

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

July 6, 2021

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

**RE: 7707 Central Ave NW  
Conceptual Grading & Drainage Plan  
Engineer's Stamp Date: 06/03/21  
Hydrology File: K10D063**

Dear Mr. Bohannon:

Based upon the information provided in your submittal received 06/04/2021, the Conceptual Grading & Drainage Plan is preliminary approved. The following comments need to be addressed for approval for Grading Permit, Paving Permit, and Floodplain Development Permit of the above referenced project:

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

1. Please fill out the attached Floodplain Development Permit application and submit with the next submittal.
2. Please provide a net sum gain of zero or negative with respect to the cut and fill within the floodplain area only. Please check FEMA's regulations with respect to this activity within the floodplain.

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*

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 6/2018)

**Project Title:** 7707 Central Ave **Building Permit #:** \_\_\_\_\_ **Hydrology File #:** \_\_\_\_\_

**DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_

**Legal Description:** 101/ 102 Hubbell Hts Addn

**City Address:** 7707 Central Ave NW Albuquerque NM 87110-2115

**Applicant:** Tierra West, LLC **Contact:** Luis Noriega

**Address:** 5571 Midway Park Place NE Albuquerque NM 87109

**Phone#:** 505-858-3100 **Fax#:** 505-858-1118 **E-mail:** lnoriega@tierrawestllc.com

**Other Contact:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**TYPE OF DEVELOPMENT:** \_\_\_\_\_ PLAT (# of lots) \_\_\_\_\_ RESIDENCE \_\_\_\_\_ DRB SITE ☒ ADMIN SITE

IS THIS A RESUBMITTAL? \_\_\_\_\_ Yes ☒ No

**DEPARTMENT** \_\_\_\_\_ TRANSPORTATION ☒ HYDROLOGY/DRAINAGE

Check all that Apply:

### TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☒ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ 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) \_\_\_\_\_

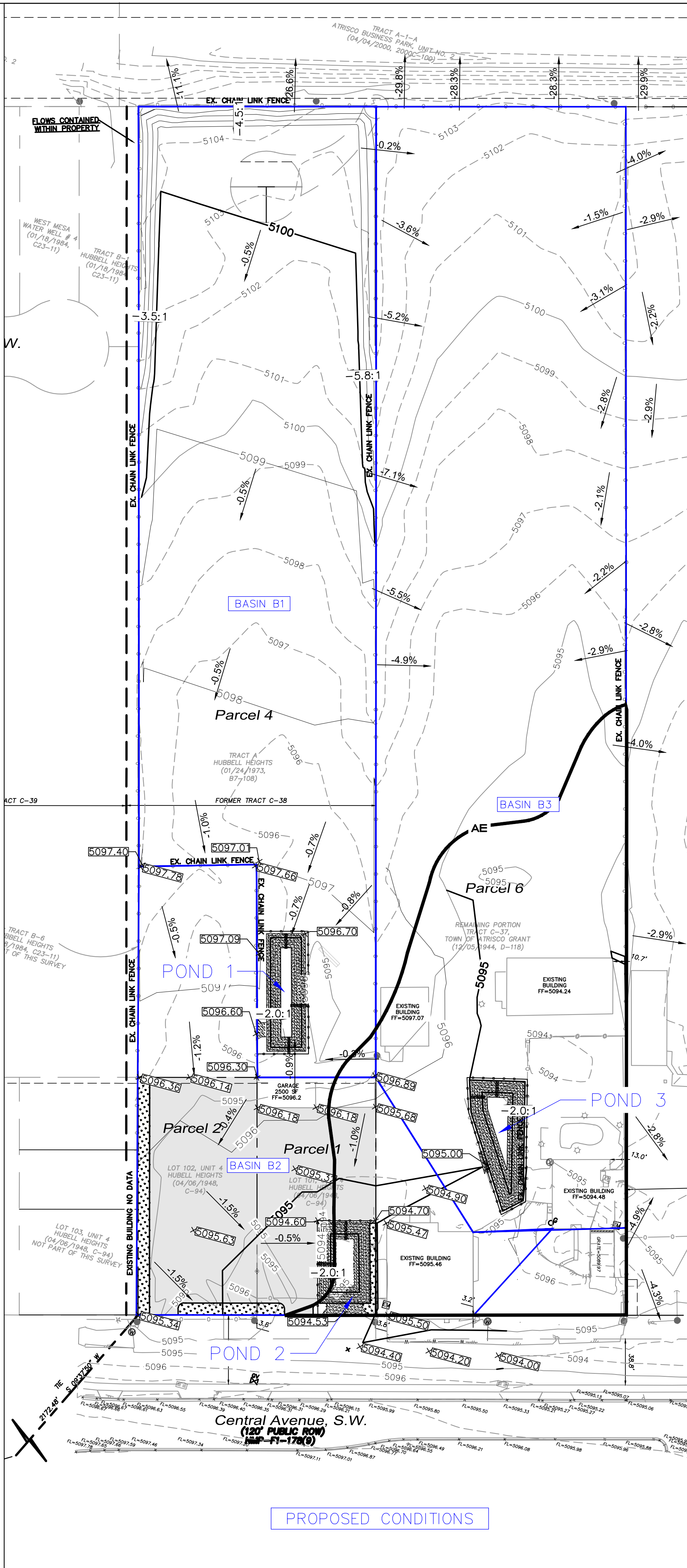
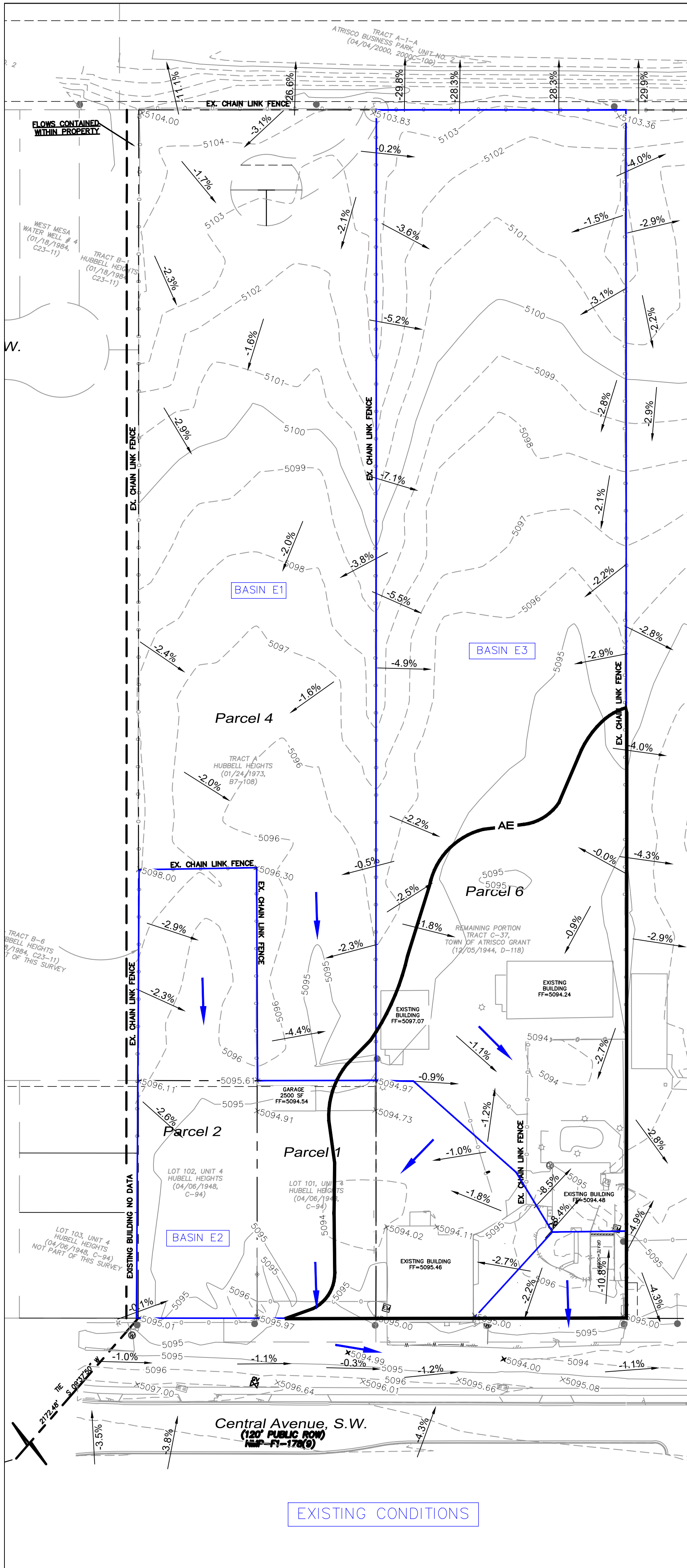
**DATE SUBMITTED:** 6/4/2021 **By:** Luis Noriega

