

CITY OF ALBUQUERQUE



September 29, 2014

Ms. Genevieve Donart, PE
Isaacson & Arfman, PA
1287 Monroe Street NE
Albuquerque, NM 87108

**Re: Trapnell Orthodontics
Conceptual Grading and Drainage Plan
No Engineer's Date (J09D022)**

Dear Ms. Donart,

Based upon the information provided in your submittal received 9-23-14, the above referenced plan is approved for Site Plan for Building Permit Action by the DRB

If you have any questions, you can contact me at 924-3994.

Sincerely,

Amy L. D. Niese, P.E.
Senior Engineer, Hydrology
Planning Department

PO Box 1293

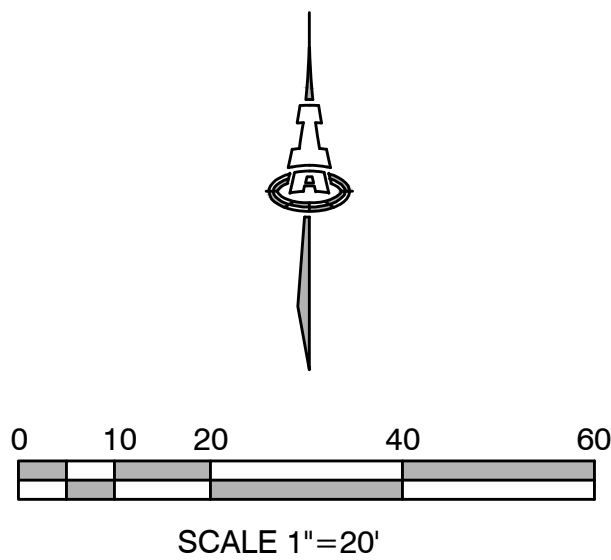
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New Mexico 87103

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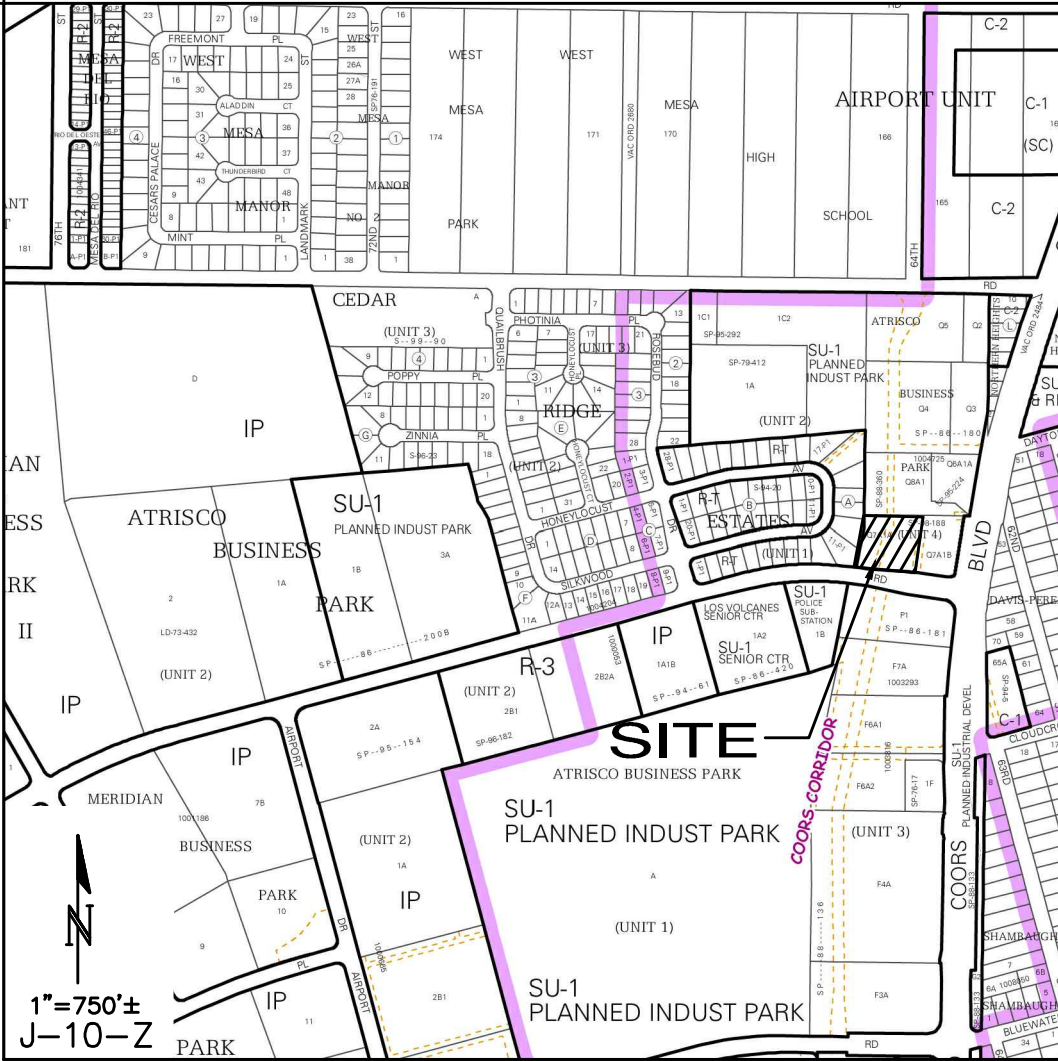
KEYED NOTES

