

# CITY OF ALBUQUERQUE



Richard J. Berry, Mayor

May 5, 2017

Mike Balaskovits  
Bohannon Huston, Inc.  
7500 Jefferson St NE  
Albuquerque, NM 87109

RE: **Tract A-3-B (Legacy at Journal Center)**  
**Grading Plan**  
**Engineer's Stamp Date 4/26/17 & 3/29/17**  
**Hydrology File: D17D106A**

Dear Mr. Balaskovits:

Based upon the information provided in the submittal received on 4/27/17 the above-referenced Grading Plan is not approved for Building Permit. The below item must be addressed prior to approval:

1. Provide an updated Drainage Management Plan (sheet C-001) that includes the limits of this project. Also include the revised limits and narrative for Basin B1-C that will now drain to Lang (this sheet was missing from the 4/26/17 paper submittal).
2. This project will require an ESC Plan to be submitted to the storm water quality engineer, Curtis Cherne, PE, prior to Building Permit Approval.

Engineer's Certification of Pond A and B and the private storm drain system will be required prior to CO for this building. If you have any questions, please contact me at 924-3695 or [dpeterson@cabq.gov](mailto:dpeterson@cabq.gov).

Sincerely,

Dana Peterson, P.E.  
Senior Engineer, Planning Dept.  
Development Review Services

Courtyard I  
7500 Jefferson St. NE  
Albuquerque, NM  
87109-4335  
**www.bhinc.com**  
voice: 505.823.1000  
facsimile: 505.798.7988  
toll free: 800.877.5332

## CLIENT/COURIER TRANSMITTAL

To: Dana Peterson, P.E.  
City of Albuquerque  
600 2<sup>nd</sup> St. NW  
Albuquerque, NM 87102

Requested by: Mike Balaskovits

Date: April 27, 2017

Time Due: ☒ This A.M.  
☐ This P.M.  
☐ Rush \_\_\_\_\_  
☐ By Tomorrow

### DELIVERY VIA

☒ Courier ☐ Federal Express  
☐ Mail ☐ UPS  
☐ Other

### PICK UP

Item: \_\_\_\_\_

Phone: 924-3999

Job No.: 20170053

Job Name: Tract A-3-B (Legacy @ Journal Center)

<u>ITEM NO.</u>	<u>QUANTITY</u>	<u>DESCRIPTION</u>
1	1	Drainage Info Sheet
2	1	Comment Response Letter
3	1	Grading & Drainage Plan
4	1	Legacy First Flush Letter

### COMMENTS / INSTRUCTIONS

Dana,

Please find attached the Grading Plan for Tract A-3-B (a part of Legacy @ Journal Center) for re-submittal. We are requesting Building Permit Approval. Let me if you have any questions.

Thanks,  
Mike

REC'D BY: \_\_\_\_\_ DATE: \_\_\_\_\_ TIME: \_\_\_\_\_



April 27, 2017

Mr. Dana Peterson, P.E.  
City of Albuquerque  
Planning Department  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87103

Re: Tract A-3-B (Legacy @ Journal Center) / Hydrology File D17D106A

Dear Mr. Peterson:

Enclosed for your review and comment is a re-submittal of the Tract A-3-B (Legacy @ Journal Center). Please see the responses to your comments dated 04/20/17 below:

1. Provide flowline elevations along Pan-American to aid in the determination of waterblock requirements (0.67') at this location.  
*Response: Please see sheet C-101 for the existing flowline elevations along Pan-American.*
2. Provide existing contour labeling and tie proposed contours into the existing at the limits of grading.  
*Response: Existing contour labeling has been added and the proposed contours have been tied back accordingly.*
3. Provide stormwater quality calculations showing how and where the stormwater quality volume is being routed and retained; this includes volumes for the landscape depressions, parking islands, and routing through the private storm drain to pond A. Details for these structures also need to be shown on plans.  
*Response: Please refer to the Building Permit Set for Cabela's where stormwater calculations are done for Basin B1 (which includes this site) as a part of compliance with the Master Grading & Drainage Management Plan (COA Hydrology File # D17/D106). Please see the attached correspondence between COA Hydrology & BHI regarding First Flush dated 9/2/16. In addition, we've depressed the landscape island as detailed on sheet C-100 for additional volume capture. The total additional captured is 207 CF.*

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲



4. Similar to the above comment; it is unclear how the portion of Basin 3 is being treated (storm water quality volume) prior to discharging onto Lang. There appear to be several landscape areas that can be used for this purpose. Please clarify/show this routing.

