CITY OF ALBUQUERQUE

September 24, 2015

David Soule, PE
Rio Grande Engineering
1606 Central SE Suite 201
Albuquerque, NM 87106

Re: A Class Storage
5124 2nd Street
Request Permanent C.O. - Accepted
Engineer's Stamp dated: 11-5-14 (F15D052B)
Certification dated: 9-23-15

Dear Mr. Soule,

Based on the Certification received 9/24/2015, the site is acceptable for release of Certificate of Occupancy by Hydrology.

If you have any questions, you can contact me at 924-3695 or Totten Elliott at 924-3982.

Sincerely,

Rita Harmon, P.E.,
Senior Engineer, Hydrology
Planning Department

TE/RH
C: email

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

City of Albuquerque

Planning Department
Development & Building Services Division
DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 02/2013)

Project Title: Aclass storage- second street Building Permit #: _____ City Drainage #: F15-D52B
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: 6 NORTH SECOND STREET BUSINESSCENTER
City Address: 5124 SECOND STREET

Engineering Firm: RIO GRANDE ENGINEERING Contact: DAVID SOULE
Address: PO BOX 93924, ALBUQUERQUE, NM 87199
Phone#: 505.321.9099 Fax#: 505.872.0999 E-mail: DAVID@RIOGRANDEENGINEERING.COM

Owner: MURPHY PROPERTIES LLC Contact: _____
Address: 5124 second street nw alb nm 87107
Phone#: _____ Fax#: _____ E-mail: _____

Architect: SIMONS ARCHITECTURE Contact: JOE SIMONS
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Surveyor: CONSTRUCTION SURVEY TECHNOLOGIES Contact: JOHN GALLEGOS
Address: _____
Phone#: 917.8921 Fax#: _____ E-mail: _____

Contractor: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

____ DRAINAGE REPORT
____ DRAINAGE PLAN 1st SUBMITTAL
____ DRAINAGE PLAN RESUBMITTAL
____ CONCEPTUAL G & D PLAN
____ GRADING PLAN
____ EROSION & SEDIMENT CONTROL PLAN (ESC)
x ENGINEER'S CERT (HYDROLOGY)
____ CLOMR/LOMR
____ TRAFFIC CIRCULATION LAYOUT (TCL)
x ENGINEER'S CERT (TCL)
____ ENGINEER'S CERT (DRB SITE PLAN)
____ ENGINEER'S CERT (ESC)
____ SO-19
____ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

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____ SO-19 APPROVAL
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____ ESC CERT. ACCEPTANCE
____ OTHER (SPECIFY)

RECEIVED
SEP 24 2015
LAND DEVELOPMENT SECTION

WAS A PRE-DESIGN CONFERENCE ATTENDED: ____ Yes X No ____ Copy Provided
DATE SUBMITTED: 9/23/15 By: _____

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____ ESC CERT. ACCEPTANCE
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RECEIVED
JAN 15 2015
LAND DEVELOPMENT SECTION

WAS A PRE-DESIGN CONFERENCE ATTENDED: ____ Yes X No ____ Copy Provided
DATE SUBMITTED: 1/12/15 By: _____

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, anc scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the followin

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Cherne, Curtis

From: Cherne, Curtis
Sent: Tuesday, March 18, 2014 1:51 PM
To: 'David Soule'
Cc: Rael, Rudy E.
Subject: RE: Second street A-Mega storage

David,
Can you produce the DMP with an approval letter? We can't find one.
The site on lot 3 has a pond and lots 1 and 2 appear to be gravel.
2nd street is flat, there is some slope to the south, where approximately 29 acres drains to one inlet with one 18" pipe to the Alameda.

Curtis

From: David Soule [mailto:david@riograndeengineering.com]
Sent: Monday, March 17, 2014 8:59 AM
To: Rael, Rudy E.; Cherne, Curtis
Subject: Second street A-Mega storage

Rudy, I am following up with our converastion regarding limiting the site discharge to 2.78 cfs per acre. I understand that is the goal, but I am having trouble getting there. The land owner was the initial developer, and still owns a few of the lots. Wilson and company prepared a master drainage plan and the property was developed in accordance. The city allowed free discharge with 90% impervious. This is the last lot to be developed. The owner is adament that he spent lots of money and time to get the master drainage plan approved and he should be allowed to develop his lot in accordance. He believes if the more stringent requirements were inplemented with the master plan he would have designed for this at the time. I have told the owner I would ask for the city to reconsider allowing this site to develop in accordance with the master drainage plan. I am struggling with this one, I recommended the site be gravel to get our discharge down, but the user needs it to be asphalt. As designed we will be discharging 4.19 cfs per acre, which is less than allowed in the drainage master plan but more tha the 2.78 cfs requested. The site is very flat, we have concrete alley gutters at .4% we are at the top end of the basin, our flow should enter second street after the peak, That's all justification I can come up with. Please let me know. I expect the owner intends to press very hard for this. Thanks for everything and I appologize for the issue, I reseached the files and thought I designed properly according to the master dainage plan

David Soule

Rudy
plz put in file
Thy
a

$\frac{.4'}{100'} = \frac{4.8''}{100'} = \frac{.5''}{10'}$

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

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RECEIVED
MAR 03 2014
LAND DEVELOPMENT SECTION

$50.00

WAS A PRE-DESIGN CONFERENCE ATTENDED: ____ Yes X No ____ Copy Provided

DATE SUBMITTED: 3/2/14 By: _____

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, anc scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the followin

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Verbal NO Show Ponds 3/12/14

March 2, 2014

Mr. Curtis Cherne
Drainage Section Manager
City of Albuquerque
600 2nd street NW
Albuquerque, NM 87102

RE: Grading Plan Approval
lot 6A North Second Street Business Center

Albuquerque, New Mexico

Dear Mr. Cherne:

The purpose of this letter is to accompany the enclosed grading plan for formerly lots 5 and 6 of the North Second Street Business Center. The site is part of a previously approved master drainage study. As shown in the approved master drainage plan this site is allowed free discharge, assuming 90%D and 10%A. We have created 1' deep retention basins in the rear of the storage area; this reduces the contributing basin and lowers peak flow to less than allowed. Excerpts of the approved plan and supporting calculations are enclosed

Should you have any questions regarding this matter, please do not hesitate to call me.

Sincerely,

David Soule, PE
RIO GRANDE ENGINEERING
PO Box 93924
ALBUQUERQUE, NM 87199
321-9099

Enclosures

RECEIVED
MAR 03 2014
LAND DEVELOPMENT SECTION

SO 19

NOTICE TO CONTRACTOR

1. AN EXCAVATION/ CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO COMMERCIAL STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

WILSON & COMPANY	APPROVALS	NAME	DATE	NORTH 2nd STREET BUSINESS CENTER
	HYDROLOGY			
	INSPECTOR			MAP NO.
WCEA # 06600090	A.C.E./FIELD			F-15-Z

GRADING NOTES

1. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS IS THE RESPONSIBILITY OF THE CONTRACTOR. ANY COSTS INCURRED FOR REPAIRS SHALL BE THE COST OF THE CONTRACTOR.
2. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED TO THE ELEVATIONS, AND IN ACCORDANCE WITH THE TYPICAL SECTIONS SHOWN ON THIS PLAN.
3. THIS PLAN IS FOR THE EXCAVATION, PLACEMENT AND COMPACTION OF NATURAL EARTH MATERIALS AND THE CONSTRUCTION OF REQUIRED RETAINING WALLS ONLY.
4. PAVING AND ROADWAY GRADES SHALL BE±.05 FOOT FROM SHOWN PLAN ELEVATIONS.
5. PADS SHALL NOT VARY FROM A TRUE HORIZONTAL PLANE BY MORE THAN +0.1 FOOT AT ANY POINT. THIS TRUE PLANE SHALL NOT VARY FROM THE SHOWN PAD ELEVATION BY +0.2 FOOT, UNLESS PERMITTED BY OWNER.
6. CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL REGULATION WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS AND GRADING OPERATIONS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL CONSTRUCTION PERMITS AND INSPECTION APPROVALS NECESSARY FOR THE CONSTRUCTION OF THESE FACILITIES AND ALL GRADING OPERATIONS.
8. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
9. ALL RIM ELEVATIONS FOR SANITARY SEWER AND STORM DRAIN MANHOLES ARE APPROXIMATE ONLY. RIMS SHALL BE ADJUSTED FLUSH TO GRADE AT FINAL PAVING.
10. BOULDERS, GREATER THAN 3' IN DIAMETER, EXCAVATED DURING GRADING ACTIVITIES SHALL BE STOCKPILED AND DISPOSED OF AT THE DISCRETION OF THE OWNER.
11. UNLESS OTHERWISE SHOWN, DRAINAGE SWALES SHALL HAVE A MINIMUM 1% SLOPE IN THE DIRECTION OF FLOW.

NORTH 2ND STREET BUSINESS CENTER

Master Grading & Drainage

Drainage Report

Site Location: The North 2nd Street Business Center is located at 5124 2nd Street NW just south of the intersection of Montano Road and 2nd street. The proposed development will comprise of new buildings with site work improvements. Improvements include a parking lot, curb & gutter, paving, and sidewalk.

Methodology: Section 22.2 of City of Albuquerque DPM was followed to calculate the design volume. The charts and formulas in Part A were followed using the 100-year frequency 6-hour rainfall as the design storm. The site is located in Zone 2 as determined from Table A-1. The total storm volume was calculated as per section A.5. The peak discharge was calculated as per section A.6.

Existing Conditions: The drainage from the site flows in an east to west direction toward 2nd Street. Basin 101 encompasses the entire site. The subject property is bounded on the north with CMU wall, east by a building and fencing, and south by chainlink fence. 2nd street bounds the west side of the subject area. Off-site flows are cut off by existing fencing or natural ground ridges along the existing property lines and therefore do not enter the site.

Existing volumetric runoff and peak discharge quantities are as shown below:

Table 1 – Existing Conditions

		Treatment					
Basin	Area (ac)	A (%)	B (%)	C (%)	D (%)	V_{360}(ac-ft)	Q_p(cfs)
101	6.12	0	0	90	10	0.627	20.17
Total	6.12					0.627	20.17

Table 1 - Provides a breakdown of existing volumetric runoff and peak discharge of the site.

= 3.3 cfs/ac

Proposed Conditions: The proposed improvements maintained the same flow direction as the existing. The proposed basin remained the same as the existing. Basin 201 will continue to drain into Second Street. Volumetric run-off will primary surface flow onto the private access road along the south property line and discharge onto 2nd street. The private access road street capacity is approximately 62.59 cfs. Calculations are provided on figure 1. A portion of the surface flow will be conveyed to 2nd street via the north driveway entrance. The north driveway access road is approximately 46.46 cfs. Calculations are provided in figure 1. The proposed runoff from the entire site is 26.86 which is well below the capacities of both the access road and north driveway.

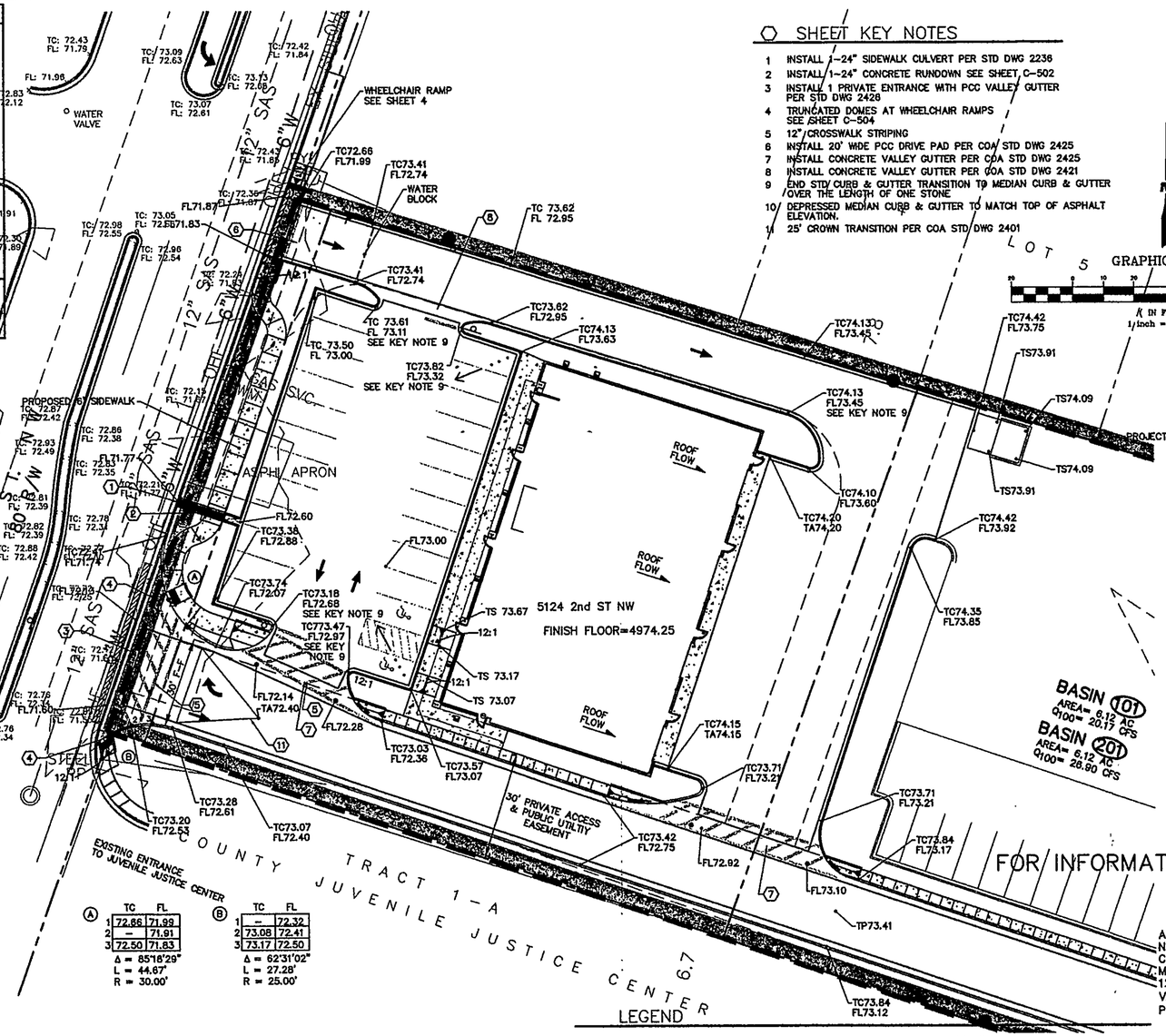
Proposed volumetric runoff and peak discharge quantities are as shown below:

Table 2 – Proposed Conditions

		Treatment					
Basin	Area (ac)	A (%)	B (%)	C (%)	D (%)	V_{360}(ac-ft)	Q_{100}(cfs)
201	6.12	10	0	0	90	1.001	26.86
Total	6.12	10			90	1.001	26.86

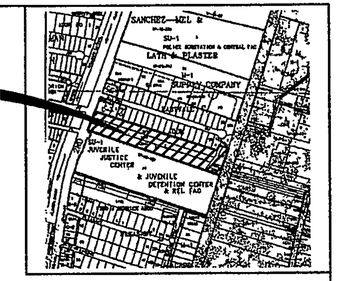
Table 2 - Provides a breakdown of proposed volumetric runoff and peak discharge of the site.

