CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director

Mayor Timothy M. Keller

May 24, 2021

Genny Donart, P.E.
Isaacson & Arfman, P.A.
128 Monroe St. N.E
Albuquerque, NM 87108

RE: Allaso High Desert
Second Revised Grading & Drainage Plan
Engineer's Stamp Date: 04/30/21
Hydrology File: E22D023

Dear Ms. Donart:

Based upon the information provided in your submittal received 05/11/2021, the Second Revised Grading & Drainage Plan is approved for Grading Permit, Building Permit, and Work Order.

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

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

Sincerely,

Renée C. Brissette

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

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

Project Title: Allaso High Desert Building Permit #: _____ Hydrology File #: E22D023

DRB#: PR-2020-004368 EPC#: PR-2020-004086 Work Order#: 502980

Legal Description: Tract 1, The Foothills

City Address: _____

Applicant: Titan Tennyson, LLC Contact: Josh Rogers

Address: 6300 Riverside Lane NW, Ste. 200, Albuquerque, NM 87120

Phone#: 505-515-2914 Fax#: _____ E-mail: jrogers@titan-development.com

Owner: Titan Tennyson, LLC Contact: Josh Rogers

Address: 6300 Riverside Lane NW, Ste. 200, Albuquerque, NM 87120

Phone#: 505-515-2914 Fax#: _____ E-mail: jrogers@titan-development.com

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

IS THIS A RESUBMITTAL?: X Yes _____ No

DEPARTMENT: _____ TRAFFIC/ TRANSPORTATION X HYDROLOGY/ DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

____ ENGINEER/ARCHITECT CERTIFICATION
____ PAD CERTIFICATION
____ CONCEPTUAL G & D PLAN
X 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:

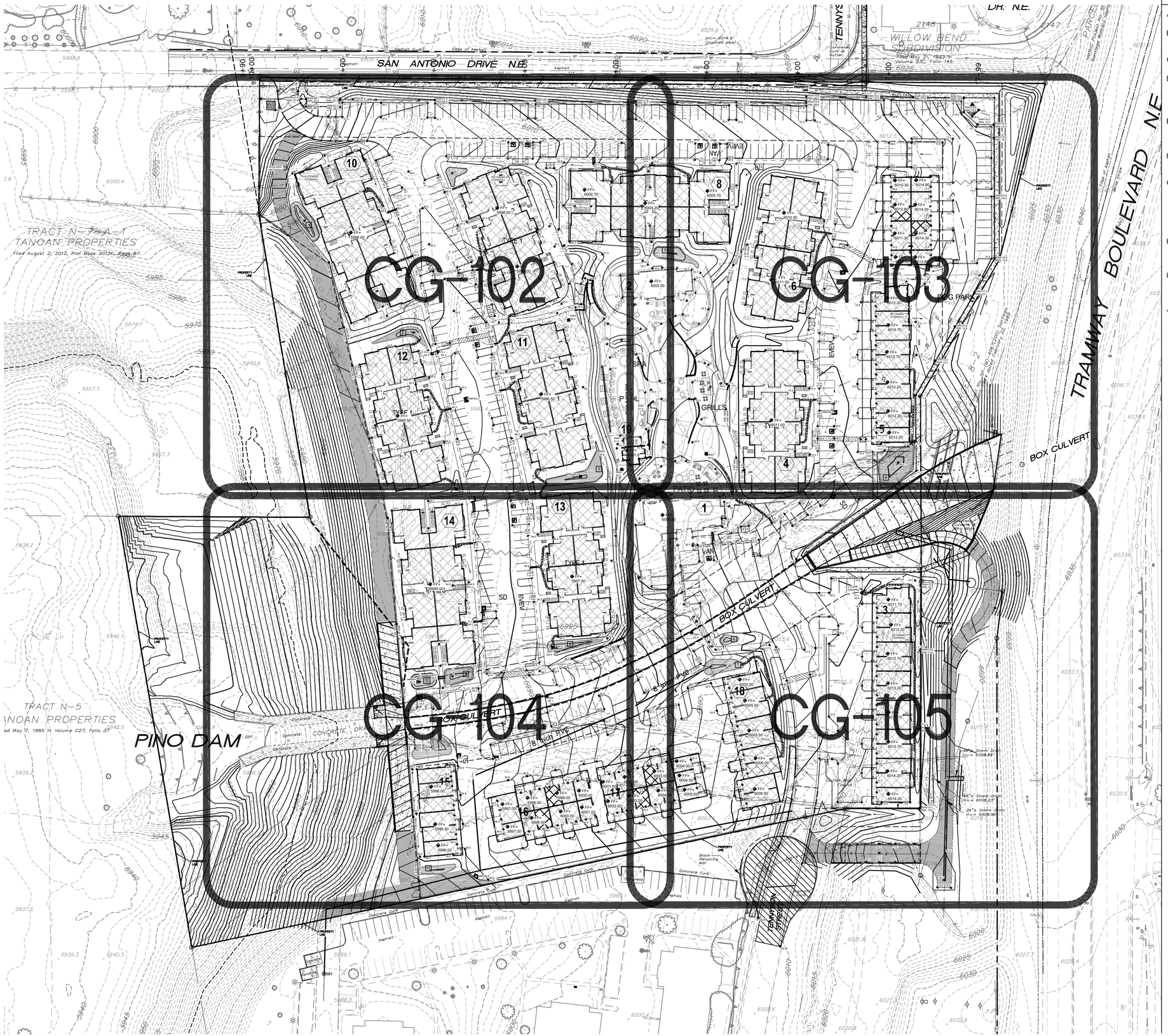
X BUILDING PERMIT APPROVAL
____ CERTIFICATE OF OCCUPANCY
____ PRELIMINARY PLAT APPROVAL
____ SITE PLAN FOR SUB'D APPROVAL
____ SITE PLAN FOR BLDG. PERMIT APPROVAL
____ FINAL PLAT APPROVAL
____ SIA/ RELEASE OF FINANCIAL GUARANTEE
____ FOUNDATION PERMIT APPROVAL
X GRADING PERMIT APPROVAL
____ SO-19 APPROVAL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

DATE SUBMITTED: 05/11/21 By: Genevieve Donart, Isaacson & Arfman, Inc.

