CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director

Mayor Timothy M. Keller

June 14, 2022

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

RE: Clifton Ave & William St Development – Lots 5 - 9
Request for Pad Certification – Accepted
Engineer's Stamp Date: 03/09/22
Engineer's Certification Date: 05/31/22
Hydrology File: L14D064

Dear Mr. Arfman:

Based upon the information provided in your Certification received 05/31/2022 and site photos sent on 06/13/2022, the above referenced Certification is acceptable for Building Pad Certification for Clifton Ave & William St Development – Lots 5 – 9. Please attach a copy of this approval letter and approved Grading & Drainage Plan with each lot's Building Permit submittal. Please note that submittal to Hydrology for Permanent Release of Occupancy will not be needed.

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

Project Title: Clifton Ave. & William St. Development **Building Permit #**_____ **Hydrology File #** L14D064
DRB# PR-2022-006877 **EPC#**_____
Legal Description: Lots 1-A, 5-9, J. F. Armijo Addition. City Address OR Parcel 118 Clifton Ave. S.E. Alb. 87102

Applicant/Agent: Isaacson & Arfman, Inc. **Contact:** Ian Anderson
Address: 128 Monroe St. N.E. Albuquerque, NM 87108 **Phone:** 505-268-8828
Email: ian@iacivil.com

Applicant/Owner: Greater Albuquerque Habitat for Humanity **Contact:** Doug Champlin / Bill Reilly
Address: 4900 Menaul Blvd. N.E. Albuquerque, NM 87110 **Phone:** 505-265-0057 FAX:505-255-0937
Email: doug@habitatabq.org / bill@habitatabq.org

TYPE OF DEVELOPMENT: 4 PLAT (#of lots) X RESIDENCE __DRB SITE ___ ADMIN SITE: ____
RE-SUBMITTAL: _____YES _X__ NO

DEPARTMENT: _____TRANSPORTATION _X__ HYDROLOGY/DRAINAGE
Check all that apply:

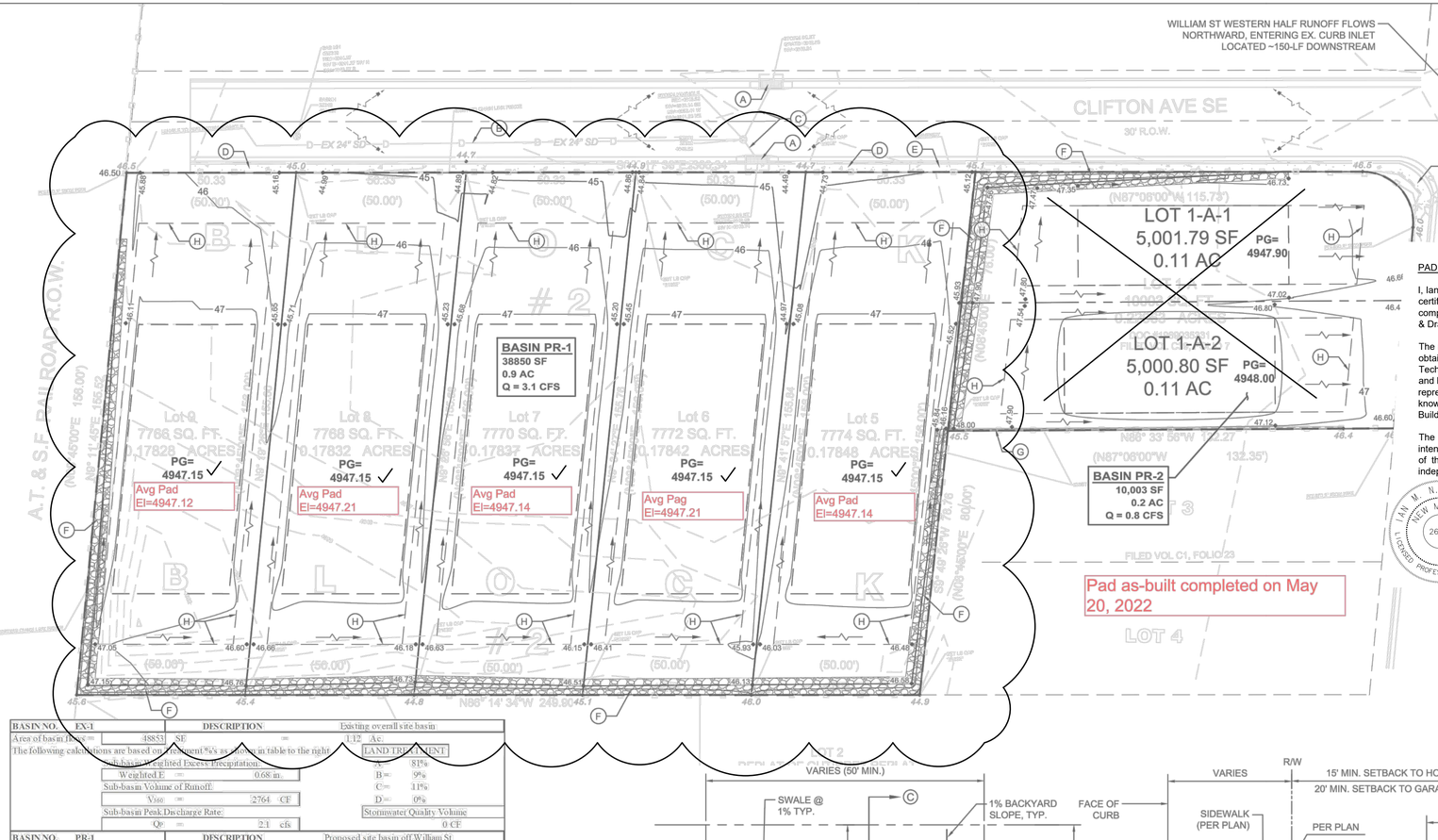
TYPE OF SUBMITTAL:

___ENGINEER/ARCHITECT CERTIFICATION
X PAD CERTIFICATION
___CONCEPTUAL G&D PLAN
___GRADING PLAN
___DRAINAGE REPORT
___DRAINAGE MASTER PLAN
___FLOOD PLAN DEVELOPMENT PERMIT APP.
___ELEVATION CERTIFICATE
___CLOMR/LOMR
___TRAFFIC CIRCULATION LAYOUT (TCL) ADMINISTRATIVE
___TRAFFIC CIRCULATION LAYOUT FOR DRB APPROVAL
___TRAFFIC IMPACT STUDY (TIS)
___STREET LIGHT LAYOUT
___OTHER (SPECIFY)
___PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

X BUILDING PERMIT APPROVAL LOTS 5-9
___CERTIFICATE OF OCCUPANCY
___CONCEPTUAL TCL DRB APPROVAL
___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
___FLOOD PLAN DEVELOPMENT PERMIT
___OTHER (SPECIFY)_____

DATE SUBMITTED: 05/31/2022



PAD CERTIFICATION FOR LOTS 5-9:

I, Ian M. N. Anderson, NMPE 26441 of the firm Isaacson & Arfman, P.A., hereby certify that the referenced lots have been graded and will drain in substantial compliance with and in accordance with the design intent of the approved Grading & Drainage Plan dated March 9, 2022.

The record information edited onto the original design document has been obtained by David P. Acosta, NMRPS 18374, of the firm Construction Survey Technologies, Inc. I further certify that I visited the project site on April 28, 2022, 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. This certification is submitted in support of a request for Building Permit.

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.

IAN M. N. ANDERSON, NMPE 26441 — 5/31/22 Date

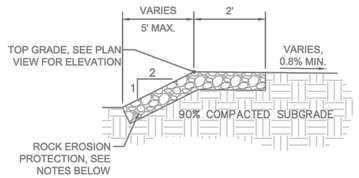
IAN M. N. ANDERSON NEW MEXICO 26441 LICENSED PROFESSIONAL ENGINEER

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
06/14/22
BY: Renée C. Brissette
HydroTrans # L14D064
THE APPROVAL OF THESE PLANS/REPORT SHALL NOT BE CONSTRUED TO BE A VIOLATION OF ANY FEDERAL ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUIRING CORRECTION OF ERRORS IN THE PLANS/REPORT, SPECIFICATIONS, OR CONSTRUCTIONS. SUCH APPROVED PLANS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.

BASIN NO. EX-1	DESCRIPTION	Existing overall site basin
Area of basin flows = 38853 SF = 0.9 Ac.		
The following calculations are based on Treatment %'s as shown in table to the right		LAND TREATMENT
Sub-basin Weighted Excess Precipitation:		A = 81%
Weighted E = 0.68 in.		B = 9%
Sub-basin Volume of Runoff:		C = 11%
V_{360} = 2764 CF		D = 0%
Sub-basin Peak Discharge Rate:		Stormwater Quality Volume
Q_P = 2.1 cfs		0 CF

BASIN NO. PR-1	DESCRIPTION	Proposed site basin off William St
Area of basin flows = 38850 SF = 0.9 Ac.		
The following calculations are based on Treatment %'s as shown in table to the right		LAND TREATMENT
Sub-basin Weighted Excess Precipitation:		A = 0%
Weighted E = 1.46 in.		B = 0%
Sub-basin Volume of Runoff:		C = 67%
V_{360} = 4727 CF		D = 33%
Sub-basin Peak Discharge Rate:		Stormwater Quality Volume
Q_P = 3.1 cfs		364 CF

BASIN NO. PR-2	DESCRIPTION	Proposed site basin off Clifton Ave
Area of basin flows = 10003 SF = 0.2 Ac.		
The following calculations are based on Treatment %'s as shown in table to the right		LAND TREATMENT
Sub-basin Weighted Excess Precipitation:		A = 0%
Weighted E = 1.52 in.		B = 0%
Sub-basin Volume of Runoff:		C = 63%
V_{360} = 1264 CF		D = 37%
Sub-basin Peak Discharge Rate:		Stormwater Quality Volume
Q_P = 0.8 cfs		106 CF

