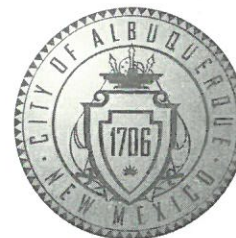


# CITY OF ALBUQUERQUE

Planning Department  
Suzanne Lubar, Director



Mayor Richard J. Berry

July 21, 2017

Fred C. Arfman, P.E.  
Isaacson & Arfman, PA  
128 Monroe St NE  
Albuquerque, NM 87108

**Re: Unser & Vista Oriente Paving  
2220 Unser Blvd NW  
Grading and Drainage Plan  
Grading Certificate – Accepted  
Engineer's Stamp dated: 2-15-17 (H10D006A3)  
Certification dated: 7-20-17**

PO Box 1293

Dear Mr. Arfman,

Albuquerque

Based upon the information provided in your submittal received 7/21/2017, the above referenced Certification received is acceptable for the release of a Grading Certificate by Hydrology.

If you have any questions, you can contact me at 924-3695 or Rudy E. Rael at 924-3977.

New Mexico 87103

Sincerely,

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

Dana Peterson, P.E.  
Senior Engineer, Hydrology  
Planning Department

C: RR/DP  
email



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

**Project Title:** \_\_\_\_\_ **Building Permit #:** \_\_\_\_\_ **City Drainage #:** \_\_\_\_\_

**DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_

**Legal Description:** \_\_\_\_\_

**City Address:** \_\_\_\_\_

**Engineering Firm:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

bryanb@iacivil.com

**Owner:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Architect:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Other Contact:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

Check all that Apply:

### DEPARTMENT:

- ☒ HYDROLOGY/ DRAINAGE  
☐ TRAFFIC/ TRANSPORTATION  
☐ MS4/ EROSION & SEDIMENT CONTROL

### TYPE OF SUBMITTAL:

- ☒ **ENGINEER** ARCHITECT CERTIFICATION  
☐ CONCEPTUAL G & D PLAN  
☐ GRADING PLAN  
☐ DRAINAGE MASTER PLAN  
☐ DRAINAGE REPORT  
☐ CLOMR/LOMR  
☐ TRAFFIC CIRCULATION LAYOUT (TCL)  
☐ TRAFFIC IMPACT STUDY (TIS)  
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)  
☐ OTHER (SPECIFY) \_\_\_\_\_

IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

### CHECK 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  
☐ PRE-DESIGN MEETING  
☐ OTHER (SPECIFY) \_\_\_\_\_

DATE SUBMITTED: July 21, 2017 By: Fred C. Arfman

COA STAFF: \_\_\_\_\_ ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_





I, Fred C. Arfman, NMPE 7322, of the firm Isaacson & Arfman, P.A., hereby certify that this project has been graded and will drain in substantial compliance with and in accordance with the design intent of the approved plan dated 07/19/2017. The record information edited onto the original design document has been obtained by Lorenzo (Larry) Dominguez PS 10461, of the firm East Mountain Surveying Co. I further certify that I or someone under my direct supervision visited the project site on 07/10/17 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 Permanent Certificate of Occupancy.

The record information presented herein 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.

**Fred C. Arfman**  
NMPE 7322  
Professional Engineer  
Date: 07-20-17

#### DRAINAGE CERTIFICATION

#### DRAINAGE CONCEPT

THIS SITE WILL DRAIN EAST TO THE ADJACENT PROPERTY PER THE UNSER AND VISTA ORIENTE GRADING AND DRAINAGE PLAN (APPROVED AS PART OF THE LADERA INDUSTRIAL CENTER SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (H9/06A) APPROVED 4/30/2008.

