

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

March 23, 2022

Fred Arfman, P.E.
Isaacson & Arfman Inc.
128 Monroe NE
Albuquerque, NM 87108

**RE: Imperial Inn Renovation
701 Central Ave. NE
Grading and Drainage Plan
Engineer's Stamp Date: 11/16/21
Hydrology File: K14D226**

Dear Mr. Arfman:

Based upon the information provided in your submittal received 11/10/21, the Grading & Drainage Plan is **not** approved for Building Permit. The following comments need to be addressed for approval of the above referenced project:

PO Box 1293

General Notes

Albuquerque

NM 87103

1. Please change notes from water harvesting to water quality.
2. Please call out those volumes being treated.
3. Please provide all calculations for the proposed site including everything needed per DPM.
4. Suggestion/Question: Do you really want to create this many cuts into the curb? You will be replacing a lot of the curb along High St. as proposed. Consider taking a second look and perhaps routing these to include less piping out to the street.

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

If you have any questions, please contact me at 924-3695 or dggutierrez@cabq.gov

Sincerely,

David G. Gutierrez, P.E.
Senior Engineer, Hydrology
Planning Department



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

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

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

Legal Description: _____

City Address: _____

Applicant: _____ **Contact:** _____

Address: _____

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

Owner: _____ **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:

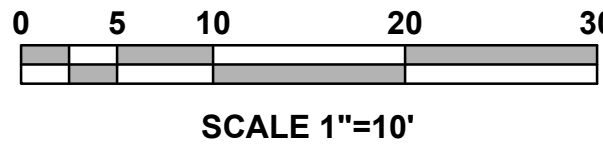
- _____ BUILDING PERMIT APPROVAL
- _____ CERTIFICATE OF OCCUPANCY
- _____ PRELIMINARY PLAT APPROVAL
- _____ SITE PLAN FOR SUB'D APPROVAL
- _____ SITE PLAN FOR BLDG. PERMIT APPROVAL
- _____ FINAL PLAT APPROVAL
- _____ SIA/ RELEASE OF FINANCIAL GUARANTEE
- _____ FOUNDATION PERMIT APPROVAL
- _____ GRADING PERMIT APPROVAL
- _____ SO-19 APPROVAL
- _____ PAVING PERMIT APPROVAL
- _____ GRADING/ PAD CERTIFICATION
- _____ WORK ORDER APPROVAL
- _____ CLOMR/LOMR
- _____ FLOODPLAIN DEVELOPMENT PERMIT
- _____ OTHER (SPECIFY) _____

DATE SUBMITTED: _____ **By:** _____

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



KEYED NOTES

- THESE KEYED NOTES ARE FOR USE ON SHEETS CG-101 AND CG-102. NOT ALL NOTES ARE REFERENCED ON EACH SHEET.
- NEW PAVING AT ELEVATIONS SHOWN. SEE ARCHITECTURAL FOR DETAILS, EXTENTS, JOINTS, PAVING SECTIONS. TEXT SHOWN WITHIN FLOWLINE INDICATES FLOWLINE ELEVATION. ADD 0.5' TYPICAL FOR TOP OF CURB / TOP OF ADJACENT WALK ELEVATIONS.
 - NO WORK SHALL BE PERFORMED IN THE PUBLIC R.O.W. WITHOUT AN APPROVED WORK ORDER OR EXCAVATION PERMIT.
 - ADA COMPLIANT PARKING SPACES.
 - ADA COMPLIANT ACCESS RAMP.
 - ADA COMPLIANT PEDESTRIAN WALK.
 - TOP OF WALK VARIES BETWEEN 6" AND 9" ABOVE FLOWLINE THIS AREA TO ACCOMMODATE ADJACENT DOORS.
 - HIGH POINT / GRADE BREAK LOCATION.
 - INTERIM CONTOURS ARE PROVIDED THIS AREA TO CLARIFY GRADING CONCEPT.
 - NON-ADA COMPLIANT RAMP FOR FOOD DELIVERY.
 - EXTEND 4"Ø ROOF DISCHARGE PIPE THROUGH FACE OF CURB PER COA STD. DWG. 2435. REFER TO ARCHITECTURAL PLANS FOR SPECIFIC LOCATIONS.
 - 2.0' WIDE OPENING IN CURB TO PASS FLOW.
 - 6" DEEP WATER HARVESTING BASIN THIS AREA.
 - SWALE WITHIN ASPHALT PAVEMENT AT FLOWLINE ELEVATIONS SHOWN. OWNER'S OPTION: CONSTRUCT 2' WIDE CONCRETE ALLEY GUTTER TO CONTROL GRADES.
 - CONCRETE DUMPSTER PAD SLOPED TO SAS DRAIN INLET. SEE UTILITY PLAN.
 - DEPRESS LANDSCAPING WHERE POSSIBLE FOR WATER HARVESTING EXCEPT WITHIN 10' OF ANY BUILDING.
 - CONTRACTOR TO CLEAN / CLEAR EXISTING SIDEWALK CULVERTS.
 - INSTALL 6" DIA. SWIMMING POOL DRAINS (DOMED GRATES WITHIN LANDSCAPE). SEE CG-501 FOR ADDITIONAL INFORMATION.
 - NEW CONCRETE STEPS TO ACHIEVE REQUIRED GRADE DIFFERENCE. SEE ARCHITECTURAL.
 - CONSTRUCT GARDEN RETAINING WALL(S) (RETAINING < 30') TO ACHIEVE GRADE DIFFERENCE SHOWN. GRADES ON HIGH SIDE AND LOW SIDE OF WALL PROVIDED. SEE ARCHITECTURAL REGARDING TOTAL HEIGHT, FOOTING, GUARDRAIL, WEEPHOLES, REINFORCING, ETC.
 - BUILDING EXTENDED / RETAINING STEMWALL REQUIRED TO ACHIEVE GRADES SHOWN. SEE ARCHITECTURAL / STRUCTURAL PLANS.
 - NEW CONCRETE STEPS TO ACCESS NORTH SIDE. PROVIDE SMOOTH TRANSITIONS.
 - NEW STORM DRAIN SYSTEM. SEE CG-501 FOR INFORMATION AND DETAILS.
 - MIN. 4' WIDE ADA COMPLIANT CROSSING AT NEW ENTRY DRIVE. SEE ARCHITECTURAL.
 - NEW ASPHALT FLUSH WITH TOP OF EXISTING CONCRETE PAVEMENT FOR ADA COMPLIANT ACCESS AT ADA PARKING. TRANSITION TO TYPICAL OVER 1 PARKING SPACE EACH SIDE AS SHOWN.

