CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director

Mayor Timothy M. Keller

November 5, 2024

Rick Beltramo
NV5 Engineering
6501 Americas Parkway NE, Suite 400
Albuquerque, NM 87110

RE: Mesa Del Sol Self Storage
5500 Turing Dr. SE
Grading and Drainage Plan
Engineer's Stamp Date: 10/30/2024
Hydrology File: R16DA1004

Dear Mr. Beltramo:

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Based upon the information provided in your submittal received 11/01/2024, the Grading & Drainage Plan is approved for a **Grading Permit**. The following conditions need to be addressed prior to approval of a Building Permit.

1. Provide reference to Civil Detail Sheet C-2.0 for Keynote No. 8, Pond N5 Cross Section, Sheet C-501. Include erosion protection along pond alignment to maintain capacity.
2. Provide reference to Civil Detail Sheet C-2.0 for Keynote No. 7, Pond S8 Cross Section, Sheet C-501. Include erosion protection along pond wall alignments to maintain capacity.
3. Provide sections through all external boundaries showing proposed retaining walls, garden walls, property/ROW lines, existing and proposed grades. In accordance with DPM Ch.22, section 5, part B. Grading and wall construction near the property line may not endanger or encroach upon adjacent property or constrain its use.
4. Provide cross-sections for the proposed retaining walls at the southeastern area of project and the proposed garden wall at western area of project adjacent to the proposed sidewalk.
5. Please add a note in the cross sections, "Floodproof the retaining wall below the 100-year 10-day volume water surface elevation per the City's specifications."
6. Provide erosion protection at all locations of proposed improvements and particularly at outfalls into existing ponds.
7. Confirm that the pipe invert elevation discharging into the northern pond will function with the record contours shown. Over time, rainfall events and sediment may have reduced the capacity of the existing ponds.
8. Provide current elevations at top and bottom of earthen ponds to demonstrate or confirm stormwater capacity of existing ponds to accommodate runoff into ponds per the stormwater Master Plan.
9. The existing ponds should be completely developed for the 100-year 10-day storm and associated capacity, together with slope erosion protection and access barricades where needed.

10. Per DMP, Part 6-11(D) Fencing Around Ponds: Fencing or similar barricade will prevent entry is required for private and public ponds where the water depth is 18 inches or greater unless side slopes are 3:1 (H:V) or flatter and the pond drains in 96 hours or less. Fence or barricade minimum height is to be 42 inches.
11. Please provide the Drainage Covenant with Exhibit A per Article 6-15(C) of the DPM. Please submit the original one-sided copies along with the $25.00 recording fee check made payable to "Bernalillo County" to the Hydrology Section of Development Review Services on the Ground floor of Plaza de Sol.

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, 505-924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 505-924-3362 or richardmartinez@cabq.gov.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Sincerely,

Richard Martinez, P.E.
Senior Engineer, Hydrology
Planning Department, Development Review Services

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Mesa Del Sol Self Storage Building Permit #: _____ City Drainage #: _____

