

CITY OF ALBUQUERQUE



January 24, 2017

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

**RE: Lot 8-A, Block 3, Tract A, Unit B, North Albuquerque Acres
5656 Pasadena NE
Grading and drainage Plan
Engineer's Stamp Date 1-04-17 (B18D019)**

Dear Mr. Arfman:

Based upon the information provided in your submittal received 1-4-17, the above referenced Grading and Drainage plan is approved for Grading Permit.

Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

If you have any questions, you can contact me at 924-3999.

Sincerely,

Shahab Biazar, P.E.
City Engineer, Planning Dept.
Development Review Services

C: File



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: 5656 Pasadena NE Building Permit #: _____ City Drainage #: B18/ 2019
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: Lot 8-A, Block 3, Tract A, Unit B, North Albuquerque Acres
City Address: _____

Engineering Firm: Isaacson & Arfman, P.A. Contact: Fred C. Arfman or Bryan Bobrick
Address: 128 Monroe Street NE - Albuquerque, NM 87108
Phone#: (505) 268-8828 Fax#: _____ E-mail: freda@iacivil.com
bryanb@iacivil.com

Owner: Mechenbier Construction, Inc. Contact: John Mechenbier
Address: 8500 Washington Street NE, Suite A-5 - Albuquerque, NM 87113
Phone#: (505) 314-7700 Fax#: _____ E-mail: _____

Architect: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Other Contact: Sandia Land Surveying Contact: Andrew S. Medina
Address: 15 Casa Terrenos - Placitas, NM 87043
Phone#: (505) 867-1241 Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

- ☒ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

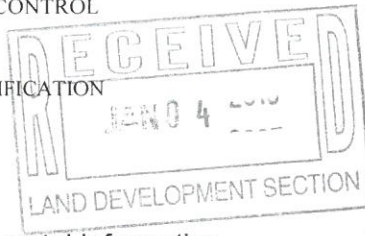
- ☐ ENGINEER ARCHITECT CERTIFICATION
☐ CONCEPTUAL G & D PLAN
☒ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☒ DRAINAGE REPORT Supplemental Information
☐ CLOMR/LOMR

- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

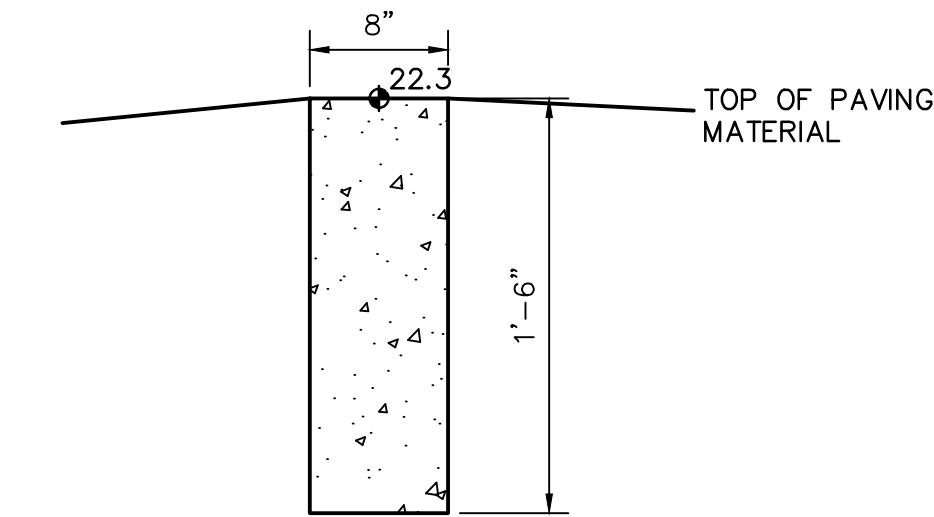
CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY
☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT 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
☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____



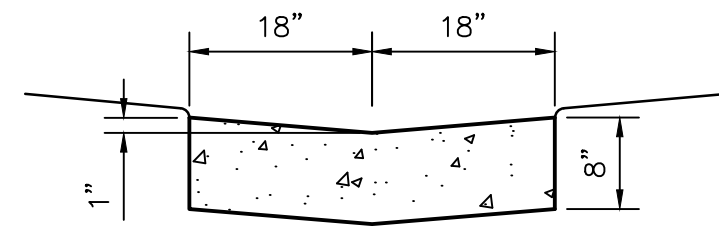
DATE SUBMITTED: January 4, 2017 By: Fred C. Arfman

