

CITY OF ALBUQUERQUE



November 17, 2015

Richard J. Berry, Mayor

Fred C. Arfman, P.E.
Isaacson & Arfman, P.A.
128 Monroe Street NE
Albuquerque, NM, 87108

**RE: Village at Avalon Apartments
Grading Plan and Drainage Report – Supplemental Drainage Report
Engineer's Stamp Date 11-16-15 (File: K09D040)**

Dear Mr. Arfman:

Based upon the information provided in your submittal received 11-16-15, the above referenced submittal is approved for Site Plan for Building Permit.

Please note that comments #2 and #4 from the review letter for Site Plan for Building permit dated 11/6/2015 will need to be addressed prior to Building Permit processing.

If you have any questions, you can contact me at 924-3986.

PO Box 1293

Albuquerque

New Mexico 87103

Sincerely,

Abiel Carrillo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

www.cabq.gov

Orig: Drainage file

K09D040_SPBP_APPR.docx



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Village at Avalon Apartments Building Permit #: _____ City Drainage #: K-09

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: Tract 8, Unit 5, Avalon Subdivision

City Address: _____

Engineering Firm: Isaacson & Arfman, P.A. Contact: Fred C. Arfman

Address: 128 Monroe Street NE - Albuquerque, NM 87108

Phone#: (505) 268-8828 Fax#: _____ E-mail: freda@iacivil.com

Owner: DBG Properties, LLC Contact: Skip Grodahl

Address: 2164 W. Park Place - Portland, OR 97205

Phone#: _____ Fax#: _____ E-mail: _____

Architect: Dekker Perich Sabatini Contact: Ron Witherspoon

Address: 7601 Jefferson Street NE, Suite 100 - Albuquerque, NM 87109

Phone#: (505) 761-9700 Fax#: _____ E-mail: _____

Surveyor: Albuquerque Surveying Company Contact: Vladimir Jirik

Address: 2119 Menaul Blvd. NE - Albuquerque, NM 87107

Phone#: (505) 884-2036 Fax#: _____ E-mail: _____

Contractor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☒ DRAINAGE PLAN 1st SUBMITTAL
- ☒ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☒ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☒ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes _____ No _____ Copy Provided

DATE SUBMITTED: October 15, 2015

By: Asa Nilsson-Weber

Isaacson & Arfman, P.A.

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

THE VILLAGE AT AVALON

Supplemental Drainage Submittal

Nov. 16, 2015

90th St. Storm Water Analysis

Prepared By:

Isaacson & Arfman, PA
128 Monroe St. NE
Albuquerque NM



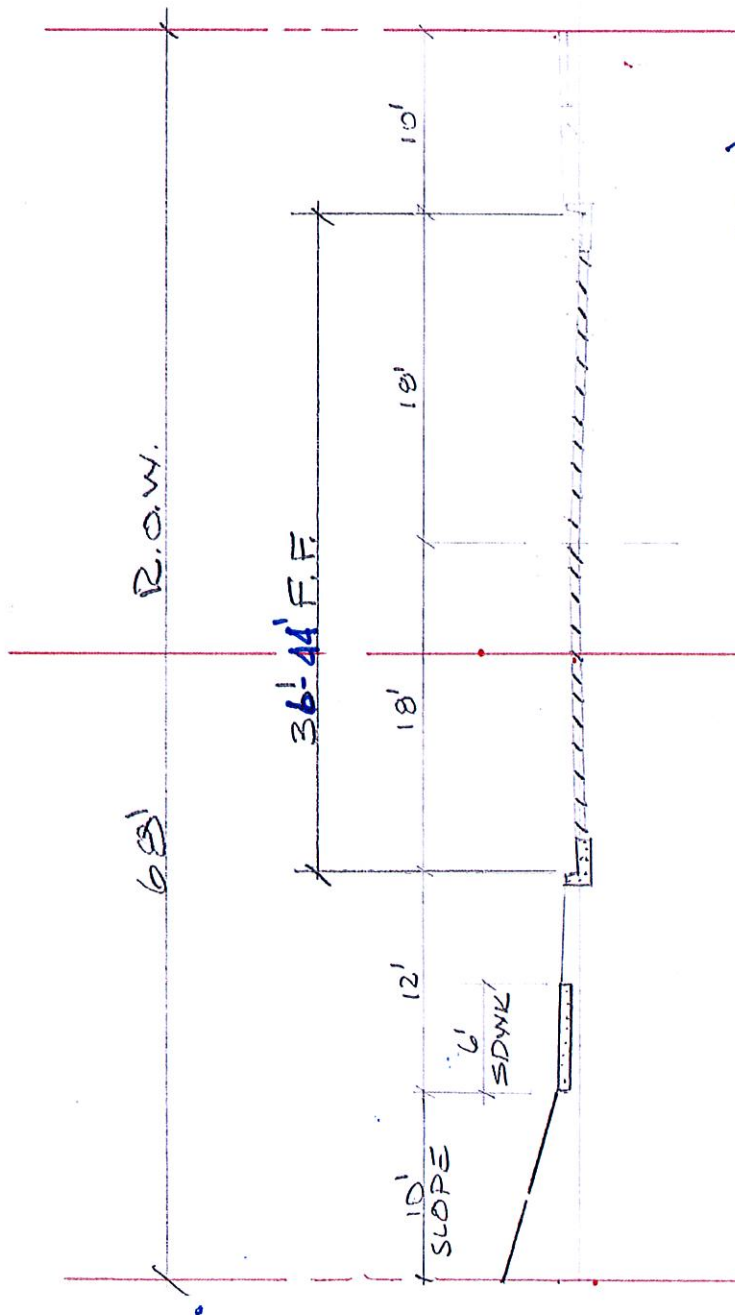
ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates
Albuquerque, New Mexico

DETAIL BORDER.dwg Jun 01, 2010

PROJECT VILLAGE AT AVALON

JOB NO. 2121 BY FCA DATE 11.16.15



PROPOSED STREET SECTION

90th ST. NW

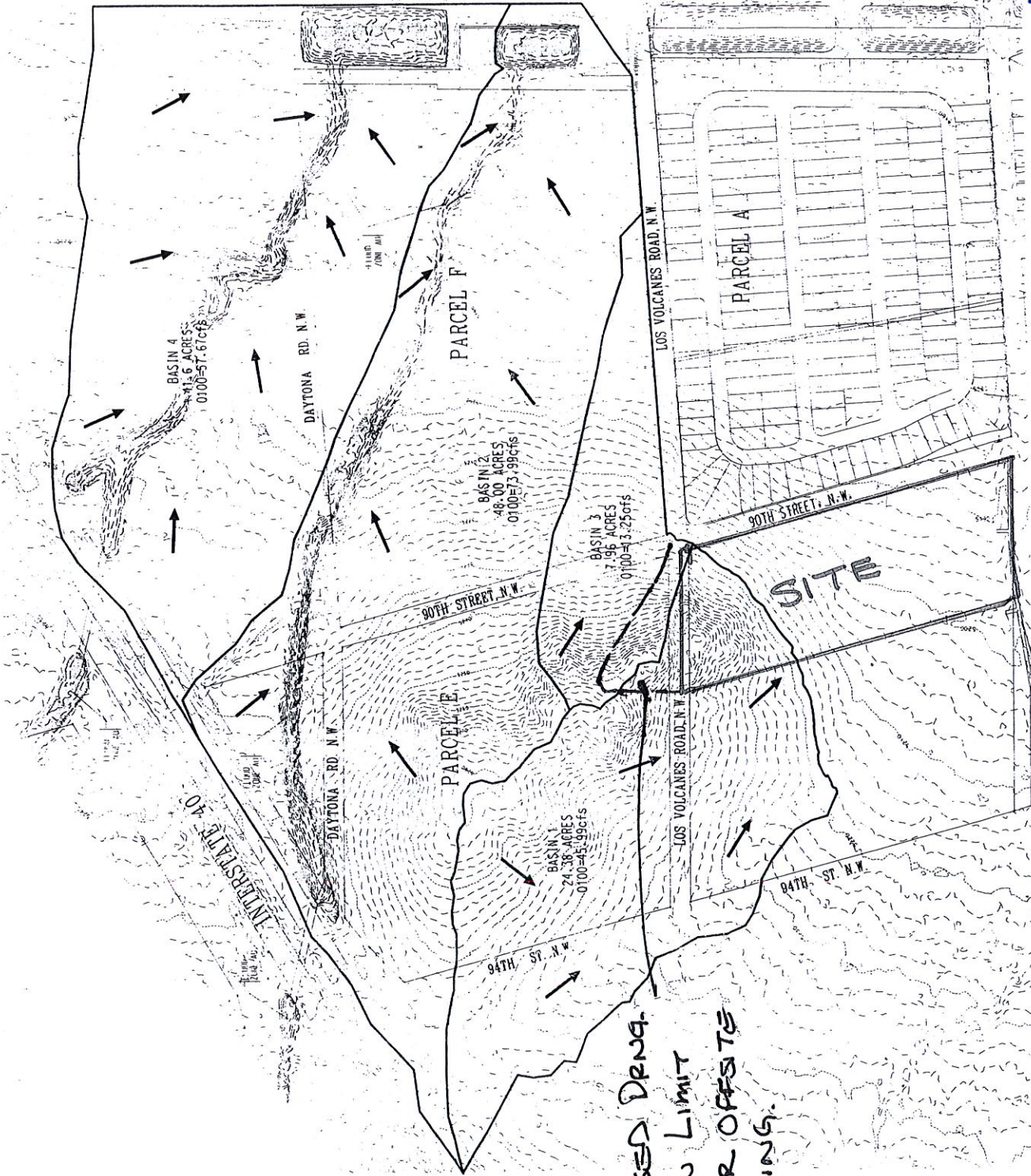
BETWEEN BLUEWATER RD & Los Volcanes Rd. NW