STORMWATER QUALITY

FOR REDEVELOPMENT SITES, THE CABQ STORMWATER QUALITY VOLUME (SWQV) IS BASED ON THE 80TH PERCENTILE STORM EVENT OR 0.26".

THE REDEVELOPED PORTION OF IMPERVIOUS AREA FOR THIS PROPERTY (NEW ASPHALT PAVING, NEW BUILDING) IS 21,000 SF. THE TOTAL REQUIRED S.Q. RETENTION VOLUME = 0.26" * TYPE 'D' AREA: 0.26/12 * 21,000 SF = 455 CF.

A "PAYMENT IN-LIEU FOR S.Q. VOLUME REQUIREMENT" TREASURY DEPOSIT SLIP WILL BE PROVIDED BY C.O.A. HYDROLOGY BASED ON THE S.Q. VOLUME (@ \$8.00 / CF) THAT IS NOT RETAINED ON-SITE.

LEGEND

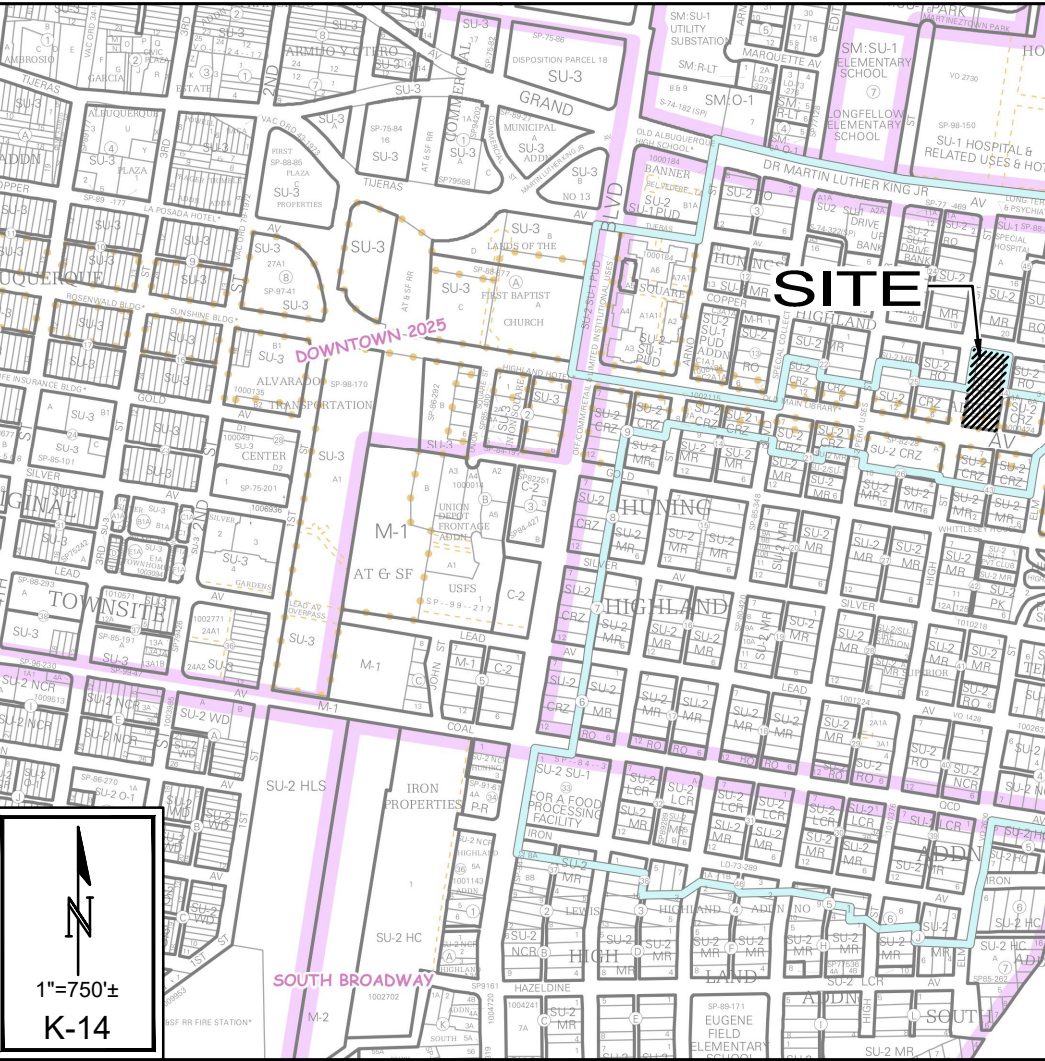
- 4965 — EXISTING CONTOUR
- G=4965.21 EXISTING SPOT ELEVATION
- 65 — PROPOSED 1.0' CONTOUR
- - - 65.5 - - - PROPOSED 0.5' CONTOUR
- ◆ 65.4 PROPOSED SPOT ELEVATION
- FLOW DIRECTION
- FF = 5013.3 FINISH FLOOR ELEVATION

ACCESSIBLE RAMPS, WALKS + PARKING

SIDEWALK(S) AND RAMP(S): TARGET CROSS SLOPE = 1% TO 1.5%. CROSS SLOPE SHALL NOT EXCEED 2%

ACCESSIBLE RAMP(S): TARGET LONGITUDINAL SLOPE = 7% LONGITUDINAL SLOPE SHALL NOT EXCEED 12.1 (8.3%).

ACCESSIBLE PARKING: TARGET SLOPE = 1% TO 1.5%. SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION



PROJECT INFORMATION

PROPERTY: THE SITE IS A FULLY DEVELOPED PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP K-14. THE SITE IS BOUND TO THE EAST BY A PUBLIC ALLEY, TO THE WEST BY HIGH STREET NE, TO THE NORTH BY COPPER AVE. NE AND TO THE SOUTH BY CENTRAL AVE. NE.

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE PARTIAL RENOVATION OF THE EXISTING FACILITY, TWO NEW COMMERCIAL BUILDINGS WITH ASSOCIATED PAVED ACCESS, PARKING, AND LANDSCAPING.

LEGAL: LOTS 7 THRU 12 BLOCK 44 HUNING'S HIGHLAND ADDITION

ADDRESS: 701 CENTRAL AVE. NE, ALBUQUERQUE, NM 87102

BENCHMARK: VERTICAL DATUM SHOWN HEREON WAS BASED UPON ALBUQUERQUE CONTROL SURVEY MONUMENT "17-J14" HAVING A PUBLISHED ELEVATION OF 4957.484 FEET (NAVD 88).

OFF-SITE: NO OFF-SITE DRAINAGE AFFECTS THIS PROPERTY.

