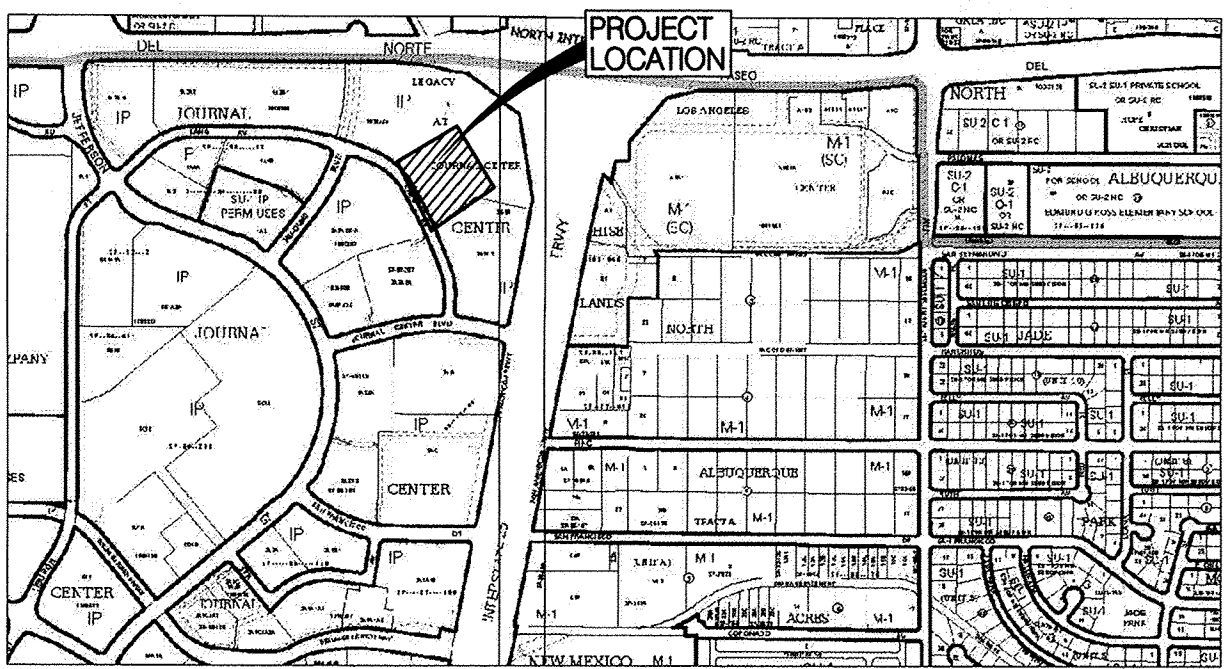


CONSTRUCTION PLANS
FOR
TRACT A-3-B LEGACY @ JOURNAL CENTER
MINOR PUBLIC INFRASTRUCTURE
IMPROVEMENTS
ALBUQUERQUE, NEW MEXICO

APPROVED AS RECORD DRAWINGS
DESIGN REVIEW SECTIONS
CITY CONSTRUCTION ENGINEER
DATE: 11/29/2017



VICINITY MAP D-17-Z, D-18-Z

NOTICE TO CONTRACTORS

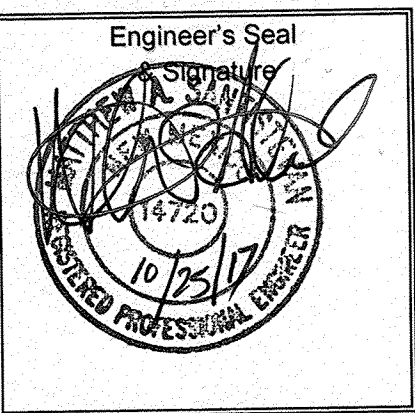
- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE NO. 9.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- SEVEN (7) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT, TO THE CONSTRUCTION COORDINATION DIVISION, A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONST. COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY CONSTRUCTION COORDINATION ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO SECTION 19 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
- ALL WORK AFFECTING ARTERIAL ROADWAYS MAY REQUIRE TWENTY-FOUR HOUR CONSTRUCTION.
- ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED W/ PLASTIC REFLECTORIZED PAVEMENT MARKING BY CONTRACTOR TO THE SAME LOCATION AS EXISTING, OR AS INDICATED BY THIS PLAN SET.
- CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE CITY SURVEYOR MAY TAKE NECESSARY MEASURES TO ENSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE CITY SURVEYOR AND SHALL NOTIFY THE CITY SURVEYOR AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEYOR. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATIONS OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
- CONTRACTOR SHALL RECORD DATA ON ALL UTILITY LINES AND ACCESSORIES AS REQUIRED BY THE CITY OF ALBUQUERQUE AND ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY FOR THE PREPARATION OF "AS CONSTRUCTED" DRAWINGS. CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAS BEEN RECORDED.
- CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY GRAFFITI FROM ALL EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
- THE CONTRACTOR SHALL COORDINATE WITH THE WATER AUTHORITY SEVEN (7) DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE. WORK REQUIRING SHUTOFF OF WELL COLLECTORS, TRANSMISSION LINES, OR FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTOFF REQUESTS MUST BE MADE ONLINE AT http://abqewa.org/Water_Shut_off_and_Turn_on_Procedures.aspx

THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED

- ☒ ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
- ☐ BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
- ☐ TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE ENGINEER.
- ☐ SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
- ☐ IF CURB IS DEEPRESSED FOR A DRIVEPAD, THE DRIVEPAD SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB AND GUTTER.
- ☐ ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.
- ☒ THE REQUESTOR OR DEVELOPER SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ALL CURB AND GUTTER OR SIDEWALK DAMAGED AFTER APPROVAL BY THE CITY ENGINEER OF WORK COMPLETED BY THE CONTRACTOR.

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Matthew A. Santistevan of the firm of Bohannon-Huston, Inc., a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as shown on these drawings (Tract A-3-B Legacy @ Journal Center Minor Public Infrastructure Improvements) has been inspected by me or by a qualified person under my direct supervision and has been constructed in accordance with the plans and specifications and that the original design intent of the approved plans has been met, except as noted by me on the as-built construction drawings. This Certification is based on site inspections by me or personnel under my direction and survey information provided by the contractor, Franklin's Earthmoving Inc. and the surveyor, Christopher A. Medina, NMPLS 15702.



THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTRACTING WITH A REGISTERED PROFESSIONAL ENGINEER FOR CONSTRUCTION ENGINEERING SERVICES (CITY OF ALBUQUERQUE REQUIRED INSPECTIONS DURING CONSTRUCTION). THE ENGINEER SHALL BE LICENSED IN THE STATE OF NEW MEXICO. THE ENGINEER SHALL BE RESPONSIBLE FOR CONSTRUCTION OVERSIGHT, CONSTRUCTION OBSERVATION REPORTS, CERTIFICATION CLOSE OUT AND ACCEPTANCE BY THE CITY IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION 1986 EDITION AS REVISED THROUGH UPDATE #9.

THE CONTRACTOR SHALL PREPARE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN AND OBTAIN APPROVAL OF SUCH PLAN FROM THE CITY OF ALBUQUERQUE, TRAFFIC ENGINEERING DEPARTMENT, PRIOR TO BEGINNING ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.