4.390 cfs/ac



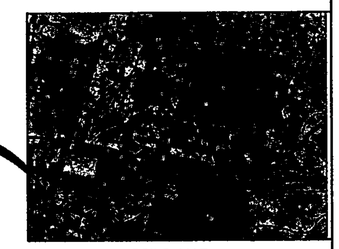
SHEET KEY NOTES

1. INSTALL 1-24" SIDEWALK CULVERT PER STD DWG 2236
2. INSTALL 1-24" CONCRETE RUNDOWN SEE SHEET C-502
3. INSTALL 1 PRIVATE ENTRANCE WITH PCC VALLEY GUTTER PER STD DWG 2426
4. TRUNCATED DOMES AT WHEELCHAIR RAMPS SEE SHEET C-504
5. 12"/CROSSWALK STRIPING
6. INSTALL 20' WIDE PCC DRIVE PAD PER COA STD DWG 2425
7. INSTALL CONCRETE VALLEY GUTTER PER COA STD DWG 2425
8. INSTALL CONCRETE VALLEY GUTTER PER COA STD DWG 2421
9. END STD CURB & GUTTER TRANSITION TO MEDIAN CURB & GUTTER OVER THE LENGTH OF ONE STONE
10. DEPRESSED MEDIAN CURB & GUTTER TO MATCH TOP OF ASPHALT ELEVATION.
11. 25' CROWN TRANSITION PER COA STD DWG 2401



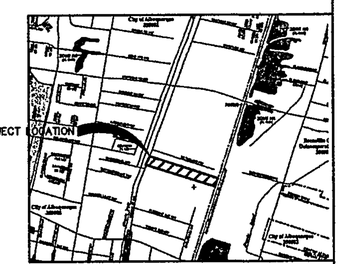
LOCATION MAP

ZONE ATLAS MAP NO. F-15



SOILS MAP

REFERENCE: SCS BERNALILLO COUNTY SOIL SURVEY SHEET NO. 21



FLOOD INSURANCE MAP

REFERENCE: FLOOD INSURANCE STUDY PANEL 35001C0119E

Ⓐ	TC	FL
1	72.86	71.99
2	–	71.91
3	72.50	71.83

Δ = 85°16'29"
L = 44.67'
R = 30.00'

Ⓑ	TC	FL
1	–	72.32
2	73.08	72.41
3	73.17	72.50

Δ = 62°31'02"
L = 27.28'
R = 25.00'

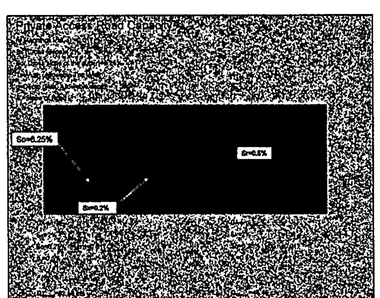


Figure 1.- Private Access Road Capacity

$Q = 0.37\left(\frac{1}{nS^{1/2}}\right)d^{5/3}S^{1/2} =$

$d = T/2$

Conclusion: In conclusion, comparing existing conditions to proposed development, there will be an increase of approximately 6.69 cfs or 33% more drainage into Second Street. The increase in peak discharge will not significantly impact the flow into Second Street. Equally important, street capacities are adequate for storm run-off conveyance.

LEGEND

WV	WATER VALVE	FL	FLOWLINE
WM	WATER METER		METAL FENCE
FH	FIRE HYDRANT		CHAIN LINK FENCE
MH	SANITARY SEWER MANHOLE		WIRE OR WOOD FENCE
WM	WATER METER		CONCRETE BLOCK WALL
PP	POWER POLE		EXISTING CONTOURS @ 1 FT. INTERVALS
ANCH	ANCHOR	5150	INDEX CONTOURS @ 5 FT. INTERVALS
LP	LIGHT POLE		PROPOSED 3" ASPHALT
PYL	STEEL TRANSMISSION LINE PYLON	BASIN 101	EXISTING BASIN DESIGNATION
CATV	CABLE TELEVISION RISER	BASIN 201	PROPOSED BASIN DESIGNATION
	OVERHEAD POWER LINE		EXISTING BASIN BOUNDARY
67.12	SPOT ELEVATION UNLESS OTHERWISE INDICATED, SPOT ELEVATIONS ARE TO NATURAL GRADE		PROPOSED BASIN BOUNDARY
EC	EDGE OF CONCRETE		ROOF DRAIN FLOW DIRECTION
TC	TOP OF CURB		SWALE/DIRECTION OF SURFACE FLOW
	PROPOSED 4" PCC SIDEWALK		PROPERTY LINE

LEGAL DESCRIPTION

A TRACT OF LAND SITUATE IN PROJECTED SECTION 33, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, NEW MEXICO, COMPRISED OF PARCEL 2 TRACT 127B, MRGCD MAP 32; PARCEL 3, TRACT 128B, MRGCD MAP32, PARCEL 4, TRACTS 129 B-2, 131 AND 131A, MRGCD MAP 32, AND A PORTION OF THE VACATED GALLEGOS LATERAL (FILED AUGUST 29, 1975, BOOK MISC. 437, PP. 740, 741).

BENCH MARK

ACS STATION 8-F15 1 3/4" ALUMINUM DISK EPOXIED TO THE TOP OF A CONCRETE BASE OF A GALVANIZED STEEL ELECTRIC TRANSMISSION LINE POLE, APPROXIMATELY 10' NORTH OF THE NORTHWEST OF THIS PROPERTY. ELEVATION 4973.196 (NGVD 1988)

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

WILSON & COMPANY
4900 LANG AVE
ALBUQUERQUE, NEW MEXICO 87110
(505) 348-4000
(505) 348-4072 Fax
www.wilsonco.com

TYLER J. ASHTON NEW MEXICO 16205 LICENSED PROFESSIONAL ENGINEER

NORTH 2ND STREET BUSINESS CENTER

GRADING & DRAINAGE PLAN

REVISIONS	NO.	DATE	REMARKS	BY

DESIGN	MJI	WCEA NO. 06600090	DATE	APR 2007	
DRAWN	STAFF	PROJECT NO. N/A	SHEET NO. C-103		
CHECK	MJI				

Sheet 4 of 12

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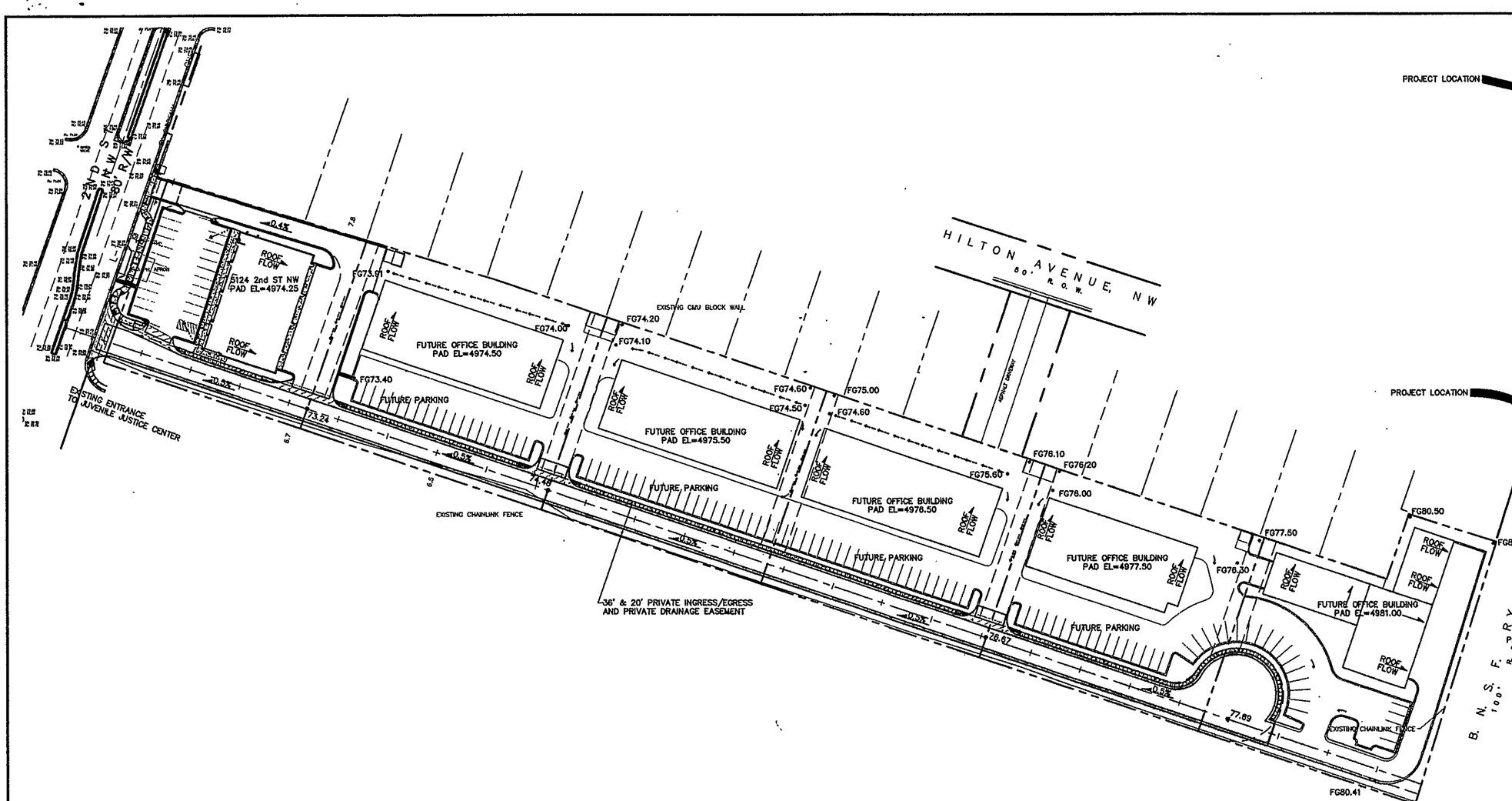
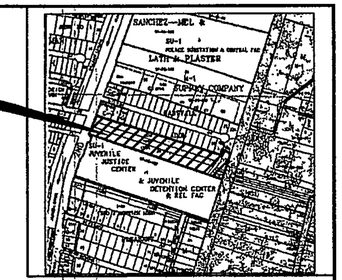
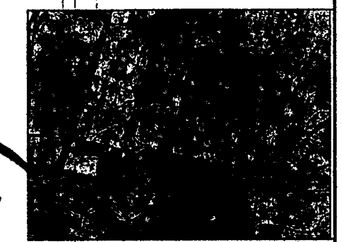
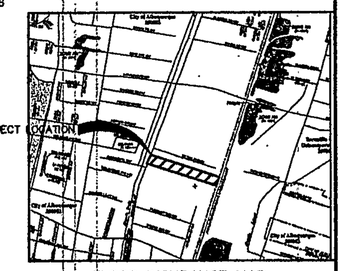




LOCATION MAP
ZONE ATLAS MAP NO. F-15



SOILS MAP
REFERENCE: SCS BERNALILLO COUNTY SOIL SURVEY
SHEET NO. 21



FLOOD INSURANCE MAP
REFERENCE: FLOOD INSURANCE STUDY
PANEL 35001C0119E

LEGAL DESCRIPTION

A TRACT OF LAND SITUATE IN PROJECTED SECTION 33, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, NEW MEXICO, COMPRISED OF PARCEL 2 TRACT 127B, MRGCD MAP 32; PARCEL 3, TRACT 128B, MRGCD MAP32, PARCEL 4, TRACTS 129 B-2, 131 AND 131A, MRGCD MAP 32, AND A PORTION OF THE VACATED GALLEGOS LATERAL (FILED AUGUST 29, 1975, BOOK MISC. 437, PP. 740, 741).

BENCH MARK

ACS STATION 8-F15 1 3/4" ALUMINUM DISK EPOXIED TO THE TOP OF A CONCRETE BASE OF A GALVANIZED STEEL ELECTRIC TRANSMISSION LINE POLE, APPROXIMATELY 10' NORTH OF THE NORTHWEST OF THIS PROPERTY. ELEVATION 4973.196 (NGVD 1988)

LEGEND

WV	WATER VALVE	FL	FLOWLINE
WM	WATER METER		METAL FENCE
FH	FIRE HYDRANT		CHAIN LINK FENCE
MH	SANITARY SEWER MANHOLE		WIRE OR WOOD FENCE
WM	WATER METER		CONCRETE BLOCK WALL
PP	POWER POLE		EXISTING CONTOURS @ 1 FT. INTERVALS
ANCH	ANCHOR	5150	INDEX CONTOURS @ 5 FT. INTERVALS
LP	LIGHT POLE		PROPOSED 3" ASPHALT
PYL	STEEL TRANSMISSION LINE PYLON	BASIN 101	EXISTING BASIN DESIGNATION
CATV	CABLE TELEVISION RISER	BASIN 201	PROPOSED BASIN DESIGNATION
	OVERHEAD POWER LINE		EXISTING BASIN BOUNDARY
+57.12	SPOT ELEVATION UNLESS OTHERWISE INDICATED, SPOT ELEVATIONS ARE TO NATURAL GRADE		PROPOSED BASIN BOUNDARY
EC	EDGE OF CONCRETE		ROOF DRAIN FLOW DIRECTION
TC	TOP OF CURB		SWALE/DIRECTION OF SURFACE FLOW
			PROPERTY LINE

Bradley L. Bishop 11/2/07
APPROVED FOR ROUGH GRADING

N

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

WILSON & COMPANY
4900 LANG AVE
ALBUQUERQUE, NEW MEXICO
87110
(505) 348-4000
(505) 348-4072 Fax
www.wilsonco.com

NORTH 2ND STREET BUSINESS CENTER

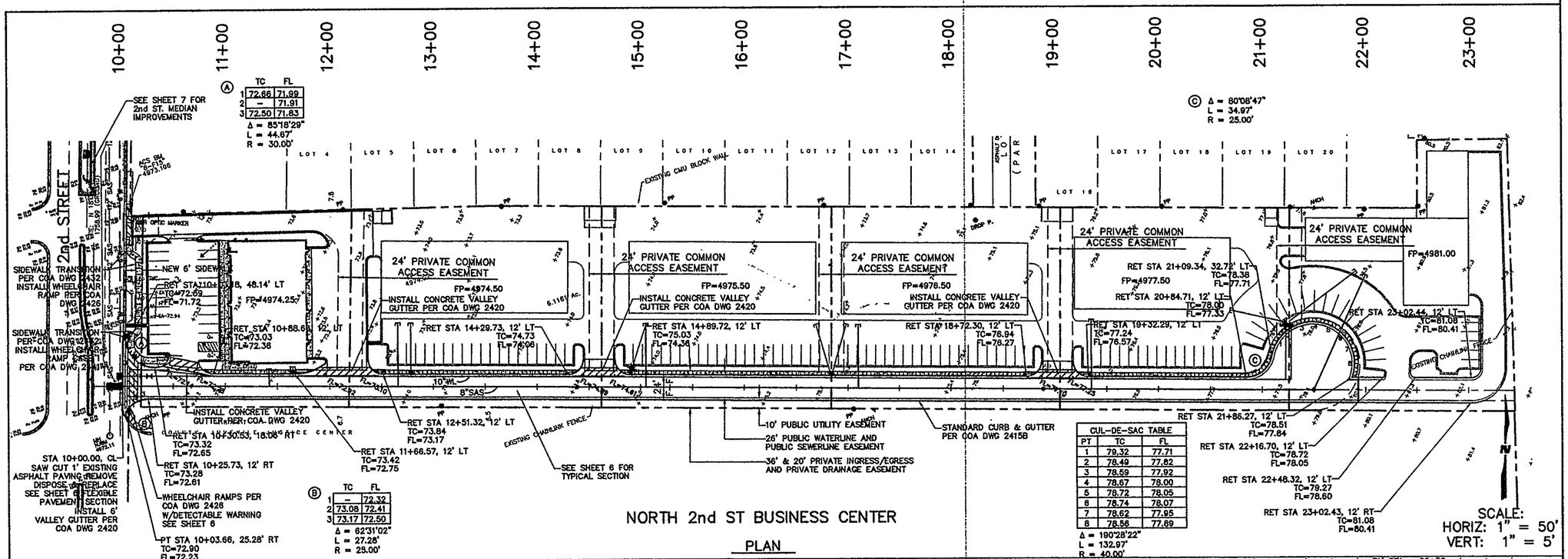
OVERALL GRADING & DRAINAGE PLAN

TYLER J. ASHTON (16205) LICENSED PROFESSIONAL ENGINEER

REVISIONS	NO.	DATE	REMARKS	BY

DESIGN	MJI	WCEA NO. 06600090		DATE	APR 2007
DRAWN	STAFF	PROJECT NO.		SHEET NO.	
CHECK	MJI	N/A		C-103A	

T:\Projects\06600090\CADD\SHEETS\GRADING



	TC	FL
1	72.66	71.99
2	–	71.91
3	72.50	71.83

	TC	FL
1	–	72.32
2	73.08	72.41
3	73.17	72.50

Δ = 62°31'02"
L = 27.28'
R = 25.00'

CUL-DE-SAC TABLE		
PT	TC	FL
1	79.32	77.71
2	78.49	77.82
3	78.59	77.92
4	78.67	78.00
5	78.72	78.05
6	78.74	78.07
7	78.62	77.95
8	78.56	77.89

Δ = 190°28'22"
L = 132.97'
R = 40.00'

AS-BUILT INFORMATION
CONTRACTOR
WORK STAKED BY
INSPECTED BY
FIELD VERIFICATION BY
DRAWINGS CORRECTED BY
DATE

BENCH MARKS
ACS STATION 8-F15
1 3/4" ALUMINUM DISK EPOXIED TO THE TOP OF A CONCRETE BASE OF GALVANIZED STEEL ELECTRIC TRANSMISSION LINE POLE, APPROXIMATELY 10' NORTH OF THE NORTHWEST OF THIS PROPERTY.
ELEVATION = 4973.196 (NGVD 1988)

MICRO-FILM INFORMATION
RECORDED BY
DATE
NO.