COA STAFF:

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

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





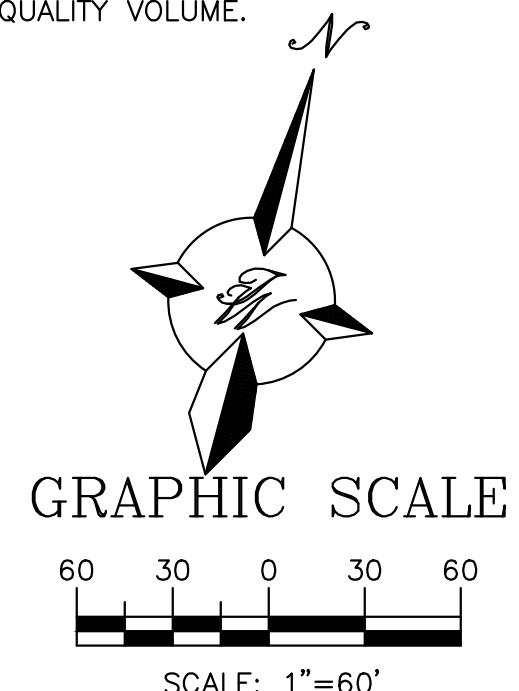
- LEGEND**
- CURB & GUTTER
  - BOUNDARY LINE
  - EASEMENT
  - CENTERLINE
  - RIGHT-OF-WAY
  - BUILDING
  - 5010 CONTOUR MAJOR
  - 5011 CONTOUR MINOR
  - 5048.25 PROPOSED SPOT ELEVATION
  - FLOW ARROW
  - EXISTING CURB & GUTTER
  - EXISTING BOUNDARY LINE
  - 5010 EXISTING CONTOUR MAJOR
  - 5011 EXISTING CONTOUR MINOR
  - x 5048.25 EXISTING SPOT ELEVATION
  - BASIN

**SITE INFORMATION / EXISTING CONDITIONS**

THE PROPOSED PROJECT CONSISTS OF GRADING A 0.918 ACRE SITE (PARCELS 1 AND 2), LOCATED AT CENTRAL AVE NW ALBUQUERQUE NM 87121 (THE "PROJECT SITE"). THE PROJECT SITE LIES WITHIN A FLOOD PLAIN MAP #35001C0328J ELEVATION 5095'. THE OWNER OF PARCELS 1 AND 2 ALSO OWNS PARCELS 4 AND 6 (THE "OFFSITE"). THE PROPOSED SITE IS LOCATED IN PRECIPITATION ZONE 1, WEST OF THE RIO GRANDE RIVER AS SPECIFIED IN THE 2021 DEVELOPMENT PROCESS MANUEL (DPM) CH. 6. THE PROJECT SITE IS INCLUDED IN THE ATRISCO BUSINESS PARK DRAINAGE REPORT (1999, AMENDED 2018). PER THE REPORT THE PROJECT SITE IS ALLOWED TO DISCHARGE AT A RATE OF 1.3 CFS/ACRE. THE PROJECT SITE CURRENTLY CONTAINS A GARAGE BUILDING. THE PROJECT SITE HAS BEEN PREVIOUSLY GRADED AND IS NOT PAVED. AT THE 6 HOUR 100 YEAR STORM EVENT THE MAJORITY OF THE STORM WATER PONDS ON SITE AND BASED ON THE TOPOGRAPHY ANY EXCESS STORM WATER FLOWS SOUTH ONTO THE CENTRAL BLVD NORTH FRONTAGE. STORM WATER IN THE NORTH FRONTAGE OF CENTRAL AVENUE FLOWS EAST DOWN CENTRAL AVENUE THROUGH A VARIETY OF CULVERTS, UNTIL IT IS ROUTED SOUTH INTO THE STORM DRAIN SYSTEM LOCATED ON COORS BLVD PER THE ATRISCO BUSINESS PARK DRAINAGE REPORT. A PORTION OF OFFSITE DRAINAGE FROM PARCELS 4 AND 6 SURFACE FLOWS INTO PARCELS 1 AND 2. PARCELS 4 AND 6 ARE BORDERED BY CHAIN LINK FENCE WHICH CREATE GRADE BREAKS ALONG THE NORTH, WEST AND EAST PROPERTY LINES OF PARCELS 2, 4 AND 6. BASED ON THE TOPOGRAPHY NO OTHER OFFSITE DRAINAGE FLOWS INTO THE SITE.

