

# CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



August 28, 2015

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

Richard J. Berry, Mayor

**RE: South Los Altos Children's Park  
Grading & Drainage Plans  
Engineer's Stamp Date 8-04-2015 (File: K20D062)**

Dear Mr. Arfman:

Based upon the information provided in your submittal received 8-6-15, the above referenced plan is approved for Site Plan for Building Permit and platting actions associated with this site.

The platting action associated with this site will require a cross-lot drainage easement to accept offsite flows from the west and north. It is noted that flows from the east do not enter this site.

PO Box 1293


Prior to Grading Permit approval, show the existing storm drain system on the plan.

Albuquerque

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

New Mexico 87103

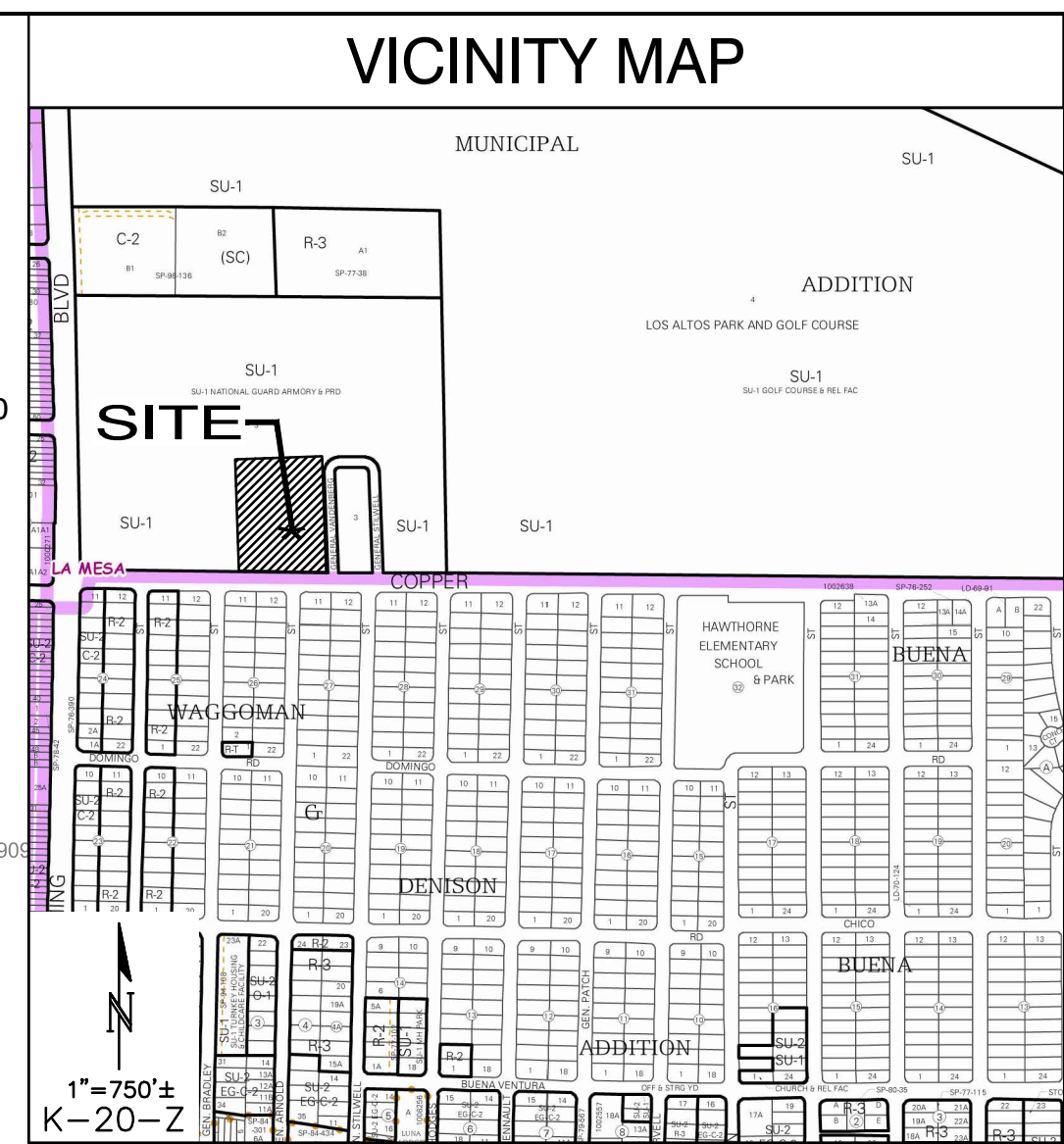
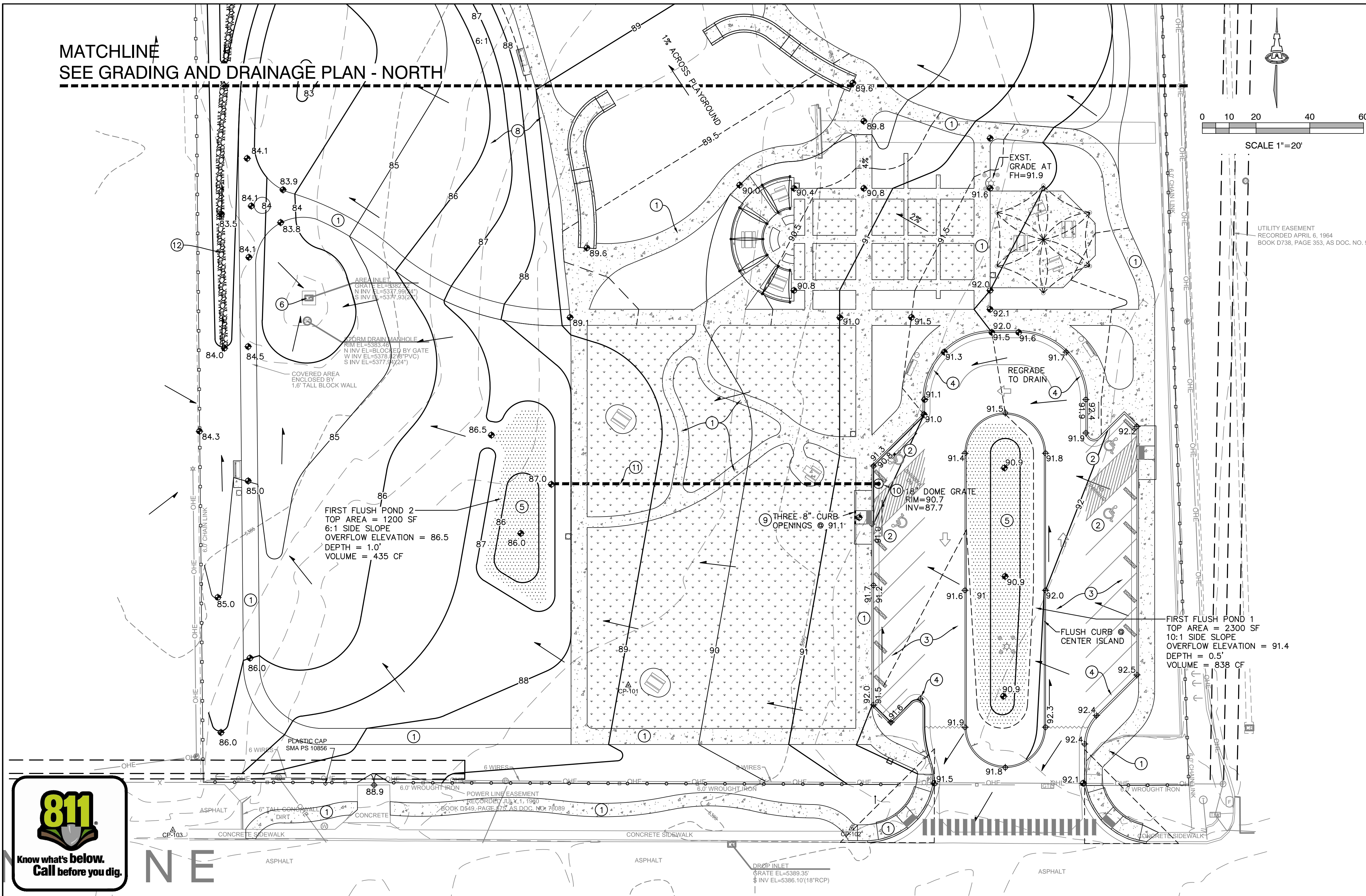
[www.cabq.gov](http://www.cabq.gov)

