

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

July 10, 2023

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

**RE: Rio Grande Redi Mix Addition
202 94th St SW
Grading & Drainage Plan
Engineer's Stamp Date: 01/27/23
Hydrology File: K09D055**

Dear Mr. Arfman:

PO Box 1293

Based upon the information provided in your submittal received 01/27/2023, 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.
2. Please provide the executed paper Drainage Covenant (latest revision) printed on one-side only with Exhibit A and a check for **\$25.00** made out to "**Bernalillo County**" for the underground stormwater quality pond per Article 6-15(C) of the DPM to Hydrology for review at Plaza de Sol.

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

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If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

Sincerely,

Renée C. Brissette

Renée C. Brissette, P.E. CFM
Senior Engineer, Hydrology
Planning Department

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

Project Title: Rio Grande Redi-Mix Addition **Building Permit #** _____ **Hydrology File #** K09

DRB# _____ **EPC#** _____

Legal Description: Lot 22-A-2-A, Block 11 Original **City Address OR Parcel** 202 94th St SW #A
Townsite of Westland within the Town of Atrisco Grant

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 bryanb@iacivil.com

Applicant/Owner: _____ **Contact:** _____

Address: _____ **Phone:** _____

Email: _____

TYPE OF DEVELOPMENT: ☐ PLAT (#of lots) ☐ RESIDENCE ☐ DRB SITE ☒ **ADMIN SITE** ☐ **X**

RE-SUBMITTAL: ☐ YES ☒ NO

DEPARTMENT: ☐ TRANSPORTATION ☒ HYDROLOGY/DRAINAGE

Check all that apply:

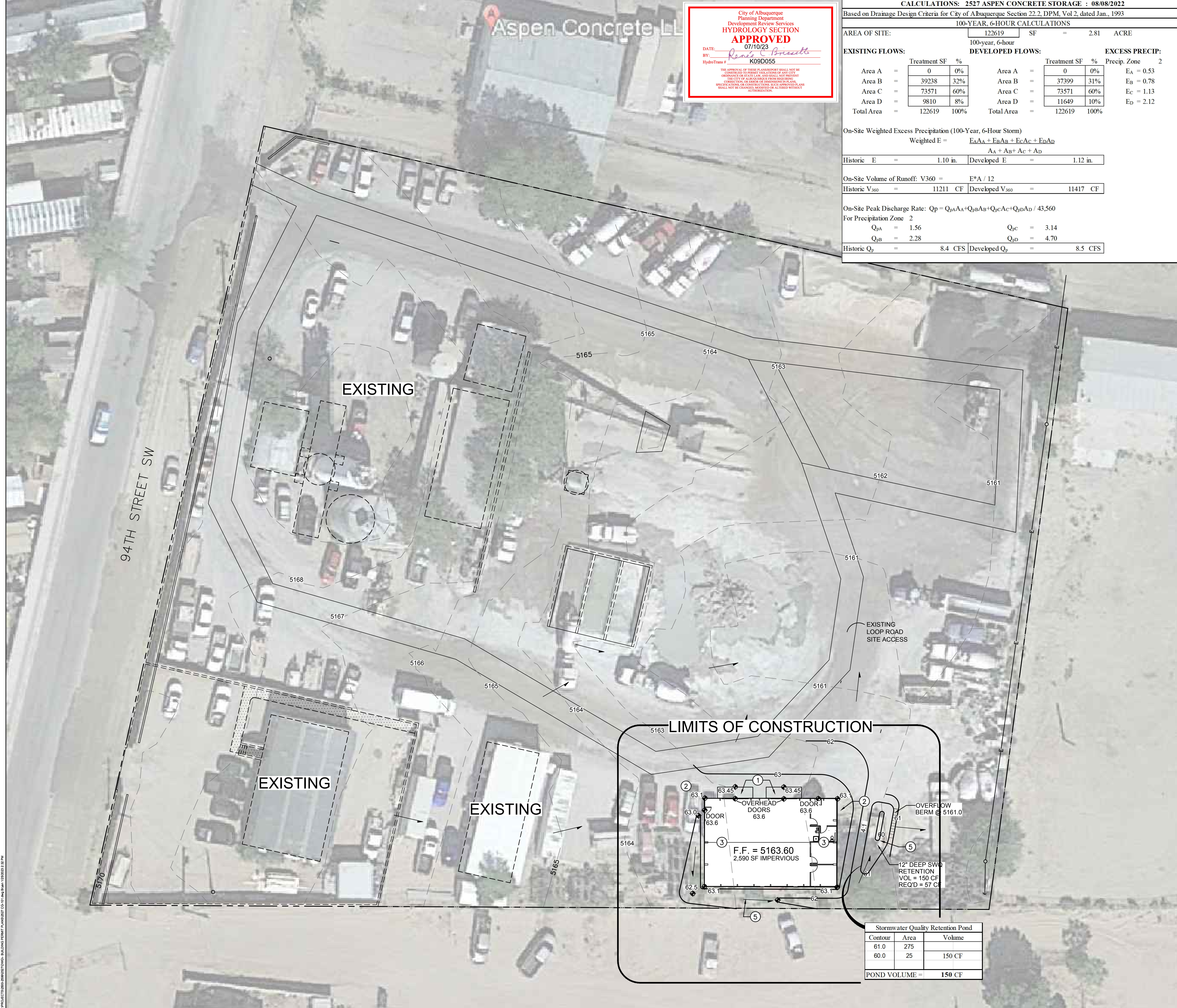
TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G&D PLAN
- ☒ GRADING PLAN / Drainage 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) _____

