

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

May 1, 2023

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

RE: Broadway McKnight Apartments – Bldgs L - U
1850 Broadway Place NE
Permanent C.O. – Accepted
Engineer's Certification Date: 04/18/23
Engineer's Stamp Date: 10/30/20
Hydrology File: H14D112

Dear Mr. Arfman:

Based on the Certification received 04/19/2023 and site visit on 04/28/2023, this letter serves as a “green tag” from Hydrology Section for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

PRIOR TO CERTIFICATE OF OCCUPANCY for Bldgs (A-K & V-Z):

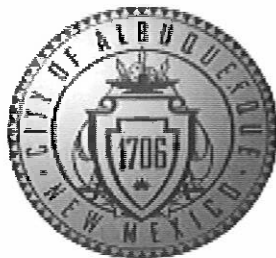
1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.
2. Please provide the executed paper Drainage Covenant (latest revision) printed on one-side only with Exhibit A and a check for **\$25.00** made out to “**Bernalillo County**” for the underground stormwater quality ponds per Article 6-15(C) of the DPM to Hydrology for review at Plaza de Sol.

If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

Sincerely,

Renée C. Brissette

Renée C. Brissette, P.E. CFM
Senior Engineer, Hydrology
Planning Department



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

Broadway McKnight

Project Title: Apartments Building Permit # _____ Hydrology File # H14D112
DRB# PR-2020-004133 EPC# SI-2020-00809
Legal Description: Tract A-1, Sixbee Subdivision City Address OR Parcel 300 McKnight Ave NE

Applicant/Agent: Isaacson & Arfman, Inc. Contact: Fred C. Arfman
Address: 128 Monroe Street NE Phone: (505) 268-8828
Email: freda@iacivil.com

Applicant/Owner: Albuquerque Housing Authority Contact: _____
Address: 1840 University Blvd SE - ABQ, NM 87106 Phone: _____
Email: _____

TYPE OF DEVELOPMENT: PLAT (#of lots) RESIDENCE DRB SITE X ADMIN SITE: _____
RE-SUBMITTAL: YES X NO

DEPARTMENT: TRANSPORTATION X HYDROLOGY/DRAINAGE

Check all that apply:

TYPE OF SUBMITTAL:

X ENGINEER ARCHITECT CERTIFICATION
 PAD CERTIFICATION
 CONCEPTUAL G&D PLAN
 GRADING PLAN
 DRAINAGE REPORT
 DRAINAGE MASTER PLAN
 FLOOD PLAN DEVELOPMENT PERMIT APP.
 ELEVATION CERTIFICATE
 CLOMR/LOMR
 TRAFFIC CIRCULATION LAYOUT (TCL)
 ADMINISTRATIVE
 TRAFFIC CIRCULATION LAYOUT FOR DRB
APPROVAL
 TRAFFIC IMPACT STUDY (TIS)
 STREET LIGHT LAYOUT
 OTHER (SPECIFY)
 PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

 BUILDING PERMIT APPROVAL
X CERTIFICATE OF OCCUPANCY
 CONCEPTUAL TCL DRB APPROVAL
 PRELIMINARY PLAT APPROVAL
 SITE PLAN FOR SUB'D APPROVAL
 SITE PLAN FOR BLDG PERMIT APPROVAL
 FINAL PLAT APPROVAL
 SIA/RELEASE OF FINANCIAL GUARANTEE
 FOUNDATION PERMIT APPROVAL
 GRADING PERMIT APPROVAL
 SO-19 APPROVAL
 PAVING PERMIT APPROVAL
 GRADING PAD CERTIFICATION
 WORK ORDER APPROVAL
 CLOMR/LOMR
 FLOOD PLAN DEVELOPMENT PERMIT
 OTHER (SPECIFY) _____