SURVEY INFORMATION
FIELD NOTES
NO. | BY | DATE

ENGINEER'S SEAL
NEW MEXICO
(15340)
PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY

REVISIONS

WILSON & COMPANY, ENGINEERS & ARCHITECTS

		DATE
DESIGNED BY	MJI	OCT 07
DRAWN BY	STAFF	OCT 07
CHECKED BY	MJI	OCT 07

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

NORTH 2nd ST BUSINESS CENTER
PAVING PLAN & PROFILE

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No.	Zone Map No.	Sheet	Of
517381	F-15	10	12

WCEA #0660009000
OCT 2007

WILSON & COMPANY

I:\Projects\0660009000\CADD\SHEETS\DRC\66090PNP02.dwg 8/21/2007 4:32:23 AM MDT

RECEIVED
MAR 03 2014
LAND DEVELOPMENT SECTION

Weighted E Method

stock

Existing Developed Basins

											100-Year, 6-hr.			10-day
Basin	Area (sf)	Area (acres)	Treatment A %	Treatment A (acres)	Treatment B %	Treatment B (acres)	Treatment C %	Treatment C (acres)	Treatment D %	Treatment D (acres)	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	Volume (ac-ft)
ALLOWED PER MDP	92308	2.119	10%	0.21191	0.0%	0.000	0.0%	0	90%	1.907	1.961	0.346	9.29	0.601
PROPSED*	85760	1.969	0%	0	2.0%	0.039	4.0%	0.07875	94%	1.851	2.054	0.337	9.04	0.584
COMPARISON				0.212		-0.039		-0.079		0.057		-0.009	-0.259	-0.017

Equations:

Weighted E = Ea*Aa + Eb*Ab + Ec*Ac + Ed*Ad / (Total Area)

Volume = Weighted D * Total Area

Flow = Qa * Aa + Qb * Ab + Qc * Ac + Qd * Ad

Where for 100-year, 6-hour storm (zone 2)

Ea= 0.53	Qa= 1.56
Eb= 0.78	Qb= 2.28
Ec= 1.13	Qc= 3.14
Ed= 2.12	Qd= 4.7

REAR YARDS POND THEM

RECEIVED
MAR 03 2014
LAND DEVELOPMENT SECTION

CITY OF ALBUQUERQUE

April 7, 2014

David Soule, P.E.
Rio Grande Engineering
PO Box 93924
Albuquerque, New Mexico 87199

RE: **A Class Mega Storage**
Grading and Drainage Plan
Engineers Stamp Date 4/03/14 (F15D52B)

Dear Mr. Soule,

Based upon the information provided in your submittal received 4/04/14, the above referenced Grading and Drainage Plan is approved for Building Permit and Paving Permit. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

Attach a copy of this approved plan to each of the Building Permit sets prior to seeking approval by the Hydrology section.

If you have any questions, please contact me at 924-3986 or Rudy Rael at 924-3977.

Sincerely,

Curtis Cherne, P.E.
Principal Engineer, Hydrology
Planning Department

RR/CC
C: File

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Aclass storage- second street Building Permit #: _____ City Drainage #: F15D052B

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: 6 NORTH SECOND STREET BUSINESSCENTER

City Address: 5124 SECOND STREET

Engineering Firm: RIO GRANDE ENGINEERING Contact: DAVID SOULE

Address: PO BOX 93924, ALBUQUERQUE, NM 87199

Phone#: 505.321.9099 Fax#: 505.872.0999 E-mail: DAVID@RIOGRANDEENGINEERING.COM

Owner: MURPHY PROPERTIES LLC Contact: _____

Address: 5124 second street nw alb nm 87107

Phone#: _____ Fax#: _____ E-mail: _____

Architect: SIMONS ARCHITECTURE Contact: JOE SIMONS

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Surveyor: CONSTRUCTION SURVEY TECHNOLOGIES Contact: JOHN GALLEGOS

Address: _____

Phone#: 917.8921 Fax#: _____ E-mail: _____

Contractor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

____ DRAINAGE REPORT
____ DRAINAGE PLAN 1st SUBMITTAL
x DRAINAGE PLAN RESUBMITTAL
____ CONCEPTUAL G & D PLAN
X GRADING PLAN
____ EROSION & SEDIMENT CONTROL PLAN (ESC)
____ ENGINEER'S CERT (HYDROLOGY)
____ CLOMR/LOMR
____ TRAFFIC CIRCULATION LAYOUT (TCL)
____ ENGINEER'S CERT (TCL)
____ ENGINEER'S CERT (DRB SITE PLAN)
____ ENGINEER'S CERT (ESC)
____ SO-19
____ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

____ SIA/FINANCIAL GUARANTEE RELEASE
____ PRELIMINARY PLAT APPROVAL
____ S. DEV. PLAN FOR SUB'D APPROVAL
____ S. DEV. FOR BLDG. PERMIT APPROVAL
____ SECTOR PLAN APPROVAL
____ FINAL PLAT APPROVAL
____ CERTIFICATE OF OCCUPANCY (PERM)
____ CERTIFICATE OF OCCUPANCY (TCL TEMP)
____ FOUNDATION PERMIT APPROVAL
X BUILDING PERMIT APPROVAL
X GRADING PERMIT APPROVAL
____ PAVING PERMIT APPROVAL
____ WORK ORDER APPROVAL
____ GRADING CERTIFICATION
____ SO-19 APPROVAL
____ ESC PERMIT APPROVAL
____ ESC CERT. ACCEPTANCE
____ OTHER (SPECIFY)

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APR 0 4 2014
LAND DEVELOPMENT SECTION

WAS A PRE-DESIGN CONFERENCE ATTENDED: ____ Yes X No ____ Copy Provided

DATE SUBMITTED: 4/4/14 By: _____

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, anc scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the followin

1. **Conceptual Grading and Drainage Plan**: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans**: Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report**: Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

April 4, 2014

Mr. Curtis Cherne
Drainage Section Manager
City of Albuquerque
600 2nd street NW
Albuquerque, NM 87102

RE: Grading Plan Approval
lot 6A North Second Street Business Center

Albuquerque, New Mexico

Dear Mr. Cherne:

The purpose of this letter is to accompany the enclosed grading plan for formerly lots 5 and 6 of the North Second Street Business Center. The site is part of a previously approved master drainage study. As shown in the approved master drainage plan this site is allowed free discharge, assuming 90%D and 10%A. We have created 1' deep retention basins in the rear of the storage area; this reduces the contributing basin and lowers peak flow to less than allowed. Excerpts of the approved plan and supporting calculations are enclosed, including the approval letter. There has been discussion about limiting the flow to 2.75 cfs per acres. Based upon the approved master drainage plan allowing the flow to be increased, we feel our plan meets the requirements for approval.

Should you have any questions regarding this matter, please do not hesitate to call me.

Sincerely,

David Soule, PE
RIO GRANDE ENGINEERING
PO Box 93924
ALBUQUERQUE, NM 87199
321-9099

Enclosures

RECEIVED
APR 04 2014
LAND DEVELOPMENT SECTION

Weighted E Method

stock

Existing Developed Basins

											100-Year, 6-hr.			10-day
Basin	Area (sf)	Area (acres)	Treatment A %	Treatment A (acres)	Treatment B %	Treatment B (acres)	Treatment C %	Treatment C (acres)	Treatment D %	Treatment D (acres)	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	Volume (ac-ft)
ALLOWED PER MDP	92308	2.119	10%	0.21191	0.0%	0.000	0.0%	0	90%	1.907	1.961	0.346	9.29	0.601
PROPOSED DISCHARGE	85646	1.966	0%	0	6.0%	0.118	0.0%	0	94%	1.848	2.040	0.334	8.96	0.581
REAR YARD PONDS	6662	0.153	100%	0.15294	0.0%	0.000	0.0%	0	0%	0.000	0.530	0.007	0.24	0.007
COMPARISON				0.212		-0.118		0.000		0.059		-0.012	-0.339	-0.020

Equations:

Weighted E = Ea*Aa + Eb*Ab + Ec*Ac + Ed*Ad / (Total Area)

Volume = Weighted D * Total Area

Flow = Qa * Aa + Qb * Ab + Qc * Ac + Qd * Ad

Where for 100-year, 6-hour storm (zone 2)

Ea= 0.53	Qa= 1.56
Eb= 0.78	Qb= 2.28
Ec= 1.13	Qc= 3.14
Ed= 2.12	Qd= 4.7

REAR YARDS POND THEM SELVES SO CONTRIBUTING AREA REDUCE

Discharge allowed within master drainage plan	9.29 cfs
Total discharge	8.96 cfs

8.96 cfs / 1.966 Acre = 4.55

RECEIVED
APR 04 2014
LAND DEVELOPMENT SECTION

CITY OF ALBUQUERQUE

June 15, 2007

Tyler J. Ashton, P.E.
Wilson & Company Inc., E&A
4900 Lang Ave. NW
Albuquerque, NM 87109

Re: North 2nd St. Business Center Grading and Drainage Plan
Engineer's Stamp dated 6-5-07 (F15/D052)

Dear Mr. Ashton,

Based upon the information provided in your submittal dated 6-6-07, the above referenced plan is approved for Building Permit and SO19 Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

A separate permit is required for construction within City R/W. A copy of this approval letter must be on hand when applying for the excavation permit.

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. You are required to send a copy of your SWPPP on a CD to the following address:

Department of Municipal Development
Storm Drainage Division
P.O. Box 1293, One Civic Plaza, Rm. 301
Albuquerque, NM 87103

If you have any question concerning the SWPPP, please contact Kathy Verhage 768-3654.

Also, prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

If you have any questions, you can contact me at 924-3695.

Sincerely,

Curtis A. Cherne

Curtis A. Cherne, E.I.
Engineering Associate, Planning Dept.
Development and Building Services

C: file
Antoinette Baldonado, Excavation and Barricading
Duane Schmitz, Street/Storm Drain Maintenance

O. Box 1293
uquerque
Mexico 87103
cabq.gov

RECEIVED
APR 04 2014
LAND DEVELOPMENT SECTION

SO 19

NOTICE TO CONTRACTOR

1. AN EXCAVATION/ CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO COMMERCIAL STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

WILSON & COMPANY	APPROVALS	NAME	DATE	NORTH 2nd STREET BUSINESS CENTER
	HYDROLOGY			
	INSPECTOR			MAP NO. F-15-Z
WCEA # 06800090	A.C.E./FIELD			

GRADING NOTES

1. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS IS THE RESPONSIBILITY OF THE CONTRACTOR. ANY COSTS INCURRED FOR REPAIRS SHALL BE THE COST OF THE CONTRACTOR.
2. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED TO THE ELEVATIONS, AND IN ACCORDANCE WITH THE TYPICAL SECTIONS SHOWN ON THIS PLAN.
3. THIS PLAN IS FOR THE EXCAVATION, PLACEMENT AND COMPACTION OF NATURAL EARTH MATERIALS AND THE CONSTRUCTION OF REQUIRED RETAINING WALLS ONLY.
4. PAVING AND ROADWAY GRADES SHALL BE +.05 FOOT FROM SHOWN PLAN ELEVATIONS.
5. PADS SHALL NOT VARY FROM A TRUE HORIZONTAL PLANE BY MORE THAN +0.1 FOOT AT ANY POINT. THIS TRUE PLANE SHALL NOT VARY FROM THE SHOWN PAD ELEVATION BY +0.2 FOOT, UNLESS PERMITTED BY OWNER.
6. CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL REGULATION WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS AND GRADING OPERATIONS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL CONSTRUCTION PERMITS AND INSPECTION APPROVALS NECESSARY FOR THE CONSTRUCTION OF THESE FACILITIES AND ALL GRADING OPERATIONS.
8. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
9. ALL RIM ELEVATIONS FOR SANITARY SEWER AND STORM DRAIN MANHOLES ARE APPROXIMATE ONLY. RIMS SHALL BE ADJUSTED FLUSH TO GRADE AT FINAL PAVING.
10. BOULDERS, GREATER THAN 3' IN DIAMETER, EXCAVATED DURING GRADING ACTIVITIES SHALL BE STOCKPILED AND DISPOSED OF AT THE DISCRETION OF THE OWNER.
11. UNLESS OTHERWISE SHOWN, DRAINAGE SWALES SHALL HAVE A MINIMUM 1% SLOPE IN THE DIRECTION OF FLOW.

NORTH 2ND STREET BUSINESS CENTER

Master Grading & Drainage

Drainage Report

Site Location: The North 2nd Street Business Center is located at 5124 2nd Street NW just south of the intersection of Montano Road and 2nd street. The proposed development will comprise of new buildings with site work improvements. Improvements include a parking lot, curb & gutter, paving, and sidewalk.

Methodology: Section 22.2 of City of Albuquerque DPM was followed to calculate the design volume. The charts and formulas in Part A were followed using the 100-year frequency 6-hour rainfall as the design storm. The site is located in Zone 2 as determined from Table A-1. The total storm volume was calculated as per section A.6. The peak discharge was calculated as per section A.6.

Existing Conditions: The drainage from the site flows in an east to west direction toward 2nd Street. Basin 101 encompasses the entire site. The subject property is bounded on the north with CMU wall, east by a building and fencing, and south by chainlink fence. 2nd street bounds the west side of the subject area. Off-site flows are cut off by existing fencing or natural ground ridges along the existing property lines and therefore do not enter the site.

Existing volumetric runoff and peak discharge quantities are as shown below:

Table 1 – Existing Conditions

		Treatment					
Basin	Area (ac)	A (%)	B (%)	C (%)	D (%)	V_{360}(ac-ft)	Q_p(cfs)
101	6.12	0	0	90	10	0.627	20.17
Total	6.12					0.627	20.17

Table 1 - Provides a breakdown of existing volumetric runoff and peak discharge of the site.