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

2/22/2021 8:24:44 AM



NOTES

A. THIS SHEET IS A KEY FOR THE GRADING SHEETS FOLLOWING.

B. CALCULATIONS ARE PROVIDED SEPARATELY WITHIN THE SUPPLEMENTAL INFORMATION PACKET.

C. NOT ALL KEYED NOTES WILL BE USED ON EVERY SHEET.

D. ALL ELEVATIONS SHOWN ARE TOP OF THE DESIGNED MATERIAL SUCH AS ASPHALT PAVING, SIDEALK, FINISHED FLOOR,LANDSCAPING, ETC. THE CONTRACTOR SHALL GRADE TO TOP OF SUBGRADE ELEVATION AS NEEDED.

E. ALL PRIVATE CURBS ARE 6" HIGH. WHERE ONLY FLOWLINE ELEVATIONS ARE SHOWN, TOP OF CURB ELEVATIONS ARE 0.5' HIGHER.

F. STORM WATER QUALITY VOLUME WILL BE ADDRESSED BY FEE-IN-LIEU WITHIN THE PINO DAM POOL.

G. PINO ARROYO CONCRETE BOX CULVERT, OPEN CHANNEL, PUBLIC STORM DRAIN, AND MAINTENANCE ACCESS ROAD TO BE CONSTRUCTED PER PUBLIC WORK ORDER PLANS (CPN 502980) BY SEPARATE CONTRACT. ALL GRADES ARE AT LEAST 1.0' ABOVE THE TOP OF BOX CULVERT. IF DISCREPACIES ARE FOUND, CONTACT THE ENGINEER IMMEDIATELY.

H. WORK WITHIN TENNYSON ST AND SAN ANTONIO DR PUBLIC RIGHT-OF-WAY TO BE CONSTRUCTED PER PUBLIC WORK ORDER PLANS BY SEPARATE CONTRACT.

I. WORK WITHIN NMDOT RIGHT-OF-WAY TO BE PERMITTED BY NMDOT. CONTRACTOR TO CONTACT NMDOT PRIOR TO GRADING OPERATIONS.

J. WORK WITHIN PINO DAM POOL TO BE INSPECTED BY AMAFCA. CONTACT AMAFCA PRIIOR TO GRADING OPERATIONS

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 05/24/21
BY: Renée C. Brissette
HydroTrans # E22D023

THE APPROVAL OF THESE PLANS/REPORT SHALL NOT BE CONSTRUED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUIRING CORRECTION, OR ERROR OR DIMENSIONS IN PLANS, SPECIFICATIONS, OR CONSTRUCTIONS. SUCH APPROVED PLANS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.

0 25 50 100 150

SCALE 1"=50'

6030	EXISTING CONTOUR
× 6029.4	EXISTING SPOT ELEVATION
—— 65 ——	PROPOSED 1.0' CONTOUR
- - - - 65.5 - - -	PROPOSED 0.5' CONTOUR
⊕65.4	PROPOSED SPOT ELEVATION
→	FLOW DIRECTION
FF = 4966.00	FINISH FLOOR ELEVATION
====○===	EXISTING STORM DRAIN / MANHOLE
■ ■ ■ ◎ ■ ■	PROPOSED STORM DRAIN / INLET
RD ▭	ROOF DRAIN DISCHARGE LOCATION. INSTALL CONCRETE PAD AT GRADE UNDER ROOF DRAIN.

ALLASO HIGH DESERT

6701 TENNYSON STREET N.E., 87111
ALBUQUERQUE, NEW MEXICO

Office of Rich Barber Architecture, LLC
ORB

WorldHQ@ORBArch.com

GENEVIEVE L. DONART
15088
04/30/21

TITAN DEVELOPMENT

Contractor must verify all dimensions at project before proceeding with this work.

