CITY OF ALBUQUERQUE

Richard J. Berry, Mayor

October 24, 2017

J. Graeme Means, P.E.
High Mesa Consulting Group
6010 B Midway Park Blvd NE
Albuquerque, NM, 87109

RE: Good 2 Go : Coors
1535 Coors Blvd NW
Grading and Drainage Plan
Request for Permanent C.O. - Accepted
Engineer's Certification Dated 10/18/17
Hydrology File: H11D071

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Dear Mr. Means:

Based on the Certification received 10/18/17 and site visit on 10/24/17, the site is acceptable for a Permanent Certificate of Occupancy by Hydrology.

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

Orig: Drainage File

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 10/2015)

Project Title: Good 2 Go: Coors Building Permit #: _____ Hydrology File #: H-11

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

Legal Description: Parcels A & B, comprising a replat of portion of Tracts 259&260, Unit 8, Town of Atrisco Grant

City Address: 1535 Coors Boulevard NW, Albuquerque, NM 87121

Applicant: High Mesa Consulting Group Contact: J. Graeme Means

Address: 6010-B Midway Park Blvd. NE, Albuquerque, NM 87109

Phone#: 505-345-4250 Fax#: 505-345-4254 E-mail: Gmeans@highmesacg.com

Other Contact: _____ Contact: _____

Address: _____

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

Check all that Apply:

DEPARTMENT:

- ✔ HYDROLOGY/ DRAINAGE
- ___ TRAFFIC/ TRANSPORTATION
- ___ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

- ✔ ENGINEER/ARCHITECT CERTIFICATION
- ___ CONCEPTUAL G & D PLAN
- ___ GRADING PLAN
- ___ DRAINAGE MASTER PLAN
- ___ DRAINAGE REPORT
- ___ CLOMR/LOMR
- ___ TRAFFIC CIRCULATION LAYOUT (TCL)
- ___ TRAFFIC IMPACT STUDY (TIS)
- ___ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ___ OTHER (SPECIFY) _____

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
- ___ **PRE-DESIGN MEETING?**
- ___ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ___ Yes ✔ No

DATE SUBMITTED: 10-19-17 By: Ryan Curley

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: ___

CONSTRUCTION NOTES:

1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION – 1987, PUBLISHED BY THE NEW MEXICO CHAPTER AMERICAN PUBLIC WORKS ASSOCIATION. (REVISED 12/06)
2. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 811, FOR DESIGNATION (LINE–SPOTTING) OF EXISTING UTILITIES.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INTERPRETATIONS IT MAKES WITHOUT FIRST CONTACTING THE ENGINEER AS REQUIRED ABOVE.
4. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
5. ALL CONSTRUCTION WITHIN PUBLIC RIGHT–OF–WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.
6. UTILITY INFORMATION SHOWN HEREON IS BASED UPON ONSITE SURFACE EVIDENCE AND UTILITY LINE–SPOTS PROVIDED BY HIGH MESA CONSULTING GROUP. IN ADDITION, UTILITY LINE–SPOTS WERE REQUESTED VIA THE NEW MEXICO ONE CALL SERVICE (TICKET NO. 16AP190380). UTILITY LINES SHOWN ON THIS DRAWING ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE SURVEYOR HAS CONDUCTED ONLY PRELIMINARY INVESTIGATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THIS INVESTIGATION IS NOT CONCLUSIVE, AND MAY NOT BE COMPLETE. THEREFORE, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE PROPERTY OWNER, DEVELOPER, OR CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE PROPERTY OWNER, DEVELOPER, OR CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
7. THE DESIGN OF PLANTERS AND LANDSCAPED AREAS IS NOT PART OF THIS PLAN. ALL PLANTERS AND LANDSCAPED AREAS ADJACENT TO THE BUILDING(S) SHALL BE PROVIDED WITH POSITIVE DRAINAGE TO AVOID ANY PONDING ADJACENT TO THE STRUCTURE. FOR CONSTRUCTION DETAILS, REFER TO LANDSCAPING PLAN.

