

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

March 16, 2021

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

**RE: Allaso High Desert
Revised Grading & Drainage Plan
Engineer's Stamp Date: 02/23/21
Hydrology File: E22D023**

Dear Ms. Donart:

PO Box 1293

Based upon the information provided in your submittal received 02/26/2021, the Revised Grading & Drainage Plan is approved for Grading Permit, Building Permit, and Work Order.

Albuquerque

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.

NM 87103

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

www.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:

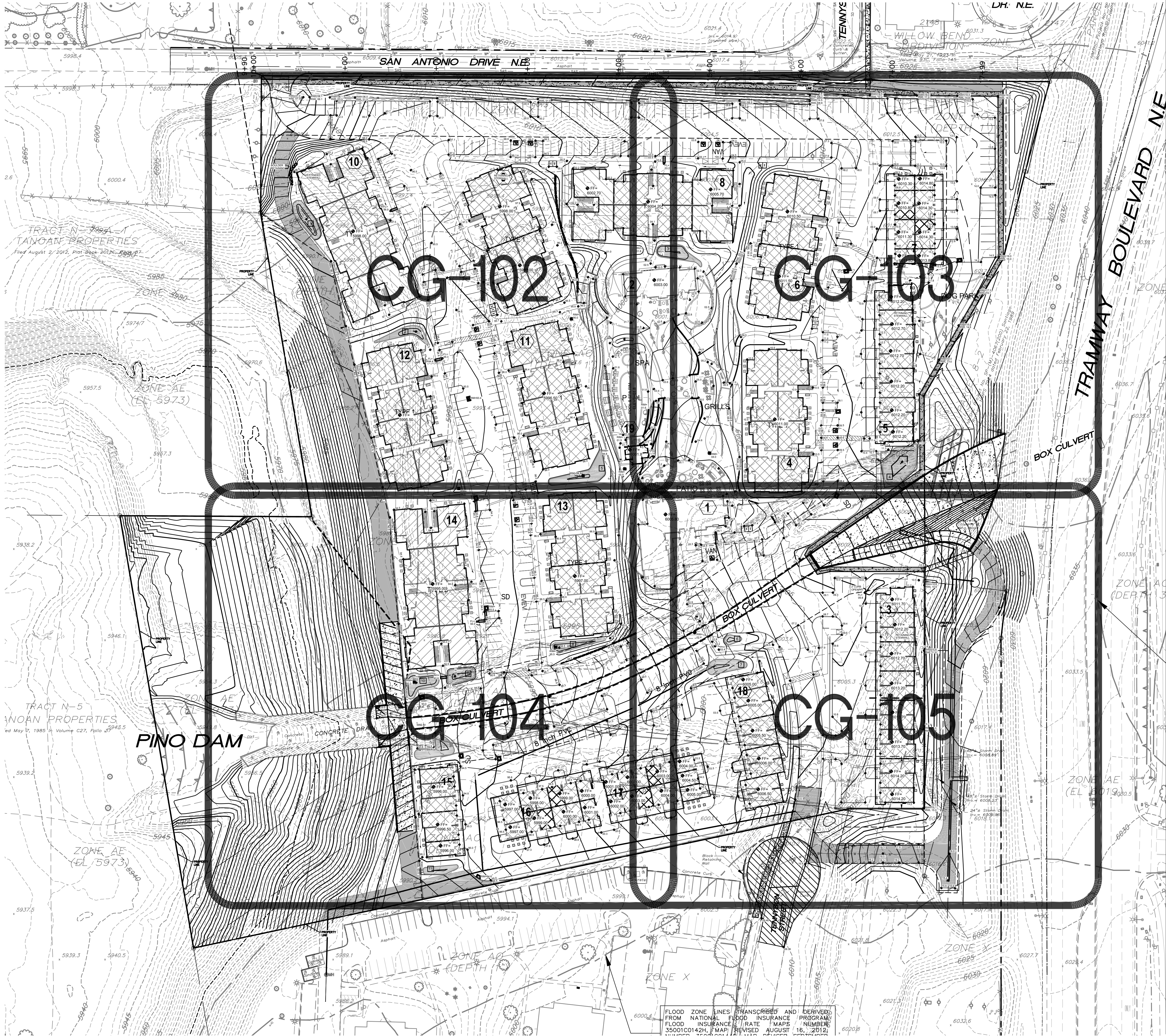
- _____ BUILDING PERMIT APPROVAL
- _____ CERTIFICATE OF OCCUPANCY
- _____ PRELIMINARY PLAT APPROVAL
- _____ SITE PLAN FOR SUB'D APPROVAL
- _____ SITE PLAN FOR BLDG. PERMIT APPROVAL
- _____ FINAL PLAT APPROVAL
- _____ SIA/ RELEASE OF FINANCIAL GUARANTEE
- _____ FOUNDATION PERMIT APPROVAL
- _____ GRADING 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:

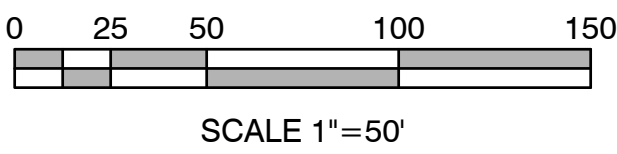
ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



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 PRIOR TO GRADING OPERATIONS



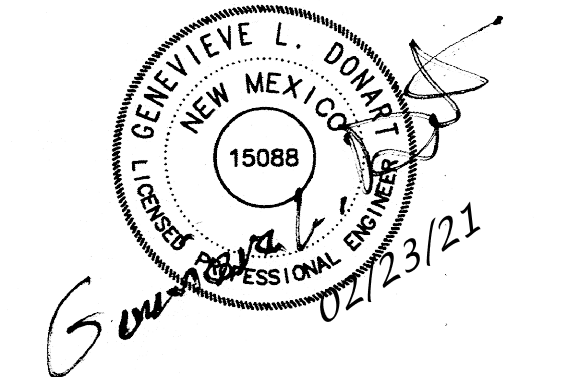
- 6030 — EXISTING CONTOUR
- 6029.4 — EXISTING SPOT ELEVATION
- 65 — PROPOSED 1.0' CONTOUR
- - - 65.5 - - - PROPOSED 0.5' CONTOUR
- ◆ 65.4 PROPOSED SPOT ELEVATION
- FLOW DIRECTION
- FF = 4966.00 FINISH FLOOR ELEVATION
- =====○===== EXISTING STORM DRAIN / MANHOLE
- PROPOSED STORM DRAIN / INLET

FLOOD ZONE LINES TRANSCRIBED AND DERIVED FROM NATIONAL FLOOD INSURANCE PROGRAM. FLOOD INSURANCE RATE MAPS NUMBER: 35001C0142H, MAP REVISED AUGUST 16, 2012.

