

# CITY OF ALBUQUERQUE



September 14, 2015

Augustine Grace, PE  
ACG Engineering & Construction Mgt.  
10021 Corona Ave. NE  
Albuquerque, NM 87122

**Re: Commercial Self Storage  
101 & 106 Mescalero Rd. NW 87107  
Request Permanent C.O. - Accepted  
Engineer's Stamp dated: 8-1-15 (G15D009)  
Certification dated: 7-7-15**

Dear Mr. Grace,

Based on the Certification received 9/2/2015, 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.

PO Box 1293

Albuquerque

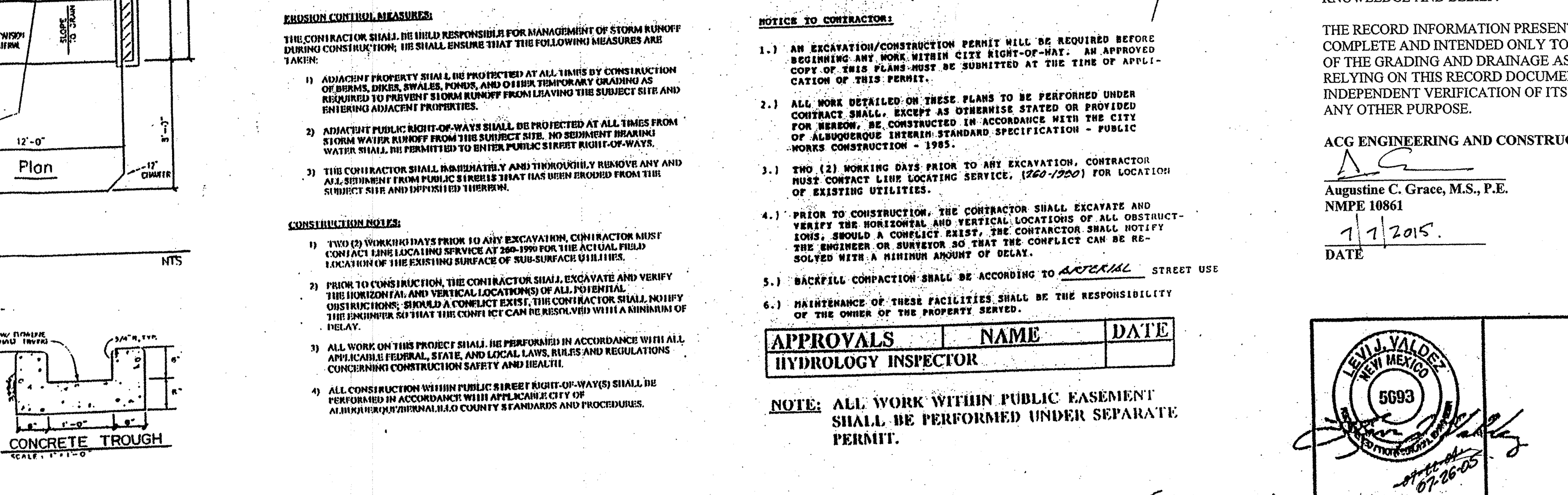
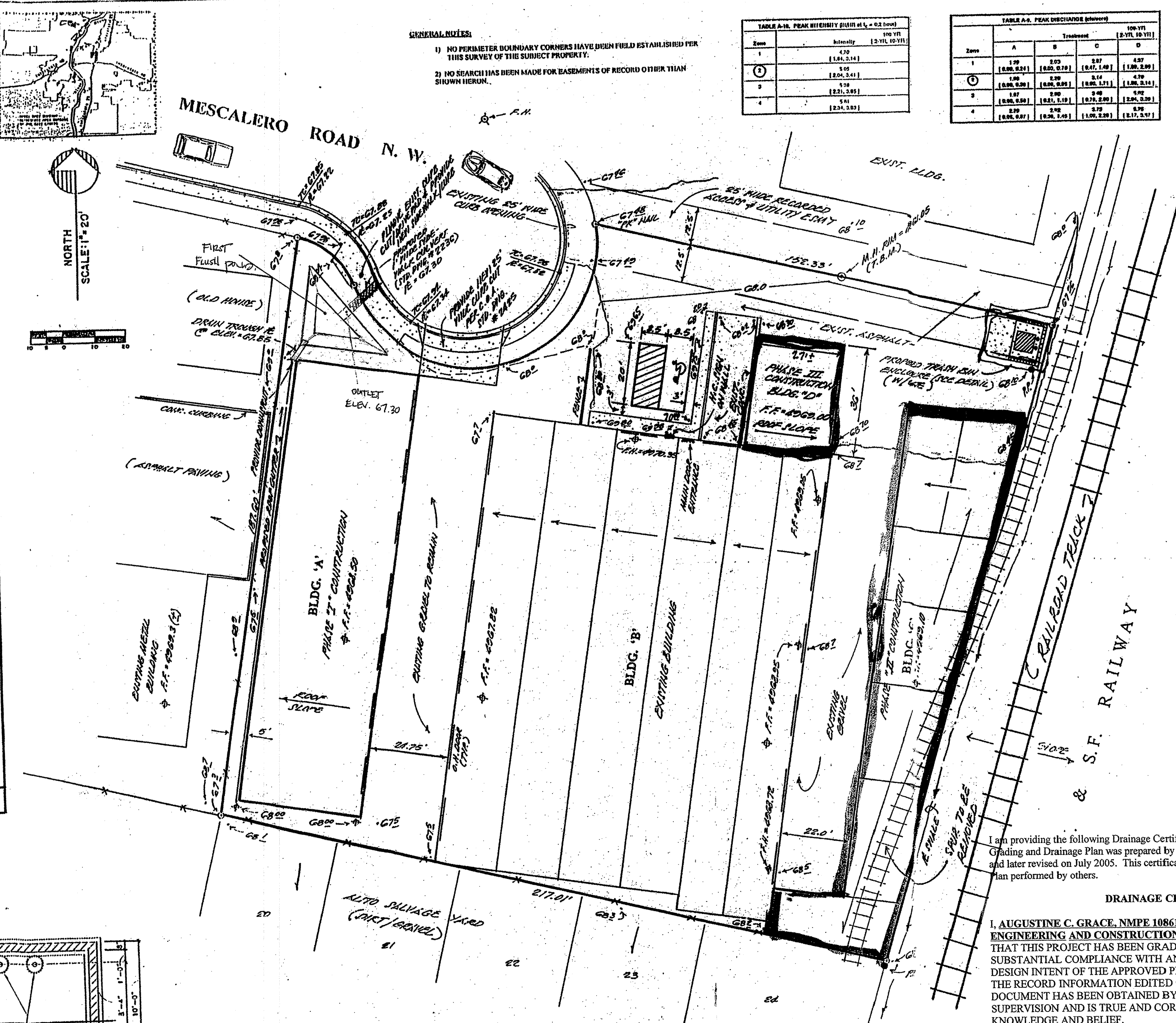
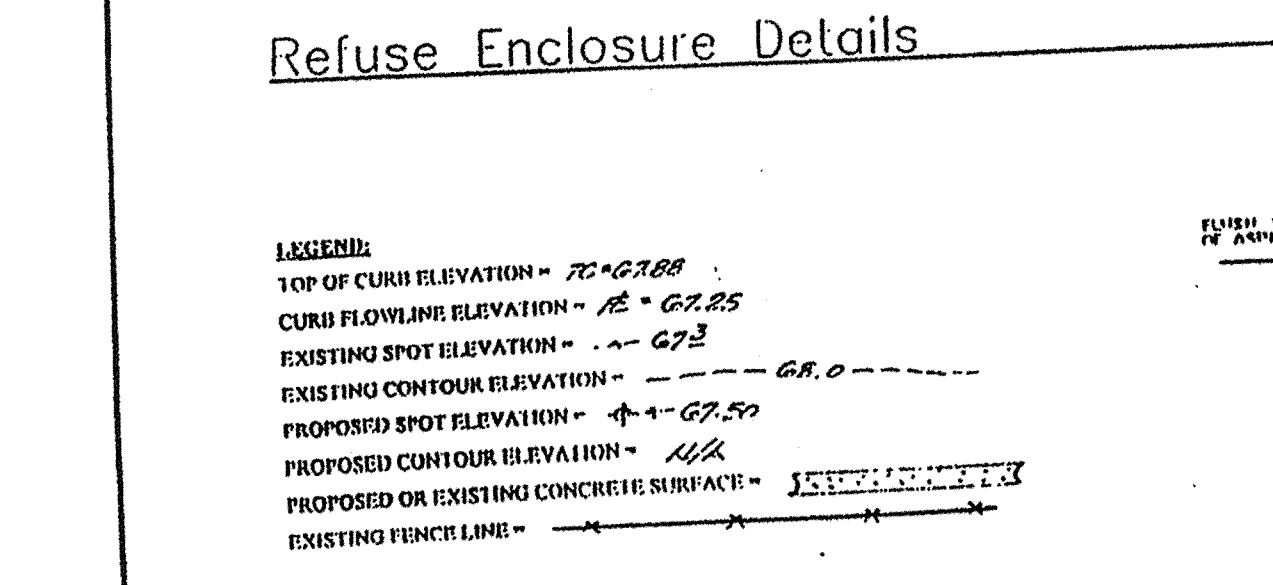
