

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

May 28, 2021

Jeffery Wooten, P.E.
Wooten Engineering
1005 21st St SE, Suite A5
Rio Rancho, NM 87124

RE: **Mesa Del Sol International School**
Bobby Foster and Newhall
Grading Plan Stamp Date: 4/27/21
Hydrology File: R16D099

Dear Mr. Wooten:

Based on the submittal received on 5/26/21, the Grading and Drainage Plan is approved for Building Permit by Hydrology.

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.

Prior to Certificate of Occupancy (For Information):

1. Engineer's Certification, per the DPM Chapter 22.7: *Engineer's Certification Checklist For Non-Subdivision is required.*
2. A Bernalillo County Recorded [Drainage Covenant \(No Public Easement\)](#) is required for the stormwater ponds. The original notarized form, exhibit A (legible on 8.5x11 paper), and recording fee (\$25, payable to Bernalillo County) must be turned into DRC (4th, Plaza del Sol) for routing. Please contact Charlotte LaBadie (clabadie@cabq.gov, 924-3996) regarding the routing and recording process for covenants. The routing and recording process for covenants can take a month or longer; Hydrology recommends beginning this process as soon as possible as to not delay approval for certificate of occupancy.

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

If you have any questions, please contact me at 924-3986 or earmijo@cabq.gov.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Ernest Armijo', is written over a light gray circular background.

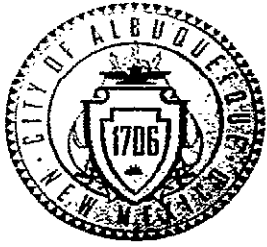
Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11-2018)

Project Title: Mesa Del Sol Int'l School **Building Permit #:** _____ **Hydrology File #:** _____
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: Tract A-1-A-5, Mesa Del Sol Innovation Park
City Address: Address Not Yet Assigned

Applicant: Wooten Engineering **Contact:** Jeffrey T. Wooten, P.E.
Address: PO Box 15814, Rio Rancho, NM 87174
Phone#: 505-980-3560 **Fax#:** N/A **E-mail:** jeffwooten.pe@gmail.com

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:

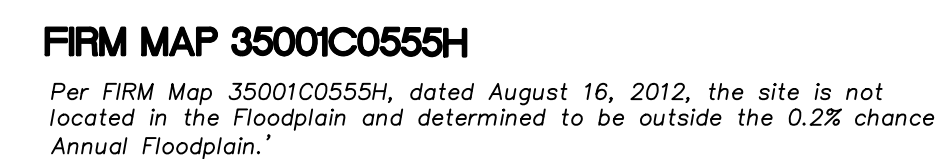
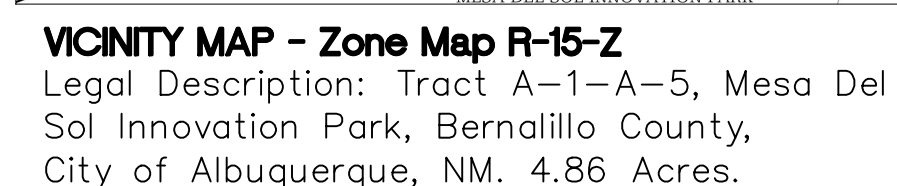
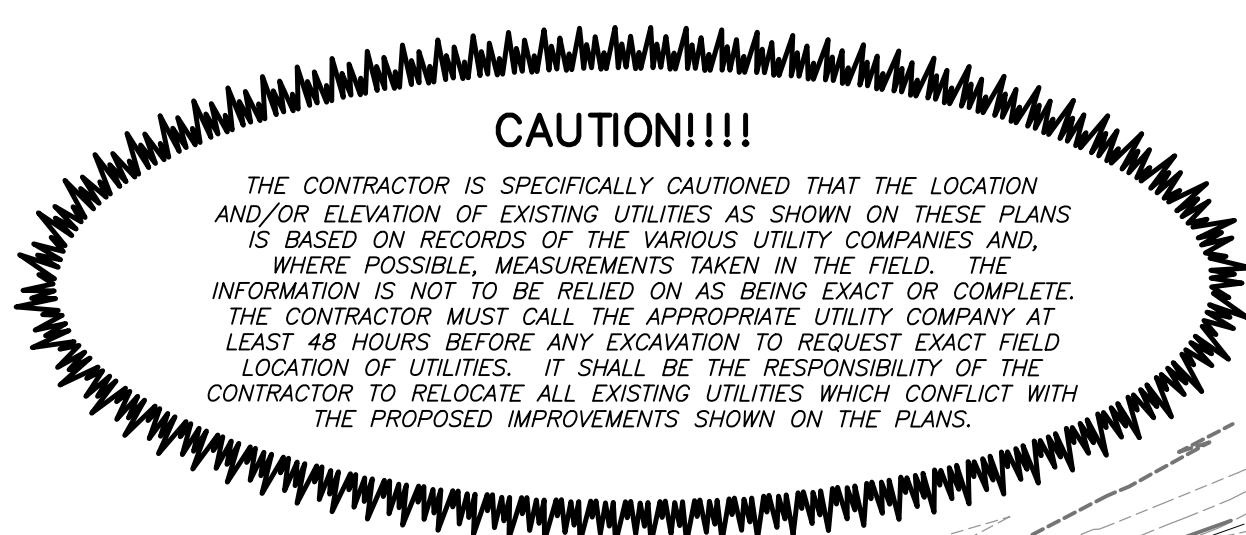
☒ BUILDING PERMIT APPROVAL
____ CERTIFICATE OF OCCUPANCY
____ PRELIMINARY PLAT APPROVAL
____ SITE PLAN FOR SUB'D APPROVAL
____ SITE PLAN FOR BLDG. PERMIT APPROVAL
____ FINAL PLAT APPROVAL
____ SIA/ RELEASE OF FINANCIAL GUARANTEE
____ FOUNDATION PERMIT APPROVAL
____ GRADING PERMIT APPROVAL
____ SO-19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

DATE SUBMITTED: May 26, 2021 **By:** Jeffrey T. Wooten, P.E.

