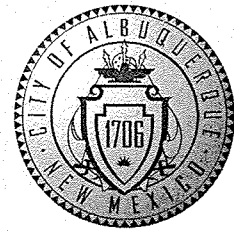


CITY OF ALBUQUERQUE



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,

NM 87103

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

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 / DOW
 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 1st 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:

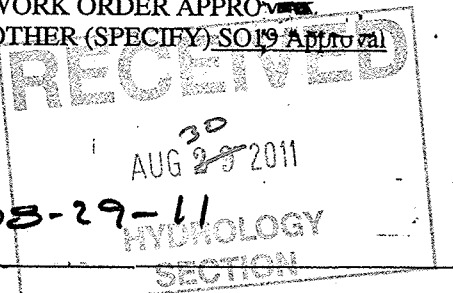
- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ RELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ UNDAATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☒ CRTIFICATE OF OCCUPANCY (PERM)
- ☐ CRTIFICATE OF OCCUPANCY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

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

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

DATE: _____



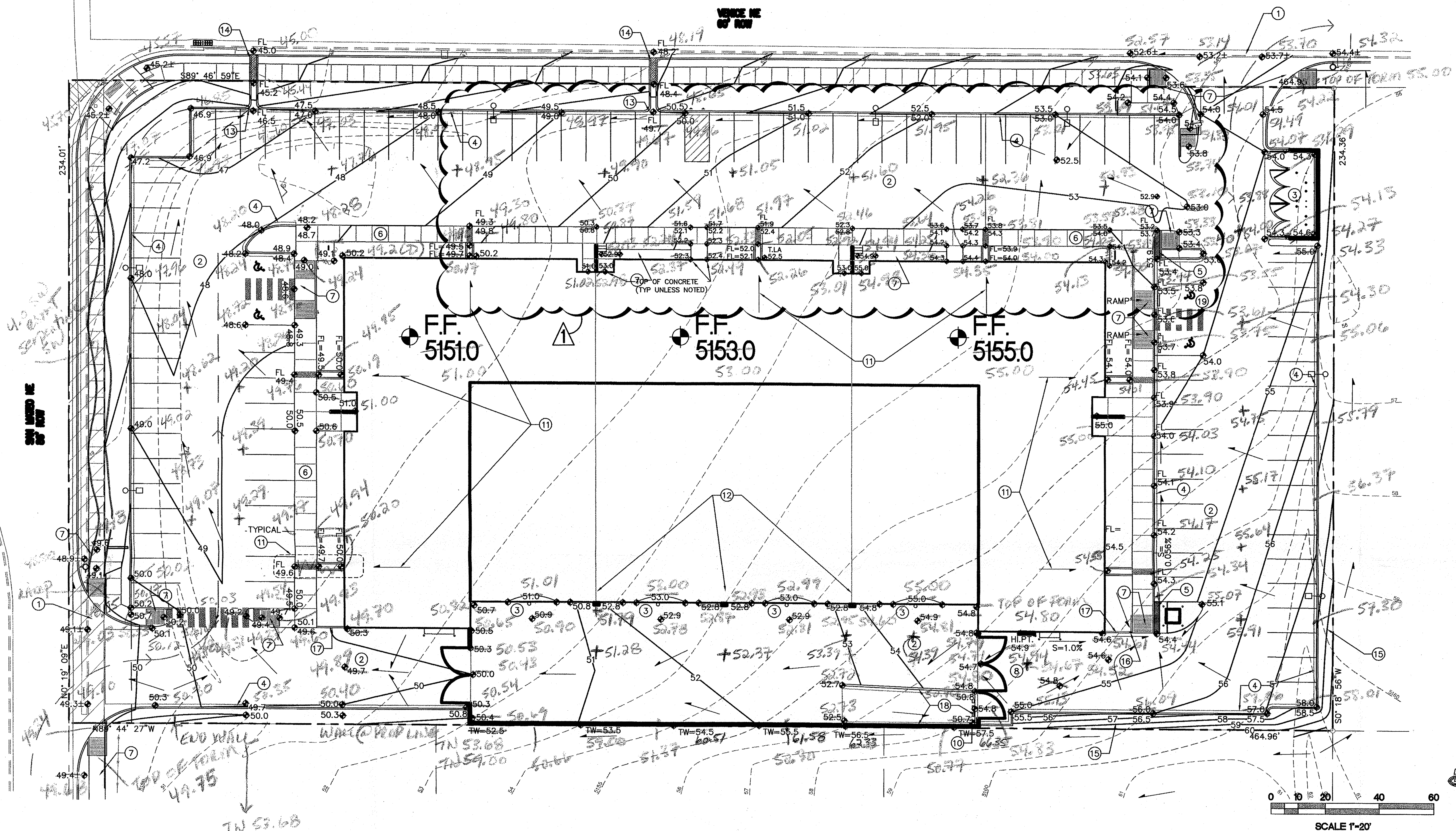
Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope to the proposed development define the degree of drainage detail. One or more of the following levels of submittal may be required based on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

