CITY OF ALBUQUERQUE

Richard J. Berry, Mayor

January 11, 2016

Glenn S. Broughton, P.E.
Bohannan Huston
7601 Jefferson NE, Suite 100
Albuquerque, NM, 87109

RE: Presbyterian Rev. Hugh Cooper
Grading Plan (Stamp Date 12/7/2015)
Hydrology File: B17D003

Dear Mr. Broughton:

Based upon the information provided in your submittal received 12-07-2015, the above-referenced is approved for Site Plan for Building Permit and DRB action.

As previously discussed, we will expect to coordinate a storm water treatment feature for the parking lot outlet to maximize the compliance with the First Flush ordinance prior to Building Permit approval.

If you have any questions, you can contact me at 924-3986.

Sincerely,

Abiel Carrillo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

Orig: Drainage file

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Presbyterian Rev. Hugh Cooper Administrative Center Building Permit #: _____ City Drainage #: C12/D3B

DRB#: 1007488 EPC#: _____ Work Order#: _____

Legal Description: Tracts D-1B-2 & D-1E-1 Sisters fo the Oder of St. Dominic

City Address: 9521 San Mateo Blvd. NE Albuquerque, NM

Engineering Firm: Bohannan Huston, Inc. Contact: Glenn Broughton

Address: 7500 Jefferson St NE Courtyard 1

Phone#: (505) 823-1000 Fax#: (505) 798-7988 E-mail: gbrought@bhinc.com

Owner: _____ Contact: _____

Address: _____

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

Architect: _____ Contact: _____

Address: _____

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

Surveyor: _____ Contact: _____

Address: _____

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

Contractor: _____ Contact: _____

Address: _____

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

TYPE OF SUBMITTAL:

- ____ DRAINAGE REPORT
- ____ DRAINAGE PLAN 1st SUBMITTAL
- ____ DRAINAGE PLAN RESUBMITTAL
- X CONCEPTUAL G & D PLAN
- ____ GRADING PLAN
- ____ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ____ ENGINEER'S CERT (HYDROLOGY)
- ____ CLOMR/LOMR
- ____ TRAFFIC CIRCULATION LAYOUT (TCL)
- ____ ENGINEER'S CERT (TCL)
- ____ ENGINEER'S CERT (DRB SITE PLAN)
- ____ ENGINEER'S CERT (ESC)
- ____ SO-19
- ____ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

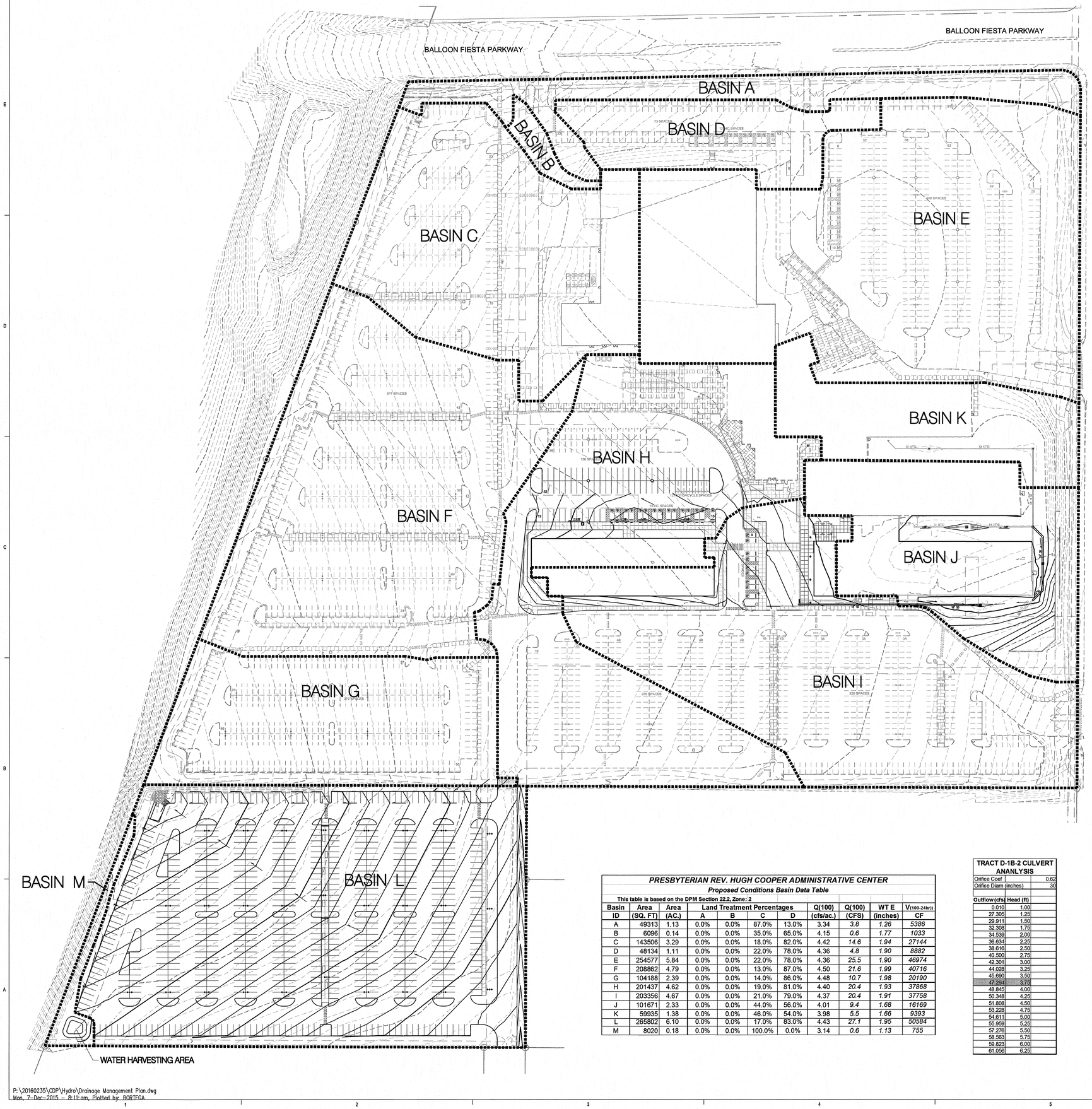
- ____ SIA/FINANCIAL GUARANTEE RELEASE
- ____ PRELIMINARY PLAT APPROVAL
- ____ S. DEV. PLAN FOR SUB'D APPROVAL
- X S. DEV. FOR BLDG. PERMIT APPROVAL
- ____ SECTOR PLAN APPROVAL
- ____ FINAL PLAT APPROVAL
- ____ CERTIFICATE OF OCCUPANCY (PERM)
- ____ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ____ FOUNDATION PERMIT APPROVAL
- ____ BUILDING PERMIT APPROVAL
- ____ GRADING PERMIT APPROVAL
- ____ PAVING PERMIT APPROVAL
- ____ WORK ORDER APPROVAL
- ____ GRADING CERTIFICATION
- ____ SO-19 APPROVAL
- ____ ESC PERMIT APPROVAL
- ____ ESC CERT. ACCEPTANCE
- ____ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED: ____ Yes ____ No ____ Copy Provided

