

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

October 14, 2020

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

**RE: Mile High Little League Improvements
725 Juan Tabo Blvd. NE
Grading and Drainage Plan
Engineer's Stamp Date: 09/30/20
Hydrology File: L18D050A**

Dear Mr. Arfman:

PO Box 1293

Based upon the information provided in your submittal received 10/05/2020, the Grading and Drainage Plan is approved for Building Permit and Grading Permit.

Albuquerque

Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter. Prior to approval in support of Permanent Release of Occupancy by Hydrology, Engineer Certification per the DPM checklist will be required.

NM 87103

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

www.cabq.gov

Also as a reminder, please provide Drainage Covenant for the stormwater quality ponds per Article 6-15(C) of the DPM prior to Permanent Release of Occupancy. There is a recording fee (\$25, payable to Bernalillo County). Please contact Charlotte LaBadie (clabadie@cabq.gov, 924-3996). Due to COVID-19, please follow the instructions:

Either email a pdf copy of the executed drainage covenant and the exhibit to clabadie@cabq.gov or either mail or drop off the originals. Please mail the \$25.00 recording fee check made payable to Bernalillo County to:

Planning Dept./DRC
Attn: Charlotte LaBadie
600 2nd St. NW, Ste. 400
ABQ, NM, 87102

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

If you drop off the originals, there is a drop box outside the building labeled DRC. Once approved and recorded, Charlotte will email you a copy.

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 (REV 6/2018)

Project Title: Mile High Little League improvements **Building Permit #:** _____ **Hydrology File #:** K21/D002A
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: A portion of Mile High Little League Park
City Address: 725 Juan Tabo Blvd. NE

Applicant: Isaacson & Arfman, Inc. **Contact:** Fred Arfman / Bryan Bobrick
Address: 128 Monroe NE, Albuquerque, NM - 87108
Phone#: (505) 268-8828 **Fax#:** _____ **E-mail:** freda@iacivil.com
bryanb@iacivil.com

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

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) _____ RESIDENCE _____ DRB SITE ☒ ADMIN SITE

IS THIS A RESUBMITTAL? _____ 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 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) Supplemental Information
☐ 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) _____

DATE SUBMITTED: October 2, 2020 **By:** Isaacson & Arfman, Inc.

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

October 1, 2020

City of Albuquerque
Hydrology
600 2nd St. NW, Suite 201
Albuquerque, NM 87102

RE: MILE HIGH LITTLE LEAGUE – SITE IMPROVEMENTS

This property was previously improved in 2015 with the addition of new paved parking, associated stormwater harvesting and a master planned storm drain system.

The proposed improvements include reorientation of an existing ball field, construction of additional pedestrian paths, bleacher areas and associated landscaping. The storm drain system will be revised to address conflicts with the proposed construction. Additional stormwater quality ponding will be provided for the minor increase in impervious area as well as to provide for future improvements.

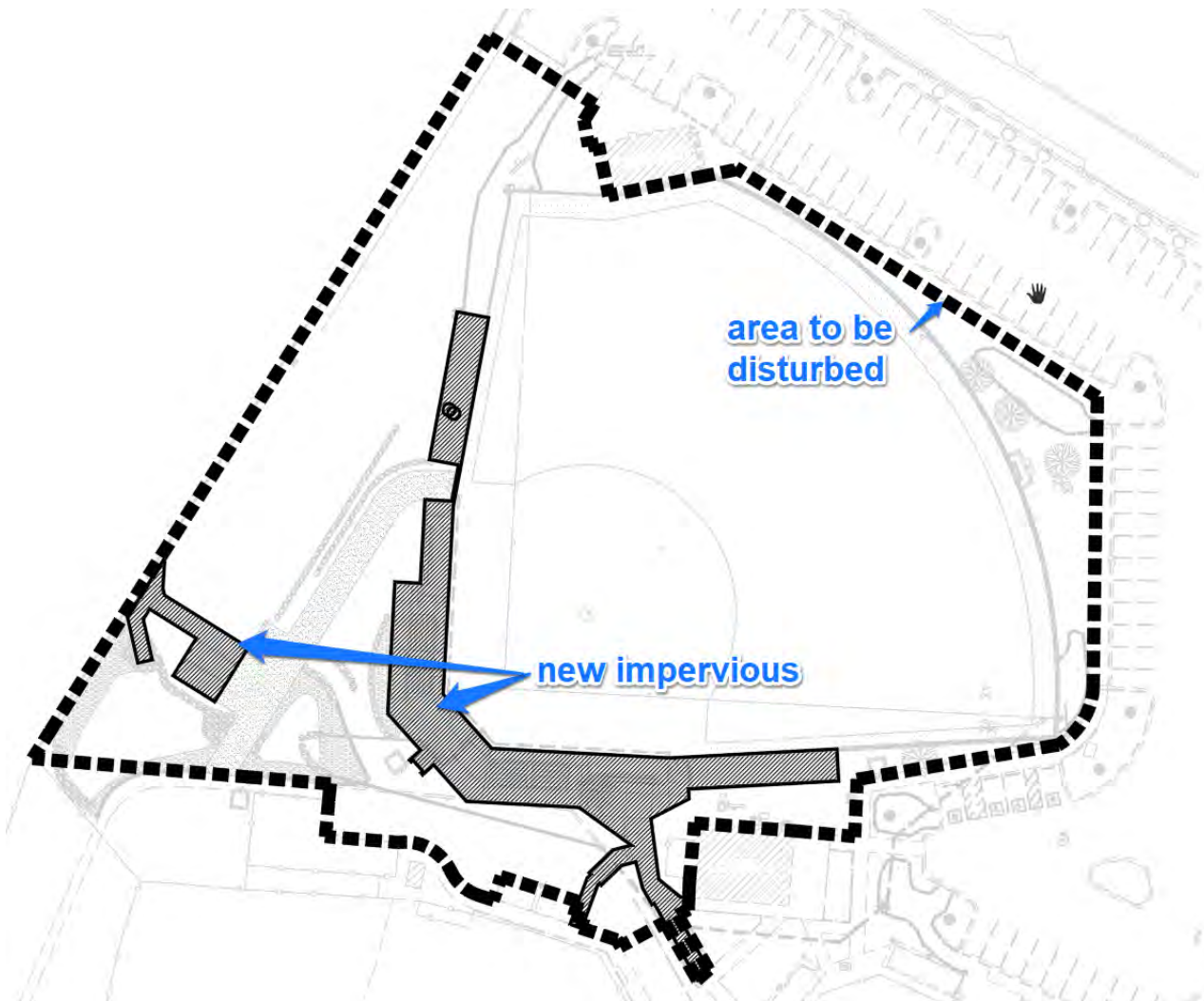
The following exhibits provide the pre and post development calculations for the proposed improvements, required stormwater quality control calculations for the proposed and future development.

