

CITY OF ALBUQUERQUE



April 5, 2018

Jon Anderson, R.A.
Jon Anderson Architecture
912 Roma Ave. NW
Albuquerque, NM 87102

Re: Loid's Collision, 5401 San Diego Ave. NE
Request for Certificate of Occupancy
Transportation Development Final Inspection
Engineer's Stamp dated 3-2-17 (B18D010)
Certification dated 4-4-18

Dear Mr./Ms.,

Based upon the information provided in your submittal received 4-4-18, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

If you have any questions, please contact me at (505)924-3991.

Sincerely,

Racquel M. Michel, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

MA/RM via: email
C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Loid's Collision Center **Building Permit #:** 2016-33198 **City Drainage #:** B-18/D010
DRB#: 1010863 **EPC#:** _____ **Work Order#:** 559883
Legal Description: Tract A, Loid's Collision Center
City Address: 5401 San Diego Ave NE

Engineering Firm: High Mesa Consulting Group **Contact:** Graeme Means #13676
Address: 6010-B Midway Park Blvd NE, Albuquerque NM 87109
Phone#: 505-345-4250 **Fax#:** 505-345-4254 **E-mail:** gmeans@highmesecg.com

Owner: MIDEB LLC **Contact:** Michael Houx
Address: 6001 Pan American Freeway NE, Albuquerque NM 87109
Phone#: 505-884-0066 **Fax#:** _____ **E-mail:** (see Architect)

Architect: Jon Anderson Architecture **Contact:** Dean Cowdrey
Address: 912 Roma Ave NW
Phone#: 505-764-8306 **Fax#:** 505-764-2879 **E-mail:** dean@jonandersonarchitecture.com

Other Contact: PWKI LLC **Contact:** Paul Kenderdine
Address: _____
Phone#: 867-1765 **Fax#:** _____ **E-mail:** PWKI.LLC@GMAIL.COM

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) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

CHECK 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
☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 4/4/2018 By: Jon Anderson FAIA Architect

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____

J O N A N D E R S O N A R C H I T E C T U R E
9 1 2 R O M A A V E N U E N O R T H W E S T
A L B U Q U E R Q U E N E W M E X I C O 8 7 1 0 2
5 0 5 7 6 4 8 3 0 6 F A X 5 0 5 7 6 4 2 8 7 9
W W W . J O N A N D E R S O N A R C H I T E C T . C O M

April 4, 2018

Traffic Certification

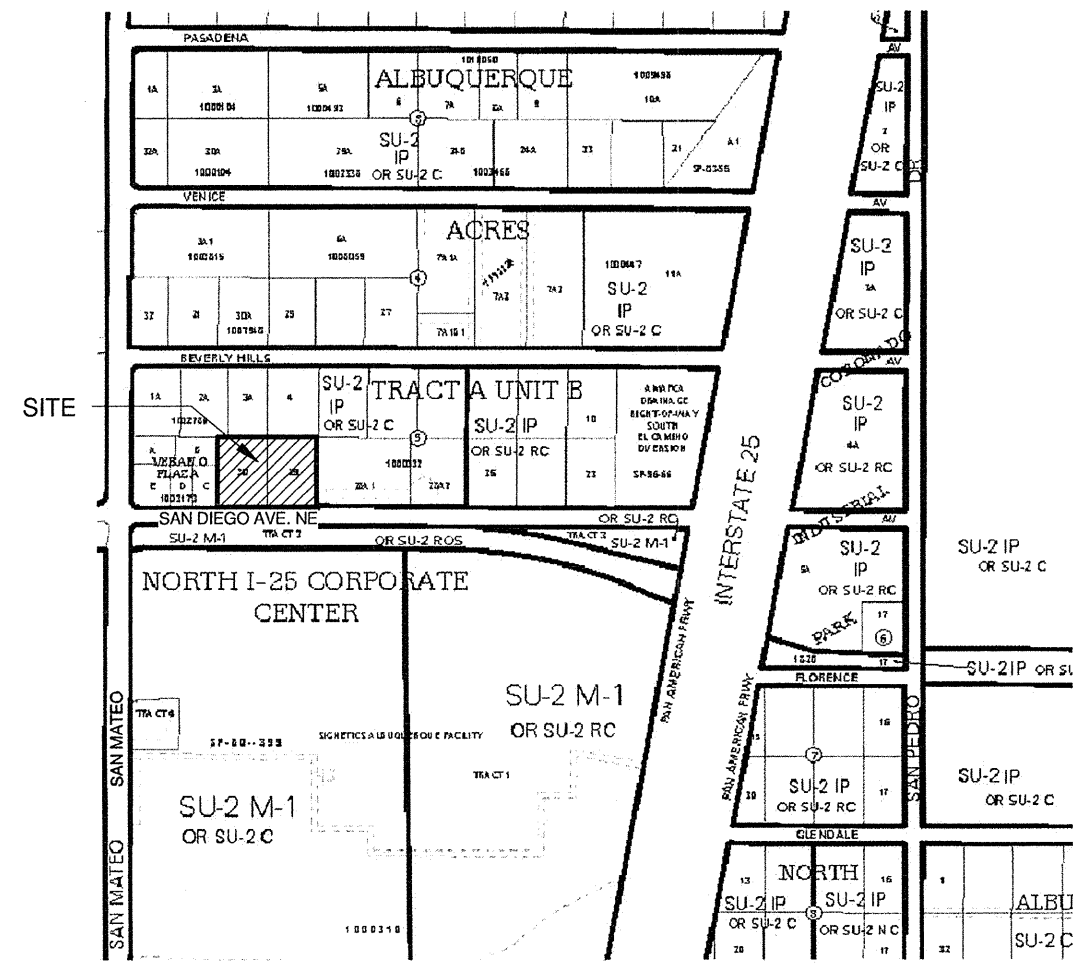
Loid's Collision
5401 San Diego Ave. NE
Permit: BP-2016-33203
BP-2016-33198

I, Jon Anderson, a New Mexico Registered Architect Hereby certify that this project is in Substantial Compliance with and in accordance with the design intent of the TLC approved plan dated June 29, 2016. I further certify that I have personally visited the site on April 3, 2018 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 the Certificate of Occupancy.

The record information presented herein is not necessarily complete and is intended only to verify Substantial Compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

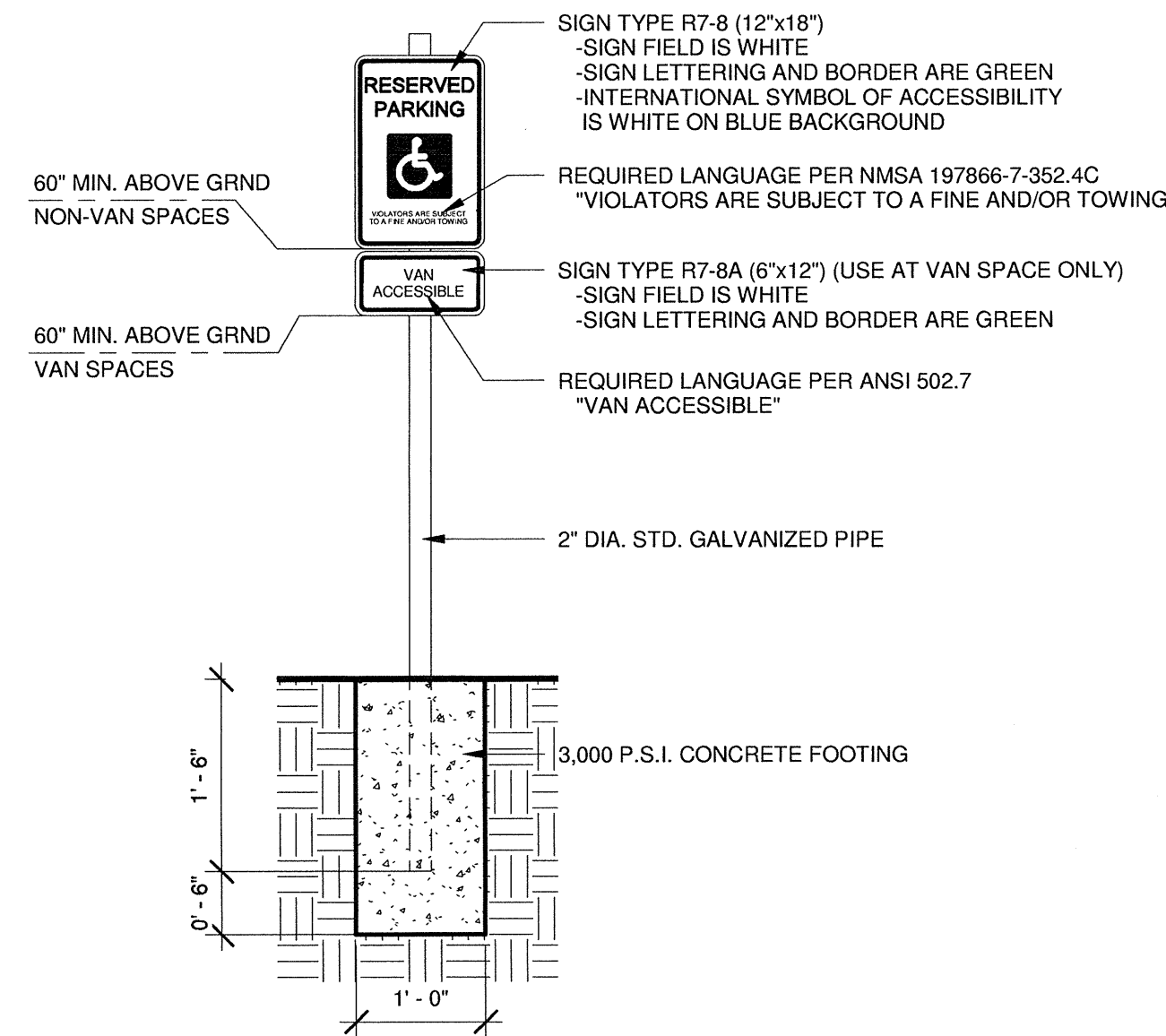
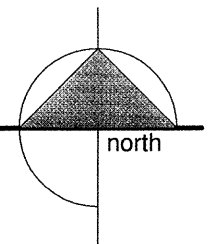
A handwritten signature in black ink, appearing to read "Jon Anderson", followed by a long horizontal line extending to the right.

