

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

September 27, 2023

Ryan Morrissey, P.E.
Burkhardt Engineering
28 North Cherry St.
Germantown, OH 45327

**RE: MDS Warehouse
5550 Turning Dr. SE
Grading and Drainage Plan
Engineer's Stamp Date: 9/22/2023
Hydrology File: R16DA1003**

Dear Mr. Morrissey:

Based on the submittal received on 9/22/2023, the Grading and Drainage Plan is approved for Building Permit by Hydrology.

PO Box 1293

Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter. Prior to approval in support of Permanent Release of Occupancy by Hydrology, Engineer Certification per the DPM checklist will be required.

Albuquerque

NM 87103

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.

www.cabq.gov

If you have any questions, please contact me at 505-924-3695 or tchen@cabq.gov.

Sincerely,

Tiequan Chen, P.E.
Principal Engineer, Hydrology
Planning Department, Development Review Services



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: MDS Warehouse Hydrology File # _____

Legal Description: Tract lettered "I-1" of Mesa Del Sol Innovation Park II

City Address, UPC, OR Parcel: 5550 Turing Drive SE, Albuquerque, New Mexico 87106

Applicant/Agent: Burkhardt Engineering Contact: Mitchell Monnin

Address: 28 North Cherry Street Germantown, OH 45327 Phone: 937-895-4486

Email: mmonnin@burkhardtinc.com

Applicant/Owner: Scorpion 505 Development Contact: Scooter Haynes

Address: PO Box 9043 Phone: 505.898.6682

Email: scooter@scmpartners.com

(Please note that a DFT SITE is one that needs Site Plan Approval & ADMIN SITE is one that does not need it.)

