

# CITY OF ALBUQUERQUE

Planning Department  
David Campbell, Director



Mayor Timothy M. Keller

November 30, 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  
Albuquerque  
NM 87103  
www.cabq.gov  
Based on the submittal received on 11/28/18 the above-referenced Grading and Drainage Plan cannot be approved for Building Permit until the following are corrected:

Prior to Building Permit:

1. This site does not qualify for a Waiver of Management Onsite. There is plenty of room to provide an underground structure far enough away from the building so that settlement will not be an issue. It should be relatively simple to capture nearly the entire stormwater quality volume (SWQV) before it enters the public stormdrain by placing an underground retention pond under vacated Mulberry or using cisterns for the roof runoff. Infiltration trenches can be added in select locations to capture runoff from the remaining paved areas. You are welcome to explain your justification for the Waiver of Management Onsite in more detail, but it will need include identification of either a public or private off-site management pond.

If the waiver requirements are met, then the City will not require Payment-in-Lieu since the site is in the MRA. But if the waiver requirements are not met then the developer will have to manage the SWQV onsite or he will be allowed Payment-in Lieu for any of the SWQV that he chooses to not manage. If requesting Payment-in-Lieu, the plan will need to state that the SWQV can be managed onsite, the owner doesn't wish to manage onsite, and the owner wants Payment-in-Lieu of Management Onsite.

2. If requesting a Waiver of Management Onsite, the following conditions of the new drainage ordinance (enacted 10/2/18) must be demonstrated on the plan (§ 14-5-2-6 (H)):

Show where stormwater quality can be effectively controlled through private offsite mitigation, or through an arrangement to utilize a cooperator's existing regional stormwater management infrastructure or facilities that are available to control stormwater quality.

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And where one (or more) of the following is met:

- (i) the lot is too small to accommodate management on site while also accommodating the full plan of development;
- (ii) the soil is not stable;
- (iii) the site use is inconsistent with the capture and reuse of stormwater;
- (iv) other physical conditions exist where compliance with on-site stormwater quality control requirement leaves insufficient area;
- (v) public or private off-site facilities provide an opportunity to effectively accomplish the mitigation requirements of this ordinance;
- (vi) there is an opportunity to develop a project to replenish regional ground water supplies at an offsite location; or
- (vii) a waiver to state water law or acquisition of water rights would be required in order to implement management on site.

Prior to Certificate of Occupancy (For Information):

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

If you have any questions, please contact me at 924-3695 or [dpeterson@cabq.gov](mailto:dpeterson@cabq.gov).

Sincerely,

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

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)

November 28, 2018

Mr. Dana M. Peterson, PE  
City of Albuquerque  
Planning Department  
600 2<sup>nd</sup> 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: Due to the infill nature of this project and the high density of the development we originally requested that the first flush requirement would be completed under the payment in lieu option. We understand that under the new Drainage Ordinance dated 9/17/2018, it is noted that this area is waived from the pavement in lieu requirement. Landscape areas are depressed were applicable to account for some onsite ponding*

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

*Response: Noted. An ESC plan has been submitted*

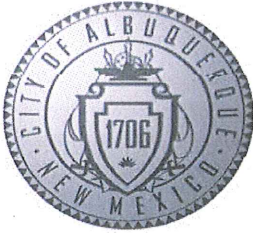
We are requesting Hydrology Approval in support of Grading Permit approval, Building Permit and public work order approval. Please feel free to contact me at 823-1000 with questions or comments.

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 3/2018)

**Project Title:** Highlands Hotel **Building Permit #:**  **Hydrology File #:** K15D034B  
**DRB#:** 1011099 **EPC#:** 16EPC-40085 **Work Order#:**   
**Legal Description:** TRACT 3-A THE HIGHLANDS  
**City Address:** N/A

**Applicant:** BOHANNAN HUSTON, INC. **Contact:** MIKE BALASKOVITS  
**Address:** 7500 JEFFERSON ST NE ALBUQUERQUE, NM 87109  
**Phone#:** 505-823-1000 **Fax#:** 505-798-7988 **E-mail:** MBALASKOVITS@BHINC.COM

**Other Contact:** TITAN DEVELOPMENT CENTER LAND, LLC (OWNER) **Contact:** JOSH ROGERS  
**Address:** 6300 RIVERSIDE PLAZA LANE NW #200  
**Phone#:** 505-998-0163 **Fax#:**  **E-mail:** JROGERS@TITAN-DEVELOPMENT.COM