Jon Anderson Architect



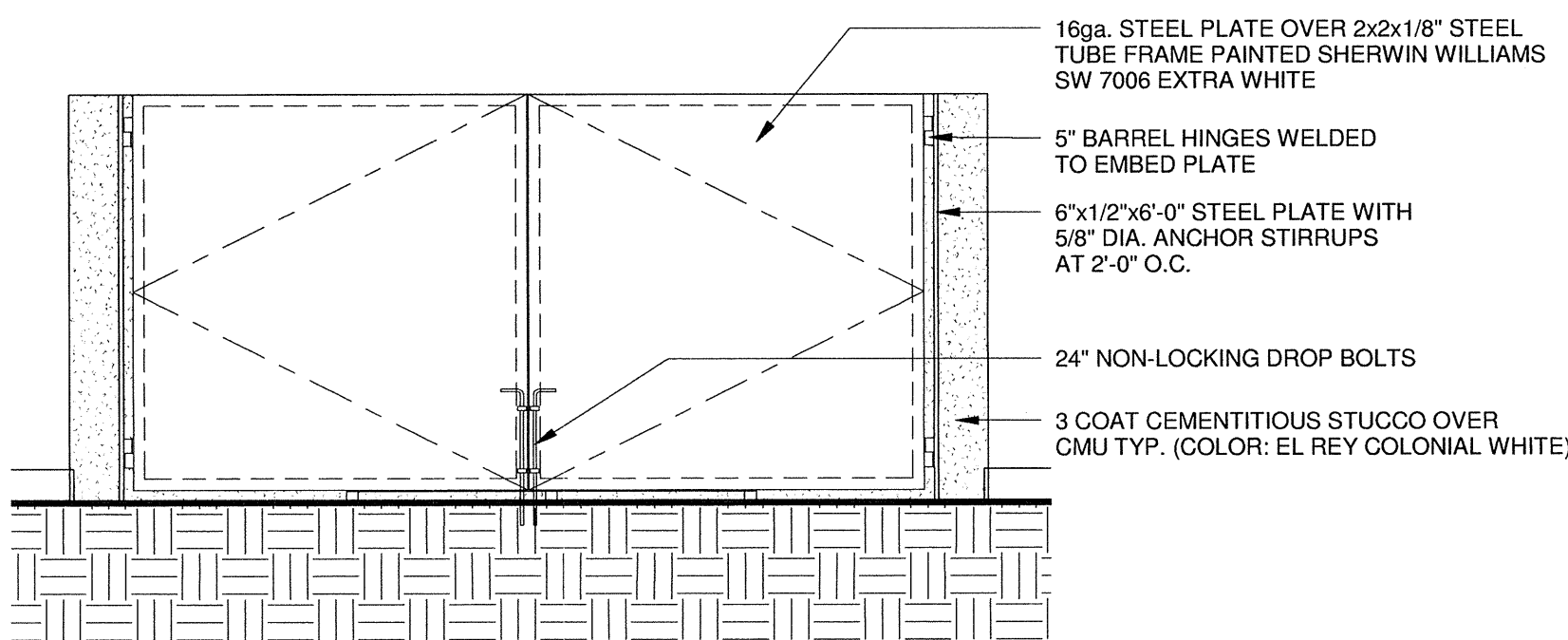
VICINITY MAP

SCALE: 1" = 750'



3 ACCESSIBLE PARKING SIGN

3/4" = 1'-0"



2 REFUSE ENCLOSURE

3/8" = 1'-0"

KEYNOTES	
01	6'-0" HIGH 8" CMU WALL WITH 3 COAT CEMENTITIOUS STUCCO FINISH ON BOTH SIDES IN EL REY "COLONIAL WHITE"
02	10'-0" W x 4'-0" H MONUMENT SIGN, SEE ELEVATION ON SHEET 5
03	NEW PROPOSED 6" HIGH CONCRETE CURB
04	PROPOSED ASPHALT CONCRETE PAVING
05	PROPOSED CAST-IN-PLACE CONCRETE SIDEWALK
06	NEW CURB AND GUTTER STREET IMPROVEMENTS AS REQUIRED
07	PROPOSED NEW CONCRETE ENTRY SIDEWALK
08	ADJACENT PROPERTY BUILDING
09	ADJACENT PROPERTY TRASH ENCLOSURE
10	ELECTRICAL TRANSFORMER
11	ADJACENT PROPERTY LANDSCAPING RAIL ROAD TIES
12	SURVEYOR'S BENCHMARK
13	ADJACENT PROPERTY CHAIN LINK FENCING
14	ADJACENT PROPERTY LANDSCAPING BLOCK WALL
15	PROPOSED GAS METER LOCATION
16	SLIDING GATE
17	SWING GATES
18	SECTIONAL OVERHEAD GARAGE DOORS
19	BIKE RACK (5 BICYCLES)
20	MOTORCYCLE PARKING, 4' WIDE X 8' DEEP (3) TOTAL
21	PROPERTY LINE TO BE ELIMINATED BY FORTHCOMING RE-PLAT
22	R.O.W. PROPERTY LINES TO BE DEDICATED TO CITY WITH FORTHCOMING RE-PLAT
23	18'-0" HIGH LED POLE MOUNT LIGHT
24	FULLY SHIELDED WALL MOUNTED LED LIGHT (13'-0" ABOVE ADJACENT GRADE)
25	RECESSED SOFFIT MOUNTED LED CAN DOWNLIGHT (10'-0" A.F.F.)
26	FIRE HYDRANT
27	1:12 SLOPE AT ADA SIDEWALK RAMPS
28	NO PARKING IN CAPITAL LETTERS AT LEAST 12' HIGH AND 2' WIDE AT REAR OF ADA ACCESS AISLE
29	ADA ACCESSIBLE PARKING SIGN
30	NO LEFT TURN TURN SIGN POST, CITY STANDARD SPECIFICATIONS DWG. 2802, SIGN TYPE R3-2
31	DO NOT ENTER SIGN POST, CITY STANDARD SPECIFICATIONS DWG. 2802, SIGN TYPE R5-1
32	35'X35' CLEAR SIGHT TRIANGLE, LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT TRIANGLE REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBER ARE NOT ALLOWED IN THIS AREA.
33	ONE WAY SIGN POST, CITY STANDARD SPECIFICATIONS DWG. 2802, SIGN TYPE R6-1(R)

PROJECT NUMBER: 1010863

Application Number: 16-70183

Is an Infrastructure List required? () Yes () No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

Reginald M. Nunez
Traffic Engineering, Transportation Division

2/27/17
Date

Timothy Cadore
ABCWUA

06/29/16
Date

Bandora
Parks and Recreation Department

6/29/16
Date

AKC
City Engineer

6/29/16
Date

* Environmental Health Department (conditional)

3-2-17
Date

Solid Waste Management

3-2-17
Date

Jon Anderson
DRB Chairperson, Planning Department

3-2-17
Date

NEW SIDEWALK TO TIE INTO ADJACENT EXISTING SIDEWALK

NEW CURB & GUTTER TO TIE INTO ADJACENT EXISTING CURB

EDGE OF PAVING

1 SITE PLAN

1" = 20'-0"

EASEMENTS

- 4' PUBLIC ROAD EASEMENT (TO BE VACATED)
- 10' P.N.M. AND QWEST CORPORATION EASEMENT
- 10' PUBLIC UTILITY EASEMENT

PARKING REQUIREMENTS

NET LEASABLE AREA = 16,290 S.F.
15,000 S.F. / 200 = 75
1,290 S.F. / 250 = 6
TOTAL PARKING REQ'D: 81
TOTAL PARKING PROVIDED: 81
ADA SPACES REQUIRED: 4
ADA SPACES PROVIDED: 4

BICYCLE SPACES
81 PARKING SPACES / 20 = 5
BICYCLE RACKS PROVIDED: 5

MOTORCYCLE SPACES
51-100 PARKING SPACES = 3
SPACES PROVIDED: 3

NOTES:

- ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON THE WORK ORDER.
- UNUSED CURB CUTS MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER.
- ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER.

PROPERTY LEGAL DESCRIPTION

LOTS 29 AND 30, BLOCK 5, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNILLO COUNTY, NEW MEXICO ON APRIL 24, 1936, BOOK D, PAGE 130.

