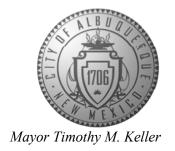
CITY OF ALBUQUERQUE

Planning Department Alan Varela, Director



October 23, 2023

Jeffrey T. Wooten, P.E. Wooten Engineering PO Box 15814 Rio Rancho, NM 87174

RE: Mixed Use Affordable Housing Development

1000 San Mateo Blvd. SE Grading & Drainage Plan Engineer's Stamp Date: 09/12/23

Hydrology File: L18D087

Dear Mr. Wooten:

PO Box 1293

Based upon the information provided in your submittal received 09/26/2023, the Grading & Drainage Plan is approved for Building Permit, Grading Permit, SO-19 Permit and for action by the Development Hearing Officer (DHO) on Preliminary/Final Plat. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

Albuquerque

PRIOR TO CERTIFICATE OF OCCUPANCY:

NM 87103

1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.

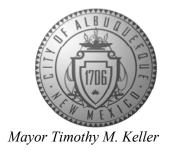
www.cabq.gov

- 2. Please provide the executed paper Drainage Covenant (latest revision) printed on one-side only with Exhibit A and a check for \$25.00 made out to "Bernalillo County" for the stormwater quality ponds per Article 6-15(C) of the DPM to Hydrology for review at Plaza de Sol.
- 3. Please pay the Payment-in-Lieu of \$ 1,552.00 by emailing the attached approved Waiver Application from Stormwater Quality Volume Management On-site to PLNDRS@cabg.gov. Once this is received, a receipt will then produce and email back. Follow the instructions on the bottom of the form and pay it at the Treasury next to Building Permits. Once paid, please email me proof of payment.

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.

CITY OF ALBUQUERQUE

Planning Department Alan Varela, Director



If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

Renée C. Brissette

Renée C. Brissette, P.E. CFM Senior Engineer, Hydrology Planning Department

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title:		Hydrology File #						
Legal Description:								
City Address, UPC, OR Parcel	:							
Applicant/Agent:		Contact:						
		Phone:						
Email:								
Applicant/Owner:		Contact:						
Address:		Phone:						
Email:								
(Please note that a DFT SITE is or	ne that needs Site Plan A	pproval & ADMIN SITE is one that does not need it.)						
TYPE OF DEVELOPMENT:	PLAT (#of lots)	RESIDENCE						
	DFT SITE	ADMIN SITE						
RE-SUBMITTAL: YES	NO							
DEPARTMENT: TRANS	SPORTATION	HYDROLOGY/DRAINAGE						
Cheek all that apply under Dath	the Type of Submittel	and the Type of Approval Sought:						
TYPE OF SUBMITTAL:	the Type of Submittal	TYPE OF APPROVAL SOUGHT:						
ENGINEER/ARCHITECT CF	RTIFICATION	BUILDING PERMIT APPROVAL						
PAD CERTIFICATION		CERTIFICATE OF OCCUPANCY						
CONCEPTUAL G&D PLAN		CONCEPTUAL TCL DFT APPROVAL						
GRADING & DRAINAGE PI	LAN	PRELIMINARY PLAT APPROVAL						
DRAINAGE REPORT		FINAL PLAT APPROVAL						
DRAINAGE MASTER PLAN		SITE PLAN FOR BLDG PERMIT DFT						
CLOMR/LOMR		APPROVAL						
TRAFFIC CIRCULATION LA	AYOUT (TCL)	SIA/RELEASE OF FINANCIAL GUARANTEE						
ADMINISTRATIVE		FOUNDATION PERMIT APPROVAL						
TRAFFIC CIRCULATION LA APPROVAL	AYOUT FOR DFT	GRADING PERMIT APPROVAL						
TRAFFIC IMPACT STUDY (TIS)	SO-19 APPROVAL						
STREET LIGHT LAYOUT		PAVING PERMIT APPROVAL						
OTHER (SPECIFY)		GRADING PAD CERTIFICATION						
· - /		WORK ORDER APPROVAL						
		CLOMR/LOMR						
		OTHER (SPECIFY)						
DATE SUBMITTED:								

CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

WAIVER APPLICATION FROM STORMWATER QUALITY VOLUME MANAGEMENT ON-SITE

GENERAL INFORMATION	
APPLICANT: Wooten Engineering	g (Jeff Wooten) DATE: 10/22/2023
DEVELOPMENT: Mixed Use Afford	ordable Housing Development
LOCATION: 1000 San Mat	g (Jeff Wooten) DATE: 10/22/2023 ordable Housing Development eo Blvd SE
STORMWATER QUALITY PONI	D VOLUME
sizing for required Stormwater Quality Pone the BMP multiplied by 0.42 inches for new redevelopment sites.	ality and Low-Impact Development, the calculated d volume is equal to the impervious area draining to development sites and by 0.26 inches for
The required volume is 1459	cubic feet
The provided volume is 1265	cubic feet
The deficient volume is 194	cubic feet
WAIVER JUSTIFICATION	

1. Management on-site shall be waived by the City Engineer if the following conditions are met:

Per the DPM Article 6-12(C), private off-site mitigation and payment-in-lieu may only be considered if

management on-site is waived in accordance with the following criteria and procedures.

- a. Stormwater quality can be effectively controlled through private off-site mitigation or through an arrangement (approved by the City) to use a cooperator's existing regional stormwater management infrastructure or facilities that are available to control stormwater quality.
- b. Any of the following conditions apply:
 - 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 as demonstrated by a geotechnical report certified by a professional engineer licensed in the State of New Mexico.
 - 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 leaves insufficient area.
 - v. Public or private off-site facilities provide an opportunity to effectively accomplish the mitigation requirements of the Drainage Ordinance (Part 14-5-2 ROA 1994) as demonstrated on as-built construction drawings and an approved drainage report.
 - vi. The developer constructs a project to replenish regional groundwater supplies at an off-site location.
 - vii. A waiver to State water law or acquisition of water rights would be required in order to implement management on site.
- 2. The basis for requesting payment-in-lieu or private off-site mitigation is to be clearly demonstrated on the drainage plan.

This project's justification:

The Site is very limited with available area for Stormwater Quality Treatment. Basin B-1 is able to treat a large portion of the SWQ Volume but not the entire amount due to a large 3" Water Meter Vault located in the Landscape Island at the Northeast Corner of the Site. Basin B-2 is a small Area that is not able to be Routed to a Pond or Swale.

Professional Engineer or Architect

\mathbf{P}^{A}	١Y	\mathbf{M}	EN	IT-	IN	-L	IE	U
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Per the DPM Article 6-12(C)(1), the amount of payment-in-lieu is deficient volume (cubic feet) times \$6 per cubic feet for detached single-family residential projects or \$8 per cubic feet for all other projects.

 ${}_{\text{AMOUNT OF PAYMENT-IN-LIEU}} = \$ _ \textbf{1}, 552.00$

THIS SECTION IS FOR CITY USE ONLY

X	Waiver is approved. of Occupancy.	The amount of payment-in-lieu from above must be paid prior to Certificate
	Waiver is DENIED.	

Renée C. Brissette City of Albuquerque

10/23/23

Hydrology Section

Install 20 SY 2"-4" Fractured

Landscape Fabric. Depth = 6".

Rip-Rap over Pervious

Ref Detail this Sheet.

Install 24 SY 2"-4" Fractured

Install 42 SY 2"-4" Fractured

Landscape Fabric. Depth =

Install 40 SY 2"-4" Fractured

Ref Detail this Sheet.

Landscape Fabric. Depth = 6

Install 45 SY 2"-4" Fractured

Landscape Fabric. Depth = 6'

Rip—Rap over Pervious

Ref Detail this Sheet.

Rip-Rap over Pervious

Rip—Rap over Pervious

Ref Detail this Sheet.

Ö

ati

<u>60</u>

Rip-Rap over Pervious Landscape Fabric. Depth = 6 Ref Detail this Sheet.

CAUTION!!!!