**DEVELOPED CONDITIONS**

THE PROJECT SITE WILL BE GRADED IN ORDER FOR EXCESS DRAINAGE TO FLOW FROM NORTH TO SOUTH TO THE CENTRAL AVENUES NORTH FRONTAGE. THE PROJECT SITE IS DESIGNED TO BE PAVED WITH AN IMPERMEABLE SURFACE. THE ONSITE GARAGE BUILDING WILL BE ADJUSTED TO MATCH THE FINISHED GRADE ELEVATION. THE "DESIGN STORM" IS DEFINED AS THE 100 YEAR - 6 HOUR STORM EVENT. TO PREVENT OFFSITE FLOWS FROM ENTERING BASIN B2 SURFACE FLOWS FROM BASIN B1 WILL BE ROUTED INTO AN INTERIM SEDIMENT POND (POND 1). THE SIZE OF THE POND 1 IS DESIGN TO RETAIN THE DESIGN STORM VOLUME OF BASIN B1. ANY FLOWS BEYOND THE DESIGN STORM IN BASIN B1 WILL SPILL OVER A ROCK LINED EMERGENCY SPILLWAY. THE EXCESS FLOWS WILL BE ROUTED FROM THE EMERGENCY SPILLWAY OF POND 1 INTO POND 2. LIKEWISE THE INTERIM SEDIMENT POND (POND 3) OF BASIN B3 WILL RETAIN THE DESIGN STORM VOLUME. ANY FLOWS BEYOND THE DESIGN STORM IN BASIN B3 WILL SPILL OVER A ROCK LINED EMERGENCY SPILLWAY. THE EXCESS FLOWS WILL THEN BE ROUTED FROM THE EMERGENCY SPILLWAY OF POND 3 INTO POND 2. SEDIMENT POND (POND 2) IS DESIGNED TO RETAIN THE DESIGN STORM VOLUME OF BASIN B2. EXCESS FLOWS WILL BE ROUTED FROM THE EMERGENCY SPILLWAY OF POND 2 INTO THE NORTH FRONTAGE OF CENTRAL AVENUE. THE PEAK DISCHARGE OF THE DESIGN STORM IS DESIGNED TO BE ZERO. THE INTENT OF ALL OF THE PONDS IS TO RETAIN THE FLOOD PLAIN VOLUME. SINCE THE PONDS ARE DESIGNED TO RETAIN THE FLOOD PLAIN VOLUME THEY SHALL ALSO RETAIN THE MAXIMUM STORM WATER QUALITY VOLUME.

