

CITY OF ALBUQUERQUE



June 3, 2015

Graeme Means, PE
High Mesa Consulting Group, Inc.
6010-B Midway Park Blvd. NE
Albuquerque, NM 87109

**RE: Mark 3S Holly Development, Tract 3, Unit 3, North Albuquerque Acres
Grading and Drainage Plan
Engineer's Stamp Date 5-11-2015 (File: C20-D062)**

Dear Mr. Means:

Based upon the information provided in your submittal received 5-20-15, the above referenced plan is approved for Building Permit. Please attach a copy of this approved plan in the construction sets when submitting for a building permit.

PO Box 1293

Prior to Certificate of Occupancy release, Engineer Certification per the DPM Checklist will be required. Additionally, it will be required to submit the construction work within COA right-of-way through the DRC Process.

Albuquerque

If you have any questions, you can contact me at 924-3924.

New Mexico 87103

Sincerely,

www.cabq.gov

Jeanne Wolfenbarger, P.E.
Senior Engineer, Planning Dept.
Development Review Services

Orig: Drainage file
c.pdf Addressee via Email



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 than are part of a larger common plan of development

DRAINAGE PLAN

I. EXECUTIVE SUMMARY AND INTRODUCTION

THE PROPOSED MARK 3S DEVELOPMENT IS LOCATED WITHIN THE LA CUEVA SECTOR PLAN AREA OF NORTH ALBUQUERQUE ACRES. THE SITE DEVELOPMENT PLANS FOR THE PROJECT WERE APPROVED THROUGH EPC. A PRELIMINARY GRADING PLAN WAS INCLUDED IN THE EPC SET AND THIS SUBMITTAL IS CONSISTENT WITH THAT PLAN. MOST OF THE REQUIRED PUBLIC INFRASTRUCTURE IN HOLLY AVENUE NE HAS BEEN CONSTRUCTED BY PREVIOUS PROJECTS DESIGNED AND INSPECTED BY THIS ENGINEER (LOS VIGILS, VINEYARD COURT ESTATES). THE REMAINING PORTIONS REQUIRED FOR THIS PROJECT ARE THE PERMANENT HALF-WIDTH PAVING AND THE CONSTRUCTION OF TWO STORM INLETS. THE SITE DISCHARGES FREELY TO PUBLIC DRAINAGE IMPROVEMENTS IN HOLLY THAT WERE DESIGNED AND SIZED FOR THIS DISCHARGE. CONCURRENT WITH THE DRB SITE PLAN APPROVALS, A PLATTING ACTION IS PROPOSED SUPPORTING THE LOT LINE ELIMINATION AND VACATION OF 2 FEET OF HOLLY RIGHT-OF-WAY BEING INCORPORATED INTO THE SITE. THE PURPOSE OF THIS PLAN IS TO OBTAIN ROUGH GRADING AND BUILDING PERMIT APPROVALS.

II. PROJECT DESCRIPTION:

AS SHOWN BY VICINITY MAP C-20 LOCATED HEREON, THE SITE IS LOCATED IN THE NORTH ALBUQUERQUE ACRES SECTION OF ALBUQUERQUE, ON HOLLY AVE NE BETWEEN VENTURA ST. N.E. AND HOLBROOK STREET N.E. THE EXISTING LEGAL DESCRIPTION IS THE EAST HALF OF LOT 9 AND ALL OF LOT 10, BLOCK 20, TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES. THE SITE IS ZONED SU-2/MIXED USE AND THE PROPOSED OFFICE DEVELOPMENT IS CONSISTENT WITH THE ZONING.

AS SHOWN BY PANEL 141 OF 825 OF THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS, BERNALILLO COUNTY, NEW MEXICO, AND INCORPORATED AREAS, DATED SEPTEMBER 20, 1996, REVISED TO REFLECT LOMR DATED 03/23/2004, THE SITE DOES NOT LIE WITHIN THE VICINITY OF ANY DESIGNATED FLOOD HAZARD ZONES.

III. BACKGROUND DOCUMENTS

THE FOLLOWING IS A LIST OF DOCUMENTS RELATED TO THE SITE AND SURROUNDING AREA. THIS LIST MAY NOT BE INCLUSIVE, HOWEVER, REPRESENTS A SUMMARY OF RELEVANT PLANS AND DOCUMENTS WHICH ARE KNOWN TO THE ENGINEER AT THE TIME OF PLAN PREPARATION.

