

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

July 26, 2022

Åsa Nilsson-Weber, P.E.
Isaacson & Arfman, P.A.
128 Monroe St. N.E
Albuquerque, NM 87108

**RE: Sage & Unser Self Storage
Conceptual Grading & Drainage Plan
Engineer's Stamp Date: 07/06/22
Hydrology File: M10D022**

Dear Mrs. Nilsson-Weber:

Based upon the information provided in your submittal received 07/06/2022, the Conceptual Grading & Drainage Plan is preliminary approved for action by the DRB on Site Plan for Building Permit.

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

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

PO Box 1293

Albuquerque

NM 87103

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City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

Project Title: Sage & Unser Self Storage **Building Permit #** _____ **Hydrology File #** M10

DRB# _____ **EPC#** _____

Legal Description: Tract A-1, Unser & Sage Marketplace **City Address OR Parcel** 101005524548221179

Sage Road SW 87121

Applicant/Agent: Isaacson & Arfman, Inc. **Contact:** Asa Nilsson-Weber

Address: 128 Monroe Street NE **Phone:** (505) 268-8828

Email: asaw@iacivil.com

Applicant/Owner: M Square Development **Contact:** Todd Megrath

Address: 10450 W Cheyenne Ave., Suite 130 - **Phone:** (702) 372-0128

Email: _____ Las Vegas, NV 89129

TYPE OF DEVELOPMENT: ☐ PLAT (#of lots) ☐ RESIDENCE ☐ DRB SITE ☒ ADMIN SITE: _____

RE-SUBMITTAL: ☐ YES ☒ NO

DEPARTMENT: ☐ TRANSPORTATION ☒ HYDROLOGY/DRAINAGE

Check all that apply:

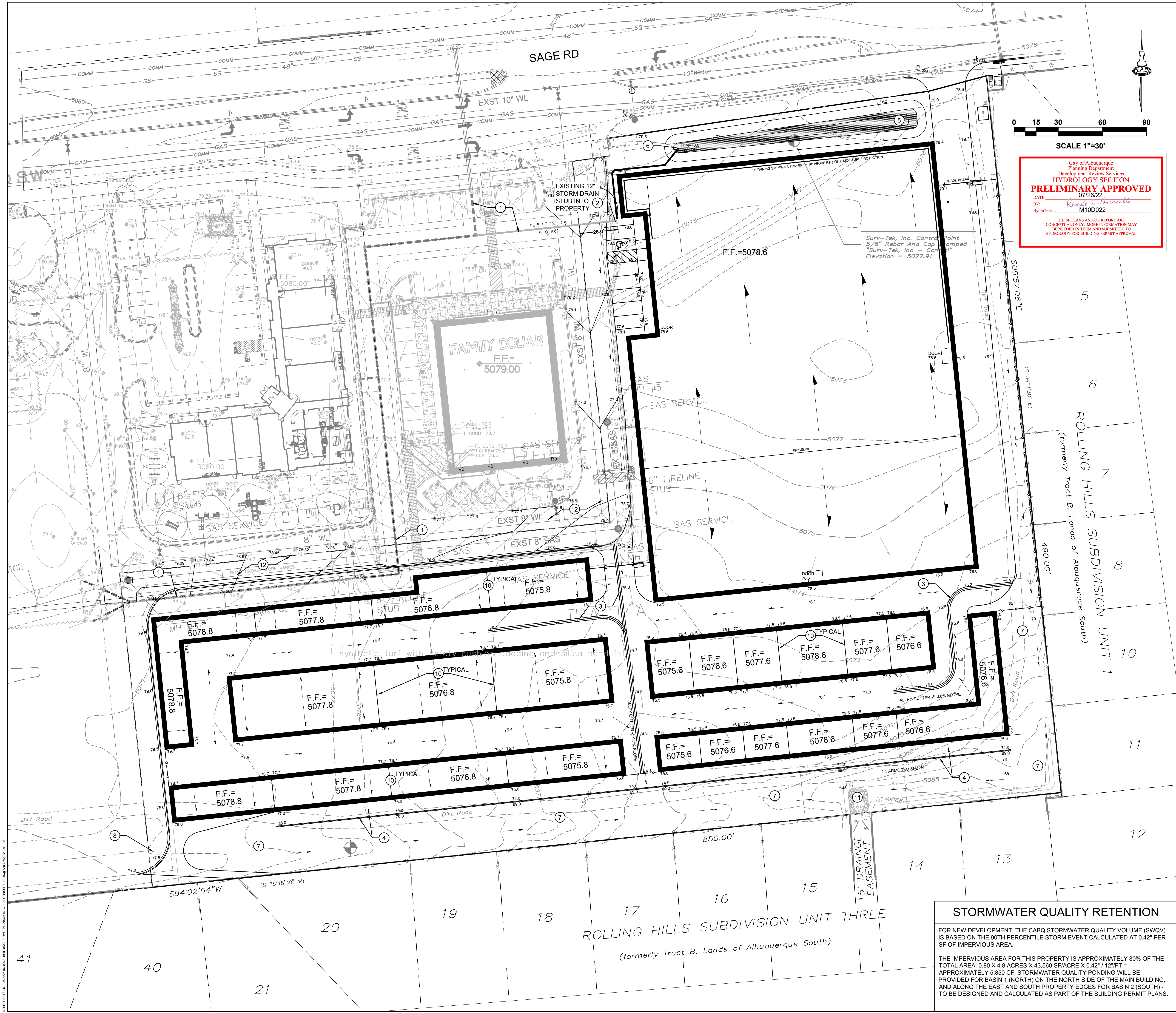
TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☒ CONCEPTUAL G&D PLAN
- ☐ GRADING PLAN
- ☐ DRAINAGE 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: July 6, 2022



