CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director

Mayor Timothy M. Keller

July 24, 2023

Verlyn Miller, P.E.
Miller Engineering Consultants, Inc
3500 Comanche NE Bldg. F
Albuquerque, NM 87107

RE: Cottonwood Classical Academy – Soccer Field
7801 Jefferson St. NE
Grading and Drainage Plans
Engineer's Stamp Date: 03/28/23
Hydrology File: D17D003A

Dear Mr. Miller:

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Based upon the information provided in your submittal received 07/13/2023, the Grading & Drainage Plans are approved for Grading Permit. Once the grading of the project is complete, please provide an as-built for the City's records since there is no CO attached to the project.

As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, jhughes@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

Sincerely,

Renée C. Brissette

Renée C. Brissette, P.E. CFM
Senior Engineer, Hydrology
Planning Department

GENERAL NOTES

1. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185–WELDED STEEL WIRE FABRIC FOR CONCRETE REINFORCEMENT.

2. THE CONTRACTOR SHALL CONFINE HIS OPERATIONS TO THE CONSTRUCTION LIMITS OF THIS PROJECT AND WILL BE RESPONSIBLE FOR ANY PRIVATE AGREEMENTS NECESSARY TO EXECUTE THIS CONTRACT. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGES CAUSED BY HIS EQUIPMENT TO PUBLIC OR PRIVATE PROPERTY.

3. THE CONTRACTOR SHALL HAUL AND DISPOSE OF ALL CONCRETE RUBBLE AND OTHER REMOVALS TO AN ENVIRONMENTALLY SUITABLE LOCATION.

4. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION. THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES 48 HOURS BEFORE COMMENCING WORK IN THE AREAS NEAR UNDERGROUND UTILITY LINES. CONTRACTOR SHALL NOT INTERFERE WITH UTILITY LINE OPERATION AND SHALL COORDINATE ALL WORK AFFECTING EXISTING UTILITIES WITH THE APPROPRIATE AUTHORITY FOR EACH UTILITY, AND THE ENGINEER SHALL BE PROMPTLY NOTIFIED OF ANY PROBLEMS OR CONFLICTS ENCOUNTERED.

5. THE CONTRACTOR SHALL PROVIDE MATERIAL SUBMITTALS ON ALL CIVIL RELATED ITEMS FOR REVIEW PRIOR TO CONSTRUCTION.
6. CONTRACTOR SHALL COORDINATE SITE ACCESS AND STAGING AREA WITH OWNER/ARCHITECT.

7. THE CONTRACTOR SHALL USE CAUTION AT ALL EXISTING STRUCTURES INCLUDING ALL UNREINFORCED MASONRY WALLS, BUILDINGS, ETC.. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE TO ANY STRUCTURES, DRIVEWAYS, LIGHT FIXTURES, AND WATER METERS, ETC.. AND SHALL REPAIR THE DAMAGES AT CONTRACTORS OWN EXPENSE.

8. THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE AMERICAN PUBLIC WORKS ASSOCIATION, NEW MEXICO CHAPTER, STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. AND THE SPECIFICATIONS IN THE PROJECT MANUAL UNLESS OTHERWISE STATED.

9. THE CONTRACTOR SHALL DETERMINE AND COMPLY WITH ALL APPROPRIATE LOCAL, STATE AND FEDERAL REGULATIONS AND REQUIREMENTS.

10. WHEN ABUTTING NEW ASPHALT TO EXISTING ASPHALT, SAW CUT EXISTING ASPHALT TO A NEAT STRAIGHT LINE TO MATCH NEW ASPHALT DEPTH.

11. DURING THE CONSTRUCTION OF THIS PROJECT, SOME OVERHEAD AND/OR UNDERGROUND UTILITY ADJUSTMENTS MAY HAVE TO BE ACCOMPLISHED CONCURRENTLY BY THE UTILITY OWNERS (COUNTY AND/OR PRIVATELY OWNED). THE CONTRACTOR SHALL COORDINATE AND ADVISE THE UTILITY OWNERS, ALLOWING ENOUGH TIME SO THAT THE REQUIRED UTILITY ADJUSTMENTS DO NOT IMPEDE THE CONTRACTOR'S WORK. THE CONTRACTOR SHALL RECEIVE NO ADDITIONAL COMPENSATION FOR ANY DELAYS, INCONVENIENCE, OR DAMAGE SUSTAINED DUE TO ANY INTERFERENCE FROM SAID UTILITY APPURTENANCES.

12. THE CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR DEVELOPING A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) DOCUMENT FOR THE PROJECT AND PROVIDING, BUILDING, MANAGING AND MAINTAINING ALL BEST MANAGEMENT PRACTICES (BPM'S) AND TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SPECIFIED IN THE SWPPP DOCUMENT FOR THE ENTIRE DURATION OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FILING THE NOTICE OF INTENT (NOT) AND NOTICE OF TERMINATION (NOT) WITH EPA PRIOR TO CONSTRUCTION.

13. ALL ASPHALT PAVED SURFACES SHALL HAVE A MINIMUM SLOPE OF 1.00%. THE CONTRACTOR SHALL FIELD VERIFY AND NOTIFY THE PROJECT ENGINEER IF ANY ASPHALT PAVED SURFACES SLOPES ARE LESS THAN 1.00% PRIOR TO CONSTRUCTION..

14. THE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTAINING EXISTING ASPHALT PAVING. THERE SHALL BE NO PAVEMENT CUTS, UNLESS PAVEMENT CUTS ARE EXPLICITLY NEEDED. SAWCUT ASPHALT OR CURB AND GUTTER TO A CLEAN, STRAIGHT EDGE. REPLACE SECTIONS AND MATCH TO EXISTING SECTIONS OF ASPHALT, CONCRETE, BASE COURSE, AND/OR SUBGRADE PREPARATION. REMOVE AND REPLACE ANY AREAS OF DISTURBED LANDSCAPING. CONTRACTOR SHALL SUBMIT NEW SECTION TO PROJECT ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION. ANY DAMAGE TO THE ASPHALT DUE TO CONSTRUCTION ACTIVITY WILL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE.

