

# CITY OF ALBUQUERQUE



August 31, 2011

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

**Re: Office/ Warehouse Development, 9550 San Mateo Blvd. NE,  
Request for Permanent C.O. - Approved  
Engineer's Stamp dated: 08-19-09 (B-18/D016)  
Certification dated: 08-29-11**

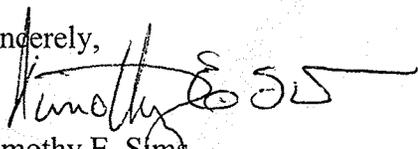
Dear Mr. Arfman,

Based upon the information provided in the Certification received 08-30-11, the above referenced Certification is approved for a release of a Permanent Certificate of Occupancy by Hydrology.

PO Box 1293

If you have any questions, you can contact me at 924-3982.

Albuquerque

Sincerely,  
  
Timothy E. Sims,  
Plan Checker—Hydrology Section  
Development and Building Services

NM 87103

[www.cabq.gov](http://www.cabq.gov)

C: CO Clerk—Katrina Sigala  
File

**DRAINAGE AND TRANSPORTATION INFORMATION SHEET**  
(Rev. 12/05)

PROJECT TITLE: Office / Warehouse Development ZONE MAP/DRG.FILE# B18 / D016  
DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: Lot 3-A, Block 4, Tract A, Unit B, North Albuquerque Acres  
CITY ADDRESS: 9550 San Mateo NE

ENGINEERING FIRM: ISAACSON AND ARFMAN CONTACT: Fred Arfman  
ADDRESS: 128 MONROE N.E. PHONE: 268-8828  
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87108

OWNER: Mechenbier Construction CONTACT: John Mechenbier  
ADDRESS: 8500 Washington Street NE, Suite A6 PHONE: 314-7700  
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87113

ARCHITECT: \_\_\_\_\_ CONTACT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

SURVEYOR: Forstbauer Surveying CONTACT: Ron Forstbauer  
ADDRESS: 4116 Lomas Blvd. NE PHONE: 268-2112  
CITY, STATE: Albuquerque, NM ZIP CODE: 87110

CONTRACTOR: \_\_\_\_\_ CONTACT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

**TYPE OF SUBMITTAL:**

- DRAINAGE REPORT
- DRAINAGE PLAN 1<sup>st</sup> SUBMITTAL
- DRAINAGE PLAN RESUBMITTAL
- CONCEPTUAL G & D PLAN
- GRADING PLAN
- EROSION CONTROL PLAN
- ENGINEER'S CERT (HYDROLOGY)
- CLOMR/LOMR
- TRAFFIC CIRCULATION LAYOUT
- ENGINEER/ARCHITECT CERT (TCL)
- ENGINEER/ARCHITECT CERT (DRB S.P.)
- ENGINEER/ARCHITECT CERT (AA)
- OTHER (SPECIFY) \_\_\_\_\_

**CHECK TYPE OF APPROVAL SOUGHT:**

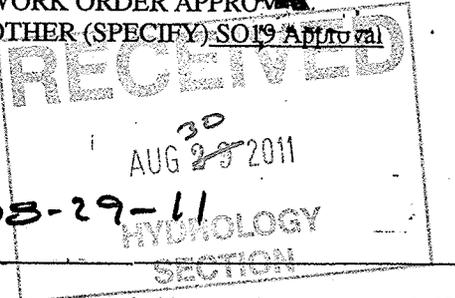
- SIA/FINANCIAL GUARANTEE RELEASE
- RELIMINARY PLAT APPROVAL
- S. DEV. PLAN FOR SUB'D APPROVAL
- S. DEV. FOR BLDG. PERMIT APPROVAL
- SECTOR PLAN APPROVAL
- FINAL PLAT APPROVAL
- UNDAATION PERMIT APPROVAL
- BUILDING PERMIT APPROVAL
- CRTIFICATE OF OCCUPANCY (PERM)
- CRTIFICATE OF OCCUPANCY (TEMP)
- GADING PERMIT APPROVAL
- PAVING PERMIT APPROVAL
- WORK ORDER APPROVAL
- OTHER (SPECIFY) SO 19 Approval

**WAS A PRE-DESIGN CONFERENCE ATTENDED:**

- YES
- NO
- COPY PROVIDED

SUBMITTED BY: Fred C. Arfman PE  
Isaacson & Arfman, P.A.