Proposed Conditions: The proposed improvements maintained the same flow direction as the existing. The proposed basin remained the same as the existing. Basin 201 will continue to drain into Second Street. Volumetric run-off will primary surface flow onto the private access road along the south property line and discharge onto 2nd street. The private access road street capacity is approximately 62.59 cfs. Calculations are provided on figure 1. A portion of the surface flow will be conveyed to 2nd street via the north driveway entrance. The north driveway access road is approximately 48.48 cfs. Calculations are provided in figure 1. The proposed runoff from the entire site is 26.86 which is well below the capacities of both the access road and north driveway

Proposed volumetric runoff and peak discharge quantities are as shown below:

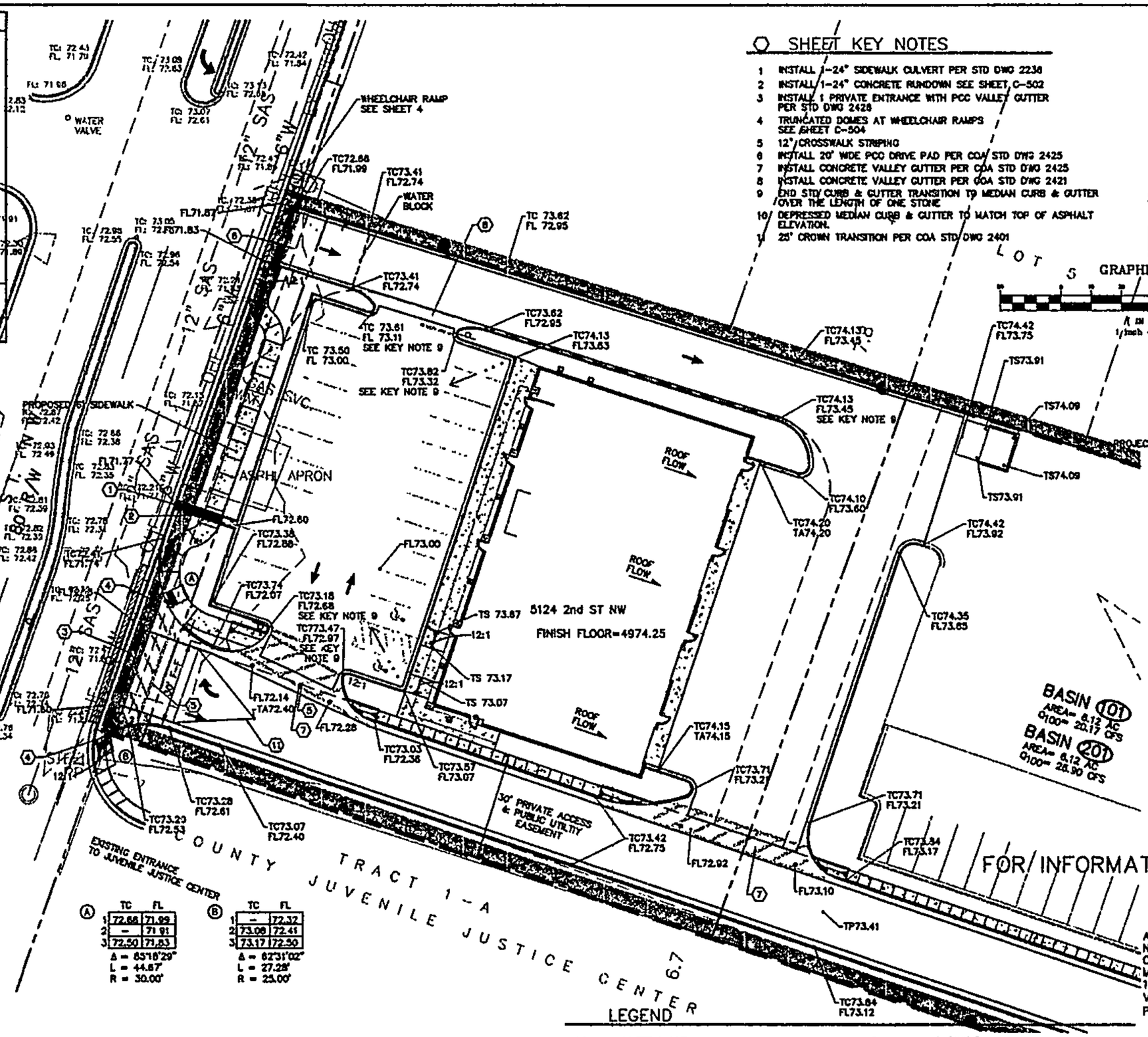
Table 2 – Proposed Conditions

		Treatment					
Basin	Area (ac)	A (%)	B (%)	C (%)	D (%)	V_{360}(ac-ft)	Q_{100}(cfs)
201	6.12	10	0	0	90	1.001	26.86
Total	6.12	10			90	1.001	26.86

Table 2 - Provides a breakdown of proposed volumetric runoff and peak discharge of the site.

Figure 1.- Private Accese Road Capacity

Conclusion: In conclusion, comparing existing conditions to proposed development, there will be an increase of approximately 6.69 cfs or 33% more drainage into Second Street. The increase in peak discharge will not significantly impact the flow into Second Street. Equally important, street capacities are adequate for storm run-off conveyance.



A	TC	FL
1	72.66	71.99
2	–	71.91
3	72.50	71.83

Δ = 83°18'29"
L = 44.87'
R = 30.00'

B	TC	FL
1	–	72.32
2	73.08	72.41
3	73.17	72.50

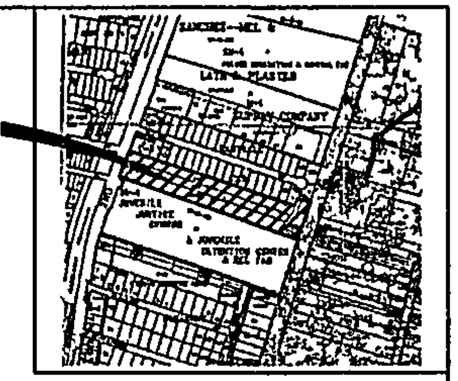
Δ = 62°31'02"
L = 27.28'
R = 25.00'

SHEET KEY NOTES

1. INSTALL 1-24" SIDEWALK CULVERT PER STD DWG 2236
2. INSTALL 1-24" CONCRETE RUNDOWN SEE SHEET C-502
3. INSTALL 1 PRIVATE ENTRANCE WITH PCC VALLEY GUTTER PER STD DWG 2426
4. TRUNCATED DOMES AT WHEELCHAIR RAMPS SEE SHEET C-504
5. 12' CROSSWALK STRIPING
6. INSTALL 20' WIDE PCC DRIVE PAD PER COA STD DWG 2425
7. INSTALL CONCRETE VALLEY GUTTER PER COA STD DWG 2425
8. INSTALL CONCRETE VALLEY GUTTER PER COA STD DWG 2421
9. END STD CURB & GUTTER TRANSITION TO MEDIAN CURB & GUTTER OVER THE LENGTH OF ONE STONE
10. DEPRESSED MEDIAN CURB & GUTTER TO MATCH TOP OF ASPHALT ELEVATION.
11. 25' CROWN TRANSITION PER COA STD DWG 2401

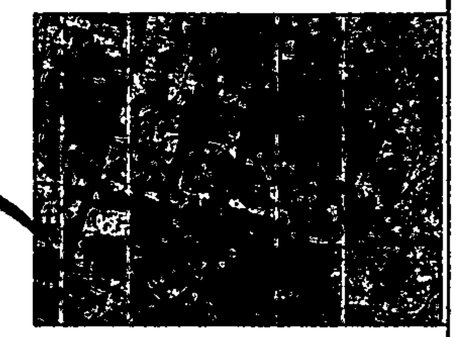
LEGEND

WV	WATER VALVE	FL	FLOWLINE
WM	WATER METER		METAL FENCE
FH	FIRE HYDRANT		CHAIN LINK FENCE
MH	SANITARY SEWER MANHOLE		WIRE OR WOOD FENCE
WM	WATER METER		CONCRETE BLOCK WALL
PP	POWER POLE		EXISTING CONTOURS @ 1 FT. INTERVALS
ANCH	ANCHOR	5150	INDEX CONTOURS @ 5 FT. INTERVALS
LP	LIGHT POLE		PROPOSED 3" ASPHALT
P/L	STEEL TRANSMISSION LINE PYLON	BASIN 101	EXISTING BASIN DESIGNATION
CATV	CABLE TELEVISION RISER	BASIN 201	PROPOSED BASIN DESIGNATION
	OVERHEAD POWER LINE		EXISTING BASIN BOUNDARY
10.12	SPOT ELEVATION UNLESS OTHERWISE INDICATED, SPOT ELEVATIONS ARE TO NATURAL GRADE		PROPOSED BASIN BOUNDARY
			ROOF DRAIN FLOW DIRECTION
CO	EDGE OF CONCRETE		SWALE/DIRECTION OF SURFACE FLOW
TC	TOP OF CURB		PROPERTY LINE
6" SW	PROPOSED 4" PCC SIDEWALK		



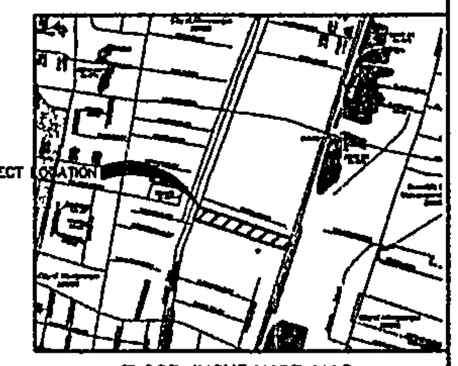
LOCATION MAP

ZONE ATLAS MAP NO. F-15



SOILS MAP

REFERENCE: SCS BERNALILLO COUNTY SOIL SURVEY SHEET NO. 21



FLOOD INSURANCE MAP

REFERENCE: FLOOD INSURANCE STUDY PANEL 35001C0119E

LEGAL DESCRIPTION

A TRACT OF LAND SITUATE IN PROJECTED SECTION 33, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, NEW MEXICO, COMPRISED OF PARCEL 2 TRACT 127B, MRGCD MAP 32; PARCEL 3, TRACT 128B, MRGCD MAP32, PARCEL 4, TRACTS 129 B-2, 131 AND 131A, MRGCD MAP 32, AND A PORTION OF THE VACATED GALLEGOS LATERAL (FILED AUGUST 29, 1975, BOOK MISC. 437, PP. 740, 741).

BENCH MARK

ACS STATION 8-F15 1 3/4" ALUMINUM DISK EPOXIED TO THE TOP OF A CONCRETE BASE OF A GALVANIZED STEEL ELECTRIC TRANSMISSION LINE POLE, APPROXIMATELY 10' NORTH OF THE NORTHWEST OF THIS PROPERTY. ELEVATION 4973.196 (NGVD 1988)

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

WILSON & COMPANY
4900 LANG AVE
ALBUQUERQUE, NEW MEXICO 87110
(505) 348-4000
(505) 348-4072 Fax
www.wilsonco.com

NORTH 2ND STREET BUSINESS CENTER

GRADING & DRAINAGE PLAN

TYLER J. ASHTON NEW MEXICO 16205 LICENSED PROFESSIONAL ENGINEER

REVISIONS	NO.	DATE	REMARKS	BY

DESIGN	MJ	WCEA NO. 06800090	DATE	APR 2007	
DRAWN	STAFF	PROJECT NO. N/A	SHEET NO. C-103		
CHECK	MJ				

Sheet 4 of 12

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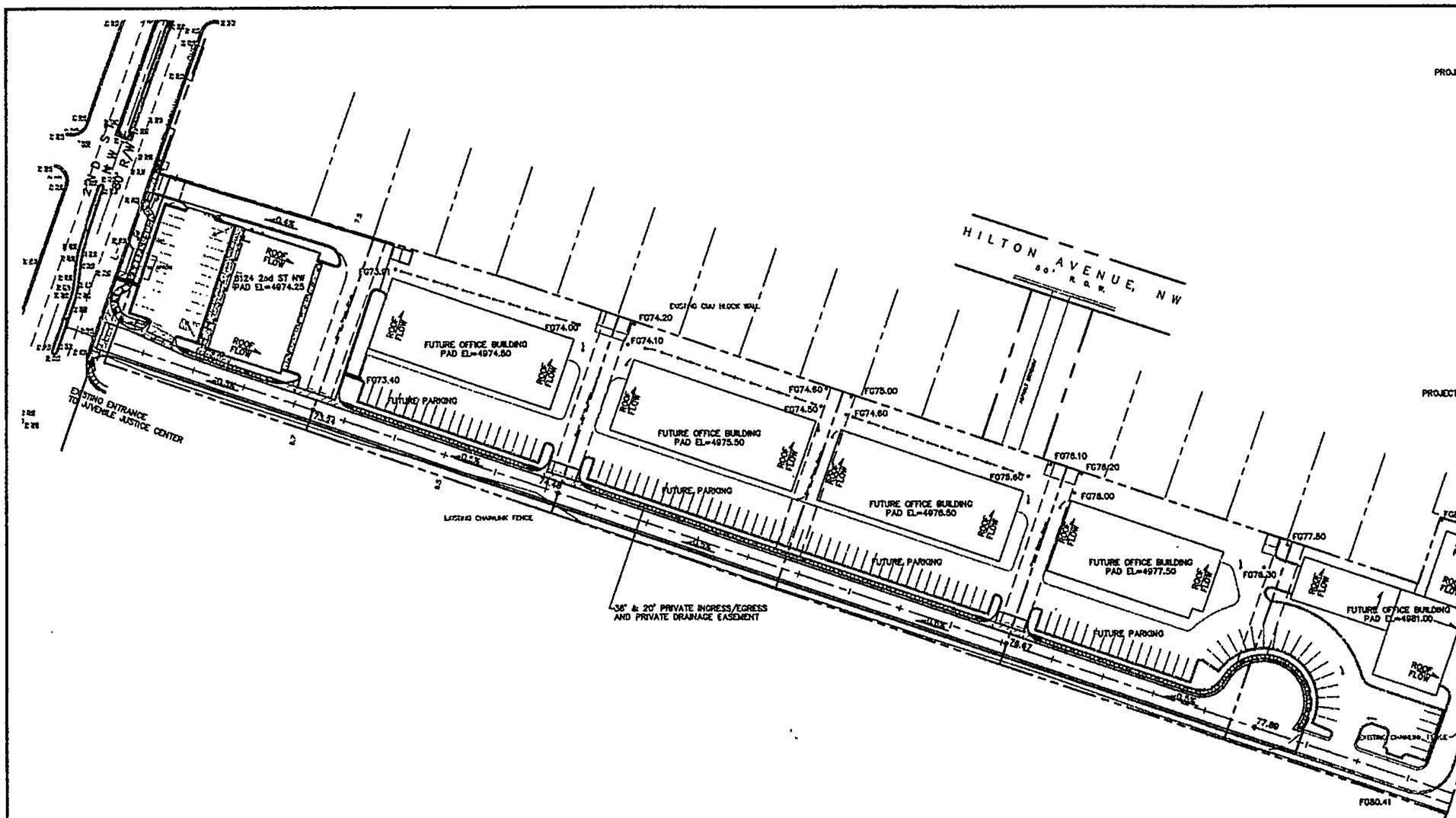
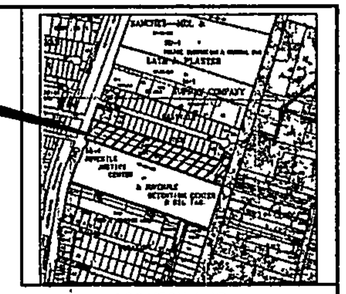
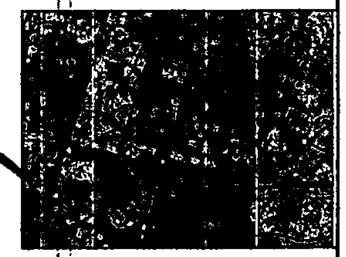
APR 04 2014
LAND DEVELOPMENT SECTION

T:\Projects\06800090\CADD\SHEETS\GD\06800GD.dwg 7/31/2007 10:54:22 AM MST





LOCATION MAP
ZONE ATLAS MAP NO. F-15



SOILS MAP
REFERENCE: SCS BERNALILLO COUNTY SOIL SURVEY SHEET NO. 21

FLOOD INSURANCE MAP
REFERENCE: FLOOD INSURANCE STUDY PANEL 35001C0119E

LEGAL DESCRIPTION

A TRACT OF LAND SITUATE IN PROJECTED SECTION 33, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, NEW MEXICO, COMPRISED OF PARCEL 2 TRACT 127B, MRGCD MAP 32; PARCEL 3, TRACT 128B, MRGCD MAP32, PARCEL 4, TRACTS 129 B-2, 131 AND 131A, MRGCD MAP 32, AND A PORTION OF THE VACATED GALLEGOS LATERAL (FILED AUGUST 29, 1975, BOOK MISC. 437, PP. 740, 741).

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LEGEND

WV	WATER VALVE
WM	WATER METER
FH	FIRE HYDRANT
MH	SANITARY SEWER MANHOLE
WM	WATER METER
PP	POWER POLE
ANCH	ANCHOR
LP	LIGHT POLE
PYL	STEEL TRANSMISSION LINE PYLON
CATV	CABLE TELEVISION RISER
	OVERHEAD POWER LINE
7.67 12	SPOT ELEVATION UNLESS OTHERWISE INDICATED, SPOT ELEVATIONS ARE TO NATURAL GRADE
EC	EDGE OF CONCRETE
TC	TOP OF CURB
FL	FLOWLINE
	METAL FENCE
	CHAIN LINK FENCE
	WIRE OR WOOD FENCE
	CONCRETE BLOCK WALL
	EXISTING CONTOURS @ 1 FT. INTERVALS
5150	INDEX CONTOURS @ 5 FT. INTERVALS
	PROPOSED 3" ASPHALT
BASIN 101	EXISTING BASIN DESIGNATION
BASIN 201	PROPOSED BASIN DESIGNATION
	EXISTING BASIN BOUNDARY
	PROPOSED BASIN BOUNDARY
	ROOF DRAIN FLOW DIRECTION
	SWALE/DIRECTION OF SURFACE FLOW
	PROPERTY LINE

Bradley L. Bishop 11/2/07
APPROVED FOR ROUGH GRADING

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

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LAND DEVELOPMENT SECTION

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

WILSON & COMPANY
4900 LANG AVE
ALBUQUERQUE, NEW MEXICO 87110
(505) 348-4000
(505) 348-4072 Fax
www.wilsonco.com

NORTH 2ND STREET BUSINESS CENTER

OVERALL GRADING & DRAINAGE PLAN

REVISIONS	NO.	DATE	REMARKS	BY

DESIGN	MJB	WCEA NO. 06600090	DATE APR 2007
DRAWN	STAFF	PROJECT NO. N/A	SHEET NO. C-103A
CHECK	MJB		

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services

Richard J. Berry, Mayor

June 6, 2014

David Soule, P.E.
Rio Grande Engineering
P.O. Box 93924
Albuquerque, NM 87199

RE: **A Class Mega Storage**
Grading and Drainage Plan
Engineers Stamp Date 4/30/14 (F15D52B)

Dear Mr. Soule:

Based upon the information provided in your submittal received 5-1-14, the above referenced plan is approved for Building Permit with the following condition:

- Prior to Certificate of Occupancy, the As-built Grading and Drainage Plan must show that two spot elevations on the east side of lot, and just outside the units where the FF elevation changes from 95.33 to 96.00 ft are changed so that the FG slopes away from building. Per our phone conversation, the new spot elevations are to be 95.25 and 95.33.