Ex79.65

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD CONTRACION IN THE PROPOSED IMPLICE. LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH
THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

Southern Ave. SE EXFL77.5

FF = 5280.20

<u>80.10</u> 80.10

0.15Ac

<u>81.50</u>

0.13Ac

<u>81.50</u>/

Ex83.00/

EXISTING

BUILDING

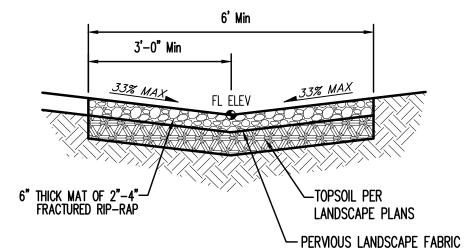
91.31

Total Area

48,964 Sq. Ft.

HYDROLOGY SECTION **APPROVED** 10/23/23 L18D087

PPROVAL OF GRADING & DRAINAGE PLAN(S) SHALL EXPIRE WO (2) YEARS AFTER THE APPROAL DATE BY THE CITY IF NO JILDING PERMIT HAS BEEN PULLED ON THE DEVELOPMEN



Rock Lined Swale Detail

LEGEND

✓ FLOW ARROW

27.8 PROPOSED TOP OF GRADE/PVMT ELEVATIONS PROPOSED FLOW LINE/GUTTER ELEVATIONS

Sheet Flows to San Mateo

Sheet Flows to San Mateo

Sheet Flows to Southern Ave Sheet Flows to Southern Ave

PROPOSED TOP OF CURB ELEVATIONS PROPOSED TOP OF SIDEWALK ELEVATIONS PROPOSED 24" CURB OPENING

__ _ 515__ _ EXISTING CONTOUR

PROPOSED CONTOUR EXISTING STORM DRAIN

FLOW LINE — — — RIDGE LINE

		EXIS	ting Dr	ainage	Calcula	ations								
This t	able is based on t	the COA DPM	Chapter 6.2	2 (A), Zone:	3									
BASIN	Area	a Land Treatment Percentages (%)		Weighted C	Tc	I (100)	Q(100)	Q(100)	WTE	V(100) ₃₆₀	V(100) _{10day}	Comments		
	(AC.)	A	В	С	D		(min)	(in/hr)	(cfs/ac.)	(CFS)	(inches)	(CF)	(CF)	
A-1	0.13	0.0	0.0	100.0	0.0	0.64	12.00	3.17	2.03	0.26	1.09	514	514	Sheet Flows to San Mateo
A-2	0.15	0.0	0.0	100.0	0.0	0.64	12.00	3.17	2.03	0.30	1.09	594	594	Sheet Flows to San Mateo
A-3	0.11	0.0	0.0	100.0	0.0	0.64	12.00	3.17	2.03	0.22	1.09	435	435	Sheet Flows to San Mateo
A-4	0.11	0.0	0.0	100.0	0.0	0.64	12.00	3.17	2.03	0.22	1.09	435	435	Sheet Flows to San Mateo
A-5	0.03	0.0	0.0	100.0	0.0	0.64	12.00	3.17	2.03	0.06	1.09	119	119	Sheet Flows to San Mateo
B-1	0.63	0.0	0.0	100.0	0.0	0.64	12.00	3.17	2.03	1.28	1.09	2493	2493	Sheet Flows to San Mateo
B-2	0.04	0.0	0.0	100.0	0.0	0.64	12.00	3.17	2.03	0.08	1.09	158	158	Sheet Flows to Southern Ave
TOTAL	1.20					10000		1	6	2.43		4748	4748	
		Propo	osed Di	rainage	Calcul	ations								
Ultimate Development Conditions Basin						Data Table								
This	table is based on	the COA DPM	Chapter 6.	2(A), Zone:	3									
BASIN	Area	Land	Treatment F	ercentages	(%)	Weighted C	Tc	I (100)	Q(100)	Q(100)	WTE	V(100) ₃₆₀	V(100) _{10day}	Comments
	(AC.)	Α	В	С	D		(min)	(in/hr)	(cfs/ac.)	(CFS)	(inches)	(CF)	(CF)	
A-1	0.13	0.0	0.0	15.0	85.0	0.88	12.00	4.29	3.79	0.49	2.36	1112	2035	Sheet Flows to San Mateo
A-2	0.15	0.0	0.0	12.0	88.0	0.88	12.00	4.33	3.82	0.57	2.40	1307	2410	Sheet Flows to San Mateo
A-3	0.11	0.0	0.0	16.0	84.0	0.88	12.00	4.28	3.78	0.42	2.34	935	1706	Sheet Flows to San Mateo

