

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

April 20, 2023

Joshua J. Lutz, PE
Bohannon Huston, Inc.
7500 Jefferson St NE
Albuquerque, NM 87109

**RE: Allaso at JC6
7501 Jefferson St. NE
Revised Grading & Drainage Plans
Engineer's Stamp Date: 04/13/23
Hydrology File: D17D112**

Dear Mr. Lutz:

Based upon the information provided in your submittal received 04/14/2023, the Revised Grading & Drainage Plans are approved for Building Permit, Grading Permit and Foundation Permit. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

PRIOR TO CERTIFICATE OF OCCUPANCY:

1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.
2. Please pay the Payment-in-Lieu of \$ **47,192.00** by emailing the attached approved Waiver Application from Stormwater Quality Volume Management On-site to PLNDRS@cabq.gov. Once this is received, a receipt will then produce and email back with instructions on how to pay online. Once paid, please email me proof of payment.

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, P.E. CFM
Senior Engineer, Hydrology
Planning Department



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

Project Title: _____ **Building Permit #:** _____ **Hydrology File #:** _____

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

Legal Description: _____

City Address: _____

Applicant: _____ **Contact:** _____

Address: _____

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

Owner: _____ **Contact:** _____

Address: _____

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

TYPE OF SUBMITTAL: _____ PLAT (____# OF LOTS) _____ RESIDENCE _____ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL?: _____ Yes _____ No

DEPARTMENT: _____ TRAFFIC/ TRANSPORTATION _____ HYDROLOGY/ DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- _____ ENGINEER/ARCHITECT CERTIFICATION
- _____ PAD CERTIFICATION
- _____ CONCEPTUAL G & D PLAN
- _____ GRADING PLAN
- _____ DRAINAGE MASTER PLAN
- _____ DRAINAGE REPORT
- _____ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- _____ ELEVATION CERTIFICATE
- _____ CLOMR/LOMR
- _____ TRAFFIC CIRCULATION LAYOUT (TCL)
- _____ TRAFFIC IMPACT STUDY (TIS)
- _____ OTHER (SPECIFY) _____
- _____ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- _____ BUILDING PERMIT APPROVAL
- _____ CERTIFICATE OF OCCUPANCY
- _____ PRELIMINARY PLAT APPROVAL
- _____ SITE PLAN FOR SUB'D APPROVAL
- _____ SITE PLAN FOR BLDG. PERMIT APPROVAL
- _____ FINAL PLAT APPROVAL
- _____ SIA/ RELEASE OF FINANCIAL GUARANTEE
- _____ FOUNDATION PERMIT APPROVAL
- _____ GRADING PERMIT APPROVAL
- _____ SO-19 APPROVAL
- _____ PAVING PERMIT APPROVAL
- _____ GRADING/ PAD CERTIFICATION
- _____ WORK ORDER APPROVAL
- _____ CLOMR/LOMR
- _____ FLOODPLAIN DEVELOPMENT PERMIT
- _____ OTHER (SPECIFY) _____

DATE SUBMITTED: _____ **By:** _____

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

**WAIVER APPLICATION FROM STORMWATER
QUALITY VOLUME MANAGEMENT ON-SITE**

GENERAL INFORMATION

APPLICANT: Titan Development DATE: 04/13/2023
DEVELOPMENT: Allaso JC6
LOCATION: 7501 Jefferson St. NE, Albuquerque, NM 87109

STORMWATER QUALITY POND VOLUME

Per the DPM Article 6-12 - Stormwater Quality and Low-Impact Development, the calculated sizing for required Stormwater Quality Pond volume is equal to the impervious area draining to the BMP multiplied by 0.42 inches for new development sites and by 0.26 inches for redevelopment sites.

The required volume is 5,899 cubic feet

The provided volume is 0 cubic feet

The deficient volume is 5,899 cubic feet

WAIVER JUSTIFICATION

Per the DPM Article 6-12(C), private off-site mitigation and payment-in-lieu may only be considered if management on-site is waived in accordance with the following criteria and procedures.

1. Management on-site shall be waived by the City Engineer if the following conditions are met:

- a. Stormwater quality can be effectively controlled through private off-site mitigation or through an arrangement (approved by the City) to use a cooperator's existing regional stormwater management infrastructure or facilities that are available to control stormwater quality.
 - b. Any of the following conditions apply:
 - i. The lot is too small to accommodate management on site while also accommodating the full plan of development.
 - ii. The soil is not stable as demonstrated by a geotechnical report certified by a professional engineer licensed in the State of New Mexico.
 - iii. The site use is inconsistent with the capture and reuse of stormwater.
 - iv. Other physical conditions exist where compliance with on-site stormwater quality control leaves insufficient area.
 - v. Public or private off-site facilities provide an opportunity to effectively accomplish the mitigation requirements of the Drainage Ordinance (Part 14-5-2 ROA 1994) as demonstrated on as-built construction drawings and an approved drainage report.
 - vi. The developer constructs a project to replenish regional groundwater supplies at an off-site location.
 - vii. A waiver to State water law or acquisition of water rights would be required in order to implement management on site.
2. The basis for requesting payment-in-lieu or private off-site mitigation is to be clearly demonstrated on the drainage plan.

This project's justification: _____

1. The lot is too small to accommodate management on site due to the parking requirement associated with the new units.

2. An existing Stormwater Quality Facility is located immediately downstream of the site.

3. The Physical Conditions as created by the site grading challenges associated with the proposal buildings and their proximity to the adjacent channel do not allow for adequate space for onsite ponding.

Joshua Lutz, PE

Professional Engineer or Architect

PAYMENT-IN-LIEU

Per the DPM Article 6-12(C)(1), the amount of payment-in-lieu is deficient volume (cubic feet) times \$6 per cubic feet for detached single-family residential projects or \$8 per cubic feet for all other projects.

AMOUNT OF PAYMENT-IN-LIEU = \$ 47,192.00

THIS SECTION IS FOR CITY USE ONLY

☒ Waiver is approved. The amount of payment-in-lieu from above must be paid prior to Certificate of Occupancy.

☐ Waiver is DENIED.

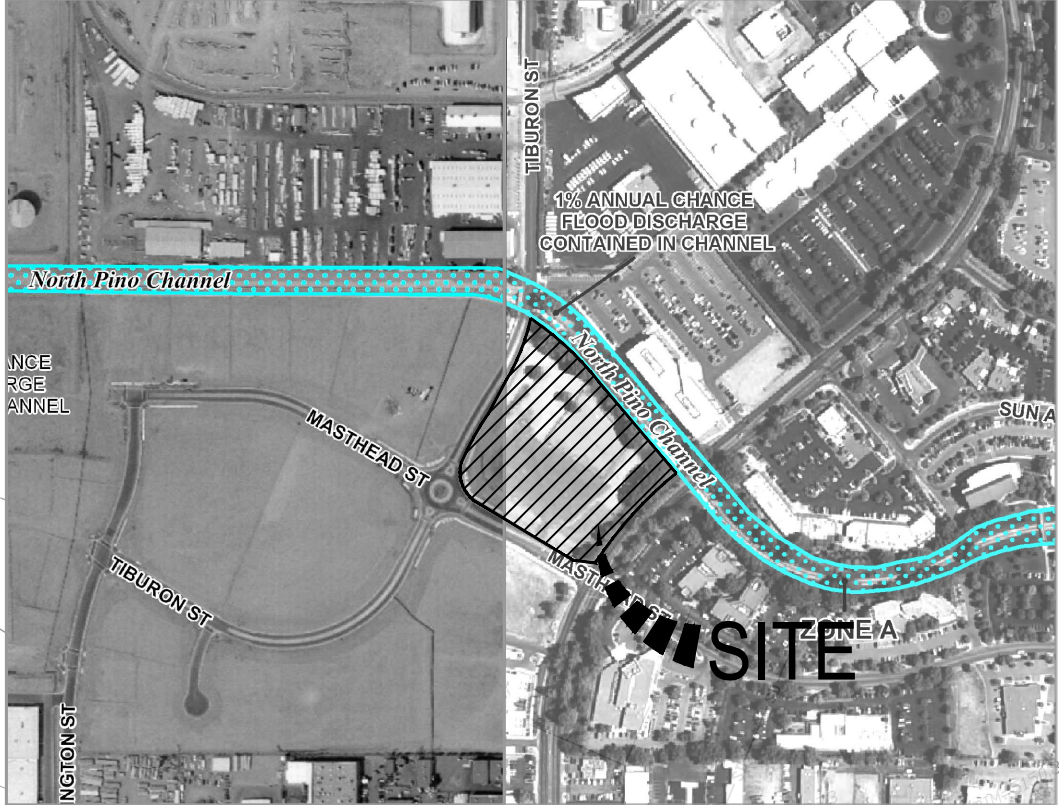
Renée C. Brissette

City of Albuquerque
Hydrology Section

04/20/23



Journal Center 6												
Existing Developed Conditions Basin Data Table												
This table is based on the DPM Chapter 6, Zone: 2												
Basin ID	Area	Area	Land Treatment Percentages				Q(100yr)	Q(100yr)	V(100yr)	V _(100yr-6hr)	V _(100yr-24hr)	Weighted Curve #
	(SQ. FT)	(AC.)	A	B	C	D	(cfs/ac.)	(CFS)	(inches)	(CF)	(CF)	
CURRENT ONSITE BASINS												
BASIN A	164422	3.77	0.0%	0.0%	100.0%	0.0%	3.05	11.5	1.03	14113	14113	86
BASIN B	22480	0.52	0.0%	0.0%	100.0%	0.0%	3.05	1.6	1.03	1930	1930	86
BASIN C	34872	0.80	0.0%	0.0%	100.0%	0.0%	3.05	2.4	1.03	2993	2993	86
BASIN D	2585	0.06	0.0%	0.0%	100.0%	0.0%	3.05	0.2	1.03	222	222	86
TOTAL	224359	5.15	-	-	-	-	-	15.71	-	19257	19257	-



DRAINAGE NARRATIVE

INTRODUCTION:

THE JC 6 ALLASO MULTIFAMILY PROJECT IS LOCATED ON THE NORTHWEST CORNER OF JEFFERSON AND MASTHEAD. THE SITE IS CURRENTLY UNDEVELOPED BUT WAS PREVIOUSLY DISTURBED. PER FEMA FIRM MAP PANELS #560102137H AND #560102138G, THE SITE IS NOT LOCATED WITHIN A FLOODPLAIN, THOUGH IT IS IMMEDIATELY ADJACENT TO THE EXISTING NORTH PINO ARROYO NORTH OF THE SITE. THE SITE IS IN RAINFALL ZONE 2 (CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL, CHAPTER 6, FIGURE 6.2.3).