EROSION & SEDIMENT CONTROL MEASURES:

1. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES INTO PUBLIC RIGHT–OF–WAY OR ONTO PRIVATE PROPERTY.
2. THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT–OF–WAY SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET.
3. SPOILS FROM THE PROJECT SHALL NOT BE DEPOSITED OR STORED IN THE STREET OR ROADWAY.
4. SPOILS SHALL BE STAGED ON THE UPSTREAM SIDE OF TRENCHES WHEN TRENCHING IS REQUIRED.
5. THE CONTRACTOR SHALL CLEAN AND REMOVE ALL FUGITIVE DUST, SOIL AND DEBRIS RESULTING FROM THIS PROJECT FROM THE STREET AT THE END OF EACH DAY
6. CONTRACTOR SHALL LEAVE THE AREA IMMEDIATELY BEHIND THE CURB DEPRESSED TO CONTAIN NUISANCE FLOWS AND SEDIMENT.
7. CONCRETE TRUCKS SHALL BE SENT BACK TO THE PLANT FOR WASHING; THE WASHING OF CONCRETE TRUCKS SHALL NOT BE PERMITTED WITHIN THE PUBLIC RIGHT–OF–WAY.
8. WHEN APPLICABLE, CONTRACTOR SHALL SECURE "TOPSOIL DISTURBANCE PERMIT" FROM THE CITY AND/OR FILE A NOTICE OF INTENT (N.O.I.) WITH THE EPA PRIOR TO BEGINNING CONSTRUCTION.
9. UNLESS FINAL STABILIZATION IS OTHERWISE PROVIDED FOR, ANY AREAS OF EXCESS DISTURBANCE (TRAFFIC ACCESS, STORAGE YARD, EXCAVATED MATERIAL, ETC.) SHALL BE RE–SEEDED ACCORDING TO CITY OF ALBUQUERQUE SPECIFICATION 1012 "MISCELLANEOUS SEEDING". THIS WILL BE CONSIDERED INCIDENTAL TO CONSTRUCTION, THEREFORE, NO SEPARATE PAYMENT WILL BE MADE.
10. PROTECT EXISTING STORM DRAIN FACILITIES FROM SEDIMENT AS REQUIRED.