DATE SUBMITTED: December 7, 2015 By: Glenn Broughton

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the followin

1. **Conceptual Grading and Drainage Plan**: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans**: Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report**: Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development



GRADING & DRAINAGE NARRATIVE

I. INTRODUCTION
THE PURPOSE OF THIS SUBMITTAL IS TO PROVIDE A CONCEPTUAL DRAINAGE MANAGEMENT PLAN AND CONCEPTUAL GRADING PLAN FOR DEVELOPMENT OF THE PRESBYTERIAN REV. HUGH COOPER ADMINISTRATIVE CENTER LOCATED AT THE SOUTHEAST CORNER OF SAN MATEO BOULEVARD AND BALLOON FIESTA PARKWAY. LEGAL DESCRIPTION OF THE SITE IS TRACTS D-1B-2 & D-1E-1, SISTERS OF THE ORDER OF ST. DOMINIC. TOTAL SITE AREA IS APPROXIMATELY 38.0 ACRES.

II. EXISTING HYDROLOGIC CONDITIONS
THE SITE IS CURRENTLY DEVELOPED WITH THE OLD CITICORP BUILDING AND AN ADDITION WHICH WAS CONSTRUCTED IN 2014. THIS BUILDING AND ASSOCIATED PARKING IS LOCATED IN THE NORTHEAST PORTION OF THE SITE. THE REMAINDER OF THE SITE (TRACT D-1B-2) HAS BEEN MASS GRADED AND PAVED WITH RECYCLED ASPHALT PAVEMENT. THE ORIGINAL CITICORP APPROVED SITE PLAN FOR BUILDING PERMIT INCLUDED TWO ADDITIONAL BUILDINGS ON THE SITE PLUS ADDITIONAL PARKING. A DRAINAGE REPORT FOR THE CITICORP SITE DATED MAY 1996 WAS PREPARED BY BOHANNAN HUSTON, INC. THIS DRAINAGE REPORT ADDRESSED THE PUBLIC STORM DRAIN WHICH CROSSES THE SITE PLUS FULL BUILD OUT OF THE CITICORP SITE. AN AMENDED SITE PLAN FOR BUILDING PERMIT WAS SUBMITTED AND APPROVED IN 2012.THE PURPOSE OF THIS DRAINAGE MANAGEMENT PLAN IS TO UPDATE THE DRAINAGE ANALYSIS WHICH WAS SUBMITTED IN SUPPORT OF THE MOST RECENT SITE PLAN AMENDMENT WHICH WILL BE REFERRED TO AS PHASE 2 IN THE PROPOSED CONDITIONS NARRATIVE. THIS DRAINAGE ANALYSIS IS BASED ON THE CURRENT SITE PLAN.

III. PROPOSED HYDROLOGIC CONDITIONS
THIS AMENDED SITE PLAN PROPOSES THE CONSTRUCTION OF TWO NEW BUILDINGS WITH A TOTAL BUILDING AREA OF 169,500 SQUARE FEET, NEW PARKING AND LANDSCAPING. THE EXISTING AND PROPOSED IMPROVEMENTS ARE SHOWN ON THE GRADING PLAN. THE HYDROLOGIC ANALYSIS FOR THIS SITE IS BASED ON THE 100-YR, 6-HR STORM EVENT IN ACCORDANCE WITH CHAPTER 22.2 OF THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL.