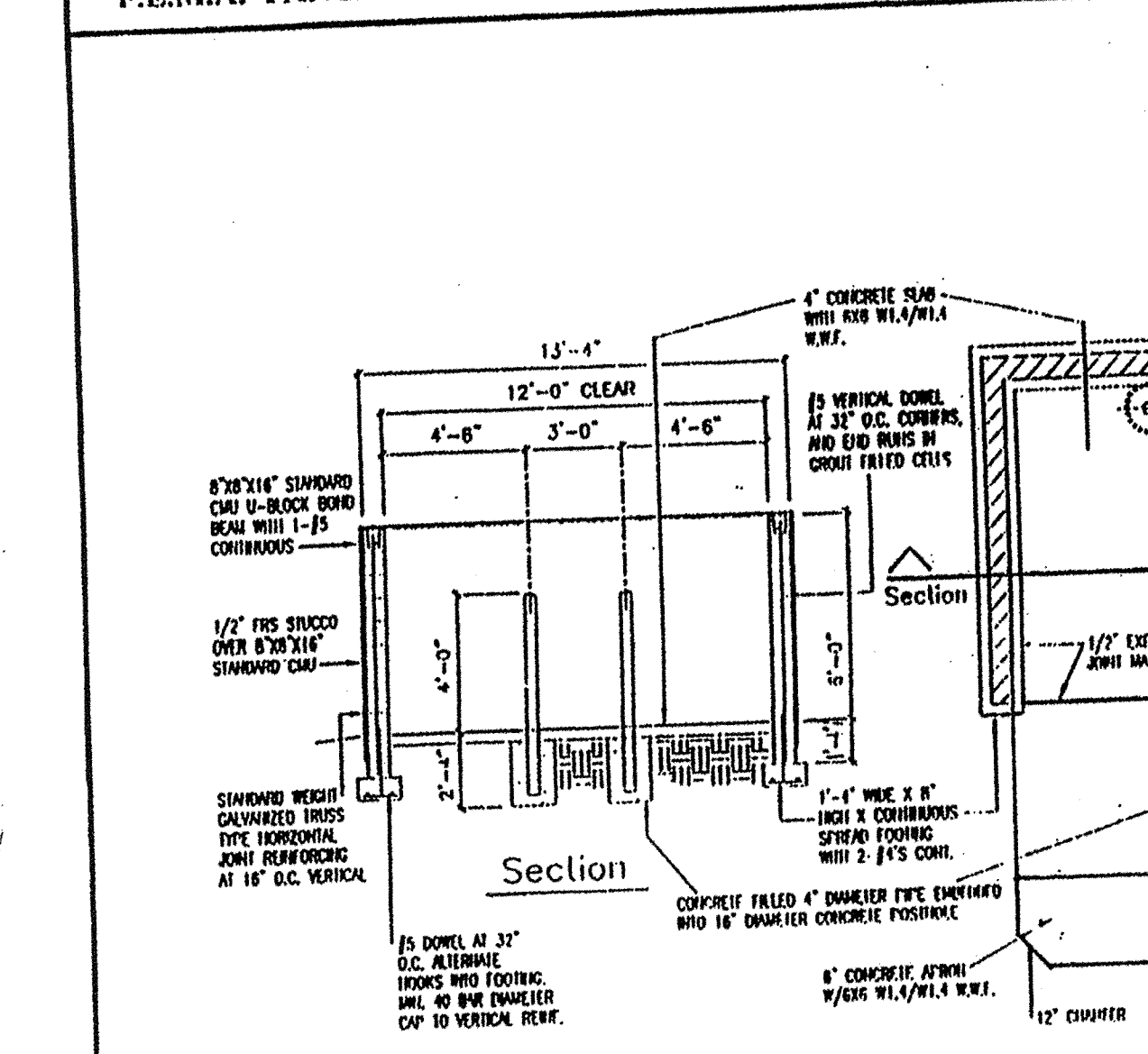
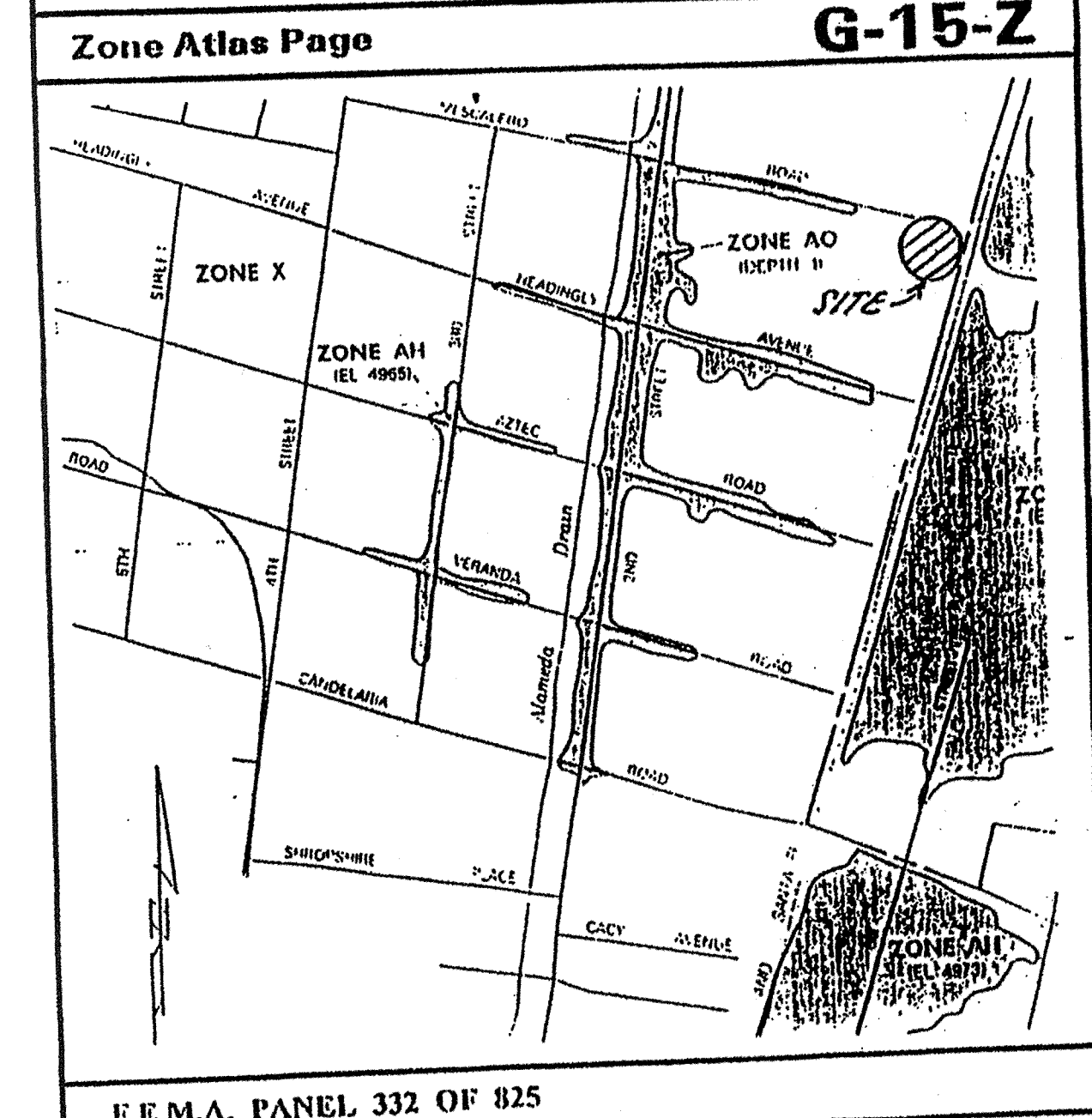
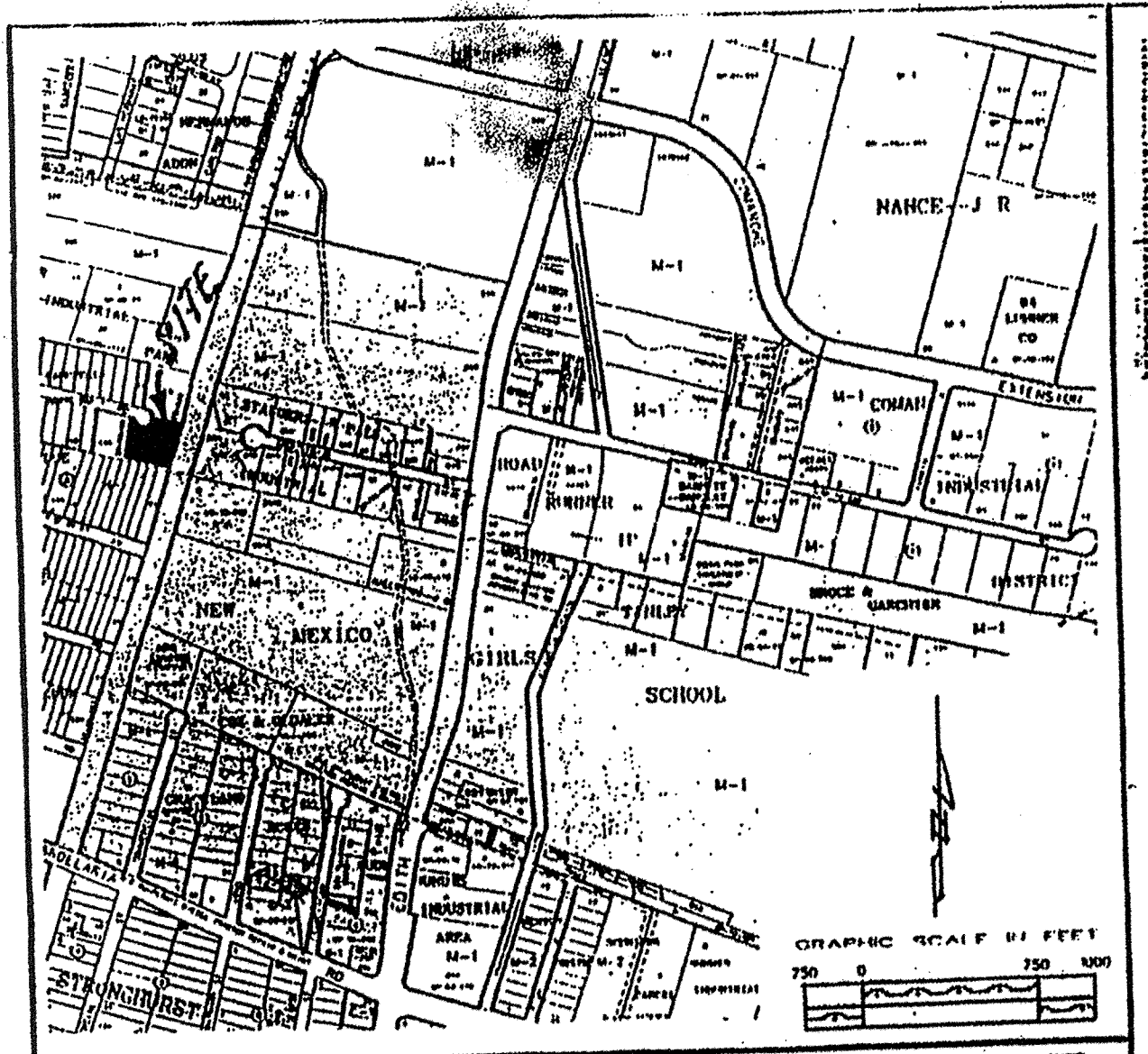
New Mexico 87103