SITE PLAN

1

JON ANDERSON ARCHITECTURE

912 ROMA AVE NW | ALBUQUERQUE, NM 87102 P | 505.764.8306 F | 505.764.2879
jonandersonarchitecture.com

5401 SAN DIEGO AVE NE

LOIDS COLLISION

06.24.16

TREE SCHEDULE			
TREE SYMBOL	COMMON NAME	BOTANICAL NAME	QTY
	BRADFORD PEAR	Pyrus Calleryana	13
	PURPLE LEAF PLUM	Prunus Cerasifera	6
	NEW MEXICO PRIVET	Forestiera Neomexicana	3
	MUSKOGEE CRAPE MYRTLE	Lagerstroemia Indica	5
	DESERT WILLOW	Chilopsis linearis	2

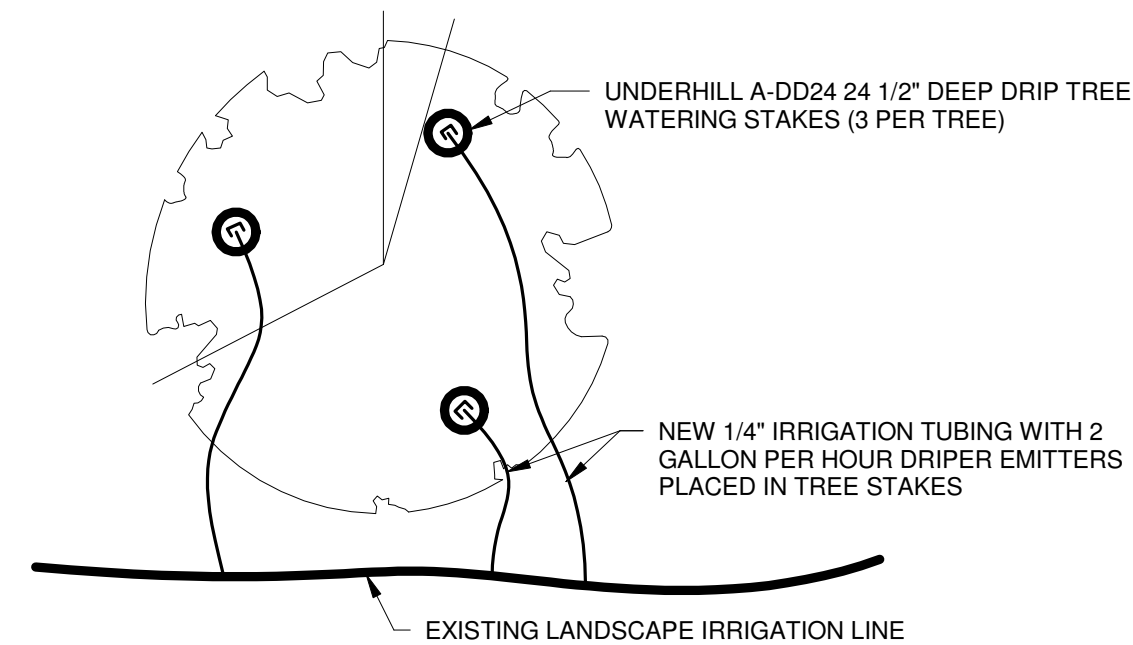
NOTE: ALL NEW DECIDUOUS TREES TO BE MINIMUM 2" CALIPER AND 8'-0" TALL

SHRUB SCHEDULE			
SYMBOL	COMMON NAME	BOTANICAL NAME	QTY
	CHAMISA	Ericameria Nauseosa	26
	THREE LEAF SUMAC	Rhus Trilobata	11
	TAM JUNIPER	Juniperus Sabina	40
	RUSSIAN SAGE	Perovskia Atriplicifolia	30

NOTE: ALL NEW SHRUBS TO BE MINIMUM 1 GALLON

GROUND COVER LEGEND

- CAST-IN-PLACE CONCRETE PAVING
- 3/8" PEA GRAVEL MULCH (PERVIOUS AREA)
- BIG LEAF PERIWINKLE (VINCA MAJOR) GROUND COVER (PERVIOUS AREA)



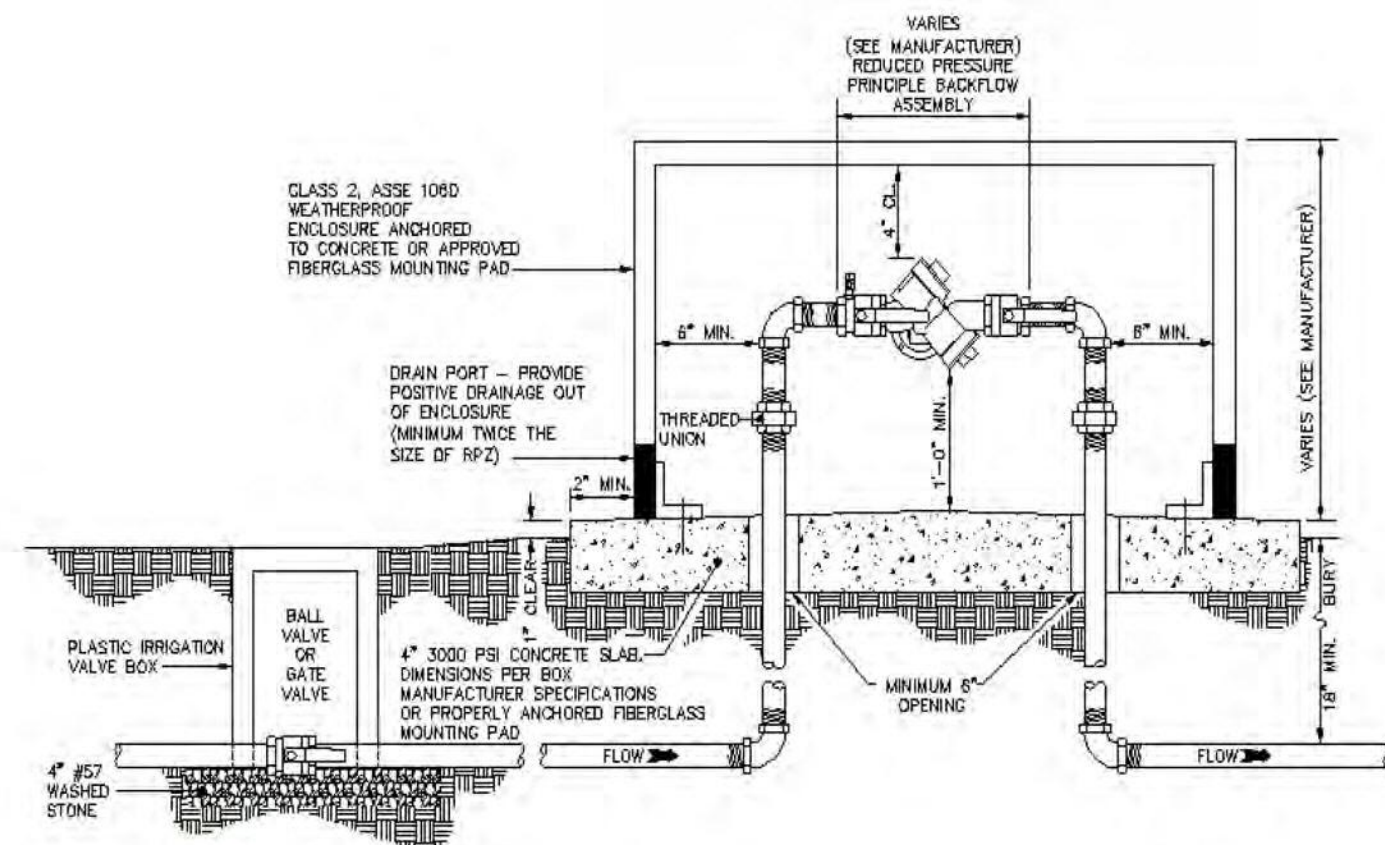
NEW TREE IRRIGATION

PHASE 1: FIRST TWO YEARS

APRIL - SEPTEMBER, 5 GALLONS MIN. PER DAY REQUIRED.
WATER 1 HOUR PER DAY
OCTOBER - MARCH, 15 GALLONS MIN. PER 2 WEEKS REQUIRED.
WATER 1/2 HOUR M, W, F

PHASE 2: YEAR THREE AND BEYOND

MIN. 15 GALLONS PER 2 WEEKS REQUIRED. WATER 1/2 HOUR M,
W, F (ALL SEASONS)



NOTES:

- 1) REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY SHALL COMPLY WITH ASSE 1013 & AWWA C511.
- 2) BACKFLOW PREVENTION ASSEMBLY SHALL BE INSTALLED WITHIN 5'-FT OF THE IRRIGATION METER.
- 3) BACKFLOW ASSEMBLY SHALL BE CENTERED ON CONCRETE OR OTHER APPROVED MOUNTING PAD AND CENTERED WITHIN ENCLOSURE.
- 4) MINIMUM NON-HEATED, INSULATED CLASS II, ASSE 1060 WEATHERPROOF ENCLOSURE REQUIRED.
- 5) PIPE MATERIAL SHALL BE PVC (SCH. 80 OR BETTER), COPPER (TYPE K) OR BRASS (ASTM B43).
- 6) IRRIGATION ASSEMBLIES TO BE DRAINED DURING WINTER MONTHS BY PROPERTY OWNER.
- 7) INSTALLATION SHALL BE IN COMPLIANCE WITH ALL APPLICABLE TOWN ORDINANCES AND SPECIFICATIONS IN ADDITION TO THE NC PLUMBING CODE.
- 8) PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE AND OPERATION OF BACKFLOW PREVENTION ASSEMBLY AND COMPLIANCE WITH REPORTING AND TESTING REQUIREMENTS.

