

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



February ²⁴~~19~~, 2016

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

Richard J. Berry, Mayor

RE: Santa Monica Estates, Unit 2 (File: D18D054F)
Rough Grading Plan
Engineer's Stamp Date 2-16-2016

Dear Mrs. Weber:

Based upon the information provided in your submittal received 2-16-16, the above referenced plan is approved for ESC Permit (Grading Permit). However, bear in mind that the Rough Grading Plan is based on a preliminary grading plan for a subdivision that has not been approved by the DRB nor by Hydrology. As such, any grading is at the owner's risk, and there may be differences in the final approved grading plan.

PO Box 1293

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

Albuquerque

New Mexico 87103

www.cabq.gov

Sincerely,

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

Orig: Drainage file
c.pdf recipient

GENERAL NOTES

1. 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 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.

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 ±0.05' FROM PLAN ELEVATION.

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

26. CONTRACTOR SHALL COMPLY WITH LOCAL REGULATIONS FOR RESEEDING OF DISTURBED AREAS.

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

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

29. 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.)

30. 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:** Santa Monica Estates, Unit 2 (Tract 4-A-1, Santa Monica Place Tract C, Santa Monica Estates)

SITE AREA: 4.6418 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: ASA NILSSON-WEBER
ISAACSON & ARFMAN, P.A.
128 MONROE ST NE, ABQ. NM 87108
PHONE: (505) 268-8828

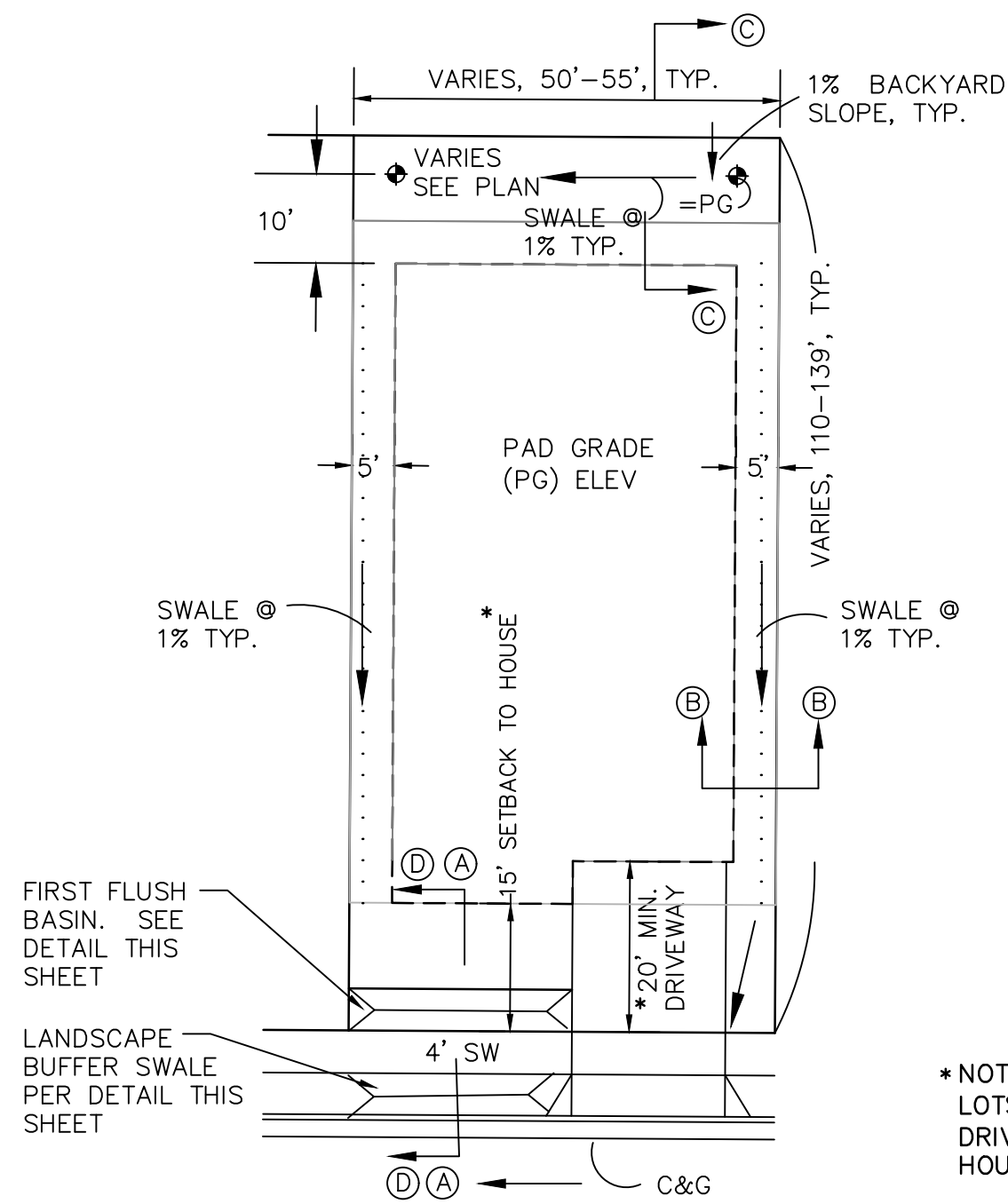
SURVEYOR: RUSS HUGG
SURV-TEK, INC.
9384 VALLEY VIEW DRIVE, ABQ. NM 87114
PHONE: (505) 897-3366

