

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



December 22, 2015

Åsa M. Nilson-Webber, P.E.
Isaacson & Arfman, P.A.
128 Monroe Street N.E.
Albuquerque, NM 87108

Richard J. Berry, Mayor

**RE: Generations at West Mesa
Grading & Drainage Plan
Engineer's Stamp Date 12-22-2015 (File: K11D084)**

Dear Mrs. Weber:

Based upon the information provided in your submittal received 12-22-15, the above referenced plan is approved for Site Plan for Building Permit

Prior to Building Permit approval, the following comments must be addressed:

1. Since you are opting to discharge into 57th Street, provide street capacity calculations.
2. Show retaining wall locations, with T.O.W. and B.O.W. elevations.
3. Note any existing walls along boundaries
4. North side of site: provide SW culvert beyond alley gutter
5. Along East and West side of site, provide positive flow path. Provide a section and adjust sidewalk to allow for flow path.
6. Provide a curb cut so swale along eastern edge discharges to driveway
7. Call out inlet on east side of driveway
8. South side of site: provide SW culvert so discharge enters first flush pond

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

If you have any questions, you can contact me at 924-3695.

Sincerely,

Rita Harmon, P.E.
Senior Engineer, Planning Dept.
Development Review Services

Orig: Drainage file
c.pdf Addressee via Email

K19D084_SPBP_Appr.doc

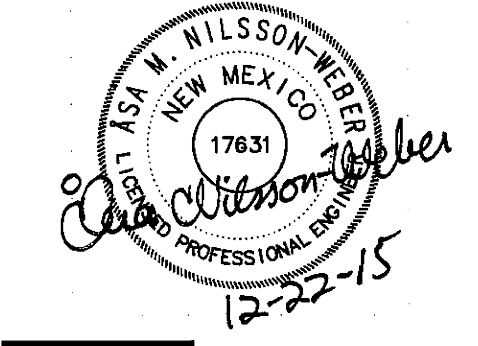
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DEKKER
PERICH
SABATINI

