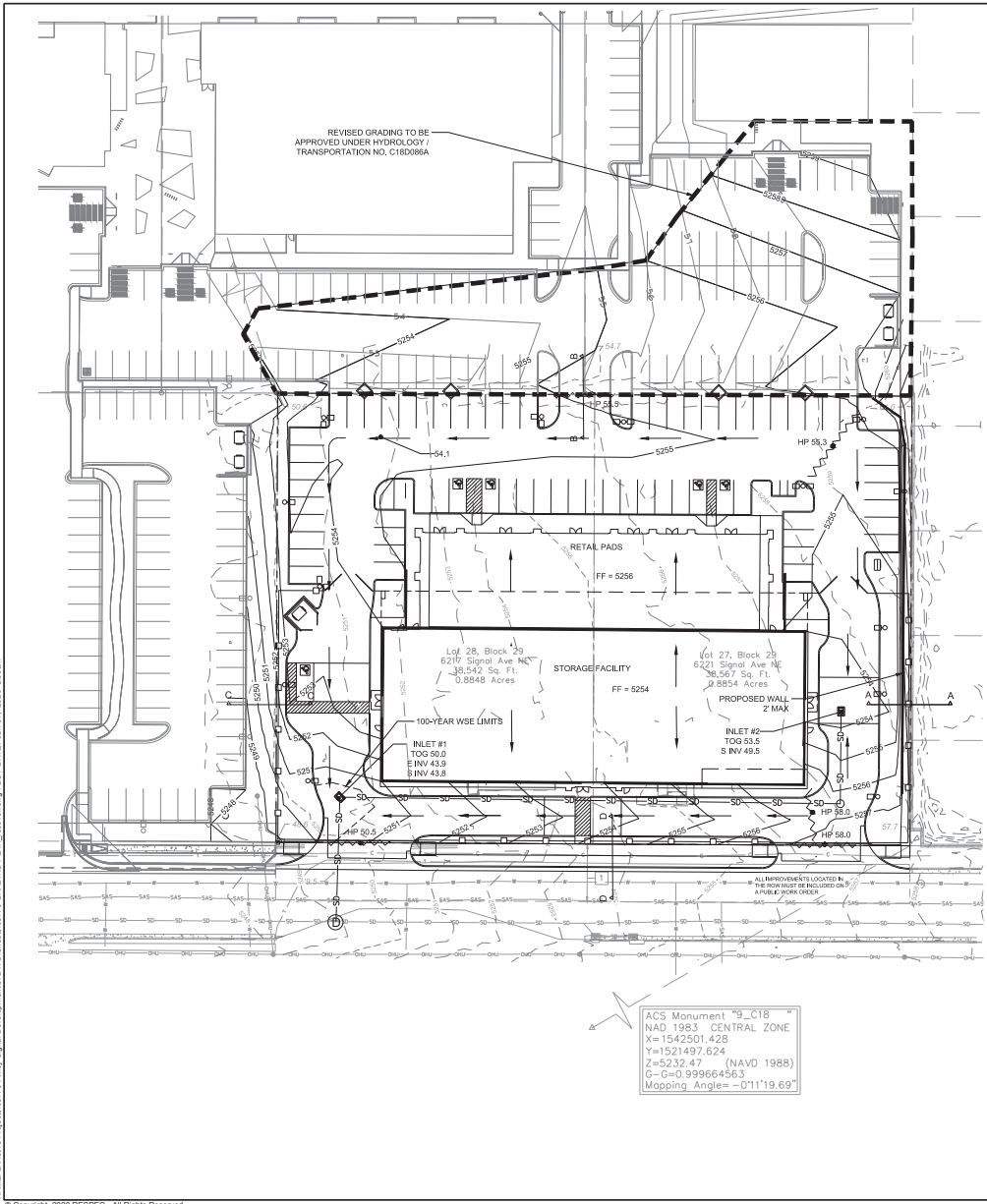
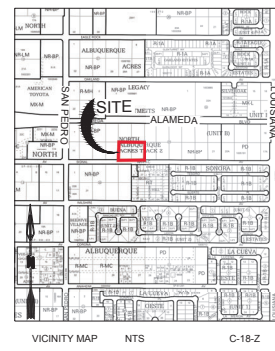
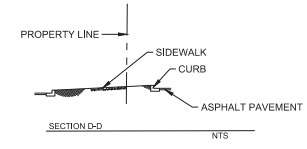
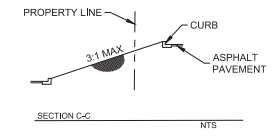
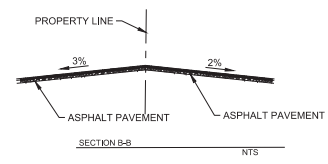
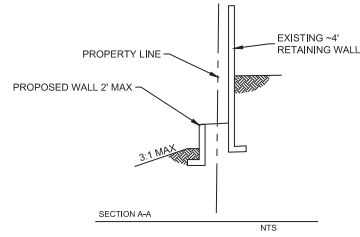


