

CITY OF ALBUQUERQUE



September 25, 2015

Fred C. Arfman, P.E.
Isaacson & Arfman, PA
128 Monroe St NE
Albuquerque, NM 87108

**Re: Alameda Self-Storage Storm Drain Improvements
6800 Oakland Ave NE
Grading and Drainage Plan
Permanent CO – Accepted
Engineer's Stamp dated: 1-22-15 (C18D064A)
Certification dated: 9-16-15**

Dear Mr. Arfman,

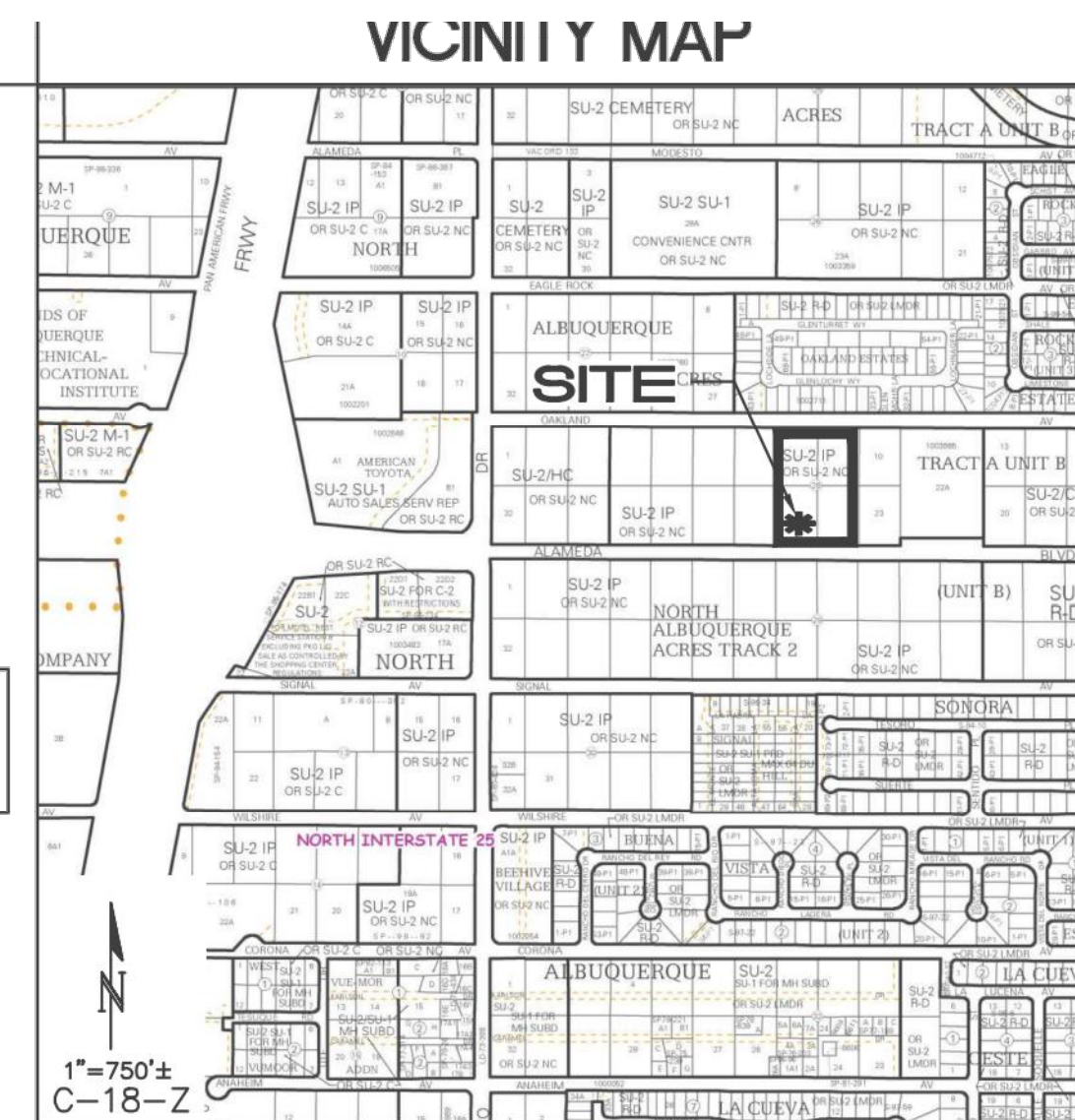
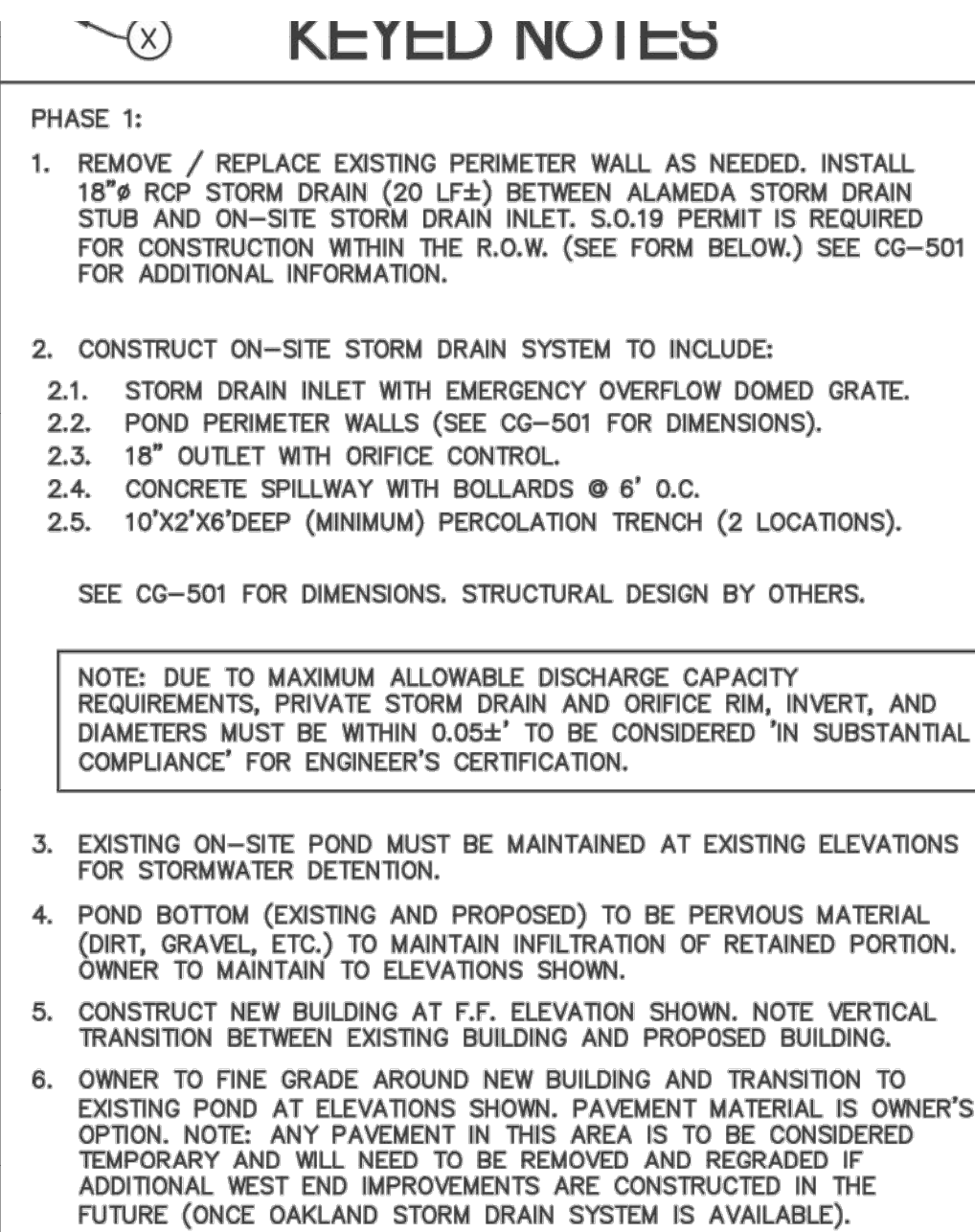
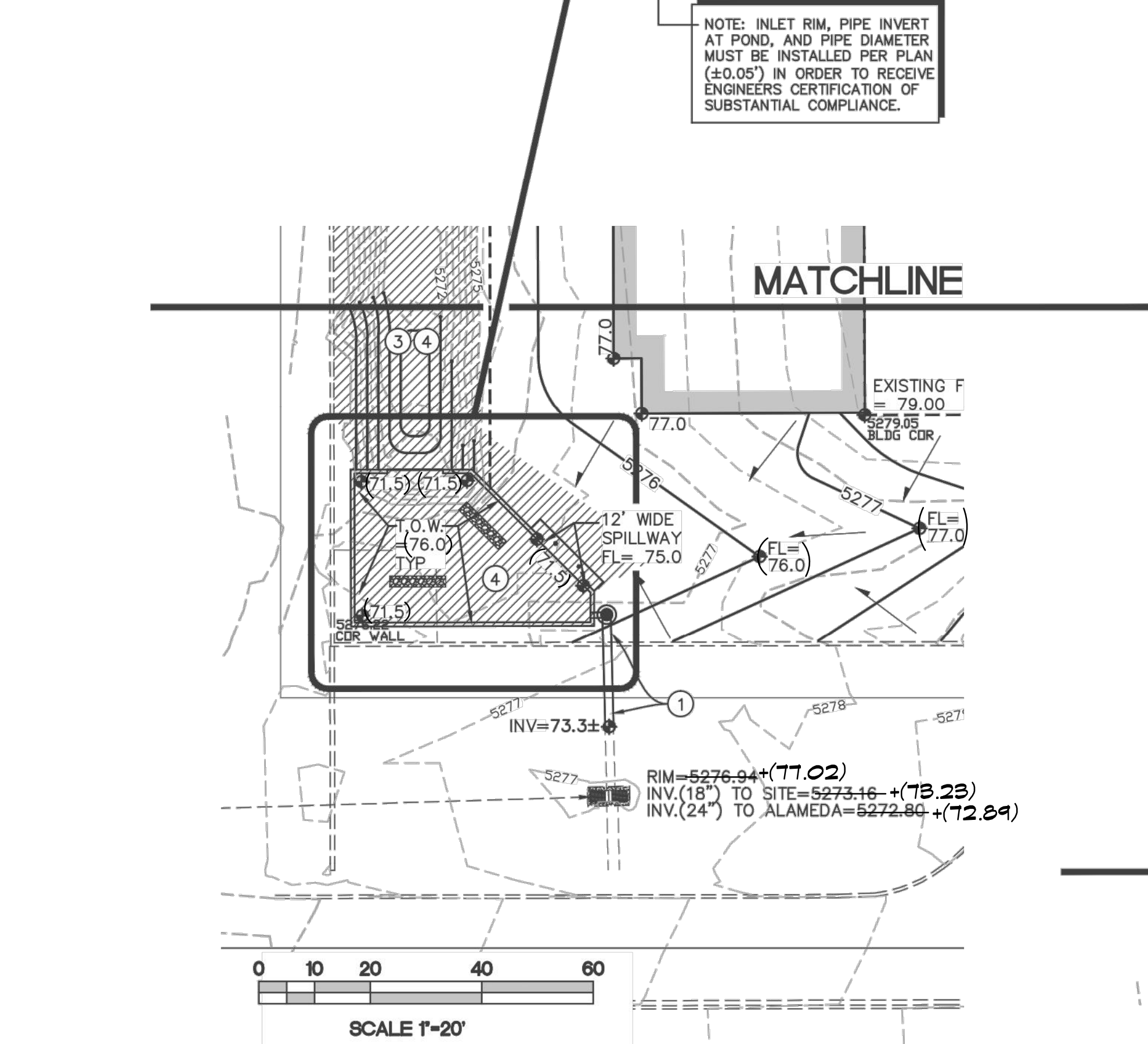
Based upon the information provided in your submittal received 9/17/2015, the above referenced Certification received is acceptable for the release of Certificate of Occupancy by Hydrology.