DATE: 08-29-11



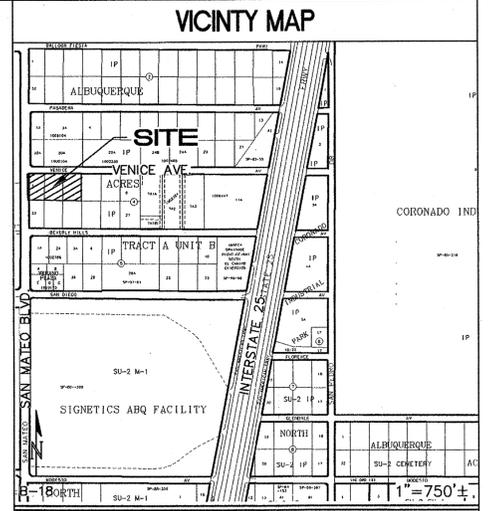
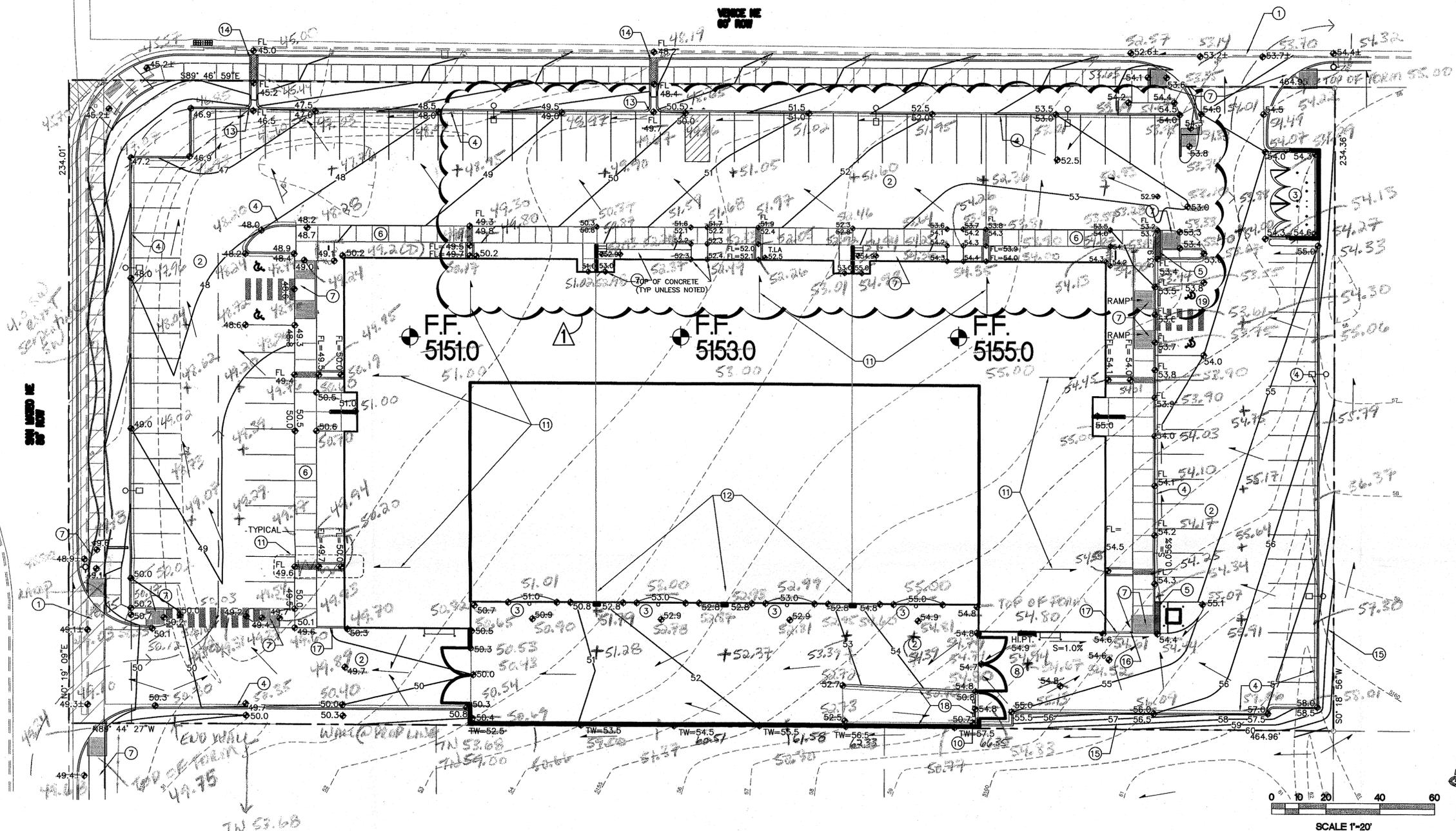
Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope to the proposed development define the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.

