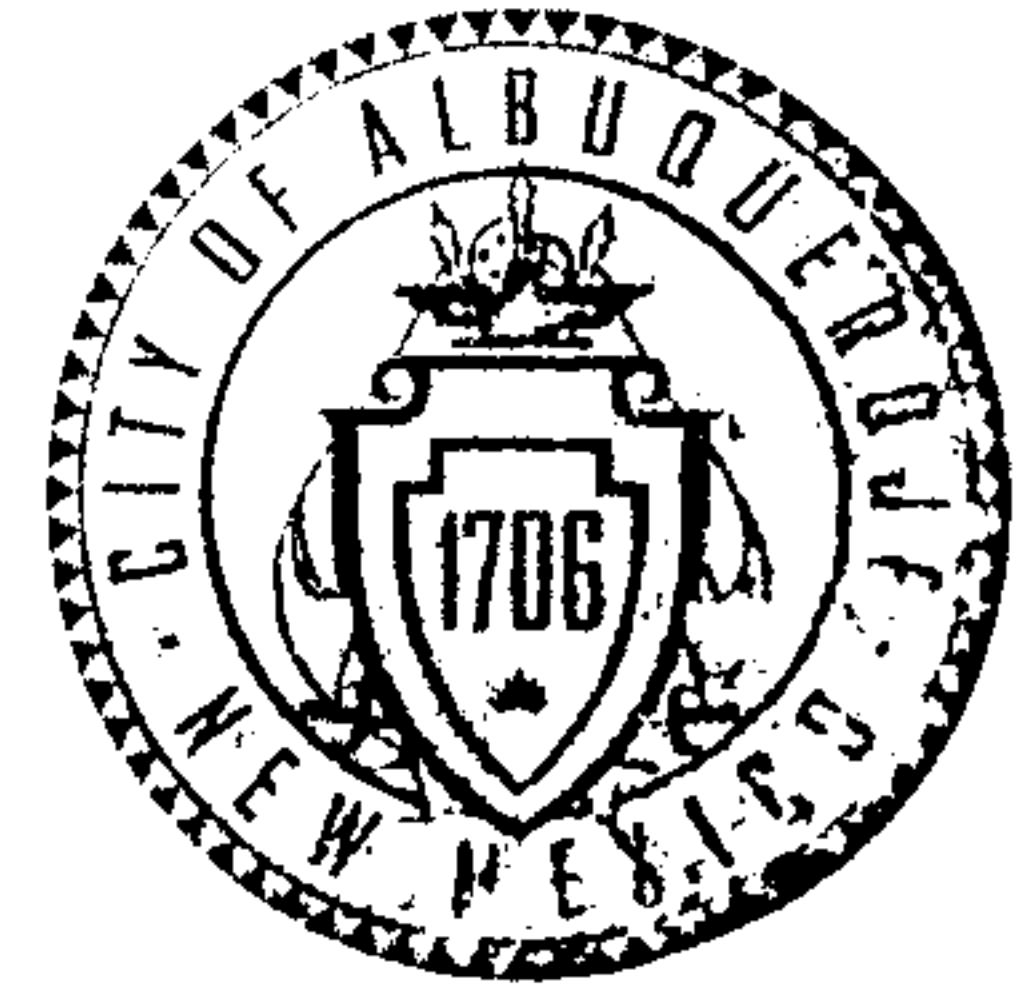


# CITY OF ALBUQUERQUE



December 11, 2008

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

**Re: Broadbent Office Park Bldg C, Grading and Drainage Plan**  
**2611 Broadbent NE**  
**Engineer's Stamp dated 12/08/08 (H-15/D040H)**

Dear Mr. Arfman,

Based upon the information provided in your second re-submittal received 12-08-08, the above referenced plan is approved for Building Permit. Please provide certified as-builts for our hydrology files.

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

PO Box 1293

Albuquerque

C: File  
NM 87103

Sincerely,

Nilo E. Salgado-Fernandez, P.E.  
Senior Engineer, Planning Dept.  
Development and Building Services

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

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

PROJECT TITLE: Broadbent Consultants Office Park – BLDG C ZONE MAP/DRG. FILE H15/D40H  
DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: A PORTION OF LOT F2A1D, BROADBENT BUSINESS PARK, ALBUQUERQUE, NM  
CITY ADDRESS: \_\_\_\_\_

ENGINEERING FIRM: ISSACSON & ARFMAN, PA  
ADDRESS: 128 MONROE NE  
CITY, STATE: ALBUQUERQUE, NM

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

OWNER: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

ARCHITECT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

SURVEYOR: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

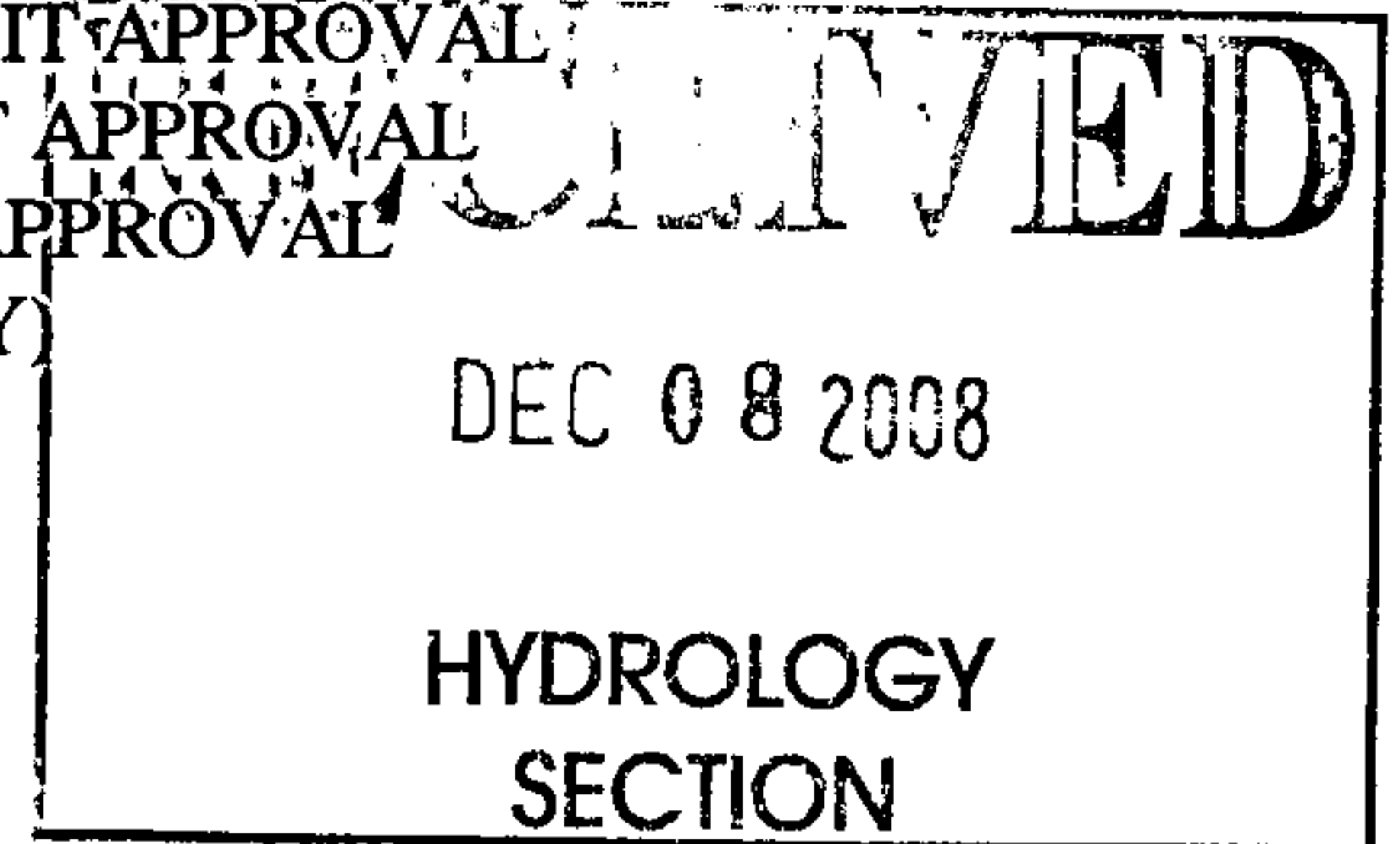
CONTRACTOR: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

TYPE OF SUBMITTAL:  
\_\_\_\_ DRAINAGE REPORT  
\_\_\_\_ DRAINAGE PLAN 1<sup>st</sup> SUBMITTAL  
☒ DRAINAGE PLAN RESUBMITTAL  
\_\_\_\_ CONCEPTUAL G & D PLAN  
\_\_\_\_ GRADING PLAN  
\_\_\_\_ EROSION CONTROL PLAN  
\_\_\_\_ ENGINEER'S CERT (HYDROLOGY)  
\_\_\_\_ CLOMR/LOMR  
\_\_\_\_ TRAFFIC CIRCULATION LAYOUT  
\_\_\_\_ ENGINEER/ARCHITECT CERT (TCL)  
\_\_\_\_ ENGINEER/ARCHITECT CERT (DRB S.P.)  
\_\_\_\_ ENGINEER/ARCHITECT CERT (AA)  
\_\_\_\_ OTHER (SPECIFY) \_\_\_\_\_

CHECK TYPE OF APPROVAL SOUGHT:  
\_\_\_\_ SIA/FINANCIAL GUARANTEE RELEASE  
\_\_\_\_ PRELIMINARY PLAT APPROVAL  
\_\_\_\_ S. DEV. PLAN FOR SUB'D APPROVAL  
\_\_\_\_ S. DEV. 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) \_\_\_\_\_

