

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

December 22, 2025

Genevieve Donart, P.E.  
Isaacson & Arfman, P.A.  
128 Monroe St. N.E  
Albuquerque, NM 87108

**RE: Rio Grande Dermatology  
4505 Alameda Blvd. NE  
Permanent Certificate of Occupancy – ACCEPTED  
Engineer’s Certification Date: 12/17/2025  
Engineer’s Stamp Date: 08/27/2024  
Hydrology File: C17D002A33  
Case # HYDR-2025-00449**

Dear Ms. Donart:

Based on the Engineer’s Grading and Drainage Certification received 12/22/2025 and site visit on 12/22/2025, this letter serves as an approval from the Hydrology Section of the Engineer’s Certification for a Permanent Certificate of Occupancy for the Rio Grande Dermatology Building located at 4505 Alameda Blvd NE to be issued by the Building and Safety Division.

PO Box 1293

Albuquerque

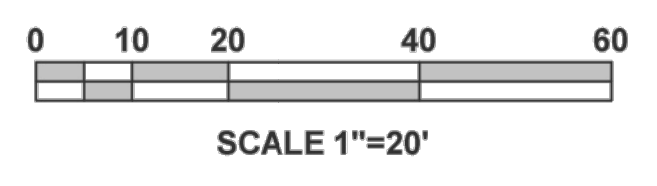
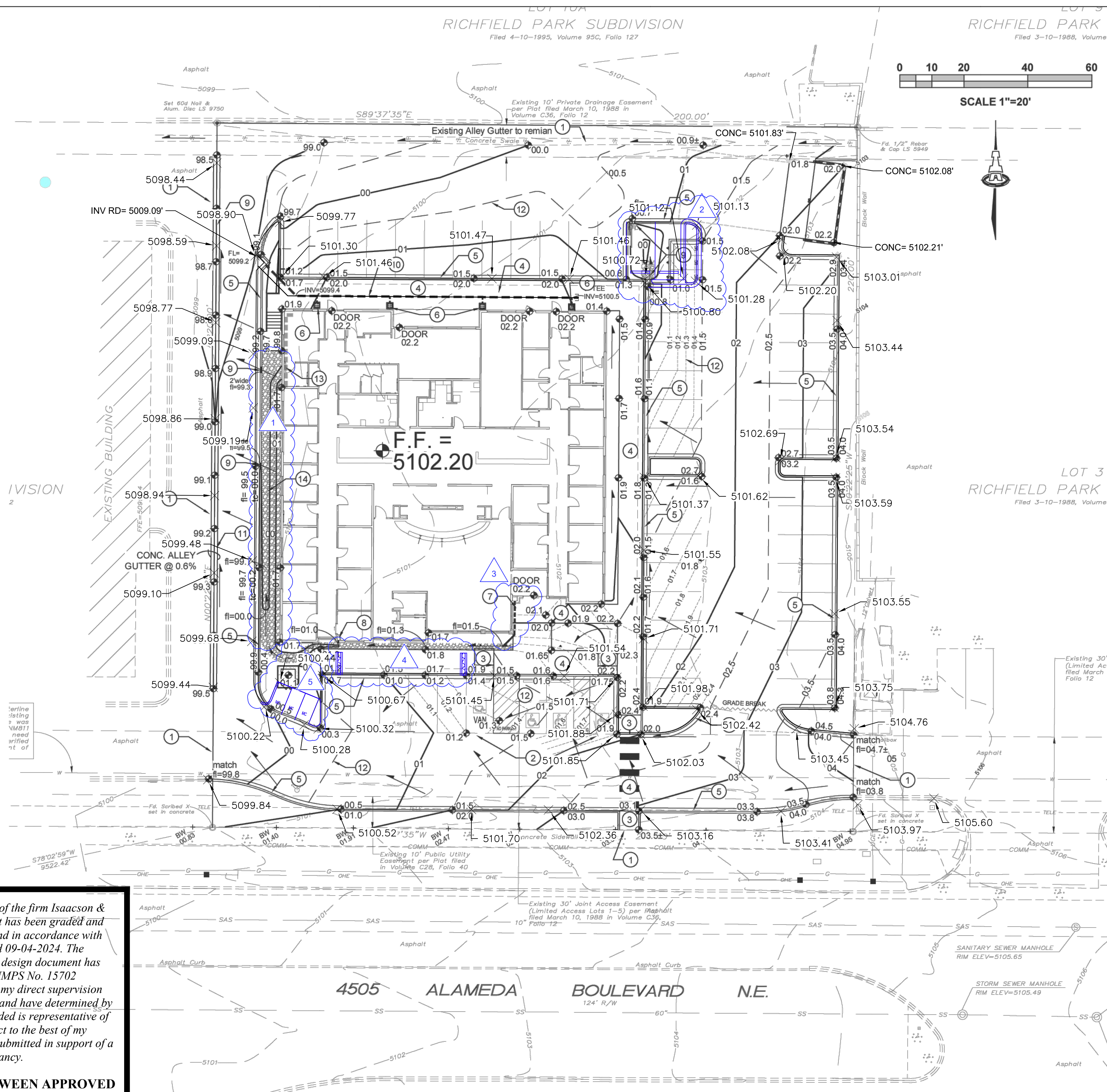
If you have any questions, please contact me at 505-924-3314 or [amontoya@cabq.gov](mailto:amontoya@cabq.gov).

