

CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director



Mayor Timothy M. Keller

June 21, 2018

Ronald Bohannon, P.E.
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM, 87109

**RE: Pizza Hut – Coors Blvd & Avalon Rd
Grading and Drainage Plan
Engineer's Stamp Date: 06/12/18
Hydrology File: K10D020D**

Dear Mr. Bohannon:

PO Box 1293

Based upon the information provided in your submittal received 06/13/2018, the Grading Plan is approved for Building Permit.

Albuquerque

Please attach a copy of this approved plan in the construction sets for Building Permit processing. Also once the grading is complete, a pad certification will be required.

NM 87103

Prior to approval in support of Permanent Release of Occupancy by Hydrology, Engineer Certification per the DPM checklist will be required and a formal Elevation Certificate needs to be submitted to Hydrology.

www.cabq.gov

Please provide a Private Facility Drainage Covenant per Chapter 17 of the DPM for first flush pond prior to Permanent Release of Occupancy. Please submit this on the 4th floor of Plaza de Sol. A \$25 fee will be required.

If you have any questions, please contact me at 924-3995 or 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 3/2018)

Project Title: _____ **Building Permit #:** _____ **Hydrology File #:** _____

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

Legal Description: _____

City Address: _____

Applicant: _____ **Contact:** _____

Address: _____

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

Other Contact: _____ **Contact:** _____

Address: _____

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

Check all that Apply:

IS THIS A RESUBMITTAL?: ____ Yes ____ No

DEPARTMENT:

- ____ HYDROLOGY/ DRAINAGE
____ TRAFFIC/ TRANSPORTATION

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

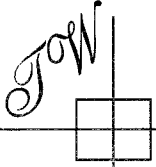
____ SIA/ RELEASE OF FINANCIAL GUARANTEE
____ FOUNDATION PERMIT APPROVAL
____ GRADING PERMIT APPROVAL
____ SO-19 APPROVAL
____ PAVING PERMIT APPROVAL
____ GRADING/ PAD CERTIFICATION
____ WORK ORDER APPROVAL
____ CLOMR/LOMR
____ FLOODPLAIN DEVELOPMENT PERMIT
____ OTHER (SPECIFY) _____

DATE SUBMITTED: _____ **By:** _____

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



TIERRA WEST, LLC

June 8, 2018

Ms. Renee Brisette, P.E.
Sr. Engineer-Hydrology
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

**RE: PIZZA HUT – COORS BLVD & AVALON RD
GRADING AND DRAINAGE PLAN RESPONSE TO COMMENTS
ENGINEER'S STAMP DATE 4/14/18 (K10-D020D)**

Dear Ms. Brisette:

Per your correspondence dated April 18, 2018, please find the following responses addressing the comments listed below:

1. According to the latest Firm Map as you have indicated, this site is partially in Flood Zone AH. Please provide a written approval from FEMA prior to Hydrology approval.
Response: In a meeting with yourself and Doug Hughes on April 24, 2018 we discussed the routing of the surrounding drainage for the Bluewater Village Apartments, it was determined that a FEMA approval was not necessary since the existing drainage infrastructure was already handling the drainage that created the flood plain. An email from Doug Hughes discussing this can be found in Appendix D.
2. Please provide Floodplain Permit prior to Hydrology approval.
Response: A floodplain permit application with a draft of the building elevation certificate is being submitted along with this resubmittal into City Hydrology. The proposed building finished floor elevation will be at an elevation of 5089.40, which is 1.4 feet higher than the base flood elevation shown on the FEMA FIRM Map.
3. Please fix the site location on the Vicinity Map. The existing Valero gas station is highlighted.
Response: The vicinity map was updated to show the correct site location.
4. Please show the two existing trees and place a note that they will have to be removed.
Response: The two existing trees are now shown on the plan near the driveway at the SE corner of the property. One tree falls within the proposed driveway that will need to be removed and the other falls behind the proposed curb return of the driveway that can remain (NW of the proposed dumpster pad).
5. Please provide as-built spot elevations (top of wall and existing ground on either side of the wall) of the existing retaining wall.
Response: As-built spot elevations are now shown for both the lower east side of the wall across the entire existing span of the wall.
6. Please add the provided volume in the first flush pond.
Response: The provided volume of 963.7 CF is now currently shown on the grading plan.

5571 Midway Park Pl. NE
Albuquerque, NM 87109
(505) 858-3100 fax (505) 858-1118
tierrawestllc.com

7. For Section A-A, please make these changes:

a. Please add the property line.

Response: The property line was added to the cross section.

b. Please add the existing wall footer.

Response: The existing wall footer is now shown with the correct scaling of the wall height and existing/proposed ponds.

c. Please provide the width of the existing retaining wall.

Response: The existing width of the retaining wall is 8" and is now shown on the cross section.

d. It appears that the top of the existing pond next to retaining wall is 5085.70 and not 5087.70. This could be cleared up with the as-built topo shots in comment #5.

Response: The wall and pond heights were updated for clarification of the cross section. The low side of the wall where the existing wall is located is at an elevation of 5084.25 and the high side of the wall with the proposed first flush pond is at an elevation of 5087.70. The top of wall is at an elevation of 5089.50. All these elevations are shown on the cross sections along with the existing grade.

e. Is the existing wall footer conflicting with the proposed pond? If so, then the pond will need to be adjusted.

Response: The existing footer lies approximately 2' below the bottom of the existing pond at an elevation of 5082.25. This would put the footer at approximately 5.45 feet below the proposed pond and will not conflict with the finished grade.

f. Is the wall stable after the existing earthwork excavation for the proposed pond? If not, then either provide for a new wall adjacent with the existing wall or shift the pond so it does not interfere with the existing wall.

Response: The wall was constructed to have a finished grade on the high side to be approximately 5089.50, the finished grade of the proposed pond that abuts this wall will be no higher than 5087.70 so will put less of a burden on the loading of the wall.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Ronald R. Bohannon, PE

JN: 2017015
RRB/vp

DRAINAGE REPORT

For

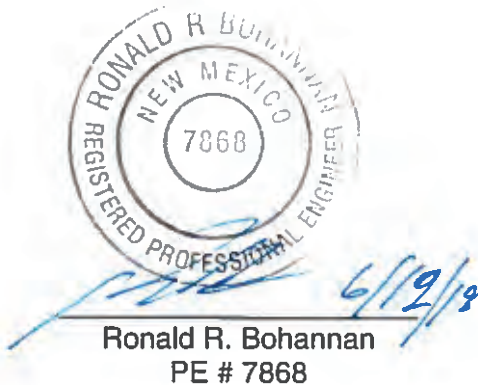
Pizza Hut Coors Blvd & Avalon Rd

Prepared by:

Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, New Mexico 87109

June 11, 2018

I certify that this report was prepared under my supervision, and I am a registered professional engineer in the State of New Mexico in good standing.



Ronald R. Bohannon
PE # 7868

Job No. 2017015

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Purpose

The purpose of this report is to develop a Drainage Management Plan for developing a new commercial building for a Pizza Hut and retail tenant on an undeveloped 0.56-acre parcel of land, entitled Tract D-3A of the Coors Central North plat. The 0.56 acres will include an additional drainage inflow from the 0.55-acre developed parcel of land directly south of the site (Twisters property), giving a total of 1.11 acres of drainage area.

Location

The site is located on the northwest corner of the Coors Boulevard and Avalon Road intersection; it is bounded by Camino Azul to the west, Bluewater Village Apartments to the north, Coors Boulevard to the east, and Twisters to the south. The site consists of 1 commercial lot which will be developed for a single-story building with a drive-thru lane for a Pizza Hut and a tenant space for future commercial/retail use.

Exhibit A – Vicinity Map



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



Exhibit B – Site Aerial Image



Existing Conditions

The site is undeveloped and drains from southeast to northwest with runoff retained onsite. The site currently consists of two drainage basins, E1 and E2. Basin E1 consists of the Twisters developed property directly south of the site. Runoff flows from E1 are directed north towards the site where the flows are retained.

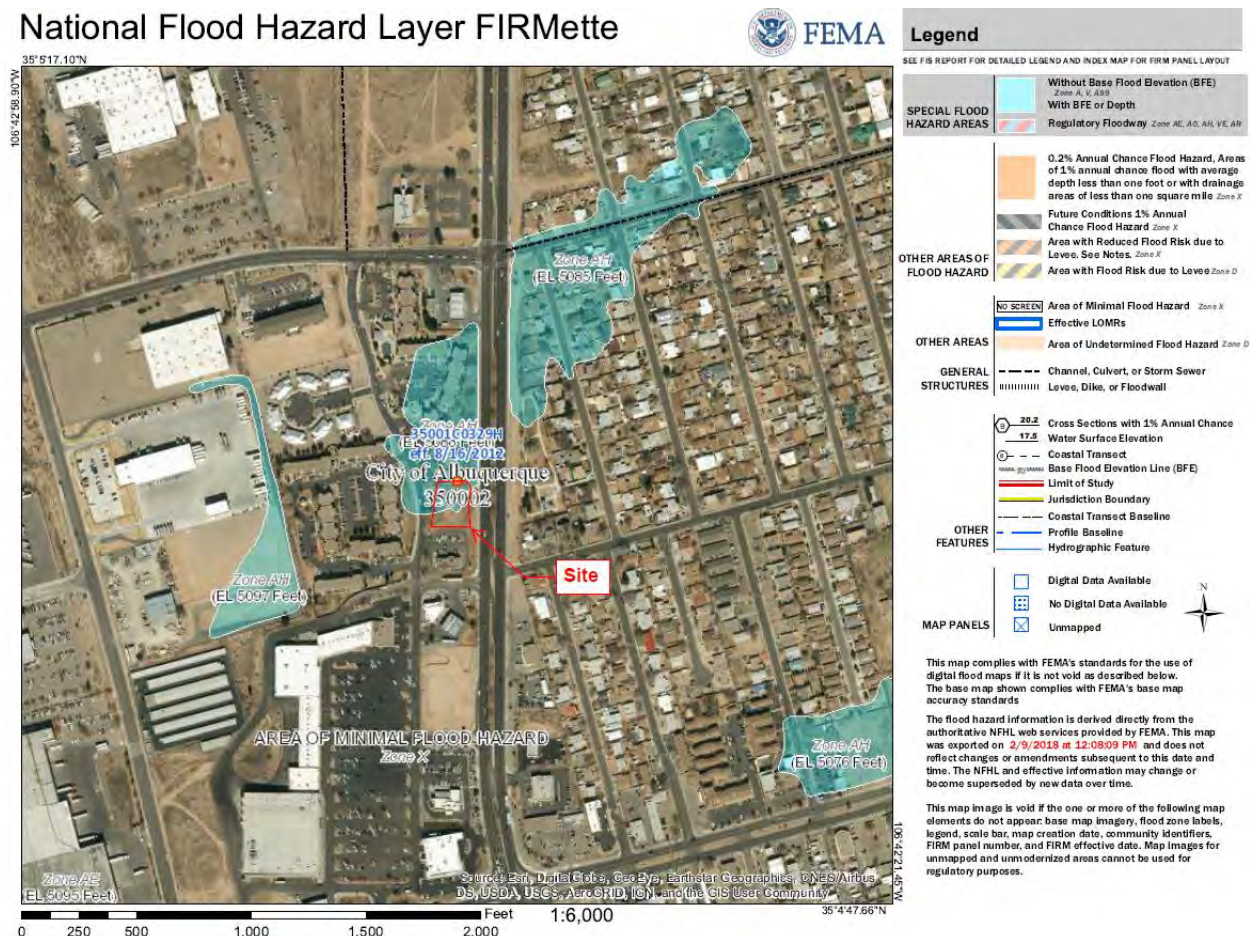
Basin E2 consists of the entire undeveloped subject site. The undeveloped site has a slight grade to direct flows to the northwest but is retained onsite currently. The total 100-yr storm runoff for both basins is 3.09 cfs. The hydrology calculations/table and existing basin map can be found in Appendix A.