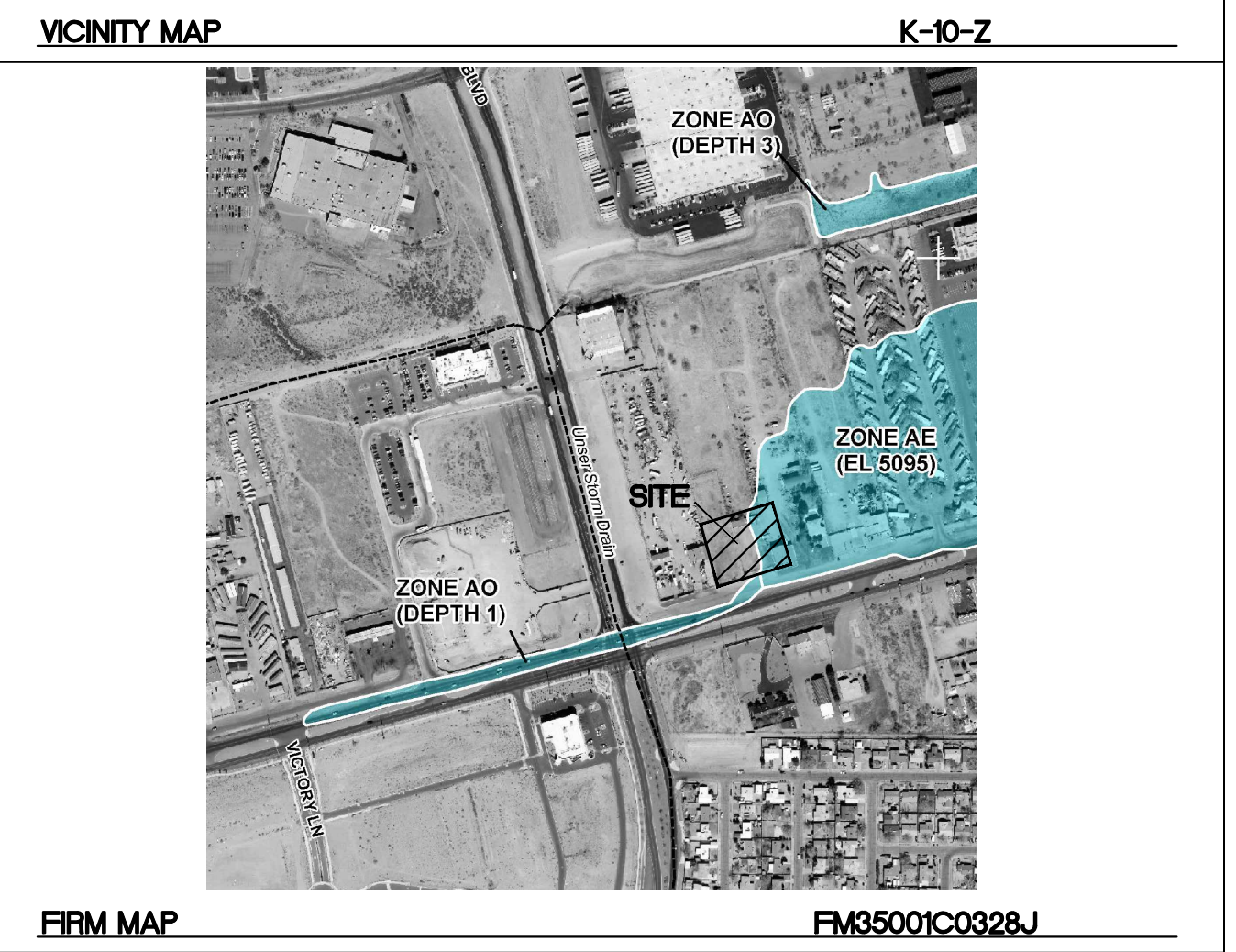
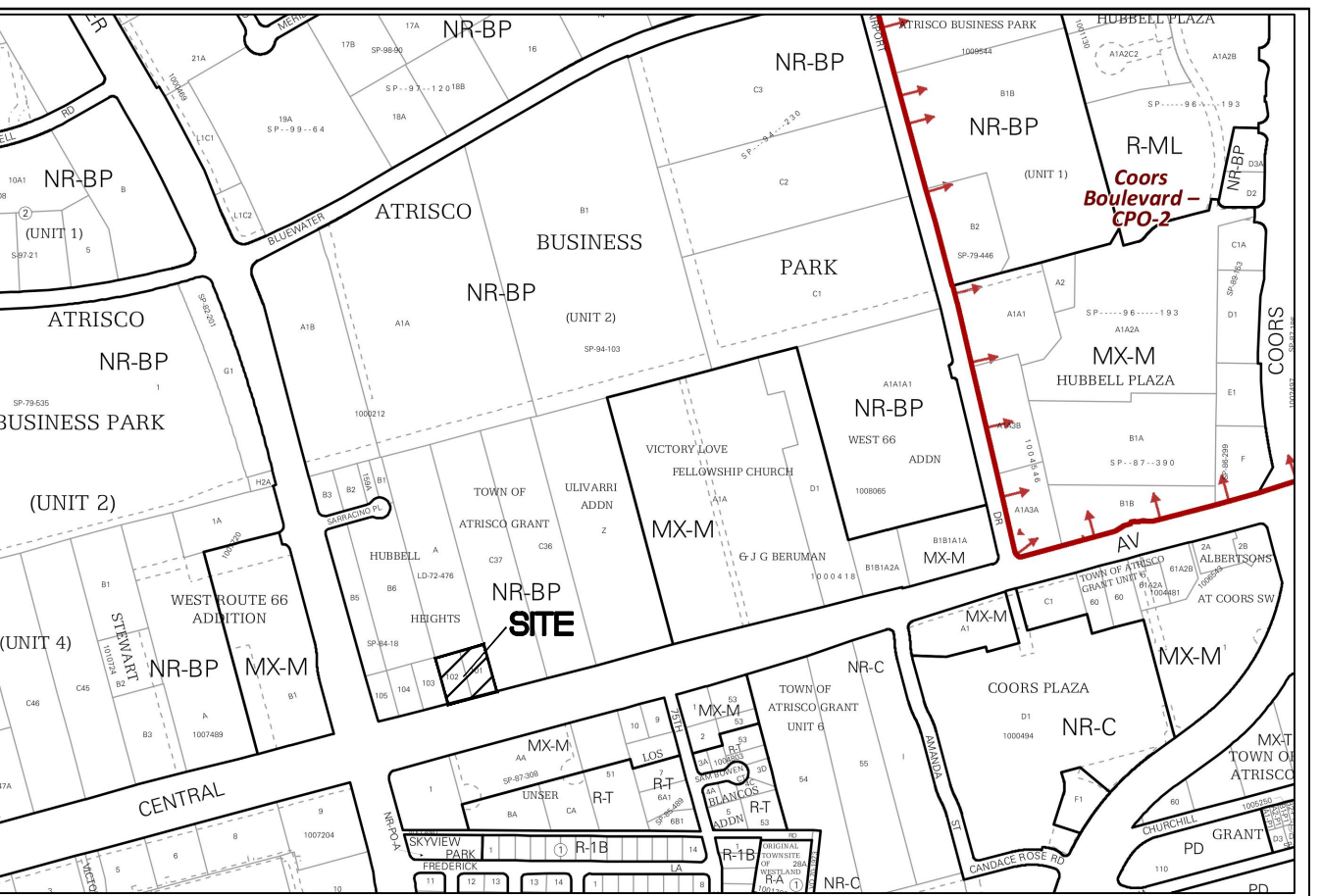


**SURVEY NOTE**

REFER: ALTA/NSPS LAND TILE SURVEY LOTS 101, 102, 105, TRACTS A AND B-5 HUBBELL HEIGHTS SUBDIVISION AND LOTS C-36 AND C-37. TOWN OF ATRISCO GRANT, UNIT 4 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO NOVEMBER 2020.

**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.



LEGAL: 101 HUBBELL HTS ADDN & 102 HUBBELL HTS ADDN

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

City of Albuquerque  
Planning Department  
Development Review Services  
**PRELIMINARY APPROVED**  
DATE: 07/06/21  
BY: *Ronald R. Bohannan*  
HydroTrans # K10D063

THESE PLANS AND/OR REPORT ARE CONCEPTUAL ONLY. MORE INFORMATION MAY BE NEEDED IN THEM AND SUBMITTED TO HYDROLOGY FOR BUILDING PERMIT APPROVAL.