Please attach a copy of this approved plan in the construction sets when submitting for a building permit.

Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

If you have any questions, you can contact me at 924-3695.

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

Sincerely,

Rita Harmon, P.E.
Senior Engineer, Planning Dept.
Development Review Services

Orig: Drainage file
c.pdf: via Email: Recipient, Tim Sims, Monica Ortiz

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

F15D052B

Project Title: Aclass storage- second street Building Permit #: _____ City Drainage #: ~~F15D22B~~

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: 6 NORTH SECOND STREET BUSINESSCENTER

City Address: 5124 SECOND STREET

Engineering Firm: RIO GRANDE ENGINEERING Contact: DAVID SOULE

Address: PO BOX 93924, ALBUQUERQUE, NM 87199

Phone#: 505.321.9099 Fax#: 505.872.0999 E-mail: DAVID@RIOGRANDEENGINEERING.COM

Owner: MURPHY PROPERTIES LLC Contact: _____

Address: 5124 second street nw alb nm 87107

Phone#: _____ Fax#: _____ E-mail: _____

Architect: SIMONS ARCHITECTURE Contact: JOE SIMONS

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Surveyor: CONSTRUCTION SURVEY TECHNOLOGIES Contact: JOHN GALLEGOS

Address: _____

Phone#: 917.8921 Fax#: _____ E-mail: _____

Contractor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

____ DRAINAGE REPORT
____ DRAINAGE PLAN 1st SUBMITTAL
x DRAINAGE PLAN RESUBMITTAL
____ CONCEPTUAL G & D PLAN
X GRADING PLAN
____ EROSION & SEDIMENT CONTROL PLAN (ESC)
____ ENGINEER'S CERT (HYDROLOGY)
____ CLOMR/LOMR
____ TRAFFIC CIRCULATION LAYOUT (TCL)
____ ENGINEER'S CERT (TCL)
____ ENGINEER'S CERT (DRB SITE PLAN)
____ ENGINEER'S CERT (ESC)
____ SO-19
____ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

____ SIA/FINANCIAL GUARANTEE RELEASE
____ PRELIMINARY PLAT APPROVAL
____ S. DEV. PLAN FOR SUB'D APPROVAL
____ S. DEV. FOR BLDG. PERMIT APPROVAL
____ SECTOR PLAN APPROVAL
____ FINAL PLAT APPROVAL
____ CERTIFICATE OF OCCUPANCY (PERM)
____ CERTIFICATE OF OCCUPANCY (TEMP)
____ FOUNDATION PERMIT APPROVAL
X BUILDING PERMIT APPROVAL
____ GRADING PERMIT APPROVAL
____ PAVING PERMIT APPROVAL
____ WORK ORDER APPROVAL
____ GRADING CERTIFICATION

____ SO-19 APPROVAL
____ ESC PERMIT APPROVAL
____ ESC CERT. ACCEPTANCE
____ OTHER (SPECIFY)

RECEIVED
MAY 01 2014
LAND DEVELOPMENT SECTION

WAS A PRE-DESIGN CONFERENCE ATTENDED: ____ Yes X No ____ Copy Provided

DATE SUBMITTED: 5/1/14 By: _____

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, anc scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the followin

1. **Conceptual Grading and Drainage Plan**: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans**: Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report**: Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

May 1, 2014

Mr. Curtis Cherne
Drainage Section Manager
City of Albuquerque
600 2nd street NW
Albuquerque, NM 87102

RE: Revised Grading Plan
to previously Approval (F-15D22B)
Lot 6A North Second Street Business Center
Albuquerque, New Mexico

Dear Mr. Cherne:

The purpose of this letter is to accompany the enclosed grading plan for formerly lots 5 and 6 of the North Second Street Business Center. The grading plan for this site was approved on April 7, 2014. The plan was modified to accommodate an 8" step in slab grades rather than 6". The buildings are to be constructed with CMU block and an 8" change is easier to accommodate. The changes were limited to the finished floor elevations and spots adjacent to the buildings only. The drainage design parameters have not changed from the previously approved plan.

Should you have any questions regarding this matter, please do not hesitate to call me.

Sincerely,

David Soule, PE
RIO GRANDE ENGINEERING
PO Box 93924
ALBUQUERQUE, NM 87199
321-9099

Enclosures

RECEIVED
MAY 01 2014
LAND DEVELOPMENT SECTION

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services

Richard J. Berry, Mayor

October 23, 2014

David Soule, P.E.
Rio Grande Engineering
P.O. Box 93924
Albuquerque, NM 87199

RE: **A Class Mega Storage**
Grading and Drainage Plan
Engineers Stamp Date 10/6/14 (F15D52B)

Dear Mr. Soule:

Based upon the information provided in your submittal received 10-8-14, the above referenced plan cannot be approved for Grading Permit or Building Permit until the following comments are addressed:

1. On the calculations, show the runoff volume of each individual building segment along the north property boundary in order to compare runoff to the pond volumes directly behind it.
2. Show that the cascading ponds are interconnected, and that the overflow discharges to the next pond until it outfalls to the alley gutter. Is there a wall along the North property boundary that would prevent overflow from discharging to the north? If so, indicate on the plans.
3. The last pond in the series discharges to an alley gutter, but the alley gutter is higher than the access. Can the alley gutter be moved to the lower side of the access? How does overflow from the lowest pond get to the alley gutter without overflowing to property to the North?
4. Show Benchmark.

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

If you have any questions, you can contact me at 924-3695.

Sincerely,

Rita Harmon, P.E.
Senior Engineer, Planning Dept.
Development Review Services

Orig: Drainage file
c.pdf: via Email: Recipient

F15D052B_BP_GP_Cmmt2.doc

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Aclass storage- second street Building Permit #: _____ City Drainage #: F15-D52B

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: 6 NORTH SECOND STREET BUSINESSCENTER

City Address: 5124 SECOND STREET

Engineering Firm: RIO GRANDE ENGINEERING Contact: DAVID SOULE

Address: PO BOX 93924, ALBUQUERQUE, NM 87199

Phone#: 505.321.9099 Fax#: 505.872.0999 E-mail: DAVID@RIOGRANDEENGINEERING.COM

Owner: MURPHY PROPERTIES LLC Contact: _____

Address: 5124 second street nw alb nm 87107

Phone#: _____ Fax#: _____ E-mail: _____

Architect: SIMONS ARCHITECTURE Contact: JOE SIMONS

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Surveyor: CONSTRUCTION SURVEY TECHNOLOGIES Contact: JOHN GALLEGOS

Address: _____

Phone#: 917.8921 Fax#: _____ E-mail: _____

Contractor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

____ DRAINAGE REPORT
____ DRAINAGE PLAN 1st SUBMITTAL
x DRAINAGE PLAN RESUBMITTAL
____ CONCEPTUAL G & D PLAN
X GRADING PLAN
____ EROSION & SEDIMENT CONTROL PLAN (ESC)
____ ENGINEER'S CERT (HYDROLOGY)
____ CLOMR/LOMR
____ TRAFFIC CIRCULATION LAYOUT (TCL)
____ ENGINEER'S CERT (TCL)
____ ENGINEER'S CERT (DRB SITE PLAN)
____ ENGINEER'S CERT (ESC)
____ SO-19
____ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

____ SIA/FINANCIAL GUARANTEE RELEASE
____ PRELIMINARY PLAT APPROVAL
____ S. DEV. PLAN FOR SUB'D APPROVAL
____ S. DEV. FOR BLDG. PERMIT APPROVAL
____ SECTOR PLAN APPROVAL
____ FINAL PLAT APPROVAL
____ CERTIFICATE OF OCCUPANCY (PERM)
____ CERTIFICATE OF OCCUPANCY (TCL TEMP)
____ FOUNDATION PERMIT APPROVAL
X BUILDING PERMIT APPROVAL
X GRADING PERMIT APPROVAL
____ PAVING PERMIT APPROVAL
____ WORK ORDER APPROVAL
____ GRADING CERTIFICATION
____ SO-19 APPROVAL
____ ESC PERMIT APPROVAL
____ ESC CERT. ACCEPTANCE
____ OTHER (SPECIFY)

RECEIVED
OCT - 8 2014
LAND DEVELOPMENT SECTION

WAS A PRE-DESIGN CONFERENCE ATTENDED: ____ Yes X No ____ Copy Provided

DATE SUBMITTED: 4/4/14 By: _____

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, anc scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the followin

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

October 6, 2014

Mr. Rudy Rael
Drainage Section
City of Albuquerque
600 2nd street NW
Albuquerque, NM 87102

RE: Revised Grading Plan
to previously Approval (F-15D22B)
Lot 6A North Second Street Business Center
Albuquerque, New Mexico

Dear Mr. Cherne:

The purpose of this letter is to accompany the enclosed grading plan for formerly lots 5 and 6 of the North Second Street Business Center. The grading plan for this site was approved on April 7, 2014. The plan was modified to allow for standard building construction without steps. This plan drains in conformance to the approved grading plan. This plan also accommodates the water quality retention volumes. The buildings were initially to be block but due to budgetary concerns, the plans were updated to allow for metal

also June 6

Should you have any questions regarding this matter, please do not hesitate to call me.

Sincerely,

David Soule, PE
RIO GRANDE ENGINEERING
PO Box 93924
ALBUQUERQUE, NM 87199
321-9099

Enclosures

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OCT - 8 2014
LAND DEVELOPMENT SECTION

Weighted E Method

stock

2 Acre Weed BC

Existing Developed Basins

											100-Year, 6-hr.			10-day
Basin	Area (sf)	Area (acres)	Treatment A %	Treatment A (acres)	Treatment B %	Treatment B (acres)	Treatment C %	Treatment C (acres)	Treatment D %	Treatment D (acres)	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	Volume (ac-ft)
ALLOWED PER MDP	92308	2.119	10%	0.21191	0.0%	0.000	0.0%	0	90%	1.907	1.961	0.346	9.29	0.601
PROPOSED DISCHARGE	85646	1.966	0%	0	6.0%	0.118	0.0%	0	94%	1.848	2.040	0.334	8.96	0.581
REAR YARD PONDS	6662	0.153	100%	0.15294	0.0%	0.000	0.0%	0	0%	0.000	0.530	0.007	0.24	0.007
COMPARISON				0.212		-0.118		0.000		0.059		-0.012	-0.339	-0.020

Equations:

Weighted E = Ea*Aa + Eb*Ab + Ec*Ac + Ed*Ad / (Total Area)

Volume = Weighted D * Total Area

Flow = Qa * Aa + Qb * Ab + Qc * Ac + Qd * Ad

Where for 100-year, 6-hour storm (zone 2)

Ea= 0.53	Qa= 1.56
Eb= 0.78	Qb= 2.28
Ec= 1.13	Qc= 3.14
Ed= 2.12	Qd= 4.7

water quality ponding required 2615.393 cf — 2280 (first flush)

onsite ponding provided 2831 cf

~ 1/2" = 3846 cf

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LAND DEVELOPMENT SECTION

CITY OF ALBUQUERQUE

April 7, 2014

David Soule, P.E.
Rio Grande Engineering
PO Box 93924
Albuquerque, New Mexico 87199

RE: **A Class Mega Storage**
Grading and Drainage Plan
Engineers Stamp Date 4/03/14 (F15D52B)

Dear Mr. Soule,

Based upon the information provided in your submittal received 4/04/14, the above referenced Grading and Drainage Plan is approved for Building Permit and Paving Permit. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

Attach a copy of this approved plan to each of the Building Permit sets prior to seeking approval by the Hydrology section.

If you have any questions, please contact me at 924-3986 or Rudy Rael at 924-3977.

Sincerely,

Curtis Cherne, P.E.
Principal Engineer, Hydrology
Planning Department

RR/CC
C: File

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

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OCT - 8 2014
LAND DEVELOPMENT SECTION

EROSION CONTROL NOTES:

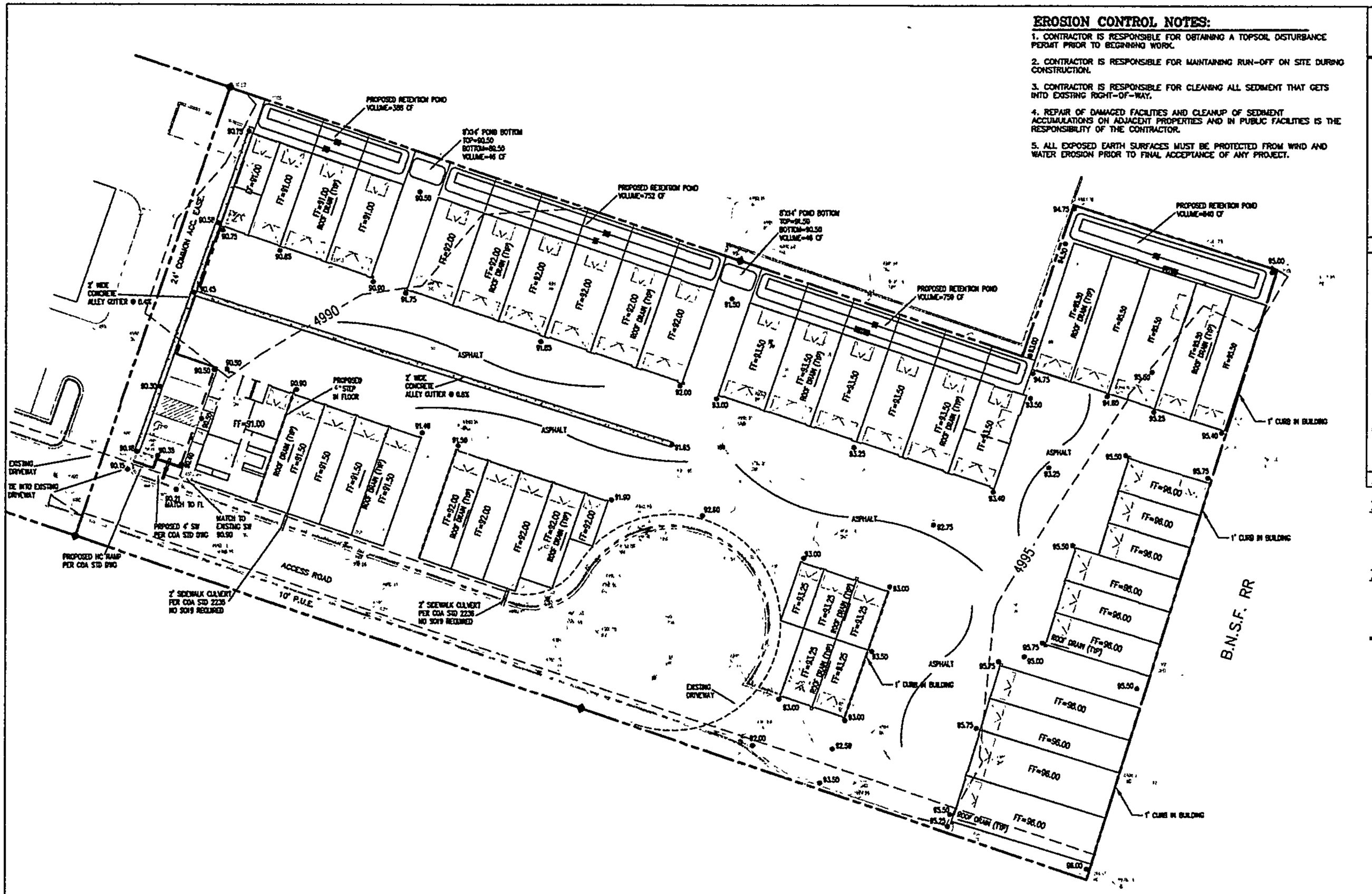
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.