Please call/email me or Bryan Bobrick with any questions or comments.

Sincerely,
ISAACSON & ARFMAN P.A.

Fred C. Arfman
Fred C. Arfman, P.E.
Attachments





The portion of the property to be improved is approx. 2.08 acres. The total additional impervious area will be 7,710 sf (see shaded portion above).

Based on calculations, the increase in stormwater discharge will be negligible @ 0.3 cfs.

CALCULATIONS: Mile High Little League Site Improvements : 1-Oct-20

Based on City of Albuquerque DMP, Article 6-2 Hydrology dated June 26, 2020

100-YEAR, 6-HOUR CALCULATIONS

AREA OF SITE to be IMPROVED: 90708 SF = 2.08 ACRE
 100-year, 6-hour

HISTORIC FLOWS:**DEVELOPED FLOWS:****EXCESS PRECIP:**

	Treatment SF	%		Treatment SF	%	Precip. Zone	4
Area A =	0	0%	Area A =	0	0.0%	E _A	= 0.76
Area B =	72566	80%	Area B =	69392	76.5%	E _B	= 0.95
Area C =	18142	20%	Area C =	13606	15.0%	E _C	= 1.20
Area D =	0	0%	Area D =	7710	8.5%	E _D	= 3.34
Total Area =	90708	100%	Total Area =	90708	100%		

On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)

$$\text{Weighted E} = \frac{E_A A_A + E_B A_B + E_C A_C + E_D A_D}{A_A + A_B + A_C + A_D}$$

Historic E =	1.00 in.	Developed E =	1.19 in.
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On-Site Volume of Runoff: $V_{360} = E \cdot A / 12$

Historic V_{360} =	7559 CF	Developed V_{360} =	9000 CF
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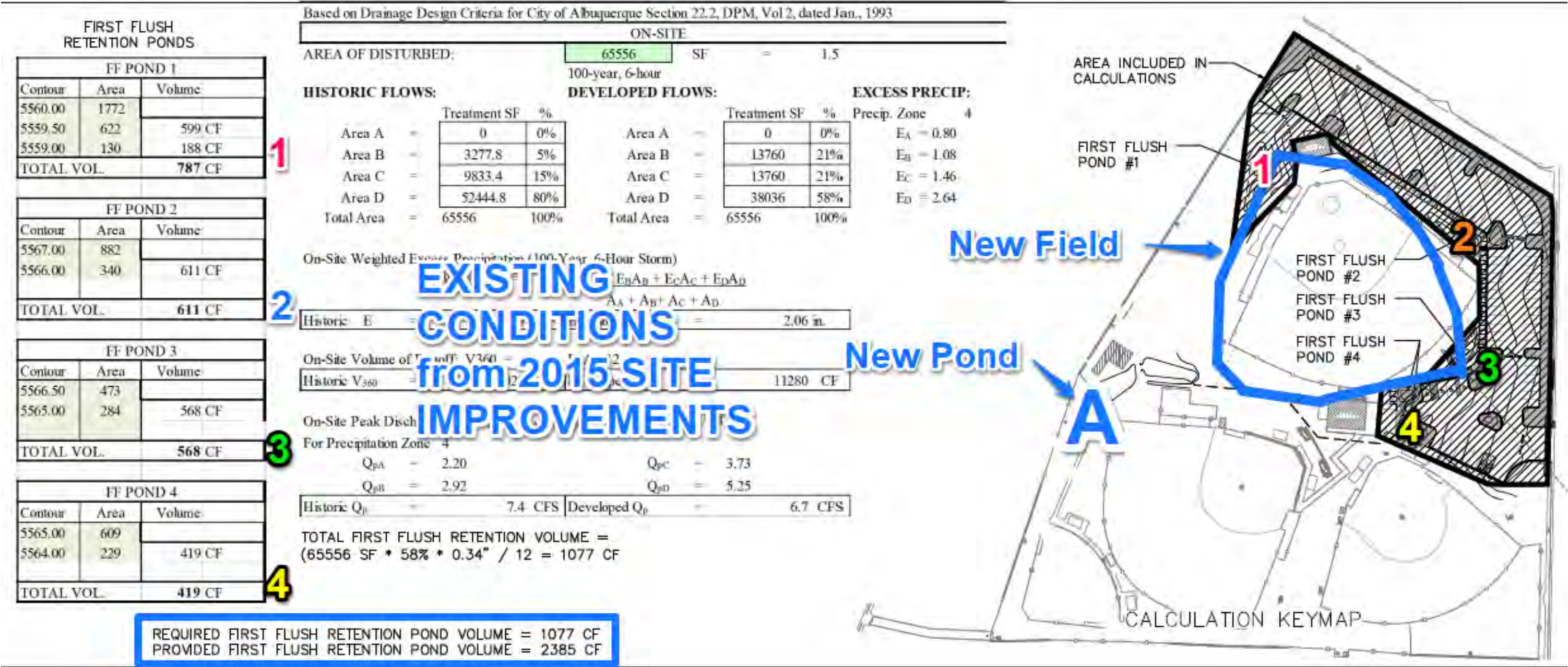
On-Site Peak Discharge Rate: $Q_p = Q_{pA} A_A + Q_{pB} A_B + Q_{pC} A_C + Q_{pD} A_D / 43,560$