7601 JEFFERSON NE, SUITE 100
ALBUQUERQUE, NM 87109

505.761.9700 / DPSDESIGN.ORG

ARCHITECT



ENGINEER

DRB
SUBMITAL
DECEMBER 11, 2015

PROJECT

GENERATIONS AT WEST MESA
57TH STREET AND CENTRAL AVE
ALBUQUERQUE, NM

REVISIONS
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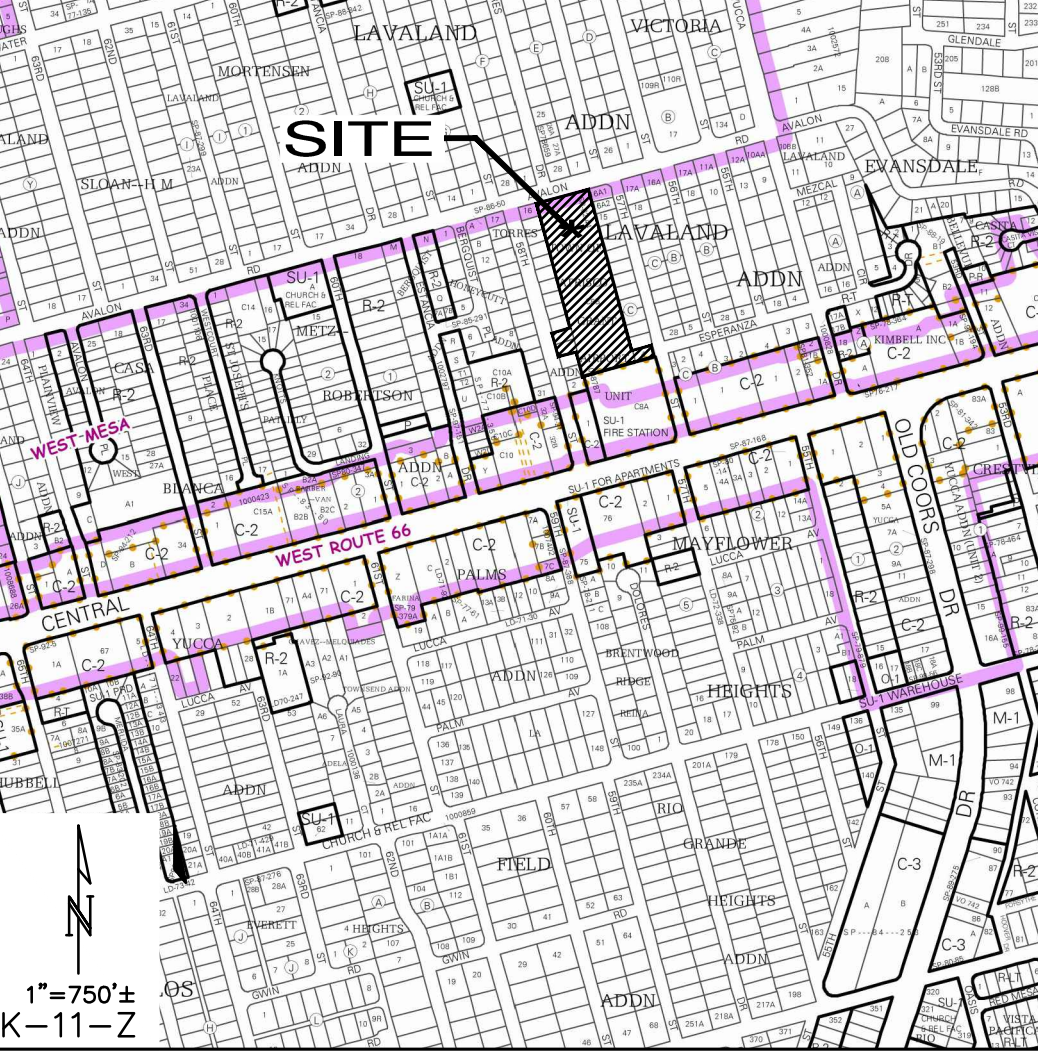
DRAWN BY
REVIEWED BY
DATE 12/11/2015
PROJECT NO. 14-0701
DRAWING NAME

GRADING &
DRAINAGE PLAN

SHEET NO.

CG-101
OF

VICINITY MAP K-11



KEYED NOTES

- KEYED NOTES ARE FOR USE ON SHEETS CG-101 AND CG-102. NOT ALL NOTES ARE USED ON EACH SHEET. UNDERLINED TEXT CORRESPONDS TO SPECIFIC DETAILS ON SHEET CG-501.
- NEW ENTRANCE WITH WIDE ADA ACCESSIBLE PATH AND RAMPS TO BE CONSTRUCTED BY PUBLIC WORK ORDER. GRADES SHOWN ARE FOR INFORMATION ONLY.
 - SLOPES WITHIN HANDICAP PARKING AREA SHALL MEET ADA REQUIREMENTS. (MAX. SLOPE = 2% IN ANY DIRECTION).
 - CONSTRUCT ADA ACCESSIBLE RAMP THIS AREA. SEE PAVING DETAILS FOR ADDITIONAL INFORMATION.
 - CONSTRUCT CONCRETE PEDESTRIAN WALKS AT ELEVATIONS SHOWN.
 - PROVIDE CURB OPENING - SEE PLAN FOR WIDTH. CONSTRUCT 4'X4'X12" DEEP GROUTED ROCK PAD WITHIN LANDSCAPING.
 - CONSTRUCT ROCK SWALE.
 - CONSTRUCT 18" BOTTOM WIDTH COVERED SIDEWALK CULVERT AT FLOWLINE ELEVATIONS SHOWN.
 - PRIVATE STORM DRAIN SYSTEM. SEE CG-502 FOR SIZES, SLOPES, INLET RIM AND INVERT INFORMATION AND DETAILS.
 - ROOF DISCHARGE TO SURFACE. INSTALL PRECAST CONCRETE SPLASH PAD (O.E.) AT ALL CONCENTRATED ROOF DISCHARGE LOCATIONS.
 - EXTEND ROOF DRAIN(S) TO STORM DRAIN SYSTEM. SEE CG-502 FOR SPECIFIC LOCATIONS.
 - CONSTRUCT STORM DRAIN BUBBLE-UP OUTLET. SEE CG-502.
 - DEPRESS LANDSCAPING FOR FIRST FLUSH RETENTION. (12" DEPTH) AT ELEVATIONS SHOWN. TYPICAL SIDE SLOPE = 6:1. GRADES SHOWN WITHIN LANDSCAPE AREAS REFLECT FINAL TOP OF LANDSCAPE MATERIAL. CONTRACTOR TO COORDINATE WITH LANDSCAPERS TO ENSURE FIRST FLUSH RETENTION POND VOLUME IS PROVIDED IN ORDER TO RECEIVE ENGINEER'S CERTIFICATION FOR C.O..
 - CONSTRUCT PERCOLATION PIT. SEE CG-501 FOR DETAIL.
 - STAIRS TO ACHIEVE GRADE TRANSITION. SEE ARCHITECTURAL FOR DETAILS.
 - CONSTRUCT CONCRETE ALLEY GUTTER AT FLOWLINE ELEVATIONS SHOWN.