EXISTING MUTUAL CROSS LOT DRAINAGE EASEMENT FOR THE BENEFIT OF LOTS 1-B-1 THRU 1-B-4 GRANTED BY PLAT FILED JANUARY 26, 2012, SAID EASEMENT SHALL RUN OVER, UNDER AND ACROSS THE COMMON AREAS (MEANING THOSE AREAS OF LOT NOT OCCUPIED BY A BUILDING FROM TIME TO TIME AND AT ANY APPLICABLE TIME), MAINTENANCE OF SAID EASEMENT SHALL BE THE RESPONSIBILITY OF THE RESPECTIVE LOT OWNERS AS TO THE PORTION CONTAINED WITHIN THEIR RESPECTIVE LOT.

STORMWATER CONTROL MEASURES ARE REQUIRED TO PROVIDE MANAGEMENT OF "FIRST FLUSH" (DEFINED AS THE 90TH PERCENTILE STORM EVENT OR 0.34 OF STORMWATER WHICH DISCHARGES DIRECTLY TO A PUBLIC STORM DRAINAGE SYSTEM).

THE NORTH PLAZA - AREA 1 - DRAINS THROUGH AN EXISTING FIRST FLUSH BASIN (TEMPORARY).

THE CENTRAL PARKING - AREA 2 (7,900 SF NEW PAVEMENT) - DRAINS THROUGH A PROPOSED TEMPORARY FIRST FLUSH BASIN. RECD 224 OF (300 OF PROVIDED).

THE SOUTHWEST PARKING - AREA 3 - (1,900 SF NEW PAVEMENT) DISCHARGES TO THE SOUTH A 12" WIDE CURB OPENING WILL PERMIT A PORTION OF FIRST FLUSH STORMWATER TO ENTER INTO DEPRESSED LANDSCAPING. RECD 54 OF.

THE FIRST FLUSH PONDING VOLUME IS BASED ON 0.34" \* TYPE 'D' AREA: 0.34/12 \* \_\_\_\_ SF = \_\_\_\_ CF

AS THE PROPERTY CONTINUES TO DEVELOP, PERMANENT FIRST FLUSH IMPROVEMENTS WILL BE CONSTRUCTED IN LANDSCAPE ISLANDS AS AVAILABLE. OVERFLOW FROM THESE FIRST FLUSH PONDS WILL CONTINUE EAST PER THE APPROVED MASTER DRAINAGE AND GRADING PLAN.

#### PROJECT DATA

PROPERTY: THE SITE IS A PARTIALLY DEVELOPED (UTILITIES ONLY) INDUSTRIAL PROPERTY LOCATED WITHIN C.O.A. VISION MAP H-9. THE SITE IS BOUNDED TO THE NORTH BY THE LADERA INDUSTRIAL CENTER, TO THE EAST AND SOUTH BY PARTIALLY DEVELOPED COMMERCIAL, AND TO THE WEST BY UNSER BLVD.

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE CONSTRUCTION OF A OUTDOOR SEATING AREA AND ASPHALT PAVED PARKING AREAS (THREE LOCATIONS).

LEGAL: A PORTION OF LOT 1-B-3, LADERA INDUSTRIAL CENTER, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

UPC # 1009059463362/0204

ADDRESS: UNSER BLVD NW ALBUQUERQUE NM 87120

BENCHMARK: VERTICAL DATUM SHOWN HEREON WAS DERIVED FROM THE ALBUQUERQUE CONTROL SURVEY MONUMENT "4-H9" HAVING A PUBLISHED ELEVATION OF 5209.315 FEET (NAD 83).

OFF-SITE: NO OFF-SITE DRAINAGE AFFECTS THIS PROPERTY.

FLOOD HAZARD: THIS PROPERTY APPEARS TO LIE WITHIN "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) WITH "ZONE A" (NO BASE FLOOD ELEVATIONS DETERMINED) ADJACENT TO THE NORTHERLY BOUNDARY ALONG THE LADERA DIVERSION CHANNEL, AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 35010103266G, MAP REVISED SEPTEMBER 26, 2008.

ENGINEER: FRED C. ARFMAN, P.E., NMPE 7322  
ISAACSON & ARFMAN, PA  
128 MONROE NE, 87111  
TELEPHONE: (505) 268-8828

SURVEYOR: RUS P. HUGO, NMPS 9750  
SURVEY-TEK CONSULTING SURVEYORS  
9384 VALLEY VIEW DRIVE, 87114  
TELEPHONE: (505) 897-3366

#### LEGEND

- PROPOSED SPOT ELEVATION
- PROPOSED CONTOUR (1' INTERVAL)
- PROPOSED CONTOUR (0.5' INTERVAL)
- PROPOSED STORM DRAIN
- FLOW ARROW
- FIRST FLUSH RETENTION POND
- EROSION CONTROL
- PROPOSED SITE RETAINING WALL

#### CURB OPENING

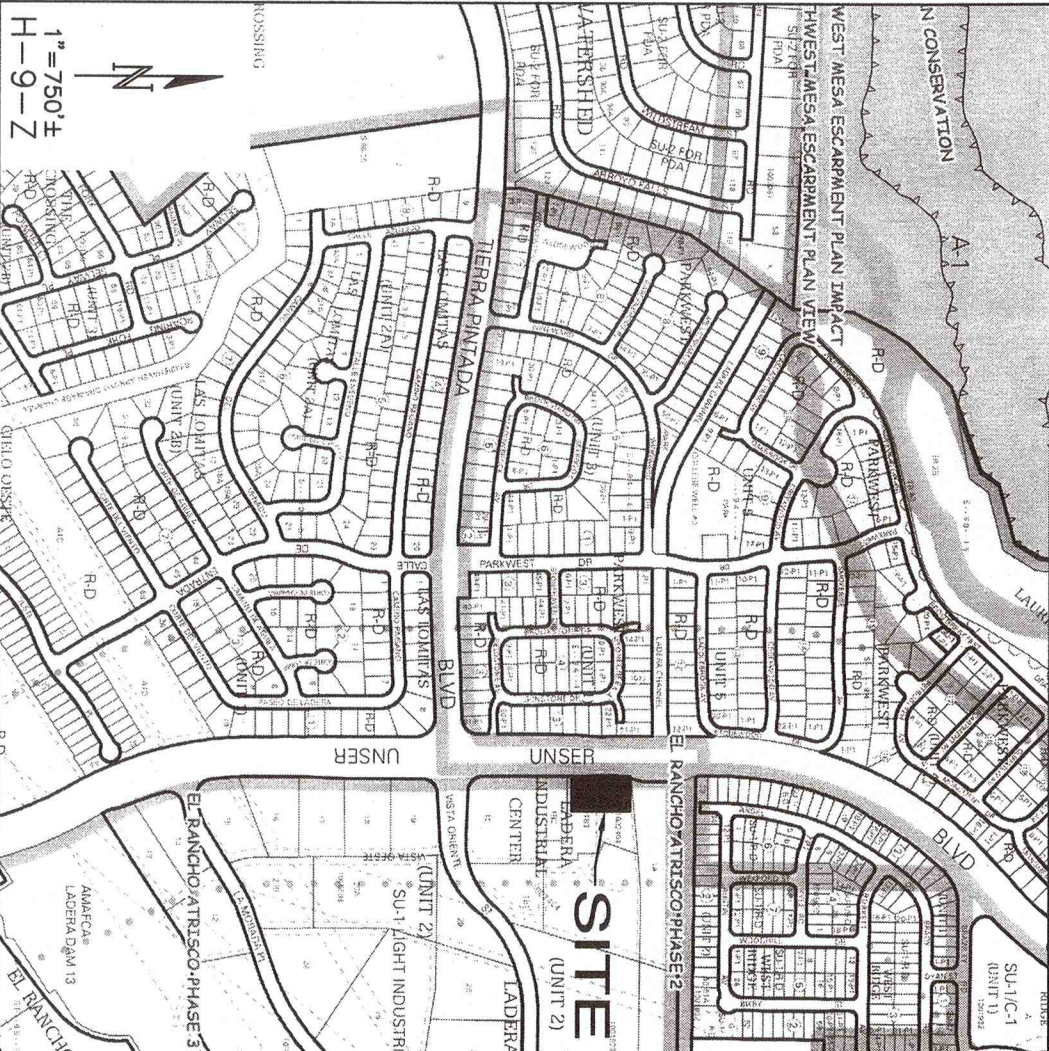
EROSION CONTROL PER GRADING & DRAINAGE PLAN, TOP OF ROCK = FLOWLINE OF CURB.



#### GENERAL NOTES

- EDGES NOT SPECIFICALLY DIMENSIONED SHALL BE SHAPED WITH A 3/8" EDGING TOOL.

#### VICINITY MAP



#### KEYED NOTES

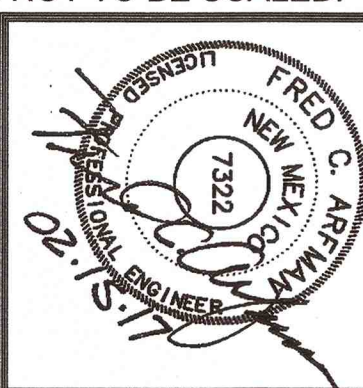
- SPOT ELEVATIONS WITHIN PAVED AREAS REFLECT TOP OF ASPHALT ELEVATION, ADD 0.5' FOR ADJACENT TOP OF CURB / TOP OF WALK ELEVATIONS (TYPICAL UNLESS NOTED). NOTE: PROPOSED GRADES SHOWN ADHERE TO THE APPROVED MASTER GRADING PLAN
- CONSTRUCT DEPRESSED LANDSCAPING WITHIN PARKING ISLAND TO COLLECT STORMWATER.
- PROVIDE 2.0' WIDE OPENING IN TEMPORARY ASPHALT CURB TO PASS CONCENTRATED FLOW, INSTALL ROCK EROSION PROTECTION (2'X2'), TOP OF ROCK = PAVEMENT FLOWLINE. SEE CG-501 FOR DETAIL.
- CONSTRUCT RETAINING WALL TO ACHIEVE GRADE DIFFERENCE SHOWN. HO (HIGH SIDE GRADE) AND LG (LOW SIDE GRADE) INFORMATION, STRUCTURAL DESIGN BY OTHERS.
- CONSTRUCT PAVING AT ELEVATIONS SHOWN, SEE ARCHITECTURAL FOR PAVEMENT MATERIAL, JOINT INFORMATION, SECTIONS, PARKING LAYOUT, DIMENSIONS, STRIPING, ETC.
- FLUSH RETENTION PONDING, CONSTRUCT TO ELEVATIONS SHOWN.
- CONSTRUCT TEMPORARY ASPHALT CURB TO DIRECT DEVELOPED FLOW TO CURB OPENING.
- CONSTRUCT NEW CONCRETE PLAZA AT ELEVATIONS SHOWN.
- PROVIDE SMOOTH TRANSITION TO EXISTING.
- CONSTRUCT ADA COMPLIANT CONCRETE RAMP @ 1:12 MAX. TO ACHIEVE GRADE DIFFERENCE SHOWN.
- CONSTRUCT STEPS TO ACHIEVE GRADE DIFFERENCE SHOWN, SEE ARCHITECTURAL FOR DETAILS.
- EXISTING TEMPORARY FIRST FLUSH BASIN.
- PROVIDE 12" WIDE CURB CUT TO PASS FIRST FLUSH INTO LANDSCAPING.

#### GENERAL NOTES

- ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARDS APPLY.
- THE CONTRACTOR SHALL ABIDE BY ALL STATE, LOCAL, AND FEDERAL LAWS, CODES, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA AND ADA REQUIREMENTS.
- ALL SUBGRADE, OVEREXCAVATION, BACKFILL, AND FILL SHALL BE PLACED AND/OR COMPACTED PER THE GEOTECHNICAL REPORT AND CITY OF ALBUQUERQUE SPECIFICATIONS.
- COORDINATE WORK WITH ARCHITECTURAL, SITE AND DEMO PLAN.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE SAFETY.
- FOR ALL ACCESSIBLE ROUTES, MAXIMUM ALLOWABLE CROSS SLOPE IS 2.0% AND MAXIMUM LONGITUDINAL SLOPE WITHOUT RAMP IS 5.0%.
- ALL TRASH, DEBRIS, & SURFACE VEGETATION SHALL BE CLEARED AND LEGALLY DISPOSED OF OFF-SITE.
- PROPOSED SPOT AND CONTOUR ELEVATIONS SHOWN REPRESENT TOP OF FINISH MATERIAL (IE: TOP OF CONCRETE, TOP OF CONCRETE BUILDING PAD, TOP OF ASPHALT, TOP OF GRAVEL, ETC.).
- CONTRACTOR SHALL GRADE, COMPACT SUBGRADE AND DETERMINE EARTHWORK ESTIMATES BASED ON ELEVATIONS SHOWN MINUS FINISH MATERIAL THICKNESSES.
- EXISTING UTILITY LINES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND CONTRACTOR SHALL VERIFY AND LOCATE ALL UTILITIES PRIOR TO ANY WORK. CONTRACTOR SHALL FIELD VERIFY AND LOCATE ALL UTILITIES PRIOR TO ANY WORK. CONTRACTOR SHALL FIELD VERIFY AND LOCATE ALL UTILITIES PRIOR TO ANY WORK. CONTRACTOR SHALL FIELD VERIFY AND LOCATE ALL UTILITIES PRIOR TO ANY WORK. CONTRACTOR SHALL FIELD VERIFY AND LOCATE ALL UTILITIES PRIOR TO ANY WORK.
- A CITY-APPROVED EROSION AND SEDIMENT CONTROL (ESC) PERMIT MUST BE OBTAINED WITHIN THE CONTRACTOR'S SUBMITTAL FOR A ROAD GRADING, GRADING, PAVING, OR WORK ORDER PERMIT. ESC PLAN BY OTHERS.
- ADJUST ANY CURB OR FINISHED SURF ELEVATIONS NECESSARY TO MATCH NEW GRADES. UTILITIES IN FINISHED AREAS SHALL BE 18-20 INCHES DEEP, WHERE GARGOLES BETWEEN NEW AND EXISTING ARE SHOWN AS WATCH OR "X", TRANSITIONS SHALL BE SMOOTH.

ALL DIMENSIONS ARE TO BE FIELD VERIFIED. IF THERE ARE DISCREPANCIES, PLEASE NOTIFY THE ARCHITECT. DRAWING ARE NOT TO BE SCALED. USE DIMENSIONS FOR ACCURACY.

UNSER & VISTA ORIENTE  
2220 UNSER BLVD NW  
SHELL BUILDING  
ALBUQUERQUE, NM 87114  
GRADING & DRAINAGE PLAN NORTH



MARTIN TM GRIMMER  
30 MILLERS TRAIL  
ALBUQUERQUE, NEW MEXICO 87106  
(505) 265-2500

SHEET NO:

CG-101

DATE: 15 FEB 2017  
DRAWN BY: BJB  
CHECKED BY: FCA  
VERIFIED BY:

REVISIONS

ISAACSON & ARFMAN, P.A.  
Consulting Engineering Associates  
128 Monroe Street N.E.  
Albuquerque, New Mexico 87108  
Ph. 505-268-8828 www.isaacson.com  
2208 CG-101.dwg Feb 17, 2017