

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Interim Director



Mayor Timothy M. Keller

October 1, 2021

Jeremy Shell, P.E.  
Respec  
5971 Jefferson St. NE  
Albuquerque, NM 8710

**RE: Carlisle Market Place  
Grading and Drainage Plans  
Engineer's Stamp Date: 07/05/21  
Hydrology File: H17D097**

Dear Mr. Shell:

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Based upon the information provided in your submittal received 08/23/2021, the Grading & Drainage Plans are approved for Grading Permit and Paving Permit **only**. Each individual future development within this overall site will need to submit a separate Grading & Drainage Plan to Hydrology for approval prior to the Building Permit process.

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](mailto: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](mailto:rbrissette@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:** Carlisle Market Place **Building Permit #:** \_\_\_\_\_ **Hydrology File #:** H17D097  
**DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_  
**Legal Description:** Tracts A and B, Carlisle and Indian School Subdivision  
**City Address:** \_\_\_\_\_

**Applicant:** RESPEC **Contact:** Jeremy Shell  
**Address:** 5971 Jefferson Street NE Suite 101 Albuquerque NM 87109  
**Phone#:** (505) 253-9811 **Fax#:** \_\_\_\_\_ **E-mail:** jeremy.shell@respec.com  
**Owner:** Carlisle Associates LP **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) \_\_\_\_\_

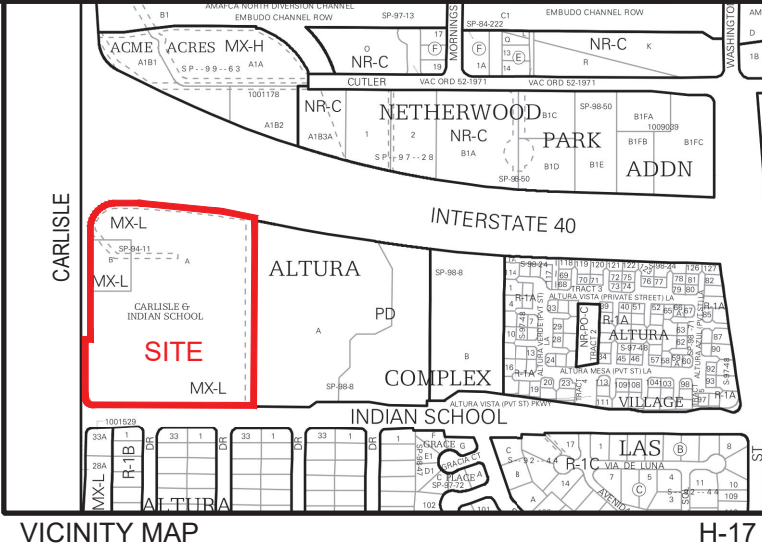
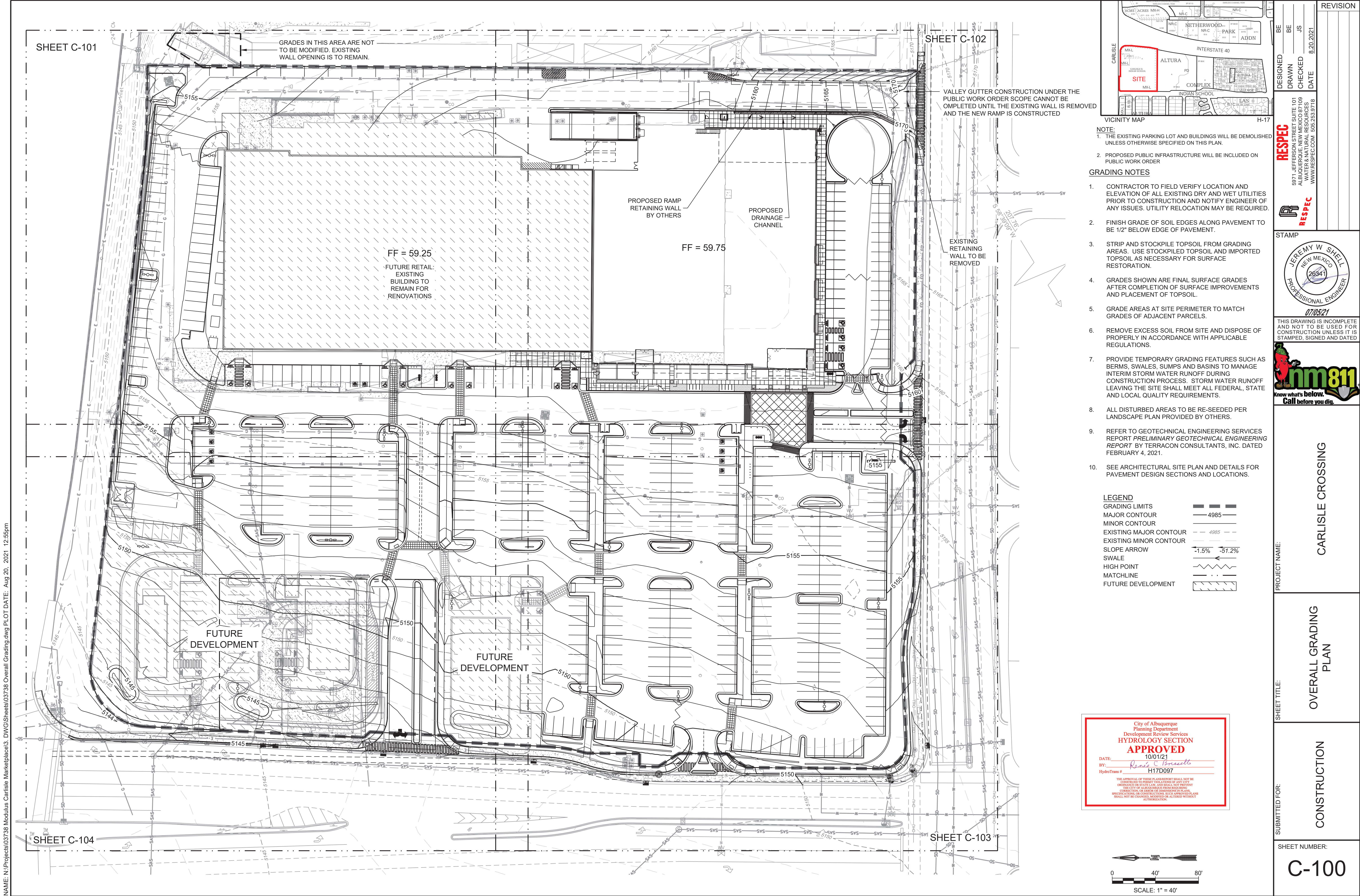
**DATE SUBMITTED:** 8/23/21 **By:** Jeremy Shell

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_



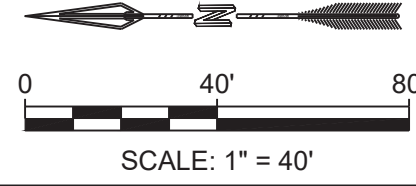


NOTE:  
1. THE EXISTING PARKING LOT AND BUILDINGS WILL BE DEMOLISHED UNLESS OTHERWISE SPECIFIED ON THIS PLAN.  
2. PROPOSED PUBLIC INFRASTRUCTURE WILL BE INCLUDED ON PUBLIC WORK ORDER

- GRADING NOTES**
- CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING DRY AND WET UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY ISSUES. UTILITY RELOCATION MAY BE REQUIRED.
  - FINISH GRADE OF SOIL EDGES ALONG PAVEMENT TO BE 1/2" BELOW EDGE OF PAVEMENT.
  - STRIP AND STOCKPILE TOPSOIL FROM GRADING AREAS. USE STOCKPILED TOPSOIL AND IMPORTED TOPSOIL AS NECESSARY FOR SURFACE RESTORATION.
  - GRADES SHOWN ARE FINAL SURFACE GRADES AFTER COMPLETION OF SURFACE IMPROVEMENTS AND PLACEMENT OF TOPSOIL.
  - GRADE AREAS AT SITE PERIMETER TO MATCH GRADES OF ADJACENT PARCELS.
  - REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF PROPERLY IN ACCORDANCE WITH APPLICABLE REGULATIONS.
  - PROVIDE TEMPORARY GRADING FEATURES SUCH AS BERMS, SWALES, SUMPS AND BASINS TO MANAGE INTERIM STORM WATER RUNOFF DURING CONSTRUCTION PROCESS. STORM WATER RUNOFF LEAVING THE SITE SHALL MEET ALL FEDERAL, STATE AND LOCAL QUALITY REQUIREMENTS.
  - ALL DISTURBED AREAS TO BE RE-SEEDDED PER LANDSCAPE PLAN PROVIDED BY OTHERS.
  - REFER TO GEOTECHNICAL ENGINEERING SERVICES REPORT *PRELIMINARY GEOTECHNICAL ENGINEERING REPORT* BY TERRACON CONSULTANTS, INC. DATED FEBRUARY 4, 2021.
  - SEE ARCHITECTURAL SITE PLAN AND DETAILS FOR PAVEMENT DESIGN SECTIONS AND LOCATIONS.

LEGEND	
GRADING LIMITS	---
MAJOR CONTOUR	— 4985 —
MINOR CONTOUR	- - - 4985 - - -
EXISTING MAJOR CONTOUR	— 4985 —
EXISTING MINOR CONTOUR	- - - 4985 - - -
SLOPE ARROW	→ -1.5% → -51.2%
SWALE	~ ~ ~
HIGH POINT	▲
MATCHLINE	—+—
FUTURE DEVELOPMENT	XXXXXX

City of Albuquerque  
Planning Department  
Development Review Services  
**HYDROLOGY SECTION**  
**APPROVED**  
DATE: 10/01/21  
BY: *Reale C. Gonzalez*  
HydroTeam # H17D097  
THE APPROVAL OF THESE PLANS/REPORT SHALL NOT BE CONSIDERED TO BE A GUARANTEE OF ANY CITY, JURISDICTION OR STATE OF A.M. AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM ANY OTHER ACTION, CORRECTION, OR ACTION OF CONSEQUENCE IN PLANS, SPECIFICATIONS, OR CONSTRUCTION. SUCH APPROVED PLANS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.

