CITY OF ALBUQUERQUE

PLANNING DEPARTMENT - Development & Building Services



August 28, 2012

Brian Warren, P.E. Bohannan Huston, Inc. 7500 Jefferson NE – Courtyard 1 Albuquerque, NM 87109

Re: Mountain America Credit Union Grading & Drainage Plan, (D20-D010A)

Parcel B, Parcels A, B & C Ventura Plaza

P.E. Stamp: 5/18/12

Dear Mr. Warren,

Based upon the information provided in your submittal received May 22, 2012, and additional approvals from New Mexico Department of Transportation (NM-DOT), documented in your email of 8/23/12, and email from Christina Bahl dated 8/28/12, the above referenced plan is approved for Grading Permit and Building Permit.

Prior to Certificate of Occupancy approval from this office, an Engineer's Certification of compliance with this Grading and Drainage plan is required per the DPM. The following items must be addressed as part of that Certification submittal:

PO Box 1293

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Albuquerque

NM 87103

www.cabq.gov

1. This plan lacks a few presentation features required for Grading and Drainage Plans, per the DPM Chapter 22. Please review the criteria, and update future submittals. For this site, I ask that you at least add a location map to the as-built Certification Plan.

2. We will require documentation from NM-DOT of their acceptance of the storm drain connection at the NW corner of the site, authorized under NM-DOT Permit # 3-16723.

Albuquerque's MS4 Permit became effective March 1st, 2012. Grading and Drainage Plans and Drainage Reports must comply with the requirements of the new permit. Review at: the requirement of the new permit. Review at: the requirement of the new permit. Review at: the requirement of the new permit. Review at: the requirement of the new permit. Review at: the requirement of the new permit. Review at: the requirement of the new permit. Review at: the requirement of the requirement

If you have any questions, you can contact me at 924-3695.

