

CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director



Mayor Timothy M. Keller

December 18, 2018

Mike Balaskovits, PE
Bohannon Huston, Inc.
7500 Jefferson St NE
Albuquerque, NM 87109

RE: **Broadstone Highlands Hotel Block- Springhill Suites
Central and Mulberry NE
Grading and Drainage Plan
Engineer's Stamp Date: 11/28/18
Hydrology File: K15D034B**

Dear Mr. Balaskovits:

PO Box 1293

Based on the submittal received on 12/12/18 the above-referenced Grading and Drainage Plan is approved for Building Permit.

Albuquerque

Prior to Certificate of Occupancy (For Information):

NM 87103

1. Engineer's Certification, per the DPM Chapter 22.7: *Engineer's Certification Checklist For Non-Subdivision* is required.
2. City acceptance and close-out of the public Work Order will be required, unless a financial guarantee has been posted.

www.cabq.gov

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

Sincerely,

Dana M. Peterson
Senior Engineer, Planning Dept.
Development Review Services



TREASURY DIVISION DAILY DEPOSIT

Transmittals for:
PROJECTS Only

City of Albuquerque Treasury
J-24 Deposit

Date: 12/7/2018 Office: ANNEX
Station ID Cashier: E39083
Batch: 9861 Trans: 48
Fund: 305 Activity ID7547210
Account: 461615 Project ID24_MS4
Dept ID: Bus.Unit: PCDMD
Alloc Amt: \$12,912.00
Trans Amt: \$12,912.00
Check Tendered : \$12,912.00

Payment In-Lieu for Storm Water Quality Volume Requirement

CASH COUNT	AMOUNT	ACCOUNT NUMBER	FUND NUMBER	BUSINESS UNIT	PROJECT ID	ACTIVITY ID	AMOUNT
TOTAL CHECKS	\$ 12,912.00	461615	305	PCDMD	24_MS4	7547210	\$ 12,912.00
TOTAL AMOUNT						TOTAL DEPOSIT	\$12,912.00

Hydrology#: K15D034B Name: Highlands Hotel (Springhill Suites), 56963sf Imp.
Payment In-Lieu For Storm Water Quality
Volume Requirement

Address/Legal Description: Central and Mulberry NE
Tract 3-A, The Highlands

DEPARTMENT NAME: Planning Department/Development Review Services, Hydrology

PREPARED BY Dana Peterson PHONE 924-3695

BUSINESS DATE 6/27/18

DUAL VERIFICATION OF DEPOSIT

EMPLOYEE SIGNATURE

AND BY

EMPLOYEE SIGNATURE

REMITTER:

AMOUNT:

BANK:

CHECK #: DATE ON CHECK:

The Payment-in-Lieu can be paid at the Plaza del Sol Treasury, 600 2nd St. NW. **Bring two copies of this invoice to the Treasury** and provide a copy of the receipt to Hydrology, Suite 201, 600 2nd St. NW, or e-mail with the Hydrology submittal to PLNDRS@cabq.gov.

DATE:12/06/2018 CK#:785 TOTAL:\$12,912.00** BANK:Cedar Investors LLC(cedar)
PAYEE:City of Albuquerque(citofabq)

Property Account	Invoice - Date	Description	Amount
cedar 1600-0006	Hydrology#K15D034B - 12	Highlands Springhill Suites Hotel Py	12,912.00
			<hr/> 12,912.00

***** DUPLICATE *****



Date: 12/7/2018
Office: ANNEX
Batch: 9861

Journal

1:45 PM

Receipt #

Account#:

J-24 Depo

Date: 12/7/2018 0

Station ID C

Batch: 9861 T

Fund: 305 Ac

Account: 461615 Pr

Dept ID: Bu

Alloc Amt: \$12,912.0

Trans Amt: \$12,912.0

Payment Total

Transaction Total:

Check Tendere

=====

Checks presented:

=====

Cedar Investors LLC
2000 10th Avenue NW
Albuquerque, NM 87102
505.986.4123

City of Albuquerque
PO Box 20700
Albuquerque, NM 87125

Thank you for y
Have a n

***** DUPLICATE *****

December 12, 2018

Mr. Dana M. Peterson, PE
City of Albuquerque
Planning Department
600 2nd Street NW
Albuquerque, NM 871

Re: Broadstone Highlands Hotel Block / Hydrology File K15D034B

Dear Mr. Peterson:

Enclosed for your review and comment is a re-submittal of the Highlands Hotel Grading & Drainage Plan. Please see the responses to your comments dated 06/27/18 below:

1. The private encroachment into the Copper public easement by the stem wall footer requires an encroachment agreement....

Response: The building was moved slightly to the south to remove the stem wall and footer out of the existing public easement. Drainage basins remained unchanged and the proposed conditions will continue to function as previously reviewed. Since this move was completed, an encroachment agreement is no longer necessary.

2. Payment of the fee in lieu for the first flush volume is required.....

Response: Please see attached for the receipt associated with the payment in lieu. Please let us know if there is any further coordination necessary.

3. The project requires and ESC plan.....

Response: Per Curtis Cherne a NOI is required for approval. Coordination efforts with Mr. Cherne have occurred and an NOI has been filed by the owner.

We are requesting Hydrology Approval in support of Grading Permit approval, Building Permit and public work order approval. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,



Mike Balaskovits, PE
Vice President
Community Development and Planning

MJB
Enclosure



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: Highlands Hotel **Building Permit #:** _____ **Hydrology File #:** K15/D034B
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: Tract 3-A The Highlands
City Address: N/A

Applicant: Bohannon Huston, Inc. **Contact:** Mike Balaskovits
Address: 7500 Jefferson St. NE Albuquerque, NM 87109
Phone#: 505-823-1000 **Fax#:** 5005-798-7988 **E-mail:** mbalaskovits@bhinc.com

Other Contact: Titan Development Center Land, LLC **Contact:** Josh Rodgers
Address: 6300 Riverside Plaza Land NW #200
Phone#: 505-998-0163 **Fax#:** _____ **E-mail:** jrodgers@titan-development.com

TYPE OF DEVELOPMENT: ☐ PLAT ☐ RESIDENCE ☒ DRB SITE ☐ ADMIN SITE

Check all that Apply:

DEPARTMENT:

☒ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION

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?