INDEX

SHEET NUMBER	DESCRIPTION
1	COVER SHEET
2A	PLAT (FOR INFORMATION ONLY)
2B	PLAT (FOR INFORMATION ONLY)
2C	GRADING PLAN (FOR INFORMATION ONLY)
2D	EROSION & SEDIMENT CONTROL PLAN
3	DEMOLITION PLAN / UTILITY PLAN / PAVING PLAN

NOTES

- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
- ALL CURVE DATA AND DIMENSIONS REFER TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.
- ANY ADDITIONAL GRADING REQUIRED TO MATCH PROPOSED STREET GRADES SHALL BE INCIDENTAL TO PAVING ITEMS.
- CONTRACTOR SHALL PROVIDE THE INSPECTORS, (CITY AND PRIVATE) WITH THE PROPOSED HYDROSTATIC TESTING PLAN. THE PLAN MUST BE APPROVED BEFORE TESTING OPERATIONS BEGIN.
- REMOVAL AND REPLACEMENT OF THE EXISTING CURB & GUTTER SHALL BE AS PER COA STD. DWG. 2415 (SAWCUT ONLY). REMOVE CURB TO NEAREST JOINT. REMOVAL AND REPLACEMENT OF EXISTING SIDEWALK SHALL BE TO NEAREST JOINT.
- ELECTRONIC MARKER SPHERES (EMS) WILL BE PLACED ACCORDING TO SECTION 170 OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #9.
- CURB AND GUTTER, SIDEWALKS, AND DRIVE PADS SHALL MATCH THE ELEVATIONS OF ABUTTING EXISTING AREAS AS SHOWN ON THE PLANS OR AS DIRECTED BY THE PROJECT ENGINEER.
- THE SUBGRADE PREP SHALL EXTEND ONE FOOT BEYOND THE FREE EDGE OF NEW CURB AND GUTTER AND SIDEWALK.
- CONTRACTOR TO TEST SUBGRADE R-VALUE PRIOR TO CONSTRUCTION. IN THE EVENT THE R-VALUE IS LESS THAN 50, REMOVE 2 FEET OF SUBGRADE MATERIAL AND IMPORT MATERIAL WITH R-VALUE GREATER THAN 50 OR CONTACT THE ENGINEER IMMEDIATELY SO THE PAVEMENT SECTION CAN BE MODIFIED.

CONSTRUCTION NOTES:

- THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS.
- ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.
- DISPOSAL SITE FOR ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE CONSTRUCTION ENGINEER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL SITE AND HAUL THERE TO SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING THE EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION ENGINEER.
- CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS IS THE RESPONSIBILITY OF THE CONTRACTOR. ANY COSTS INCURRED FOR REPAIRS SHALL BE THE COST OF THE CONTRACTOR.
- OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
- THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E. BARRICADING, SURFACE DISTURBANCE).
- ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), U.S. DEPARTMENT OF TRANSPORTATION, LATEST EDITION.
- THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.
- ALL SAWCUT PAVEMENT SHALL HAVE A UNIFORM EDGE AND BE SPRAYED WITH TACK.
- THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DAMAGE TO EXISTING PAVEMENTS, PAVEMENT MARKINGS, CURB & GUTTER, DRIVE PADS, STRIPING & SIGNAGE, WHEELCHAIR RAMPS, AND SIDEWALK DURING CONSTRUCTION, APART FROM THOSE SECTIONS INDICATED FOR REMOVAL ON THE PLANS AND SHALL REPAIR OR REPLACE PER COA STANDARDS, AT HIS OWN EXPENSE.
- ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.652.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL CONSTRUCTION SIGNAGE UNTIL THE PROJECT HAS BEEN ACCEPTED BY THE CITY OF ALBUQUERQUE.
- ALL SWPPP EROSION CONTROL MEASURES MUST BE REMOVED FROM THE RIGHT OF WAY PRIOR TO FINAL ACCEPTANCE.
- MAINTAIN PEDESTRIAN PATHWAYS AND ACCESSIBLE ROUTE DURING CONSTRUCTION OR PROVIDE SIDEWALK CLOSED SIGNAGE.

Bohannon & Huston
www.bhinc.com 800.877.5332

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
ENGINEERS STAMP & SIGNATURE		APPROVALS		ENGINEER		DATE	
		DRC Chairman	<i>Matthew A. Santistevan</i>	3/28/17	APPROVED FOR CONSTRUCTION CITY ENGINEER DATE 6/19/17		
		Transportation	<i>Christopher A. Medina</i>	3/1/17			
		Water/Wastewater	<i>Christopher A. Medina</i>	2/28/17			
		Hydrology	<i>Christopher A. Medina</i>	5/16/17			
		Parks					
Const. Mngmt.							
Const. Coord.							
DRB CASE NUMBER		CITY PROJECT NO.		650183		SHEET 1 OF 3	

