

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

February 5, 2025

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

**RE: Ventura Plaza Self Storage  
8041 Ventura St. NE  
30-day Temporary 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

Albuquerque

NM 87103

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

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 conditional approval from the Hydrology Section for a 30-day Temporary Certificate of Occupancy for the Ventura Plaza Self Storage located at 8041 Ventura St. NE to be issued by the Building and Safety Division. The following comment needs to be addressed prior to acceptance for Permanent C.O. of the above referenced project:

1. Please provide the Drainage Covenant with Exhibit A for the stormwater quality ponds per Article 6-15(C) of the DPM prior to Permanent Release of Occupancy. Please submit the original copies along with the \$ 25.00 recording fee check made payable to Bernalillo County.

Please resubmit for a request for permanent release of Certificate of Occupancy once the above item is complete.

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





#### 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					
Q <sub>pA</sub>	=	1.84	Q <sub>pC</sub>	=	3.17
Q <sub>pB</sub>	=	2.49	Q <sub>pD</sub>	=	4.49
Developed Q <sub>p</sub>			=	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.

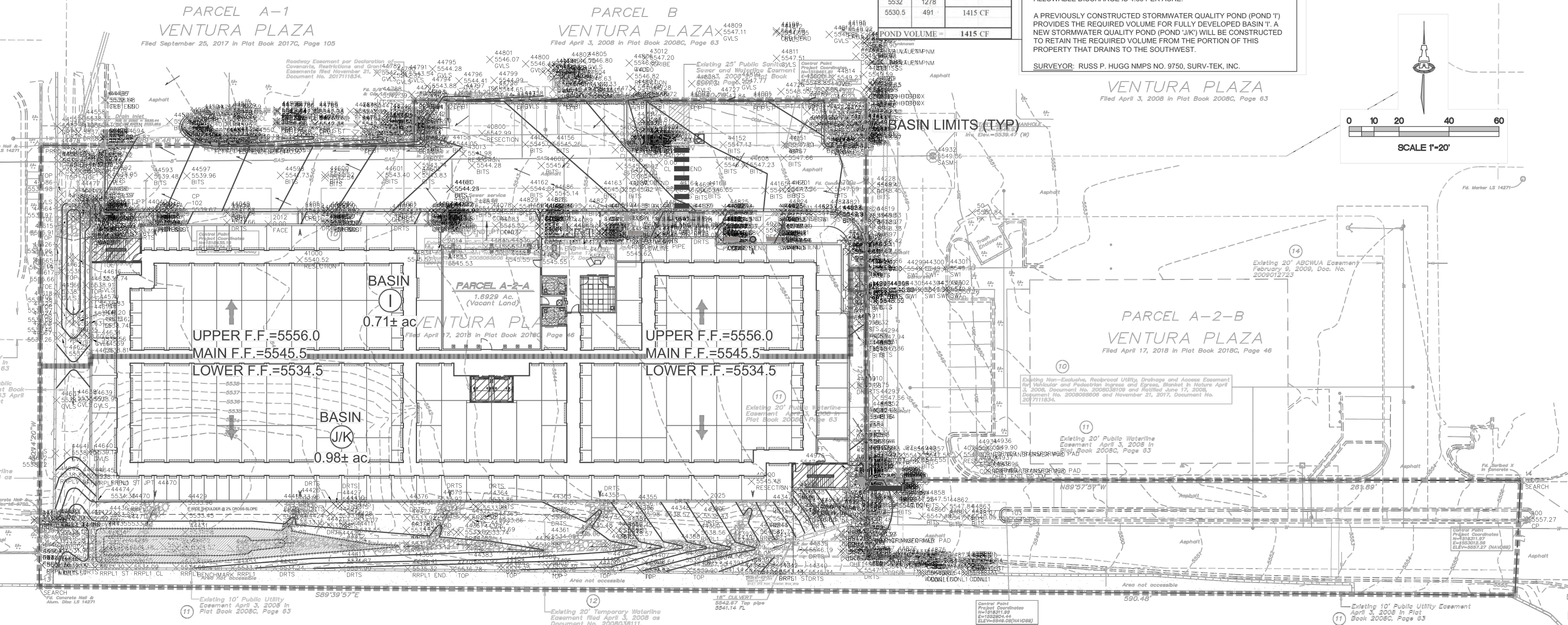
BASIN I (THE NORTH BASIN) WILL CONTINUE TO DRAIN TO AN EXISTING 30" DIA. INLET WITH DOME GRATE CONNECTED TO THE STORM DRAIN SYSTEM DRAINING TO THE PASEO DEL NORTE BLVD. RW. THE SYSTEM WAS DESIGNED BASED ON 80% IMPERVIOUS WITH ALLOWABLE DISCHARGE OF 4.71 CFS/ACRE.

