

September 09, 2013

Åsa Nilsson-Weber Isaacson & Arfman, P.A. 128 Monroe St. NE Albuquerque, NM 87108

Re: Los Duranes Community Center, 2920 Leopoldo Rd. NW

Request For Permanent C.O. - Accepted Engineer's Stamp date 05-14-12 (H-12/D001)

Certification dated: 09-06-13

Dear Ms. Weber,

Based on the Certification received 9/06/2013, the site is acceptable for a release of a

Permanent Certificate of Occupancy by Hydrology.

Hydrology is asking for an electronic copy, in PDF format, of this certification for our

records. This PDF file can be e-mailed to me at: sbiazar@cabq.gov.

Albuquerque

PO Box 1293

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

New Mexico 87103

www.cabq.gov

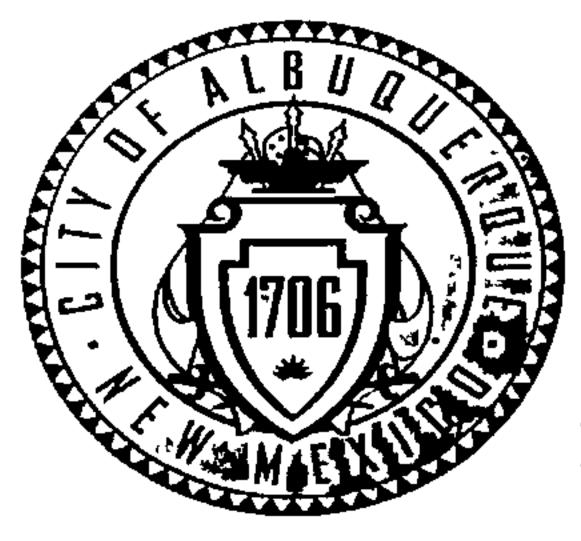
Shahab Biazar, P.E.

Sincerely,

Senior Engineer, Planning Dept.

Development and Building Services

C: CO Clerk—Katrina Sigala E-mail



Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Los Duranes Comm	unity Center	Building Permit #:		City Drainage #: H12/D001
DRB#:	EPC#:		Work Order#:	789091
Legal Description: A Portion of Lo	s Duranes Park		_	
City Address: 2920 Leopoldo Roa	ad NW - Albuquerque, N	IM		<u> </u>
Engineering Firm: Isaacson & A	rfman P A		Contact: Asa	Nilsson-Weber
Address: 128 Monroe Street NE	· · · · · · · · · · · · · · · · · · ·	108	. Contact. 7 tou	111100011 110001
Phone#: 268-8828	Fax#:		E-mail: asaw	/@iacivil.com
Owner: City of Albuquerque - D			Contact: Jerr	y Francis
Address: P.O. Box 1293 - Albuq	<u> </u>	· ··	E mail:	<u></u>
Phone#:	Fax#:		E-mail:	- ::
Architect: Greer Stafford/SJCF	, Inc.	·- ·-	Contact: Step	ohen Williams
Address: 1717 Louisiana Blvd. N	IE, Suite 205 - Albuque	rque, NM 87110		· ·-···
Phone#: 821-0235	Fax#:		E-mail:	
Surveyor: Doug Smith Surveying	a		Contact: Jaso	on D. Smith
Address: 2121 San Mateo Blvd.		87110		
Phone#: 255-5577	Fax#:		E-mail:	<u> </u>
			Contact:	•
Contractor:	· · · · · · · · · · · · · · · · · · ·			<u> </u>
Address:Phone#:	Fax#:		E-mail:	
			<u> </u>	
TYPE OF SUBMITTAL:		CHECK TYPE OF APPROV		
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DRAINAGE PLAN 1st SUBM DRAINAGE PLAN RESUBMI	•	S. DEV. PLAN FOR SUB'D		11N 12 15 12 11 11 11 11
CONCEPTUAL G & D PLAN	•	S. DEV. FOR BLDG. PERMI		SEP 0 6 2013
GRADING PLAN		SECTOR PLAN APPROVAI		SEP 0 0 2010
EROSION & SEDIMENT CON	NTROL PLAN (ESC)	FINAL PLAT APPROVAL		LAND DEVELOPMENT SECTION
x ENGINEER'S CERT (HYDRO	DLOGY)	x CERTIFICATE OF OCCUPA		
CLOMR/LOMR	•	CERTIFICATE OF OCCUPA		MP)
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ENGINEER'S CERT (TCL)	TE DI ANI)	BUILDING PERMIT APPRO		SO-19 APPROVAL
ENGINEER'S CERT (DRB SI' ENGINEER'S CERT (ESC)	ICTLANI	PAVING PERMIT APPROV		ESC PERMIT APPROVAL
SO-19		WORK ORDER APPROVAL		ESC CERT. ACCEPTANCE
OTHER (SPECIFY)		GRADING CERTIFICATION		OTHER (SPECIFY)
WAS A PRE-DESIGN CONFERENCE	CE ATTENDED:	Yes No Co	opy Provided	
DATE SUBMITTED: September	6, 2013	By: Asa Nilsson-Weber		
		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 to 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

- 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
- 4. Erosion and Sediment Control Plan: Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development



September 9, 2013

Asa Nilsson-Weber, P.E. Isaacson & Arfman, P.A. 128 Monroe St. NE Albuquerque, NM 87108

Re: Los Duranes Community Center,

2920 Leopoldo NW

Certificate of Occupancy – Transportation Development

Engineer's Stamp dated 09-06-13 (H12-D001)

Certification dated 09-06-13

Dear Ms. Nilsson-Weber,

Based upon the information provided in your submittal received 09-06-13,

Transportation Development has no objection to the issuance of a **Permanent**

Certificate of Occupancy. This letter serves as a "green tag" from Transportation

Development for a Permanent Certificate of Occupancy to be issued by the Building

and Safety Division.

Albuquerque

PO Box 1293

you have any questions, you can contact me at 924-3630.

New Mexico 87103

www.cabq.gov

Nilo #Igado-Fernandez, P.E.

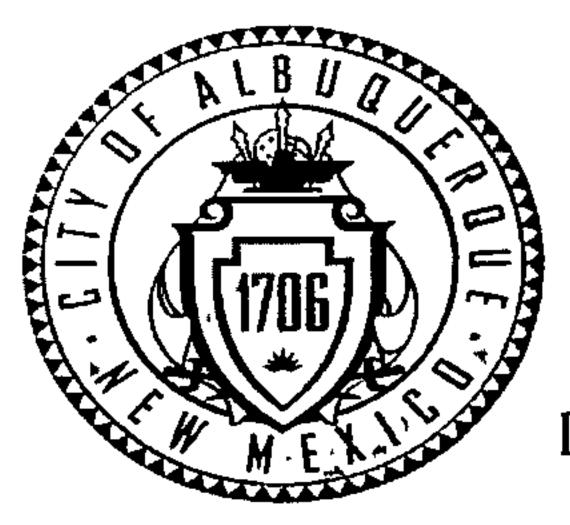
Senigr Traffic Engineer, Planning Dept.

Development Review Services

C:

Engineer CO Clerk

File



Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

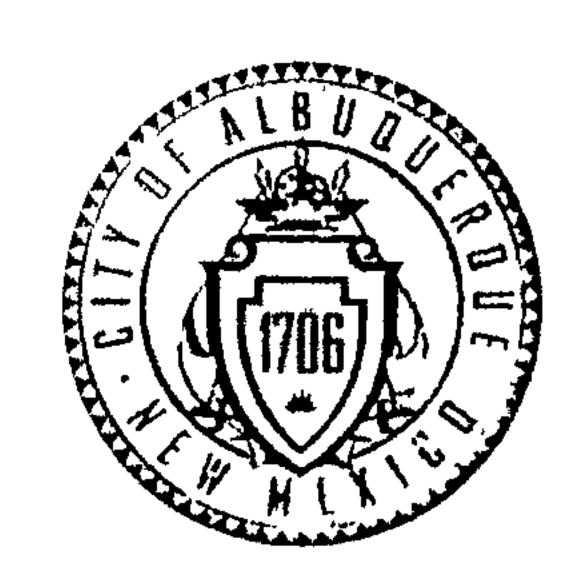
(REV 02/2013)

Project Title: Los Duranes Community Cente	er	Building Permit #:	City Drainage #: H12/D001
DRB#:	EPC#:	<u></u>	Work Order#: <u>789091</u>
Legal Description: A Portion of Los Duranes	Park		
City Address: 2920 Leopoldo Road NW - Alb	ouquerque, NM		
Engineering Firm: Isaacson & Arfman, P.A.	•		Contact: Asa Nilsson-Weber
Address: 128 Monroe Street NE - Albuquer	•	· · · · · · · · · · · · · · · · · · ·	
	Fax#:	·	E-mail: asaw@iacivil.com
Owner: City of Albuquerque - DMD			Contact: Jerry Francis
Address: P.O. Box 1293 - Albuquerque, NN	1 87103		
	Fax#:		E-mail:
Architect: Greer Stafford/SJCF, Inc.			Contact: Stephen Williams
Address: 1717 Louisiana Blvd. NE, Suite 20	05 - Albuquerque, NM 87	<u>'110</u>	
	Fax#:		E-mail:
Surveyor: Doug Smith Surveying			Contact: Jason D. Smith
Address: 2121 San Mateo Blvd. NE - Albuc	uerque, NM 87110		
	Fax#:		E-mail:
Contractor:			Contact:
Address:			
	Fax#:		E-mail:
TYPE OF SUBMITTAL:	CHECK 1	ΓΥΡΕ OF APPROV <i>Α</i>	L/ACCEPTANCE SOUGHT:
DRAINAGE REPORT	SIA/FIN	ANCIAL GUARANT	'EE RELEASE
DRAINAGE PLAN 1st SUBMITTAL	PRELIM	IINARY PLAT APPR	OVAL ROYAL
DRAINAGE PLAN RESUBMITTAL		PLAN FOR SUB'D A	APPROVAL III LE LE LI L'I LE
CONCEPTUAL G & D PLAN	S. DEV.	FOR BLDG. PERMIT	T APPROVAL
GRADING PLAN		R PLAN APPROVAL	SEP 0 6 2013
EROSION & SEDIMENT CONTROL PLA		PLAT APPROVAL	
ENGINEER'S CERT (HYDROLOGY)		ICATE OF OCCUPAT	1 - " ID DE VEED! MIE! II OED
CLOMR/LOMR		TICATE OF OCCUPATION OF A DISTANCE A DISTANC	
TRAFFIC CIRCULATION LAYOUT (TCI		ATION PERMIT APP	
X ENGINEER'S CERT (TCL)		NG PERMIT APPRO	
ENGINEER'S CERT (DRB SITE PLAN)		NG PERMIT APPROV	
ENGINEER'S CERT (ESC)		G PERMIT APPROVA	
SO-19		ORDER APPROVAL	
OTHER (SPECIFY)	GRADI	NG CERTIFICATION	OTHER (SPECIFY)
WAS A PRE-DESIGN CONFERENCE ATTEND	DED: Yes	No Co	py Provided
DATE SUBMITTED: September 6, 2013	By: Asa Nils	son-Weber	· <u>· · · · · · · · · · · · · · · · · · </u>
	Isaacson & An	rfman, P A	e submittal. The particular nature location, and

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 defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following

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- Erosion and Sediment Control Plan: Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development



August 2, 2013

Asa Nilsson-Weber, P.E. Isaacson & Arfman, P.A. 128 Monroe St. NE Albuquerque, NM 87108

Re: Los Duranes Community Center,

2920 Leopoldo NW

Certificate of Occupancy – Transportation Development

Engineer's Stamp dated 08-01-13 (H12-D001)

Certification dateu

Dear Ms. Nilsson-Weber,

Based upon the information provided in your submittal received 08-01-13, Transportation Development has no objection to the issuance of a **30-Day Temporary**

Certificate of Occupancy. This letter serves as a "green tag" from Transportation

Development for a 30-Day Temporary Certificate of Occupancy to be issued by the

Building and Safety Division.