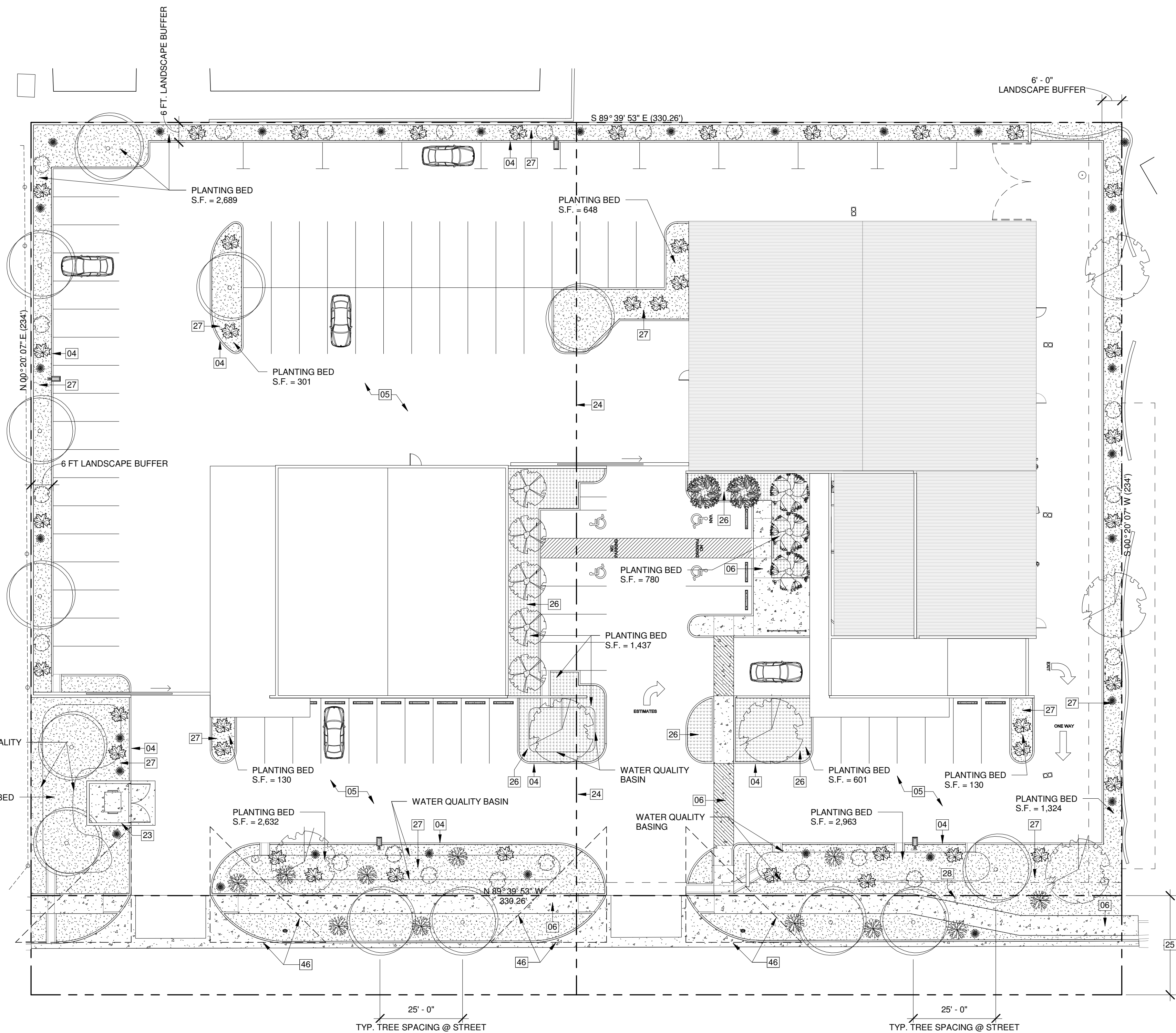
2 IRRIGATION BACKFLOW DETAIL

3/4" = 1'-0"

LANDSCAPING CALCULATIONS:

LANDSCAPE AREA
REQUIRED LANDSCAPED AREA = 57,844 S.F. (NET LOT AREA) x 15% = **8,676.6 S.F.**
PROVIDED LANDSCAPED AREA = **15,429 S.F.**

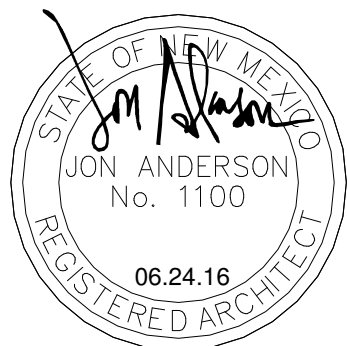
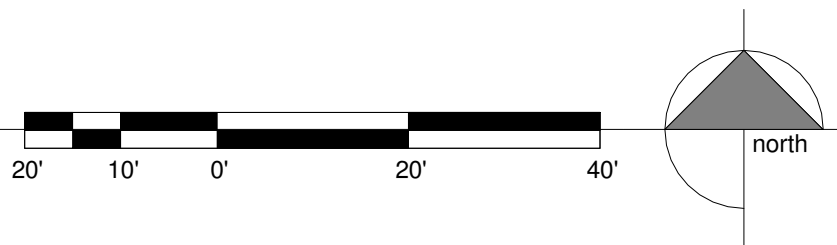
TREE REQUIREMENTS (ONE TREE PER 10 PARKING SPACES)
REQUIRED TREES = 84 SPACES / 10 = 9 TREES
PROVIDED TREES (NOT INCLUDING REQUIRED STREET TREES = 22)
PROVIDED STREET TREES = 7 @ 25'-0" MAXIMUM SPACING (EXCLUDES SITE VISIBILITY TRIANGLE)
TOTAL TREES = **29**



1 LANDSCAPE PLAN

1" = 20'-0"

KEYNOTES	
04	NEW PROPOSED 6" HIGH CONCRETE CURB
05	PROPOSED ASPHALT CONCRETE PAVING
06	PROPOSED CAST-IN-PLACE CONCRETE SIDEWALK
23	REFUSE CONTAINER AND ENCLOSURE, 3 COAT CEMENTITIOUS STUCCO OVER 8" CMU, COLOR: EL REY COLONIAL WHITE
24	PROPERTY LINE TO BE ELIMINATED BY FORTHCOMING RE-PLAT
25	R.O.W. PROPERTY LINES TO BE DEDICATED TO CITY WITH FORTHCOMING RE-PLAT
26	PROPOSED BIG LEAF PERIWINKLE (VINCA MAJOR) GROUND COVER (PERVIOUS AREA)
27	3/8" PEA GRAVEL MULCH (PERVIOUS AREA)
28	EXISTING LANDSCAPE IRRIGATION BACKFLOW PREVENTER AND VALVE BOX
46	35'X35' CLEAR SIGHT TRIANGLE. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SITE TRIANGLE REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBER ARE NOT ALLOWED IN THIS AREA.

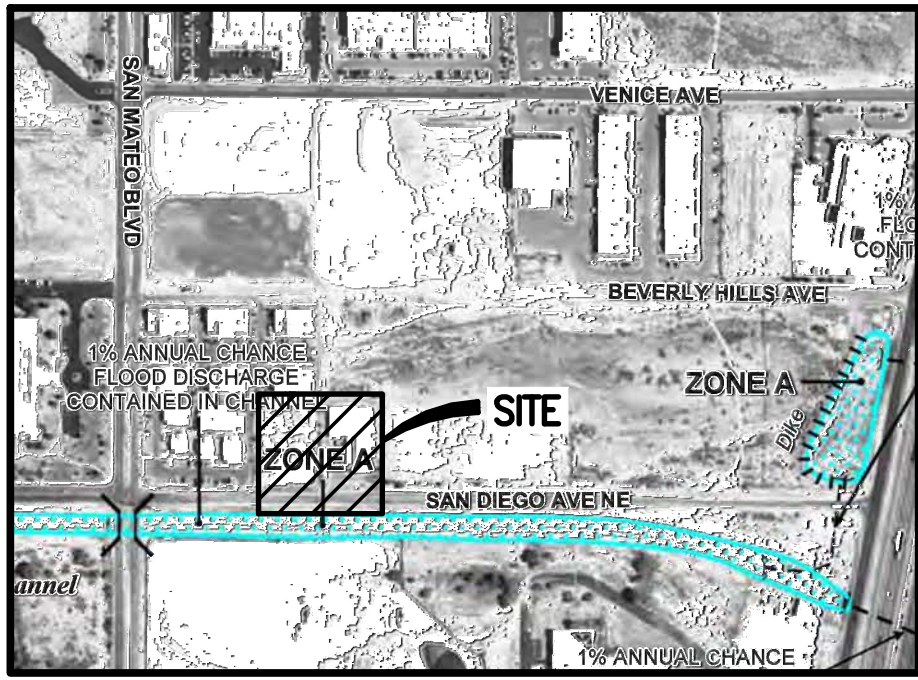


LANDSCAPING PLAN

STATEMENTS:

STATEMENT OF RESPONSIBILITY FOR MAINTENANCE
THE OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE PROPOSED LANDSCAPING AND WILL HIRE A LANDSCAPE MAINTENANCE COMPANY

STATEMENT OF COMPLIANCE WITH WATER CONSERVATION
THIS PROPOSED LANDSCAPE PLAN COMPLIES WITH THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE



F.I.R.M. 129 OF 825
SCALE: 1"=500'
AUGUST 16, 2012

PROJECT BENCHMARK

A NMSHC BRASS DISK STAMPED "NMSHC 1-25-11" SET FLUSH IN THE TOP OF A CONCRETE POST 0.75 MILES NORTH ON THE EAST FRONTAGE ROAD FROM THE INTERSECTION OF I-25 AND ALAMEDA BOULEVARD N.E. ELEVATION = 5209.62 FEET (NAVD 1988)

TEMPORARY BENCHMARK #1 (T.B.M.)

A #5 REBAR W/CAP STAMPED "HMC CONTROL NMPS 11184" SET IN A GRADED VACANT LOT IN THE SOUTHERN PORTION OF LOT 30, AS SHOWN ON THIS SHEET. ELEVATION = 5161.51 FEET (NAVD 1988)

TEMPORARY BENCHMARK #2 (T.B.M.)

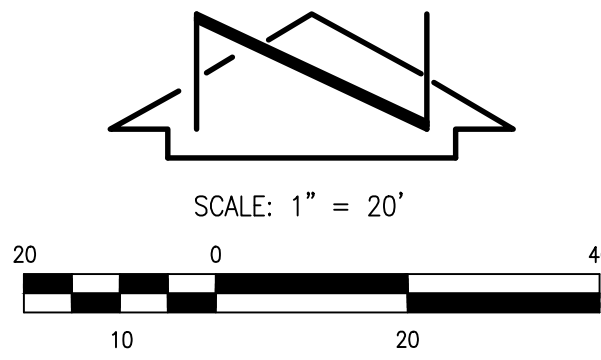
A MAG NAIL SET IN ASPHALT PARKING LOT ENTRANCE IN THE SOUTHEAST PORTION OF LOT 29, AS SHOWN ON THIS SHEET. ELEVATION = 5164.78 FEET (NAVD 1988)

TEMPORARY BENCHMARK #3 (T.B.M.)

