

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

June 10, 2022

John Arthur Blessen, PE
J Arthur Blessen Engineering
2429 Zena Lona NE
Albuquerque, NM 87112

Re: 7200 Bluewater Rd. NW
Request for Certificate of Occupancy - Permanent
Hydrology Final Inspection –Approved
Grading and Drainage Plan Stamp Date: 4/5/21
Certification dated: 6/6/22
Drainage File: K10D060

Dear Mr. McGee,

PO Box 1293

Based on the submittal received 6/6/21 and inspection on 6/10/21 this certification is approved for Permanent Certificate of Occupancy by Hydrology.

Albuquerque

If you have any questions, you can contact me at 505-924-3695 or dggutierrez@cabq.gov.

Sincerely,

NM 87103

David Gutierrez, P.E.
Senior Engineer, Planning Dept.
Development Review Services

www.cabq.gov



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 10/2018)

Project Title: 7200 Bluewater **Building Permit #:** BP-2020-40165 **Hydrology File #:** K100D060
DRB#: PR-2018-001681 (ST-2018-00200) **EPC#:** _____ **Work Order#:** _____
Legal Description: Parcel C-3 Atrisco Business Park Unit 2
City Address: 7200 Bluewater NW

Applicant: J Arthur Blessen Engineering **Contact:** Arthur Blessen
Address: 2429 Zena Lona, Albuquerque New Mexico 87112
Phone#: 505-401-4142 **Fax#:** _____ **E-mail:** jab-engineering@hotmail.com

Other Contact: Brunacini Development **Contact:** Angelo Burnacini
Address: 7550 Meridian Place NW, Albuquerque NM 87197
Phone#: 505-833-2928 **Fax#:** _____ **E-mail:** _____

TYPE OF DEVELOPMENT: _____ 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: 6-6-2022 **By:** J Arthur Blessen

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

April 14, 2021

John Arthur Blessen, P.E.
J Arthur Blessen Engineering
2429 Zena Lona NE
Albuquerque New Mexico 87112

RE: 7200 Bluewater Rd. NW
Revised Grading and Drainage Plan
Engineer's Stamp Date: 04/05/21
Hydrology File: K10D060

Dear Mr. Blessen:

Based upon the information provided in your submittal received 04/06/2021, the Revised Grading and 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. Prior to approval in support of Permanent Release of Occupancy by Hydrology, Engineer Certification per the DPM checklist will be required.

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 (Doug Hughes, PE, jhughes@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

Also, please provide the Drainage Covenant for the proposed stormwater quality ponds per Article 6-15(C) of the DPM prior to Permanent Release of Occupancy. There is a recording fee (\$25, payable to Bernalillo County). Please contact Charlotte LaBadie (clabadie@cabq.gov, 924-3996). Due to COVID-19, please follow the instructions:

Either email a pdf copy of the executed drainage covenant and the exhibit to clabadie@cabq.gov or either mail or drop off the originals. Please mail the \$25.00 recording fee check made payable to Bernalillo County to:

Planning Dept./DRC
Attn: Charlotte LaBadie
600 2nd St. NW, Ste. 400
ABQ, NM, 87102

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

If you drop off the originals, there is a drop box outside the building labeled DRC. Once approved and recorded, Charlotte will email you a copy.

If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

Sincerely,

Renée C. Brissette

Renée C. Brissette, P.E. CFM
Senior Engineer, Hydrology
Planning Department

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 10/2018)

Project Title: 7200 Bluewater **Building Permit #:** BP-2020-40165 **Hydrology File #:** K100D060
DRB#: PR-2018-001681 (ST-2018-00200) **EPC#:** _____ **Work Order#:** _____
Legal Description: Parcel C-3 Atrisco Business Park Unit 2
City Address: 7200 Bluewater NW

Applicant: J Arthur Blessen Engineering **Contact:** Arthur Blessen
Address: 2429 Zena Lona, Albuquerque New Mexico 87112
Phone#: 505-401-4142 **Fax#:** _____ **E-mail:** jab-engineering@hotmail.com

Other Contact: Brunacini Development **Contact:** Angelo Burnacini
Address: 7550 Meridian Place NW, Albuquerque NM 87197
Phone#: 505-833-2928 **Fax#:** _____ **E-mail:** _____

TYPE OF DEVELOPMENT: _____ 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:

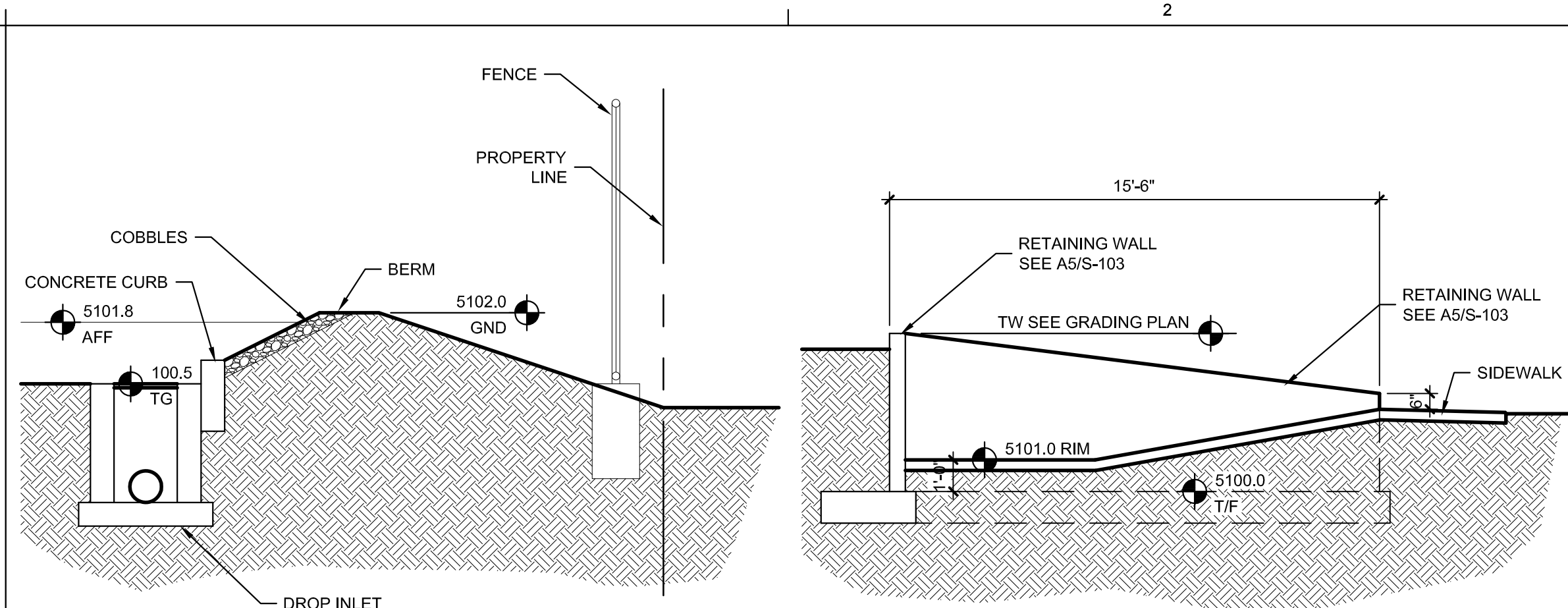
☒ BUILDING PERMIT APPROVAL
_____ CERTIFICATE OF OCCUPANCY
_____ PRELIMINARY PLAT APPROVAL
_____ SITE PLAN FOR SUB'D APPROVAL
☒ SITE PLAN FOR BLDG. PERMIT APPROVAL
_____ FINAL PLAT APPROVAL
_____ SIA/ RELEASE OF FINANCIAL GUARANTEE
☒ FOUNDATION PERMIT APPROVAL
☒ GRADING PERMIT APPROVAL
_____ SO-19 APPROVAL
_____ PAVING PERMIT APPROVAL
_____ GRADING/ PAD CERTIFICATION
_____ WORK ORDER APPROVAL
_____ CLOMR/LOMR
_____ FLOODPLAIN DEVELOPMENT PERMIT
_____ OTHER (SPECIFY) _____

DATE SUBMITTED: 4-6-2021 **By:** J Arthur Blessen

COA STAFF:

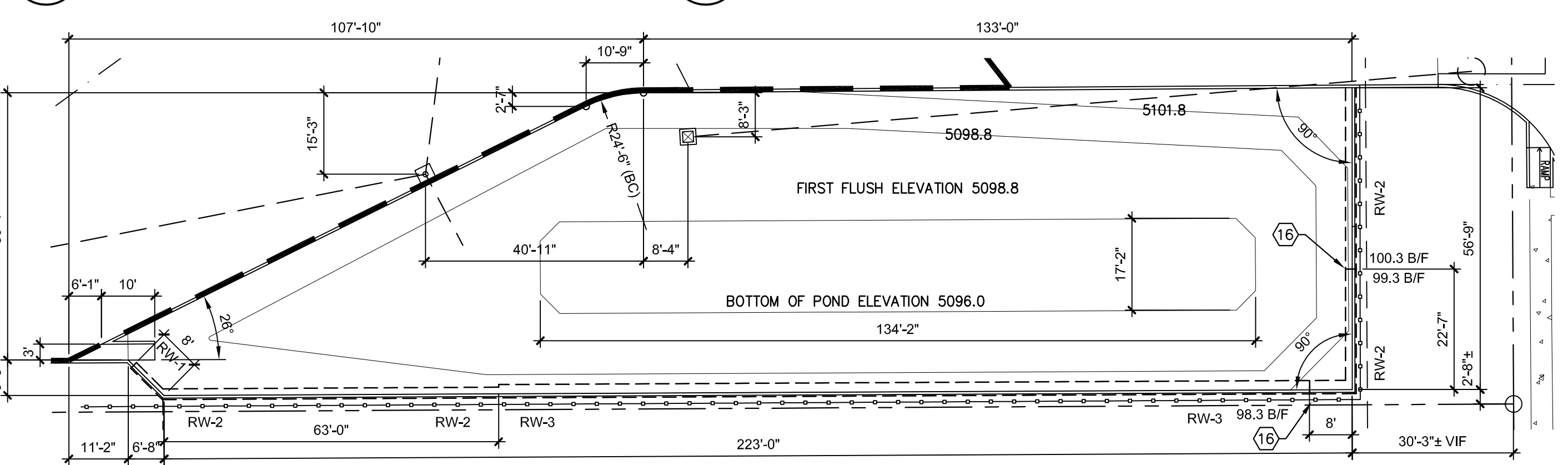
ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

