CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Interim Director

Mayor Timothy M. Keller

February 5, 2024

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

RE: Alameda West Shopping Center – Commercial Addition
Permanent C.O. – Accepted
Engineer's Certification Date: 01/29/24
Engineer's Stamp Date: 12/10/21
Hydrology File: B14D001B

Dear Mr. Arfman:

Based on the Certification received 01/31/2024 and site visit on 02/02/2024, 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.

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 (DTIS)

Project Title: Alameda West Shopping Center Hydrology File # B14D001B
Legal Description: Tract C, Alameda West
City Address, UPC, OR Parcel: 10127 Coors Blvd. NW - Albuquerque, NM 87114

Applicant/Agent: Isaacson & Arfman, Inc. Contact: Fred C. Arfman
Address: 128 Monroe Street NE - Albuquerque, NM 87108 Phone: (505) 268-8828
Email: freda@iacivil.com

Applicant/Owner: Alamo Center, LLC Contact: Art Gardenswartz
Address: 13405 Pino Ridge Place - Albuquerque, NM 87111 Phone:
Email: art@gardenswartzrealty.com

(Please note that a DFT SITE is one that needs Site Plan Approval & ADMIN SITE is one that does not need it.)

TYPE OF DEVELOPMENT: ☐ PLAT (#of lots) _____ ☐ RESIDENCE
☐ DFT SITE ☒ ADMIN SITE

RE-SUBMITTAL: ☒ YES ☐ NO

DEPARTMENT: ☐ TRANSPORTATION ☒ HYDROLOGY/DRAINAGE

Check all that apply under Both the Type of Submittal and the Type of Approval Sought:

TYPE OF SUBMITTAL:

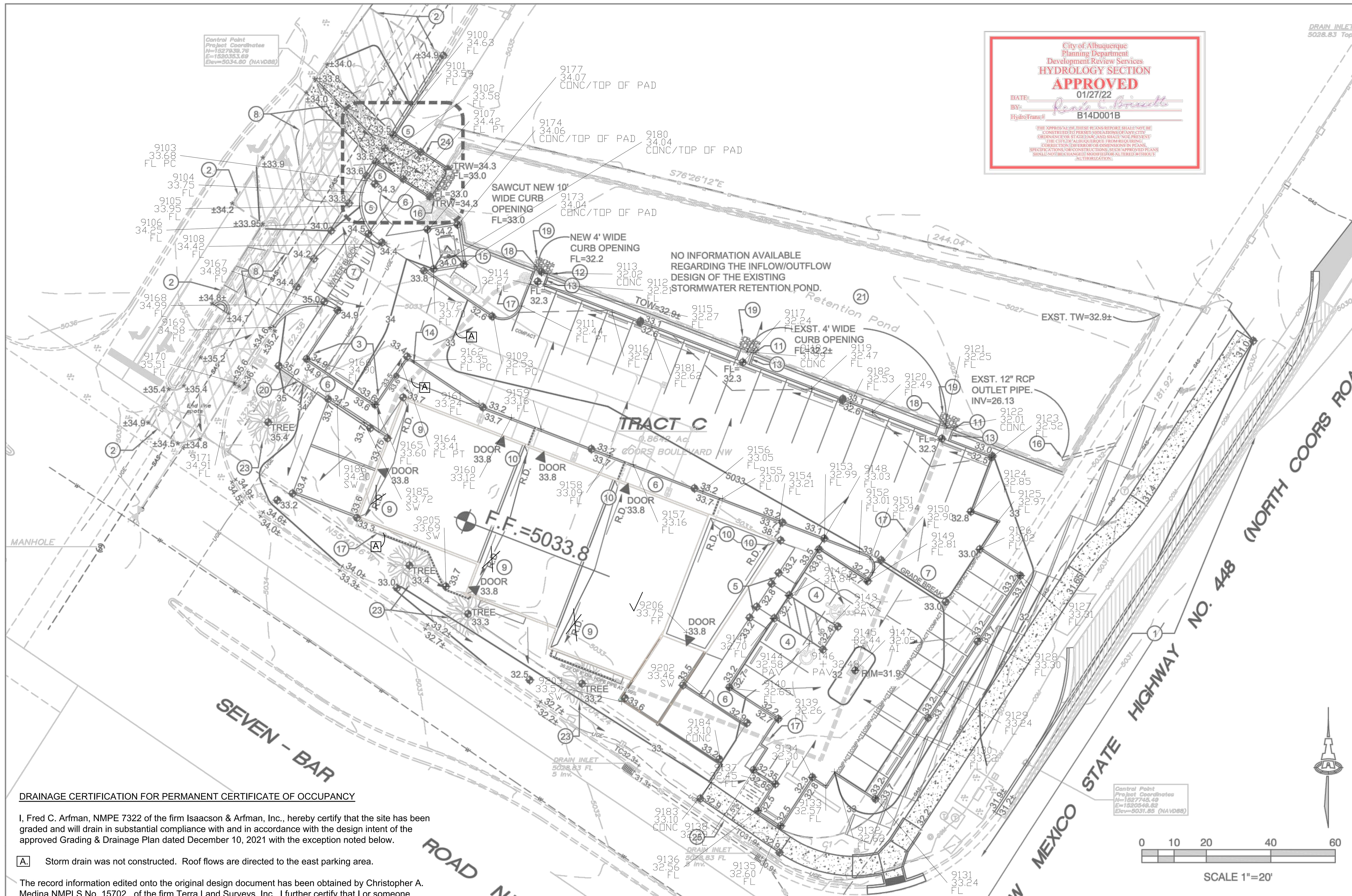
- ☒ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G&D PLAN
- ☐ GRADING & DRAINAGE PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL) ADMINISTRATIVE
- ☐ TRAFFIC CIRCULATION LAYOUT FOR DFT APPROVAL
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY)_____

