



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

May 19, 1994

Scott M. McGee
Isaacson & Arfman
128 Monroe NE
Albuquerque, NM 87108

RE: REVISED ENGINEER CERTIFICATION FOR TAYLOR RANCH DENTAL OFFICE
(E11-D20D) CERTIFICATION STATEMENT DATED 5/18/94.

Dear Mr. McGee:

Based on the information provided on your May 18, 1994 resubmittal, Engineer Certification for the above referenced site is acceptable.

If I can be of further assistance, please feel free to call me at 768-2667.

Sincerely,

Bernie J. Montoya, CE
Engineering Associate

BJM/d1/WPHYD/7595

c: Andrew Garcia
File

RAINAGE INFORMATION SHEET

PROJECT TITLE: TAYLOR RANCH DENTAL OFFICE ZONE ATLAS/DRNG. FILE #: E 11 / 10200
 DRB #: _____ EPC #: _____ WORK ORDER #: _____
 LEGAL DESCRIPTION: SOUTH WESTERLY PORTION OF TR. 25E-1-B2, TAYLOR RANCH
 CITY ADDRESS: NA
 ENGINEERING FIRM: ISAACSON & ARFMAN CONTACT: SCOTT MCGEE
 ADDRESS: 128 MONROE NE 87108 PHONE: 268-8828
 OWNER: DR. DAVID WILLOUGHBY CONTACT: SAME
 ADDRESS: _____ PHONE: _____
 ARCHITECT: H. GLENN MURRAY & ASSOCS. CONTACT: GLENN MURRAY
 ADDRESS: 2509 VERMONT NE, SUITE D 87110 PHONE: 375-6171
 SURVEYOR: CLINT SHERRILL & ASSOCS CONTACT: CLINT SHERRILL
 ADDRESS: 730 SAN MATEO SE 87108 PHONE: 256-7364
 CONTRACTOR: UNKNOWN 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 (ON FILE)

CHECK TYPE OF APPROVAL SOUGHT:

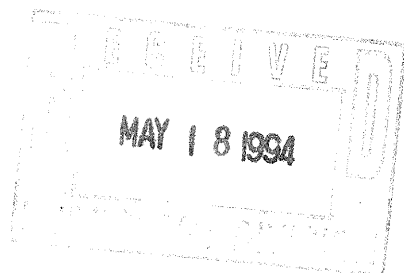
- ☐ SKETCH PLAT APPROVAL
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY APPROVAL
- ☐ GRADING PERMIT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

DATE SUBMITTED:

BY:

5-18-94

SCOTT MCGEE



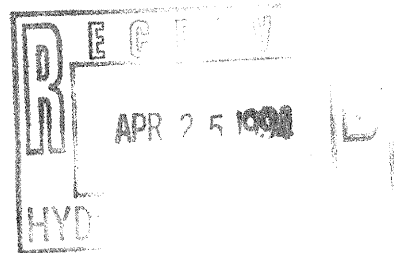
DANIEL W. COOK, CHAIRMAN
PAT D. HIGDON, VICE-CHAIRMAN
RONALD BROWN, SECRETARY-TREASURER
GENEIVA MEEKER, ASST. SECRETARY-TREASURER
MICHAEL MURPHY, DIRECTOR

LARRY A. BLAIR
EXECUTIVE ENGINEER



**Albuquerque
Metropolitan
Arroyo
Flood
Control
Authority**

2600 PROSPECT N.E. - ALBUQUERQUE, N.M. 87107
TELEPHONE (505) 884-2215



April 19, 1994

Mr. Bernie Montoya
Hydrology Division
Public Works Department
P.O. Box 1293
Albuquerque, New Mexico 87103

FAX 768-3629

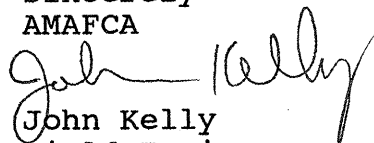
Re: 6111 Taylor Ranch Rd. N.,W., Willoughby Dentist Office

Dear Mr. Montoya:

This is to confirm that AMAFCA has inspected and accepted the pipe penetration into the Mariposa Diversion Channel constructed in our right-of-way at this location.