DATE SUBMITTED: April 19, 2023

GRADING PLAN GENERAL NOTES

I. SEE SHEET CG001 FOR COMPLETE LIST OF GENERAL NOTES AND SYMBOL/LINETYPE LEGEND THAT APPLY TO ALL SHEETS.

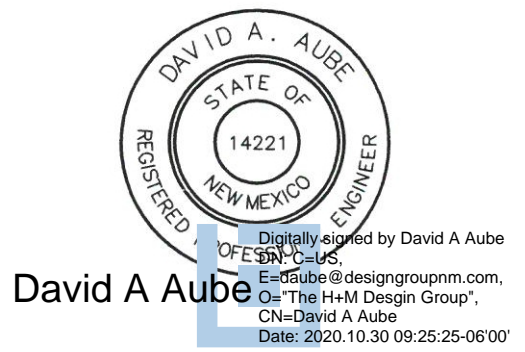


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CONSULTANT

STAMP



PERMIT SET

PROJECT NAME

ALBUQUERQUE
HOUSING
AUTHORITY

300 MC KNIGHT AVENUE NE,
ALBUQUERQUE, NEW MEXICO 87102

RECORD DRAWING



REVISIONS		
No.	Description	Date
2	Addendum 002	10.27.20

Copyright: Design Group

Drawn by	DAA
Checked by	DAA
Date	September 15, 2020
Project number	2561
CAD file name	

SHEET TITLE

OVERALL SITE
GRADING PLAN

SHEET NUMBER

C-201

A6 KEY PLAN
NOT TO SCALE

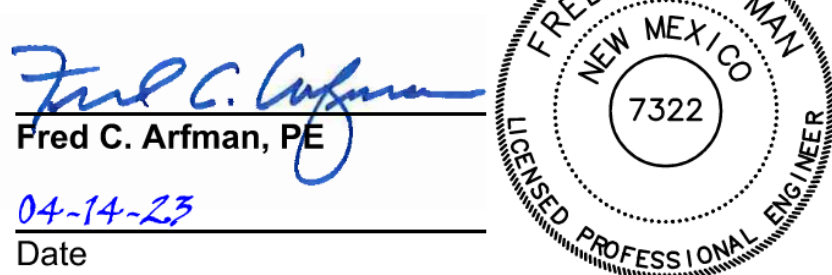


Phase 1: BUILDINGS L through U

DRAINAGE CERTIFICATION

I, Fred C. Arfman, NMPE 7322, of the firm Isaacson & Arfman, Inc., hereby certify that this project has been graded and will drain in substantial compliance with and in accordance with the design intent of the approved plan dated 10-30-2020. The record information edited onto the original design document has been obtained by Robert J. Fierro, NMPS 22909, of the firm Fierro & Company, LLC. I further certify that I have personally visited the project site on 04-14-23 and have determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for Permanent Certificate of Occupancy.

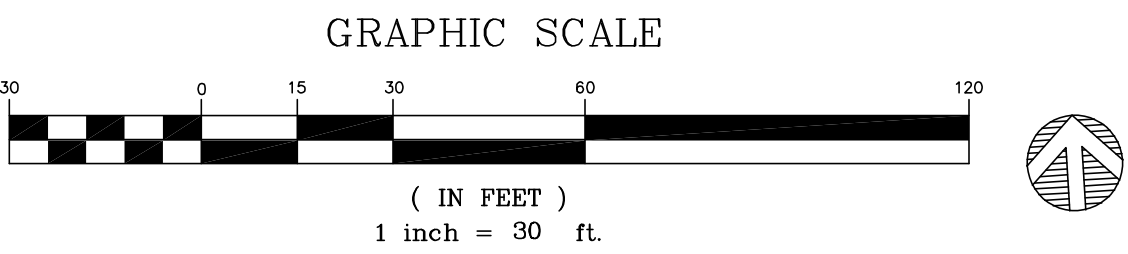
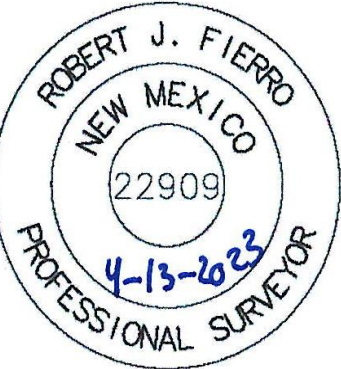
The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the grading and drainage aspects of this project. Those relying on this record document are advised to obtain independent verification of its accuracy before using it for any other purpose.