Albuquerque

PO Box 1293

If you have any questions, you can contact me at 924-3630.

New Mexico 87103

Sincergly

www.cabq.gov

Milo Malgado-Fernández, P.E.

Senior Traffic Engineer, Planning Dept.

Development Review Services

C:

Engineer CO Clerk

File

Bob Richardson
Superintendent

brichardson@geraldmartin.com
Mobile: 505.401.4663

SUPERALD

PO Box 91450 (87199)
4901 McLeod NE (87109)
Albuquerque, NM

505.828.1144
505.828.9491 (fax)
www.geraldmartin.com



Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Los Duranes Community Center	Building Permit #:	City Drainage #: <u>H12/D001</u>
DRB#: EPC#:		Work Order#: 789091
Legal Description: A Portion of Los Duranes Park		
City Address: 2920 Leopoldo Road NW - Albuquerque	, NM	,
Engineering Firm: Isaacson & Arfman, P.A.		Contact: Asa Nilsson-Weber
Address: 128 Monroe Street NE - Albuquerque, NM	87108	·
Phone#: 268-8828 Fax#:		E-mail: asaw@iacivil.com
Owner: City of Albuquerque - DMD		Contact: Jerry Francis
Address: P.O. Box 1293 - Albuquerque, NM 87103		······································
Phone#: Fax#:	· · · · · · · · · · · · · · · · · · ·	E-mail:
Architect: Greer Stafford/SJCF, Inc.		Contact: Stephen Williams
Address: 1717 Louisiana Blvd. NE, Suite 205 - Albuq	uerque, NM 87110	
Phone#: 821-0235 Fax#:		E-mail:
Surveyor: Doug Smith Surveying		Contact: Jason D. Smith
Address: 2121 San Mateo Blvd. NE - Albuquerque, N	M 87110	· - · - · · · · · · · · · · · · · · · ·
Phone#: 255-5577 Fax#:	· · · · · · · · · · · · · · · · · · ·	E-mail:
Contractor: 6. Maltin.	·	Contact: 401-4663
Address:	· ···	BOB KICKOWY
Phone#: Fax#:	· · · · · · · · · · · · · · · · · · ·	E-mail:
TYPE OF SUBMITTAL:	CHECK TYPE OF APPROVA	AL/ACCEPTANCE SOUGHT:
DRAINAGE REPORT	SIA/FINANCIAL GUARAN	ΓEE RELEASE
DRAINAGE PLAN 1st SUBMITTAL	PRELIMINARY PLAT APPE	ROVAL
DRAINAGE PLAN RESUBMITTAL	S. DEV. PLAN FOR SUB'D	
CONCEPTUAL G & D PLAN	S. DEV. FOR BLDG. PERMI	
GRADING PLAN	SECTOR PLAN APPROVAL	
EROSION & SEDIMENT CONTROL PLAN (ESC)	FINAL PLAT APPROVAL	NOV (DED)
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X ENGINEER'S CERT (TCL) ENGINEER'S CERT (DRB SITE PLAN)	GRADING PERMIT APPRO	
ENGINEER'S CERT (DRD SITE LEAR) ENGINEER'S CERT (ESC)	PAVING PERMIT APPROV	
SO-19	WORK ORDER APPROVAL	
OTHER (SPECIFY)	GRADING CERTIFICATION	
WAS A PRE-DESIGN CONFERENCE ATTENDED:	Yes No Co	py Provided
DATE SUBMITTED: August 1, 2013	By: Asa Nilsson-Weber	
	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 to 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

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- 4. Erosion and Sediment Control Plan: Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development



August 02, 2013

Åsa Nilsson-Weber Isaacson & Arfman, P.A. 128 Monroe St. NE Albuquerque, NM 87108

Los Duranes Community Center Grading and Drainage Plan Re:

2920 Leopoldo Rd. NW

Request for Temporary Permanent C.O. - Accepted

Engineer's Stamp date 05-14-12 (H-12/D001)

Certification dated: 08-01-13

Dear Ms. Weber,

Based upon the information provided in your submittal received 08-01-12, the above PO Box 1293

referenced plan is acceptable for Temporary Certification of Occupancy.

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

Albuquerque

New Mexico 87103

www.cabq.gov

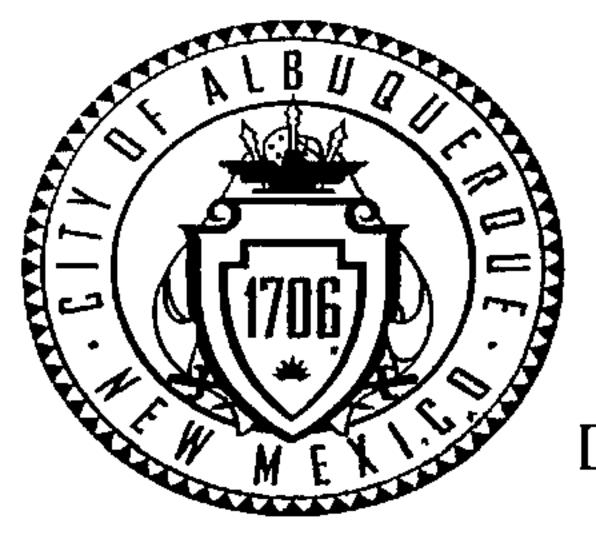
Sincerely,

Shahab Biazar, P.E.

Senior Engineer, Planning Dept.

Development and Building Services

e-mail



Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Los Duranes Community Center	Building Permit #:	City Drainage #: H12/D001
DRB#: EPC#:		Work Order#: 789091
Legal Description: A Portion of Los Duranes Park		
City Address: 2920 Leopoldo Road NW - Albuquerque	, NM	
Encinearing Einma lecesons 2 Arfman D A		Cartanta Ann Nilanna 10/ahan
Engineering Firm: Isaacson & Arfman, P.A.	07400	Contact: Asa Nilsson-Weber
Address: 128 Monroe Street NE - Albuquerque, NM 8	0/100	
Phone#: 268-8828 Fax#:	· · · · · · · · · · · · · · · · · · ·	E-mail: asaw@iacivil.com
Owner: City of Albuquerque - DMD		Contact: Jerry Francis
Address: P.O. Box 1293 - Albuquerque, NM 87103		
Phone#: Fax#:		E-mail:
Architect: Greer Stafford/SJCF, Inc.		Contact: Stephen Williams
Address: 1717 Louisiana Blvd. NE, Suite 205 - Albuqu	uerque, NM 87110	
Phone#: 821-0235 Fax#:		E-mail:
Surveyor: Doug Smith Surveying		Contact: Jason D. Smith
Address: 2121 San Mateo Blvd. NE - Albuquerque, N	M 87110	Contact. Jason D. Chillin
Phone#: 255-5577 Fax#:		E-mail:
Contractor:	. 	Contact:
Address:		
Phone#: Fax#:		E-mail:
TYPE OF SUBMITTAL:	CHECK TYPE OF APPROVA	AL/ACCEPTANCE SOUGHT:
DRAINAGE REPORT	SIA/FINANCIAL GUARAN	
DRAINAGE PLAN 1st SUBMITTAL	PRELIMINARY PLAT APPR	ROVAL MEGGELLY HILL
DRAINAGE PLAN RESUBMITTAL	S. DEV. PLAN FOR SUB'D	APPROVALIJI ALIG - 1 2013
CONCEPTUAL G & D PLAN	S. DEV. FOR BLDG. PERMI	TAPPROVALA (AUG - 1 ZUIS)
GRADING PLAN	SECTOR PLAN APPROVAL	
EROSION & SEDIMENT CONTROL PLAN (ESC)	FINAL PLAT APPROVAL	DEVELOPMENT SECTION
× ENGINEER'S CERT (HYDROLOGY)	CERTIFICATE OF OCCUPA	NCY (PERM) LAND DEVELOPMENT SECTION NCY (TCL TEMP)
CLOMR/LOMR	× CERTIFICATE OF OCCUPA	NCY (TCL TEMP)
TRAFFIC CIRCULATION LAYOUT (TCL)	FOUNDATION PERMIT AP	PROVAL
ENGINEER'S CERT (TCL)	BUILDING PERMIT APPRO	VAL
ENGINEER'S CERT (DRB SITE PLAN)	GRADING PERMIT APPRO	VAL SO-19 APPROVAL
ENGINEER'S CERT (ESC)	PAVING PERMIT APPROVA	AL ESC PERMIT APPROVAL
SO-19	WORK ORDER APPROVAL	ESC CERT. ACCEPTANCE
OTHER (SPECIFY)	GRADING CERTIFICATION	OTHER (SPECIFY)
WAS A PRE-DESIGN CONFERENCE ATTENDED:	Yes No Co	py Provided
DATE SUBMITTED: August 1, 2013	By: Asa Nilsson-Weber	
	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 to 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

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May 23, 2012

Åsa Nilsson-Weber Isaacson & Arfman, P.A. 128 Monroe St. NE Albuquerque, NM 87108

Re: Los Duranes Community Center Grading and Drainage Plan Engineer's Stamp date 05-14-12 (H-12/D001)

Dear Ms. Weber,

Based upon the information provided in your submittal received 05-16-12, the above referenced plan is approved for Building Permit.

PO Box 1293

This project requires a National Pollutant Discharge Elimination System (NPDES) permit for storm water discharge for disturbing one acre or more and a Topsoil Disturbance Permit for disturbing ¾ of an acre or more. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

NM 87103

Albuquerque

Albuquerque's MS4 Permit became effective March 1st, 2012. Grading and Drainage Plans and Drainage Reports will have to comply with the requirements of the new permit (http://www.cabq.gov/planning/landcoord/Hydrology.html).

www.cabq.gov

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

Since ely,

Shahab Biazar, P.E.

Senior Engineer, Planning Dept.

