

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

August 30, 2024

Genevieve Donart, P.E.  
Isaacson & Arfman, P.A.  
128 Monroe St. N.E  
Albuquerque, NM 87108

**RE: San Pedro Apartments – Building 1  
9320 San Pedro NE  
Permanent Certificate of Occupancy  
Engineer's Certification Date: 8/29/2024  
Engineer's Stamp Date: 12/19/2022  
Hydrology File: C18D108**

Dear Mrs. Donart:

PO Box 1293  
Albuquerque  
NM 87103  
www.cabq.gov

Based on the Engineer's Grading and Drainage Certification received 08/30/2024 and the site visit on 8/30/2024, 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 **for Building 1 (only)** of the San Pedro Apartments project.

If you have any questions, please contact me at 505-924-3314 or [amontoya@cabq.gov](mailto:amontoya@cabq.gov).

Sincerely,

Anthony Montoya, Jr., P.E.  
Senior Engineer, Hydrology  
Planning Department, Development Review Services



# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: \_\_\_\_\_ Hydrology File # \_\_\_\_\_

Legal Description: \_\_\_\_\_

City Address, UPC, OR Parcel: \_\_\_\_\_

Applicant/Agent: \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Applicant/Owner: \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Email: \_\_\_\_\_

(Please note that a DFT SITE is one that needs Site Plan Approval & ADMIN SITE is one that does not need it.)

**TYPE OF DEVELOPMENT:** PLAT (#of lots) \_\_\_\_\_ RESIDENCE  
DFT SITE ADMIN SITE

RE-SUBMITTAL: YES NO

**DEPARTMENT:** TRANSPORTATION HYDROLOGY/DRAINAGE

**Check all that apply under Both the Type of Submittal and the Type of Approval Sought:**

### TYPE OF SUBMITTAL:

ENGINEER/ARCHITECT CERTIFICATION  
PAD CERTIFICATION  
CONCEPTUAL G&D PLAN  
GRADING & DRAINAGE PLAN  
DRAINAGE REPORT  
DRAINAGE MASTER PLAN  
CLOMR/LOMR  
TRAFFIC CIRCULATION LAYOUT (TCL)  
ADMINISTRATIVE  
TRAFFIC CIRCULATION LAYOUT FOR DFT  
APPROVAL  
TRAFFIC IMPACT STUDY (TIS)  
STREET LIGHT LAYOUT  
OTHER (SPECIFY) \_\_\_\_\_

### TYPE OF APPROVAL SOUGHT:

BUILDING PERMIT APPROVAL BLDG PERMIT #: BP-2022-54163  
CERTIFICATE OF OCCUPANCY **BLDG 1**  
CONCEPTUAL TCL DFT APPROVAL  
PRELIMINARY PLAT APPROVAL  
FINAL PLAT APPROVAL  
SITE PLAN FOR BLDG PERMIT DFT  
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  
OTHER (SPECIFY) \_\_\_\_\_

DATE SUBMITTED: \_\_\_\_\_



MAP PROJECTS\2400-2499\2471\DWG\2471 C-701 GRD ASBUILT.dwg 8/29/2024 3:20:24 PM, AutoCAD PDF-PC3

I, GENEVIEVE L. DONATI, NMPE 15088, OF THE FIRM ISAACSON & ARFMAN, INC., HEREBY CERTIFY THAT THE INDIVIDUAL PHASES/BUILDINGS OF THIS PROJECT SHOWN IN THE TABLE BELOW HAVE BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 01/18/2023. ONLY THE BUILDINGS SIGNED ARE CERTIFIED. 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 FOR EACH PHASE 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 WITH THE FOLLOWING EXCEPTION:

THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR 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.

BLDG#	DATE	SIGNATURE	EXCEPTIONS TO BE COMPLETED PRIOR TO FINAL	EXCEPTION COMPLETE
6 & LEASING	SEE PREVIOUS		SEE PREVIOUS CERTIFICATION	
1	08/29/2024	<i>Genevieve L. Donati</i>		
2				
3				
4				
5				



Storm drain connection to public

OAKLAND AVENUE NE.

