

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

January 10, 2020

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

RE: 616 Lomas Blvd NW Shell Building
Permanent C.O. - Accepted
Engineer's Certification Date: 01/02/2020
Engineer's Stamp Date: 04/03/17
Hydrology File: J14D183

Dear Mr. Arfman:

PO Box 1293

Based on the Certification received 02/02/2020 and site visit on 01/09/2020, this certification is approved in support of Permanent Release of Occupancy by Hydrology.

Albuquerque

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

NM 87103

Sincerely,

www.cabq.gov

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 (REV 09/2015)

Project Title: 616 Lomas Blvd. NW Shell Building Building Permit #: _____ City Drainage #: J14/
DRB#: NA EPC#: NA Work Order#: 802481
Legal Description: Parcels 1 thru 3, Block 18, Perfecto Armijo Brothers Addition
City Address: 616 Lomas Blvd. NW - Albuquerque, NM 87102

Engineering Firm: Isaacson & Arfman, P.A. Contact: Fred C. Arfman or Bryan J. Bobrick
Address: 128 Monroe Street NE - Albuquerque, NM 87108
Phone#: (505) 268-8828 Fax#: _____ E-mail: freda@iacivil.com
bryanb@iacivil.com

Owner: Peterson Investments, LLC Contact: Douglas Peterson
Address: 2325 San Pedro NE, Suite 2A - Albuquerque, NM 87110
Phone#: _____ Fax#: _____ E-mail: _____

Architect: Martin FM Grummer Architect Contact: Martin Grummer
Address: 331 Wellesley Place NE - Albuquerque, NM 87106
Phone#: (505) 265-2507 Fax#: _____ E-mail: _____

Other Contact: Wayjohn Surveying, Inc. Contact: Thomas D. Johnston
Address: 330 Louisiana Blvd. NE - Albuquerque, NM 87108
Phone#: (505) 255-2052 Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

☒ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

☐ ENGINEER ARCHITECT CERTIFICATION
☐ CONCEPTUAL G & D PLAN
☒ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

DATE SUBMITTED: January 2, 2020 By: Fred C. Arfman

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY
☐ 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
☐ PRE-DESIGN MEETING
☒ OTHER (SPECIFY) SO 19