Flood Plain

The site is located on FIRM Map 35001C0329H. The map indicates that the site partially lies within Flood Zone AH with a water surface elevation of 5088 ft. The finished floor elevation of the proposed building will be at an elevation of 5089.40 ft. An email from the city principal hydrology engineer, James D. Hughes, can be found in Appendix D explaining that the surrounding existing drainage infrastructure is adequate for mitigation of fill within the flood plain and will not require a LOMR.

Exhibit C – FIRM Map

National Flood Hazard Layer FIRMette



Proposed Conditions

All improvements will be built out in their entirety. The grading and drainage design is configured to accommodate the proposed building and associated improvements plus the drainage of the Twisters property to the south.

Basin P1 consists of the entire Twister property, runoff will be directed towards the north towards the subject site via surface flow through the new drive aisle at the SE corner of the site and through a landscaped buffer and curb cuts along the southern onsite parking row. Total flow rate from this basin is 1.88 cfs.

Basin P2 consists of the southern portion of the site as well as the southern half of the building roof and drive through lane. Flows from this basin accept the flows from Basin P1 and are directed northwest via surface flow and curb cut towards the landscaped ponding area along the western and northern property line. Total flow rate from this basin is 1.02 cfs.

Basin P3 consists of the parking area and landscaped buffer directly east of the building. Flows from this basin are directed north via surface flow and a curb cut towards the landscaped ponding area along the western and northern property line. Total flow rate from this basin is 0.68 cfs.

Basin P4 consists of the northern half of the building roof as well as a portion of the drive through lane. Flows from this basin are directed west via surface flow towards a curb cut that enter the landscaped ponding area along the western and northern property line. Total flow rate from this basin is 0.23 cfs.

Basin P5 consists of a small portion of the drive through lane directly northwest of the proposed building. These flows are directed northwest via surface flow and curb cut and into the landscaped ponding area. Total flow rate from this basin is 0.06 cfs.

Basin P6 consists of the entire landscaped ponding area along the north and west property line. This basin accepts flows from all the developed basins for this development. Total flow rate for this basin is 0.2 cfs. The landscape ponding area is intended to retain the “first flush” volume of the developed site prior to discharging into

the existing pond directly west and north the site. A weir will be constructed in the existing retaining wall that is on the west property line so that the remaining runoff flow (less the first flush volume) will topple over the wall and into the existing pond.

Calculations for the size and capacity of the weir can found in Appendix B along with calculations for the curb cut capacity.

The total developed flow rate through the weir and into the existing pond north and west of the site is 4.07 cfs. An existing master drainage plan for this area titled “Bluewater Development Hydrology Report” by Red Mountain Engineers 12/4/1996 (K10-D20) shows that our site plus the Twisters site (formerly Arby’s) can discharge into this existing pond at a rate of 5.8 cfs, which we fall under. Excerpts of this drainage report can be found in Appendix C.

Water Quality Management

The management of water quality for this site intends to capture the 99th percentile storm event and retain onsite prior to any discharge off of the site. This volume was calculated per the COA drainage ordinance as 0.44” (minus initial abstractions) over the developed impervious areas, giving a total of 885.7 cubic feet of runoff to retain. The water quality will be retained in the landscaped ponding area along the west and north property lines. The weir that will be cut into the existing retaining wall will act as a raised invert of the pond at a height that will retain the required 885.7 cubic feet volume. The water quality volume calculations can be found on the hydrology table in Appendix A.

Calculations

The Weighted E Method from the “City of Albuquerque Development Process Manual Volume I – Design Criteria, 2006 Revision” was used to calculate the runoff and volume for the site, the hydrology table can be found in Appendix A. Drainage capacities for the weir and curb cuts can be found in Appendix B.

Summary

The entire site will be graded and all of the surface improvements will be built out in their entirety. The enclosed grading plan shows the grades for the entire project.

The proposed development consists of commercial development with 6 basins that includes accepting drainage from the Twisters property directly to the south. All of the basins will convey flow via surface flow and through curb cuts towards the proposed onsite landscaped ponding area along the west and north property lines.

The landscaped ponding area will include a raised invert weir that will retain the required first flush volume prior to any discharge from the site. The developed discharge will flow over the weir and into an existing pond just north and west of the subject site. The flow rate entering this pond through the weir will be 4.07 cfs which is less than the 5.8 cfs requirement outlined in the "Bluewater Development Hydrology Report".

APPENDIX A

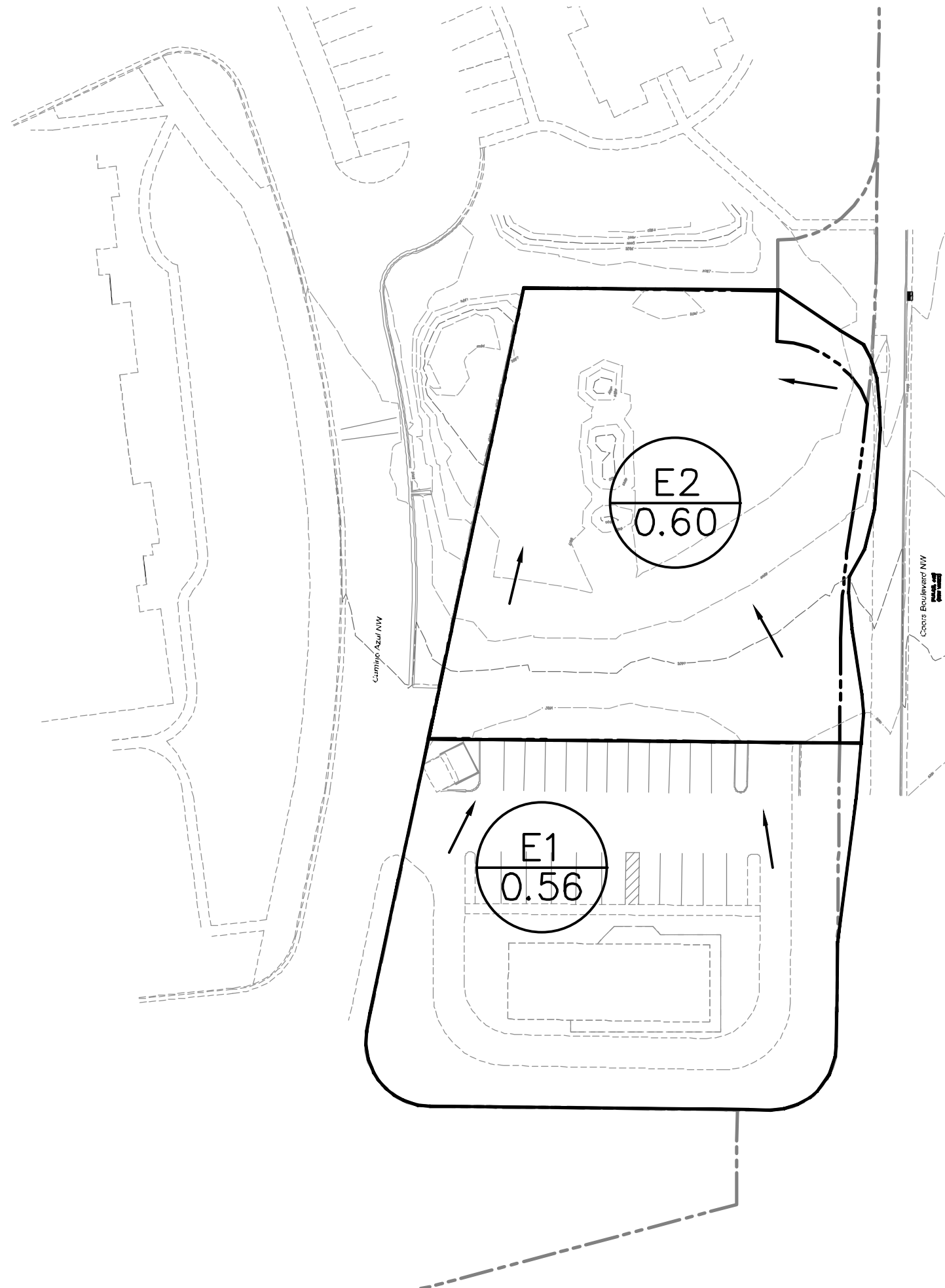
Drainage Basin Maps & Hydrology Tables/Calculations