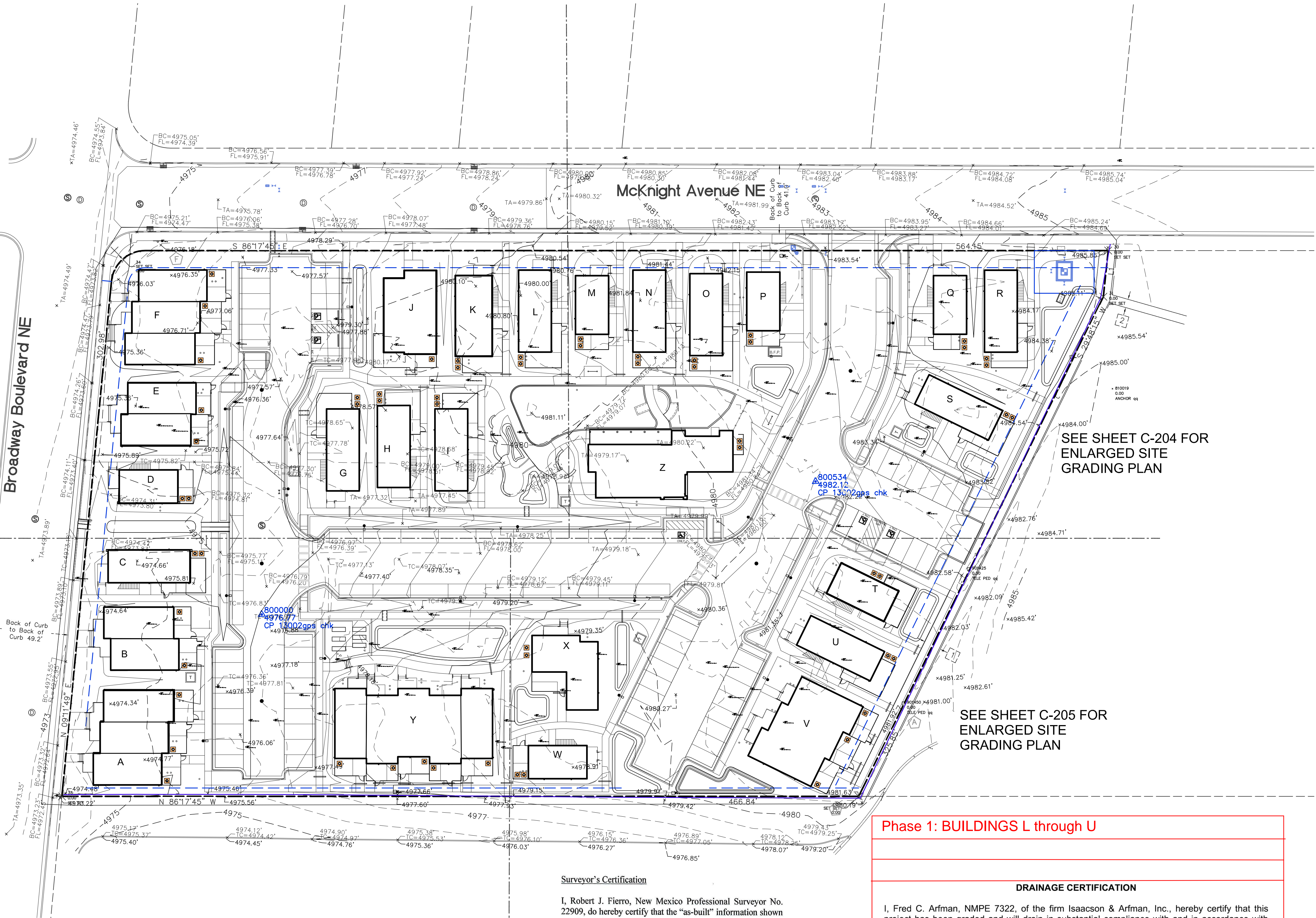
Surveyor's Certification

I, Robert J. Fierro, New Mexico Professional Surveyor No. 22909, do hereby certify that the "as-built" information shown on these drawings was obtained from field construction, information provided by the contractor, and/or "as-built" surveys performed by me or under my supervision, and that this "as-built" information is true and correct to the best of my knowledge and belief. I am not responsible for any of the design concepts, calculations, engineering, or intent of the record drawings.

