



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

September 30, 2003

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

**Re: Venice Business Center Bldg. 2, 5620 Venice Ave. NE, Certificate of
Occupancy**

Engineer's Stamp dated 3-06-03 (B18/D78)

Certification dated 9-24-03

Dear Mr. Arfman,

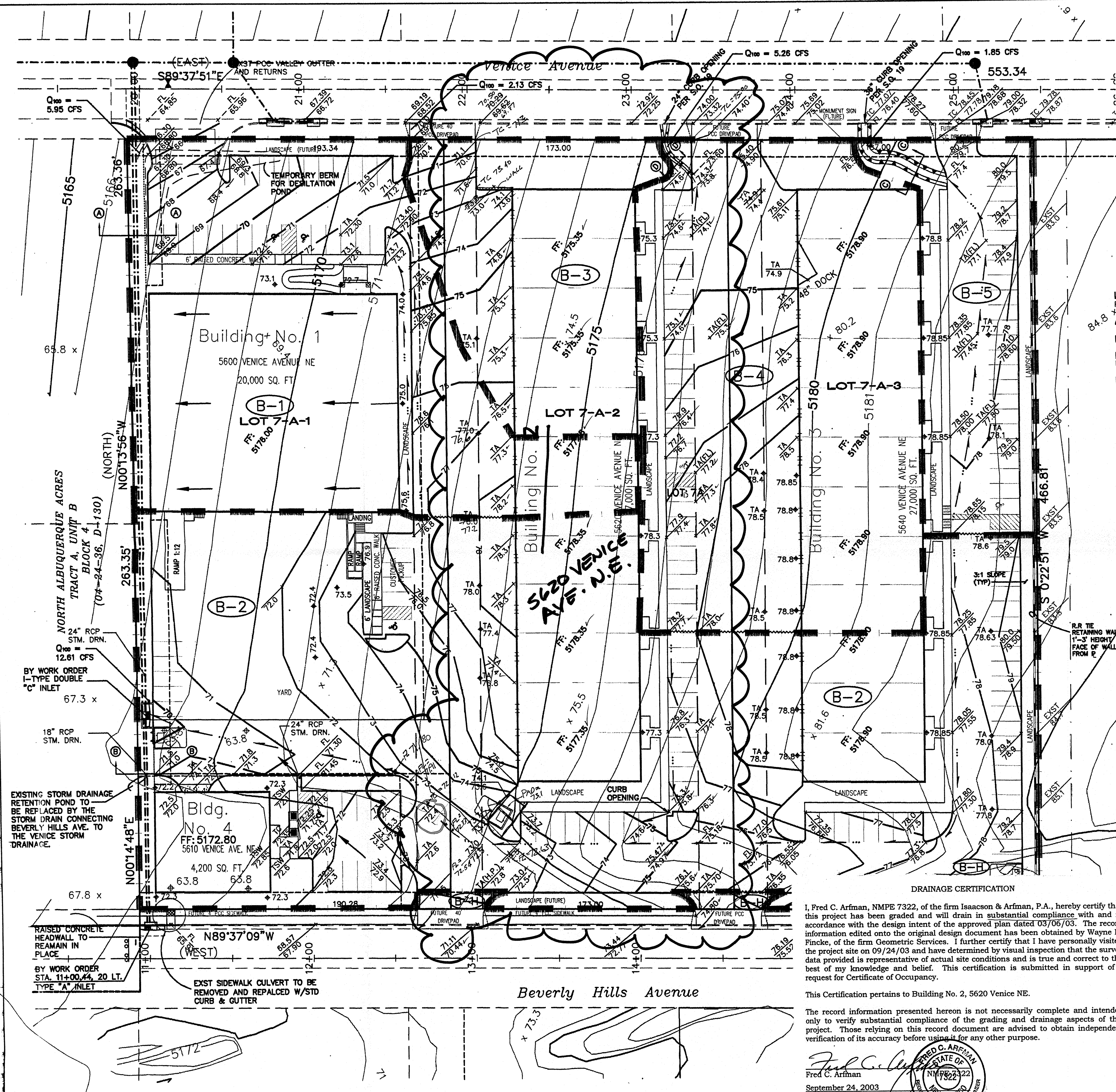
Based upon the information provided in your submittal dated 9-25-03, the above referenced certification is approved for release of permanent Certificate of Occupancy by Hydrology.

If you have any questions, you can contact me at 924-3981.