For Precipitation Zone 4

$Q_{pA} = 2.09$	$Q_{pC} = 3.41$
$Q_{pB} = 2.73$	$Q_{pD} = 4.78$

Historic Q_p =	6.0 CFS	Developed Q_p =	6.3 CFS
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Calculations and stormwater quality pond exhibit from 2015 plan set.



The proposed construction will impact existing First Flush ponds constructed as part of earlier phases (image above identifies the original four ‘first flush’ retention ponds. The proposed construction will encroach on ‘First Flush Ponds #1 and #3, reducing the original volumes by approximately 50% due to required regrading. Because these ponds were considerably oversized, the reduced volume will not impact the retention requirement.

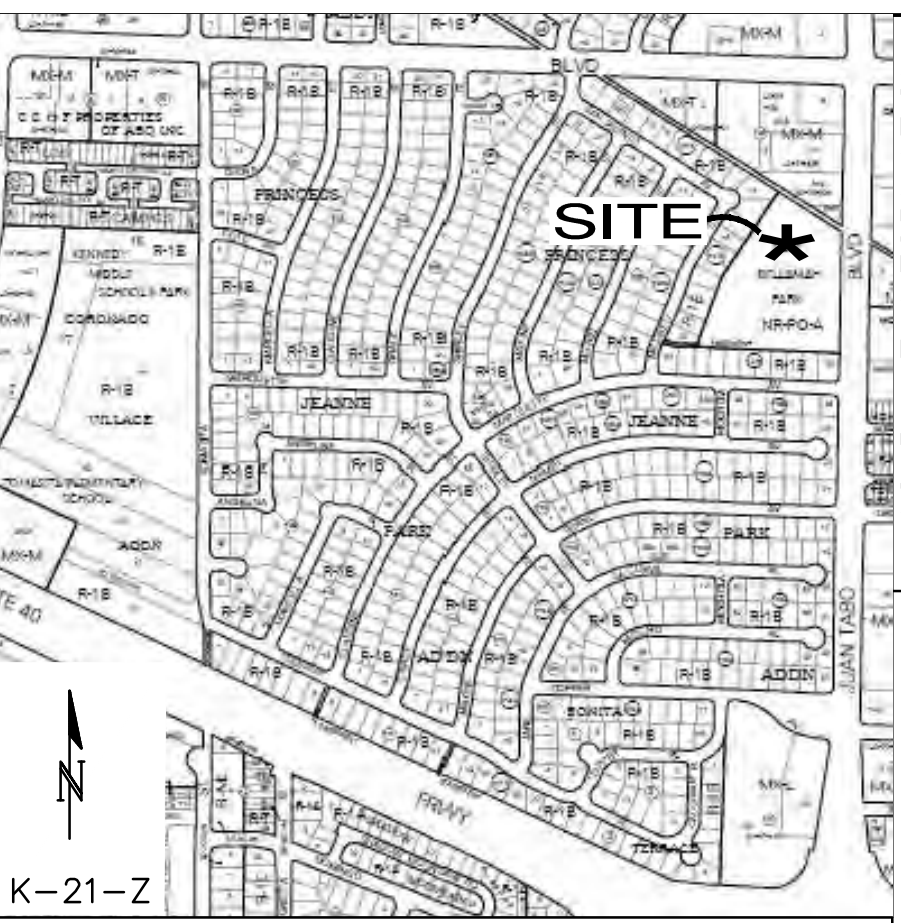
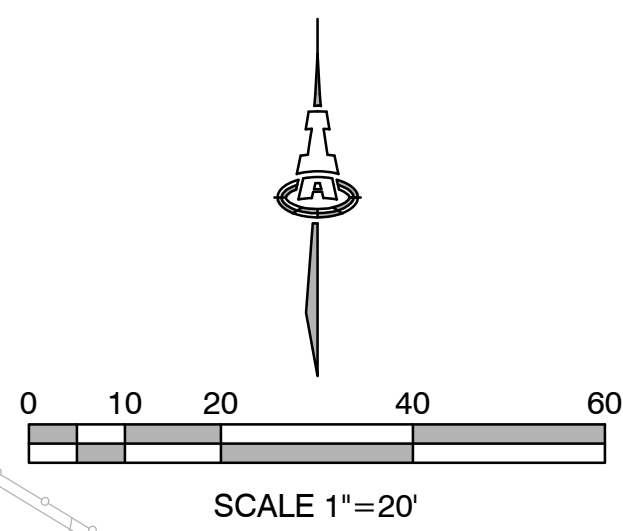
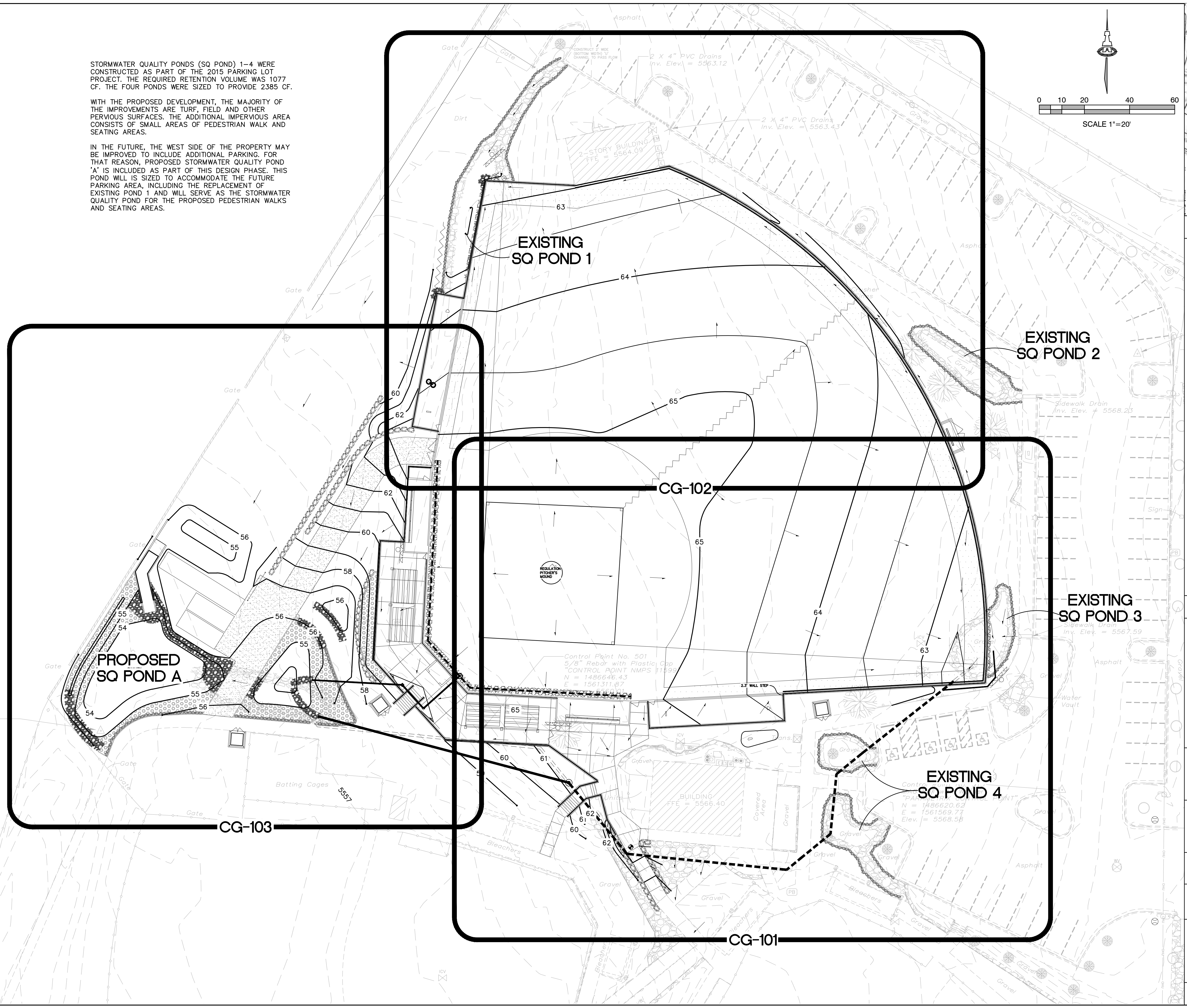
The proposed stormwater quality retention required to accommodate the additional 7,710 sf of impervious area for this project = $7,710 * 0.26$ (redevelopment) / 12 = 167 cf.

A new stormwater quality pond, POND A, will provide sufficient retention volume (1,725 cf at a depth of 1.0’) to accommodate the stormwater quality requirements for the proposed improvement (167 cf) with excess set aside for future impervious areas and to replace 2015 First Flush Pond #1 if / when additional parking is constructed along the west side of the new ball field.