*Response: Per the Overall Drainage Management plan (dated 8/19/16), we do not intend to retain the first flush volume from Basin B3. The constraints of the site required a small basin (Basin B3) to surface drain directly into Lang Ave. Once in Lange this drainage eventually enters the new inlet located within the old Headline ROW and into the existing public storm drain line that runs parallel with Paseo del Norte. We had never intended for this area to be treated per that plan. In addition, given the slopes of this basin onsite down to Lang, there are challenges in creating low points for retention.*

5. The northern portion of this tract is cut-off in the viewport on Sheet C101 and needs to be included if the grading will extend that far.

*Response: Sheet C-101 has been updated to show all the limits of grading.*

6. It's difficult to discern the extents of this project vs. others in the area. Screen-back and label the restaurant as not this project; clearly label/outline what area is included in this building permit.

*Response: The details of the existing improvements and the proposal have been adjusted accordingly and future improvements have been removed.*

7. This project will require an ESC Plan or amendment to the existing ESC Plan. This project area is shown as a staging area for Cabela's in the current ESC Plan.

*Response: The ESC plan will be updated accordingly.*

We are requesting Hydrology Approval in support of Building Permit approval. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,



Mike Balaskovits, PE  
Vice President  
Community Development and Planning

MJB/egn  
Enclosures

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

# CITY OF ALBUQUERQUE



Richard J. Berry, Mayor

April 20, 2017

Mike Balaskovits  
Bohannon Huston, Inc.  
7500 Jefferson St NE  
Albuquerque, NM 87109

RE: **Tract A-3-B (Legacy at Journal Center)**  
**Grading Plan**  
**Engineer's Stamp Date 3/29/17**  
**Hydrology File: D17D106A**

Dear Mr. Balaskovits:

Based upon the information provided in the submittal received on 3/30/17 the above-referenced Grading Plan is not approved for Building Permit. The below items must be addressed prior to approval.

1. Provide flowline elevations along Pan-American to aid in the determination of waterblock requirements (0.67') at this location.
2. Provide existing contour labeling and tie proposed contours into the existing at the limits of grading.
3. Provide stormwater quality calculations showing how and where the stormwater quality volume is being routed and retained; this includes volumes for the landscape depressions, parking islands, and routing through the private storm drain to pond A. Details for these structures also need to be shown on plans.
4. Similar to the above comment; it is unclear how the portion of Basin 3 is being treated (storm water quality volume) prior to discharging onto Lang. There appear to be several landscape areas that can be used for this purpose. Please clarify/show this routing.
5. The northern portion of this tract is cut-off in the viewport on Sheet C101 and needs to be included if the grading will extend that far.
6. It's difficult to discern the extents of this project vs. others in the area. Screen-back and label the restaurant as not this project; clearly label/outline what area is included in this building permit.

# CITY OF ALBUQUERQUE



Richard J. Berry, Mayor

7. This project will require an ESC Plan or amendment to the existing ESC Plan. This project area is shown as a staging area for Cabela's in the current ESC Plan.

Engineer's Certification of Pond A and B and the private storm drain system will be required prior to CO for this building. If you have any questions, please contact me at 924-3695 or [dpeterson@cabq.gov](mailto:dpeterson@cabq.gov).

Sincerely,

Dana Peterson, P.E.  
Senior Engineer, Planning Dept.  
Development Review Services

PO Box 1293

Albuquerque

New Mexico 87103

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

September 2, 2016

Abiel Carrillo  
Principal Engineer – Hydrology  
Planning Department  
Development Review Services Division  
600 Second Street NW  
Albuquerque, New Mexico 87102

Re: Legacy at Journal Center, Justification of First Flush Approach  
COA hydro file # D17/D106

Dear Mr. Carrillo:

The purpose of this letter is to provide you with a justification for our approach concerning the first flush requirements associated with the development located at Legacy in Journal Center. The site is 14.6 acres and has two existing outfalls located at the northern end of the site and the northwestern corner. Approximately 66% of the site outfalls to the north into an existing 36" stub and inlet constructed with the Paseo del Norte interchange project whereas the remaining 33% is anticipated to discharge to the northwest into an existing 42" storm drain that runs parallel with Paseo del Norte. The following bullet points outline the first flush approach as it relates to the northeastern 66% of the site (Basin B1) and the constraints based on the sites location. (Please refer to the attached Drainage Management Plan for reference).