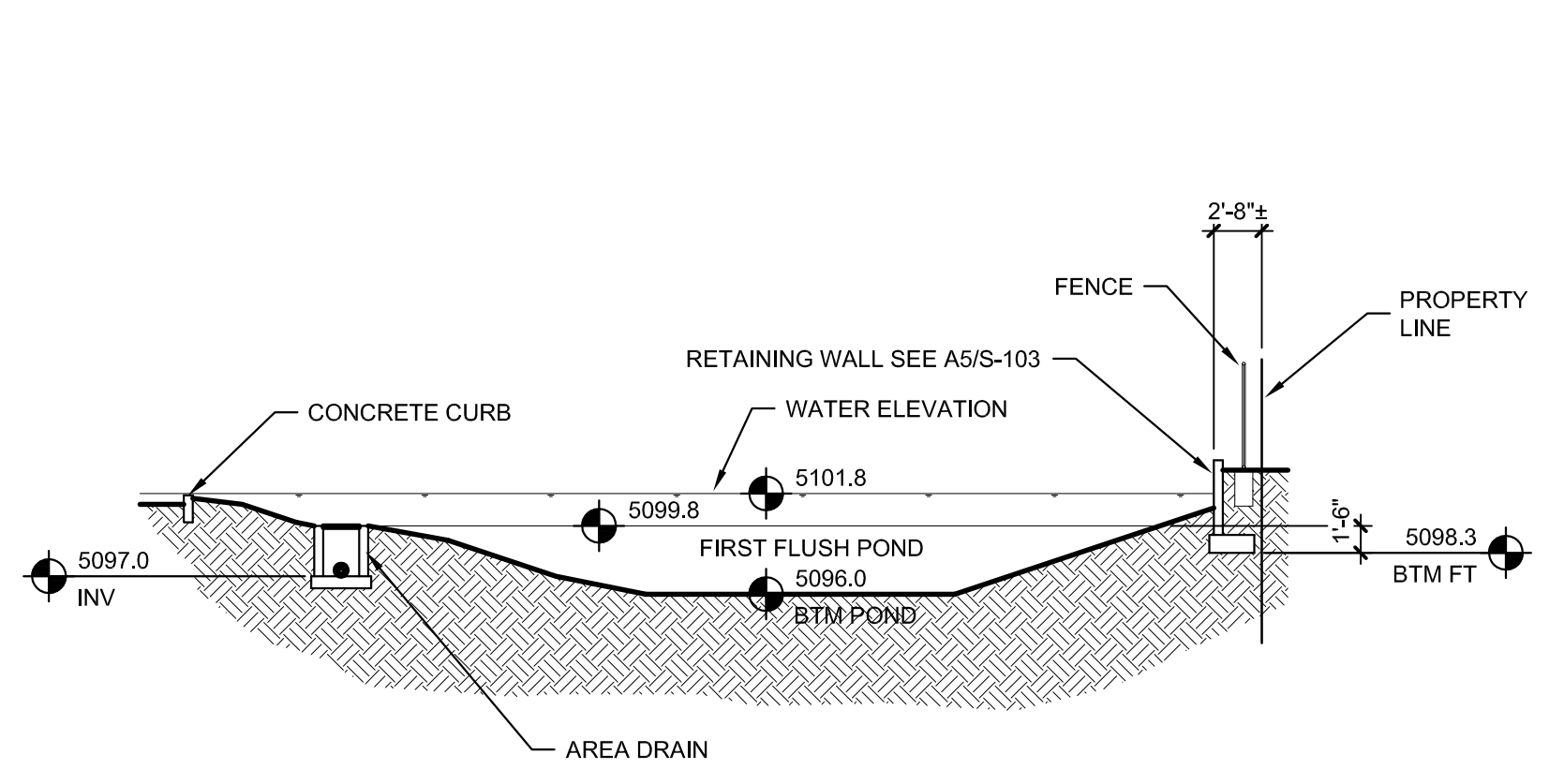


SECTION B-B
3/8"=1'-0"

SECTION C-C
1/4"=1'-0"



NOTE: DIMENSIONS ARE TO BACK OF CURB
POND LAYOUT PLAN
1"=20'-0"

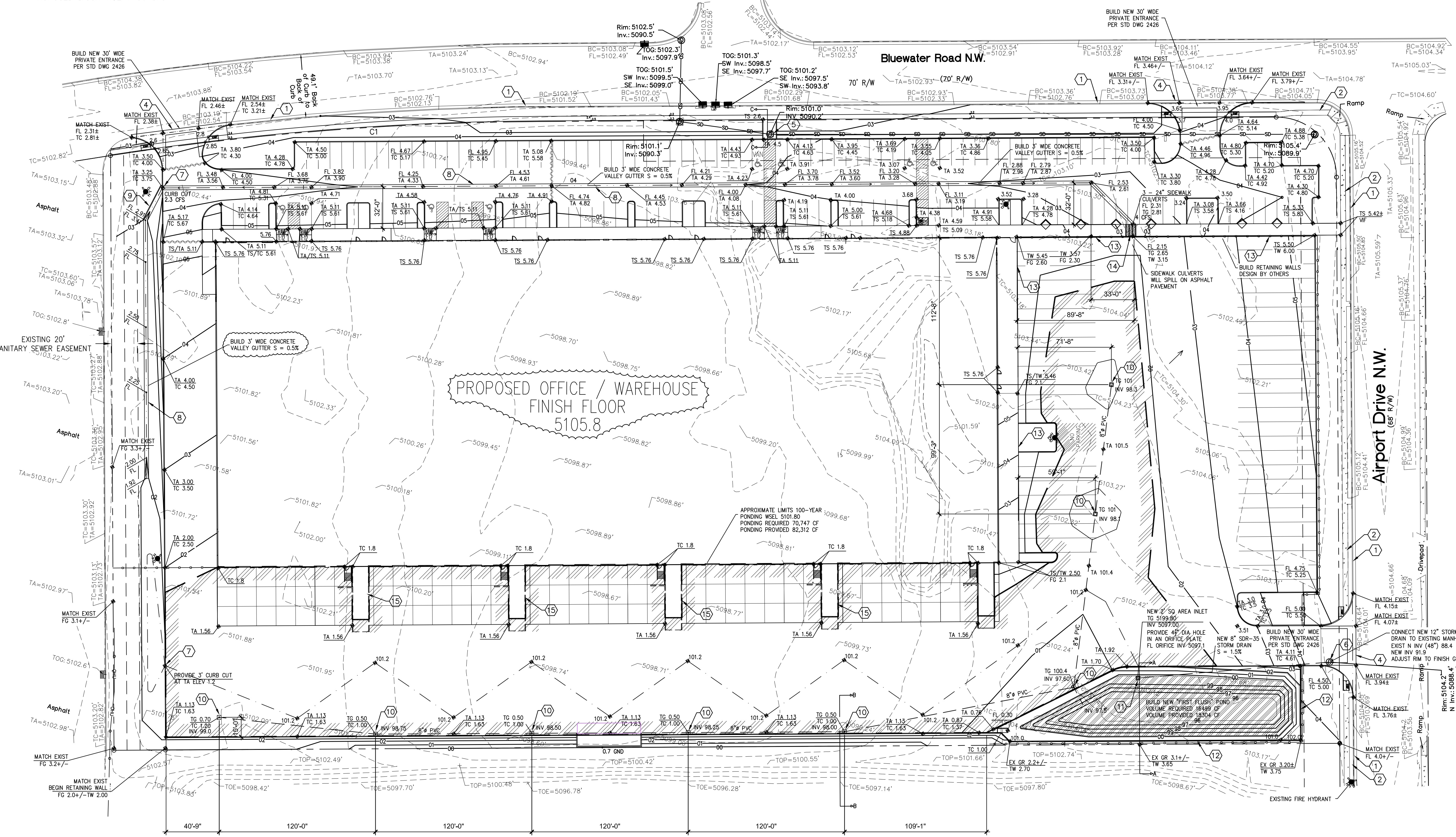


SECTION A-A
1"=10'-0"