Venice Avenue NE

VENICE NE  
OF ROW

San Mateo Boulevard NE



- ### KEYED NOTES
- CONSTRUCT SITE ENTRANCE PER C.O.A. STANDARDS. MATCH EXISTING FLOWLINE ELEVATIONS TO PROVIDE A SMOOTH RIDING TRANSITION. CONSTRUCT CONCRETE VALLEY GUTTER / HANDICAP RAMPS (PER C.O.A. STD. DWG. 2426) MATCHING EXISTING TOP OF WALK / FLOWLINE ELEVATIONS. TRANSITION CURB HEIGHT FROM 8" TO 6" OVER LENGTH OF RADIUS. SEE ARCHITECTURAL FOR DIMENSIONS / DETAILS / DEMOLITION OF EXISTING CURBS.
  - PROPOSED ASPHALT PAVING. SEE ARCHITECTURAL FOR SECTIONS, PARKING LAYOUT, DIMENSIONS, STRIPING, ETC.
  - PROPOSED CONCRETE PAVING. SEE ARCHITECTURAL FOR JOINT INFORMATION, DIMENSIONS, ETC.
  - CONSTRUCT 6" HIGH MEDIAN CURB AND GUTTER AT ALL ON-SITE LOCATIONS. SEE SHEET CG-102 FOR DETAIL.
  - CONSTRUCT 2' WIDE (BOTTOM WIDTH) COVERED SIDEWALK CULVERT TO PASS FLOW.
  - CONSTRUCT TURNED DOWN CONCRETE WALK THIS AREA. SEE ARCHITECTURAL FOR DETAIL.
  - ACCESS RAMP. SEE ARCHITECTURAL FOR RAMP LOCATIONS / DIMENSIONS AND ADDITIONAL INFORMATION.
  - PAVING HIGH POINT THIS AREA.
  - CONSTRUCT STEM WALL TRANSITIONS AS REQUIRED TO ACHIEVE GRADE DIFFERENCES SHOWN. SEE ARCHITECTURAL FOR ADDITIONAL INFORMATION (DESIGN BY OTHERS).
  - CONSTRUCT LOADING DOCK SUMP PUMP INLET THIS AREA. SEE DETAIL SHEET CG-102. NOTE: ELECTRICITY REQUIRED. SEE ARCHITECTURAL.
  - ROOF FLOW TO NORTH, EAST AND WEST TO BE PASSED TO ASPHALT PAVEMENT VIA 'U' SHAPED CONCRETE CHANNEL WITH COVERED SIDEWALK CULVERT (AS SHOWN).
  - ROOF FLOW TO SOUTH SIDE TO BE COLLECTED AND RELEASED DIRECTLY TO PAVEMENT. SEE ARCHITECTURAL FOR SPECIFIC OUTFALL POINTS.
  - CONSTRUCT 2' WIDE (BOTTOM WIDTH) 'U' SHAPED CONCRETE RUNDOWN WITH 2' CURB RADII AT OPENING FROM PARKING LOT. SEE SHEET CG-102 FOR DETAIL.
  - CONSTRUCT 2' WIDE (BOTTOM WIDTH) COVERED SIDEWALK CULVERT PER C.O.A. STD. DWG. 2236 TO PASS FLOW TO VENICE AVE. NE. SLOPE = 2%. SEPARATE PERMIT REQUIRED. SEE S.019 NOTICE ON SHEET CG-102.
  - PROVIDE PERMANENT EROSION CONTROL ON ALL NEW 3:1 OR GREATER SLOPES. SEE EROSION CONTROL NOTES ON CG-102.
  - PROVIDE 6" OPENING OR 2 IN. PIPE THROUGH CURB THIS AREA TO PASS FLOW TO PAVEMENT.
  - CONSTRUCT 6" CONCRETE HEADER CURB THIS AREA. SEE SHEET CG-102 FOR DETAIL.
  - DOCK RETAINING WALL. DESIGN BY OTHERS.
  - ADA COMPLIANT HANDICAP PARKING PAVEMENT. MAXIMUM 2% SLOPE IN ANY DIRECTION.