STORMWATER QUALITY PONDS (SQ POND) 1-4 WERE CONSTRUCTED AS PART OF THE 2015 PARKING LOT PROJECT. THE REQUIRED RETENTION VOLUME WAS 1077 CF. THE FOUR PONDS WERE SIZED TO PROVIDE 2385 CF.

WITH THE PROPOSED DEVELOPMENT, THE MAJORITY OF THE IMPROVEMENTS ARE TURF, FIELD AND OTHER PERVIOUS SURFACES. THE ADDITIONAL IMPERVIOUS AREA CONSISTS OF SMALL AREAS OF PEDESTRIAN WALK AND SEATING AREAS.

IN THE FUTURE, THE WEST SIDE OF THE PROPERTY MAY BE IMPROVED TO INCLUDE ADDITIONAL PARKING. FOR THAT REASON, PROPOSED STORMWATER QUALITY POND 'A' IS INCLUDED AS PART OF THIS DESIGN PHASE. THIS POND WILL IS SIZED TO ACCOMMODATE THE FUTURE PARKING AREA, INCLUDING THE REPLACEMENT OF EXISTING POND 1 AND WILL SERVE AS THE STORMWATER QUALITY POND FOR THE PROPOSED PEDESTRIAN WALKS AND SEATING AREAS.



PROJECT DATA

PROPERTY: THE SITE IS A FULLY DEVELOPED LITTLE LEAGUE PARK PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP K-21. THE SITE IS BOUND TO THE EAST BY JUAN TABO BLVD., AND TO THE NORTH, WEST AND SOUTH BY DEVELOPED PROPERTY.

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE CONSTRUCTION OF A NEW BALL FIELD WITH ASSOCIATED GRADING, DRAINAGE IMPROVEMENTS, PAVED PARKING, AND LANDSCAPING..

LEGAL: DALE BELLAMAH / MILE HIGH LITTLE LEAGUE PARK, ALBUQUERQUE, NM

ADDRESS: 725 JUAN TABO BLVD. NE

BENCHMARK: ELEVATION = THE ELEVATIONS SHOWN HERON ARE REFERRED TO NAVD 88, AND HAVE BEEN ADJUSTED TO THE CITY OF ALBUQUERQUE BENCHMARK "20-K22" (PUBLISHED ELEVATION USED FOR "20-K22" = 5569.607').

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

FLOOD HAZARD: PER BERNAILLO COUNTY FIRM MAP NUMBER 35001C0359G, EFFECTIVE ON 09/26/2008, THE SITE IS LOCATED WITHIN FLOODZONE 'X' DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

DRAINAGE PLAN CONCEPT: STORMWATER QUALITY RETENTION WILL BE PROVIDED AS SHOWN. THE EXISTING STORM DRAIN SYSTEM WILL BE REROUTED TO MISS THE PROPOSED IMPROVEMENTS. THE STORM DRAIN WILL DISCHARGE INTO AN ENLARGED STORMWATER QUALITY RETENTION POND WHICH WILL OVERFLOW INTO THE HISTORIC DRAINAGE SWALES TO FOLLOW EXISTING FLOWPATHS. OVERALL PROPERTY RUNOFF WILL CONTINUE TO BE CARRIED TO THE SOUTHWEST CORNER OF THE PROPERTY TO ENTER THE EXISTING DRAINAGE EASEMENT WHICH DISCHARGES FLOW TO MILDRED STREET NE.

LEGEND

- EXISTING CONTOUR
- PROPOSED 1' CONTOUR
- PROPOSED 0.1' CONTOUR
- PROPOSED SPOT ELEVATION
- FLOW ARROW
- EROSION CONTROL

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

CONSENSUS PLANNING, INC.
Planning / Landscape Architecture
302 Eighth Street NW
Albuquerque, NM 87102
(505) 764-9801 Fax 842-5495
e-mail: cp@consensusplanning.com

CITY OF ALBUQUERQUE
PARKS AND RECREATION DEPARTMENT

TITLE: MILE HIGH LITTLE LEAGUE IMPROVEMENTS
Overall Grading & Drainage Plan

Design Review Committee	City Engineer Approval	Mo. / Day / Yr.	
City Project No. 707694	Zone Map No. K-21	Dwg CG-100	Sheet 4
			of 19



CONTRACTOR		DATE	
WORK STARTED BY		DATE	
WORK STOPPED BY		DATE	
FIELD ACCEPTANCE BY		DATE	
FIELD CATION BY		DATE	
DRAWINGS CORRECTED BY		DATE	
MICRO-FILM INFORMATION		RECORDED BY	DATE
		NO.	
BENCH MARKS		DATE	
NO.	BY	DATE	
SURVEY INFORMATION		DATE	
NO.	BY	DATE	
ENGINEERS SEAL		DATE	
NO.	BY	DATE	
REVISIONS	BY	DATE	
DESIGN		OCTOBER 2020	
DRAWN BY	BUB	OCTOBER 2020	
CHECKED BY	FOA	OCTOBER 2020	



