

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Interim Director



Mayor Timothy M. Keller

August 14, 2019

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

**RE: North 2nd Street Storage
5124 2nd St NW
Request for Certificate of Occupancy - Permanent
Hydrology Final Inspection –Approved
Grading and Drainage Plan Stamp Date: 6/8/18 (F15D052E)
Certification Dated: 7/25/19**

Dear Mr. Soule,

PO Box 1293

Based on the submittal received 8/7/19, this certification is approved in support of Certificate of Occupancy (Permanent) by Hydrology.

Albuquerque

If you have any questions, you can contact me at 924-3695 or dpeterson@cabq.gov.

NM 87103

Sincerely,

www.cabq.gov

Dana Peterson, P.E.
Senior Engineer, Planning Dept.
Development and Review Services

C: Email Fox, Debi; Tena, Victoria; Sandoval, Darlene; Costilla, Michelle



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: NORTH SECOND STORAGE **Building Permit #:** _____ **Hydrology File #:** F15D052E
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: lots 1-3 north second business center
City Address: 5124 Second Street NW

Applicant: murphy properties **Contact:** _____
Address: _____
Phone#: _____ **Fax#:** _____ **E-mail:** _____

Other Contact: RIO GRANDE ENGINEERING **Contact:** DAVID SOULE
Address: PO BOX 93924 ALB NM 87199
Phone#: 505.321.9099 **Fax#:** 505.872.0999 **E-mail:** david@riograndeengineering.com

TYPE OF DEVELOPMENT: _____ PLAT _____ RESIDENCE _____ DRB SITE ☒ ADMIN SITE

Check all that Apply:

DEPARTMENT:
☒ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION

TYPE OF SUBMITTAL:
☒ ENGINEER/ARCHITECT CERTIFICATION
☐ PAD CERTIFICATION
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE REPORT
☐ DRAINAGE MASTER PLAN
☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
☐ ELEVATION CERTIFICATE
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ STREET LIGHT LAYOUT
☐ OTHER (SPECIFY) _____
☐ PRE-DESIGN MEETING?

IS THIS A RESUBMITTAL? ☒ Yes ☐ No

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY
☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT APPROVAL
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☒ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR
☐ FLOODPLAIN DEVELOPMENT PERMIT
☐ OTHER (SPECIFY) _____

DATE SUBMITTED: _____ **By:** _____

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

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.

Point Table				
Point #	Elevation	Northing	Easting	Description
1	4977.58	1504109.26	1524693.49	CP 1 60 D CSTI
1174	4977.24	1504116.87	1524712.17	CL SAS MH
3003	4975.54	1504413.50	1524364.32	BENT IRON PIPE
3161	4973.74	1504231.16	1524305.94	BENT IRON PIPE

BUILD FLUSH POND
W/ROCK PLATTING—SEE DETAIL SHEET
TOP=4975.00
BOTTOM=4971.00
PROPOSED VOLUME @ 4974.50=3433 CU. FT.

INSTALL TYPE D INLET
W/12" ORIFACE PLATE
SEE DETAIL SHEET
GRATE=4976.50
18" HDPE INV IN=4972.60
24" HDPE INV OUT=4972.50
END 2' ALLEY GUTTER

18" HDPE
@ 0.60%

```

INSTALL 18" INLINE DRAIN
GRATE= 4976.50
18" HDPE INV IN=4973.13
18" HDPE INV OUT=4973.03
END 2' ALLEY GUTTER