THE APPROVED DRAINAGE REPORT FOR THE CITICORP SITE DELINEATED THE ONSITE DRAINAGE BASINS AND LAND TREATMENTS. THE BASINS AND LAND TREATMENTS WERE UPDATED WITH PHASE 2 AND HAVE BEEN UPDATED AGAIN BASED ON THE CURRENT SITE PLAN.

IN PHASE 2 AN ANALYSIS OF THE EXISTING INLETS WAS PERFORMED. IN PHASE 2, NEW INLETS AND MODIFICATION OF EXISTING INLETS WERE INCORPORATED INTO THE DESIGN AND HAVE BEEN CONSTRUCTED.

IN THE CURRENT PLAN THE AREA AND LAND TREATMENTS OF BASINS H, I AND J HAVE BEEN ADJUSTED. BASINS L AND M HAVE BEEN ADDED (TRACT D-1B-2) AS THESE WE NOT INCLUDED IN THE PHASE 2 SUBMITTAL. THE DRAINAGE PATTERNS AND POINT OF DISCHARGE OF BASINS H, I AND J WILL NOT BE MODIFIED WITH THE UPDATED SITE PLAN. THE NET PEAK RUNOFF FROM THESE BASINS IS DECREASED BY 2.1 CFS DUE TO THE INCREASED PERVIOUS AREA.

BASIN L IS COMPRISED OF PAVED PARKING AND LANDSCAPING. WATER HARVESTING WILL BE INCORPORATED INTO THE GRADING AND DRAINAGE DESIGN. 12" WIDE CURB OPENINGS WILL BE PROVIDED ON THE UPSTREAM SIDE OF LANDSCAPE ISLANDS. THESE OPENINGS WILL DIVERT STORM WATER FROM THE PARKING LOT INTO THE LANDSCAPE ISLANDS. FLOWS IN EXCESS OF THE AVAILABLE CAPACITY WILL BYPASS THE LANDSCAPE ISLANDS AND WILL BE INTERCEPTED BY THE DOWNSTREAM STORM DRAIN SYSTEM. AN EXISTING 30" STORM DRAIN IS LOCATED IN THE NORTHWEST CORNER OF BASIN L. THE INLET OF THE PIPE IS IN A SUMP AND ACTS AS AN INLET CONTROLLED CULVERT. THE CITICORP DRAINAGE REPORT NOTES THIS AS A "SEDIMENTATION BASIN". IN THE PHASE 2 PROJECT THE PIPE WAS CLEANED AND THE SUMP BOWL WAS ARMORED WITH RIP RAP. THE CITICORP DRAINAGE REPORT ESTIMATED THE PEAK FLOW AT THE SEDIMENTATION BASIN TO BE 21.5 CFS. BASED ON THE CURRENT LAND TREATMENTS THE PEAK FLOW RATE WAS CALCULATED TO BE 27.1 CFS. A CULVERT AND PIPE CAPACITY CALCULATION WAS PERFORMED TO DETERMINE IF THE STORM DRAIN HAD CAPACITY TO CONVEY THE INCREASE IN PEAK FLOW. THE CULVERT ANALYSIS SHOWS THAT AN INLET CONTROLLED CULVERT HAS A CAPACITY OF 47 CFS AND THE 30" STORM DRAIN HAS A CAPACITY OF 52 CFS. THE STORM DRAIN CAPACITY IS BASED ON MANNING FLOW AND A PIPE SLOPE OF 1.59% WHICH WAS OBTAINED FROM THE RECORD DRAWINGS.

BASIN M IS A SMALL BASIN ON THE WESTERN SIDE OF TRACT D-1B-2. THE CUT SLOPE OF THE ADJACENT PROPERTY ENCROACHES ONTO TRACT D-1B-2. THIS AREA WILL FREE DISCHARGE ONTO THE ADJOINING PROPERTY AS IT CURRENTLY DOES. THERE IS AN AREA IN THE SOUTHWEST CORNER OF BASIN M WHICH WILL INCORPORATE A SMALL WATER HARVESTING POND. THIS POND WILL ONLY CAPTURE WATER THAT FALLS ON IT.

V. CONCLUSION
THIS DRAINAGE MANAGEMENT PLAN PROVIDES FOR GRADING AND DRAINAGE ELEMENTS WHICH ARE CAPABLE OF SAFELY PASSING THE 100 YEAR STORM IN ACCORDANCE WITH CITY REQUIREMENTS AND ARE IN CONFORMANCE WITH THE PREVIOUSLY APPROVED DRAINAGE REPORT FOR THE CITICORP SITE AND PHASE 2. WITH THIS SUBMITTAL WE ARE REQUESTING CONCEPTUAL GRADING AND DRAINAGE PLAN APPROVAL FOR SITE PLAN FOR BUILDING PERMIT.

