

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

August 31, 2023

Ian Anderson, P.E.
Isaacson & Arfman, P.A.
128 Monroe St. N.E
Albuquerque, NM 87108

**RE: Ventura Plaza Self Storage
Grading & Drainage Plans
Engineer's Stamp Date: 08/07/23
Hydrology File: D20D010D**

Dear Mr. Anderson:

Based upon the information provided in your submittal received 08/08/2023, the Grading & Drainage Plans are approved for Building Permit and Grading Permit. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

PO Box 1293

PRIOR TO CERTIFICATE OF OCCUPANCY:

Albuquerque

1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.

NM 87103

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 stormwater quality pond per Article 6-15(C) of the DPM to Hydrology for review at Plaza de Sol.

www.cabq.gov

As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, jhughes@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

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

Project Title: Ventura Plaza Self Storage **Building Permit #** _____ **Hydrology File #** D20D010D
DRB# _____ **EPC#** _____
Legal Description: Parcel A-2-A, Ventura Plaza **City Address OR Parcel** 8041 Ventura Street NE
UPC: 1 020 063 214 484 20599
Applicant/Agent: Isaacson & Arfman, Inc. **Contact:** Fred C. Arfman or Bryan J. Bobrick
Address: 128 Monroe Street NE **Phone:** (505) 268-8828
Email: freda@iacivil.com or bryanb@iacivil.com

Applicant/Owner: _____ **Contact:** _____
Address: _____ **Phone:** _____
Email: _____

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

DEPARTMENT: ☐ TRANSPORTATION ☒ HYDROLOGY/DRAINAGE
Check all that apply:

TYPE OF SUBMITTAL:

☐ 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
☐ 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: August 4, 2023



CALCULATIONS

100-YEAR, 6-HOUR CALCULATIONS

AREA OF SITE:	73742.7	SF	=	1.69	ACRE
100-year, 6-hour DEVELOPED FLOWS:	EXCESS PRECIP:				
	Treatment SF	%	Precip. Zone	3	
Area A	=	0	0%	E _A	= 0.67
Area B	=	0	0%	E _B	= 0.86
Area C	=	15486	21%	E _C	= 1.09
Area D	=	58257	79%	E _D	= 2.58
Total Area	=	73743	100%		

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

$$\text{Weighted E} = \frac{E_A A_A + E_B A_B + E_C A_C + E_D A_D}{A_A + A_B + A_C + A_D}$$
$$\text{Developed E} = 2.27 \text{ in.}$$

On-Site Volume of Runoff: V₃₆₀ =

$$\text{Developed V}_{360} = \frac{E \cdot A}{12}$$
$$\text{Developed V}_{360} = 13932 \text{ CF}$$

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 Zone 3				
Q _{pA}	=	1.84	Q _{pC}	= 3.17
Q _{pB}	=	2.49	Q _{pD}	= 4.49
Developed Q _p	=	7.1 CFS	= ±4.2 CFS PER ACRE	

ADA COMPLIANCE

SIDEWALK(S):
LONGITUDINAL SLOPE SHALL NOT EXCEED 20:1 (5%).
TARGET CROSS SLOPE = 1% TO 1.5%.
CROSS SLOPE SHALL NOT EXCEED 2%

ACCESSIBLE RAMP(S):
TARGET LONGITUDINAL SLOPE = 7%
LONGITUDINAL SLOPE SHALL NOT EXCEED 12:1 (8.33%).
TARGET CROSS SLOPE = 1% TO 1.5%.
CROSS SLOPE SHALL NOT EXCEED 2%

ACCESSIBLE PARKING:
TARGET SLOPE = 1% TO 1.5%.
SLOPE SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION

STORMWATER QUALITY

ESTIMATED DISCHARGE FROM THE PROPERTY:
PORTION OF PROPERTY WITHIN NORTH BASIN 'I' = 0.71 AC.

- BASIN 'I' STORMWATER QUALITY VOLUME WAS PREVIOUSLY CALCULATED @ REQUIRED 2.108 CF.
- POND 'I' WAS CONSTRUCTED WITH A VOLUME OF 3.239 CF.