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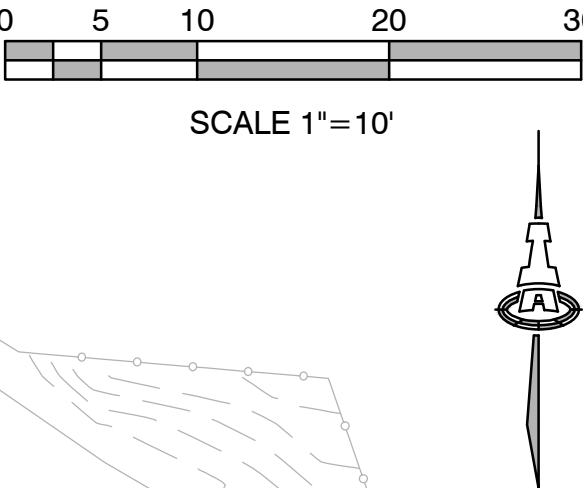
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THE FOLLOWING KEYED NOTES ARE REFERENCED ON SHEETS CG-101 THROUGH CG-103. NOT ALL NOTES ARE USED ON EACH SHEET.

1. CONSTRUCT ADA COMPLIANT CONCRETE AT ELEVATIONS SHOWN (5% MAX. SLOPE, 2% MAX. CROSS-SLOPE).
2. CONSTRUCT STORMWATER QUALITY RETENTION, POND TO ELEVATIONS AND VOLUMES SHOWN. INSTALL ROCK EDGE PROTECTION.
3. TRANSITION SLOPES TO ACHIEVE GRADE DIFFERENCES SHOWN. TYPICAL = 5:1, MAXIMUM = 3:1.
4. CONSTRUCT 5.0' BOTTOM WIDTH X 8" HIGH 'U' SHAPED CONCRETE CHANNEL. SEE DETAIL ON SHEET CG-501.
5. CONSTRUCT STEPS. SEE SITE DETAILS BY LANDSCAPE ARCHITECT.
6. CONSTRUCT RETAINING WALL TO ACHIEVE GRADE TRANSITIONS SHOWN. COORDINATE WITH LANDSCAPE ARCHITECT.
7. REROOTE ON-SITE STORM DRAIN SYSTEM AND CONSTRUCT NEW STORM DRAIN SYSTEM. SEE DETAIL ON SHEET CG-501.
8. INSTALL FRACTURED FACE ROCK EROSION PROTECTION TO LIMITS SHOWN. SEE CG-501 FOR ADDITIONAL INFORMATION.

SEE LANDSCAPE PLANS FOR ALL OTHER SITE DETAILS
INCLUDING PAVEMENT SECTIONS, CURB AND GUTTER
DETAILS, WALKS, STEPS, WALLS, GUARDRAILS, ETC.

HFG	FINISH GRADE - HIGH SIDE
LFG	FINISH GRADE - LOW SIDE
TW	TOP OF RETAINING WALL
---	EXISTING CONTOUR
=====	PROPOSED 1' CONTOUR
-----	PROPOSED 0.1' CONTOUR
⊕78.3	PROPOSED SPOT ELEVATION
→	FLOW ARROW
	EROSION CONTROL

[illegible]

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PLANNING

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Albuquerque, NM 87102
(505) 764-9801 Fax 842-5495
e-mail: cp@consensusplanning.com

CITY OF ALBUQUERQUE
PARKS AND RECREATION DEPARTMENT

TITLE: MILE HIGH LITTLE LEAGUE IMPROVEMENTS
Grading & Drainage Plan 2 Of 3

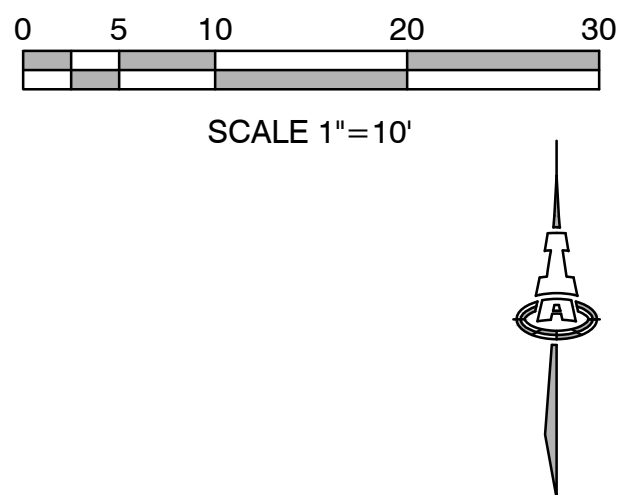
Design Review Committee		City Engineer Approval		Last Design Update	Mo. / Day / Yr.	Mo. / Day / Yr.
City Project No.		Zone Map No.	Dwg.	Sheet	of	
707694		K-21	CG-102	6	19	

