CITY OF ALBUQUERQUE

Planning Department Brennon Williams, Director



October 29, 2020

Paul Cragun, P.E. Cumulus Design 2080 N. Highway 360, Suite 240 Grand Prairie, TX 75050

RE: Chase Bank – Indian School Rd. 6670 Indian School Rd. NE Grading and Drainage Plan Engineer's Stamp Date: 10/08/20 Hydrology File: J18D001C

Dear Mr. Cragun:

PO Box 1293

Based upon the information provided in your submittal received 10/08/2020, the Grading & Drainage Plan **is not** approved for action by the DRB on Site Plan for Building Permit. The following comments need to be addressed for approval of the above referenced project:

Albuquerque

1. Please use the procedure for 40 acre and smaller basins as outlined in Development Process Manual (DPM) (signed 06/08/20) Article 6-2(a). Please provide both the existing conditions and proposed conditions for the 100-year 6 hour storm event.

NM 87103

- www.cabq.gov
- 2. Provide management onsite for the Stormwater Quality Volume (SWQV) in accordance with the new drainage ordinance, § 14-5-2-6 (H) enacted 10/2/18 (Council Bill C/S O-18-2) and as outlined in DPM (signed 06/08/20) Article 6-12 Stormwater Quality and Low-Impact Development for the sizing calculations. Since this is site is a redevelopment the SWQ pond volume will be 0.26 * new impervious area (sf) * 1/12. Please show the top and bottom of the ponds along with the volume for each pond. The onsite drainage should be directed to these ponds prior to either being collected in the existing inlet or leaving the site for the public drainage system.
- 3. Please show the edge of saw cut of the existing pavement and label along this, "Match existing grades". It is currently unclear where the area of construction is starting/stoping.
- 4. On the Grading Plan, please shade back the existing survey points. It is hard to read what is being proposed.
- 5. 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

CITY OF ALBUQUERQU

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Mayor Timothy M. Keller

submitted to the Stormwater Quality Engineer (Doug Hughes, PE, jhughes@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

6. Standard review fee of \$300 (for DRB Site) will be required at the time of resubmittal.

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

Albuquerque NM 87103 www.cabq.gov

PO Box 1293



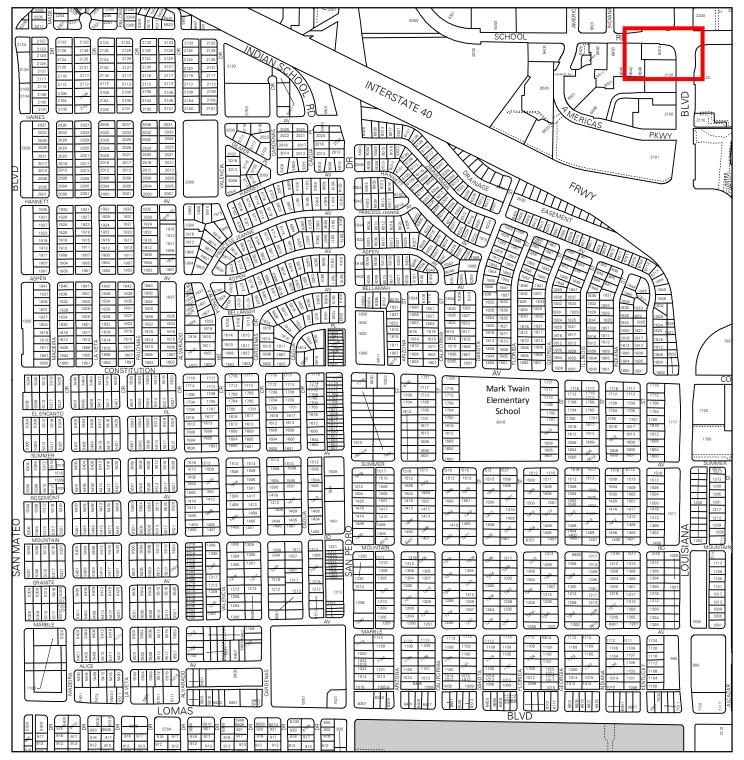
City of Albuquerque

Planning Department Development & Building Services Division

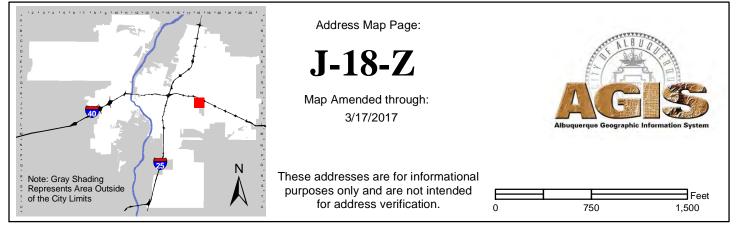
DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

