

CITY OF ALBUQUERQUE



April 9, 2015

Jeff Mortensen, P.E.
High Mesa Consulting Group, Inc.
6010-B Midway Park Blvd., NE
Albuquerque, NM 87109

**RE: Juan Tabo Library, 3407 Juan Tabo Blvd., NE
Grading and Drainage Plan
Engineer's Stamp Date 3-18-2015 (File: G21-D020)**

Dear Mr. Mortensen:

Based upon the information provided in your submittal received 3-18-15, the above referenced plan cannot be approved for a Building Permit until the following comments are addressed:

- 1) Label the area of the new building addition on the plan which should equal the added impervious area to the site. As a result of the added impervious area, address first flush management as required per the COA Drainage Ordinance which is defined as 0.34" times the impervious area.
- 2) For the proposed slopes that appear to be steeper than 3:1 along the northwest corner of the building, provide erosion protection.
- 3) For the access onto Juan Tabo Blvd., there is an elevation of 54.20 on the north side of the access that appears as though it should be labeled as a top of curb elevation. Please clarify. Also indicate whether the 53.18 elevation on the south side of the access is a top of curb or flowline elevation.
- 4) Due to the site's direct discharge into the arroyo, obtain a letter of concurrence from AMAFCA.

If you have any questions, you can contact me at 924-3924.

Sincerely,

Jeanne Wolfenbarger, P.E.
Senior Engineer, Planning Dept.
Development Review Services

