

CITY OF ALBUQUERQUE



Richard J. Berry, Mayor

April 3, 2017

Fred C. Arfman, P.E.
Isaacson & Arfman, P.A.
128 Monroe St. N.E
Albuquerque, NM, 87108

**RE: Jewish Community Center Overflow Parking Area
Grading Plan
Stamp Date: 3/16/17
Hydrology File: F20D016**

Dear Mr. Arfman:

PO Box 1293

Based upon the information provided in your submittal received 3/17/2017, the Grading Plan is approved for Grading Permit and Paving Permit.

Albuquerque

If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

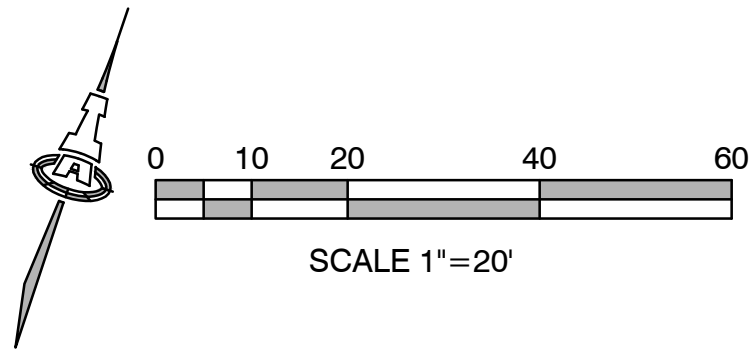
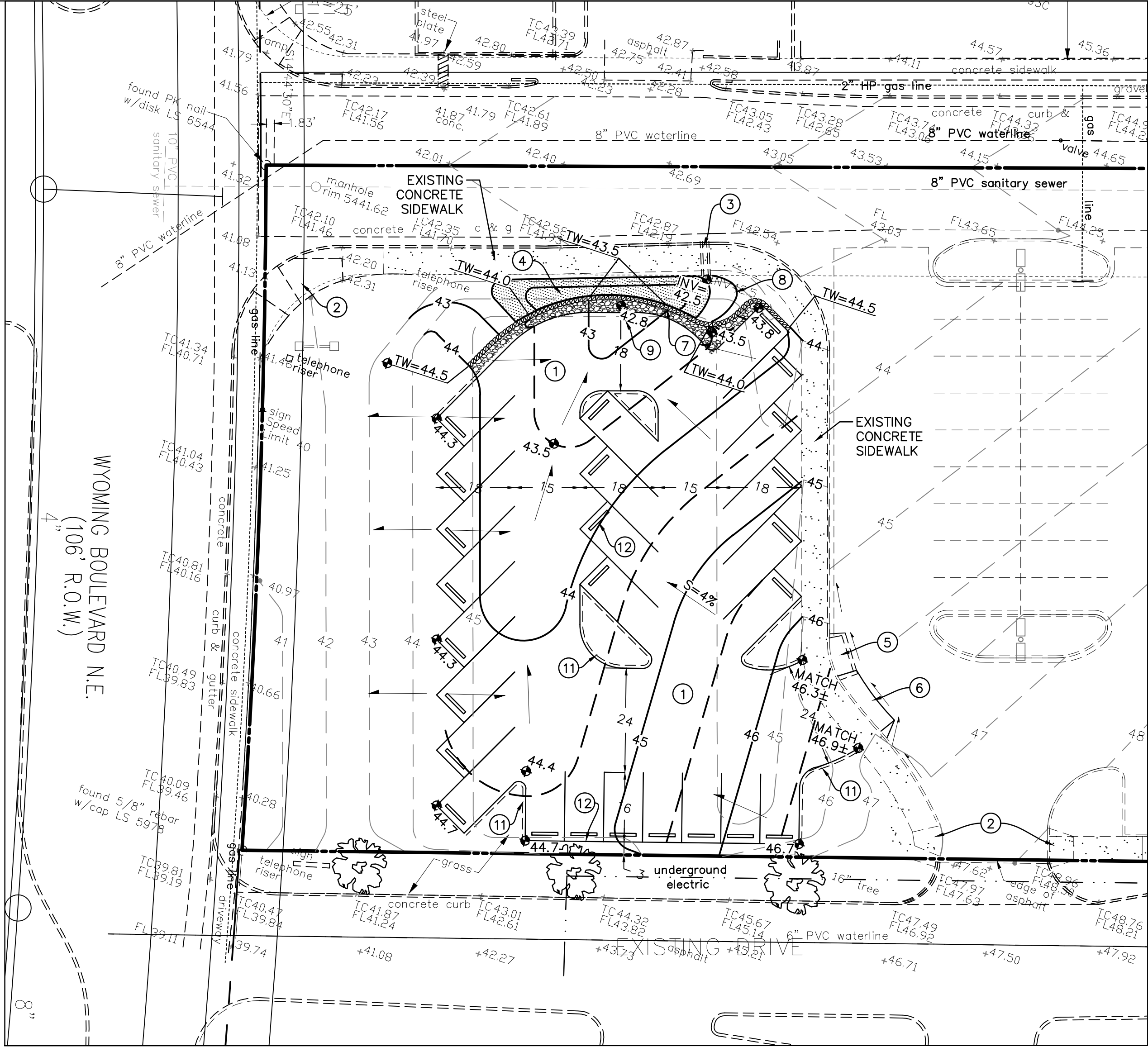
New Mexico 87103