PROJECT INFORMATION

LEGAL DESCRIPTION: TRACT C - 8 - B, TOWN OF ATRISCO GRANT AND LOTS 5 AND 6 TORRES ADDITION AND VACATED PORTION OF ESPERANZA DRIVE N.W., CITY OF ALBUQUERQUE, NEW MEXICO.

PROPERTY: THE SITE IS AN UNDEVELOPED INFILL PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP K-11. THE SITE IS BOUND TO THE SOUTH BY FIRE STATION NO. 7, TO THE EAST BY FULLY DEVELOPED RESIDENTIAL PROPERTIES AND ACCESS TO 57TH STREET NW, TO THE WEST BY FULLY DEVELOPED RESIDENTIAL PROPERTIES AND ACCESS TO 58TH STREET NW, AND TO THE NORTH BY AVALON ROAD SW.

SITE AREA: 3.6506 ACRES

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE AN AFFORDABLE HOUSING COMMUNITY FOR SENIORS AND GRANDFAMILIES ALONG WITH A COMMUNITY CENTER, ASSOCIATED ASPHALT PAVED DRIVES, PARKING, PLAYGROUNDS, PEDESTRIAN WALKS AND LANDSCAPING.

BENCHMARK: VERTICAL DATUM IS BASED ON THE ALBUQUERQUE CONTROL SURVEY MONUMENT "NM-448-C1" HAVING A PUBLISHED ELEVATION OF 5076.696' (NAVD 1988).

OFF-SITE FLOW: NO OFF-SITE FLOW IMPACTS THIS PROPERTY.

FLOODZONE: THE SUBJECT PROPERTY LIES WITHIN "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 35001C0329H, MAP REVISED AUGUST 16, 2012.

RETAINING WALLS: ON-SITE RETAINING WALLS AND RETAINING / EXTENDED BUILDING STEMWALLS WILL BE REQUIRED THROUGHOUT THE DEVELOPMENT TO ACHIEVE THE PROPOSED GRADE TRANSITIONS. NO PERIMETER PROPERTY LINE RETAINING WALLS WILL EXCEED 4' RETAINING AT THE POINT OF THE GREATEST GRADE CHANGE.

SITE DISCHARGE: DEPRESSED LANDSCAPING AND FIRST FLUSH RETENTION PONDS SIZED TO RETAIN THE REQUIRED VOLUME ARE PROVIDED THROUGHOUT THE PROPERTY. LIMITED ON-SITE PRIVATE STORM DRAIN WILL BE PROVIDED TO CAPTURE THE MAJORITY OF FIRST FLUSH RUNOFF.