FLOOD HAZARD: PER BERNALILLO COUNTY FIRM MAP PANEL #65001C0334, EFFECTIVE DATE 09/26/2008, THE SITE IS LOCATED WITHIN FLOODZONE 'X' DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

SURVEYOR: RUSS P. HUGG, NMPS NO. 9750 - SURV-TEK CONSULTING SURVEYORS.

DRAINAGE PLAN CONCEPT:

Isaacson & Arfman, Inc.
Civil Engineering Consultants

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Engineer

IMPERIAL INN RENOVATION

701 Central Ave. NE
Albuquerque, NM 87102

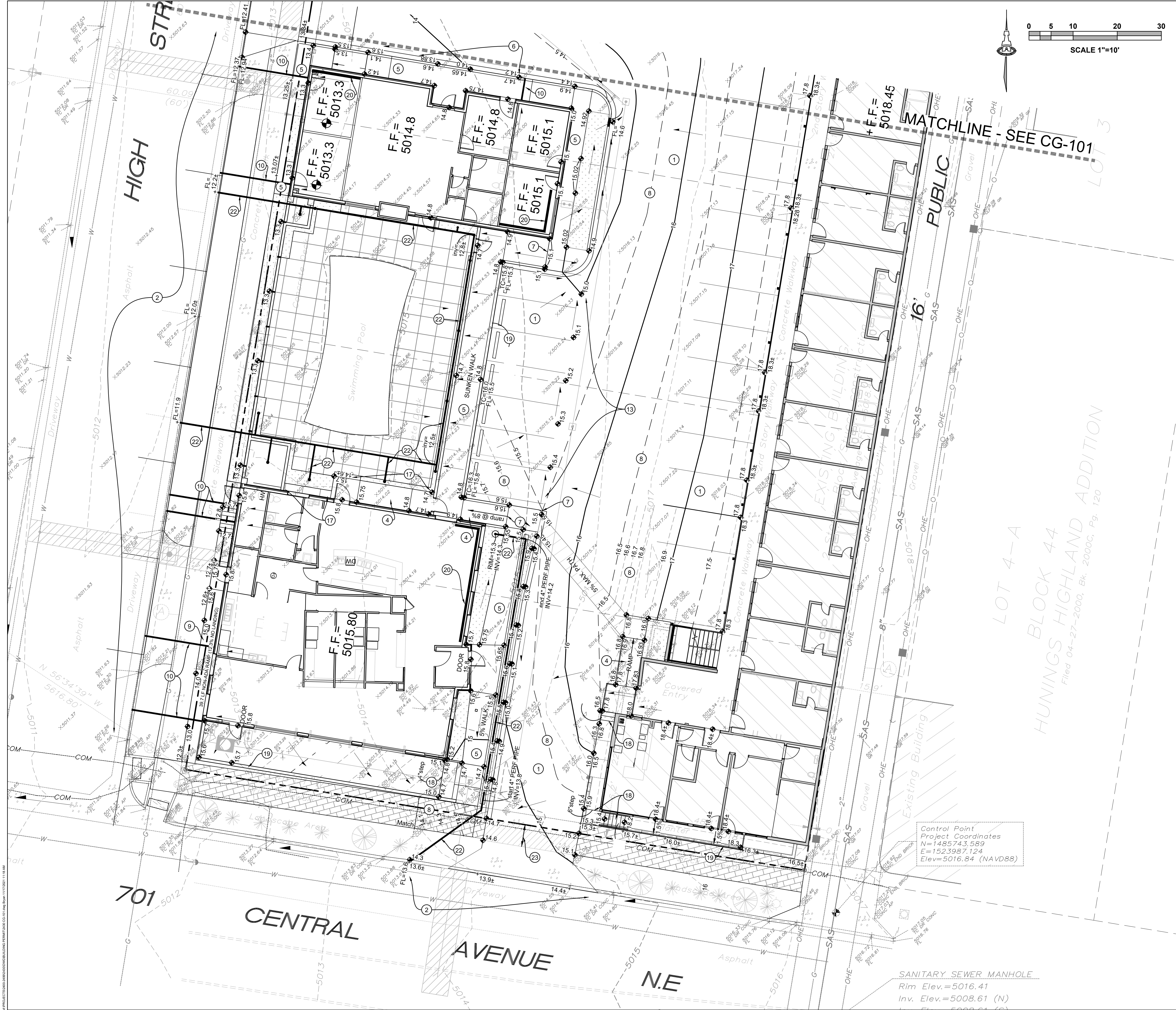
DESIGN	ISSUE	PROJECT NUMBER	FILE	DRAWN BY	CHECKED BY	DATE
DEVELOPMENT		IA 2430		BJB	FCA	2021-07-27

SHEET TITLE

GRADING & DRAINAGE
1 OF 2

SHEET NUMBER

CG-101



KEYED NOTES

THESE KEYED NOTES ARE FOR USE ON SHEETS CG-101 AND CG-102. NOT ALL NOTES ARE REFERENCED ON EACH SHEET.

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- NEW ASPHALT FLUSH WITH TOP OF EXISTING CONCRETE PAVEMENT FOR ADA COMPLIANT ACCESS AT ADA PARKING. TRANSITION TO TYPICAL OVER 1 PARKING SPACE EACH SIDE AS SHOWN.

S.O.19 : NOTICE TO CONTRACTORS

PRIVATE DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY

- Build sidewalk culvert per COA STD DWG 2236.
- Contact Storm Drain Maintenance at (505) 857-8033 to schedule a meeting prior to forming.
- An excavation permit will be required before beginning any work within City Right-Of-Way.
- 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.
- Two working days prior to any excavation, the contractor must contact **New Mexico One Call**, dial "811" [or (505) 260-1990] for the location of existing utilities.
- Prior to construction, the contractor shall excavate and verify the locations of all obstructions. 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 the facility shall be the responsibility of the owner of the property being served.
- Work on arterial streets may be required on a 24-hour basis.
- Contractor must contact Storm Drain Maintenance at (505) 857-8033 to schedule a construction inspection. For excavating and barricading inspections, contact Construction Coordination at (505) 924-3416.

Isaacson & Arfman, Inc.

