

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

June 21, 2024

Joshua Valenta, P.E.
MatkinHoover Engineering
8 Spencer Road, Suite 100
Boerne, Texas 78006

**RE: Quik Trip Store #7001
521 Unser Blvd NW
Conceptual Grading & Drainage Plans
Engineer's Stamp Date: 05/31/24
Hydrology File: K10D071**

Dear Mr. Valenta:

PO Box 1293

Based upon the information provided in your submittal received 06/04/2024, the Conceptual Grading & Drainage Plans are preliminary approved for action by the Development Facilitation Team (DFT) on Site Plan for Building Permit.

Albuquerque

PRIOR TO BUILDING PERMIT:

NM 87103

1. Please submit a more detailed Grading & Drainage Plan to Hydrology for review and approval. This digital (.pdf) is emailed to PLNDRS@cabq.gov along with the Drainage Transportation Information Sheet.

www.cabq.gov

As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, jhughes@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

Sincerely,

Renée C. Brissette, P.E. CFM
Senior Engineer, Hydrology
Planning Department



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: _____ Hydrology File # _____

Legal Description: _____

City Address, UPC, OR Parcel: _____

Applicant/Agent: _____ Contact: _____

Address: _____ Phone: _____

Email: _____

Applicant/Owner: _____ Contact: _____

Address: _____ Phone: _____

Email: _____

TYPE OF DEVELOPMENT: Plat (# of lots) _____ Single Family Home
All other Developments

RE-SUBMITTAL: YES NO

DEPARTMENT: TRANSPORTATION HYDROLOGY/DRAINAGE

Check all that apply under Both the Type of Submittal and the Type of Approval Sought:

TYPE OF SUBMITTAL:

Engineering / Architect Certification
Conceptual Grading & Drainage Plan
Grading & Drainage Plan, and/or Drainage Report
Drainage Report (Work Order)
Drainage Master Plan
Conditional Letter of Map Revision (CLOMR)
Letter of Map Revision (LOMR)
Floodplain Development Permit
Traffic Circulation Layout (TCL) – Administrative
Traffic Circulation Layout (TCL) – DFT Approval
Traffic Impact Study (TIS)
Street Light Layout
OTHER (SPECIFY) _____

TYPE OF APPROVAL SOUGHT:

Pad Certification
Building Permit
Grading Permit
Paving Permit
SO-19 Permit
Foundation Permit
Certificate of Occupancy - Temp Perm
Preliminary / Final Plat
Site Plan for Building Permit - DFT
Work Order (DRC)
Release of Financial Guarantee (ROFG)
CLOMR / LOMR
Conceptual TCL - DFT
OTHER (SPECIFY) _____

DATE SUBMITTED: _____

June 3, 2024

City of Albuquerque
Planning Department
600 2nd St NW
Albuquerque, NM 87102

Re: QuikTrip 7001, Albuquerque
Matkin Hoover Job No. 7001.01
Hydrology File No. K10D070

Dear Albuquerque Planning Department:

This letter and its attachments serve as a response to comments received on May 16th, 2024, concerning the above referenced project.

Comment 1:

Most of this information was provided on the Cover Sheet. However, per the DPM the following must be on the Grading Plan. Please note the Grading Plan must be a stand-alone construction document.

1. Please provide a Vicinity Map. Typically, this is the Zone Atlas. This can be downloaded in pdf format from the City of Albuquerque's website.
2. Please provide the Benchmark information (location, description, and elevation) for the survey contour information provided.
3. Please provide the FIRM Map and flood plain note with an effective date.
4. Please provide a legal Description of the property.

Response:

Overall Grading Plan added to sheet set which includes the vicinity map, benchmark information, FIRM map, flood plain note with an effective date, and a legal description of the property.

Comment 2:

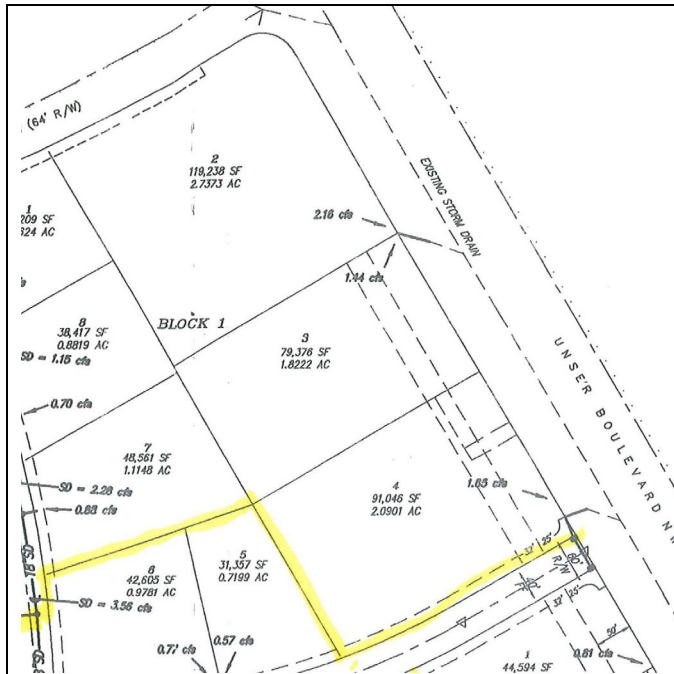
Please use the procedure for 40 acre and smaller basins as outlined in Development Process Manual (DPM) Article 6-2(a). Please provide both the existing conditions and proposed conditions for the 100 year-6-hour storm event.

Response:

Please see the attached drainage summary report. The report shows the historically approved plans for the shared detention basin and shows that the proposed QT development can discharge into the basin without further accommodations. please let us know if you have any questions.

Comment 3:

Please note that this site is also within Clifford West Business Park Master Drainage Plan by Mark Goodwin & Associates dated 1997 (K09D023). Originally, this project area was allowed to discharge 3.60 cfs from 4.56 acers to the back of an existing inlet on Unser Blvd and 1.65 cfs from 2.09 acers to the back of an existing inlet on Unser Blvd.



Then in 2006, Jeff Mortensen & Associated revised this areas drainage so that now a portion of this projects site will drain to Unser Blvd and a portion is to drain to an existing detention pond. However, this revised drainage plan only took this project's site as native vegetative (Type A land type per the City's DPM). It also stated that if this track was to be developed, then the detention pond would have to be resize to handle the developed condition of the site.

It is up to you to either just follow the original Master Drainage Plan that has the allowable rate to Unser's storm drain system or revise the existing detention pond to handle this site's developed conditions.

Response:

Please see the attached drainage summary report. The report shows the historically approved plans for the shared detention basin and shows that the proposed QT development can discharge into the basin without further accommodations. please let us know if you have any questions.

Comment 4:

Please follow the DPM Article 6-12 Stormwater Quality and Low-Impact Development for the sizing calculations. To calculate the required SWQV, multiply the impervious area by 0.42 inches for new development sites.

Response:

Please see the attached drainage summary report. The report shows the historically approved plans for the shared detention basin and shows that the proposed QT development can discharge into the basin without further accommodations. please let us know if you have any questions.

Comment 5:

Please number the ponds and include a label on each with the SWQV and elevation, the 100-year volume and elevation, the peak 100-year inflow and outflow, the spillway crest elevation, the spillway flow depth, and the dam top elevation.

Response:

Please see the attached drainage summary report. The report shows the historically approved plans for the shared detention basin and shows that the proposed QT development can discharge into the basin without further accommodations. please let us know if you have any questions.

Comment 6:

All gas stations must drain to an oil/water separator (the Owner's choice) prior to discharge. This is mainly for the area around the pumps, so some previous stations have placed this prior the remainder of the runoff going into the Stormwater quality pond. Since this site appears to be collected in a pipe system, instead of a manhole, this can be an oil/water separator.

Response:

BMP Inc. 24F snout added. Callout added to relevant sheets.

Comment 7:

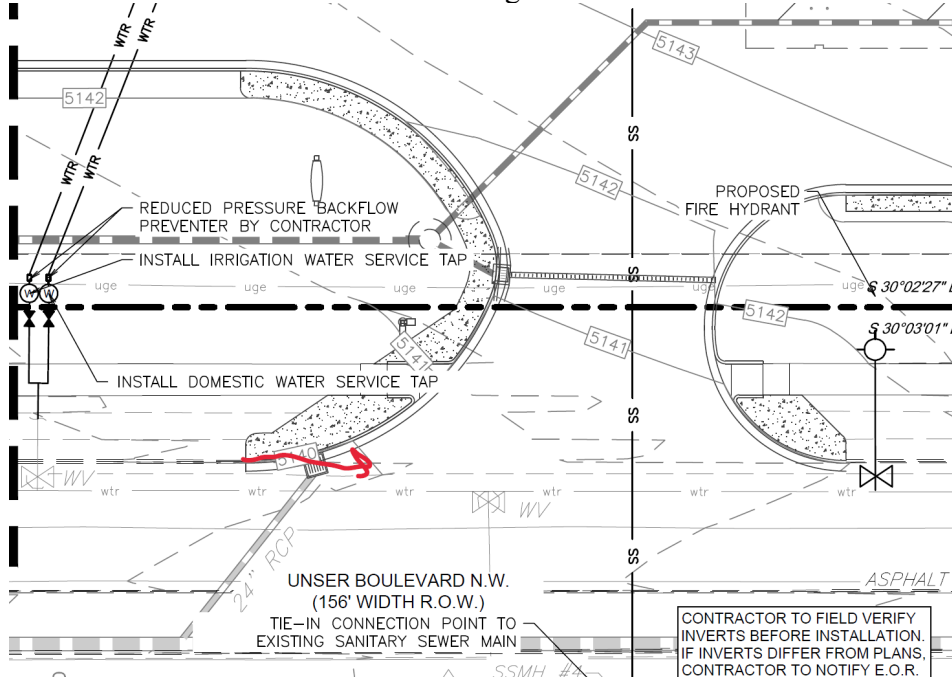
Please include the proposed pipe sizes on the Conceptual Grading & Drainage Plans.

Response:

Proposed pipe size length and diameter added to all grading sheets.

Comment 8:

There is an existing inlet at the driveway location. The entrance needs to shift over about 15 feet to ensure that the back of curb radius is tangent at the inlet's transition section.





As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, jhughes@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

Response:

Inlet changed to single combo curb inlet and moved to appropriate location. Manhole added where existing inlet location is.

Should you or your staff have questions, comments, or require additional information, please feel free to contact our office.

Matkin Hoover Engineering & Surveying
TBPE Firm Registration No. F-4512
Graham Cook
Team Lead

Attachments:

Revised Site Plan Package
Supplemental Drainage Report

QT #7001

Albuquerque, New Mexico

MATKINHOOVER

BOERNE | GEORGETOWN
CONTACT@MATKINHOOVER.COM
OFFICE: 830.249.0600 FAX: 830.249.0099

ENGINEERING
& SURVEYING

MATKINHOOVER.COM

Storm Water Drainage Report

Project No. 7001.00

TBPE Firm Registration No. F-4512

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
PRELIMINARY APPROVED

DATE: 06/21/24
BY: Renee C. Brissette
HydroTrans # K10D071

THESE PLANS AND/OR REPORT ARE
CONCEPTUAL ONLY. MORE INFORMATION MAY
BE NEEDED IN THEM AND SUBMITTED TO
HYDROLOGY FOR BUILDING PERMIT APPROVAL.

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Appendix A – (2) Sheet C.1 Voided and Amendments

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Appendix C – Sheet G.3 (Overall Drainage)

Appendix D – Survey

Appendix E – Gateway West Business Park Construction plans

1 Project Overview

1.1 Purpose

The purpose of this report is to provide the overall and historically approved drainage analysis for the proposed development of QuikTrip Store (QT) #7001 within Tract A-2-C-2. The evaluation is focused within the City's previously approved overall development plans for Tract A-2-C-1-A and Tract A-2-C-2. Within this report, we will outline the previously approved development plan associated with the overall detention improvement for both lots.

1.2 Location

The subject tract is located at the southwest corner intersection of Unser Blvd. N.W. and Los Volcanes Road N.W., and the northwest corner intersection of Saul Bell Road and Unser Blvd N.W. The referenced property is in Flood Zone X, which are the areas determined to be outside the 0.2% annual chance floodplain, as indicated on FEMA panel No. 328 of 825, Map No. 35001C0328J, dated: November 4, 2016.

1.3 Property Description

The subject property, Tract A-2-C-2, is currently undeveloped with sparse ground cover of native vegetation. The site generally slopes north to south. The site is adjacent to Tract A-2-C-1-A/B which is currently fully developed and consists of, what appears to be, industrial/commercial application. The subject property's existing contours can be seen within these plans and are in correlation with the previously approved drainage design and evaluation seen within the Gateway West Business Park plan set, Application Number 0511119. The subject property is being proposed as a light fueling service station, including the subject's parking area. The property will consist of an underground storm sewer system that can withstand the 100 year storm event and will discharge into the shared detention pond lying along the shared lot between lots A-2-C-1 and A-2-C-2 (previously approved). The general routing of the storm sewer and drainage can be seen within the provided preliminary plan set.

2 Gateway West Business Park (Application Number 0511119)

2.1 Previously Approved Construction Plans

The Gateway West Business Park Construction plans encompassed the development of Tract A-2-C-1-A/B and Tract A-2-C-2. This initial submittal was in conjunction with the build out/development of Tract A-2-C-1-A/B and the remaining Tract A-2-C-2 being undeveloped (overall plan for future development). The plans were initially approved July 2005 and subsequently re-approved with 5 amendment changes in August of 2006. The initial site approval was voided to allow the amendments to be the governing documents.

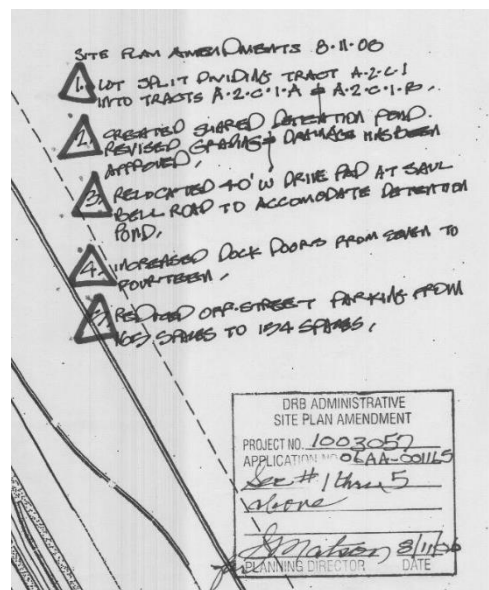
Reference: Appendix A – (2) Sheet C.1 Voided and Amendments

2.2 Five (5) Amendment Changes

The final approved plans indicated 5 separate amendment changes that facilitated the following. This outline can be found on Sheet C.1 (screen shot below)

1. LOT SPLIT DIVIDING TRACT A-2-C-1 INTO TRACTS A-2-C-1-A AND A-2-C-1-B.
2. CREATED SHARED DETENTION POND. REVISED GRADING AND DRAINAGE HAS BEEN APPROVED.
3. RELOCATED 40' W DRIVE PAD AT SAUL BELL RD TO ACCOMMODATE DETENTION POND.
4. INCREASE DOCK DOORS FROM SEVEN TO FOURTEEN.
5. REDESIGN OFF STREET PARKING FROM 165 SPACES TO 154 SPACES.

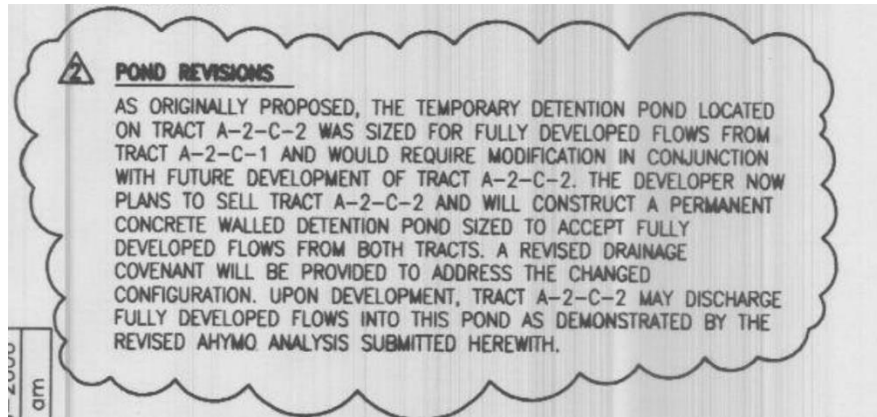
The amendment changes are indicated throughout the plan set with a triangle surrounding the respective number associated with the amendment. This drainage report outlines the plan amendments (2 and 3) that show the improved detention facility associated with the proposed development of TRACT A-2-C-1-A.



(5 Amendments) Clip from Sheet C.1 of the Gateway West Business Park Construction Plans

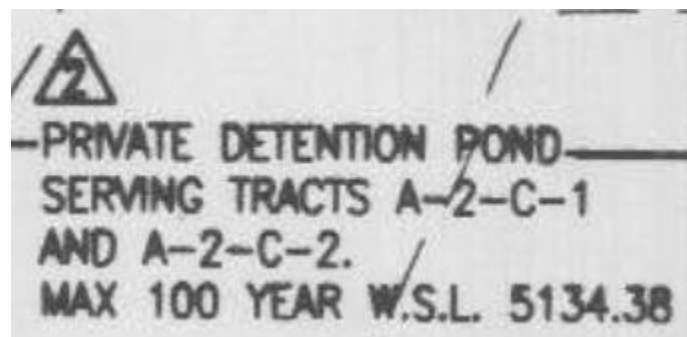
2.3 Amendments 2 and 3

Amendment 2 within the approved plans outline the alternate detention design that has been implemented to take into consideration the fully developed flows of all the respective tracts, Tract A-2-C-1-A/B and Tract A-2-C-2. The detention and hydrological calculations are most clearly shown on sheet G.3. As indicated previously, the Amendment 2 triangles are within the sheet and show the facilitation of the overall future planning of the full development of all tracts. Within the sheet, the specific note (below) states "THE DEVELOPER NOW PLANS TO SELL TRACT A-2-C-2 AND WILL CONSTRUCT A PERMANENT CONCRETE WALLED DETENTION POND SIZED TO ACCEPT FULLY DEVELOPED FLOWS FROM BOTH TRACTS.... UPON DEVELOPMENT, TRACT A-2-C-2 MAY DISCHARGE FULLY DEVELOPED FLOWS INTO THIS POND AS DEMONSTRATED BY THE REVISED AHYMO SUBMITTED HERewith."



(Amendment 2) Clip from Sheet G.3 of the Gateway West Business Park Construction Plans

The proposed detention plan associated with Amendment 2 can be found within sheet G.1 of the approved plans. The plans included TW, BW, specific note reading of all tracts, and topography data. The note within this the plan states the following "PRIVATE DETENTION POND SERVING TRACTS A-2-C-1 AND A-2-C-2."



(Amendment 2) Clip from Sheet G.3 of the Gateway West Business Park Construction Plans

The approved detention pond has been built and exists onsite today. A survey crew has collected elevation data associated with the full pond build out and it has been compared with the approved plans. The overall detention structure was built to the respective plans and, one should conclude, that the pond will meet the original intent of providing the detention for the overall development of all Tracts.

Reference: *Appendix B –Sheet G.1 (Detention Grading Plan)*
 Appendix C –Sheet G.3 (Overall Drainage)
 Appendix D- Survey
 Appendix E- Gateway West Business Park Construction plans

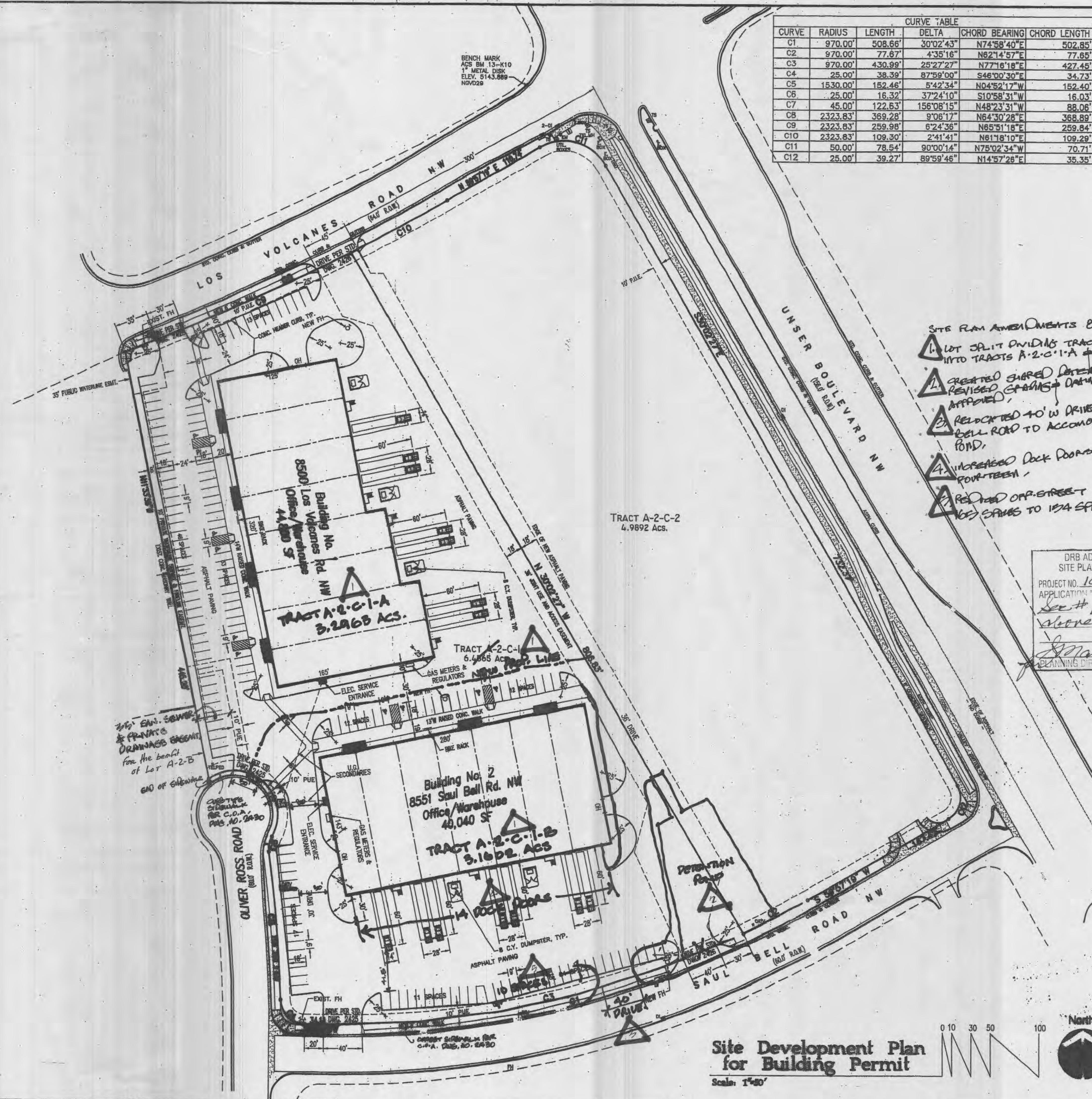
3 Hydrologic Evaluation and Recommendation

After a thorough review of the historical documents and the most recently obtained survey data, it shall be concluded that the existing pond has been designed and constructed to accommodate the fully developed Tract A-2-C-2. The proposed development takes this into consideration and routes all respective drainage to the existing pond to ensure that the intent of the pond and overall drainage found within Amendment 2 of the approved plans is met.

The most recent survey data and aerial photographs indicate that some general maintenance should be considered for the pond prior to the full development of Tract A-2-C-2 to ensure long term effectiveness of the private detention basin.

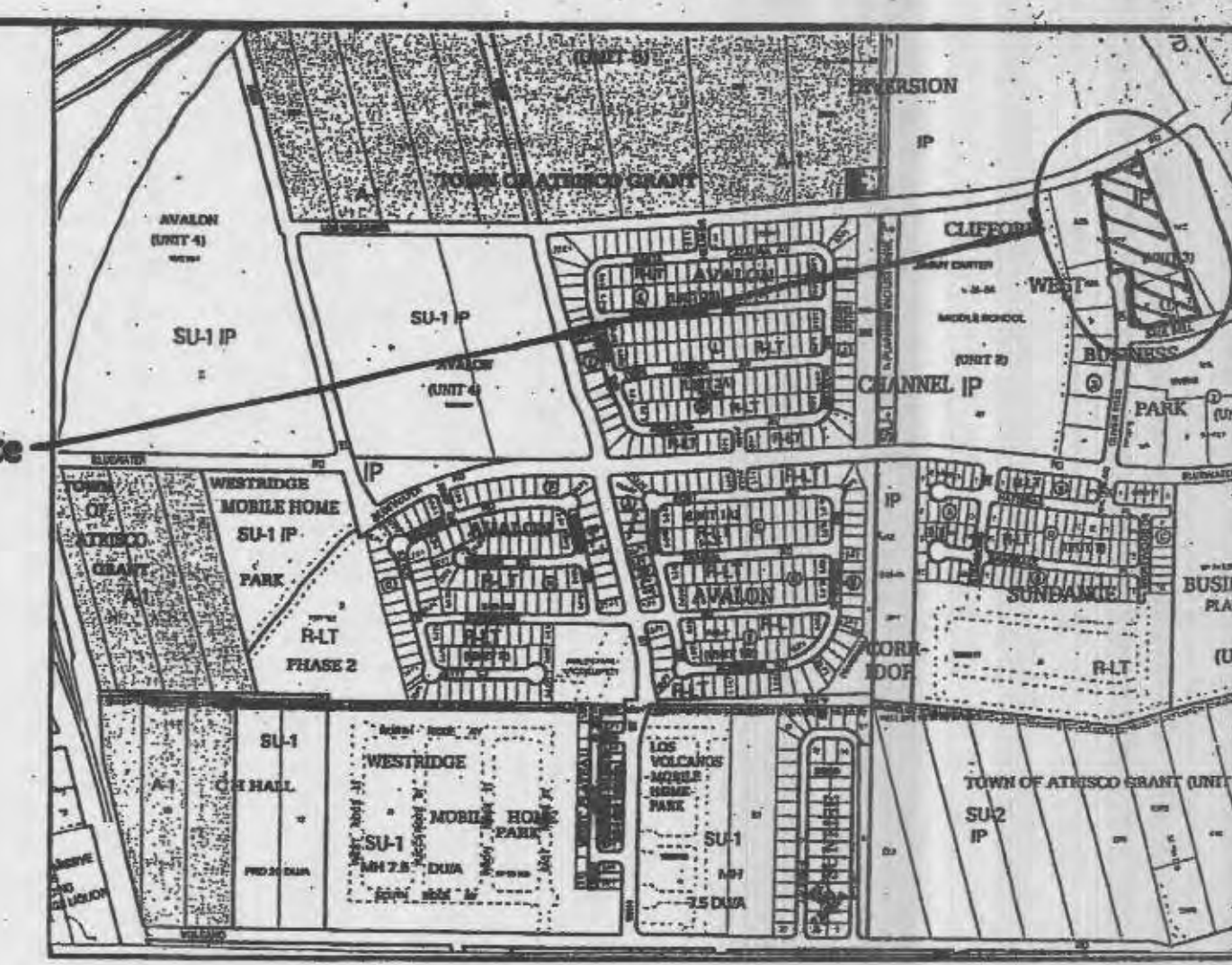
Appendix A

(2) Sheet C.1 Voided and Amendments



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	970.00'	508.66'	30°02'43"	N74°58'40"E	502.85'
C2	970.00'	77.67'	4°35'16"	N82°14'57"E	77.65'
C3	970.00'	430.99'	25°27'27"	N77°16'18"E	427.45'
C4	25.00'	38.39'	87°59'00"	S46°00'30"E	34.73'
C5	1530.00'	152.46'	5°42'34"	N04°52'17"W	152.40'
C6	25.00'	16.32'	37°24'10"	S10°58'31"W	16.03'
C7	45.00'	122.63'	156°08'15"	N48°23'31"W	88.06'
C8	2323.83'	369.28'	9°06'17"	N64°30'28"E	368.89'
C9	2323.83'	259.98'	6°24'36"	N85°51'18"E	259.84'
C10	2323.83'	109.30'	2°41'41"	N61°16'10"E	109.29'
C11	50.00'	78.54'	90°00'14"	N75°02'34"W	70.71'
C12	25.00'	39.27'	89°59'46"	N14°57'28"E	35.35'

Project Site



Vicinity Map K-9

Design Data

LEGAL DESCRIPTION: TRACT A-2-C-1, BLOCK ONE, CLIFFORD WEST BUSINESS PARK UNIT 3, ALBUQUERQUE, NM

CURRENT ZONING: IP

ZONE ATLAS PAGE: K-9

ADDRESS: BUILDING NO. 1: 8500 LOS VOLCANES ROAD NW, BUILDING NO. 2: 8551 SAUL BELL ROAD NW

SITE AREA: 8.4565 ACRES

BUILDING AREA: BUILDING NO. 1: 44,800 SQ. FT., BUILDING NO. 2: 40,040 SQ. FT.

TYPE OF CONSTRUCTION: II-B

FIRE SPRINKLERED: YES

PROPOSED USE: OFFICE/WAREHOUSE

ASSUME 20 PERCENT OFFICE: 16,968 SQ. FT., ASSUME 80 PERCENT WAREHOUSE: 67,872 SQ. FT.

OFF-STREET PARKING REQUIRED: 16,968/200+67872/2,000 = 119 SPACES

OFF-STREET PARKING PROVIDED: 134-185 SPACES (INCLUDES 8 HC DESIGNATED SPACES)

BICYCLE PARKING REQUIRED: 119/20 = 6 SPACES

BICYCLE PARKING PROVIDED: 8 SPACES

- SITE PLAN AMENDMENTS 8-11-05
- 1. LOT SPLIT DIVIDING TRACT A-2-C-1 INTO TRACTS A-2-C-1-A & A-2-C-1-B.
 - 2. CREATED SHARED DETENTION FOND. REVISED GRADING & DRAINAGE HAS BEEN APPROVED.
 - 3. RELOCATED 10' W DRIVE PAD AT SAUL BELL ROAD TO ACCOMMODATE DETENTION FOND.
 - 4. INCREASED LOCK DOORS FROM SEVEN TO FOURTEEN.
 - 5. REDUCED OFF-STREET PARKING FROM 134 SPACES TO 124 SPACES.

