

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

August 6, 2020

Asa Nilsson-Weber, P.E
Isaacson & Arfman, Inc.
128 Monroe St. NE
Albuquerque, NM 87108

RE: **Global Storage**
 3421 Coors Blvd. NW
 Request for Release of Financial Guarantee
 Request Permanent C.O.
 Hydrology Final Inspection – Accepted
 • **CPN 790982;**
 Grading Plan Stamp Date: 4/5/19
 Certification Dated: 6/22/2020
 Hydrology File: G11D071

PO Box 1293

Dear Ms. Nilsson-Weber:

Albuquerque

Based on the certification received on 8/3/20 and site visit on 8/6/20, this certification is accepted for Release of Financial Guarantee and Permanent Certificate of Occupancy by Hydrology.

NM 87103

If you have any questions, please contact me at 924-3986 or earmijo@cabq.gov.

Sincerely,

www.cabq.gov

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

Project Title: Global Storage - Coors **Building Permit #:** BP-2019-8813 **Hydrology File #:** G11D071
DRB#: 1003993 **EPC#:** _____ **Work Order#:** 790982
Legal Description: Tract A-36-A, Town of Atrisco Grant, Northeast Unit
City Address: 3421 Coors Blvd. NW - Albuquerque, NM 87120

Applicant: Isaacson & Arfman, PA **Contact:** Åsa Nilsson-Weber
Address: 128 Monroe Street NE - Albuquerque, NM 87108
Phone#: (505) 268-8828 **Fax#:** _____ **E-mail:** asaw@iacivil.com
Owner: RAJ Holdings, LLC **Contact:** _____
Address: 1501 University Blvd. NE
Phone#: (505) 972-2433 **Fax#:** _____ **E-mail:** _____

TYPE OF SUBMITTAL: _____ PLAT (____# OF LOTS) _____ RESIDENCE ☒ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL?: _____ Yes ☒ No

DEPARTMENT: _____ TRAFFIC/ TRANSPORTATION ☒ HYDROLOGY/ DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- ☒ ENGINEER/ARCHITECT CERTIFICATION
☐ PAD CERTIFICATION
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
☐ ELEVATION CERTIFICATE
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ OTHER (SPECIFY) _____
☐ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- _____ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY
_____ 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
_____ FLOODPLAIN DEVELOPMENT PERMIT
_____ OTHER (SPECIFY) _____

DATE SUBMITTED: June 22, 2020 **By:** Åsa Nilsson-Weber

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

KEYED NOTES

THE FOLLOWING KEYED NOTES ARE REFERENCED ON SHEETS CG-101 AND CG-102. NOT ALL NOTES ARE USED ON EACH SHEET.

1. PROPOSED WORK WITHIN THE ATRISCO ROAD R/W TO BE CONSTRUCTED BY PUBLIC WORK ORDER. NO WORK SHALL BE PERFORMED IN THE PUBLIC R/W WITHOUT AN APPROVED WORK ORDER OR EXCAVATION PERMIT. PROPOSED GRADES WITHIN R/W ARE SHOWN FOR INFORMATION ONLY.
2. PROPOSED WORK WITHIN THE COORS BLVD. R/W SHALL BE CONSTRUCTED BY PUBLIC WORK ORDER. NO WORK SHALL BE PERFORMED IN THE NMDOT R/W WITHOUT AN APPROVAL FROM NMDOT. PROPOSED GRADES WITHIN R/W ARE SHOWN FOR INFORMATION ONLY.
3. FUTURE PHASE DASHED.
4. CONSTRUCT NEW PAVING AT ELEVATIONS SHOWN. SEE CP-101. NOTE: 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 CURB / TOP OF ADJACENT WALK ELEVATIONS.
5. PROVIDE SMOOTH TRANSITION BETWEEN NEW AND EXISTING PAVEMENT.
6. TOP OF ASPHALT TO BE FLUSH WITH TOP OF CONCRETE WALK THIS AREA FOR ADA ACCESS.
7. SLOPE WITHIN HANDICAP PARKING AREAS TO BE ADA COMPLAINT. MAX. SLOPE = 2% IN ANY DIRECTION.
8. CONSTRUCT ADA COMPLIANT 1:12 MAXIMUM SLOPE ACCESS RAMP. SEE CP-101.
9. CONSTRUCT ADA COMPLIANT PEDESTRIAN WALK AT ELEVATIONS SHOWN. MAX. 5% SLOPE, MAX. 2% CROSS-SLOPE.
10. NOT USED.
11. HIGH POINT / GRADE BREAK LOCATION.
12. ROOF DISCHARGE TO UNPAVED AREA. SEE PLUMBING PLAN FOR SPECIFIC LOCATION. INSTALL EROSION PROTECTION AT OUTFALL AND TO EXTENTS SHOWN. SEE CG-501.
13. CONSTRUCT 2' WIDE (BOTTOM WIDTH) 'U' SHAPED CHANNEL TO PASS STORMWATER TO POND. SEE CG-501.