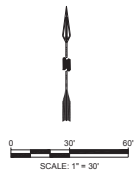
NAME: Luke W. Fling; Signal Development S; DNS/Sheets/03770; CON/NO; PLAN; revision; Job P; CT; DATE: Jan 31, 2020; 8:00am



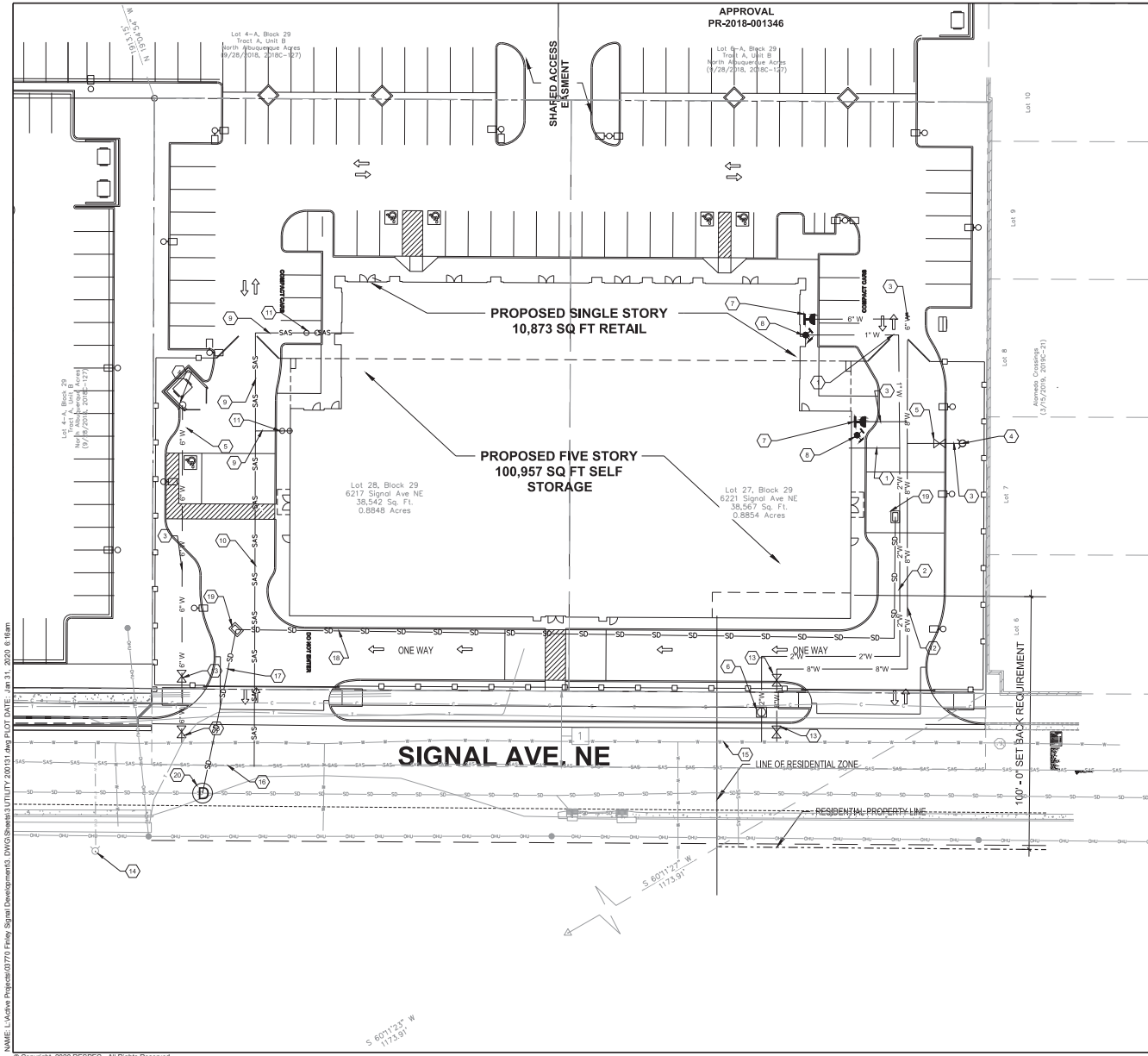
GENERAL NOTES
 1. NOT FOR CONSTRUCTION, INFORMATION ONLY.
 2. ALL WORK WITHIN RIGHT-OF-WAY TO BE CONSTRUCTED WITH WORK ORDER.



