

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

August 27, 2024

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
Revised Grading & Drainage Plan
Engineer's Stamp Date: 08/15/24
Hydrology File: H10D006A7**

Dear Mr. Arfman:

Based upon the information provided in your submittal received 08/16/2024, the Revised 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, 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

Unser & Vista Oriente,

Project Title: Building #4 **Building Permit #** _____ **Hydrology File #** H10D006A7
DRB# _____ **EPC#** _____

Legal Description: A Portion of Lot 1-B-3, **City Address OR Parcel** 2220 Unser Blvd. NW
Ladera Industrial Center

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:** ☒
RE-SUBMITTAL: ☒ YES ☐ NO

DEPARTMENT: ☐ TRANSPORTATION ☒ HYDROLOGY/DRAINAGE

Check all that apply:

TYPE OF SUBMITTAL:

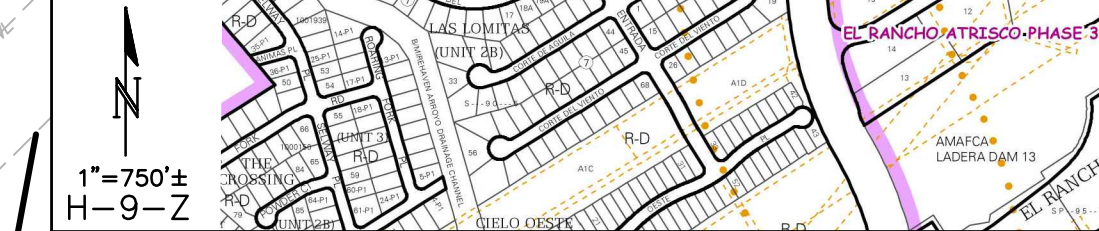
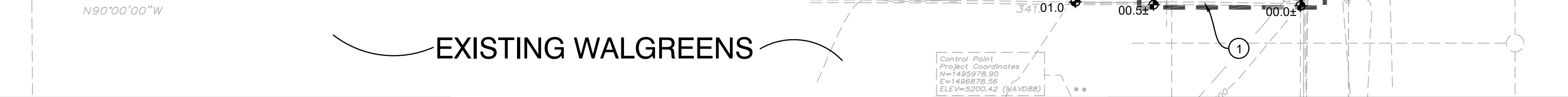
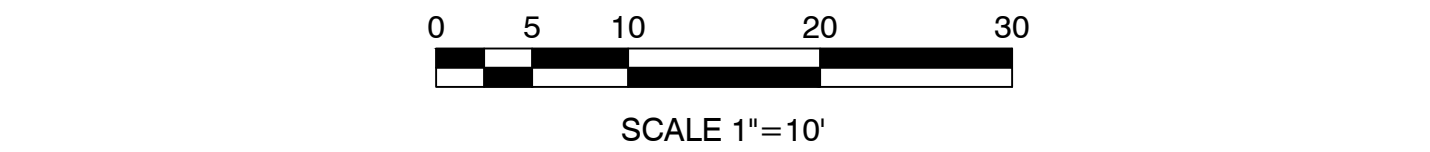
- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G&D PLAN
- ☒ GRADING PLAN / DRAINAGE PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ FLOOD PLAN DEVELOPMENT PERMIT APP.
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ADMINISTRATIVE
- ☐ TRAFFIC CIRCULATION LAYOUT FOR DRB APPROVAL
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY)
- ☐ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☒ 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
- ☐ 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: AUGUST 14, 2024

APPROVAL OF GRADING & DRAINAGE PLAN(S) SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE BY THE CITY IF NO BUILDING PERMIT HAS BEEN PULLED ON THE DEVELOPMENT.



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.

ADDRESS: UNSER BLVD NW ALBUQUERQUE NM 87120

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

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

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

THIS SITE WILL DRAIN SOUTH AND EAST TO THE ADJACENT PROPERTIES

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



1. PROVIDE SMOOTH TRANSITION TO EXISTING PAVEMENT.
2. TOP OF ASPHALT TO BE FLUSH WITH TOP OF CONCRETE WALK THIS AREA.
3. CONSTRUCT ADA COMPLIANT PARKING SPACES AND ACCESS AISLES AT ELEVATIONS SHOWN.
4. 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 ARCHITECTURAL PLANS FOR DOWNSPOUT LOCATIONS. EXTEND ROOF DRAINS
7. CONSTRUCT 18" DEEP STORMWATER QUALITY RETENTION POND (SWOR) 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.
8. 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, STRIPING, ETC.
10. CONSTRUCT 2' WIDE CONCRETE ALLEY GUTTER TO AT FLOWLINE ELEVATIONS SHOWN.
11. CONCRETE DUMPSYTER 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 TO PASS FLOW.










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 ON PREVIOUS SUBMITTALS.

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.

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

	PROJECT LIMITS
	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


**Isaacson &^{inc}
Arfman, Inc.**
 Civil Engineering Consultants

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

Aug 14, 2024
 2547 GC-101.dwg



**MARTIN FM GRUMMER
ARCHITECT**
331 WELLESLEY PLACE NE
ALBUQUERQUE, NEW MEXICO 87106
(505) 265-2507

NOT TO BE SCALED. U

FRED C. ARFMAN
NEW MEXICO
7322
LICENSED PROFESSIONAL ENGINEER

08-15-24

UNSER & VISTA ORIENTE
2220 UNSER BLVD NW
BUILDING #4
ALBUQUERQUE, NM 87114

DO VERIFIED. IF THERE

INSTRUCTIONS ARE TO BE	NOV. 2022
	DRAWN BY: BJB
	CHECKED BY: ANW
	VERIFIED BY: FCA

ALL		

SHEET NO:
CG-101