CALCULATIONS

I. SITE CHARACTERISTICS

A. PRECIPITATION ZONE = 1

B. $P_{100,\ 6\ HR}$ = P_{360} = 2.2 IN

C. TOTAL PROJECT AREA (A_T) = 30,969 SF / 0.71 AC

D. LAND TREATMENTS

1. EXISTING LAND TREATMENT

TREATMENT	AREA (SF/AC)	%
A		
B		
C	7,766 SF / 0.18 AC	25
D	23,202 SF / 0.53 AC	75

2. DEVELOPED LAND TREATMENT

TREATMENT	AREA (SF/AC)	%
A		
B		
C	7,690 SF / 0.18 AC	25
D	23,278 SF / 0.53 AC	75

II. HYDROLOGY

A. **EXISTING CONDITION 100 YEAR**

1. **100-YR STORM**

a. VOLUME 100-YR, 6- HR

$E_W = (E_{AA}*E_{AA}+E_{BA}*E_{BA}+E_{CA}*E_{CA}+E_{DA}*E_{DA})/A_T$

$E_W = (0.44*0.00) + (0.67*0.00) + (0.99*0.18) + (1.97*0.53)/0.71 =$ **1.72 IN**

$V_{100,6\ HR} = (E_W/12)A_T =$ (1.72/12)0.71 = 0.1019 AC-FT = **4,440 CF**

b. PEAK DISCHARGE

$Q_P = Q_{DA}A_A + Q_{DA}A_B + Q_{AC}A_C + Q_{DC}A_D$

$Q_P = (1.29 * 0.00) + (2.03 * 0.00) + (2.87 * 0.18) + (4.37 * 0.53) =$ **2.8 CFS**

B. **DEVELOPED CONDITION**

1. **100-YR STORM**

a. VOLUME

$E_W = (E_{AA}*E_{AA}+E_{BA}*E_{BA}+E_{CA}*E_{CA}+E_{DA}*E_{DA})/A_T$

$E_W = (0.44*0.00) + (0.67*0.00) + (0.99*0.18) + (1.97*0.53)/0.71 =$ **1.73 IN**

$V_{100,6\ HR} = (E_W/12)A_T =$ (1.73/12)0.71 = 0.1025 AC-FT = **4,460 CF**

b. PEAK DISCHARGE

$Q_P = Q_{DA}A_A + Q_{DA}A_B + Q_{AC}A_C + Q_{DC}A_D$

$Q_P = (1.29 * 0.00) + (2.03 * 0.00) + (2.87 * 0.18) + (4.37 * 0.53) =$ **2.8 CFS**

C. **COMPARISON 100 YEAR**

1. **100-YR STORM**

a. VOLUME 100-YR, 6-HR

$\Delta V_{100,\ 6\ HR}$ = 4460 - 4440 = **20 CF** **(INCREASE)** *

***PROPOSED VOLUME WILL BE REDUCED TO 3705 CF BY PONDING, RESULTING IN A 735 CF (DECREASE)**

b. PEAK DISCHARGE

ΔQ_{100} = 2.8 - 2.8 = **CFS** **(NO CHANGE)**

D. **FIRST FLUSH CALCULATIONS**

1. **RETENTION REQUIREMENT**

a. VOLUME

$V_{REQ} = ((P_{FF}*A_D)/12)A_D$

$V_{REQ} = ((0.44-0.10/12)(23278.39) =$ **660 CF**

2. **WATER QUALITY PONDING PROVIDED ONSITE** (BASED ON AVERAGE END AREA METHOD)

V_{CAP} * 130 + 500* 125 = **756 CF**

ENGINEER'S CERTIFICATION

I, J. GRAEME MEANS, NMPE 13676, OF THE FIRM HIGH MESA CONSULTING GROUP HEREBY CERTIFY THAT THIS PROJECT HAS BEEN CONSTRUCTED, GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 11/18/2016. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT WAS OBTAINED 10/16/2017 BY HIGH MESA CONSULTING GROUP UNDER THE DIRECTION OF JOSEPH M. SOLOMON, JR., NMPS 15075, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE SITE AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE INFORMATION CONTAINED HEREIN APPEARS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THIS CERTIFICATION IS SUBMITTED TO SUPPORT A REQUEST FOR CERTIFICATE OF OCCUPANCY.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THIS CERTIFICATION DOES NOT ADDRESS ADA COMPLIANCE WHICH IS BEYOND THE SCOPE OF GRADING AND DRAINAGE. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

J. GRAEME MEANS, NMPE NO. 13676

J. GRAEME MEANS NEW MEXICO 13676 REGISTERED PROFESSIONAL ENGINEER

10/18/17 DATE

DRAINAGE PLAN

I. INTRODUCTION AND EXECUTIVE SUMMARY

THIS PROJECT, LOCATED IN THE COORS AREA OF ALBUQUERQUE, REPRESENTS NEW CONSTRUCTION ON A DEVELOPED SITE THAT CONTAINS TWO EXISTING BUILDINGS, PAVEMENT, A CANOPY, AND LANDSCAPED AREAS SURROUNDING THE MAJORITY OF THE SITE. THE PROPOSED DEVELOPMENT IS COMPRISED OF NEW BUILDING CONSTRUCTION, PAVING IMPROVEMENTS, LANDSCAPING, AND UTILITY IMPROVEMENTS. THE DRAINAGE PLAN FOR THIS PROJECT WILL CONTINUE TO FOLLOW EXISTING DRAINAGE PATTERNS AND MATCH EXISTING DISCHARGE RATES OF FREE DISCHARGE INTO THE ADJACENT COORS BLVD NW AND ILIFF RD NW. THERE ARE NO OFF SITE FLOWS THAT DRAIN INTO THE SITE.

II. PROJECT DESCRIPTION

AS SHOWN BY THE VICINITY MAP ON SHEET C1.1, THE SITE IS LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF COORS BLVD. NW AND ILIFF RD. NW. THE CURRENT LEGAL DESCRIPTION IS PARCELS A & B, COMPRISING A REPLAT OF PORTION OF TRACTS 259&260, UNIT 8, TOWN OF ATRISCO GRANT. AS SHOWN BY PANEL 327 OF 825 OF THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS PUBLISHED BY FEMA FOR BERNALILLO COUNTY, NEW MEXICO, REVISED AUGUST 16, 2012, THIS SITE DOES NOT LIE WITHIN A DESIGNATED FLOOD HAZARD ZONE.

III. BACKGROUND DOCUMENTS

THE FOLLOWING IS A LIST OF DOCUMENTS RELATED TO THE SITE AND SURROUNDING AREA. THIS LIST MAY NOT BE ALL INCLUSIVE, HOWEVER REPRESENTS A SUMMARY OF THE RELEVANT PLANS AND DOCUMENTS WHICH ARE KNOWN TO THE ENGINEER AT THE TIME OF THE PLAN PREPARATION.