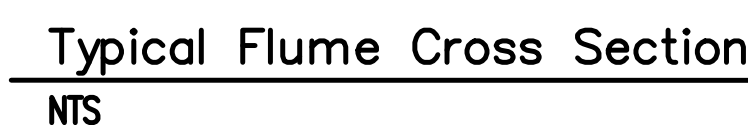
COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

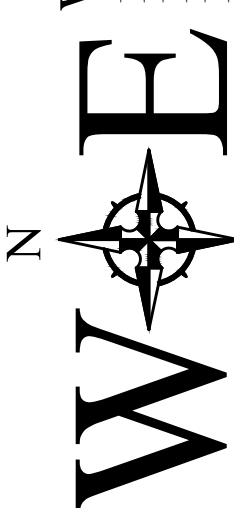
FEE PAID: _____



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 "GEO TECHNICAL 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, BORROW, SITE, AND HAUL, TO OR FROM SUCH, SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
8. PAVING AND ROADWAY GRADES SHALL BE $\pm 0.05'$ FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE $\pm 0.05'$ FROM BUILDING PLAN ELEVATION.
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 WITH RESPECT TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EIA REQUIREMENTS WITH RESPECT TO STOP WATER DISCHARGE,

[illegible]

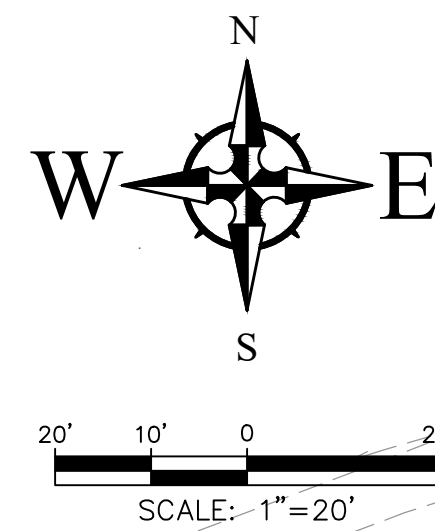
Wooten Engineering
PO Box 15814
Rio Rancho, N.M. 87174
Phone: (505) 980-3560



International School at Mesa Del Sol
Bobby Foster Rd SE
Albuquerque NM 87106

Overall Grading Plan

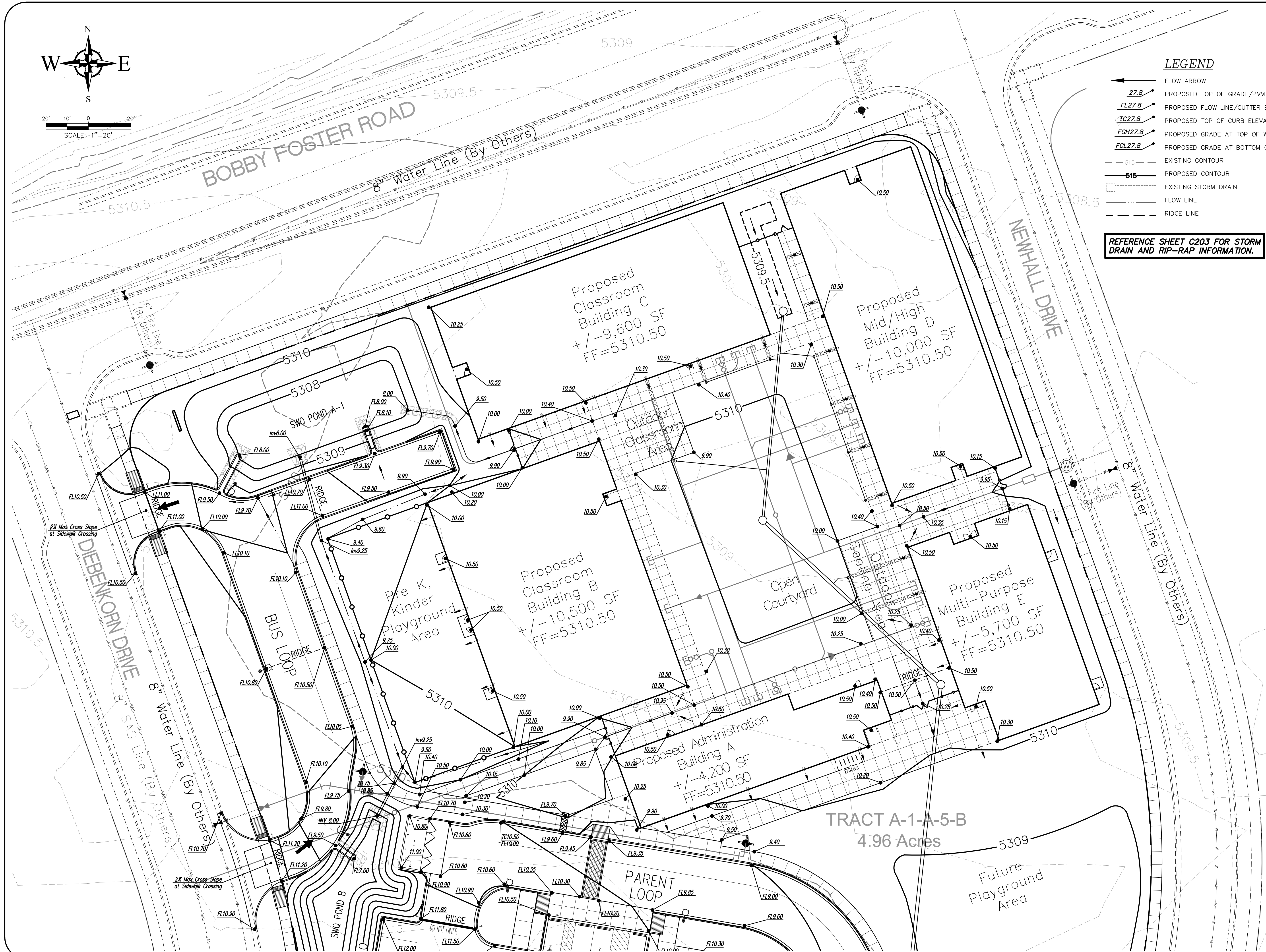
C-200



LEGEND

- FLOW ARROW
- 27.8 PROPOSED TOP OF GRADE/PVMT ELEVATIONS
- FL27.8 PROPOSED FLOW LINE/GUTTER ELEVATIONS
- TC27.8 PROPOSED TOP OF CURB ELEVATIONS
- FGH27.8 PROPOSED GRADE AT TOP OF WALL
- FGL27.8 PROPOSED GRADE AT BOTTOM OF WALL
- 515 EXISTING CONTOUR
- 515 PROPOSED CONTOUR
- EXISTING STORM DRAIN
- FLOW LINE
- RIDGE LINE

REFERENCE SHEET C203 FOR STORM
DRAIN AND RIP-RAP INFORMATION.