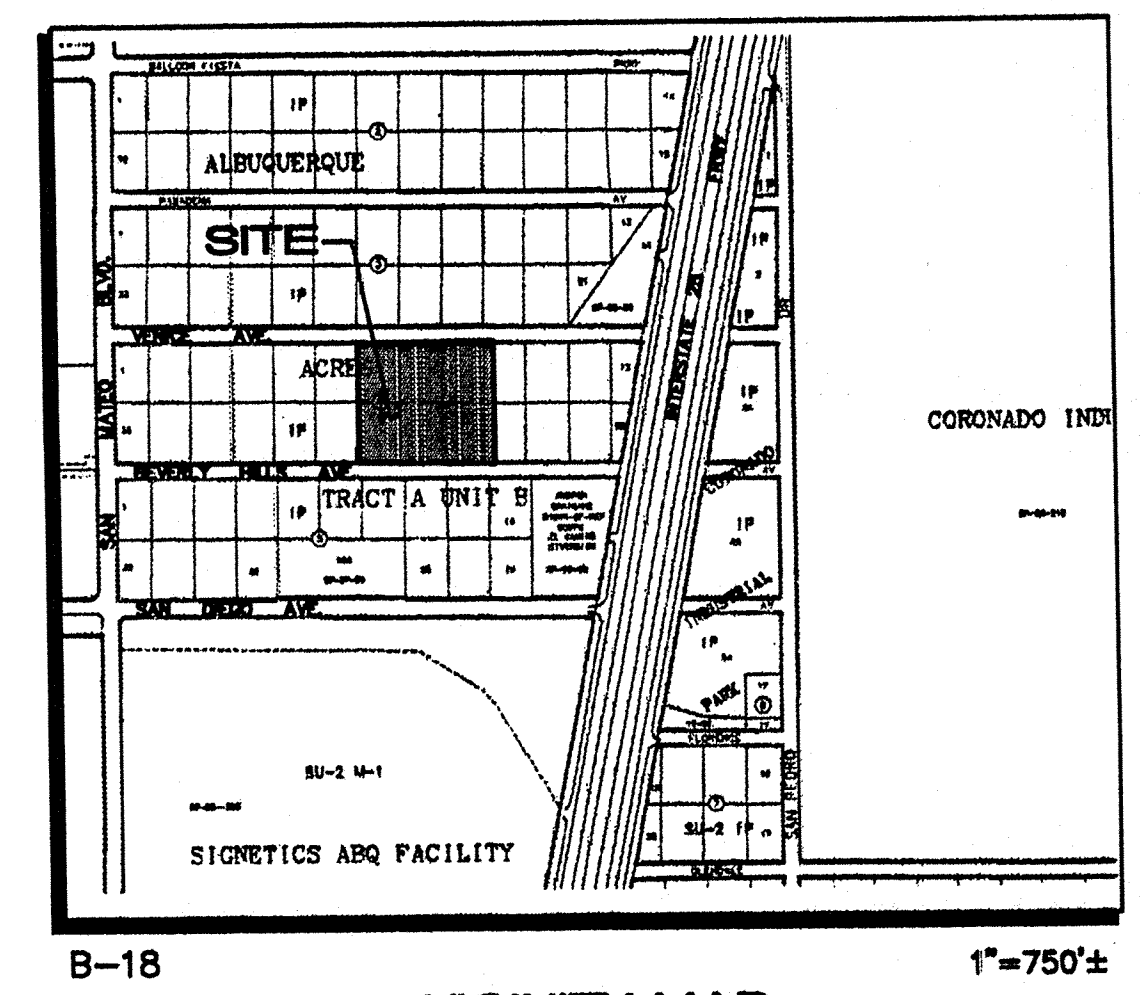
Sincerely,

Kristal D. Metro
Engineering Associate, Planning Dept.
Development and Building Services

C: Phyllis Villanueva
file



- LEGEND**
- 5200 EXISTING CONTOUR
 - 52 PROPOSED CONTOUR
 - 78.3 PROPOSED SPOT ELEVATION
 - PG=6881.0 FLOW ARROW
 - 81.95 PAD GRADE ELEVATION
 - 81.45 SIDEWALK CULVERT
 - TOP OF CURB ELEVATION
 - FLOWLINE ELEVATION
 - WATER BAR
 - PROPOSED RETAINING WALL
 - TOP OF WALL ELEVATION
 - BOTTOM OF WALL ELEVATION
 - INVERT ELEVATION
 - BASIN BOUNDARY
 - BASIN BOUNDARY TAG



LEGAL DESCRIPTION: LOT 7-A, TRACT A, UNIT B, BLOCK 4; NORTH ALBUQUERQUE ACRES (BOOK 2000C, PAGE 156), RECORDED JUNE 01, 2000.

