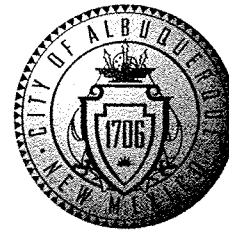


CITY OF ALBUQUERQUE



October 4, 2010

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

Re: Office/Warehouse, 5454 Pasadena NE, Conceptual Grading and Drainage Plan

Engineer's Stamp date 9-23-10 (B18/D018)

Dear Mr. Arfman,

Based upon the information provided in your submittal received 9-24-10, the above referenced plan is approved for Site Plan for Building Permit action by the DRB.

If you have any questions, you can contact me at 924-3695.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Sincerely,

Curtis A. Cherne, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

C: file
Brad Bingham

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

PROJECT TITLE: Office / Warehouse Development ZONE MAP/DRG. FILE B18 / D018
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Lots 4 & 5, Block 3, Tract A, Unit B, North Albuquerque Acres, Bernalillo County, NM
CITY ADDRESS: 5454 Pasadena N.E.

ENGINEERING FIRM: ISSACSON & ARFMAN, PA CONTACT: Fred C. Arfman
ADDRESS: 128 MONROE NE PHONE: 268-8828
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87108

OWNER: Mechenbier Construction CONTACT: John Mechenbier
ADDRESS: _____ PHONE: 314-7700
CITY, STATE: Albuquerque, NM ZIP CODE: _____

ARCHITECT: Slagle Herr Architects CONTACT: Bill Kleinschmidt
ADDRESS: _____ PHONE: 246-0870
CITY, STATE: Albuquerque, NM ZIP CODE: _____

SURVEYING FIRM: Forstbauer Surveying LICENSED SURVEYOR: 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 (resubmittal)
☐ 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
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D APPROVAL
☒ S. DEV. FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☐ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY (PERM)
☐ CERTIFICATE OF OCCUPANCY (TEMP)
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY) _____

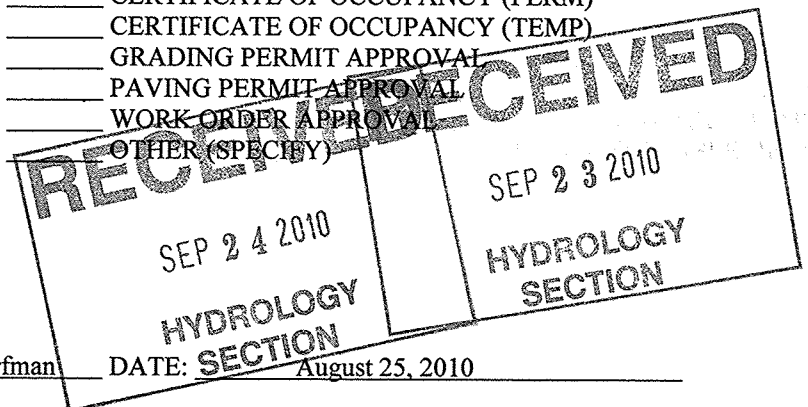
WAS A PRE-DESIGN CONFERENCE ATTENDED:

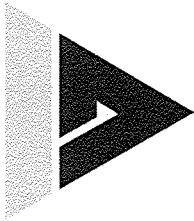
☐ YES
☐ NO
☐ COPY PROVIDED

SUBMITTED BY: ISAACSON & ARFMAN: Fred Arfman DATE: August 25, 2010

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.





Isaacson & Arfman, P.A.

Consulting Engineering Associates

*Thomas O. Isaacson, PE & LS * Fred C. Arfman, PE * Åsa Nilsson-Weber, PE*

September 22, 2010

City of Albuquerque
Development and Building Services
Hydrology Dept.
Attn: Curtis Cherne, P.E.

RE: B18/D018 – OFFICE / WAREHOUSE 5454 PASADENA NE

Dear Cherne:

Attached is a revised copy of the Conceptual Grading and Drainage Plan for the above referenced property. Revisions made were based on your review comments dated September 2, 2010 as follows:

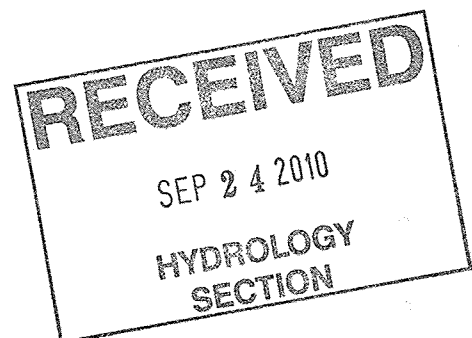
1. Existing contours provided.
2. Per the San Mateo Business Park Drainage Report prepared by C.L. Weiss Engineering (SMBP DR), Inc. dated September 22, 1999, the storm drain in Pasadena will be extended to the east property line of Lot 6. A single 'A' inlet and a double 'C' inlet will be constructed as part of the public improvements. The existing Type 'A' inlet will be converted to a Type 'D' within the new access drive.
3. The existing private storm drain system on the adjacent site was installed as part of the San Mateo Business Park project to capture 9.2 cfs flow from an existing off-site undeveloped basin. Per the SMBP DR, "When development of adjoining areas to the east is completed, these flows will surface drain onto Pasadena Ave. for each respective site, eliminating the need for the private SS line". This line will cease to function and will be plugged at the existing manhole. In order to minimize flow entering Pasadena Ave., an on-site inlet will be constructed to capture 100% of developed flow (approx. 8.6 cfs). This inlet will tie to the converted Type 'D' inlet at the west access drive.
4. A sedimentation pond will be constructed with the diversion swale near the northeast property corner. See revised plan.
5. Plan is stamped and signed.

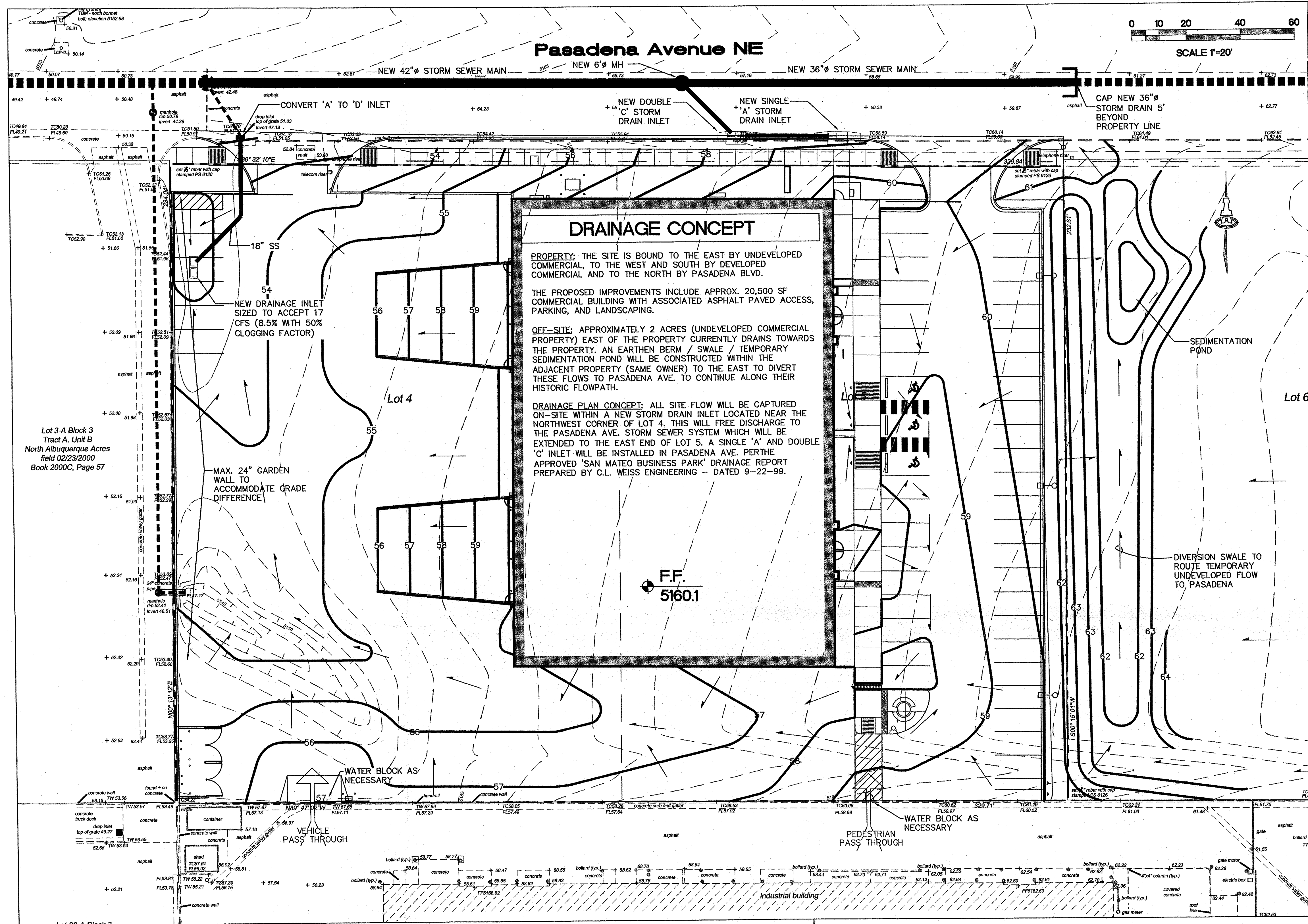
Please don't hesitate to call me with any questions or comments.

Sincerely,
ISAACSON & ARFMAN P.A.

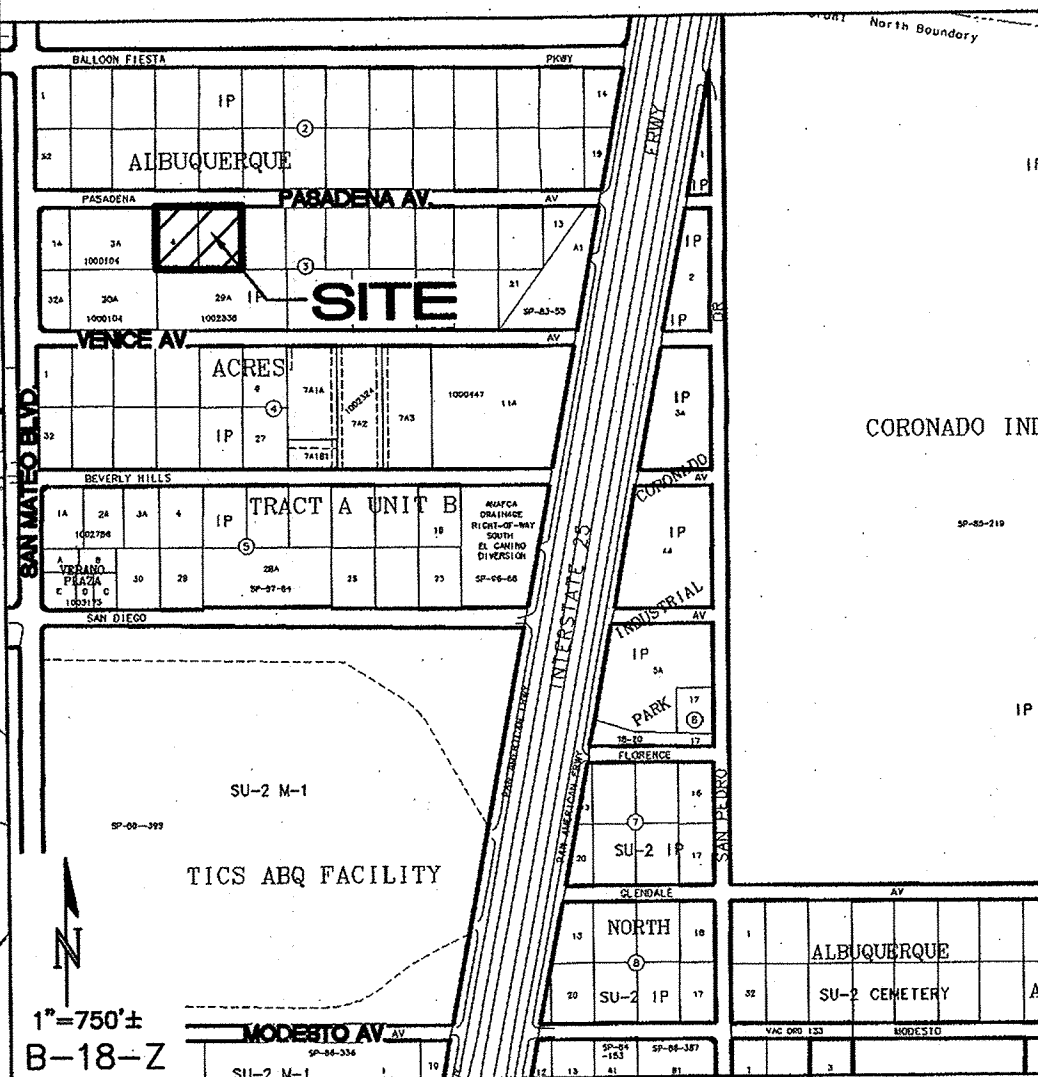


Fred C. Arfman, PE
FCA / bjb
Attachments





VICINITY MAP B-18-Z



PROJECT DATA

LEGAL DESCRIPTION: LOTS 4 & 5, BLOCK 3 TRACT A, UNIT B NORTH ALBUQUERQUE ACRES BERNALILLO COUNTY, NEW MEXICO

ADDRESS: 5454 PASADENA AVE. NE, ALBUQ., NM 87113

SITE AREA: 1.766 AC

FLOOD ZONE: 100 YEAR FLOOD ZONE DESIGNATION: ZONE X, AS SHOWN ON F.I.R.M. PANEL 35001C0129G, DATED SEPTEMBER 26, 2008. THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN.

ENGINEER: FRED C. ARFMAN, PE #7322
ISAACSON & ARFMAN, P.A.
128 MONROE ST NE, ABQ, NM 87108
PHONE: (505) 268-8828

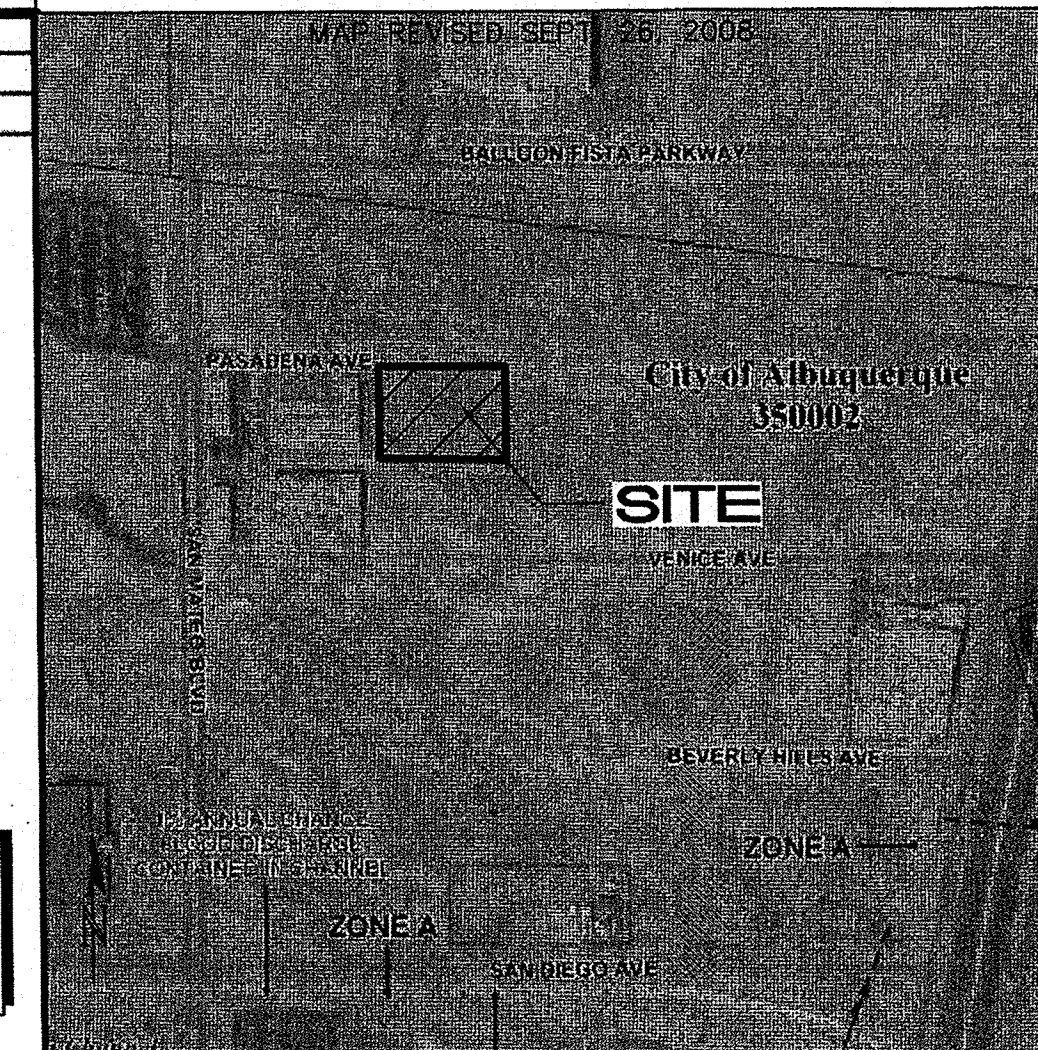
SURVEYOR: RONALD A. FORSTBAUER: NMPS NO. 6126
FORSTBAUER SURVEYING, L.L.C.
4116 LOMAS BOULEVARD NE
ALBUQUERQUE, NEW MEXICO 87110
PHONE: (505) 268-2112

BENCHMARK: CITY OF ALBUQUERQUE 6-817. AN ALUMINUM DISK ON CONCRETE CURB, WNW QUADRANT OF SAN MATEO BLVD. NE & SAN DIEGO AVE. NE ELEVATION: 5153.322 NAVD88.

LEGEND

- EXISTING CONTOUR
- PROPOSED 1' CONTOUR
- PROPOSED SPOT ELEVATION
- FLOW ARROW
- FL FLOWLINE
- INV INVERT ELEVATION
- F.F. FINISH FLOOR ELEVATION

F.I.R.M. 35001C0129G



ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street NE
Albuquerque, New Mexico 87108
Ph: 505-268-8828 Fax: 505-268-2632

FRED C. ARFMAN
NEW MEXICO
7322
LICENSED PROFESSIONAL ENGINEER

Final design 09-23-10
PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

MECHENBIE
CONSTRUCTION INC.
OFFICE/ WAREHOUSE
DEVELOPMENT AT
5454 PASADENA N.E.

slagle
HER

1600 rio grande nw
albuquerque
new mexico 87104
fax 505 246 0437

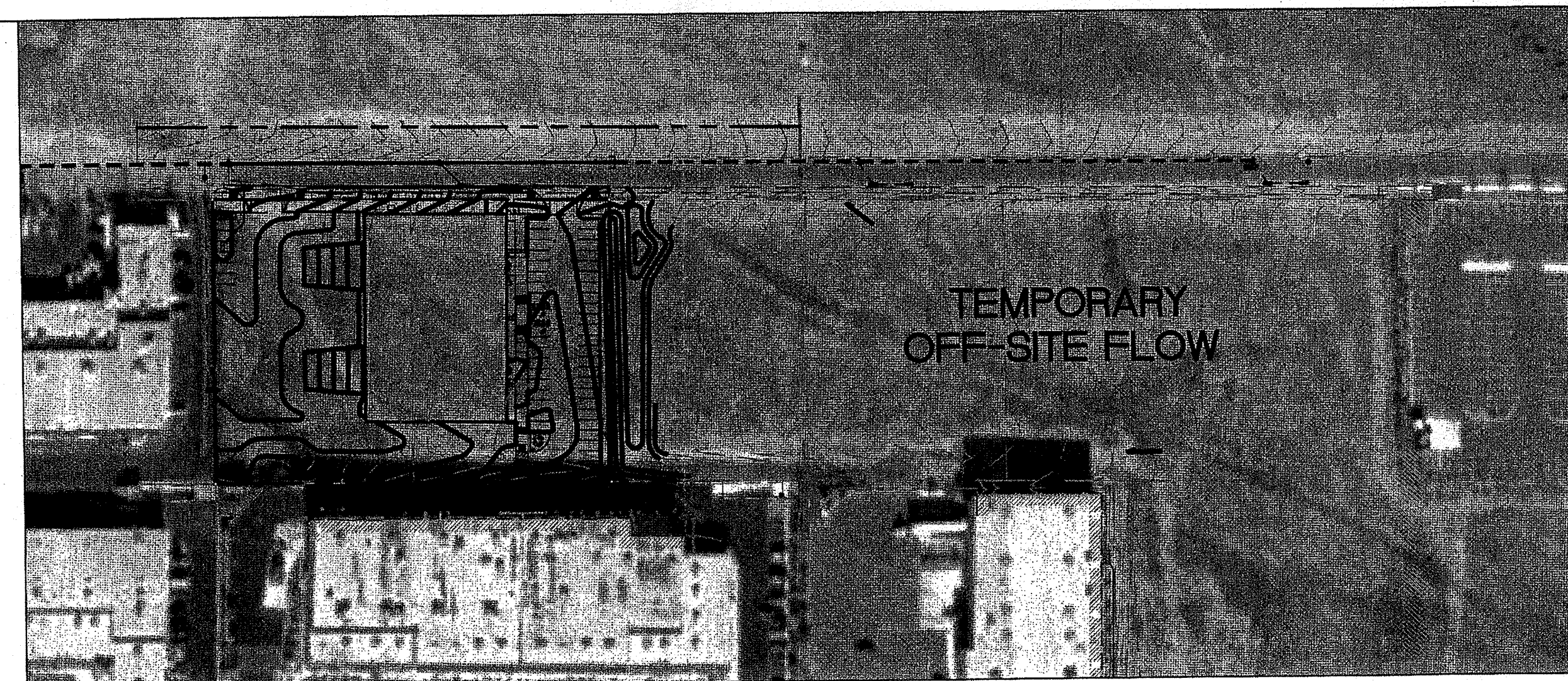
**CONCEPTUAL
DRAINAGE AND
GRADING PLAN**

RECEIVED
SEP 24 2010
HYDROLOGY
SECTION

date:
9/08/10
sheet:

CG-101

OFF-SITE BASIN



CALCULATIONS

CALCULATIONS: Mechenbier Office / Warehouse : August 23, 2010
Based on Drainage Design Criteria for City of Albuquerque Section 22.2, DPM, Vol 2, dated Jan., 1993

ON-SITE			
AREA OF SITE:	76945	SF	= 1.8
HISTORIC FLOWS:			
Area A	Treatment SF	%	
Area B	0	0%	
Area C	76945	100%	
Area D	0	0%	
Total Area	76945	100%	
DEVELOPED FLOWS:			
Area A	Treatment SF	%	
Area B	0	0%	
Area C	1924	3%	
Area D	3847	5%	
Area E	71174	93%	
Total Area	76945	100%	
EXCESS PRECIP:			
Area A	E _A	0.66	
Area B	E _B	0.92	
Area C	E _C	1.29	
Area D	E _D	2.36	
On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)			
Weighted E	$E_A A_A + E_B A_B + E_C A_C + E_D A_D$		
Historic E	1.29 in.	Developed E	2.27 in.
On-Site Volume of Runoff (100-Year, 6-Hour Storm)			
Historic V ₃₆₀	8272 CF	Developed V ₃₆₀	14559 CF
On-Site Peak Discharge Rate: Q_p = Q_{PA} + Q_{PB} + Q_{PC} + Q_{PD} + Q_{PE} / 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	6.1 CFS	Developed Q _p	8.6 CFS

ALL SITE DISCHARGE WILL FREE DISCHARGE TO TO PASADENA AVE. TO ENTER THE EXISTING PUBLIC STORM DRAIN SYSTEM.