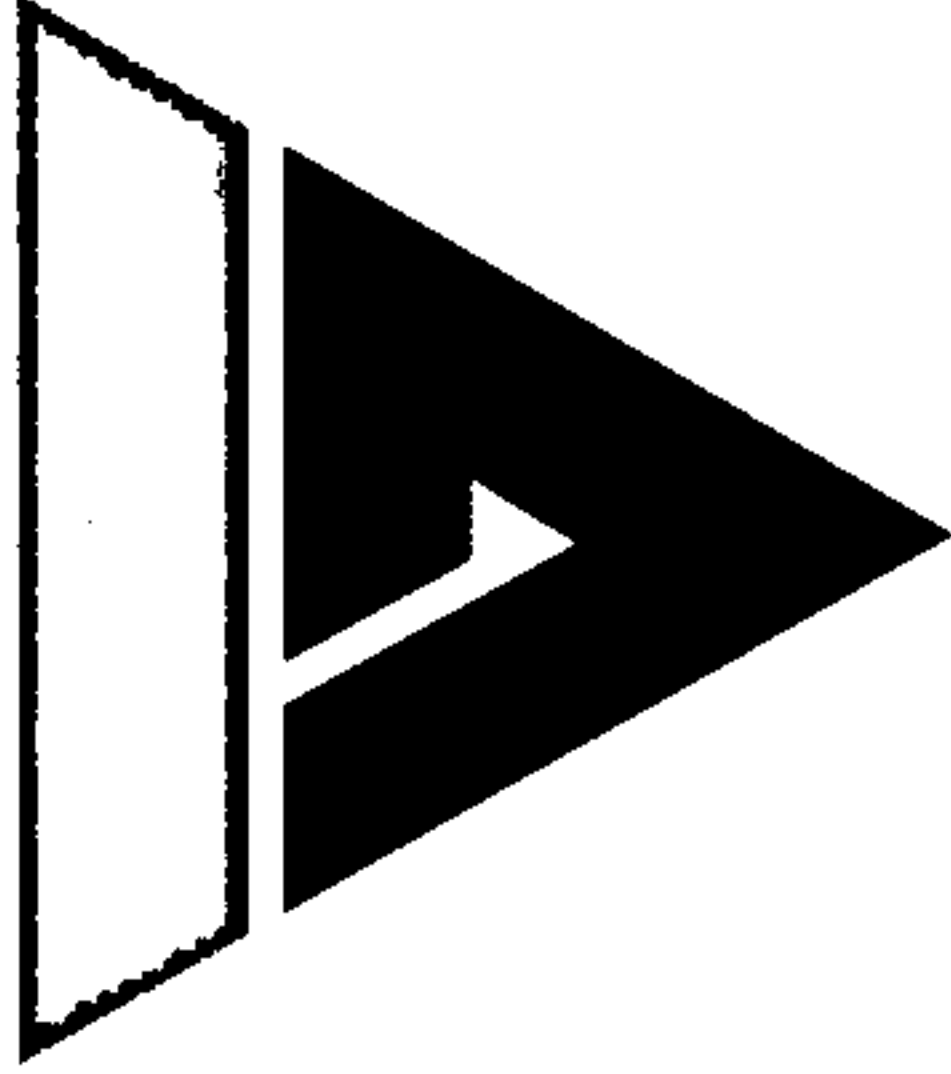
WAS A PRE-DESIGN CONFERENCE ATTENDED:  
\_\_\_\_ YES  
\_\_\_\_ NO  
\_\_\_\_ COPY PROVIDED



SUBMITTED BY: ISAACSON & ARFMAN: FRED ARFMAN DATE: December 8, 2008

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 & LS   Fred C. Arfman, PE   Scott M. McGee, PE

December 8, 2008

City of Albuquerque  
Hydrology

RE: BROADBENT OFFICE PARK, BLDG. C (H-15 / D040H)

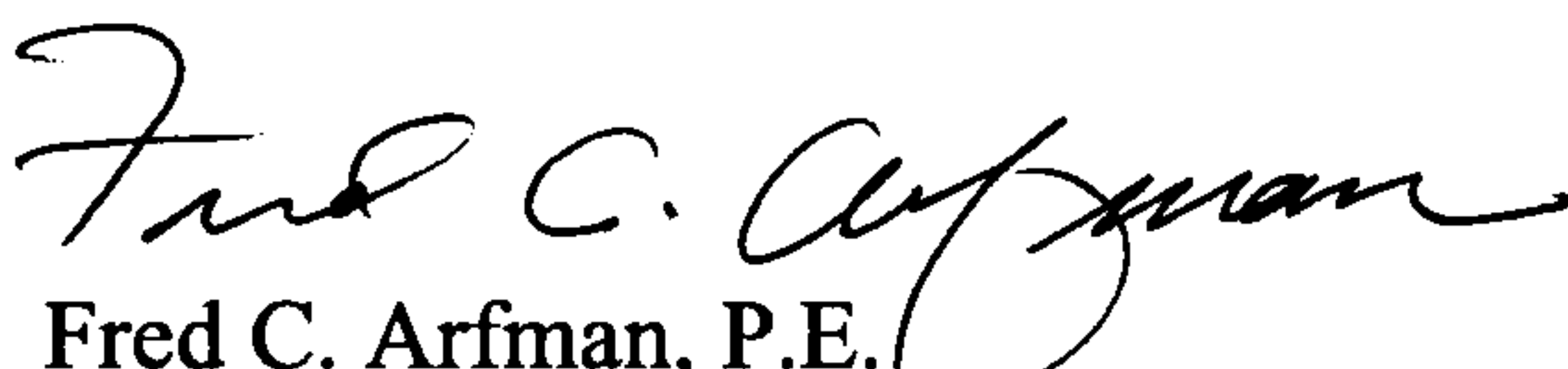
To Whom it May Concern;

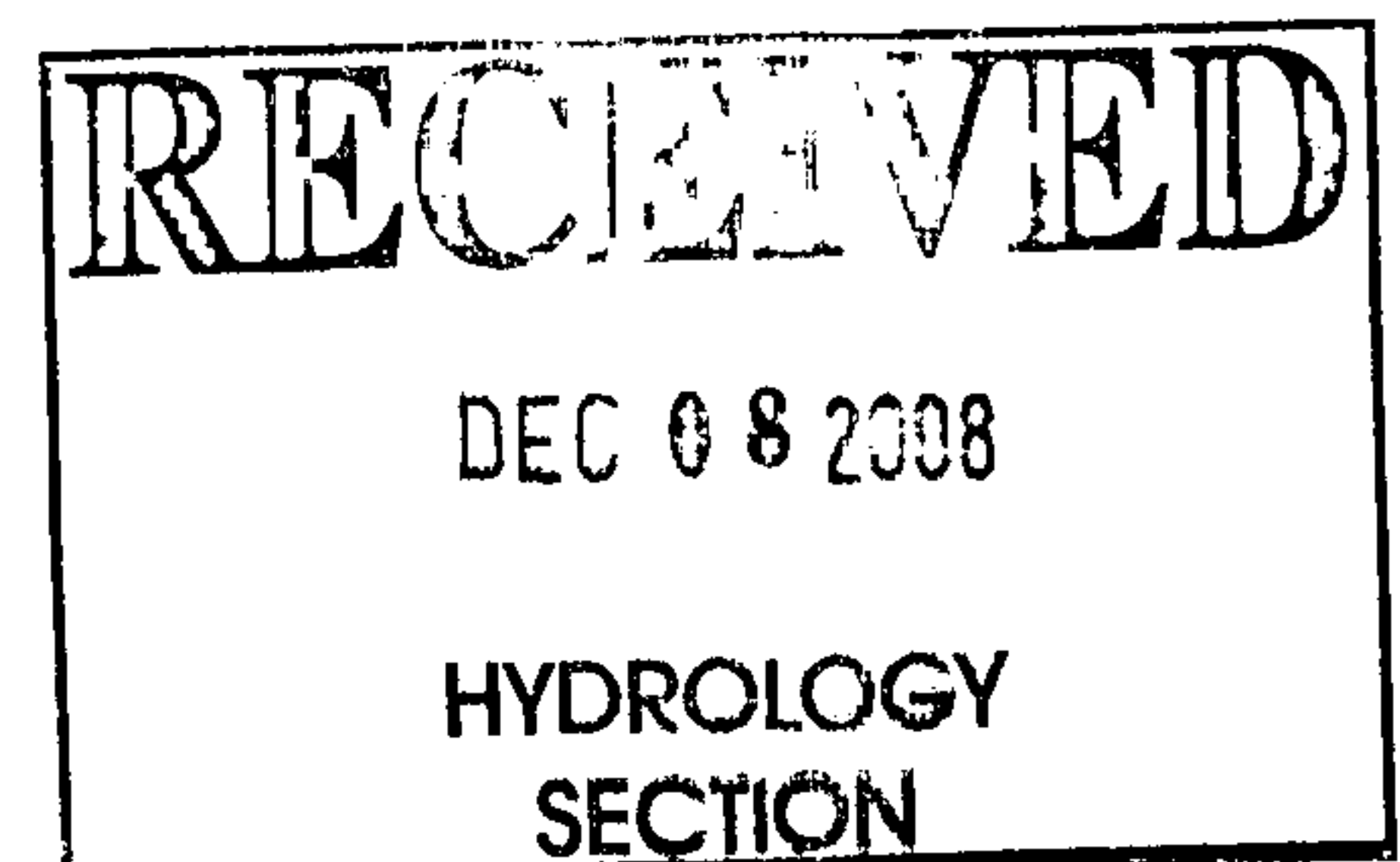
Attached is a revised copy of the Drainage and Grading Plan for the above referenced property. Revisions were made in response to review comments by Nilo Salgado-Fernandez, P.E. as follows:

- Detail provided for fractured face cobble swale.
- Keyed Note #8 revised to specify turned concrete block or two 6" dia. pipes through wall rather than 16"x8" high opening. Note: basin will generate approx. 0.8 cfs during a 100-year, 6-hour storm. Capacity of each opening using the orifice equation ( $h=0.75'$ ) is approx. 0.8 cfs for a total capacity of approx. 1.6 cfs.