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

Orig: Drainage file  
c.pdf Addressee via Email



MATCHLINE SEE GRADING AND DRAINAGE PLAN - NORTH



**PROPERTY:** THE SITE IS A PORTION OF A DEVELOPED PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP K-20. THE SITE IS BOUND TO THE EAST BY SINGLE FAMILY RESIDENTIAL, TO THE NORTH AND WEST BY FULLY DEVELOPED GOVERNMENT PROPERTY AND TO THE SOUTH BY COPPER AVE. N.E.

**PROPOSED IMPROVEMENTS:** THE PROPOSED IMPROVEMENTS INCLUDE REMOVING ASPHALT AND BASE COURSE PAVED AREAS AND REPLACING WITH A CITY PARK WITH PLAYGROUND(S), GRASS FIELDS, ADJ COMPLIANT PEDESTRIAN PATHS, ETC.

**LEGAL:** A PORTION OF TRACT 3 IN SECTION 20, T. 10 N., R. 4 E., N.M.P.M., COUNTY OF BERNALILLO, CITY OF ALBUQUERQUE.

**BENCHMARK:** A 3 1/4 INCH ALUMINUM DISC STAMPED "14-C20 1990" SET FLUSH WITH THE TOP OF THE CURB. NAVD 88.  
N: 1485201.9420  
E: 1551107.3220  
ELEVATION = 5381.929'

**SURVEYOR:**  
WILSON & COMPANY  
4900 LANG AVENUE N.E.  
ALBUQUERQUE, NM 87109


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

FLOOD HAZARD: PER BERNALILLO COUNTY FIRM MAP NUMBER 35001C0358H, EFFECTIVE ON 08/16/2012, THE SITE IS LOCATED WITHIN FLOODZONE "X" DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

DRAINAGE PLAN CONCEPT: OVERALL PROPERTY RUNOFF WILL CONTINUE TO DRAIN TO THE WEST TO ENTER THE EXISTING ON-SITE STORM DRAIN SYSTEM WHICH DISCHARGES TO THE COPPER AVE. STORM DRAIN MAIN. THE ADDITION OF STORMWATER RETENTION / FIRST FLUSH BASINS AND WATER HARVESTING AS WELL AS THE REMOVAL OF ASPHALT AND BASE COURSE PAVED AREAS WILL REDUCE THE OVERALL DISCHARGE FROM THE PROPERTY.

FLOW FROM THE EXISTING PARKING AREAS NORTH AND WEST OF THIS PROPERTY WILL CONTINUE TO DRAIN THROUGH THE PARK AREA TO THE EXISTING STORM DRAIN INLETS.

## LEGEND

— — — — —	EXISTING CONTOUR (1' INCREMENTS)
	FLOW DIRECTION
————— 90 —————	PROPOSED CONTOUR (1' INCREMENTS)
- - - - - 91.5 - - - - -	PROPOSED 0.5' CONTOUR
<del>91.5 92 92.5 93 93.5 94</del>	PROPOSED EROSION CONTROL
<del>94 94.5 95 95.5 96 96.5 97</del>	PROPOSED STORM DRAIN

