

CITY OF ALBUQUERQUE



August 28, 2019

Vince Carrica, PE
Tierra West LLC
5571 Midway Park Place NE
Albuquerque, NM

**Re: U-Haul West Bluff
1801 Atrisco Dr. NW Albuquerque NM 87120
Request for Certificate of Occupancy
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 08-22-2019 (H11D059)
Certification dated 08-22-19**

Dear Mr. Carrica,

Based upon the information provided in your Pictures received 8-28-19, 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.

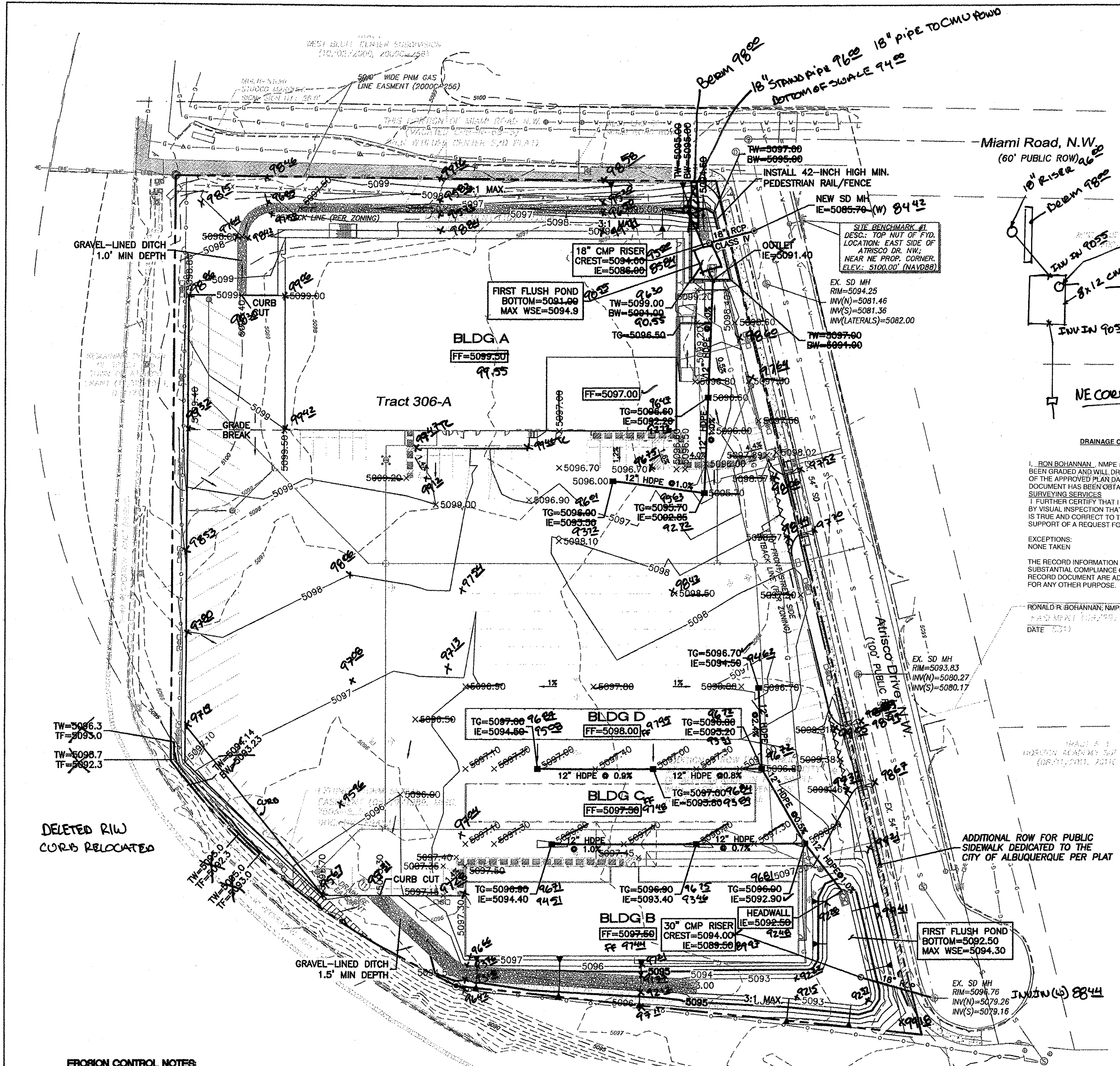
If you have any questions, please contact Ernie Gomez at (505) 924-3981.

Sincerely,

Ernest Armijo, P.E.
Senior Engineer, Planning Dept.
Development Review Services

Ernie Gomez
Plan Checker, Planning Dept.
Development Review Services

EG via: email
C: CO Clerk, File



- LEGEND**
- CURB & GUTTER
 - BOUNDARY LINE
 - EASEMENT
 - CENTERLINE
 - RIGHT-OF-WAY
 - BUILDING
 - SIDEWALK
 - RETAINING WALL
 - CONTOUR MAJOR
 - CONTOUR MINOR
 - SPOT ELEVATION
 - FLOW ARROW
 - EXISTING CURB & GUTTER
 - EXISTING BOUNDARY LINE
 - EXISTING CONTOUR MAJOR
 - EXISTING CONTOUR MINOR
 - EXISTING SPOT ELEVATION
 - ACCESSIBLE ROUTE
 - WATERBLOCK