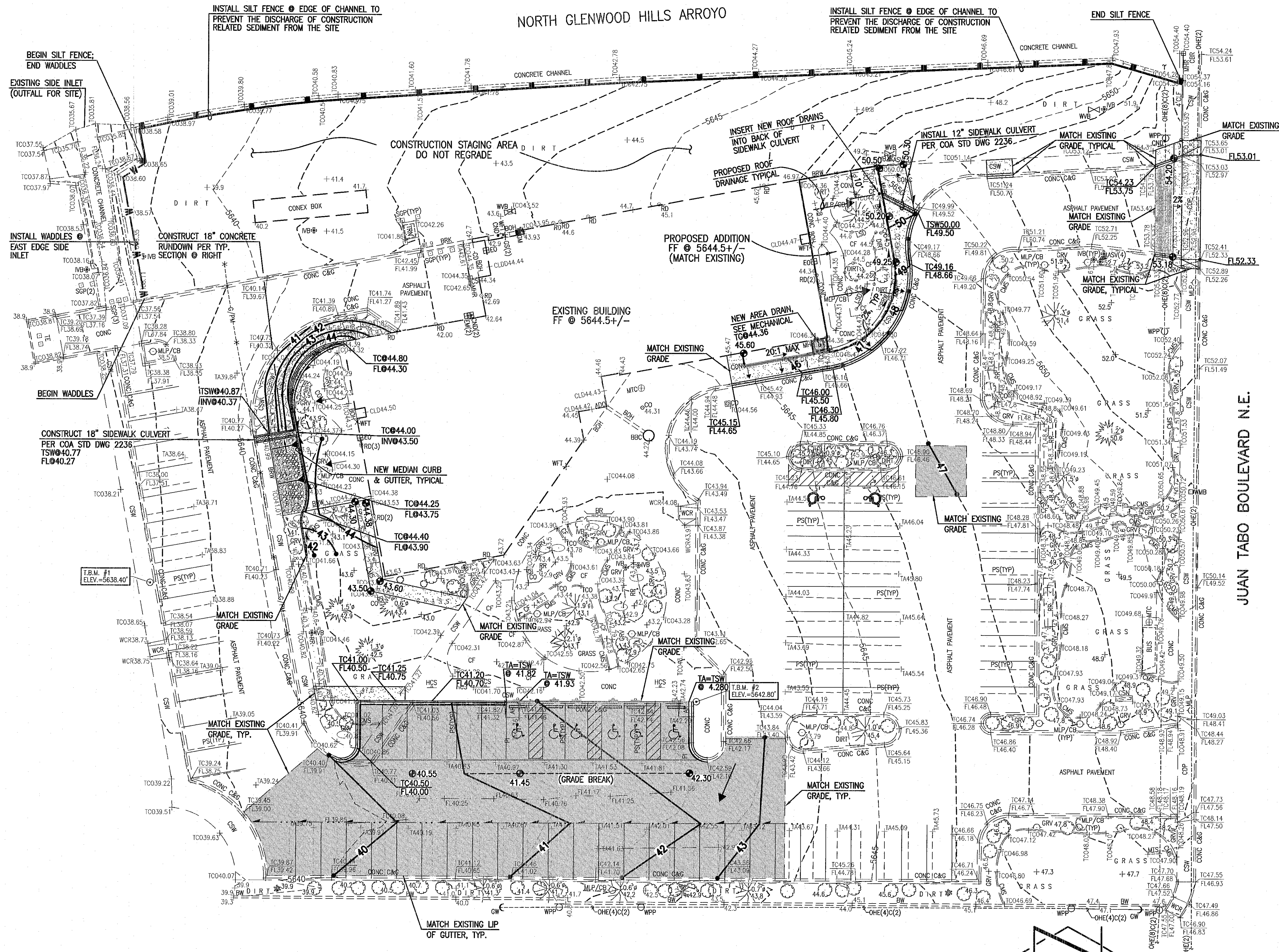
Orig: Drainage file
Addressee via Email

File Path: D:\DATA\2014\0781\BNC Plot Date: 03-18-2015
File Name: 140781_SH2.DWG Plot Time: 2:53 pm

NOTE:

THE TOPOGRAPHIC INFORMATION DEPICTED HEREON IS BASED UPON THE TOPOGRAPHIC SURVEY PREPARED BY HIGH MESA CONSULTING GROUP, NMPS NO. 11184, DATED 01-13-2015 (2014.076.1).

A1 GRADING PLAN
SCALE: 1" = 20'



CONSTRUCTION NOTES:

- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 811, FOR DESIGNATION (LINE-SPOTTING) OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INTERPRETATIONS IT MAKES WITHOUT FIRST CONTACTING THE ENGINEER AS REQUIRED ABOVE.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- ALL CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.
- IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS CONDUCTED ONLY A PRELIMINARY INVESTIGATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THIS INVESTIGATION IS NOT CONCLUSIVE, AND MAY NOT BE COMPLETE. THEREFORE, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE 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. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
- THE DESIGN OF PLANTERS AND LANDSCAPED AREAS IS NOT PART OF THIS PLAN. ALL PLANTERS AND LANDSCAPED AREAS ADJACENT TO THE BUILDING(S) SHALL BE PROVIDED WITH POSITIVE DRAINAGE TO AVOID ANY PONDING ADJACENT TO THE STRUCTURE. FOR CONSTRUCTION DETAILS, REFER TO LANDSCAPING PLAN.
- CONTRACTOR SHALL TACK WELDED SIDEWALK CULVERT FASTENERS TO PREVENT VANDALISM AND THEFT.

EROSION CONTROL MEASURES:

- THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY.
- THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET.
- WHEN APPLICABLE, CONTRACTOR SHALL SECURE "TOPSOIL DISTURBANCE PERMIT" FROM THE CITY AND/OR FILE A NOTICE OF INTENT (N.O.I.) WITH THE EPA PRIOR TO BEGINNING CONSTRUCTION.
- UNLESS FINAL STABILIZATION IS OTHERWISE PROVIDED FOR, ANY AREAS OF EXCESS DISTURBANCE (TRAFFIC ACCESS, STORAGE YARD, EXCAVATED MATERIAL, ETC.) SHALL BE RE-SEEDING ACCORDING TO N.M.A.P.W.A. C.O.A. SPECIFICATION 1012 "NATIVE GRASS SEEDING". THIS WILL BE CONSIDERED INCIDENTAL TO CONSTRUCTION, THEREFORE, NO SEPARATE PAYMENT WILL BE MADE.

