CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director

Mayor Timothy M. Keller

June 22, 2018

J. Graeme Means, P.E.
High Mesa Consulting Group
6010 B Midway Park Blvd NE
Albuquerque, NM 87109

RE: **Penske Truck Leasing Addition (BP-2017-35106)**
1400 Candelaria Rd NE
Engineer's Certification for Permanent C.O. - Accepted
Engineer's Stamp Date: 10/20/17
Certification Dated: 6/18/18
Hydrology File: H15D052

Dear Mr. Means,

Based on the certification provided on 6/20/18, this submittal is approved in support of Permanent Certificate of Occupancy by Hydrology.

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

Sincerely,

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

C: Email Serna, Yvette M.; Fox, Debi; Tena, Victoria C.; Sandoval, Darlene M.

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

2017.037.3

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 10/2015)

Project Title: Penske Truck Leasing Addition Building Permit #: BP-2017-35106 Hydrology File #: H-15D052

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

Legal Description: Lot E, Sundt's Industrial Area

City Address: 1400 Candelaria Rd NE

Applicant: High Mesa Consulting Group Contact: J. Graeme Means

Address: 6010-B Midway Park Blvd. NE, Albuquerque, NM 87102

Phone#: 505-345-4250 Fax#: 505-345-4254 E-mail: Gmeans@highmesacg.com

Other Contact: Kevin Georges & Associates Architecture Contact: Kevin Georges

Address: 214 Truman Street NE, Albuquerque NM 87108

Phone#: 505-255-4975 Fax#: _____ E-mail: keg@kga-architects.org

Check all that Apply:

DEPARTMENT:

✔ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

✔ ENGINEER/ARCHITECT CERTIFICATION

☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR

☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)

☐ OTHER (SPECIFY) _____

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

☐ BUILDING PERMIT APPROVAL
✔ CERTIFICATE OF OCCUPANCY(PERMANENT)

☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT APPROVAL

☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR

☐ **PRE-DESIGN MEETING?**

☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ✔ Yes ☐ No

DATE SUBMITTED: 6-19-2018 By: Graeme Means

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: ___

DRAINAGE PLAN

I. INTRODUCTION AND EXECUTIVE SUMMARY

THE PROJECT SITE IS AN EXISTING DEVELOPED COMMERCIAL SITE. THE SITE IS LOCATED NEAR THE INTERSECTION OF CANDELARIA AVE NE AND PAN AMERICAN FREEWAY (SOUTH BOUND). THE PROPOSED PROJECT SCOPE IS TO REMOVE AN EXISTING BUILDING AND REPLACE IT WITH A LARGER BUILDING ADDITION THAT CONNECTS TO THE MAIN BUILDING. THE DRAINAGE DESIGN INTENT SHALL BE TO MAINTAIN THE EXISTING DRAINAGE PATTERNS OF THE SITE ESTABLISHED BY THE ORIGINAL 1993 (CERTIFIED 1997) APPROVED PLAN FOR THIS SITE.

THIS SUBMITTAL IS MADE IN SUPPORT OF BUILDING PERMIT APPROVAL

II. PROJECT DESCRIPTION

AS SHOWN BY PANEL 332 OF 825 OF THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS PUBLISHED BY FEMA FOR BERNALILLO COUNTY, NEW MEXICO, REVISED SEPTEMBER 26, 2008, THIS SITE DOES NOT LIE WITHIN A DESIGNATED FLOOD HAZARD ZONE.

III. BACKGROUND DOCUMENTS

THE PREPARATION OF THIS SUBMITTAL RELIED UPON THE FOLLOWING DOCUMENTS:

- GRADING AND DRAINAGE PLAN PREPARED BY HIGH MESA CONSULTING GROUP (FORMERLY JEFF MORTENSEN & ASSOCIATES) DATED 8/06/1993 AND CERTIFIED 08/12/1997. THIS 1993 ESTABLISHED THE EXISTING DRAINAGE PATTERN FOR THE SITE, WITH BASIN A-1 FREE DISCHARGING DIRECTLY TO CANDELARIA ROAD AND BASIN A-2 HAVING CONTROLLED DISCHARGE VIA A PRIVATE STORM DRAIN LINE THAT DISCHARGES TO CANDELARIA ROAD. THE 1993 RECORD DRAWING GRADING & DRAINAGE PLAN IS INCLUDED IN THIS CONSTRUCTION PLAN SET (SHEET 4) FOR REFERENCE.
- PARTIAL TOPOGRAPHIC AND UTILITY SURVEY PREPARED BY HIGH MESA CONSULTING GROUP, NMPS 11184, DATED 08/15/2017. THE SURVEY PROVIDES THE EXISTING CONDITIONS FOR THIS PROJECT. THE SURVEY IS INCLUDED IN THIS CONSTRUCTION PLAN SET (SHEET 2) FOR REFERENCE.