DRAINAGE CERTIFICATION WITH SURVEY WORK DONE BY PROFESSIONAL SURVEYOR

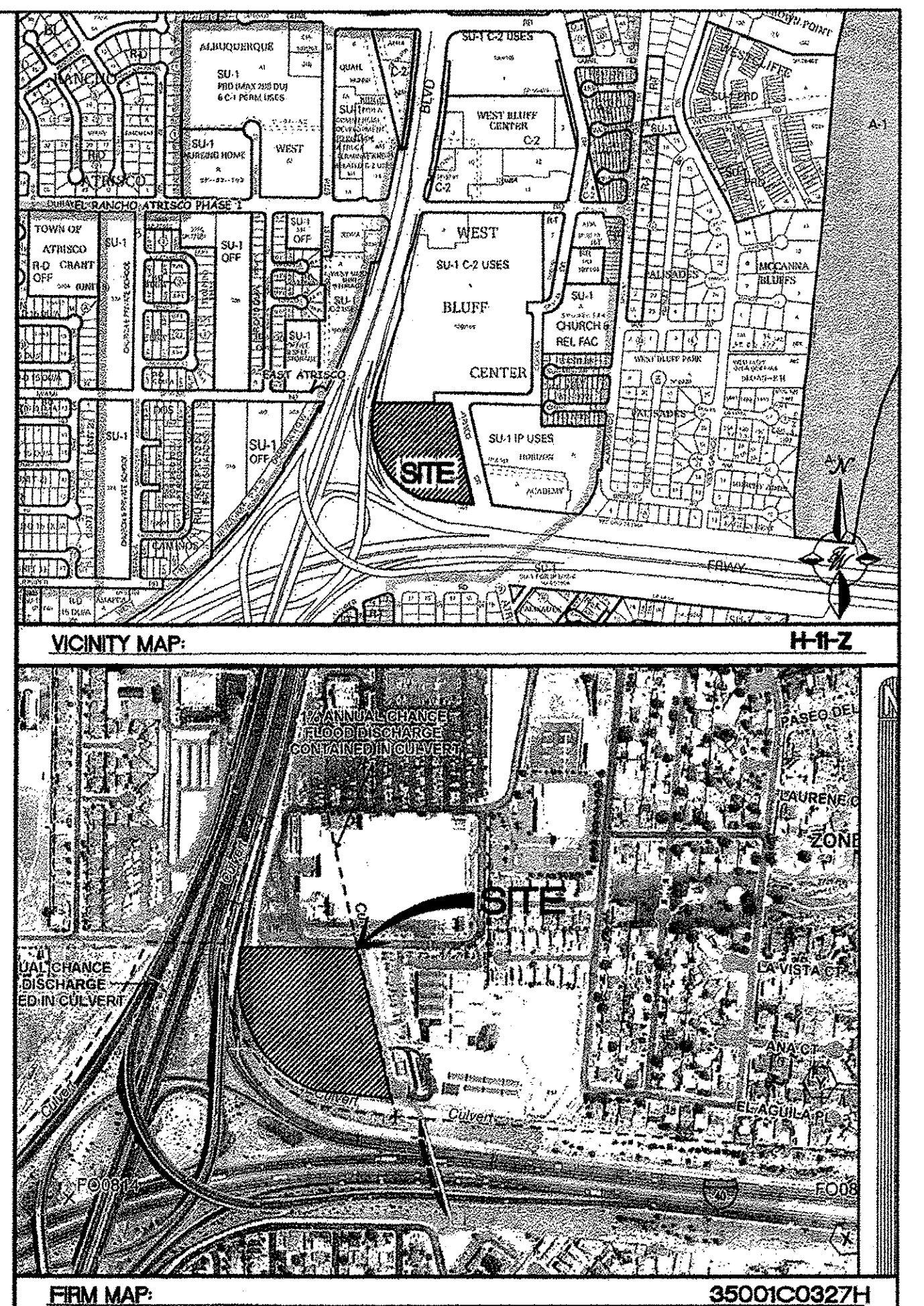
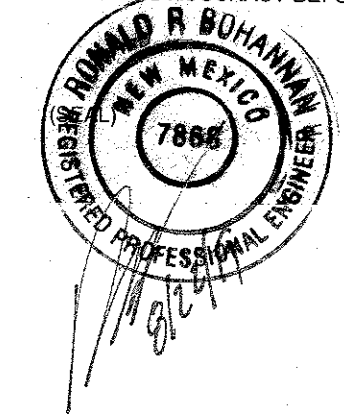
I, RONALD R. BOHANNAN, N.M.P.E. # 7868, OF THE FIRM, TERRA WEST, LLC, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 12/20/17 THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY JOHN STEVEN SANDOVAL, N.M.P.S. # 12351, OF THE FIRM, CONSTRUCTION SURVEYING SERVICES.

I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 8/24/19 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR PERMANENT CERTIFICATE OF OCCUPANCY.

EXCEPTIONS:
NONE TAKEN

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERY 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.

RONALD R. BOHANNAN, N.M.P.E. # 7868
REGISTERED PROFESSIONAL SURVEYOR
DATE: 8/24/19



- NOTICE TO CONTRACTORS**
- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
 - 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.
 - TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
 - 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.
 - BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
 - MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
 - WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

APPROVAL	NAME	DATE
INSPECTOR		

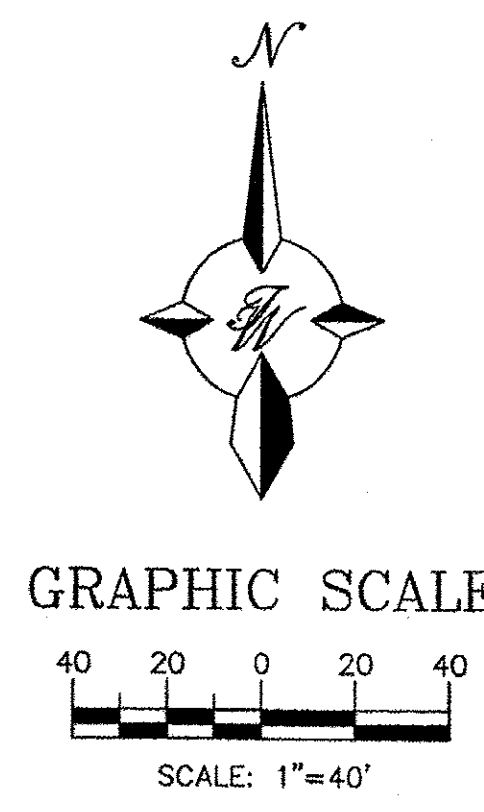
- EROSION CONTROL NOTES**
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
 - CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
 - CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
 - REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
 - ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

Interstate 40
(N.M.P. NO. TPU-040-3(89)155 PUBLIC ROW WIDTH VARIES)

