

CITY OF ALBUQUERQUE



January 16, 2015

Ms. Asa Weber, PE
Isaacson & Arfman, PA
1287 Monroe Street NE
Albuquerque, NM 87108

**Re: Santa Monica Place Tracts 3A, 3B, 4A, 4B Revised Grading and Drainage Plan
Dated 1-14-15 (D18D054D)**

Dear Ms. Weber,

Based upon the information provided in your submittal received 1-14-15, the above referenced Grading and Drainage Plan is approved for Grading Permit.

Engineer Certification per the DPM checklist will be required prior to release of Financial Guarantee.

If you have any questions, you can contact me at 924-3994.

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

Sincerely,

Amy L. D. Niese, P.E.
Senior Engineer, Hydrology
Planning Department

C: e-mail
file

GENERAL NOTES

- A. ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL REPORT. WHERE APPLICABLE, CITY OF ALBUQUERQUE AND NMDOT STANDARDS APPLY

B. 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.

C. ALL SUBGRADE, OVEREXCAVATION, BACKFILL, AND FILL SHALL BE PLACED AND / OR COMPACTED PER THE GEOTECHNICAL REPORT AND CITY OF ALBUQUERQUE SPECIFICATIONS.

D. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION, OR PRIOR TO OCCUPANCY, AS APPROPRIATE. IF PERMITS ARE DELAYED OR ISSUED WITH CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY.

E. COORDINATE WORK WITH PUBLIC WORK ORDER PLANS FOR PAVING, UTILITY AND STORM DRAIN PLANS.

F. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING OBSTRUCTIONS, AND CONDITION OF ALL EXISTING INFRASTRUCTURE PRIOR TO CONSTRUCTION. REPORT ALL DISCREPANCIES TO THE ENGINEER AND VERIFY THE ENGINEER'S INTENT BEFORE PROCEEDING.

G. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE SAFETY.

H. CONTRACTOR SHALL OBTAIN ALL REQUIRED INSPECTIONS OF THE WORK. CONTRACTOR SHALL REGULARLY UPDATE OWNER REGARDING THE STATUS OF THE INSPECTIONS.

I. 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.
- J. CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS. EQUIPMENT SHALL ONLY OBSTRUCT DESIGNATED TRAFFIC LANES IF APPROPRIATE BARRICADING PERMITS HAVE BEEN OBTAINED. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL IN THE RIGHT-OF-WAY.

K. THE CONTRACTOR SHALL PROVIDE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN THAT CONFORMS TO THE LATEST EDITION OF THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) AND LOCAL REQUIREMENTS. THE CONTRACTOR SHALL OBTAIN BARRICADING PERMITS FROM THE APPROPRIATE AUTHORITIES PRIOR TO ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.

L. THE CONTRACTOR SHALL MAINTAIN ALL BARRICADING AND CONSTRUCTION SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.

M. ALL TRASH, DEBRIS, & SURFACE VEGETATION SHALL BE CLEARED AND LEGALLY DISPOSED OF OFFSITE.

N. 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.

O. 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.
- P. SOIL TESTING AND INSPECTION SERVICES DURING EARTHWORK OPERATIONS ARE REQUIRED. CONTRACTOR SHALL ALLOW TESTING LABS TO INSPECT AND APPROVE COMPACTED SUBGRADES, BACKFILL, AND FILL LAYERS BEFORE FURTHER CONSTRUCTION WORK IS DONE. SHOULD COMPACTION TESTS INDICATE INADEQUATE DENSITY, CONTRACTOR SHALL PROVIDE ADDITIONAL COMPACTION AND TESTING AT THE CONTRACTOR'S SOLE EXPENSE.

Q. 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.

R. 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.

S. 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.

T. STORMWATER CONTROL MEASURES SHOWN ON THIS PLAN ARE REQUIRED TO PROVIDE MANAGEMENT OF 'FIRST FLUSH' DEFINED AS THE 90TH PERCENTILE STORM EVENT OR 0.34" (0.44" LESS 0.1" FOR INITIAL ABSTRACTION) OF STORMWATER WHICH DISCHARGES DIRECTLY TO A PUBLIC STORM DRAINAGE SYSTEM.