Sincerely,

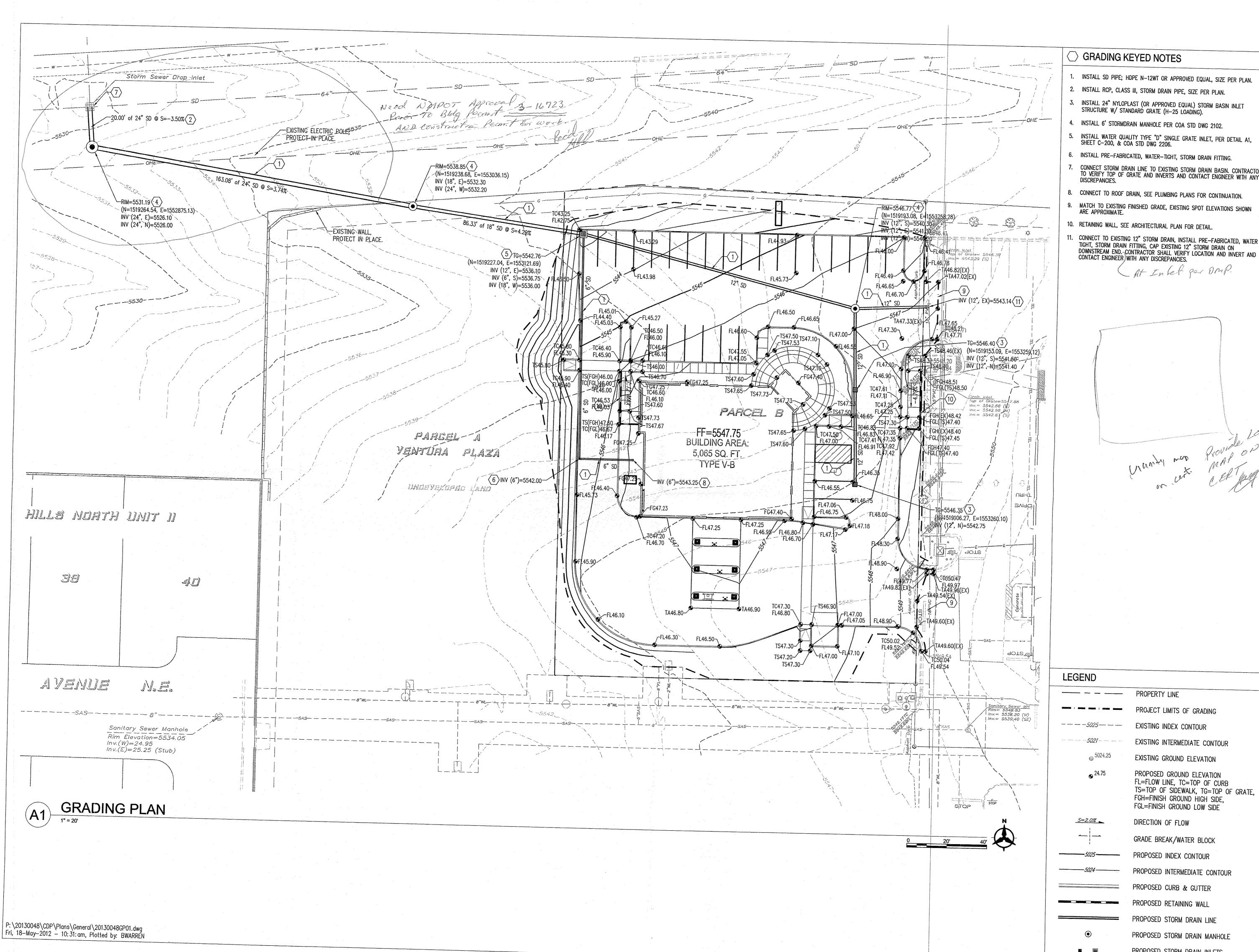
Hugoullha 8/28/12

Gregory R. Olson, P.E.

Senior Engineer

Orig: Drainage file D20/D010A

c.pdf Addressee via Email Bwarren@BHInc.com

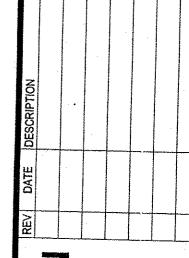


□ GRADING KEYED NOTES

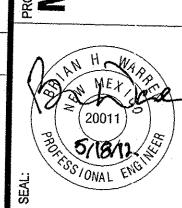
- INSTALL SD PIPE; HDPE N-12WT OR APPROVED EQUAL, SIZE PER PLAN.
- 2. INSTALL RCP, CLASS III, STORM DRAIN PIPE, SIZE PER PLAN.
- INSTALL 24" NYLOPLAST (OR APPROVED EQUAL) STORM BASIN INLET STRUCTURE W/ STANDARD GRATE (H-25 LOADING).
- 4. INSTALL 6' STORMDRAIN MANHOLE PER COA STD DWG 2102.
- 5. INSTALL WATER QUALITY TYPE "D" SINGLE GRATE INLET, PER DETAIL A1, SHEET C-200, & COA STD DWG 2206.
- 6. INSTALL PRE-FABRICATED, WATER-TIGHT, STORM DRAIN FITTING.
- CONNECT STORM DRAIN LINE TO EXISTING STORM DRAIN BASIN. CONTRACTOR TO VERIFY TOP OF GRATE AND INVERTS AND CONTACT ENGINEER WITH ANY
- 9. MATCH TO EXISTING FINISHED GRADE, EXISTING SPOT ELEVATIONS SHOWN
- 10. RETAINING WALL, SEE ARCHITECTURAL PLAN FOR DETAIL.
- 11. CONNECT TO EXISTING 12" STORM DRAIN, INSTALL PRE—FABRICATED, WATER TIGHT, STORM DRAIN FITTING, CAP EXISTING 12" STORM DRAIN ON DOWNSTREAM END. CONTRACTOR SHALL VERIFY LOCATION AND INVERT AND CONTACT ENGINEER WITH ANY DISCREPANCIES.