NO.	DATE	REMARKS	BY
		DESIGN	
		DESIGNED BY: JW	DATE: Nov 2020
		DRAWN BY: RC	DATE: Nov 2020
		CHECKED BY: JW	JOB NO: 2020016 DATE: Nov 2020



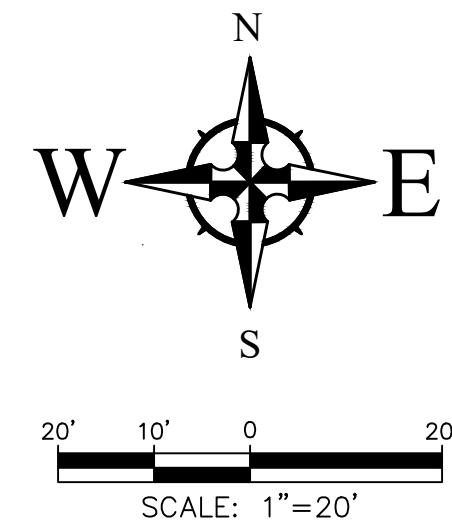
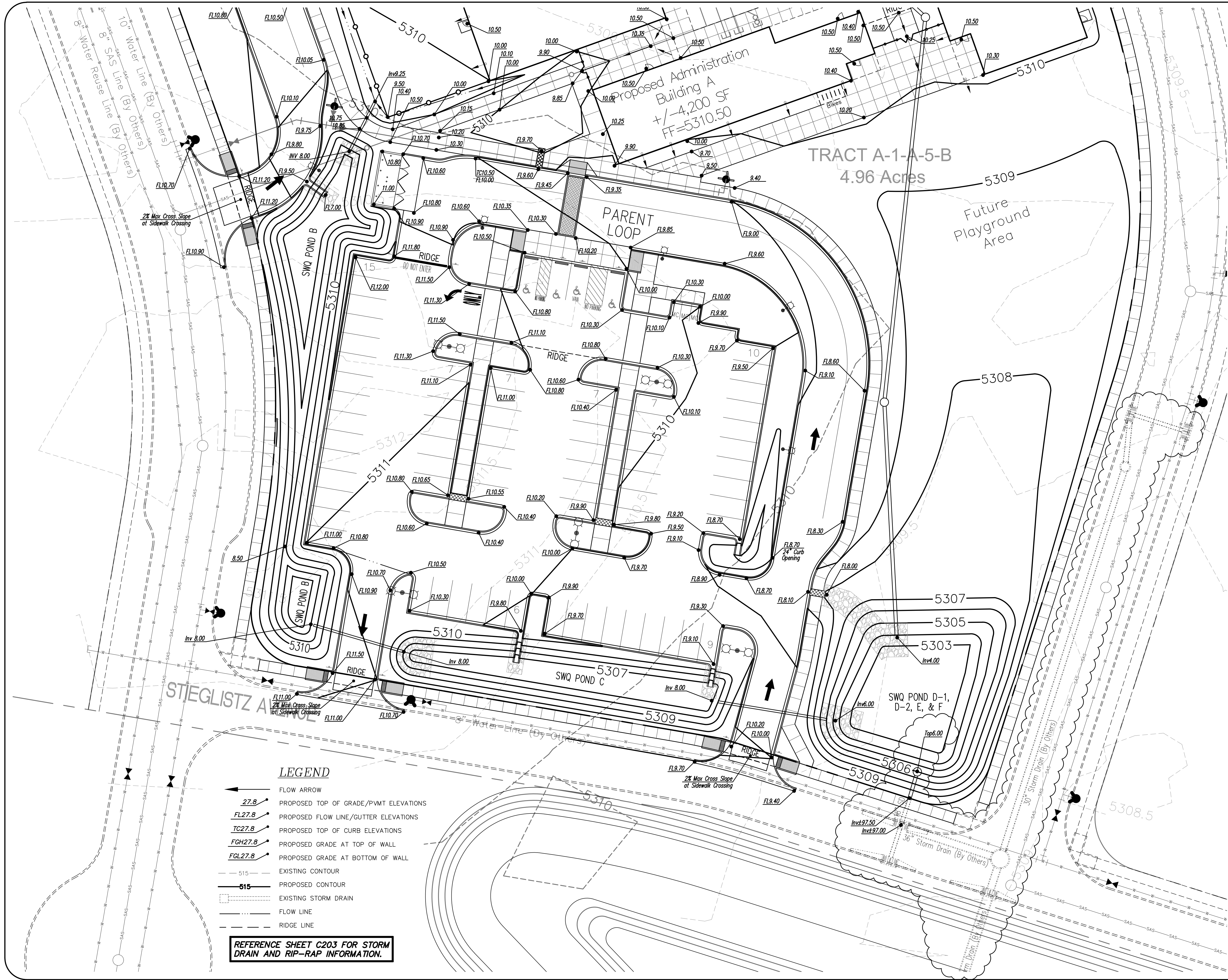
Wooten Engineering
PO Box 15814
Rio Rancho, N.M. 87174
Phone: (505) 980-3560

N
W
E
S

International School at Mesa Del Sol
Bobby Foster Rd SE
Albuquerque, NM 87106

Detailed Grading Plan - North

C-201



NO.	DATE	REMARKS	BY
1		DESIGN	
2		DESIGNED BY: JW	
3		DRAWN BY: RC	
4		CHECKED BY: JW	
5		DATE: Nov 2020	
6		DATE: Nov 2020	
7		JOB NO.: 2020016	
8		DATE: Nov 2020	