- A. THE "NORTH AND SOUTH DOMINGO BACA ARROYO AND PASEO DEL NORTE CORRIDOR DRAINAGE MANAGEMENT PLAN" PREPARED FOR AMAFCA BY RESOURCE TECHNOLOGY, INC. (RTI) DATED DECEMBER, 1991. THIS PLAN HAS BEEN ADOPTED BY AMAFCA AS A GUIDELINE FOR DRAINAGE MANAGEMENT WITHIN THIS AREA WHICH INCLUDES THE NORTH DOMINGO BACA ARROYO (NDBA). AMAFCA RESOLUTION 1992-3 DATED JANUARY 03, 1992 FORMALLY ADOPTED THIS PLAN WHICH IDENTIFIES THE EXTENSION OF PERMANENT DRAINAGE IMPROVEMENTS WITHIN THE NDBA CORRIDOR, AND ESTABLISHED DEVELOPED DRAINAGE BASIN BOUNDARIES WITHIN THE PLAN AREAS. AS SHOWN BY THIS PLAN, THIS SITE IS IDENTIFIED TO DRAIN TO PUBLIC STORM DRAIN IMPROVEMENTS CONSTRUCTED WITHIN THE HOLLY RIGHT-OF-WAY.
- B. REQUEST FOR LETTER OF MAP REVISION (LOMR) FOR THE NORTH DOMINGO BACA ARROYO CARMEL AVENUE STORM DRAIN EXTENSION PREPARED BY JMA DATED 12/08/2003 AND APPROVED BY FEMA 03/23/2004 (FEMA CASE NUMBER 04-06-671P). THIS LOMR SUPPORTS THE COMPLETED NORTH DOMINGO BACA ARROYO CARMEL AVENUE STORM DRAIN EXTENSION COST SHARE PROJECT BY AMAFCA. UPON FEMA APPROVAL, AND IT REMOVED THE ASSOCIATED FLOODPLAIN DESIGNATION FROM THE NDBA WEST OF A POINT MIDBLOCK BETWEEN HOLBROOK STREET AND EUBANK.
- C. DRAINAGE REPORT FOR "LOS VIGILS SUBDIVISION" BY JEFF MORTENSEN & ASSOCIATES, INC, DATED 12/31/2002, HYDROLOGY FILE C20/D41. THIS PLAN THE CONSTRUCTION OF A 45 LOT RESIDENTIAL SUBDIVISION LOCATED TO THE NORTH OF THIS PROJECT ON THE NORTH SIDE OF HOLLY. THE LOS VIGILS PROJECT EXTENDED THE HOLLY STORM DRAIN ACROSS THE FRONTAGE OF THIS SITE AND DESIGNED THE REQUIRED INLETS ON THE SOUTH SIDE WHICH MUST NOW BE CONSTRUCTED. A BASIN MAP, STREET HYDRAULICS AND STORM DRAIN HYDRAULICS ANALYSIS WERE INCLUDED IN THIS SUBMITTAL TO ADDRESS THE EXTENSION OF HOLLY TO HOLBROOK ALL DEVELOPMENT ON HOLLY, INCLUDING THIS SITE.
- D. GRADING PLAN FOR "DESERT RIDGE OFFICE PARK" BY JMA, HYDROLOGY FILE C20/D51. THIS PLAN WAS APPROVED FOR THE UPSTREAM SITE IMMEDIATELY TO THE EAST (PROJECT # 1003277). THE DRAINAGE CONCEPTS PRESENTED THEREIN ARE CONSISTENT WITH THOSE NOW PROPOSED.

THE PROPOSED CONSTRUCTION DRAINING DIRECTLY AND FREELY TO PERMANENT HOLLY AVENUE NE DRAINAGE IMPROVEMENTS AS PROPOSED AND DESCRIBED HEREIN IS IN ACCORDANCE WITH THE POLICIES AND REQUIREMENTS OF THE ABOVE LISTED DOCUMENTS, AND IS CONSISTENT WITH THE CONCEPTS PREVIOUSLY ESTABLISHED BY THE CITY AND AMAFCA FOR NDBA DEVELOPMENT.

IV. EXISTING CONDITIONS:

THE SITE IS CURRENTLY UNDEVELOPED. EXISTING SITE RUNOFF DRAINS TO HOLLY AVE NE TO EXISTING DOWNSTREAM PUBLIC STORM DRAIN FACILITIES THAT WERE CONSTRUCTED BY LOS VIGILS (REF. C). HOLLY AVE NE TO THE NORTH IS A PUBLIC STREET WITH HALF-WIDTH (NORTH) PERMANENT PAVING IMPROVEMENTS. THE UPSTREAM SECTION OF HOLLY HAS PERMANENT FULL WIDTH IMPROVEMENTS. CONSTRUCTED BY VINEYARD COURT ESTATES, CPN 718781. PASEO DEL NORTE TO THE SOUTH IS A FULLY DEVELOPED PUBLIC STREET WITH A DRAINAGE DITCH, PUBLIC STORM DRAIN, AND PAVED ASPHALT TRAIL.

OFFSITE FLOWS DO NOT ENTER THE SITE FROM THE DEVELOPED SITE TO THE EAST OR FROM THE PUBLIC STREETS TO THE NORTH AND SOUTH WHICH EXHIBIT PARALLEL TOPOGRAPHY. THE DEVELOPED SITE TO THE WEST, PETE'S LANDSCAPING, IS TOPOGRAPHICALLY LOWER AND INCAPABLE OF CONTRIBUTING OFFSITE FLOWS.