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

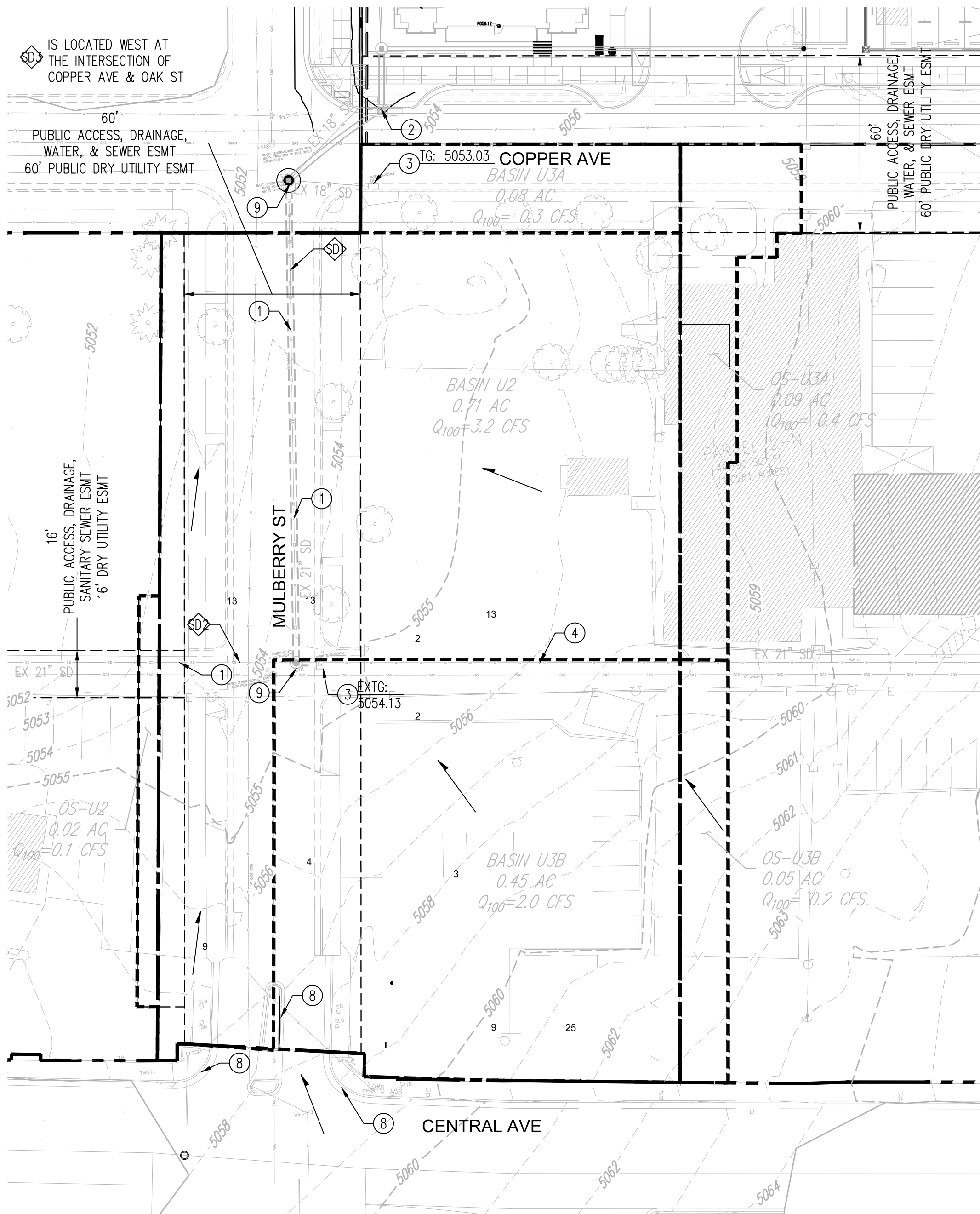
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE  
☐ FOUNDATION PERMIT APPROVAL  
☒ GRADING PERMIT APPROVAL  
☐ SO-19 APPROVAL  
☐ PAVING PERMIT APPROVAL  
☐ GRADING/ PAD CERTIFICATION  
☒ WORK ORDER APPROVAL  
☐ CLOMR/LOMR  
☐ FLOODPLAIN DEVELOPMENT PERMIT  
☐ OTHER (SPECIFY)