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____

GENERAL NOTES

- PROPOSED SPOT AND CONTOUR ELEVATIONS SHOWN REPRESENT TOP OF FINISH MATERIAL (I.E. TOP OF CONCRETE, TOP OF CONCRETE BUILDING PAD, TOP OF PAVEMENT MATERIAL, TOP OF LANDSCAPING MATERIAL, ETC.). CONTRACTOR SHALL GRADE, COMPACT SUBGRADE AND DETERMINE EARTHWORK ESTIMATES BASED ON ELEVATIONS SHOWN MINUS FINISH MATERIAL THICKNESSES.
- IF FIELD GRADE ADJUSTMENTS ARE REQUIRED, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR INSTRUCTIONS.
- THE ENVIRONMENTAL PROTECTION AGENCY (EPA) AND THE CITY OF ALBUQUERQUE REQUIRE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP), AN NPDES PERMIT, AND AN EROSION AND SEDIMENT CONTROL (ESC) PERMIT FOR PROJECTS WHERE CONSTRUCTION ACTIVITIES MEET THE EPA THRESHOLD. (SWPPP, NPDES PERMIT, AND ESC PLAN BY OTHERS.) A CURRENT CITY-APPROVED ESC PERMIT MUST BE INCLUDED WITH THE CONTRACTOR'S SUBMITTAL FOR A ROUGH GRADING, GRADING, PAVING, BUILDING, OR WORK ORDER PERMIT. CONTRACTOR SHALL COORDINATE WITH OWNER TO DETERMINE WHO WILL PREPARE SWPPP AND INSPECT REQUIRED ELEMENTS.
- IF THE SITE IS SMALL ENOUGH NOT TO REQUIRE A SWPPP/NPDES PERMIT (LESS THAN ONE ACRE), THE CONTRACTOR SHALL STILL BE RESPONSIBLE FOR USING EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMP'S) TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PUBLIC RIGHT-OF-WAY.
- MEASURES REQUIRED FOR EROSION AND SEDIMENT CONTROL SHALL BE INCIDENTAL TO THE PROJECT COST.
- WHERE GRADES BETWEEN NEW AND EXISTING ARE SHOWN AS 'MATCH' OR '±', TRANSITIONS SHALL BE SMOOTH.
- PAVEMENT GRADES IN MARKED HANDICAPPED PARKING AREAS SHALL NOT EXCEED 2.0% IN ANY DIRECTION. FOR ALL ACCESSIBLE ROUTES, MAXIMUM ALLOWABLE GROSS SLOPE IS 2.0% AND MAXIMUM LONGITUDINAL SLOPE WITHOUT RAMP IS 5.0%. FOLLOW ALL ADA ACCESSIBILITY GUIDELINES OR CITY CODES, WHICHEVER IS MORE STRINGENT.
- ALL EROSION PROTECTION TO BE INSTALLED AS 6" AVG. DIA. ANGULAR FACED ROCK (F.F. ROCK) PLACED OVER GEOTEX 501 NON-WOVEN GEOTEXTILE (O.E.).
- FIRST FLUSH BASIN DESIGN PARAMETERS AND STORMWATER CONTROL MEASURES SHOWN ON THIS PLAN TO BE STRICTLY ADHERED TO FOR CERTIFICATION PURPOSES.
- POST-CONSTRUCTION MAINTENANCE FOR PRIVATE STORMWATER FACILITIES WILL BE THE RESPONSIBILITY OF THE FACILITIES OWNER. PERIODIC INSPECTION AND CERTIFICATIONS OF THE FACILITIES MAY BE REQUIRED BY THE CITY ENGINEER. ENGINEER RECOMMENDS THAT OWNER INSPECT SITE YEARLY AND AFTER EACH RAINFALL TO IDENTIFY NEW AREAS OF EROSION AND INSTALL ADDITIONAL EROSION PROTECTION AS NEEDED BASED ON ACTUAL OCCURRENCES.
- FOR ENGINEER'S CERTIFICATION OF SUBSTANTIAL COMPLIANCE (FOR CERTIFICATE OF OCCUPANCY) CONTRACTOR SHALL PROVIDE AN AUTOCAD FORMAT AS-BUILT SURVEY PREPARED BY A LICENSED SURVEYOR WHICH INCLUDES:
 - AS-BUILT SPOT ELEVATIONS AT EACH DESIGN SPOT ELEVATION SHOWN ON THE APPROVED PLAN;
 - TOP AND BOTTOM ELEVATIONS AS REQUIRED TO DEFINE THE PERIMETER OF PONDS (TO BE USED BY ENGINEER TO CALCULATE AS-BUILT VOLUME PROVIDED);
- GRADING OF FIRST FLUSH BASINS WILL BE INSPECTED AS PART OF ENGINEER'S CERTIFICATION FOR CERTIFICATE OF OCCUPANCY. DURING LANDSCAPING, FIRST FLUSH BASINS WILL BE SMOOTHLY INTEGRATED INTO LANDSCAPING WHILE MAINTAINING REQUIRED TOP AND BOTTOM ELEVATION, VOLUME AND INLET / OVERFLOW ELEVATIONS.

CALCULATIONS

CALCULATIONS: 6th & Lomas : March 20, 2017

Based on Drainage Design Criteria for City of Albuquerque
Section 22.2, DPM, Vol 2, dated Jan., 1993

ON-SITE CALCULATIONS: 100-YEAR, 6-HOUR STORM

AREA OF SITE: 19423 SF = 0.45

HISTORIC FLOWS:

Treatment S	%
Area A	0 0%
Area B	0 0%
Area C	11654 60%
Area D	7769.3616 40%
total Area	19423.404 100%

DEVELOPED FLOWS:

Treatment S	%	EXCESS PRECIP:
Area A	0 0%	Precip. Zone 2
Area B	971 5%	E _A = 0.53
Area C	1942 10%	E _B = 0.78
Area D	16510 85%	E _C = 1.13
total Area	19423.404 100%	E _D = 2.12

On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)

$$\text{Weighted } E = \frac{E_A A_A + E_B A_B + E_C A_C + E_D A_D}{A_A + A_B + A_C + A_D}$$