Sincerely,

NM 87103

Anthony Montoya, Jr., P.E., C.F.M.  
Senior Engineer, Hydrology  
Planning Department, Development Review Services

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



City of Albuquerque  
Planning Department  
Development Review Services  
**HYDROLOGY SECTION**  
**APPROVED**

DATE: 9/4/2024  
BY: [Signature]  
Hydro/Track#: C17D002A33

THE APPROVAL OF THESE PLANS DOES NOT CONSTITUTE A GUARANTEE OF ACCURACY OR A WARRANTY OF ANY KIND. THE CITY OF ALBUQUERQUE AND ITS EMPLOYEES SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING ALL NECESSARY INFORMATION FROM THE APPROPRIATE AGENCIES.

APPROVAL OF GRADING & DRAINAGE PLANS SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE BY THE CITY OF ALBUQUERQUE. BUILDING PERMITS SHALL BE PULLED ON THE DEVELOPMENT.

**PROJECT INFORMATION**

**PROPERTY:** THE SITE IS PARTIALLY DEVELOPED COMMERCIAL PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP C-17. THE SITE IS BOUND TO THE SOUTH BY ALAMEDA BLVD., AND TO THE WEST, NORTH, AND EAST, BY FULLY DEVELOPED COMMERCIAL PROPERTIES.

**PROPOSED IMPROVEMENTS:** THE PROPOSED IMPROVEMENTS INCLUDE A NEW COMMERCIAL BUILDING WITH ASSOCIATED ASPHALT PAVED ACCESS, PARKING, AND LANDSCAPING.

**LEGAL:** LOT 2, RICHFIELD PARK SUBDIVISION

**ADDRESS:** 4505 ALAMEDA BLVD. NE

**BENCHMARK:** VERTICAL DATUM SHOWN HEREON IS BASED UPON THE ALBUQUERQUE CITY SURVEY CONTROL MONUMENT "10-C17" HAVING A PUBLISHED ELEVATION OF 5129.74 FEET (NAVD 88).

**OFF-SITE:** NO OFF-SITE DRAINAGE AFFECTS THIS PROPERTY OTHER THAN ALLOWABLE FLOW WITHIN AN EXISTING DRAINAGE EASEMENT.

**FLOOD HAZARD:** THE SUBJECT PROPERTY (AS SHOWN HEREON) APPEARS TO LIE WITHIN ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) IN ACCORDANCE WITH THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAP NO. 35001C0136 G, EFFECTIVE DATE 9-26-2008.