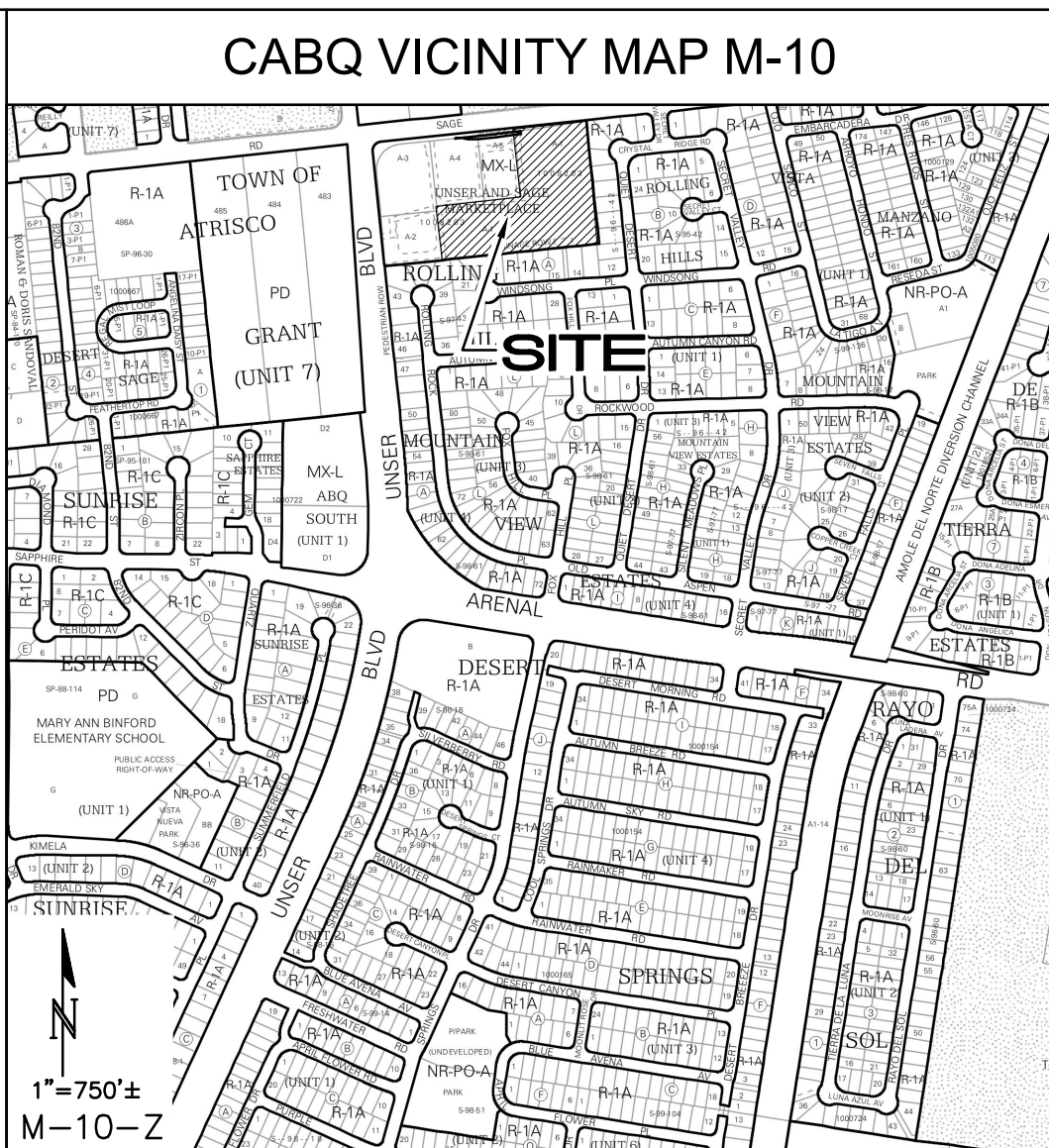
City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
PRELIMINARY APPROVED
DATE: 07/26/22
BY: *Renee C. Bruneau*
HydroTrans # M10D022