- LEGEND**
- PROPERTY BOUNDARY
 - HIGH POINT
 - HIGH POINT ELEVATION
 - FLOW LINE
 - XX.XX PROPOSED ELEVATION
 - XX.XX EXISTING ELEVATION
 - 5250 PROPOSED WALL 2 FEET MAX
 - 5250 PROPOSED CONTOUR LINES
 - 500 LOT 5-A AND 5-A CONTOURS
 - 500 PROPOSED DROP INLET
 - PROPOSED STORM DRAIN MANHOLE
 - REVISED GRADING LIMITS



DESIGNED BY: DM	CHECKED BY: JS	DATE: 11.11.2020
<p>NOT FOR CONSTRUCTION</p> <p>THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED.</p>		
PROJECT NAME:	SIGNAL SELF STORAGE AND RETAIL DEVELOPMENT	
SHEET TITLE:	CONCEPTUAL GRADING PLAN	
SUBMITTED FOR:	DRB SITE PLAN	
SHEET NUMBER:	C-200	



APPROVAL
PR-2018-001346

PROPOSED SINGLE STORY
10,873 SQ FT RETAIL

PROPOSED FIVE STORY
100,957 SQ FT SELF
STORAGE

SIGNAL AVE. NE

NAME: L:\cadd\Projects\2017\Files_Signal Development\3_DWG_Sheets\UTILITY 2001.dwg PLOT DATE: Jun 31, 2020, 6:08am

S 69°11'27" W
1173.91'

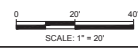
© Copyright, 2020 RESPEC - All Rights Reserved

I.D.#	DESCRIPTION
1	INSTALL 1" WATER SERVICE
2	INSTALL 2" WATER SERVICE
3	INSTALL 6" FIRE LINE
4	INSTALL FIRE HYDRANT
5	INSTALL 6" GATE VALVE AND VALVE BOX
6	INSTALL METER BOX, COVER, & LID
7	INSTALL WALL INDICATOR VALVE
8	INSTALL FIRE DEPARTMENT CONNECTION
9	INSTALL 4" SEWER SERVICE
10	INSTALL 6" SEWER SERVICE
11	INSTALL CLEAN OUT
12	INSTALL 6" FIRE LINE
13	INSTALL 6" GATE VALVE AND VALVE BOX
14	EXISTING FIRE HYDRANT
15	EXISTING 8" PVC PUBLIC MAIN
16	EXISTING 8" PUBLIC SEWER MAIN
17	INSTALL 18" STORM DRAIN SERVICE
18	INSTALL 30" STORM DRAIN SERVICE
19	INSTALL STORM DRAIN DROP INLET
20	INSTALL STORM DRAIN MANHOLE
21	INSTALL PUBLIC TYPE A SINGLE WING INLET