IS THIS A RESUBMITTAL? ☒ Yes ☐ No

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

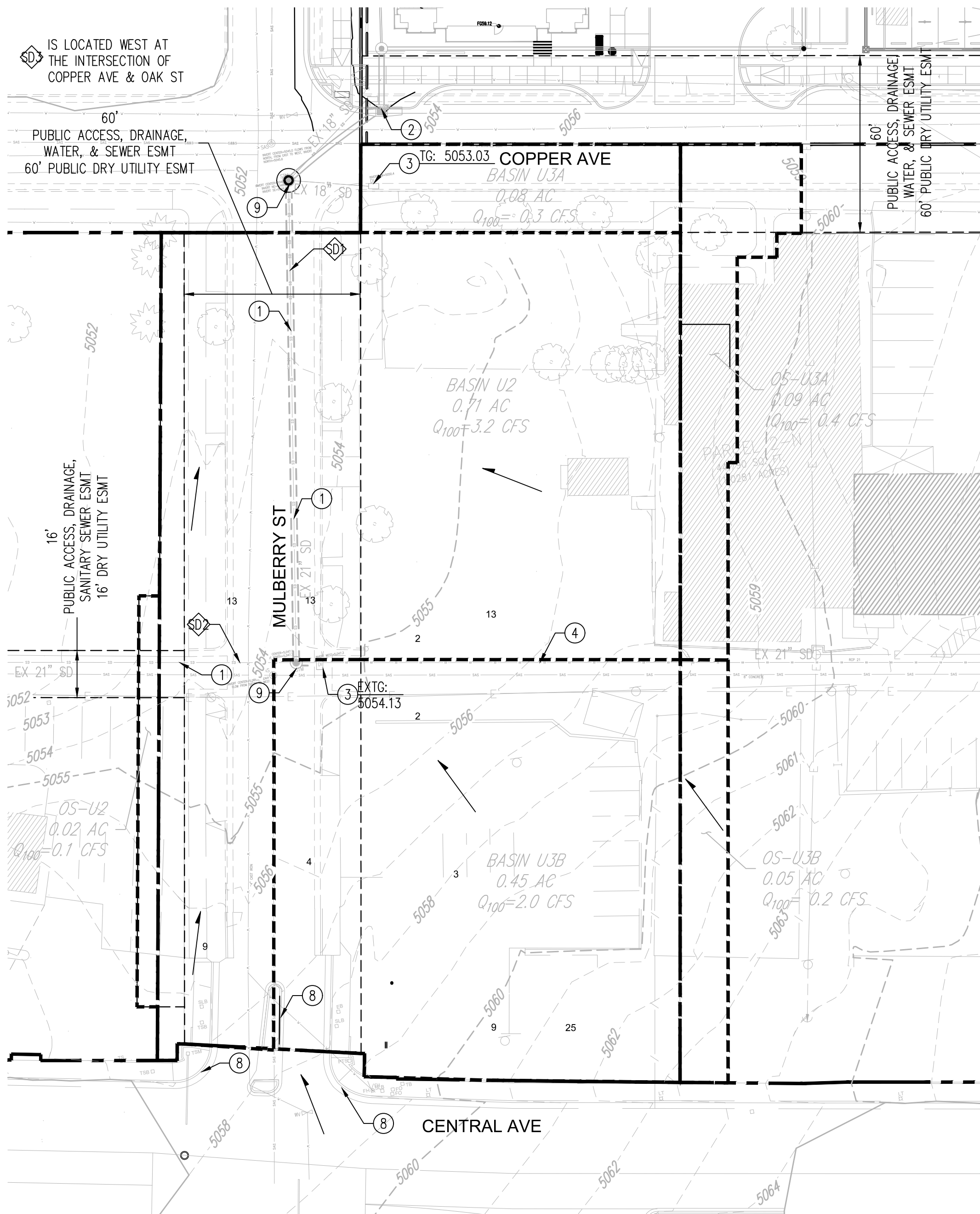
☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY
☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT APPROVAL
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☒ GRADING PERMIT APPROVAL
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL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

DATE SUBMITTED: 12/12/2018 **By:** Mike Balaskovits

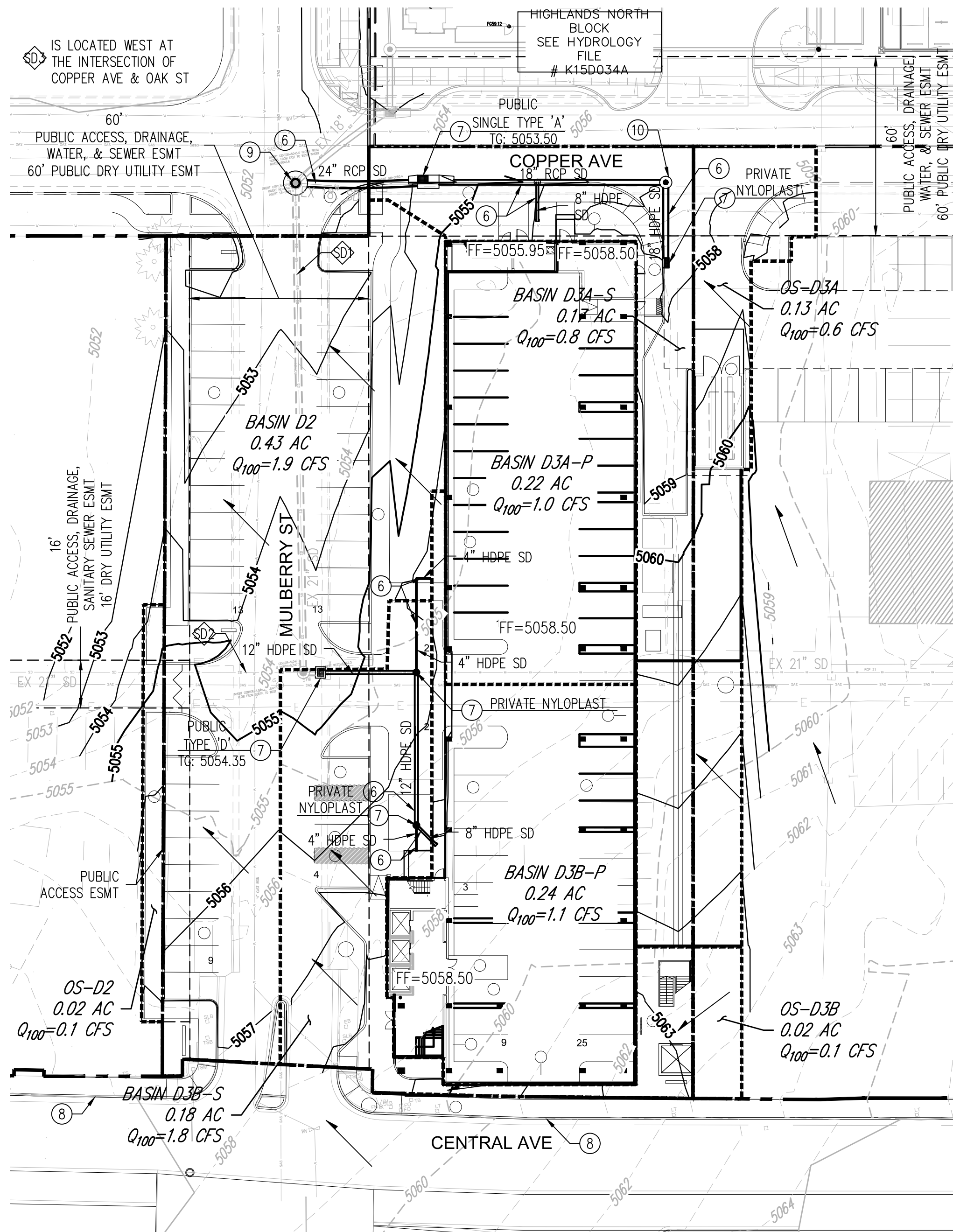
COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



EXISTING CONDITIONS



PROPOSED CONDITIONS

DRAINAGE NARRATIVE

EXISTING CONDITIONS

THIS SITE IS LOCATED AT THE NORTHEAST CORNER OF MULBERRY ST NE AND CENTRAL AVE NE. IT IS CURRENTLY DEVELOPED AND SLOPES FROM SOUTHEAST TO NORTHWEST. THE DRAINAGE ULTIMATELY OUTFALLS TO THE EXISTING PUBLIC STORM DRAIN SYSTEM LOCATED WEST OF THE SITE, UNDER I-25. THIS SITE HAS HISTORICALLY BEEN FULLY DEVELOPED AS COMMERCIAL DEVELOPMENT.