If you have any questions, you can contact me at 924-3695 or Totten Elliott at 924-3982.

Sincerely,

Rita Harmon, P.E.
Senior Engineer,
Planning Department

C: TE/RH
email



LEGAL DESCRIPTION: LOT 22A, BLOCK 28, NORTH
ALBUQUERQUE ACRES, TRACT A, UNIT B

FLOOD_ZONE: PER BERNALILLO COUNTY FIRM MAP 35001C0137H, EFFECTIVE ON 08/16/2012, THE SITE IS LOCATED WITHIN FLOODZONE 'X' DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

ENGINEER: FRED C. ARFMAN, P.E.
ISAACSON & ARFMAN, P.A.
128 MONROE ST NE, ABQ. NM 87108
PHONE: (505) 268-8828

SURVEYOR: DAVID COOPER
SIERRA LAND SURVEYING, INC.
1452 S. ST. FRANCIS DRIVE
SANTA FE, NM 87505
PHONE: (505) 983-5932

BENCHMARK: CITY OF ALBUQUERQUE 9-C18. AN ALUMINUM CAP LOCATED IN THE SOUTHWEST OF THE INTERSECTION OF SAN PEDRO AVENUE & WILSHIRE AVENUE NE. ELEVATION 5232.47 (ADJUSTED NAVD88).

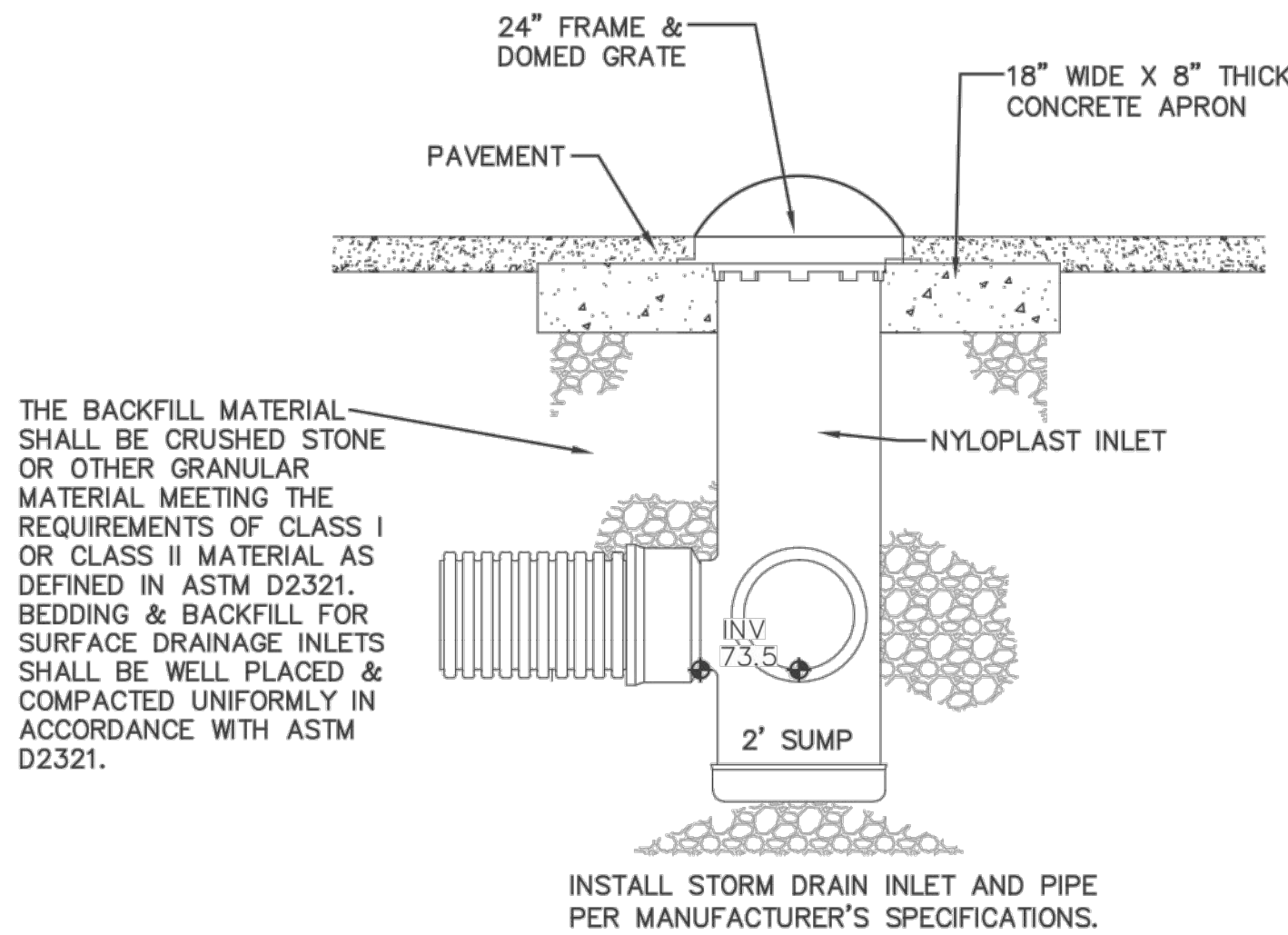
1	AN EXCAVATION / CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
2	ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #8.
3	TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (CALL '811') FOR LOCATION OF EXISTING UTILITIES.
4	PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SUCH LOCATIONS SHALL BE MARKED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5	BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC / STREET USE.
6	MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7	WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

The image shows a professional engineer's seal for Fred C. Arfman, a Licensed Professional Engineer in the State of New Mexico, License No. 7322. The seal is circular with the text "FRED C. ARFMAN", "NEW MEXICO", "7322", and "LICENSED PROFESSIONAL ENGINEER" around the perimeter. To the right of the seal is the logo for Isaacson & Arfman, P.A., which consists of a stylized blue and grey triangle. Below the logo, the company name "ISAACSON & ARFMAN, P.A." is written in a large, bold, serif font, followed by "Consulting Engineering Associates" in a smaller, italicized serif font. The address "128 Monroe Street N.E.", "Albuquerque, New Mexico 87108", and phone number "Ph. 505-268-8828" are listed, along with the website "www.isacil.com". At the bottom, the file name "2007 CG-101.dwg" and date "Jan 23,2015" are displayed.