CURB HEIGHT = 0.67'
 DEPTH OF FLOW = 0.5'
 SLOPE = 0.98"
 STREET CAPACITY = 42.6 CFS
 MAX Q₁₀₀ = 28.5 CFS — OK.



ISAACSON & ARFMAN, P.A.
 Consulting Engineering Associates
 Albuquerque, New Mexico
 DETAIL BORDER.dwg Jun 01, 2010

PROJECT 90th ST. NW
 BETWEEN: BLUEWATER & LOS VOLCANES
 JOB NO. 2121 BY PCA DATE 10/15



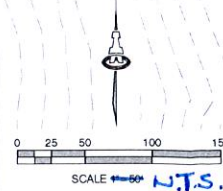
REVISED DRAINAGE
BASIN LIMIT
AFTER OPPOSITE
GRADING.

FROM:
TOWN OF ARIZONA
GRANT UNIT S
PARCEL E & F
AMORE - HUBBARD D. REE
04-16-2003



200 100 0 100 200
SCALE: 1"=200'
(HORIZ.)

EXISTING BASIN LIMITS



F-SITE GRADING:
TRANSITION TO ON-SITE GRADES
SHOWN.
ROUTE OFF-SITE FLOW AROUND
PROPOSED PROPERTY USING
TEMPORARY BERMS / SWALES.
LETTER(S) OF CONSENT FROM ADJACENT
PROPERTY OWNER(S) HAS BEEN
OBTAINED AND WILL BE SUBMITTED
WITH HYDROLOGY AS PART OF THE
BUILDING PERMIT SUBMITTAL PROCESS.
SEE SHEET CG-101 AND CG-102 FOR
20 SCALE DRAWINGS FOR ON-SITE
GRADING.

SEE CG-102

SEE CG-101

1.5 CFS
(FLOWS SPLIT)

1.5 CFS

ONSITE
CONTRIBUTING
FLOWS:
19.5 CFS

7.5 CFS
FROM
90th ST

TOTAL
= 28.5
CFS

BLUEWATER AV.

90th ST. CAPACITY STUDY