**MRWM**  
LANDSCAPE ARCHITECTS  
Morrow Reardon Wilkinson Miller, Ltd.  
mrwmla.com 505 268 2266


 CITY OF ALBUQUERQUE  
 STRATEGIC PLANNING AND  
 PARKS AND RECREATION DEPARTMENT

SOUTH LOS ALTOS CHILDREN'S  
GRADING AND DRAINAGE PLAN

P.A.	Design Review Committee	City Engineer Approval	Update

Last Design

City Project No.	613592	Zone Map No.	K-20
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<b>AS-BUILT INFORMATION</b>	
CONTRACTOR	
WORK	DATE
STARTED BY	DATE
INSPECTOR'S	
RECEIVED BY	DATE
FIELD	DATE
VERIFICATION BY	DATE
DRAWINGS	
CORRECTED BY	
<b>MICRO-FILM INFORMATION</b>	
RECORDED BY	DATE
NO.	

<i>BENCH MARKS</i>	
A	3 1/4 INCH ALUMINUM DISC STAMPED "14-K20 1990"
	SET FLUSH WITH THE TOP OF THE CURB. NAVD 88.
	N:1485201.9420 E:151107.3220
	ELEVATION = 5381.929'

[illegible][illegible]

1	5/22/15	EF		
2	8/4/15	DF		
NO.	DATE			

DESIGN  
PARTMENT

S PARK  
— SOUTH

Mo./Day/Yr.	Mo./Day/Yr.


Sheet	3	Of	4
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<p align="center"><b>CALCULATIONS: Los Altos Childrens Park - July 31, 2015</b></p>										
<p>Based on Drainage Design Criteria for City of Albuquerque Section 22.2, DPM, Vol 2, dated Jan., 1993</p>										
<p align="center"><b>ON-SITE</b></p>										
AREA OF SITE:		189655		SF		=		4.4		
<p align="center">100-year, 6-hour</p>										
<b>HISTORIC FLOWS:</b>				<b>DEVELOPED FLOWS:</b>				<b>EXCESS PRECIP:</b>		
	Treatment	SF	%		Treatment	SF	%	Precip. Zone	3	
Area A =	0	0%		Area A =	0	0%		E <sub>A</sub> =	0.66	
Area B =	18965.5	10%		Area B =	75862	40%		E <sub>B</sub> =	0.92	
Area C =	94827.5	50%		Area C =	79655	42%		E <sub>C</sub> =	1.29	
Area D =	75862	40%		Area D =	34138	18%		E <sub>D</sub> =	2.36	
Total Area =	189655	100%		Total Area =	189655	100%				
<p>On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)</p>										
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 =	1.68 in.	Developed E =		1.33 in.						
<p>On-Site Volume of Runoff: V<sub>360</sub> = E*A / 12</p>										
Historic V <sub>360</sub> =	26568	CF	Developed V <sub>360</sub> =		21093					CF
<p>On-Site Peak Discharge Rate: Q<sub>p</sub> = Q<sub>pa</sub>A<sub>A</sub> + Q<sub>pb</sub>A<sub>B</sub> + Q<sub>pc</sub>A<sub>C</sub> + Q<sub>pd</sub>A<sub>D</sub> / 43.560</p>										
<p>For Precipitation Zone 3</p>										
Q <sub>pa</sub> =	1.87	Q <sub>pc</sub> =		3.45						
Q <sub>pb</sub> =	2.60	Q <sub>pd</sub> =		5.02						
Historic Q <sub>p</sub> =	17.4	CFS	Developed Q <sub>p</sub> =		14.8					CFS

<div> <div></div> <div> <div></div> <div></div> </div> </div> <h1 style="text-align: center;">CALCULATIONS</h1>			
DESCRIPTION		OVERALL SITE - DEVELOPED CONDITIONS	
Area of basin flows =	189655 SF	=	4.4 Ac.
The following calculations are based on Treatment areas as shown in table to the right			
		LAND TREATMENT	
Sub-basin Weighted Excess Precipitation (see formula above)		A =	0%
Weighted E =	1.33 in.	B =	42%
Sub-basin Volume of Runoff (see formula above)		C =	40%
V <sub>600</sub> =	20976 CF	D =	18%
Sub-basin Peak Discharge Rate: (see formula above)		FIRST FLUSH VOL.	
Q <sub>p</sub> =	14.7 cfs		967 CF

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 ESTIMATED PONDING VOLUME REQUIRED IS 0.34" \* TYPE 'D' AREA: = 967 CF.  
 TOTAL PONDING PROVIDED WITHIN FIRST FLUSH PONDS 1 AND 2 = 1273 CF.