TYPE OF DEVELOPMENT: ☐ PLAT (#of lots) _____ ☐ RESIDENCE
☒ DFT SITE ☐ ADMIN SITE

RE-SUBMITTAL: ☒ YES ☐ NO

DEPARTMENT: ☐ TRANSPORTATION ☒ HYDROLOGY/DRAINAGE

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

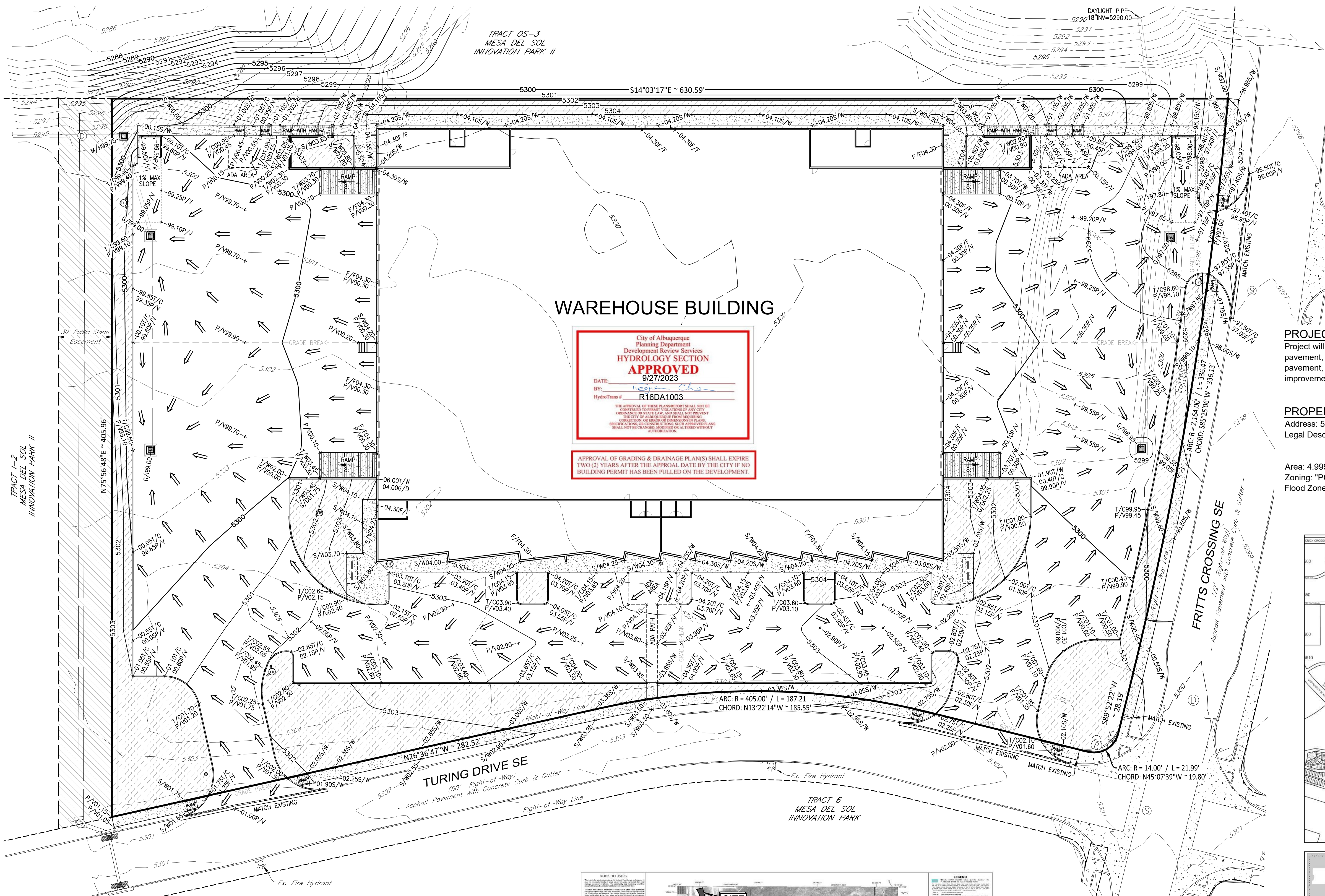
TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G&D PLAN
- ☒ GRADING & DRAINAGE PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL) ADMINISTRATIVE
- ☐ TRAFFIC CIRCULATION LAYOUT FOR DFT APPROVAL
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY) _____

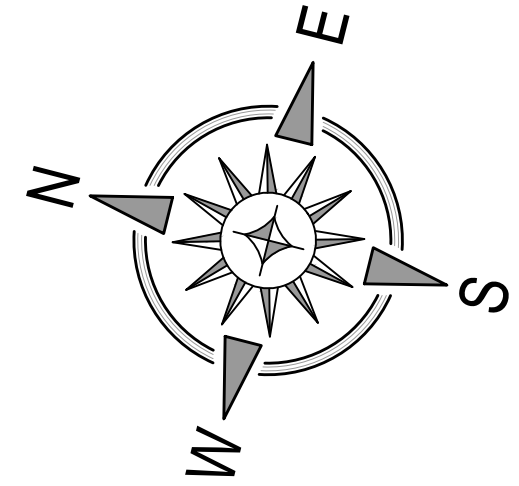
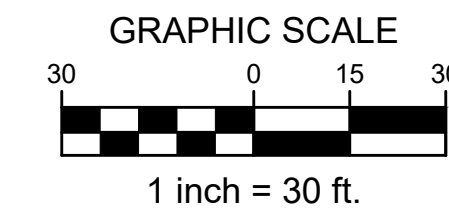
TYPE OF APPROVAL SOUGHT:

- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ CONCEPTUAL TCL DFT APPROVAL
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SITE PLAN FOR BLDG PERMIT DFT APPROVAL
- ☐ SIA/RELEASE OF FINANCIAL GUARANTEE
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ SO-19 APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ GRADING PAD CERTIFICATION
- ☐ WORK ORDER APPROVAL
- ☐ CLOMR/LOMR
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 9/22/2023

