CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services

Richard J. Berry, Mayor

August 31, 2016

Michael Balaskovits, PE
BOHANNAN-HUSTON, INC.
7500 Jefferson Street NE Courtyard I
Albuquerque, NM 87109

RE: **Andalucia Phase I – 6500 Coors NW**
Grading Management Plan and Grading and Drainage Plan
Engineer's Stamp Date 8-31-2016 (File: E12D015D)

Dear Mr. Balaskovits:

Based upon the information provided in your submittal received 8-31-16, the above referenced plans are approved for ESC Permit (Grading Permit and Paving Permit), Building Permit, and SO-19 Permit with the following conditions:

- The bottom of the pond will need to be lowered to 74.50 to allow for 0.5 ft of freeboard. The inlet grate elevations will need to be lowered (80.85), as well as the corresponding inverts.
- Inlet at north side of pond-lower the inlet grate elevation to match the other inlets
- Provide curb openings along median on private road on north side of site

Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

A separate SO-19 permit is required for construction within City ROW. A copy of this approval letter must be on hand when applying for the excavation/barricading permit. The work in the City ROW must be inspected and accepted. Contractor must contact Jason Rodriguez at 235-8016 and Construction Coordination at 924-3416 to schedule an inspection.

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

Sincerely,

Rita Harmon, P.E.
Senior Engineer, Planning Dept.
Development Review Services

Orig: Drainage file
c.pdf: via Email: **Recipient**, Jason Rodriguez

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Andalucia Phase 1 Building Permit #: _____ City Drainage #: _____

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

Legal Description: 5600 Coors Blvd

City Address: 101 Broadway Blvd. NE

Engineering Firm: Bohannan Huston, Inc Contact: Mike Balaskovits or Matt Satches

Address: 7500 Jefferson St. NE 87109

Phone#: 505-823-1000 Fax#: 505-798-7988 E-mail: mbalaskovits@bhinc.com

Owner: _____ Contact: _____

Address: _____

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

Architect: Studio Southwest Architects, Inc. Contact: Ron Burstein, AIA, CCS

Address: 2101 Mountain Rd. NW Albuquerque, NM 87104

Phone#: 505-843-9639 Fax#: 505-992-0585 E-mail: rburstein@studioswarch.com

Other Contact: _____ Contact: _____

Address: _____

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

Check all that Apply:

DEPARTMENT:

__X__ HYDROLOGY/ DRAINAGE

_____ TRAFFIC/ TRANSPORTATION

_____ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

_____ ENGINEER/ ARCHITECT CERTIFICATION

_____ CONCEPTUAL G & D PLAN

__X__ GRADING PLAN

_____ DRAINAGE MASTER PLAN

_____ DRAINAGE REPORT

_____ CLOMR/LOMR

_____ TRAFFIC CIRCULATION LAYOUT (TCL)

_____ TRAFFIC IMPACT STUDY (TIS)

_____ EROSION & SEDIMENT CONTROL PLAN (ESC)

__X__ OTHER (SPECIFY) Drainage Management Plan

IS THIS A RESUBMITTAL?: _____ Yes __X__ No

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

__X__ 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

__X__ GRADING PERMIT APPROVAL

__X__ SO-19 APPROVAL

__X__ PAVING PERMIT APPROVAL

_____ GRADING/ PAD CERTIFICATION

_____ WORK ORDER APPROVAL

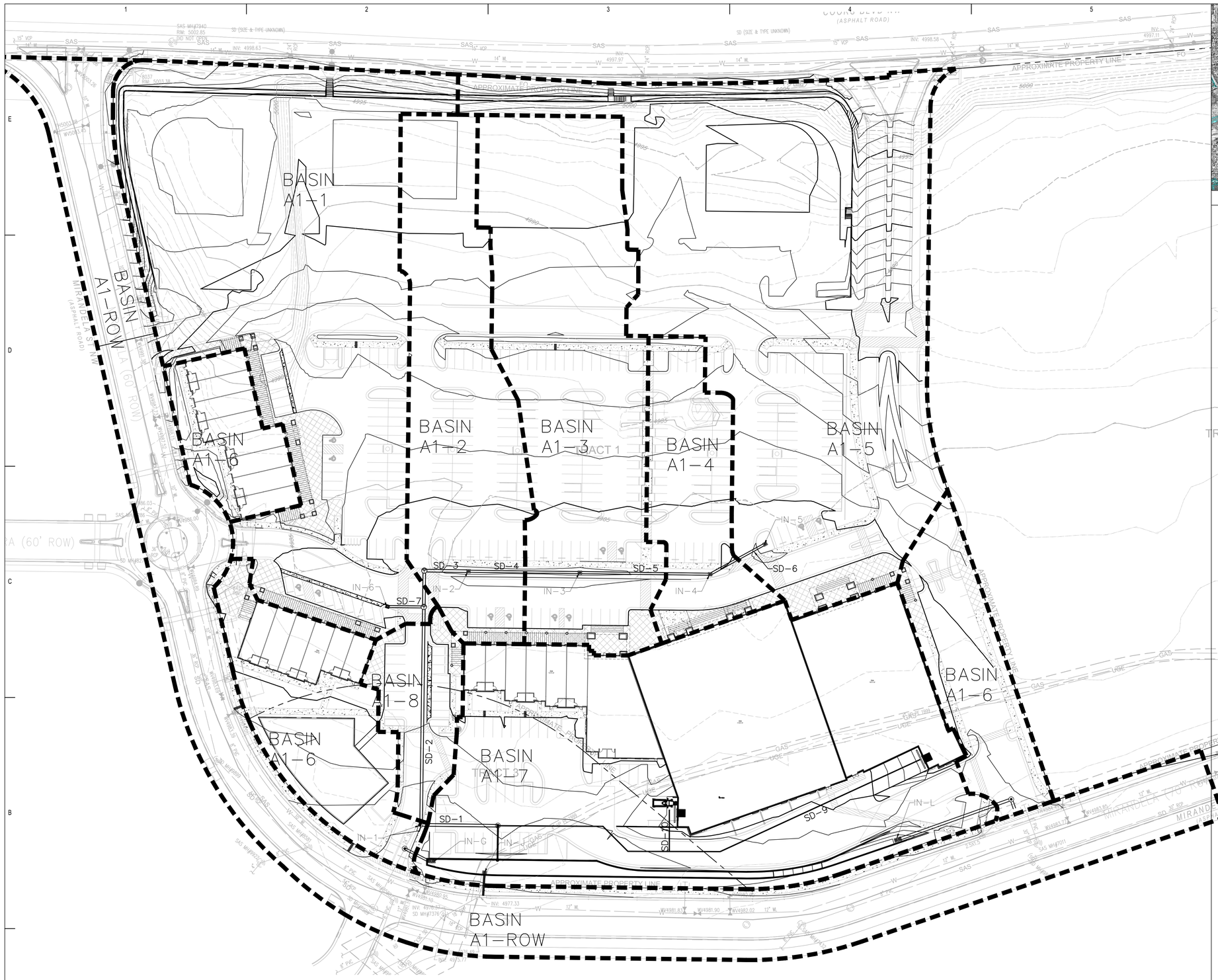
_____ CLOMR/LOMR

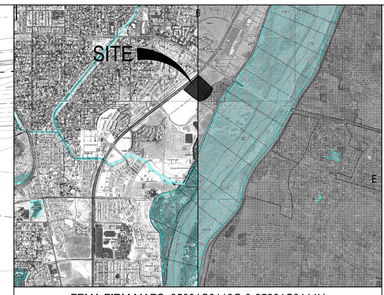
_____ PRE-DESIGN MEETING

_____ OTHER (SPECIFY) _____

DATE SUBMITTED: 8-31-2016 By: Michael Balaskovits, PE

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: ___





FEMA FIRM MAPS: 35001C0118G & 35001C0114H

DRAINAGE NARRATIVE

SITE INTRODUCTION:

ANDALUCIA PHASE ONE IS LOCATED NEAR THE SOUTHEAST CORNER OF COORS BOULEVARD AND MONTANO ROAD (5600 COORS BOULEVARD NW 87120). THE SITE IS CURRENTLY UNDEVELOPED, BUT WAS CONTAINED IN PART OF THE NORTH ANDALUCIA DRAINAGE MASTER PLAN (CITY OF ALBUQUERQUE DRAINAGE FILE H09-D017B). ACCORDING TO THE AFOREMENTIONED DRAINAGE MASTER PLAN, OUR SITE IS WITHIN BASIN A-1 . DUE TO OUR SITE ACCOUNTING FOR APPROXIMATELY 56% OF BASIN A-1 , OUR SITE WAS ANALYZED AS SUCH. THE PROPOSED DEVELOPMENT WILL ADHERE TO THE REQUIREMENTS DESCRIBED IN THE NORTH ANDALUCIA DRAINAGE MASTER PLAN .

