

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

January 11, 2024

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

**RE: 2007 Candelaria Rd NE  
Interim Grading & Drainage Plan  
Engineer's Stamp Date: 01/03/24  
Hydrology File: H15D029**

Dear Mr. Arfman:

Based upon the information provided in your submittal received 01/05/2024, the Interim Grading & Drainage Plan is approved for Grading Permit.

**PRIOR TO BUILDING PERMIT:**

1. Please submit a more detailed Grading & Drainage Plan to Hydrology for review and approval. This digital (.pdf) is emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) along with the Drainage Transportation Information Sheet.

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

If you have any questions, please contact me at 924-3995 or [rbrissette@cabq.gov](mailto:rbrissette@cabq.gov).

Sincerely,

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 (DTIS)

Project Title: \_\_\_\_\_ Hydrology File # \_\_\_\_\_

Legal Description: \_\_\_\_\_

City Address, UPC, OR Parcel: \_\_\_\_\_

Applicant/Agent: \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Applicant/Owner: \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Email: \_\_\_\_\_

(Please note that a DFT SITE is one that needs Site Plan Approval & ADMIN SITE is one that does not need it.)

**TYPE OF DEVELOPMENT:** PLAT (#of lots) \_\_\_\_\_ RESIDENCE  
DFT SITE ADMIN SITE

RE-SUBMITTAL: YES NO

**DEPARTMENT:** TRANSPORTATION HYDROLOGY/DRAINAGE

**Check all that apply under Both the Type of Submittal and the Type of Approval Sought:**

### TYPE OF SUBMITTAL:

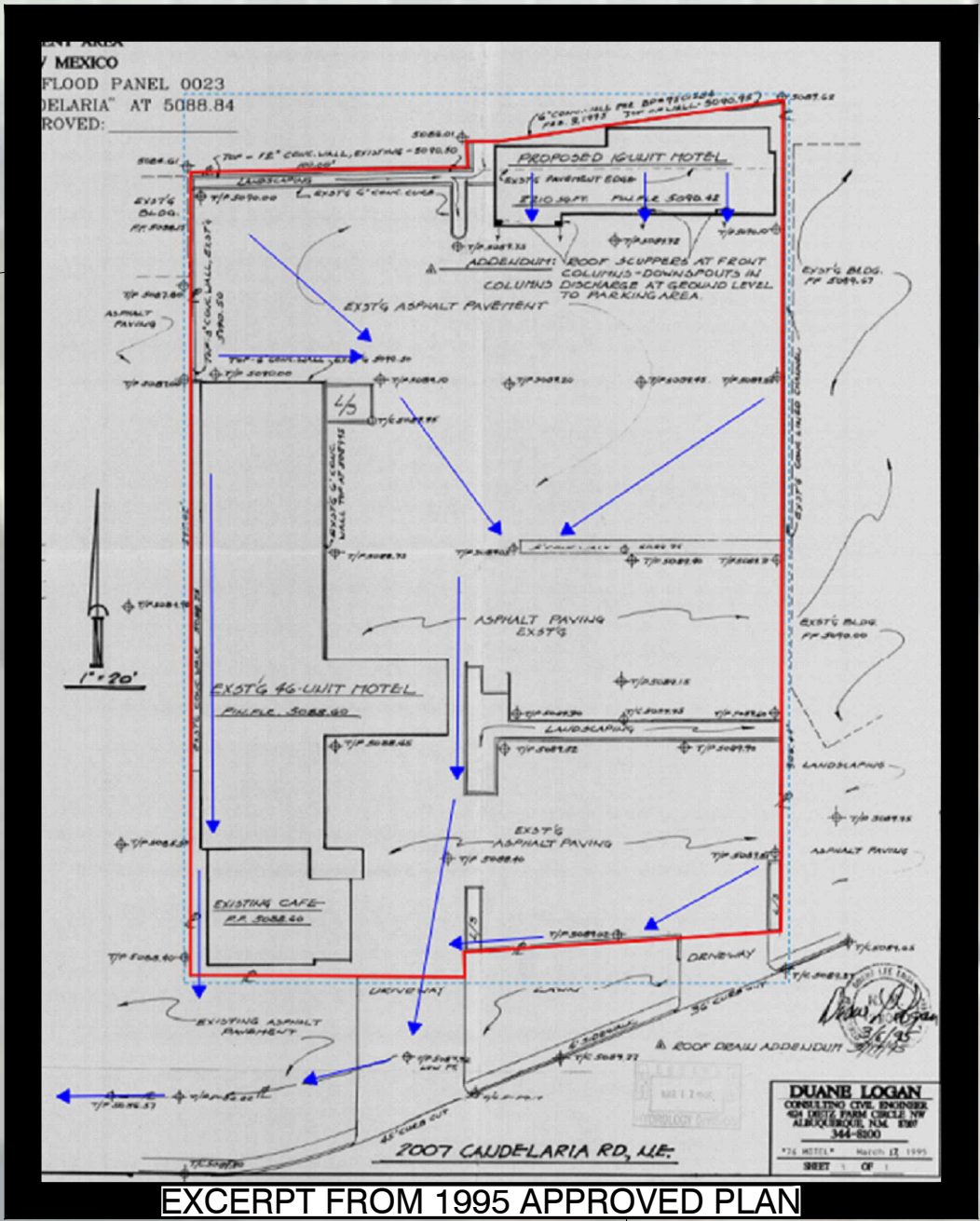
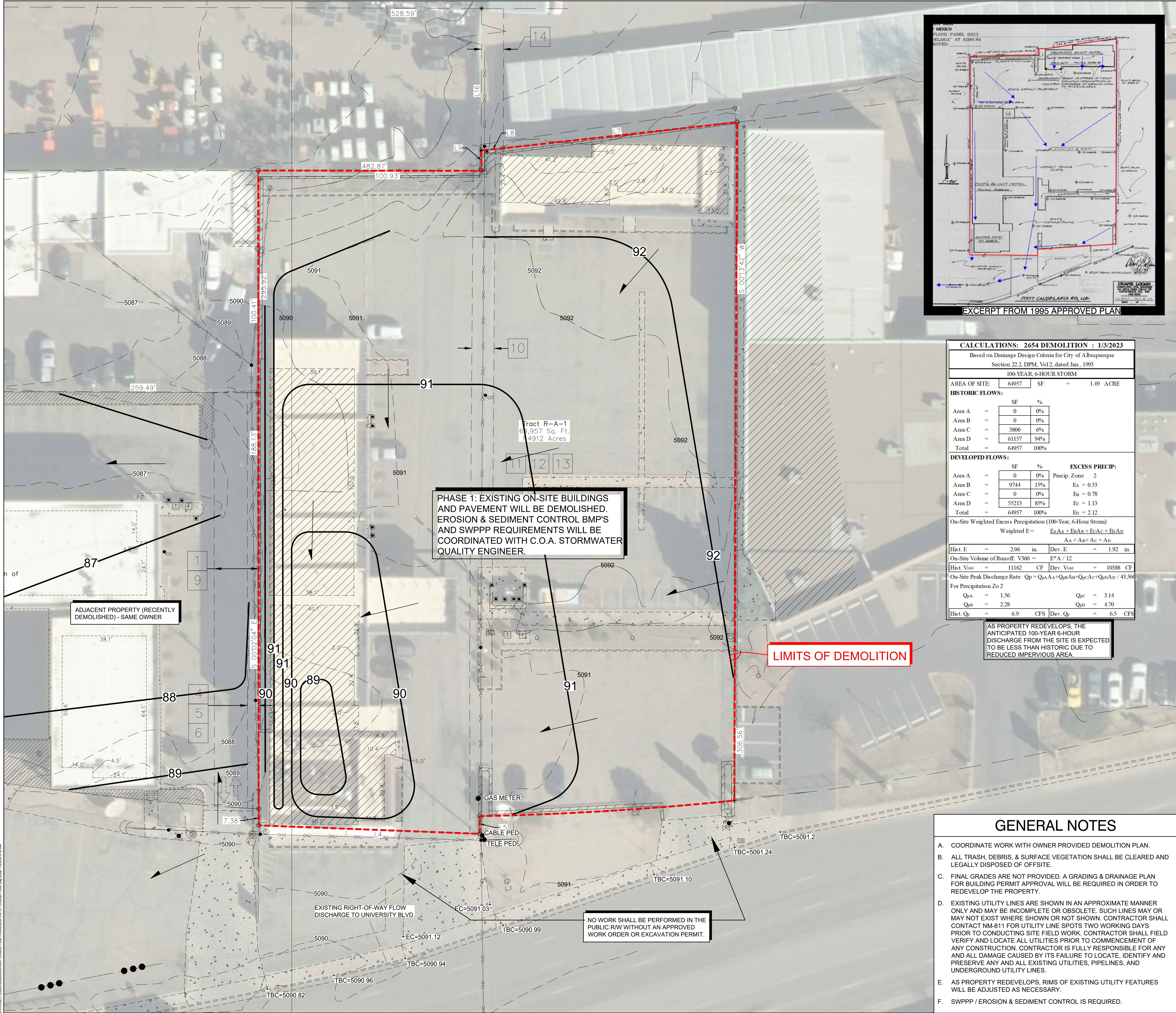
ENGINEER/ARCHITECT CERTIFICATION  
PAD CERTIFICATION  
CONCEPTUAL G&D PLAN  
GRADING & DRAINAGE PLAN  
DRAINAGE REPORT  
DRAINAGE MASTER PLAN  
CLOMR/LOMR  
TRAFFIC CIRCULATION LAYOUT (TCL)  
ADMINISTRATIVE  
TRAFFIC CIRCULATION LAYOUT FOR DFT  
APPROVAL  
TRAFFIC IMPACT STUDY (TIS)  
STREET LIGHT LAYOUT  
OTHER (SPECIFY) \_\_\_\_\_

