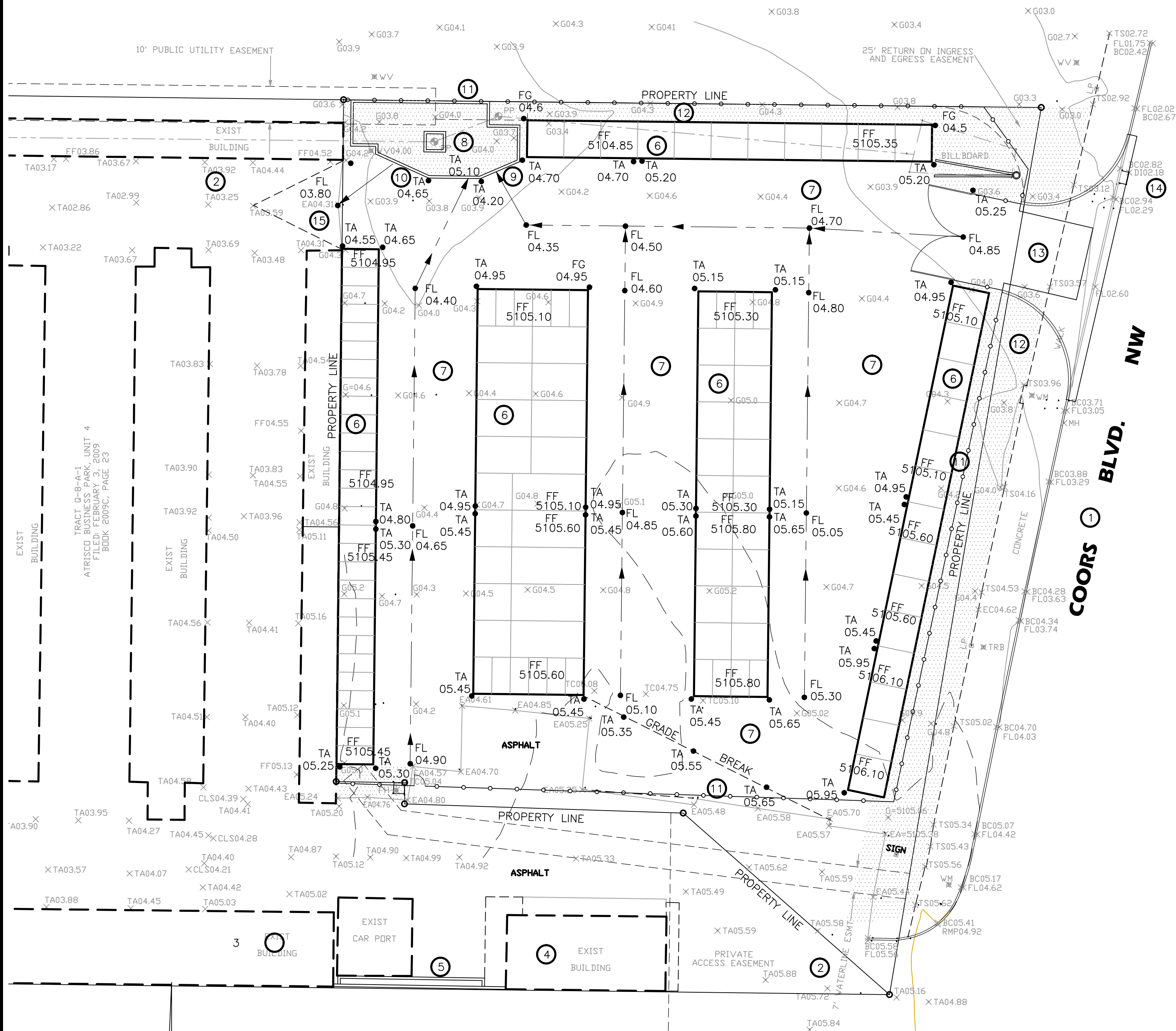


## GRADING PLAN



### NEW PARKING AREA FIRST FLUSH STORAGE VOLUME

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

PROVIDED  
DEPTH = 87%70 = 1.31 ft.  
USE 18" DEPTH

## DRAINAGE DATA

CONDITION	B S I T E	STORM RETURN PERIOD	TREATMENT TYPE	TREATMENT AREA	EXCESS PRECIPITATION	PEAK RUNOFF	RUNOFF VOLUME	RUNOFF RATE
		- year	(table 4)	sq. ft.	(table 8) in.	(table 9) cfs/acre	cu. ft.	cfs
EXISTING		10	A	0	0.08	0.24	0	0.00
			B	0	0.22	0.76	0	0.00
			C	0	0.44	1.49	0	0.00
			D	34905	1.24	2.89	3607	2.32
			TOTAL	34905			3607	2.32
		100	A	0	0.44	1.29	0	0.00
			B	0	0.67	2.03	0	0.00
			C	0	0.99	2.87	0	0.00
			D	34905	1.97	4.37	5730	3.50
			TOTAL	34905			5730	3.50
PROPOSED		10	A	0	0.08	0.24	0	0.00
			B	3873	0.22	0.76	0	0.00
			C	0	0.44	1.49	1138	1.06
			D	31032	1.24	2.89	3207	2.06
			TOTAL	34905			4344	3.12
		100	A	0	0.44	1.29	0	0.00
			B	3873	0.67	2.03	216	0.18
			C	0	0.99	2.87	0	0.00
			D	31032	1.97	4.37	5094	3.11
			TOTAL	34905			5311	3.29