REVISIONS/ SUBMITTALS

DATE	DESCRIPTION
△	
△	
△	
△	
△	
△	

BUILDING PERMIT SUBMITTAL

DATE: APRIL 30, 2021 ORB #: 19-209

CG-101

OVERALL GRADING & DRAINAGE PLAN

FILE: M:\PROJECTS\2300-2399\2336\DWG\BUILDING PERMIT\2336 CG-101.dwg USER: Genny DATE: May, 10 2021 TIME: 04:39 pm

KEYED NOTES

1. PAVING TO BE INSTALLED AT GRADES SHOWN. SEE PAVING PLAN FOR PAVING SECTIONS.
2. CONCRETE SIDEWALK AND FLATWORK INSTALLED AT ELEVATIONS SHOWN. 5.0% MAXIMUM LONGITUDINAL SLOPE, 2.0% MAXIMUM CROSS-SLOPE. SEE ARCHITECTURAL SITE PLAN FOR DETAILS.
3. INSTALL RETAINING WALL WITH GROUND ELEVATIONS SHOWN IN THIS PLAN AT TOP AND BOTTOM OF RETAINING. SEE ARCHITECTURAL SITE PLAN/LANSCAPING PLAN FOR MATERIALS, AND STRUCTURAL PLANS FOR STRUCTURAL DESIGN OF WALL.
4. STEPPED FINISHED FLOOR ELEVATION. SEE STRUCTURAL PLANS FOR FOUNDATION DESIGN.
5. RETAINING STEM WALL WITH FINISHED FLOOR AND GROUND ELEVATIONS SHOWN. SEE STRUCTURAL PLANS FOR STEM WALL DESIGN.
6. ADA PARKING. 1.5% PREFERRED, 2.0% MAXIMUM SLOPE IN ANY DIRECTION SEE PAVING PLANS FOR DETAILS.
7. CURB RAMP PER DETAIILS ON PAVING PLANS.
8. ADA RAMP AT 7.5% PREFERRED, 8.0% MAXIMUM SLOPE. SEE ARCHITECTURAL SITE PLAN FOR DETAILS.
9. STEPS. SEE ARCHITECTURAL SITE PLAN FOR DETAILS.
10. STORM INLET INSTALLED AT RIM ELEVATION SHOWN. STORM DRAIN DESIGN AND DETAILS ON SHEET CG-502.
11. TRENCH DRAINS INSTALLED AT RIM ELEVATIONS SHOWN. STORM DRAIN DESIGN AND DETAILS ON SHEET CG-502.
12. FRENCH DRAIN INSTALLED PER DETAIL ON SHEET CG-501.
13. 20 LF 6" PVC OR ADS N-12 PIPE @ 1.0% MINIMUM SLOPE.
14. CMU WALL OPENING PER DETAIL ON SHEET CG-501 TO ALLOW WATER TO PASS THROUGH.
15. COLLECTION POND FOR OFFSITE BASIN.
16. 2' WIDE CURB OPENING PER DETAIL ON SHEET CG-501.
17. 2' SIDEWALK CULVERT PER DETAIL ON SHEET CG-501.
18. AMAFCA MAINTENANCE ACCESS. SEE PAVING PLAN FOR DETAILS.
19. 4" HIGH ROLLED CURB.
20. 5' WIDE DIRT TRAIL. THIS PATH IS NOT ADA.
21. GARBAGE COMPACTORS. SEE ARCHITECTURAL SITE PLAN FOR DETAILS.
22. ROCK ARMOUR 2:1 SLOPE
23. ROCK SWALE PER DETAIL ON SHEET CG-501.
24. 1' TRENCH DRAIN PER DETAIL ON SHEET CG-501.

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 05/24/21
BY: René C. Brissette
HydroTrans #: E22D023

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0 10 20 40 60
SCALE 1"=20'

6030	EXISTING CONTOUR
6029.4	EXISTING SPOT ELEVATION
65	PROPOSED 1.0' CONTOUR
65.5	PROPOSED 0.5' CONTOUR
65.4	PROPOSED SPOT ELEVATION
	FLOW DIRECTION
FF = 4966.00	FINISH FLOOR ELEVATION
	EXISTING STORM DRAIN / MANHOLE
	PROPOSED STORM DRAIN / INLET
RD	ROOF DRAIN DISCHARGE LOCATION. INSTALL CONCRETE PAD AT GRADE UNDER ROOF DRAIN.

ALLASO HIGH DESERT

6701 TENNYSON STREET N.E., 87111
ALBUQUERQUE, NEW MEXICO

Office of Rich Barber Architecture, LLC
ORB
WorldHQ@ORBArch.com
GENEVIEVE L. DONATI NEW MEXICO 15088 REGISTERED PROFESSIONAL ENGINEER
04/30/21
TITAN DEVELOPMENT

REVISIONS/ SUBMITTALS

DATE	DESCRIPTION

BUILDING PERMIT SUBMITTAL

DATE: APRIL 30, 2021 ORB #: 19-209

CG-102

GRADING & DRAINAGE PLAN 1 OF 4

2/22/2021 8:24:44 AM
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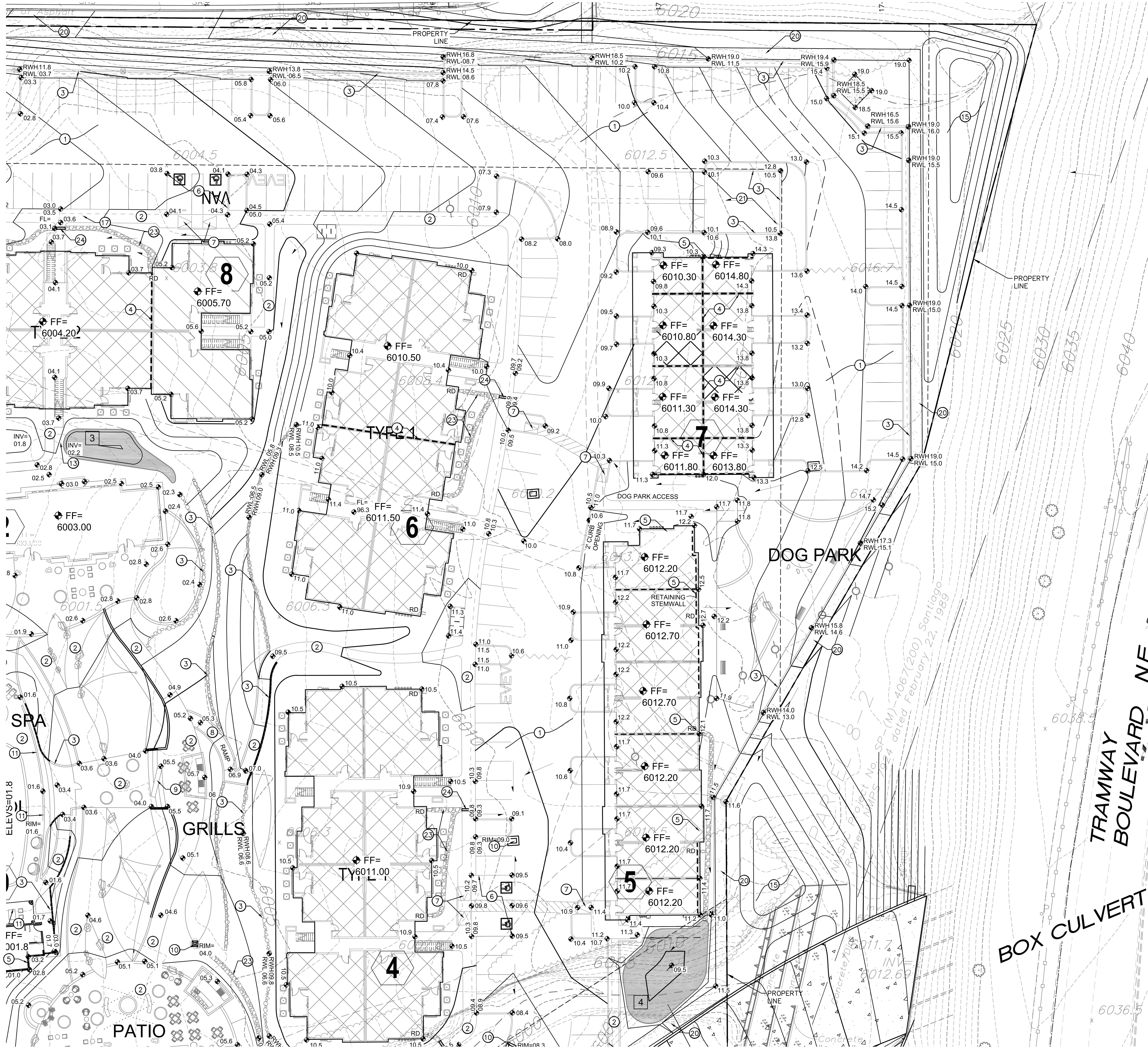