### TYPE OF APPROVAL SOUGHT:

BUILDING PERMIT APPROVAL  
CERTIFICATE OF OCCUPANCY  
CONCEPTUAL TCL DFT APPROVAL  
PRELIMINARY PLAT APPROVAL  
FINAL PLAT APPROVAL  
SITE PLAN FOR BLDG PERMIT DFT  
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  
OTHER (SPECIFY) \_\_\_\_\_

DATE SUBMITTED: \_\_\_\_\_





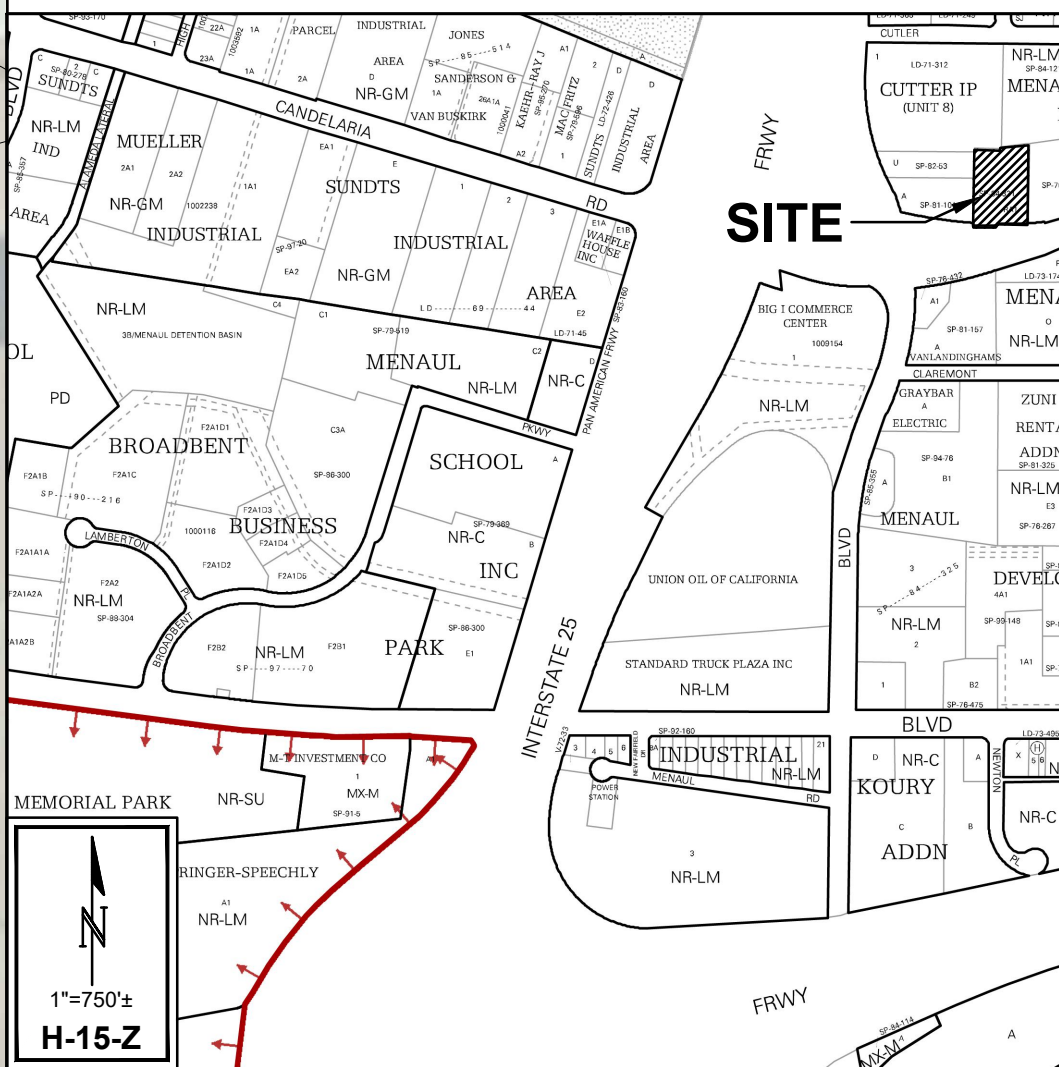
CALCULATIONS: 2654 DEMOLITION : 1/3/2023			
Based on Drainage Design Criteria for City of Albuquerque			
Section 22.2, DPM, Vol 2, dated Jan., 1993			
100-YEAR 6-HOUR STORM			
AREA OF SITE:	64957	SF	= 1.49 ACRE
HISTORIC FLOWS:			
	SF	%	
Area A	= 0	0%	
Area B	= 0	0%	
Area C	= 3800	6%	
Area D	= 61157	94%	
Total	= 64957	100%	
DEVELOPED FLOWS:			
	SF	%	
Area A	= 0	0%	
Area B	= 9744	15%	
Area C	= 0	0%	
Area D	= 55213	85%	
Total	= 64957	100%	