DISCHARGE FROM IMPERVIOUS AREAS WILL BE DIRECTED TO RETENTION PONDS LOCATED WITHIN THE LANDSCAPE AREAS. OVERFLOW WILL BE ROUTED TO THE ON-STORM DRAIN LINE.

**KEYED NOTES**

THESE KEYED NOTES ARE FOR USE ON GRADING AND DRAINAGE PLANS CG-101 AND CG-102 (NORTH AND SOUTH)

1. NEW WALK. ALL WALKS TO BE ADA ACCESSIBLE (5% MAX SLOPE, 2% MAX CROSS-SLOPE).
2. SLOPES WITHIN HANDICAP PARKING AREA(S) TO MEET ADA REQUIREMENTS. MAX. SLOPE = 2% IN ANY DIRECTION.
3. EXISTING ASPHALT PAVED PARKING.
4. NEW CONCRETE CURB.
5. NEW SHALLOW FIRST FLUSH RETENTION POND.
6. EXISTING STORM DRAIN INLET.
7. DEPRESS NEW LANDSCAPING.
8. GRADE TRANSITION SLOPES TO ACHIEVE GRADE DIFFERENCES SHOWN. MAXIMUM SLOPE = 6:1 UNLESS NOTED.
9. PROVIDE THREE 8" WIDE OPENING IN CURB.
10. NEW 18" DOMED INLET.
11. NEW 12" DIA. STORM DRAIN.
12. NEW 3' WIDE X 6" DEPRESSED FRACTURED FACE ROCK DRAINAGE SWALES.



**ISAACSON & ARFMAN, P.A.**  
*Consulting Engineering Associates*  
 128 Monroe Street N.E.  
 Albuquerque, New Mexico 87108  
 Ph. 505-268-8828 [www.iacivil.com](http://www.iacivil.com)