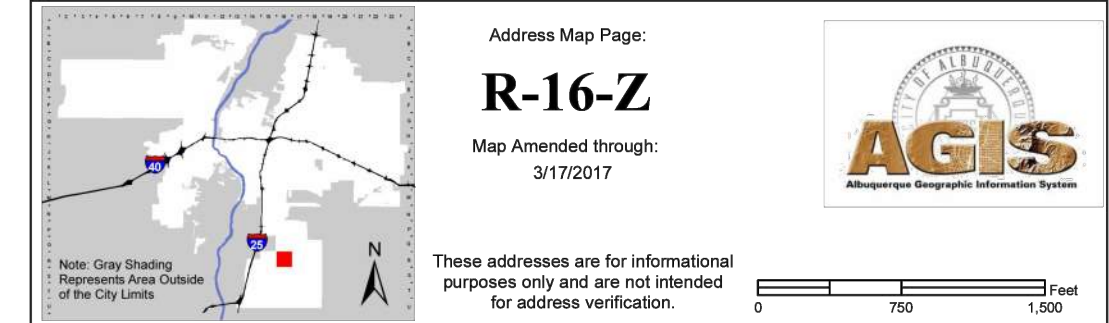


TAKE CAUTION DURING EXCAVATION:
THERE ARE UNDERGROUND UTILITY MAINS IN THE CONSTRUCTION AREA WHICH MAY NOT HAVE BEEN LOCATED ACCURATELY BY THE SURVEYOR / UTILITY OWNERS. NOTIFY "811" IN ADVANCE OF DIGGING TO HAVE LINES MARKED.



PROJECT SUMMARY
Project will include the demolition and removal of existing structures, vegetation, pavement, etc. as necessary to construct a new Warehouse and its associated pavement, parking facilities, utilities, landscaping, signage and any other proposed improvements which are needed to service the site.