LEGEND

DRAINAGE BASIN

PRESBYTERIAN REV. HUGH COOPER ADMINISTRATIVE CENTER
Proposed Conditions Basin Data Table
This table is based on the DPM Section 22.2, Zone: 2

Basin ID	Area (SQ. FT)	Area (AC.)	Land Treatment Percentages A	B	C	D	Q(100) (cfs/ac.)	Q(100) (CFS)	WT E (inches)	$V_{(100\text{-}24hr)}$ CF
A	49313	1.13	0.0%	0.0%	87.0%	13.0%	3.34	*3.8*	*1.26*	*5386*
B	6096	0.14	0.0%	0.0%	35.0%	65.0%	4.15	*0.6*	*1.77*	*1033*
C	143506	3.29	0.0%	0.0%	18.0%	82.0%	4.42	*14.6*	*1.94*	*27144*
D	48134	1.11	0.0%	0.0%	22.0%	78.0%	4.36	*4.8*	*1.90*	*8882*
E	254577	5.84	0.0%	0.0%	22.0%	78.0%	4.36	*25.5*	*1.90*	*46974*
F	208862	4.79	0.0%	0.0%	13.0%	87.0%	4.50	*21.6*	*1.99*	*40716*
G	104188	2.39	0.0%	0.0%	14.0%	86.0%	4.48	*10.7*	*1.98*	*20190*
H	201437	4.62	0.0%	0.0%	19.0%	81.0%	4.40	*20.4*	*1.93*	*37868*
I	203356	4.67	0.0%	0.0%	21.0%	79.0%	4.37	*20.4*	*1.91*	*37758*
J	101671	2.33	0.0%	0.0%	44.0%	56.0%	4.01	*9.4*	*1.68*	*16169*
K	59935	1.38	0.0%	0.0%	46.0%	54.0%	3.98	*5.5*	*1.66*	*9393*
L	265802	6.10	0.0%	0.0%	17.0%	83.0%	4.43	*27.1*	*1.95*	*50584*
M	8020	0.18	0.0%	0.0%	100.0%	0.0%	3.14	*0.6*	*1.13*	*755*

TRACT D-1B-2 CULVERT ANANLYSIS

Orifice Coef	0.62
Orifice Diam (inches)	30

Outflow (cfs)	Head (ft)
0.010	1.00
27.305	1.25
29.911	1.50
32.308	1.75
34.539	2.00
36.634	2.25
38.616	2.50
40.500	2.75
42.301	3.00
44.028	3.25
45.690	3.50
47.294	3.75
48.845	4.00
50.348	4.25
51.808	4.50
53.228	4.75
54.611	5.00
55.959	5.25
57.276	5.50
58.563	5.75
59.823	6.00
61.056	6.25

PRESBYTERIAN REV. HUGH COOPER ADMINISTRATIVE CENTER
TRACT D-1B-2 STORM DRAIN CAPACITY

Size (in)	30
Radius (ft)	1.25
Dia. (ft)	2.50
Mannings 'n'	0.013
Slope	0.0159
Depth Inc. (in)	1

Depth (Inches)	Depth (Feet)	Angle Calculations Theta(rads)	Theta(deg)	Top Width (Feet)	Area (Sq. Ft.)	Wet. Peri. (Feet)	Hyd. Rad. (Feet)	Velocity (FPS)	Flow (CFS)
1	0.083	0.734	42.079	0.898	0.050	0.918	0.055	2.082	0.105
2	0.167	1.045	59.853	1.247	0.141	1.306	0.108	3.270	0.460
3	0.250	1.287	73.740	1.500	0.255	1.609	0.159	4.238	1.083
4	0.333	1.495	85.667	1.700	0.389	1.869	0.208	5.077	1.975
5	0.417	1.682	96.379	1.863	0.538	2.103	0.256	5.823	3.131
6	0.500	1.855	106.260	2.000	0.699	2.318	0.301	6.498	4.541
7	0.583	2.017	115.538	2.115	0.870	2.521	0.345	7.114	6.193
8	0.667	2.171	124.364	2.211	1.051	2.713	0.387	7.679	8.070
9	0.750	2.319	132.844	2.291	1.239	2.898	0.427	8.200	10.156
10	0.833	2.462	141.058	2.357	1.432	3.077	0.465	8.680	12.432
11	0.917	2.602	149.068	2.409	1.631	3.252	0.502	9.123	14.880
12	1.000	2.739	156.926	2.449	1.834	3.424	0.536	9.531	17.476
13	1.083	2.874	164.675	2.478	2.039	3.593	0.568	9.907	20.199
14	1.167	3.008	172.355	2.494	2.246	3.760	0.597	10.251	23.026
15	1.250	3.142	180.000	2.500	2.454	3.927	0.625	10.565	25.930
16	1.333	3.275	187.645	2.494	2.663	4.094	0.650	10.849	28.886
17	1.417	3.409	195.325	2.478	2.870	4.261	0.673	11.104	31.866
18	1.500	3.544	203.074	2.449	3.075	4.430	0.694	11.330	34.842
19	1.583	3.681	210.932	2.409	3.278	4.602	0.712	11.527	37.781
20	1.667	3.821	218.942	2.357	3.476	4.777	0.728	11.694	40.652
21	1.750	3.965	227.156	2.291	3.670	4.956	0.741	11.830	43.419
22	1.833	4.113	235.636	2.211	3.858	5.141	0.750	11.935	46.044
23	1.917	4.267	244.462	2.115	4.038	5.333	0.757	12.006	48.484
24	2.000	4.429	253.740	2.000	4.210	5.536	0.760	12.041	50.691
25	2.083	4.601	263.621	1.863	4.371	5.751	0.760	12.036	52.609
26	2.167	4.788	274.333	1.700	4.520	5.985	0.755	11.985	54.168
27	2.250	4.996	286.260	1.500	4.653	6.245	0.745	11.878	55.272
28	2.333	5.239	300.147	1.247	4.768	6.548	0.728	11.698	55.776
29	2.417	5.549	317.921	0.898	4.859	6.936	0.700	11.399	55.383
30	**2.500**	**6.283**	**360.000**	**0.000**	**4.909**	**7.854**	**0.625**	**10.565**	**51.860**