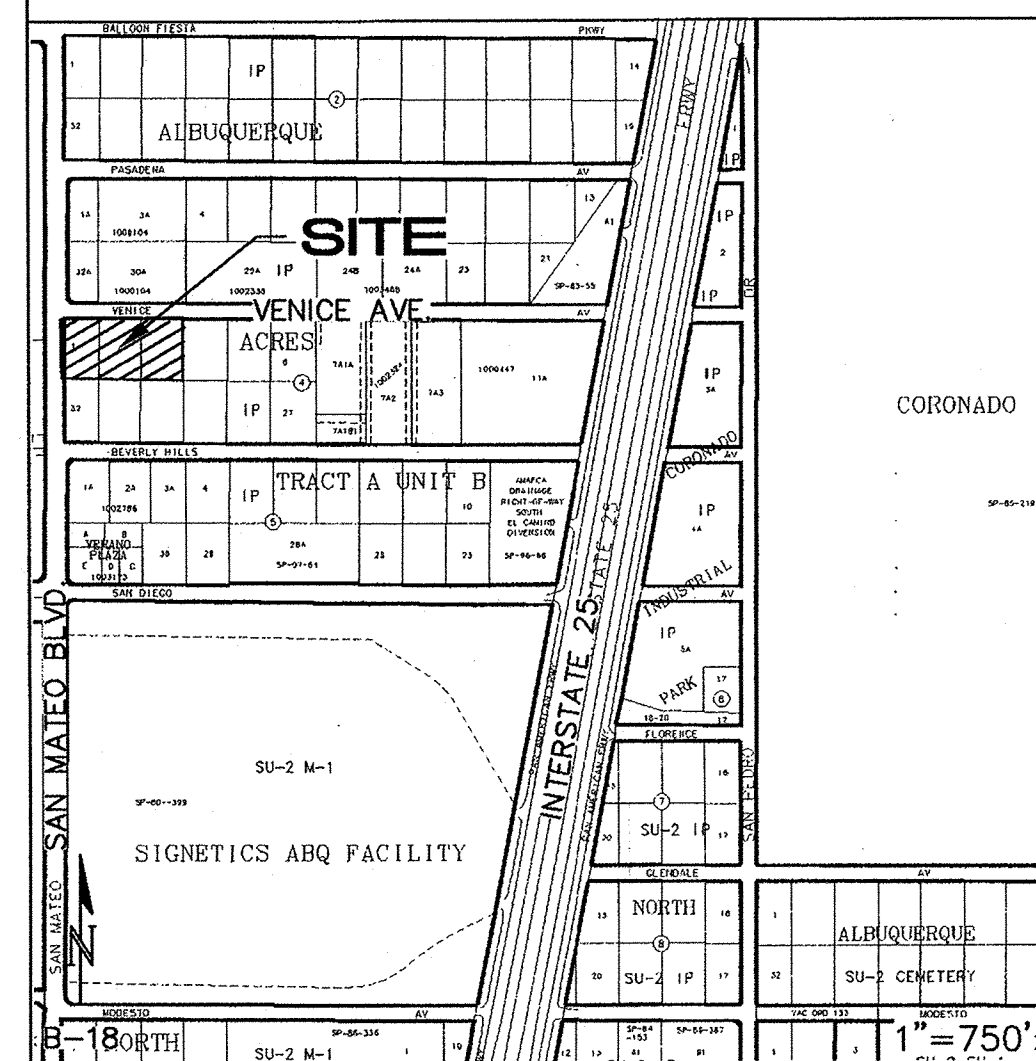
San Mateo Boulevard NE

Venice Avenue NE

VENICE NE
OF NOW



VICINITY MAP



KEYED NOTES

1. CONSTRUCT SITE ENTRANCE PER C.O.A. STANDARDS. MATCH EXISTING FLOWLINE ELEVATIONS TO PROVIDE A SMOOTH RIDING TRANSITION. CONSTRUCT CONCRETE VALLEY GUTTER / HANDICAP RAMP (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.
2. PROPOSED ASPHALT PAVING. SEE ARCHITECTURAL FOR SECTIONS, PARKING LAYOUT, DIMENSIONS, STRIPING, ETC.
3. PROPOSED CONCRETE PAVING. SEE ARCHITECTURAL FOR JOINT INFORMATION, DIMENSIONS, ETC.
4. CONSTRUCT 6" HIGH MEDIAN CURB AND GUTTER AT ALL ON-SITE LOCATIONS. SEE SHEET CG-102 FOR DETAIL.
5. CONSTRUCT 2' WIDE (BOTTOM WIDTH) COVERED SIDEWALK CULVERT TO PASS FLOW.
6. CONSTRUCT TURNED DOWN CONCRETE WALK THIS AREA. SEE ARCHITECTURAL FOR DETAIL.
7. ACCESS RAMP. SEE ARCHITECTURAL FOR RAMP LOCATIONS / DIMENSIONS AND ADDITIONAL INFORMATION.
8. PAVING HIGH POINT THIS AREA.
9. CONSTRUCT STEM WALL TRANSITIONS AS REQUIRED TO ACHIEVE GRADE DIFFERENCES SHOWN. SEE ARCHITECTURAL FOR ADDITIONAL INFORMATION (DESIGN BY OTHERS).
10. CONSTRUCT LOADING DOCK SUMP PUMP INLET THIS AREA. SEE DETAIL SHEET CG-102. NOTE: ELECTRICITY REQUIRED. SEE ARCHITECTURAL.
11. ROOF FLOW TO NORTH, EAST AND WEST TO BE PASSED TO ASPHALT PAVEMENT VIA 'U' SHAPED CONCRETE CHANNEL WITH COVERED SIDEWALK CULVERT (AS SHOWN).
12. ROOF FLOW TO SOUTH SIDE TO BE COLLECTED AND RELEASED DIRECTLY TO PAVEMENT. SEE ARCHITECTURAL FOR SPECIFIC OUTFALL POINTS.
13. CONSTRUCT 2' WIDE (BOTTOM WIDTH) 'U' SHAPED CONCRETE RUNDOWN WITH 2' CURB RADI AT OPENING FROM PARKING LOT. SEE SHEET CG-102 FOR DETAIL.
14. CONSTRUCT 2' WIDE (BOTTOM WIDTH) COVERED SIDEWALK CULVERT PER C.O.A. STD. DWG. 2236. PASS FLOW TO VENICE AVE. NE. SLOPE = 2% SEPARATE PERMIT REQUIRED. SEE S.O.19 NOTICE ON SHEET CG-102.
