

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

April 6, 2022

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

**RE: Clifton Ave & William St Development
Grading & Drainage Plan
Engineer's Stamp Date: 03/09/22
Hydrology File: L14D064**

Dear Mr. Arfman:

Based upon the information provided in your submittal received 03/09/2022, the Grading and Drainage Plan is approved for Grading Permit, and for action by the DRB on Preliminary Plat.

PO Box 1293

PRIOR TO BUILDING PERMIT:

Albuquerque

1. Pad Certification. Once lots are properly graded, a pad certification will be required for approval.

NM 87103

2. Building Permits. Building permits for each lot can be obtained once the Pad Certification is approved by Hydrology.

www.cabq.gov

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

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



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: Clifton Ave & William St Development Building Permit #: _____ Hydrology File #: _____

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: Lots 1-A, 5-9, J.F. Armijo Addition

City Address: 118 Clifton Ave SE, Albuquerque, NM 87102

Applicant: Isaacson & Arfman, Inc. Contact: Ian Anderson

Address: 128 Monroe Street NE, Albuquerque, NM 87108

Phone#: 505-268-8828 Fax#: _____ E-mail: ian@iacivil.com

Other Contact: Greater Albuquerque Habitat for Humanity Contact: Doug Champlin/Bill Reilly

Address: 4900 Menaul Blvd. NE, Albuquerque, NM 87110

Phone#: 505-265-0057 Fax#: 505-255-0937 E-mail: doug@habitatbq.org/
bill@habitatbq.org

TYPE OF DEVELOPMENT: ☒ - 2 lots 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) _____
- ☐ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☒ PRELIMINARY PLAT APPROVAL (for lot 1-A)
- ☐ 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 (for lots 5-9)
- ☐ SO-19 APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ GRADING/ PAD CERTIFICATION
- ☐ WORK ORDER APPROVAL
- ☐ CLOMR/LOMR
- ☐ FLOODPLAIN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) _____

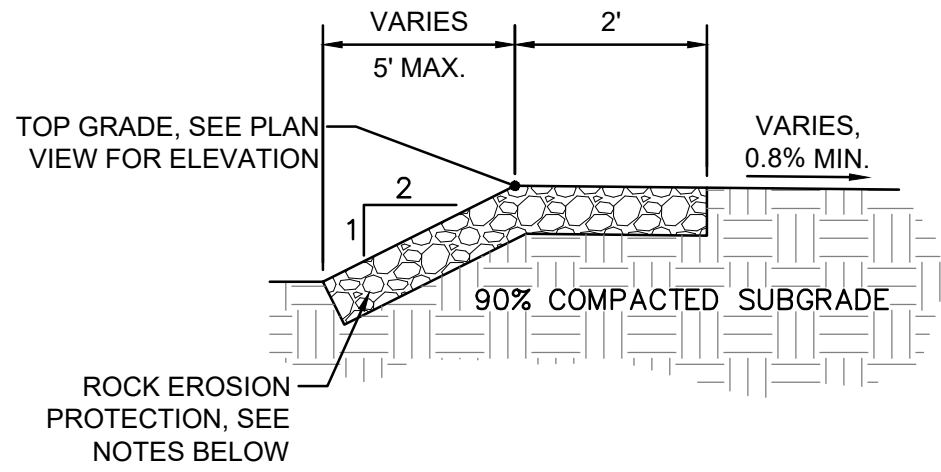
DATE SUBMITTED: 03/09/22 By: Ian Anderson