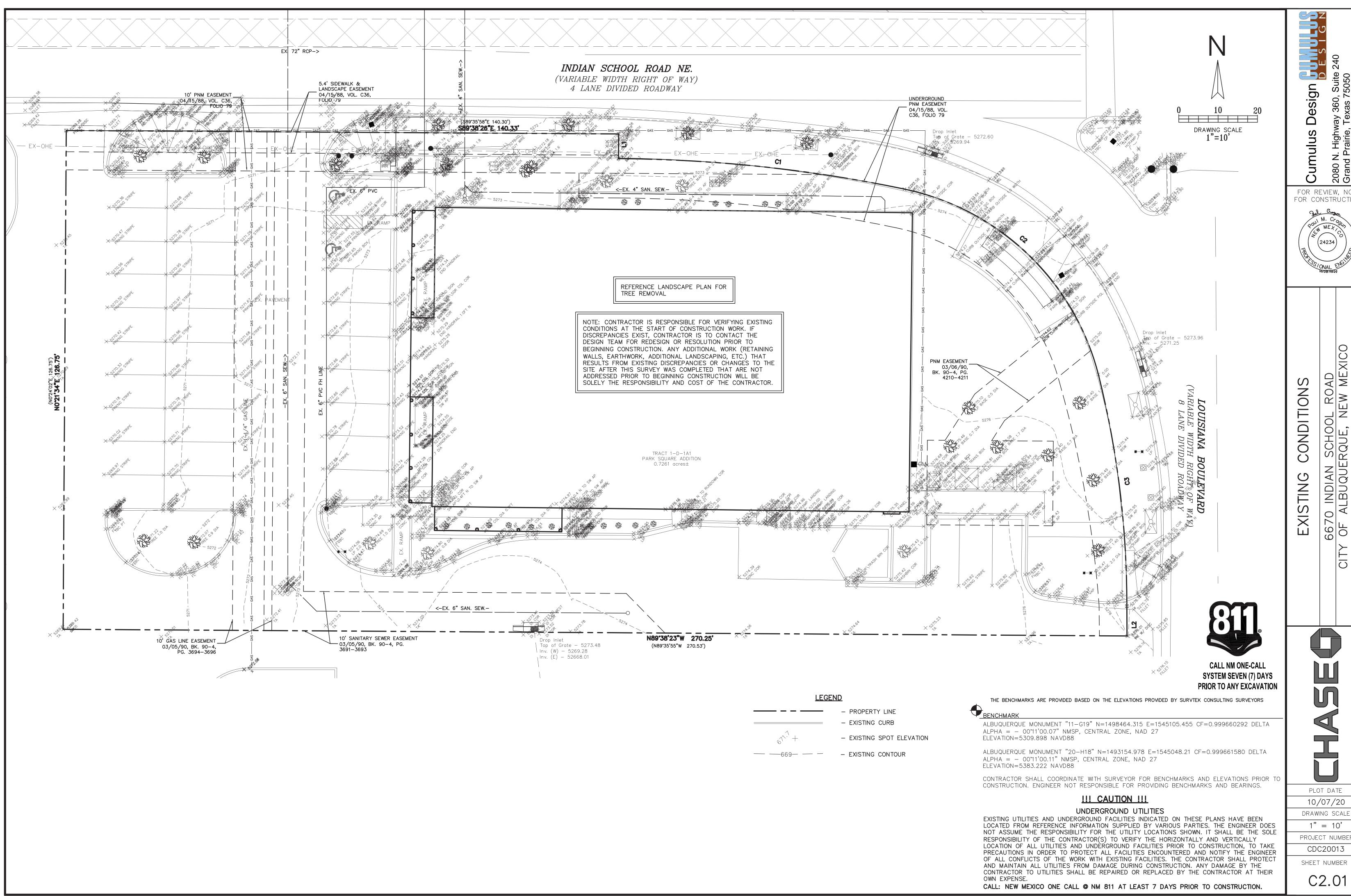
DRB#:	Building Fermit #	Hydrology File #:
		Work Order#:
Legal Description: TRACT 1-D-14	A1 PARK SQUARE ADDITION	
City Address: 6670 INDIAN SCHOO	L ROAD NE ALBUQUERQUE, NEW MEXI	CO 87110
Applicant: Cumulus Design		Contact: Carlos Iglesias
Address: 2080 N. Highway 360 #240,		
Phone#: 214-235-0367	Fax#:	E-mail: carlos@cumulusdesign.ne
Owner: JP Morgan Chase Bank		Contact: Sunil Dubey
Address: 7301 North Federal Blvd. We	estminster, Colorado 80030	
Phone#: 720-275-0480	Fax#:	E-mail:
IS THIS A RESUBMITTAL?: TRAFFIC/	Yes X No TRANSPORTATION X HYDRO	DLOGY/ DRAINAGE
TYPE OF SUBMITTAL: ENGINEER/ARCHITECT CER PAD CERTIFICATION CONCEPTUAL G & D PLAN X GRADING PLAN	ETIFICATION F	E OF APPROVAL/ACCEPTANCE SOUGHT: BUILDING PERMIT APPROVAL CERTIFICATE OF OCCUPANCY PRELIMINARY PLAT APPROVAL SITE PLAN FOR SUB'D APPROVAL
DRAINAGE MASTER PLAN DRAINAGE REPORT FLOODPLAIN DEVELOPMEN ELEVATION CERTIFICATE CLOMR/LOMR TRAFFIC CIRCULATION LAY TRAFFIC IMPACT STUDY (T. OTHER (SPECIFY) PRE-DESIGN MEETING?	S	SITE PLAN FOR BLDG. PERMIT APPROVAL FINAL PLAT APPROVAL SIA/ RELEASE OF FINANCIAL GUARANTEE FOUNDATION PERMIT APPROVAL GRADING PERMIT APPROVAL PAVING PERMIT APPROVAL GRADING/ PAD CERTIFICATION WORK ORDER APPROVAL CLOMR/LOMR FLOODPLAIN DEVELOPMENT PERMIT OTHER (SPECIFY)

FEE PAID:



For more current information and details visit: www.cabq.gov/gis





\\SERVER-PC\\SERVER\\2020 CDC PROJECTS\\CDC20013 - INDIAN SCHOOL ROAD, ALBUQUERQUE\\PLANS\\EXISTING CONDITIONS CDC20013.DWG