PORTION OF PROPERTY WITHIN SOUTH BASIN 'J/K' = 0.98 AC.
100-YR 6-HR Q=4.1 CFS

- @ 65% IMPERVIOUS, (BASED ON 0.42"/SF), STORMWATER QUALITY VOLUME = 971 CF
- POND 'J/K' (NEW) WILL BE CONSTRUCTED TO ACCOMMODATE THE REQUIRED VOLUME.

POND BASIN J/K		
Contour	Area	Volume
5532	1278	
5530.5	491	1415 CF
POND VOLUME =		1415 CF

PROJECT INFORMATION

PROPERTY: THE SITE IS A PARTIALLY DEVELOPED PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP D-20. THE SITE IS BOUND ON THE NORTH AND EAST BY DEVELOPED COMMERCIAL PROPERTIES, AND TO THE WEST AND SOUTH BY DEVELOPED RESIDENTIAL PROPERTIES.

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE A NEW MULTISTORY SELF-STORAGE BUILDING, WITH ASSOCIATED ASPHALT PAVED ACCESS, PARKING, AND LANDSCAPING.

LEGAL: PARCEL A-2-A, VENTURA PLAZA, CITY OF ALBUQUERQUE

PROJECT AREA: 1.6929 ACRE

BENCHMARK: VERTICAL DATUM IS BASED UPON ALBUQUERQUE CONTROL SURVEY MONUMENT "S-D21", ELEVATION = 5653.331 FEET (NAVD 88).

OFF-SITE: OFF-SITE FLOW FROM ADJACENT VENTURA PLAZA PROPERTIES WILL CONTINUE TO BE ROUTED THROUGH THIS PROPERTY.

FLOOD HAZARD: PER NATIONAL FLOOD INSURANCE PROGRAM RATE MAP NO. 35001C0141 G, EFFECTIVE DATE 9/26/2008, THE SITE IS LOCATED WITHIN FLOODZONE 'X' DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

DRAINAGE MANAGEMENT CONCEPT: THE ORIGINAL DRAINAGE MANAGEMENT PLAN FOR THE 'PASEO DEL NORTE & VENTURA BLVD. DEVELOPMENT', WAS PREPARED BY BHI, INC. (COA HYDROLOGY FILE D20/10) AND WAS UPDATED FOR CHRISTIAN BROTHERS AUTOMOTIVE, PREPARED BY WOOTEN ENGINEERING, WITH STAMP DATE 10/10/2017 (D20D010B).

THE PROPOSED DEVELOPMENT LIES WITHIN BASINS I AND J/K.