IV. EXISTING CONDITIONS

THE PROJECT SITE CONSISTS OF AN EXISTING SUPPORT BUILDING LOCATED ADJACENT TO THE NORTHEAST CORNER OF THE EXISTING MAIN BUILDING, AND IS SURROUNDED ON THE REMAINING SIDES BY EXISTING ASPHALT PAVING. THE PROJECT SITE IS LOCATED WITHIN BASIN A-1 AS ESTABLISHED BY THE 1993 DRAINAGE PLAN, REFERENCED ABOVE. THE EXISTING SUPPORT BUILDING AND PAVEMENT GENERALLY DRAINS FROM SOUTHEAST TO NORTHWEST TO SURFACE FLOW INTO CANDELARIA ROAD NE.

V. DEVELOPED CONDITIONS

THE PROPOSED CONSTRUCTION CONSISTS OF REMOVAL OF THE EXISTING SUPPORT BUILDING AT THE NORTHEAST CORNER OF THE MAIN BUILDING, AND REPLACEMENT WITH A NEW LARGER BUILDING ADDITION AT THIS SAME CORNER. EXISTING IMPERVIOUS AREA WILL BE REMOVED AND REPLACED WITH NEW IMPERVIOUS AREA, THEREFORE THERE WILL BE NO CHANGE TO THE RUNOFF GENERATED BY THE SITE. RUNOFF FROM THE PROJECT AREA WILL CONTINUE TO DRAIN FROM SOUTHEAST TO NORTHWEST, PER THE EXISTING DRAINAGE PATTERN OF THE SITE.

THE NEW BUILDING ADDITION WILL BLOCK A PORTION OF RUNOFF FROM THE EXISTING SITE, THEREFORE, A NEW PRIVATE STORM DRAIN SYSTEM IS PROPOSED TO COLLECT THE RUNOFF SOUTH OF THE BUILDING AND ROUTE IT AROUND THE BUILDING TO DISCHARGE VIA BUBBLER IN THE PARKING LOT NORTH OF THE BUILDING. THIS STORM DRAIN ($Q_{18"\,CAP}$ = 13.65 CFS) IS SIZED TO CONVEY THE SITE RUNOFF FROM THE CONTRIBUTING AREA SOUTH OF THE BUILDING (Q_{100} = 3.4 CFS), SEE SHEET 4 FOR CONTRIBUTING AREA LIMITS.

VI. FIRST FLUSH

DUE TO THE LIMITED SCOPE OF THE PROJECT, OPPORTUNITIES FOR THE CAPTURE AND TREATMENT OF THE FIRST FLUSH FROM THE NEW BUILDING IS CONSTRAINED. PER THE GEOTECH REPORT FOR THE SITE, LANDSCAPED WATER HARVESTING AREAS ADJACENT TO THE BUILDING ARE DISALLOWED, SO NO NEW LANDSCAPED TREATMENT AREAS COULD BE CONSTRUCTED. STORMWATER RUNOFF GENERATED BY THE NEW BUILDING WILL DRAIN ACROSS THE NORTH PARKING LOT VIA EXISTING PAVED FLOWLINE TO AN EXISTING LANDSCAPED STRIP ADJACENT TO CANDELARIA ROAD. THIS LANDSCAPED AREA WILL BE REGRADED AND DEPRESSED TO CAPTURE AND TREAT THE FIRST FLUSH RUNOFF TO THE MAXIMUM EXTENT PRACTICABLE.

VII. GRADING PLAN

THE GRADING PLAN SHOWS 1.) EXISTING AND PROPOSED GRADES INDICATED BY SPOT ELEVATIONS AND CONTOURS AT 1'-0" INTERVALS, 2.) THE LIMIT AND CHARACTER OF THE EXISTING AND PROPOSED IMPROVEMENTS, AND 3.) CONTINUITY BETWEEN EXISTING AND PROPOSED GRADES. AS SHOWN BY THIS PLAN, THE PROPOSED IMPROVEMENTS WILL NOT CHANGE THE PEAK DISCHARGE AND VOLUME OF RUNOFF GENERATED BY THE SITE. THE PROPOSED IMPROVEMENTS WILL GENERALLY DRAIN FROM SOUTHEAST TO NORTHWEST INTO LANDSCAPED WATER HARVESTING AREAS TO TREAT THE FIRST FLUSH RUNOFF BEFORE FREE DISCHARGING INTO CANDELARIA ROAD.