FINAL FOR CONSTRUCTION

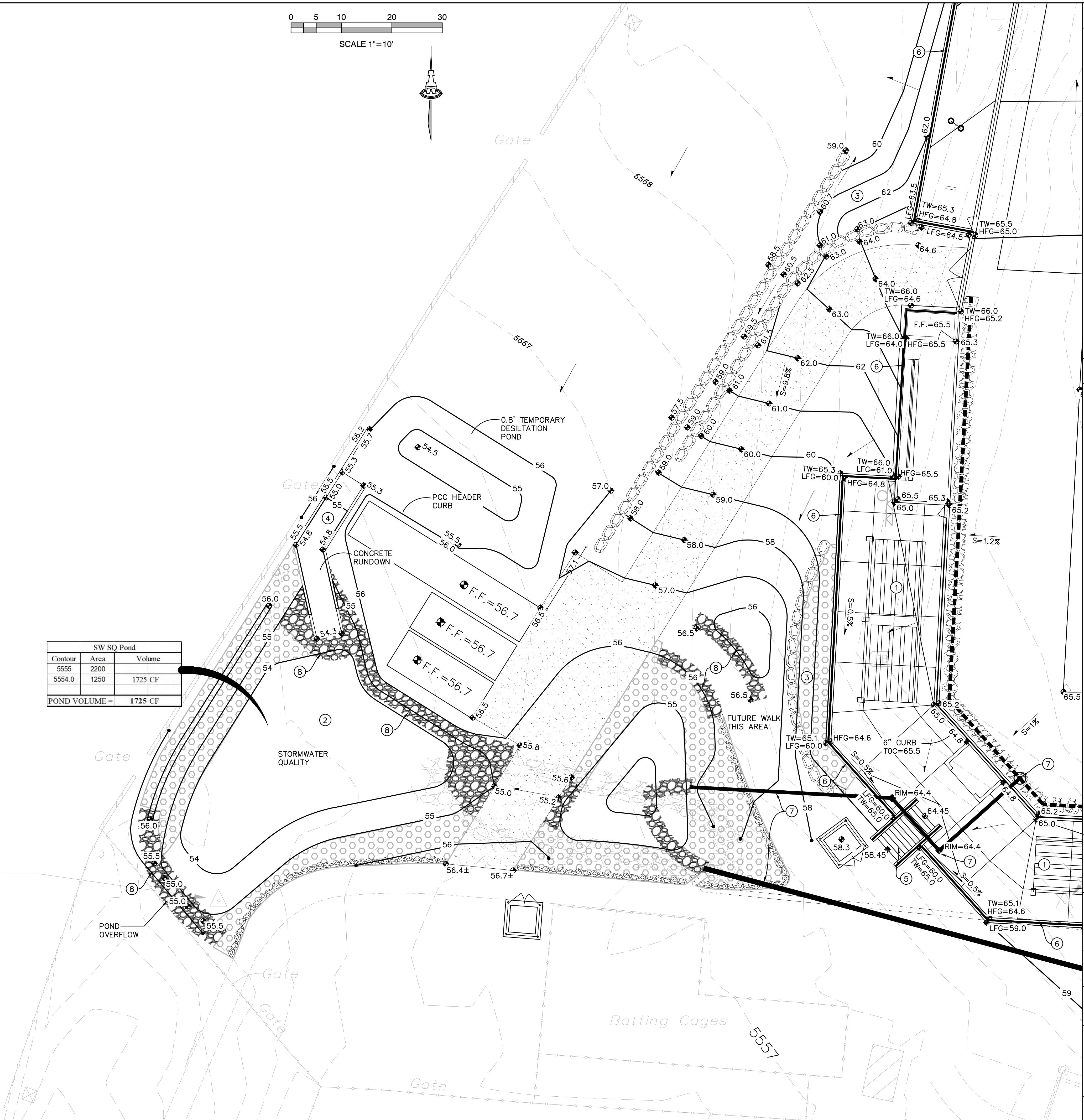
MILE HIGH LITTLE LEAGUE IMPROVMENTS

PROJECT #707694
JULY 24, 2020

RECORD DRAWINGS



SW SQ Pond		
Contour	Area	Volume
5555	2200	1725 CF
5554.0	1250	1725 CF
POND VOLUME =		1725 CF



KEYED NOTES

THE FOLLOWING KEYED NOTES ARE REFERENCED ON SHEETS CG-101 THROUGH CG-103. NOT ALL NOTES ARE USED ON EACH SHEET.

1. CONSTRUCT ADA COMPLIANT CONCRETE AT ELEVATIONS SHOWN (5% MAX. SLOPE, 2% MAX. CROSS-SLOPE).

2. CONSTRUCT STORMWATER QUALITY RETENTION, POND TO ELEVATIONS AND VOLUMES SHOWN. INSTALL ROCK EDGE PROTECTION.

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LEGEND

HFG

FINISH GRADE — HIGH SIDE

LFG

FINISH GRADE — LOW SIDE

TW

TOP OF RETAINING WALL

EXISTING CONTOUR

PROPOSED 1' CONTOUR

PROPOSED 0.1' CONTOUR

78.3

PROPOSED SPOT ELEVATION

→

FLOW ARROW

EROSION CONTROL

AS BUILT INFORMATION

CONTRACTOR

WORK STARTED BY

DATE

INSPECTION ACCEPTANCE BY

DATE

FIELD CATION BY

DATE

DRAWINGS CORRECTED BY

DATE

MICRO-FILM INFORMATION

RECORDED BY

NO.

BENCH MARKS

SURVEY INFORMATION

FIELD NOTES

NO.

BY

DATE

ENGINEERS SEAL

FRED C. ARFMAN

NEW MEXICO

7322

09-50-20

NO.

