

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

October 15, 2024

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

RE: Sunset Memorial Park – Pueblo Esperanza Ph.2
924 Menaul Blvd. NE
Grading & Drainage Plan
Engineer's Stamp Date: 09/24/2024
Hydrology File: H15D016B

Dear Mr. Means:

Based upon the information provided in the submittal received 10/04/2024, the Grading & Drainage Plan is approved for Building Permit and Grading Permit. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

PO Box 1293

Please perform a review of all Top of Curb and Flow Line elevations along all new concrete curb alignments for consistency of curb design configuration and construction.

Albuquerque

PRIOR TO CERTIFICATE OF OCCUPANCY:

NM 87103

1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.

www.cabq.gov

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, 505-924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 505-924-3995 or richardmartinez@cabq.gov.

Sincerely,

Richard Martinez, P.E.
Senior Engineer, Hydrology
Planning Department

DRAINAGE PLAN

I. INTRODUCTION AND EXECUTIVE SUMMARY

THE SITE IS LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF MENAUL BLVD NE AND EDITH BLVD NE. AT PRESENT, THE SITE IS DEVELOPED AS A CEMETERY PARK AND RELATED USE. THE PROPOSED IMPROVEMENTS TO THIS EXISTING SITE WILL INCLUDE CONSTRUCTION OF TWO NEW SMALL MAUSOLEUM UNITS TO THE EXISTING 'PUEBLO ESPERANZA' AREA ONSITE, ALONG WITH ASSOCIATED PAVED PEDESTRIAN AND VEHICLE PARKING IMPROVEMENTS.

THE PROPOSED DRAINAGE CONCEPT WILL BE THE CONTINUED FREE DISCHARGE OF RUNOFF VIA A COMBINATION OF EXISTING SHEET AND SHALLOW CONCENTRATED FLOW FROM THE PROJECT SITE ONTO THE SURROUNDING EXISTING INTERNAL CEMETARY PAVED ROADS AND LAWN AREAS, CONSISTENT WITH THE APPROVED 2020 MASTER DRAINAGE PLAN.

THIS SUBMITTAL IS MADE FOR BUILDING PERMIT APPROVAL

II. PROJECT DESCRIPTION

THE EXISTING LEGAL DESCRIPTION OF THE SITE IS TRACT 1, SUNSET MEMORIAL PARK. AS SHOWN BY PANEL 332 OF 825 OF THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS PUBLISHED BY FEMA FOR BERNALILLO OUNTY, NEW MEXICO, SEPTEMBER 26, 2008, THE SITE IS NOT ENCUMBERED BY, NOR DOES IT DIRECTLY DISCHARGE TO ANY MAPPED FLOOD HAZARD ZONES.

III. BACKGROUND DOCUMENTS & RESEARCH

THE FOLLOWING BACKGROUND DOCUMENTS WERE REVIEWED IN THE PREPARATION OF THIS SUBMITTAL:

1. MASTER DRAINAGE PLAN FOR SUNSET MEMORIAL PARK (H-15/D16) DATED 03-09-2020 PREPARED BY HIGH MESA CONSULTING GROUP. THE 2020 MASTER DRAINAGE PLAN (MDP) WAS PREPARED FOR MASTER SITE DEVELOPMENT PLAN APPROVAL OF THE SUNSET MEMORIAL PARK. THE 2020 PLAN WAS AN UPDATE TO A 2014 MDP AND ESTABLISHED THE CURRENT AS WELL AS FUTURE DEVELOPMENT DRAINAGE PATTERNS FOR THE SITE AND CONFIRMED THAT FREE DISCHARGE OF RUNOFF FROM THE SITE IS ALLOWABLE TO EDITH BLVD NE.

2. A TOPOGRAPHIC AND UTILITY SURVEY PREPARED BY HIGH MESA CONSULTING GROUP, NMPS NO. 11184, DATED 09-26-2023. THIS REFERENCED DOCUMENT PROVIDES A DIGITAL ORTHOPHOTO, CONTOUR AND UTILITY INFORMATION FOR THE PROJECT SITE AND IS THE BASIS FOR THE EXISTING CONDITIONS OF THE SITE TO BE DEVELOPED.

IV. EXISTING CONDITIONS

THE EXISTING PUEBLO ESPERANZA SITE IS DEVELOPED AS A CEMETERY PARK WITH RELATED USES. AT PRESENT, THE PROJECT SITE CONSISTS OF ONE (1) SMALL CRYPT BUILDING, COVERED PEDESTRIAN SEATING AREAS, AND RELATED PAVED PEDESTRIAN IMPROVEMENTS, ALONG WITH SURROUND GRASS TURF AREAS. THE EXISTING PAVED AREAS CONSISTS OF A COMBINATION OF IMPERVIOUS SIDEWALK AND PERVIOUS COBBLES, PAVERS AND GRAVEL LANDSCAPING. THE PROJECT SITE IS LOCATED IMMEDIATELY NORTH OF AN EXISTING PRIVATE PAVED LOOP ROAD. THE SITE HAS A GRADUAL SLOPE (1-3%) THAT DRAINS FROM NORTHEAST TO SOUTHWEST ACROSS THE PROJECT SITE ONTO THE ADJACENT TURF GRASS AND TO THE PRIVATE LOOP ROAD. RUNOFF FROM THE EXISTING TURF GRASS UPSTREAM OF THE PROJECT AREA GENERALLY SHEET FLOWS ONTO AND ACROSS THE PROJECT SITE. THE RUNOFF IS CONTAINED AND MANAGED ONSITE AS APPROVED IN THE 2020 MDP FOR SUNSET MEMORIAL PARK.

AS NOTED IN THE 2020 MDP, THE OVERALL SITE CONSISTS OF MULTIPLE AREAS OF DISCONNECTED IMPERVIOUSNESS WITH MULTIPLE EXISTING DEPRESSIONS IN THE TURF AREAS THAT COLLECT AND TREAT RUNOFF PRIOR TO DISCHARGE. THESE AREAS LOCATED THROUGHOUT THE OVERALL SITE WILL EFFECTIVELY TREAT THE FIRST FLUSH RUNOFF FROM THE NEW DEVELOPMENT ONSITE AS THESE AREAS STORE AND INFILTRATE THE PROJECT SITE RUNOFF.

THERE ARE NO OFFSITE FLOWS AFFECTING THIS PROJECT AREA.

V. DEVELOPED CONDITIONS

THE PROPOSED PUEBLO ESPERANZA DEVELOPMENT OF THE PROJECT SITE CONSISTS OF TWO SMALL MAUSOLEUM BUILDINGS, ASSOCIATED PERVIOUS COBBLE PAVERS FOR PEDESTRIAN ACCESS, AND THREE NEW PAVED PARALLEL PARKING SPACES (ONE ACCESSIBLE) ALONG THE NORTH SIDE OF THE PRIVATE LOOP ROAD. THESE IMPROVEMENTS ARE CONSISTENT WITH THE PUEBLO ESPERANZA EXPANSION REFERENCED IN THE 2020 SUNSET MEMORIAL MDP PHASED DEVELOPED CONDITIONS.