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



Isaacson & Arfman, Inc.  
Civil Engineering Consultants  
128 Monroe Street NE  
Albuquerque, NM 87108  
505-268-8828 | www.iacivil.com

**CONSULTING ENGINEERS**  
MECHANICAL: ISAACSON & ARFMAN, INC.  
ELECTRICAL: ISAACSON & ARFMAN, INC.  
PLUMBING: ISAACSON & ARFMAN, INC.

**CONTRACTOR**  
ARCHITECT: ARCO MURRAY  
CONTRACTOR: DXD CAPITAL

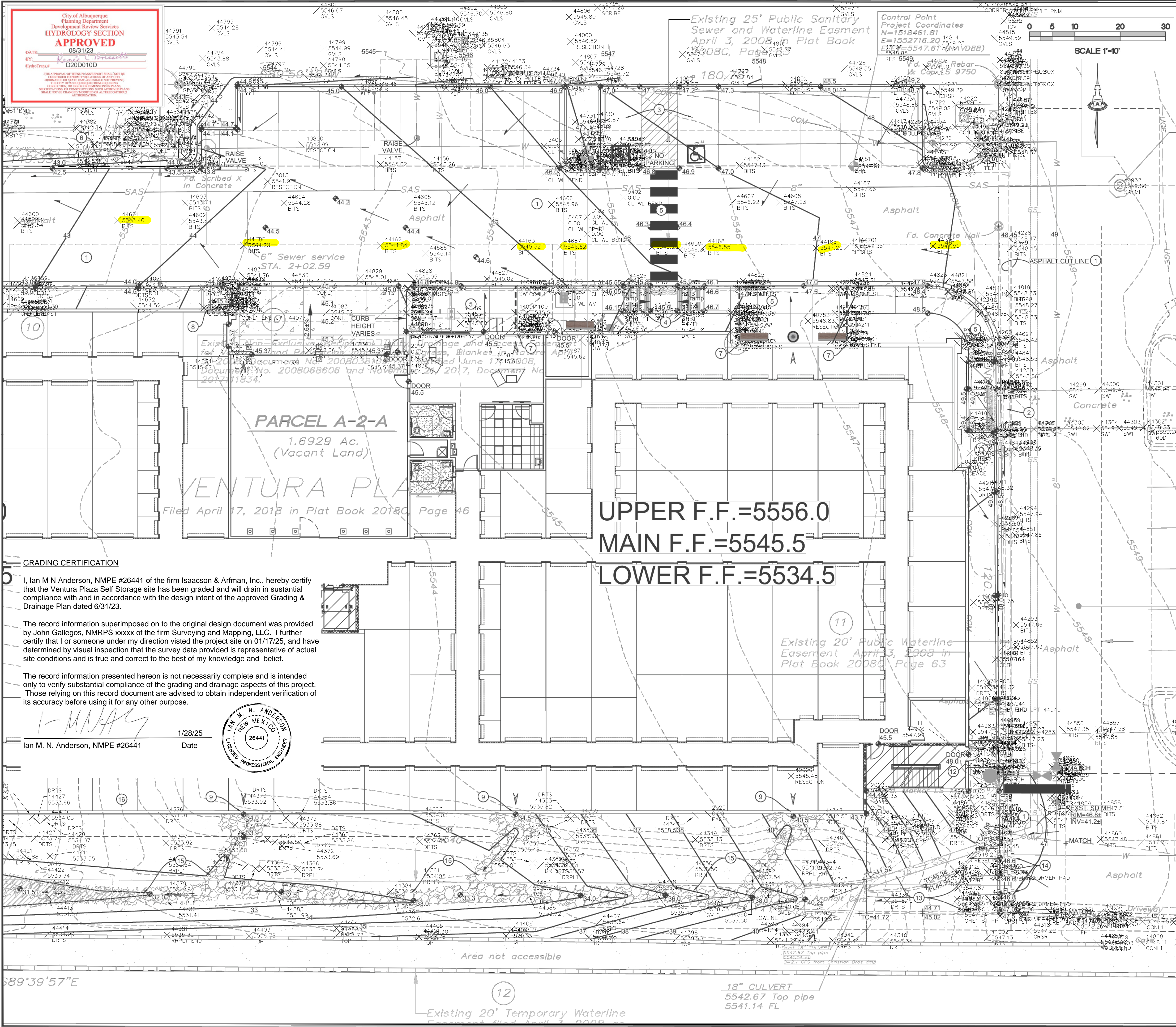
**VENTURA PLAZA SELF STORAGE**  
ADDRESS: ALBUQUERQUE, NEW MEXICO 87109

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

**REVISIONS**

**SHEET NUMBER**  
**CG-100**  
GRADING & DRAINAGE  
CALCULATIONS AND NOTES





### VICINITY MAP

0 5 10 20 30  
SCALE 1"=10'

### 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" 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
◆ 83.2	PROPOSED SPOT ELEVATION
→	FLOW DIRECTION
FF = 5187.50	FINISH FLOOR ELEVATION

### CONTRACTOR

**ARCO MURRAY**  
123 MONROE AVE. STE. 100  
ALBUQUERQUE, NM 87102  
(505) 268-8828  
WWW.ARCOMURRAY.COM

### ARCHITECT

**GMA**  
7800 CLAYTON ROAD  
ST. LOUIS, MISSOURI 63117  
(314) 817-2025  
WWW.GMA-ARCHITECTS.COM

### CDX CAPITAL

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

### ISAACSON & ARFMAN, INC.

Civil Engineering Consultants  
128 Monroe Street NE  
Albuquerque, NM 87108  
505-268-8828 | www.iaacivil.com

### REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	08-07-2023

### CG-101

GRADING & DRAINAGE  
PLAN (1 OF 2)

3/7/2023 3:41:19 PM  
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BY: JAC/STW