Sincerely,

Renee C. Brissette

www.cabq.gov

Reneé C. Brissette, P.E.
Senior Engineer, Hydrology
Planning Department



DRAINAGE CONCEPT: THE PROPOSED BASE COURSE OVERFLOW PARKING AREA IS A TEMPORARY CONDITION. PERMANENT PAVING INCLUDING CONCRETE DRIVEPAD MAY BE CONSTRUCTED IN THE FUTURE. THE AREA TO BE DEVELOPED FREE DISCHARGES TO WYOMING BLVD. AND NO INCREASE IN RUNOFF IS ANTICIPATED. A SMALL WATER HARVESTING BASIN WILL BE CONSTRUCTED AS PART OF THE LANDSCAPING TO BE UTILIZED FOR FIRST FLUSH RETENTION FOR FUTURE IMPROVEMENTS.

CALCULATIONS: JCC Albuquerque - Overflow Parking Area : March 7, 2017									
Based on Drainage Design Criteria for City of Albuquerque Section 22.2, DPM, Vol.2, dated Jan., 1993									
ON-SITE									
AREA OF DISTURBANCE		12000	SF	=	0.3				
		100-year, 6-hour							
HISTORIC FLOWS:		DEVELOPED FLOWS:				EXCESS PRECIP:			
	Treatment SF	%		Treatment SF	%		Precip. Zone	3	
Area A	=	0	0%	Area A	=	0	0%	E _A	= 0.66
Area B	=	1200	10%	Area B	=	1200	10%	E _B	= 0.92
Area C	=	10800	90%	Area C	=	10800	90%	E _C	= 1.29
Area D	=	0	0%	Area D	=	0	0%	E _D	= 2.36
Total Area	=	12000	100%	Total Area	=	12000	100%		
On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)									
Weighted E =		$\frac{E_A A_A + E_B A_B + E_C A_C + E_D A_D}{A_A + A_B + A_C + A_D}$							
Historic E	=	1.25 in.	Developed E	=	1.25 in.				
On-Site Volume of Runoff: V ₃₆₀ = $E^*A / 12$									
Historic V ₃₆₀	=	1253 CF	Developed V ₃₆₀	=	1253 CF				
On-Site Peak Discharge Rate: Q _p = Q _{pA} A _A + Q _{pB} A _B + Q _{pC} A _C + Q _{pD} A _D / 43,560									
For Precipitation Zone 3									
Q _{pA}	=	1.87	Q _{pC}	=	3.45				
Q _{pB}	=	2.60	Q _{pD}	=	5.02				
Historic Q _p	=	0.9 CFS	Developed Q _p	=	0.9 CFS				