Development and Building Services

C: e-mail

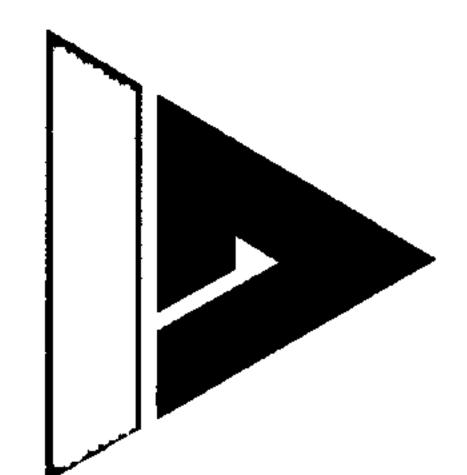
DRAINAGE AND TRANSPORTATION INFORMATION SHEET (Rev. 12/05)

PROJECT TITLE: DRB#:	Los Duranes Community Center EPC#:	-	ZONE MAP/DRG. FII WORK ORDER#:	LE # <u>H-12/D001</u>	_
	A portion of Los Duranes Park, A	buquerqu			
CITY ADDRESS:			·		
ENGINEERING FIRM:	ISAACSON & ARFMAN, PA		_ CONTACT: _	Åsa Weber	
ADDRESS:	128 MONROE NE		PHONE:	268-8828	
CITY, STATE:	ALBUQUERQUE, NM	<u>.</u>	_ ZIP CODE:	87108	
OWNER:	City of Albuquerque		CONTACT:		
ADDDEGG					
ARCHITECT:	Greer Stafford		CONTACT:	Stephen Williams	
······································		······································	PHONE:		
			ZIP CODE:	······································	
SURVEYOR:	Cartesian Surveys Inc.		CONTACT:	Will Plotner, Jr.	
			_	···	
CITY, STATE:	Rio Rancho, NM				
CONTRACTOR:			CONTACT:		
ADDRESS:					
CITY, STATE:		<u> </u>	_ ZIP CODE:		
TYPE OF SUBMITTAL:		CHECK	TYPE OF APPROVAL	SOUGHT:	
DRAINAGE RE			_ SIA/FINANCIAL GUA	RANTEE RELEASE	
	LAN 1 st SUBMITTAL		PRELIMINARY PLAT		
	LAN RESUBMITTAL		S. DEV. PLAN FOR SU		
CONCEPTUAL			S. DEV. FOR BLDG. P		
X GRADING PLA EROSION CON			SECTOR PLAN APPR FINAL PLAT APPROV		
•	CERT (HYDROLOGY)		FOUNDATION PERM		
CLOMR/LOMF		X	BUILDING PERMIT A		
	CULATION LAYOUT		_ CERTIFICATE OF OC		
ENGINEER/AR	RCHITECT CERT (TCL)		_ CERTIFICATE OF OC	CUPANCY (TEMP)	Ł
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OTHER (SPEC	IFY)		WORK ORDER APPR OTHER (SPECIFY)	HAN STATE OF THE S	1
				4 0 201 7	1
WAS A PRE-DESIGN C	ONFERENCE ATTENDED:			MAY 16 2012	
YES				HYUROLOGY	
NO CODY DROVIE	\ T" F"\			SECTION	
COPY PROVID)ED			SECTION	
SUBMITTED BY:	Åsa Weber		DATE: 5/15/2012		

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:

Isaacson & Arfman, P.A.

- 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.



A Transmittal From

Isaacson & Arfman, P.A.

Consulting Engineering Associates

TO:

Shahab Biazar, P.E.

City of Albuquerque

Senior Engineer, Planning Dept.

DATE:

15 May 2012

JOB NO:

1908

FROM:

Åsa Weber

REFERENCE: H-12 / D001 Los Duranes Community Center

Revised Grading and Drainage Plan	
Revised Supplemental Calculations	
	
	~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~
	^
THIS INFORMATION IS TRANSMITTED	D:
As per your request	For your files
For your review and approval	For your use
For your information	Please review and return
For your attention	For return to your files
For your signature	Please advise
	MAY 16 2012
COMMENTS:	HYUROLOGY
Revisions made based on revised architec	tural site plan and client revisions. Overall drainage and grading
concept remain as originally submitted. Ca	Calculations, basin maps, etc. updated.
Please don't hesitate to call me or Bryan E	Bobrick at 268-8828 with any questions.
Thanks	
* LIWILLY	

MAY 15, 2012

SUPPLEMENTAL INFORMATION

FOR

LOS DURANES COMMUNITY CENTER

BY

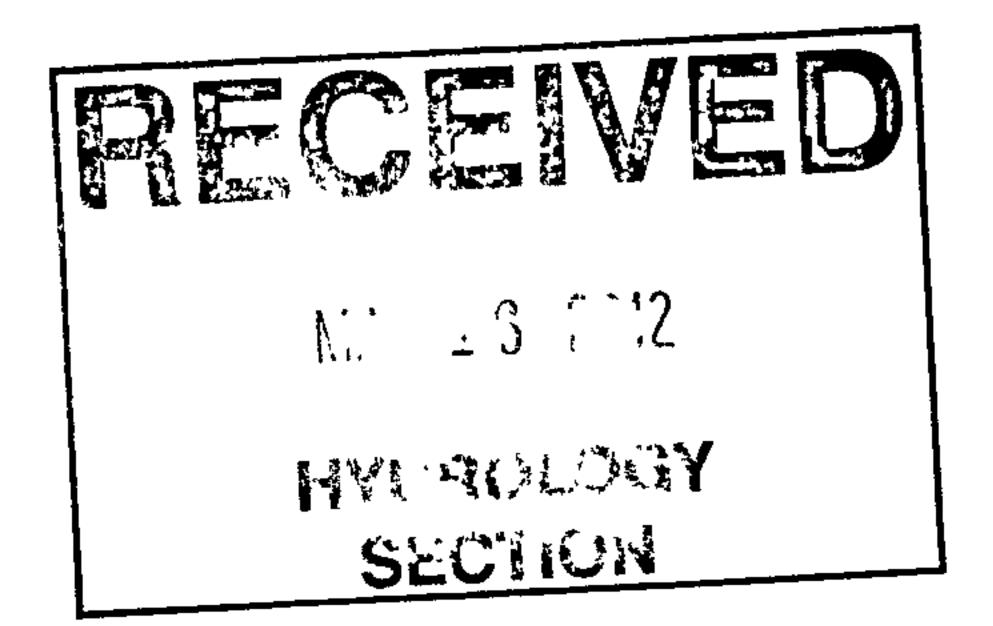
ISAACSON & ARFMAN, P.A.

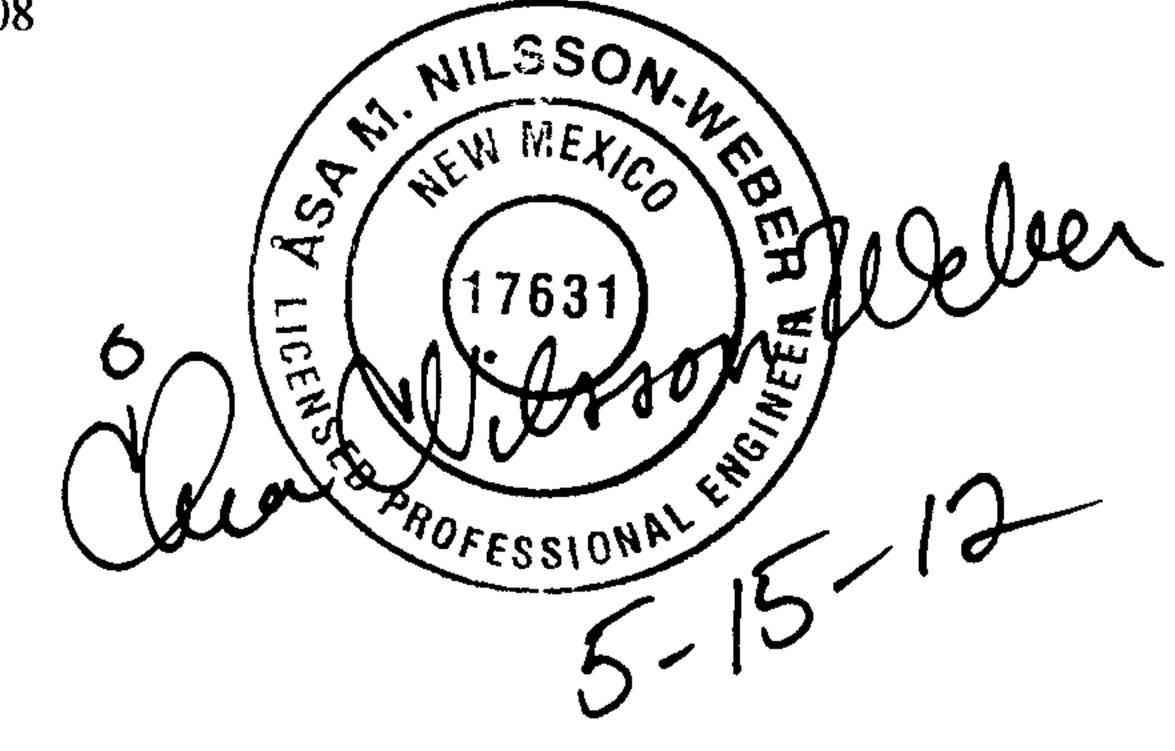
Consulting Engineering Associates

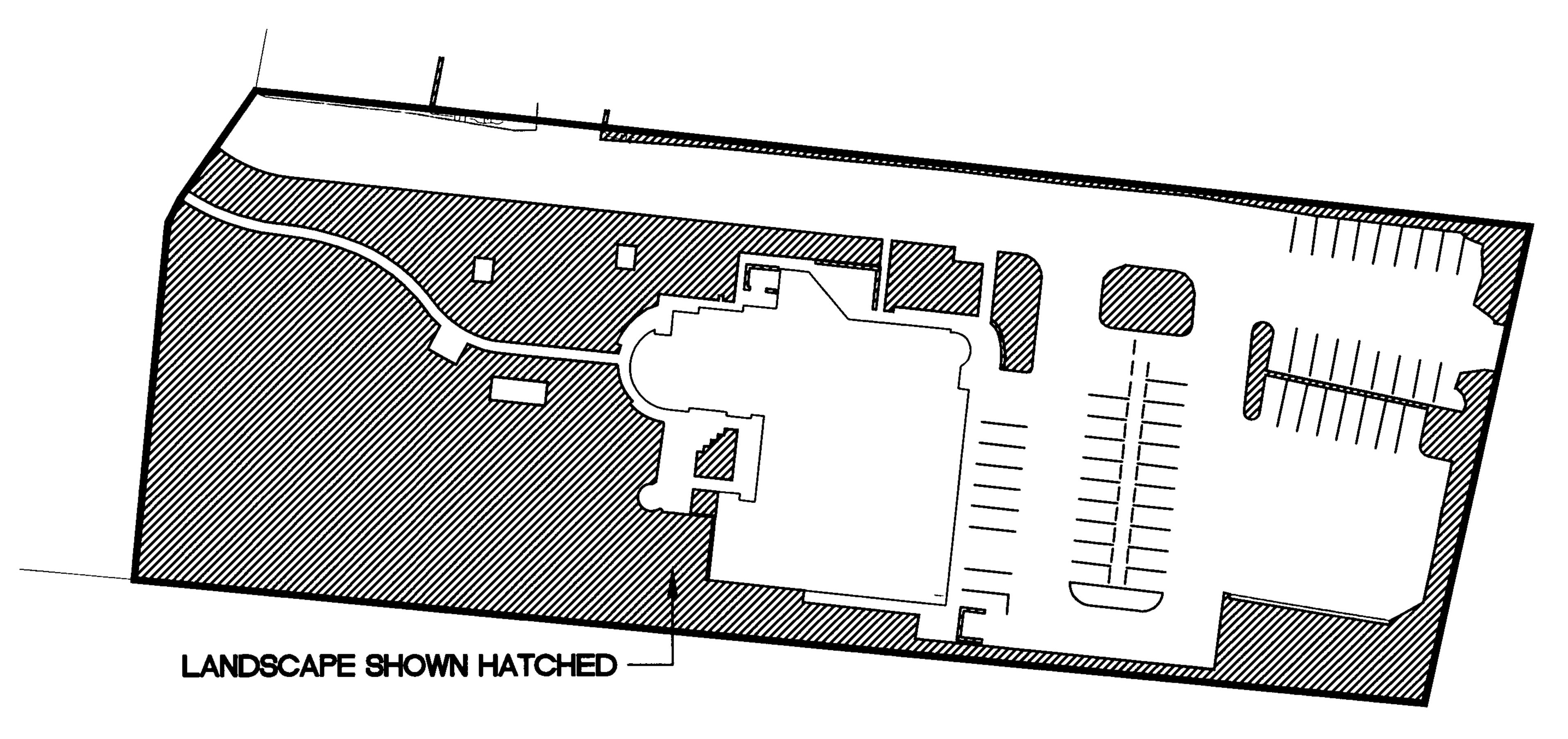
Thomas O. Isaacson, PE(RET.) & LS(RET.)
Fred C. Arfman, PE