KEYED NOTES

1. PAVING TO BE INSTALLED AT GRADES SHOWN. SEE PAVING PLAN FOR PAVING SECTIONS.
2. CONCRETE SIDEWALK AND FLATWORK INSTALLED AT ELEVATIONS SHOWN. 5.0% MAXIMUM LONGITUDINAL SLOPE, 2.0% MAXIMUM CROSS-SLOPE. SEE ARCHITECTURAL SITE PLAN FOR DETAILS.
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7. CURB RAMP PER DETAILS ON PAVING PLANS.
8. ADA RAMP AT 7.5% PREFERRED, 8.0% MAXIMUM SLOPE. SEE ARCHITECTURAL SITE PLAN FOR DETAILS.
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18. AMAFCA MAINTENANCE ACCESS. SEE PAVING PLAN FOR DETAILS.
19. 4" HIGH ROLLED CURB.
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0 10 20 40 60
SCALE 1"=20'

6030	EXISTING CONTOUR
6029.4	EXISTING SPOT ELEVATION
65	PROPOSED 1.0' CONTOUR
65.5	PROPOSED 0.5' CONTOUR
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	FLOW DIRECTION
FF = 4966.00	FINISH FLOOR ELEVATION
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RD	ROOF DRAIN DISCHARGE LOCATION. INSTALL CONCRETE PAD AT GRADE UNDER ROOF DRAIN.

ALLASO HIGH DESERT

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Architecture LLC
WorldHQ@ORBArch.com

GENEVIEVE L. DONART
NEW MEXICO
15088
LICENSED PROFESSIONAL ENGINEER
04/30/21

TITAN DEVELOPMENT

Contractor must verify all dimensions at project before proceeding with this work.

REVISIONS/ SUBMITTALS

DATE	DESCRIPTION

BUILDING PERMIT SUBMITTAL

DATE: APRIL 30, 2021 ORB #: 19-209

CG-103

GRADING & DRAINAGE PLAN 2 OF 4

KEYED NOTES

1. PAVING TO BE INSTALLED AT GRADES SHOWN. SEE PAVING PLAN FOR PAVING SECTIONS.
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GENEVIEVE L. DONART NEW MEXICO 15088 LICENSED PROFESSIONAL ENGINEER 04/30/21

TITAN DEVELOPMENT

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REVISIONS/ SUBMITTALS

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DATE: APRIL 30, 2021 ORB #: 19-209

CG-104

GRADING & DRAINAGE PLAN 3 OF 4

KEYED NOTES

1. PAVING TO BE INSTALLED AT GRADES SHOWN. SEE PAVING PLAN FOR PAVING SECTIONS.
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City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
05/24/21
DATE:
BY: Ronald C. Bohannan
HydroTrans # E22D023
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TITAN DEVELOPMENT

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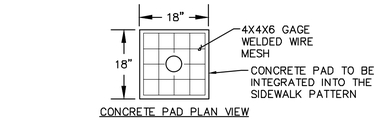
DATE: APRIL 30, 2021 ORB #: 19-209

CG-105

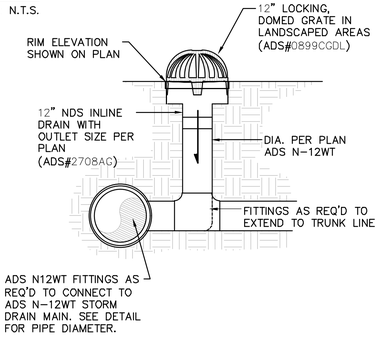
GRADING & DRAINAGE PLAN 4 OF 4

FILE:M:\PROJECTS\2300-2399\2336\DWG\BUILDING PERMIT\2336 CG-101.dwg USER:Genny DATE:May. 10 2021 TIME: 04:40 pm



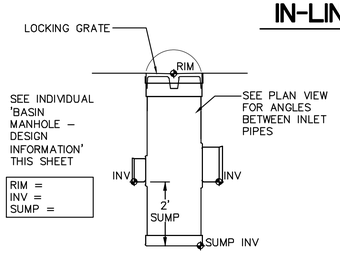
SINGLE CLEANOUT

SCALE: N.T.S.