Please contact me if you have any questions.

Sincerely
AMAFCA


John Kelly
Field Engineer

cc Robert Carver
Wilger Enterprises
3515 Mateo Prado N.W,
Albuquerque, New Mexico 87107



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 2, 1993

Scott McGee, P.E.
Isaacson & Arfman, P.A.
128 Monroe NE
Albuquerque, N.M. 87108

RE: REVISED GRADING & DRAINAGE PLAN FOR TAYLOR RANCH DENTAL OFFICE
RECEIVED AUGUST 25, 1993 FOR BUILDING PERMIT APPROVAL
ENGINEER'S STAMP DATED 8-25-93; (E-11/D020D)

Dear Mr. McGee:

Based on the information included in the submittal referenced above, City Hydrology APPROVES this project for Building Permit.

Include a copy of the Grading & Drainage Plan in the set of construction document that are submitted to the "One Stop" for the Building Permit.

A Topsoil Disturbance Permit must be approved by Environmental Health prior to construction.

A Discharge Permit must be approved by AMAFCA.

Engineer's Certification of grading & drainage per DPM checklist must be approved before any Certificate Occupancy will be released.

If you have any questions about this project, you may contact me at 768-2727.

Sincerely,

John P. Curtin, P.E.
Civil Engineer/Hydrology

xc: Alan Martinez
Cliff Anderson, AMAFCA

WPHYD+7595;jpc

PUBLIC WORKS DEPARTMENT

HYDROLOGY

THE EXISTING SITE IS UNDEVELOPED WITH THE SOUTHERLY HALF DRAINING TO A RETENTION PONDING AREA TO THE SOUTH. THE BALANCE OF THE SITE SHEETFLOWS WEST TO THE MARIPOSA CHANNEL.

LAND TREATMENT: 'A' PRECIPITATION ZONE: 1

$Q_{100} = (1.29 \text{ CFS/ACRE})(0.8289 \text{ ACRE}) = 1.1 \text{ CFS}$

$V_{100} = (0.44)(36,106)/12 = 1,325 \text{ CU. FT.}$

PROPOSED DEVELOPMENT INCLUDES A 3,900 SQUARE FOOT OFFICE BUILDING WITH ASSOCIATED PARKING AND LANDSCAPE AREA. ALL DEVELOPED FLOWS WILL BE CARRIED WEST, THROUGH THE PARKING AREAS, AND DISCHARGE TO THE MARIPOSA CHANNEL.

PROPOSED LAND TREATMENT FOR AREA DISCHARGING TO MARIPOSA:

0% A, 10% B, 35% C, 65% D

$Q_{100} = [(2.03)(.1) + (2.87)(.35) + (4.37)(.65)](0.7853)$

$Q = 3.0 \text{ CFS}$

$V_{100} = [(0.67)(3,421) + (0.99)(11,972) + (1.97)(22,234)] / 12$

$V_{100} = 4,830 \text{ CU. FT.}$

THE LANDSCAPED AREA SOUTH OF THE BUILDING & PARKING AREAS WILL DRAIN TO TWO SHALLOW PONDING AREAS SHOWN.

AREA TO POND SOUTH OF BUILDING:

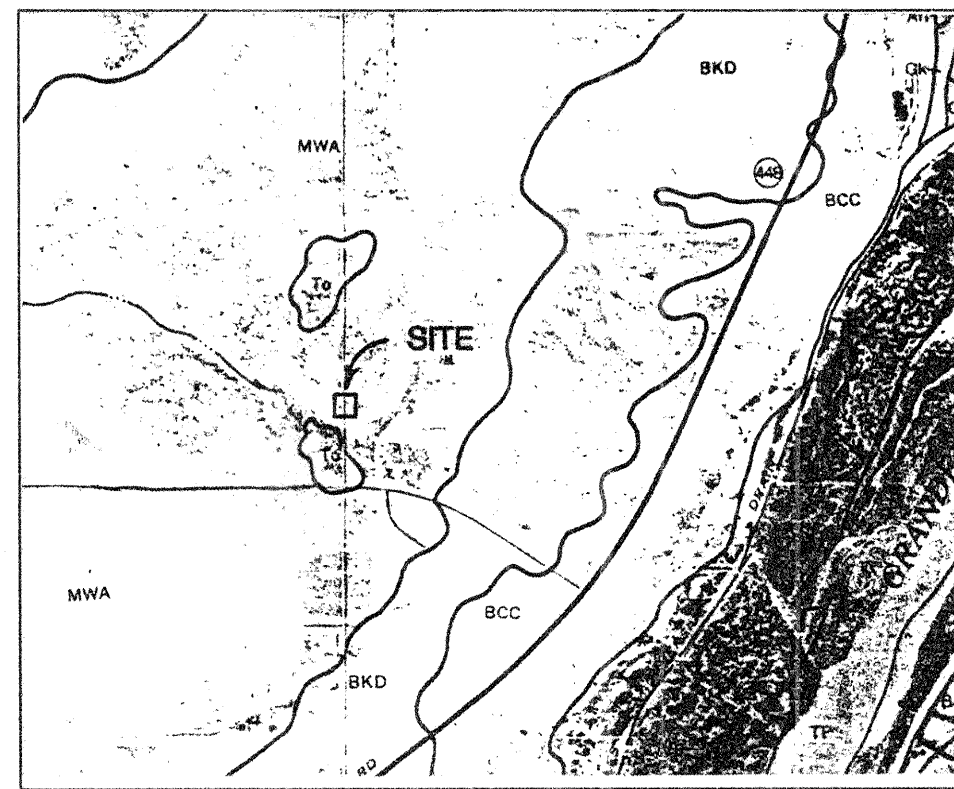
$Q_{100} = (2.87)(1,900)/43,560 = 0.1 \text{ CFS}$

