

\\PROJECTS\4048-2486\DWG\CG-100.dwg (10/12/2022) 14:48

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 October 10, 2022.

The record information edited onto the original design document has been obtained by David P. Acosta, NMPS 21082, of the firm Construction Survey Technologies, Inc. I further certify that I visited the project site on December 21, 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.

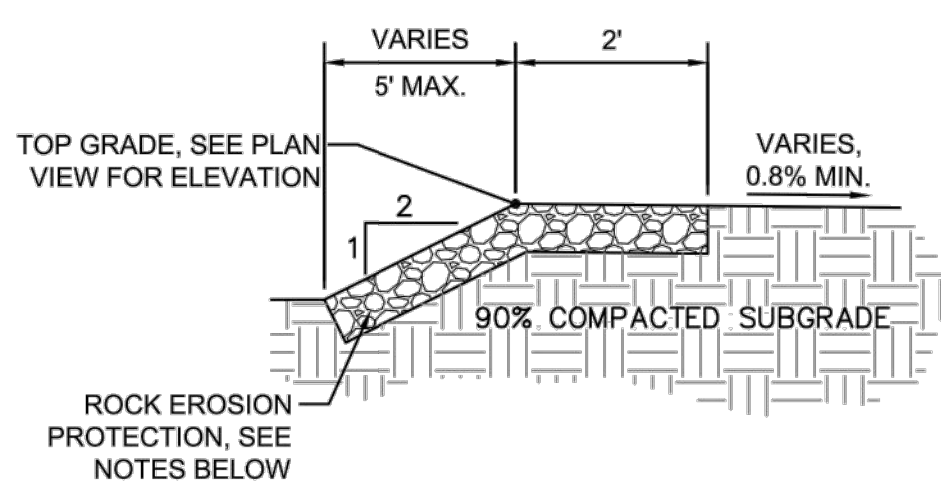
The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the grading and drainage aspects of this project. Those relying on this record document are advised to obtain independent verification of its accuracy before using it for any other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



IAN M. N. ANDERSON, NMPE 26441
Date: 01/12/23

BASIN NO.	EX-1	DESCRIPTION	Ex Lot 1-A site basin, enters adjacent Lot 5 & Clifton ROW.
Area of basin flows =	10003 SF		0.23 AC
The following calculations are based on Treatment %s as shown in table to the right			
Sub-basin Weighted Excess Precipitation:		LAND TREATMENT	
Weighted E =	0.62 in.	A =	100%
Sub-basin Volume of Runoff:		B =	0%
V ₁₆₀ =	518 CF	C =	0%
Sub-basin Peak Discharge Rate:		D =	0%
Q _p =	0.4 cfs	Stormwater Quality Volume:	0 CF

BASIN NO.	PR-1	DESCRIPTION	Proposed Lot 1-A basin, drains to William St
Area of basin flows =	10003 SF		0.2 AC
The following calculations are based on Treatment %s as shown in table to the right			
Sub-basin Weighted Excess Precipitation:		LAND TREATMENT	
Weighted E =	1.37 in.	A =	0%
Sub-basin Volume of Runoff:		B =	0%
V ₁₆₀ =	1143 CF	C =	74%
Sub-basin Peak Discharge Rate:		D =	26%
Q _p =	0.8 cfs	Stormwater Quality Volume:	74 CF