15. ACCESS TO ALL LOCAL BUSINESSES (INCLUDING ALL DELIVERIES) AND RESIDENCES SHALL BE KEPT OPEN AT ALL TIMES. ANY ACCESS CLOSURE MUST BE SCHEDULED WITH THE PROPERTY OWNERS AT LEAST 48 HOURS IN ADVANCE AND APPROVED BY THE PROJECT ENGINEER

16. WHEN ABUTTING NEW CONCRETE TO EXISTING CONCRETE, SAW CUT EXISTING CONCRETE TO A NEAT STRAIGHT LINE TO MATCH NEW CONCRETE DEPTH.

17. DURING THE CONSTRUCTION OF THIS PROJECT, THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY TEMPORARY DRAINAGE MEASURES NECESSARY TO SAFELY CONVEY STORM WATER RUNOFF. ANY DAMAGES TO PUBLIC OR PRIVATE PROPERTY OR IMPROVEMENTS CONSTRUCTED BY THE CONTRACTOR RESULTING FROM STORM WATER FLOWS IN THE PROJECT VICINITY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

18. MAINTENANCE OF DRAINAGE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER(S) OF THE PROPERTY SERVED.

19. THE CONTRACTOR SHALL HAUL AND DISPOSE ALL CONCRETE RUBBLE AND OTHER REMOVALS TO AN ENVIRONMENTALLY SUITABLE LOCATION. THE CONTRACTOR SHALL FORMALLY SUBMIT IN WRITING WHERE THE RUBBLE AND OTHER REMOVALS WILL BE DISPOSED. THE CONTRACTOR SHALL SUBMIT IT TO THE OWNER, PROJECT ARCHITECT AND PROJECT ENGINEER FOR THEIR REVIEW AND APPROVAL.

20. THE HMA MIX DESIGN FOR THIS PROJECT SHALL MATCH THE NMDOT SP IV MIX DESIGN.

21. THE CONTRACTOR SHALL PROVIDE MATERIAL SUBMITTALS ON ALL CIVIL SITE RELATED ITEMS FOR REVIEW PRIOR TO CONSTRUCTION,

22. THE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTAINING EXISTING PAVING. ANY DAMAGE TO THE ASPHALT DUE TO CONSTRUCTION ACTIVITY WILL BE REPAIRED BY THE CONTRACTOR AT OWN EXPENSE.

23. THE CONTRACTOR SHALL DEVELOP THE TRAFFIC CONTROL PLAN AND SHALL PROVIDE AND MAINTAIN ALL TRAFFIC CONTROL DEVICES AND CONSTRUCTION SIGNING IN ACCORDANCE WITH THE "MUTCD" (LATEST EDITION) DURING THE CONSTRUCTION PERIOD (WORKING AND NON–WORKING HOURS). ANY NECESSARY DEVIATION FROM THE "MUTCD" SHALL HAVE PRIOR APPROVAL OF THE PROJECT ENGINEER OR CONSTRUCTION INSPECTOR. THE CONTRACTOR SHALL SUBMIT A COPY OF THE PROPOSED TRAFFIC CONTROL PLAN TO THE PROJECT ENGINEER PRIOR TO CONSTRUCTION. THIS PLAN SHALL SATISFY THE REQUIREMENTS FOR PUBLIC SAFETY AND TRAVELING PUBLIC AS WELL AS THE REQUIREMENTS OF "MUTCD" AND SHALL BE REVISED AS NECESSARY TO MEET THE REQUIREMENTS DURING THE CONSTRUCTION PERIOD. THE SECTIONS OF ROADWAY WHICH ARE OPEN TO TRAFFIC SHALL BE KEPT IN GOOD RIDING CONDITION AND CLEAR OF HAZARDS TO TRAFFIC. THE SAFETY AND COMFORT OF THE TRAVELING PUBLIC AND ACCESS TO RESIDENCES AND OTHER TURNOUTS SHALL BE OF PRIMARY CONSIDERATION.

24. THE CONTRACTOR SHALL FIELD VERIFY LOCATION AND SIZE OF ALL UTILITIES PRIOR TO CONSTRUCTION.

25. THE CONTRACTOR SHALL NOTIFY THE PROJECT ARCHITECT AND PROJECT ENGINEER OF ANY CONFLICT WITH SITE UTILITIES OR FEATURES AND OBTAIN A RESOLUTION PRIOR TO PROCEEDING WITH THE WORK

26. CONTRACTOR SHALL TAKE PRECAUTIONS AS NECESSARY TO PROTECT FROM DAMAGING EXISTING UTILITY LINES, WALKS, LANDSCAPING, ETC. WHICH WILL REMAIN AS PART OF THE FINAL SYSTEM. CONTRACTOR SHALL REPAIR AND/OR RESTORE THESE ITEMS AS REQUIRED TO PRE–CONSTRUCTION CONDITION.

27. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND OBTAINING ALL NECESSARY PERMITS AS REQUIRED FOR THE CONSTRUCTION OF THE PROJECT.

28. THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER FOR CLARIFICATION IF THERE ARE ANY SPOT ELEVATIONS ON THE GRADING AND DRAINAGE PLAN WHICH APPEAR TO BE AMBIGUOUS OR DO NOT MEET THE INTENT OF THE GRADING AND DRAINAGE PLAN.

29. INSTALLATION OF ALL PIPE FITTINGS, ANGLES, BENDS, WYES, TEES ETC. REQUIRED TO INSTALL THE WATERLINE AND SANITARY SEWER LINE WILL BE CONSIDERED INCIDENTAL TO THE WATERLINE AND SANITARY SEWER LINE ITEM AND AND NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE FOR THIS WORK.

30. ALL BASE COURSE SHALL CONSIST OF A NMDOT TYPE I BASE COURSE MATERIAL.

31. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A SUBSURFACE UTILITY ENGINEERING COMPANY TO PERFORM "DESIGNATING AND LOCATING" FOR ALL EXISTING UTILITIES WITHIN PROPOSED UTILITY CORRIDORS ON THIS PROJECT. THE RESULTS OF THE DESIGNATING AND LOCATING SHALL BE PROVIDED TO THE ENGINEER PRIOR TO CONSTRUCTION SO THAT ANY POTENTIAL UTILITY CONFLICTS MAY BE RESOLVED PRIOR TO CONSTRUCTION.

32. THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER FOR CLARIFICATION IF THERE ARE SIDEWALKS OR CONCRETE FLATWORK WHICH DOES NOT MEET ADA ACCESSIBILITY REQUIREMENTS. ALL SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 1.95%, ALL SIDEWALKS SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 4.95%, AND ALL RAMPS SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 16:1.

33. ALL SIDEWALKS AND CONCRETE FLATWORK SHALL HAVE A MINIMUM OF 0.5% SLOPE. CONTRACTOR SHALL CONTACT PROJECT ENGINEER IF THERE ARE SIDEWALKS OR CONCRETE FLATWORK WHICH DO NOT MEET THIS REQUIREMENT.

34. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY COMPACTION TESTING, QUALITY ASSURANCE TESTING AND ANY OTHER TESTING REQUIRED ON CIVIL RELATED ITEMS AS OUTLINED IN THE SPECIFICATIONS.

35. THE CONTRACTOR WILL BE RESPONSIBLE FOR RECORDING ALL CHANGES OR REVISIONS FROM THESE CONSTRUCTION DRAWINGS THAT TAKE PLACE DURING CONSTRUCTION. THESE CHANGES OR REVISIONS SHALL BE NOTED ON AS BUILT DRAWINGS THAT WILL BE PROVIDED TO THE PROJECT ARCHITECT UPON COMPLETION OF THE PROJECT.

36. THE CONTRACTOR SHALL REFER TO THE ARCHITECT'S DEMO PLAN FOR REMOVAL AND DISPOSAL OF ALL EXISTING INFRASTRUCTURE WITHIN THE LIMITS OF CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN WATER AND IRRIGATION SERVICE TO THE CAMPUS AT ALL TIMES DURING CONSTRUCTION.

37. ALL STORM DRAIN PIPE SHALL CONSIST OF A DOUBLE WALLED HDPE STORM DRAIN PIPE WITH WATER TIGHT JOINTS. ALL PVC STORM DRAIN PIPE SHALL BE INSTALLED PER THE MANUFACTURERS RECOMMENDATIONS.

WATER AND SANITARY SEWER UTILITY GENERAL NOTES

A. AT AREAS OF CUTTING AND TRENCHING AT EXISTING ASPHALT SURFACES FOR NEW WORK, THE CONTRACTOR SHALL PATCH AND REPAIR DAMAGED ASPHALT TO MATCH EXISTING ADJACENT SURFACES
B. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY CONFLICT W/ SITE UTILITIES OR FEATURES AND OBTAIN RESOLUTION PRIOR TO PROCEEDING WITH THE WORK
C. CONTRACTOR SHALL COORDINATE SITE ACCESS AND STAGING AREA WITH OWNER/ARCHITECT
D. CONTRACTOR SHALL TAKE PRECAUTIONS AS NECESSARY TO PROTECT FROM DAMAGING EXISTING UTILITY LINES, WALKS, LANDSCAPING, ETC. WHICH WILL REMAIN AS PART OF THE FINAL SYSTEM. CONTRACTOR SHALL REPAIR AND/OR RESTORE THESE ITEMS AS REQUIRED TO PRE–CONSTRUCTION CONDITION
E. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
F. CONTRACTOR SHALL NOTIFY AND COORDINATE WITH THE ABCWUA ON ANY UTILITY CONSTRUCTION AT LEAST 48 HOURS PRIOR TO START OF CONSTRUCTION.
G. CONTRACTOR SHALL ADHERE TO THE N.M.A.P.W.A. (AMERICAN PUBLIC WORKS ASSOCIATION) NEW MEXICO CHAPTER, AND THE SPECIFICATIONS IN THE PROJECT MANUAL UNLESS OTHERWISE STATED FOR WATER AND SANITARY SEWER UTILITY WORK.
H. IF THERE IS A CONFLICT BETWEEN PROPOSED SEWER SERVICE, STORM DRAIN AND WATER SERVICE LINES, THE CONTRACTOR SHALL ADJUST THE WATER SERVICES AS NECESSARY TO COMPLETE THE WORK. 10' MINIMUM SEPARATION BETWEEN THE WATER AND SEWER PIPES.
I. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL IDENTIFY, LOCATE AND REMOVE ALL SUPERFLUOUS UTILITIES AND ASSOCIATED CONDUITS AND APPURTENANCES ACCORDING TO THE INDICATIONS OF THIS DRAWING. REFER TO LEGEND AND DRAWING TO INTERPRET EXTENT OF WORK. THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES 48 HOURS BEFORE COMMENCING WORK IN THE AREAS NEAR UNDERGROUND UTILITY LINES. CONTRACTOR SHALL NOT INTERFERE WITH UTILITY LINE OPERATION AND SHALL COORDINATE ALL WORK AFFECTING EXISTING UTILITIES WITH THE APPROPRIATE AUTHORITY FOR EACH UTILITY, AND THE SCHOOL SHALL BE PROMPTLY NOTIFIED OF ANY PROBLEMS OR CONFLICTS ANTICIPATED OR ENCOUNTERED.
J. DURING THE CONSTRUCTION OF THIS PROJECT, SOME OVERHEAD AND/OR UNDERGROUND UTILITY ADJUSTMENTS MAY HAVE TO BE ACCOMPLISHED CONCURRENTLY BY THE UTILITY OWNERS (COUNTY AND/OR PRIVATELY OWNED). THE CONTRACTOR SHALL COORDINATE AND ADVISE THE UTILITY OWNERS, ALLOWING ENOUGH TIME SO THAT THE REQUIRED UTILITY ADJUSTMENTS DO NOT IMPEDE THE CONTRACTOR'S WORK. THE CONTRACTOR SHALL RECEIVE NO ADDITIONAL COMPENSATION FOR ANY DELAYS, INCONVENIENCE, OR DAMAGE SUSTAINED DUE TO ANY INTERFERENCE FROM SAID UTILITY APPURTENANCES.
K. ALL WATER LINE PIPE LESS THAN 4 INCHES SHALL BE SCHEDULE 80 PVC AND ALL PIPES GREATER THAN OR EQUAL TO 4 INCHES SHALL BE C–900 PVC.
L. ALL SANITARY SEWER PIPE SHALL BE SDR–35 PVC.
M. THE CONTRACTOR SHALL COORDINATE WITH THE ABCWUA FOR ALL NEW UTILITY INSTALLATIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL INSTALL ALL UTILITIES IN ACCORDANCE WITH THE ABCWUA REQUIREMENTS.
N. ALL WATERLINES SHALL BE FLUSHED, DISINFECTED, AND TESTED IN ACCORDANCE WITH THE AMERICAN WATER WORKS ASSOCIATION (AWWA) SPECIFICATION. ALL FIRE LINES SHALL BE FLUSHED, DISINFECTED, AND TESTED IN ACCORDANCE WITH THE NFPA CODES AND REGULATIONS.