Civil Engineering Consultants

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FRED C. ARFMAN

7322

REGISTERED PROFESSIONAL ENGINEER

11-16-21

Engineer

IMPERIAL INN RENOVATION

DESIGN

ISSUE

DEVELOPMENT

PROJECT NUMBER: IA 2430

FILE:

DRAWN BY: BJB

CHECKED BY: FCA

DATE: 2021-07-27

SHEET TITLE

GRADING & DRAINAGE

2 OF 2

SHEET NUMBER

CG-102

701 Central Ave. NE

Albuquerque, NM 87102

CIVIL GENERAL NOTES

- A. LAWS, CODES, RULES AND REGULATIONS: THE CONTRACTOR SHALL ABIDE BY ALL STATE, LOCAL, AND FEDERAL LAWS, CODES, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA AND ADA REQUIREMENTS.
- B. STANDARDS AND SPECIFICATIONS - PRIVATE: THE GOVERNING AUTHORITIES' PUBLIC WORKS AND WATER DEPARTMENT REQUIREMENTS, PLUMBING CODES, AND FIRE DEPARTMENT REGULATIONS SHALL TAKE PRECEDENT FOR ALL PRIVATE IMPROVEMENTS WHERE APPLICABLE. ALL OTHER PRIVATE CONSTRUCTION, NOT REGULATED BY THE GOVERNING AUTHORITY, SHALL BE IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION, LATEST PRINTING AND AMENDMENTS THERETO, EXCEPT AS MODIFIED OR AMENDED BY THE PROJECT CONTRACT DOCUMENTS.
- C. TOPOGRAPHIC SURVEY: TOPOGRAPHIC SURVEY INFORMATION SHOWN IS PROVIDED FOR INFORMATIONAL PURPOSES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE INFORMATION SHOWN IS CORRECT, AND SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY ERRORS, DISCREPANCIES OR OMISSIONS TO THE SURVEY INFORMATION PROVIDED. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL SURVEY SHALL BE BORNE BY THE CONTRACTOR.
- D. PUBLIC CONVENIENCE AND SAFETY: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- E. STORM WATER POLLUTION PREVENTION PLAN (SWP3) AND/OR EROSION AND SEDIMENT CONTROL PLAN (ESC): THE CONTRACTOR SHALL COMPLY WITH THE CONDITIONS OF THE SWP3 AND/OR ESC WHILE CONDUCTING ACTIVITIES ON THE PROJECT INCLUDING CONFORMANCE TO BEST MANAGEMENT PRACTICES AND PROCEDURES.
- F. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DETERMINATION OF ANY REQUIRED INSPECTIONS, THE SCHEDULING AND CONTROL OF INSPECTIONS AND THE ACCEPTANCE OF ALL PUBLIC AND/OR PRIVATE UTILITIES BY THE APPROPRIATE GOVERNING AUTHORITY PRIOR TO TRENCH BACKFILLING.
- G. THE CONTRACTOR SHALL VERIFY THE SITE BENCHMARKS' ELEVATION SHOWN ON THE PLANS AND REPORT ANY DISCREPANCIES TO THE OWNER AND ENGINEER PRIOR TO ANY CONSTRUCTION STAKING. ALL CONSTRUCTION TRADES SHALL COORDINATE THROUGH THE GENERAL CONTRACTOR USING THE EXISTING BENCHMARKS FOR VERTICAL CONTROL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE REMOVAL, REPLACEMENT AND REDESIGN OF ANY IMPROVEMENTS CONSTRUCTED PRIOR TO CHECKING HORIZONTAL/VERTICAL CONTROL AND PLAN DIMENSIONS AND NOTIFICATION OF ANY DISCREPANCIES TO THE OWNER, ARCHITECT, AND ENGINEER.
- H. PROTECTION OF PROPERTY CORNERS AND BENCHMARKS: THE CONTRACTOR SHALL PROTECT ALL PROPERTY CORNERS, MARKERS AND BENCHMARKS, AND WHEN ANY SUCH MARKERS OR MONUMENTS ARE IN DANGER OF BEING DISTURBED, THEY SHALL BE PROPERLY REFERENCED AND IF DISTURBED SHALL BE RESET BY A REGISTERED LICENSED SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
- I. PROTECTION OF EXISTING UTILITIES: NEW MEXICO ONE CALL (NM811 PHONE: 1-800-321-2537) SYSTEM MUST BE CONTACTED AT LEAST TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION OPERATIONS BEING PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT NM811 SYSTEM, THE LOCATION AND DIMENSIONS SHOWN ON THE PLANS RELATIVE TO EXISTING UTILITIES ARE BASED ON THE BEST RECORDS AND/OR FIELD INFORMATION AVAILABLE AND ARE NOT GUARANTEED BY THE DEVELOPER OR ENGINEER TO BE ACCURATE AS TO LOCATION AND DEPTH. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATIONS OF ADJACENT AND/OR CONFLICTING UTILITIES SUFFICIENTLY IN ADVANCE OF HIS ACTIVITIES IN ORDER TO NEGOTIATE SUCH LOCAL ADJUSTMENTS AS NECESSARY IN THE CONSTRUCTION PROCESS TO PROVIDE ADEQUATE CLEARANCES. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL EXISTING UTILITIES, SERVICES AND STRUCTURES ENCOUNTERED, WHETHER OR NOT THEY ARE INDICATED ON THE PLANS. ANY DAMAGE TO UTILITIES RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED AT HIS/HER EXPENSE. TO AVOID UNNECESSARY INTERFERENCES OR DELAYS, THE CONTRACTOR SHALL COORDINATE ALL UTILITY REMOVALS, REPLACEMENTS AND CONSTRUCTION WITH THE APPROPRIATE GOVERNING AUTHORITIES, THEN REQUEST WRITTEN AUTHORIZATION FROM THE ENGINEER. THE DEVELOPER WILL NOT BE LIABLE FOR DAMAGES DUE TO DELAY AS A RESULT OF THE ABOVE.
- J. DAMAGE TO EXISTING FACILITIES: ALL UTILITIES, PAVEMENT, SIDEWALKS, WALLS, FENCES, ETC. NOT DESIGNATED TO BE REMOVED BUT THAT ARE DAMAGED DURING CONSTRUCTION ACTIVITIES SHALL BE REPLACED TO A CONDITION AS GOOD AS OR BETTER THAN THE CONDITIONS PRIOR TO STARTING THE WORK, SOLELY AT THE EXPENSE OF THE CONTRACTOR.
- K. FIRE AND LIFE SAFETY SYSTEMS: CONTRACTOR SHALL NOT REMOVE, DISABLE OR DISRUPT EXISTING FIRE OR LIFE SAFETY SYSTEMS WITHOUT WRITTEN PERMISSION FROM THE GOVERNING AUTHORITY.
- L. RECORD INFORMATION: THE CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS ON SITE AT ALL TIMES. THE CONTRACTOR SHALL NOT SCALE DRAWINGS. ONLY WRITTEN DIMENSIONS OR KEYED NOTES SHALL BE USED.
- M. ALL SITE PREPARATION, GRADING OPERATIONS, FOUNDATION CONSTRUCTION, AND PAVEMENT INSTALLATION WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT, WHICH WILL BE PROVIDED BY THE OWNER OR ARCHITECT. ALL OTHER WORK SHALL, UNLESS OTHERWISE NOTED IN THE PLANS, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATION (FIRST PRIORITY), AND/OR NMDOT STANDARD SPECIFICATIONS FOR PUBLIC WORK (SECOND PRIORITY.)