GRADING AND DRAINAGE PLAN

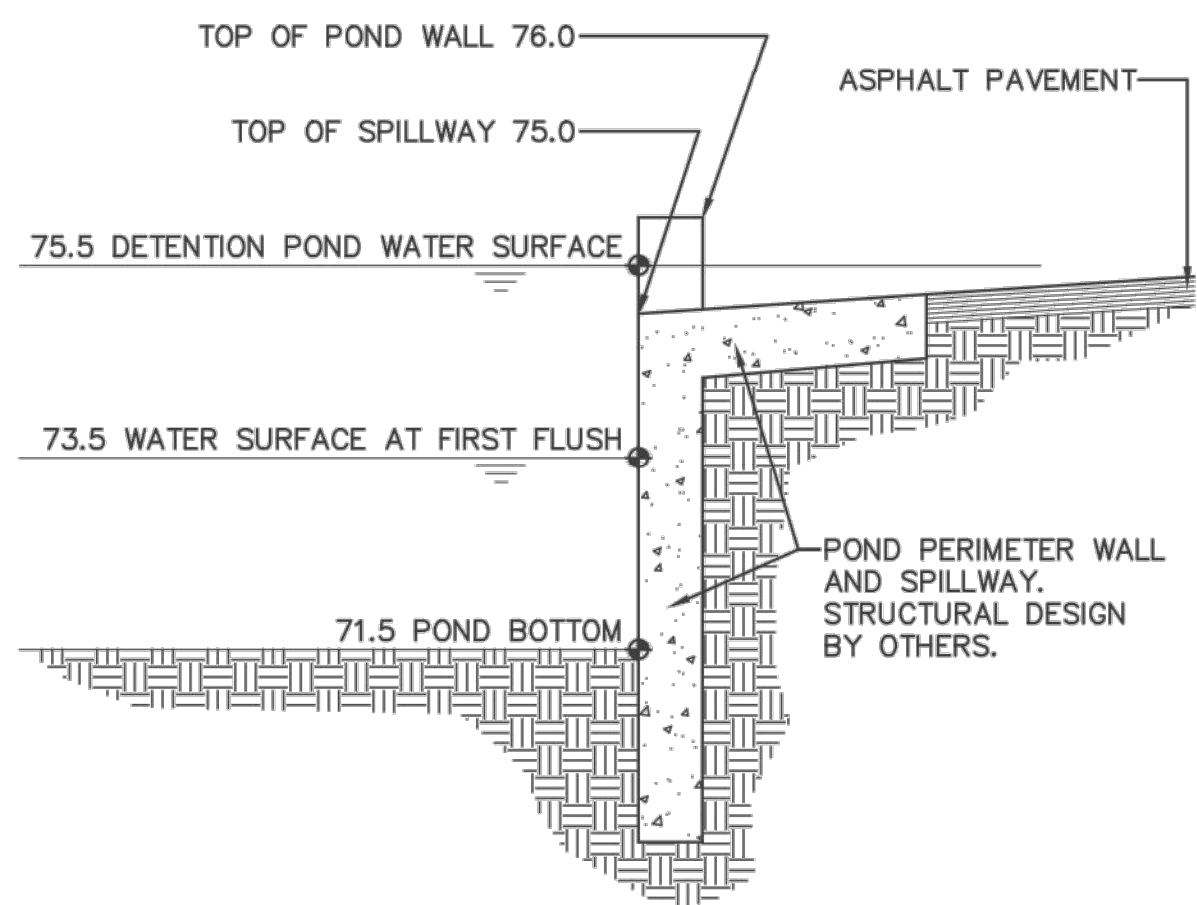
Date:	No.	Revision	Date:	Job No.
01.23.15	1	ENGR. CERTIFICATION	09-16-15	2007
Drawn By:				CG-101
BJB				
Ckd By:				SH. OF
FCA				





