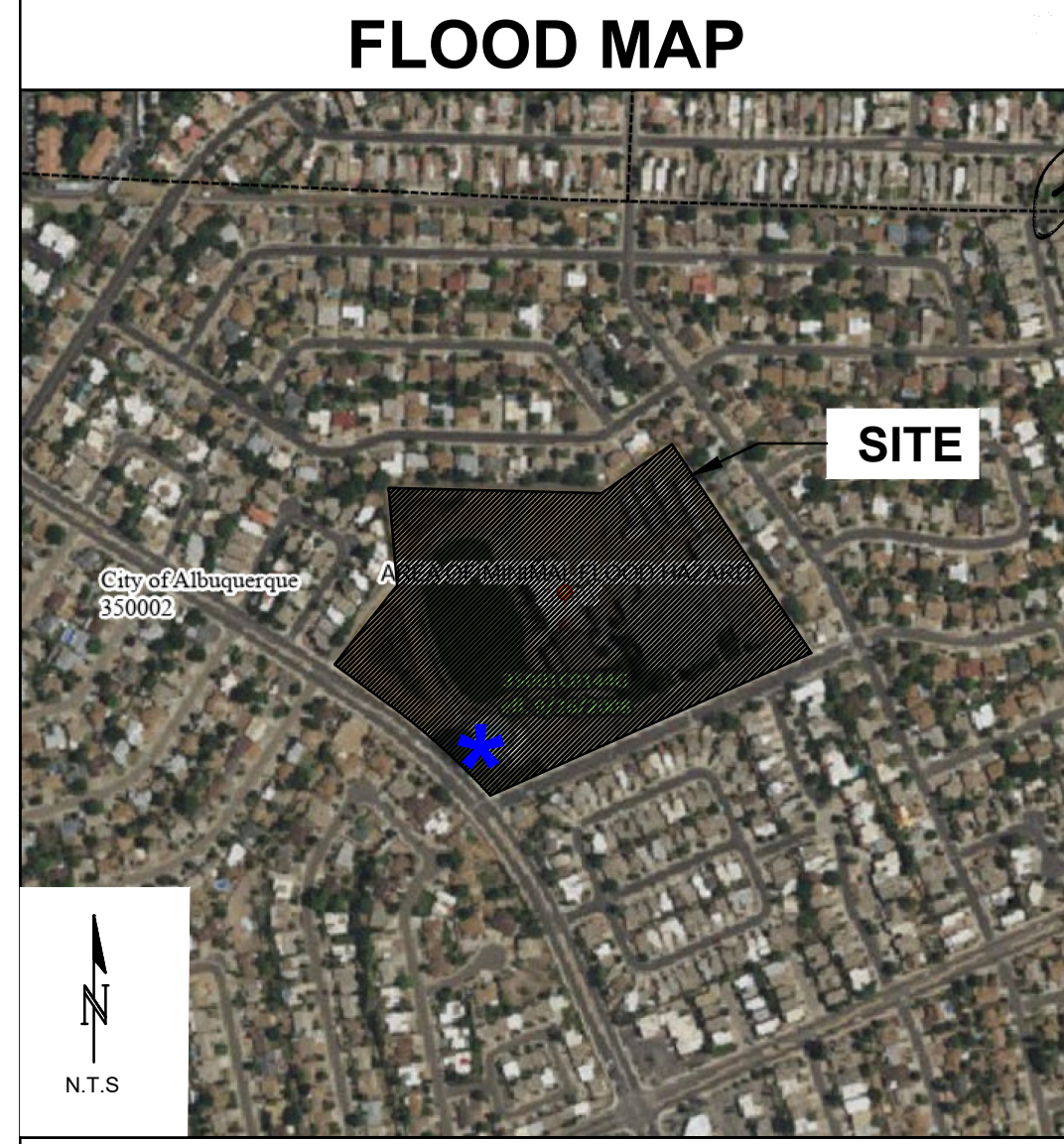
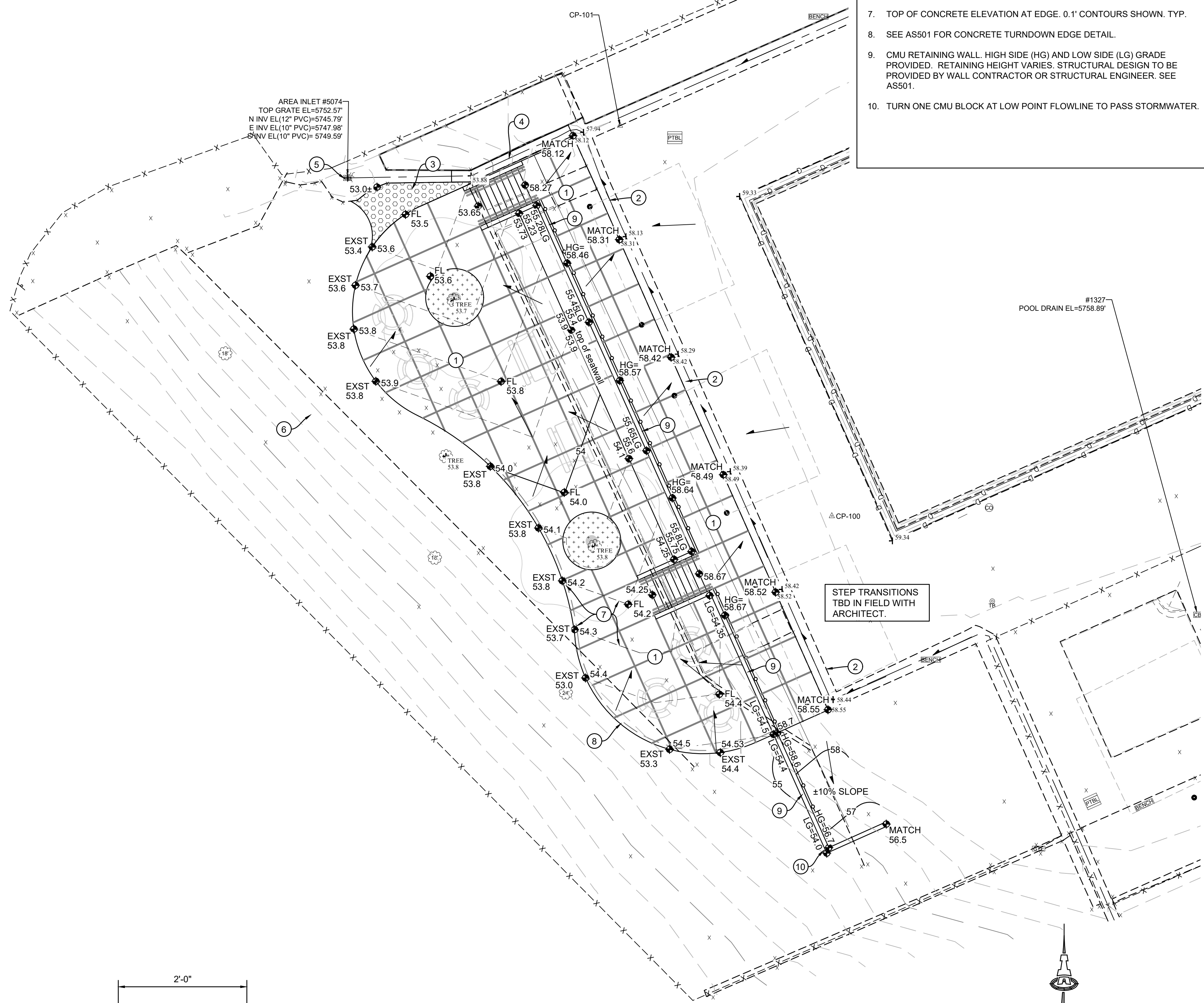
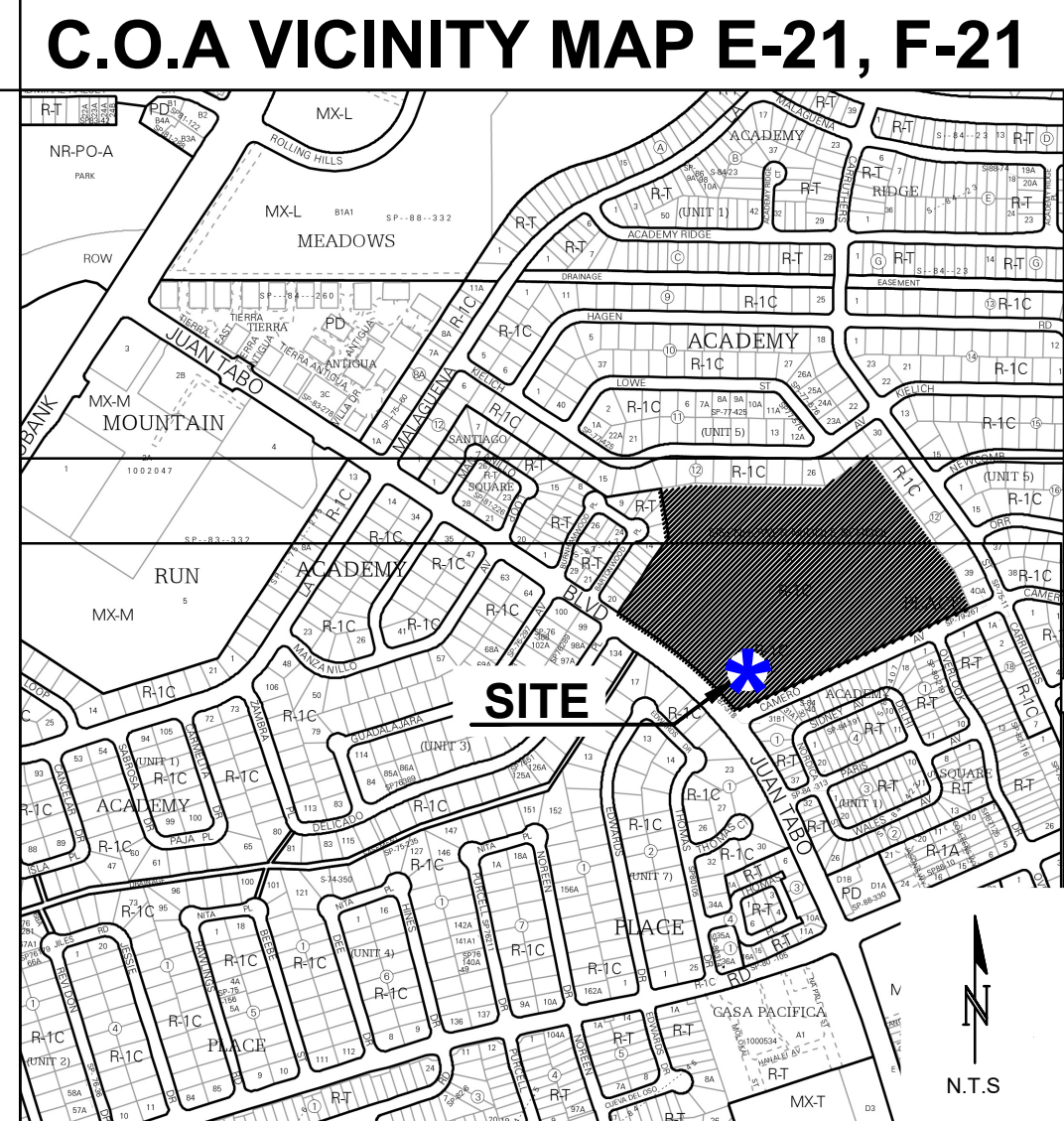
Historic Q <sub>p</sub>	=	0.3 CFS	Developed Q <sub>p</sub>	=	0.4 CFS
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**City of Albuquerque  
Planning Department  
Development Review Services  
HYDROLOGY SECTION  
APPROVED**