A MAG NAIL SET IN ASPHALT PARKING LOT IN THE NORTHEAST PORTION OF LOT 29, AS SHOWN ON THIS SHEET. ELEVATION = 5164.73 FEET (NAVD 1988)

RECORD UTILITY KEYED NOTE

② APPROXIMATE LOCATION OF WATER VALVE BOX AS DEPICTED ON THE INFORMATION PROVIDED BY ABQWA FOR THIS PROJECT, NO SURFACE EVIDENCE FOUND.



CALCULATIONS

I. SITE CHARACTERISTICS

A. PRECIPITATION ZONE =	3
B. $P_{100, 6 \text{ HR}} = P_{360} =$	2.6 IN
C. TOTAL PROJECT AREA (A_T) =	77,284 SF 1.77 AC

D. LAND TREATMENTS

TREATMENT	AREA (SF/AC)	%
A	38,638 SF 0.89 AC	50
B		
C	4,590 SF 0.11 AC	6
D	34,057 SF 0.78 AC	44

TREATMENT	AREA (SF/AC)	%
A		
B		
C	12,212 SF 0.28 AC	16
D	65,072 SF 1.49 AC	84

II. HYDROLOGY

A. EXISTING CONDITION 100 YEAR

1. 100-YR STORM

a. VOLUME 100-YR, 6- HR

$$E_W = (E_A A_A + E_B A_B + E_C A_C + E_D A_D) / A_T$$
$$E_W = (0.66 * 0.89) + (0.92 * 0.00) + (1.29 * 0.11) + (2.36 * 0.78) / 1.77 = 1.45 \text{ IN}$$
$$V_{100, 6 \text{ HR}} = (E_W / 12) A_T = (1.45 / 12) 1.77 = 0.2144 \text{ AC-FT} = 9,340 \text{ CF}$$

b. VOLUME 100- YR, 24- HR

$$V_{100, 24 \text{ HR}} = V_{6 \text{ HR}} * A_D / (P_{24 \text{ HR}} / P_{6 \text{ HR}})^{1/2} \text{ in/ft}$$
$$= 0.21 * 0.78 * (3.10 - 2.60) / 12 \text{ in/ft} = 0.2470 \text{ AC-FT} = 10,760 \text{ CF}$$

c. PEAK DISCHARGE

$$Q_P = Q_{PA} A_A + Q_{PB} A_B + Q_{PC} A_C + Q_{PD} A_D$$
$$Q_P = (1.87 * 0.89) + (2.60 * 0.00) + (3.45 * 0.11) + (5.02 * 0.78) = 5.9 \text{ CFS}$$

B. DEVELOPED CONDITION

1. 100-YR STORM

a. VOLUME

$$E_W = (E_A A_A + E_B A_B + E_C A_C + E_D A_D) / A_T$$
$$E_W = (0.66 * 0.00) + (0.92 * 0.00) + (1.29 * 0.28) + (2.36 * 1.49) / 1.77 = 2.19 \text{ IN}$$
$$V_{100, 6 \text{ HR}} = (E_W / 12) A_T = (2.19 / 12) 1.77 = 0.3238 \text{ AC-FT} = 14,100 \text{ CF}$$

b. VOLUME 100- YR, 24- HR

$$V_{100, 24 \text{ HR}} = V_{6 \text{ HR}} * A_D / (P_{24 \text{ HR}} / P_{6 \text{ HR}})^{1/2} \text{ in/ft}$$
$$= 0.32 * 1.49 * (3.10 - 2.60) / 12 \text{ in/ft} = 0.3860 \text{ AC-FT} = 16,820 \text{ CF}$$

c. PEAK DISCHARGE

$$Q_P = Q_{PA} A_A + Q_{PB} A_B + Q_{PC} A_C + Q_{PD} A_D$$
$$Q_P = (1.87 * 0.00) + (2.60 * 0.00) + (3.45 * 0.28) + (5.02 * 1.49) = 8.5 \text{ CFS}$$

C. COMPARISON 100 YEAR

1. 100-YR STORM

a. VOLUME 100-YR, 6- HR

$$\Delta V_{100, 6 \text{ HR}} = 14100 - 9340 = 4,760 \text{ CF (INCREASE)}$$

b. VOLUME 100-YR, 24- Hr

$$\Delta V_{100, 24 \text{ Hr}} = 16820 - 10760 = 6,060 \text{ CF (INCREASE)}$$

c. PEAK DISCHARGE

$$\Delta Q_{100} = 8.5 - 5.9 = 2.6 \text{ CFS (INCREASE)}$$

D. FIRST FLUSH CALCULATIONS

1. RETENTION REQUIREMENT

a. VOLUME

$$V_{RQ} = ((P_{100} - A_D) / 12) A_D$$
$$V_{RQ} = ((0.44 - 0.10) / 12) (65072.45) = 1,840 \text{ CF}$$

CONCEPTUAL GRADING AND DRAINAGE PLAN NARRATIVE

THIS PROJECT, LOCATED IN THE NORTH ALBUQUERQUE ACRES PORTION OF THE I-25 SECTOR DEVELOPMENT PLAN, REPRESENTS A MODIFICATION TO AN EXISTING SITE WITHIN AN INFILL AREA WITH. THE PROPOSED DEVELOPMENT IS COMPRISED OF A PARTIAL RECONSTRUCTION OF AN EXISTING COMMERCIAL SITE WITH EXPANSION TO THE EXISTING UNDEVELOPED LOT TO THE WEST OF THE EXISTING SITE. THE TWO LOTS WILL BE COMBINED VIA FORTHCOMING PLATTING ACTION, AND PUBLIC STREET PAVING IMPROVEMENTS WILL BE CONSTRUCTED IN THE PROJECT FRONTAGE WHICH CURRENTLY HAS TEMPORARY PAVING IN THE FRONTAGE OF THE UNDEVELOPED LOT. THE UPSTREAM AND DOWNSTREAM PAVING AND UTILITY INFRASTRUCTURE, INCLUDING DOWNSTREAM STORM DRAINAGE IMPROVEMENTS, IS ALREADY IN PLACE FROM PREVIOUS PROJECTS. THE DRAINAGE CONCEPT FOR THIS PROJECT WILL BE THE CONTINUED FREE DISCHARGE OF DEVELOPED RUNOFF TO THE ADJACENT PUBLIC STREET, SAN DIEGO AVENUE NE. THIS SUBMITTAL IS MADE IN SUPPORT OF SITE DEVELOPMENT PLAN APPROVAL WITHIN THE JURISDICTION OF THE CITY OF ALBUQUERQUE.

AS SHOWN BY PANEL 129 OF 825 OF THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS PUBLISHED BY FEMA FOR BERNALILLO COUNTY, NEW MEXICO, REVISED AUGUST 16, 2012, THIS SITE DOES NOT LIE WITHIN A DESIGNATED FLOOD HAZARD ZONE. THIS SITE IS SITUATED ACROSS THE STREET FROM THE AMAFCA NORTH LA CUEVA CHANNEL WHERE ZONE "A" FLOODING IS CONFINED TO THE CONSTRUCTED CHANNEL.

THE EXISTING SITE GENERALLY SLOPES DOWNHILL FROM EAST TO WEST, WITH AN AVERAGE GRADE OF 1.5%. THERE ARE NO PROPOSED RETAINING WALLS OR GRADE CHANGES AT THE PERIMETER OF THE SITE. SURFACE RUNOFF FROM PAVED AREAS WILL BE DIRECTED TO DEPRESSED LANDSCAPING AREAS TO MEET CITY STORMWATER QUALITY REQUIREMENTS. ALL RUNOFF WILL BE MANAGED AS SURFACE FLOW, THERE WILL NOT BE ANY PRIVATE OR PUBLIC STORM DRAINS.

THE CALCULATIONS CONTAINED HEREON ANALYZE THE EXISTING AND DEVELOPED CONDITIONS FOR THE 100-YEAR, 6-HOUR RAINFALL EVENT. THE PROCEDURE FOR 40 ACRE AND SMALLER BASINS, AS SET FORTH IN THE REVISION OF SECTION 22.2, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL, VOLUME 2, DESIGN CRITERIA, DATED JANUARY 1993, HAS BEEN USED TO QUANTIFY THE PEAK RATE OF DISCHARGE AND VOLUME OF RUNOFF GENERATED. AS DEMONSTRATED BY THESE CALCULATIONS, THE PROPOSED IMPROVEMENTS WILL RESULT IN AN INCREASE IN DEVELOPED RUNOFF ATTRIBUTABLE TO THE DEVELOPMENT OF THE CURRENTLY UNDEVELOPED PROPERTY.

