

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

April 27, 2020

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

**RE: CARE Detox Addition & Renovation
5901 Zuni Rd. SE
Grading and Drainage Plan
Engineer's Stamp Date: 04/22/20
Hydrology File: K18D017**

Dear Mr. Arfman:

PO Box 1293

Based upon the information provided in your submittal received 04/23/2020, the Grading & Drainage Plan is approved for Building 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

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

www.cabq.gov

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

Sincerely,

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



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

Project Title: CARE Detox Addition & Renovation Building Permit #: _____ Hydrology File #: K18
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: Lot 6A, Tijeras Place Improvement Co Inc (NSL) Assessment
City Address: 5901 Zuni Road SE - Albuquerque, NM 87108

Applicant: Isaacson & Arfman, Inc. Contact: Fred C. Arfman
Bryan J. Bobrick
Address: 128 Monroe Street NE - Albuquerque, NM 87108
Phone#: (505) 268-8828 Fax#: _____ E-mail: freda@iacivil.com
bryanb@iacivil.com
Owner: County of Bernalillo Contact: _____
Address: 1 Civic Plaza NW - Albuquerque, NM 87102
Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL: _____ PLAT (____ # OF LOTS) _____ RESIDENCE _____ DRB SITE ☒ ADMIN SITE

IS THIS A RESUBMITTAL?: _____ Yes ☒ No

DEPARTMENT: _____ TRAFFIC/ TRANSPORTATION ☒ HYDROLOGY/ DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

____ ENGINEER/ARCHITECT CERTIFICATION
____ PAD CERTIFICATION
____ CONCEPTUAL G & D PLAN
☒ GRADING PLAN
____ DRAINAGE MASTER PLAN
____ DRAINAGE REPORT
____ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
____ ELEVATION CERTIFICATE
____ CLOMR/LOMR
____ TRAFFIC CIRCULATION LAYOUT (TCL)
____ TRAFFIC IMPACT STUDY (TIS)
____ 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) _____

DATE SUBMITTED: April 22, 2020 By: Fred C. Arfman

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



DEVELOPMENT REVIEW SECTION SUBMITTAL

BERNALILLO COUNTY
PUBLIC WORKS DIVISION
Permit Section
2400 Broadway SE
Albuquerque, NM 87102
505-848-1500

- ☒ New Submittal
☐ Re-Submittal
☐ Final Sign-off

Date: April 22, 2020

Case No: _____

Owner:

Owner: County of Bernalillo	Phone: _____
Mailing Address: 1 Civic Plaza NE	City and ZIP: Albuquerque, NM 87102

Agent:

Agent/Contractor: Isaacson & Arfman, Inc.	Phone: (505) 268-8828
Mailing Address: 128 Monroe Street NE	City and ZIP: Albuquerque, NM 87108
State License No. _____	Exp. Date: _____
Volume: _____	Class: _____
Architect/Engineer: Fred C. Arfman	License No. 7322
Phone: (505) 268-8828	
EMAIL: freda@iacivil.com	

Site Information:

Site Address Directions: 5901 Zuni Road SE (on Zuni Rd SE between Valencia Drive SE and San Pedro Drive SE)
Lot Size: _____
Zone Atlas Page: K-18
Legal Description: Lot 6A, Tijeras Place Improvement Co Inc (NSL) Assessment
Existing Building(s) and use: _____
Proposed Building(s): _____
UPC No. 1 0 1 8 0 5 7 1 9 1 0 2 5 3 1 3 0 4

Type of Submittal

- | | | |
|---|--|---|
| <input type="checkbox"/> Building Permit (BRBP)
<input type="checkbox"/> Minor Subdivision (SRP)
<input type="checkbox"/> Major Subdivision (SC)
<input type="checkbox"/> Traffic Scoping Report/Traffic Impact Analysis (PWTR)
<input type="checkbox"/> Construction Drawings (PWCO)
<input type="checkbox"/> Infrastructure List/Engineer's Cost Estimate
<input checked="" type="checkbox"/> Grading and Drainage Plan (PWDN)
<input type="checkbox"/> As-Built Grading and Drainage Plan/Engineer's Certification
<input type="checkbox"/> As-Built Construction Drawings
<input type="checkbox"/> Re-plat | <input type="checkbox"/> 15% Drainage Waiver Document (East Mountain Area)
<input type="checkbox"/> Storm Water Pollution Prevention Plan (PWSW)
<input type="checkbox"/> Excavation Permit (PWEP)
<input type="checkbox"/> Design Review Fee (PWMP)
<input type="checkbox"/> Access Permit (PWMP)
<input type="checkbox"/> Grading Permit (PWMP)
<input type="checkbox"/> Paving Fee (PWMP)
<input type="checkbox"/> Sidewalk Permit (PWMP)
<input type="checkbox"/> Curb and Gutter Permit (PWEP)
<input type="checkbox"/> Curb Cut Permit (PWEP) | <input type="checkbox"/> Road Maintenance Statement Document
<input type="checkbox"/> Recorded Drainage Covenant Document
<input type="checkbox"/> Recorded Drainage Easement Document
<input type="checkbox"/> Elevation Certificate Document
<input type="checkbox"/> NMDOT Access Document
<input type="checkbox"/> Special Use Permit (ZCSU)
<input type="checkbox"/> Barricading Permit (TRBA)
<input type="checkbox"/> Copies of Recorded Plat
<input type="checkbox"/> Site Plan
<input type="checkbox"/> Inspection
<input type="checkbox"/> Waiver Lot Application
<input type="checkbox"/> Variance Request review by the Development Review Section |
|---|--|---|