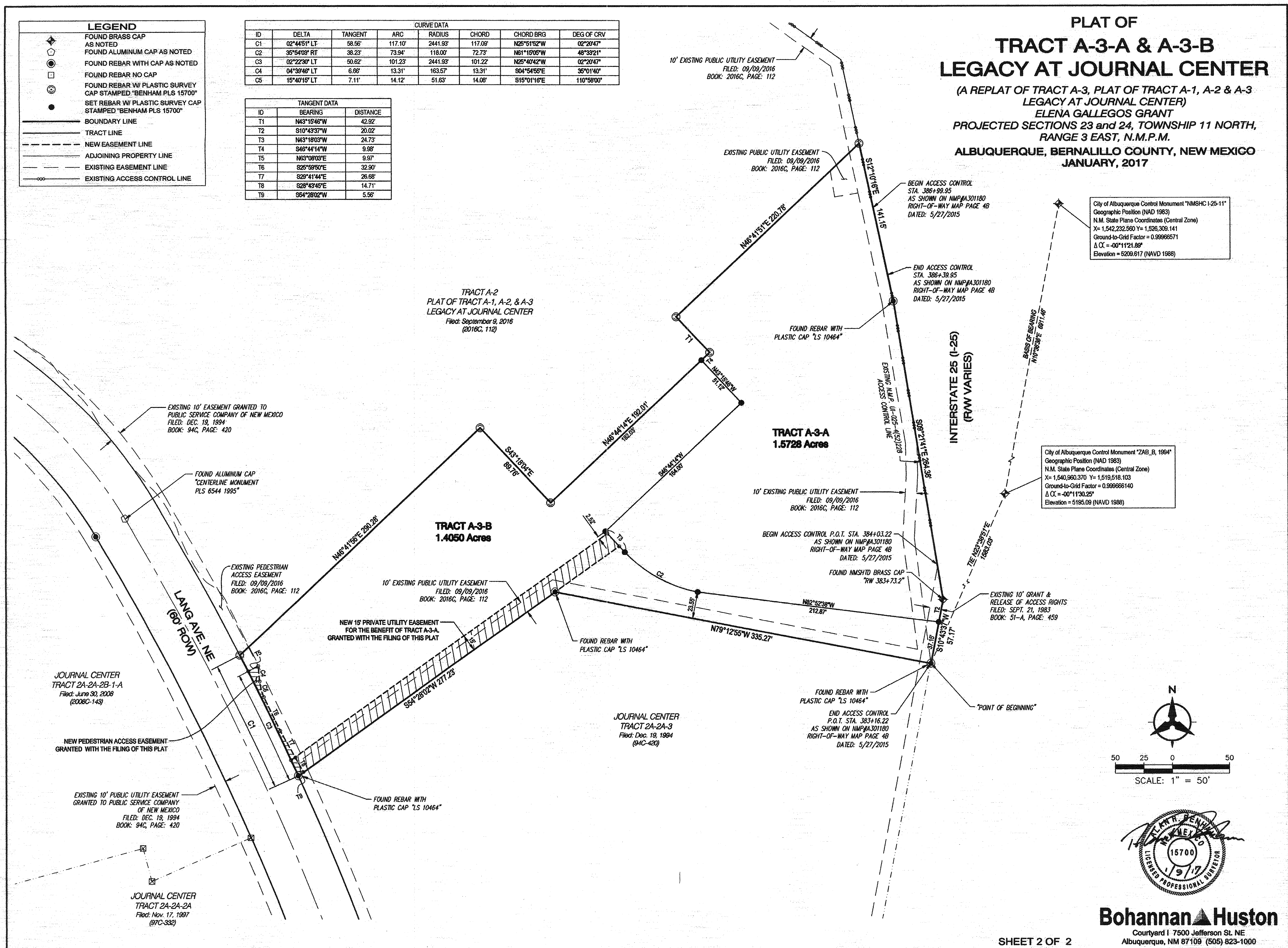


1. DRB No. _____
2. Zone Atlas Index Number: D-17 & D-18.
3. INTENTIONALLY OMITTED
4. Gross Subdivision Acreage: **2.9779 Acres.**
5. Total number of Lots/Fracts Created: 2
6. 0 miles public street and private right-of-way created.
7. Date of Survey: May, 2016.
8. Plat is located within the Elena Galegos Grant, projected Sections 23 & 24, Township 11 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, City of Albuquerque, New Mexico

The purpose of this Plat is to subdivide Tract A-3 of PLAT OF TRACT A-1, A-2 & A-3 LEGACY AT JOURNAL CENTER, 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 September 9, 2016 in Book 2016C, Page 112 into two (2) Tracts; to grant new easements.

P:\20170053\SURVEY\GRAPHICS\REPLAT TRACT A-3\REPLAT-A-3.dwg
Mon, 9-Jan-2017 - 2:02:pm, Plotted by: VRAMOS

SHEET 1 OF 2





OVERALL DRAINAGE NARRATIVE

EXISTING CONDITIONS:

THE SITE IS LOCATED AT THE SOUTHWEST INTERSECTION OF PASEO DEL NORTE AND INTERSTATE 25. THE 14.6 ACRE SITE IS CURRENTLY DIVIDED INTO ONE UNDEVELOPED TRACT (TRACT A). THE SITE SLOPES FROM EAST TO WEST INTO AN EXISTING RETENTION POND IN THE NORTHWEST CORNER OF THE SITE. REVIEW OF CITY OF ALBUQUERQUE AND NEW MEXICO DEPARTMENT OF TRANSPORTATION HYDROLOGY FILES AND REPORTS AND THE EXISTING TOPOGRAPHIC SURVEY REVEALS THE LOCATIONS OF EXISTING AND FUTURE DISCHARGE POINTS. ACCORDING TO THE "PART 2 DRAINAGE REPORT FOR THE I-25 / PASEO DEL NORTE INTERCHANGE RECONSTRUCTION DESIGN BUILD PROJECT" (INCLUDED IN THIS SUBMITTAL, HEREON REFERRED TO AS NMDOT DRAINAGE REPORT) THERE ARE TWO INTENDED DISCHARGE POINTS FOR THIS SITE.

A NMDOT TYPE I MDI WAS INSTALLED DURING THE I-25 / PASEO DEL NORTE RECONSTRUCTION PROJECT. THIS INLET AND ASSOCIATED 36" STORM DRAIN PIPE WERE INSTALLED AND DESIGNED FOR THE FUTURE DEVELOPMENT OF THIS PROPERTY. THERE IS AN ALLOWABLE DISCHARGE OF 68 CFS TO THIS INLET THAT OUTFALLS INTO THE SOUTH DOMINGO RACA ARROYO.

THERE IS AN EXISTING 42" LOCATED AT THE NORTHWEST CORNER OF THE SITE THAT WILL BE EXTENDED FOR FUTURE USE. PER THE NMDOT DRAINAGE REPORT, A THIRD OF THE SITE IS ANTICIPATED TO DISCHARGE TO THIS OUTFALL UNDER DEVELOPED CONDITIONS. CURRENTLY THE REMAINDER OF THE SITE DRAINS DIRECTLY TO THE EXISTING LARGE RETENTION POND.

BASED ON THE NMDOT DRAINAGE REPORT ALL EXISTING INFRASTRUCTURE CURRENTLY IN PLACE TO SERVE THE SITE WILL ALLOW FOR FREE DISCHARGE WITH NO DETENTION REQUIREMENTS.

OFFSITE DRAINAGE CONSIDERATIONS

PER THE NMDOT DRAINAGE REPORT, THERE IS CURRENTLY 37CFS WITHIN LANG AVE. THAT HEADS WEST AND NORTH INTO HEADLINE AND EVENTUALLY INTO THE EXISTING RETENTION POND. THIS DRAINAGE WILL ULTIMATELY OUTFALL DIRECTLY INTO THE EXISTING 42" PUBLIC STORM DRAIN SOUTH OF PASEO DEL NORTE.

FEMA FLOOD MAP CONSIDERATIONS

PER THE RECENTLY REVISED FEMA MAP PANEL 32001C0137H, THE SITE NO LONGER LIES WITHIN A DESIGNATED FEMA FLOOD ZONE DUE TO THE RECENT IMPROVEMENTS ASSOCIATED WITH THE PASEO-I-25 CONSTRUCTION.

PROPOSED CONDITIONS:

THE SITE WILL BE DEVELOPED IN PHASES, WITH THE CENTER PARCEL BEING DEVELOPED FIRST. ALL FUTURE SUBMITTALS SHALL ADHERE TO THIS MASTER DRAINAGE REPORT MOVING FORWARD.

ONSITE BASINS WILL BE DIVIDED INTO THREE CATEGORIES. BASIN B1 WILL ULTIMATELY OUTFALL INTO THE EXISTING 36" STUB AT THE NORTH END OF THE SITE. BASIN B2 WILL OUTFALL INTO THE EXISTING PUBLIC 42" STORM DRAIN AT THE NORTHWEST CORNER OF THE SITE AND A SMALLER BASIN 3 WILL HAVE TO OUTFALL DIRECTLY INTO LANG AVE, WHICH ULTIMATELY DRAINS TO THE EXISTING 42" PUBLIC STORM DRAIN VIA SURFACE FLOW. SUBBASINS FOR BASINS B1 AND B2 HAVE BEEN SHOWN BASED ON THE CURRENT GRADING AND DRAINAGE (SEE BASIN MAP AND ULTIMATE DEVELOPED CONDITIONS BASIN TABLE). FUTURE SUBMITTALS WILL HELP DEFINE THESE BASIN BOUNDARIES FURTHER AS WELL AS SIZE THE ASSOCIATED STORM DRAINAGE IMPROVEMENTS. PONDS AND WATER HARVESTING AREAS WILL BE CONSTRUCTED WITHIN BOTH BASINS B-1 AND B-2 TO AIDE IN ACHIEVING THE FIRST FLUSH REQUIREMENTS.

-BASIN 1 (B1)-

THE EASTERN PORTION OF THE SITE (BASIN 1) WILL DISCHARGE APPROXIMATELY 45 CFS TO THE NMDOT INLET AND STORM DRAIN PIPE LOCATED AT THE NORTHERN EDGE OF THE SITE. THIS IS LESS THAN THE CURRENT CAPACITY AS NOTED ABOVE (68CFS).