METHODOLOGY:

THE HYDROLOGIC AND HYDRAULIC ANALYSES PROVIDED WITH THIS DRAINAGE SUBMITTAL HAS BEEN PREPARED IN ACCORDANCE WITH CHAPTER 6 OF THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL (DRAINAGE, FLOOD CONTROL, AND EROSION CONTROL). THE SITE WAS DIVIDED INTO FOUR DRAINAGE BASINS IN ORDER TO CALCULATE THE SITE'S EXISTING RAINWATER RUNOFF TO THE EXISTING STORM DRAIN INFRASTRUCTURE IN THE SURROUNDING ROADS AND CHANNEL. TWO ANALYSIS POINTS WERE ANALYZED AS PRIMARY DISCHARGE LOCATIONS FOR THE SITE. LAND TREATMENT PERCENTAGES WERE CALCULATED BASED ON THE OBSERVED CONDITIONS IN EACH ONSITE BASIN AND ARE SUMMARIZED IN THE "EXISTING DEVELOPED CONDITIONS BASIN DATA TABLE" (THIS SHEET). THE SITE WAS ANALYZED FOR THE 100-YEAR, 6-HOUR STORM EVENT.

EXISTING CONDITIONS:

THE EXISTING SITE IS CURRENTLY UNDEVELOPED, WITHOUT BUILDINGS OR PAVED AREAS, YET HAS BEEN DISTURBED, LEADING TO MINIMAL EXISTING VEGETATIVE COVER. THE SITE SLOPES GENERALLY TO THE NORTH AND WEST. AN ENGINEERED BERM IS LOCATED ALONG THE WEST SIDE OF THE SITE. THIS BERM INTERCEPTS AND DIRECTS FLOWS FROM THE CENTER OF THE SITE NORTHWARD TOWARD THE EXISTING NORTH PINO ARROYO (ANALYSIS PT #1). THE REMAINING RUNOFF THAT DOES NOT DISCHARGE NORTH DISCHARGES TO THE ADJACENT ROADWAYS (ANALYSIS PT #2).

THIS SITE IS PART OF THE LARGER JOURNAL CENTER MASTER DRAINAGE MANAGEMENT PLAN (HYDRO FILE D17D000 DATED NOVEMBER 1990), REMAINING CONSISTENT WITH THE JOURNAL CENTER MASTER DMP. ALL RUNOFF VALUES AT ANALYSIS POINTS HAVE BEEN REPORTED TO THE NEAREST WHOLE NUMBER. THE SITE IS ANALYZED AS BASIN "J". BASED ON THE DRAINAGE MANAGEMENT PLAN, BASIN "J" IS ALLOWED TO DISCHARGE 17 CFS INTO THE NORTH PINO ARROYO. MASTHEAD IS LOCATED IMMEDIATELY SOUTH OF THE SITE AND IS ANALYZED AS BASIN "J" ST. BASED ON THE DRAINAGE MANAGEMENT PLAN, BASIN "J" ST DISCHARGES 3 CFS NEAR THE SOUTHWEST CORNER OF THE SITE.

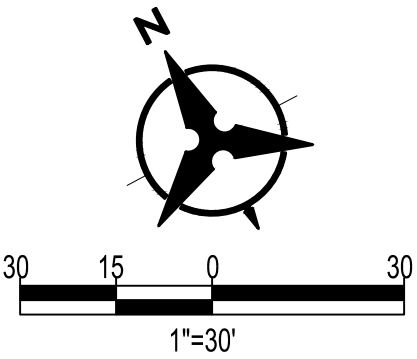
ANALYSIS POINT #1 IS LOCATED IN THE NORTHWEST CORNER OF THE SITE, SAME AS "BASIN J" AS REFERENCED IN THE APPROVED MASTER DMP. ANALYSIS POINT #1 CONTAINS BASIN "A". BASED ON OUR EXISTING ANALYSIS, THIS BASIN CONTRIBUTES APPROXIMATELY 12 CFS INTO THE EXISTING NORTH PINO ARROYO, LESS THAN THE 17 CFS THAT IS ALLOWED.

ANALYSIS POINT #2 IS LOCATED NEAR THE NORTHEAST CORNER OF THE ROUNDABOUT INTERSECTION OF TIBURON AND MASTHEAD. 3 ADDITIONAL BASINS (B, C, AND D) CONTRIBUTE TO THIS ANALYSIS POINT. THIS ANALYSIS POINT CONTRIBUTES APPROXIMATELY 4 CFS TO THE INTERSECTION UNDER EXISTING CONDITIONS, MORE THAN THE 3 CFS THAT IS ALLOWABLE PER THE JOURNAL CENTER MASTER PLAN.



LEGEND

- PROPERTY LINE
- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- PROPOSED INDEX CONTOUR
- PROPOSED INTERMEDIATE CONTOUR
- EXISTING DRAINAGE BASIN
- DIRECTION OF FLOW
- WATER BLOCK/GRADE BREAK
- PROPOSED STORM DRAIN LINE
- PROPOSED STORM DRAIN INLETS



Bohannon & Huston
www.bhinc.com 800.877.5332

**DEKKER
PERICH
SABATINI**

**ARCHITECTURE
DESIGN
INSPIRATION**

ARCHITECT



ENGINEER

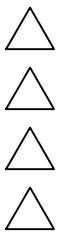
PROJECT

ALLASO JC6

VOLUME I - OWNER'S CONSULTANTS
7501 JEFFERSON ST NE
ALBUQUERQUE, NM, 87109

ISSUED FOR
PERMIT

REVISIONS

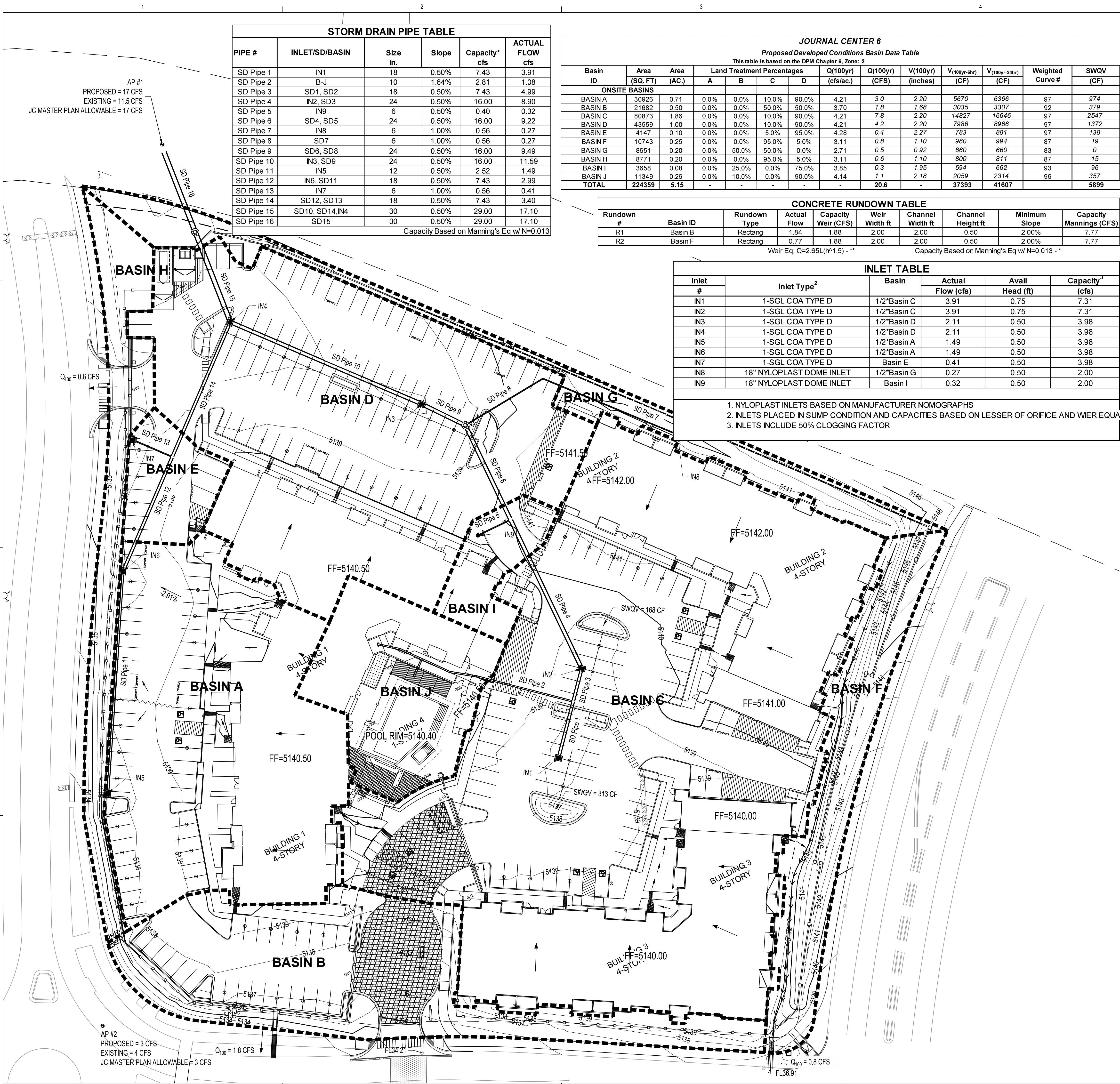


DRAWN BY JN
REVIEWED BY MS
DATE 12-23-2022
PROJECT NO. 20-0029
DRAWING NAME

EXISTING
CONDITIONS
DRAINAGE
MANAGEMENT
PLAN

SHEET NO.

C-001



STORM DRAIN PIPE TABLE					
PIPE #	INLET/SD/BASIN	Size in.	Slope	Capacity* cfs	ACTUAL FLOW cfs
SD Pipe 1	IN1	18	0.50%	7.43	3.91
SD Pipe 2	B-J	10	1.64%	2.81	1.08
SD Pipe 3	SD1, SD2	18	0.50%	7.43	4.99
SD Pipe 4	IN2, SD3	24	0.50%	16.00	8.90
SD Pipe 5	IN9	6	0.50%	0.40	0.32
SD Pipe 6	SD4, SD5	24	0.50%	16.00	9.22
SD Pipe 7	IN8	6	1.00%	0.56	0.27
SD Pipe 8	SD7	6	1.00%	0.56	0.27
SD Pipe 9	SD6, SD8	24	0.50%	16.00	9.49
SD Pipe 10	IN3, SD9	24	0.50%	16.00	11.59
SD Pipe 11	IN5	12	0.50%	2.52	1.49
SD Pipe 12	IN6, SD11	18	0.50%	7.43	2.99
SD Pipe 13	IN7	6	1.00%	0.56	0.41
SD Pipe 14	SD12, SD13	18	0.50%	7.43	3.40
SD Pipe 15	SD10, SD14, IN4	30	0.50%	29.00	17.10
SD Pipe 16	SD15	30	0.50%	29.00	17.10