NOT FOR CONSTRUCTION		
ENGINEER'S SEAL  RONALD R. BOHANNAN P.E. #7868	7707 W CENTRAL ALBUQUERQUE, NM	DRAWN BY LN
	CONCEPTUAL DRAINAGE BASIN PLAN	DATE 06-01-21
 TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # <b>1</b>	JOB # 2021007



Existing Conditions

Basin Descriptions													100-Year, 6-Hr		
Basin ID	Tract	Area (sf)	Area (acres)	Area (sq miles)	Treatment A		Treatment B		Treatment C		Treatment D		Weighted E (in)	Volume (ac-ft)	Flow cfs
E1	4	145,290	3.34	0.00521	90%	3.002	0%	0.000	10%	0.334	0%	0.000	0.590	0.164	5.58
E2	1,2,4,6	78,735	1.81	0.00282	0%	0.000	20%	0.362	70%	1.265	10%	0.181	1.035	0.156	5.16
E3	6	186,171	4.27	0.00668	0%	0.000	40%	1.710	55%	2.351	5%	0.214	0.927	0.330	11.32
Total		410,196	9.42	0.01471		3.002		2.071		3.949		0.394		0.650	22.06

Proposed Conditions

Basin Descriptions													100-Year, 6-Hr		
Basin ID	Tract	Area (sf)	Area (acres)	Area (sq miles)	Treatment A		Treatment B		Treatment C		Treatment D		Weighted E (in)	Volume (ac-ft)	Flow cfs
B1	4	145,290	3.34	0.00521	0%	0.000	0%	0.000	100%	3.335	0%	0.000	0.950	0.264	9.57
B2	1,2,4,6	71,305	1.64	0.00256	0%	0.000	0%	0.000	40%	0.655	60%	0.982	1.724	0.235	5.93
B3	6	193,601	4.44	0.00694	0%	0.000	40%	1.778	55%	2.444	5%	0.222	0.927	0.343	11.77
Total		410,196	9.42	0.01471		0.000		1.778		6.435		1.204		0.842	27.269

Stormwater Quality Volume (POND 1)			
Total Impervious Area =	ΣArea in "Treatment D"		
Retainage depth = 0.42" Per DPM	0.0350	ft	
Retention Volume = 0.035 x area D	0	CF	
Volume Provided =	11,727	CF	

Stormwater Quality Volume (POND 2)			
Total Impervious Area =	ΣArea in "Treatment D"		
Retainage depth = 0.42" Per DPM	0.0350	ft	
Retention Volume = 0.035 x area D	1,497	CF	
Volume Provided =	11,918	CF	

Stormwater Quality Volume (POND 3)			
Total Impervious Area =	ΣArea in "Treatment D"		
Retainage depth = 0.42" Per DPM	0.0350	ft	
Retention Volume = 0.035 x area D	339	CF	
Volume Provided =	15,134	CF	

Weir Equation (Pond 1)		
Q =	CLH <sup>3/2</sup> (3/2)	
C =	2.7	
L (FT) =	12	
H (FT) =	0.5	
Q (CFS)=	11.455	

Weir Equation (Pond 2)		
Q =	CLH <sup>3/2</sup> (3/2)	
C =	2.7	
L (FT) =	30	
H (FT) =	0.5	
Q (CFS)=	28.638	

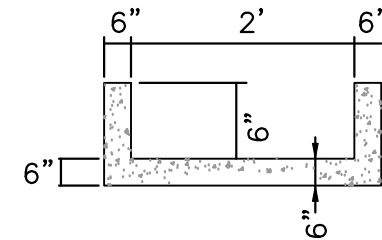
Weir Equation (Pond 3)		
Q =	CLH <sup>3/2</sup> (3/2)	
C =	2.7	
L (FT) =	13	
H (FT) =	0.5	
Q (CFS)=	12.41	

Equations:

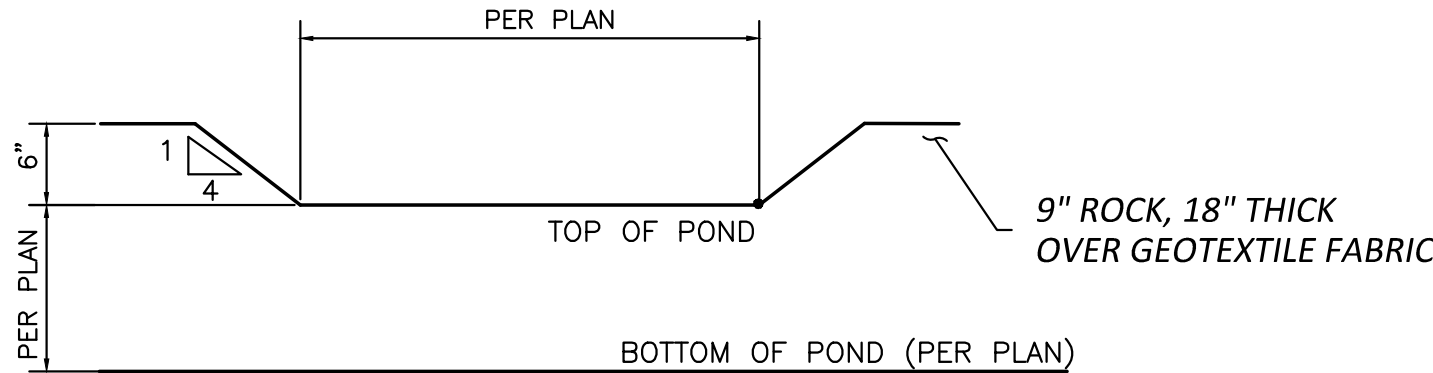
Weighted E = Ea\*Aa + Eb\*Ab + Ec\*Ac + Ed