**DATE SUBMITTED:** 11/28/2018 **By:** Mike Balaskovits

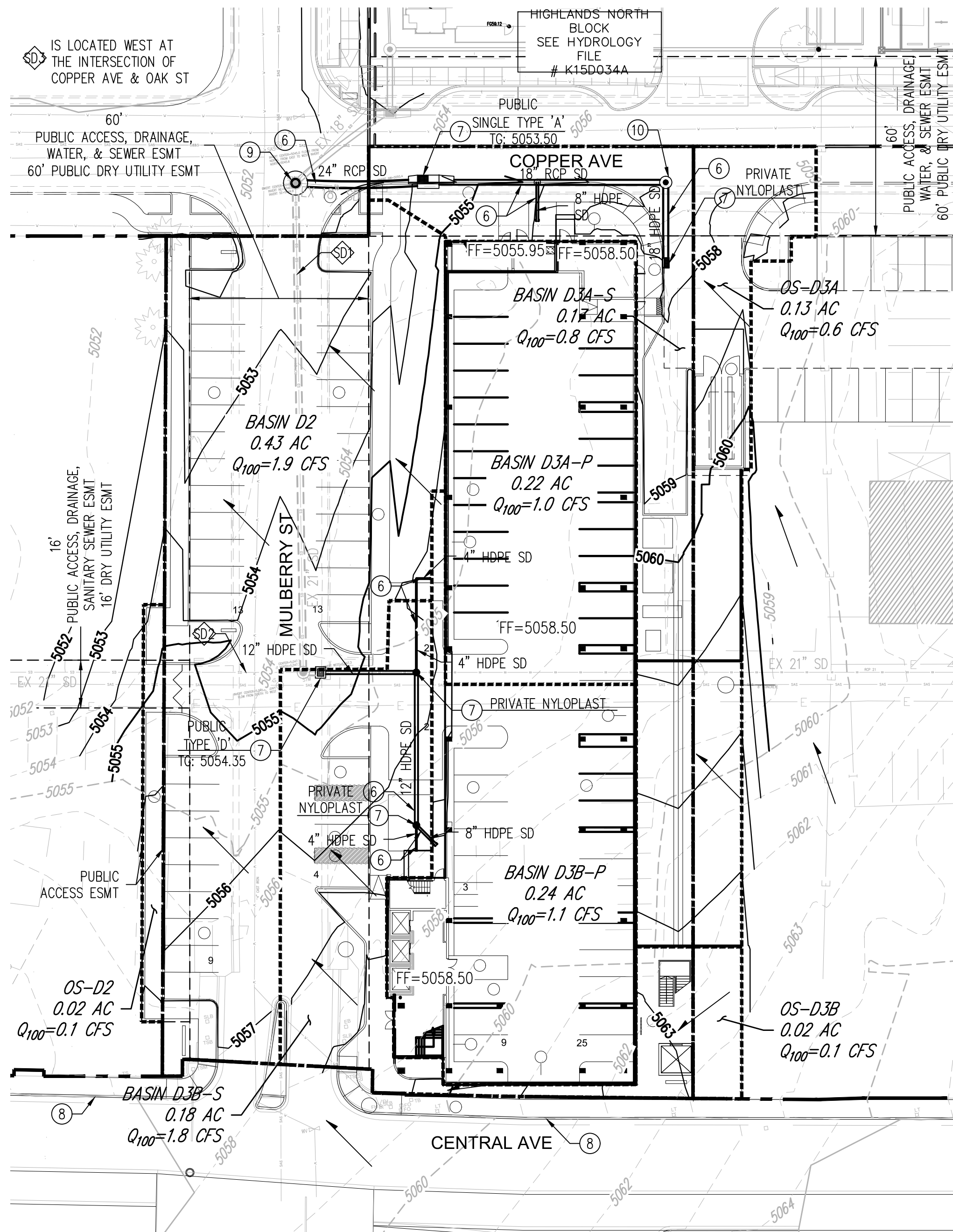
COA STAFF:

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.