VIII. CALCULATIONS

NO OVERALL SITE CALCULATIONS WERE PREPARED AS THIS PROJECT WILL REPLACE EXISTING IMPERVIOUS AREA WITH NEW IMPERVIOUS AREA, RESULTING IN NO CHANGE TO RUNOFF GENERATED. PROJECT SPECIFIC CALCULATIONS ARE INCLUDED FOR THE NEW BUILDING FIRST FLUSH RUNOFF GENERATED, AS WELL AS FOR THE CONTRIBUTING AREA RUNOFF SOUTH OF THE NEW BUILDING. THE PROCEDURE FOR 40 ACRE AND SMALLER BASINS, AS SET FORTH IN THE REVISION OF SECTION 22.2, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL, VOLUME 2, DESIGN CRITERIA, DATED JANUARY, 1993, WAS USED IN THESE CALCULATIONS. IN ADDITION, VOLUME OF THE PROPOSED DEPRESSED LANDSCAPED AREA INTENDED FOR FIRST FLUSH TREATEMENT CALCULATED USING THE AVERAGE END-AREA METHOD. CALCULATIONS FOR THE NEW PRIVATE STORM DRAIN CAPACITY WERE PERFORMED USING FLOWMASTER V6.0, BASED UPON MANNING'S EQUATION FOR GRAVITY FLOW IN PIPES.

IX. CONCLUSIONS

THE FOLLOWING CONCLUSIONS HAVE BEEN ESTABLISHED AS A RESULT OF THE EVALUATIONS CONTAINED HEREIN:

1. THIS PROJECT REPRESENTS A MODIFICATION TO AN EXISTING DEVELOPED SITE.
2. THE PROPOSED IMPROVEMENT WILL MAINTAIN AND NOT ALTER THE EXISTING DRAINAGE PATTERNS OF THE SITE.
3. THE PROPOSED IMPROVEMENTS WILL RESULT IN NO CHANGE TO THE DEVELOPED PEAK DISCHARGE AND VOLUME OF RUNOFF VOLUME GENERATED BY THE SITE.
4. THE PROPOSED IMPROVEMENTS WILL NOT ADVERSELY IMPACT DOWNSTREAM PROPERTIES OR DOWSTREAM DRAINAGE CONDITIONS
5. PROPOSED WATER HARVESTING AREAS ARE SIZED TO CAPTURE AND TREAT THE FIRST FLUSH RUNOFF FROM THE NEW BUILDING TO THE MAXIMUM EXTENT PRACTICABLE.
6. THIS SUBMITTAL IS MADE IN SUPPORT OF BUILDING PERMIT APPROVAL

CALCULATIONS

I. BUILDING CHARACTERISTICS

A. PRECIPITATION ZONE = **2**

B. $P_{100,6\,HR}$ = P_{360} = **2.35 IN**

C. TOTAL PROJECT AREA (A_T) = 1,169 SF / **0.03 AC**

D. LAND TREATMENT

1.

DEVELOPED LAND TREATMENT			
TREATMENT	AREA (SF/AC)		%
A			
B			
C			
D	1,169	SF	100
	0.03	**AC**	

II. BUILDING FIRST FLUSH CALCULATIONS

A. BUILDING SQUARE FOOTAGE = 1,170 SF (0.03 AC)

1. RETENTION REQUIREMENT

a. VOLUME

$V_{REQ} = ((P_{FF}-1A_D)/12)A_D$

V_{REQ} = ((0.44-0.10)/12)(1170.00) = **30 CF**

2. LANDSCAPED WATER HARVESTING CAPACITY = **35 CF**

3. LANDSCAPED WATER HARVESTING CAPACITY (**35 CF**) > V_{REQ} (**30 CF**) **∴ OKAY**

III. CONTRIBUTING AREA CHARACTERISTICS

A. PRECIPITATION ZONE = **2**

B. $P_{100,6\,HR}$ = P_{360} = **2.35 IN**

C. TOTAL PROJECT AREA (A_T) = 31,095 SF / **0.71 AC**

D. LAND TREATMENTS

1.

