

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

January 11, 2023

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

**RE: Ventura Plaza Self Storage
Conceptual Grading & Drainage Plan
Engineer's Stamp Date: 12/22/22
Hydrology File: D20D010D**

Dear Mr. Arfman:

Based upon the information provided in your submittal received 12/23/2022, the Conceptual Grading & Drainage Plan is preliminary approved for action by the Development Facilitation Team (DFT) on Site Plan for Building Permit.

PRIOR TO BUILDING PERMIT:

1. Please submit the Grading & Drainage Plan to Hydrology for review and approval. This digital (.pdf) is emailed to PLNDRS@cabq.gov along with the Drainage Transportation Information Sheet.

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, 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 #** D20

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 ☒ X HYDROLOGY/DRAINAGE

Check all that apply:

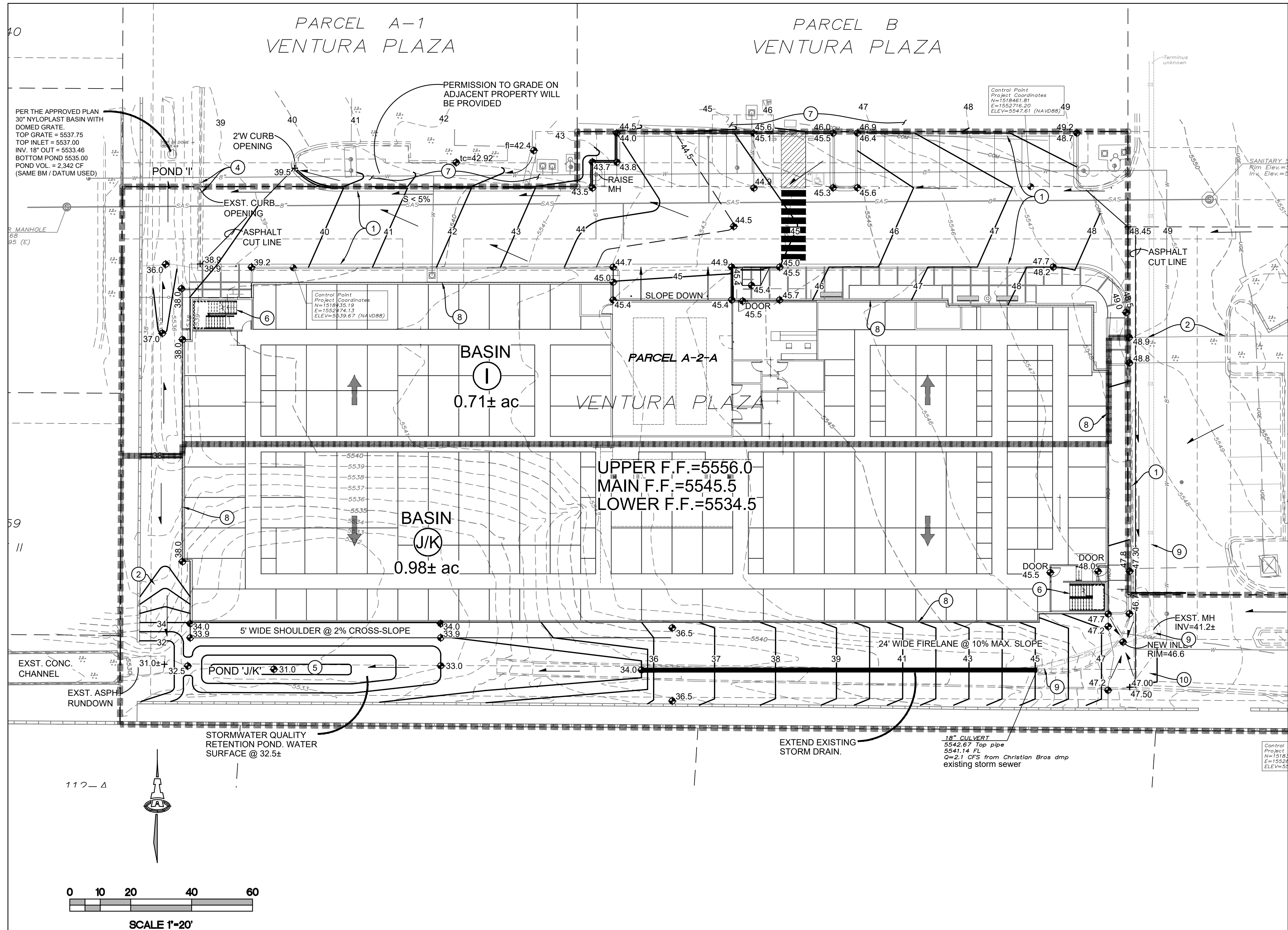
TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☒ X 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?