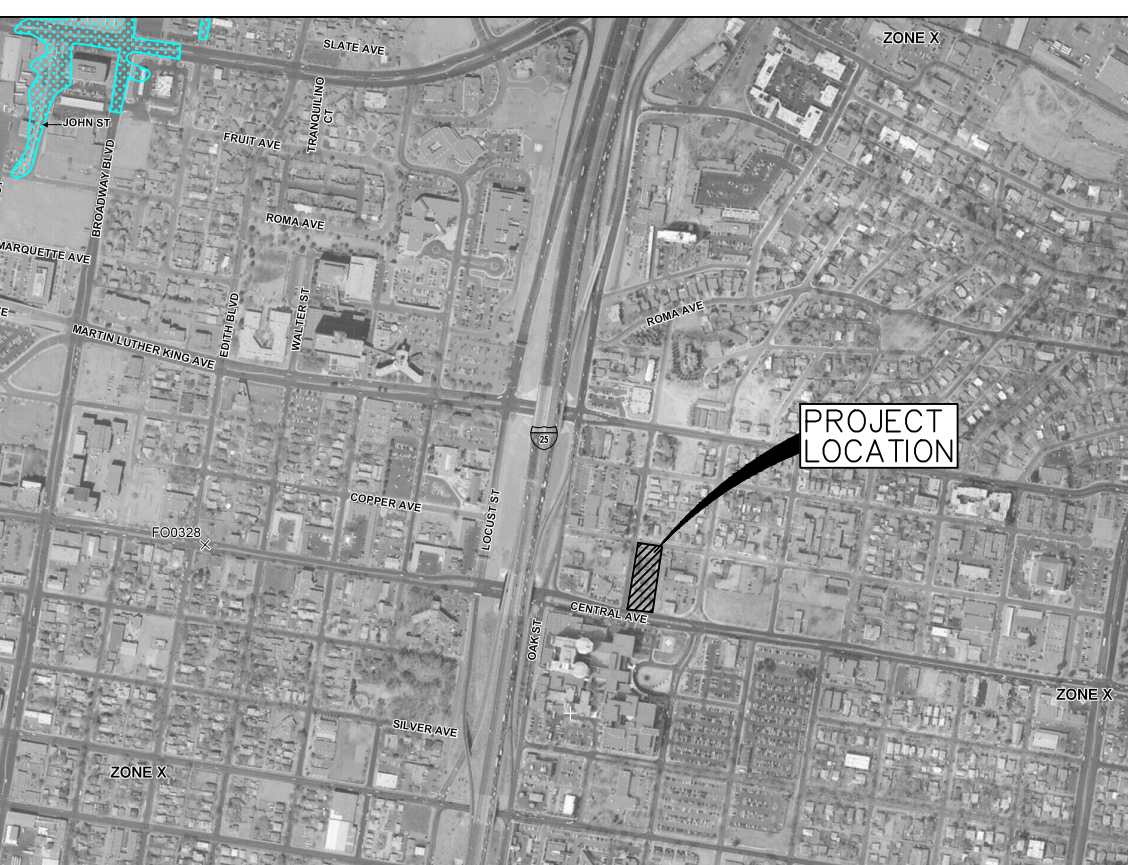
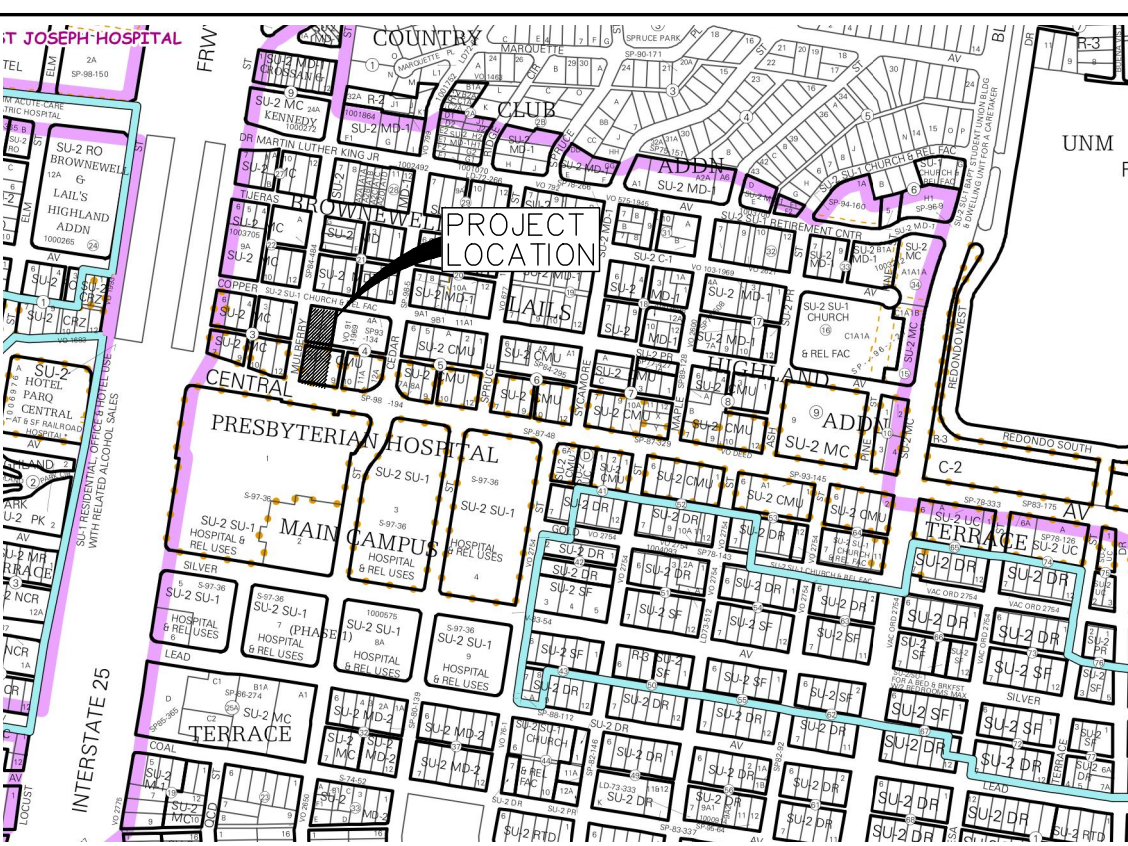
OFFSITE BASIN OS-D2 INCLUDES A PORTION OF SITE'S PROPOSED SIDEWALK TO THE WEST OF MULBERRY ST. THIS SIDEWALK HAS BEEN GRANTED A PUBLIC ACCESS EASEMENT AND WILL SHEET FLOW INTO MULBERRY ST AND CONTINUE TO THE INLET AT OAK ST.