THE NEW PAVED AREAS IMPROVEMENTS WILL DRAIN NORTHEAST TO SOUTHWEST AROUND THE NEW MAUSOLEUM BUILDINGS AND CONTINUE TO DRAIN TO THE DOWNSTREAM TURF GRASS AND LOOP ROAD. A FLOWLINE WILL BE GRADED INTO THE TURF AREA IMMEDIATELY EAST OF THE PROPOSED IMPROVEMENTS TO DIVERT UPSTREAM RUNOFF SOUTH TO THE PAVED ACCESS ROAD, MITIGATING RUNOFF ONTO THE NEW PUEBLO ESPERANZA IMPROVEMENTS. THIS RUNOFF WILL CONTINUE TO BE MANAGED ONSITE.

THESE IMPROVEMENTS ARE CONSISTENT WITH THE OVERALL 2020 MASTER DEVELOPMENT PLAN FOR THE SITE AND MAINTAIN THE APPROVED SITE DRAINAGE PATTERN FOR THE OVERALL SITE.

VI. CALCULATIONS

CALCULATIONS ANALYZING THE EXISTING AND DEVELOPED CONDITIONS FOR THE 100 YEAR, 6-HOUR RAINFALL EVENT HAVE BEEN PREPARED FOR THE DEVELOPED CONDITION. THE DPM PROCEDURE FOR 40 ACRE AND SMALLER BASINS, AS SET FORTH IN DPM 6-2(A) HAS BEEN USED TO QUANTIFY THE PEAK RATE OF DISCHARGE AND VOLUME OF RUNOFF GENERATED. THE CALCULATIONS DEMONSTRATE THAT THERE WILL BE A 610 CF OF INCREASE IN RUNOFF GENERATED FROM THE PROJECT AREA, ALONG WITH A PEAK DISCHARGE INCREASE OF 0.2 CFS. THIS NEGLIGIBLE INCREASE WAS INCLUDED AS PART OF THE 2020 MDP PHASED IMPROVEMENTS, AND IS NOT ANTICIPATED TO NEGATIVELY IMPACT THE OVERALL DRAINAGE OF THE SITE.

VII. CONCLUSIONS

1. THIS PLAN IS SUBMITTED TO SUPPORT BUILDING PERMIT APPROVAL FOR THE PUEBLO ESPERANZA EXPANSION
2. THIS PROJECT WILL RESULT IN A NEGLIGIBLE INCREASE IN STORMWATER VOLUME AND PEAK DISCHARGE GENERATED BY THE PROJECT AREA.
3. THIS PROJECT GRADING AND DRAINAGE CONFORMS TO THE PREVIOUSLY APPROVED AND ESTABLISHED 2020 MASTER DRAINAGE PLAN FOR SUNSET MEMORIAL PARK.
4. PER THE 2020 MDP, FIRST FLUSH RUNOFF FROM THE PUEBLO ESPERANZA EXPANSION WILL BE EFFECTIVELY TREATED WITHIN THE EXISTING DOWNSTREAM DEPRESSED TURF AREAS THAT DISCONNECT IMPERVIOUS; INFILTRATING THIS FIRST FLUSH DISCHARGE.

CALCULATIONS

I. SITE CHARACTERISTICS

A. PRECIPITATION ZONE =	2
B. $P_{100, 6 \text{ HR}} = P_{360}$ =	2.29 IN
C. TOTAL PROJECT AREA (A_T) =	13,452 SF 0.31 AC

D. LAND TREATMENTS

EXISTING LAND TREATMENT			PROPOSED LAND TREATMENT		
BASIN 1	13,452 SF 0.31 AC		BASIN 1	13,452 SF 0.31 AC	
LAND TREATMENT	AREA (SF/AC)	%	LAND TREATMENT	AREA (SF/AC)	%
A			A		
B	9,406 SF 0.22 AC	70%	B	4,618 SF 0.11 AC	34%
C			C		
D	4,047 SF 0.09 AC	30%	D	8,834 SF 0.20 AC	66%

II. HYDROLOGY

A. EXISTING CONDITION 100 YEAR STORM

1. BASIN 1	
a. VOLUME 100-YR, 6-HR	
$WT_E = (E_A \cdot A_A + E_B \cdot A_B + E_C \cdot A_C + E_D \cdot A_D) / A_T$ $\Rightarrow (0.62 \cdot 0.00) + (0.80 \cdot 0.22) + (1.03 \cdot 0.00) + (2.33 \cdot 0.09) / 0.31 =$	1.26 IN 1,410 CF
$V_{100, 6 \text{ HR}} = (E_W / 12) \cdot A_T$ $\Rightarrow (1.26 / 12) \cdot 0.31 =$	0.0324 AC-FT
b. PEAK DISCHARGE 100-YR	
$Q_{100} = Q_A \cdot A_A + Q_B \cdot A_B + Q_C \cdot A_C + Q_D \cdot A_D$ $\Rightarrow (1.71 \cdot 0.00) + (2.36 \cdot 0.22) + (3.05 \cdot 0.00) + (4.34 \cdot 0.09) =$	0.9 CFS

B. PROPOSED CONDITION 100 YEAR STORM

1. BASIN 1	
a. VOLUME 100-YR, 6-HR	
$WT_E = (E_A \cdot A_A + E_B \cdot A_B + E_C \cdot A_C + E_D \cdot A_D) / A_T$ $\Rightarrow (0.62 \cdot 0.00) + (0.80 \cdot 0.11) + (1.03 \cdot 0.00) + (2.33 \cdot 0.20) / 0.31 =$	1.80 IN 2,020 CF
$V_{100, 6 \text{ HR}} = (E_W / 12) \cdot A_T$ $\Rightarrow (1.80 / 12) \cdot 0.31 =$	0.0463 AC-FT
c. PEAK DISCHARGE 100-YR	
$Q_{100} = Q_A \cdot A_A + Q_B \cdot A_B + Q_C \cdot A_C + Q_D \cdot A_D$ $\Rightarrow (1.71 \cdot 0.00) + (2.36 \cdot 0.11) + (3.05 \cdot 0.00) + (4.34 \cdot 0.20) =$	1.1 CFS