DATE

REMARKS

BY

DESIGNED BY

DATE

DRAWN BY

DATE

CHECKED BY

DATE

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CITY OF ALBUQUERQUE

PARKS AND RECREATION DEPARTMENT

TITLE:

MILE HIGH LITTLE LEAGUE IMPROVEMENTS

Grading & Drainage Plan 3 Of 3

Design Review Committee

City Engineer Approval

Last Design Update

Mo. / Day / Yr.

Mo. / Day / Yr.

City Project No.

707694

Zone Map No.

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CG-103

Sheet

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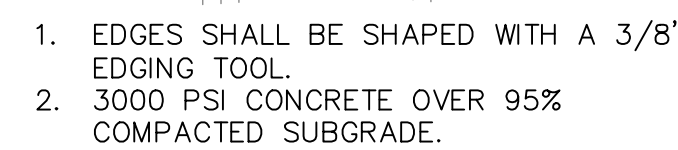
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PROJECT #707694

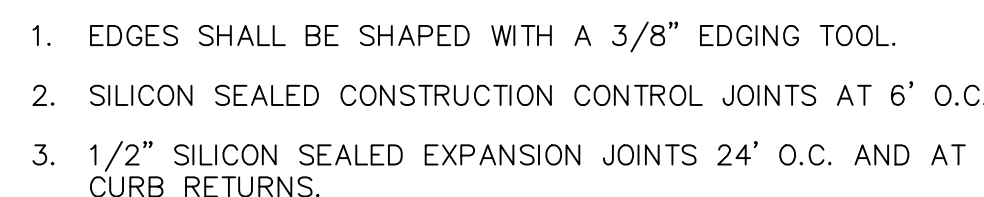
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MILE HIGH LITTLE LEAGUE IMPROVEMENTS

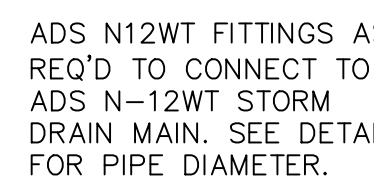
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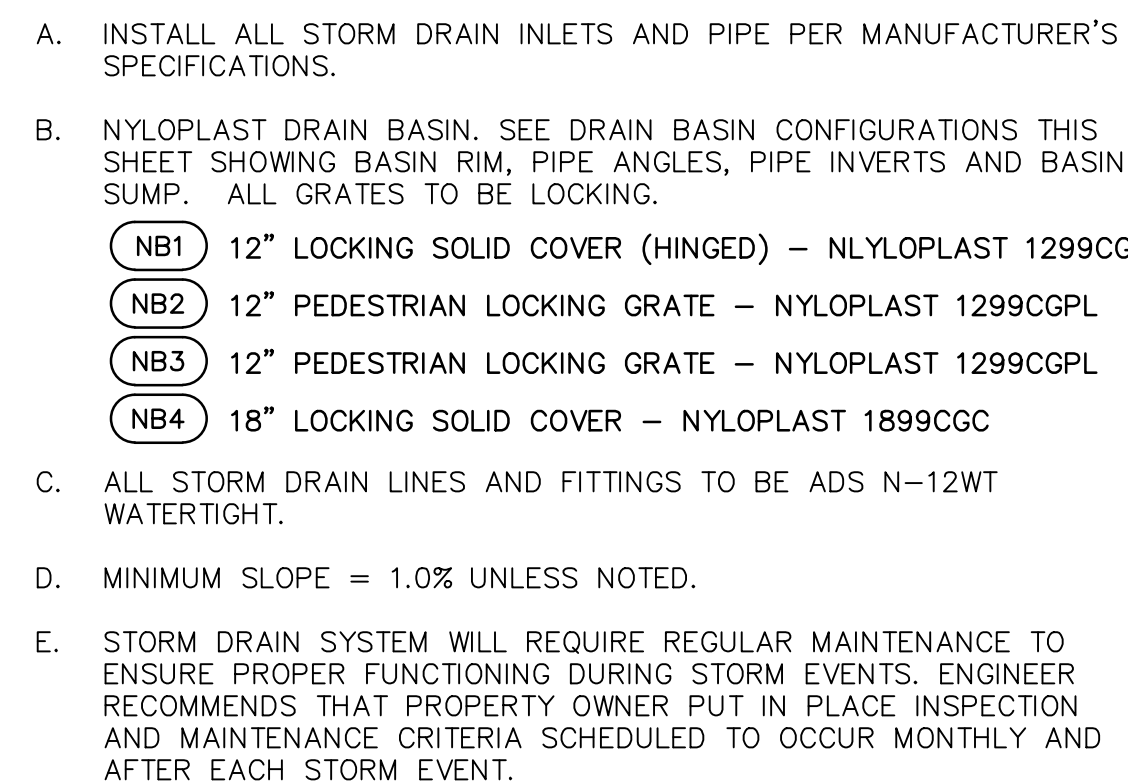
CONSTRUCT AT STORM DRAIN DISCHARGE TO POND SCALE: N.T.S.



SCALE: N.T.S.



SCALE: N.T.S.



SCALE: N.T.S



RECORD DRAWINGS	PROJECT #707694	MILE HIGH LITTLE LEAGUE	FINAL FOR CONSTRUCTION
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