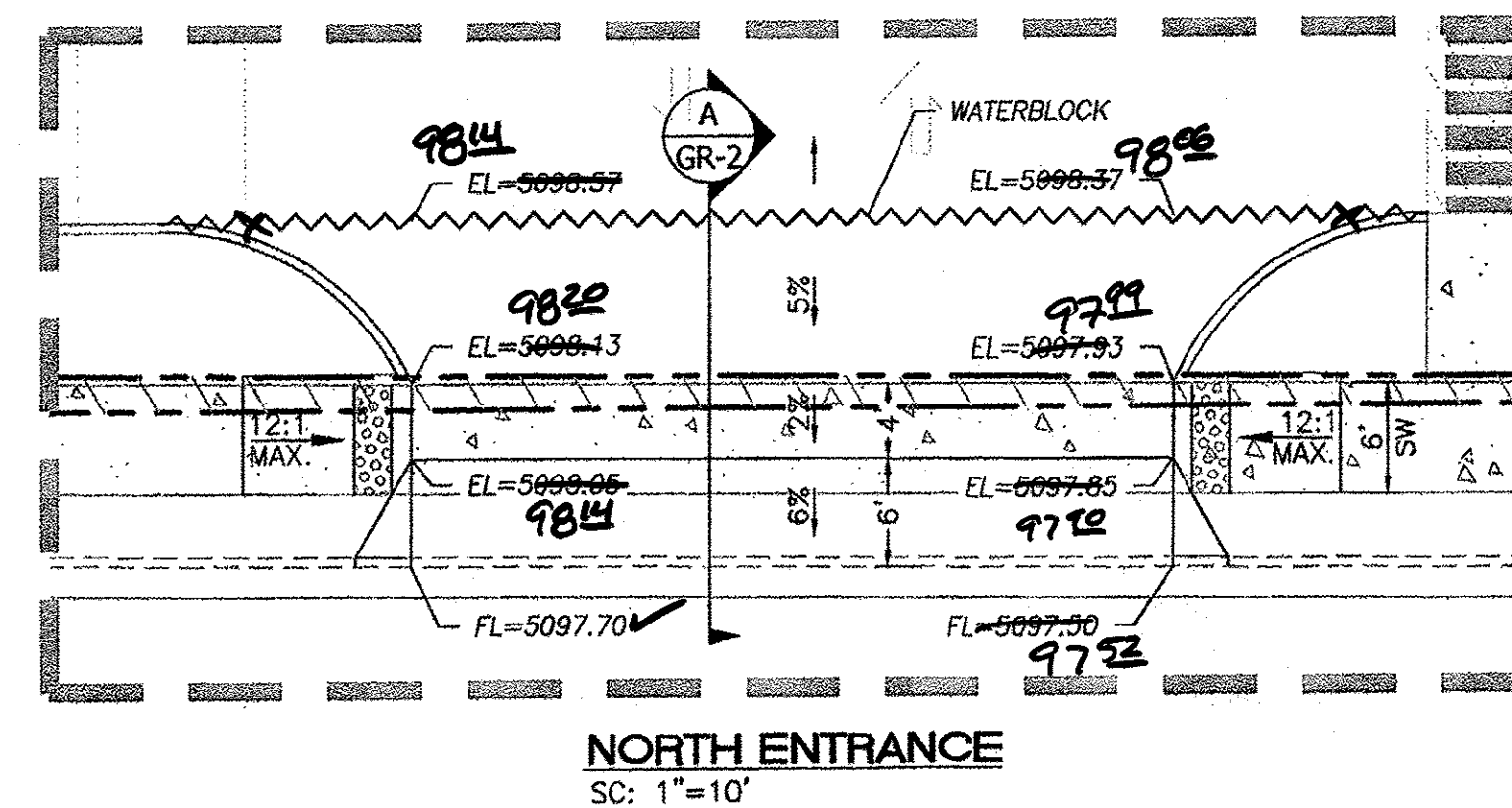
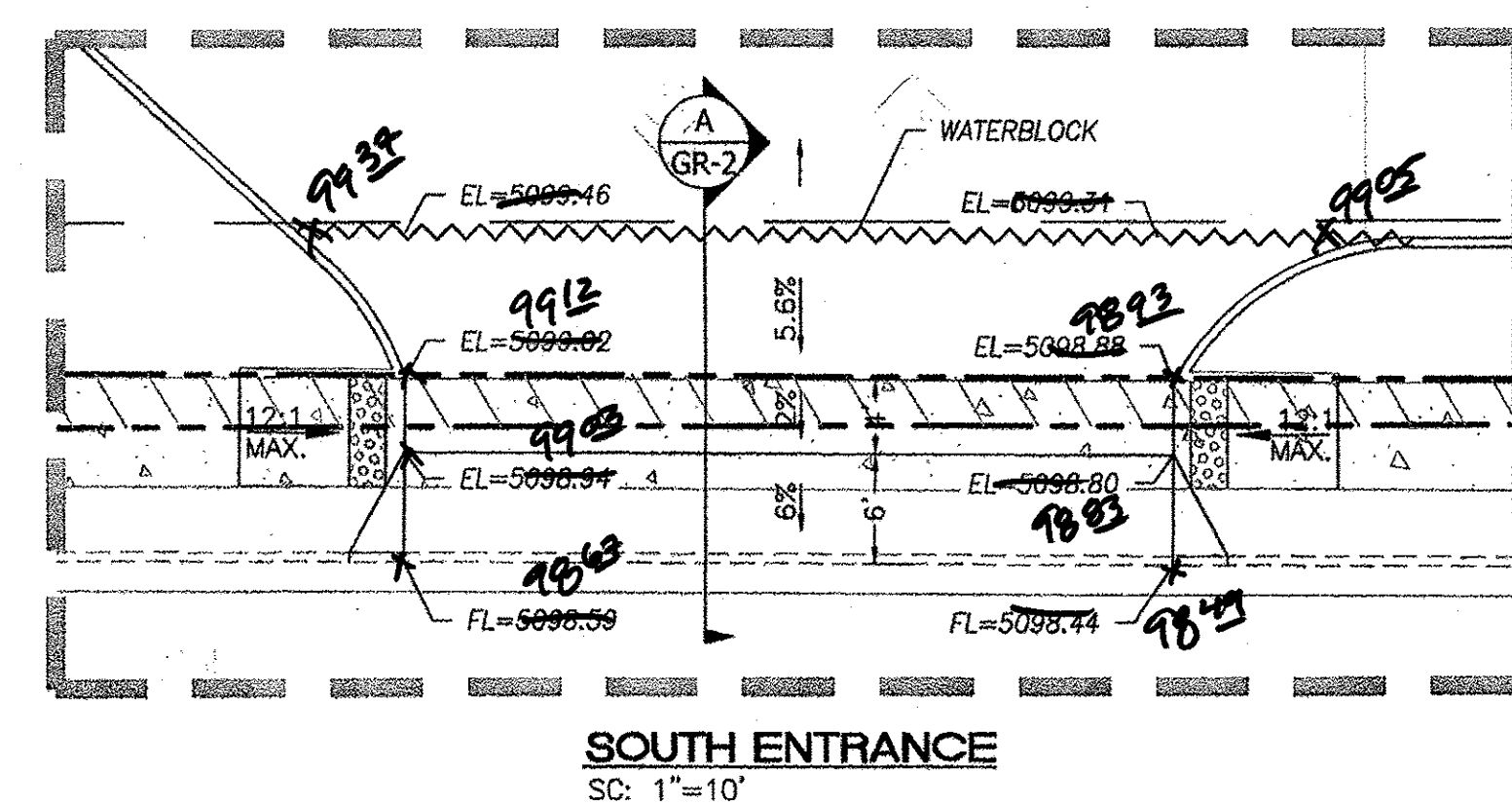