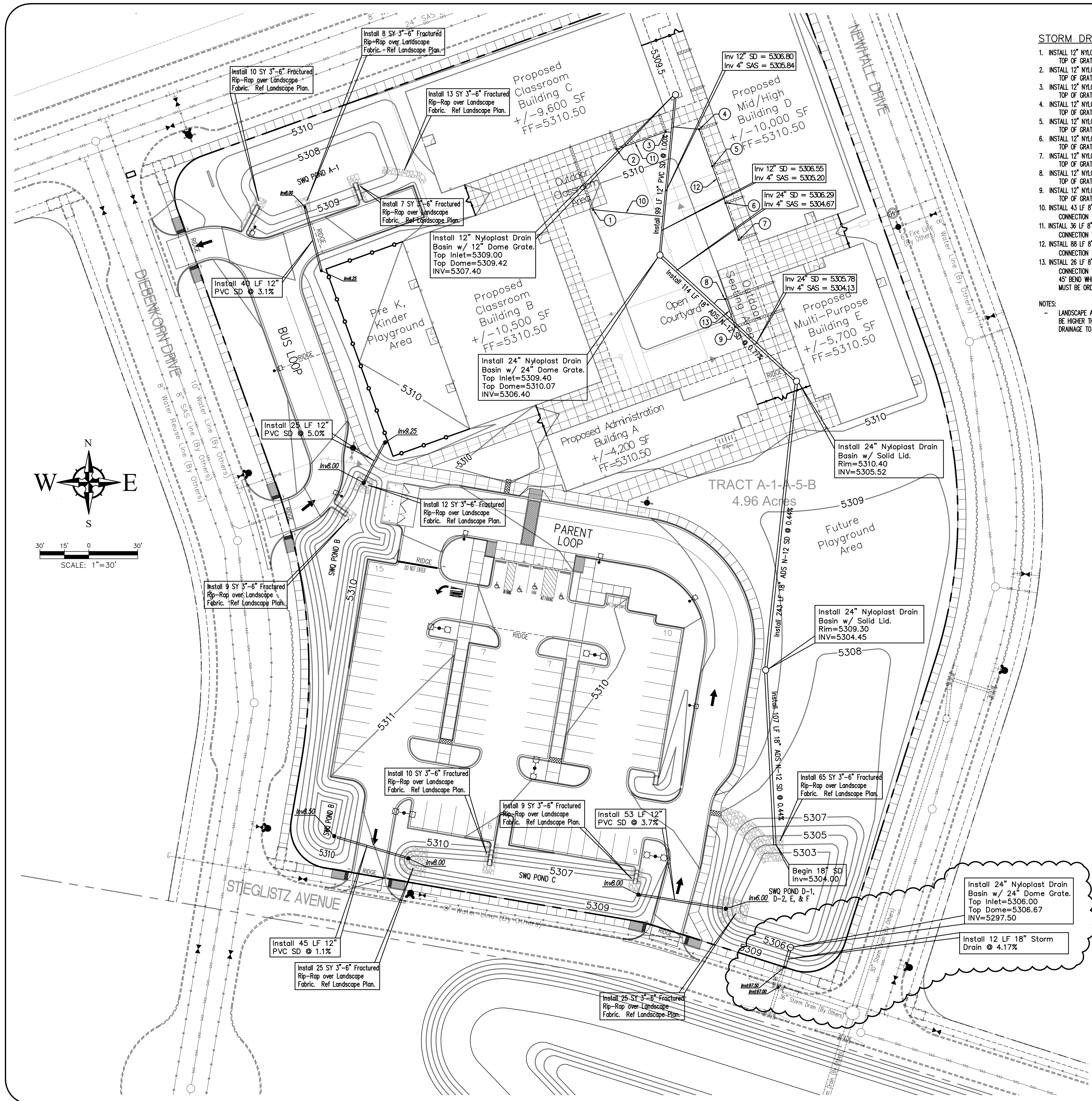


Wooten Engineering
PO Box 15814
Rio Rancho, N.M. 87174
Phone: (505) 980-3560

International School at Mesa Del Sol
Bobby Foster Rd SE
Albuquerque, NM 87106

Detailed Grading Plan – South

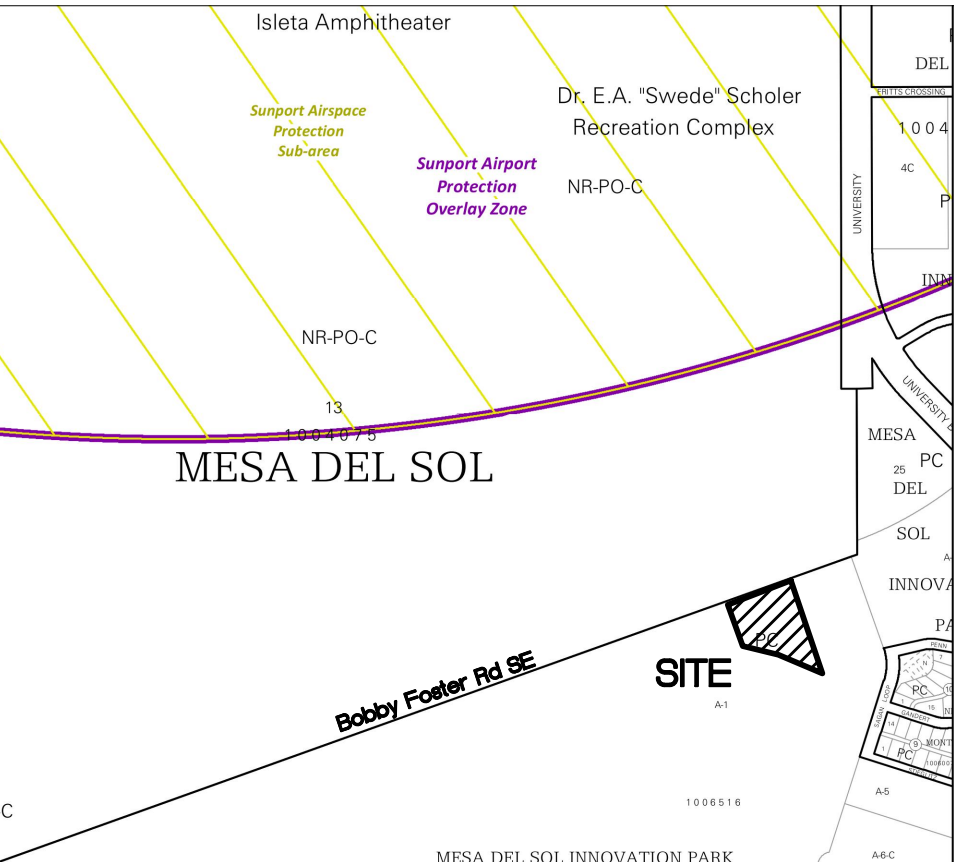
C-202



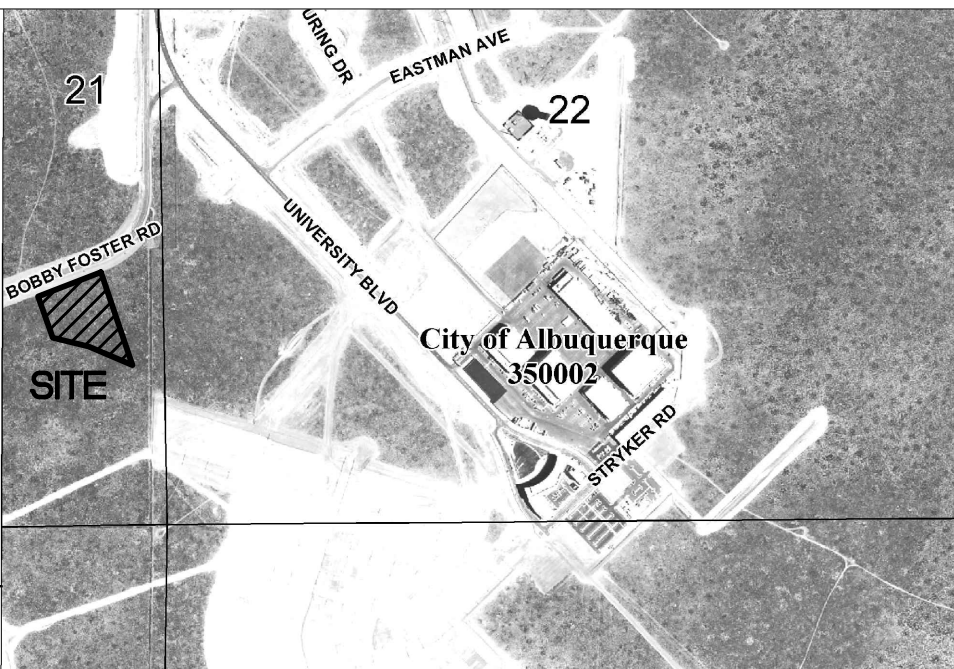
STORM DRAIN KEYED NOTES

1. INSTALL 12" NYLOPLAST DRAIN BASIN W/ 12" DROP-IN GRATE. TOP OF GRATE = 5309.60 INV = 5308.10
2. INSTALL 12" NYLOPLAST DRAIN BASIN W/ 12" DROP-IN GRATE. TOP OF GRATE = 5310.00 INV = 5308.50
3. INSTALL 12" NYLOPLAST DRAIN BASIN W/ 12" DROP-IN GRATE. TOP OF GRATE = 5310.00 INV = 5308.00
4. INSTALL 12" NYLOPLAST DRAIN BASIN W/ 12" DROP-IN GRATE. TOP OF GRATE = 5310.00 INV = 5307.75
5. INSTALL 12" NYLOPLAST DRAIN BASIN W/ 12" DROP-IN GRATE. TOP OF GRATE = 5310.00 INV = 5308.00
6. INSTALL 12" NYLOPLAST DRAIN BASIN W/ 12" DROP-IN GRATE. TOP OF GRATE = 5310.00 INV = 5308.25
7. INSTALL 12" NYLOPLAST DRAIN BASIN W/ 12" DROP-IN GRATE. TOP OF GRATE = 5310.00 INV = 5308.50
8. INSTALL 12" NYLOPLAST DRAIN BASIN W/ 12" DROP-IN GRATE. TOP OF GRATE = 5309.60 INV = 5307.90
9. INSTALL 12" NYLOPLAST DRAIN BASIN W/ 12" DROP-IN GRATE. TOP OF GRATE = 5309.60 INV = 5308.10
10. INSTALL 43 LF 8" PVC @ 1.00% MIN. INSTALL 12"x8" WYE AT CONNECTION TO 12" PVC STORM DRAIN.