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GRADING PLAN

SHEET NUMBER:

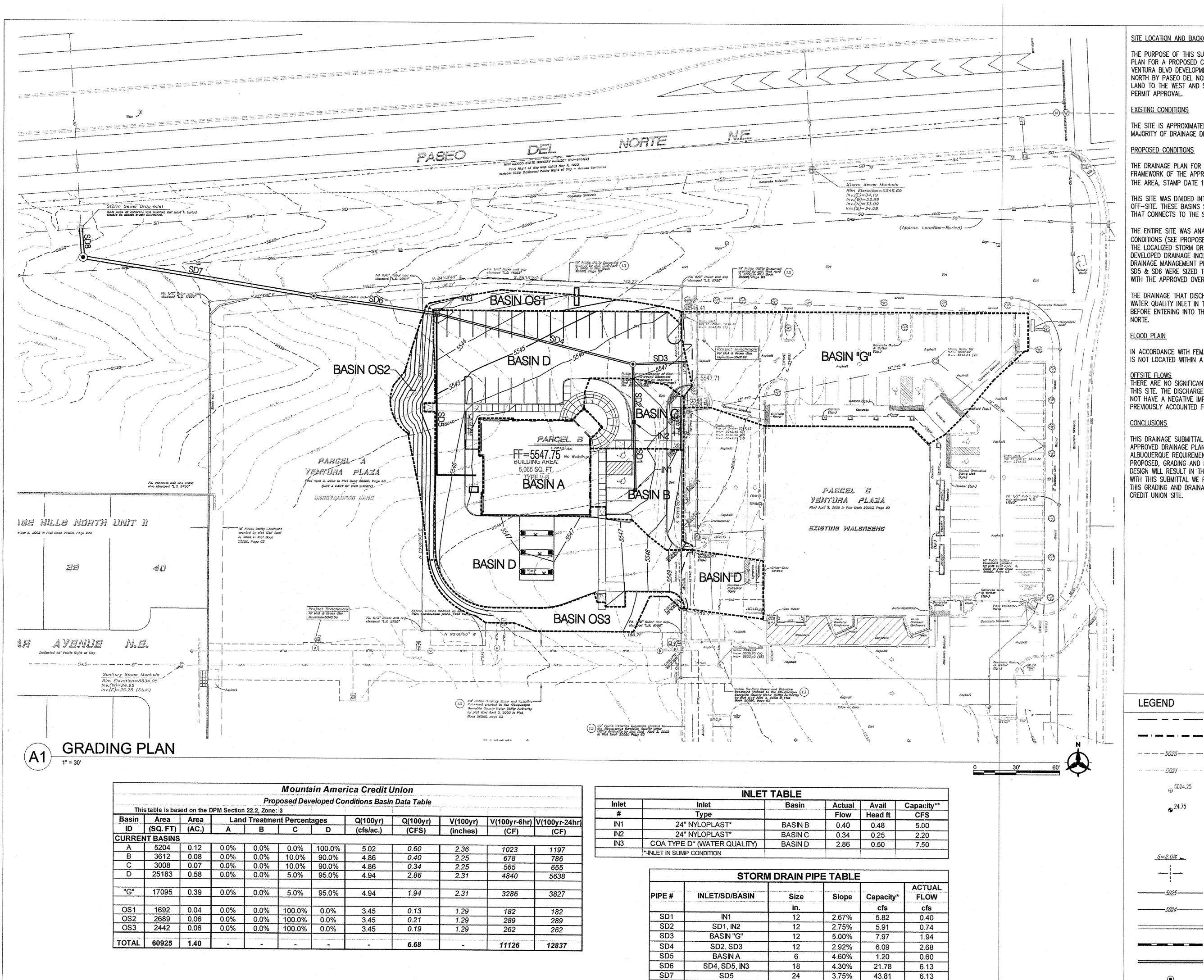
C-201

PROPOSED RETAINING WALL

PROPOSED STORM DRAIN LINE

PROPOSED STORM DRAIN INLETS

PROPOSED STORM DRAIN MANHOLE



SD8

SD6

24

3.50%

42.32

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

6.13

SITE LOCATION AND BACKGROUND INFORMATION

THE PURPOSE OF THIS SUBMITTAL IS TO PRESENT A DRAINAGE AND GRADING PLAN FOR A PROPOSED CREDIT UNION WITHIN THE PASEO DEL NORTE AND VENTURA BLVD DEVELOPMENT, VENTURA PLAZA. THE SITE IS BOUND TO THE NORTH BY PASEO DEL NORTE, WALGREENS IS TO THE EAST, AND VACANT LAND TO THE WEST AND SOUTH. THIS SUBMITTAL IS IN SUPPORT OF BUILDING

THE SITE IS APPROXIMATELY ONE ACRE AND SLOPES EAST TO WEST WITH THE MAJORITY OF DRAINAGE DISCHARGING INTO PASEO DEL NORTE RIGHT-OF-WAY.