BASIN B1-A WILL DRAIN TO A NEW STORM DRAIN SYSTEM THAT ULTIMATELY OUTFALLS DIRECTLY TO POND A. BASIN B1-F WILL ALSO DISCHARGE TO POND A VIA SURFACE FLOW AND RUNDOWN. A NEW INLET WILL BE PLACED IN POND 'A' AT AN ELEVATION OF 5170 TIED TO THE EXISTING 36" STUB TO ALLOW FOR FIRST FLUSH PONDING ASSOCIATED WITH BASIN B1-A AND B1-F. (SEE PLAN FOR POND 'A' DEPTH AND VOLUME).

BASINS B1-B, B1-C AND B1-D (WITH THE EXCEPTION OF THE ROOF) WILL ENTER WATER HARVESTING AREAS LOCATED THROUGHOUT THE PARKING AREA ISLANDS AND THEN BE CONVEYED TO A NEW STORM DRAIN SYSTEM TIED TO THE EXISTING 36" STORM DRAIN.

BASIN B1-E WILL DRAIN VIA SURFACE FLOW INTO INLETS LOCATED AT THE WEST END OF THE SITE AND DAYLIGHT INTO POND B. A NEW INLET WILL BE PLACED IN POND 'B' AT AN ELEVATION OF 5168 AND TIED TO THE EXISTING 36" STUB TO ALLOW FOR FIRST FLUSH PONDING (SEE PLAN FOR POND 'B' DEPTH AND VOLUME).

DURING LARGE STORM EVENTS, THE INLETS LOCATED WITHIN POND 'A' AND POND 'B' WILL BE SIZED TO ACCEPT THE 'Q' ASSOCIATED WITH THE 100YR. 6HR STORM EVENT SPECIFIC TO BASINS B1-A, B1-E AND B1-F (18.5CFS). IN ADDITION THE EXISTING NMDOT INLET (TIG ELEVATION = 5168.10) WILL ACT AS AN EMERGENCY OVERFLOW IN THE EVENT ANY INLETS OR STRUCTURE GETS CLOGGED.

THE TOTAL RETENTION VOLUME WITHIN THESE PONDS COMBINED WITH THE WATER HARVESTING CREATED WITHIN THE PARKING ISLANDS WILL EXCEED THE REQUIREMENTS FOR FIRST FLUSH FOR BASIN B1 (APPROX. 10,000CF).

THE NORTHWEST PORTION OF THE SITE (BASIN 2) WILL DISCHARGE APPROXIMATELY 26.2 CFS TO EXISTING CITY OF ALBUQUERQUE STORM DRAIN SYSTEM PARALLELING PASEO DEL NORTE. THIS IS LESS THAN THE ALLOWABLE Q WHICH IS 30CFS. ONSITE PONDING WILL BE PLACED THROUGHOUT THE SITE TO AIDE IN ACHIEVING THE CITY OF ALBUQUERQUE'S FIRST FLUSH REQUIREMENTS.

A SMALL BASIN (BASIN 3) WILL DISCHARGE APPROXIMATELY 3.5 CFS DIRECTLY TO LANG AND AS NOTED ABOVE WILL DRAIN WEST AND THEN NORTH INTO THE VACATED HEADLINE ROAD WHERE IT WILL ENTER THE EXISTING 42" STORM DRAIN VIA INLETS AND PONDS.

GIVEN THE INFORMATION PRESENTED WITHIN THIS OVERALL DRAINAGE MANAGEMENT PLAN THE DRAINAGE ASSOCIATED WITH THE ULTIMATE CONDITIONS FOR THIS SITE WILL ADHERE TO THE NMDOT DRAINAGE REPORT AND CITY REQUIREMENTS. SUPPLEMENTAL DRAINAGE MANAGEMENT PLANS SPECIFIC TO THE VARIOUS DEVELOPMENTS MUST ADHERE TO THIS PLAN AS NECESSARY AND WILL BE REQUIRED TO REQUEST BUILDING PERMIT APPROVAL WITH THIS SUBMITTAL WE ARE SEEKING MASTER GRADING AND DRAINAGE APPROVAL IN SUPPORT OF FUTURE BUILDING PERMIT APPROVAL AND PUBLIC WORK ORDER APPROVAL IF NECESSARY.

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ARCHITECTURE / DESIGN / INSPIRATION

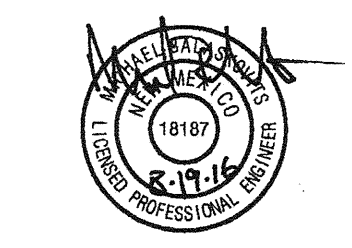
**DEKKER
PERICH
SABATINI**

7601 JEFFERSON NE, SUITE 100
ALBUQUERQUE, NM 87109

505.761.9700 / DPSDESIGN.ORG

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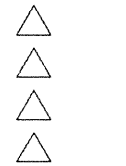
ENGINEER



PROJECT

LEGACY @ JOURNAL CENTER
5151 LANG AVENUE NE
Albuquerque, New Mexico 87109

REVISIONS



DRAWN BY

MHS

REVIEWED BY

MJB

DATE

PROJECT NO.

16-0068

DRAWING NAME

OVERALL

DRAINAGE

MANAGEMENT PLAN

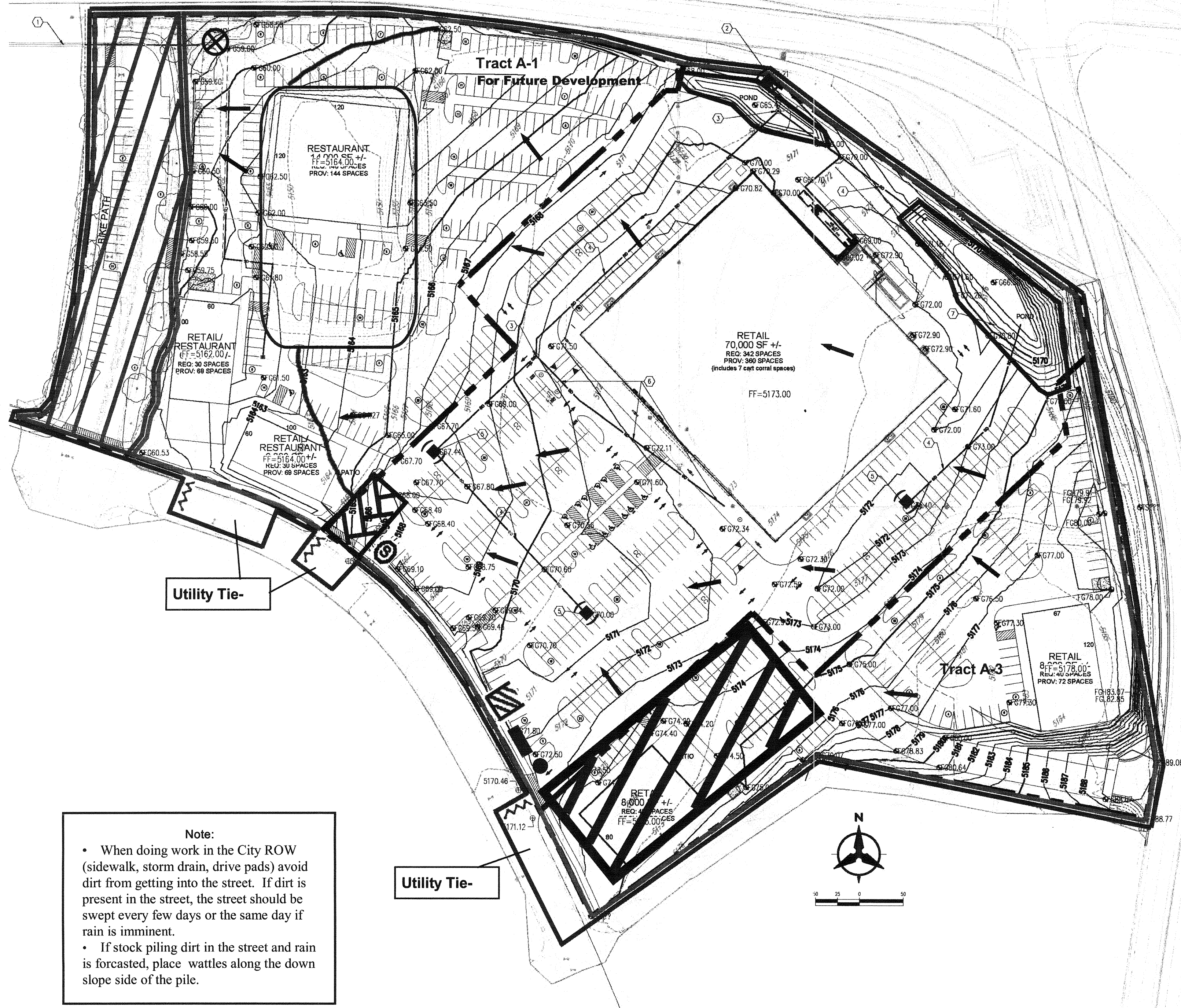
SHEET NO.

