

CITY OF ALBUQUERQUE



Timothy M. Keller, Mayor

January 8, 2018

Scott Eddings, PE
Huitt-Zollers Inc.
6561 Americas Parkway NE
Albuquerque, NM 87110

RE: Guardian Storage
336 Luis Sanchez Place SW
Building Permit : 2016-02061
Request for Permanent C.O. – Not Accepted
Engineer's Stamp Date: 09/21/16
Engineer's Certification Dated: 01/23/18
Hydrology File: A11D015

PO Box 1293

Dear Mr. Eddings:

Albuquerque

Based upon the information provided in your submittal received 01/24/2018 and a site visit on 01/29/18, the site **is not** acceptable for permanent release of Certificate of Occupancy by Hydrology. The following comments need to be addressed for acceptance of the above referenced project:

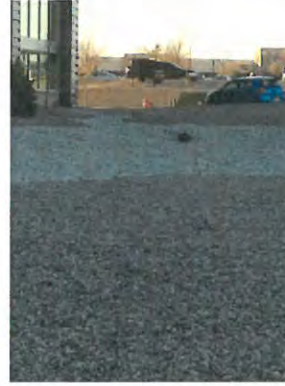
NM 87103

www.cabq.gov

1. Work Order #790185 needs to be closed out and the A inlet on Pinnacle Peak Drive accepted by the City of Albuquerque prior to Hydrology acceptance for permanent release of Certificate of Occupancy.
2. Please note that the proposed 2 feet sidewalk culvert was not constructed and an inlet was constructed instead along with a 12 inch pipe to the first flush pond. Please provide as-built flow line information for both the inlet and the outfall of the pipe.



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3. Please remove the trash within the "D" inlet. It appears to be construction trash.



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4. Please add a curb cut near the fire hydrant at the drive to Pinnacle Peak Drive. The drainage was to be directed to the first flush pond to the north. Provide a swale for this drainage to reach the pond as indicated on the Grading Plan. Currently the depressed area of the drive does not drain anywhere and the drainage cannot leave the site without going through a first flush pond.

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5. Please provide a Private Facility Drainage Covenant per Chapter 17 of the DPM.

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

PO Box 1293

Sincerely,

Albuquerque

Renée C. Brissette

NM 87103

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

www.cabq.gov



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 10/2015)

Project Title: Guardian Storage Building Permit #: _____ Hydrology File #: _____

DRB#: 1002132 EPC#: 16EPC-40002 Work Order#: 7901.85

Legal Description: Tract A-1 of Village Center North

City Address: _____

Applicant: Huitt-Zollars, Inc Contact: Scott Eddings

Address: 333 Rio Rancho Blvd, Rio Rancho NM, 87124

Phone#: 505-892-5141 Fax#: 505-892-3259 E-mail: seddings@huitt-zollars.com

Other Contact Guardian Storage II, LLC Contact: Paul Hedges

Address: 9221 Eagle Ranch Road

Phone#: 505-450-6385 Fax#: NA E-mail: NA

Check all that Apply:

DEPARTMENT:

- ☒ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

- ☒ ENGINEER/ARCHITECT CERTIFICATION
☐ CONCEPTUAL G & D PLAN
☒ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
☒ OTHER (SPECIFY) Permanent CO

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
☐ TEMPORARY 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

☐ PRE-DESIGN MEETING?

IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

☐ OTHER (SPECIFY) _____

DATE SUBMITTED: January 23, 2018

By: Scott Eddings

CONTROL STATION DATA
MONUMENT "B" AT 2009'
STANDARD 3 1/4" ALUMINUM DISC
SET IN CONCRETE POST
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
N=1,534,934.957
E=1,507,071.174
PUBLISHED EL=5283.03 (NAVD 1988)
GROUND TO GRID FACTOR=0.999671590
MAPPING ANGLE=-0°15'28.89"

UNSER BOULEVARD
(156' R/W)

Summer Ridge Road
(R/W VARIES)

COA WORK
ORDER 7901.85

Pinnacle Peak Drive (R/W VARIES)