U. WHERE GRADES BETWEEN NEW AND EXISTING ARE SHOWN AS 'MATCH' OR '±', TRANSITIONS SHALL BE SMOOTH.

V. ALL FRACTURED FACE ROCK (F.F. ROCK) TO BE 6" AVG. DIA. ANGULAR FACED ROCK PLACED OVER GEOTEX 501 NON-WOVEN GEOTEXTILE (O.E.). NOTE: PERMANENT TURF REINFORCEMENT MATERIAL (LANDLOK TRM 450 O.E.) MAY BE SUBSTITUTED AT ALL AREAS REFERENCING F.F. ROCK EROSION PROTECTION.
- W. CONTRACTOR SHALL COMPLY WITH LOCAL REGULATIONS FOR RESEEDING OF DISTURBED AREAS.

X. ENGINEER RECOMMENDS THAT OWNER MAINTAIN EROSION PROTECTION ELEMENTS. ENGINEER RECOMMENDS THAT OWNER INSPECT SITE YEARLY AND AFTER EACH RAINFALL TO IDENTIFY NEW AREAS OF EROSION AND INSTALL ADDITIONAL EROSION PROTECTION AS NEEDED BASED ON ACTUAL OCCURRENCES.

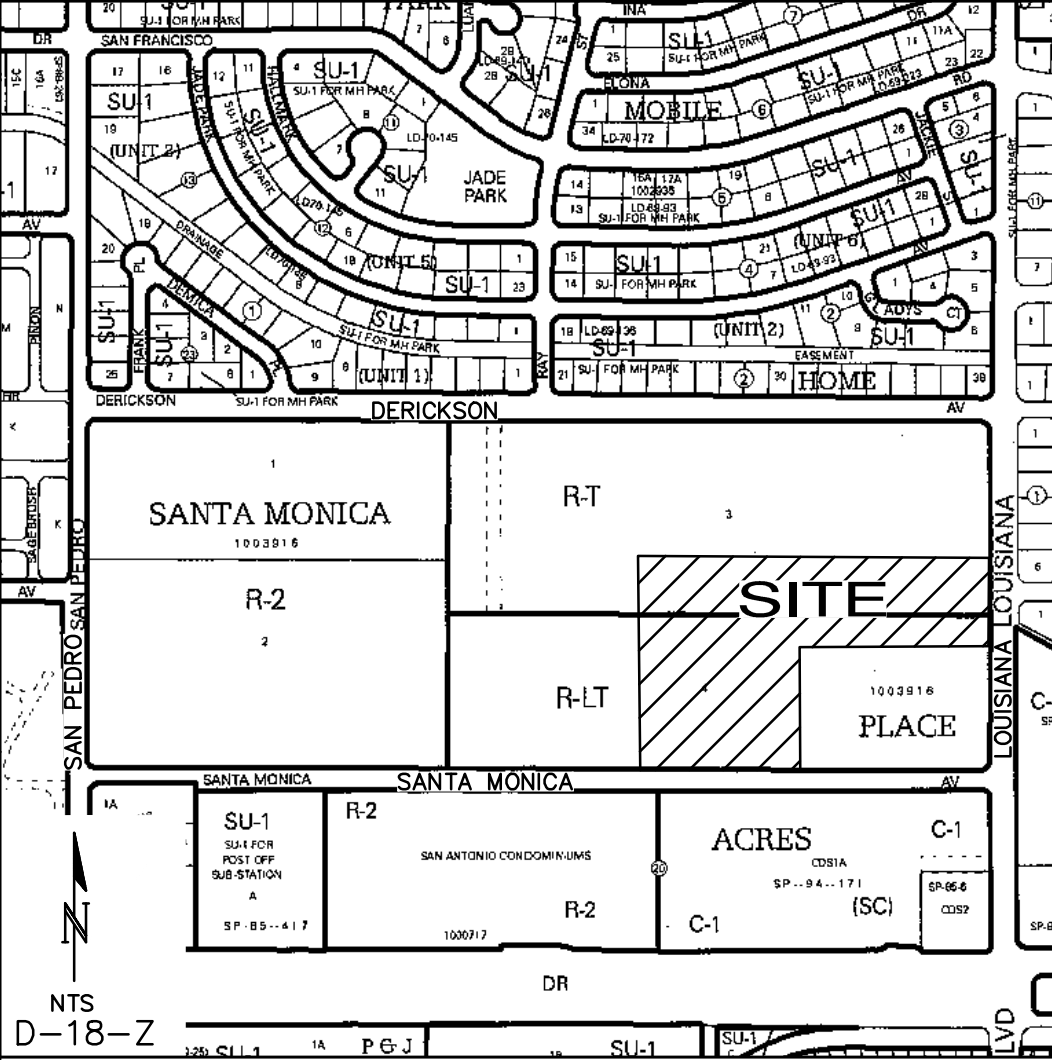
Y. GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.