DRB ADMINISTRATIVE SITE PLAN AMENDMENT

PROJECT NO. 1003057

APPLICATION NO. 05-00080

DATE 8/1/05

PLANNING DIRECTOR

PROJECT NUMBER: 1003057

Application Number: 05-00080

Is an Infrastructure List required? () Yes (X) No. If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

City Engineer	7-8-05
City Engineer	6-29-05
City Engineer	4/29/05
City Engineer	6/29/05
City Engineer	9/2/05
City Engineer	9/12/05

DRB Chairperson, Planning Department

024-3611

APPROVED/DISAPPROVED

DATE 9-8-05

SIGNATURE & DATE

Site Development Plan for Building Permit

Scale: 1"=80'



Gateway West Business Park

UNSER BLVD. NW AT LOS VOLCANES ROAD, ALBUQUERQUE, NEW MEXICO

DEVELOPED BY 1-40 GATEWAY WEST, LLC • (480) 508-4048

KEN HOWEY, ARCHITECT

505 251-8465 • 3808 5TH AVENUE SE • ALBUQUERQUE, NM • 8708

JOB NO:	0508
DATE:	6 JUNE 2005
REVISIONS	
21 JUNE 2005	

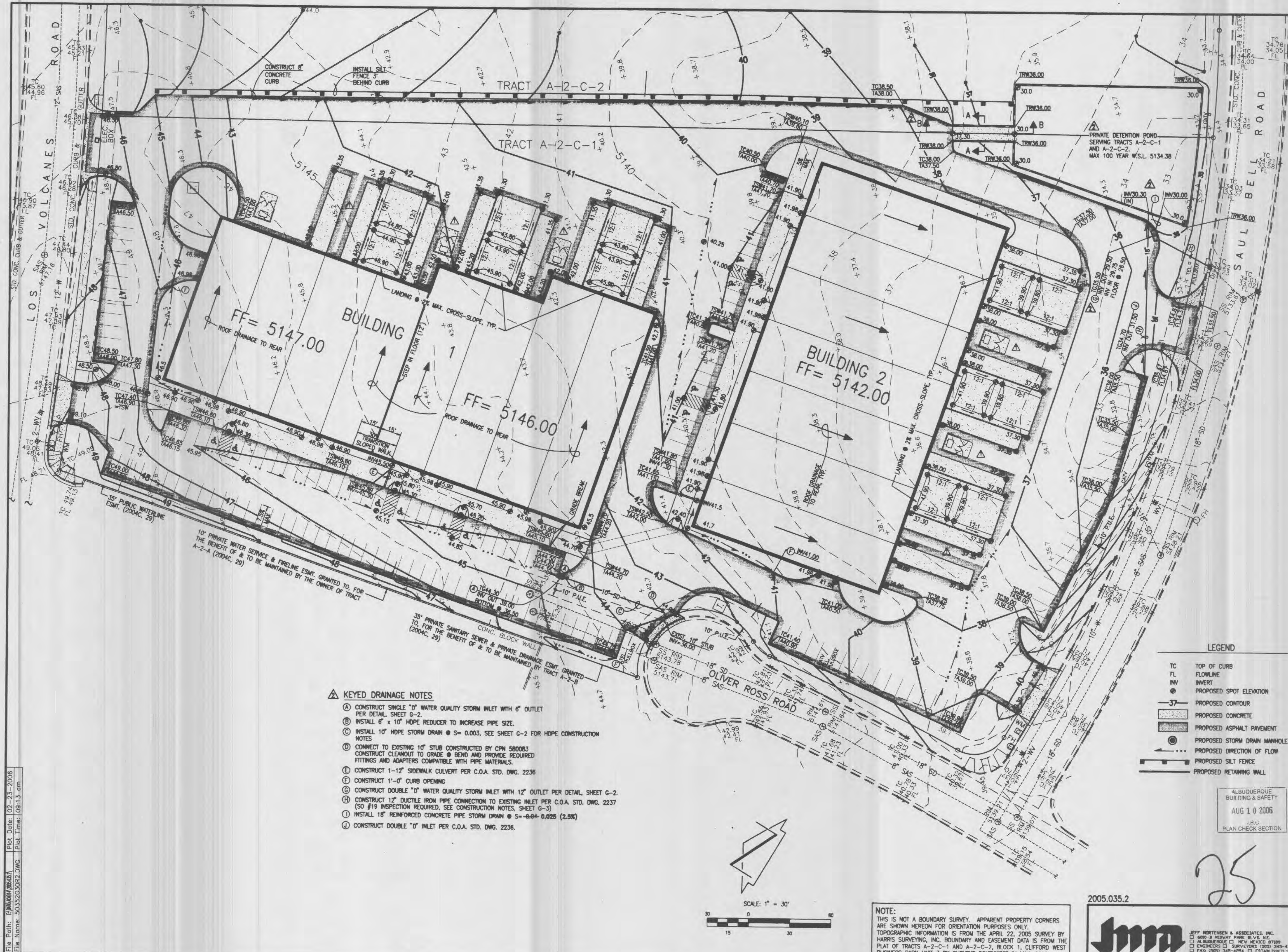
SHEET NO.

C.1

Appendix B

Sheet G.1 (Detention Grading Plan)

File Path: E:\JH\WORK\G1\G1.DWG Plot Date: 02-23-2006
File Name: 50352630R2.DWG Plot Time: 09:13 am



2005.035.2



JEFF HORTENSEN & ASSOCIATES, INC.
4600-S MIDWAY PARK BLVD. NE
ALBUQUERQUE, NM 87109
ENGINEERS & SURVEYORS (CNS) 345-4999
FAX (505) 345-4994 © ESTABLISHED 1977



Gateway West Business Park

UNSER BLVD. NW AT LOS VOLCANES ROAD, ALBUQUERQUE, NEW MEXICO
DEVELOPED BY 1-40 GATEWAY WEST, LLC • (400) 505-4048



15051 251-8458 • 3808 SIMMS AVENUE SE • ALBUQUERQUE, NM • 87108

JOB NO.
DATE: 27 JUNE 2005
REVISIONS
10/05 REVISE DOCKS
02/06 REVISE POND

SHEET NO.

G.1

Appendix C

Sheet G.3 (Overall Drainage)

DRAINAGE PLAN

EXECUTIVE SUMMARY AND INTRODUCTION

THE PROPOSED DEVELOPMENT IS LOCATED IN WESTERN ALBUQUERQUE WITHIN THE CLIFFORD WEST BUSINESS PARK. THE SITE IS SUBJECT TO DISCHARGE RESTRICTIONS AND WILL UTILIZE DETENTION PONDING TO LIMIT STORMWATER RUNOFF DISCHARGING FROM THE SITE TO EXISTING DOWNSTREAM PUBLIC DRAINAGE FACILITIES. WATER QUALITY INLETS WILL BE PROVIDED TO ADDRESS SEDIMENT AND POLLUTANTS. OFFSITE FLOWS DO NOT IMPACT THE SITE. TWO COMMERCIAL OFFICE/WAREHOUSE BUILDINGS ARE PROPOSED. THE PURPOSE OF THIS SUBMITTAL IS TO OBTAIN ROUGH GRADING, BUILDING PERMIT, AND SOF19 APPROVALS.

PROJECT DESCRIPTION:

AS SHOWN BY VICINITY MAPS K-9 AND K-10, THE OVERALL SITE IS LOCATED ON THE WEST SIDE OF UNSER BLVD NW, BETWEEN I-40 AND CENTRAL AVE. A 1998 MASTER DRAINAGE PLAN PREPARED BY AVID ENGINEERING ADDRESSED SITE DRAINAGE BASINS AND STORM DRAIN SIZING. LOS VOLCANES RD NW, UNSER BLVD NW, AND SAUL BELL RD NW ARE DEVELOPED PUBLIC CITY OF ALBUQUERQUE STREETS THAT SURROUND THE SITE TO THE NORTH, EAST, AND SOUTH, RESPECTIVELY. TWO LOTS TO THE WEST OF THE SITE TO THE WEST IS DEVELOPED. THE EXISTING LEGAL DESCRIPTION IS TRACTS A-2-C-1 AND A-2-C-2, BLOCK 1, CLIFFORD INDUSTRIAL PARK, UNIT 3. THE SITE IS ZONED IP. AS SHOWN BY PANEL 328E OF THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS, BERNALILLO COUNTY, NEW MEXICO, AND INCORPORATED AREAS, DATED NOVEMBER 19, 2003, THE SITE DOES NOT LIE WITHIN A DESIGNATED FLOOD HAZARD ZONE.

BACKGROUND DOCUMENTS

THE FOLLOWING IS A LIST OF DOCUMENTS RELATED TO THE SITE AND SURROUNDING AREA. THIS LIST MAY NOT BE INCLUSIVE, HOWEVER, REPRESENTS A SUMMARY OF RELEVANT PLANS AND DOCUMENTS WHICH ARE KNOWN TO THE ENGINEER AT THE TIME OF PLAN PREPARATION.

- CLIFFORD WEST BUSINESS PARK GRADING AND DRAINAGE PLAN BY MARK GOODWIN & ASSOCIATES DATED 07-30-1997 (HYDROLOGY FILE K9-D23). THIS PLAN IDENTIFIED THE ALLOWABLE DISCHARGE RATE FOR THE OVERALL SITE AS 1.1 CFS/ACRE INCLUDING THE STREETS AND 0.8 CFS/ACRE FOR THE LOTS THEMSELVES.
- CONCEPTUAL DRAINAGE PLAN FOR GATEWAY PARK BY JEFF MORTENSEN & ASSOCIATES, INC. DATED 5-26-2005 (HYDROLOGY FILE K9-D23). THIS CONCEPTUAL PLAN, PREPARED BY THIS OFFICE, SUPPORTED THE SITE DEVELOPMENT PLAN FOR THE ENTIRE SITE THAT DEPICTED THE TWO OFFICE WAREHOUSE BUILDINGS AS PHASE 1 WHICH IS THIS CURRENT BUILDING PERMIT SUBMITTAL. AS SHOWN ON THE CONCEPTUAL PLAN, THE SITE WILL DISCHARGE IN A CONTROLLED MANNER TO EXISTING STORM DRAIN STUBOUTS PROVIDED TO SERVE THIS SITE.

THE PROPOSED CONSTRUCTION DRAINING VIA DETENTION TO EXISTING PUBLIC DRAINAGE IMPROVEMENTS AS PROPOSED AND DESCRIBED HEREIN IS IN ACCORDANCE WITH THE POLICIES AND REQUIREMENTS OF THE ABOVE LISTED DOCUMENTS.

EXISTING CONDITIONS:

THE SITE IS UNDEVELOPED WITH A SPARSE GROUND COVER OF NATIVE VEGETATION. THE SITE GENERALLY SLOPES FROM NORTH TO SOUTH. THE SITE IS BOUNDED ON THE EAST BY UNSER BLVD NW, A FULLY DEVELOPED PUBLIC STREET WITH A PUBLIC STORM DRAIN. SAUL BELL ROAD NW RUNS ALONG THE SOUTH PROPERTY LINE AND IS ALSO A FULLY DEVELOPED PUBLIC STREET WITH PUBLIC STORM DRAIN. AN EXISTING SHALLOW DEPRESSION LOCATED AT THE SOUTH END OF THE SITE APPEARS TO ACT AS A SEDIMENT TRAP AND MINOR RETENTION POND.

DEVELOPED CONDITIONS

AS DEMONSTRATED BY THE CONCEPTUAL PLAN, THE SITE WILL BE DEVELOPED IN PHASES. THE FIRST PHASE WILL APPROXIMATELY INCLUDE THE WEST HALF OF THE SITE, CORRESPONDING TO TRACT A-2-C-1 AS SHOWN. THERE WILL BE TWO OFFICE/WAREHOUSE BUILDINGS WITH RELATED PAVING AND LANDSCAPING. IN ADDITION TO SOME OFFSITE PAVING, A TEMPORARY DETENTION POND WILL BE LOCATED ON TRACT A-2-C-2. CROSS-LOT DRAINAGE AND ACCESS EASEMENTS WERE PROVIDED ON THE RECENTLY RECORDED PLAT TO ACCOMMODATE SHARED DRAINAGE AND TRAFFIC PATTERNS. NO PUBLIC OR OFFSITE FLOWS WILL ENTER THE POND, AND A PRIVATE FACILITY DRAINAGE COVENANT WILL BE PROVIDED TO ADDRESS THE OWNERSHIP AND MAINTENANCE OF THE FACILITY.

AS SHOWN ON THE BASIN MAP, THE SITE IS DIVIDED INTO 5 BASINS FOR ANALYSIS PURPOSES. BASINS A, B AND C ARE WITHIN THE PROPOSED DEVELOPMENT AREA. BASIN D IS THE PORTION OF THE UNDEVELOPED AREA THAT WILL BE INTERCEPTED BY THE PROPOSED POND, AND BASIN E IS THE PORTION OF THE UNDEVELOPED AREA THAT WILL CONTINUE TO SHEET DRAIN TO UNSER WITHOUT ANY CHANGES (STATUS QUO).

BASIN A WILL DRAIN TO A PROPOSED WATER QUALITY INLET WITH A 6 INCH TEE TO RESTRICT ITS DISCHARGE TO A MAXIMUM OF 2.11 CFS. THIS BASIN WILL DRAIN TO AN EXISTING 10 INCH STORM DRAIN STUBOUT IN OLIVER ROSS. OVERFLOW FROM THIS BASIN BEYOND 2.11 CFS WILL GO TO BASIN B. THE OVERFLOW WILL JOIN WITH THE BASIN B FLOWS THAT WILL DRAIN TO A DOUBLE D WATER QUALITY STORM INLET LOCATED SOUTH OF BUILDING 2. THIS INLET HAS A 12 INCH TEE TO RESTRICT DISCHARGE FROM THIS BASIN AND THE POND, AND WILL BE CONNECTED TO THE BACK OF AN EXISTING PUBLIC INLET VIA SOF19 CONNECTION. BASIN B FLOWS EXCEEDING THE DISCHARGE WILL SURGE INTO THE DETENTION POND VIA 18 INCH STORM DRAIN WHICH ALSO SERVES AS THE POND OUTLET. BASIN C IS THE DEVELOPED SITE AREA THAT WILL DRAIN DIRECTLY INTO THE POND VIA STORM INLET AND IF NECESSARY, OVERFLOW RUNDOWN WHICH WILL DOUBLE AS AN ACCESS RAMP.

THE CONCEPTUAL PLAN (REFERENCE B) PROPOSED UNDERGROUND DETENTION TO MINIMIZE THE SITE IMPACT OF THE REQUIRED PONDING. BECAUSE THE PROJECT WILL BE CONSTRUCTED IN PHASES, THE DEVELOPER WILL INSTEAD MAKE USE OF THE FUTURE DEVELOPMENT AREA AS AN ABOVEGROUND CONVENTIONAL DETENTION POND. UPON FUTURE DEVELOPMENT, THE POND CAN BE MODIFIED OR RELOCATED AS NECESSARY TO SERVE THE FUTURE PHASES OF DEVELOPMENT. AS PROPOSED, THE POND HAS EXCESS CAPACITY BEYOND THAT REQUIRED FOR PHASE 1. THE PHASE 2 AREA WILL NOT BE DISTURBED.

GRADING PLAN

THE GRADING PLAN ON SHEET G.1 SHOWS: 1) EXISTING GRADES INDICATED BY CONTOURS AT 1 FT, 0 IN INTERVALS FROM AN APRIL, 2005 TOPOGRAPHIC SURVEY BY HARRIS SURVEYING, 2) PROPOSED GRADES INDICATED BY FINISHED FLOOR ELEVATIONS, SPOT ELEVATIONS, FLOWLINES, AND PROPOSED CONTOURS AT 1 FT, 0 INCH INTERVALS, 3) THE LIMIT AND CHARACTER OF THE EXISTING IMPROVEMENTS AS SHOWN BY THE AFOREMENTIONED SURVEY AND SUPPLEMENTED WITH AS-BUILT DRAWINGS OF CITY INFRASTRUCTURE PLANS, AND 4) THE LIMIT AND CHARACTER OF THE PROPOSED PONDING AREA AND PRIVATE IMPROVEMENTS.

CALCULATIONS

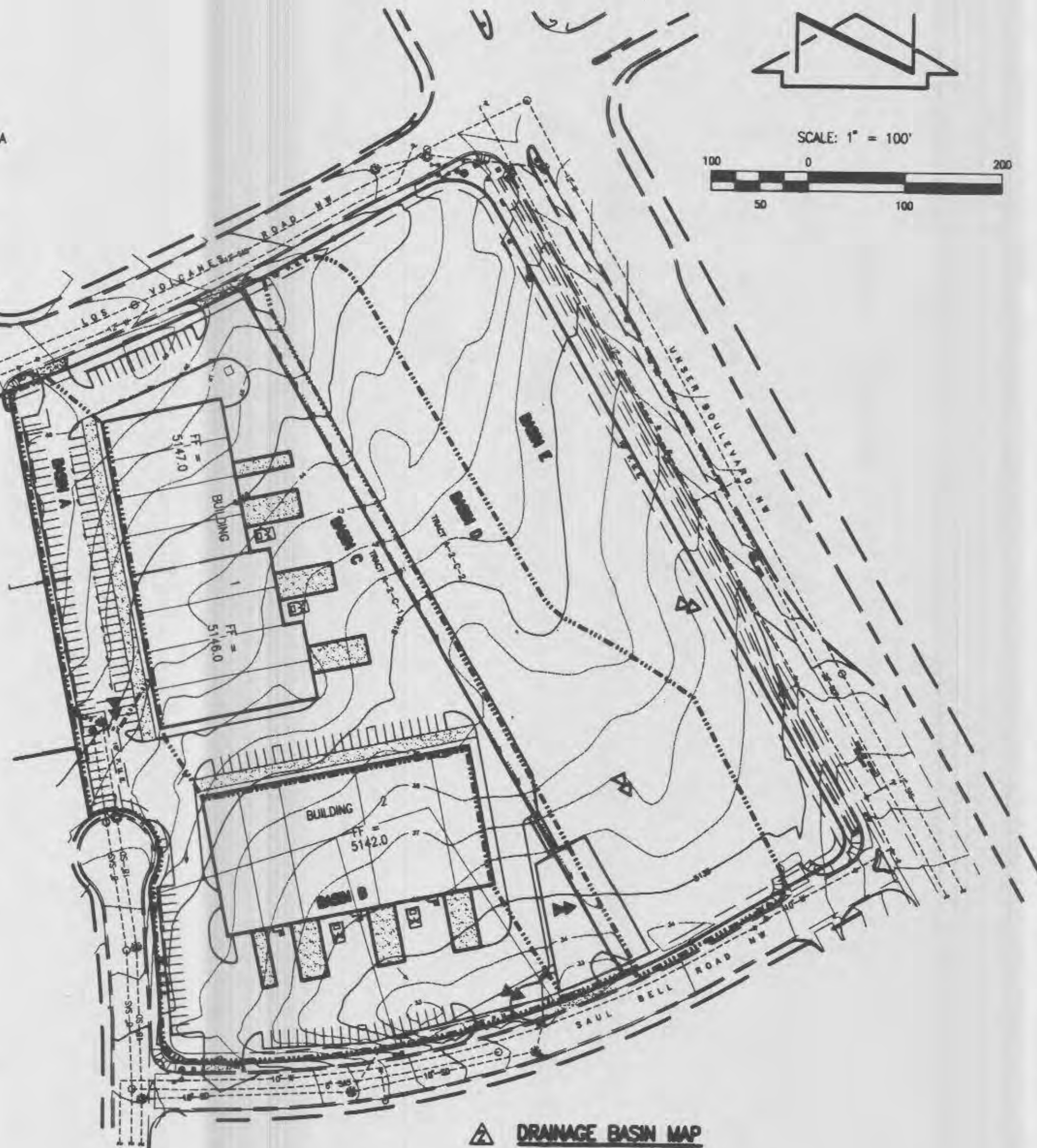
THE CALCULATIONS, WHICH APPEAR HEREIN, ANALYZE BOTH THE EXISTING AND DEVELOPED CONDITIONS FOR THE 100-YEAR, 6-HOUR RAINFALL EVENT. THE PROCEDURE FOR 40+ACRE AND SMALLER BASINS AS SET FORTH IN THE REVISION OF SECTION 22.2, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL, VOLUME 2, DESIGN CRITERIA, DATED JANUARY, 1993, HAS BEEN USED TO QUANTIFY THE PEAK RATE OF DISCHARGE AND VOLUME OF RUNOFF GENERATED. INLET AND POND ROUTING CALCULATIONS HAVE BEEN PERFORMED USING FLOWMASTER, THE ORIFICE EQUATION, AND AHYMO.

CONCLUSIONS

- THE PROPOSED SITE IMPROVEMENTS AND DRAINAGE CONCEPT ARE CONSISTENT WITH THE DEVELOPMENT CRITERIA ESTABLISHED BY PREVIOUSLY APPROVED PLANS FOR THIS SITE.
- DEVELOPED RUNOFF FROM THIS SITE WILL BE ROUTED THROUGH A PRIVATE DETENTION POND AND WILL DRAIN TO EXISTING PERMANENT PUBLIC STORM DRAINAGE IMPROVEMENTS AT PERMISSIBLE RATES.
- THERE ARE NO DRAINAGE RELATED DPM DESIGN VARIANCES, EASEMENTS OR PUBLIC INFRASTRUCTURE PROPOSED BY THIS PROJECT. THE RECENTLY RECORDED PLAT INCLUDED A CROSS-LOT DRAINAGE EASEMENT. A PRIVATE FACILITY DRAINAGE COVENANTS WILL BE REQUIRED FOR THE PROPOSED DETENTION POND.

POND REVISIONS

AS ORIGINALLY PROPOSED, THE TEMPORARY DETENTION POND LOCATED ON TRACT A-2-C-2 WAS SIZED FOR FULLY DEVELOPED FLOWS FROM TRACT A-2-C-1 AND WOULD REQUIRE MODIFICATION IN CONJUNCTION WITH FUTURE DEVELOPMENT OF TRACT A-2-C-2. THE DEVELOPER NOW PLANS TO SELL TRACT A-2-C-2 AND WILL CONSTRUCT A PERMANENT CONCRETE WALLED DETENTION POND SIZED TO ACCEPT FULLY DEVELOPED FLOWS FROM BOTH TRACTS. A REVISED DRAINAGE COVENANT WILL BE PROVIDED TO ADDRESS THE CHANGED CONFIGURATION. UPON DEVELOPMENT, TRACT A-2-C-2 MAY DISCHARGE FULLY DEVELOPED FLOWS INTO THIS POND AS DEMONSTRATED BY THE REVISED AHYMO ANALYSIS SUBMITTED HEREWITH.



DRAINAGE BASIN MAP

CALCULATIONS

CALCULATIONS (ASSUMES FULL DEVELOPMENT)

- PRECIPITATION ZONE = 1
- $P_{100} = P_{360} = 2.20$
- TOTAL AREA (A_T) = 498762 SF/11.45 AC
- EXISTING LAND TREATMENT

TREATMENT	AREA (SF/AC)	%
A	498760/11.45	100
- DEVELOPED LAND TREATMENT

TREATMENT	AREA (SF/AC)	%
B	62770/1.44	12.6
D	435990/10.01	87.4

EXISTING CONDITION

- VOLUME

$$E_w = (E_A A_A + E_B A_B + E_C A_C + E_D A_D) / A_T$$

$$E_w = (E_C A_C) / A_T$$

$$E_w = [0.44(11.45)] / 11.45 = 0.44 \text{ IN}$$

$$V_{100} = (E_w / 12) A_T$$

$$V_{100} = (0.44 / 12) 11.45 = 0.4198 \text{ ac-ft} = 18,290 \text{ CF}$$
- PEAK DISCHARGE

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

$$Q_p = Q_{PC} A_C$$

$$Q_p = Q_{100} = 1.29(11.45) = 14.8 \text{ cfs}$$

DEVELOPED CONDITION

- VOLUME

$$E_w = (E_A A_A + E_B A_B + E_C A_C + E_D A_D) / A_T$$

$$E_w = (E_B A_B + E_D A_D) / A_T$$

$$E_w = [0.67(1.44) + 1.97(10.01)] / 11.45 = 1.81 \text{ IN}$$

$$V_{100} = (E_w / 12) A_T$$

$$V_{100} = (1.81 / 12) 11.45 = 1.727 \text{ ac-ft} = 75,230 \text{ CF}$$
- PEAK DISCHARGE

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

$$Q_p = Q_{PB} A_B + Q_{PD} A_D$$

$$Q_p = Q_{100} = 2.03(1.44) + 4.37(10.01) = 46.7 \text{ cfs}$$

COMPARISON

- VOLUME

$$\Delta V_{100} = 75,230 - 18,290 = 56,940 \text{ CF (INCREASE)}$$
- PEAK DISCHARGE

$$\Delta Q_{100} = 46.7 - 14.8 = 31.90 \text{ cfs (INCREASE)}$$

DRAINAGE BASIN HYDROLOGY (PROPOSED CONSTRUCTION)							
BASIN	AREA	Q ₁₀₀	V ₁₀₀	%A	%B	%C	%D
A	0.70ac	2.87cfs	0.1247ac-ft	0	12.6	0	87.4
B	2.56ac	10.44cfs	0.4551ac-ft	0	12.6	0	87.4
C	3.46ac	14.12cfs	0.6158ac-ft	0	12.6	0	87.4
D	1.85ac	2.41cfs	0.0678ac-ft	100	0	0	0
E	2.88ac	3.74cfs	0.1054ac-ft	100	0	0	0

STORM DRAIN, POND AND INLET CALCULATIONS

- BASIN A GRATE CAPACITY (SINGLE "D" GRATE)

$$Q_{100} = 2.87 \text{ cfs}, S = 0.005, d = 0.35$$

$$Q_{\text{GRATE}} = 2.8 \text{ cfs} \pm \text{PER DPM PLATES 22.3 D-2 \& D-5}$$
- BASIN A ORIFICE (6" ORIFICE)

$$Q = CA(2gh)^{1/2} \text{ WHERE: } C = 0.6, A = 0.196 \text{ ft}^2, g = 32.2, h = 0.5 \text{ ft}$$

$$Q = 2.11 \text{ cfs (REMINDER OF BASIN A OVERFLOW TO BASIN B)}$$
- BASIN B GRATE (SLUMP)

$$Q_{100} = 11.20 \text{ cfs, SUMP CONDITION, CURB HEIGHT = 6", DOUBLE GRATE. REQUIRED DEPTH = 0.4R < 0.5H (GRATE NOT LIMITING)}$$
- BASIN B ORIFICE (12" ORIFICE)

$$Q = CA(2gh)^{1/2}; \text{ CL PIPE } \Phi 20.5$$

ELEVATION	h	Q _{OUT} (cfs)
30	0.5H	2.67
31	1.5H	4.63
32	2.5H	5.98
33	3.5H	7.07
34	4.5H	8.02
35	5.5H	8.86

POND AREA / DEPTH / DISCHARGE TABLE

ELEVATION	AREA (sf)	STORAGE (ac-ft)	Q _{OUT} (cfs)
29	0	0	0
30	5500	10,400	2.67
31	1450	10,400	4.36
32	3000	10,400	5.51
33	4400	10,400	6.46
34	5300	10,400	7.28
35	5600	10,400	8.03

- PER AHYMO, $Q_{\text{POND}} = 46.7 \text{ cfs} \approx \text{W.S.L. } 34.38$
- ALLOWABLE DISCHARGE = $(0.8 \text{ cfs/ac}) = (11.45)(0.8) = 9.16 \text{ cfs}$
- $Q_{\text{POND}} = 46.7 > 9.16 = 8.78 \text{ CFS PER AHYMO, } Q_{\text{TOTAL}} = 8.08 \text{ cfs} < Q_{\text{ALLOWED}}$

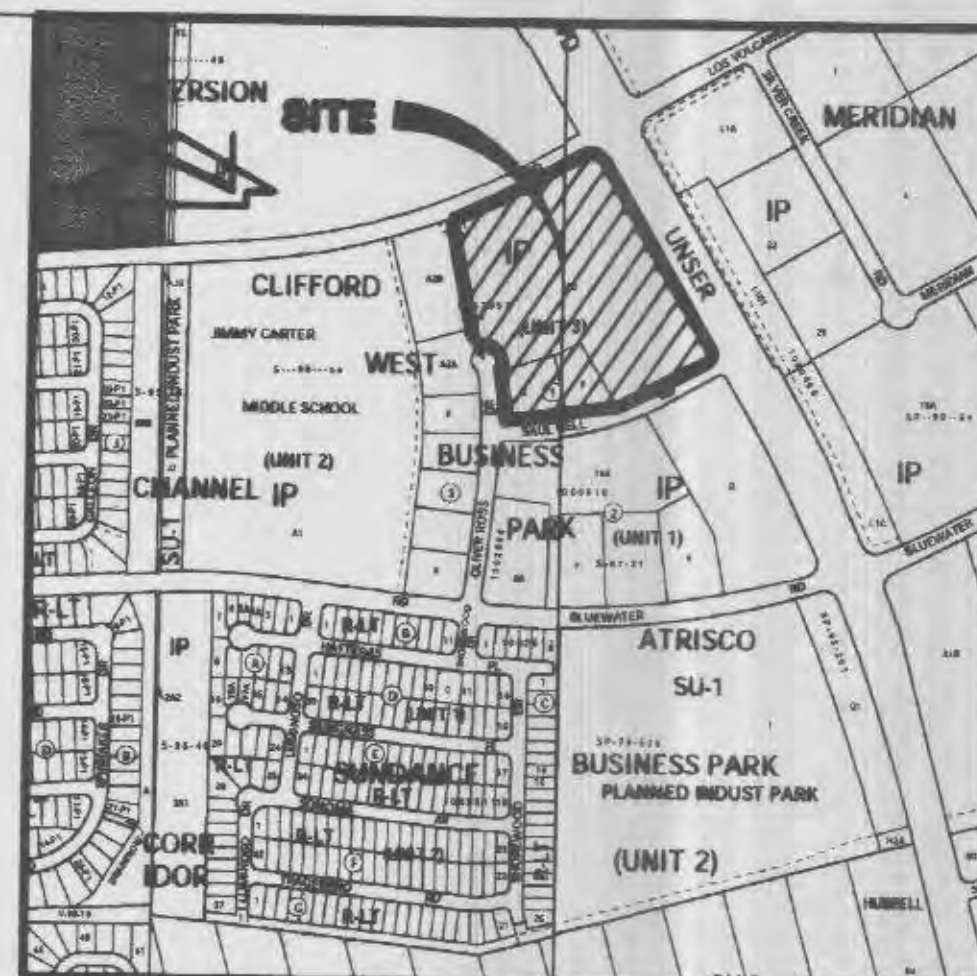
CONSTRUCTION NOTES:

- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM 260-1990 (ALBUQUERQUE AREA), 1-800-321-ALERT(2537) (STATEWIDE), FOR LOCATION OF EXISTING UTILITIES.
- 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.
- 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.
- ALL CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.
- IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY 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 ENGINEER 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 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 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.
- 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.
- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
- BACKFILL COMPACTION SHALL BE ACCORDING TO ARTERIAL STREET USE.
- MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.

EROSION CONTROL MEASURES:

- THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY.
- 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.
- WHEN APPLICABLE, CONTRACTOR SHALL SECURE "TOPSOIL DISTURBANCE PERMIT" FROM THE CITY AND/OR FILE A NOTICE OF INTENT (N.O.I.) WITH THE EPA PRIOR TO BEGINNING CONSTRUCTION.
- UNLESS FINAL STABILIZATION IS OTHERWISE PROVIDED FOR, ANY AREAS OF EXCESS DISTURBANCE (TRAFFIC ACCESS, STORAGE YARD, EXCAVATED MATERIAL, ETC.) SHALL BE RE-SEEDING ACCORDING TO C.O.A. SPECIFICATION 1012 "NATIVE GRASS SEEDING". THIS WILL BE CONSIDERED INCIDENTAL TO CONSTRUCTION, THEREFORE, NO SEPARATE PAYMENT WILL BE MADE.

APPROVALS	NAME	DATE
HYDROLOGY		
SIDEWALK INSPECTOR		
STORM DRAIN MAINTENANCE		



VICINITY MAP

SCALE 1" = 750'



K-9, K-10

PANEL 328E

F.I.R.M.

SCALE: N.T.S.

LEGAL DESCRIPTION

TRACT A-2-C-1 AND A-2-C-2, BLOCK 1, CLIFFORD WEST BUSINESS PARK, UNIT 3

BENCHMARK-T.B.M.

BENCH MARK ACS BM 13-K10
1" METAL DISK ELEV. 5143.889
NGVD29

NOTE:

THIS IS NOT A BOUNDARY SURVEY. APPARENT PROPERTY CORNERS ARE SHOWN HEREON FOR ORIENTATION PURPOSES ONLY. SURVEY INFORMATION IS FROM THE APRIL 22, 2005 SURVEY BY HARRIS SURVEYING, INC.