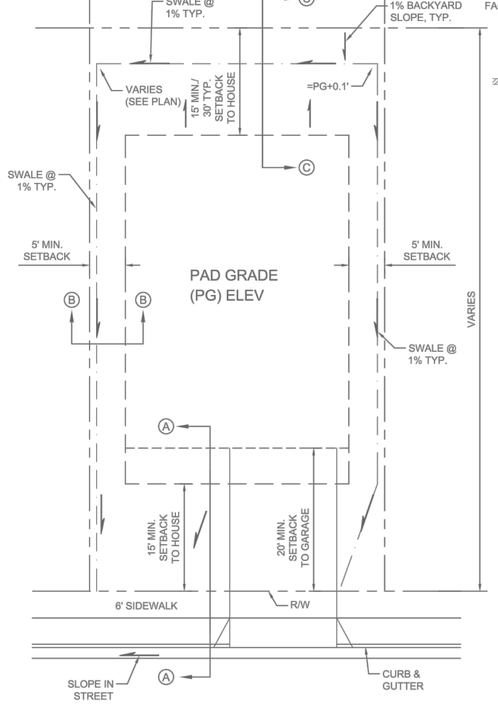


NOTES:

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".

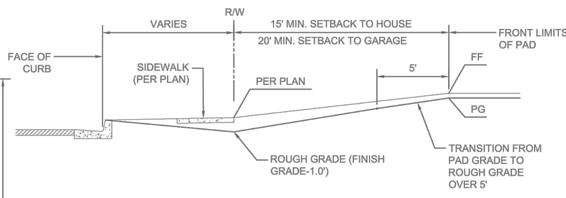
- PLACE GEOTEX 501 NON-WOVEN GEOTEXTILE (O.E.) BENEATH ALL EROSION PROTECTION
- INSTALL ALL EROSION PROTECTION INTEGRATED WITH ADJACENT GRADES.
- EROSION PROTECTION THICKNESS = 2 X D50

PROPERTY LINE BERM
SCALE: N.T.S.

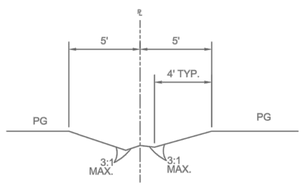


NOTE: 10' SIDEYARD SETBACK ADJACENT TO STREETS.

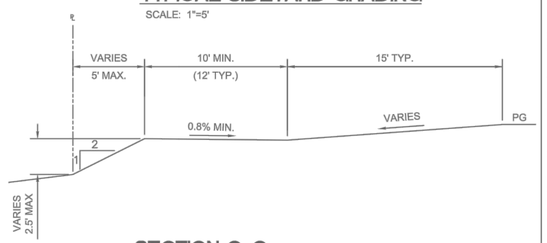
TYPICAL LOT GRADING DETAIL
SCALE: NTS



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

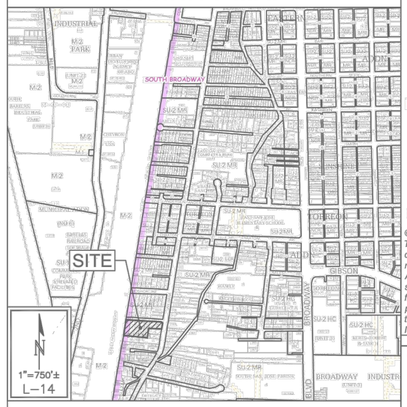


SECTION B-B
TYPICAL SIDEYARD GRADING
SCALE: 1"=5'



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

VICINITY MAP



LEGEND

88	PROPOSED CONTOUR
88	EXISTING CONTOUR
1.91	PROPOSED SPOT ELEVATION
0.5	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

A. EXISTING CURB INLET
B. EXISTING 24-INCH RCP PIPE
C. EXISTING 18-INCH RCP PIPE
D. EXISTING SIDEWALK
E. EXISTING DRIVEWAY
F. PROPERTY LINE BERM, SEE DETAIL THIS SHEET
G. SITE GARDEN WALL (3-FT MAX.) TO ACHIEVE REQUIRED GRADE DIFFERENCE.
H. 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 15.5 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
128 Monroe Street NE
Albuquerque, NM 87108
505-268-8828 | www.iacivil.com

NOT FOR CONSTRUCTION FOR REVIEW ONLY

IAN M. N. ANDERSON NEW MEXICO 26441 LICENSED PROFESSIONAL ENGINEER

DATE: 03-09-22

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

No	Description	Date
	ISSUE: DEVELOPMENT	03-11-2022

PROJECT NUMBER: IA 2486
FILE: 2486 CG-100.dwg
DRAWN BY: IMNA
CHECKED BY: FCA
DATE: 03-11-2022

SHEET TITLE
OVERALL GRADING & DRAINAGE PLAN

SHEET NUMBER
CG-100