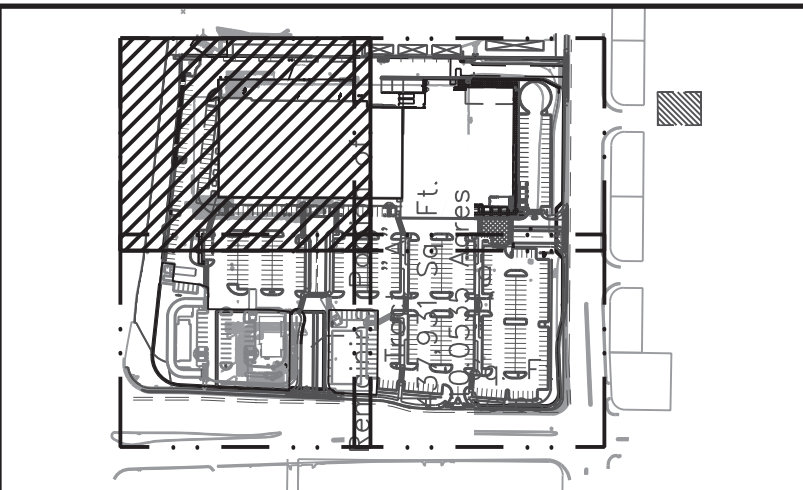
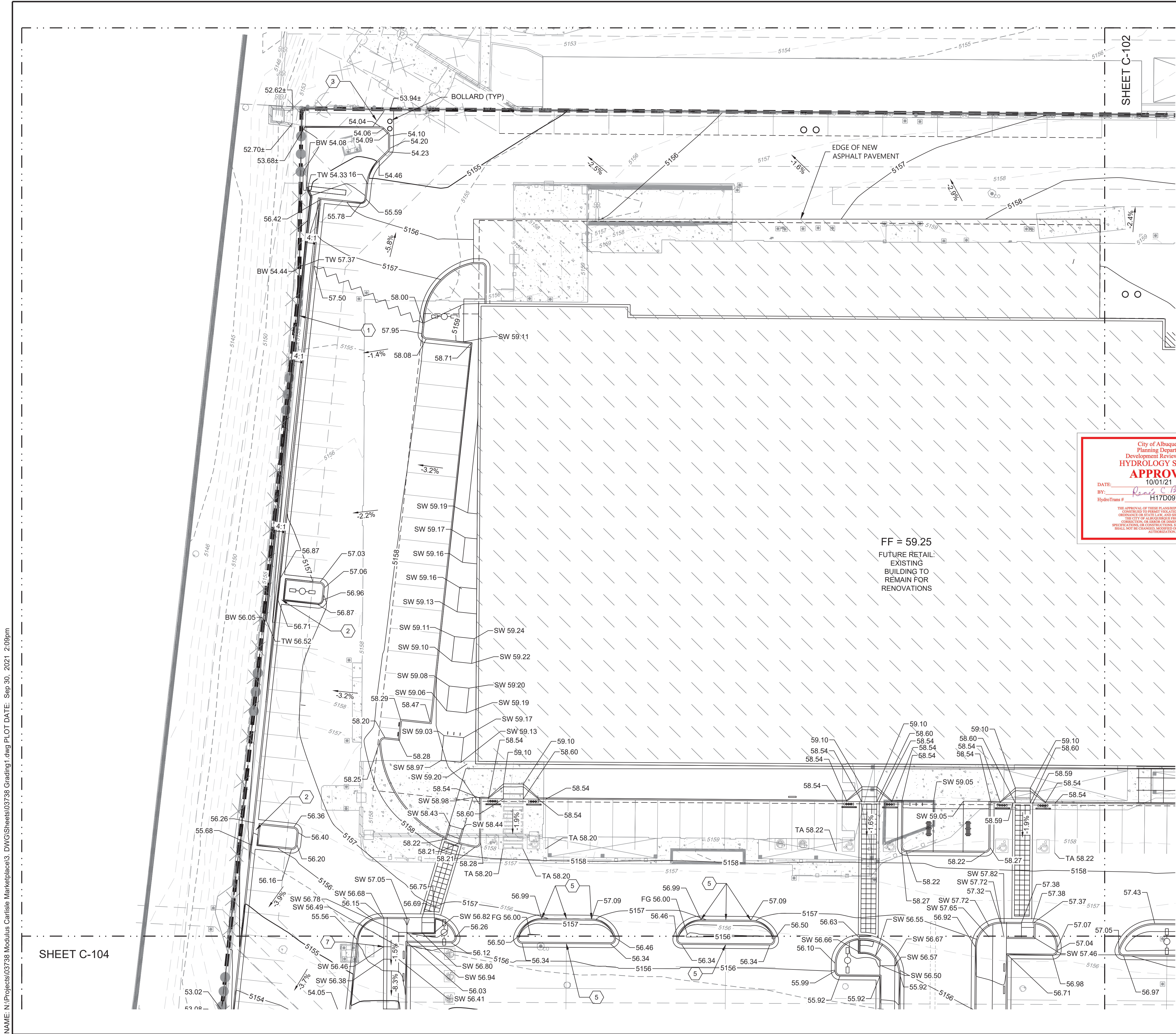


NAME: N:\Projects\03738 Modulus Carlisle Marketplace3\_DWG\Sheets\03738 Overall Grading.dwg PLOT DATE: Aug 20, 2021 12:55pm

DESIGNED BE DRAWN BE CHECKED JS DATE 8.20.2021	REVISION
<b>RESPEC</b> 5871 JEFFERSON STREET SUITE 101 ALBUQUERQUE, NM 87109 ALTIMA WATER & NATURAL RESOURCES WWW.RESPEC.COM 505.253.9718	
STAMP 	
THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED.	
PROJECT NAME:	CARLISLE CROSSING
SHEET TITLE:	OVERALL GRADING PLAN
SUBMITTED FOR:	CONSTRUCTION
SHEET NUMBER:	C-100



NAME: N:\Projects\03738 Modulus Carlisle Marketplace3\_DWG\Sheets\03738 Grading.dwg PLOT DATE: Sep 30, 2024 2:09pm



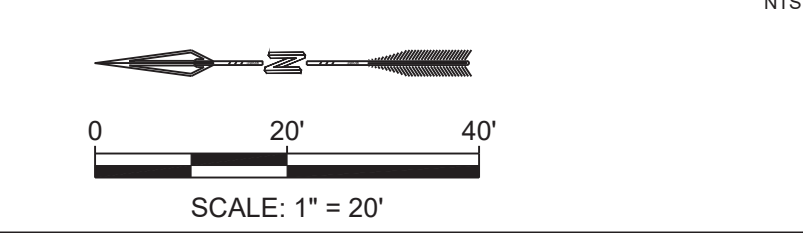
NOTE:  
1. THE EXISTING PARKING LOT AND BUILDINGS WILL BE DEMOLISHED UNLESS OTHERWISE SPECIFIED ON THIS PLAN.  
2. PROPOSED PUBLIC INFRASTRUCTURE WILL BE INCLUDED ON PUBLIC WORK ORDER.

KEYED NOTES	
I.D.#	DESCRIPTION
1	INSTALL CMU RETAINING WALL. SEE DETAIL SHEET C-501.
2	INSTALL 2' CURB OPENING AND CHANNEL. SEE DETAIL SHEET C-500.
3	INSTALL CONCRETE DRAINAGE CHANNEL. SEE DETAIL SHEET C-501.
5	INSTALL 1' CURB OPENING. SEE DETAIL SHEET C-500.
7	INSTALL HANDRAIL FOR ADA RAMP BOTH SIDES OF RAMP.

- GRADING NOTES
- CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING DRY AND WET UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY ISSUES. UTILITY RELOCATION MAY BE REQUIRED.
  - FINISH GRADE OF SOIL EDGES ALONG PAVEMENT TO BE 1/2" BELOW EDGE OF PAVEMENT.
  - STRIP AND STOCKPILE TOPSOIL FROM GRADING AREAS. USE STOCKPILED TOPSOIL AND IMPORTED TOPSOIL AS NECESSARY FOR SURFACE RESTORATION.
  - GRADES SHOWN ARE FINAL SURFACE GRADES AFTER COMPLETION OF SURFACE IMPROVEMENTS AND PLACEMENT OF TOPSOIL.
  - GRADE AREAS AT SITE PERIMETER TO MATCH GRADES OF ADJACENT PARCELS.
  - REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF PROPERLY IN ACCORDANCE WITH APPLICABLE REGULATIONS.
  - PROVIDE TEMPORARY GRADING FEATURES SUCH AS BERMS, SWALES, SUMPS AND BASINS TO MANAGE INTERIM STORM WATER RUNOFF DURING CONSTRUCTION PROCESS. STORM WATER RUNOFF LEAVING THE SITE SHALL MEET ALL FEDERAL, STATE AND LOCAL QUALITY REQUIREMENTS.
  - ALL DISTURBED AREAS TO BE RE-SEEDING PER LANDSCAPE PLAN PROVIDED BY OTHERS.
  - REFER TO GEOTECHNICAL ENGINEERING SERVICES REPORT *PRELIMINARY GEOTECHNICAL ENGINEERING REPORT* BY TERRACON CONSULTANTS, INC. DATED FEBRUARY 4, 2021.

LEGEND	
GRADING LIMITS	— — — — —
MAJOR CONTOUR	— 4985 —
MINOR CONTOUR	- - - 4985 - - -
EXISTING MAJOR CONTOUR	- - - 4985 - - -
EXISTING MINOR CONTOUR	- - - 4985 - - -
SLOPE ARROW	-1.5% -51.2%
SWALE	— — — — —
HIGH POINT	— — — — —
MATCHLINE	— — — — —
FUTURE DEVELOPMENT	— — — — —

- SPOT ELEVATION SYMBOLS
- ALL SPOT ELEVATIONS ARE AT FLOWLINE UNLESS OTHERWISE NOTED IN THE PLANS.
- 20.00 FLOWLINE
  - 20.00± MATCH EX. GRADE ELEV. (APPROXIMATE)
  - BW 20.00 BOTTOM WALL
  - TW 20.00 TOP WALL
  - SW 20.00 SIDEWALK
  - FG 20.00 FINISHED GROUND
  - BS 20.00 BOTTOM STEP
  - TS 20.00 TOP STEP
  - TA 20.00 TOP ASPHALT
- WALL SPOT GRADE LOCATIONS



DESIGNED BE  
DRAWN BE  
CHECKED JS  
DATE 9.30.2021

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5871 JEFFERSON STREET SUITE 101  
ALBUQUERQUE, NM 87109  
ALBUQUERQUE WATER & NATURAL RESOURCES  
WWW.RESPEC.COM 505.253.9718