N. VIBRATORY COMPACTION SHALL NOT BE USED OVER IN-PLACE UTILITIES.

- O. SOIL TESTING AND INSPECTION SERVICES DURING SITE OPERATIONS ARE REQUIRED. CONTRACTOR SHALL ALLOW TESTING LABS TO INSPECT AND APPROVE COMPACTED SUBGRADES, BACKFILL, AND FILL LAYERS BEFORE FURTHER CONSTRUCTION WORK IS DONE. SHOULD COMPACTION TESTS INDICATE INADEQUATE DENSITY, CONTRACTOR SHALL PROVIDE ADDITIONAL COMPACTION AND TESTING AT THE CONTRACTOR'S SOLE EXPENSE.
- P. CONSTRUCTION STAKING: ALL SITE CONSTRUCTION STAKING MUST BE PERFORMED BY A LICENSED SURVEYOR USING APPROVED, STAMPED AND DATED PLANS. UPON WRITTEN REQUEST FROM THE CONTRACTOR, A FILE CONTAINING THE ELECTRONIC DATA COMPRISING THE CIVIL CAD DRAWINGS (GRADING & DRAINAGE, AND UTILITIES) MAY BE FORWARDED TO THEIR DESIGNATED LICENSED LAND SURVEYOR. THE ELECTRONIC INFORMATION PROVIDED IS FOR INFORMATIONAL PURPOSES AND MUST BE VERIFIED WITH THE STAMPED AND DATED PLANS. IN ORDER TO MAINTAIN THE INTEGRITY OF HORIZONTAL AND VERTICAL CONTROL FOR THE SITE, THE SURVEYOR EMPLOYED BY THE CONTRACTOR TO PERFORM CONSTRUCTION LAYOUT STAKING SHALL SET AND PROTECT ADDITIONAL TRAVERSE POINTS OUTSIDE THE AREAS OF CONSTRUCTION ACTIVITY.

GRADING GENERAL NOTES

- A. TESTING:** ALL EARTHWORK OPERATIONS SHALL BE OBSERVED AND TESTED BY THE GEOTECHNICAL ENGINEER FOR CONFORMANCE WITH THE REQUIREMENTS SET FORTH IN THE GEOTECHNICAL STUDY.
- B. PROPOSED GRADES:** THE PROPOSED CONTOURS INDICATED ON THE GRADING PLAN ARE FINISHED GRADES AND ARE SHOWN AT ONE-FOOT INTERVALS UNLESS NOTED. SPOT ELEVATIONS SHOWN IN PAVED AREAS ARE TOP OF

PAVEMENT, UNLESS NOTED OTHERWISE.