PREDESIGN MEETING NOTES: PER A PREDESIGN MEETING WITH COA HYDROLOGY ENGINEERS CURTIS CHERNE, P.E. AND RITA HARMON P.E. THIS SITE IS PERMITTED FREE DISCHARGE AFTER THE FIRST FLUSH VOLUME IS RETAINED. DISCHARGE CAN BE TO 57TH STREET AS SURFACE FLOW AND/OR VIA STORM DRAIN CONNECTION TO THE EXISTING 57TH STREET STORM DRAIN. THE EXISTING DOUBLE 'A' INLET DOWNSTREAM (NEAR THE FIRE STATION) CAN PICK UP ALL STREET FLOW INCLUDING STREET FLOW FROM THIS DEVELOPMENT.

ENGINEER: ASA M. NILSSON-WEBER, P.E., NMPE 17631
ISAACSON & ARFMAN, PA
128 MONROE NE, 87111
TELEPHONE: (505) 268-8828

SURVEYOR: RUSS P. HUGG., NMPS 9750
SURV-TEK CONSULTING SURVEYORS
9384 VALLEY VIEW DRIVE, 87114
TELEPHONE: (505) 897-3366

FIRST FLUSH MEASURES

STORMWATER CONTROL MEASURES ARE REQUIRED TO PROVIDE MANAGEMENT OF 'FIRST FLUSH' (DEFINED AS THE 90TH PERCENTILE STORM EVENT OR 0.34" [0.44" LESS 0.1" FOR INITIAL ABSTRACTION] OF STORMWATER WHICH DISCHARGES DIRECTLY TO A PUBLIC STORM DRAINAGE SYSTEM).

THE PONDING VOLUME REQUIRED IS 0.34" * TYPE 'D' AREA:
 $0.34/12 * 3.7 \text{ AC} * 62\% \text{ LAND TREATMENT 'D'} * 43560 = 2,793 \text{ CF}$

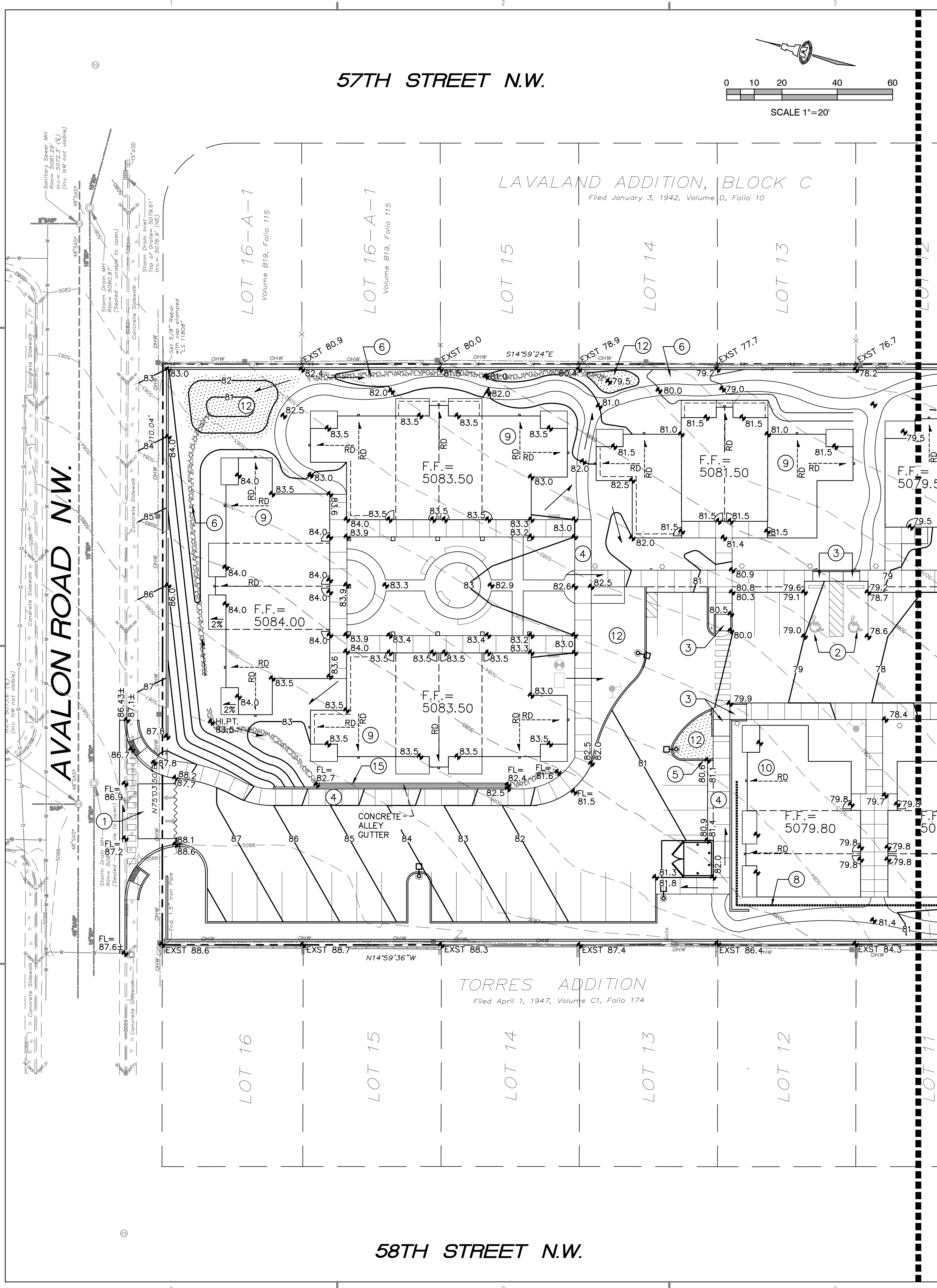
THERE ARE 'FIRST FLUSH' RETENTION PONDING AREAS THROUGHOUT THE SITE (HATCHED PER LEGEND). STORMWATER FROM THE IMPERVIOUS AREAS ARE DIRECTED TO THESE BASINS VIA CURB OPENINGS AND ON-SITE STORM DRAINS. FLOW IN EXCESS OF FIRST FLUSH POND CAPACITY WILL FREE DISCHARGE TO 57TH STREET.