THESE PLANS AND/OR REPORT ARE
CONCEPTUAL ONLY. ADDITIONAL INFORMATION MAY
BE NEEDED IN THEM AND SUBMITTED TO
HYDROLOGY FOR BUILDING PERMIT APPROVAL.

STORMWATER QUALITY RETENTION

FOR NEW DEVELOPMENT, THE CABQ STORMWATER QUALITY VOLUME (SQWV) IS BASED ON THE 90TH PERCENTILE STORM EVENT CALCULATED AT 0.42" PER SF OF IMPERVIOUS AREA.

THE IMPERVIOUS AREA FOR THIS PROPERTY IS APPROXIMATELY 80% OF THE TOTAL AREA. 0.80 X 4.8 ACRES X 43,560 SF/ACRE X 0.42" / 12"/FT = APPROXIMATELY 5,850 CF. STORMWATER QUALITY PONDING WILL BE PROVIDED FOR BASIN 1 (NORTH) ON THE NORTH SIDE OF THE MAIN BUILDING, AND ALONG THE EAST AND SOUTH PROPERTY EDGES FOR BASIN 2 (SOUTH). TO BE DESIGNED AND CALCULATED AS PART OF THE BUILDING PERMIT PLANS.



PROJECT INFORMATION

PROPERTY: THE SITE IS A PARTIALLY DEVELOPED PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP M-10. THE SITE IS BOUND TO THE EAST AND SOUTH BY DEVELOPED RESIDENTIAL, TO THE NORTH BY SAGE BLVD. AND TO THE WEST BY UNDEVELOPED COMMERCIAL PROPERTY AND UNSER BLVD.

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS SELF STORAGE BUILDINGS WITH ASSOCIATED ASPHALT PAVED ACCESS, PARKING, SITE AMENITIES, AND LANDSCAPING.

LEGAL: TRACT A-1, UNSER & SAGE MARKETPLACE, ALBUQ., NM

AREA: 4.7931 AC

BENCHMARK: ALBUQUERQUE CONTROL STATION MONUMENT 12-L10, ELEVATION (FEET) = 5084.133' (NAVD88)

OFF-SITE: PORTIONS OF TRACTS A-2, A-4, A-5 WILL SURFACE DRAIN INTO AND THROUGH THIS PROPERTY AT THE ALLOWABLE RATES. IN ADDITION, AN EXISTING STORM DRAIN EASEMENT WILL CONTINUE TO ROUTE FLOW FROM TRACTS A-3, A-4, A-5 THROUGH THE PROPERTY TO THE SAGE ROAD PUBLIC STORM DRAIN SYSTEM.