C. COMPARISON 100 YEAR STORM

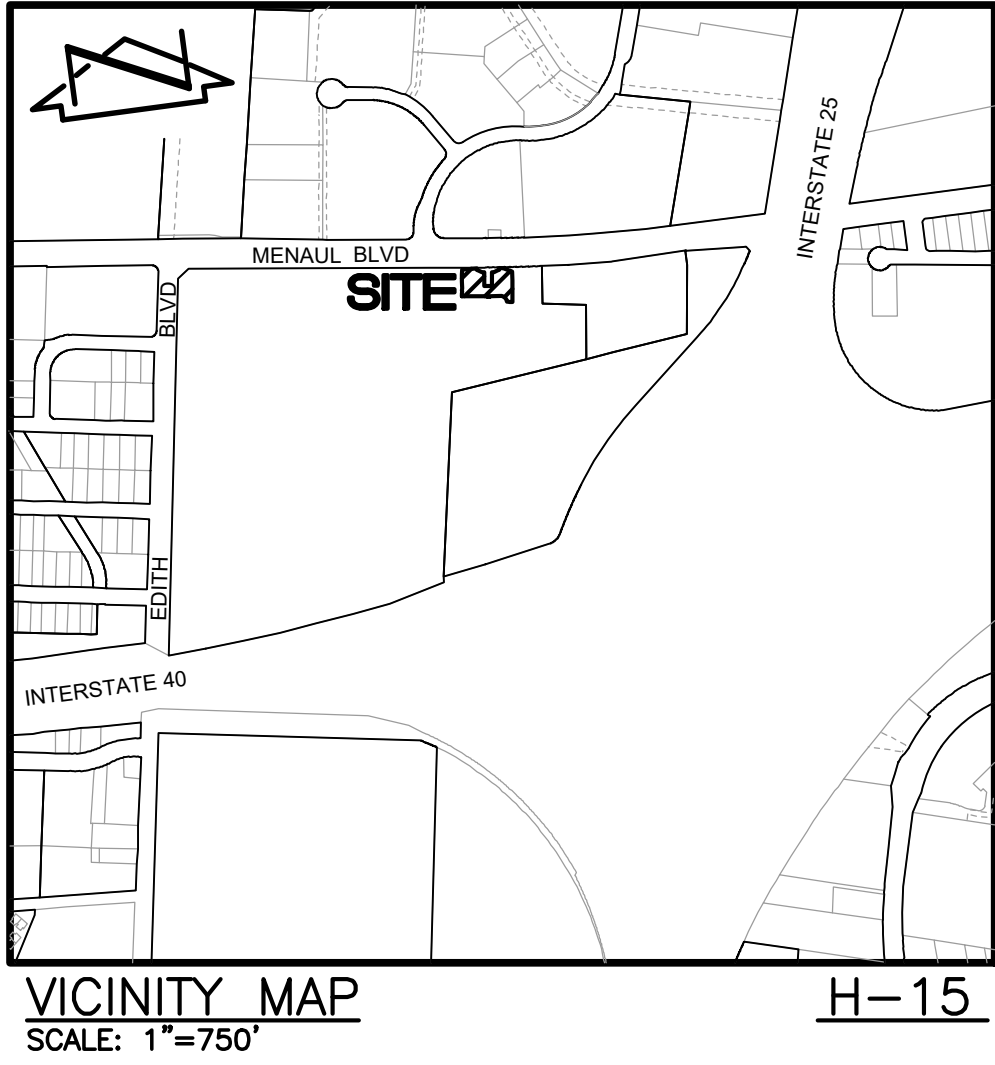
1. <u>BASIN 1</u>			
<u>a. VOLUME 100-YR, 6-HR</u>	$\Delta V_{100, 6 \text{ HR}} = 2020 - 1410 =$	<u>610 CF</u>	(INCREASE)
<u>b. PEAK DISCHARGE 100-YR</u>	$\Delta Q_{100} = 1.1 - 0.9 =$	<u>0.2 CFS</u>	(INCREASE)

LEGEND

ALUM ASPH BENCH C&G CC CONC CSW EA EC EV FL MC&G SB STW TA TC TCO TW TWL WCR WS	ALUMINUM CAP PLOT MARKER ASPHALT STONE BENCH CURB AND GUTTER CONCRETE CURB CONCRETE CONCRETE SIDEWALK EDGE OF ASPHALT EDGE OF CONCRETE ELECTRIC VAULT FLOW LINE MOUNTABLE CURB AND GUTTER STONE BORDER STUCCO WALL TOP OF ASPHALT TOP OF CURB TOP OF CONCRETE TOP OF WALL TREE WELL WHEELCHAIR RAMP WHEEL STOP IRR VALVE BOX HEADSTONE
CONFEROUS TREE AND DIAMETER SMALL CONFEROUS TREE	
DECIDUOUS TREE AND DIAMETER SMALL DECIDUOUS TREE	
INVERT TOP OF ASPHALT PAVEMENT TOP OF CURB TOP OF GRATE EXISTING SPOT ELEVATION PROPOSED SPOT ELEVATION EXISTING FLOWLINE PROPOSED FLOWLINE EXISTING CONTOUR PROPOSED CONTOUR EXISTING DIRECTION OF FLOW PROPOSED DIRECTION OF FLOW RIGHT OF WAY LINE PUBLIC EASEMENT LINE HIGH POINT / DIVIDE	

APWA UTILITY COLOR CODE UTILITY LINE TYPES

SUE QUALITY LEVEL B (QLB)-SOURCE: DESIGNATION/PAINT MARK	
RED - ELECTRIC POWER LINES, CABLES, CONDUIT AND LIGHTING CABLES	- E QLB----- E QLB-----
YELLOW - GAS, OIL, STEAM, PETROLEUM OR GASEOUS MATERIALS	- G QLB----- G QLB-----
ORANGE - COMMUNICATION, ALARM OR SIGNAL LINES, CABLES OR CONDUIT	- C QLB----- C QLB-----
ORANGE - COMMUNICATION, FIBER OPTIC LINES	- FO QLB----- FO QLB-----
BLUE - POTABLE WATER	- W QLB----- W QLB-----
GREEN -SANITARY SEWER AND DRAIN LINES	- SAS QLB----- SAS QLB-----
GREEN -STORM SEWER AND DRAIN LINES	- SD QLB----- SD QLB-----
RED - TRAFFIC SIGNALS	- TS QLB----- TS QLB-----



PROJECT BENCHMARK -- DESTROYED

AN A.G.R.S. 1 3/4" ALUMINUM DISK STAMPED "ACS BM, 11-H15" EPOXIED ON TOP OF CONCRETE CURB RETURN, AT THE ENE QUADRANT OF THE INTERSECTION OF MENAUL BOULEVARD AND BROADBENT PARKWAY N.E. ELEVATION = 5015.50 FEET (NAVD 1988)

TEMPORARY BENCHMARK #207 (T.B.M.)

A MAG NAIL SET IN ASPHALT ON THE SOUTH SIDE OF ELM DRIVE, SHOWN ON SHEET C103
MODIFIED GROUND COORDINATES:
NORTHING = 1,494,775.81 FEET
EASTING = 1,525,342.84 FEET
ELEVATION = 5003.84 FEET (NAVD 1988)

TEMPORARY BENCHMARK #213 (T.B.M.)

A 60d NAIL SET IN GRASS ON THE EAST OF THE COBBLE PATHWAY, SHOWN ON SHEET C101
MODIFIED GROUND COORDINATES:
NORTHING = 1,494,920.06 FEET
EASTING = 1,525,357.04 FEET
ELEVATION = 5004.89 FEET (NAVD 1988)

TEMPORARY BENCHMARK #217 (T.B.M.)

A MAG NAIL SET IN ASPHALT ON THE NORTH SIDE OF CANNA DRIVE, SHOWN ON SHEET C101.
MODIFIED GROUND COORDINATES:
NORTHING = 1,495,064.57 FEET
EASTING = 1,525,357.58 FEET
ELEVATION = 5006.48 FEET (NAVD 1988)

TEMPORARY BENCHMARK #218 (T.B.M.)