BENCHMARK: ACS MONUMENT BM 25_E18
ELEVATION: 5339.186 (NGVD 1988)
-
- LEGEND
- EXISTING CONTOUR
 - PROPOSED CONTOUR
 - PROPOSED ELEVATION
 - PAD GRADE ELEVATION
 - STANDARD (STD) CURB & GUTTER
 - MOUNTABLE (MTBL) CURB & GUTTER
 - STORM DRAIN W/ MANHOLE
 - STORM DRAIN INLET
 - PROPOSED RETAINING WALL (DESIGN BY OTHERS)
 - RECOMMENDED DRIVEWAY LOCATION TO MINIMIZE DRIVEWAY SLOPE OR TO AVOID CONFLICT WITH STORM INLETS
- ISAACSON & ARFMAN, P.A.
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Feb 16, 2016

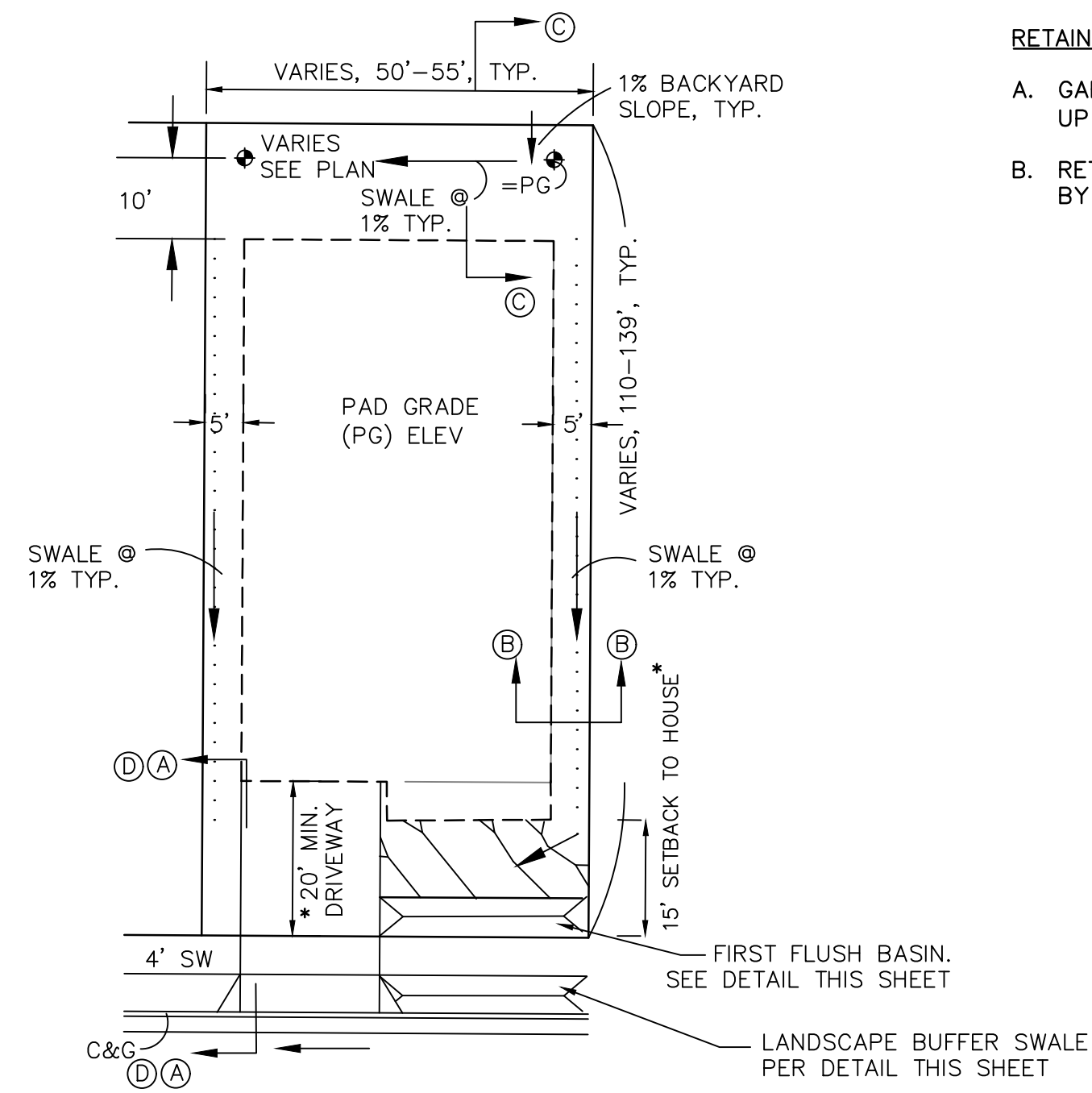
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- SANTA MONICA ESTATES
SUBDIVISION, UNIT 2
- ROUGH GRADING & DRAINAGE PLAN
- | | | | |
|-----------|---------------|-------|---------|
| Date: | No. Revision: | Date: | Job No. |
| | | | 2149 |
| Drawn By: | | | CG-101 |
| Ckd By: | | | SH. OF |
- M:\PROJECTS\2100-21-99\2149 DWG\2149 ROUGH GRADING PLANS\2149 CG-101-ROUGH.dwg, 2/16/2016 8:38:01 AM, thor