THE SITE IS LOCATED PARTIALLY WITHIN A FEMA DESIGNATED FLOOD ZONE X . THIS MEANS THAT THE SITE IS EITHER SUBJECT TO THE 500 YEAR FLOODPLAIN, LOCATED WITHIN AN AREA OF 1.0% CHANCE OF ANNUAL FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT, OR IS LOCATED IN AN AREA PROTECTED BY LEVEES FROM THE 1.0% ANNUAL CHANCE OF FLOOD.

METHODOLOGY:

THE SITE IS LOCATED IN THE CITY OF ALBUQUERQUE, THEREFORE, THE DEVELOPMENT PROCESS MANUAL SECTION 22.2 WAS USED TO ANALYZE THE SITE'S PROPOSED DRAINAGE. PRECIPITATION ZONE 1 WAS USED DUE TO THE SITE LYING WEST OF THE RIO GRANDE, PER SECTION 22.2. THE ONSITE STORM DRAINS WERE SIZED BASED OFF OF MANNING'S EQUATION. THE ONSITE INLETS WERE SIZED WITH THE INLETS IN SUMP CONDITION (UNLESS OTHERWISE SPECIFIED) AND USING MANUFACTURER PROVIDED NOMOGRAPHS.

PROPOSED CONDITIONS:

THE CONSTRUCTION OF PHASE ONE OF ANDALUCIA WILL CONSIST OF SEVERAL LARGE RETAIL BUILDINGS, ASSOCIATED PARKING, AND LANDSCAPING. EXISTING INFRASTRUCTURE INSTALLED WITH THE NORTH ANDALUCIA MASTER PLAN WILL BE UTILIZED. RUNOFF GENERATED BY THE DEVELOPMENT WILL RETAIN THE VOLUME DESCRIBED IN THE NORTH ANDALUCIA DRAINAGE MASTER PLAN AND DISCHARGE INTO THREE SEPRETEALY CONTROLED DISCHARGE POINTS BEFORE ULTIMATELY OUTFALLING INTO A SERIES OF PONDS DOWNSTREAM OF THE SITE CONSTRUCTED TO PREVENT FLOODING TO THE BOSQUE SCHOOL DETAILED AND FURTHER EXPLAINED IN THE "NORTH ANDALUCIA DRAINAGE MASTER PLAN".

BASED ON THE PROPOSED GRADING, THE SITE WILL BE DIVIDED INTO 8 ONSITE DRAINAGE BASINS. THE PROPOSED ONSITE BASINS ARE ALLOWED DISCHARGE TO THE EXISTING DRAINAGE SYSTEM IN THREE SPERATE CONNECTIONS. THESE CONNECTIONS ARE NOTED AS IN-G, IN-J AND IN-L AND WILL BE CONTROLLED BASED ON THE HEAD ABOVE THE INLETS. THE ALLOWABLE Q'S ARE BASED ON THE "NORTH ANDALUCIA DRAINAGE MASTER PLAN" AND CAN BE FOUND ON SHEET C-001 STORM DRAIN PIPE TABLE AS PIPE #'S G, J AND L. PRIOR TO DISCHARGE INTO THE PUBLIC STORM DRAIN SYSTEM, THE SITE MUST RETAIN A PORTION OF THE VOLUME DESCRIBED IN THE NORTH ANDALUCIA DRAINAGE MASTER PLAN . BASIN A-1 (OF THE AFOREMENTIONED DRAINAGE MASTER PLAN) REQUIRES 1.02 AC-FT TO BE RETAINED ONSITE. DUE TO OUR SITE BEING APPROXIMATELY 59% OF THE TOTAL BASIN (INCLUDING BASIN 'A-1 ROW'), THE SITE WILL RETAINING APPROXIMATELY 0.60 AC-FT.