**DRAINAGE PLAN CONCEPT:**

PER THE MASTER DRAINAGE PLAN FOR RICHFIELD PARK SUBDIVISION PREPARED BY ESPEY, HUSTON & ASSOC. (1988), THIS LOT IS PERMITTED FREE DISCHARGE TO THE ADJACENT PROPERTY'S EXISTING DRAINAGE CHANNEL. THIS DRAINAGE THEN PASSES TO WASHINGTON ST. AND TO THE EXISTING AMAFCA CHANNEL LOCATED ALONG THE WEST BOUNDARY OF RICHFIELD PARK.

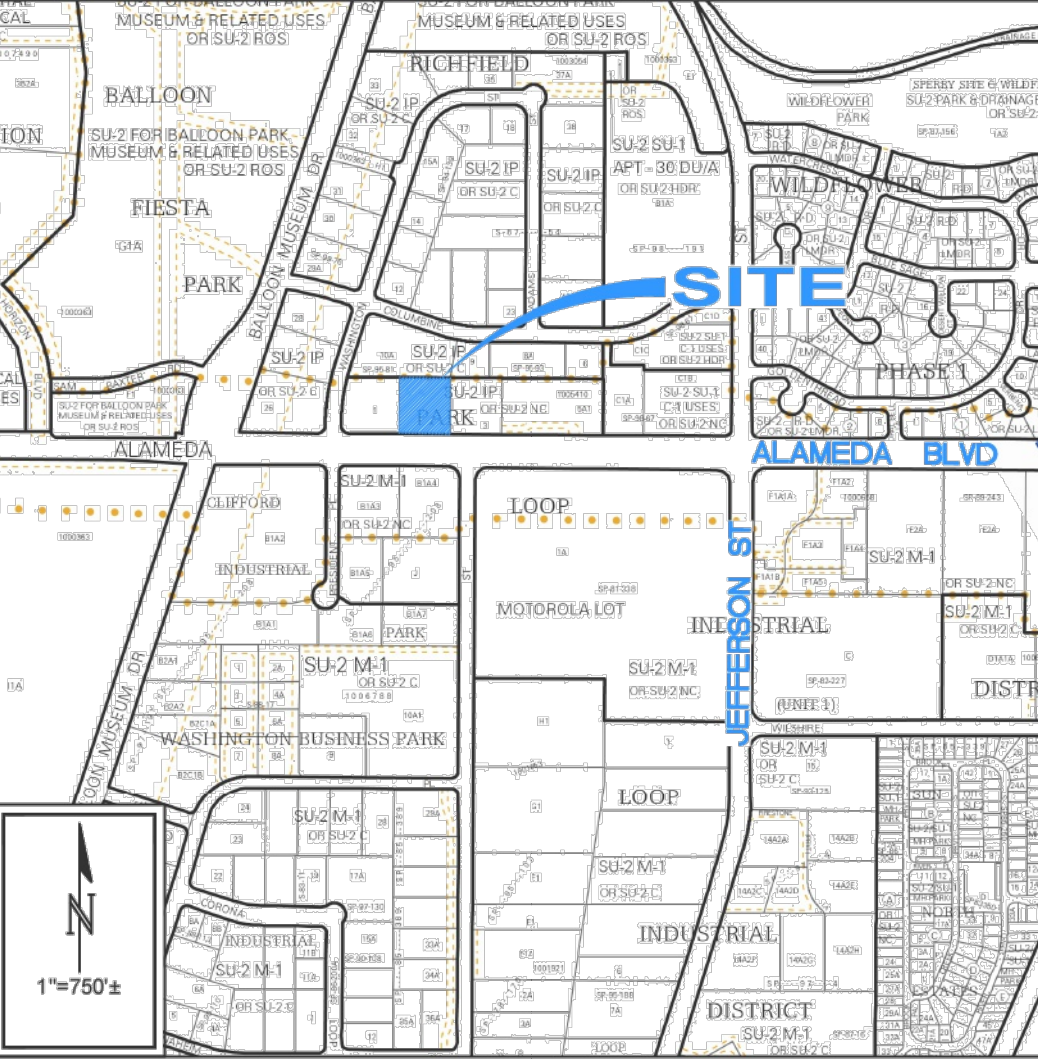
THIS PROPERTY WAS PREVIOUSLY ANALYZED AND APPROVED FOR GRADING AND BUILDING PERMIT IN 2006 AS PART OF THE DWIGHT'S GLASS SUBMITTAL (C17/D2A17) BY MARK GOODWIN & ASSOCIATES, PA.