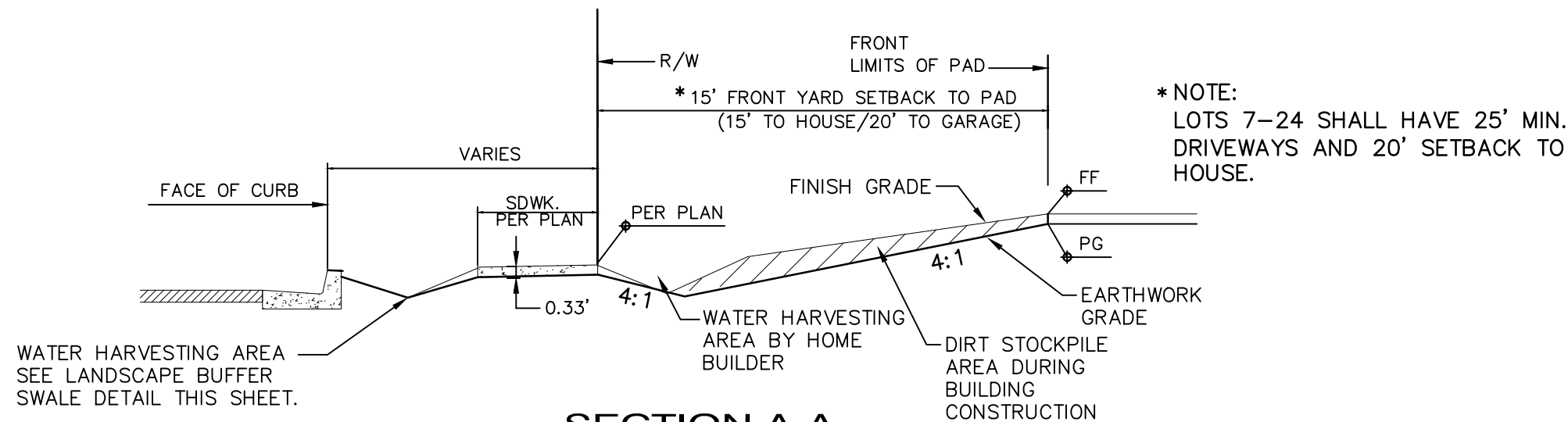
TYPICAL LOT GRADING DETAIL

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



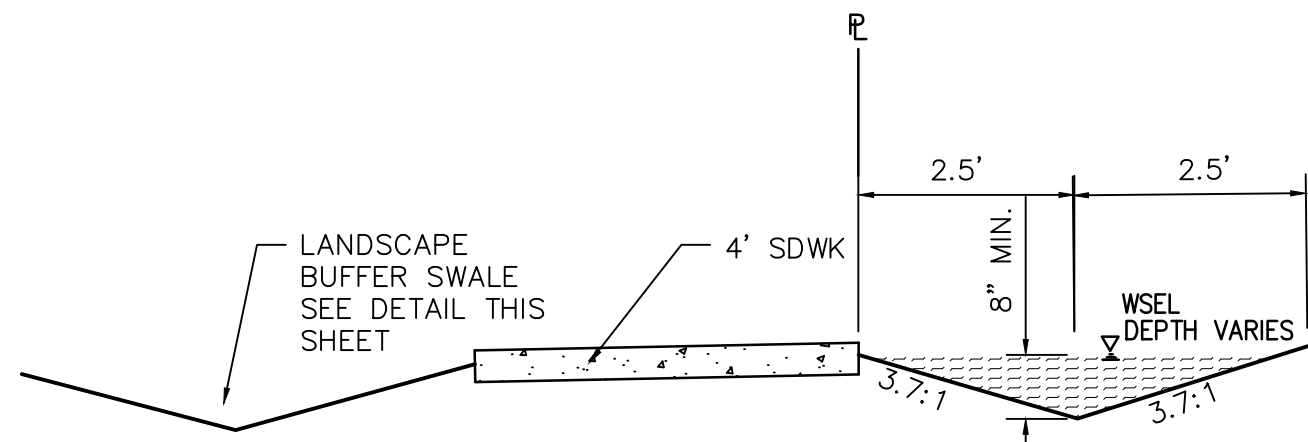
**TYPICAL LOT GRADING DETAIL
DRIVEWAY ON LOW SIDE**