A MAG NAIL SET IN ASPHALT ON THE SOUTH SIDE OF THE LOOP ROAD, SHOWN ON SHEET C102
MODIFIED GROUND COORDINATES:
NORTHING = 1,495,123.39 FEET
EASTING = 1,526,131.42 FEET
ELEVATION = 5018.68 FEET (NAVD 1988)



APPROVAL OF GRADING & DRAINAGE PLANS SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE BY THE CITY IF NO BUILDING PERMIT HAS BEEN FILED ON THE DEVELOPMENT.

NOTE:

THIS IS NOT A BOUNDARY SURVEY OR A RIGHT-OF-WAY SURVEY. APPARENT PROPERTY CORNERS, RIGHT-OF-WAY LINES, OR PROPERTY LINES AS SHOWN ARE DERIVED FROM RECORD SURVEY PLATS, RIGHT-OF-WAY MAPS, OR DEEDS REFERENCED HEREON AND ARE NOT GUARANTEED OR TO BE RELIED ON FOR THE ESTABLISHMENT OF PROPERTY LINES.
THE BOUNDARY INFORMATION DEPICTED BY THIS PLAN IS BASED UPON A BOUNDARY SURVEY PREPARED BY HIGH MESA CONSULTING GROUP, NMPS 11184, DATED 09/26/2023 (2023.033.2). THE TOPOGRAPHIC INFORMATION DEPICTED HEREON IS BASED UPON THE TOPOGRAPHIC AND UTILITY SURVEY PREPARED BY HIGH MESA CONSULTING GROUP, NMPS NO. 11184, DATED 09/26/2023 (2023.033.2).

2023.033.3

HIGH MESA a Bowman company
6010-B Midway Park Blvd, NE, Albuquerque, NM 87109
P:505.345.4250 highmesacg.com | bowman.com

cpa
cemetary planning
resource alliance
cpa studio, llc
9635 north rampart range road
littleton, colorado 80125
303.683.5917

PUEBLO ESPERANZA PHASE II
LIMITED CONSTRUCTION DOCUMENTS
SUNSET MEMORIAL PARK CEMETERY
ALBUQUERQUE, NM

J. GRAEME MEANS
NEW MEXICO
REGISTERED PROFESSIONAL ENGINEER
13676
09-24-2024

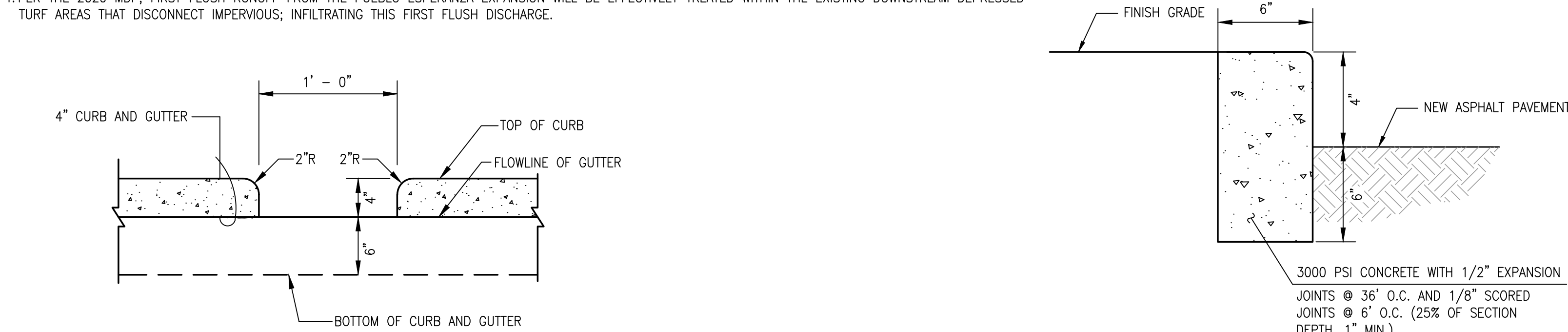
DRAWN BY: J.Y.R./J.D.S.
CHECKED BY: G.M.
PROJECT No: 22105
DATE/ISSUE: 09.24.2024
REVISION:

SHEET TITLE:
DRAINAGE PLAN &
CALCULATIONS;
SECTIONS &
DETAILS
SHEET NUMBER:

C100

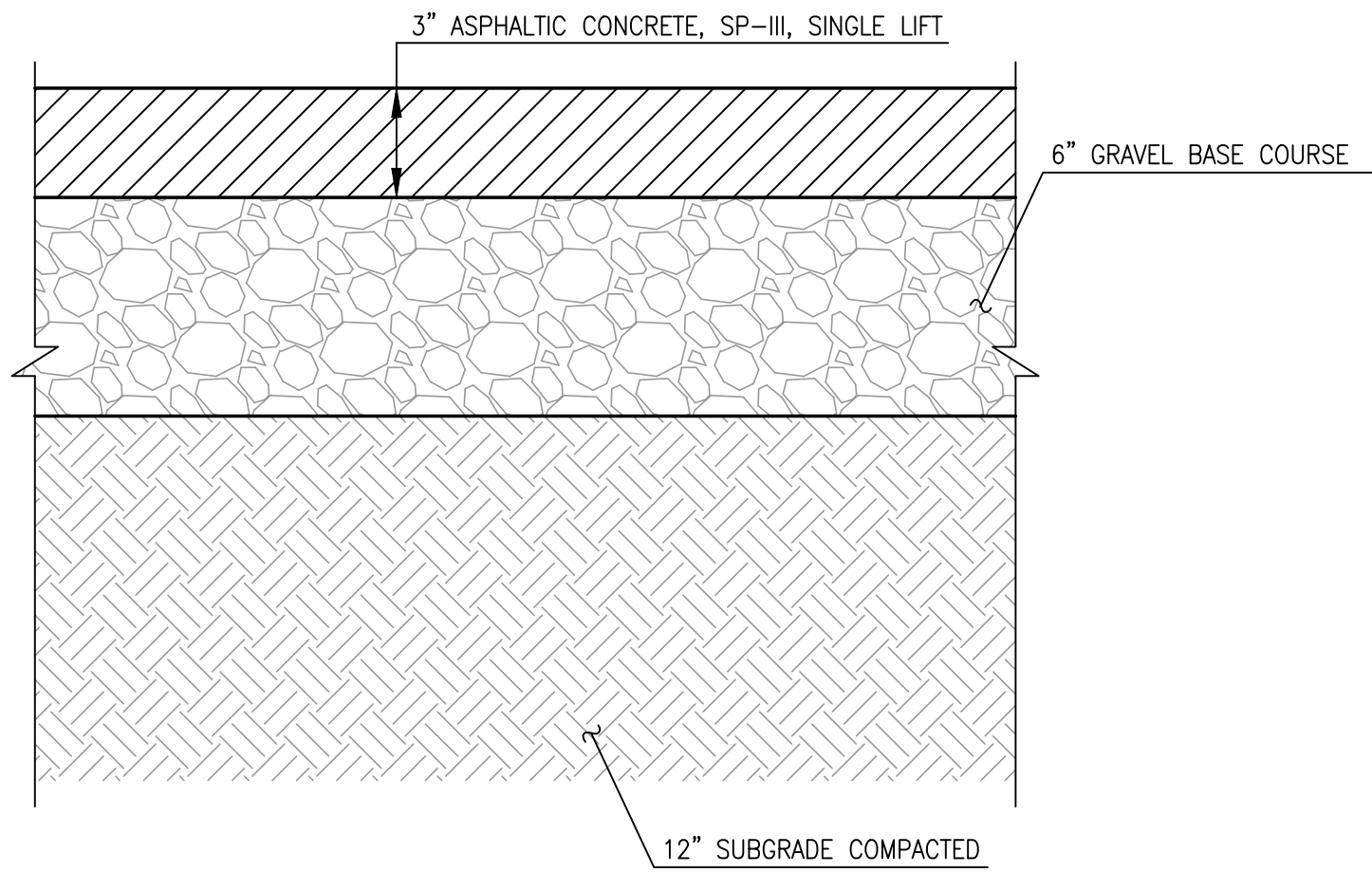
© 2023, CPRA Studio

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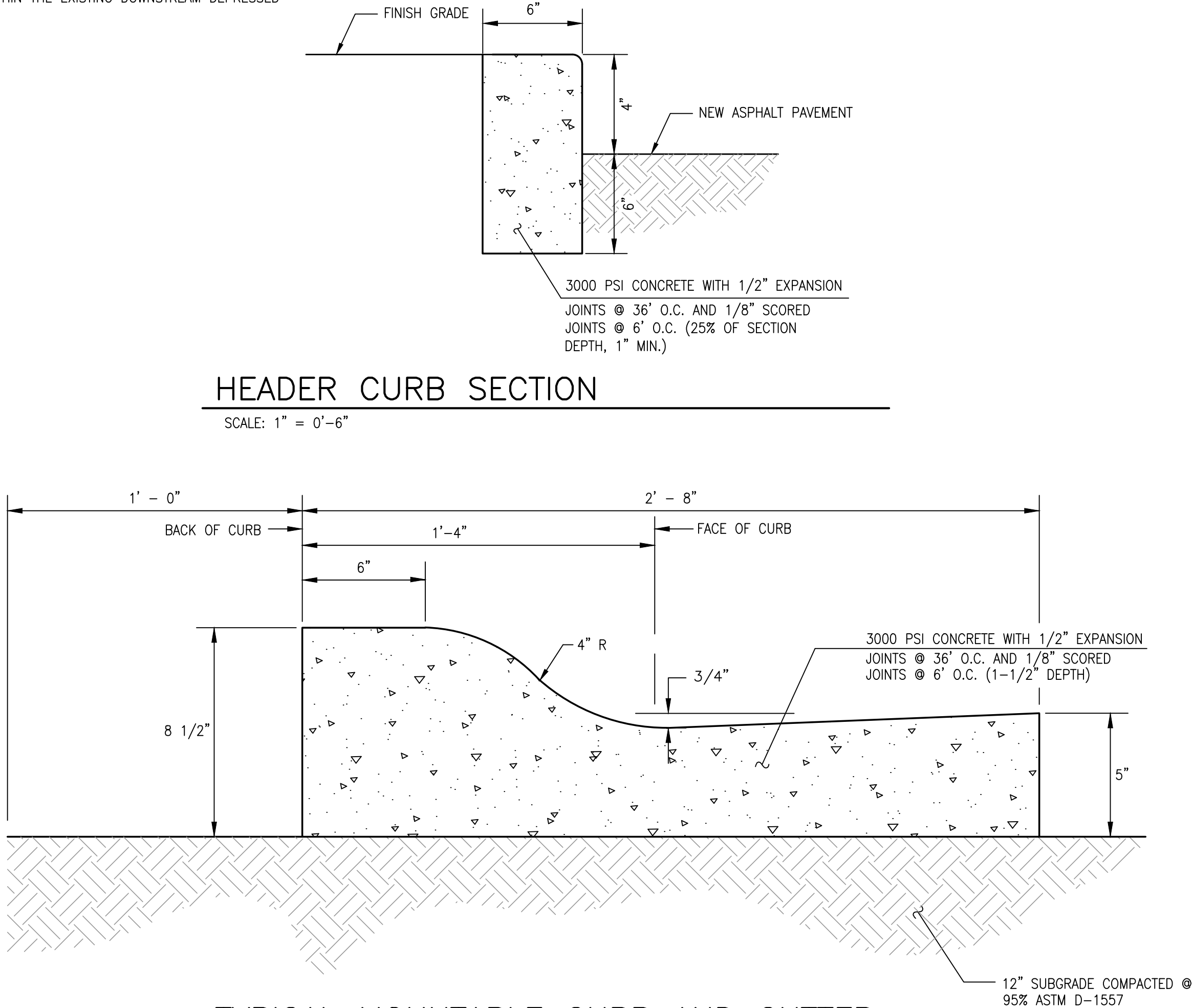
CURB CUT SECTION

SCALE: 1" = 1'-0"



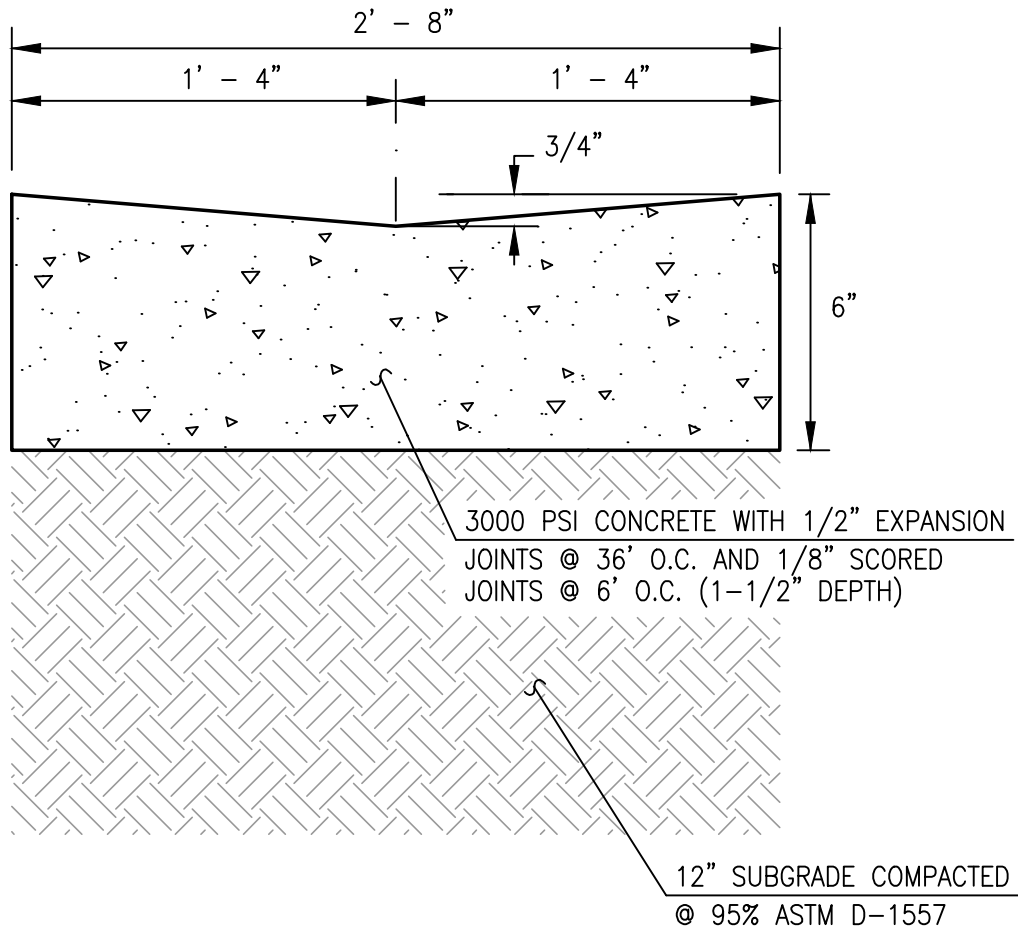
TYPICAL 3" ASPHALT PAVING SECTION
(VEHICULAR TRAFFIC AREAS)