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

BASIN NO.	EX-1	DESCRIPTION	Existing overall site basin
Area of basin flows =	48853	SF	1.12
The following calculations are based on Treatment %'s as shown in table to the right			
Sub-basin Weighted Excess Precipitation:		LAND TREATMENT	
Weighted E =		A = 81%	
Sub-basin Volume of Runoff:		B = 9%	
V ₁₆₀ =		C = 11%	
Sub-basin Peak Discharge Rate:		D = 0%	
Q _p =		Stormwater Quality Volume	
Q _p =		0 CF	
BASIN NO.	PR-1	DESCRIPTION	Proposed site basin off William St
Area of basin flows =	38850	SF	0.9
The following calculations are based on Treatment %'s as shown in table to the right			
Sub-basin Weighted Excess Precipitation:		LAND TREATMENT	
Weighted E =		A = 0%	
Sub-basin Volume of Runoff:		B = 0%	
V ₁₆₀ =		C = 67%	
Sub-basin Peak Discharge Rate:		D = 33%	
Q _p =		Stormwater Quality Volume	
Q _p =		364 CF	
BASIN NO.	PR-2	DESCRIPTION	Proposed site basin off Clifton Ave
Area of basin flows =	10003	SF	0.2
The following calculations are based on Treatment %'s as shown in table to the right			
Sub-basin Weighted Excess Precipitation:		LAND TREATMENT	
Weighted E =		A = 0%	
Sub-basin Volume of Runoff:		B = 0%	
V ₁₆₀ =		C = 63%	
Sub-basin Peak Discharge Rate:		D = 37%	
Q _p =		Stormwater Quality Volume	
Q _p =		106 CF	

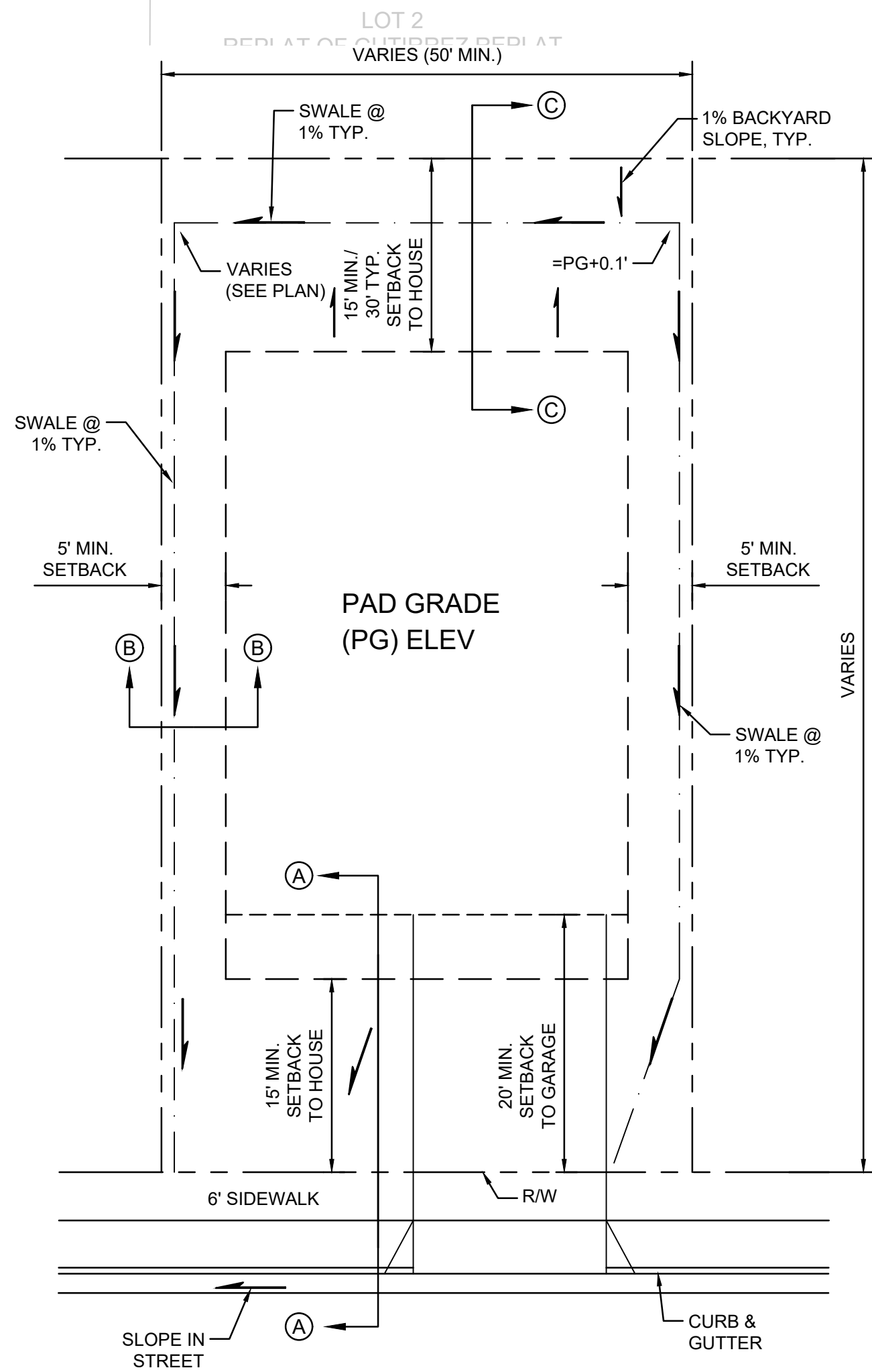


NOTES:

ALL ROCK EROSION PROTECTION (SLOPES > 3:1) SHALL BE CLEAN AND ANGULAR. THE ROCK SHALL BE PROVIDED AS A GRADATION OF LARGER AND SMALLER ROCK WITH A MEDIAN DIAMETER (D50) OF 4".

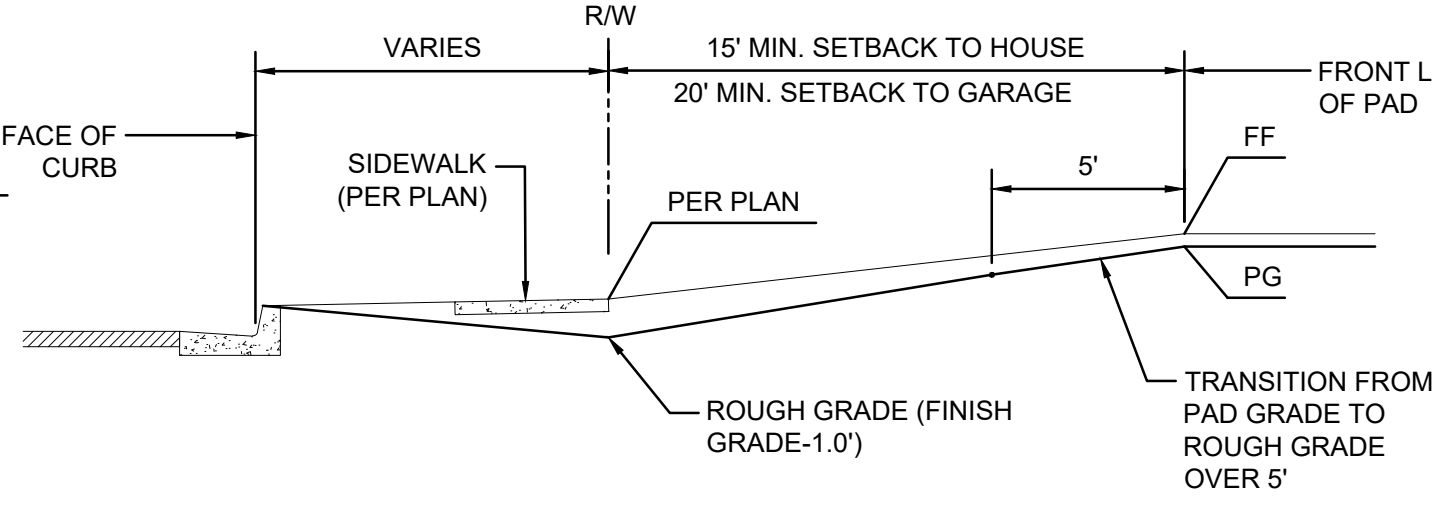
- PLACE GEOTEX 501 NON-WOVEN GEOTEXTILE (O.E.) BENEATH ALL EROSION PROTECTION
- INSTALL ALL EROSION PROTECTION INTEGRATED WITH ADJACENT GRADES.
- EROSION PROTECTION THICKNESS = 2 X D50

PROPERTY LINE BERM
SCALE: N.T.S.