DPM Weighted E Method

Precipitation Zone 1
NW Corner of Coors Blvd. and Avalon Rd.
Pizza Hut - 303 Coors Blvd. NW
TWLCC
Date 3/19/2018

Existing Conditions

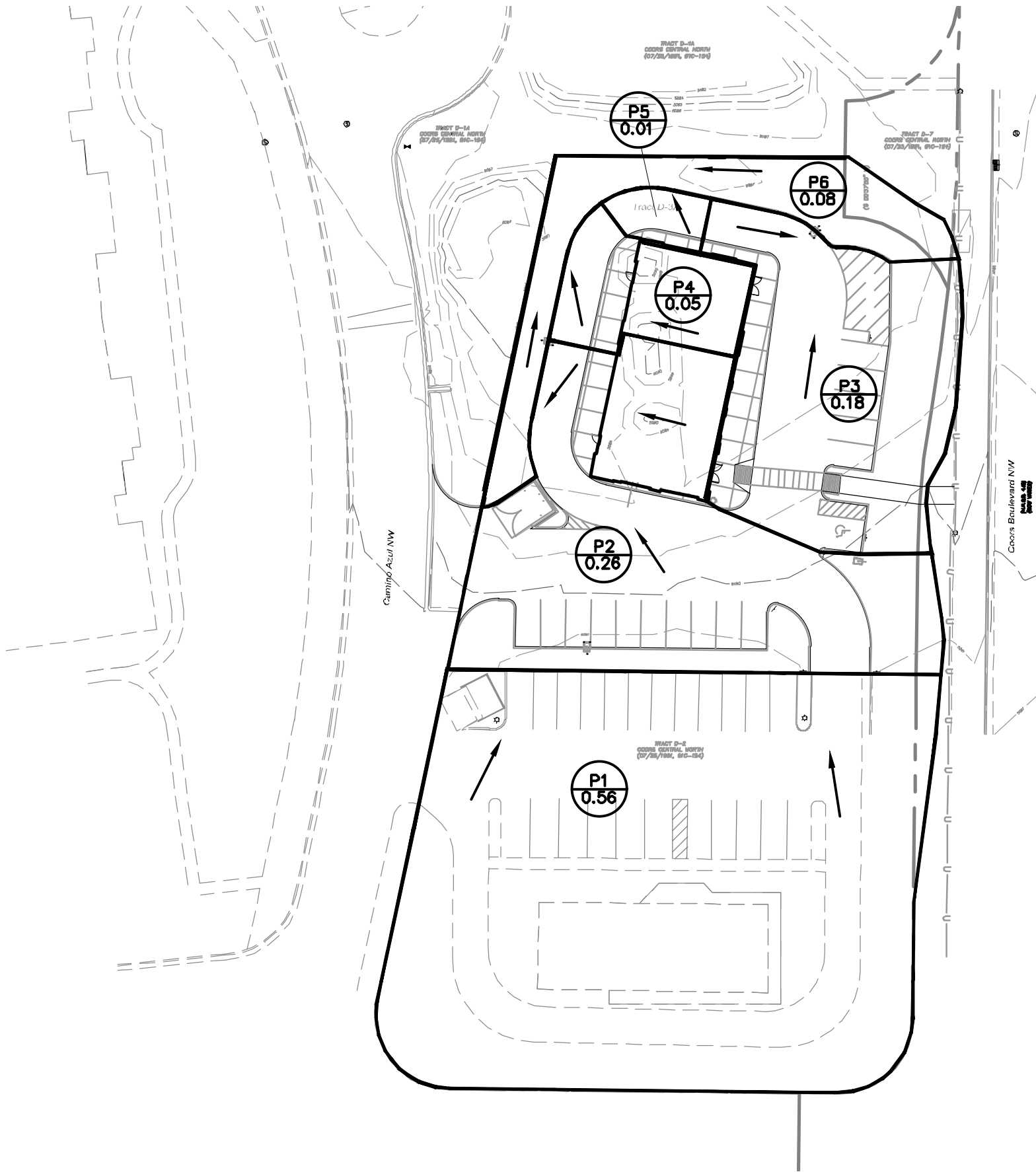
Basin Descriptions													100-Year, 6-Hr				10-Year, 6-Hr			
Basin ID	Area (sf)	Area (acres)	Area (sq miles)	Treatment A		Treatment B		Treatment C		Treatment D		Weighted E (in)	Volume (ac-ft)	Flow cfs	Weighted E (in)	Volume (ac-ft)	Flow cfs			
				%	(acres)	%	(acres)	%	(acres)	%	(acres)									
E1	24,564.31	0.564	0.00088	0%	0.000	44%	0.248	0%	0.000	56%	0.316	1.398	0.066	1.88	0.791	0.037	1.10			
E2	25,955.60	0.596	0.00093	0%	0.000	100%	0.596	0%	0.000	0%	0.000	0.670	0.033	1.21	0.220	0.011	0.45			
Total	50,519.91	1.160	0.00181		0.000		0.844		0.000		0.316		0.099	3.09		0.048	1.55			



LEGEND



**EXISTING
BASINS**



LEGEND



PROPOSED BASINS

APPENDIX B

Weir and Curb Cut Capacities

Worksheet for Weir Opening in Ex. Retaining Wall

Project Description

Friction Method	Manning Formula
Solve For	Bottom Width

Input Data

Roughness Coefficient	0.013	
Channel Slope	0.00400	ft/ft
Normal Depth	1.80	ft
Discharge	4.07	ft ³ /s

Results

Bottom Width	0.71	ft
Flow Area	1.27	ft ²
Wetted Perimeter	4.31	ft
Hydraulic Radius	0.30	ft
Top Width	0.71	ft
Critical Depth	1.01	ft
Critical Slope	0.01488	ft/ft
Velocity	3.20	ft/s
Velocity Head	0.16	ft
Specific Energy	1.96	ft
Froude Number	0.42	
Flow Type	Subcritical	

The proposed weir will have a 2' bottom width which provides more than 50% clogging factor for discharge of the site

GVF Input Data

Downstream Depth	0.00	ft
Length	0.00	ft
Number Of Steps	0	

GVF Output Data

Upstream Depth	0.00	ft
Profile Description		
Profile Headloss	0.00	ft
Downstream Velocity	Infinity	ft/s
Upstream Velocity	Infinity	ft/s
Normal Depth	1.80	ft
Critical Depth	1.01	ft
Channel Slope	0.00400	ft/ft
Critical Slope	0.01488	ft/ft

Worksheet for Curb Cut Opening

Project Description

Friction Method	Manning Formula
Solve For	Discharge

Input Data

Roughness Coefficient	0.013	
Channel Slope	0.01000	ft/ft
Normal Depth	0.50	ft
Bottom Width	2.00	ft

Results

Discharge	5.50	ft ³ /s
Flow Area	1.00	ft ²
Wetted Perimeter	3.00	ft
Hydraulic Radius	0.33	ft
Top Width	2.00	ft
Critical Depth	0.62	ft
Critical Slope	0.00549	ft/ft
Velocity	5.50	ft/s
Velocity Head	0.47	ft
Specific Energy	0.97	ft
Froude Number	1.37	
Flow Type	Supercritical	

The maximum flow through any proposed curb cut onsite is 2.9 cfs, therefore OK.

GVF Input Data

Downstream Depth	0.00	ft
Length	0.00	ft
Number Of Steps	0	

GVF Output Data

Upstream Depth	0.00	ft
Profile Description		
Profile Headloss	0.00	ft
Downstream Velocity	Infinity	ft/s
Upstream Velocity	Infinity	ft/s
Normal Depth	0.50	ft
Critical Depth	0.62	ft
Channel Slope	0.01000	ft/ft
Critical Slope	0.00549	ft/ft

APPENDIX C

Bluewater Development Hydrology Report Excerpts

O2. A temporary retention pond currently exists on the Bluewater site that retains all runoff from basin O-2.

Basin O-3 is located southeast of the Bluewater Development. Basin O-3 consists of a portion of a Giant Service Station, an Arby's Restaurant, and an undeveloped tract of land just north of the Arby's Restaurant. This flow enters the site from the south at analysis point AP-

O3. A temporary pond currently exists on the undeveloped tract to handle flows from the Arby's development.

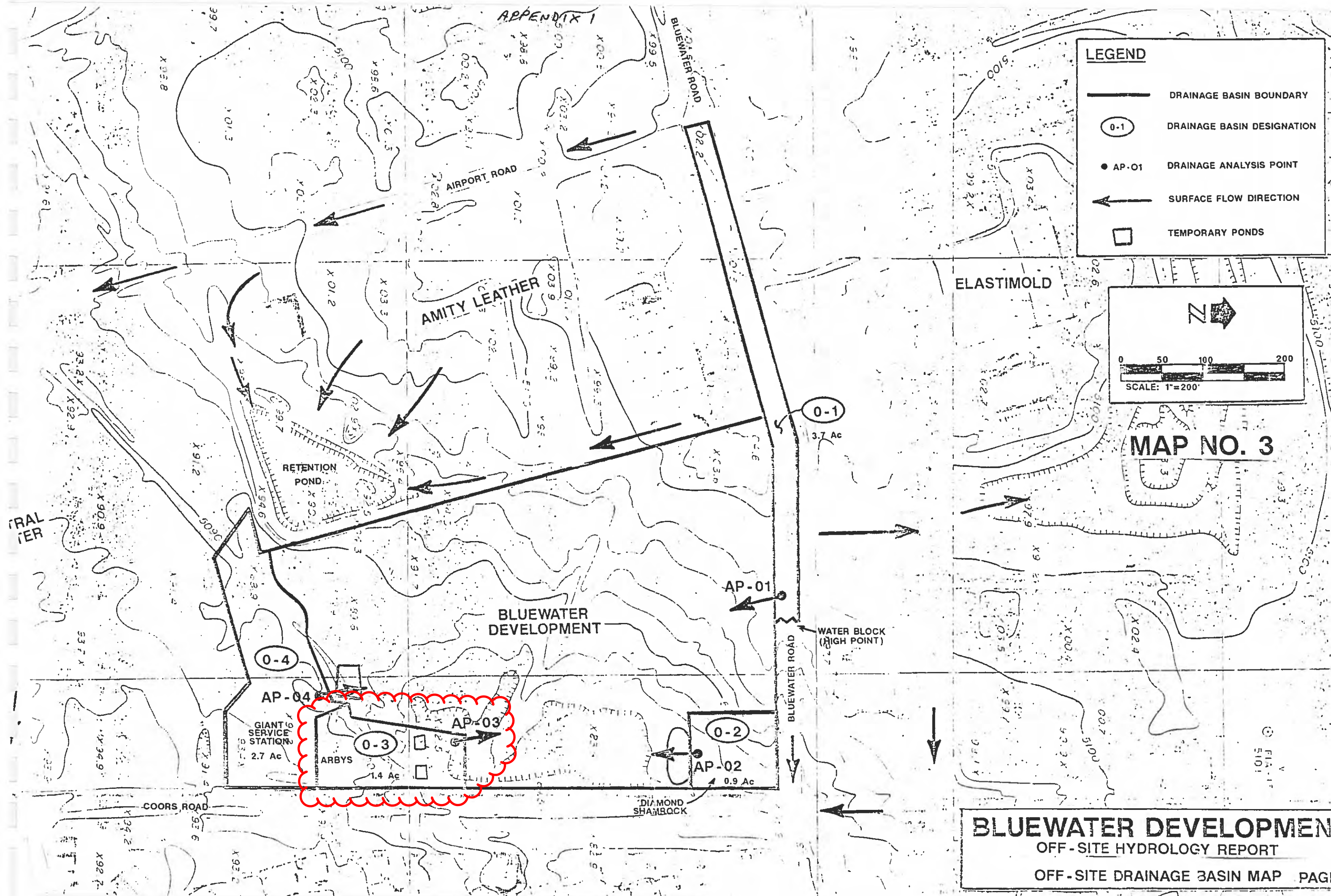
Basin O-4 consists of the remaining portion of the Giant Service Station discussed above and a portion of the Coors & Central Shopping Center. This flow enters the site from the south at analysis point AP-O4. A temporary pond currently exists on the Bluewater site that helps handle the runoff from basin O-4.