LEGEND

AR	ASPHALT RAMP
ASPH	ASPHALT
ASV	IRRIGATION ANTI-SIPHON VALVE
BLW	LANDSCAPING BLOCK WALL
BOH	BUILDING OVERHANG
BW	CONCRETE BLOCK WALL
C&G	CURB AND GUTTER
C/PM	COMMUNICATION LINE BY PAINT MARK
CC	CONCRETE CURB
CCAB	COMMUNICATION CABINET
CF	LANDSCAPING CRUSHER FINES
CLD	CENTERLINE DOOR
CLF	CHAIN LINK FENCE
CND	ELECTRIC CONDUIT
CO	CLEANOUT
CONC	CONCRETE CURB OPENING
COP	CONCRETE RISER
CR	CONCRETE SIDEWALK
CSW	DOUBLE CLEANOUT
DCO	PAINTED DOUBLE YELLOW TRAFFIC STRIPE
DYS	ELECTRIC LINE BY PAINT MARK
E/PM	EDGE OF ASPHALT
EA	ELECTRIC DISCONNECT BOX
EDC	ELECTRIC METER
EM	ELECTRIC OUTLET
EO	ELECTRIC PANEL BOX
EP	FIRE HYDRANT
FL	FLOWLINE
FO/PM	FIBER OPTIC LINE BY PAINT MARK
FO/S	FIBER OPTIC WARNING SIGN
FOPB	FIBER OPTIC PULLBOX
G/PM	GAS LINE BY PAINT MARK
GM	GAS METER
GS	LANDSCAPING GRAVEL
GS	GAS SERVICE NO. METER
GS/M	GUY WIRE ANCHOR
GW	HIGH DENSITY POLYETHYLENE PIPE
HDPE	PIPE INVERT
INV	IRRIGATION VALVE BOX
INV	MANHOLE
MHP	METAL LIGHT POLE ON CONCRETE BASE
OH(2)	OVERHEAD COMMUNICATION (# OF LINES)
OH(4)	OVERHEAD ELECTRIC (# OF LINES)
PB	CONCRETE WHEEL STOP
PI	PAINTED PARKING LOT ISLAND
PI/B	PAINTED PARKING LOT ISLAND AT BUILDING
PS	PAINTED PARKING SPACE
PVC	POLYVINYL CHLORIDE PIPE
PVP	ASPHALT PAVING PATCH
RD	BUILDING ROOF DRAIN
ROLL	ROLL UP GARAGE DOOR
RR	LANDSCAPING RIVER ROCK
RRT	LANDSCAPING RAILROAD TIES
RS	ROCK SIGN
RV	POLYVINYL CHLORIDE PIPE RISER/VENT
SAS	SANITARY SEWER
SGR	STEEL GUARD BAR
SGP	STEEL GUARD POST
SP	STEEL POST
SWS	PAINTED SINGLE WHITE TRAFFIC STRIPE
TA	TOP OF ASPHALT
TC	TOP OF CURB
TCO	TOP OF CONCRETE
TE	TRASH DUMPSTER ENCLOSURE
TP	TOP OF PIPE
TRN	ELECTRIC TRANSFORMER
TYP	TYPICAL
W	WATER LINE
WCR	CONCRETE WHEEL CHAIR RAMP
WFT	LANDSCAPING WATER FOUNTAIN
WPP	WOOD POWER POLE
WVB	WATER VALVE BOX
1.0"	TREE TRUNK DIAMETER
	CONFEROUS TREE
	DECIDUOUS TREE
	SMALL DECIDUOUS TREE
	SHRUB
	SMALL SHRUB
	YUCCA
	LANDSCAPING BOULDER
	LANDSCAPING WATER FOUNTAIN
	PAINTED HANDICAPPED PARKING SPACE
	INVERT
	TOP OF ASPHALT PAVEMENT
	TOP OF CURB
	TOP OF GRATE
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	EXISTING FLOWLINE
	PROPOSED FLOWLINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	EXISTING DIRECTION OF FLOW
	PROPOSED DIRECTION OF FLOW
	RIGHT OF WAY LINE
	PUBLIC EASEMENT LINE
	HIGH POINT / DIVIDE
	PROPOSED CONCRETE
	PROPOSED ASPHALT PAVING
	PROPOSED LANDSCAPE AREA

NOTE:
THIS IS NOT A BOUNDARY SURVEY; DATA IS SHOWN FOR ORIENTATION ONLY. THE BOUNDARY INFORMATION DEPICTED BY THIS PLAN IS BASED UPON AN BOUNDARY SURVEY PREPARED BY HIGH MESA CONSULTING GROUP, NMPS 11184, DATED 03-10-2016 (2016.015.1). THE TOPOGRAPHIC INFORMATION DEPICTED HEREON IS BASED UPON THE TOPOGRAPHIC AND UTILITY SURVEY PREPARED BY HIGH MESA CONSULTING GROUP, NMPS NO. 11184, DATED 03-10-2016 (2016.015.1).

JON ANDERSON ARCHITECTURE

912 ROMA AVE NW | ALBUQUERQUE, NM 87102 P | 505.764.8306 F | 505.764.2879
jonandersonarchitecture.com

5401 SAN DIEGO AVE NE

LOIDS COLLISION

04.29.16

3

HIGH MESA Consulting Group

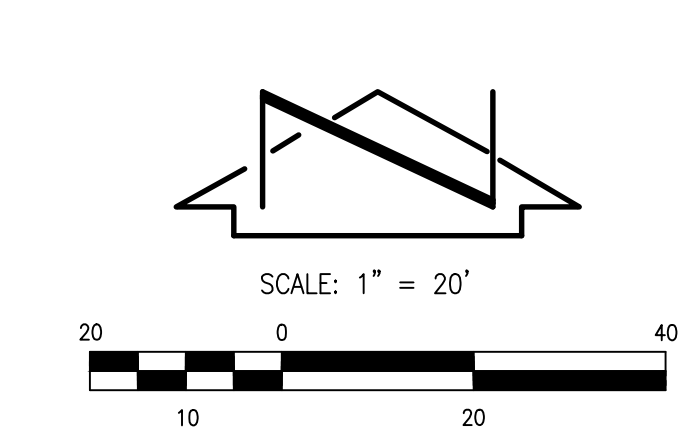
6010-B MIDWAY PARK BLVD. NE • ALBUQUERQUE, NEW MEXICO 87109
PHONE: 505.345.4250 • FAX: 505.345.4254 • www.highmesacg.com



05-04-2016

CONCEPTUAL GRADING PLAN

File Path: P:\DATA\2016\2016.015.2\DWG\Plot Date: 05-19-2016
File Name: 160152_SH4.DWG Plot Time: 10:42 am



LOT 2-A, BLOCK 5
NORTH ALBUQUERQUE ACRES
TRACT A, UNIT B
(FILED 09-29-2003, 2003C-294)

LOT 3-A, BLOCK 5
NORTH ALBUQUERQUE ACRES
TRACT A, UNIT B
(FILED 09-29-2003, 2003C-294)

LOT 4, BLOCK 5
NORTH ALBUQUERQUE ACRES
TRACT A, UNIT B
(FILED 04-24-1936, D-130)

LOT 5, BLOCK 5
NORTH ALBUQUERQUE ACRES
TRACT A, UNIT B
(FILED 04-24-1936, D-130)

LOT B
VERANO PLAZA
(FILED 04-08-2004, 2004C-115)

LOT C
VERANO PLAZA
(FILED 04-08-2004, 2004C-115)

5' PUBLIC UTILITY
EASEMENT

NOTE:
THIS IS NOT A BOUNDARY SURVEY; DATA IS SHOWN FOR ORIENTATION ONLY.
THE BOUNDARY INFORMATION DEPICTED BY THIS PLAN IS BASED UPON AN
BOUNDARY SURVEY PREPARED BY HIGH MESA CONSULTING GROUP, NMPS
11184, DATED 03-10-2016 (2016.015.1). THE TOPOGRAPHIC INFORMATION
DEPICTED HEREON IS BASED UPON THE TOPOGRAPHIC AND UTILITY SURVEY
PREPARED BY HIGH MESA CONSULTING GROUP, NMPS NO. 11184, DATED
03-10-2016 (2016.015.1).

JON ANDERSON ARCHITECTURE
912 ROMA AVE NW | ALBUQUERQUE, NM 87102 P | 505.764.8306 F | 505.764.2879
jonandersonarchitecture.com

5401 SAN DIEGO AVE NE

PROJECT BENCHMARK

A NMSSC BRASS DISK STAMPED "NMSSC I-25-11" SET
FLUSH IN THE TOP OF A CONCRETE POST 0.75 MILES
NORTH ON THE EAST FRONTAGE ROAD FROM THE
INTERSECTION OF I-25 AND ALAMEDA BOULEVARD N.E.
ELEVATION = 5209.62 FEET (NAVD 1988)

TEMPORARY BENCHMARK #1 (T.B.M.)

A #5 REBAR W/CAP STAMPED "HMC CONTROL NMPS
11184" SET IN A GRADED VACANT LOT IN THE SOUTHERN
PORTION OF LOT 30, AS SHOWN ON THIS SHEET.
ELEVATION = 5161.51 FEET (NAVD 1988)

TEMPORARY BENCHMARK #2 (T.B.M.)

A MAG NAIL SET IN ASPHALT PARKING LOT ENTRANCE IN
THE SOUTHEAST PORTION OF LOT 29, AS SHOWN ON
THIS SHEET.
ELEVATION = 5164.78 FEET (NAVD 1988)

TEMPORARY BENCHMARK #3 (T.B.M.)

A MAG NAIL SET IN ASPHALT PARKING LOT IN THE
NORTHEAST PORTION OF LOT 29, AS SHOWN ON THIS
SHEET.
ELEVATION = 5164.73 FEET (NAVD 1988)

RECORD UTILITY KEYED NOTE

② APPROXIMATE LOCATION OF WATER VALVE BOX AS
DEPICTED ON THE INFORMATION PROVIDED BY
ABOWLA FOR THIS PROJECT, NO SURFACE EVIDENCE
FOUND.