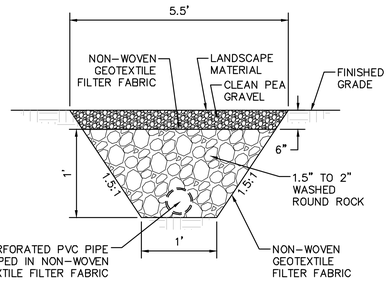
IN-LINE DRAIN: DOMED GRATE

SCALE: N.T.S.



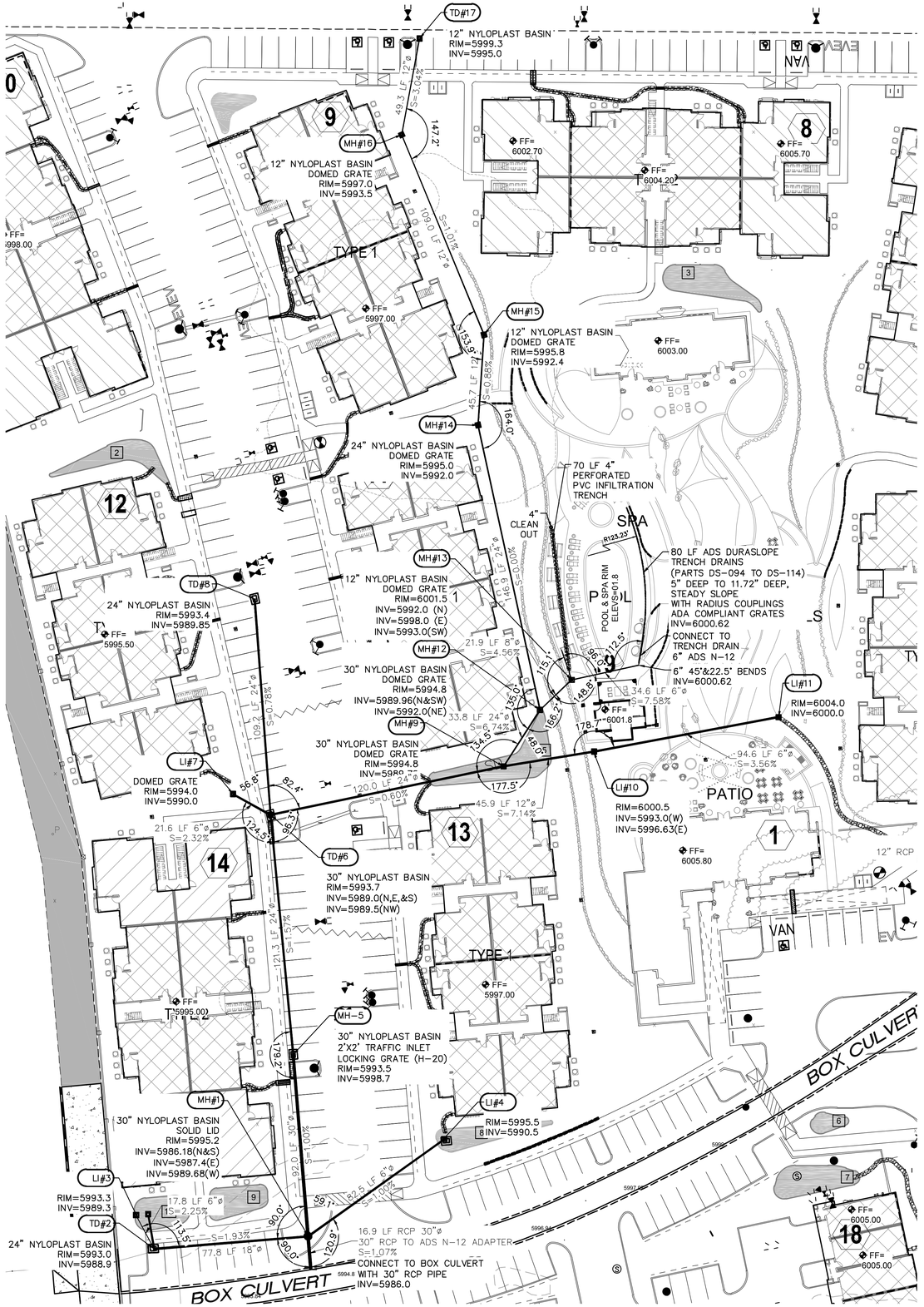
NYLOPLAST BASIN MANHOLE

SCALE: N.T.S.



PERFORATED PVC INFILTRATION TRENCH

SCALE: N.T.S.



LEGEND

NYLOPLAST BASINS: SEE BASIN LAYOUT DIAGRAMS THIS SHEET FOR BASIN DIAMETERS, CONNECTING PIPE SIZES, PIPE ANGLES, PIPE INVERT(S), GRATE TYPE,

(MH#) ALL MANHOLES (MH#) SHALL BE CONSTRUCTED WITH:
- LOCKING RIM SOILD OR DOMED AS NOTED
- 2.0' SUMP
- 8" WIDE X 6" DEEP CONCRETE COLLAR

(TD#) ALL TRAFFIC RATED DRAIN INLETS (TD#) SHALL BE CONSTRUCTED WITH:
- LOCKING, 2'X3' TRAFFIC INLET
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ADS INLINE DRAINS:

(LI#) ALL LANDSCAPE AREA DRAIN INLETS (LI#) SHALL BE CONSTRUCTED WITH:
- 12" DIA. ADS INLINE DRAIN WITH 12" OUTLET.
- 12"ø LOCKING, DOMED GRATE AT RIM AND INVERT ELEVATIONS SHOW ON PLAN.
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STORM DRAIN NOTES

A. ALL PRIVATE STORM DRAIN LINES AND FITTINGS SHALL BE THE FOLLOWING MATERIAL:
- < 12"DIA. SHALL BE EITHER ADS N-12 WT PIPE OR PVC SCHD 40.
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B. INSTALL ALL STORM DRAIN INLETS AND PIPE PER MANUFACTURER'S SPECIFICATIONS.