```

INSTALL 18" INLINE DRAIN
GRATE=4976.50
18" HDPE INV IN=4973.05
18" HDPE INV OUT=4972.95

18" HDPE
@ 0.60%

INSTALL 18" INLINE DRAIN
GRATE=4977.00
12" HDPE INV IN=4973.71
18" HDPE INV OUT=4973.61

INSTALL 18" INLINE DRAIN
GRATE=4976.75
12" HDPE INV OUT=4974.22

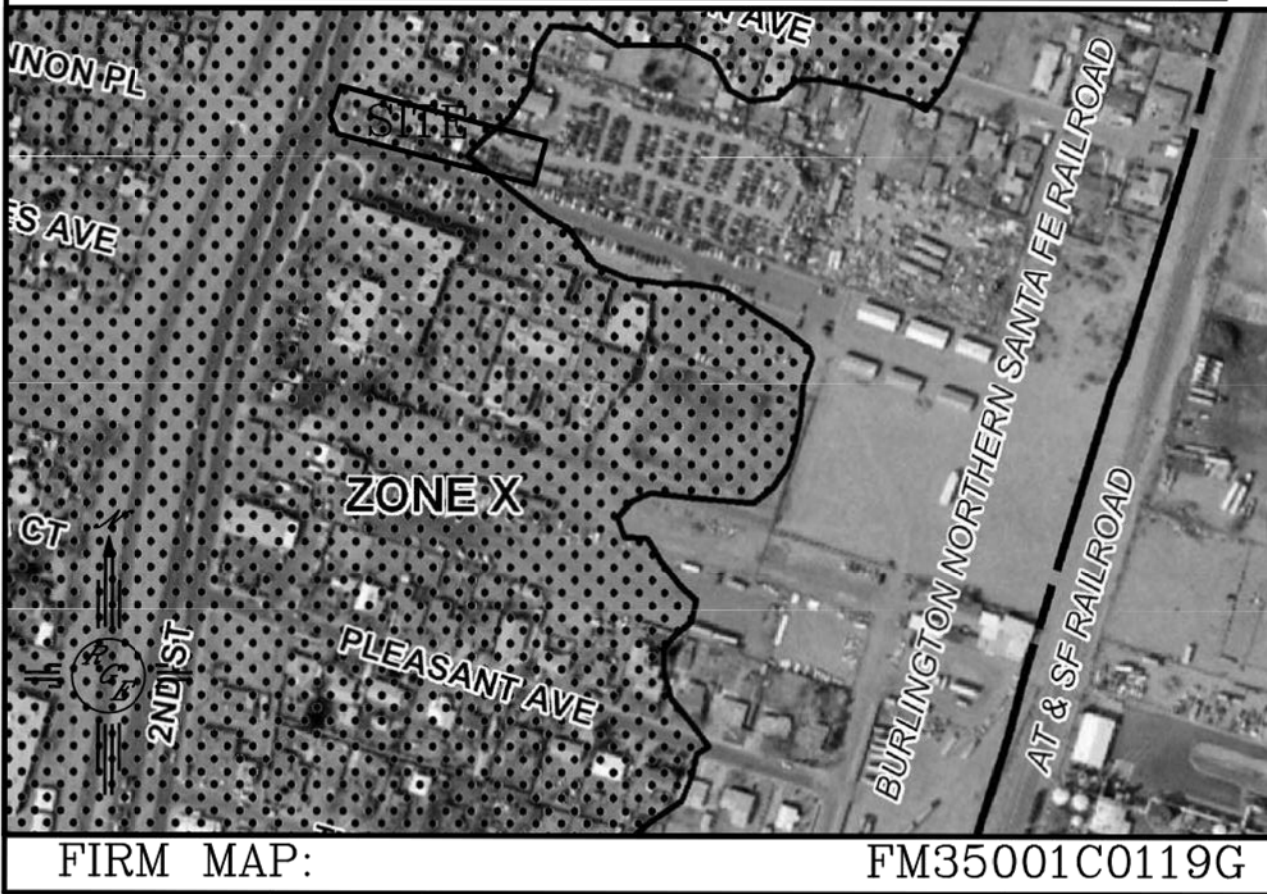
STREET MAINTENANCE INSPECTOR
APPROVAL_____

Private Drainage Facilities within City Right-of-Way
Notice to Contractor
(Special Order 19 ~ "SO-19")

1. An excavation permit will be required before beginning any work within City Right-Of-Way.
2. All work on this project shall be performed in accordance with applicable federal, state and local laws, rules and regulations concerning construction safety and health.
3. Two working days prior to any excavation, the contractor must contact **New Mexico One Call**, dial **"811"** [or (505) 260-1990] for the location of existing utilities.
4. Prior to construction, the contractor shall excavate and verify the locations of all obstructions. 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 traffic/street use.
6. Maintenance of the facility shall be the responsibility of the owner of the property being served.
7. Work on arterial streets shall be performed on a 24-hour basis.
8. Contractor must contact Jason Rodriguez at 235-8016 and Construction Coordination at 924-3416 to schedule an inspection.

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.