DEVELOPED LAND TREATMENT			
TREATMENT	AREA (SF/AC)		%
A			
B			
C			
D	31,095	SF	100
	0.71	**AC**	

IV. CONTRIBUTING AREA HYDROLOGY

A. DEVELOPED CONDITION

1. **100-YR STORM**

a. VOLUME

$E_W = (E_AA_A+E_BA_B+E_CA_C+E_DA_D)/A_T$

E_W = (0.53*0.00) + (0.78*0.00) + (1.13*0.00) + (2.12*0.71)/0.71 = **2.12 IN**

$V_{100,6\,HR} = (E_W/12)A_T$ = (2.12/12)0.71 = 0.1261 AC-FT = **5,490 CF**

b. PEAK DISCHARGE

$Q_{P100} = Q_{PA}A_A + Q_{PB}A_B + Q_{PC}A_C + Q_{PD}A_D$

= (1.56 * 0.00) + (2.28 * 0.00) + (3.14 * 0.00) + (4.70 * 0.71) = Q_{P100} = **3.4 CFS**

B. STORM DRAIN CAPACITY

1. **18" STORM DRAIN**

a. CAPACITY (PER FLOWMASTER)

$Q_{18"\,CAP}$ = **13.65 CFS**

2. $Q_{18"\,CAP}$ (**13.65 CFS**) > Q_{P100} (**3.4 CFS**) **∴ OKAY**

LEGEND

ASPH	ASPHALT PAVING
ASV	ANTI-SIPHON VALVE
BOH	BUILDING OVERHANG
C&G	CONCRETE CURB AND GUTTER
CC	CONCRETE CURB
CDP	CONCRETE DRIVE PAD
CLD	CENTERLINE DOOR
CLF/BW	CHAIN LINK FENCE WITH BARBED WIRE
CO	SEWER CLEANOUT
CONC	CONCRETE
CSW	CONCRETE SIDEWALK
DCO	DOUBLE SANITARY SEWER CLEANOUT
E/PM	ELECTRIC LINE BY PAINT MARK
EC	ELECTRIC CONDUIT
EDC	ELECTRIC DISCONNECT
EJB	ELECTRIC JUNCTION BOX
EO	ELECTRIC OUTLET
FL	FLOWLINE
G/PM	GAS LINE BY PAINT MARK
GP	METAL GUARD POST
GRV	GRAVEL
HCS	HANDICAPPED PARKING SPACE SIGN
ICB	IRRIGATION CONTROL BOX
IVB	IRRIGATION VALVE BOX
OHC(1)	OVERHEAD COMMUNICATIONS LINE (# OF LINES)
OHE(1)	OVERHEAD ELECTRIC LINE (# OF LINES)
PS	PAINTED PARKING STALL STRIPE
RR	RIVER ROCK
SAS/PM	SANITARY SEWER LINE BY PAINT MARK
TA	TOP OF ASPHALT
TC	TOP OF CURB
TCO	TOP OF CONCRETE
TG	TOP OF GRATE
VG	VALLEY GUTTER
W/PM	WATER LINE BY PAINT MARK
WCR	WHEEL CHAIR RAMP
WLP	WOOD LIGHT POLE
WMB	WATER METER BOX
WS	WHEEL STOP
WVB	WATER VALVE BOX
1.0'ø	TREE TRUNK DIAMETER
	CONIFEROUS TREE
	DECIDUOUS TREE
	SHRUB
INV	INVERT
TA	TOP OF ASPHALT PAVEMENT
TC	TOP OF CURB
TG	TOP OF GRATE
+ 27.31	EXISTING SPOT ELEVATION
27.25	PROPOSED SPOT ELEVATION
	EXISTING FLOWLINE
	PROPOSED FLOWLINE
5030	EXISTING CONTOUR
30	PROPOSED CONTOUR
	EXISTING DIRECTION OF FLOW
	PROPOSED DIRECTION OF FLOW
	RIGHT OF WAY LINE
	PUBLIC EASEMENT LINE
	HIGH POINT / DIVIDE
	PROPOSED CONCRETE
	PROPOSED ASPHALT PAVING
	PROPOSED LANDSCAPE AREA

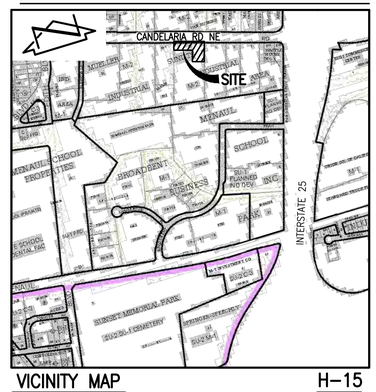
CONSTRUCTION NOTES:

1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR APPROVED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS–PUBLIC WORKS CONSTRUCTION–1986–UPDATE NO. 9.
2. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 811, FOR DESIGNATION (LINE–SPOTTING) OF EXISTING UTILITIES.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INTERPRETATIONS IT MAKES WITHOUT FIRST CONTACTING THE ENGINEER AS REQUIRED ABOVE.
4. 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.
5. ALL CONSTRUCTION WITHIN PUBLIC RIGHT–OF–WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.
6. UTILITY INFORMATION SHOWN HEREON IS BASED UPON ONSITE SURFACE EVIDENCE AND ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY DISTRIBUTION MAPS, AVAILABLE RECORD DRAWINGS AND UTILITY LINE–SPOTS PROVIDED BY HIGH MESA CONSULTING GROUP (2017.037.1 SITE UTILITY DIAGRAM DATED 08–02–2017). IN ADDITION, UTILITY LINE–SPOTS WERE REQUESTED VIA THE NEW MEXICO ONE CALL SERVICE (TICKET #17JJ280383). UTILITY LINES SHOWN ON THIS DRAWING ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE SURVEYOR HAS CONDUCTED ONLY PRELIMINARY INVESTIGATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THIS INVESTIGATION IS NOT CONCLUSIVE, AND MAY NOT BE COMPLETE, THEREFORE, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE PROPERTY OWNER, DEVELOPER, OR CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE PROPERTY OWNER, DEVELOPER, OR CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
7. THE DESIGN OF PLANTERS AND LANDSCAPED AREAS IS NOT PART OF THIS PLAN. ALL PLANTERS AND LANDSCAPED AREAS ADJACENT TO THE BUILDING(S) SHALL BE PROVIDED WITH POSITIVE DRAINAGE TO AVOID ANY PONDING ADJACENT TO THE STRUCTURE. FOR CONSTRUCTION DETAILS, REFER TO LANDSCAPING PLAN.
8. THE GRADES INDICATED ON THIS PLAN ARE FINISHED GRADES UNLESS OTHERWISE INDICATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LEAVING SUBGRADE AT ELEVATIONS THAT SHALL ACCOMMODATE PROPOSED IMPROVEMENTS AS INDICATED ON THE PLANS INCLUDING, BUT NOT LIMITED TO, SURFACE DRAINAGE STRUCTURES, PAVING AND LANDSCAPING SURFACING.

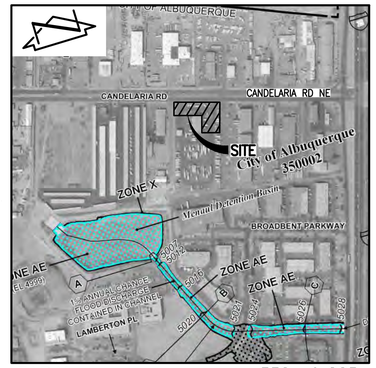
LEGAL DESCRIPTION

LOT E, SUNDT'S INDUSTRIAL AREA

Kevin Georges & Associates
Architecture & Planning
214 Truman Street NE – Albuquerque, New Mexico 87108–1333 505/255–4975



VICINITY MAP H–15
SCALE: 1" = 750'



F.I.R.M. 332 of 825
SCALE: 1" = 500' DATE: 09–26–2008

PROJECT BENCHMARK

AGRS 3" BRASS DISC STAMPED "CANDELARIA 1979", SET IN TOP OF A CONCRETE POST FLUSH WITH GROUND, NEAR THE NORTHEAST QUADRANT OF THE INTERSECTION OF CANDELARIA BLVD AND UNIVERSITY AVE NE.
NORTHING 1,497,091.458 (GRID) 1,497,091.46 (GROUND)
EASTING 1,528,901.06 (GRID) 1,528,901.06 (GROUND)
ELEVATION = 5090.846 FEET (NAVD 1988)

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

A MAG NAIL IN ASHALT NEAR THE WESTERN MOST DRIVE ENTRANCE TO THE SITE, AS SHOWN ON THIS SHEET.
NORTHING 1,497,470.95 (GROUND)
EASTING 1,526,806.99 (GROUND)
ELEVATION = 5023.78 FEET (NAVD 1988)

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

A MAG NAIL IN ASHALT NEAR THE EASTERN MOST DRIVE ENTRANCE TO THE SITE, AS SHOWN ON THIS SHEET.
NORTHING 1,497,402.05 (GROUND)
EASTING 1,527,019.81 (GROUND)
ELEVATION = 5031.27 FEET (NAVD 1988)