C. STORM DRAIN SYSTEM WILL REQUIRE REGULAR MAINTENANCE TO ENSURE PROPER FUNCTIONING DURING STORM EVENTS. ENGINEER RECOMMENDS THAT OWNER PUT IN PLACE INSPECTION AND MAINTENANCE REQUIREMENTS SCHEDULED TO OCCUR YEARLY AND AFTER MAJOR STORM EVENTS.

D. ROOF DISCHARGE (RD). SEE PLUMBING PLAN FOR SPECIFIC LOCATIONS AND SIZES. FOR DIRECT CONNECTIONS TO STORM DRAIN (SEE GRADING AND DRAINAGE PLAN KEYED NOTE 11,) EXTEND TO MAIN, MIN. 0.5% SLOPE, AND CONNECT USING TO MAIN USING 'INSERTA-TEE' OR REQUIRED FITTINGS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDED INSTALLATION GUIDELINES.

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 05/24/21
BY: Renée Brissette
HydroTrans # E22D023

THE APPROVAL OF THESE PLANS/REPORT SHALL NOT BE CONSTRUED TO BE A VIOLATION OF ANY PROVISION OF ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUIRING CORRECTION OF ERRORS IN THE PLANS/REPORT. ALL SPECIFICATIONS, OR CONSTRUCTIONS SUCH APPROVED PLANS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.

0 15 30 60 90
SCALE 1"=30'

65 PROPOSED 1.0' CONTOUR
65.5 PROPOSED 0.5' CONTOUR
65.4 PROPOSED SPOT ELEVATION
FLOW DIRECTION
FF = 4966.00 FINISH FLOOR ELEVATION
EXISTING STORM DRAIN / MANHOLE
PROPOSED STORM DRAIN / INLET

ALLASO HIGH DESERT

6701 TENNYSON STREET N.E., 87111
ALBUQUERQUE, NEW MEXICO

Office of Rich Barber Architecture, LLC
ORB
WorldHQ@ORBArch.com
GENEVIEVE L. DONATO NEW MEXICO 15088 PROFESSIONAL ENGINEER
04/30/21
TITAN DEVELOPMENT

Contractor must verify all dimensions at project before proceeding with this work.

REVISIONS/ SUBMITTALS

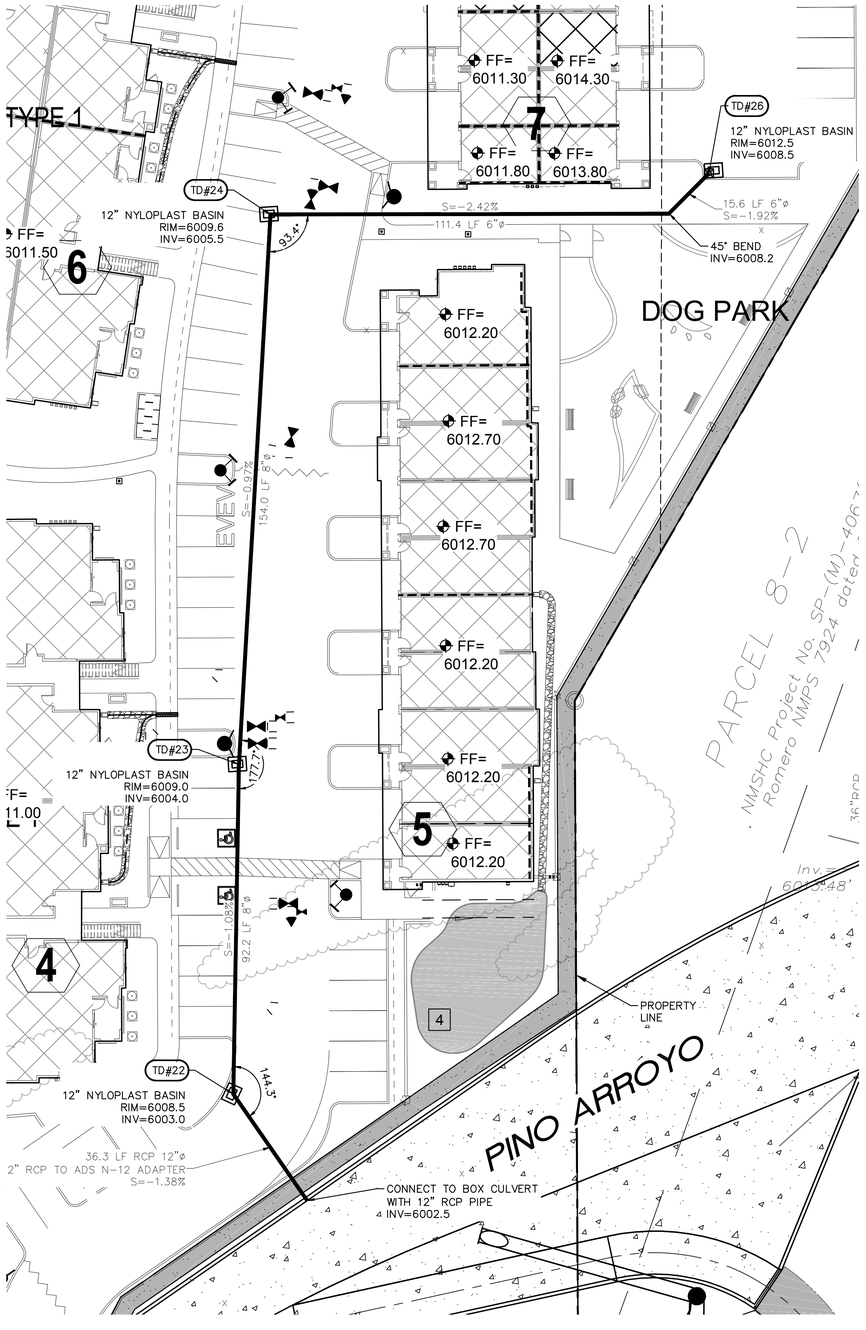
DATE	DESCRIPTION

BUILDING PERMIT SUBMITTAL

DATE: APRIL 30, 2021 ORB #: 19-209

CG-301

PRIVATE STORM DRAIN-MID



LEGEND

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0 10 20 40 60
SCALE 1"=20'