SCALE: 1" = 0'-5"



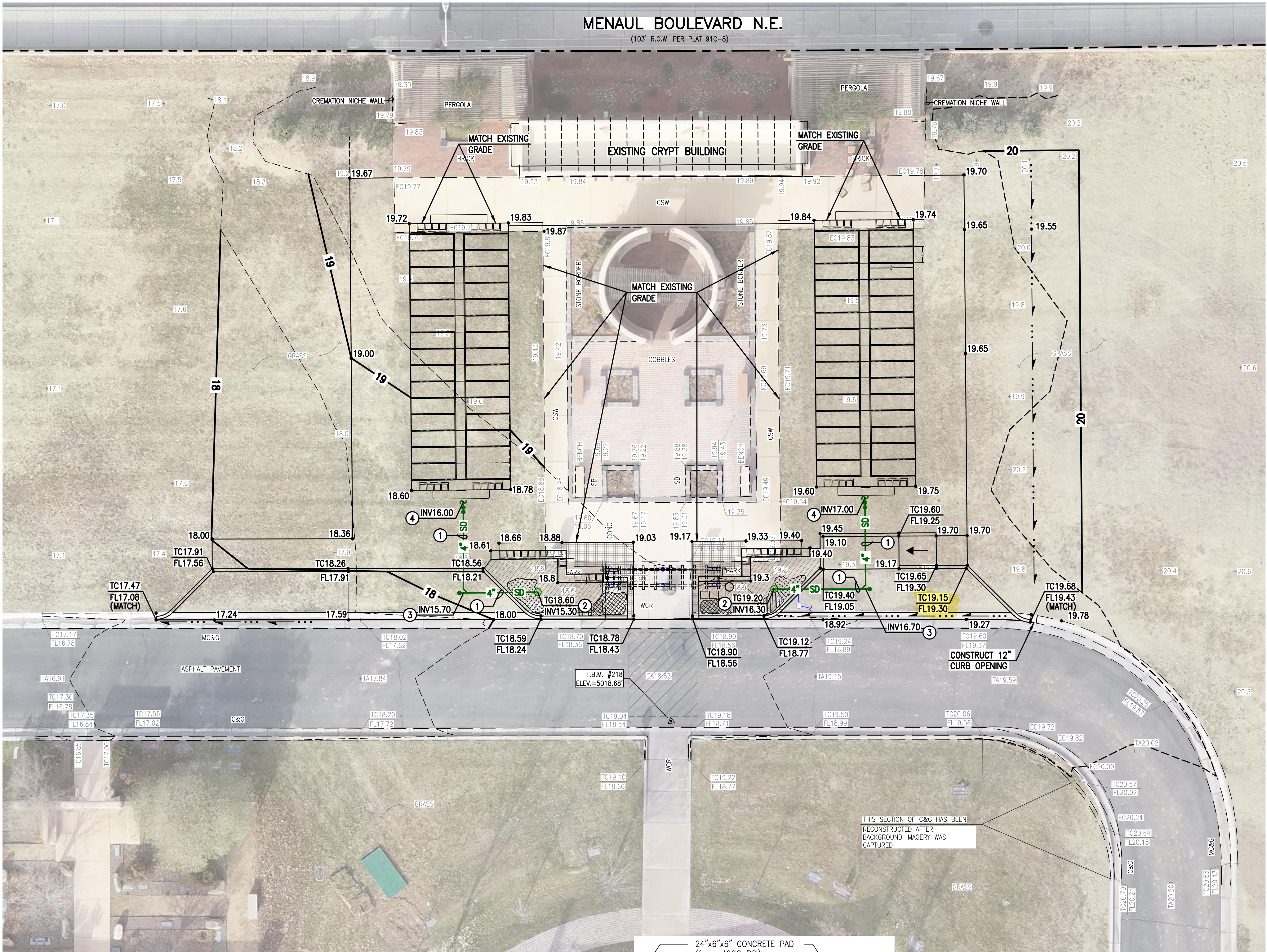
TYPICAL MOUNTABLE CURB AND GUTTER

SCALE: 1" = 4"



TYPICAL VALLEY GUTTER SECTION

SCALE: NTS



PROJECT BENCHMARK -- DESTROYED

AN A.G.R.S. 1 3/4" ALUMINUM DISK STAMPED "ACS BM, 11--H15" EPOXIED ON TOP OF CONCRETE CURB RETURN, AT THE ENE QUADRANT OF THE INTERSECTION OF MENAUL BOULEVARD AND BROADBENT PARKWAY N.E.
ELEVATION = 5015.50 FEET (NAVD 1988)

TEMPORARY BENCHMARK #218 (T.B.M.)

A MAG NAIL SET IN ASPHALT ON THE SOUTH SIDE OF THE LOOP ROAD, SHOWN ON THIS SHEET.