LOTS1, 2 & 3 NORTH SECOND STREET BUSINESS CENTER

- NOTES:**
1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
 2. ALL CURB AND GUTTER TO 6" HEADER UNLESS OTHERWISE NOTED.
 3. ALL RETAINING WALL DESIGN SHALL BE BY OTHERS.
 4. ALL NEW PAVING SHALL BE 6" PCC OVER 8" SUBGRADE PREPARATION IN CONFORMANCE TO ACI 330R-08. UNLESS OTHERWISE NOTED.
 5. ANY CURBS OR PAVEMENT NEGATIVELY IMPACTED BY CONSTRUCTION ACTIVITY SHALL BE REPLACED TO MATCH EXISTING CONDITIONS.
 6. ALL SITE WORK SHALL CONFORM TO CITY OF ALBUQUERQUE STANDARDS FOR PUBLIC WORKS CONSTRUCTION EDITION 9

Diagram illustrating a road cross-section with various features and their elevations:

- EXISTING CONTOUR (Elevation: -54)
- EXISTING INDEX CONTOUR (Elevation: -5415)
- PROPOSED CONTOUR (Elevation: -5414)
- PROPOSED INDEX CONTOUR (Elevation: -5415)
- SLOPE TIE (Elevation: -5415)
- EXISTING SPOT ELEVATION (Elevation: $\times 4048.25$)
- PROPOSED SPOT ELEVATION (Elevation: $\times 4048.25$)
- BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY
- PROPOSED CURB
- EXISTING CURB AND GUTTER
- PROPOSED SIDEWALK
- EXISTING SIDEWALK

David Soule, NMPE 14522 , of the firm Rio Grande Engineering, hereby certify that this project has been graded and will drain in substantial compliance with and in accordance with the design intend of the approved plan dated 6/8/18 The record information edited on the original design document has performed by me or under my direct supervision and is true and correct to the best of my knowledge and belief. The as-built survey was provided DAVID ACOSTA NMPS 21082. The certification is submitted in support of a request for PERMANENT CERTIFICATE OF OCCUPANCY. The record information presented heron is not necessarily complete and intended only to verify substantial compliance of the grading and drainage aspects of this project. Those relying on this record document are advised to obtain independent verification of its accuracy before using it for any other purpose.



7/30/19

SURVEYOR'S CERTIFICATE:

I, DAVID P ACOSTA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 21082, DO HEREBY CERTIFY THAT THIS AS-BUILT SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO





7-25-19

DATE _____

GRAPHIC SCALE

SCALE: 1"=30'

ENGINEER'S SEAL	MURPHY STORAGE	DRAWN BY WCWJ
	GRADING AND DRAINAGE PLAN	DATE 12-14-17
6/8/18 5/17/18	 <div data-bbox="2707 1878 2850 1917"> <i>Rio Grande Engineering</i> 1606 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0989 </div>	21837-LAYOUT-12-14-17 SHEET # 1
DAVID SOULE P.E. #14522		JOB # 21837

David Soule

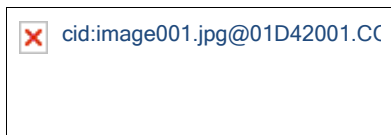
From: Armijo, Augustine [augustinearmijo@cabq.gov]
Sent: Friday, July 26, 2019 1:39 PM
To: David Soule
Subject: FW: SO-19_5124 2nd ST NW_2019029215EXC
Attachments: 5124 2ND ST NW.PDF

Hello David,
Hope this helps out. Have a great weekend.

From: Armijo, Augustine
Sent: Friday, July 19, 2019 1:22 PM
To: DMD CCS Permits
Cc: Hughes, James D.; Harmon Rita T.
Subject: SO-19_5124 2nd ST NW_2019029215EXC

Went to inspect Culvert Installation at 5124 2ND ST NW. It was completed to COA standards (Pass)

Thank You



Augustine Armijo
construction inspector
augustinearmijo@cabq.gov
o 505.857.8607
c 505.235-8016
cabq.gov/dmd

F15-003

#1

**PRIVATE FACILITY
DRAINAGE COVENANT**

This Drainage Covenant ("Covenant"), between MURPHY PROPERTIES, LLC ("Owner"), whose address is 5124 SECOND STREET NW ALBUQUERQUE, NM 87107, and whose telephone number is 623-698-4003 and the City of Albuquerque, New Mexico, a municipal corporation whose address is P.O. Box 1293, Albuquerque, New Mexico 87103, is made in Albuquerque, Bernalillo County, New Mexico and is entered into as of the date Owner signs this Covenant.

1. Recital. The Owner is the current owner of the following described real property located at [give legal description, and street address] 5124 NORTH SECOND STREET: TRACT 3A, NORTH SECOND STREET BUSINESS CENTER recorded on 5/8/2018, pages 1 through 2, as Document No. 2018040533 in the records of the Bernalillo County Clerk, State of New Mexico (the "Property").