Table 1 provides a summary of the hydrology calculations in the form of ten (10) year and one hundred (100) year storm events. In accordance with the DPM, a twenty-four (24) hour storm was used in all volume calculations and a six hour storm was used in all flow calculations.

TABLE 1
 (Revised 11/4/96)
BLUEWATER DEVELOPMENT
OFF-SITE HYDROLOGY REPORT

SUMMARY OF PEAK DISCHARGES
AND PEAK VOLUMES

ANALYSIS POINT	CONTRIBUTING DRAINAGE BASIN	DRAINAGE BASIN AREA (ac.)	Q(10) (6hr.) (cfs)	V(10) (24hr.) (ac.ft.)	Q(100) (6hr.) (cfs)	V(100) (24hr.) (ac.ft.)
AP-O1	O-1	1.8	4.8	0.2328	7.4	0.3381
AP-O2	O-2	0.9	2.4	0.1165	3.7	0.1691
AP-O3	O-3	1.4	3.7	0.1811	5.8	0.2630
AP-O4	O-4	2.7	7.2	0.3492	11.2	0.5072
TOTALS CONTRIBUTING TO THE BLUEWATER DEVELOPMENT	O-1,O-2,O-3,O-4	6.8 ac.	18.1 cfs	0.8796 ac.ft.	28.1 cfs	1.2774 ac.ft.



APPENDIX D

Email Excerpt From City Hydrology Discussing FEMA Flood Plain Mitigation

Vinny Perea

From: Hughes, James D. <jhughes@cabq.gov>
Sent: Tuesday, April 24, 2018 1:29 PM
To: Brissette, Renee C.; Vinny Perea
Cc: Ron Bohannon
Subject: RE: Pizza Hut Coors Blvd & Avalon Rd

Vinny,

Thanks for taking the time to go through the red mountain report for the Bluewater Apartments. You found the calcs for the basin west of Camino Azul, and together we confirmed that the Apartment ponds are reasonably sized for the 100 year flow though they may be missing 10% of the 100 yr 6 hr volume, close enough. So the offsite pond is adequate mitigation for the fill that will be placed in the floodplain on the Pizza Hut site, and we can proceed with an Elevation Certificate, EC. You will need to submit a draft EC prior to Building Permit along with a Floodplain Development Permit Application. The Final EC will be required prior to Certificate of Occupancy along with an Engineer's Certification.

The owner will have to purchase floodplain insurance if a federally backed loan is used. The insurance requirement can be removed if the owner wants to submit an additional application to FEMA. A LOMR-F can be requested from FEMA by filling out an MT-1 form (with all of the items on the checklist included with the form and paying a review fee to FEMA. However FEMA may reject the MT-1 form saying that a much more detailed process, a LOMR using the MT-2 form, is required to remove the floodplain and the flood insurance requirement. In 2017 FEMA rejected two LOMR-F applications because those projects included floodplain relocation and storm drain improvements which requires a LOMR instead. If the owner elects to have the flood insurance requirement removed the applications will need to be submitted and approved by the City of Albuquerque before they are sent to FEMA.

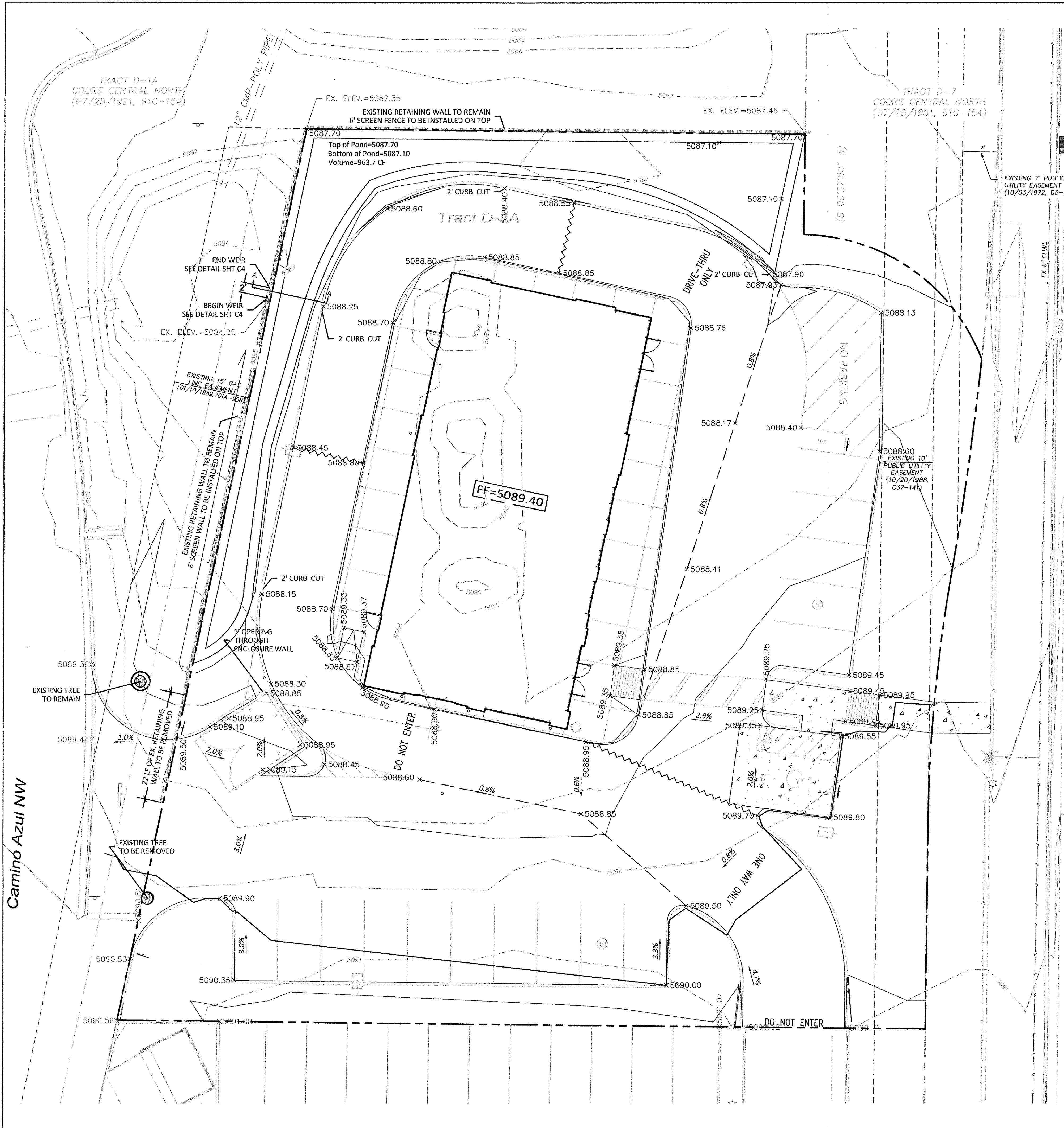
Please feel free to call to discuss further.

Sincerely

Doug Hughes PE CFM

Principal Engineer Planning Dept.