Sincerely,

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

www.cabq.gov      C:      TE/RH  
email





**PRECIPITATION ZONES**

Desert Southwest's four precipitation zones are indicated in TABLE A-1 and on FIGURE A-1.

Zone	Location
1	West of the Rio Grande
2	Between the Rio Grande and San Mateo
3	Between San Mateo and Eubank, North of Interstate 40; and between San Mateo and the East boundary of Range 4 East, South of Interstate 40
4	East of Eubank, North of Interstate 40; and East of the East boundary of Range 4 East, South of Interstate 40

**FIGURE A-1**

**TABLE A-4. LAND TREATMENT**

Treatment	Land Condition
A	Soil uncompacted by human activity with 0 to 10 percent of native grasses, weeds and shrubs in typical densities with disturbance to grazing, groundcover and infiltration capacity. Unfertilized.
B	Indigenous trees, shrubs and grasses with 0 to 10 percent of native grasses, weeds and shrubs, and soil uncompacted by human activity with 0 to 10 percent of native grasses, weeds and shrubs in typical densities with disturbance to grazing, groundcover and infiltration capacity. Unfertilized.
C	Soil compacted by human activity. Unfertilized. Unfertilized. Induced trees and shrubs with 0 to 10 percent of native grasses, weeds and shrubs, and soil uncompacted by human activity with 0 to 10 percent of native grasses, weeds and shrubs in typical densities with disturbance to grazing, groundcover and infiltration capacity. Unfertilized.
D	Supervisory maintenance and control.

**DRAINAGE COMMENTS**

AS SHOWN ON THE VERTICAL MAP HEREON, THE SUBJECT SITE IS LOCATED AT THE EAST END OF MESCALERO ROAD N.W. (A CUL-DE-SAC STREET) WHICH LIES EAST OF 2<sup>ND</sup> STREET N.W. IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO. AS SHOWN ON F.E.M.A. PANEL 332 OF 825, THE SUBJECT SITE IS NOT LOCATED WITHIN A DESIGNATED FLOODPLAIN, HOWEVER, THERE IS AN APPROXIMATE 25' DEPTH FLOODING CONDITION APPROXIMATELY 250' DOWNSTREAM AND WEST OF THE SUBJECT SITE HEREIN.

THE SUBJECT PROPERTY, 1) DOES NOT CONTRIBUTE TO THE OFFSITE FLOWS OF ADJACENT PROPERTIES, 2) DOES NOT ACCEPT OFFSITE FLOWS FROM ADJACENT PROPERTIES, 3) IS NOT LOCATED WITHIN A DESIGNATED FLOODPLAIN (THE FREE DISCHARGE OF THE PROPOSED DEVELOPED FLOWS THAT WILL HAVE AN INCREASE OF 0.41 CFS TO THE EXISTING CONDITIONS WILL NOT HAVE AN ADVERSE AFFECT TO DOWNSTREAM PROPERTIES), 4) NOT LOCATED ADJACENT TO AN ARTIFICIAL OR NATURAL WATER COURSE.

