

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



Richard J. Berry, Mayor

May 11, 2014 (RTH)
~~December 18, 2015~~

Åsa M. Nilson-Webber, P.E.
Isaacson & Arfman, P.A.
128 Monroe Street N.E.
Albuquerque, NM 87108

**RE: Tract 3-A-1 and a Portion of Tract 4-A-1
Drainage and Grading Plan
Engineer's Stamp Date 5-2-2016 (File: D18D054E)**

Dear Mrs. Weber:

Based upon the information provided in your submittal received 5-4-2015, the above referenced plan, which includes revisions to the proposed grading, is approved for Grading Permit and Work Order.

Please attach a copy of this approved plan in the construction sets when submitting for a building permit. This letter replaces the approval given for the Grading and Drainage Plan with a stamp date of 10-19-2015, and the revised Grading and Drainage Plan with a stamp date of 11-19-2015.

Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

If you have any questions, you can contact me at 924-3695.

Sincerely,

Rita Harmon, P.E.
Senior Engineer, Planning Dept.
Development Review Services

Orig: Drainage file

D18D054E_GP_WO_Appr3.doc.docx

From: [Harmon Rita T.](#)
To: ["Åsa Weber"](#)
Subject: RE: Santa Monica Estates--DRB #1010144
Date: Monday, April 18, 2016 2:49:12 PM

Asa,

I concur that an amended grading and drainage plan will not be required for DRB action on the amended preliminary plat since the infrastructure is the same.

However, an amended Grading and Drainage plan will be required for building permit and Work Order.

Rita Harmon, P.E.

Senior Engineer, Hydrology
COA, Planning Department
505-924-3695

From: Åsa Weber [mailto:asaw@iacivil.com]
Sent: Monday, April 18, 2016 2:35 PM
To: Harmon Rita T.
Cc: Abiel X. Carrillo; Brian Patterson; Wolfenbarger, Jeanne
Subject: Santa Monica Estates--DRB #1010144

Hi Rita,

Per our phone conversation, here is a summary of the changes for this project that will require a preliminary plat amendment at DRB.

- 24 townhome lots along Derickson will be replaced with 21 detached homes.
- The entire site will be lowered 0.3' to reduce dirt import.
- The original grading & drainage scheme will remain the same.
- The infrastructure list will remain the same.

We will submit a revised grading & drainage plan and also a revised public work order set.

Please confirm that approval of the revised grading plan will not be required for DRB approval of the amended preliminary plat.

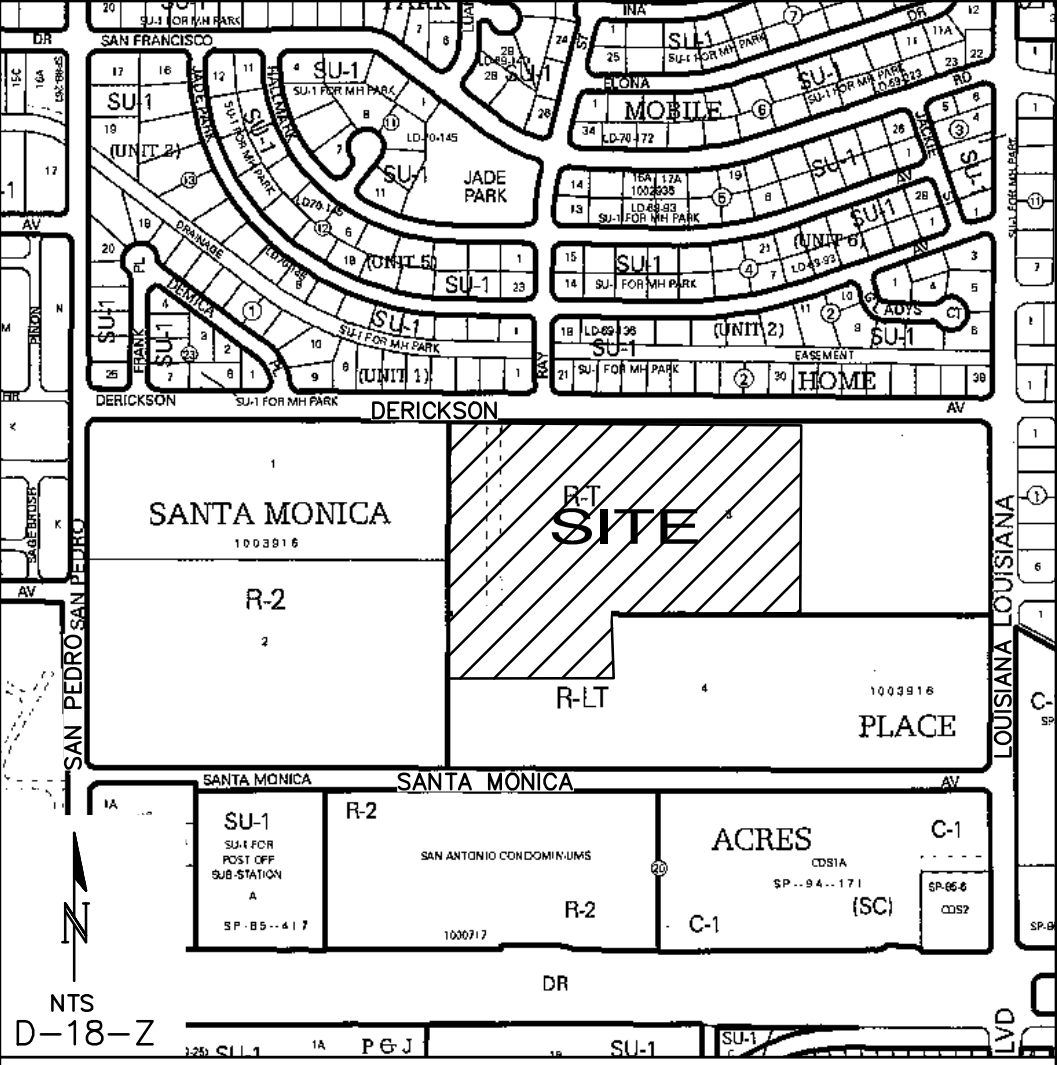
Thank you.