27

ALBUQUERQUE
BUILDING & SAFETY
AUG 10 2006
PLAN CHECK SECTION

2005.035.2

Jma

JEFF MORTENSEN & ASSOCIATES, INC.
6800-B MIDWAY PARK BLVD. NE
ALBUQUERQUE, NM 87109
ENGINEERS & SURVEYORS (CNS) 343-4250
FAX (505) 246-4254 • ESTABLISHED 1977



Gateway West Business Park
UNSER BLVD. NW AT LOS VOLCANES ROAD, ALBUQUERQUE, NEW MEXICO
DEVELOPED BY I-40 GATEWAY WEST, LLC • (480) 505-4048

KEN HOVEY, ARCHITECT
15051 25th Street SE • 3808 5th Avenue SE • ALBUQUERQUE, NM • 8708

SHEET NO:

DATE: 27 JUNE 2005

REVISIONS

02/06 REVISE ROAD

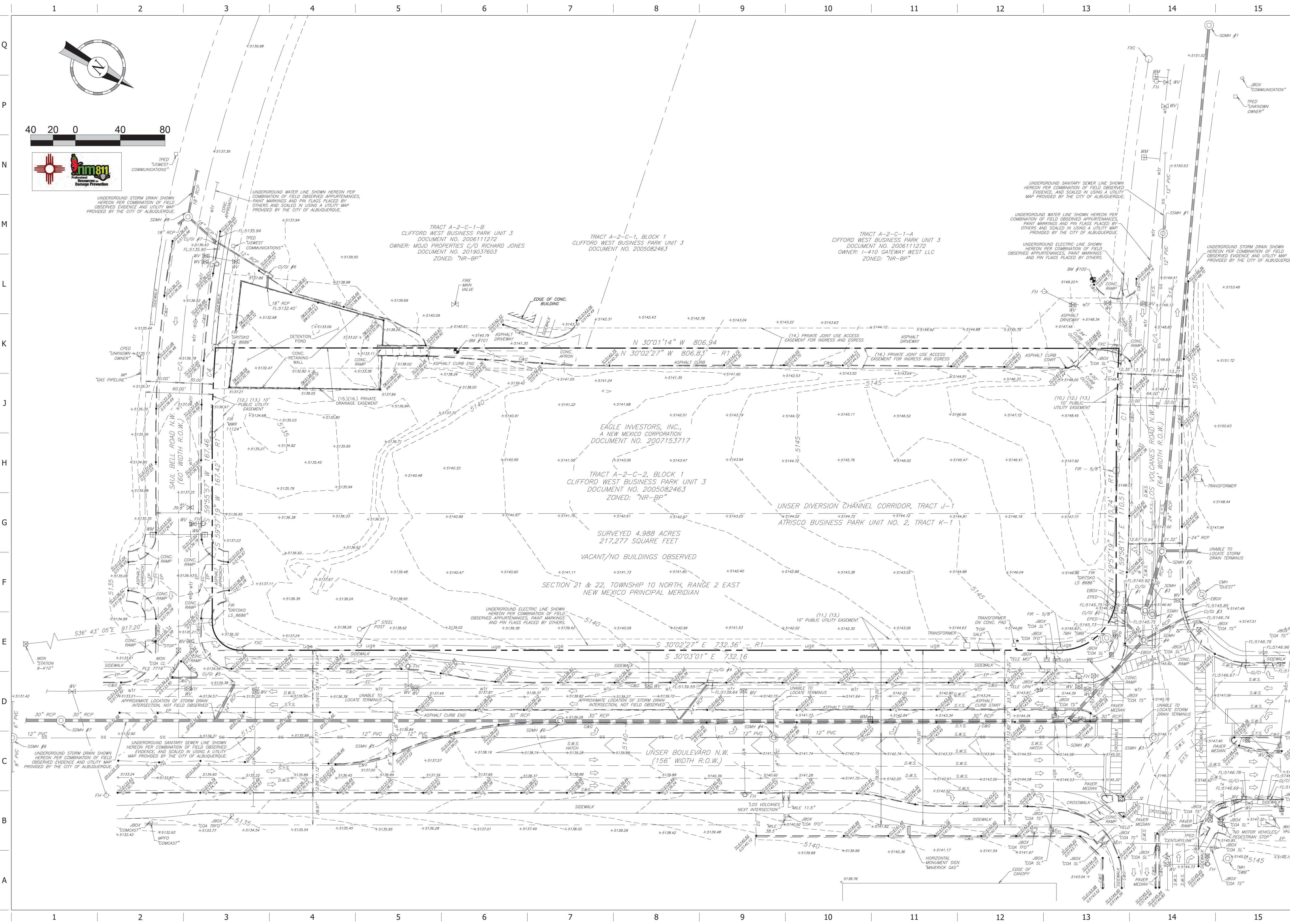
SHEET NO.

G.3

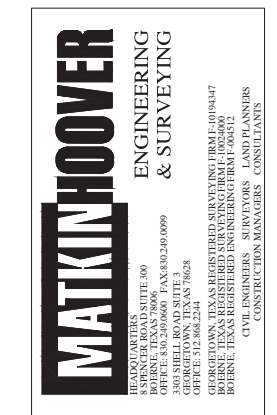
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Plot Date: 02-23-2006
Plot Time: 09:46 am
File Name: 503520B2.DWG

Appendix D

SURVEY



PROJECT NO.: 23-4114



QuikTrip No. 7001
521 UNSER BLVD. NW
ALBUQUERQUE, NEW MEXICO



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WHOLE OR IN PART, IS STRICTLY FORBIDDEN.

PROTOTYPE:
DIVISION: 89
VERSION: 001
DESIGNED BY:
DRAWN BY: JSO
REVIEWED BY: KP

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE:

SHEET TITLE:

SURVEY PLAN

SHEET NUMBER:

C020



Appendix E

Gateway West Business Park Construction plans

CONSTRUCTION ADDRESS

8551 SAUL BELL ROAD NW

APPLICANT TO PROVIDE ALL INFORMATION BELOW:

TYPE OF APPLICATION

☐ NEW BUILDING

☐ REMODEL

☒ SHELL ONLY

☐ REPAIR

☐ ADDITION

☐ OTHER

ALBUQUERQUE

WASTE

MANAGEMENT DEPARTMENT

APPROVED 7/6/05

LEGAL DESCRIPTION

LOT NO. 4-2-C-1

BLOCK NO. 015

SUBDIVISION CLIFFARD WEST BUSINESS PARK UNIT 3

TRACT

PARCEL

UNIT

UNIFORM PROPERTY CODE

OWNER

1-40 GARRETT WEST LLC

PHONE 341-0218

ADDRESS 2430 MISTON ROAD NE

SUITE A

ZIP 87107

ARCHITECT, ENGINEER

OR DESIGNER KEN HAVY

PHONE 259-8458

ADDRESS 3808 SUMMIT AVE SE

ALBUQ

ZIP 87108

CONTRACTOR INDUSTRIAL WESTERN, LLC

PHONE 341-3302

ADDRESS 2430 MISTON ROAD NE

SUITE A

ZIP 87107

NM STATE LICENSE NO.

LICENSE CLASSIFICATION

NM STATE TAX NO.

ALB. BUSINESS REG. NO.

CONSTRUCTION DATA:

NUMBER OF STORIES ONE

SQUARE FOOTAGE 40040

VALUATION OF WORK 1,700,098.00

NO. OF APT. OR

MOTEL UNITS NA

NO. OF

BUILDINGS ONE

OWNERSHIP

☒ PRIVATE

☐ PUBLIC

DESCRIPTION OF WORK:

SHELL ONLY FOR OFFICE/WARE

HOUSE

☐ PUBLIC (BUILT WITH PUBLIC FUNDS)

☐ COMMERCIAL

☐ TRIPLEX

☐ FOURPLEX

☐ APARTMENT COMPLEX GREATER THAN FOUR UNITS

☐ FOUNDATION ONLY

☐ FOUNDATION FOR MODULAR BUILDING

☐ OTHER (DESCRIBE)

CERTIFICATE OF OCCUPANCY REQUIRED?

YES

NO

SHELL CERTIFICATE OF COMPLETION REQUIRED?

YES

NO

APPROVAL REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE?

YES

NO

ENVIRONMENTAL HEALTH

FIRE MARSHAL

HYDROLOGY

MECHANICAL

PLUMBING

ELECTRICAL

BOILER

ELEVATOR

REFUSE

TRANSPORTATION DEVELOPMENT

BUILDING CODE

ZONING

NOTE: Final inspections are required on all permitted work whether a Certificate of Occupancy is required or not.

IS THIS DEVELOPMENT WITHIN 1000 FT. OF A FORMER LANDFILL SITE?

☐ YES

☒ NO

PLAN CHECK APPLICATION NO. 051119

PLAN CHECK APP. FEE 4337.29

ADJUSTED 40.00

F.P.O. 50.00

VALUATION OF WORK \$1,700,098.00

BUILDING PERMIT NO. 051119

BUILDING PERMIT FEE 6612.76

Public Infrastructure shown on these plans for information only and not part of approval. Separate DRG/Permit approval and Work Order required.

CITY OF ALBUQUERQUE

BUILDING SAFETY DIVISION

600 Second Street N.W.

Albuquerque, New Mexico 87102

GENERAL NOTES

- One set of approved plans shall be kept on the site of the building or work at all times during which the work authorized thereby is in progress.
- Separate permits are required for plumbing, gas and electrical work.
- For foundation-only permits, a separate set of plans must be submitted. Plumbing, mechanical and electrical work in/under the slab shall be inspected and approved before any concrete is poured.
- The issuance of a permit does not guarantee that the permit holder (owner) will receive a Certificate of Occupancy upon completion of construction. It is the permit holder's responsibility to comply with all of the requirements for a Certificate of Occupancy including obtaining water and sanitary sewer service, electrical service and natural gas service.
- The issuance of this building permit does not constitute a guarantee of water and sanitary sewer service. Such availability is determined by the Utility Development Division of the Public Works Department.
- City-approved street and alley top-of-curb elevations shall be used when establishing lot grades and rear property lines. In the event that these approved elevations are not used, the City assumes no responsibility for loss of access to property or damage to property-line walls upon construction of streets, alleys, curbs and gutters.
- Separate permits are required for retaining walls, garden walls and fences.
- Gates in walls or fences on private or public property shall not swing over sidewalks, streets, alleys or other public rights-of-way.
- Toilet facilities for the workers shall be provided at all construction sites.

ZONING ENFORCEMENT

(505) 924-3849

CITY ZONE LP ZONING MAP K-9 LOT ACREAGE 2.3
CASE/FILE NO. 1003057 / 05-00980
USE Office Warehouse

- CAUTION ON LOCATION OF STRUCTURE:** City approval is contingent upon correct information being received from the owner's agent (architect, engineer, etc.). Zoning approval is for structures sited exactly as specified on these plans. Setbacks are measured from the lot lines. The lot line at the street right-of-way is not necessarily the curb or the edge of the sidewalk.
- S** D Park Development Fee, Park Dedication and Development Ordinance, Sections 14-9-3(A) and (B), ROA 1994.
- Landscape and irrigation shall be designed, installed, maintained and operated as required by the Water Conservation, Landscaping and Water Waste Ordinance, 6-1, ROA 1994.
- All construction shall be in compliance with the Solar Permit Ordinance, 14-11, ROA 1994. City approval of plans is not a guarantee of compliance with any private solar rights which may be recorded with the County Clerk pursuant to Section 14-9-1, NMSA, 1978.
- Proposed construction complies with the Comprehensive City Zoning Code, 14-16, ROA 1994.

PLANS DISAPPROVED Ken Hav DATE 7-12-05
PLANS APPROVED Ken Hav DATE 8-11-06

PLANS CORRECTIONS REQUIRED:
(INDICATE ORDINANCE SECTION REFERENCE)

OK 8-10-06
- Need Site Development Plan Approval by DRB -
Final Plat Approval 8-11-06
- Pending Full Review -

TRANSPORTATION DEVELOPMENT

(505) 924-3630

PLANS DISAPPROVED Delene V. Portillo DATE 7/8/05
PLANS APPROVED Delene V. Portillo DATE 8/11/06

PLANS DISAPPROVED FOR THE FOLLOWING REASONS:

- An approved Traffic Circulation Layout (TCL) needs to be included in each plan set.
- A site plan, signed off by DRB, is required in each plan set.

AA attached

Public Infrastructure shown on these plans for information only and not part of approval. Separate DRG/Permit approval and Work Order required.

SOLID WASTE DISPOSAL

(505) 761-8100

- A final inspection by the plan checker of the Solid Waste Management Department (SWMD) is required. Required refuse container(s) shall be in place before a Certificate of Occupancy will be issued.
- An inspection by the SWMD plan checker is required before the concrete slab or apron is poured.
- Each customer shall provide their own refuse container(s).
- Contact the SWMD at least thirty (30) days prior to occupancy to start service.
- Proposed construction complies with the Albuquerque Municipal Refuse Collection Service Ordinance (Ordinance 42-1980, as amended).

PLANS DISAPPROVED Michael Holten DATE 7-8-05
PLANS APPROVED Michael Holten DATE 7-8-05

PLANS CORRECTIONS REQUIRED:
(INDICATE ORDINANCE SECTION REFERENCE)

Call for pre-pour inspection - 2 enclosures

ENVIRONMENTAL HEALTH

CONSTRUCTION SERVICES SECTION

(505) 924-3623

E-Mail: aehdconstserv@cabq.gov

PLANS DISAPPROVED Ken Hav DATE 7-12-05
PLANS APPROVED Ken Hav DATE 8-11-06
CONDITIONAL APPROVAL

- PLEASE NOTE:** Environmental Health administers programs which are not in the general construction permit review process. If the Construction Services Section has determined that your project is regulated by such a program, you will be granted **CONDITIONAL APPROVAL**. The specifics of the approval condition(s) will be provided below, along with appropriate contact information. While the **CONDITIONAL APPROVAL** will not impede the issuance of your general construction permit, failure to observe the approval conditions will prevent Construction Services personnel from conducting a final inspection of your project.

PLANS CORRECTIONS REQUIRED:

CONDITIONAL APPROVAL REQUIREMENTS:

- Any additional documentation which may be required for the granting of a conditional approval is in addition to, and separate from, the general construction permitting process. The required documentation must be submitted independently, by the applicant, to the cited Environmental Health program administration personnel. Verification that the approval condition(s) have been met will be required by Construction Services personnel at the time of final inspection.

FIRE MARSHAL

(505) 924-3611

- All items listed below shall be installed in accordance with applicable fire codes prior to a building (or portion of a building) being occupied.
- All required fire hydrants shall be installed and operable before any building (or portion of the building) is occupied.
- An approved and adequate water supply shall be provided before any combustible materials are delivered to the building site.

NAME OF BUSINESS 8551 SAUL BELL RD NW STORE OR SPACE NO. 40040
OCCUPANCY GROUP SHELL CONSTRUCTION TYPE FP
FIRE FLOW REQ'D. 1440 FIRE HYDRANTS REQ'D. 2

PLANS DISAPPROVED N/A DATE 8-9-05
PLANS APPROVED Ken Hav DATE 8-11-06

PLANS CORRECTIONS REQUIRED:
(INDICATE ORDINANCE SECTION REFERENCE)

- Indicate fire lane striping for fire access.
- Shop drawings for fire protection & fire alarm system shall be submitted to Fire Marshal office for review & approval prior to installation.
- Provide signage to identify fire alarm panel.
- Indicate location of FDC for fire protection system.

INTERNATIONAL BUILDING CODE

(505) 924-39

- Premises shall not be occupied until a Certificate of Occupancy has been issued in accordance with Section 115 of the Uniform Administrative Code.

DESCRIPTION OF WORK SHELL BUILDING OCCUPANCY GROUP NA
SIZE OF BLDG. (SQ. FT.) 40,040 BUILDING CODE EDITION (YR.) 2000
CONSTRUCTION TYPE ITB, SPRINKLER

PLANS DISAPPROVED Ken Hav DATE 7/25/05
PLANS APPROVED Ken Hav DATE 8/11/06

PLANS CORRECTIONS REQUIRED:
(INDICATE ORDINANCE SECTION REFERENCE)

- Building erection drawings not stamped. Rectify.
- Roof live load for Albuquerque is a snow load & it is not a roof snow load for Albuquerque. It is 20 psf non-reducible. Permit will not be issued until this is stated clearly in the Building Loads section of sheet C1.
- Exterior area of attached ramp not detailed per 1001.5, IBC (wall protection, skid etc).
- Detail all doors in plan. See comment no. 3.
- Provide dimensioned detail of curb ramps. Coordinate with HC parking plan detail to approved plans.
- Handrail no longer permitted to act as guardrail on open sides of stairs. 1012.10.2.
- Tube steel frame e entries not detailed. Rectify.
- To each set of drawings, attach copy of evaluation report on exterior wall fire system to be used to verify that wall sections provided correspond to report reqs. for IBC construction.

UPC, UMC, NEC

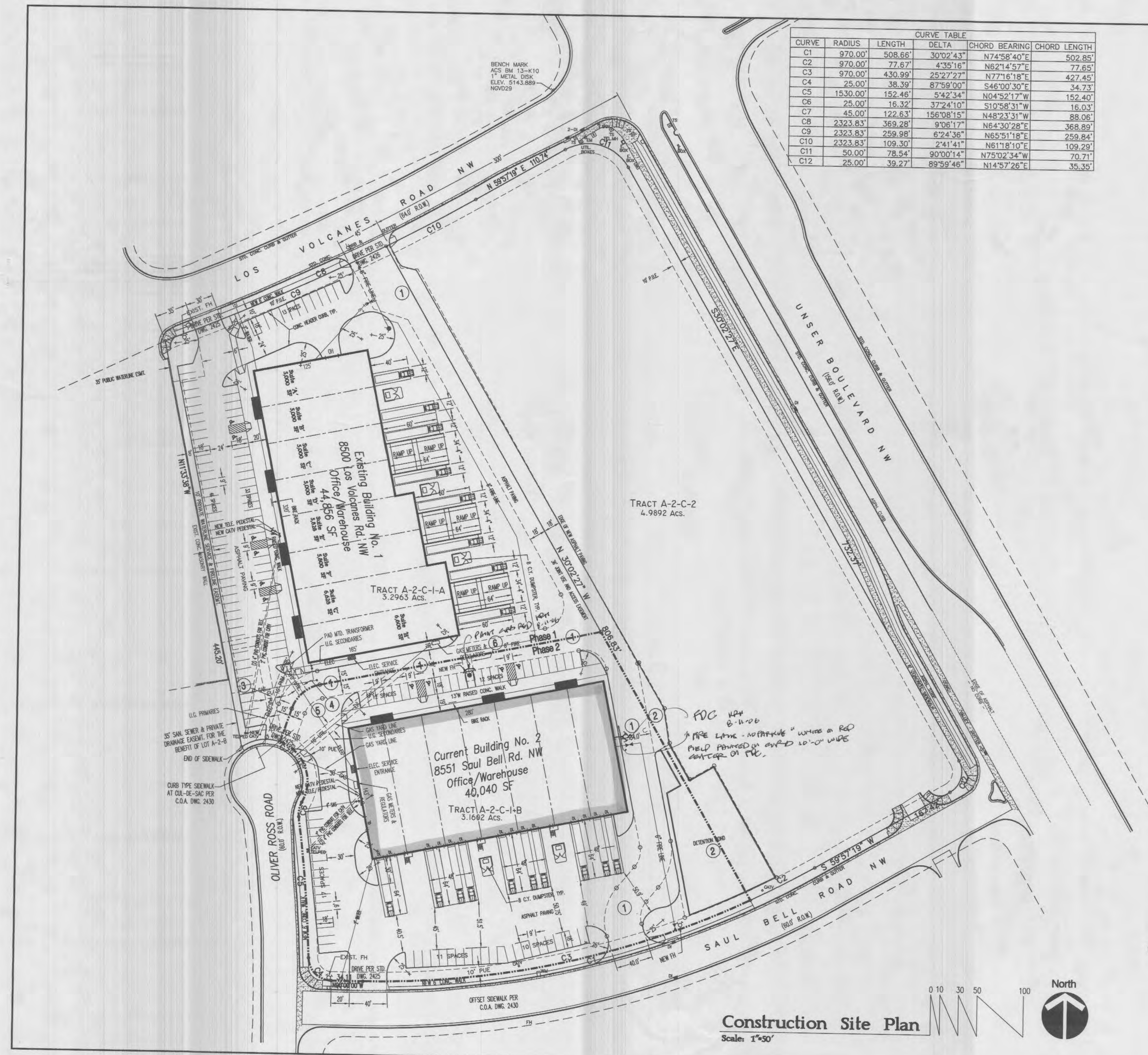
(505) 924-3957

CODE EDITIONS (YR.):
UPC 2004 UMC 2003 NEC 2005

PLANS DISAPPROVED Ken Hav DATE 08/07/2005
PLANS APPROVED Ken Hav DATE 08/11/2006

PLANS CORRECTIONS REQUIRED:
(INDICATE ORDINANCE SECTION REFERENCE)

- Schedule the irrigation backflow device - show location.
- Lighting fixture.
- Roof film - Drainage.



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	970.00'	508.66'	30°02'43"	N74°58'40"E	502.85'
C2	970.00'	77.67'	4°35'16"	N62°14'57"E	77.65'
C3	970.00'	430.99'	25°27'27"	N77°16'18"E	427.45'
C4	25.00'	38.39'	87°59'00"	S46°00'30"E	34.73'
C5	1530.00'	152.46'	5°42'34"	N04°52'17"W	152.40'
C6	25.00'	16.32'	37°24'10"	S10°58'31"W	16.03'
C7	45.00'	122.63'	156°08'15"	N48°23'31"W	88.06'
C8	2323.83'	369.28'	9°06'17"	N64°30'28"E	368.89'
C9	2323.83'	259.98'	6°24'36"	N65°51'18"E	259.84'
C10	2323.83'	109.30'	2°41'41"	N61°18'10"E	109.29'
C11	50.00'	78.54'	90°00'14"	N75°02'34"W	70.71'
C12	25.00'	39.27'	89°59'46"	N14°57'26"E	35.35'

Design Data

LEGAL DESCRIPTION: TRACT A-2-C-1-B
BLOCK ONE,
CLIFFORD WEST BUSINESS PARK UNIT 3,
ALBUQUERQUE, NM

CURRENT ZONING: IP

ZONE ATLAS PAGE: K-9

SITE AREA: 3.1602 ACRES

BUILDING AREA:
BUILDING NO. 1: 44,856 SQ. FT.
BUILDING NO. 2: 40,040 SQ. FT.

TYPE OF CONSTRUCTION: II-B

FIRE SPRINKLERED: YES

PROPOSED USE: OFFICE/WAREHOUSE

ASSUME 20% OFFICE & 80% WAREHOUSE

BUILDING NO. 1:
OFFICE (44,856x0.20): 8,971 SQ. FT.
WAREHOUSE (44,856x0.80): 35,885 SQ. FT.

BUILDING NO. 2:
OFFICE (40,040x0.20): 8,008 SQ. FT.
WAREHOUSE (40,040x0.80): 32,032 SQ. FT.

OFF-STREET PARKING REQUIRED:
BUILDING NO. 1:
8,971/200+35,885/2,000 = 63 SPACES
BUILDING NO. 2:
8,008/200+32,032/2,000 = 56 SPACES

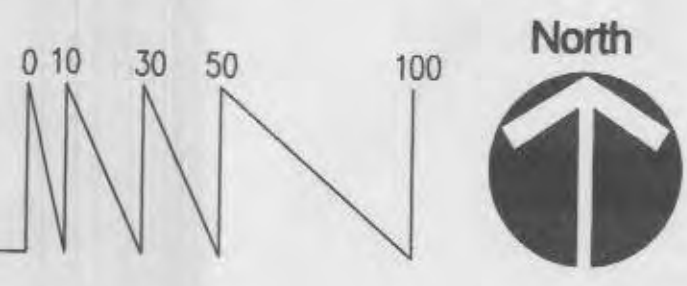
OFF-STREET PARKING PROVIDED:
BUILDING NO. 1: 92 SPACES
BUILDING NO. 2: 62 SPACES

BICYCLE PARKING PROVIDED:
BUILDING NO. 1: 4 SPACES
BUILDING NO. 2: 4 SPACES

- AS PER AFD, KAVFWM FIRE PROTECTION
SUBMIT SPRINKLER & FIRE ALARM
DRAWINGS PER B-11-06
- Easement Legend**
- 1 SHARED ACCESS AND DRAINAGE EASEMENT.
 - 2 DRAINAGE EASEMENT.
 - 3 PNM EASEMENT.
 - 4 UTILITY EASEMENT FOR U.G. ELECTRICAL SECONDARIES.
 - 5 UTILITY EASEMENT FOR GAS YARD LINE.
 - 6 UTILITY EASEMENT FOR FIRE PROTECTION LINE.

AFD PLANS CHECKING OFFICE
924-3611
APPROVED/DISAPPROVED
9/11/06

Construction Site Plan
Scale: 1"=50'



ALBUQUERQUE
BUILDING & SAFETY
AUG 10 2006
I.P.C.
PLAN CHECK SECTION

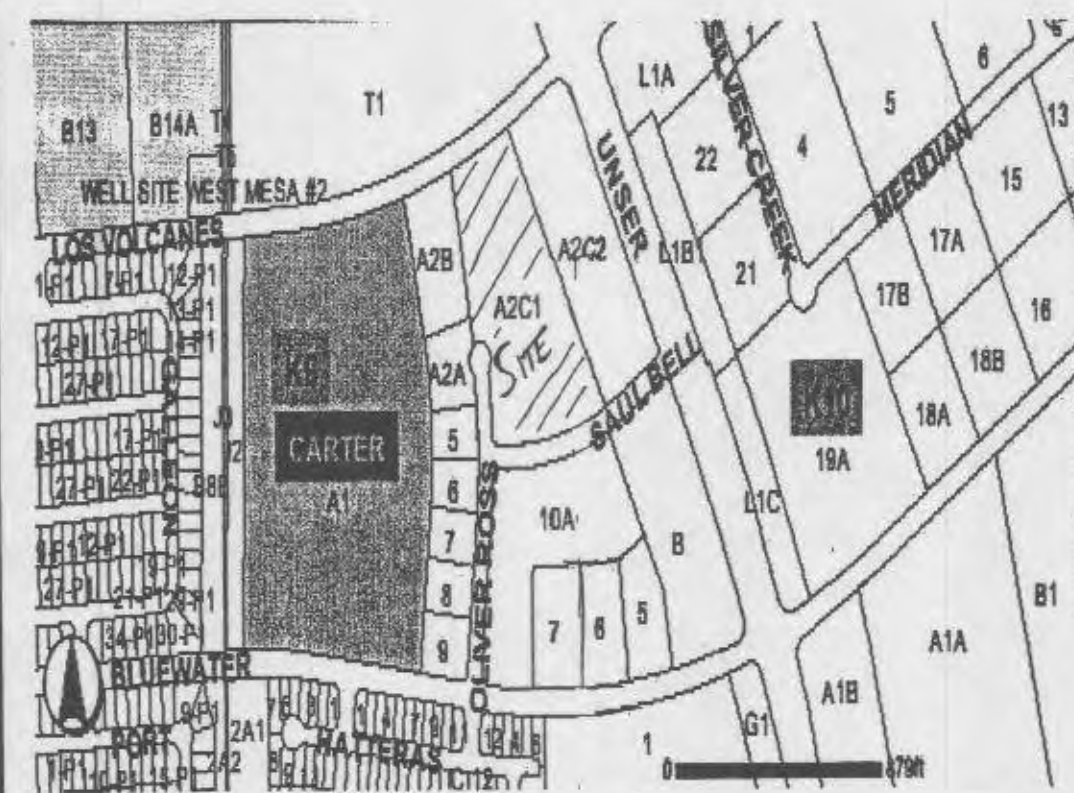


Gateway West Business Park
UNSER BLVD. NW AT LOS VOLCANES ROAD, ALBUQUERQUE, NEW MEXICO
DEVELOPED BY I-40 GATEWAY WEST, LLC * (480) 505-4048

KEN HOVEY, ARCHITECT
(505) 259-8458 • 3808 Simms Avenue SE • Albuquerque, NM • 87108

JOB NO:	0508
DATE:	2 DECEMBER 2005
REVISIONS	
17	MAY 2006
11	JULY 2006

SHEET NO.
C.1



N.T.S.

ZONE ATLAS:
K-9-Z
&
K-10-Z

Vicinity Map

SUBDIVISION DATA / NOTES

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, AND ARE BASED ON ACS CONTROL MONUMENT 9-K10, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. GROSS AREA: 6.4565 ACRES
6. NUMBER OF EXISTING TRACTS: 1
7. NUMBER OF TRACTS CREATED: 2
8. PROPERTY IS SUBJECT TO A PRIVATE RECIPROCAL CROSS-LOT DRAINAGE, ACCESS AND PARKING EASEMENT PER THE PLAT OF CLIFFORD WEST BUSINESS PARK UNIT 3, FILED JUNE 9, 2005 IN BOOK 2005C, PAGE 194.
9. PROPERTY IS ZONED IP.
- 10) The reciprocal private access and drainage easement granted by this Plat is for the benefit and use, by and for the owners of Tracts A-2-C-1-A, A-2-C-1-B and A-2-C-2 and is to be maintained by the owners of Tract A-2-C-1-A and A-2-C-1-B.
- 11) The private fireline easement granted by this Plat is for the benefit and use, by and for the owners of Tracts A-2-C-1-A and A-2-C-1-B and is to be maintained by said owners.
- 12) The private drainage easement granted by this plat is for the benefit and use, by and for the owners of Tracts A-2-C-1-B and A-2-C-2 and is to be maintained by the owner of Tract A-2-C-1-B. Tract A-2-C-1-A is also a beneficiary and shares in the maintenance.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON

UPC#: 1004067525426103

PROPERTY OWNER OF RECORD:

1-40 Gateway West LLC

BERNALILLO COUNTY TREASURER'S OFFICE:

Cynthia J. Galt

LEGAL DESCRIPTION

TRACT A-TWO-C-ONE (A-2-C-1) IN BLOCK ONE (1) OF CLIFFORD WEST BUSINESS PARK UNIT 3, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 9, 2005 IN BOOK 2005C, PAGE 194.

FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND SAID OWNERS WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

OWNER(S) SIGNATURE: Robert A. Rival DATE: 6-9-06

OWNER(S) PRINT NAME: 1-40 Gateway West LLC

ADDRESS: 2430 Adams Blvd. SE, Albuquerque, NM TRACT: 87107

ACKNOWLEDGMENT

STATE OF NEW MEXICO) SS

COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF JUNE, 2006.

BY: Carl W. Gerber

MY COMMISSION EXPIRES: March 29, 2010

March 29, 2010



NOTARY PUBLIC

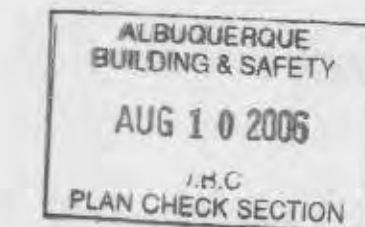
PLAT OF TRACTS A-2-C-1-A & A-2-C-1-B, BLOCK 1 CLIFFORD WEST BUSINESS PARK UNIT 3 PROJECTED SECTIONS 21 & 22, T. 10 N., R. 2 E., N.M.P.M. TOWN OF ATRISCO GRANT CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO JUNE 2006 SHEET 1 OF 2

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO DIVIDE ONE (1) EXISTING TRACT INTO TWO (2) NEW TRACTS OF LAND AND TO GRANT ADDITIONAL EASEMENTS AS SHOWN.

CITY APPROVALS: PROJECT NO.: 1003057 APPLICATION NO. 06 DEB-00877

<u>Bradley A. Bingham</u>	<u>6/13/06</u>
CITY SURVEYOR	DATE
<u>Bradley A. Bingham</u>	<u>7/26/06</u>
TRAFFIC ENGINEERING	DATE
<u>Christina Sandoval</u>	<u>7/26/06</u>
PARKS & RECREATION DEPARTMENT	DATE
<u>William G. Proch</u>	<u>7/26/06</u>
WATER UTILITIES DEVELOPMENT	DATE
<u>Bradley A. Bingham</u>	<u>7/26/06</u>
A.M.A.F.C.A.	DATE
<u>W. A. Z.</u>	<u>7/26/06</u>
CITY ENGINEER	DATE
<u>Matson</u>	<u>07/24/06</u>
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE



SURVEYOR'S CERTIFICATION

I, Mitchell W. Reynolds, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico and is true and correct to the best of my knowledge and belief.