A. TOPOGRAPHIC AND UTILITY SURVEY PREPARED BY HIGH MESA CONSULTING GROUP (HMCG), DATED 08/27/2016 (NMPS 15075). THIS SURVEY DOCUMENTS THE EXISTING CONDITIONS FOR THE SITE.

II. EXISTING CONDITIONS

THE EXISTING SITE CONSISTS OF A GAS STATION BUILDING, CANOPY AND SMALL TIRE REPAIR SHOP LOCATED WITHIN AN INFILL AREA. THE SITE ALSO CONTAINS EXISTING ASPHALT AND CONCRETE PAVING, CURB AND LANDSCAPING SURROUNDING THE EDGES OF THE SITE. THE SITE IS DIVIDED IN HALF BY THE EXISTING GAS STATION LOCATED IN THE MIDDLE OF THE SITE. THE AREA TO THE NORTH OF THE BUILDING DRAINS FROM SOUTH TO NORTH AND THE AREA TO THE SOUTH OF THE BUILDING DRAINS FROM NORTH TO SOUTHEAST. A PORTION OF BOTH HALVES OF THE SITE DRAINS TO EXISTING DEPRESSED LANDSCAPED AREAS BEFORE LEAVING THE SITE AND THE OTHER FREELY DISCHARGES OFF SITE THROUGH THE EXISTING DRIVE PAD ENTRANCES FROM ILIFF RD. NW AND COORS BLVD. NW. THE EXISTING TOTAL DISCHARGE THAT LEAVES THE SITE IS 2.8 CFS. THERE ARE NO OFFSITE FLOWS INTO THE SITE.

III. DEVELOPED CONDITIONS

AS PART OF THE NEW DEVELOPMENT THE TWO EXISTING BUILDINGS WILL BE DEMOLISHED, A PORTION OF THE EXISTING CANOPY AND EXISTING PAVEMENT WILL REMAIN. THE NEW SITE WILL CONTAIN A NEW BUILDING, PAVEMENT, SIDEWALKS AND DEPRESSED LANDSCAPED AREAS FOR WATER QUALITY RETENTION. THE SITE WILL CONTINUE TO SPLIT RUNOFF WITH A PORTION OF THE SITE DRAINING FROM SOUTH TO NORTH INTO ILIFF RD NW. AND THE OTHER PORTION DRAINING FROM NORTH TO SOUTHWEST INTO COORS BLVD NW. THE PROPOSED TOTAL DISCHARGE THAT LEAVES THE SITE WILL MATCH THE EXISTING DISCHARGE OF 2.8 CFS. AS IN THE EXISTING CONDITION, THERE WILL CONTINUE TO BE NO OFFSITE FLOWS IMPACTING THE PROJECT SITE

THE PROPOSED LANDSCAPED WATER HARVESTING AREAS WITHIN AND AT THE PERIMETER OF THE DEVELOPED SITE WILL CAPTURE AND TREAT THE FIRST FLUSH RUNOFF GENERATED BY THE PROPOSED IMPROVEMENTS TO THE MAXIMUM EXTENT PRACTICABLE. THE FIRST FLUSH RETENTION REQUIREMENT FOR THIS SITE IS EQUAL TO 660 CF. THE RETENTION PROVIDED ONSITE WILL EQUAL 755 CF WHICH IS GREATER THAN WHAT IS REQUIRED. THESE VOLUMES OF RETENTION WERE CALCULATED BY THE AVERAGE END AREA METHOD.

IV. GRADING PLAN

THE GRADING PLAN ON SHEET C1.1 SHOWS 1) THE EXISTING GRADES INDICATED BY THE CONTOURS AT 1 FOOT INTERVALS AND SPOT ELEVATIONS FROM THE TOPOGRAPHIC SURVEY REFERENCED ABOVE BY THIS OFFICE; 2) THE LIMIT AND CHARACTER OF EXISTING IMPROVEMENTS AS SHOWN BY THE AFOREMENTIONED SURVEY; 3) THE LIMIT AND CHARACTER OF THE PROPOSED IMPROVEMENTS; 4) PROPOSED GRADES INDICATED BY CONTOURS AT 1 FOOT INTERVALS AND SPOT ELEVATIONS; AND 5) CONTINUITY BETWEEN EXISTING AND PROPOSED GRADES.