THE SITE LIES WITHIN TWO EXISTING ONSITE BASINS, U2 & U3. BASIN U2 IS A PART OF A LARGER BASIN THAT SURFACE DRAINS NORTH IN MULBERRY ST TO COPPER AVE AND WEST TO AN INLET IN OAK ST. THIS STORM DRAIN SYSTEM ULTIMATELY HEADS WEST UNDERNEATH I-25. BASIN U3 IS ALSO A PART OF A LARGER BASIN THAT SURFACE DRAINS TO AN EXISTING 21" STORM DRAIN SYSTEM LOCATED WITHIN THE ALLEY WEST OF THE SITE. PORTIONS OF THIS BASIN DRAIN TO THE NORTH INTO AN EXISTING TYPE "C" INLET IN COPPER AVENUE AND WEST INTO AN EXISTING MODIFIED TYPE "D" INLET AT THE INTERSECTION OF THE ALLEY AND MULBERRY STREET DISCHARGE INTO THIS SYSTEM.

THE ONSITE BASINS HAVE BEEN DELINEATED WITHIN THE PROPERTY LINE AND THE OFFSITE BASINS ARE PROPOSED IMPROVEMENTS OUTSIDE OF THE PROPERTY LINE, BUT ARE ULTIMATELY A PART OF THE EXISTING BASINS U2 & U3.

THE TOTAL ONSITE EXISTING FLOW RATE FROM THE CURRENT DEVELOPMENT IS APPROXIMATELY 5.5 CFS. THE TOTAL OFFSITE EXISTING FLOW RATE FROM THE CURRENT DEVELOPMENT IS APPROXIMATELY 0.7 CFS.

PROPOSED CONDITIONS

THE DEVELOPMENT WILL INCLUDE A NEW HOTEL THAT SITS AT THE NORTHEAST INTERSECTION OF CENTRAL AVE AND MULBERRY ST. ON STREET PARKING WILL BE PROVIDED AS A RESULT OF THIS PROJECT. TWO EXISTING STORM DRAIN INLETS WILL BE REMOVED AND RELOCATED AS A RESULT OF NEW CURB AND GUTTER IMPROVEMENTS AND GRADING. THIS IMPERVIOUS AREA OF THE SITE WILL INCREASE SLIGHTLY OVER THE HISTORIC CONDITIONS TO 90% D AND 10% C FOR DEVELOPED FLOWS. LANDSCAPED AREAS THROUGHOUT THE SITE WILL BE DEPRESSED WHERE APPLICABLE TO CAPTURE DRAINAGE IN AN ATTEMPT TO MEET THE FIRST FLUSH REQUIREMENTS. HOWEVER, ULTIMATELY THE CLIENT HAS DECIDED TO PAY CASH-IN-LIEU FOR THE FIRST FLUSH REQUIREMENTS.

DEVELOPED BASINS

THE DEVELOPED BASINS WILL ADHERE TO THE HISTORIC FLOW WITH FEW EXCEPTIONS. THE FOLLOWING IS A DESCRIPTION OF HOW EACH DEVELOPED BASIN WILL DRAIN. PLEASE REFER TO THE "PROPOSED DEVELOPED CONDITIONS BASIN DATA TABLE" FOR THE PROPOSED BASIN FLOWS.

BASIN D2 INCLUDES A PORTION OF THE SITE'S PROPOSED PARKING IMPROVEMENTS AS WELL AS MULBERRY ST. THIS AREA WILL CONTINUE TO SHEET FLOW TO COPPER AVE HEADING WEST INTO THE INLETS AT COPPER AVE AND OAK ST.