RESPEC

STAMP  
JEREMY W. SHELL  
NEW MEXICO  
26347  
PROFESSIONAL ENGINEER  
07/05/2021

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CONSTRUCTION UNLESS IT IS  
STAMPED, SIGNED AND DATED

PROJECT NAME:  
CARLISLE CROSSING

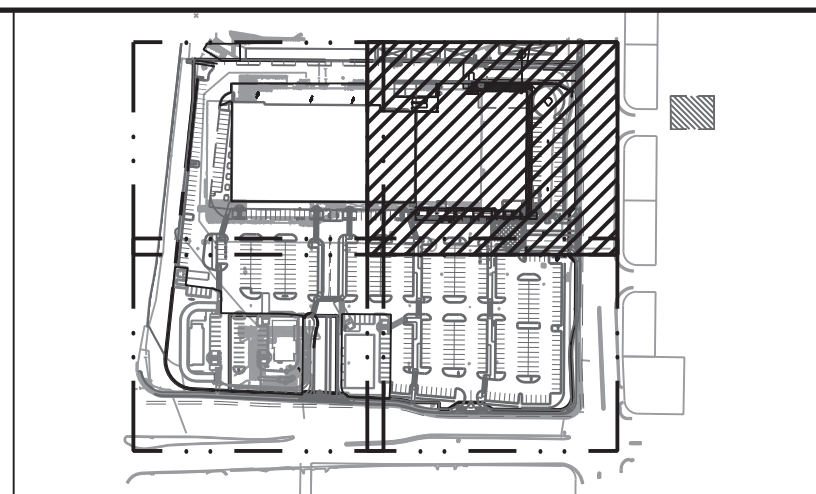
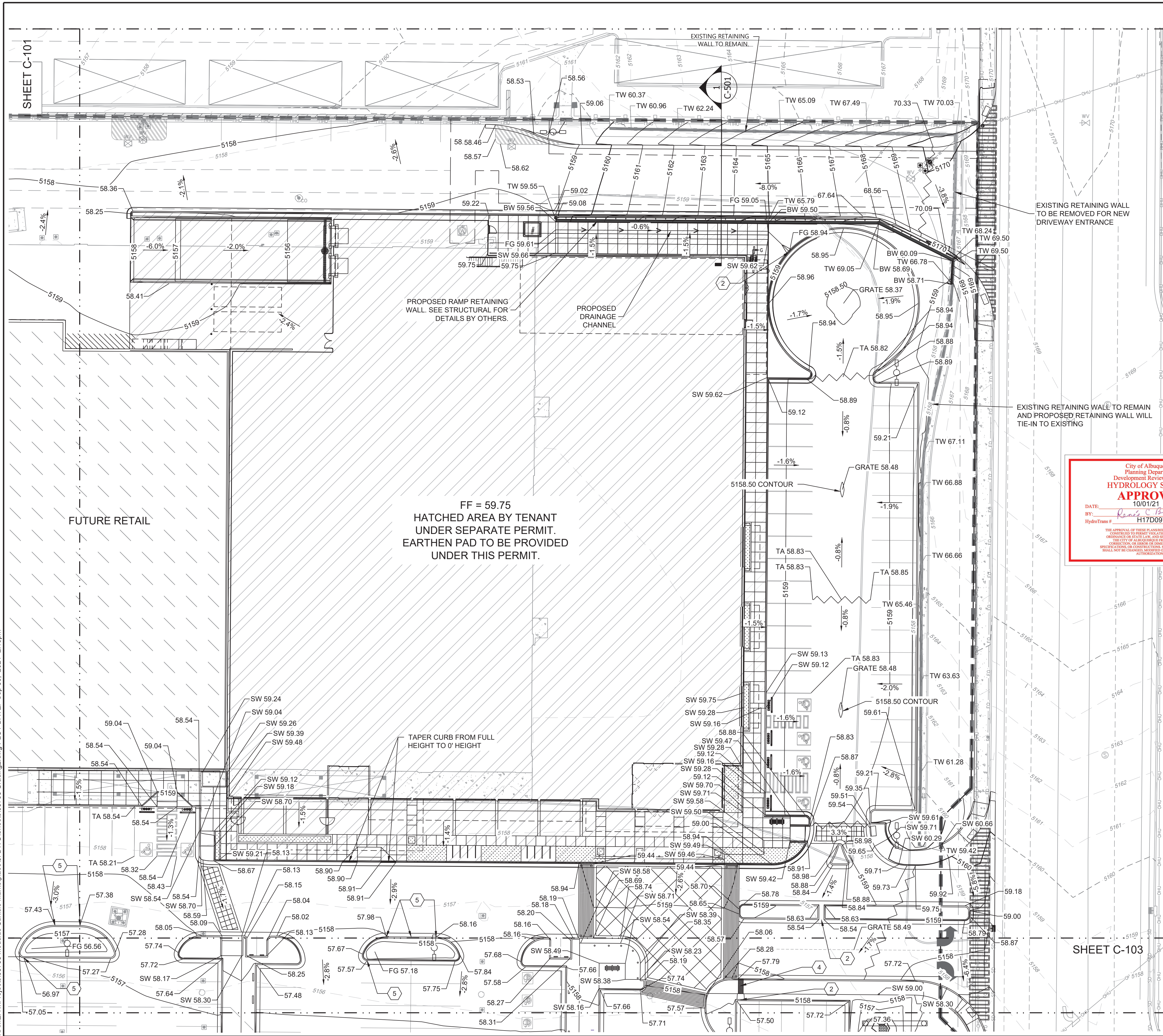
SHEET TITLE:  
GRADING PLAN 1

SUBMITTED FOR:  
CONSTRUCTION

SHEET NUMBER:  
C-101



NAME: N:\Projects\03738 Modulus Carlisle Marketplace3\_DWG\Sheets\03738 Grading2.dwg PLOT DATE: Sep 30, 2021 2:10pm



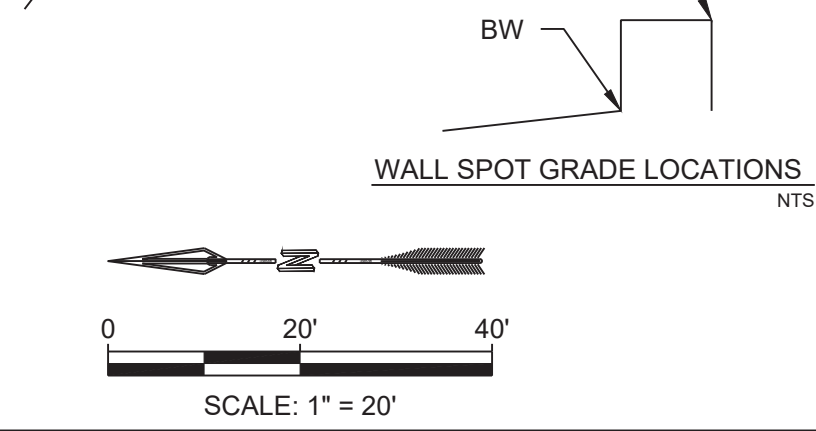
- NOTE:
- THE EXISTING PARKING LOT AND BUILDINGS WILL BE DEMOLISHED UNLESS OTHERWISE SPECIFIED ON THIS PLAN.
  - PROPOSED PUBLIC INFRASTRUCTURE WILL BE INCLUDED ON PUBLIC WORK ORDER.

KEYED NOTES	
I.D.#	DESCRIPTION
2	INSTALL 2' CURB OPENING AND CHANNEL. SEE DETAIL SHEET C-500.
4	2' SIDEWALK CULVERT PER COA STD DTL DWG 2236.
5	INSTALL 1' CURB OPENING. SEE DETAIL SHEET C-500.

- GRADING NOTES
- CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING DRY AND WET UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY ISSUES. UTILITY RELOCATION MAY BE REQUIRED.
  - FINISH GRADE OF SOIL EDGES ALONG PAVEMENT TO BE 1/2" BELOW EDGE OF PAVEMENT.
  - STRIP AND STOCKPILE TOPSOIL FROM GRADING AREAS. USE STOCKPILED TOPSOIL AND IMPORTED TOPSOIL AS NECESSARY FOR SURFACE RESTORATION.
  - GRADES SHOWN ARE FINAL SURFACE GRADES AFTER COMPLETION OF SURFACE IMPROVEMENTS AND PLACEMENT OF TOPSOIL.
  - GRADE AREAS AT SITE PERIMETER TO MATCH GRADES OF ADJACENT PARCELS.
  - REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF PROPERLY IN ACCORDANCE WITH APPLICABLE REGULATIONS.
  - PROVIDE TEMPORARY GRADING FEATURES SUCH AS BERMS, SWALES, SUMPS AND BASINS TO MANAGE INTERIM STORM WATER RUNOFF DURING CONSTRUCTION PROCESS. STORM WATER RUNOFF LEAVING THE SITE SHALL MEET ALL FEDERAL, STATE AND LOCAL QUALITY REQUIREMENTS.
  - ALL DISTURBED AREAS TO BE RE-SEEDDED PER LANDSCAPE PLAN PROVIDED BY OTHERS.
  - REFER TO GEOTECHNICAL ENGINEERING SERVICES REPORT *PRELIMINARY GEOTECHNICAL ENGINEERING REPORT* BY TERRACON CONSULTANTS, INC. DATED FEBRUARY 4, 2021.

LEGEND	
GRADING LIMITS	— 4985 —
MAJOR CONTOUR	— 4985 —
MINOR CONTOUR	- - - 4985 - - -
EXISTING MAJOR CONTOUR	— 4985 —
EXISTING MINOR CONTOUR	- - - 4985 - - -
SLOPE ARROW	1.5% 5.2%
SWALE	— 1.5% — 5.2%
HIGH POINT	— 1.5% — 5.2%
MATCHLINE	— 1.5% — 5.2%
FUTURE DEVELOPMENT	— 1.5% — 5.2%

- SPOT ELEVATION SYMBOLS
- ALL SPOT ELEVATIONS ARE AT FLOWLINE UNLESS OTHERWISE NOTED IN THE PLANS.
- 20.00 FLOWLINE
  - 20.00± MATCH EX. GRADE ELEV. (APPROXIMATE)
  - BW 20.00 BOTTOM WALL
  - TW 20.00 TOP WALL
  - SW 20.00 SIDEWALK
  - FG 20.00 FINISHED GROUND
  - BS 20.00 BOTTOM STEP
  - TS 20.00 TOP STEP
  - TA 20.00 TOP ASPHALT
  - GRATE 20.00 TOP OF GRATE



REVISION	

DESIGNED	BE
DRAWN	BE
CHECKED	JS
DATE	9.30.2021

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ALBUQUERQUE, NM 87109  
ALBUQUERQUE WATER & NATURAL RESOURCES  
WWW.RESPEC.COM 505.253.9718

**RESPEC**

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PROFESSIONAL ENGINEER  
07/05/2021