STORMWATER QUALITY

FOR REDEVELOPMENT SITES, THE CABQ STORMWATER QUALITY VOLUME (SWQV) IS BASED ON THE 80TH PERCENTILE STORM EVENT OR 0.26". THE IMPERVIOUS AREA FOR THIS PROPERTY IS 237,779 SF (83% OF TOTAL AREA). THE TOTAL REQUIRED S.Q. RETENTION VOLUME = 0.26" \* TYPE 'D' AREA: 0.26(12' \* 237,779 SF) = 5,152 CF.

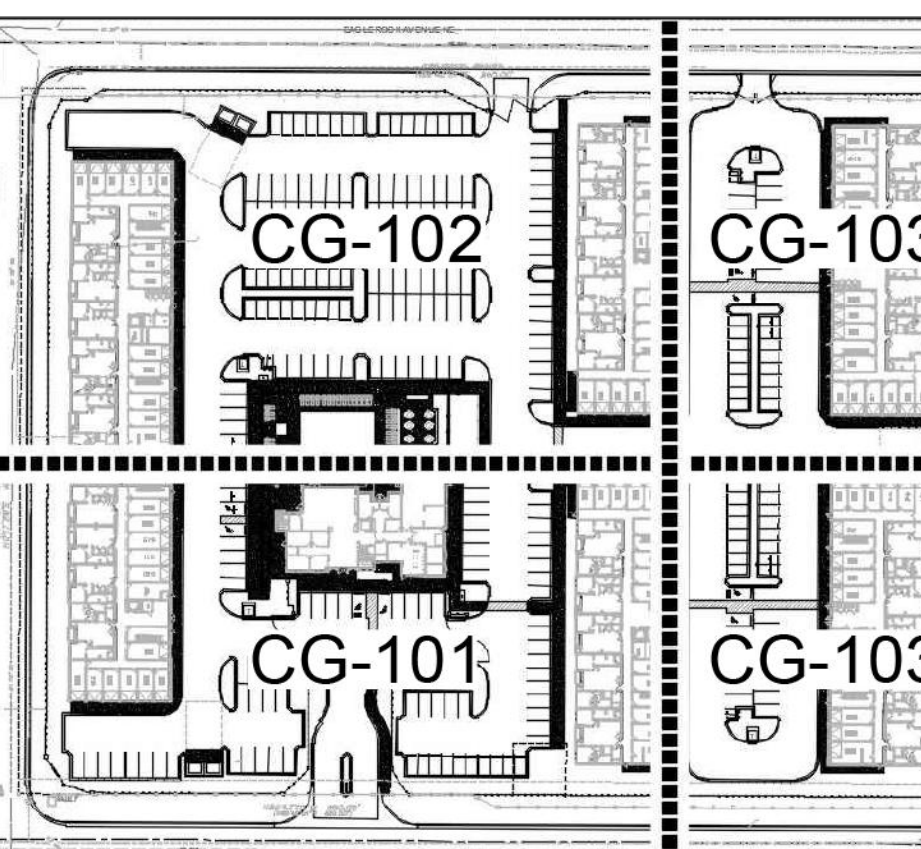
SWQV RETENTION WILL BE PROVIDED THROUGHOUT THE PROPERTY. THE TOTAL AVAILABLE VOLUME IS 3,215 CF (62.4% OF REQUIRED). AN IN-LIEU-OF WAIVER IS REQUESTED FOR THE REMAINING 1,937 CF.

POND ID	VOLUME	POND ID	VOLUME
A	260 CF	H	197 CF
B	120 CF	I	184 CF
C	336 CF	J	220 CF
D	220 CF	K	75 CF
E	220 CF	L	335 CF
F	220 CF	M	340 CF
G	197 CF	N	75 CF
		O	100 CF

LEGEND

- PROPOSED 1.0' CONTOUR
- SURFACE FLOW DIRECTION
- FINISH FLOOR ELEVATION
- PROPOSED STORM DRAIN SYSTEM
- PROPOSED STORMWATER QUALITY RETENTION POND (ID & VOLUME CF)

