

*** 100 YEAR RAINFALL TABLE**

RAINFALL TYPE=13 RAIN QUARTER=0.0 IN
 RAIN ONE=2.14 IN RAIN SIX=2.60 IN
 RAIN DAY=3.10 IN DT=0.05 HR

***S EXISTING CONDITIONS**

***S COMPUTE HYD BASIN EX**

COMPUTE NM HYD ID=1 HYDNO=101 DA=0.002765922722 SQ MI
 PER A=0 PER B=34 PER C=16 PER D=50
 TP=-0.133333333 RAIN=-1

PRINT HYD ID=1 CODE=20

***S PROPOSED CONDITIONS**

***S COMPUTE HYD BASIN 1**

COMPUTE NM HYD ID=2 HYDNO=102 DA=0.002314046 SQ MI
 PER A=0 PER B=3.6 PER C=3.6 PER D=92.8
 TP=-0.133333333 RAIN=-1

PRINT HYD ID=2 CODE=20

***S PROPOSED CONDITIONS**

***S COMPUTE HYD BASIN 2**

COMPUTE NM HYD ID=3 HYDNO=103 DA=0.000451876218 SQ MI
 PER A=0 PER B=9.0 PER C=9.0 PER D=81.9
 TP=-0.133333333 RAIN=-1

PRINT HYD ID=3 CODE=20

ADD HYD ID=4 HYD=104 ID 1=2 ID 2=3

PRINT HYD ID=4 CODE=10

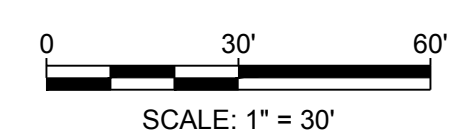
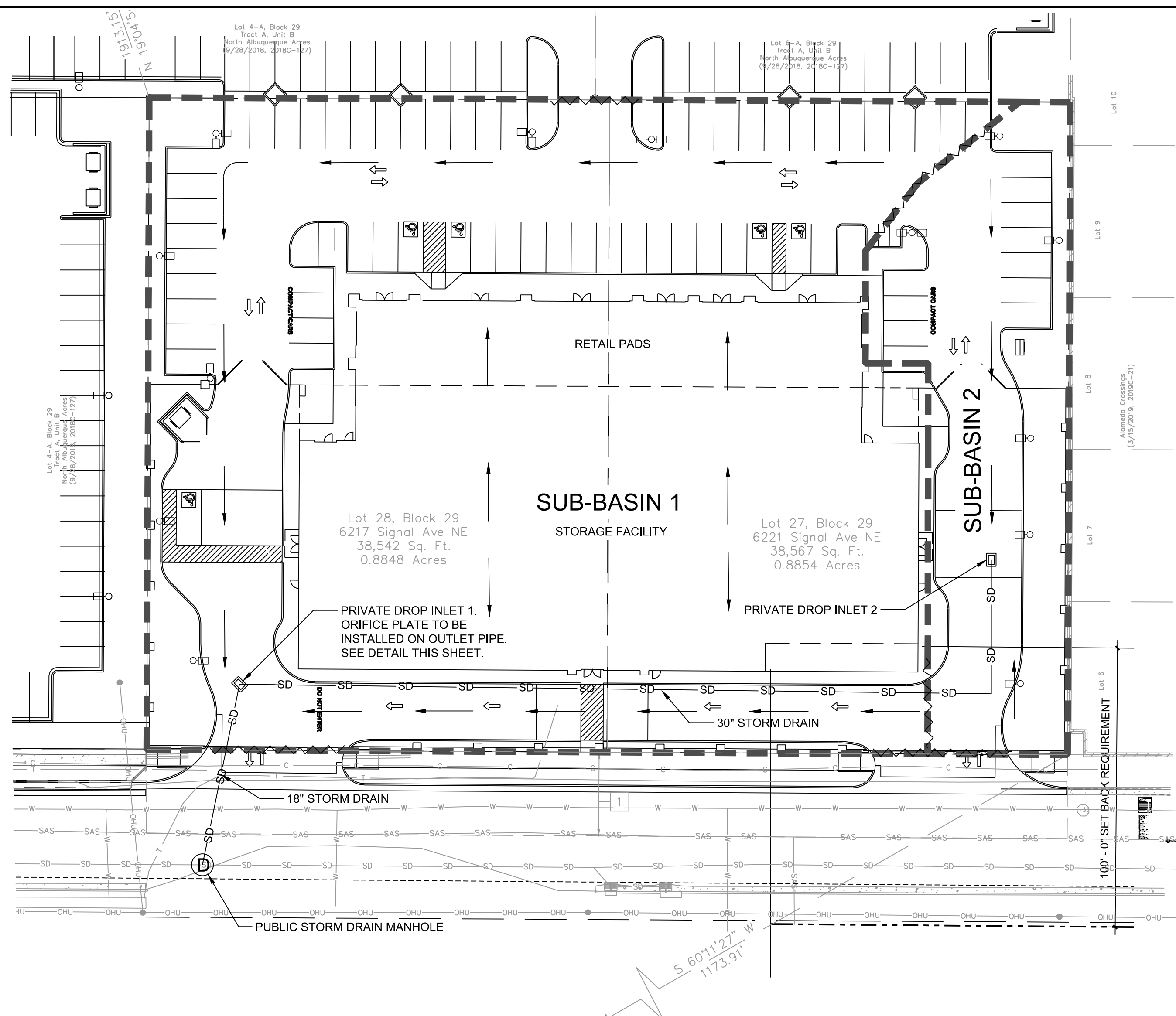
***S SUBBASIN A STORAGE**

