

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

October 25, 2023

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

**RE: San Jacinto Ave Townhomes
12710 San Jacinto Ave. NE
Permanent C.O. – Accepted
Engineer’s Certification Date: 10/09/23
Engineer’s Stamp Date: 09/22/21
Hydrology File: K22D063**

Dear Mr. Arfman:

PO Box 1293

Based on the Certification received 10/10/2023 and site visit on 10/20/2023, this letter serves as a “green tag” from Hydrology Section for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

Albuquerque

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

NM 87103

Sincerely,

www.cabq.gov

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

DRAINAGE CERTIFICATION

I, Genevieve L. Donart, NMPE, of the firm Isaacson & Arfman, P.A., hereby certify that this project has been graded and will drain in substantial compliance with and in accordance with the design intent of the approved plan dated 09/22/2021. The record information edited onto the original design document has been obtained by Lorenzo E. Dominguez, NMPLS #10461. I further certify that I have personally visited the project site on 10/05/2023 and have determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief with the following exception:

- 6" high curbs were added in this area.
- A curb opening was added.

This certification is submitted in support of a request for Certificate of Occupancy.

The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the grading and drainage aspects of this project. Those relying on this record document are advised to obtain independent verification of its accuracy before using it for any other purpose.



Genevieve L. Donart NMPE #15088 Date

Copper Ave. N.E.

SCALE 1"=10'

1"=750'
K-22

PROJECT INFORMATION

PROPERTY: THE SITE IS AN UNDEVELOPED MX-M ZONED PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP K-22. THE SITE IS BOUND TO THE NORTHEAST BY SAN JACINTO AVE. NE, TO THE EAST BY UNDEVELOPED PROPERTY, TO THE WEST BY DEVELOPED RESIDENTIAL, TO THE NORTH BY COPPER AVE. NE AND TO THE SOUTH A PUBLIC ALLEY.

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE RESIDENTIAL TOWNHOME UNITS WITH ASSOCIATED ASPHALT PAVED ACCESS, PARKING, LANDSCAPING.

LEGAL: LOTS 8, 9 AND 10, BLOCK 3, PANORAMA ADDITION, ALBUQUERQUE, NM. TO BE REPLATTED AS LOT 9A WITH THE ADDITION OF VACATED PORTION OF CITY R.O.W.

ADDRESS: 12710 SAN JACINTO AVE. N.E.

BENCHMARK: SURVEY CONTROL MONUMENT "16_K23", ELEVATION = 5747.765 FEET (NAVD 1988)

OFF-SITE FLOW: NO OFF-SITE DRAINAGE AFFECTS THIS PROPERTY.

FLOOD HAZARD: PER BERNALILLO COUNTY FIRM MAP #35001C0359G, EFFECTIVE DATE 9/26/2008, THE SITE IS LOCATED WITHIN FLOODZONE 'X' DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN. THE FULL WIDTH OF COPPER AVE. NE BORDERING THE NORTH EDGE OF THE PROPERTY IS WITHIN FLOODZONE AO (DEPTH 1').

DRAINAGE PLAN CONCEPT: DEVELOPED STORMWATER WILL BE ROUTED SOUTH THROUGH THE PROPERTY, FREE DISCHARGE INTO THE EXISTING ALLEY AND FOLLOW THE HISTORIC FLOWPATH.

KEYED NOTES

1. SIDEWALK(S) AND RAMP(S): TARGET CROSS SLOPE = 1% TO 1.5%. CROSS SLOPE SHALL NOT EXCEED 2%.
2. CONSTRUCTION WITHIN THE R.O.W. INCLUDING ENTRANCE DRIVE, CONCRETE VALLEY GUTTER, PUBLIC SIDEWALK, STREET PAVEMENT, ADA COMPLIANT RAMPS, ETC. TO BE CONSTRUCTED BY PUBLIC WORK ORDER. GRADES WITHIN R/W ARE SHOWN FOR INFORMATION ONLY. NO WORK SHALL BE PERFORMED IN THE PUBLIC ROW WITHOUT AN APPROVED WORK ORDER OR EXCAVATION PERMIT.
3. NEW PAVING AT ELEVATIONS SHOWN.
4. HIGH POINT / GRADE BREAK.
5. 0.5' DESIGN CONTOURS ARE SHOWN DASHED AS NECESSARY TO CLARIFY GRADING CONCEPT. SEE LEGEND FOR ADDITIONAL INFORMATION.
6. 4:1 GRADING ON ADJACENT PROPERTY TO TRANSITION TO EXISTING GRADES.
7. CONCENTRATED ROOF DISCHARGE TO BACK OF UNIT. INSTALL PRECAST SPLASHPAD AT EACH (TYP). EXTEND EROSION PROTECTION TO SPLASHPAD.
8. 18" WIDE (BOTTOM WIDTH) COVERED CONCRETE SIDEWALK CULVERT.
9. 8" THICK X 3" DEPRESSED ANGULAR ROCK SWALE. SEE PLAN FOR SWALE WIDTH. SEE DETAIL ON SHEET CG-501.
10. CONCRETE STEPS TO ACHIEVE REQUIRED GRADE DIFFERENCE. SEE ARCHITECTURAL FOR DETAILS.
11. CONSTRUCT CONCRETE CURB OR GARDEN RETAINING WALL (RETAINING < 12") TO ACCOMMODATE GRADE DIFFERENCE. SEE SECTION ON CG-501. SEE ARCHITECTURAL FOR ADDITIONAL INFORMATION.
12. BUILDING RETAINING/EXTENDED STEMWALL REQUIRED TO ACHIEVE GRADES SHOWN. SEE ARCHITECTURAL / STRUCTURAL PLANS.
13. INSTALL 8" THICK ANGULAR ROCK EROSION PROTECTION. SEE DETAIL SHEET CG-501:
 - 13.1. ALL SLOPES > 3:1;
 - 13.2. 3'X3' AT ENTRANCE AND EXIT TO COVERED SIDEWALK CULVERT;
 - 13.3. DRAINAGE SWALES PER KEYED NOTE #9.