GRADING & DRAINAGE KEY



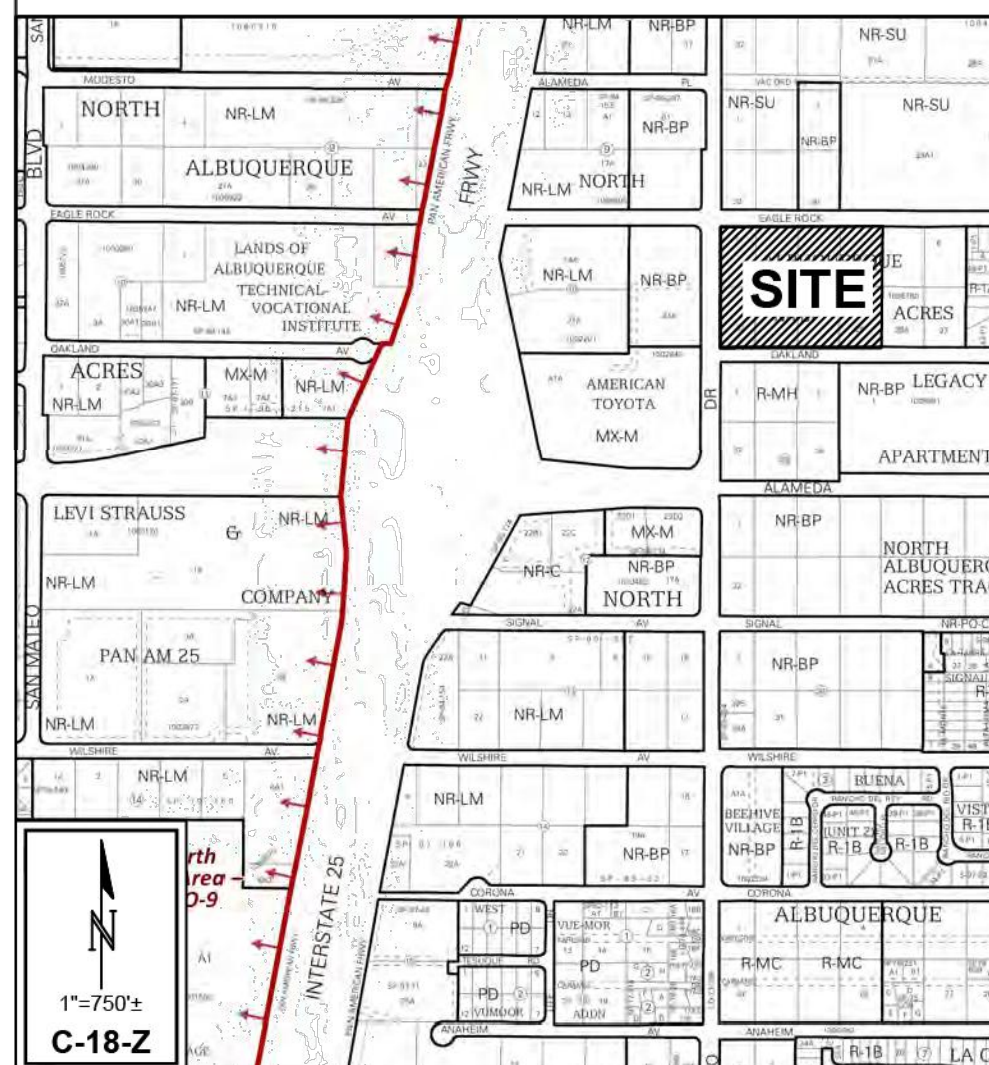
SHEET TITLE

OVERALL GRADING & DRAINAGE PLAN

SHEET NUMBER

CG-100

VICINITY MAP C-18



PROJECT INFORMATION

PROPERTY: THE SITE IS A PREVIOUSLY DEVELOPED PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP C-18. THE SITE IS BOUND TO THE WEST BY SAN PEDRO BLVD., TO THE NORTH BY EAGLE ROCK AVE., TO THE SOUTH BY OAKLAND AVE. AND TO THE EAST BY DEVELOPED COMMERCIAL PROPERTY. THE PROPERTY SLOPES FROM EAST TO WEST AT APPROXIMATELY 3%.

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE MULTI-STORY APARTMENT BUILDINGS WITH ASSOCIATED ASPHALT PAVED ACCESS, PARKING, SITE AMENITIES, AND LANDSCAPING.