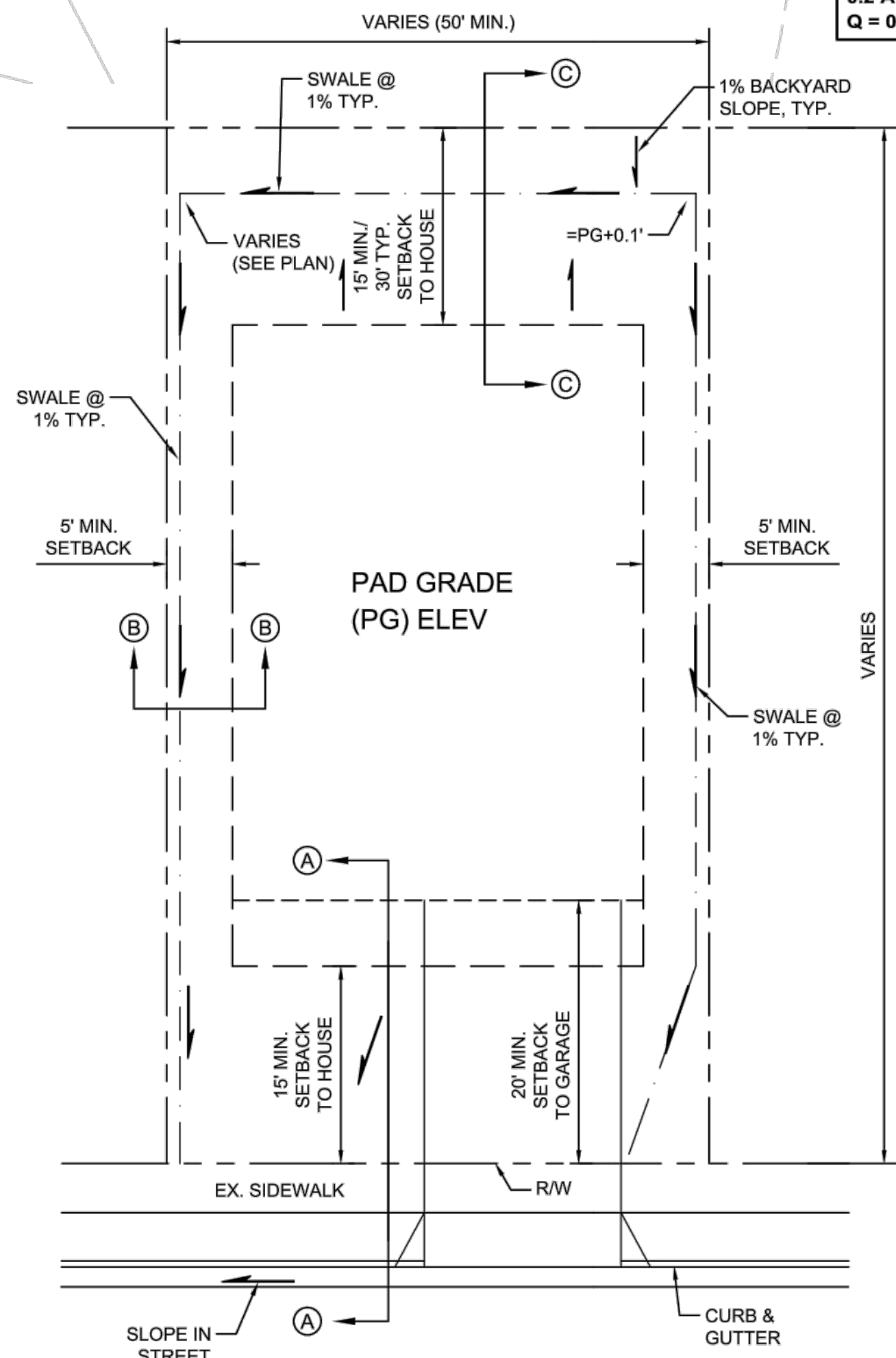


NOTES:

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".

