



April 20, 2018

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

RE: **Nuevo Atrisco**
Conceptual Grading and Drainage Plan
Plan Date: 3/30/18
Hydrology File: K10D058

Dear Mr. Arfman:

Based on the information provided on 4/13/18 the above-referenced submittal cannot be approved for Site Plan for Building Permit until the following are addressed:

1. This site must demonstrate compliance with the allowable discharge rate of 3.4 cfs/ac, per the Huitt-Zollars 2017 report. Be sure to consider the internal roads that already free discharge and allow for future development of the southern portion of the lot, not built-out with this project.
2. Show the proposed property lines. It is likely that cross lot drainage easements and drainage covenants for the private storm drain and ponds will be required.
3. Demo of the existing parking area cannot be used to offset the first flush requirement. However, the demo and rebuild of this impervious area can be considered as redevelopment where the first flush requirement is only 0.26" x rebuilt impervious area. The remainder of the site being built over currently pervious surfaces will still be considered new development at a rate of 0.34" x new impervious area.
4. Subbasins need to be delineated and each pond sized for the area draining to it. Roof runoff needs to at least be estimated at this stage; if roof runoff changes it can be revised at the time of building permit.
5. This plan needs consider offsite flows along the northern access road and from the west and how they are conveyed through this site. Are there crosslot drainage easements in place? Does drainage from the west need to be conveyed to the new standpipe? An offsite drainage basin map would be helpful in assessing this.
6. Show the proposed grading and topo around the southern pond; it does not seem to tie-in to the existing contours. Also is any work proposed on the southern half of the lot? Will it be a staging area only?
7. Is this property site plan controlled? Or is the grading plan only prepared for the purpose of re-platting.

CITY OF ALBUQUERQUE



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

Sincerely,

A handwritten signature in dark ink, appearing to read 'D. Peterson', is written over a large, faint watermark of the City of Albuquerque seal.

Dana Peterson, P.E.
Senior Engineer, Planning Dept.
Development Review Services

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: _____ **Building Permit #:** _____ **City Drainage #:** _____
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: _____
City Address: _____

Engineering Firm: _____ **Contact:** _____
Address: _____
Phone#: _____ **Fax#:** _____ **E-mail:** _____
bryanb@iacivil.com

Owner: _____ **Contact:** _____
Address: _____
Phone#: _____ **Fax#:** _____ **E-mail:** _____

Architect: _____ **Contact:** _____
Address: _____
Phone#: _____ **Fax#:** _____ **E-mail:** _____

Other Contact: _____ **Contact:** _____
Address: _____
Phone#: _____ **Fax#:** _____ **E-mail:** _____

Check all that Apply:

DEPARTMENT:

☒ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

☒ ENGINEER ARCHITECT CERTIFICATION
☒ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
☐ OTHER (SPECIFY) _____

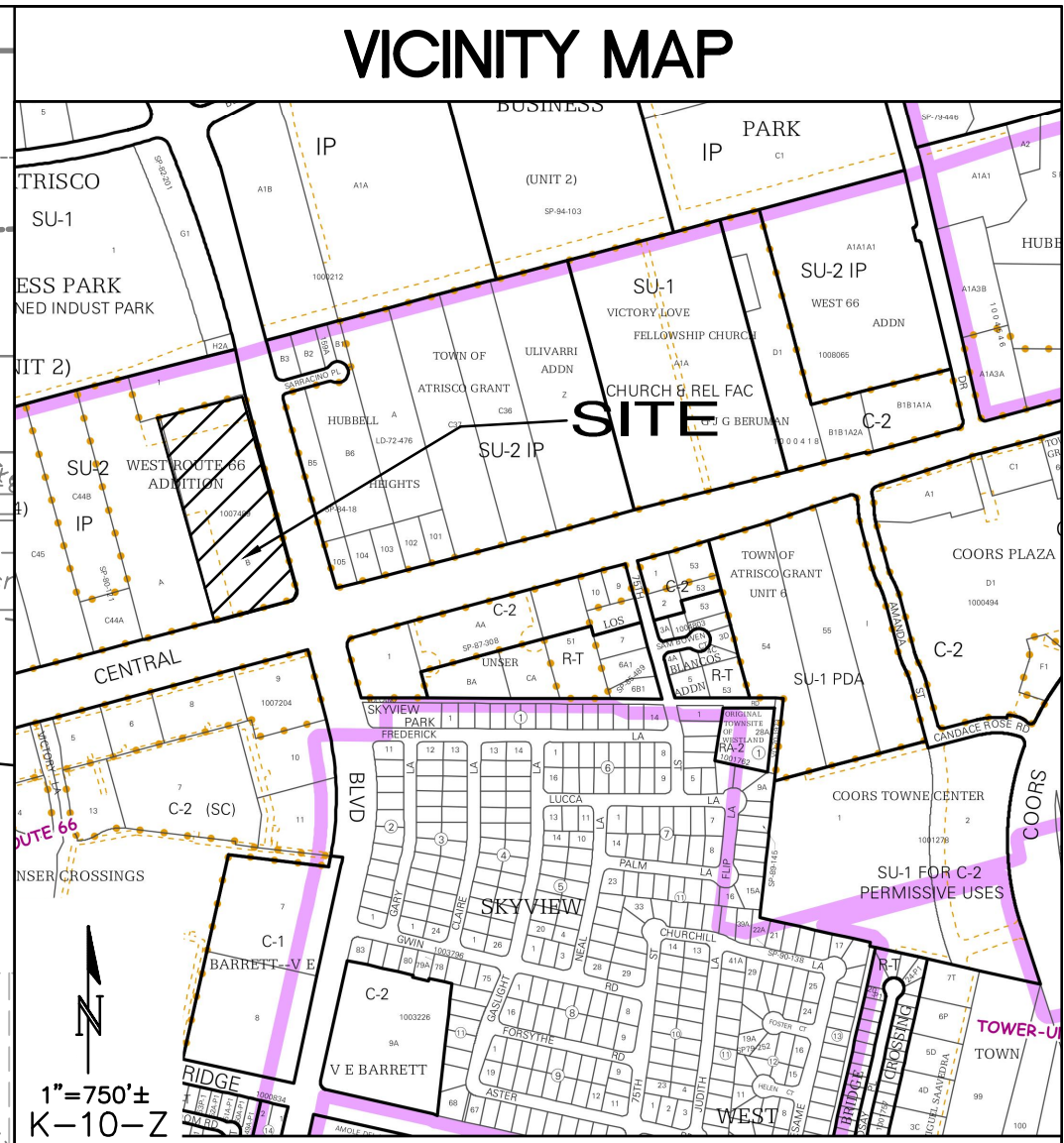
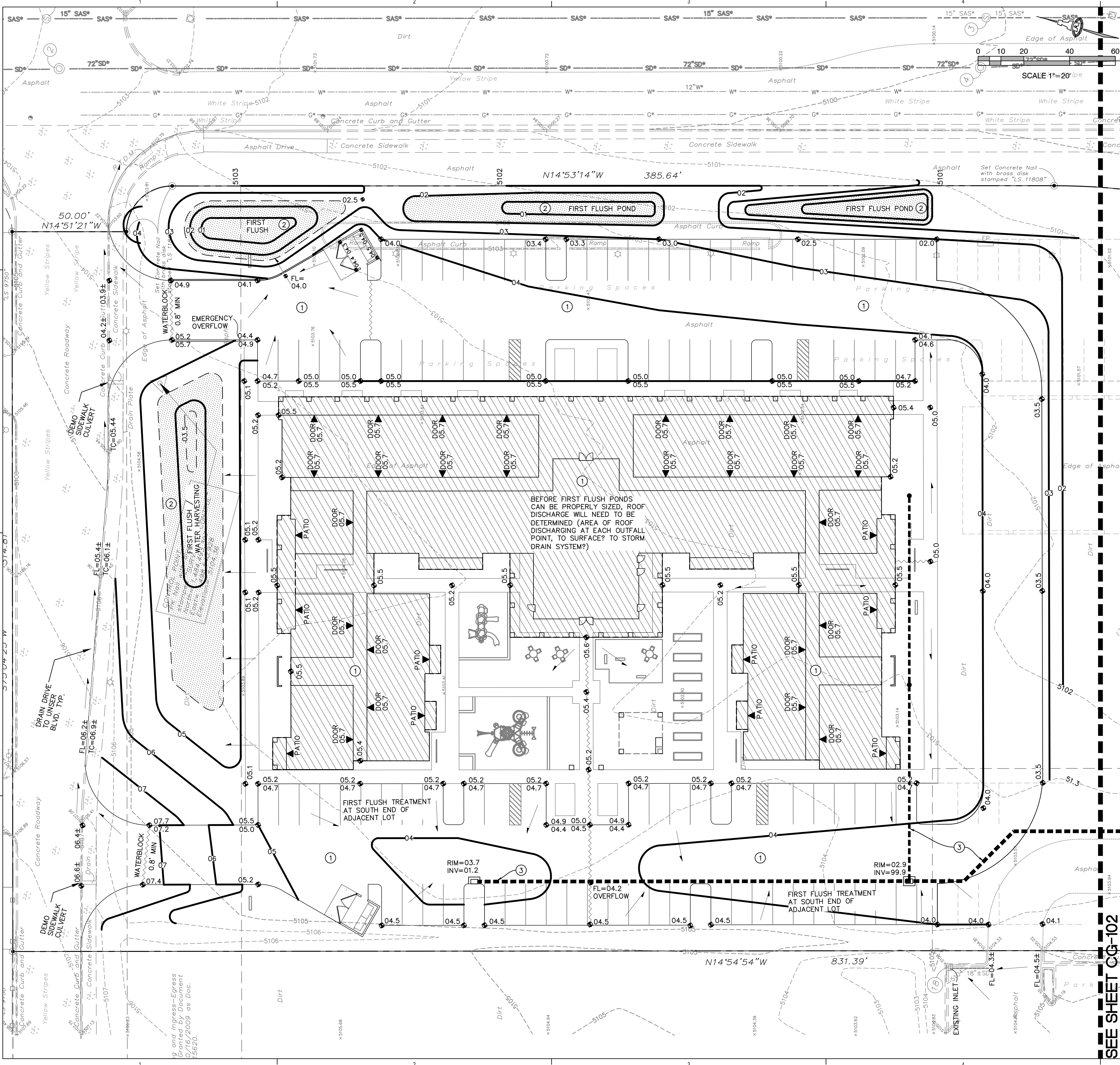
CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