Robert J. Fierro, N.M.P.S. No. 22909
Fierro & Company, LLC.
3201 4th Street NW, Suite C
Albuquerque, NM 87107



A1 OVERALL SITE GRADING PLAN
1" = 30'-0"

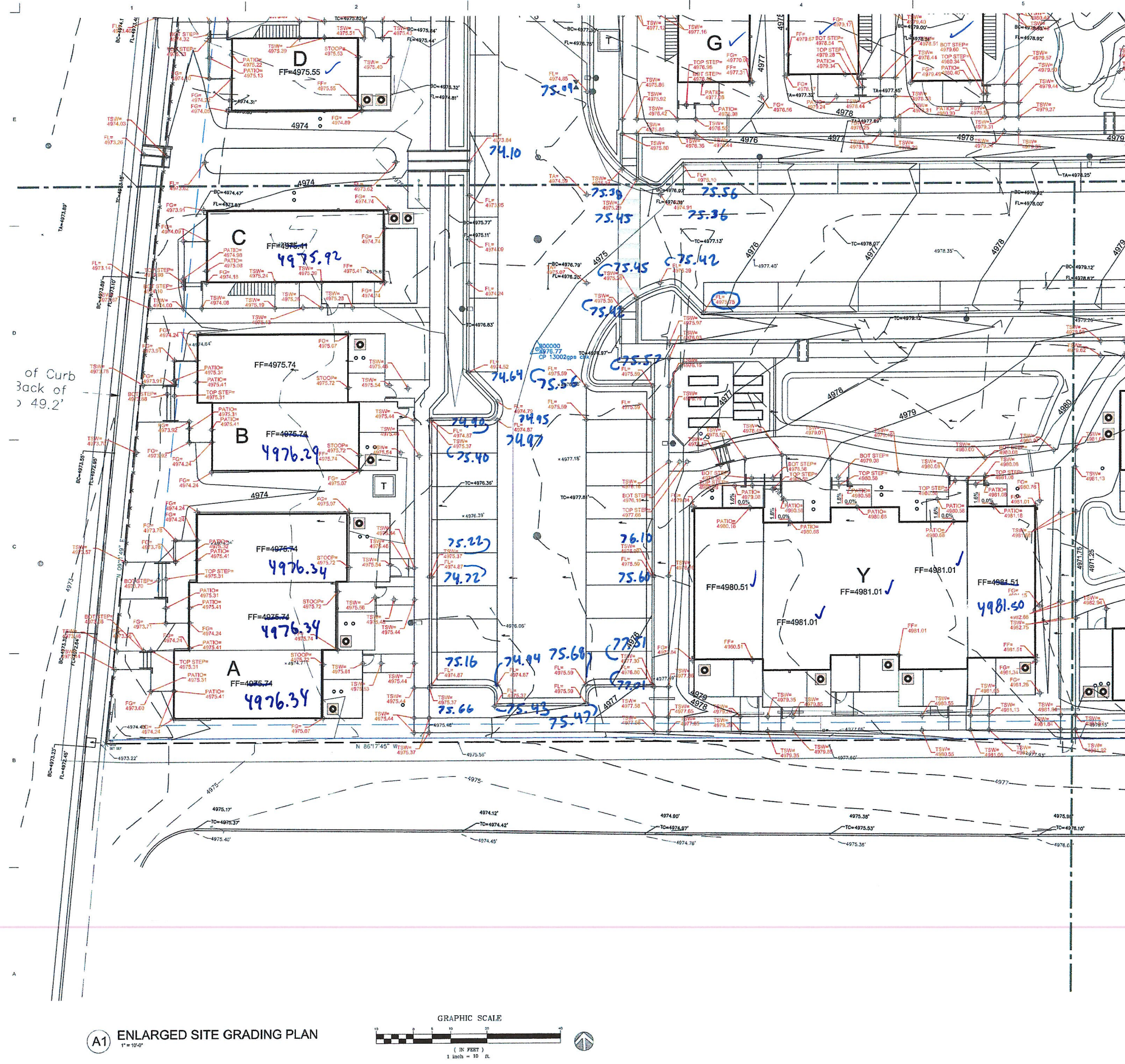


SEE SHEET C-203 FOR
ENLARGED SITE
GRADING PLAN

SEE SHEET C-202 FOR
ENLARGED SITE
GRADING PLAN

SEE SHEET C-204 FOR
ENLARGED SITE
GRADING PLAN

SEE SHEET C-205 FOR
ENLARGED SITE
GRADING PLAN



GRADING PLAN GENERAL NOTES
1. SEE SHEET CG001 FOR COMPLETE LIST OF GENERAL NOTES AND SYMBOL/LINE TYPE LEGEND THAT APPLY TO ALL SHEETS.