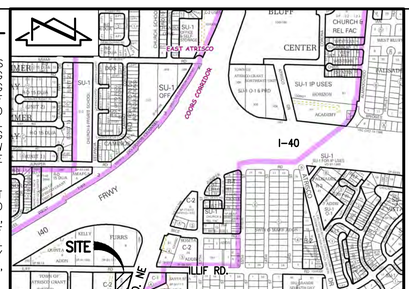
V. CALCULATIONS

THE CALCULATIONS CONTAINED HEREON ANALYZE THE EXISTING AND DEVELOPED CONDITIONS FOR THE 100–YEAR, 6–HOUR RAINFALL EVENT, THE PROCEDURE FOR 40 ACRE AND SMALLER BASINS, AS SET FORTH IN THE REVISIONS OF SECTION 22.2, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL, VOLUME 2, DESIGN CRITERIA, DATED JANUARY 1993 AND REVISED 1997, HAS BEEN USED TO QUANTIFY THE PEAK RATE OF DISCHARGE AND VOLUME OF RUNOFF GENERATED. AS SHOWN BY THE CALCULATIONS, THERE WILL BE A DECREASE IN THE 100–YEAR PEAK DISCHARGE AND VOLUME OF RUNOFF ATTRIBUTABLE TO THIS PROJECT DUE TO PONDING.

VI. CONCLUSIONS

THE FOLLOWING CONCLUSIONS HAVE BEEN ESTABLISHED FROM THE EVALUATIONS CONTAINED HEREIN:

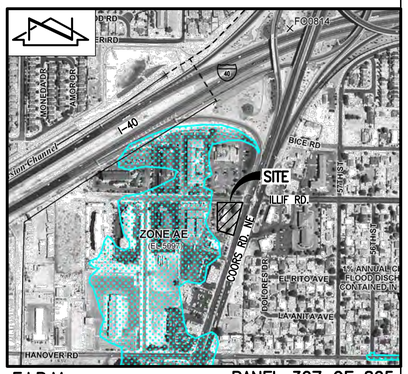
1. THE PROPOSED IMPROVEMENTS REPRESENT NEW CONSTRUCTION TO AN EXISTING DEVELOPED SITE.
2. THE PROPOSED IMPROVEMENTS WILL NOT SIGNIFICANTLY ALTER THE EXISTING DRAINAGE PATTERNS ON SITE
3. THE PROPOSED IMPROVEMENTS WILL RESULT IN A VERY MINOR INCREASE IN THE DEVELOPED RUNOFF GENERATED BY THE SITE BUT PONDING WILL RESULT IN A DECREASE RUNOFF THAT LEAVES THE SITE.
4. THE PROPOSED DISCHARGE RATE EQUALS THE EXISTING DISCHARGE RATE
5. THE PROPOSED IMPROVEMENTS WILL NOT ADVERSELY IMPACT DOWNSTREAM PROPERTIES OR DOWNSTREAM DRAINAGE CONDITIONS.



VICINITY MAP

SCALE: 1" = 750'

H–11



F.I.R.M.

SCALE: 1" = 500'

PANEL 327 OF 825

DATED 8/16/2012

PROJECT BENCHMARK

AGRS 3 1/4" BRASS DISC STAMPED "2–H11", SET IN CONCRETE WITHIN A MONUMENT BOX MARKED WITH THE LETTER "M", IN THE SOUTH MEDIAN OF THE INTERSECTION OF COORS RD NE AND ILIFF RD.
NORTHING 1,493,127.762 (GRID)
EASTING 1,504,048.077 (GRID)
ELEVATION = 5098.37 FEET (NAVD 1988)

TEMPORARY BENCHMARK #1 (T.B.M.)

