

# CITY OF ALBUQUERQUE

*Planning Department*  
Brennon Williams, Director



*Mayor Timothy M. Keller*

September 28, 2020

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

**RE: Nuevo Atrisco  
201 Unser Blvd. NW  
Permanent C.O. - Approved  
Engineer's Certification Date: 9/15/20  
Engineer's Stamp Date: 12/3/19  
Hydrology File: K10D058**

Dear Mr. Arfman:

PO Box 1293

Based on the revised certification received 9/15/20 and a site visit on 9/25/20, this certification is approved for Permanent Certificate of Occupancy.

Albuquerque

If you have any questions, please contact me at 924-3986 or [earmijo@cabq.gov](mailto:earmijo@cabq.gov).

NM 87103

Sincerely,

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

Ernest Armijo, P.E.  
Principal Engineer, Planning Dept.  
Development Review Services



# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

**Project Title:** Nuevo Atrisco **Building Permit #:** \_\_\_\_\_ **Hydrology File #:** K10D058  
**DRB#:** PR-2018-1007489 **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_  
**Legal Description:** Tract B-1, West Route 66 Addition II  
**City Address:** 7909 Central Ave. NW - Albuquerque, NM 87121

**Applicant:** Isaacson & Arfman, PA **Contact:** Fred C. Arfman  
Address: 128 Monroe Street NE - Albuquerque, NM 87108 or Bryan J. Bobrick  
**Phone#:** (505) 268-8828 **Fax#:** \_\_\_\_\_ **E-mail:** freda@iacivil.com  
or bryanb@iacivil.com  
**Other Contact:** Dekker Perich Sabatini **Contact:** \_\_\_\_\_  
**Address:** 7601 Jefferson Street NE, Suite 100 - Albuquerque, NM 87109  
**Phone#:** (505) 761-9700 **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**TYPE OF DEVELOPMENT:** ☒ PLAT ☐ RESIDENCE ☐ DRB SITE ☐ ADMIN SITE

Check all that Apply:

### DEPARTMENT:

☒ HYDROLOGY/ DRAINAGE  
☐ TRAFFIC/ TRANSPORTATION

### TYPE OF SUBMITTAL:

☒ ENGINEER/ARCHITECT CERTIFICATION  
☐ PAD CERTIFICATION  
☐ CONCEPTUAL G & D PLAN  
☒ GRADING PLAN  
☐ DRAINAGE REPORT  
☐ DRAINAGE MASTER PLAN  
☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC  
☐ ELEVATION CERTIFICATE  
☐ CLOMR/LOMR  
☐ TRAFFIC CIRCULATION LAYOUT (TCL)  
☐ TRAFFIC IMPACT STUDY (TIS)  
☐ STREET LIGHT LAYOUT  
☐ OTHER (SPECIFY) \_\_\_\_\_  
☐ PRE-DESIGN MEETING?

### 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  
☐ FLOODPLAIN DEVELOPMENT PERMIT  
☐ OTHER (SPECIFY) \_\_\_\_\_