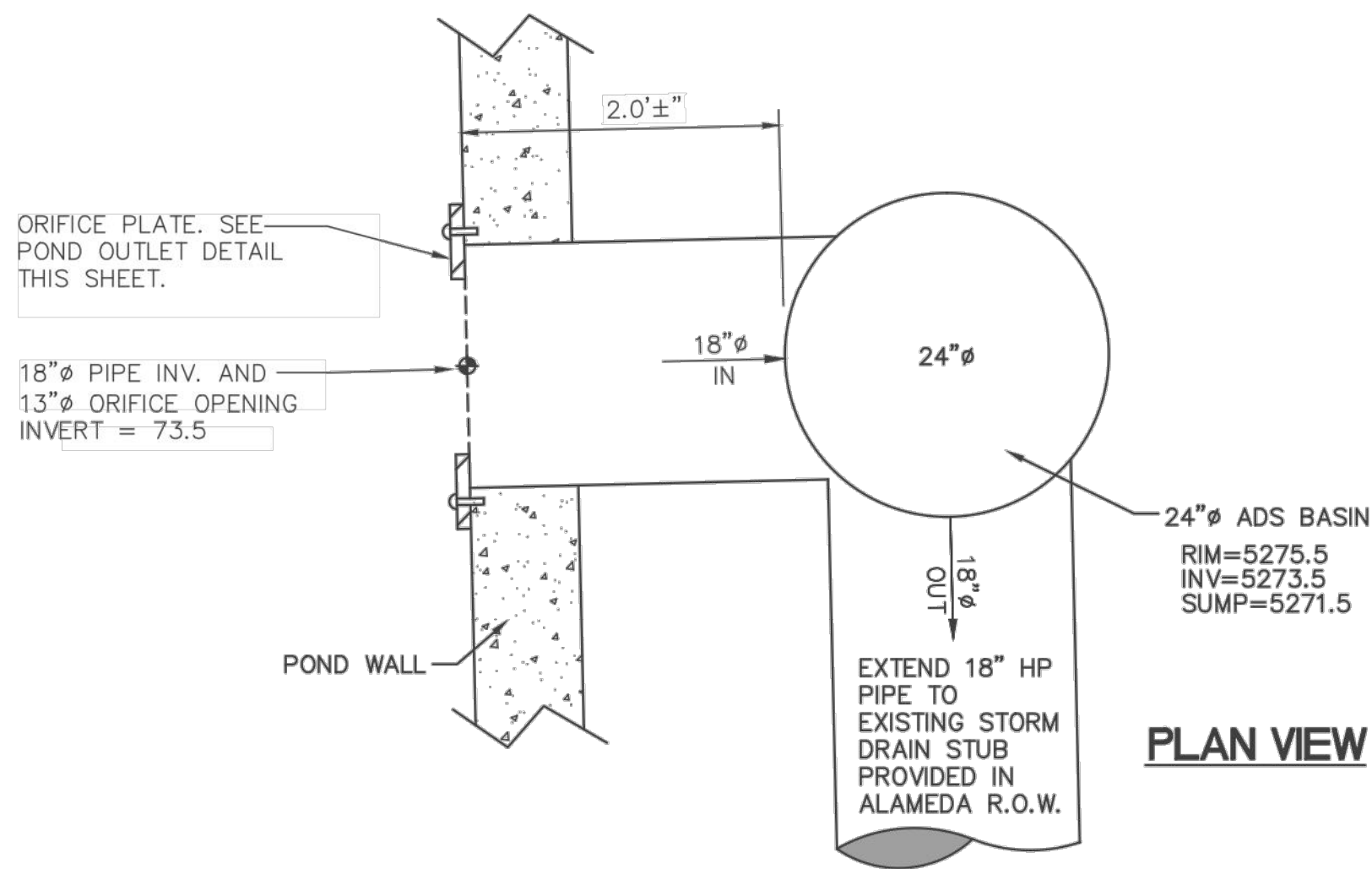
DRAINAGE INLET

SCALE: N.T.S.



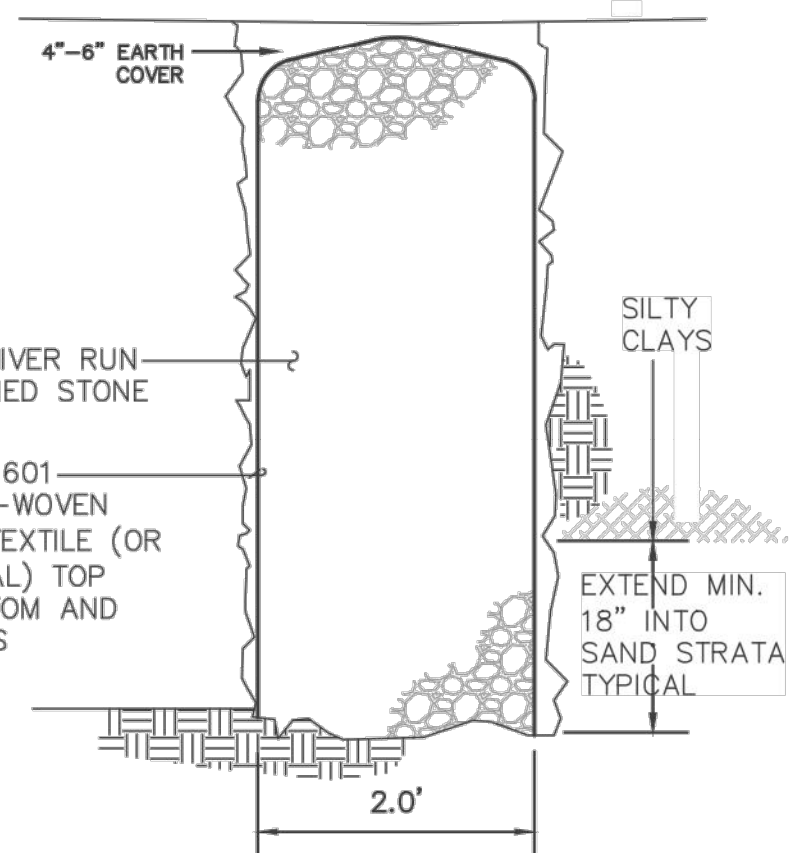
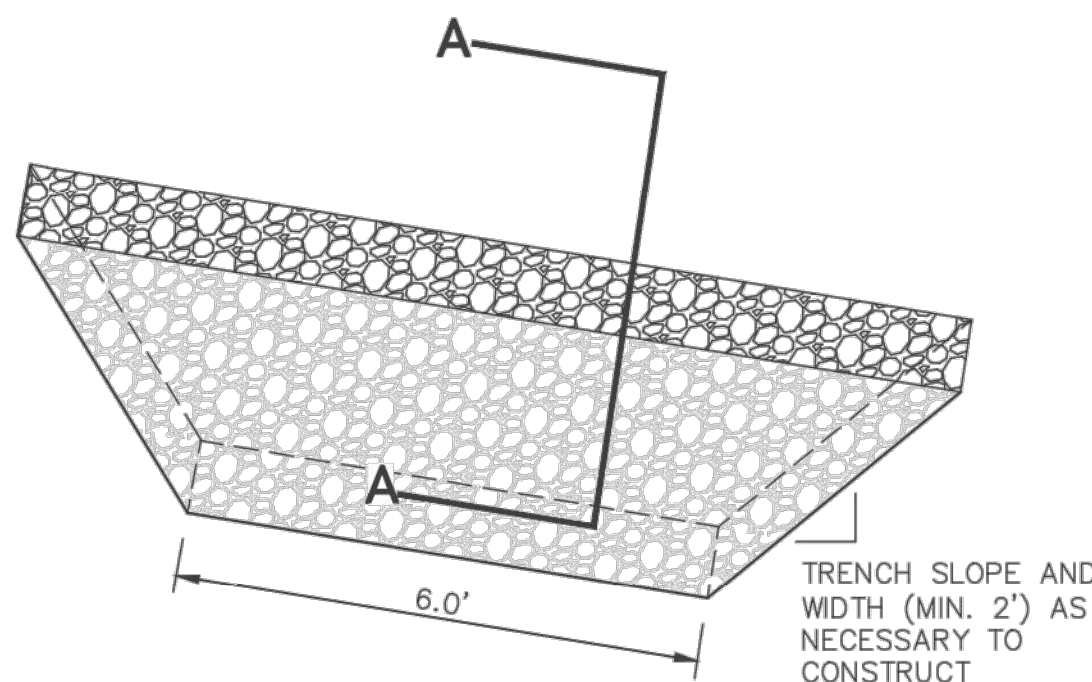
SECTION THROUGH POND SPILLWAY