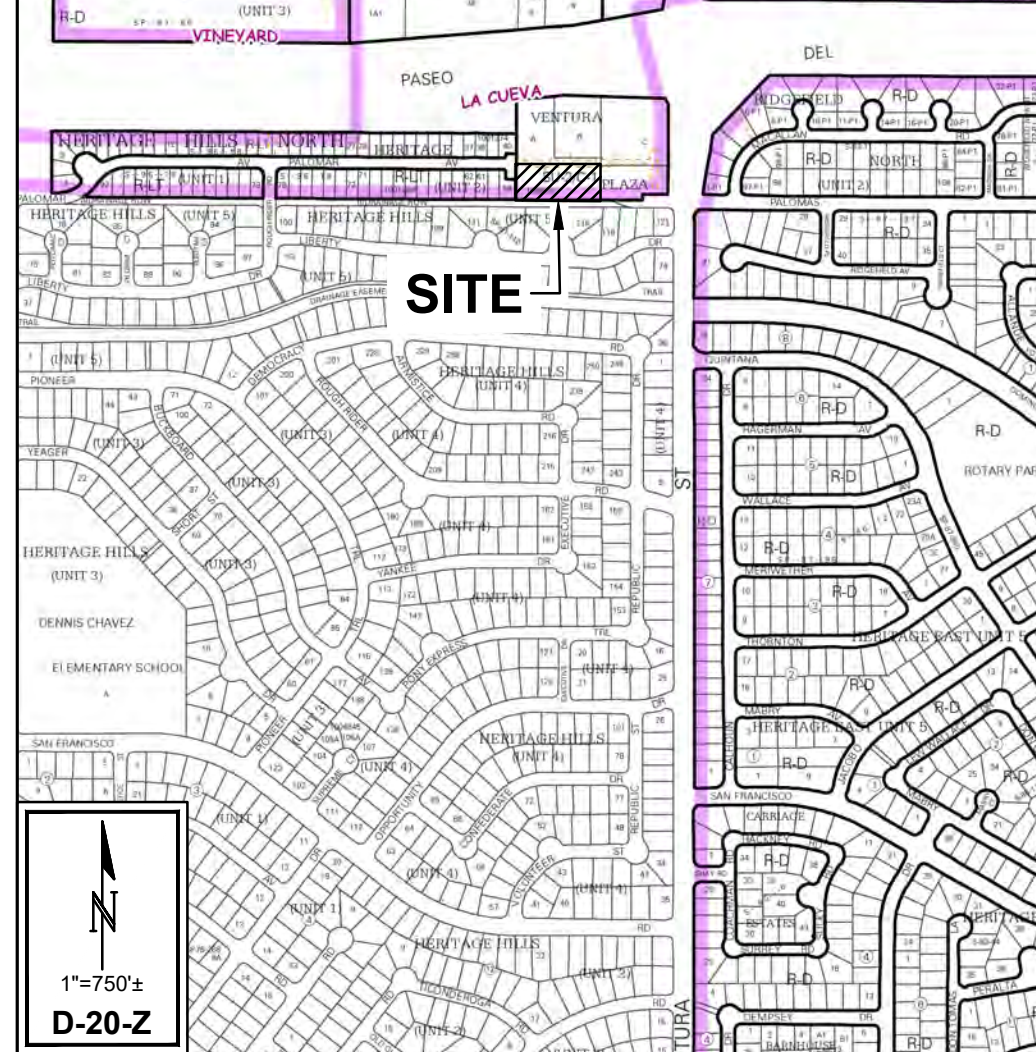
BASIN I (THE NORTH BASIN) WILL CONTINUE TO DRAIN TO AN EXISTING 30" DIA. INLET WITH DOME GRATE CONNECTED TO THE STORM DRAIN SYSTEM DRAINING TO THE PASEO DEL NORTE BLVD. R/W. THE SYSTEM WAS DESIGNED BASED ON 80% IMPERVIOUS WITH ALLOWABLE DISCHARGE OF 4.71 CFS/ACRE.

BASIN J/K (THE SOUTH BASIN) WILL CONTINUE TO DRAIN TO THE EXISTING CONCRETE CHANNEL AT THE SOUTHWEST CORNER OF THE SITE. ALLOWABLE DISCHARGE IS 4.86 PER ACRE.

A PREVIOUSLY CONSTRUCTED STORMWATER QUALITY POND (POND 'I') PROVIDES THE REQUIRED VOLUME FOR FULLY DEVELOPED BASIN 'I'. A NEW STORMWATER QUALITY POND (POND 'J/K') WILL BE CONSTRUCTED TO RETAIN THE REQUIRED VOLUME FROM THE PORTION OF THIS PROPERTY THAT DRAINS TO THE SOUTHWEST.

SURVEYOR: RUSS P. HUGG NMPS NO. 9750, SURV-TEK, INC.