Benchmark -NAVD 88
ACS MONUMENT "9-K10" HAVING AN ELEVATION OF 5117.72'

Legal Description
PARCEL C-3
ATRISCO BUSINESS PARK
UNIT 2

DISCHARGE
SITE AREA INCLUDES 10.308 ACRES
ALLOWABLE DISCHARGE 10.308 (0.11) = 1.134 CFS
PROPOSED DISCHARGE 1.130 CFS



A1 GRADING AND DRAINAGE PLAN
1"=40'-0"

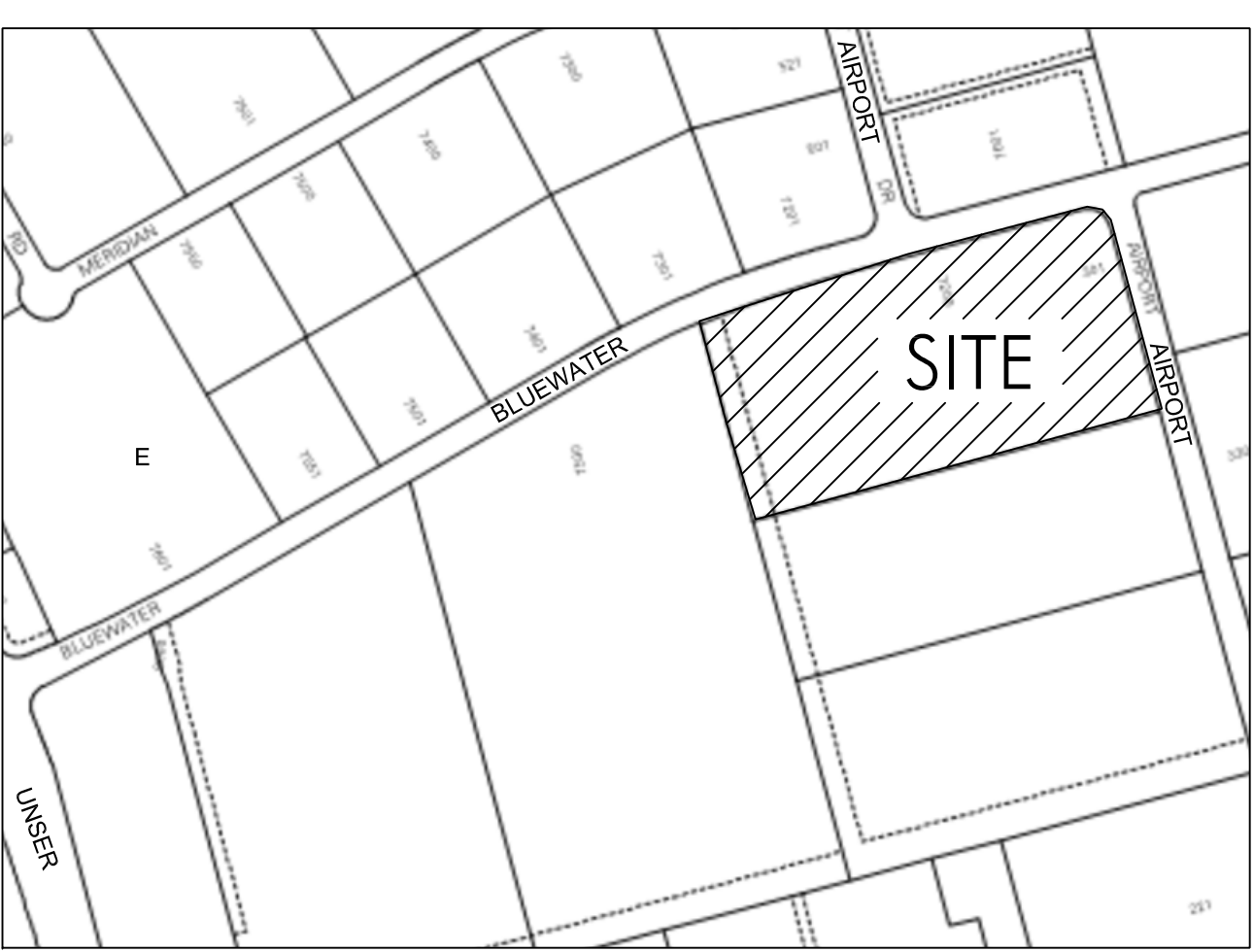
KEYNOTES

- EXISTING CURB AND CUTTER
- EXISTING SIDEWALK
- NEW 4 FT WIDE CONCRETE SIDEWALK CONSTRUCT PER COA STD DWG 2430
- CONSTRUCT NEW 30 FT WIDE PRIVATE DRIVE ENTRANCE PER COA STD DWG 2426
- EXISTING STORM DRAIN MANHOLE RESET RIM AS NECESSARY PROVIDE NEW COVER VENTED HEAVY DUTY COVER.
- EXISTING MANHOLE RESET RIM AS NECESSARY.
- 3 FT WIDE CURB CUT
- 3 FT WIDE CONCRETE SWALE SEE DETAIL C5/C-501
- 6" CONCRETE VERTICAL CURB
- DROP INLET SEE DETAIL A5/C-501
- AREA DRAIN SEE DETAIL A4/C-501
- CONCRETE RETAINING WALL SEE DETAIL A5/S-103
- CONCRETE RETAINING WALL SEE STRUCTURAL SHEET S-103
- SIDEWALK CULVERT SEE DETAIL B4/C-501
- FUTURE RAMP SEE STRUCTURAL
- STEP FOOTING SEE DETAIL E1/S-103

LEGEND:

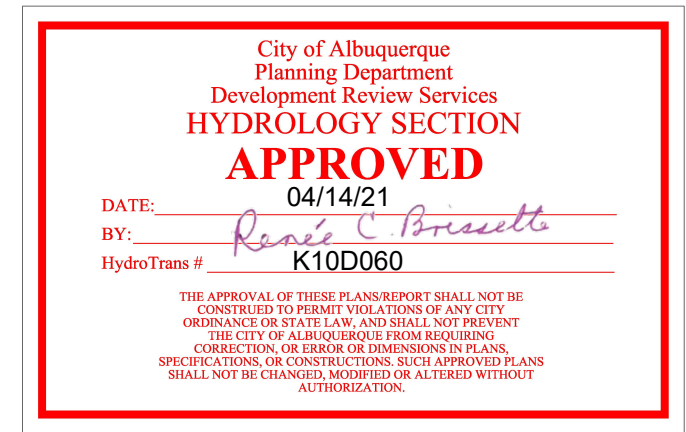
- EXISTING SPOT ELEVATION
- NEW SPOT ELEVATION
- EXISTING CONTOUR
- NEW CONTOUR
- SWALE
- VERIFIED ELEVATION
- AS BUILT ELEVATION
- PROPERTY LINE
- FLOW LINE
- GROUND INVERT
- TOP OF ASPHALT
- TOP OF CURB
- TOP OF GRATE
- TOP OF CONCRETE SLAB
- TOP OF WALL
- TEMPORARY BENCH MARK
- GRAVEL
- ASPHALT PAVING
- CONCRETE
- POND WATER SURFACE