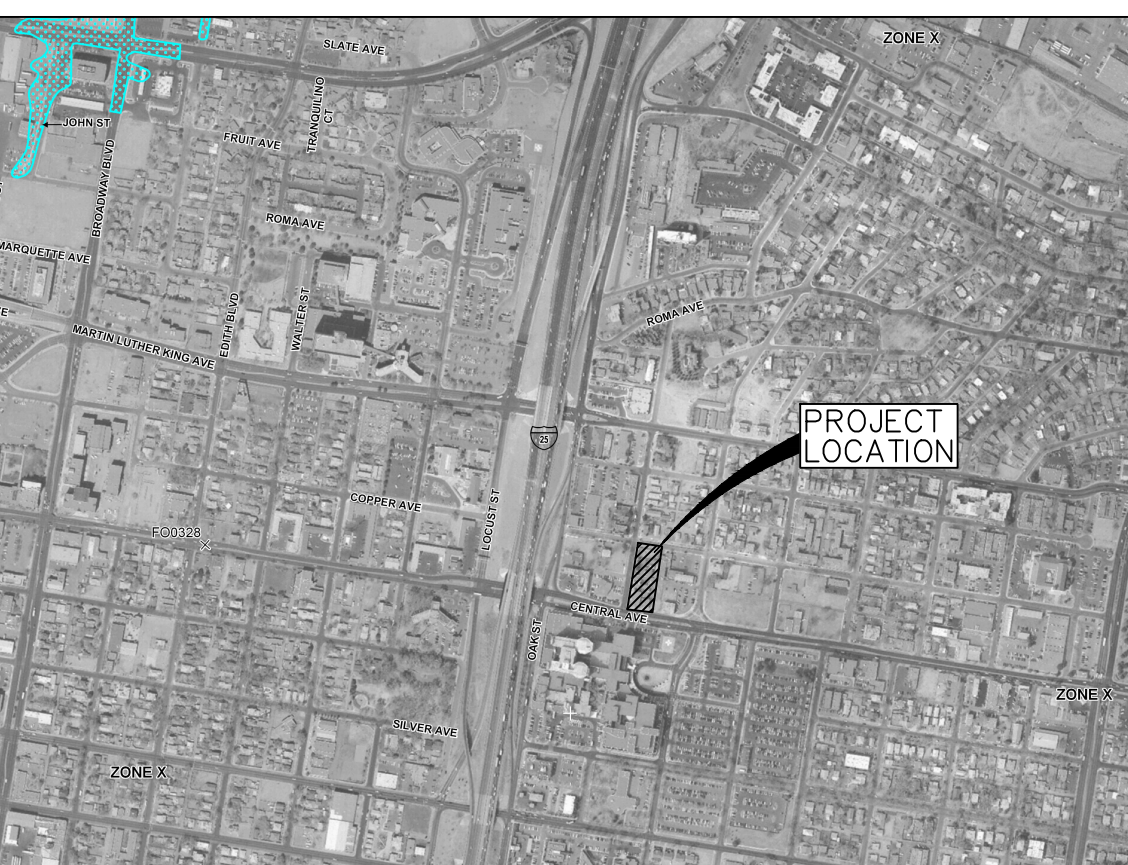
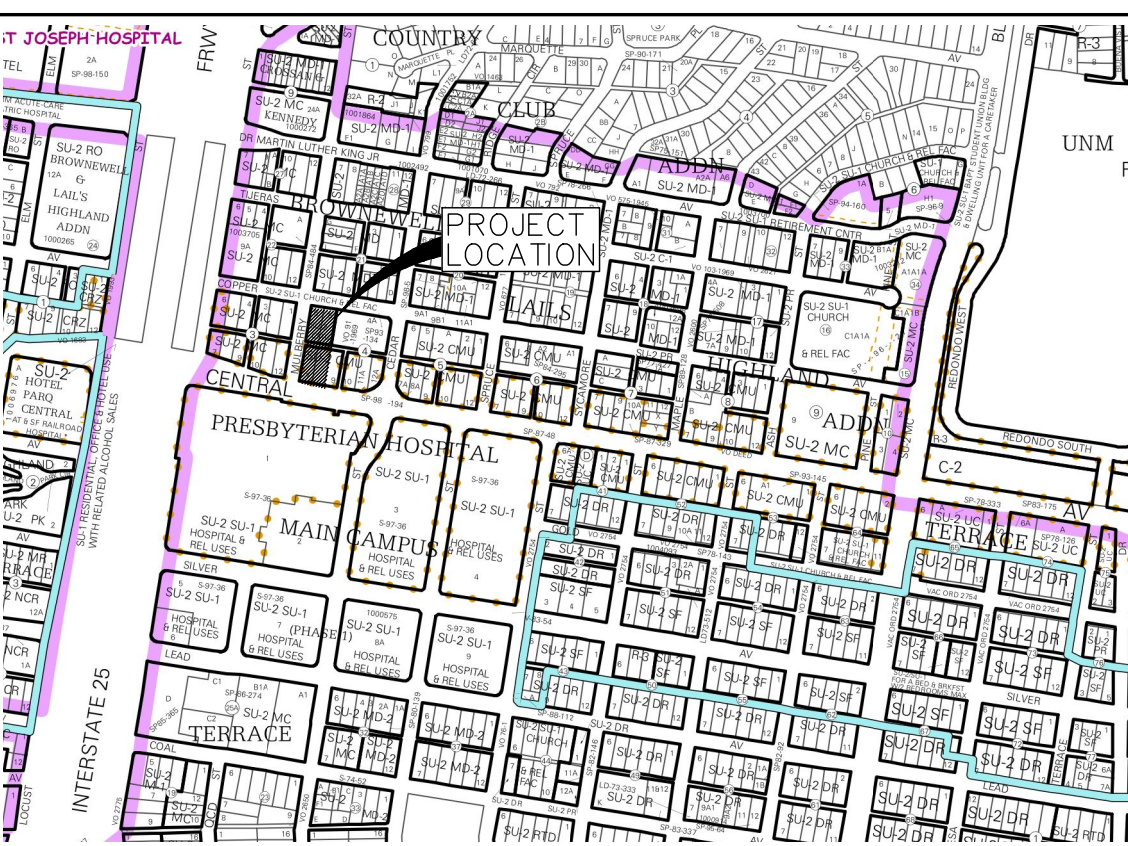
OFFSITE BASIN OS-D2 INCLUDES A PORTION OF SITE'S PROPOSED SIDEWALK TO THE WEST OF MULBERRY ST. THIS SIDEWALK HAS BEEN GRANTED A PUBLIC ACCESS EASEMENT AND WILL SHEET FLOW INTO MULBERRY ST AND CONTINUE TO THE INLET AT OAK ST.

BASIN D3A-P INCLUDES ROOF DRAINAGE FROM THE HOTEL THAT WILL BE PIPED DIRECTLY INTO THE COPPER AVE PROPOSED RELOCATED INLET WHICH ULTIMATELY TIES TO THE EXISTING 21" RCP LINE THAT RUNS IN MULBERRY ST.

BASIN D3A-S INCLUDES A PORTION OF THE SITE'S EASTERN HARDSCAPE AND LANDSCAPING FEATURES WHICH WILL CONTINUE TO SHEET FLOW INTO THE PROPOSED RELOCATED INLET WITHIN COPPER AVE AND INTO A PROPOSED PRIVATE INLET ONSITE.

OFFSITE BASIN OS-D3A INCLUDES A PORTION OF THE SITE'S ENTRANCE, TRASH ENCLOSURE, & HARDSCAPE BETWEEN THE PROPOSED DEVELOPMENT TO THE EAST. THIS AREA WILL SHEET FLOW TO A PROPOSED PRIVATE INLET ONSITE. THIS PROPOSED PRIVATE INLET COULD BE UTILIZED TO CAPTURE DRAINAGE FROM THE ADJACENT PARCEL IN THE FUTURE AS IT CURRENTLY DRAINS TO THE SAME DISCHARGE POINT. A SMALL PORTION OF DRAINAGE WILL CONTINUE TO SHEET FLOW INTO COPPER AVE AND COLLECTED WITH THE PROPOSED RELOCATED INLET (THE DUMPSTER ENCLOSURE WILL HAVE A SEPARATE DRAIN THAT CONNECTS TO THE SANITARY SEWER SERVICE).

VICINITY MAP ZONE MAP K-15-Z



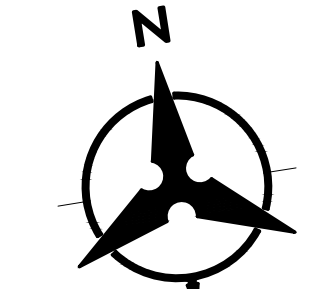
FEMA FIRM MAP #: 35001C0334G

KEYNOTES

- EXISTING STORM DRAIN TO REMAIN.
- STORM DRAIN INLET AND IMPROVEMENTS TO BE CONSTRUCTED AS A PART OF PROJECT DRB #1010879 / CPN # 764782.
- EXISTING INLET TO BE REMOVED AND RELOCATED.
- EXISTING STORM DRAIN TO BE REMOVED.
- EXISTING STORM DRAIN INLET TO BE REMOVED.
- PROPOSED NEW STORM DRAIN.
- PROPOSED NEW STORM DRAIN INLET.
- EXISTING ART CURB & GUTTER CONSTRUCTED WITH ART PROJECT.
- MANHOLE TO BE CONSTRUCTED AS A PART OF PROJECT DRB # 1010879 / CPN # 764782.
- PROPOSED NEW STORM DRAIN MANHOLE.