- The total acreage of Basin B-1 is approximately 9.7 acres with a developed land treatment (per the DPM Table A-5) of 90% D and 10% C results in a first flush required volume for this basin of approximately 10,800CF.
- The two ponds located at the north end of the site have been sized to accept approximately 10,000CF of volume.
  - The size and location of these ponds was constrained based on the general slope of the site, the Hydraulic Grade Line (HGL) of the existing 102" dia. storm drain, which Basin B1 outfalls to (HGL+/-5167) and the existing retaining wall and existing grades within area. The pond bottoms were kept above the HGL where applicable and the sub-basins (approximately 5.9 acres, and 6,500CF of First Flush volume) contributing to these ponds was maximized as necessary.
- The remainder sub basins (of Basin B1) will drain via surface flow through various onsite depressed parking lot islands/water harvesting areas prior to entering into a storm drain system that connects directly into the existing 36" outfall for Basin B1. The ponding within these parking areas will not be equivalent to the required first flush volume of the contributing basins (3.8 acres, first flush volume of 4,300CF), however these islands do offer a level of treatment prior to entering the storm drain.
  - This constraint is due to the existing grade elevations of Lang Ave (i.e. 5167), and the relationship of the proposed grades for the parking area. The proposed grades of the parking have been set to minimize the runoff into Lang, but have also drove the top of inlet grates down. The lower inlet grates

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲



cause the pipe outfall to be well below the 5167 pond bottom discussed above which prevents a portion of Basin B1 from draining directly to the Pond but rather directly to the existing 36" outfall.

In conclusion, we are able to create approximately 11,000 CF (10k from ponds and 1K from other medians) of first flush volume onsite for Basin B-1, which is equivalent to the required 10,800CF. As addressed above, we are able to route approximately 40% of the drainage through the onsite water quality features prior to entering the storm drainage. With this approach and justification along with the attached Drainage Management Plan, we are requesting hydrology approval in support of the Master Grading and Drainage plan approval and Rough grading permit approval. If you should have any questions or comments associated with this approach, please don't hesitate to let me know.

Sincerely,

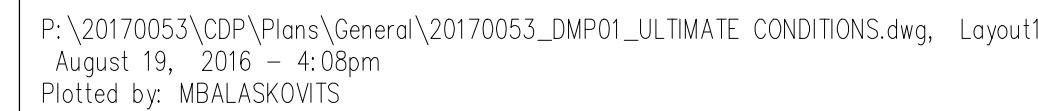


Michael J. Balaskovits, PE, LEED AP  
Senior Project Manager  
Community Development & Planning



MJB/jcm  
Enclosures





Legacy @ Journal Center														
ULTIMATE Developed Conditions Basin Data Table														
This table is based on the DPM Section 22.2, Zone: 2														
Basin ID	Area (SQ. FT)	Area (AC.)	Land Treatment Percentages				Q(100yr) (cfs/ac.)	Q(100yr) (CFS)	Q(10yr) (CFS)	V(100yr) (inches)	V <sub>(100yr-6hr)</sub> (CF)	V <sub>(100yr-24hr)</sub> (CF)	V <sub>(100yr-10day)</sub> (CF)	FIRST FLUSH (CF)
Detailed	Proposed	Basins	A	B	C	D								
B1-A	136778	3.14	0.0%	0.0%	10.0%	90.0%	4.54	14.27	9.41	2.02	23036	27139	27141	3488
B1-B	74923	1.72	0.0%	0.0%	10.0%	90.0%	4.54	7.82	5.15	2.02	12618	14866	14867	1911
B1-C	39640	0.91	0.0%	0.0%	10.0%	90.0%	4.54	4.14	2.73	2.02	6676	7865	7866	1011
B1-D	52272	1.20	0.0%	0.0%	10.0%	90.0%	4.54	5.45	3.60	2.02	8803	10372	10372	1333
B1-E	59242	1.36	0.0%	0.0%	10.0%	90.0%	4.54	6.18	3.30	2.02	9977	11755	11755	1511
B1-F	57499	1.32	0.0%	0.0%	50.0%	50.0%	3.92	5.17	3.96	1.63	4456	5414	5415	815
B2-A	152896	3.51	0.0%	0.0%	10.0%	90.0%	4.54	15.95	10.52	2.02	25750	30337	30339	3899
B2-B	49658	1.14	0.0%	0.0%	10.0%	90.0%	4.54	5.18	3.42	2.02	8363	9853	9854	1266
B3	33977	0.78	0.0%	0.0%	10.0%	90.0%	4.54	3.54	2.34	2.02	5722	6742	6742	866
TOTAL	656885	15.08	-	-	-	-	-	67.70	44.42	-	105403	124342	124351	16099