ROUTE RESERVOIR	ID=9 HYD=STRG.III INFLOW ID=4 CODE=1		
OUTFLOW(CFS)	STORAGE(AC FT)	ELEV(FT)	
0.001	0	0.0	
1.23	0.000193568	0.5	
2.81	0.000612514	1.0	
3.77	0.001482217	1.5	
4.54	0.003028054	2.0	
5.19	0.005475405	2.5	
5.77	0.008448638	3.0	
6.29	0.011425252	3.5	
6.78	0.014399612	4.0	
6.94	0.025320689	4.5	

PRINT HYD ID=9 CODE=20

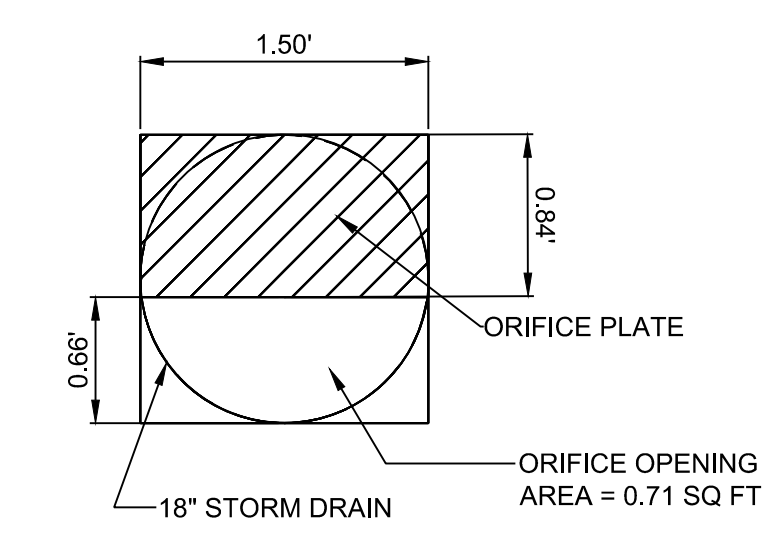
FINISH

COMMAND	HYDROGRAPH IDENTIFICATION	FROM ID NO.	TO ID NO.	AREA (SQ MI)	PEAK DISCHARGE (CFS)	RUNOFF VOLUME (AC-FT)	RUNOFF (INCHES)	TIME TO PEAK (HOURS)	CFS PER ACRE	PAGE NOTATION
S	PROJECT NAME: Finley Signal Development									
S	DATE: August 25, 2019									
S	INPUT FILE NAME: FinleySignal									
S	OUTPUT FILE NAME: FinleySignal.out									
S	RAINFALL TYP=13								RAIN24= 3.100	
S	*S EXISTING CONDITIONS									
S	*S COMPUTE HYD BASIN EX									
S	COMPUTE NM HYD	101.00	- 1	0.00277	6.90	0.286	1.94076	1.500	3.896 PER IMP=	50.00
S	*S PROPOSED CONDITIONS									
S	*S COMPUTE HYD BASIN 1									
S	COMPUTE NM HYD	102.00	- 2	0.00231	7.12	0.337	2.72987	1.500	4.806 PER IMP=	92.80
S	*S PROPOSED CONDITIONS									
S	*S COMPUTE HYD BASIN 2									
S	COMPUTE NM HYD	103.00	- 3	0.00045	1.34	0.061	2.53854	1.500	4.648 PER IMP=	81.98
S	ADD HYD	104.00	2& 3 4	0.00277	8.46	0.398	2.69843	1.500	4.780	
S	*S SUBBASIN A STORAGE									
S	ROUTE RESERVOIR	STRG.III	4 9	0.00277	6.86	0.413	2.79718	1.550	3.876 AC-FT=	0.020
S	FINISH									