☐ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY
☒ 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
☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

DATE SUBMITTED: April 13, 2018 By: Fred C. Arfman

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____



PROJECT DATA

PROPERTY: THE SITE IS AN UNDEVELOPED COMMERCIAL PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP K-10. THE SITE IS BOUND TO THE EAST BY UNSER BLVD. TO THE NORTH AND WEST BY DEVELOPED COMMERCIAL PROPERTY AND SARRACINO PI NW AND TO THE SOUTH BY CENTRAL AVE.

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE FARMERS MARKET OPEN PAVILIONS, OFFICE SPACE, APARTMENTS 4 STORIES, RETAIL/RESTAURANTS, PARKING, AND LANDSCAPING.

LEGAL: A PORTION OF TRACT B1 WEST ROUTE 66 ADDITION II, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

BENCHMARK: VERTICAL DATUM IS BASED UPON THE ALBUQUERQUE CONTROL SURVEY MONUMENT "9-K10", ELEVATION = 5117.72 FEET (NAVD 1988).

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

FLOOD HAZARD: PER BERNALILLO COUNTY FIRM MAP 35001C0328J, MAP (REVISION DATE NOVEMBER 4, 2016), THE SITE IS LOCATED WITHIN FLOODZONE "X" DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN. A PORTION OF THE ADJACENT STREET, CENTRAL AVENUE, IS ENCUMBERED BY ZONE AO (DEPTH 1').

DRAINAGE PLAN CONCEPT: PER THE UNSER BOULEVARD RECONSTRUCTION DRAINAGE REPORT (COA HYDROLOGY FILE K10/D057), BY HUITT-ZOLLARS DATED APRIL 2017, THIS PROPERTY FALLS WITHIN DRAINAGE BASIN 130.3. THE OVERALL BASIN IS SIZED AT 18 ACRES WITH A CALCULATED DISCHARGE OF 61 CFS (3.4 CFS/ACRE). NEW STORM DRAIN IMPROVEMENTS WILL BE CONSTRUCTED (CITY PROJECT NO. 4383.91) WHICH INCLUDES STORM DRAIN ACCESS TO THE EXISTING 48" STORM DRAIN PROVIDED FOR THIS BASIN (PASSING FLOW UNDER CENTRAL AVENUE).