Åsa Nilsson-Weber, PE

IA Project No. 1908







AREA ANALYZED: 117,483 SF = 2.7 ACRES

IMPERVIOUS (LAND TREATMENT 'D'): - 65,596 SF

LANDSCAPE (LAND TREATMENT 'B'): - 38,387 SF

LANDSCAPE (LAND TREATMENT 'C'): - 13,500 SF

EXISTING LAND TREATMENT EXHIBIT

LOS DURANES COMMUNITY CENTER MAY 14, 2012

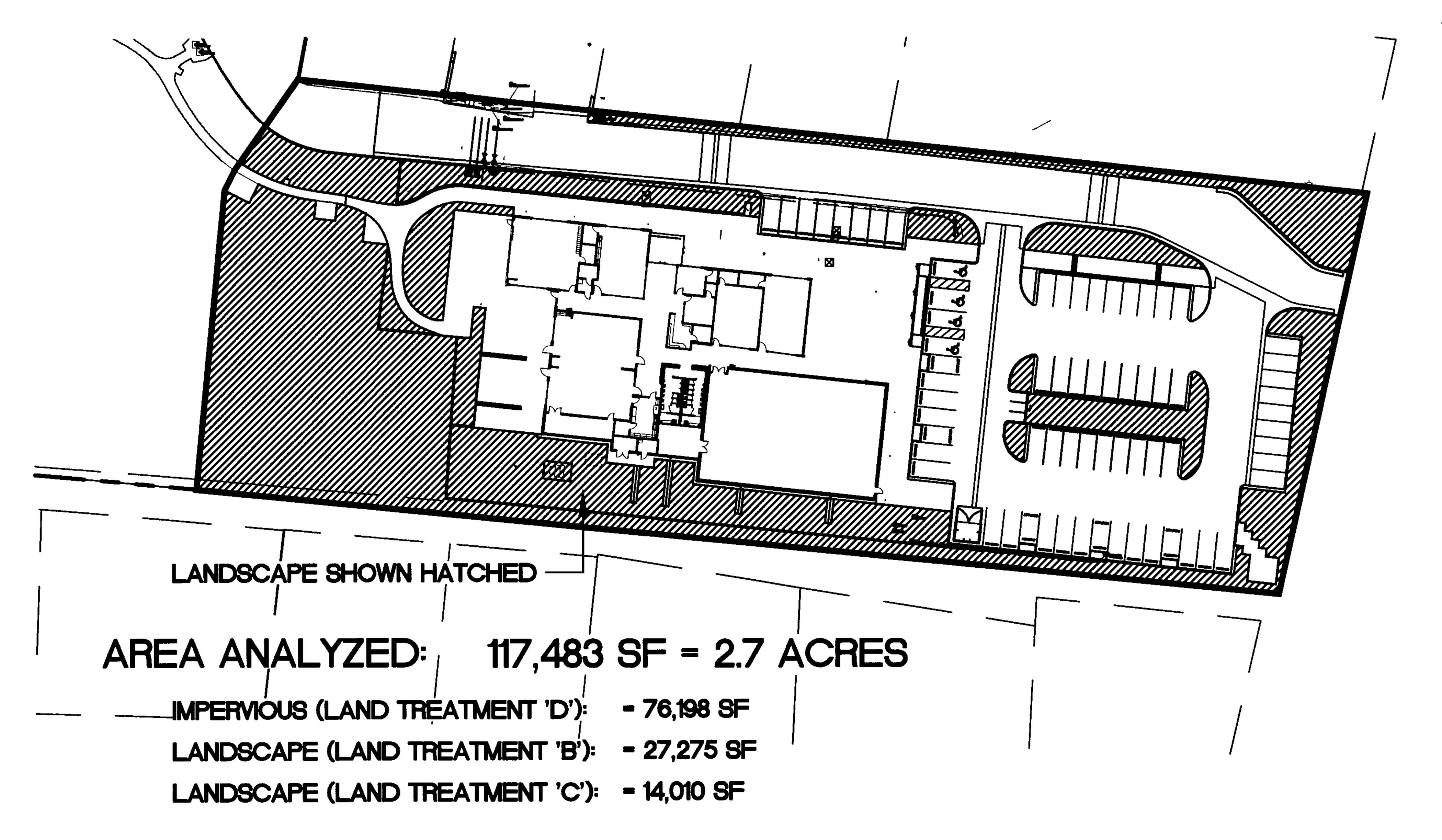




MAY 16 2012

HYDROLOGY SECTION





PROPOSED LAND TREATMENT EXHIBIT

LOS DURANES COMMUNITY CENTER RECEIVED MAY 14, 2012

PROPOSED CONDITION:



MAY 16 2012

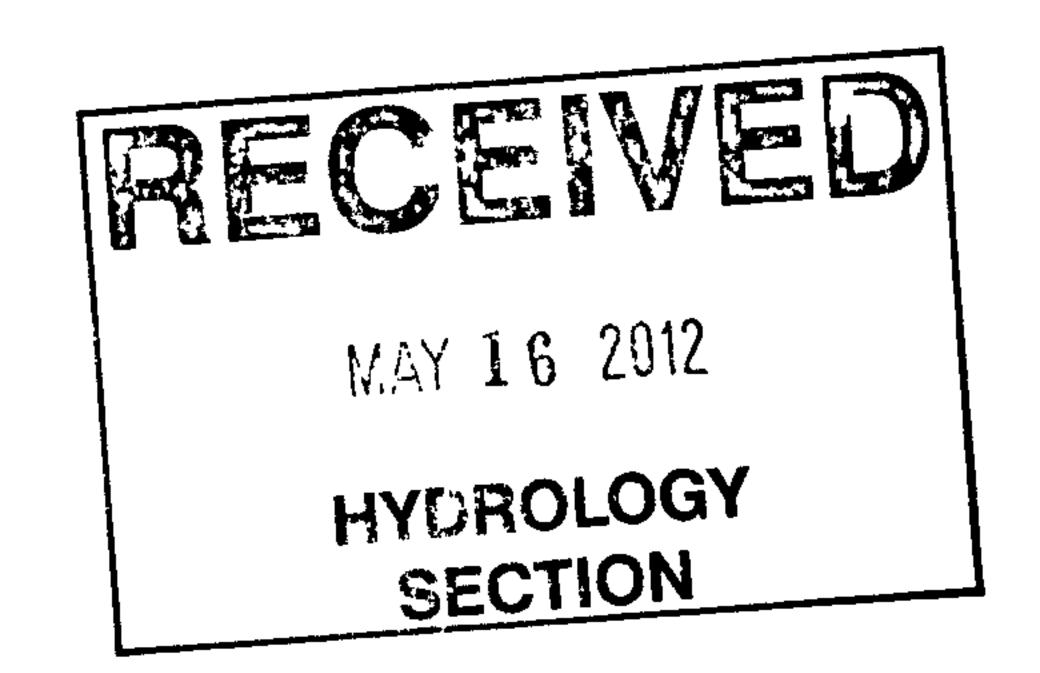
HYDROLOGY SECTION

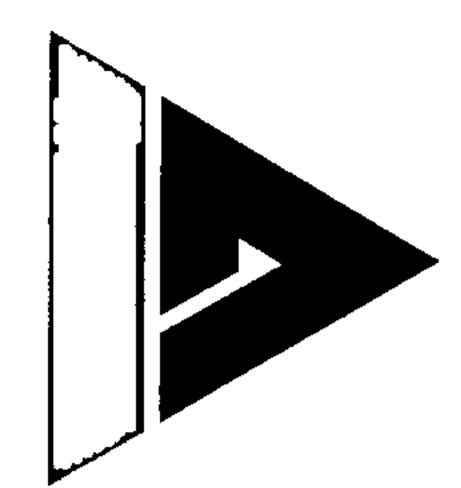


	· · ·	CALCULATIO	NS: 1	908 Los Duranes Co	mmur	nity Center : M	arch 1	2012
Based on Draina				lbuquerque Section 2				
				ON-SIT				
AREA OF SITE:				117483	SF	=	2.7	
•				100-year, 6-hour				
HISTORIC FLO	OWS:			DEVELOPED FLC	WS:			EXCESS PRECIP:
		Treatment SF	%	-		Treatment SF	%	Precip. Zone
Area A	=	0	0%	Area A	=	0	0%	$E_A = 0.53$
Area B	=	38387	33%	Area B	=	27275	23%	$E_{\rm B} = 0.78$
Area C	=	13500	11%	Area C	=	14010	12%	$E_{\rm C} = 1.13$
Area D	=	65596	56%	Area D	=	76198	65%	$E_{\rm D} = 2.12$
Total Area	=	117483	100%	Total Area	=	117483	100%	
On-Site Weighted	d Exces	ss Precipitation (1	00-Yea	ar, 6-Hour Storm)				
		Weighted E =		$\underline{E_A A_A + E_B A_B + E_C A}$	$_{\rm C} + E_{\rm D}$	A_{D}		
				$A_A + A_B + A_C$	⊦ A _D			
Historic E		1.57	in.	Developed E	=	1.69	in.	
On-Site Volume	of Run	off: V360 =		E*A / 12				
Historic V ₃₆₀	=	15355	CF	Developed V ₃₆₀	=	16554	CF	
On-Site Peak Dis	charge	Rate: $Qp = Q_{pA}$	A_A+Q_{pE}	$_{3}A_{B}+Q_{pC}A_{C}+Q_{pD}A_{D}$	43,560)		
For Precipitation	Zone	2	-	- · · · · · · · · · · · · · · · · · · ·				
Q_{pA}	=	1.56		Q_{pC}	=	3.14		
Q_{pB}	=	2.28		Q_{pD}	=	4.70		