LEGEND

AR	ASPHALT RAMP	FL	FLOWLINE
ASPH	ASPHALT	FO/PM	FIBER OPTIC LINE BY PAINT MARK
ASV	IRRIGATION ANTI-SIPHON VALVE	FO/S	FIBER OPTIC WARNING SIGN
BLW	LANDSCAPING BLOCK WALL	FOPB	FIBER OPTIC PULLBOX
BOH	BUILDING OVERHANG	G/PM	GAS LINE BY PAINT MARK
BW	CONCRETE BLOCK WALL	GM	GAS METER
C&G	CURB AND GUTTER	GRV	LANDSCAPING GRAVEL
C/PM	COMMUNICATION LINE BY PAINT MARK	GS	GAS SERVICE
CC	CONCRETE CURB	GS/M	GAS SERVICE NO METER
CCAB	COMMUNICATION CABINET	GW	GUY WIRE ANCHOR
CF	LANDSCAPING CRUSHER FINES	HDPE	HIGH DENSITY POLYETHYLENE PIPE
CLD	CENTERLINE DOOR	INV	PIPE INVERT
CLF	CHAIN LINK FENCE	IVB	IRRIGATION VALVE BOX
CND	ELECTRIC CONDUIT	MHP	MANHOLE
CO	CONCRETE	OHE(2)	METAL LIGHT POLE ON CONCRETE BASE
CONC	CONCRETE CURB OPENING	OHE(4)	OVERHEAD ELECTRIC (# OF LINES)
COP	CONCRETE CURB OPENING	PB	CONCRETE WHEEL STOP
CR	COMMUNICATION RISER	PI	PAINTED PARKING LOT ISLAND
CSW	CONCRETE SIDEWALK	PI/B	PAINTED PARKING LOT ISLAND AT BUILDING
DCO	DOUBLE CLEANOUT	PV	PAINTED PARKING SPACE
DYS	PAINTED DOUBLE YELLOW TRAFFIC STRIPE	PVC	POLYVINYL CHLORIDE PIPE
E/PM	ELECTRIC LINE BY PAINT MARK	PVP	ASPHALT PAVING PATCH
EA	EDGE OF ASPHALT	RD	BUILDING ROOF DRAIN
EDC	ELECTRIC DISCONNECT BOX	ROLL	ROLL UP GARAGE DOOR
EM	ELECTRIC METER	RR	LANDSCAPING RIVER ROCK
EO	ELECTRIC OUTLET	RRT	LANDSCAPING RAILROAD TIES
EP	ELECTRIC PANEL BOX	RS	ROCK SIGN
FH	FIRE HYDRANT	RV	POLYVINYL CHLORIDE PIPE RISER/VENT
		SAS	SANITARY SEWER
		SCB	STEEL GUARD BAR
		SGP	STEEL GUARD POST
		SP	STEEL POST
		SWS	PAINTED SINGLE WHITE TRAFFIC STRIPE
		TA	TOP OF ASPHALT
		TC	TOP OF CURB
		TCO	TOP OF CONCRETE
		TE	TRASH DUMPSTER ENCLOSURE
		TP	TOP OF PIPE
		TRN	ELECTRIC TRANSFORMER
		TYP	TYPICAL
		W	WATER LINE
		WCR	CONCRETE WHEEL CHAIR RAMP
		WFT	LANDSCAPING WATER FOUNTAIN
		WPP	WOOD POWER POLE
		WVB	WATER VALVE BOX
		1.0"	TREE TRUNK DIAMETER
			CONIFEROUS TREE
			DECIDUOUS TREE
			SMALL DECIDUOUS TREE
			SHRUB
			SMALL SHRUB
			YUCCA
			LANDSCAPING BOULDER
			LANDSCAPING WATER FOUNTAIN
			PAINTED HANDICAPPED PARKING SPACE
			PROPOSED STORM DRAIN
			PROPOSED INFILTRATION PIT
			PROPOSED STORM INLET
			PROPOSED STORM DRAIN MANHOLE
			EXISTING STORM DRAIN MANHOLE
			EXISTING FIRE HYDRANT
			EXISTING VALVE BOX
			PROPOSED FIRE HYDRANT
			FIRE DEPARTMENT CONNECTION
			PROPOSED VALVE BOX
			EXISTING FIRE LINE
			PROPOSED FIRE LINE
			EXISTING POST INDICATOR VALVE
			PROPOSED POST INDICATOR VALVE
			EXISTING WATER SERVICE
			PROPOSED WATER SERVICE
			EXISTING WATER LINE
			PROPOSED WATER LINE
			EXISTING SINGLE CLEANOUT
			PROPOSED SINGLE CLEANOUT
			EXISTING SANITARY SEWER LINE
			PROPOSED SANITARY SEWER LINE
			EXISTING SANITARY SEWER MANHOLE
			SANITARY SEWER MANHOLE
			EXISTING DOUBLE CLEANOUT
			PROPOSED DOUBLE CLEANOUT

2016.015.2

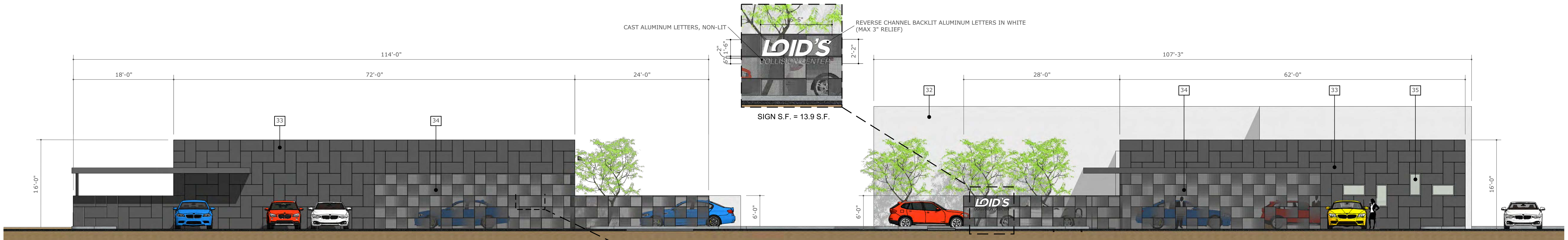
HIGH MESA Consulting Group
6010-B MIDWAY PARK BLVD. NE • ALBUQUERQUE, NEW MEXICO 87109
PHONE: 505.345.4250 • FAX: 505.345.4254 • www.highmesacg.com

2016.015.2
J. GRAEME MEANS
NEW MEXICO
13676
REGISTERED PROFESSIONAL ENGINEER
05-19-2016
UTILITY
PLAN

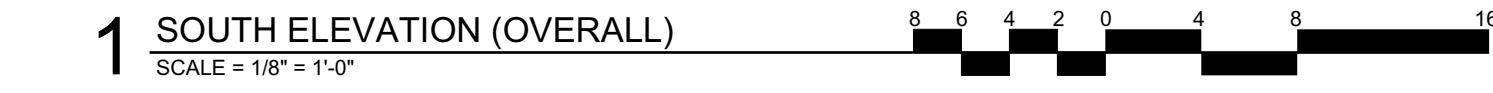
04.29.16

4

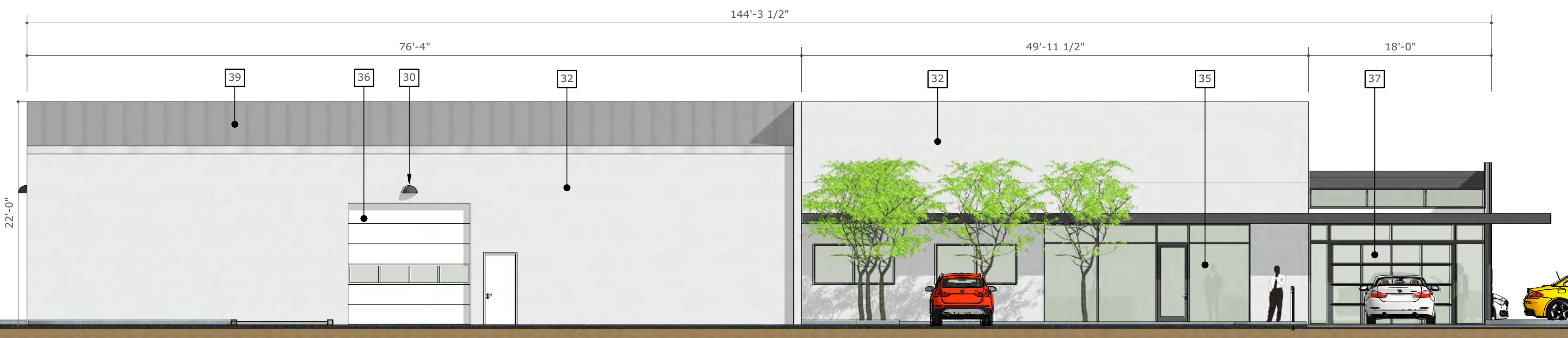
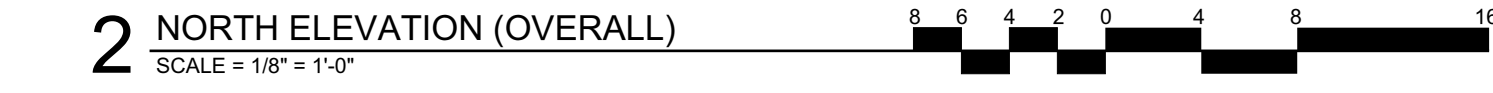
LOIDS COLLISION



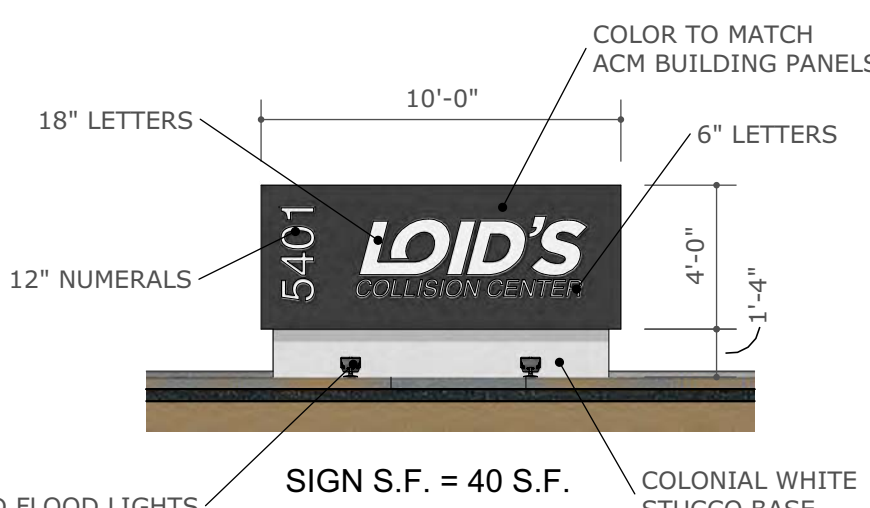
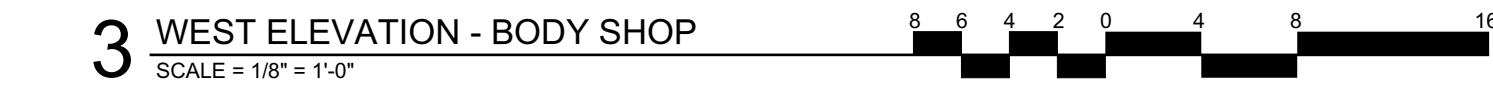
1 SOUTH ELEVATION (OVERALL)
SCALE = 1/8" = 1'-0"