- GENERAL NOTES:**
- TYPE RBPA BACKFLOW PREVENTERS FOR ALL PROPOSED PRIVATE WATER LINES WILL BE PROVIDED INTERNAL TO EACH PROPOSED BUILDING PER COA STD. DWG 2385. THE BACKFLOW PREVENTERS WILL BE THE SAME SIZE AS THE TAP CONNECTION AT THE MAIN LINE.
 - ON-SITE FIRE HYDRANTS ARE PRIVATE AND ARE TO BE PAINTED SAFETY ORANGE.

LEGEND

---	PROPERTY LINE
---	PROPOSED 8" FIRE LINE
---	PROPOSED 6" FIRE LINE
---	EXISTING 8" PVC PUBLIC WATER MAIN
---	PROPOSED 1" WATER SERVICE
---	PROPOSED 2" WATER SERVICE
---	PROPOSE SEWER SERVICE
---	PROPOSED STORM DRAIN SERVICE (SEE KEYNOTES).
---	EXISTING STORM DRAIN
---	EXISTING SEWER
	PROPOSED FDC
	PROPOSED WALL INDICATOR VALVE
	PROPOSED GATE VALVE (SEE KEYNOTES)
	PROPOSED FIRE HYDRANT
	PROPOSED WATER METER
	PROPOSED CLEAN OUTS
	PROPOSED STORM DRAIN DROP INLETS
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED TYPE A SINGLE WING INLET



DESIGNED: DM CHECKED: JMS DATE: 11.11.2020	 5974 JEFFERSON STREET SUITE 101 WASHINGTON, DC 20024 WATER & NATURAL RESOURCES WWW.RESPEC.COM	PROJECT NAME: SIGNAL SELF STORAGE AND RETAIL DEVELOPMENT	SHEET TITLE: CONCEPTUAL UTILITY	SUBMITTED FOR: DRB SITE PLAN	SHEET NUMBER: C-300
STAMP 		THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED. Know what's below. Call before you dig.			

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: March 4, 2020

INFRASTRUCTURE LIST

Date Site Plan Approved: _____

(Rev. 2-15-18)

Date Preliminary Plat Approved: _____

EXHIBIT "A"

Date Preliminary Plat Expires: _____

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DRB Project No.: _____

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

DRB Application No.: PR-2019-003076

ORIGINAL

SIGNAL SELF STORAGE AND RETAIL DEVELOPMENT, NORTH ALBUQUERQUE ACRES
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

LOT 28, BLOCK 29, 6217 SIGNAL AVE, AND LOT 27, BLOCK 29, 6221 SIGNAL AVE, NORTH ALBUQUERQUE ACRES
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
		PAVING							
			STD CURB & GUTTER	SIGNAL AVE (NORTH SIDE ONLY)	WEST PROPERTY BOUNDARY	EAST PROPERTY BOUNDARY	/	/	/
		4'	PCC SIDEWALK	SIGNAL AVE	WEST PROPERTY BOUNDARY	EAST PROPERTY BOUNDARY	/	/	/
		32'	TWO PRIVATE DRIVE ENTRANCES	SIGNAL AVE (AT WEST AND EAST PROPETY BOUNDARIES)			/	/	/
		DRAINAGE					/	/	/
		18" RCP	STORM DRAIN	SIGNAL AVE	SOUTHWEST CORNER OF PROPERTY		/	/	/
			STORM DRAIN MANHOLE	SIGNAL AVE	SOUTHWEST CORNER OF PROPERTY		/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
Approval of Creditable Items:							Approval of Creditable Items:		
Impact Fee Administrator Signature Date							City User Dept. Signature Date		

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
Street lights per City requirements.