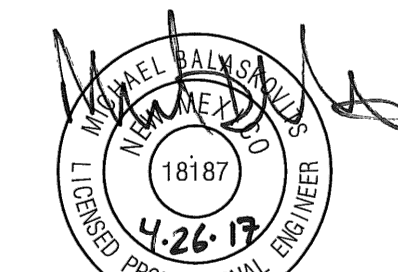
**DEKKER  
PERICH  
SABATINI**

7601 JEFFERSON NE, SUITE 100  
ALBUQUERQUE, NM 87109

505.761.9700 / DPSDESIGN.ORG

ARCHITECT

ENGINEER

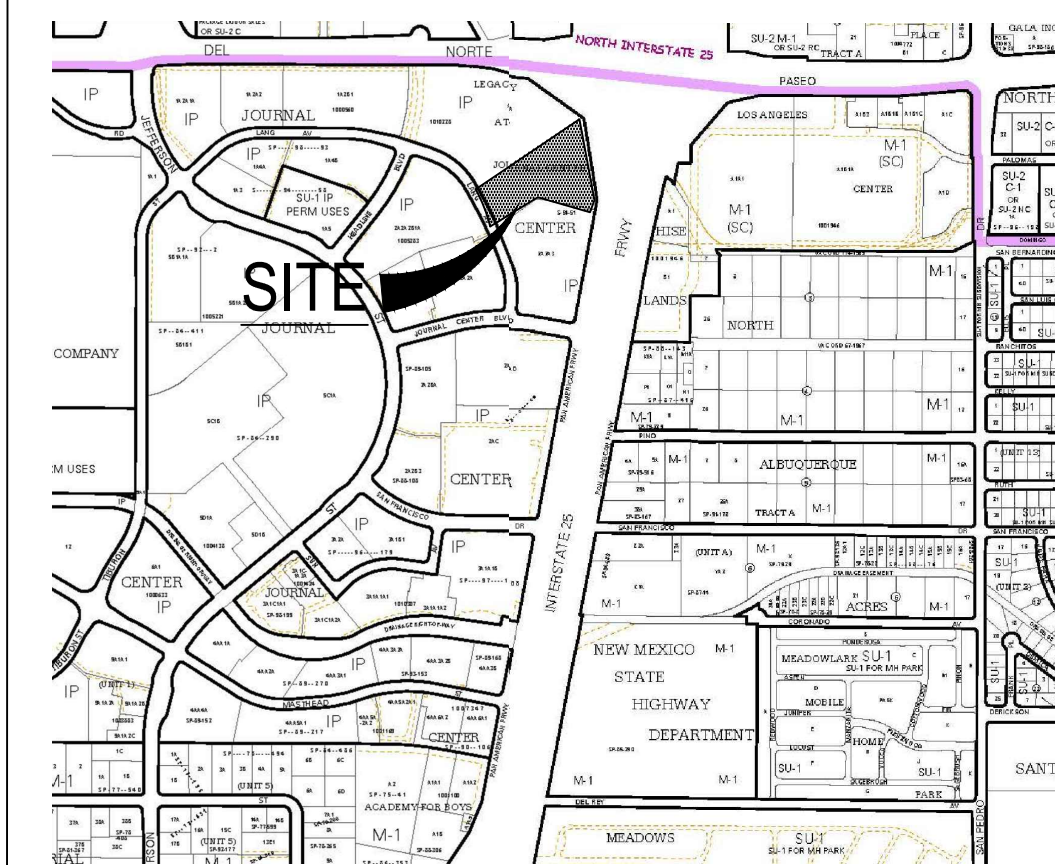


PROJECT

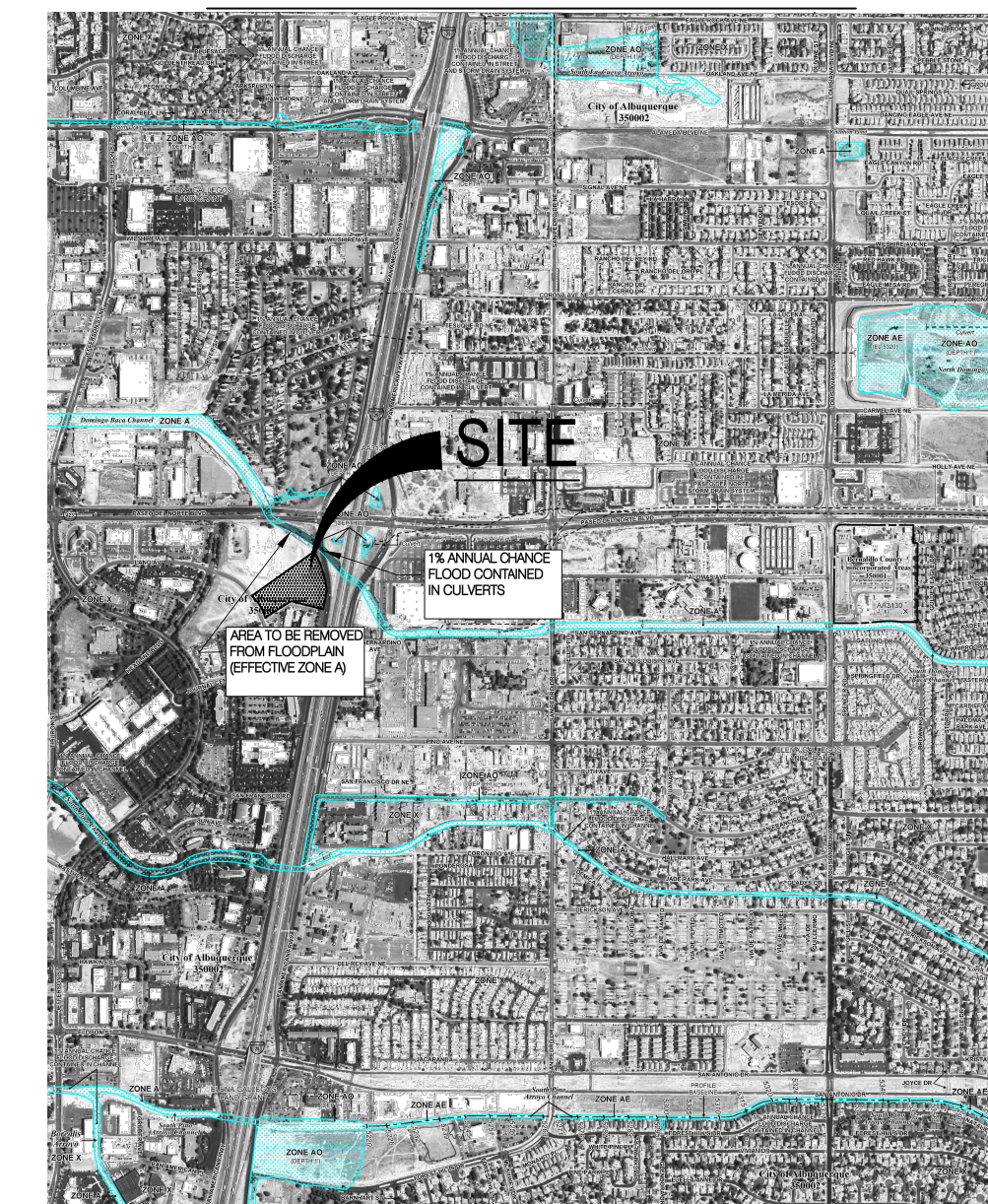
LEGACY @ JOURNAL CENTER  
5151 Lang Avenue NE  
Albuquerque, New Mexico 87109

## GENERAL NOTES

- ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT. WHERE APPLICABLE, CITY OF ALBUQUERQUE PUBLIC WORKS STANDARDS SHALL APPLY.
- THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS INCLUDING ALL UNDERGROUND UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER OR ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.
- ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.
- CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
- OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
- THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E., BARRICADING, TOPSOIL DISTURBANCE, EXCAVATION PERMITS, EPA STORM WATER PERMITS, ETC.).
- ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.
- THE CONTRACTOR SHALL PREPARE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN AND OBTAIN APPROVAL OF SUCH PLAN FROM THE CITY OF ALBUQUERQUE, TRAFFIC ENGINEERING DEPARTMENT, PRIOR TO BEGINNING ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.
- ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), US DEPARTMENT OF TRANSPORTATION, LATEST EDITION.
- THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.
- THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES PHASE 2 REQUIREMENTS.
- EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
- THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
- ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION". ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT, (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
- EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
- IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
- THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY.
- A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
- PAVING AND ROADWAY GRADES SHALL BE  $\pm 0.1'$  FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE  $\pm 0.05'$  FROM BUILDING PLAN ELEVATION.
- ALL PROPOSED CONTOURS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR MEDIANS AND ISLANDS.
- VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.



ZONE ATLAS PAGE D17 & D18



FEMA FIRM # 35001C0137H

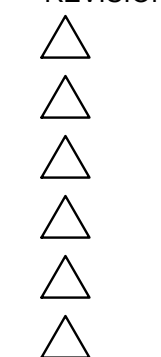
## GRADING KEYNOTES

- NEW EARTHEN SWALE. GRADES SHOWN ARE TO TOP OF LANDSCAPING. CONTRACTOR SHALL INSURE ALL FINAL GRADES MEET PROPOSED ELEVATIONS NOTED. CONTRACTOR TO ADD RIP RAP AT NEW ROOF DRAINS, 3' WIDE DOWN TO INVERT OF SWALE.
- INSTALL CURB OPENING PER DETAIL A1 THIS SHEET.
- CONSTRUCT NEW 2' WIDE VALLEY GUTTER PER DETAIL A3 THIS SHEET.
- INSTALL RIP RAP BLANKET 12" DEEP AND 3' X 3' WITH GEOTECH FABRIC.
- MATCH EXISTING GRADE
- INSTALL DEPRESSED ISLANDS AND CURB OPENINGS PER DETAIL A2 THIS SHEET.
- INSTALL CONCRETE VALLEY GUTTER 4' WIDE X 6' LONG.

