

# CITY OF ALBUQUERQUE

*Planning Department*  
Brennon Williams, Director



*Mayor Timothy M. Keller*

September 11, 2020

Fred Arfman, P.E.  
Isaacson & Arfman, Inc.  
128 Monroe St. NE  
Albuquerque, NM 87108

**RE: Nuevo Atrisco  
7909 Central Ave. NW  
Permanent C.O. - Denied  
Engineer's Certification Date: 9/4/20  
Engineer's Stamp Date: 12/3/19  
Hydrology File: K10D058**

Dear Mr. Arfman:

PO Box 1293

Based on a site visit on 9/11/20, this certification cannot be approved until the following issues are addressed:

Albuquerque

1. The building roof discharge points per keyed note 5 on the north side of the building were not evident.
2. The erosion control and rundowns from these roof discharge points on the north to the pond on the north side of the site were not in place.

NM 87103

If you have any questions, please contact me at 924-3986 or [earmijo@cabq.gov](mailto:earmijo@cabq.gov).

[www.cabq.gov](http://www.cabq.gov)

Sincerely,

Ernest Armijo, P.E.  
Principal Engineer, Planning Dept.  
Development Review Services



# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

**Project Title:** Nuevo Atrisco **Building Permit #:** \_\_\_\_\_ **Hydrology File #:** K10D058  
**DRB#:** PR-2018-1007489 **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_  
**Legal Description:** Tract B-1, West Route 66 Addition II  
**City Address:** 7909 Central Ave. NW - Albuquerque, NM 87121

**Applicant:** Isaacson & Arfman, PA **Contact:** Fred C. Arfman  
Address: 128 Monroe Street NE - Albuquerque, NM 87108 or Bryan J. Bobrick  
**Phone#:** (505) 268-8828 **Fax#:** \_\_\_\_\_ **E-mail:** freda@iacivil.com  
or bryanb@iacivil.com  
**Other Contact:** Dekker Perich Sabatini **Contact:** \_\_\_\_\_  
Address: 7601 Jefferson Street NE, Suite 100 - Albuquerque, NM 87109  
**Phone#:** (505) 761-9700 **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**TYPE OF DEVELOPMENT:** ☒ PLAT ☐ RESIDENCE ☐ DRB SITE ☐ ADMIN SITE

Check all that Apply:

### DEPARTMENT:

☒ HYDROLOGY/ DRAINAGE  
☐ TRAFFIC/ TRANSPORTATION

### TYPE OF SUBMITTAL:

☒ ENGINEER/ARCHITECT CERTIFICATION  
☐ PAD CERTIFICATION  
☐ CONCEPTUAL G & D PLAN  
☒ GRADING PLAN  
☐ DRAINAGE REPORT  
☐ DRAINAGE MASTER PLAN  
☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC  
☐ ELEVATION CERTIFICATE  
☐ CLOMR/LOMR  
☐ TRAFFIC CIRCULATION LAYOUT (TCL)  
☐ TRAFFIC IMPACT STUDY (TIS)  
☐ STREET LIGHT LAYOUT  
☐ OTHER (SPECIFY) \_\_\_\_\_  
☐ PRE-DESIGN MEETING?

### 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  
☐ FLOODPLAIN DEVELOPMENT PERMIT  
☐ OTHER (SPECIFY) \_\_\_\_\_