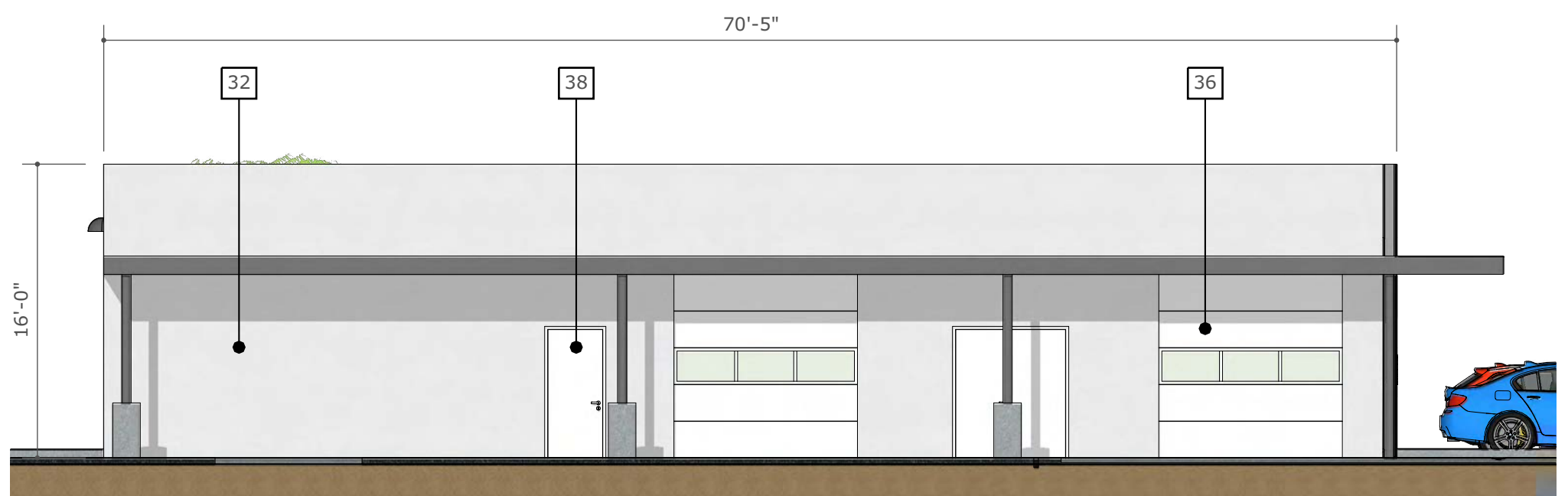
2 NORTH ELEVATION (OVERALL)
SCALE = 1/8" = 1'-0"



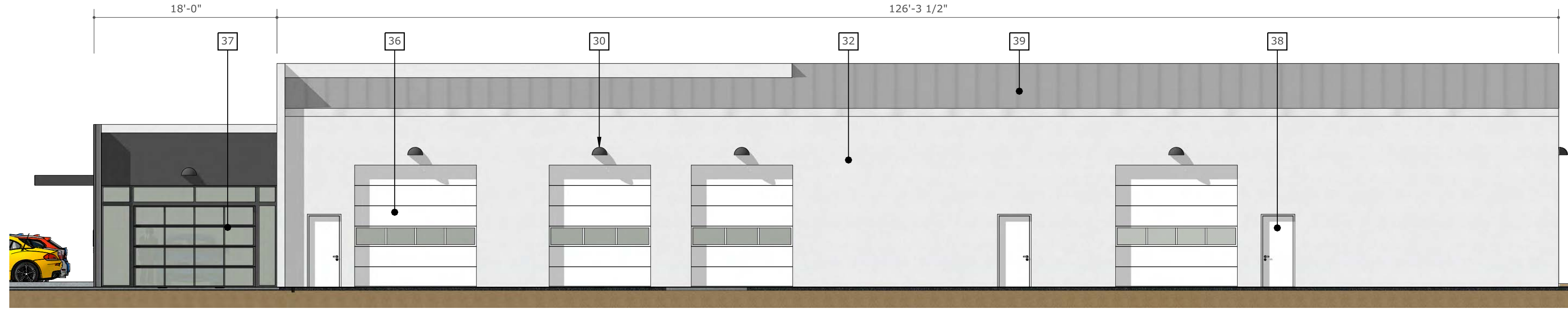
3 WEST ELEVATION - BODY SHOP
SCALE = 1/8" = 1'-0"



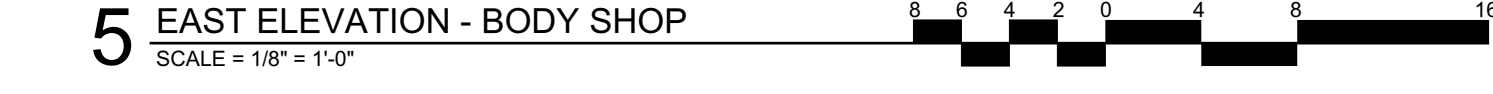
MS MONUMENT SIGN
SCALE = 3/16" = 1'-0"



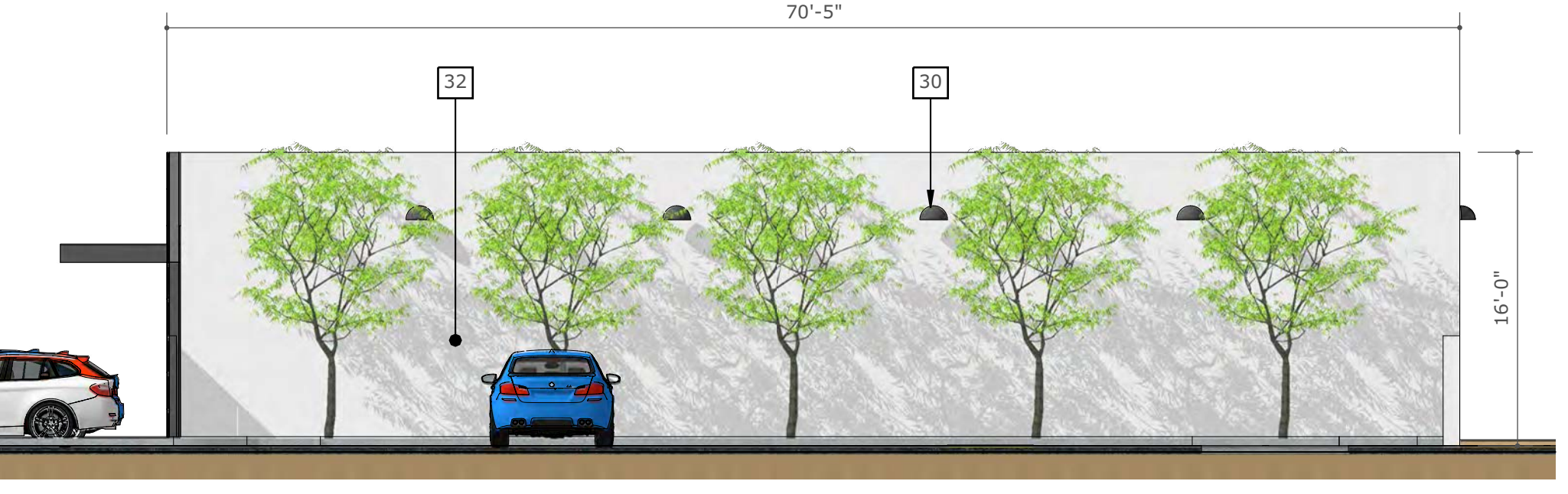
4 WEST ELEVATION - PAINT SHOP
SCALE = 1/8" = 1'-0"



5 EAST ELEVATION - BODY SHOP
SCALE = 1/8" = 1'-0"



- KEYNOTES**
- 30 FULLY SHIELDED WALL MOUNTED LED LIGHT (13'-0" ABOVE ADJACENT GRADE)
 - 32 3 COAT CEMENTITIOUS STUCCO, COLOR: EL REY COLONIAL WHITE
 - 33 2'x4' ALUMINUM COMPOSITE PANELS (ACP) IN HERRINGBONE PATTERN, COLOR: GRAPHITE GRAY
 - 34 2'x4'x11ga. ALUMINUM PERFORATED PANELS OVER STOREFRONT GLAZING, COLOR: GRAPHITE GRAY
 - 35 ALUMINUM STOREFRONT FRAMING (COLOR: BLACK) WITH CLEAR INSULATED GLASS
 - 36 SECTIONAL OVERHEAD DOORS WITH CLEAR LITES, COLOR: WHITE
 - 37 ALUMINUM FULL-VIEW GLASS SECTIONAL OVERHEAD DOORS
 - 38 HOLLOW METAL DOOR AND FRAME, COLOR: WHITE
 - 39 EXISTING STANDING SEAM METAL ROOF, COLOR: SHASTA WHITE



6 EAST ELEVATION - PAINT SHOP
SCALE = 1/8" = 1'-0"