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



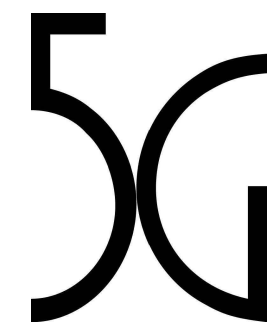
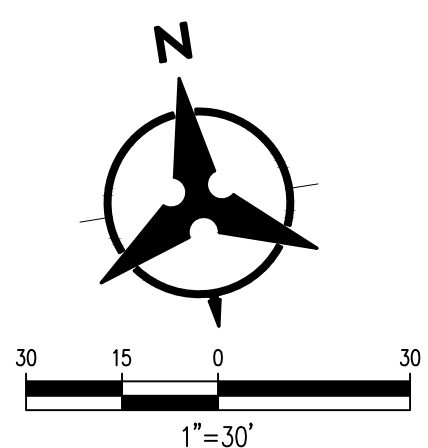
FEMA FIRM MAP #: 35001C0334G

## 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



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

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(505-698-9615) John Braly)

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(214-401-3384) Mohammad Kabir)

MEP ENGINEER  
MEP Systems Design & Engineering, Inc.  
918 Dragon Street, Suite 500  
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(214-515-9029) Mark Portnoy)

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2360 Tower Drive, Suite 101  
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(516-612-7708) Colby Weaver Walker)

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

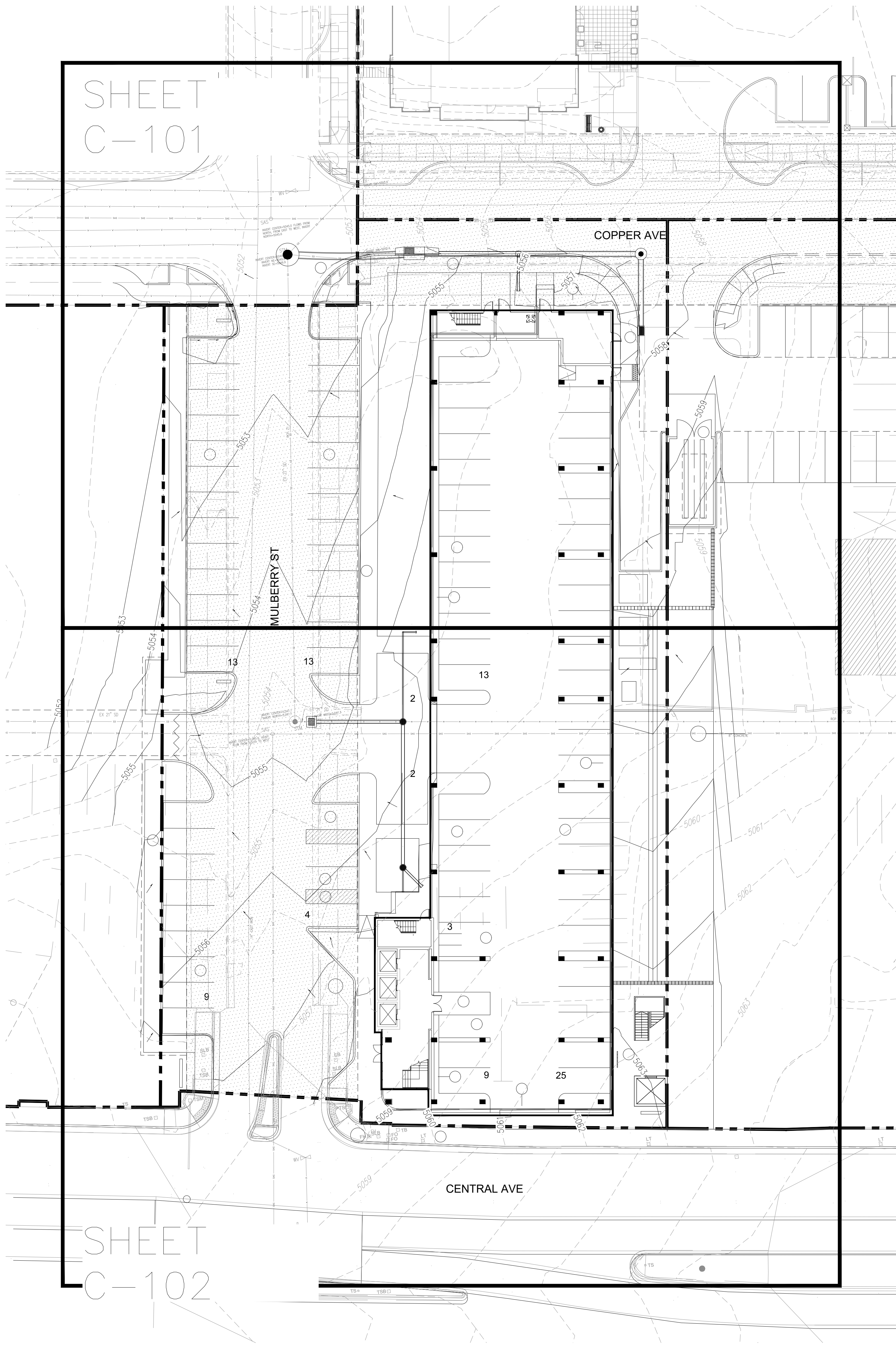
OPERATOR  
Intermountain Management, LLC  
2390 Tower Drive  
Monroe, Louisiana 71201  
(516-612-7126) Dave Raymond)