VICINITY MAP



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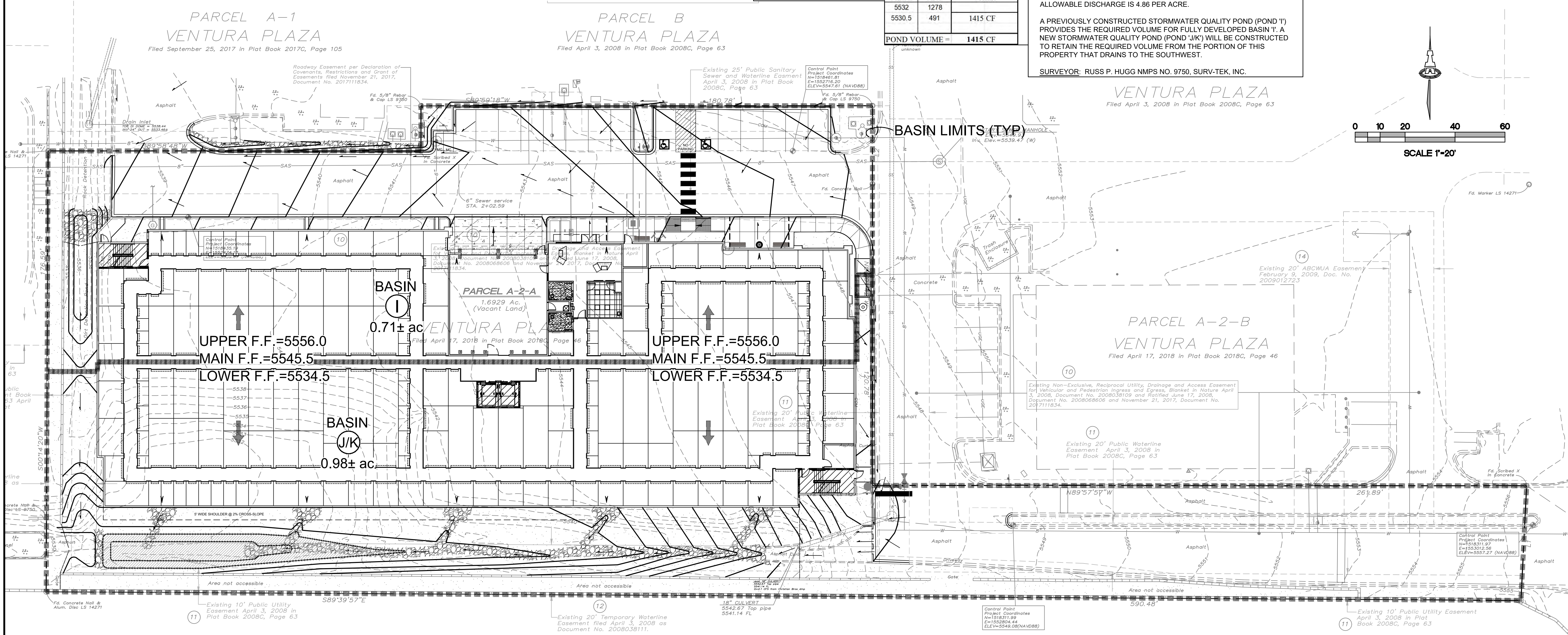
DXD CAPITAL
REAL ESTATE DRIVEN BY DATA
VENTURA PLAZA SELF STORAGE
ADDRESS
ALBUQUERQUE, NEW MEXICO 87109