FOR CONSTRUCTION

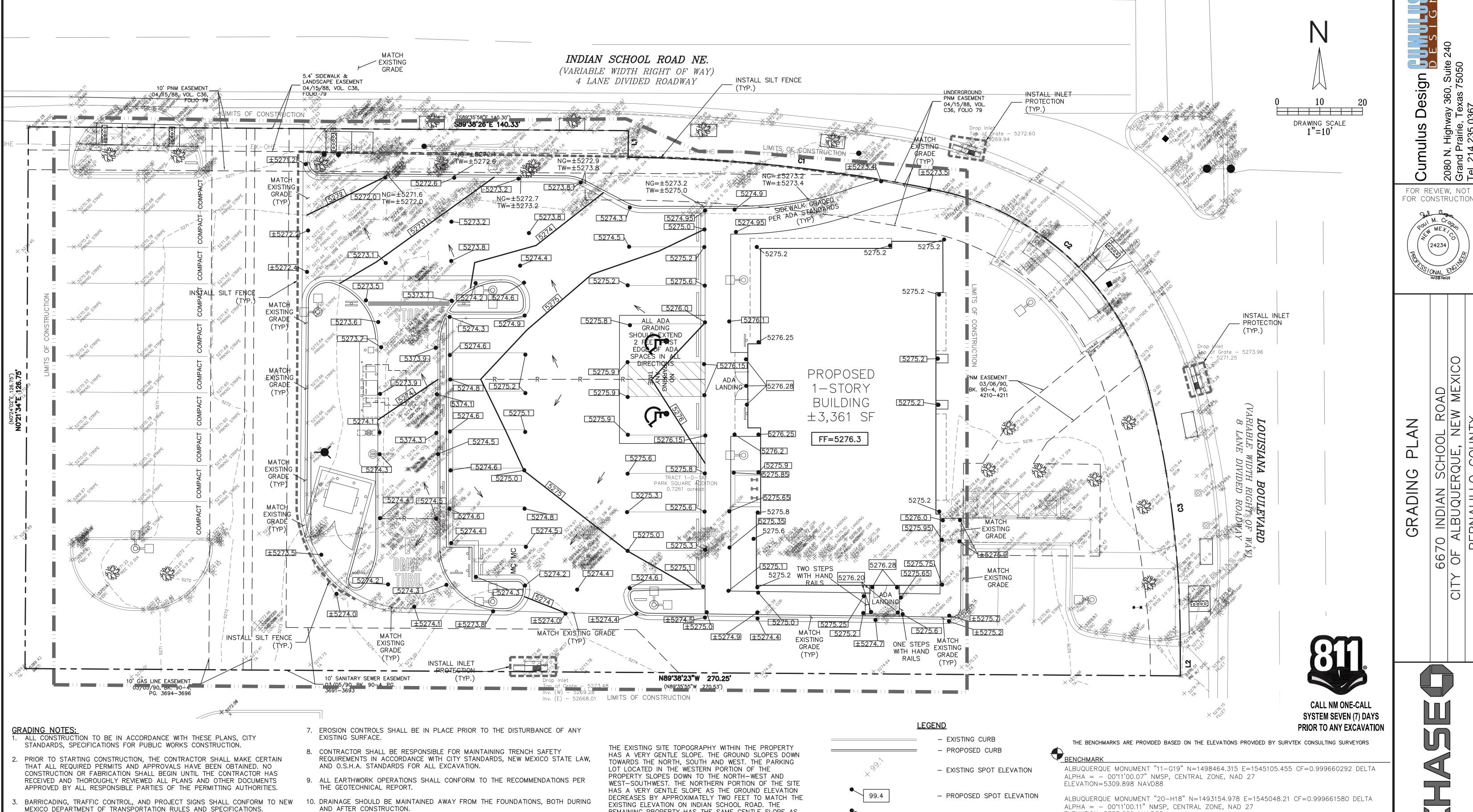
O INDIAL ALBUQU SERNALIL

PLOT DATE

10/07/20 DRAWING SCALE 1" = 10'

PROJECT NUMBER CDC20013

C2.01



ENGINEER.

TO BE REPLACED, SUCH REPLACEMENT SHALL BE BY THE SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.

AND AFTER CONSTRUCTION.

THE LOCATION OF ALL EXISTING UTILITIES SHOWN ARE BASED ON FIELD SURVEYS 11. ALL SIDEWALKS AND ACCESSIBLE ROUTE (INCLUDING HATCHED AREA ACROSS DRIVES) SHALL MAINTAIN A 2% MAXIMUM CROSS SLOPE AND A MAXIMUM 5% IN THE DIRECTION OF PEDESTRIAN TRAVEL.

12. SLOPE IN HANDICAP PARKING AREAS SHALL NOT EXCEED 2% IN ANY DIRECTION.

13. PROVIDE "FLAT" LANDINGS AT TOP AND BOTTOM OF ALL RAMPS. THESE "FLAT" AREAS SHALL BE 5' LONG AND THE SLOPE SHALL NOT EXCEED 2% IN ANY DIRECTION.

14. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING AND PARKING AT ALL TIMES.

15. SITE GRADING SHALL BE PERFORMED IN A MANNER TO DIRECT WATER AS INDICATED. SURFACE WATER SHALL NOT BE RELEASED ONTO ADJACENT PRIVATE PROPERTY.

REMAINING PROPERTY HAS THE SAME GENTLE SLOPE AS THE EXISTING PAVEMENT SLOPES TOWARDS THE WEST-SOUTHWEST. 100 FEET WEST OF THE PROPERTY ALONG INDIAN SCHOOL ROAD, THE GROUND SLOPES TOWARDS TO THE WEST. TO THE EAST OF THE SITE, LOUISIANA BOULEVARD RUNS NORTH/SOUTH. 100 FEET SOUTH OF THE SITE ALONG LOUISIANA BLVD., THE GROUND SLOPES TO THE SOUTH. THE PROPOSED CHASE BANK WILL NOT MAKE CHANGES TO THE EXISTING GENERAL TOPOGRAPHY OF THE SITE OR THE AREA.

 PROPOSED NATURAL GROUND SPOT ELEVATION PROPOSED CONTOUR

669

——R——R——R——

LIMITS OF CONSTRUCTION

 PROPOSED RIDGE SILT FENCE INLET PROTECTION

 DIRECTIONAL FLOW ARROW LIMITS OF CONSTRUCTION

 NATURAL GROUND - TOP OF WALL/CURB $ALPHA = -00^{\circ}11'00.11"$ NMSP, CENTRAL ZONE, NAD 27 ELEVATION=5383.222 NAVD88

CONTRACTOR SHALL COORDINATE WITH SURVEYOR FOR BENCHMARKS AND ELEVATIONS PRIOR TO CONSTRUCTION. ENGINEER NOT RESPONSIBLE FOR PROVIDING BENCHMARKS AND BEARINGS.