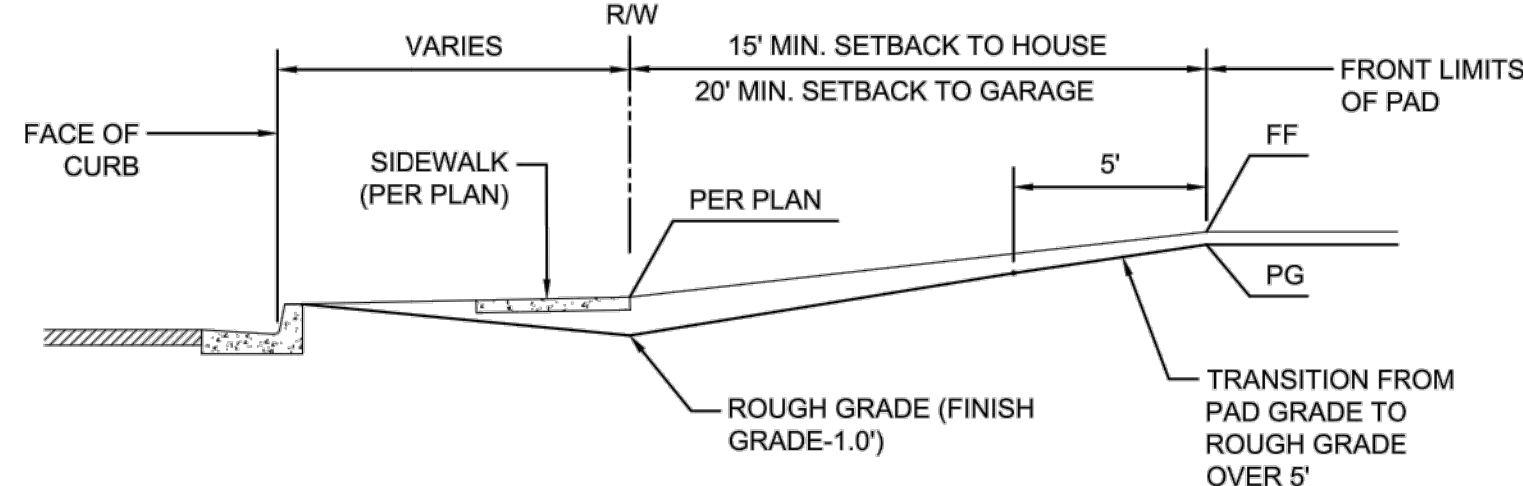
- PLACE GEOTEX 501 NON-WOVEN GEOTEXTILE (O.E.) BENEATH ALL EROSION PROTECTION
- INSTALL ALL EROSION PROTECTION INTEGRATED WITH ADJACENT GRADES.
- EROSION PROTECTION THICKNESS = 2 X D50

PROPERTY LINE BERM
SCALE: N.T.S.

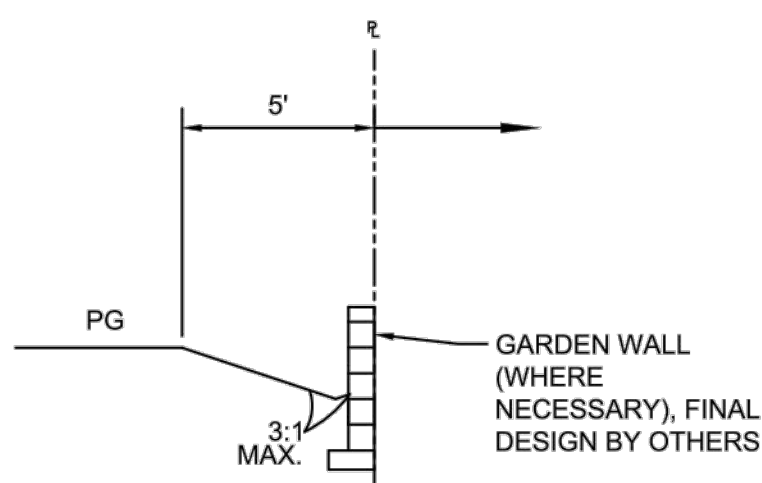


NOTE: 10' SIDEYARD SETBACK ADJACENT TO STREETS.