LEGAL: LOT 32A BLOCK 27, NORTH ALBUQUERQUE ACRES, ALBUQUERQUE, NEW MEXICO.

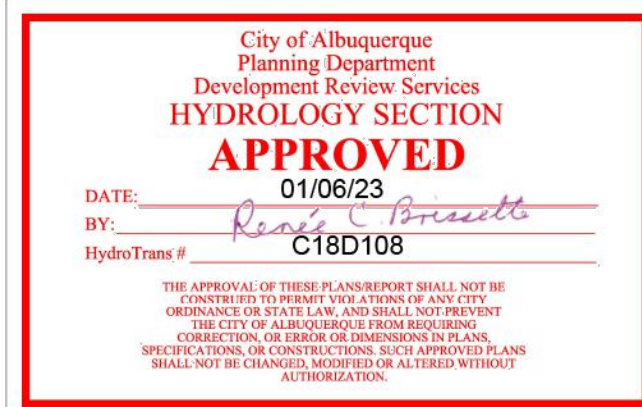
AREA: 6.5776 AC

BENCHMARKS: ALBUQUERQUE CONTROL SURVEY MONUMENT 10C\_18, ELEVATION (FEET) = 5222.09 (NAVD88)

ALBUQUERQUE CONTROL SURVEY MONUMENT 9C\_18, ELEVATION (FEET) = 5232.47 (NAVD88)

OFF-SITE: NO OFF-SITE DRAINAGE IMPACTS THIS PROPERTY. ALL OPENINGS IN THE EXISTING CMU WALL TO THE EAST WILL BE GROUTED TO PREVENT OFFSITE STORMWATER FROM ENTERING THIS PROPERTY.

FLOOD HAZARD: PER FEMA FLOOD HAZARD MAP 35001C0137H, EFFECTIVE DATE 8/16/2012 WITH APPROVED LETTER OF MAP REVISION EFFECTIVE DATE 01/18/2023, THE SITE IS LOCATED WITHIN FLOOD HAZARD ZONE 'X' OR ZONE 'X' (SHADED) DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.



Isaacson & Arfman, Inc.  
Civil Engineering Consultants



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FRED C. ARFMAN  
NEW MEXICO  
7322  
Engineer

SAN PEDRO APARTMENTS  
San Pedro & Eagle Rock  
Albuquerque, New Mexico

DESIGN DEVELOPMENT  
PROJECT NUMBER: IA 2471  
FILE: Bldg/Hor  
DRAWN BY: FCA  
CHECKED BY: FCA  
DATE: 05-25-2022

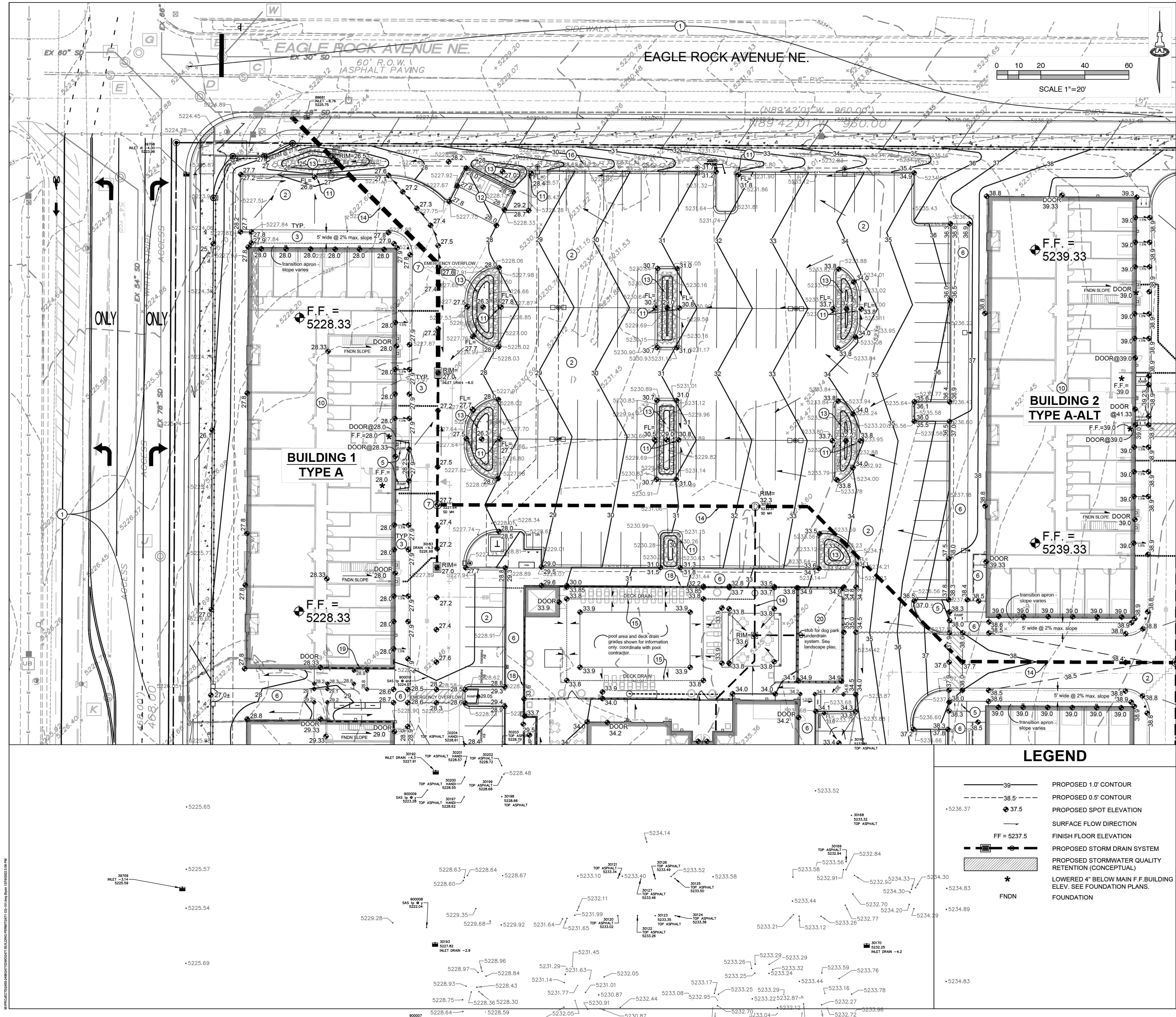
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SHEET TITLE  
OVERALL GRADING & DRAINAGE PLAN  
SHEET NUMBER  
CG-100

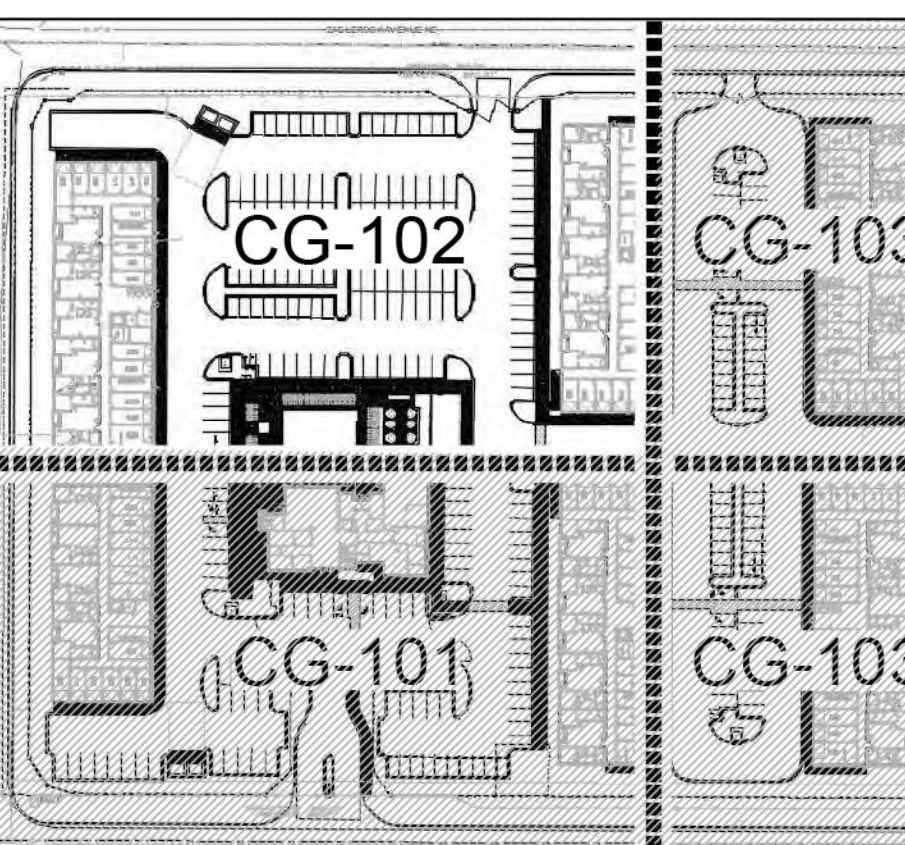
2022-11-30 - 100% CONSTRUCTION DOCUMENTS