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____



1. EDGES NOT SPECIFICALLY DIMENSIONED SHALL BE EDGED WITH A 3/8" EDGING TOOL.
2. REQUIRES FULL FORM ON ALL FACES.
3. CONSTRUCTION CONTROL JOINTS AT 6' O.C. MAX.
4. 1/2" EXPANSION JOINTS 48' O.C.

SCALE: N.T.S.



1. EDGES SHALL BE SHAPED WITH A 3/8" EDGING TOOL
2. CONSTRUCTION CONTROL JOINTS AT 6' O.C. MAX.
3. 1/2" EXPANSION JOINTS 48' O.C.

SCALE: N.T.S.

- A. COORDINATE WORK WITH SITE PLAN.
- B. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION. REPORT ALL DISCREPANCIES TO THE ENGINEER AND VERIFY THE ENGINEER'S INTENT BEFORE PROCEEDING.
- C. FOR ALL ACCESSIBLE ROUTES, MAXIMUM ALLOWABLE CROSS SLOPE IS 2.0% AND MAXIMUM LONGITUDINAL SLOPE WITHOUT RAMP IS 5.0%. FOLLOW ALL ADA ACCESSIBILITY GUIDELINES OR CITY CODES, WHICHEVER IS MORE STRINGENT.
- D. ALL TRASH, DEBRIS, & SURFACE VEGETATION SHALL BE CLEARED AND LEGALLY DISPOSED OF OFFSITE.
- E. PROPOSED SPOT AND CONTOUR ELEVATIONS SHOWN REPRESENT TOP OF MATERIAL (I.E. TOP OF CONCRETE, TOP OF CONCRETE BUILDING PAD, TOP OF PAVEMENT MATERIAL, TOP OF LANDSCAPING MATERIAL, ETC.). CONTRACTOR SHALL GRADE, COMPACT SUBGRADE AND DETERMINE EARTHWORK ESTIMATES BASED ON ELEVATIONS SHOWN MINUS FINISH MATERIAL THICKNESSES.
- F. IF FIELD GRADE ADJUSTMENTS ARE REQUIRED, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER.

[illegible]

PROPERTY: THE SITE IS A PARTIALLY DEVELOPED PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP C-17. THE SITE IS BOUND TO THE EAST BY UNDEVELOPED COMMERCIAL PROPERTY, TO THE NORTH BY PASADENA N.E., TO THE WEST AND SOUTH BY DEVELOPED COMMERCIAL PROPERTY.

SITE AREA: 0.6817 AC

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE A WALLED GRAVEL PAVED YARD FOR THE USE OF LOT 7-A WITH ASSOCIATED CONCRETE PAVED ACCESS AND LANDSCAPING.

LEGAL: LOT 8-A, BLOCK 3, TRACT A, UNIT B, NORTH ALBUQUERQUE
ACRES BERNALILLO COUNTY, NEW MEXICO

BENCHMARK: CC_EG_11_12_11N_R3E NAVD 1988 ELEVATION 5135.56

OFF-SITE: OFF-SITE FLOW BASED ON NATURAL GRADES ON UNDEVELOPED PROPERTIES WILL BE ACCEPTED INTO A TEMPORARY SEDIMENT POND LOCATED ON LOT 8 (SAME OWNER) WITH OVERFLOW TO PASADENA VIA A 2' WIDE COVERED SIDEWALK CULVERT.