2122 CG-101 EPC.dwg Aug 04,2015





**MATCHLINE**  
**SEE GRADING AND DRAINAGE PLAN - SOUTH**

### GENERAL NOTES

- A. ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL REPORT. WHERE APPLICABLE, CITY OF ALBUQUERQUE AND NMDOT STANDARDS APPLY.
- B. THE CONTRACTOR SHALL ABIDE BY ALL STATE, LOCAL, AND FEDERAL LAWS, CODES, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA AND ADA REQUIREMENTS.
- C. ALL SUBGRADE, OVEREXCAVATION, BACKFILL, AND FILL SHALL BE PLACED AND / OR COMPACTED PER THE GEOTECHNICAL REPORT AND CITY OF ALBUQUERQUE SPECIFICATIONS.
- D. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION, OR PRIOR TO OCCUPANCY, AS APPROPRIATE. IF PERMITS ARE DELAYED OR ISSUED WITH CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ARCHITECT IMMEDIATELY.
- E. COORDINATE WORK WITH SITE PLAN, UTILITY PLAN, DEMOLITION PLAN, AND LANDSCAPE PLAN.
- F. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING OBSTRUCTIONS, AND CONDITION OF ALL EXISTING INFRASTRUCTURE PRIOR TO CONSTRUCTION. REPORT ALL DISCREPANCIES TO THE ARCHITECT / ENGINEER AND VERIFY THE ARCHITECT / ENGINEER'S INTENT BEFORE PROCEEDING.
- G. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE SAFETY.
- H. THE CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS ON SITE AT ALL TIMES.
- I. CONTRACTOR SHALL OBTAIN ALL REQUIRED INSPECTIONS OF THE WORK.
- J. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT STRUCTURES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE. CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
- K. CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS. EQUIPMENT SHALL ONLY OBSTRUCT DESIGNATED TRAFFIC LANES IF APPROPRIATE BARRICADING PERMITS HAVE BEEN OBTAINED. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL IN THE RIGHT-OF-WAY.
- L. THE CONTRACTOR SHALL PROVIDE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN THAT CONFORMS TO THE LATEST EDITION OF THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) AND LOCAL REQUIREMENTS. THE CONTRACTOR SHALL OBTAIN BARRICADING PERMITS FROM THE APPROPRIATE AUTHORITIES PRIOR TO ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.
- M. THE CONTRACTOR SHALL MAINTAIN ALL BARRICADING AND CONSTRUCTION SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.
- N. PAVEMENT GRADES IN MARKED HANDICAPPED PARKING AREAS SHALL NOT EXCEED 2.0% IN ANY DIRECTION. FOR ALL ACCESSIBLE ROUTES, MAXIMUM ALLOWABLE CROSS SLOPE IS 2.0% AND MAXIMUM LONGITUDINAL SLOPE WITHOUT RAMP IS 5.0%. FOLLOW ALL ADA ACCESSIBILITY GUIDELINES OR CITY CODES, WHICHEVER IS MORE STRINGENT.
- O. ALL TRASH, DEBRIS, & SURFACE VEGETATION SHALL BE CLEARED AND LEGALLY DISPOSED OF OFFSITE.
- P. PROPOSED SPOT AND CONTOUR ELEVATIONS SHOWN REPRESENT TOP OF FINISH MATERIAL (I.E. TOP OF CONCRETE, TOP OF CONCRETE BUILDING PAD, TOP OF PAVEMENT MATERIAL, TOP OF LANDSCAPING MATERIAL, ETC.). CONTRACTOR SHALL GRADE, COMPACT SUBGRADE, AND DETERMINE EARTHWORK ESTIMATES BASED ON ELEVATIONS SHOWN MINUS FINISH MATERIAL THICKNESSES.
- Q. IF FIELD GRADE ADJUSTMENTS ARE REQUIRED, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT.
- R. MAXIMUM SLOPES SHALL BE 4:1.
- S. EXISTING UTILITY LINES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND MAY BE INCOMPLETE OR OBSOLETE. SUCH LINES MAY OR MAY NOT EXIST WHERE SHOWN OR NOT SHOWN. CONTRACTOR SHALL CONTACT NM-811 FOR UTILITY LINE SPOTS TWO WORKING DAYS PRIOR TO CONDUCTING SITE FIELD WORK. CONTRACTOR SHALL FIELD VERIFY AND LOCATE ALL UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF NECESSARY DRY UTILITY ADJUSTMENTS.
- T. SOIL TESTING AND INSPECTION SERVICES DURING EARTHWORK OPERATIONS ARE REQUIRED. CONTRACTOR SHALL ALLOW TESTING LABS TO INSPECT AND APPROVE COMPACTED SUBGRADES, BACKFILL, AND FILL LAYERS BEFORE FURTHER CONSTRUCTION WORK IS DONE. SHOULD COMPACTION TESTS INDICATE INADEQUATE DENSITY, CONTRACTOR SHALL PROVIDE ADDITIONAL COMPACTION AND TESTING AT THE CONTRACTOR'S SOLE EXPENSE.
- U. CONTRACTOR SHALL LOCATE AND PRESERVE ALL BOUNDARY CORNERS AND REPLACE ANY LOST OR DISTURBED CORNERS AT CONTRACTOR'S SOLE EXPENSE. PROPERTY CORNERS SHALL ONLY BE RESET BY A REGISTERED LAND SURVEYOR.
- V. THE ENVIRONMENTAL PROTECTION AGENCY (EPA) AND THE CITY OF ALBUQUERQUE REQUIRE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP), AN NPDES PERMIT, AND AN EROSION AND SEDIMENT CONTROL (ESC) PERMIT FOR PROJECTS WHERE CONSTRUCTION ACTIVITIES MEET THE EPA THRESHOLD. (SWPPP, NPDES PERMIT, AND ESC PLAN BY OTHERS.) A CITY-APPROVED ESC PERMIT MUST BE INCLUDED WITH THE CONTRACTOR'S SUBMITTAL FOR A ROUGH GRADING, GRADING, PAVING, BUILDING, OR WORK ORDER PERMIT.
- W. GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
- X. MEASURES REQUIRED FOR EROSION AND SEDIMENT CONTROL SHALL BE INCIDENTAL TO THE PROJECT COST.
- Y. ALL SITE PREPARATION, GRADING OPERATIONS, FOUNDATION CONSTRUCTION, AND PAVEMENT INSTALLATION WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT, WHICH WILL BE PROVIDED BY THE OWNER OR ARCHITECT. ALL OTHER WORK SHALL, UNLESS OTHERWISE NOTED IN THE PLANS, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATION (FIRST PRIORITY), AND/OR NMDOT STANDARD SPECIFICATIONS FOR PUBLIC WORK (SECOND PRIORITY).
- Z. FIVE WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (811) FOR LOCATION OF EXISTING UTILITIES.
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### KEYED NOTES