## GRADING LEGEND

--- PROPERTY LINE	--- PROPOSED CURB & GUTTER
--- PROJECT LIMITS OF GRADING	--- DIRECTION OF FLOW
--- EXISTING INDEX CONTOUR	--- WATER BLOCK/GRADE BREAK
--- EXISTING INTERMEDIATE CONTOUR	--- PROPOSED STORM DRAIN LINE
--- EXISTING GROUND SPOT ELEVATION	--- PROPOSED STORM DRAIN MANHOLE
--- PROPOSED INDEX CONTOUR	--- PROPOSED STORM DRAIN INLETS
--- PROPOSED INTERMEDIATE CONTOUR	--- PROPOSED RETAINING WALL
--- PROPOSED FLOW LINE	--- EASEMENT
--- PROPOSED FINISHED GRADE SPOT ELEVATION	
TC=TOP OF CURB	
FL=FLOW LINE	
TS=TOP OF SIDEWALK	
TG=TOP OF GRATE	
FGH=FINISH GROUND HIGH	
FGL=FINISH GROUND LOW	

## REVISIONS

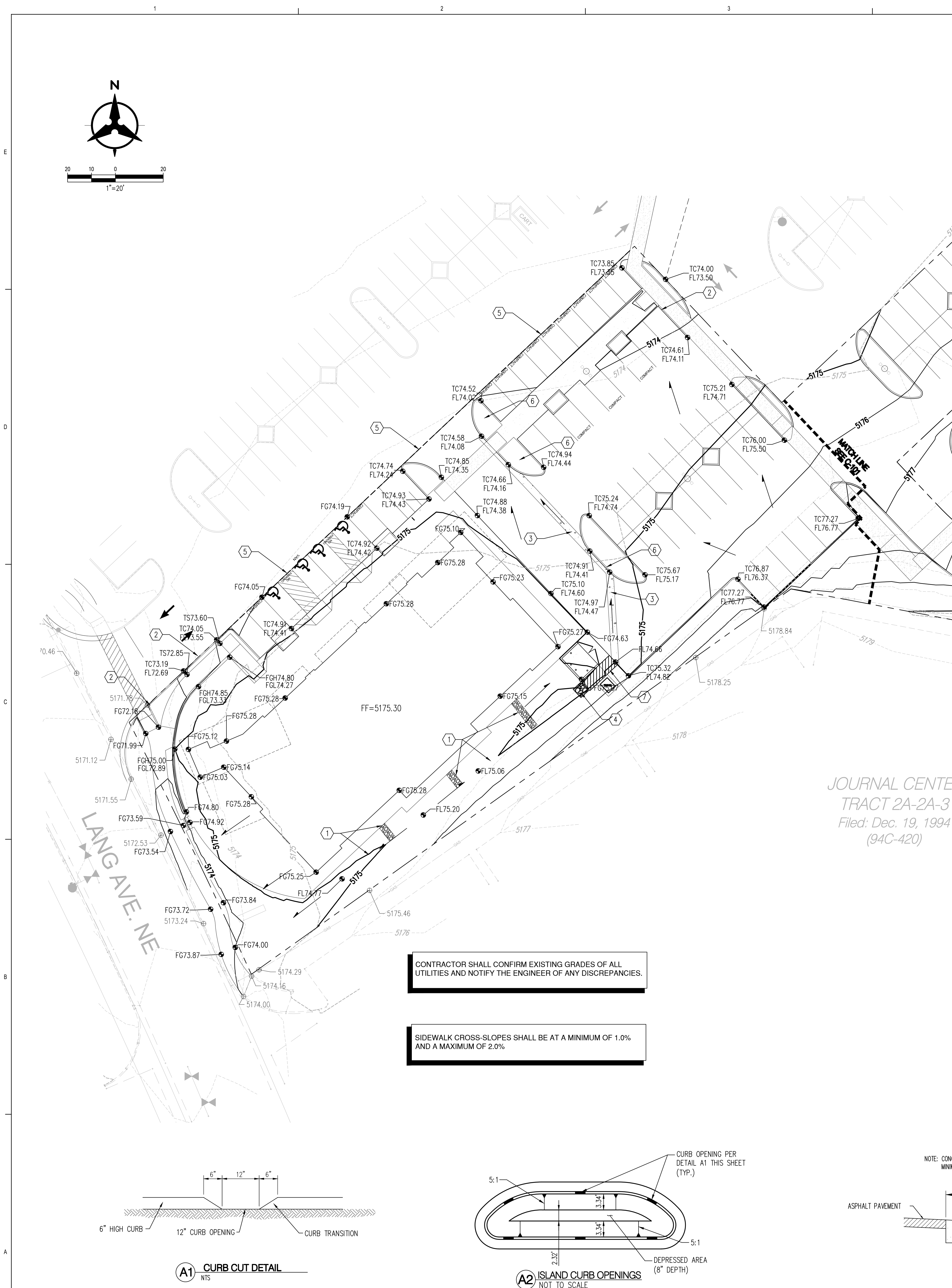


DRAWN BY: MHS  
REVIEWED BY: MJB  
DATE: April 27, 2017  
PROJECT NO.: 16-0068  
DRAWING NAME: GRADING AND DRAINAGE PLAN

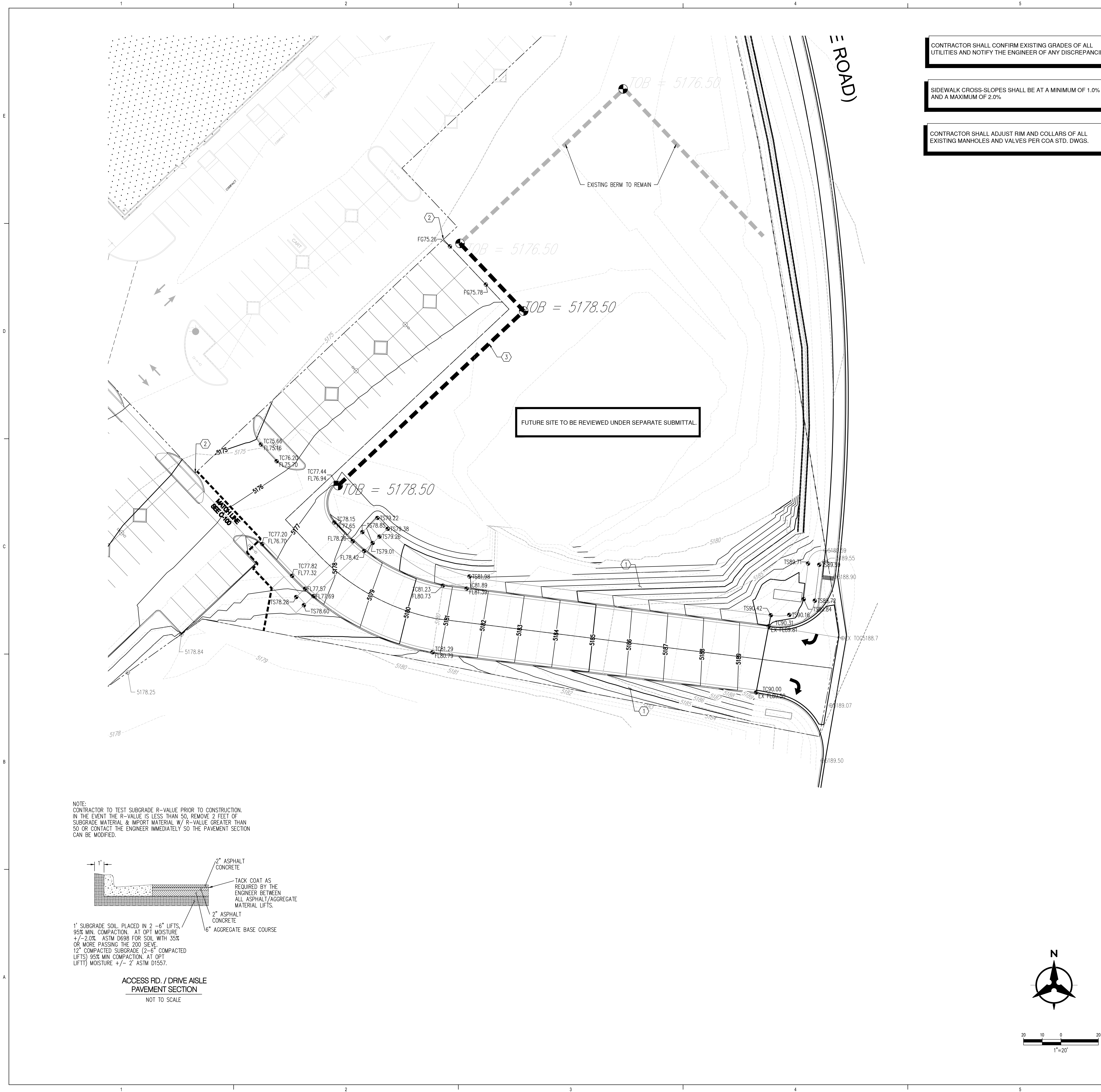
SHEET NO.