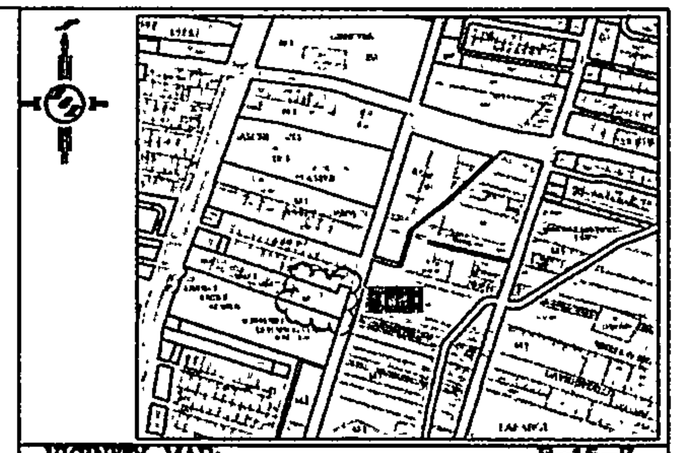
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.

3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.

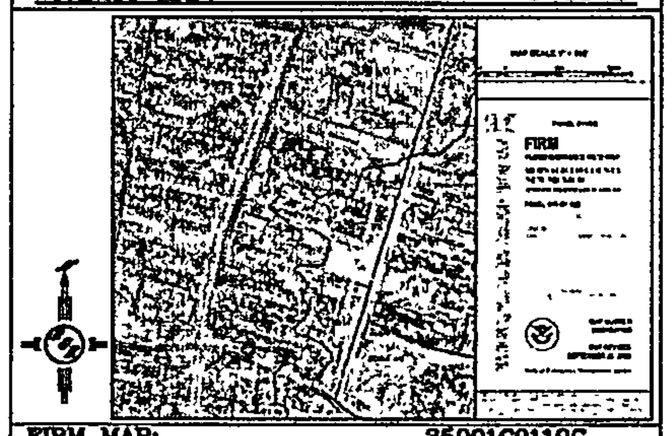
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.

5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.





VICINITY MAP: F-15-Z



FIRM MAP: 35001C0119G

LEGAL DESCRIPTION:

LEGAL DESCRIPTION:
LOTS NUMBERED FIVE (5) AND SIX (6) OF NORTH SECOND STREET BUSINESS CENTER, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 12, 2008 AS MAP BOOK 2008C FOLIO 45.

NOTES:

1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.

LEGEND

- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- PROPOSED CONTOUR
- PROPOSED INDEX CONTOUR
- LOT LINE
- CENTERLINE
- RIGHT-OF-WAY
- EXTENDED STEM WALL SEE ARCH PLANS FOR DETAILS
- PROPOSED ROCK FACE WALL
- EXISTING CURB AND GUTTER
- PROPOSED EDGE OF CONCRETE
- PROPOSED FLOWLINE
- EXISTING WALL

CAUTION:

EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.

N

20 10 0 10 20

SCALE: 1"=20'

ENGINEER'S SEAL DAVID SOULE NEW MEXICO 14522 PROFESSIONAL ENGINEER 10/6/14 DAVID SOULE P.E. #14522	A CLASS MEGA STORAGE GRADING AND DRAINAGE PLAN Rio Grande Engineering	DRAWN BY DEM DATE 02-20-14 SHEET # C2 JOB # 100001

David Soule

From: Ortiz, Monica [mortiz@cabq.gov]
Sent: Monday, October 06, 2014 11:45 AM
To: 'David Soule'
Subject: RE: drainage submittal fro f15-d52b

ThANKS

Monica Ortiz
Planning Department – Transportation & Hydrology
Development & Building Services Division
600 2nd St. NW, Suite 201
Albuquerque, NM 87102
t 505-924-3981
f 505-924-3864

From: David Soule [mailto:david@riograndeengineering.com]
Sent: Monday, October 06, 2014 11:32 AM
To: Ortiz, Monica; Rael, Rudy E.
Cc: Ortiz, Andrea L.
Subject: drainage submittal fro f15-d52b

RECEIVED
OCT - 8 2014
LAND DEVELOPMENT SECTION

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services

Richard J. Berry, Mayor

December 2, 2014

David Soule, P.E.
Rio Grande Engineering
P.O. Box 93924
Albuquerque, NM 87199

RE: **A Class Mega Storage**
Grading and Drainage Plan
Engineers Stamp Date 11/5/14 (F15D52B)

Dear Mr. Soule:

Based upon the information provided in your submittal received 11-20-14, the above referenced plan is approved for Building Permit.

Please attach a copy of this approved plan in the construction sets when submitting for a building permit. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

If you have any questions, you can contact me at 924-3695.

Sincerely,

Rita Harmon, P.E.
Senior Engineer, Planning Dept.
Development Review Services

Orig: Drainage file
c.pdf: via Email: Recipient, Monica Ortiz

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Aclass storage- second street Building Permit #: _____ City Drainage #: F15-D52B

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: 6 NORTH SECOND STREET BUSINESSCENTER

City Address: 5124 SECOND STREET

Engineering Firm: RIO GRANDE ENGINEERING Contact: DAVID SOULE

Address: PO BOX 93924, ALBUQUERQUE, NM 87199

Phone#: 505.321.9099 Fax#: 505.872.0999 E-mail: DAVID@RIOGRANDEENGINEERING.COM

Owner: MURPHY PROPERTIES LLC Contact: _____

Address: 5124 second street nw alb nm 87107

Phone#: _____ Fax#: _____ E-mail: _____

Architect: SIMONS ARCHITECTURE Contact: JOE SIMONS

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Surveyor: CONSTRUCTION SURVEY TECHNOLOGIES Contact: JOHN GALLEGOS

Address: _____

Phone#: 917.8921 Fax#: _____ E-mail: _____

Contractor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

____ DRAINAGE REPORT
____ DRAINAGE PLAN 1st SUBMITTAL
x DRAINAGE PLAN RESUBMITTAL
____ CONCEPTUAL G & D PLAN
X GRADING PLAN
____ EROSION & SEDIMENT CONTROL PLAN (ESC)
____ ENGINEER'S CERT (HYDROLOGY)
____ CLOMR/LOMR
____ TRAFFIC CIRCULATION LAYOUT (TCL)
____ ENGINEER'S CERT (TCL)
____ ENGINEER'S CERT (DRB SITE PLAN)
____ ENGINEER'S CERT (ESC)
____ SO-19
____ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

____ SIA/FINANCIAL GUARANTEE RELEASE
____ PRELIMINARY PLAT APPROVAL
____ S. DEV. PLAN FOR SUB'D APPROVAL
____ S. DEV. FOR BLDG. PERMIT APPROVAL
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____ GRADING CERTIFICATION

____ SO-19 APPROVAL
____ ESC PERMIT APPROVAL
____ ESC CERT. ACCEPTANCE
____ OTHER (SPECIFY)

RECEIVED
NOV 20 2014
LAND DEVELOPMENT SECTION

WAS A PRE-DESIGN CONFERENCE ATTENDED: ____ Yes X No ____ Copy Provided

DATE SUBMITTED: 11/17/14 By: _____

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, anc scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the followin

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4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

EROSION CONTROL NOTES:

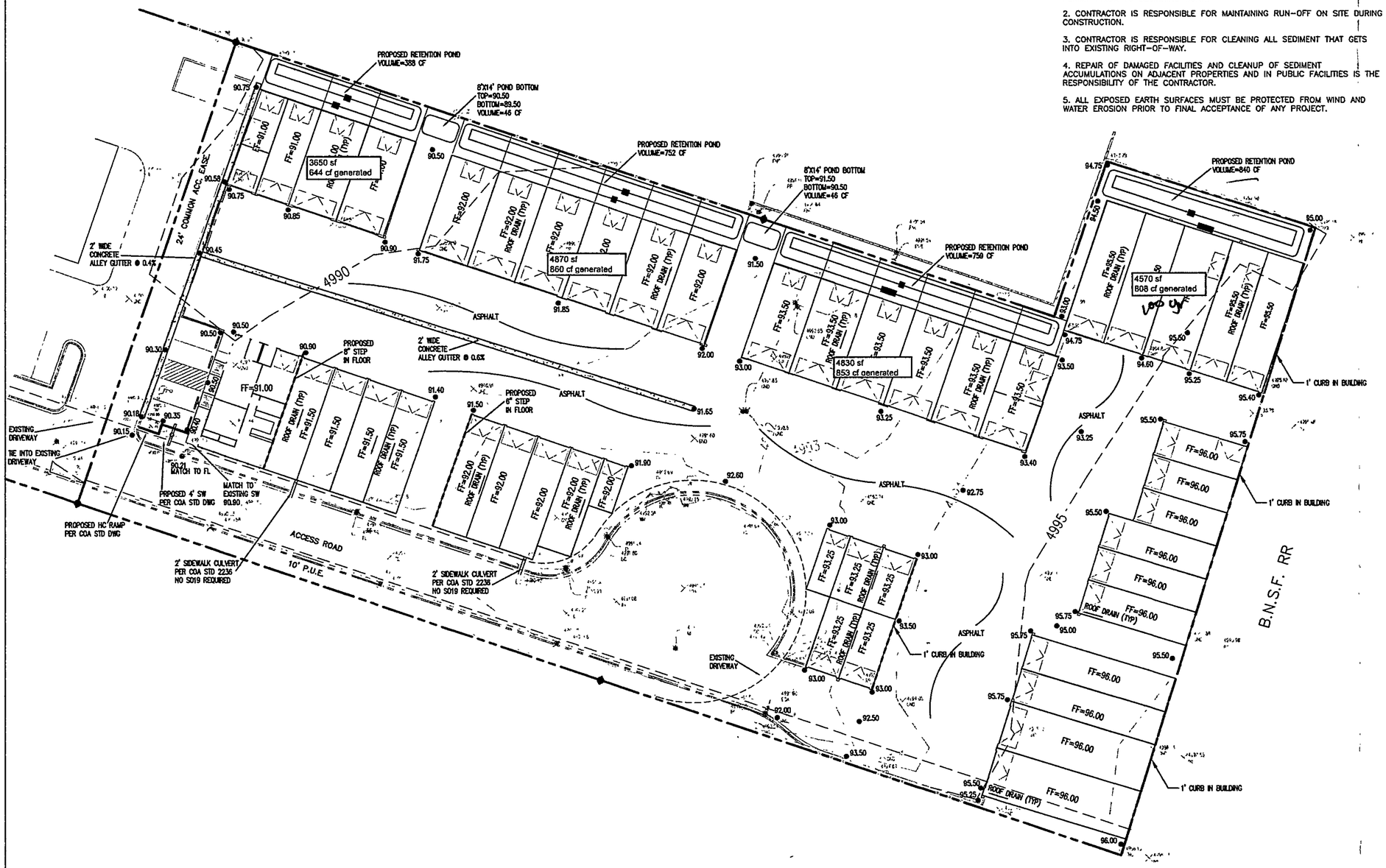
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.

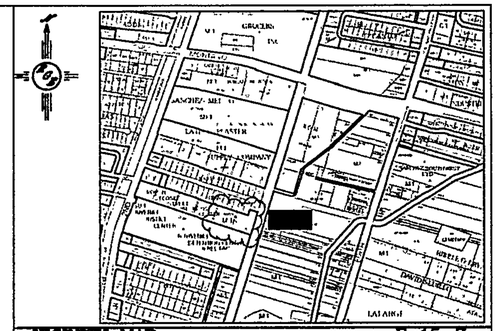
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.

3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.

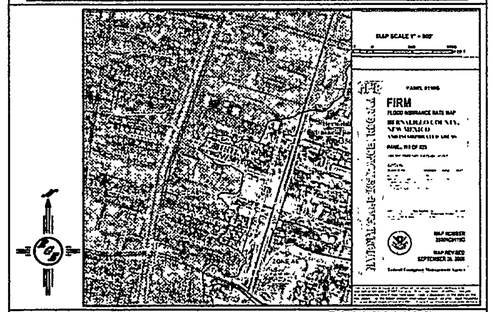
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.

5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.





VICINITY MAP: F-15-Z



FIRM MAP: 35001C0119G

LEGAL DESCRIPTION:

LEGAL DESCRIPTION:
LOTS NUMBERED FIVE (5) AND SIX (6) OF NORTH SECOND STREET BUSINESS CENTER, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 12, 2008 AS MAP BOOK 2008C FOLIO 45.

NOTES:

1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.

LEGEND

- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- PROPOSED CONTOUR
- PROPOSED INDEX CONTOUR
- LOT LINE
- CENTERLINE
- RIGHT-OF-WAY
- EXTENDED STEM WALL SEE ARCH PLANS FOR DETAILS
- PROPOSED ROCK FACE WALL
- EXISTING CURB AND GUTTER
- PROPOSED EDGE OF CONCRETE
- PROPOSED FLOWLINE
- EXISITNG WALL

I DAVID SOULE, HAVE PERSONALLY INSPECTED THE PROPERTY ON X-XX-13. NO EARTHWORK HAS BEEN PERFORMED AND THE SITE IS CONSISTENT WITH THE TOPO SHOWN.

DAVID SOULE P.E. #14522 DATE

CAUTION:

EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.

N

20 10 0 10 20

SCALE: 1"=20'

ENGINEER'S SEAL	A CLASS MEGA STORAGE	DRAWN BY DEM
		DATE 02-20-14
	GRADING AND DRAINAGE PLAN	
	Rio Grande Engineering, 1409 CENTRAL AVENUE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0999	SHEET # C2
DAVID SOULE P.E. #14522		JOB # XXXXX

Weighted E Method

stock

Existing Developed Basins

											100-Year, 6-hr.			10-day
Basin	Area (sf)	Area (acres)	Treatment A %	Treatment A (acres)	Treatment B %	Treatment B (acres)	Treatment C %	Treatment C (acres)	Treatment D %	Treatment D (acres)	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	Volume (ac-ft)
REAR YARD PER 1000 SF	1000	0.023	0%	0	0.0%	0.000	0.0%	0	100%	0.023	2.120	0.004	0.11	0.007

Equations:

Weighted E = Ea*Aa + Eb*Ab + Ec*Ac + Ed*Ad / (Total Area)

Volume = Weighted D * Total Area

Flow = Qa * Aa + Qb * Ab + Qc * Ac + Qd * Ad

Where for 100-year, 6-hour storm (zone 2)

Ea= 0.53	Qa= 1.56
Eb= 0.78	Qb= 2.28
Ec= 1.13	Qc= 3.14
Ed= 2.12	Qd= 4.7

Volume generated per 1 sf roof 0.17667 (100-year 6-hour)
0.31 (100-year, 10-day)

November 17, 2014

Ms. Rita Harmon
Hydrology Department
Public Works Department
City of Albuquerque

RE: Revised Grading Plan (F-15D22B)
Lot 6A North Second Street Business Center
Albuquerque, New Mexico

Dear Ms. Harmon:

The purpose of this letter is to accompany the enclosed grading plan for formerly lots 5 and 6 of the North Second Street Business Center. The grading plan for this site has been revised to address your written comments dated 10/23/14. The following is a summary of your comment and the narrative as to how we addressed

1. Show contributing basin volumes to rear ponds
   We have attached a basin map and calculation sheet
2. Show the ponds are hydraulically connected
   We have added spots to better show how the pond discharge
3. adjust alley gutter so it flows
   We have revised the location and elevation of the gutter. We are matching an existing site that is extremely flat so we must keep the alley gutter flat to accommodate existing grades.
4. show benchmark
   We have added the benchmark

Should you have any questions regarding this matter, please do not hesitate to call me.

Sincerely,

David Soule, PE
RIO GRANDE ENGINEERING
PO Box 93924
ALBUQUERQUE, NM 87199
321-9099

Enclosures

CITY OF ALBUQUERQUE

Planning Department
Transportation Development Services

October 14, 2015

Joe Simon
Simons Architecture, PC
PO Box 67408
Albuquerque, NM 87193

Re: A Class Storage
5124 2nd St., NW
Request for Certificate of Occupancy- Transportation Development
Engineer's/Architect's Stamp dated 2-15-15 (F15-D52B)
Certification dated 9-23-15

Dear Mr. Simon,

Based upon the information provided in your submittal received 10-2-15, 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 Gary Sandoval at (505) 924-3675 or me at (505)924-3991.