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

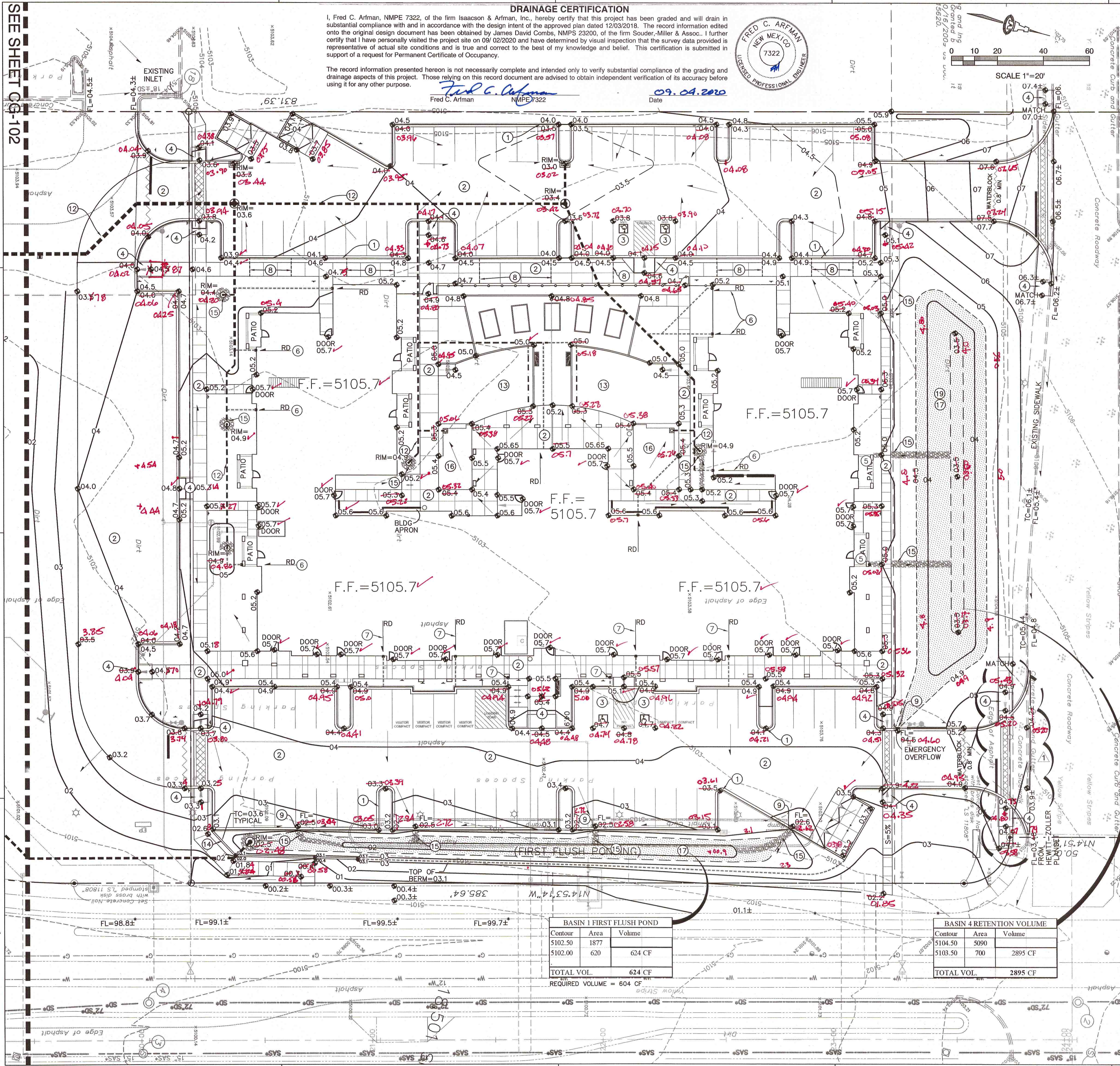
**DATE SUBMITTED:** September 4, 2020 **By:** Fred C. Arfman, PE

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_





### VICINITY MAP

### 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 13D.3. THE OVERALL BASIN IS SIZED AT 18 ACRES WITH A CALCULATED DISCHARGE OF 60.77 CFS (3.45 CFS/ACRE). NEW OFF-SITE ROAD AND STORM DRAIN IMPROVEMENTS (CITY PROJECT NO. 4383.91) WILL BE CONSTRUCTED WHICH INCLUDES STORM DRAIN ACCESS TO AN 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)
08.9	PROPOSED SPOT ELEVATION
→	FLOW ARROW
[Pattern]	FIRST FLUSH RETENTION POND OPTION

### TABLES

Contour	Area	Volume
5102.50	1877	
5102.00	620	624 CF
<b>TOTAL VOL.</b>		<b>624 CF</b>
REQUIRED VOLUME = 604 CF		

Contour	Area	Volume
5104.50	5090	
5103.50	700	2895 CF
<b>TOTAL VOL.</b>		<b>2895 CF</b>

### ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates  
128 Monroe Street N.E.  
Albuquerque, New Mexico 87108  
Ph. 505-268-8828 www.iacivil.com  
2250 CG-101.dwg Dec 10, 2018