THE SITE SLOPES TO THE WEST. AN EXISTING DRAINAGE CHANNEL (PRIVATE EASEMENT CREATED WITH ORIGINAL SUBDIVISION) WITH CONCRETE ALLEY GUTTER PASSES OFFSITE FLOW FROM THE ADJACENT PROPERTY WEST TO WASHINGTON ST.

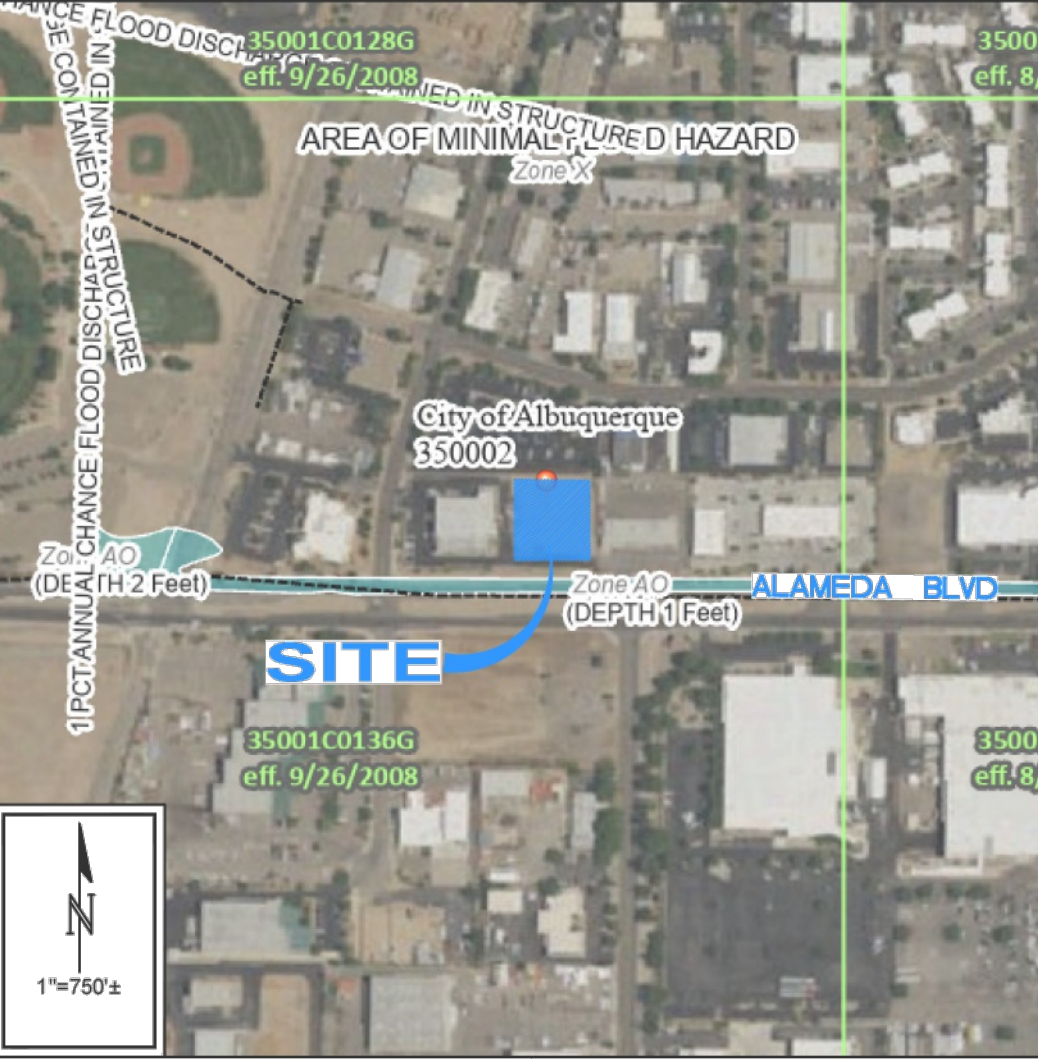
**KEYED NOTES**

- NO WORK SHALL BE PERFORMED IN THE PUBLIC R/W WITHOUT AN APPROVED WORK ORDER OR EXCAVATION PERMIT.
1. PROVIDE SMOOTH TRANSITION TO EXISTING PAVEMENT.
  2. ADA COMPLIANT PARKING SPACES AND ACCESS AISLES AT ELEVATIONS SHOWN. INCLUDE SHALLOW SWALE (ADA COMPLIANT) FROM NE TO SW. 0.1' CONTOURS PROVIDED FOR CLARIFICATION.
  3. ADA COMPLIANT CURB RAMP AT ELEVATIONS SHOWN.
  4. ADA COMPLIANT PEDESTRIAN ACCESS WALK AT ELEVATIONS SHOWN.
  5. 6" HIGH CURB, TYPICAL. NOTE: TO ENSURE READABILITY, NOT ALL CURBS ARE LABELED WITH BOTH FLOWLINE AND TOP OF CURB ELEVATION. ALL SPOT ELEVATIONS SHOWN WITHIN GUTTER ARE FLOWLINE ELEVATION. ADD CURB HEIGHT FOR ADJACENT TOP OF CURB ELEVATION. SEE PAVING PLAN AND DETAILS FOR CURB TYPES AND ADDITIONAL INFORMATION.
  6. NORTH ROOF DISCHARGE VIA DOWNSPOUT. SEE ARCHITECTURAL PLANS FOR FINAL LOCATIONS. CONSTRUCT CONCRETE CATCH BASIN WITH 18" SQUARE PEDESTRIAN RATED GRATE @ RIM=5102.1. EXTEND AND CONNECT 6" OUTLET PIPE TO 8" STORM DRAIN WITH INSERTA-TEE WATERTIGHT FITTINGS.
  7. SOUTHEAST (ENTRY AREA) ROOF DISCHARGE TO BE PIPED TO SURFACE SWALE.
  8. SOUTH ROOF DISCHARGE TO RELEASE TO SURFACE SWALE.
  9. 18" WIDE CURB OPENING TO PASS FLOW. PROVIDE EROSION PROTECTION TO EXTENTS SHOWN (4" AVG. DIA. @ 8" DEEP).
  10. 8" DIA. ADS N-12 WATERTIGHT STORM DRAIN AT INVERT ELEVATIONS SHOWN. SEE KEYED NOTES #6 AND #7 FOR ROOF DISCHARGE CONNECTIONS. EXTEND TO BUBBLE-UP BASIN (SOUTH SYSTEM) OR THROUGH FACE OF CURB (NORTH SYSTEM).
  11. 2' WIDE CONCRETE ALLEY GUTTER AT SLOPE SHOWN.
  12. 0.1' CONTOURS ( ) AND 0.5' CONTOURS ( ) PROVIDED TO CLARIFY GRADING THIS AREA.
  13. BUILDING EXTENDED STEMWALL TO ACHIEVE GRADES SHOWN. SEE ARCHITECTURAL / STRUCTURAL PLANS.
  14. ROCK ARMORING ON ALL SIDESLOPES > 3:1. PROVIDE SWALE PER FLOWLINE GRADES SHOWN. ALL EROSION PROTECTION TO BE 4" AVG. DIA. (2' - 6" RANGE) AT 8" DEPTH.