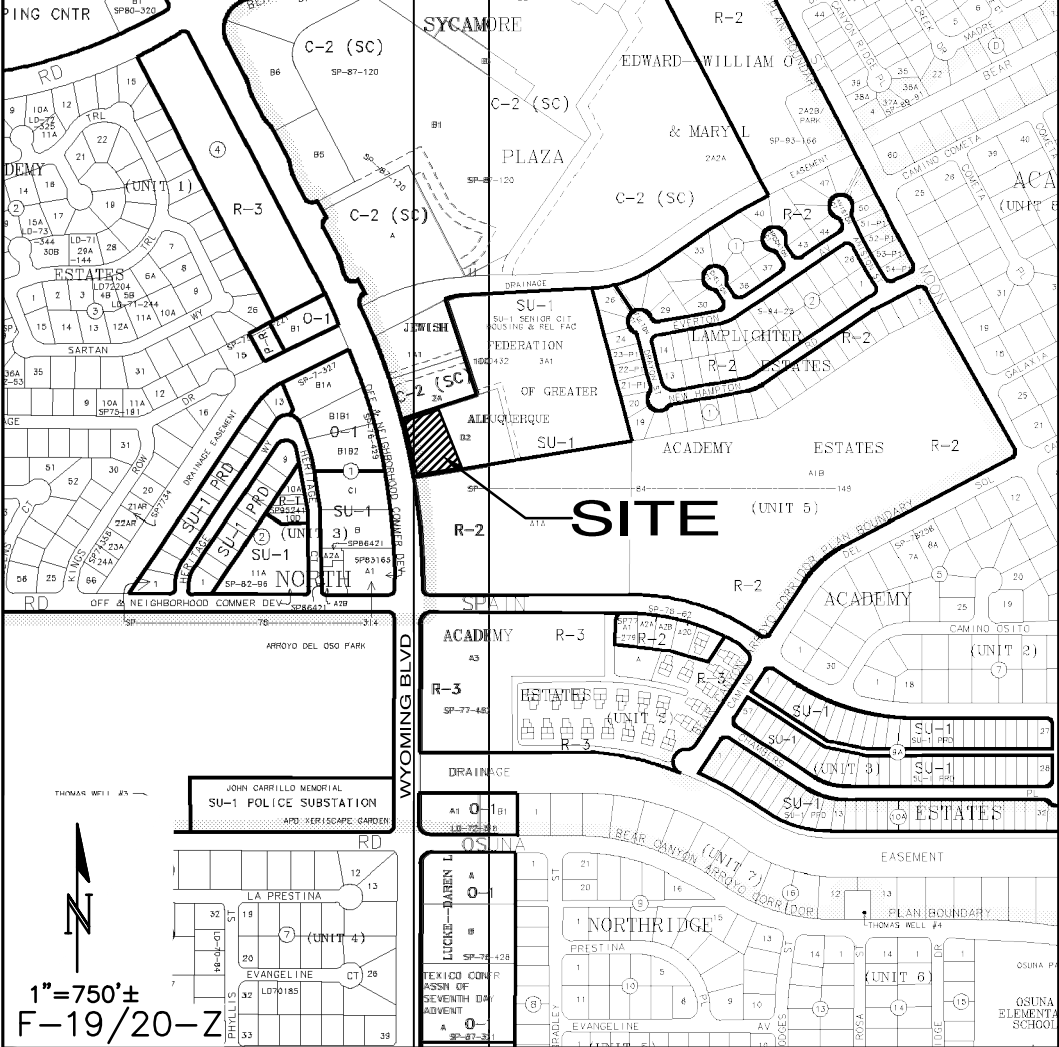
KEYED NOTES

1. REGRADE TO ELEVATIONS SHOWN. CONSTRUCT 4" MIN. COMPACTED BASE COURSE PARKING OVER COMPACTED SUBGRADE.
2. EXISTING ADA COMPLIANT RAMP.
3. CLEAN EXISTING COVERED SIDEWALK CULVERT.
4. 'FIRST FLUSH' RETENTION PONDING AREA FOR FUTURE PAVING.
5. EXISTING TEMPORARY 9'± WIDE ASPHALT DRIVE ACCESS RAMP.
6. CONSTRUCT ADDITIONAL 15'± WIDE TEMPORARY ASPHALT DRIVE ACCESS RAMP ADJACENT TO EXISTING RAMP. MATCH TOP OF WALK. TOTAL RAMP WIDTH TO BE 24'.
7. CONSTRUCT MAXIMUM 2' GARDEN WALL (OWNER'S OPTION: KEYSTONE, BOULDERS, RAILROAD TIES) TO ACHIEVE GRADE TRANSITION SHOWN. TW (TOP OF WALL) ELEVATIONS PROVIDED.
8. ADJUST UTILITY VAULT LID TO FINAL GRADE.
9. STORMWATER TO PASS THROUGH AND OVER WALL AT LOW POINT.
10. INSTALL LANDSCAPE ROCK OVER GEOTEX 501 NON-WOVEN GEOTEXTILE (O.E.) BETWEEN EDGE OF COMPACTED BASE COURSE DRIVE AND WALL.
11. OWNER'S OPTION: UTILIZE RAILROAD TIES, ROCKS, ETC. TO DELINEATE TRAFFIC LAYOUT. COORDINATE WITH CONTRACTOR.
12. OWNER'S OPTION: INSTALL 6' WIDE PRECAST CONCRETE PARKING BUMPER WITH #4 BAR PIN. TYPICAL.