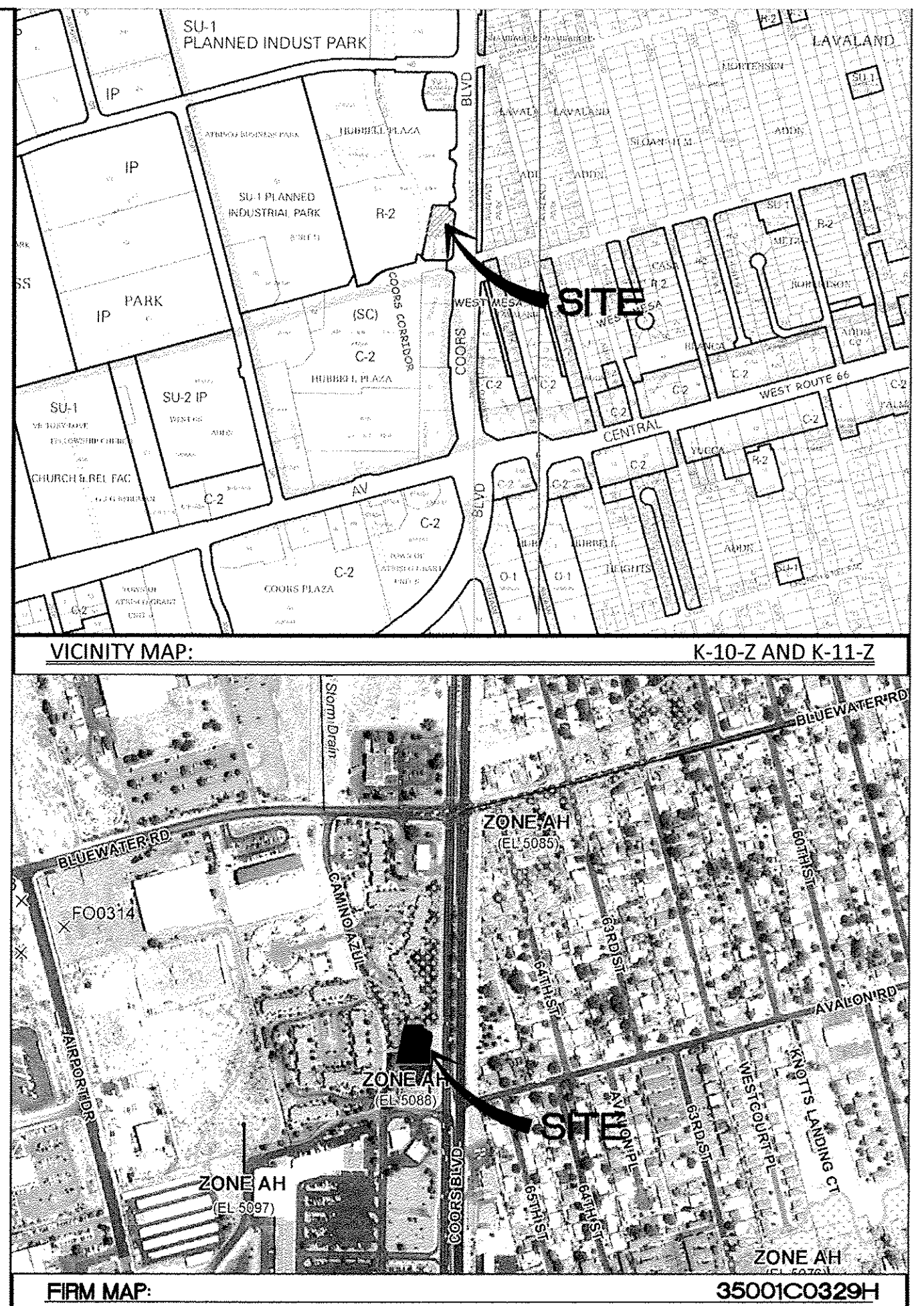
jhughes@cabq.gov 924-3986



CAUTION:
ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS. PRIOR TO STARTING THE WORK, ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

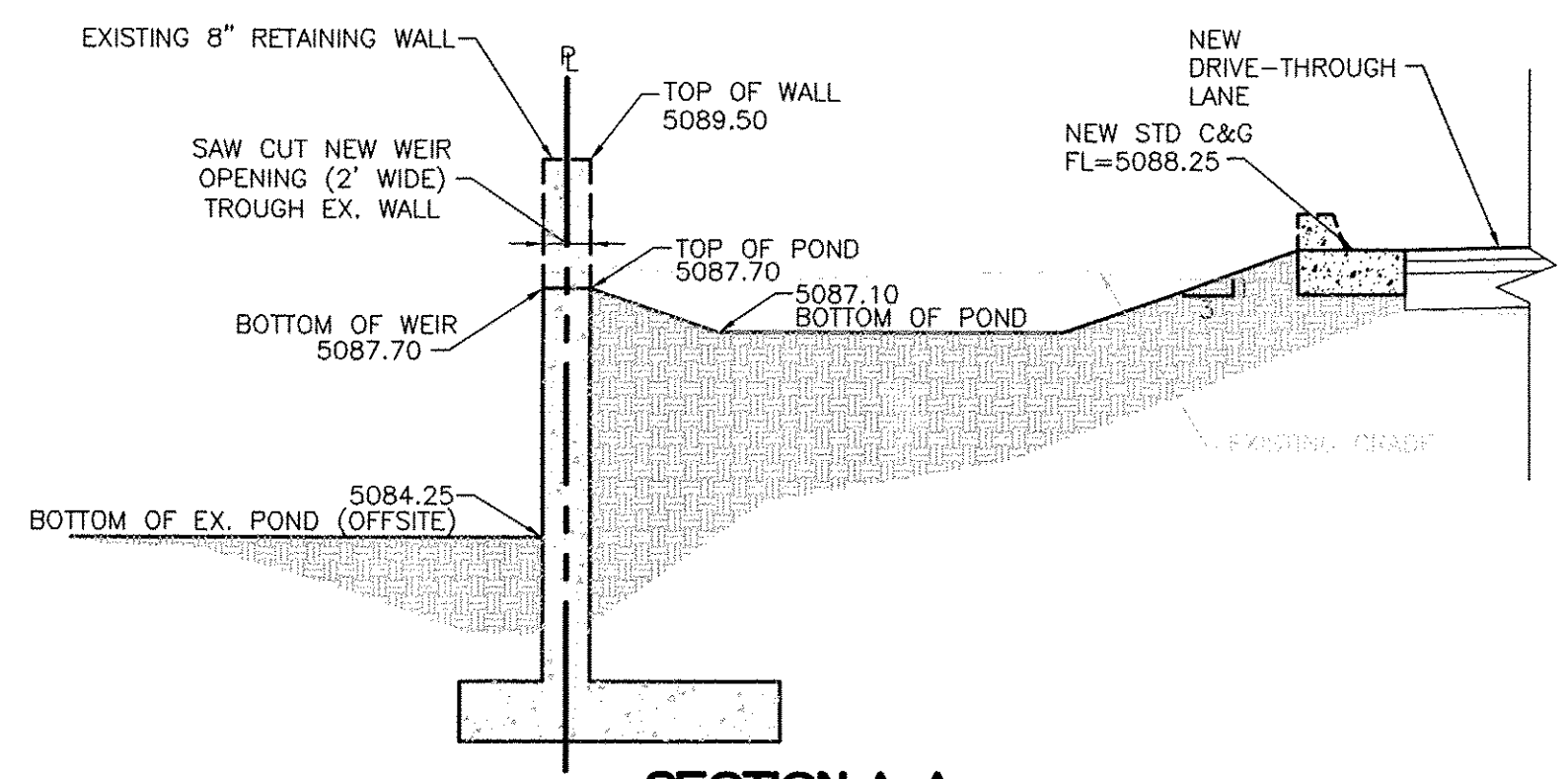
LEGEND	
	CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	BUILDING
	SIDEWALK/CONCRETE
	SCREEN FENCE, 6' HEIGHT
	RETAINING WALL
	CONTOUR MAJOR
	CONTOUR MINOR
	SPOT ELEVATION
	FLOW ARROW
	EXISTING CURB & GUTTER
	EXISTING BOUNDARY LINE
	EXISTING CONTOUR MAJOR
	EXISTING CONTOUR MINOR
	EXISTING SPOT ELEVATION

- EROSION CONTROL NOTES:**
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
 2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
 3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
 4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
 5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.

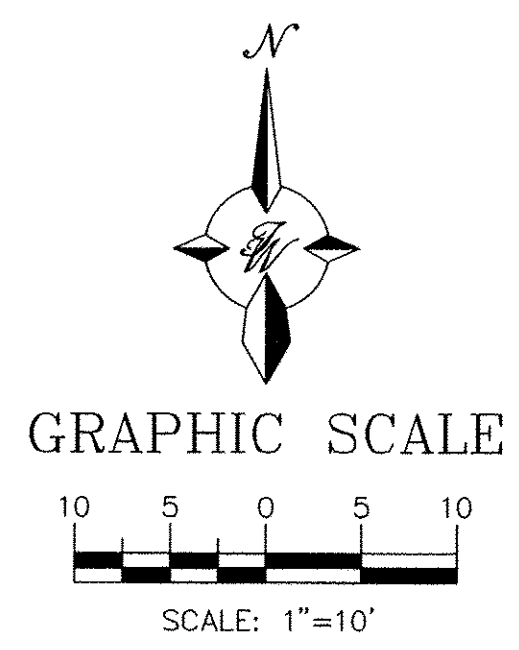


- NOTICE TO CONTRACTORS**
1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
 2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
 3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
 4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
 5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
 6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
 7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

