

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

February 14, 2023

Fred C. Arfman, PE
Isaacson & Arfman, Inc
128 Monroe Street NE,
Albuquerque, NM 87108

**RE: Avanyu North Buildings G & H
Northwesterly Portion of all Indian
2500 12th Street NW
Conceptual G&D Plan
Engineers Stamp Date: 01/20/2023
Hydrology File: H13D113**

Dear Mr. Arfman,

PO Box 1293
Based upon the information provided in your submittal received 1/23/2023, the Conceptual Grading & Drainage Plan is preliminary approved for action by the DRB/DFT for Site Plan.

Albuquerque
PRIOR TO BUILDING PERMIT:

Provide more detailed design as needed in order to obtain Hydrology's approval.

NM 87103
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, 505-924-3420) 14 days prior to any earth disturbance.

www.cabq.gov

If you have any questions, please contact me at 505-924-3695 or tchen@cabq.gov.

Sincerely,

Tiequan Chen, P.E.
Principal Engineer, Hydrology
Planning Department, Development Review Services



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

Project Title: Avanyu North Buildings G & H **Building Permit #** _____ **Hydrology File #** H13
DRB# _____ **EPC#** _____

Legal Description: Northwesterly Portion of all Indian **City Address OR Parcel** 2500 12th Street NW
Pueblo Council Property (formerly Albuquerque Indian School)

Applicant/Agent: Isaacson & Arfman, Inc. **Contact:** Fred C. Arfman or Bryan J. Bobrick
Address: 128 Monroe Street NE **Phone:** (505) 268-8828
Email: freda@iacivil.com or byanb@iacivil.com

Applicant/Owner: _____ **Contact:** _____
Address: _____ **Phone:** _____
Email: _____

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

DEPARTMENT: ☐ TRANSPORTATION ☒ HYDROLOGY/DRAINAGE

Check all that apply:

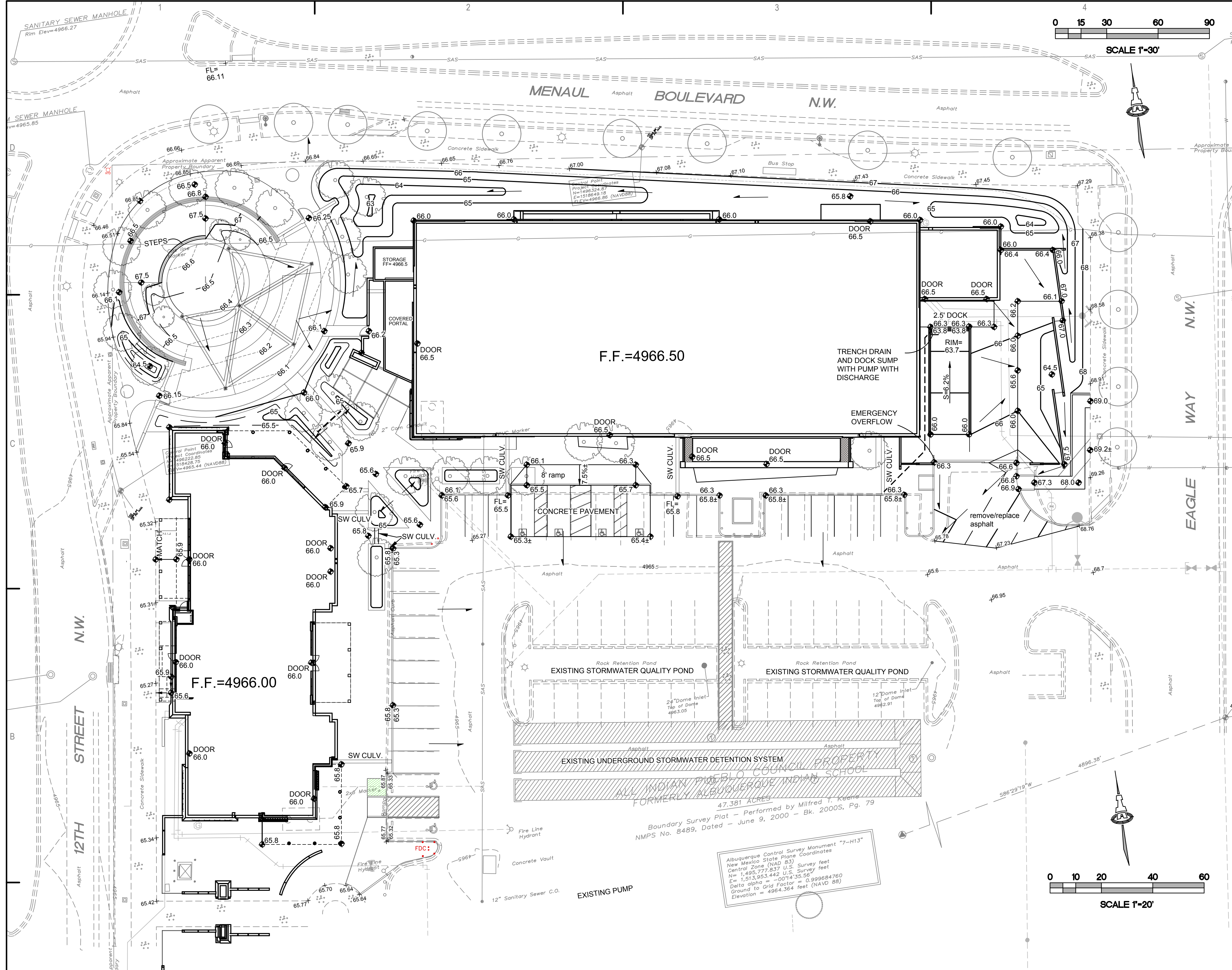
TYPE OF SUBMITTAL:

☐ 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: January 20, 2023



LEGEND

- 4965 — EXISTING CONTOUR
- 66.95 — EXISTING SPOT ELEVATION
- 65 — PROPOSED 1.0' CONTOUR
- - - 65.5 - - - PROPOSED 0.5' CONTOUR
- ◆ 65.4 PROPOSED SPOT ELEVATION
- FLOW DIRECTION
- FF = 4966.XX FINISH FLOOR ELEVATION

VICINITY MAP H-13



PROJECT INFORMATION

PROPERTY: THE SITE IS A PREVIOUSLY DEVELOPED PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP H-13. THE SITE IS BOUND TO THE EAST BY EAGLE WAY NW, TO THE SOUTH BY DEVELOPED COMMERCIAL PROPERTY, TO THE NORTH BY MENAUL BLVD. NW AND TO THE WEST BY 12TH STREET NW.

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE TWO COMMERCIAL BUILDINGS WITH ASSOCIATED ASPHALT PAVED ACCESS, PARKING, AND LANDSCAPING INCLUDING A LARGE PLAZA AT THE CORNER OF 12TH AND MENAUL BLVD.

LEGAL: THE NORTHWESTERLY PORTION OF ALL INDIAN PUEBLO COUNCIL PROPERTY (FORMERLY ALBUQUERQUE INDIAN SCHOOL).

ADDRESS: 12TH STREET NW, ALBUQUERQUE, NM 87104.

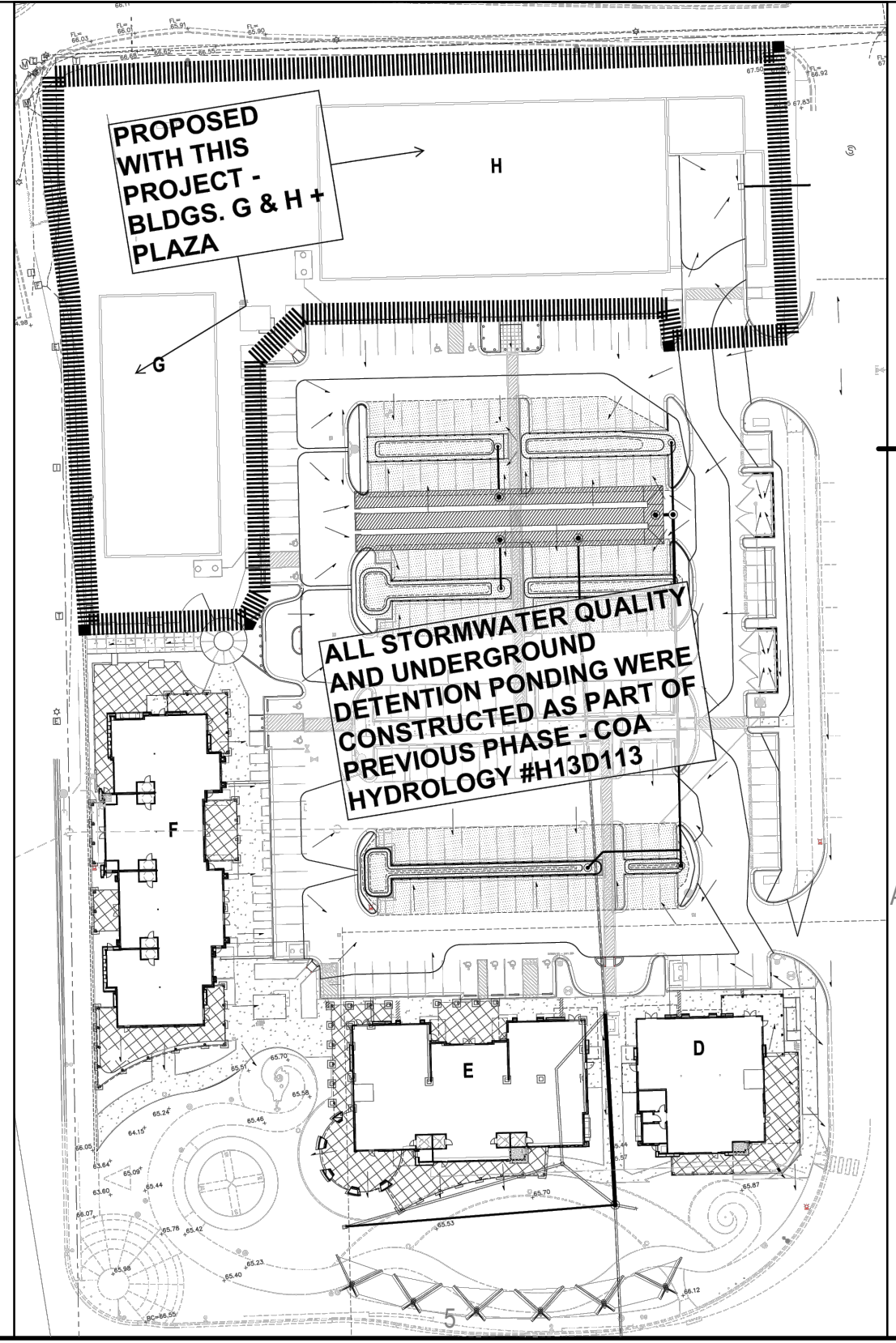
BENCHMARK: ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE STATION NO. 7-113, HAVING AN ELEVATION OF 4964.364, NAVD 1988