Sincerely,

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

\gs via: email
C: CO Clerk, File

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Aclass storage- second street Building Permit #: _____ City Drainage #: F15-D52B

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: 6 NORTH SECOND STREET BUSINESSCENTER

City Address: 5124 SECOND STREET

Engineering Firm: RIO GRANDE ENGINEERING Contact: DAVID SOULE

Address: PO BOX 93924, ALBUQUERQUE, NM 87199

Phone#: 505.321.9099 Fax#: 505.872.0999 E-mail: DAVID@RIOGRANDEENGINEERING.COM

Owner: MURPHY PROPERTIES LLC Contact: _____

Address: 5124 second street nw alb nm 87107

Phone#: _____ Fax#: _____ E-mail: _____

Architect: SIMONS ARCHITECTURE Contact: JOE SIMONS

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Surveyor: CONSTRUCTION SURVEY TECHNOLOGIES Contact: JOHN GALLEGOS

Address: _____

Phone#: 917.8921 Fax#: _____ E-mail: _____

Contractor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

____ DRAINAGE REPORT
____ DRAINAGE PLAN 1st SUBMITTAL
____ DRAINAGE PLAN RESUBMITTAL
____ CONCEPTUAL G & D PLAN
____ GRADING PLAN
____ EROSION & SEDIMENT CONTROL PLAN (ESC)
✓ ENGINEER'S CERT (HYDROLOGY)
____ CLOMR/LOMR
____ TRAFFIC CIRCULATION LAYOUT (TCL)
x ENGINEER'S CERT (TCL)
____ ENGINEER'S CERT (DRB SITE PLAN)
____ ENGINEER'S CERT (ESC)
____ SO-19
____ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

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____ ESC CERT. ACCEPTANCE
____ OTHER (SPECIFY)

RECEIVED
OCT 0 2 2015
LAND DEVELOPMENT SECTION

WAS A PRE-DESIGN CONFERENCE ATTENDED: ____ Yes X No ____ Copy Provided

DATE SUBMITTED: 9/23/15 By: _____

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, anc scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the followin

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CITY OF ALBUQUERQUE

Planning Department
Transportation Development Services

September 24, 2015

Joe Simon
Simons Architecture, PC
PO Box 67408
Albuquerque, NM 87193

Re: A Class Storage
5124 2nd St., NW
Request for Certificate of Occupancy- Transportation Development
Engineer's/Architect's Stamp dated 2-15-15 (F15-D52B)
Certification dated 9-23-15

Dear Mr. Simon,

Based upon the information provided in your submittal received 9-24-15, Transportation Development cannot issue Certificate of Occupancy for the above referenced project.

Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

- The handicap parking sign must be mounted on the wall or on a pole. The bottom of the sign must be at a minimum of 60 inches above the ground or parking surface. The sign must also include the statement: **"Violators Are Subject to a Fine and/or Towing."**
- The motorcycle parking space is being blocked by the barrier curb. Parking spaces must be reconfigured and restriped to meet parking specifications.
- Sidewalk on the west side of building needs repair, possible trip hazard.

Once corrections are complete resubmit acceptable package along with a completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. For digital submittal please submit to PLNDRS@cabq.gov. If you have any questions, please contact me at (505) 924-3.

Sincerely,

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

\gs via: email
C: CO Clerk, File

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Aclass storage- second street Building Permit #: _____ City Drainage #: F15-D52B

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: 6 NORTH SECOND STREET BUSINESSCENTER

City Address: 5124 SECOND STREET

Engineering Firm: RIO GRANDE ENGINEERING Contact: DAVID SOULE

Address: PO BOX 93924, ALBUQUERQUE, NM 87199

Phone#: 505.321.9099 Fax#: 505.872.0999 E-mail: DAVID@RIOGRANDEENGINEERING.COM

Owner: MURPHY PROPERTIES LLC Contact: _____

Address: 5124 second street nw alb nm 87107

Phone#: _____ Fax#: _____ E-mail: _____

Architect: SIMONS ARCHITECTURE PC Contact: JOE SIMONS

Address: PO Box 67408 Albuq 87193 joe@simonarchitecture.com

Phone#: _____ Fax#: _____ E-mail: _____

Surveyor: CONSTRUCTION SURVEY TECHNOLOGIES Contact: JOHN GALLEGOS

Address: _____

Phone#: 917.8921 Fax#: _____ E-mail: _____

Contractor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

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____ S. DEV. FOR BLDG. PERMIT APPROVAL
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x CERTIFICATE OF OCCUPANCY (TCL TEMP)
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____ SO-19 APPROVAL
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____ ESC CERT. ACCEPTANCE
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RECEIVED SEP 24 2015 LAND DEVELOPMENT SECTION

WAS A PRE-DESIGN CONFERENCE ATTENDED: ____ Yes X No ____ Copy Provided

DATE SUBMITTED: 9/23/15 By: _____

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CITY OF ALBUQUERQUE

Planning Department
Transportation Development Services

February 24, 2015

David Soule, P.E., Engineering Firm
Rio Grande Engineering
PO Box 93924
Albuquerque, NM 87199

Re: A-Class Storage on 2nd Street, 5124 Second Street
Traffic Circulation Layout
Engineer's Stamp dated 02-15-15 (F15-D052B)

Dear Mr. Soule:

The TCL submittal received 02-17-15 is approved for Building Permit. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

When the site construction is completed and a Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification TCL with a completed Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3306.

Sincerely,

Jeanne Wolfenbarger, P.E.
Senior Engineer, Planning Dept.
Development Review Services

C: File

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

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Address: PO BOX 93924, ALBUQUERQUE, NM 87199

Phone#: 505.321.9099 Fax#: 505.872.0999 E-mail: DAVID@RIOGRANDEENGINEERING.COM

Owner: MURPHY PROPERTIES LLC Contact: _____

Address: 5124 second street nw alb nm 87107

Phone#: _____ Fax#: _____ E-mail: _____

Architect: SIMONS ARCHITECTURE Contact: JOE SIMONS

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Surveyor: CONSTRUCTION SURVEY TECHNOLOGIES Contact: JOHN GALLEGOS

Address: _____

Phone#: 917.8921 Fax#: _____ E-mail: _____

Contractor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

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____ ESC CERT. ACCEPTANCE
____ OTHER (SPECIFY)

RECEIVED
FEB 17 2015
LAND DEVELOPMENT SECTION

WAS A PRE-DESIGN CONFERENCE ATTENDED: ____ Yes X No ____ Copy Provided

DATE SUBMITTED: 2/16/15 By: _____

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, anc scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the followin

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CITY OF ALBUQUERQUE

Planning Department
Transportation Development Services

January 20, 2015

David Soule, P.E., Engineering Firm
Rio Grande Engineering
PO Box 93924
Albuquerque, NM 87199

RECEIVED
FEB 17 2015
LAND DEVELOPMENT SECTION

Re: A-Class Storage on 2nd Street, 5124 Second Street
Traffic Circulation Layout
Engineer's Stamp dated 01-13-15 (F15-D052B)

Dear Mr. Soule:

Based upon the information provided in your submittal received 01-14-15, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Show both the north and south limit of the 34-foot motorized gate at the site entrance. (This could be achieved with a dimension line to clarify exact location.) ADDED DIMENSIONS
2. The ADA access aisle shall have the words **"NO PARKING"** in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed (66-1-4.1.B NMSA 1978). It is called out on a note for the "HC Parking Detail", but to be clear, also label these words on the actual van aisle. ADDED THE LETTERING
3. For better clarity on the "Violators are subject to towing" signage, include the correct spelling of "Violators" and since it has a star by it, include the corresponding star on the actual sign detail to point it out this language a little better. (Otherwise, just show the added signage to the detail of the sign shown on the plan.) ADDED THE ASTERICK
4. The motorcycle parking interferes with the sight distance triangle shown for the 24-foot access easement. The motorcycle parking will need to be relocated. RELOCATED
5. Show the existing pavement edges for the 24-foot wide common access easement, and indicate all limits of the 3-inch asphalt removal and replacement within this 24-foot wide common access easement. Be sure not to encroach this asphalt replacement into the neighboring property by indicating all north, south, east, and west boundaries of the 3-inch asphalt pavement removal and replacement. Also, call out subgrade preparation for the 3-inch asphalt thick
ADDED HATCH TO CLARIFY AND SUBGRADE NOTE

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New Mexico 87103
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section. For the existing common access driveway onto the 36-foot wide private access easement road to the south, call out for it to "Remain."

6. For better clarity on the "HC Parking Detail", for the sidewalk call-out note, call out "6" high, 6-foot wide turndown sidewalk". ADDED CALL OUT

7. Please resubmit 2 copies of the Traffic Circulation Layout for the next submittal. PROVIDED

Resubmit acceptable package along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. Please feel free to e-mail a pdf version for my quick review prior to the next hard copy submittal. If you have any questions, please contact me at (505) 924-3924.

Sincerely,

Jeanne Wolfenbarger, P.E.
Senior Engineer, Planning Dept.
Development Review Services

c: File
CO Clerk

RECEIVED
FEB 17 2015
LAND DEVELOPMENT SECTION

CITY OF ALBUQUERQUE

Planning Department
Transportation Development Services

December 22, 2014

David Soule, P.E., Engineering Firm
Rio Grande Engineering
PO Box 93924
Albuquerque, NM 87199

Re: A-Class Storage on 2nd Street, 5124 Second Street
Traffic Circulation Layout
Engineer's Stamp dated 12-01-14 (F15-D052B)

Dear Mr. Soule:

Based upon the information provided in your submittal received 12-01-14, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. On the vicinity map, legibly call out the site location. Also, provide the site address on the plan.
2. Identify the access road easement width for the access road south of the site.
3. The dimensioning for the asphalt access through the site needs to be shown correctly for "54' " and "48' " dimensions. Call out edge of new asphalt, and provide pavement section for the asphalt drive.
4. Show both the north and south limit of the 34-foot motorized gate at the site entrance.
5. The ADA van accessible sign must have the required language per 66-7-352.4C NMSA 1978 **"Violators Are Subject to a Fine and/or Towing."** Call out the handicapped signage at the location of the handicapped space within the detail.
6. The ADA access aisle shall have the words **"NO PARKING"** in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
7. Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk and from the HC parking stall access aisle to the building entrances. Call out the width of the sidewalk adjacent to the building as a minimum of 6 feet, and tie this sidewalk to the existing sidewalk on the access

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road. For the ramp shown on either side of the van accessible aisle, call out 12:1 maximum slope and dimensioning of the ramp.

8. Call out curb heighth for the curb along the handicapped parking spaces.

9. At both the 24-foot common access easement and at the intersection of the common access easement with the access road, there might be a sight distance issue. Provide a mini-clear site triangle (per page 23-28 of the DPM) at both of these sight locations. What type of 6-foot high fence is being installed near the motorized gate, and will it interfere with sight distance? Add the following note to the clear sight triangles: "Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area."

Resubmit acceptable package along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. If you have any questions, please contact me at (505) 924-3924.

Sincerely,

Jeanne Wolfenbarger, P.E.
Senior Engineer, Planning Dept.
Development Review Services

c: File
CO Clerk

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Aclass storage- second street Building Permit #: _____ City Drainage #: F15-D52B

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: 6 NORTH SECOND STREET BUSINESSCENTER

City Address: 5124 SECOND STREET

Engineering Firm: RIO GRANDE ENGINEERING Contact: DAVID SOULE

Address: PO BOX 93924, ALBUQUERQUE, NM 87199

Phone#: 505.321.9099 Fax#: 505.872.0999 E-mail: DAVID@RIOGRANDEENGINEERING.COM

Owner: MURPHY PROPERTIES LLC Contact: _____

Address: 5124 second street nw alb nm 87107

Phone#: _____ Fax#: _____ E-mail: _____

Architect: SIMONS ARCHITECTURE Contact: JOE SIMONS

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Surveyor: CONSTRUCTION SURVEY TECHNOLOGIES Contact: JOHN GALLEGOS

Address: _____

Phone#: 917.8921 Fax#: _____ E-mail: _____

Contractor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

____ DRAINAGE REPORT
____ DRAINAGE PLAN 1st SUBMITTAL
____ DRAINAGE PLAN RESUBMITTAL
____ CONCEPTUAL G & D PLAN
____ GRADING PLAN
____ EROSION & SEDIMENT CONTROL PLAN (ESC)
____ ENGINEER'S CERT (HYDROLOGY)
____ CLOMR/LOMR
x(rev) TRAFFIC CIRCULATION LAYOUT (TCL)
____ ENGINEER'S CERT (TCL)
____ ENGINEER'S CERT (DRB SITE PLAN)
____ ENGINEER'S CERT (ESC)
____ SO-19
____ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

____ SIA/FINANCIAL GUARANTEE RELEASE
____ PRELIMINARY PLAT APPROVAL
____ S. DEV. PLAN FOR SUB'D APPROVAL
____ S. DEV. FOR BLDG. PERMIT APPROVAL
____ SECTOR PLAN APPROVAL
____ FINAL PLAT APPROVAL
____ CERTIFICATE OF OCCUPANCY (PERM)
____ CERTIFICATE OF OCCUPANCY (TEMP)
____ FOUNDATION PERMIT APPROVAL
X BUILDING PERMIT APPROVAL
X GRADING PERMIT APPROVAL
____ PAVING PERMIT APPROVAL
____ WORK ORDER APPROVAL
____ GRADING CERTIFICATION
____ SO-19 APPROVAL
____ ESC PERMIT APPROVAL
____ ESC CERT. ACCEPTANCE
____ OTHER (SPECIFY)

RECEIVED
DEC - 1 2014
LAND DEVELOPMENT SECTION

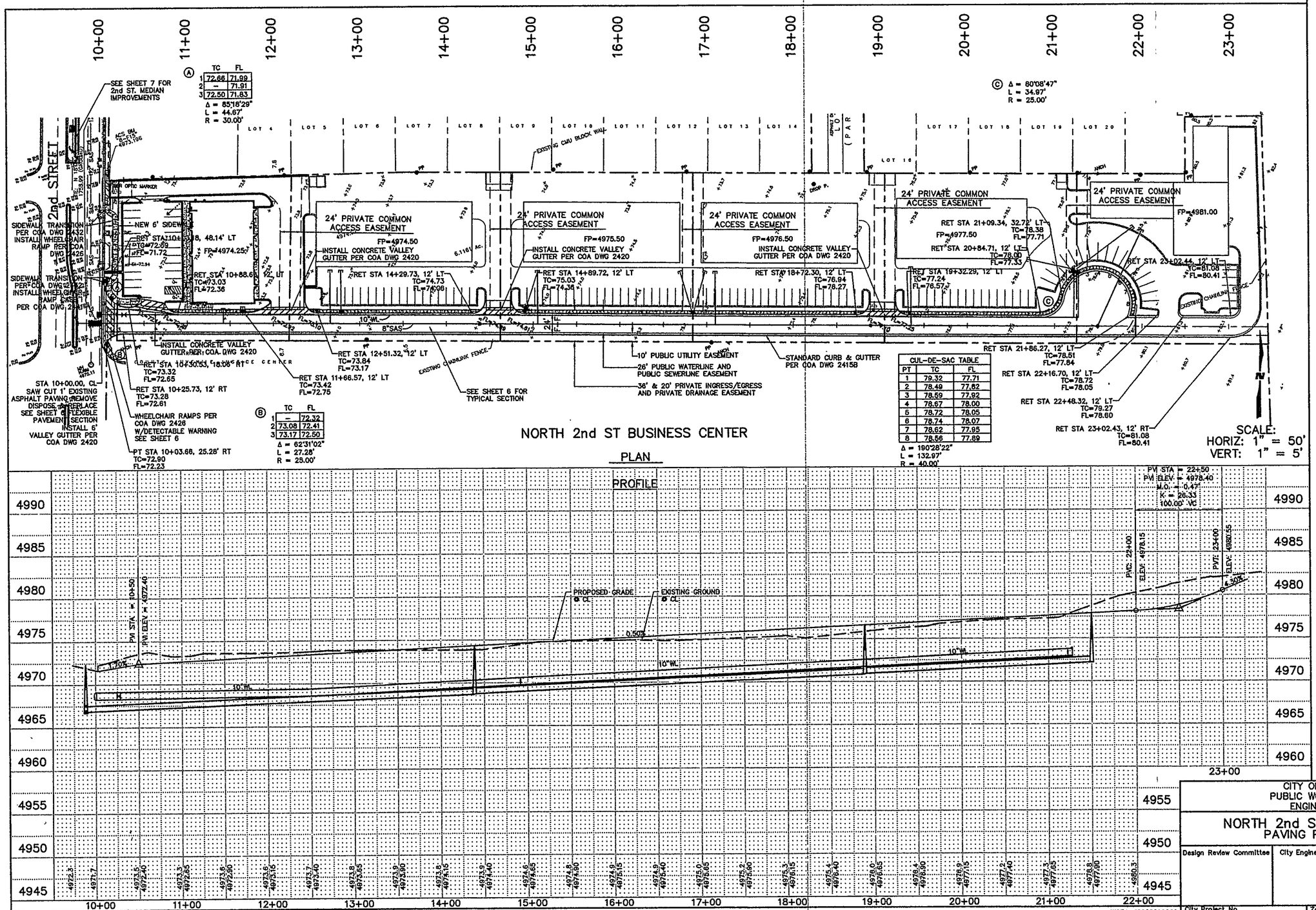
WAS A PRE-DESIGN CONFERENCE ATTENDED: ____ Yes X No ____ Copy Provided

DATE SUBMITTED: 12/1/14 By: _____

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, anc scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the followin

1. **Conceptual Grading and Drainage Plan**: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans**: Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report**: Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

ABQMaps - Advanced Map Viewer
Search for map features...
I want to...
All Available Layers
R-1
M-1
M-1
SU-1
A1
UNINCORPORATED AREAS
100ft
25m



CUL-DE-SAC TABLE		
PT	TC	FL
1	79.32	77.71
2	78.49	77.82
3	78.59	77.92
4	78.67	78.00
5	78.72	78.05
6	78.74	78.07
7	78.62	77.95
8	78.56	77.89

Ⓐ	TC	FL
1	72.66	71.99
2	–	71.91
3	72.50	71.83

Ⓑ	TC	FL
1	–	72.32
2	73.08	72.41
3	73.17	72.50

AS-BUILT INFORMATION
CONTRACTOR
WORK STAKED BY
INSPECTED BY ACCEPTANCE BY
FIELD VERIFICATION BY
DATE
DRAWINGS CORRECTED BY
MICRO-FILM INFORMATION
RECORDED BY
DATE
NO.