SCALE: N.T.S.

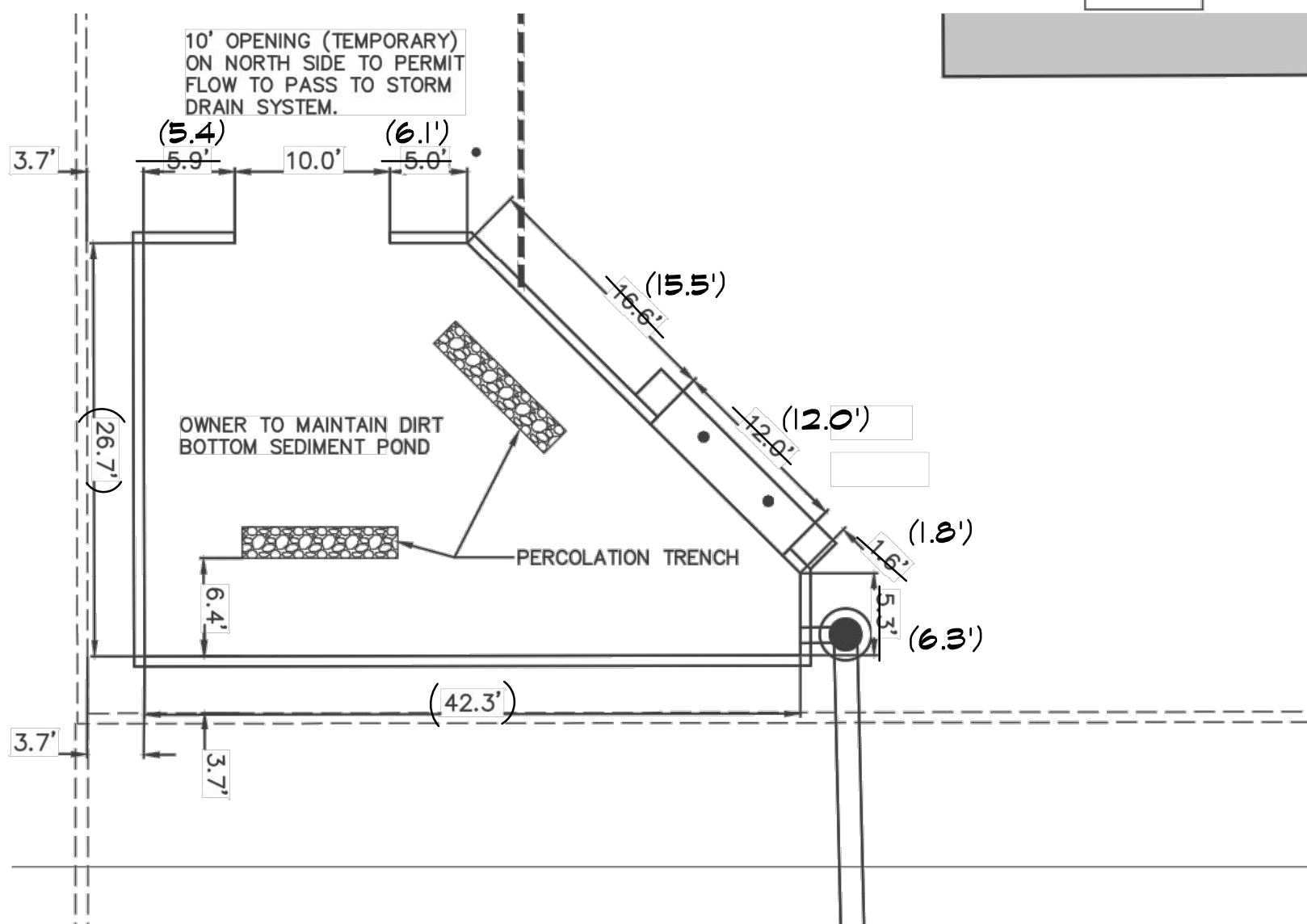


PLAN VIEW

SEE ADS DETAIL DRAWING STD-603:
DISSIMILAR PIPE CONNECTIONS FOR RCP
FOR CONNECTION REQUIREMENTS.