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

Legal Description: Tract I-2, Mesa De Sol Innovation Park II

City Address: 5500 Turing Dr SE 87106

Engineering Firm: NV5 Engineering Contact: Rick Beltramo

Address: 6501 Americas Parkway NE, Suite 400 87110

Phone#: 505.948.7194 Fax#: _____ E-mail: rick.beltramo@nv5.com

Owner: MDS Self Storage, LLC Contact: Kegan Stephens

Address: 5620 Venice Ave., Suite J, Alb., NM 87113

Phone#: (505) 892-3113 Fax#: _____ E-mail: kegan@stopabq.com

Architect: Rick Bennett Contact: Alejandro Sazo

Address: 1104 Park Ave sw 87102

Phone#: 505.242.1859 Fax#: _____ E-mail: alejandro@rba81.com

Other Contact: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

XX HYDROLOGY/ DRAINAGE

_____ TRAFFIC/ TRANSPORTATION

_____ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

_____ ENGINEER/ ARCHITECT CERTIFICATION

_____ CONCEPTUAL G & D PLAN

XX GRADING PLAN

_____ DRAINAGE MASTER PLAN

XX DRAINAGE ~~REPORT~~ Plan

_____ CLOMR/LOMR

_____ TRAFFIC CIRCULATION LAYOUT (TCL)

_____ TRAFFIC IMPACT STUDY (TIS)

_____ EROSION & SEDIMENT CONTROL PLAN (ESC)

_____ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

_____ BUILDING PERMIT APPROVAL

_____ CERTIFICATE OF OCCUPANCY

_____ PRELIMINARY PLAT APPROVAL

_____ SITE PLAN FOR SUB'D APPROVAL

XX SITE PLAN FOR BLDG. PERMIT APPROVAL

_____ FINAL PLAT APPROVAL

_____ SIA/ RELEASE OF FINANCIAL GUARANTEE

_____ FOUNDATION PERMIT APPROVAL

XX GRADING PERMIT APPROVAL

_____ SO-19 APPROVAL

_____ PAVING PERMIT APPROVAL

_____ GRADING/ PAD CERTIFICATION

_____ WORK ORDER APPROVAL

_____ CLOMR/LOMR

_____ PRE-DESIGN MEETING

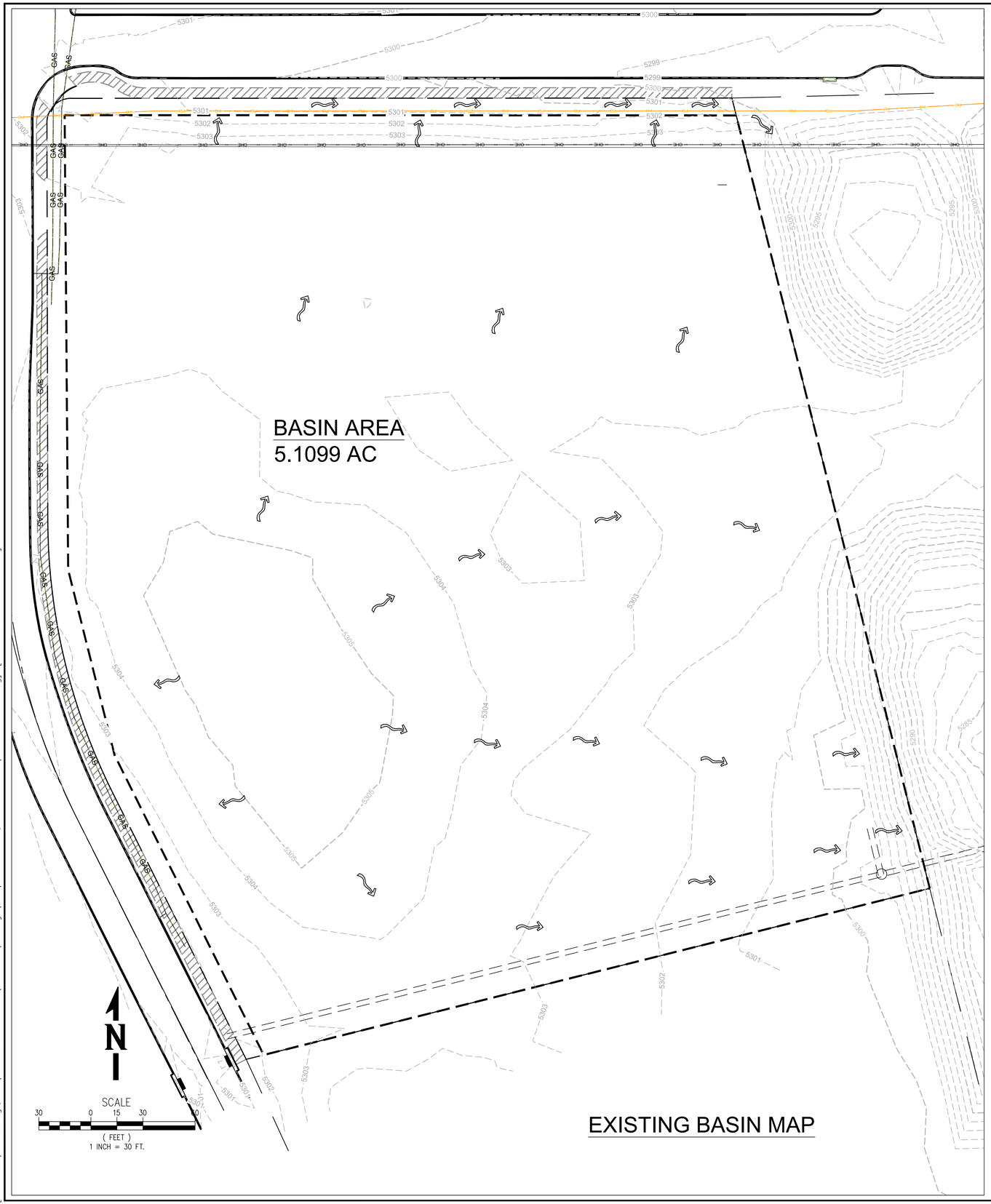
_____ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: _____ Yes X No

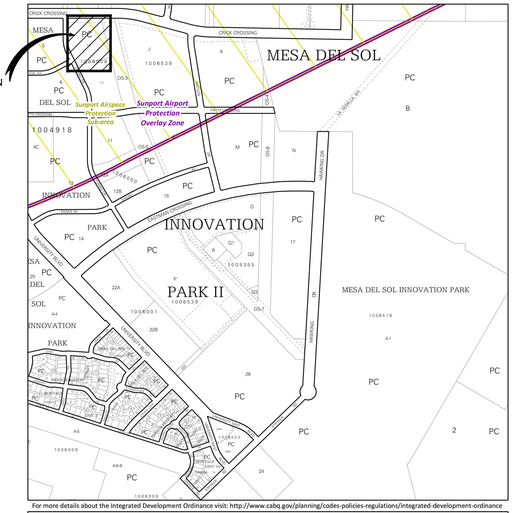
DATE SUBMITTED: 10/302024 By: Rick Beltramo

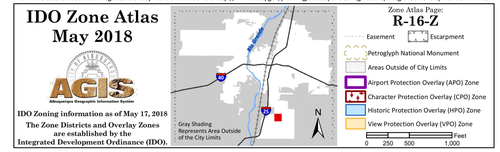
COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: ___

XREF INDEX:

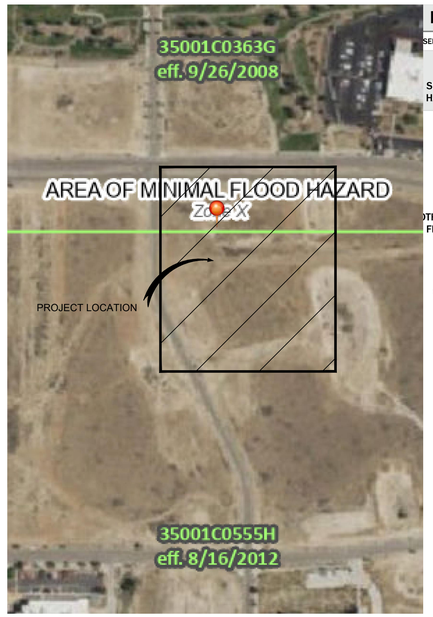


EXISTING BASIN MAP





VICINITY MAP



FIRM MAP: MAP#35001C0555H

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 11/04/2024
BY:
HydroTrans # R16DA1004
THE APPROVAL OF THESE PLANS/REPORT SHALL NOT BE CONSTRUED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY FROM REQUIRING THE CORRECTION OF ERRORS, OMISSIONS OR DEFICIENCIES IN PLANS, SPECIFICATIONS, OR CONSTRUCTIONS. SUCH APPROVED PLANS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.

APPROVAL OF GRADING & DRAINAGE PLAN(S) SHALL EXPIRE TWO (2) YEARS AFTER THE APPROAL DATE BY THE CITY IF NO BUILDING PERMIT HAS BEEN PULLED ON THE DEVELOPMENT.

