

EASTERN BUILDING DRAINAGE CERTIFICATION

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 3/15/11. The record information edited onto the original design document has been obtained by Tim Martinez, NMPS #13982, of the firm TM Surveying, Inc. I further certify that I have personally visited the project site on 12/01/11 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 exceptions:

- The westerly existing building is still under reconstruction. The adjoining private sidewalks, roof drains, and patio are not completed, and must be complete prior to final certificate of occupancy. They are not vital to the function of the westerly "Aveda" building, so shouldn't impede the CO for the easterly building.
- The concrete alley gutter on the SW corner was changed to a Phase 2 item, at which time new asphalt grades to the south will allow for improved drainage of the valley gutter. The asphalt will be reworked to direct the drainage south prior to CO for the easterly building.
- The roof drains on the south side of the Aveda building were changed to discharge across the sidewalk, rather than through 4" PVC pipes under the sidewalk. This change is acceptable.

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

The record information presented herein 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.

Genevieve L. Donart
Date
NMPE #15088
NEW MEXICO
15088
12/01/11
LICENSED PROFESSIONAL ENGINEER

WESTERN BUILDING DRAINAGE CERTIFICATION

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 3/15/11. The record information edited onto the original design document has been obtained by Tim Martinez, NMPS #13982, of the firm TM Surveying, Inc. I further certify that I have personally visited the project site on 10/03/12 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 exceptions:

- The roof drains on the south side of the Vinaigrette building were changed to discharge across the sidewalk, rather than through 4" PVC pipes under the sidewalk. This change is acceptable.
- The covered patio has not been covered, and has been expanded west to the property line. The western 1/3 of the courtyard will be a stormwater harvesting area for a garden. Drainage holes were added to the south side of the wall to allow water to overflow from the stormwater harvesting area. This change is acceptable.

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

The record information presented herein 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.

Genevieve L. Donart
Date
NMPE #15088
NEW MEXICO
15088
12/01/12
LICENSED PROFESSIONAL ENGINEER

TRACT B-1-A
(04/04/2007, 2007C-81)
LANDS OF ALBUQUERQUE LITTLE THEATRE

CENTRAL AVE, S.W.
(80' ROW)

PHASE 1
PHASE 2

KEYED NOTES

PHASE 1 ITEMS:

- 2' WIDE CONCRETE ALLEY GUTTER PER DETAIL D ON SHEET CG-501.
- 2' WIDE SIDEWALK CULVERT TO BE BUILT BY SEPARATE CONTRACT. CPW #752083.
- SAWCUT, REMOVE AND REPLACE EXISTING ASPHALT PAVING TO ALLOW FOR SMOOTH TRANSITION TO SIDEWALK CULVERT FLOWLINE.
- PERCOLATION PIT PER DETAIL H ON SHEET CG-501. GRATE ELEV=55.7
- INSTALL ROOF DRAIN TO CATCH FLOWS FROM THE WESTERN HALF OF THE NEIGHBORING ROOF. DIRECT FLOWS SOUTH. COORDINATE WITH OWNER OF BUILDING.
- ROOF DRAIN LOCATION PER ARCHITECTURAL PLANS. INSTALL 4" PVC PIPE THROUGH THICKENED SIDEWALK PER DETAIL E ON SHEET CG-501 AND PENETRATE CURB PER COA STD DWG #2235.
- 1.5' MAX HEIGHT HEADER CURB/RETAINING WALL AGAINST BUILDING. TOP OF CURB/WALL SHALL BE EVEN WITH THE FINISHED FLOOR. SEE STRUCTURAL PLANS FOR DETAIL.
- FINISHED FLOOR GRADE CHANGE AT EXISTING INTERNAL RAMPS.
- 2' WIDE FRACTURED FACE ROCK SWALE PER DETAIL F ON SHEET CG-501.
- 2' WIDE CURB OPENING.
- SIDEWALK PER DETAILS A & C ON SHEET CG-501.
- SIDEWALK TRANSITION PER DETAILS A & B ON SHEET CG-501.
- 62.3 LF ACO K100S TRENCH DRAIN WITH ADA GRATE (OR ENGINEER APPROVED EQUIVALENT) INSTALLED PER MANUFACTURER'S SPECIFICATIONS, RUNNING THE LENGTH OF THE SIDEWALK AS AN EMERGENCY OVERTURN FOR THE COURTYARD. GRATE ELEVATION SHOULD BE FLUSH WITH THE SIDEWALK GRADE.
- ROOF DRAIN LOCATION PER ARCHITECTURAL PLANS.

PHASE 2 ITEMS:

- 2' WIDE CONCRETE ALLEY GUTTER PER DETAIL D ON SHEET CG-501.
- CURB OPENING WITH CONCRETE RUNDOWN PER DETAIL G ON SHEET CG-501.
- 1.5' HIGH HEADER CURB OR RETAINING WALL PER STRUCTURAL DETAILS.
- ROOF DRAIN LOCATIONS TO BE DETERMINED WITH PHASE 2 ARCHITECTURAL PLANS. INSTALL ACO DRAIN K100S TRENCH DRAIN (OR ENGINEER APPROVED EQUIVALENT) WITH ADA GRATE PER DETAIL E ON SHEET CG-501.