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

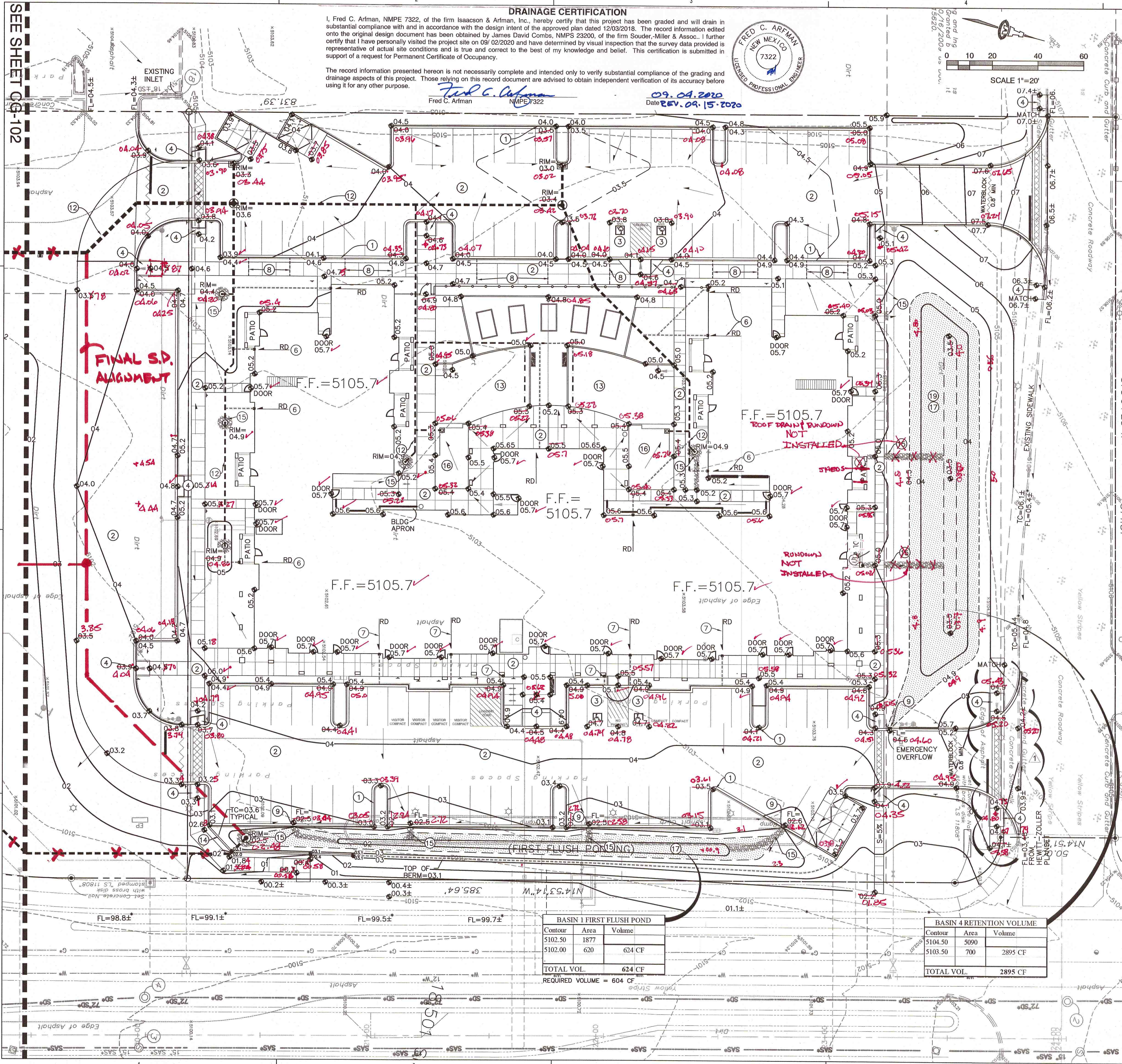
**DATE SUBMITTED:** September 4, 2020 **By:** Fred C. Arfman, PE

COA STAFF:

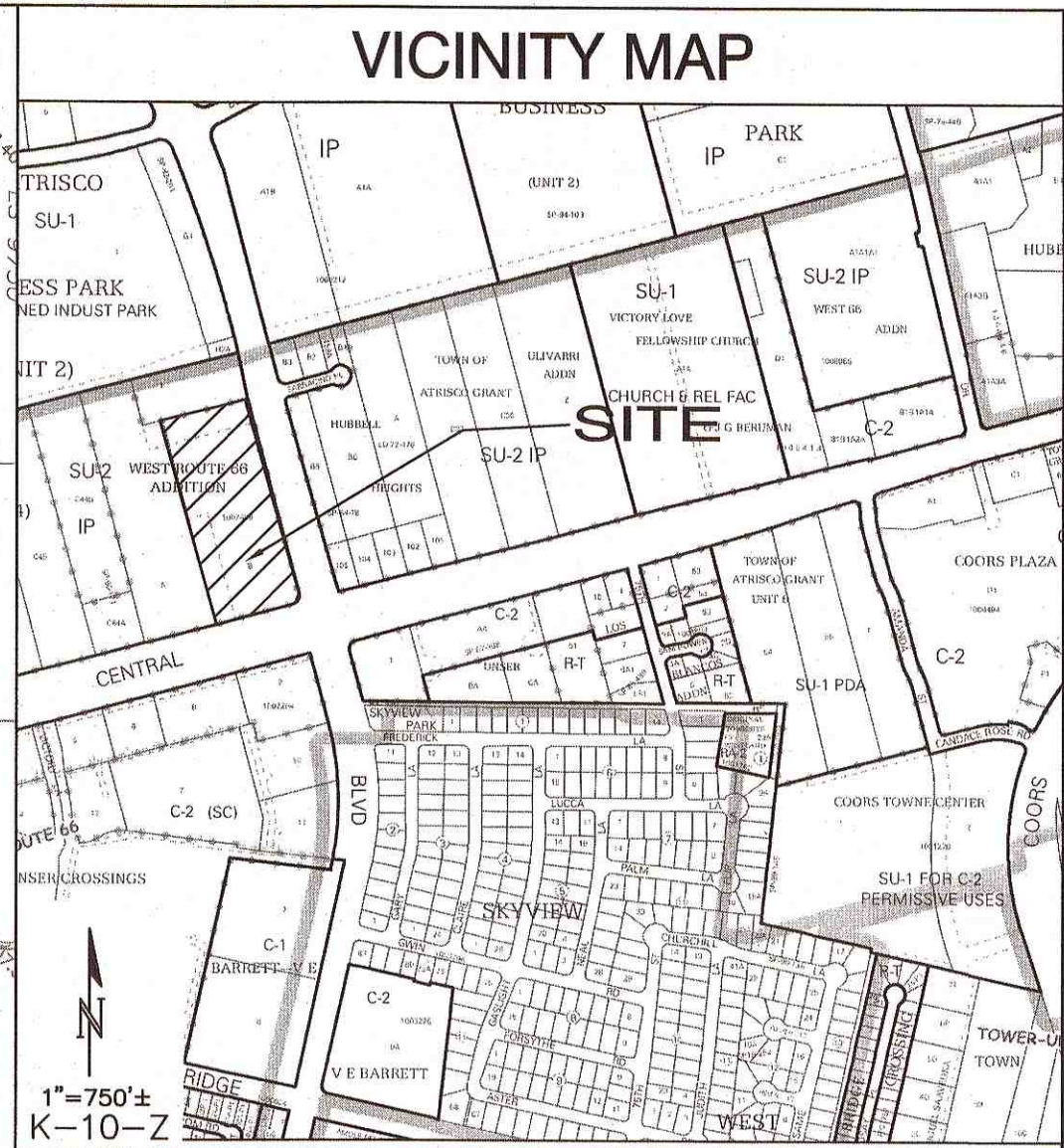
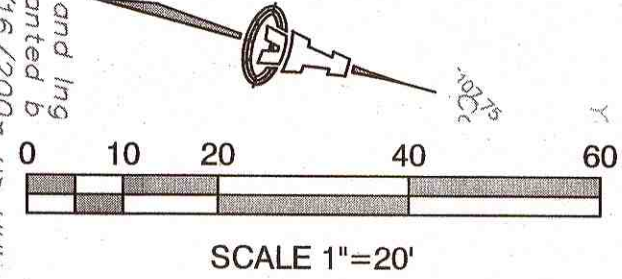
ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_





**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 12/03/2018. The record information edited onto the original design document has been obtained by James David Combs, NMPS 23200, of the firm Souder-Miller & Assoc., I further certify that I have personally visited the project site on 09/02/2020 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 NMPE 7322  
09.04.2020  
Date REV. 09.15.2020