WHPacific

MINXUAN LIN
NEW MEXICO
20088
10-30-2024
PROFESSIONAL ENGINEER

REVISIONS			
NO.	BY	DATE	REMARKS

SHEET INFO	
DRAWN	
CHECKED	
APPROVED	
LAST EDIT	10/30/2024
PLOT DATE	10/30/2024
SUBMITTAL	

SCALE 1:30

DRAINAGE PLAN

MESA DEL SOL SELF STORAGE

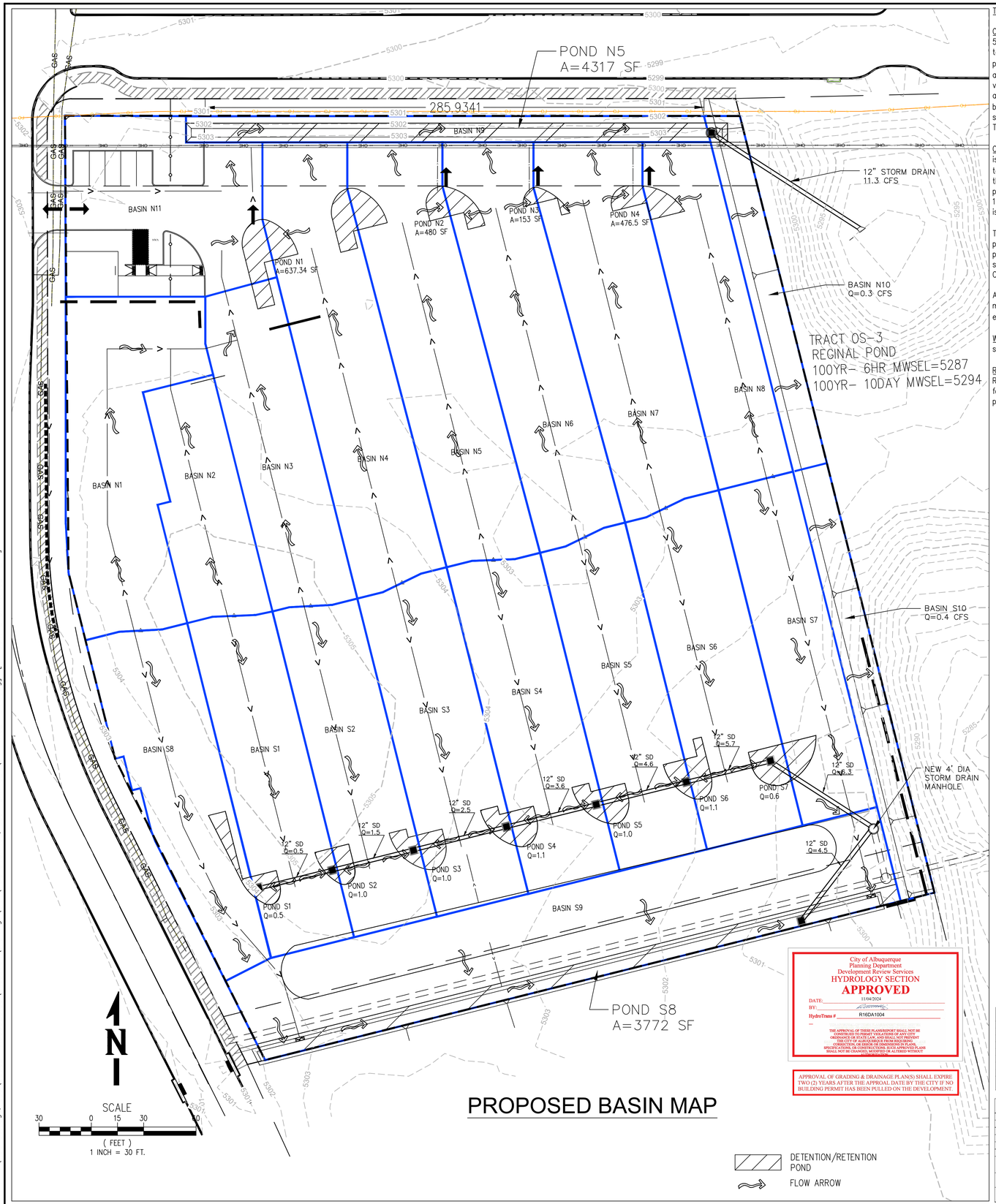
PROJECT NUMBER

DRAWING FILE NAME

SHEET NUMBER
1 of 2

[DATE: 10/30/2024 3:24 PM] [AUTHOR: alex.villa] [PLOTTER: _DWG to PDF.pc3] [STYLE: WHP-Standard.ctb]
[PATH: P:\MDS Storage, LLC\229024-A000325.00\Execution\Drawings\Civil\MDS STORAGE, LLC PLAN SET\DRAINAGE PLAN.dwg] [LAYOUT: 1 DRAINAGE PLAN]

XREF INDEX:



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PROPOSED BASIN MAP

TRACT I-2 DRAINAGE MANAGEMENT PLAN

OVERVIEW Tract I-2 is planned to be a storage facility including office building, utilizing a wide range of types and sizes of metal storage buildings, located on the 5.1-acre site. Tract I-2 is located at the intersection of Crick Avenue and Turing Drive. More specifically the site is adjacent to and south of Crick Avenue, and adjacent to and east of Turing Drive. The site has one main vehicular access point from Turing Drive, just south of the Crick Avenue intersection and an emergency only access point from Turing Drive at the far south end of the site.The project is within the Mesa Del Sol (MDS) Drainage Master Plan (DMP) hydrologic basin "DA1", consisting of 49.5 acres, generating 220.8 cfs (4.46 cfs/ac) and 356,897 cf (7,195 cf/ac) of runoff during the 10-year 6-hour storm event, and accommodates the 100-year 10-day storm volume. All runoff from Tract I-2 drains into a Regional Pond adjacent to and east of the site, Tract OS-3. In addition to the 100-year criteria the Regional Pond also accommodates the 100-year 10-day storm volume. Portions of the pond is constructed and operational. A public storm drain has been constructed as a part of the back-bone infrastructure improvement for the area. An existing 36" storm drain crosses Tract I-2 along the south boundary and is within a 30' wide public easement. The storm drain serves Tract I-2 and the Turing Drive and outfalls into the Regional Pond. A portion of the Regional Pond has been constructed along with the storm drain. The existing pond is temporary and will need to be expanded and graded to the ultimate Design.