15. PROVIDE PERMANENT EROSION CONTROL ON ALL NEW 3:1 OR GREATER SLOPES. SEE EROSION CONTROL NOTES ON CG-102.
16. PROVIDE 6" OPENING OR 2 IN. PIPE THROUGH CURB THIS AREA TO PASS FLOW TO PAVEMENT.
17. CONSTRUCT 6" CONCRETE HEADER CURB THIS AREA. SEE SHEET CG-102 FOR DETAIL.
18. DOCK RETAINING WALL. DESIGN BY OTHERS.
19. 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, 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 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
NMPE
08-29-11
Date

ALL SITE DISCHARGE WILL FREE DISCHARGE TO
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						
HISTORIC FLOWS:		DEVELOPED FLOWS:			EXCESS PRECIP:	
	Treatment SF	%		Treatment SF	%	Precip. Zone 3
Area A =	0	0%	Area A =	0	0%	E _A = 0.66
Area B =	0	0%	Area B =	5443	5%	E _B = 0.92
Area C =	108856	100%	Area C =	10886	10%	E _C = 1.29
Area D =	0	0%	Area D =	92528	85%	E _D = 2.36
Total Area =	108856	100%	Total Area =	108856	100%	
On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)						
Weighted E =		$E_A \Delta A + E_B \Delta B + E_C \Delta C + E_D \Delta D$				
		$\Delta A + \Delta B + \Delta C + \Delta D$				
Historic E =	1.29 in.	Developed E =	2.18 in.			
On-Site Volume of Runoff: V ₃₆₀ = E * A / 12						
Historic V ₃₆₀ =	11702 CF	Developed V ₃₆₀ =	19785 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 3						
Q _{pA} =	1.87	Q _{pC} =	3.45			
Q _{pB} =	2.60	Q _{pD} =	5.02			
Historic Q _p =	8.6 CFS	Developed Q _p =	11.9 CFS			

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- FLOW ARROW
- FF = 5151.0
- FL=54.0
- INV=72.5
- TW=57.5
- TOP OF RETAINING WALL ELEVATION

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

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

GRADING AND DRAINAGE PLAN

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