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OF

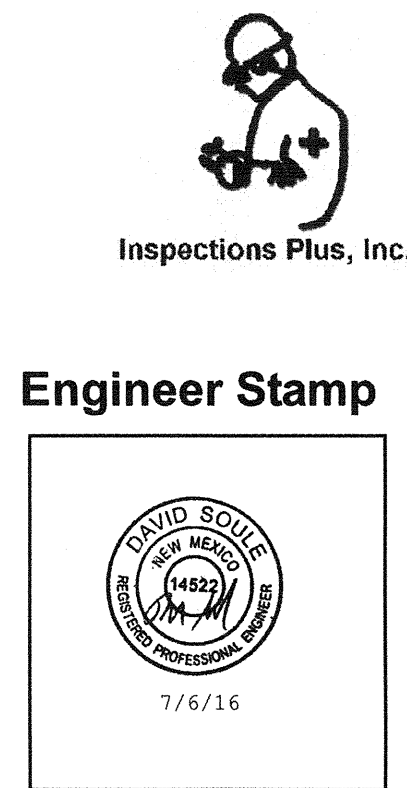
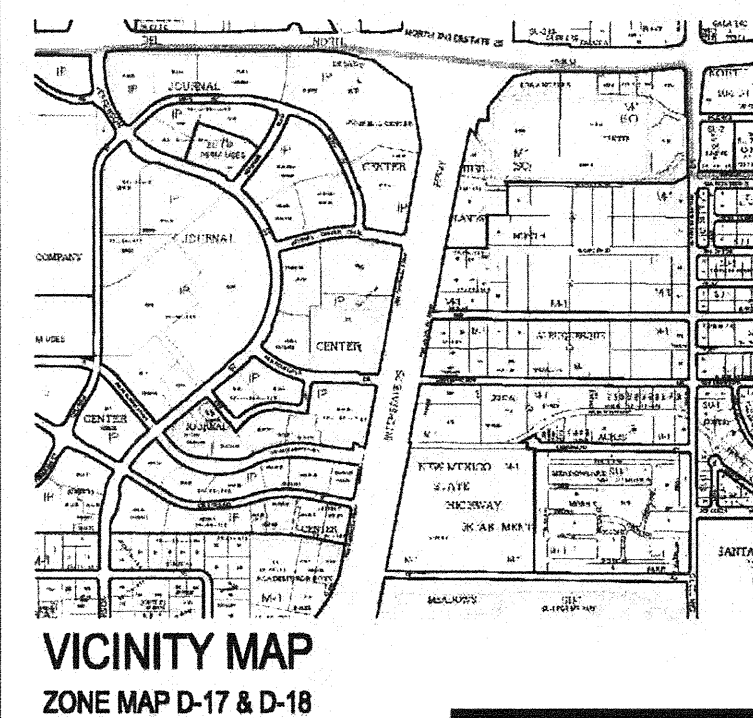
RECORD DRAWINGS

ENGINEER'S SEAL			SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
				FIELD NOTES	ALBUQUERQUE SURVEY CONTROL			
				NO.	BY	DATE	CONTRACTOR <i>STAN KLIN'S</i> DATE <i>7/14/17</i>	
							WORK COMPLETED BY <i>Teresa Lina Sadeles</i> DATE <i>7/14/17</i>	
							INSPECTOR'S ACCEPTANCE BY <i>B.H.I.</i> DATE <i>7/14/17</i>	
							FIELD LOCATION BY <i>Teresa Lina Sadeles</i> DATE <i>7/14/17</i>	
							DRAWINGS CORRECTED BY <i>Teresa Lina Sadeles</i> DATE <i>7/14/17</i>	
							MICRO-FILM INFORMATION	
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Note:

- When doing work in the City ROW (sidewalk, storm drain, drive pads) avoid dirt from getting into the street. If dirt is present in the street, the street should be swept every few days or the same day if rain is imminent.
- If stock piling dirt in the street and rain is forecasted, place wattles along the down slope side of the pile.



Legend

Erosion Sediment Control Plan

- Project Perimeter & Disturbed Area
- Silt Fence
- Pre Flow
- Flow
- Outfall
- Posting Sign
- Staging Area
- Stabilized Construction Entrance
- Trash Receptacle
- Chemical Toilet
- Concrete Washout
- Retention Pond
- Inlet Protection
- Proposed Storm Inlet
- Swale
- Mulch Socks
- Future Development

Legacy @ Journal Center

Receiving Waters and Critical Habitat: Rio Grande is located 3.9 miles to the NorthWest.

Impairments: Pathogens, Water Temperature, PCB's, Dissolved oxygen.

Grade: Before and After 1.5% to 6%

RECORD DRAWINGS

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL		REVISIONS		DESIGNED BY		DRAWN BY		CHECKED BY	
CONTRACTOR	DATE	ALBUQUERQUE SURVEY CONTROL	MONUMENT "NMSHC 1-25-11"	NO.	BY	DATE		NO.	DATE		DATE		DATE		DATE
WORKED BY	DATE	INSPECTOR'S	NEW MEXICO STATE PLANE COORDINATES:												
ACCEPTANCE BY	DATE	VERIFICATION BY	CENTRAL ZONE (NAD 83) AS PUBLISHED:												
DRAWINGS	DATE	REVISIONS	E=1,542,232.560												
REVISIONS	DATE	REVISIONS	N=1,526,309.141												
REVISIONS	DATE	REVISIONS	DELTA ALPHA= -001121.89"												
REVISIONS	DATE	REVISIONS	GROUND TO GRID FACTOR=0.9996571												
REVISIONS	DATE	REVISIONS	ELEVATION= 5209.617 (NAVD 83)												