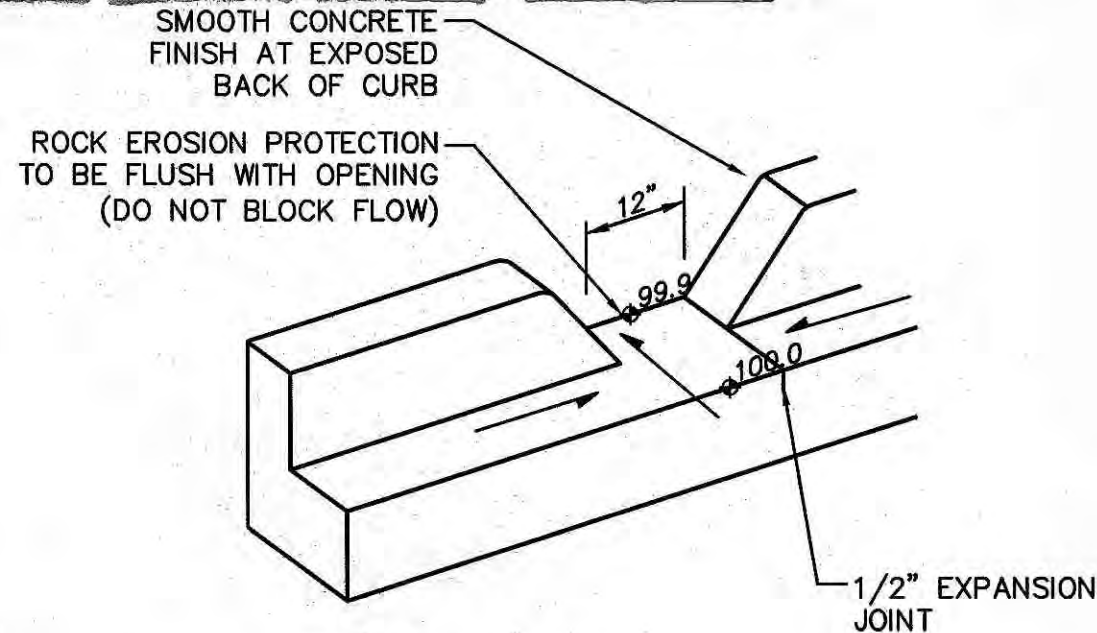
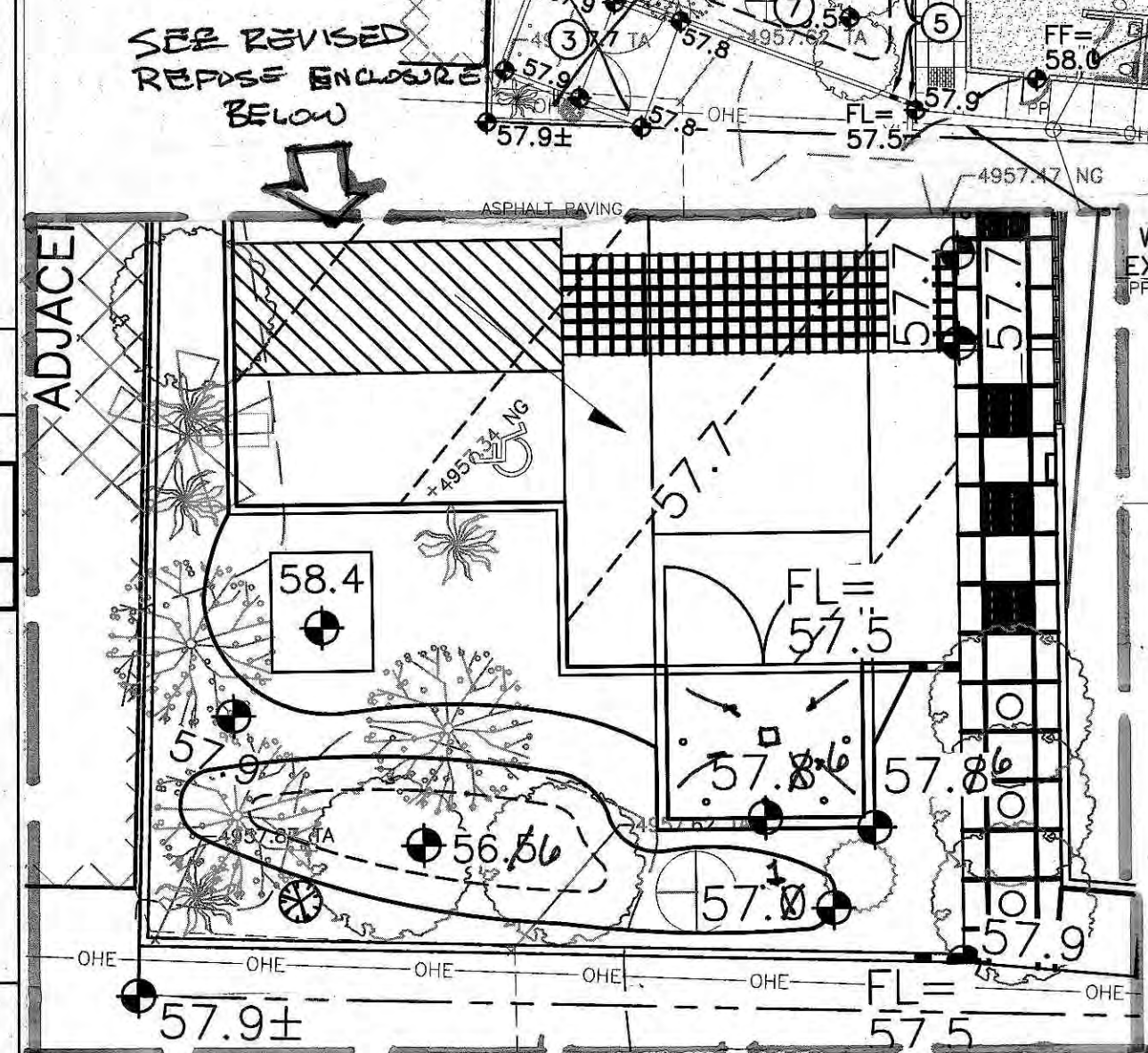