CIVIL DRAWING INDEX

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CHERYLYN A. MILLER
NEW MEXICO
14507
REGISTERED PROFESSIONAL ENGINEER
3/28/23

Cottonwood Classical Landscaping Project

Design Documents

7801Jefferson St. NE 87109

MARCH 2023

MARK	DATE	DESCRIPTION

ISSUE:	-
DATE:	3/28/23
PROJECT NO:	Project Number
CAD DWG FILE:	
DRAWN BY:	MEC
CHECKED BY:	VAM

SHEET TITLE

GENERAL NOTES AND INDEX TO DRAWINGS

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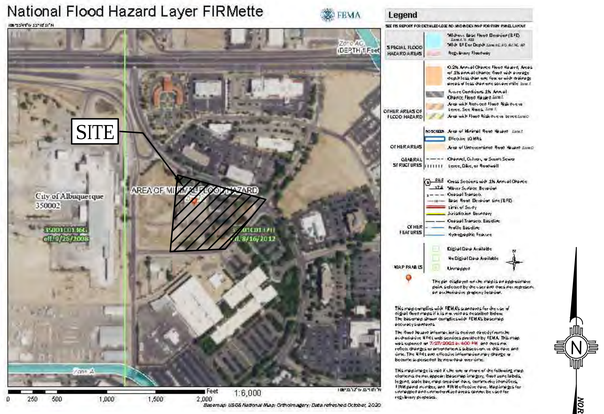
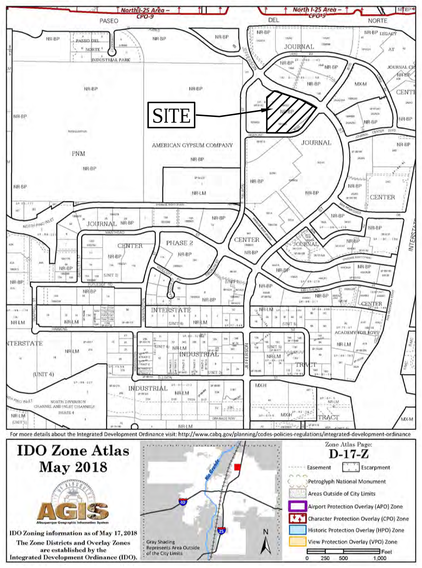
CG-001

Cottonwood Classical Preparatory School



FLOOD ZONE MAP

FLOOD ZONE MAP 35001C0137H



VICINITY MAP

ZONE MAP -Z

DRAINAGE REPORT

SITE LOCATION

The proposed project is located on an approximate 10.78-acre site on the campus of Cottonwood Classical Academy School and can be accessed from Headline Road via Jefferson Boulevard NE.

EXISTING CONDITIONS

The overall existing site is estimated at 10.78 acres. The site is partially developed with a school, new gymnasium, and parking lot areas. There are several small existing retention ponds located throughout the site that collect runoff from existing parking lot areas and buildings.

Per the FMEA Panel on Sheet C-100 the site does not lie within a 100-year FEMA floodplain and is not impacted by offsite flows.

PROPOSED CONDITIONS

The proposed project would consist of a small new playfield and running track area to be constructed on the northwest side of the existing school building and some minor entrance modifications on the east side of the existing school building. Runoff from these areas will discharge west and eventually into a new water harvest pond. These areas will be graded as indicated on Sheet C-101.

CONCLUSIONS

When developed as indicated on the grading and drainage plan, the increased runoff from the site is estimated at 0.14 cfs, and 0.02 acre-feet during the 100-year, 24-hour event. The water quality volume for the increase of 5000 sf in impervious area has been estimated at 175 cf. A new water harvest feature (retention pond) has been added to the west side of the site to address the water quality volume requirement. The retention pond is located west of the cul-de-sac area and will have a volume of 16,686 cubic feet, which is well above the water quality volume requirement.

GENERAL NOTES:

1. EXISTING TOPOGRAPHIC SURVEY PERFORMED AND COMPILED BY PRECISION SURVEYS INC., ALBUQUERQUE, NEW MEXICO FIELD SURVEY PERFORMED IN MAY, 2021. MILLER ENGINEERING CONSULTANTS HAS UNDERTAKEN NO FIELD VERIFICATION OF THIS INFORMATION.
2. THE CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY SEDIMENT AND EROSION CONTROL DEVICES DURING THE CONSTRUCTION PHASE.
3. CONTRACTOR SHALL OBTAIN A GRADING PERMIT FROM THE CITY OF ALBUQUERQUE, PRIOR TO ANY GRADING OR CONSTRUCTION.
4. TWO WORKING DAYS PRIOR TO ANY EXCAVATION CONTRACTOR MUST CONTACT LINE LOCATING SERVICE 260-1990 FOR LOCATION OF EXISTING UTILITIES.
5. ALL EMBANKMENTS SHALL BE PLACED AND COMPACTED IN LIFTS OF MAXIMUM OF 8". THE EMBANKMENTS SHALL BE WETTED AND COMPACTED TO 95% OPTIMUM DENSITY PER ASTM D1557 AND 95% UNDER ALL STRUCTURES INCLUDING DRIVEWAYS AND PARKING LOTS.
6. THE CONTRACTOR SHALL FIELD VERIFY LOCATION AND SIZE OF ALL UTILITIES PRIOR TO CONSTRUCTION.
7. ALL WORK PERFORMED SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF ALBUQUERQUE STORM DRAINAGE REGULATIONS. ALL WORK PERFORMED SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF ALBUQUERQUE "GRADING AND DRAINAGE DESIGN REQUIREMENTS AND POLICIES FOR LAND DEVELOPMENT."
8. THE OWNER, CONTRACTOR AND/OR BUILDER SHALL COMPLY WITH ALL APPROPRIATE LOCAL, STATE AND FEDERAL REGULATIONS AND REQUIREMENTS.
9. THE CONTRACTOR SHALL TAKE ALL APPROPRIATE AND REASONABLE MEASURES TO PREVENT SEDIMENT OR POLLUTANT LADEN STORM WATER FROM EXITING THE SITE DURING CONSTRUCTION. STORMWATER MAY BE DISCHARGED IN A MANNER, WHICH COMPLIES WITH THE APPROVED GRADING AND DRAINAGE PLAN.
10. THE CONTRACTOR SHALL TAKE ALL APPROPRIATE MEASURES TO PREVENT THE MOVEMENT OF CONSTRUCTION RELATED SEDIMENT, DUST, MUD, POLLUTANTS, DEBRIS, WASTE, ETC FROM THE SITE BY WIND, STORM FLOW OR ANY OTHER METHOD EXCLUDING THE INTENTIONAL, LEGAL TRANSPORTATION OF SAME IN A MANNER ACCEPTABLE BY THE CITY.
11. THE CONTRACTOR SHALL NOT DISTURB AREAS OUTSIDE THE AREAS SHOWN AS "SLOPE LIMITS" ON THE GRADING AND DRAINAGE PLAN.
12. SEE ARCHITECTURAL DRAWINGS FOR SIDEWALK AND HANDICAPPED RAMPS, DETAILS AROUND THE BUILDING.
13. THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER FOR CLARIFICATION IF THERE ARE ANY SPOT ELEVATIONS ON THE GRADING AND DRAINAGE PLAN WHICH APPEAR TO BE AMBIGUOUS OR DO NOT MEET THE INTENT OF THE GRADING AND DRAINAGE PLAN.
14. THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER FOR CLARIFICATION IF THERE ARE SIDEWALKS OR CONCRETE FLATWORK WHICH DOES NOT MEET ADA ACCESSIBILITY REQUIREMENTS. ALL SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2.0%, ALL SIDEWALKS SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5.0%, AND ALL RAMPS SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 15:1.
15. ALL SIDEWALKS AND CONCRETE FLATWORK SHALL HAVE A MINIMUM OF 0.5% SLOPE. CONTRACTOR SHALL CONTACT PROJECT ENGINEER IF THERE ARE SIDEWALKS OR CONCRETE FLATWORK WHICH DO NOT MEET THIS REQUIREMENT.
16. THE CONTRACTOR SHALL SUBMIT MATERIAL SUBMITTALS, CUT SHEETS AND SHOP DRAWINGS FOR ALL CIVIL RELATED ITEMS FOR REVIEW PRIOR TO CONSTRUCTION.
17. THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2014 EDITION OF THE NEW MEXICO STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION (GREY BOOK).
18. ALL EXISTING MANHOLES, VALVES AND METERS SHALL BE ADJUSTED TO NEW FINISH GRADE.
19. THE CONTRACTOR SHALL SUBMIT A SEED MIX DESIGN TO THE OWNER FOR REVIEW AND APPROVAL PRIOR TO STARTING THE SEEDING ON THE PROJECT. THE SEED MIX DESIGN SHALL BE A SEED MIX RECOMMENDED BY NRCS FIELD OFFICE REPRESENTATIVE APPROPRIATE FOR PROJECT LOCATION.
20. ALL DISTURBED AREAS, NOT ADDRESSED BY ARCHITECTURAL LANDSCAPE PLAN WITH SLOPES OF LESS THAN 3:1 SHALL RECEIVE CLASS "A" SEEDING. ANY SLOPES THAT ARE 3:1 OR STEEPER SLOPES SHALL RECEIVE STEEP SLOPE SEEDING. THE STEEP SLOPE SEEDING SHALL CONSIST OF SEEDING IN CONJUNCTION WITH A 100% COCONUT FIBER BLEND EROSION BLANKET (NORTH AMERICAN GREEN C125) OR APPROVED EQUAL.

HYDROLOGY CALCULATIONS

Precipitation Zone 2 - 100-year Storm P(360) = 2.33 in P(1440) = 2.75 in

Basin	Basin Area (Ac)	Land Treatment Factors A (Acres)	B	C	D	Ew (in)	V(100-6) (af)	V(100-24) (af)	Q(100) (cfs)
Existing Conditions									
Site	10.780	0.000	0.000	3.190	7.590	1.827	1.641	1.89	45.69
Total	**10.780**							**1.89**	**45.69**
Proposed Conditions									
Site	10.780	0.000	0.000	3.070	7.700	1.84	1.651	1.91	45.83
Total	**10.780**							**1.91**	**45.83**

RETENTION POND RATING CURVE

WEST WATER HARVEST AREA					
Pond Rating Table					
Side Slope		3:1			
Elev. (ft)	Area (sq ft)	(ac)	Volume (ac-ft)	Cum Volume (ac-ft)	Cum Volume (CF)
5130	2560	0.059	0	0	
5131	4721	0.108	0.084	0.084	
5132	7094	0.163	0.136	0.219	
5133	7182	0.165	0.164	0.383	16686

FIRST FLUSH CALCULATIONS

VFF = (5,000 SF* 0.42"/12)

VFF = 175 CF

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Cottonwood Classical Landscaping Project