TYPE OF APPROVAL SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY PERMANENT
- ☐ CONCEPTUAL TCL DFT APPROVAL
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SITE PLAN FOR BLDG PERMIT DFT 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
- ☐ OTHER (SPECIFY)_____

DATE SUBMITTED: January 31, 2024

REV. 09/13/23



DRAINAGE CERTIFICATION FOR PERMANENT CERTIFICATE OF OCCUPANCY

I, Fred C. Arfman, NMPE 7322 of the firm Isaacson & Arfman, Inc., hereby certify that the site has been graded and will drain in substantial compliance with and in accordance with the design intent of the approved Grading & Drainage Plan dated December 10, 2021 with the exception noted below.

A. Storm drain was not constructed. Roof flows are directed to the east parking area.

The record information edited onto the original design document has been obtained by Christopher A. Medina NMPLS No. 15702 , of the firm Terra Land Surveys, Inc. I further certify that I or someone under my direct supervision visited the project site on January 25, 2024, 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.

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.

Fred C. Arfman, NMPE 7322 — 01/29/2024 (Date)

FRED C. ARFMAN · NEW MEXICO · 7322 · LICENSED PROFESSIONAL ENGINEER

KEYED NOTES

1. SEE PUBLIC WORK ORDER DRAWINGS FOR CONSTRUCTION WITHIN NMDOT R/W INCLUDING NEW ADA COMPLIANT RAMP, PUBLIC SIDEWALK, ETC. NO WORK SHALL BE PERFORMED IN THE NMDOT / PUBLIC ROW WITHOUT AN APPROVED WORK ORDER OR EXCAVATION PERMIT.
2. PROVIDE SMOOTH TRANSITION TO EXISTING PAVEMENT. SEE PAVING PLAN FOR EXTENT OF NEW PAVEMENT.
3. TOP OF ASPHALT TO BE FLUSH WITH TOP OF CONCRETE WALK THIS AREA.
4. ADA COMPLIANT PARKING AREA. MAX. SLOPE = 2% IN ANY DIRECTION.
5. ADA COMPLIANT ACCESS RAMP.
6. ADA COMPLIANT PEDESTRIAN ACCESS WALK.
7. HIGH POINT / GRADE BREAK LOCATION.
8. 0.2' DESIGN CONTOURS SHOWN DASHED TO CLARIFY PAVING GRADES.
9. CONCENTRATED ROOF DISCHARGE TO BE PIPED DIRECTLY TO STORM DRAIN USING STANDARD FITTINGS OR ADS INSERTA TEE CONNECTION.
10. CONCENTRATED ROOF DISCHARGE TO BE PIPE THROUGH FACE OF CURB.
11. EXISTING 4.0' WIDE (BOTTOM WIDTH) WALL OPENING.
12. NEW 4.0' WIDE WALL (BOTTOM WIDTH) WALL OPENING.
13. NEW 4.0' WIDE (BOTTOM WIDTH) 'U' SHAPED CONCRETE RUNDOWN.
14. PROVIDE 12" WIDE OPENING IN CURB TO PASS FLOW.
15. CONCRETE DUMPSTER PAD SLOPED TO SAS DRAIN INLET. SEE UTILITY PLAN.
16. CONTRACTOR TO CLEAN / CLEAR EXISTING STORM DRAIN CULVERTS.
17. CONSTRUCT PRIVATE STORM DRAIN SYSTEM. SEE SHEET CG-501 FOR SIZES / SLOPES / INLET INFORMATION / MATERIALS.
18. OUTLET PRIVATE STORM DRAIN INTO EXISTING POND. INVERT = 5028.0 TYP. (2 LOCATIONS).
19. INSTALL 6' X 4' X 18" DEEP ANGULAR ROCK EROSION PROTECTION AT WALL OPENING.
20. CONSTRUCT GARDEN RETAINING WALL(S) (RETAINING < 30") TO ACHIEVE GRADE DIFFERENCE SHOWN. . SEE ARCHITECTURAL.
21. EXISTING STORMWATER QUALITY RETENTION / DETENTION POND
22. NOT USED
23. PROTECT EXISTING TREE.
24. SEE CONCRETE RUNDOWN TO EXISTING POND DETAILS THIS SHEET. SEE PAVING PLAN FOR ADDITIONAL INFORMATION.
25. ANGULAR ROCK EROSION PROTECTION BETWEEN WALK AND BACK OF CURB (SLOPES > 4:1).