Z. MEASURES REQUIRED FOR EROSION AND SEDIMENT CONTROL SHALL BE INCIDENTAL TO THE PROJECT COST.

AA. 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 OR ARCHITECT. ALL OTHER WORK SHALL, UNLESS OTHERWISE NOTED IN THE PLANS, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATION (FIRST PRIORITY), AND/OR NMDOT STANDARD SPECIFICATIONS FOR PUBLIC WORK (SECOND PRIORITY.)

SEE GEOTECHNICAL REPORT BY WESTERN TECHNOLOGIES FOR SOIL ANALYSIS AND SPECIFIC OVEREXCAVATION AND COMPACTION REQUIREMENTS.

VICINITY MAP



PROJECT INFORMATION

PROPERTY: THE SITE IS A PREVIOUSLY DEVELOPED (MOBILE HOME) PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP D-18. THE SITE IS BOUND TO THE SOUTHWEST BY APARTMENTS, TO THE NORTHWEST BY A NEW APARTMENT COMPLEX CURRENTLY UNDER CONSTRUCTION, TO THE EAST BY LOUISIANA BLVD, AND TO THE NORTH BY DERICKSON AVENUE NE.

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE CONSTRUCTION OF ROADWAY, UTILITY AND STORM DRAIN INFRASTRUCTURE.

EXISTING LEGAL: TRACTS 3 & 4, SANTA MONICA PLACE, ALBUQUERQUE, NM

PROPOSED LEGAL: TRACTS 3-A, 3-B, 4-A & 4-B, SANTA MONICA PLACE, ALBUQUERQUE, NM

DISTURBED AREA: 6.0 AC. ±

BENCHMARK: VERTICAL DATUM IS BASED UPON THE ALBUQUERQUE CONTROL SURVEY BENCHMARK "10-D18", ELEVATION = 5321.79 (NGVD88)

DRAINAGE: PER THE MASTER DRAINAGE REPORT FOR TRACTS 3-A, 3-B, 4-A & 4-C, SANTA MONICA PLACE, BY ISAACSON & ARFMAN, DATED 10/9/14, DRAINAGE FROM THE UNDEVELOPED TRACTS WILL BE DIRECTED TO THE EXISTING TEMPORARY DETENTION POND ON TRACT 3. A TEMPORARY STANDPIPE WILL BE CONSTRUCTED ON TRACT 4-B WHICH WILL DISCHARGE TO THE EXISTING CHANNEL AND TO THE POND. STREET FLOWS WILL ALSO DISCHARGE TO THIS EXISTING CHANNEL.

FLOOD HAZARD: THE SUBJECT PROPERTY LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOOD PLAIN) IN ACCORDANCE WITH THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAP NO. 35001C0137 F, EFFECTIVE DATE 11-19-03.

SURVEYOR: RUSS P. HUGG, SURV-TEK, INC., (505)897-3366, ALBUQUERQUE, NEW MEXICO.