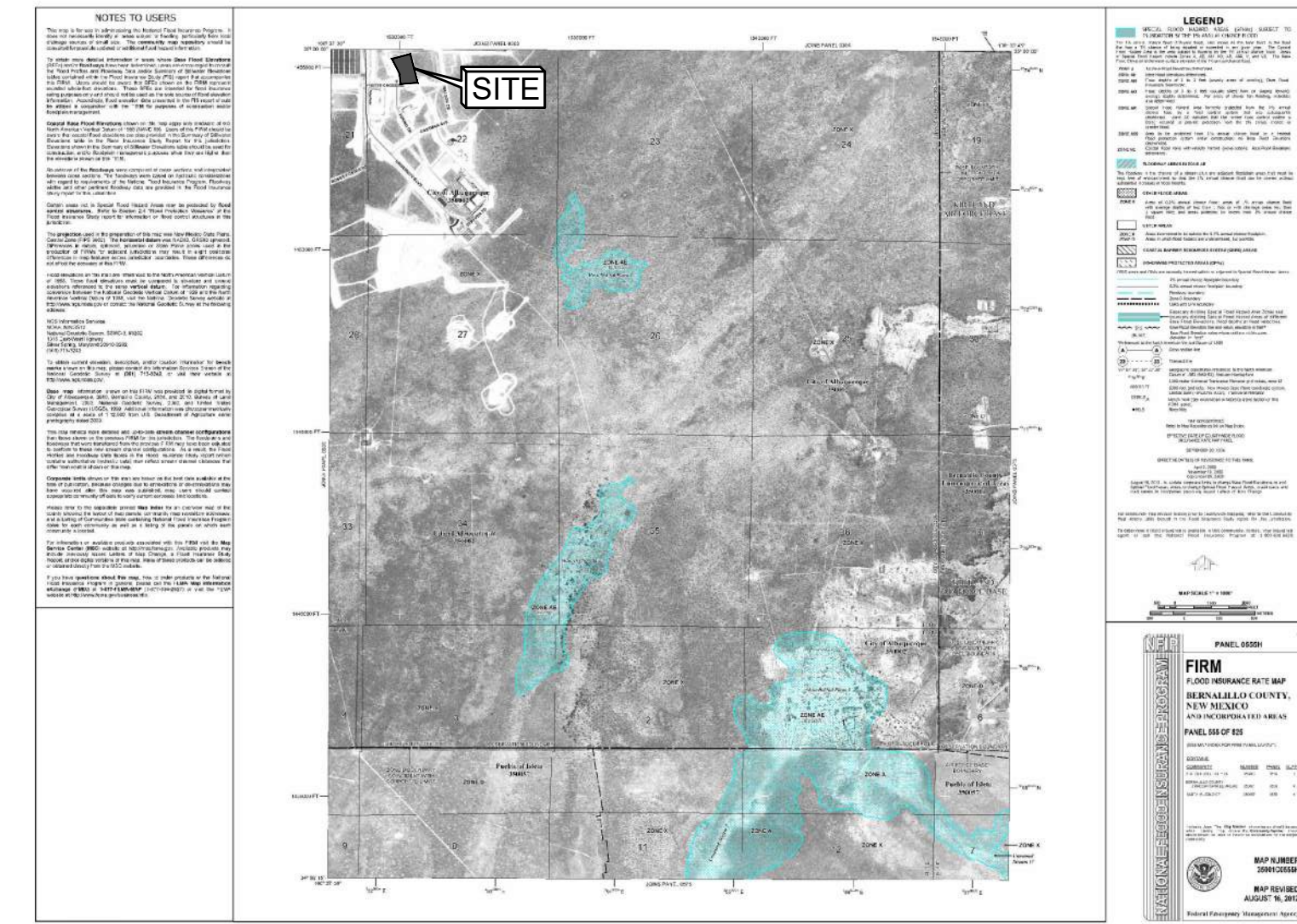
PROPERTY INFORMATION
Address: 5550 Turing Drive S.E., Albuquerque, New Mexico 87106
Legal Description: Tract lettered "I-1" of Mesa Del Sol Innovation Park II, Albuquerque, Bernalillo County, New Mexico.
Plat Book 2011-C, Page 37, as Doc. No. 2011-038066
Area: 4.9995 acres
Zoning: "PC" Planned Community
Flood Zone Designation: FIRM # 35001C0555H, effective date: August 16, 2012
Zone "X" : Areas determined to be outside the 0.2% annual chance floodplain.



GRADING LEGEND	
G/D	GROUND ELEVATION
M/H	MANHOLE RIM
P/V	PAVEMENT ELEVATION
S/W	SIDEWALK PAVEMENT
G/I	GRATE INLET
T/C	TOP-OF-CURB
F/F	FINISHED FLOOR GRADE
==	SHEET FLOW
+00.00	PROP. ABBREVIATED SPOT ELEVATION
0000	PROP. CONTOUR
[Hatched Box]	LANDSCAPE AREA

WORK WITHIN PUBLIC RIGHT-OF-WAY
REQUIRES DRC-APPROVED PLANS.

VERTICAL & HORIZONTAL CONTROL:
Reference - ALTA / NSPS Land Survey of the subject property prepared by Terra Land Surveys, LLC., dated, February 23rd, 2022.



PLANNING AND ZONING REQUIREMENTS
Reference: City of Albuquerque Integrated Development Code
Zone: "PC" Planned Community Zone District
Proposed Use: Warehousing

UTILITY CONTACT INFORMATION:
SANITARY SEWER / WATER
Albuquerque Bernalillo County Water Utility Authority
Contact: Robert Strong
Telephone: 505.261.4429
Email: rstrong@abwcwa.org

GAS
New Mexico Gas Company
Contact: Jacob Gallegos
Telephone: 505.697.3120
Email: Jacob.Gallegos@nmgeo.com