Pursuant to City ordinances, regulations and other applicable laws, the Owner is required to construct and maintain certain drainage facilities on the Property, and the parties wish to enter into this Covenant to establish the obligations and responsibilities of the parties.

2. Description and Construction of Drainage Facility. The Owner shall construct the following "Drainage Facility" within the Property at the at the Owner's sole expense in accordance with the standards, plans and specifications approved by the City:
DETENION/RETENTION POND WITH OUTFALL CONDUITS AS SHOWN APPROVED
GRADING PLAN FILE F15/D052E

The Drainage Facility is more particularly described in Exhibit A attached hereto and made a part hereof.

3. Maintenance of Drainage Facility. The Owner shall maintain the Drainage Facility at Owner's sole cost in accordance with the approved Drainage Report and plans.

4. Benefit to Property. The Owner acknowledges and understands that the Drainage Facility required herein to be constructed on the Owner's property is for the private benefit and protection of the Owner's property and that failure to maintain such facility could result in damage or loss to the Property.

5. Inspection of Drainage Facility. The City shall have no duty or obligation whatsoever to perform any inspection, maintenance or repair of the Drainage Facility, it being the duty of the Owner, its heirs, successors and assigns to construct and maintain the facility in accordance with approved plans and specifications.

6. Liability of City. The Owner understands and agrees that the City shall not be liable to the Owner, its heirs, successors or assigns, or to any third parties for any damages resulting from the Owner's failure to construct, maintain or repair the Drainage Facility.

Doc# 2018047615



7. Indemnification. The Owner owns and controls the Drainage Facility and shall not permit the Drainage Facility to constitute a hazard to the health or safety of the general public. The Owner agrees to indemnify, defend and hold harmless the City, its officials, agents and employees, from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the Owner, its agents, representatives, contractors or subcontractors or arising from the failure of the Owner, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Developer or Owner herein; provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Covenant, this Covenant to indemnify will not extend to liability, claims, damages, losses or expenses, including attorneys' fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the respective indemnitee, or the agents or employees of the respective indemnitee; or (2) the giving of or the failure to give direction or instructions by the respective indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property.

8. Assessment. Nothing in this Covenant shall be construed to relieve the Owner, its heirs, assigns and successors from an assessment against the Owner's property for improvements to the property under a duly authorized and approved Special Assessment District. The parties specifically agree that the value of the Drainage Facility will not reduce the amount assessed by the City.

9. Binding on Owner's Property. The covenants and obligations of the Owner set forth herein shall be binding on the Owner, its heirs, assigns and successors and on the Owner's property and constitute covenants running with the Owner's property until released by the City. This Covenant can only be released by the City's Chief Administrative Officer with concurrence of the City Engineer.

10. Entire Covenant. This Covenant contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

11. Changes to Covenant. Changes to this Covenant are not binding unless made in writing, signed by both parties.

12. Effective Date of Covenant. This Covenant shall be effective as of the date of signature of the Owner.

OWNER:

By [signature]:

Name [print]:

Title:

Dated:

DDO. U

David D. Murphy

Member / Mgr.

5-17-18

CITY OF ALBUQUERQUE:

By:

Curtis a Chene For

Shahab Biazar, P.E., City engineer

Dated:

5-30-18

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO)

)ss

COUNTY OF BERNALILLO)

This instrument was acknowledged before me on this 17 day of May, 2018, by David D. Murphy (name of person signing permit), Member / Manager (title of person signing permit) of Murphy Properties LLC (Owner).

(SEAL)



OFFICIAL SEAL
Rochelle Thompson
NOTARY PUBLIC - STATE OF NEW MEXICO
My Commission Expires March 17, 2021

Rochelle Thompson

Notary Public

My Commission Expires: March 17, 2021

CITY'S ACKNOWLEDGMENT

STATE OF NEW MEXICO)

)ss

COUNTY OF BERNALILLO)

This instrument was acknowledged before me on this 30th day of May, 2018, by Shahab Biazar, P.E., City Engineer, of the City of Albuquerque, a municipal corporation, on behalf of said corporation. Curtis Chenefer

(SEAL)



Charlotte LaBadie

Notary Public

My Commission Expires: March 15, 2021

(EXHIBIT A ATTACHED)