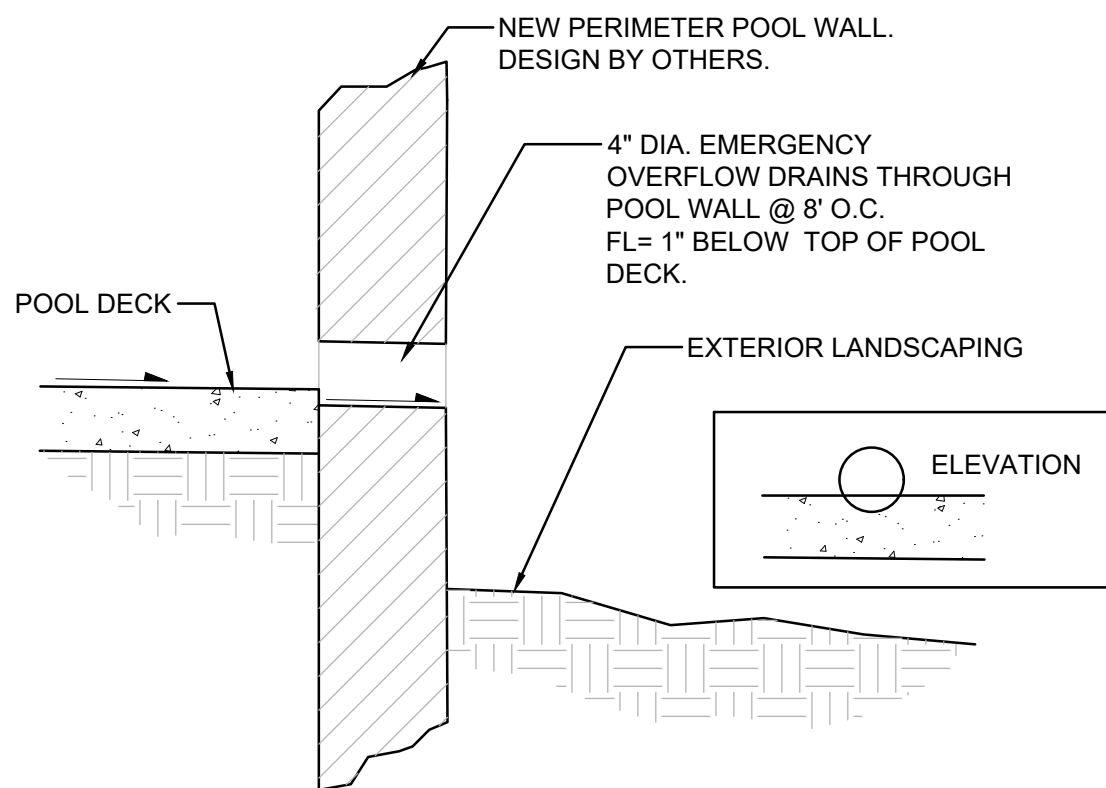
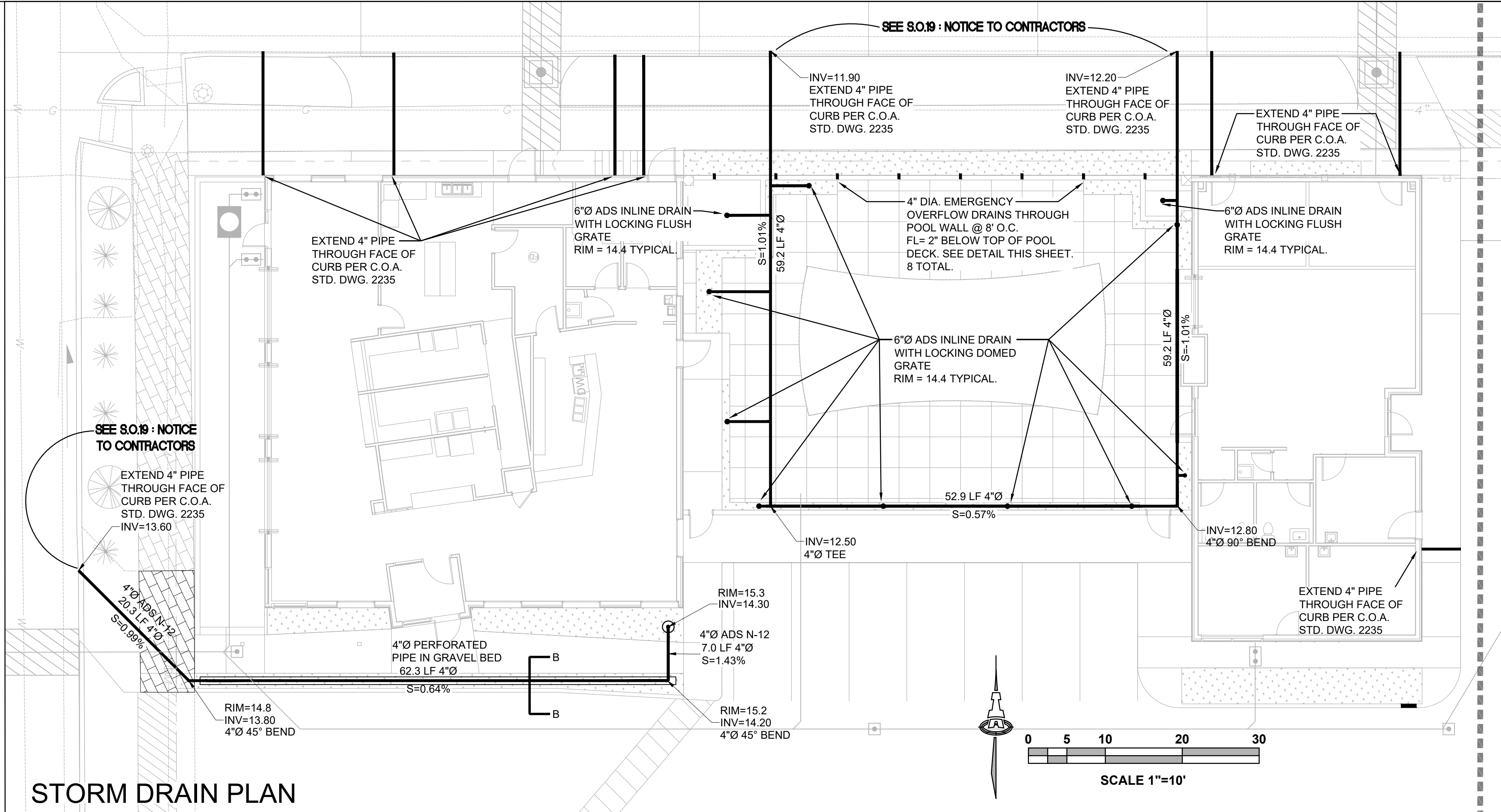
- D. BUILDING ENTRANCE GRADES:** REFER TO THE BUILDING PLANS FOR DETAILED GRADING AT THE BUILDING ENTRANCE AREAS. THE CONTRACTOR SHALL COMPLY WITH ALL ADA AND NEW MEXICO ACCESSIBILITY STANDARDS.
- D. PAVEMENT GRADES:** IN MARKED ADA PARKING AREAS SHALL NOT EXCEED 2.0% IN ANY DIRECTION. FOR ALL ACCESSIBLE ROUTES, MAXIMUM ALLOWABLE CROSS SLOPE IS 2.0% AND MAXIMUM LONGITUDINAL SLOPE WITHOUT RAMP IS 5.0%. FOLLOW ALL ADA ACCESSIBILITY GUIDELINES OR CITY CODES, WHICHEVER IS MORE STRINGENT.
- E. TRANSITION TO EXISTING:** WHERE GRADES BETWEEN NEW AND EXISTING ARE SHOWN AS 'MATCH' OR '±', TRANSITIONS SHALL BE SMOOTH.
- F. UNDERGROUND STORM DRAIN STRUCTURES:** PRIOR TO BACKFILLING OF UNDERGROUND RETENTION/DETENTION PONDS AND STORM DRAIN SYSTEMS, CONTRACTOR SHALL PROVIDE PHOTOS OF THE INSTALLATION AND AN AS-BUILT EXHIBIT(S) SHOWING HORIZONTAL LOCATION AND AS-BUILT ELEVATIONS TO THE PROJECT ENGINEER.
- G. STORMWATER FACILITIES:** POND DESIGN PARAMETERS AND STORMWATER CONTROL MEASURES SHOWN ON THIS PLAN (TOP OF POND, BOTTOM OF POND, SIZE AND ELEVATION OF ORIFICE, AREA OF POND, ETC.) TO BE STRICTLY ADHERED TO FOR CERTIFICATION PURPOSES. POST-CONSTRUCTION MAINTENANCE FOR PRIVATE STORMWATER FACILITIES WILL BE THE RESPONSIBILITY OF THE FACILITIES OWNER. PERIODIC INSPECTION AND CERTIFICATIONS OF THE FACILITIES MAY BE REQUIRED. ENGINEER RECOMMENDS THAT THE OWNER INSPECT SITE YEARLY AND AFTER EACH RAINFALL TO IDENTIFY NEW AREAS OF EROSION AND INSTALL ADDITIONAL EROSION PROTECTION AS NEEDED.
- H. AS-BUILT SURVEY:** FOR ENGINEER'S CERTIFICATION OF SUBSTANTIAL COMPLIANCE, CONTRACTOR SHALL PROVIDE AN AUTOCAD FORMAT AS-BUILT SURVEY PREPARED BY A LICENSED SURVEYOR WHICH INCLUDES:
- AS-BUILT SPOT ELEVATIONS AT EACH DESIGN SPOT ELEVATION SHOWN ON THE APPROVED GRADING & DRAINAGE PLAN;
 - ALL CONSTRUCTION, INCLUDING DRAIN INLETS, PIPES AND PONDS SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED PLAN IN ORDER TO RECEIVE ENGINEER'S CERTIFICATION.
- Q. ELECTRONIC FILES:** UPON WRITTEN REQUEST COORDINATED THROUGH THE PROJECT ARCHITECT, THE ELECTRONIC FILE OF THE GRADING AND DRAINAGE MAY BE PROVIDED TO THE CONTRACTOR FOR VERTICAL CONTROL. DO NOT USE GRADING & DRAINAGE PLAN FOR PROJECT STAKING AS THERE IS NO CERTAINTY THAT IT IS USING THE MOST CURRENT SITE BASE. SITE CONSTRUCTION LAYOUT / STAKING SHALL BE COORDINATED WITH THE ARCHITECT USING THE ARCHITECT PROVIDED SITE PLAN.