All Grading & Drainage submittals must include a PDF copy in addition to hard copy in order to be accepted for review

PDF version attached: _____ Disc or e-mail: _____

The issuance of a permit or a review or approval of plan specification, computation, and shop drawings, shall not be interpreted to be a permit for or an approval of any variance or violation of the provisions of any County or State Codes, ordinances, standards or policies. Nor shall such issuance of a permit or approval of plans, specification, computations, and shop drawing prevent any authorized COUNTY representative or COUNTY inspector form thereafter requiring the correction of errors in said plans, specification, computations, or shop drawings or from stopping construction operations which are being carried on there under when in violation of any COUNTY or STATE codes, ordinances, standards, or policies.

☐ OWNER ☒ AGENT ☐ CONTRACTOR

Signature: Fred C. Arfman
Isaacson & Arfman, PA

Date: April 22, 2020

BERNALILLO COUNTY USE ONLY

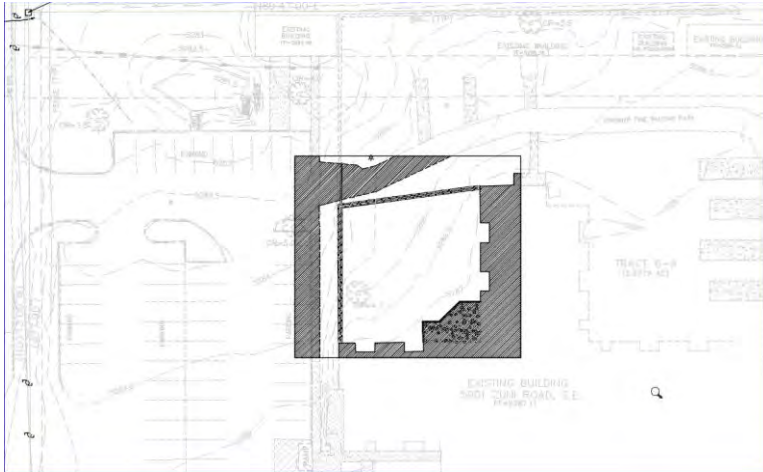
C/R's	Total Fee	
	Receipt No.	
	Received By:	

PROJECT AREA:

Total = 11044 SF

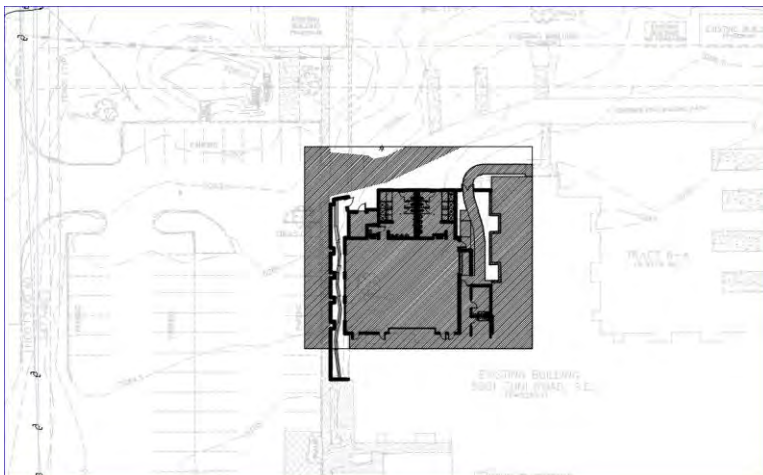
Existing impervious (land treatment 'd') = 4467 sf