**ALLASO
HIGH DESERT**
6701 TENNYSON STREET N.E., 87111
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Contractor must verify all dimensions at project before proceeding with this work.

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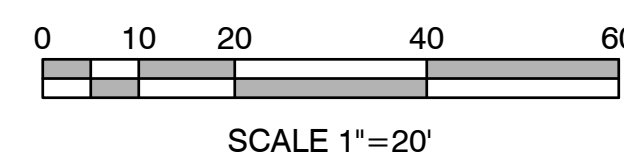
REVISIONS/SUBMITTALS
DATE DESCRIPTION

1ST BUILDING SUBMITTAL
DATE: FEBRUARY 24, 2021 ORB #: 19-209

CG-101
OVERALL GRADING & DRAINAGE PLAN



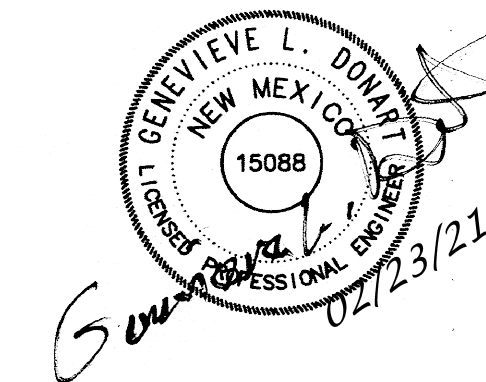
1. PAVING TO BE INSTALLED AT GRADES SHOWN. SEE PAVING PLAN FOR PAVING SECTIONS.
2. CONCRETE SIDEWALK AND FLATWORK INSTALLED AT ELEVATIONS SHOWN. 5.0% MAXIMUM LONGITUDINAL SLOPE, 2.0% MAXIMUM CROSS-SLOPE. SEE ARCHITECTURAL SITE PLAN FOR DETAILS.
3. INSTALL RETAINING WALL WITH GROUND ELEVATIONS SHOWN IN THIS PLAN AT TOP AND BOTTOM OF RETAINING. SEE ARCHITECTURAL SITE PLAN/LANDSCAPING 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 DETAILS 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



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|----------------|--------------------------------|
| ———60.30——— | EXISTING CONTOUR |
| 6029.4
x | 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 |

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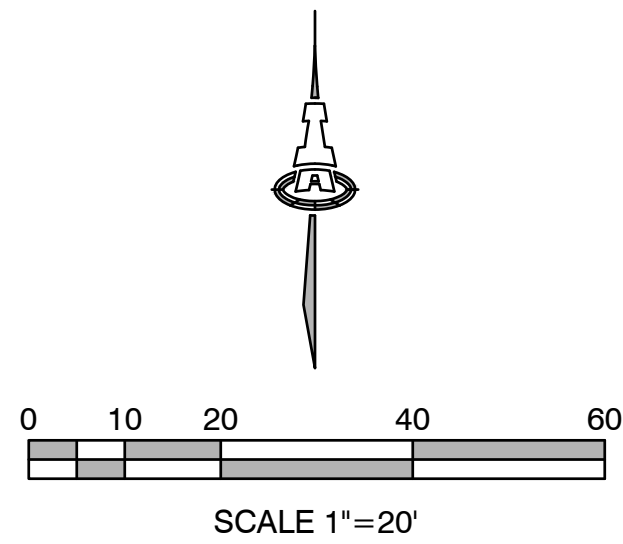
DATE: FEBRUARY 24, 2021 ORB #: 19-209

GRADING & DRAINAGE PLAN 1 OF 4

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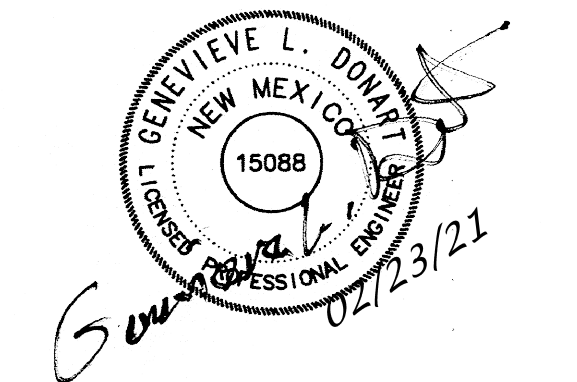
- ### KEYED NOTES
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|--------------|--------------------------------|
| --- | EXISTING CONTOUR |
| --- | EXISTING SPOT ELEVATION |
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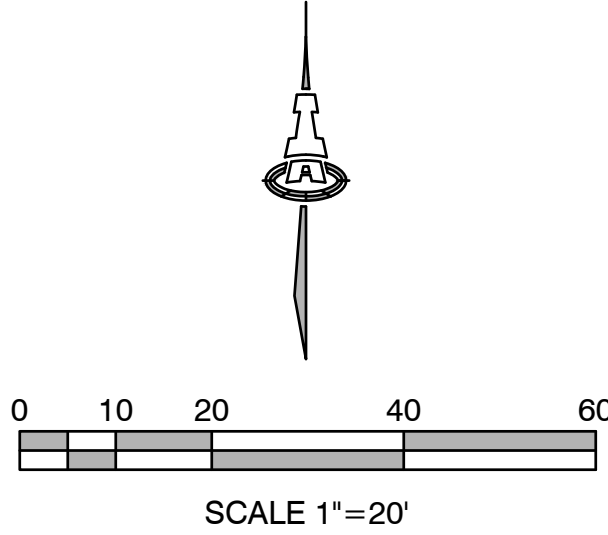
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1ST BUILDING SUBMITTAL
DATE: FEBRUARY 24, 2021 ORB #: 19-209

CG-103
GRADING & DRAINAGE PLAN 2 OF 4



- KEYED NOTES
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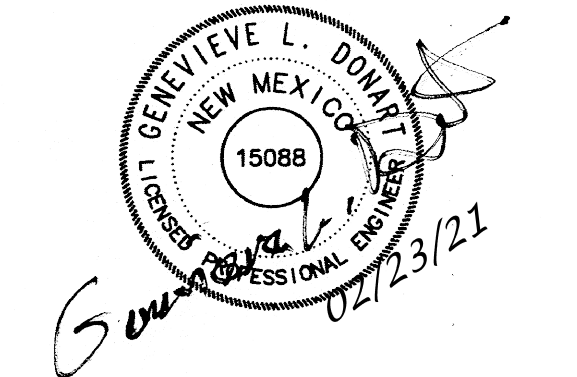


- 6030 — EXISTING CONTOUR
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1ST BUILDING SUBMITTAL