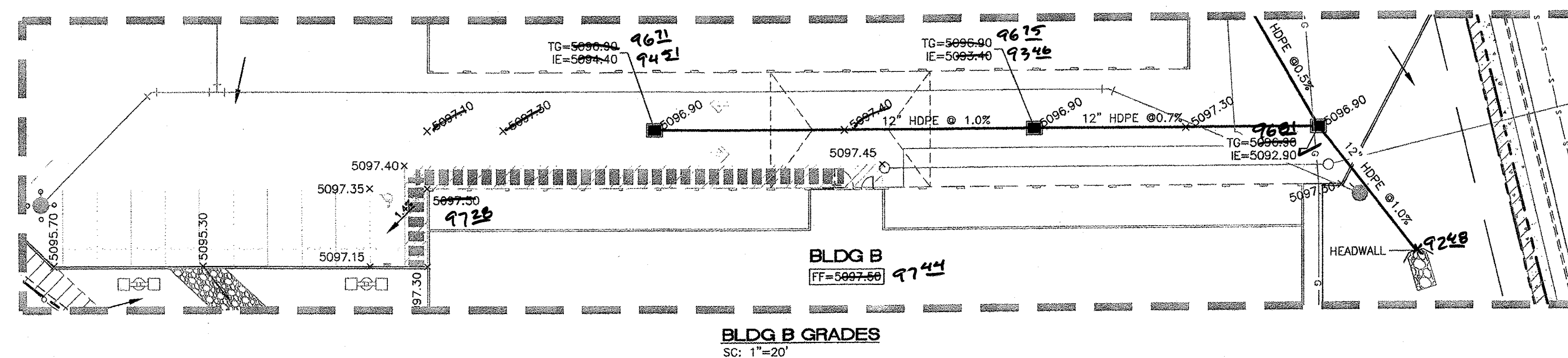
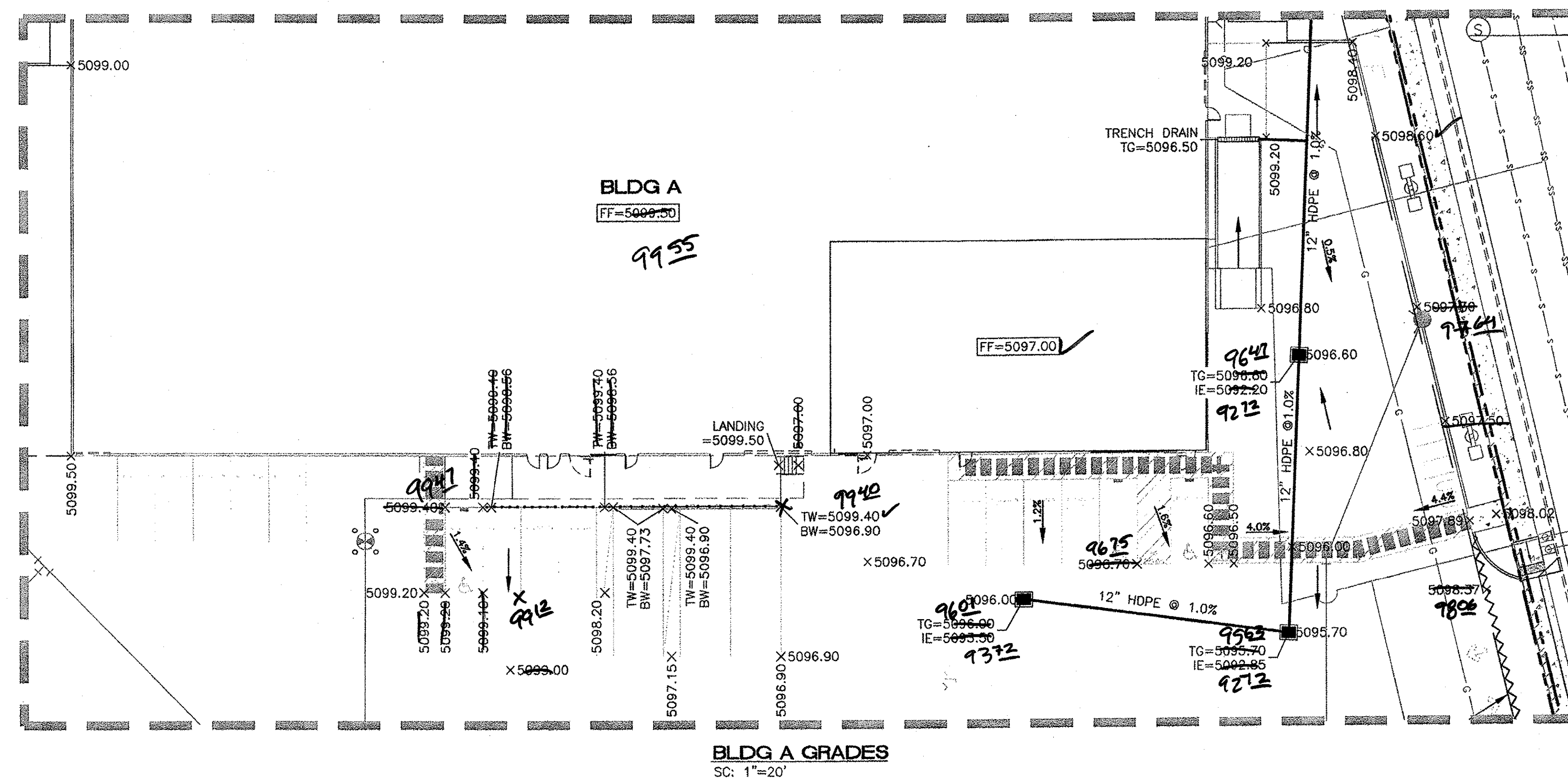
CAUTION