$V_{100} = ((0.99)(1,900))/12 = 157 \text{ CU. FT.}$

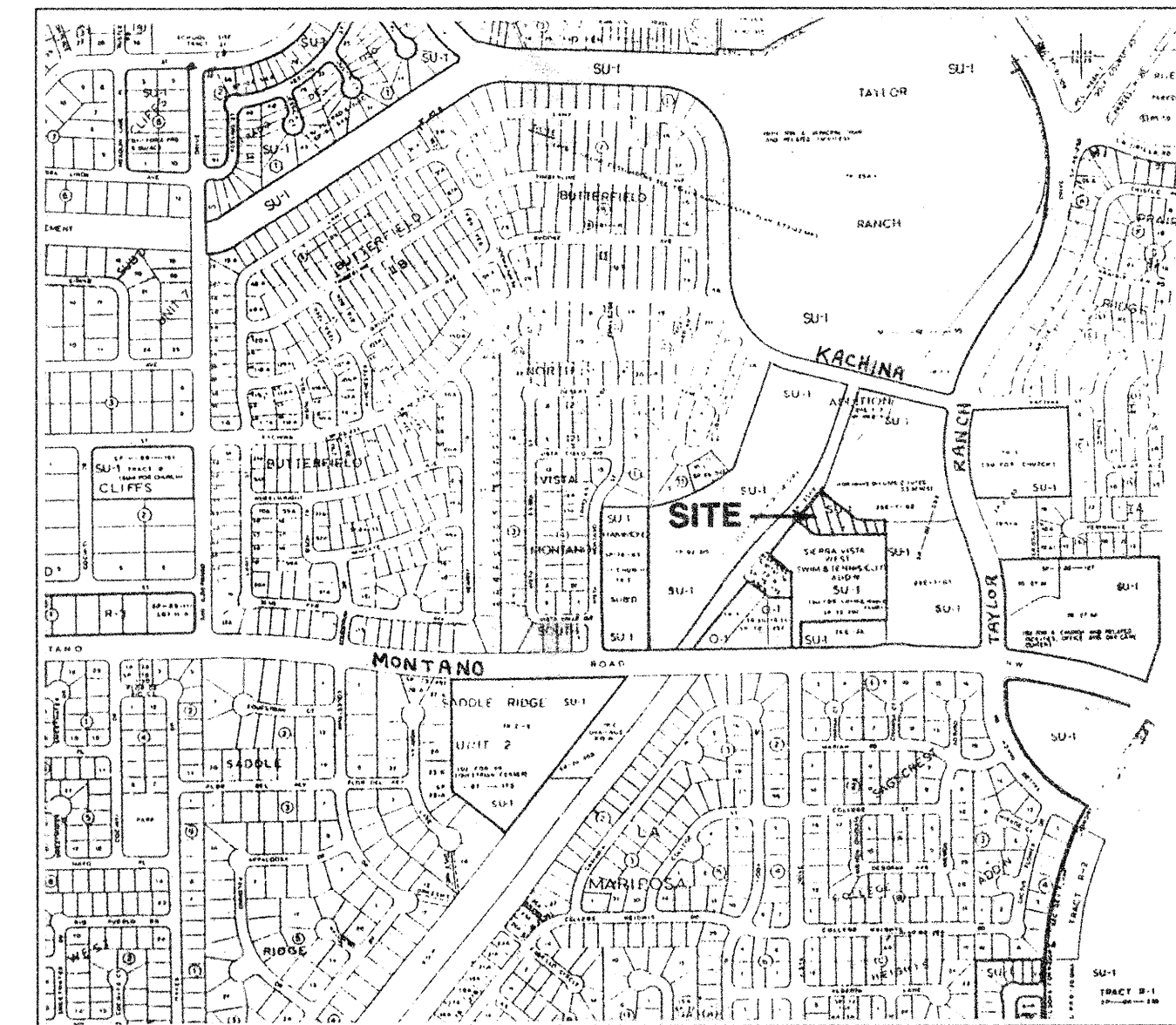
OFFSITE FLOWS

THE REMAINDER OF THE UNDEVELOPED TRACT 25-E-1-B2 WILL CONTINUE TO DRAIN FROM NORTHEAST TO SOUTHWEST AS IT DOES PRESENTLY. THE LOW LANDSCAPING BERM ALONG THE NORTH PROPERTY LINE WILL DIRECT FLOWS WEST TO THE MARIPOSA CHANNEL WHERE THEY WILL ENTER VIA THE DEPRESSED SIDE CHANNEL INLET.

$Q_{100} = (1.29 \text{ CFS/AC})(5.50 \text{ AC}) = 7.1 \text{ CFS}$



SOILS MAP



ZONE ATLAS: E-11

SCALE: 1" = 750'±

VICINITY MAP

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- FLOW DIRECTIONAL ARROWS
- PROPOSED SPOT ELEVATION
- TOP OF CURB ELEV
- TOP OF ASPHALT ELEV
- TOP OF WALL ELEV
- ROOF DRAIN LOCATION
- AS-BUILT ELEVATION