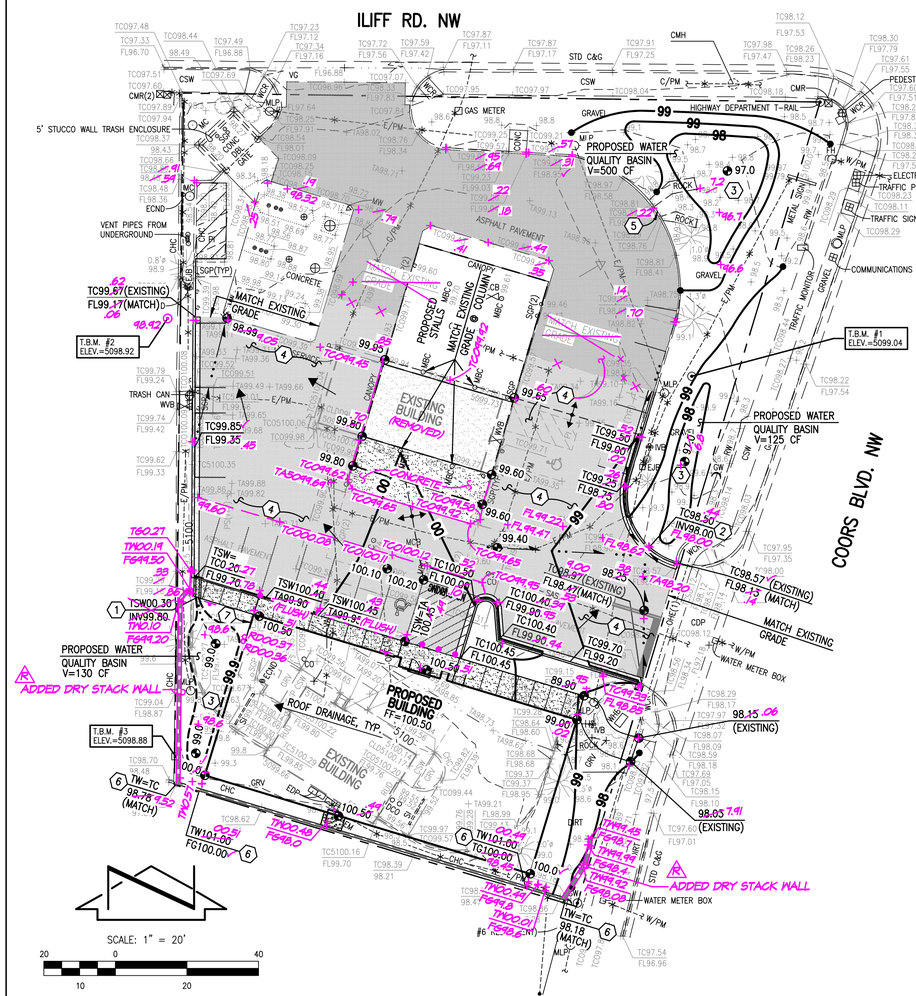
A #5 REBAR WITH CAP STAMPED "HMCG CONTROL NMPS 11184" SET IN GRAVEL LANDSCAPE AREA ALONG COORS BLVD. AT THE EAST SIDE OF THE SITE, AS SHOWN ON THIS SHEET.
ELEVATION = 5099.04 FEET (NAVD 1988)

TEMPORARY BENCHMARK #2 (T.B.M.)

A #5 REBAR WITH CAP STAMPED "HMCG CONTROL NMPS 11184" SET IN RIVER ROCK LANSCAPE AREA NEAR THE UNDERGROUND FUEL TANKS AT THE WEST SIDE OF THE SITE, AS SHOWN ON THIS SHEET.
ELEVATION = 5098.92 FEET (NAVD 1988)

TEMPORARY BENCHMARK #3 (T.B.M.)

A CHISELED "+" SCRIBED IN CONCRETE HEADER CURB AT THE SOUTHWEST CORNER OF THE SITE , AS SHOWN ON THIS SHEET.
ELEVATION = 5098.88 FEET (NAVD 1988)



GRADING KEYED NOTES

1. CONSTRUCT SIDEWALK CULVERT PER TYPICAL DETAIL, SHEET C3.1
2. CONSTRUCT CURB CUT PER TYPICAL DETAIL, SHEET C3.1
3. DEPRESSED LANDSCAPING FOR WATER QUALITY RETENTION
4. NEW ASPHALT PAVEMENT, SEE SHEET C1.2
5. EXISTING CURB CUT TO REMAIN
6. CONSTRUCT NEW RETAINING WALL. REFER TO STRUCTURAL PLANS FOR DETAIL.
7. INSTALL CONCRETE SPLASH PAD AT ROOF DRAIN DOWNSPOUT AND OVERFLOW DRAIN LOCATIONS.

