

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

February 10, 2025

Ian Anderson
Isaacson & Arfman, Inc.
128 Monroe St. NE
Albuquerque, NM 87108

RE: Ventura Plaza Self Storage
8041 Ventura St. NE
Permanent Certificate of Occupancy
Engineer's Certification Date: 01/28/2025
Engineer's Stamp Date: 08/07/2023
Hydrology File: D20D010D
Case # HYDR-2025-00018

Dear Mr. Anderson:

PO Box 1293

Based on the Engineer's Grading and Drainage Certification received 01/31/2025 and site visit on 2/05/2025, this letter serves as a "Green Tag" approval from the Hydrology Section for a Permanent Certificate of Occupancy for the Ventura Plaza Self Storage located at 8041 Ventura St. NE to be issued by the Building and Safety Division.

Albuquerque

If you have any questions, please contact me at 505-924-3314 or amontoya@cabq.gov.

NM 87103

Sincerely,

www.cabq.gov

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



GRADING CERTIFICATION

I, Ian M N Anderson, NMPE #26441 of the firm Isaacson & Arfman, Inc., hereby certify that the Ventura Plaza Self Storage site has been graded and will drain in substantial compliance with and in accordance with the design intent of the approved Grading & Drainage Plan dated 6/31/23.

The record information superimposed on to the original design document was provided by John Gallegos, NMPS xxxx of the firm Surveying and Mapping, LLC. I further certify that I or someone under my direction visited the project site on 01/17/25, 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.

The record information presented hereon is not necessarily complete and is 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.

1-UNAS
1/28/25
Ian M. N. Anderson, NMPE #26441
Date



a. Easement
b. Easement
c. Easement
d. Easement

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%	Ea	= 0.67	
Area B	0	0%	Eb	= 0.86	
Area C	15486	21%	Ec	= 1.09	
Area D	58257	79%	Ed	= 2.58	
Total Area	73743	100%			

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

$$\text{Weighted E} = \frac{EaAa + EbAb + EcAc + EdAd}{Aa + Ab + Ac + Ad}$$
$$\text{Developed E} = 2.27 \text{ in.}$$

On-Site Volume of Runoff: V360 =

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

On-Site Peak Discharge Rate: Qp = QpAa + QpAb + QpAc + QpAd / 43.560

For Precipitation Zone 3			
QpA	= 1.84	QpC	= 3.17
QpB	= 2.49	QpD	= 4.49
Developed Qp	= 7.1 CFS		= ±4.2 CFS PER ACRE

(10)

Existing Non-Exclusive, Reciprocal Utility, Drainage and Access Easement for Vehicular and Pedestrian Ingress and Egress, Blanket in Nature April 3, 2008, Document No. 2008038109 and Ratified June 17, 2008, Document No. 2008068606 and November 21, 2017, Document No. 2017111834.

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 2,100 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 D20/010) 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.