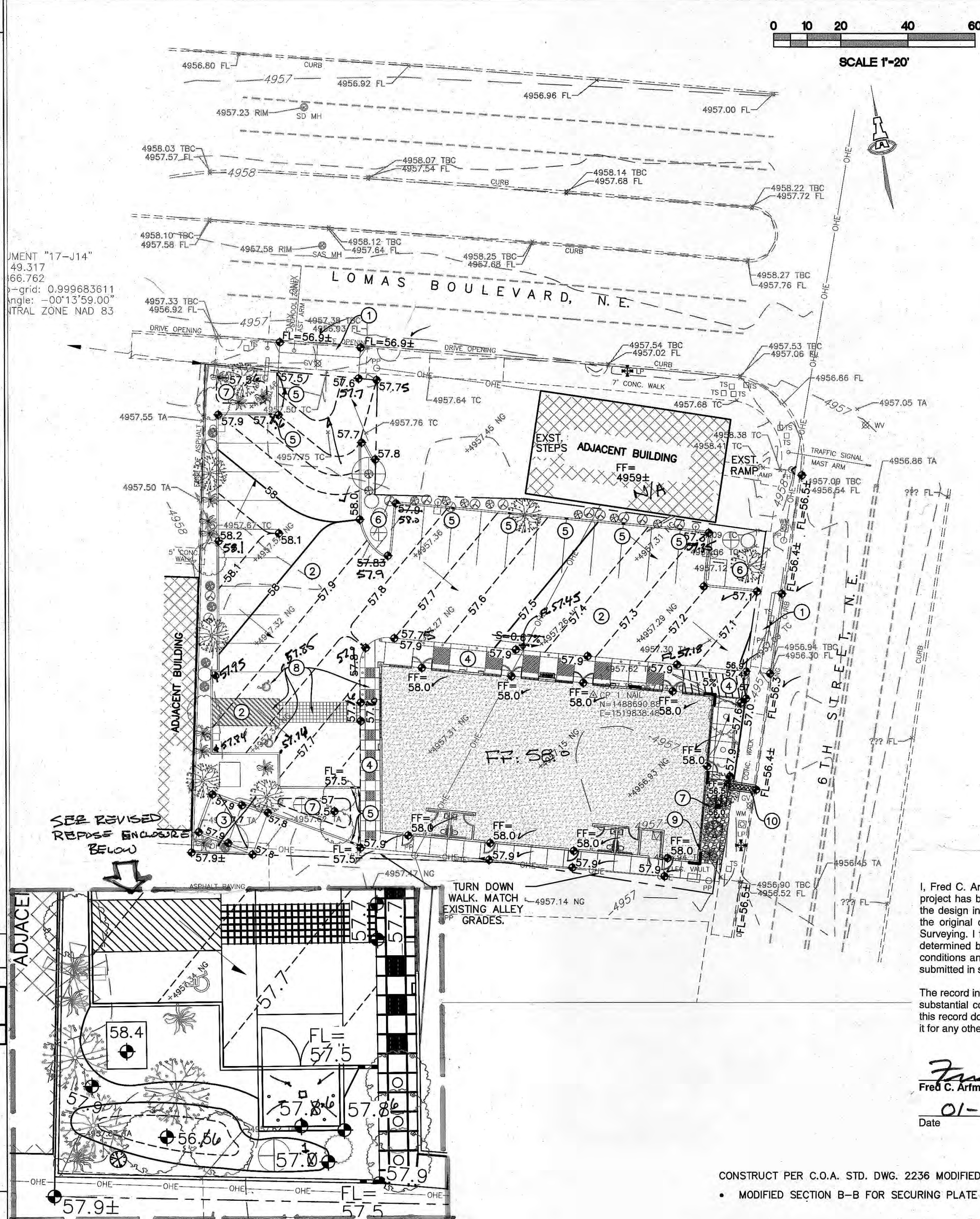
Historic = 1.53 in. Developed E = 1.95 in.