V. DEVELOPED CONDITIONS

THE PROPOSED IMPROVEMENTS CONSIST OF THE CONSTRUCTION OF A MONTESSORI SCHOOL AND AN OFFICE BUILDING WITH PAVED PARKING, UTILITY AND LANDSCAPING IMPROVEMENTS. AS DEMONSTRATED BY THE STREET HYDRAULIC, STORM DRAIN AND INLET CALCULATIONS AND ANALYSIS CONTAINED WITHIN THE DRAINAGE REPORTS FOR LOS VIGILS AND VINEYARD COURT ESTATES, THE HOLLY STORM DRAIN AND STREET IS DESIGNED TO ACCEPT THE FREE DISCHARGE OF FULLY DEVELOPED RUNOFF FROM THE PROPERTIES FRONTING ON HOLLY, INCLUDING THIS SITE. ALL IMPROVEMENTS PROPOSED HEREIN ARE CONSISTENT WITH THE PREVIOUSLY APPROVED DEVELOPMENT PLANS FOR THIS SECTION OF HOLLY.

VI. GRADING PLAN

THE GRADING PLAN SHOWS: 1) EXISTING GRADES INDICATED BY SPOT ELEVATIONS AND CONTOURS AT 1 FT INTERVALS FROM THE JMA TOPO SURVEY DATED 10/25/2006, 2) PROPOSED GRADES INDICATED BY FINISHED FLOOR ELEVATIONS, SPOT ELEVATIONS, AND CONTOURS AT 1 FT INTERVALS, 3) THE LIMIT AND CHARACTER OF THE EXISTING IMPROVEMENTS, 4) THE LIMIT AND CHARACTER OF THE PROPOSED IMPROVEMENTS, AND 5) CONTINUITY BETWEEN EXISTING AND PROPOSED GRADES.

VII. CALCULATIONS

THE CALCULATIONS, REPRODUCED FORM THE APPROVED CONCEPTUAL GRADING PLAN AND WHICH APPEAR HEREON, ANALYZE BOTH THE EXISTING AND DEVELOPED CONDITIONS FOR THE 100-YEAR, 6-HOUR RAINFALL EVENT. THE PROCEDURE FOR 40-ACRE AND SMALLER BASINS, AS SET FORTH IN THE REVISION OF SECTION 22.2, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL, VOLUME 2, DESIGN CRITERIA, DATED JANUARY, 1993, HAS BEEN USED TO QUANTIFY THE PEAK RATE OF DISCHARGE AND VOLUME OF RUNOFF GENERATED. AS DEMONSTRATED BY THE LOMR AND APPROVED DRAINAGE REPORTS PREPARED BY THIS OFFICE TO SUPPORT THE RECENTLY CONSTRUCTED AMAFCA NDBA PROJECT AND FOR LOS VIGILS, VINEYARD COURT ESTATES, AND THE DESERT RIDGE OFFICE PARK PROJECT (SEE REFERENCES), THE PUBLIC STORM DRAIN IN HOLLY IS SIZED FOR FREE DISCHARGE OF FULLY DEVELOPED RUNOFF FROM THIS SITE.

IX. CONCLUSION

1) THE PROPOSED SITE IMPROVEMENTS AND DRAINAGE CONCEPT ARE CONSISTENT WITH THE DEVELOPMENT CRITERIA ESTABLISHED BY PREVIOUSLY APPROVED PLANS FOR NDBA DEVELOPMENT AND THIS SPECIFIC PROJECT. 2) DEVELOPED RUNOFF FROM THIS SITE WILL DRAIN FREELY TO PERMANENT PUBLIC HOLLY PAVING AND STORM DRAINAGE IMPROVEMENTS, WHICH WERE CONSTRUCTED FOR LOS VIGILS AND VINEYARD COURT ESTATES. 3) THERE ARE NO DPM DESIGN VARIANCES, DRAINAGE EASEMENTS OR DRAINAGE COVENANTS ANTICIPATED AT THIS TIME.

CALCULATIONS

SITE CHARACTERISTICS

1. PRECIPITATION ZONE = 3
2. $P_{6,100} = P_{360} = 2.60$ IN
3. TOTAL PROJECT AREA (A_t) = 58,462 SF / 1.34 AC
4. EXISTING LAND TREATMENT
- | TREATMENT | AREA (SF/AC) | % |
|-----------|---------------|-----|
| C | 58,462 / 1.34 | 100 |
5. DEVELOPED LAND TREATMENT

TREATMENT	AREA (SF/AC)	%
B	5,640 / 0.13	10
C	5,640 / 0.13	10
D	47,182 / 1.08	80

EXISTING CONDITION

1. VOLUME
- $$E_w = (E_{AA} + E_{BA} + E_{CA} + E_{DA}) / A_t$$
- $$E_w = 1.29 \text{ IN}$$
- $$V_{100} = (E_w / 12) A_t = (1.29 / 12) (58,426) = 6,280 \text{ CF}$$
2. PEAK DISCHARGE
- $$Q_P = Q_{PA \text{ AA}} + Q_{PBAB} + Q_{PCAC} + Q_{PDAD}$$
- $$Q_P = Q_{100} = (3.45) (1.34) = 4.6 \text{ CFS}$$

DEVELOPED CONDITION

1. VOLUME
- $$E_w = (E_{AA} + E_{BA} + E_{CA} + E_{DA}) / A_t$$
- $$E_w = [(0.92) (0.13) + (1.29) (0.13) + (2.36) (1.08)] / 1.34 = 2.12 \text{ IN}$$
- $$V_{100} = (E_w / 12) A_t = (2.12 / 12) (58,462) = 10,330 \text{ CF}$$
2. PEAK DISCHARGE
- $$Q_P = Q_{PA \text{ AA}} + Q_{PBAB} + Q_{PCAC} + Q_{PDAD}$$
- $$Q_P = Q_{100} = (2.60) (0.13) + (3.45) (0.13) + (5.02) (1.08) = 6.2 \text{ CFS}$$

COMPARISON

1. VOLUME
- $$\Delta V_{100} = 10,330 - 6,280 = 4,050 \text{ CF} \quad (\text{INCREASE})$$
2. PEAK DISCHARGE
- $$\Delta Q_{100} = 6.2 - 4.6 = 1.6 \text{ CFS} \quad (\text{INCREASE})$$



2015 UPDATE - SUBMITTAL FOR BUILDING PERMIT FOR BUILDING A.
AS SHOWN BY THE ENGINEER'S CERTIFICATION DATED 10/05/2007, BUILDING A WAS NOT COMPLETED WITH THE ORIGINAL PHASE OF DEVELOPMENT IN 2007. BUILDING A WAS ORIGINALLY PROPOSED AS A SINGLE STORY STRUCTURE, AND IT IS NOW PROPOSED TO CONSTRUCT BUILDING A WITH THE SAME FOOTPRINT AND EXISTING SITE WORK WITH TWO MINOR CHANGES: 1) THE CHANGE TO 2-STORY ADDS THE STAIRWAY LANDING AT THE SOUTHWEST CORNER, AND 2) THERE WILL BE A SMALL SET OF STAIRS AND A WALKWAY CONNECTING BUILDING A TO EXISTING BUILDING B. ALL OTHER SITE WORK IS EXISTING. BECAUSE THERE IS NO PROPOSED SITE WORK AND THIS IS AN INFILL PROJECT, PROVIDING NEW STORMWATER QUALITY IMPROVEMENTS IS NOT PRATICAL OR FEASIBLE. IT SHOULD BE NOTED THAT THE WATER QUALITY INTENT OF THIS ORDINANCE IS MET DOWNSTREAM OF THIS SITE AS THE EVENTUAL OUTFALL IS TO THE AMAFCA NORTH DOMINGO BACA DAM.



02/05/2007
5/11/2015



JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. NE.
ALBUQUERQUE □ NEW MEXICO 87109
ENGINEERS □ SURVEYORS (505) 345-4250
□ FAX: 505 345-4254 □ ESTABLISHED 1977

DRAINAGE PLAN AND CALCULATIONS
HOLLY MARK 3S DEVELOPMENT

DESIGNED BY G.M.

DRAWN BY RRW

APPROVED BY G.M.

NO.	DATE	BY	REVISIONS
	05/15	G.M.	UPDATE FOR BUILDING A CONSTRUCTION

JOB NO.	2006.070.6
DATE	02/2007
SHEET	1A OF

THIS IS NOT A BOUNDARY SURVEY; DATA IS SHOWN FOR ORIENTATION ONLY. THE BOUNDARY INFORMATION DEPICTED ON THIS PLAN IS BASED UPON THE BOUNDARY SURVEY PREPARED BY JMA, NMPS NO. 11184, DATED 10/24/2006. TOPOGRAPHIC SURVEY INFORMATION IS BASED UPON A TOPOGRAPHIC SURVEY PREPARED BY JMA, ON 10/24/2006, NMPS NO.11184.



JEFF MORTENSEN & ASSOCIATES, INC.
600-B MIDWAY PARK BLVD. N.E.
ALBUQUERQUE, N.M. 87109
ENGINEERS & SURVEYORS (505) 345-4250
FAX: 505 345-4254 (ESTABLISHED 1977)

GRADING PLAN MARK 3S HOLLY DEVELOPMENT

LEGEND (EXISTING)

ASPH	ASPHALT
B	BOULDER
C	COMMUNICATION
C&G	CURB AND GUTTER
CMU	CONCRETE MASONRY UNIT
CO	SANITARY SEWER CLEANOUT
CONC	CONCRETE
EA	EDGE OF ASPHALT
ET	ELECTRIC TRANSFORMER
FH	FIRE HYDRANT
FL	FLOWLINE
INV	INVERT ELEVATION
MH	MANHOLE
OHE(1)	OVERHEAD ELECTRIC (# OF LINES)
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
SAS	SANITARY SEWER
SD	STORM DRAIN
SI	STORM INLET
STD	STANDARD
TA	TOP OF ASPHALT
TC	TOP OF CURB
TCO	TOP OF CONCRETE
TG	TOP OF GRATE
TR	TELEPHONE RISER
WL	WATERLINE
WPP	WOOD POWER POLE
WS	WOOD SIGN
*	DECIDUOUS TREE
○	SHRUB
*	UTILITY MARKER

LEGEND (PROPOSED)

●	PROPOSE SPOT ELEVATION
→	DIRECTION OF FLOW
—	FLOWLINE
HC	HANDICAPPED PARKING
MC	MOTORCYCLE PARKING
□	PROPOSED CONCRETE
▨	PROPOSED ASPHALT PAVING
▩	PROPOSED RETAINING WALL
—	ROOF DRAIN

RECORD INFORMATION

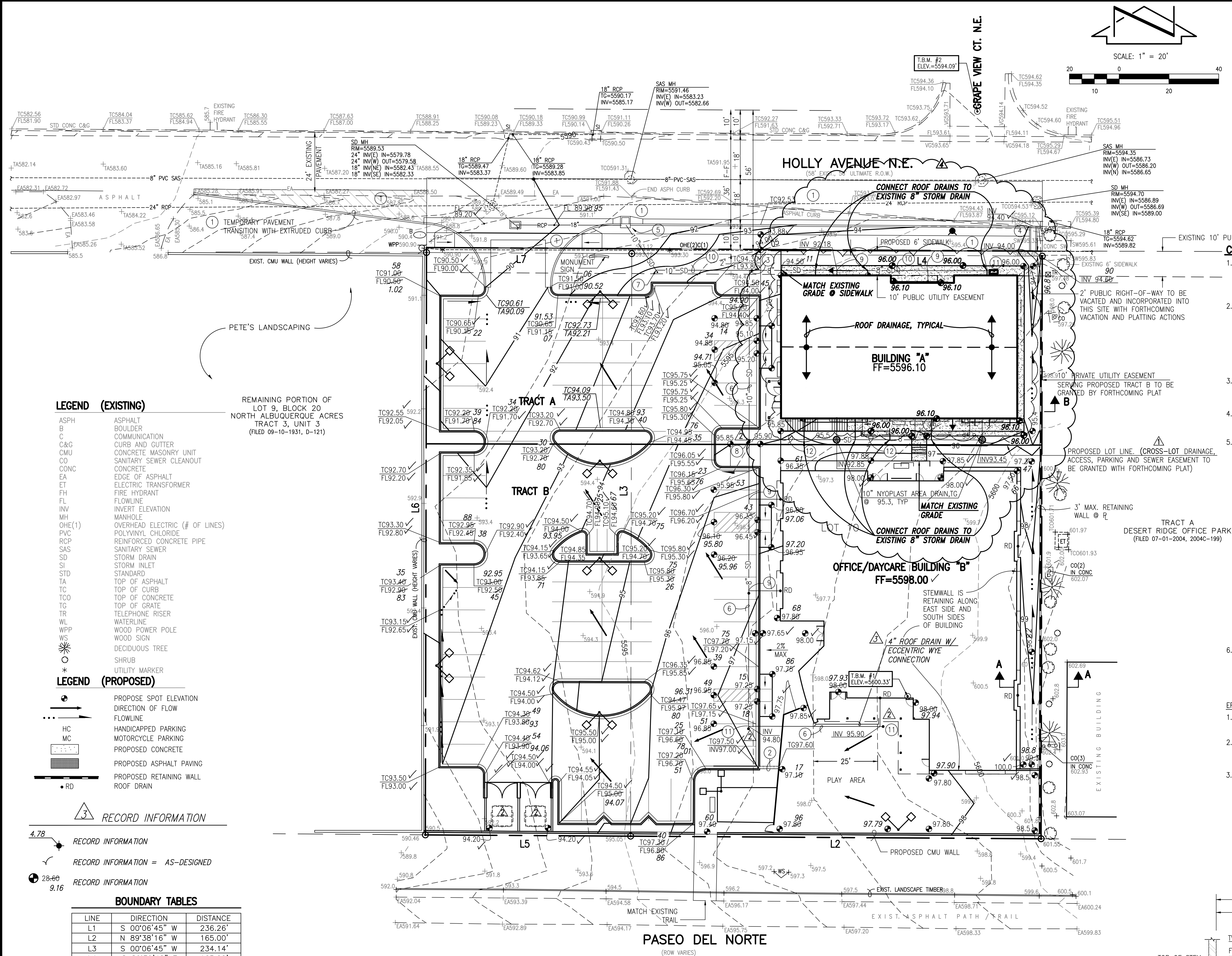
- 4.78 RECORD INFORMATION
- RECORD INFORMATION = AS-DESIGNED
- 28-66 RECORD INFORMATION
- 9.16 RECORD INFORMATION

BOUNDARY TABLES

LINE	DIRECTION	DISTANCE
L1	S 00°06'45" W	236.26'
L2	N 89°38'16" W	165.00'
L3	S 00°06'45" W	234.14'
L4	S 89°39'42" E	165.00'
L5	N 89°38'16" W	82.50'
L6	N 00°06'45" E	236.16'
L7	S 89°39'42" E	82.50'

KEYED NOTES

- HOLLY AVENUE N.E. IMPROVEMENTS TO BE CONSTRUCTED BY CITY WORK ORDER
- CONSTRUCT 12" SIDEWALK CULVERT PER COA STD DWG 2236
- INSTALL COMBINATION WYE/BEND W/ CLEANOUT TO GRADE INV 91.13
- 24" SIDEWALK CULVERT BY CITY WORK ORDER
- CONNECTION TO STORM INLET STUB, INV 86.75
- INSTALL 8" HDPE (SMOOTH INTERIOR) STORM DRAIN @ S = 0.02 (2%) SIZE 8" OR 10" AS NOTED
- INSTALL 8" HDPE WYE W/ CLEANOUT, INV 90.00
- INSTALL 8" HDPE BEND/WYE W/ CLEANOUT TO GRADE, WITH 8"x10" SIZE INCREASE INV 92.50
- INSTALL 8" WYE, CONNECT TO ROOF DRAIN
- INSTALL HDPE (SMOOTH INTERIOR) STORM DRAIN @ S = 0.0300 (3%), SIZE 8" OR 10" AS NOTED
- INSTALL CLEANOUT TO GRADE
- INSTALL 8" HDPE (SMOOTH INTERIOR) STORM DRAIN @ S = 0.0100 (1%)



LEGAL DESCRIPTION:

LOT 10 AND THE EAST HALF OF LOT 9, BLOCK 20, NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 10, 1931, BOOK D, PAGE 121.

PROJECT BENCHMARK

STANDARD ACS BRASS TABLET STAMPED, "1-B20", SET IN TOP OF A CONCRETE POST, AT THE NORTHEAST INTERSECTION OF BARSTOW STREET AND MODESTO AVENUE. ELEVATION = 5474.51 FEET (NGVD 1929)

T.B.M. #1

REBAR #5 WITH CAP STAMPED, "JMA CONTROL NMPS 11184", AS SHOWN ON THIS SHEET. ELEVATION = 5600.33 FEET (NGVD 1929)

T.B.M. #2

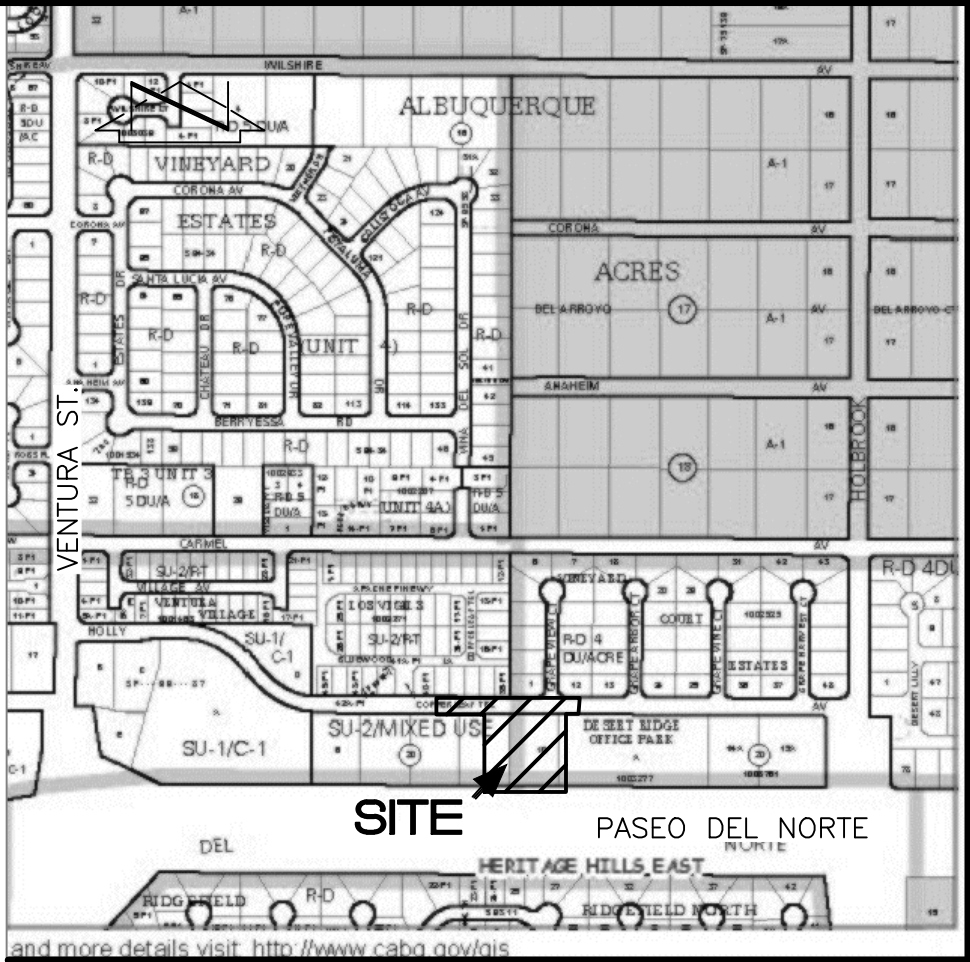
ALUMINUM CAP STAMPED, "PLS #11184", AS SHOWN ON THIS SHEET. ELEVATION = 5594.09 FEET (NGVD 1929)

CONSTRUCTION NOTES:

- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM 260-1990 (ALBUQUERQUE AREA), 1-800-321-ALERT(2537) (STATEWIDE), FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INTERPRETATIONS IT MAKES WITHOUT FIRST CONTACTING THE ENGINEER AS REQUIRED ABOVE.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- ALL CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.
- IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS CONDUCTED ONLY PRELIMINARY INVESTIGATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THIS INVESTIGATION IS NOT CONCLUSIVE, AND MAY NOT BE COMPLETE, THEREFORE, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND 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, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
- THE DESIGN OF PLANTERS AND LANDSCAPED AREAS IS NOT PART OF THIS PLAN. ALL PLANTERS AND LANDSCAPED AREAS ADJACENT TO THE BUILDING(S) SHALL BE PROVIDED WITH POSITIVE DRAINAGE TO AVOID ANY PONDING ADJACENT TO THE STRUCTURE. FOR CONSTRUCTION DETAILS, REFER TO LANDSCAPING PLAN.

EROSION CONTROL MEASURES:

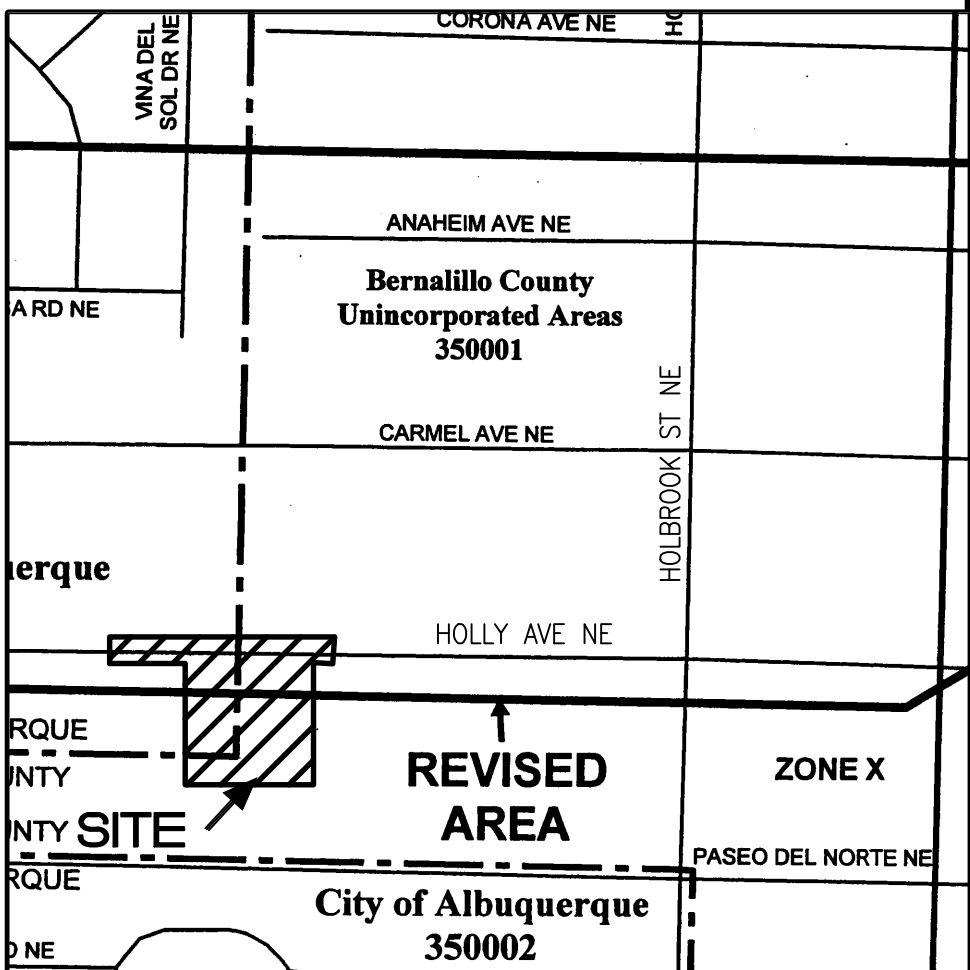
- THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY.
- THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET.
- WHEN APPLICABLE, CONTRACTOR SHALL SECURE "TOPSOIL DISTURBANCE PERMIT" FROM THE CITY AND/OR FILE A NOTICE OF INTENT (N.O.I.) WITH THE EPA PRIOR TO BEGINNING CONSTRUCTION.