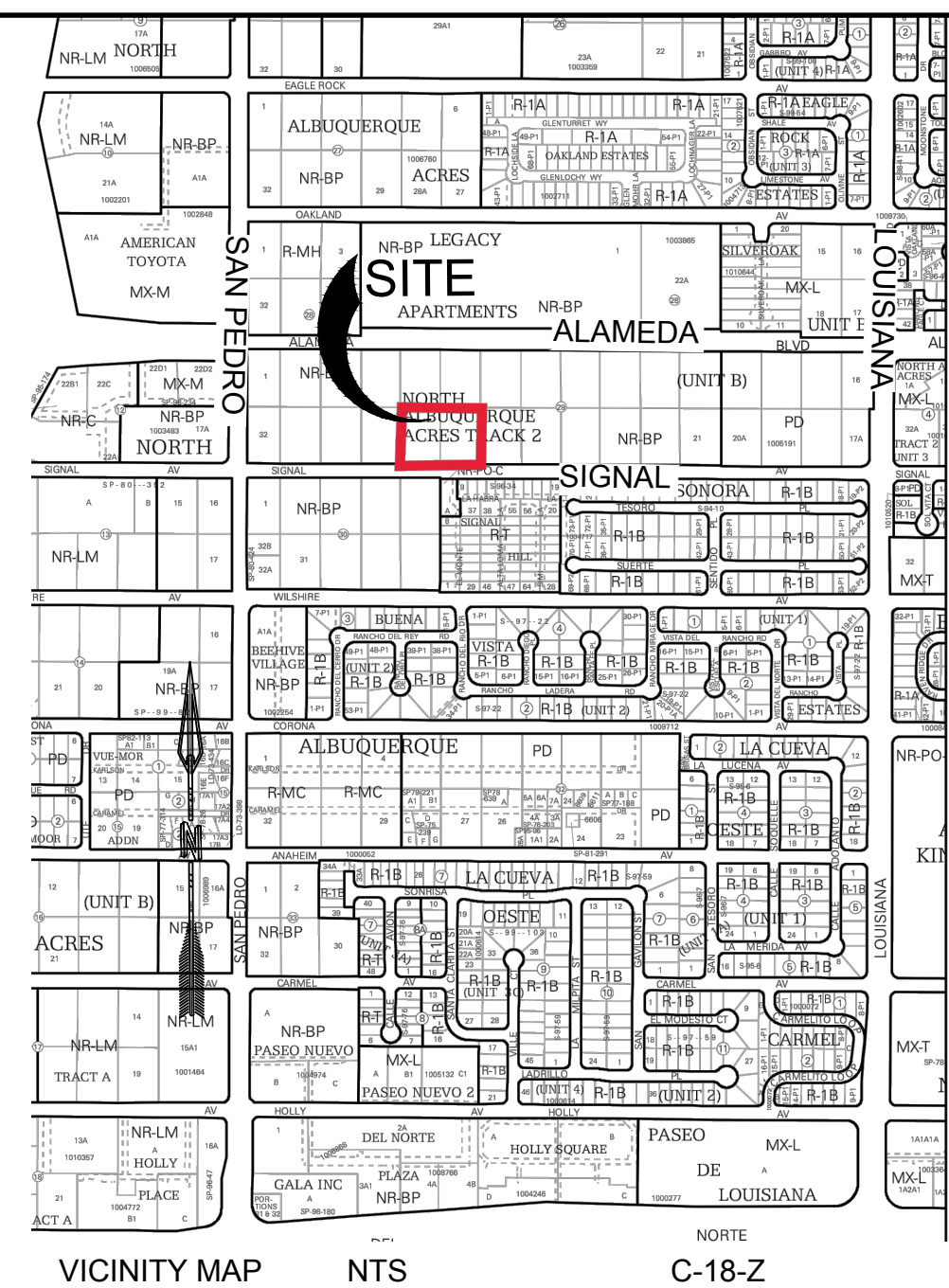
GENERAL NOTES

- NOT FOR CONSTRUCTION INFORMATION ONLY.
- THIS SITE IS WITHIN THE NORTH ALBUQUERQUE ACRES MASTER DRAINAGE PLAN. THE ALLOWABLE DISCHARGE FOR THIS SITE IS 6.76 CFS.
- ORIFICE EQUATION: $Q=Cd^2A(2GH)^{0.5}$



LEGEND

- PROPERTY BOUNDARY
- SD-SD PROPOSED STORM DRAIN
- SD-SD- EXISTING STORM DRAIN
- FLOW LINE
- BASIN BOUNDARY LINE
- ~ HIGH POINT
- PROPOSED PRIVATE STORM DRAIN DROP INLET
- ⊙ PROPOSED STORM DRAIN MANHOLE



BACKGROUND

LOT 27 AND 28, TRACT A, BLOCK 29, NORTH ALBUQUERQUE ACRES CONTAINS APPROXIMATELY 1.77 TOTAL ACRES IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO. THE PROPERTY IS LOCATED ON SIGNAL AVE BETWEEN SAN PEDRO DRIVE AND LOUISIANA BOULEVARD. THE SITE IS CURRENTLY DEVELOPED AS TWO RESIDENTIAL PROPERTIES. THERE IS NO DESIGNATED 100-YEAR FLOODPLAIN ON THE SITE. THIS AREA IS INCLUDED IN THE NORTH ALBUQUERQUE ACRES MASTER DRAINAGE PLAN (NAAMPD).

METHODOLOGY

HYDROLOGY CALCULATIONS FOR THE SITE ARE PERFORMED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE TECHNICAL STANDARDS. AHYMO WAS USED, BASED ON THE 100-YR, 24-HR STORM EVENT, TO CALCULATE PEAK FLOW RATES IN ORDER TO ENSURE ALL FLOW PATHS ARE SUFFICIENT TO CARRY FLOWS. THIS SITE IS A REDEVELOPMENT, SO THE REQUIRED WATER QUALITY VOLUME WAS CALCULATED BY MULTIPLYING THE IMPERVIOUS AREA BY THE FIRST FLUSH RUNOFF VALUE OF 0.26". ALL HYDROLOGIC CALCULATIONS CAN BE FOUND ON THIS SHEET.

EXISTING CONDITIONS

CURRENTLY TWO RESIDENTIAL BUILDINGS ARE LOCATED ON THE PROPERTY. IN GENERAL, THE AREA SLOPES FROM NORTHEAST TO SOUTHWEST AT VARYING SLOPES BETWEEN 2% - 4%. THE STORM WATER RUNOFF GENERATED BY THE SITE CURRENTLY FREELY DISCHARGES INTO THE SIGNAL AVENUE RIGHT-OF-WAY AND FLOWS WEST ALONG THE NORTHERN EDGE OF PAVEMENT. PER THE NAAMPD, THIS SITE HAS AN ALLOWABLE DISCHARGE RATE OF 3.82 CFS/AC. THEREFORE, THE ALLOWABLE DISCHARGE IS 6.76 CFS.