DATE	ISSUE TITLE
01/12/18	ISSUE FOR DESIGN DEVELOPMENT
04/23/18	ISSUE FOR PERMIT
06/05/18	ISSUE FOR MANHOLE'S 90% 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



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

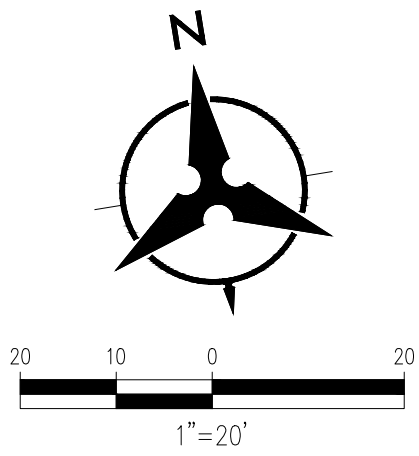
NOTE: ALL WORK SHOWN IN THE R/W AND PUBLIC EASEMENTS SHALL BE CONSTRUCTED PER COA PUBLIC WORK ORDER CPN #764783. GRADES SHOWN WITHIN THE R/W AND PUBLIC EASEMENTS ARE FOR REFERENCE ONLY. IF PROPOSED GRADES IN R/W DIFFER FROM ON-SITE GRADES SHOWN, CONTACT ENGINEER IMMEDIATELY.

## GENERAL SHEET NOTES

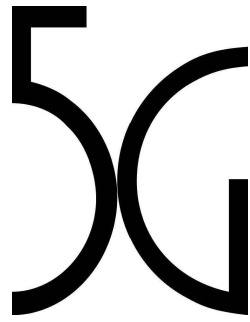
1. ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT, WHERE APPLICABLE. COA PUBLIC WORKS STANDARDS SHALL APPLY.
2. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, 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.bhinc.com 800.877.5332



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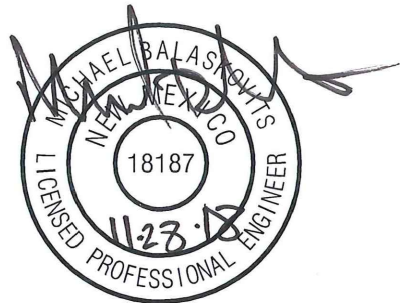
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(516) 812-7725 Dave Raymond)