10.1 CFS Developed Q_p

Historic Q_p





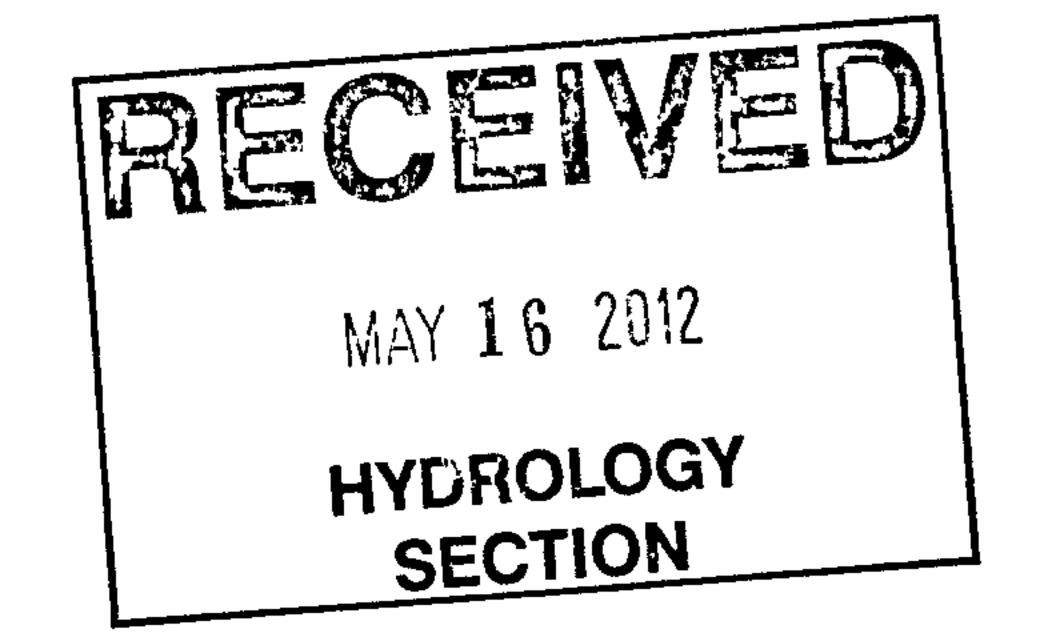
Isaacson & Arfman, P.A.

Consulting Engineering Associates

Los Duranes Community Center

May 15, 2012

Drainage Summary:



Historic discharge patterns will be preserved. The proposed development will discharge stormwater to three separate basins, B1, B2 and B3 (see attached basin map).

Basin B1: Consisting of Leopoldo Rd., approximately 50% of the new parking lot and the majority of the new building. Stormwater from the gym will discharge to the south landscaped area. Excess will pass to the parking area and then combine with flow in Leopoldo Rd. to continue west to a public storm drain system at the west end of the park. 100-year 6-hour discharge = 6.7 cfs.

Basin B2: Consisting of approximately 50% of the new parking lot. Flows from this basin will be directed to one of two water harvesting / infiltration ponding areas. 100-year 6-hour discharge = 1.4 cfs (V100 = 2255 cf). The total ponding provided = 2266 cf with additional storage available within the rock voids. Two 7' long x 2' wide x 7' deep infiltration pits will be constructed within each of the landscaped areas to break through the existing clay lens (approx. depth = 5.5') to provide additional volume and to facilitate infiltration.

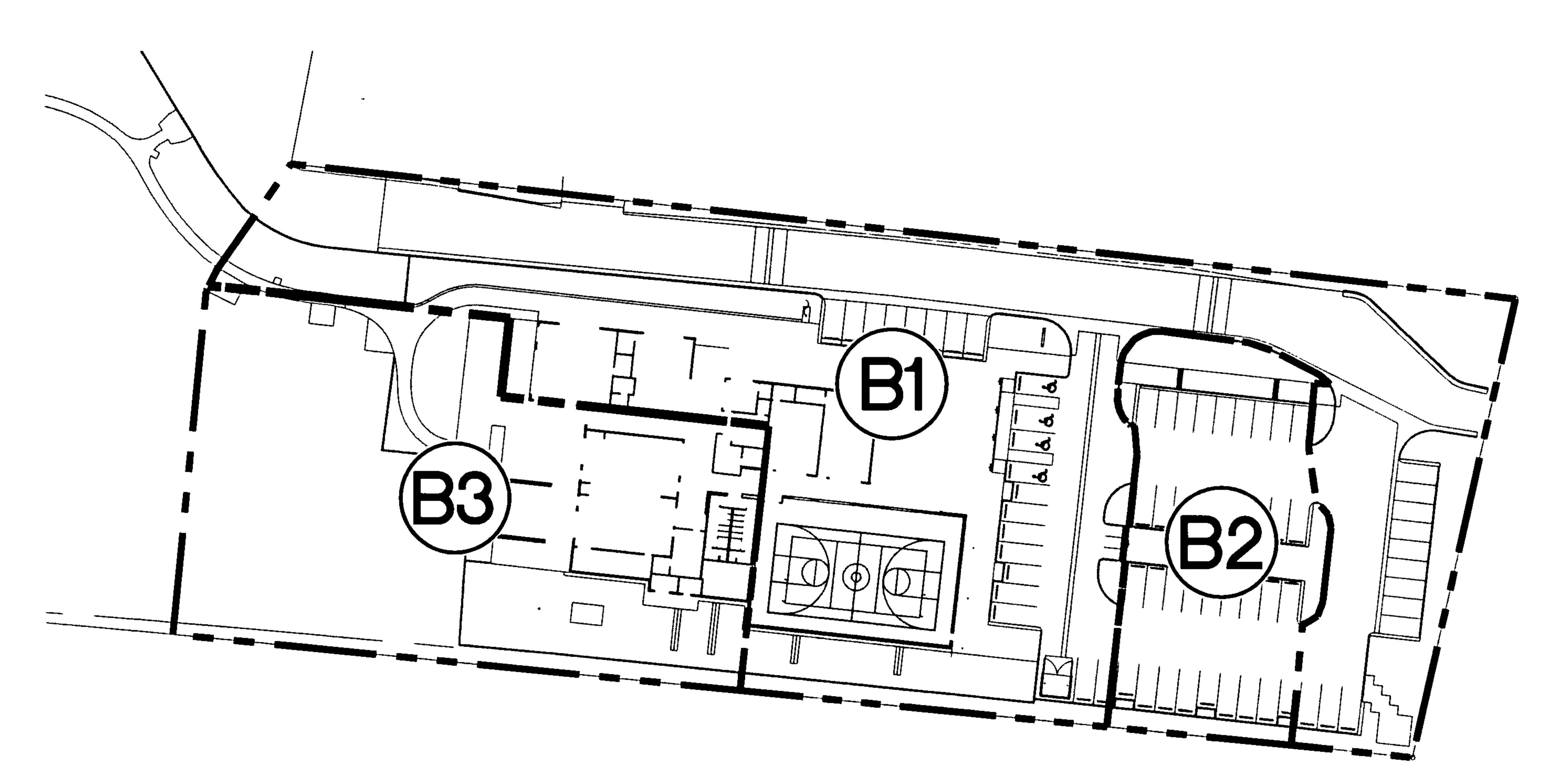
POND - NORTH ISLAND				
Contour	Area	Volume		
4964.50	883			
4964.00	490	343 CF		
4963.50	138	157 CF		
TOTAL VOL. 500 CF				

POND - CENTER ISLAND					
Contour	Area	Volume			
4965.00	4000				
4964.70	1200	780 CF			
4964.00	735	677 CF			
4963.50	500	309 CF			
,					
TOTAL V	OL.	1766 CF			

Basin B3: Consisting of the western portion of the proposed building and the existing grass park area. Flows from this basin will discharge all stormwater to the landscaping / park for infiltration. Excess stormwater may continue west through the park as it does historically. 100-year 6-hour discharge = 2.6 cfs.

In conclusion, 100% of developed flow (1.4 cfs) from Basin B2 are captured in water harvesting / infiltration areas. Depressed landscaped areas are provided throughout the site to further reduce site runoff. Surface mulch (gravel) and rock within these depressions will provide additional storage.

The total discharge from the site is not expected to exceed 9.3 cfs which is less than the historic discharge of 10.1 cfs.



Basin B1 - 67,987 SF

Basin B2 - 14,571 SF

Basin B3 - 34,925 SF



MAY 16 2012

HYDROLOGY
SECTION

LOS DURANES COMMUNITY CENTER MAY 14, 2012

PROPOSED BASINS

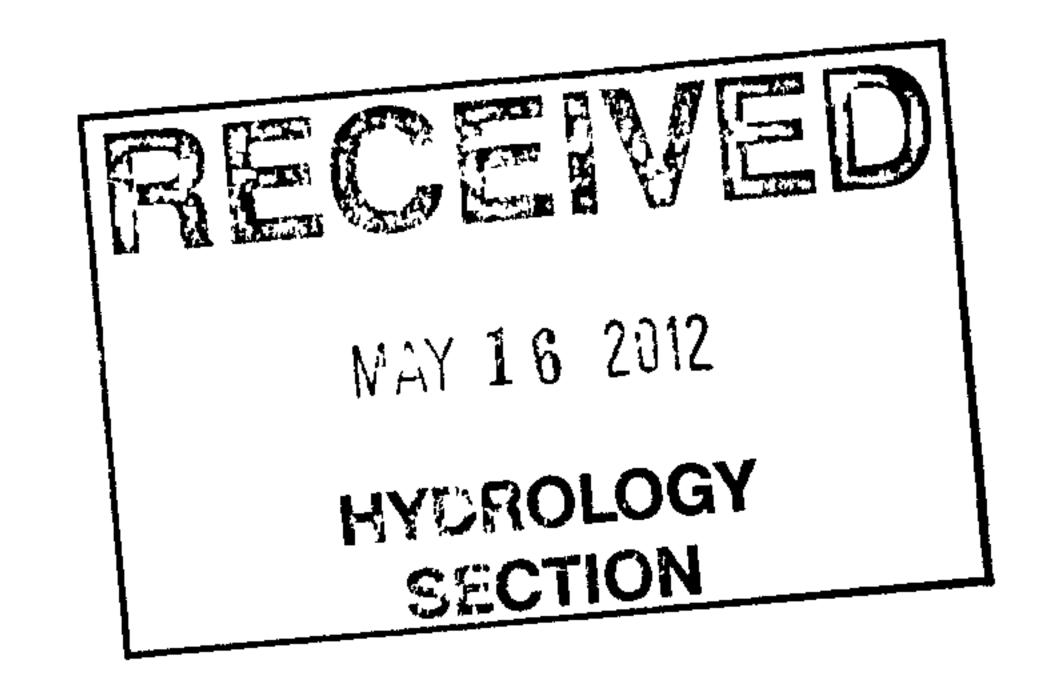


128 Monroe Street N.E.

Albuquerque, New Mexico 87108

Ph. 505-268-8828 www.iacivil.com

BASIN NO. 1	}	DESCRIPT	ION			
Area of basin flows =	67987	SF		_	1.6 Ac.	
The following calculations are based on Treatment areas as shown in table to the right LAND TREA					REATMENT	
	Sub-basin Weight	ed Excess Precipitation	n (see for	mula above)	A =	0%
	Weighted E	=	1. 88 in		B =	10%
	Sub-basin Volume	e of Runoff (see formu	la above))	C =	11%
	V ₃₆₀	=	10635	CF	$\mathbf{D} =$	79%
	Sub-basin Peak D	ischarge Rate: (see for	mula abo	ve)		
	Q_{P}		6.7	cfs		
BASIN NO. 2	1	DESCRIPT	ION			
Area of basin flows =	14571	SF		=	0.3 Ac.	
The following calculation	ns are based on Tr	eatment areas as shown	n in table	to the right	LAND TR	REATMENT
	Sub-basin Weight	ed Excess Precipitation	n (see for	mula above)	A =	0%
	Weighted E		1.86 in		B =	10%
	Sub-basin Volume	e of Runoff (see formu	la above)) 	C =	13%
	V ₃₆₀		2255	CF	D =	77%
	Sub-basin Peak D	ischarge Rate: (see for	mula abo	ve)		
	Q_{P}	=	1.4	cfs		
BASIN NO. 3]	DESCRIPT	ION			
Area of basin flows =	34925	SF			0.8 Ac.	
The following calculation	ns are based on Tro	eatment areas as shown	in table	to the right	LAND TR	REATMENT
	Sub-basin Weight	ed Excess Precipitation	n (see for	mula above)	A =	0%
	Weighted E		1.27 in		$\mathbf{B} =$	54%
	Sub-basin Volume	e of Runoff (see formu	la above))	C =	13%
	V ₃₆₀		3690	CF	$\mathbf{D} =$	33%
	Sub-basin Peak D	ischarge Rate: (see for	mula abo	ve)		
	Q_{P}	=	2.6	cfs		