- 1 _____
- 2 _____
- 3 _____

AGENT / OWNER

JEREMY SHELL
NAME (print)

RESPEC
FIRM

3/4/20
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Julene Waffley 3-4-20
DRB CHAIR - date

[Signature] 03-19-20
TRANSPORTATION DEVELOPMENT - date

Trishel Cadore 03-04-20
UTILITY DEVELOPMENT - date

[Signature] 3-4-2020
CITY ENGINEER - date

[Signature] 03-04-20
PARKS & RECREATION - date

AMAFCA - date

[Signature] 3/4/2020
CODE ENFORCEMENT - date

_____- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

CITY OF ALBUQUERQUE



Mayor Timothy M. Keller

Planning Department
Brennon Williams, Director

February 6, 2020

Hugh Floyd, P.E.
Respec
5971 Jefferson St. NE
Albuquerque, NM, 87110

**RE: Finley Signal Development
Conceptual Grading and Drainage Plan
Engineer's Stamp Date: 01/30/20
Hydrology File: C18D087**

Dear Mr. Floyd:

PO Box 1293
Albuquerque
Based upon the information provided in your submittal received 02/03/2020, the Conceptual Grading & Drainage Plan is approved for action by the DRB on Site Plan for Building Permit and Final Plat.

Albuquerque
NM 87103
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 (Doug Hughes, PE, jhughes@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

www.cabq.gov
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

October 29, 2019

Chair
Debbie O'Malley
County of Bernalillo
Commissioner, District 1

Vice Chair
Klarrissa J. Peña
City of Albuquerque
Councilor, District 3

Maggie Hart Stebbins
County of Bernalillo
Commissioner, District 3

Trudy E. Jones
City of Albuquerque
Councilor, District 8

Timothy M. Keller
City of Albuquerque
Mayor

Sieven Michael Quezada
County of Bernalillo
Commissioner, District 2

Ken Sanchez
City of Albuquerque
Councilor, District 1

Ex-Officio Member
Pablo R. Rael
Village of Los Ranchos
Board Trustee

Executive Director
Mark S. Sanchez

Website
www.abqcwua.org

Dennis Martinez
RESPEC
5971 Jefferson St NE Suite 101
Abuquerque, NM 87109

RE: Water and Sanitary Sewer Availability Statement #190911
Signal Self Storage and Retail Development
6217 Signal Ave ; 6221 Signal Ave

Dear Mr. Martinez:

Project Description: The subject site is located on Signal Ave, southeast of the intersection of Alameda Blvd and San Pedro Dr, within the boundary of City of Albuquerque. The proposed development consists of approximately 1.77 acres and the property is currently zoned NR-BP for Non-residential – Business Park. The property lies within the Pressure Zone 3E in the Alameda trunk. The request for availability indicates plans to develop a self-service storage facility with retail pads on the north side of the building. The storage facility will be 5 stories while the retail pads will be a single story.

Existing Conditions: Water infrastructure in the area consists of the following:

- Eight inch PVC distribution main (project #26-4978.90-95) along Signal Ave
- Eight inch PVC distribution main (project #26-5561.81-99) along El Monte Ln Pond

Sanitary sewer infrastructure in the area consists of the following:

- Eight inch PVC collector line (project #26-4978.90-95) along Signal Ave
- Eight inch PVC collector line (project #26-5561.81-99) along El Monte Ln Pond

Water Service: New metered water service to the property can be provided via routine connection to the existing eight inch main along Signal Ave. Existing metered service and fire lines that will not be utilized are to be removed by shutting the valve near the distribution main and capping the line near the valve. For fire lines, the valve access shall be grouted and collar removed. Service is also contingent upon compliance with the Fire Marshal's instantaneous fire flow requirements. Water service will not be sold without adequate fire protection. Water service will only be sold in conjunction with sanitary sewer service.

Sanitary Sewer Service: Sanitary sewer service can be provided via routine connection to the existing eight inch line along Signal Ave.