Bohannan Huston
www.bhinc.com 800.877.5332

architecture
interiors
landscape
planning
engineering

Dekker
Perich
Sabatini

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Albuquerque, NM 87109
505 761-9700
fax 761-4222
dps@dpsdesign.org

ARCHITECT

ENGINEER

GLENN S. BROUGHTON
NEW MEXICO
14171
REGISTERED PROFESSIONAL ENGINEER

PROJECT

Presbyterian Rev. Hugh Cooper
Administrative Center - DRB SUBMITTAL
9521 San Mateo NE
Albuquerque, New Mexico

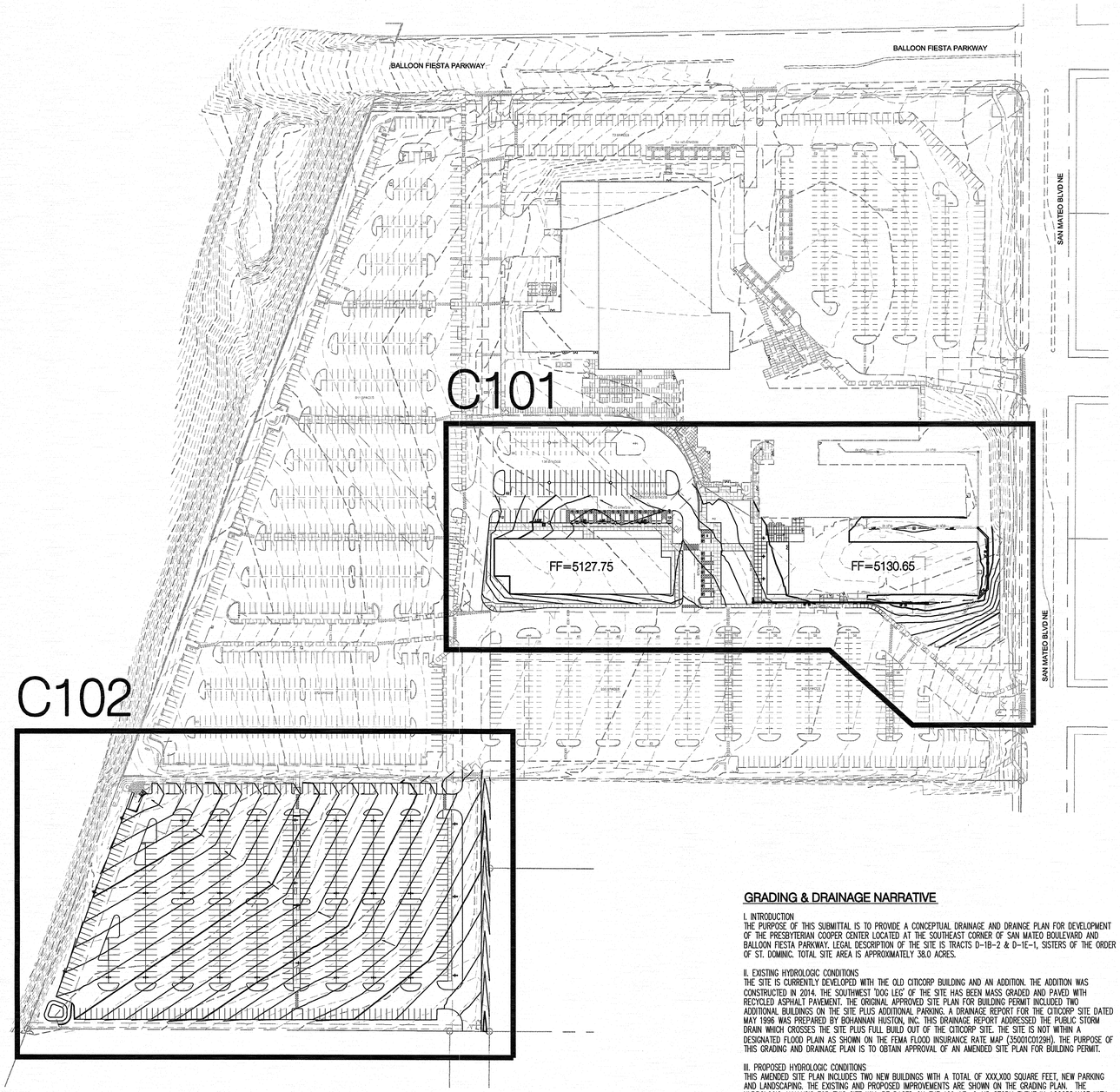
REVISIONS
1
2
3
4
5
6

	BO
DRAWN BY	GSB
REVIEWED BY	
DATE	12/03/2015
PROJECT NO.	15-0129

DRAWING NAME
DRAINAGE MANAGEMENT PLAN

SHEET NO.
OF

P:\20160235\CDP\Hydro\Drainage Management Plan.dwg
Mon, 7-Dec-2015 - 8:11:am, Plotted by: BORTEGA



GENERAL NOTES

1. ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT. WHERE APPLICABLE, CITY OF ALBUQUERQUE PUBLIC WORKS STANDARDS SHALL APPLY.

2. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.

3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS INCLUDING ALL UNDERGROUND UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER OR ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

4. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.

5. 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.

6. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL 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 OBSERVER.

7. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.

8. 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.

9. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E., BARRICADING, TOPSOIL DISTURBANCE, EXCAVATION PERMITS, EPA STORM WATER PERMITS, ETC.).

10. ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.

11. 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.

12. ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), US DEPARTMENT OF TRANSPORTATION, LATEST EDITION.

13. 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.

14. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES PHASE 2 REQUIREMENTS.

GRADING NOTES

1. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.

2. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.

3. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION". ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT, (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).

4. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.

5. IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.

6. THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY.

7. A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.

8. PAVING AND ROADWAY GRADES SHALL BE +/- 0.1' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.

9. ALL PROPOSED CONTOURS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR MEDIANS AND ISLANDS.

10. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.

GRADING & DRAINAGE NARRATIVE

I. INTRODUCTION
THE PURPOSE OF THIS SUBMITTAL IS TO PROVIDE A CONCEPTUAL DRAINAGE AND DRAINGE PLAN FOR DEVELOPMENT OF THE PRESBYTERIAN COOPER CENTER LOCATED AT THE SOUTHEAST CORNER OF SAN MATEO BOULEVARD AND BALLOON FIESTA PARKWAY. LEGAL DESCRIPTION OF THE SITE IS TRACTS D-1B-2 & D-1E-1, SISTERS OF THE ORDER OF ST. DOMINIC. TOTAL SITE AREA IS APPROXIMATELY 38.0 ACRES.

II. EXISTING HYDROLOGIC CONDITIONS
THE SITE IS CURRENTLY DEVELOPED WITH THE OLD CITICORP BUILDING AND AN ADDITION. THE ADDITION WAS CONSTRUCTED IN 2014. THE SOUTHWEST 'DOG LEG' OF THE SITE HAS BEEN MASS GRADED AND PAVED WITH RECYCLED ASPHALT PAVEMENT. THE ORIGINAL APPROVED SITE PLAN FOR BUILDING PERMIT INCLUDED TWO ADDITIONAL BUILDINGS ON THE SITE PLUS ADDITIONAL PARKING. A DRAINAGE REPORT FOR THE CITICORP SITE DATED MAY 1996 WAS PREPARED BY BOHANNAN HUSTON, INC. THIS DRAINAGE REPORT ADDRESSED THE PUBLIC STORM DRAIN WHICH CROSSES THE SITE PLUS FULL BUILD OUT OF THE CITICORP SITE. THE SITE IS NOT WITHIN A DESIGNATED FLOOD PLAIN AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP (35001C0129H). THE PURPOSE OF THIS GRADING AND DRAINAGE PLAN IS TO OBTAIN APPROVAL OF AN AMENDED SITE PLAN FOR BUILDING PERMIT.

III. PROPOSED HYDROLOGIC CONDITIONS
THIS AMENDED SITE PLAN INCLUDES TWO NEW BUILDINGS WITH A TOTAL OF XXX,XXX SQUARE FEET, NEW PARKING AND LANDSCAPING. THE EXISTING AND PROPOSED IMPROVEMENTS ARE SHOWN ON THE GRADING PLAN. THE HYDROLOGIC ANALYSIS FOR THIS SITE WILL BE BASED ON THE 100-YR, 6-HR STORM EVENT IN ACCORDANCE WITH CHAPTER 22.2 OF THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL.

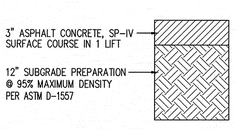
THE APPROVED DRAINAGE REPORT FOR THE CITICORP SITE DELINEATED THE ONSITE DRAINAGE BASINS AND LAND TREATMENTS. THESE DRAINAGE BASINS AND LAND TREATMENTS WERE UPDATED WITH THE MOST RECENT BUILDING ADDITION PROJECT WHICH WAS BASED ON THE APPROVED SITE PLAN.

V. STORM WATER QUALITY
THE EXISTING SITE IS FULLY DEVELOPED. AS NOTED ABOVE THE PROPOSED PARKING AREA IS CURRENTLY PAVED WITH RECYCLED ASPHALT. WITH THE PARKING LOT IMPROVEMENT LANDSCAPE ISLANDS WILL BE DEPRESSED AND CURB OPENINGS PROVIDED TO INTERCEPT RUNOFF FROM THE FIRST FLUSH STORM EVENT. THE DESIGN WILL MEETING THE REQUIREMENT TO TREAT THE FIRST FLUSH STORM RUNOFF TO THE EXTENT TECHNICALLY FEASIBLE.

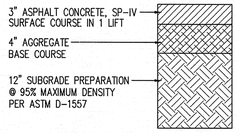
VI. CONCLUSION
THIS PLAN PROVIDES FOR GRADING AND DRAINAGE ELEMENTS WHICH ARE CAPABLE OF SAFELY PASSING THE 100 YEAR STORM IN ACCORDANCE WITH CITY REQUIREMENTS AND ARE IN CONFORMANCE WITH THE PREVIOUSLY APPROVED DRAINAGE REPORT FOR THE CITICORP SITE. WITH THIS SUBMITTAL WE ARE REQUESTING CONCEPTUAL GRADING AND DRAINAGE PLAN APPROVAL FOR SITE PLAN FOR BUILDING PERMIT.