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

- NOTES:**
- ALL EXISTING STORM DRAIN RIM & INVERT INFORMATION ALONG ATRISCO DR NW FROM CITY PROJECT NO. 3558.
 - SEE SHEET GR-2 FOR DETAILED ACCESSIBLE ROUTE.



ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868	WEST BLUFF BUSINESS CENTER GRADING AND DRAINAGE PLAN	DRAWN BY DY DATE 1/30/17 2016061-GRB	
	TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierawestllc.com	SHEET # GR-1	JOB # 2016061



0.87'
WATER
BLOCK

5%

R/W

2%

6%

ATRISCO

SW PER ADA

4'

6'

SECTION A-A












SC: 1"=10'

- ## **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 (CITY) ACCEPTANCE OF ANY PROJECT.

CAUTION

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LEGEND

- | | |
|---|------------------------|
|  | CURB & GUTTER |
|  | BOUNDARY LINE |
|  | EASEMENT |
|  | CENTERLINE |
|  | BUILDING |
|  | SIDEWALK |
| $\times 5048.25$ | SPOT ELEVATION |
|  | FLOW ARROW |
|  | EXISTING CURB & GUTTER |
|  | EXISTING BOUNDARY LINE |
|  | ACCESSIBLE ROUTE |
|  | WATERBLOCK |

DRAINAGE CERTIFICATION WITH SURVEY WORK DONE BY PROFESSIONAL SURVEYOR

I, RON BOHANNAN, NMP# 8788, OF THE FIRM, TIERRA WEST LLC, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN DRAINAGE AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 1/30/17 THE RECORD INFORMATION EDITED onto the ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY JOHN STEVEN SANDOVAL, NMP# 87301, OF THE FIRM, CONSTRUCTION SURVEYING SERVICES INC.

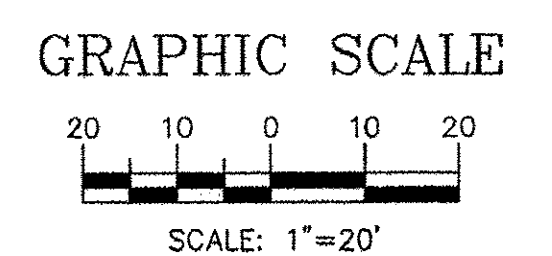
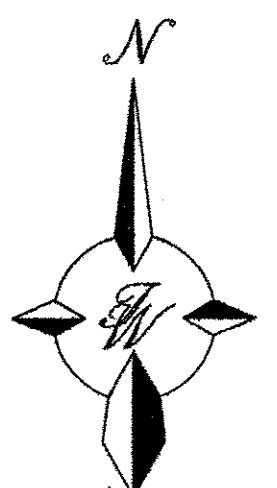
I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 4/11/17 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF THE ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR PERMANENT CERTIFICATE OF OCCUPANCY.



EXCEPTIONS:
NONE TAKEN

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RONALD R. BOHANNAN, NMPE # 7868

DATE _____



<p>ENGINEER'S SEAL</p>	<p>WEST BLUFF BUSINESS CENTER</p>	<p>DRAWN BY DY</p>
	<p>GRADING AND DRAINAGE PLAN</p>	<p>DATE 1/25/17</p>
<p>RONALD R. BOHANNAN P.E. #7868</p>	 <p><i>TIERRA WEST, LLC</i> 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com</p>	<p>SHEET # GR-2</p>
		<p>JOB # 2016061</p>

Bill of Materials

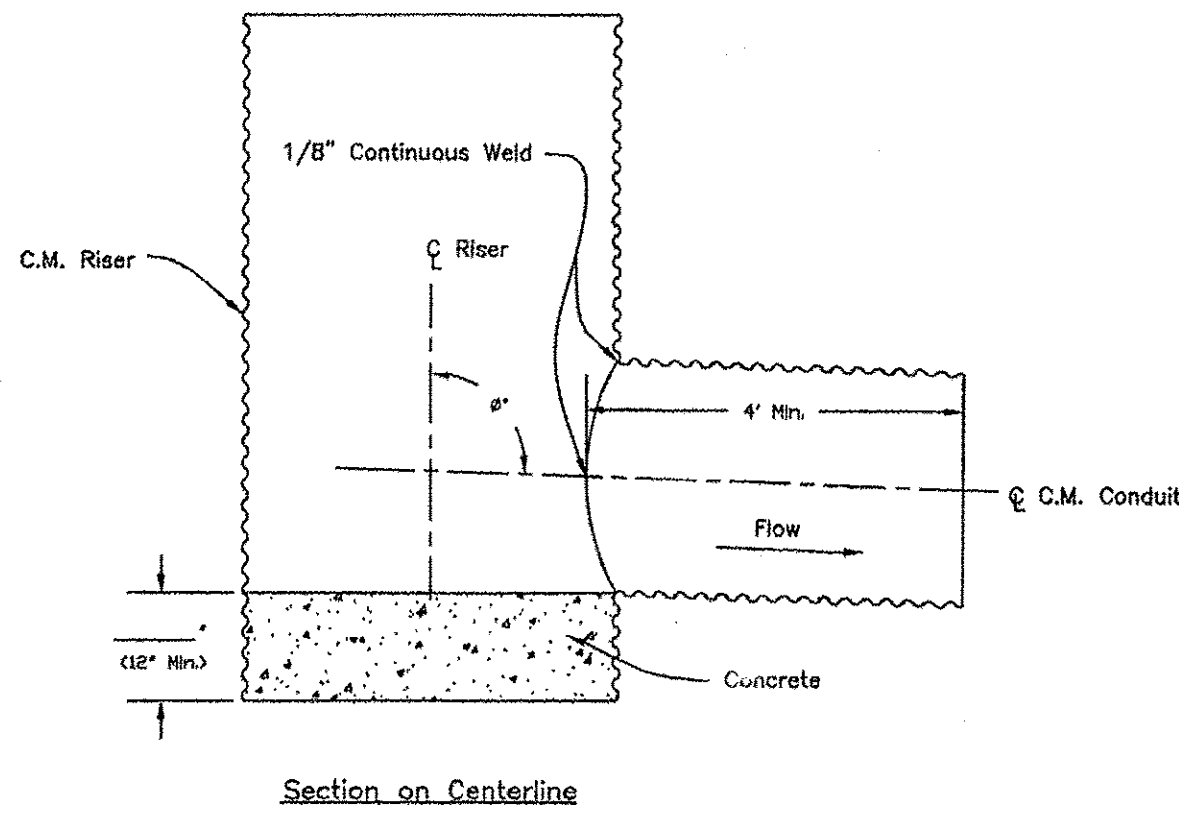
C.M. Riser _____ Diam., _____ Lin. Ft., Metal thickness = _____" (_____ Gage)

C.M. Conduit _____ Diam., _____ Lin. Ft., Metal thickness = _____" (_____ Gage)

Angle = _____ Degrees

Volume of Concrete = _____ Cu. Yds.

Concrete Table	
Riser Diameter (Inches)	Volume of Concrete (Cu. Yds./Inch)
18	.0055
21	.0074
24	.0097
30	.0152
36	.0218



- Notes:
- The maximum diameter of the C.M. riser shall be 36".
 - The maximum height of the C.M. riser measured from the top of the riser to the invert of the C.M. conduit shall be 13 feet.