**DRAINAGE CALCULATIONS:**

SITE AREA: 1.01 ACRES  
 PRECIPITATION ZONE: TWO (2)  
 PEAK INTENSITY: IN./HR. AT 1<sup>st</sup> = TWELVE (12) MINUTES, 100-YR = 5.05

**EXISTING CONDITIONS:**

TREATMENT	AREAS/ACRES	FACTOR	CFS
C	0.48	X 3.14	1.51
D	0.55	X 4.70	2.59

**PROPOSED DEVELOPED CONDITIONS:**

TREATMENT	AREAS/ACRES	FACTOR	CFS
C	0.21	X 3.14	0.66
D	0.82	X 4.70	3.85

**NOTE:** PHASE III CONSTRUCTION OF BLDG. "D" WILL BE CONSTRUCTED OVER WHAT IS NOW ASPHALT PAVING; THEREFORE, THERE IS NO INCREASE OF DEVELOPED FLOWS.

I am providing the following Drainage Certification for the referenced location. A Grading and Drainage Plan was prepared by others (Levi Valdez, PE) dated July, 2004 and later revised on July 2005. This certification references the Grading and Drainage Plan performed by others.

**DRAINAGE CERTIFICATION**

I, AUGUSTINE C. GRACE, NMPE 10861, OF THE FIRM OF ACG ENGINEERING AND CONSTRUCTION MANAGEMENT, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED JULY, 2005 REVISION. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY ME OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

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

ACG ENGINEERING AND CONSTRUCTION MANAGEMENT  
 Augustine C. Grace, M.S., P.E.  
 NMPE 10861

1/1/2015  
 DATE

**APPROVALS**

NAME	DATE
HYDROLOGY INSPECTOR	

**NOTE:** ALL WORK WITHIN PUBLIC EASEMENT SHALL BE PERFORMED UNDER SEPARATE PERMIT.

**LEGAL DESCRIPTION:**

LOTS "B", "C", AND "D", CAMPBELL'S ADDITION TO THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, (CITY ZONE ATLAS "G-15-Z").

**BENCH MARK REFERENCE:**

STATION "BM-17-10", LOCATED ON THE NUR OF THE INTERSECTION OF 2<sup>ND</sup> STREET N.W., MESCALERO ROAD N.W., M.S.L. ELEVATION (PROJECT T.B.M. AS SHOWN ON THE PLAN)

**REVISION OF A PROPOSED DRAINAGE PLAN FOR 106 & 109 MESCALERO ROAD N.W. ALBUQUERQUE, NEW MEXICO JULY, 2004 (REVISION: JULY, 2005)**





# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

201492172  
201492173

Project Title: COMMERCIAL SELF STORAGE Building Permit #: \_\_\_\_\_ City Drainage #: \_\_\_\_\_  
DRM#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: CAMPBELL ADDITION NO. 1

City Address: 101 & 106 MESCALERO RD. NW 87107

Engineering Firm: ACG ENGINEERING & CONSTRUCTION MGT.

Contact: AUGUSTINE GRACE, P.E.

Address: 10021 CORONA AVE. NE ALBUQUERQUE, NM 87122

Phone#: 505-379-3671

Fax#: \_\_\_\_\_

E-mail: ACGENGINEERING@GMAIL.COM

Owner: COMMERCIAL SELF-STORAGE

Contact: JEFF JESIONOWSKI

Address: 100 MESCALERO RD. NW ALBUQUERQUE, NM 87107

Phone#: 505-289-0991

Fax#: \_\_\_\_\_

E-mail: Jeff@amcdevelopment.net

Architect: \_\_\_\_\_

Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_

Fax#: \_\_\_\_\_

E-mail: \_\_\_\_\_

Surveyor: \_\_\_\_\_

Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_

Fax#: \_\_\_\_\_

E-mail: \_\_\_\_\_

Contractor: SAME AS ENGINEERING FIRM

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)
- ☐ 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
- ☐ 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) \_\_\_\_\_

WAS A PRE-DESIGN CONFERENCE ATTENDED: \_\_\_\_\_

Yes

No

Copy Provided

DATE SUBMITTED: 07/16/15

By: AUGUSTINE GRACE, P.E.

A.C.

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
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 that are part of a larger common plan of development