Åsa Nilsson-Weber, P.E.
Principal / Vice President
Isaacson & Arfman, P.A.
128 Monroe St. N.E.
Albuquerque, NM 87108
Phone: (505)268-8828
asaw@iacivil.com

GENERAL NOTES

- ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL REPORT. WHERE APPLICABLE AND CITY OF ALBUQUERQUE SPECIFICATIONS APPLY.
2. 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.
3. ALL SUBGRADE, OVEREXCAVATION, BACKFILL, AND FILL SHALL BE PLACED AND / OR COMPACTED PER THE GEOTECHNICAL REPORT AND CITY OF ALBUQUERQUE SPECIFICATIONS.
4. 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 AND ARCHITECT IMMEDIATELY.
5. 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 ARCHITECT / ENGINEER AND VERIFY THE ARCHITECT / ENGINEER'S INTENT BEFORE PROCEEDING.
6. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE SAFETY.
7. THE CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS ON SITE AT ALL TIMES. THE CONTRACTOR SHALL NOT SCALE DRAWINGS. ONLY WRITTEN DIMENSIONS OR KEYED NOTES SHALL BE USED.
8. CONTRACTOR SHALL OBTAIN ALL REQUIRED INSPECTIONS OF THE WORK. CONTRACTOR SHALL REGULARLY UPDATE OWNER AND ARCHITECT REGARDING THE STATUS OF THE INSPECTIONS.
9. 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.
10. 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.
11. 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.
12. 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.
13. ALL TRASH, DEBRIS, & SURFACE VEGETATION SHALL BE CLEARED AND LEGALLY DISPOSED OF OFFSITE.
14. 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.
15. IF FIELD GRADE ADJUSTMENTS ARE REQUIRED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER.
16. 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.
17. 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.
18. 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.
19. THE ENVIRONMENTAL PROTECTION AGENCY (EPA) AND THE CITY OF ALBUQUERQUE REQUIRE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP), AN NPDES PERMIT, AND AN EROSION AND SEDIMENT CONTROL (ESC) PERMIT FOR PROJECTS WHERE CONSTRUCTION ACTIVITIES MEET THE EPA THRESHOLD. (SWPPP, NPDES PERMIT, AND ESC PLAN BY OTHERS.) A CITY-APPROVED ESC PERMIT MUST BE INCLUDED WITH THE CONTRACTOR'S SUBMITTAL FOR A ROUGH GRADING, GRADING, PAVING, BUILDING, OR WORK ORDER PERMIT.
20. A CURRENT STORMWATER CONSTRUCTION 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.
21. 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.
22. STORMWATER CONTROL MEASURES SHOWN ON THIS PLAN ARE REQUIRED TO PROVIDE MANAGEMENT OF 'FIRST FLUSH' (DEFINED AS THE 90TH PERCENTILE STORM EVENT. PER THE CITY DRAINAGE ORDINANCE, THE 90TH PERCENTILE STORM EVENT, WHICH IS 44 INCHES, IS TO BE MANAGED. REDUCE 0.44 INCH BY THE 0.1 INCH FOR THE INITIAL IMPERVIOUS ABSTRACTION IN TABLE A-6 OF SECTION 22 OF THE DPM. MULTIPLY THE REMAINING 0.34 INCH BY YOUR IMPERVIOUS AREA. THIS IS THE PORTION TO RETAIN.
23. ADJUST ANY RIMS OF EXISTING UTILITY FEATURES AS NECESSARY TO MATCH NEW GRADES.
24. BUILDING PAD ELEVATION SHALL BE $\pm 0.05'$ FROM PLAN ELEVATION.
25. WHERE GRADES BETWEEN NEW AND EXISTING ARE SHOWN AS 'MATCH' OR ' $\pm$ ', TRANSITIONS SHALL BE SMOOTH.
26. SIDESLOPES STEEPER THAN 3:1 BUT LESS THAN 2:1 MUST HAVE PERMANENT EROSION CONTROL (F.F. ROCK) INSTALLED, TYPICAL. NO SLOPE SHALL BE STEEPER THAN 2:1.
27. CONTRACTOR SHALL COMPLY WITH LOCAL REGULATIONS FOR RESEEDING OF DISTURBED AREAS.
28. POND DESIGN PARAMETERS (TOP OF POND, BOTTOM OF POND, SIZE OF ORIFICE, AREA OF POND, ETC.) TO BE STRICTLY ADHERED TO FOR CERTIFICATION PURPOSES. SEE DETAIL SHEET FOR ADDITIONAL INFORMATION.
29. 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.
30. GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
31. MEASURES REQUIRED FOR EROSION AND SEDIMENT CONTROL SHALL BE INCIDENTAL TO THE PROJECT COST.
32. 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.)
33. FIVE WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (811) FOR LOCATION OF EXISTING UTILITIES.

VICINITY MAP



PROJECT DATA

LEGAL DESCRIPTION: Tract 3-A-1, Santa Monica Place

SITE AREA: 15.0415 AC.

FLOOD ZONE: THE SUBJECT PROPERTY (AS SHOWN HEREON) LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOOD PLAIN) AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NO. 35001C0137H, MAP REVISED AUGUST 16, 2012.

ENGINEER: ÅSA NILSSON-WEBER
ISAACSON & ARFMAN, P.A.
128 MONROE ST NE, APO. NM 87108
PHONE: (505) 268-8828

SURVEYOR: RUSS HUGG
SURV-TEK, INC.
9384 VALLEY VIEW DRIVE, APO. NM 87114
PHONE: (505) 897-3366

BENCHMARK: ACS MONUMENT BM 25_E18
ELEVATION: 5339.186 (NGVD 1988)