EXCESS PRECIP:			
	Precip. Zone		
Area A	= 0	0%	
Area B	= 0.53		
Area C	= 0.78		
Area D	= 1.13		
Total	= 2.12		
On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)			
Weighted E =	$\frac{E_a A_a + E_b A_b + E_c A_c + E_d A_d}{A_a + A_b + A_c + A_d}$		
Hist. E	= 2.06	in.	Dev. E = 1.92 in.
On-Site Volume of Runoff: V <sub>360</sub>	=	E <sup>3</sup> A / 12	
Hist. V <sub>360</sub>	= 11162	CF	Dev. V <sub>360</sub> = 10388 CF
On-Site Peak Discharge Rate: Q <sub>p</sub>	=	Q <sub>a</sub> A <sub>a</sub> + Q <sub>b</sub> A <sub>b</sub> + Q <sub>c</sub> A <sub>c</sub> + Q <sub>d</sub> A <sub>d</sub> / 43.560	
For Precipitation Zo 2			
Q <sub>a</sub>	= 1.56		Q <sub>c</sub> = 3.14
Q <sub>b</sub>	= 2.28		Q <sub>d</sub> = 4.70
Hist. Q <sub>p</sub>	= 6.9	CTS	Dev. Q <sub>p</sub> = 6.5 CTS