Mitchell W. Reynolds
Mitchell W. Reynolds
New Mexico Professional Surveyor, 11224

06-05-06
Date



SURVEYS SOUTHWEST LTD.

333 LOMAS BLVD., N.E.
ALBUQUERQUE, NEW MEXICO
87102

PHONE: (505) 998-0303
FAX: (505) 998-0306

T10N R2E SECS. 21 & 22

PLAT OF
TRACTS A-2-C-1-A & A-2-C-1-B, BLOCK 1
CLIFFORD WEST BUSINESS PARK UNIT 3
PROJECTED SECTIONS 21 & 22, T. 10 N., R. 2 E., N.M.P.M.
TOWN OF ATRISCO GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE 2006
SHEET 2 OF 2

40 25 10 0 15 30 45 60
SCALE: 1" = 60'
PROJECT NO. 0605PB13
DRAWN BY PCB
ZONE ATLAS: K-9-Z & K-10-Z
GATEWAYW.CRS

MONUMENT LEGEND

- FOUND CONTROL STATION AS NOTED
- FOUND MONUMENT AS NOTED
- SET 1/2" REBAR W/RED PLASTIC CAP STAMPED "MNR 11224" UNLESS OTHERWISE NOTED

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	970.00'	430.99'	25°27'27"	N77°16'18"E	427.45'
C2	25.00'	38.39'	87°59'00"	S46°00'30"E	34.73'
C3	1530.00'	152.46'	5°42'34"	N04°52'17"W	152.40'
C4	25.00'	16.32'	37°24'10"	S10°58'31"W	16.03'
C5	45.00'	122.63'	158°08'15"	N48°23'31"W	88.06'
C6	45.00'	79.22'	100°52'05"	N20°45'26"W	69.38'
C7	45.00'	43.41'	55°16'10"	S81°10'28"W	41.74'
C8	2323.83'	259.98'	6°24'36"	N65°51'18"E	259.84'
C9	40.00'	41.58'	59°33'15"	S48°39'14"W	39.73'
C10	55.00'	57.17'	59°33'15"	S48°39'14"W	54.63'
C11	25.00'	25.89'	59°33'15"	S48°39'14"W	24.83'
C12	25.00'	47.33'	108°28'19"	N24°11'42"E	40.57'
C13	25.00'	39.27'	90°00'00"	N56°34'08"W	35.36'
C14	25.00'	22.31'	51°08'23"	N14°00'03"E	21.58'
C15	55.00'	55.66'	57°59'13"	S10°34'38"W	53.32'
C16	25.00'	25.30'	57°59'13"	S10°34'38"W	24.24'
C17	59.00'	52.66'	51°08'23"	N14°00'03"E	50.93'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S18°52'36"W	37.92'
L2	S30°02'27"E	54.93'
L3	S73°45'24"E	38.50'
L4	S18°52'36"W	40.51'
L5	N18°52'36"E	40.49'
L6	S11°34'08"E	8.00'
L7	N78°25'52"E	9.00'
L8	N11°34'08"W	8.00'
L9	S39°34'15"W	30.58'
L10	S18°24'58"E	15.99'
L11	N18°24'58"W	15.38'
L12	N39°34'15"E	21.28'
L13	S26°36'43"E	46.56'
L14	S6°24'17"W	12.00'
L15	S26°35'43"E	23.12'
L16	S26°35'43"E	16.03'
L17	S75°18'48"E	14.87'
L18	S11°34'08"E	30.26'

ALBUQUERQUE
BUILDING

AUG 10 2006

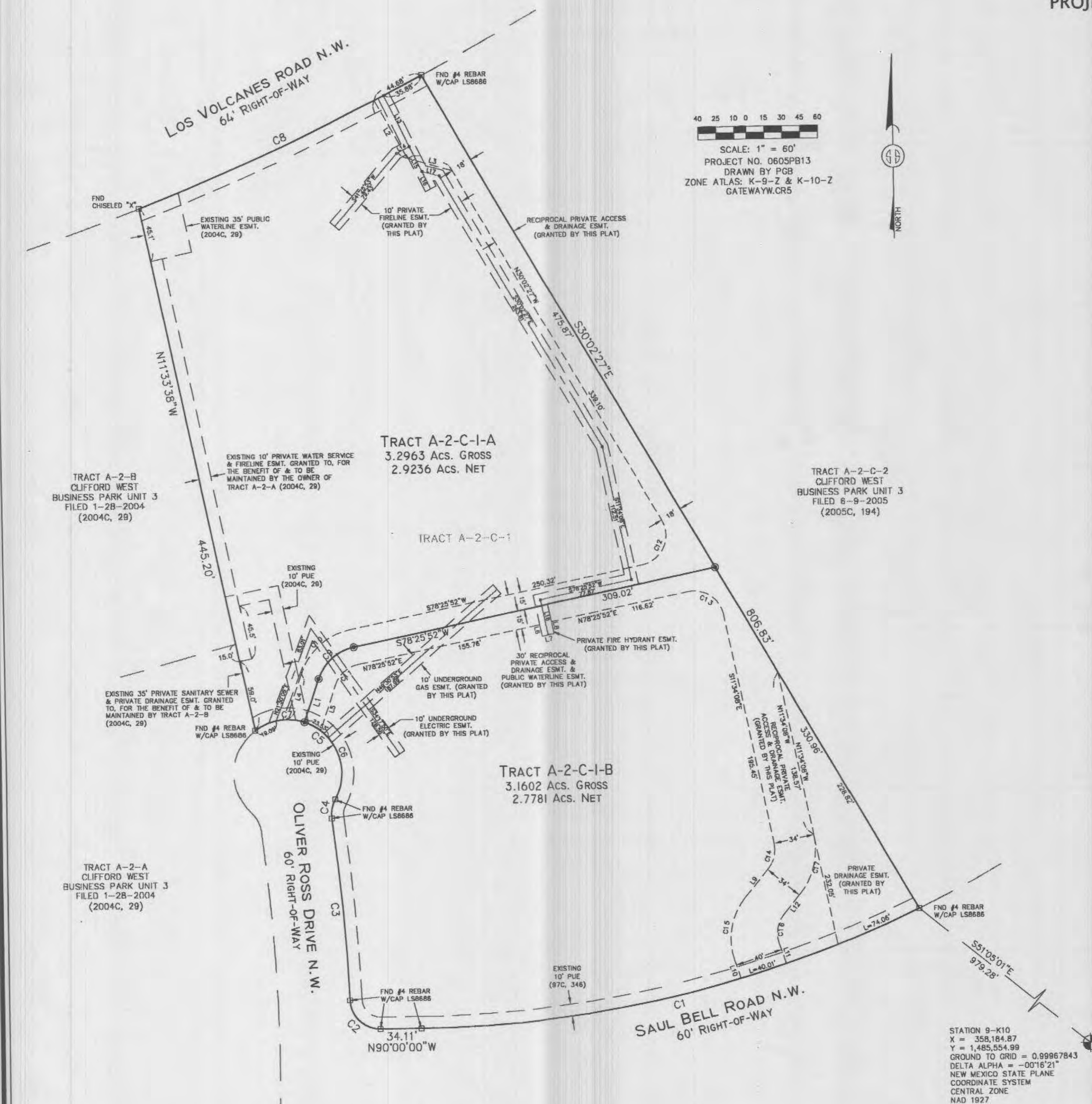
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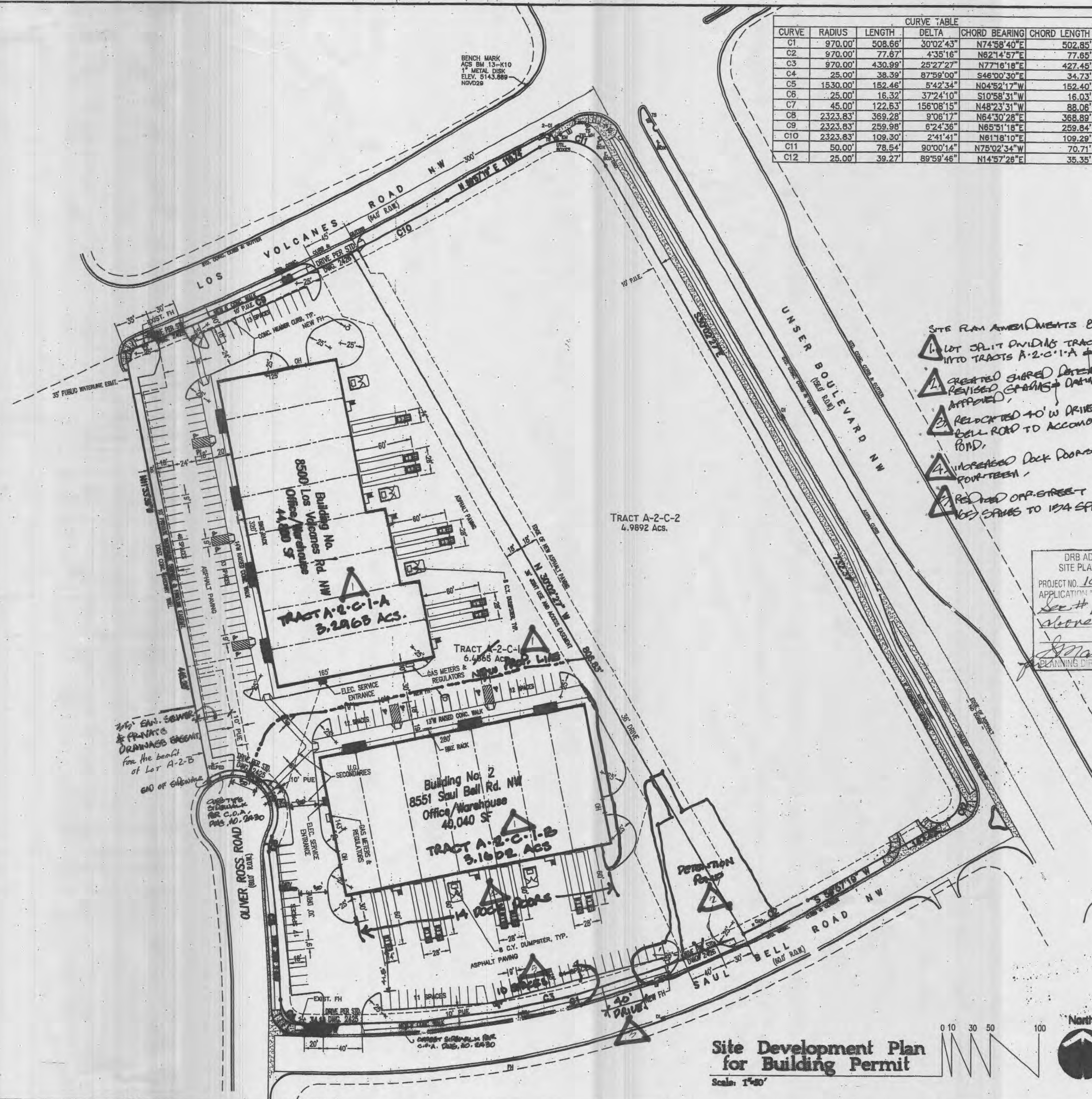
SURVEYS SOUTHWEST LTD.

333 LOMAS BLVD., N.E.
ALBUQUERQUE, NEW MEXICO
87102

PHONE: (505) 998-0303
FAX: (505) 998-0306

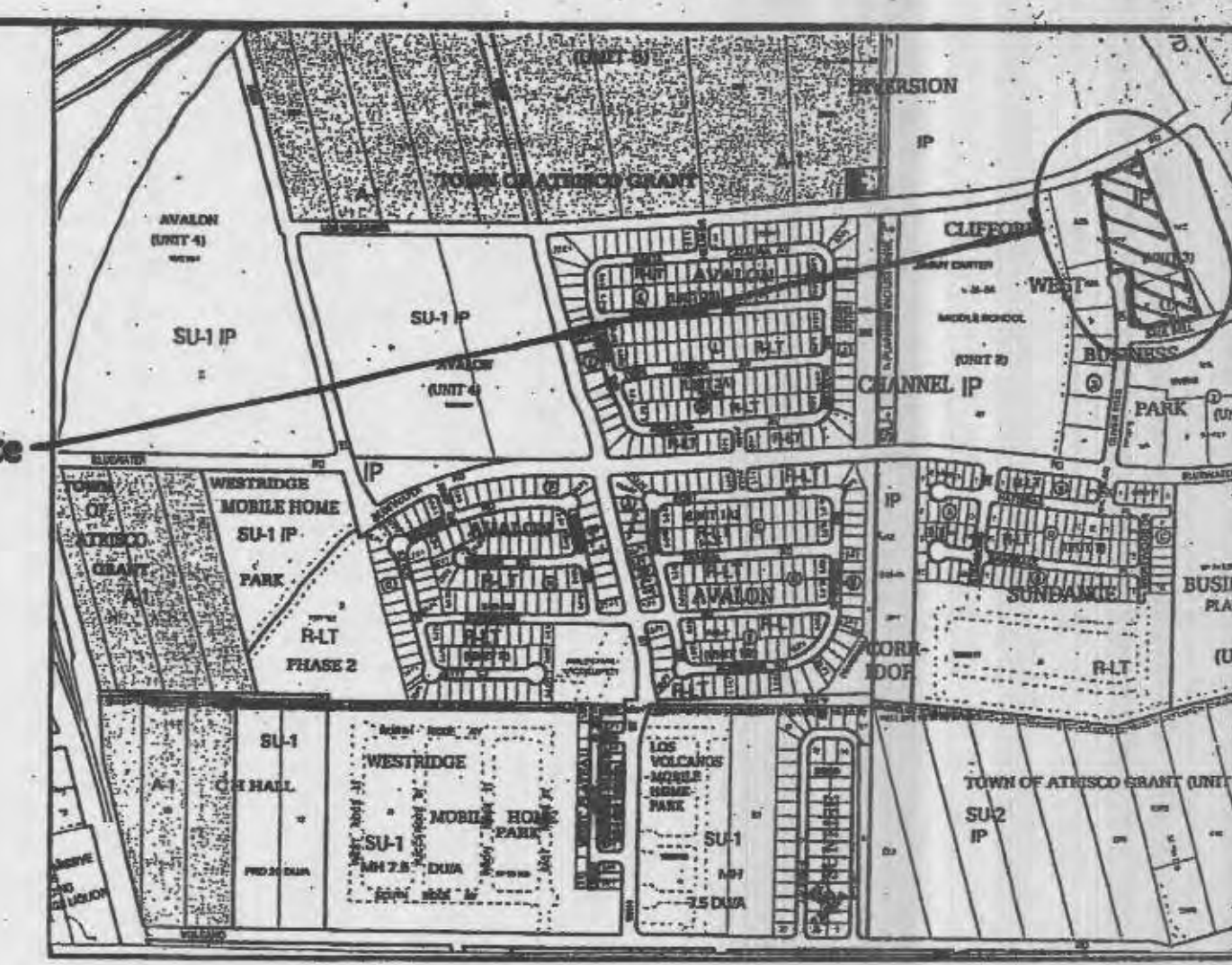
T10N R2E SECS. 21 & 22





CURVE TABLE					
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C9	2323.83'	259.98'	6°24'36"	N85°51'18"E	259.84'
C10	2323.83'	109.30'	2°41'41"	N61°16'10"E	108.29'
C11	50.00'	78.54'	90°00'14"	N75°02'34"W	70.71'
C12	25.00'	39.27'	89°59'46"	N14°57'28"E	35.35'

Project Site



Vicinity Map K-9

Design Data

LEGAL DESCRIPTION: TRACT A-2-C-1, BLOCK ONE, CLIFFORD WEST BUSINESS PARK UNIT 3, ALBUQUERQUE, NM

CURRENT ZONING: IP

ZONE ATLAS PAGE: K-9

ADDRESS: BUILDING NO. 1: 8500 LOS VOLCANES ROAD NW, BUILDING NO. 2: 8551 SAUL BELL ROAD NW

SITE AREA: 8.4565 ACRES

BUILDING AREA: BUILDING NO. 1: 44,800 SQ. FT., BUILDING NO. 2: 40,040 SQ. FT.

TYPE OF CONSTRUCTION: II-B

FIRE SPRINKLERED: YES

PROPOSED USE: OFFICE/WAREHOUSE

ASSUME 20 PERCENT OFFICE: 16,968 SQ. FT., ASSUME 80 PERCENT WAREHOUSE: 67,872 SQ. FT.

OFF-STREET PARKING REQUIRED: 16,968/200+67872/2,000 = 119 SPACES

OFF-STREET PARKING PROVIDED: 134-185 SPACES (INCLUDES 8 HC DESIGNATED SPACES)

BICYCLE PARKING REQUIRED: 119/20 = 6 SPACES

BICYCLE PARKING PROVIDED: 8 SPACES

- SITE PLAN AMENDMENTS 8-11-05
- 1. LOT SPLIT DIVIDING TRACT A-2-C-1 INTO TRACTS A-2-C-1-A & A-2-C-1-B.
 - 2. CREATED SHARED DETENTION FOND. REVISED GRADING & DRAINAGE HAS BEEN APPROVED.
 - 3. RELOCATED 10' W DRIVE PAD AT SAUL BELL ROAD TO ACCOMMODATE DETENTION FOND.
 - 4. INCREASED LOCK DOORS FROM SEVEN TO FOURTEEN.
 - 5. REDUCED OFF-STREET PARKING FROM 134 SPACES TO 124 SPACES.

DRB ADMINISTRATIVE SITE PLAN AMENDMENT

PROJECT NO. 1003057

APPLICATION NO. 05-00080

DATE 8/1/05

PLANNING DIRECTOR

PROJECT NUMBER: 1003057

Application Number: 05-00080

Is an Infrastructure List required? () Yes (X) No. If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division	Date 7-8-05
Water Utility Department	Date 6-29-05
Parks and Recreation Department	Date 6/29/05
City Engineer	Date 6/29/05
Solid Waste Management	Date 9/2/05
DRB Chairperson, Planning Department	Date 9/12/05

APPROVED/DISAPPROVED

DATE 9-8-05

SIGNATURE & DATE



Gateway West Business Park

UNSER BLVD. NW AT LOS VOLCANES ROAD, ALBUQUERQUE, NEW MEXICO
DEVELOPED BY 1-40 GATEWAY WEST, LLC • (480) 508-4048

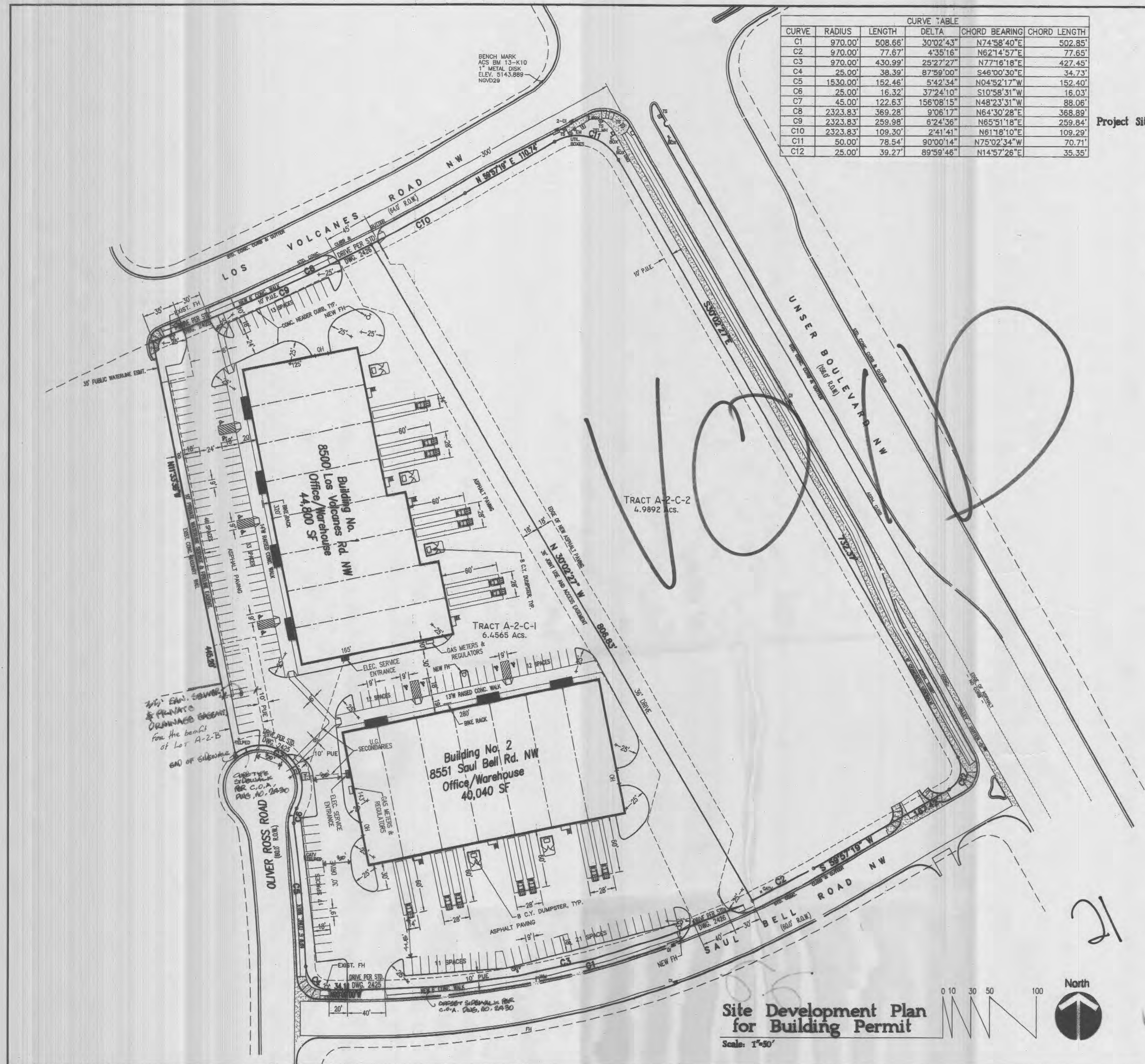
KEN HOWEY, ARCHITECT

5051 25TH AVE SE • ALBUQUERQUE, NM • 87106

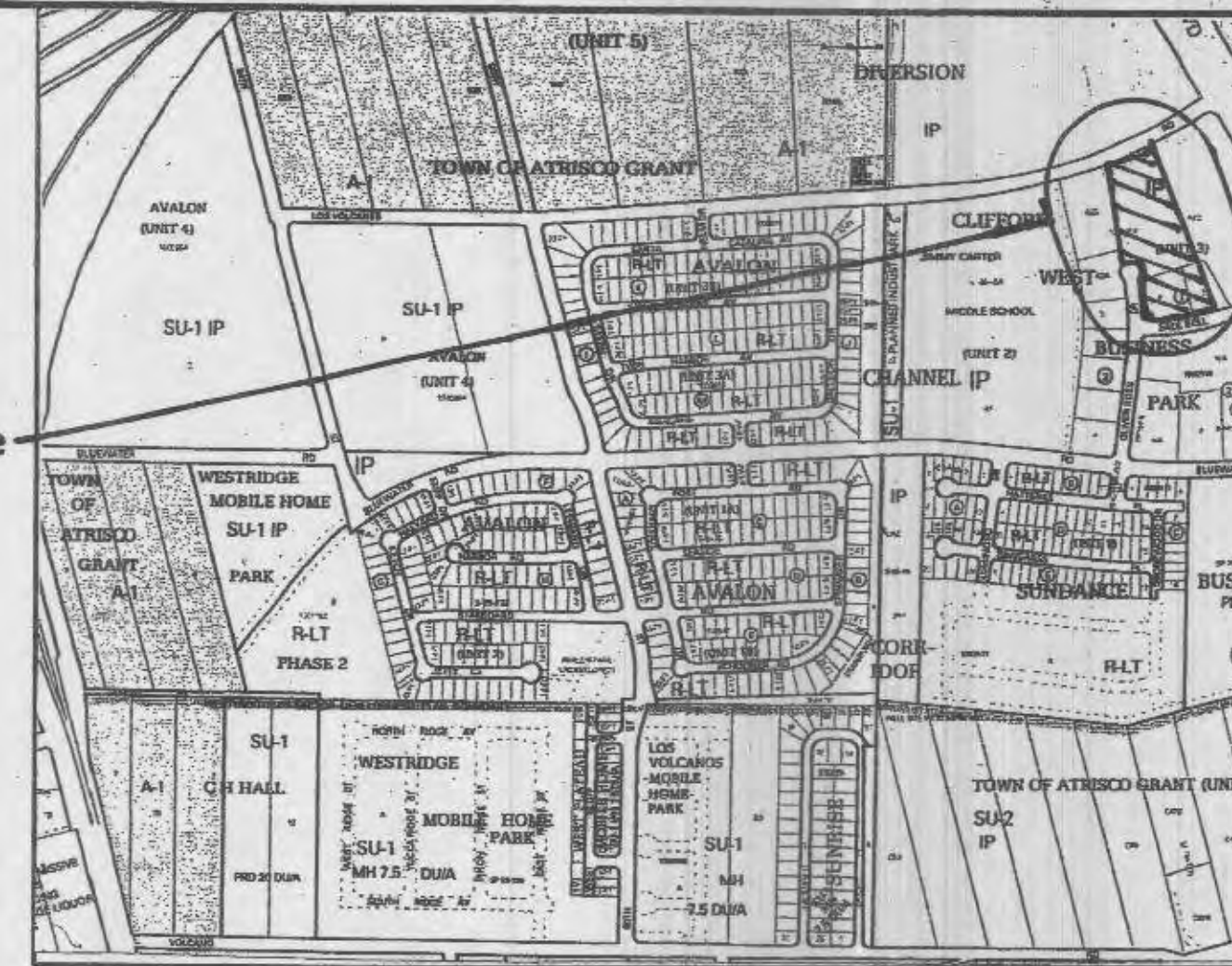
JOB NO:	0508
DATE:	6 JUNE 2005
REVISIONS	
21 JUNE 2005	

SHEET NO.

C.1



CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	970.00'	508.66'	30°02'43"	N74°58'40"E	502.85'
C2	970.00'	77.67'	4°35'16"	N62°14'57"E	77.65'
C3	970.00'	430.99'	25°27'27"	N77°16'18"E	427.45'
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C6	25.00'	16.32'	37°24'10"	S10°58'31"W	16.03'
C7	45.00'	122.63'	156°08'15"	N48°23'31"W	88.08'
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C9	2323.83'	259.98'	6°24'36"	N65°51'18"E	259.84'
C10	2323.83'	109.30'	2°41'41"	N61°18'10"E	109.29'
C11	50.00'	78.54'	90°00'14"	N75°02'34"W	70.71'
C12	25.00'	39.27'	89°59'46"	N14°57'26"E	35.35'



Vicinity Map K-9

Design Data

LEGAL DESCRIPTION: TRACT A-2-C-1
BLOCK ONE
CLIFFORD WEST BUSINESS PARK UNIT 3
ALBUQUERQUE, NM

CURRENT ZONING: IP

ZONE ATLAS PAGE: K-9

ADDRESS:
BUILDING NO. 1: 8500 LOS VOLCANES ROAD NW
BUILDING NO. 2: 8551 SAUL BELL ROAD NW

SITE AREA: 6.4565 ACRES

BUILDING AREA:
BUILDING NO. 1: 44,800 SQ. FT.
BUILDING NO. 2: 40,040 SQ. FT.

TYPE OF CONSTRUCTION: II-B

FIRE SPRINKLERED: YES

PROPOSED USE: OFFICE/WAREHOUSE
ASSUME 20 PERCENT OFFICE: 16,968 SQ. FT.
ASSUME 80 PERCENT WAREHOUSE: 67,872 SQ. FT.

OFF-STREET PARKING REQUIRED:
 $16,968 / 200 + 67,872 / 2,000 = 119$ SPACES

OFF-STREET PARKING PROVIDED:
165 SPACES (INCLUDES 8 HC DESIGNATED SPACES)

BICYCLE PARKING REQUIRED:
 $119 / 20 = 6$ SPACES

BICYCLE PARKING PROVIDED: 8 SPACES

PROJECT NUMBER: 1003057

Application Number: 05-00980

Is an Infrastructure List required? () Yes (X) No If yes, then a set of approved DRG plans with a work order is required for any construction within Public Right-of-Way or construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

7-8-05
6-29-05
1/29/05
1/29/05
9/9/05
9/12/05

DRB Chairperson, Planning Department
APD PLANS CHECKING OFFICE
324-3611
APPROVED/DISAPPROVED
HYDRANT (S) ONLY
7-8-05
SIGNATURE & DATE

ALBUQUERQUE
PLANNING & SAFETY
AUG 1 6 2005
PLAN CHECK SECTION



Gateway West Business Park

UNSER BLVD. NW AT LOS VOLCANES ROAD, ALBUQUERQUE, NEW MEXICO
DEVELOPED BY 1-40 GATEWAY WEST, LLC * (480) 505-4048

KEN HOWEY, ARCHITECT

(505) 251-8458 • 3805 5144 AVENUE SE • ALBUQUERQUE, NM • 87103

JOB NO: 0506
DATE: 6 JUNE 2005
REVISIONS
21 JUNE 2005

SHEET NO.
10410



City of Albuquerque
Department of Public Works
Engineering Division
Water & Sewerage Section
1000 Central Avenue, N.E.
Albuquerque, NM 87102
Phone: (505) 762-2000
Fax: (505) 762-2001
Email: water@ci.albuquerque.nm.us

1000 Central Avenue, N.E.
Albuquerque, NM 87102
Phone: (505) 762-2000
Fax: (505) 762-2001
Email: water@ci.albuquerque.nm.us



Project No. 12345

Design Date: 12/15/2006

Project Name: Backflow Preventer Detail

Project Location: 1000 Central Avenue, N.E.

Project Description: Backflow Preventer Detail

Project Status: In Progress

Project Manager: [Name]

Project Engineer: [Name]

Project Designer: [Name]

Project Checker: [Name]

Project Approver: [Name]

Project Date: 12/15/2006

Project Scale: N.T.S.

Project Notes: [Notes]

Project Revision: [Revision]

Project Drawing: [Drawing]

Project Sheet: [Sheet]

Project Title: [Title]

Project Author: [Author]

Project Date: 12/15/2006

Project Scale: N.T.S.