DISCHARGE FOR ALL OF THE ONSITE BASINS WAS DETERMINED USING THE LAND TREATMENTS DESCRIBED IN THE DEVELOPMENT PROCESS MANUAL SECTION 22.2. DUE TO THE CONSTRUCTION OF THE SITE BEING PERFORMED IN PHASES, ALL ONSITE BASIN FLOWS WERE DETERMINED BASED ON ULTIMATE DEVELOPED CONDITIONS. BASINS A1-1, A1-2, A1-3, A1-4, A1-5, A1-7, AND A1-8 FLOW FROM WEST TO EAST THROUGH THE SITES ASSOCIATED PARKING LOTS AND LANDSCAPING BEFORE ENTERING THE ONSITE STORM DRAIN SYSTEM. THE SITES LANDSCAPED AREAS WILL BE DEPRESSED TO ALLOW FOR WATER HARVESTING WHICH HELPS IN THE TOTAL REQUIRED RETENTION NECESSARY FOR THE SITE. THE ONSITE STORM DRAIN SYSTEM THEN OUTFALLS INTO A LARGER RETENTION POND ALONG THE EASTERN PORTION OF THE SITE. ONCE THE POND FILLS UP TO 81.35 INLETS HAVE BEEN STRATEGICALLY PLACED TO ACCEPT THE REMAINING RUNOFF BASED ON THE ALLOWABLE DISCHARGES ASSOCIATED WITH THE SITE (SEE INLET TABLE). BASIN A1-6 IS A COMBINATION OF SEVERAL BASINS THROUGHOUT THE SITE THAT DISCHARGE DIRECTLY INTO THE RIGHT WHICH ULTIMATELY DRAIN TO THE LARGER RETENTION FACILITY ASSOCIATED DESCRIBED WITHIN THE 'NORTH ANDALUCIA MASTER DRAINAGE PLAN'

PEAK DISCHARGE FROM THE SITE IS APPROXIMATELY 57.7 CFS. THE TOTAL ONSITE RETENTION VOLUME IS APPROXIMATELY 0.67 AC-FT. THIS IS GREATER THAN THE REQUIRED 0.60 AC-FT DESCRIBED IN THE MASTER DRAINAGE REPORT. THE VOLUME PROVIDED IS ALSO GREATER THAN THE 0.35 AC-FT REQUIRED TO MEET THE CITY OF ALBUQUERQUE FIRST FLUSH REQUIREMENT.

GIVEN THE ABOVE INFORMATION, WE ARE REQUESTING CITY HYDROLOGY BUILDING PERMIT APPROVAL.

ANDALUCIA PHASE 1

Proposed Developed Conditions Basin Data Table

This table is based on the DPM Section 22.2, Zone: 1

Basin ID	Area (SQ. FT)	Area (AC.)	Land Treatment Percentages A	B	C	D	Q(100yr) (cfs/ac.)	Q(100yr) (CFS)	V(100yr) (inches)	$V_{(100yr\text{-}6hr)}$ (CF)	$V_{(100yr\text{-}24hr)}$ (CF)	FIRST FLUSH (CF)
CURRENT ONSITE BASINS												
A1-ROW	117650	2.70	0.0%	0.0%	20.0%	80.0%	4.07	*10.99*	*1.77*	*17393*	*21001*	
A1-1	117871	2.71	0.0%	0.0%	9.0%	91.0%	4.24	*11.46*	*1.88*	*18484*	*22596*	*3039*
A1-2	49153	1.13	0.0%	0.0%	7.0%	93.0%	4.27	*4.81*	*1.90*	*7788*	*9541*	*1295*
A1-3	70525	1.62	0.0%	0.0%	8.0%	92.0%	4.25	*6.88*	*1.89*	*11117*	*13604*	*1838*
A1-4	23377	0.54	0.0%	0.0%	10.0%	90.0%	4.22	*2.26*	*1.87*	*3647*	*4453*	*596*
A1-5	131338	3.02	0.0%	0.0%	10.0%	90.0%	4.22	*12.72*	*1.87*	*20489*	*25020*	*3349*
A1-6	65638	1.51	0.0%	0.0%	11.0%	89.0%	4.21	*6.34*	*1.86*	*10186*	*12425*	*1655*
A1-7	123643	2.84	0.0%	0.0%	12.0%	88.0%	4.19	*11.89*	*1.85*	*19086*	*23257*	*3083*
A1-8	13250	0.30	0.0%	0.0%	5.0%	95.0%	4.30	*1.31*	*1.92*	*2121*	*2604*	*357*
TOTAL	**712445**	**16.36**	-	-	-	-	-	***68.67***	-	***110311***	***134501***	***15213***