	ISAACSON & ARFMAN, P.A. Consulting Engineering Associates 128 Monroe Street N.E. Albuquerque, New Mexico 87108 Ph. 505-268-8828 www.iaicivil.com 2109 CG-101.dwg May 04, 2016
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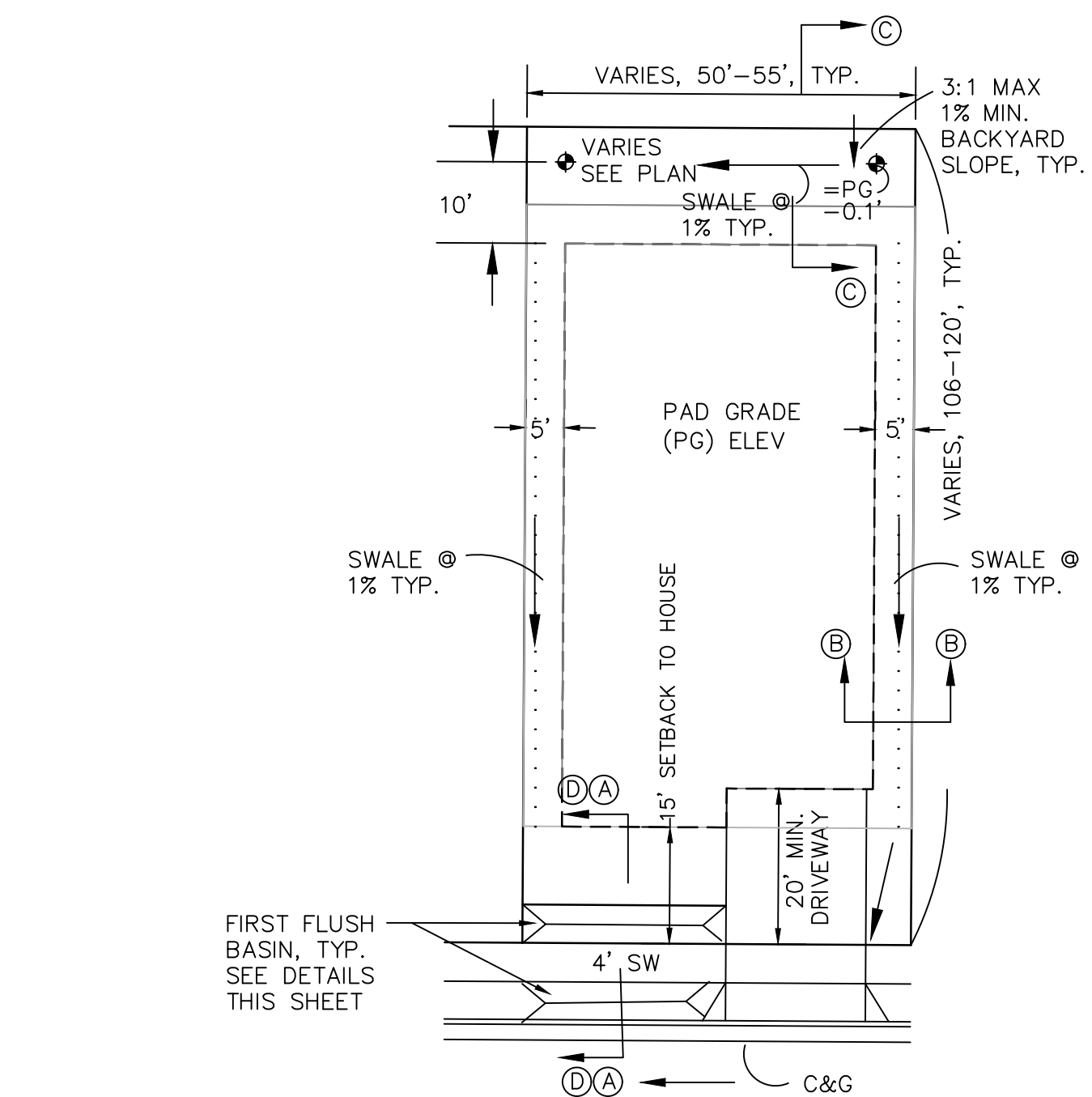
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SUBDIVISION

GRADING & DRAINAGE NOTES

Date:	No.	Revision:	Date:	Job No.
05/2016				2109
Drawn By:				1
ANW				
Ckd By:				SH. OF
ANW				