GENERAL NOTES

- A. 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.
- B. NO WORK SHALL BE PERFORMED WITHOUT THE APPROPRIATE PERMITS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION, OR PRIOR TO OCCUPANCY, AS APPROPRIATE.
- C. COORDINATE WORK WITH LANDSCAPE PLAN.
- D. 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 LANDSCAPE ARCHITECT BEFORE PROCEEDING.
- E. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE SAFETY.
- F. 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.
- G. CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL IN THE RIGHT-OF-WAY.
- H. 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 FIVE 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.
- I. FIVE WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NM811 (811) FOR LOCATION OF EXISTING UTILITIES.
- J. ALL SITE PREPARATION, GRADING OPERATIONS, AND PAVEMENT INSTALLATION WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT, WHICH WILL BE PROVIDED BY THE OWNER. IF A GEOTECHNICAL REPORT IS NOT AVAILABLE, ALL WILL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS.
- K. ALL TRASH, DEBRIS, & SURFACE VEGETATION SHALL BE CLEARED AND LEGALLY DISPOSED OF OFFSITE.
- L. VIBRATORY COMPACTION SHALL NOT BE USED OVER IN-PLACE UTILITIES.
- M. SOIL TESTING AND INSPECTION SERVICES DURING SITE 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.
- N. CONTRACTOR SHALL PROVIDE 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.
- O. ADJUST ANY RIMS OF EXISTING UTILITY FEATURES AS NECESSARY TO MATCH NEW GRADES. UTILITIES IN PAVED AREAS SHALL BE HS-25 TRAFFIC RATED.
- P. PROPOSED SPOT AND CONTOUR ELEVATIONS SHOWN REPRESENT TOP OF FINISH MATERIAL (I.E. TOP OF TOP OF PAVEMENT MATERIAL, TOP OF LANDSCAPING MATERIAL, ETC.).
- Q. IF THE SITE IS SMALL ENOUGH NOT TO REQUIRE A SWPPP/NPDES PERMIT (LESS THAN ONE ACRE), THE CONTRACTOR SHALL STILL BE RESPONSIBLE FOR USING EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMP'S) TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PUBLIC RIGHT-OF-WAY.
- R. MEASURES REQUIRED FOR EROSION AND SEDIMENT CONTROL SHALL BE INCIDENTAL TO THE PROJECT COST.
- S. TRANSITIONS BETWEEN NEW AND EXISTING SHALL BE SMOOTH.
- T. ALL ROCK EROSION PROTECTION TO BE INSTALLED AS 6" AVG. DIA. ANGULAR FACED ROCK (F.F. ROCK) PLACED OVER GEOTEX 501 NON-WOVEN GEOTEXTILE (O.E.).

VICINITY MAP



PROJECT INFORMATION

PROPERTY: THE SITE IS A COMPACTED PORTION OF A FULLY DEVELOPED PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP F19/F20. THE SITE IS BOUND TO THE NORTH, EAST AND SOUTH BY FULLY DEVELOPED COMMERCIAL, AND TO THE WEST BY WYOMING BLVD. NE.

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE A COMPACTED BASE COURSE OVERFLOW PARKING AREA WITH ASSOCIATED LANDSCAPING.

LEGAL: A PORTION OF LOT 2A, JEWISH FEDERATION OF GREATER ALBUQUERQUE, ALBUQUERQUE, NM

BENCHMARK: BENCHMARK: CITY OF ALBUQUERQUE 3-F19AB. A BRASS CAP LOCATED IN THE NORTHWEST QUADRANT OF THE INTERSECTION OF WYOMING & OSUNA ROAD NE. ELEVATION 5440.56.

OFF-SITE: NO OFF-SITE DRAINAGE AFFECTS THIS PROPERTY.

FLOOD HAZARD: PER BERNALILLO COUNTY FIRM MAP #35001C0143G, THE SITE IS LOCATED WITHIN FLOODZONE 'X' DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

EROSION CONTROL: THE CONTRACTOR IS RESPONSIBLE FOR RETAINING ON-SITE ALL SEDIMENT GENERATED DURING CONSTRUCTION BY MEANS OF TEMPORARY EARTH BERMS OR SILT FENCES.

DRAINAGE PLAN CONCEPT: A SMALL DECREASE IN THE 100-YEAR 6-HOUR STORM DISCHARGE IS ANTICIPATED DUE TO THE PROPOSED LANDSCAPE AREA. THE PROPOSED IMPROVEMENTS WILL NOT INCREASE RUN-OFF FROM THE PROPERTY.

ENGINEER: FRED C. ARFMAN: NMPE 7322
ISAACSON & ARFMAN, PA
128 MONROE N.E., ALBUQUERQUE, NM 87108
505-268-8828

SURVEYOR: THE SURVEY INFORMATION USED FOR THIS PROJECT WAS TAKEN FROM THE ORIGINAL PLANS

LEGEND

	EXISTING SPOT ELEVATION
	EXISTING CONTOUR
	PROPOSED CONTOUR (1' INCREMENT)
	PROPOSED CONTOUR (0.5' INCREMENT)
	PROPOSED SPOT ELEVATION
	FLOW ARROW
	PROPOSED FIRST FLUSH RETENTION PONDING AREA
	LIMITS OF EROSION CONTROL

2212 CG-101.dwg Mar 09, 2017

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JEWISH COMMUNITY CENTER OVERFLOW PARKING AREA J.C.C.ABQ.

GRADING & DRAINAGE PLAN

Date:	No. Revision:	Date:	Job No.
03.16.17			2212
Drawn By:			CG-101
BJB			
Ckd By:			SH. OF
FCA			