Design Documents

7801Jefferson St. NE
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MARCH 2023

MARK	DATE	DESCRIPTION

ISSUE:		
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CAD DWG FILE:		
DRAWN BY:	MEC	Author
CHECKED BY:	VAM	Checker

SHEET TITLE

HYDROLOGY DATA

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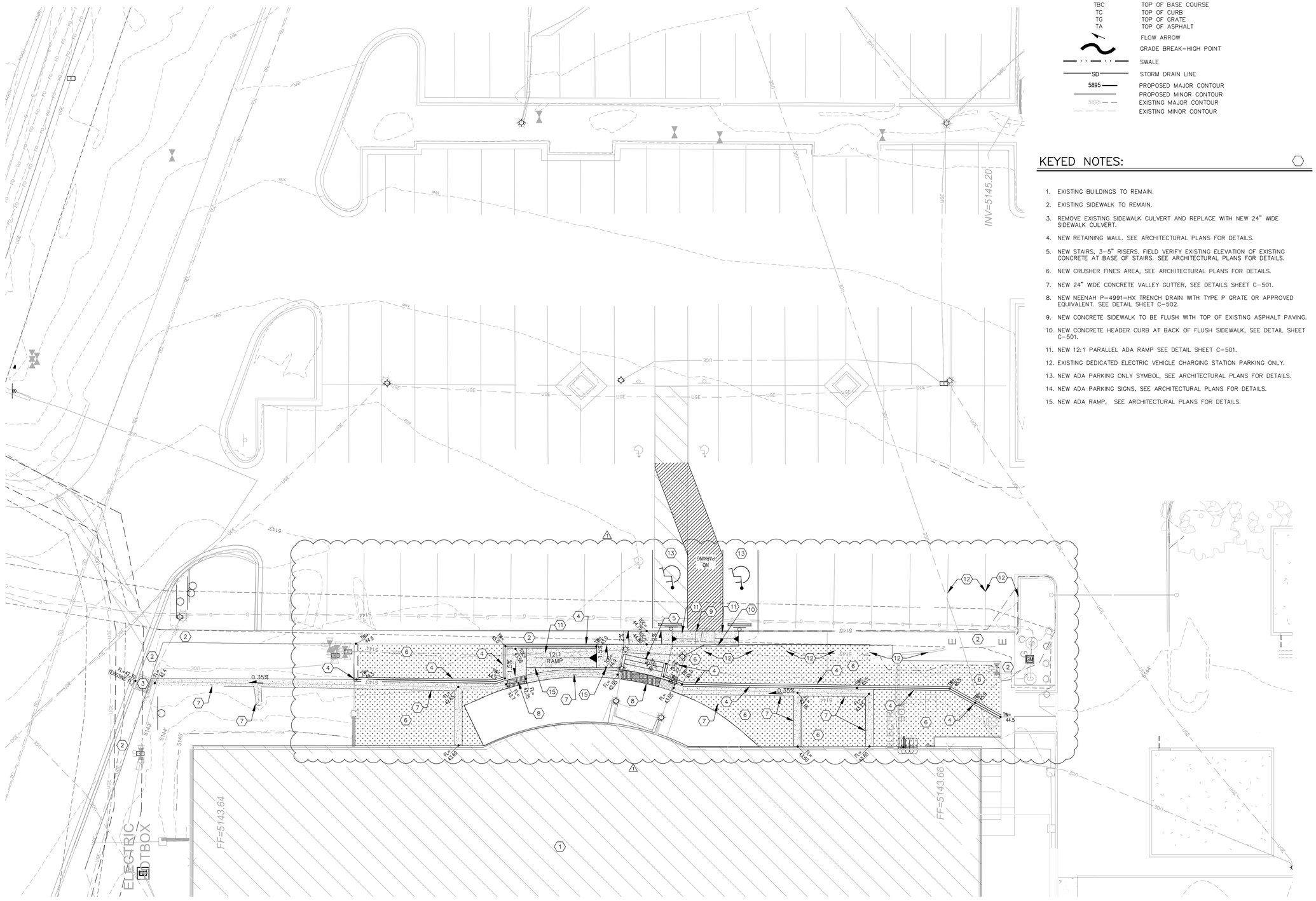
WWW.MECNM.COM

C-100

Cottonwood Classical Preparatory School

T:\Clients\FBT ARCH\Cottonwood\2023 Landscape Project\ACAD\Sheets\C-100_HYDROLOGY DATA.dwg, C-101_G & D Plan, 7/24/2023 10:59:02 AM, jjacquez, DWG To PDF.pc3, 1:1



A1 GRADING AND DRAINAGE PLAN
SCALE: 1" = 10'-0"

LEGEND:

38.00 FG	PROPOSED SPOT ELEVATIONS (FINISHED GRADE)
MATCH (95.19)	MATCH EXISTING ELEVATIONS
TCON	TOP OF CONCRETE
FL	FLOW LINE, CURB
INV	INVERT
FG	FINISH GRADE
TBC	TOP OF BASE COURSE
TC	TOP OF CURB
TG	TOP OF GRATE
TA	TOP OF ASPHALT
	FLOW ARROW
	GRADE BREAK–HIGH POINT
	SWALE
SD	STORM DRAIN LINE
5895	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
5895	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR

KEYED NOTES:

1. EXISTING BUILDINGS TO REMAIN.
2. EXISTING SIDEWALK TO REMAIN.
3. REMOVE EXISTING SIDEWALK CULVERT AND REPLACE WITH NEW 24" WIDE SIDEWALK CULVERT.
4. NEW RETAINING WALL. SEE ARCHITECTURAL PLANS FOR DETAILS.
5. NEW STAIRS, 3–5" RISERS. FIELD VERIFY EXISTING ELEVATION OF EXISTING CONCRETE AT BASE OF STAIRS. SEE ARCHITECTURAL PLANS FOR DETAILS.
6. NEW CRUSHER FINES AREA, SEE ARCHITECTURAL PLANS FOR DETAILS.
7. NEW 24" WIDE CONCRETE VALLEY GUTTER, SEE DETAILS SHEET C–501.
8. NEW NEENAH P–4991–HX TRENCH DRAIN WITH TYPE P GRATE OR APPROVED EQUIVALENT. SEE DETAIL SHEET C–502.
9. NEW CONCRETE SIDEWALK TO BE FLUSH WITH TOP OF EXISTING ASPHALT PAVING.
10. NEW CONCRETE HEADER CURB AT BACK OF FLUSH SIDEWALK, SEE DETAIL SHEET C–501.
11. NEW 12:1 PARALLEL ADA RAMP SEE DETAIL SHEET C–501.
12. EXISTING DEDICATED ELECTRIC VEHICLE CHARGING STATION PARKING ONLY.
13. NEW ADA PARKING ONLY SYMBOL, SEE ARCHITECTURAL PLANS FOR DETAILS.
14. NEW ADA PARKING SIGNS, SEE ARCHITECTURAL PLANS FOR DETAILS.
15. NEW ADA RAMP, SEE ARCHITECTURAL PLANS FOR DETAILS.

NORTH
10 5 0 10 15 20
SCALE: 1"=10'

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VERLYN A. MILLER
NEW MEXICO
14507
REGISTERED PROFESSIONAL ENGINEER
3/28/23

Cottonwood Classical Landscaping Project

Design Documents

7801Jefferson St. NE
87109

MARCH 2023

MARK	DATE	DESCRIPTION
1	1 MAY 2023	REVISED WITH NEW SITE PLAN

ISSUE:	-
DATE:	3/28/23
PROJECT NO:	Project Number
CAD DWG FILE:	
DRAWN BY:	MEC
CHECKED BY:	VAM

SHEET TITLE

GRADING AND DRAINAGE PLAN

C-101

Cottonwood Classical Preparatory School

LEGEND:

38.00 FG	PROPOSED SPOT ELEVATIONS (FINISHED GRADE)
MATCH (95.19)	MATCH EXISTING ELEVATIONS
TCON	TOP OF CONCRETE
FL	FLOW LINE, CURB
INV	INVERT
FG	FINISH GRADE
TBC	TOP OF BASE COURSE
TC	TOP OF CURB
TG	TOP OF GRATE
TA	TOP OF ASPHALT
	FLOW ARROW
	GRADE BREAK–HIGH POINT
	SWALE
SD	STORM DRAIN LINE
5895	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
5895	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR

KEYED NOTES:

1. EXISTING BUILDINGS TO REMAIN.
2. EXISTING BASKETBALL COURT TO REMAIN.
3. PROPOSED GATES. SEE ARCHITECTURAL PLANS.
4. PROPOSED FENCE. SEE ARCHITECTURAL PLANS
5. PROPOSED SOCCER FIELD. SEE ARCHITECTURAL PLANS.
6. NEW DRAINAGE OUTFALL. ELEV.=5131.5.
7. SAW CUT TO A CLEAN STRAIGHT EDGE, REMOVE AND DISPOSE OF EXISTING CURB AND GUTTER.
8. NEW TYPE "D" DROP INLET. SEE DETAIL SHEET C–502.
   TG=39.75
   INV=36.0
9. NEW 12" SD PIPE @ 1.8% SLOPE. INV.(IN) =36.0, INV(OUT)=31.50.
10. NEW RIP–RAP RUNDOWN. SEE DETAIL SHEET C–501.
11. NEW STANDARD CURB AND GUTTER, SEE DETAIL SHEET C–501.
12. NEW 5' TRANSITION FROM STANDARD CURB AND GUTTER TO ROLLOVER CURB. SEE DETAIL SHEET C–501.
13. NEW ROLLOVER CURB AND GUTTER, SEE DETAIL SHEET C–501.
14. NEW WATER HARVEST AREA, SEE DETAIL SHEET C–501.
15. NEW RIP–RAP CHANNEL, SEE DETAIL SHEET C–502.
16. 2% SLOPE FROM EDGE OF TRACK FOR 6' MINIMUM DISTANCE.
17. 2% SLOPE FROM EDGE OF TRACK OR FIELD FOR 10' MINIMUM DISTANCE.

NOTE: CONTRACTOR SHALL SEE LANDSCAPE ARCHITECTURE PLANS FOR SITE EROSION CONTROL MEASURES, REVEGETATION PLAN AND ASSOCIATED DETAILS.

A1 GRADING AND DRAINAGE PLAN - SOCCER FIELD
SCALE: 1" = 20'-0"

20 10 0 20 30 40
SCALE: 1"=20'

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MARCH 2023

MARK	DATE	DESCRIPTION
1	1 MAY 2023	REVISED WITH NEW SITE PLAN
2	2 MAY 2023	ADJUSTED FINISHED GRADES NORTH AND WEST OF SOCCER FIELD
3	6 JULY 2023	REVISED WITH NEW SITE PLAN

ISSUE:	-
DATE:	3/28/23
PROJECT NO:	Project Number
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SHEET TITLE

