



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

August 7, 2003

Fred Arfman, P.E.
Isaacson & Arfman
128 Monroe St NE
Albuquerque, New Mexico 87108

RE: STONEFACE TAVERN EXPANSION (C-18/D9)
(8201 San Pedro NE)
ENGINEERS CERTIFICATION FOR CERTIFICATE OF OCCUPANCY
ENGINEERS STAMP DATED 5/9/2000
ENGINEERS CERTIFICATION DATED 8/7/2003

Dear Mr. Arfman:

Based upon the information provided in your Engineers Certification submittal dated 8/7/2003, the above referenced site is approved for a Permanent Certificate of Occupancy.

If I can be of further assistance, please contact me at 924-3981.

Sincerely,

Teresa A. Martin

Hydrology Plan Checker

Development & Bldg. Services Division

BMB

C: Certificate of Occupancy Clerk, COA
| drainage file
approval file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV. 1/28/2003id)

PROJECT TITLE: STONEFACE TAVERN ZONE MAP/DRG. FILE #: C-18/09
DRB #: _____ EPC#: _____ WORK ORDER#: _____
LEGAL DESCRIPTION: LOT 15-A-1, BLK 17, TR. A (UNITS 8), No. ABC Ac.
CITY ADDRESS: 8201 SAN PEDRO DR. NE, ABO, NM
ENGINEERING FIRM: Isaacson & Arfman, P.A. CONTACT: FRED C. ARFMAN
ADDRESS: 128 Monroe Street NE PHONE: (505) 268-8828
CITY, STATE: Albuquerque, NM ZIP CODE: 87108
OWNER: William E. Baldwin CONTACT: Bill Baldwin
ADDRESS: 8201 SAN PEDRO DR. NE PHONE: 379-3404
CITY, STATE: ABQ. NM ZIP CODE: 87113
ARCHITECT: JLS ARCHITECTS CONTACT: DAN HERR
ADDRESS: 1600 RIO GRANDE NW PHONE: 246-0870
CITY, STATE: ABQ. NM ZIP CODE: 87104
SURVEYOR: ALDRICH LAND SURVEYOR CONTACT: TIM ALDRICH
ADDRESS: 4109 MONTGOMERY BLVD. NE PHONE: 884-1990
CITY, STATE: ABQ. NM ZIP CODE: 87109
CONTRACTOR: G & H CONSTRUCTION CONTACT: RICHARD HUGHES
ADDRESS: 9009 WASHINGTON NE PHONE: 821-9173
CITY, STATE: ABQ. NM ZIP CODE: 87113

CHECK TYPE OF SUBMITTAL:

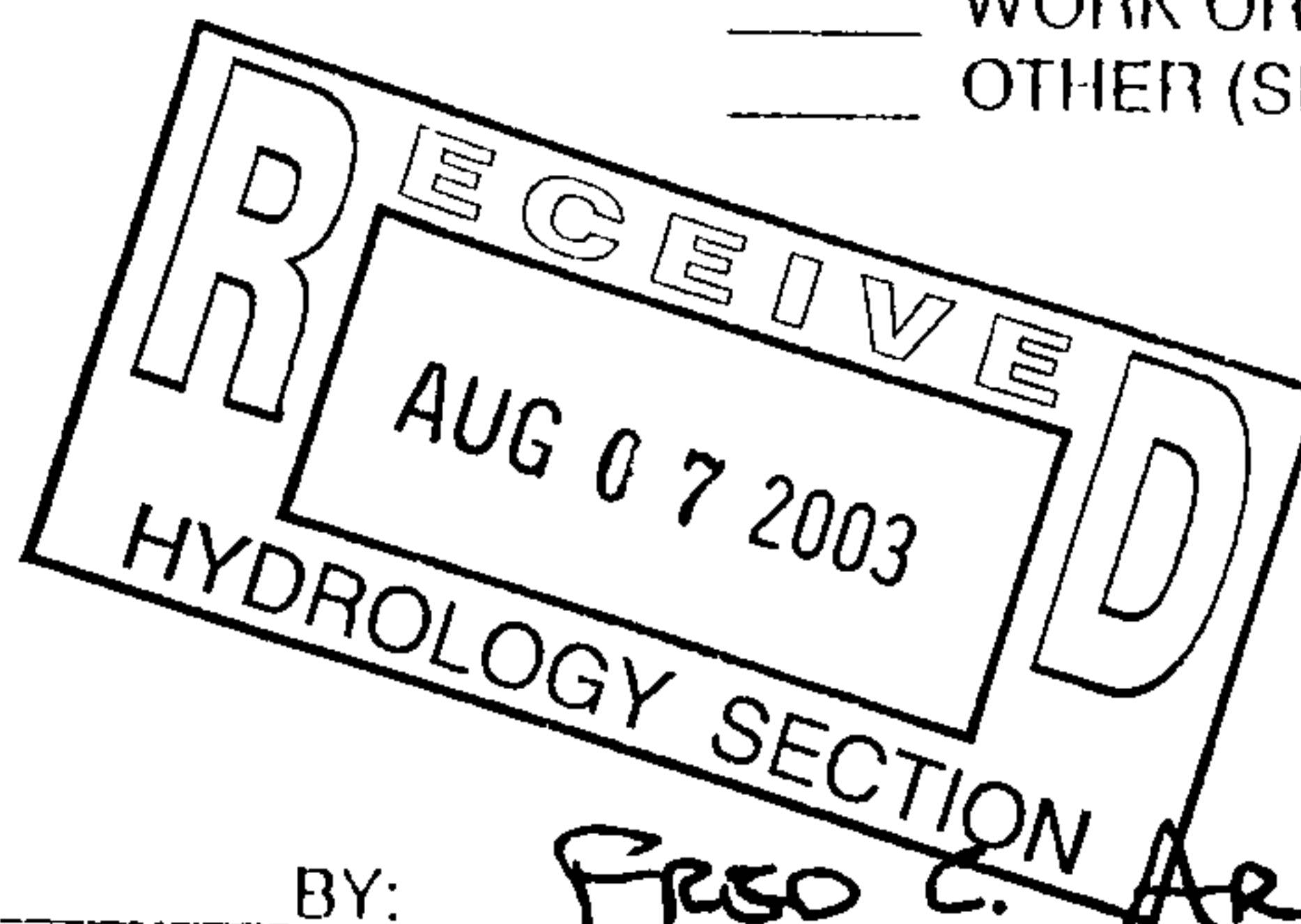
- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL, *REQUIRES TCL or equal*
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☒ EROSION CONTROL PLAN
☒ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ CLOMP/LOMP
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEERS CERTIFICATION (TCL)
☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D. APPROVAL
☐ S. DEV. PLAN 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



DATE SUBMITTED 08-07-03

BY:

FRED C. ARFMAN

FOR: ISAACSON & ARFMAN, P.A.

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines 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 subdivisions containing more than ten (10) lots or constituting five (5) acres or more.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 9, 2002

Fred C. Arfman, PE
Issacson & Arfman, P.A.
128 Monroe St. NE
Albuquerque, NM 87108

Re: Grading and Drainage for Stoneface Tavern Expansion
Engineer's Stamp Dated 1-04-02, (C18/D9)

Dear Mr. Arfman,

Based on your submittal dated 1-04-02, you are approved for Building Permit based on the following conditions:

- I am under the assumption that lot 19 is the same owner as lot 15-A to 18-A, otherwise an easement agreement will be needed for grading and ponding across property lines.
- The pond is at least 15 feet from any existing structure on either property boundary; otherwise a soils investigation report will be required.
- After the completion of the project, a submittal for certification through the city is needed for approval.

Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

Also, 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 924-3982.

Sincerely,

Carlos A. Montoya, PE
Floodplain Administrator, PWD
Development and Building Services

c: Terri Martin, Hydrology
File (2)

DRAINAGE INFORMATION SHEET
(REV. 11/01/2001)

C-18/D9

PROJECT TITLE: STONEFACE TAVERN EXPANSION ZONE MAP/DRG. FILE #: C-18
DRB #: _____ EPC#: _____ WORK ORDER#: _____
LEGAL DESCRIPTION: LOT 15-A-1, BLK 17, TRACT A (UNIT 8) NORTH ALBIO A.
CITY ADDRESS: 8201 SAN PEDRO DR. NE
ENGINEERING FIRM: ISSACSON & ARFMAN, P.A.
ADDRESS: 128 MONROE ST. NE
CITY, STATE: ABQ., NM 87108
CONTACT: FRED C. ARFMAN, PE
PHONE: (505) 268-8828 (F) 268-7632
ZIP CODE: 87108
OWNER: WILLIAM E. BALDWIN
ADDRESS: 8201 SAN PEDRO DR
CITY, STATE: ABQ. NM
CONTACT: BILLY BALDWIN
PHONE: 379-3404
ZIP CODE: 87113
ARCHITECT: JLS ARCHITECTS
ADDRESS: 1600 RIO GRANDE NW
CITY, STATE: ABQ. NM
CONTACT: DAN HERR
PHONE: 246-0870
ZIP CODE: 87104
SURVEYOR: ALDRICH LAND SURVEYING
ADDRESS: 4109 MONTGOMERY BLVD NE
CITY, STATE: ABQ. NM
CONTACT: TIM ALDRICH
PHONE: 884-1990
ZIP CODE: 87109
CONTRACTOR: N/A
ADDRESS: _____
CITY, STATE: _____
CONTACT: _____
PHONE: _____
ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

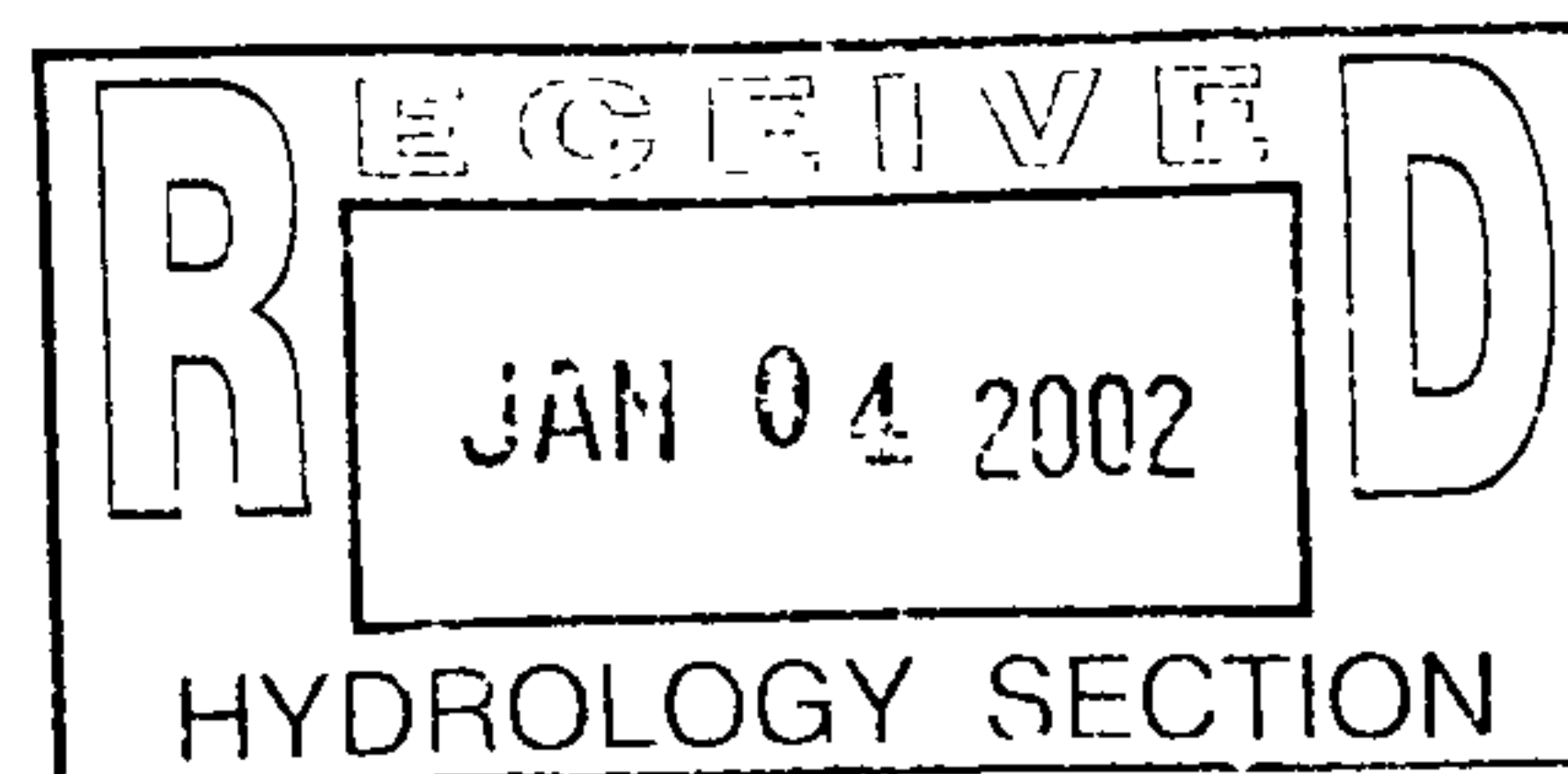
- ☐ DRAINAGE REPORT
☒ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☒ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ CLOMR/LOMR
☒ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEERS CERTIFICATION (TCL)
☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D. APPROVAL
☐ S. DEV. PLAN 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



DATE SUBMITTED 01.04.02

BY: Fred C. Arfman

FRED C. ARFMAN, PE
FOR: ISSACSON & ARFMAN, P.A.