Volume = Weighted E \* Total Area

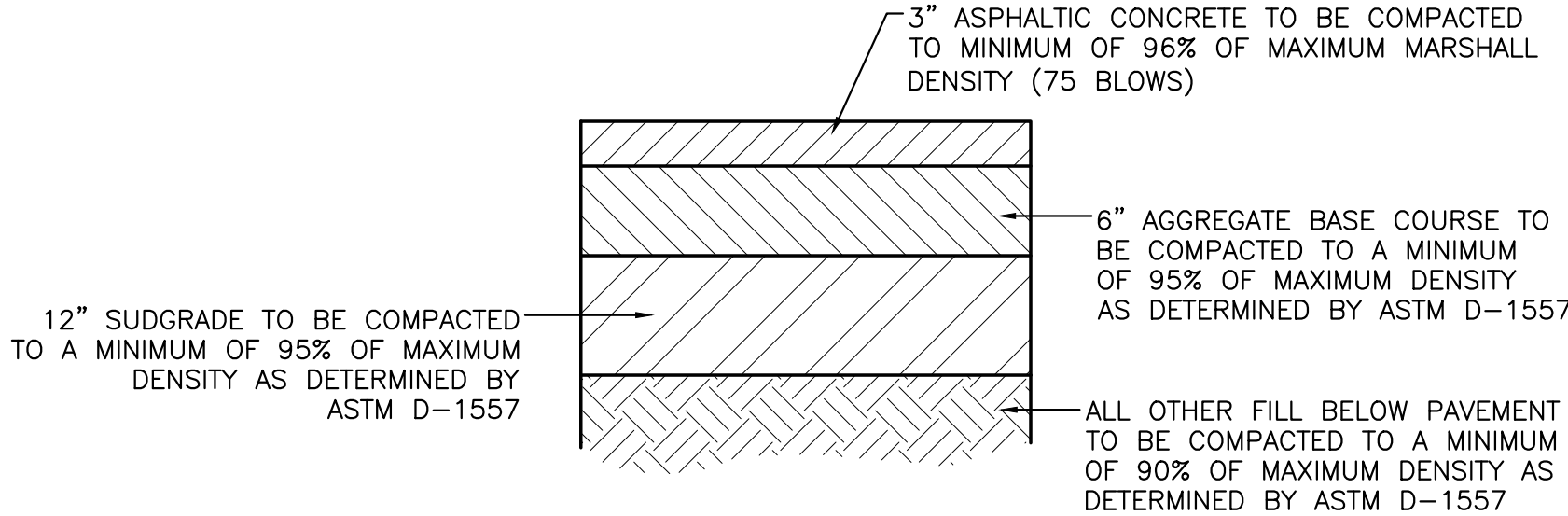
Flow = Qa\*Aa + Qb\*Ab + Qc\*Ac + Qd\*Ad