C-100

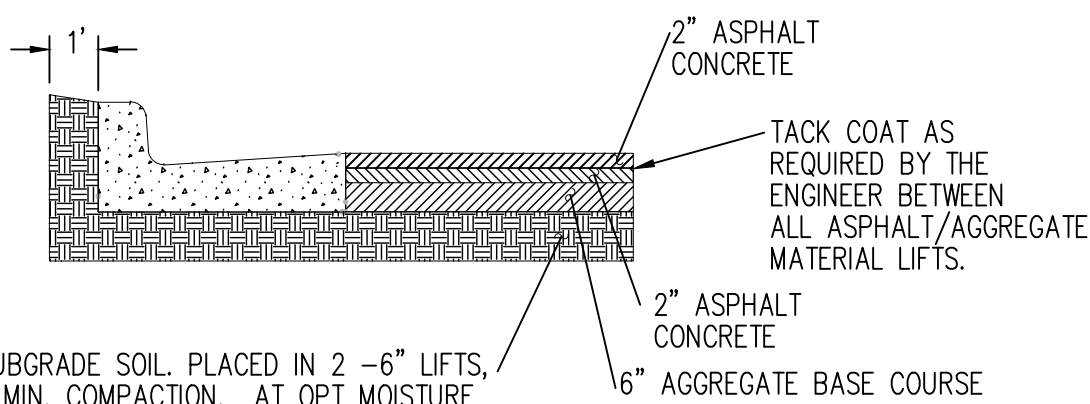
OF







NOTE:  
CONTRACTOR TO TEST SUBGRADE R-VALUE PRIOR TO CONSTRUCTION.  
IN THE EVENT THE R-VALUE IS LESS THAN 50, REMOVE 2 FEET OF  
SUBGRADE MATERIAL & IMPORT MATERIAL W/ R-VALUE GREATER THAN  
50 OR CONTACT THE ENGINEER IMMEDIATELY SO THE PAVEMENT SECTION  
CAN BE MODIFIED.



ACCESS RD. / DRIVE AISLE  
PAVEMENT SECTION  
NOT TO SCALE

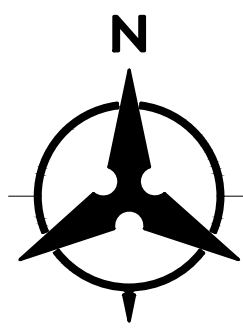
- CONTRACTOR SHALL CONFIRM EXISTING GRADES OF ALL UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
- SIDEWALK CROSS-SLOPES SHALL BE AT A MINIMUM OF 1.0% AND A MAXIMUM OF 2.0%
- CONTRACTOR SHALL ADJUST RIM AND COLLARS OF ALL EXISTING MANHOLES AND VALVES PER COA STD. DWGS.

## GRADING KEYNOTES

1. TIE BACK TO EXISTING GRADE AT A MAXIMUM OF 3:1 SLOPES.
2. MATCH EXISTING GRADE.
3. CONSTRUCT NEW TEMPORARY SEDIMENT CONTROL BERM. 2' WIDE TOP. 3:1 SIDE SLOPES COMPACTED TO 90%. SEE PLAN FOR TOP OF BERM ELEVATIONS AND LOCATION.

## GRADING LEGEND

- PROPERTY LINE
- PROJECT LIMITS OF GRADING
- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- EXISTING GROUND SPOT ELEVATION
- PROPOSED INDEX CONTOUR
- PROPOSED INTERMEDIATE CONTOUR
- PROPOSED FLOW LINE
- PROPOSED FINISHED GRADE SPOT ELEVATION
- PROPOSED Curb & Outer
- DIRECTION OF FLOW
- WATER BLOCK/GRADE BREAK
- PROPOSED STORM DRAIN LINE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLETS
- PROPOSED RETAINING WALL
- EASEMENT



20 10 0 20  
1"=20'

DEKKER  
PERICH  
SABATINI

7601 JEFFERSON NE, SUITE 100  
ALBUQUERQUE, NM 87109  
505.761.9700 / DPSDESIGN.ORG  
ARCHITECT

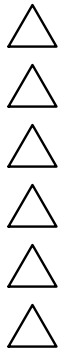
ENGINEER



PROJECT

LEGACY @ JOURNAL CENTER  
5151 Lang Avenue NE  
Albuquerque, New Mexico 87109

REVISIONS



DRAWN BY EGN  
REVIEWED BY MJB  
DATE April 27, 2017  
PROJECT NO. 16-0068  
DRAWING NAME  
GRADING  
& DRAINAGE  
PLAN

SHEET NO.

C-101

OF