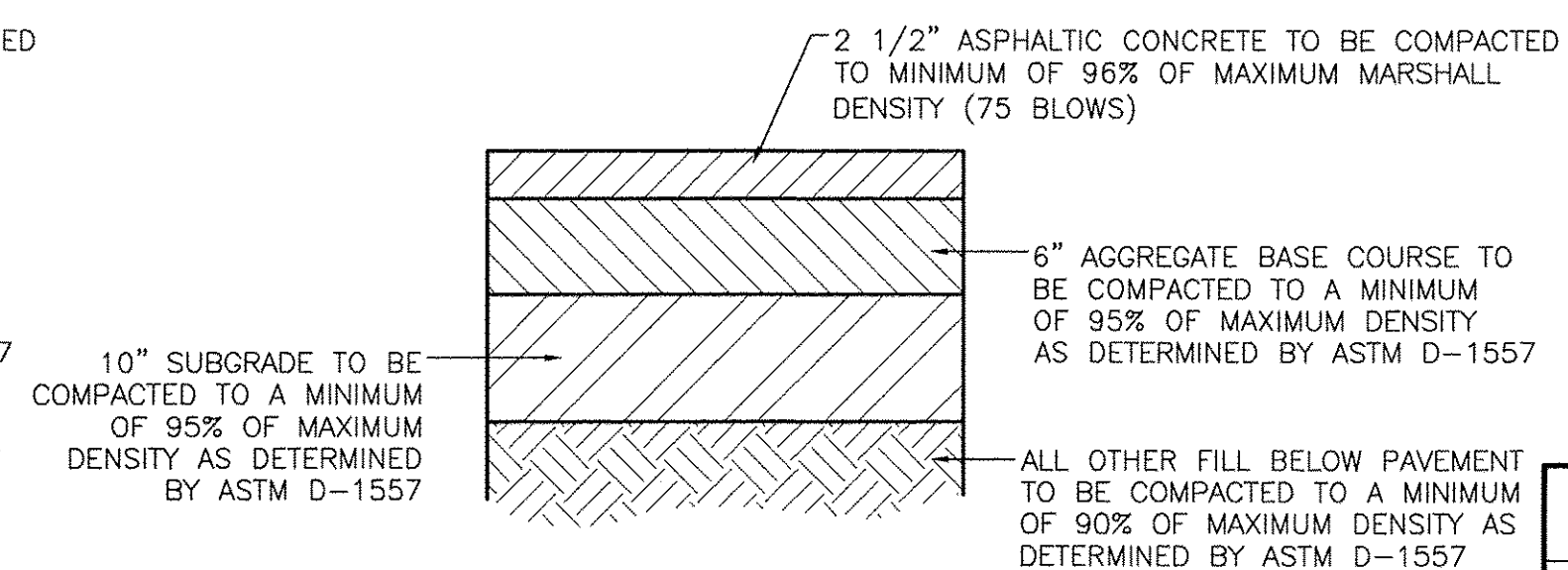
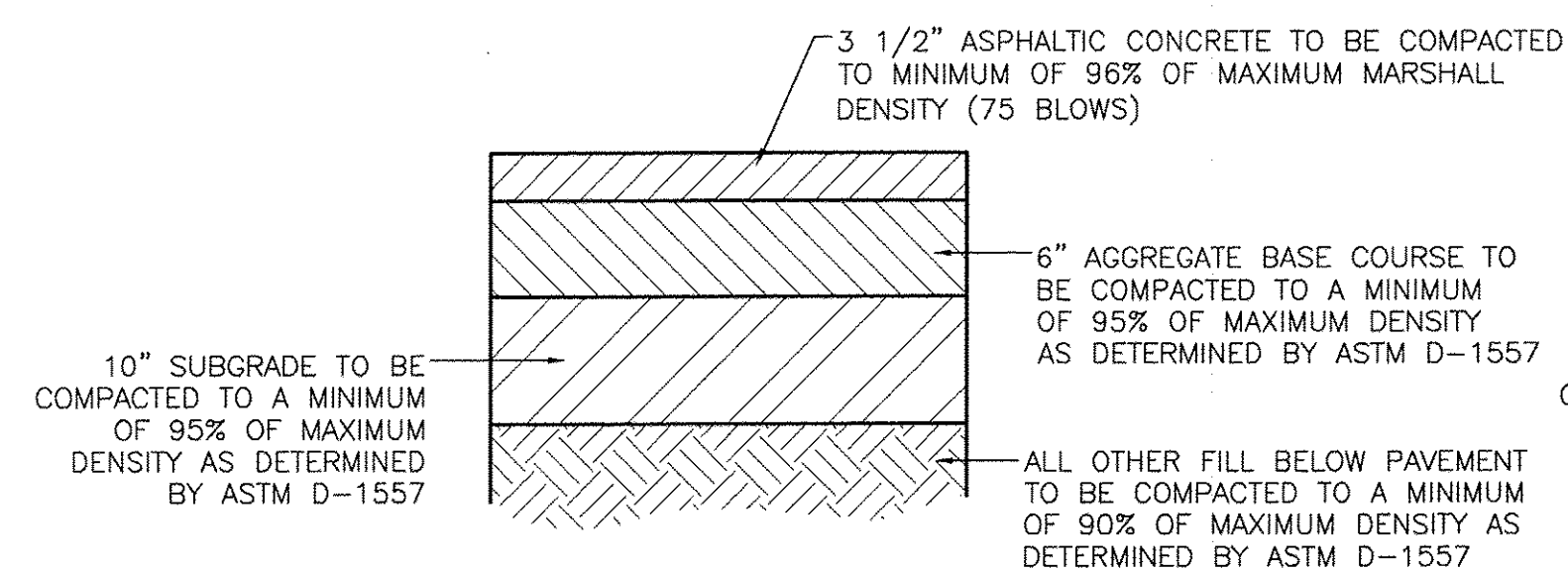
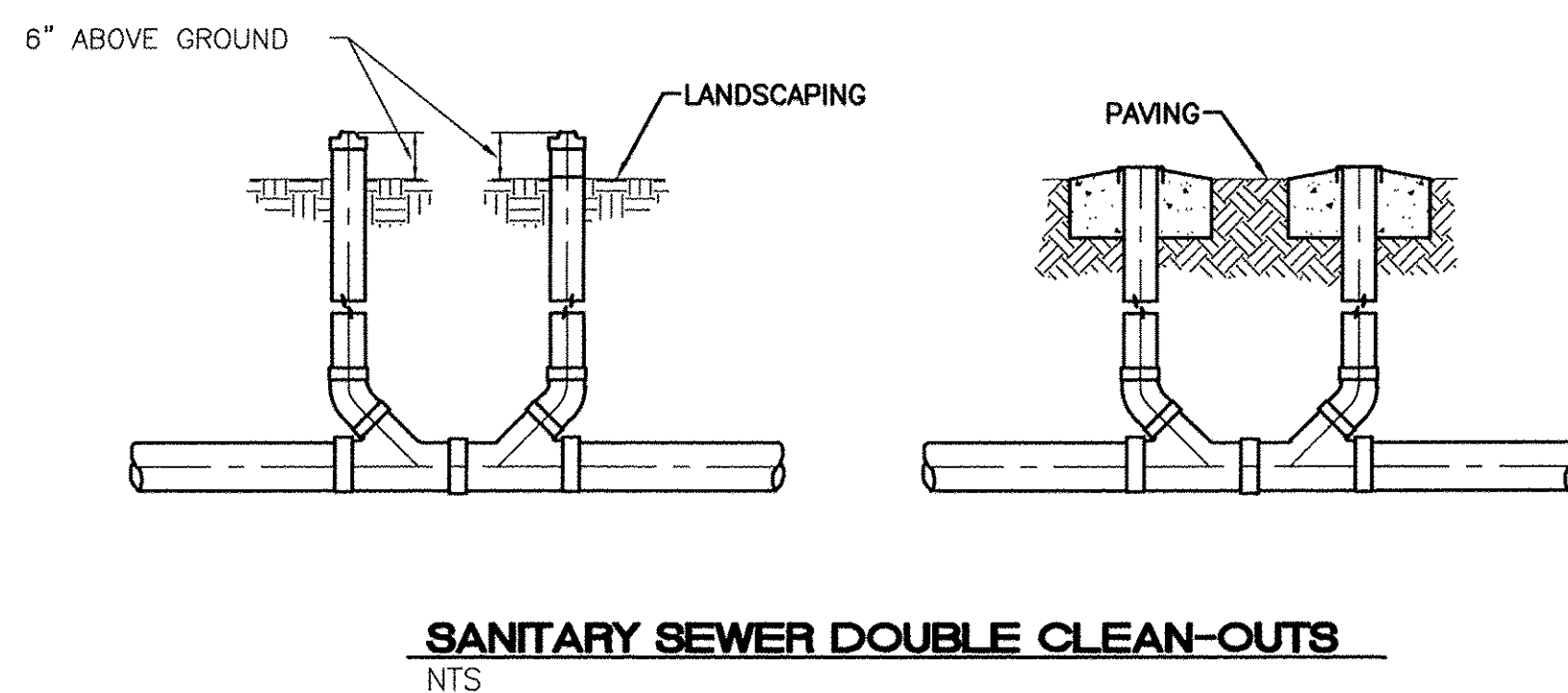
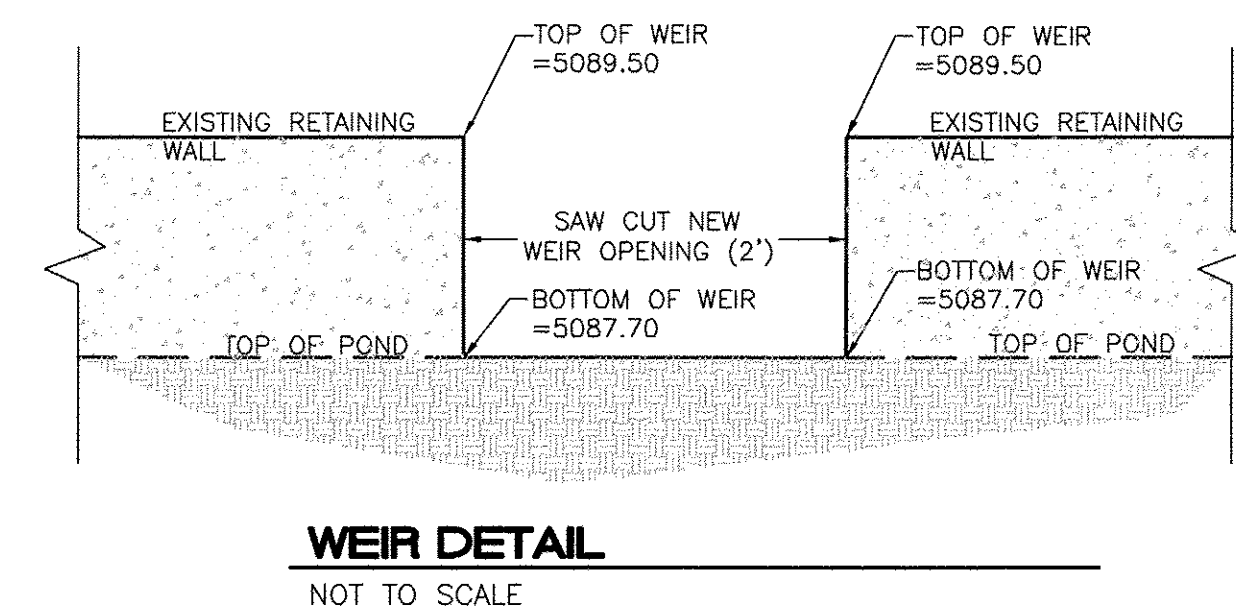
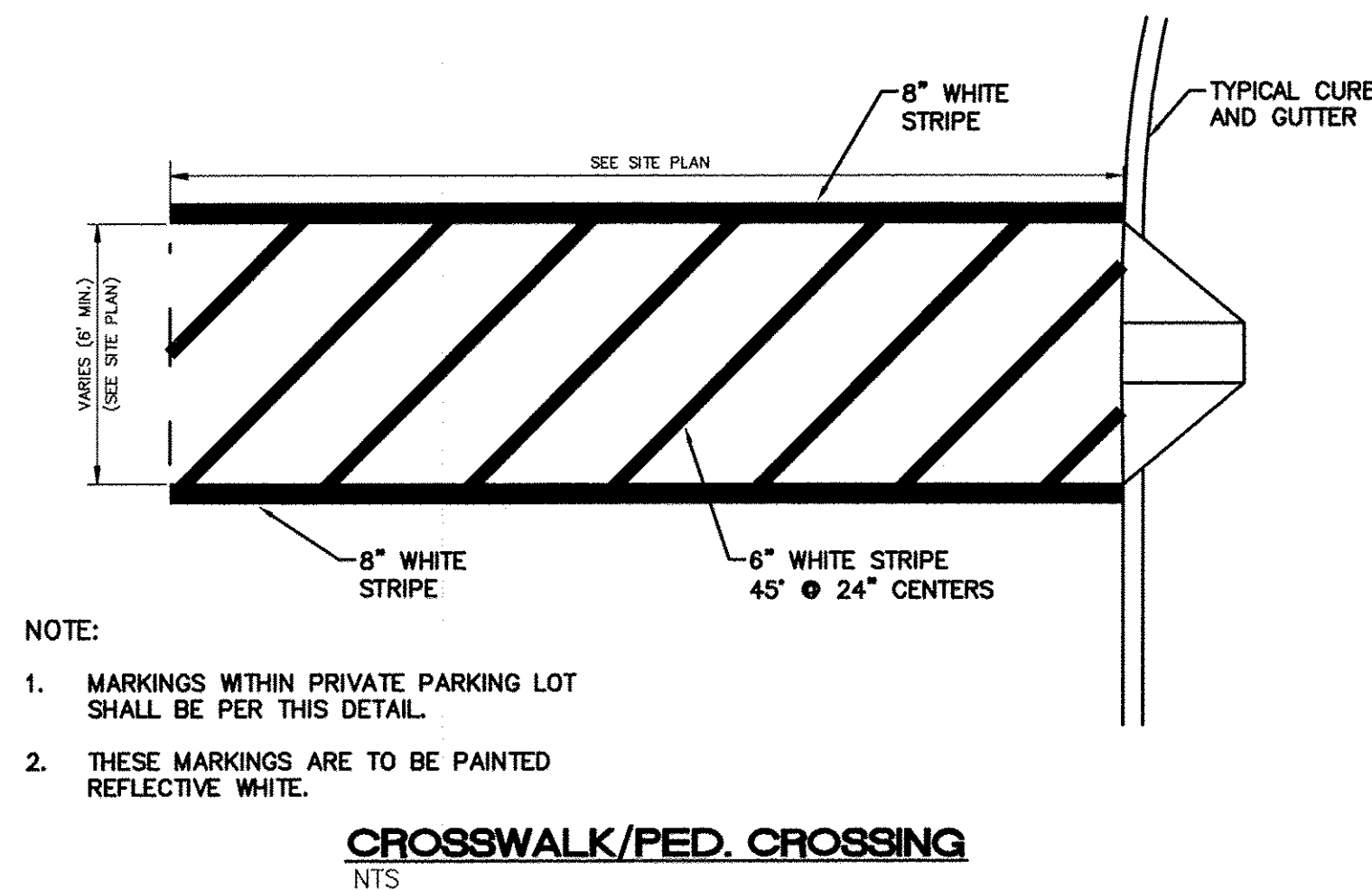