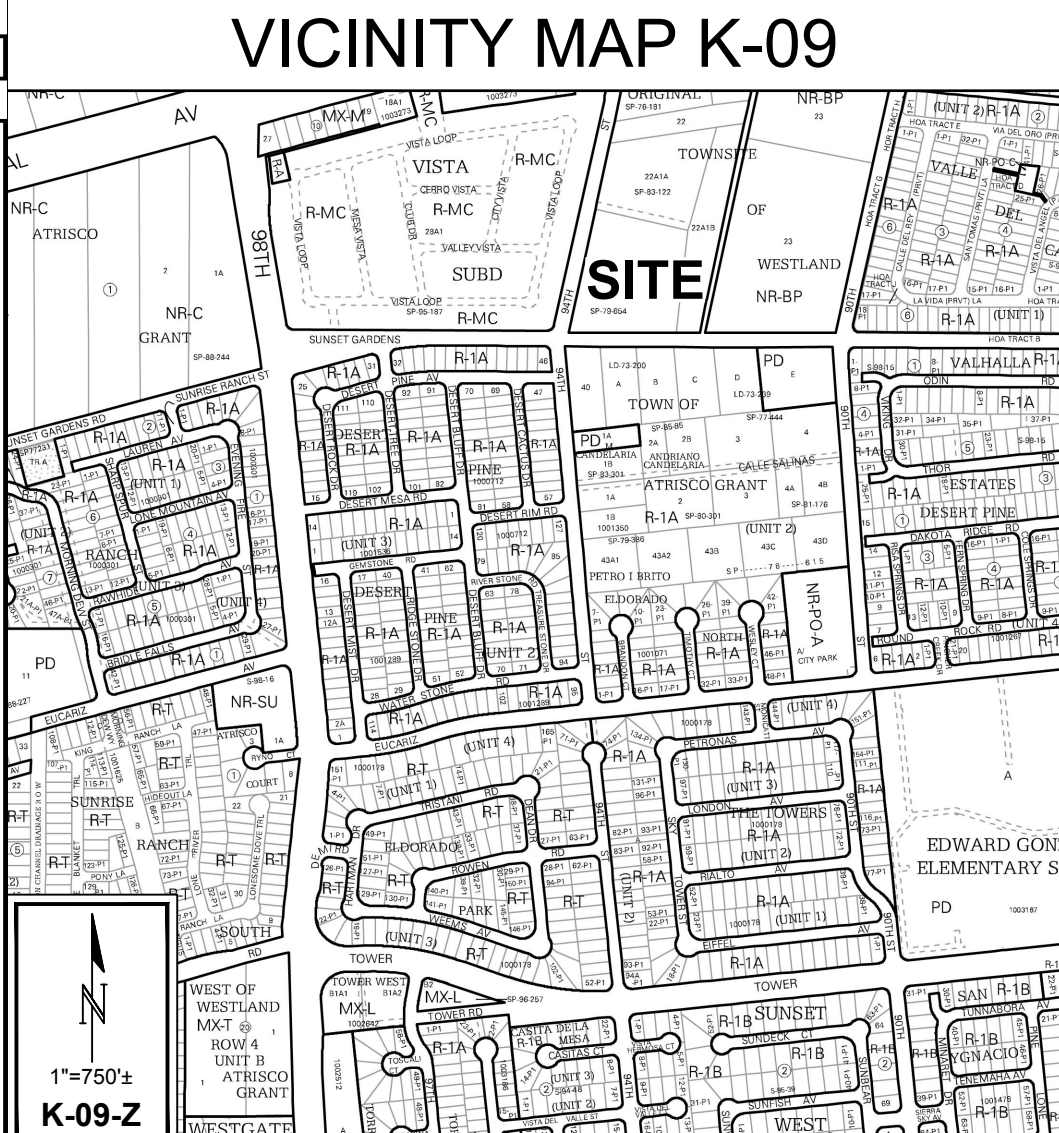
DATE SUBMITTED: January 25, 2023



City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 07/10/23
BY: *Renée C. Brissett*
HydroTeam # K09D055

THE APPROVAL OF THESE PLANS DOES NOT CONSTITUTE AN ENDORSEMENT OF ANY CITY OR COUNTY OR STATE LAW, AND SHALL NOT PREVENT THE CITY OR COUNTY FROM ENFORCING ANY SPECIFICATIONS OR CONSTRUCTION RULES. APPROVED PLANS SHALL NOT BE CHANGED WITHOUT THE AUTHORIZATION OF THE CITY OF ALBUQUERQUE.

CALCULATIONS: 2527 ASPEN CONCRETE STORAGE : 08/08/2022									
Based on Drainage Design Criteria for City of Albuquerque Section 22.2, DPM, Vol 2, dated Jan., 1993									
100-YEAR, 6-HOUR CALCULATIONS									
AREA OF SITE:		122619		SF	=	2.81	ACRE		
		100-year, 6-hour							
EXISTING FLOWS:		DEVELOPED FLOWS:				EXCESS PRECIP:			
		Treatment SF	%			Treatment SF	%	Precip. Zone	2
Area A	=	0	0%	Area A	=	0	0%	E _A	= 0.53
Area B	=	39238	32%	Area B	=	37399	31%	E _B	= 0.78
Area C	=	73571	60%	Area C	=	73571	60%	E _C	= 1.13
Area D	=	9810	8%	Area D	=	11649	10%	E _D	= 2.12