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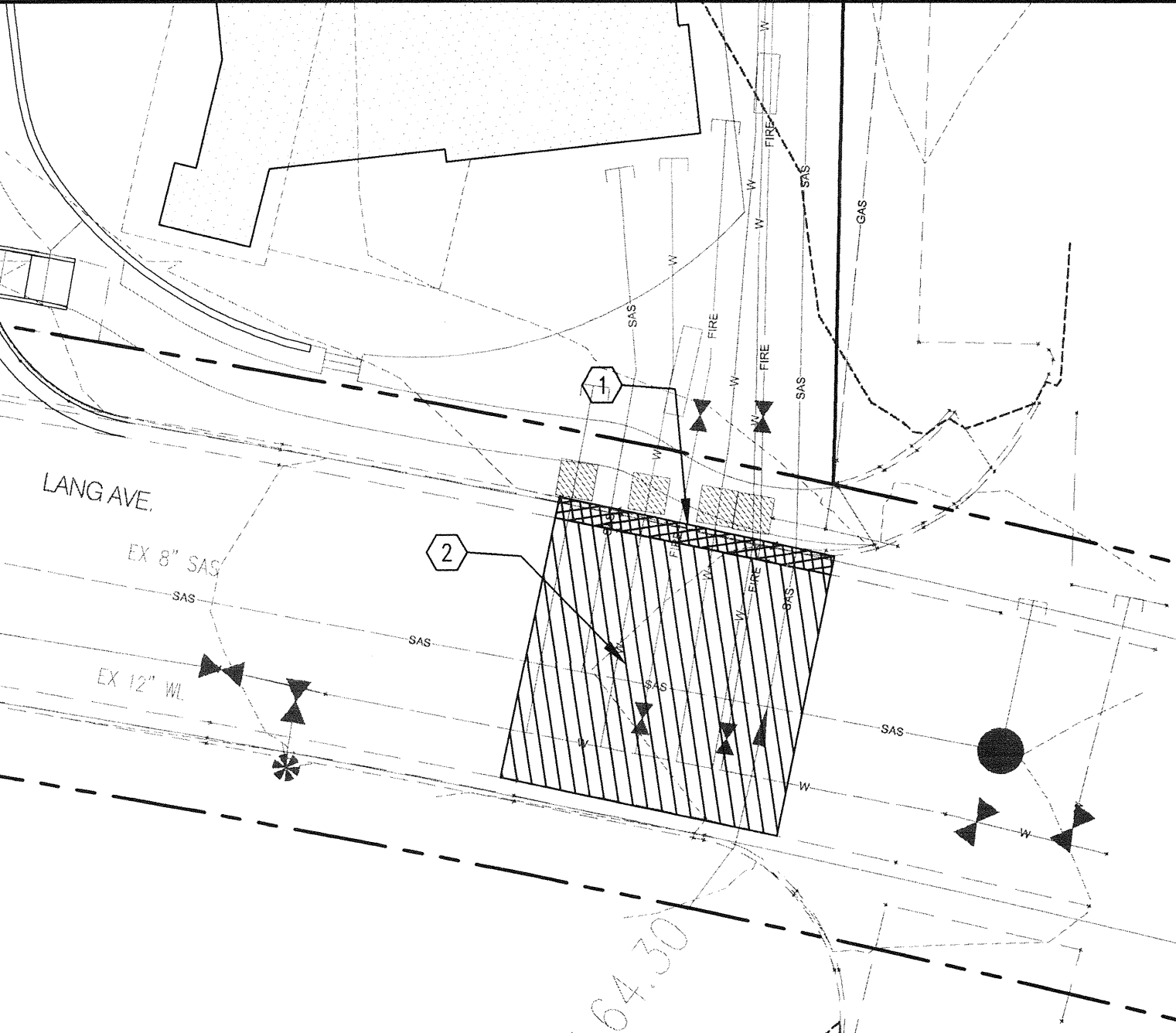
CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT

TRACT A-3-B LEGACY @ JOURNAL CENTER
EROSION & SEDIMENT CONTROL PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
APPROVED MAR 08 2017 DESIGN REVIEW COMMITTEE	APPROVED JUN 19 2017 CITY ENGINEER		

DESIGNED BY: [] DATE: []
DRAWN BY: [] DATE: []
CHECKED BY: [] DATE: []

PROJECT NO. 650183 ZONE MAP NO. D-17 & D-18 SHEET 2D OF 3

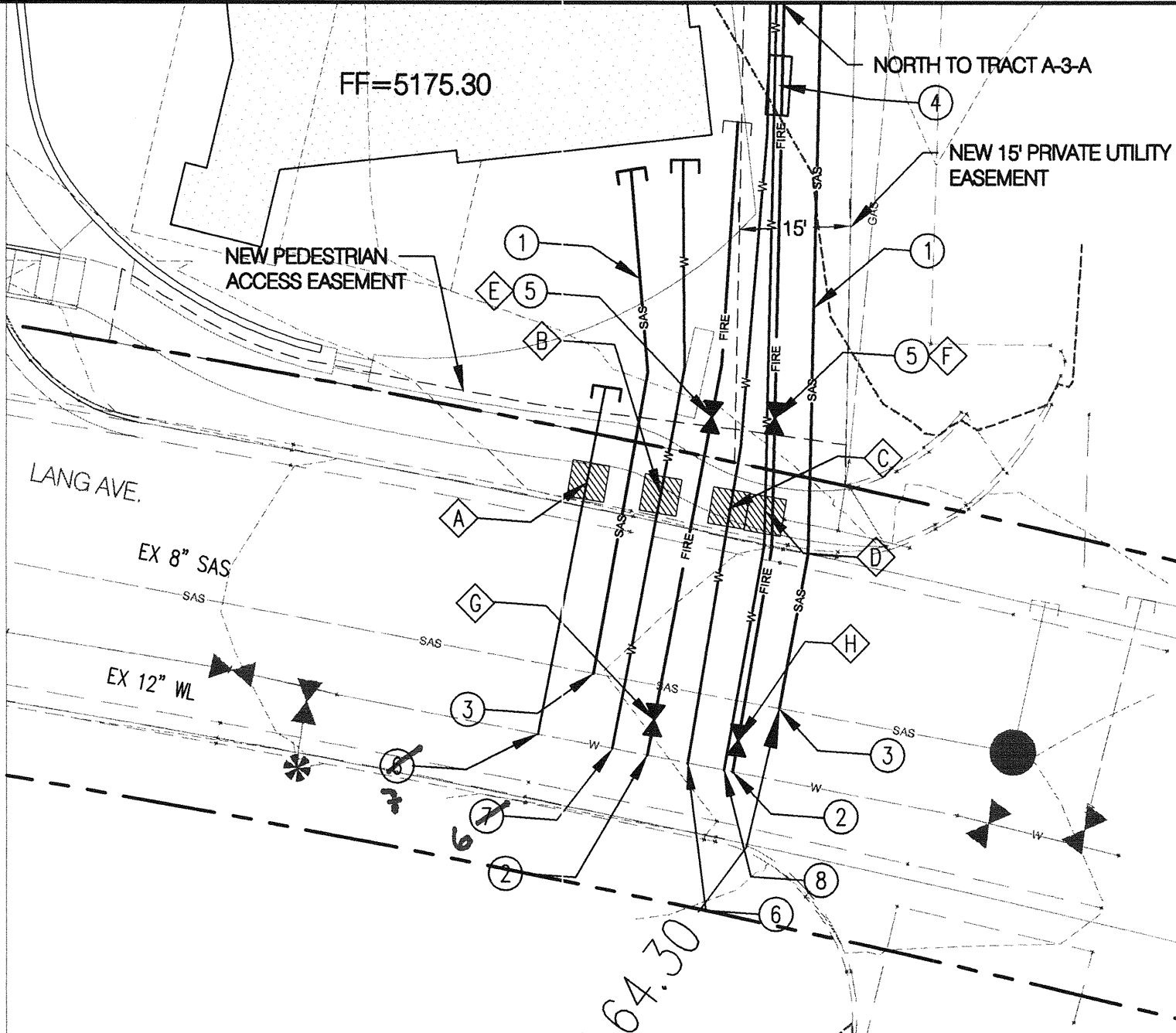


A DEMOLITION PLAN
SCALE: 1"=20'