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

A MAG NAIL IN ASHALT NEAR THE SOUTHERN PORTION OF THE SITE, AS SHOWN ON THIS SHEET.
NORTHING 1,497,248.90 (GROUND)
EASTING 1,526,952.87 (GROUND)
ELEVATION = 5031.33 FEET (NAVD 1988)

RECORD DRAWING

INDEX OF CIVIL DRAWINGS

6/18/2018
J. GRAEME MEANS NEW MEXICO 13676 REGISTERED PROFESSIONAL ENGINEER
10–20–2017
2017.037.23 10–09–2017

File Path: P:\JMM\2017\2017037.2\DWG\ | Plot Date: 06–15–2018
File Name: 170372_SH1–AB2.DWG | Plot Time: 08:26 am

PENSKE Truck Leasing

AN ADDITION TO
PENSKE TRUCK LEASING
1400 CANDELARIA ROAD NE
ALBUQUERQUE, NEW MEXICO

HIGH MESA Consulting Group
Engineers, Surveyors & Subsurface Utility Consultants
6010–B Midway Park Blvd. NE • Albuquerque, New Mexico 87109
Phone: 505.345.4250 • Fax: 505.345.4254 • www.highmesacg.com

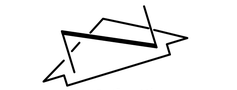
DRAWN BY: J.Y.R.
CHECKED BY: G.M.
PROJECT NO: 2017.21

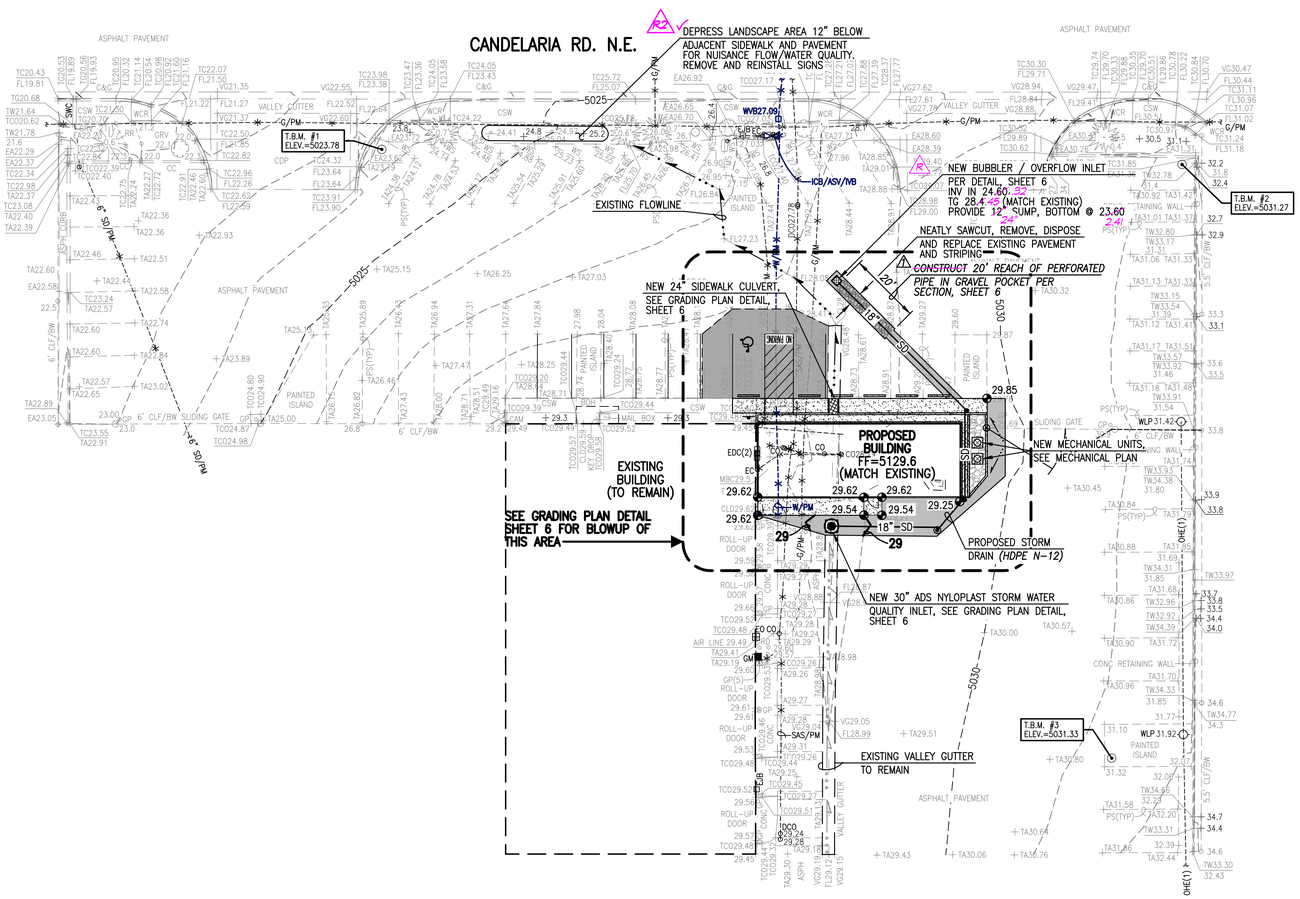
DATE	REVISIONS
10/17	⚠ ADDRESS CITY ADA COMMENTS
06/2018	/R ENGINEER'S CERTIFICATION
06/2018	/R2 PERMANENT C.O.