PROPOSED CONDITIONS

THE PROPOSED DEVELOPMENT WILL CONSIST OF ASPHALT AND CONCRETE PAVING FOR PARKING AND DRIVING SURFACES WITH A LARGE SELF STORAGE FACILITY AND RETAIL BUILDING. THERE WILL BE TWO NEW ACCESS DRIVEWAYS TO SIGNAL AVE AND ALSO A NEW DRIVEWAY ACCESS TO THE MIXED USE DEVELOPMENT TO THE NORTH. THE PROPERTY HAS BEEN SPLIT INTO TWO SUB-BASINS.

SUB-BASIN 1 ENCOMPASSES A MAJORITY OF THE PROPERTY HAVING AN AREA OF 1.48 ACRES AND GENERATING 7.12 CFS OF STORM WATER RUNOFF. THIS SUB-BASIN CONSISTS PRIMARILY OF THE RUNOFF GENERATED BY THE PARKING LOT AND ROOF RUNOFF. FLOWS GENERATED BY SUB-BASIN 1 WILL FLOW, IN GENERAL, FROM THE NORTHEAST TO SOUTHWEST ALONG THE DRIVE AISLE. RUNOFF DRAINS TO DROP INLET 1 THAT IS LOCATED AT THE SOUTHWEST CORNER OF THE PROPERTY. AN ORIFICE PLATE WILL BE INSTALLED ON THE OUTLET PIPE OF INLET 1. THE ORIFICE PLATE COMBINED WITH THE STORAGE IN THE INLET, STORM DRAIN, AND PARKING LOT WILL REDUCE THE FLOW RATE DISCHARGING FROM THE SITE TO BE COMPLIANT WITH THE NAAMPD. ONCE RUNOFF EXITS THE THE DROP INLET, WATER FLOWS TO THE SOUTH INTO THE EXISTING STORM DRAIN LOCATED ON SIGNAL AVENUE. THE FLOW RATE LEAVING THE PROPERTY IS 6.76 CFS THROUGH THIS STORM DRAIN OUTFALL.

SUB-BASIN 2 IS LOCATED ON THE EAST SIDE OF THE PROPERTY. IT HAS AN AREA OF 0.29 ACRES AND GENERATES 1.34 CFS OF STORM WATER RUNOFF. THIS SUB-BASIN CONSISTS OF A SMALL PORTION OF THE PARKING LOT ON THE EAST SIDE OF THE BUILDING. THE PARKING LOT WITHIN SUB-BASIN 2 WILL FLOW INTO DROP INLET 2. THE WATER WILL THEN FLOW IN A STORM DRAIN TO INLET 1 AT THE SOUTH WEST CORNER OF THE SITE.

THERE IS NO WATER QUALITY STORAGE PROPOSED FOR THIS SITE. THE OWNER HAS ELECTED TO PAY THE PAYMENT IN LIEU FOR THE TOTAL STORM WATER QUALITY VOLUME. THE SITE HAS AN IMPERVIOUS AREA OF 70,154 SQ FT. THEREFORE, THE REQUIRED WATER QUALITY VOLUME IS 1,520 CF. THE PAYMENT AMOUNT IS: 1,520 CF X \$8/CF = \$12,160

DESIGNED DM
 DRAWN DM
 CHECKED JS
 DATE 1.31.2020

RESPEC
 5871 JEFFERSON STREET SUITE 101
 ALBUQUERQUE, NM 87110
 WWW.RESPEC.COM 505.253.9718

REVISION

STAMP

NOT FOR CONSTRUCTION
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PROJECT NAME:
SIGNAL SELF STORAGE AND RETAIL DEVELOPMENT