VACANT LANDS

TRACT B-1
2.1119 Acres

TRACT

"FIRST FLUSH" AND
RETENTION POND #2
POND DEPTH 1.1'
POND VOL = 1102 CU. FT.
POND BOTTOM = 5274.2

"FIRST FLUSH" AND
RETENTION POND #1
POND DEPTH 2'
POND VOL = 8275 CU. FT.
POND BOTTOM = 5274.5

RETAIL
1,500SF

RETAIL
1,500SF

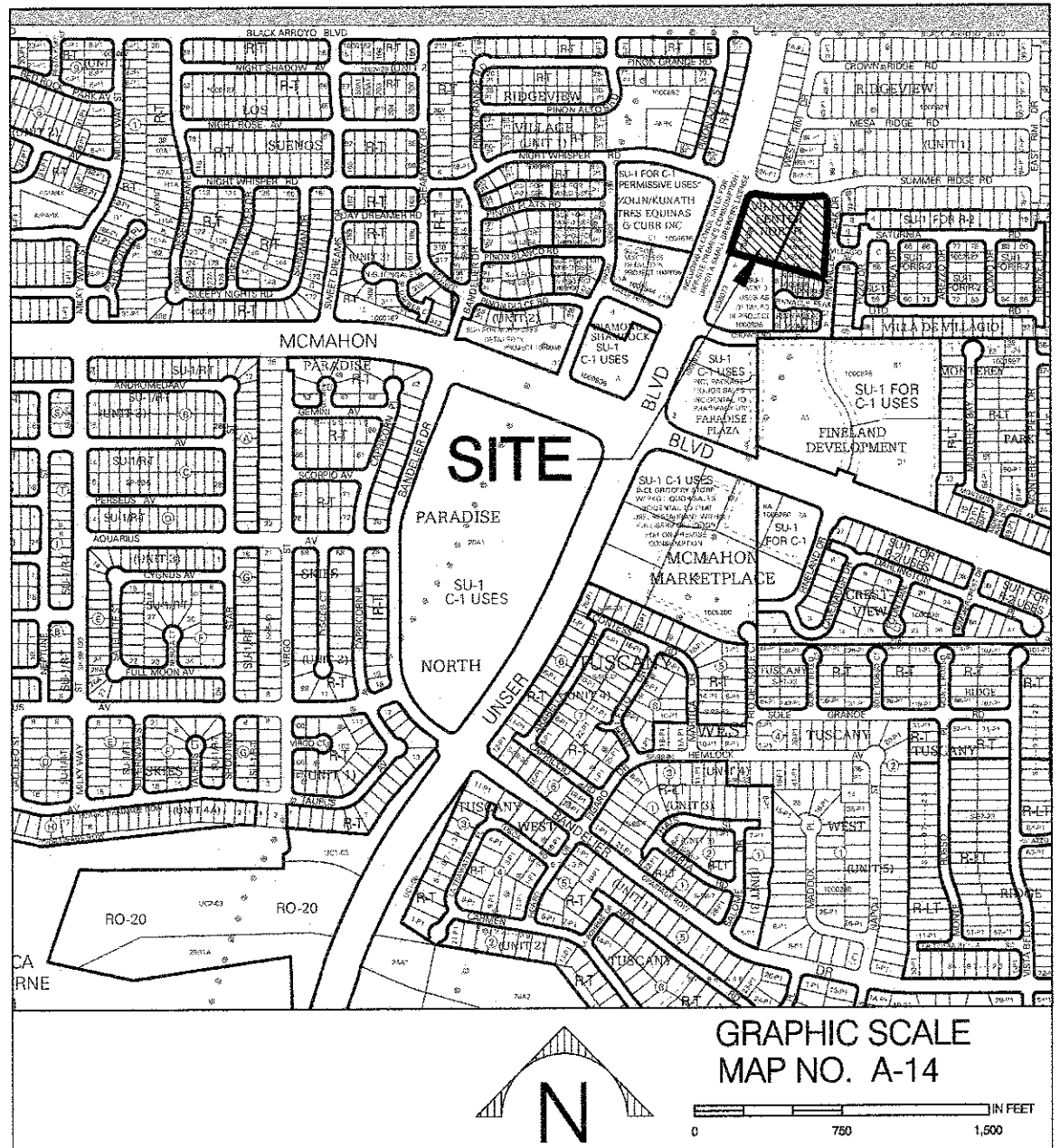
OFFICE
900SF

FF 5282.20
FF 5282.17
FP 5281.84

EXISTING WALL

SCALE: 1" = 20'

VICINITY MAP



GENERAL LEGEND

- PROPERTY BOUNDARY LINE
- EXISTING CURB & GUTTER
- NEW CURB & GUTTER
- MINOR DESIGN CONTOUR
- MAJOR DESIGN CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- BENCHMARK
- REMOVE EXISTING CURB & GUTTER
- CONCRETE SIDEWALK
- TOP OF ASPHALT
- TOP OF CONCRETE ELEVATION
- FLOW LINE ELEVATION
- FLOW DIRECTION
- SIDEWALK CULVERT
- ROOF DRAIN
- DEPRESSED FOUNDATION
- RETAINING WALL

FLOOD ZONE

PER THE FEMA MAP NUMBER 35001C0104H DATED AUGUST 16, 2012 THE SITE IS NOT LOCATED WITHIN FLOOD HAZARD ZONE AREA.

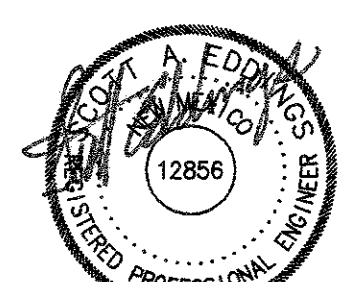
DRAINAGE CERTIFICATION

I, SCOTT A. EDDINGS, NMPE 12856, OF THE FIRM HUITT-ZOLLARS, INC. HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 9/21/16. THE RECORD INFORMATION EDITED ON TO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED FROM THE SURVEY DATED 1/20/18 PROVIDED BY KIM STELZER, NMPS 7482 OF THE FIRM HUITT-ZOLLARS, INC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 1/23/18 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR A PERMANENT CERTIFICATE OF OCCUPANCY.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

Scott A. Eddings
SCOTT A. EDDINGS, NMPE 12856

1/23/18
DATE



GUARDIAN STORAGE Unser & McMahon

GRADING AND DRAINAGE PLAN

Prepared For:
Guardian Storage
9221 Eagle Ranch Rd. NW
Albuquerque, NM 87114

Prepared By:
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102

Huitt-Zollars
333 Rio Rancho Blvd., Suite 101
Rio Rancho, NM 87124

C - 101

Designed By:
HUITT-ZOLLARS
Huitt-Zollars, Inc.
333 Rio Rancho Drive NE, Suite 101
Rio Rancho, New Mexico 87124
Phone (505) 892-5141 Fax (505) 892-3259