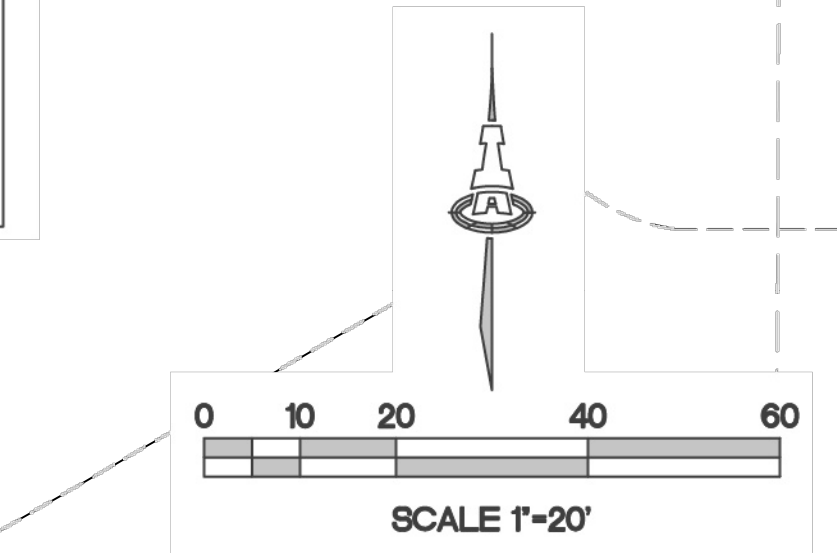
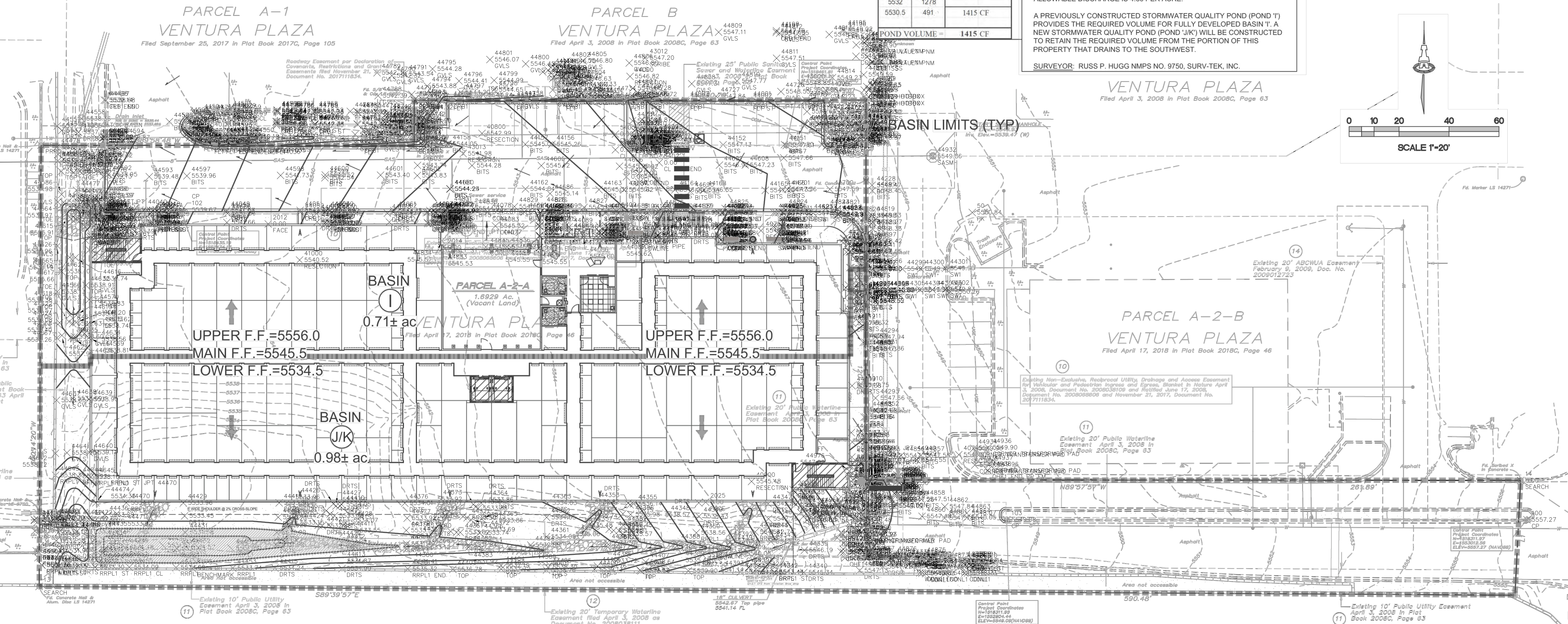
BASIN I (THE NORTH BASIN) WILL CONTINUE TO DRAIN TO AN EXISTING 30" DIA. INLET WITH DOME GRATE CONNECTED TO THE STORM DRAIN SYSTEM DRAINING TO THE PASEO DEL NORTE BLVD. RW. THE SYSTEM WAS DESIGNED BASED ON 80% IMPERVIOUS WITH ALLOWABLE DISCHARGE OF 4.71 CFS/ACRE.