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**nm811**  
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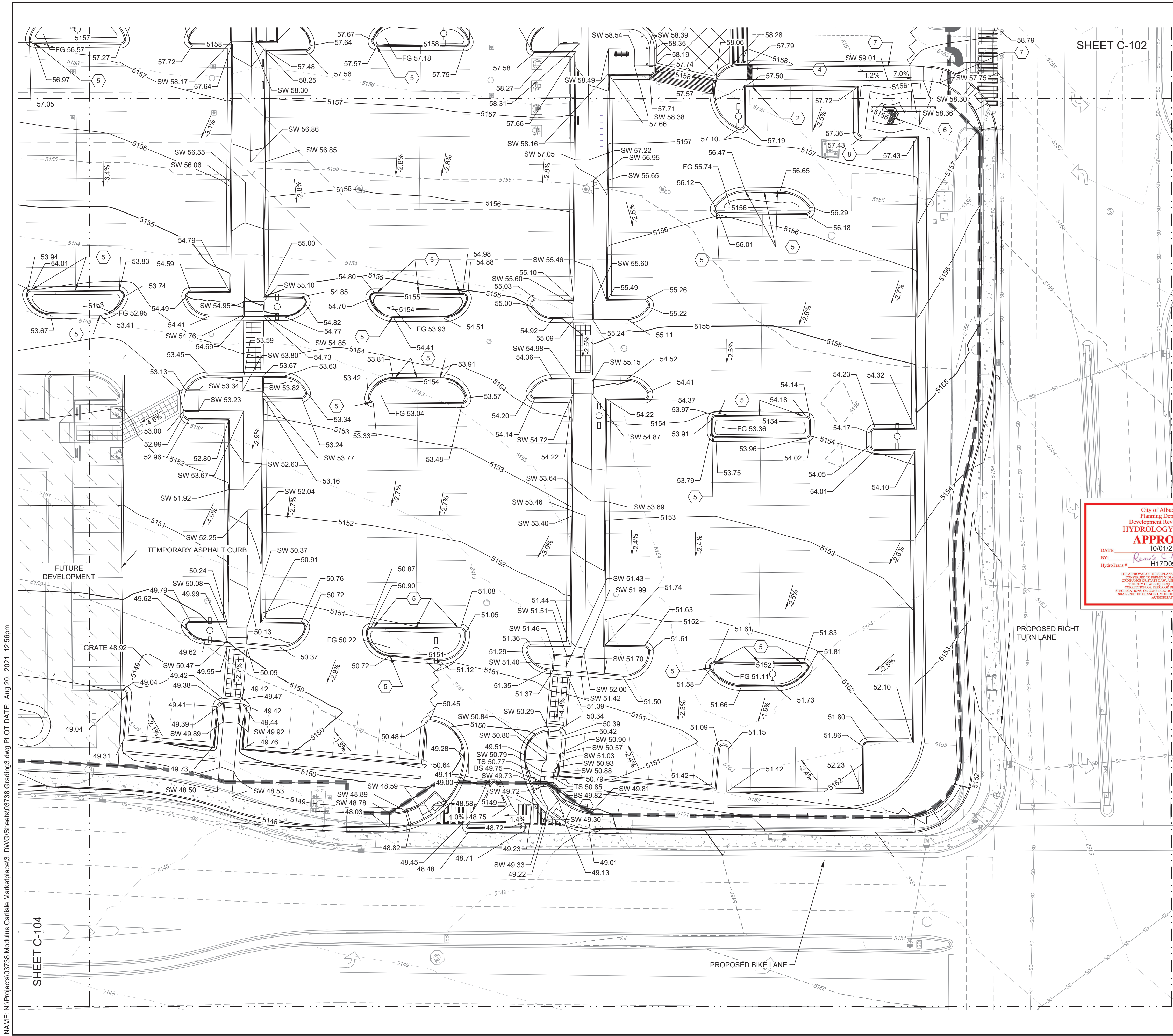
PROJECT NAME: CARLISLE CROSSING

SHEET TITLE: GRADING PLAN 2

SHEET NUMBER: C-102

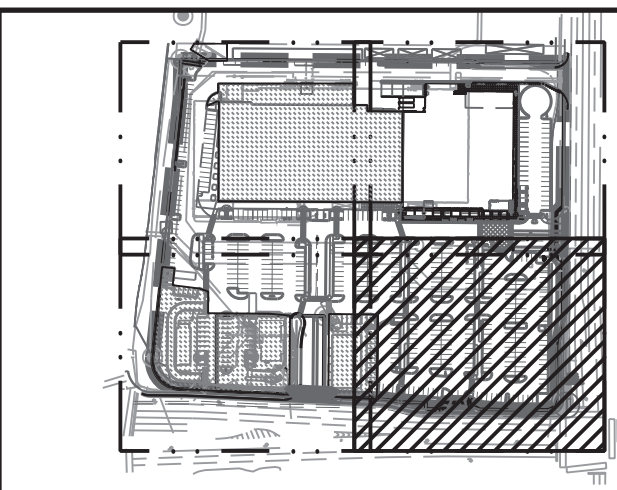


NAME: N:\Projects\03738 Modulus Carlisle Marketplace3\_DWG\Sheets\03738 Grading3.dwg PLOT DATE: Aug 20, 2021 12:56pm



SHEET C-102

SHEET C-104



- NOTE:
- THE EXISTING PARKING LOT AND BUILDINGS WILL BE DEMOLISHED UNLESS OTHERWISE SPECIFIED ON THIS PLAN.
  - PROPOSED PUBLIC INFRASTRUCTURE WILL BE INCLUDED ON PUBLIC WORK ORDER

#### KEYED NOTES

I.D.#	DESCRIPTION
2	INSTALL 2' CURB OPENING AND CHANNEL. SEE DETAIL SHEET C-500.
4	2' SIDEWALK CULVERT PER COA STD DTL DWG 2236.
5	INSTALL 1' CURB OPENING. SEE DETAIL SHEET C-500.
6	RIP RAP PLUNGE POOL. SEE DETAIL SHEET C-500.
7	INSTALL HANDRAIL FOR ADA RAMP BOTH SIDES OF RAMP.
8	INSTALL 6" CURB OPENING. SEE DETAIL SHEET C-500.
9	INSTALL TWO 6" STEPS.

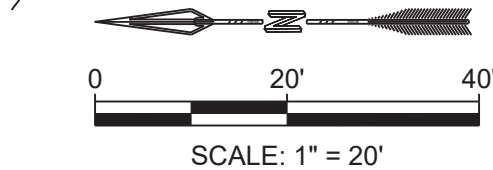
#### GRADING NOTES

- CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF EXISTING DRY AND WET UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY ISSUES. UTILITY RELOCATION MAY BE REQUIRED.
- FINISH GRADE OF SOIL EDGES ALONG PAVEMENT TO BE 1/2" BELOW EDGE OF PAVEMENT.
- STRIP AND STOCKPILE TOPSOIL FROM GRADING AREAS. USE STOCKPILED TOPSOIL AND IMPORTED TOPSOIL AS NECESSARY FOR SURFACE RESTORATION.
- GRADES SHOWN ARE FINAL SURFACE GRADES AFTER COMPLETION OF SURFACE IMPROVEMENTS AND PLACEMENT OF TOPSOIL.
- GRADE AREAS AT SITE PERIMETER TO MATCH GRADES OF ADJACENT PARCELS.
- REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF PROPERLY IN ACCORDANCE WITH APPLICABLE REGULATIONS.
- PROVIDE TEMPORARY GRADING FEATURES SUCH AS BERMS, SWALES, SUMPS AND BASINS TO MANAGE INTERIM STORM WATER RUNOFF DURING CONSTRUCTION PROCESS. STORM WATER RUNOFF LEAVING THE SITE SHALL MEET ALL FEDERAL, STATE AND LOCAL QUALITY REQUIREMENTS.
- ALL DISTURBED AREAS TO BE RE-SEEDED PER LANDSCAPE PLAN PROVIDED BY OTHERS.
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LEGEND	
GRADING LIMITS	---
MAJOR CONTOUR	— 4985 —
MINOR CONTOUR	---
EXISTING MAJOR CONTOUR	--- 4985 ---
EXISTING MINOR CONTOUR	---
SLOPE ARROW	→ 1.5% → 51.2%
SWALE	—
HIGH POINT	—
MATCHLINE	—
FUTURE DEVELOPMENT	—

#### SPOT ELEVATION SYMBOLS

- ALL SPOT ELEVATIONS ARE AT FLOWLINE UNLESS OTHERWISE NOTED IN THE PLANS.
- 20.00 FLOWLINE
- 20.00± MATCH EX. GRADE ELEV. (APPROXIMATE)
- BW 20.00 BOTTOM WALL
- TW 20.00 TOP WALL
- SW 20.00 SIDEWALK
- FG 20.00 FINISHED GROUND
- BS 20.00 BOTTOM STEP
- TS 20.00 TOP STEP
- TA 20.00 TOP ASPHALT
- GRATE 20.00 TOP OF GRATE
- WALL SPOT GRADE LOCATIONS



DESIGNED	BE	BE	JS
DRAWN	BE	BE	JS
CHECKED	BE	BE	JS
DATE	8.20.2021		

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ALBUQUERQUE, NM 87109  
ALBUQUERQUE WATER & NATURAL RESOURCES  
WWW.RESPEC.COM 505.253.9718

RESPEC

STAMP

JEREMY W. SHELL  
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PROFESSIONAL ENGINEER  
07/05/21

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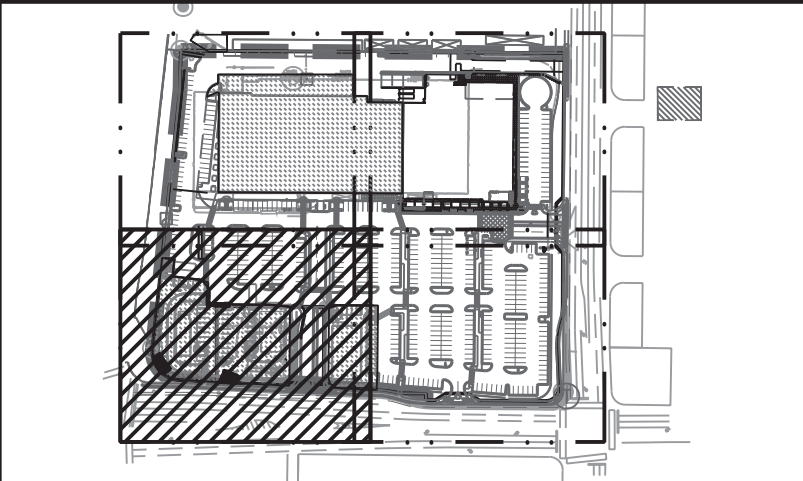
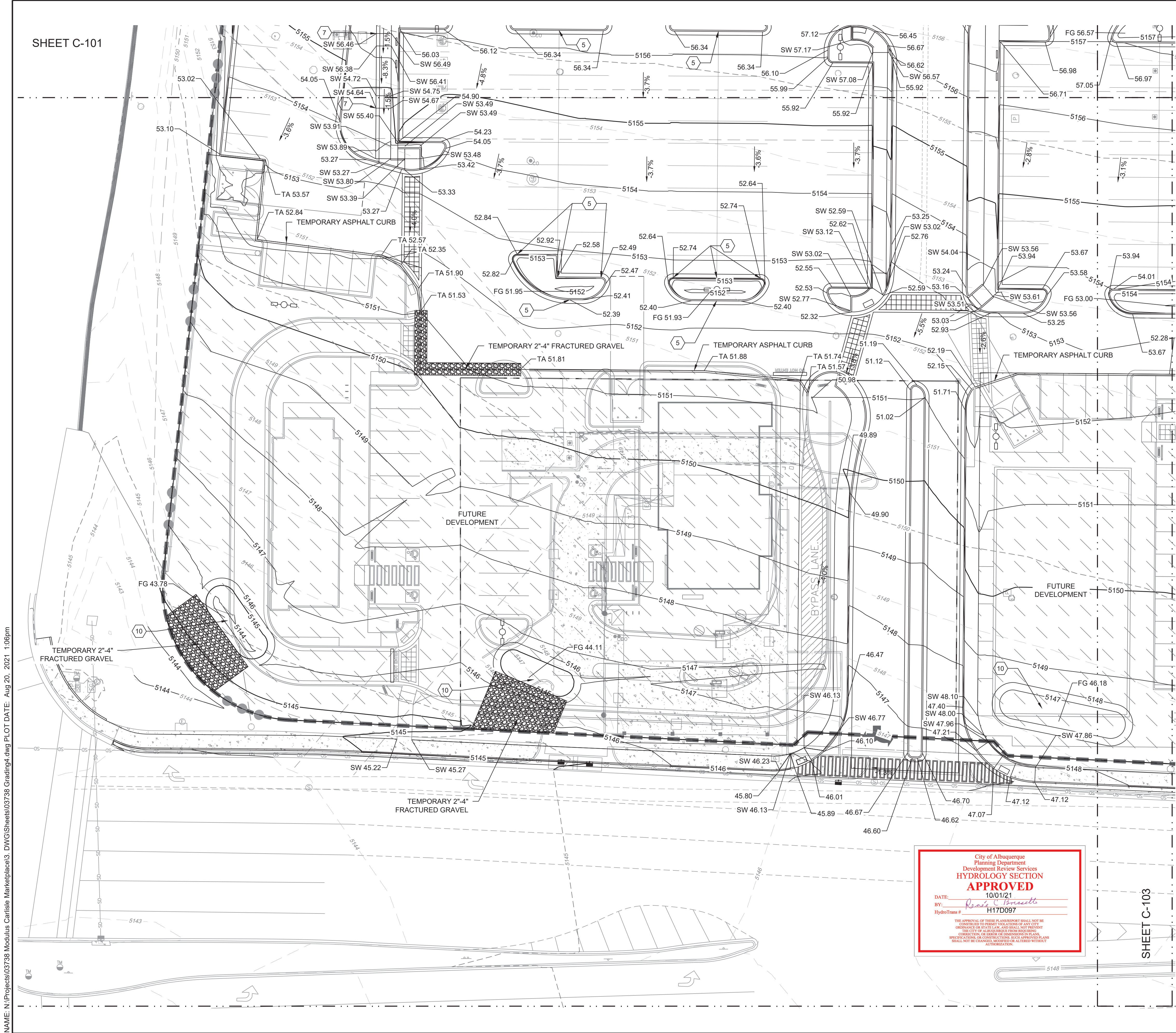
PROJECT NAME: CARLISLE CROSSING