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal 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
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5)
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or

~~1) Prove downstream capacity Q2?~~
~~AB Holly~~

~~2) Prove, why decreasing volume.~~

1) Please advise, I am under assumption
of same ownership of lots 19 + (lot 15, 16, 17, 18) A

2) certify after completion

3) 15' min (ordinance)
from pond to any structure bldg.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

May 19, 2000

Fred C. Arfman, P.E.
Isaacson & Arfman
128 Monroe Street NE
Albuquerque, New Mexico 87108

RE: Grading and Drainage Plan for Stoneface Tavern Expansion (C18/D9) Submitted for Final Plat, Grading and Building Permit Approval, Engineer's Stamp Dated 5/9/00.

Dear Mr. Arfman:

Based on the information provided, the above referenced plan, dated May 9, 2000, is approved for Final Plat sign-off and Building Permit release.

As you are aware, the Engineer's Certification is required prior to release of the Certificate of Occupancy for this development.

If you have any questions, or if I may be of further assistance to you, please call me at 924-3982.

Sincerely,

Susan M. Calongne, P.E.
City/County Floodplain Administrator

c: William Baldwin, Owner
File-

DRAINAGE INFORMATION SHEET

PROJECT STONEFACE TAVERN BLDG. ADDN & PARKING LOT

ZONE ATLAS/DRNG. C-18/D9
FILE#:

DRB # _____ EPC # _____ WORK ORDER # _____

LEGAL DESCRIPTION: LOT 15A-18A, BLK 17, TR. A, UNIT B, NORTH ALBUQUERQUE
ACRES

CITY ADDRESS: _____

ENGINEERING FIRM: Isaacson & Arfman, P.A. CONTACT: GENNY DONART

ADDRESS: 128 Monroe Street NE PHONE: 268-8828

CITY, STATE: Albuquerque, NM ZIP CODE: 87108

OWNER: WILLIAM BALDWIN CONTACT: BILL BALDWIN

ADDRESS: 8201 SAN PEDRO DR NE PHONE: 822-0107

CITY, STATE: ABQ, NM ZIP CODE: 87113

ARCHITECT: DEKKER/PERICH/SABATINI CONTACT: TANIA SALGADO

ADDRESS: 6801 JEFFERSON STE 100 PHONE: 761-9700

CITY, STATE: ABQ, NM ZIP CODE: 87109

SURVEYOR: ALDRICH LAND SURVEYING CONTACT: TIM ALDRICH

ADDRESS: _____ PHONE: 884-1990

CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: T.B.D. CONTACT: _____

ADDRESS: _____ PHONE: _____

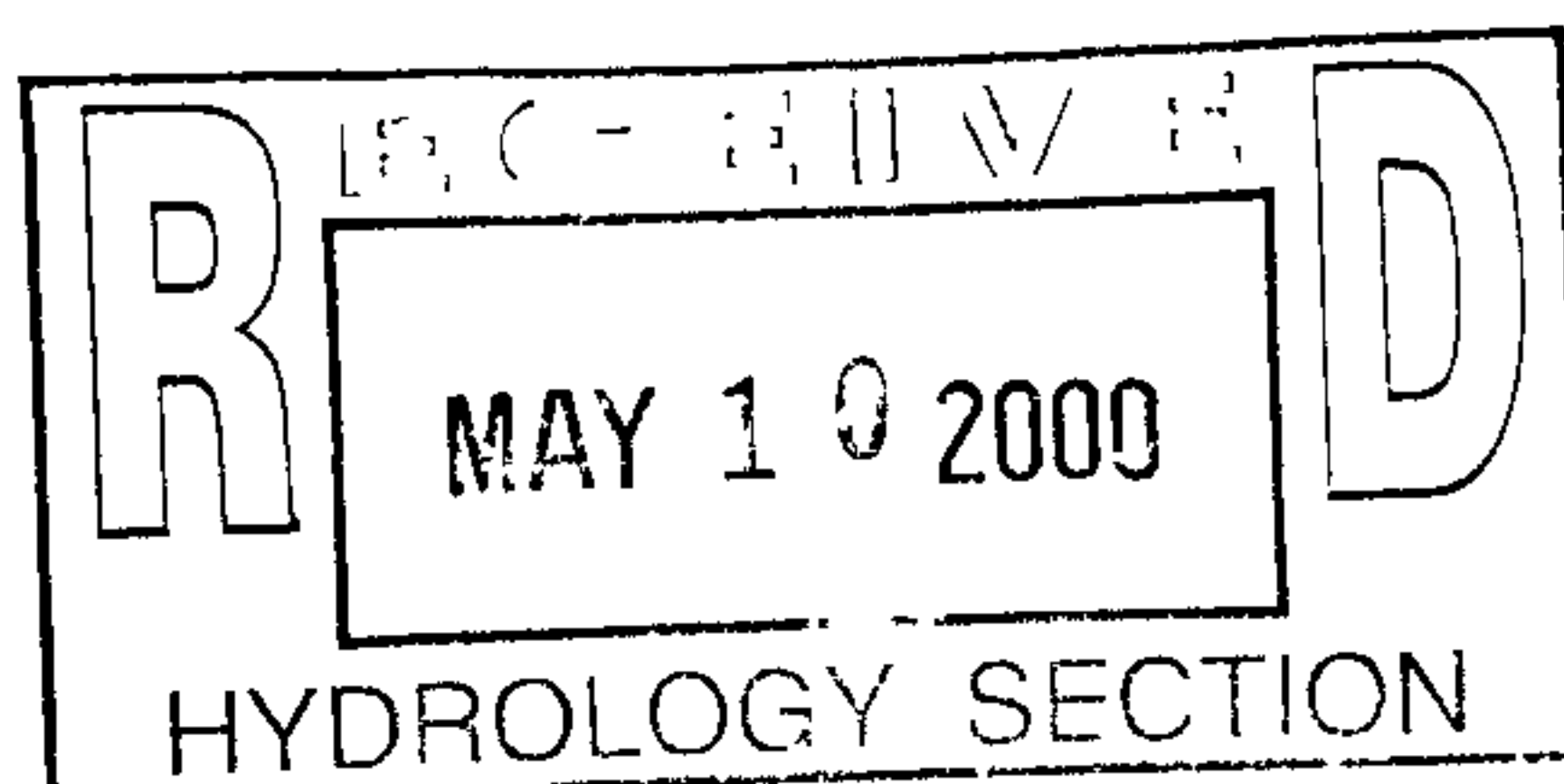
CITY, STATE: _____ ZIP CODE: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
☒ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☒ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION
☐ OTHER

PRE-DESIGN MEETING:

- ☐ YES
☐ NO
☐ COPY PROVIDED



CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SKETCH PLAT APPROVAL
☐ PRELIMINARY PLAT APPROVAL
☐ S.DEV. PLAN FOR SUB'D. APPROVAL
☐ S.DEV. PLAN FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☒ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☒ BUILDING PERMIT APPROVAL (PAVING ONLY)
☐ CERTIFICATE OF OCCUPANCY APPROVAL
☒ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ S.A.D. DRAINAGE REPORT
☐ DRAINAGE REQUIREMENTS
☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 5/9/00

BY: GENNY DONART
FOR ISAACSON & ARFMAN, P.A.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

April 13, 2000

Fred C. Arfman, P.E.
Isaacson & Arfman
128 Monroe Street NE
Albuquerque, New Mexico 87108

RE: Grading and Drainage Plan for Stoneface Tavern Expansion (C18/D9) Submitted for Final Plat, Grading and Building Permit Approval, Engineer's Stamp Dated 4/6/00.

Dear Mr. Arfman:

Prior to Final Plat, Grading, Paving or Building Permit approval for the above referenced site, the following comments must be addressed:

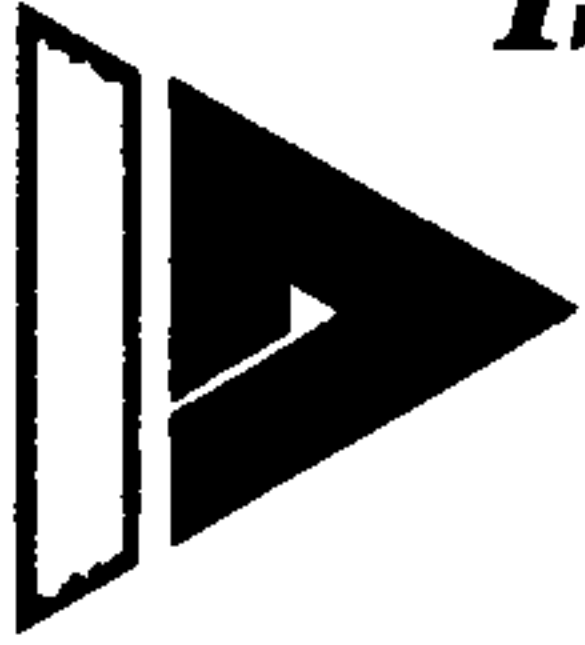
1. Although your letter of March 8, 2000 stated that the allowable discharge for this site is 2.59 cfs/acre, the calculated runoff on the plan is more than the allowable rate. Please revise the runoff rate from this site. How is the release rate from the pond onto Holly controlled? How was the pond sized? Also, provide the capacity calculations for the pond, outlet pipe and swale.
2. Are the grades shown on the plan for San Pedro the existing or the ultimate street grades? Please provide more street grades (either flow line or top of curb elevations) for Holly and Carmel.
3. It appears that a retaining wall is required along the west boundary of the site. Provide more of the existing spot elevations on the plan for this area.

If you have any questions, please call me at 924-3982.

Sincerely,

Susan M. Calongne, P.E.
City/County Floodplain Administrator

c: William Baldwin, Owner
(File)



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE*

May 8, 2000

Ms. Susan Calongne
City/County Floodplain Administrator
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: Grading and Drainage Plan for Stoneface Tavern Expansion (C18/D9)

Dear Ms. Calongne;

The comments from your letter dated April 13, 2000 for the Grading and Drainage Plan for Stoneface Tavern Expansion have been responded to in the following manner:

1. The allowable runoff rate from this site is 2.59 cfs/acre. For a 3.17 acre site this will allow a total of 8.21 cfs. The 12.24 cfs called for on the previous Grading and Drainage Plan was excessive. A copy of an AHYMO run for the ponding capacity has been included. The pond has been increased to the north to allow for extra storage needed for the decreased outlet flows. The calculations for the new outlet orifice built with the Holly Ave Improvements have been included.
2. The grades shown on the plan are for San Pedro Blvd are the ultimate street grades. Extra top of curb and flowline elevations for Holly Ave and Carmel Ave have been provided.
3. Rather than adding retaining wall to the southwest corner of the site, the existing retaining wall will be left in place, and an armored berm will be extend north from the wall as necessary. The berm will cross the property line to the west, however the developer of this site also owns the affected adjacent property. There will be no encroachment issues with that owner.

If you have any further questions or comments regarding this project, please call me at 268-8828.

Sincerely,

Isaacson & Arfman, P.A.