14. PROVIDE CURB OPENING(S) TO PASS FLOW. SEE PLAN FOR WIDTH(S). SEE CG-501.
15. CONSTRUCT 2.0' WIDE COVERED CONCRETE SIDEWALK CULVERT PER COA STD. DWG. 2236. SEE CG-502 FOR ADDITIONAL INFORMATION.
16. CONSTRUCT 2' WIDE CONCRETE ALLEY GUTTER AT ELEVATIONS SHOWN. SEE CP-101.
17. CONSTRUCT DUMPSTER PAD SLOPED TO DIRECT LOCALIZED STORMWATER TO PROPOSED CENTRAL SANITARY SEWER FLOOR DRAIN INLET. SEE CU-1011.
18. CONSTRUCT 12" WIDE CONCRETE APRON ADJACENT TO BUILDING THIS AREA TO ACHIEVE GRADES SHOWN. TOP OF CONCRETE APRON = 0.1' BELOW FINISH FLOOR. SEE CG-501.
19. CONSTRUCT STORMWATER QUALITY RETENTION POND AT ELEVATIONS & VOLUME SHOWN. ALL STORMWATER QUALITY POND (TOP & BOTTOM ELEVATIONS AND REQUIRED VOLUMES) MUST BE CERTIFIED AS PART OF ENGINEER'S AS-BUILT CERTIFICATION. PONDS WHICH DO NOT MEET THE DESIGN PARAMETERS MUST BE CORRECTED AT CONTRACTOR'S EXPENSE.
20. CONSTRUCT STORMWATER DETENTION POND AT ELEVATIONS & DIMENSIONS SHOWN. SEE NOTE 19 FOR CERTIFICATION CRITERIA.
21. DEPRESS LANDSCAPING IN FOR GENERAL WATER HARVESTING. NOTE: NO WATER HARVESTING SHALL OCCUR WITHIN 10' OF ANY BUILDING.
22. INSTALL PERCOLATION TRENCH. SEE CG-501.
23. CONSTRUCT PRIVATE STORM DRAIN SYSTEM. SEE SHEET CG-502 FOR SIZES / SLOPES / INLET INFORMATION / MATERIALS.
24. CONNECT PRIVATE STORM DRAIN TO STUB PROVIDED FROM PUBLIC NMDOT STORM DRAIN MANHOLE (BY PUBLIC WORK ORDER). SEE SHEET CG-502.
25. INSTALL ANGULAR ROCK EROSION PROTECTION TO LIMITS HATCHED. SEE CG-501.

DRAINAGE CERTIFICATION:

I, Asa Nilsson-Weber, NMPE 17631 of the firm Isaacson & Arfman, Inc., hereby certify that the lots have been graded and will drain in substantial compliance with and in accordance with the design intent of Sheets 1 & 2 of the approved Grading & Drainage Plan dated April 5, 2019.

The record information edited onto the original design document has been obtained by Brian Martinez, NMRPS 18374, of the firm Cartesian Surveys, Inc. I further certify that I and someone under my direct supervision visited the project site on June 15, 2020 and June 22, 2020, 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. This certification is submitted in support of a request for Release of Financial Guarantee.

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.

Asa Nilsson-Weber, NMPE 17631 Date 06/22/20



PROJECT DATA

PROPERTY: THE SITE IS AN UNDEVELOPED PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP G-11. THE SITE IS BOUND TO THE EAST BY COORS BLVD., TO THE WEST BY ATRISCO DR., TO THE NORTH BY A STORAGE FACILITY COMPLEX AND TO THE SOUTH BY DEVELOPED COMMERCIAL PROPERTY.

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE TWO COMMERCIAL BUILDINGS (PHASED) WITH ASSOCIATED ASPHALT PAVED ACCESS, PARKING, AND LANDSCAPING.

