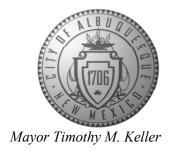
## CITY OF ALBUQUERQUE

Planning Department Alan Varela, Director



February 10, 2023

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

RE: Vista Oriente - Building #4
2220 Unser Blvd. NW
Grading & Drainage Plan
Engineer's Stamp Date: 01/27/23
Hydrology File: H10D006A7

Dear Mr. Arfman:

Based upon the information provided in your submittal received 01/30/2023, the Grading & Drainage Plan is approved for Building Permit. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

PO Box 1293

#### PRIOR TO CERTIFICATE OF OCCUPANCY:

Albuquerque

1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.

NM 87103

2. Please provide the executed paper Drainage Covenant (latest revision) printed on one-side only with Exhibit A and a check for \$25.00 made out to "Bernalillo County" for the underground stormwater quality ponds per Article 6-15(C) of the DPM to Hydrology for review at Plaza de Sol.

www.cabq.gov

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 (Dough Hughes, PE, <a href="mailto:jhughes@cabq.gov">jhughes@cabq.gov</a>, 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

Renée C. Brissette



## **City of Albuquerque**

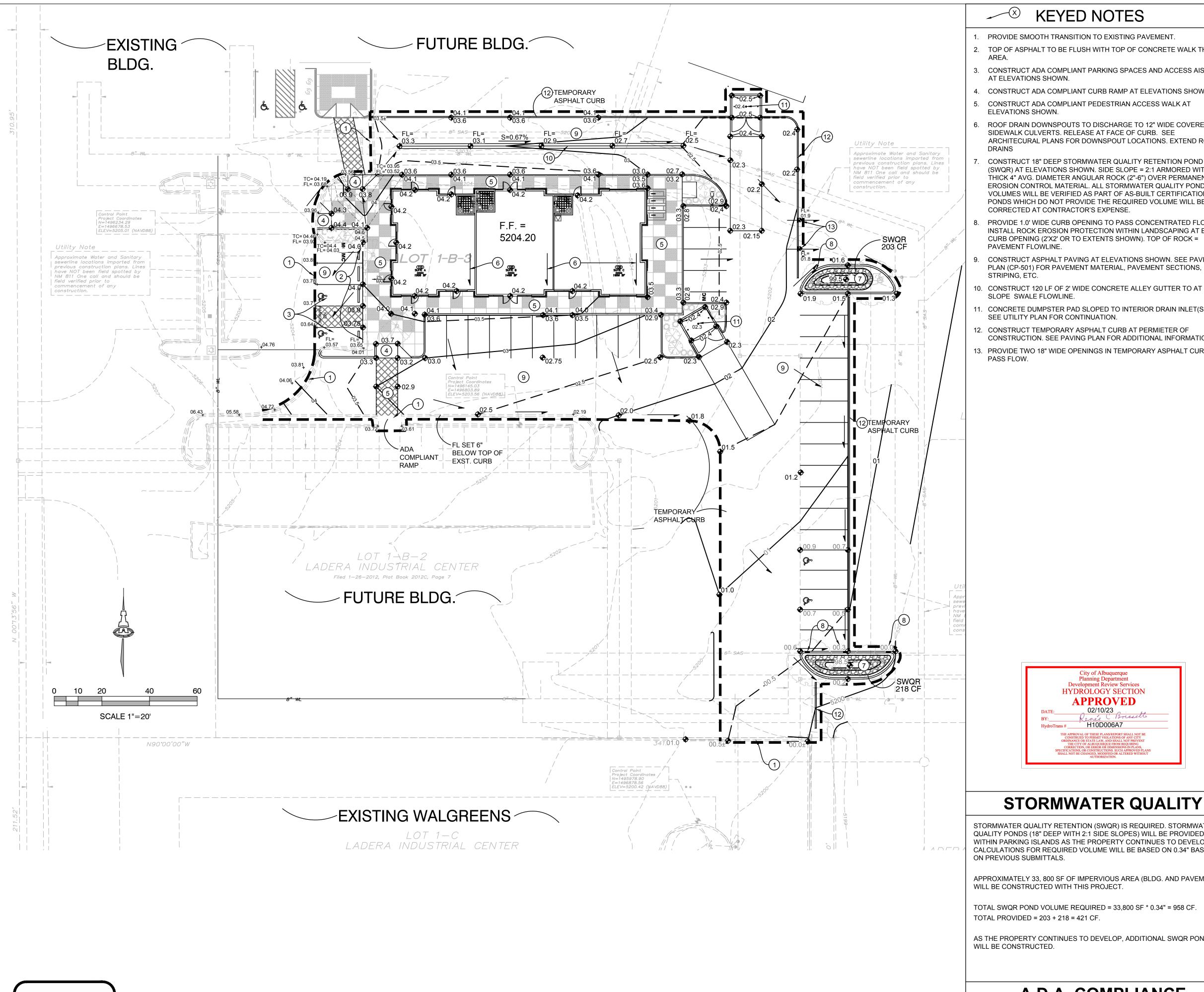
### Planning Department

Development & Building Services Division

### DRAINAGE AND TRANSPORTATION INFORMATION SHEET

Unser & Vista Oriente,

Project Title: Building #4	Building Permit #	Hydrology File #H09	
DRB#	EPC#		
Legal Description: A Portion of Lot 1-B-3, Ladera Industrial Center	City Addres	s OR Parcel <u>2220 Unser Blvd. NV</u>	
Applicant/Agent: Isaacson & Arfman, Inc.	Contact: Fr	ed C. Arfman or Bryan J. Bobric	
Address: 128 Monroe Street NE	Phone:	(505) 268-8828	
Email: freda@iacivil.com or bryanb@iaci	vil.com		
Applicant/Owner:	Contact: _		
Address:			
Email:			
TYPE OF DEVELOPMENT:PLAT (#of l RE-SUBMITTAL:YESXNO	ots)RESIDENCED	ORB SITEADMIN SITE: X	
<b>DEPARTMENT:</b> TRANSPORTATION Check all that apply:	ON X HYDROLOGY	//DRAINAGE	
TYPE OF SUBMITTAL:	TYPE OF APPROV	AL/ACCEPTANCE SOUGHT:	
ENGINEER/ARCHITECT CERTIFICATION	X BUILDING	X BUILDING PERMIT APPROVAL	
PAD CERTIFICATION	CERTIFIC	CERTIFICATE OF OCCUPANCY	
CONCEPTUAL G&D PLAN	CONCEPT	CONCEPTUAL TCL DRB APPROVAL	
X GRADING PLAN / DRAINAGE PLAN	PRELIMIN	PRELIMINARY PLAT APPROVAL	
DRAINAGE REPORT	SITE PLAN	SITE PLAN FOR SUB'D APPROVAL	
DRAINAGE MASTER PLAN	SITE PLAN	SITE PLAN FOR BLDG PERMIT APPROVAL	
FLOOD PLAN DEVELOPMENT PERMIT A	.PPFINAL PL.	FINAL PLAT APPROVAL	
ELEVATION CERTIFICATE	SIA/RELE	ASE OF FINANCIAL GUARANTEE	
CLOMR/LOMR		FOUNDATION PERMIT APPROVAL	
TRAFFIC CIRCULATION LAYOUT (TCL)		GRADING PERMIT APPROVAL	
ADMINISTRATIVE		SO-19 APPROVAL	
TRAFFIC CIRCULATION LAYOUT FOR D		PAVING PERMIT APPROVAL	
APPROVAL		GRADING PAD CERTIFICATION	
TRAFFIC IMPACT STUDY (TIS)		WORK ORDER APPROVAL	
STREET LIGHT LAYOUT		CLOMR/LOMR	
OTHER (SPECIFY)		FLOOD PLAN DEVELOPMENT PERMIT	
PRE-DESIGN MEETING?	OTHER (S	PECIFY)	
DATE SUBMITTED: January 27 2023			



× KEYED NOTES

PROVIDE SMOOTH TRANSITION TO EXISTING PAVEMENT.

2. TOP OF ASPHALT TO BE FLUSH WITH TOP OF CONCRETE WALK THIS

3. CONSTRUCT ADA COMPLIANT PARKING SPACES AND ACCESS AISLES

AT ELEVATIONS SHOWN.

CONSTRUCT ADA COMPLIANT CURB RAMP AT ELEVATIONS SHOWN.

5. CONSTRUCT ADA COMPLIANT PEDESTRIAN ACCESS WALK AT ELEVATIONS SHOWN.

6. ROOF DRAIN DOWNSPOUTS TO DISCHARGE TO 12" WIDE COVERED SIDEWALK CULVERTS. RELEASE AT FACE OF CURB. SEE ARCHITECURAL PLANS FOR DOWNSPOUT LOCATIONS. EXTEND ROOF

7. CONSTRUCT 18" DEEP STORMWATER QUALITY RETENTION POND (SWQR) AT ELEVATIONS SHOWN. SIDE SLOPE = 2:1 ARMORED WITH 8" THICK 4" AVG. DIAMETER ANGULAR ROCK (2"-6") OVER PERMANENT EROSION CONTROL MATERIAL. ALL STORMWATER QUALITY PONDING VOLUMES WILL BE VERIFIED AS PART OF AS-BUILT CERTIFICATION. PONDS WHICH DO NOT PROVIDE THE REQUIRED VOLUME WILL BE CORRECTED AT CONTRACTOR'S EXPENSE.

PROVIDE 1.0' WIDE CURB OPENING TO PASS CONCENTRATED FLOW. INSTALL ROCK EROSION PROTECTION WITHIN LANDSCAPING AT EACH CURB OPENING (2'X2' OR TO EXTENTS SHOWN). TOP OF ROCK = PAVEMENT FLOWLINE.

9. CONSTRUCT ASPHALT PAVING AT ELEVATIONS SHOWN. SEE PAVING PLAN (CP-501) FOR PAVEMENT MATERIAL, PAVEMENT SECTIONS,

10. CONSTRUCT 120 LF OF 2' WIDE CONCRETE ALLEY GUTTER TO AT 0.67% SLOPE SWALE FLOWLINE.

11. CONCRETE DUMPSTER PAD SLOPED TO INTERIOR DRAIN INLET(S). SEE UTILITY PLAN FOR CONTINUATION.

12. CONSTRUCT TEMPORARY ASPHALT CURB AT PERMIETER OF CONSTRUCTION. SEE PAVING PLAN FOR ADDITIONAL INFORMATION

13. PROVIDE TWO 18" WIDE OPENINGS IN TEMPORARY ASPHALT CURB 1 PASS FLOW.

# **VICINITY MAP** 1"=750'± 1 - 9 - Z

### PROJECT DATA

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

SITE AREA TO BE DEVELOPED: 0.75 ACRES

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE CONSTRUCTION OF A MULTI-SPACE RETAIL BUILDING WITH ASSOCIATED ASPHALT PAVED ACCESS AND PARKING, PEDESTRIAN WALKS, DRAINAGE IMPROVEMENTS, AND LANDSCAPING.

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

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 (NAVD 88).

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) AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 35001C0326J, MAP REVISED NOVEMBER 4, 2016.

ENGINEER: FRED C. ARFMAN, P.E., NMPE 7322 ISAACSON & ARFMAN, INC

128 MONROE NE, 87111

SURVEYOR: RUSS P. HUGG., NMPS 9750 SURV-TEK, INC., CONSULTING SURVEYORS

### DRAINAGE CONCEPT

THIS SITE WILL DRAIN SOUTH AND EAST TO THE ADJACENT PROPERTIES 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/D6A) 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

# LEGEND

STORMWATER QUALITY RETENTION (SWQR) IS REQUIRED. STORMWATER QUALITY PONDS (18" DEEP WITH 2:1 SIDE SLOPES) WILL BE PROVIDED WITHIN PARKING ISLANDS AS THE PROPERTY CONTINUES TO DEVELOP. CALCULATIONS FOR REQUIRED VOLUME WILL BE BASED ON 0.34" BASED

Planning Department Development Review Services **HYDROLOGY SECTION** 

**APPROVED** 

H10D006A7

APPROXIMATELY 33, 800 SF OF IMPERVIOUS AREA (BLDG. AND PAVEMENT) WILL BE CONSTRUCTED WITH THIS PROJECT.

TOTAL SWQR POND VOLUME REQUIRED = 33,800 SF \* 0.34" = 958 CF. TOTAL PROVIDED = 203 + 218 = 421 CF.

AS THE PROPERTY CONTINUES TO DEVELOP, ADDITIONAL SWQR PONDS WILL BE CONSTRUCTED.

## A.D.A. 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

PROPOSED SPOT ELEVATION -03 ----- PROPOSED CONTOUR (1' INTERVAL) 

PROPOSED STORM DRAIN

MOMOMOND MONDS

FIRST FLUSH RETENTION POND

**EROSION CONTROL** JANA BARARA

FLOW ARROW

Isaacson & Arfman, Inc.

Civil Engineering Consultants

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

NOV. 2022 CHECKED BY: ANM VERIFIED BY: FCA

UNSER & 2220 UN BUI

ARCHITECT 331 WELLESLEY PLACE NE

ALBUQUERQUE, NEW MEXICO 87106

01/27/2023

**REVISIONS** 

**CG-101** 