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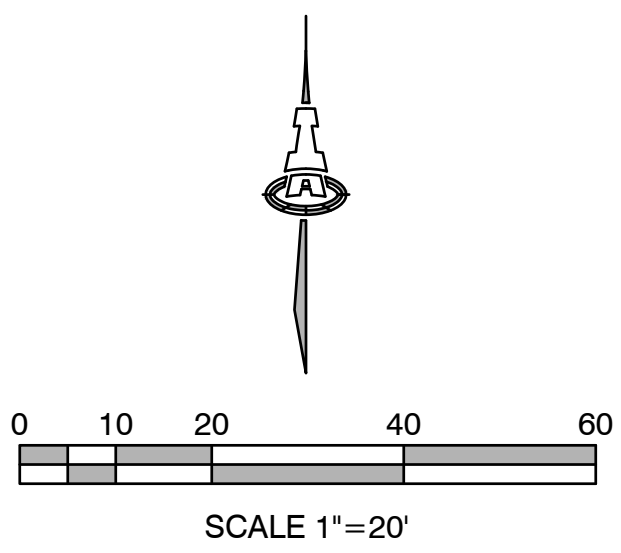
CG-104

GRADING & DRAINAGE PLAN 3 OF 4

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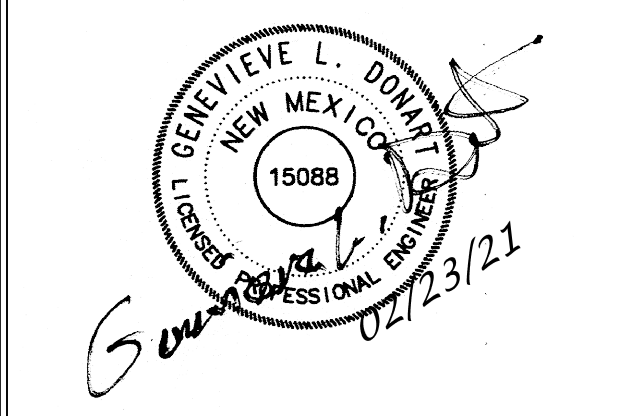
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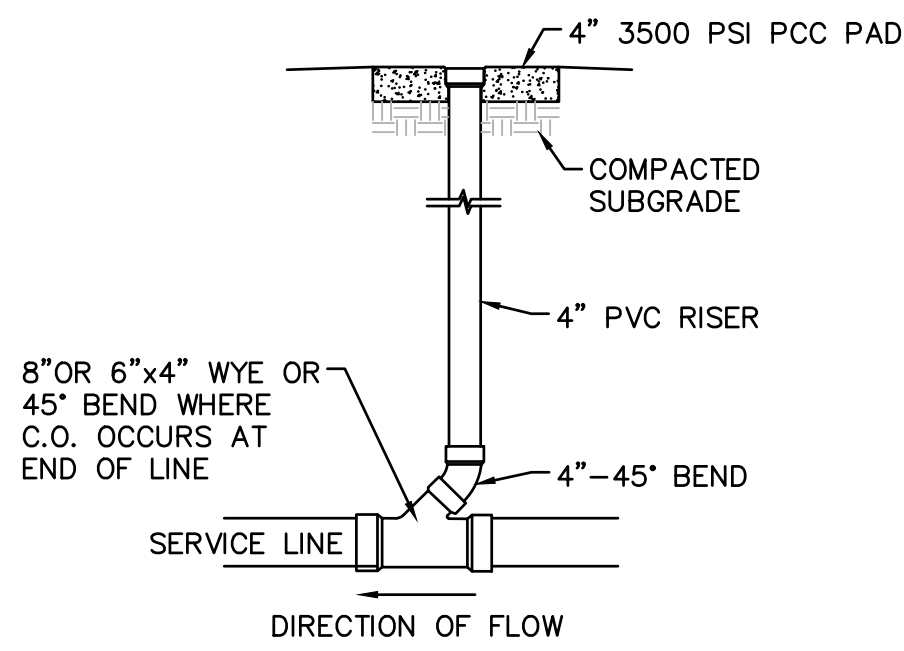
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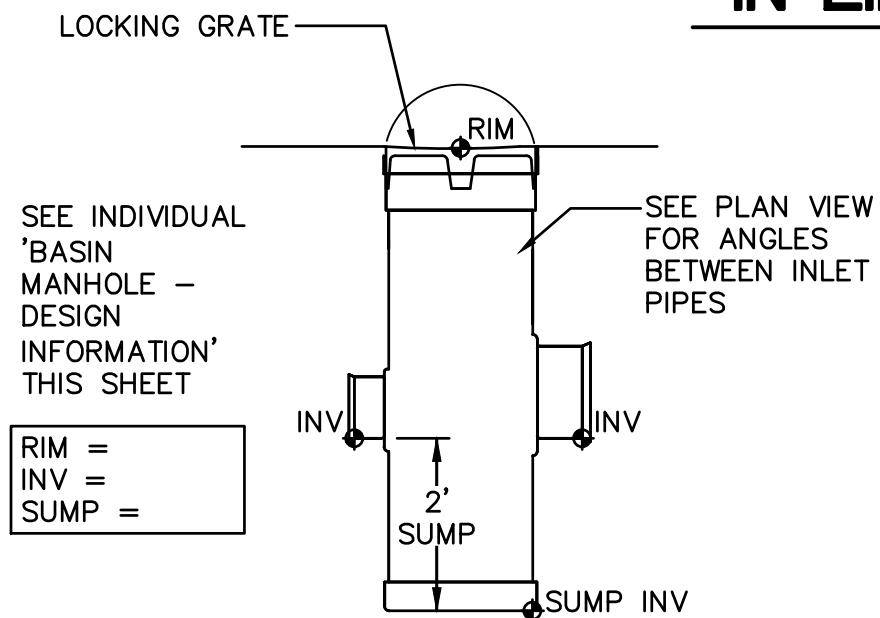
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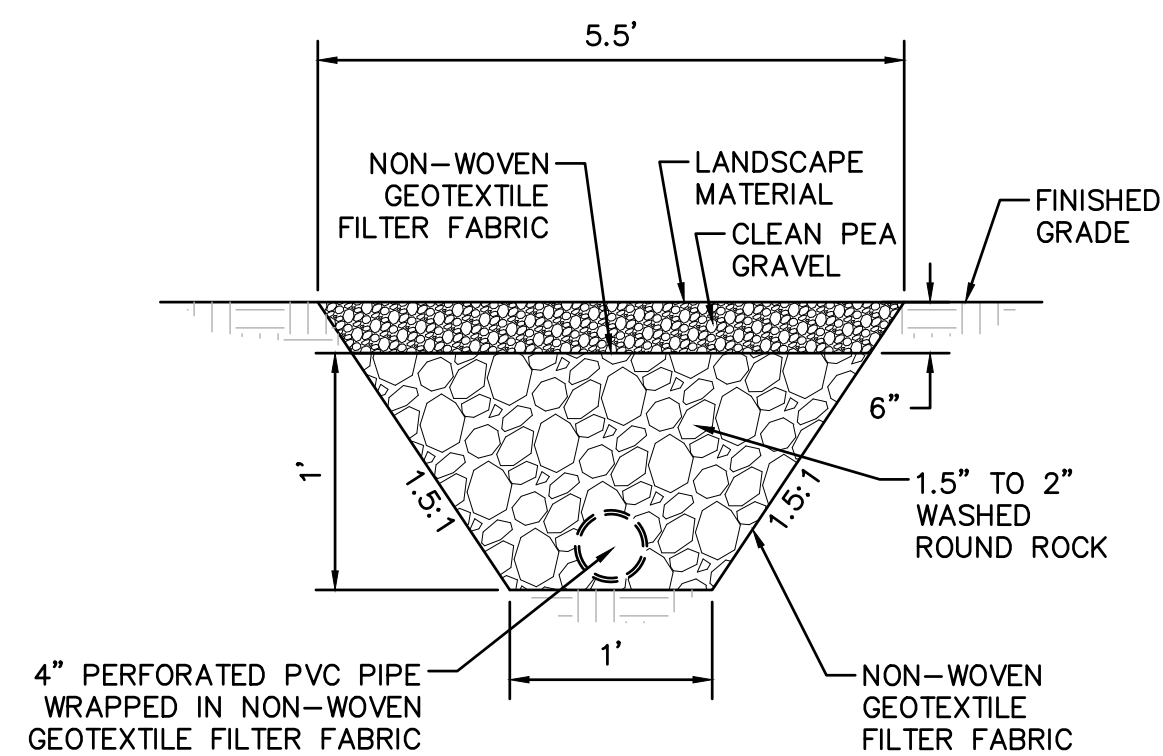
CG-105
GRADING & DRAINAGE PLAN 4 OF 4