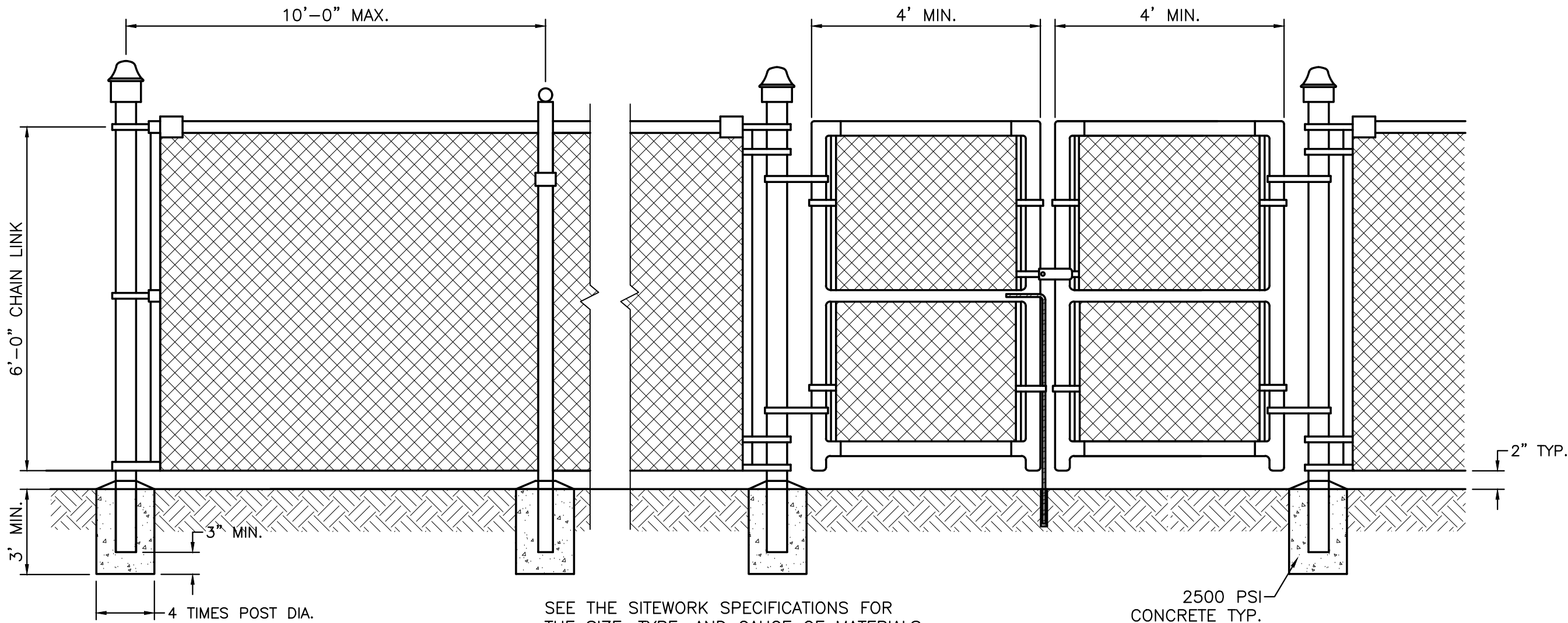
CONCRETE RUNDOWN  
NTS



POND 1  
EMERGENCY SPILLWAY DETAIL  
NTS

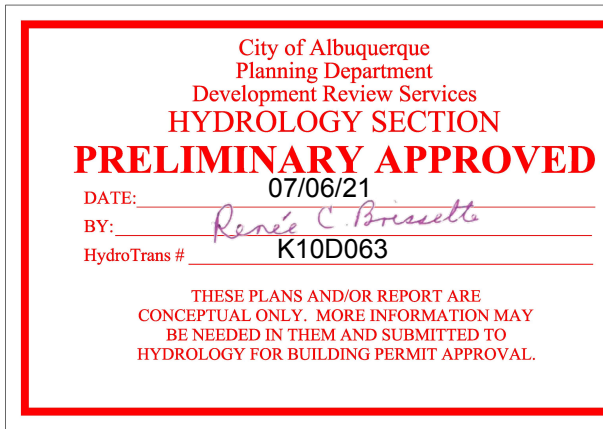


SITE ASPHALT PAVEMENT SECTION  
NTS



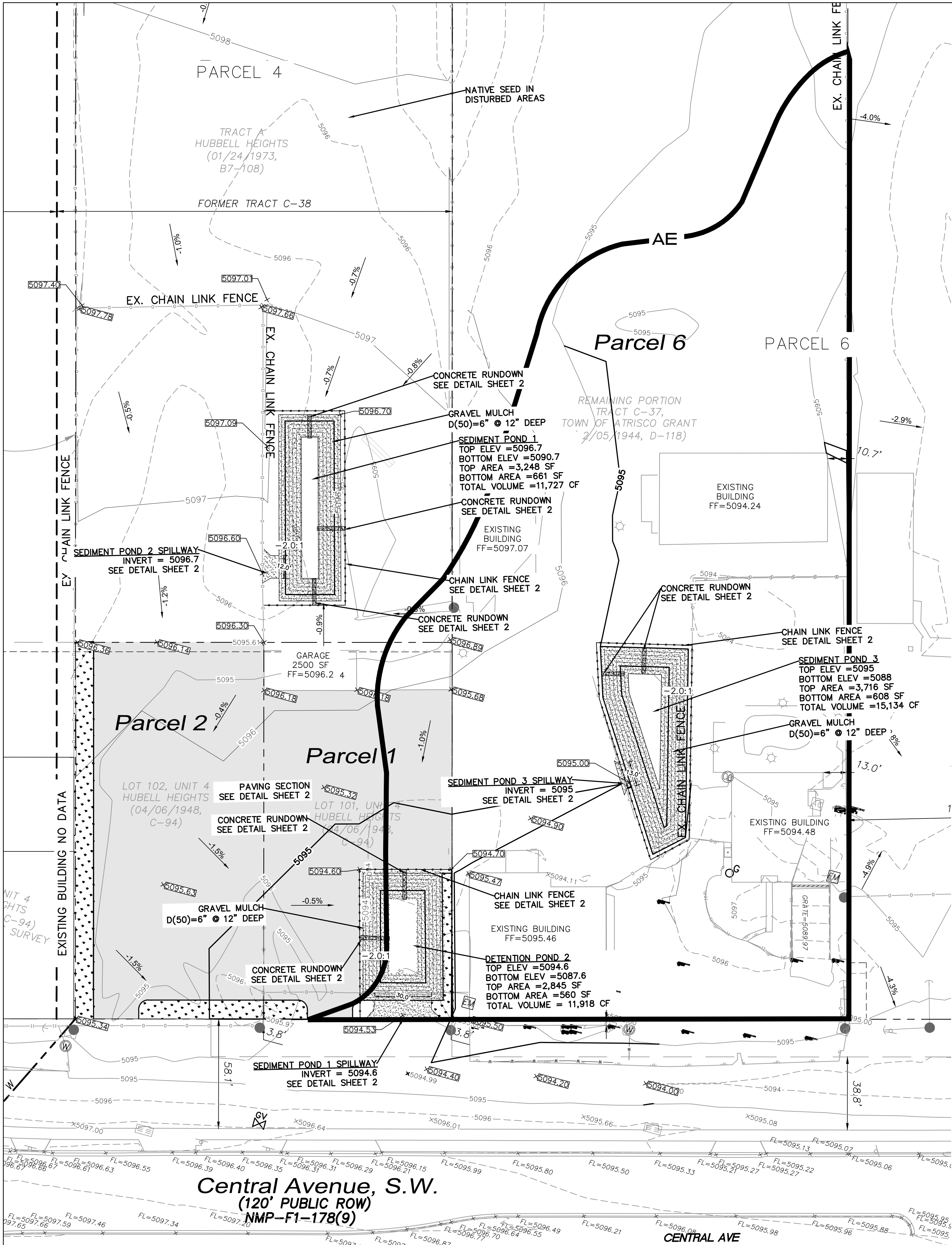
SEE THE SITEWORK SPECIFICATIONS FOR THE SIZE, TYPE, AND GAUGE OF MATERIALS THAT WILL BE USED FOR CONSTRUCTION OF A CHAIN LINK FENCE.

CHAIN LINK FENCE W/4' DOUBLE GATE  
NTS



NOT FOR CONSTRUCTION		
<div>ENGINEER'S SEAL</div> <div>RONALD R. BOHANNAN NEW MEXICO PROFESSIONAL ENGINEER 7868</div> <div>RONALD R. BOHANNAN P.E. #7868</div>	7707 W CENTRAL ALBUQUERQUE, NM	DRAWN BY LN
	HYDROLOGY CALCS/ DETAILS	DATE 06-01-21
		DRAWING
	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrowestllc.com	SHEET # 2 JOB # 2021007





LEGEND

	CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	CENTERLINE
	RIGHT-OF-WAY
	BUILDING
	SIDEWALK
	ASPHALT
	LANDSCAPING
	SCREEN WALL
	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

Post Construction Maintenance

Responsible Party: Property Operator(s).

Access to storm water quality elements: All access to the storm water quality elements shall be accessible from the paved areas within the site. There is no restricted access to the location of both the surface and sub-surface elements.