11. INSTALL 36 LF 8" PVC @ 1.00% MIN. INSTALL 12"x8" WYE AT CONNECTION TO 12" PVC STORM DRAIN.
12. INSTALL 88 LF 8" PVC @ 1.00% MIN. INSTALL 12"x8" WYE AT CONNECTION TO 12" PVC STORM DRAIN.
13. INSTALL 26 LF 8" PVC @ 1.00% MIN. INSTALL 12"x8" WYE AT CONNECTION TO 18" ADS N-12 STORM DRAIN. INSTALL 8' 45" BEND WHERE SHOWN ON PLAN. A SPECIAL ADAPTER MUST BE ORDERED FROM ADS FOR CONNECTION TO MAN.

NOTES:
- LANDSCAPE AREA AROUND THE 12" DRAIN BASINS SHALL BE HIGHER THAN THE TOP OF THE BASIN TO ALLOW ROOF DRAINAGE TO ENTER THE INLET.



VICINITY MAP - Zone Map R-15-Z
Legal Description: Tract A-1-A-5, Mesa Del Sol Innovation Park, Bernalillo County, City of Albuquerque, NM. 4.86 Acres.



FIRM MAP 35001C0555H
Per FIRM Map 35001C0555H, dated August 16, 2012, the site is not located in the Floodplain and determined to be outside the 0.2% chance Annual 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 ELEVATION.
9. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR PAVEMENT, MEDIAN, 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.

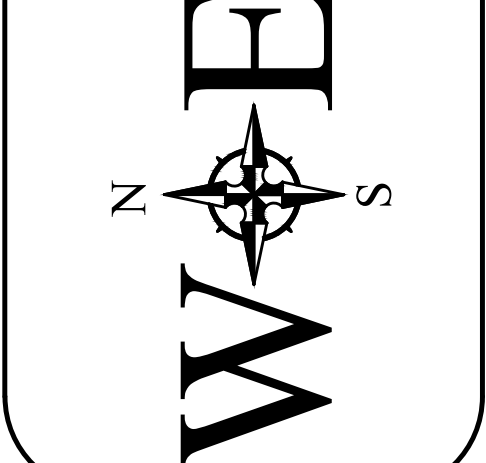
CAUTION!!!!

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 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.