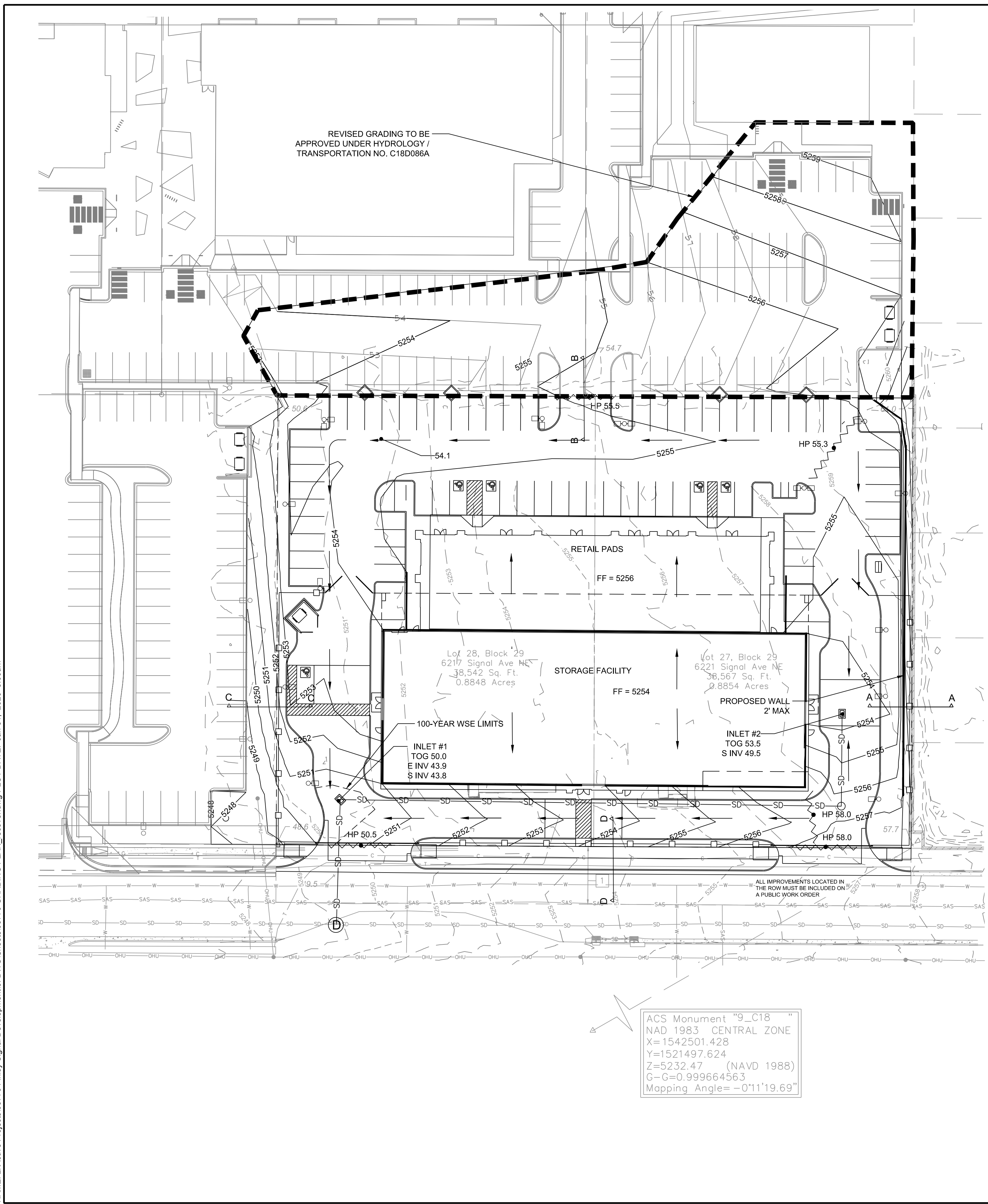
SHEET TITLE:
CONCEPTUAL DRAINAGE PLAN

SUBMITTED FOR:
DRB SITE PLAN

SHEET NUMBER:
C-100

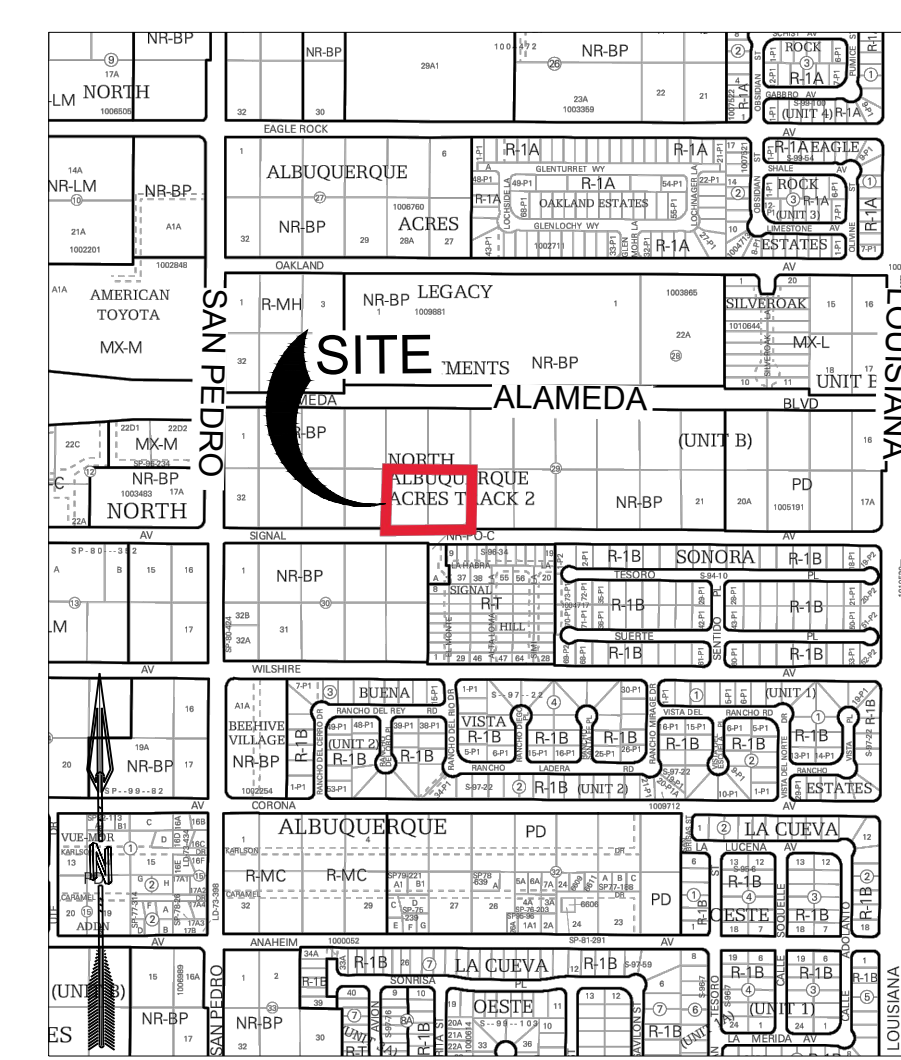
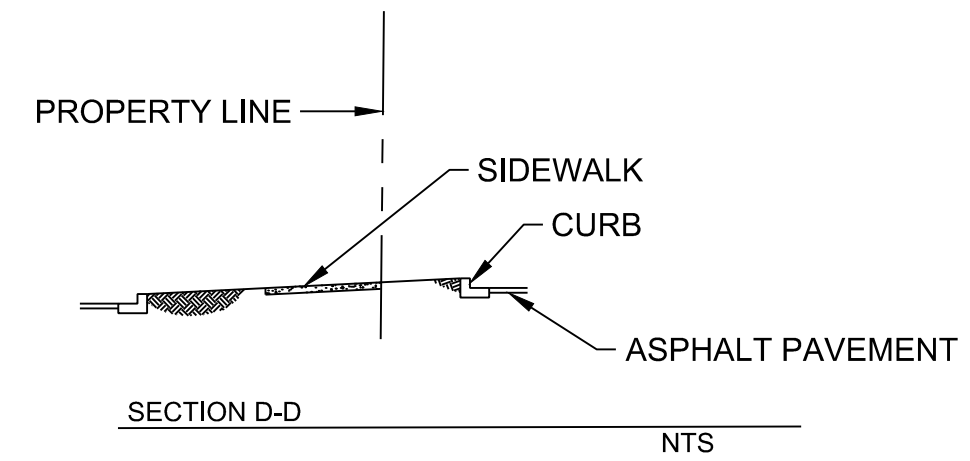
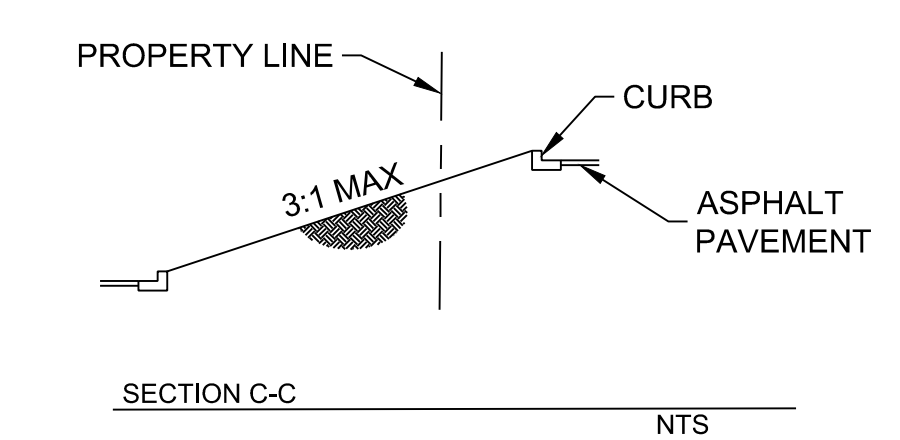