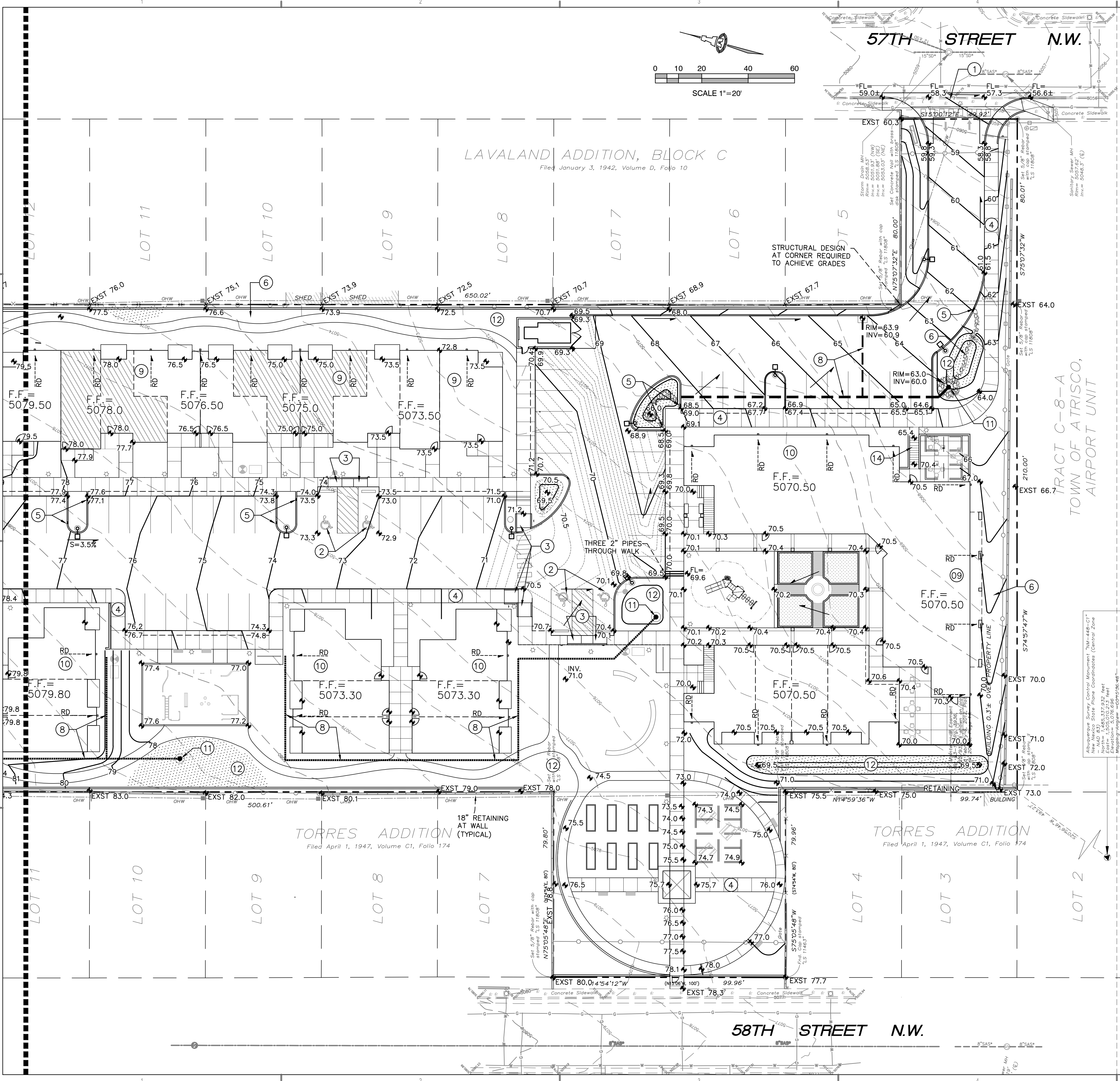
THE CUMULATIVE AREA SHOWN HATCHED FOR FIRST FLUSH PONDING IS APPROXIMATELY 4,770 SF SO THE AVERAGE DEPTH WILL BE 7".