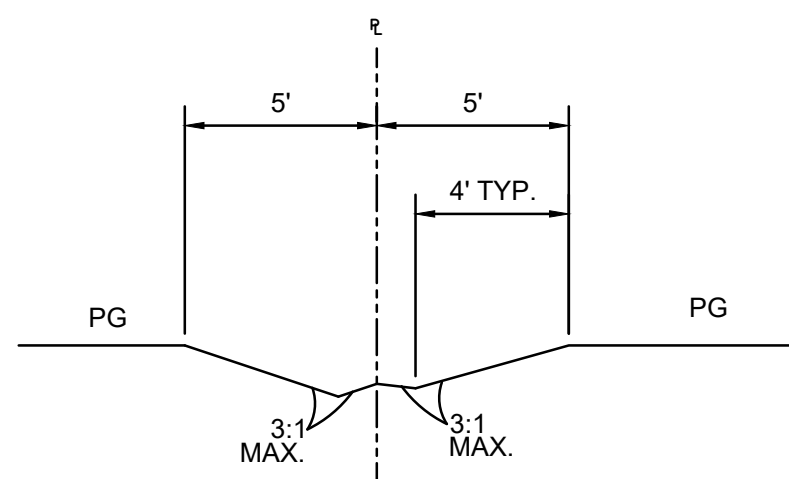


NOTE: 10' SIDEYARD SETBACK ADJACENT TO STREETS.

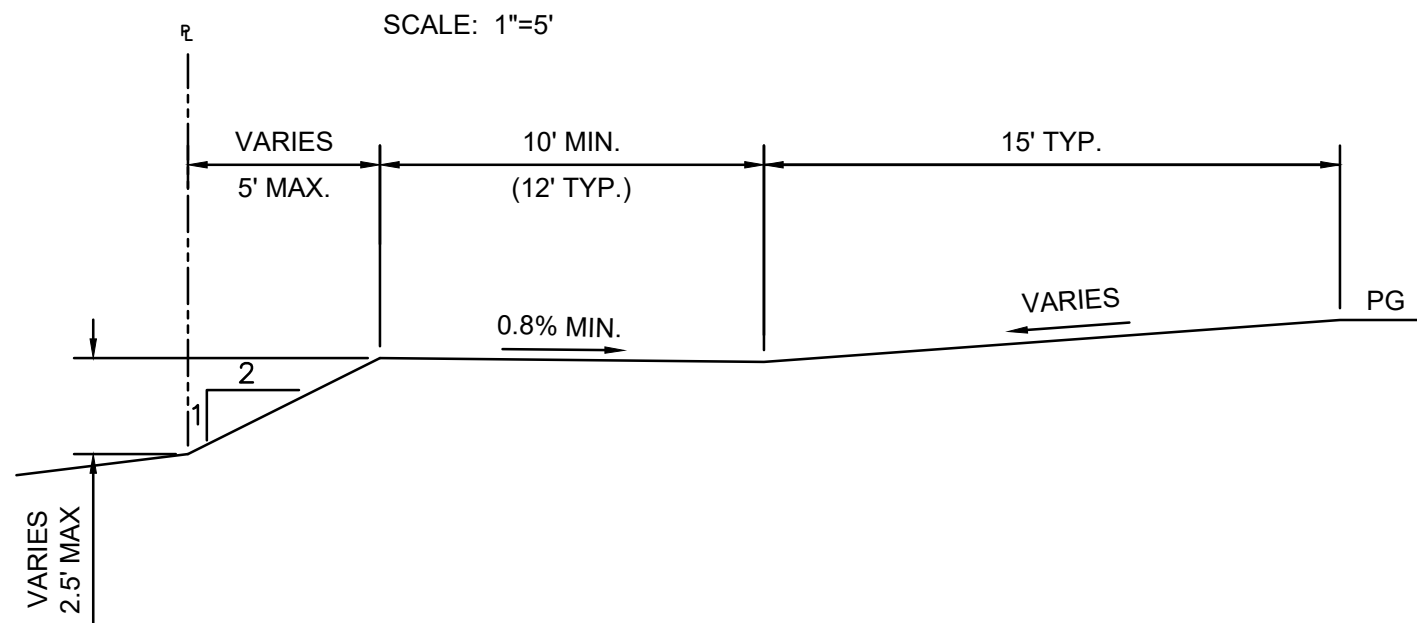
TYPICAL LOT GRADING DETAIL
SCALE: NTS



SECTION A-A
FRONT YARD GRADING
SCALE: 1"=5'