ENVIRONMENTAL PROTECTION:

- A. **ELECTRONIC NOTICE OF INTENT (eNOI):** TO CONFORM WITH EPA STORMWATER REGULATIONS, THE PROPERTY OWNER AND GENERAL CONTRACTOR MUST FILE AN eNOI WITH THE EPA FOR SITES DISTURBING 1 ACRE OR MORE OF LAND, OR IS PART OF A LARGER COMMON PLAN OF DEVELOPMENT THAT WILL DISTURB GREATER THAN ONE ACRE OF LAND, 14 DAYS PRIOR TO COMMENCING EARTH DISTURBING ACTIVITIES.
- B. **EROSION AND SEDIMENT CONTROL:** IF THE SITE IS SMALL ENOUGH NOT TO REQUIRE AN eNOI, THE CONTRACTOR SHALL BE RESPONSIBLE FOR USING EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMP'S) TO PREVENT THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PUBLIC RIGHT-OF-WAY. MEASURES REQUIRED FOR EROSION AND SEDIMENT CONTROL SHALL BE INCIDENTAL TO THE PROJECT COST.
- C. ANY AREAS DISTURBED BY CONSTRUCTION AND NOT COVERED BY LANDSCAPING OR AN IMPERVIOUS SURFACE SHALL BE RE-VEGETATED WITH NATIVE GRASS SEEDING IN A COVERED GEOTEXTILE (O.E.) UNLESS NOTED OTHERWISE. SEE SPECIFICATIONS FOR THE LATEST EDITION OF THE NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, APWA NM CHAPTER, CURRENT EDITION.
- D. **EROSION PROTECTION - SLOPES:** TYPICAL EROSION PROTECTION SHALL BE INSTALLED AT 8" TOTAL DEPTH, 4" AVG. DIA. ANGULAR FACK ROCK PLACED OVER GEOTEXTILE SEEDING IN A COVERED GEOTEXTILE (O.E.) UNLESS NOTED OTHERWISE. SLOPES STEEPER THAN 3:1 BUT LESS THAN 2:1 MUST HAVE PERMANENT EROSION PROTECTION INSTALLED. NO SLOPE SHALL BE STEEPER THAN 2:1 UNLESS NOTED.

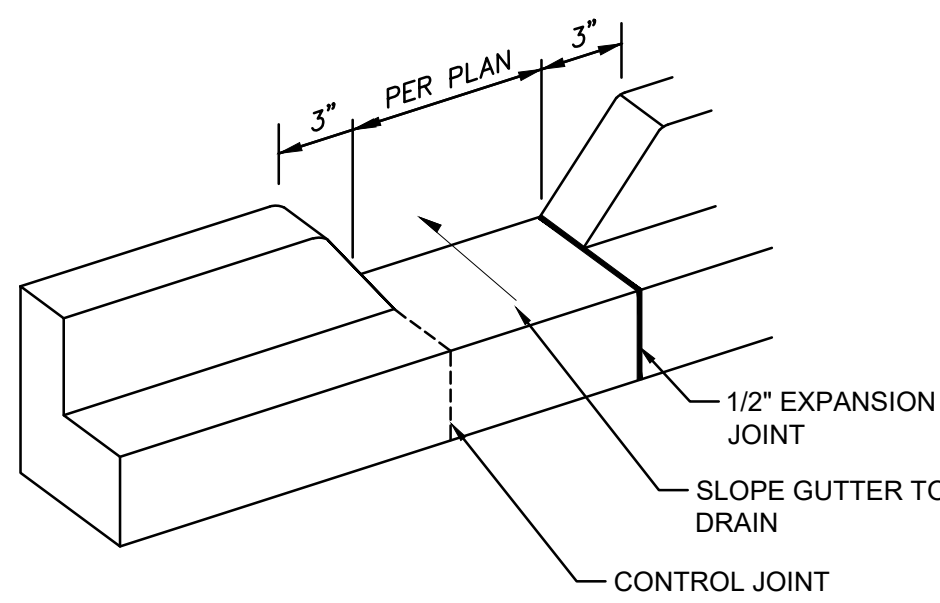
STORM DRAIN GENERAL NOTES

- A. PROTECTION OF UTILITIES:** THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS FOR THE SUPPORT AND PROTECTION OF ALL UTILITY POLES, FENCES, TREES, SHRUBS, GAS MAINS, TELEPHONE CABLES, ELECTRIC CABLES, DRAINAGE PIPES, UTILITY SERVICES, AND ALL OTHER UTILITIES AND STRUCTURES BOTH ABOVE AND BELOW THE GROUND.
- B. PRIVATE STORM DRAIN PIPE:** UNLESS OTHERWISE NOTED ON THE DRAWINGS, ALL PIPE FOR PRIVATE STORM DRAIN IMPROVEMENTS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND DETAILS AS FOLLOWS:
- 4" Ø THROUGH 12" Ø: POLYVINYL CHLORIDE PIPE (PVC), SDR - 35, OR ADS HIGH DENSITY POLYETHYLENE PIPE (HDPE), N-12
- C. ROOF DRAINS:** THE CONTRACTOR SHALL COORDINATE THE EXACT LOCATION OF ROOF DRAIN LATERALS WITH BUILDING PLANS FOR DOWNSPOUT AND STORM DRAIN CONNECTIONS.
- D. ADJUSTMENT OF STRUCTURES:** ALL STORM DRAIN STRUCTURES INCLUDING MANHOLES, INLETS, AND CLEANOUTS MUST BE ADJUSTED TO PROPER LINE AND GRADE BY THE CONTRACTOR PRIOR TO, AND AFTER, PLACEMENT OF PAVING AND LANDSCAPING.
- E. BENDS & WYE CONNECTIONS:** ALL STORM BENDS & WYE CONNECTIONS SHALL BE PREFABRICATED "FACTORY" BENDS & WYES.
- F. INSTALLATION:** THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE INSTALLATION OF ALL WORK RELATED TO PROPOSED STORM DRAINS SHOWN ON THIS PLAN INCLUDING: TRENCHING, BACKFILL, INLET COLLARS, TESTING, CLEANING.
- G. TRENCHING:** TRENCHING SHALL BE CONSTRUCTED IN ACCORDANCE WITH COA SPEC. SECT. 700. ALL BACKFILL SHALL BE COMPACTED TO A MINIMUM 95% DENSITY PER ASTM D-1557.
- H. CROSSINGS:** ALL STORM DRAIN CROSSINGS OF WATER AND SEWER LINES SHALL HAVE 18" MIN CLEARANCE. IF 18" CLEARANCE IS NOT POSSIBLE, CONTACT THE ENGINEER AND / OR ARCHITECT IMMEDIATELY.
- I. INVERTS AND SLOPES:** STORM DRAINS SHALL BE INSTALLED AT INVERTS AND SLOPES SPECIFIED ON THE PLANS. THE PIPE SHALL DRAIN AT A CONSTANT SLOPE BETWEEN FITTINGS AND MANHOLES. THE PIPE SHALL DRAIN TOWARD THE OUTLET AT ALL LOCATIONS.