BENCHMARKS

PROJECT BENCHMARK (PBM)

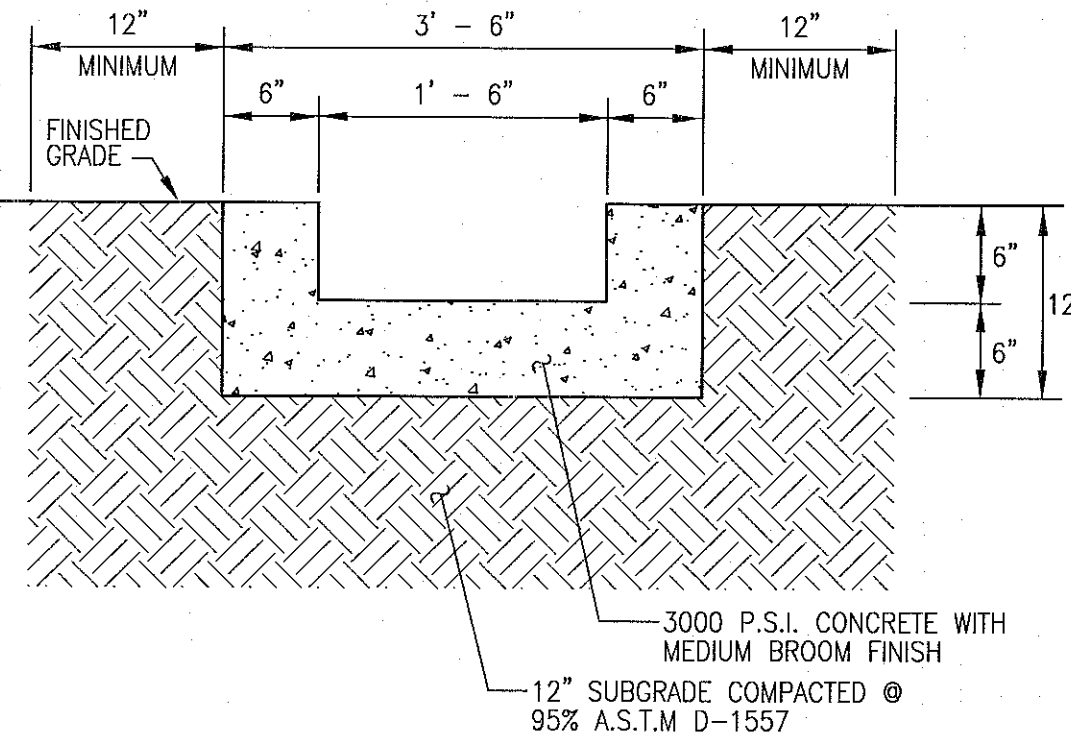
AN A.G.R.S. BRASS CAP STAMPED "17-621" SET FLUSH IN TOP OF THE CURB ON THE NORTH SIDE OF COMANCHE ROAD N.E. APPROXIMATELY 725 FEET WEST OF THE INTERSECTION OF JUAN TABO BOULEVARD AND COMANCHE ROAD N.E.
ELEVATION = 5638.40 FEET (NAVD 1988)

TEMPORARY BENCHMARK #1 (T.B.M.)

A MAG NAIL WITH WASHER SET IN CONCRETE SIDEWALK, AS SHOWN ON THIS SHEET.
ELEVATION = 5638.40 FEET (NAVD 1988)

TEMPORARY BENCHMARK #2 (T.B.M.)

A MAG NAIL WITH WASHER SET IN CONCRETE, AS SHOWN ON THIS SHEET.
ELEVATION = 5642.80 FEET (NAVD 1988)



B5 TYPICAL RUNDOWN SECTION
SCALE: 1" = 1'-0"

CITY OF ALBUQUERQUE / BERNILLO COUNTY LIBRARY SYSTEMS
JUAN TABO LIBRARY ADDITION & RENOVATION

TITLE: GRADING PLAN
JUAN TABO LIBRARY

Design Review Committee	City Engineer Approval	Update	03/18/2015
City Project No.	Zone Map No.	Sheet	6 of 52
7168.92	G-21	C-102	

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