GENERAL NOTES

- COORDINATE WORK WITH SITE PLAN, UTILITY PLAN, DEMOLITION PLAN, AND LANDSCAPE PLAN.
- 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.
- EXCAVATION IS UNCLASSIFIED AND INCLUDES EXCAVATION TO SUBGRADE ELEVATIONS INDICATED BY GEOTECHNICAL REPORT, REGARDLESS OF CHARACTER OF MATERIALS ENCOUNTERED.
- FINAL GRADES 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.
- UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING AS SHOWN ON PLAN. COMPACT WITH UNIFORM SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE INDICATED.
- MAXIMUM SLOPES SHALL BE 3:1. MINIMUM SLOPES SHALL BE 1% UNLESS OTHERWISE NOTED.
- 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. ALL UTILITIES SHOULD BE FIELD VERIFIED AND LOCATED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. 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.
- 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 A 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 AND THE CITY OF ALBUQUERQUE REQUIRE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR PROJECTS WHERE CONSTRUCTION ACTIVITIES (INCLUDING OTHER LAND-DISTURBING ACTIVITIES) DISTURB ONE ACRE OR MORE (BY OTHERS). A SWPPP MUST BE INCLUDED WITH THE CONTRACTOR'S SUBMITTAL FOR A ROUGH GRADING, GRADING, PAVING OR BUILDING PERMIT. THE SWPPP MUST BE IN PDF OR MS WORD FORMAT ON A CD.
- ADJUST RIMS OF EXISTING UTILITY FEATURES AS NECESSARY TO MATCH NEW GRADES, TYPICAL.
- ALL NEW PAVEMENT SURFACES SHALL BE CONSTRUCTED WITH POSITIVE SLOPE AWAY FROM BUILDINGS AND POSITIVE SLOPE TOWARD EXISTING AND/OR PROPOSED DRAINAGE PATHS. WHERE NEW GRADES ARE SHOWN AS "MATCH" OR "x", TRANSITIONS SHALL BE SMOOTH AND LEVEL.
- ALL FRACTURED FACE ROCK (F.F. ROCK) TO BE 6" AVG. DIA. ANGULAR FACED ROCK PLACED OVER GEOTEX 50 NON-WOVEN GEOTEXTILE (O.E.). NOTE: PERMANENT TURF REINFORCEMENT MATERIAL (LANDLOK TR 450 O.E.) MAY BE SUBSTITUTED AT ALL AREAS REFERENCING F.F. ROCK EROSION PROTECTION.
- OWNER SHALL MAINTAIN EROSION PROTECTION ELEMENTS. OWNER SHALL 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: M.R.G.C.D. TRACTS 133-A-1, 133-A-2, 133-B, 134 AND 135-A PROPERTY MAP NO. 38, TRACT B-2-A, LANDS OF ALBUQUERQUE LITTLE THEATRE

SITE AREA: 2.338 AC

FLOOD ZONE: THE SUBJECT PROPERTY (AS SHOWN HEREON) LIES WITHIN ZONE "X" (AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD) FLOOD PLAIN ACCORDANCE WITH THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAP NUMBER 35001C0331E, EFFECTIVE DATE NOVEMBER 19, 2003.

ENGINEER: FRED ARFMAN, NMPE #7322 ISAACSON & ARFMAN, P.A. 128 MONROE ST NE, ABQ, NM 87108 PHONE: (505) 268-8828

SURVEYOR: LARRY W. MEDRANO, NMPS #11993 PRECISION SURVEYS, INC. 8414-D JEFFERSON ST NE, ABQ, NM 87113 PHONE: (505) 856-5700

BENCHMARK: ALBUQUERQUE CONTROL SURVEY MONUMENT "13-J13" HAVING A PUBLISHED ELEVATION OF 4956.09 FEET (NGVD 88)

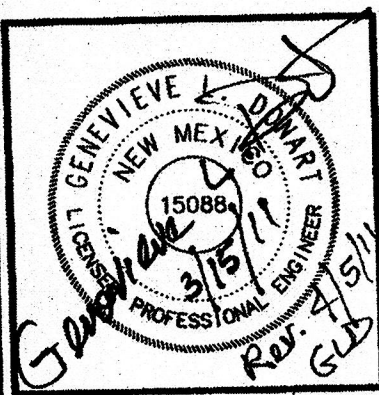
LEGEND

- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- FLOW ARROW
- FF - 6881.0 FINISH FLOOR ELEVATION
- SIDEWALK CULVERT
- FRACTURED FACE ROCK SWALE
- FLOWLINE ELEVATION

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revision
minor text changes
date
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505 268 4244 [F]



job number
drawn by
project manager
date
10-07
mws
MMW
5/5/10

project title
Country Club Place Development
Lots 1 thru 3, Country Club Place
Albuquerque, NM
sheet
CG-101
grading and drainage plan