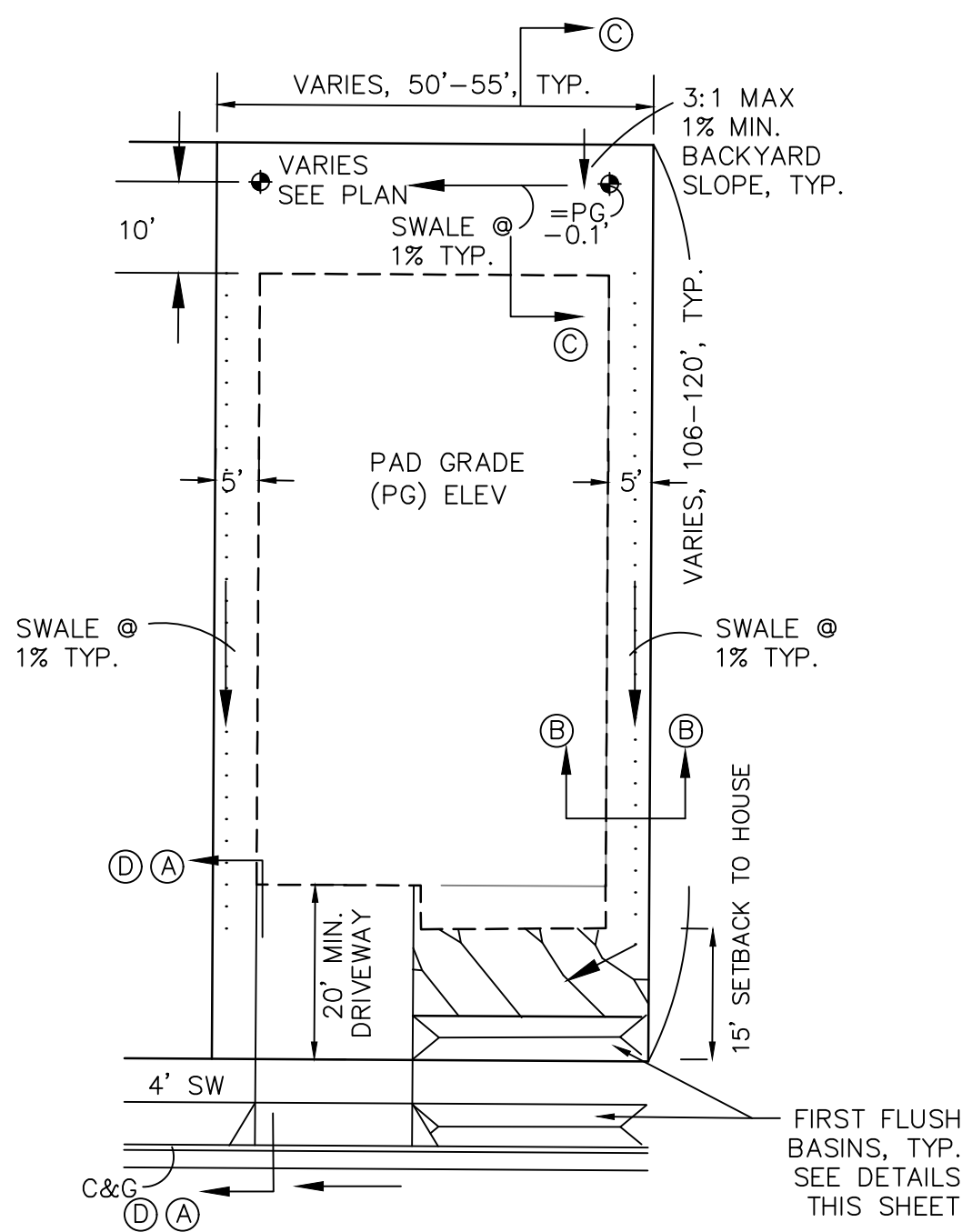






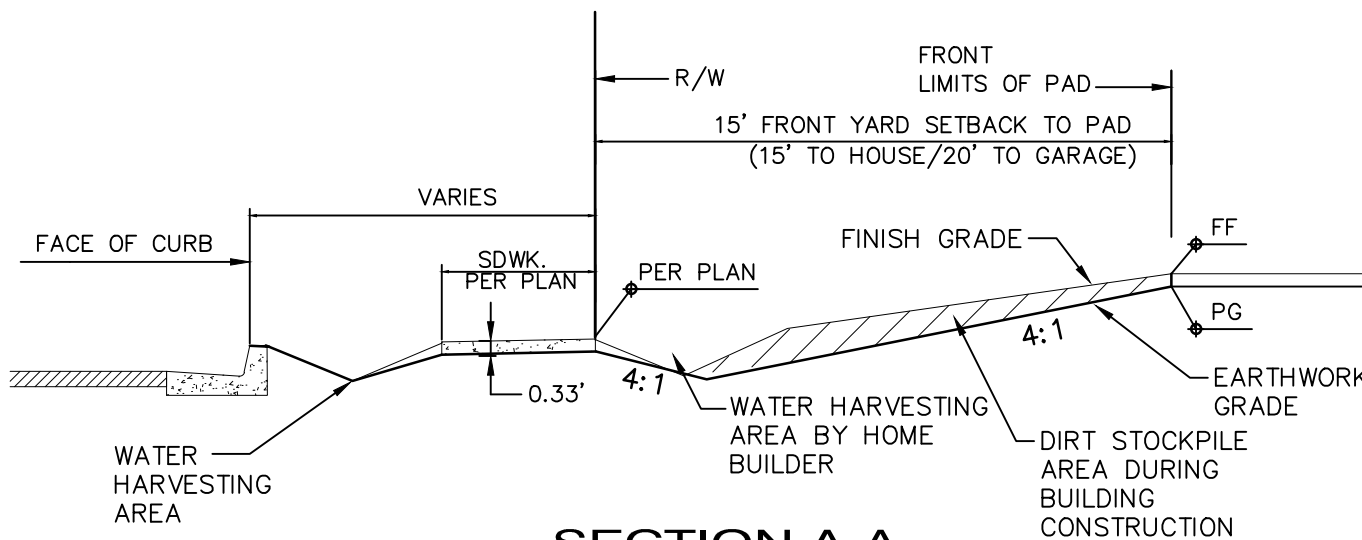
TYPICAL LOT GRADING DETAIL

SCALE: 1"=20' NOTE: 10' SIDEYARD SETBACK ADJACENT TO STREETS



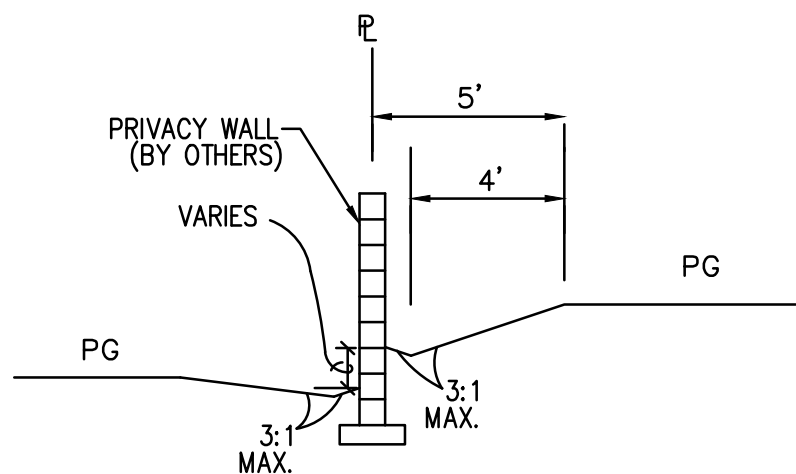
TYPICAL LOT GRADING DETAIL
DRIVEWAY ON LOW SIDE

SCALE: 1"=20' NOTE: 10' SIDEYARD SETBACK ADJACENT TO STREETS



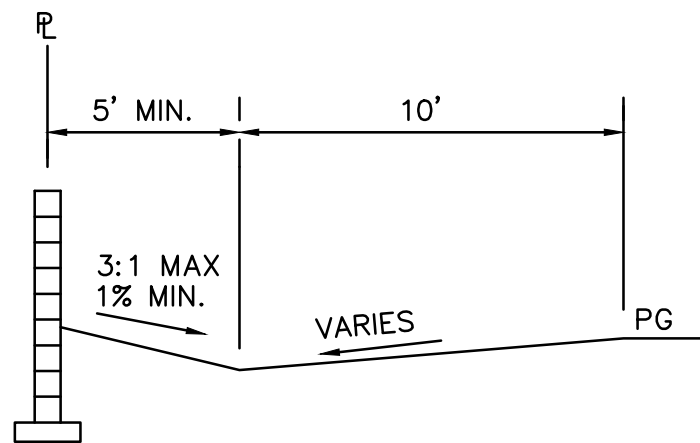
SECTION A-A
FRONT YARD GRADING

SCALE: 1"=5'-0"



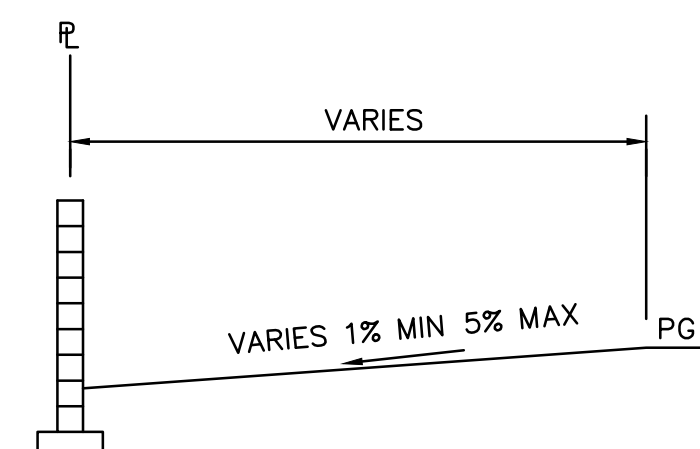
SECTION B-B
TYPICAL SIDEYARD GRADING

SCALE: 1"=5'