LEGAL: TRACT A-36-A TOWN OF ATRISCO GRANT NORTHEAST ADDITION, ALBUQUERQUE, NM

SITE AREA: 4.04 ACRES

BENCHMARK: ACS BRASS TABLET STAMPED "8-G11", ELEVATION = 5116.009 FEET (NAD 1983)

OFF-SITE FLOW: WEST PROPERTY R.O.W. IS LOWER THAN ATRISCO RD. AND HISTORICALLY DRAINS ALONG THE WEST BOUNDARY TOWARD SEQUOIA RD. A WATER BLOCK AT THE PROPOSED ENTRANCE IS PROVIDED TO CONTAIN THE FLOWS WITHIN ATRISCO RD. THE UNDEVELOPED R.O.W. PORTION BETWEEN THE STREET AND PROPERTY LINE NORTH OF THE SITE ENTRANCE WILL BE GRADED TO SELF-POND.

FLOOD HAZARD: PER BERNALILLO COUNTY FIRM MAP #35001C0327J, THE SITE IS LOCATED WITHIN FLOODZONE 'X' DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

ENGINEER: ASA NILSSON-WEBER: NMPE 17631
ISAACSON & ARFMAN, PA
128 MONROE NE 87108
505-268-6828

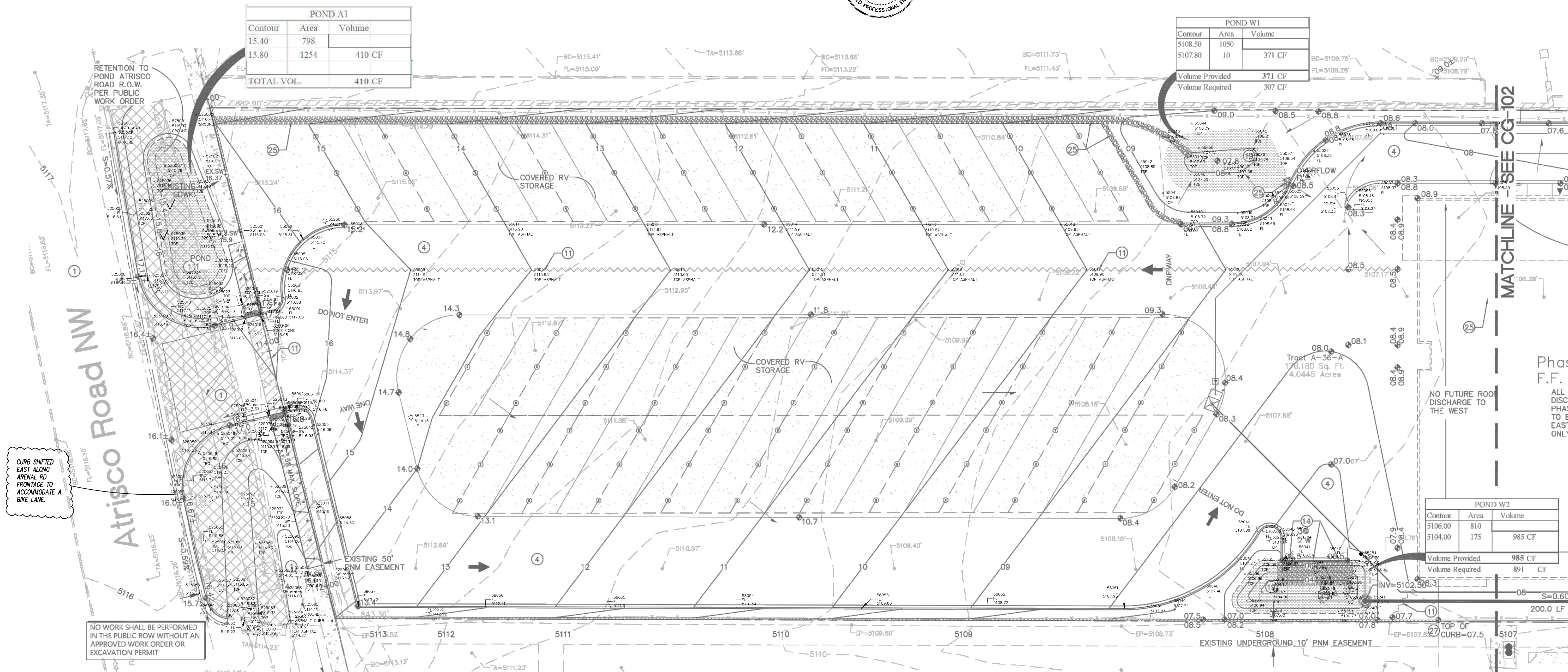
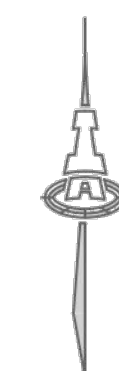
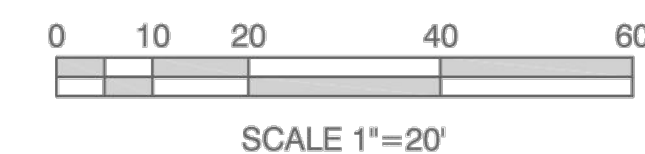
SURVEYOR: WILL PLOTNER JR: NMPS NO. 14271
CARTESIAN SURVEYS, INC
P.O. BOX 44414 RIO RANCHO, NM 87174
505-896-3050

VICINITY MAP



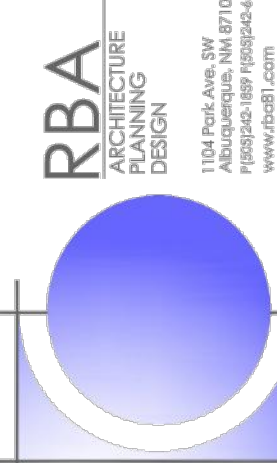
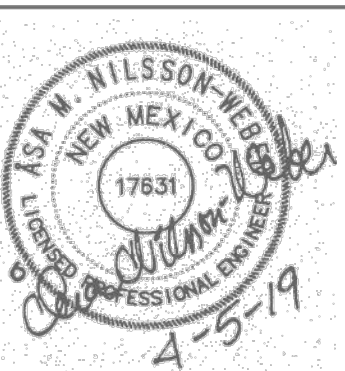
LEGEND

- 5105.65' EXISTING SPOT ELEVATION
- 5110 — EXISTING CONTOUR
- 12 — PROPOSED CONTOUR (1' INCREMENT)
- 10 — PROPOSED CONTOUR (0.5' INCREMENT)
- 08.9 PROPOSED SPOT ELEVATION
- FLOW ARROW
- PROPOSED FIRST FLUSH RETENTION POND



RETAIL SHELL BUILDING - 9,900 S.F.
GRADING & DRAINAGE PLAN 1 OF 2
3421 COORS BLVD., ALBUQUERQUE, NM
PROJECT #1853

REVISION DATE



DATE

12-10-18

SHEET NUMBER

CG-101

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THE FOLLOWING KEYED NOTES ARE REFERENCED ON SHEETS CG-101 AND CG-102. NOT ALL NOTES ARE USED ON EACH SHEET.

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- CONSTRUCT POND RETAINING WALL(S) (MAX. 4' RETAINING) TOP OF WALL = 5106.0 (TYP.) BOTTOM OF POND = 5101.8 (NORTH POND) OR 5102.4 (SOUTH POND). STRUCTURAL DESIGN BY OTHERS. SEE ARCHITECTURAL FOR ADDITIONAL INFORMATION INCLUDING FOOTING, GUARDRAIL, REINFORCING, ETC. SEE CG-501 FOR SECTIONS.
- CONSTRUCT CONCRETE HEADER CURB AT ELEVATIONS SHOWN TO CONVEY STORMWATER. SEE CP-501 FOR DETAIL.
- BUILDING EXTENDED STEMWALL REQUIRED TO ACHIEVE GRADES SHOWN. SEE ARCHITECTURAL / STRUCTURAL PLANS.

LEGEND

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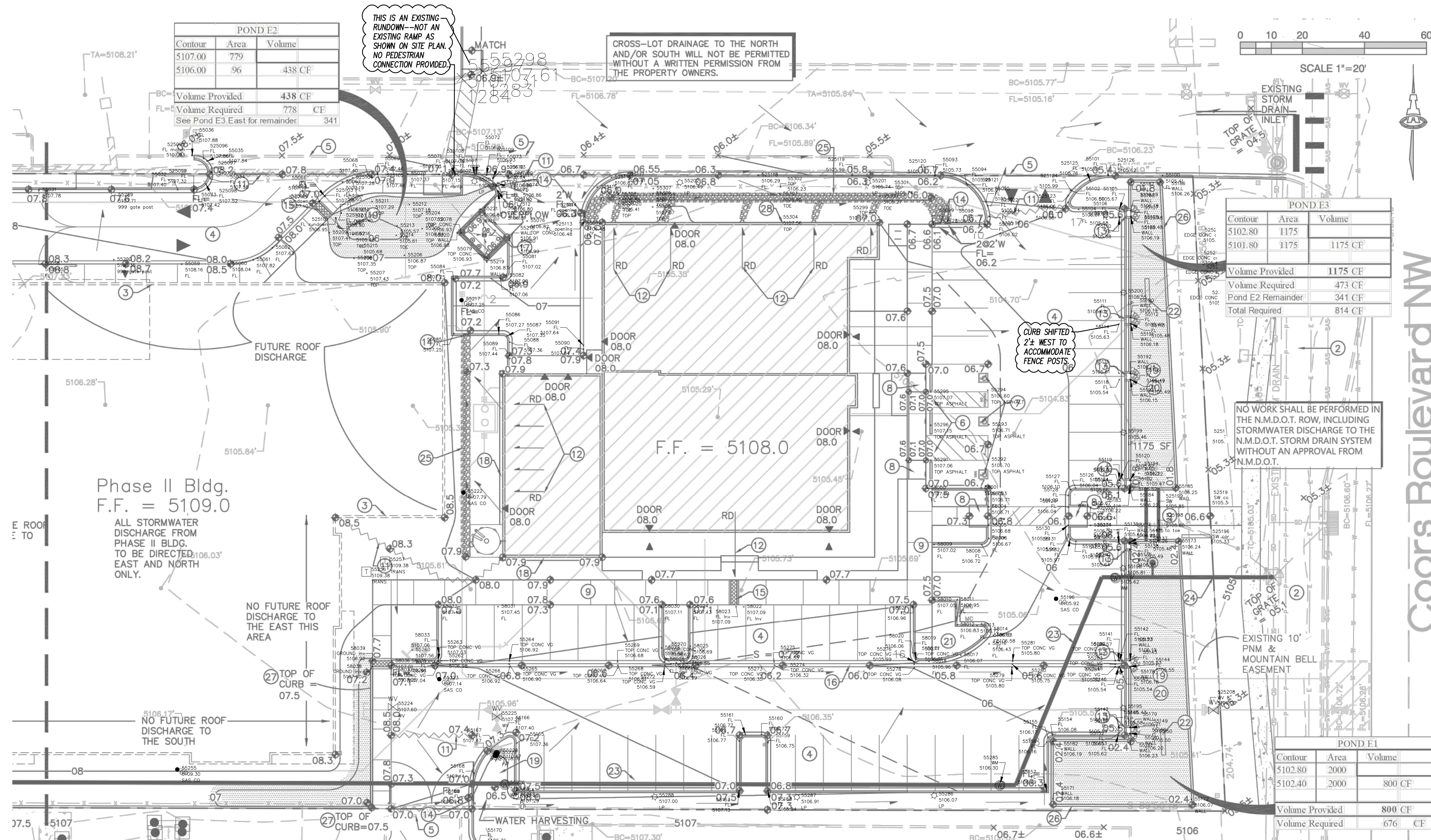
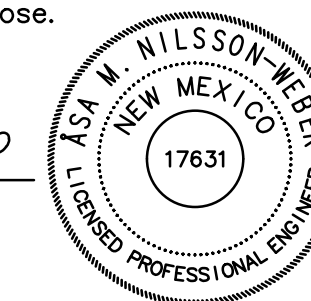
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Asa Nilsson-Weber
Asa Nilsson-Weber, NMPE 17631

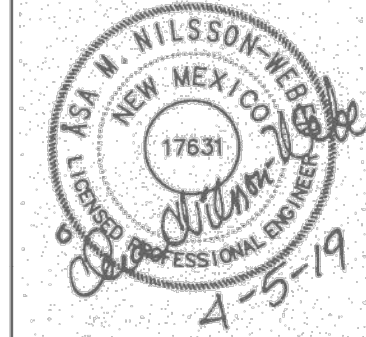
06/22/20

Date

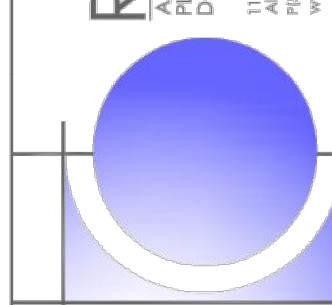


RETAIL SHELL BUILDING - 9,900 S.F.
GRADING & DRAINAGE PLAN 2 OF 2
3421 COORS BLVD., ALBUQUERQUE, NM
PROJECT #1853

REVISION DATE



RBA
ARCHITECTURE
PLANNING
DESIGN



DATE
12-10-18

SHEET NUMBER

CG-102