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



**SECTION A-A
FRONT YARD GRADING**

SCALE: 1"=5'-0"

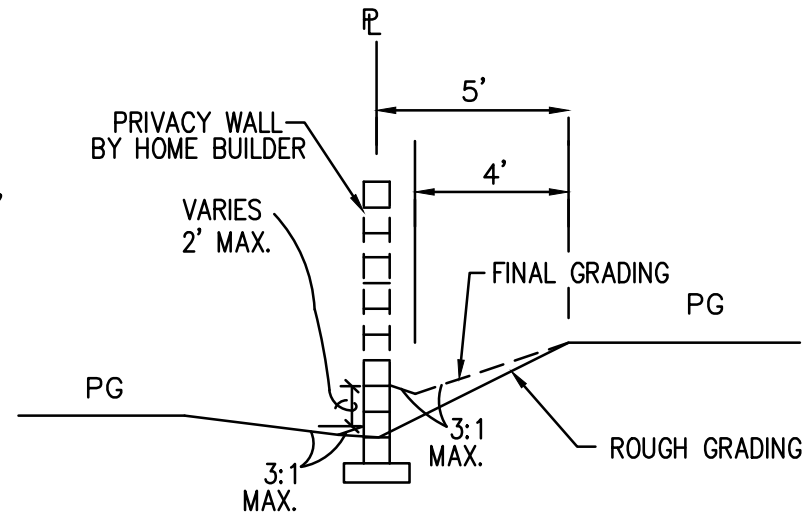


**FIRST FLUSH BASIN
SECTION D-D**

1"=2'