- 2-2' WIDE CURB OPENINGS TO ALLOW OFFSITE FLOWS TO PASS THROUGH THE PARKING LOT.
- REMOVE & DISPOSE OF EXISTING ASPHALT RUNDOWN.
- CUT EXISTING ASPHALT AT PROPERTY LINE. REMOVE EXISTING RUNDOWN. 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.)
- MATCH EXISTING ASPHALT PAVING FOR A SMOOTH DRIVING TRANSITION.
- PROPOSED RETAINING WALL WITH OPENINGS IN VERTICAL GAPS ALONG THE ROW OF BLOCKS AT THE TOP EARTH
- GRADE. THE OPENINGS ALLOW OVERFLOW STORM WATER FROM THE COURTYARD TO ESCAPE.
- TURN BLOCKS IN THE COURTYARD WALL TO ALLOW STORM WATER FROM THE LANDSCAPED AREA TO ESCAPE.
- INSTALL 4" TRENCH DRAIN WITH SOLID GRATE AT 2% SLOPE.
- HANDICAP RAMP PER ARCHITECTURAL DETAILS.
- TURN-DOWN EDGE OF SIDEWALK PER ARCHITECTURAL DETAILS.
- CURB & GUTTER PER ARCHITECTURAL DETAILS.
- CONSTRUCT TEMPORARY ASPHALT CURB TO DIRECT FLOWS TO DETENTION POND.
- PROPOSED 4,540 CF OF DETENTION POND.
- DEPRESSED WATER HARVESTING AREAS WITHIN LANDSCAPING.