GRADING AND DRAINAGE PLAN SOCCER FIELD

C-102

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MARK	DATE	DESCRIPTION

ISSUE:	
DATE:	
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SHEET TITLE

MISCELLANEOUS
DETAILS

C-501

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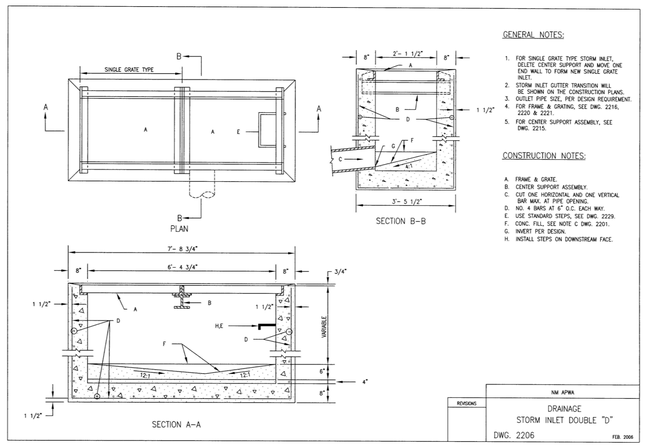
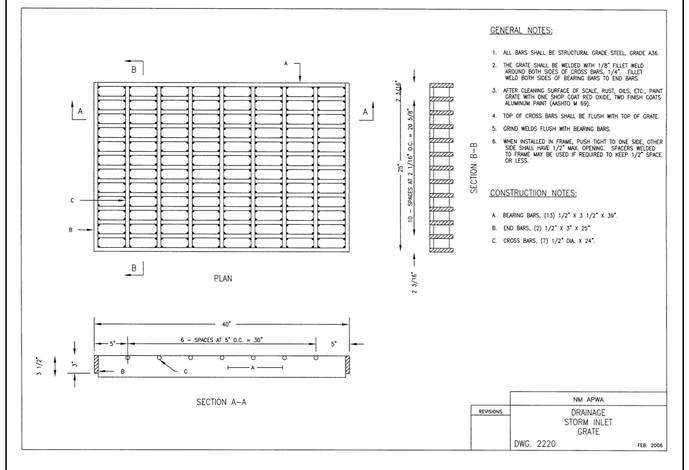
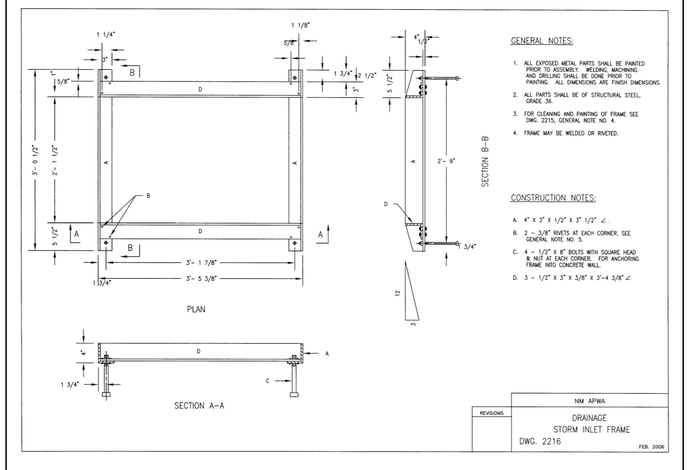


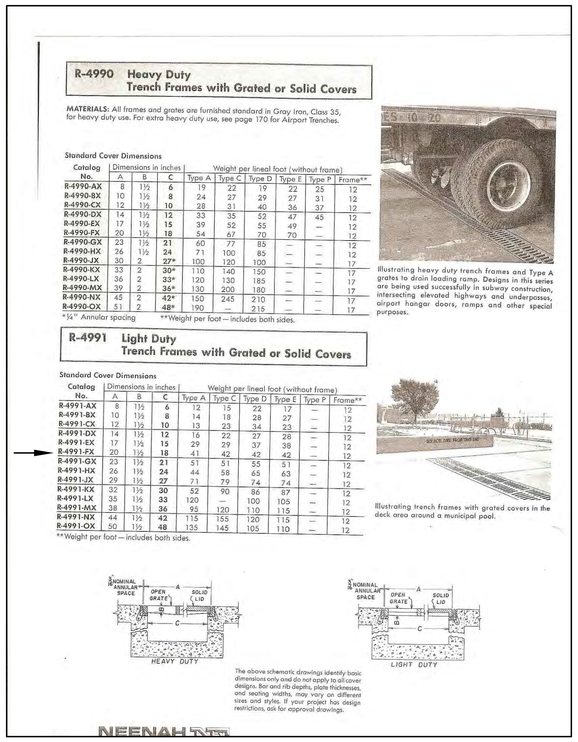
D1 TYPE D STORM INLET
SCALE: NONE



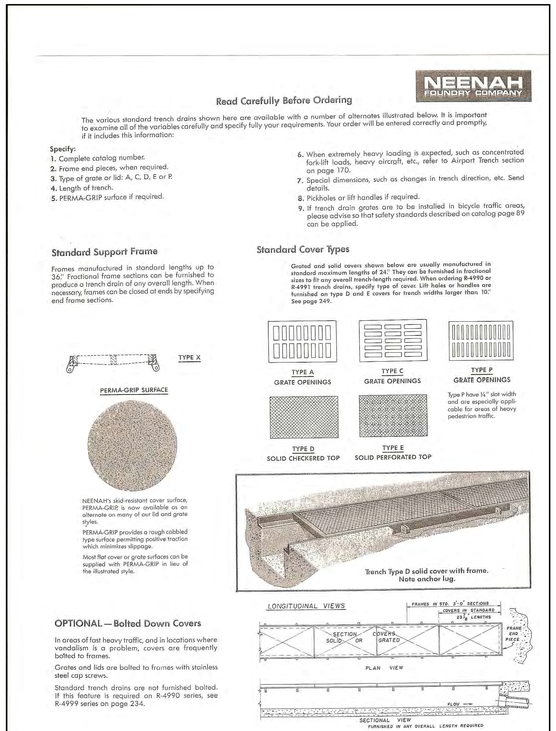
D3 STORM D INLET DETAILS
SCALE: NONE

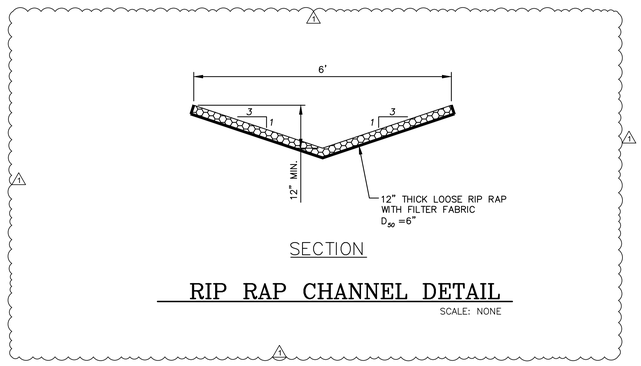


D5 STORM D INLET FRAME DETAILS
SCALE: NONE



A4 NEENAH TRENCH DRAIN WITH GRATE DETAIL
SCALE: NOT TO SCALE





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C-502

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