SCALE: N.T.S.



SCALE: N.T.S.



SCALE: N.T.S.



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

- | | |
|-------------------|---|
| <p>MH#</p> | <p>ALL MANHOLES (MH#) SHALL BE CONSTRUCTED WITH:</p> <ul style="list-style-type: none"> • LOKING RIM SOILD OR DOMED AS NOTED • 2.0' SUMP • 8" WIDE X 6" DEEP CONCRETE COLLAR |
| <p>TD#</p> | <p>ALL TRAFFIC RATED DRAIN INLETS (TD#) SHALL BE CONSTRUCTED WITH:</p> <ul style="list-style-type: none"> • LOKING, 2'X3' TRAFFIC INLET • 2.0' SUMP • 12" WIDE X 8" DEEP CONCRETE COLLAR |

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.
 - 6" WIDE X 6" DEEP CONCRETE COLLAR

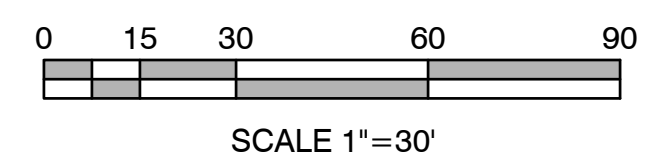
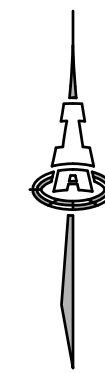
A. ALL PRIVATE STORM DRAIN LINES AND FITTINGS SHALL BE THE FOLLOWING MATERIAL:

- < 12" DIA. SHALL BE EITHER ADS N-12 WT PIPE OR PVC SCHD 40.
- = 12" DIA. SHALL BE EITHER ADS N-12 WT PIPE OR ADS MEGA GREEN WT PIPE OR PVC SCHD 40.
- > 12" DIA. SHALL BE ADS N-12 WT PIPE OR ADS MEGA GREEN WT PIPE.

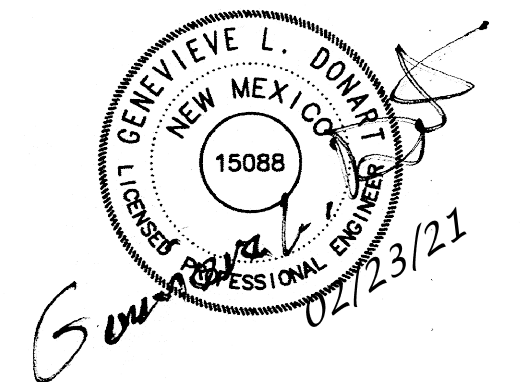
B. INSTALL ALL STORM DRAIN INLETS AND PIPE PER MANUFACTURER'S SPECIFICATIONS.

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 "INSERT-A-TEE" OR REQUIRED FITTINGS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDED INSTALLATION GUIDELINES.



- | | |
|---|--------------------------------|
|  | PROPOSED 1.0' CONTOUR |
|  | PROPOSED 0.5' CONTOUR |
|  | PROPOSED SPOT ELEVATION |
|  | FLOW DIRECTION |
| FF = 496.00 | FINISH FLOOR ELEVATION |
|  | EXISTING STORM DRAIN / MANHOLE |
| | PROPOSED STORM DRAIN / INLET |