GRADING LEGEND

---	PROPERTY LINE	---	PROPOSED CURB & GUTTER
---	PROJECT LIMITS OF GRADING	---	DIRECTION OF FLOW
---	EXISTING INDEX CONTOUR	---	WATER BLOCK/GRADE BREAK
---	EXISTING INTERMEDIATE CONTOUR	---	PROPOSED STORM DRAIN LINE
---	EXISTING GROUND SPOT ELEVATION	---	PROPOSED STORM DRAIN MANHOLE
---	PROPOSED INDEX CONTOUR	---	PROPOSED STORM DRAIN INLETS
---	PROPOSED INTERMEDIATE CONTOUR	---	PROPOSED RETAINING WALL
---	PROPOSED FINISHED GRADE SPOT ELEVATION	---	EASEMENT
---	TC=TOP OF CURB, FL=FLOW LINE, TS=TOP OF SIDEWALK, TG=TOP OF GRATE, FGH=FINISH GROUND HIGH, FGL=FINISH GROUND LOW	---	EXISTING BASIN BOUNDARY
---	BASIN DXX-S	---	PROPOSED BASIN ID-SHEET FLOW
---	BASIN DXX-P	---	PROPOSED BASIN ID-PIPED FLOW



1"=30'

Bohannon & Huston
www.bhinc.com 800.877.5332

5G

ARCHITECT
5G Studio Collaborative, LLC.
1217 Main Street
Dallas, TX 75202
(214-670-0050) Christine Robbins-Elrod)

CIVIL ENGINEER
Bohannon Huston
7500 Jefferson Street NE
Albuquerque, New Mexico 87109
(505-623-1000) Mike Balaskovits)

LANDSCAPE
Heads Up Landscaping
7525 Second Street NW
Albuquerque, New Mexico 87107
(505-698-9615) John Brady)

STRUCTURAL ENGINEER
MK Engineers and Associates, Inc.
400 Chisholm Place, Suite 106
Plano, TX 75075
(214-401-3384) Mohammad Kabir)

MEP ENGINEER
MEP Systems Design & Engineering, Inc.
918 Dragon Street, Suite 500
Dallas, TX 75207
(214-515-9229) Mark Portnoy)

INTERIOR DESIGNER
IRC, LLC
2360 Tower Drive, Suite 101
Monroe, LA 71201
(516-612-7708) Colby Weaver Walker)

OWNER/DEVELOPER
Titan Development
6300 Riverside Plaza Lane NW, Ste 200
Albuquerque, New Mexico 87120
(505-698-0165) Josh Rogers)

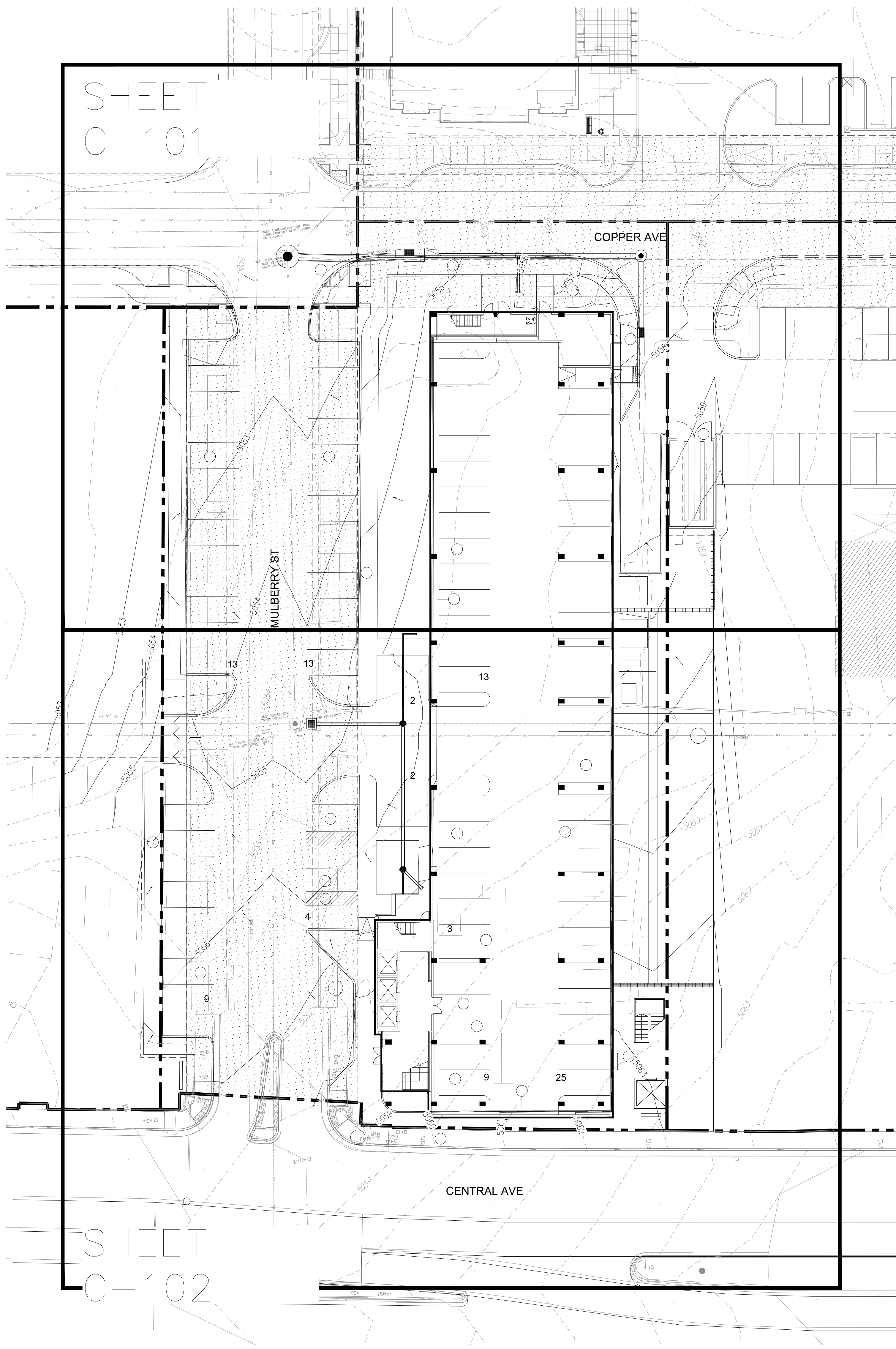
OPERATOR
Intermountain Management, LLC
2390 Tower Drive
Monroe, Louisiana 71201
(516-612-7126) Dave Raymond)

DATE	ISSUE TITLE
01/12/18	ISSUE FOR DESIGN DEVELOPMENT
04/23/18	ISSUE FOR PERMIT
06/05/18	ISSUE FOR MANHOLE/TIE-IN SET

REV.	DATE	ISSUE TITLE
1	08/27/18	ADDITION OF ROOF DRAIN



NOT FOR CONSTRUCTION
SPRINGHILL SUITES - ALBUQUERQUE
CENTRAL AVE. & MULBERRY ST.
ALBUQUERQUE, NM 87106
DRAINAGE
MANAGEMENT PLAN
C-001
IMM012 PROJECT NUMBER SHEET NUMBER



NOTE: NO WORK SHALL BE PERFORMED IN THE PUBLIC ROW AND PUBLIC EASEMENTS WITHOUT AN APPROVED PUBLIC WORK ORDER.