June 19, 2012

Asa Nilsson-Weber, P.E. Isaacson & Arfman, P.A. 128 Monroe St. NE Albuquerque, NM 87108

Re:

Los Duranes Community Center, 2920 Leopoldo Road NW, Traffic Circulation Layout Engineer's Stamp dated 06-07-12 (H12-D001)

Dear Mr. Nilsson-Weber,

The TCL submittal received 06-07-12 is approved for Building Permit. The plan is stamped and signed as approved. A copy of this plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation. Public infrastructure or work done within City Right-of-Way shown on these plans is for information only and is not part of approval. A separate DRC and/or other appropriate permits are required to construct these items.

PO Box 1293

If a temporary CO is needed, a copy of the original TCL that was stamped as approved by the City will be needed. This plan must include a statement that identifies the outstanding items that need to be constructed or the items that have not been built in "substantial compliance," as well as the signed and dated stamp of a NM registered architect or engineer. Submit this TCL with a completed <u>Drainage and Transportation Information Sheet</u> to Hydrology at the Development Services Center of Plaza Del Sol Building.

Albuquerque

When the site is completed and a final C.O. is requested, use the original City stamped approved TCL for certification. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification TCL with a completed <u>Drainage and Transportation Information Sheet</u> to Hydrology at the Development Services Center of Plaza Del Sol Building.

www.cabq.gov

NM 87103

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

Sincerely,

Kristal D. Metro, P.E.

Traffic Engineer, Planning Dept.

Development and Building Services

C:

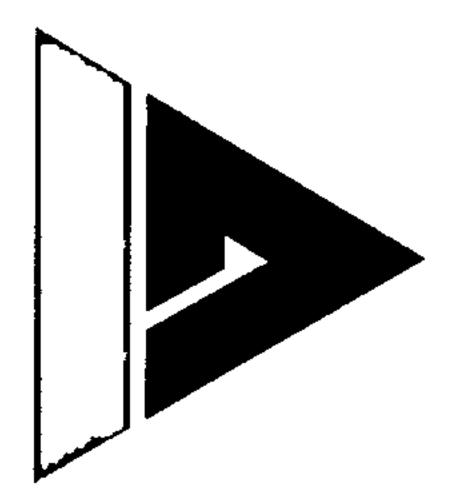
File

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

PROJECT TITLE: DRB#:	Los Duranes Community CenterEPC#:		ZONE MAP/DRG. FII WORK ORDER#:	
LEGAL DESCRIPTION:	A portion of Los Duranes Park, Al	buquerque	e, NM	
CITY ADDRESS:				· · · · · · · · · · · · · · · · · · ·
ENGINEERING FIRM:	ISAACSON & ARFMAN, PA		CONTACT:	Åsa Nilsson-Weber
· · ·	128 MONROE NE		PHONE:	268-8828
CITY, STATE:	ALBUQUERQUE, NM		ZIP CODE:	87108
OWNER:	City of Albuguerque		CONTACT:	Colleen Frenz
ADDRESS:	One Civic Plaza		PHONE:	768-3826
CITY, STATE:	Albuquerque, NM		ZIP CODE:	87103
ARCHITECT:	Greer Stafford		CONTACT:	Stephen Williams
	1717 Louisiana Blvd. NE, Suite 20)5	PHONE:	821-0235
	Albuquerque, NM		ZIP CODE:	87110
SURVEYOR:	Cartesian Surveys Inc.		CONTACT:	Will Plotner, Jr.
	PO Box 44414		PHONE:	896-3050
	Rio Rancho, NM		ZIP CODE:	
CONTRACTOR:			CONTACT:	
ADDRESS:			PHONE:	
CITY, STATE:		· · · · · · · · · · · · · · · · · · ·	ZIP CODE:	
TYPE OF SUBMITTAL:		<u>CHECK</u>	TYPE OF APPROVAL	· · · · · · · · · · · · · · · · · · ·
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	RCHITECT CERT (DRB S.P.)		GRADING PERMIT A	
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OTHER (SPEC	IFY)	 »	WORK ORDER APPR	OVAL
			OTHER (SPECIFY)	
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SUBMITTED BY:	Åsa Nilsson-Weber		DATE: <u>6/7/20</u>	12
 -	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 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 (Ret.) & LS (Ret.) * Fred C. Arfman, PE * Åsa Nilsson-Weber, PE

June 7, 2012

Kristal D. Metro, P.E. City of Albuquerque PO Box 1293 Albuquerque, NM 87103

Re: Los Duranes Community Center, 2920 Leopoldo Rd, NW

Traffic Circulation Layout (H12-D001)

Dear Ms. Metro,

The following are responses to your comments in letter dated 5/22/12 (see attached).

1. A copy of Sheet CP-102 is provided (half-size) for information.

- 2. An copy of the overall site plan, Sheet AS101, is included (half-size) for information.
- 3. The onsite portion of Leopoldo Road through the Los Duranes Park, from west of the Los Duranes ditch to east of Gabaldon Rd, is not defined by an access easement. So it may be classified as an access drive through the public park. This access drive is referred to as Leopoldo Rd., and there are two residences addressed off the drive. See attached aerial exhibit for extents of access drive. I changed reference to "private road" on the TCL plan to "private access drive".
- 4. The car in the parking space at the southeast corner can maneuver and exit as demonstrated in sketch in attached email correspondence.
- 5. Leopoldo Rd has two-way, unlimited access (including across the Ditch).
- 6. In addition to the ADA access path from the new parking area east of the building, there is an existing sidewalk from Gabaldon Road through the park to the building—see attached aerial exhibit. There is an existing ADA ramp at Leopoldo Rd approximately 190' west of the northwest building corner connecting to the existing sidewalk—now shown on the TCL plan. No ramps are proposed at the new entrances to the site for the following reasons:
 - a. There are no sidewalks along Leopoldo Rd.
 - b. There are slopes of up to 10% in Leopoldo Rd west of the Los Duranes Ditch—not ADA accessible. This is one of the oldest neighborhoods in Albuquerque with existing conditions not meeting ADA requirements.
 - c. Installing ramps at the entrances would imply that there is a continued ADA path to the east in Leopoldo Rd., which is not the case.

Please let me know if you have additional questions or comments. Thank you.

Sincerely,

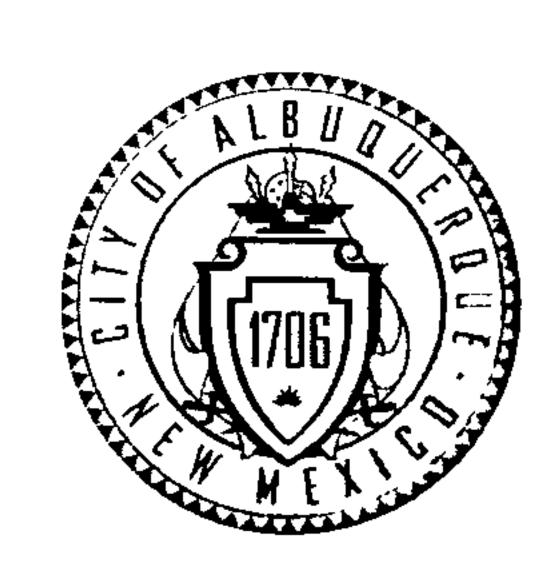
ISAACSON & ARFMAN P.A.

Can Wilson Zeller

Åsa Nilsson-Weber, P.E.

Attachments

cc: Stephen Williams, Greer Stafford/SJCF, Inc.



May 22, 2012

Asa Nilsson-Weber, P.E. Isaacson & Arfman, P.A. 128 Monroe St. NE Albuquerque, NM 87108

Re: Los Duranes Community Center, 2920 Leopoldo Road NW,

Traffic Circulation Layout

Engineer's Stamp dated 05-14-12 (H12-D001)

Dear Ms. Nilsson-Weber,

Based upon the information provided in your submittal received 05-14-12, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

PO Box 1293

2 Decri

Albuquerque

NM 87103

www.cabq.gov

- 1. Please include a copy of sheet CP-102 for reference.
- 2. Provide an overall site plan, defining the location of the proposed improvements within the site.
- 3. Leopoldo Road is defined as a "private street." Clearly show the access easement for Leopoldo Road; define beneficiaries and provide recording information.
- 4. A five-foot keyway is required for deadend parking aisles.
- 5. What is the existing status of Leopoldo Road? Is it a one-way roadway where it ties into the Los Duranes Ditch? Is it limited access?
- 6. Define the 6-foot wide, ADA accessible, pedestrian pathway from the roadway to the building.

If you have any questions, you can contact me at 924-3991.

Sincerely,

Kristal D. Metro, P.E.

Traffic Engineer, Planning Dept.

Development and Building Services

C: File

*

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

PROJECT TITLE: DRB#:	Los Duranes Community Center EPC#:		ZONE MAP/DRG. FIL WORK ORDER#:	LE # H-12/DOS
LEGAL DESCRIPTION:	A portion of Los Duranes Park, A	lbuquerque	NM	
CITY ADDRESS:				
ENGINEERING FIRM:	ISAACSON & ARFMAN, PA		CONTACT: _	Åsa Nilsson-Weber
ADDRESS:	128 MONROE NE		PHONE:	268-8828
CITY, STATE: _	ALBUQUERQUE, NM		ZIP CODE:	87108
OWNER:	City of Albuquerque		CONTACT: _	Colleen Frenz
ADDRESS:	One Civic Plaza		PHONE:	768-3826
CITY, STATE: _	Albuquerque, NM		ZIP CODE:	87103
ARCHITECT:	Greer Stafford		CONTACT:	Stephen Williams
ADDRESS:	1717 Louisiana Blvd. NE, Suite 2	05	PHONE:	821-0235
	Albuquerque, NM		ZIP CODE:	87110
SURVEYOR:	Cartesian Surveys Inc.		CONTACT:	Will Plotner, Jr.
ADDRESS:			PHONE:	
	Rio Rancho, NM			87174
CONTRACTOR:			CONTACT:	
ADDRESS:				
		<u>,</u>		
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SUBMITTED BY:	Åsa Nilsson-Weber		DATE: <u>5/14/2</u>	012
	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 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.