USDA
United States
Department of
Agriculture
Natural Resources
Conservation Service

C.M. RISER DETAILS
(ROUND CONCRETE BASE)

CLIENT: ###
COUNTY: ###

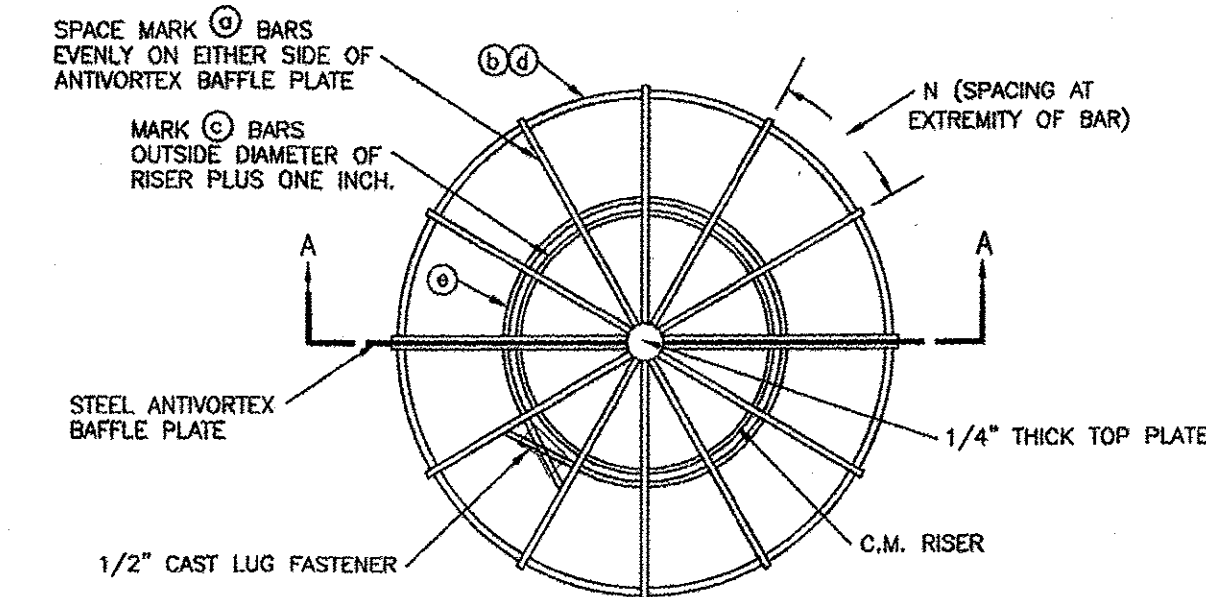
Designed: ### Date: ###
File Name: W-261
Drawn: ### Date: 07/14
Checked: ###
Approved: ###
Sheet XX of ###

USDA
United States
Department of
Agriculture
Natural Resources
Conservation Service

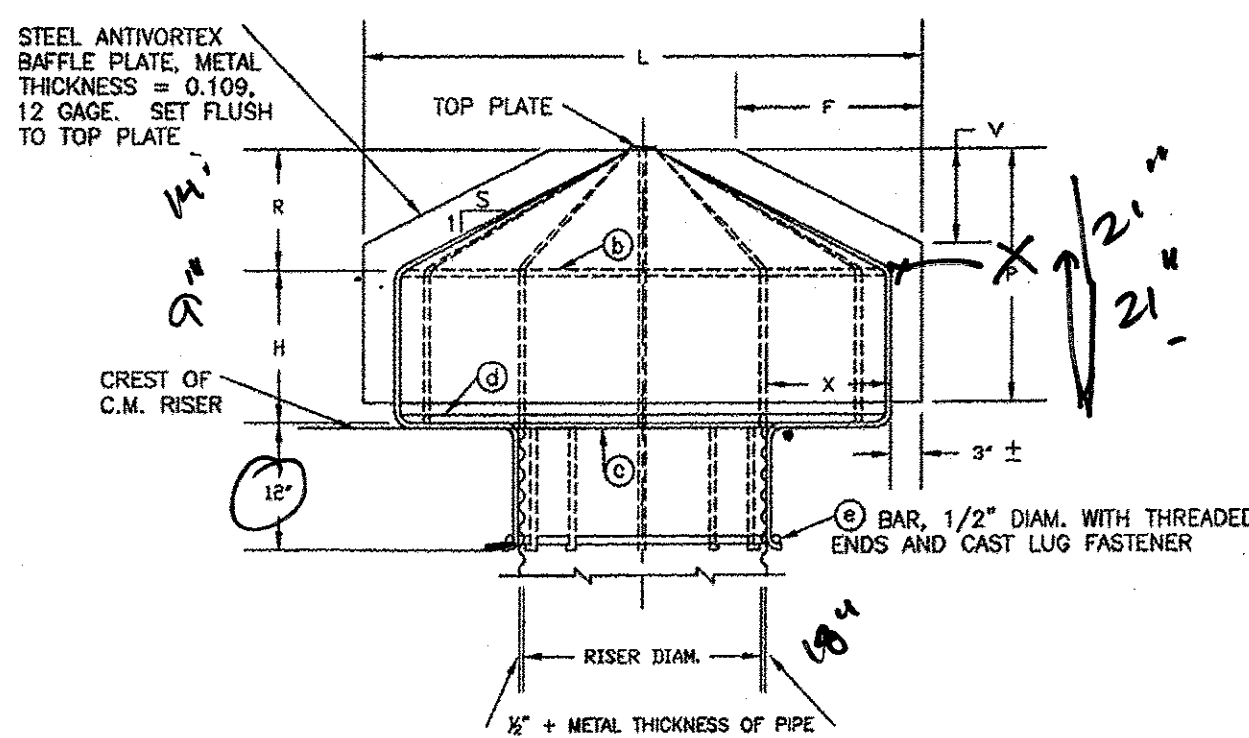
CONICAL TRASH RACK AND
BAFFLE PLATE FOR 18" TO 36"
DIAM. C.M. RISERS

CLIENT: ###
COUNTY: ###

Designed: ### Date: ###
File Name: W-275
Drawn: ### Date: 07/14
Checked: ###
Approved: ###
Sheet XX of ###



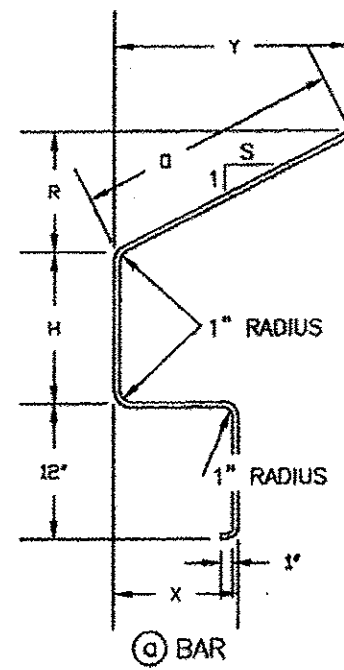
PLAN VIEW



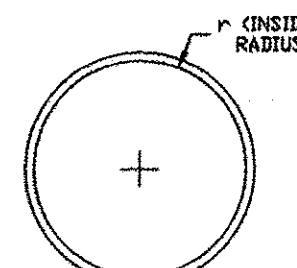
SECTION A-A

ALL BARS FORMING CONICAL TRASH
RACK ARE MARK (C) BARS, UNLESS
OTHERWISE NOTED.