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CONSULTANT

STAMP

David A. Aube
Professional Engineer
No. 14221
State of New Mexico
Exp. 12/31/2020

PERMIT SET
PROJECT NAME
**ALBUQUERQUE
HOUSING
AUTHORITY**
300 MC KNIGHT AVENUE NE,
ALBUQUERQUE, NEW MEXICO 87102

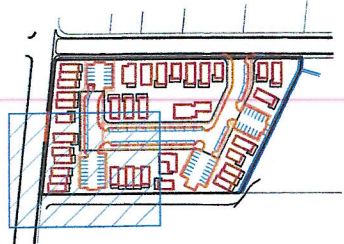
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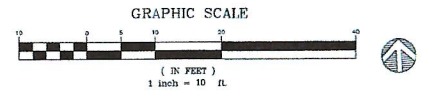
REVISIONS

No.	Description	Date
2	Addendum 002	10.27.20

Prepared: Design Group
Drawn by: DAA
Checked by: DAA
Date: September 15, 2020
Project number: 2561
CADD file name:
SHEET TITLE
ENLARGED SITE
GRADING PLAN

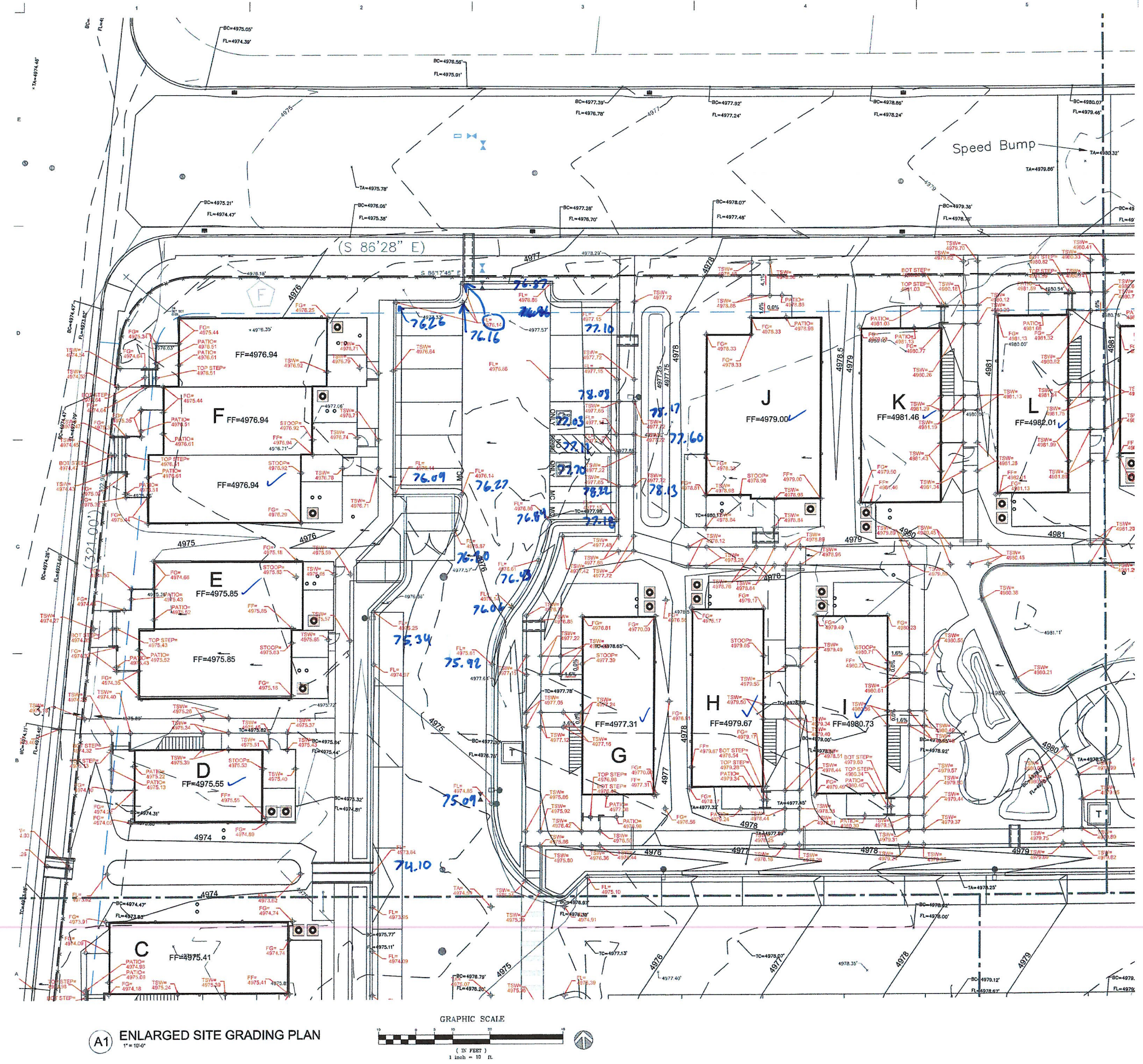


A1 ENLARGED SITE GRADING PLAN
1" = 10'-0"