ALOMAR AVENUE N.E.  
Dedicated 46' Public Right of Way

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

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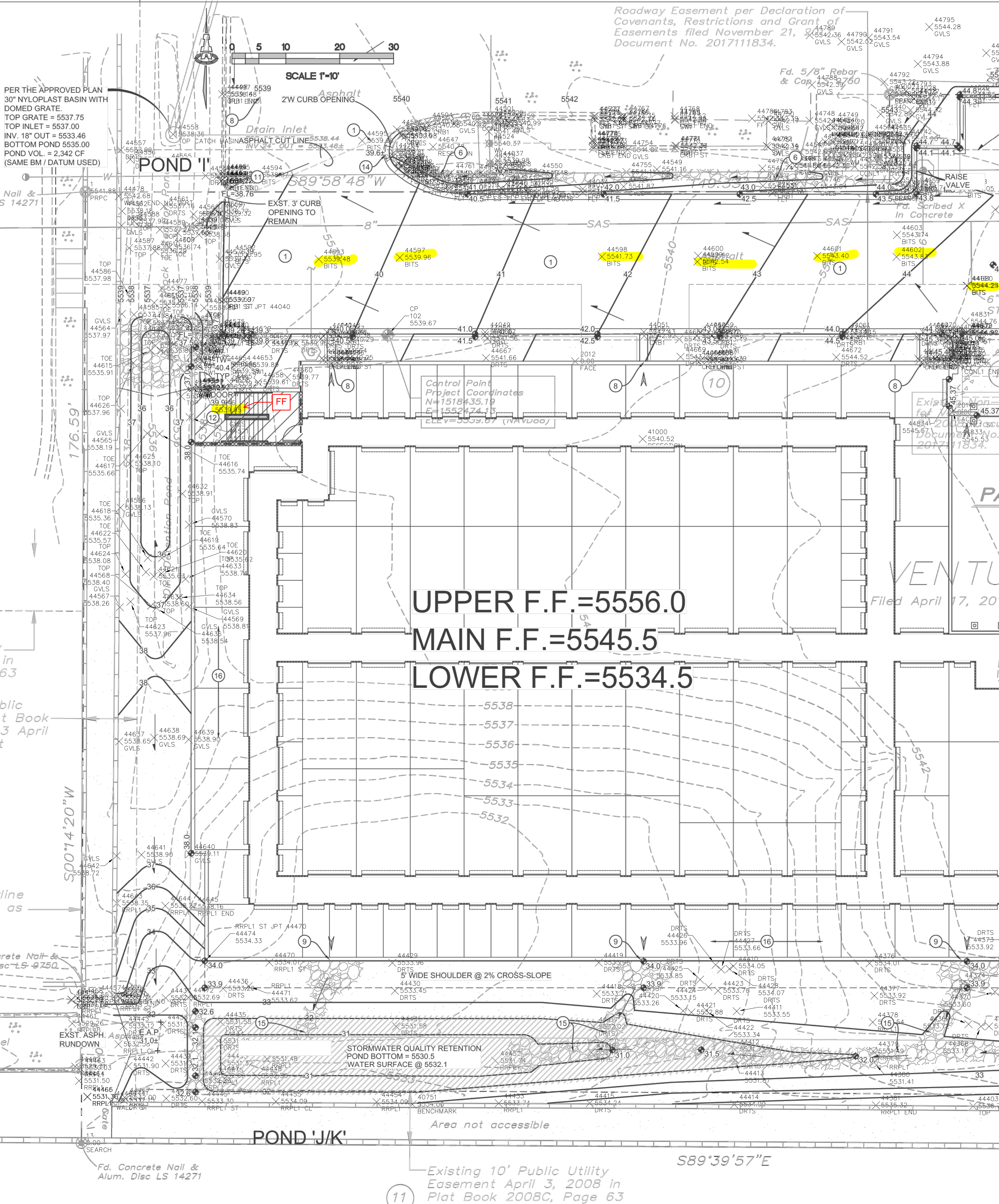


GE HILLS NORTH UNIT II  
September 5, 2003 in Plat Book 2003C, Page 272

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

Public Street Right of Way  
96-30, Retained by the City  
of Albuquerque as Public Drainage  
of Way by plat filed 10-11-96

3/7/2025 3:41:27 PM



#### KEYED NOTES

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#### 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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CONSULTING ENGINEERS

MECHANICAL: HENDERSON ENGINEERS, INC. 111 S INDEPENDENCE AVE. SUITE 607 ALBUQUERQUE, NM 87102 (P) 273-6555

ELECTRICAL: HENDERSON ENGINEERS, INC. 111 S INDEPENDENCE AVE. SUITE 607 ALBUQUERQUE, NM 87102 (P) 273-6555

PLUMBING: HENDERSON ENGINEERS, INC. 111 S INDEPENDENCE AVE. SUITE 607 ALBUQUERQUE, NM 87102 (P) 273-6555

CONTRACTOR: ARCO MURRAY 4282 GREENVILLE AVE. STE. 915 DALLAS, TX 75208 (P) 817-282-2345

ARCHITECT: GMA 7800 CLAYTON ROAD ST. LOUIS, MISSOURI 63117 (P) 314-631-0714 WWW.GMA-ARCHITECTS.COM

DXD CAPITAL  
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VENTURA PLAZA SELF STORAGE  
ADDRESS  
ALBUQUERQUE, NEW MEXICO 87109

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

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

REVISIONS

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