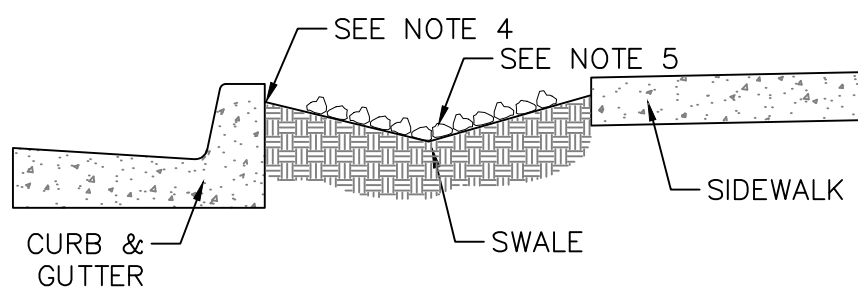
SECTION C-C
TYPICAL BACKYARD GRADING

SCALE: 1"=5'



SECTION D-D
TYPICAL BACKYARD GRADING

SCALE: 1"=5'



- SWALE TO BE 6" DEEP WHEN THE DISTANCE BETWEEN BACK OF CURB AND THE SIDE WALK IS 5 FEET.
- SWALE TO BE 1" DEEPER THAN THE DISTANCE IN FEET BETWEEN THE BACK OF CURB AND THE SIDEWALK FOR LANDSCAPE BUFFERS DIFFERENT THAN 5 FEET WIDE.
- FOR WIDE LANDSCAPE BUFFERS, GREATER THAN 10 FEET, THE MAXIMUM DEPTH IS 10".
- FINAL GRADE OF DIRT TO BE 1" TO 2" BELOW TOP OF CURB AND TOP OF SIDEWALK GRADE.
- SURFACE BETWEEN BACK OF CURB AND SIDEWALK TO BE COVERED WITH GRAVEL MULCH (MINIMUM 2"), COBBLES OR RIP-RAP. DO NOT FILL ENTIRE SWALE.
- A CHECK DAM WILL BE REQUIRED FOR SWALES ON STEEPER LONGITUDINAL SLOPES AND LONGER SECTIONS. THE ENGINEER WILL DETERMINE LOCATION.
- LANDSCAPE FABRIC IS RECOMMENDED, BUT NOT REQUIRED, BETWEEN THE DIRT AND THE STONE. IF LANDSCAPE FABRIC IS TO BE USED, IT IS TO BE PERMEABLE.
- DETAIL IS TO BE BUILT FOR ALL NEW CONSTRUCTION. IN THE CASE WHERE SIDEWALK IS EXISTING AND THE LANDSCAPE BUFFER IS IMPROVED WITH LANDSCAPING AND/OR SOME FORM OF EROSION PROTECTION, THIS REQUIREMENT DOES NOT APPLY.

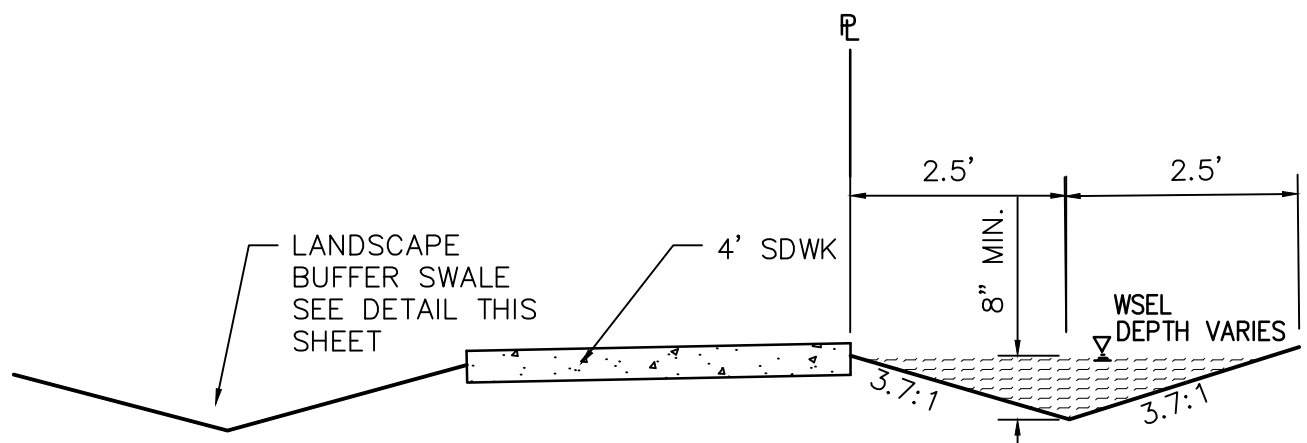
LANDSCAPE BUFFER SWALE

REVISION TO CITY STANDARD DRAWINGS
2405A & 2405B

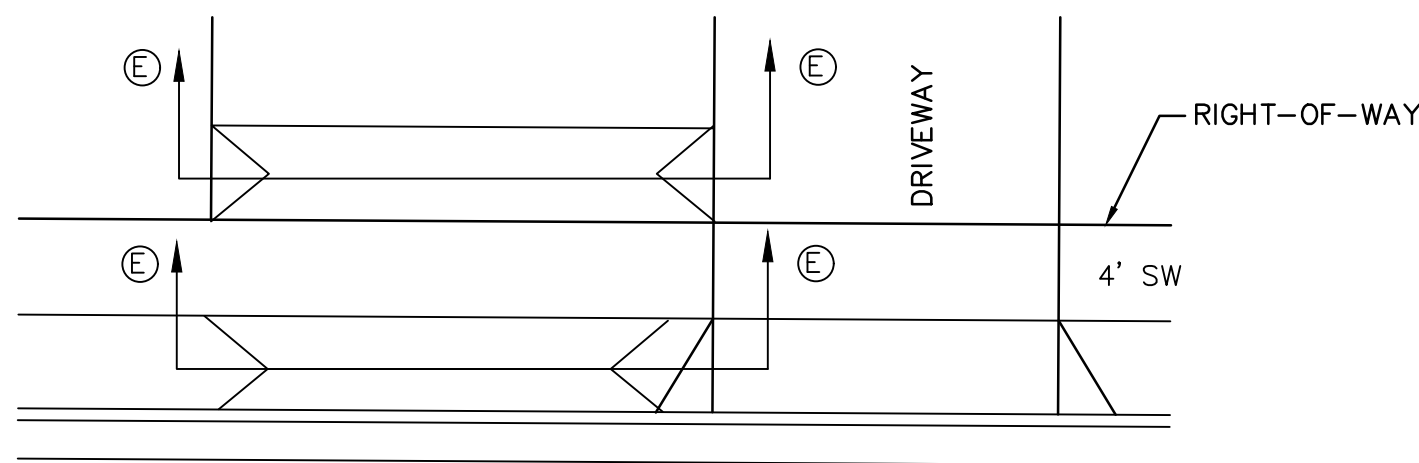
DRIVEWAY NOTE:

RECOMMENDED DRIVEWAY LOCATIONS ARE SHOWN ON PLANS WHERE STEEP STREET SLOPES OCCUR TO MINIMIZE DRIVEWAY SLOPES AND TO MINIMIZE RETAINING WALL HEIGHTS. WHERE DRIVEWAYS ARE SHOWN ON LOW SIDE, DRIVEWAYS SHALL BE CONSTRUCTED IN THIS LOCATION TO ENSURE A MIN. 1% SIDEYARD SWALE SLOPE.