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

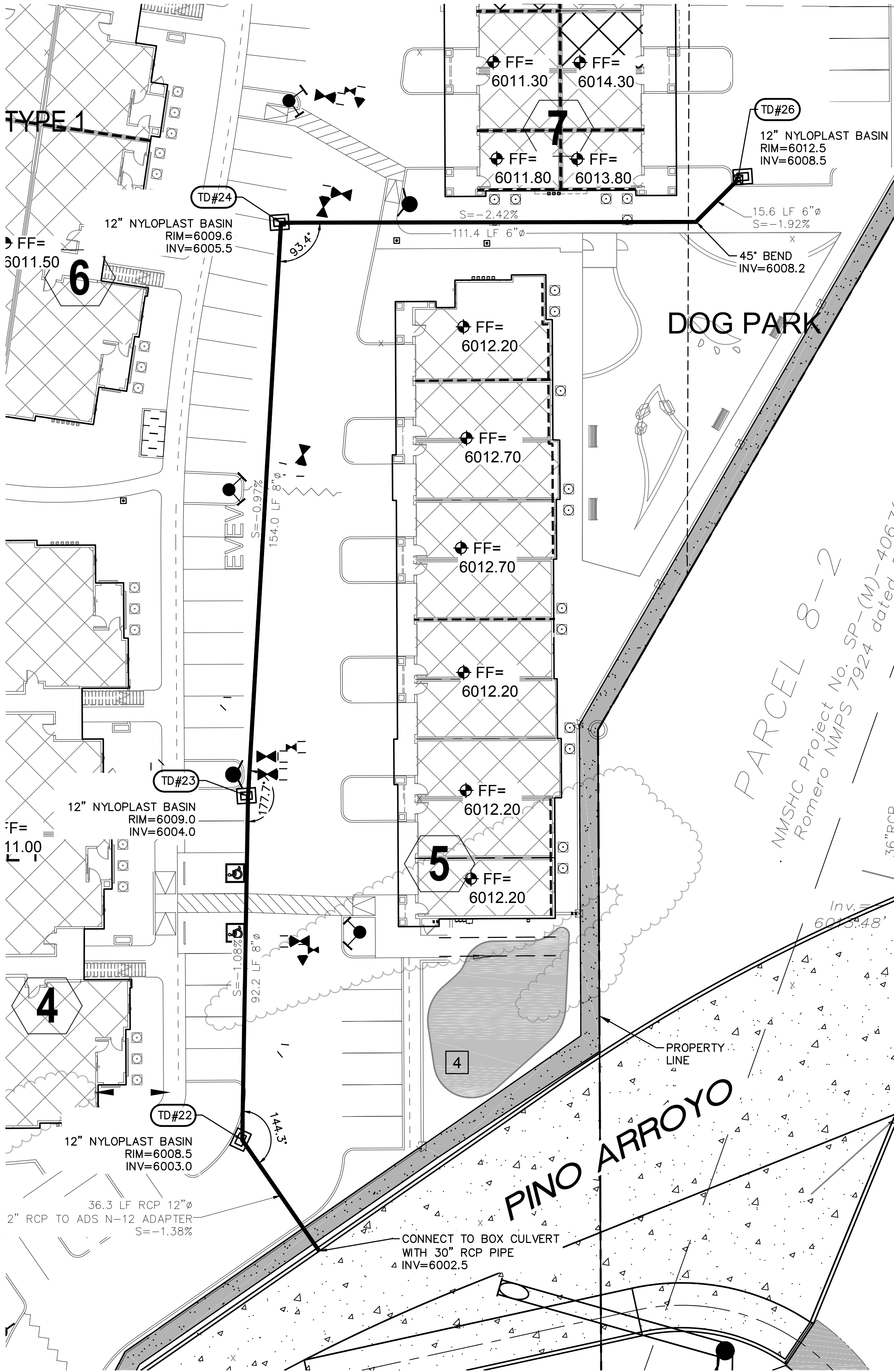
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DATE: FEBRUARY 24, 2021 ORB #: 19-209

CG-301

PRIVATE STORM DRAIN-MID



LEGEND

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

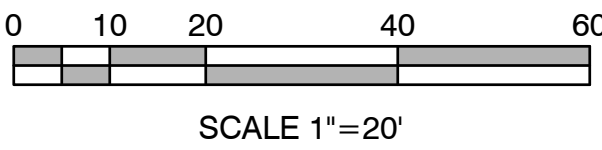
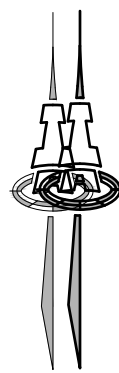
- MH#** ALL MANHOLES (MH#) SHALL BE CONSTRUCTED WITH:
- LOCKING RIM SOLD OR DOMED AS NOTED
 - 2.0' SUMP
 - 8" WIDE X 6" DEEP CONCRETE COLLAR
- TD#** ALL TRAFFIC RATED DRAIN INLETS (TD#) SHALL BE CONSTRUCTED WITH:
- LOCKING, 2'X3' TRAFFIC INLET
 - 2.0' SUMP
 - 12" WIDE X 8" DEEP CONCRETE COLLAR

ADS INLINE DRAINS:

- L#** ALL LANDSCAPE AREA DRAIN INLETS (L#) SHALL BE CONSTRUCTED WITH:
- 12" DIA. ADS INLINE DRAIN WITH 12" OUTLET.
 - 12"Ø LOCKING, DOWED GRATE AT RIM AND INVERT ELEVATIONS SHOW ON PLAN.
 - 6" WIDE X 6" DEEP CONCRETE COLLAR

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.
 - = 12"DIA. SHALL BE EITHER ADS N-12 WT PIPE OR ADS MEGA GREEN WT PIPE OR PVC SCHD 40.
 - > 12"DIA. SHALL BE ADS N-12 WT PIPE OR ADS MEGA GREEN WT PIPE.
- 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.

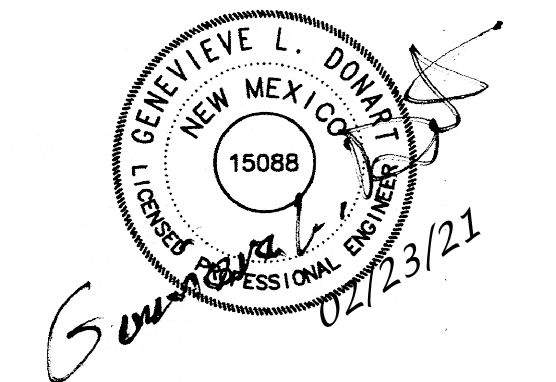


- 6030 — EXISTING CONTOUR
- 6029.4 EXISTING SPOT ELEVATION
- 65 — PROPOSED 1.0' CONTOUR
- 65.5 --- PROPOSED 0.5' CONTOUR
- ◆ 65.4 PROPOSED SPOT ELEVATION
- FLOW DIRECTION
- FF = 4966.00 FINISH FLOOR ELEVATION
- =====○===== EXISTING STORM DRAIN / MANHOLE
- PROPOSED STORM DRAIN / INLET

**ALLASO
HIGH DESERT**
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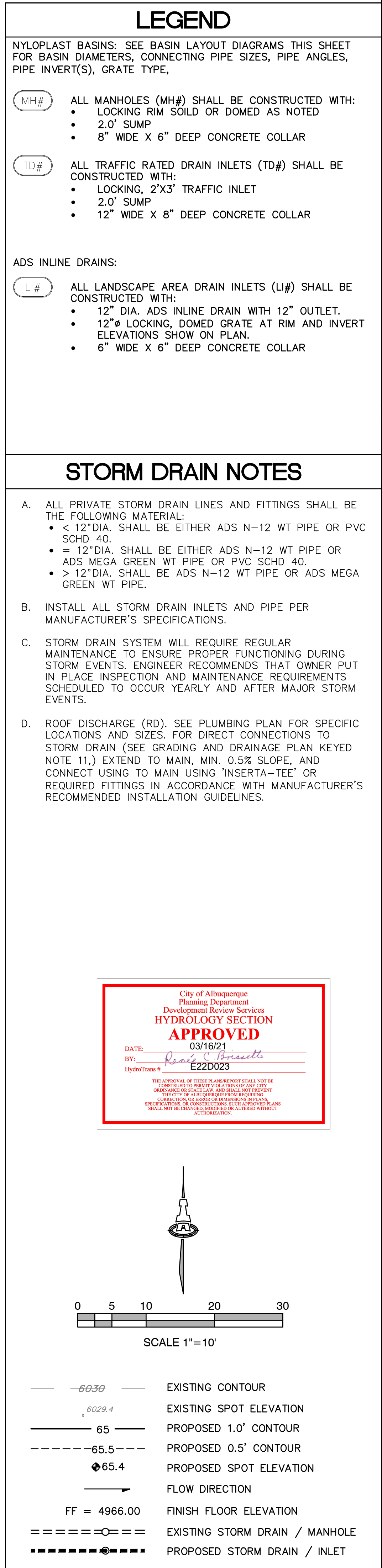
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CG-302

