# CITY OF ALBUQUERQUE

*Planning Department* Alan Varela, Interim Director



Mayor Timothy M. Keller

August 23, 2021

Martin Garcia, P.E Anchor Engineering 575 Bosque Farms Blvd. Bosque Farms, NM 87068

RE: T&M Self Storage 2301 Vista Oriente St. NW Temporary C.O. - Approved Engineer's Certification Date: 8/5/21 Engineer's Stamp Date: 2/12/19 Hydrology File: H10D032

Dear Mr. Garcia:

PO Box 1293 Based on the certification and a site visit on 8/20/21, this certification is approved for Temporary Certificate of Occupancy.

Albuquerque Please address the following items before the Permanent Certificate of Occupancy can be issued:

NM 87103

- 1. The drainage pond and channel needs to be constructed per the approved Grading and Drainage plan.
- 2. The pond needs to be stabilized with rock as it is highly erodible in its current condition. Please coordinate with James Doug Hughes with Stormwater Quality on erosion controls and permitting at 924-3420 or at jhughes@cabq.gov.

www.cabq.gov

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

Sincerely,

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

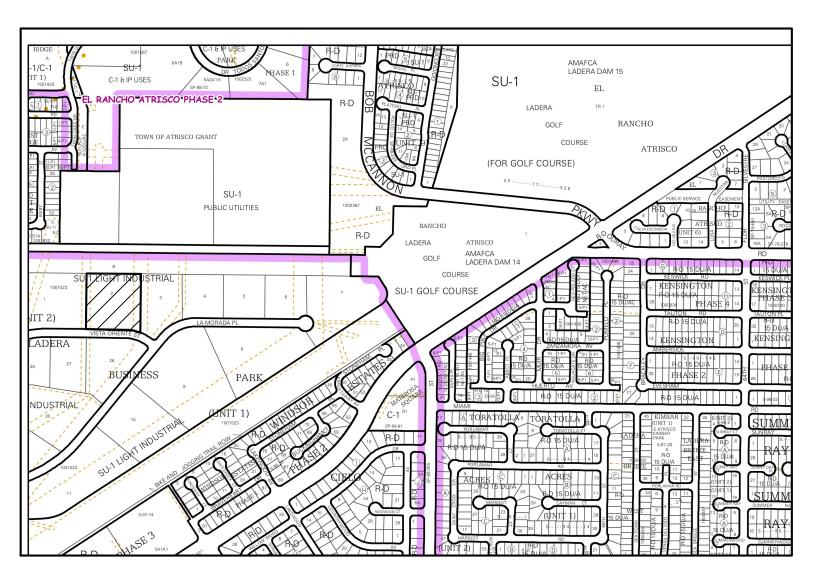


# City of Albuquerque

Planning Department Development & Building Services Division DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 10/2018)

| Project Title:  | _Building Permi | t #: Hydrology File #:   |
|---|-----------------|--|
| DRB#:   | EPC#:           | Work Order#:   |
| Legal Description:  |                 |  |
| City Address:   |                 |  |
| Applicant:  |                 | Contact:   |
| Address:  |                 |  |
|   |                 | E-mail:  |
| Other Contact:  |                 | Contact:   |
| Address:  |                 |  |
|   |                 | E-mail:  |
| TYPE OF DEVELOPMENT: PLAT (# 0  | of lots) RES    | SIDENCE DRB SITE ADMIN SITE  |
| IS THIS A RESUBMITTAL? Yes  | No              |  |
| DEPARTMENT:TRAFFIC/TRANSPORT  | TATION          | HYDROLOGY/DRAINAGE   |
| Check all that Apply:   |                 | <b>TYPE OF APPROVAL/ACCEPTANCE SOUGHT:</b><br>BUILDING PERMIT APPROVAL   |
| TYPE OF SUBMITTAL:   ENGINEER/ARCHITECT CERTIFICATION   PAD CERTIFICATION   CONCEPTUAL G & D PLAN   GRADING PLAN   DRAINAGE MASTER PLAN   DRAINAGE REPORT   FLOODPLAIN DEVELOPMENT PERMIT A   ELEVATION CERTIFICATE   CLOMR/LOMR   TRAFFIC CIRCULATION LAYOUT (TCL   TRAFFIC IMPACT STUDY (TIS)   OTHER (SPECIFY)   PRE-DESIGN MEETING? | APPLIC<br>.)    | CERTIFICATE OF OCCUPANCY<br>PRELIMINARY PLAT APPROVAL<br>SITE PLAN FOR SUB'D APPROVAL<br>SITE PLAN FOR BLDG. PERMIT APPROVAL<br>FINAL PLAT APPROVAL<br>SIA/ RELEASE OF FINANCIAL GUARANTEE<br>FOUNDATION PERMIT APPROVAL<br>GRADING PERMIT APPROVAL<br>SO-19 APPROVAL<br>PAVING PERMIT APPROVAL<br>GRADING/ PAD CERTIFICATION<br>WORK ORDER APPROVAL<br>CLOMR/LOMR<br>FLOODPLAIN DEVELOPMENT PERMIT<br>OTHER (SPECIFY) |
|   | •               |  |
| COA STAFF:  |                 | BMITTAL RECEIVED:  |

FEE PAID:



#### Drainage Narrative

THE PURPOSE OF THIS GRADING AND DRAINAGE PLAN FOR 2301 VISTA ORIENTE STREET N.W. IS TO ACCOMMODATE A NEW SELF STORAGE FACILITY AND PROVIDE FOR POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AS DEMONSTRATED HEREON.