MA\PROJECTS\2400-2499\2471\DWG\2471 C-701 GRD ASBUILT 15 09-101.dwg, 8/29/2024 3:35:55 PM, AutoCad PDF.pc3



## GRADING & DRAINAGE KEY



## KEYED NOTES

THESE NOTES ARE REFERENCED ON SHEETS CG-101, CG-102 AND CG-103. NOT ALL NOTES ARE USED ON EACH SHEET.

- CONSTRUCTION WITHIN THE R/W INCLUDING ENTRANCE DRIVES, CONCRETE VALLEY GUTTER, PUBLIC SIDEWALK AND RAMPS, STREET PAVEMENT, UTILITIES, ETC. SHALL BE CONSTRUCTED UNDER SEPARATE PUBLIC WORK ORDER. NO WORK SHALL BE PERFORMED IN THE PUBLIC ROW WITHOUT AN APPROVED WORK ORDER OR EXCAVATION PERMIT.
- CONSTRUCT NEW PAVING AT ELEVATIONS SHOWN. SEE PAVING PLAN FOR MATERIAL, EXTENTS, JOINTS AND PAVING SECTIONS. NOTE: TO ENSURE READABILITY, NOT ALL PAVEMENT SPOT ELEVATIONS SHOW ADJACENT TOP OF CURB / TOP OF WALK ELEVATIONS. TEXT SHOWN WITHIN FLOWLINE INDICATES FLOWLINE ELEVATION. ADD 0.5 TYPICAL FOR TOP OF MEDIAN CURB / TOP OF ADJACENT TURNED DOWN WALK / TOP OF HEADER CURB ELEVATIONS. SEE PAVING PLAN FOR CURB AND WALK TYPES AND LOCATIONS.
- FLUSH TRANSITION FROM ASPHALT CONCRETE AT ALL GARAGE DRIVE APRONS AND AS SHOWN ON THE PAVING PLAN. SEE CG-501 FOR SECTION AND ADDITIONAL INFORMATION.
- ADA COMPLIANT PARKING AREAS @ TARGET SLOPE = 1% TO 1.5%. SLOPE SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.
- ADA COMPLIANT ACCESS RAMP (4", 8", 8" RISE - SEE PLAN). TARGET CROSS SLOPE = 1% TO 1.5%. CROSS SLOPE SHALL NOT EXCEED 2%. TARGET LONGITUDINAL SLOPE = 7% LONGITUDINAL SLOPE SHALL NOT EXCEED 12.1 (8.3%).
- CONSTRUCT ADA COMPLIANT PEDESTRIAN ACCESS WALK AT ELEVATIONS SHOWN. TARGET CROSS SLOPE = 1% TO 1.5%. CROSS SLOPE SHALL NOT EXCEED 2%. LONGITUDINAL SLOPE = 5% MAX.
- HIGH POINT / GRADE BREAK LOCATION.
- DRAINAGE FROM ADJACENT PROPERTY IS NOT PERMITTED TO ENTER THIS PROPERTY. CONTRACTOR TO FILL IN ALL OPENINGS.
- CONSTRUCT ADA COMPLIANT RAMP WITH INTERMEDIATE LANDINGS AS SHOWN. SEE ARCHITECTURAL FOR ADDITIONAL INFORMATION.
- APARTMENT UNITS: ROOF DISCHARGE TO BE PIPED DIRECTLY TO PRIVATE STORM DRAIN SYSTEM (SEE CG-502). CLUBHOUSE: ROOF DRAINS VARY (DIRECT CONNECTION TO STORM DRAIN; EXTEND THROUGH FACE OF ADJACENT CURB). SEE CG-502.
- PROVIDE 24" WIDE OPENING IN CURB TO PASS FLOW. SEE CG-501 FOR DETAIL.
- CONSTRUCT CONCRETE DUMPSTER PAD AT ELEVATIONS SHOWN.
- CONSTRUCT 18" MAX. DEPTH STORMWATER QUALITY RETENTION POND AT ELEVATIONS SHOWN. 2:1 SIDESLOPES WITH 6" DEEP (3" AVG. DIA.) ANGLAR ROCK EROSION PROTECTION. ALL STORMWATER QUALITY PONDING VOLUMES WILL BE VERIFIED AS PART OF AS-BUILT CERTIFICATION. PONDS WHICH DO NOT PROVIDE THE VOLUME NOTED WILL BE CORRECTED AT CONTRACTOR'S EXPENSE. SEE CG-100 FOR POND VOLUME TABLE. SEE CG-501 FOR SECTION.
- CONSTRUCT PRIVATE STORM DRAIN SYSTEM. SEE SHEET CG-502 FOR SIZES / SLOPES / INLET INFORMATION / MATERIALS.
- POOL DECK DRAIN BY POOL CONTRACTOR. EXTEND OUTFALL TO STORM DRAIN.
- INSTALL 8" DEEP MEDIUM ANGULAR ROCK EDGE PROTECTION. SEE CG-501 FOR ADDITIONAL INFORMATION.
  - \* ALL SIDE SLOPES > 3:1
  - \* 1'X2' AT ALL CURB OPENINGS
  - \* TO LIMITS HATCHED
- CONSTRUCT CONCRETE STEPS TO ACHIEVE REQUIRED GRADE DIFFERENCE.
- CONSTRUCT SITE RETAINING WALL(S) (RETAINING >12") TO ACHIEVE GRADE DIFFERENCE SHOWN. TOP OF FINISHED GRADE SHOWN ON EACH SIDE OF WALL. SEE STRUCTURAL FOR DETAILS INCLUDING TOTAL HEIGHT, FOOTING, REINFORCING, ETC.
- BUILDING EXTENDED / RETAINING STEMWALL REQUIRED TO ACHIEVE GRADES SHOWN. SEE ARCHITECTURAL / STRUCTURAL PLANS.
- DOG PARK LEVEL AT 34.9. CONSTRUCT CURB INTEGRATED WITH FENCE AROUND PERIMETER. TOP OF CURB = 35.1 TYPICAL. BOTTOM VARIES BASED ON ADJACENT GRADES. LANDSCAPE CURB DOWN AT ENTRY GATE TO ACT AS OVERFLOW. SEE LANDSCAPE PLAN FOR ADDITIONAL INFORMATION.