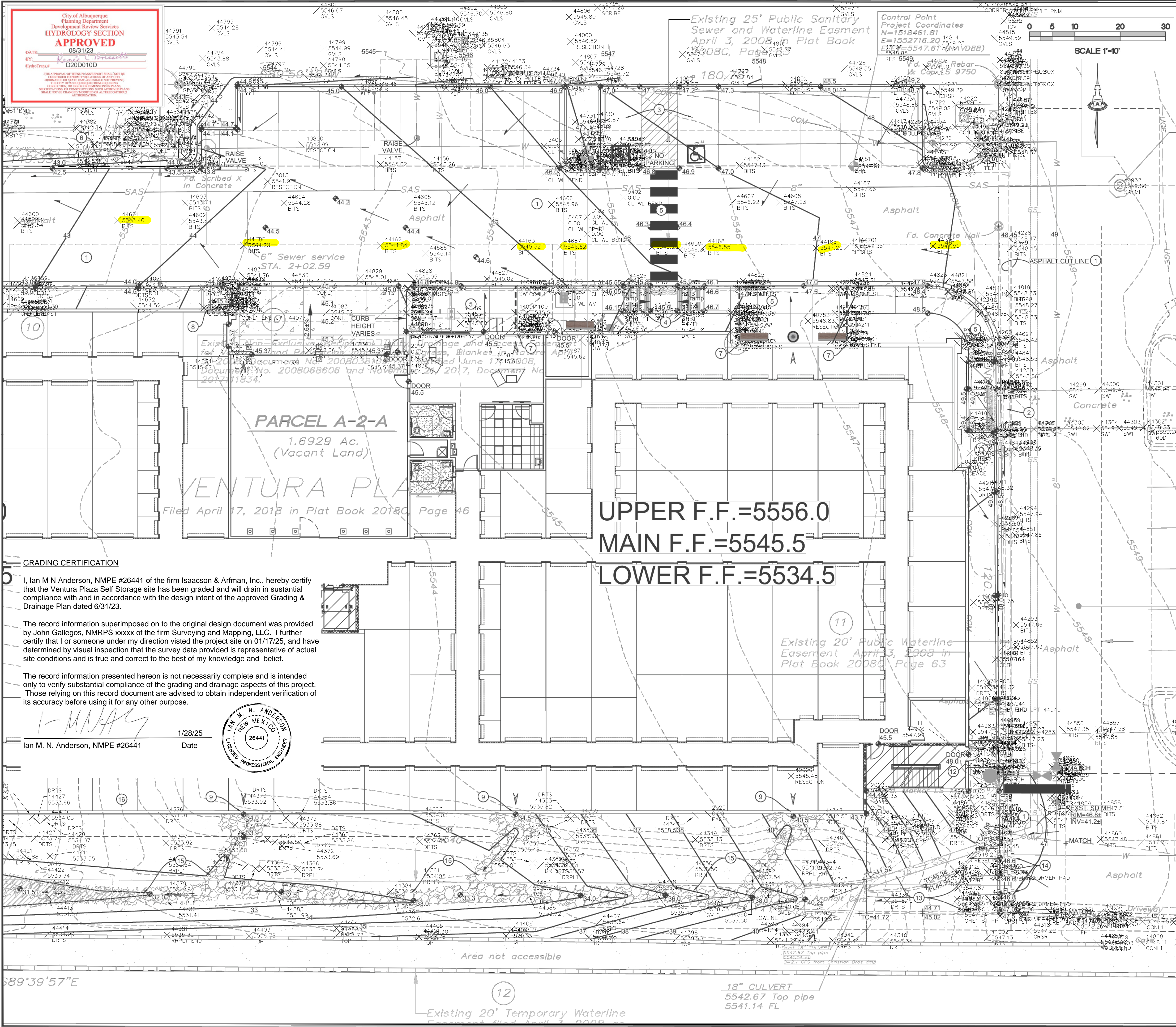
BASIN J/K (THE SOUTH BASIN) WILL CONTINUE TO DRAIN TO THE EXISTING CONCRETE CHANNEL AT THE SOUTHWEST CORNER OF THE SITE. ALLOWABLE DISCHARGE IS 4.86 PER ACRE.