DRIVEWAYS SHALL NOT INTERFERE WITH IMPROVEMENTS SHOWN ON PUBLIC PLANS, SUCH AS STORM DRAIN INLETS AND ADA RAMPS.



FIRST FLUSH BASIN
SECTION D-D
1"=2'



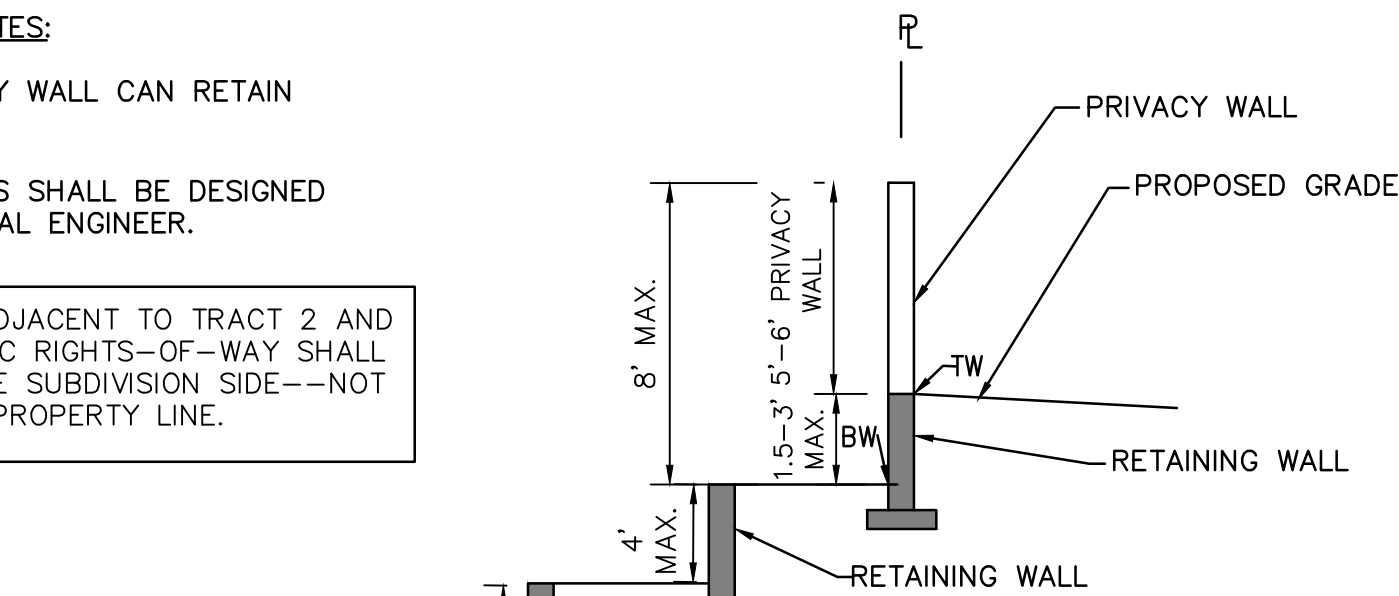
PLAN
1"=10'
FIRST FLUSH BASIN DETAILS

FIRST FLUSH BASIN AREAS SHALL BE GRADED TO CAPTURE "FIRST FLUSH" WATER. GRADING SHALL TRANSITION TO ENSURE WATER METERS, LIGHT POLE BASES AND INLET BOXES ARE NOT LOCATED IN THE WATER HARVESTING AREAS. FIRST FLUSH BASINS ADJACENT TO LOTS WITH DEFERRED SIDEWALKS SHALL BE CONSTRUCTED BY HOME BUILDER AND ARE NOT PART OF GRADING CERTIFICATION. THE FRONT YARD GRADING DETAIL ON THIS SHEET SHOWS INTERIM GRADING THAT WILL CREATE TEMPORARY FIRST FLUSH BASINS UNTIL HOMES ARE CONSTRUCTED.

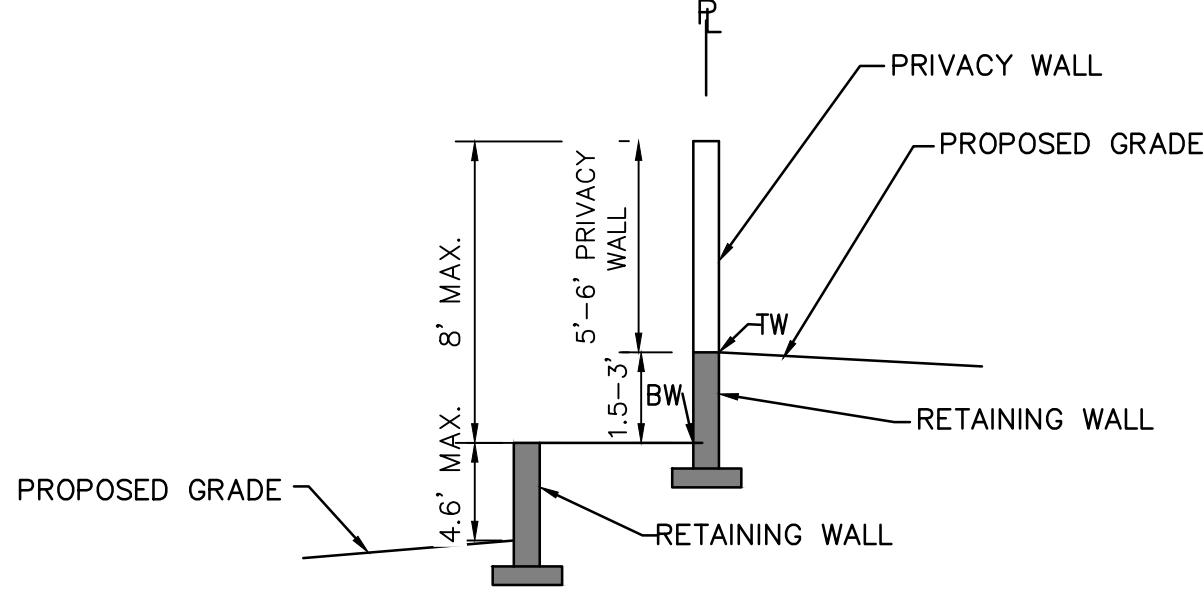
RETAINING WALL NOTES:

- GARDEN PRIVACY WALL CAN RETAIN UP TO 1.5'.
- RETAINING WALLS SHALL BE DESIGNED BY A STRUCTURAL ENGINEER.