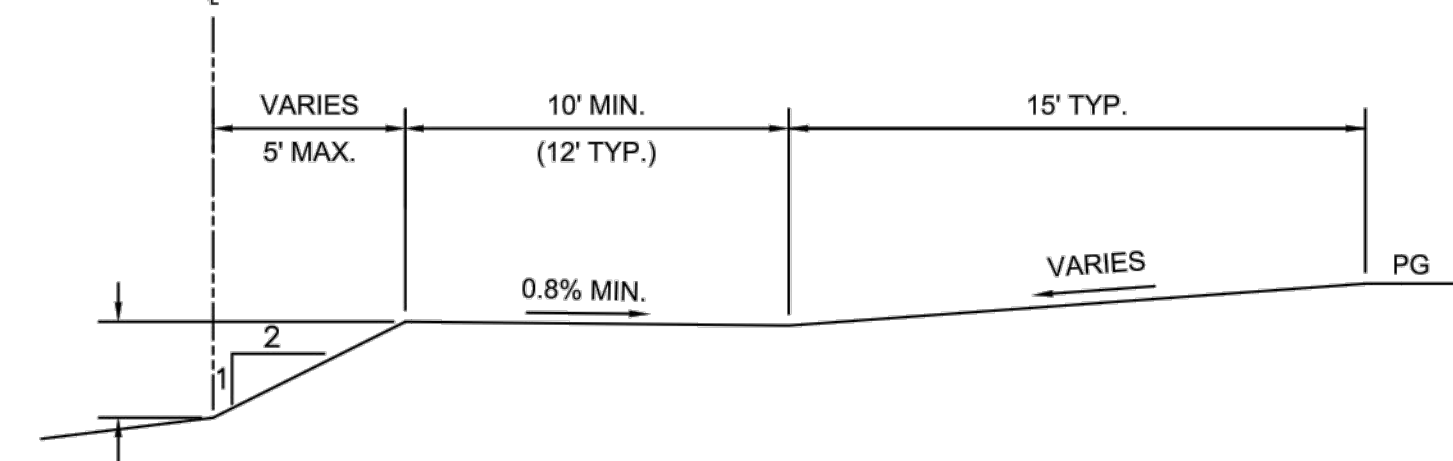
TYPICAL LOT GRADING DETAIL
SCALE: NTS



**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'

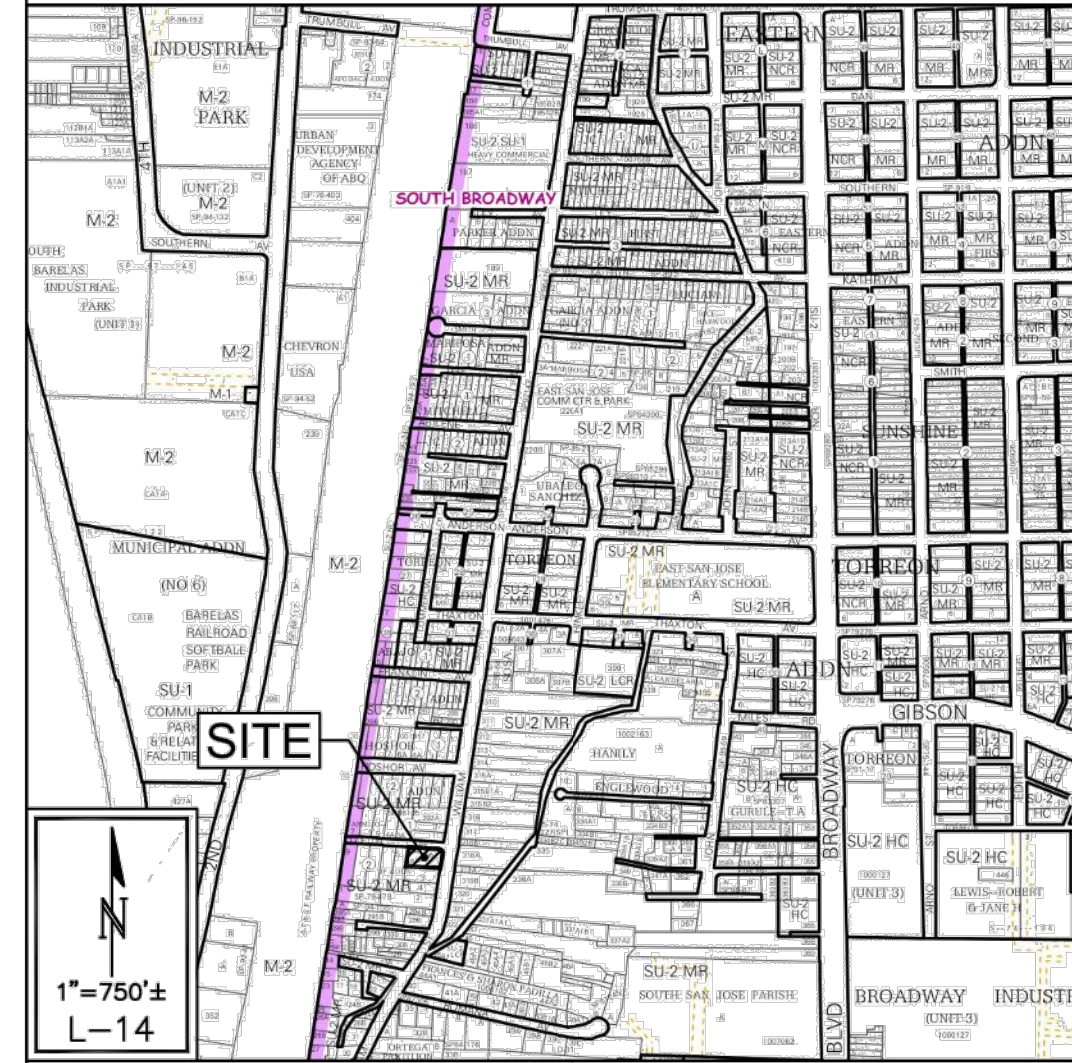
CLIFTON AVE SE
30' R.O.W.