VINICITY MAP K-10-Z

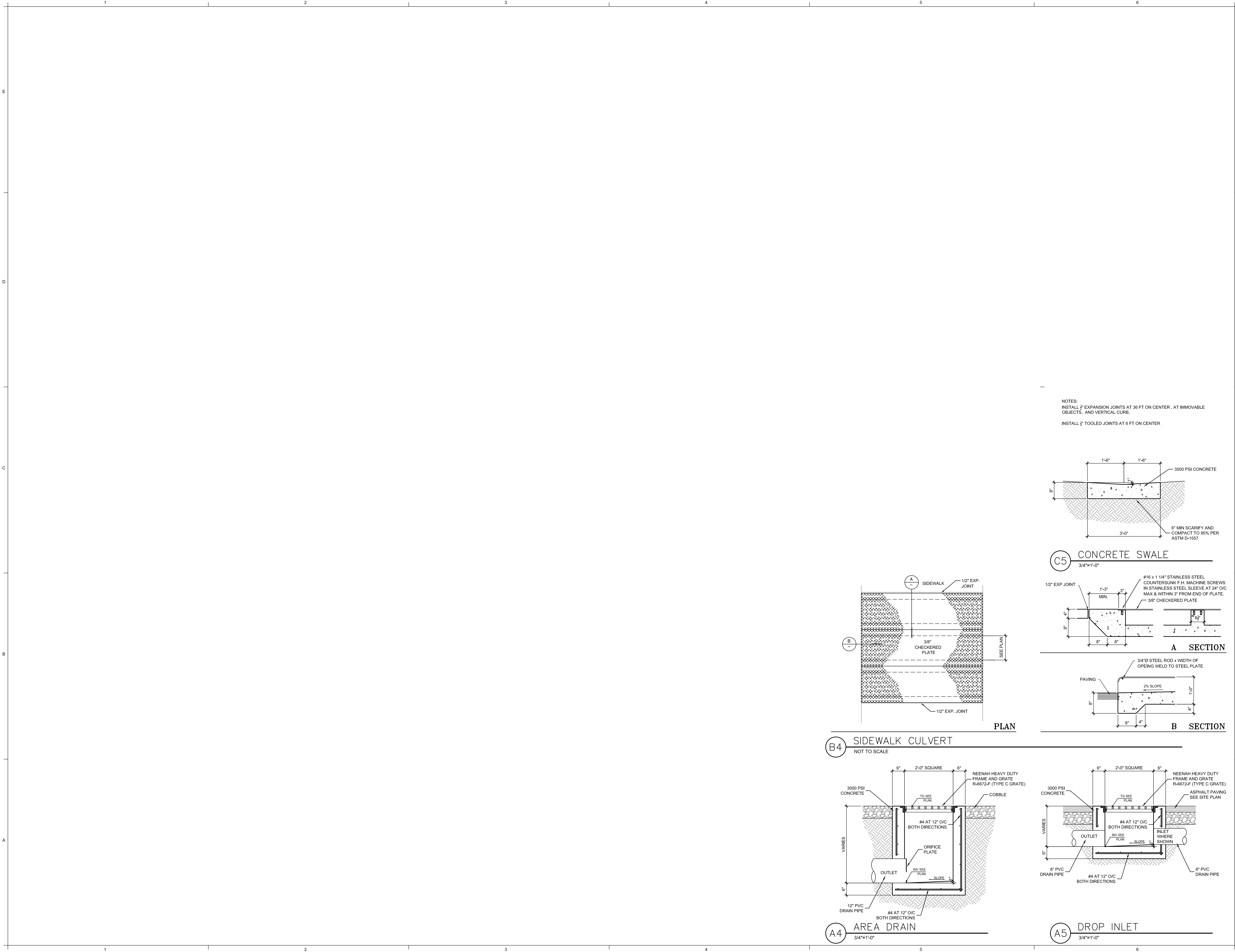


LEGAL DESCRIPTION:
PARCEL C-3 ATRISCO BUSINESS PARK UNIT 2
ADDRESS: 7200 BLUEWATER ROAD NW, ALBUQUERQUE, NM
SITE AREA: 10.31 ACRES
BENCH MARK:
ELEVATION DATUM IS BASED ON NAVD 1988 FROM ACS MONUMENT "9-K10", PUBLISHED ELEVATION (FEET) = 5117.72
FLOOD HAZARD:
AS SHOWN ON PANEL 35001C0329H (11-4-2016) OF THE FEMA FLOOD INSURANCE RATE MAPS, THIS SITE IS NOT WITHIN A DESIGNATED FLOOD HAZARD AREA.
CONSTRUCTION NOTES:
A. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CALL FOR LOCATION OF EXISTING UTILITIES.
B. ALL WORK WITHIN THE CITY RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND SPECIFICATIONS.
C. THE CONTRACTOR SHALL BE INFORMED OF ANY DISCREPANCY BETWEEN THE INFORMATION SHOWN ON THE PLANS AND THOSE OF THE EXISTING SITE.
D. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL VERIFY THE EXISTING SITE CONDITIONS AND INFORM THE ARCHITECT/ENGINEER OF ANY DISCREPANCY BETWEEN THE INFORMATION SHOWN ON THE PLANS AND THOSE OF THE EXISTING SITE.
E. THE CONTRACTOR SHALL PROVIDE THE ARCHITECT/ENGINEER WITH AN AS BUILT SURVEY FOR ENGINEER'S CERTIFICATION AT PROJECT COMPLETION.
F. THE CONTRACTOR SHALL MAINTAIN A RECORD DRAWING SET OF PLANS AND PROMPTLY LOCATE EXISTING AND NEW ELEVATIONS (FINISH FLOORS, TOPS OF CURBS AND ASPHALT, FLOW LINE, PIPE INVERTS, ETC.), ON THE RECORD SET. THE RECORD SET SHALL BE MAINTAINED ON THE PROJECT SITE AND SHALL BE AVAILABLE TO THE OWNER AND ARCHITECT AT ANY TIME DURING CONSTRUCTION. UPON COMPLETION OF THE PROJECT, THE RECORD SET SHALL BE TURNED OVER TO THE OWNER.
G. THE OWNER / CONTRACTOR SHALL SUBMIT A NOTICE OF INTENT (NOI) TO THE EPA PRIOR TO BEGINNING OF CONSTRUCTION.
H. CONTRACTOR SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SPECIFIC TO THIS PROJECT.

FACILITY ACCESSIBILITY
ALL SURFACES ALONG THE ACCESSIBLE ROUTE SHALL COMPLY WITH ANSI A117-1998.
WALKING SURFACES SHALL BE STABLE, FIRM, AND SLIP RESISTANT. THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20 WITH A CROSS SLOPE NOT STEEPER THAN 1:48.
CURB RAMP AND RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12 WITH A CROSS SLOPE NOT STEEPER THAN 1:48. COUNTER SLOPES OF ADJOINING GUTTERS AND ROAD SURFACES IMMEDIATELY ADJACENT TO THE CURB RAMP OR ACCESSIBLE ROUTE SHALL NOT BE STEEPER THAN 1:20. TRANSITIONS FROM RAMPS TO WALKS, GUTTERS OR STREETS SHALL BE AT THE SAME LEVEL. WHERE PEDESTRIANS MUST WALK ACROSS A CURB RAMP, THE RAMP SHALL HAVE FLARED SIDES WITH SLOPES NOT STEEPER THAN 1:10. WHERE THE TOP OF THE RAMP PARALLEL TO THE RUN OF THE RAMP IS LESS THAN 48 INCHES WIDE, THE FLARED SIDES SHALL HAVE A SLOPE NOT STEEPER THAN 1:12.
HANDICAP PARKING SPACES AND ACCESS AISLES SHALL HAVE SURFACE SLOPES NOT STEEPER THAN 1:48. ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE PARKING SPACES THEY SERVE.
TRAFFIC CONTROL
THE CONTRACTOR SHALL PROVIDE ALL REQUIRED TRAFFIC CONTROL PLANS AND DEVICES. ALL SIGNS, BARRICADES, CHANNELIZATION DEVICES, SIGN FRAMES AND ERECTION OF SUCH DEVICES SHALL CONFORM TO THE REQUIREMENTS OF THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS", LATEST EDITION. PRIOR TO CONSTRUCTION PRIOR TO CONSTRUCTION, THE TRAFFIC CONTROL PLAN SHALL BE SUBMITTED AND APPROVED BY THE GOVERNING AUTHORITY.



BRUNACINI
ARCHITECT
TATE FISHBURN
ARCHITECT
ENGINEER
JOHN ARTHUR BLESSED
NEW MEXICO
REGISTERED PROFESSIONAL
13481
4-5-21
PROJECT
WAREHOUSE SHELL
FOR BRUNACINI DEVELOPMENT
7200 BLUEWATER ROAD NW
ALBUQUERQUE, NEW MEXICO
REVISIONS
DATE: APRIL 5, 2021
SCALE: 1"=40'-0" OR AS NOTED
DRAWING NAME: GRADING AND DRAINAGE PLAN
SHEET NUMBER: C-101



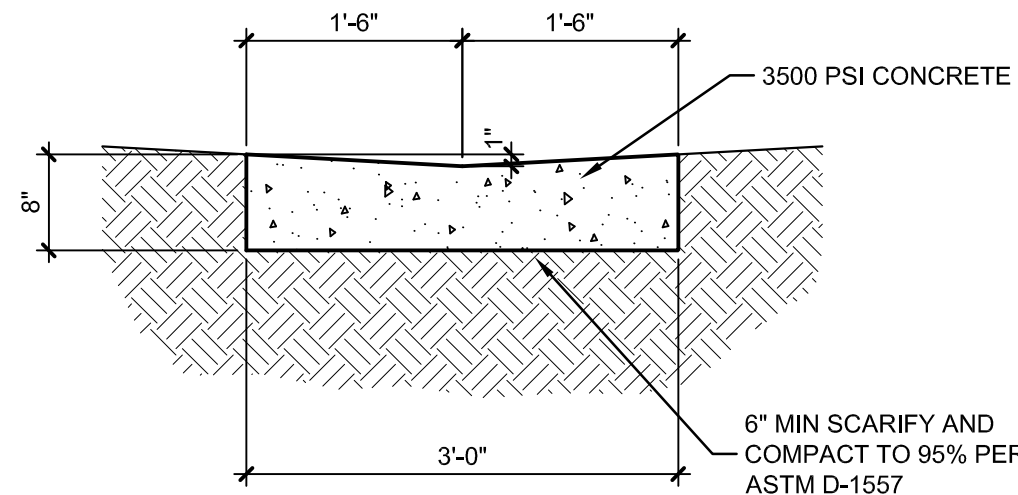
ARCHITECT SEAL
T A T E F I S H B U R N
A R C H I T E C T
BOX 2941 CORRALES NEW MEXICO 87048 PHONE 505 899 9338