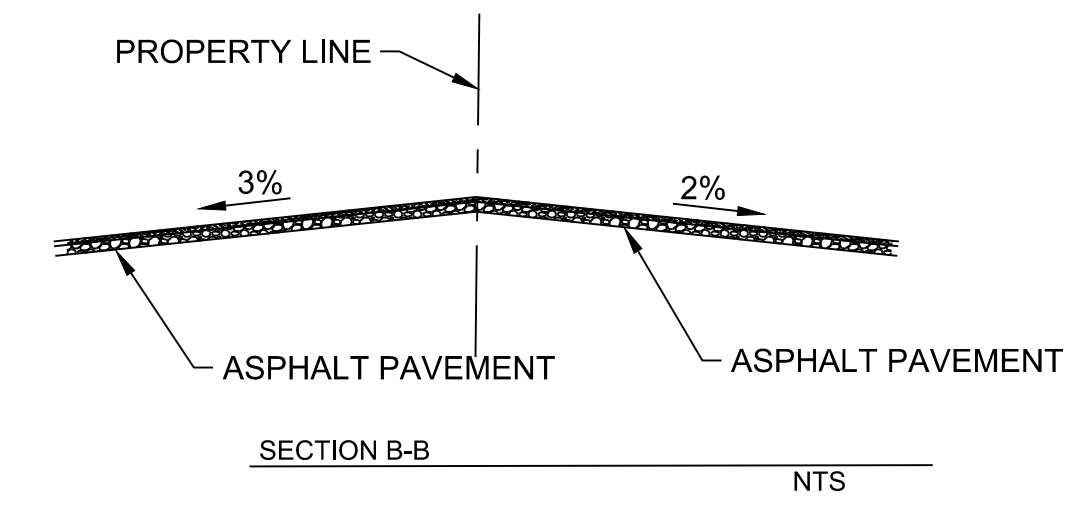
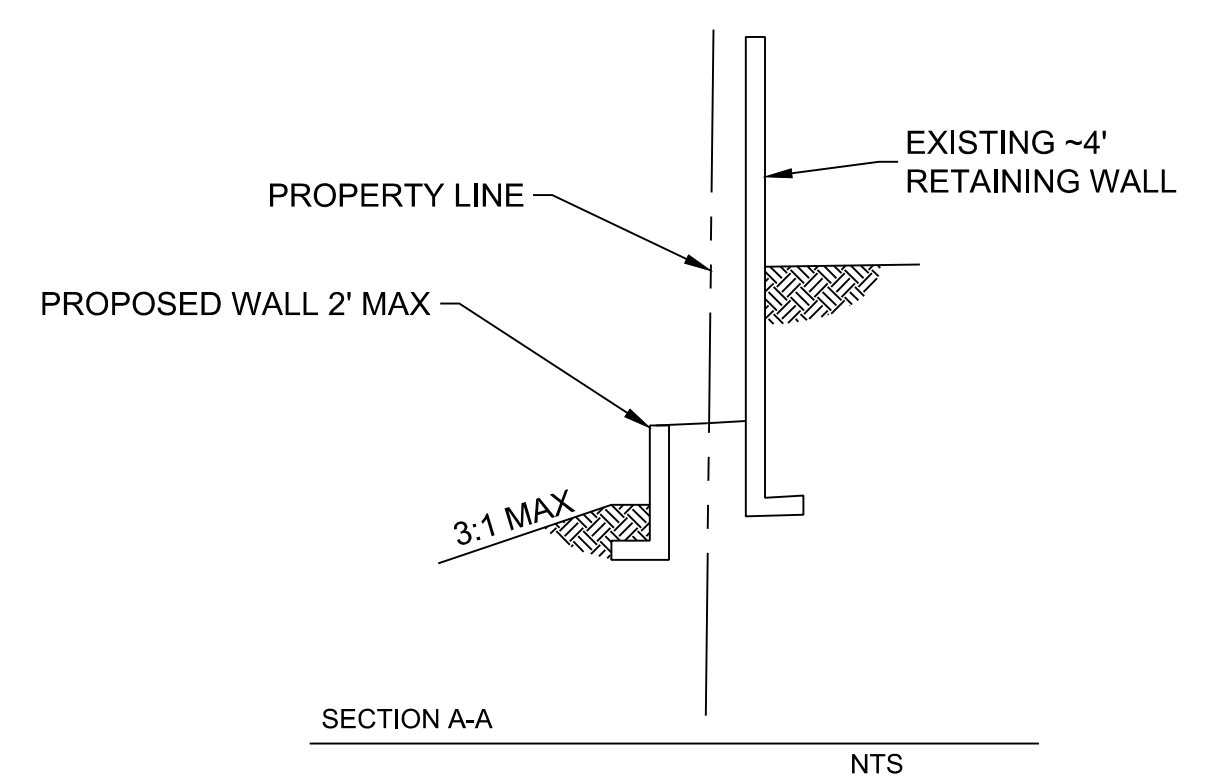
NAME: L:\Active Projects\03770 Finley Signal Development\3_DWG\Sheets\3770 Drainage\plan 09 24 19.dwg PLOT DATE: Jan 31, 2020 7:28am

