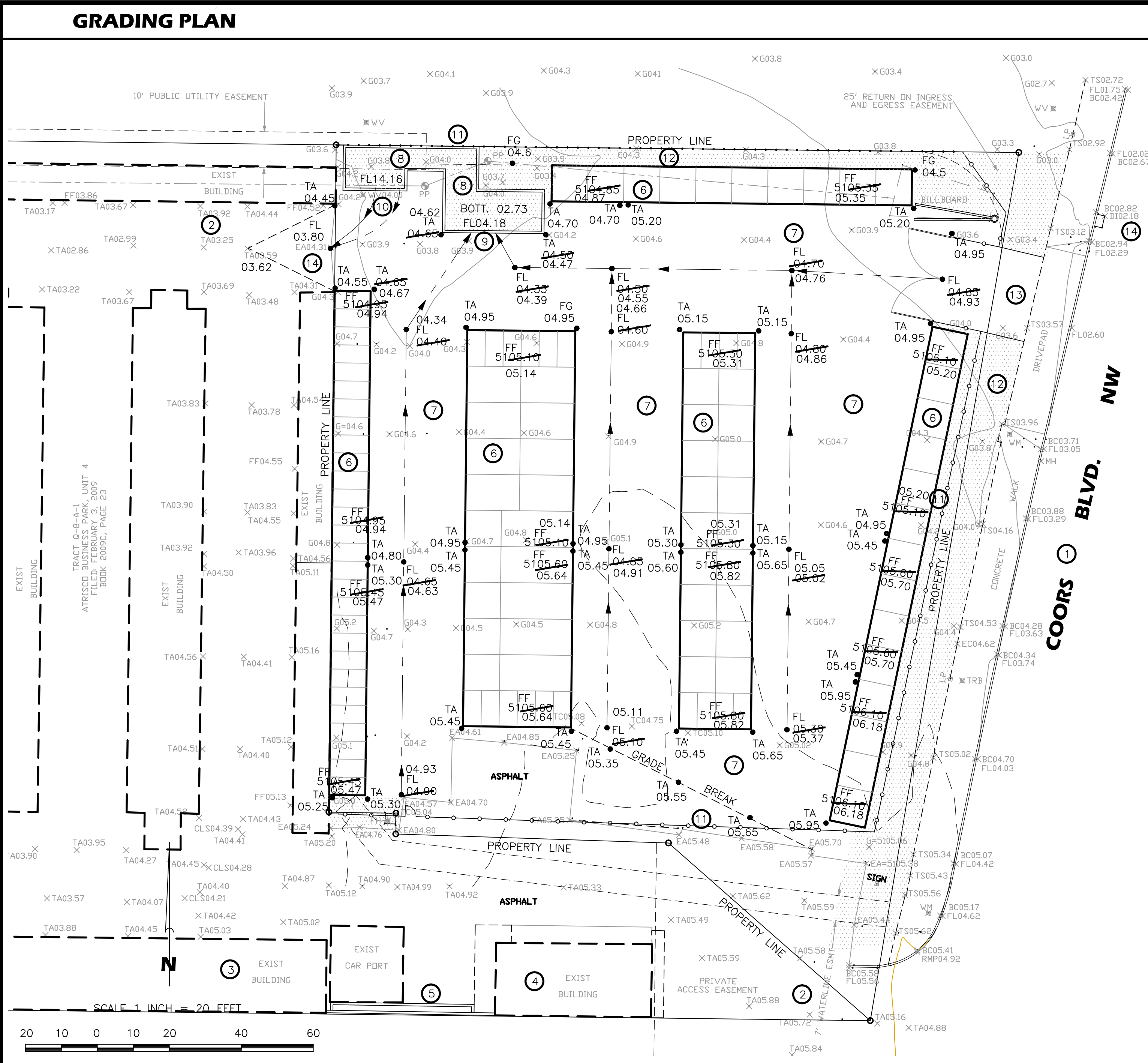


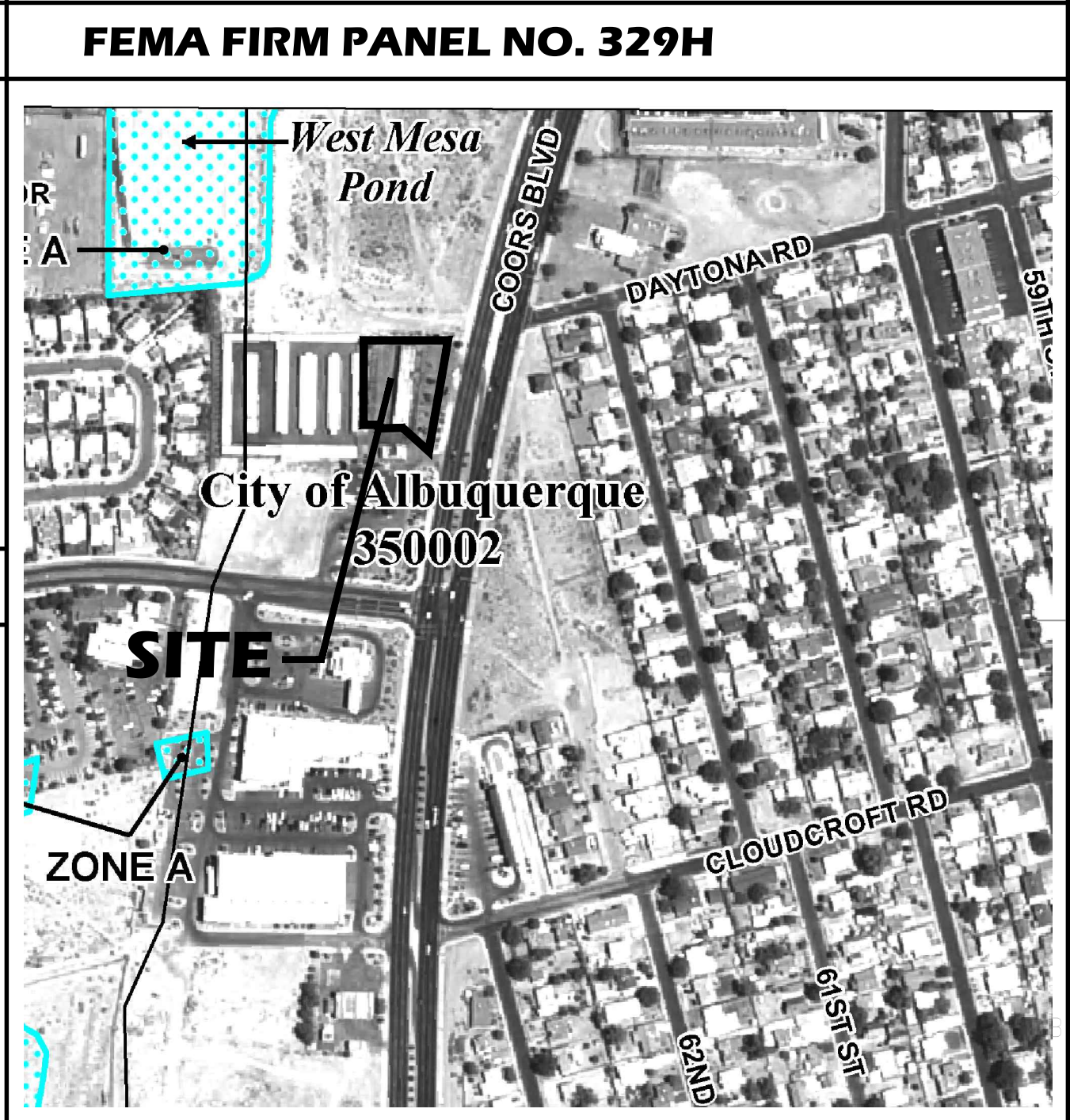
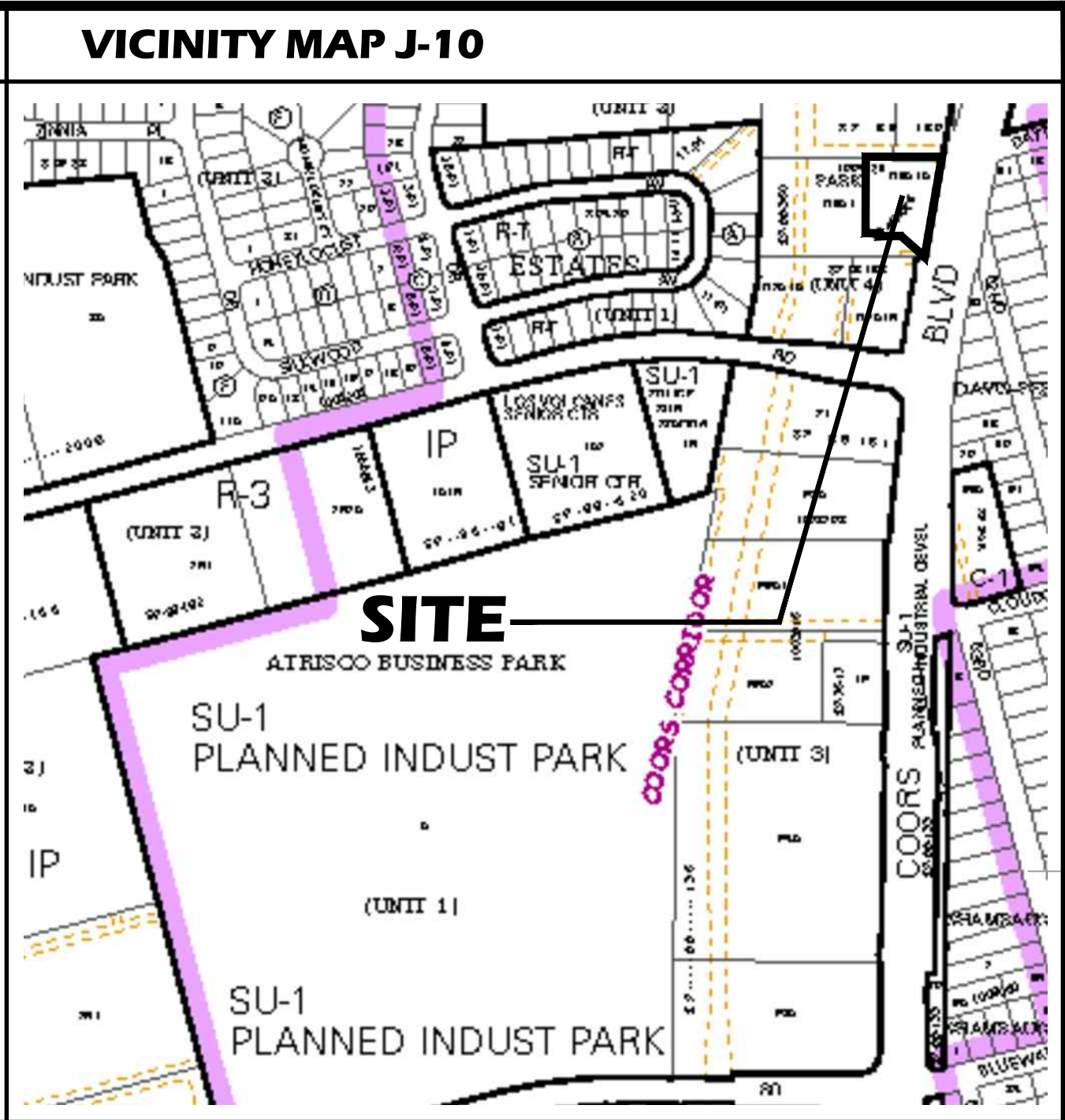
C:\Users\Public\Documents\data business\1418\cad\1418GRAD2000.dwg, GRADE, 7/10/2015 10:55:19 AM