MODIFIED GROUND COORDINATES:

NORTHING = 1,495,123.39 FEET
EASTING = 1,526,131.42 FEET
ELEVATION = 5018.68 FEET (NAVD 1988)

DESIGN GRADING LEGEND:

INV	INVERT
TA	TOP OF ASPHALT PAVEMENT
TC	TOP OF CURB
TG	TOP OF GRATE
+ 20.05	EXISTING SPOT ELEVATION
• 17.25	PROPOSED SPOT ELEVATION
---	EXISTING FLOWLINE
---	PROPOSED FLOWLINE
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	EXISTING DIRECTION OF FLOW
---	PROPOSED DIRECTION OF FLOW
---	RIGHT OF WAY LINE
---	PUBLIC EASEMENT LINE
---	HIGH POINT / DIVIDE

DESIGN GRADING LEGEND:

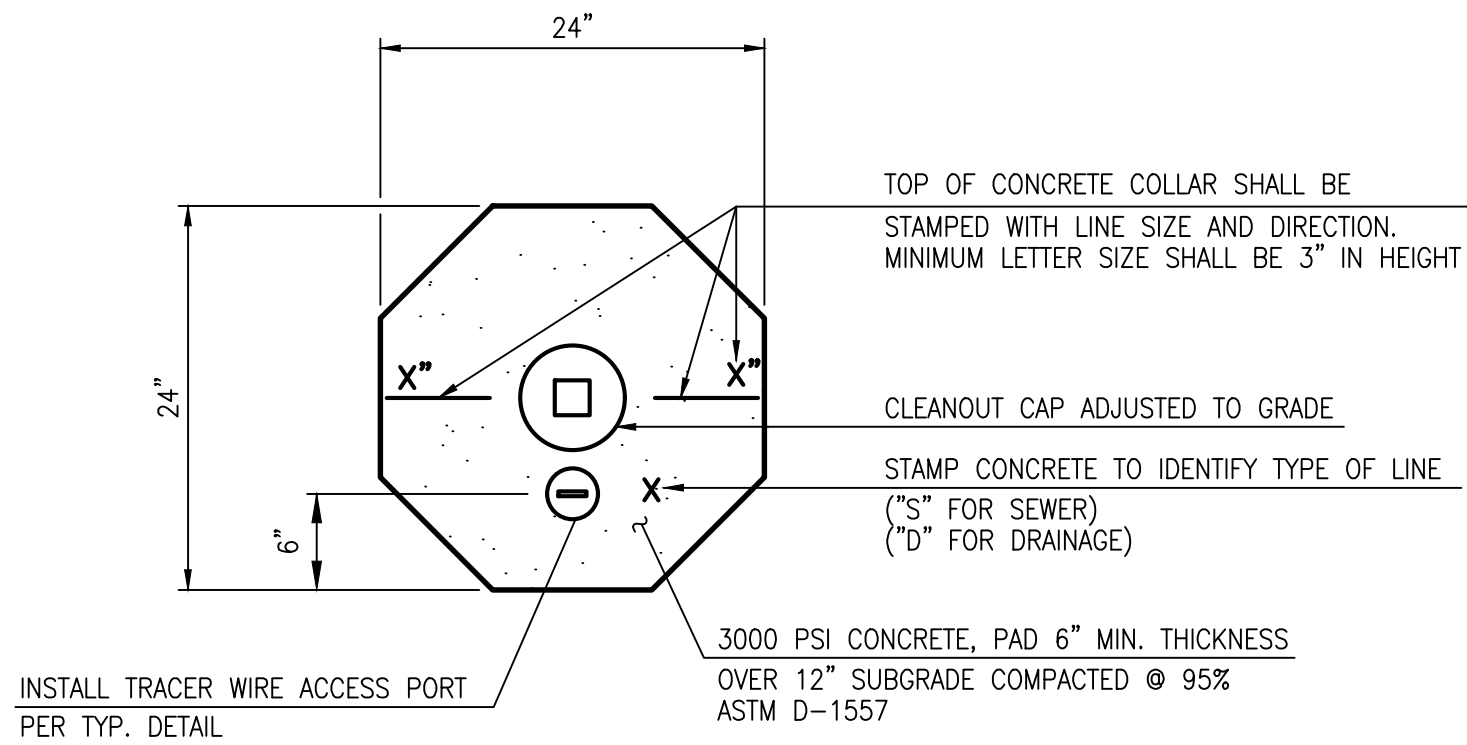
1. INSTALL 4" PVC SDR-35 STORM DRAIN
2. INSTALL 12" ADS NYLOPLAST DRAIN "BUBBLER" WITH GRATED LID AND OPEN BOTTOM; INSTALL WITH 12"x12"x12" GRAVEL POCKET AT BASE FOR INFILTRATION
3. INSTALL 4" 90° WYE WITH SINGLE CLEANOUT TO GRADE
4. INSTALL DOUBLE CLEANOUT TO GRADE; CONNECT TO MAUSOLEUM DRAIN, SEE STRUCTURAL PLAN FOR CONTINUATION

CONSTRUCTION NOTES:

1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR APPROVED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS-PUBLIC WORKS CONSTRUCTION-2020 EDITION (JUNE 2020), UPDATE #1.
2. 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.
3. 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.
4. ALL CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.
5. UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE TOPOGRAPHIC AND UTILITY SURVEY CONDUCTED BY THIS FIRM DATED 09/26/2023 AND INCLUDED AS SHEET VF-101 OF THIS PLAN SET. THAT UTILITY SURVEY AND SUBSURFACE UTILITY ENGINEERING EFFORT IS NOT ALL-INCLUSIVE AND MAY NOT REPRESENT UTILITIES/INFRASTRUCTURE THAT HAVE BEEN ABANDONED-IN-PLACE, WERE INACCESSIBLE, OR OTHERWISE UNDETECTABLE DUE TO UNFORESEEN AND UNCONTROLLABLE SITE AND/OR UTILITY CONDITIONS. FURTHER, THAT UTILITY INVESTIGATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES, THEREFORE, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFORE. 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 UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, NEW MEXICO EXCAVATION LAWS (NM811), MUNICIPAL AND LOCAL ORDINANCES, SITE SPECIFIC RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE UTILITY LINES AND FACILITIES.
6. ALL UTILITIES WITHIN THE PROJECT LIMITS THAT ARE RENDERED OBSOLETE AND / OR UNUSED AS A RESULT OF THIS PROJECT SHALL NOT BE ABANDONED IN PLACE, BUT SHALL INSTEAD BE COMPLETELY REMOVED WITHIN THE PROJECT AREA AND CAPPED AT THE PROJECT LIMITS, UNLESS OTHERWISE NOTED.
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.
8. THE GRADES INDICATED ON THIS PLAN ARE FINISHED GRADES UNLESS OTHERWISE INDICATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LEAVING SUBGRADE AT ELEVATIONS THAT SHALL ACCOMMODATE PROPOSED IMPROVEMENTS AS INDICATED ON THE PLANS INCLUDING, BUT NOT LIMITED TO, SURFACE DRAINAGE STRUCTURES, PAVING AND LANDSCAPING SURFACING.
9. ALL KNOWN EXISTING UTILITIES ARE SHOWN HEREON FOR REFERENCE AND INFORMATION. ALTHOUGH REMOVALS OF CONFLICTING UTILITIES MAY BE ACCOUNTED FOR BY OTHER SHEETS AND OTHER DISCIPLINES, THEY ARE SHOWN HEREON TO HELP PREVENT INADVERTENT DAMAGE AND INFORM THE GENERAL CONTRACTOR OF UTILITIES THAT MAY NOT HAVE BEEN OTHERWISE ACCOUNTED FOR.