LEGAL DESCRIPTION: TRACT 25E-1-B2-A-1, TAYLOR RANCH ADDITION

ENGINEER: ISAACSON & ARFMAN
128 MONROE NE
ALBUQUERQUE, NM 87108

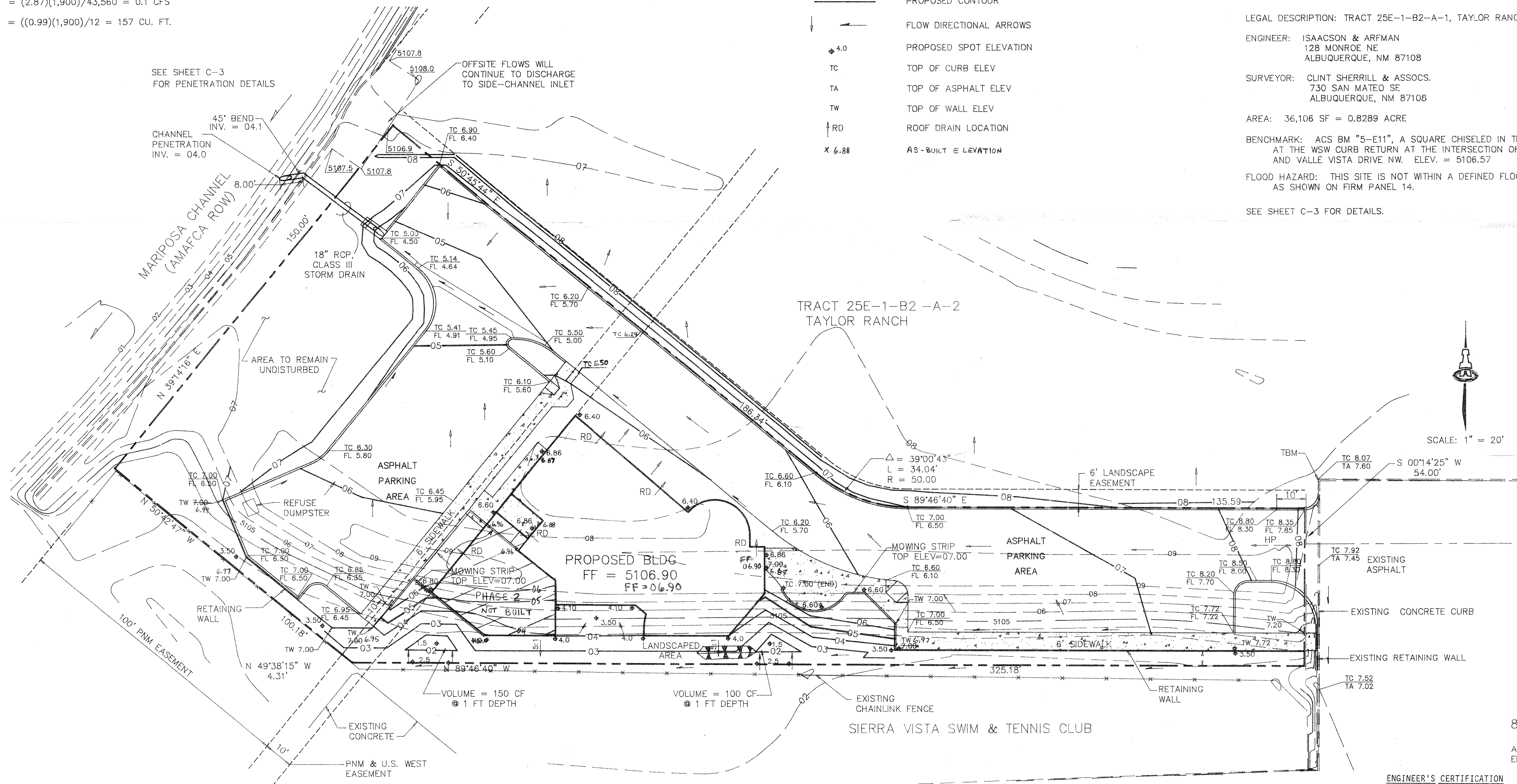
SURVEYOR: CLINT SHERRILL & ASSOCS.
730 SAN MATEO SE
ALBUQUERQUE, NM 87108

AREA: 36,106 SF = 0.8289 ACRE

BENCHMARK: ACS BM "5-E11", A SQUARE CHISELED IN THE TOP OF CURB AT THE WSW CURB RETURN AT THE INTERSECTION OF MONTANO RD AND VALLE VISTA DRIVE NW. ELEV. = 5106.57

FLOOD HAZARD: THIS SITE IS NOT WITHIN A DEFINED FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 14.

SEE SHEET C-3 FOR DETAILS.



8-25-93 REVISION:

AMAFCA ROW & DETAIL REFERENCE ADDED. ADDITIONAL SPOT ELEVATIONS AND CONTOUR ADDED SOUTH OF BUILDING

ENGINEER'S CERTIFICATION

I, SCOTT M. MCGEE, LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PROJECT WAS CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED PLAN DATED 8-25-93.

Scott M. McGee
SCOTT M. MCGEE, NMPE NO. 10519

5-18-94
DATE

Date
Designed
Checked

Isaacson & Arfman, P.A.
CONSULTING ENGINEERING ASSOCIATES
Albuquerque, New Mexico

8/4/93
752DRN.DWG
GRADING & DRAINAGE PLAN

TAYLOR RANCH
DENTAL OFFICE

Sheet

C-2