STORM DRAIN PIPE TABLE

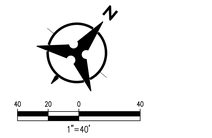
PIPE #	INLET/SD/BASIN	Size in.	Slope	Capacity* cfs	ACTUAL FLOW cfs
SD1	IN1, SD2	30	1.00%	41.02	39.45
SD2	SD3, SD7	30	1.00%	41.02	38.14
SD3	IN2, SD4	30	0.67%	33.57	26.68
SD4	IN3, SD5	24	0.50%	16.00	21.87
SD5	IN4, SD6	24	0.50%	16.00	14.99
SD6	IN5	24	0.50%	16.00	12.72
SD7	IN6	24	0.50%	16.00	11.46
SD8	SD9, SD10	6	1.50%	0.69	0.68
SD9	TRENCH DRAIN	6	1.50%	0.69	0.15
SD10	TRENCH DRAIN	6	1.50%	0.69	0.53

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

INLET TABLE

Inlet #	Inlet Type[2]	Basin	Actual Flow (cfs)	Avail Head (ft)	Capacity[3] (cfs)
IN-1	1 - SGL COA TYPE C	A1-8	1.31	0.25	9.25
IN-2	1 - 30" NYLOPAST (DOME GRATE)	A1-2	4.81	0.75	11.70
IN-3	1 - 30" NYLOPAST (DOME GRATE)	A1-3	6.88	0.75	11.70
IN-4	1 - 30" NYLOPAST (DOME GRATE)	A1-4	2.26	0.75	11.70
IN-5	1 - 30" NYLOPAST (DOME GRATE)	A1-5	12.72	0.75	11.70
IN-6	1 - SGL COA TYPE C	A1-1	11.46	0.25	9.25
IN-G[3]	1 -DBL COA TYPE D	OUTFALL TO SD	22.55	0.65	23.55
IN-J[3]	1 -SGL COA TYPE D	OUTFALL TO SD	11.56	0.65	11.80
IN-L[3]	1 -DBL COA TYPE D	OUTFALL TO SD	21.32	0.65	23.55

1. NYLOPLAST INLETS BASED ON MANUFACTURER NOMOGRAPHS
2. INLETS PLACED IN SUMP CONDITION AND CAPACITIES BASED ON LESSER OF ORIFICE AND WIER EQUATIONS
3. ACTUAL FLOW FOR THESE INLETS IS BASED ON NORTH ANDALUCIA DRAINAGE MASTER PLAN (CPN-H09/D017B)



Bohannan Huston
www.bhinc.com 800.877.5332

STUDIO SW ARCHITECTS
STUDIO SOUTHWEST ARCHITECTS, INC.
2101 Mountain Rd. NW, Albuquerque, NM 87104
505.843.9639 Fax 505.843.9683
Web Site: www.studioswarch.com
Email: mail@studioswarch.com

CONSULTANTS

Architect Engineer

MICHAEL BALDRIDGE 18187 REGISTERED PROFESSIONAL ENGINEER 8-31-16

Andalucia Phase 1

5600 Coors Boulevard NW
Albuquerque, NM 87120

Key Plan
NTS

No	Date	Description

Revision Schedule

ISSUE:	CON DOCS
PROJECT NUMBER:	1535
FILE:	0000A-621.RVT
DRAWN BY:	
CHECKED BY:	
DATE:	AUGUST 1, 2016

SHEET TITLE

PROPOSED DRAINAGE MANAGEMENT PLAN

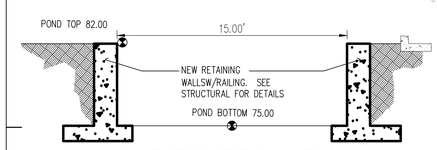
C-001

P:\20160229\CDP\Plans\General\20160229DMP01.dwg
Wed, 31-Aug-2016 - 11:22:om, Plotted by: MBALASKOWITS