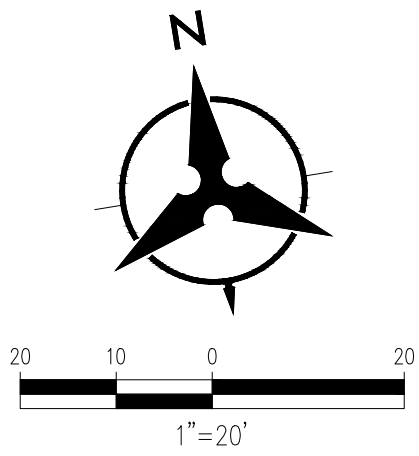
NOTE: ALL WORK SHOWN IN THE R/W AND PUBLIC EASEMENTS SHALL BE CONSTRUCTED PER COA PUBLIC WORK ORDER CPN #764783. GRADES SHOWN WITHIN THE R/W AND PUBLIC EASEMENTS ARE FOR REFERENCE ONLY. IF PROPOSED GRADES IN R/W DIFFER FROM ON-SITE GRADES SHOWN, CONTACT ENGINEER IMMEDIATELY.

GENERAL SHEET NOTES

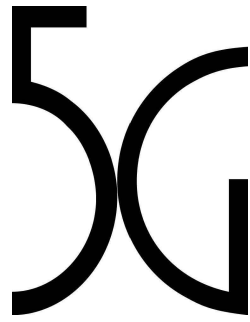
1. ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT, WHERE APPLICABLE. COA PUBLIC WORKS STANDARDS SHALL APPLY.
2. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS INCLUDING ALL UNDERGROUND UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER OR ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
4. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.
5. ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.
6. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.
7. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
8. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
9. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E., BARRICADING, TOPSOIL DISTURBANCE, EXCAVATION PERMITS, DRIVEWAY PERMITS, ETC.).
10. ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.
11. THE CONTRACTOR SHALL PREPARE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN AND OBTAIN APPROVAL OF SUCH PLAN FROM THE TRAFFIC ENGINEERING DEPARTMENT PRIOR TO BEGINNING ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.
12. ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), US DEPARTMENT OF TRANSPORTATION, LATEST EDITION.
13. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.
14. THE PROJECT MUST CONFORM WITH THE EROSION AND SEDIMENT REQUIREMENTS OF THE 2003 EPA CONSTRUCTION GENERAL PERMIT OR LOCAL STANDARDS & CODES WHICHEVER IS MORE STRINGENT.

GRADING SHEET NOTES

1. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
2. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
3. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION," AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE COA STANDARD SPECIFICATIONS FOR PUBLIC WORKS.
4. EARTH SLOPES SHALL NOT EXCEED 5 HORIZONTAL TO 1 VERTICAL PER THE GEOTECHNICAL REPORT UNLESS SHOWN OTHERWISE.
5. IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK/DISTURBANCE OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
6. THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY.
7. A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
8. PAVING AND ROADWAY GRADES SHALL BE +/- 0.1' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.
9. ALL PROPOSED CONTOURS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR MEDIANS AND ISLANDS.
10. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.
11. SIDEWALK CROSS-SLOPES SHALL BE AT A MINIMUM OF 1.0% AND A MAXIMUM OF 2.0%.
12. HOPE PIPE AND FITTINGS SHALL BE INSTALLED AND BACKFILLED PER MANUFACTURER SPECIFICATIONS. CONNECTIONS TO CONCRETE MANHOLES AND CONCRETE DROP INLETS SHALL USE WATER STOP GASKETS AND SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.



Bohannon & Huston
www.bhnc.com 800.877.5332



ARCHITECT
5G Studio Collaborative, LLC.
1217 Main Street
Dallas, TX 75202
(214) 670-0050 Christine Robbins-Elrod)

CIVIL ENGINEER
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7500 Jefferson Street NE
Albuquerque, New Mexico 87109
(505) 853-1000 Mike Balaskovits)

LANDSCAPE
Heads Up Landscaping
7525 Second Street NW
Albuquerque, New Mexico 87107
(505) 858-5815 John Bray)

STRUCTURAL ENGINEER
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400 Chisholm Place, Suite 106
Plano, TX 75075
(214) 501-3584 Mohammad Kabir)

MEP ENGINEER
MEP Systems Design & Engineering, Inc.
918 Dragon Street, Suite 500
Dallas, TX 75207
(214) 515-0925 Mark Portnoy)

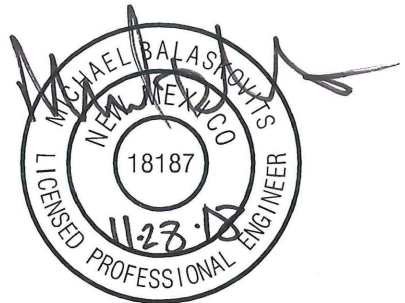
INTERIOR DESIGNER
IRC, LLC
2360 Tower Drive, Suite 101
Monroe, LA 71201
(516) 812-7708 Colby Weaver Walker)

OWNER/DEVELOPER
Titan Development
6300 Riverside Plaza Lane NW, Ste 200
Albuquerque, New Mexico 87120
(505) 598-0163 Josh Rogers)

OPERATOR
Intermountain Management, LLC
2390 Tower Drive
Monroe, Louisiana 71201
(516) 812-7725 Dave Raymond)