- ### KEYED NOTES
- EXISTING PAVED PUBLIC STREET w/ STD. CURB & GUTTER AND SIDEWALK
 - EXISTING ASPHALT DRIVE TO MULTIPLE LOTS.
 - EXISTING STORAGE UNIT FACILITY.
 - EXISTING OFFICE FOR BOTH EXISTING AND NEW STORAGE UNIT FACILITY.
 - EXISTING CMU YARD/RETAINING WALL.
 - NEW STORAGE UNITS.
 - ASPHALT MILLINGS SURFACE.
 - POND FOR INITIAL RUNOFF RETENTION. 8" CMU RETAINING WALL AT PERIMETER AND AROUND POWER POLE (4.5'x4.5' INSIDE DIMENSION). ALL CELLS SHALL BE FILLED WITH CONCRETE. TOP OF WALL ELEVATION 5104.70. BOTTOM OF POND ELEVATION 5102.70.
 - 7' OPENING FOR STORM WATER ENTRY TO POND. ELEVATION OF ENTRY 5104.20.
 - 7' OPENING FOR STORM WATER EXIT FROM POND. ELEVATION OF EXIT 5104.20.
 - NEW WROUGHT IRON FENCE. SEE LANDSCAPING PLAN.
 - LANDSCAPED AREA. SEE LANDSCAPING PLAN.
 - EXISTING 50' DRIVEPAD. NORTHERLY 24' TO BE USED AS A LOCKED GATES EMERGENCY ACCESS PER DRB APPROVED SITE DEVELOPMENT PLAN, PROJECT NO. 1004725. BALANCE OF EXISTING DRIVEPAD CONTROLLED BY NM DOT AGREEMENT.
 - REMOVE EXISTING ASPHALT, REGRADE AND REPLACE ASPHALT.