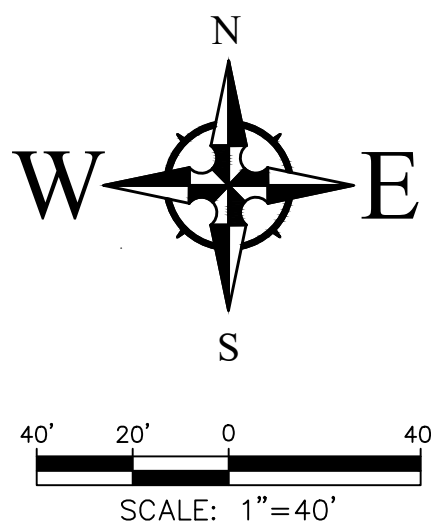
																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		</
--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	----



Wooten Engineering
PO Box 15814
Rio Rancho, N.M. 87174
Phone: (505) 980-3560



International School at Mesa Del Sol
Bobby Foster Rd SE
Albuquerque, NM 87106
Storm Drain Plan



CAUTION!!!!

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 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.

Alternate Construction Entrance Location

Pond Shall be excavated prior to major earthwork operations in order to provide 'Stilling' of Sediment prior to leaving the Site.

Concrete Washout Area Alternate Location shall be on the High Side of the site.

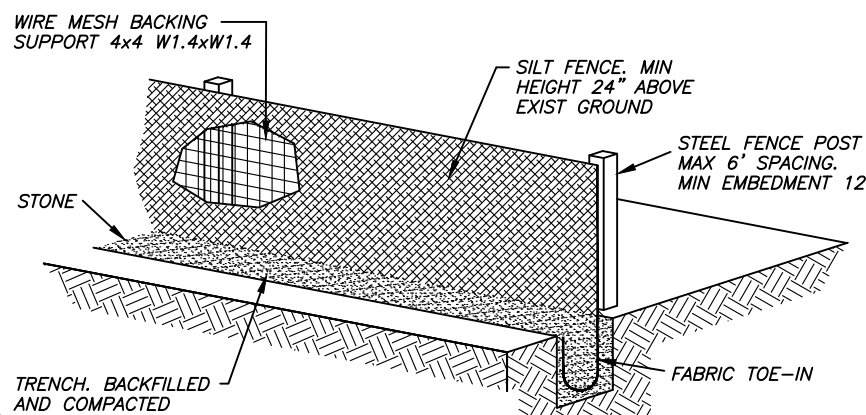
NOTE: INSTALL SILT FENCE TO TEMPORARY CONSTRUCTION FENCING TO PROTECT AGAINST BLOWING DUST.

NOTE: CONTRACTOR SHALL REMOVE SEDIMENT AND DEBRIS ON ADJACENT ROADWAYS DAILY.

NOTE: PRE-CONSTRUCTION RUNOFF COEFFICIENT: 0.30
POST-CONSTRUCTION RUNOFF COEFFICIENT: 0.70

NOTE: TOTAL DISTURBED AREA IS ABOUT 5.00 ACRES. PLEASE SEE THE LANDSCAPE AND SITE PLAN FOR AREAS TO BE STABILIZED VEGETATIVELY AND PAVED/ROOFED

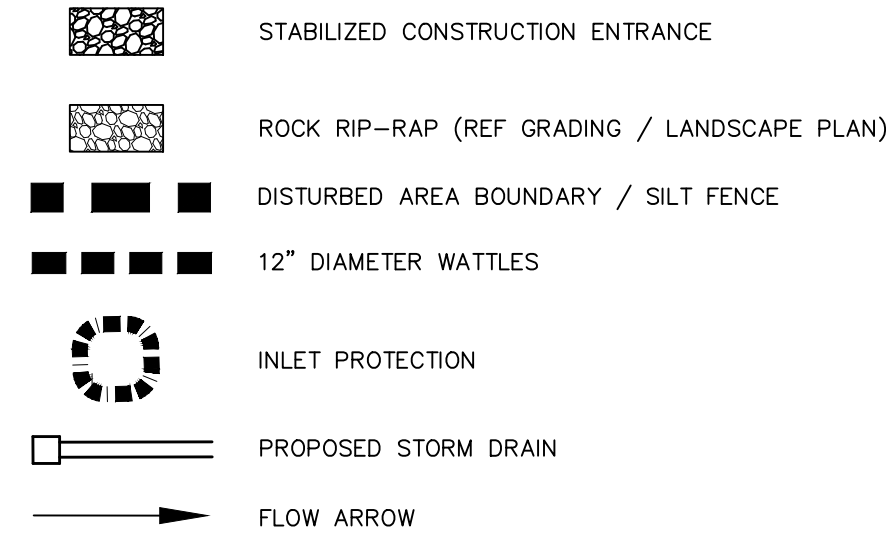
NOTE: PRE-MANUFACTURED INLET PROTECTION DEVICES SHALL BE USED TO PROTECT ALL INLETS. DEVICES INSTALLED IN THE ROADWAYS SHALL NOT IMPEDE TRAFFIC FLOW.



SILT FENCE-DETAIL

NOT TO SCALE

LEGEND



SITE STABILIZATION NOTES

1. PRIOR TO REMOVING BMPs FROM THE SITE, THE ENTIRE SITE DISTURBED AREA MUST BE STABILIZED IN ACCORDANCE WITH THE CGP (CONSTRUCTION GENERAL PERMIT) SECTION 2.2.14 AND NMDOT SPEC SECTION 632 (2019 EDITION). BOTH THE CGP AND NMDOT SPEC SECTION 632 IS TO BE INCLUDED IN THE SWPPP MANUAL.
2. ALL DISTURBED AREAS THAT ARE NOT TO BE PERMANENTLY STABILIZED WITH PAVEMENT, PERMANENT LANDSCAPING, OR ROCK SHALL BE STABILIZED IN ACCORDANCE WITH THE ABOVE. CLASS A SEEDING SHALL BE USED FOR AREAS WITH SLOPES FLATTER THAN OR EQUAL TO 3:1. CLASS C SEEDING SHALL BE USED FOR ANY SLOPES GREATER THAN 3:1 BUT NOT MORE THAN 2:1.
3. THE SEED USED SHALL MATCH THE PRE-DEVELOPED CONDITIONS AND THE SEED MIX SHALL CONSIST OF PLANTS NATIVE TO THE AREA.
4. PER THE CGP SECTION 2.2.14 (ARID, SEMI-ARID, AND DROUGHT STRICKEN AREAS), FINAL STABILIZATION IS MET IF THE AREA HAS BEEN SEEDING OR PLANTED TO ESTABLISH VEGETATION THAT PROVIDES 70 PERCENT OR MORE OF THE COVER THAT IS PROVIDED BY VEGETATION NATIVE TO LOCAL UNDISTURBED AREAS WITHIN THREE (3) YEARS AND, TO THE EXTENT NECESSARY TO PREVENT EROSION ON THE SEEDING OR PLANTED AREA, NON-VEGETATIVE EROSION CONTROLS HAVE BEEN APPLIED THAT PROVIDE COVER FOR AT LEAST THREE YEARS WITHOUT ACTIVE MAINTENANCE.

