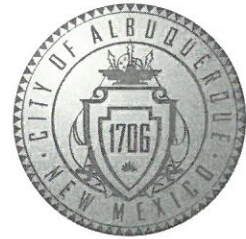


CITY OF ALBUQUERQUE



August 5, 2016

Richard J. Berry, Mayor

Ron E. Hensley, P.E.
THE Group
300 Branding Iron Road S.E.
Rio Rancho, NM, 87124

**RE: Assisted Living Home
Grading and Drainage Plan
Engineer's Stamp Date 7-12-16 (C19D062)**

Dear Mr. Hensley:

Based upon the information provided in your submittal received 7-14-2016, the above referenced Grading & Drainage Plan is approved for Building Permit and SO-19 Permit.

We understand that the building permit was issued prior to this approval. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required, as well as acceptance from DMD regarding the inspection of the SO-19 elements.

PO Box 1293

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

Albuquerque

Sincerely,

New Mexico 87103

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

www.cabq.gov



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: _____ Building Permit #: _____ City Drainage #: _____

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

Legal Description: _____

City Address: _____

Engineering Firm: _____ Contact: _____

Address: _____

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

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
- ☐ 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
- ☐ 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: _____ By: _____

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 following:

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 that are part of a larger common plan of development



The **H**ENSLEY **E**NGINEERING **G**ROUP

July 14, 2016

Hydrology Development
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: C19D062 - 7500 Oakland Ave. Grading Plan for Building Permit

The revised Grading Plan for the above site is attached. We are requesting a review of the attached plan in support of the Building Permit of Assisted Living Home. The site is "Tract 2 Block 3, Unit 3 of North Albuquerque Acres" and is located at 7500 Oakland Ave. The review comments have been addressed with the following:

1. The application includes SO-19 request and appropriate notes.
2. TW grades are indicated for the terminus of each wall, and the BW grade is indicated by FG or FL depending on location.
3. The WSE, required volume and the provided volume are indicated on the plan. In addition, additional capacity is shown in the detention volume to accommodate landscaping.
4. The AHYMO calculations are attached to this submittal.
5. A 6" pipe has been added to route flow around sign.
6. The plan has been modified to 6" pipe for sidewalk crossings.

We are requesting a review for approval. Please contact me at 410-1622 or via email if you have any questions or comments.

Sincerely,

Ron E. Hensley P.E.
ron@thegroup.cc

(S16.67h8.5v0T&18D

HYMO PROGRAM SUMMARY TABLE (AHYMO_97) -
(MON/DAY/YR) =07/14/2016

- VERSION: 1997.02c RUN DATE

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AHYMO-I-9702c01000Q29-AH

USER NO.=

CFS	PAGE = 1	FROM	TO	PEAK	RUNOFF	TIME TO
PER	HYDROGRAPH	ID	ID	DISCHARGE	VOLUME	PEAK
COMMAND	IDENTIFICATION	NO.	NO.	(CFS)	(AC-FT)	(HOURS)
ACRE	NOTATION					
START						
TIME=	.00					
RAINFALL TYPE=	1					
RAIN6=	2.600					
COMPUTE NM HYD	1.00	-	1	.00139	.125	1.500
3.906 PER IMP=	50.00					
COMPUTE NM HYD	A1	-	1	.00104	.128	1.500
4.886 PER IMP=	95.00					
ROUTE RESERVOIR	1.00	1	11	.00104	.127	1.550
3.915 AC-FT=	.019					
COMPUTE NM HYD	A2	-	2	.00034	.038	1.500
4.643 PER IMP=	75.00					
ADD HYD	3.00	11& 2	3	.00139	.165	1.550
3.955						
FINISH						
(s0p10h4099T&16D						

AHYMO PROGRAM (AHYMO_97) - - Version: 1997.02c
 RUN DATE (MON/DAY/YR) = 07/14/2016
 START TIME (HR:MIN:SEC) = 09:56:42 USER NO.= AHYMO-I-9702c01000Q29-AH
 INPUT FILE = F:\Adil\BUTTER-1\DRAINAGE.DAT

*
 * *100 YEAR EXISTING CONDITIONS
 * *****
 * *** TC = 12 MIN ***
 * *****
 *
 START TIME=0.0 HR PUNCH CODE=0 PRINT LINES=-6
 RAINFALL TYPE=1 RAIN QUARTER=0.0
 RAIN ONE=2.14 IN RAIN SIX=2.60 IN
 RAIN DAY=3.10 IN DT=0.05 HRS

COMPUTED 6-HOUR RAINFALL DISTRIBUTION BASED ON NOAA ATLAS 2 - PEAK AT 1.40 HR.
 DT = .050000 HOURS END TIME = 6.000000 HOURS

.0000	.0041	.0084	.0128	.0173	.0220	.0269
.0319	.0372	.0427	.0484	.0543	.0606	.0672
.0741	.0814	.0892	.0975	.1063	.1159	.1263
.1353	.1453	.1742	.2424	.3597	.5412	.8026
1.1599	1.4418	1.5691	1.6754	1.7685	1.8518	1.9272
1.9960	2.0591	2.1173	2.1709	2.2204	2.2663	2.2773
2.2875	2.2971	2.3061	2.3146	2.3226	2.3303	2.3377
2.3447	2.3515	2.3580	2.3643	2.3704	2.3763	2.3820
2.3875	2.3929	2.3982	2.4033	2.4083	2.4132	2.4179
2.4226	2.4271	2.4316	2.4360	2.4403	2.4445	2.4486
2.4526	2.4566	2.4605	2.4644	2.4682	2.4719	2.4755
2.4792	2.4827	2.4862	2.4897	2.4931	2.4964	2.4998
2.5030	2.5063	2.5094	2.5126	2.5157	2.5188	2.5218
2.5248	2.5278	2.5307	2.5336	2.5365	2.5393	2.5421
2.5449	2.5477	2.5504	2.5531	2.5558	2.5584	2.5610
2.5636	2.5662	2.5688	2.5713	2.5738	2.5763	2.5787
2.5812	2.5836	2.5860	2.5884	2.5907	2.5931	2.5954
2.5977	2.6000					

*
 COMPUTE NM HYD ID=1 HYD NO=1 DA=0.001386 SQ MI
 PER A=0 PER B=34 PER C=16 PER D=50
 TP=-0.1333 HR MASS RAIN=-1

K = .072649HR TP = .133300HR K/TP RATIO = .545000 SHAPE CONSTANT, N = 7.106420
 UNIT PEAK = 2.7360 CFS UNIT VOLUME = .9951 B = 526.28 P60 = 2.1400
 AREA = .000693 SQ MI IA = .10000 INCHES INF = .04000 INCHES PER HOUR
 RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = .050000

K = .125738HR TP = .133300HR K/TP RATIO = .943271 SHAPE CONSTANT, N = 3.748149
 UNIT PEAK = 1.7573 CFS UNIT VOLUME = .9940 B = 338.01 P60 = 2.1400
 AREA = .000693 SQ MI IA = .45200 INCHES INF = 1.11560 INCHES PER HOUR
 RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = .050000

*
 PRINT HYD ID=1 CODE=1

OUTFLOW HYDROGRAPH REACH 1.00

RUNOFF VOLUME = 1.69094 INCHES = .1250 ACRE-Feet
 PEAK DISCHARGE RATE = 3.47 CFS AT 1.500 HOURS BASIN AREA = .0014 SQ. MI.

*
 COMPUTE NM HYD ID=1 HYD NO=A1 DA=0.001042 SQ MI
 PER A=0 PER B=0 PER C=5 PER D=95
 TP=-0.1333 HR MASS RAIN=-1

K = .072649HR TP = .133300HR K/TP RATIO = .545000 SHAPE CONSTANT, N = 7.106420
 UNIT PEAK = 3.9082 CFS UNIT VOLUME = .9966 B = 526.28 P60 = 2.1400
 AREA = .000990 SQ MI IA = .10000 INCHES INF = .04000 INCHES PER HOUR
 RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = .050000

K = .108912HR TP = .133300HR K/TP RATIO = .817047 SHAPE CONSTANT, N = 4.373949
 UNIT PEAK = .14828 CFS UNIT VOLUME = .9172 B = 379.38 P60 = 2.1400
 AREA = .000052 SQ MI IA = .35000 INCHES INF = .83000 INCHES PER HOUR
 RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = .050000

*
 PRINT HYD ID=1 CODE=1

HYDROGRAPH FROM AREA A1

RUNOFF VOLUME = 2.30421 INCHES = .1281 ACRE-Feet
 PEAK DISCHARGE RATE = 3.26 CFS AT 1.500 HOURS BASIN AREA = .0010 SQ. MI.

*

```

ROUTE RESERVOIR      ID=11  HYD NO=1  INFLOW=1  CODE=10
                     OUTFLOW(CFS)  STORAGE(AC-FT)  ELEV(FT)
                     0.001      0.001  0.01
                     0.002      0.005  1.34
                     0.74       0.005  1.43
                     0.83       0.006  1.47
                     0.92       0.007  1.54
                     1.01       0.007  1.59
                     1.09       0.007  1.64
                     1.18       0.008  1.71
                     1.27       0.008  1.76
                     1.36       0.008  1.81
                     1.44       0.009  1.89
                     1.53       0.009  1.97
                     1.56       0.010  2.06
                     1.65       0.011  2.16
                     1.75       0.011  2.27
                     1.84       0.012  2.39
                     1.93       0.013  2.52
                     2.01       0.014  2.66
                     2.14       0.015  2.81
                     2.23       0.016  2.97
                     2.36       0.017  3.13
                     2.49       0.018  3.31
                     2.63       0.019  3.49
                     2.69       0.020  3.69
                     2.71       0.022  3.79
                     4.50       1.050  3.81

```

* * * * *

TIME (HRS)	INFLOW (CFS)	ELEV (FEET)	VOLUME (AC-FT)	OUTFLOW (CFS)
.00	.00	-1.32	-.003	.00
.50	.00	.01	.001	.00
1.00	.05	.04	.001	.00
1.50	3.26	3.03	.016	2.28
2.00	.80	1.52	.007	.89
2.50	.11	1.35	.005	.11
3.00	.05	1.35	.005	.05
3.50	.03	1.34	.005	.04
4.00	.03	1.34	.005	.03
4.50	.03	1.34	.005	.03
5.00	.03	1.34	.005	.03
5.50	.03	1.34	.005	.03
6.00	.03	1.34	.005	.03
6.50	.00	1.34	.005	.00

PEAK DISCHARGE = 2.611 CFS - PEAK OCCURS AT HOUR 1.55
 MAXIMUM WATER SURFACE ELEVATION = 3.465
 MAXIMUM STORAGE = .0189 AC-FT INCREMENTAL TIME= .050000HRS

*

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*****
PRINT HYD      ID=11 CODE=1
                OUTFLOW HYDROGRAPH REACH 1.00

```

RUNOFF VOLUME = 2.28725 INCHES = .1271 ACRE-Feet
 PEAK DISCHARGE RATE = 2.61 CFS AT 1.550 HOURS BASIN AREA = .0010 SQ. MI.

*

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*****
COMPUTE NM HYD  ID=2  HYD NO=A2  DA=0.000344  SQ MI
                  PER A=0  PER B=0  PER C=25  PER D=75
                  TP=-0.1333  HR MASS RAIN=-1

K = .072649HR    TP = .133300HR    K/TP RATIO = .545000    SHAPE CONSTANT, N = 7.106420
UNIT PEAK = 1.0186 CFS    UNIT VOLUME = .9891    B = 526.28    P60 = 2.1400
AREA = .000258 SQ MI    IA = .10000 INCHES    INF = .04000 INCHES PER HOUR
RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = .050000

K = .108912HR    TP = .133300HR    K/TP RATIO = .817047    SHAPE CONSTANT, N = 4.373949
UNIT PEAK = .24476 CFS    UNIT VOLUME = .9484    B = 379.38    P60 = 2.1400
AREA = .000086 SQ MI    IA = .35000 INCHES    INF = .83000 INCHES PER HOUR
RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = .050000

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*

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*****
PRINT HYD      ID=2 CODE=1
                HYDROGRAPH FROM AREA A2

```

RUNOFF VOLUME = 2.09077 INCHES = .0384 ACRE-Feet
 PEAK DISCHARGE RATE = 1.02 CFS AT 1.500 HOURS BASIN AREA = .0003 SQ. MI.

*

ADD HYD

*

ID=3 HYD NO=3 IDS=11 AND 2

FINISH

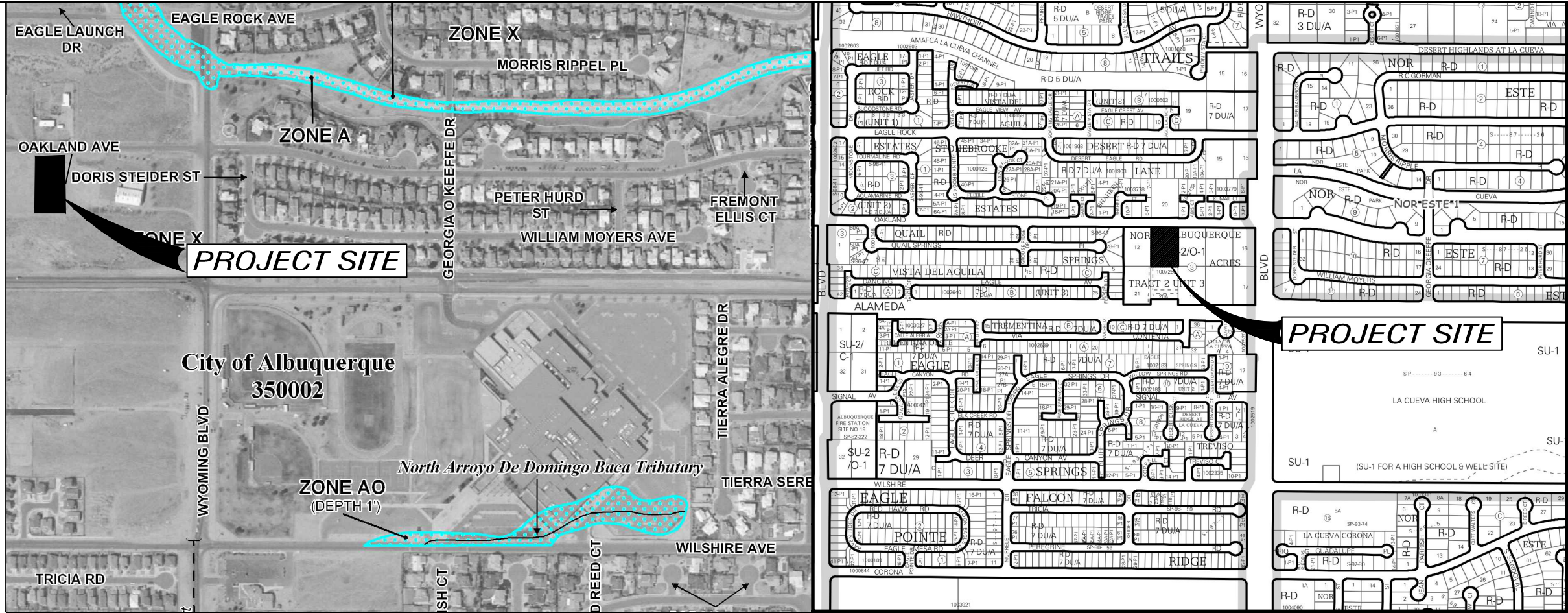
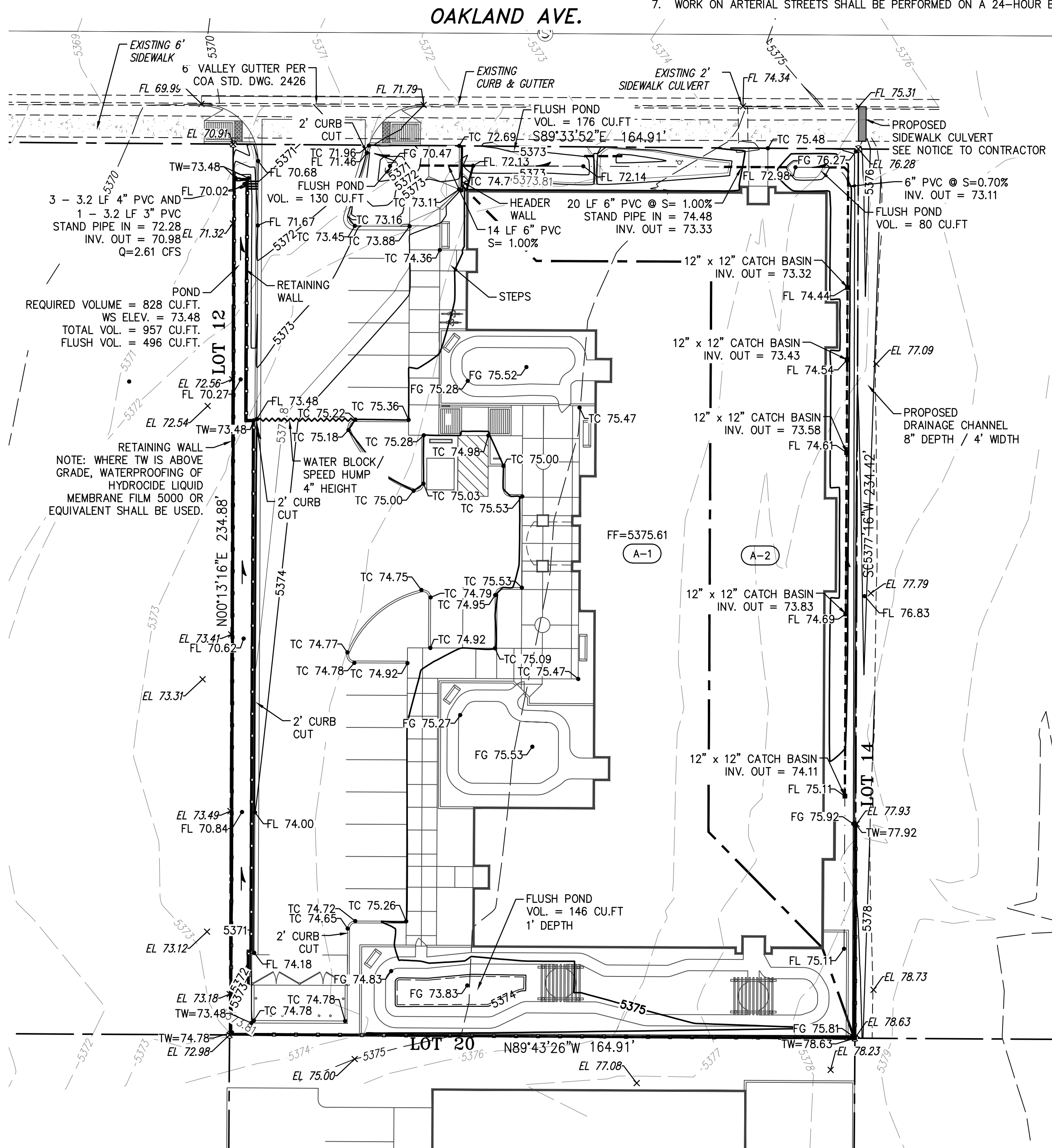
NORMAL PROGRAM FINISH

END TIME (HR:MIN:SEC) = 09:56:42

(s0p10h4099T&16D

DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY
NOTICE TO CONTRACTOR

1. AN EXCAVATION/BARRICADE 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 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 EXISTING INFRASTRUCTURE. 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. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC / STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.



FIRM MAP NO. 35001C0141G

VICINITY MAP C-19-Z

DRAINAGE INFORMATION

LOCATION & DESCRIPTION

THE PROPOSED SITE IS 0.72 ACRES LOCATED ON THE SOUTH SIDE OF OAKLAND AVENUE WEST OF WYOMING BLVD. AS SEEN ON THE VICINITY MAP. THE SITE IS CURRENTLY DEVELOPED AS A BASEBALL FIELD WITH ASSOCIATED STRUCTURES. THE ADJACENT PROPERTY TO THE WEST IS UNDEVELOPED. THE PROPERTIES TO THE SOUTH AND EAST ARE DEVELOPED AS A CHURCH. THE PROPOSED DEVELOPMENT WILL BE AN ASSISTED CARE FACILITY.

FLOODPLAIN STATUS

THIS PROJECT, AS SHOWN ON FEMA'S FLOOD INSURANCE RATE MAP 35001C0141 G, DATED APRIL 2, 2002 IS NOT WITHIN A DESIGNATED 100-YEAR FLOODPLAIN. AN EXHIBIT WITH THE SITE SHOWN ON THE FIRM PANEL IS INCLUDED ON THIS SHEET.

METHODOLOGY

THE HYDROLOGY FOR THIS PROJECT WAS ANALYZED USING AHYMO SOFTWARE.

PRECIPITATION

THE 100-YR 6-HR DURATION STORM WAS USED AS THE DESIGN STORM FOR THIS ANALYSIS. THIS SITE IS WITHIN ZONE 3 AS IDENTIFIED IN THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL, SECTION 22.2.

EXISTING DRAINAGE & REPORTS

THE SITE IS WITHIN THE NORTH ALBUQUERQUE ACRES DRAINAGE MANAGEMENT PLAN. THERE ARE TWO PREVIOUSLY APPROVED DRAINAGE PLANS ADJACENT TO THE SITE. THE SITE TO THE EAST, DRG.#C190005 DATED 4/12/1985, WAS APPROVED FOR ALL DISCHARGE TO BE DIRECTED TO OAKLAND AVENUE VIA POND DISCHARGE PIPE. THE SITE TO THE SOUTH, DRG.#C1900051, WAS APPROVED FOR ALL DISCHARGE TO BE DIRECTED TO ALAMEDA BLVD. THEREFORE, THERE ARE NO OFFSITE FLOWS THAT WERE TO HAVE IMPACTED THE SITE. THIS SITE DRAINS TO THE EXISTING CURB AND GUTTER IN OAKLAND AVENUE VIA SURFACE FLOW AND A SIDEWALK CULVERT.

DEVELOPED CONDITION

THE DETENTION POND AND DISCHARGE WAS NOT CONSTRUCTED AS REQUIRED ON LOT 14. THEREFORE, AN ADDITIONAL SIDEWALK CULVERT WILL BE INSTALLED ADJACENT TO THE PROPERTY LINE TO ACCOMMODATE THE 4.41 CFS AS QUANTIFIED IN PREVIOUS PLAN. THE SITE WILL BE DEVELOPED WITH A SINGLE STRUCTURE WITH ALL OF THE SITE RUNOFF ROUTED TO THE EXISTING CURB AND GUTTER. RUNOFF WILL BE ROUTED THROUGH THE TWO DETENTION PONDS THAT WILL DISCHARGE THROUGH INLET CONTROL PIPES. THE POND ROUTING DECREASES THE PEAK DISCHARGE TO BELOW THE RATE OF 3.47 CFS AS PRESCRIBED IN THE NAADMP. THE RUNOFF FROM SITE WILL BE ROUTED THROUGH THE PONDS ALONG EAST AND WEST PROPERTY LINES THEN DISCHARGED INTO OAKLAND AVENUE. OAKLAND AVENUE WILL CONVEY FLOW ALONG THE CURB TO INLETS LOCATED WEST OF THE SITE IN OAKLAND AVENUE. THE LACK OF INCREASE TO THE 100-YEAR PEAK RUNOFF, DUE TO THIS DEVELOPMENT IS INSIGNIFICANT AND WILL HAVE NO ADDITIONAL IMPACT ON DOWNSIDE FACILITIES.