ADA COMPLIANCE

SIDEWALK(S) AND RAMP(S):
- LONGITUDINAL SLOPE SHALL NOT EXCEED 20:1
- TARGET CROSS SLOPE = 1% TO 1.5%. CROSS SLOPE SHALL NOT EXCEED 2%

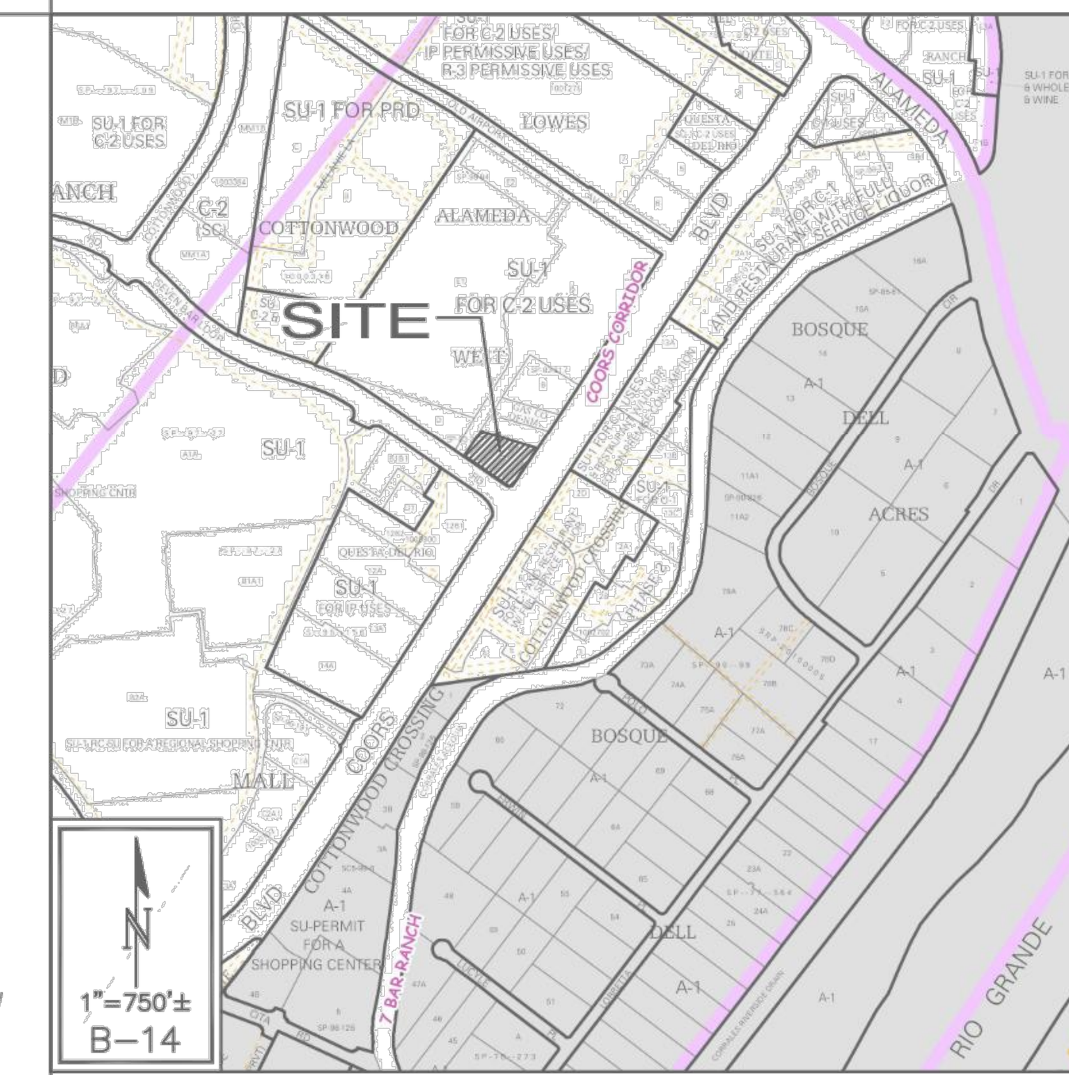
ACCESSIBLE RAMP(S):
- TARGET LONGITUDINAL SLOPE = 7% LONGITUDINAL SLOPE SHALL NOT EXCEED 12:1 (8.3%).
- TARGET CROSS SLOPE = 1% TO 1.5%. CROSS SLOPE SHALL NOT EXCEED 2%

ACCESSIBLE PARKING: TARGET SLOPE = 1% TO 1.5%. SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION

LEGEND

Symbol	Description
—39—	PROPOSED 1.0' CONTOUR
37.5	PROPOSED SPOT ELEVATION
→	SURFACE FLOW DIRECTION
FF = 5033.8	FINISH FLOOR ELEVATION
▪▪▪▪▪	PROPOSED STORM DRAIN

VICINITY MAP B-14



PROJECT INFORMATION

PROPERTY: THE SITE IS A GRADED PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP B-14. THE SITE IS BOUND TO THE EAST BY COORS ROAD, TO THE SOUTH BY SEVEN BAR LOOP ROAD, AND TO THE THE NORTH AND WEST BY DEVELOPED COMMERCIAL PROPERTIES.

