FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Ken Schultz
Mayor

UTILITY DEVELOPMENT DIVISION
HYDROLOGY SECTION
(505) 768-2650

March 2, 1987

Dan Grochowski, P.E.
Bohannan-Huston, Inc.
7500 Jefferson Street, NE
Albuquerque, New Mexico 87109

RE: GRADING PLAN SUBMITTAL OF CITY LIGHTS SUBDIVISION RECEIVED FEBRUARY 17, 1987 FOR FINAL PLAT, ROUGH GRADING, AND WORK ORDER APPROVAL (J-23/D13) (PROJECT NO. 3184)

Dear Dan:

The above referenced submittal dated February 17, 1987, is approved provided the following items are added to the Grading Plan in the Construction Set:

1. Identify the required widths of the three sidewalk culverts.

2. Clarify which walls, side or perimeter, need one block on its side in the south east corner of project site.

The contractor is authorized to proceed with site grading after issuance of a Topsoil Disturbance Permit. This Grading approval does not approve street grades or final finish grades since this is done through the DRC.

Final Plat sign-off by the City Engineer will require an executed Subdivision Improvements Agreement.

If you have any questions, call me at 768-2650.

Cordially,

for Roger A. Green, P.E.
C.E./Hydrology Section

cc: Andre Houle, DRC
Harper Simmons, A-Herd Homes of NM

RAG/bsj

J23/D13

PABLO HEIGHTS SUBDIVISION

SCALE: 1" = 30'

NEON AVE. N.E.

ARGON AVE. N.E.

INDIAN SCHOOL RD. N.E.

CUMBRES ST. N.E.

LARGO DR. N.E.

MONTE

Build Retaining Wall See Details Sheet 11.

4' Pedestrian Access Easement

Remove Existing Curb and Sidewalk to Install Sidewalk Culvert per City Standard Detail K-16. Place One Block On Its Side To Allow Drainage Through The Wall.

5' Slump Block Wall Around Project Perimeter

Place One Block On Its Side To Allow Drainage Through The Wall (Side Property Wall)

Place One Block On Its Side To Allow Drainage Through The Wall (Perimeter Wall)

4'x4' Tree Inserts Along Indian School Rd.

CONCRETE SLAB w/STEM WALL

GARDEN WALL

SWALE

CONCRETE SLAB

GRADING BETWEEN PADS TYPICAL SECTION

NO SCALE

A BERM WITH THE DIMENSIONS SHOWN BELOW SHALL BE BUILT ALONG THE CUMBRES STREET BOUNDARY AND MAINTAINED DURING ALL PHASES OF CONSTRUCTION UNTIL THE DRAINAGE SYSTEM PRESENTED HEREON IS FUNCTIONAL.

EROSION CONTROL BERM

(TO PROVIDE REASONABLE COMPACTION, MOISTEN SOIL AND WHEEL ROLL IN 1' LIFTS.)

EROSION CONTROL PLAN

NO SCALE

EARTHWORK SPECIFICATIONS

GENERAL

The Soils Engineer shall be the owner's representative to control the fill operations. The Soils Engineer shall approve the material, the method of placing and compaction, and shall give written approval of the completed fill after having taken sufficient tests to assure compliance with the specifications.

FILL MATERIAL UNDER FOUNDATION AND WITHIN 3 FEET OF SLABS

The fill materials shall be gravel, sand, silt, or clay mixtures which have a plasticity index not greater than 15 and a liquid limit not greater than 25. Material larger than 6 inches shall not be placed in the fill, and material larger than 4 inches shall not be placed within 1 foot of the bearing surfaces or foundations. Materials shall be approved by the Soils Engineer.

PREPARATION OF NATURAL GROUND FOR FOUNDATION SUPPORT

Prior to footing placement or fill, the proposed bearing surfaces shall be scarified, moistened to optimum moisture content (+2%) for a minimum depth of 8 inches, and compacted to a minimum of 95% of maximum density as determined by ASTM D-1557, with a minimum of 20 passes of a heavy vibratory roller.

PREPARATION OF NATURAL GROUND FOR SLAB SUPPORT

Prior to the placement of floor slabs or fill, the natural ground shall be scarified, moistened to optimum moisture content (+2%) for a minimum of 8 inches, and compacted to a minimum of 95% of maximum Proctor density as determined by ASTM D-1557, with a minimum of 20 passes of a heavy vibratory roller. Vegetation and topsoil shall be removed before beginning preparation of natural ground.