I. M. W. N. ANDERSON
NEW MEXICO
26441
PROFESSIONAL ENGINEER
08-07-2023

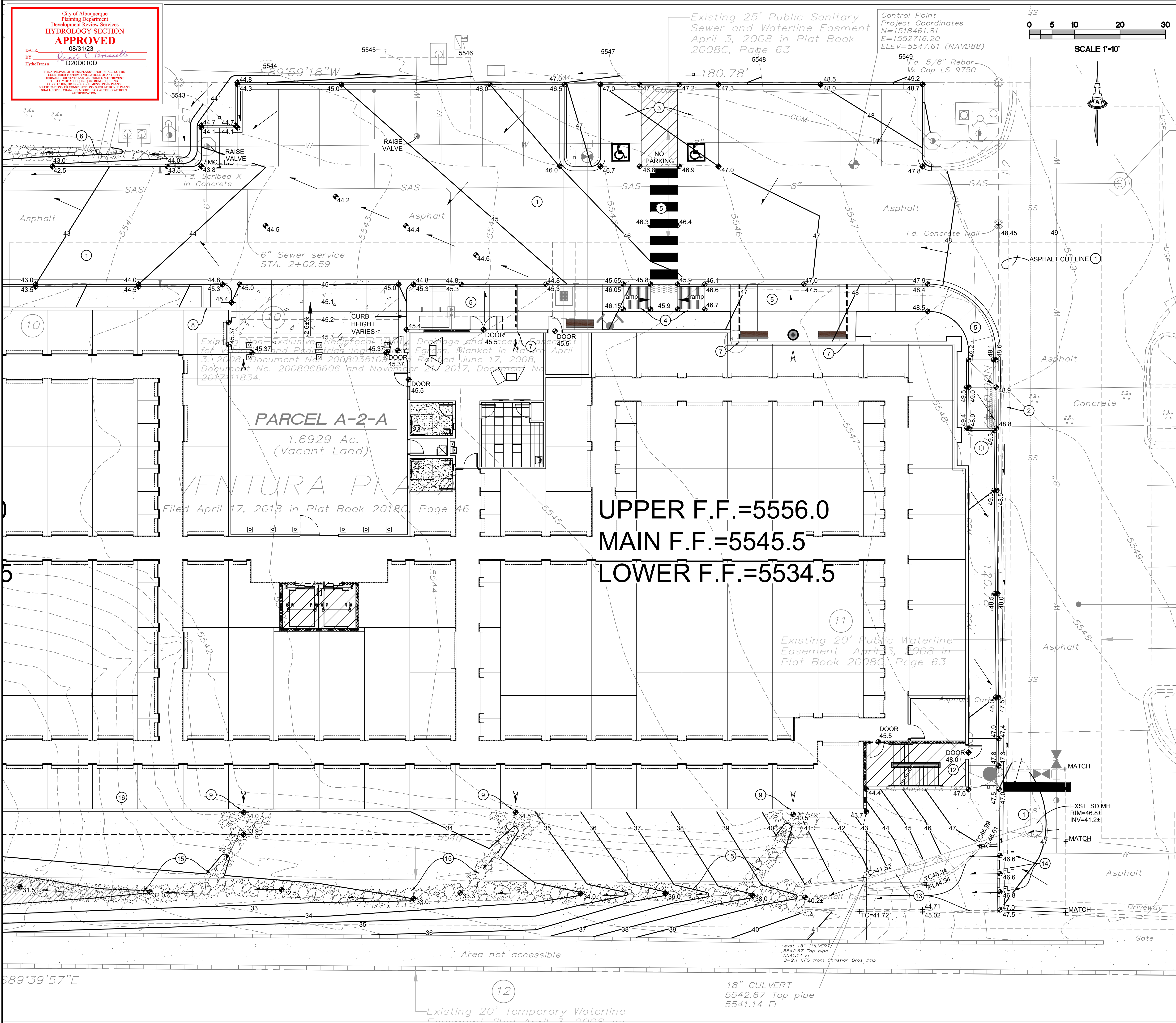
JOB NO : IA2512
PE : FCA / IA
DATE : 08.04.2023

REVISIONS

SHEET NUMBER
CG-100
GRADING & DRAINAGE
CALCULATIONS AND NOTES



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VICINITY MAP

KEYED NOTES

THESE NOTES ARE REFERENCED ON SHEETS CG-101 AND CG-102. NOT ALL NOTES ARE USED ON EACH SHEET. SEE CP-101: PAVING PLAN AND CP-501: PAVING DETAILS.