ARCHITECT SEAL
ENGINEER SEAL
JOAN ARTHUR BLESSED
NEW MEXICO
13481
REGISTERED PROFESSIONAL ENGINEER
4-5-21

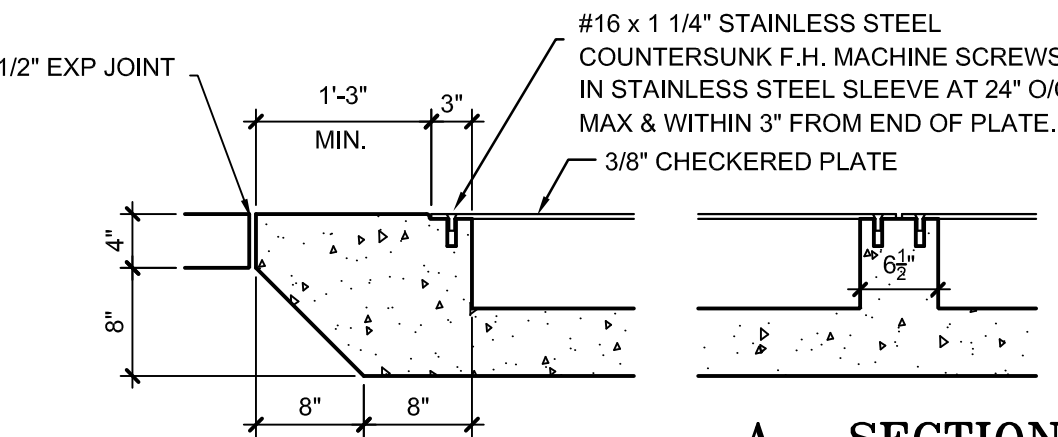
PROJECT
WAREHOUSE SHELL
FOR BRUNACINI DEVELOPMENT
7200 BLUEWATER ROAD NW
ALBUQUERQUE, NEW MEXICO

REVISIONS	
DATE	APRIL 5, 2021
SCALE	3/4"=1'-0"
A	OR AS NOTED
DRAWING NAME	
CIVIL DETAILS	
SHEET NUMBER	
C-501	

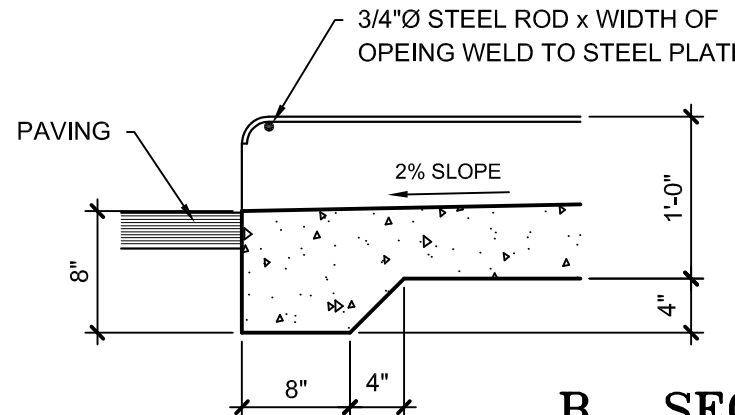
NOTES:
INSTALL 1/2" EXPANSION JOINTS AT 36 FT ON CENTER , AT IMMOVABLE
OBJECTS, AND VERTICAL CURB.
INSTALL 1/2" TOOLED JOINTS AT 6 FT ON CENTER



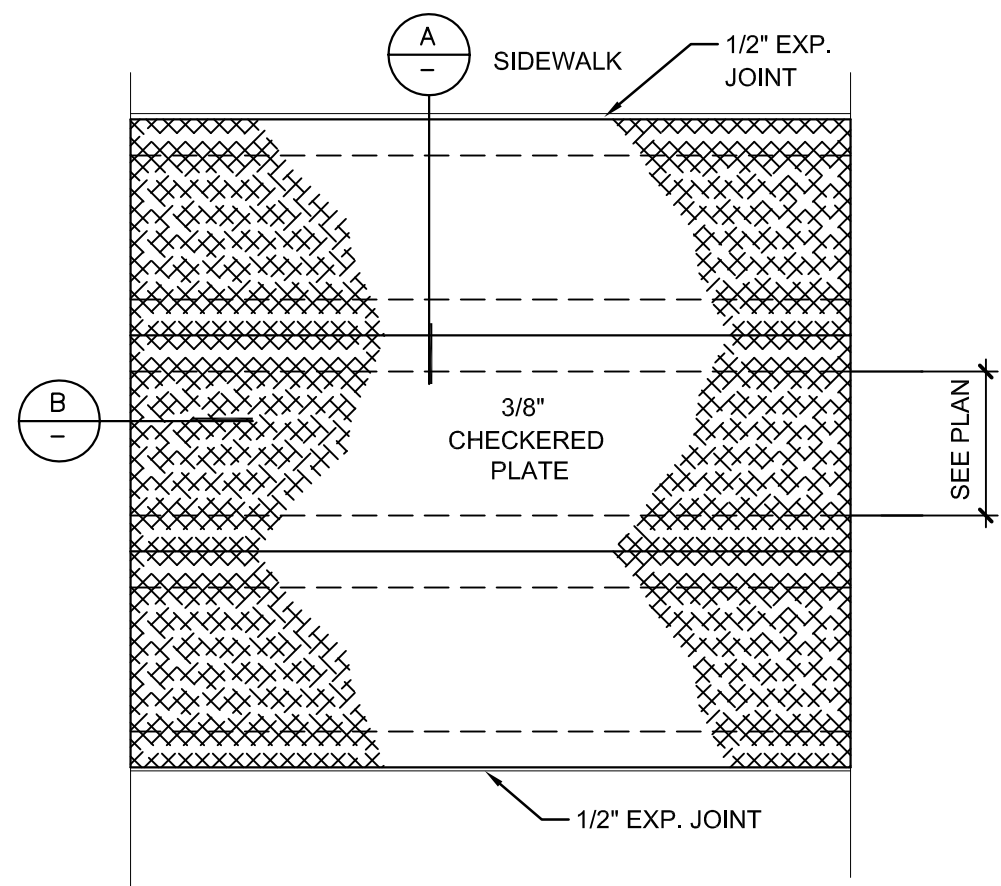
C5 CONCRETE SWALE
3/4"=1'-0"