FLOOD HAZARD: PER FEMA FLOOD HAZARD MAP 35001C0336H, EFFECTIVE DATE 8/16/2012, THE SITE IS LOCATED WITHIN FLOODZONE 'X' DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

DRAINAGE PLAN CONCEPT: THE APPROVED DRAINAGE MASTER PLAN (DMP) FOR UNSER & SAGE MARKETPLACE, PREPARED BY ISAACSON & ARFMAN (DATED 10/18/2010) IDENTIFIED THE OVERALL BASINS, DRAINAGE PATTERNS AND ALLOWABLE DISCHARGE RATES FROM EACH OF THE FIVE TRACTS. THIS PROPERTY FALLS WITHIN TWO DRAINAGE BASINS. TRACT A-1 BASIN 1 (NORTH) IS PERMITTED TO FREE DISCHARGE 4.3 CFS TO THE EXISTING SAGE ROAD PUBLIC STORM DRAIN SYSTEM. TRACT A-1 BASIN 2 (SOUTH) IS PERMITTED TO FREE DISCHARGE 14.8 CFS TO THE EXISTING PUBLIC 15' WIDE DRAINAGE R.O.W. DEDICATED TO THE CITY OF ALBUQUERQUE BY THE PLAT FOR ROLLING HILLS SUBDIVISION, UNIT THREE, DATED MARCH 1997.

100-YEAR, 6-HOUR STORM			
AREA OF SITE:	208787	SF	= 4.79 ACRE
DEVELOPED FLOWS:		EXCESS PRECIP:	
Area A	=	0	0%
Area B	=	20879	10%
Area C	=	20879	10%
Area D	=	167030	80%
Total	=	208787	100%
On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)			
Weighted E =		$\frac{E_A A_A + E_B A_B + E_C A_C + E_D A_D}{A_A + A_B + A_C + A_D}$	
Dev. E		= 1.96 in.	
On-Site Volume of Runoff: V360 =			
$\frac{E^* A}{12}$		= 34102 CF	
On-Site Peak Discharge Rate: $Q_p = Q_{pA} A_A + Q_{pB} A_B + Q_{pC} A_C + Q_{pD} A_D / 43,560$			
For Precipitation Zo 1			
Q_{pA}	= 1.54	Q_{pC}	= 2.87
Q_{pB}	= 2.16	Q_{pD}	= 4.12
Dev. Q_p		= 18.2 CFS	

- KEYED NOTES**
- EXISTING STORM DRAIN SYSTEM IN EASEMENT.
 - EXISTING 12" STORM DRAIN STUB INTO PROPERTY SIZED TO ACCEPT 4.3 CFS FROM BASIN 1 (NORTH).
 - CONCRETE ALLEY GUTTER(S) WHERE PAVEMENT SLOPES < 1%. TO BE COORDINATED WITH OWNER.
 - RETAINING WALL(S) AND ARMORED SLOPES (2:1 MAX) TO ACHIEVE GRADE TRANSITION THIS AREA.
 - STORMWATER QUALITY PONDING FOR NORTH BASIN.
 - NEW INLET TO DRAIN EXCESS TO STORM DRAIN SYSTEM.
 - STORMWATER QUALITY PONDING FOR SOUTH BASIN TO BE INCORPORATED INTO LANDSCAPING.
 - OFF-SITE FLOW ACCEPTED AND ROUTED THROUGH PROPERTY VIA CURB OPENINGS.
 - 1" VERTICAL STEPS IN FF AS NEEDED.
 - PROPOSED ROOF DISCHARGE DIRECTION.
 - EXISTING 70"x35" PRIVATE STORMWATER MANAGEMENT EASEMENT DISCHARGING TO EXISTING 15' DRAINAGE EASEMENT.
 - PERIMETER AS-BUILT GRADES AND CONTOURS SHOWN REFERENCE AS-BUILT SURVEY INFORMATION FOR PREVIOUS PROPERTIES. TO BE CONFIRMED WITH FINAL SURVEY.

Isaacson & Arfman, Inc.
Civil Engineering Consultants

128 Monroe Street NE
Albuquerque, NM 87108
505-266-8828 | www.iacvil.com

July 6, 2022
Conceptual
Not for Construction

**SAGE & UNSER
SELF STORAGE
ALBUQUERQUE, NM**

DESIGN	ISSUE	PROJECT NUMBER	FILE	DRAWN BY	DEC	CHECKED BY	ANW	DATE
DESIGN	DEVELOPMENT	1A2516						07-2022

**CONCEPTUAL
GRADING &
DRAINAGE
PLAN**

CG-101