**VICINITY MAP C-17-Z**



**F.I.R.M. 35001C0136G**



**LEGEND**

- 03.6± EXISTING SPOT ELEVATION
- 5103- EXISTING CONTOUR
- 0.1' PROPOSED CONTOUR (1' INCREMENT)
- 03.0 PROPOSED SPOT ELEVATION
- FLOW ARROW
- F.F.=5103.2 FINISH FLOOR ELEVATION

**ADA COMPLIANCE**

**SIDEWALK(S):**  
LONGITUDINAL SLOPE SHALL NOT EXCEED 20:1 (5%).  
TARGET CROSS SLOPE = 1% TO 1.5% (2% MAX)

**ACCESSIBLE RAMP(S):**  
TARGET LONGITUDINAL SLOPE = 7% (8.33% MAX).  
TARGET CROSS SLOPE = 1% TO 1.5% (2% MAX)

**ACCESSIBLE PARKING:**  
TARGET SLOPE = 1% TO 1.5%.  
SLOPE SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION

Isaacson & Arfman, Inc.  
Civil Engineering Consultants

128 Monroe Street NE  
Albuquerque, NM 87108  
505-266-8828 | www.isaifil.com

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FRED C. ARFMAN  
LICENSED PROFESSIONAL ENGINEER  
7322  
08-27-2024

2737 RIO GRANDE DERMATOLOGY  
4505 Alameda Blvd NE  
Albuquerque, New Mexico 87113  
Dr. Michaela Jacobs

ISSUED FOR	CONSTRUCTION
PROJECT NUMBER:	IA 2667
FILE	
DRAWN BY:	
CHECKED BY:	
DATE:	JULY 28, 2024

No	Date	Description

SHEET TITLE  
**CIVIL GRADING & DRAINAGE PLAN**

SHEET NUMBER  
**CG-101**

I, Genevieve L. Donart, NMPE No. 15088 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 09-04-2024. The record information edited onto the original design document has been obtained by Christopher A. Medina, NMPS No. 15702 certify that I am a member of my firm under my direct supervision have visited the project site on 12-16-2025 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 Certificate of Occupancy.

**AREAS OF MODIFICATION BETWEEN APPROVED DRAINAGE GRADING PLAN AND ACTUAL AS-BUILT**

1. SWALE REMOVED AND REPLACED WITH ROCK ARMORING
2. PROPOSED MOTORCYCLE PARKING MOVED, REPLACED WITH TWO ADDITIONAL PARKING SPACES
3. ROOF DRAIN ELIMINATED
4. SIDEWALK CULVERTS ADDED TO DRAIN RUNOFF
5. NEW MOTORCYCLE PARKING LOCATION

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.

Genevieve L. Donart  
NEW MEXICO  
15088  
Professional Engineer  
12/17/2025

Genevieve L. Donart, NMPE No. 15088 DATE

**STORMWATER QUALITY**

FOR NEW DEVELOPMENT SITES, THE CABQ STORMWATER QUALITY VOLUME (SQVQ) IS BASED ON THE 90TH PERCENTILE STORM EVENT OR 0.42".

THE IMPERVIOUS AREA FOR THIS PROPERTY IS CALCULATED AS 85% OF TOTAL AREA: (0.85 \* 44,000 SF) = 37,400 SF. THE TOTAL REQUIRED S.Q. RETENTION VOLUME = 0.42" \* TYPE 'D' AREA = 1,309 CF.

DUE TO LIMITED AREA AVAILABLE, A FEE-IN-LIEU WAIVER IS REQUESTED.