ELECTRIC
PNM (Public Service Company of New Mexico)
Contact: Chase LeJeune
Telephone: 505.362.4180
Email: Chase.LeJeune2@pnm.com

TELECOM
CenturyLink
Contact: Customer Service
Telephone: 865.465.2313

PERMITTING CONTACT INFORMATION:
PLANNING / ZONING / BUILDING
City of Albuquerque - Planning Department
Contact: Dean Kadell
Telephone: 505.924.3931
Email: dkadell@cabq.gov

ROADS, ACCESS, & RIGHT-OF-WAY
City of Albuquerque - Traffic Department
Contact: Marwa Al Najjar
Telephone: 505.924.3675
Email: malnajjar@cabq.gov

GRADING & DRAINAGE
City of Albuquerque - Planning Hydrology Department
Contact: Renee Brissette
Telephone: 505.924.3995
Email: rbrissett@cabq.gov

SOLID WASTE
City of Albuquerque - Code Enforcement
Contact: Herman Gallegos
Telephone: 505.761.8125
Email: hgallegos@cabq.gov

FIRE 1
City of Albuquerque - Fire Marshal's Office
Contact: Bob Nevarez
Telephone: 505.924.3614
Email: mnevarez@cabq.gov



RYAN JOSEPH MORRIS

NEW MEXICO

25323

PROFESSIONAL SURVEYOR

9/22/2023

Date	
Description	
Item	