- NOTES:
- WELD 4 MARK (C) BARS TO BAFFLE PLATE AND TO TOP PLATE. WELD MARK (C) AND MARK (D) BARS TO 4 MARK (C) BARS. WELD MARK (D) BAR TO MARK (C) BARS. WELD REMAINING MARK (C) BARS TO MARK (D), MARK (C), AND MARK (D) BARS AND TOP PLATE.
 - THE TRASH RACK AND ANTIVORTEX BAFFLE PLATE, MAY BE FABRICATED AS A UNIT, OR TRASH RACK MAY BE FABRICATED IN IDENTICAL HALVES AND ATTACHED TO BAFFLE PLATE WITH 1/2" DIAM. U BOLTS SPACED APPROXIMATELY 12 INCHES CENTER TO CENTER ALONG THE VERTICAL AND INCLINED SECTIONS OF THE MARK (C) BARS NEXT TO THE PLATE.
 - ALL BARS ARE SMOOTH ROUND BARS.
 - COAT WITH A RUST INHIBITIVE PAINT.

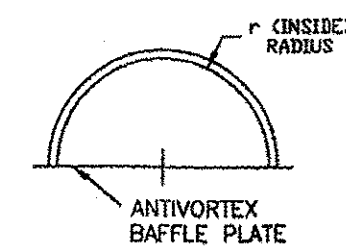


(C) BAR

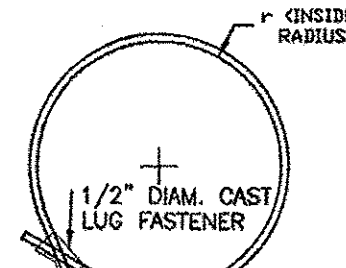


(C) AND (D) BARS

BENDING DIAGRAMS



(D) BAR



(D) BAR

TABLE OF DIMENSIONS AND QUANTITIES												
(C) BARS 5/8" DIAMETER												
H	R	X	Y	S	O	INCHES	INCHES	INCHES	INCHES	NO.	N	V
INCHES	INCHES	INCHES	INCHES	INCHES	INCHES	INCHES	INCHES	INCHES	INCHES	REQ'D	INCHES	INCHES
9	14-1/8	6	14-1/8	20	4"	10	11-7/16	3"	21	8	8	
18" DIAMETER CORRUGATED METAL RISER												
12	9-1/4	9	16-1/2	2	20-5/8	4"	6-5/8"	12	12-3/8	4"	18	8
21" DIAMETER CORRUGATED METAL RISER												
15	11-3/8	12	22-3/4	2	25-3/8	5"	5-3/8"	12	14-13/16	4"-6"	24	9
24" DIAMETER CORRUGATED METAL RISER												
18	9-1/2	15	28-1/2	3	30	6"	4"	14	15-13/16	6"	24	7
30" DIAMETER CORRUGATED METAL RISER												
21	12-1/2	21	37-5/8	3	39-1/2	7'-10-1/2"	16	17-5/16	7'-6"	30	30	10
36" DIAMETER CORRUGATED METAL RISER												

TABLE OF DIMENSIONS AND QUANTITIES												
(C) BARS 5/8" DIAMETER												
NO.	r	LENGTH	NO.	r	LENGTH	NO.	r	LENGTH	NO.	r	LENGTH	DIAM.
REQ'D	INCHES	INCHES	REQ'D	INCHES	INCHES	REQ'D	INCHES	INCHES	REQ'D	INCHES	INCHES	INCHES
18" DIAMETER CORRUGATED METAL RISER												
2	14-5/16	48	1	10	62-10	1	14-5/16	92	1	10-1/4	73	3
21" DIAMETER CORRUGATED METAL RISER												
2	18-13/16	60	1	11-1/2	72-1/4	1	18-13/16	120	1	11-3/4	82-1/2	3-1/2
24" DIAMETER CORRUGATED METAL RISER												
2	23-5/16	74	1	13	81-8	1	23-5/16	148	1	13-1/4	91-1/2	3-1/2
30" DIAMETER CORRUGATED METAL RISER												
2	29-5/16	93	1	16	100-1/2	1	29-5/16	186	1	16-1/4	111	4
36" DIAMETER CORRUGATED METAL RISER												
2	38-3/8	121-1/2	1	19	119-5	1	38-3/8	243	1	19-1/4	129	4