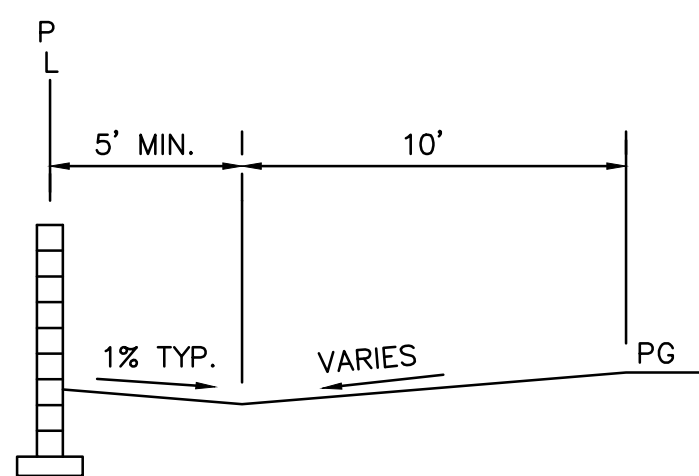
FIRST FLUSH BASIN AREAS SHALL BE GRADED TO CAPTURE "FIRST FLUSH" WATER. GRADING SHALL TRANSITION TO ENSURE WATER METERS, LIGHT POLE BASES AND INLET BOXES ARE NOT LOCATED IN THE WATER HARVESTING AREAS. FIRST FLUSH BASINS SHALL BE CONSTRUCTED BY HOME BUILDER AND ARE NOT PART OF GRADING CERTIFICATION. THE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

NOTE:
INTERIOR GARDEN WALLS,
(MAX. 2' RETAINING)
SHALL BE CONSTRUCTED
BY HOME BUILDER.



**SECTION B-B
TYPICAL SIDEYARD GRADING**

SCALE: 1"=5'

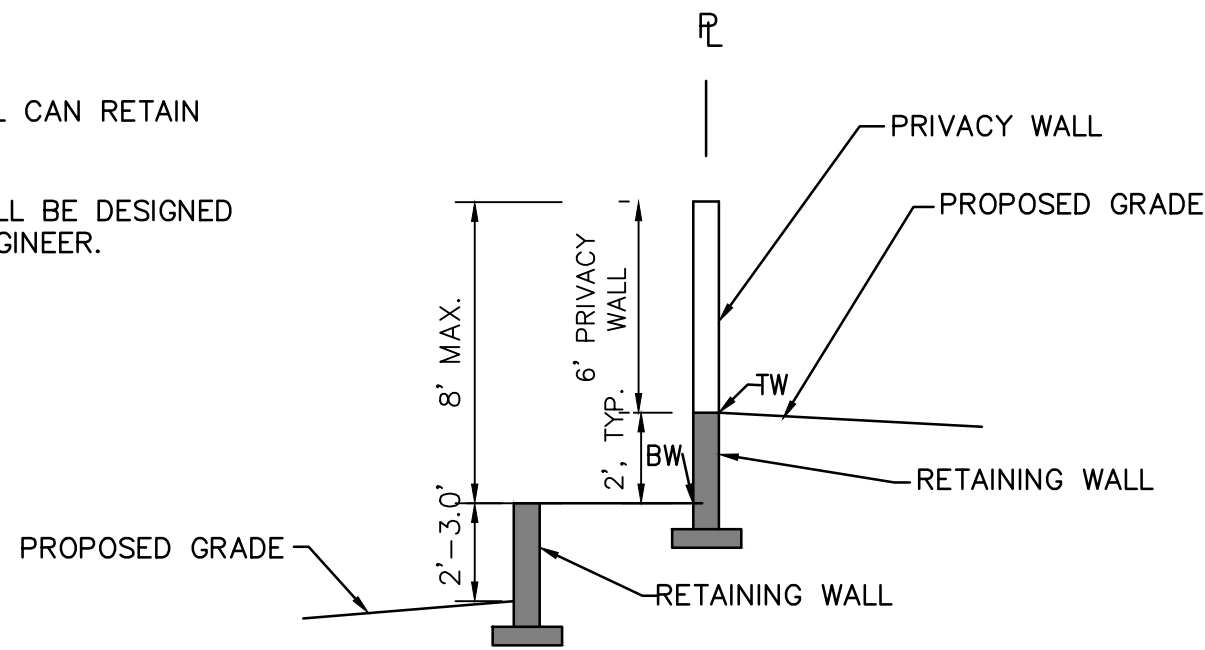


**SECTION C-C
TYPICAL BACKYARD GRADING**

SCALE: 1"=5'