ONSITE DRAINAGE PLAN Tract I-2 is 5.1 acres, generating a total of 22.8 cfs (Q100-year/6-hr storm event), which is the design storm for the onsite drainage. Below is a table providing the hydrologic design information. Hydrologically the site is divided in 2 parts, the north half and the south half. The north half of the project will drain to various several small median retention/detention ponds, designed to retain on-site for water harvesting. Storm water flows from the alley gutters into the ponds. Once the ponds a minimum elevation, water begins to overflow from the ponds, and drain by surface flow north to Pond N5. Pond N5 also provides retention and detention ponding. Ultimately all the minimum ponding requirements are provided. A storm drain system collects and discharges the runoff, sized for the 100-year design storm of 11.3 cfs. Pond N5 is a landscaped area and also median takes benefit of Water Harvesting. A small portion of the site drains directly to the east, Tract OS-3. This area is a slope area. The north basin discharges 11.6 cfs.

The south half of the project will drain to various several small retention/detention ponds (Pond S1 thru pond S7), designed to retain on-site for "Water Harvesting" purposes. Storm water flows from the alley gutters into the ponds. Once the ponds fill up and reach a minimum elevation, water begins to flow into storm drain inlets, ponding beyond that elevation is Detention ponding. The downstream storm drain system is design to collect and convey the entire 100-year design storm. The ponding system the south storm drain connects to the existing 24 storm drain and discharges to the Regional Pond. A small portion of the site drains directly to the east, Tract OS-3. Tract S10 is a slope area.

Areas south of Ponds S1 thru S7 drain by surface flow to Pond S8, located adjacent to the south boundary. Pond S8 also retains and detains storm water for the minimum retention volumes required and provide Water Harvesting opportunities. Detention ponding then discharges to a storm drain outlet that also connects to the existing 24" storm drain, ultimately discharging to the Regional Pond. The south basins combined discharge 11.3 cfs (100-year storm event).

WATER HARVESTING All runoff from improved and developed areas of the development discharge into one of the retention/detention ponds. Every storm, no matter what size, will capture storm water thru retention ponding in landscape areas, maximizing the opportunity for Water Harvesting and reducing the need for irrigation.

REGIONAL POND (Tract OS-3) Tract I-2 does not propose constructing improvements or expanding the Regional Pond as a part of this project directly. Tract Os-3, the Regional Pond is a shared responsibility among 50 acres of land and multiple landowners. Due to ownership issues and final design criteria, the Regional Pond is not ready for final design. Therefore, Tract I-2 proposes to go forward with the project while the required planning, coordination and final design of the Regional Pond can be properly provided. In the interim Tract I-2 proposes to provide a Financial Guarantee for Tract I-2s shared responsibility of Tract I-2 for the Regional Pond

FROM MESA DEL SOL MASTER DRAINAGE MANAGEMENT PLAN											
DRAINAGE AREA ID	Area (SQ. FT.)	Area (AC.)	Land Treatment A	B	C	D	Q(100)/AC (cfs/ac)	Q(100) (cfs)	V(100)6hour (CF)	V(100)10day (CF)	Total Volume Provided (CF)
DA1	2,156,475	49.5059	0.0%	10.0%	0.0%	90.0%	4.46	220.8	356,897	615,674	785,696
Tract I-2	222,587	5.1099	0.0%	10.0%	0.0%	90.0%	4.46	22.8	36,838	63,549	79,034

Tract I-2 North	POND HYDRAULICS 0.5" RETAINED VOLUME ANALYSIS										
	BOTTOM Area (sf)	BOTTOM Elev. (ft)	TOP Area (sf)	TOP Elev. (ft)	AVERAGE AREA (ft)		DEPTH D(ft)	VOLUME (cf)	BASIN	HYDROLOGY BASIN AREA (sf)	BASIN VOLUME (cf) 0.5" REQUIRED	COMMENTS
Median Pond N1	834	5301.5	834	5302.5	834		0.70	584	BASIN N1	12222	509	
Median Pond N2	476	5301.5	476	5302.5	476		0.70	333	BASIN N2	6526	272	
Median Pond N3	124	5301.5	124	5302.5	124		0.70	87	BASIN N3	9467	394	
Median Pond N4	468	5301.5	468	5302.5	468		0.70	328	BASIN N4	14160	590	
				VOLUME PROVIDED (cf)				1,331		42,375	1,766	Subtotal
									BASIN N5	13826	576	
									BASIN N6	12793	533	
									BASIN N7	12835	535	
									BASIN N8	10566	440	
									BASIN N9	4569	190	
									BASIN N10	2758	115	
									BASIN N11	12634	526	
										69,981	2916	Subtotal
Pond N5	2781	5300.5	4725	5301.5	3753.0		1.0	3,753	TOTAL	112,356	4,682	Total
						VOLUME PROVIDED (cf)		5,084	[OK]	2.5793		
						REQUIRED (cf)		4,682				
						CHECK [OK]		403	CHECK TOTALS	222,587 SF 5.1099 ACRES		

Tract I-2 South	POND HYDRAULICS 0.5" RETAINED VOLUME ANALYSIS										
	BOTTOM Area (sf)	BOTTOM Elev. (ft)	TOP Area (sf)	TOP Elev. (ft)	AVERAGE AREA (ft)		DEPTH D(ft)	VOLUME (cf)	BASIN	HYDROLOGY BASIN AREA (sf)	BASIN VOLUME (cf) 0.5" REQUIRED	COMMENTS
Median Pond S1	121	5300.8	296	5301.8	209		0.70	146	BASIN S1	10221	426	
Median Pond S2	163	5300.8	352	5301.8	258		0.70	180	BASIN S2	9892	412	
Median Pond S3	283	5300.8	522	5301.8	403		0.70	282	BASIN S3	10165	424	
Median Pond S4	283	5300.8	517	5301.8	400		0.70	280	BASIN S4	11036	460	
Median Pond S5	283	5300.8	522	5301.8	403		0.70	282	BASIN S5	10166	424	
Median Pond S6	283	5300.8	533	5301.8	408		0.70	286	BASIN S6	11291	470	
Median Pond S7	419	5300.8	702	5301.8	561		0.70	392				
SUM						VOLUME PROVIDED (cf)		1,848		62,771	2,615	
									BASIN S7	10686	445	
									BASIN S8	10298	429	
									BASIN S9	22796	950	Pond and Future Development
									BASIN S10	3680	0	Drains Directly to Regional Pond.
										47,460	1,824	
POND S8	1476	5299.90	3750	5300.9	2613		1.0	2,613				
	Detention Surface =		5301.5	Retention Surface		5300.9	VOLUME PROVIDED (cf)		4,461	[OK]	110,231 SF		Maximum depth of pond 1.5'
							REQUIRED (cf)		4,440		2.5306 ACRES		