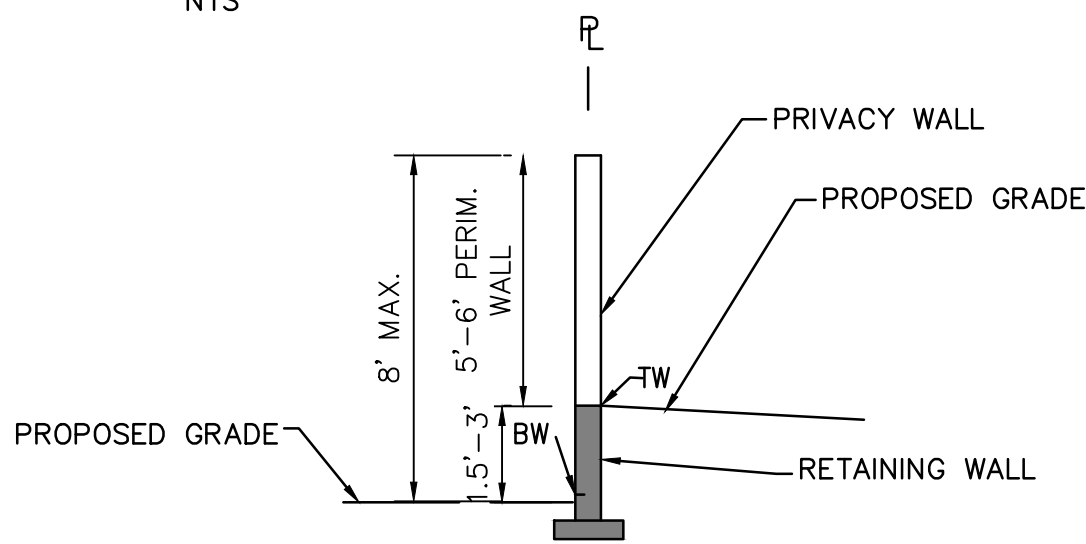
THE UPPER WALL ADJACENT TO TRACT 2 AND ADJACENT TO PUBLIC RIGHTS-OF-WAY SHALL BE LOCATED ON THE SUBDIVISION SIDE--NOT CENTERED ON THE PROPERTY LINE.