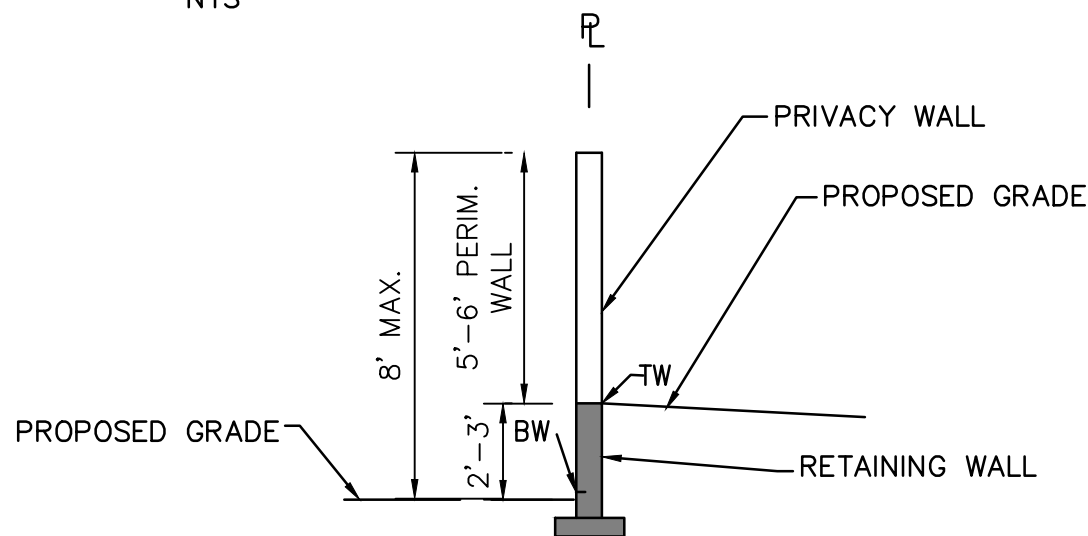
RETAINING WALL NOTES:

- GARDEN PRIVACY WALL CAN RETAIN UP TO 2.0'.
- RETAINING WALLS SHALL BE DESIGNED BY A STRUCTURAL ENGINEER.



DOUBLE RETAINING WALL

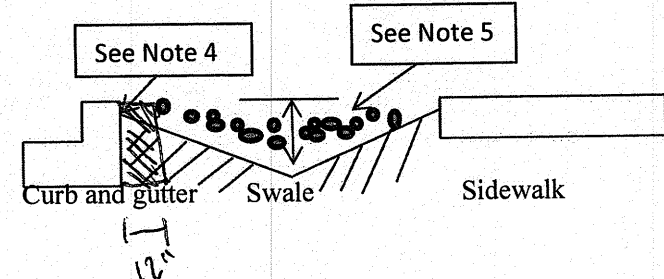
NTS



SINGLE RETAINING WALL

NTS

Landscape Buffer Swale - Revision to City Standard Drawing 2405A and 2405B



- Swale to be 6" deep when the distance between back of curb and the sidewalk 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 inches.
- Final grade of dirt to be 1 to 2 inches below top of curb and top of sidewalk grade.
- Surface between back of curb and sidewalk to be covered with gravel mulch (minimum 3/4"), 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 the 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 the sidewalk is existing and the landscape buffer is improved with landscaping and/or some form of erosion protection, this requirement does not apply.

NOTE: LANDSCAPE BUFFER SWALE ADJACENT TO DEFERRED SIDEWALKS ARE NOT REQUIRED TO BE INCLUDED IN G&D CERTIFICATION.

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**SANTA MONICA ESTATES
SUBDIVISION, UNIT 2**

ROUGH GRADING DETAILS

Date:	No. Revision:	Date:	Job No.
.			2149
Drawn By:			CG-501
ANW			
Ckd By:			SH. OF
ANW			