DATE: 10/9/2017 ISSUED FOR: SITE REVIEW

SHEET NO: 1

COVER SHEET, VICINITY MAP, FIRM, LEGAL DESCRIPTION, DRAINAGE PLAN & CONSTRUCTION NOTES





GRADING SITE PLAN

SCALE: 1"=20'

SURVEY NOTE:
THE TOPOGRAPHIC INFORMATION DEPICTED HEREON IS BASED UPON THE PARTIAL TOPOGRAPHIC AND UTILITY SURVEY PREPARED BY HIGH MESA CONSULTING GROUP, NMPS NO. 11184, DATED 08/15/2017 (2017.037.1).

LEGEND

ASPH	ASPHALT PAVING
ASV	ANTI-SIPHON VALVE
BOH	BUILDING OVERHANG
C&G	CONCRETE CURB AND GUTTER
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W/PM	WATER LINE BY PAINT MARK
WCR	WHEEL CHAIR RAMP
WLP	WOOD LIGHT POLE
WMB	WATER METER BOX
WS	WHEEL STOP
WVB	WATER VALVE BOX
1.0'ø	TREE TRUNK DIAMETER
	CONIFEROUS TREE
	DECIDUOUS TREE
	SHRUB
INV	INVERT
TA	TOP OF ASPHALT PAVEMENT
TC	TOP OF CURB
TG	TOP OF GRATE
+ 27.31	EXISTING SPOT ELEVATION
27.25	PROPOSED SPOT ELEVATION
	EXISTING FLOWLINE
	PROPOSED FLOWLINE
5030	EXISTING CONTOUR
30	PROPOSED CONTOUR
	EXISTING DIRECTION OF FLOW
	PROPOSED DIRECTION OF FLOW
	RIGHT OF WAY LINE
	PUBLIC EASEMENT LINE
	HIGH POINT / DIVIDE
	PROPOSED CONCRETE
	PROPOSED ASPHALT PAVING
	PROPOSED GRAVEL AREA

RECORD DRAWING LEGEND

CONSTRUCT	RECORD INFORMATION (VERIFIED BY ENGINEER)
✓	AS-CONSTRUCTED = AS-DESIGNED (VERIFIED BY AS-BUILT SURVEY)
36" 42"	RECORD INFORMATION FROM AS-BUILT SURVEY
+ 25.2	RECORD INFORMATION FROM AS-BUILT SURVEY
28.95 92	RECORD INFORMATION FROM AS-BUILT SURVEY

RECORD DRAWING
FOR CERTIFICATION, SEE SHEET 1

Kevin Georges & Associates
Architecture & Planning
214 Truman Street NE – Albuquerque, New Mexico 87108–1333 505/255–4975

PROJECT BENCHMARK

AGRS 3" BRASS DISC STAMPED "CANDELARIA 1979", SET IN TOP OF A CONCRETE POST FLUSH WITH GROUND, NEAR THE NORTHEAST QUADRANT OF THE INTERSECTION OF CANDELARIA BLVD AND UNIVERSITY AVE NE.
NORTHING 1,497,091.458 (GRID) 1,497,091.46 (GROUND)
EASTING 1,528,901.06 (GRID) 1,528,901.06 (GROUND)
ELEVATION = 5090.846 FEET (NAVD 1988)