ENGINEER: FRED C. ARFMAN: NMPE 7322
ISAACSON & ARFMAN, PA
128 MONROE NE 87108
505-268-8828

SURVEYOR: RUSS P. HUGG: NMPS NO. 9750
SURV-TEK, INC
9384 VALLEY VIEW DRIVE, NW 87114
505-897-3366

KEYED NOTES

SEE SHEET CG-102 FOR KEYED NOTES REFERENCED ON THIS PLAN

LEGEND

- 5105.65' EXISTING SPOT ELEVATION
- 5110 - EXISTING CONTOUR
- 12 - PROPOSED CONTOUR (1' INCREMENT)
- 10 - PROPOSED CONTOUR (0.5' INCREMENT)
- 08.9 PROPOSED SPOT ELEVATION
- FLOW ARROW
- PROPOSED FIRST FLUSH RETENTION POND

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.iacivil.com

ARCHITECTURE / DESIGN / INSPIRATION

**DEKKER
PERICH
SABATINI**

7601 JEFFERSON NE, SUITE 100
ALBUQUERQUE, NM 87109

505.761.9700 / DPSDESIGN.ORG

ARCHITECT

ENGINEER

**CONCEPTUAL
NOT FOR CONSTRUCTION**

**NUEVO ATRISCO
CENTRAL & UNSER
ALBUQUERQUE, NM**

REVISIONS

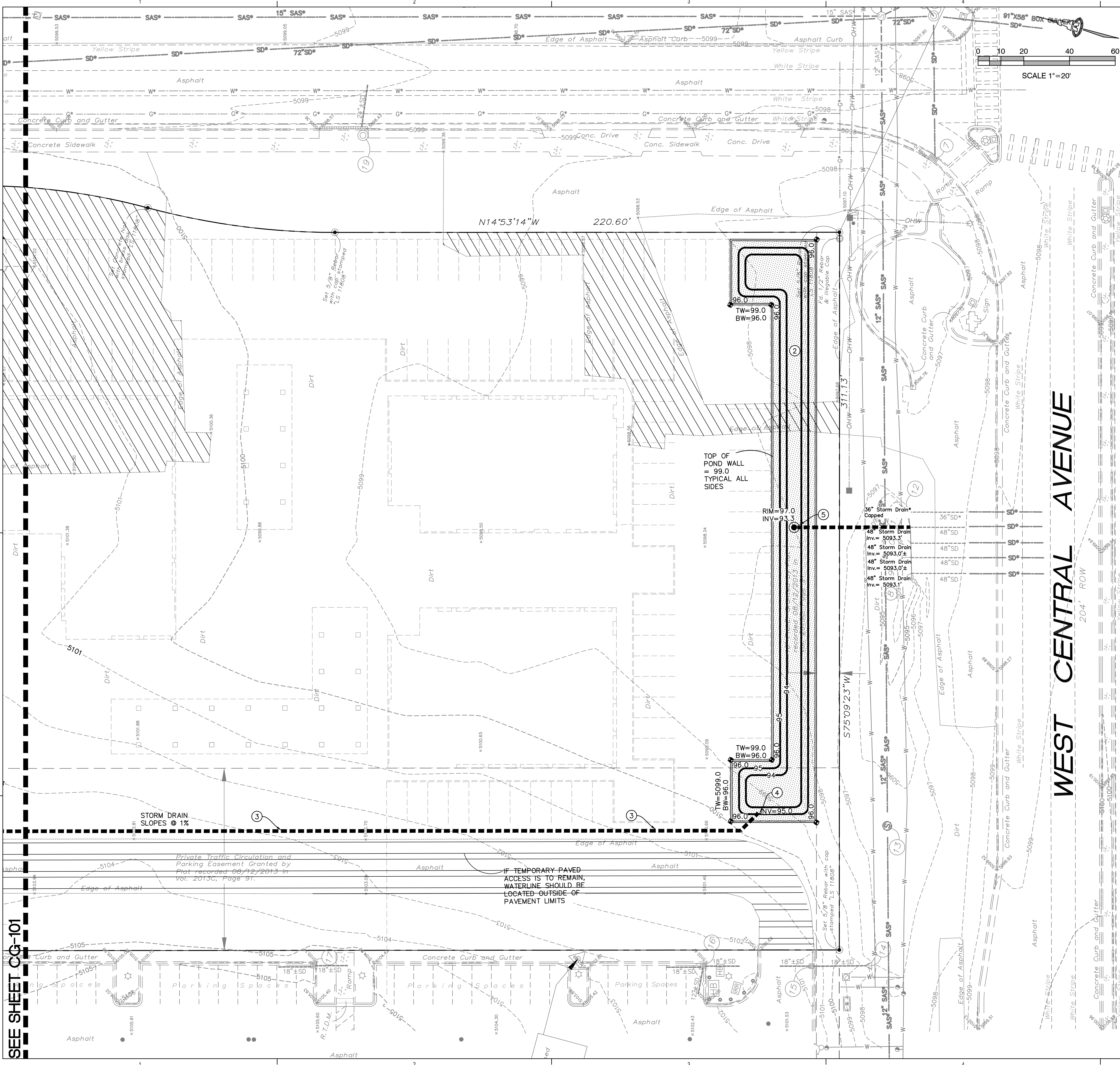
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DRAWN BY BJB
REVIEWED BY FCA
DATE 3/30/2018
PROJECT NO. 17-0153
DRAWING NAME