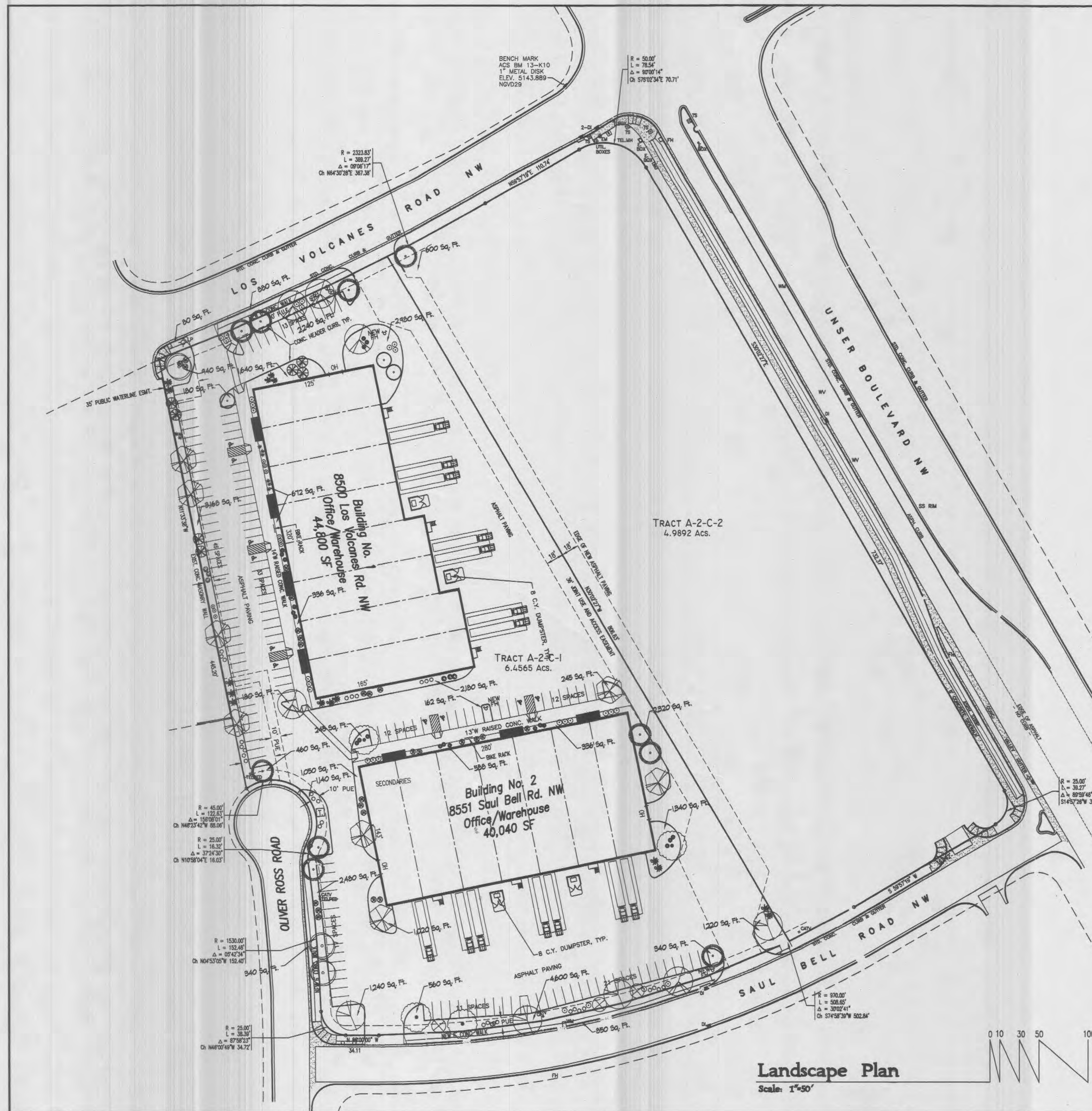
Project Notes: [Notes]

Project Revision: [Revision]

Project Drawing: [Drawing]

Project Sheet: [Sheet]

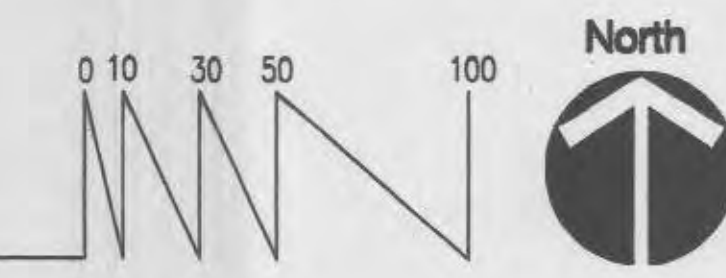
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1+30	4	103.00	
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1+70	8	107.00	
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1+90	10	109.00	
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30+80	299	398.00	
30+90	300	399.00	
31+00	301	400.00	
31+10	302	401.00	



Plant Legend

Symbol	Scientific Name Common Name	Size	Remarks	Water Use
TREES				
	Chilopsis Linearis Desert Willow	15 Gal.	8' ht. x 4' spr.	Medium
	Malus "Prairiefire" Prairiefire Crabapple	15 Gal.	8' ht. x 4' spr.	Medium
	Gleditsia triacanthos inermis "Skyline" Skyline Honeylocust	2" Cal.	14' ht. x 4' spr.	Medium
	Populus fremontii "wisleyana" Rio Grande Cottonwood	2" Cal.	14' ht. x 4' spr.	High
	Pinus edulis Pinon Pine	15 Gal.	8' ht. x 4' spr.	Medium
SHRUBS				
	Artemisia "Fowlis Castle" "Fowlis Castle" Sage	1 Gal.	3' o.c. 3' ht. x 3' spr.	Medium
	Caryopteris clandonensis Blue Mist	5 Gal.	3' o.c. 3' ht. x 3' spr.	Medium
	Chrysothamnus nauseosus Chamisa	1 Gal.	5' o.c. 4' ht. x 4' spr.	Low
	Cotoneaster clandonensis Cranberry Cotoneaster	5 Gal.	5' o.c. 3' ht. x 3' spr.	Medium
	Hesperaloe parviflora Red Yucca	1 Gal.	3' o.c. 3' ht. x 3' spr.	Medium
	Fallugia paradoxa Apache Plume	1 Gal.	5' o.c. 4' ht. x 4' spr.	Low
	Rosmarinus officinalis "Tuscan Blue" Tuscan Blue Rosemary	5 Gal.	3' o.c. 3' ht. x 3' spr.	Medium
GRASSES				
	Muhlenbergia cap. "Regal Mist" Regal Mist	1 Gal.	3' o.c. 3' ht. x 3' spr.	Medium
GROUND COVER				
Planting areas shall be top dressed with a 3" minimum layer of Santa Fe brown crusher fines over weed control fabric.				
IRRIGATION				
Irrigation standards outlined in the Water Conservation Landscaping and Water Waste Ordinance shall be strictly adhered to. A fully automatic drip irrigation system will be used to irrigate all plant materials. Furnish an RP type backflow preventor at the connection to the domestic water system.				
LANDSCAPE COVER				
The plant materials shown on this plan will, when mature, cover 75 percent of the landscape area as required by the C.O.A. Zoning Ordinance.				
LANDSCAPE MAINTENANCE				
Maintenance of all plant materials, including those in the public R.O.W., are the responsibility of the Owner.				
IRRIGATION SYSTEM MAINTENANCE				
Maintenance of all the irrigation system, including that located in the public R.O.W., is the responsibility of the Owner.				
LANDSCAPE REQUIREMENTS				
Site Area:		281,245 Sq. Ft.		
Building Area (includes entries):		(86,300 Sq. Ft.)		
Net Site Area:		194,945 Sq. Ft.		
Req'd. Landscape Area (18 percent):		35,090 Sq. Ft.		
On-Site Landscape Area:		31,036 Sq. Ft.		
Landscape Areas in R.O.W.:		2,150 Sq. Ft.		
Area of Concrete Walk Req'd. by Zoning Code in Excess of 8 Feet:		3,440 Sq. Ft.		
Total Landscape Area:		36,676 Sq. Ft.		

Landscape Plan
Scale: 1"=50'



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Gateway West Business Park
UNSER BLVD. NW AT LOS VOLCANES ROAD, ALBUQUERQUE, NEW MEXICO
DEVELOPED BY 1-40 GATEWAY WEST, LLC * (480) 505-4048

KEN HOVEY, ARCHITECT
15051 25th Avenue SE • ALBUQUERQUE, NM • 87106

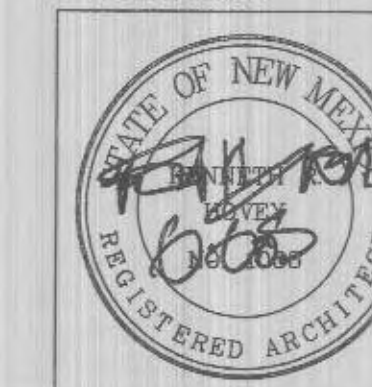
JOB NO:	0508
DATE:	6 JUNE 2005
REVISIONS	
	21 JUNE 2005

ALBUQUERQUE
BUILDING & SAFETY
AUG 10 2006
PLAN CHECK SECTION

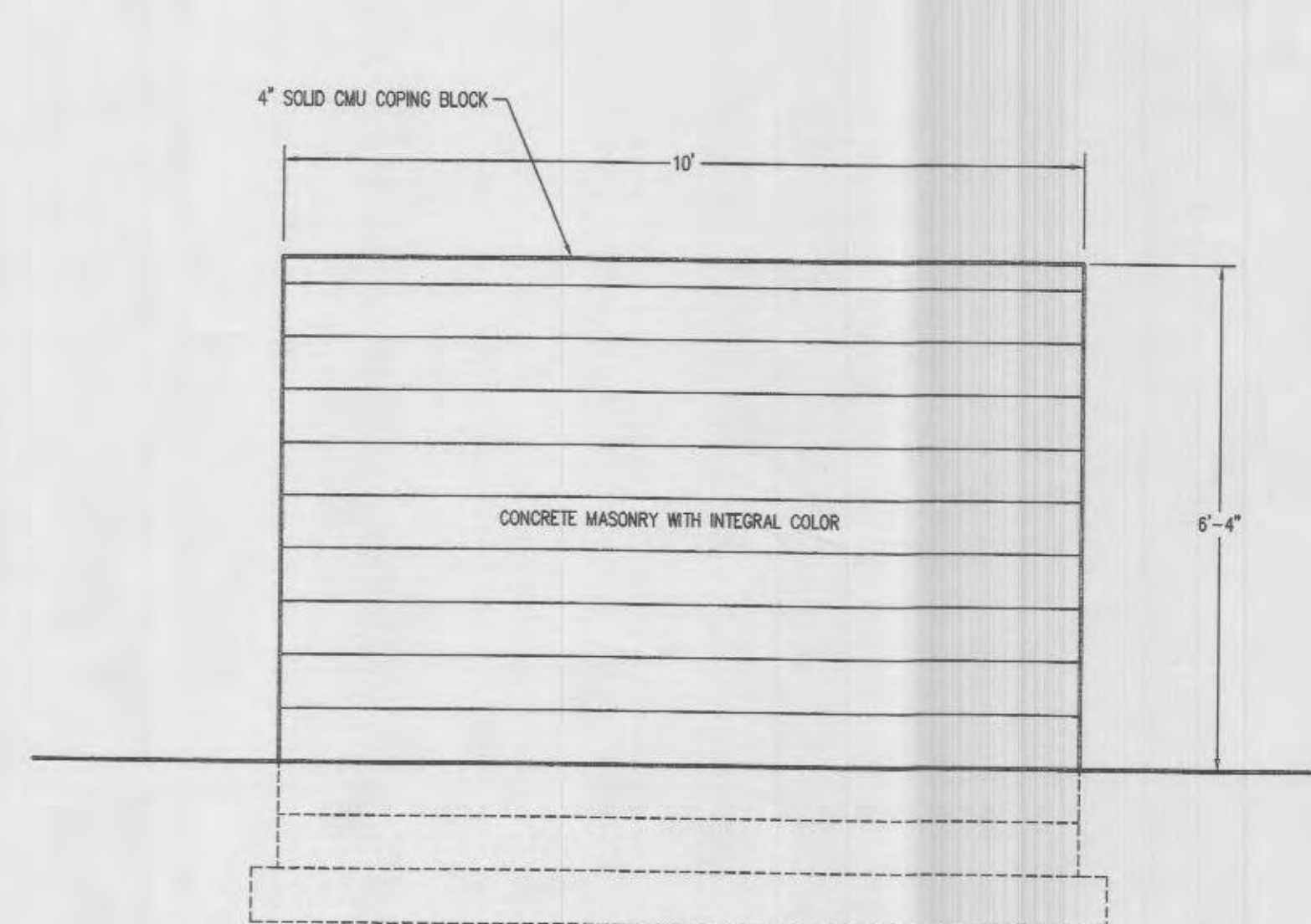
ALBUQUERQUE
BUILDING & SAFETY
JUL 25 2005
PLAN CHECK SECTION

SHEET NO.
C.2

Architect:

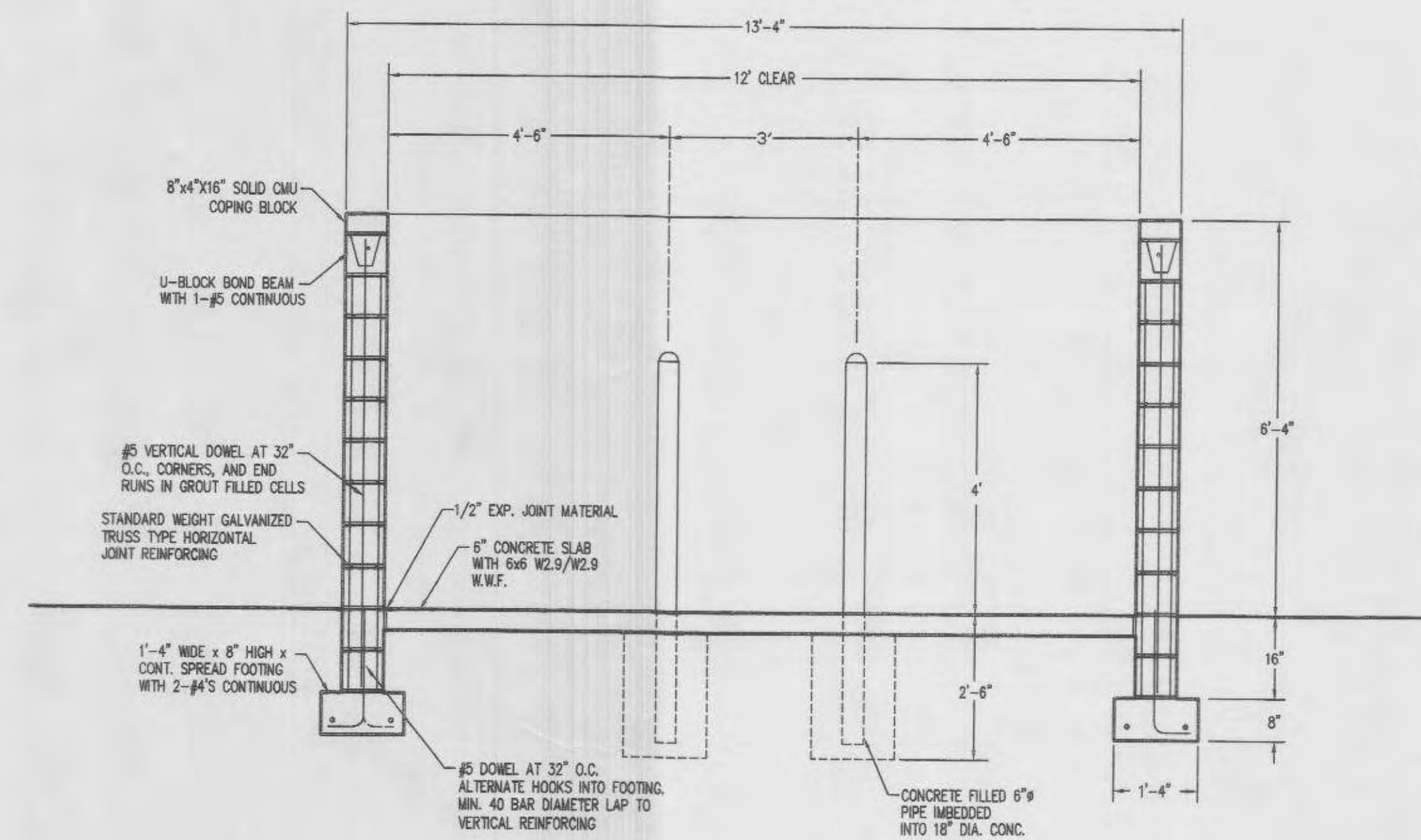


Dwg. Date: 6-6-05



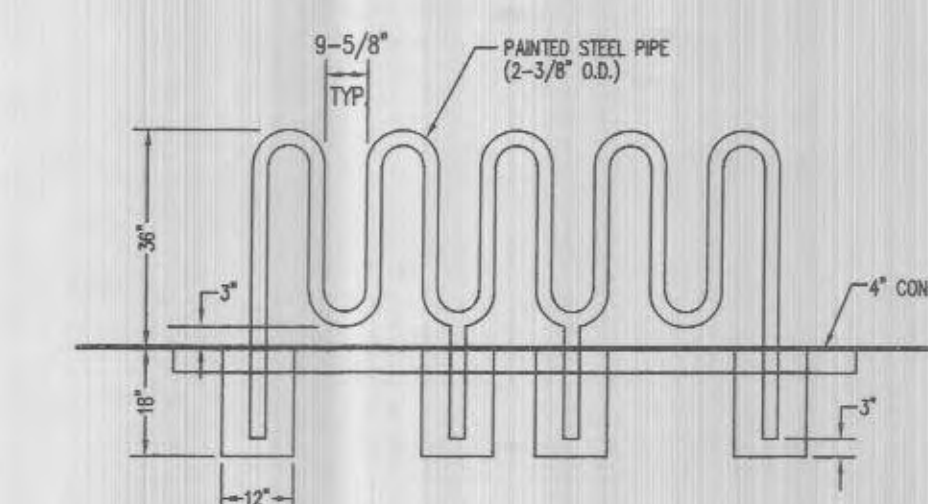
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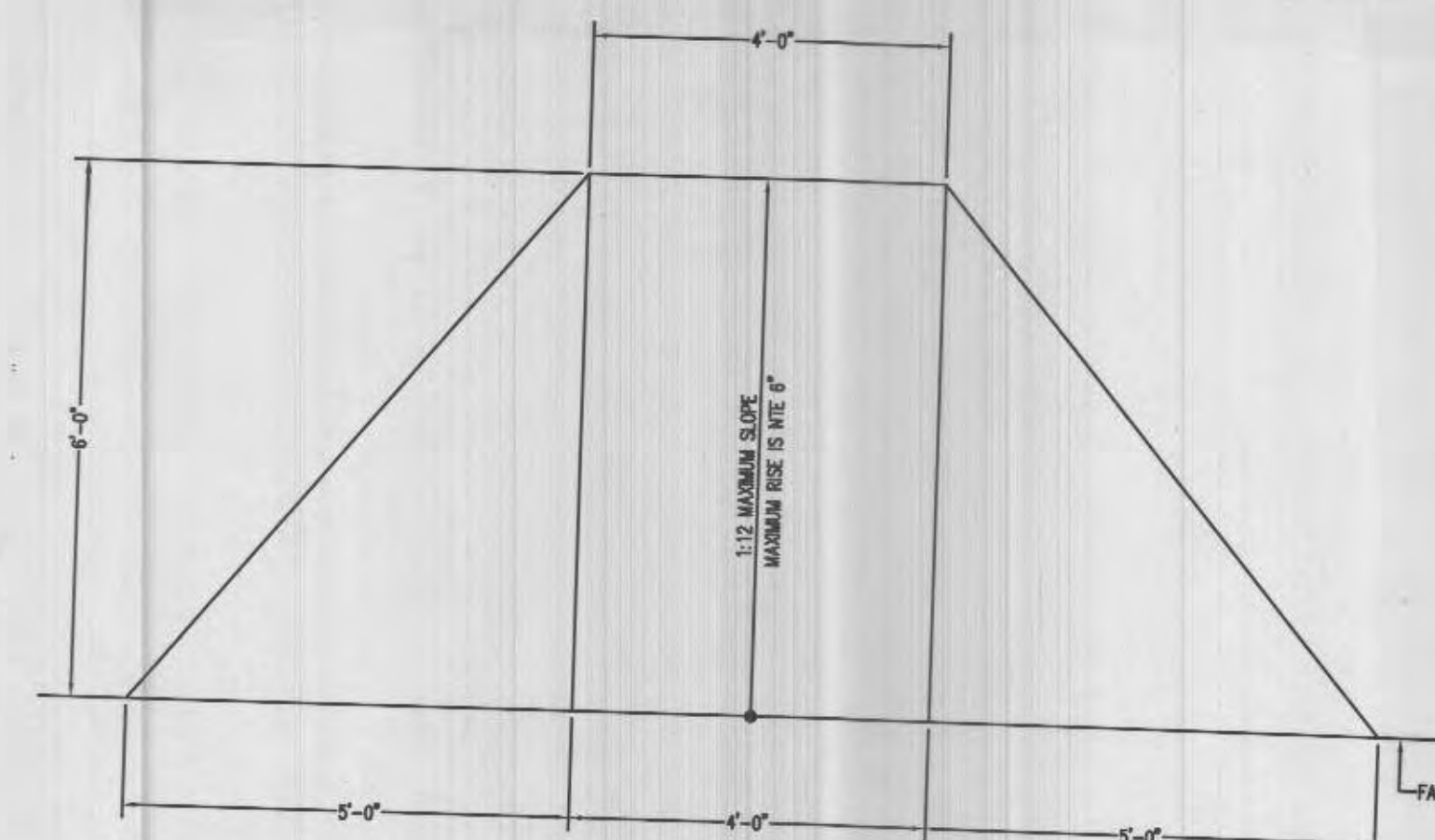
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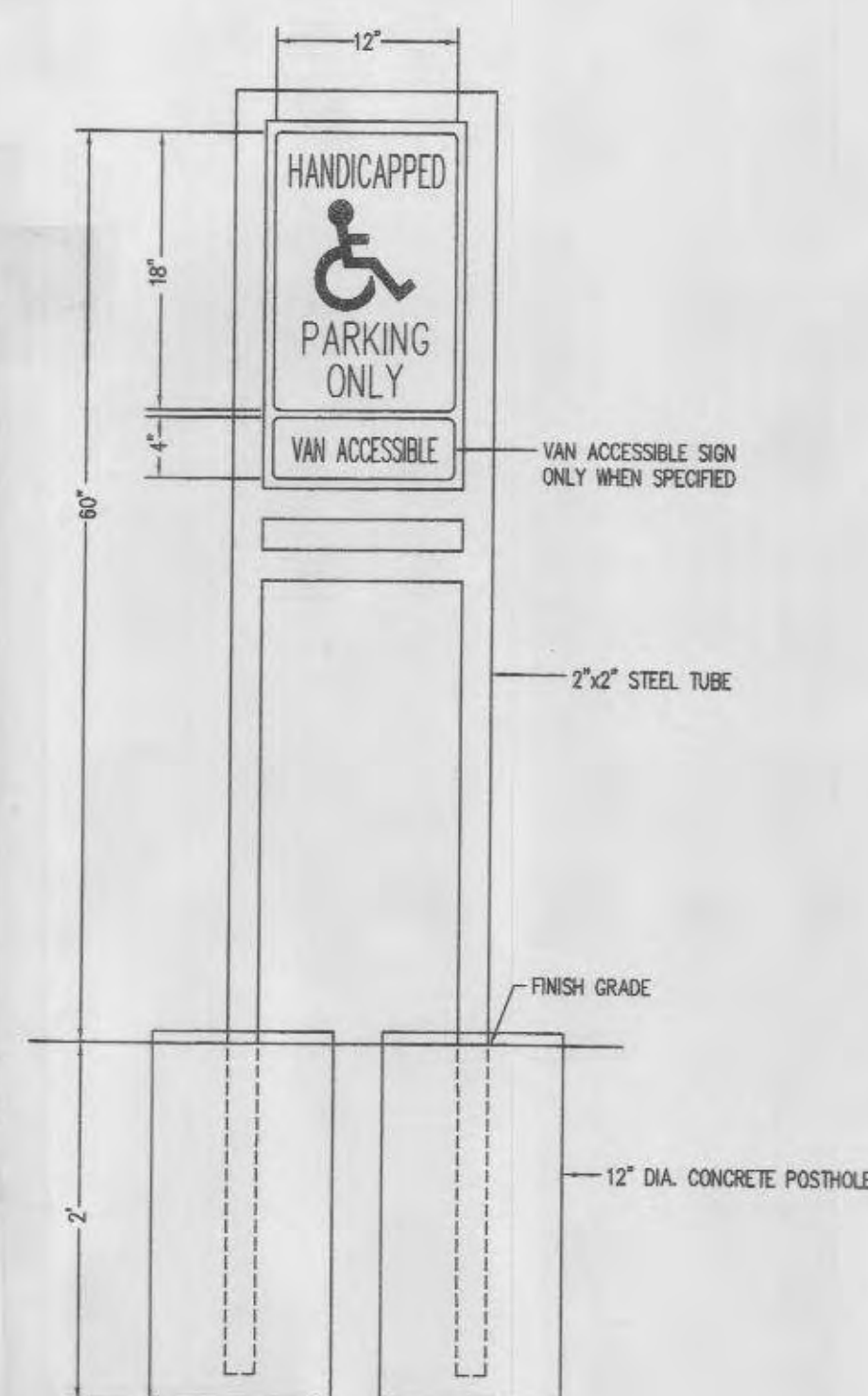
Bicycle Rack Detail

Scale 3/8"=1'-0"



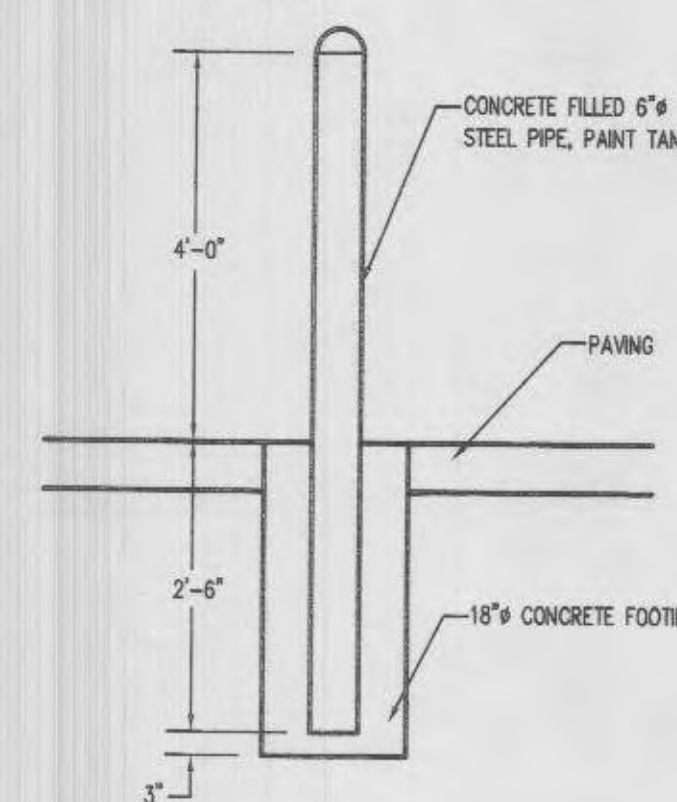
Handicap Ramp Detail

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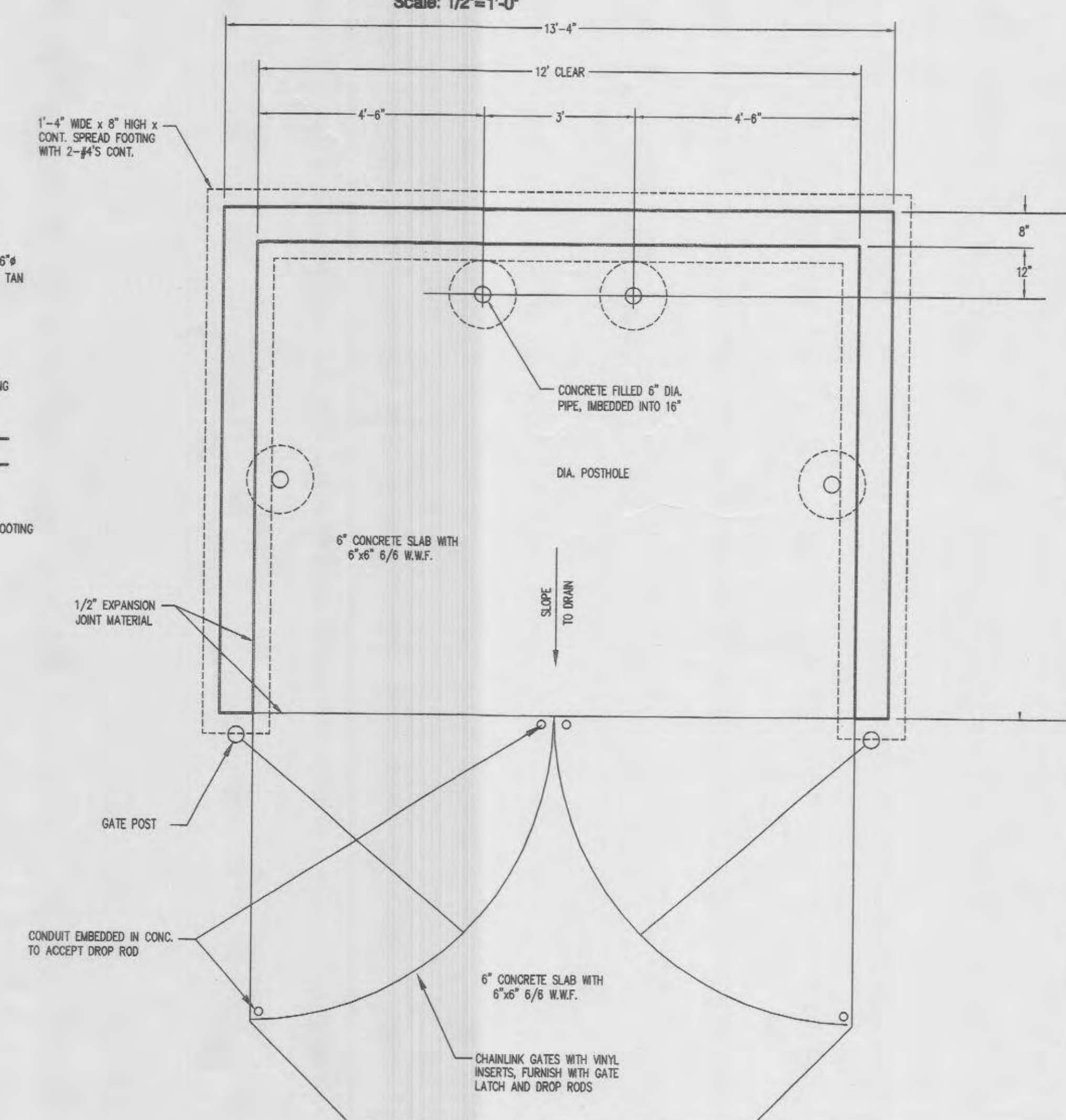
HC Sign Detail

Not to Scale



Bollard Detail

Scale: 1/2"=1'-0"



Plan

Scale: 1/2"=1'-0"