## 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		

## 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.
- NEW ASPHALT PAVEMENT.
- POND FOR INITIAL RUNOFF RETENTION. 8" CMU RETAINING WALL AT PERIMETER AND AROUND POWER POLE. 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.
- 24' WIDE PRIVATE ENTRANCE DETAIL PER COA STD DETAIL 2426 w/ 25' RADIUS RETURNS.
- REMOVE SINGLE 'C' CATCH BASIN. CONSTRUCT DOUBLE 'D' CATCH BASIN ON EXISTING OUT PIPE.
- REMOVE EXISTING ASPHALT, REGRADE AND REPLACE ASPHALT.

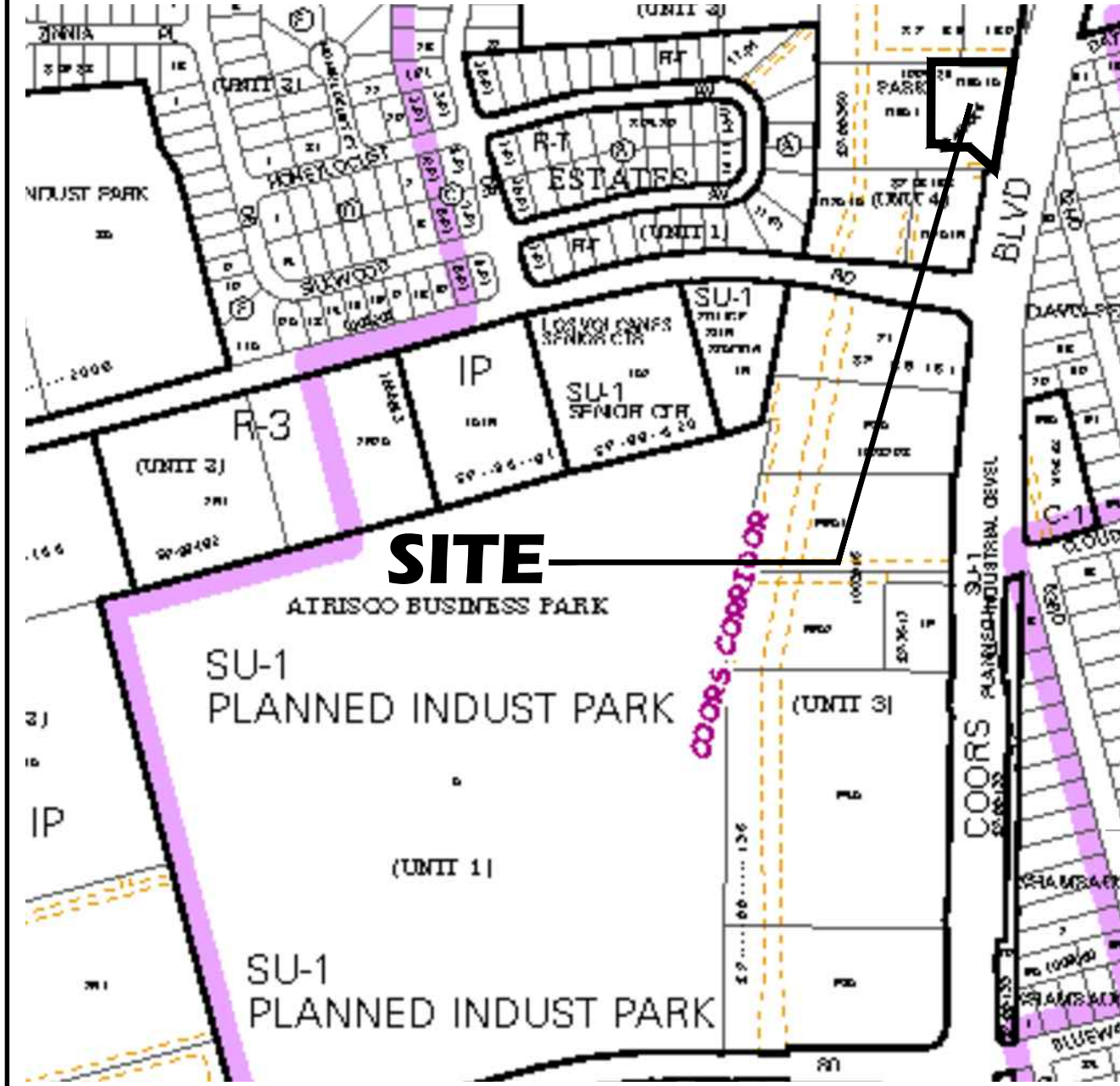
## GRADING NOTES

- 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.