AS PROPERTY REDEVELOPS, THE ANTICIPATED 100-YEAR 6-HOUR DISCHARGE FROM THE SITE IS EXPECTED TO BE LESS THAN HISTORIC DUE TO REDUCED IMPERVIOUS AREA.

### GENERAL NOTES

- COORDINATE WORK WITH OWNER PROVIDED DEMOLITION PLAN.
- ALL TRASH, DEBRIS, & SURFACE VEGETATION SHALL BE CLEARED AND LEGALLY DISPOSED OF OFFSITE.
- FINAL GRADES ARE NOT PROVIDED. A GRADING & DRAINAGE PLAN FOR BUILDING PERMIT APPROVAL WILL BE REQUIRED IN ORDER TO REDEVELOP THE PROPERTY.
- EXISTING UTILITY LINES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND MAY BE INCOMPLETE OR OBSOLETE. SUCH LINES MAY OR MAY NOT EXIST WHERE SHOWN OR NOT SHOWN. 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. CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES.
- AS PROPERTY REDEVELOPS, RIMS OF EXISTING UTILITY FEATURES WILL BE ADJUSTED AS NECESSARY.
- SWPPP / EROSION & SEDIMENT CONTROL IS REQUIRED.

### VICINITY MAP



### PROJECT DATA

PROPERTY: THE SITE IS A FULLY DEVELOPED MOTEL PROPERTY WITHIN CITY OF ALBUQUERQUE ZONE MAP H-15/H-16. THE SITE IS BOUND TO THE NORTH, EAST, AND WEST, BY FULLY DEVELOPED COMMERCIAL PROPERTY, AND TO THE SOUTH BY CANDELARIA RD. N.E. R.O.W. STREET.

PROPOSED IMPROVEMENTS: PROPOSED IMPROVEMENTS INVOLVE DEMOLITION OF THE EXISTING STRUCTURE(S) AND ON-SITE PAVEMENT TO PREPARE THE PROPERTY FOR FUTURE DEVELOPMENT. THE PROPERTY TO THE WEST (SAME OWNER) WAS RECENTLY DEMOLISHED. FUTURE DEVELOPMENT MAY INCLUDE A REPLAT OF THESE TWO PROPERTIES.

LEGAL: TRACT R-A-1, MENAUL DEVELOPMENT AREA.

AREA: 1.4912 AC.

EXISTING CONTOUR INFORMATION SHOWN WAS OBTAINED FROM BERNALILLO COUNTY AND ARE PROVIDED FOR GENERAL REFERENCE ONLY.

OFF-SITE: ANY PERMISSIBLE OFF-SITE FLOW THAT ENTERS THE PROPERTY WILL CONTINUE TO BE ACCEPTED INTO AND ROUTED THROUGH THE PROPERTY.

FLOOD HAZARD: PER BERNALILLO COUNTY FIRM MAP 35001C0351H, EFF. 8/16/2012, THE SITE IS LOCATED WITHIN FLOODZONE 'X' DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

### STORMWATER QUALITY

APPROXIMATELY 93% OF THE 1.49 ACRE PROPERTY IS CURRENTLY IMPERVIOUS. ONCE THE PROPERTY REDEVELOPS, THE REQUIRED STORMWATER QUALITY PONDING WILL BE PROVIDED BASED ON THE REDEVELOPMENT RATE OF = 0.26" X IMPERVIOUS AREA. BASED ON 85% IMPERVIOUS AREA, THE REQUIRED STORMWATER QUALITY VOLUME =

(64,957 SF) \* 85% \* 0.26 IN. PER SF / 12 IN. PER FT. = 1,197 CF OF PONDING, IN THE EVENT ON-SITE PONDING CANNOT BE ACHIEVED DUE TO THE LIMITED AREA OF THE SITE, A VARIANCE REQUEST FOR IN-LIEU-OF-FEE WILL BE SUBMITTED TO C.O.A. HYDROLOGY FOR CONSIDERATION.

