# CITY OF ALBUQUERQUE

May 20, 2016



Genny Donart, PE Isaacson & Arfman, PA 128 Monroe St NE Albuquerque, NM 87108

Re: Trapnell Orthodontics

Los Volcanos Rd NW

Grading and Drainage Plan

Engineers Stamp Date 2/11/15 (J09D022)

Dear Ms. Donart,

Based upon the information provided in your submittal received 5/19/2016, the above referenced Certification received is acceptable for the release of Certificate of Occupancy by Hydrology.

PO Box 1293

If you have any questions, you can contact me at 924-3695 or Totten Elliott at 924-3982.

Sincerely.

Albuquerque

New Mexico 87103

www.cabq.gov

Abiel Carrillo, P.E.,

Principal Engineer, Planning Department

Development and Review Services

TE/AC

C: email, Cordova, Camille C.; Miranda, Rachel; Sandoval, Darlene M.; Blocker,

Lois

#### **Elliott, Stanice**

From: Genny Donart <gennyd@iacivil.com>

**Sent:** Friday, May 20, 2016 2:28 PM

To: Elliott, Stanice

Cc:Vernon Ambos; Eric ShreveSubject:Re: Trapnell Othodontics

#### Good afternoon Totten,

I hadn't thought to look at those. Good catch. Because of the final landscaping in the courtyard and the fact that it's only water that falls in the courtyard that affects the ponding back there, I don't think it'll be a problem for flooding of the building.

Holes to relieve hydrostatic pressure behind retaining walls are always a good idea, though. I'll ask the contractor to put a few 4" PVC pipes through the wall.

### Genny Donart, P.E. Registered Engineer



Isaacson & Arfman, P.A. Consulting Engineering Associates

128 Monroe St. N.E. Albuquerque, NM 87108 Phone: (505)268-8842

gennyd@iacivil.com

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On Fri, May 20, 2016 at 2:19 PM, Elliott, Stanice <staniceelliott@cabq.gov> wrote:

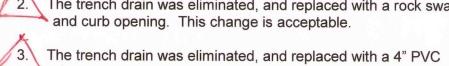
#### Genny

I visited the site this AM and I have one question. Note #5 states that the retaining wall is to have vertical gaps along the row of blocks at the top earth grade. These openings are missing. Will the site drain sufficiently without these openings?

TRANSITION. FROM THE COURTYARD TO ESCAPE. TO TRENCH DRAIN. TO POND. FOOTING. 3:1 SIDE SLOPES. PAVEMENT. TOP OF ROCK IS FLUSH WITH FLOWLINE.

I, Genevieve L. Donart, NMPE #15088, of the firm Isaacson & Arfman. P.A., hereby certify that this project has been graded and will drain in substantial compliance with and in accordance with the design intent of the approved plan dated 02/11/2015. The record information edited onto the original design document has been obtained by Gary Gritsko, NMPLS #8686, of the firm Alpha Pro Surveying, LLC. I further certify that I have personally visited the project site on 05/19/16 and have determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief with the following exception:

The existing asphalt swale on the east side of the site was too degraded to function (per keyed note 3). Instead, the perimeter wall was moved west and a monolithic concrete swale was



pipe penetration through the curb. This change is acceptable.

The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the grading and drainage aspects of this project. Those relying on this record document are advised to obtain independent verification of its accuracy before using it for any other purpose

## **KEYED NOTES**

- 1. 2-2' WIDE CURB OPENINGS TO ALLOW OFFSITE FLOWS TO PASS THROUGH THE PARKING LOT.
- 2. REMOVE & DISPOSE OF EXISTING ASPHALT RUNDOWN.
- 3. BUILD PERIMETER WALL TO EDGE OF ASPHALT. CUT EXISTING ASPHALT AT PROPERTY LINE. REMOVE EXISTING RUNDOWN WHERE IT FALLS WITHIN THE PROPERTY. CONCRETE FILL & WATER PROOF BOTTOM FOOT OF PERIMETER WALL. SEAL JOINT BETWEEN ASPHALT AND WALL WITH A SILICONE SEALANT.

FLOWS TO STAY ON ADJACENT PROPERTY UNTIL THEY DISCHARGE TO EXISTING DRAINAGE EASEMENT ON NORTH PROPERTY LINE. (PER ORIGINAL DESIGN OF CHECKER AUTO-COORS BLVD GRADING AND DRAINAGE PLAN BY GOODWIN & ASSOCIATES DATED 11/03/98.)

- 4. MATCH EXISTING ASPHALT PAVING FOR A SMOOTH DRIVING
- 5. PROPOSED RETAINING WALL WITH OPENINGS IN VERTICAL GAPS ALONG THE ROW OF BLOCKS AT THE TOP EARTH GRADE. THE OPENINGS ALLOW OVERFLOW STORM WATER
- 6. COURTYARD WALL DRAIN PER DETAIL ON SHEET CG-501.
- 7. INSTALL 4" TRENCH DRAIN WITH SOLID GRATE PER DETAIL ON SHEET CG-501, AT 2% SLOPE. DISCHARGE ROOF DRAIN
- 8. HANDICAP RAMP PER ARCHITECTURAL DETAILS.
- 9. TURN-DOWN EDGE OF SIDEWALK PER ARCHITECTURAL
- 10. CURB & GUTTER PER ARCHITECTURAL DETAILS.
- 11. CONSTRUCT TEMPORARY ASPHALT CURB TO DIRECT FLOWS
- 12. CONSTRUCT "FIRST FLUSH" PONDING AS SHOWN. BEGIN SLOPE 2' BEHIND CURB / 10' AWAY FROM BUILDING
- 13. DEPRESSED WATER HARVESTING AREAS WITHIN LANDSCAPING.
- 14. 2' WIDE CURB CUT PER DETAIL ON SHEET CG-501.
- 15. 4' WIDE, 12" THICK FRACTURED FACE ROCK (F.F. ROCK) EROSION PROTECTION AT THE EDGE OF THE EXISTING
- 16. FRACTURED FACE ROCK PAD (MINIMUM 10'X20'X12" THICK) AT THE DISCHARGE POINT OF CURB CUTS. GRADE SO THAT
- 17. FRACTURED FACE ROCK PAD (MINIMUM 6'X15'X12" THICK) AT THE DISCHARGE POINT OF EXISTING ASPHALT RUNDOWN. GRADE SO THAT TOP OF ROCK IS FLUSH WITH FLOWLINE. CONTINUE ROCK UP TO NEW CURB CUTS.
- 18. FRACTURED FACE ROCK PAD (MINIMUM 5'X9'X12" THICK) AT THE DISCHARGE POINT OF ROOF DRAINS FROM GARAGE.