6030	EXISTING CONTOUR
6029.4	EXISTING SPOT ELEVATION
65	PROPOSED 1.0' CONTOUR
65.5	PROPOSED 0.5' CONTOUR
65.4	PROPOSED SPOT ELEVATION
	FLOW DIRECTION
FF = 4966.00	FINISH FLOOR ELEVATION
	EXISTING STORM DRAIN / MANHOLE
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ALLASO HIGH DESERT

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GENEVIEVE L. DONATO
NEW MEXICO
15088
PROFESSIONAL ENGINEER
04/30/21

TITAN DEVELOPMENT

REVISIONS/ SUBMITTALS

DATE	DESCRIPTION

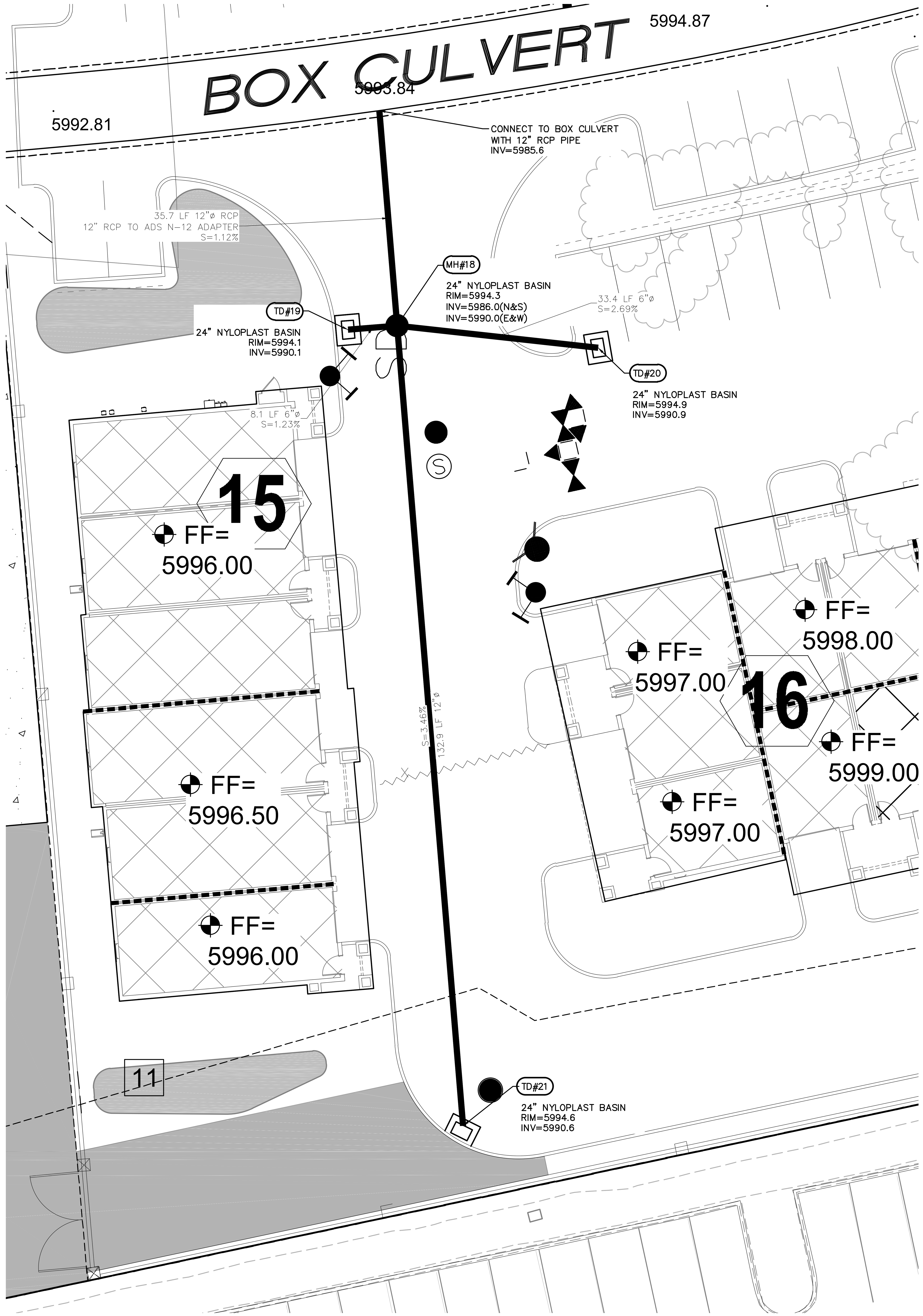
BUILDING PERMIT SUBMITTAL

DATE: APRIL 30, 2021 ORB #: 19-209

CG-302

PRIVATE STORM DRAIN-EAST

2/22/2021 8:24:44 AM



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0 5 10 20 30
SCALE 1"=10'

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6029.4	EXISTING SPOT SUBMITTAL ELEVATION
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	FLOW DIRECTION
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	EXISTING STORM DRAIN / MANHOLE
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DATE	DESCRIPTION