DATE: 9/4/2025  
BY: [Signature]  
HydroTeam #: E21D007

THE APPROVAL OF THESE PLANS/REPORTS SHALL NOT BE CONSTRUED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM ENFORCING CODES, ORDINANCES OR REGULATIONS OR FROM ENFORCING ANY SPECIFIC CODES OR CONSTRUCTION DOCUMENTS, SUCH AS APPROVED PLANS/REPORTS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT THE WRITTEN PERMISSION OF THE CITY OF ALBUQUERQUE. THE APPROVAL OF THESE PLANS/REPORTS SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE IF NO BUILDING PERMIT HAS BEEN FILED ON THE DEVELOPMENT.

- ### KEYED NOTES
- CONCRETE PAVING TO ELEVATIONS SHOWN.
  - EXISTING CONCRETE SWALE WITHIN POOL DECK DIRECTING DRAINAGE NORTH AT 0.5% AVG. SLOPE. PROVIDE SMOOTH TRANSITION.
  - 4" AVG. DIA. ROUNDED ROCK EMBEDDED IN CONCRETE (O.A.E.) FROM EDGE OF CONCRETE TO EXISTING INLET. EROSION PROTECTION MUST BE PLACED TO PERMIT STORMWATER TO PASS SMOOTHLY. HAND PLACE TO ENSURE RUNOFF CAN BE ACCEPTED. SEE AS100 AND AS501.
  - REMOVE AND REPLACE ALLEY GUTTER SECTION TO NEW ALIGNMENT. MATCH EXISTING SECTION.
  - CLEAR EXISTING STORM DRAIN INLET TO REMAIN.
  - SEE AS100 FOR LIMITS OF WORK. PROVIDE SMOOTH TRANSITION TO EXISTING.
  - TOP OF CONCRETE ELEVATION AT EDGE. 0.1' CONTOURS SHOWN. TYP.
  - SEE AS501 FOR CONCRETE TURNDOWN EDGE DETAIL.
  - CMU RETAINING WALL. HIGH SIDE (HG) AND LOW SIDE (LG) GRADE PROVIDED. RETAINING HEIGHT VARIES. STRUCTURAL DESIGN TO BE PROVIDED BY WALL CONTRACTOR OR STRUCTURAL ENGINEER. SEE AS501.
  - TURN ONE CMU BLOCK AT LOW POINT FLOWLINE TO PASS STORMWATER.



### PROJECT INFORMATION

PROPERTY: THE PROPERTY IS A PREVIOUSLY DEVELOPED PUBLIC SCHOOL SWIMMING POOL PROPERTY. THE OVERALL PROPERTY IS BOUNDED TO THE NORTH BY RESIDENTIAL HOUSING, TO THE EAST BY CARRUTHERS ST NE, TO THE SOUTH BY CAMERO AVE NE, AND TO THE WEST BY JUAN TABO BLVD NE. THE AREA TO BE DEVELOPED IS LOCATED AT THE SOUTHWEST CORNER OF THE SITE.

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE SITE IMPROVEMENTS TO THE POOL OUTDOOR AREA INCLUDING STEPS AND SURROUNDING CONCRETE.