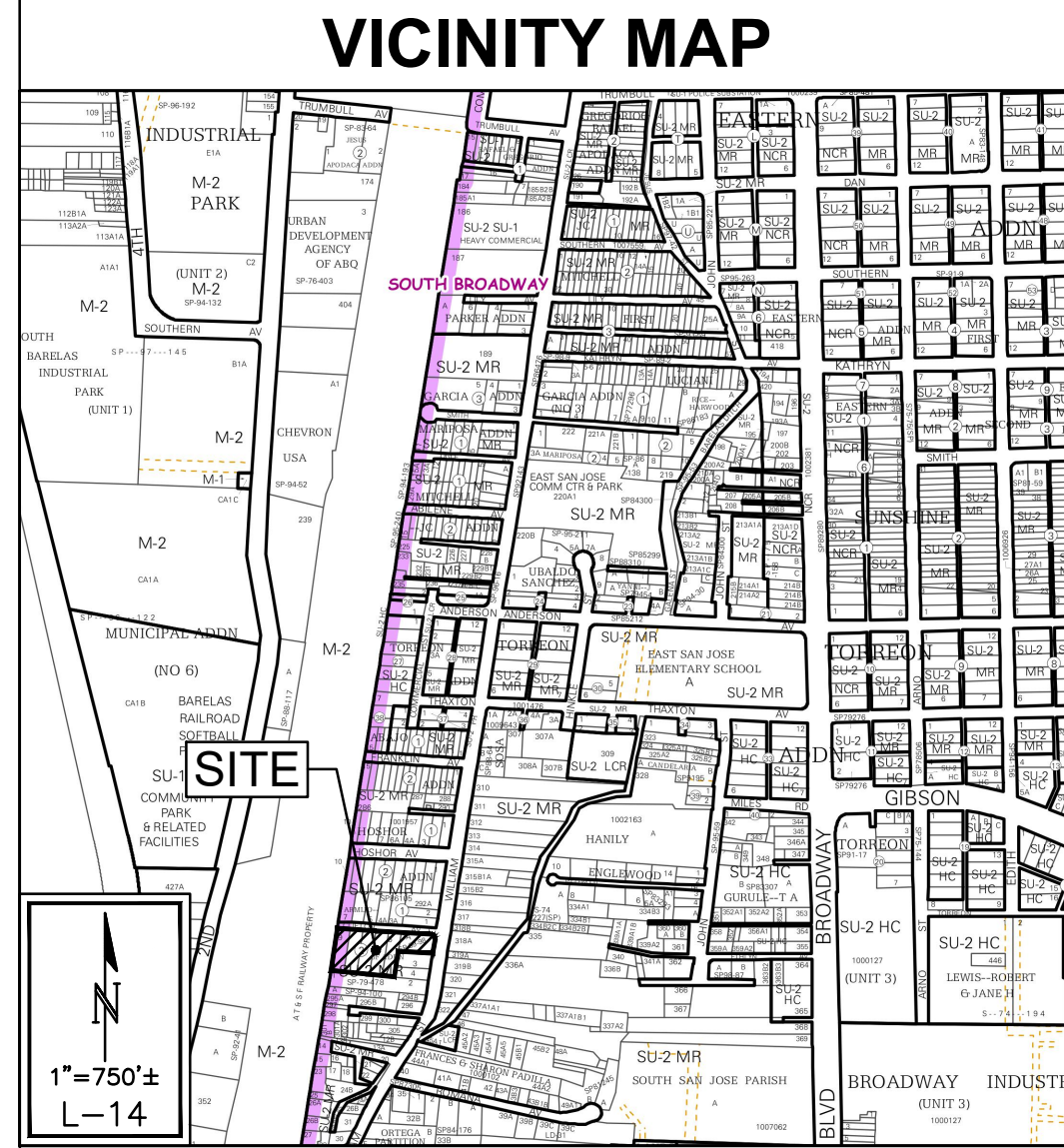
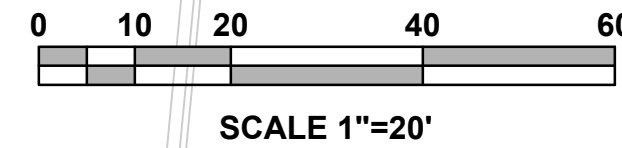
SECTION B-B
TYPICAL SIDEYARD GRADING
SCALE: 1"=5'



SECTION C-C
TYPICAL BACKYARD GRADING
SCALE: 1"=5'