**PROJECT DATA**  
PROPERTY: THE SITE IS AN UNDEVELOPED COMMERCIAL PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP K-10. THE SITE IS BOUND TO THE EAST BY UNSER BLVD, TO THE NORTH AND WEST BY DEVELOPED COMMERCIAL PROPERTY AND SARRACINO PI NW AND TO THE SOUTH BY CENTRAL AVE.  
PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE FARMERS MARKET OPEN PAVILIONS, OFFICE SPACE, APARTMENTS 4 STORIES, RETAIL/RESTAURANTS, PARKING, AND LANDSCAPING.  
LEGAL: A PORTION OF TRACT B1 WEST ROUTE 66 ADDITION II, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.  
BENCHMARK: VERTICAL DATUM IS BASED UPON THE ALBUQUERQUE CONTROL SURVEY MONUMENT "9-K10", ELEVATION = 5117.72 FEET (NAVD 1988).  
OFF-SITE FLOW: NO OFF-SITE DRAINAGE AFFECTS THIS PROPERTY.  
FLOOD HAZARD: PER BERNALILLO COUNTY FIRM MAP 35001C03283, MAP (REVISION DATE NOVEMBER 4, 2016), THE SITE IS LOCATED WITHIN FLOODZONE "X" DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN. A PORTION OF THE ADJACENT STREET, CENTRAL AVENUE, IS ENCUMBERED BY ZONE AO (DEPTH 1').  
DRAINAGE PLAN CONCEPT: PER THE UNSER BOULEVARD RECONSTRUCTION DRAINAGE REPORT (COA HYDROLOGY FILE K10/D057), BY HUITT-ZOLLARS DATED APRIL 2017, THIS PROPERTY FALLS WITHIN DRAINAGE BASIN 13D.3. THE OVERALL BASIN IS SIZED AT 18 ACRES WITH A CALCULATED DISCHARGE OF 60.77 CFS (3.45 CFS/ACRE). NEW OFF-SITE ROAD AND STORM DRAIN IMPROVEMENTS (CITY PROJECT NO. 4383.91) WILL BE CONSTRUCTED WHICH INCLUDES STORM DRAIN ACCESS TO AN EXISTING 48" STORM DRAIN PROVIDED FOR THIS BASIN (PASSING FLOW UNDER CENTRAL AVENUE).  
ENGINEER: FRED C. ARFMAN: NMPE 7322  
ISAACSON & ARFMAN, P.A.  
128 MONROE NE 87108  
505-268-8828  
SURVEYOR: RUSS P. HUGG: NMPS NO. 9750  
SURV-TEK, INC  
9384 VALLEY VIEW DRIVE, NW 87114  
505-897-3366

- KEYED NOTES**  
SEE SHEET CG-102 FOR KEYED NOTES REFERENCED ON THIS PLAN
- LEGEND**
- EXISTING SPOT ELEVATION
  - EXISTING CONTOUR
  - PROPOSED CONTOUR (1' INCREMENT)
  - PROPOSED SPOT ELEVATION
  - FLOW ARROW
  - FIRST FLUSH RETENTION POND OPTION

**BASIN 1 FIRST FLUSH POND**

Contour	Area	Volume
5102.50	1877	
5102.00	620	624 CF
<b>TOTAL VOL.</b>		<b>624 CF</b>
REQUIRED VOLUME = 604 CF		

**BASIN 4 RETENTION VOLUME**

Contour	Area	Volume
5104.50	5090	
5103.50	700	2895 CF
<b>TOTAL VOL.</b>		<b>2895 CF</b>

**ISAACSON & ARFMAN, P.A.**  
Consulting Engineering Associates  
128 Monroe Street N.E.  
Albuquerque, New Mexico 87108  
Ph. 505-268-8828 www.iacvill.com  
2250 CG-101.dwg Dec 10, 2018

ARCHITECTURE / DESIGN / INSPIRATION

**DEKKER PERICH SABATINI**

7601 JEFFERSON NE, SUITE 100  
ALBUQUERQUE, NM 87109  
505.761.9700 / DPSDESIGN.ORG  
ARCHITECT

ENGINEER

PROJECT

**NUEVO ATRISCO CENTRAL & UNSER ALBUQUERQUE, NM**

REVISIONS

- ADDENDUM #001 11/19/2018

DRAWN BY: BJB  
REVIEWED BY: FCA  
DATE: 10/31/2018  
PROJECT NO.: 17-0153  
DRAWING NAME: GRADING AND DRAINAGE PLAN 1 OF 2

SHEET NO. **CG-101**