SHEET TITLE: GRADING PLAN 3

SUBMITTED FOR: CONSTRUCTION

SHEET NUMBER: C-103





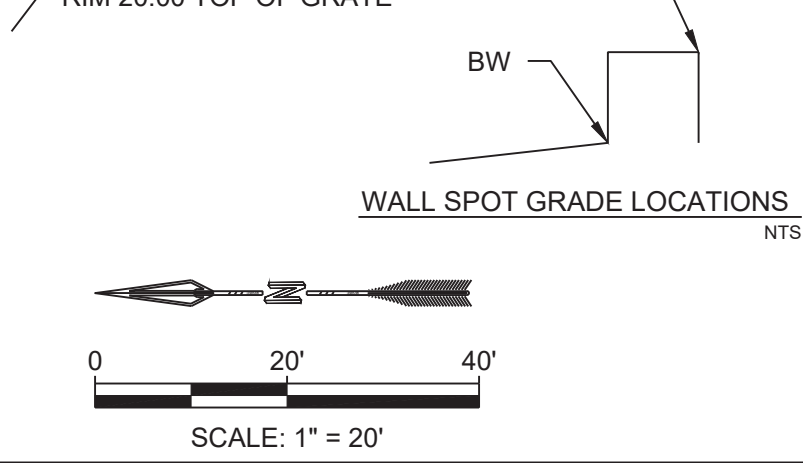
NOTE:  
1. THE EXISTING PARKING LOT AND BUILDINGS WILL BE DEMOLISHED UNLESS OTHERWISE SPECIFIED ON THIS PLAN.  
2. PROPOSED PUBLIC INFRASTRUCTURE WILL BE INCLUDED ON PUBLIC WORK ORDER.

KEYED NOTES	
I.D.#	DESCRIPTION
5	INSTALL 1' CURB OPENING. SEE DETAIL SHEET C-500.
7	INSTALL HANDRAIL FOR ADA RAMP BOTH SIDES OF RAMP.
10	INSTALL TEMPORARY SEDIMENT POND.

- GRADING NOTES
- CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING DRY AND WET UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY ISSUES. UTILITY RELOCATION MAY BE REQUIRED.
  - FINISH GRADE OF SOIL EDGES ALONG PAVEMENT TO BE 1/2" BELOW EDGE OF PAVEMENT.
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LEGEND	
GRADING LIMITS	---
MAJOR CONTOUR	— 4985 —
MINOR CONTOUR	- - - 4985 - - -
EXISTING MAJOR CONTOUR	--- 4985 ---
EXISTING MINOR CONTOUR	- - - 4985 - - -
SLOPE ARROW	← 1.5% → 51.2%
SWALE	~ ~ ~
HIGH POINT	▲
MATCHLINE	...
FUTURE DEVELOPMENT	▨

- SPOT ELEVATION SYMBOLS
- ALL SPOT ELEVATIONS ARE AT FLOWLINE UNLESS OTHERWISE NOTED IN THE PLANS.
- 20.00 FLOWLINE
  - 20.00± MATCH EX. GRADE ELEV. (APPROXIMATE)
  - BW 20.00 BOTTOM WALL
  - TW 20.00 TOP WALL
  - SW 20.00 SIDEWALK
  - FG 20.00 FINISHED GROUND
  - BS 20.00 BOTTOM STEP
  - TS 20.00 TOP STEP
  - TA 20.00 TOP ASPHALT
  - RIM 20.00 TOP OF GRATE

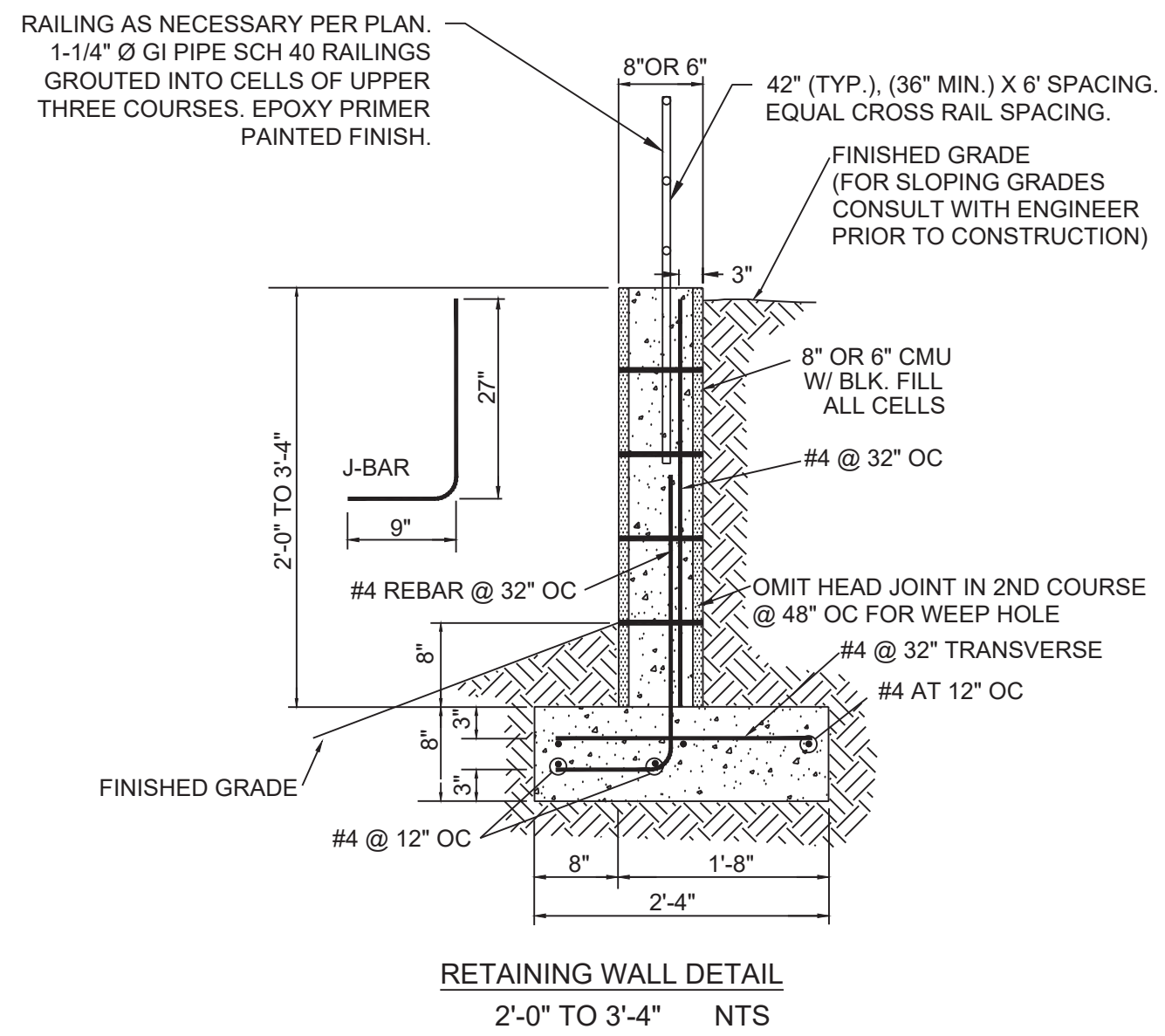


NAME: N:\Projects\03738 Modulus Carlisle Marketplace3\_DWG\Sheets\03738 Grading.dwg PLOT DATE: Aug 20, 2021 1:06pm