FIRST FLUSH

THERE ARE FOUR FLUSH PONDS ADJACENT TO THE BUILDING. IN ADDITION, THE DETENTION PONDS WILL HAVE ADDITIONAL DEPTH BELOW OUTFALL TO ACCOMMODATE THE FOLLOWING FIRST FLUSH REQUIREMENTS:
IMPERVIOUS AREA = 33,341 FT²
REQUIRED FLUSH VOLUME = 33,341 FT² * 0.34/12 FT. = 945 CU.FT.
PROVIDED FLUSH VOLUME = 496 CU.FT. + 146 CU.FT. + 130 CU.FT. + 176 CU.FT. + 80 CU.FT. = 1,026 CU.FT.

HYDROLOGIC DATA - EXISTING

BASINS	AREA (acres)	LAND TREATMENT PERCENTAGES BY TYPE				YIELD (cfs/ac)	Q ¹⁰⁰ (cfs)	V ¹⁰⁰⁻²⁴ (acft)
		A	B	C	D			
A	0.89	0	34	16	50	3.91	3.47	0.143

HYDROLOGIC DATA - PROPOSED

BASINS	AREA (acres)	LAND TREATMENT PERCENTAGES BY TYPE				YIELD (cfs/ac)	Q ¹⁰⁰ (cfs)	V ¹⁰⁰⁻²⁴ (acft)
		A	B	C	D			
A-1	0.63	0	0	5	95	4.89	3.26	0.154
A-2	0.26	0	0	36	64	4.46	1.02	0.045
A*	0.89	0	0	14	86	3.96	3.51	0.197

* INDICATES DISCHARGE AFTER POND ROUTINGS

LEGAL DESCRIPTION

LOT 13, BLOCK 3 UNIT 3, TRACT 2
WITHIN NORTH ALBUQUERQUE ACRES
IN PROJECTED SECTION 17, TOWNSHIP 11 NORTH, RANGE 4 EAST
ELENA GALLEGO LAND GRANT NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

LEGEND

- FLOW ARROW
- SLOPE ARROW
- PROPOSED ELEVATION
- EXISTING ELEVATION
- GRADE BREAK
- EXISTING CONTOUR
- EXISTING CONTOUR
- PROPOSED EASEMENT
- PROPOSED GRADE
- EXISTING WALL
- PROPOSED RETAINING WALL

NOTES

THE ENGINEER HAS UNDERTAKEN LIMITED FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UNDERGROUND UTILITY LINES, MAKES NO REPRESENTATION PERTAINING THERETO AND ASSUMES NO RESPONSIBILITY OF LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY 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. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES IN PLANNING AND CONDUCTING EXCAVATION, WHETHER BY CALLING OR NOTIFYING THE UTILITIES, COMPLYING WITH "BLUE STAKES" PROCEDURES, OR OTHERWISE.

THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, ARE INTENDED FOR USE ON THIS PROJECT AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF GND ENGINEERING, LLC IN THE EVENT OF UNAUTHORIZED USE, THE USER ASSUMES ALL RESPONSIBILITY AND LIABILITY WHICH RESULTS.

GENERAL NOTES:

1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER THIS CONTRACT SHALL EXCEPT AS OTHERWISE STATED OR PROVIDED HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION, UPDATE NO. 8.
2. THE EROSION PROTECTION SPECIFIED ON THIS PLAN IS THE MINIMUM RECOMMENDED. THE OWNER IS ENCOURAGED TO INCORPORATE EROSION RESISTANT LANDSCAPING ON AREAS WHERE EROSION MAY OCCUR SUCH AS SLOPES AND SWALES. THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL FEATURES NECESSARY TO PRESERVE THE DESIGN INTENT OF THE GRADING PLAN.
3. THE DRAINAGE INFRASTRUCTURE SHOWN ON THIS PLAN IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
4. ALL DISTURBED AREAS OUTSIDE THE BUILDING PAD MUST BE RESEED OR LANDSCAPED.
5. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, (260-1990) FOR LOCATION OF EXISTING UTILITIES.

EROSION CONTROL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

THE Group

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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

ASSISTED LIVING HOME
LOT 13, BLOCK 3, UNIT 2, TRACT 2, NAA
GRADING & DRAINAGE PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	Mo./DAY/YR.	Mo./DAY/YR.

DRB No. 1010273

CITY PROJECT No.

ZONE MAP NO. C-19-Z

SHEET 1 OF 1