- SEE PAVING PLAN FOR EXTENT OF NEW PAVEMENT AND 6" CURB & GUTTER. CONSTRUCT TO ELEVATIONS SHOWN.
- PROVIDE SMOOTH, ADA COMPLIANT TRANSITION TO EXISTING PAVEMENT.
- CONSTRUCT ADA COMPLIANT PARKING SPACES & ACCESS AISLE AT ELEVATIONS SHOWN.
- CONSTRUCT ADA COMPLIANT CURB RAMP AT ELEVATIONS SHOWN. RAMP LENGTH VARIES.
- CONSTRUCT ADA COMPLIANT PEDESTRIAN ACCESS WALK AT ELEVATIONS SHOWN.
- GRADE ADJACENT PROPERTY AND CONSTRUCT 2' WIDE X 8" DEEP X 6" DEPRESSED ANGULAR ROCK SWALE TO DIRECT OFFSITE FLOW WEST AT ELEVATIONS SHOWN.
- NORTH SIDE ROOF DISCHARGE TYPE 1. EXTEND ROOF DISCHARGE PIPE THROUGH FACE OF CURB TO PAVEMENT. SEE PLUMBING PLAN FOR FINAL ROOF DRAIN LOCATIONS.
- NORTH SIDE ROOF DISCHARGE TYPE 2. CONSTRUCT 18" WIDE (BOTTOM WIDTH) CONC. U' CHANNEL TO PAVEMENT. SEE CP-501 FOR DETAIL. SEE PLUMBING PLAN FOR FINAL ROOF DRAIN LOCATIONS.
- SOUTH SIDE ROOF DISCHARGE. CONSTRUCT 4" X 12" DEEP ANGULAR ROCK PAD (O.E.) AT OUTLET. SEE KEYED NOTE #15 FOR ADDITIONAL INFO.
- MAINTAIN MIN. 3' WIDE EXISTING CURB OPENING. SOUTH SIDE CURB & GUTTER TO BE RECONSTRUCTED TO GRADES SHOWN.
- CONSTRUCT 18" DEEP STORMWATER QUALITY RETENTION POND (SWQR). 3:1 ARMORED SIDESLOPES. PROVIDE SMOOTH OVERFLOW TO EXISTING CONCRETE RUNDOWN.
- SEE ARCHITECTURAL PLANS FOR INTERIOR STAIRS TO ACHIEVE GRADE AT EXIT DOOR SHOWN.
- EXISTING 18" Ø STORM DRAIN TO REMAIN AND EXISTING ASPHALT CURBED RUNDOWN TO REMAIN TO EXTENTS SHOWN.
- 18" WIDE CURB OPENING TO PASS FLOW. SEE CP-501 FOR DETAIL.
- CONSTRUCT 4' WIDE X 9" V' DEPRESSION X 12" DEPTH ANGULAR ROCK SWALE TO LIMITS SHOWN.
- ALL EROSION PROTECTION MUST BE PLACED TO PERMIT STORMWATER TO PASS SMOOTHLY. HAND PLACE AT CURB OPENINGS TO MATCH FLOWLINE GRADES. ALL EROSION PROTECTION TO BE 4" AVG. DIA. ANGULAR ROCK @ 8" THICK OVER PERMANENT EROSION CONTROL FABRIC (US135NW) OR EQUAL.
- SEE STRUCTURAL / ARCHITECTURAL FOR WATERPROOFING / PROTECTION OF BUILDING RETAINING WALLS AND FOUNDATIONS ADJACENT TO EXISTING / PROPOSED STORMWATER PONDING.

LEGEND

---	EXISTING CONTOUR
---	PROPOSED 1.0' CONTOUR
◆	PROPOSED SPOT ELEVATION
→	FLOW DIRECTION
FF = 5187.50	FINISH FLOOR ELEVATION

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VENTURA PLAZA SELF STORAGE

ADDRESS

ALBUQUERQUE, NEW MEXICO 87109

JOB NO : IA2512

PE : FCA / IA

DATE : 08.04.2023

REVISIONS

SHEET NUMBER

CG-101

GRADING & DRAINAGE
PLAN (1 OF 2)

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1. SEE PAVING PLAN FOR EXTENT OF NEW PAVEMENT AND 6" CURB & GUTTER CONSTRUCTION AT ELEVATIONS SHOWN.
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14. 18" WIDE CURB OPENING TO PASS FLOW. SEE CP-501 FOR DETAIL.
15. CONSTRUCT 4' WIDE X 9" V DEPRESSION X 12" DEPTH ANGULAR ROCK SWALE TO LIMITS SHOWN.
- 15.1. ALL EROSION PROTECTION MUST BE PLACED TO PERMIT STORMWATER TO PASS SMOOTHLY. HAND PLACE AT CURB OPENINGS TO MATCH FLOWLINE GRADES. ALL EROSION PROTECTION TO BE 4" AVG. DIA. ANGULAR ROCK @ 8" THICK OVER PERMANENT EROSION CONTROL FABRIC (JUS 135WV) OR EQUAL.
16. SEE STRUCTURAL / ARCHITECTURAL FOR WATERPROOFING / PROTECTION OF BUILDING RETAINING WALLS AND FOUNDATIONS ADJACENT TO EXISTING / PROPOSED STORMWATER PONDING.

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11

	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED 1.0' CONTOUR
	PROPOSED 0.5' CONTOUR
	PROPOSED SPOT ELEVATION
	FLOW DIRECTION
FF = 5187.50	FINISH FLOOR ELEVATION

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REVISIONS

SHEET NUMBER
CG-102
GRADING & DRAINAGE
PLAN (2 OF 2)