LEGEND

- 5647 --- EXISTING CONTOUR
- 42 --- PROPOSED 1.0' CONTOUR
- 42.5 --- PROPOSED 0.5' CONTOUR
- ◆ 42.4 PROPOSED SPOT ELEVATION
- FLOW DIRECTION
- FF = 5646.40 FINISH FLOOR ELEVATION

STORMWATER QUALITY

FOR NEW DEVELOPMENT SITES, THE CABQ STORMWATER QUALITY VOLUME (SWQV) IS BASED ON THE 90TH PERCENTILE STORM EVENT OR 0.42".

THE IMPERVIOUS AREA FOR THIS PROPERTY IS CALCULATED AS 80% OF TOTAL AREA = 10,542 SF. THE TOTAL REQUIRED S.Q. RETENTION VOLUME = 0.42" * TYPE 'D' AREA: 0.42/12 * 10,542 SF = 369 CF.

PRIOR TO BUILDING PERMIT APPROVAL, A "PAYMENT IN-LIEU FOR S.Q. VOLUME REQUIREMENT" TREASURY DEPOSIT SLIP WILL BE PROVIDED BY C.O.A. HYDROLOGY. A COPY OF THE PAID RECEIPT WILL BE REQUIRED PRIOR TO RECEIVING HYDROLOGY APPROVAL FOR BUILDING PERMIT.

CALCULATIONS: 2439 SAN JACINTO TOWNHOUSES : 10-Sep-21

Based on City of Albuquerque DMP, Article 5-2 Hydrology dated June 26, 2020

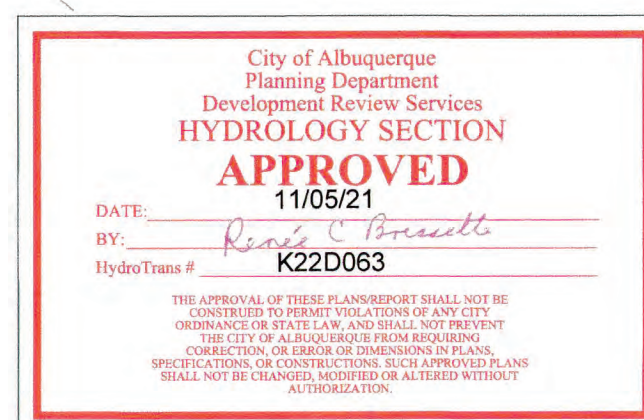
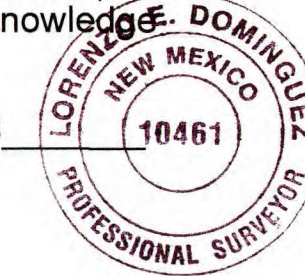
100-YEAR, 6-HOUR CALCULATIONS					
AREA OF SITE:	13177	SF	=	0.30	ACRE
DEVELOPED FLOWS:					
HISTORIC FLOWS:	Treatment SF	%	Area A	=	0
			Area B	=	0
			Area C	=	13177
			Area D	=	0
			Total Area	=	13177
					100%
			Area A	=	0
			Area B	=	1318
			Area C	=	1318
			Area D	=	10542
			Total Area	=	13177
					100%

On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)					
Weighted E = $\frac{E_A A_A + E_B A_B + E_C A_C + E_D A_D}{A_A + A_B + A_C + A_D}$					
Historic E	=	1.20 in.	Developed E	=	2.89 in.
On-Site Volume of Runoff: V ₃₆₀ = E * A / 12					
Historic V ₃₆₀	=	1318 CF	Developed V ₃₆₀	=	3170 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 Zone 4					
Q _{pA}	=	2.09	Q _{pC}	=	3.41
Q _{pB}	=	2.73	Q _{pD}	=	4.78
Historic Q _p	=	1.0 CFS	Developed Q _p	=	1.3 CFS

Surveyors Certificate

I, Lorenzo E Dominguez New Mexico Professional Survey No. 10461 do hereby certify that this "As Built" Survey was prepared by me or under my direction, and That it is true and correct to the best of my knowledge, And belief

Lorenzo E Dominguez Date 10-3-2023



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SAN JACINTO AVE. TOWNHOMES Albuquerque, New Mexico 87114

CONSTRUCTION DOCUMENTS		PROJECT NUMBER: IA 2439	
FILE:		DRAWN BY:	BUB
CHECKED BY:	FOA	DATE:	SEPT. 14, 2021

GRADING & DRAINAGE PLAN

SHEET NUMBER

CG-101