DATE	ISSUE TITLE
01/12/18	ISSUE FOR DESIGN DEVELOPMENT
06/27/18	ISSUE FOR PERMIT
06/08/18	ISSUE FOR MARQUETT'S 90% SET

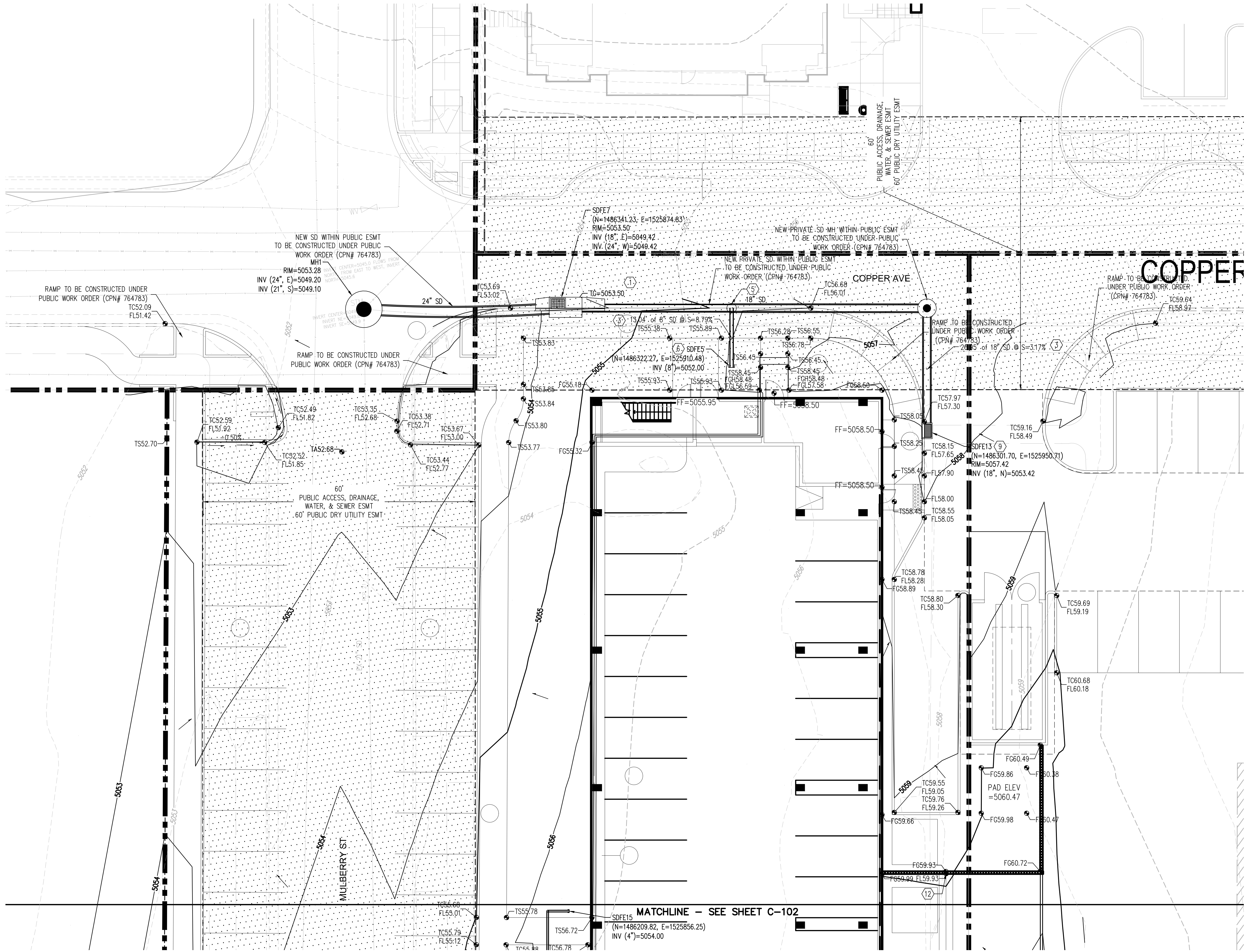
REV.	DATE	ISSUE TITLE
1	06/18/18	CITY PERMIT REVIEW
2	08/27/18	CITY PERMIT REVIEW
3	08/31/18	ISSUE FOR CONSTRUCTION



SPRINGHILL SUITES - ALBUQUERQUE
CENTRAL AVE. & MULBERRY ST.
ALBUQUERQUE, NM 87106

OVERALL GRADING & DRAINAGE PLAN

IMM012 PROJECT NUMBER **C-100** SHEET NUMBER

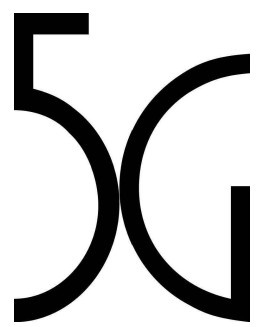


GRADING KEYNOTES

- PUBLIC SINGLE GRATE TYPE 'A' INLET. SEE PUBLIC WORK ORDER (CPN # 764783). GRATE ELEVATION FOR REFERENCE ONLY.
- PUBLIC TYPE 'D' INLET. SEE PUBLIC WORK ORDER (CPN #764783). GRATE ELEVATION FOR REFERENCE ONLY.
- INSTALL HDPE (N12WT, OR APPROVED EQUAL) STORM DRAIN PIPE (SIZE PER PLAN).
- INSTALL 18" NYLOPLAST STORM DRAIN INLET OR APPROVED EQUAL PER MANUFACTURER'S SPECIFICATIONS.
- INSTALL PRE-FABRICATED STORM DRAIN FITTING.
- STUB PROPOSED ROOF DRAIN CONNECTIONS WITHIN 5' OF THE BUILDING. SEE PLUMBING PLANS FOR CONTINUATION. CONTRACTOR TO PROVIDE APPROPRIATE FITTINGS.
- REMOVE EXISTING STORM DRAIN.
- EXISTING STORM DRAIN INLET TO BE REMOVED. SEE PUBLIC WORK ORDER (CPN # 764783).
- INSTALL 18" 2'X3' NYLOPLAST STORM DRAIN TRAFFIC RATED INLET OR APPROVED EQUAL PER MANUFACTURER'S SPECIFICATIONS.
- INSTALL MEDIAN CURB & GUTTER PER COA STD. DWG. 2415B.
- INSTALL HDPE (N12WT, OR APPROVED EQUAL) STORM DRAIN REDUCER FITTING (SIZE PER PLAN).
- INSTALL 6" PVC GROUTED THROUGH WALL AT ELEVATION.
- INSTALL 30" NYLOPLAST DRAIN BASIN AND SOLID H-20 GRATE (OR APPROVED EQUAL) PER MANUFACTURER'S SPECIFICATIONS.

GRADING LEGEND

--- PROPERTY LINE	PROPOSED CURB & GUTTER
--- PROJECT LIMITS OF GRADING	S=2.0%
--- EXISTING INDEX CONTOUR	DIRECTION OF FLOW
--- EXISTING INTERMEDIATE CONTOUR	WATER BLOCK/GRADE BREAK
EXISTING GROUND SPOT ELEVATION	PROPOSED STORM DRAIN LINE
PROPOSED INDEX CONTOUR	PROPOSED STORM DRAIN MANHOLE
PROPOSED INTERMEDIATE CONTOUR	PROPOSED STORM DRAIN INLETS
PROPOSED FINISHED GRADE SPOT ELEVATION	PROPOSED RETAINING WALL
TC=TOP OF CURB, FL=FLOW LINE, TS=TOP OF SIDEWALK, TG=TOP OF GRATE, FGH=FINISH GROUND HIGH, FGL=FINISH GROUND LOW	EASEMENT



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(505-698-0163) Josh Rogers

OPERATOR
Intermountain Management, LLC
2390 Tower Drive
Monroe, Louisiana 71201
(516-612-7126) Dave Raymond