Total Area	=	122619	100%	Total Area	=	122619	100%		
On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)									
Weighted E =		$\frac{E_A A_A + E_B A_B + E_C A_C + E_D A_D}{A_A + A_B + A_C + A_D}$							
Historic E	=	1.10 in.	Developed E	=	1.12 in.				
On-Site Volume of Runoff: V ₃₆₀ = E*A / 12									
Historic V ₃₆₀	=	11211 CF	Developed V ₃₆₀	=	11417 CF				
On-Site Peak Discharge Rate: Q _p = Q _{pA} A _A + Q _{pB} A _B + Q _{pC} A _C + Q _{pD} A _D / 43,560									
For Precipitation Zone 2									
Q _{pA}		=	1.56	Q _{pC}		=	3.14		
Q _{pB}		=	2.28	Q _{pD}		=	4.70		
Historic Q _p	=	8.4 CFS	Developed Q _p	=	8.5 CFS				



PROJECT INFORMATION

PROPERTY: THE SITE IS A DEVELOPED PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP K-09. THE SITE IS BOUND TO THE EAST BY UNDEVELOPED COMMERCIAL, TO THE WEST BY 94TH ST. SW, TO THE NORTH BY DEVELOPED COMMERCIAL AND TO THE SOUTH BY SUNSET GARDENS RD. SW.

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE A NEW STORAGE BUILDING WITH ASSOCIATED SITE IMPROVEMENTS.