## LEGEND

- 39 PROPOSED 1.0' CONTOUR
- 38.5 PROPOSED 0.5' CONTOUR
- 37.5 PROPOSED SPOT ELEVATION
- FF = 5237.5 SURFACE FLOW DIRECTION
- FF = 5237.5 FINISH FLOOR ELEVATION
- PROPOSED STORM DRAIN SYSTEM
- PROPOSED STORMWATER QUALITY RETENTION (CONCEPTUAL)
- LOWERED 4" BELOW MAIN F.F. BUILDING ELEV. SEE FOUNDATION PLANS.
- FOUNDATION

**Isaacson & Arfman, Inc.**  
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Albuquerque, NM 87108  
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**W. C. ARFMAN**  
NEW MEXICO  
7322  
12/19/2022  
Engineer

**SAN PEDRO APARTMENTS**  
**San Pedro & Eagle Rock**  
**Albuquerque, New Mexico**

DESIGN	ISSUE DEVELOPMENT
PROJECT NUMBER: IA 2471	FILE: BUBHAR
DRAWN BY: FCA	CHECKED BY: FCA
DATE: JULY 2022	

No	Date	Description

SHEET TITLE

**GRADING & DRAINAGE**  
**PLAN 2 OF 3**

SHEET NUMBER

**CG-102**

2022-11-30 - 100% CONSTRUCTION DOCUMENTS