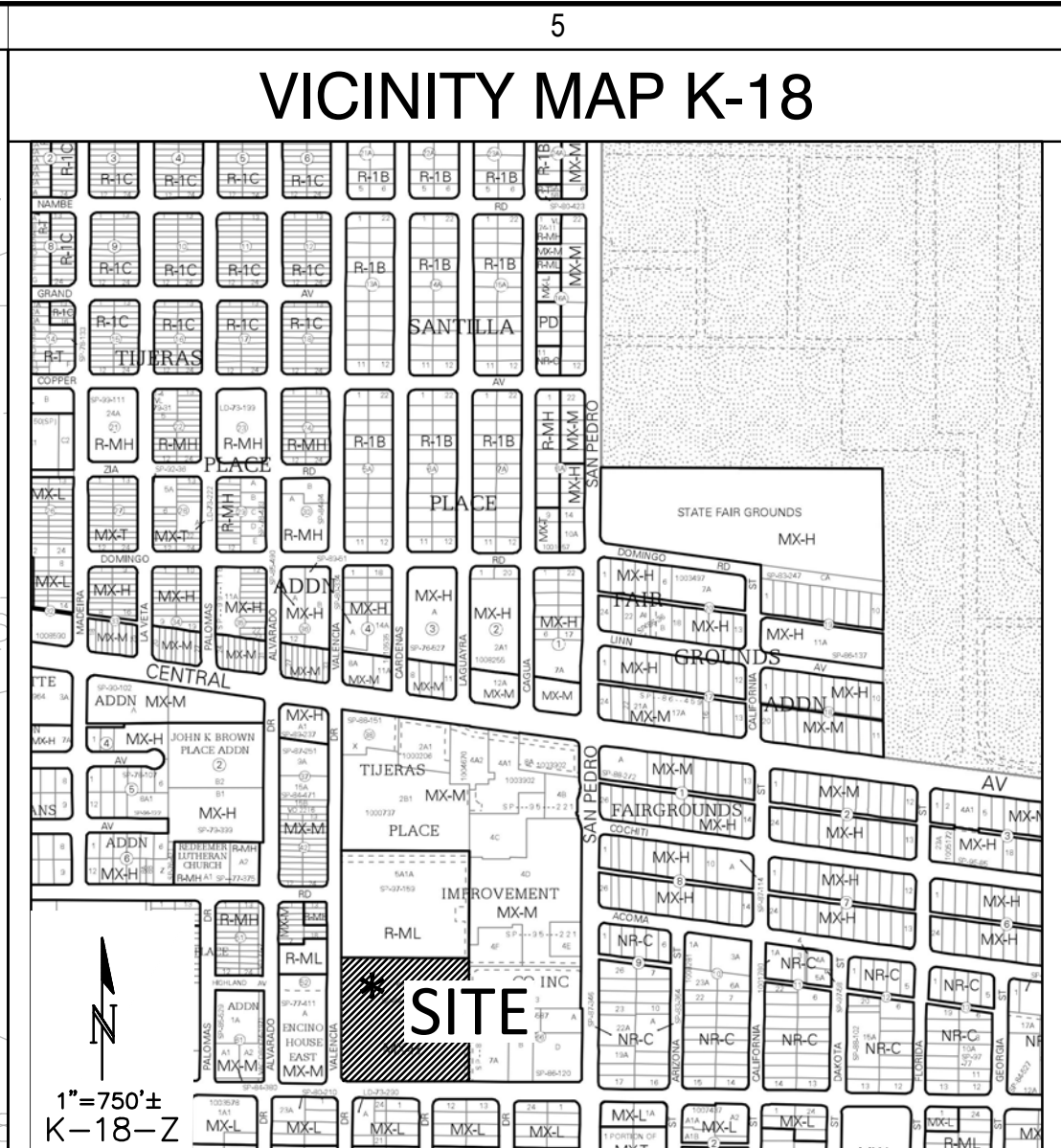
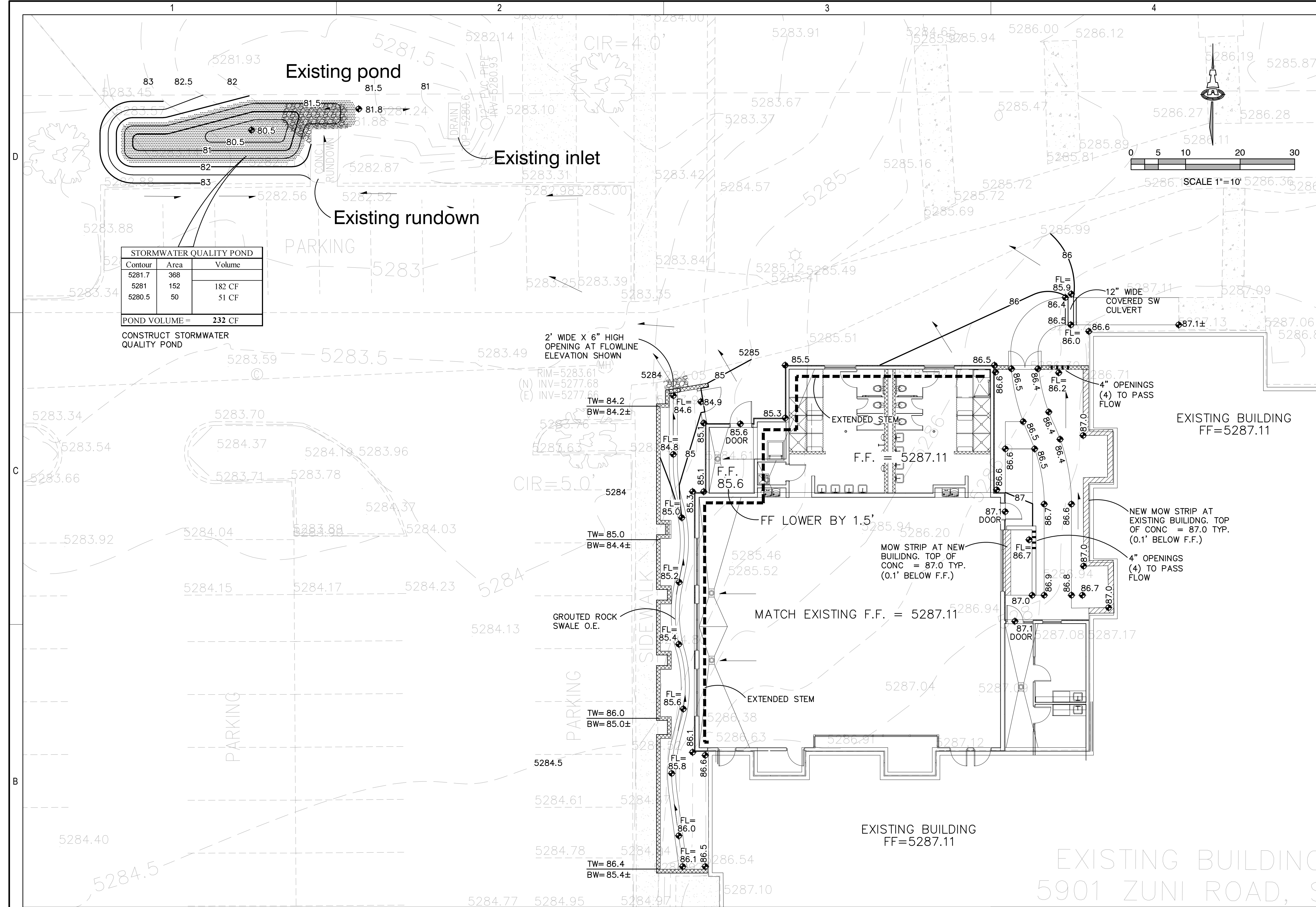
Existing landscape (land treatment 'c') = 6577 sf



Proposed impervious (land treatment 'd') = 8992 sf

Proposed landscape (land treatment 'c') = 2,052 sf





PROJECT INFORMATION

PROPERTY: THE SITE IS A FULLY DEVELOPED PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP K-18. THE SITE IS BOUND TO THE EAST BY PAVED PARKING, TO THE WEST BY VALENCIA DR. SE, TO THE NORTH BY MULTIFAMILY APARTMENT COMPLEX AND TO THE SOUTH BY ZUNI ROAD SE.

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE A 3,500± SF BUILDING ADDITION WITH ASSOCIATED SITE IMPROVEMENTS AND LANDSCAPING. THE EXISTING BUILDING WILL REPLACE A FULLY DEVELOPED COURTYARD WITH CONCRETE PAVEMENT AND LANDSCAPING.

LEGAL: LOT 6A, TIJERAS PLACE IMPROVEMENT SUBDIVISION, CITY OF ALBUQUERQUE.

ADDRESS: 5901 ZUNI RD SE, ALBUQUERQUE, NM 87108

OWNER: BERNALILLO COUNTY

BENCHMARK: "ACS 17-K19 1990" ELEVATION=5344.35', (NAVD 1988)

OFF-SITE: NO OFF-SITE DRAINAGE AFFECTS THIS PROPOSED DEVELOPMENT.