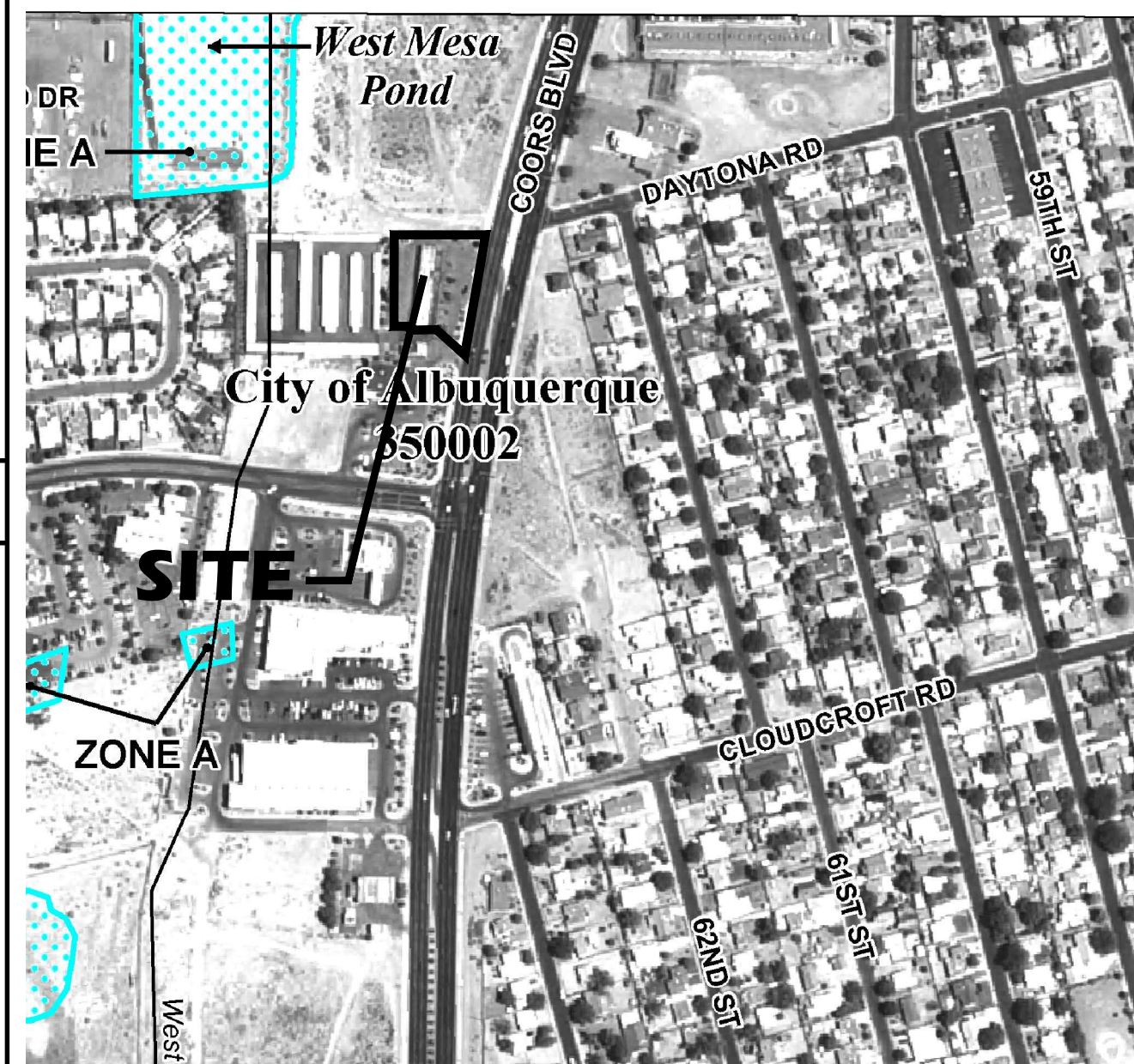
## EROSION CONTROL NOTES

- 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.

## VICINITY MAP J-10



## FEMA FIRM PANEL NO. 329H



## 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



01/15/15

## 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



# CITY OF ALBUQUERQUE



February 17, 2015

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

**RE: North Coors Self Storage  
Grading and Drainage Plan  
Engineers Stamp Date None (J10-D013)**

Dear Mr. Bordenave,

Based upon the information provided in your submittal received 1/29/2015, the above referenced Grading and Drainage Plan cannot be approved for Grading Permit or building permit until the following comments are addressed.

- Provide a PE stamp with date and signature.
- Provide a letter or Email from PNM stating that the First Flush Pond in their PUE is acceptable.
- Provide a letter or Email from NMDOT stating that the removal of the single C catch basin and placing a Double D catch basin in its place, in their roadway is acceptable.

PO Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

If you have any questions please contact me at 924-3986 or Rudy Rael at 924-3977.

Sincerely,

Curtis Cherne, P.E.  
Principal Engineer, Planning Department  
Development and Review Services

RR/CC  
C: File