!!! CAUTION !!!

UNDERGROUND UTILITIES EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR

CALL: NEW MEXICO ONE CALL @ NM 811 AT LEAST 7 DAYS PRIOR TO CONSTRUCTION.

O INE ALBI SERN,

PLOT DATE 10/07/20 DRAWING SCALE

1" = 10'

PROJECT NUMBER

CDC20013

SHEET NUMBER

\\SERVER-PC\SERVER\2020 CDC PROJECTS\CDC20013 — INDIAN SCHOOL ROAD, ALBUQUERQUE\PLANS\GRADING PLAN CDC20013.DWG

AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL

AND SOLE RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO

LOCATE THEIR UTILITIES PRIOR TO STARTING CONSTRUCTION. ANY DAMAGE TO

CONTRACTOR SHALL VERIFY ALL EXISTING INVERTS AND RIM ELEVATIONS PRIOR

BENCHMARKS HAVE BEEN PROVIDED AS A REFERENCE. IT IS THE CONTRACTOR'S

RESPONSIBILITY TO LOCATE, VERIFY, AND/OR ESTABLISH A BENCHMARKS PRIOR

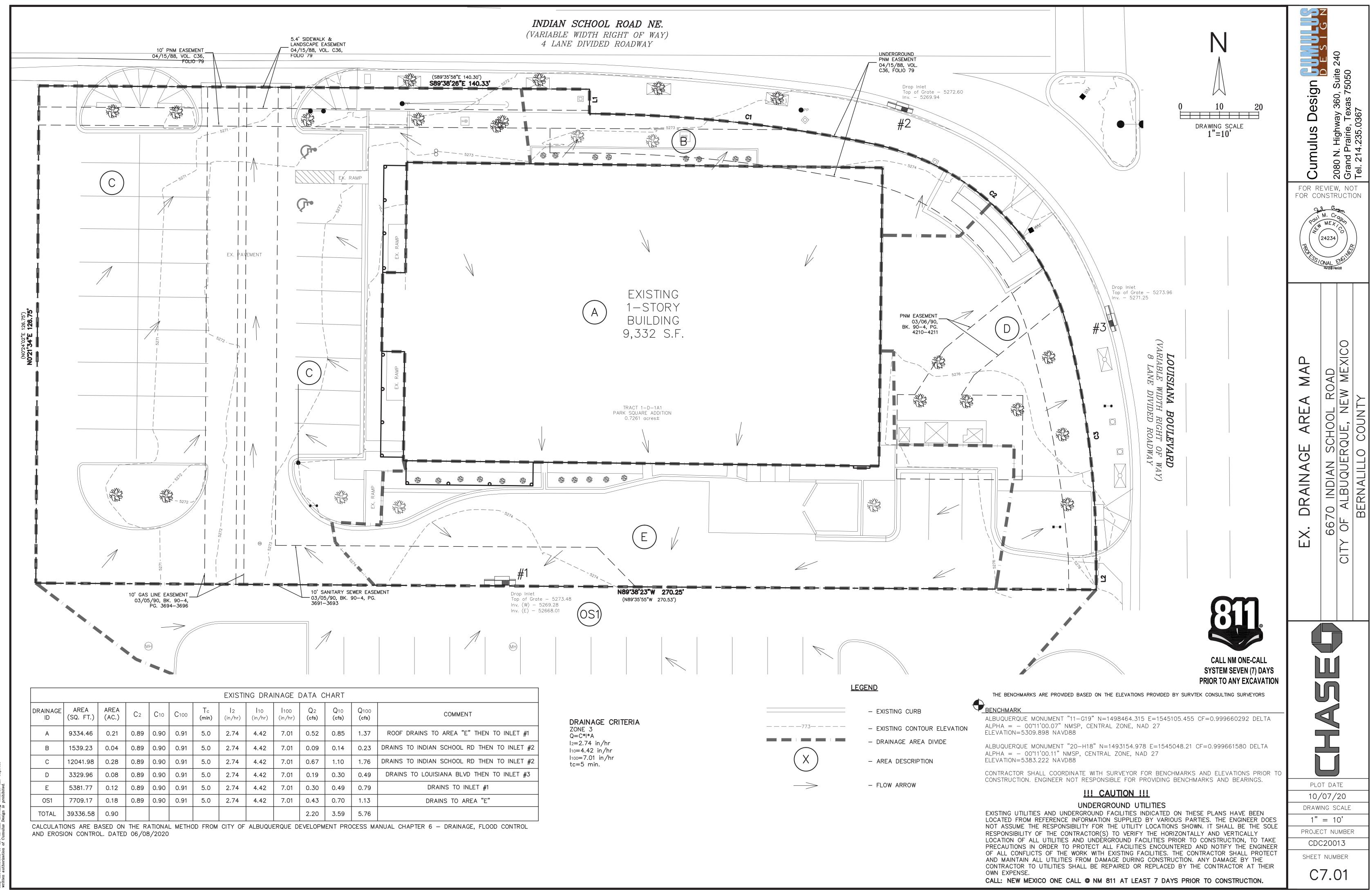
SURVEY STAKES AND MARKERS FOR THE DURATION OF THE PROJECT. IF ANY

CONSTRUCTION STAKES OR MARKERS ARE LOST OR DISTURBED AND ARE NEEDED

TO CONSTRUCTION. IF CONFLICTS EXIST, THE CONTRACTOR IS TO CONTACT

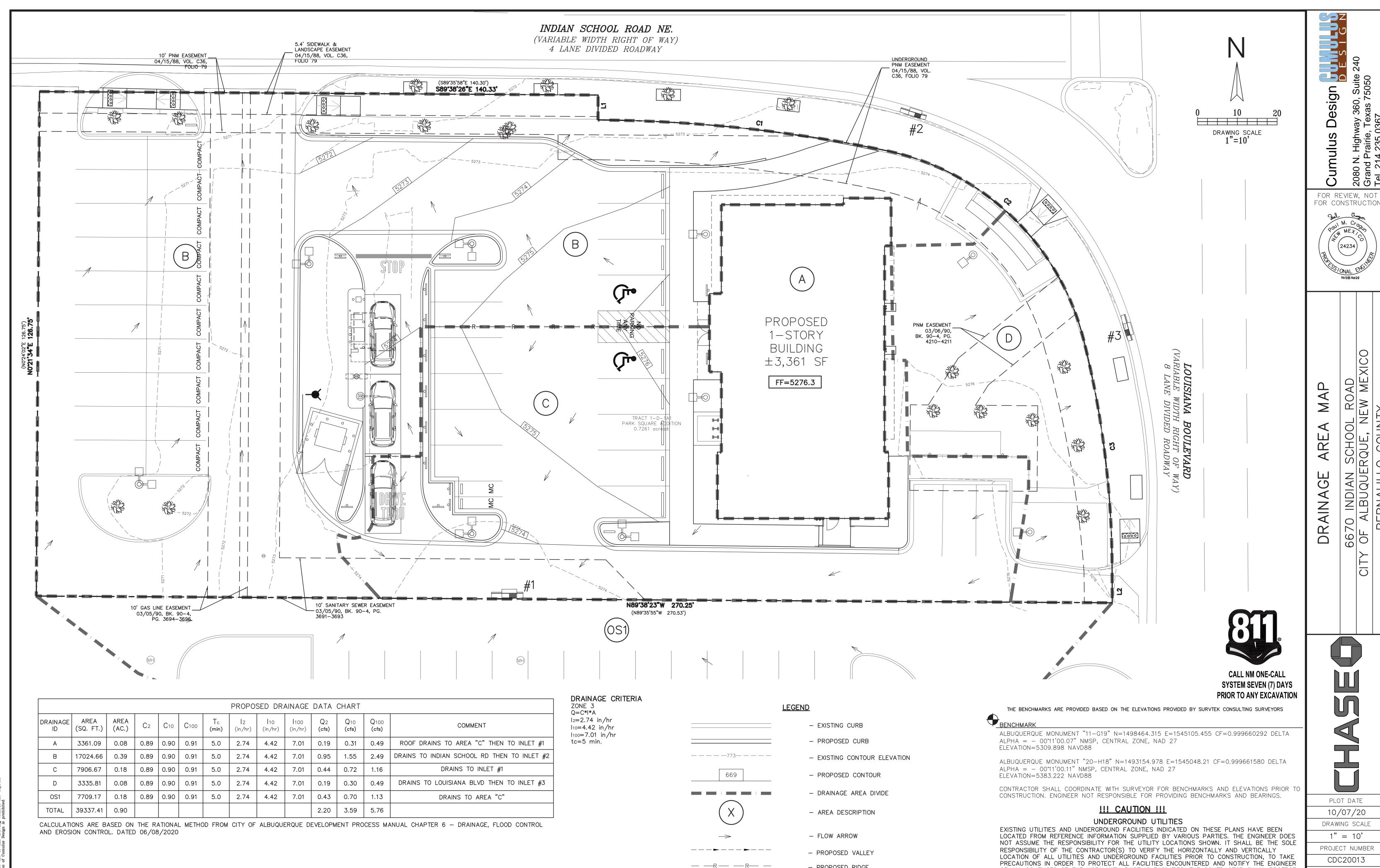
TO CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PRESERVE

EXISTING UTILITIES IS TO BE REPAIRED AT CONTRACTOR'S EXPENSE.



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PROPOSED RIDGE

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SHEET NUMBER

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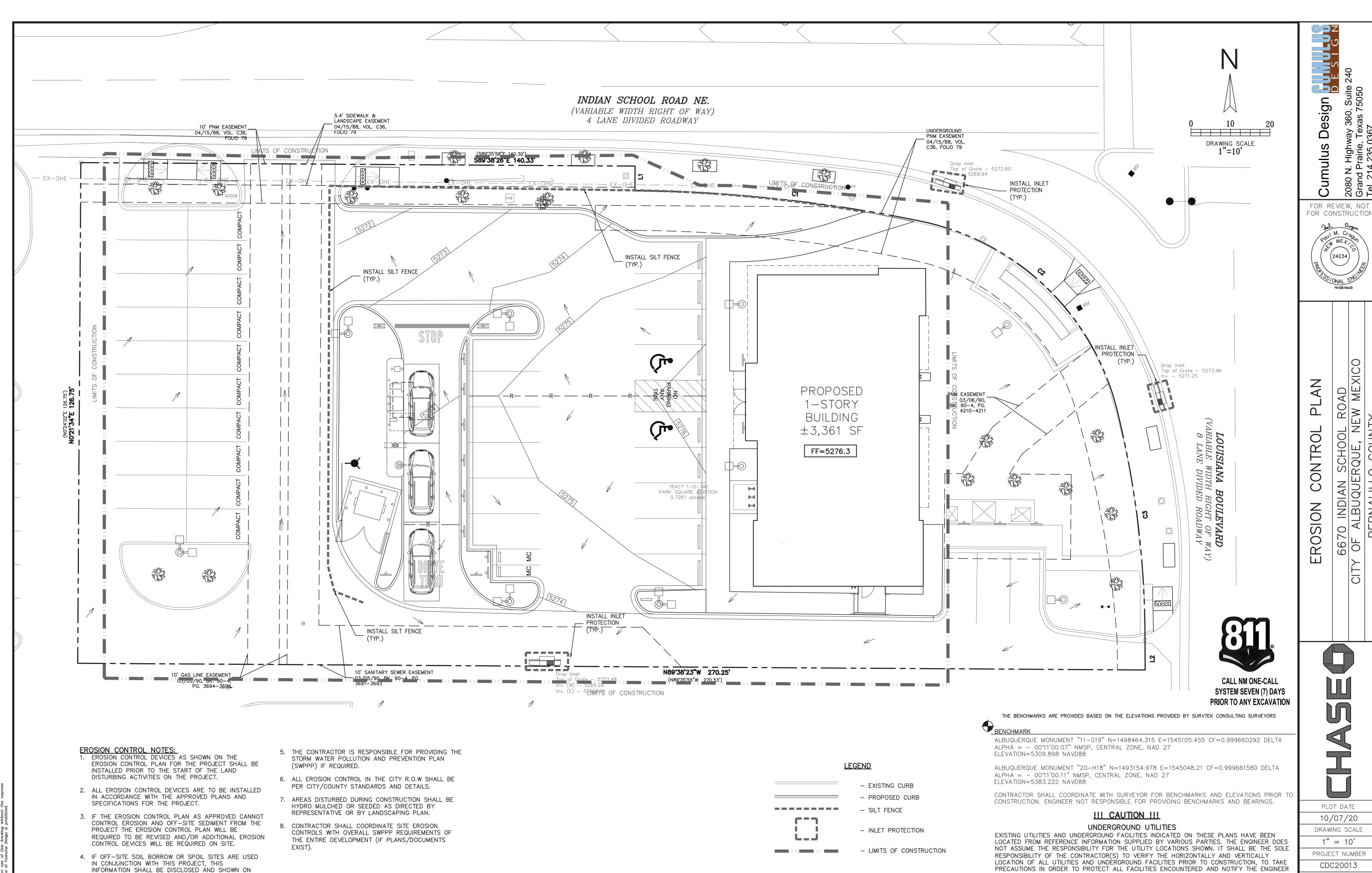
OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT

AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR

CALL: NEW MEXICO ONE CALL @ NM 811 AT LEAST 7 DAYS PRIOR TO CONSTRUCTION.

OWN EXPENSE.

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SHEET NUMBER

OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT

CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR

AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE

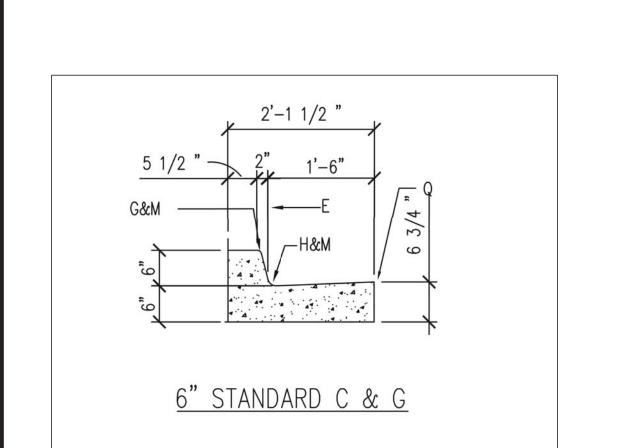
CALL: NEW MEXICO ONE CALL @ NM 811 AT LEAST 7 DAYS PRIOR TO CONSTRUCTION.

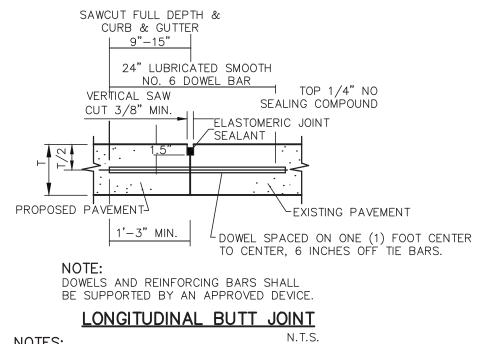
\\SERVER-PC\SERVER\2020 CDC PROJECTS\CDC20013 - INDIAN SCHOOL ROAD, ALBUQUERQUE\PLANS\EROSION CONTROL PLAN CDC20013.DWG

FINAL APPROVAL OF THE PROJECT.

THE EROSION CONTROL PLAN. THESE AREAS SHALL BE

STABILIZED WITH PERMANENT GROUND COVER PRIOR TO





1. NO. 5 SMOOTH DOWEL BAR MAY BE USED IN 5 INCH AND 6 INCH 2. LONGITUDINAL BUT CONSTRUCTION MAY BE UTILIZED IN PLACE OF LONGITUDINAL HINGED (KEYWAY) JOINT AT CONTRACTORS OPTION. 3. DOWEL BARS SHALL BE DRILLED INTO PAVEMENT HORIZONTALLY BY USE OF A MECHANICAL RIG.

4. DRILLED BY HAND IS NOT ACCEPTABLE, PUSHING DOWEL BARS INTO GREEN CONCRETE NOT ACCEPTABLE.

24" NO. 5 SMOOTH DOWEL 16" DOWEL COATING 2" MIN. HOT POURED RUBBER TOP 1/4" NO JOINT SEALING COMPOUND SEALING COMPOUND 3/4" DOWEL SLEEVE (CLOSED END) TO FIT DOWEL AND BE SECURED TO BE INSTALLED └NO. 4 BARS ON 18" CTRS. EA. WAY REDWOOD EXPANSION JOINT FILLER

DOWELS AND REINFORCING BARS SHALL BE SUPPORTED BY AN APPROVED DEVICE. LOCATED AS INDICATED OR AS NEEDED. JOINTS TO BE ON MAXIUM OF 75' SPACING AND LOCATED AT POINTS OF INFLECTION AND MINIMUM CONCRETE WIDTH WHERE

T=THICKNESS OF PAVEMENT **EXPANSION JOINT**

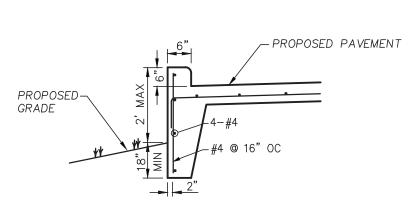
NOTE: ALL JOINTS SHALL EXTEND THROUGH AND

BE PERPENDICULAR CONCRETE CURBS AND SHALL

MATCH SIDEWALK JOINTS WHERE APPLICABLE.