Refuse Enclosure Detail

ALBUQUERQUE
BUILDINGS & SAFETY
AUG 10 2006
PLAN CHECK SECTION

KEN HOVEY, ARCHITECT

(505) 259-8458 • 3808 Simms Avenue SE, Albuquerque, NM 87108

Gateway West Business Park

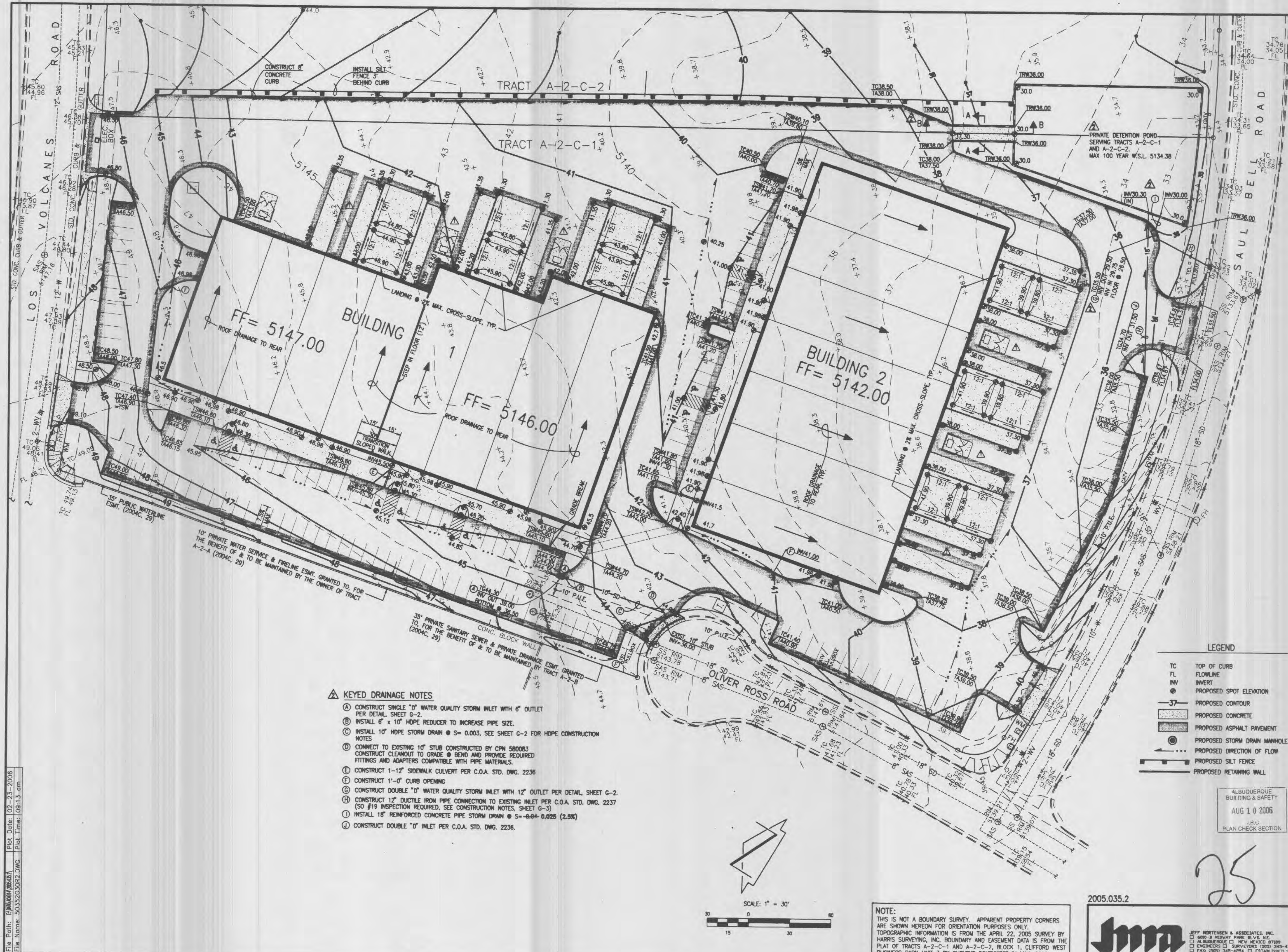
Developed by I-40 Gateway West LLC

Unser Blvd. NW at Los Volcanes Street
Albuquerque, NM

C.3

24

File Path: E:\JH\WORK\G1\G1.DWG Plot Date: 02-23-2006
File Name: 503526302.DWG Plot Time: 09:13 am



2005.035.2



JEFF HORTENSEN & ASSOCIATES, INC.
4600-S MIDWAY PARK BLVD. NE
ALBUQUERQUE, NM 87109
ENGINEERS & SURVEYORS (CSD) 345-4950
FAX (505) 345-4954 © ESTABLISHED 1977



Gateway West Business Park

UNSER BLVD. NW AT LOS VOLCANES ROAD, ALBUQUERQUE, NEW MEXICO
DEVELOPED BY 1-40 GATEWAY WEST, LLC • (406) 505-4048

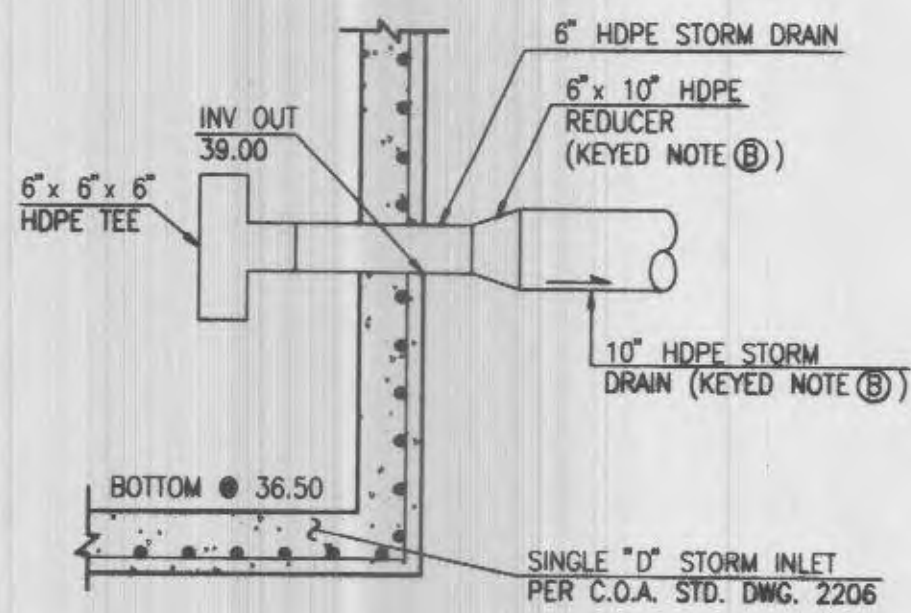


15051 251-5458 • 3806 SIMMS AVENUE SE • ALBUQUERQUE, NM • 87108

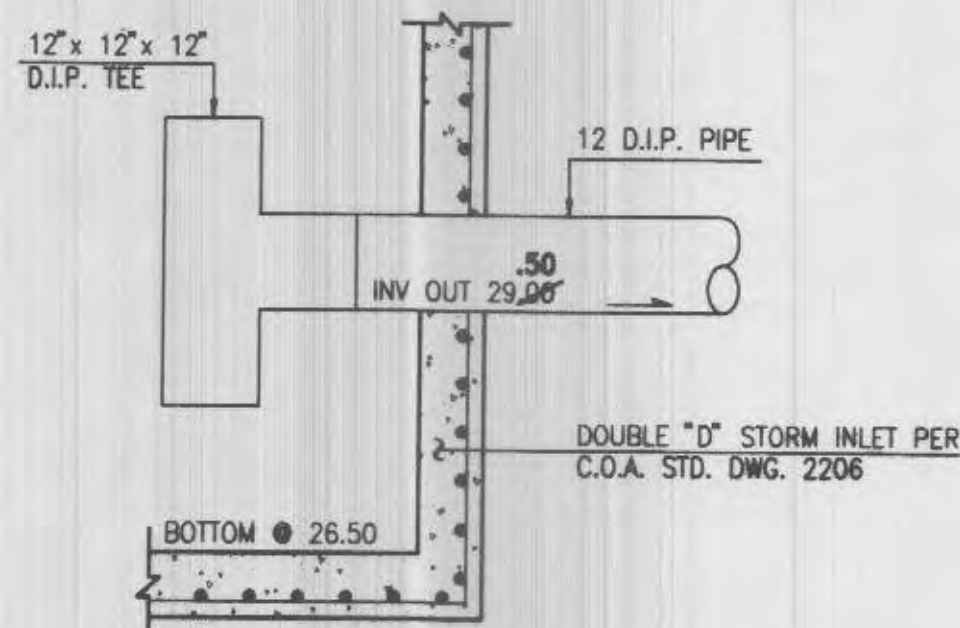
JOB NO.
DATE: 27 JUNE 2005
REVISIONS
10/05 REVISE DOCKS
02/06 REVISE POND

SHEET NO.

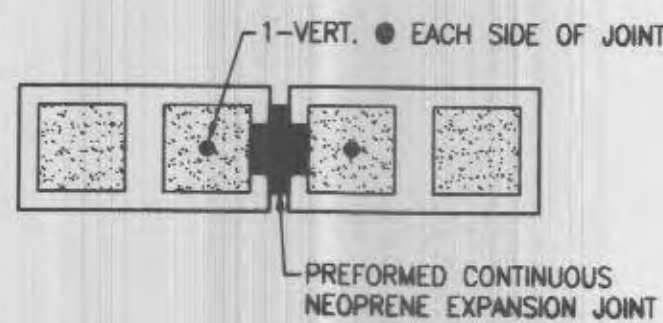
G.1



SINGLE "D" WATER QUALITY INLET W/6" OUTLET
(KEYED NOTE (A))
SCALE: 1" = 2'



DOUBLE "D" WATER QUALITY INLET W/12" OUTLET
(KEYED NOTE (B))
SCALE: 1" = 2'



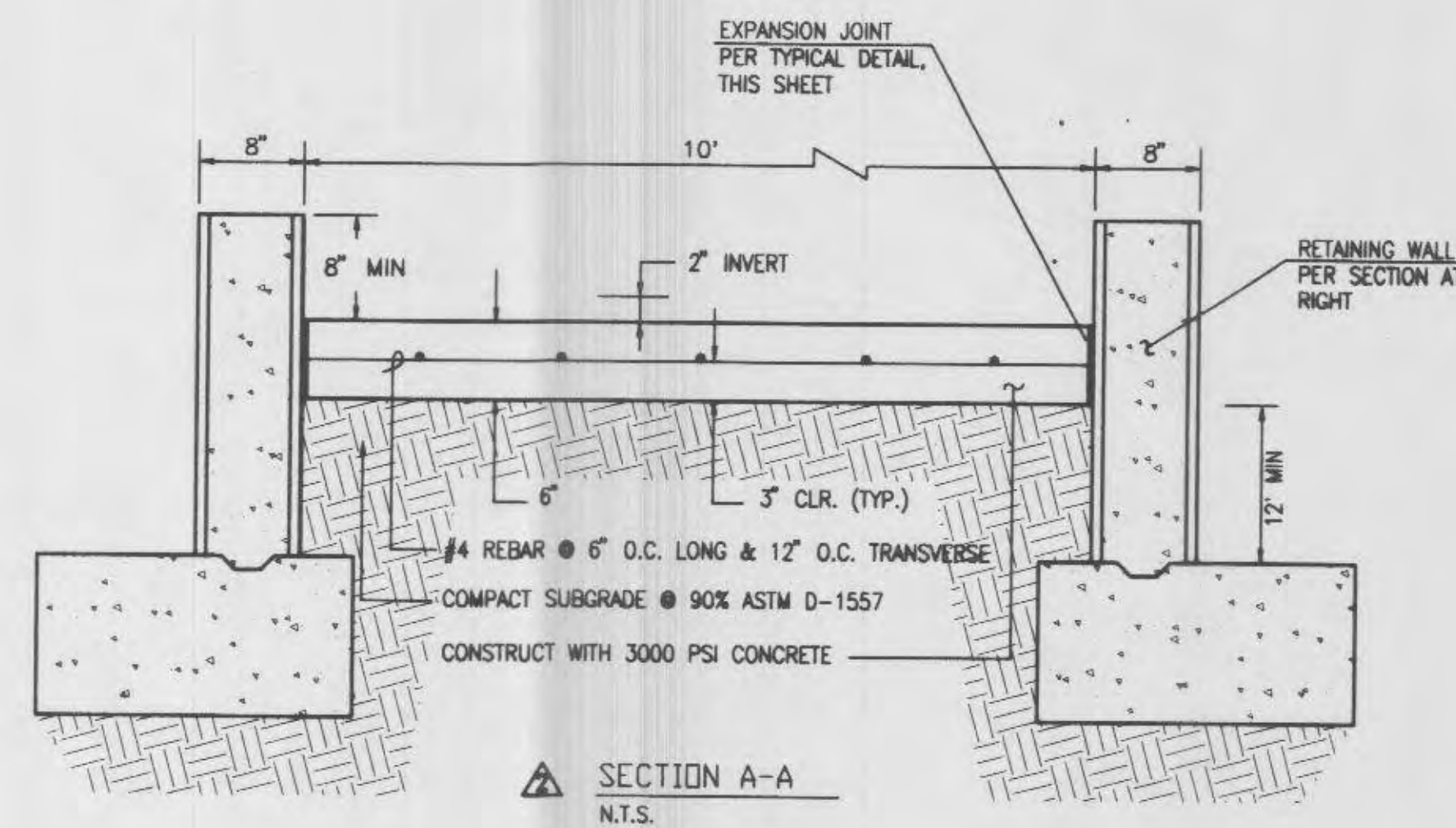
TYPICAL MASONRY CONTROL JOINT DETAIL
SCALE: 1" = 1'-0"

SUPPLEMENTAL HDPE PIPE SPECIFICATIONS

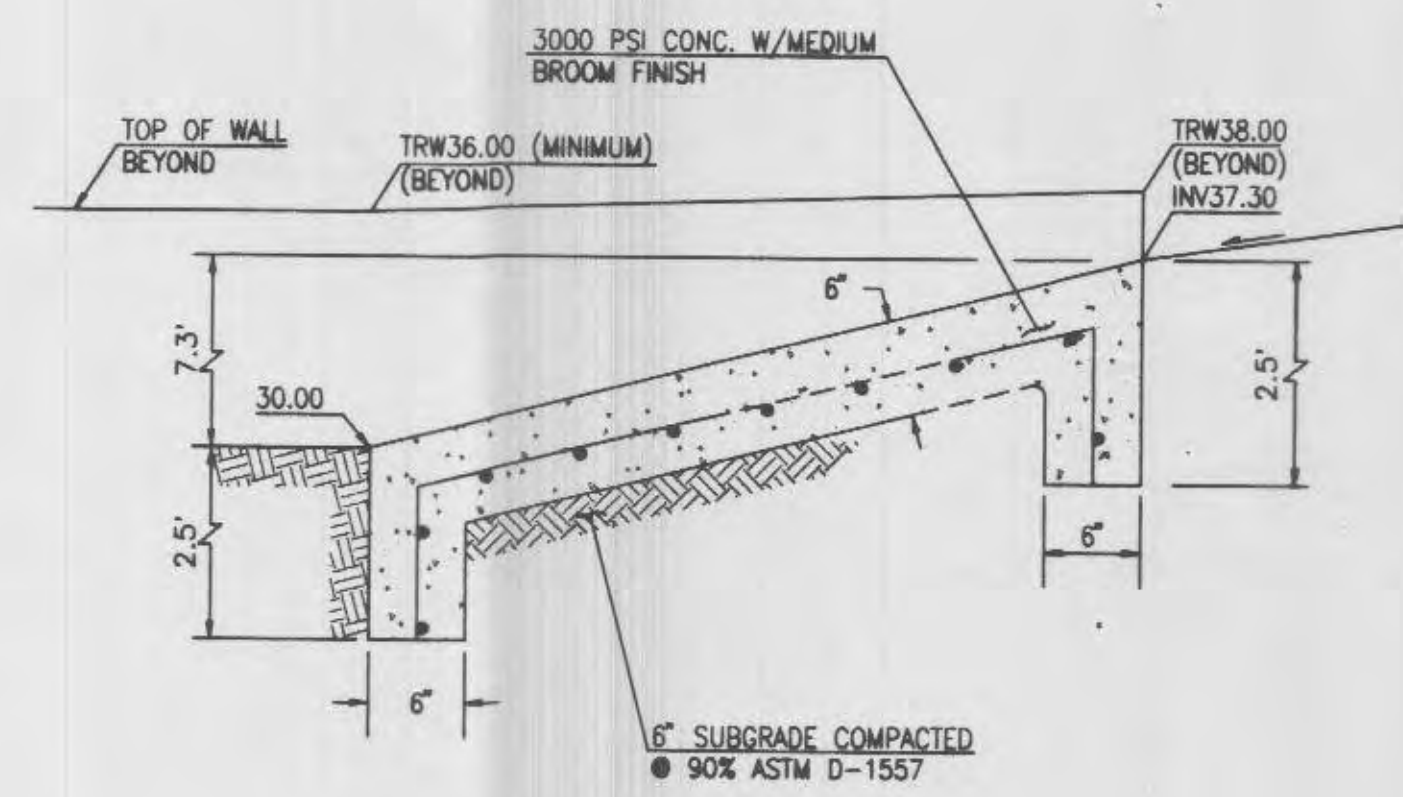
1. HDPE PIPE AND FITTINGS SHALL MEET THE REQUIREMENTS OF AASHTO M 294 TYPE 5 FOR HDPE STORM DRAIN SYSTEMS.
2. JOINTS SHALL BE WATER TIGHT IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM D3212. THE SPIGOTS SHALL HAVE O-RING GASKETS MEETING THE REQUIREMENTS OF ASTM F 477.
3. INSTALLATION SHALL BE IN ACCORDANCE WITH THE PIPE MANUFACTURER'S RECOMMENDATIONS.
4. ALL EXCAVATION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 701 OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS.
5. THE PIPE SHALL BE BEDDED IN A FOUNDATION OF COMPACTED GRANULAR MATERIAL THAT IS FREE OF ORGANIC MATTER, CLAY LUMPS, AND OTHER DELETERIOUS MATTER. THIS MATERIAL SHALL EXTEND A MINIMUM OF 6 INCHES BELOW THE OUTERMOST CORRUGATIONS AND BE USED FOR BACKFILL UP TO A MINIMUM OF 1 FOOT ABOVE THE TOP OF PIPE. UNTIL A MINIMUM COVER OF 1 FOOT IS ATTAINED, ONLY HAND OPERATED TAMPING EQUIPMENT MAY BE USED IN THE TRENCH PRISM OVER THE PIPE.
6. CONCRETE STRUCTURE CONNECTIONS FOR CORRUGATED HDPE PIPE WILL REQUIRE THE USE OF A WATER STOP THAT MEETS THE PHYSICAL PROPERTIES OF ASTM C923. INSTALLATION SHALL BE PER MANUFACTURER'S SPECIFICATIONS.
7. NO HEAVY CONSTRUCTION EQUIPMENT WITH AXLE LOADS EQUAL TO OR LARGER THAN 30 KIPS SHALL BE PERMITTED TO TRAVERSE THE PIPE TRENCH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVATION OF THE INSTALLED PIPE UNTIL FINAL PAVEMENT AND LANDSCAPING IMPROVEMENTS HAVE BEEN CONSTRUCTED. PIPE DAMAGED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACE AT NO ADDITIONAL COST TO THE OWNER.

RETAINING WALL NOTES:

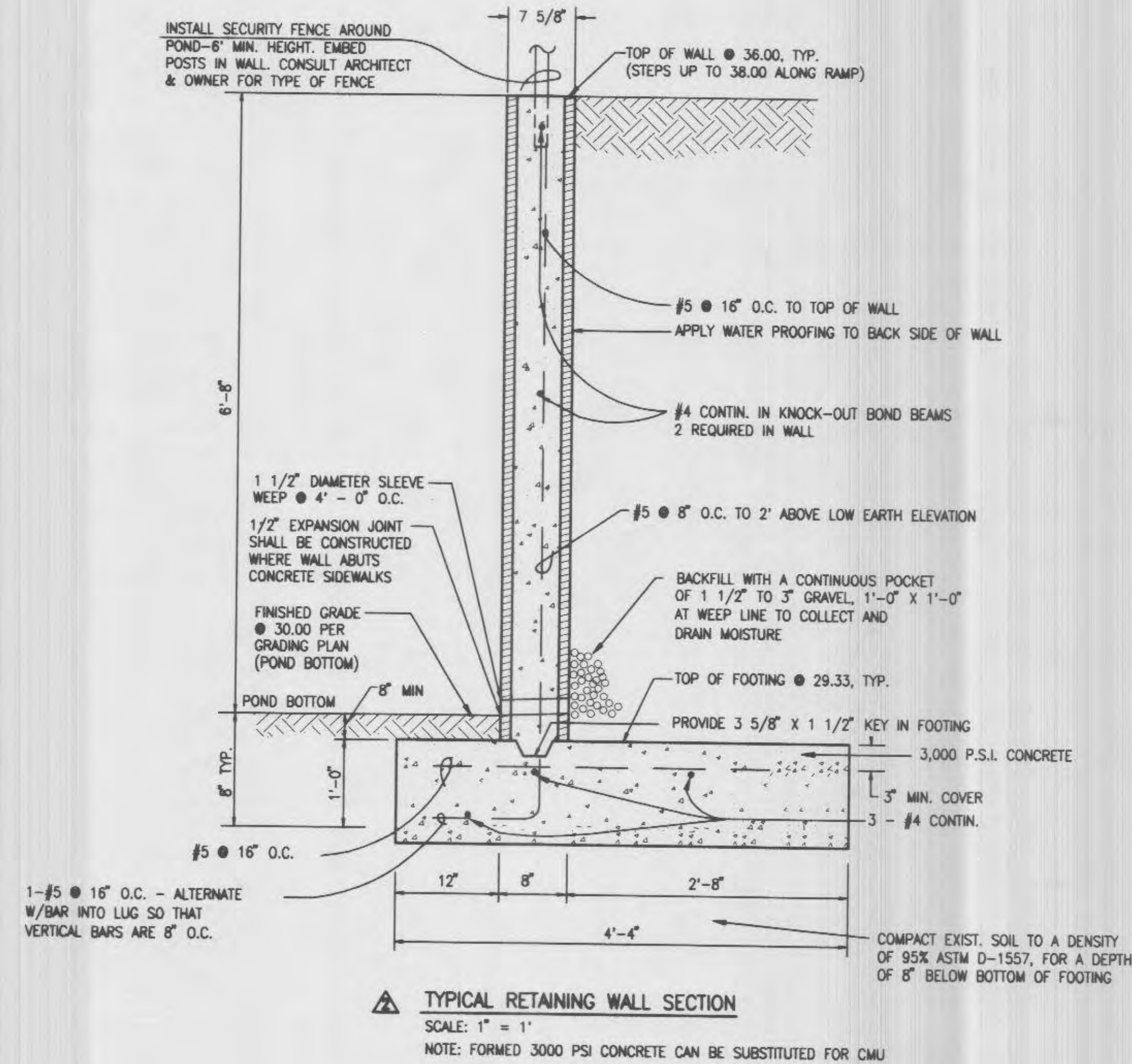
1. 8"x8"x16" CMU OF UBC STD. 24-4 OR 24-5.
2. USE KNOCK-OUT BOND BEAM BLOCK AT 4'-0" MAX C.C., VERTICALLY, AND 1 #4 CONTINUOUS.
3. FILL ALL BLOCK VOIDS WITH 3000 PSI CONCRETE.
4. REINFORCING TO BE INTERMEDIATE GRADE STEEL. $f_y=20,000$ psi
5. IN LIEU OF CONTINUOUS KNOCK-OUT BOND BEAMS, CONTRACTOR MAY INSTALL DUR-O-WALL REINFORCING EVERY SECOND COURSE.
6. SPLICE SHALL BE 40 BAR DIA. MINIMUM FOR VERTICAL BARS. ALL OTHER SHALL BE 20 BAR DIA. MINIMUM.
7. CONCRETE FILL SHALL BE 21 DAYS OLD OR ACHIEVE 70% OF DESIGN STRENGTH PRIOR TO BACKFILLING.
8. INSTALL MASONRY CONTROL JOINTS PER TYPICAL DETAIL AT UNIFORM SPACINGS OF 20' (MIN.) TO 24' (MAX.).
9. FORMED 3000 PSI CONCRETE MAY BE SUBSTITUTED FOR CMU.



SECTION A-A
N.T.S.

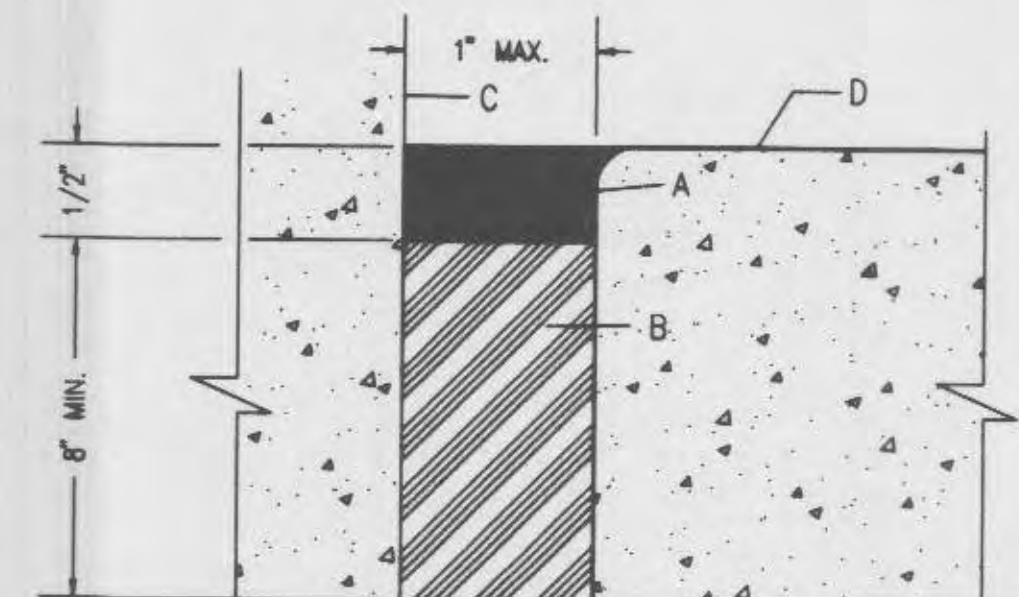


POND INLET SECTION B-B
SCALE: N.T.S.



TYPICAL RETAINING WALL SECTION
SCALE: 1" = 1'

NOTE: FORMED 3000 PSI CONCRETE CAN BE SUBSTITUTED FOR CMU



EXPANSION JOINT DETAIL
SCALE: 1" = 1'

CONSTRUCTION NOTES:

- A URETHANE PRIMER AND SEALANT.
- B POLYETHYLENE FOAM FILLER TO DEPTH OF SLAB.
- C WALL SURFACE
- D CHANNEL SURFACE

26

ALBUQUERQUE
BUILDING & SAFETY
AUG 10 2005
I.R.C.
PLAN CHECK SECTION

2005.035.2

Jma

JEFF MORTENSEN & ASSOCIATES, INC.
6010-B HERWAY PARK BLVD. N.E.
ALBUQUERQUE, N.M. 87109
ENGINEERS & SURVEYORS (S05) 345-4250
FAX (505) 345-4254 ESTABLISHED 1977



Gateway West Business Park
UNSER BLVD. NW AT LOS VOLCANES ROAD, ALBUQUERQUE, NEW MEXICO
DEVELOPED BY 1-40 GATEWAY WEST, LLC * (480) 505-4040

KEN HOWEY, ARCHITECT
6051 25th Avenue SE • ALBUQUERQUE, NM • 87105
505-845-8458 • 3808 SIMMS AVENUE SE • ALBUQUERQUE, NM • 87105

JOB NO:	
DATE:	27 JUNE 2005
REVISIONS	
02/06 REVISE POND,	
ADD WALL	

SHEET NO.

G.2

DRAINAGE PLAN

I. EXECUTIVE SUMMARY AND INTRODUCTION

THE PROPOSED DEVELOPMENT IS LOCATED IN WESTERN ALBUQUERQUE WITHIN THE CLIFFORD WEST BUSINESS PARK. THE SITE IS SUBJECT TO DISCHARGE RESTRICTIONS AND WILL UTILIZE DETENTION PONDING TO LIMIT STORMWATER RUNOFF DISCHARGING FROM THE SITE TO EXISTING DOWNSTREAM PUBLIC DRAINAGE FACILITIES. WATER QUALITY INLETS WILL BE PROVIDED TO ADDRESS SEDIMENT AND POLLUTANTS. OFFSITE FLOWS DO NOT IMPACT THE SITE. TWO COMMERCIAL OFFICE/WAREHOUSE BUILDINGS ARE PROPOSED. THE PURPOSE OF THIS SUBMITTAL IS TO OBTAIN ROUGH GRADING, BUILDING PERMIT, AND SOF19 APPROVALS.

II. PROJECT DESCRIPTION:

AS SHOWN BY VICINITY MAPS K-9 AND K-10, THE OVERALL SITE IS LOCATED ON THE WEST SIDE OF UNSER BLVD NW, BETWEEN I-40 AND CENTRAL AVE. A 1998 MASTER DRAINAGE PLAN PREPARED BY AVID ENGINEERING ADDRESSED SITE DRAINAGE BASINS AND STORM DRAIN SIZING. LOS VOLCANES RD NW, UNSER BLVD NW, AND SAUL BELL RD NW ARE DEVELOPED PUBLIC CITY OF ALBUQUERQUE STREETS THAT SURROUND THE SITE TO THE NORTH, EAST, AND SOUTH, RESPECTIVELY. THE SITE TO THE WEST IS DEVELOPED. THE EXISTING LEGAL DESCRIPTION IS TRACTS A-2-C-1 AND A-2-C-2, BLOCK 1, CLIFFORD INDUSTRIAL PARK, UNIT 3. THE SITE IS ZONED IP. AS SHOWN BY PANEL 328E OF THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS, BERNALILLO COUNTY, NEW MEXICO, AND INCORPORATED AREAS, DATED NOVEMBER 19, 2003, THE SITE DOES NOT LIE WITHIN A DESIGNATED FLOOD HAZARD ZONE.

III. BACKGROUND DOCUMENTS

THE FOLLOWING IS A LIST OF DOCUMENTS RELATED TO THE SITE AND SURROUNDING AREA. THIS LIST MAY NOT BE INCLUSIVE, HOWEVER, REPRESENTS A SUMMARY OF RELEVANT PLANS AND DOCUMENTS WHICH ARE KNOWN TO THE ENGINEER AT THE TIME OF PLAN PREPARATION.

- CLIFFORD WEST BUSINESS PARK GRADING AND DRAINAGE PLAN BY MARK GOODWIN & ASSOCIATES DATED 07-30-1997 (HYDROLOGY FILE K9-D23). THIS PLAN IDENTIFIED THE ALLOWABLE DISCHARGE RATE FOR THE OVERALL SITE AS 1.1 CFS/ACRE INCLUDING THE STREETS AND 0.8 CFS/ACRE FOR THE LOTS THEMSELVES.
- CONCEPTUAL DRAINAGE PLAN FOR GATEWAY PARK BY JEFF MORTENSEN & ASSOCIATES, INC. DATED 5-26-2005 (HYDROLOGY FILE K9-D23). THIS CONCEPTUAL PLAN, PREPARED BY THIS OFFICE, SUPPORTED THE SITE DEVELOPMENT PLAN FOR THE ENTIRE SITE THAT DEPICTED THE TWO OFFICE WAREHOUSE BUILDINGS AS PHASE 1 WHICH IS THIS CURRENT BUILDING PERMIT SUBMITTAL. AS SHOWN ON THE CONCEPTUAL PLAN, THE SITE WILL DISCHARGE IN A CONTROLLED MANNER TO EXISTING STORM DRAIN STUBOUTS PROVIDED TO SERVE THIS SITE.

THE PROPOSED CONSTRUCTION DRAINAGE VIA DETENTION TO EXISTING PUBLIC DRAINAGE IMPROVEMENTS AS PROPOSED AND DESCRIBED HEREIN IS IN ACCORDANCE WITH THE POLICIES AND REQUIREMENTS OF THE ABOVE LISTED DOCUMENTS.

IV. EXISTING CONDITIONS:

THE SITE IS UNDEVELOPED WITH A SPARSE GROUND COVER OF NATIVE VEGETATION. THE SITE GENERALLY SLOPES FROM NORTH TO SOUTH. THE SITE IS BOUNDED ON THE EAST BY UNSER BLVD NW, A FULLY DEVELOPED PUBLIC STREET WITH A PUBLIC STORM DRAIN. SAUL BELL ROAD NW RUNS ALONG THE SOUTH PROPERTY LINE AND IS ALSO A FULLY DEVELOPED PUBLIC STREET WITH PUBLIC STORM DRAIN. AN EXISTING SHALLOW DEPRESSION LOCATED AT THE SOUTH END OF THE SITE APPEARS TO ACT AS A SEDIMENT TRAP AND MINOR RETENTION POND.