**DRAINAGE CERTIFICATION**

I, Fred C. Arfman, NMPE No. 7322, of the firm Isaacson & Arfman, PA, 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 08-19-09. The record information edited onto the original design document has been obtained by Ron Forstbauer, NMPS No. 6126, of the firm Forstbauer Surveying. I further certify that I have personally visited the project site on 08-23-11 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 Certification 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* 7322  
Fred C. Arfman NMPE  
08-29-11

AS BUILT 8/22 - 8/29/2011  
TAP/TCF

ALL SITE DISCHARGE WILL FREE DISCHARGE TO VENICE AVE. VIA 2 COVERED SIDEWALK CULVERTS. ALL DISCHARGE WILL ENTER THE EXISTING PUBLIC STORM DRAIN SYSTEM.

**CALCULATIONS**

Calculations: Mechenbier Office / Warehouse : August 3, 2009  
Based on Drainage Design Criteria for City of Albuquerque Section 22.2, DPM, Vol 2, dated Jan., 1993

ON-SITE			
AREA OF SITE:	108856	SF	= 2.5
100-year, 6-hour DEVELOPED FLOWS:			
HISTORIC FLOWS:	Treatment SF	%	EXCESS PRECIP:
Area A =	0	0%	Area A = 0 0%
Area B =	0	0%	Area B = 5443 5%
Area C =	108856	100%	Area C = 10886 10%
Area D =	0	0%	Area D = 92528 85%
Total Area =	108856	100%	Total Area = 108856 100%
On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)			
Weighted E =	$\frac{E_A A_A + E_B A_B + E_C A_C + E_D A_D}{A_A + A_B + A_C + A_D}$		
Historic E =	1.29 in.	Developed E =	2.18 in.
On-Site Volume of Runoff: V <sub>360</sub> = E <sup>2</sup> A / 12			
Historic V <sub>360</sub> =	11702 CF	Developed V <sub>360</sub> =	19785 CF
On-Site Peak Discharge Rate: Q <sub>p</sub> = Q <sub>RA</sub> A <sub>A</sub> + Q <sub>RB</sub> A <sub>B</sub> + Q <sub>RC</sub> A <sub>C</sub> + Q <sub>RD</sub> A <sub>D</sub> / 43,560			
For Precipitation Zone 3			
Q <sub>RA</sub> =	1.87	Q <sub>RC</sub> =	3.45
Q <sub>RB</sub> =	2.60	Q <sub>RD</sub> =	5.02
Historic Q <sub>p</sub> =	8.6 CFS	Developed Q <sub>p</sub> =	11.9 CFS

**LEGEND**

- EXISTING CONTOUR
- PROPOSED CONTOUR
- ◆ 55.5 PROPOSED SPOT ELEVATION
- FLOW ARROW
- FF = 5151.0 FINISH FLOOR ELEVATION
- FL = 54.0 FLOWLINE ELEVATION
- INV = 72.5 INVERT ELEVATION
- TW = 57.5 TOP OF RETAINING WALL ELEVATION

**ISAACSON & ARFMAN, P.A.**  
Consulting Engineering Associates  
1226 Monroe Street N.E.  
Albuquerque, New Mexico 87108  
PH: 505-268-8828 Fax: 505-268-2632  
1666 CG-101 Sloped Walk Exhibit.dwg, 2011

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**OFFICE / WAREHOUSE DEVELOPMENT**  
**9550 SAN MATEO N.E.**  
**Mechenbier Const.**

**GRADING AND DRAINAGE PLAN**

Date:	06/30/11	No. Revision:	1 REVISED NORTH SIDE GRADES	Date:	06/30/11	Job No.:	1666
Drawn By:	BJB					<b>CG-101</b>	
Ckd By:	FCA					<b>SH. OF</b>	