RECORD DRAWING LEGEND

CONSTRUCT	RECORD INFORMATION (VERIFIED BY ENGINEER)
✓	AS-CONSTRUCTED = AS-DESIGNED (VERIFIED BY AS-BUILT SURVEY)
36' 42"	RECORD INFORMATION FROM AS-BUILT SURVEY
+25.2	RECORD INFORMATION FROM AS-BUILT SURVEY
◕ 28,95 42	RECORD INFORMATION FROM AS-BUILT SURVEY

LEGEND

C&G	CURB AND GUTTER	RUD	ROLL–UP DOOR
C/PM	COMMUNICATION BY PAINT MARK	RW	ROCK WALL
CAM	CAMERA	SAS	SANITARY SEWER
CCND	COMMUNICATION CONDUIT	SGP	STEEL GUARD POST
CHC	CONCRETE HEADER CURB	SI	STORM DRAIN INLET
CLD	CENTERLINE OF DOOR	TA	TOP OF ASPHALT
CLDD	CENTERLINE OF DOUBLE DOOR	TC	TOP OF CURB
CMH	COMMUNICATIONS MANHOLE	TCO	TOP OF CONCRETE
CO	SANITARY SEWER CLEANOUT	TYP	TYPICAL
CONC	CONCRETE	VG	VALLEY GUTTER
COP	CURB OPENING	WCR	WHEELCHAIR RAMP
CMR	COMMUNICATIONS RISER	WHB	WATERLINE HOTBOX
CSW	CONCRETE SIDEWALK	W/PM	WATERLINE BY PAINT MARK
DCO	DOUBLE SANITARY SEWER CLEANOUT	WVB	WATER VALVE BOX
E/PM	ELECTRIC BY PAINT MARK	*	PAINTED UTILITY MARKER
ECND	ELECTRIC CONDUIT	1.2"ø	DIAMETER OF TREE
EDP	ELECTRIC DISTRIBUTION PANEL		
EM	ELECTRIC METER		DECIDUOUS TREE
FH	FIRE HYDRANT		
FL	FLOWLINE		
G/PM	GAS BY PAINT MARK		
GRV	GRAVEL		SMALL DECIDUOUS TREE
GW	GUY WIRE		
IVB	IRRIGATION VALVE BOX		
MBC	1'X1' METAL BUILDING COLUMN		SHRUB
MC	METAL COLUMN		
MCB	METER CAN WITH BIB VALVE		YUCCA
MLP	METAL LIGHT POLE		
MW	MONITORING WELL		GROUP OF SHRUBS
OHC(2)	OVERHEAD COMMUNICATION (# OF LINES)		
OHE(2)	OVERHEAD ELECTRIC (# OF LINES)		UNDERGROUND FUEL TANK LID
PI	PAINTED ISLAND		
PS	PARKING STRIPE		
RR	RIVER ROCK		

INV	INVERT
TA	TOP OF ASPHALT PAVEMENT
TC	TOP OF CURB
TG	TOP OF GRATE
+ 99.35	EXISTING SPOT ELEVATION
◕ 99.40	PROPOSED SPOT ELEVATION
	PROPOSED RETAINING WALL
	EXISTING FLOWLINE
	PROPOSED FLOWLINE
–5100–	EXISTING CONTOUR
99	PROPOSED CONTOUR
	EXISTING DIRECTION OF FLOW
	PROPOSED DIRECTION OF FLOW
	RIGHT OF WAY LINE
	PUBLIC EASEMENT LINE
	HIGH POINT / DIVIDE
	PROPOSED CONCRETE

NOTE:
THIS IS NOT A BOUNDARY SURVEY; DATA IS SHOWN FOR ORIENTATION ONLY. THE TOPOGRAPHIC AND UTILITY INFORMATION DEPICTED HEREON IS BASED UPON THE TOPOGRAPHIC AND UTILITY SURVEY PREPARED BY HIGH MESA CONSULTING GROUP, NMPS NO. 15075, DATED 04/27/2016 (2016.024.1).

RECORD DRAWING

2016.041 3 1

HIGH MESA Consulting Group
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PHONE: 505.345.4250 • FAX: 505.345.4254 • www.highmesacg.com

J. GRAEME MEANS NEW MEXICO 13676 REGISTERED PROFESSIONAL ENGINEER

11–18–2016 10–18–2017

nbwarchitects p.a.
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PROJECT: NEW BUILDING FOR: GOOD 2 GO CONVENIENCE STORE
COORS STORE #
ALBUQUERQUE, NEW MEXICO

SHEET TITLE: PROPOSED GRADING PLAN

REVISIONS

1	AS-BUILT & RECORD	10/17

PROJECT NO. 16031
DATE: NOVEMBER 2016
DRAWN BY: J.Y.R./S.C.C.
CHECKED BY: R.J.C.

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