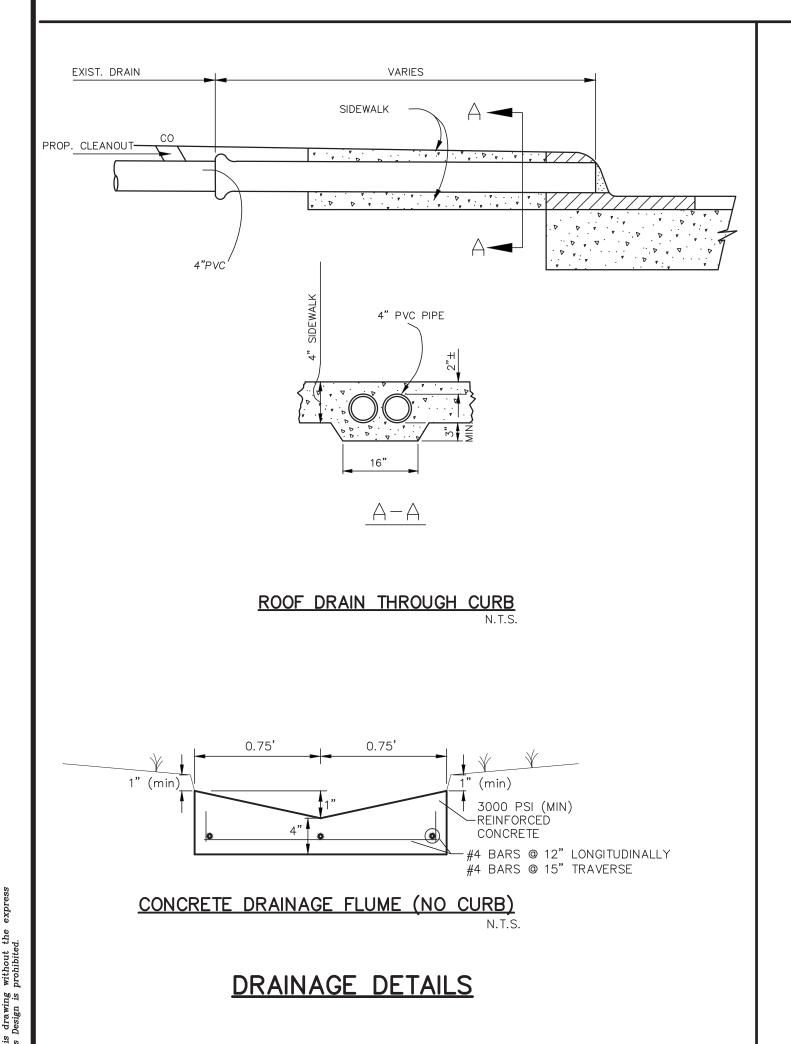
VERTICAL SAW CUT 3/8" WIDE MIN. TOP 1/4" NO -SEALING COMPOUND ELASTOMERIC JOINT SEALANT NO. 4 BARS ON 18" CTRS. EA. WAY

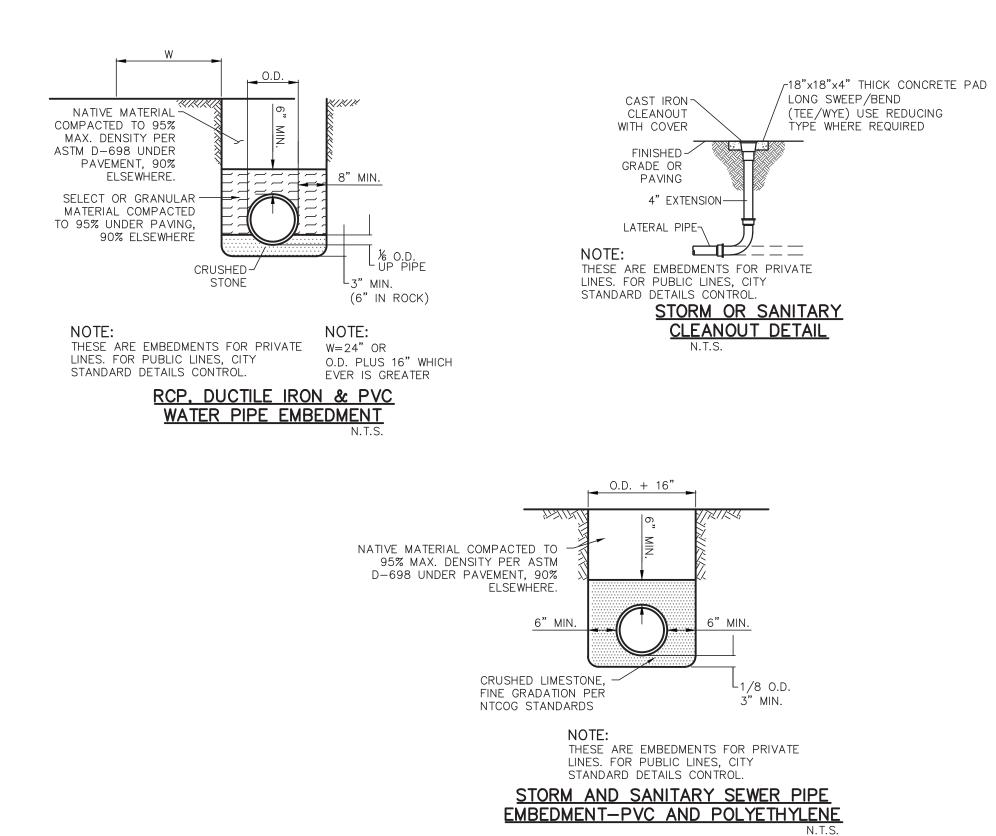
> SAWED DUMMY (CONTROL) JOINT NOTE: MAXIMUM SPACING IS 15' CENTERS



TURN DOWN CURB DETAIL

PAVEMENT DETAILS





UTILITY DETAILS

GRADE TO PREVENT RUNOFF FROM LEAVING SITE PAVED SURFACE FABRIC GRADE PROFILE VIEW GRADE TO DRAIN AWAY FROM STABILIZED AND STREET PAVED SURFACE