Genny Donart
Design Engineer

Attachments

128 Monroe St. NE • Albuquerque, NM 87108 • (505) 268-8828 • FAX (505) 268-2632

DR DRAINAGE INFORMATION SHEET

PROJECT TITLE: STONEFACE TAVERN ZONE ATLAS/DRNG. FILE #: C-18/D9
 DRB #: Building Add PARKING LOT EPC #: _____ WORK ORDER #: _____
 LEGAL DESCRIPTION: Lot 15A - Lot 18A, BLK 17, Tr. A (Unit B), North Albuquerque, Ar.
 CITY ADDRESS: _____

ENGINEERING FIRM: ISAACSON & ARFMAN, P.A. CONTACT: FRED C. ARFMAN

ADDRESS: 128 MONROE ST. NE PHONE: 268-8828

OWNER: WILLIAM BALDWIN CONTACT: BILL BALDWIN

ADDRESS: 8201 SAN PEDRO DR. NE PHONE: 822-0107

ARCHITECT: DEKKER/PERICH/SABATINI CONTACT: TANIA SALGADO

ADDRESS: 6801 JEFFERSON STE 100 PHONE: 761-9700

SURVEYOR: ALDRICH LAND SURVEYING CONTACT: TIM ALDRICH

ADDRESS: _____ PHONE: 884-1990

CONTRACTOR: T.B.D. CONTACT: _____

ADDRESS: _____ PHONE: _____

TYPE OF SUBMITTAL:

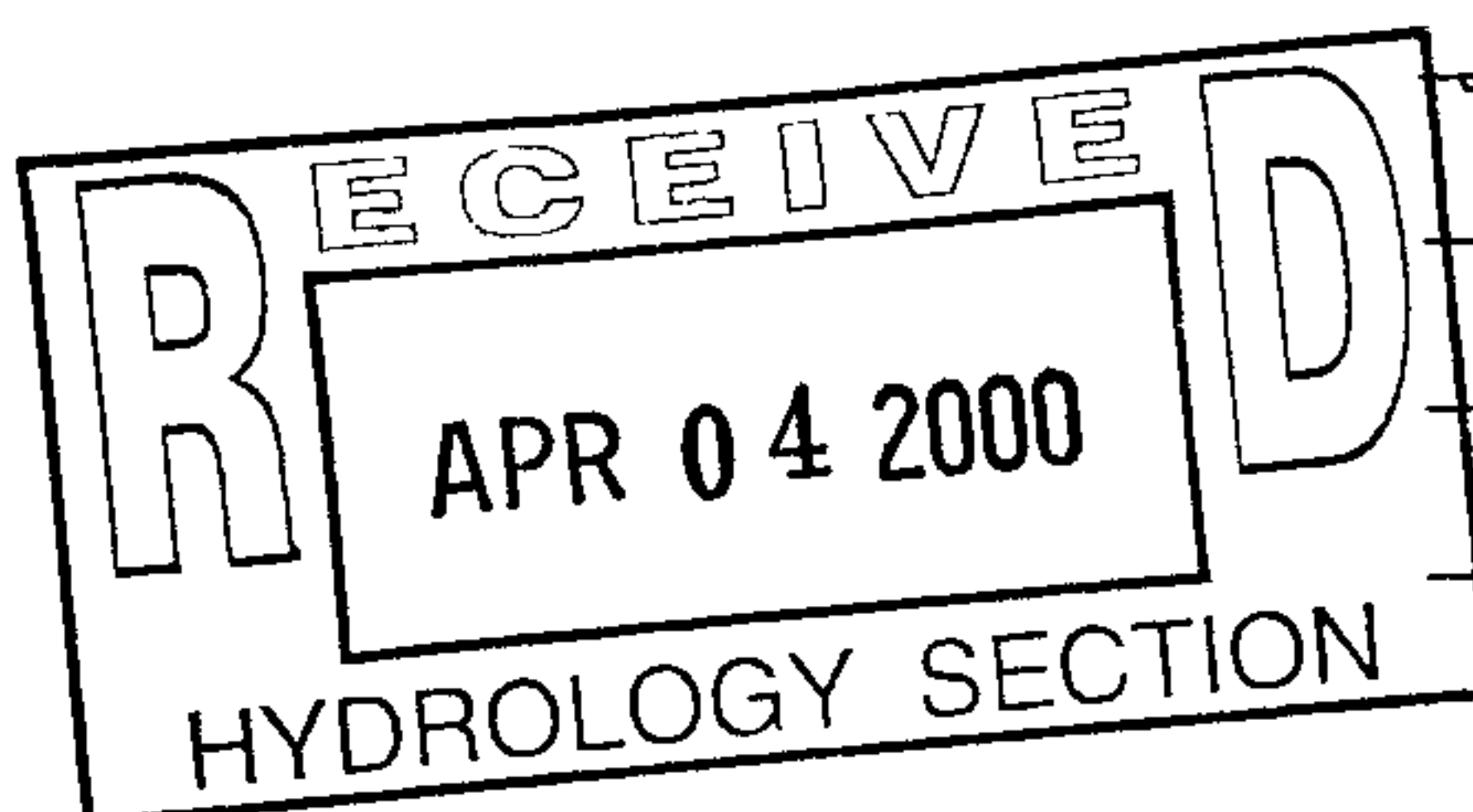
- ☐ DRAINAGE REPORT
☒ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☒ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION
☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SKETCH PLAT APPROVAL
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D. APPROVAL
☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☒ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☒ BUILDING PERMIT APPROVAL (PAVING ONLY)
☐ CERTIFICATE OF OCCUPANCY APPROVAL
☒ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ S.A.D. DRAINAGE REPORT
☐ DRAINAGE REQUIREMENTS
☐ OTHER _____ (SPECIFY)

PRE-DESIGN MEETING:

- ☐ YES
☐ NO
☐ COPY PROVIDED



DATE SUBMITTED: APRIL 06, 2000

BY: FRED C. ARFMAN

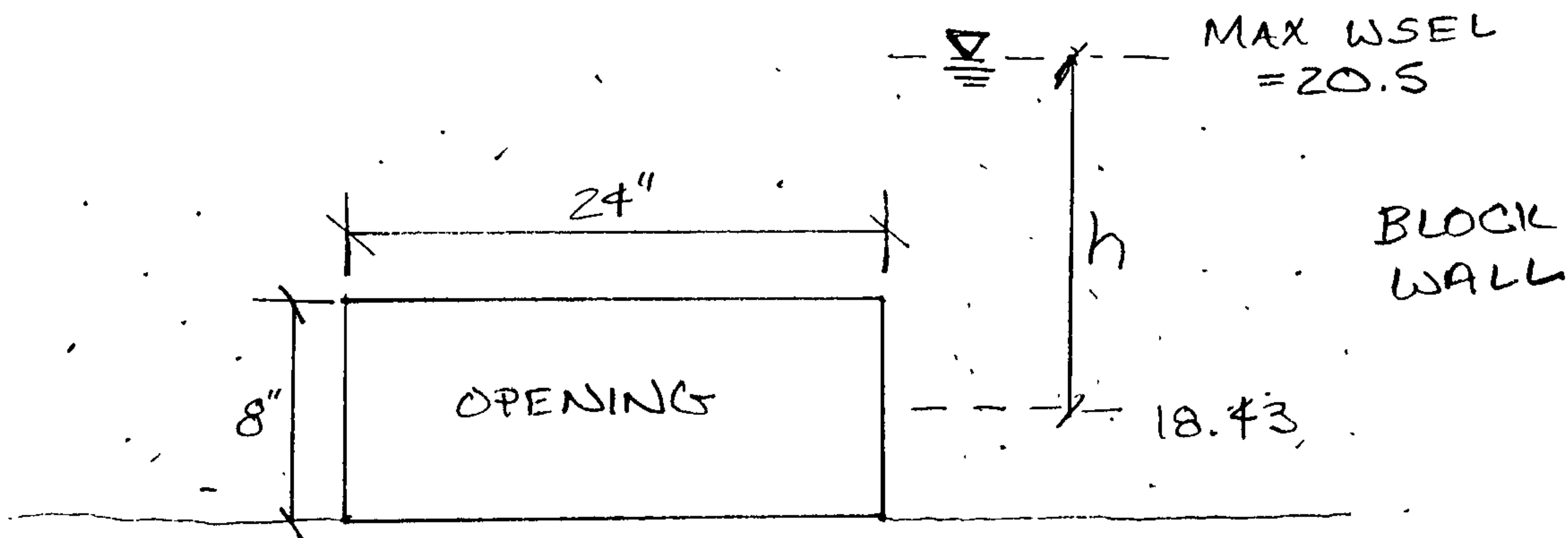
FOR: ISAACSON & ARFMAN, P.A.

2.59 cfs/ac

3.17 ac

8.21 cfs

ORIFICE CAPACITY



$$Q = CA \sqrt{2gh}$$

$C = 0.61$ (from "Elementary Mechanics of Fluids" by Rouse - Table I)

$$Q = 0.61 \left(\frac{8}{12} \right) \left(\frac{24}{12} \right) \sqrt{2(32.2)h}$$

$$= 6.52697 \sqrt{h}$$

$$Q_{18.5} = 6.52697 \sqrt{18.5 - 18.43} = \underline{\underline{1.73 \text{ cfs}}}$$

$$Q_{19} = 6.52697 \sqrt{19 - 18.43} = \underline{\underline{4.93 \text{ cfs}}}$$

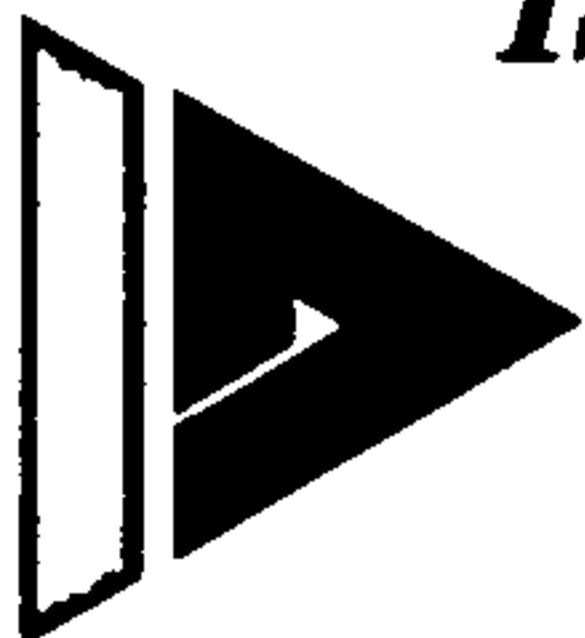
$$Q_{19.5} = 6.52697 \sqrt{19.5 - 18.43} = \underline{\underline{6.75 \text{ cfs}}}$$

$$Q_{20} = 6.52697 \sqrt{20 - 18.43} = \underline{\underline{8.18 \text{ cfs}}}$$

$$Q_{20.5} = 6.52697 \sqrt{20.5 - 18.43} = \underline{\underline{9.39 \text{ cfs}}}$$

POND VOLUMES

ELEV	AREA(SF)	AVG. AREA(SF)	VOL(CF)	VOL(AC-FT)	Σ (AC-FT)
18.0	0			0	0
		269	134.5		
18.5	538			0.003088	0.00309
		807.5	404		
19.0	1077			0.009275	0.01236
		1572.5	786		
19.5	2068			0.018044	0.03041
		2563.5	1282		
20.0	3059			0.029431	0.059838
		3321.5	1661		
20.5	3584			0.038131	0.09797
		3846	1923		
21.0	4108				



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE*

March 8, 2000

Ms. Susan Calongne, PE
City/County Floodplain Administrator
Public Works Department, Hydrology Division
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: Stoneface Tavern Expansion (C18/D9)

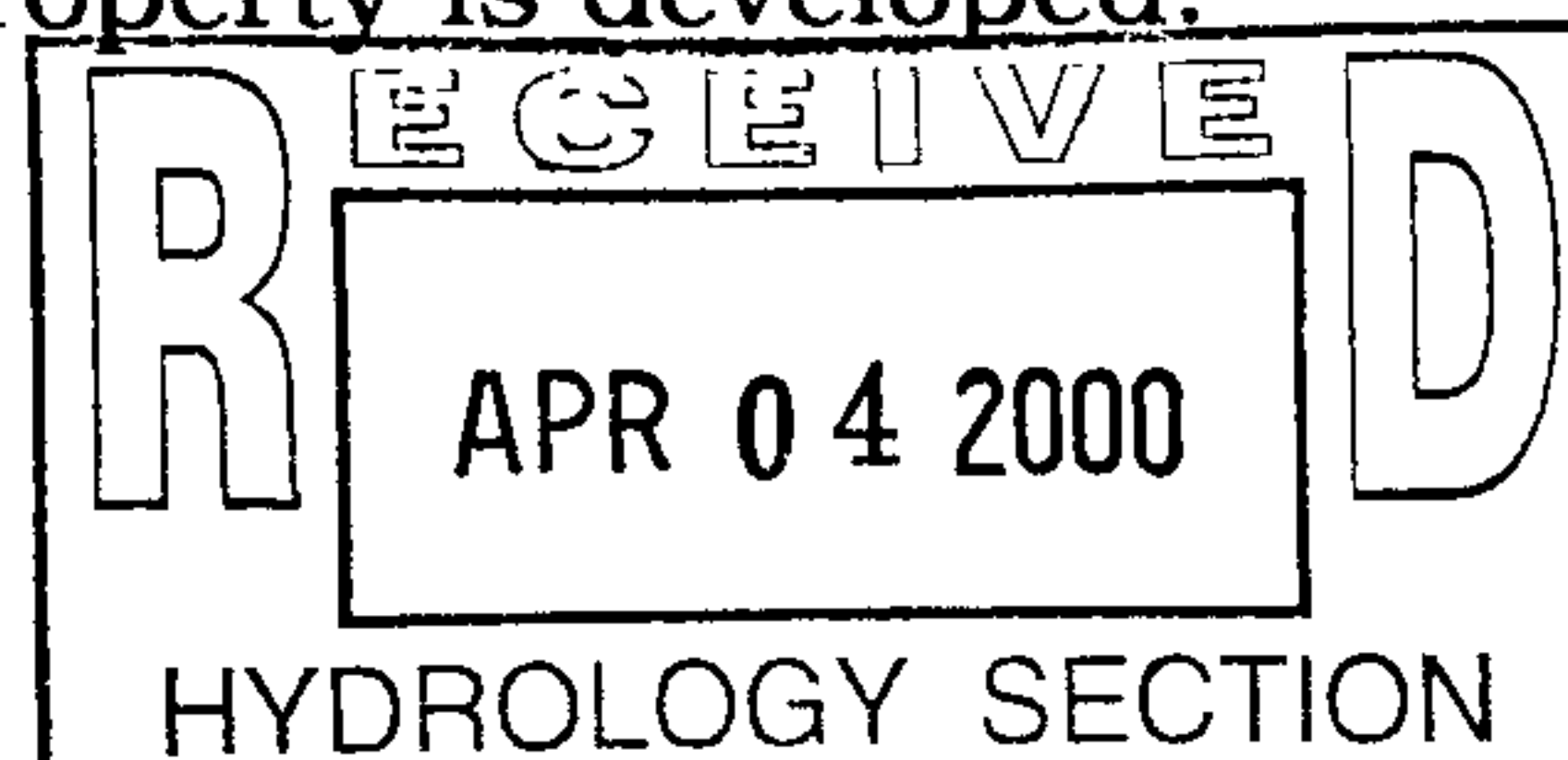
Dear Ms. Calongne:

The above referenced project has been activated and this correspondence shall serve as our response to your five comments found on the January 5, 1999 City Hydrology letter. The comments are listed below in italic print and our responses found following each comment:

- 1. Please provide the pertinent information from the SAD #224 project which relates to this site. Where is the outfall for the runoff in Holly Avenue? Are interim drainage improvements proposed until the ultimate system is in place?*

SAD #224 has constructed Holly Ave. between San Pedro Blvd. and the I-25 Frontage Road. Holly Ave. is now a fully developed (38' F-F) roadway section with standard curb and gutter and PCC sidewalks (along developed properties only).

The Holly Ave. storm water runoff is accepted by an earthen channel at the west terminus of Holly Ave. which was constructed as part of SAD #224. This channel is within a C.O.A. public 25' wide drainage easement. It is assumed that this portion of the ditch is to be maintained by the City. That portion of the earthen channel south of Holly Ave. and along the frontage road is existing and is scheduled to be concrete lined when the underlying property is developed.



Ms. Susan Calongne, PE
March 8, 2000
Page 2

2. *How do the drainage concepts presented on this plan compare with the North Albuquerque Acres Master Drainage Plan prepared for the City?*

The drainage plan proposed for the Stoneface Tavern (S-T) expansion is consistent with the North Albuquerque Acres Master Drainage Plan (NAAMDP) in that the entire runoff from the 3.77-acre site for S-T is directed to Holly Ave.

The existing pond at the southwest corner of the site as well as any additional pond or expansion shall be necessary as an interim measure to satisfy the restricted runoff allowance of 2.59 cfs/ac per the "Summary Drainage Report for the Subarea: I-25 Frontage Road to San Pedro/Paseo del Norte to Anaheim", dated August 1999 as prepared by Wilson & Company (stamped 08/17/99).

It should be noted that the Owner of the subject property is paying his assessment for the Holly Ave. improvements (SAD #224) and desires to reclaim a portion or all of the interim detention ponds once a storm drain is constructed in Holly Ave. to accept the fully developed flows or the street storm water carrying capacity is increased by hardlining that area between sidewalk and curb thereby raising the street water surface elevation for the 100-year event above the 0.53 feet as found in the said Summary Drainage Report.

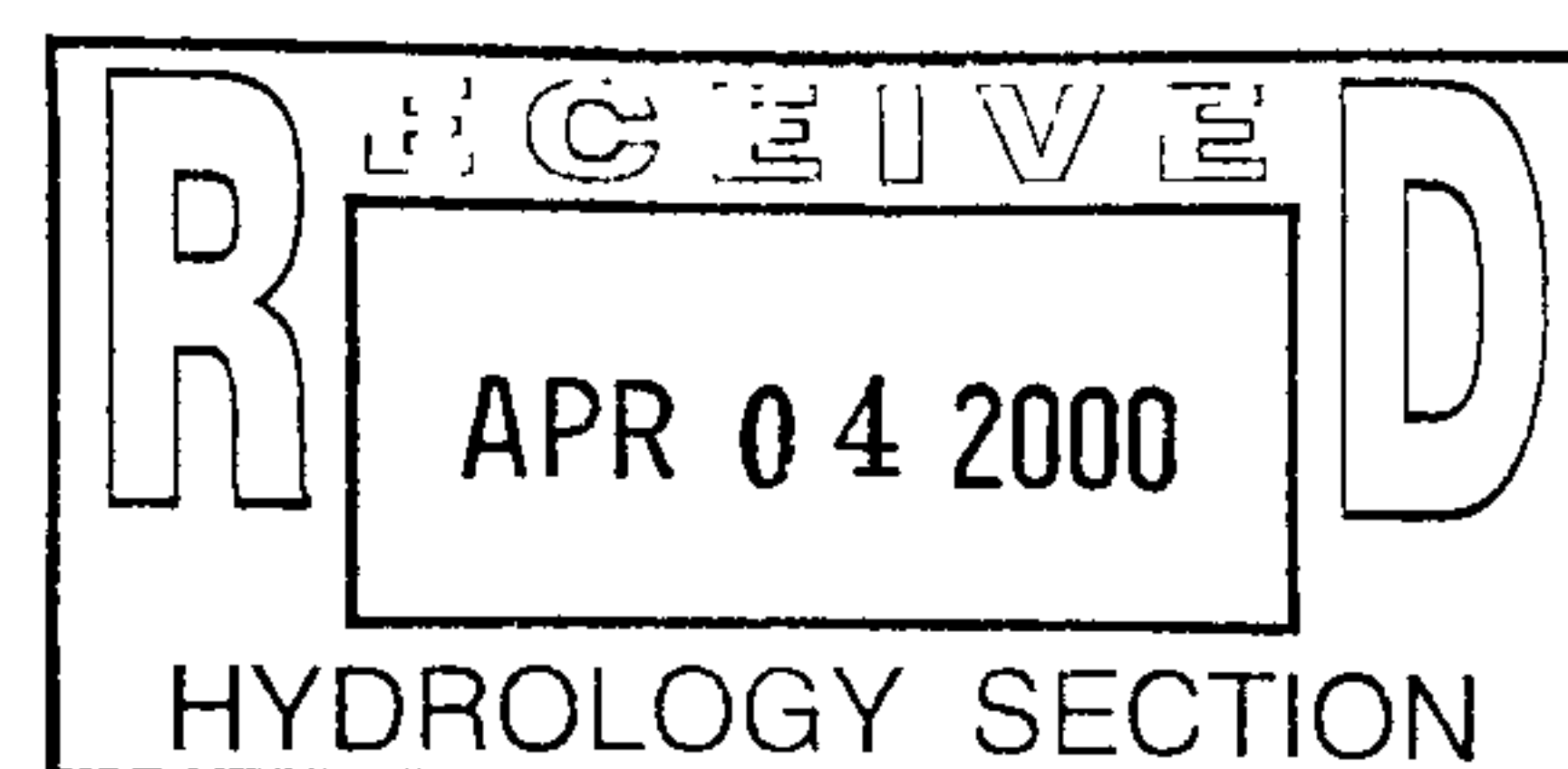
3. *Please show how the proposed grades tie into both the existing and the ultimate street grades adjacent to this site. It is unclear which elevations are the ultimate street grades.*

A reduced copy of the plan sheet for San Pedro Blvd. is attached for your review. Plan has been approved by DRC for work order.

4. *It appears that this development will be responsible for permanent street improvements in San Pedro. Are drainage improvements also required in San Pedro? What is the status of the City Project which is improving Holly Avenue?*

No storm drainage improvements were required for San Pedro as part of the adjacent San Pedro Blvd. improvements.

The Holly Ave. project (SAD #224) is substantially complete. Additional improvements may be required by the City Engineer prior to final acceptance.



Ms. Susan Calongne, PE
March 8, 2000
Page 3

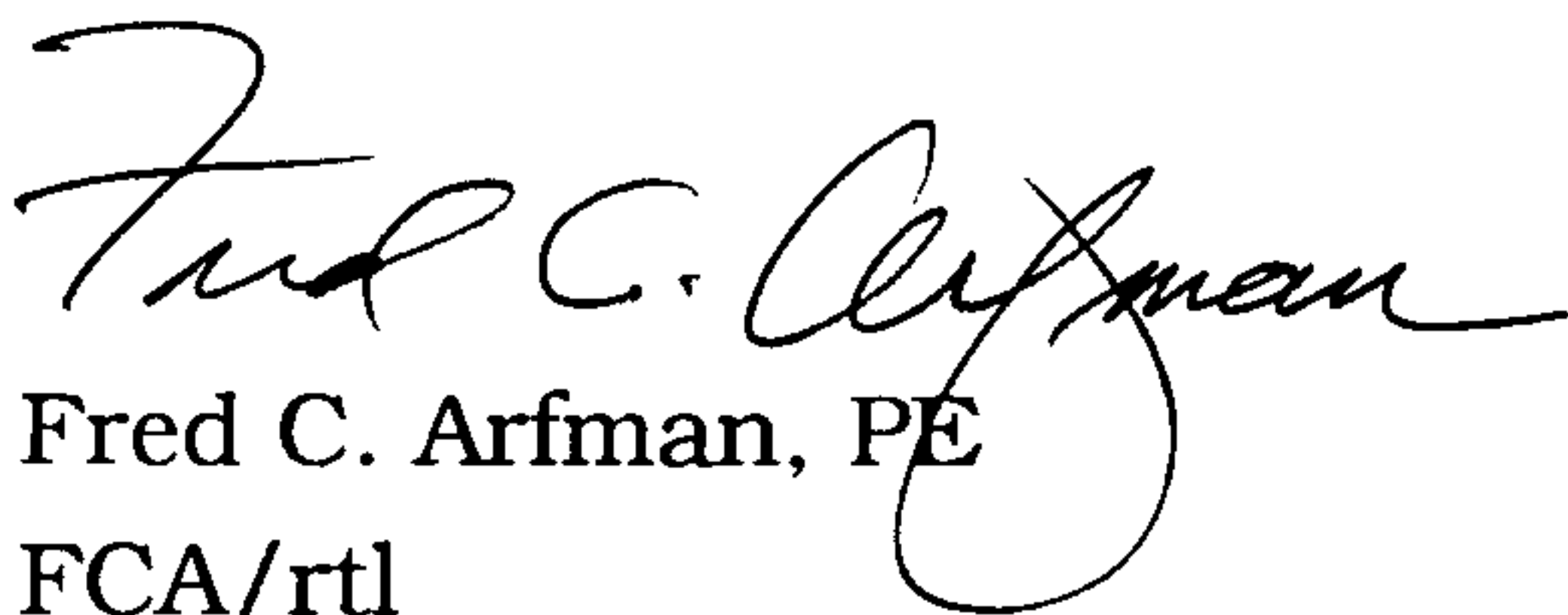
5. *Please show all existing or proposed storm drain systems adjacent to this site.*

The San Pedro storm drain has been added to the plan. There are no storm drains in either Carmel Ave. nor Holly Ave. adjacent to the site.

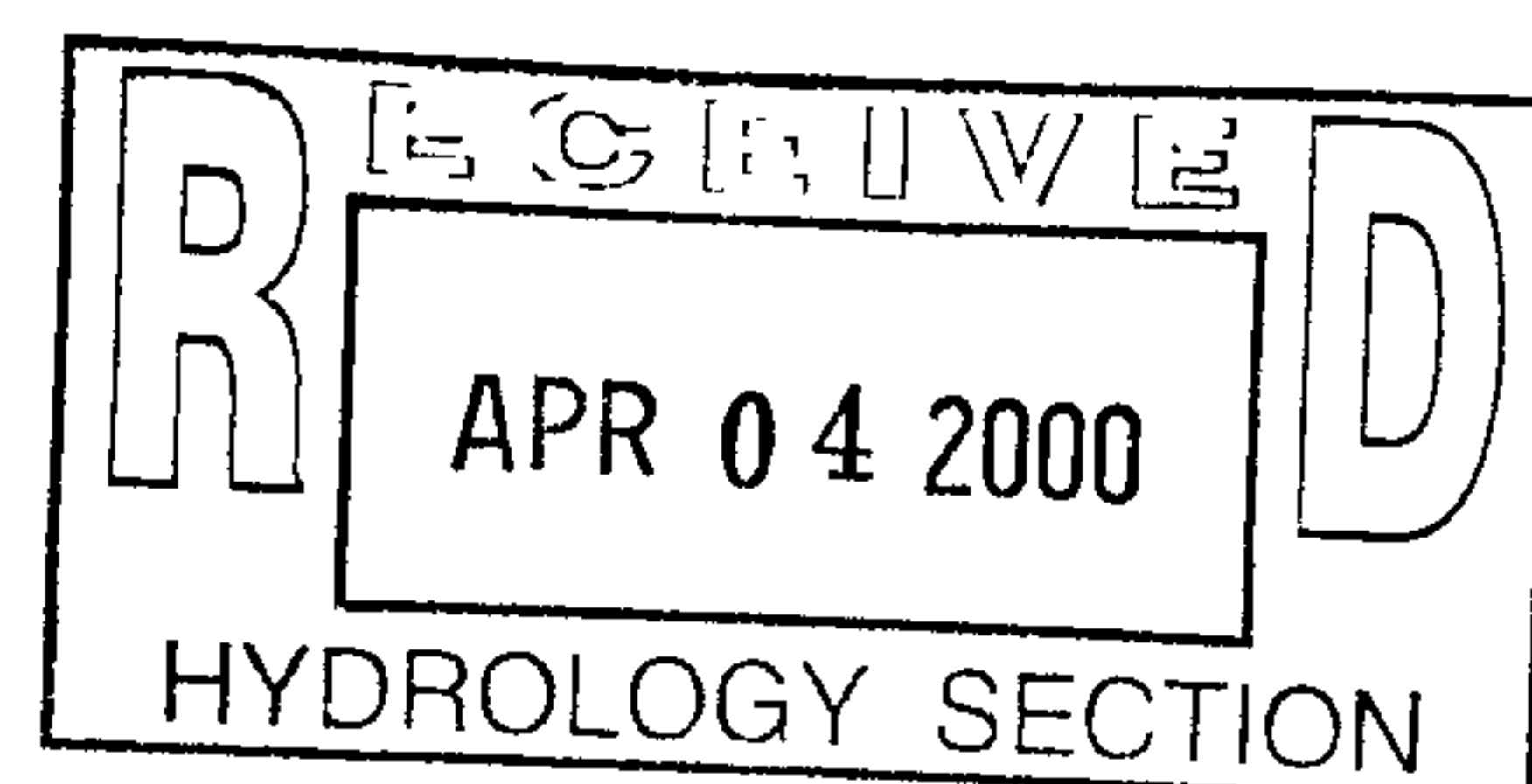
Finally, a copy of the proposed plat has been enclosed for your files. There will be no items required for the minor platting action, therefore, there will not be an Infrastructure Listing.

Very truly yours,

ISAACSON & ARFMAN, P.A.


Fred C. Arfman, PE
FCA/rtl

Enclosure





City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 5, 1999

Fred C. Arfman, P.E.
Isaacson & Arfman
128 Monroe Street NE
Albuquerque, New Mexico 87108

RE: Grading and Drainage Plan for Stoneface Tavern Expansion (C18/D9) Submitted for Final Plat and Building Permit Approval, Engineer's Stamp Dated 10/30/98.

Dear Mr. Arfman:

Prior to Final Plat or Building Permit approval for the above referenced site, the following comments must be addressed:

1. Please provide the pertinent information from the SAD # 224 project which relates to this site. Where is the outfall for the runoff in Holly Avenue? Are interim drainage improvements proposed until the ultimate system is in place?
2. How do the drainage concepts presented on this plan compare with the North Albuquerque Acres Master Drainage Plan prepared for the City?
3. Please show how the proposed grades tie into both the existing and the ultimate street grades adjacent to this site. It is unclear which elevations are the ultimate street grades.
4. It appears that this development will be responsible for permanent street improvements in San Pedro. Are drainage improvements also required in San Pedro? What is the status of the City Project which is improving Holly Avenue?
5. Please show all existing or proposed storm drain systems adjacent to this site.

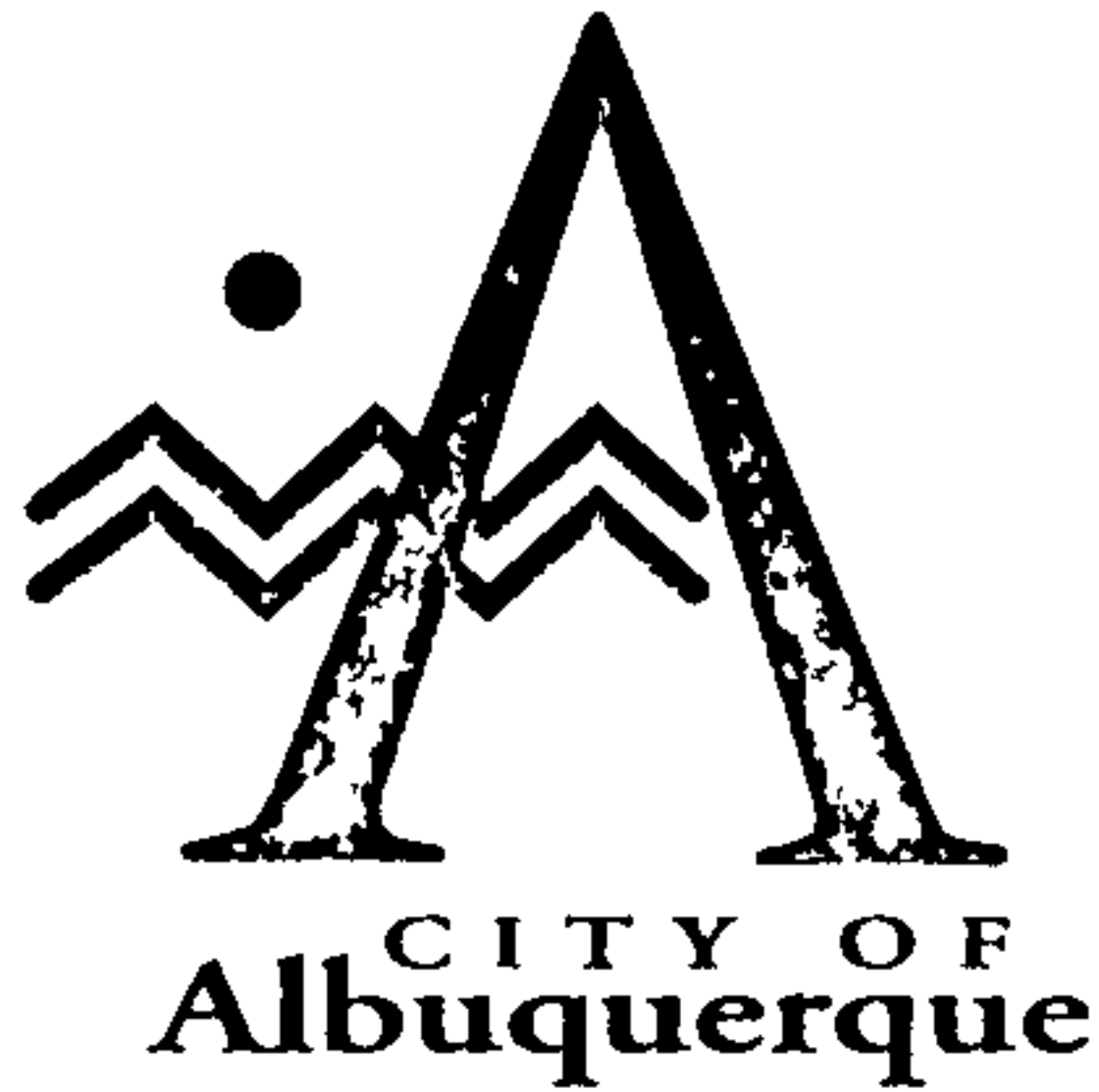
Please provide a copy of the proposed Plat and Infrastructure List with the resubmittal. If you have any questions, please call me at 924-3982.

Sincerely,

Susan M. Calongne, P.E.
City/County Floodplain Administrator

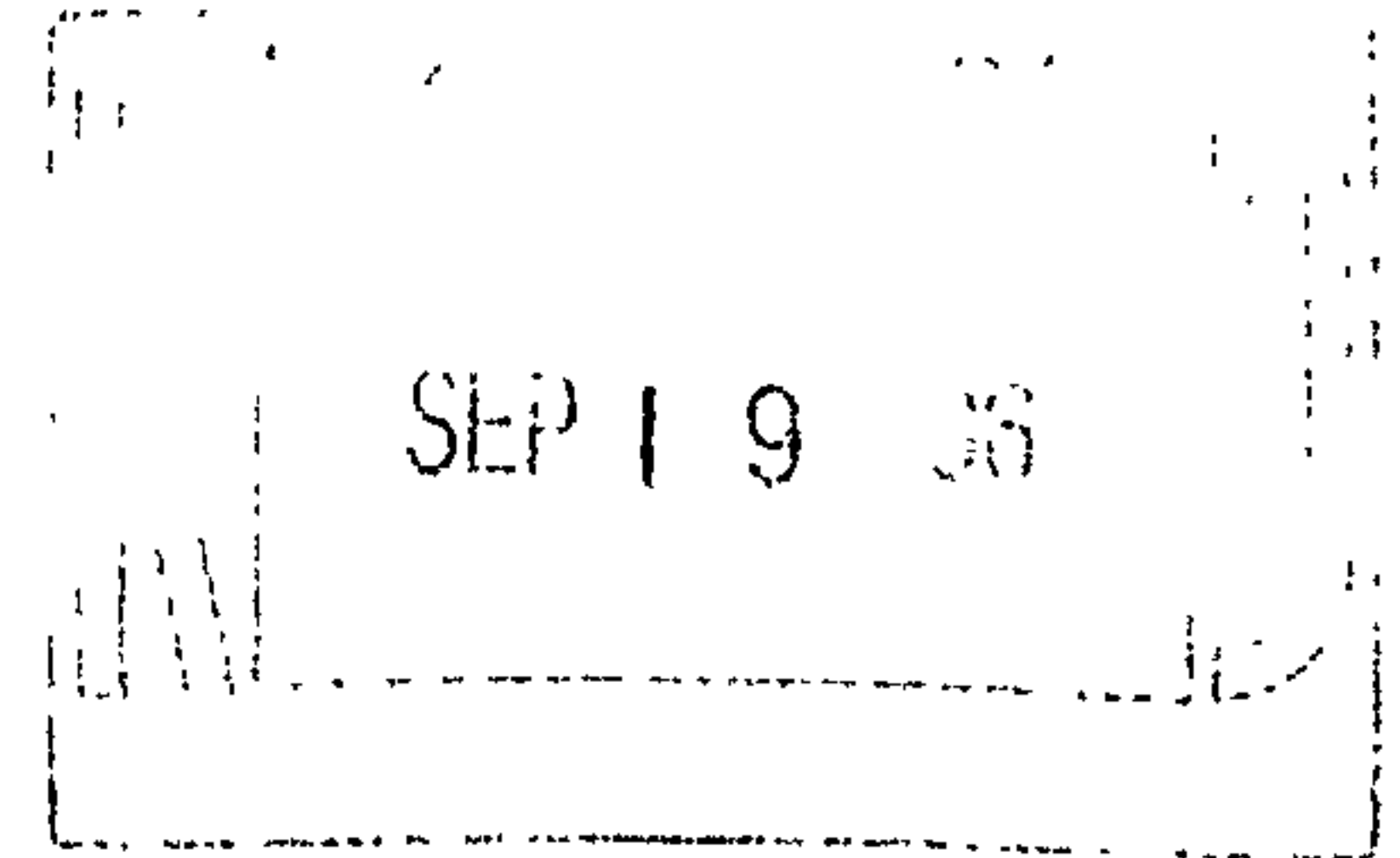
c: William Baldwin, Owner





Martin J. Chávez, Mayor

September 18, 1996



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

RE: SPECIAL ASSESSMENT DISTRICT NO. 224; HOLLY AVENUE NE

Dear Fred:

This is in response to your letter of September 9, 1996 and the request of William E. Baldwin to improve Holly Avenue N.E. between San Pedro Blvd. N.E. and I-25 Frontage Road through the Special Assessment District process.