- ### GRADING NOTES
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT THE NEW MEXICO ONE CALL SYSTEM AT 260-1990 FOR LOCATION OF EXISTING UTILITIES.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION 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.
 - ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
 - ALL CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.

- ### EROSION CONTROL NOTES
- THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO PUBLIC RIGHT-OF-WAY OR PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY THE CONSTRUCTION OF TEMPORARY SOIL BERMS OR SILT FENCES AT PROPERTY LINES AND WETTING SOIL TO PREVENT IT FROM BLOWING. IF THE SITE IS CONTROLLED BY A SWPPP PLAN, EROSION CONTROL SHALL BE ACCOMPLISHED ACCORDING TO THE PLAN.
 - THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET.
 - THE CONTRACTOR SHALL SECURE THE APPROPRIATE BARRICADING, TOP SOIL DISTURBANCE AND EXCAVATION PERMITS FROM THE CITY PRIOR TO BEGINNING CONSTRUCTION.



ENGINEER'S CERT.

I, JEAN J. BORDENAVE, NME&LS NO. 5110, OF THE FIRM BORDENAVE DESIGNS, 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 OCTOBER 31, 2013. 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. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR CERTIFICATE OF OCCUPANCY.

EXCEPTIONS AND/OR QUALIFICATIONS: RETENTION POND CONSTRUCTED w/ RAILROAD TIES BACKED WITH FILTER FABRIC.

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

07/09/15

NEW PARKING AREA FIRST FLUSH STORAGE VOLUME

REQUIRED
(31032)/(0.44-0.1)/12 = 879 C.F.

PROVIDED
DEPTH = 879/642 = 1.37 FT. MINIMUM
USE 18" DEPTH
THEREFORE VOLUME = 1005 C.F.

DRAINAGE DATA							
CONDITION	B	STORM	TREATMENT	TREATMENT	EXCESS	PEAK	RUNOFF
	A	RETURN	TYPE	AREA	PRECIPITATION	RUNOFF	RUNOFF
	I	S PERIOD					
	N		(table 4)	sq. ft.	(table 8)	(table 9)	
-	-	year	-		in.	cfs/acre	cu. ft.
EXISTING	S	10	A	0	0.08	0.24	0
	I		B	0	0.22	0.76	0
	T		C	0	0.44	1.49	0
	E		D	34905	1.24	2.89	3607
			TOTAL	34905			2.32
		100	A	0	0.44	1.29	0
			B	0	0.67	2.03	0
			C	0	0.99	2.87	0
			D	34905	1.97	4.37	5730
			TOTAL	34905			3.50
PROPOSED	S	10	A	0	0.08	0.24	0
	I		B	3873	0.22	0.76	0
			C	0	0.44	1.49	1138
			D	31032	1.24	2.89	3207
			TOTAL	34905			2.06
		100	A	0	0.44	1.29	0
			B	3873	0.67	2.03	216
			C	0	0.99	2.87	0
			D	31032	1.97	4.37	5094
			TOTAL	34905			3.11

OFFSITE DRAINAGE DATA			
THERE ARE NO OFFSITE FLOWS ENTERING THE PROPERTY.			
LEGEND			
TBM	TEMPORARY BENCHMARK	GM	GAS MATER
G	GROUND	GV	GAS VALVE
FF	FINISH FLOOR	LP	LIGHT POLE
FG	FINISH GRADE	PP	POWER POLE
FL	FLOWLINE	GW	GUY WIRE
TA	TOP OF ASPHALT	PED	ELEC. OR TEL. PEDESTAL
TC	TOP OF CONCRETE	RD OR C	ROOF DRAINAGE POINT
BC	TOP OF CURB		
TP	TOP OF EARTH PAD		
TS	TOP OF SIDEWALK		
TW	TOP OF WALL		
FH	FIRE HYDRANT		
WM	WATER METER		
WV	WATER VALVE		
MH	MANHOLE		
CB	CATCH BASIN GRATE		