FLOOD HAZARD: PER BERNALILLO COUNTY FIRM MAP 35001C0129H, THE SITE IS LOCATED WITHIN FLOODZONE 'X' DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

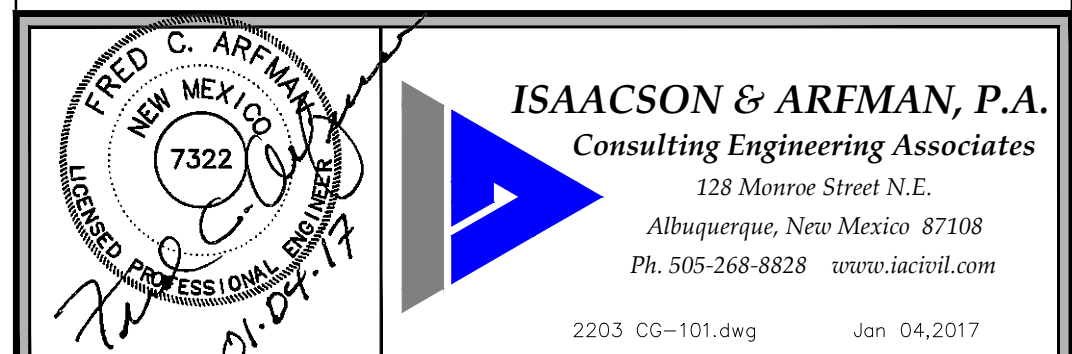
ON-SITE DRAINAGE PLAN CONCEPT: THE LANDSCAPED FRONTAGE OF THE PROPERTY (BASIN 1) WILL SURFACE DISCHARGE TO PASADENA NE. A PRIVATE ON-SITE STORM DRAIN STUB CONSTRUCTED AS PART OF LOT 7-A WILL BE USED TO ACCEPT ON-SITE RUNOFF FROM THE WALLED SOUTHERN PORTION OF THE PROPERTY (BASIN 2). THIS STUB IS CONNECTED TO THE BACK OF THE EXISTING PUBLIC STORM DRAIN INLET LOCATED AT THE NORTHWEST CORNER OF THE PROPERTY.

OFF-SITE: THE SUPPLEMENTAL INFORMATION AND CALCULATION PACKAGE PREPARED FOR LOT 7 BY ISAACSON & ARFMAN DATED JUNE 24, 2014 WAS APPROVED AS PART OF THE DRB PROCESS. THIS INCLUDED AN ANALYSIS OF THE PASADENA AVE. STORM DRAIN SYSTEM USING THE ORIGINAL 'CITICORP' DRAINAGE REPORT (1996) BY BOHANNAN-HUSTON, INC. AND THE SUBSEQUENT 'SAN MATEO PASEADENA PARK' DRAINAGE REPORT (1999) BY C.L.WEISS ENGINEERING AS WELL AS THE AS-BUILT INFRASTRUCTURE INSTALLED WITHIN PASADENA VIA EARLIER DEVELOPMENT PROJECTS.

BASED ON MEETINGS, COORDINATION AND REVIEW OF THE SUPPLEMENTAL INFORMATION WITH C.O.A. HYDROLOGY STAFF, THIS SITE AND ALL PROPERTIES FRONTING PASADENA AVE. BETWEEN SAN MATEO BLVD. AND I-25 (26.8 ACRES) IS PERMITTED FREE DISCHARGE TO THE PUBLIC STORM DRAIN WITHIN PASADENA AVE.