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

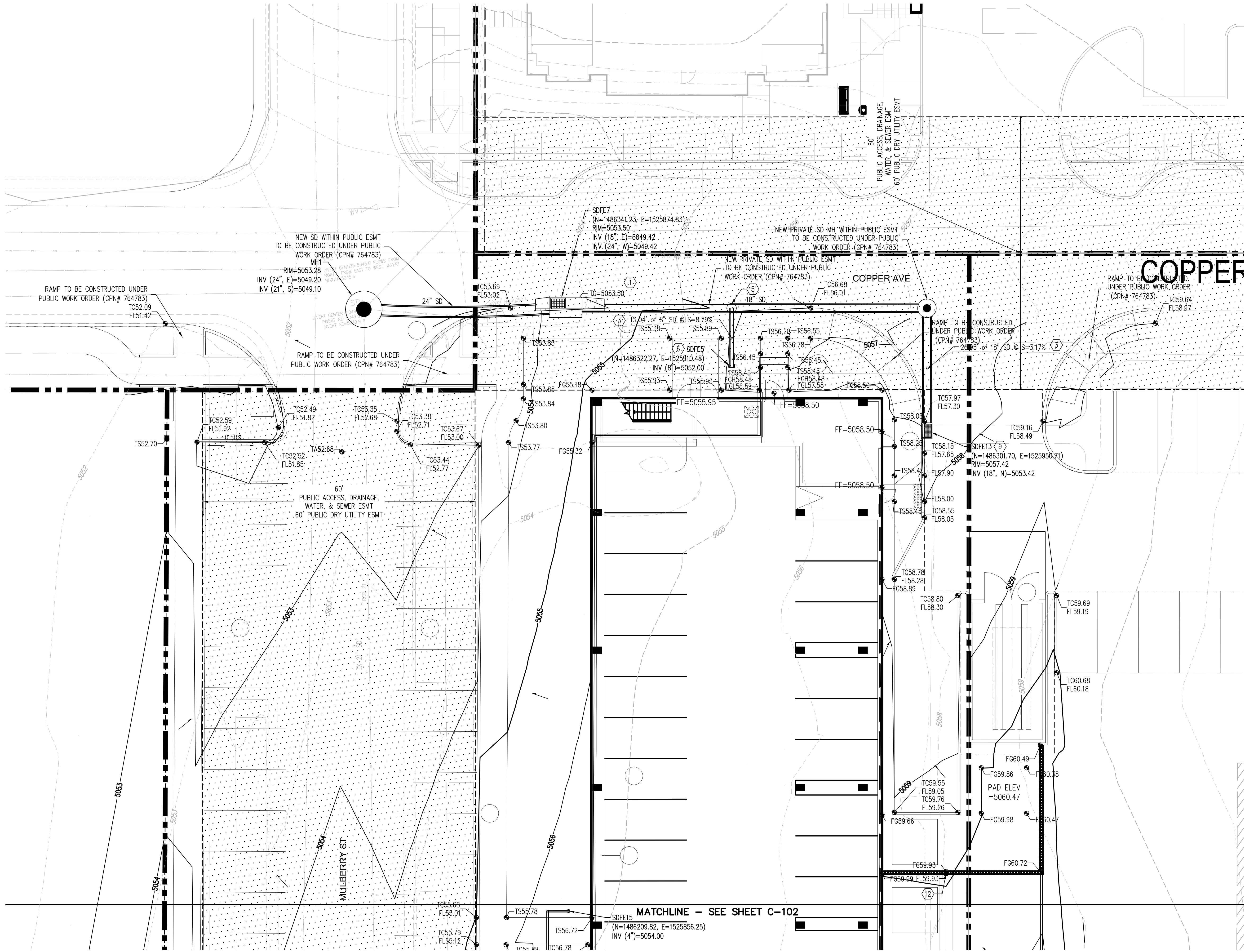
REV.	DATE	ISSUE TITLE
1	06/18/18	CITY PERMIT REVIEW
2	08/27/18	CITY PERMIT REVIEW
3	08/31/18	ISSUE FOR CONSTRUCTION

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

**OVERALL GRADING & DRAINAGE PLAN**

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

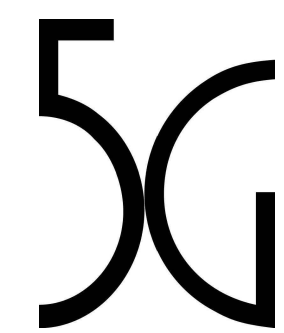


### GRADING KEYNOTES

1. PUBLIC SINGLE GRATE TYPE 'A' INLET. SEE PUBLIC WORK ORDER (CPN # 764783). GRATE ELEVATION FOR REFERENCE ONLY.
2. PUBLIC TYPE 'D' INLET. SEE PUBLIC WORK ORDER (CPN #764783). GRATE ELEVATION FOR REFERENCE ONLY.
3. INSTALL HDPE (N12WT, OR APPROVED EQUAL) STORM DRAIN PIPE (SIZE PER PLAN).
4. INSTALL 18" NYLOPLAST STORM DRAIN INLET OR APPROVED EQUAL PER MANUFACTURER'S SPECIFICATIONS.
5. INSTALL PRE-FABRICATED STORM DRAIN FITTING.
6. STUB PROPOSED ROOF DRAIN CONNECTIONS WITHIN 5' OF THE BUILDING. SEE PLUMBING PLANS FOR CONTINUATION. CONTRACTOR TO PROVIDE APPROPRIATE FITTINGS.
7. REMOVE EXISTING STORM DRAIN.
8. EXISTING STORM DRAIN INLET TO BE REMOVED. SEE PUBLIC WORK ORDER (CPN # 764783).
9. INSTALL 18" 2'X3' NYLOPLAST STORM DRAIN TRAFFIC RATED INLET OR APPROVED EQUAL PER MANUFACTURER'S SPECIFICATIONS.
10. INSTALL MEDIAN CURB & GUTTER PER COA STD. DWG. 2415B.
11. INSTALL HDPE (N12WT, OR APPROVED EQUAL) STORM DRAIN REDUCER FITTING (SIZE PER PLAN).
12. INSTALL 6" PVC GROUTED THROUGH WALL AT ELEVATION.
13. 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	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	



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**OPERATOR**  
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(516-612-7126) Dave Raymond