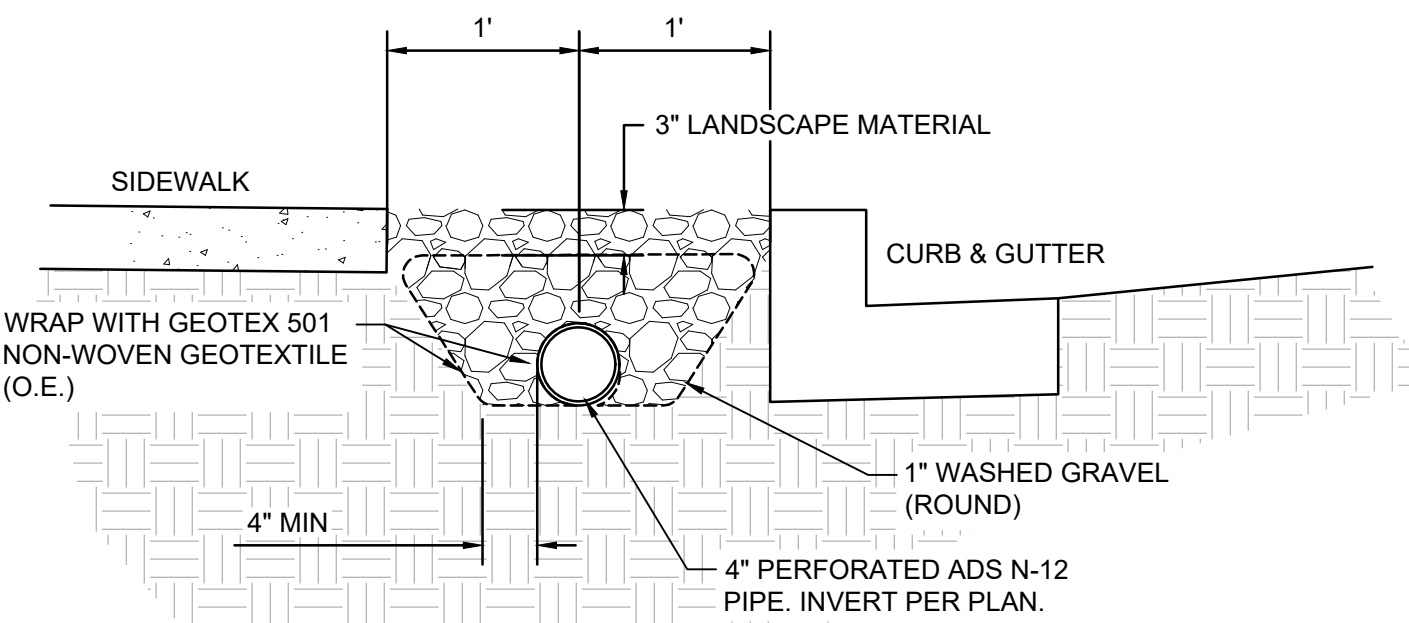
DRAIN THROUGH WALL

SCALE: N.T.S.



CURB OPENING

SCALE: N.T.S.



PERFORATED PIPE TRENCH (B-B)

SCALE: N.T.S.

STORM DRAIN NOTES

ALL PRIVATE STORM DRAIN LINES AND FITTINGS SHALL BE EITHER ADS
N-12 WT PIPE OR PVC SCHD 40. (PERFORATED WHERE NOTED.)

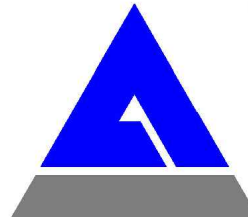
INSTALL ALL STORM DRAIN INLETS AND PIPE PER MANUFACTURER'S SPECIFICATIONS AND DETAILS.

STORM DRAIN SYSTEM WILL REQUIRE REGULAR MAINTENANCE TO ENSURE PROPER FUNCTIONING DURING STORM EVENTS. ENGINEER RECOMMENDS THAT OWNER PUT IN PLACE INSPECTION AND MAINTENANCE REQUIREMENTS SCHEDULED TO OCCUR BI-YEARLY AND AFTER MAJOR STORM EVENTS.

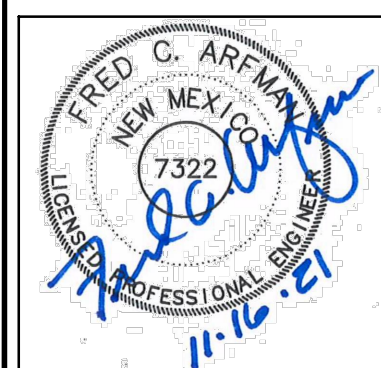
EXTEND TO MAIN (MAINTAIN POSITIVE DRAINAGE SLOPE @ 0.5% MIN.
AND CONNECT USING 'INSERTA-TEE' IN ACCORDANCE WITH
MANUFACTURER'S RECOMMENDED INSTALLATION GUIDELINES.

n & Arfman, Inc.
EST. 1980
Civil Engineering Consultants

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Engineer

IMPERIAL INN RENOVATION

**701 Central Ave. NE
Albuquerque, NM 87102**

No	Date	Description
DESIGN		
ISSUE: DEVELOPMENT		
PROJECT NUMBER: IA 2430		
FILE: -		
DRAWN BY: BJB		
CHECKED BY: FCA		
DATE: 2021-07-27		

SHEET TITLE

DRAINAGE
DETAILS &
CIVIL
NOTES

SHEET NUMBER

CG-501