LEGEND

- 4620- EXISTING CONTOUR
- 23- PROPOSED 1' CONTOUR
- 39.5- PROPOSED 0.5' CONTOUR
- 39.4- PROPOSED 0.1' CONTOUR
- ◆40.2 PROPOSED SPOT ELEVATION
- PROPOSED STORM SEWER
- FLOW ARROW
- F.F. = 5081.50 FINISH FLOOR ELEVATION
- 40.2 / 39.7 TOP OF CURB ELEVATION / FLOWLINE
- RIM= STORM DRAIN INLET RIM ELEVATION
- STORM DRAIN INLET
- INV PROPOSED INVERT ELEVATION
- FL FLOWLINE
- ~~~~~ GRADE BREAK
- [Hatched Box] FF ROCK
- [Dotted Box] FIRST FLUSH RETENTION LIMITS

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.iacivil.com
2124 CG-101.dwg Dec. 22, 2015





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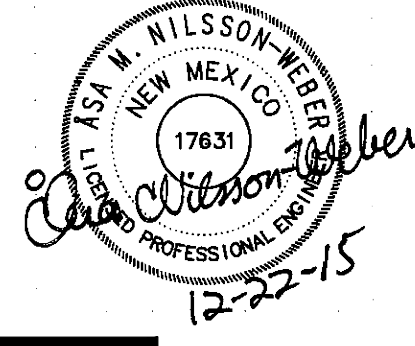
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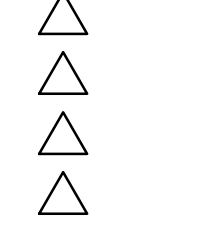
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REVISIONS



DRAWN BY

REVIEWED BY

DATE 12/11/2015

PROJECT NO. 14-0701

DRAWING NAME

**GRADING &
DRAINAGE PLAN**
(2)

SHEET NO.

CG-102
OF