DATE	ISSUE TITLE
01/12/18	ISSUE FOR DESIGN DEVELOPMENT
04/23/18	ISSUE FOR PERMIT
06/06/18	ISSUE FOR HARRISDOT'S 90% SET

REV.	DATE	ISSUE TITLE
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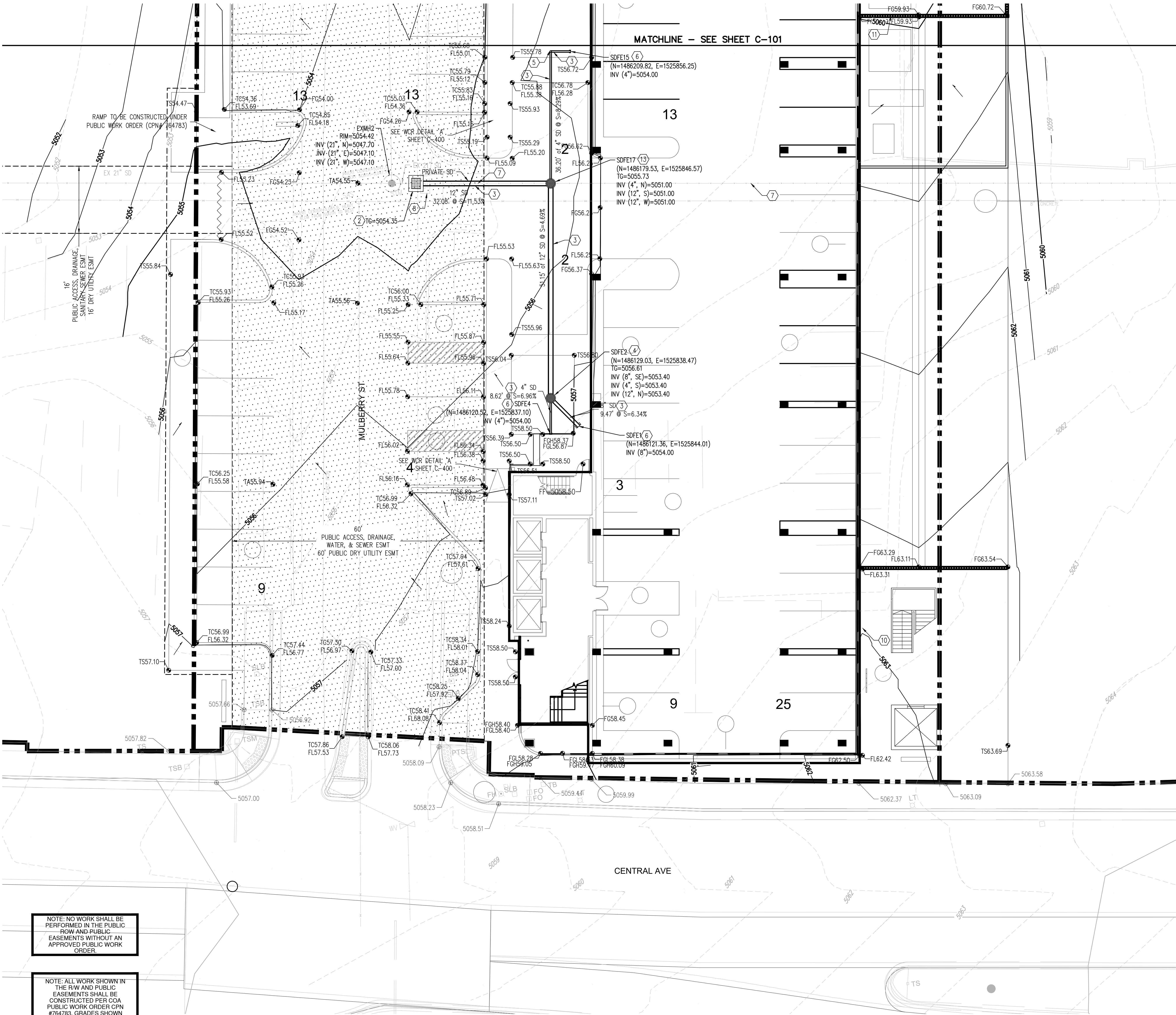


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**GRADING & DRAINAGE PLAN**

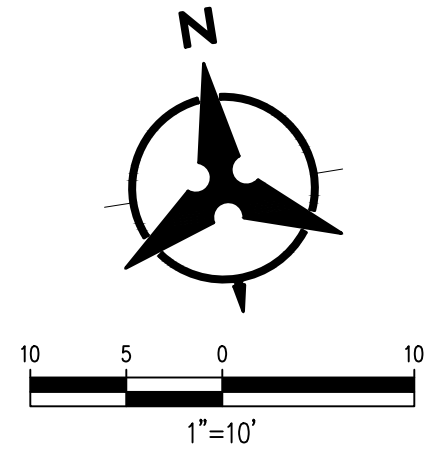
IMM012 PROJECT NUMBER

**C-101** 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.



### 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
---	PROPOSED FINISHED GRADE SPOT ELEVATION	---	EASEMENT
---	TC=TOP OF CURB		
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GRADING &  
DRAINAGE PLAN

IMM012 PROJECT NUMBER

C-102 SHEET NUMBER

Bohannon & Huston  
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