DRAINAGE CERTIFICATION WITH SURVEY WORK DONE BY PROFESSIONAL SURVEYOR

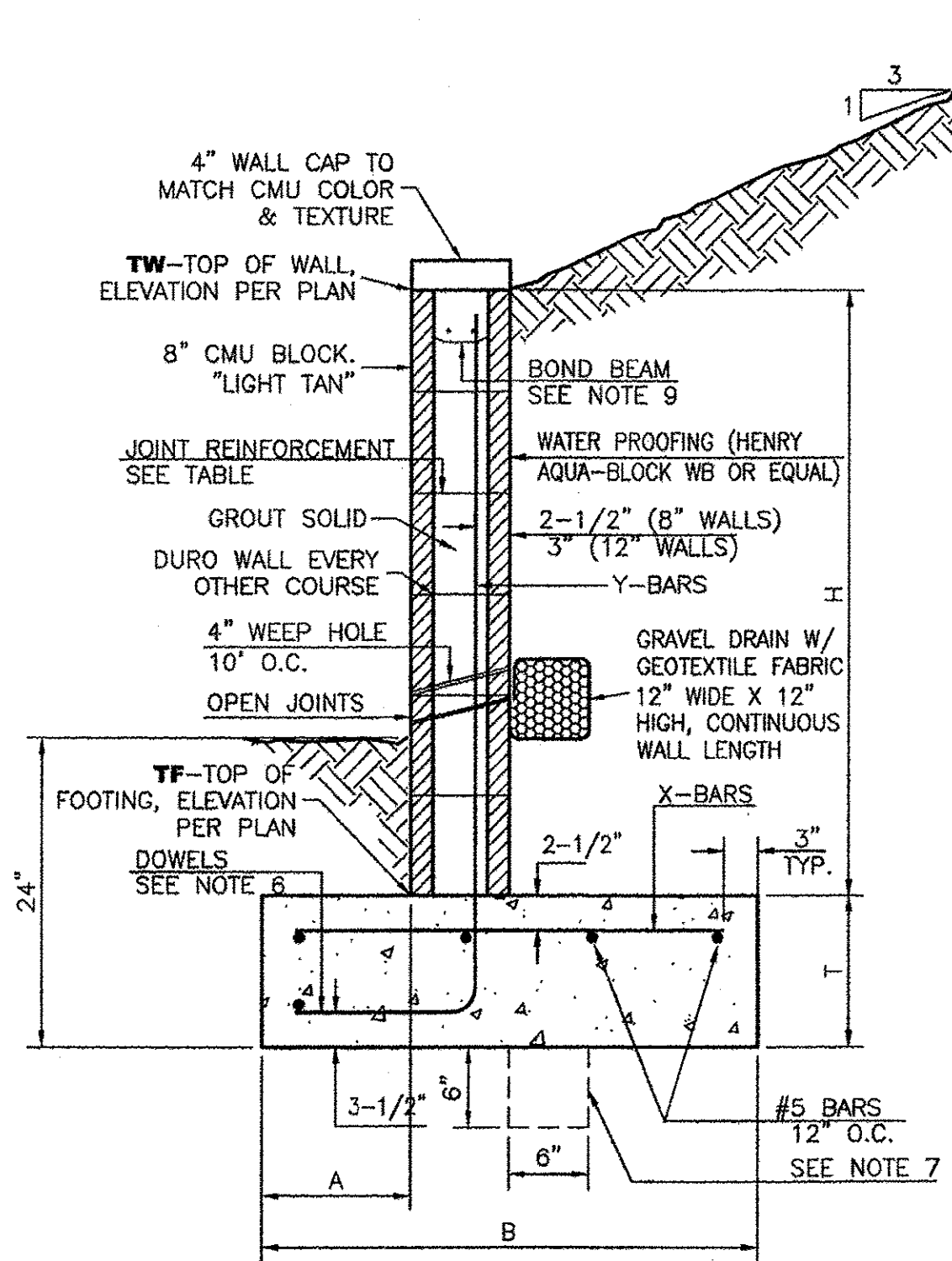
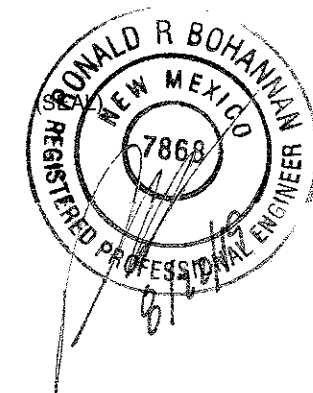
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RONALD R. BOHANNAN, NMPE # 7868

DATE



RETAINING WALL DETAIL
NTS

8 INCH REINFORCED CONCRETE MASONRY WALL

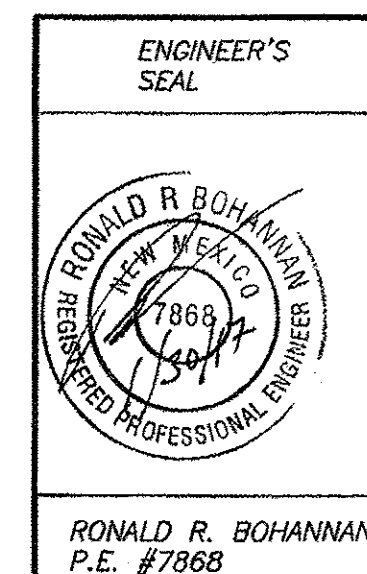
H	A	B	T	Y-BARS	X-BARS
ft.-in.	in.	ft.-in.	in.		
2'-0"	8"	2'-0"	9"	#4 @32" O.C.	#4 @24" O.C.
2'-8"	8"	2'-0"	9"	#4 @32" O.C.	#4 @24" O.C.
3'-4"	8"	2'-4"	9"	#4 @32" O.C.	#4 @24" O.C.
4'-0"	10"	2'-8"	9"	#4 @32" O.C.	#4 @24" O.C.
4'-8"	12"	3'-4"	10"	#5 @32" O.C.	#4 @18" O.C.
5'-4"	14"	3'-10"	10"	#6 @16" O.C.	#4 @18" O.C.
6'-0"	16"	4'-8"	12"	#6 @8" O.C.	#4 @12" O.C.

12 INCH REINFORCED CONCRETE MASONRY WALL

H	A	B	T	Y-BARS	X-BARS
ft.-in.	in.	ft.-in.	in.		
5'-4"	14"	3'-8"	10"	#6 @18" O.C.	#4 @24" O.C.
6'-0"	15"	4'-2"	12"	#4 @16" O.C.	#4 @18" O.C.
6'-8"	16"	4'-6"	12"	#6 @24" O.C.	#5 @18" O.C.
7'-4"	18"	4'-10"	12"	#6 @16" O.C.	#5 @18" O.C.
8'-0"	20"	5'-4"	12"	#7 @18" O.C.	#6 @12" O.C.
8'-8"	20"	5'-8"	12"	#7 @16" O.C.	#6 @12" O.C.

GENERAL NOTES:

- ALL CONCRETE IS TO BE 4000 PSI @ 28 DAYS.
- MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM. D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE \pm 2.0%.
- BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
- ALL BARS ARE TO BE GRADE 60, ASTM 615.
- TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
- DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO V-BARS, SHALL PROJECT A MINIMUM OF 30 BAR DIA. INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOE OF THE FOOTING.
- PROVIDE KEY FOR 8" AND 12" WALLS WHERE H EXCEEDS 6'-0"
- USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'.
- BOND BEAM, 1-#4 BARS FOR WALLS UNDER 3'-4", 2-#4 BARS FOR WALLS UNDER 5'-4", 2-#5 BARS FOR WALLS OVER 5'-4".



WEST BLUFF
BUSINESS CENTER
GRADING AND
DRAINAGE DETAILS

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NM 87109
(505) 858-3100
www.tierrawestllc.com

DRAWN BY
DY
DATE
1/30/17
2016061-GRB
SHEET #
GR-3
JOB #
2016061