NAME: L:\Active Projects\03770 Finley Signal Development\3_DWG\Sheets\03770 GRADING PLAN_recover.dwg PLOT DATE: Jan 31, 2020 8:09am



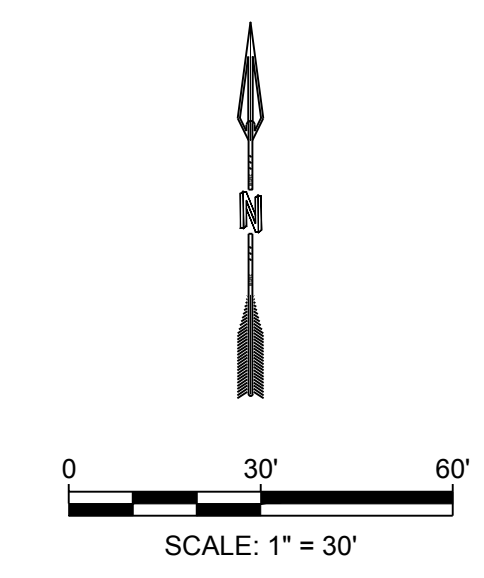
ACS Monument "9_C18"
 NAD 1983 CENTRAL ZONE
 X=1542501.428
 Y=1521497.624
 Z=5232.47 (NAVD 1988)
 G-G=0.999664563
 Mapping Angle = -0°11'19.69"