ENGINEER: FRED C. ARFMAN, P.E.
ISAACSON & ARFMAN, PA
128 MONROE NE 87111
505-268-8828

SURVEYOR: ANDREW S. MEDINA N.M.P.S. #12649
SANDIA LAND SURVEYING
15 CASA TERRENOS, PLACITAS, N.M. 87043
505-867-1241



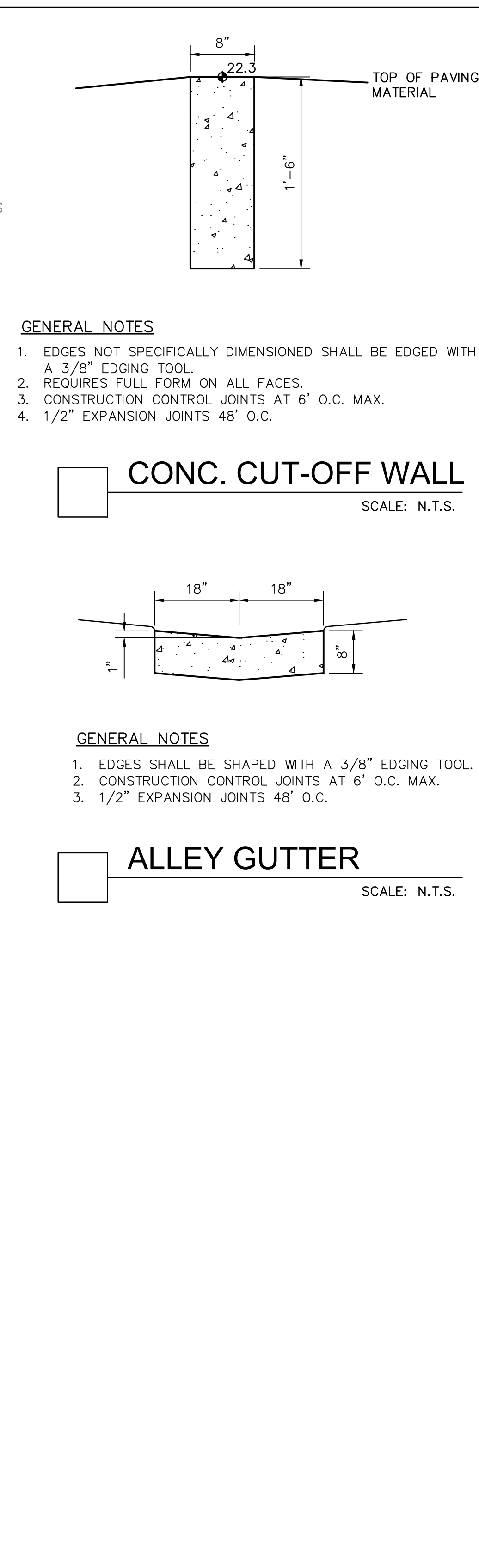
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— 5167 —	EXISTING CONTOUR
<u>67</u>	PROPOSED CONTOUR
◆ 66.7	PROPOSED SPOT ELEVATION
➔	FLOW ARROW
FF = 5170.70	FINISH FLOOR ELEVATION
INV=	INVERT ELEVATION
— — — — —	STORM DRAIN
FRACTURED FACE ROCK EROSION	
CONTROL. SEE GENERAL NOTE 'O'.	

5656 PASADENA N.E.
MECHENBIER CONSTRUCTION

Date:	No.	Revision:	Date:	Job No.
01-04-17				2203
Drawn By:				CG-101
BJB				
Ckd By:				SH. OF
FCA				





- F. IF FIELD GRADE ADJUSTMENTS ARE REQUIRED, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER.
- G. EXISTING UTILITY LINES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND MAY BE INCOMPLETE OR OBSOLETE. SUCH LINES MAY OR MAY NOT EXIST WHERE SHOWN OR NOT SHOWN. CONTRACTOR SHALL CONTACT NM-811 FOR UTILITY LINE SPOTS TWO WORKING DAYS PRIOR TO CONDUCTING SITE FIELD WORK. CONTRACTOR SHALL FIELD VERIFY AND LOCATE ALL UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES.
- H. A CURRENT STORMWATER CONTROL PERMIT, INCLUDING AN EROSION SEDIMENT CONTROL PLAN (E.S.C.) FOR EROSION AND SEDIMENT CONTROL IS REQUIRED FOR ALL CONSTRUCTION, DEMOLITION CLEARING, AND GRADING OPERATIONS THAT DISTURB THE SOIL ON ONE ACRE OR MORE OF LAND. OWNER WILL COORDINATE.
- I. POST-CONSTRUCTION MAINTENANCE FOR PRIVATE STORMWATER FACILITIES WILL BE THE RESPONSIBILITY OF THE FACILITIES OWNER. PERIODIC INSPECTION AND CERTIFICATIONS OF THE FACILITIES MAY BE REQUIRED BY THE CITY ENGINEER.
- J. STORMWATER CONTROL MEASURES SHOWN ON THIS PLAN ARE REQUIRED TO PROVIDE MANAGEMENT OF "FIRST FLUSH" (DEFINED AS THE 90TH PERCENTILE STORM EVENT OR 0.44" OF STORMWATER WHICH DISCHARGES DIRECTLY TO A PUBLIC STORM DRAINAGE SYSTEM).
- K. ADJUST RIMS OF EXISTING UTILITY FEATURES AS NECESSARY TO MATCH NEW GRADES.
- L. UTILITIES IN PAVED AREAS SHALL BE HS-25 TRAFFIC RATED.
- M. TRANSITIONS BETWEEN NEW AND EXISTING SHALL BE SMOOTH.
- N. ALL EROSION PROTECTION SHALL BE (F.F. ROCK) 6" AVG. DIA. ANGULAR FENCED ROCK PLACED OVER GEOTEX 501 NON-WOVEN GEOTEXTILE (O.E.).
- O. ENGINEER RECOMMENDS THAT OWNER MAINTAIN EROSION PROTECTION ELEMENTS. ENGINEER RECOMMENDS THAT OWNER INSPECT SITE YEARLY AND EACH RAINFALL TO IDENTIFY NEW AREAS OF EROSION AND INSTALL ADDITIONAL EROSION PROTECTION AS NEEDED BASED ON ACTUAL OCCURRENCES.

SURVEYOR: ANDREW S. MEDINA N.M.P.S. #12649
SANDIA LAND SURVEYING
15 CASA TERRENOS, PLACITAS, N.M. 87043
505-867-1241

1. CONSTRUCTION WITHIN THE R.O.W INCLUDING SITE ENTRANCE, CONCRETE VALLEY GUTTER, COVERED SIDEWALK CULVERT, STREET PAVEMENT, HANDICAP RAMPS, PUBLIC SIDEWALK TO BE CONSTRUCTED UNDER PUBLIC WORK ORDER #_____.
2. PROPOSED PERVIOUS PAVING (GRAVEL OR BASE COURSE). SEE ARCHITECTURAL FOR MATERIAL, DIMENSIONS, ETC. NO IMPERVIOUS SURFACE MATERIAL MAY BE USED EXCEPT AS NOTED.
3. EXISTING STORM DRAIN INLET WITH DOMED GRATE.
4. MAINTAIN BERM ALONG PROPERTY LINE (TOP OF BERM = 02.3 MIN.).
5. 2' WIDE X 8" HIGH OPENING THROUGH WALL AT FLOWLINE.
6. EXISTING STORM DRAIN INLET.
7. NEW COVERED SIDEWALK CULVERT (2' BOTTOM WIDTH) TO BE CONSTRUCTED BY PUBLIC WORK ORDER. SEE KEYNOTE #1.
8. GRADE SWALE TO CONVEY STORMWATER TO EXISTING INLET. OWNER'S OPTION: CONSTRUCT 175"± 3' WIDE CONCRETE ALLEY GUTTER (SLOPE = 0.7%). SEE DETAIL THIS SHEET.
9. CONSTRUCTION TRANSITION WING WALLS TO ACHIEVE GRADE TRANSITION SHOWN. DESIGN BY OTHERS.
10. CONSTRUCT CONCRETE CUT-OFF-WALL AT T.C.=22.3 TO DEFLECT STORMWATER FROM PASSING TO ADJACENT PROPERTY. SEE DETAIL THIS SHEET.
11. PROVIDE OPENINGS IN WALL AS NOTED. (AS THE SOUTH PROPERTIES FRONTING VENICE DEVELOP, THE DEVELOPED FLOW WILL BE ROUTED TO VENICE AVE. AS THE EAST PROPERTY FRONTING PASADENA DEVELOPS, THE DEVELOPED FLOW WILL BE ROUTED DIRECTLY TO PASADENA AVE. ONCE ADJACENT PROPERTIES ARE DEVELOPED, THE OPENINGS PROVIDED TO ACCEPT HISTORIC FLOW MAY BE FILLED IN BY THE LOT-8A PROPERTY OWNER.

— 516.7 —	EXISTING CONTOUR
— 67 —	PROPOSED CONTOUR
◆ 66.7	PROPOSED SPOT ELEVATION
→	FLOW ARROW
FF = 5170.70	FINISH FLOOR ELEVATION
INV=	INVERT ELEVATION
— — — — —	STORM DRAIN
FRAC. FACE ROCK EROSION CONTROL	FRACTURED FACE ROCK EROSION CONTROL. SEE GENERAL NOTE 'O'.

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01-04-17				2203
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