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





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'Ø 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
	FINISH FLOOR ELEVATION

FF = 5187.50

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Isaacson & Arfman, Inc.
Civil Engineering Consultants

128 Monroe Street NE
Albuquerque, NM 87108
505-268-8828 | www.iacivil.com

CONSULTING ENGINEERS

MECHANICAL
HENDERSON ENGINEERS, INC.
111 S INDEPENDENCE MALL E, SUITE 607
PHILADELPHIA, PA 19106
(P) 215.585.0038

ELECTRICAL
HENDERSON ENGINEERS, INC.
111 S INDEPENDENCE MALL E, SUITE 607
PHILADELPHIA, PA 19106
(P) 215.585.0038

PLUMBING
HENDERSON ENGINEERS, INC.
111 S INDEPENDENCE MALL E, SUITE 607
PHILADELPHIA, PA 19106
(P) 215.585.0038

CONTRACTOR
ARCO MURRAY
128 MONROE ST. NE
ALBUQUERQUE, NM 87108
(P) 505.268.8828

ARCHITECT
GMA
425 GREENVILLE AVE STE. 915
DALLAS, TX 75206
(P) 972.282.2345

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

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

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

REVISIONS

SHEET NUMBER
CG-101
GRADING & DRAINAGE
PLAN (1 OF 2)

SANITARY SEWER MANHOLE
Rim Elev.=5536.68
Inv. Elev.=5527.95 (E)

GRADING CERTIFICATION

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Ian M. N. Anderson, NMPE #26441

1/28/25
Date

11 Existing 10' Public Utility—
Easement April 3, 2008 in
Plat Book 2008C, Page 63

Existing 10' Public
Utility Easement Book
2008C, Page 63 April
3, 2008 in Plat

59

GE HILLS NORTH UNIT 11
September 5, 2003 in Plat Book 2003C, Page 272

Existing 20' Temporary Waterline
Easement filed April 3, 2008 as
Document No. 2008038111.

*d Public Street Right of Way—
96-30, Retained by the City
querque as Public Drainage
of Way by plat filed 10-11-96*

UPPER F.F.=5556.0
MAIN F.F.=5545.5
LOWER F.F.=5534.5

MAIN F.F.=5545.5







LOWER F.F.=5534.5

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.

1. SEE PAVING PLAN FOR EXTENT OF NEW PAVEMENT AND 6" CURB & GUTTER. CONSTRUCT TO ELEVATIONS SHOWN.
2. PROVIDE SMOOTH, ADA COMPLIANT TRANSITION TO EXISTING PAVEMENT.
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10. MAINTAIN MIN. 3' WIDE EXISTING CURB OPENING. SOUTH SIDE CURB & GUTTER TO BE RECONSTRUCTED TO GRADES SHOWN.
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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 (US135NW) OR EQUAL.
16. SEE STRUCTURAL / ARCHITECTURAL FOR WATERPROOFING / PROTECTION OF BUILDING RETAINING WALLS AND FOUNDATIONS ADJACENT TO EXISTING / PROPOSED STORMWATER PONDING.

LEGEND

	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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Isaacson & Arfman, Inc.
Civil Engineering Consultants

128 Monroe Street NE
Albuquerque, NM 87108
505-268-8828 | www.iacivil.com

Mechanical
HENDERSON ENGINEERS, INC.
INDEPENDENCE MALL E, SUITE 607
PHILADELPHIA, PA
(P) 217.635-4038

Electrical
HENDERSON ENGINEERS, INC.
111 S INDEPENDENCE MALL E, SUITE 607
PHILADELPHIA, PA
(P) 217.635-4038

Plumbing
HENDERSON ENGINEERS, INC.
INDEPENDENCE MALL E, SUITE 607
PHILADELPHIA, PA
(P) 217.635-4038

CONSULTING ENGINEERS
ISAACSON & ARFMAN, INC.
123 MONROE
SUITE 100 NEW MEXICO 87108
(P) 505.268.8928
STRUCTURAL:
BLAKE NORWOOD ENGINEERING
1848 NORWOOD PLAZA, SUITE 114
HURST, TEXAS 76054
(P) 817.265.2345
LANDSCAPE:

CONTRACTOR

ARCO
MURRAY

DESIGN-BUILD

4825 GREENVILLE AVE., STE. 915
DALLAS, TX 75206
(P) (214) 377-6681
WWW.ARCONATIONAL.COM

ARCHITECT

GMA

7630 CLAYTON ROAD
ST. LOUIS, MISSOURI 63117
(P) 314-822-5191 (F) 314-963-0714
WWW.GMA-ARCHITECTS.COM

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

08-07-20

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

REVISIONS \triangle

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

ALL PROJECTS 2550-2559/2512/DWG1- BUILDING PERMIT PLANS/2512 CG-101.dwg Bryan 8/7/2023 3:41 PM
7/2023 3:41:27 PM