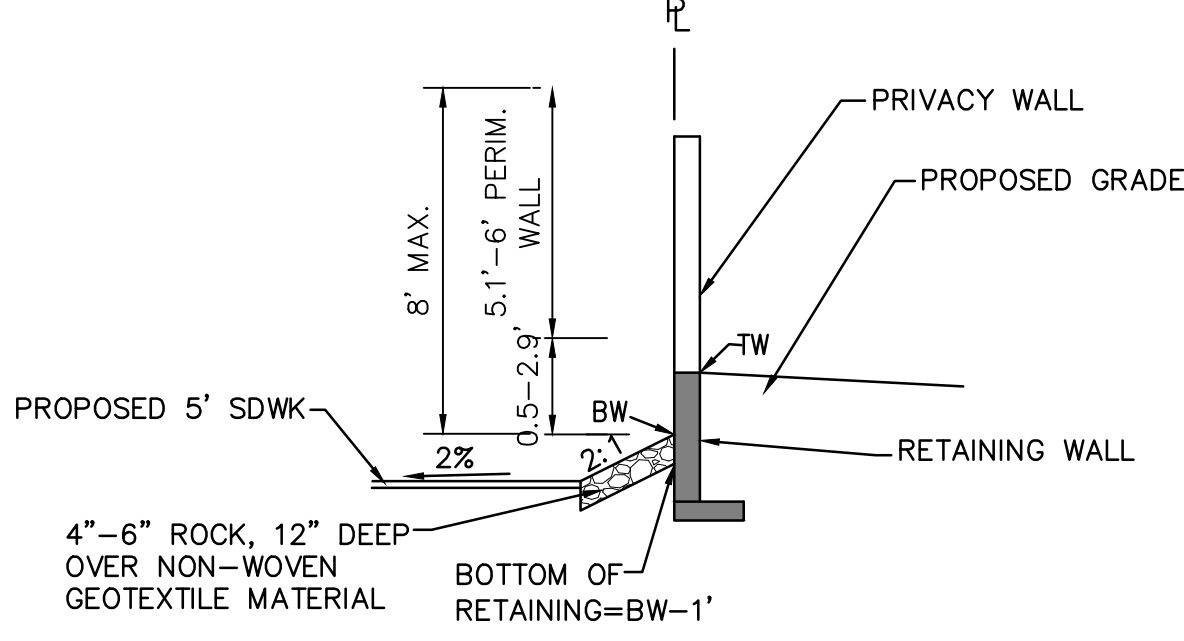
TRIPLE RETAINING WALL
NTS



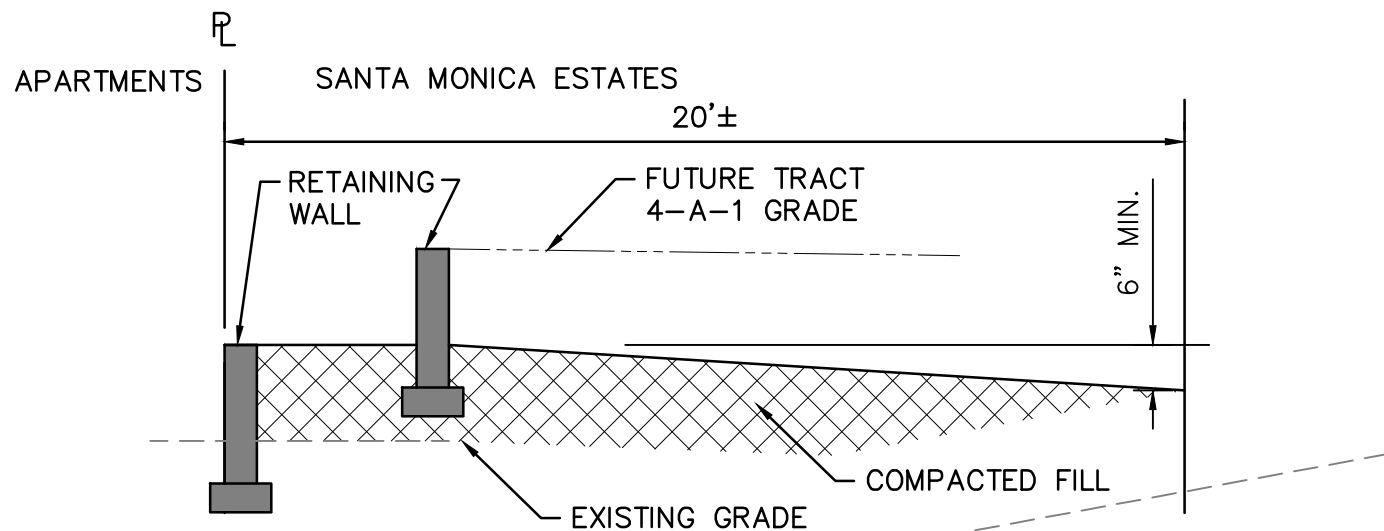
DOUBLE RETAINING WALL
NTS



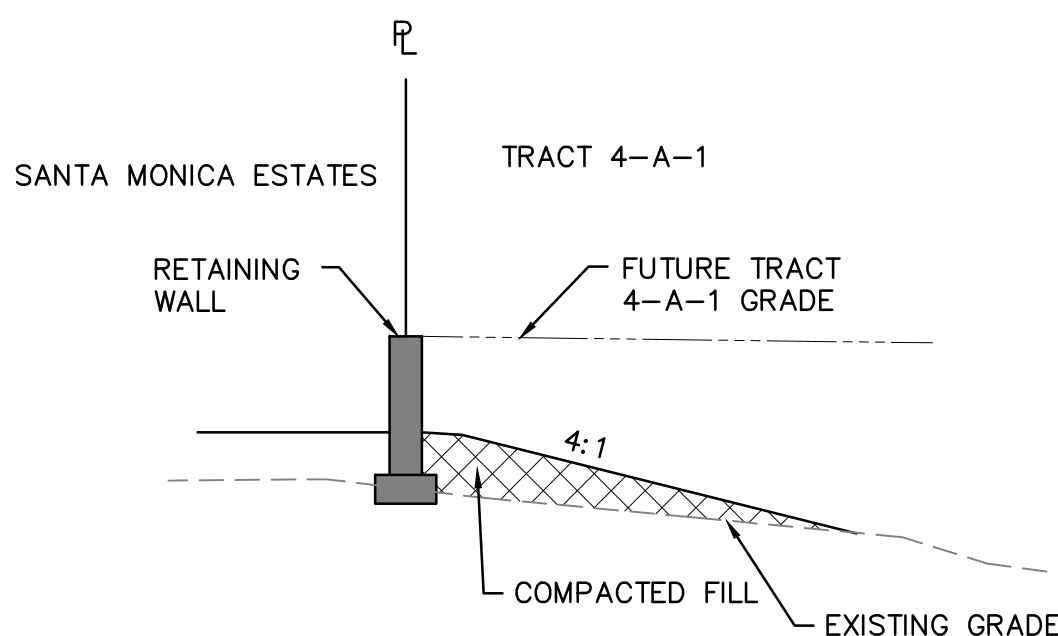
SINGLE RETAINING WALL
NTS



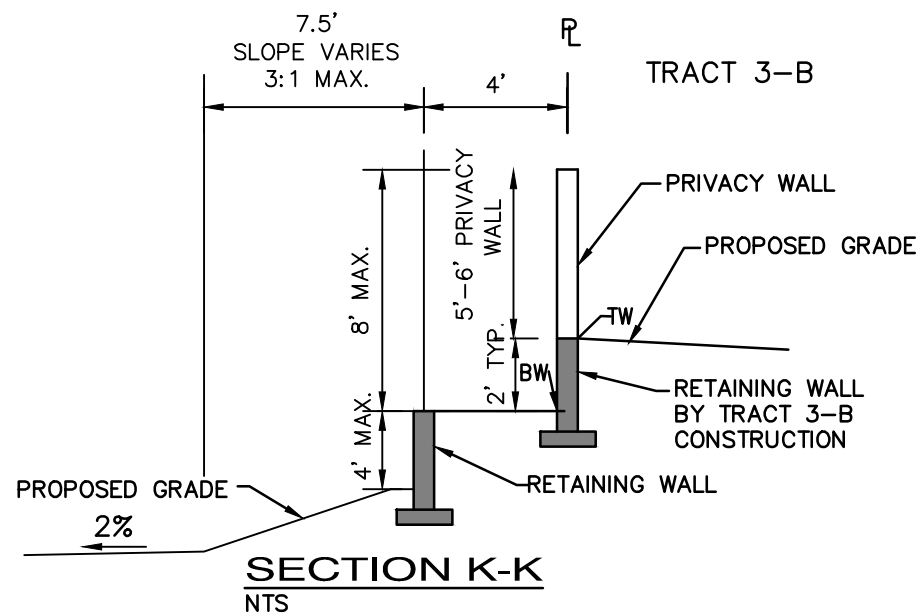
SECTION J-J
DERICKSON RETAINING WALL
NTS
LOOKING EAST



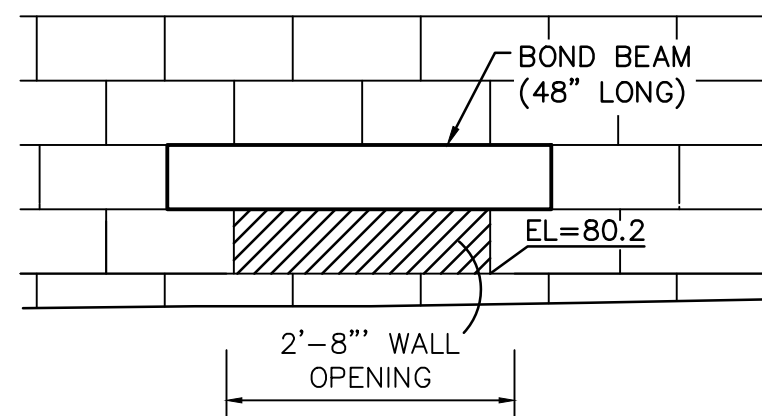
SECTION G-G
RETAINING WALLS & OFFSITE GRADING
1"=4'



SECTION H-H
RETAINING WALL & OFFSITE GRADING
1"=4'



SECTION K-K
NTS



WALL OPENINGS (4 EA) AT TRACT B
1"=2' LOOKING NORTH

INSTALL 10" DEEP ROCK (4"-6" AVG. DIA) BETWEEN WALL AND SIDEWALK IIN DERICKSON AVE. ADJACENT TO TRACT B - SEE SECTION J-J.

ISAACSON & ARFMAN, P.A.

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2109 CO-501.dwg

May 04, 2016

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GRADING & RETAINING WALL DETAILS

Date:	No.	Revision:	Date:	Job No.
05/2016				2109
Drawn By:				4
ANW				
Ckd By:				SH. OF
ANW				