REGULAR MAINTENANCE	FREQUENCY
LITTER MANAGEMENT	
Pick up all litter at site and in Landscape areas and remove from site	Daily
INLETS AND OUTLETS	
Visual inspection for function. Remove silt from slab aprons and debris in pavement areas. Remove all fallen vegetation around inlet and outlet structures.	Monthly
HARD SURFACES	
Sweep all paving regularly. Maintain pavement in autumn after leaf fall. Coordinate with Landscape Contractor if additional maintenance is required.	As required

OCCASIONAL TASKS	FREQUENCY
INSPECTION AND INLETS, OUTLETS AND CONTROL CHAMBERS	
Inspect surface structures removing obstructions and silt as necessary. Check there is no physical damage. For below ground control chambers, remove cover and inspect ensuring water is flowing freely and that the exit route for water is unobstructed. Remove debris and silt.	Yearly
POND VEGETATION	
Ensure Pond vegetation is maintained by Landscape Contractor. All weeds and cuttings removed from site.	As required
SILT MANAGEMENT	
Inspect swales and water quality pond for silt accumulation. Excavate silt, stack and dry within 2-feet of the water quality feature, but outside the design profile where water flows, spread, rake and over-seed. Protect surface from siltation and manage main area of basin for design function or appearance.	Yearly

REMEDIAL WORK	FREQUENCY
Inspect storm all water quality structures regularly to check for damage or failure. Undertake remedial work as required.	Yearly

POND NOTE:

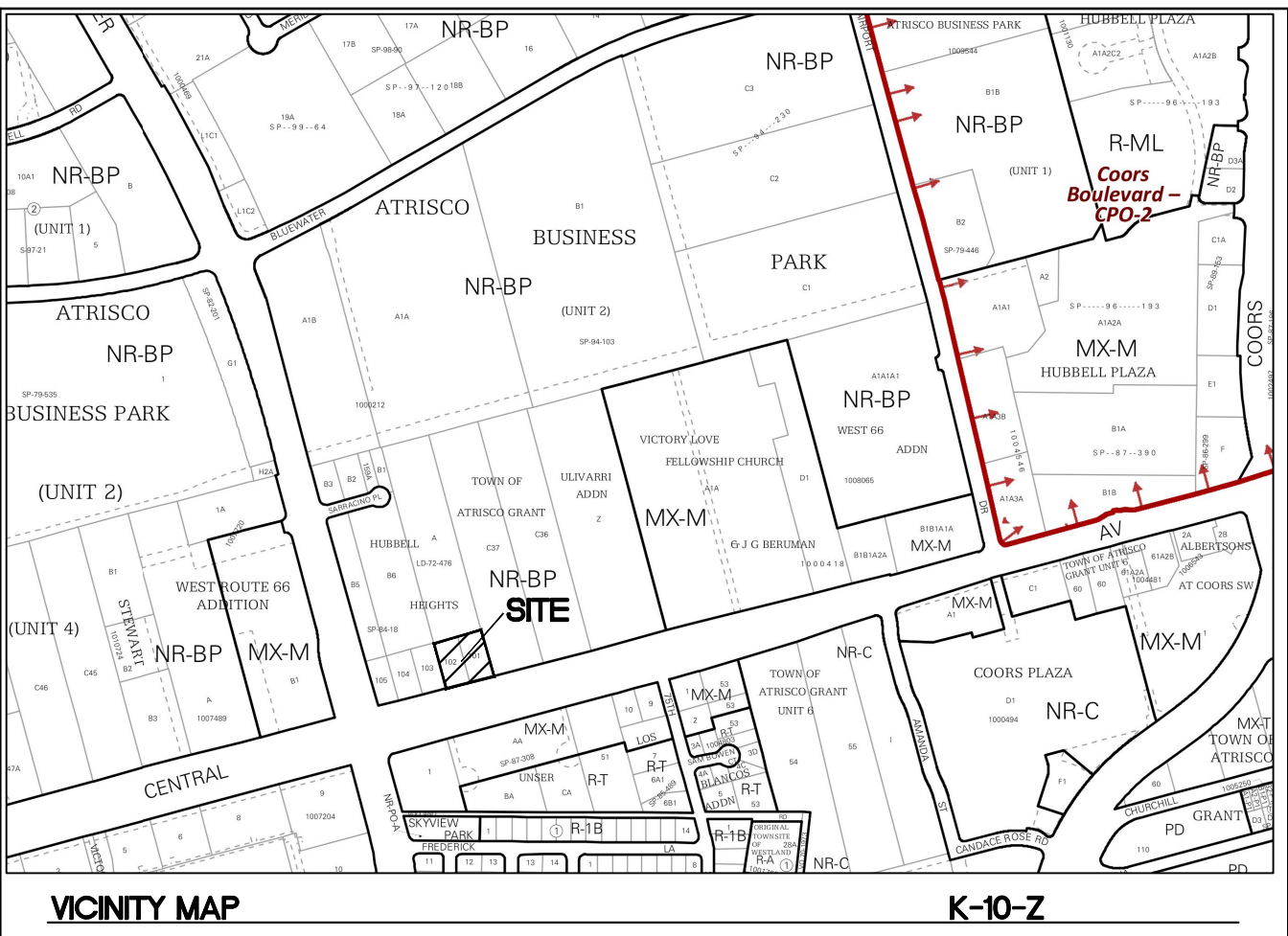
- DETENTION POND SIDE SLOPES NEED TO BE STABILIZED WITH NATIVE GRASS SEED WITH AGGREGATE MULCH OR EQUAL (MUST SATISFY THE "FINAL STABILIZATION CRITERIA" CGP 2.2.14.b.).

EROSION CONTROL NOTES:

- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
- REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.
- ALL SLOPES NOT STABILIZED AT THE END OF THE PROJECT SHALL BE STABILIZED IN ACCORDANCE WITH COA SPECS OR 1/2" GRAVEL

CAUTION

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SITE DATA

STORAGE	
IDO ZONING:	NR-BP
PROPOSED USAGE:	STORAGE
LOT AREA:	39,988 SF (0.918 ACRE)
BUILDING AREA:	2,500 SF
LANDSCAPE AREA REQUIRED =	5,998 SF
LANDSCAPE AREA PROVIDED =	6,666 SF



NOTICE TO CONTRACTORS

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NOT FOR CONSTRUCTION		
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RONALD R. BOHANNAN NEW MEXICO PROFESSIONAL ENGINEER 7868	CONCEPTUAL GRADING AND DRAINAGE PLAN	DATE 06-01-21
		DRAWING
		SHEET #
		3
		JOB # 2021007