DRAINAGE NOTES

- THE SITE WAS PREVIOUSLY DEVELOPED AS A CAR WASH. THE BUILDINGS HAVE BEEN REMOVED AS HAS MOST OF THE ASPHALT. THE SITE PREVIOUSLY DISCHARGED STORM RUNOFF TO THE VACANT PROPERTY TO THE NORTH OF THE SITE. THE PROPOSED DESIGN WILL ENLARGE THE EXISTING STORAGE UNIT FACILITY. THE EXISTING AND PROPOSED STORAGE UNIT FACILITIES ARE IN COMMON OWNERSHIP. STORM WATER RUNOFF WILL BE DIRECTED TO THE EXISTING STORAGE FACILITY WHICH DISCHARGES TO VACANT PROPERTY TO THE NORTH AND A LARGE STORMWATER INLET WHICH DISCHARGES TO THE WEST MESA POND.
- THE SITE IS LOCATED IN RAINFALL ZONE 1. MOST OF THE SITE IS ROUTED VIA ASPHALT SWALES TO A FIRST FLUSH RETENTION POND. OVERFLOW FROM THE POND IS ROUTED VIA ASPHALT SWALES TO OFFSITE STORMWATER COLLECTION AND STORAGE FACILITIES.
- THE SITE IS LOCATED IN 'ZONE X' PER FEMA FIRM MAP NO. 329H, DATED AUGUST, 2012.
- TOPO SURVEY DATA SHOWN ON THIS DRAWING WAS OBTAINED BY HARRIS SURVEYING, INC. IN DECEMBER, 2014.

LEGAL DESCRIPTION

TRACT Q-6-A-1-A. ATRISCO BUSINESS PARK, UNIT 4

PERMANENT BENCHMARK

ACS 13-K10 ELEVATION 5146.610 (NAVD 1988)

STUDIO

SW

ARCHITECTS

STUDIO SOUTHWEST ARCHITECTS, INC.
2101 Mountain Rd. NW, Albuquerque, NM 87104
505.843.9639 fax 505.843.9683
Web Site: www.studioswarch.com
E-Mail: mail@studioswarch.com

CONSULTANTS

BORDENAVE DESIGNS
P.O. BOX 91194, ALBUQUERQUE, NM 87199-1194
PH (505)823-1344 FAX (505)821-9105
CELL 480-6812 jakebordenave@mindspring.com

03/30/15

NORTH COORS SELF STORAGE PHASE 3

615B COORS BLVD NW
ALBUQUERQUE, NM

MARK DATE DESCRIPTION

ISSUE:	SITE DEVELOPMENT
PROJECT NO:	1452.1
CAD DWG FILE:	1452-C001.DWG
DRAWN BY:	METO
CHECKED BY:	JJB
DATE:	12/12/2014

SHEET TITLE

GRADING AND DRAINAGE

C-001

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

PROJECT TITLE: North Coors Storage ZONE MAP: J-12
DRB#: --- EPC#: --- WORK ORDER#: ---

LEGAL DESCRIPTION: Tract Q-6-A-1-A, Atrisco Business Park, Unit 4
CITY ADDRESS: 615B Coors Blvd. NW

ENGINEERING FIRM: Bordenave Designs CONTACT: J. Bordenave
ADDRESS: PO Box 91194 PHONE: 823-1344
CITY, STATE: Albuquerque, NM ZIP CODE: 87109

OWNER: North Coors Storage CONTACT: J. Bataglia
ADDRESS: 615 Coors Blvd NW PHONE: 306-8515
CITY, STATE: Albuquerque, NM ZIP CODE: 87104

ARCHITECT: R. Dineen, AIA CONTACT: R Dineen
ADDRESS: 2811 Bosque del Sol Ln. NW PHONE: 452-6857
CITY, STATE: Albuquerque, NM ZIP CODE: 87120

SURVEYOR: Harris Surveying, Inc. CONTACT: T. Harris
ADDRESS: 2412-D Monroe NE PHONE: 889-8056
CITY, STATE: Albuquerque, NM ZIP CODE: 87110

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

TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT
☐ 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 (SPECIFY)

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
☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

☐ YES
☒ NO
☐ COPY PROVIDED

DATE SUBMITTED: July 10, 2015 BY: Jake Bordenave 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.

CITY OF ALBUQUERQUE



July 17, 2015

Jake Bordenave, P.E.
Bordenave Designs
PO Box 91194
Albuquerque, New Mexico 87109

**RE: North Coors Storage
615B Coors Blvd NW
Request Permanent C.O. – Accepted
Engineers Stamp Date 12/12/14 (J10D013)
Certification Dated (7/9/2015)**

Dear Mr. Bordenave,

Based upon the information provided in your certification received 7/10/2015, the permanent CO requested for this site is acceptable for release of Certificate of Occupancy by Hydrology.

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

If you have any questions you can contact me at 924-3695 or Rudy Rael at 924-3977.

Sincerely,

Rita Harmon, P.E.
Senior Engineer
Planning Department

RR/RH
C: File