BASIN HYDROLOGY 100 YEAR EVENT	SOUTH BASINS					
BASIN ID	AREA (sf)	AREA (acre)	q (cfs/ac)	Q-100yr (cfs)	V100-6hr (cuft)	V100-10day (cuft)
BASIN S1	10221	0.2346	4.46	1.0	1682	2,918
BASIN S2	9892	0.2271	4.46	1.0	1637	2,824
BASIN S3	10165	0.2334	4.46	1.0	1682	2,902
BASIN S4	11036	0.2534	4.46	1.1	1826	3,151
BASIN S5	10166	0.2334	4.46	1.0	1682	2,902
BASIN S6	11291	0.2592	4.46	1.2	1869	3,223
BASIN S7	10686	0.2453	4.46	1.1	1768	3,051
BASIN S8	10298	0.2364	4.46	1.1	1704	2,940
BASIN S9	22796	0.5233	4.46	2.3	3773	6,508
BASIN S10	3680	0.0845	4.46	0.4	609	1,051
SUBTOTAL SOUTH	110231	2.5306		11.3	18,243	31,470
TOTAL NORTH AND SOUTH	222,587	5.1099		22.8	36,837	63,547

BASIN HYDROLOGY 100 YEAR EVENT	NORTH BASINS					
BASIN ID	AREA (sf)	AREA (acre)	q (cfs/ac)	Q-100yr (cfs)	V100-6hr (cuft)	V100-10day (cuft)
BASIN N1	12222	0.2806	4.46	1.3	2023	3,489
BASIN N2	6526	0.1498	4.46	0.7	1080	1,863
BASIN N3	9467	0.2173	4.46	1.0	1567	2,703
BASIN N4	14160	0.3251	4.46	1.4	2343	4,043
BASIN N5	13826	0.3174	4.46	1.4	2288	3,947
BASIN N6	12793	0.2937	4.46	1.3	2117	3,652
BASIN N7	12835	0.2947	4.46	1.3	2124	3,664
BASIN N8	10566	0.2426	4.46	1.1	1749	3,017
BASIN N9	4569	0.1049	4.46	0.5	756	1,304
BASIN N10	2758	0.0633	4.46	0.3	456	787
BASIN N11	12634	0.2900	4.46	1.3	2091	3,607
SUBTOTAL NORTH	112,356	2.5793		11.5	18,594	32,077

	DESIGN Q (cfs)	COMBINED Q (cfs)	INVERTS UPSTREAM	INVERTS DOWNSTREAM	DELTA (FT)	LENGTH (FT.)	SLOPE (FT/FT)	PIPE SIZE Dia (INCHES)	AREA (SQ. FT.)	VELOCITY (FT/PERSEC)	Dn Normal Depth'	COMPUTED Q (cfs)	COMMENTS
PIPE S1	0.5	0.5	5298.7	5298.5	0.23	45.0	0.005	12	1.570	0.32	0.500	2.0	12" HDPE Pipe Between Pond S1 and S2
PIPE S2	1.0	1.5	5298.5	5298.2	0.24	49.0	0.005	12	1.570	0.64	0.500	2.0	12" HDPE Pipe Between Pond S1 and S2
PIPE S3	1.0	2.5	5298.2	5297.7	0.55	55.0	0.010	12	1.570	0.64	0.625	2.8	12" HDPE Pipe Between Pond S3 and S4
PIPE S4	1.1	3.6	5297.7	5296.6	1.08	54.0	0.020	12	1.570	0.70	0.625	4.0	12" HDPE Pipe Between Pond S4 and S5
PIPE S5	1.0	4.6	5296.6	5294.7	1.89	54.0	0.035	12	1.570	0.64	0.750	5.8	12" HDPE Pipe Between Pond S5 and S6
PIPE S6	1.1	5.7	5294.7	5293.1	1.65	47.0	0.041	12	1.570	0.70	0.750	5.7	HDPE Pipe Between Pond S6 and S7
PIPE S7	0.6	6.3	5293.1	5286.35	6.71	73.0	0.092	12	1.570	0.38	0.750	8.5	12" HDPE Pipe Between Pond S7 and Proposed SD MH. Invert= 86.35
PIPE S8	4.5	4.5	5298.0	5288.35	9.65	64.0	0.151	12	1.570	2.87	0.750	10.9	12" HDPE Pipe Between Pond S8 and Proposed SD MH. Invert=88.35).
PIPE N5	11.2	11.2	5298.0	5292.00	6.00	105.0	0.057	15	1.963	5.71	0.940	13.3	Between Pond S8 and connection with ex. SD MH, soffit equals soffet of existing 24" SD with invert of 85.35

	DESIGN Q (cfs)	PERIMETER L=4x0 (ft)	GRATE DESIGN ORIFICE EQUATION	COMPUTED H (ft)	USEH (ft)	OUTLET PIPE DESIGN ORIFICE EQUATION	AREA (SQ. FT.)	VELOCITY (FT/PERSEC)	D COMPUTED (ft)	D REQ'D (ft)	COMMENTS
PIPE S1	0.5	4.0	Q=2.8 x L(ft) x H(ft)^1.5	0.1	0.5		12	1.570	0.32	0.500	1.99 12" Nyloplast Inlet with 12"x12" grate and 12" HDPE Pipe outlet
PIPE S2	1.0	4.0	Q=2.8 x L(ft) x H(ft)^1.5	0.2	0.5		12	1.570	0.64	0.500	1.99 12" Nyloplast Inlet with 12"x12" grate and 12" HDPE Pipe outlet
PIPE S3	1.0	4.0	Q=2.8 x L(ft) x H(ft)^1.5	0.2	0.5		12	1.570	0.64	0.625	2.81 12" Nyloplast Inlet with 12"x12" grate and 12" HDPE Pipe outlet
PIPE S4	1.1	4.0	Q=2.8 x L(ft) x H(ft)^1.5	0.2	0.5		12	1.570	0.70	0.625	3.98 12" Nyloplast Inlet with 12"x12" grate and 12" HDPE Pipe outlet
PIPE S5	1.0	4.0	Q=2.8 x L(ft) x H(ft)^1.5	0.2	0.5		12	1.570	0.64	0.750	4.63 12" Nyloplast Inlet with 12"x12" grate and 12" HDPE Pipe outlet
PIPE S6	1.1	4.0	Q=2.8 x L(ft) x H(ft)^1.5	0.2	0.5		12	1.570	0.70	0.750	5.70 12" Nyloplast Inlet with 12"x12" grate and 12" HDPE Pipe outlet
PIPE S7	0.6	4.0	Q=2.8 x L(ft) x H(ft)^1.5	0.1	0.5		12	1.570	0.38	0.750	Between Pond S7 and connection with ex. SD MH, soffet equals soffet of existing 24" SD invert of 85.35 5.27
PIPE S8	4.5	6.0	Q=2.8 x L(ft) x H(ft)^1.5	0.4	0.5		12	1.570	2.87	0.750	6.69 18"x18" Nyloplast Inlet Grate and 12" HDPE Pipe Outlet from Pond S8 to proposed SD MH.
PIPE N5	11.2	8.0	Q=2.8 x L(ft) x H(ft)^1.5	0.6	0.6		12	1.570	7.13	0.750	24"x24" Nyloplast Inlet Grate and 12" HDPE Pipe Outlet from Pond N5 to Outlet at Regional 6.69 Pond.