March 30, 2012

Åsa Nilsson-Weber Isaacson & Arfman, P.A. 128 Monroe St. NE Albuquerque, NM 87108

Re: Los Duranes Community Center Grading and Drainage Plan Engineer's Stamp date 03-21-12 (H-12/D001)

Dear Ms. Weber,

Based upon the information provided in your submittal received 03-21-12, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

• Provide pond calculations and labels to demonstrate how the increased runoff from the new development will be limited to historic discharge (9.8 cfs).

• The "Developed Flows" portion of the drainage report should include the treatment areas for both B and C treatment types. These values should not be zero.

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

NM 87103

PO Box 1293

Albuquerque

www.cabq.gov

Shahab Biazar, P.E.

Sincerely,

Senior Engineer, Planning Dept. Development and Building Services

C: file CJH/SB



P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

March 19, 1996

Jeff Mortensen & Assoc. Jeff Mortensen & Assoc. 6010-B Midway Park Blvd. NE Albuquerque, NM 87109

RE: LOS DURANES COMMUNITY CENTER (H12-D1). ENGINEER'S CERTIFICATION FOR CERTIFICATE OF OCCUPANCY APPROVAL. ENGINEER'S CERTIFICATION DATED 3-5-96.

Dear Mr. Mortnesen:

Based on the information provided on your March 6, 1996 submittal, the above referenced project is approved for Certificate of Occupancy.

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

Sincerely,

LISA HIII MANWILL

Engineering Assoc./Hyd.

c: Andrew Garcia

DATE SUBMITTED:

03-06-96 EFFERS G. NORTENSEN

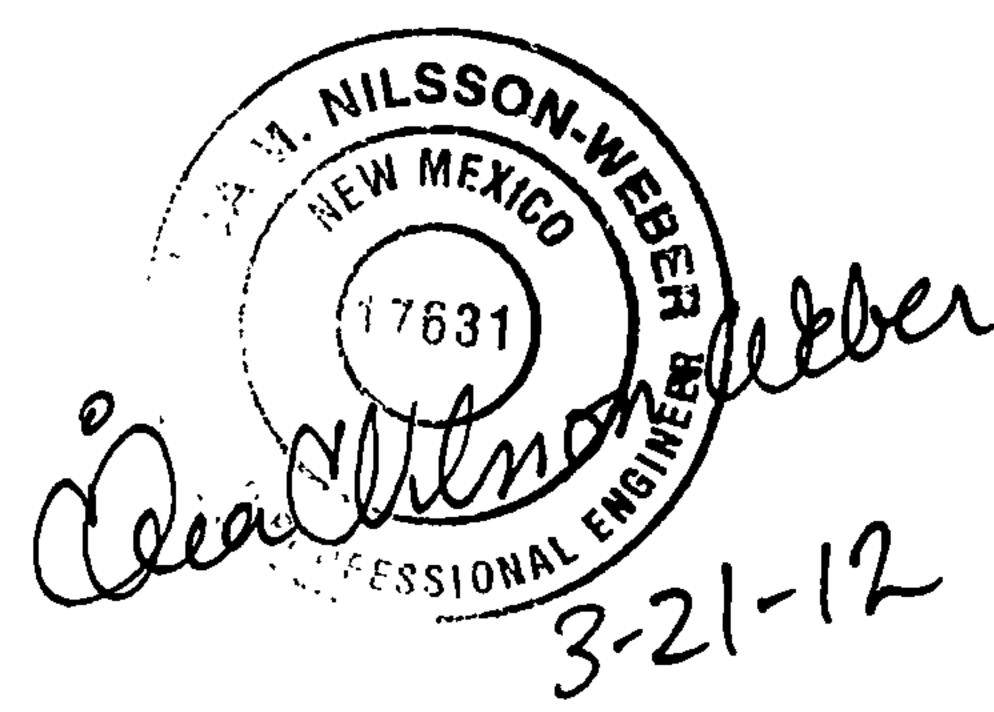
MARCH 21, 2012

SUPPLEMENTAL INFORMATION

FOR

LOS DURANES COMMUNITY CENTER

BY

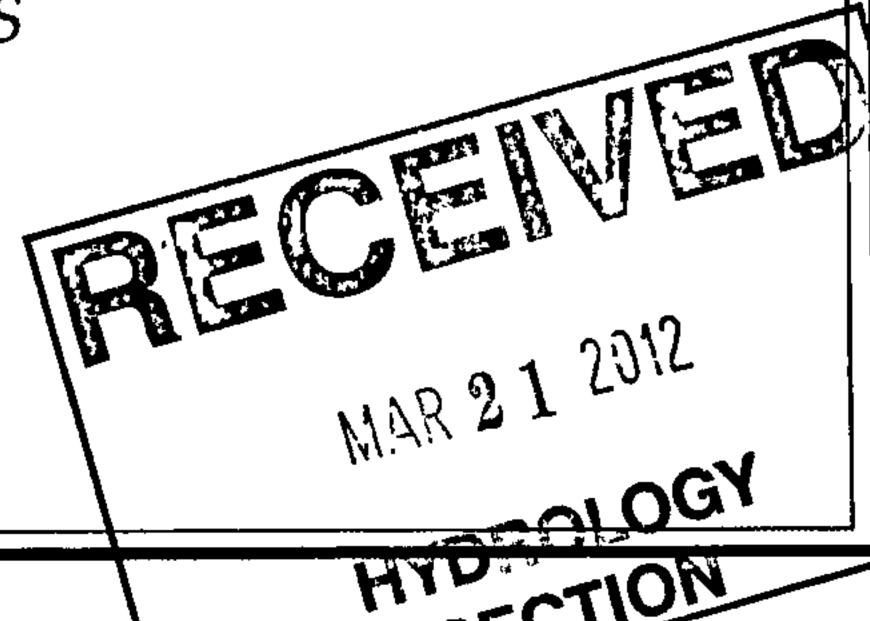


IA Project No. 1908

ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

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



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

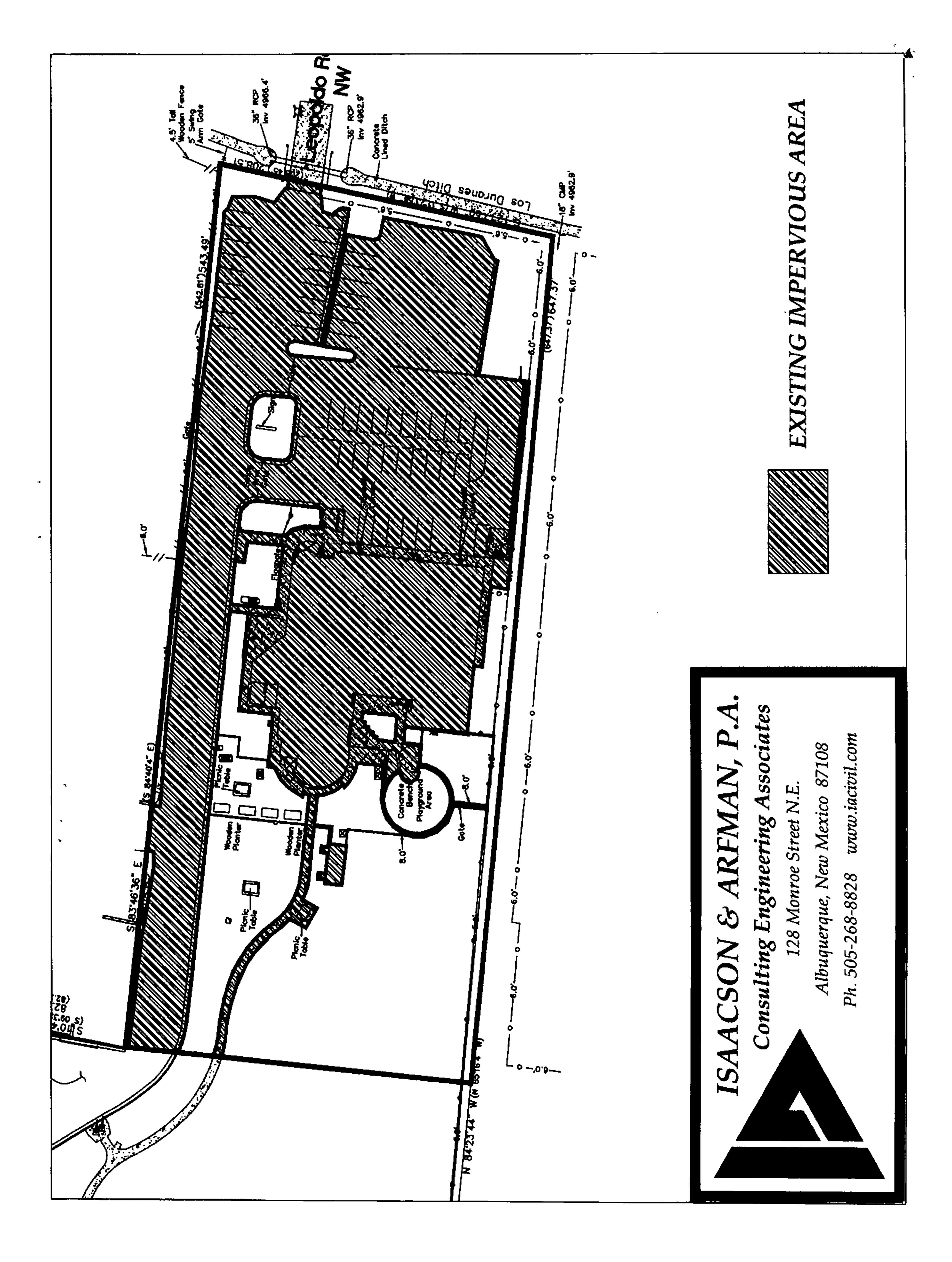
PROJECT TITLE: Los Duranes C	Community Center ZONE MAP/DRG. FILE # H-12
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ENGINEERING FIRM: ISAACSON &	
ADDRESS: 128 MONROE	
CITY, STATE: <u>ALBUQUER(</u>	QUE, NM ZIP CODE: 87108
WNER: City of Albuqu	uerque CONTACT:
ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
CIII, GIIII.	
RCHITECT: Greer Stafford	CONTACT: Stephen Williams
ADDRESS:	
CITY, STATE:	
URVEYOR: Cartesian Surv	veys Inc. CONTACT: Will Plotner, Jr.
ADDRESS:	-
CITY, STATE: Rio Rancho, N	
CONTRACTOR:	
ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
TABLE OF OURS AFTER AT	
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CONCEPTUAL G & D PLAN	S. DEV. FOR BLDG. PERMIT APPROVAL
X GRADING PLAN	SECTOR PLAN APPROVAL
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CLOMR/LOMR	X BUILDING PERMIT APPROVAL CERTIFICATE OF OCCUPANION (DEDM)
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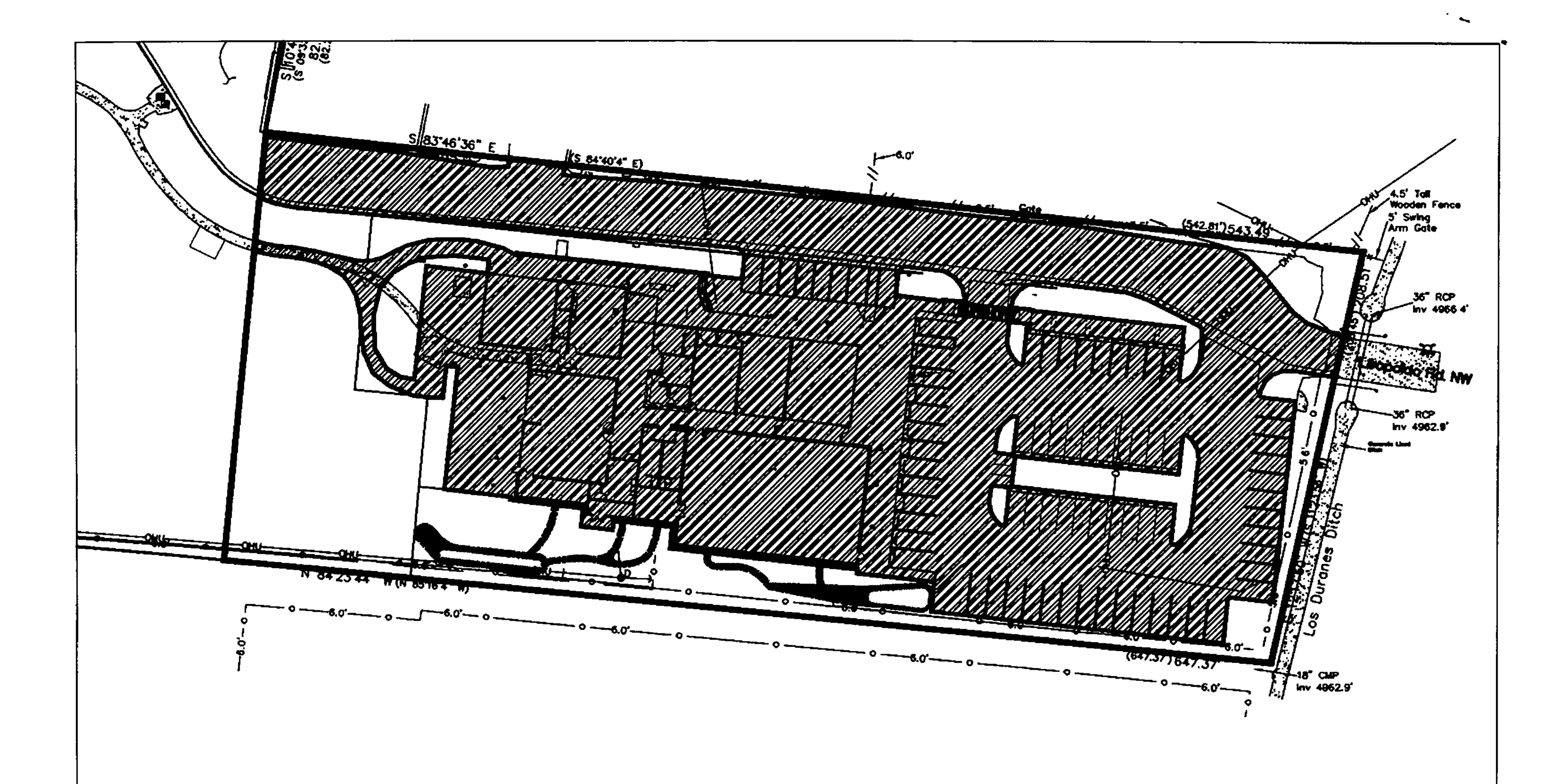
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		CALCULATIO)NS: 1	908 Los Duranes C	ommu	nity Center:	March 1	9, 2012
Based on Draina	ige Des			Ibuquerque Section 2				
				ON-SIT	E			
AREA OF SITE	· •			111623	SF	=	2.6	
				100-year, 6-hour				
HISTORIC FL	OWS:			DEVELOPED FLO)WS:			EXCESS PRECIP:
		Treatment SF	%	_		Treatment S	F %	Precip. Zone 2
Area A	=	0	0%	Area A	=	0	0%	$\mathbf{E}_{A} = 0.53$
Area B	=	22325	20%	Area B	==	0.	13%	$E_{B} = 0.78$
Area C	=	27906	25%	Area C	=	$\left(\cdot, 0 \right)$	20%	$E_{\rm C} = 1.13$
Area D	==	61393	55%	Area D	=	7500\$	67%	$E_D = 2.12$
Total Area	=	111623	100%	Total Area	=	111623	100%	
On-Site Weighte	d Exce	ss Precipitation (100-Ye	ar, 6-Hour Storm)) 	rust he	we areas
		Weighted E =		$E_AA_A + E_BA_B + E_CA$	$L_C + E_C$	•	•	
				$A_A + A_B + A_C$	+ A _D			
Historic E	=	1.60	in.	Developed E	=	1	.75 in.	
On-Site Volume	of Run	off: V360 =		E*A / 12				
Historic V ₃₆₀	=	14925	CF	Developed V ₃₆₀		162	258 CF	
On-Site Peak Dis		Rate: $Qp = Q_{pA}$	A _A +Q _p	$_{3}A_{B}+Q_{pC}A_{C}+Q_{pD}A_{D}$	43,56	0	P. M.	ist show how he ponds' the difference
Q _{pA}	=	1.56		Q_{pC}	=	3.14		
Q _{pB}	=	2.28		Q_{pD}	=	4.70		
Historic Q _n	=		CFS	Developed Q _D	=		0.4 CFS	

- Pond calcis
- Ponds labeled





ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

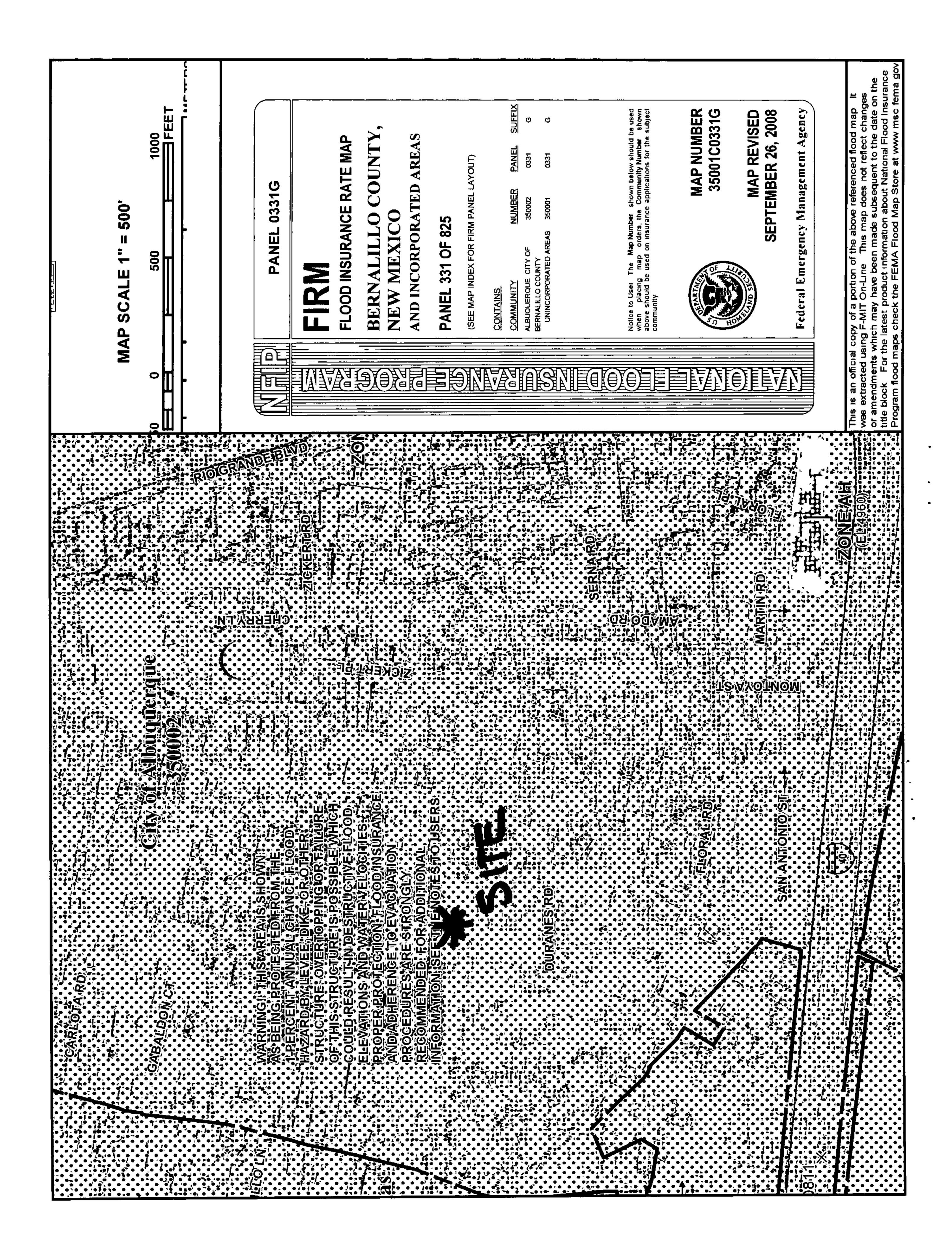
128 Monroe Street N.E.

Albuquerque, New Mexico 87108

Ph. 505-268-8828 www.iacivil.com



PROPOSED IMPERVIOUS AREA





P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

February 28, 1995

Gary Bittner
Jeff Mortensen & Assoc.
6010B Midway Park Blvd. NE
Albuquerque, NM 87109

RE: LOS DURANES COMMUNITY CENTER (H-12/D1), ENGINEER'S STAMP DATED

2/13/95

Dear Mr. Bittner:

Based upon the information included in your 2/14/95 submittal, the referenced project is approved for Building Permit. Please be advised that prior to Certificate of Occupancy release, we will need Engineer's Certification per the Certification Checklist.

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

Cordially,

Scott Davis

PWD, Hydrology Division

c: Andrew Garcia File'



P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

May 12, 1995

Gary Bittner
Jeff Mortensen & Assoc
6010-B Midway Park Blvd
Albuquerque, NM 87109

RE: REVISED GRADING & DRAINAGE PLAN FOR LOS DURANES COMMUNITY

CENTER (H12-D1)

RECEIVED APRIL 19, 1995 FOR BUILDING PERMIT

ENGINEER'S STAMP DATED 04-18-95

Dear Mr. Bittner:

Based on the information included in the submittal referenced above, City Hydrology accepts the Grading & Drainage Plan for Building.

Include a copy of the Grading & Drainage Plan, dated 04-18-95, in each set of construction documents that will be submitted to Code Administration for the Building Permit.

Engineer's Certification of grading & drainage per DPM checklist must be accepted by City Hydrology before any Certificate of Occupancy is 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

c: Andrew Garcia

Chris Hare, Sanders Rogers Architects, 301 Gold SW 87102