V. DEVELOPED CONDITIONS

AS DEMONSTRATED BY THE CONCEPTUAL PLAN, THE SITE WILL BE DEVELOPED IN PHASES. THE FIRST PHASE WILL APPROXIMATELY INCLUDE THE WEST HALF OF THE SITE, CORRESPONDING TO TRACT A-2-C-1 AS SHOWN. THERE WILL BE TWO OFFICE/WAREHOUSE BUILDINGS WITH RELATED PAVING AND LANDSCAPING. IN ADDITION TO SOME OFFSITE PAVING, A TEMPORARY DETENTION POND WILL BE LOCATED ON TRACT A-2-C-2. CROSS-LOT DRAINAGE AND ACCESS EASEMENTS WERE PROVIDED ON THE RECENTLY RECORDED PLAT TO ACCOMMODATE SHARED DRAINAGE AND TRAFFIC PATTERNS. NO PUBLIC OR OFFSITE FLOWS WILL ENTER THE POND, AND A PRIVATE FACILITY DRAINAGE COVENANT WILL BE PROVIDED TO ADDRESS THE OWNERSHIP AND MAINTENANCE OF THE FACILITY.

AS SHOWN ON THE BASIN MAP, THE SITE IS DIVIDED INTO 5 BASINS FOR ANALYSIS PURPOSES. BASINS A, B AND C ARE WITHIN THE PROPOSED DEVELOPMENT AREA. BASIN D IS THE PORTION OF THE UNDEVELOPED AREA THAT WILL BE INTERCEPTED BY THE PROPOSED POND, AND BASIN E IS THE PORTION OF THE UNDEVELOPED AREA THAT WILL CONTINUE TO SHEET DRAIN TO UNSER WITHOUT ANY CHANGES (STATUS QUO).

BASIN A WILL DRAIN TO A PROPOSED WATER QUALITY INLET WITH A 6 INCH TEE TO RESTRICT ITS DISCHARGE TO A MAXIMUM OF 2.11 CFS. THIS BASIN WILL DRAIN TO AN EXISTING 10 INCH STORM DRAIN STUBOUT IN OLIVER ROSS. OVERFLOW FROM THIS BASIN BEYOND 2.11 CFS WILL GO TO BASIN B. THE OVERFLOW WILL JOIN WITH THE BASIN B FLOWS THAT WILL DRAIN TO A DOUBLE D WATER QUALITY STORM INLET LOCATED SOUTH OF BUILDING 2. THIS INLET HAS A 12 INCH TEE TO RESTRICT DISCHARGE FROM THIS BASIN AND THE POND, AND WILL BE CONNECTED TO THE BACK OF AN EXISTING PUBLIC INLET VIA SOF19 CONNECTION. BASIN B FLOWS EXCEEDING THE DISCHARGE WILL SURGE INTO THE DETENTION POND VIA 18 INCH STORM DRAIN WHICH ALSO SERVES AS THE POND OUTLET. BASIN C IS THE DEVELOPED SITE AREA THAT WILL DRAIN DIRECTLY INTO THE POND VIA STORM INLET AND IF NECESSARY, OVERFLOW RUNDOWN WHICH WILL DOUBLE AS AN ACCESS RAMP.

THE CONCEPTUAL PLAN (REFERENCE B) PROPOSED UNDERGROUND DETENTION TO MINIMIZE THE SITE IMPACT OF THE REQUIRED PONDING. BECAUSE THE PROJECT WILL BE CONSTRUCTED IN PHASES, THE DEVELOPER WILL INSTEAD MAKE USE OF THE FUTURE DEVELOPMENT AREA AS AN ABOVEGROUND CONVENTIONAL DETENTION POND. UPON FUTURE DEVELOPMENT, THE POND CAN BE MODIFIED OR RELOCATED AS NECESSARY TO SERVE THE FUTURE PHASES OF DEVELOPMENT. AS PROPOSED, THE POND HAS EXCESS CAPACITY BEYOND THAT REQUIRED FOR PHASE 1. THE PHASE 2 AREA WILL NOT BE DISTURBED.

VI. GRADING PLAN

THE GRADING PLAN ON SHEET G.1 SHOWS: 1) EXISTING GRADES INDICATED BY CONTOURS AT 1 FT, 0 IN INTERVALS FROM AN APRIL, 2005 TOPOGRAPHIC SURVEY BY HARRIS SURVEYING, 2) PROPOSED GRADES INDICATED BY FINISHED FLOOR ELEVATIONS, SPOT ELEVATIONS, FLOWLINES, AND PROPOSED CONTOURS AT 1 FT, 0 INCH INTERVALS, 3) THE LIMIT AND CHARACTER OF THE EXISTING IMPROVEMENTS AS SHOWN BY THE AFOREMENTIONED SURVEY AND SUPPLEMENTED WITH AS-BUILT DRAWINGS OF CITY INFRASTRUCTURE PLANS, AND 4) THE LIMIT AND CHARACTER OF THE PROPOSED PONDING AREA AND PRIVATE IMPROVEMENTS.

VII. CALCULATIONS

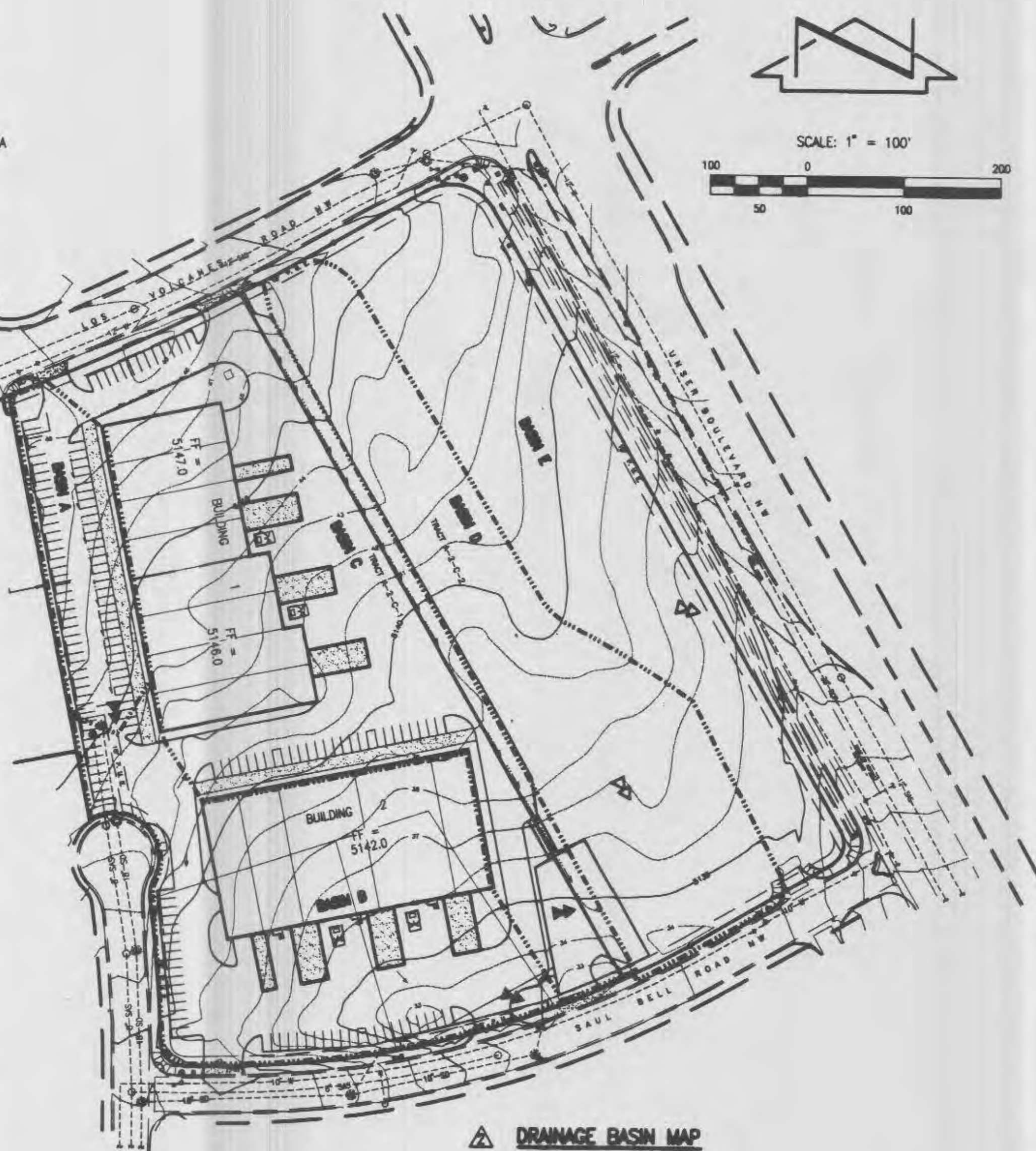
THE CALCULATIONS, WHICH APPEAR HEREIN, ANALYZE BOTH THE EXISTING AND DEVELOPED CONDITIONS FOR THE 100-YEAR, 6-HOUR RAINFALL EVENT. THE PROCEDURE FOR 40-ACRE AND SMALLER BASINS AS SET FORTH IN THE REVISION OF SECTION 22.2, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL, VOLUME 2, DESIGN CRITERIA, DATED JANUARY, 1993, HAS BEEN USED TO QUANTIFY THE PEAK RATE OF DISCHARGE AND VOLUME OF RUNOFF GENERATED. INLET AND POND ROUTING CALCULATIONS HAVE BEEN PERFORMED USING FLOWMASTER, THE ORIFICE EQUATION, AND AHYMO.

VIII. CONCLUSIONS

- THE PROPOSED SITE IMPROVEMENTS AND DRAINAGE CONCEPT ARE CONSISTENT WITH THE DEVELOPMENT CRITERIA ESTABLISHED BY PREVIOUSLY APPROVED PLANS FOR THIS SITE.
- DEVELOPED RUNOFF FROM THIS SITE WILL BE ROUTED THROUGH A PRIVATE DETENTION POND AND WILL DRAIN TO EXISTING PERMANENT PUBLIC STORM DRAINAGE IMPROVEMENTS AT PERMISSIBLE RATES.
- THERE ARE NO DRAINAGE RELATED DPM DESIGN VARIANCES, EASEMENTS OR PUBLIC INFRASTRUCTURE PROPOSED BY THIS PROJECT. THE RECENTLY RECORDED PLAT INCLUDED A CROSS-LOT DRAINAGE EASEMENT. A PRIVATE FACILITY DRAINAGE COVENANTS WILL BE REQUIRED FOR THE PROPOSED DETENTION POND.

POND REVISIONS

AS ORIGINALLY PROPOSED, THE TEMPORARY DETENTION POND LOCATED ON TRACT A-2-C-2 WAS SIZED FOR FULLY DEVELOPED FLOWS FROM TRACT A-2-C-1 AND WOULD REQUIRE MODIFICATION IN CONJUNCTION WITH FUTURE DEVELOPMENT OF TRACT A-2-C-2. THE DEVELOPER NOW PLANS TO SELL TRACT A-2-C-2 AND WILL CONSTRUCT A PERMANENT CONCRETE WALLED DETENTION POND SIZED TO ACCEPT FULLY DEVELOPED FLOWS FROM BOTH TRACTS. A REVISED DRAINAGE COVENANT WILL BE PROVIDED TO ADDRESS THE CHANGED CONFIGURATION. UPON DEVELOPMENT, TRACT A-2-C-2 MAY DISCHARGE FULLY DEVELOPED FLOWS INTO THIS POND AS DEMONSTRATED BY THE REVISED AHYMO ANALYSIS SUBMITTED HEREWITH.



DRAINAGE BASIN MAP

CALCULATIONS

CALCULATIONS (ASSUMES FULL DEVELOPMENT)

- PRECIPITATION ZONE = 1
- $P_{100} = P_{360} = 2.20$
- TOTAL AREA (A_T) = 498762 SF/11.45 AC
- EXISTING LAND TREATMENT

TREATMENT	AREA (SF/AC)	%
A	498760/11.45	100
- DEVELOPED LAND TREATMENT

TREATMENT	AREA (SF/AC)	%
B	62770/1.44	12.6
D	435990/10.01	87.4

VI. EXISTING CONDITION

- VOLUME

$$E_w = (E_A A_A + E_B A_B + E_C A_C + E_D A_D) / A_T$$

$$E_w = (E_C A_C) / A_T$$

$$E_w = [0.44(11.45)] / 11.45 = 0.44 \text{ IN}$$

$$V_{100} = (E_w / 12) A_T$$

$$V_{100} = (0.44 / 12) 11.45 = 0.4198 \text{ ac-ft} = 18,290 \text{ CF}$$
- PEAK DISCHARGE

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

$$Q_p = Q_{PC} A_C$$

$$Q_p = Q_{100} = 1.29(11.45) = 14.8 \text{ cfs}$$

VII. DEVELOPED CONDITION

- VOLUME

$$E_w = (E_A A_A + E_B A_B + E_C A_C + E_D A_D) / A_T$$

$$E_w = (E_B A_B + E_D A_D) / A_T$$

$$E_w = [0.67(1.44) + 1.97(10.01)] / 11.45 = 1.81 \text{ IN}$$

$$V_{100} = (E_w / 12) A_T$$

$$V_{100} = (1.81 / 12) 11.45 = 1.727 \text{ ac-ft} = 75,230 \text{ CF}$$
- PEAK DISCHARGE

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

$$Q_p = Q_{PB} A_B + Q_{PD} A_D$$

$$Q_p = Q_{100} = 2.03(1.44) + 4.37(10.01) = 46.7 \text{ cfs}$$

VIII. COMPARISON

- VOLUME

$$\Delta V_{100} = 75,230 - 18,290 = 56,940 \text{ CF (INCREASE)}$$
- PEAK DISCHARGE

$$\Delta Q_{100} = 46.7 - 14.8 = 31.90 \text{ cfs (INCREASE)}$$

BASIN	AREA	Q ₁₀₀	V ₁₀₀	%A	%B	%C	%D
A	0.70ac	2.87cfs	0.1247ac-ft	0	12.6	0	87.4
B	2.56ac	10.44cfs	0.4551ac-ft	0	12.6	0	87.4
C	3.46ac	14.12cfs	0.6158ac-ft	0	12.6	0	87.4
D	1.85ac	2.41cfs	0.0678ac-ft	100	0	0	0
E	2.88ac	3.74cfs	0.1054ac-ft	100	0	0	0

STORM DRAIN, POND AND INLET CALCULATIONS

- BASIN A GRATE CAPACITY (SINGLE "D" GRATE)

$$Q_{100} = 2.87 \text{ cfs}, S = 0.005, d = 0.35$$

$$Q_{\text{GRATE}} = 2.8 \text{ cfs} \pm \text{PER DPM PLATES 22.3 D-2 \& D-5}$$
- BASIN A ORIFICE (6" ORIFICE)

$$Q = CA(2gh)^{1/2} \text{ WHERE: } C = 0.6, A = 0.196 \text{ ft}^2, g = 32.2, h = 0.5 \text{ ft}$$

$$Q = 2.11 \text{ cfs (REMINDER OF BASIN A OVERFLOW TO BASIN B)}$$
- BASIN B GRATE (SLUMP)

$$Q_{100} = 11.20 \text{ cfs, SUMP CONDITION, CURB HEIGHT = 6", DOUBLE GRATE. REQUIRED DEPTH = 0.4R < 0.5H (GRATE NOT LIMITING)}$$
- BASIN B ORIFICE (12" ORIFICE)

$$Q = CA(2gh)^{1/2}; \text{ CL PIPE } \Phi 20.5$$

ELEVATION	h	Q _{OUT} (cfs)
30	0.5H	2.67
31	1.5H	4.63
32	2.5H	5.98
33	3.5H	7.07
34	4.5H	8.02
35	5.5H	8.86

5. POND AREA / DEPTH / DISCHARGE TABLE

ELEVATION	AREA (sf)	STORAGE (ac-ft)	Q _{OUT} (cfs)
29	0	0	0
30	5500	10,400	2.67
31	7450	10,400	4.36
32	9000	10,400	5.51
33	11,050	10,400	6.46
34	13,200	10,400	7.28
35	15,700	10,400	8.03

- PER AHYMO, $Q_{\text{POND}} = 46.7 \text{ cfs} \approx \text{W.S.L. } 34.38$
- ALLOWABLE DISCHARGE = $(0.8 \text{ cfs/ac}) = (11.45)(0.8) = 9.16 \text{ cfs}$
- $Q_{\text{POND}} = 46.7 > 9.16 = 8.78 \text{ CFS PER AHYMO, } Q_{\text{TOTAL}} = 8.08 \text{ cfs} < Q_{\text{ALLOWED}}$

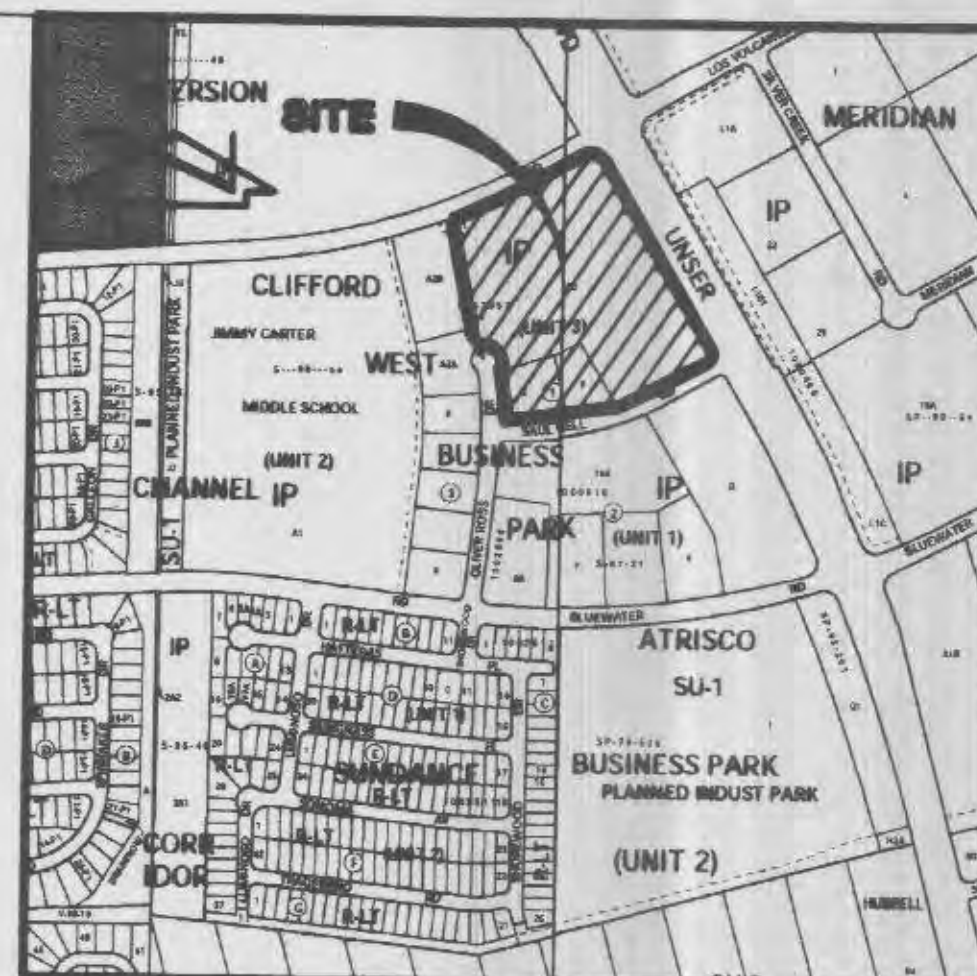
CONSTRUCTION NOTES:

- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM 260-1990 (ALBUQUERQUE AREA), 1-800-321-ALERT(2537) (STATEWIDE), FOR LOCATION OF EXISTING UTILITIES.
- 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.
- 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.
- ALL CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.
- IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY 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 ENGINEER 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 THEREOF. THE 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 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.
- 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.
- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
- BACKFILL COMPACTION SHALL BE ACCORDING TO ARTERIAL STREET USE.
- MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.

EROSION CONTROL MEASURES:

- THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY.
- 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.
- WHEN APPLICABLE, CONTRACTOR SHALL SECURE "TOPSOIL DISTURBANCE PERMIT" FROM THE CITY AND/OR FILE A NOTICE OF INTENT (N.O.I.) WITH THE EPA PRIOR TO BEGINNING CONSTRUCTION.
- UNLESS FINAL STABILIZATION IS OTHERWISE PROVIDED FOR, ANY AREAS OF EXCESS DISTURBANCE (TRAFFIC ACCESS, STORAGE YARD, EXCAVATED MATERIAL, ETC.) SHALL BE RE-SEEDING ACCORDING TO C.O.A. SPECIFICATION 1012 "NATIVE GRASS SEEDING". THIS WILL BE CONSIDERED INCIDENTAL TO CONSTRUCTION, THEREFORE, NO SEPARATE PAYMENT WILL BE MADE.

APPROVALS	NAME	DATE
HYDROLOGY		
SIDEWALK INSPECTOR		
STORM DRAIN MAINTENANCE		



VICINITY MAP

SCALE 1" = 750'



K-9, K-10

PANEL 328E

F.I.R.M.

SCALE: N.T.S.

LEGAL DESCRIPTION

TRACT A-2-C-1 AND A-2-C-2, BLOCK 1, CLIFFORD WEST BUSINESS PARK, UNIT 3

BENCHMARK=T.B.M.

BENCH MARK ACS BM 13-K10
1" METAL DISK ELEV. 5143.889
NGVD29

NOTE:

THIS IS NOT A BOUNDARY SURVEY. APPARENT PROPERTY CORNERS ARE SHOWN HEREON FOR ORIENTATION PURPOSES ONLY. SURVEY INFORMATION IS FROM THE APRIL 22, 2005 SURVEY BY HARRIS SURVEYING, INC.

27

ALBUQUERQUE
BUILDING & SAFETY
AUG 10 2006
PLAN CHECK SECTION

2005.035.2

Jma

JEFF MORTENSEN & ASSOCIATES, INC.
6800-B MIDWAY PARK BLVD. NE
ALBUQUERQUE, NM 87109
ENGINEERS & SURVEYORS (CNS) 343-4250
FAX (505) 246-4254 • ESTABLISHED 1977



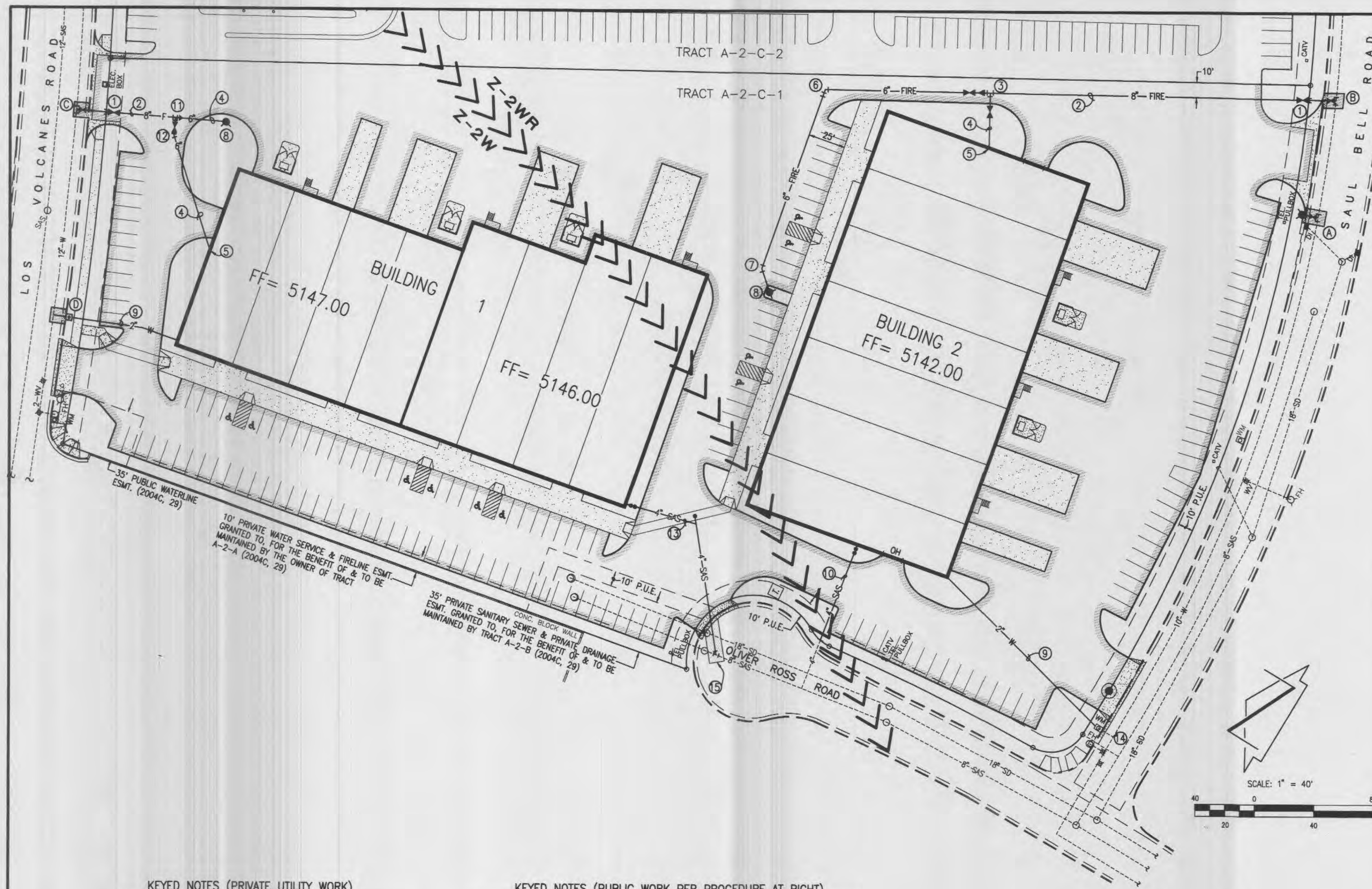
Gateway West Business Park
UNSER BLVD. NW AT LOS VOLCANES ROAD, ALBUQUERQUE, NEW MEXICO
DEVELOPED BY I-40 GATEWAY WEST, LLC • (480) 505-4048

KEN HOVEY, ARCHITECT
15051 25th 8458 • 3808 51M5 AVENUE SE • ALBUQUERQUE, NM • 8708

SHEET NO:	
DATE:	27 JUNE 2005
REVISIONS	
02/06 REVISE ROAD	

SHEET NO.

G.3



KEYED NOTES (PRIVATE UTILITY WORK)

1. INSTALL 1-8" RESTRAINED (L_R=70 FT) GATE VALVE WITH VALVE BOX PER COA STD. DWG. 2326
2. INSTALL 8" PVC C-900 WATER LINE WITH 3'-6" MINIMUM COVER
3. INSTALL 1-8"x8"x8" RESTRAINED TEE, 1-6"x8" RESTRAINED REDUCER, 2-6" RESTRAINED GATE VALVES (L_R=60 FT) AND 2-GATE VALVES WITH VALVE BOXES PER COA STD. DWG. 2326
4. INSTALL 6" PVC C-900 WATER LINE WITH 3'-6" MINIMUM COVER
5. CONNECT 6" SPRINKLER FEED TO BUILDING
6. INSTALL 1-6" RESTRAINED 45° ELL AND 1-6" RESTRAINED 11 1/4" ELL (L_R=25 FT)
7. INSTALL 1-6" RESTRAINED 45° ELL (L_R=25 FT)
8. INSTALL 1-RESTRAINED PRIVATE FIRE HYDRANT PER COA STD. DWG. 2465
9. INSTALL 2" WATER LINE FROM SERVICE TO BUILDING AS SHOWN. INSTALL 1 1/2"x2" REDUCER AT CONNECTION TO SERVICE AT LOS VOLCANES.
10. INSTALL 4" SANITARY SEWER SERVICE WITH CLEANOUTS AS SHOWN. MINIMUM SLOPE = 2%. CONNECT TO EXISTING SERVICE. CONSTRUCTED BY CPN 580083. INV @ SVC 32.8 PER CONSTRUCTION PLANS FOR CPN 580083.
11. INSTALL 1-8"x8"x8" 1-6"x8" RESTRAINED REDUCER, 1-RESTRAINED GATE VALVE (L_R=60FT) AND 1-GATE VALVE WITH BOX PER COA STD. DWG. 2326
12. INSTALL 1-6" RESTRAINED 22 1/2° ELL (L_R=20FT)
13. INSTALL 4" SANITARY SEWER SERVICE WITH CLEANOUTS AS SHOWN. MINIMUM SLOPE = 2%.
14. CONNECT 2" SERVICE LINE TO EXISTING 2" SERVICE. SERVICE REQUEST FOR BUILDING 2 SHALL BE A 1 1/2" METER TO BE SET IN THE 2" YOKE.
15. INSTALL NEW 4" SAS SERVICE WITH DIRECTIONAL WYE FITTING. NEATLY SAWCUT, REMOVE, AND REPLACE EXISTING PAVEMENT PER COA STD. DWG. 2465.

KEYED NOTES (PUBLIC WORK PER PROCEDURE AT RIGHT)

- A. NEW PUBLIC FIRE HYDRANT INSTALLATION PER STD. DWG. 2340
 - 1-PRESSURE CONNECTION
 - INSTALL: 1-10"x10"x6" LONG BODY TAPPING SLEEVE
 - 1-6" RESTRAINED TAPPING GATE VALVE WITH VALVE BOX PER COA STD. DWG. 2326
 - 10 LF 8" PVC C-900 WATER LINE
 - 1-RESTRAINED FIRE HYDRANT (4 1/2" BURY)
 - RESTRAIN ALL JOINTS AND FITTINGS
 - NEATLY SAWCUT, REMOVE, DISPOSE OF EXISTING ASPHALT PAVEMENT PER COA STD. DWG. 2465
 - AND CURB AND GUTTER PER COA STD. DWG. 2415A.
- B. NEW FIRELINE STUBOUT FOR PRIVATE FIRE LINE (CONTINUATION BY SEPARATE PERMIT)
 - 1-PRESSURE CONNECTION
 - INSTALL: 1-10"x10"x6" LONG BODY TAPPING SLEEVE
 - 1-6" RESTRAINED TAPPING GATE VALVE WITH VALVE BOX PER COA STD. DWG. 2326
 - 20 LF 8" PVC C-900 WATER LINE
 - 1-6" CAP WITH CONCRETE BLOCKING
 - RESTRAIN ALL JOINTS AND FITTINGS
 - NEATLY SAWCUT, REMOVE, DISPOSE OF EXISTING ASPHALT PAVEMENT PER COA STD. DWG. 2465
 - AND CURB AND GUTTER PER COA STD. DWG. 2415A.
- C. NEW FIRELINE STUBOUT FOR PRIVATE FIRE LINE (CONTINUATION BY SEPARATE PERMIT)
 - 1-PRESSURE CONNECTION
 - INSTALL: 1-12"x12"x6" LONG BODY TAPPING SLEEVE
 - 1-6" RESTRAINED TAPPING GATE VALVE WITH VALVE BOX PER COA STD. DWG. 2326
 - 20 LF 8" PVC C-900 WATER LINE
 - 1-6" CAP WITH CONCRETE BLOCKING
 - RESTRAIN ALL JOINTS AND FITTINGS
 - NEATLY SAWCUT, REMOVE, DISPOSE OF EXISTING ASPHALT PAVEMENT PER COA STD. DWG. 2465
 - AND CURB AND GUTTER PER COA STD. DWG. 2415A.
- D. INSTALL NEW 1 1/2" WATER SERVICE AND METER BOX PER COA STD. DWGS. 2367 AND 2369. 2" SERVICE LINE TO BUILDING 1 BY SEPARATE (PRIVATE) PERMIT.