FLOOD HAZARD: PER FEMA FLOOD HAZARD FIRM MAP #35001C0354H, EFFECTIVE DATE 08/16/2012 THE SITE IS LOCATED WITHIN FLOODZONE 'X' DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN. THE ADJACENT ROAD, ZUNI BLVD. IS ENCLUMBERED BY A ZONE A FLOODZONE BUT THE AREA TO BE DEVELOPED IS NOT IMPACTED BY THIS FLOODZONE.

DRAINAGE PLAN CONCEPT:

THE MAJORITY OF THE SITE DRAINS DIRECTLY TO AN EXISTING PUBLIC STORM DRAIN LINE RUNNING WITHIN AN EASEMENT ACROSS THE NORTH SIDE OF THE SITE. THE PROPOSED IMPROVEMENTS WILL INCREASE THE SITE DISCHARGE BY LESS THAN 0.1 CFS. FLOW FROM THE PROPOSED BUILDING WILL SURFACE FLOW TO AN EXISTING STORMWATER COLLECTION POND TO THE NORTHEAST. A STORMWATER QUALITY POND VOLUME WILL BE PROVIDED FOR THE REDEVELOPED AREA AS REQUIRED.

CALCULATIONS: 2344 C.A.R.E. Detox Addition : April 21, 2020

Based on Drainage Design Criteria for City of Albuquerque
Section 22.2, DPM, Vol 2, dated Jan., 1993

100-YEAR, 6-HOUR STORM

SITE DEVELOP 11044 SF = 0.25 ACRE

HISTORIC FLOWS:

	SF	%
Area A	0	0%
Area B	0	0%
Area C	4467	40%
Area D	6577	60%
Total	11044	100%

DEVELOPED FLOWS:

	SF	%	EXCESS PRECIP:
Area A	0	0%	Precip. Zone 3
Area B	0	0%	EA = 0.66
Area C	2052	19%	EB = 0.92
Area D	8992	81%	EC = 1.29
Total	11044	100%	ED = 2.36

On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)
Weighted E = $\frac{E_A A_A + E_B A_B + E_C A_C + E_D A_D}{A_A + A_B + A_C + A_D}$

Hist. E = 1.93 in. Dev. E = 2.16 in.

On-Site Volume of Runoff: $V_{360} = E^* A / 12$

Hist. $V_{360} = 1774$ CF Dev. $V_{360} = 1989$ 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 Zo 3

$Q_{pA} = 1.87$	$Q_{pC} = 3.45$
$Q_{pB} = 2.60$	$Q_{pD} = 5.02$

Hist. $Q_p = 1.11$ CFS Dev. $Q_p = 1.20$ CFS

STORMWATER QUALITY

STORMWATER QUALITY CONTROL MEASURES ARE REQUIRED. COA HYDROLOGY CURRENTLY HAS CATEGORIES RELATING TO STORMWATER QUALITY VOLUME REQUIREMENTS:

EXISTING CONSTRUCTION: EXISTING IMPERVIOUS AREA TO REMAIN IS EXCEMPT.

REDEVELOPMENT: EXISTING IMPERVIOUS AREA THAT IS BEING REDEVELOPED (REMOVED/REPLACED) IS SUBJECT TO A REDUCED RATE OF 0.26"/SF.

BECAUSE THIS PROPERTY WAS PREVIOUSLY FULLY DEVELOPED, THE REQUIRED FIRST FLUSH RETENTION VOLUME = 0.26" * TYPE 'D' AREA: 0.26/12 * (7,010 SF) = 152 CF.

A DRAINAGE COVENANT MAY BE REQUIRED FOR THE STORMWATER QUALITY FIRST FLUSH PONDS.

LEGEND

— 5284 — EXISTING CONTOUR
5283.21 EXISTING SPOT ELEVATION
— 85 — PROPOSED 1.0' CONTOUR
◆ 83.5 PROPOSED SPOT ELEVATION
→ FLOW DIRECTION
FF = 5287.11 FINISH FLOOR ELEVATION

STUDIO SW
ARCHITECTS

2101 Mountain Road NW Suite B | Albuquerque NM 87104
505-843-9639 | www.studioswarch.com

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CONSULTANTS

Isaacson & Arfman, Inc.
Civil Engineering Consultants

128 Monroe Street NE
Albuquerque, NM 87108
505-268-8828 | www.iacivil.com

Architect

Engineer

CARE Detox Addition and Renovation

5901 Zuni RD SE
ABQ, NM 87108

Key Plan

NTS

No	Date	Description
Revision Schedule		
ISSUE:	100% CD	
PROJECT NUMBER:	IA #2344	
FILE:		
DRAWN BY:	BJB	
CHECKED BY:	FCA	
DATE:	April 21, 2020	

SHEET TITLE

GRADING & DRAINAGE PLAN

CG-101