TRANSITION TO PAVED SURFACE 50.0' DRAINAGE MUST FLOW AWAY FROM ENTRANCE

PLAN VIEW

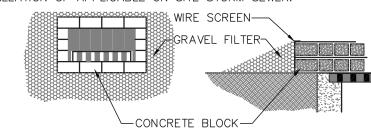
- 1. STONE SHALL BE 3 TO 5 INCH DIAMETER CRUSHED ROCK OR ACCEPTABLE CRUSHED PORTLAND CEMENT CONCRETE.
- 2. WHEN NECESSARY, VEHICLES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH CRUSHED STONE WITH DRAINAGE FLOWING AWAY FORM BOTH THE STREET AND THE STABILIZED ENTRANCE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
- 3. THE ENTRANCE SHALL MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PAVED SURFACES. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE A CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PAVED SURFACES, MUST BE REMOVED IMMEDIATELY.
- 4. THE ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE

STABILIZED CONSTRUCTION ENTRANCE

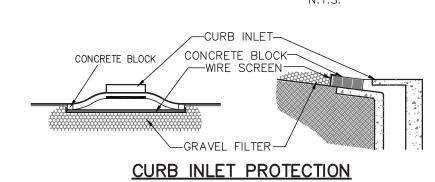
BLOCK AND GRAVEL PROTECTION CONCRETE BLOCKS ARE TO BE PLACED ON THEIR SIDES IN A SINGLE ROW AROUND THE PERIMETER OF THE INLET, WITH ENDS ABUTTING. OPENING IN THE BLOCKS SHOULD FACE OUTWARD, NOT UPWARD . WIRE MESH SHALL THEN BE PLACED OVER THE OUTSIDE FACE OF THE BLOCKS COVERING THE HOLES . FILTER STONE SHALL THEN BE PILED AGAINST THE WIRE MESH TO THE TOP OF THE BLOCKS WITH THE BASE OF THE STONE BEING A MINIMUM OF 18 INCHES FROMTHE BLOCKS. PERIODICALLY, WHEN THE STONE FILTER BECOMES CLOGGED, THE STONE MUST BE REMOVED AND CLEANED IN A PROPER MANNER OR REPLACED WITH NEW STONE AND PILED BACK AGAINST THE WIRE MESH.

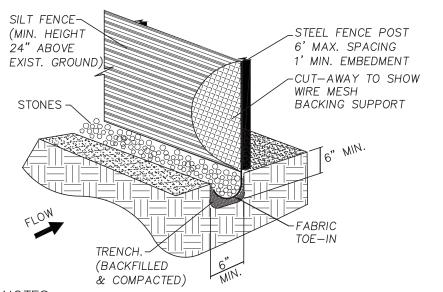
CONSTRUCTION NOTES - INLET PROTECTION

- 1. THE CONTRACTOR SHALL PROVIDE ANY ADDITIONAL EROSION OR POLLUTION DEVICES AS REQUIRED DURING THE CONSTRUCTION PHASE IN ORDER TO COMPLETELY CONFORM TO THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY AND ALL OTHER AGENCIES HAVING JURISDICTION.
- 2. CONTRACTOR AND OWNER SHALL FILE N.O.I. PER EPA REQUIREMENTS.
- 3. ONSITE CURB INLET PROTECTION SHALL BE CONSTRUCTED UPON INSTALLATION OF APPLICABLE ON SITE STORM SEWER.



DROP INLET PROTECTION





1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE.THE POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.

2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (E.G. PAVEMENT), WEIGHT FABRIC FLAP WITH WASHED GRAVEL ON THE UPHILL SIDE TO PREVENT FLOW UNDER FENCE.

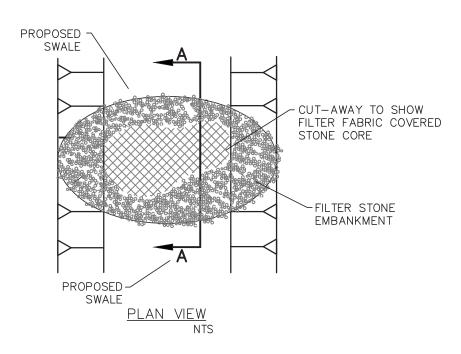
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.

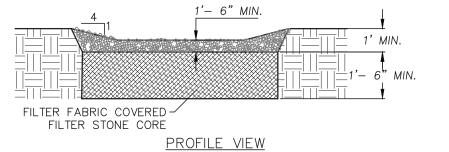
4. SILT FENCE SHALL BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL SUPPORT POST. THERE SHALL BE A 6 INCH DOUBLE OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.

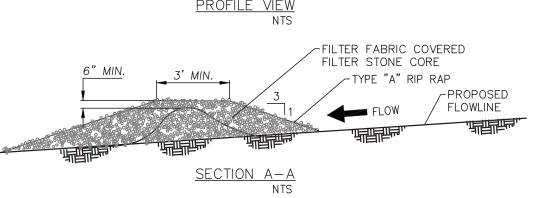
5. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL.REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.

6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHED A DEPTH OF 6 INCHES.THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION. SILT FENCE







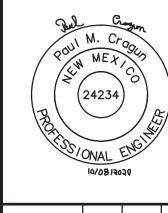
ROCK CHECK DAM

EROSION CONTROL

DETAILS ON THIS SHEET ARE PRIVATE. ALL WORK WITHIN PUBLIC EASEMENTS OR RIGHT—OF—WAY SHALL BE PER CITY (OR STATE, IF APPLICABLE) STANDARD DETAILS. THE CONTRACTOR IS REQUIRED TO HAVE ON-SITE, AT ALL TIMES, A COPY OF THE CITY'S CONSTRUCTION DETAILS.

sign

FOR CONSTRUCTION



10|X|01 ALBUQU SERNALIL

PRIV,

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PLOT DATE 10/07/20 DRAWING SCALE

PROJECT NUMBER CDC20013

SHEET NUMBER

C13.01

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