SITE DEVELOPMENT PLANS FOR

MDS WAREHOUSE

5550 TURING DRIVE S.E.

TRACT I-1, MESA DEL SOL, INNOVATION PARK II

CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

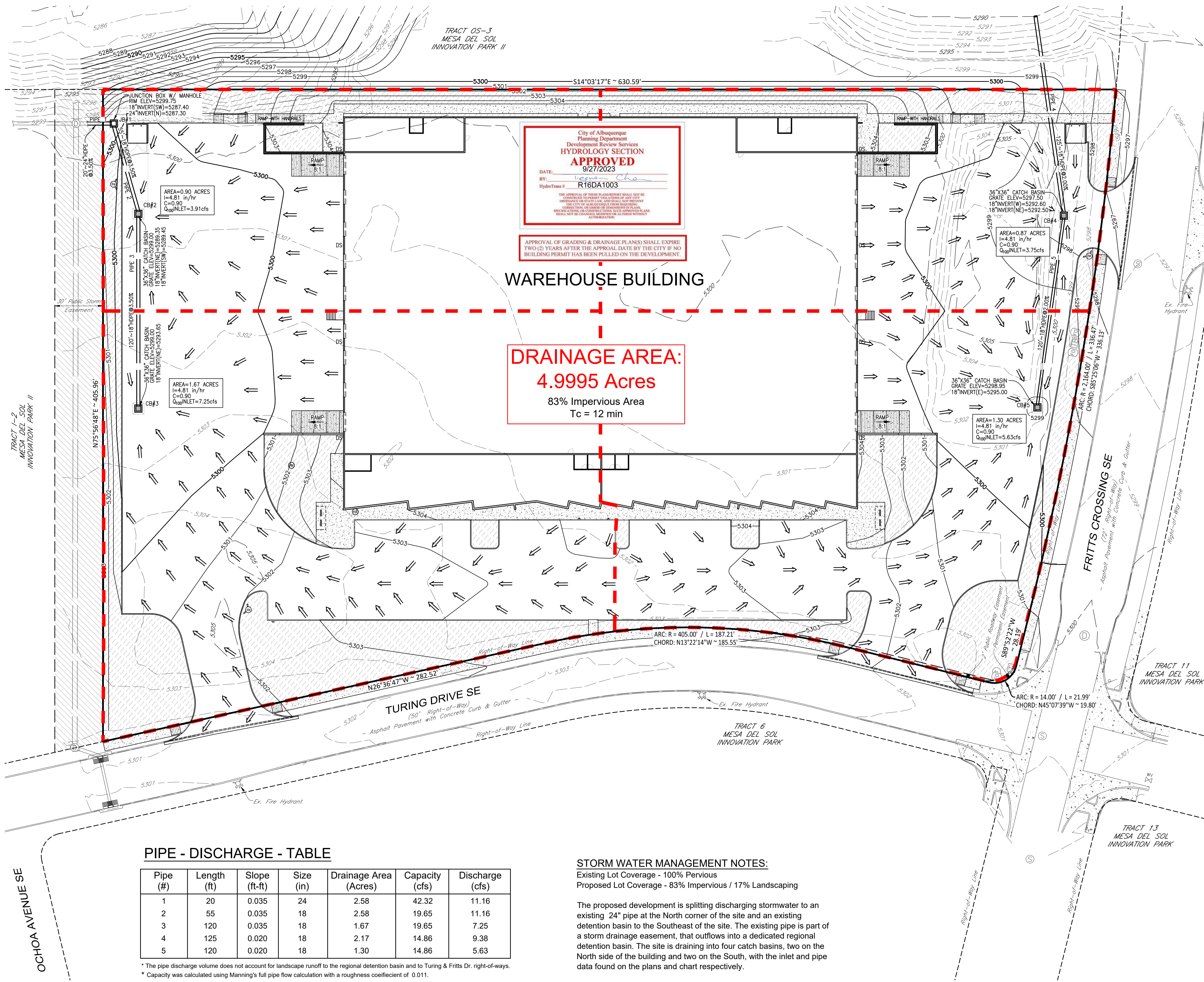
BURKHARDT

ENGINEERS & SURVEYORS

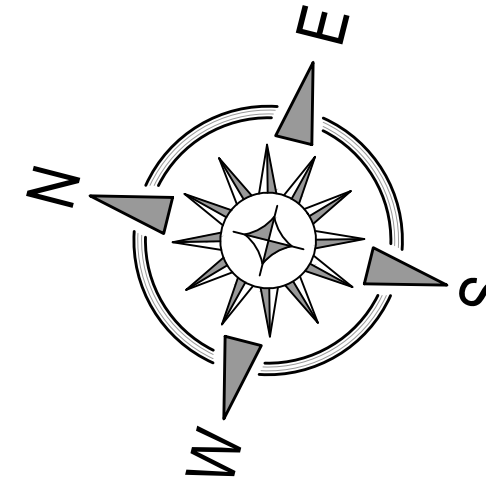
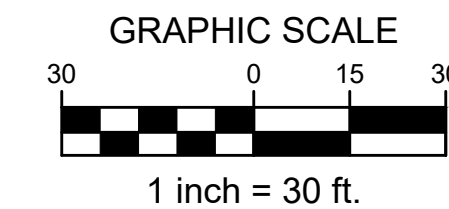
28 North Cherry Street | Guntamtown, Ohio 43027 | Phone: 937-388-0069 | BURKHARDT.COM

CIVIL ENGINEERING | LAND SURVEYING | NATIONAL RETAIL SITE DEVELOPMENT

Design: RJM	Proj: 22.256
Draw: RJM	Dwg: 22-256.dwg
Check: RJM	Tab: C3.0-GP
Scale: 1" = 30'	
Date: 09.22.2023	
Sheet: GRADING PLAN	
Sheet No.: C-3.0	



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SITE DEVELOPMENT PLANS FOR
MDS WAREHOUSE
5550 TURING DRIVE S.E.
TRACT I-1, MESA DEL SOL, INNOVATION PARK II
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO



Design: RJM	Proj: 22.256
Draw: RJM	Dwg: 22-256.dwg
Check: RJM	Tab: C3.1-GP
Scale: 1" = 30'	
Date: 09.22.2023	
Sheet: GRADING & DRAINAGE NOTES & DETAILS	
Sheet No.: C-3.1	