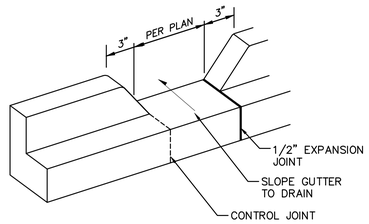
BUILDING PERMIT SUBMITTAL

DATE: APRIL 30, 2021 ORB #: 19-209

CG-303

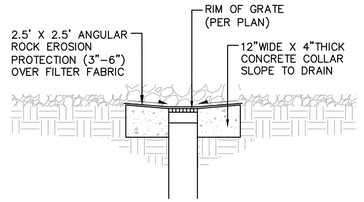
PRIVATE STORM DRAIN-SOUTH

FILE:M:\PROJECTS\2300-2399\2336\DWG\BUILDING PERMIT\2336 CG-501.dwg USER:Genny DATE:May, 10 2021 TIME: 04:41 pm



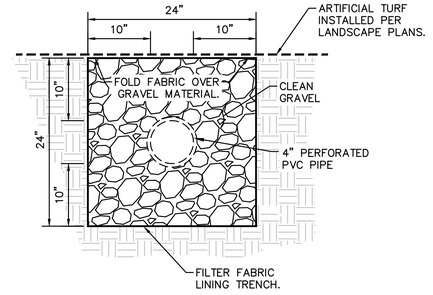
CURB OPENING

SCALE: N.T.S.



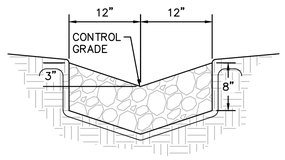
LANDSCAPE AREA DRAIN

SCALE: N.T.S.



FRENCH DRAIN

SCALE: N.T.S.

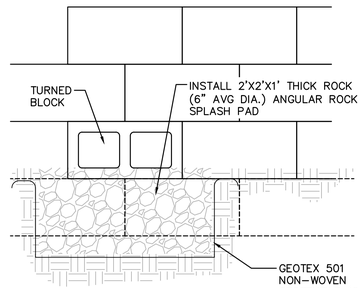


GENERAL NOTES

1. 4" AVERAGE DIAMETER (D60) ANGULAR ROCK (VARY BETWEEN 2" AND 6" DIAMETER
2. PLACE GEOTEX 501 NON-WOVEN GEOTEXTILE (O.E.) BENEATH ALL EROSION PROTECTION
3. INSTALL ALL EROSION PROTECTION FLUSH WITH ADJACENT GRADE TO ENSURE RUNOFF CAN BE CAPTURED AND CONVEYED PROPERLY.
4. EROSION PROTECTION THICKNESS = 2 X D60
5. SWALE INVERT TO BE DEPRESSED 1.5" PER FOOT OF WIDTH.
   - 5.1. 2' WIDE = 3" DEPRESSED
   - 5.2. 4' WIDE = 6" DEPRESSED

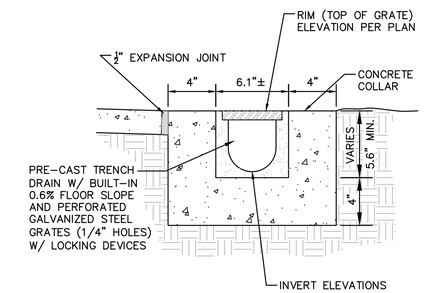
ANGULAR ROCK SWALE

SCALE: N.T.S.



CMU WALL OPENING(S)

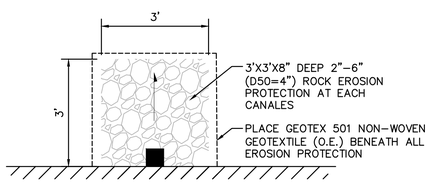
SCALE: N.T.S.

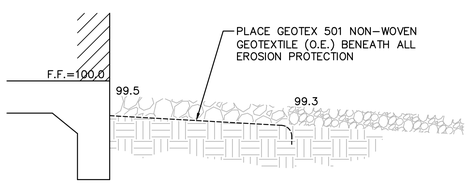


NOTE: TRENCH DRAIN SYSTEM BY ACO POLYMER PRODUCTS, OR APPROVED EQUAL.

TRENCH DRAIN

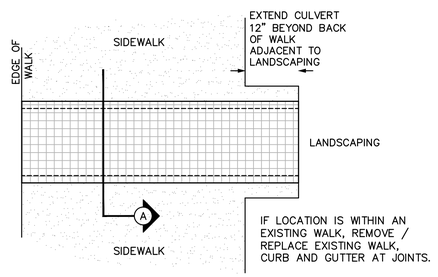
SCALE: N.T.S.

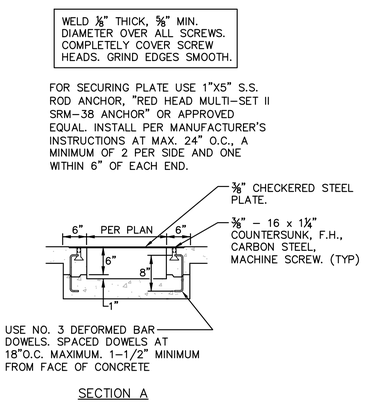




SPLASH PAD AT CANALES

SCALE: N.T.S.





SECTION A

COVERED SIDEWALK CULVERT

CONSTRUCT PER COA STD. DWG 2236 WITH MODIFICATIONS PER THIS DETAIL

SCALE: N.T.S.

ALLASO HIGH DESERT
6701 TENNYSON STREET N.E., 87111
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TITAN DEVELOPMENT

REVISIONS/ SUBMITTALS

DATE	DESCRIPTION

BUILDING PERMIT SUBMITTAL

DATE: APRIL 30, 2021 ORB #: 19-209

CG-501

GRADING DETAILS