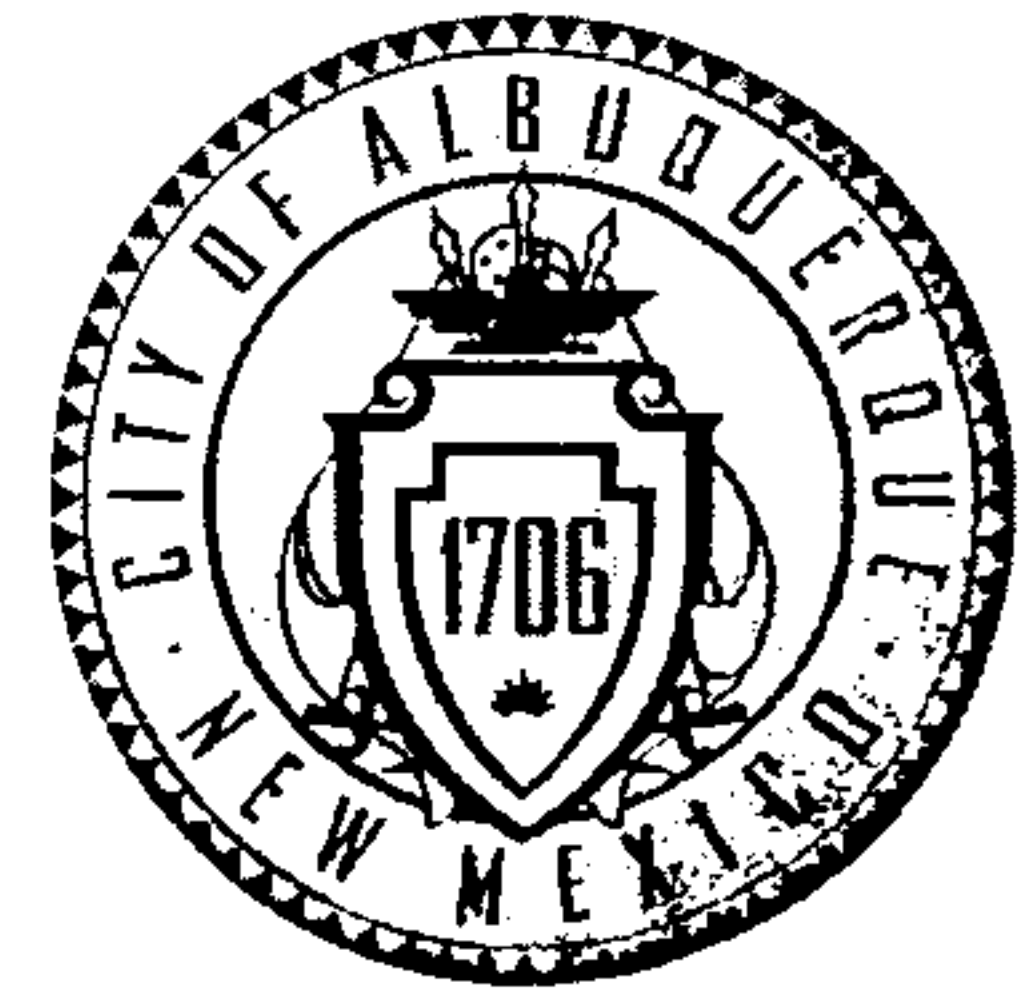
Please don't hesitate to contact me with any additional questions or comments.

Sincerely,

  
Fred C. Arfman, P.E.  
ISAACSON & ARFMAN, PA



# CITY OF ALBUQUERQUE



November 6, 2008

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

**Re: Broadbent Office Park Bldg C, Grading and Drainage Plan**  
**2611 Broadbent NE**  
**Engineer's Stamp dated 11/04/08 (H-15/D040H)**

Dear Mr. Arfman,

Based upon the information provided in your re-submittal received 11-04-08, the above referenced plan is **NOT** approved for Building Permit until the following comments are addressed:

- Please provide details for proposed wall opening (16"X8" – note 8) and 2' wide fractured face rip-rap swale (note 9).

PO Box 1293

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

Albuquerque

NM 87103

C: File

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

Sincerely,

Nilo E. Salgado-Fernandez, P.E.  
Senior Engineer, Planning Dept.  
Development and Building Services



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

PROJECT TITLE: Broadbent Consultants Office Park - BLDG C ZONE MAP/DRG. FILE H15/D40H  
DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: A PORTION OF LOT F2A1D, BROADBENT BUSINESS PARK, ALBUQUERQUE, NM  
CITY ADDRESS: \_\_\_\_\_

ENGINEERING FIRM: ISSACSON & ARFMAN, PA  
ADDRESS: 128 MONROE NE  
CITY, STATE: ALBUQUERQUE, NM

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

OWNER: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

ARCHITECT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

SURVEYOR: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

**TYPE OF SUBMITTAL:**

- ☐ DRAINAGE REPORT  
☐ DRAINAGE PLAN 1<sup>st</sup> SUBMITTAL  
☒ DRAINAGE PLAN RESUBMITTAL  
☐ CONCEPTUAL G & D PLAN  
☐ GRADING PLAN  
☐ EROSION CONTROL PLAN  
☐ ENGINEER'S CERT (HYDROLOGY)  
☐ CLOMR/LOMR  
☐ TRAFFIC CIRCULATION LAYOUT  
☐ ENGINEER/ARCHITECT CERT (TCL)  
☐ ENGINEER/ARCHITECT CERT (DRB S.P.)  
☐ ENGINEER/ARCHITECT CERT (AA)  
☐ OTHER (SPECIFY) \_\_\_\_\_

**CHECK TYPE OF APPROVAL SOUGHT:**

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

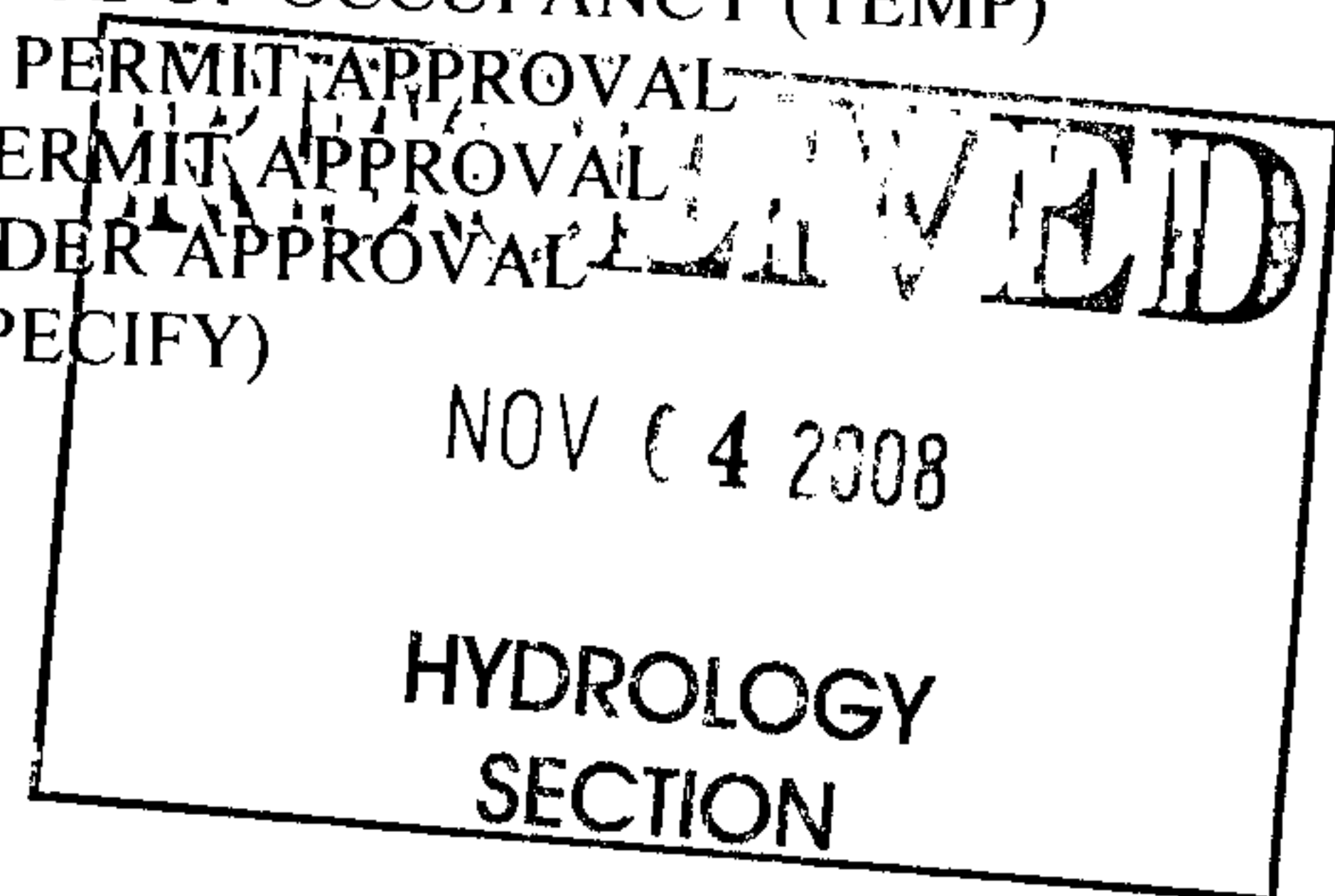
WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES  
☐ NO  
☐ COPY PROVIDED

SUBMITTED BY: ISAACSON & ARFMAN: FRED ARFMAN DATE: 11.04.08

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.