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE A 5,600± SF COMMERCIAL BUILDING WITH ASSOCIATED ASPHALT PAVED ACCESS, PARKING, AND LANDSCAPING.

LEGAL: TR C ALAMEDA WEST

ADDRESS: 10127 COORS BLVD NW, 87114

LOT SIZE: 0.8642 AC

BENCHMARK: DESCRIPTION, ELEVATION = XXX FEET (NAVD 1988)

OFF-SITE FLOW: OFF-SITE FLOW IS ROUTED THROUGH AN EXISTING WALLED POND ON THE NORTH SIDE OF THE PROPERTY. NO OFF-SITE DRAINAGE AFFECTS THE AREA TO BE DEVELOPED.

FLOOD HAZARD: PER BERNALILLO COUNTY FIRM MAP #35001C0109H, EFF. 8/16/2012, THE SITE IS LOCATED WITHIN FLOODZONE 'X' DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

DRAINAGE PLAN CONCEPT: WITH THE EXCEPTION OF MINOR PERIMETER AREA, ON-SITE RUNOFF WILL FREE DISCHARGE TO THE EXISTING POND LOCATED ON THE NORTH SIDE OF THE PROPERTY.

STORMWATER QUALITY RETENTION: PER THE APPROVED GRADING PLAN PREPARED BY ANCHOR ENGINEERING, LLC DATED 4/4/17 (COA HYDROLOGY FILE B14D001), STORMWATER QUALITY RETENTION VOLUME IS PROVIDED WITHIN THE EXISTING POND.

Isaacson & Arfman, Inc.
Civil Engineering Consultants
128 Monroe Street NE
Albuquerque, NM 87108
505-268-8828 | www.iacivil.com

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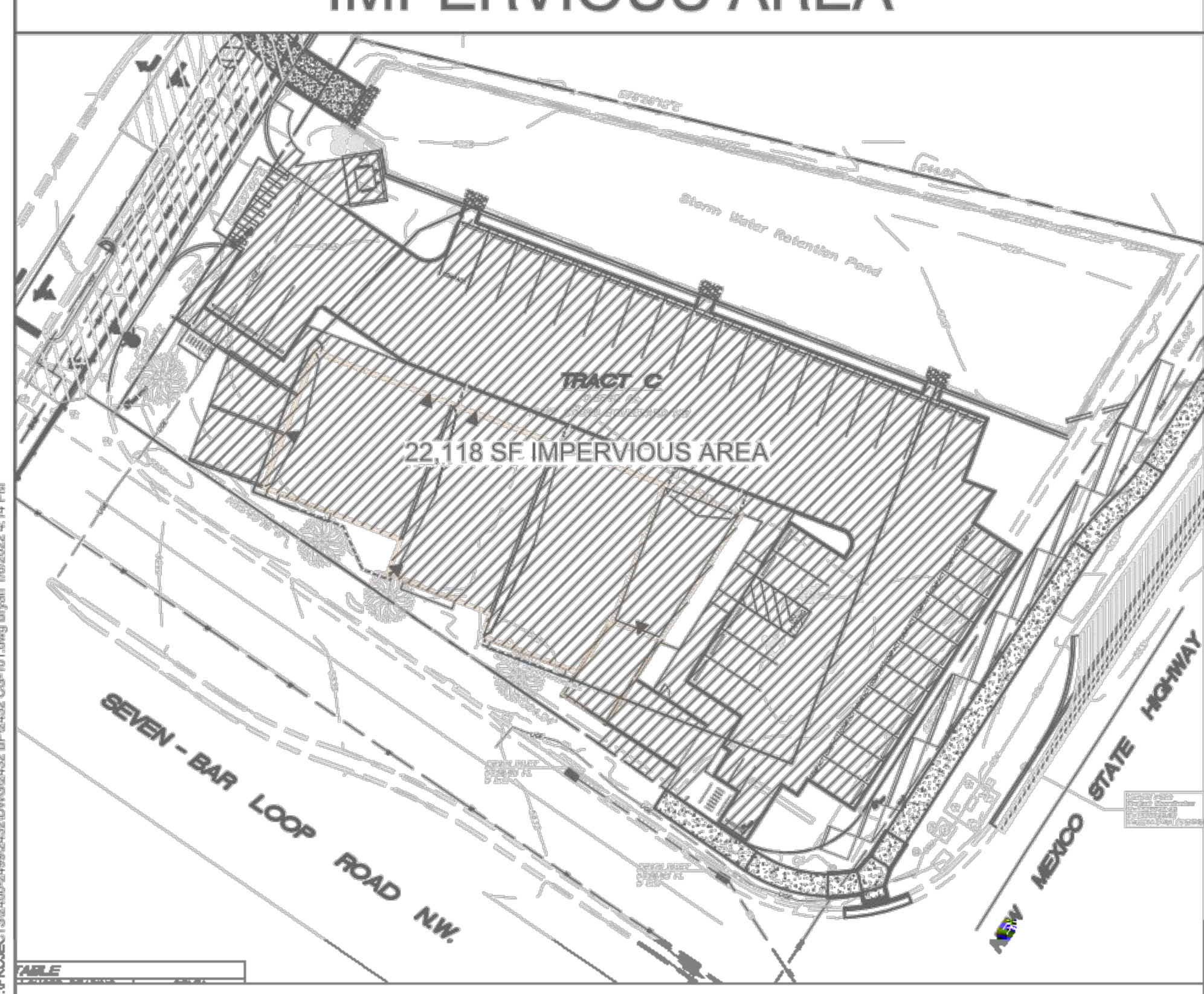
FRED C. ARFMAN · NEW MEXICO · 7322 · LICENSED PROFESSIONAL ENGINEER · 12.10.21

Engineer

Alameda West Shopping Center
Commercial Addition
Albuquerque, New Mexico

IMPERVIOUS AREA



CALCULATIONS

CALCULATIONS: Alameda West Shopping Center - Addition : 12/13/2021

Based on City of Albuquerque DMP, Article 6-2 Hydrology dated June 26, 2020

100-YEAR, 6-HOUR CALCULATIONS

AREA OF SITE: 37660 SF = 0.86 ACRE (100-year, 6-hour)

HISTORIC FLOWS:		Treatment SF	%	DEVELOPED FLOWS:		Treatment SF	%	EXCESS PRECIP: Precip. Zone 1
Area A	=	0	0%	Area A	=	0	0%	E_A = 0.55
Area B	=	37660	100%	Area B	=	15542	41%	E_B = 0.73
Area C	=	0	0%	Area C	=	0	0%	E_C = 0.95
Area D	=	0	0%	Area D	=	22118	59%	E_D = 2.24
Total Area	=	37660	100%	Total Area	=	37660	100%	

On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)

$$\text{Weighted E} = \frac{E_AA_A + E_BA_B + E_CA_C + E_DA_D}{A_A + A_B + A_C + A_D}$$

Historic E	=	0.73 in.	Developed E	= 1.62 in.

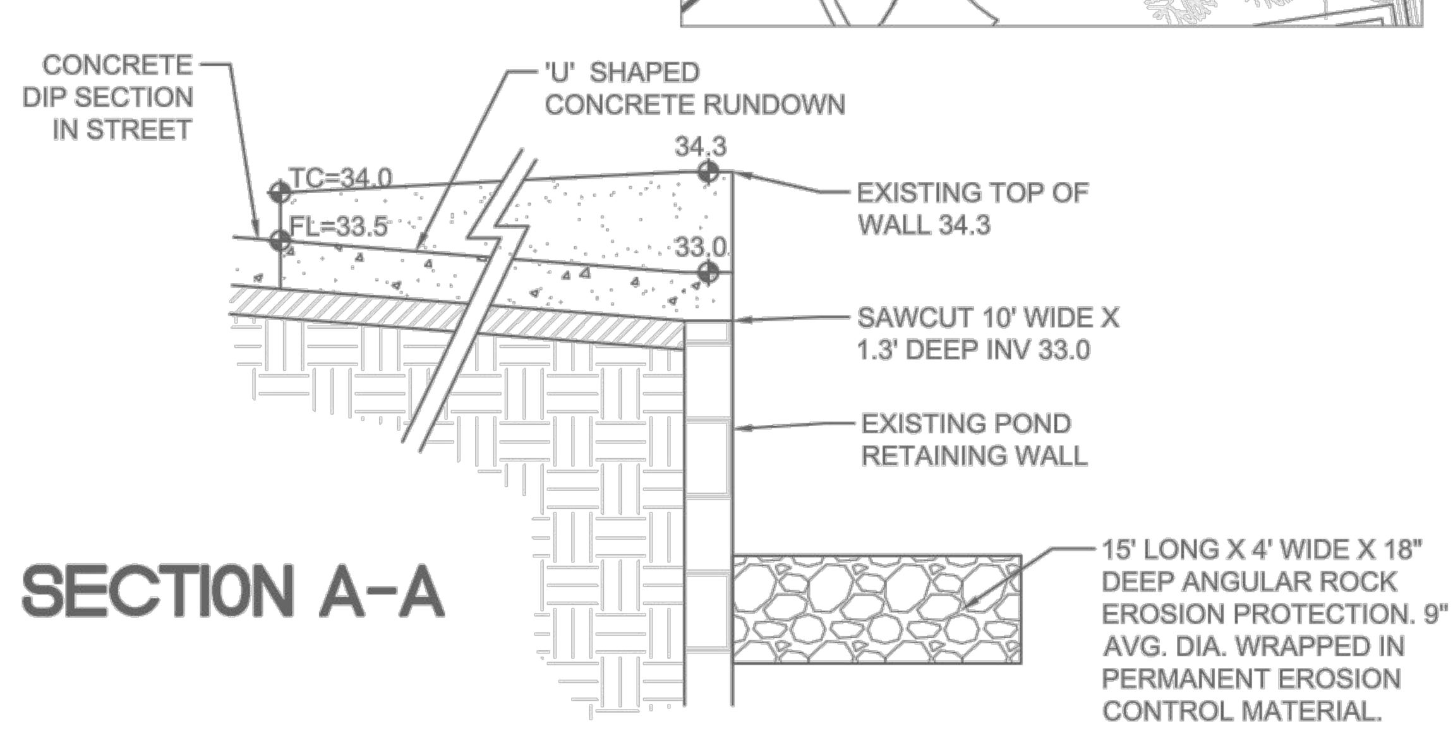
On-Site Volume of Runoff: V360 = E*A / 12

Historic V_{360}	=	2291 CF	Developed V_{360}	= 5074 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 1

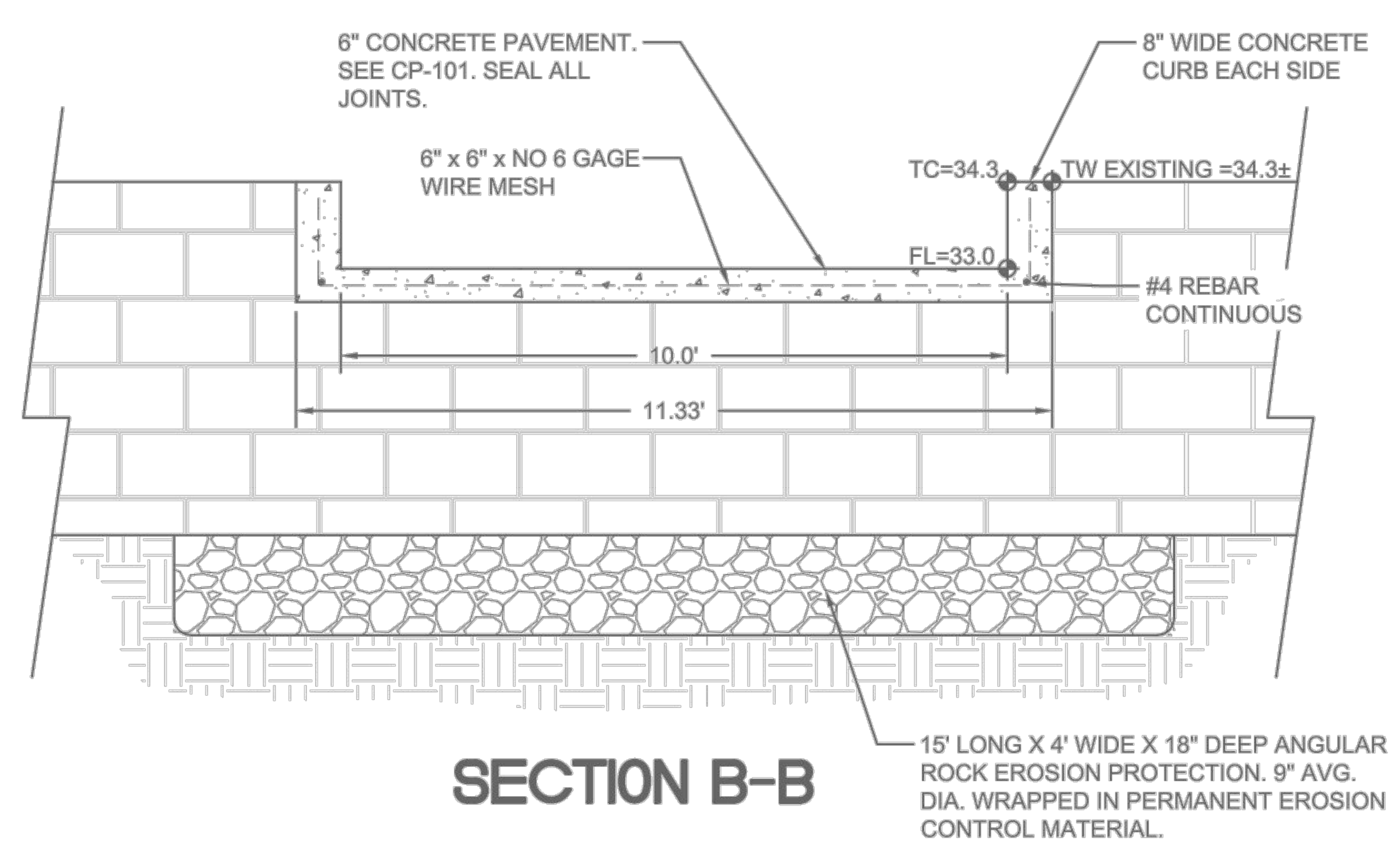
Q_{pA}	=	1.54	Q_{pC}	=	2.87
Q_{pB}	=	2.16	Q_{pD}	=	4.12
[illegible]	=	[illegible]	[illegible]	=	[illegible]



SECTION A-A

CONSTRUCTION NOTES:

1. EDGES SHALL BE SHAPED WITH A 3/8" EDGING TOOL.
2. SILICON SEAL AT ALL JOINTS AT 6' O.C.
3. 1/2" EXPANSION JOINTS 24' O.C. AND WHERE ABUTTING EXISTING CONCRETE.
4. 3/4" CONSTRUCTION JOINTS 8' O.C. (EAST/WEST ONLY), CONTINUED THROUGH CURBS.
5. PCC CONCRETE TO BE 4000# MIX OVER 12" COMPACTED SUBGRADE (95%)



SECTION B-B

CONCRETE RUNDOWN TO EXISTING POND

SCALE: N.T.S.

ISSUE:	CONCEPTUAL
PROJECT NUMBER:	IA 2432
FILE:	-
DRAWN BY:	
CHECKED BY:	FCA
DATE:	JUNE 28, 2021

No	Date	Description

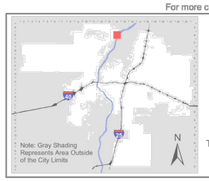
SHEET TITLE

GRADING & DRAINAGE PLAN

SHEET NUMBER

CG-101

For more current information and details visit: www.cabq.gov/gis



Address Map Page:

B-14-Z

Map Amended through:
1/29/2016

These addresses are for informational purposes only and are not intended for address verification.

Note: Gray Shading Represents Area Outside of the City Limits

0 750 1,500 Feet

Drainage Calculations

ALAMEDA WEST - TRACT C				
Hydrology Calculations				
Date: November 11, 2003				
DPM - Section 22.2				
Volume 2, January 1993				
Precipitation Zone	*1*			
100 Year Storm Depth, P (360)	*2.2*			
100 year Storm Depth, P (10 day)	*3.67*			
Treatment Area	A	B	C	D
Excess Precipitation Factors	*0.44*	*0.67*	*0.99*	*1.97*
Peak Discharge Factors	*1.29*	*2.03*	*2.87*	*4.37*
Land Treatment Area	Acres	Existing	Proposed	
Type "D" (Roof)		*0.00*	*0.38*	
Type "C" (Unpaved Roadway)		*0.00*	*0.00*	
Type "B" (Irrigated Lawns)		*0.00*	*0.48*	
Type "A" (Undeveloped)		*0.86*	*0.00*	
Total (Acres)		0.86	0.86	
Excess Precipitaion(in)		0.44	1.25	
Volume (100), cf		1379.98	3899.13	
Volume (10),cf		924.59	2612.42	
Volume (100,10 day), cf		1379.98	5937.52	
Q (100), cfs		1.11	2.64	
Q (10), cfs		0.75	1.77	

Drainage Narrative

THE PURPOSE OF THIS GRADING AND DRAINAGE PLAN IS TO RECLAIM THE PROPERTY HEREIN FOR DEVELOPMENT, ORIGINALLY DESIGNATED AS A DRAINAGE POND OF THE ALAMEDA WEST SHOPPING CENTER. SEE DRAINAGE REPORT.

Pond Volume

FLUSH POND

IMPERVIOUS AREA ——— 0.38 x 43560 = 16552.8 SF

PONDING REQUIRED —— $16552.8 \times \frac{.34}{12} = 468.99$ CF

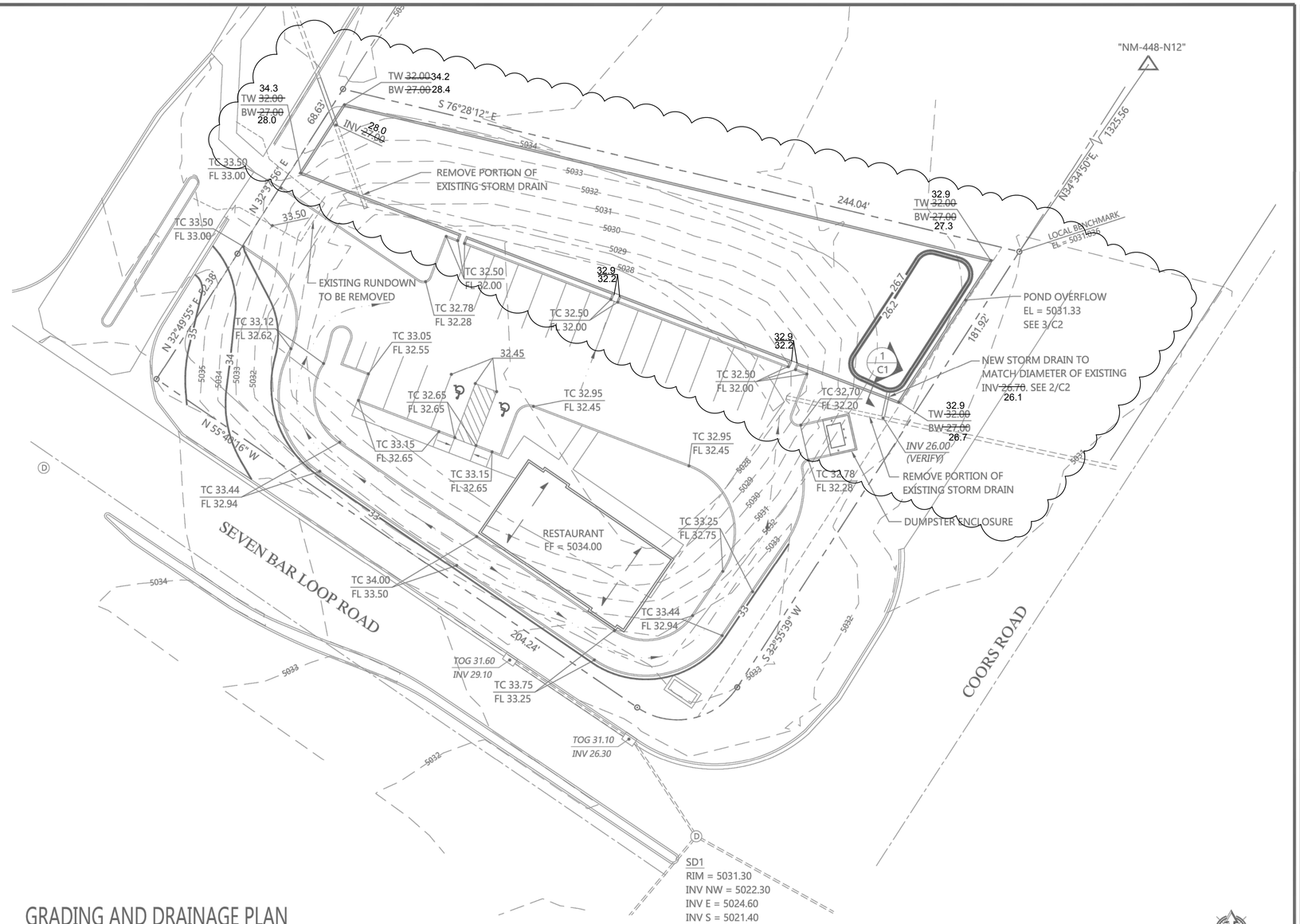
PONDING PROVIDED:

A26.2 = 936.97 SF

A26.7 = 1079.25 SF

VOL 26.5 & 27: $936.97 + 1079.25 = \frac{2016.22}{2} \times 0.5 =$ 504.05 CF

WATER SURFACE ELEV = 5027.00 + 4.19 = 5031.19 (SEE AHYMO)



GRADING AND DRAINAGE PLAN

SCALE: 1" = 20'

Legend

— — 5005 — —	EXISTING CONTOUR
——— 05 ———	NEW CONTOUR
FF EL	FINISH FLOOR ELEVATION
TC	TOP OF CURB ELEVATION
FL	FLOWLINE ELEVATION
SD1	EXISTING STORM DRAIN
— · ◄ · —	DIRECTION OF FLOW

Project Benchmark

THE PROJECT BENCHMARK IS A FOUND NMDOT MONUMENT "MS-448-N12"

X= 1521354.471
Y = 1528973.229
NAD83
Z = 5026.132 (NAVD88)
G-G FACTOR: 0.999679709

LOCAL BENCHMARK IS THE NORTHEAST CORNER OF TRACT C.

ELEV 5031.036

DRAINAGE CERTIFICATION FOR ALAMEDA WEST DETENTION POND:

I, Fred C. Arfman, NMPE 7322 of the firm Isaacson & Arfman, Inc., hereby certify that the referenced pond has been constructed in substantial compliance with and in accordance with the design intent of the approved Grading & Drainage Plan prepared by Anchor Engineering LLC dated April 4, 2017.

The record information edited onto the original design document has been obtained by Russ P. Hugg, NMPS 9750, of the firm SurvTek, Inc. I further certify that I visited the project site on January 25, 2024 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 Permanent 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.

Fred C. Arfman, NMPE 7322 — 01/29/2024 Date

FRED C. ARFMAN NEW MEXICO 7322 LICENSED PROFESSIONAL ENGINEER

MARTIN J. GARCIA NEW MEXICO 11767 REGISTERED PROFESSIONAL ENGINEER 4/4/17

Anchor Engineering, LLC
1035 S. Bosque Lp. Bosque Farms, NM 87068
admin@anchoreng.net
505.362.1530

REVISIONS

NO.	DATE	COMMENTS

PROJECT NO. 16-035
DATE: 4.4.2017
DRAWN BY: F PHILLIPS
CHECKED BY: M GARCIA
SCALE: 1" = 20'

PROJECT TITLE: RESTAURANT SITE
ALAMEDA WEST SHOPPING CENTER
ALBUQUERQUE, NEW MEXICO

SHEET TITLE: GRADING AND DRAINAGE PLAN

SHEET C1