**CONCEPTUAL
GRADING AND
DRAINAGE PLAN
1 OF 2**

SHEET NO.

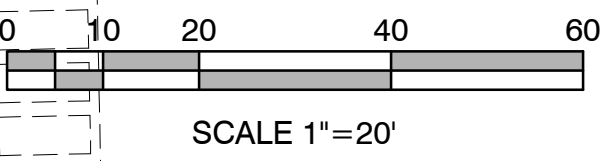
CG-101
OF



SEE SHEET CG-101

KEYED NOTES

1. ALL IMPERVIOUS AREA WILL BE DIRECTED THROUGH FIRST FLUSH RETENTION PONDS BEFORE DISCHARGING TO THE PUBLIC STORM DRAIN SYSTEM.
2. PROPOSED FIRST FLUSH RETENTION POND.
3. PROPOSED PRIVATE STORM DRAIN SYSTEM.
4. DISCHARGE TO FIRST FLUSH RETENTION.
5. 48" STORM DRAIN PIPE WITH STANDPIPE TO BE CONSTRUCTED AS PART OF UNSER BOULEVARD RECONSTRUCTION PROJECT (CITY PROJECT NUMBER 4383.91).



LEGEND

- 5105.65' EXISTING SPOT ELEVATION
- 5110 — EXISTING CONTOUR
- 12 — PROPOSED CONTOUR (1' INCREMENT)
- 08.9 PROPOSED SPOT ELEVATION
- FLOW ARROW
- [Hatched Box] PROPOSED FIRST FLUSH RETENTION POND

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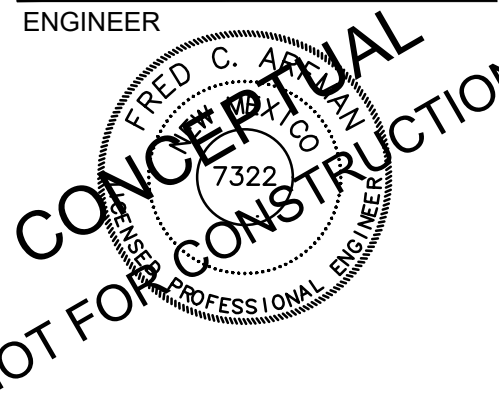
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ARCHITECT

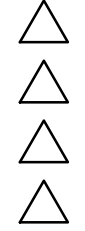
ENGINEER



PROJECT

**NUEVO ATRISCO
CENTRAL & UNSER
ALBUQUERQUE, NM**

REVISIONS



DRAWN BY	BJB
REVIEWED BY	FCA
DATE	3/30/2018
PROJECT NO.	17-0153
DRAWING NAME	

**CONCEPTUAL
GRADING AND
DRAINAGE PLAN
2 OF 2**

SHEET NO.

CG-102

OF