AREA: 5.9076 ACRES

BENCHMARK: NMSHC BRASS CAP "1-25-11", ELEV. = 5206.94

FLOOD ZONE DESIGNATION: ZONE X AS SHOWN ON PANEL 129 OF 825, FLOOD INSURANCE RATE MAP, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, DATE SEPTEMBER 20, 1996.

EXISTING CONDITIONS: UNDEVELOPED LOT WITH PERMANENT ADJACENT IMPROVEMENTS TO BOTH BEVERLY HILLS AVE. AND VENICE AVE.

EXISTING HYDROLOGY: PER CITY OF ALBUQUERQUE APPROVED DRAINAGE REPORT FOR BEVERLY HILLS AVE. & VENICE AVE. OFFICE/WAREHOUSE PUBLIC IMPROVEMENTS (B-18/D7A) APPROVED 01-09-01 ALLOWING FOR BASIN 102 TO DISCHARGE 24.8 CFS TO VENICE AVE.

PROPOSED CONDITIONS: LOT 7-A IS PROGRAMMED FOR SUBDIVIDING INTO THREE (3) LOTS, ALL HAVING FRONTAGE ON BOTH BEVERLY HILLS AVE. AND VENICE AVE. THERE SHALL BE MULTIPLE STORM WATER DISCHARGE POINTS AS INDICATED ON THE SUBJECT PLAN.

PROPOSED HYDROLOGY: THE STORM WATERS GENERATED BY THE PROPOSED IMPROVEMENTS SHALL COMPLY WITH THE PREVIOUSLY APPROVED HYDROLOGY STUDY PREPARED FOR THIS DEVELOPMENT.

OVERLAND SHEETFLOWS: FROM THE UNDEVELOPED LAND TO THE EAST SHALL BE ALLOWED TO ENTER ONTO THE PROPERTY AND THEN CONVEYED TO THE PUBLIC RIGHTS-OF-WAY. THIS IS ONLY AN INTERIM CONDITION UNTIL SUCH TIME THAT THE OFFSITE PROPERTY IS DEVELOPED.

THE SUBDIVISION OF LOT 7-A SHALL PROVIDE FOR THE REQUIRED CROSS ACCESS, PARKING AND DRAINAGE EASEMENTS.

THE SUBJECT SITE IS DIVIDED INTO FIVE (5) ONSITE DRAINAGE BASINS WITH THE TOTAL SITE Q₁₀₀ DISCHARGE AT 27.80 CFS. THE FOLLOWING TABLE SUMMARIZES ALL DRAINAGE RUNOFF CHARACTERISTICS.

VENICE BUSINESS CENTER - HYDROLOGY (PRECIPITATION ZONE 3)				
BASIN	TOTAL AREA S.F. (AC)	LAND TREATMENTS	Q ₁₀₀	V ₁₀₀
B-1	53,206 (1.2214 Ac.)	6% 3192 SF 94% 50014 SF	5.95 CFS	9,836 CF
B-2	114,833 (2.6362 Ac.)	10% 11,493 SF 90% 103,440 SF	12.61 CFS	21,224 CF
B-3	20,460 (0.4697 Ac.)	20% 4092 SF 80% 16,368 SF	2.13 CFS	3,533 CF
B-4	50,676 (1.1634 Ac.)	10% 5078 SF 90% 45,608 SF	5.26 CFS	9,359 CF
B-5	17,260 (0.3962 Ac.)	15% 2589 SF 85% 14,671 SF	1.85 CFS	3,084 CF
B-H DRS.	900			
TOTALS	257,335 (5.9076 Ac.)		27.80 CFS	47,036 CF

NOTICE TO CONTRACTORS

- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
 - ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- BACK FILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
- MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
- WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

DRAINAGE CERTIFICATION

I, Fred C. Arfman, NMPE 7322, of the firm Isaacson & Arfman, P.A., hereby certify that this project has been graded and will drain in substantial compliance with and in accordance with the design intent of the approved plan dated 03/06/03. The record information edited onto the original design document has been obtained by Wayne D. Fincke, of the firm Geometric Services. I further certify that I have personally visited the project site on 09/24/03 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 Certificate of Occupancy.

This Certification pertains to Building No. 2, 5620 Venice NE.

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
September 24, 2003
Date

VENICE BUSINESS CENTER

GRADING & DRAINAGE PLAN

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico

1249GRD.DWG1a 04/14/03

SHEET 3 OF 6