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



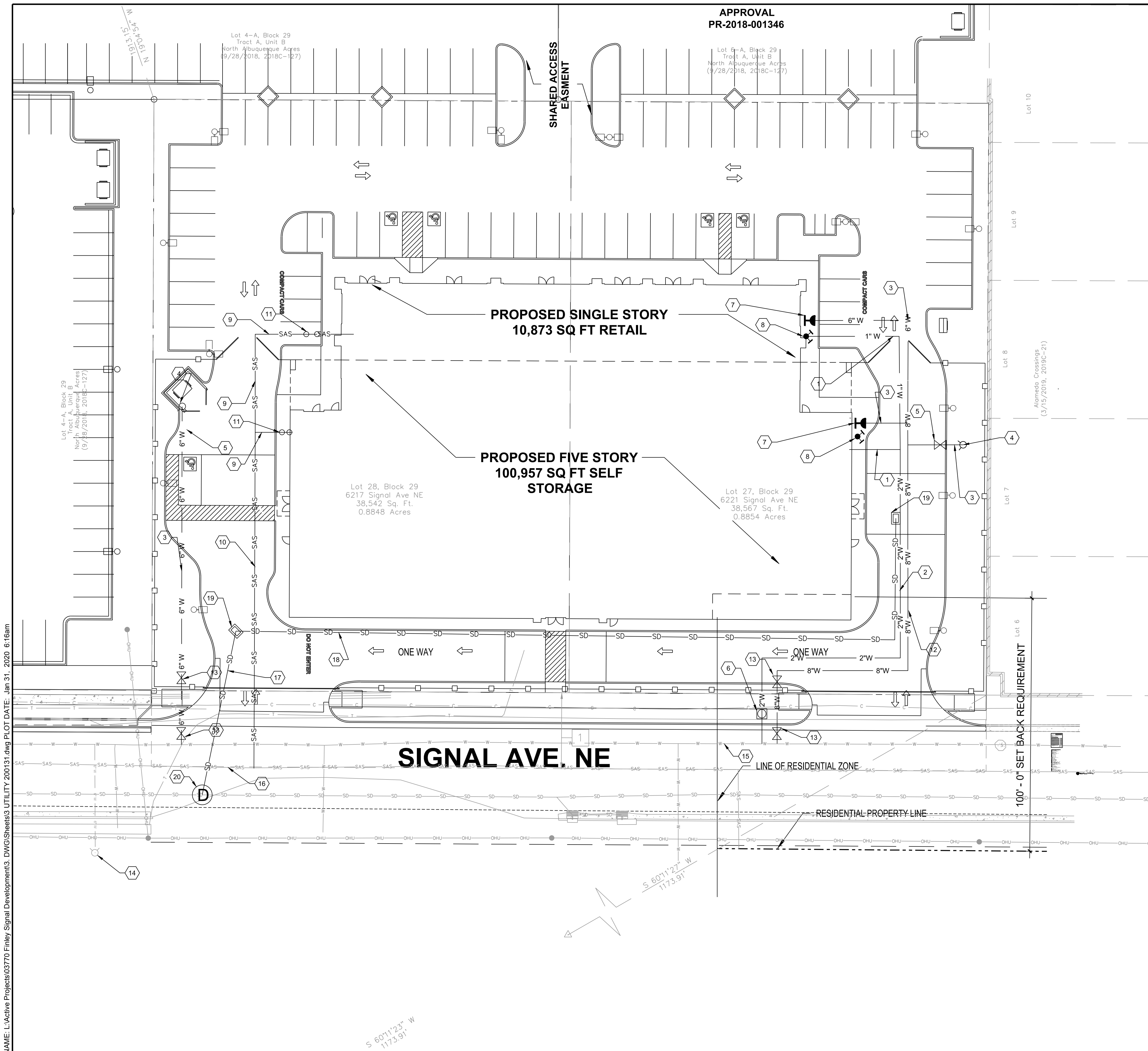
LEGEND

- PROPERTY BOUNDARY
- ~ HIGH POINT
- ~ HIGH POINT ELEVATION
- FLOW LINE
- XX.XX PROPOSED ELEVATION
- XX.XX EXISTING ELEVATION
- PROPOSED WALL 2 FEET MAX
- EXISTING CONTOUR LINES
- 5-5 LOT 4-A AND 6-A CONTOURS
- PROPOSED DROP INLET
- PROPOSED STORM DRAIN MANHOLE
- REVISED GRADING LIMITS



DESIGNED DM DRAWN DM CHECKED JS DATE 1.31.2020	REVISION
 5971 JEFFERSON STREET SUITE 101 ALBUQUERQUE, NM 87110 WWW.RESPEC.COM 505.253.9718	
NOT FOR CONSTRUCTION THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED.	
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



KEYED NOTES	
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 8" FIRE LINE
13	INSTALL 8" 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
- 8"W PROPOSED 8" FIRE LINE
- 6"W PROPOSED 6" FIRE LINE
- EXISTING 8" PVC PUBLIC WATER MAIN
- 1"W PROPOSED 1" WATER SERVICE
- 2"W PROPOSED 2" WATER SERVICE
- SAS SAS PROPOSED SEWER SERVICE
- SD SD PROPOSED STORM DRAIN SERVICE (SEE KEYNOTES)
- SD SD EXISTING STORM DRAIN
- SAS SAS 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	DM	DM
DRAWN	DM	CHECKED	JS
CHECKED	JS	DATE	1.31.2020

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STAMP
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mm811
Know what's below.
Call before you dig.

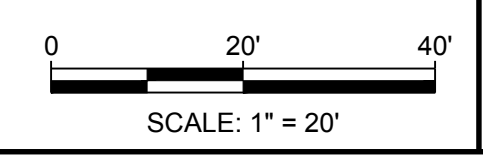
PROJECT NAME:
SIGNAL SELF STORAGE AND RETAIL DEVELOPMENT

SHEET TITLE:
CONCEPTUAL UTILITY

SUBMITTED FOR:
DRB SITE PLAN

SHEET NUMBER:
C-300

NAME: L:\Active Projects\03770 Finley Signal Development\3_DWG\Sheets\3 UTILITY 200131.dwg PLOT DATE: Jan 31, 2020 6:16am



Current DRC
Project Number: _____

FIGURE 12

Date Submitted: November 6, 2019

INFRASTRUCTURE LIST

(Rev. 2-16-18)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

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

Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: _____
DRB Application No.: _____

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 PROPERTY BOUNDARIES)			/	/	/
		DRAINAGE					/	/	/
		18" RCP	STORM DRAIN	SIGNAL AVE	SOUTHWEST CORNER OF	PROPERTY	/	/	/
			STORM DRAIN MANHOLE	SIGNAL AVE	SOUTHWEST CORNER OF	PROPERTY	/	/	/
			STORM DRAIN INLET TYPE A SINGLE GRATE	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		City Cnst Engineer
							Inspector	P.E.	
<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	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
JEREMY SHELL NAME (print)	_____ DRB CHAIR - date	_____ PARKS & RECREATION - date
RESPEC FIRM	_____ TRANSPORTATION DEVELOPMENT - date	_____ AMAFCA - date
_____ SIGNATURE - date	_____ UTILITY DEVELOPMENT - date	_____ CODE ENFORCEMENT - date
	_____ CITY ENGINEER - date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER