

# CITY OF ALBUQUERQUE

*Planning Department*  
Alan Varela, Director



*Mayor Timothy M. Keller*

October 25, 2024

John Stapleton  
Community Design Solutions, LLC  
9384 Valley View Dr. NW, Suite 100  
Albuquerque, NM 87114

**RE: Allaso Vineyards Apartments – Phase 1, Building 1, Floors 1, 2, and 3**  
**8901 Holly Avenue NE**  
**Revised Permanent CO (Phase 1, Building 1, Floors 1, 2, and 3) – Approved**  
**Engineer's Certification Date: 10/02/2024**  
**Engineer's Stamp Date: 11/19/2021**  
**Hydrology File: C20D086**

Dear Mr. Stapleton:

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)

Based upon the information provided in your submittal received 10/03/2024, and the site visit on 9/17/2024, this letter serves as a “green tag” from Hydrology Section for a Permanent Certificate of Occupancy for **Phase 1, Building 1, Floors 1, 2, and 3 of the Allaso Vineyards Apartments** project to be issued by the Building and Safety Division.

If you have any questions, please contact me at 505-924-3314 or [amontoya@cabq.gov](mailto:amontoya@cabq.gov).

Sincerely,

Anthony Montoya, Jr., P.E.  
Senior Engineer, Hydrology  
Planning Department







DRAINAGE CERTIFICATION: PHASE 1

I, SHELDON E. GREER, MPE, OF THE FIRM COMMUNITY DESIGN SOLUTIONS, LLC, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 01/14/2022. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY JOSEPH M. SOLOMON JR., NMPS, OF THE FIRM HIGH MESA CONSULTANT GROUP. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON OCTOBER 1, 2024 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR CERTIFICATE OF OCCUPANCY. THIS CERTIFICATION WILL COVER PHASE 1 OF THIS PROJECT. PHASE 2 WILL BE ADDRESSED IN FUTURE APPLICATIONS GRADING FOR THE ENTIRE SITE HAS NOT BEEN COMPLETED.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE. IT IS INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

  
SHELDON E. GREER, P.E. 17154

10/01/2024



## VICINITY MAP

SCALE 1" = 1000'

## GENERAL NOTES

1. AN AS-BUILT SURVEY WAS PERFORMED IN JULY, 2024. THIS IS NOT A BOUNDARY SURVEY OR A RIGHT-OF-WAY SURVEY.
2. SITE LOCATED WITHIN PROJECTED SECTION 20, TOWNSHIP 11 NORTH, RANGE EAST, N.M.P.M. (ELENA GALLEGOS GRANT).
3. ALL DISTANCES ARE GROUND DISTANCES.
4. **SCREENED INFORMATION IS FROM PLANS BY RESPEC, ALLASO VINEYARDS, SHEETS C-101 AND C-102, SIGNED NOVEMBER 19, 2021.**
5. **THIS SURVEY HAS BEEN PREPARED BASED UPON NAVD 83 DATUM. PREVIOUS SURVEYS THIS AREA CONDUCTED BY OTHER CONSULTANTS MAY HAVE BEEN BASED ON THE 1983 DATUM. SPECIAL CARE SHOULD BE EXERCISED WHEN COMPARING ELEVATIONS FROM THIS SURVEY TO CURRENT AND PREVIOUS SURVEYS, PLANS AND AS-BUILT DOCUMENTS.**

## CONTROL SURVEY NOTE

A CONTROL SURVEY WAS CONDUCTED AT THE SITE BY PRECISION SURVEYS, INC., IN OCTOBER 2020 (SURVEY CONTROL REPORTED ON TOPOGRAPHIC SURVEY OF LOTS 17, 18, & 19, BLOCK 9, TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES BY PRECISION SURVEYS, INC., DATED OCTOBER, 2020, UNSIGNED) AND VERIFIED BY HMCG ON JANUARY 27, 2022 AND JULY 24, 2024. CONTROL WAS PROJECTED ONTO THE SUBJECT SITE UTILIZING RTK GPS OBSERVATIONS COMBINED WITH GEOID MODEL 18 TO ESTABLISH HORIZONTAL AND VERTICAL POSITIONS BASED UPON NAD 83/NAVD 88 DATUM.

ALL HORIZONTAL COORDINATES ARE NAD 83 GRID VALUES AND HAVE NOT BEEN ADJUSTED TO THE GROUND. THE ELEVATIONS ARE BASED UPON THE NAVD DATUM AND REQUIRE NO FURTHER ADJUSTMENT.

## TEMPORARY BENCHMARK #2 (T.B.M.)

A SCRIBED "+" IN CONCRETE WEST APPROXIMATELY 10 FEET FROM THE WHEEL CHAIR RAMP AND NORTHWEST FROM THE TRADER JOE'S SIGN, AS SHOWN ON THIS SHEET.  
ELEVATION = 5548.06 FEET (NAVD 1988)

## TEMPORARY BENCHMARK #214 (T.B.M.)

A HUB WITH TAC, SET IN THE CENTER OF THE ROUNDABOUT BETWEEN VENTURA RD NE  
AND HOLLY AVE NE, AS SHOWN ON THIS SHEET.  
ELEVATION = 5550.78 FEET (NAVD 1988)

SURVEYOR'S CERTIFICATION

I, JOSEPH M. SOLOMON, JR., A DULY QUALIFIED LICENSED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY; THAT THE "AS-BUILT" INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FROM FIELD CONSTRUCTION AND "AS-BUILT" SURVEYS PERFORMED BY ME OR UNDER MY SUPERVISION; THAT THE "AS-BUILT" INFORMATION SHOWN ON THESE DRAWINGS WAS ADDED BY ME OR UNDER MY SUPERVISION; AND THAT THIS "AS-BUILT" INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I AM NOT RESPONSIBLE FOR ANY OF THE DESIGN CONCEPTS, CALCULATIONS, ENGINEERING, OR INTENT OF THE RECORD DRAWINGS.

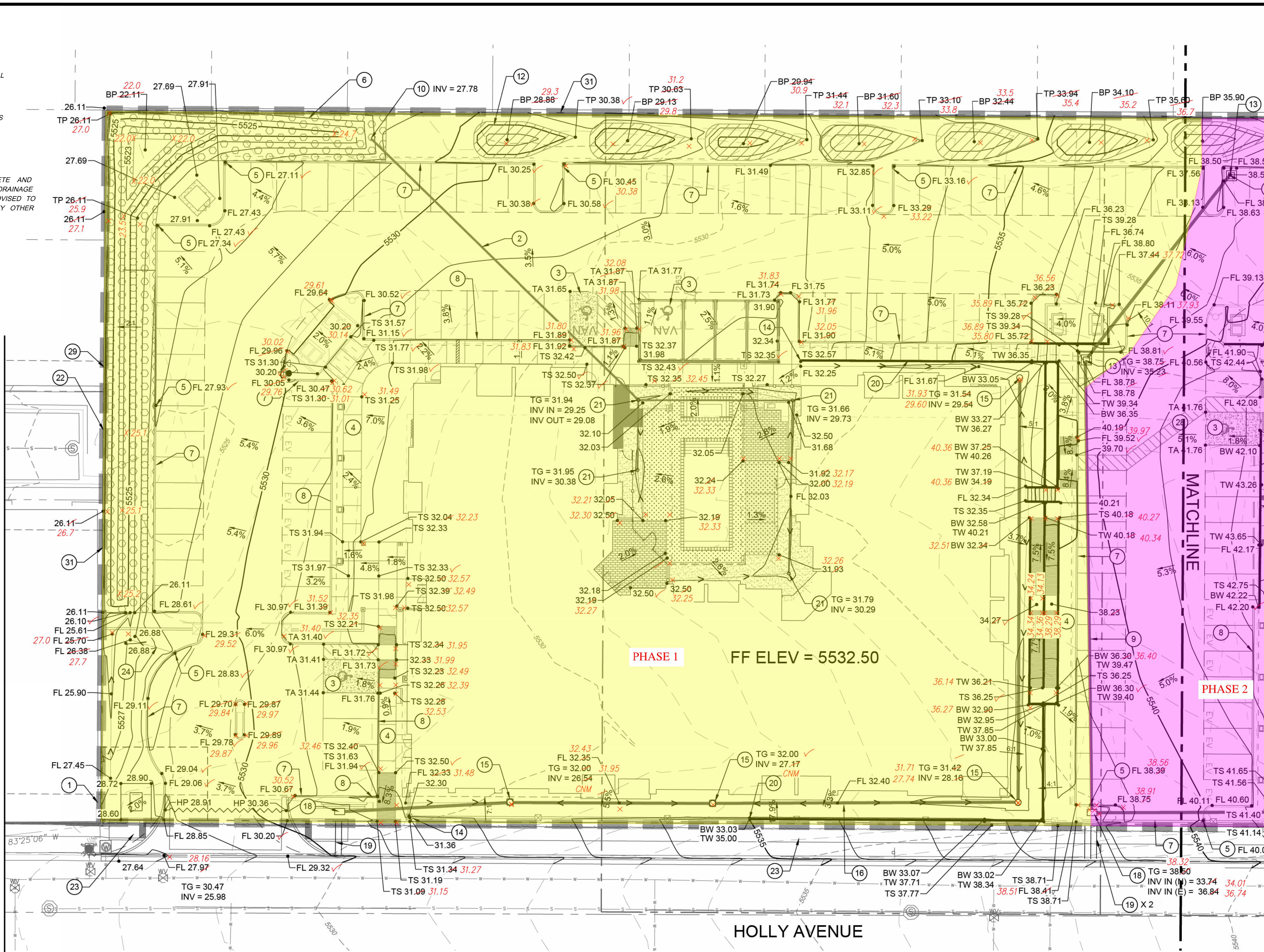
  
JOSEPH M. SOLOMON, JR.  
NMP# NO. 15075



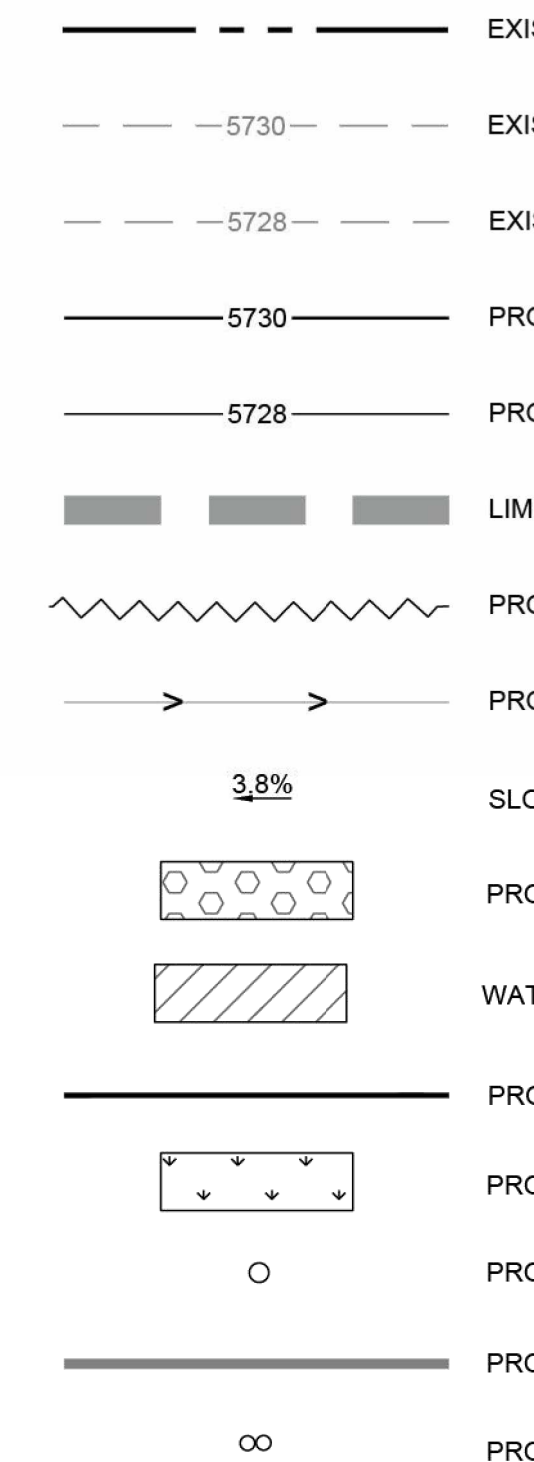
9/16/2024  
DATE

### RECORD DRAWING LEGEND

CONSTRUCT RECORD INFORMATION (VERIFIED BY ENGINEER)  
✓ AS-CONSTRUCTED = AS-DESIGNED  
(VERIFIED BY AS-BUILT SURVEY)  
RECORD INFORMATION FROM AS-BUILT SURVEY  
36° 42" RECORD INFORMATION FROM AS-BUILT SURVEY  
+ 25.2 RECORD INFORMATION FROM AS-BUILT SURVEY  
28.95° 92 RECORD INFORMATION FROM AS-BUILT SURVEY



LEGEND



## KEYED NOTES

1. LIMITS OF DISTURBANCE
2. INSTALL 8" HDPE PIPE AT 1% SLOPE, TYP.
3. 1.5% MIN. SLOPE 1.8% MAX. SLOPE ALL DIRECTIONS AT ACCESS
4. 1.8% MAX. CROSS SLOPE AT ACCESSIBLE SIDEWALK
5. INSTALL 1" WIDE CURB NOTCH PER DETAIL SHEET C-105
6. INSTALL RIP RAP PER SPECIFICATIONS THIS SHEET
7. INSTALL CONCRETE CURB & GUTTER PER DETAIL SHEET C-105
8. INSTALL CONCRETE HEADER CURB PER DETAIL SHEET C-105
9. INSTALL 8" HDPE PIPE AT 1% SLOPE, TYP.
10. PIPE INVERT
11. INSTALL RETAINING WALL PER DETAIL SHEET C-106 AND GENER
12. INSTALL WATER QUALITY POOL, TYP.
13. INSTALL 2' X 2' ADS STANDARD ROAD AND HIGHWAY GRATE
14. BEGIN NON-PERMITTED RETAINING (2' MAX. HEIGHT)
15. INSTALL ADS 24" DROP IN GRATE PER DETAIL SHEET C-105, TYP
16. INSTALL 12" HDPE PIPE AT 1% SLOPE, TYP.
17. INSTALL DOUBLE CLEANOUT
18. INSTALL MODIFIED TYPE D INLET PER DETAIL SHEET C-105
19. INSTALL 2" WIDE SIDEWALK CULVERT PER COA DWG 2236
20. NON-PERMITTED RETAINING (2' MAX. HEIGHT)
21. INSTALL ADS 12" DROP IN GRATE PER DETAIL SHEET C-105, TYP.
22. INSTALL 5.25" X 0.5" WEIR, INVERT AT 5525.61, SEE DETAIL SHEET
23. SIDEWALK AND ROADWAY IMPROVEMENTS BY SEPARATE PLAN
24. INSTALL 0.5' DEPTH SWALE
25. INSTALL ADA LANDING, 1.8% MAX SLOPE IN ANY DIRECTION
26. EXPOSE 6" MAXIMUM OF BUILDING FOOTER AS NECESSARY
27. 3' SLOPE BUFFER FROM RETAINING WALL, MAX 3%
28. ADD CROSSWALK 1.8% MAX CROSS SLOPE
29. APPLY WATERPROOFING ON EXPOSED PAVING WALL BELOW T
30. TO GRADE, WATERPROOFINGS SHALL BE HYDROCIDIC LIQUID M
31. APPROVED EQUAL.
32. INSTALL 12" DEEP ROCK MULCH BENEATH PEE PAD
33. EXISTING 6" TALL TRAVIC WALL ALONG PROPERTY LINE

### GRADING NOTES

1. CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY ISSUES. UTILITIES NOT SHOWN ARE REQUIRED.
2. PARKING LOT STRIPING AND SITE PLAN HAVE BEEN SCREENED BACK BY THE CITY ENGINEER.
3. GRADES SHOWN ARE FINAL SURFACE GRADES AFTER COMPLETION OF CONSTRUCTION.
4. GRADE AREAS AT SITE PERIMETER TO MATCH GRADES OF ADJACENT AREAS.
5. REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF PROPERLY IN ACCORDANCE WITH ALL CITY REGULATIONS.
6. PROVIDE TEMPORARY GRADING FEATURES SUCH AS BERMS, SWALES, AND DRAINAGE MANAGE INTERIM STORM WATER RUNOFF DURING CONSTRUCTION PHASE. ALL GRADING LEAVING THE SITE SHALL MEET ALL FEDERAL, STATE AND LOCAL QUALITY STANDARDS.
7. ALL DISTURBED AREAS TO BE RE-SEEDDED PER LANDSCAPE PLAN PROVIDED BY THE CITY ENGINEER.
8. ALL AREAS WITH SLOPES GREATER THAN 3:1 SHALL BE LANDSCAPED WITH MULCH, FRACTURED GRAVEL AND SEPARATION FABRIC.
9. INSTALL L-TOE TYPE RETAINING WALLS FOR ALL RETAINING WALLS AT THE PROPERTY BOUNDARY. FOOTER SHALL NOT EXTEND OUTSIDE OF THE PROPERTY BOUNDARY. RETAINING WALL WHERE FINISHED GRADE AT THE TOP OF WALL EXCEEDS 10% HORIZONTAL SLOPE SHALL BE RETAINING WALL TYPES A THROUGH TYPE D. RETAINING WALL TYPE A SHALL BE USED (SEE RETAINING WALL DETAIL SHEET C-106).
10. ALL SIDE SLOPES NEED TO BE STABILIZED WITH NATIVE GRASS SEEDS AND MULCH.

## SPOT ELEVATION SYMBOLS

- TA 66.00 TOP OF ASPHALT
- 66.00± MATCH EX. GRADE ELEV. (APPROXIMATE)
- TP 66.00 TOP OF POND
- BP 66.00 BOTTOM OF POND
- TS 66.00 TOP OF SIDEWALK
- FL 66.00 FLOWLINE
- BW 66.00 BOTTOM OF WALL
- TW 66.00 TOP OF WALL
- TC 66.00 TOP OF CURB
- FG 66.00 FINISHED GROUND
- TG 66.00 TOP OF GRATE

## RIP RAP SPECIFICATIONS

RIP RAP SHALL BE OVER FILTER MATERIAL AND CONSIST OF RIP RAP AND CRUSHED ROCK MEETING THE FOLLOWING GRADATION OR ENGINEER-APPROVED EQUAL:

<u>MAX DIMENSION</u>	<u>% SMALLER</u>
12"	100
9"	50-60
6"	35-45
3"	10

FILTER MATERIAL SHALL CONSIST OF CRUSHED ROCK MEETING THE FOLLOWING GRADATION OR ENGINEER-APPROVED EQUAL:

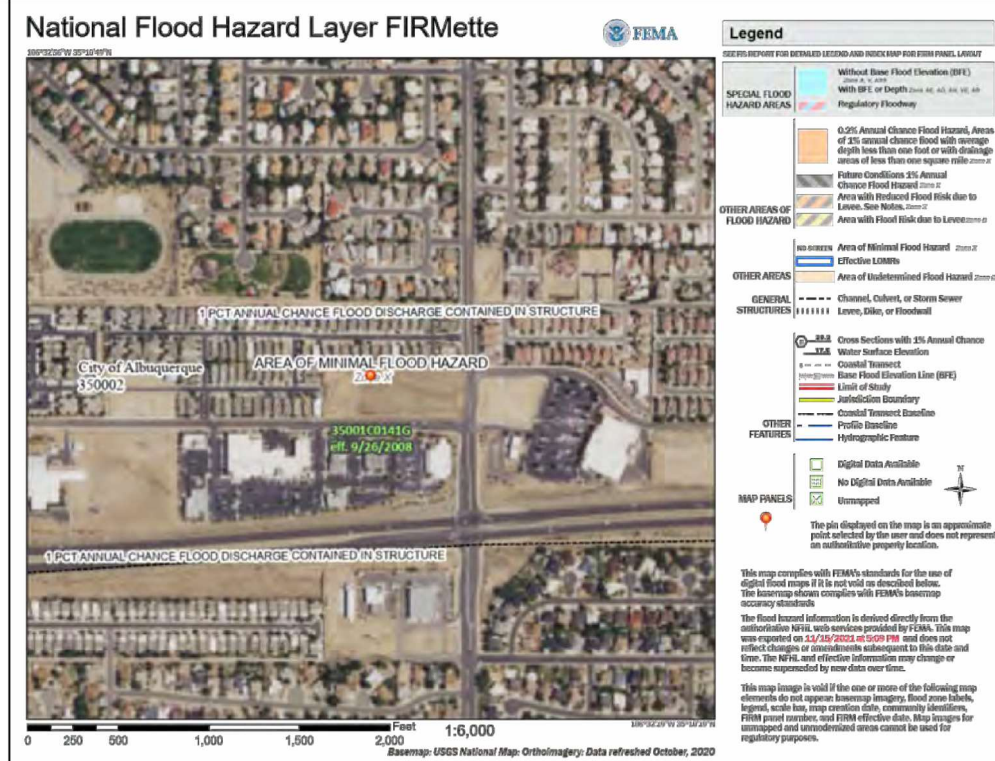
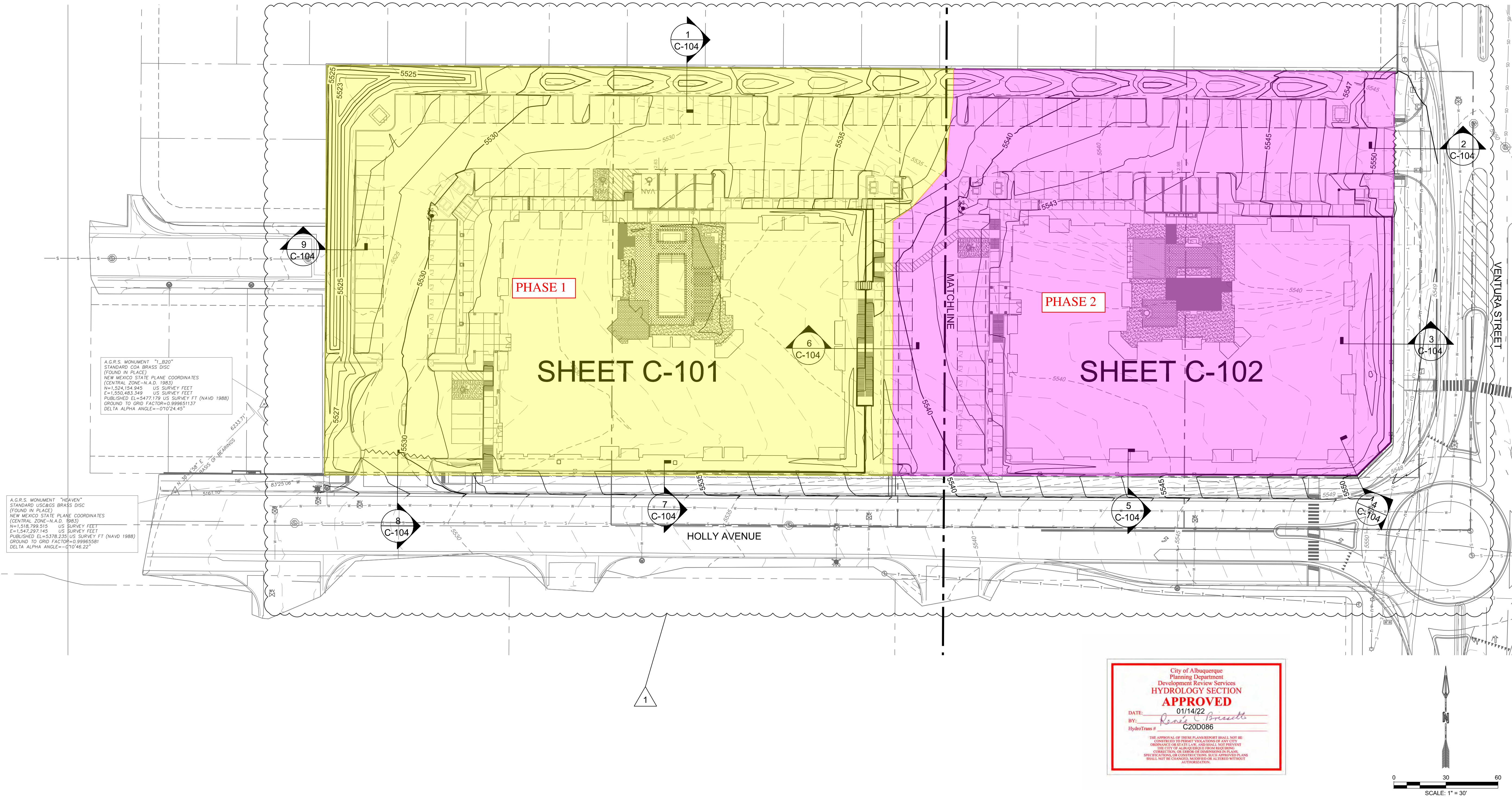
<u>U.S. STANDARD SIEVE SIZE</u>	<u>% PASS BY WT</u>
1"	100
3/4"	45-65
#4	25-45
#40	0-20
#200	0-5

FILTER MATERIAL SHALL BE PLACED UNDER THE RIP RAP CHANNEL AND COMPACTED INTO SURFACE VOIDS OF THE RIP RAP. THE SUBGRADE SHALL BE PROCESSED TO A 12" MIN. DEPTH AND COMPACTED TO 95% MIN. RELATIVE DENSITY PER ASTM D 1557. THE FILTER MATERIAL SHALL BE TAMPED AND SHAPED TO FORM A SMOOTH, EVEN, AND FIRM FOUNDATION FOR THE OVERLAYING RIP RAP. THE CONTRACTOR'S OPERATIONS AND METHODS OF PLACING SHALL PREVENT SEPARATION OF THE MATERIALS. THE FILTER

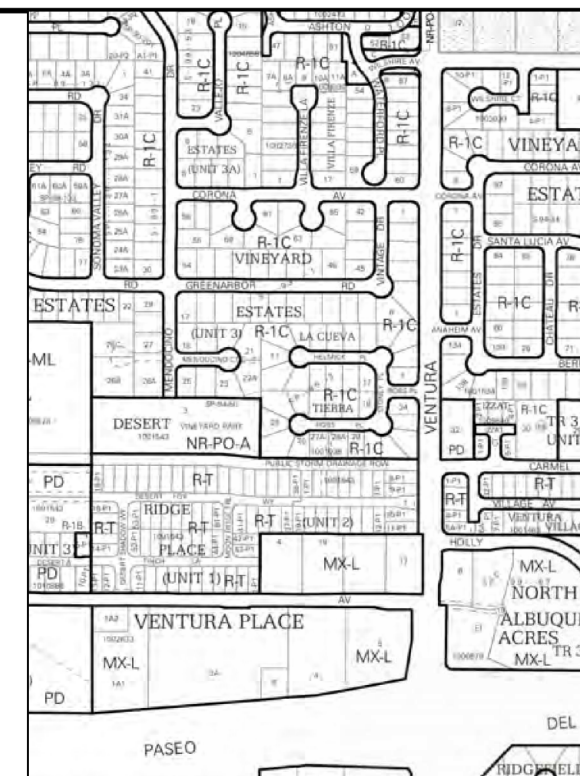


NAME: N:\Projects\04012\_Tian\_Holly\_Apts3\_DWG\Sheets\04012\_Grading\_Plan.dwg PLOT DATE: Jan 14, 2022 2:42pm

© Copyright 2022 RESPEC - All Rights Reserved



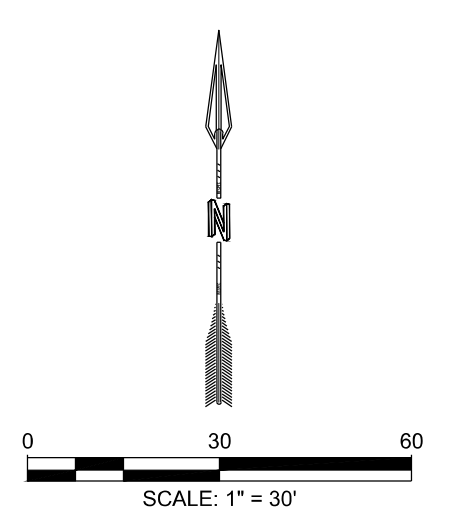
THIS SITE IS NOT LOCATED IN A FEMA FLOOD PLAIN, EFFECTIVE 11/15/2021.



LEGAL DESCRIPTION: LOTS 17-19 NAA TRACT 3 UNIT 3 BLOCK 9 AND LOT 4 UNIT 1 DESERT RIDGE

City of Albuquerque  
Planning Department  
Development Review Services  
HYDROLOGY SECTION  
**APPROVED**  
DATE: 01/14/22  
BY: *Renee Brissette*  
Hydrology P. C20D086

THE APPROVAL OF THESE PLANS BY THE CITY OF ALBUQUERQUE DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CITY OF ALBUQUERQUE DOES NOT ASSUME ANY LIABILITY FOR ANY DAMAGE OR LOSS OF ANY KIND, INCLUDING BUT NOT LIMITED TO, DAMAGE TO PERSONS OR PROPERTY, OR DAMAGE TO THE CITY OF ALBUQUERQUE, ARISING OUT OF THE USE OF THESE PLANS. THE CITY OF ALBUQUERQUE SHALL NOT BE LIABLE FOR ANY DAMAGE OR LOSS OF ANY KIND, INCLUDING BUT NOT LIMITED TO, DAMAGE TO PERSONS OR PROPERTY, OR DAMAGE TO THE CITY OF ALBUQUERQUE, ARISING OUT OF THE USE OF THESE PLANS.



DESIGNED JL	JMS	REVISION
DRAWN JL	JMS	
CHECKED JL	JMS	
DATE	1.14.2022	
1. 01/10/2022 REVISED CROSS SECTION LABELS		

7770 Jefferson Street Suite 200  
Albuquerque, NM 87105  
Tel: 505.253.9718  
respec.com 505.253.9718

RESPEC

STAMP

JESUS A. LOPEZ ANZA  
NEW MEXICO  
26361  
PROFESSIONAL ENGINEER  
11/19/2021

THIS DRAWING IS INCOMPLETE  
AND NOT TO BE USED FOR  
CONSTRUCTION UNLESS IT IS  
STAMPED, SIGNED AND DATED

nm811  
Know what's below.  
Call before you dig.

PROJECT NAME: ALLASO VINEYARDS

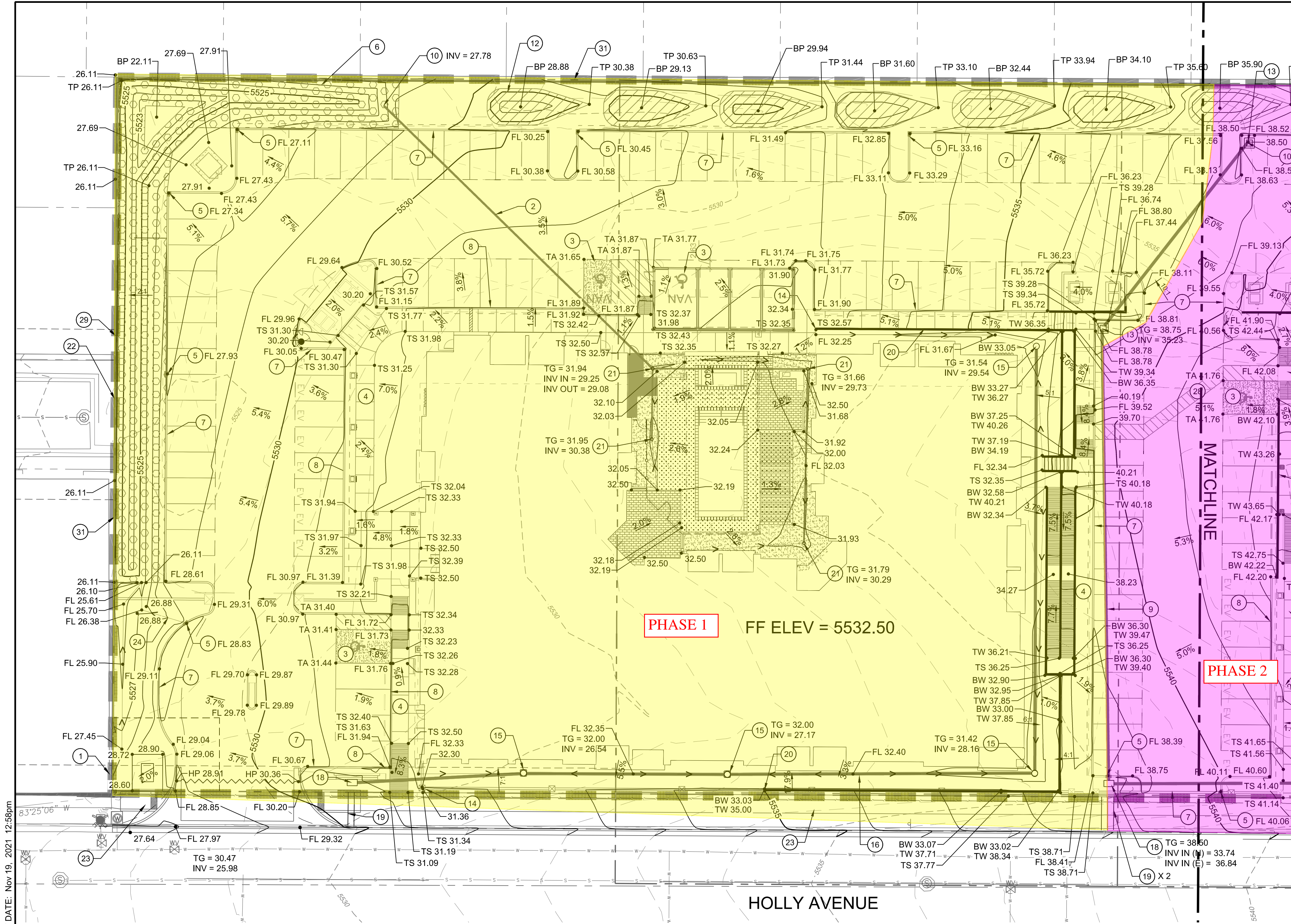
SHEET TITLE: OVERALL GRADING

SUBMITTED FOR: BUILDING PERMIT

SHEET NUMBER: C-100



NAME: N:\Projects\04012\_Titan\_Holly\_Apts3\_DWG\Sheets\04012\_Grading\_Plan.dwg PLOT DATE: Nov 19, 2021 12:58pm



#### SPOT ELEVATION SYMBOLS

- TA 66.00 TOP OF ASPHALT
- 66.00± MATCH EX. GRADE ELEV. (APPROXIMATE)
- TP 66.00 TOP OF POND
- BP 66.00 BOTTOM OF POND
- TS 66.00 TOP OF SIDEWALK
- FL 66.00 FLOWLINE
- BW 66.00 BOTTOM OF WALL
- TW 66.00 TOP OF WALL
- TC 66.00 TOP OF CURB
- FG 66.00 FINISHED GROUND
- TG 66.00 TOP OF GRATE

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12"	100
9"	50-60
6"	35-45
3"	10

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1"	100
3/4"	45-65
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FILTER MATERIAL SHALL BE PLACED UNDER THE RIP RAP CHANNEL AND COMPACTED INTO SURFACE VOIDS OF THE RIP RAP. THE SUBGRADE SHALL BE PROCESSED TO A 12" MIN. DEPTH AND COMPACTED TO 95% MIN. RELATIVE DENSITY PER ASTM D 1557. THE FILTER MATERIAL SHALL BE TAMPED AND SHAPED TO FORM A SMOOTH, EVEN, AND FIRM FOUNDATION FOR THE OVERLAYING RIP RAP. THE CONTRACTOR'S OPERATIONS AND METHODS OF PLACING SHALL PREVENT SEGREGATION OF THE MATERIALS. THE FILTER MATERIAL SHALL BE PLACED AND TAMPED IN THE VOIDS OF THE RIP RAP.

#### LEGEND

- EXISTING PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- LIMITS OF DISTURBANCE
- PROPOSED WATER BLOCK
- PROPOSED SWALE
- SLOPE ARROW
- PROPOSED RIP RAP PER SPEC
- WATER QUALITY POOL
- PROPOSED RETAINING WALL
- PROPOSED LANDSCAPE
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN
- PROPOSED STORM DRAIN CLEANOUT

#### KEYED NOTES

- LIMITS OF DISTURBANCE
- INSTALL 8" HDPE PIPE AT 1% SLOPE, TYP.
- 1.5% MIN. SLOPE 1.8% MAX. SLOPE ALL DIRECTIONS AT ACCESSIBLE PARKING SPACES
- 1.8% MAX. CROSS SLOPE AT ACCESSIBLE SIDEWALK
- INSTALL 1' WIDE CURB NOTCH PER DETAIL SHEET C-105
- INSTALL RIP RAP PER SPECIFICATIONS THIS SHEET
- INSTALL CONCRETE CURB & GUTTER PER DETAIL SHEET C-105
- INSTALL CONCRETE HEADER CURB PER DETAIL SHEET C-105
- INSTALL 6" HDPE PIPE AT 1% SLOPE, TYP.
- PIPE INVERT
- INSTALL RETAINING WALL PER DETAIL SHEET C-106 AND GENERAL NOTE 9 (THIS SHEET)
- INSTALL WATER QUALITY POOL, TYP.
- INSTALL 2' X 2' ADS STANDARD ROAD AND HIGHWAY GRATE
- BEGIN NON-PERMITTED RETAINING (2' MAX. HEIGHT)
- INSTALL ADS 24" DROP IN GRATE PER DETAIL SHEET C-105, TYP.
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- INSTALL MODIFIED TYPE D INLET PER DETAIL SHEET C-105
- INSTALL 2' WIDE SIDEWALK CULVERT PER COA DWG 2236
- END NON-PERMITTED RETAINING (2' MAX. HEIGHT)
- INSTALL ADS 12" DROP IN GRATE PER DETAIL SHEET C-105, TYP.
- INSTALL 5.25' X 0.5' WEIR. INVERT AT 5525.61, SEE DETAIL SHEET C-104.
- SIDEWALK AND ROADWAY IMPROVEMENTS BY SEPARATE PLANSET
- INSTALL 0.5' DEPTH SWALE
- INSTALL ADA LANDING, 1.8% MAX SLOPE IN ANY DIRECTION
- EXPOSE 6" MAXIMUM OF BUILDING FOOTER AS NECESSARY
- 3' SLOPE BUFFER FROM RETAINING WALL, MAX 3%
- ADA CROSSWALK 1.8% MAX CROSS SLOPE
- APPLY WATERPROOFING ON EXPOSED PRIVACY WALL BELOW TOP OF EXISTING WEIR PRIOR TO GRADING. WATERPROOFING SHALL BE HYDROCODE LIQUID MEMBRANE HLM 5000 OR APPROVED EQUAL.
- INSTALL 12" DEEP ROCK MULCH BENEATH PEE PAD
- EXISTING 6' TALL PRIVACY WALL ALONG PROPERTY LINE

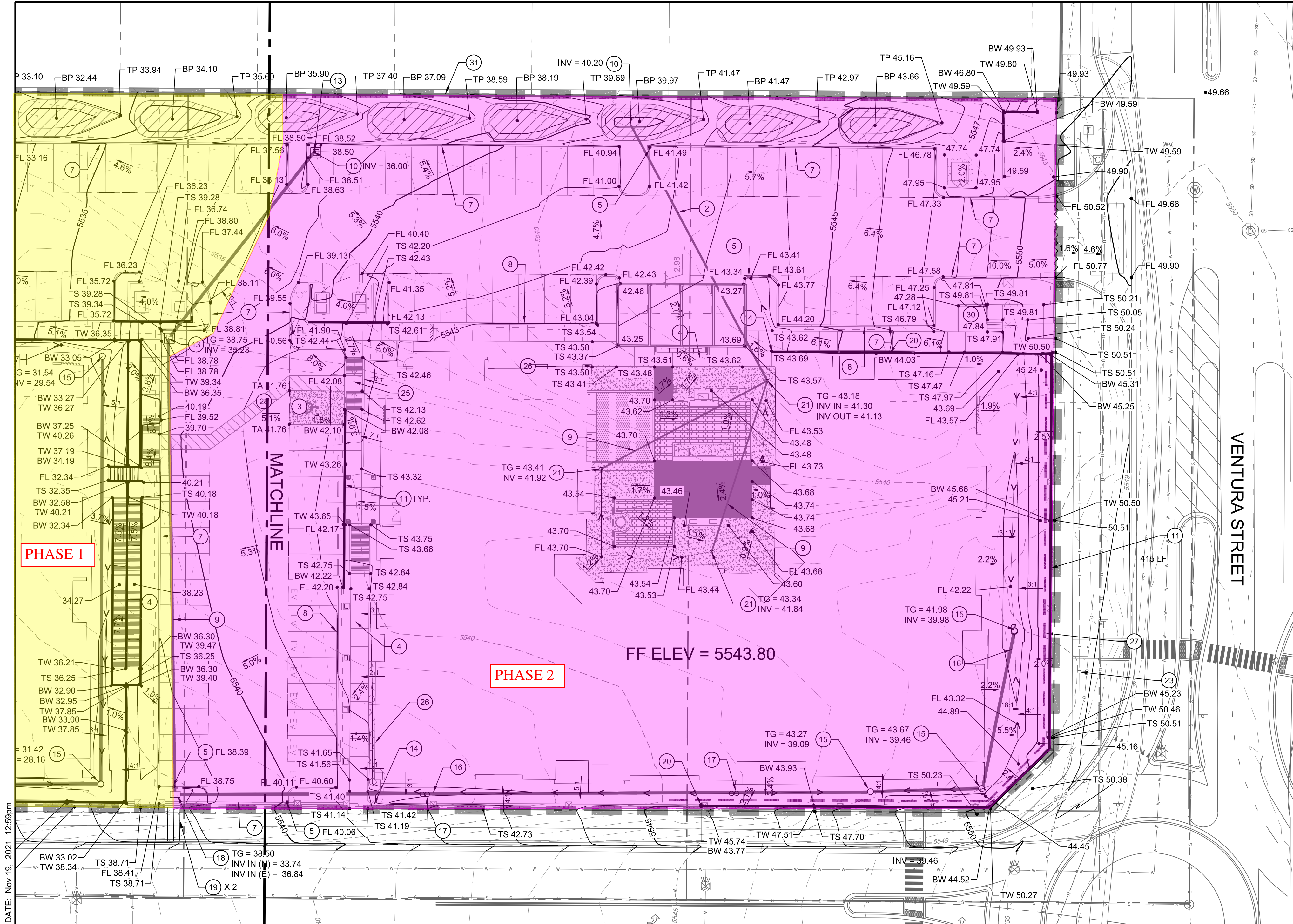
#### GRADING NOTES

- CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING DRY AND WET UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY ISSUES. UTILITY RELOCATION MAY BE REQUIRED.
- PARKING LOT STRIPING AND SITE PLAN HAVE BEEN SCREENED BACK FOR VISUAL CLARITY
- GRADES SHOWN ARE FINAL SURFACE GRADES AFTER COMPLETION OF SURFACE IMPROVEMENTS.
- GRADE AREAS AT SITE PERIMETER TO MATCH GRADES OF ADJACENT PARCELS.
- REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF PROPERLY IN ACCORDANCE WITH APPLICABLE REGULATIONS.
- PROVIDE TEMPORARY GRADING FEATURES SUCH AS BERMS, SWALES, SUMPS AND BASINS TO MANAGE INTERIM STORM WATER RUNOFF DURING CONSTRUCTION PROCESS. STORM WATER RUNOFF LEAVING THE SITE SHALL MEET ALL FEDERAL, STATE AND LOCAL QUALITY REQUIREMENTS.
- ALL DISTURBED AREAS TO BE RE-SEEDED PER LANDSCAPE PLAN PROVIDED BY OTHERS.
- ALL AREAS WITH SLOPES GREATER THAN 3:1 SHALL BE LANDSCAPED WITH 3/4" MINUS ALL FACED FRACTURED GRAVEL AND SEPARATION FABRIC.
- INSTALL L-TOE TYPE RETAINING WALLS FOR ALL RETAINING WALLS ADJACENT TO THE PROPERTY BOUNDARY. FOOTER SHALL NOT EXTEND OUTSIDE OF THE PROPERTY. INSTALL TYPE E-3-S RETAINING WALL WHERE FINISHED GRADE AT THE TOP OF WALL EXCEEDS 10%. FOR ALL OTHER RETAINING WALLS USE RETAINING WALL TYPES A THROUGH TYPE D. RETAINING WALL TYPE VARIES WITH WALL HEIGHT (SEE RETAINING WALL DETAIL SHEET C-106).
- ALL SIDE SLOPES NEED TO BE STABILIZED WITH NATIVE GRASS SEED WITH AGGREGATE MULCH OR EQUAL (MUST SATISFY THE "FINAL STABILIZATION CRITERIA" CONSTRUCTION GENERAL PERMIT 2.2.14.B).





NAME: N:\Projects\04012\_Titan\_Holly\_Apts3\_DWG\Sheets\04012\_Grading\_Plan.dwg PLOT DATE: Nov 19, 2021 12:58pm



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- INSTALL 2' WIDE SIDEWALK CULVERT PER COA DWG 2236
- END NON-PERMITTED RETAINING (2' MAX. HEIGHT)
- INSTALL ADS 12" DROP IN GRATE PER DETAIL SHEET C-105, TYP.
- INSTALL 5.25' X 0.5' WEIR. INVERT AT 5525.61, SEE DETAIL SHEET C-104.
- SIDEWALK AND ROADWAY IMPROVEMENTS BY SEPARATE PLANSET
- INSTALL 0.5' DEPTH SWALE
- INSTALL ADA LANDING, 1.8% MAX SLOPE IN ANY DIRECTION
- EXPOSE 6" MAXIMUM OF BUILDING FOOTER AS NECESSARY
- 3' SLOPE BUFFER FROM RETAINING WALL, MAX 3%
- ADA CROSSWALK 1.8% MAX CROSS SLOPE
- APPLY WATERPROOFING ON EXPOSED PRIVACY WALL BELOW TOP OF EXISTING WEIR PRIOR TO GRADING. WATERPROOFING SHALL BE HYDROCODE LIQUID MEMBRANE HLM 5000 OR APPROVED EQUAL.
- INSTALL 12" DEEP ROCK MULCH BENEATH PEE PAD
- EXISTING 6' TALL PRIVACY WALL ALONG PROPERTY LINE

#### GRADING NOTES

- CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING DRY AND WET UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY ISSUES. UTILITY RELOCATION MAY BE REQUIRED.
- PARKING LOT STRIPING AND SITE PLAN HAVE BEEN SCREENED BACK FOR VISUAL CLARITY
- GRADES SHOWN ARE FINAL SURFACE GRADES AFTER COMPLETION OF SURFACE IMPROVEMENTS.
- GRADE AREAS AT SITE PERIMETER TO MATCH GRADES OF ADJACENT PARCELS.
- REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF PROPERLY IN ACCORDANCE WITH APPLICABLE REGULATIONS.
- PROVIDE TEMPORARY GRADING FEATURES SUCH AS BERMS, SWALES, SUMPS AND BASINS TO MANAGE INTERIM STORM WATER RUNOFF DURING CONSTRUCTION PROCESS. STORM WATER RUNOFF LEAVING THE SITE SHALL MEET ALL FEDERAL, STATE AND LOCAL QUALITY REQUIREMENTS.
- ALL DISTURBED AREAS TO BE RE-SEEDED PER LANDSCAPE PLAN PROVIDED BY OTHERS.
- ALL AREAS WITH SLOPES GREATER THAN 3:1 SHALL BE LANDSCAPED WITH 3/4" MINUS ALL FACED FRACTURED GRAVEL AND SEPARATION FABRIC.
- INSTALL L-TOE TYPE RETAINING WALLS FOR ALL RETAINING WALLS ADJACENT TO THE PROPERTY BOUNDARY. FOOTER SHALL NOT EXTEND OUTSIDE OF THE PROPERTY. INSTALL TYPE E-3-S RETAINING WALL WHERE FINISHED GRADE AT THE TOP OF WALL EXCEEDS 10%. FOR ALL OTHER RETAINING WALLS USE RETAINING WALL TYPES A THROUGH TYPE D. RETAINING WALL TYPE VARIES WITH WALL HEIGHT (SEE RETAINING WALL DETAIL SHEET C-106).
- ALL SIDE SLOPES NEED TO BE STABILIZED WITH NATIVE GRASS SEED WITH AGGREGATE MULCH OR EQUAL (MUST SATISFY THE "FINAL STABILIZATION CRITERIA" CONSTRUCTION GENERAL PERMIT 2.2.14.B).

DESIGNED: JL  
DRAWN: JMS  
CHECKED: JL  
DATE: 11.19.2021

**RESPEC**  
7770 Jefferson Street Suite 200  
Albuquerque, NM 87109  
Tel: 505.253.9718  
respec.com 505.253.9718

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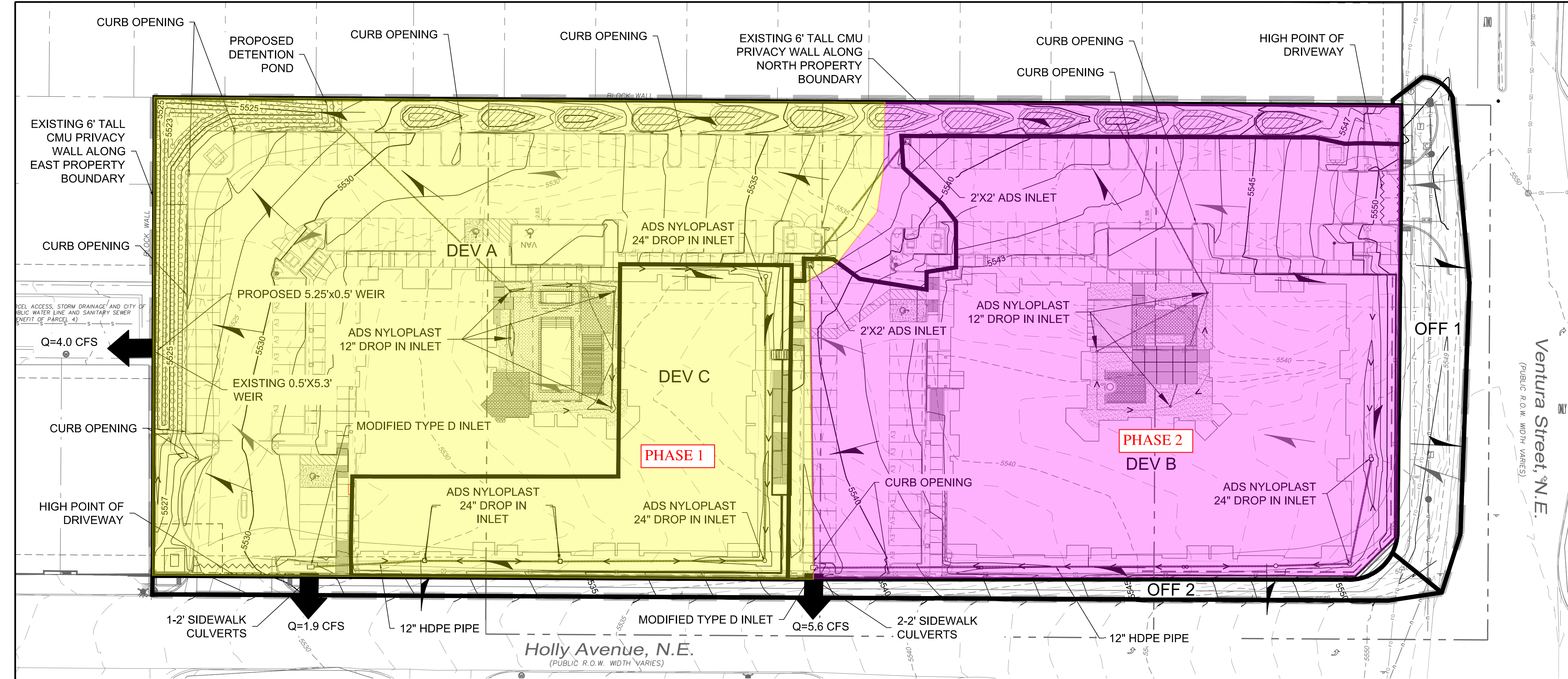
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GRADING 2

SUBMITTED FOR:  
BUILDING PERMIT

SHEET NUMBER:  
**C-102**



NAME: N:\Projects\04012 Tlan Holly Apts3.DWG\Sheets\04012 Drainage Plan.dwg PLOT DATE: Nov 19, 2021 12:59pm



#### DRAINAGE SUMMARY

**Background**  
Lots 17-19 NAA Tract 3 Unit 3 Block 9 and Lot 4 Unit 1 Desert Ridge are located at the Northwest corner of Holly Ave. and Ventura St. NE in Albuquerque, New Mexico, and contains approximately 3.3 acres. The site is currently undeveloped and does not appear to receive substantial offsite flows. The proposed development is an approximately 110-unit apartment complex containing 2 buildings, asphalt paved parking lot, and landscaping areas. The drainage intent under developed conditions is to match the stormwater drainage characteristics as outlined in the approved "Desert Ridge Place Drainage Plan and Calculations" (JMA, 2002).

**Methodology**  
The assumptions and criteria including land treatment types and impervious areas as well as the hydrologic analysis for the site were performed in accordance with the city of Albuquerque Development Process Manual (DPM), AHYMO-S4 (April 2018) was used to develop peak flow rates for the 100-year 24-hour design storm in accordance with Section 6 of the DPM. Hydraulic calculations were performed per section 6 of the DPM.

**Existing Conditions**  
The existing site is currently undeveloped with moderate vegetation and has mild to steep slopes from east to west ranging from 3% to 50%. Most of the flows are conveyed to the west property line via two natural channels that run through the site from east to west. The flow discharges into Desert Finch Lane via a 5.3' wide by 0.5' tall weir in the block wall. Per the approved design for Desert Ridge Place (C20D034), Desert Finch Lane accepts 4.3 cfs through the weir.

**Proposed Conditions**  
In general, Basin DEV A will surface drain via sheet flow and concentrated gutter flows towards the northern portion of the site. A landscape swale with retention pools will pick up first flush flows from the parking lot. the remainder of the flows will be conveyed to the detention and water quality pond at the west end of the site.

Basin DEV B includes the roof drainage of the east building, part of the parking lot, and the southeast area of the site. These flows will be conveyed towards a series of inlets and into two 12" storm drains that discharge into Holly Ave via a bubbler inlet and two sidewalk culverts.

Basin DEV C includes a portion of the roof drainage on the west building and the surrounding southern area. The flows in this area will also be intercepted by a series of inlets and a 12" storm drain, which discharge into Holly Ave via a bubbler inlet and one sidewalk culvert.

Basins OFF 1 and OFF 2 are encompassed in offsite improvements and will drain to Ventura St and Holly Ave, respectively.

Hydrologic and hydraulic calculations for the developed conditions can be found on this sheet.

#### DRAINAGE CALCULATIONS

AHYMO INPUT: EXISTING CONDITIONS									
Subbasin	Area (ac)	Treatment Type Area (ac)				Treatment Type Area (%)			
		A	B	C	D	A	B	C	D
EX 1	3.66	3.32	0.00	0.34	0.00	90.7%	0.0%	9.3%	0.0%

Subbasin	Area (ac)	Treatment Type Area (ac)					Treatment Type Area (%)			
		A	B	C	D		A	B	C	D
DEV A	1.45	0.00	0.22	0.22	1.01		0.0%	15.1%	15.1%	69.7%
DEV B	1.39	0.00	0.13	0.13	1.14		0.0%	9.1%	9.1%	81.7%
DEV C	0.48	0.00	0.04	0.04	0.40		0.0%	8.2%	8.2%	83.6%
OFF 1	0.17	0.00	0.01	0.01	0.15		0.0%	5.8%	5.8%	88.4%
OFF 2	0.14	0.00	0.02	0.02	0.10		0.0%	15.6%	15.6%	68.8%

AHYMO OUTPUT: EXISTING CONDITIONS				
Subbasin	A (ac)	Q (cfs)	V (acft)	Q/A (cfs/ac)
EX 1	3.66	6.0	0.168	1.6

AHYMO OUTPUT: PROPOSED CONDITIONS				
Subbasin	A (ac)	Q (cfs)	V (acft)	Q/A (cfs/ac)
DEV A	1.45	5.6	0.260	3.8
DEV B	1.39	5.6	0.273	4.0
DEV C	0.48	1.9	0.094	4.1
DEV B + DEV C	1.93	7.5	0.367	3.9
DEV A (ROUTED)	1.93	4.0	0.260	2.1
OFF 1	0.17	0.7	0.036	4.2
OFF 2	0.14	0.6	0.025	3.9

WATER QUALITY PONDING					
Area (ac)	% Imp.	Imp. Area (ac)	WQ Depth (in)	Required WQ Vol (cu ft)	Provided WQ Vol (cu ft)
3.32	76.7%	2.55	0.42	3882	5255

Weir Flow Calcs: Pond Spillway			Weir Flow Calcs: Sidewalk Culvert			Weir Flow Calcs: Curb Cut		
$Q_w = 2.7P(h)^{1.5}$			$Q_w = 2.7P(h)^{1.5}$			$Q_w = 2.7P(h)^{1.5}$		
P = Perimeter (ft)	5.25		P = Perimeter (ft)	2.00		P = Perimeter (ft)	1.00	
h = Head (ft)	0.5		h = Head (ft)	0.58		h = Head (ft)	0.5	
3.3 = coefficient of discharge			3.3 = coefficient of discharge			3.3 = coefficient of discharge		
$Q_w$ = Capacity (cfs)	5.0		$Q_w$ = Capacity (cfs)	2.4		$Q_w$ = Capacity (cfs)	1.0	

Manning Formula: 12" HDPE PIPE

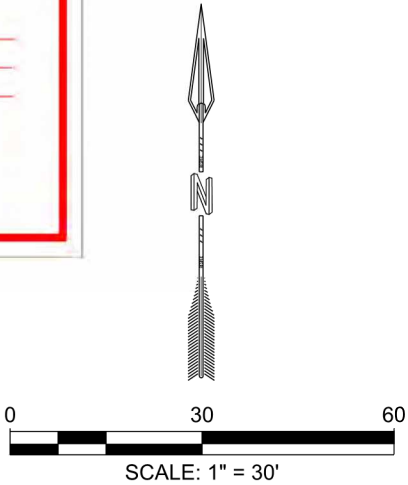
Circular Channel Input		
Depth	1 ft	
Slope	0.01 ft/ft	
Manning's n	0.011	
Diameter	12 in	
Output		
Flow	4.21 cfs	
Flow Area	0.785 sf	
Velocity	5.36 fps	
Velocity Head	0.447 ft	
Top Width	0.00 ft	
Froude Number	0.00	
Critical Depth	0.865 ft	
Critical Slope	0.00919 ft/ft	

Manning Formula: 2' SIDEWALK CULVERT

Rectangular Channel Input		
Depth	0.5 ft	
Slope	0.01 ft/ft	
Manning's n	0.013	
Base Width	2 ft	
Right Side Slope	0:1	
Left Side Slope	0:1	
Output		
Flow	5.50 cfs	
Flow Area	1.00 sf	
Velocity	5.50 fps	
Velocity Head	0.469 ft	
Top Width	2.00 ft	
Froude Number	1.37	
Critical Depth	0.617 ft	
Critical Slope	0.00549 ft/ft	

#### LEGEND

---	PROPERTY LINE
---	EX CONTOUR MAJOR
---	EX CONTOUR MINOR
---	PROP CONTOUR MAJOR
---	PROP CONTOUR MINOR
	EXISTING SUBBASIN
	PROPOSED SUBBASIN
	PROPOSED SWALE
	EXISTING FLOW ARROW
	PROPOSED FLOW ARROW
	PROPOSED DISCHARGE LOCATION



DESIGNED JL  
DRAWN JMS  
CHECKED JL  
DATE 11.19.2021

REVISION

RESPEC  
7770 Jefferson Street Suite 200  
Albuquerque, NM 87126  
Phone: 505.253.9718  
respec.com 505.253.9718

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NEW MEXICO  
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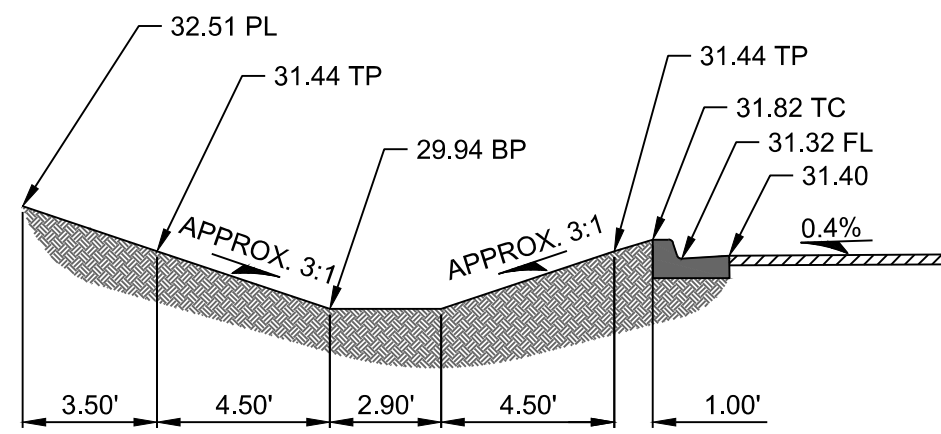
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C-103