WHPacific

MINXUAN LIN
NEW MEXICO
20068
10-30-2024
PROFESSIONAL ENGINEER

REVISIONS			
NO.	BY	DATE	REMARKS

SHEET INFO		
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CHECKED		
APPROVED		
LAST EDIT	10/30/2024	
PLOT DATE	10/30/2024	
SUBMITTAL		

SCALE 1:30

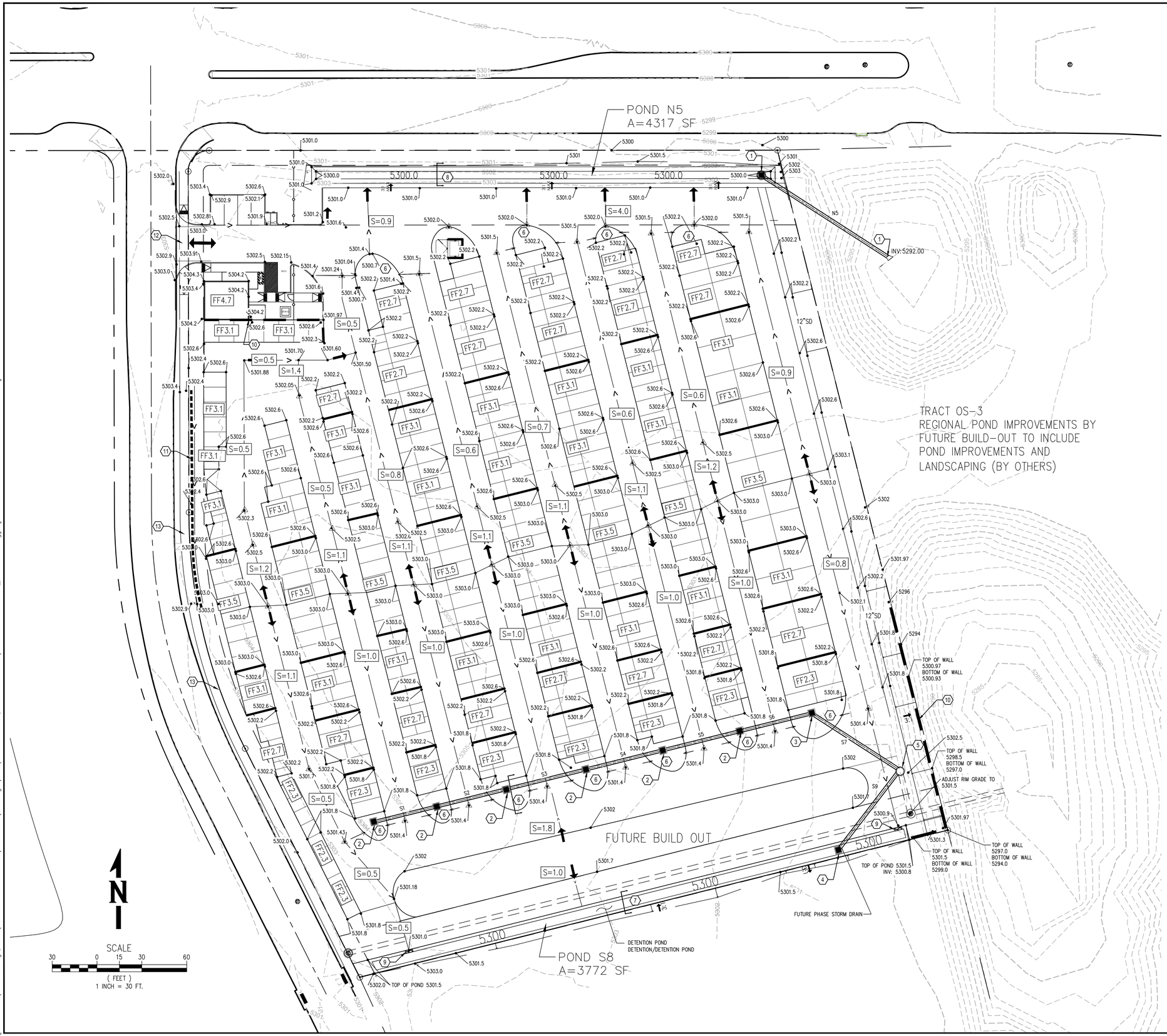
DRAWING FILE NAME
DRAINAGE PLAN

PROJECT NUMBER
MESA DEL SOL SELF STORAGE

SHEET NUMBER
2 of 2

[DATE: 10/30/2024 3:24 PM] [AUTHOR: alex.xilo] [PLOTTER: _DWG To PDF.pc3] [STYLE: WHP-Standard.ctb] [PATH: P:\MDS Storage, LLC\229024-A000325.00\Execution\Drawings\Civil\MDS STORAGE, LLC PLAN SET\DRAINAGE PLAN.dwg] [LAYOUT: 2 DRAINAGE PLAN]

XREF INDEX:



KEYNOTES:

1. INSTALL 24" NYLOPLAST DRAIN BASIN WITH 12" HDPE PIPE & END SECTION INV: 5292.00. SEE TABLES ON SHEET C-501 FOR DRAIN BASIN GRATE & INVERTS.
2. INSTALL 12" NYLOPLAST DRAIN BASIN WITH 12" HDPE STORM DRAIN LINE. SEE TABLES ON SHEET C-501 FOR GRATE ELEVATIONS & INVERTS.
3. INSTALL 12" NYLOPLAST DRAIN BASIN WITH 12" HDPE STORM DRAIN LINE CONNECTING TO NEW STORM DRAIN MANHOLE. SEE TABLES ON SHEET C-501 FOR GRATE ELEVATIONS AND INVERTS.
4. INSTALL 18" NYLOPLAST DRAIN BASIN WITH 12" HDPE PIPE CONNECTING TO NEW STORMDRAIN MANHOLE. INV : IN=5288.35. SEE TABLE FOR GRATE ELEVATIONS & INVERTS.
5. CONSTURCT 4' DIAMETER MANHOLE AT TERMINUS OF EXISTING 24" RCP STORM DRAIN. INVERT: IN =5285.93 OUT = 5285.83 RIM= 5302.5
6. TYPICAL MEDIAN POND CROSS SECTIONS PER SHEET C-501.
7. TYPICAL POND S8 CROSS SECTION ON SHEET C-501.
8. TYPICAL POND N5 CROSS SECTION ON SHEET C-501.
9. CONSTRUCT 5' WIDE STORM DRAIN RUNDOWN, 6" THICK RIP RAP INLET STRUCTURE.
10. BUILD RETAINING WALL. SEE STRUCTURAL PLAN FOR DETAILS.
11. BUILD GARDEN WALL, UP TO 24" VERTICAL SPLIT. SEE LANDSCAPING PLAN FOR DETAIL.
12. VALLEY GUTTER, SEE PAVING PLAN FOR DETAIL.
13. SIDEWALK PLAN, SEE PAVING PLAN FOR DETAIL.

LEGEND:

- STEPPED FOOTING (PER DETAIL 2.3 SHEET C-2.0)
- 5185 EXISTING CONTOURS
- SD SD PROPOSED STORM DRAIN PIPE
- PROPOSED RETAINING WALL
- PROPOSED GARDEN WALL
- PROPOSED INLETS
- FLOW DIRECTION
- FLOW DIRECTION TO PONDS
- STORM DRAIN RUNDOWN
- FF3.1 FINISHED FLOOR ELEVATION 5303.1
- 3:1 MAX SLOPE
- GRADE CONTROL POINT
- 5302 PROPOSED ELEVATION
- 5302 EXISTING ELEVATION
- SWALE
- S=1.0 SLOPE %
- CROSS SECTION

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 11/04/2024
BY:
HydroTrans # R16DA1004

THE APPROVAL OF THESE PLANS/REPORT SHALL NOT BE CONSTRUED TO BE A VIOLATION OF ANY PROVISION, ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUIRING CORRECTION OF ERRORS IN THE PLANS/REPORT. SPECIFICATIONS, OR CONSTRUCTION. SUCH APPROVED PLANS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.

APPROVAL OF GRADING & DRAINAGE PLAN(S) SHALL EXPIRE TWO (2) YEARS AFTER THE APPROAL DATE BY THE CITY IF NO BUILDING PERMIT HAS BEEN PULLED ON THE DEVELOPMENT.

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GRADING AND DRAINAGE PLAN

MESA DEL SOL SELF STORAGE

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C-1.0

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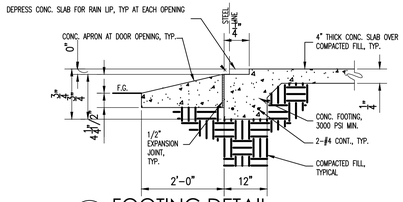
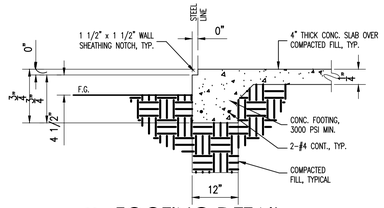
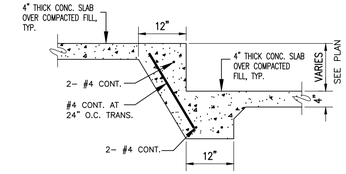
[PATH: P:\MDS Storage, LLC\229024-A000325.00\Execution\Drawings\Civil\MDS STORAGE, LLC PLAN SET\A000325-CX-G000_9-18-24.dwg] [LAYOUT: GRADING AND DRAINAGE PLAN]



2.1 FOOTING DETAIL
SCLAE: N.T.S.



2.2 FOOTING DETAIL
SCLAE: N.T.S.

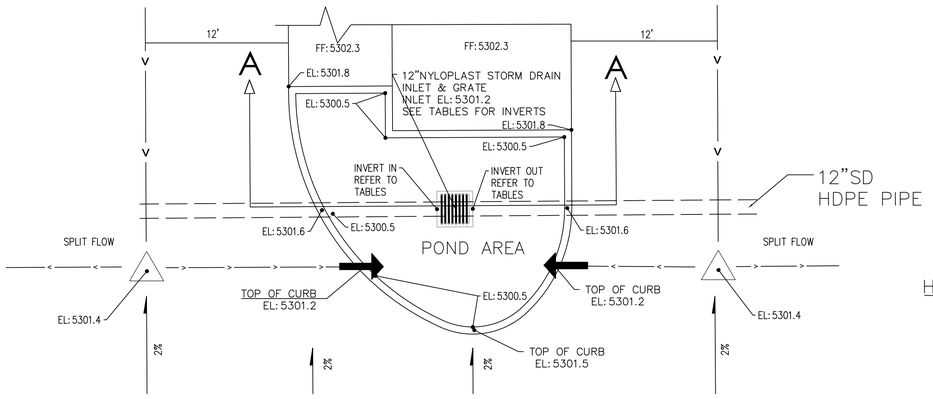


2.3 STEPPED FOOTING DETAIL
SCALE: N.T.S.

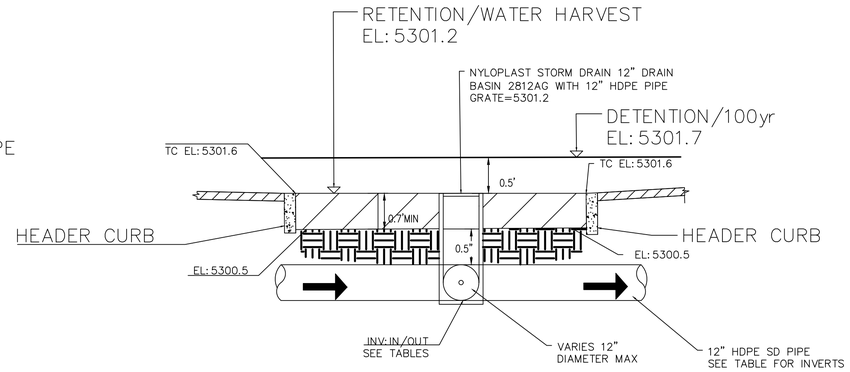
FOR REFERENCE ONLY REFER TO ARCHITECT PLANS