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### LEGEND

- EXISTING CONTOUR (1' INCREMENTS)
- FLOW DIRECTION
- PROPOSED CONTOUR (1' INCREMENTS)
- PROPOSED 0.5' CONTOUR
- PROPOSED EROSION CONTROL
- PROPOSED STORM DRAIN

### AS-BUILT INFORMATION

CONTRACTOR	WORKS BY	DATE
INSPECTOR'S	ACCEPTANCE BY	DATE
DRAWINGS BY	VERIFICATION BY	DATE
RECORDED BY	NO.	

### BENCH MARKS

A 3 1/4 INCH ALUMINUM DISC STAMPED "14-K20 1990"
SET FLUSH WITH THE TOP OF THE CURB. NAVD 88.
N:1485201.9420 E:1551107.3220
ELEVATION = 5381.928'

### SURVEY INFORMATION

FIELD NOTES	DATE
BY	
NO.	

### ARCHITECTURAL SEAL

FRED C. ARFMAN  
NEW MEXICO  
7322  
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT  
08-04-15

### REVISIONS

NO.	DATE	REMARKS
1	5/22/15	EPC
2	8/4/15	DRB

### MRWM LANDSCAPE ARCHITECTS

Morrow Reardon Wilkinson Miller, Ltd.  
mrwmla.com 505 268 2266

### CITY OF ALBUQUERQUE

STRATEGIC PLANNING AND DESIGN  
PARKS AND RECREATION DEPARTMENT

### SOUTH LOS ALTOS CHILDREN'S PARK

DRAINAGE AND GRADING PLAN - NORTH

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No.	Zone Map No.	Sheet	Of
613592	K-20	4	4

### ISAACSON & ARFMAN, P.A.

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128 Monroe Street N.E.  
Albuquerque, New Mexico 87108  
Ph. 505-268-8828 www.iacivil.com  
2122 CG-101 EPC.dwg Aug 04/2015



**Harmon Rita T.**

---

**From:** Bryan Bobrick <bryanb@iacivil.com>  
**Sent:** Friday, August 28, 2015 11:36 AM  
**To:** Harmon Rita T.  
**Cc:** 'Fred Arfman'  
**Subject:** Los Altos Children's Park - clarification of drainage from residential units to the east of the proposed park.

Good morning Rita,

Attached with this e-mail are photos of the adjacent property to the east of the proposed South Los Altos Children's Park. The photos show the concrete curb, alley gutter and storm drain inlet on General Vandenburg St.

No stormwater from this pavement drains onto the proposed South Los Altos Children's Park.

Please let me know if you need anything else.

Thanks





**Bryan J. Bobrick**

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128 Monroe St. N.E.  
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