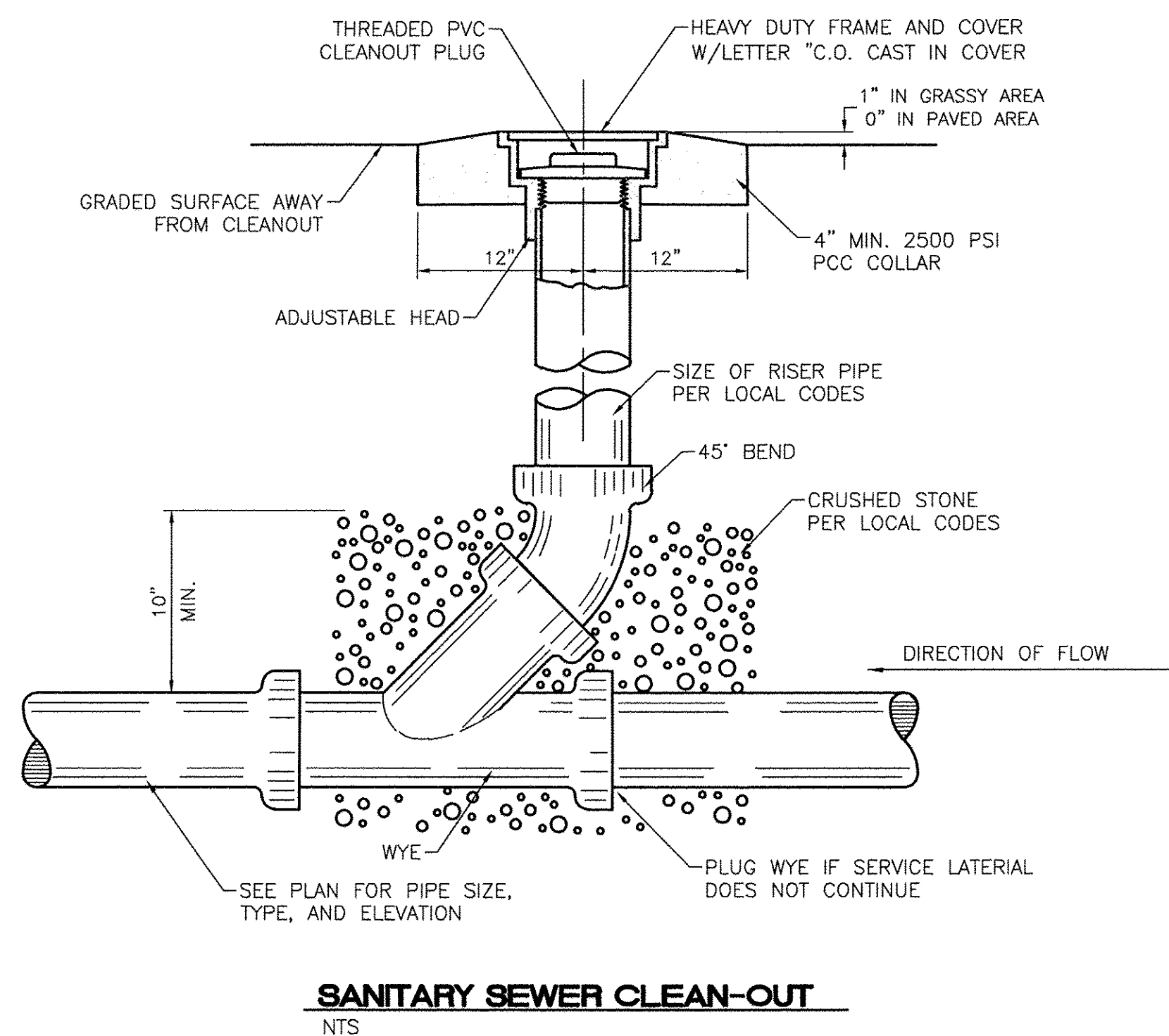
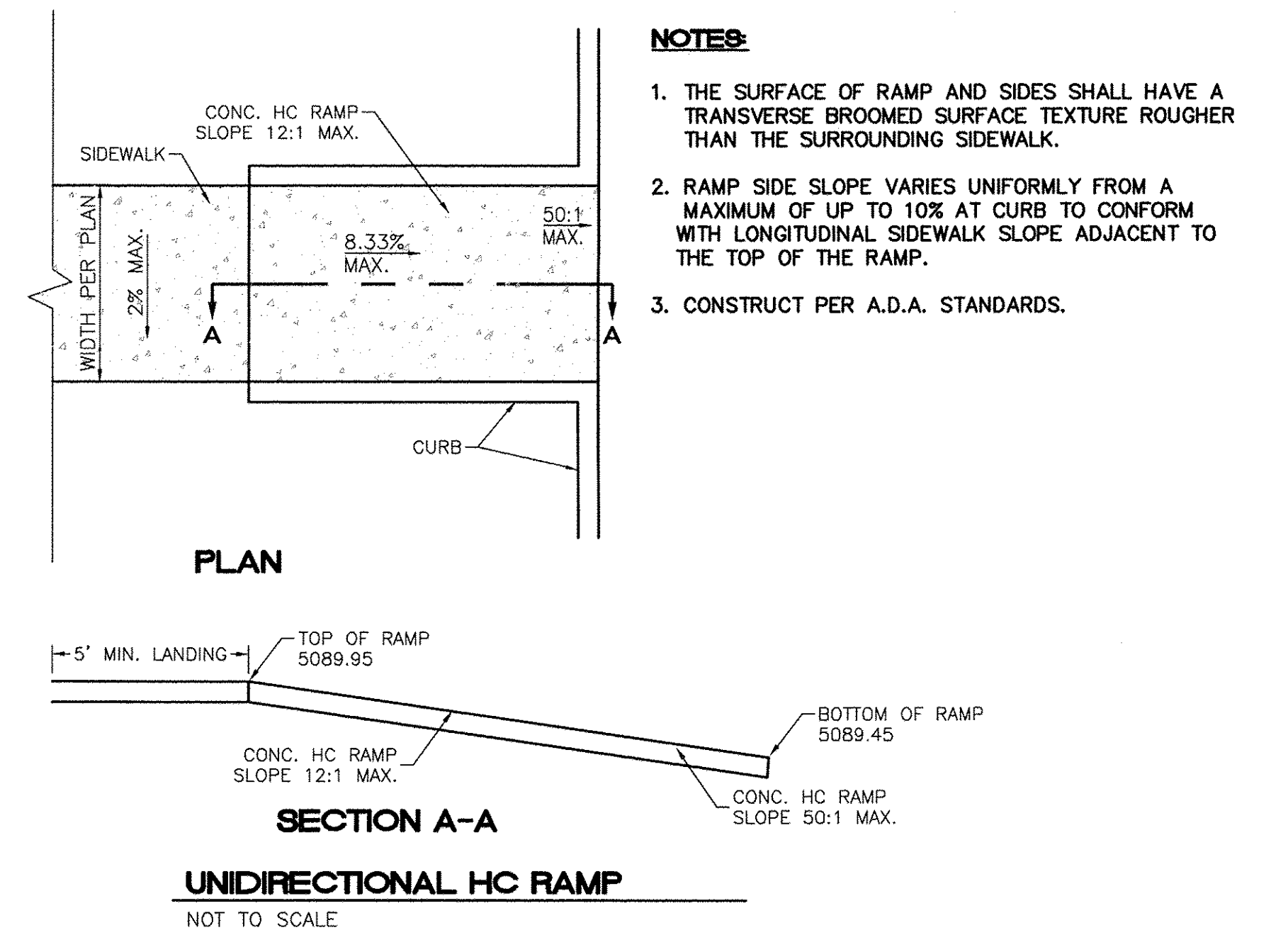
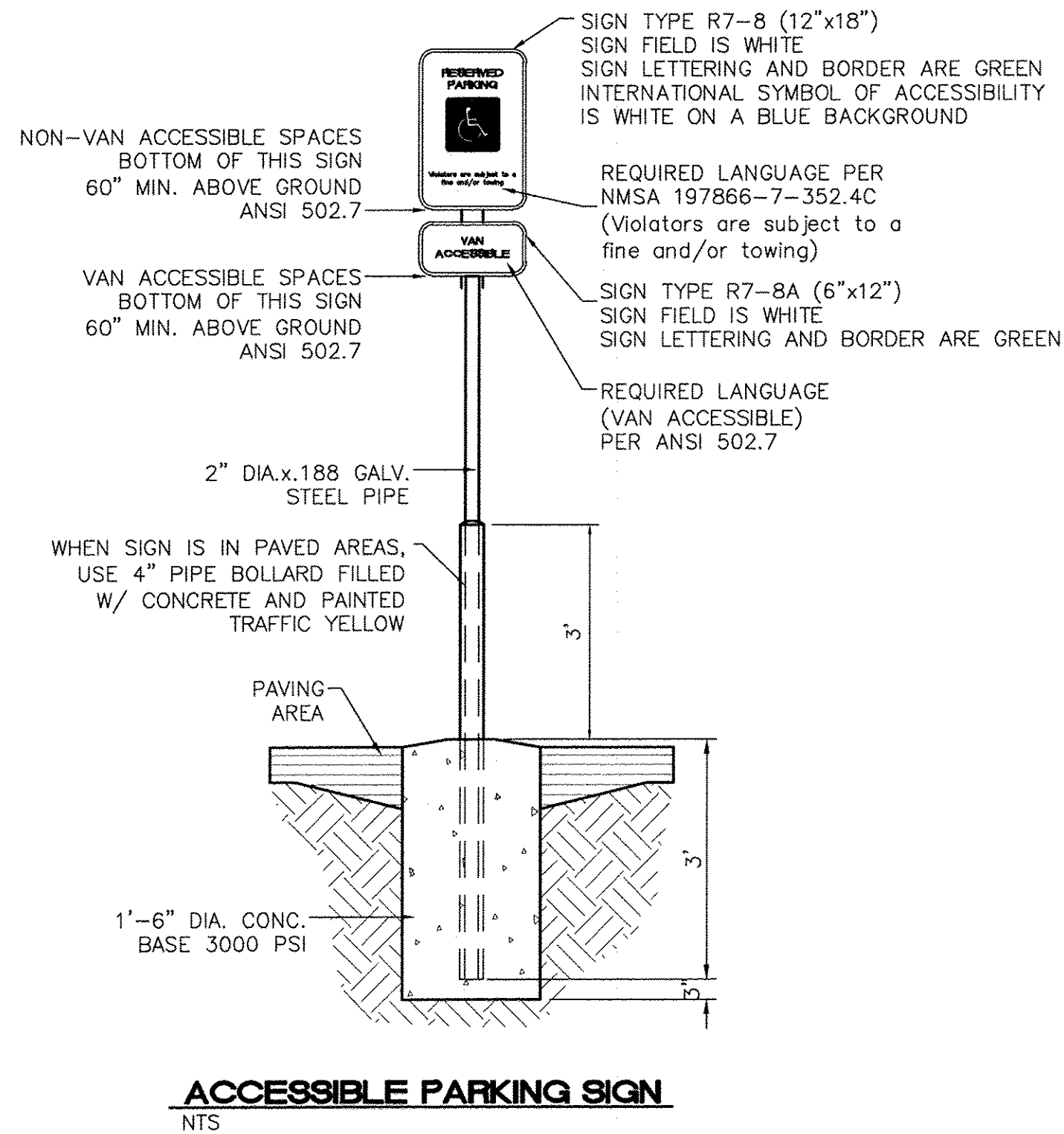
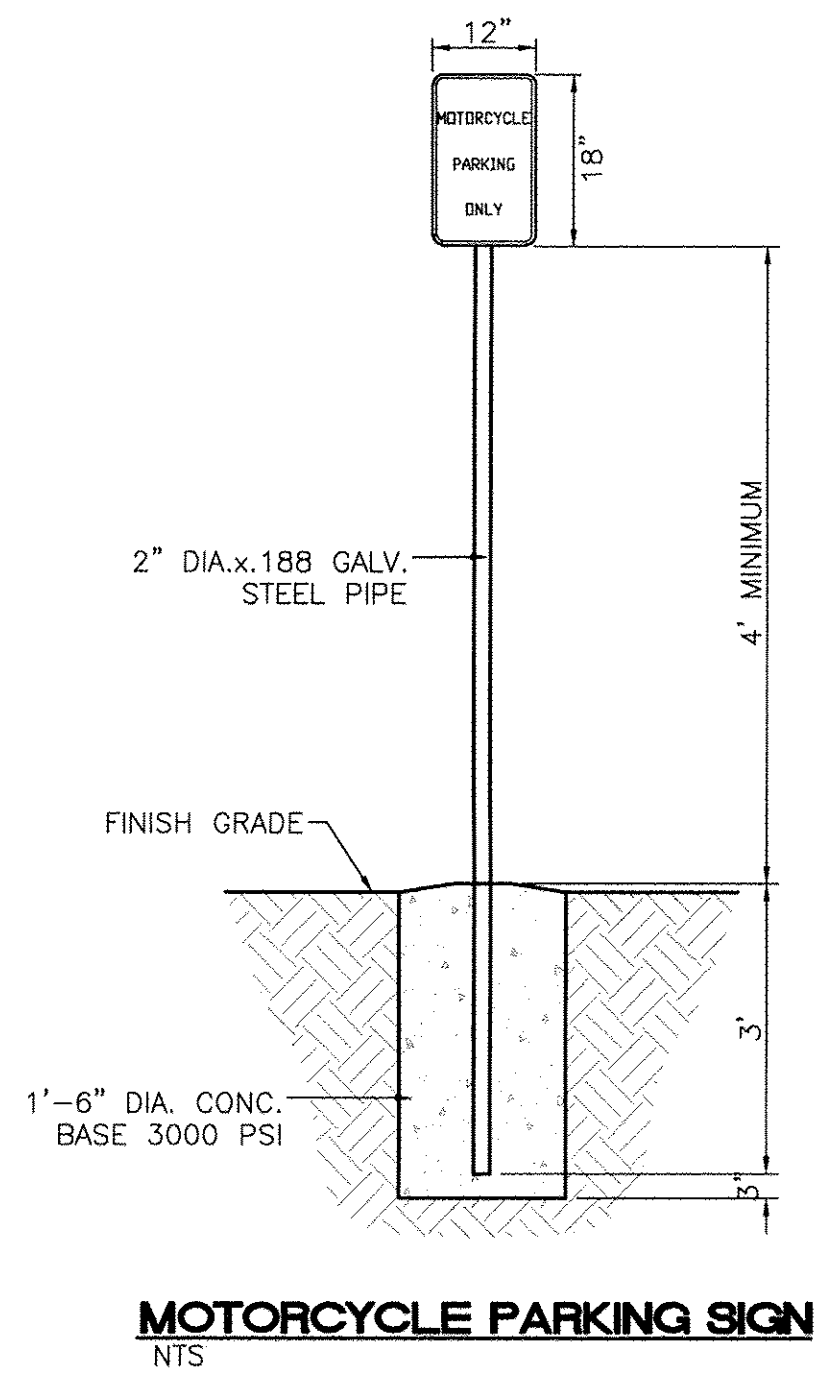
APPROVAL	NAME
INSPECTOR	