### DRAINAGE CONCEPT

THIS PROPERTY HAS BEEN FULLY DEVELOPED SINCE THE 1980'S (PER GOOGLE MAP HISTORICAL IMAGERY AND CABQ HYDROLOGY FILES H15/D29). PER THE PREVIOUSLY APPROVED PLANS FOR THIS PROPERTY DATED MARCH, 1995 (EXPANSION TO THE EXISTING MOTEL), THE SITE IS PERMITTED FREE DISCHARGE TO THE PUBLIC STREETS / STORM DRAIN SYSTEM.

THIS INITIAL PHASE WILL BE FOR THE DEMOLITION OF THE EXISTING ON-SITE INFRASTRUCTURE. THIS WORK WILL REDUCE THE PROPERTY FROM ±94% IMPERVIOUS AREA TO LESS THAN 10%. A TEMPORARY DESILTATION BASIN SIZED WILL BE PROVIDED ON-SITE.

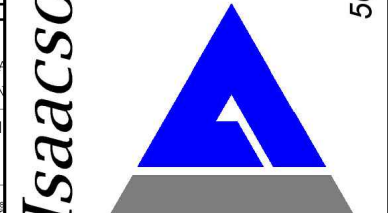
AS THE PROPERTY REDEVELOPS, A GRADING & DRAINAGE PLAN WILL BE PROVIDED TO CABQ FOR REVIEW FOR PAVING AND/OR BUILDING PERMIT APPROVAL. THE FULLY REDEVELOPED IMPERVIOUS AREA WILL NOT EXCEED 90%. THEREFORE, THE FUTURE FULLY DEVELOPED DISCHARGE WILL BE LESS THAN THE HISTORIC SITE DISCHARGE.

FINISH FLOOR ELEVATIONS OF FUTURE BUILDINGS WILL BE DETERMINED AS PART OF THE FUTURE GRADING & DRAINAGE PLAN FOR BUILDING PERMIT.

### Easement Notes

- EXISTING 20' INGRESS, EGRESS, AND ACCESS EASEMENT
- EXISTING 5' PNM EASEMENT
- EXISTING MST&T EASEMENT
- EXISTING 5' PERMANENT UTILITY EASEMENT-BENEFIT OF TRACT "U"
- EXISTING EASEMENT FOR CABLE TV FUND 12-BCD VENTURE, BLANKET
- EXISTING EASEMENT FOR COMCAST OF NEW MEXICO, INC., BLANKET
- EXISTING 20' NEW MEXICO GAS COMPANY EASEMENT
- EXISTING 10' UTILITY EASEMENT
- EXISTING EASEMENT FOR CABLE TELEVISION INSTALL AND SERVICE, BLANKET
- EXISTING EASEMENT FOR CABLE TELEVISION INSTALL AND SERVICE, BLANKET
- EXISTING EASEMENT FOR COMCAST OF NEW MEXICO, INC., BLANKET
- EXISTING 10' UTILITY EASEMENT

Isaacson & Arfman, Inc.  
Civil Engineering Consultants



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Engineer

SITE IMPROVEMENTS

2007 CANDELARIA RD. N.E.

ISSUE: SITE DEMOLITION	
PROJECT NUMBER: IA 2654	
FILE:	
DRAWN BY: BJB	
CHECKED BY: GLD	
DATE: 01/02/2024	

No	Date	Description

SHEET TITLE

Conceptual  
G&D  
and  
Demolition

SHEET NUMBER

CGD-001