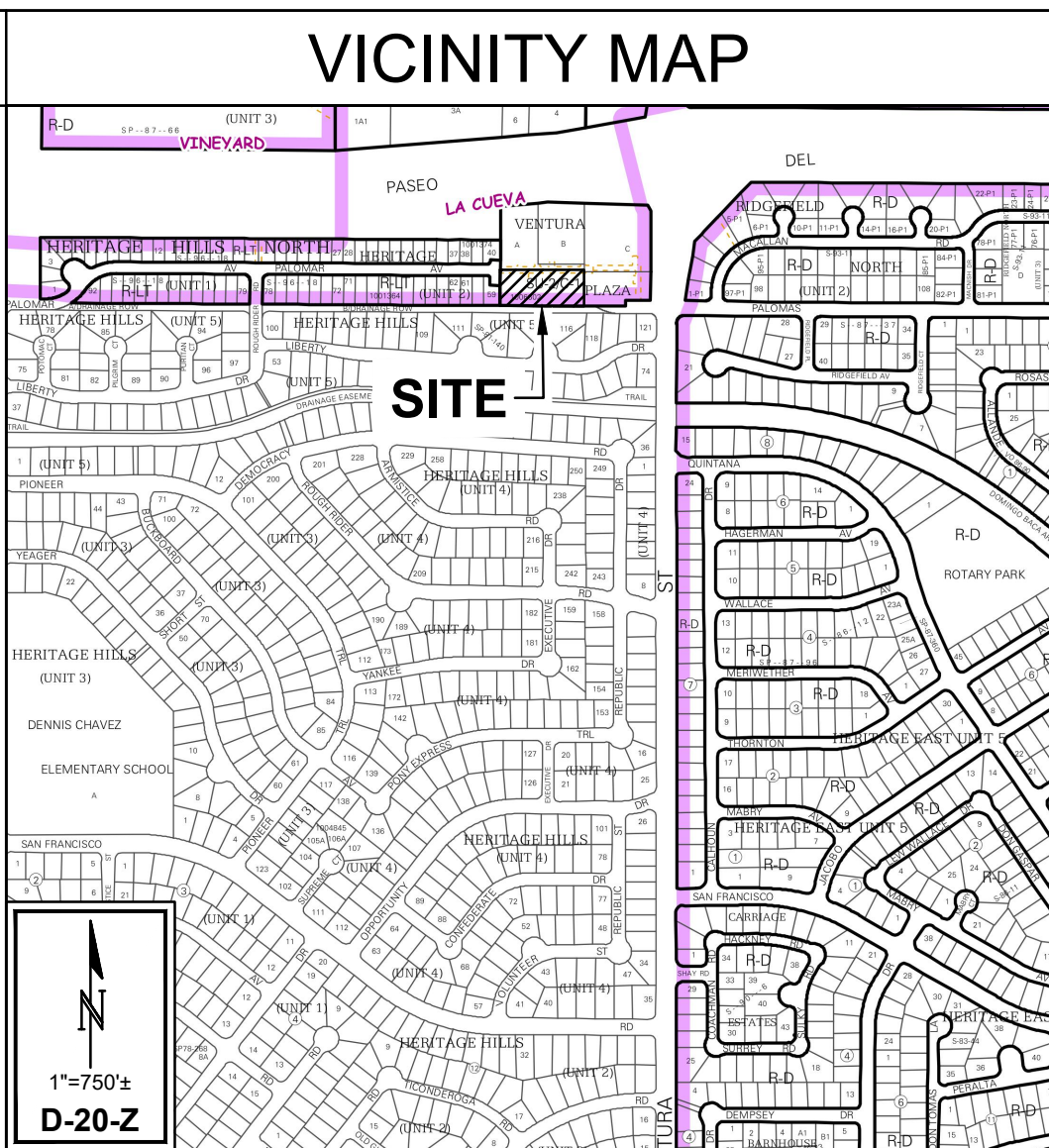
TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☒ X 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
- ☒ X 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: December 21, 2022