CURRENTLY THE SITE IS AN UNIMPROVED LOT BOUNDED TO THE WEST AND EAST BY UNIMPROVED LOTS, TO THE NORTH BY THE LADERA DIVERSION CHANNEL AND TO THE SOUTH BY VISTA ORIENTE STREET, AND CURRENTLY SLOPES FROM THE WEST TO THE EAST AT A SLOPE OF 2.2% ACCEPTING THE OFFSITE FLOWS FROM THE WEST AND DISCHARGING TO THE VACANT LOT TO THE EAST. THE PROPOSED GRADING AND DRAINAGE PLAN WOULD ACCOMMODATE ALL OF THE RUN-OFF FROM THE PROPOSED CONSTRUCTION TO DRAIN TO THE SOUTHEAST TO A STORM WATER QUALITY POND WITH A STORM DRAIN INLET THAT WILL CONNECT TO THE EXISTING 18" CMP STUB AS SHOWN. THE SITE HAS FREE DISCHARGE INTO THE STORM DRAIN.

THE SITE IS OUTSIDE OF THE FLOOD PLAIN AS DESIGNATED AS ZONE"X" PER FEMA FLOOD PLAIN PANEL 35001C0326J, DATED NOVEMBER 4, 2016.

#### Drainage Calculations

| VISTA ORIENTE SELF STORAGE    |       |          |      |          |  |  |  |
|-------------------------------|-------|----------|------|----------|--|--|--|
| Hydrology Calculations        |       |          |      |          |  |  |  |
| DPM - Section 22.2            |       |          |      |          |  |  |  |
| Volume 2, January 1993        |       |          |      |          |  |  |  |
| Precipitation Zone            | 1     |          |      |          |  |  |  |
| 100 Year Storm Depth, P (360) | 2.2   |          |      |          |  |  |  |
| Treatment Area                | A     | В        | С    | D        |  |  |  |
| Excess Precipitation Factors  | 0.44  | 0.67     | 0.99 | 1.97     |  |  |  |
| Peak Discharge Factors        | 1.29  | 2.03     | 2.87 | 4.37     |  |  |  |
| Land Treatment Area           | Acres | Existing |      | Proposed |  |  |  |
| Type "D" (Roof)               |       | 0        |      | 2.85     |  |  |  |
| Type "C" (Unpaved Roadway)    |       | 0        |      | 0.27     |  |  |  |
| Type "B" (Irrigated Lawns)    |       | 0        |      | 0.44     |  |  |  |
| Type "A" (Undeveloped)        |       | 3.56     |      | 0.00     |  |  |  |
| Total (Acres)                 |       | 3.56     |      | 3.56     |  |  |  |
| Excess Precipitation(in)      |       | 0.44     |      | 1.74     |  |  |  |
| Volume (100), cf              |       | 5686.03  |      | 22421.06 |  |  |  |
| Volume (10),cf                |       | 3809.64  |      | 15022.11 |  |  |  |
| Q (100), cfs                  |       | 4.59     |      | 14.12    |  |  |  |
| Q (10), cfs                   |       | 3.08     |      | 9.46     |  |  |  |

| Pond Calculations  |
|--|
| STORM WATER POND   |
| IMPERVIOUS AREA —— 2.85 x 43560 = 124146.00 SF                     |
| PONDING REQUIRED — 124146.00 x $\frac{.34}{12}$ = 3517.47 CF       |
| PONDING PROVIDED:  |
| A57 = 1015.85 SF<br>A58 = 1754.38 SF<br>A59 = 3331.09 SF           |
| VOL 57, 58 & 59: 1015.85+1754.38+3331.09 = $\frac{6101.32}{3}$ x 2 |