1	4977.25	150-409.25	150-409.25	CP 1.60 D CMT
1274	4977.25	150-409.25	150-409.25	CL 345 H1
2000	4977.25	150-409.25	150-409.25	EX 2' SW CULVERT
2001	4977.25	150-409.25	150-409.25	EX 2' SW CULVERT
2002	4977.25	150-409.25	150-409.25	EX 2' SW CULVERT
2003	4977.25	150-409.25	150-409.25	EX 2' SW CULVERT
2004	4977.25	150-409.25	150-409.25	EX 2' SW CULVERT
2005	4977.25	150-409.25	150-409.25	EX 2' SW CULVERT
2006	4977.25	150-409.25	150-409.25	EX 2' SW CULVERT
2007	4977.25	150-409.25	150-409.25	EX 2' SW CULVERT
2008	4977.25	150-409.25	150-409.25	EX 2' SW CULVERT
2009	4977.25	150-409.25	150-409.25	EX 2' SW CULVERT
2010	4977.25	150-409.25	150-409.25	EX 2' SW CULVERT
2011	4977.25	150-409.25	150-409.25	EX 2' SW CULVERT
2012	4977.25	150-409.25	150-409.25	EX 2' SW CULVERT
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2016	4977.25	150-409.25	150-409.25	EX 2' SW CULVERT
2017	4977.25	150-409.25	150-409.25	EX 2' SW CULVERT
2018	4977.25	150-409.25	150-409.25	EX 2' SW CULVERT
2019	4977.25	150-409.25	150-409.25	EX 2' SW CULVERT
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2052	4977.25	150-409.25	150-409.25	EX 2' SW CULVERT
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2054	4977.25	150-409.25	150-409.25	EX 2' SW CULVERT
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2057	4977.25	150-409.25	150-409.25	EX 2' SW CULVERT
2058	4977.25	150-409.25	150-409.25	EX 2' SW CULVERT
2059	4977.25	150-409.25	150-409.25	EX 2' SW CULVERT
2060	4977.25	150-409.25	150-409.25	EX 2' SW CULVERT
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2067	4977.25	150-409.25	150-409.25	EX 2' SW CULVERT
2068	4977.25	150-409.25	150-409.25	EX 2' SW CULVERT
2069	4977.25	150-409.25	150-409.25	EX 2' SW CULVERT
2070	4977.25	150-409.25	150-409.25	EX 2' SW CULVERT
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2072	4977.25	150-409.25	150-409.25	EX 2' SW CULVERT
2073	4977.25	150-409.25	150-409.25	EX 2' SW CULVERT
2074	4977.25	150-409.25	150-409.25	EX 2' SW CULVERT
2075	4977.25	150-409.25	150-409.25	EX 2' SW CULVERT
2076	4977.25	150-409.25	150-409.25	EX 2' SW CULVERT
2077	4977.25	150-409.25	150-409.25	EX 2' SW CULVERT
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2080	4977.25	150-409.25	150-409.25	EX 2' SW CULVERT
2081	4977.25	150-409.25	150-409.25	EX 2' SW CULVERT
2082	4977.25	150-409.25	150-409.25	EX 2' SW CULVERT
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2086	4977.25	150-409.25	150-409.25	EX 2' SW CULVERT
2087	4977.25	150-409.25	150-409.25	EX 2' SW CULVERT
2088	4977.25	150-409.25	150-409.25	EX 2' SW CULVERT
2089	4977.25	150-409.25	150-409.25	EX 2' SW CULVERT
2090	4977.25	150-409.25	150-409.25	EX 2' SW CULVERT
2091	4977.25	150-409.25	150-409.25	EX 2' SW CULVERT
2092	4977.25	150-409.25	150-409.25	EX 2' SW CULVERT
2093	4977.25	150-409.25	150-409.25	EX 2' SW CULVERT
2094	4977.25	150-409.25	150-409.25	EX 2' SW CULVERT
2095	4977.25	150-409.25	150-409.25	EX 2' SW CULVERT
2096	4977.25	150-409.25	150-409.25	EX 2' SW CULVERT
2097	4977.25	150-409.25	150-409.25	EX 2' SW CULVERT
2098	4977.25	150-409.25	150-409.25	EX 2' SW CULVERT
2099	4977.25	150-409.25	150-409.25	EX 2' SW CULVERT
2100	4977.25	150-409.25	150-409.25	EX 2' SW CULVERT

- for the location of existing utilities.
- Prior to construction, the contractor shall excavate the locations of all obstructions. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay.
- Maintenance of the facility shall be the responsibility of the property being served.
- Work on arterial streets shall be performed on a project basis. Contractor must contact Jason Rodriguez at 235-3416 to schedule inspection.

STREET MAINTENANCE INSPECTOR
APPROVAL _____