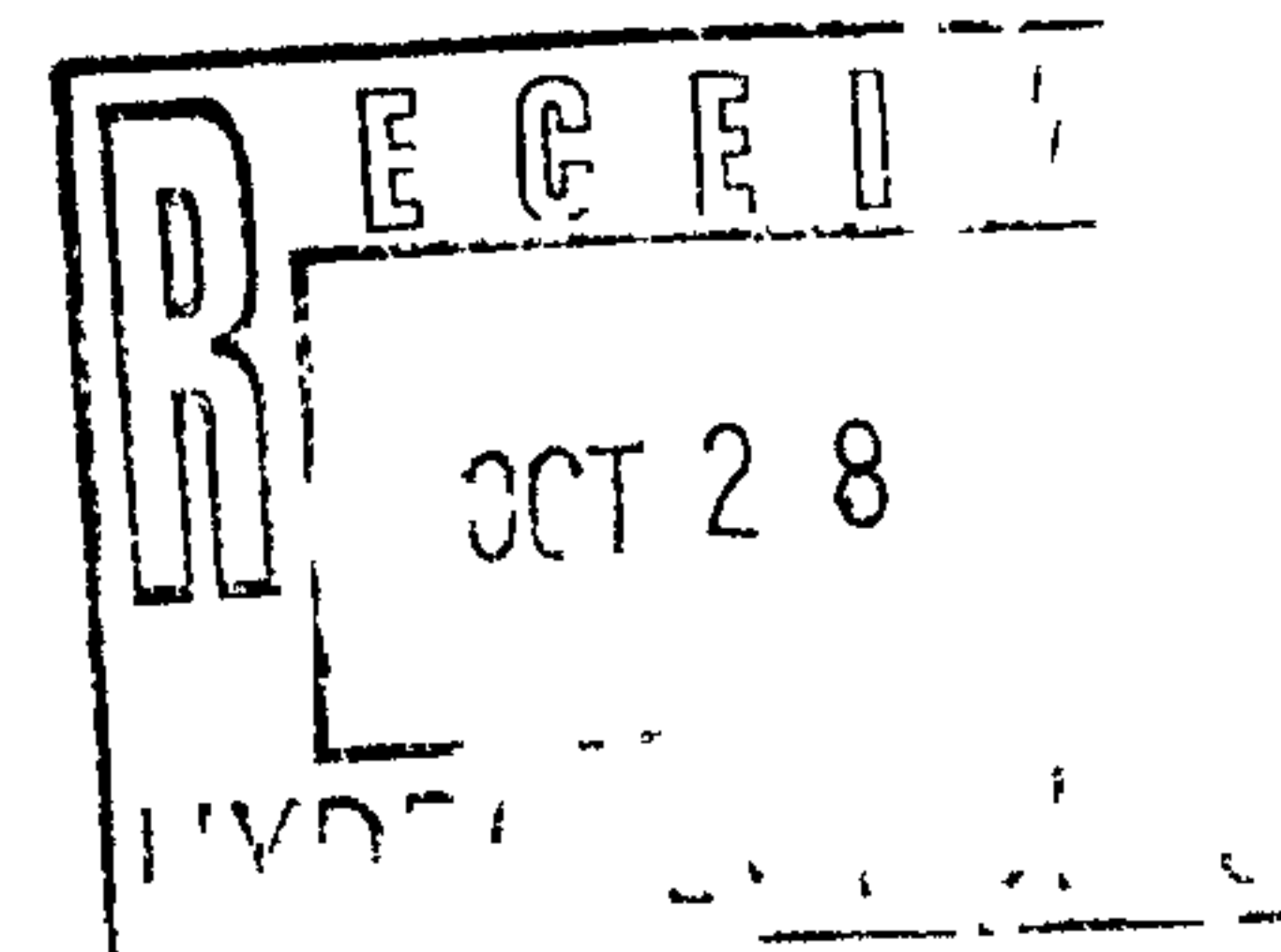
After visiting the site and consultation with Steve Metro, P.E., Wilson & Company (A & E for SAD 224) the requested improvements to Holly Avenue N.E. are hereby added to Special Assessment District No. 224.

Sincerely,

Lee R. Lunsford, P.E.
SAD Engineer

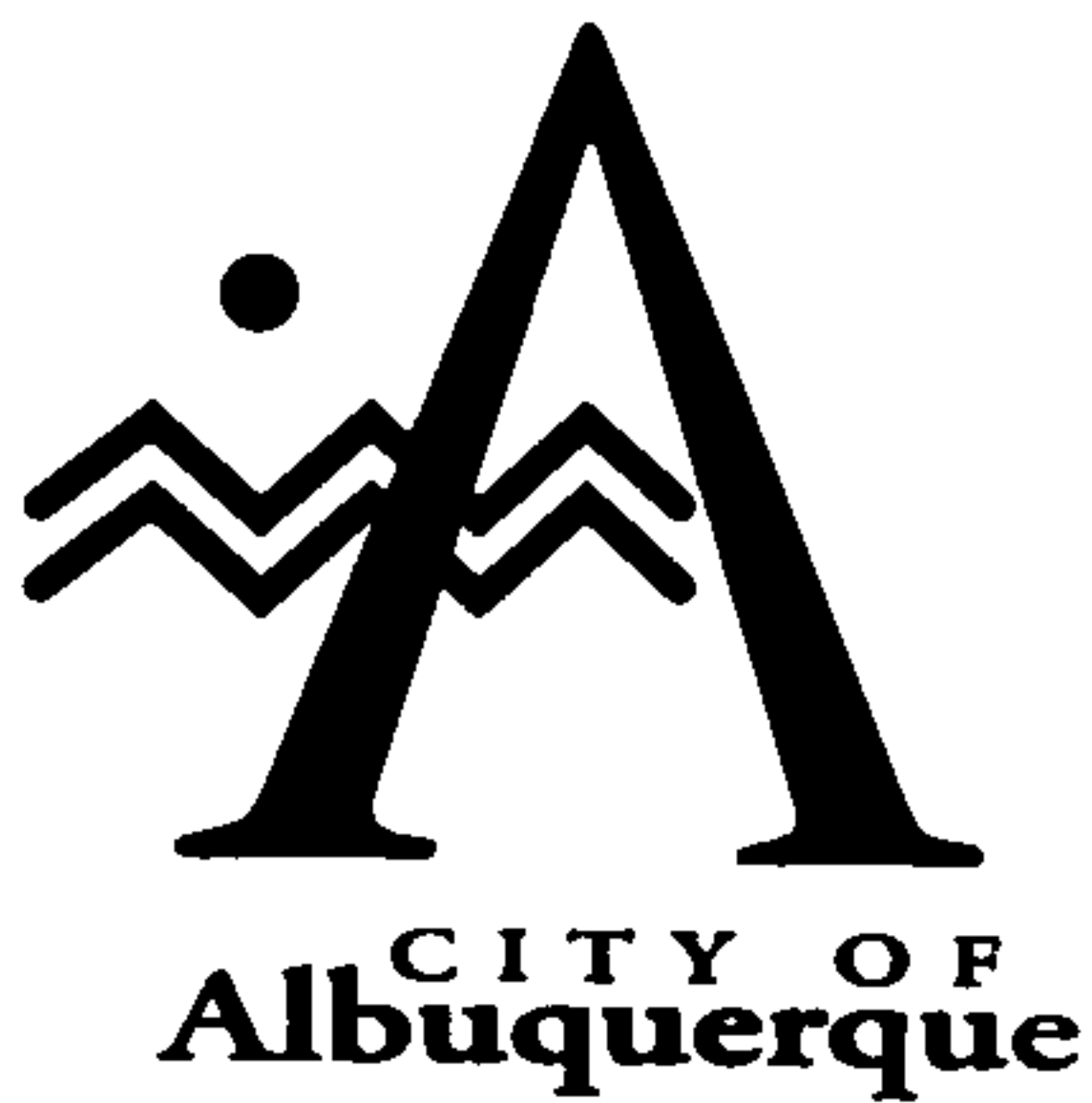
LL/tsl

c: Richard Dourte, PWD/Transportation
William E. Baldwin



Good for You, Albuquerque!





October 31, 1996

Martin J. Chávez, Mayor

Fred Arfman
Isaacson & Arfman, PA
128 Monroe Street NE
Albuquerque, NM 87108

**RE: STONEFACE TAVERN PARKING LOT (C18-D9). GRADING AND DRAINAGE
PLAN FOR PAVING PERMIT APPROVAL. ENGINEER'S STAMP DATED
OCTOBER 21, 1996.**

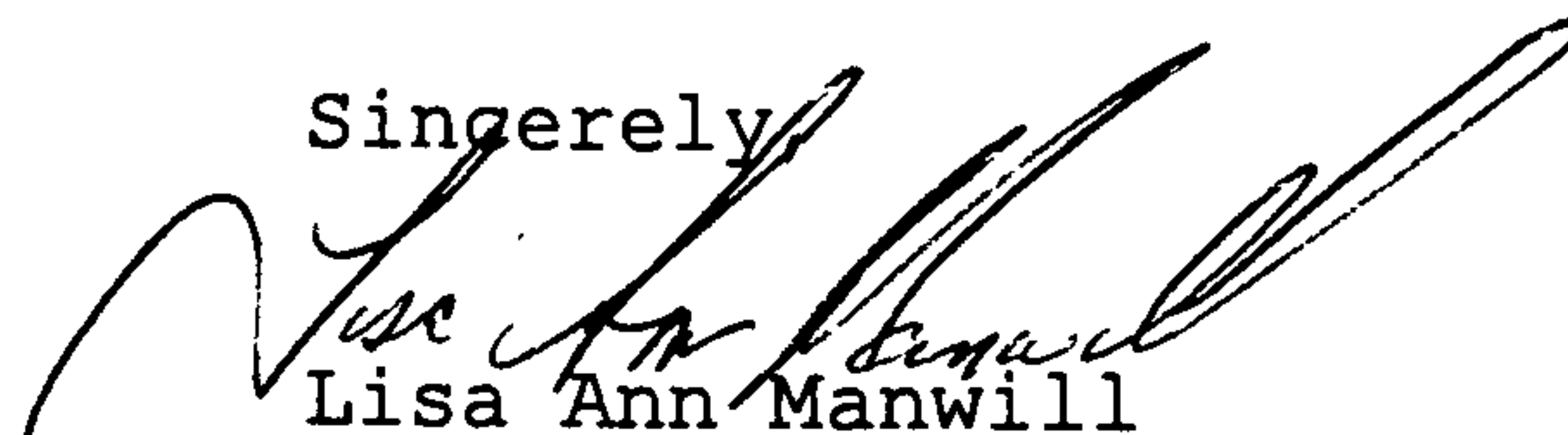
Dear Mr. Arfman:

Based on the information provided on your October 28, 1996
submittal, the above referenced project is approved for a Paving
Permit.

Please submit an Engineer's Certification upon completion of paving
operations.

If I can be of further assistance, please feel free to contact me at
768-3622.

Sincerely,



Lisa Ann Manwill
Engineering Assoc./Hyd.

c: Andrew Garcia
File

Good for You, Albuquerque!



DRAINAGE INFORMATION SHEET

PROJECT TITLE: STONEFACE TAVERN ZONE ATLAS/DRNG. FILE #: C-18/D9
 DRB #: _____ EPC #: _____ WORK ORDER #: _____
 LEGAL DESCRIPTION: LOT 18A, BLK 17, TR. A (Unit B), North Albino Ar.
 CITY ADDRESS: _____
 ENGINEERING FIRM: ISAACSON & ARFMAN, P.A. CONTACT: FRED C. ARFMAN
 ADDRESS: 128 MONROE ST. NE 87108 PHONE: 268-8828
 OWNER: WILLIAM BALDWIN CONTACT: BILL BALDWIN
 ADDRESS: 8201 SAN PEDRO DR. NE PHONE: 822-0107
 ARCHITECT: N/A. CONTACT: _____
 ADDRESS: _____ PHONE: _____
 SURVEYOR: ALDRICH LAND SURVEYING CONTACT: TIM ALDRICH
 ADDRESS: _____ PHONE: 884-1990
 CONTRACTOR: T.B.D. CONTACT: _____
 ADDRESS: _____ PHONE: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
☒ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☒ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION
☐ OTHER

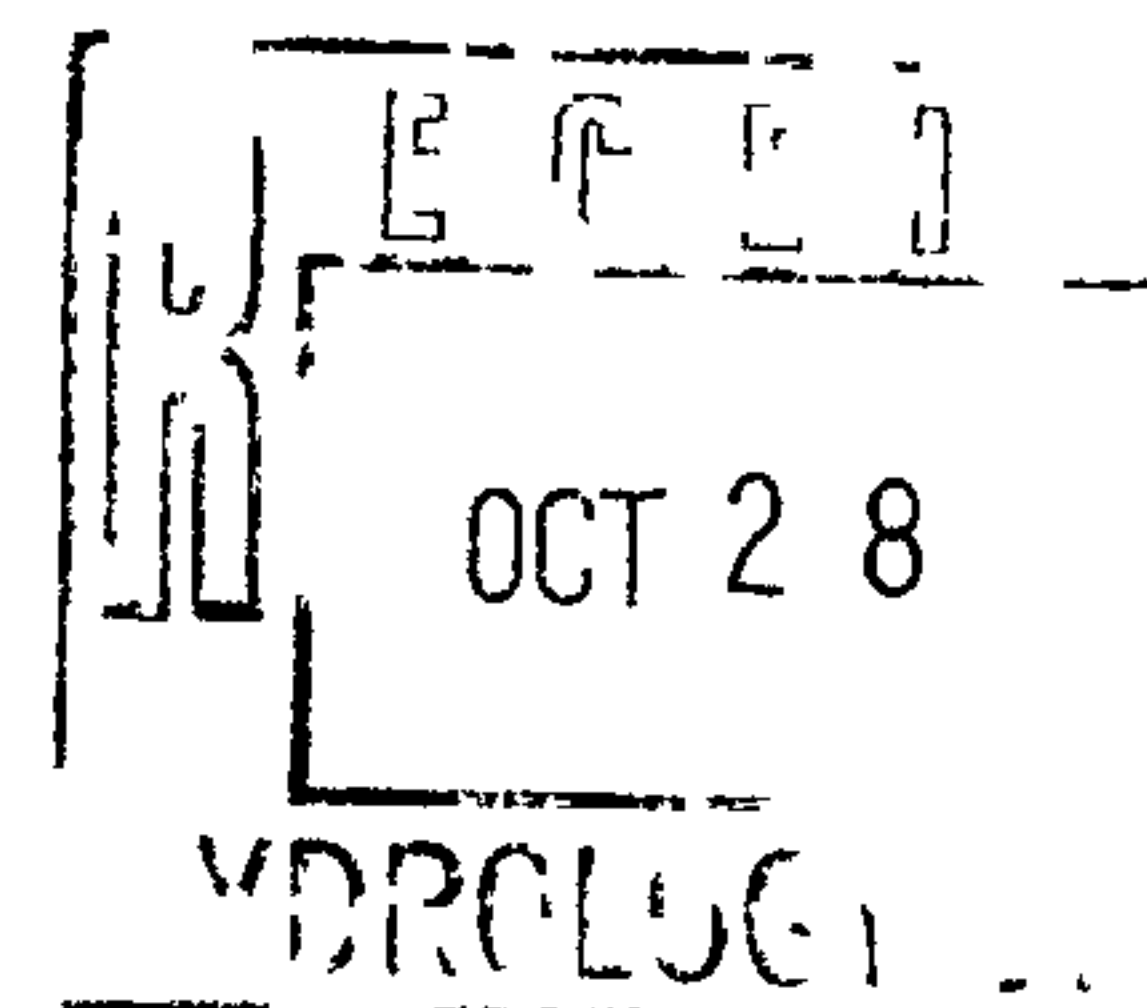
PRE-DESIGN MEETING:

- ☐ YES
☐ NO
☐ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SKETCH PLAT APPROVAL
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D. APPROVAL
☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☐ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY APPROVAL
☐ GRADING PERMIT APPROVAL
☒ PAVING PERMIT APPROVAL
☐ S.A.D. DRAINAGE REPORT
☐ DRAINAGE REQUIREMENTS
☐ OTHER _____ (SPECIFY)

DATE SUBMITTED: OCTOBER 22, 1996
 BY: FRED C. ARFMAN, P.E.
 FOR: ISAACSON & ARFMAN, P.A.



10-21-96



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

**Public Works Department
Transportation Development Services Section**

January 29, 2002

Dan Herr, Registered Architect
JLS Architects
1600 Rio Grande N.W.
Albuquerque, NM 87104

Re: Traffic Circulation Layout (TCL) Submittal for Building Permit Approval for
Stone Face Tavern Addition, [C18 / D009]
8201 San Pedro N.E.
Architect's Stamp Dated 01/22/02

Dear Mr. Herr:

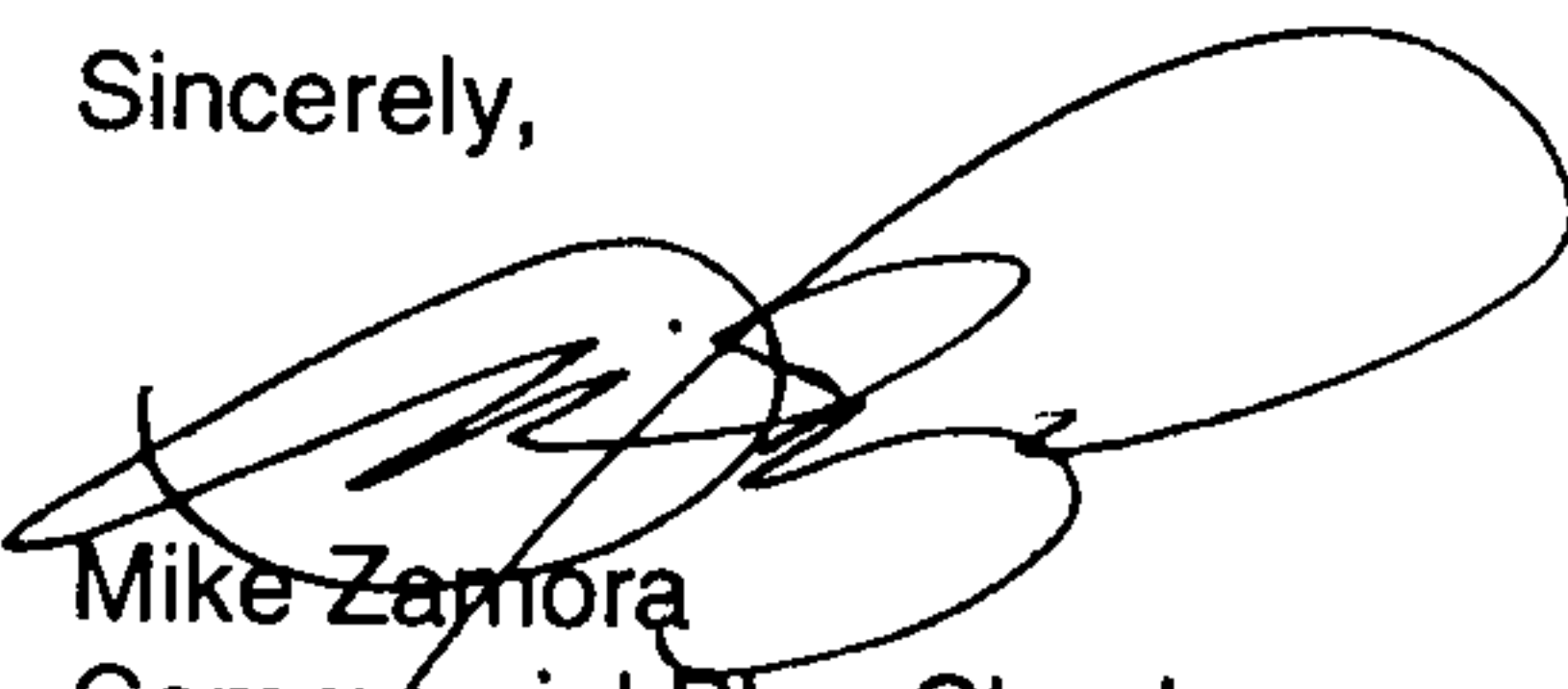
The TCL submittal, dated Jan. 29, 2002, is sufficient for acceptance by this office and is stamped and signed as such. Four copies will be required: two for submittal of building permit plans, one for this office and one to be kept by you to be used for certification of the site for final C.O. for Hydrology/Transportation. The TCL is approved with the condition that a copy of a recorded (with the County Clerk's) replat is provided to this office prior to sign off for building permit.

When superintendent of project is ready to call for a Temporary C.O. immediate issuance is no longer possible at that time. An exact copy of the approved TCL, marked up, showing incomplete work remaining, along with a letter of certification is required prior to issuance of Temporary C.O.

When site is complete and a Final C.O. is needed, a Letter of 'Certification', stating site was built in substantial compliance with the approved plan. This needs to be attached to your stamped, approved TCL or TCL must include a typed or stamped statement of 'Certification' and must be stamped with the designer's seal for the certification. Seal must be signed and dated for that submittal. This and all documentation must be submitted with a completed Drainage Information Sheet (also used for the Grading and Drainage submittal) to Hydrology at the Development Services Center of Plaza Del Sol Building.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that Final C.O. has been issued to the superintendent, call Building Safety at 924-3306.

Sincerely,



Mike Zamora
Commercial Plan Checker
Development and Building Services
Public Works Department

c: Engineer
Hydrology file
Mike Zamora

DRAINAGE INFORMATION SHEET
 (REV. 11/01/2001)

PROJECT TITLE: ADDITION TO STONE FACE TAVERN ZONE MAP/DRG. FILE #: C-18-2009
 DRB #: _____ EPC#: _____ WORK ORDER#: _____
 LEGAL DESCRIPTION: LOT 15 A1, BLOCK 17, NORTH ALBUQUERQUE ACRES, TRACT A, UNITS
 CITY ADDRESS: 9201 SAN PEDRO N.E.

ENGINEERING FIRM: ISAACSON + ARZMAN
 ADDRESS: 178 MONROE N.E.
 CITY, STATE: ALBUQUERQUE, N.M.

CONTACT: FRED ARZMAN
 PHONE: 268-8828
 ZIP CODE: 87108

OWNER: WILLIAM BALDWIN
 ADDRESS: 726 S PUEBLO SOLANO
 CITY, STATE: ALBUQUERQUE, N.M.

CONTACT: WILLIAM BALDWIN
 PHONE: NONE
 ZIP CODE: 87107

ARCHITECT: SLS ARCHITECTS
 ADDRESS: 1600 RIO GRANDE BLVD. N.W.
 CITY, STATE: ALBUQUERQUE, N.M.

CONTACT: DAN HEER
 PHONE: 246-0870
 ZIP CODE: 87104

SURVEYOR: ALDRICH SURVEYING
 ADDRESS: P.O. BOX 30701
 CITY, STATE: ALBUQUERQUE, N.M.

CONTACT: RICH
 PHONE: 884-1990
 ZIP CODE: 87190

CONTRACTOR: UNKNOWN
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

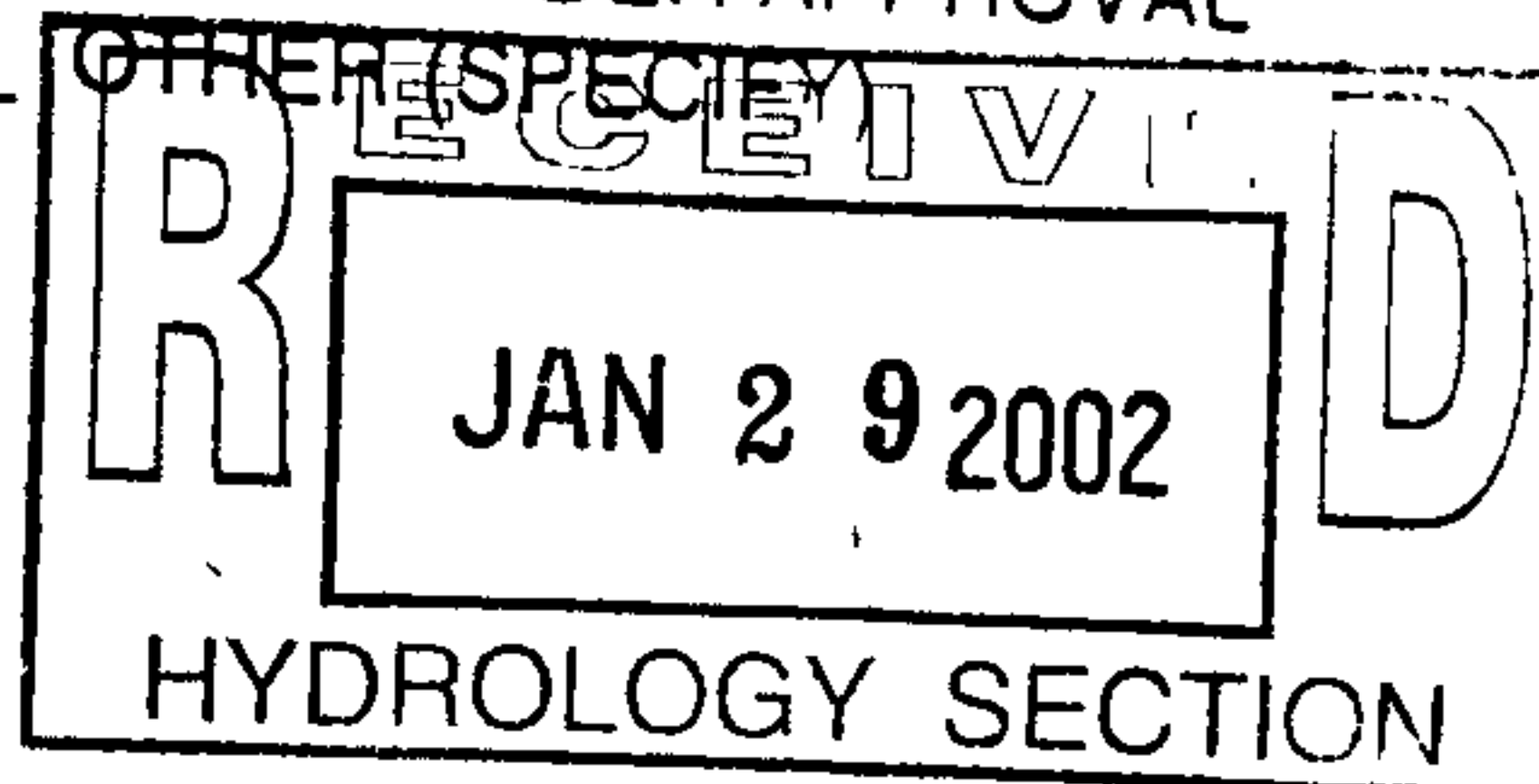
CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ CLOMR/LOMR
☒ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEERS CERTIFICATION (TCL)
☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D. APPROVAL
☐ S. DEV. PLAN 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

DATE SUBMITTED RESUBMITTAL: 1/23/02 BY Michael Salazar JLSA

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines 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
2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5)
3. Drainage Report: Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or

1/29/02 - ~~containing more than ten (10) lots or constituting five (5) acres or~~ App'd T.C.L. & Ltr. - Cont'd on replat A + Permit - i Logged in - ✓



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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44
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Public Works Department Transportation Development Services Section

January 28, 2002

Dan Herr, , P.E.
JLS Architects
1600 Rio Grande Blvd. N.W.
Albuquerque, NM 87104

Re: TCL Submittal for Building Permit Approval for Stoneface Tavern Addition
8201 San Pedro N.E., [C18 / D009]
Architect's Stamp Dated 01/22/02

Dear Mr. Herr:

The location referenced above, dated Jan. 23 2002, is not yet acceptable and requires very minor modification to the Traffic Circulation Layout (TCL) prior to Building Permit release as stated on the attached PRELIMINARY TCL checklist, and red-lined TCL markup with comments.