A6 KEY PLAN
NOT TO SCALE

SHEET NUMBER
C-202



GRADING PLAN GENERAL NOTES
1. SEE SHEET C9001 FOR COMPLETE LIST OF GENERAL NOTES AND SYMBOLINITYTYPE LEGEND THAT APPLY TO ALL SHEETS.

GRADING PLAN KEYED NOTES
1. X

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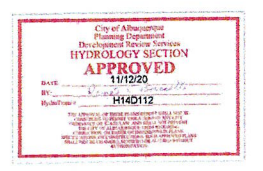
STAMP

DAVID A. AUBREY
Professional Engineer
No. 14221
State of New Mexico
Exp. 12/31/2025
By David A. Aubrey
David A. Aubrey, Inc.
2024.10.23 09:24:40

PERMIT SET
PROJECT NAME
ALBUQUERQUE
HOUSING
AUTHORITY

300 MC KNIGHT AVENUE NE,
ALBUQUERQUE, NEW MEXICO 87102

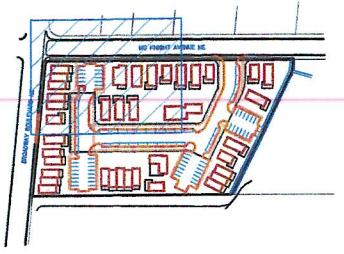
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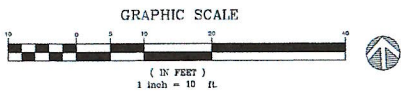
REVISIONS		
No.	Description	Date
2	Addendum 002	10.27.20

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Drawn by: DAA
Checked by: DAA
Date: September 15, 2020
Project number: 2561
CAD file name:



A1 ENLARGED SITE GRADING PLAN
1" = 10'-0"



A6 KEY PLAN
NOT TO SCALE

SHEET NUMBER
C-203

I. SEE SHEET CG001 FOR COMPLETE LIST OF GENERAL NOTES AND SYMBOL/LINETYPE LEGEND THAT APPLY TO ALL SHEETS.

1. X



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David A. Aube
 Design created by David A. Aube
 CH-Creative
 E-Mail: daube@designgroups.com
 On "The H&M Design Group",
 CH-Creative
 Date: 2020-10-30 09:25:25-0500

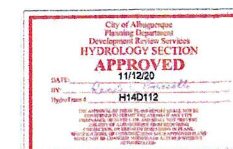
PERMIT SET

PROJECT NAME

ALBUQUERQUE
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AUTHORITY

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ALBUQUERQUE, NEW MEXICO 87102

RECORD DRAWING



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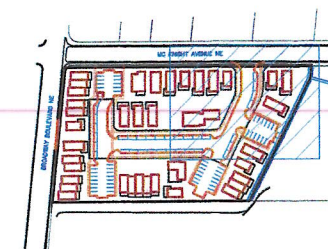
Drawn by	DAA
Checked by	DAA
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Project number	2561
CAD file name	