GENERAL NOTES

- COORDINATE WORK WITH SITE PLAN, UTILITY PLAN, DEMOLITION PLAN, AND LANDSCAPE PLAN.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION. REPORT ALL DISCREPANCIES TO THE ARCHITECT / ENGINEER AND VERIFY THE ARCHITECT / ENGINEER'S INTENT BEFORE PROCEEDING.
- PAVEMENT GRADES IN MARKED HANDICAPPED PARKING AREAS SHALL NOT EXCEED 2.0% IN ANY DIRECTION. DESIGN GRADES ARE APPROX. 1.8% TO ALLOW FOR CONSTRUCTION TOLERANCES.
- FOR ALL ACCESSIBLE ROUTES, MAXIMUM ALLOWABLE CROSS SLOPE IS 2.0% AND MAXIMUM LONGITUDINAL SLOPE WITHOUT RAMP IS 5.0%. FOLLOW ALL ADA ACCESSIBILITY GUIDELINES OR CITY CODES, WHICHEVER IS MORE STRINGENT.
- ALL TRASH, DEBRIS, & SURFACE VEGETATION SHALL BE CLEARED AND LEGALLY DISPOSED OF OFFSITE.
- ALL SUBGRADE, OVEREXCAVATION, AND FILL SHALL BE PLACED AND / OR COMPACTED PER THE GEOTECHNICAL REPORT AND CITY OF ALBUQUERQUE SPECIFICATIONS.
- 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.
- IF FIELD GRADE ADJUSTMENTS ARE REQUIRED, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER.
- UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING AS SHOWN ON PLAN. COMPACT WITH UNIFORM SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE INDICATED.
- 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.
- OWNER WILL PROVIDE SOIL TESTING AND INSPECTION SERVICES DURING EARTHWORK OPERATIONS. CONTRACTOR SHALL ALLOW TESTING LABS TO INSPECT AND APPROVE COMPACTED SUBGRADES 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.
- OWNER HAS ESTABLISHED PROPERTY BOUNDARY CORNERS. 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.
- 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.
- ADJUST RIMS OF EXISTING UTILITY FEATURES AS NECESSARY TO MATCH NEW GRADES.
- UTILITIES IN PAVED AREAS SHALL BE HS-25 TRAFFIC RATED..
- ALL NEW PAVEMENT SURFACES SHALL BE CONSTRUCTED WITH POSITIVE SLOPE AWAY FROM BUILDINGS AND POSITIVE SLOPE TOWARD EXISTING AND/OR PROPOSED DRAINAGE PATHS.
- WHERE GRADES BETWEEN NEW AND EXISTING ARE SHOWN AS 'MATCH' OR '±', TRANSITIONS SHALL BE SMOOTH.
- NEW PAVEMENT SLOPE SHALL BE A MINIMUM OF 1.0% FOR CONCRETE AND 1.5% FOR ASPHALT UNLESS NOTED OTHERWISE.
- ALL FRACTURED FACE ROCK (F.F. ROCK) TO BE 6" AVG. DIA. ANGULAR FACED ROCK PLACED OVER GEOTEX 501 NON-WOVEN GEOTEXTILE (O.E.). NOTE: PERMANENT TURF REINFORCEMENT MATERIAL (LANDLOK TRM 450 O.E.) MAY BE SUBSTITUTED AT ALL AREAS REFERENCING F.F. ROCK EROSION PROTECTION.
- 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.
- 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.

VICINITY MAP



PROJECT DATA

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

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, ABO. NM 87108
PHONE: (505) 268-8828

SURVEYOR: HARRIS SURVEYING, INC.
2412-D MONROE ST NE
ALBUQUERQUE, NM 87110
PHONE: (505) 889-8056

BENCHMARK: ACS "13-K10"
ELEV=5146.61 (NAVD 1988)

PROJECT CONDITIONS: THE PROPOSED PROJECT IS AN XXXX SF MEDICAL OFFICE BUILDING ON THE EASTERN PORTION OF THE EXISTING UNDEVELOPED TRACT. TO THE EAST IS AN EXISTING AUTO PARTS STORE. OFFSITE FLOWS OF 3.2 CFS ENTER THE SITE ON THE NE CORNER, AND TRAVEL WEST IN AN ASPHALT RUNDOWN TO A DETENTION POND WITH A PUBLIC INLET AT THE BOTTOM.

THE NEW CONSTRUCTION WILL REMOVE THE EXISTING ASPHALT RUNDOWN, AND DIRECT OFFSITE FLOWS THROUGH THE PARKING LOT, THEN BACK OUT THE DETENTION POND. DEVELOPED FLOWS OF 3.6 CFS FROM THE NEW CONSTRUCTION WILL ALSO BE DIRECTED WEST TO THE EXISTING DETENTION POND. THE POND WILL BE AT LEAST 4,540 CU. FT. IN SIZE TO ACCOUNT FOR THE INCREASED DEVELOPED DISCHARGE.

THE FIRST FLUSH WILL BE ADDRESSED WITH WATER HARVESTING AREAS BY DIRECTING FLOWS TO THIS SAME POND.
(0.34"/12in/ft x 24,228 SF \approx 686 CF)

LEGEND

TRAPNELL ORTHODONTICS
CONCEPTUAL GRADING PLAN

PROJECT #1378

REVISION DATE

DATE
09-24-2013

SHEET NUMBER

CG-101

ISAACSON & ARFMAN, P.A.
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Albuquerque, New Mexico 87108
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2053 CG-101.dwg Sep 24, 2014