

CITY OF ALBUQUERQUE

Hydrology Section Planning Department
David S. Campbell, Director



Timothy M. Keller, Mayor

July 23, 2018

Fred Arfman
Isaacson & Arfman, PA
128 Monroe St NE
Albuquerque, NM 87108

RE: **Juan Tabo Hills Park**
Grading and Drainage Plan for SPBP – Disapproved
Engineer's Stamp Date: 7/16/2018 (M22D017A)

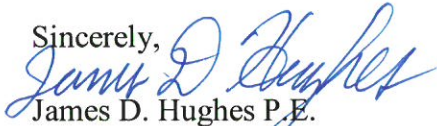
Dear Ms. Sandoval:

Based upon the information provided in the submittal received on 7/16/2018 the above-referenced plan can't be approved for Site Plan for Subdivision, Final Plat, Building Permit, and/or Grading Permit until the following comments are addressed. These are the same comments that were given to Christina over a month ago.

1. A Drainage Management Plan narrative must be added stating whether this site is providing Detention, Retention, or Free Discharge. Capacity calculations are required on Monachos Rd. from this site to Juan Tabo Blvd. and if Monachos Rd. doesn't have capacity for surface drainage then the Public Storm drain may be extended into the site to be accompanied by HGL analysis. This is not just a matter of limiting the discharge to "Historic" flow rate. Infrastructure will be required if the flow from this site exceeds downstream capacity.
2. The layout must be revised so that the swale on the southwest side of the site remains unobstructed. The Playground includes more than 3' of fill in the swale, which may force drainage from the swale into the private lots west of the park. The playground may need to be shifted east to avoid blocking the swale. Capacity calculations are required for the swale, and must include 1' of freeboard.
3. Either provide written permission from the owner of the lot to the southwest for the grading that is shown on their property or delete the grading from the plan. Volume calculations and a Drainage Covenant are required for the pond if it remains on the G&D Plan.
4. The Gulf Stream cul-de-sac was not originally designed to receive any drainage from this site, but it may have extra capacity for some of the drainage from the pond just east of the Cul-de-sac. Pond design calculations are required, including an emergency overflow path. If the path is into the cul-de-sac then the capacity of the downstream system must be checked.
5. Capacity calculations are needed for the swale running down the west side of the park between the Gulf Stream cul-de-sac and Monachos Rd. to insure that drainage does not cross into the private lot west of the park.

6. The Volterra Village Drainage Report dated 9-30-2009 by Greg Krenik shows 13.48 cfs in the storm drain from the Gulf Stream cul-de-sac and 21.89 cfs from the "Open space Pond". That report was later modified by a G&D plan and calculations dated 10/31/2012 and 1/7/2013 respectively from Diane Hoelzer. The engineer responsible for this G&D plan may find these reports helpful but additional calculations will be required, including accounting for split flow at intersections in Volterra Village where water blocks were not constructed, and partial interception at the inlets.
7. Prior to Certificate of Occupancy an Engineer's Certification per the DPM checklist will be required.

If you have any questions, you can contact me at 924-3986 or e-mail at jhughes@cabq.gov.

Sincerely,

James D. Hughes P.E.
Principal Engineer, Planning Dept.
Development Review Services



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: Juan Tabo Hills Park Phase 1 Building Permit #: _____ Hydrology File #: M22

DRB#: _____ EPC#: _____ Work Order#: 756190

Legal Description: A Portion of Lot IC2, Juan Tabo Hills, Unit 3A

City Address: _____

Applicant: Isaacson & Arfman, PA Contact: Fred C. Arfman or

Address: 128 Monroe Street NE - Albuquerque, NM 87108 Bryan J. Bobrick

Phone#: (505) 268-8828 Fax#: _____ E-mail: freda@iacivil.com

bryanb@iacivil.com

Other Contact: MRWM Landscape Architects Contact: _____

Address: 1102 Mountain Road NW, Suite 201 - Albuquerque, NM 87102

Phone#: (505) 268-2266 Fax#: _____ E-mail: _____

TYPE OF DEVELOPMENT: ☒ PLAT ☐ RESIDENCE ☒ DRB SITE ☐ ADMIN SITE

Check all that Apply:

DEPARTMENT:

☒ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

☐ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY

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
☐ 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
☐ FLOODPLAIN DEVELOPMENT PERMIT
☐ OTHER (SPECIFY) _____

☐ 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?

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

DATE SUBMITTED: July 16, 2018 By: Fred C. Arfman

COA STAFF:

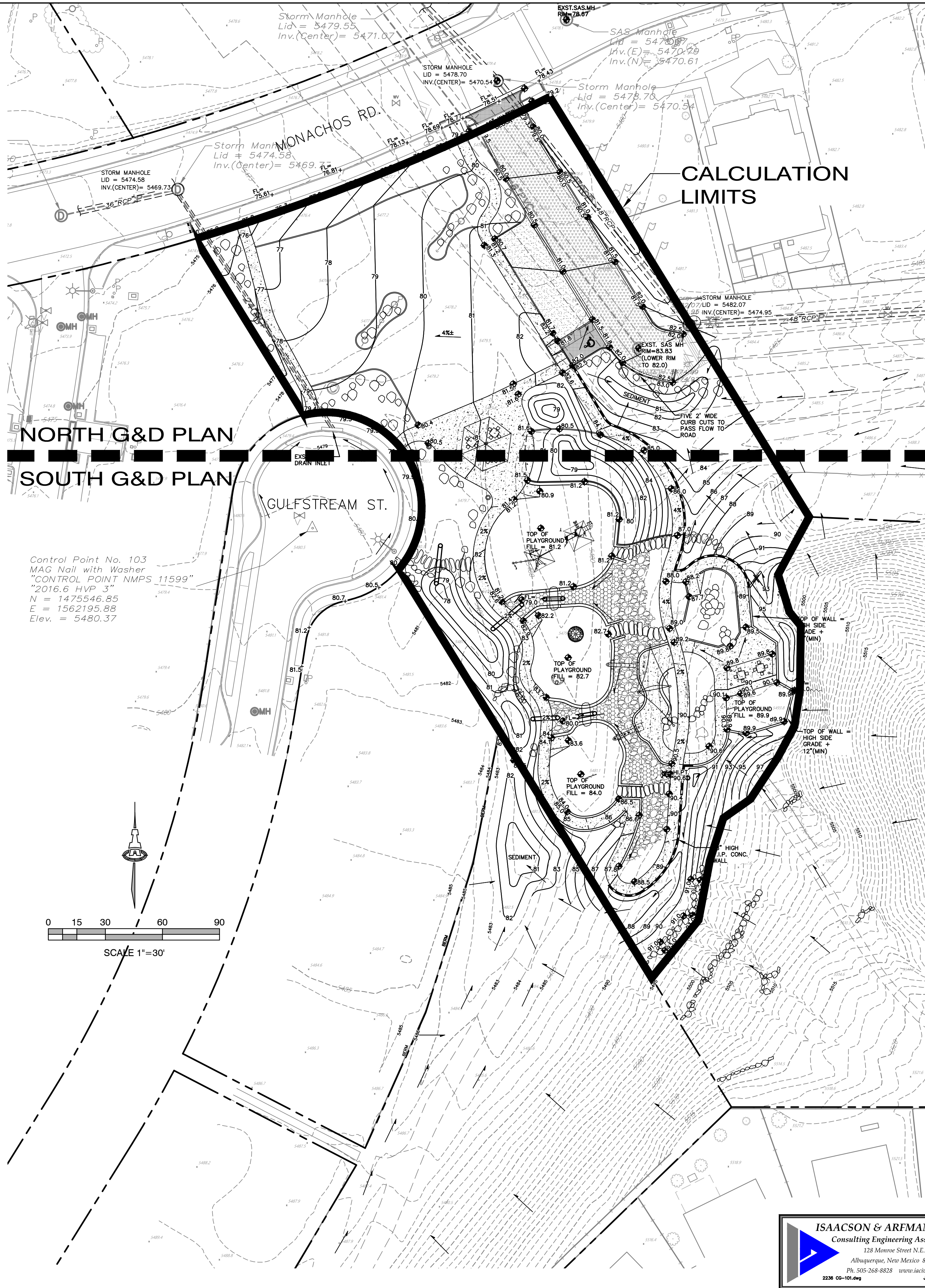
ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

Based on Drainage Design Criteria for City of Albuquerque Section 22.2, DPM, Vol 2, dated Jan., 1993

Q _{pA}	=	2.20	Q _{pC}	=	3.73
Q _{pB}	=	2.92	Q _{pD}	=	5.25
Historic Q _p	=	5.4 CFS	Developed Q _p	=	5.8 CFS

BASED ON THE CALCULATIONS, THERE MAY BE AN INSIGNIFICANT INCREASE IN THE OVERALL DISCHARGE FROM THE PROPERTY. THE PLAY AREAS ARE DESIGNATED AS LAND TREATMENT 'A' BUT, THEY ARE ISOLATED FROM UPSTREAM FLOW AND WILL SELF POND ANY STORMWATER THAT FALLS WITHIN THEIR BOUNDARY REDUCING THE DISCHARGE BY 0.3 CFS FOR A TOTAL DEVELOPED DISCHARGE OF 5.5 CFS.

[illegible]

SURVEYOR: STEPHEN J. TOLER: NMPS 11599
SURVEYING CONTROL, INC.
505-266-0935

SEDIMENT CONTROL PONDS LOCATED ON THE UPPER PORTION OF THE PROPERTY WILL BE CONSTRUCTED.



CITY OF ALBUQUERQUE
STRATEGIC PLANNING AND DESIGN
PARKS AND RECREATION DEPARTMENT

JUAN TABO HILLS PARK – PHASE 1

Design Review Committee

City Engineer Approval

Mo./Day/Y

Mo./Day/Yr

Sheet

City Project No.

Zone Map No.

Sheet

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.iacivil.com
2236 CG-101.dwg Jul 16, 2018

DESIGN DEVELOPMENT SUBMITTAL
DATE: JUNE 23, 2017

JUAN TABO HILLS PARK - PHASE 1

PROJECT# 756190

RECORD DRAWINGS
DATE: XX/XX/2015