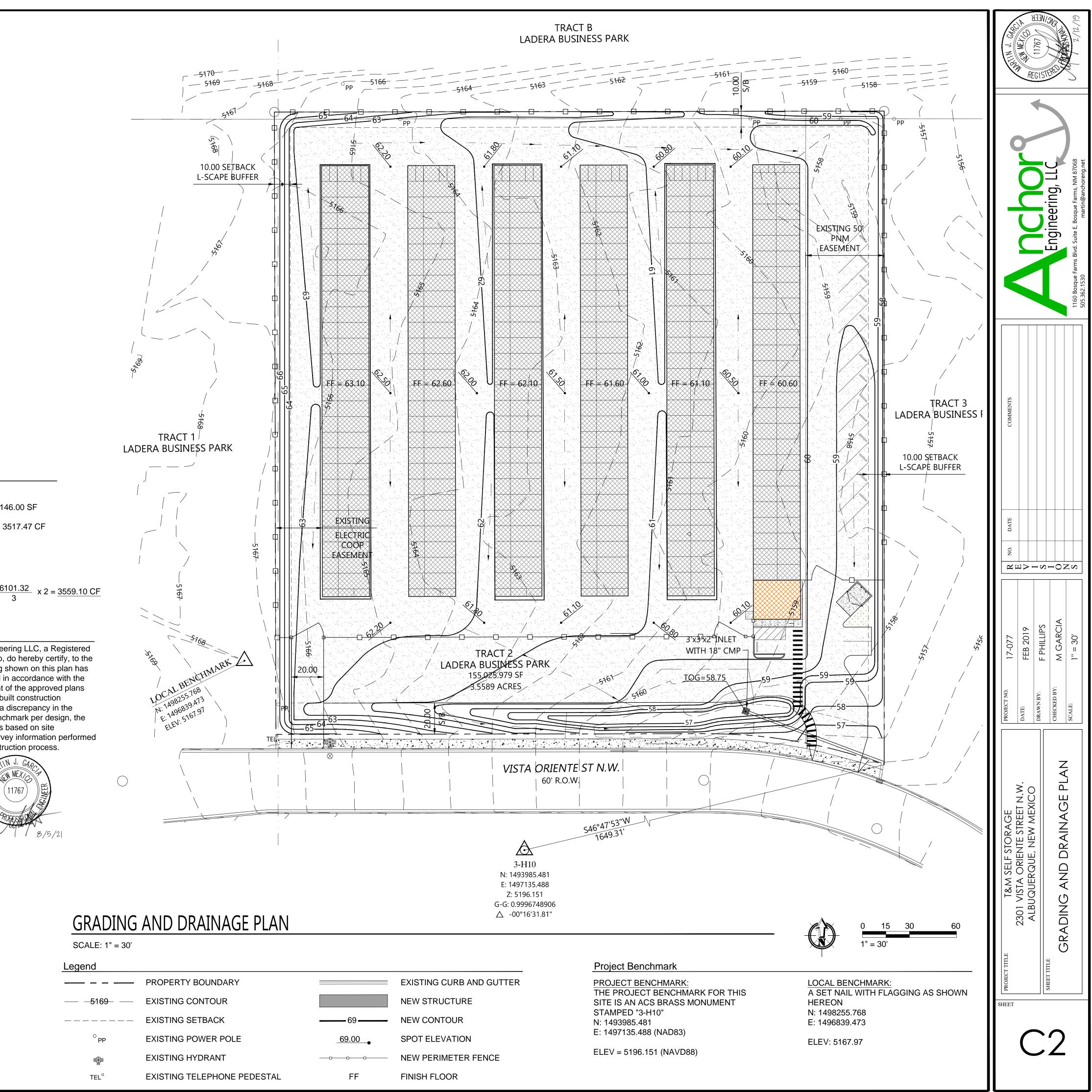
As-Built Certification I, MARTIN J. GARCIA, of the firm, Anchor Engineering LLC, a Registered Professional Engineer in the state of New Mexico, do hereby certify, to the best of my knowledge and belief, that the grading shown on this plan has been inspected by me and has been constructed in accordance with the approved plans and that the original design intent of the approved plans has been met, except as noted by me on the as-built construction drawings. At time of as-built, the surveyor found a discrepancy in the original survey, however keeping the original benchmark per design, the original design was achieved. This certification is based on site inspections by me or under my direction and survey information performed by Fierro & Company, July 2021 during the construction process.

### FEMA Map





8/5/2



# GRADING AND DRAINAGE PLAN

| Legend           |                             |          |                          | Project E            |
|------------------|-----------------------------|----------|--------------------------|----------------------|
|                  | - PROPERTY BOUNDARY         |          | EXISTING CURB AND GUTTER | PROJECT              |
| <u> </u>         | - EXISTING CONTOUR          |          | NEW STRUCTURE            | THE PRO<br>SITE IS A |
|                  | - EXISTING SETBACK          | <u> </u> | NEW CONTOUR              | STAMPEI<br>N: 149398 |
| °PP              | EXISTING POWER POLE         | 69.00    | SPOT ELEVATION           | E: 149713            |
| ræn              | EXISTING HYDRANT            | oo       | NEW PERIMETER FENCE      | $ELEV = 5^{\circ}$   |
| TEL <sup>®</sup> | EXISTING TELEPHONE PEDESTAL | FF       | FINISH FLOOR             |                      |
|                  |                             |          |                          |                      |