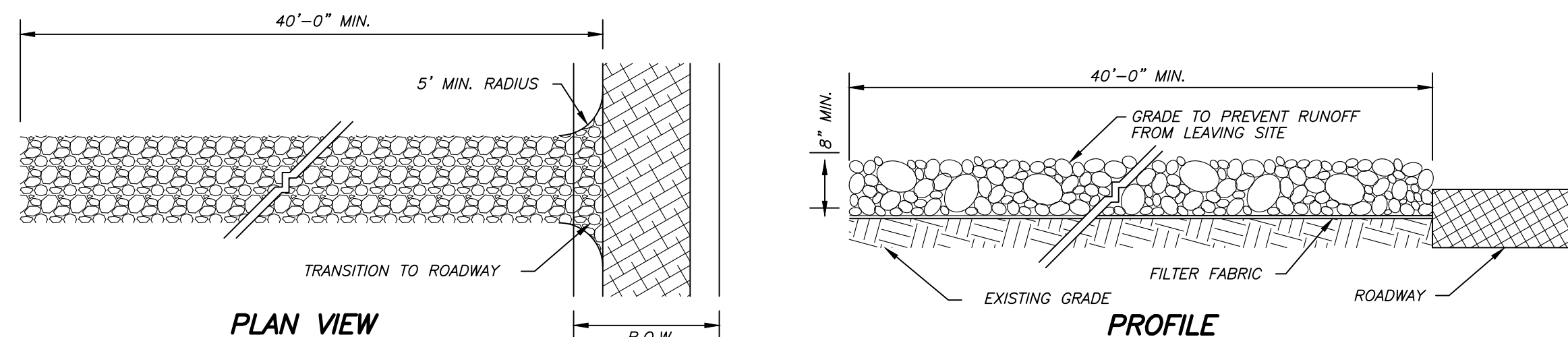
Erosion Control Standard Notes

1. All Erosion and Sediment Control (ESC) work on these plans, except as otherwise stated or provided hereon shall be permitted, constructed, inspected, and maintained in accordance with:
 - a. The City Ordinance § 14-5-2-11, the ESC Ordinance,
 - b. The EPA's 2017 Construction General Permit (CGP), and
 - c. The City Of Albuquerque Construction BMP Manual.
2. All BMP's must be installed prior to beginning any earth moving activities except as specified hereon in the Phasing Plan. Construction of earthen BMP's such as sediment traps, sediment basins, and diversion berms shall be completed and inspected prior to any other construction or earthwork. Self-inspection is required after installation of the BMP's and prior to beginning construction.
3. Self-inspections - At a minimum a routine compliance self-inspection is required to review the project for compliance with the Construction General Permit once every 14 days and after any precipitation event of 1/4 inch or greater until the site construction has been completed and the site determined as stabilized by the city. Reports of these inspections shall be kept by the person or entity authorized to direct the construction activities on the site.
4. BMP's shall be inspected and maintained until all disturbed areas are stabilized in accordance with the Final Stabilization Criteria (CGP 2.2.14.b). Generally, all disturbed areas, other than structures, must have uniform perennial vegetation that provides 70 percent or more of the cover provided by native vegetation or seed the disturbed area and provide non-vegetative mulch that provides cover for at least three years without active maintenance. Final stabilization must be documented on self-inspection reports and approved by the City of Albuquerque prior to removal of BMP's and discontinuation of inspections.

SUGGESTED SEQUENCE OF CONSTRUCTION

- PHASE I
1. PREPARE TEMPORARY PARKING AND STORAGE AREAS
 2. INSTALL TEMPORARY SITE FENCING AND SILT FENCES
 3. CUT GRADES IN LANDSCAPE ISLAND FOR TEMPORARY PONDING
 4. 5. SAWCUT AND DEMOLISH EXISTING PAVEMENT
 5. CLEAR AND GRUB THE SITE
 6. ROUGH GRADE THE SITE
 7. START CONSTRUCTION OF BUILDING PAD AND STRUCTURES