DEMOLITION KEYNOTES

1. REMOVE & DISPOSE EXISTING CURB & GUTTER
2. SAW-CUT EXISTING ASPHALT TO CLEAN EDGE AND REMOVE. IF EXISTING ROADWAY CRACKS ARE WITHIN 3' OF SAW-CUT, CONTRACTOR SHALL INCLUDE THE CRACKS WITHIN REMOVAL AND REPLACEMENT

NOTE:
CONTRACTOR SHALL COORDINATE ALL DEMOLITION WORK TO DETERMINE EXACT LIMITS OF REMOVAL



B UTILITY PLAN
SCALE: 1"=20'

UTILITY KEYNOTES

1. SEE ONSITE PLANS FOR CONTINUATION.
2. CONNECT 6" FIRE LINE TO EXISTING 12" WATER LINE, NON-PRESSURE CONNECTION, INSTALL 12" TEE W/ RESTRAINED JOINTS, 1-6" GATE VALVE W/ BOX & LID PER C.O.A. STD. DWG. 2326 & 2329(RING AND COVER). EXTEND TO PROPERTY LINE. SEE ONSITE PLANS FOR CONTINUATION.
3. CONNECT 6" SANITARY SEWER TO EXISTING 8" SANITARY SEWER PER C.O.A. STD. DWG. 2125. MAKE CONNECTION WITH A TEE WYE
4. DOMESTIC REDUCED PRESSURE BACKFLOW PREVENTION AND 6" REDUCED BACKFLOW PREVENTION DEVICE IN A HEATED ENCLOSURE. SEE ONSITE PLANS FOR DETAILS.
5. INSTALL 1-6" PRIVATE GATE VALVE W/ BOX & LID PER C.O.A. STD. DWG. 2326 & 2329(RING AND COVER). RESTRAIN ENTIRE LENGTH. SEE ONSITE PLANS FOR CONTINUATION.
6. INSTALL 3/4" WATER METER PER COA STD DWG 2361. SEE ONSITE PLANS FOR CONTINUATION.
7. INSTALL 1 1/2" WATER METER PER COA STD DWG 2367. SEE ONSITE PLANS FOR CONTINUATION.
8. INSTALL 2" WATER METER PER COA STD DWG 2367. SEE ONSITE PLANS FOR CONTINUATION.

NOTE:
TRACER WIRE SHALL BE SECURED TO ALL INFRASTRUCTURE WITHIN PUBLIC RIGHT-OF-WAY

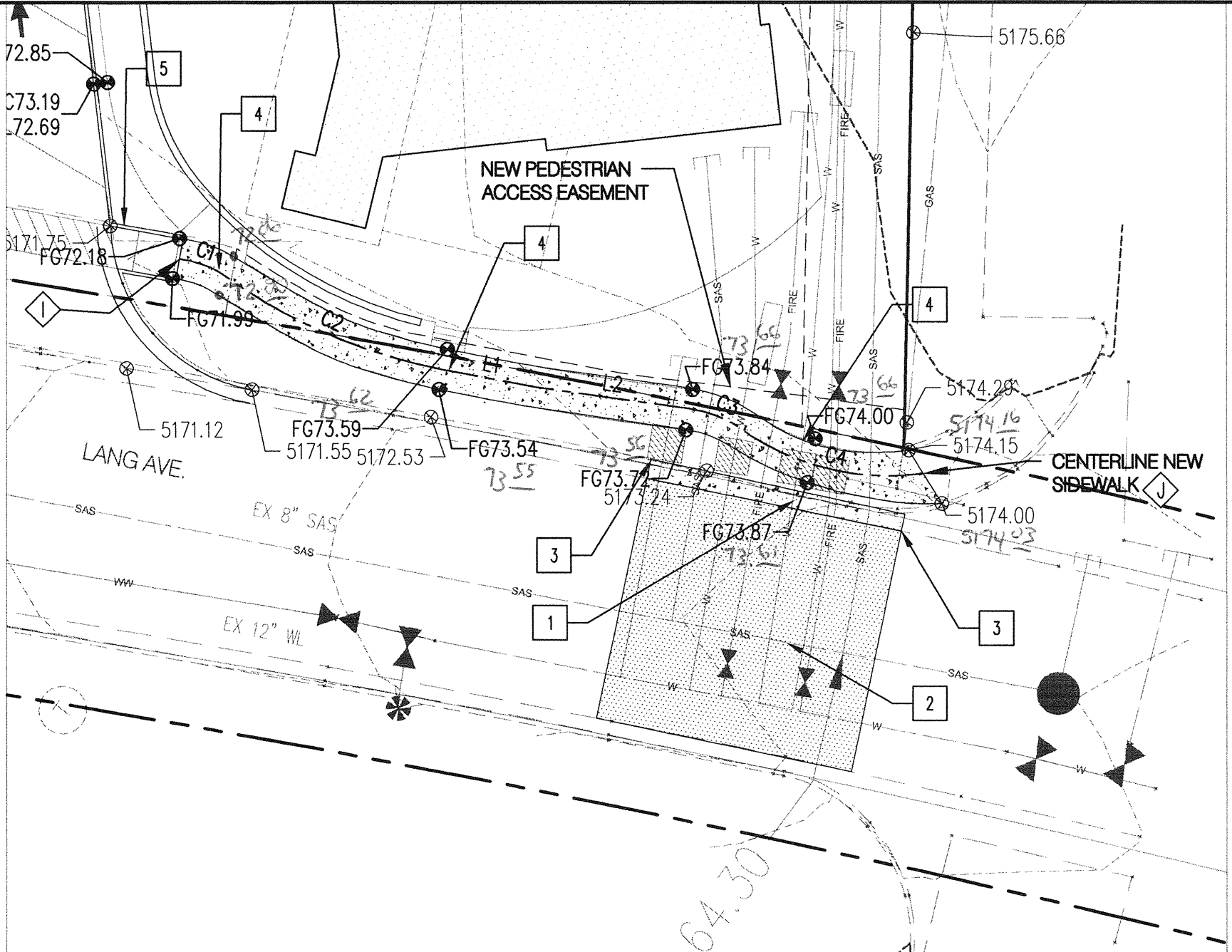
WATER METER AND VALVE SUMMARY

LABEL	SIZE	NORTHING	EASTING	AS-BUILT NORTHING	AS-BUILT EASTING
WATER METERS					
A	1 1/2"	1518500.53	1540259.95	1518494.81	1540262.30
B	3/4"	1518491.60	1540264.27	1518491.41	1540263.43
C	2"	1518483.13	1540268.36	1518482.66	1540267.75
D	3/4"	1518478.67	1540270.55	1518477.39	1540269.47
VALVES					
E	6"	1518492.33	1540276.86	1518487.42	1540271.04
F	6"	1518485.40	1540281.82	1518478.53	1540275.15
G	6"	1518474.20	1540239.46	1518472.21	1540238.43
H	6"	1518463.43	1540244.04	1518461.03	1540243.29

* Coordinates shown are referenced to BHI Project ground coordinates

I, CHRISTOPHER A. MEDINA, N.M.E.L.S. NO. 15702, DO HEREBY CERTIFY THAT THE AS-BUILT INFORMATION SHOWN AND THE ACTUAL SURVEY WHICH IT WAS DERIVED FROM WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE INFORMATION SHOWN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Christopher A. Medina
CHRISTOPHER A. MEDINA, N.M.E.L.S. NO. 15702
DATE 7/10/17