OFF-SITE: THIS PROPERTY HOUSES A STORM LIFT STATION THAT HAS BEEN DESIGNED TO SERVE THIS PROPERTY AS WELL AS THE PLAZA AND RETAIL PROPERTIES TO THE SOUTH.

FLOOD HAZARD: PER BERNALILLO COUNTY FIRM MAP #35001C0331H EFFECTIVE DATE 8/16/2012, THE SITE IS LOCATED WITHIN FLOODZONE 'X' SHADED DESIGNATED AS AREAS WITH REDUCED FLOOD RISK DUE TO LEVEE.

DRAINAGE PLAN CONCEPT: THE FULL DEVELOPMENT OF THIS PROPERTY WAS MASTER PLANNED AS PART OF COA HYDROLOGY PROJECT H13D113. PREVIOUS PHASED CONSTRUCTION INCLUDED BLDGS. D, E, AND F, AND THE MAJORITY OF SITE PAVEMENT. ALL STORMWATER QUALITY RETENTION AND STORMWATER DETENTION IS EXISTING. ON-SITE RUNOFF WILL BE ROUTED TO EXISTING SURFACE STORMWATER QUALITY / DETENTION PONDS AND AN EXISTING SUB-SURFACE DETENTION SYSTEM. THE PREVIOUSLY CONSTRUCTED PRIVATE STORM DRAIN SYSTEM IS DESIGNED TO SLOWLY DISCHARGE TO AN EXISTING STORM LIFT STATION PRESET TO PUMP TO THE PUBLIC STORM DRAIN SYSTEM AT THE PREVIOUSLY APPROVED RATE OF 2.0 CFS WHICH INCLUDES THIS PROJECT AS WELL AS THE PLAZA AND RETAIL PROPERTIES TO THE SOUTH - SAME OWNER).

OVERALL EXCERPT FROM COA HYDROLOGY H13D113



STUDIO SW
ARCHITECTS

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505-843-9639 | www.studioswarch.com

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CONSULTANTS

Isaacson & Arfman, Inc.
Civil Engineering Consultants

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

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
PRELIMINARY APPROVED
DATE: 2/14/2023
BY: [Signature]
HydroTrans # H13D113

THESE PLANS AND/OR REPORT ARE CONCEPTUAL ONLY. MORE INFORMATION MAY BE NEEDED IN THEM AND SUBMITTED TO HYDROLOGY FOR BUILDING PERMIT APPROVAL.

Architect Engineer

FRED C. ARFMAN
NEW MEXICO
7322
CONCEPTUAL - NOT FOR CONSTRUCTION
01/20/2023

AVANYU NORTH - BUILDINGS G & H



2500 12th Street
Albuquerque, NM

Key Plan

NTS

No	Date	Description
Revision Schedule		
ISSUE:		
PROJECT NUMBER:		
FILE:		
DRAWN BY:		
CHECKED BY:		
DATE:		

SHEET TITLE

Conceptual
Grading &
Drainage Plan

CG-101