Capacity Based on Manning's Eq w/ N=0.013

JOURNAL CENTER 6													
Proposed Developed Conditions Basin Data Table													
This table is based on the DPM Chapter 6, Zone: 2													
Basin ID	Area	Area	Land Treatment Percentages				Q(100yr)	Q(100yr)	V(100yr)	V _(100yr-6hr)	V _(100yr-24hr)	Weighted Curve #	SWQV
	(SQ. FT)	(AC.)	A	B	C	D	(cfs/ac.)	(CFS)	(inches)	(CF)	(CF)		
ONSITE BASINS													
BASIN A	30926	0.71	0.0%	0.0%	10.0%	90.0%	4.21	3.0	2.20	5670	6366	97	974
BASIN B	21682	0.50	0.0%	0.0%	50.0%	50.0%	3.70	1.8	1.68	3035	3307	92	379
BASIN C	80873	1.86	0.0%	0.0%	10.0%	90.0%	4.21	7.8	2.20	14827	16646	97	2547
BASIN D	43559	1.00	0.0%	0.0%	10.0%	90.0%	4.21	4.2	2.20	7986	8966	97	1372
BASIN E	4147	0.10	0.0%	0.0%	5.0%	95.0%	4.28	0.4	2.27	783	881	97	138
BASIN F	10743	0.25	0.0%	0.0%	95.0%	5.0%	3.11	0.8	1.10	980	994	87	19
BASIN G	8651	0.20	0.0%	50.0%	50.0%	0.0%	2.71	0.5	0.92	660	660	83	0
BASIN H	8771	0.20	0.0%	0.0%	95.0%	5.0%	3.11	0.6	1.10	800	811	87	15
BASIN I	3658	0.08	0.0%	25.0%	0.0%	75.0%	3.85	0.3	1.95	594	662	93	96
BASIN J	11349	0.26	0.0%	10.0%	0.0%	90.0%	4.14	1.1	2.18	2059	2314	96	357
TOTAL	224359	5.15	-	-	-	-	-	20.6	-	37393	41607		5899

CONCRETE RUNDOWN TABLE							
Rundown #	Basin ID	Rundown Type	Actual Flow	Capacity Weir (CFS)	Weir Width ft	Channel Width ft	Channel Height ft
R1	Basin B	Rectang	1.84	1.88	2.00	2.00	0.50
R2	Basin F	Rectang	0.77	1.88	2.00	2.00	0.50

Weir Eq: $Q=2.65L(h^{1.5})^{**}$ Capacity Based on Manning's Eq w/ N=0.013 **

INLET TABLE				
Inlet #	Inlet Type ²	Basin	Actual Flow (cfs)	Avail Head (ft)
IN1	1-SGL COA TYPE D	1/2*Basin C	3.91	0.75
IN2	1-SGL COA TYPE D	1/2*Basin C	3.91	0.75
IN3	1-SGL COA TYPE D	1/2*Basin D	2.11	0.50
IN4	1-SGL COA TYPE D	1/2*Basin D	2.11	0.50
IN5	1-SGL COA TYPE D	1/2*Basin A	1.49	0.50
IN6	1-SGL COA TYPE D	1/2*Basin A	1.49	0.50
IN7	1-SGL COA TYPE D	Basin E	0.41	0.50
IN8	18" NYLOPLAST DOME INLET	1/2*Basin G	0.27	0.50
IN9	18" NYLOPLAST DOME INLET	Basin I	0.32	0.50

- NYLOPLAST INLETS BASED ON MANUFACTURER NOMOGRAPHS
- INLETS PLACED IN SUMP CONDITION AND CAPACITIES BASED ON LESSER OF ORIFICE AND WIER EQUA
- INLETS INCLUDE 50% CLOGGING FACTOR

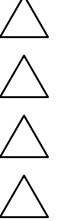
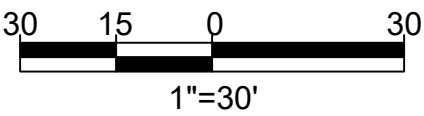
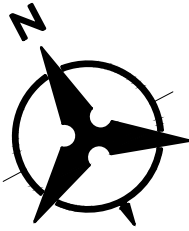
DRAINAGE NARRATIVE

PROPOSED CONDITIONS:
SEE SHEET C-001 FOR INTRODUCTION, EXISTING CONDITIONS AND METHODOLOGY.
THE SITE IS DIVIDED INTO 9 ONSITE BASINS (A - J). FOR CONTINUITY PURPOSES, THE TWO ANALYSIS POINTS FROM EXISTING CONDITIONS ARE AGAIN REPRESENTED FOR DEVELOPED CONDITIONS. BASINS A, C, D, E, G, I AND J ALL DISCHARGE TO THE NORTHWEST CORNER OF THE SITE (ANALYSIS PT 1). BASINS B, F, AND H ALL DISCHARGE TO THE PUBLIC RIGHT OF WAY (ANALYSIS PT #2).
ANALYSIS PT 1 -
BASED ON PROPOSED SITE DEVELOPMENT CONDITIONS, APPROXIMATELY 17 CFS IS CONTRIBUTED TO ANALYSIS PT 1. BASINS A, C, D, AND I ARE PRIMARILY PARKING AREAS THAT DISCHARGE TO VARIOUS INLETS ONSITE. BASIN G IS THE NORTHERN MOST BASIN BETWEEN THE PINO ARROYO AND BUILDING. BASIN J CONTAINS THE POOL AREA. ALL OF THESE BASINS DISCHARGE INTO VARIOUS INLETS AND STORM DRAIN THROUGHOUT THE SITE. RUNOFF WILL BE DISCHARGED DIRECTLY TO THE NORTH PINO ARROYO VIA A NEW PIPE PENETRATION TO BE COORDINATED WITH AND APPROVED BY AMAFCA VIA COA PUBLIC WORK ORDER APPROVAL.
A NEW FLOODWALL WILL ALSO BE CONSTRUCTED ON THE NORTH SIDE OF THE SITE. THIS IS TO PROTECT THE BUILDING FROM THE FLOWS WITHIN THE NORTH PINO ARROYO. THE MWSEL OF THE ARROYO WERE ANALYZED USING 2,700 CFS AS STATED IN THE USAGE DRAINAGE REPORT FOR THE AREA. THE FLOODWALL WILL PROVIDE A MINIMUM 2' OF FREEBOARD TO PROTECT THE BUILDING FINISHED FLOOR ELEVATIONS ONSITE. THOSE ELEVATIONS CAN BE FOUND ON THE GRADING PLAN. THE MWSEL EXHIBITS'S CAN BE FOUND IN THIS SUBMITTAL PACKAGE. THIS CONFIGURATION WAS APPROVED BY AMAFCA PRIOR TO DRB APPROVAL. THIS PLAN WILL ALSO BE SUBMITTED TO AMAFCA FOR THEIR REVIEW AND APPROVAL.
ANALYSIS PT 2 -
BASED ON PROPOSED SITE DEVELOPMENT CONDITIONS, BASINS B, J, AND H DISCHARGE DIRECTLY TO THE ROW. APPROXIMATELY 3 CFS IS CONTRIBUTED TO JEFFERSON, MASTHEAD, AND TIBURON AT VARYING LOCATIONS. THE INTERSECTION OF MASTHEAD AND TIBURON HAS A TOTAL FLOW OF 3 CFS. THIS IS LESS THAN EXISTING CONDITIONS OF 4 CFS, DUE TO A REDUCTION OF CONTRIBUTING AREA.
ALL INLETS WILL BE INSTALLED AS STORMWATER QUALITY INLETS. THE OWNER HAS ELECTED TO PAY FOR THE STORMWATER QUALITY VOLUME OF 5899 CF. THE PAYMENT-IN-LIEU WILL BE \$899 CF * \$8/CF = \$47,192.00.
CONCLUSION:
THE CALCULATED PEAK DISCHARGE FROM THE SITE IS IN COMPLIANCE WITH THE PREVIOUSLY APPROVED JOURNAL CENTER MASTER PLAN. RUNOFF TO THE RIGHT OF WAY IS LESS THAN EXISTING CONDITIONS AND ALSO CONSISTENT WITH THE MASTER-PLANNED ALLOWABLE DISCHARGE RATE. AS SUCH, DETENTION PONDS ARE NOT REQUIRED. THE GRADING AND DRAINAGE PLAN AS PRESENTED IS IN CONFORMANCE WITH THE CITY OF ALBUQUERQUE HYDROLOGY AND AMAFCA REQUIREMENTS. WITH THIS SUBMITTAL WE ARE REQUESTING COA AND AMAFCA BUILDING, GRADING, AND FOUNDATION PERMIT APPROVAL.