LEGAL: LOT 22-A-2-A, BLOCK 11, ORIGINAL TOWNSITE OF WESTLAND WITHIN THE TOWN OF ATRISCO GRANT PROJECTED SECTION 28

ADDRESS: 202 94TH ST SW # A, ALBUQUERQUE, NM 87121

BENCHMARK: AGRS ALUMINUM CAP STAMPED "14-K9 2002" ELEVATION = (NAVD88) = 5118.017

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

FLOOD HAZARD: PER BERNALILLO COUNTY FIRM MAP #35001C03281 EFF. DATE 11/04/2016, THE SITE IS LOCATED WITHIN FLOODZONE "X" DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

DRAINAGE PLAN CONCEPT:

PER A PRE-DESIGN MEETING WITH COA HYDROLOGY ENGINEER, (RENÉE BRISSETTE, PE), THE PROPERTY IS PART OF THE AMOLE HUBBLE STUDY - TIERRA BAYITA - SUB-BASIN T8217. THE PROPERTY IS PERMITTED FREE DISCHARGE AT A RATE NOT TO EXCEED 4.24 CFS/ACRE. PER CALCULATIONS, THE PROPOSED ADDITION WILL INCREASE THE OVERALL DISCHARGE RATE FROM 8.4 CFS TO 8.5 CFS OR 3.03 CFS/ACRE WHICH IS WELL BELOW THE ALLOWABLE DISCHARGE RATE.

STORMWATER QUALITY

FOR REDEVELOPMENT SITES, THE CABQ STORMWATER QUALITY VOLUME (SWQV) IS BASED ON THE 80TH PERCENTILE STORM EVENT OR 0.26" PER S.F. OF NEW IMPERVIOUS AREA.

THE PROPOSED NEW IMPERVIOUS AREA FOR THIS PROPERTY IS 2,590 SF. THE REQUIRED STORMWATER QUALITY RETENTION (SWQR) VOLUME = 0.26" * TYPE "D" AREA: 0.26/12 * 2590 SF = 57 CF. THE PROPOSED SHALLOW (12" DEEP) SWQR POND PROVIDES 150 CF OF STORAGE VOLUME.

- KEYED NOTES**
- CONSTRUCT 5' WIDE X 16' LONG CONCRETE APRON AT EACH OVERHEAD DOOR. SLOPE APRON AT 1.5% AWAY FROM DOOR.
 - HIGH POINT / GRADE BREAK LOCATION.
 - ROOF SHEETFLOW DISCHARGE TO SURFACE. OWNER TO PROVIDE EROSION PROTECTION AS REQUIRED.
 - CONSTRUCT SHALLOW SWALE TO ROUTE STORMWATER AROUND PROPOSED ADDITION. OWNER TO PROVIDE EROSION PROTECTION AS REQUIRED.
 - CONSTRUCT 12" DEEP STORMWATER QUALITY RETENTION POND (SWQR) AT ELEVATIONS SHOWN. TYPICAL SIDESLOPE = 4:1. STORMWATER QUALITY PONDING VOLUMES WILL BE VERIFIED AS PART OF AS-BUILT CERTIFICATION. PONDS WHICH DO NOT PROVIDE THE REQUIRED VOLUME WILL BE CORRECTED AT CONTRACTOR'S EXPENSE.

LEGEND	
	5161 EXISTING CONTOUR
	63 PROPOSED 1.0' CONTOUR
	65.4 PROPOSED SPOT ELEVATION
	FLOW DIRECTION
	F.F. = 5163.60 FINISH FLOOR ELEVATION

SHEET TITLE	
GRADING & DRAINAGE PLAN	
SHEET NUMBER	
CG-101	

Isaacson & Arfman, Inc.
Civil Engineering Consultants

128 Monroe Street NE
Albuquerque, NM 87108
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FRED C. ARFMAN
NEW MEXICO
7322
REGISTERED PROFESSIONAL ENGINEER
01/27/2023

Engineer

Rio Grande Redi-Mix Addition
202 94th St SW
Albuquerque, NM

DESIGN	ISSUE	PROJECT NUMBER	FILE	DRAWN BY	CHECKED BY	DATE
DEVELOPMENT		IA 2527		BJB	FCA	01-25-2023

No	Date	Description