SHEET NUMBER:  
C-103

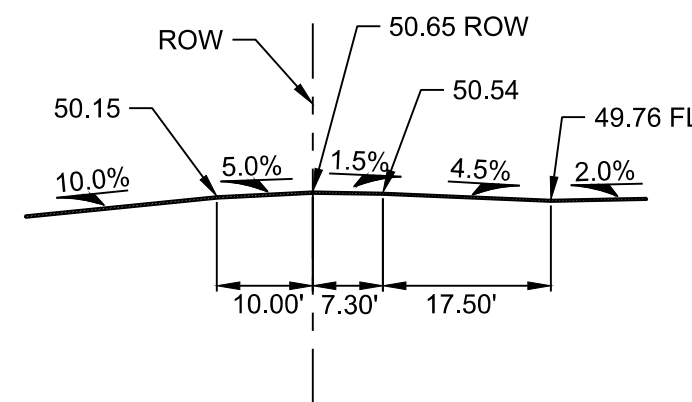




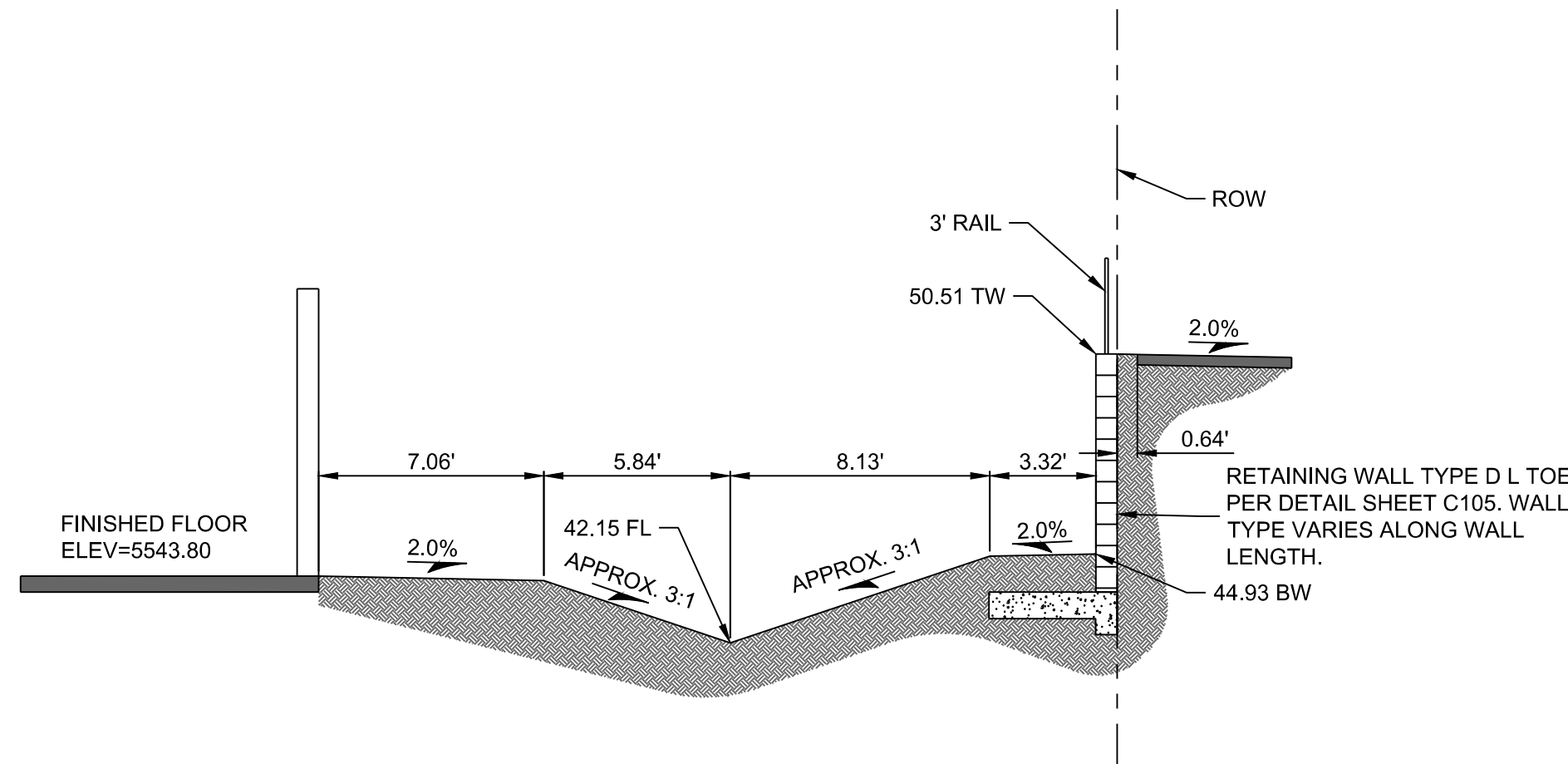




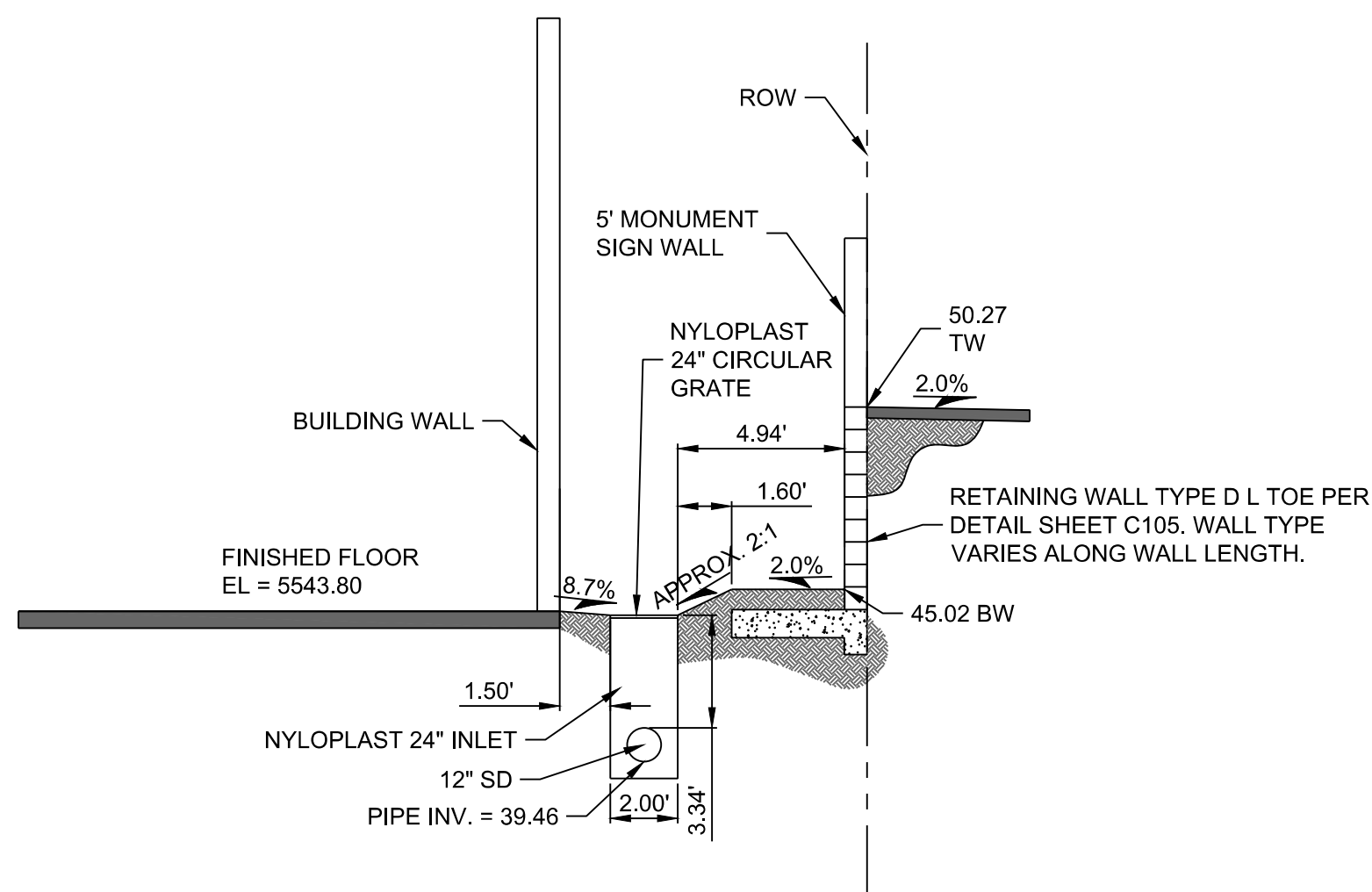
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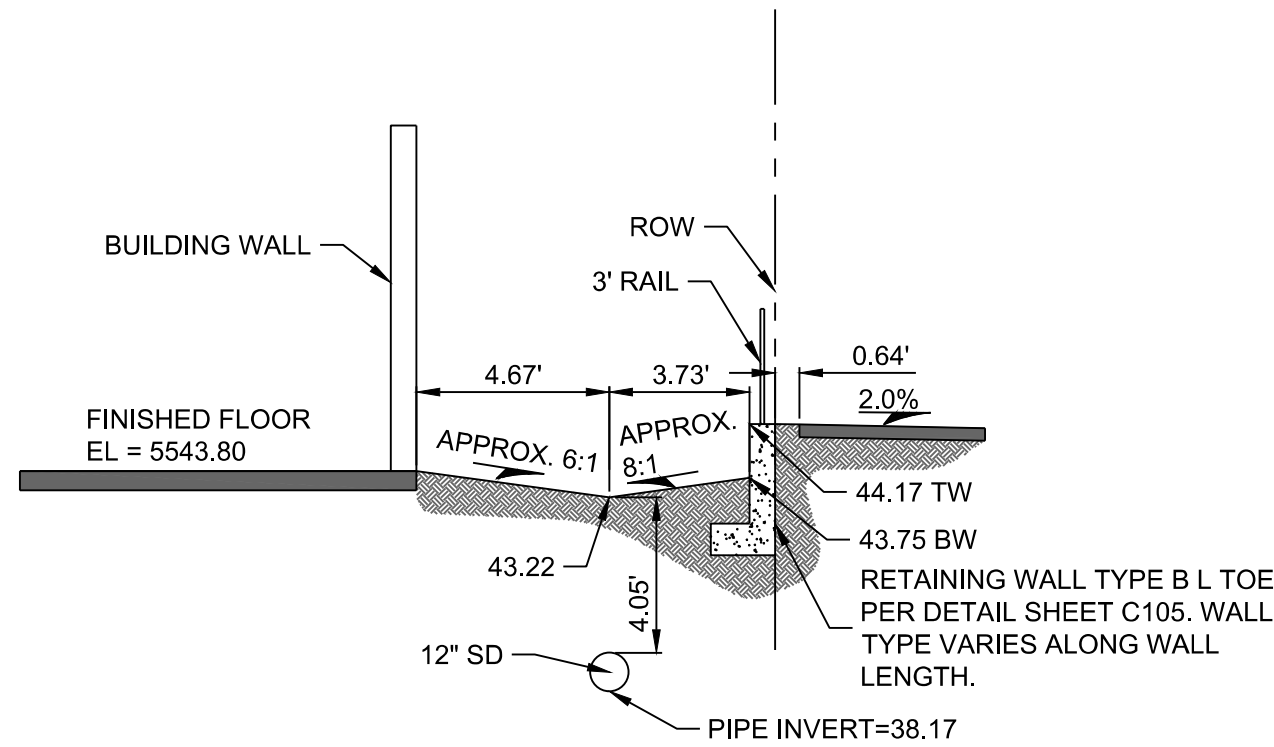
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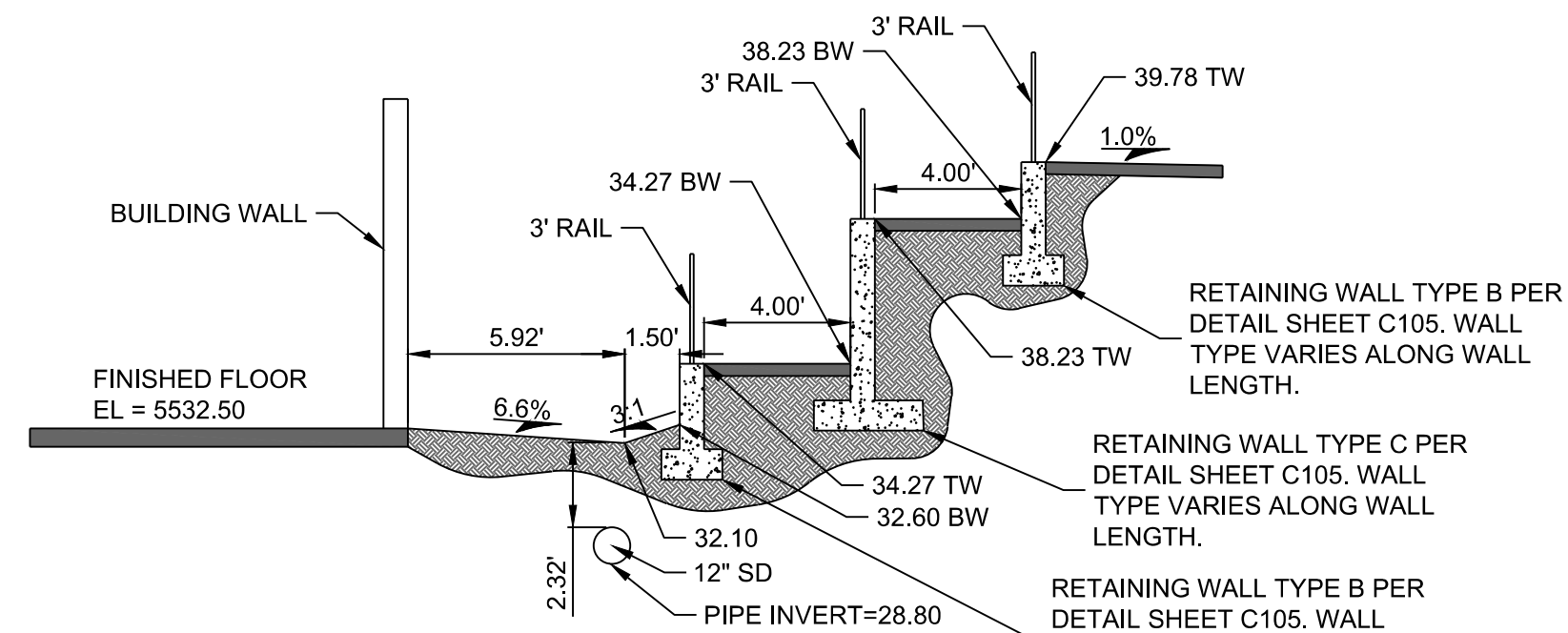
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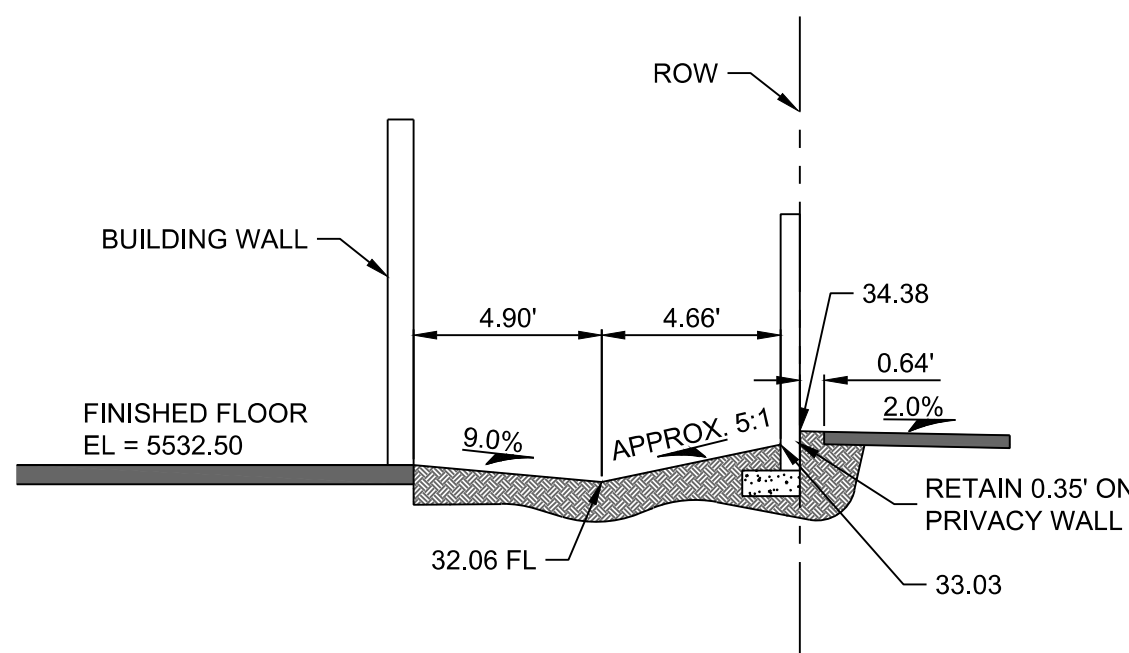
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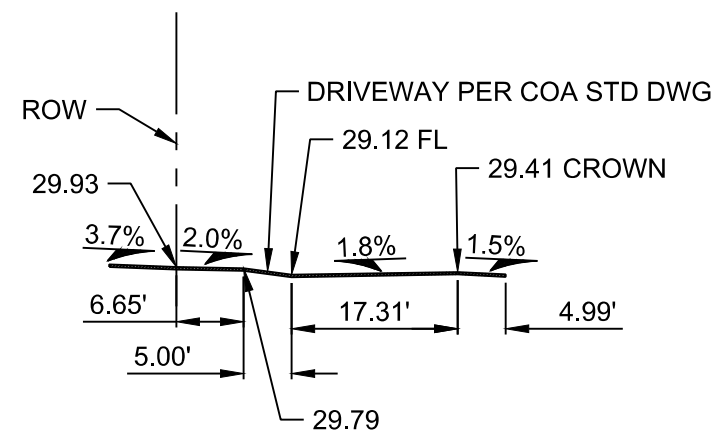
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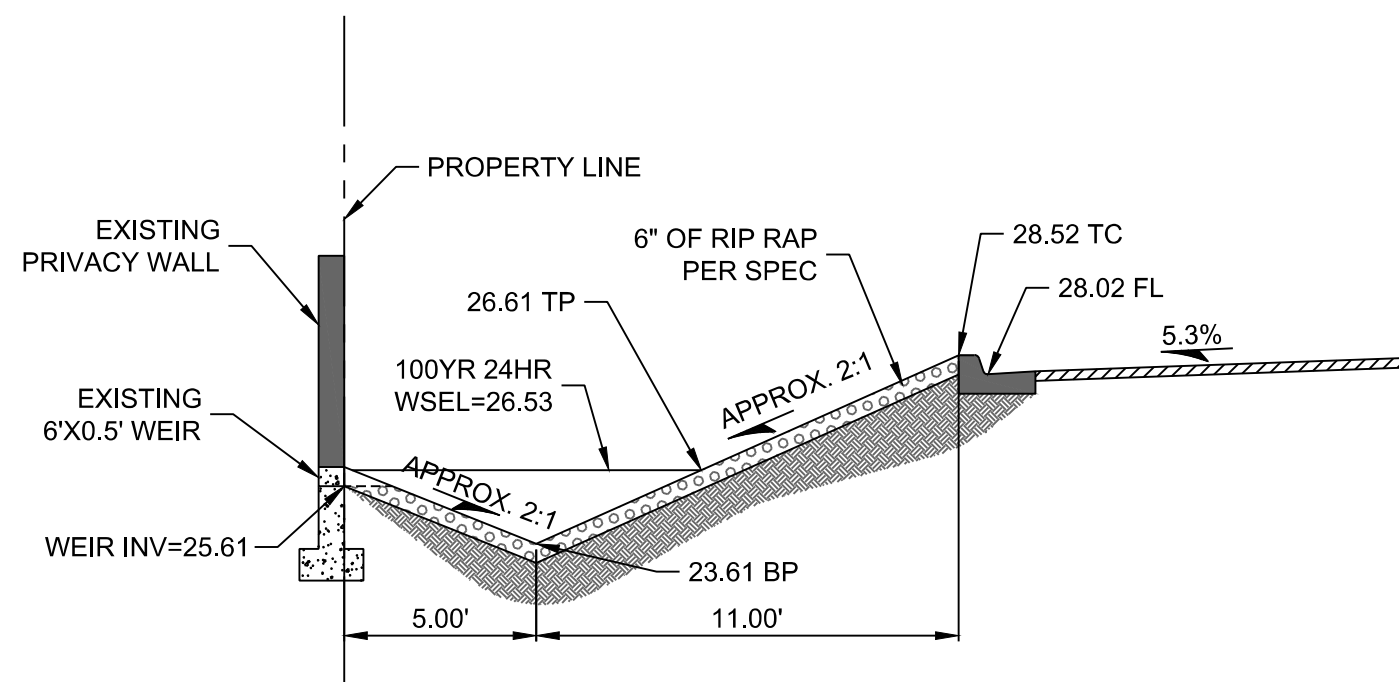
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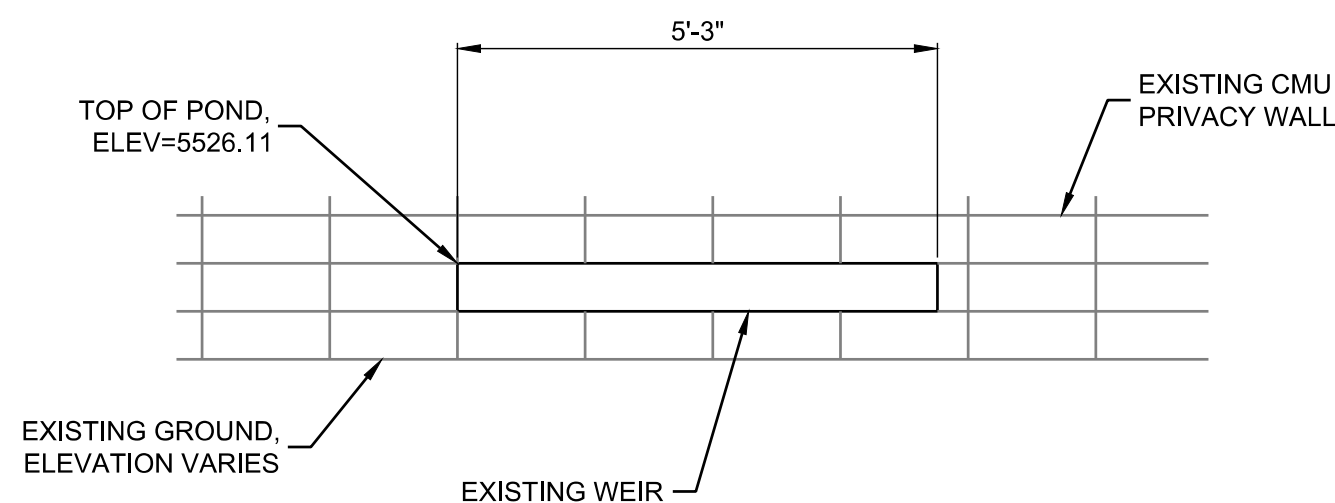
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CROSS-SECTION 8  
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CROSS-SECTION 9  
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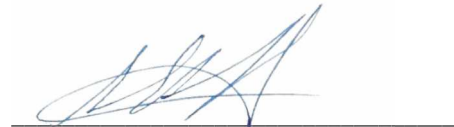
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SHEET TITLE:	SECTIONS
SUBMITTED FOR:	BUILDING PERMIT
SHEET NUMBER:	C-104



## **DRAINAGE CERTIFICATION**

I, SHELDON GREER, NMPE, OF THE FIRM COMMUNITY DESIGN SOLUTIONS, LLC., HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 01/14/2022. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY JOSEPH M. SOLOMON JR., NMPS, OF THE FIRM HIGH MESA CONSULTING GROUP. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON OCTOBER 1, 2024, AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR CERTIFICATE OF OCCUPANCY. GRADING FOR THE ENTIRE SITE HAS BEEN COMPLETED.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

  
SHELDON GREER, NMPE NO. 17154

10/02/2024  
Date