PRIVATE STORM DRAIN-SOUTH



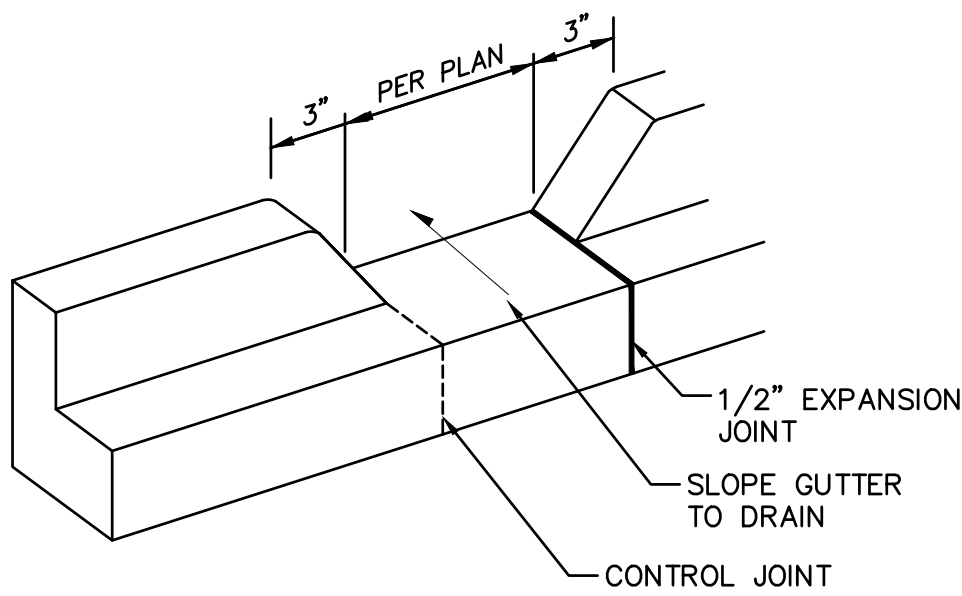
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DATE: FEBRUARY 24, 2021 ORB #: 19-209

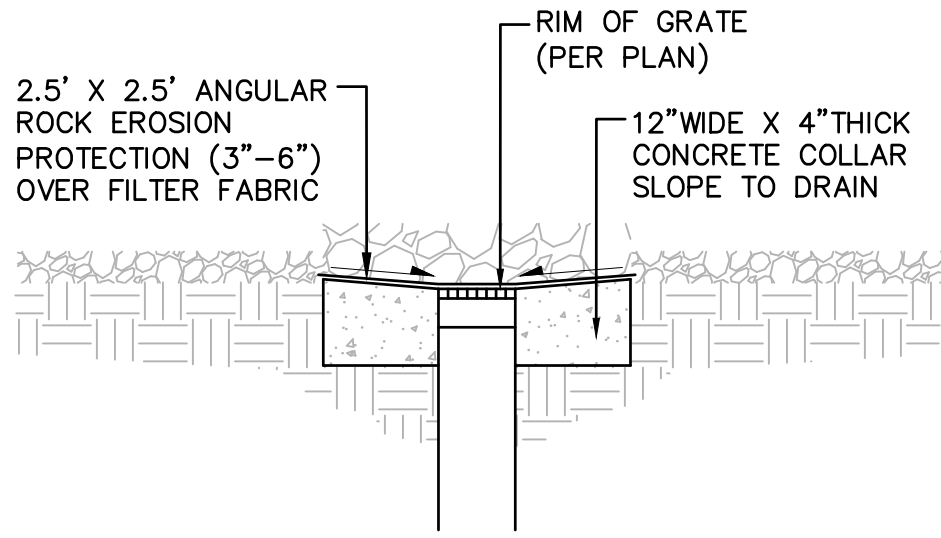
CG-303

PRIVATE STORM DRAIN-EAST



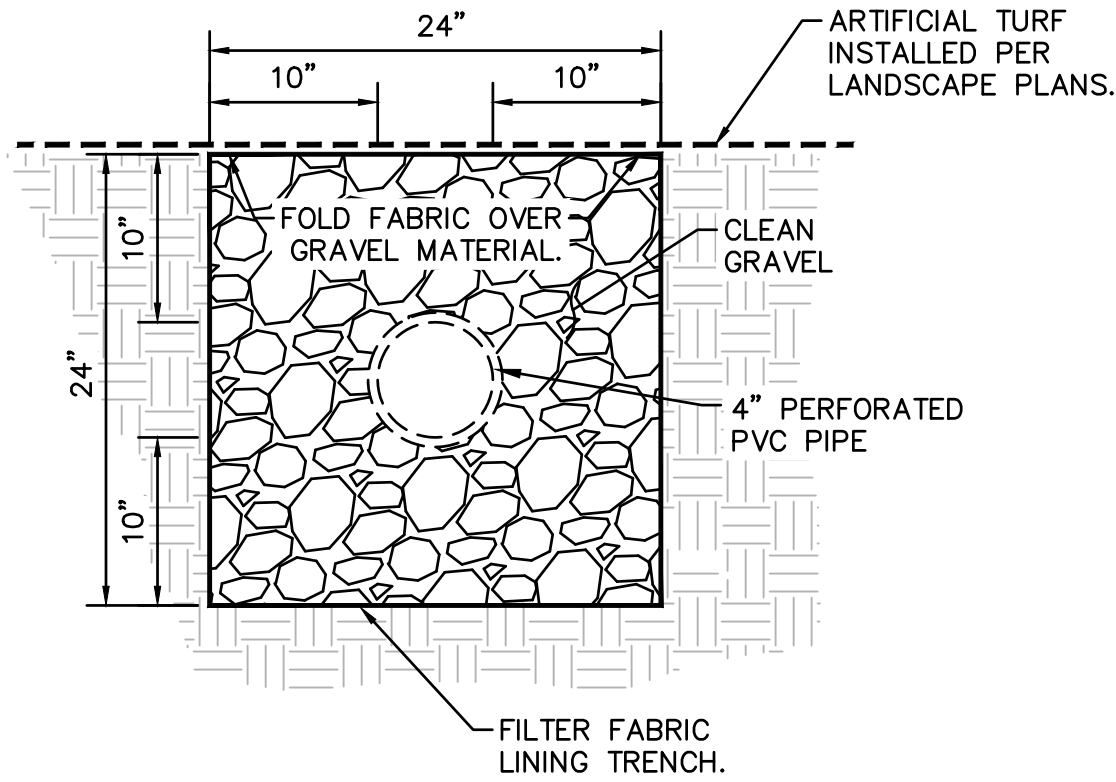
CURB OPENING

SCALE: N.T.S.