THE DRAINAGE PLAN FOR THIS SITE FOLLOWS THE GUIDELINES AND FRAMEWORK OF THE APPROVED OVERALL DRAINAGE MANAGEMENT PLAN FOR THE AREA, STAMP DATE 11-9-2011 (COA HYDRO FILE D20/D010).

THIS SITE WAS DIVIDED INTO SEVEN BASINS, FOUR ON-SITE & THREE OFF-SITE. THESE BASINS SURFACE FLOW TO A STORM DRAINAGE SYSTEM THAT CONNECTS TO THE STORM DRAIN WITHIN PASEO DEL NORTE.

THE ENTIRE SITE WAS ANALYZED UNDER DEVELOPED "COMMERCIAL" CONDITIONS (SEE PROPOSED DEVELOPED CONDITIONS TABLE, THIS SHEET) AND THE LOCALIZED STORM DRAIN SYSTEM, SD1-SD5, WAS SIZED TO CONVEY THE DEVELOPED DRAINAGE INCLUDING BASIN G AS SPECIFIED IN THE OVERALL DRAINAGE MANAGEMENT PLAN, APPROXIMATELY 6.2 CFS. STORM DRAIN PIPE SD5 & SD6 WERE SIZED TO CONVEY APPROXIMATELY 17 CFS IN ACCORDANCE WITH THE APPROVED OVERALL DRAINAGE MANAGEMENT PLAN.

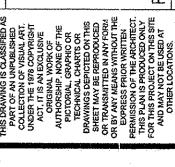
THE DRAINAGE THAT DISCHARGES FROM THE SITE WILL PASS THROUGH A WATER QUALITY INLET IN THE NORTHWEST CORNER OF THE PARKING LOT BEFORE ENTERING INTO THE PUBLIC STORM DRAIN SYSTEM IN PASEO DEL

IN ACCORDANCE WITH FEMA COMMUNITY MAP PANEL #35001C0141F, THE SITE IS NOT LOCATED WITHIN A FLOOD PLAIN.

THIS SITE. THE DISCHARGE FROM THE THREE OFF-SITE BASINS, 0S1-0S3, WILL NOT HAVE A NEGATIVE IMPACT ANY DOWNSTREAM STRUCTURES. AND PREVIOUSLY ACCOUNTED FOR IN THE OVERALL DMP AND WALGREENS DMP.

THIS DRAINAGE SUBMITTAL HAS BEEN PREPARED IN ACCORDANCE WITH THE APPROVED DRAINAGE PLAN FOR THE AREA AND WITH THE CITY OF ALBUQUERQUE REQUIREMENTS. THIS PLAN CLEARLY DEMONSTRATES THE PROPOSED. GRADING AND DRAINAGE PLAN. THE IMPLEMENTATION OF THIS DESIGN WILL RESULT IN THE SAFE PASSAGE OF THE 100 YEAR STORM EVENT WITH THIS SUBMITTAL WE REQUEST HYDROLOGY DEPARTMENT APPROVAL OF THIS GRADING AND DRAINAGE PLAN FOR BUILDING PERMIT APPROVAL OF THE





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MOUNTAIN

DRAINAGE MANAGEMENT

SHEET NUMBER:

IDMP-01

SCALE: 1" = 20'

FGH=FINISH GROUND HIGH SIDE, FGL=FINISH GROUND LOW SIDE

PROPERTY LINE

PROJECT LIMITS OF GRADING

EXISTING INTERMEDIATE CONTOUR

EXISTING GROUND ELEVATION

PROPOSED GROUND ELEVATION

FL=FLOW LINE, TC=TOP OF CURB

TS=TOP OF SIDEWALK, TG=TOP OF GRATE,

EXISTING INDEX CONTOUR

DIRECTION OF FLOW GRADE BREAK/WATER BLOCK

PROPOSED INDEX CONTOUR PROPOSED INTERMEDIATE CONTOUR

PROPOSED CURB & GUTTER

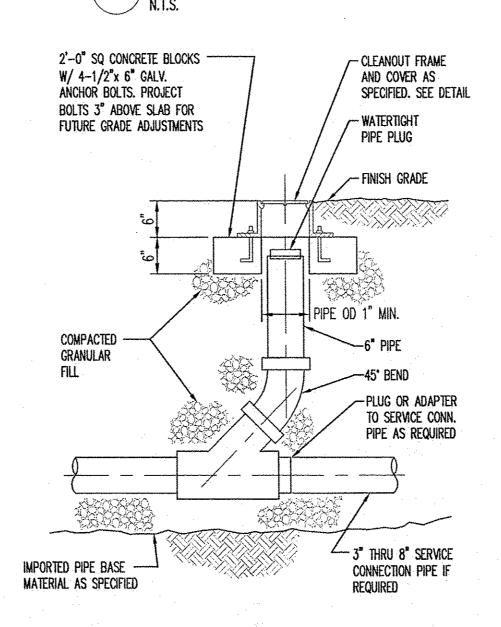
PROPOSED RETAINING WALL PROPOSED STORM DRAIN LINE

PROPOSED STORM DRAIN MANHOLE

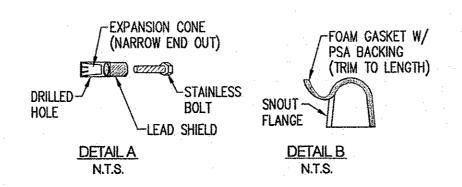
PROPOSED STORM DRAIN INLETS

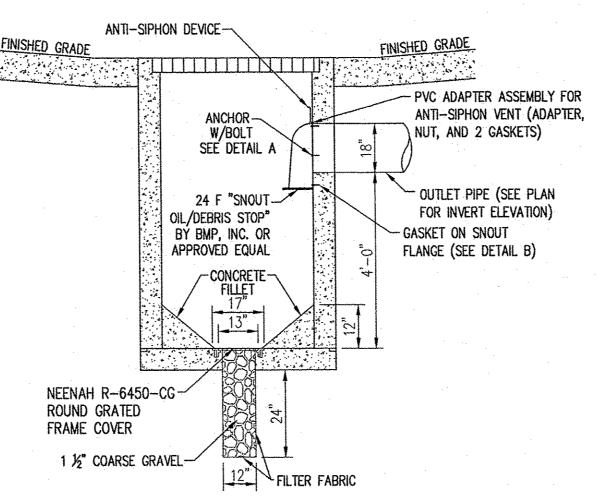
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CLEANOUT FRAME & COVER



PVC SANITARY SEWER CLEANOUT DETAIL N.T.S.





NOTE: INLET DIMENSIONS, REINFORCING AND GRATE SHALL BE PER C.O.A. STD. DETAIL 2206

(A1) WATER QUALITY INLET

GENERAL NOTES

- I. 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 AND SPECIFICATIONS SHALL APPLY.
- 2. 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.
- 3. 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.
- 4. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.
- 5. 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.
- 6. 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.
- 7. 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.
- 8. 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.
- 9. 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.).
- 10. 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.
- 11. 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
- 12. 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.
- 13. 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.
- 14. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES PHASE 2 REQUIREMENTS.

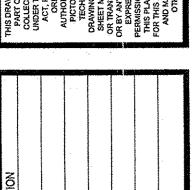
GRADING NOTES

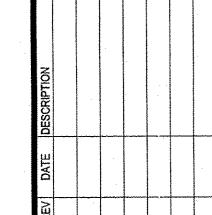
- . EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
- 2. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
- 3. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION," AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT, (FIRST PRIORITY) SPECIFICATIONS, THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY), AND/OR UNIVERSITY OF NEW MEXICO STANDARD SPECIFICATIONS (THIRD PRIORITY).
- 4. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
- 5. 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.
- 6. THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS OR SILT FENCE AT THE PROPERTY LINES AND WETTING THE SOIL TO PROTECT IT FROM WIND EROSION.
- 7. 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.
- 8. PAVING AND ROADWAY GRADES SHALL BE +/- 0.1' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.
- 9. ALL PROPOSED CONTOURS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR MEDIANS AND ISLANDS.
- 10. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.

UTILITY NOTES

- THIS CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE INSTALLATION OF ALL WORK RELATED TO MECHANICAL UTILITIES AS SHOWN ON THIS PLAN INCLUDING: TRENCHING, BACKFILL, SUPPORTS, CLEANOUT PADS, SERVICE STOPS AND BOXES, SERVICE LINES, TESTING, CLEANING, AND STERILIZING. ANY WORK NOT ACCEPTED BY THE ARCHITECT OR ENGINEER DUE TO IMPROPER WORKMANSHIP OR LACK OF PROPER COORDINATION SHALL BE REMOVED AND CORRECTLY INSTALLED AT THE CONTRACTOR'S EXPENSE, AS DIRECTED.
- MINIMUM DEPTHS OF COVER SHALL BE: 36" FOR WATERLINES AND 48" FOR SEWER, EXCEPT AT BUILDING CONNECTION.
- 3. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED OF HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE
- 4. UTILITY LINES SHALL BE INSTALLED PRIOR TO PAVEMENT, CURB AND GUTTER, AND/OR SIDEWALK, AS APPLICABLE.
- 5. ROUGH GRADING OF SITE (±0.5') SHALL BE COMPLETED PRIOR TO INSTALLATION OF UTILITY
- 6. CONTRACTOR WILL BE RESPONSIBLE FOR CONNECTIONS TO BUILDING DRAIN LINES AND ALL NECESSARY FITTINGS.
- 7. ALL VALVES CONSTRUCTED ON AN EXISTING LINE SHALL BE ANCHORED PER COA STANDARD DWG. 2333.
- 8. FIRE LINES SHALL USE PIPE MATERIALS UNDERWRITERS LABORATORIES LISTED AND APPROVED FOR FIRE SERVICE.
- 9. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WATER METER, FIRE LINE, AND SEWER HOOKUP FEES FOR INSTALLATIONS. OWNER SHALL BE RESPONSIBLE FOR UTILITY EXPANSION CHARGES, PRORATA AND OTHER SPECIAL ASSESSMENTS.
- 10. CONTRACTOR SHALL VERIFY INVERTS AND LOCATIONS OF EXISTING UTILITY LINES PRIOR TO BEGINNING WORK, ALL CONFLICTS SHALL BE BROUGHT TO ATTENTION OF THE ENGINEER AND RESOLVED PRIOR TO BEGINNING WORK.
- 11. CONTRACTOR SHALL NOTIFY THE AUTHORITY HAVING JURISDICTION PRIOR TO INSTALLATION OF FIRE SERVICE LINES, AND PRIOR TO TESTING OF ALL WATERLINES. CONTRACTOR SHALL COMPLETE, SIGN, AND SUBMIT THE "CONTRACTOR'S MATERIAL & TEST CERTIFICATE FOR UNDERGROUND PIPING" IN ACCORDANCE WITH NFPA 24.
- 12. AT UTILITY CROSSINGS WHERE LESS THEN EIGHTEEN (18) INCHES OF CLEARANCE BETWEEN TOP AND BOTTOM OF PIPES IS PRESENT, LEAN FILL IS TO BE USED FOR A DISTANCE OF 3 FEET ON EITHER SIDE OF THE LARGEST DIAMETER PIPE AND FROM THE Q OF THE LOWER PIPE TO THE © OF THE UPPER CROSSING PIPE.
- 13. PROVIDE BOLLARDS TO PROTECT METER, AS PER PNM & UPC REQUIREMENTS.
- 14. UTILITY EASEMENTS SHOWN ON CONSTRUCTION DOCUMENTS ARE A GRAPHICAL REPRESENTATION ONLY, NOT NECESSARILY RECORDED EASEMENTS. SEE RECORDED DOCUMENTS FOR EXACT EASEMENT GEOMETRY.







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