LOT SIZE: 19.1± ACRE  
AREA TO BE DISTURBED: 0.12± ACRE

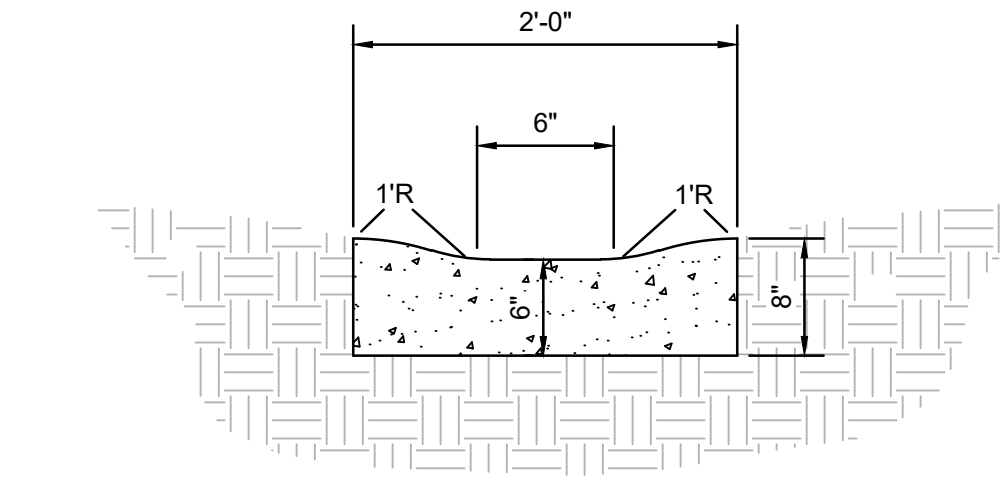
LEGAL: A PORTION OF TR "A" OF THE AMENDED PLAT OF ACADEMY PL SUBD UNIT #5.

CONTROL POINTS:  
CP-100: N=1508613.123 E=1560600.841 EL=5759.014  
CP-101: N=1508673.857 E=1560567.895 EL=5758.322  
CP-102: N=1508562.923 E=1560803.225 EL=5758.420

DATUM: NAVD 88

FLOOD HAZARD: PER BERNALILLO COUNTY FIRM MAP #35001C0144G DATED 9/26/2008, THE SITE IS LOCATED WITHIN ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

DRAINAGE PLAN CONCEPT: DEVELOPED RUNOFF FROM IMPERVIOUS SURFACES WILL BE DIRECTED NORTH TO AN EXISTING STORM DRAIN INLET LEADING TO AN EXISTING STORMWATER RETENTION POND TO THE NORTH.



1. SEALED CONTROL JOINTS @ 4' MIN.

**2' WIDE CONCRETE SWALE**  
SEE KEYED NOTE 2. SCALE: N.T.S.

### ADA COMPLIANCE

SIDEWALK(S) AND RAMP(S): TARGET CROSS SLOPE = 1% TO 1.5%. CROSS SLOPE SHALL NOT EXCEED 2%

ACCESSIBLE RAMP(S): TARGET LONGITUDINAL SLOPE = 7% LONGITUDINAL SLOPE SHALL NOT EXCEED 12.1% (8.3%).

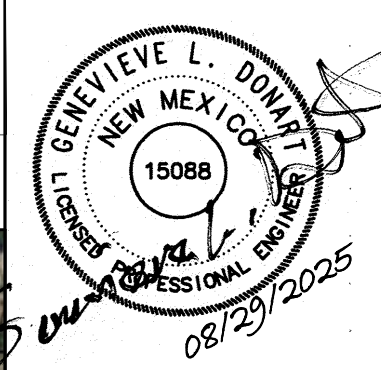
ACCESSIBLE PARKING: TARGET SLOPE = 1% TO 1.5%. SLOPE SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION

### LEGEND

---	5478.21	EXISTING CONTOUR
---	77	EXISTING SPOT ELEVATION
---	77.5	PROPOSED 1.0' CONTOUR
---	77.5	PROPOSED 0.1' CONTOUR
◆	77.0	PROPOSED SPOT ELEVATION
→		FLOW DIRECTION

**Isaacson & Arfman, Inc.**  
Civil Engineering Consultants

128 Monroe Street NE  
Albuquerque, NM 87108  
505-266-8828 | www.iaacivil.com



Engineer

**EISENHOWER POOL  
SITE IMPROVEMENTS**  
11001 CAMERO AVE NE,  
ABQ, NM 87111

CABQ ON-CALL	ISSUE: #6573.001
PROJECT NUMBER:	IA 2705
FILE:	2705 CG-101.DWG
DRAWN BY:	BJB
CHECKED BY:	GLD
DATE:	03/03/2025

No.	Date	Description

SHEET TITLE

**GRADING AND DRAINAGE PLAN**

SHEET NUMBER

**CG-100**