Please resubmit revised TCL after addressing typed and marked up comments. Submit plan along with checklist and all current and past red-lined, mark-up copies.

Sincerely,

Mike Zamora
Commercial Plan Checker
Development and Building Services
Public Works Department

c: Engineer
Hydrology file
Mike Zamora

DRAINAGE INFORMATION SHEET
(REV. 11/01/2001)

C-18/D9

PROJECT TITLE: ADDITION TO STONE FACE TAVERN ZONE MAP/DRG. FILE #: C-18-2
DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOT 15 A1, BLOCK 17, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B
CITY ADDRESS: 8201 SAN PEDRO N.E.

ENGINEERING FIRM: ISAACSON + ARZMAN
ADDRESS: 178 MONROE N.E.
CITY, STATE: ALBUQUERQUE, N.M.

CONTACT: FRED ARZMAN
PHONE: 268-8828
ZIP CODE: 87108

OWNER: WILLIAM BALDWIN
ADDRESS: 726 PUEBLO SOLANO
CITY, STATE: ALBUQUERQUE, N.M.

CONTACT: WILLIAM BALDWIN
PHONE: NONE
ZIP CODE: 87107

ARCHITECT: JLS ARCHITECTS
ADDRESS: 1600 RIO GRANDE BLVD. N.W.
CITY, STATE: ALBUQUERQUE, N.M.

CONTACT: DAN HEER
PHONE: 246-0870
ZIP CODE: 87104

SURVEYOR: ALDRICH SURVEYING
ADDRESS: P.O. BOX 30701
CITY, STATE: ALBUQUERQUE, N.M.

CONTACT: RICH
PHONE: 884-1990
ZIP CODE: 87190

CONTRACTOR: UNKNOWN
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

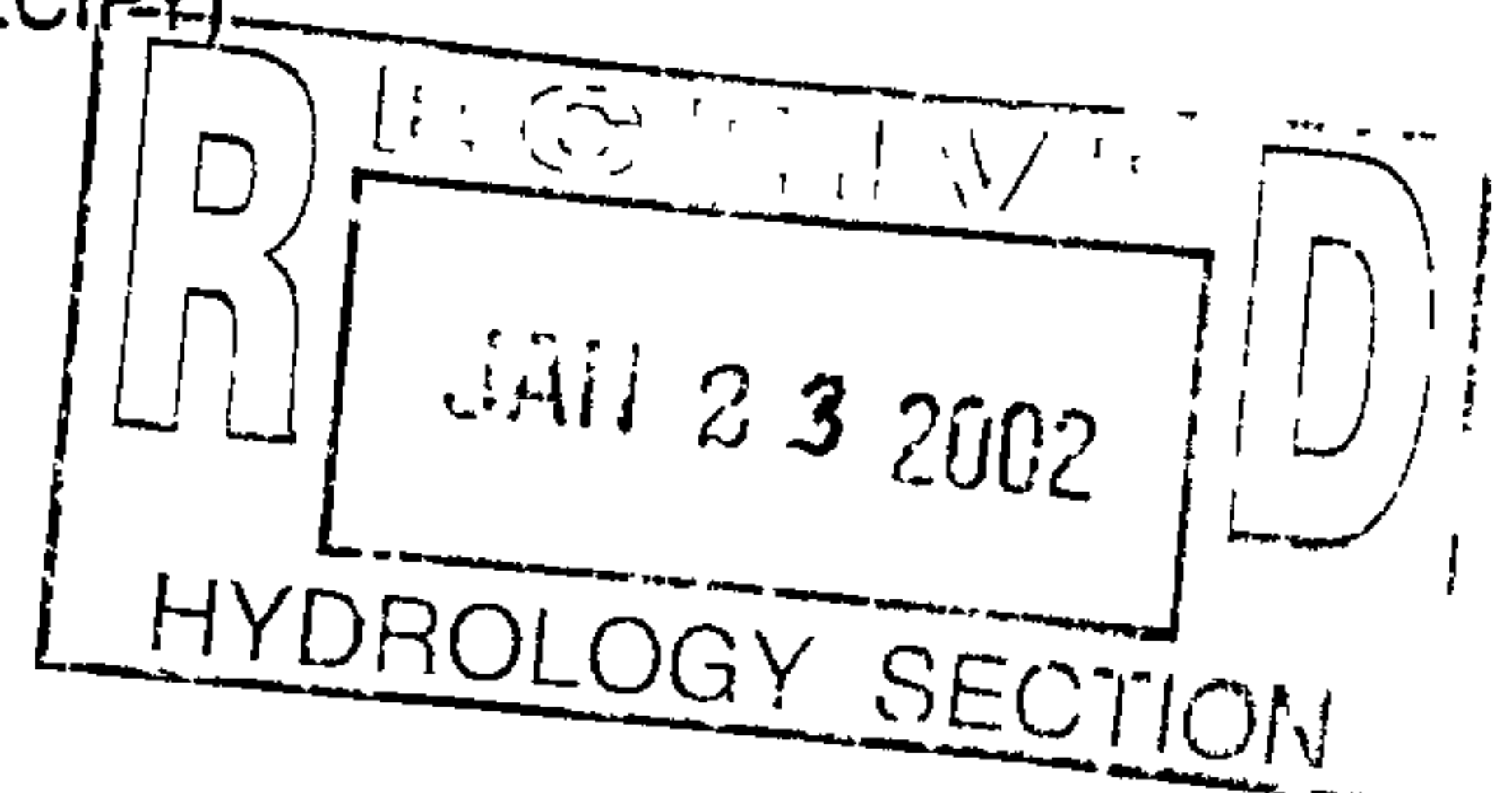
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN 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



DATE SUBMITTED: RESUBMITTAL: 1/23/02 BY: Michael Schuster JLSA

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines 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
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5)
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

***Public Works Department
Transportation Development Services Section***

January 8, 2002

Dan Herr, Registered Architect
JLS Architects
1600 Rio Grande N.W.
Albuquerque, NM 87104

Re: TCL Submittal for Building Permit Approval for Stoneface Tavern, [C18 / D09]
8201 San Pedro N.E.
Architect's Stamp Dated 01/02/02

Dear Mr. Herr:

The location referenced above is not acceptable and requires modification to the Traffic Circulation Layout (TCL) prior to Building Permit release as stated on the attached PRELIMINARY TCL checklist, and red-lined TCL markup with comments.

Please resubmit revised TCL after addressing checklist and marked up comments. Submit plan along with checklist and all red-lined, mark-up copies.

Sincerely,

Mike Zamora
Commercial Plan Checker
Development and Building Services
Public Works Department

c: Engineer
Hydrology File
Mike Zamora

DRAINAGE INFORMATION SHEET
(REV. 11/01/2001)

C-18/D9

PROJECT TITLE: STONEFACE TAVERN EXPANSION ZONE MAP/DRG. FILE #: C-18
DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOT 15-A-1, BLK 17, TRACT A (UNIT B) NORTH ALBIO A.
CITY ADDRESS: 8201 SAN PEDRO DR. NE

ENGINEERING FIRM: ISSACSON & ARFMAN, P.A.
ADDRESS: 128 MONROE ST. NE
CITY, STATE: ABQ., NM 87108

CONTACT: FRED C. ARFMAN, PE
PHONE: (505) 268-8828 (F) 268-7632
ZIP CODE: 87108

OWNER: WILLIAM E. BALDWIN
ADDRESS: 8201 SAN PEDRO DR.
CITY, STATE: ABQ. NM

CONTACT: BILLY BALDWIN
PHONE: 379-3404
ZIP CODE: 87113

ARCHITECT: JLS ARCHITECTS
ADDRESS: 1100 RIO GRANDE NW
CITY, STATE: ABQ. NM

CONTACT: DAN HERR
PHONE: 246-0870
ZIP CODE: 87104

SURVEYOR: ALDRICH LAND SURVEYING
ADDRESS: 4109 MONTGOMERY BLVD NE
CITY, STATE: ABQ. NM

CONTACT: TIM ALDRICH
PHONE: 884-1990
ZIP CODE: 87109

CONTRACTOR: N/A
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

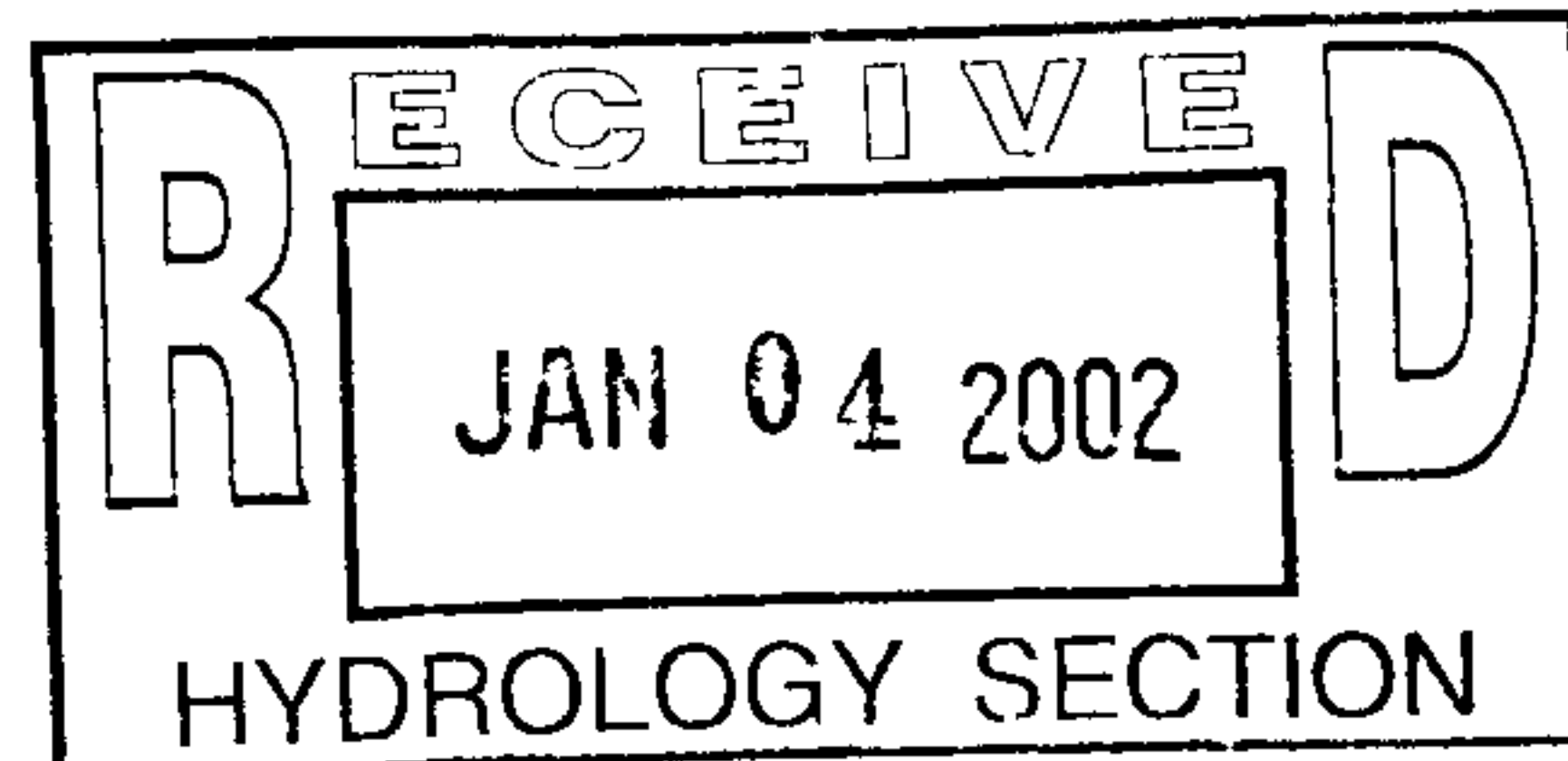
- ☐ DRAINAGE REPORT
- ☒ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☒ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN 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



DATE SUBMITTED 01.04.02 BY: Fred C. Arfman
FRED C. ARFMAN, PE
FOR: ISSACSON & ARFMAN, P.A.

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines 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
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5)
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or