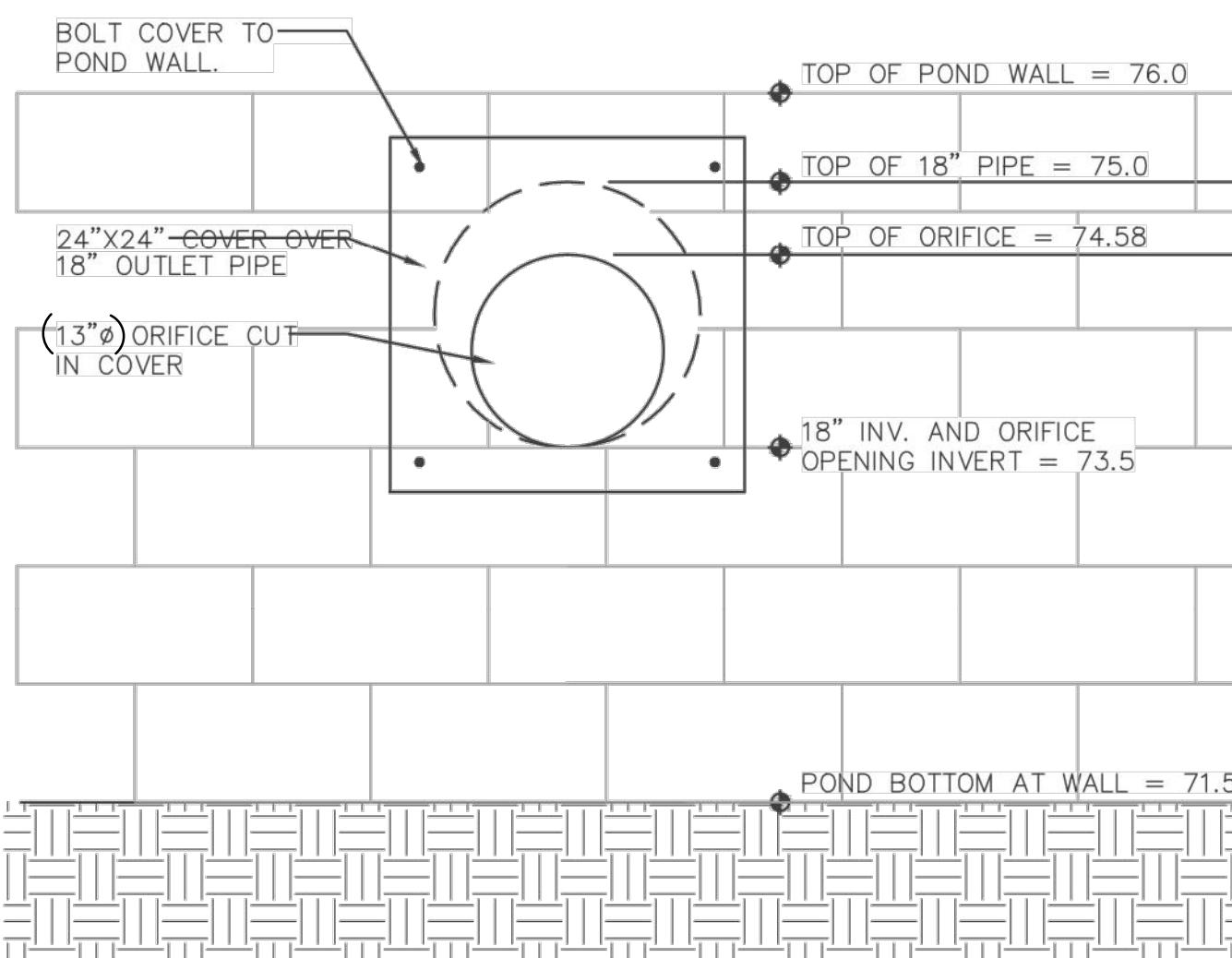


SECTION A-A



POND WALL DIMENSIONS

SCALE: 1"=10'



POND ORIFICE OUTLET

SCALE: 1"=10'