Fire Protection: From the request for availability the instantaneous fire flow requirements for the project are 4,500 gallons-per-minute. As modeled using InfoWater™ computer software, the fire flow can be met. The flow was taken at two nodes representative where the two fire lines will be connected to along Signal Ave at

each end of the property. Each node was simulated at a flow of 2,250 gallons-per-minute.

Any changes to the proposed connection points shall be coordinated through Utility Development. All new required hydrants as well as their exact locations must be determined through the City of Albuquerque Fire Marshal's Office and verified through the Utility Development Office prior to sale of service. All fire lines shall connect to the main along Signal Ave.

Engineer is responsible for determining pressure losses and sizing of the private water line(s) downstream of the public water line to serve the proposed fire hydrants and/or fire suppression system.

Cross Connection Prevention: Per the Cross Connection Ordinance, all new non-residential premises must have a reduced pressure principle backflow prevention assembly approved by the Water Authority and installed at each domestic service connection at a location accessible to the Water Authority.

All new fire line services to fire protection systems shall be equipped with a reduced pressure principle backflow prevention assembly approved by the Water Authority and Fire Marshal having jurisdiction at each service connection. A double check valve assembly approved by the Water Authority and Fire Marshal having jurisdiction may be installed instead of a reduced pressure backflow prevention assembly provided the fire protection system contains ANS/NSF Standard 60 or 61 water piping throughout the entire fire protection system, the fire sprinkler drain discharges into atmosphere, and there are no reservoirs, fire department connections, connections from auxiliary water supplies, antifreeze nor other additives. The Water Authority requests that all backflow (containment) devices be located above ground just outside the easement or roadway right-of-way. Contact Cross Connection at 289-3454 for more information.

Easements: Exclusive public water and sanitary sewer easements are required for all public lines that are to be constructed outside of any dedicated rights-of-way. A minimum width easement of 20 feet is required for a single utility and 25 feet for water and sewer both within the same easement. Easements for standard sized water meters need to be five feet by five feet and include the length of the water service if located on private property. For larger meters that require a meter vault, a 35 feet by 35 feet easement is required. Actual easement widths may vary depending on the depth of the lines to be installed. Acceptable easements must be documented prior to approval of service.

Pro Rata: Pro Rata is not owed and the property can utilize the services available upon completion of the requirements of this statement to connect to water and sanitary sewer.

Design and Construction of all required improvements will be at the developer / property owner's expense. Improvements must be coordinated through the Water Authority Mini Work Order process. Construction must be performed by a licensed and bonded public utility contractor.

Costs and Fees: In addition to installation and construction costs, any new metered water services will be subject to both water and sanitary sewer Utility Expansion Charges (UEC) payable at the time of service application. All charges and rates

collected will be based on the ordinances and policies in effect at the time service is requested and authorized.

Water Use: All new commercial developments shall be subject to the requirements for water usage and water conservation requirements as defined by the Water Authority, particularly the Water Waste Ordinance. Where available, outdoor water usage shall utilize reclaimed water.

Closure: This availability statement provides a commitment from the Water Authority to provide services to the development, as long as identified conditions are met. It will remain in effect for a period of one year from the date of issue and applies only to the development identified herein. Its validity is, in part, contingent upon the continuing accuracy of the information supplied by the developer. Changes in the proposed development may require reevaluation of availability and should be brought to the attention of the Utility Development Section of the Water Authority as soon as possible. Please feel free to contact Mr. Kristopher Cadena in our Utility Development Section at (505) 289-3301 or email at kcadena@abcwua.org if you have questions regarding the information presented herein or need additional information.