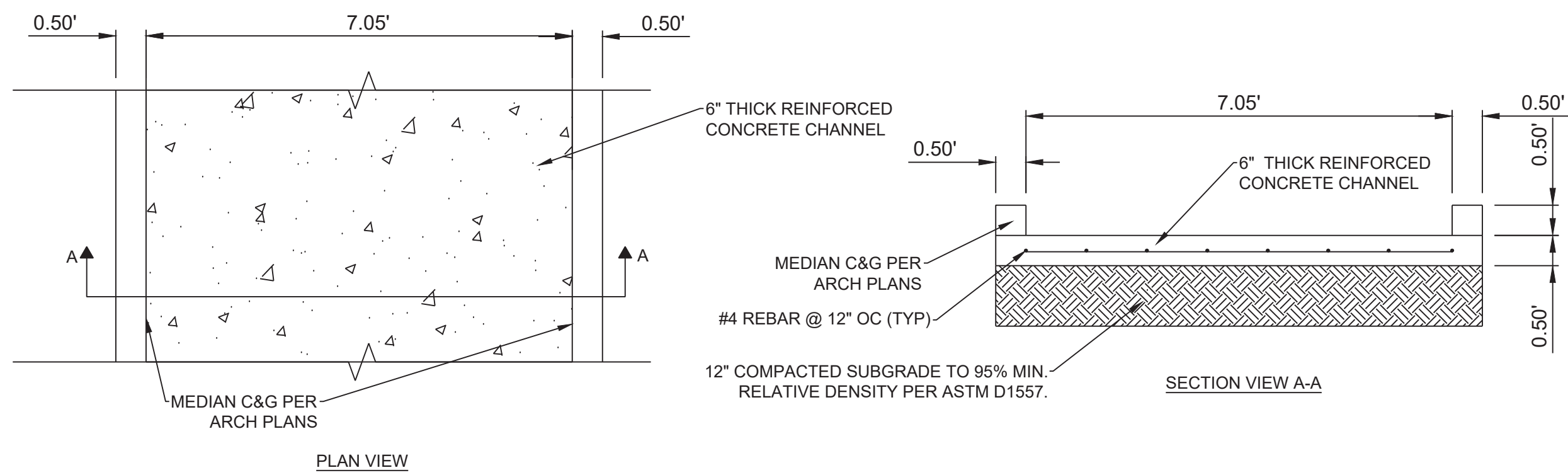
City of Albuquerque  
Planning Department  
Development Review Services  
**HYDROLOGY SECTION**  
**APPROVED**  
DATE: 10/01/21  
BY: *Randy C. Bruneau*  
HydroTrans # H17D097  
THE APPROVAL OF THESE PLANS/REPORT SHALL NOT BE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CITY OF ALBUQUERQUE IS NOT PROVIDING ANY PROFESSIONAL OR CONSULTING SERVICES. THESE PLANS/REPORTS ARE FOR INFORMATION ONLY AND SHALL NOT BE USED FOR ANY OTHER PURPOSE. ANY CHANGES TO THESE PLANS/REPORTS SHALL BE MADE BY THE CITY OF ALBUQUERQUE.

DESIGNED BE	DRAWN BE	CHECKED JS	DATE 8.20.2021
<b>RESPEC</b> 5971 JEFFERSON STREET SUITE 101 ALBUQUERQUE, NM 87109 WWW.RESPEC.COM 505.253.9718			
STAMP 			
PROJECT NAME: <b>CARLISLE CROSSING</b>			
SHEET TITLE: <b>GRADING PLAN 4</b>			
SUBMITTED FOR: <b>CONSTRUCTION</b>			
SHEET NUMBER: <b>C-104</b>			

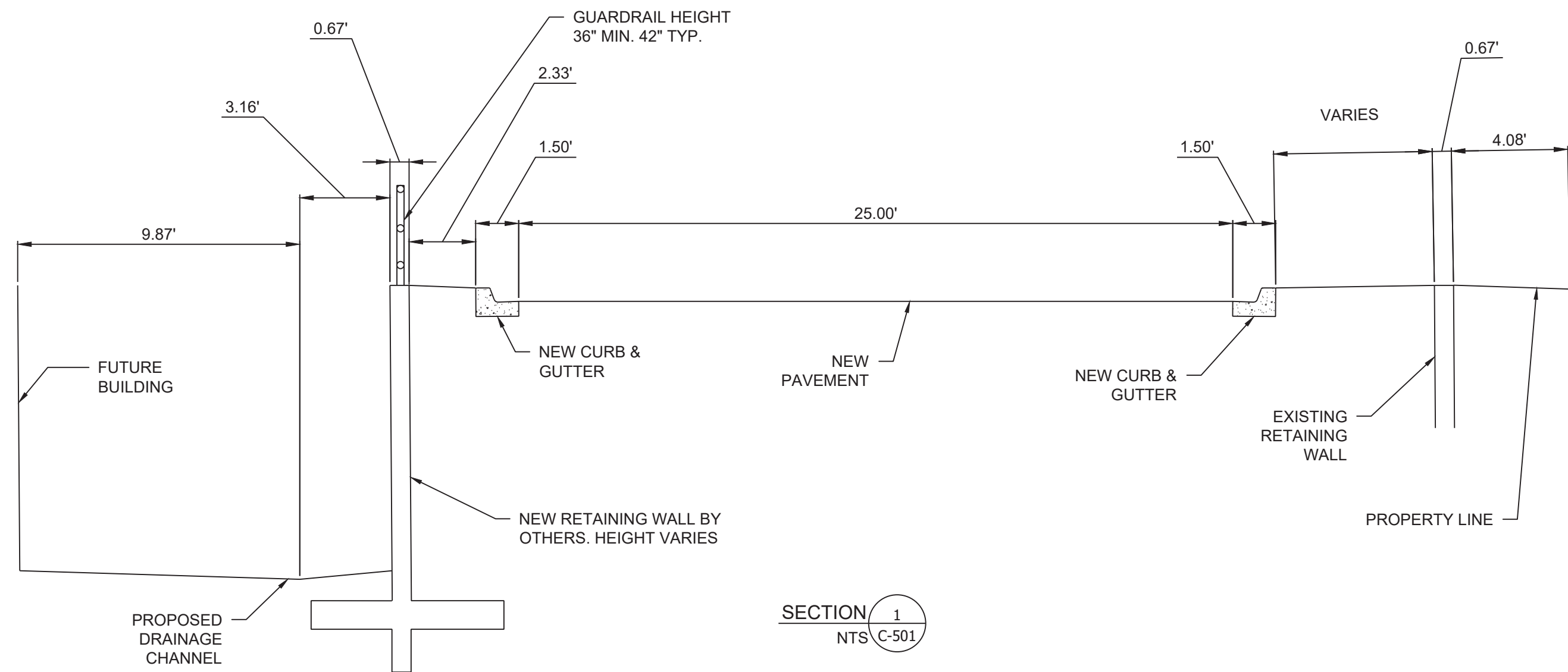




1. COMPACT SUBGRADE TO 95% MIN. RELATIVE DENSITY (12" MIN. DEPTH) PER ASTM D1557. IF CLAY OR LOOSE SAND IS ENCOUNTERED, CONTACT THE ENGINEER BEFORE PROCEEDING.
2. COMPACT BACKFILL TO 90% MIN. RELATIVE DENSITY PER ASTM D1557.
3. MAINTAIN 2" MINIMUM CLEARANCE BETWEEN ALL REINFORCING BARS AND OUTSIDE SURFACE OF FORMED CONCRETE 3" BETWEEN BARS AND OUTSIDE SURFACE OF CONCRETE POURED AGAINST EARTH.
4. ALL BLOCK AND PILASTER CELLS ARE TO BE GROUTED SOLID WITH CONCRETE BLOCK FILL.
5. CONCRETE FOR FOOTINGS AND FILLING OF CELLS SHALL MEET OR EXCEED 3,000 P.S.I. AT 28 DAYS, WITH 3/4" MAXIMUM SIZE AGGREGATE, AND A MAXIMUM SLUMP OF 5".
6. MASONRY MORTAR SHALL MEET OR EXCEED THE REQUIREMENTS OF ASTM C 270, TYPE M.
7. WALL BLOCKS ARE TO BE STANDARD MASONRY UNITS (8"x8"x16" OR AS OTHERWISE INDICATED), AND PILASTER BLOCKS ARE TO BE SIZED APPROPRIATELY FOR THE INTENDED APPLICATION.  
COLOR - DESERT TAN OR AS DIRECTED BY OWNER.
8. INSTALL 9 GA., GALV. DUR-O-WAL (OR APPROVED EQUAL) EVERY OTHER COURSE (16" OC), OR BOND BEAM WITH 2-#4 REBAR EVERY THIRD COURSE (24" OC, MAX.).
9. REINFORCING STEEL SPLICES SHALL HAVE 15" MIN. LAPS.
10. CONSTRUCT PILASTERS AT 16' ON CENTERS (MAXIMUM), AND AS APPROPRIATE FOR CORNERS, JUNCTIONS, ANGLE POINTS AND ENDS.
11. DRAINAGE FOR RETAINED EARTH SHALL BE PROVIDED WITH CLEAN GRAVEL BACKFILL AND UN-MORTARED HEAD JOINTS.
12. THE TOP COURSE OF BLOCK SHALL USE 2" SOLID MASONRY UNITS AS CAPS, UNLESS A 6" PARTY WALL IS TO BE INSTALLED ON TOP OF A RETAINING WALL.
13. THE TOP OF PILASTERS SHALL HAVE 2" SOLID MASONRY UNITS OF APPROPRIATE SIZES.