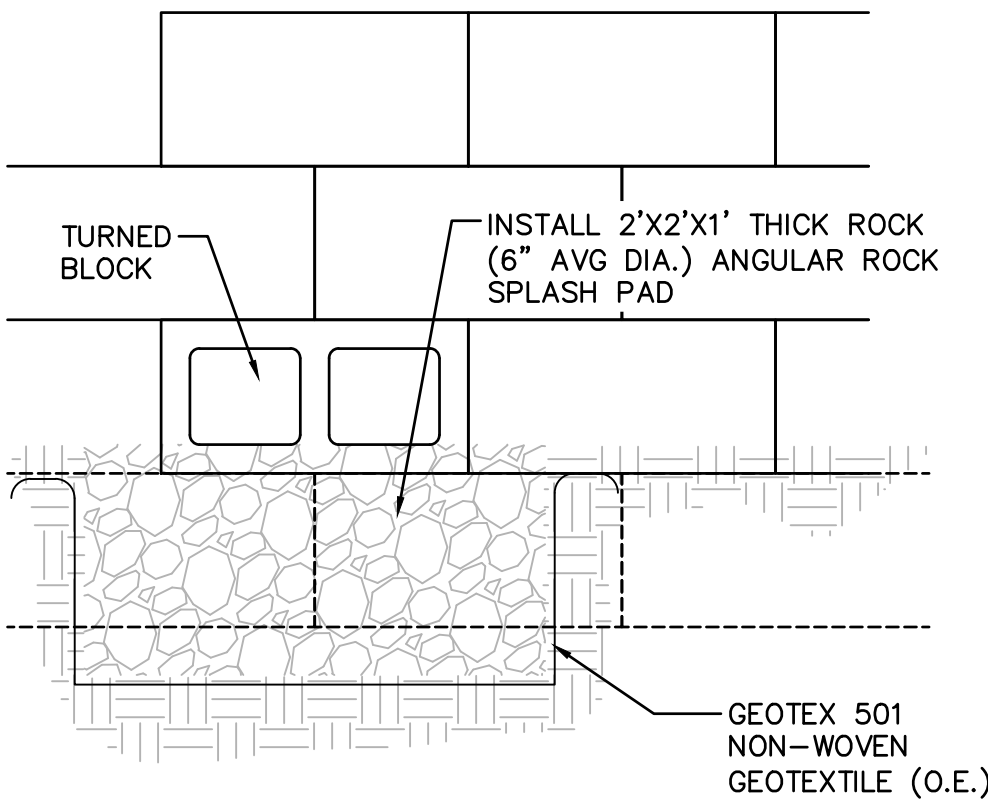
LANDSCAPE AREA DRAIN

SCALE: N.T.S.



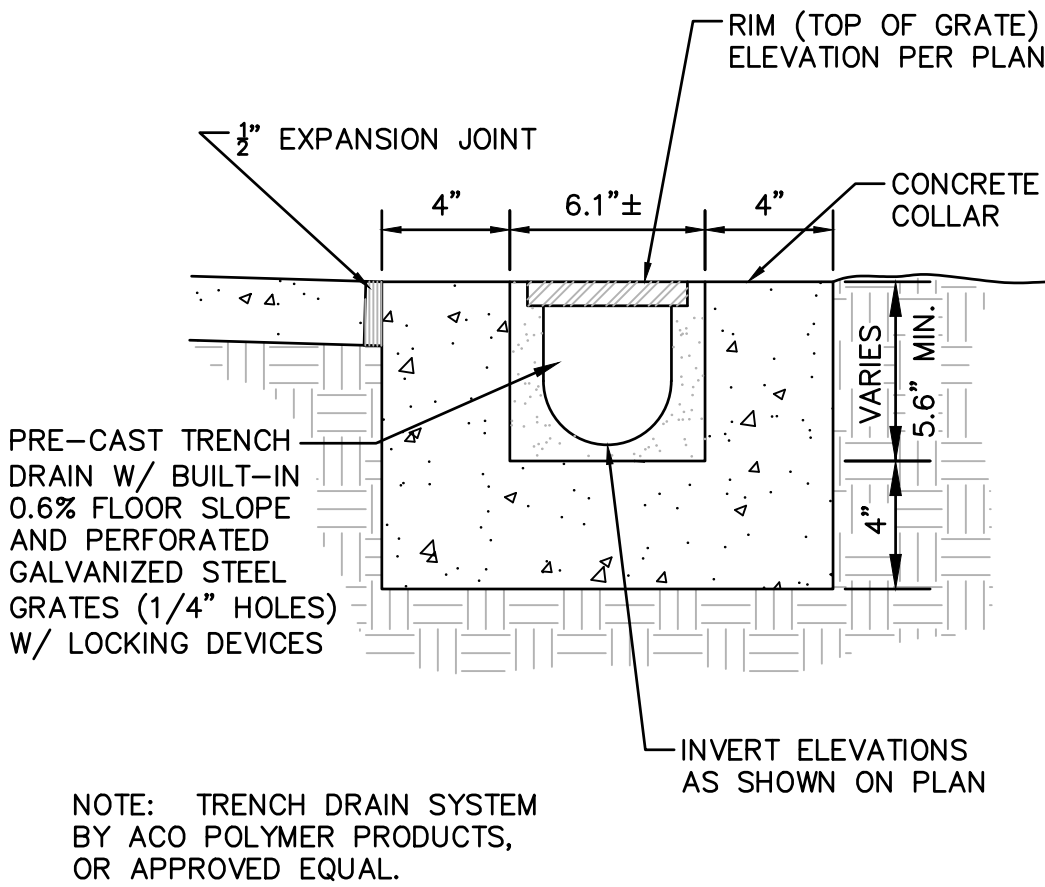
FRENCH DRAIN

SCALE: N.T.S.