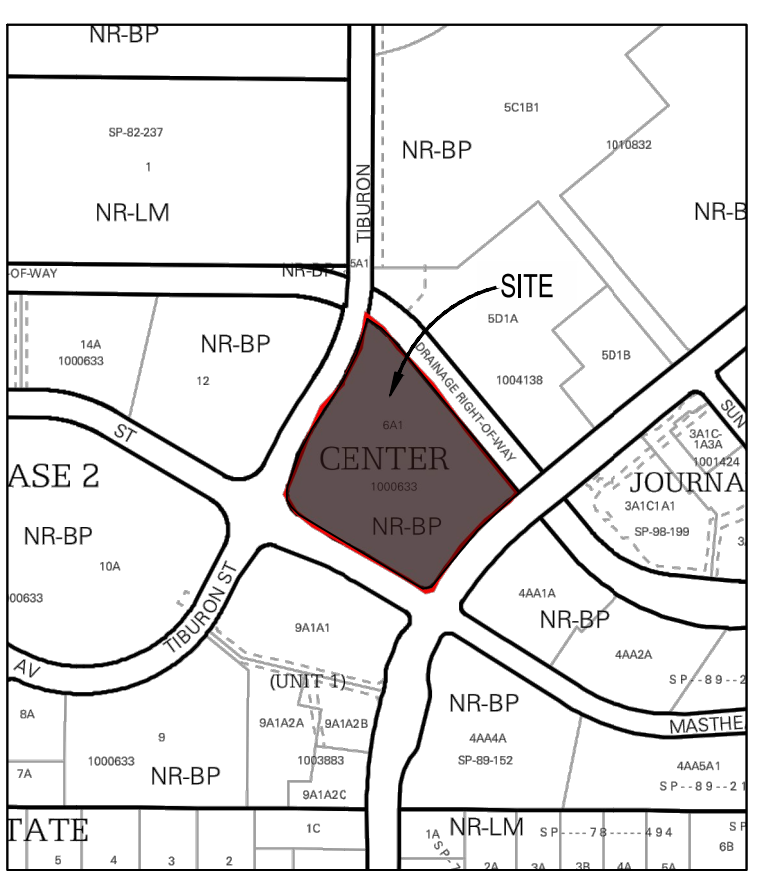
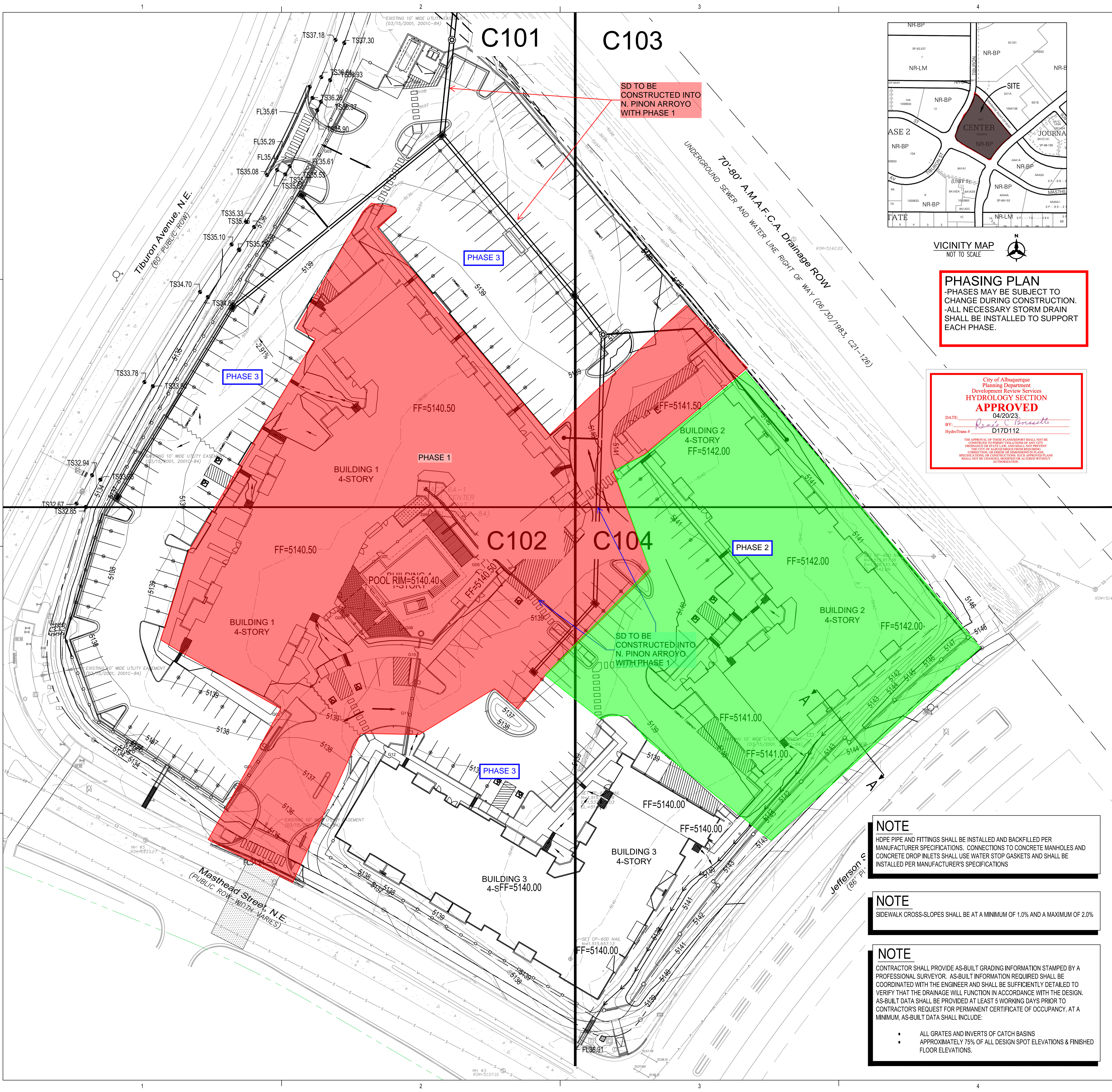


LEGEND

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- PROPOSED DRAINAGE BASIN
- DIRECTION OF FLOW
- WATER BLOCK/GRADE BREAK
- PROPOSED STORM DRAIN LINE
- PROPOSED STORM DRAIN INLETS



DRAWN BY	JN
REVIEWED BY	MS
DATE	12-23-2022
PROJECT NO.	20-0029
DRAWING NAME	



PHASING PLAN
-PHASES MAY BE SUBJECT TO CHANGE DURING CONSTRUCTION.
-ALL NECESSARY STORM DRAIN SHALL BE INSTALLED TO SUPPORT EACH PHASE.

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 04/20/23
BY: [Signature]
HydroTran # D17D112

NOTE
HDPE PIPE AND FITTINGS SHALL BE INSTALLED AND BACKFILLED PER MANUFACTURER SPECIFICATIONS. CONNECTIONS TO CONCRETE MANHOLES AND CONCRETE DROP INLETS SHALL USE WATER STOP GASKETS AND SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS

NOTE
SIDEWALK CROSS-SLOPES SHALL BE AT A MINIMUM OF 1.0% AND A MAXIMUM OF 2.0%

NOTE
CONTRACTOR SHALL PROVIDE AS-BUILT GRADING INFORMATION STAMPED BY A PROFESSIONAL SURVEYOR. AS-BUILT INFORMATION REQUIRED SHALL BE COORDINATED WITH THE ENGINEER AND SHALL BE SUFFICIENTLY DETAILED TO VERIFY THAT THE DRAINAGE WILL FUNCTION IN ACCORDANCE WITH THE DESIGN. AS-BUILT DATA SHALL BE PROVIDED AT LEAST 5 WORKING DAYS PRIOR TO CONTRACTOR'S REQUEST FOR PERMANENT CERTIFICATE OF OCCUPANCY. AT A MINIMUM, AS-BUILT DATA SHALL INCLUDE:

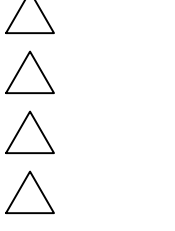
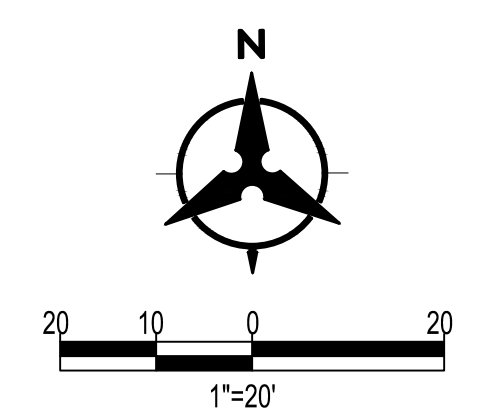
- ALL GRATES AND INVERTS OF CATCH BASINS
- APPROXIMATELY 75% OF ALL DESIGN SPOT ELEVATIONS & FINISHED FLOOR ELEVATIONS.

GENERAL NOTES

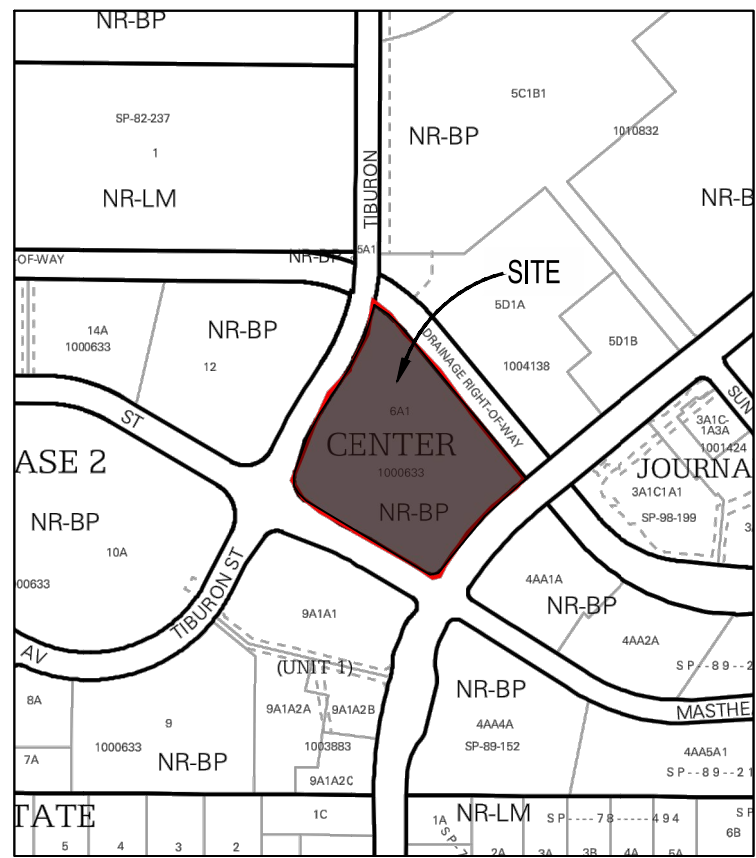
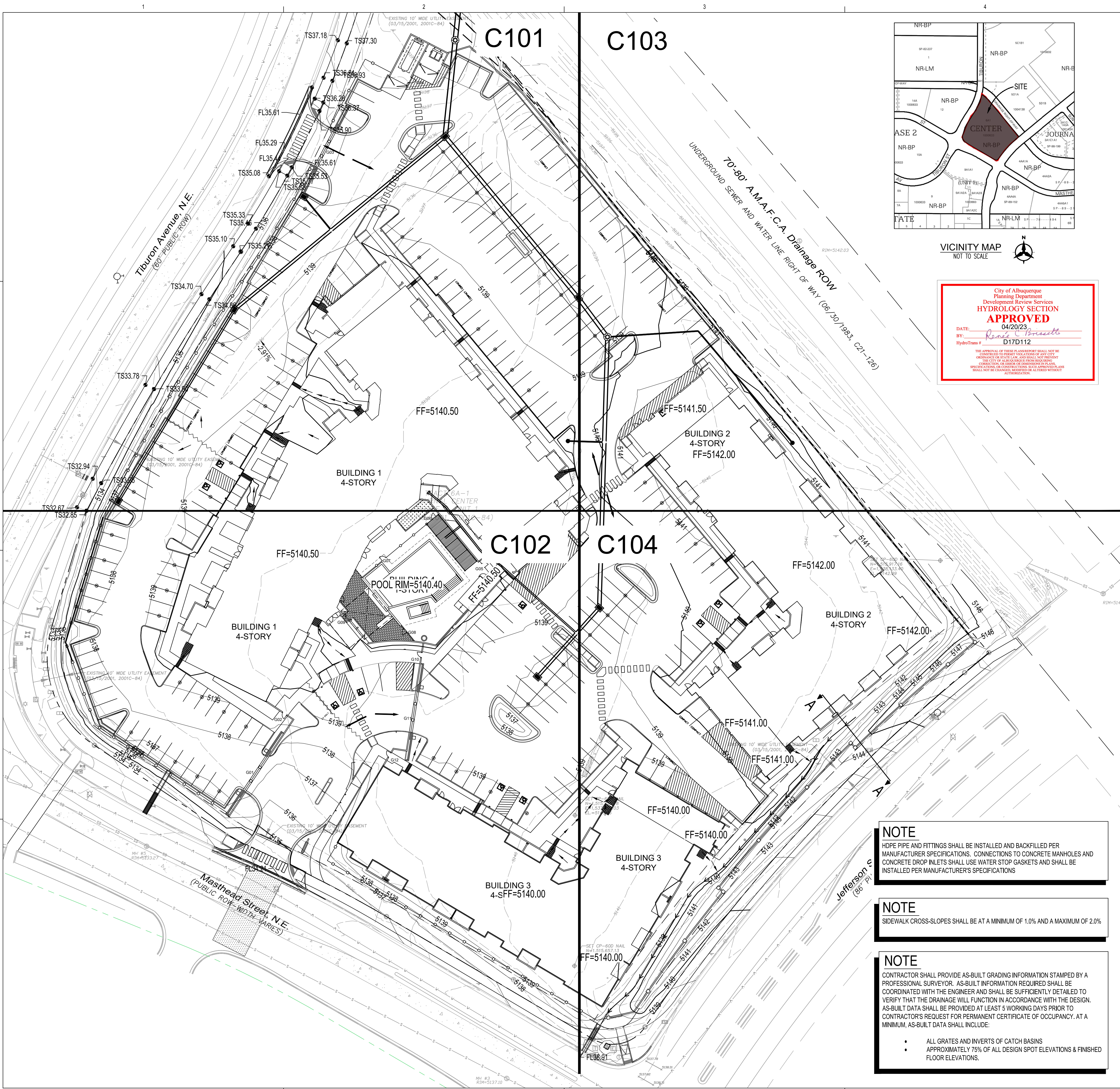
- A. ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT, WHERE APPLICABLE, CITY OF ALBUQUERQUE PUBLIC WORKS STANDARDS SHALL APPLY.
- B. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.
- C. 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.
- D. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.
- E. 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.
- F. 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.
- G. 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.
- H. 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.
- I. 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.).
- J. 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.
- K. THE CONTRACTOR SHALL PREPARE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN AND OBTAIN APPROVAL OF SUCH PLAN FROM THE BERNALILLO COUNTY, TRAFFIC ENGINEERING DEPARTMENT, PRIOR TO BEGINNING ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.
- L. 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.
- M. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES.
- N. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES PHASE 2 REQUIREMENTS.

GRADING NOTES

- A. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
- B. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
- C. 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 STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
- D. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
- E. 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.
- F. THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY.
- G. 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.
- H. PAVING AND ROADWAY GRADES SHALL BE $\pm 0.1'$ FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE $\pm 0.05'$ FROM BUILDING PLAN ELEVATION.
- I. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.



DRAWN BY	JN
REVIEWED BY	MS
DATE	12-23-2022
PROJECT NO.	20-0029
DRAWING NAME	



VICINITY MAP
NOT TO SCALE



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- I. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.

NOTE

HDPE PIPE AND FITTINGS SHALL BE INSTALLED AND BACKFILLED PER MANUFACTURER SPECIFICATIONS. CONNECTIONS TO CONCRETE MANHOLES AND CONCRETE DROP INLETS SHALL USE WATER STOP GASKETS AND SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS

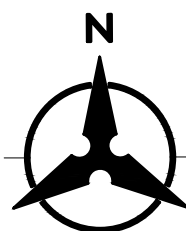
NOTE

SIDEWALK CROSS-SLOPES SHALL BE AT A MINIMUM OF 1.0% AND A MAXIMUM OF 2.0%

NOTE

CONTRACTOR SHALL PROVIDE AS-BUILT GRADING INFORMATION STAMPED BY A PROFESSIONAL SURVEYOR. AS-BUILT INFORMATION REQUIRED SHALL BE COORDINATED WITH THE ENGINEER AND SHALL BE SUFFICIENTLY DETAILED TO VERIFY THAT THE DRAINAGE WILL FUNCTION IN ACCORDANCE WITH THE DESIGN. AS-BUILT DATA SHALL BE PROVIDED AT LEAST 5 WORKING DAYS PRIOR TO CONTRACTOR'S REQUEST FOR PERMANENT CERTIFICATE OF OCCUPANCY. AT A MINIMUM, AS-BUILT DATA SHALL INCLUDE:

- ALL GRATES AND INVERTS OF CATCH BASINS
- APPROXIMATELY 75% OF ALL DESIGN SPOT ELEVATIONS & FINISHED FLOOR ELEVATIONS.



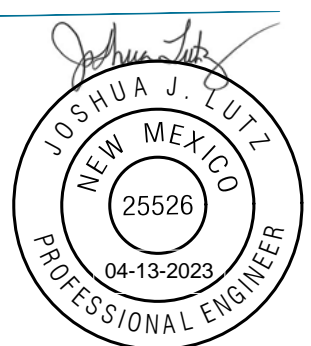
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DESIGN
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ARCHITECT



ENGINEER

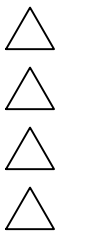
PROJECT

ALLASO JC6

VOLUME I - OWNER'S CONSULTANTS
7501 JEFFERSON ST NE
ALBUQUERQUE, NM, 87109

ISSUED FOR
PERMIT

REVISIONS



DRAWN BY JN
REVIEWED BY MS
DATE 12-23-2022
PROJECT NO. 20-0029
DRAWING NAME

GRADING PLAN

SHEET NO.

C100

GRADING KEYNOTES

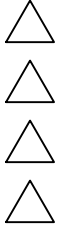
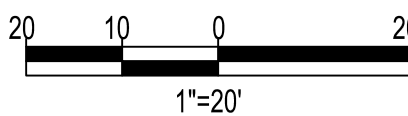
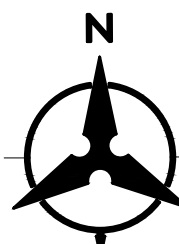
1. INSTALL HDPE (N12WT, OR APPROVED EQUAL) STORM DRAIN PIPE. SEE PLAN FOR SIZE.
2. INSTALL CONCRETE CURB OPENING PER DETAIL 1, SHEET C105.
3. INSTALL CONCRETE RIBBON CHANNEL PER DETAIL 2, SHEET C105.
4. WATER HARVESTING. LANDSCAPE DEPRESSION. ENSURE 6" MINIMUM DEPRESSION BELOW FLOWLINE.
5. INSTALL TYPE "D" INLET PER COA STD DWG 2206 (OR APPROVED EQUAL). INSTALL WATER QUALITY SNOOT AT PIPE OUTLET.
6. CONNECT TO EXISTING AMAFCA CHANNEL. SEE COA PUBLIC WORK ORDER FOR MORE INFORMATION.
7. INSTALL 24" SIDEWALK CULVERT PER COA STD DWG 2236.
8. INSTALL LANDSCAPED SWALE.
9. INSTALL 18" NYLOPLAST DOME GRATE INLET OR APPROVED EQUAL.
10. INSTALL PREFABRICATED STORM DRAIN FITTING.
11. INSTALL 4" TYPE C STORM DRAIN MANHOLE PER COA STD DWG 2208.
12. INSTALL STORM WATER QUALITY MANHOLE PER DETAIL 4, SHEET C-105.
13. INSTALL RIPRAP PAD PER DETAIL 3, SHEET C-105.
14. INSTALL ROOF DRAIN TO WITHIN 5' OF BUILDING. SEE PLUMBING PLAN FOR CONTINUATION.
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17. INSTALL RETAINING WALL. SEE ARCHITECTURAL PLANS FOR DETAILS.
18. INSTALL 30" TIDEFLEX CHECKMATE INLINE CHECK VALVE (OR ENGINEERED APPROVED EQUAL) DOWNSTREAM OF MANHOLE.

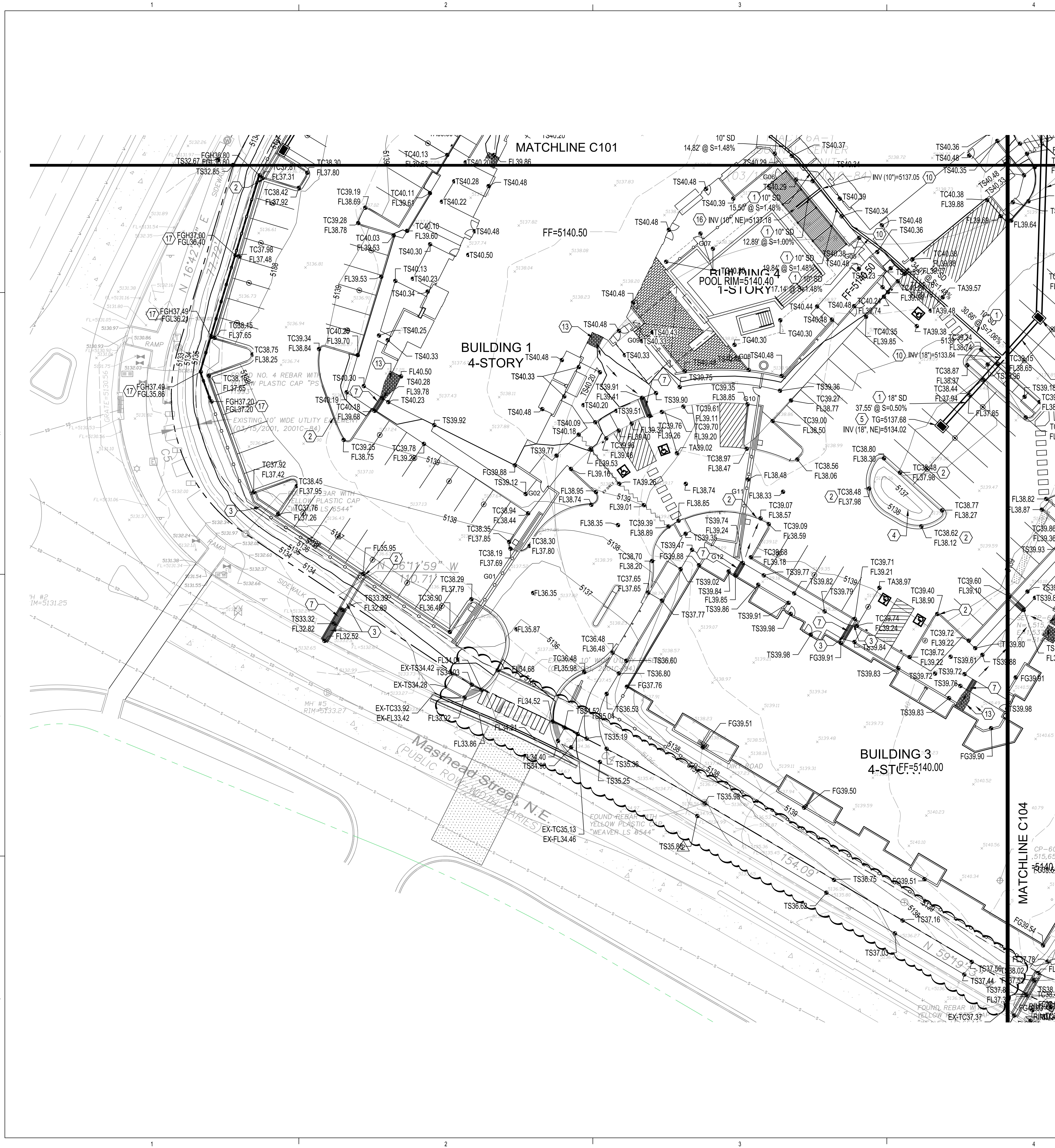
NOTE

WORK WITHIN AMAFCA RIGHT OF WAY TO BE PERMITTED BY PUBLIC WORK ORDER.

LEGEND

- PROPERTY LINE
- PROJECT LIMITS OF GRADING
- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- EXISTING GROUND SPOT ELEVATION
- PROPOSED INDEX CONTOUR
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- FL=FLOW LINE
- TC=TOP OF CURB
- TS=TOP OF SIDEWALK
- DIRECTION OF FLOW
- WATER BLOCK/GRADE BREAK





GRADING KEYNOTES

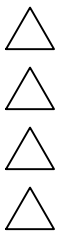
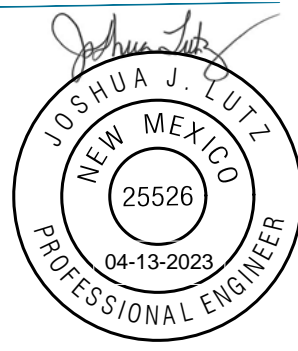
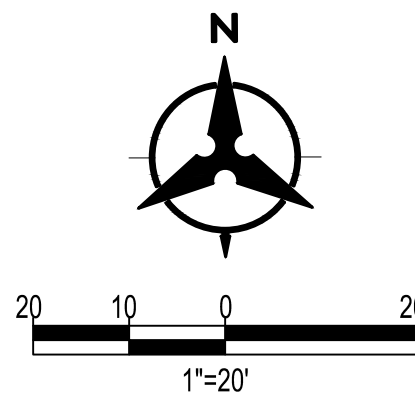
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4. WATER HARVESTING. LANDSCAPE DEPRESSION. ENSURE 6" MINIMUM DEPRESSION BELOW FLOWLINE.
5. INSTALL TYPE "D" INLET PER COA STD DWG 2206 (OR APPROVED EQUAL). INSTALL WATER QUALITY SNOUT AT PIPE OUTLET.
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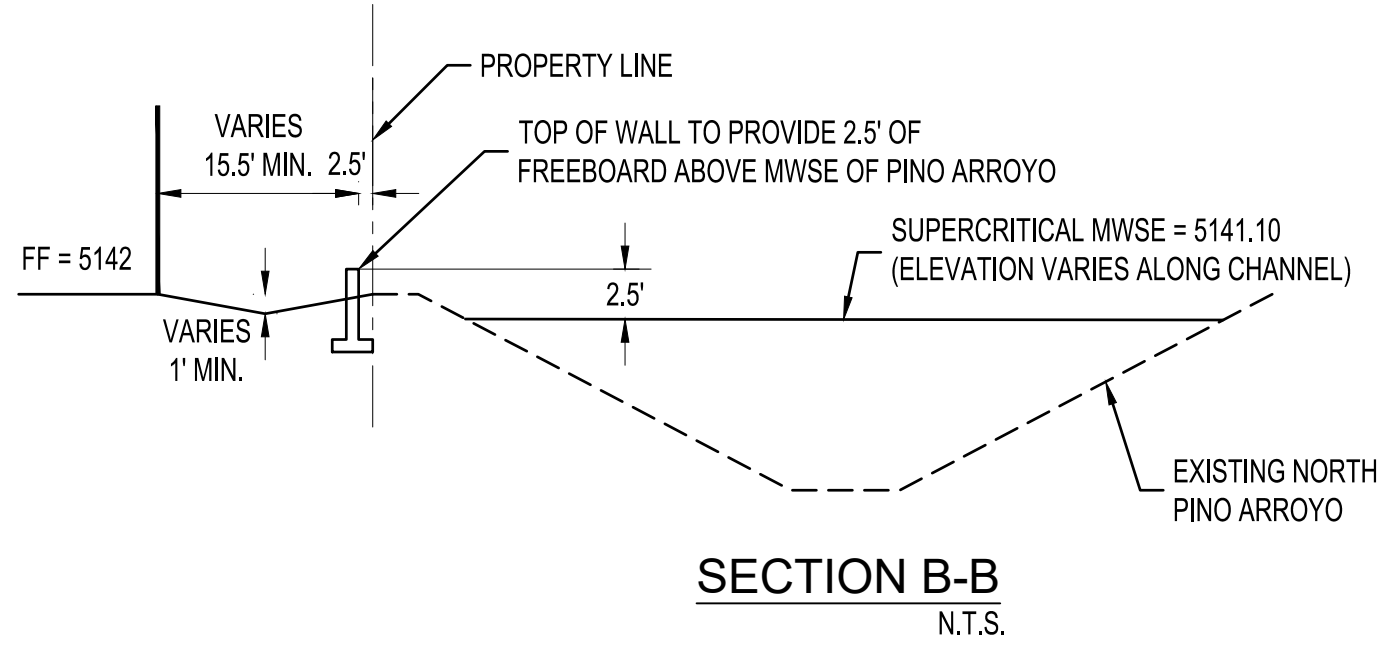
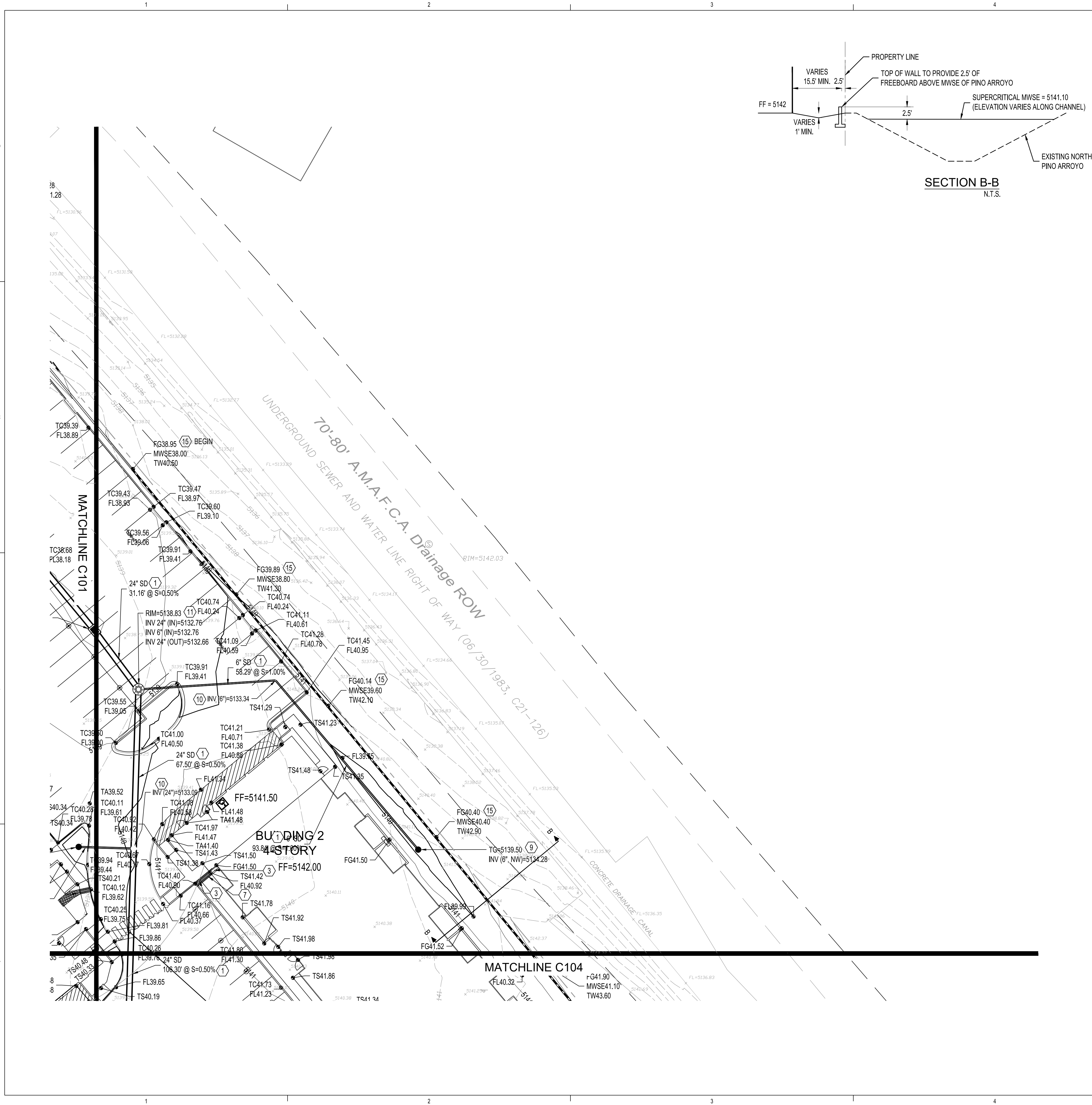
NOTE

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LEGEND

- | | |
|------------|--------------------------------|
| --- | PROPERTY LINE |
| --- | PROJECT LIMITS OF GRADING |
| ---4925--- | EXISTING INDEX CONTOUR |
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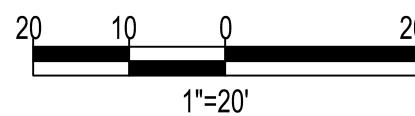
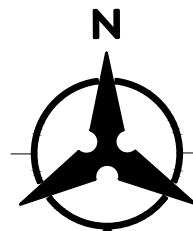
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ARCHITECT



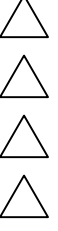
ENGINEER

PROJECT

ALLASO JC6
VOLUME I - OWNER'S CONSULTANTS
7501 JEFFERSON ST NE
ALBUQUERQUE, NM, 87109

**ISSUED FOR
PERMIT**

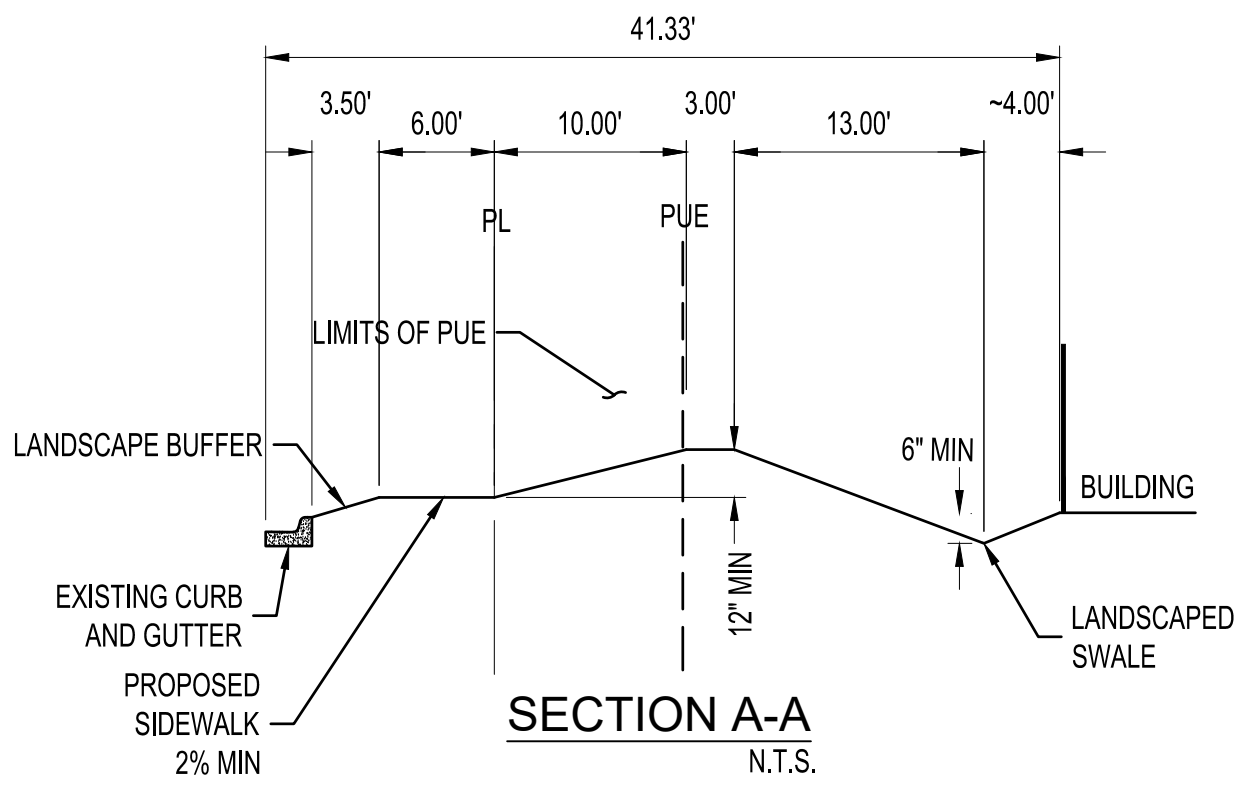
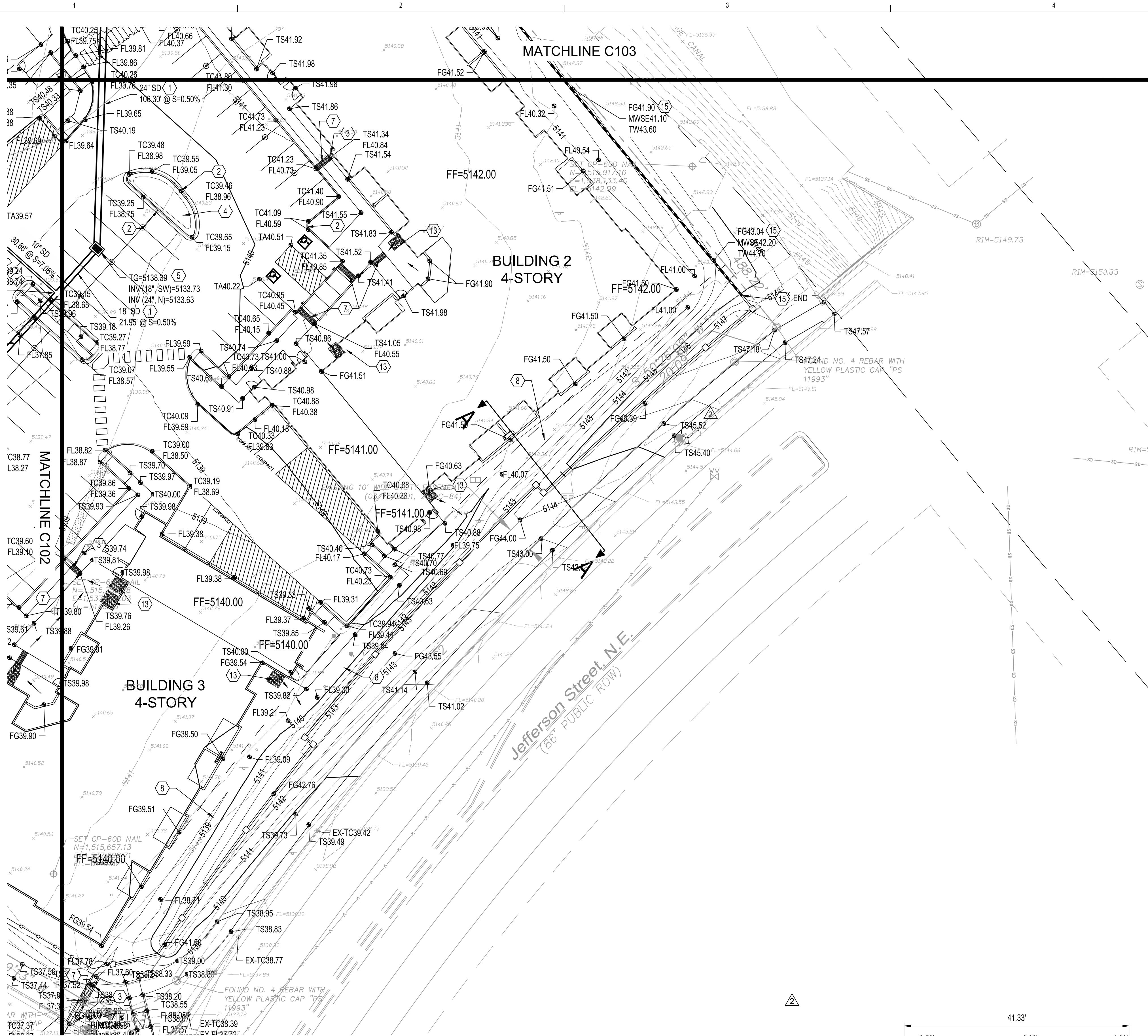
REVISIONS



DRAWN BY JN
REVIEWED BY MS
DATE 12-23-2022
PROJECT NO. 20-0029
DRAWING NAME
GRADING PLAN

SHEET NO.

C103



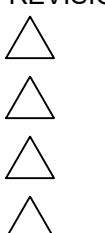
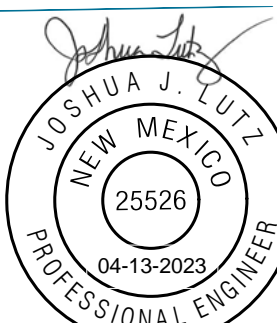
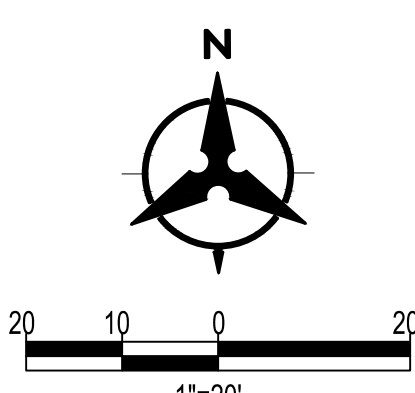
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3. INSTALL CONCRETE RIBBON CHANNEL PER DETAIL 2, SHEET C105.
4. WATER HARVESTING. LANDSCAPE DEPRESSION. ENSURE 6" MINIMUM DEPRESSION BELOW FLOWLINE.
5. INSTALL TYPE "D" INLET PER COA STD DWG 2206 (OR APPROVED EQUAL). INSTALL WATER QUALITY SNOOT AT PIPE OUTLET.
6. CONNECT TO EXISTING AMAFCA CHANNEL. SEE COA PUBLIC WORK ORDER FOR MORE INFORMATION.
7. INSTALL 24" SIDEWALK CULVERT PER COA STD DWG 2236.
8. INSTALL LANDSCAPED SWALE.
9. INSTALL 18" NYLOPLAST DOME GRATE INLET OR APPROVED EQUAL.
10. INSTALL PREFABRICATED STORM DRAIN FITTING.
11. INSTALL 4" TYPE C STORM DRAIN MANHOLE PER COA STD DWG 2208.
12. INSTALL STORM WATER QUALITY MANHOLE PER DETAIL 3, SHEET C-105.
13. INSTALL RIPRAP PAD PER DETAIL 3, SHEET C-105.
14. INSTALL ROOF DRAIN TO WITHIN 5' OF BUILDING. SEE PLUMBING PLAN FOR CONTINUATION.
15. INSTALL FLOODWALL. FLOODWALL TO PROVIDE 2.5' OF FREEBOARD ALONG CHANNEL FOR PROTECTION OF BUILDINGS.
16. INSTALL STORM DRAIN TO WITHIN 5' OF TRENCH DRAIN. SEE LANDSCAPE PLANS FOR TRENCH DRAIN.
17. INSTALL RETAINING WALL. SEE ARCHITECTURAL PLANS FOR DETAILS.
18. INSTALL 30" TIDEFLEX CHECKMATE INLINE CHECK VALVE (OR ENGINEERED APPROVED EQUAL) DOWNSTREAM OF MANHOLE.

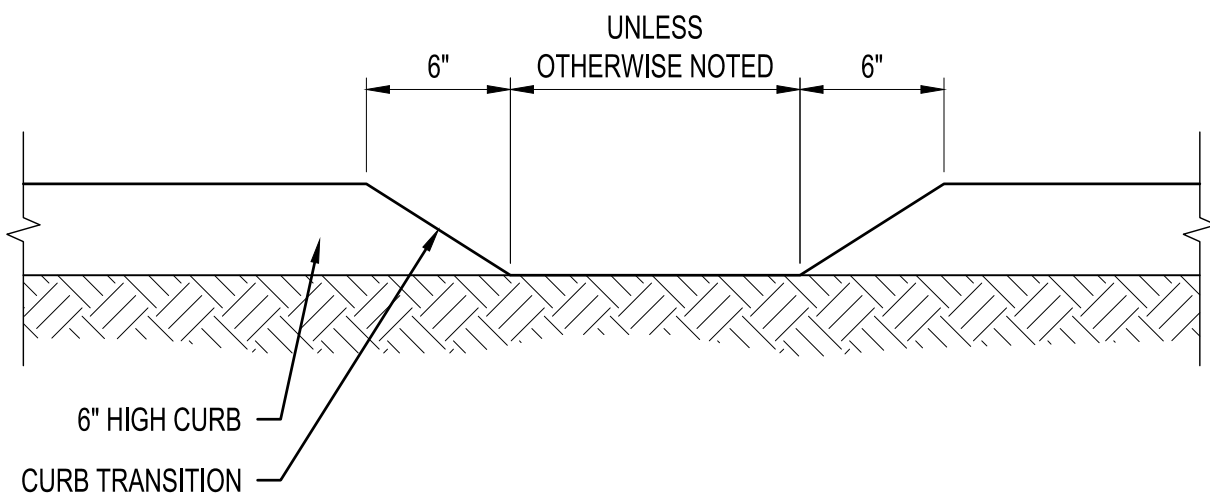
NOTE
WORK WITHIN AMAFCA RIGHT OF WAY TO BE PERMITTED BY PUBLIC WORK ORDER.

LEGEND

- PROPERTY LINE
- PROJECT LIMITS OF GRADING
- 4925--- EXISTING INDEX CONTOUR
- 4924--- EXISTING INTERMEDIATE CONTOUR
- XX.XX EXISTING GROUND SPOT ELEVATION
- 4925--- PROPOSED INDEX CONTOUR
- 4924--- PROPOSED INTERMEDIATE CONTOUR
- XX.XX PROPOSED GRADE SPOT ELEVATION
- FL=FLOW LINE
- TC=TOP OF CURB
- TS=TOP OF SIDEWALK
- > DIRECTION OF FLOW
- > WATER BLOCK/GRADE BREAK

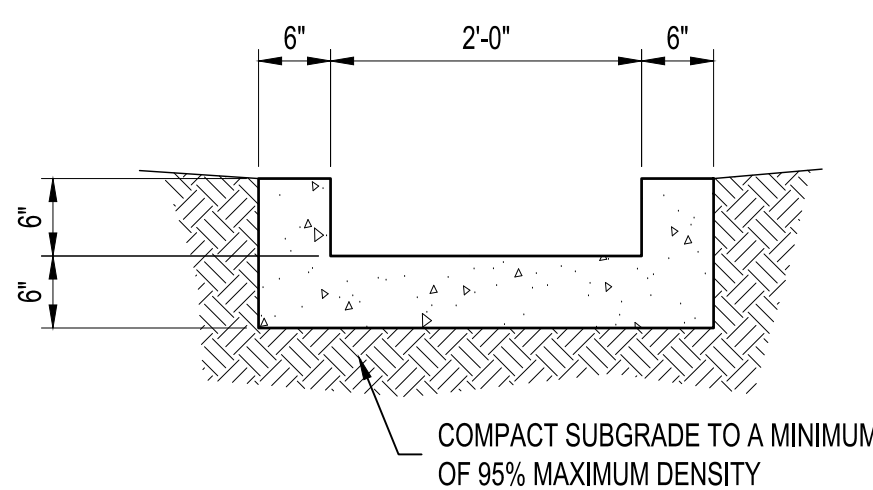


DRAWN BY	JN
REVIEWED BY	MS
DATE	12-23-2022
PROJECT NO.	20-0029
DRAWING NAME	GRADING PLAN



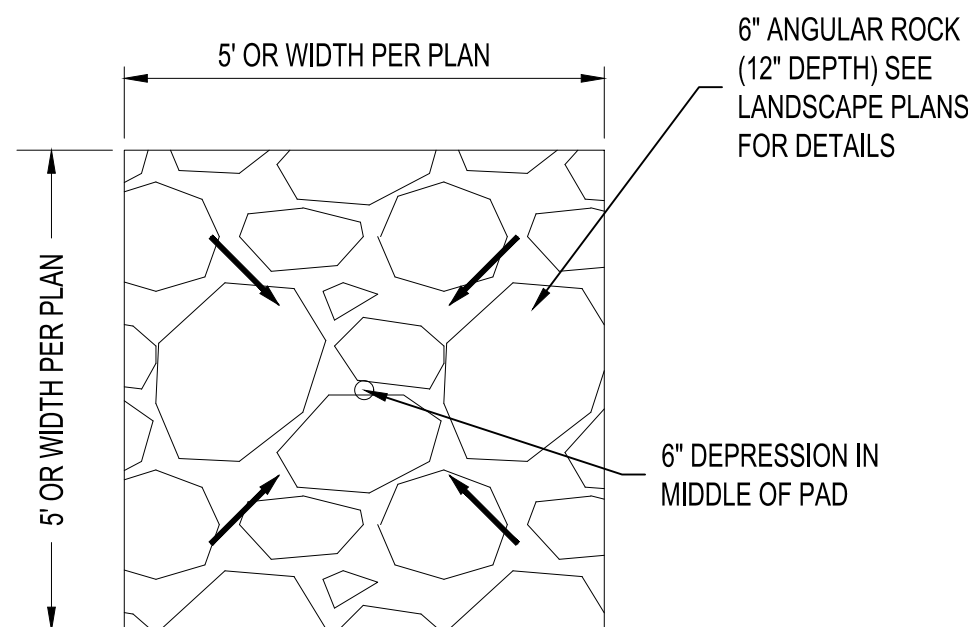
1 CURB CUT

NTS



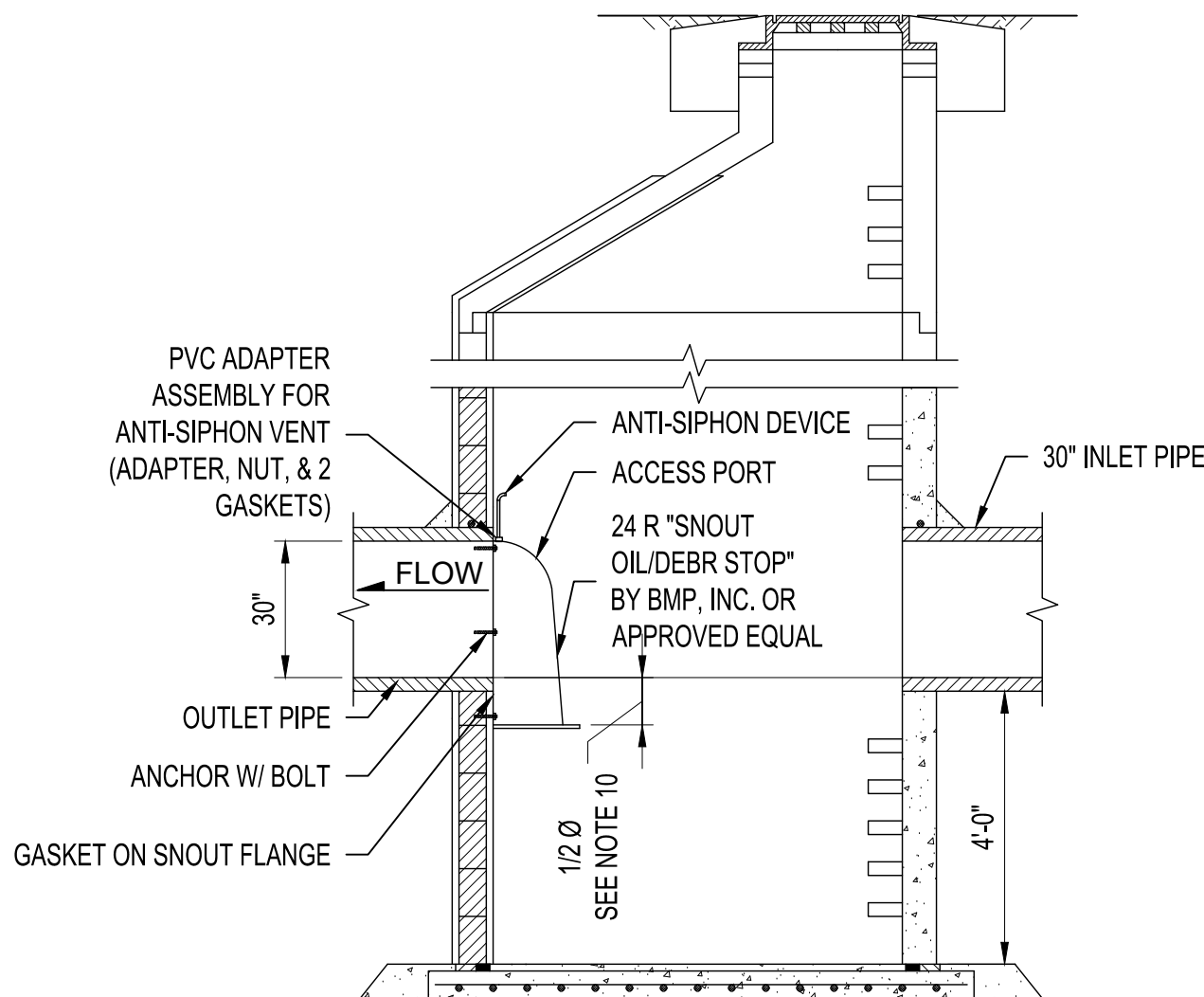
2 CONCRETE RIBBON CHANNEL

NTS



3 RIP RAP PAD

NTS



4 MODIFIED "SNOUT" 6' DIA. WATER QUALITY MANHOLE

NTS

NOTES:

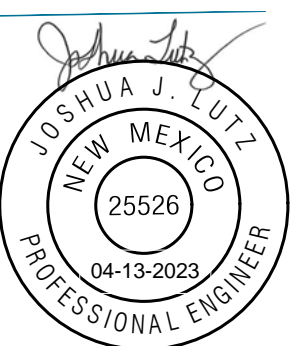
1. ALL HOODS AND TRAPS FOR CATCH BASINS AND WATER QUALITY STRUCTURES SHALL BE AS MANUFACTURED BY: BEST MANAGEMENT PRODUCTS, INC. OR PRE-APPROVED EQUAL
2. ALL HOODS SHALL BE CONSTRUCTED OF A GLASS REINFORCED RESIN COMPOSITE WITH ISO GEL COAT EXTERIOR FINISH WITH A MINIMUM 0.125" LAMINATE THICKNESS.
3. ALL HOODS SHALL BE EQUIPPED WITH A WATERTIGHT ACCESS PORT, A MOUNTING FLANGE, AND AN ANTI-SIPHON VENT AS DRAWN. (SEE CONFIGURATION DETAIL)
4. THE SIZE AND POSITION OF THE HOOD SHALL BE DETERMINED BY OUTLET PIPE SIZE AS PER MANUFACTURER'S RECOMMENDATION.
5. THE BOTTOM OF THE HOOD SHALL EXTEND DOWNWARD A DISTANCE EQUAL TO 1/2 THE OUTLET PIPE DIAMETER WITH A MINIMUM DISTANCE OF 6" FOR PIPES <12" I.D.
6. THE ANTI-SIPHON VENT SHALL EXTEND ABOVE HOOD BY MINIMUM OF 3" AND A MAXIMUM OF 24" ACCORDING TO STRUCTURE CONFIGURATION.
7. THE SURFACE OF THE STRUCTURE WHERE THE HOOD IS MOUNTED SHALL BE FINISHED SMOOTH AND FREE OF LOOSE MATERIAL.
8. THE HOOD SHALL BE SECURELY ATTACHED TO STRUCTURE WALL WITH 3/8" STAINLESS STEEL BOLTS AND SEALED TO WALL WITH OIL-RESISTANT GASKET AS SUPPLIED BY MANUFACTURER. (SEE INSTALLATION DETAIL)
9. INSTALLATION INSTRUCTIONS SHALL BE FURNISHED WITH MANUFACTURER INSTALLATION KIT. INSTALLATION KIT SHALL INCLUDE:
 - A. INSTALLATION INSTRUCTIONS
 - B. PVC ANTI-SIPHON VENT PIPE AND ADAPTER
 - C. OIL-RESISTANT CRUSHED CELL FOAM GASKET WITH PSA BACKING
 - D. 3/8" STAINLESS STEEL BOLTS
 - E. ANCHOR SHIELDS
10. POSITION HOOD SO THAT BOTTOM OF FLANGE OF SNOUT IS 1/2 THE PIPE DIAMETER BELOW THE BOTTOM OF THE PIPE.



DEKKER
PERICH
SABATINI

ARCHITECTURE
DESIGN
INSPIRATION

ARCHITECT



ENGINEER

PROJECT

ALLASO JC6

VOLUME I - OWNER'S CONSULTANTS
7501 JEFFERSON ST NE
ALBUQUERQUE, NM, 87109

ISSUED FOR
PERMIT

REVISIONS



DRAWN BY	JN
REVIEWED BY	MS
DATE	12-23-2022
PROJECT NO.	20-0029
DRAWING NAME	

GRADING
DETAILS

SHEET NO.

C105