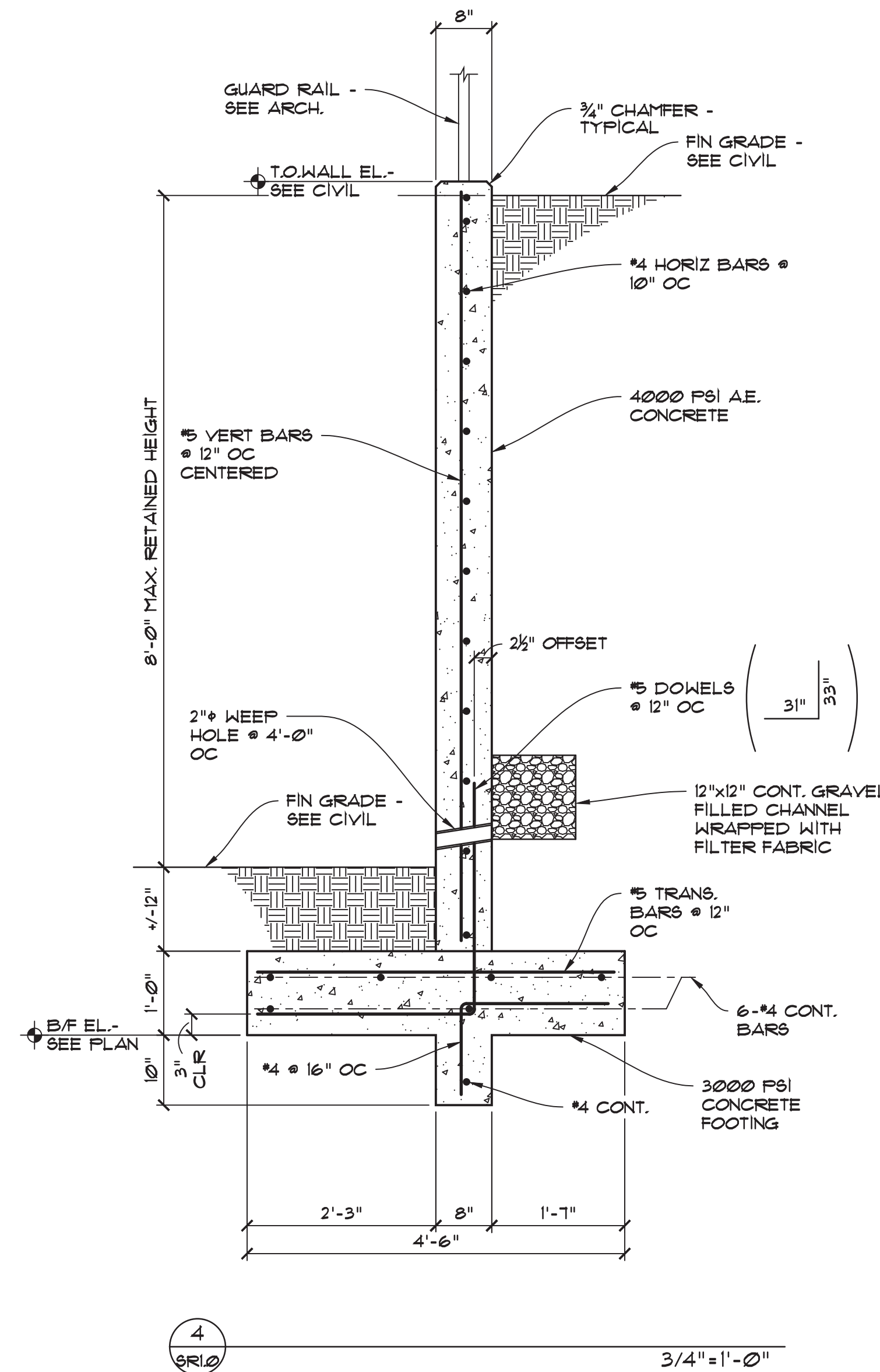
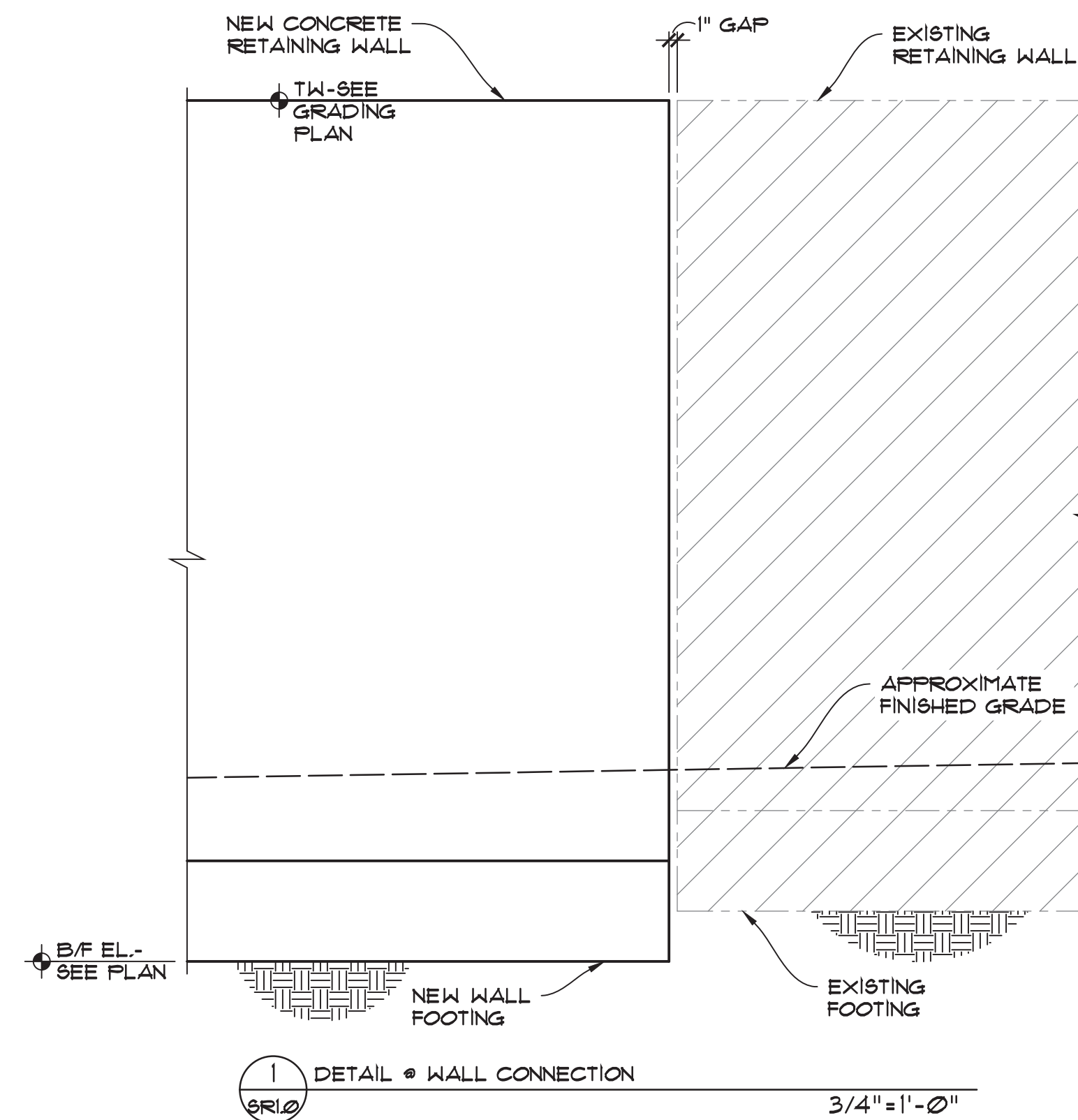
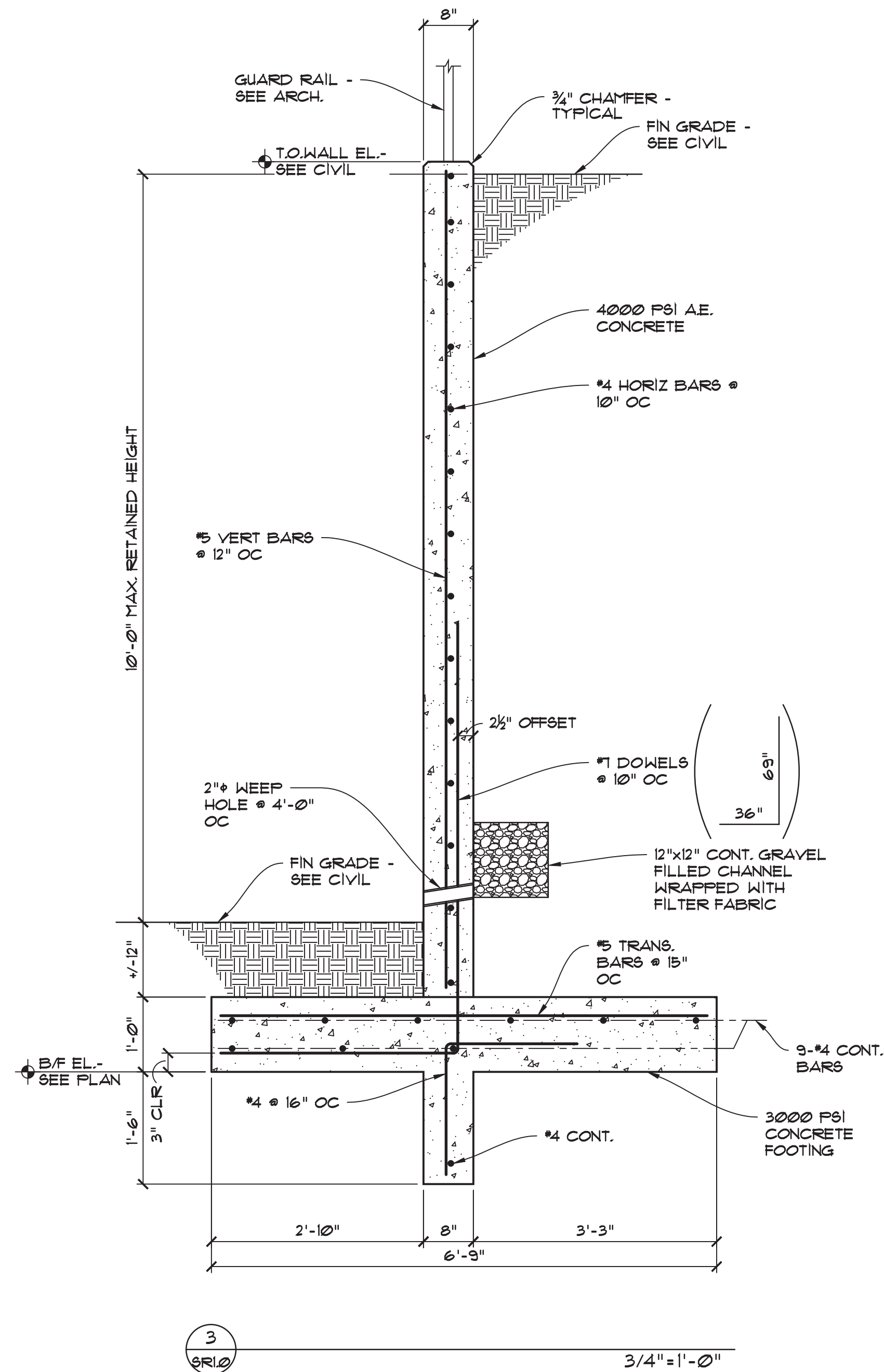
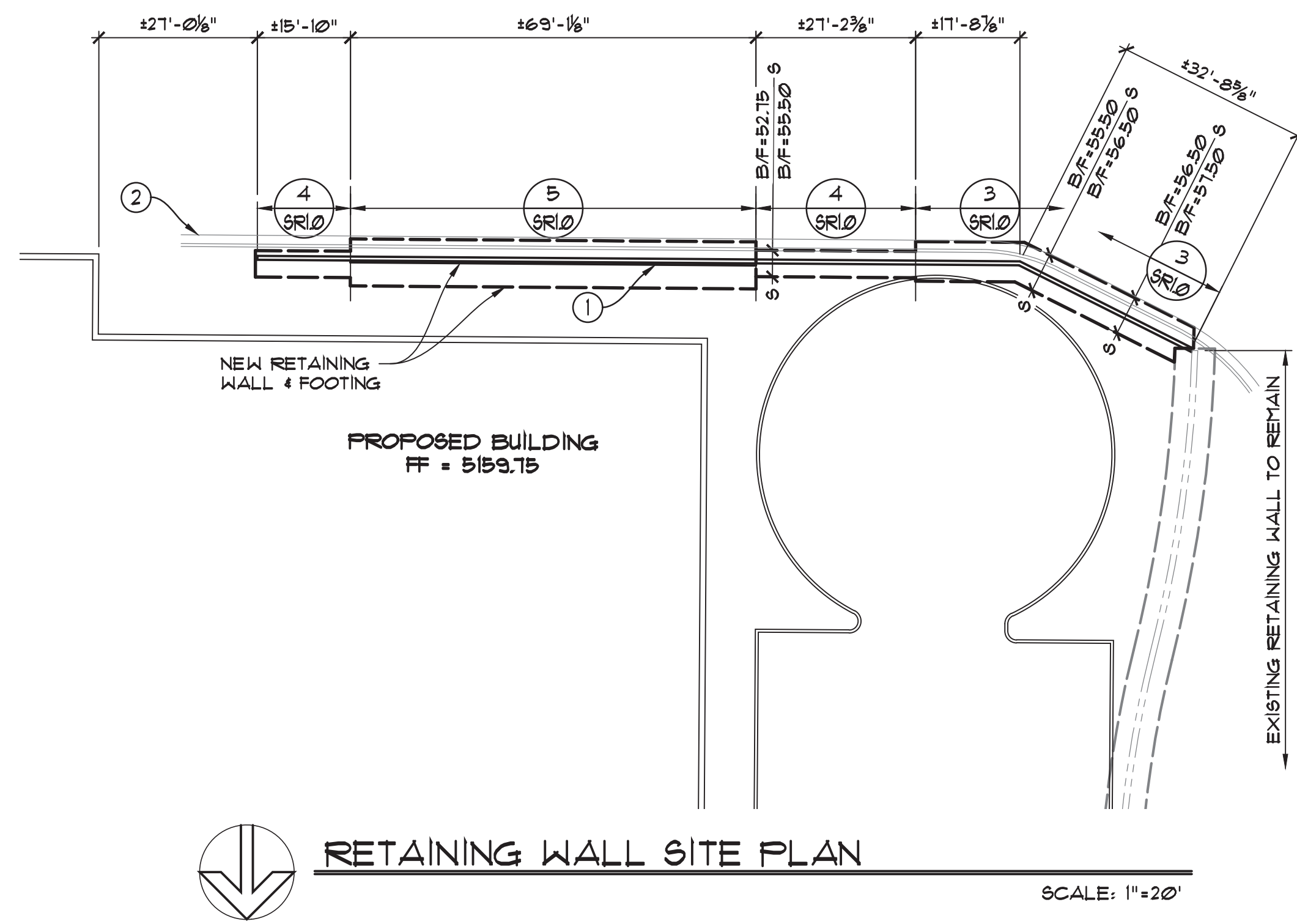