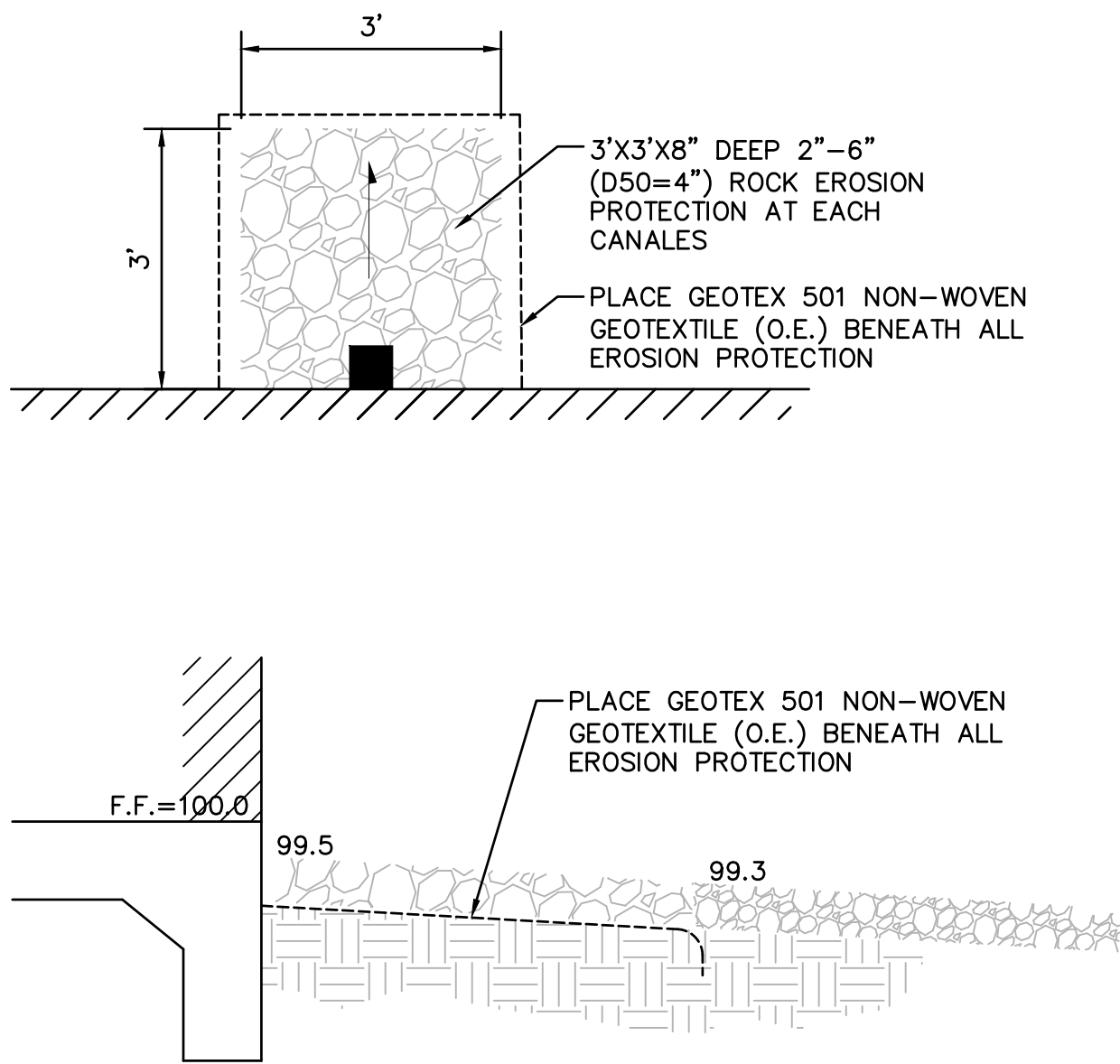
CMU WALL OPENING(S)

SCALE: N.T.S.



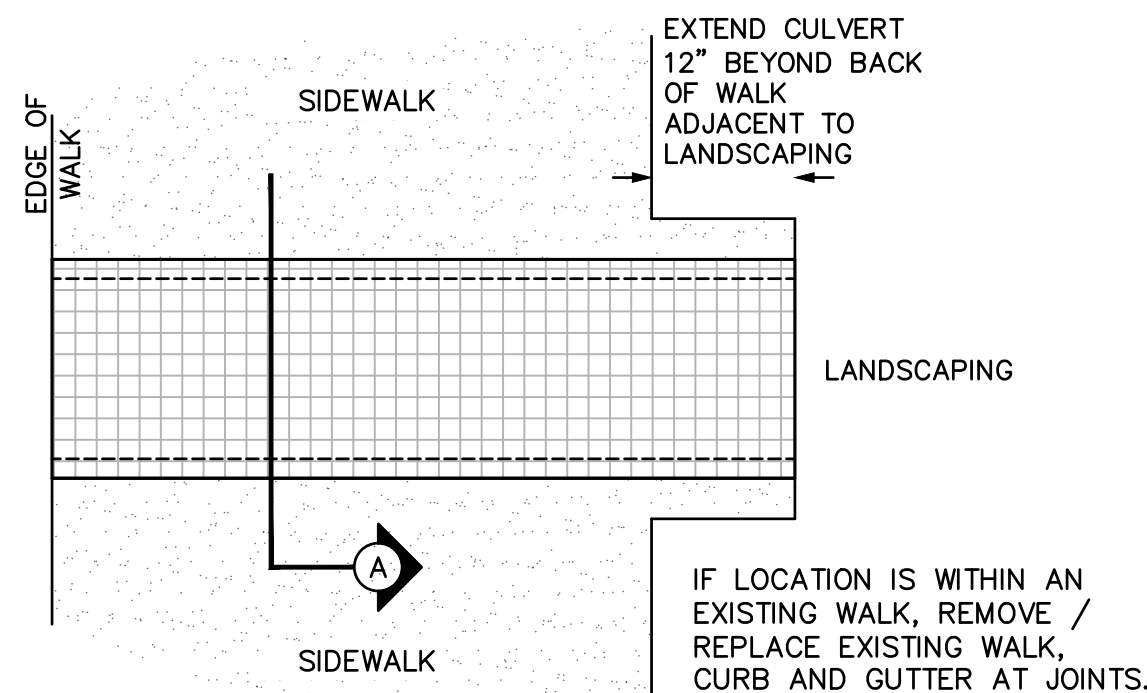
TRENCH DRAIN

SCALE: N.T.S.



SPLASH PAD AT CANALES

SCALE: N.T.S.



COVERED SIDEWALK CULVERT

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

WELD 1/2" THICK, 3/8" MIN. DIAMETER OVER ALL SCREWS. COMPLETELY COVER SCREW HEADS. GRIND EDGES SMOOTH.

FOR SECURING PLATE USE 1"x5" S.S. ROD ANCHOR, "RED HEAD MULTI-SET II SRM-38 ANCHOR" OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S INSTRUCTIONS AT MAX. 24" O.C., A MINIMUM OF 2 PER SIDE AND ONE WITHIN 6" OF EACH END.

3/8" CHECKERED STEEL PLATE.
3/8" - 16 x 1 1/2" COUNTERSUNK, F.H., CARBON STEEL, MACHINE SCREW. (TYP)

USE NO. 3 DEFORMED BAR DOWELS. SPACED DOWELS AT 18" O.C. MAXIMUM. 1-1/2" MINIMUM FROM FACE OF CONCRETE

SECTION A

SCALE: N.T.S.

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GENEVE L. DONAT
NEW MEXICO
15088
Professional Engineer
02/23/21

TITAN
DEVELOPMENT

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CG-501

GRADING DETAILS