STORMWATER QUALITY CALCULATIONS BASIN A-1 (NEW DEVELOPMENT RATE = 0.42") TOTAL NEW IMPERVIOUS PAVED AREAS = 4,763 SF SWQ VOLUME REQ'D = 4,763 * 0.42" / 12 = 167 CFTOTAL SWALE VOLUME PER LF = 3.0 CF TOTAL VOLUME PROVIDED = 94 LF * 3.0 = 282 CFBASIN A-2 (NEW DEVELOPMENT RATE = 0.42") TOTAL NEW IMPERVIOUS PAVED AREAS = 5,848 SF SWQ VOLUME REQ'D = 5,848 * 0.42" / 12 = 205 CFTOTAL SWALE VOLUME PER LF = 3.0 CF TOTAL VOLUME PROVIDED = 88 LF * 3.0 = 264 CFBASIN A-3 (NEW DEVELOPMENT RATE = 0.42") TOTAL NEW IMPERVIOUS PAVED AREAS = 3,935 SF SWQ VOLUME REQ'D = 3.935 * 0.42" / 12 = 138 CFTOTAL SWALE VOLUME PER LF = 3.0 CF TOTAL VOLUME PROVIDED = 90 LF * 3.0 = 270 CF

0.88

0.88

12.00 4.16

BASIN A-4 (NEW DEVELOPMENT RATE = 0.42") TOTAL NEW IMPERVIOUS PAVED AREAS = 4,103 SF SWQ VOLUME REQ'D = 4,103 * 0.42" / 12 = 144 CFTOTAL SWALE VOLUME PER LF = 3.0 CF TOTAL VOLUME PROVIDED = 53 LF * 3.0 = 159CF BASIN A-5 (NEW DEVELOPMENT RATE = 0.42") TOTAL NEW IMPERVIOUS PAVED AREAS = 752 SF SWQ VOLUME REQ'D = 752 * 0.42" / 12 = 26 CFTOTAL SWALE VOLUME PER LF = 1.5 CF TOTAL VOLUME PROVIDED = 43 LF * 3.0 = 129 CF BASIN B-1 (NEW DEVELOPMENT RATE = 0.42") TOTAL NEW IMPERVIOUS PAVED AREAS = 20,509 SF SWQ VOLUME REQ'D = 20,509 * 0.42" / 12 = 718 CFTOTAL POND VOLUME PROVIDED = 510 CF TOTAL SWALE VOLUME PER LF = 3.0 CF TOTAL SWALE VOLUME = 25 * 3.0 = 75 CF TOTAL VOLUME PROVIDED = $\underline{585}$ CF TOTAL VOLUME NOT MET = $\underline{133}$ CF PAYMENT-IN-LIEU = 133CF * \$8.00 = \$1.064.00BASIN B-2 (NEW DEVELOPMENT RATE = 0.42")

TOTAL NEW IMPERVIOUS PAVED AREAS = 1,734 SF

PAYMENT-IN-LIEU = 61CF * \$8.00 = **\$488.00**

TOTAL VOLUME PROVIDED = 0 CF

SWQ VOLUME REQ'D = 1,734 * 0.42" / 12 = 61 CF

TOTAL PAYMENT-IN-LIEU = \$1.552.00Curve Table Delta | Chord Length | Chord Direction 4557.90' 3°30'35" | 279.16' N 01°23'11" W

NOTE: ALL IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE BY SEPARATE WORK ORDER. THIS INCLUDES DRIVEWAYS, SIDEWALKS, RAMPS, AND WATER/SEWER SERVICES.