DATE	ISSUE TITLE
01/12/18	ISSUE FOR DESIGN DEVELOPMENT
04/23/18	ISSUE FOR PERMIT
06/05/18	ISSUE FOR HARRISOT'S 50% SET

REV.	DATE	ISSUE TITLE
1	06/18/18	CITY PERMIT REVIEW
2	08/27/18	CITY PERMIT REVIEW
3	08/31/18	ISSUE FOR CONSTRUCTION

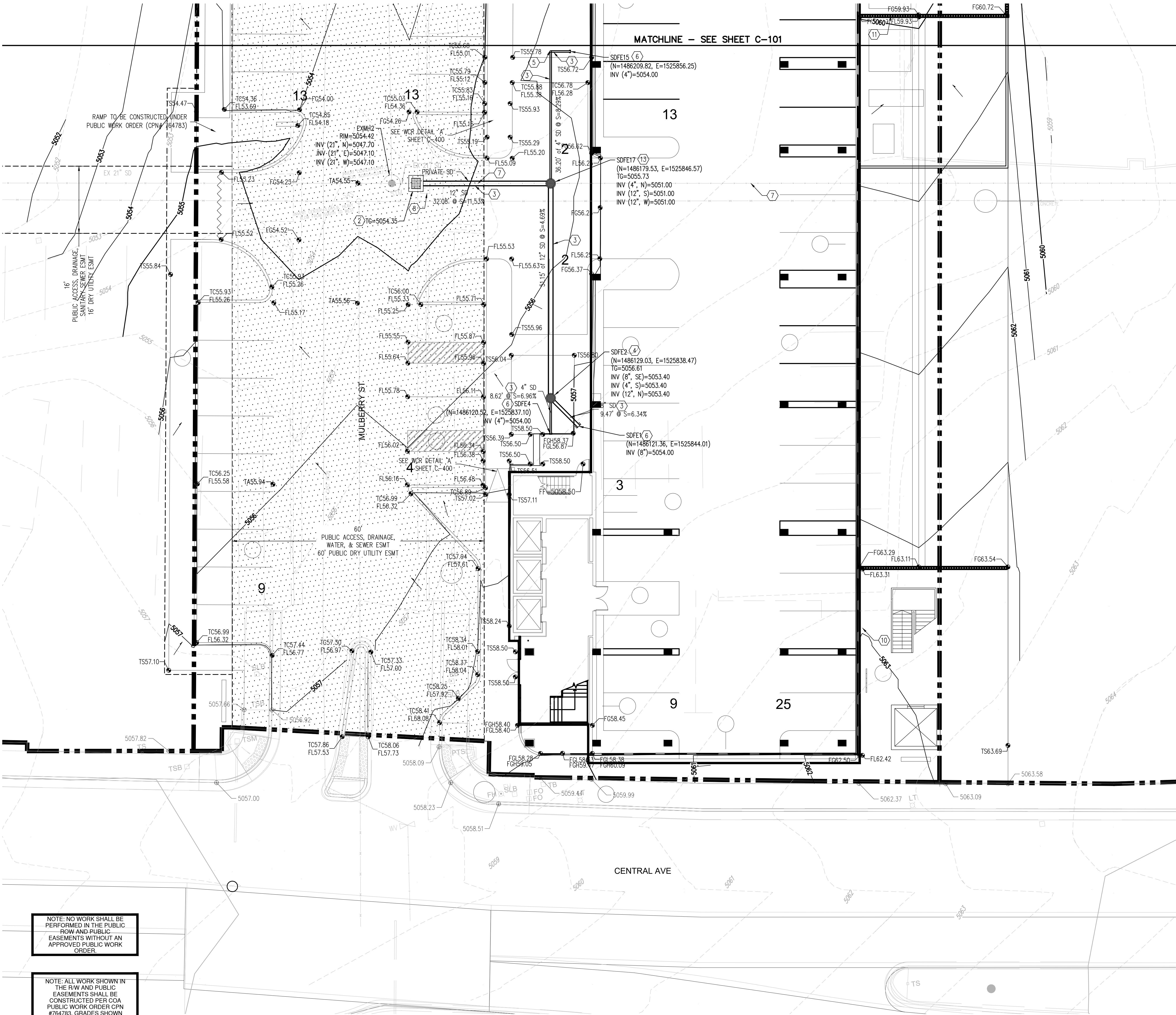


SPRINGHILL SUITES - ALBUQUERQUE
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ALBUQUERQUE, NM 87106

GRADING &
DRAINAGE PLAN

IMM012 PROJECT NUMBER
C-101 SHEET NUMBER

Bohannon & Huston
www.bhinc.com 800.877.5332



NOTE: NO WORK SHALL BE PERFORMED IN THE PUBLIC ROW AND PUBLIC EASEMENTS WITHOUT AN APPROVED PUBLIC WORK ORDER.

NOTE: ALL WORK SHOWN IN THE R/W AND PUBLIC EASEMENTS SHALL BE CONSTRUCTED PER COA PUBLIC WORK ORDER CPN #764783. GRADES SHOWN WITHIN THE R/W AND PUBLIC EASEMENTS ARE FOR REFERENCE ONLY. IF PROPOSED GRADES IN R/W DIFFER FROM ON-SITE GRADES SHOWN, CONTACT ENGINEER IMMEDIATELY.

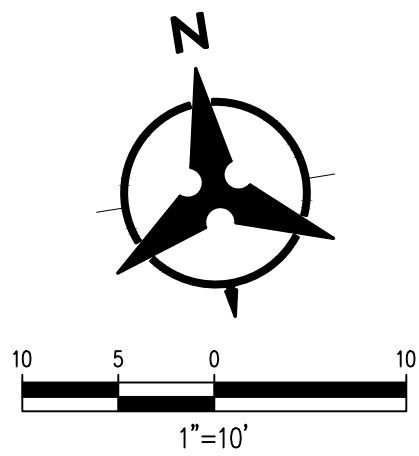
MATCHLINE - SEE SHEET C-101

GRADING KEYNOTES

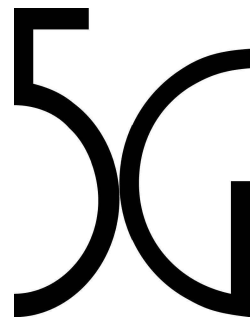
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GRADING LEGEND

--- PROPERTY LINE	--- PROPOSED CURB & GUTTER
--- PROJECT LIMITS OF GRADING	--- DIRECTION OF FLOW
--- EXISTING INDEX CONTOUR	--- WATER BLOCK/GRADE BREAK
--- EXISTING INTERMEDIATE CONTOUR	--- PROPOSED STORM DRAIN LINE
--- EXISTING GROUND SPOT ELEVATION	--- PROPOSED STORM DRAIN MANHOLE
--- PROPOSED INDEX CONTOUR	--- PROPOSED STORM DRAIN INLETS
--- PROPOSED INTERMEDIATE CONTOUR	--- PROPOSED RETAINING WALL
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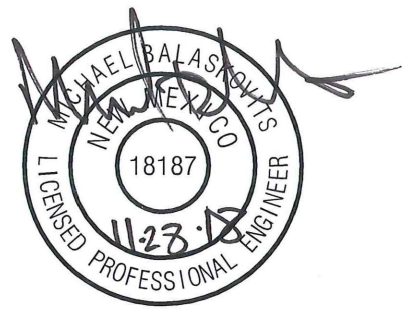
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DATE	ISSUE TITLE
01/12/18	ISSUE FOR DESIGN DEVELOPMENT
04/23/18	ISSUE FOR PERMIT
06/08/18	ISSUE FOR MARSHALL'S 90% SET

REV.	DATE	ISSUE TITLE
1	06/18/18	CITY PERMIT REVIEW
2	08/27/18	CITY PERMIT REVIEW
3	08/31/18	ISSUE FOR CONSTRUCTION



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**GRADING &
DRAINAGE PLAN**

IMM012 PROJECT NUMBER

C-102
SHEET NUMBER