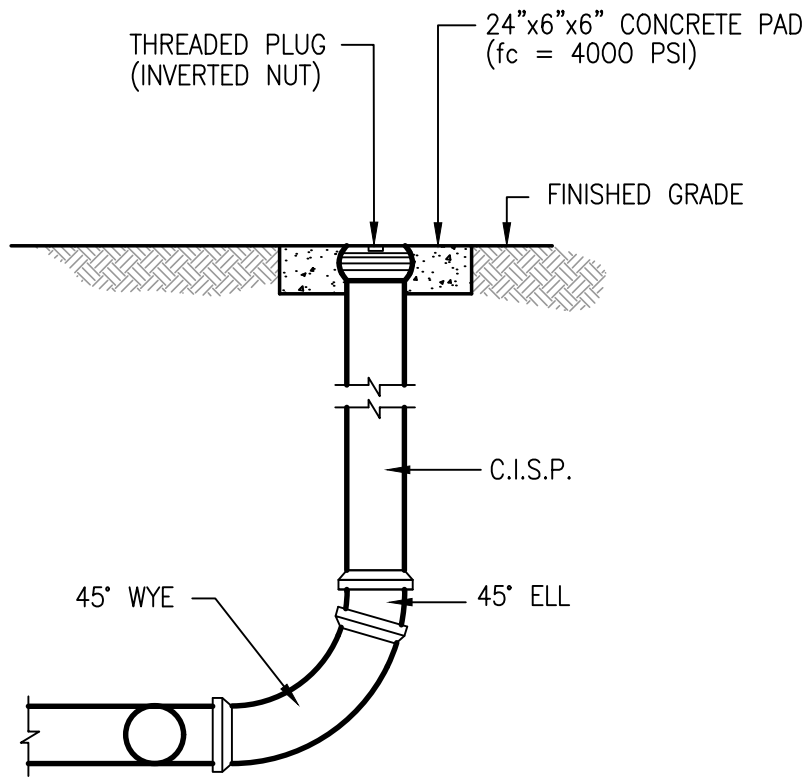
NOTE:

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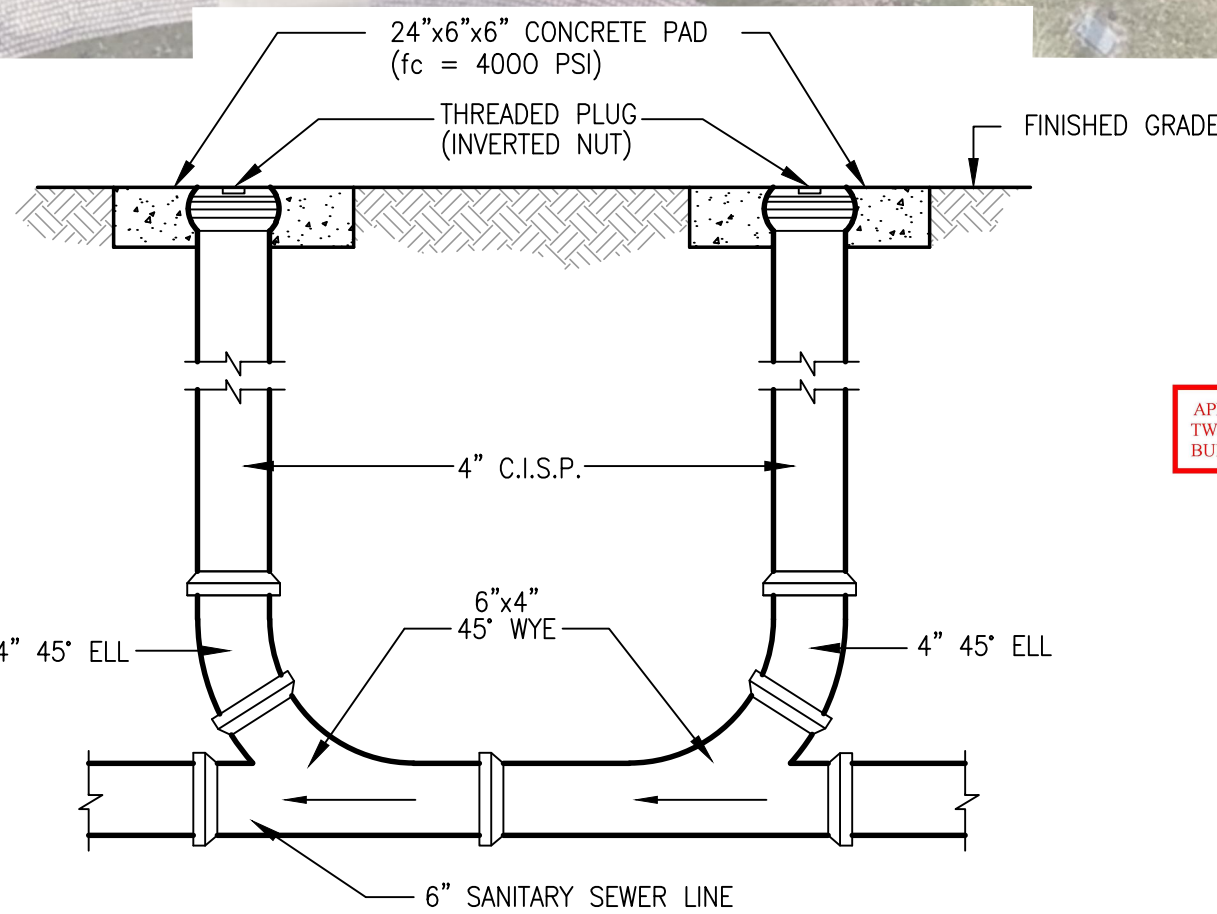
TYPICAL CLEANOUT COLLAR DETAIL

SCALE: 1" = 1"



TYPICAL SINGLE CLEANOUT SECTION

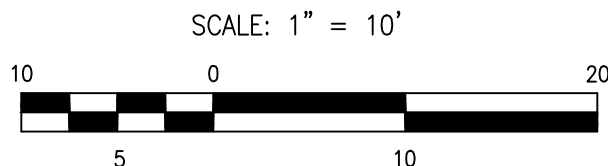
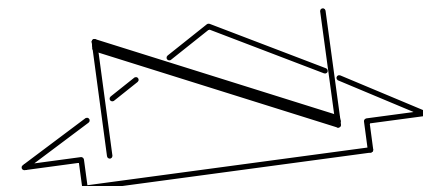
NOT TO SCALE



TYPICAL DOUBLE CLEANOUT SECTION

NOT TO SCALE

APPROVAL OF GRADING & DRAINAGE PLANS SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE BY THE CITY IF NO BUILDING PERMIT HAS BEEN PULLED ON THE DEVELOPMENT



cemetery planning
resource alliance

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PUEBLO ESPERANZA PHASE II
LIMITED CONSTRUCTION DOCUMENTS
SUNSET MEMORIAL PARK CEMETERY
ALBUQUERQUE, NM



09-24-2024

DRAWN BY: J.J.R./J.D.S.
CHECKED BY: G.M.
PROJECT No: 22105
DATE/ISSUE: 09.24.2024
REVISION:

SHEET TITLE:
GRADING PLAN

SHEET NUMBER:

2023.033.3

HIGH MESA a Bowman company

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