CONCRETE DRAINAGE CHANNEL DETAIL  
NTS



SUBMITTED FOR:		SHEET NUMBER:		CONSTRUCTION		DETAILS		CARLISLE CROSSING		PROJECT NAME:		STAMP		DESIGNED _____		BE _____	
												RESPEC		DRAWN _____		BE _____	
												RESPEC		CHECKED _____		JS _____	
												RESPEC		DATE		9.30.2021	
												RESPEC		REMOVED DETAIL: JUNE 17 2021			
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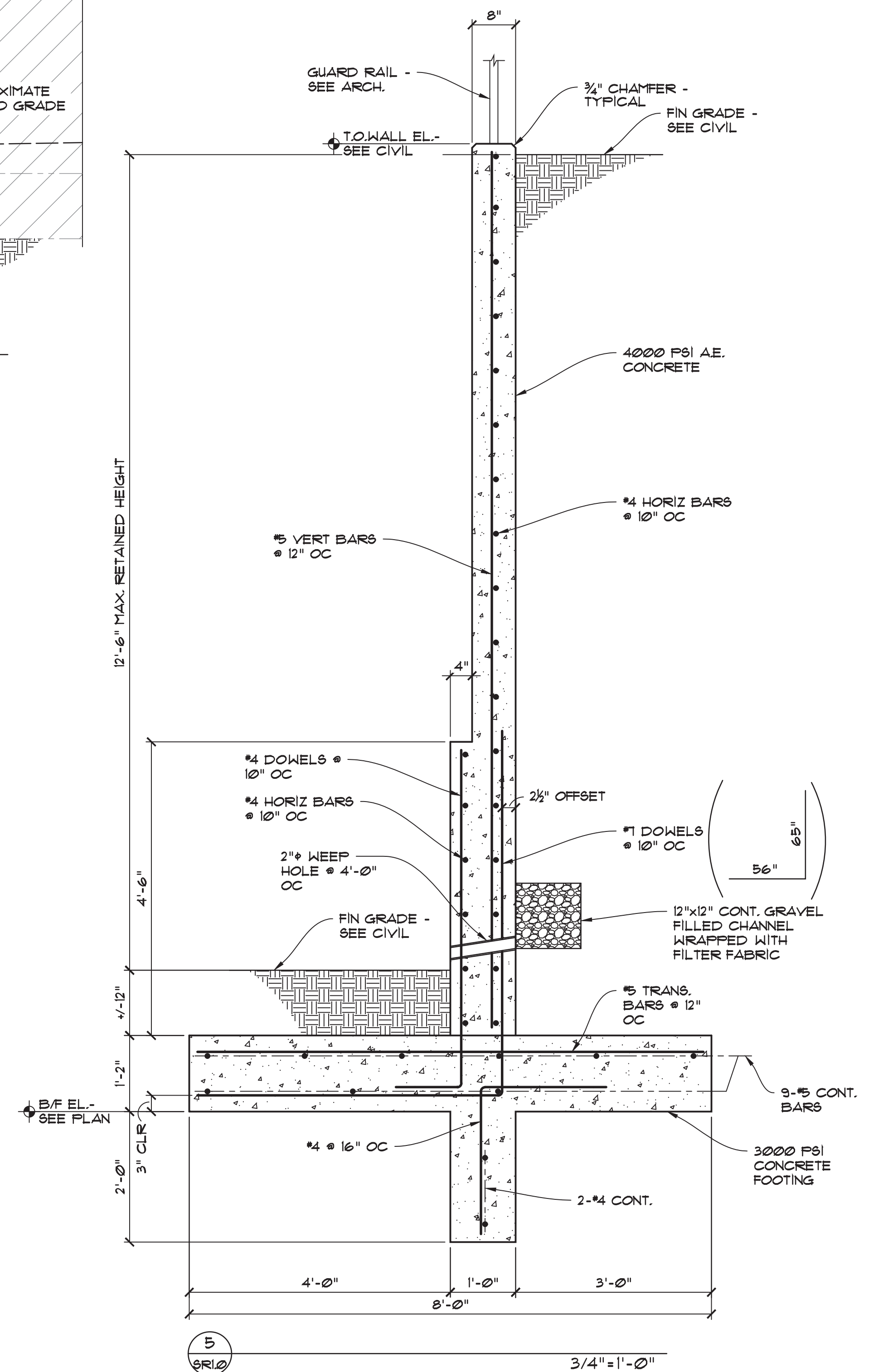
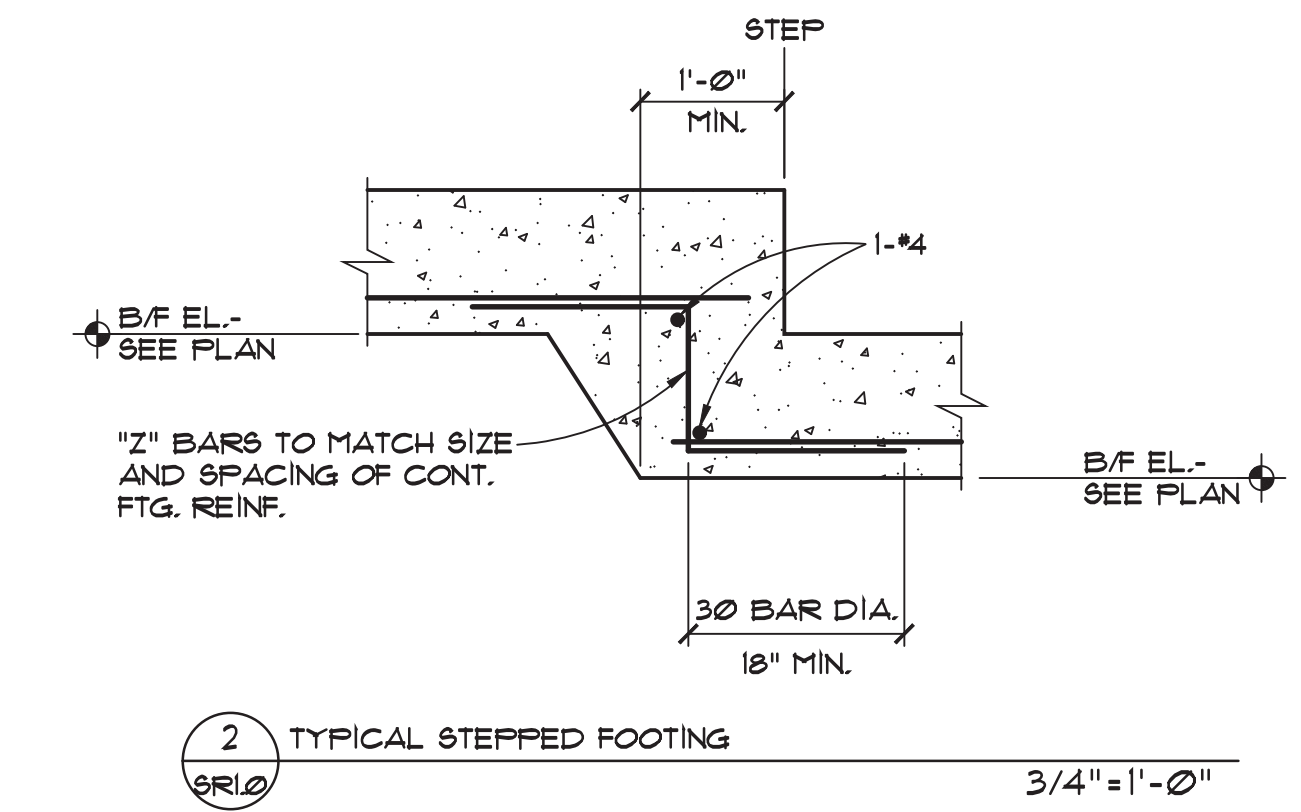


## GENERAL NOTES

A.  $\overline{S \times \gamma} \begin{array}{l} B/F=52.75 \\ B/F=55.50 \end{array} S$  INDICATES STEP IN  
CONCRETE FOOTING.  
SEE DETAIL 2/SRI.0

## KEYED NOTES

1. SEE CIVIL FOR RETAINING WALL ALIGNMENT.
2. NEW CURB & GUTTER - SEE CIVIL.



**Walla**  
ENGINEERING LTD

Structural Engineering  
Civil Engineering

6501 Americas Parkway NE • Suite 301  
Albuquerque • New Mexico • 87110  
881-3008 • Facsimile 881-4025

REV	DATE	BY	REV	DATE	BY	REVISION
6						
5						
4						
3						
2						
1						

**MODULUS ARCHITECTS**  
100 SUN AVE. NE SUITE 600  
ALBUQUERQUE, NEW MEXICO 87109  
PHONE (505) 338-1499 FAX (505) 338-1498



PROJECT TITLE KMART SITE DEVELOPMENT 2100 CARLISLE BLVD. NE ALBUQUERQUE, N.M. 87110		JOB NO. M46-0421	DRAWN BY: DR
PROJECT MANAGER MUJA		SHEET TITLE SITE RETAINING WALLS	

DATE: 3.4.2021	sheet- SR10
SCALE: AS NOTED	of-

SR1\_0.DWG 3/4/2021 1:24 PM DAVIDR