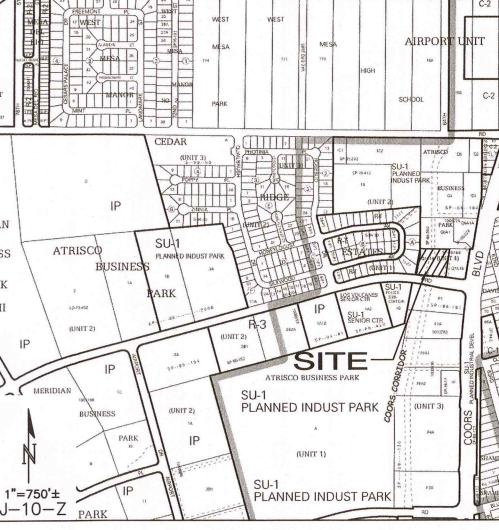
## DRAINAGE CERTIFICATION

integrated into the footing. This change is acceptable.

2. The trench drain was eliminated, and replaced with a rock swale and curb opening. This change is acceptable.

.This certification is submitted in support of a request for Certificate of Occupancy.

# **VICINITY MAP**



## PROJECT DATA

LEGAL DESCRIPTION: TRACT Q-7-A-1-A, ATRISCO BUSINESS PARK

SURVEYOR:

SITE AREA: 1.1 AC.

FLOOD ZONE: THIS SITE FALL ENTIRELY WITHIN ZONE 'X' PER FEMA FIRM MAP 35001C0329H DATED AUGUST 16, 2012.

**ENGINEER:** GENEVIEVE DONART

ISAACSON & ARFMAN, P.A. 128 MONROE ST NE, ABQ. NM 87108

PHONE: (505) 268-8828 HARRIS SURVEYING, INC.

2412-D MONROE ST NE ALBUQUERQUE, NM 87110

PHONE: (505) 889-8056

ELEV=5146.61 (NAVD 1988)

BENCHMARK: ACS "13-K10"

PROJECT CONDITIONS: THE PROPOSED PROJECT IS A 5,200 SF MEDICAL OFFICE BUILDING ON THE EASTERN PORTION OF THE EXISTING UNDEVELOPED TRACT. TO THE EAST IS AN EXISTING AUTO PARTS STORE. OFFSITE STORMWATER FLOWS OF 3.2 CFS (PER CHECKER AUTO-COORS BLVD GRADING AND DRAINAGE PLAN DATED 11/3/98) ENTER THE SITE ON THE NE CORNER, JOINS WITH 2.2 CFS EXISTING FLOWS FROM ONSITE, AND TRAVEL WEST IN AN ASPHALT RUNDOWN TO A DETENTION POND WITH A PUBLIC INLET AT THE BOTTOM THAT ACCEPTS THE COMBINED 5.4 CFS. AS-BUILTS OF THE EXISTING STORM DRAIN SHOW THAT INLET WAS DESIGNED TO ACCEPT 9 CFS.

THE NEW CONSTRUCTION WILL REMOVE THE EXISTING ASPHALT RUNDOWN, AND DIRECT 3.2 CFS OFFSITE FLOWS THROUGH THE PARKING LOT, THEN BACK OUT THE PONDING ON THE WEST SIDE OF THE SITE. DEVELOPED FLOWS OF 3.6 CFS FROM THE NEW CONSTRUCTION WILL BE CAPTURED IN ONE OF FOUR PONDS ONSITE WITH A TOTAL VOLUME OF AT LEAST 2,192 CU. FT. TO DECREASE THE COMBINED OFFSITE AND ONSITE DEVELOPED DISCHARGE FROM 6.8 CFS TO 5.4 CFS.

THOSE SAME PONDS WILL ADDRESS THE FIRST FLUSH BY HARVESTING IN EXCESS OF THE REQUIRED TREATMENT VOLUME.  $(0.34"/12in/ft \times 24,228 \text{ SF } \%D = 686 \text{ CF})$ 

# LEGEND

EXISTING CONTOUR

PROPOSED SPOT ELEVATION

FLOW ARROW FINISH FLOOR ELEVATION

SIDEWALK TRENCH DRAIN

PROPOSED CONTOUR

INVERT ELEVATION

INV=72.5



TRAPNELL GRADING

REVISION DATE

ISAACSON & ARFMAN, P.A. Consulting Engineering Associates 128 Monroe Street N.E. Albuquerque, New Mexico 87108 Ph. 505-268-8828 www.iacivil.com 2053 CG-101.dwg Feb 11,2015

09-24-2013 SHEET NUMBER CG-101

Know what's **below**.

Call before you dig

SCALE 1"=20'