BENCH MARKS
ACS STATION 8-F15
1 3/4" ALUMINUM DISK EPOXIED TO THE TOP OF A CONCRETE BASE OF GALVANIZED STEEL ELECTRIC TRANSMISSION LINE POLE, APPROXIMATELY 10' NORTH OF THE NORTHWEST OF THIS PROPERTY.
ELEVATION = 4973.196 (NGVD 1988)

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL
MARC C. MARES
NEW MEXICO
15340
PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY
		REVISIONS	

WILSON & COMPANY, ENGINEERS & ARCHITECTS
DESIGNED BY MJA DATE OCT 07
DRAWN BY STAFF DATE OCT 07
CHECKED BY MJA DATE OCT 07

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

NORTH 2nd ST BUSINESS CENTER
PAVING PLAN & PROFILE

Design Review Committee | City Engineer Approval | Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 517381 | Zone Map No. F-15 | Sheet 10 Of 12

WILSON & COMPANY

I:\Projects\0660009000\CADD\SHEETS\DRC\66090PNP02.dwg 8/21/2007 4:32:23 AM MDT

CITY OF ALBUQUERQUE

March 11, 2014

David Soule, P.E
Rio Grande Engineering
PO Box 93924
Albuquerque, NM 87199

Re: A Class Mega Storage, 5134 Second St NW, Traffic Circulation Layout
Engineer's Stamp dated 3-10-14 (F15-D052B)

Dear Mr. Soule,

The TCL submittal received 3-11-14 is approved for Building Permit. The plan is stamped and signed as approved. A copy of this plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation. **Public infrastructure or work done within City Right-of-Way shown on these plans is for information only and is not part of approval. A separate DRC and/or other appropriate permits are required to construct these items.**

If a temporary CO is needed, a copy of the original TCL that was stamped as approved by the City will be needed. This plan must include a statement that identifies the outstanding items that need to be constructed or the items that have not been built in "substantial compliance," as well as the signed and dated stamp of a NM registered architect or engineer. Submit this TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

When the site is completed and a final C.O. is requested, use the original City stamped approved TCL for certification. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3306.

Sincerely,

Kristal D. Metro, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

C: File

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

CITY OF ALBUQUERQUE

Planning Department
Transportation Development Services

January 20, 2015

David Soule, P.E., Engineering Firm
Rio Grande Engineering
PO Box 93924
Albuquerque, NM 87199

Re: A-Class Storage on 2nd Street, 5124 Second Street
Traffic Circulation Layout
Engineer's Stamp dated 01-13-15 (F15-D052B)

Dear Mr. Soule:

Based upon the information provided in your submittal received 01-14-15, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Show both the north and south limit of the 34-foot motorized gate at the site entrance. (This could be achieved with a dimension line to clarify exact location.)
2. The ADA access aisle shall have the words **"NO PARKING"** in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed (66-1-4.1.B NMSA 1978). It is called out on a note for the "HC Parking Detail", but to be clear, also label these words on the actual van aisle.
3. For better clarity on the "Violators are subject to towing" signage, include the correct spelling of "Violators" and since it has a star by it, include the corresponding star on the actual sign detail to point it out this language a little better. (Otherwise, just show the added signage to the detail of the sign shown on the plan.)
4. The motorcycle parking interferes with the sight distance triangle shown for the 24-foot access easement. The motorcycle parking will need to be relocated.
5. Show the existing pavement edges for the 24-foot wide common access easement, and indicate all limits of the 3-inch asphalt removal and replacement within this 24-foot wide common access easement. Be sure not to encroach this asphalt replacement into the neighboring property by indicating all north, south, east, and west boundaries of the 3-inch asphalt pavement removal and replacement. Also, call out subgrade preparation for the 3-inch asphalt thick

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section. For the existing common access driveway onto the 36-foot wide private access easement road to the south, call out for it to "Remain."

6. For better clarity on the "HC Parking Detail", for the sidewalk call-out note, call out "6" high, 6-foot wide turndown sidewalk".

7. Please resubmit 2 copies of the Traffic Circulation Layout for the next submittal.

Resubmit acceptable package along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. Please feel free to e-mail a pdf version for my quick review prior to the next hard copy submittal. If you have any questions, please contact me at (505) 924-3924.

Sincerely,

Jeanne Wolfenbarger, P.E.
Senior Engineer, Planning Dept.
Development Review Services

c: File
CO Clerk

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Aclass storage- second street Building Permit #: _____ City Drainage #: F15-D52B

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: 6 NORTH SECOND STREET BUSINESSCENTER

City Address: 5124 SECOND STREET

Engineering Firm: RIO GRANDE ENGINEERING Contact: DAVID SOULE

Address: PO BOX 93924, ALBUQUERQUE, NM 87199

Phone#: 505.321.9099 Fax#: 505.872.0999 E-mail: DAVID@RIOGRANDEENGINEERING.COM

Owner: MURPHY PROPERTIES LLC Contact: _____

Address: 5124 second street nw alb nm 87107

Phone#: _____ Fax#: _____ E-mail: _____

Architect: SIMONS ARCHITECTURE Contact: JOE SIMONS

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Surveyor: CONSTRUCTION SURVEY TECHNOLOGIES Contact: JOHN GALLEGOS

Address: _____

Phone#: 917.8921 Fax#: _____ E-mail: _____

Contractor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

____ DRAINAGE REPORT
____ DRAINAGE PLAN 1st SUBMITTAL
____ DRAINAGE PLAN RESUBMITTAL
____ CONCEPTUAL G & D PLAN
____ GRADING PLAN
____ EROSION & SEDIMENT CONTROL PLAN (ESC)
____ ENGINEER'S CERT (HYDROLOGY)
____ CLOMR/LOMR
X TRAFFIC CIRCULATION LAYOUT (TCL)
____ ENGINEER'S CERT (TCL)
____ ENGINEER'S CERT (DRB SITE PLAN)
____ ENGINEER'S CERT (ESC)
____ SO-19
____ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

____ SIA/FINANCIAL GUARANTEE RELEASE
____ PRELIMINARY PLAT APPROVAL
____ S. DEV. PLAN FOR SUB'D APPROVAL
____ S. DEV. FOR BLDG. PERMIT APPROVAL
____ SECTOR PLAN APPROVAL
____ FINAL PLAT APPROVAL
____ CERTIFICATE OF OCCUPANCY (PERM)
____ CERTIFICATE OF OCCUPANCY (TCL TEMP)
____ FOUNDATION PERMIT APPROVAL
X BUILDING PERMIT APPROVAL
X GRADING PERMIT APPROVAL
____ PAVING PERMIT APPROVAL
____ WORK ORDER APPROVAL
____ GRADING CERTIFICATION

____ SO-19 APPROVAL
____ ESC PERMIT APPROVAL
____ ESC CERT. ACCEPTANCE
____ OTHER (SPECIFY)

RECEIVED
JAN 14 2015
LAND DEVELOPMENT SECTION

WAS A PRE-DESIGN CONFERENCE ATTENDED: ____ Yes X No ____ Copy Provided

DATE SUBMITTED: 1/12/15 By: _____

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, anc scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the followin

1. **Conceptual Grading and Drainage Plan**: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans**: Required for building permits, grading permits, paving permits and site plans less than five (5) acres
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4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

CITY OF ALBUQUERQUE

Planning Department
Transportation Development Services

December 22, 2014

David Soule, P.E., Engineering Firm
Rio Grande Engineering
PO Box 93924
Albuquerque, NM 87199

Re: A-Class Storage on 2nd Street, 5124 Second Street
Traffic Circulation Layout
Engineer's Stamp dated 12-01-14 (F15-D052B)

Dear Mr. Soule:

Based upon the information provided in your submittal received 12-01-14, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. On the vicinity map, legibly call out the site location. Also, provide the site address on the plan.
2. Identify the access road easement width for the access road south of the site.
3. The dimensioning for the asphalt access through the site needs to be shown correctly for "54' " and "48' " dimensions. Call out edge of new asphalt, and provide pavement section for the asphalt drive.
4. Show both the north and south limit of the 34-foot motorized gate at the site entrance.
5. The ADA van accessible sign must have the required language per 66-7-352.4C NMSA 1978 **"Violators Are Subject to a Fine and/or Towing."** Call out the handicapped signage at the location of the handicapped space within the detail.
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7. Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk and from the HC parking stall access aisle to the building entrances. Call out the width of the sidewalk adjacent to the building as a minimum of 6 feet, and tie this sidewalk to the existing sidewalk on the access

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JAN 14 2015
LAND DEVELOPMENT SECTION

road. For the ramp shown on either side of the van accessible aisle, call out 12:1 maximum slope and dimensioning of the ramp.

8. Call out curb heighth for the curb along the handicapped parking spaces.

9. At both the 24-foot common access easement and at the intersection of the common access easement with the access road, there might be a sight distance issue. Provide a mini-clear site triangle (per page 23-28 of the DPM) at both of these sight locations. What type of 6-foot high fence is being installed near the motorized gate, and will it interfere with sight distance? Add the following note to the clear sight triangles: "Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area."

Resubmit acceptable package along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. If you have any questions, please contact me at (505) 924-3924.

Sincerely,

Jeanne Wolfenbarger, P.E.
Senior Engineer, Planning Dept.
Development Review Services

c: File
CO Clerk

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JAN 14 2015
LAND DEVELOPMENT SECTION

37960

CITY OF ALBUQUERQUE

Planning Department
Transportation Development Services

January 20, 2015

David Soule, P.E., Engineering Firm
Rio Grande Engineering
PO Box 93924
Albuquerque, NM 87199

Re: A-Class Storage on 2nd Street, 5124 Second Street
Traffic Circulation Layout
Engineer's Stamp dated 01-13-15 (F15-D052B)

Dear Mr. Soule:

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New Mexico 87103
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7. Please resubmit 2 copies of the Traffic Circulation Layout for the next submittal.

Resubmit acceptable package along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. Please feel free to e-mail a pdf version for my quick review prior to the next hard copy submittal. If you have any questions, please contact me at (505) 924-3924.

Sincerely,

Jeanne Wolfenbarger, P.E.
Senior Engineer, Planning Dept.
Development Review Services

c: File
CO Clerk

CITY OF ALBUQUERQUE

December 14, 2007

Dennis A. Lorenz, P.E.
Brasher & Lorenz Consulting Engineers
2201 San Pedro NE Bldg 1 Ste. 1300
Albuquerque, NM 87110

Re: Building 6 @ North 2nd Street Business Center, 5124 2nd Street, Grading and Drainage Plan

Engineer's Stamp dated 11-29-07 (F-15/D052B)

Mr. Lorenz:

Based upon the information provided in your submittal received 11-29-07, the above referenced plan is approved for Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. In addition to submitting an NOI to the EPA and preparing a SWPPP, please, send a copy to the SWPPP on a CD in .pdf format to the following address:

Department of Municipal Development
Storm Drainage Division
P.O. Box 1293, One Civic Plaza, Rm. 301
Attn: Kathy Verhage
Albuquerque, NM 87103

If you have any questions regarding this permit please feel free to call the DMD Storm Drainage Design section at 768-3654 or 768-3645.

Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

If you have any questions, you can contact me at 924-3982.

Sincerely,

Timothy Sims
Plan Checker - Hydrology, Planning Dept.
Development and Building Services

Cc: Bradley Bingham
Kathy Verhage, DMD
File

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 06/22/2005)

F-15/D052B

PROJECT TITLE: LOT 6 N. 2ND ST BUS CTR
ZONE MAP/DRG. FILE #: ~~F15~~
DRB#: 1004919 EPC#: —
WORK ORDER#: 517381

LEGAL DESCRIPTION: LOT 6 NORTH SECOND ST BUSINESS CENTER
CITY ADDRESS: 5124 SECOND ST NW

ENGINEERING FIRM: BRASHER + LORENZ
ADDRESS: 2201 SAN PEDRO NE
CITY, STATE: ALBQ, NM
CONTACT: D. LORENZ
PHONE: 888-6088
ZIP CODE: 87110

OWNER: DAVID MURPHY
ADDRESS:
CITY, STATE: ABQ NM
CONTACT: D. MURPHY
PHONE: 301-6800
ZIP CODE: 87113

ARCHITECT: GEO. SANDERS
ADDRESS: 5921 LOMAS NE
CITY, STATE: ABQ NM
CONTACT: G. SANDERS
PHONE: 255.5040
ZIP CODE: 87110

SURVEYOR: WATJOHN
ADDRESS: 330 LOUISIANA NE
CITY, STATE: ABQ NM
CONTACT: T. JOHNSTON
PHONE: 255.2052
ZIP CODE: 87108

CONTRACTOR: NA
ADDRESS:
CITY, STATE:
CONTACT:
PHONE:
ZIP CODE:

TYPE OF SUBMITTAL:
- ____ DRAINAGE REPORT
- X DRAINAGE PLAN 1st SUBMITTAL
- ____ DRAINAGE PLAN RESUBMITTAL
- ____ CONCEPTUAL G & D PLAN
- ____ GRADING PLAN
- ____ EROSION CONTROL PLAN
- ____ ENGINEER'S CERT (HYDROLOGY)
- ____ CLOMR/LOMR
- ____ TRAFFIC CIRCULATION LAYOUT
- ____ ENGINEER'S CERT (TCL)
- ____ ENGINEER'S CERT (DRB SITE PLAN)
- ____ OTHER

CHECK TYPE OF APPROVAL SOUGHT:
- ____ SIA/FINANCIAL GUARANTEE RELEASE
- ____ PRELIMINARY PLAT APPROVAL
- ____ S. DEV. PLAN FOR SUB'D APPROVAL
- ____ S. DEV. FOR BLDG. PERMIT APPROVAL
- ____ SECTOR PLAN APPROVAL
- ____ FINAL PLAT APPROVAL
- ____ FOUNDATION PERMIT APPROVAL
- X BUILDING PERMIT APPROVAL
- ____ CERTIFICATE OF OCCUPANCY (PERM)
- ____ CERTIFICATE OF OCCUPANCY (TEMP)
- ____ GRADING PERMIT APPROVAL
- ____ PAVING PERMIT APPROVAL
- ____ WORK ORDER APPROVAL
- ____ OTHER (SPECIFY)

50.00

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HYDROLOGY SECTION

WAS A PRE-DESIGN CONFERENCE ATTENDED:
- ____ YES
- X NO
- ____ COPY PROVIDED

SUBMITTED BY: DENNIS LORENZ DATE: 11.28.07

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.

2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.

3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.