Sincerely,



Mark S. Sanchez
Executive Director

Enclosures: Infrastructure Maps (2)
f/ Availability Statement 190911

190911 - Water



Legend

Valve

Hydrant

Pipe

SUBTYPE

Distribution Line

Hydrant Leg

Project Location

Fire Flow Analysis Points

1 Analysis Point

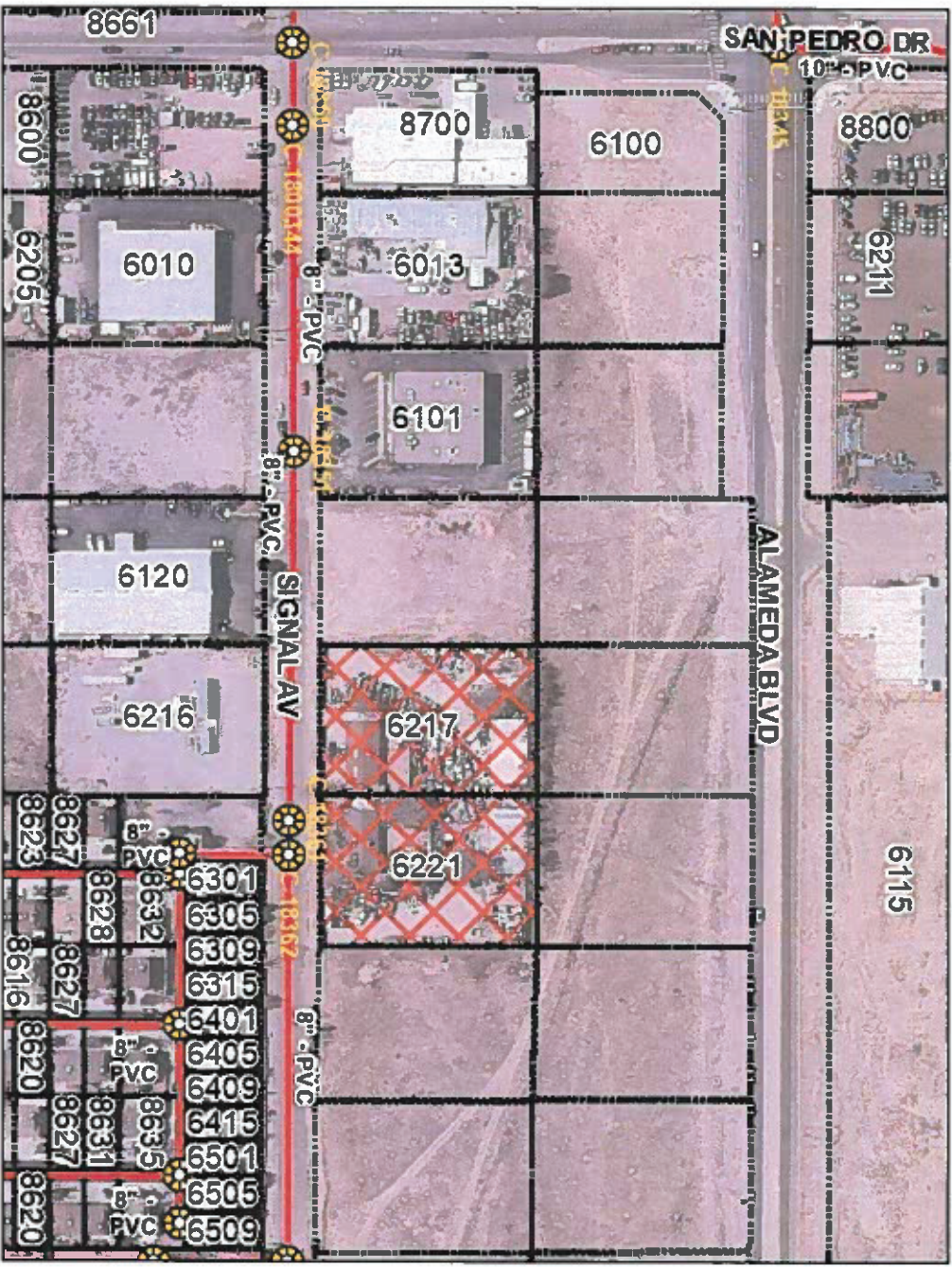
2 Analysis Point

0 355

710 Feet



190911 - Sanitary Sewer



Legend



Sewer Manhole

Sewer Pipe

SUBTYPE



COLLECTOR



Project Location