Length (ft)

20.00

22.79'

Line Table

Direction

Line#

Curve #

C1 279.20'

L1 N 89°33'05" W

L2 N 24°20'44" E

Length

DRAINAGE MANAGEMENT PLAN

The purpose of this submittal is to provide a final grading plan for the subject site located at the Southeast Corner of San Mateo Blvd SE and Southern Ave SE (1000 San Mateo Blvd SE). The project consists of a new Mixed-Use Development.

EXISTING HYDROLOGIC CONDITIONS

The site is currently vacant and sheet flows to both Southern Ave SE and San Mateo SE. There are two existing curb inlets located at the northwest corner of the property. Per FIRM Map 35001C0354H, the site is not located in the 100-Yr Floodplain; however, it is directly adjacent to Zone AE which is located in both San Mateo and Southern. It appears that the back yard of several of the existing homes to the east drain onto this site.

PROPOSED HYDROLOGIC CONDITIONS The roofs of the proposed buildings slopes to the west and discharge into new SWQ rock—lined swales that will direct drainage to San Mateo Blvd via Sidewalk Culverts. The rock—lined swales are a stormwater quality feature that will slow the velocities of the stormwater from the roof drainage. The eastern portion of the site drains north and into a new SWQ pond. This pond then overflows into Southern Ave and then into the existing inlet on Southern Ave.

The SWQ Pond in Basin B-1 is not able to capture the full first flush. In addition, Basin 'B-2' is a small area that can't be routed through a SWQ feature. Per the calculations this sheet, the total Payment—in—Lieu fee is \$1,552.00.

This drainage management plan conforms to the DPM and does not create any issues downstream. With this submittal, we are requesting Subdivision Plat, Grading Permit, and Building Permit

Private Drainage Facilities within City Right-of-Way Notice to Contractor (Special Order 19 ~ "SO-19")

- 1. Build sidewalk culvert per COA STD DWG 2236. Work is permitted and inspected by DMD Construction Services
- 2. An excavation permit will be required before beginning any work within City Right-Of-Way.
- 3. 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.
- 4. Prior to any excavation, the contractor must contact **New** Mexico One Call, dial "811" [or (505) 260-1990] for the location of existing utilities.
- 5. 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. 6. Backfill compaction shall be 95%.
- 7. Maintenance of the facility shall be the responsibility of the owner of the property being served.
- 8. Work on arterial streets may be required on a 24-hour basis. 9. For excavation and barricading inspections, contact DMD Construction Services Division.

ELEMENTARY SCHOOL & PARK

VICINITY MAP - Zone Atlas Page L-17-Z

Legal Description: Remaining Portions of Lots 1, 2, 3, 4, 5, 6, 7, 8, and 9; in Block 4 of Esperanza Addition, 1.1241 Acres.

FIRM MAP 35001C0354H

Per FIRM Map 35001C0354H, dated August 16, 2012, the site is located in Zone X and is inside of the 0.2% Annual Chance Floodplain.

GRADING 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 CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).

4. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.

5. IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK 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. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS OR SILT FENCE AT THE PROPERTY LINES AND WETTING THE SOIL TO PROTECT IT FROM WIND EROSION.

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 +/- 0.05' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN

9. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR PAVEMENT, MEDIANS, AND ISLANDS.

10. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION (IF APPLICABLE) PRIOR TO BEGINNING CONSTRUCTION.

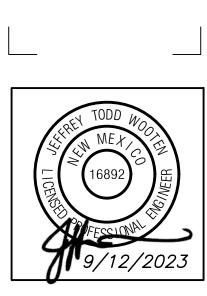
11. THE CONTRACTOR SHALL PROVIDE THE SWPPP DOCUMENT (IF NECESSARY) AND SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.

BENCHMARK

ACS Monument "6-K18A" NAD 1983 CENTRAL ZONE *X*=1538790.908 * *Y*=1483955.175 * |*Z=*5249.996 * *(NAVD 1988)*| *G-G*=0.999664599 Mapping Angle= -0°11'42.76'

* U.S. SURVEY FOOT





SE 108

MIXED USE 1000 SAN N ALBUQUEF

87

04

DATE 15 SEPTEMBER 2022 SHEET TITLE

GRADING PLAN