WILLIAM ST WESTERN HALF RUNOFF FLOWS
NORTHWARD, ENTERING EX. CURB INLET
LOCATED ~150-LF DOWNSTREAM

CLIFTON AVE SE



LEGEND

88	PROPOSED CONTOUR
88	EXISTING CONTOUR
1.31	PROPOSED SPOT ELEVATION
3.5	EXISTING SPOT ELEVATION
→	PROPOSED SURFACE FLOW DIRECTION
→	EXISTING SURFACE FLOW DIRECTION
PG = 4992.50	BUILDING PAD ELEVATION
---	PROPOSED GARDEN WALL
---	PROPOSED DRAINAGE BASINS
---	PROPOSED EROSION PROTECTION

KEYED NOTES

- EXISTING CURB INLET
- EXISTING 24-INCH RCP PIPE
- EXISTING 18-INCH RCP PIPE
- EXISTING SIDEWALK
- EXISTING DRIVEWAY
- PROPERTY LINE BERM, SEE DETAIL THIS SHEET
- SITE GARDEN WALL (3-FT MAX.) TO ACHIEVE REQUIRED GRADE DIFFERENCE.
- FRONT/SIDE/BACK YARD SETBACK REFERENCE LINES

PROJECT INFORMATION

PROPERTY: THE PROJECT SITE CONSISTS OF SIX (6) UNDEVELOPED LOTS LOCATED OFF OF THE EXISTING PAVED ROADS OF CLIFTON AVENUE SE AND WILLIAM STREET SE. THE PROPERTIES ARE LOCATED WITHIN C.O.A. ZONE ATLAS MAP L-14. THE SITE IS BOUNDED BY WILLIAM STREET TO THE EAST, THE AT&SF RAILWAY TO THE WEST, AND BY THE EXISTING RESIDENTIAL HOMES TO THE NORTH AND SOUTH.

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS ON SITE WILL INCLUDE A LOT SPLIT (LOT 1-A) INTO TWO RESIDENTIAL LOTS (LOT 1-A-1 & 1-A-2) AND CONSTRUCTION OF SEVEN (7) RESIDENTIAL HOMES TOTAL.

LEGAL: LOTS 1-A, 5-9, J.F. ARMIJO ADDITION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

AREA: TOTAL ACROSS 6 EXISTING / 7 PROPOSED LOTS - 1.1215 AC (48,853 SF)

ADDRESS: 118 CLIFTON AVENUE SE, ALBUQUERQUE, NM 87102

BENCHMARK: CONTROL POINT #10029 (E: 1520210.829, N: 1477073.217, Z: 4945.64);
CONTROL POINT #10038 (E: 1520615.114, N: 1477185.593, Z: 4946.03)

FLOOD HAZARD: PER FEMA FLOOD HAZARD MAP 35001C0342G, EFFECTIVE DATE 9/16/2012, THE SITE IS LOCATED WITHIN FLOODZONE 'X' DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

EXISTING/OFF-SITE: THE PROJECT SITE IS CURRENTLY VACANT AND UNDEVELOPED. THERE ARE NO EXISTING OFF-SITE RUNOFF WHICH ENTERS THE PROJECT SITE. EXISTING RUNOFF GENERATED ON LOTS 5-9 FLOWS NORTHWARD TOWARDS THE CLIFTON AVE RIGHT-OF-WAY, ULTIMATELY ENTERING THE EXISTING CURB INLET ALONG THE SOUTHERN HALF OF THE ROADWAY, IMMEDIATELY IN FRONT OF LOT 6. THE RUNOFF FROM THE EXISTING LOT 1-A FLOWS FROM EAST TO WEST, ENTERING THE ADJACENT LOT 5 AND ULTIMATELY COLLECTED BY THE CURB INLET PREVIOUSLY NOTED. THE TOTAL RUNOFF FLOW GENERATED FROM THE EXISTING PROJECT SITE IS 2.1 CFS.