ARCHITECTURE / DESIGN / INSPIRATION

## DEKKER PERICH SABATINI

7601 JEFFERSON NE, SUITE 100  
ALBUQUERQUE, NM 87109  
505.761.9700 / DPSDESIGN.ORG  
ARCHITECT

ENGINEER

PROJECT

### NUEVO ATRISCO CENTRAL & UNSER ALBUQUERQUE, NM

### REVISIONS

△	ADDENDUM #001 11/19/2018
△	
△	
△	

DRAWN BY	BJB
REVIEWED BY	FCA
DATE	10/31/2018
PROJECT NO.	17-0153
DRAWING NAME	

### GRADING AND DRAINAGE PLAN

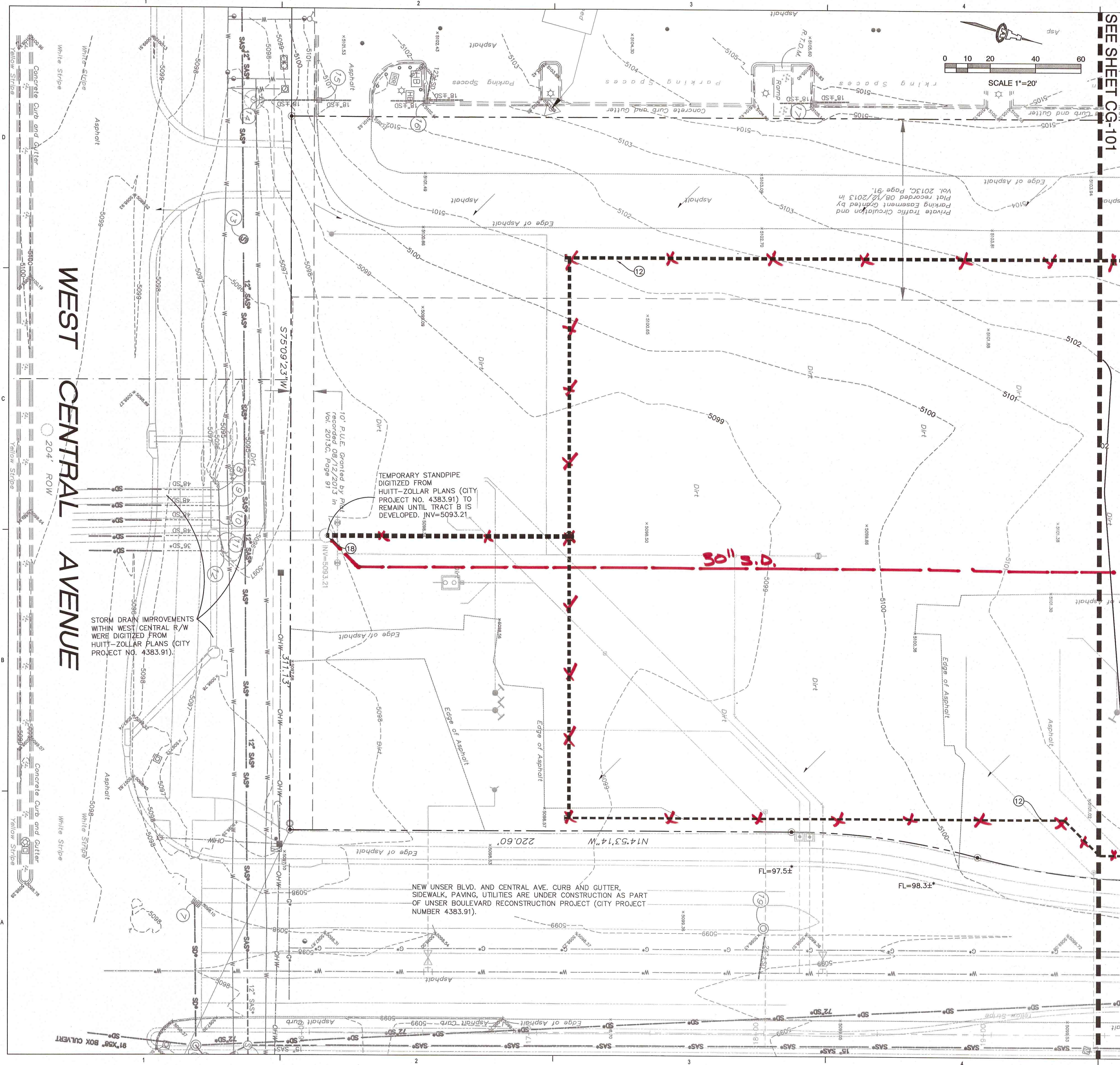
1 OF 2

SHEET NO.

## CG-101

OF





SEE SHEET CG-101

### KEYED NOTES

- THESE NOTES ARE REFERENCED ON SHEETS CG-101, CG-102. NOT ALL NOTES ARE USED ON EACH SHEET.
- SPOT ELEVATIONS WITHIN GUTTER AREA REPRESENT FLOWLINE UNLESS NOTED. ADD 0.5' TYPICAL FOR TOP OF CURB / TOP OF ADJACENT WALK ELEVATIONS.
  - CONSTRUCT PAVING, CURBS, WALKS AT ELEVATIONS SHOWN. SEE ARCHITECTURAL PAVING PLAN, PAVING DETAILS AND SITE DETAILS FOR ADDITIONAL INFORMATION. NOTE THAT PAVEMENT SLOPES AND CROSS-SLOPES VARY THROUGHOUT TO ACHIEVE GRADES NECESSARY FOR ADA COMPLIANT PEDESTRIAN ACCESS; POSITIVE DRAINAGE; STREET STORMWATER CAPACITIES; PIPE COVERAGE; ETC. CONSTRUCT TO ELEVATIONS SHOWN.
  - SLOPES WITHIN HANDICAP PARKING AREAS TO BE ADA COMPLIANT. MAX. SLOPE = 2% IN ANY DIRECTION.
  - CONSTRUCT ADA COMPLIANT ACCESS RAMP. 1:12 MAX. SLOPE, 2% MAX. CROSS-SLOPE.
  - BUILDING ROOF DISCHARGE THIS AREA TO BE DISCHARGED TO SURFACE LANDSCAPING.
  - BUILDING ROOF DISCHARGE THIS AREA TO BE PIPED DIRECTLY TO STORM DRAIN SYSTEM. SEE SHEET CG-501 FOR ADDITIONAL INFORMATION. SEE PUMPING PLANS FOR SPECIFIC DISCHARGE LOCATIONS.
  - BUILDING ROOF DISCHARGE TO BE PIPED BENEATH WALK AND DISCHARGED AT FACE OF CURB / TO LANDSCAPE.
  - INSTALL 3"Ø PIPE THROUGH WALK. INSTALL 1'X1'X8" DEEP EROSION CONTROL AT BACK OF WALK. SEE CG-501 FOR DETAIL.
  - PROVIDE 1'-6" WIDE CURB OPENING TO PASS FLOW. INSTALL 3'X3' ROCK EROSION PROTECTION (DEPRESS TO MATCH FLOWLINE) WITHIN LANDSCAPE AREA. SEE DETAIL SHEET CG-501.
  - NOT USED
  - NOT USED
  - CONSTRUCT PRIVATE STORM DRAIN SYSTEM. SEE SHEET CG-502 FOR SIZES / SLOPES / INLET INFORMATION / MATERIALS.
  - SEE CG-502 FOR PLAYGROUND STORM DRAIN INFORMATION.
  - CONSTRUCT RETAINING PCC HEADER CURB / GARDEN WALL (RETAINING < 30") TO ACHIEVE GRADE DIFFERENCE THIS AREA.
  - EROSION CONTROL (MIN. 4" AVG. DIA. ANGULAR FACED ROCK OR 4" AVG. DIA. GROUTED COBBLE OR APPROVED EQUAL) TO BE INSTALLED ON ALL SIDE SLOPES > 4:1 AND TO LIMITS SHOWN HATCHED. SEE GENERAL NOTES.
  - COORDINATE COURTYARD LANDSCAPING AND PLAYGROUND FEATURE GRADES I.E. MOW CURBS, PLAYGROUND, PLANTERS, ETC. WITH LANDSCAPE ARCHITECT WHILE MAINTAINING CLEAR DRAINAGE PATHS SHOWN.
  - FIRST FLUSH RETENTION POND. CONSTRUCT TO REQUIRED VOLUME. NOTE: ALL GRADES SHOWN REFLECT FINAL GRADES AFTER LANDSCAPING AND PAVING.
  - EXISTING (TEMPORARY) STORM DRAIN STANDPIPE CONSTRUCTED AS PART OF UNSER BOULEVARD RECONSTRUCTION PROJECT (CITY PROJECT NUMBER 4383.91) WILL REMAIN IN OPERATION FOR TRACT B (UNDEVELOPED) UNTIL TRACT B DEVELOPS.
  - PROPOSED TRACT A RETENTION POND REQUIRED TO RESTRICT TOTAL DISCHARGE FROM TRACT A. SEE CG-501 AND SUPPLEMENTAL INFORMATION.

### 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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PERICH  
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ARCHITECT

ENGINEER



PROJECT

NUEVO ATRISCO  
CENTRAL & UNSER  
ALBUQUERQUE, NM

### REVISIONS

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DRAWN BY	BJB
REVIEWED BY	FCA
DATE	10/31/2018
PROJECT NO.	17-0153
DRAWING NAME	

GRADING AND  
DRAINAGE PLAN  
2 OF 2

SHEET NO.

**CG-102**

OF

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2250 CG-101.dwg Dec 03, 2018



REVISIONS

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## STORM DRAIN DETAILS

SHEET NO. \_\_\_\_\_

CG-502  
OF