PLACING FILL

No brush, sod, frozen material, or other perishable or unsuitable material shall be placed in the fill. Distribution of material shall be such as to avoid lenses differing substantially from the surrounding material. The materials shall be delivered to the fill in such a manner as to result in a well and uniformly compacted fill.

Before compacting, the fill material shall be spread in approximately horizontal layers not greater than 8 inches thick.

MOISTURE CONTROL

The material, while being compacted, shall contain the optimum moisture for compaction distributed uniformly throughout the layers. The contractor shall be required to add moisture to the material in the excavation if, in the opinion of the Soils Engineer, it is not possible to obtain proper and uniform moisture by adding water on the fill surface.

COMPACTION

When the moisture content and condition of each individual layer is satisfactory, it shall be compacted by methods approved by the Soils Engineer. A Proctor test should be performed on each typical fill material and frequent density tests of the fill shall be taken.

When compacting cohesionless free-draining materials such as sands and gravels, the material shall be deposited in layers and compacted by treads of a crawler-type tractor, surface or internal vibrators, smooth or pneumatic rollers, hand or power tampers or by any other means approved by the Soils Engineer. The thickness of the horizontal layers after compaction shall not exceed 6 inches compacted thickness if compaction is performed by tractor treads, surface vibrators or similar equipment, or not more than the penetrating length of the vibrator head if compaction is performed by internal vibrators. The material may not be ponded or flooded to aid in the compaction.

DENSITY REQUIREMENTS

Fill placed for foundation support shall be compacted to a minimum of 95% of maximum density as determined by ASTM D-1557.

Fill placed for slab support shall be compacted to a minimum of 90% of maximum density as determined by ASTM D-1557.

TYPICAL PAD DIMENSIONS
25' x 68'

LEGEND

- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROJECT BOUNDARY
- EXISTING CONTOURS (2' INTERVAL)
- PROPOSED CONTOURS (2' INTERVAL)
- DIRECTION OF FLOW
- 99.8 PROPOSED SPOT ELEVATION
- PAD 14.0 HOUSE PAD w/ELEVATION
- RETAINING WALL
- SLUMP BLOCK PERIMETER WALL (5')
- 75.06 EXISTING TOP OF CURB ELEVATION

RECEIVED
MAR 09 1987
HYDROLOGY SECTION

APPROVED FOR ROUGH GRADING:
Robert Green PE 3-4-87
CITY HYDROLOGY DATE

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

AS-BUILT INFORMATION

CONTRACTOR
WORK STAKED BY — DATE
INSPECTOR'S FIELD NOTES BY — DATE
FIELD VERIFICATION BY — DATE
DRAWINGS CORRECTED BY — DATE
RECORDED BY — DATE

BENCH MARKS
THE TBM IS LOCATED ON THE NW CORNER OF THE INTERSECTION OF INDIAN SCHOOL RD. N.E. AND MONTE
LARGO DRIVE N.E.
FIRE HYDRANT TBM — NORTH BONNET
BOLT. ELEV. = 5910.49
MICRO-FILM INFORMATION
RECORDED BY — DATE
NO.