THE EXISTING UNDERGROUND STORM DRAINAGE FACILITIES WITHIN CLIFTON AVENUE RUNS FROM EAST TO WEST, AND CONNECTS TO THE PUBLIC STORM MAIN WITHIN THE RAILWAY AREA THAT FLOWS SOUTHWARD. THE MAIN RUNNING FROM EAST TO WEST IS A 24-INCH RCP PIPE, WHEREAS THE CURB INLET BRANCH CONNECTIONS ARE BOTH 18-INCH RCP PIPE. THE DOWNSTREAM, WESTERN STORM MANHOLE WHICH CONNECTS THIS LINE TO THE MAIN WITHIN THE RAILWAY WAS NOT LOCATED IN THE FIELD AND HAS LIMITED DATA ON RECORD WITH THE CITY. ASSUMING A MINIMUM PIPE SLOPE OF 0.4%, THE 24-INCH RCP PIPE WILL HAVE A FULL FLOW CAPACITY OF 5.5 CFS. THE 18-INCH BRANCH LATERAL CONVEYING THE RUNOFF FROM THE SOUTHER CURB INLET HAS AN EXISTING PIPE SLOPE OF 4.34%, WHICH PROVIDES FOR A FULL FLOW CAPACITY OF 23.69 CFS.

DRAINAGE PLAN CONCEPT: THE PROJECT SITE IS LOCATED WITHIN THE VALLEY DRAINAGE CRITERIA AREA. IN DISCUSSIONS WITH CITY HYDROLOGY DEPARTMENT, IT WAS DETERMINED THE PROJECT WILL BE ALLOWED TO FREE DISCHARGE OF GENERATED RUNOFF TO PUBLIC RIGHT-OF-WAY DUE TO THE EXISTING CURB INLET LOCATED IN CLOSE VICINITY. THE PROJECT WILL NOT BE HELD TO THE DESIGN REQUIREMENTS THAT IS TYPICALLY APPLIED WITHIN THE VALLEY DRAINAGE CRITERIA AREA.

THE EXISTING DRAINAGE PATTERN ON LOTS 5-9 WILL BE MAINTAINED, RELEASING FLOW DIRECTLY TO THE CLIFTON AVENUE RIGHT-OF-WAY, ULTIMATELY ENTERING THE EXISTING CURB INLET FRONTING LOT 6. EACH INDIVIDUAL LOT WILL BE CONSTRUCTED WITH BACK AND SIDE YARD SWALES TO CONVEY RUNOFF FROM THE BACK OF THE PROPERTY TO THE FRONT. THE TOTAL AMOUNT OF RUNOFF GENERATED IN THE PROPOSED CONDITION FROM LOTS 5-9 IS 3.1 CFS. THE EXPECTED INCREASE OF RUNOFF WHICH ENTERS THE CURB INLET FRONTING LOT 6 IS 1.0 CFS. THE EXISTING PUBLIC STORM FACILITY WITHIN CLIFTON AVE HAS THE CAPACITY TO HANDLE THE EXPECTED INCREASE GENERATED IN THE PROPOSED CONDITION.

FOLLOWING THE LOT SPLIT OF LOT 1-A, LOTS 1-A-1 & 1-A-2 WILL RELEASE GENERATED RUNOFF TO THE WILLIAM STREET PUBLIC RIGHT-OF-WAY. THE RUNOFF WILL FLOW NORTHWARD ALONG THE WILLIAM STREET CURB FLOWLINE TO THE EXISTING CURB INLET LOCATED ~150-LF DOWNSTREAM FROM THE PROJECT SITE. THE RUNOFF GENERATED ON LOTS 1-A-1 & 1-A-2 IS 0.8 CFS, WHICH IS THE EXPECTED INCREASE RUNOFF ENTERING THE WILLIAM STREET RIGHT-OF-WAY.

Isaacson & Arfman, Inc.
Civil Engineering Consultants

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Albuquerque, NM 87108
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NOT FOR CONSTRUCTION
FOR REVIEW ONLY

DATE: 03-09-22

**CLIFTON AVE & WILLIAM ST
DEVELOPMENT**
Albuquerque, New Mexico
a development of
Greater Albuquerque Habitat for Humanity

DESIGN	ISSUE	DATE	DESCRIPTION
DEVELOPMENT	PROJECT NUMBER: IA 2486		
	FILE: 2486 CG-100.dwg		
	DRAWN BY: IMMA		
	CHECKED BY: FCA		
	DATE: 03-11-2022		

**OVERALL
GRADING &
DRAINAGE
PLAN**

SHEET NUMBER
CG-100