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

SCALE 1"=10'

WILLIAM ST SE
60' R.O.W.

VICINITY MAP



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

- A. NOT USED
- B. NOT USED
- C. NOT USED
- 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: LOT 1-A, J.F. ARMIJO ADDITION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

AREA: 0.22963 AC (10,003 SF)

ADDRESS: WILLIAM STREET SE, ALBUQUERQUE, NM 87102

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

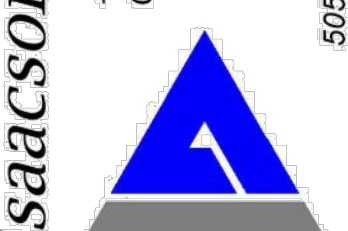
FLOOD HAZARD: PER FEMA FLOOD HAZARD MAP 35001C0342G, EFFECTIVE DATE 9/16/2012, THE SITE IS LOCATED WITHIN FLOODZONE 'X' DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

EXISTING/OFF-SITE: THE PROJECT SITE IS CURRENTLY VACANT AND UNDEVELOPED. THERE ARE NO EXISTING OFF-SITE RUNOFF WHICH ENTERS THE PROJECT SITE. 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 LOCATED IN CLOSE VICINITY TO THE PROJECT SITE. THE PROJECT WILL NOT BE HELD TO THE DESIGN REQUIREMENTS THAT IS TYPICALLY APPLIED WITHIN THE VALLEY DRAINAGE CRITERIA AREA.

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 TO THE PROJECT SITE. THE PROJECT WILL NOT BE HELD TO THE DESIGN REQUIREMENTS THAT IS TYPICALLY APPLIED WITHIN THE VALLEY DRAINAGE CRITERIA AREA.

LOT 1-A 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 DOUBLE CURB INLET LOCATED ~150-LF DOWNSTREAM FROM THE PROJECT SITE. THE PROSPOED RUNOFF GENERATED ON LOT 1-A IS 0.8 CFS, WHICH IS THE EXPECTED INCREASE IN RUNOFF ENTERING THE WILLIAM STREET RIGHT-OF-WAY.

Isaacson & Arfman, Inc.
Civil Engineering Consultants
128 Monroe Street NE
Albuquerque, NM 87108
505-266-8828 | www.iacvil.com



© 2020 Isaacson & Arfman, Inc.
This design, calculations, and concepts are owned by and remain the property of Isaacson & Arfman, Inc. and no part thereof shall be utilized by any person, firm or corporation for any purpose whatsoever except with the written permission of Isaacson & Arfman, Inc.



DATE:

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

DESIGN	ISSUE	DESCRIPTION
DEVELOPMENT	PROJECT NUMBER: IA 2486	
	FILE: 2486 CG-101.dwg	
	DRAWN BY: IMNA	
	CHECKED BY: FCA	
	DATE: 10-31-2022	

SHEET TITLE

**OVERALL
GRADING &
DRAINAGE
PLAN**

SHEET NUMBER

CG-100