LEGEND

	PROPERTY LINE
5301	EXISTING CONTOURS
X 5301.15	EXISTING GROUND SPOT ELEVATION
65.23	PROPOSED SPOT ELEVATION TC=TOP OF CURB, FL=FLOW LINE TS=TOP OF SIDEWALK, TA=TOP OF ASPHALT EX=EXISTING, FG=FINISHED GRADE TG=TOP OF GRATE, INV=INVERT FGH=FINISHED GRADE HIGH FGL=FINISHED GRADE LOW
S=2.0%	PROPOSED DIRECTION OF FLOW
	WATER BLOCK / RIDGE OR HIGH POINT
	PROPOSED RETAINING WALL
5305	PROPOSED INDEX CONTOURS
	PROPOSED INTER CONTOURS
	PROPOSED CURB & GUTTER
	EASEMENT
SD	PROPOSED STORM DRAIN LINE
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN INLET



LIGHT DUTY PAVEMENT SECTION
NOT TO SCALE



HEAVY DUTY PAVEMENT SECTION
NOT TO SCALE

SCALE: 1"=100'

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SEAL

GLENN S. BROUGHTON
NEW MEXICO
14171
REGISTERED PROFESSIONAL ENGINEER

PROJECT

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Administrative Center - DRB SUBMITTAL
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Albuquerque, New Mexico

REVISIONS

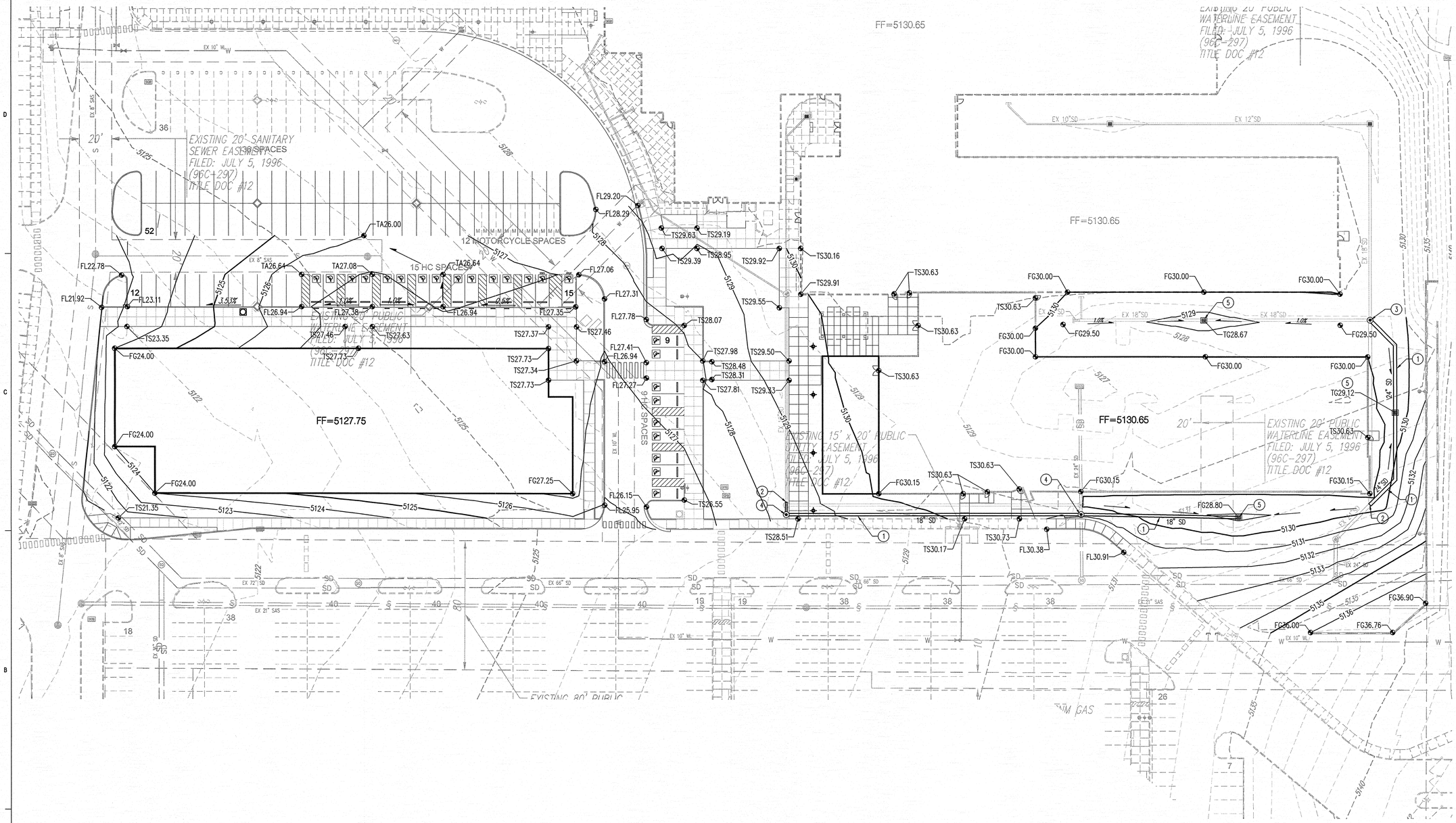
DRAWN BY	BO
REVIEWED BY	GSB
DATE	12/03/2015
PROJECT NO	15-0129

DRAWING NAME

OVERALL
GRADING PLAN

SHEET NO

C100



KEYED NOTES

1. NEW STORM DRAIN PIPE.
2. CONNECT TO EXISTING STORM DRAIN PIPE.
3. REMOVE & REBUILD EXISTING 4' DIA STORM DRAIN MANHOLE.
4. NEW 4' DIA STORM DRAIN MANHOLE.
5. NEW STORM DRAIN INLET.