LEGEND

CATV	CABLE TELEVISION RISER
DI	DROP INLET
F	FIRE
FH	FIRE HYDRANT
P.U.E.	PUBLIC UTILITY EASEMENT
SAS	SANITARY SEWER
SD	STORM DRAIN
SS	STORM SEWER
WM	WATER METER
	PROPOSED CONCRETE
	PROPOSED ASPHALT PAVEMENT
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE
	PROPOSED DOUBLE SEWER CLEANOUT PER UPC STANDARDS
	PRESSURE ZONE BOUNDARY

NOTE:
THIS IS NOT A BOUNDARY SURVEY. APPARENT PROPERTY CORNERS ARE SHOWN HEREON FOR ORIENTATION PURPOSES ONLY. TOPOGRAPHIC INFORMATION IS FROM THE APRIL 22, 2005 SURVEY BY HARRIS SURVEYING, INC. BOUNDARY AND EASEMENT DATA IS FROM THE PLAT OF TRACTS A-2-C-1 AND A-2-C-2, BLOCK 1, CLIFFORD WEST BUSINESS PARK UNIT 3 BY SURVEYS SOUTHWEST IN MAY, 2005.

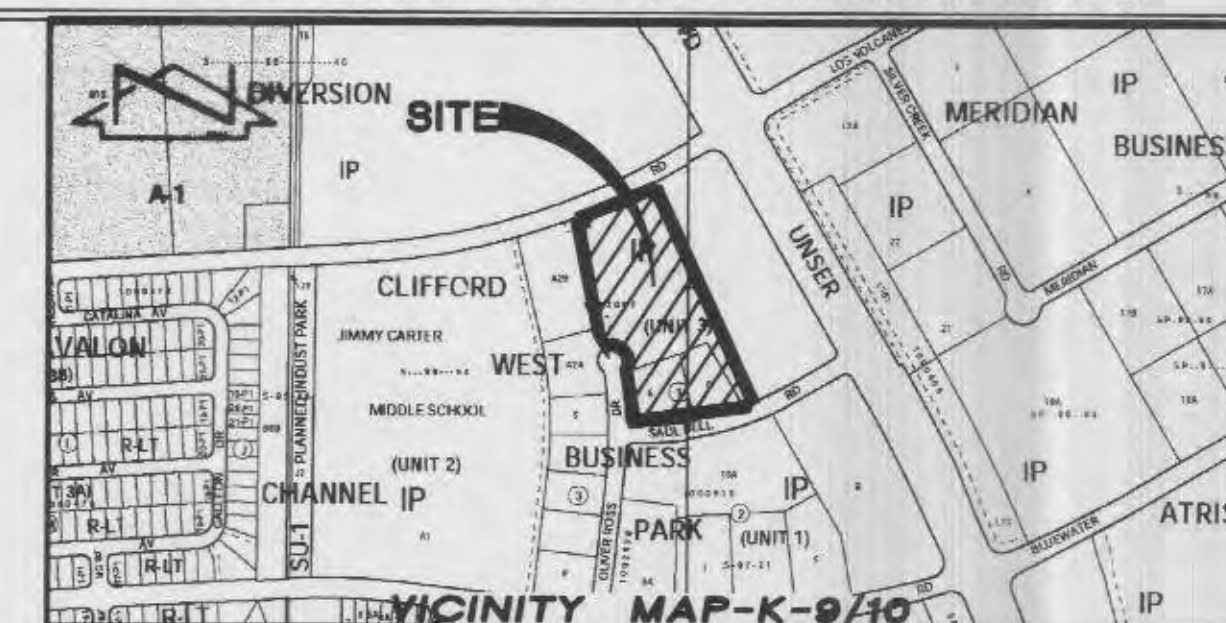
CITY OF ALBUQUERQUE PUBLIC FIRE HYDRANT INSTALLATION PROCEDURE (APPLIES TO HYDRANT LINE CONNECTIONS)

The following procedure has been established to expedite the installation of fire hydrants required as a result of a subdivision or a service request and to insure proper record keeping.

This procedure eliminates the need for a design by a licensed professional engineer, the processing of a SIA, and the need for a formal DRC and Work Order Process. It is intended for use only when no other construction of public infrastructure is required and the City Engineer/Utility Development determines that the normal design, review, and Work Order Process is not required. This procedure is for construction within or adjacent to local streets.

- A. Owner or contractor: submit plans using the attached City Standard format to the City Engineer/Utility Development at One Stop (Plaza del Sol, 600 2nd St. NW) for review and approval. Plans must include: Zone Atlas pg number, legal description, and location of fire hydrant(s) relative to nearest property corner or intersection. Must provide: one set of original mylar, 4 copies of the original, and a fee of \$150 (checks only) FOR EACH hydrant or fire line. Provide name & phone no. of Contractor, Designer/Engineer, and name and phone no. of the Owner of the Project. Provide Shut-Off Plan if required.
- B. City Engineer/Utility Development will obtain new project number from the DRC Master Scheduler.
- C. City Engineer/Utility Development will forward the approved plan to the Construction Division for review and to assign a city inspector to the project.
- D. Construction Division will forward a copy of the approved plan to the owner or owner's contractor. Prior to construction, the contractor must obtain the necessary permits from the City, County and/or Village. A copy of the approved design must accompany the request for a permit. The contractor must be properly licensed and bonded to do work on the City Water System. This must be verified through the City's Permits office.
- E. Any soil compaction, asphalt, concrete, or any material testing required by the standard specifications shall be done by the contractor at no expense to the City.
- F. Upon construction of the fire hydrant the contractor will obtain the city inspector's approval of the construction, the inspector will sign the original which will then be forwarded to the Maps & Records Division for As-Built processing.
- G. The Construction Engineer will provide the City Engineer/Utility Development and DRC Master Scheduler written certification that the construction has been completed and accepted.
- H. If the construction does not pass inspection and a revised design is required, then steps "A-E" must be reinstated. No plat will be signed or meter released until the construction has been accepted by the Construction Division.

CITY OF ALBUQUERQUE PUBLIC FIRE HYDRANT INSTALLATION



TRACT A-2-C-1, BLOCK 1, CLIFFORD WEST BUSINESS PARK

ADDRESS

BUILDING 1: OLIVER ROSS RD. N.W.

BUILDING 2: SAUL BELL RD. N.W.

NOTICE TO CONTRACTORS

1. An excavation/barricade permit will be required before beginning any work within City, County, or Village right-of-way. An approved copy of these plans must be submitted at the time of application for these permits.
2. All work detailed on these plans to be done, except as otherwise stated or provided hereon, will be constructed in accordance with "City of Albuquerque Interim Standard Specification for Public Works Construction, 1986," latest revision.
3. Two working days prior to any excavation, the contractor must contact New Mexico One Call System, Inc., 260-1990, for location of existing utilities.
4. Prior to construction, the contractor will excavate and verify the horizontal and vertical locations of all construction. Should a conflict exist, the contractor will notify the Construction Engineer so that the conflict can be resolved with a minimum amount of delay.
5. The contractor will be responsible for coordinating the water shutoff with the Water Division seven (7) working days prior to construction.
6. The contractor will be responsible for performing soil density tests as required by the City of Albuquerque.

APPROVALS FOR	NAME	DATE	TITLE OF PROJECT:
DESIGN: UTILITY DEVELOPMENT			GATEWAY WEST BUILDING & SAFETY
CONSTRUCTION: CONSTRUCTION ENGINEER			JUL 25 2005 IBC PLAN CHECK SECTION
ACCEPTANCE: CONSTRUCTION INSPECTOR			PROJECT NO. _____ SHEET 1 OF 1 ZONE ATLAS K-9

2005.035.3

Jma

JEFF MONTENEN & ASSOCIATES, INC.
6810-B MIDWAY PARK BLVD. N.E.
ALBUQUERQUE, NM 87109
ENGINEERS & SURVEYORS (C003) 345-4850
FAX: (505) 345-4854 • ESTABLISHED 1977



Gateway West Business Park
UNGER BLVD. NW AT LOS VOLCANES ROAD, ALBUQUERQUE, NEW MEXICO
DEVELOPED BY 1-40 GATEWAY WEST, LLC * (480) 505-4048

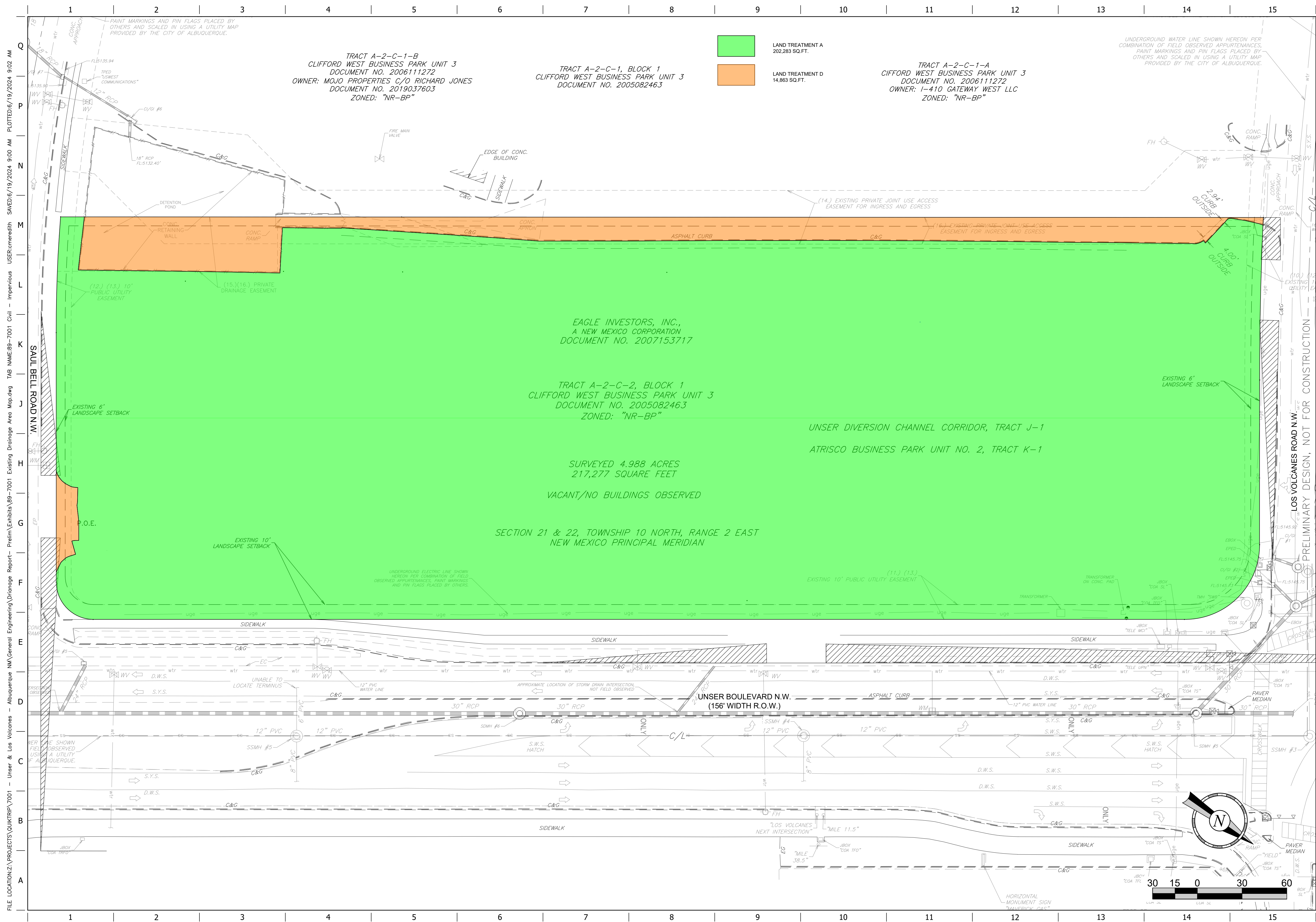
KEN HOWEY, ARCHITECT
1505 25th Avenue SE • ALBUQUERQUE, NM • 8708

JOB NO:	
DATE:	27 JUNE 2005
REVISIONS	

SHEET NO.
U.1

Appendix F

Existing and Proposed Drainage Map



JOHN MARK MATKIN
NEW MEXICO
21937
PROFESSIONAL ENGINEER
5/31/24

PROJECT NO.: 7001.01

MATKINHOVER
ENGINEERING
& SURVEYING

8 SPENCER ROAD, SUITE 100
GREENSBORO, NC 27406
PHONE: 336.243.0806
FAX: 336.243.0800
CONTACT@MATKINHOVER.COM

TEXAS REGISTERED ENGINEERING FIRM
F-004512 SURVEYING FIRM F-10024000

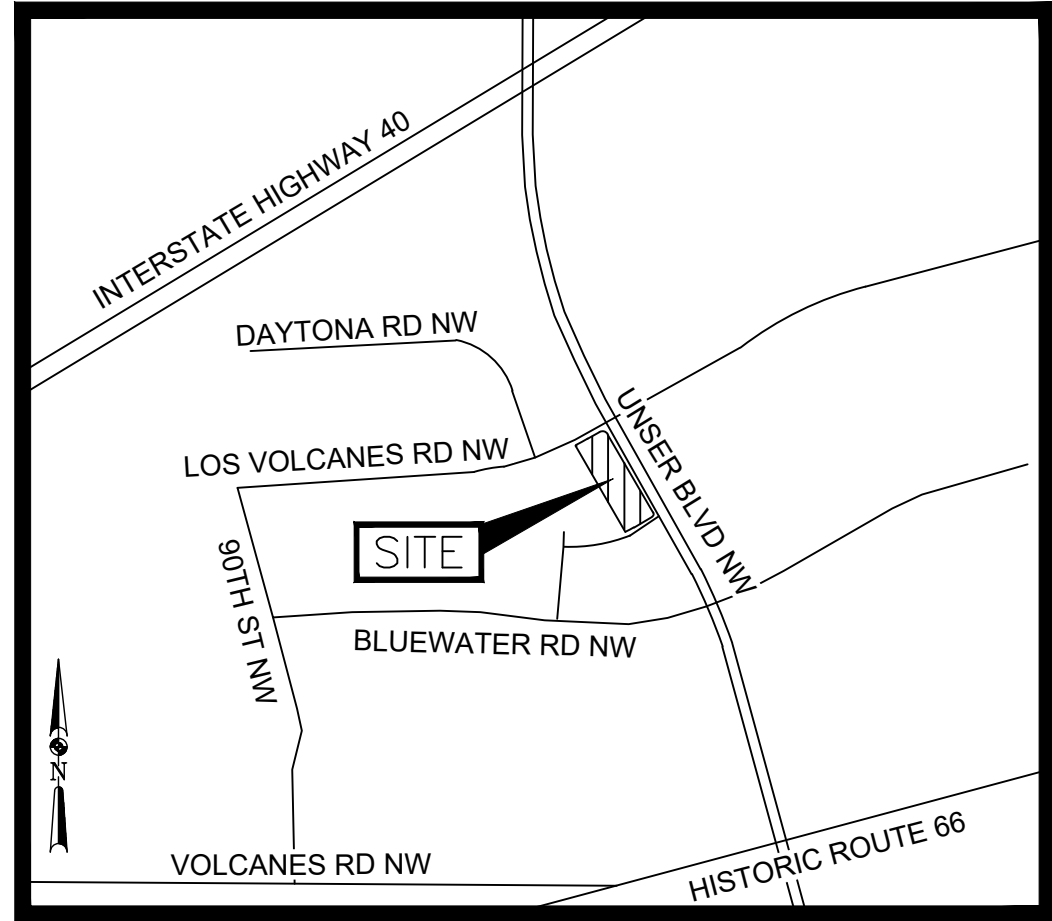
QuikTrip No. 7001
521 UNSER BLVD. NW
ALBUQUERQUE, NEW MEXICO

[illegible]

SHEET TITLE:
EXISTING DRAINAGE
AREA MAP

SHEET NUMBER:
FIGURE 1.0

FILE LOCATION: \\z:\PROJECTS\QUICKTRIP\7001 - uniser & los volcanes - Albuquerque mm\0359-7001 Civi.dwg TAB NAME: 89-7001 Civil - Grading USER: jperexz SWEDS: 6/12/2024 10:38 AM PLOTTED: 6/12/2024 10:39 AM



Vicinity Map
Not to Scale



FEMA FLOOD INSURANCE RATE MAP
MAP #35001C0328J
BERNALILLO COUNTY, NEW MEXICO AND INCORPORATED AREAS
PANEL 328 OF 825
DATED NOVEMBER 4, 2016

GRADING LEGEND	
ST	STORM PIPE (≤ 10" NEW)
ST	STORM PIPE (≥ 12" NEW)
ST	STORM PIPE (≥ 12" EXISTING)
FD	FRENCH DRAIN
CD	BACK OF CURB DRAIN
ADA	ADA PATH OF TRAVEL
XXXX	MAJOR CONTOUR (NEW)
XXXX	MINOR CONTOUR (NEW)
XXX	MAJOR CONTOUR (EXISTING)
XXX	MINOR CONTOUR (EXISTING)
---	LIMITS OF DISTURBANCE
TC XXXX.XX	TOP OF CURB ELEVATION (NEW)
G XXXX.XX	GUTTER ELEVATION (NEW)
FG XXXX.XX	FINISHED GRADE ELEVATION (NEW)
FG XXXX.XX	SPOT ELEVATION (EXISTING)
SG	STORM GRATE (NEW)

GRADING NARRATIVE

PROJECT DESCRIPTION:
THE SUBJECT TRACT IS LOCATED AT THE SOUTHWEST CORNER INTERSECTION OF UNSER BLVD. N.W., AND LOS VOLCANES ROAD N.W. AND THE NORTHWEST CORNER INTERSECTION OF SAUL BELL ROAD AND UNSER BLVD N.W. REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INDICATED ON FEMA PANEL NO. 328 OF 825, MAP NO. 35001C0328J, DATED: NOVEMBER 4, 2016.

EXISTING CONDITIONS:
THE SUBJECT PROPERTY, LOT A-2-C-2, IS UNDEVELOPED WITH SPARSE GROUND COVER OF NATIVE VEGETATION. THE SITE GENERALLY SLOPES NORTH TO SOUTH. THE SITE IS ADJACENT TO LOT A-2-C-1 WHICH IS CURRENTLY FULLY DEVELOPED AND CONSISTS OF WHAT APPEARS TO BE INDUSTRIAL/COMMERCIAL APPLICATION. THE SUBJECT PROPERTY EXISTING CONTOURS CAN BE SEEN WITHIN THESE PLANS AND ARE IN CORRELATION WITH THE PREVIOUSLY APPROVED DRAINAGE DESIGN/EVALUATION SEEN WITHIN THE GATEWAY WEST BUSINESS PARK PLAN SET, APPLICATION NUMBER 0511119.

PROPOSED CONDITIONS:
THE SUBJECT PROPERTY IS BEING PROPOSED AS A LIGHT FUELING GAS STATION AND SERVICE STATION INCLUDING THE SUBJECT PARKING AREA. THE PROPERTY WILL CONSIST OF AN UNDERGROUND STORM SEWER SYSTEM THAT CAN WITHSTAND THE 100 YEAR STORM EVENT AND WILL DISCHARGE INTO THE SHARED DETENTION POND LYING ALONG THE SHARED LOT BETWEEN LOTS A-2-C-1 AND A-2-C-2. THE GENERAL ROUTING OF THE STORM SEWER AND DRAINAGE CAN BE SEEN WITHIN THE PROVIDED PRELIMINARY PLAN SET.

PREVIOUSLY APPROVED DETENTION POND:
THE GATEWAY WEST BUSINESS PARK DEVELOPMENT PLAN, PREVIOUSLY APPROVED AS APPLICATION NUMBER 0511119, HAVE THE APPROVED AND DESIGNED DETENTION POND RATES, VOLUME, AND CALCULATIONS ASSOCIATED WITH THE OVERALL DEVELOPMENT. REVISION 2 WITHIN THE PLANS SET STATES THE POND WAS DESIGNED TO ACCOMMODATE THE OVERALL ULTIMATE DEVELOPMENT OF BOTH LOTS. THE MOST UP TO DATE SURVEY SHOWS THE POND WAS BUILT ACCORDING TO THE PROPOSED AND THE PROPOSED DEVELOPMENT WITHIN LOT A-2-C-2 SHOULD USE THE POND FOR DETENTION REQUIREMENT.

BENCHMARKS	
BM#100	A SET MAGNAIL IN CONCRETE CURB BEARS, S39° 03' 20"W 65.54' FROM WEST PROPERTY CORNER OF THE SUBJECT TRACT. ELEVATION=531.87'
BM#200	A SET MAGNAIL IN CONCRETE BEARS, N29° 19' 28"W 215.14' FROM THE SOUTH PROPERTY CORNER OF THE SUBJECT TRACT. ELEVATION=521.29'

LEGAL DESCRIPTION
A TRACT LETTERED A-TWO-C-TWO (A-2-C-2), PLAT OF TRACTS A-2-C-1 & A-2-C-2, BLOCK 1, CLIFFORD WEST BUSINESS PARK UNIT 3, PROJECTED SECTIONS 21 AND 22, T. 10 N., R. 2 E., N.M.P.M., TOWN OF ATRISCO GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 9, 2005 IN PLAT BOOK 20056, PAGE 194 AS DOCUMENT NO. 2005082463.

NOT FOR CONSTRUCTION

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
PRELIMINARY APPROVED
DATE: 06/21/24
BY: *Rene C. Branstetter*
HydroTeam # K10D071
THESE PLANS AND/OR REPORT ARE CONCEPTUAL ONLY. MORE INFORMATION MAY BE NEEDED IN ORDER AND SUBMITTED TO HYDROLOGY FOR BUILDING PERMIT APPROVAL.

UNDERGROUND SANITARY SEWER LINE SHOWN HEREON PER COMBINATION OF FIELD OBSERVED APPURTENANCES, EVIDENCE, AND SCALED IN USING A UTILITY MAP PROVIDED BY THE CITY OF ALBUQUERQUE.

UNDERGROUND WATER LINE SHOWN HEREON PER COMBINATION OF FIELD OBSERVED APPURTENANCES, EVIDENCE, AND SCALED IN USING A UTILITY MAP PROVIDED BY THE CITY OF ALBUQUERQUE.

JOHN MARK MATYAN
NEW MEXICO
21937
PROFESSIONAL ENGINEER

PROJECT NO.: 7001.01

MATKINHOOPER
ENGINEERING
& SURVEYING
8 SPENCER ROAD, SUITE 100
BURENE, TEXAS 76006
CONTACT@MATKINHOOPER.COM
TEXAS REGISTERED ENGINEERING FIRM
F-004612 SURVEYING FIRM F-0036900

QuikTrip No. 7001
521 UNSER BLVD. NW
ALBUQUERQUE, NEW MEXICO



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DIVISION:	
VERSION: 001	
DESIGNED BY: GSC	
DRAWN BY: MIM	
REVIEWED BY: CGW	

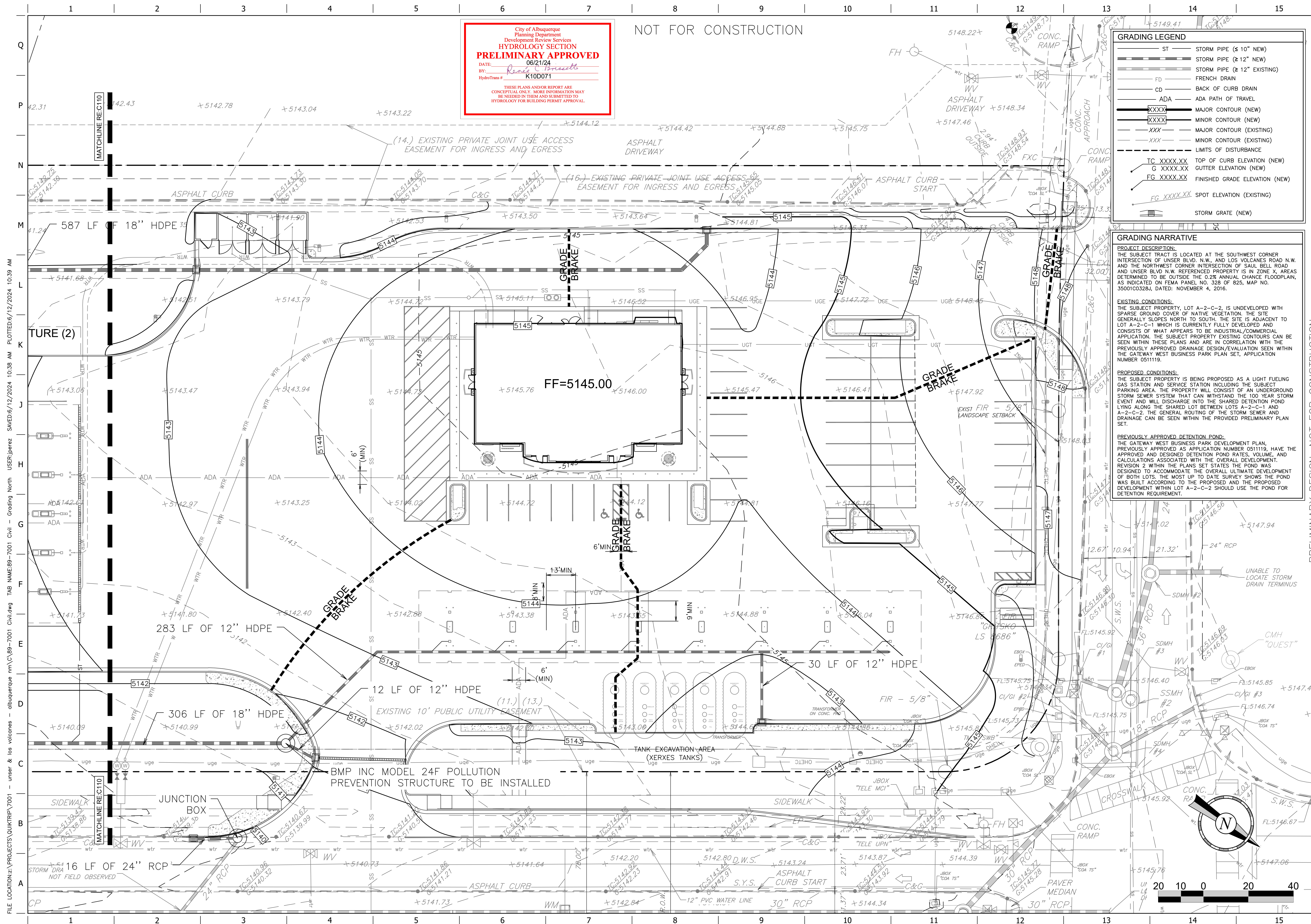
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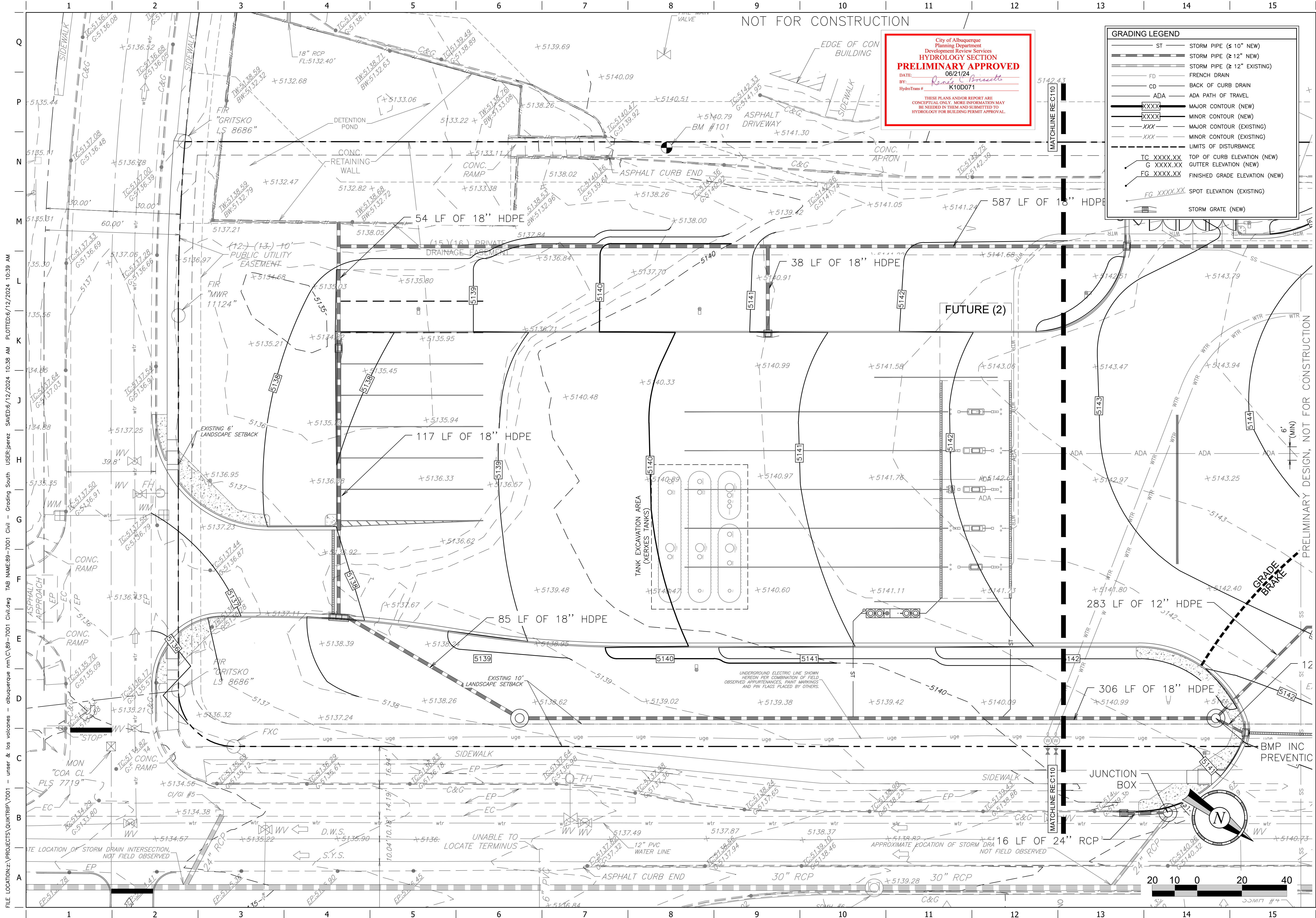
SHEET TITLE:
CONCEPTUAL GRADING
OVERALL PLAN

SHEET NUMBER:

C110
10 OF 25

ORIGINAL ISSUE DATE: 04.19.24





City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
PRELIMINARY APPROVED
DATE: 06/21/24
BY: *Rosario Bruneau*
HydroTeam # K10D071
THESE PLANS AND/OR REPORT ARE
CONCEPTUAL ONLY. MORE INFORMATION MAY
BE NEEDED IN THEM AND SUBMITTED TO
HYDROLOGY FOR BUILDING PERMIT APPROVAL.

GRADING LEGEND	
ST	STORM PIPE (≤ 10" NEW)
	STORM PIPE (≥ 12" NEW)
	STORM PIPE (≥ 12" EXISTING)
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XXXX	MAJOR CONTOUR (NEW)
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XXX	MINOR CONTOUR (EXISTING)
	LIMITS OF DISTURBANCE
TC XXXX.XX	TOP OF CURB ELEVATION (NEW)
G XXXX.XX	GUTTER ELEVATION (NEW)
FG XXXX.XX	FINISHED GRADE ELEVATION (NEW)
FG XXXX.XX	SPOT ELEVATION (EXISTING)
	STORM GRATE (NEW)



PROJECT NO.: 7001.01

MATKINHOVER
ENGINEERING
8 SPENCER ROAD, SUITE 100
BIRMINGHAM, TEXAS 76006
CONTACT: MATKINHOVER.COM
TEXAS REGISTERED ENGINEERING FIRM
P-0004912, EXPIRATION DATE: 7/03/2030

QuikTrip No. 7001
521 UNSER BLVD. NW
ALBUQUERQUE, NEW MEXICO



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PROTOTYPE:	P-116 (12/01/23)
DIVISION:	
VERSION:	001
DESIGNED BY:	GSC
DRAWN BY:	MJM
REVIEWED BY:	CGW

REV	DATE	DESCRIPTION

SHEET TITLE:
CONCEPTUAL GRADING
PLAN SOUTH

SHEET NUMBER:

C112
12 OF 25

ORIGINAL ISSUE DATE: 04.19.24