On-Site Volume of Runoff: V₃₆₀ = E_A * A / 12

Historic V = 2470 CF Developed V₃₆ = 3163 CF

On-Site Peak Discharge Rate: Q_p = Q_{pA}A_A + Q_{pB}A_B + Q_{pC}A_C + Q_{pD}A_D / 43,560
For Precipitation Z₀ 2

Q _{pA}	= 1.56	Q _{pC}	= 3.14
Q _{pB}	= 2.28	Q _{pD}	= 4.70
Historic C	= 1.7 CFS	Developed Q _p	= 2.0 CFS

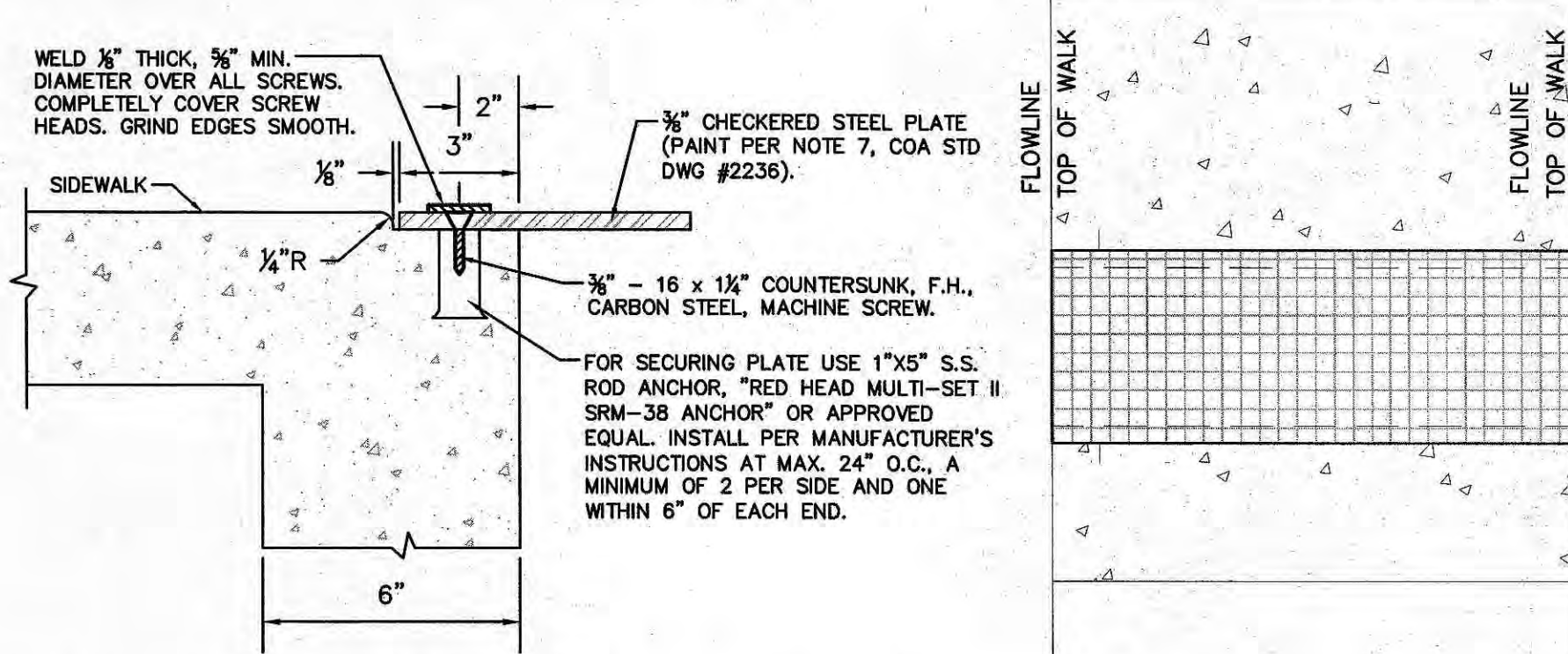


GENERAL NOTES

- EDGES NOT SPECIFICALLY DIMENSIONED SHALL BE SHAPED WITH A 3/8" EDGING TOOL.

CURB OPENING

N.T.S.



COVERED SIDEWALK CULVERT

S.O.19 PERMIT REQUIRED

N.T.S.

KEYED NOTES

- CONSTRUCT CONCRETE DRIVEPAD PER CITY OF ALBUQUERQUE STANDARD DETAIL 2425.
- CONSTRUCT ASPHALT PARKING AREA AT ELEVATIONS SHOWN. SEE ARCHITECTURAL FOR DETAILS.
- CONSTRUCT CONCRETE DUMPSTER PAD AND ENCLOSURE AT ELEVATIONS SHOWN. SEE UTILITY PLAN FOR FLOOR DRAIN INLET TO SAS SYSTEM. SEE ARCHITECTURAL FOR ENCLOSURE DETAILS.
- CONSTRUCT NEW CONCRETE WALK TO ELEVATIONS SHOWN. NOTE RELATIONSHIP TO ADJACENT ASPHALT PAVEMENT VARIES.
- 12" WIDE (BOTTOM WIDTH) CURB OPENING PER DETAIL THIS SHEET.
- DEPRESS LANDSCAPING THIS AREA 6"± TO HARVEST STORMWATER.
- CONSTRUCT FIRST FLUSH RETENTION BASIN AT ELEVATIONS SHOWN.
- ALL ACCESSIBLE RAMPS, WALKS AND HC PARKING AREAS TO BE ADA COMPLIANT.
- ALL ROOF DISCHARGE TO BE RELEASED VIA DOWNSPOUTS TO LANDSCAPED FIRST FLUSH BASIN.
- CONSTRUCT 18" WIDE (BOTTOM WIDTH) COVERED SIDEWALK CULVERT WITH STEEL PLATE TOP AT ELEVATIONS SHOWN PER C.O.A. STD. DWG. 2236. ANCHOR STEEL PLATE TOP PER DETAILS THIS SHEET. SEE S.O.19 PERMIT REQUIREMENTS THIS SHEET.

S.O.19 : NOTICE TO CONTRACTORS

- AN EXCAVATION / CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #8.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (CALL '811') FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC / STREET USE.
- MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
- WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.
- THE WORK IN THE CITY ROW MUST BE INSPECTED AND ACCEPTED. THE CONTRACTOR MUST CONTACT JASON RODRIGUEZ AT 235-8016 AND CONSTRUCTION COORDINATION AT 924-3416 TO SCHEDULE INSPECTIONS.

APPROVAL	NAME	DATE
INSPECTOR		

DRAINAGE CERTIFICATION

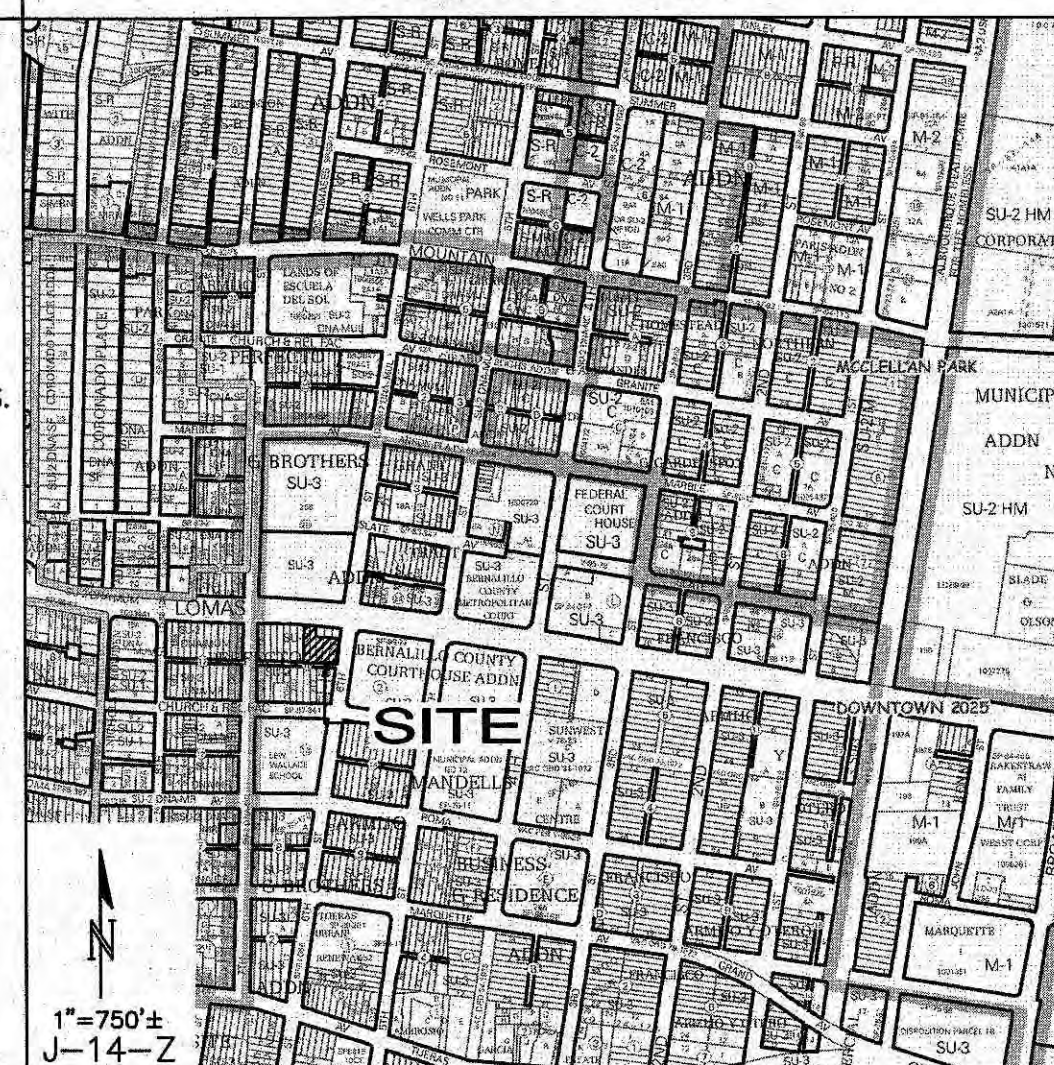
I, Fred C. Arfman, NMPE 7322, of the firm Isaacson & Arfman, P.A., hereby certify that this project has been graded and will drain in substantial compliance with and in accordance with the design intent of the approved plan dated 04-03-2107. The record information edited onto the original design document has been obtained by Christopher Behler, of the firm Behler Surveying. I further certify that I have personally visited the project site on 12/11/19 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 herein 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.

Fred C. Arfman
Fred C. Arfman
Date 01-02-2020
NMPE 7322



VICINITY MAP



PROJECT INFORMATION

PROPERTY: THE SITE IS A PREVIOUSLY DEVELOPED PROPERTY LOCATED WITHIN CITY OF ALBUQUERQUE VICINITY MAP J-14. THE SITE IS BOUND TO THE EAST BY 6TH STREET NW, TO THE WEST BY DEVELOPED COMMERCIAL, TO THE NORTH BY LOMAS BLVD. NW AND TO THE SOUTH BY A PUBLIC ALLEY.

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE A COMMERCIAL RETAIL CENTER WITH ASSOCIATED ACCESS, PARKING AND LANDSCAPING.

LEGAL: PARCEL 1, PARCEL 2 AND PARCEL 3, BLOCK EIGHTEEN (18) OF THE PERFECTO ARMIJO AND BROTHERS ADDITION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

AREA: 0.4459 ACRES

BENCHMARK: VERTICAL DATUM IS BASED UPON THE ALBUQUERQUE CONTROL SURVEY MONUMENT "17-J14", ELEVATION = 4957.48 FEET (NAVD 1988).

OFF-SITE: OFF-SITE DRAINAGE FROM THE COMMERCIAL PROPERTY TO THE NORTH WILL CONTINUE TO BE ROUTED THROUGH THIS PROPERTY AS HISTORIC FLOW. CURB OPENINGS WILL BE PROVIDED ACCEPT THIS FLOW.

FLOOD HAZARD: PER BERNALILLO COUNTY FIRM MAP PANEL #3500020334G; EFFECTIVE DATE: SEPTEMBER 26, 2008, THE SITE IS LOCATED WITHIN FLOODZONE 'X' DESIGNATED AS AREAS OUTSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOOD.

ENGINEER: FRED C. ARFMAN: NMPE 7322
ISAACSON & ARFMAN, PA
505-268-6828

SURVEYOR: THOMAS D. JOHNSTON, NMPS 14269
WAYJOHN SURVEYING, INC. (505) 255-2052

DRAINAGE PLAN CONCEPT: THE PROPERTY IS AN INFILL PROPERTY IN A FULLY DEVELOPED AREA. FIRST FLUSH BASINS ARE PROVIDED FOR A PORTION OF THE PARKING AND ROOF AREAS. ALL OTHER LANDSCAPING WILL BE DEPRESSED FOR WATER HARVESTING. THE ANTICIPATED INCREASE IN FLOW RATE TO THE SURROUNDING STREETS IS NEGLIGIBLE @ 0.3 CFS.

LEGEND

— 4958.63 —	EXISTING SPOT ELEVATION
— 57 —	EXISTING CONTOUR
— 57.3 —	PROPOSED CONTOUR (0.5' INCREMENT)
— 57.3 —	PROPOSED CONTOUR (0.1' INCREMENT)
◆ 82.5	PROPOSED SPOT ELEVATION
→	FLOW ARROW
FF = 4958.00	FINISH FLOOR ELEVATION
— 57.9 ± —	LIMITS OF EROSION CONTROL

DATE: JAN 2017
DRAWN BY: EJB
CHECKED BY: FCA
VERIFIED BY:

REVISIONS

SHEET NO:

CG1

MARTIN FM GRUMMER
ARCHITECT
33 WILSON PLACE NE
ALBUQUERQUE, NEW MEXICO 87106
(505) 265-2597



616 LOMAS BLVD NW
SHELL BUILDING
ALBUQUERQUE, NM 87102
GRADING & DRAINAGE
PLAN

ALL DIMENSIONS ARE TO BE FIELD VERIFIED. IF THERE ARE DISCREPANCIES, PLEASE NOTIFY THE ARCHITECT. DRAWING ARE NOT TO BE SCALED. USE DIMENSIONS FOR ACCURACY.