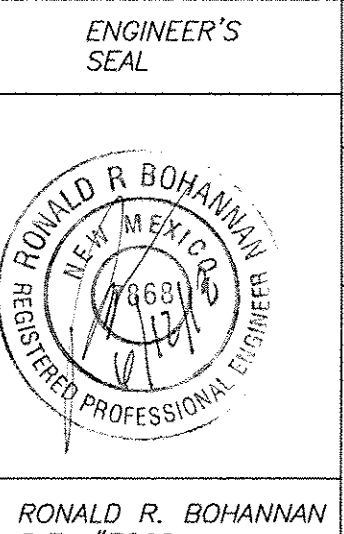


SECTION A-A
NOT TO SCALE



	PIZZA HUT HUBBEL PLAZA	DRAWN BY DY
	GRADING/DRAINAGE PLAN FOR BUILDING PERMIT	DATE 6/8/2018
	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	2017015-GRE
		SHEET # C2
RONALD R. BOHANNAN P.E. #7868		JOB # 2017015



 RONALD R. BOHANNAN P.E. #7968	PIZZA HUT HUBBEL PLAZA	DRAWN BY DY
	CIVIL DETAILS FOR BUILDING PERMIT	DATE 6/8/2018
	TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	2017015-GRE
		SHEET # C4 JOB # 2017015