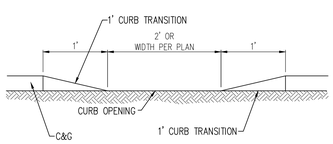
GRADING KEYNOTES

1. INSTALL HDPE (N12 WT, OR APPROVED EQUAL) STORM DRAIN PIPE
2. CONSTRUCT NEW COA TYPE "C" MANHOLE PER COA STD DWG 2101
3. INSTALL SINGLE COA TYPE "C" STORM DRAIN INLET PER COA STD DWG 2205.
4. INSTALL NEW 24" DOME NYLOPLAST STORM DRAIN INLET.
5. INSTALL CURB OPENING PER DETAIL A1, THIS SHEET.
6. INSTALL CONCRETE VALLEY GUTTER PER COA STD DWG 2421.
7. INSTALL SIDEWALK CULVERT PER COA STD DWG 2236
8. ISLAND CURB OPENINGS PER DETAIL A2 THIS SHEET
9. INSTALL TRENCH DRAIN PER DETAIL A4 THIS SHEET.
10. INSTALL NEW DOUBLE GRATE TYPE 'D' INLET PER COA STD DWG 2206. EXTEND 24" STORM DRAIN TO EXISTING STUB AT MINIMUM SLOPE OF 1%
- * 11. INSTALL NEW SINGLE GRATE TYPE 'D' INLET (OR APPROVED EQUAL) PER COA STD DWG 2206. EXTEND 18" STORM DRAIN AT A MINUMUM SLOPE OF 1% AND CONNECT TO THE EXISTING INLET.
12. INSTALL EROSION CONTROL WADDLE ALONG BACK OF CURB TO PREVENT UNDEVELOPED PARCEL FROM ERODING INTO NEW DRIVEWAY.

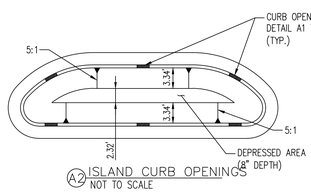
*ITEMS WILL REQUIRE S9-19 APPROVAL PRIOR TO CONSTRUCTION.



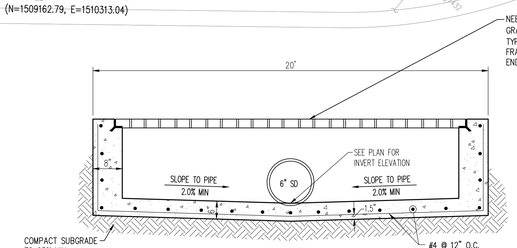
B1 CROSS SECTION 'A' POND DETAILS
NOT TO SCALE



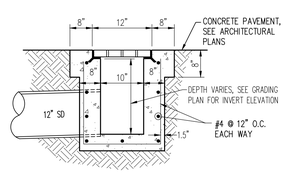
A1 TYPICAL CURB OPENING
NOT TO SCALE



A2 ISLAND CURB OPENINGS
NOT TO SCALE

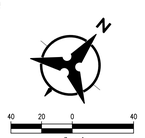


ELEVATION
NTS



TYPICAL SECTION
NTS

A4 TRENCH DRAIN DETAIL
NOT TO SCALE

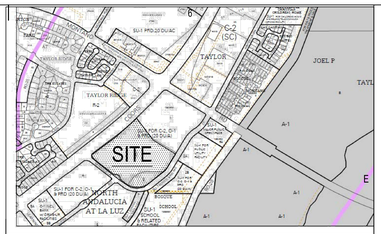


P:\20160229\CDP\Plans\General\20160229P01.dwg
Wed, 31-Aug-2016 - 11:25:pm, Plotted by: MBALASKOVITS

NOTICE TO CONTRACTORS (SO 19)

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREIN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD SPECS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #7 AMENDMENT 1.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

APPROVAL	NAME	DATE
INSPECTOR		



VICINITY MAP ZONE MAP E-12

GENERAL NOTES

1. 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.
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 STREETS.
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

1. 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". 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).
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.
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.

Bohannan Huston
www.bhinc.com 800.877.5332

STUDIO SW ARCHITECTS
STUDIO SOUTHWEST ARCHITECTS, INC.
2101 Mountain Rd. NW, Albuquerque, NM 87104
505.843.9639 Fax 505.843.9683
Web Site: www.studioswarch.com
Email: mail@studioswarch.com

CONSULTANTS

Architect Engineer

MICHAEL BALASKOVITS 18187 REGISTERED PROFESSIONAL ENGINEER 8-31-16

Andalucia Phase 1

5600 Coors Boulevard NW
Albuquerque, NM 87120

Key Plan
NTS

No	Date	Description

Revision Schedule

ISSUE:	CON DOCS
PROJECT NUMBER:	1535
FILE:	0000A-621.RVT
DRAWN BY:	
CHECKED BY:	
DATE:	AUGUST 1, 2016

SHEET TITLE

GRADING AND DRAINAGE PLAN

C-100