PIPE	DESIGN Q(cfs)	COMBINED Q(cfs)	INVERTS UPSTREAM	INVERTS DOWNSTREAM
PIPES1	0.5	0.5	5298.7	5298.5
PIPES2	1.0	1.5	5298.5	5298.2
PIPES3	1.0	2.5	5298.2	5297.7
PIPES4	1.1	3.6	5297.7	5296.6
PIPES5	1.0	4.6	5296.6	5294.7
PIPES6	1.1	5.7	5294.7	5293.1
PIPES7	0.6	6.3	5293.1	5286.35
PIPES8	4.5	4.5	5298.0	5288.35
PIPEN5	11.2	11.2	5298.0	5292.00

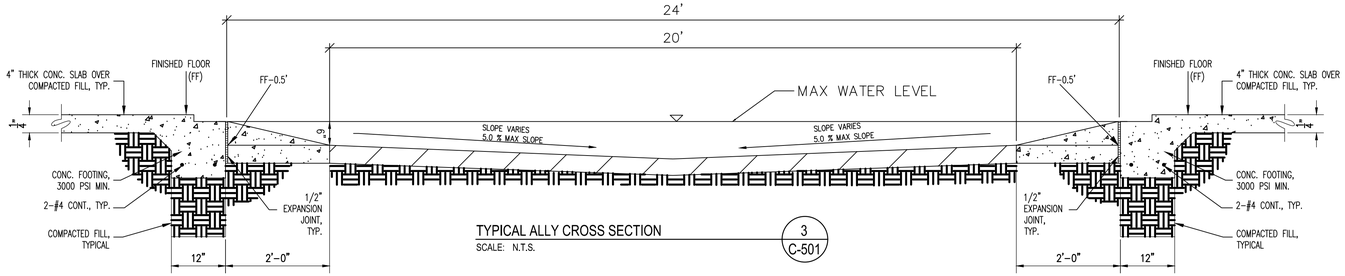
HDPE STORM DRAIN PIPE INVERT TABLE
SCALE: N.T.S.
6 C-501



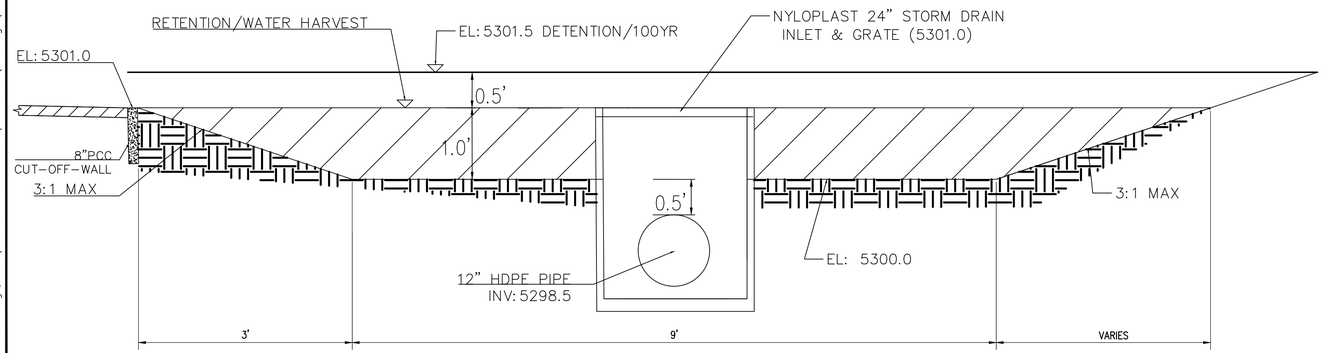
TYPICAL SOUTH MEDIAN POND
SCALE: N.T.S.
1A C-501



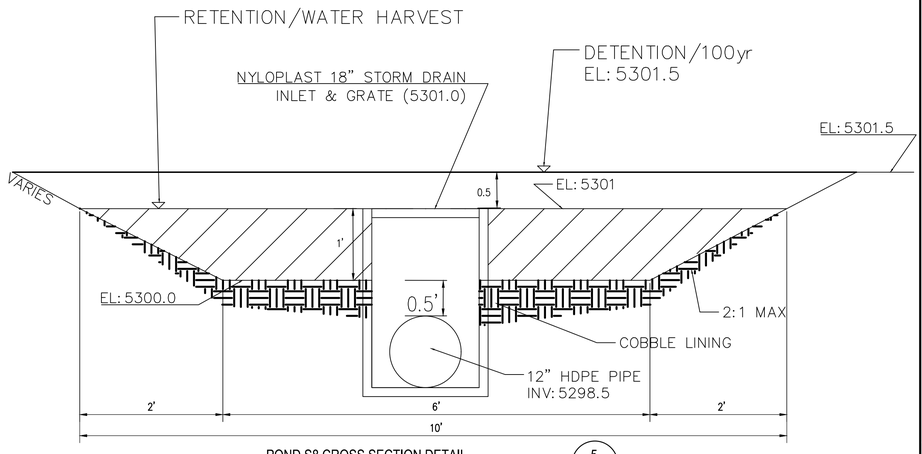
TYPICAL SOUTH MEDIAN POND SECTION DETAIL
SCALE: N.T.S.
2A C-501



TYPICAL ALLY CROSS SECTION
SCALE: N.T.S.
3 C-501



POND N5 CROSS SECTION
SCALE: N.T.S.
4 C-501



POND S8 CROSS SECTION DETAIL
SCALE: N.T.S.
5 C-501

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CIVIL DETAILS.

SCALE

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