SHEET TITLE

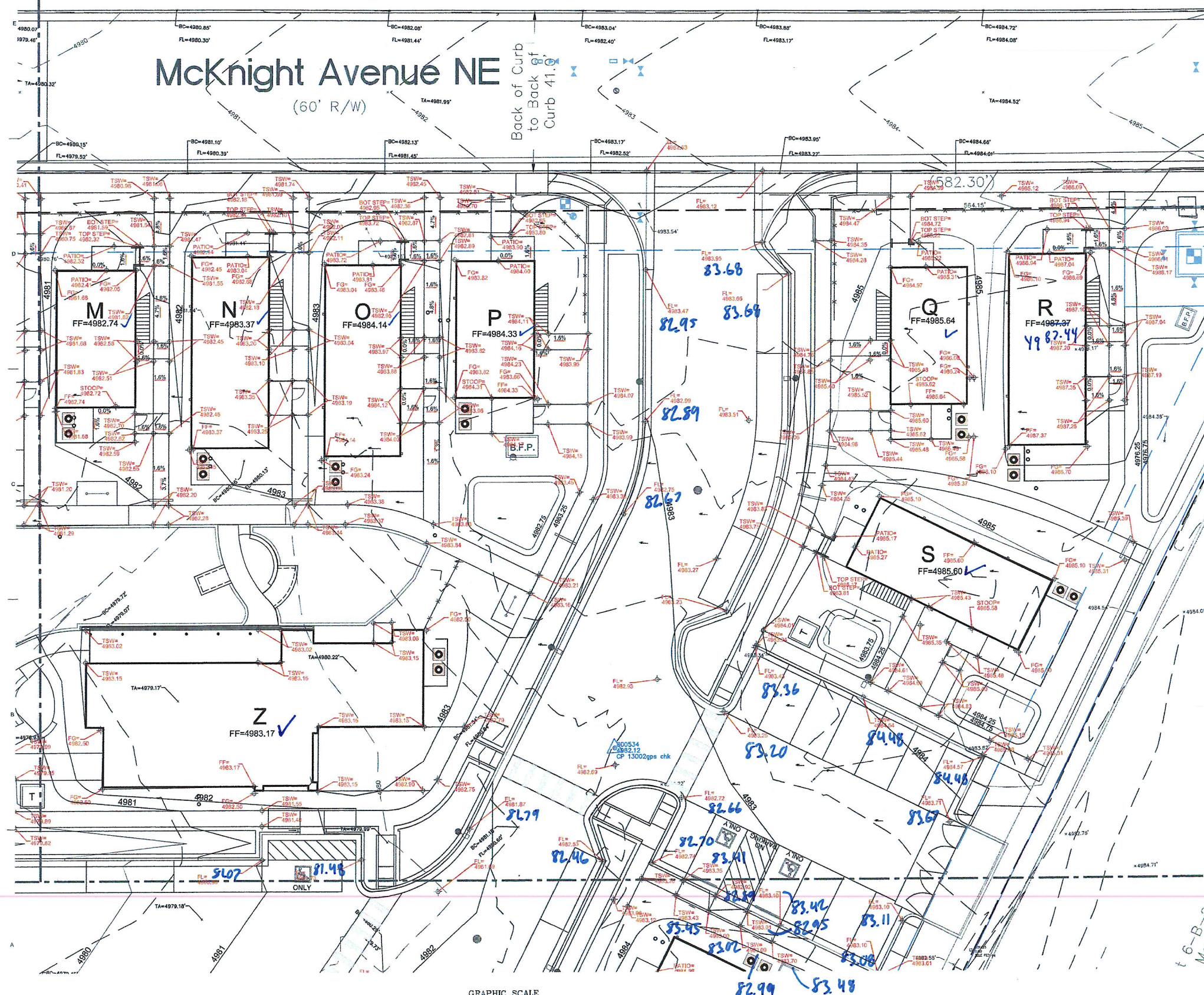
ENLARGED SITE
GRADING PLAN

SHEET NUMBER

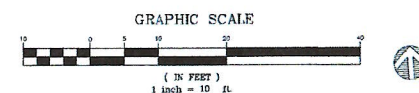
C-204



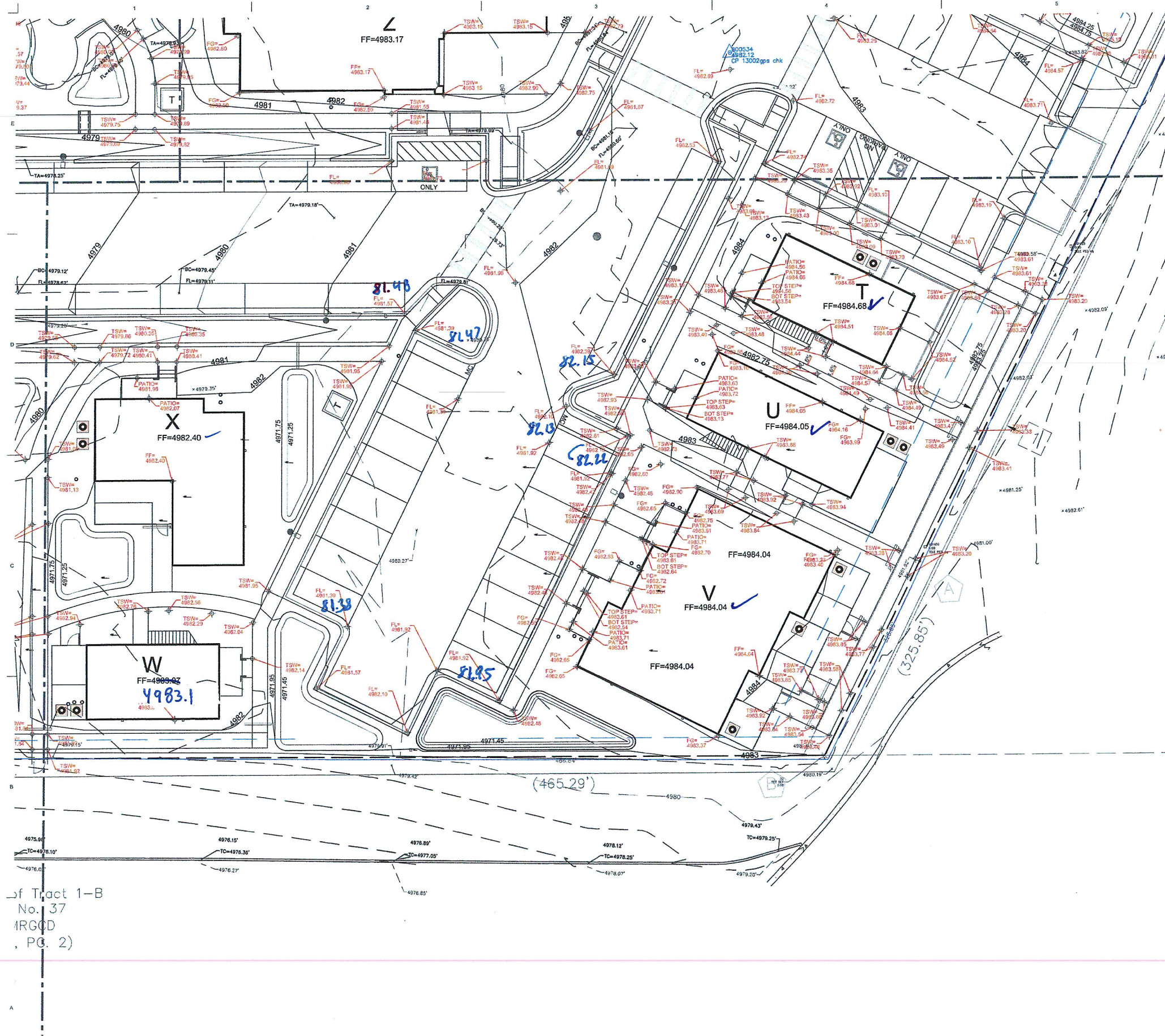
A6 KEY PLAN
NOT TO SCALE



(A1) ENLARGED SITE GRADING PLAN
1" = 10'-0"



A6 KEY PLAN
NOT TO SCALE



GRADING PLAN GENERAL NOTES

1. SEE SHEET CG001 FOR COMPLETE LIST OF GENERAL NOTES AND SYMBOL LINE TYPE LEGEND THAT APPLY TO ALL SHEETS.

GRADING PLAN KEYED NOTES

1. X



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David A. Aubrey
Professional Engineer
State of New Mexico
No. 4221
Exp. 12/31/2022

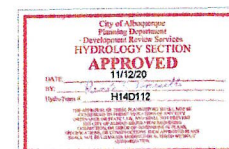
PERMIT SET

PROJECT NAME

ALBUQUERQUE
HOUSING
AUTHORITY

300 MC KNIGHT AVENUE NE
ALBUQUERQUE, NEW MEXICO 87102

RECORD DRAWING



REVISIONS		
No.	Description	Date
2	Addendum 002	10.27.20

Prepared by: Design Group
Checked by: DAA
Date: September 15, 2020
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CAD file name:

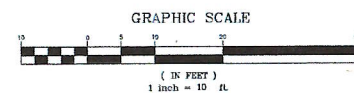
SHEET TITLE

ENLARGED SITE
GRADING PLAN

SHEET NUMBER

C-205

A1 ENLARGED SITE GRADING PLAN
1" = 10'-0"



A6 KEY PLAN
NOT TO SCALE