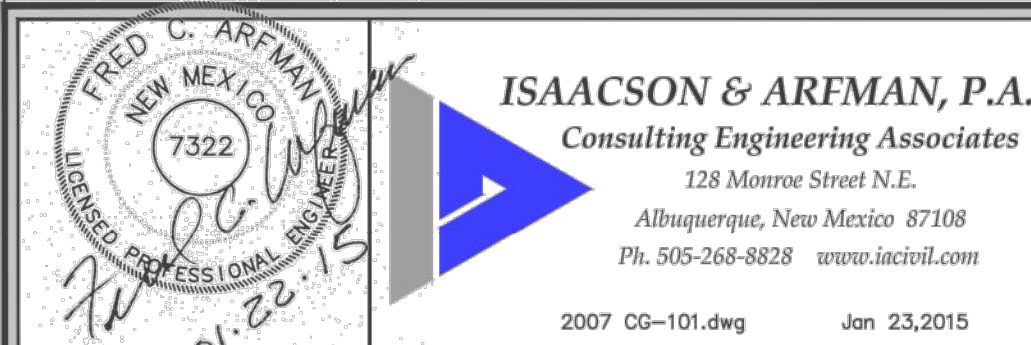
GENERAL NOTES

- THE CONTRACTOR SHALL ABIDE BY ALL STATE, LOCAL, AND FEDERAL LAWS, CODES, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA AND ADA REQUIREMENTS.
- ALL SUBGRADE, OVEREXCAVATION, BACKFILL, AND FILL SHALL BE PLACED AND / OR COMPACTED PER THE GEOTECHNICAL REPORT AND CITY OF ALBUQUERQUE SPECIFICATIONS.
- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS FOR THE OCCUPANCY, AS APPROPRIATE.
- COORDINATE WORK WITH SITE PLAN.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING OBSTRUCTIONS, AND THE CONDITION OF ALL EXISTING INFRASTRUCTURE PRIOR TO CONSTRUCTION. REPORT ALL DISCREPANCIES TO THE ENGINEER AND VERIFY THE ENGINEER'S INTENT BEFORE PROCEEDING.
- THE CONTRACTOR SHALL NOT SCALE DRAWINGS. ONLY WRITTEN DIMENSIONS OR KEYED NOTES SHALL BE USED.
- CONTRACTOR SHALL OBTAIN ALL REQUIRED INSPECTIONS OF THE WORK.
- CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT STRUCTURES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE. CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN BARRICADING PERMITS FROM THE APPROPRIATE AUTHORITIES PRIOR TO ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.
- ALL TRASH, DEBRIS, & SURFACE VEGETATION SHALL BE LEGALLY DISPOSED OF.
- PROPOSED SPOT AND CONTOUR ELEVATIONS SHOWN REPRESENT TOP OF FINISH MATERIAL (I.E. TOP OF CONCRETE, TOP OF CONCRETE BUILDING PAD, TOP OF PAVEMENT MATERIAL, TOP OF LANDSCAPING MATERIAL, ETC.). CONTRACTOR SHALL GRADE, COMPACT SUBGRADE AND DETERMINE EARTHWORK ESTIMATES BASED ON ELEVATIONS SHOWN MINUS FINISH MATERIAL THICKNESSES.
- IF FIELD GRADE ADJUSTMENTS ARE REQUIRED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER.
- EXISTING UTILITY LINES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND MAY BE INCOMPLETE OR OBSOLETE. SUCH LINES MAY OR MAY NOT EXIST WHERE SHOWN OR NOT SHOWN. CONTRACTOR SHALL CONTACT NM-811 FOR UTILITY LINE SPOTS TWO WORKING DAYS PRIOR TO CONDUCTING SITE FIELD WORK. CONTRACTOR SHALL FIELD VERIFY AND LOCATE ALL UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF NECESSARY DRY UTILITY ADJUSTMENTS.
- CONTRACTOR SHALL PROVIDE ALL OTHER CONSTRUCTION STAKING. CONTRACTOR SHALL LOCATE AND PRESERVE ALL BOUNDARY CORNERS AND REPLACE ANY LOST OR DISTURBED CORNERS AT CONTRACTOR'S SOLE EXPENSE. PROPERTY CORNERS SHALL ONLY BE RESET BY A REGISTERED LAND SURVEYOR.
- A CURRENT STORMWATER CONTROL PERMIT, INCLUDING AN EROSION SEDIMENT CONTROL PLAN (E.S.C.) FOR EROSION AND SEDIMENT CONTROL IS REQUIRED FOR ALL CONSTRUCTION, DEMOLITION CLEARING, AND GRADING OPERATIONS THAT DISTURB THE SOIL ON ONE ACRE OR MORE OF LAND. OWNER WILL COORDINATE.
- POST-CONSTRUCTION MAINTENANCE FOR PRIVATE STORMWATER FACILITIES WILL BE THE RESPONSIBILITY OF THE FACILITIES OWNER. PERIODIC INSPECTION AND CERTIFICATIONS OF THE FACILITIES MAY BE REQUIRED BY THE CITY ENGINEER.
- ADJUST ANY RIMS OF EXISTING UTILITY FEATURES AS NECESSARY TO MATCH NEW GRADES. UTILITIES IN PAVED AREAS SHALL BE HS-25 TRAFFIC RATED.
- ALL NEW PAVEMENT SURFACES SHALL BE CONSTRUCTED WITH POSITIVE SLOPE AWAY FROM BUILDINGS AND POSITIVE SLOPE TOWARD EXISTING AND/OR PROPOSED DRAINAGE PATHS. PAVING AND ROADWAY GRADES SHALL BE $\pm 0.1'$ FROM PLAN ELEVATIONS. BUILDING PAD ELEVATION SHALL BE $\pm 0.05'$ FROM PLAN ELEVATION.
- WHERE GRADES BETWEEN NEW AND EXISTING ARE SHOWN AS 'MATCH' OR '+', TRANSITIONS SHALL BE SMOOTH.
- ENGINEER RECOMMENDS THAT OWNER INSPECT SITE YEARLY AND AFTER EACH RAINFALL TO IDENTIFY AREAS OF EROSION AND INSTALL EROSION PROTECTION AS NEEDED.
- ALL SITE PREPARATION, GRADING OPERATIONS, FOUNDATION CONSTRUCTION, AND PAVEMENT INSTALLATION WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT, WHICH WILL BE PROVIDED BY THE OWNER.
- ENGINEER'S CERTIFICATION CANNOT BE PROVIDED UNTIL ALL SITE DRAINAGE IMPROVEMENT WORK IS COMPLETE AND PERMANENT EROSION PROTECTION IS INSTALLED PER PLAN. LANDSCAPING IS NOT REQUIRED FOR CERTIFICATION.

STORM DRAIN NOTES

STORM DRAIN NOTES

- INSTALL ALL STORM DRAIN INLETS AND PIPE PER ADS MANUFACTURER'S SPECIFICATIONS.
- ON-SITE PIPE SHALL BE ADS N-12 (WATERTIGHT) OR ENGINEER APPROVED EQUIVALENT. PIPE SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
- PIPE WITHIN ALAMEDA R.O.W. SHALL BE RCP OR ADS HP AS APPROVED BY C.O.A. HYDROLOGY. PIPE SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
- STORM DRAINS SHALL BE INSTALLED AT INVERTS AND SLOPES SPECIFIED ON THE PLANS. THE PIPE SHALL DRAIN AT A CONSTANT SLOPE BETWEEN FITTINGS AND MANHOLES. THE PIPE SHALL DRAIN TOWARD THE OUTLET AT ALL LOCATIONS.
- STORM DRAIN SYSTEM WILL REQUIRE REGULAR MAINTENANCE TO ENSURE PROPER FUNCTIONING DURING STORM EVENTS. ENGINEER RECOMMENDS THAT PROPERTY OWNER PUT IN PLACE INSPECTION AND MAINTENANCE CRITERIA SCHEDULED TO OCCUR MONTHLY AND AFTER EACH STORM EVENT.
- VIBRATORY COMPACTION SHALL NOT BE USED OVER IN-PLACE UTILITIES.
- ALL BACKFILL SHALL BE COMPACTED TO A MINIMUM 95% DENSITY PER ASTM D-1557.



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ALAMEDA SELF-STORAGE STORM DRAIN IMPROVEMENTS PARKS CONSTRUCTION

DRAINAGE DETAILS

Date:	No.	Revisions	Date	Job No.
01.23.15				2007
Drawn By:				CG-501
Chk By:				SH. OF
FCA				