ORIGINAL AERIAL MAPPING BY TR MANN & ASSOCIATES PERFORMED IN 2006 WAS UTILIZED FOR THE EAST PORTION OF TRACTS 3 AND 4 WHICH HAVE NOT YET BEEN DISTURBED BY GRADING OPERATIONS. TOPOGRAPHIC FIELD SURVEYS WERE PERFORMED DURING THE MONTH OF JANUARY, 2014 FOR TRACT 1 PRIOR TO CONSTRUCTION WHICH IS CURRENTLY UNDERWAY. THE AREA IMMEDIATELY EAST OF TRACT 1 WHICH WAS GRADED DURING THE CONSTRUCTION OF TRACT 2 WAS FIELD SURVEYED ON SEPTEMBER 22, 2014 AND ALL THREE SURVEY DATUMS DESCRIBED ABOVE HAVE BEEN MERGED INTO ONE SURFACE AND RE CONTOURED AS SHOWN HEREON.

LEGEND

- EXISTING CONTOUR - 1' INCREMENT
- PROPOSED CONTOUR - 1' INCREMENT
- ROCK EROSION CONTROL
- PROPOSED STORM DRAIN W/ MANHOLE

ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

128 Monroe Street N.E.

Albuquerque, New Mexico 87108

Ph. 505-268-8828 www.isaacson.com

2048 CG-101.dwg

Jan 14, 2015

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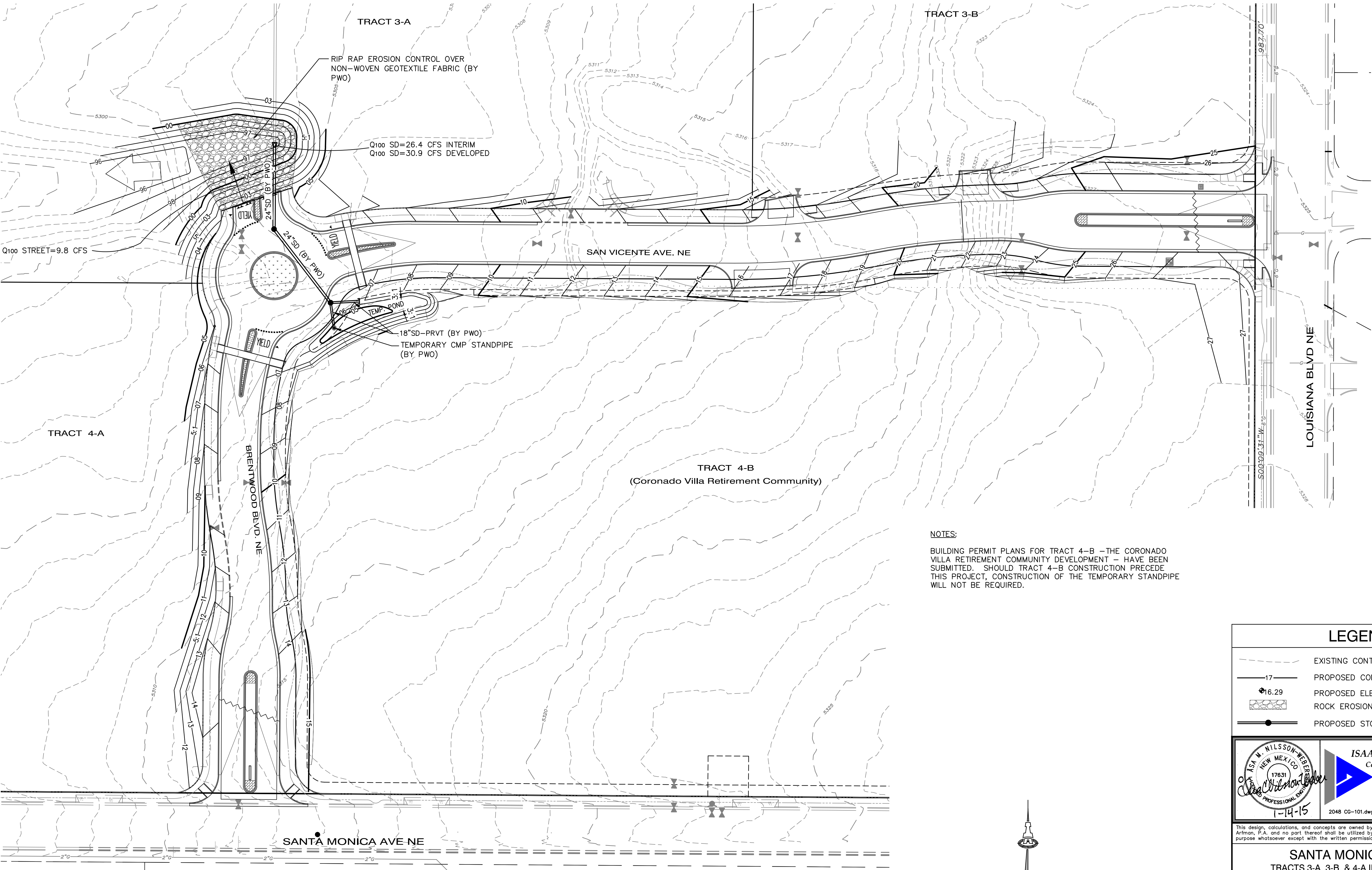
SANTA MONICA PLACE