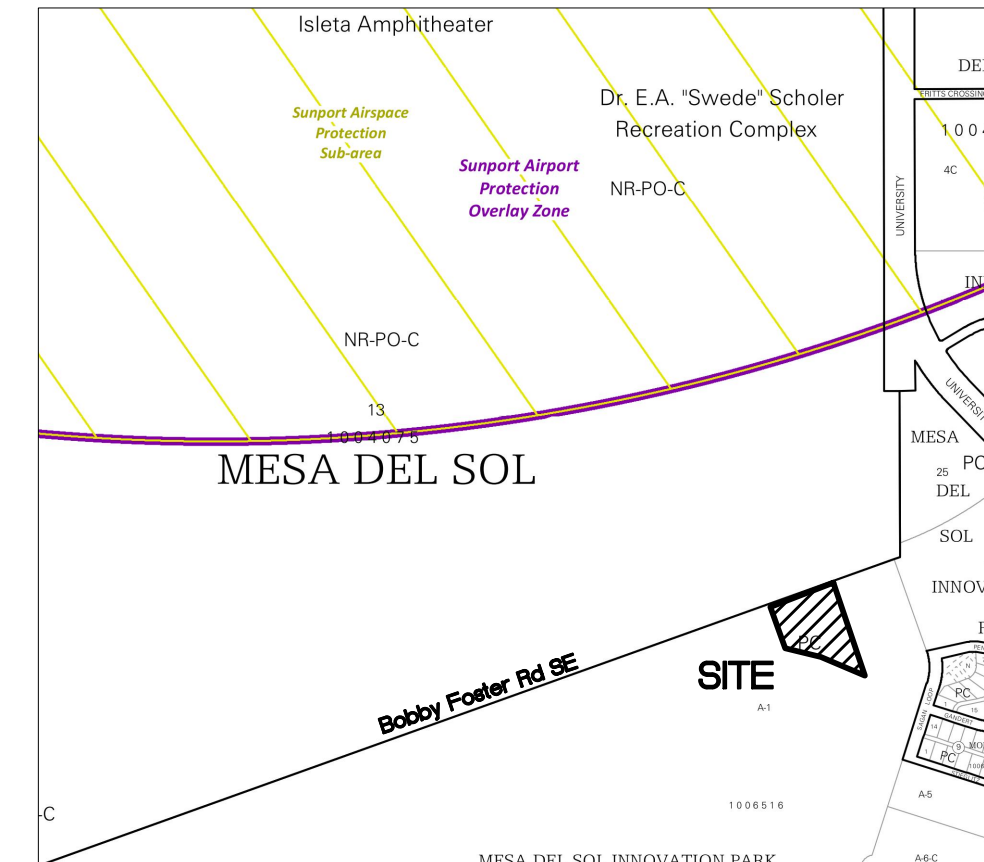
- PHASE II
1. INSTALL UTILITIES & STORM DRAIN
 2. INSTALL INLET PROTECTION
 3. PREPARE SITE FOR PAVING
 4. PAVE SITE
 5. INSTALL LANDSCAPE FABRIC, LANDSCAPE, GRAVEL, AND RIP RAP PER LANDSCAPE PLAN
 6. STABILIZE THE SITE PER THE EPA'S CGP (CONSTRUCTION GENERAL PERMIT) AND NMDOT SPEC SECTION 632. SEE SITE STABILIZATION NOTES THIS SHEET.
 7. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY ONCE THE SITE IS STABILIZED).



PLAN VIEW

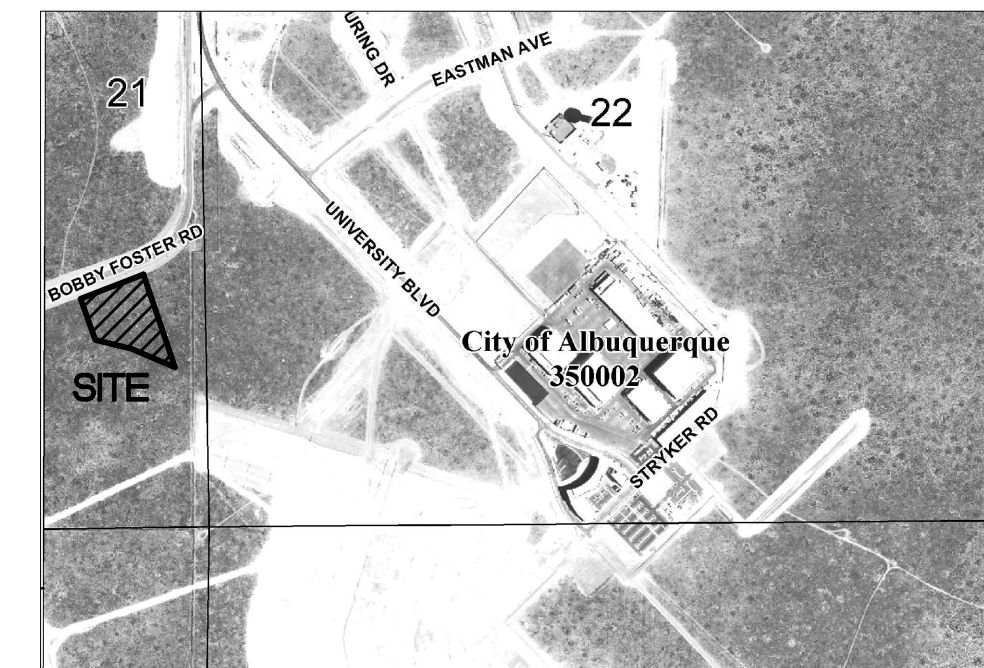
CONSTRUCTION ENTRANCE

NOT TO SCALE



VICINITY MAP - Zone Map R-15-Z

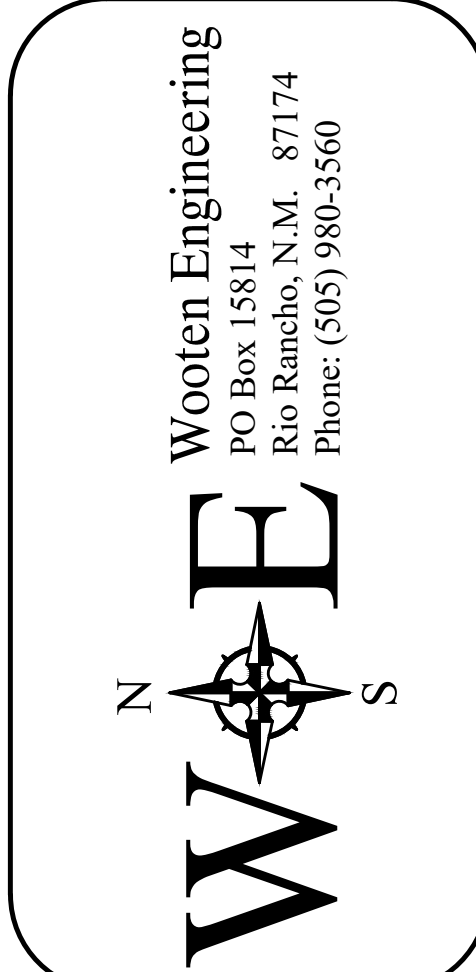
Legal Description: Tract A-1-A-5, Mesa Del Sol Innovation Park, Bernalillo County, City of Albuquerque, NM. 4.86 Acres.



FIRM MAP 35001C0555H

Per FIRM Map 35001C0555H, dated August 16, 2012, the site is not located in the Floodplain and determined to be outside the 0.2% chance Annual Floodplain.

NO.	DATE	REMARKS	BY
1	NOV 2020	DESIGN	JW
2	NOV 2020	DESIGN	RC
3	NOV 2020	DESIGN	JW



International School at Mesa Del Sol
Bobby Foster Rd SE
Albuquerque, NM 87106
Erosion Control Plan

C-205