A SECTION

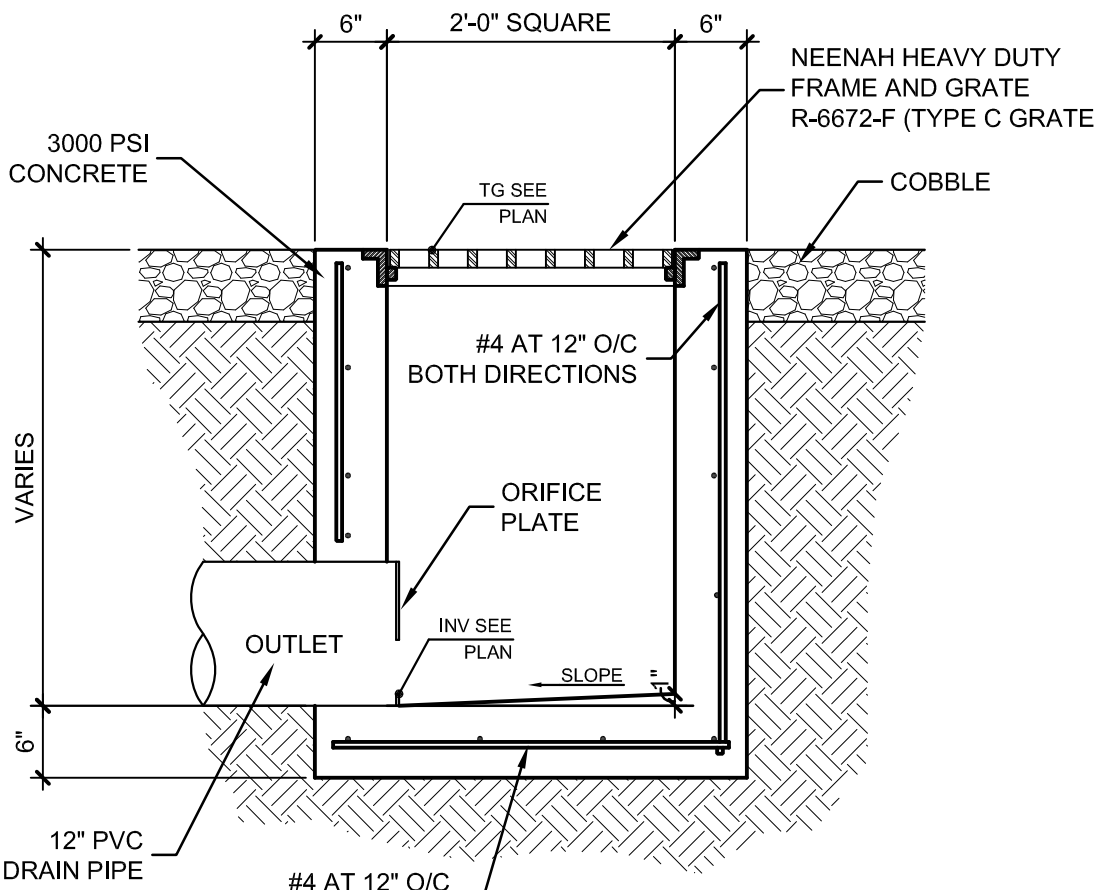


B SECTION

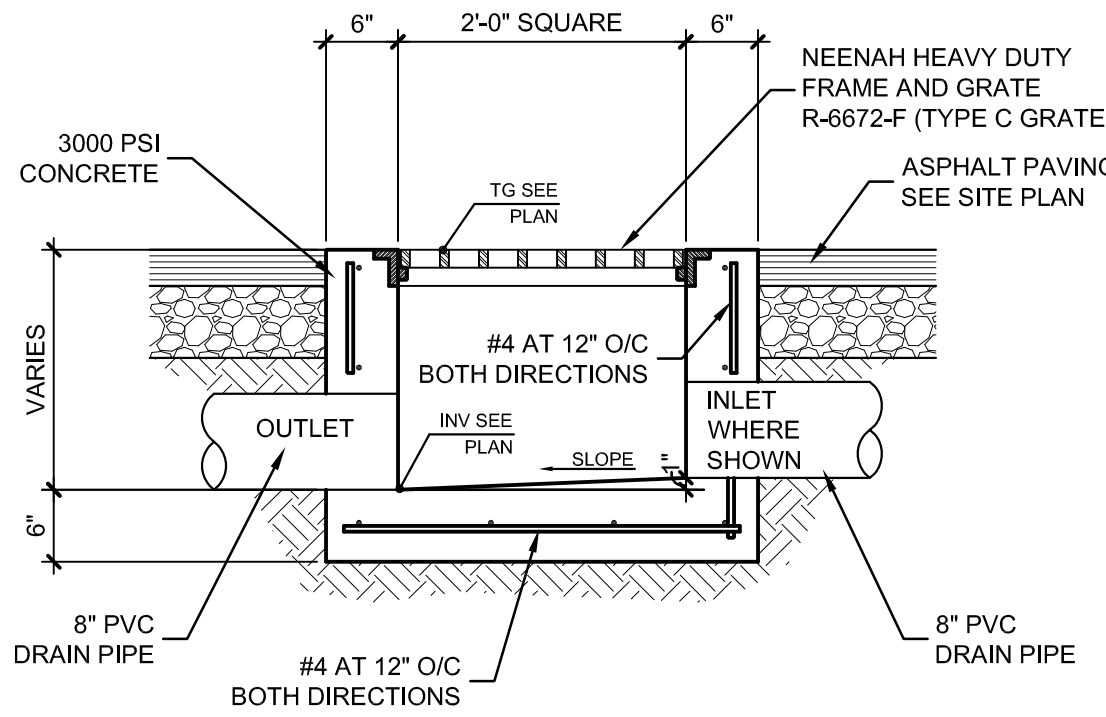


PLAN

B4 SIDEWALK CULVERT
NOT TO SCALE



A4 AREA DRAIN
3/4"=1'-0"



A5 DROP INLET
3/4"=1'-0"