*Copy of approved  
calculations  
provided  
for information*

APRIL 17, 2006

SUPPLEMENTAL INFORMATION

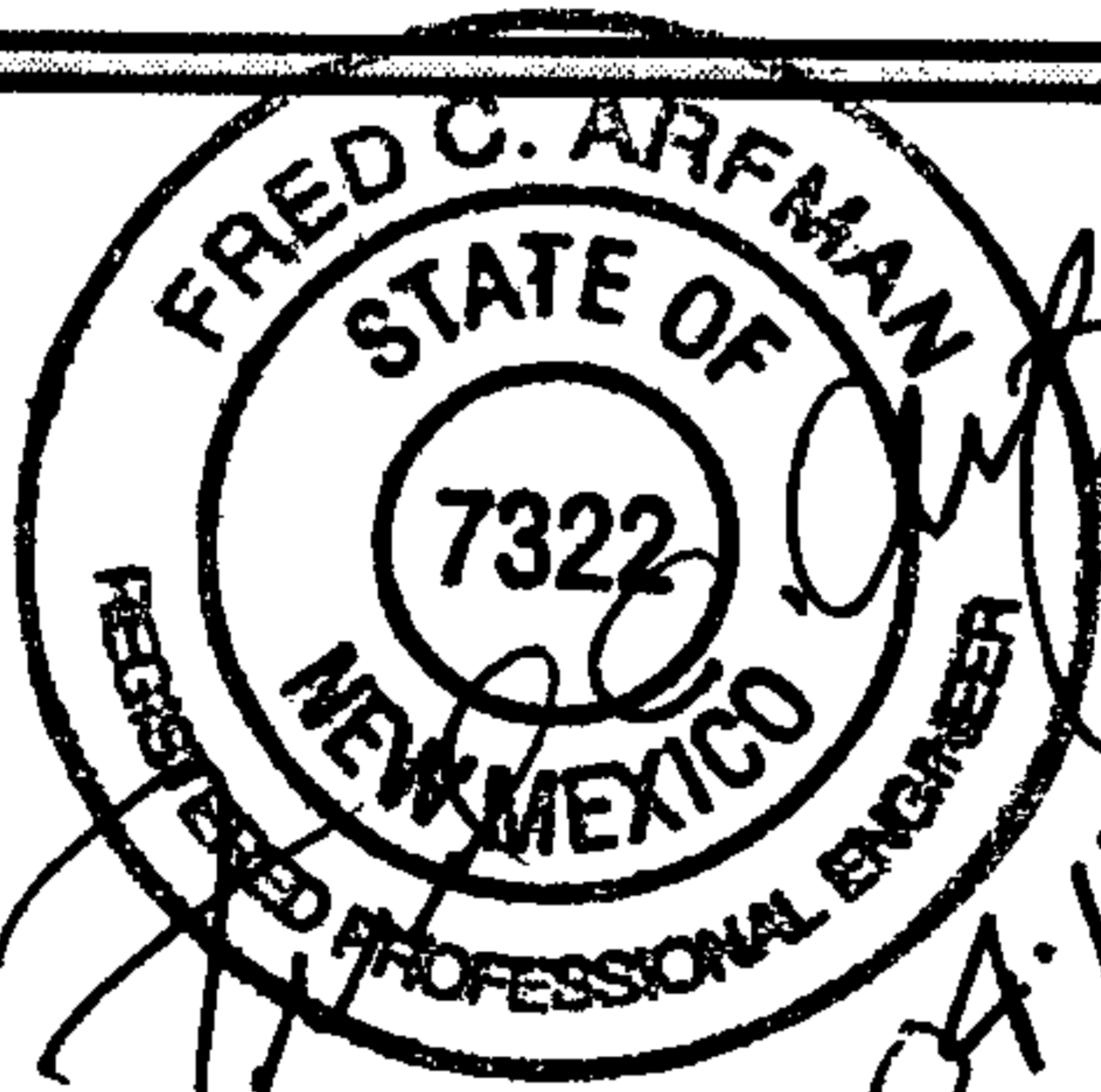
FOR

BROADBENT CONSULTANTS  
OFFICE PARK

BY



ISAACSON & ARFMAN, P.A.  
Consulting Engineering Associates  
128 Monroe Street N.E.  
Albuquerque, New Mexico 87108  
Ph. 505-268-8828 Fax. 505-268-2632

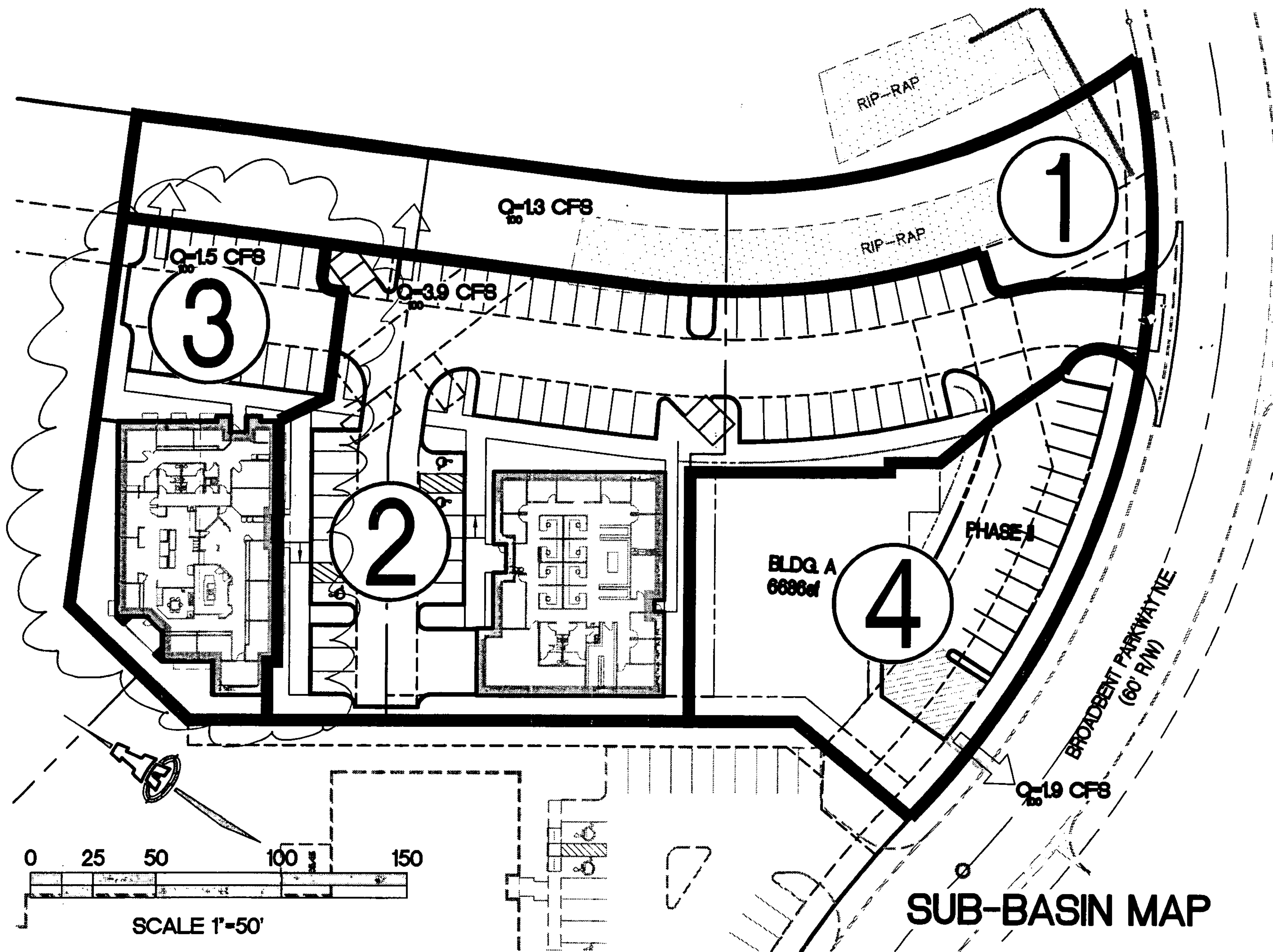


*04-17-06*

RECEIVED

NOV 04 2008

HYDROLOGY  
SECTION





## SUB-BASINS CALCULATIONS

BASIN NO.	100	DESCRIPTION
-----------	-----	-------------

Area of basin flows = 18821 SF = 0.4 Ac.

The following calculations are based on Treatment areas as shown in table to the right

Sub-basin Weighted Excess Precipitation (see formula above)

Weighted E = 1.12 in.

Sub-basin Volume of Runoff (see formula above)

V360 = 1763 CF

Sub-basin Peak Discharge Rate: (see formula above)

Qp = 1.3 cfs

TREATMENT

A = 0%

B = 30%

C = 60%

D = 10%

BASIN NO.	200	DESCRIPTION
-----------	-----	-------------

Area of basin flows = 39496 SF = 0.9 Ac.

The following calculations are based on Treatment areas as shown in table to the right

Sub-basin Weighted Excess Precipitation (see formula above)

Weighted E = 1.92 in.

Sub-basin Volume of Runoff (see formula above)

V360 = 6320 CF

Sub-basin Peak Discharge Rate: (see formula above)

Qp = 3.9 cfs

TREATMENT

A = 0%

B = 15%

C = 0%

D = 85%

BASIN NO.	300	DESCRIPTION
-----------	-----	-------------

Area of basin flows = 15023 SF = 0.3 Ac.

The following calculations are based on Treatment areas as shown in table to the right

Sub-basin Weighted Excess Precipitation (see formula above)

Weighted E = 1.92 in.

Sub-basin Volume of Runoff (see formula above)

V360 = 2402 CF

Sub-basin Peak Discharge Rate: (see formula above)

Qp = 1.5 cfs

TREATMENT

A = 0%

B = 15%

C = 0%

D = 85%

BASIN NO.	400	DESCRIPTION
-----------	-----	-------------

Area of basin flows = 18810 SF = 0.4 Ac.

The following calculations are based on Treatment areas as shown in table to the right

Sub-basin Weighted Excess Precipitation (see formula above)

Weighted E = 1.92 in.

Sub-basin Volume of Runoff (see formula above)

V360 = 3008 CF

Sub-basin Peak Discharge Rate: (see formula above)

Qp = 1.9 cfs

TREATMENT

A = 0%

B = 15%

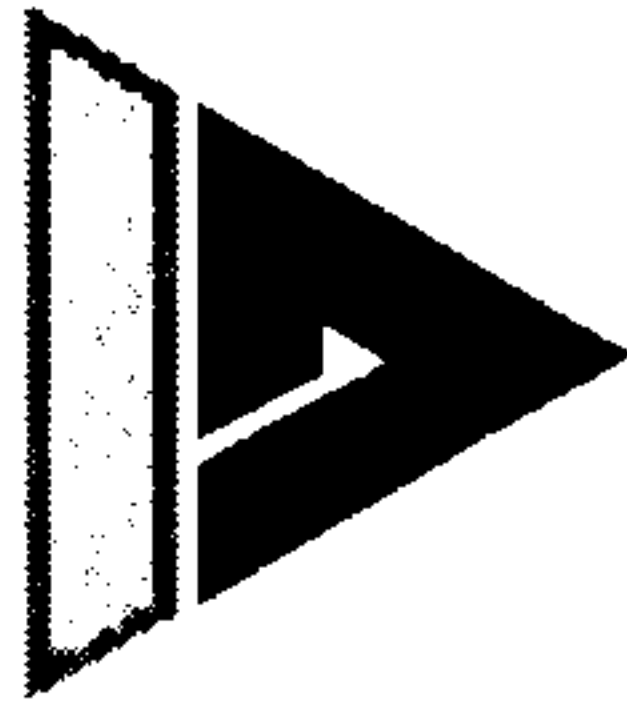
C = 0%

D = 85%



384

# ISAACSON & ARFMAN, P.A.



CONSULTING ENGINEERING ASSOCIATES

128 MONROE STREET NE  
ALBUQUERQUE, NM 87108  
PH: 505.268.8828  
FAX: 505.268.2632

A Letter of Transmittal From: Bryan Bobrick

To

COA Hydrology

Address

City

Attention

Date

4 Nov, 08

Job No.

1485

RE

H15 / D40H

## WE ARE SENDING YOU:

☒ Attached

☐ Under Separate Cover

1. 1 copy of revised Grading and Drainage Plan
2. 1 copy of original approved calculations for information
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_
7. \_\_\_\_\_
8. \_\_\_\_\_
9. \_\_\_\_\_
10. \_\_\_\_\_

## COMMENTS:

RE: BROADBENT PARKWAY: BLDG. C – (H15/D40H)

This resubmittal addresses revisions to the on-site grades due to building roof discharge directed to west. No changes to overall discharge patterns and / or rates.

Thanks

Bryan Bobrick  
Isaacson & Arfman PA

# CITY OF ALBUQUERQUE



March 7, 2007

Fred Arfman, P.E.  
Isaacson & Arfman, P.A.  
128 Monroe Street NE  
Albuquerque, NM 87108

**Re: Broadbent Business Park, 2611 Broadbent Parkway NE, Lot F-21A1,  
Approval of Permanent Certificate of Occupancy (C.O.)  
Engineer's Stamp dated 04/17/2006 (H-15/D040H)  
Certification dated 03/06/2007**

Based upon the information provided in your submittal received 03/07/2007, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

P.O. Box 1293

If you have any questions, you can contact me at 924-3982.

Albuquerque

Sincerely,

Timothy Sims  
Plan Checker, Planning Dept.  
Development and Building Services

New Mexico 87103

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

C: Katrina Sigala  
File

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

PROJECT TITLE: BROADBENT CONSULTANT OFF. PK ZONE MAP/DRG. FILE # H-15/D040 H  
DRB#: 1000116 EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: LOT F-2A1-D(3-5), BROADBENT BUS. PK,  
CITY ADDRESS: 2611 BROADBENT PARKWAY NE

ENGINEERING FIRM: Isaacson & Arfman, P.A.  
ADDRESS: 128 Monroe Street NE  
CITY, STATE: Albuquerque, NM

CONTACT: Fred C. Arfman, PE  
PHONE: 268-8828  
ZIP CODE: 87108

OWNER: BROADBENT CONSULTANTS, LLC  
ADDRESS: 128 MONROE ST. NE  
CITY, STATE: ABQ, NM

CONTACT: ROGER PEERY  
PHONE: 345-3407  
ZIP CODE: 87108

ARCHITECT: DE LA TORRE ARCH.  
ADDRESS: 2400 LOUISIANA BLDG 3  
CITY, STATE: ABQ, NM 87110

CONTACT: JOE GEE  
PHONE: 883-7918  
ZIP CODE: \_\_\_\_\_

SURVEYOR: ADRIAN LAND SURVEYING  
ADDRESS: 4109 MONTGOMERY BVD.  
CITY, STATE: ABQ, NM 87109

CONTACT: Tim  
PHONE: 584-1990  
ZIP CODE: 87109

CONTRACTOR: PYTHON CONST.  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: RL COLE  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

**TYPE OF SUBMITTAL:**

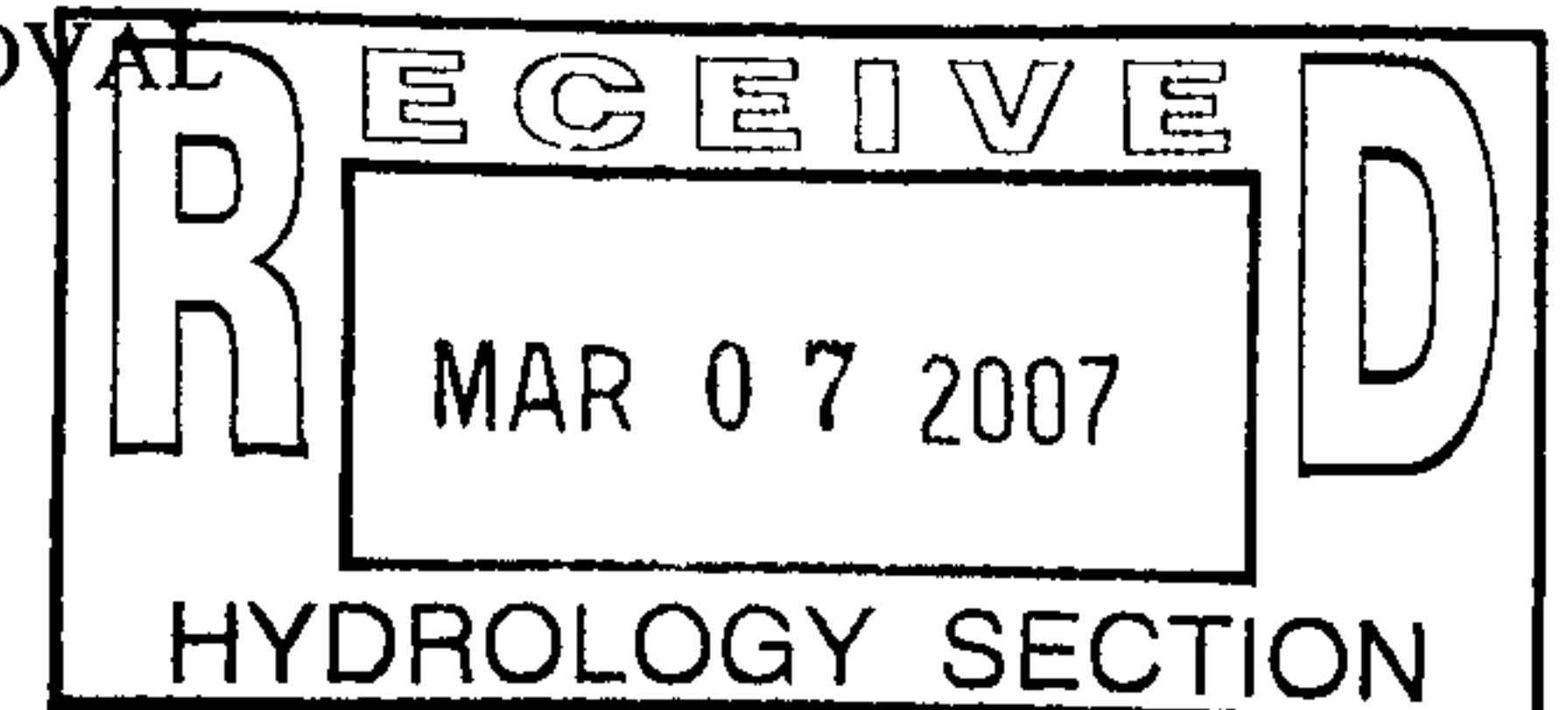
- ☐ DRAINAGE REPORT  
☐ DRAINAGE PLAN 1<sup>st</sup> SUBMITTAL  
☐ DRAINAGE PLAN RESUBMITTAL  
☐ CONCEPTUAL G & D PLAN  
☐ GRADING PLAN  
☐ EROSION CONTROL PLAN  
☒ ENGINEER'S CERT (HYDROLOGY)  
☐ CLOMR/LOMR  
☐ TRAFFIC CIRCULATION LAYOUT  
☐ ENGINEER/ARCHITECT CERT (TCL)  
☐ ENGINEER/ARCHITECT CERT (DRB S.P.)  
☐ ENGINEER/ARCHITECT CERT (AA)  
☐ OTHER (SPECIFY) \_\_\_\_\_

**CHECK TYPE OF APPROVAL SOUGHT:**

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



SUBMITTED BY: FRED C ARFMAN DATE: 03-06-07

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:

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3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.



# CITY OF ALBUQUERQUE



**Planning Department  
Transportation Development Services Section**

March 15, 2007

Fred C. Arfman, P.E.  
128 Monroe NE  
Albuquerque, NM 87108

Re: Certification Submittal for Final Building Certificate of Occupancy for  
Broadbent Consultant Office Park(Phase 1), [H-15 / D40H]  
2611 Broadbent Parkway NE  
Engineer's Stamp Dated 03/12/07

Dear Mr. Arfman:

P.O. Box 1293

The TCL / Letter of Certification submitted on March 14, 2007 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

Albuquerque

Sincerely,

New Mexico 87103

Nilo E. Salgado-Fernandez, P.E.  
Senior Traffic Engineer  
Development and Building Services  
Planning Department

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

c: Engineer  
Hydrology file  
CO Clerk

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

PROJECT TITLE: BROADBENT CONSULTANT OFF. PK ZONE MAP/DRG. FILE # H-15/DO4014  
DRB#: 1000116 EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: LOT F-2A1-D(3-5), BROADBENT BUS. PK,  
CITY ADDRESS: 2611 BROADBENT PARKWAY NE

ENGINEERING FIRM: Isaacson & Arfman, P.A.  
ADDRESS: 128 Monroe Street NE  
CITY, STATE: Albuquerque, NM

CONTACT: Fred C. Arfman, PE  
PHONE: 268-8828  
ZIP CODE: 87108

OWNER: BROADBENT CONSULTANTS, LLC  
ADDRESS: 128 MONROE ST. NE  
CITY, STATE: ABQ. NM

CONTACT: ROGER PEERY  
PHONE: 345-3407  
ZIP CODE: 87108

ARCHITECT: DE LA TORRE ARCHA.  
ADDRESS: 8400 LOUISIANA BLDG 3  
CITY, STATE: ABQ. NM 87110

CONTACT: JORGE  
PHONE: 883-7918  
ZIP CODE: \_\_\_\_\_

SURVEYOR: ADRIAN LAND SURVEYING  
ADDRESS: 4109 MONTGOMERY BVD.  
CITY, STATE: ABQ. NM 87109

CONTACT: Tim  
PHONE: 784-1990  
ZIP CODE: 87109

CONTRACTOR: PYTHON CONST.  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: RL COLE  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

**TYPE OF SUBMITTAL:**

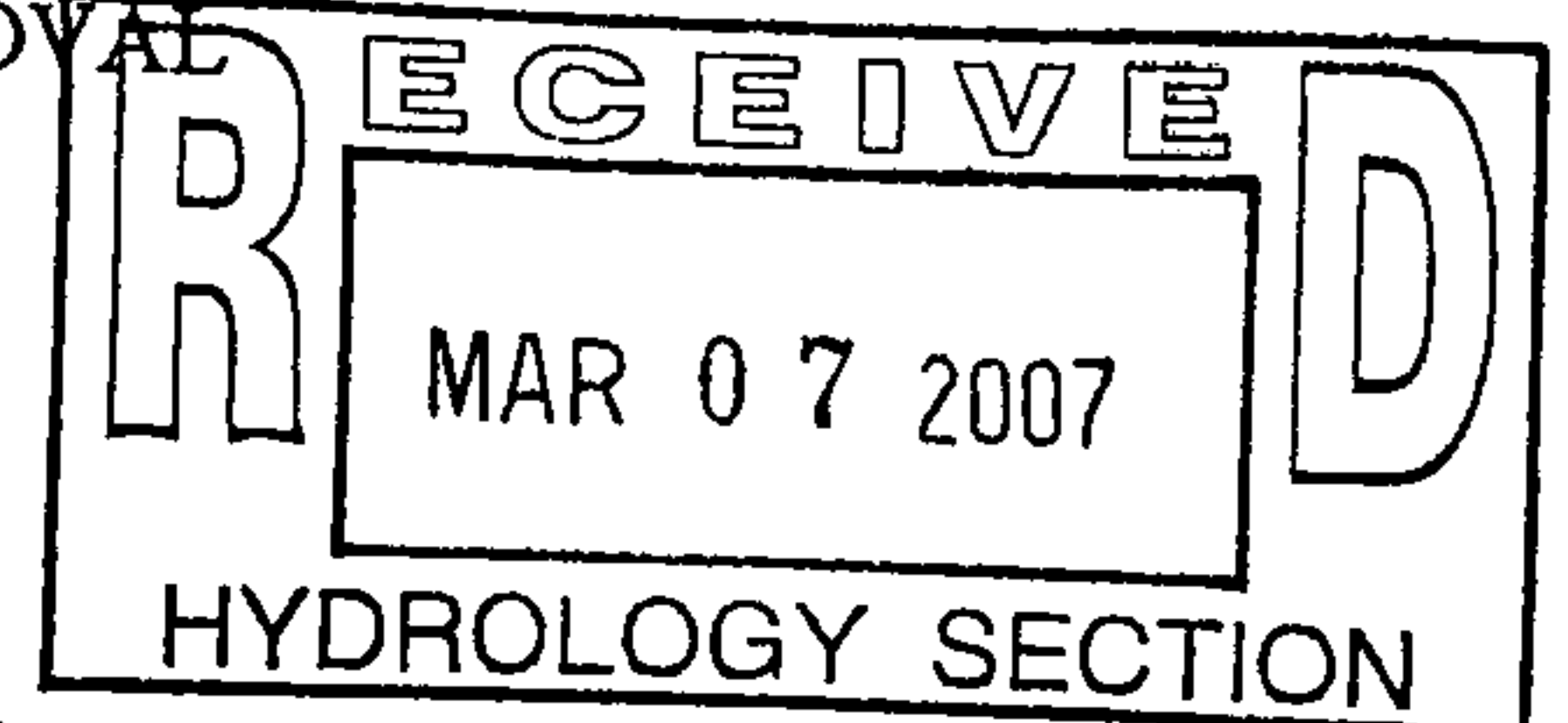
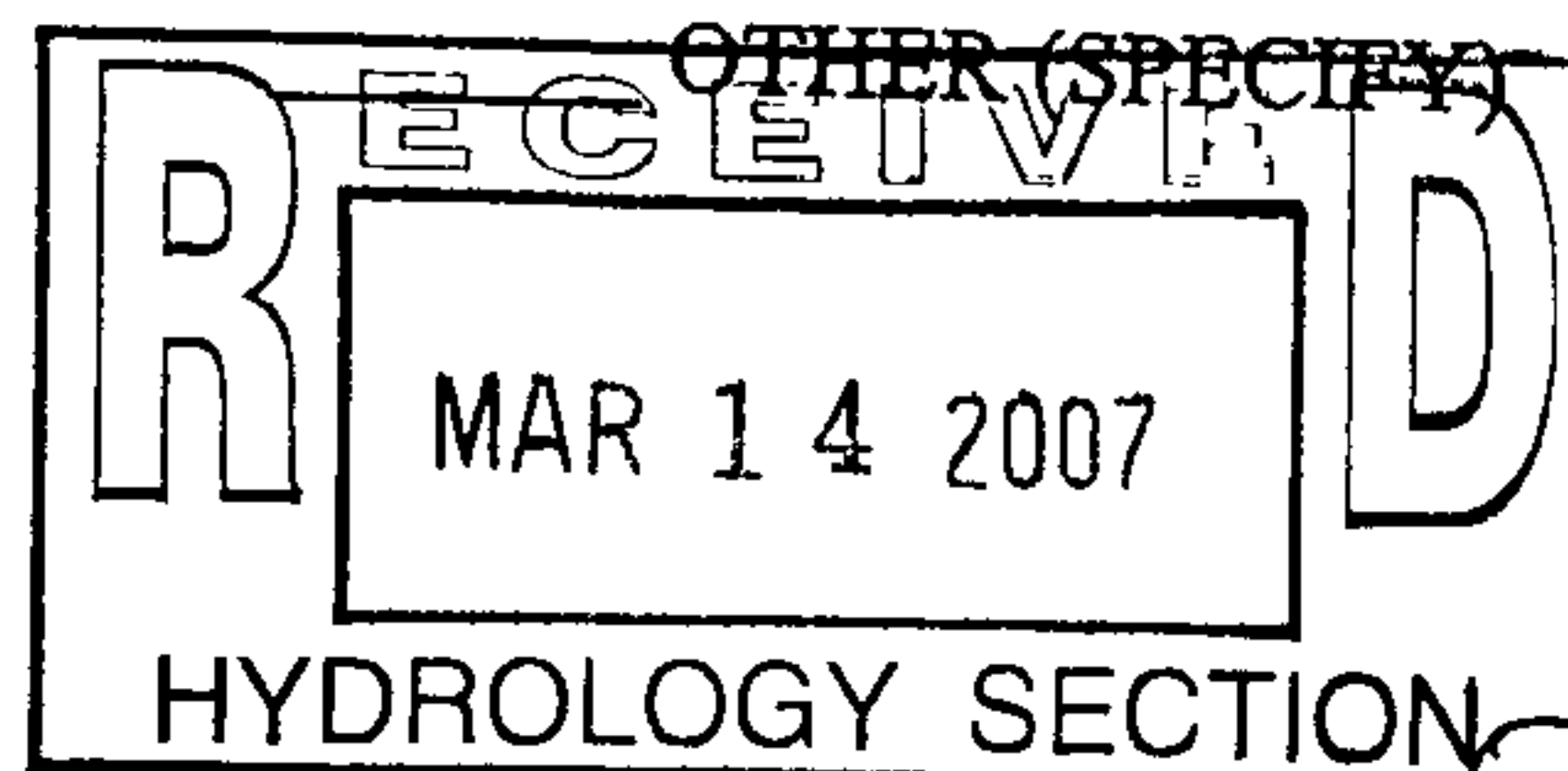
**CHECK TYPE OF APPROVAL SOUGHT:**

- ☐ DRAINAGE REPORT  
☐ DRAINAGE PLAN 1<sup>st</sup> SUBMITTAL  
☐ DRAINAGE PLAN RESUBMITTAL  
☐ CONCEPTUAL G & D PLAN  
☐ GRADING PLAN  
☐ EROSION CONTROL PLAN  
☐ ENGINEER'S CERT (HYDROLOGY)  
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☒ TRAFFIC CIRCULATION LAYOUT  
☒ ENGINEER/ARCHITECT CERT (TCL)  
☐ ENGINEER/ARCHITECT CERT (DRB S.P.)  
☐ ENGINEER/ARCHITECT CERT (AA)  
☐ OTHER (SPECIFY) \_\_\_\_\_

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

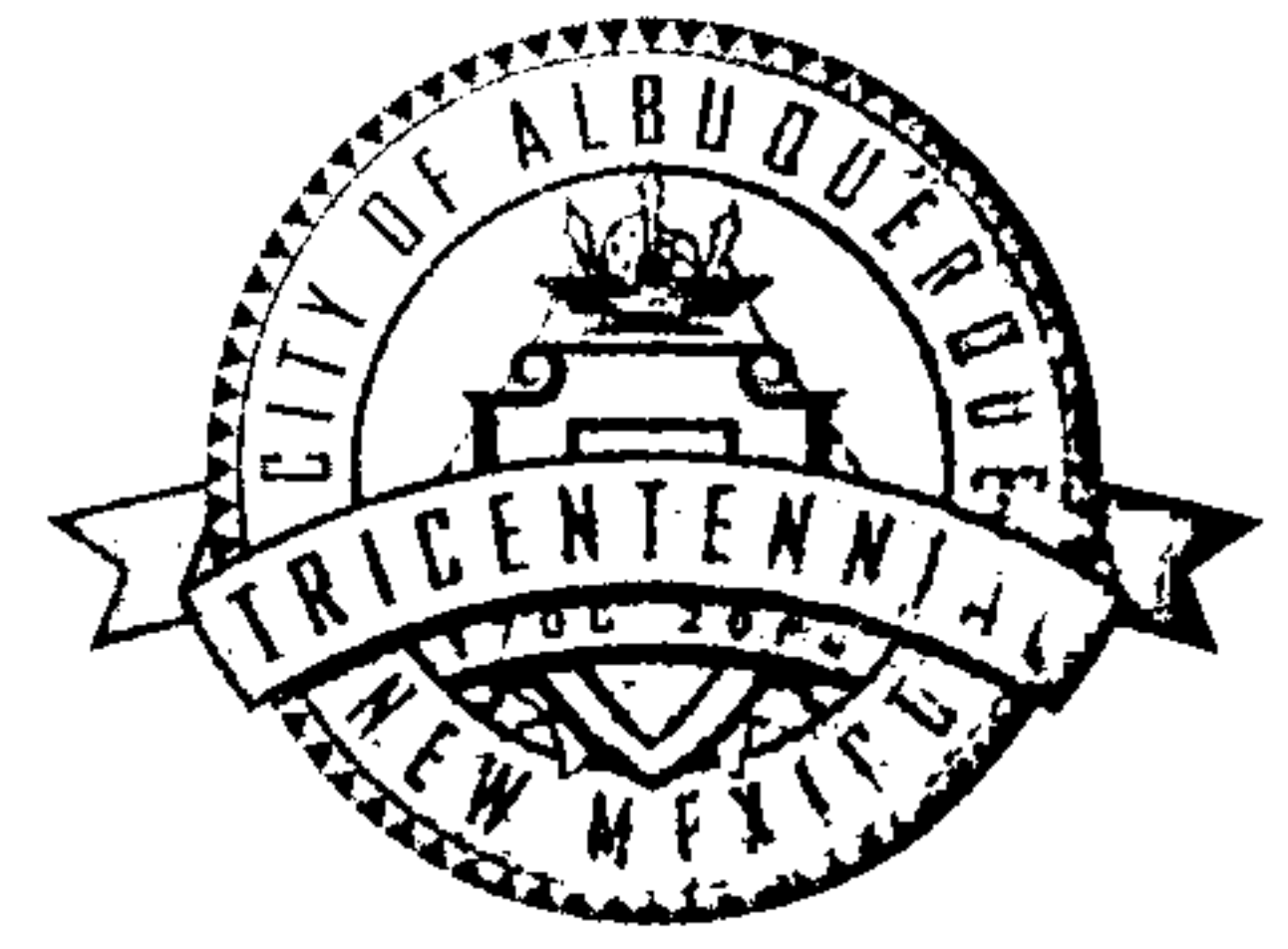


SUBMITTED BY: FRED C ARFMAN DATE: 03-12-07  
03-06-07

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.

# CITY OF ALBUQUERQUE



May 1, 2006

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

**Re: Broadbent Consultants Office Park Grading and Drainage Plan  
Engineer's Stamp dated 4-17-06 (H15/D40H)**

Dear Mr. Arfman,

P.O. Box 1293

Based upon the information provided in your submittal dated 4-18-06, the above referenced plan is approved for Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

Albuquerque

Also, prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

New Mexico 87103

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. If you have any questions please visit <http://www.cabq.gov/flood/npdesm.html> or feel free to call the Municipal Development Department Hydrology Section at 768-3654 (Charles Caruso).

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

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

Sincerely,

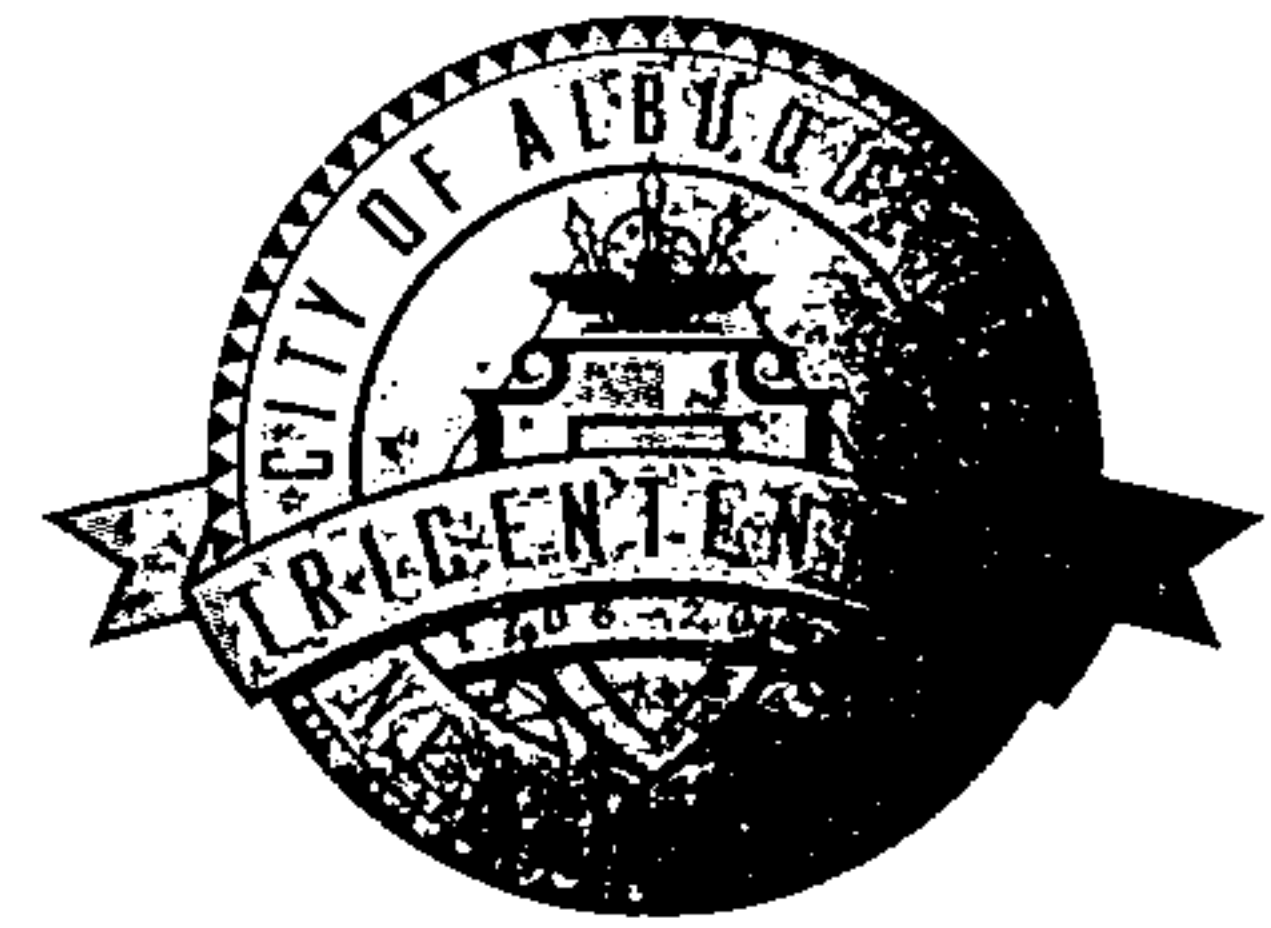
Curtis A. Cherne  
Engineering Associate, Planning Dept.  
Development and Building Services

C: file  
Charles Caruso, DMD



# CITY OF ALBUQUERQUE

Planning Department  
Transportation Development Services Section



September 08, 2006

Genny Donart  
Isaacson & Arfman, P.A.  
128 Monroe St NE  
Albuquerque, NM 87108

Re: Traffic Circulation Layout (TCL) Submittal for Building Permit Approval for  
Offices and Warehouse for Broadbent Consultants Office Park [H-15/D-40Hrr]  
(TR F2A1D-3, F2A1D-4, F2A1D-5 Broadbent Business Park), Albuquerque, NM  
Engineer's/Architect's Stamp Dated 08-30-2006

Dear Ms. Donart,

The TCL submittal dated August 31, 2006 is approved for building permit. The plan is stamped and signed as approved. Two copies of the plan that is stamped as approved will be required: one for each of the building permit plans and the original to be kept by you 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.**

Prior to permanent C.O. the following condition will need to be met:

**Provide a copy of the cross lot easement allowing the dumpster to be placed on the lot line.**

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

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

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 needs stamp 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 Drainage and Transportation Information Sheet 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 a final C.O. has been issued, call Building Safety at 924-3306.

Sincerely,

Kristal Metro, PE  
Senior Engineer  
Development and Building Services

cc: Hydrology file  
File

# CITY OF ALBUQUERQUE



August 16, 2006

Genny Donart P.E.  
**Isaacson & Arfman P.A.**  
128 Monroe St. NE  
Albuquerque, NM 87108

**Re: Tracts F2A1D-3, F2A1D-4, F2A1D-5, Traffic Circulation Layout  
Engineer's Stamp dated 08-10-06 (H15-D40Hr)**

Dear Genny Donart,

Based upon the information provided in your submittal received 08-10-06, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. An 18' parking stall requires a two foot vehicle overhang and the sidewalk needs to be six foot clear access. Note #6 will need to reflect an eight foot sidewalk in lieu of six foot sidewalk.
2. The refuse location between building A and building B, is there an easement that allows it set on the property line? Please provide a copy.

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

Sincerely,

Wilfred Gallegos, P.E.  
Traffic Engineer, Planning Dept.  
Development and Building Services  
C: file

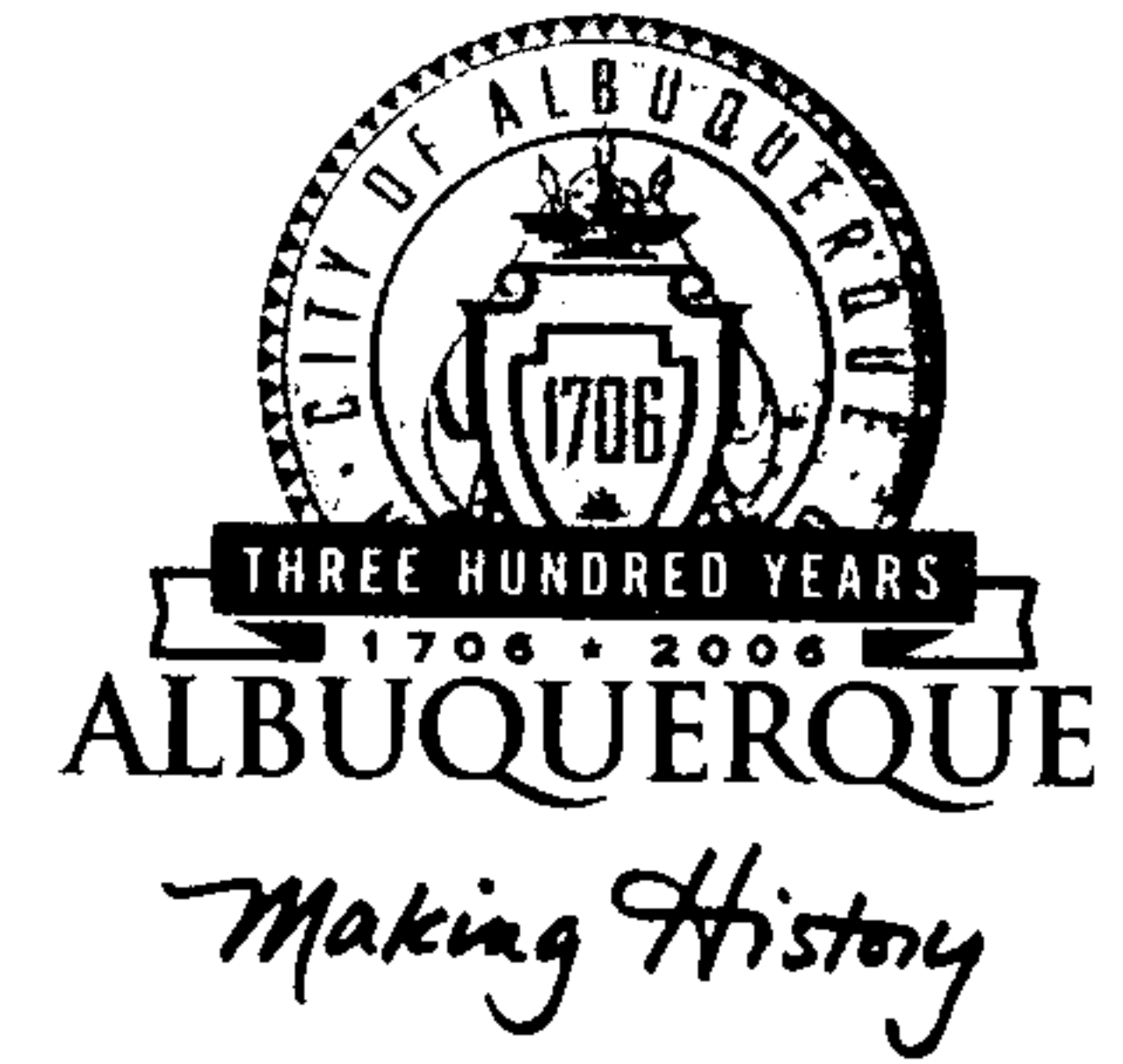
P.O. Box 1293

Albuquerque

New Mexico 87103

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

# CITY OF ALBUQUERQUE



April 12, 2006

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

**Re: Broadbent Consultants Office Park, ~~1031 Lamberson Place~~, Grading and  
Drainage Plan  
Engineer's Stamp dated 3-06-06 (H15-D40H)**

Dear Mr. Arfman,

Based upon the information provided in your submittal received 3-06-06, the  
above referenced plan cannot be approved for Building Permit until the following  
comments are addressed:

P.O. Box 1293

Albuquerque

New Mexico 87103

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

1. The proposed swales must be concrete, not rip-rap.
2. Show the interim grading conditions for the future development area  
(Building A).
3. Is the address provided on the plan accurate?

If you have any questions, you can contact me at 924-3981.

Sincerely,

Kristal D. Metro, P.E.  
Senior Engineer, Planning Dept.  
Development and Building Services

C: File



# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

**NO VERBAL (will RESUBMITT)**

PROJECT TITLE: BROADBENT CONSULTANTS OFFICE PK Bldg, B&C ZONE MAP/DRG. FILE #: H-15/D40H  
 DRB #: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: LOTS F-2A1-D-3 & F-2A1-D-4, BROADBENT BUS. PK.  
 CITY ADDRESS: \_\_\_\_\_

ENGINEERING FIRM: Isaacson & Arfman, P.A.  
 ADDRESS: 128 Monroe Street NE  
 CITY, STATE: Albuquerque, NM

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

OWNER: H2OLLC & BROADBENT OFFICE VENTURE  
 ADDRESS: 128 MONROE ST. NE  
 CITY, STATE: ABQ. NM

CONTACT: FRED C. ARFMAN  
 PHONE: 268-8828  
 ZIP CODE: 87108

ARCHITECT: DE LA TORRE ARCHITECTS  
 ADDRESS: 2400 LOUISIANA BLVD. NE, BLDG 3.  
 CITY, STATE: ABQ. NM

CONTACT: JOSE DELA TORRE  
 PHONE: 883-7718  
 ZIP CODE: 87110

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

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

CONTRACTOR: T.B.D.  
 ADDRESS: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
 PHONE: \_\_\_\_\_  
 ZIP CODE: \_\_\_\_\_

## CHECK TYPE OF SUBMITTAL:

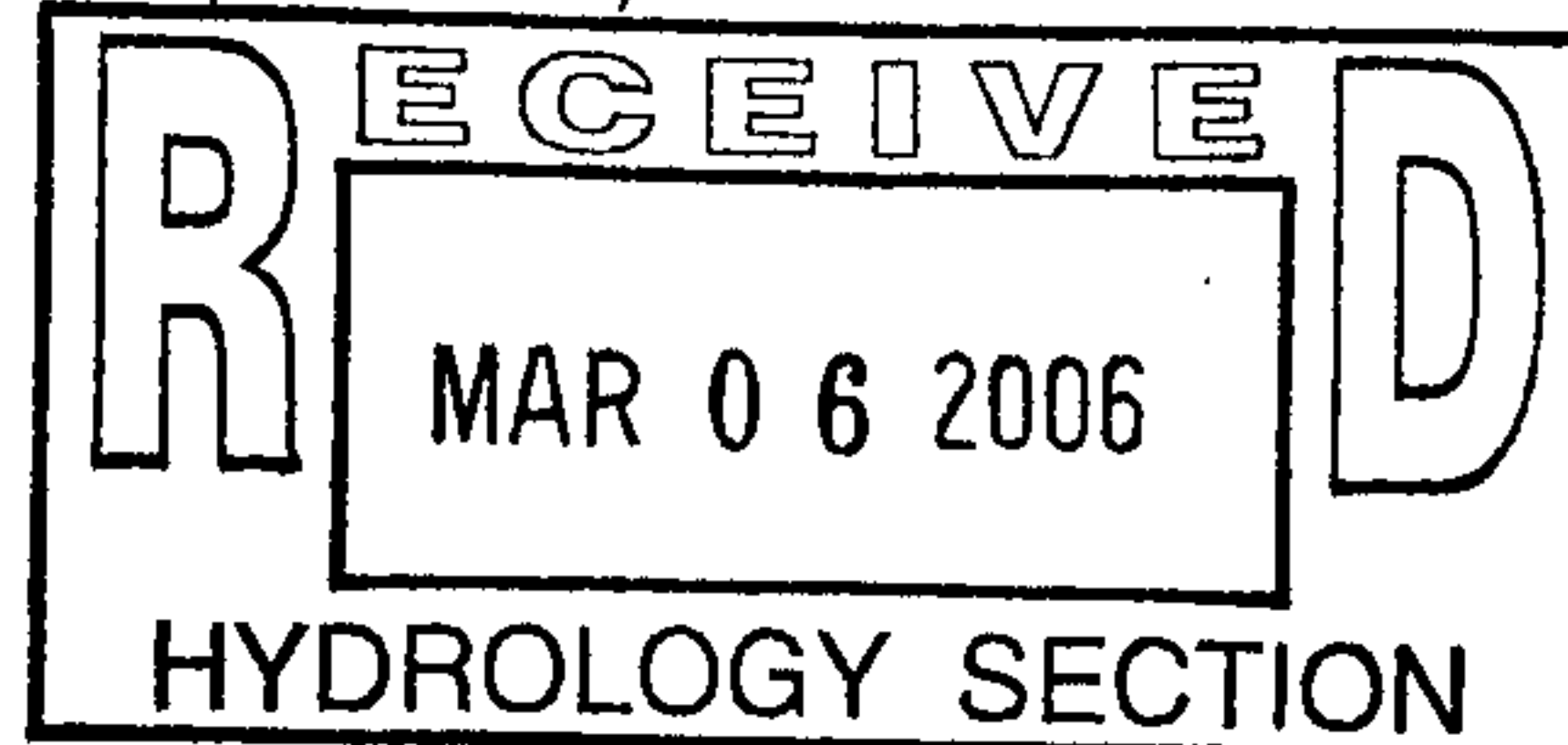
- ☐ DRAINAGE REPORT
- ☒ DRAINAGE PLAN 1<sup>st</sup> SUBMITTAL, *REQUIRES TCL or equal*
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMP/LOMP
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS 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 *(Bldg B&C)*
- ☐ 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: 03.06.06 BY: FRED C. ARFMAN, P.E.

FOR: ISAACSON & ARFMAN, P.A.

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ENTRY PROPOSED OR EXISTING

MAKE TWO DIFFERENT SUBMITTALS FOR EACH SITE.

~~ENG/ATA~~ STAMPED plus & SIGNED

TALKED TO FRED HRFMAN HE WILL RESUBMIT w/  
4/3/04 STD-DRAW. # & STAMP ENG., & 2 SUBMITTALS