N

30 15 0 30

SCALE: 1"=30'

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REVISIONS

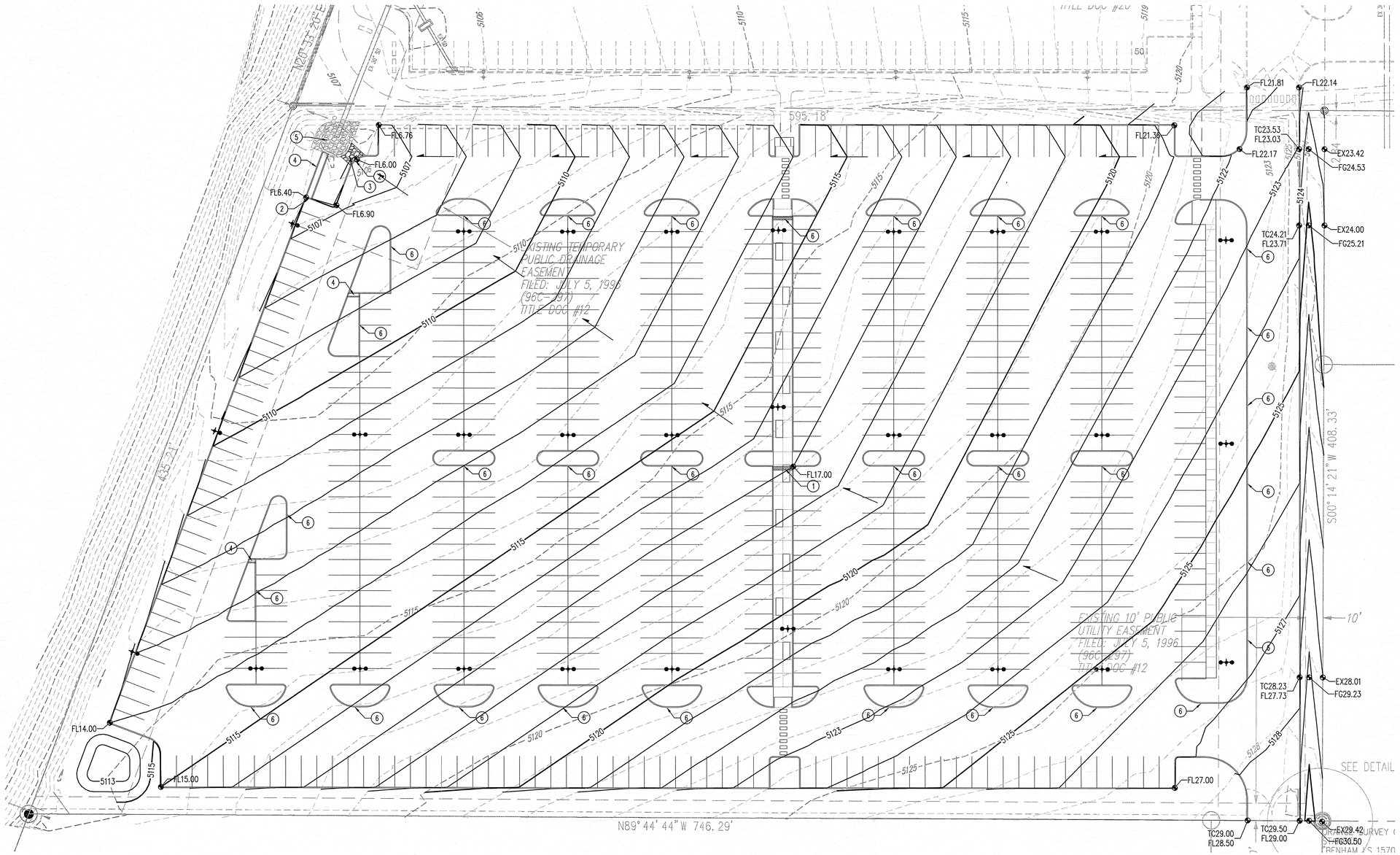
DRAWN BY	BO
REVIEWED BY	GSB
DATE	12/03/2015
PROJECT NO	15-0129

DRAWING NAME

GRADING PLAN

SHEET NO

C101



KEYED NOTES

1. SIDEWALK CULVERT.
2. CURB OPENING.
3. RIP-RAP RUNDOWN.
4. CONCRETE RIBBON CHANNEL.
5. EXISTING GROUTED RIP-RAP TO REMAIN.
6. 12" WIDE CURB OPENING & DEPRESSED LANDSCAPE AREA.

N

30 15 0 30

SCALE: 1"=30'

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REVISIONS

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DATE	12/03/2015
PROJECT NO	15-0129

DRAWING NAME

GRADING PLAN

SHEET NO

C102