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

A MAG NAIL IN ASHALT NEAR THE WESTERN MOST DRIVE ENTRANCE TO THE SITE, AS SHOWN ON THIS SHEET.
NORTHING 1,497,470.95 (GROUND)
EASTING 1,526,806.99 (GROUND)
ELEVATION = 5023.78 FEET (NAVD 1988)

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

A MAG NAIL IN ASHALT NEAR THE EASTERN MOST DRIVE ENTRANCE TO THE SITE, AS SHOWN ON THIS SHEET.
NORTHING 1,497,402.05 (GROUND)
EASTING 1,527,019.81 (GROUND)
ELEVATION = 5031.27 FEET (NAVD 1988)

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

A MAG NAIL IN ASHALT NEAR THE SOUTHERN PORTION OF THE SITE, AS SHOWN ON THIS SHEET.
NORTHING 1,497,248.90 (GROUND)
EASTING 1,526,952.87 (GROUND)
ELEVATION = 5031.33 FEET (NAVD 1988)

CONSTRUCTION NOTES:

1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR APPROVED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS–PUBLIC WORKS CONSTRUCTION–1986–UPDATE NO. 9.
2. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 811, FOR DESIGNATION (LINE–SPOTTING) OF EXISTING UTILITIES.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INTERPRETATIONS IT MAKES WITHOUT FIRST CONTACTING THE ENGINEER AS REQUIRED ABOVE.
4. 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.
5. ALL CONSTRUCTION WITHIN PUBLIC RIGHT–OF–WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.
6. UTILITY INFORMATION SHOWN HEREON IS BASED UPON ONSITE SURFACE EVIDENCE AND ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY DISTRIBUTION MAPS, AVAILABLE RECORD DRAWINGS AND UTILITY LINE–SPOTS PROVIDED BY HIGH MESA CONSULTING GROUP (2017.037.1 SITE UTILITY DIAGRAM DATED 08–02–2017). IN ADDITION, UTILITY LINE–SPOTS WERE REQUESTED VIA THE NEW MEXICO ONE CALL SERVICE (TICKET #17JU280383). UTILITY LINES SHOWN ON THIS DRAWING ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE SURVEYOR HAS CONDUCTED ONLY PRELIMINARY INVESTIGATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THIS INVESTIGATION IS NOT CONCLUSIVE, AND MAY NOT BE COMPLETE, THEREFORE, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE PROPERTY OWNER, DEVELOPER, OR CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE PROPERTY OWNER, DEVELOPER, OR CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
7. THE DESIGN OF PLANTERS AND LANDSCAPED AREAS IS NOT PART OF THIS PLAN. ALL PLANTERS AND LANDSCAPED AREAS ADJACENT TO THE BUILDING(S) SHALL BE PROVIDED WITH POSITIVE DRAINAGE TO AVOID ANY PONDING ADJACENT TO THE STRUCTURE. FOR CONSTRUCTION DETAILS, REFER TO LANDSCAPING PLAN.
8. THE GRADES INDICATED ON THIS PLAN ARE FINISHED GRADES UNLESS OTHERWISE INDICATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LEAVING SUBGRADE AT ELEVATIONS THAT SHALL ACCOMMODATE PROPOSED IMPROVEMENTS AS INDICATED ON THE PLANS INCLUDING, BUT NOT LIMITED TO, SURFACE DRAINAGE STRUCTURES, PAVING AND LANDSCAPING SURFACING.

6/18/2018
J. GRAEME MEANS NEW MEXICO (13676) REGISTERED PROFESSIONAL ENGINEER
10–20–2017
2017.037.23 10–09–2017

File Path: P:\MWK\2017\2017.037\DWG\ | Plot Date: 06–15–2018
File Name: 170372–SHS–ABQ.DWG | Plot Time: 07:51 am

PENSKE Truck Leasing

AN ADDITION TO
PENSKE TRUCK LEASING
1400 CANDELARIA ROAD NE
ALBUQUERQUE, NEW MEXICO

HIGH MESA Consulting Group
Engineers, Surveyors & Submission Utility Consultants
6010–B Midway Park Blvd. NE • Albuquerque, New Mexico 87109
Phone: 505.345.4250 • Fax: 505.345.4254 • www.highmesacg.com

DRAWN BY: J.Y.R.
CHECKED BY: G.M.
PROJECT NO: 2017.21

DATE	REVISIONS
10/17	⚠ ADDRESS CITY ADA COMMENTS
06/2018	R ENGINEER'S CERTIFICATION
06/2018	R2 PERMANENT C.O.

GRADING PLAN

DATE: 10/9/2017 ISSUED FOR: SITE REVIEW

SHEET NO: 5