- ### KEYED NOTES
- REMOVE / REPLACE PAVEMENT, AND CURB & GUTTER TO NEW ELEVATIONS.
 - HIGH POINT / GRADE BREAK LOCATION.
 - ROOF DISCHARGE TO BE RELEASED AT GRADE. CONSTRUCT 3'X3'12" DEEP GROUTED COBBLE PAD AT OUTLET WITHIN LANDSCAPED AREAS.
 - EXISTING OPENING IN CURB.
 - CONSTRUCT 18" DEEP STORMWATER QUALITY RETENTION POND (SWQR).
 - INTERIOR STAIRS TO ACHIEVE REQUIRED GRADE DIFFERENCE SHOWN.
 - MINOR REGRADING ON ADJACENT PROPERTY TO TRANSITION. PROPERTY OWNER'S TO COORDINATE AND PROVIDE LETTER TO COA HYDROLOGY.
 - BUILDING RETAINING STEMWALLS REQUIRED TO ACHIEVE GRADES SHOWN. ALL SIDES.
 - EXISTING 18"Ø STORM DRAIN (APPROXIMATE LOCATION).
 - INSTALL STORM DRAIN INLET AND CONNECT TO EXISTING STORM DRAIN.



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 "5-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. 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 FROM BASIN 'I' BASED ON 80% IMPERVIOUS. 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.

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)				
Weighted E =	$\frac{E_A A_A + E_B A_B + E_C A_C + E_D A_D}{A_A + A_B + A_C + A_D}$			
	$\frac{A_A + A_B + A_C + A_D}{\text{Developed E}} = 2.27 \text{ in.}$			
On-Site Volume of Runoff: V ₃₆₀ =				
	$\frac{E \cdot A}{12}$			
	$\frac{\text{Developed V}_{360}}{\text{Developed V}_{360}} = 13932 \text{ CF}$			
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	
	$\frac{\text{Developed Q}_p}{\text{Developed Q}_p} = 7.1 \text{ CFS}$			

STORMWATER QUALITY

ESTIMATED DISCHARGE FROM THE PROPERTY:
PORTION OF PROPERTY WITHIN NORTH BASIN 'I' = 0.71 AC.
100-YR 6-HR. Q=3.0 CFS

• @ 80% IMPERVIOUS (BASED ON 0.34"/SF), STORMWATER QUALITY VOLUME = 701 CF.

• TOTAL BASIN 'I' STORMWATER QUALITY VOLUME 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

• @ 80% IMPERVIOUS, (BASED ON 0.34"/SF), STORMWATER QUALITY VOLUME = 988 CF

• POND 'J/K' (NEW) WILL BE CONSTRUCTED TO ACCOMMODATE THE REQUIRED VOLUME.

±4.2 CFS PER ACRE

LEGEND			
---	5180	---	EXISTING MAJOR CONTOUR
---	5183	---	EXISTING MINOR CONTOUR
---	82	---	PROPOSED 1.0' CONTOUR
---	82.5	---	PROPOSED 0.5' CONTOUR
+	83.2		PROPOSED SPOT ELEVATION
→			FLOW DIRECTION
FF	5187.50		FINISH FLOOR ELEVATION

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

Isaacson & Arfman, Inc.
Civil Engineering Consultants

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Albuquerque, NM 87108
505-266-8828 | www.iacivil.com

VENTURA PLAZA
SELF STORAGE
VENTURA &
PASEO DEL NORTE

DESIGN DEVELOPMENT
PROJECT NUMBER: IA 2512
FILE:
DRAWN BY: BJ/DEC
CHECKED BY: FCA
DATE: 12-2022

SHEET TITLE
CONCEPTUAL
GRADING &
DRAINAGE
PLAN

SHEET NUMBER
CG-101