TRACTS 3-A, 3-B, & 4-A INFRASTRUCTURE

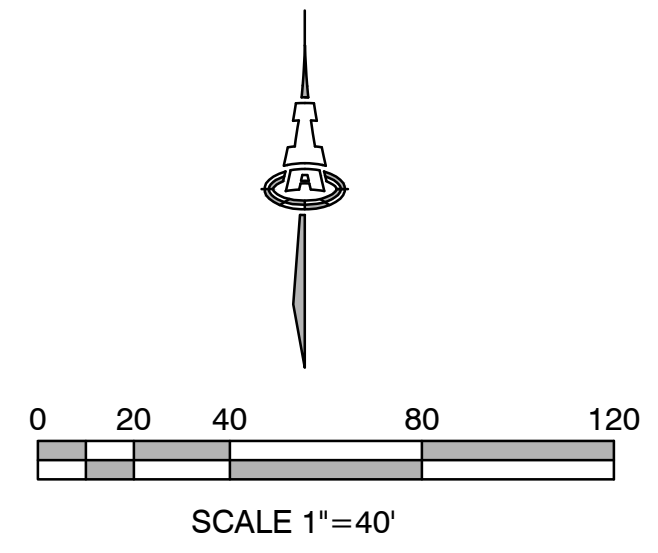
DEL REY INVESTMENT, LLC

OVERALL GRADING & DRAINAGE PLAN

Date:	No. Revision:	Date:	Job No.
10/10/14			2048
Drawn By:			CG-101
thor			
Ckd By:			SH. 1 OF 2
ANW			



NOTES:
BUILDING PERMIT PLANS FOR TRACT 4-B –THE CORONADO VILLA RETIREMENT COMMUNITY DEVELOPMENT – HAVE BEEN SUBMITTED. SHOULD TRACT 4-B CONSTRUCTION PRECEDE THIS PROJECT, CONSTRUCTION OF THE TEMPORARY STANDPIPE WILL NOT BE REQUIRED.



LEGEND

EXISTING CONTOUR – 1' INCREMENT

PROPOSED CONTOUR – 1' INCREMENT

PROPOSED ELEVATION

ROCK EROSION CONTROL

PROPOSED STORM DRAIN W/ MANHOLE

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Jan 14, 2015

SANTA MONICA PLACE
TRACTS 3-A, 3-B, & 4-A INFRASTRUCTURE
DEL REY INVESTMENT, LLC

ENLARGED GRADING & DRAINAGE PLAN

Date:	10/10/14	No.:	Revision:	Date:	Job No.
Drawn By:	thor				2048
Ckd By:	ANW				CG-102
					SH.2 OF 2