VICINITY MAP

SCALE: 1" = 750'

C-20

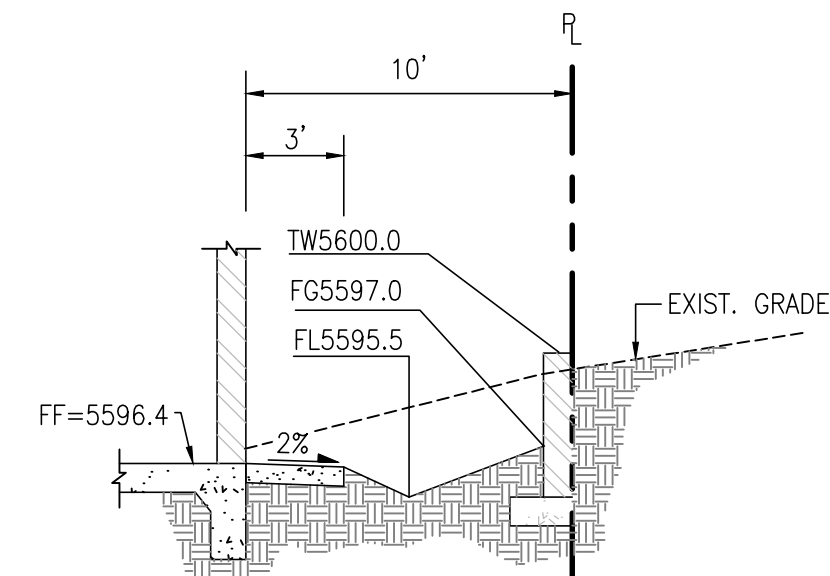


F.I.R.M.

SCALE: 1" = 500'

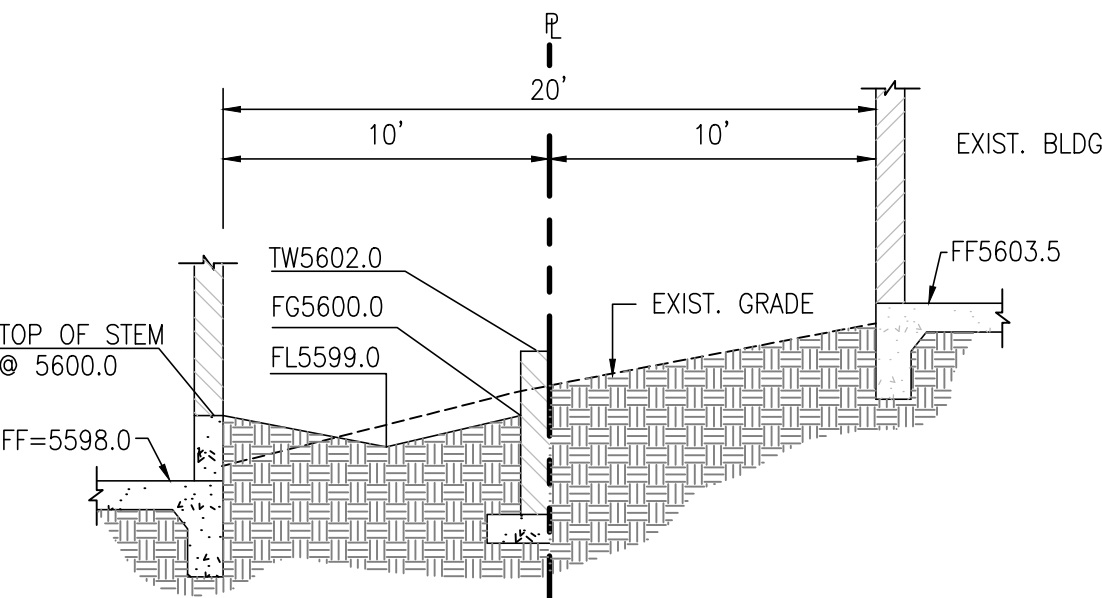
PANEL 142 OF 825

REVISED 3/23/2004



SECTION B-B

SCALE: 1" = 6'



SECTION A-A

SCALE: 1" = 6'



02/05/07 10/05/07
03/28/07 5/11/2015

DESIGNED BY	NO.	DATE	BY	REVISIONS	JOB NO.
G.M.	1	01/07	G.M.	ADDRESS EPC COMMENTS, ADDED DETAIL FOR CONSTRUCTION	2015.0121g
J.Y.R.	2	03/07	G.M.	REVISE ROOF DRAINS, DELETE SEWER DRAINS	2006.0703
J.L.P.	3	10/07	G.M.	ENGINEER'S CERTIFICATION - BUILDING "B"	
G.M.	4	05/15	G.M.	BUILDING "A" CONSTRUCTION	
DATE					10-2006
SHEET					C003