ENGINEER'S SEAL
Samuel A. Shoemaker 2/17/87

NO.	REVISIONS	BY	DATE
	DESIGN	DJG	2/87
	REMARKS	SAH	2/87
		DJG	2/87

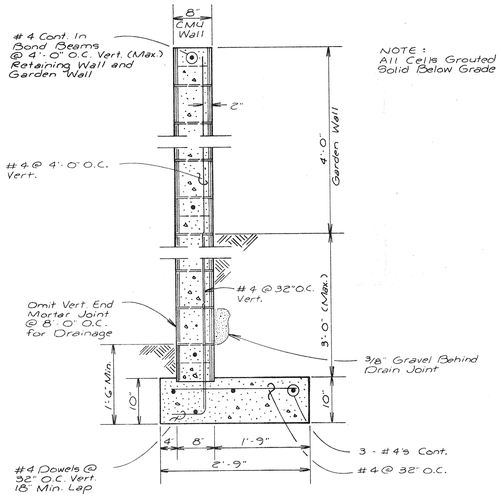
DESIGNED BY
DRAWN BY
CHECKED BY

CITY OF ALBUQUERQUE
PUBLIC WORKS
ENGINEERING

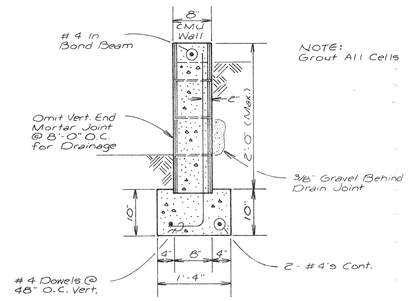
TITLE:
CITY LIGHTS SUBDIVISION
GRADING PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer			Liquid Waste		
A.C.E.-Design			Traffic		
~~A.C.E.~~-Hydrology	Robert Green	3-4-87	Water		

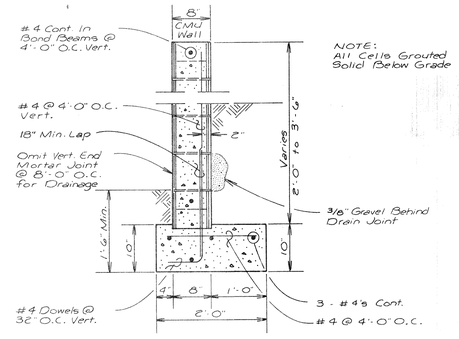
DRAWING NO. 3184
MAP NO. J-23
SHEET 4 OF 11



3'-0" MAX. HEIGHT WITH GARDEN WALL



2'-0" MAX. HEIGHT



2'-0" TO 3'-6" IN HEIGHT

RETAINING WALL DETAILS

SCALE: 3/4"=1'-0"

RETAINING WALLS – GENERAL NOTES

1. ALL FOOTINGS SHALL BE PLACED ON A MINIMUM OF 8" OF SCARIFIED AND MOISTENED FILL , COMPACTED TO A MINIMUM OF 95% OPTIMUM DENSITY PER ASTM D-1557.

2. RETAINING WALLS SHALL HAVE DUR-O-WALL PVC OR APPROVED EQUAL EXPANSION JOINTS AT A MAXIMUM OF 30'-0" SPACING.

3. ALL GROUT SHALL BE PER UBC SECTION 24 PLACED IN ACCORDANCE WITH THE LOW LIFT GROUTING METHOD.

4. GROUT SHALL CURE FOR A MINIMUM OF 7 DAYS PRIOR TO BACKFILLING. ALL BACKFILL SHALL BE CLEAN FILL COMPACTED TO A MINIMUM OF 90% OPTIMUM DENSITY PER ASTM D-1557.

5. ALL REINFORCING SHALL HAVE A MINIMUM LAP OF 30 BAR DIAMETERS OR 1'-6" MINIMUM . HORIZONTAL BOND BEAM REINFORCING SHALL TERMINATE ON EACH SIDE OF AN EXPANSION JOINT.

6. ALL FOOTING CONCRETE SHALL BE 3000 PSI AT 28 DAYS ,AIR-ENTRAINED WITH A MAXIMUM SLUMP OF 4", AND 3/4" AGGREGATE.

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

BENCH MARKS

THE TBM IS LOCATED ON THE NW CORNER OF THE INTERSECTION OF INDIAN SCHOOL RD. N.E. AND MONTE LARGO DRIVE N.E.

FIRE HYDRANT TBM – NORTH BONNET

BOLT. ELEV.= 5910.49

AS-BUILT INFORMATION

CONTRACTOR

WORK STAKED BY — DATE

INSPECTIONS

ACCEPTANCE BY — DATE

FIELD VERIFICATION BY — DATE

DRAWINGS CORRECTED BY — DATE

MICRO-FILM INFORMATION

RECORDED BY — DATE

NO.

ENGINEER'S SEAL

GORDON A. WALWORTH, JR. NEW MEXICO No. 8080 REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY DJG DATE 2/87

DRAWN BY SAH DATE 2/87

CHECKED BY DJG DATE 2/87

CITY OF ALBUQUERQUE
PUBLIC WORKS
ENGINEERING

TITLE: CITY LIGHTS SUBDIVISION DETAILS

RECEIVED FEB 17 1987 HYDROLOGY SECTION

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer			Liquid Waste		
A.C.E. - Design			Traffic		
A.C.E. - Hydrology			Water		

DRAWING NO.

MAP NO. J-23

SHEET 11 OF 11

BRUNING 44-232