C PAVING PLAN
SCALE: 1"=20'

PAVING KEYNOTES

1. CONSTRUCT STD. CURB & GUTTER PER C.O.A. STD. DWG. 2415A
2. INSTALL PAVEMENT PER C.O.A. STD. DWG. 2465. (MAJOR LOCAL ROAD CLASSIFICATION)
3. MATCH EXISTING CURB AND GUTTER HORIZONTALLY AND VERTICALLY
4. BUILD 6' SIDEWALK PER C.O.A. STD. DWG. 2430. SLOPED AT 2% MAX. TOWARD ROADWAY
5. HANDICAP RAMP CONSTRUCTED UNDER COA PROJECT #650182

Parcel Table			
Line #/Curve #	Length	Direction/Delta	Radius
C1	6.3	24.4	14.9
C2	35.9	25.2	81.6
C3	9.9	31.4	18.1
C4	26.4	40.5	37.4
L1	13.4	S25° 54' 42.93"E	
L2	23.1	S28° 42' 26.20"E	

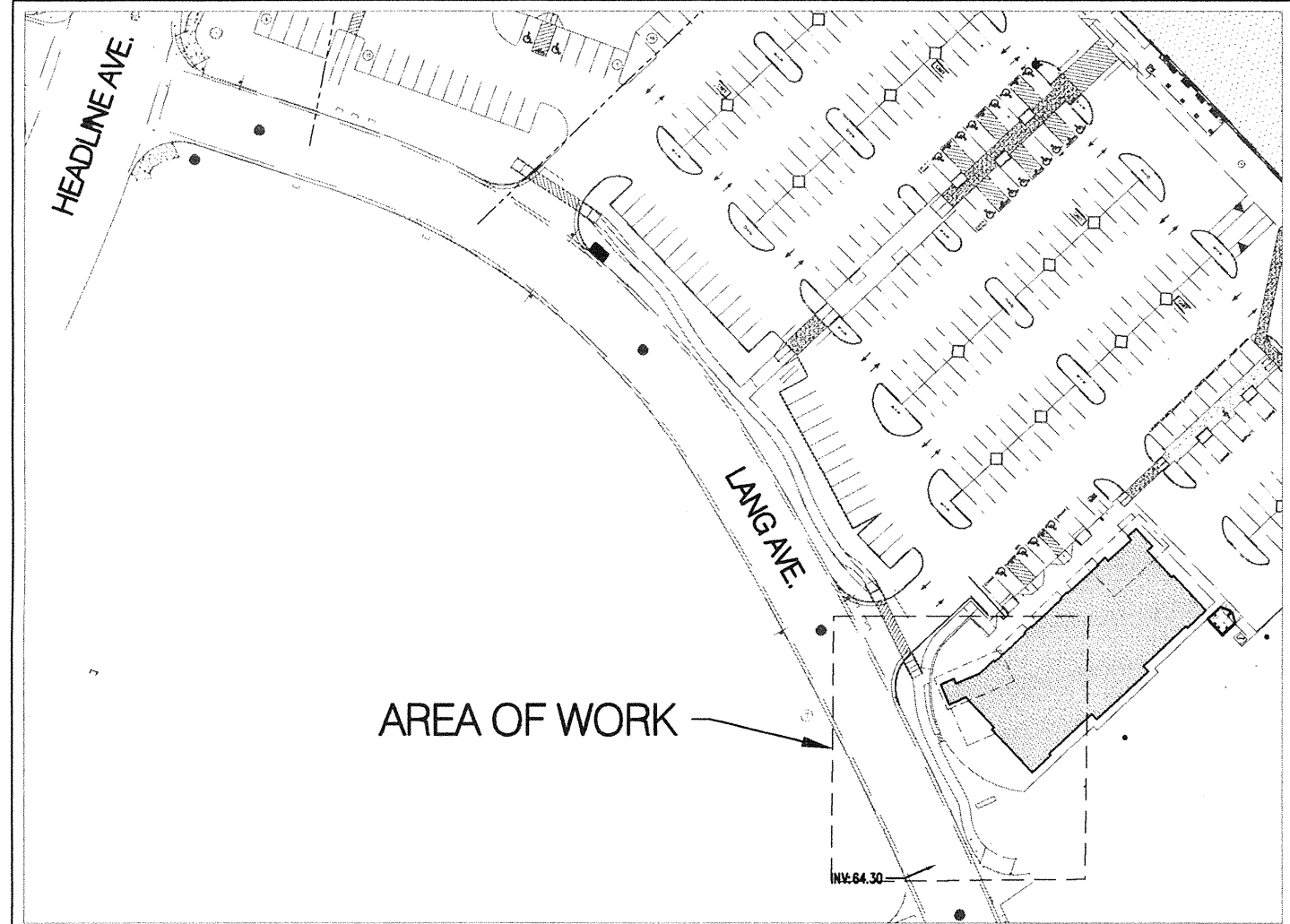
SIDEWALK CENTER LINE ALIGNMENT

LABEL	NORTHING	EASTING	AS-BUILT NORTHING	AS-BUILT EASTING
I	1518573.82	1540238.97	1518568.84	1540241.18
J	1518467.79	1540278.84	1518467.34	1540278.60

* Coordinates shown are referenced to BHI project ground coordinates

I, CHRISTOPHER A. MEDINA, N.M.E.L.S. NO. 15702, DO HEREBY CERTIFY THAT THE AS-BUILT INFORMATION SHOWN AND THE ACTUAL SURVEY WHICH IT WAS DERIVED FROM WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE INFORMATION SHOWN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Christopher A. Medina
CHRISTOPHER A. MEDINA, N.M.E.L.S. NO. 15702
DATE 8/21/17



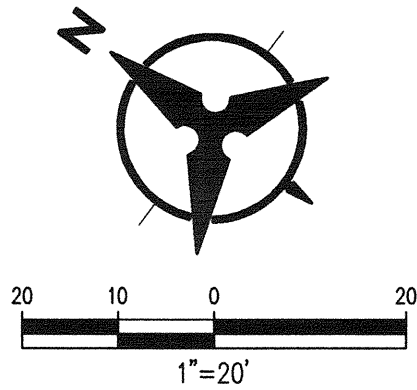
VICINITY MAP
SCALE: 1"=100'



LEGEND

- NEW ASPHALT PAVEMENT
- NEW CONCRETE
- REMOVE & DISPOSE OF EXISTING ASPHALT PAVEMENT
- REMOVE & DISPOSE OF EXISTING CURB & GUTTER
- PROPERTY LINE
- EXISTING EASEMENT
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- EXISTING CAP
- EXISTING VALVE
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING INLET
- PROPOSED EASEMENT
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED CLEANOUT
- PROPOSED WATER LINE
- PROPOSED VALVE
- PROPOSED FIRE WATER LINE
- PROPOSED HYDRANT
- PROPOSED CAP
- PROPOSED WATER METER
- PROPOSED PIV
- REMOTE FIRE DEPARTMENT CONNECTION

RECORD DRAWINGS



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CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
TRACT A-3-B LEGACY @ JOURNAL CENTER
DEMOLITION PLAN / UTILITY PLAN / PAVING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
APPROVE MAK 08 2017 DESIGN REVIEW COMMITTEE	APPROVE JUN 19 2017 CITY ENGINEER		
QTY PROJECT NO. 650183		ZONE MAP NO. D-17 & D-18	SHEET 3 OF 3