

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Interim Director



Mayor Timothy M. Keller

October 19, 2021

Graeme Means, P.E.
High Mesa Consulting Group
6010-B Midway Park Blvd NE
Albuquerque, NM 87109

Re: Los Altos Park Renovation – Phase I, K20D037

Dear Mr. Means,

Based upon the information provided in your submittal received 09/01/2021, the Grading & Drainage Plans are not approved for Building Permit and Grading Permit. The following comments need to be addressed for approval of the above referenced project:

1. Provide an overall grading and drainage plan.
2. Clearly label 1st flush volume ponds including the volume for each ponding area. There appears more landscaping areas where can be used for 1st flush volume. See attached markup plans in red.
3. Provide calculations for inlets and storm drain pipes. A separate overall storm drain system plan would be helpful.
4. Under the drainage notes there is reference to a 48" RCP extending across Eubank. On Sheet CG111 calls out a 54" RCP.
5. Sheet CG501 was referenced for sidewalk culvert detail. Please provide details.
6. Provide details for the connections into NMDOT inlets. NMDOT approval and permitting will be required for the work within NMDOT's right-of-way.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

If you have any questions, please contact me at 924-3999 or e-mail sbiazar@cabq.gov

Sincerely,

Shahab Biazar, P.E., CFM
City Engineer, Planning Dept.
Development and Review Services

C: file

TOPOGRAPHICALLY LOWER THAN THE PROJECT SITE. THERE ARE OFFSITE FLOWS ONTO THE SOUTHEAST CORNER OF THE SITE THAT DISCHARGE FROM A LARGE 48" RCP CULVERT EXTENDING ACROSS EUBANK BLVD NE. THIS CULVERT RELEASES ~160 CFS OF STORMWATER DURING A 100-YEAR, 6 HR STORM EVENT INTO THE SITE, AND IS CONVEYED ACROSS THE SOUTHEAST CORNER OF THE SITE VIA AN EXISTING COMBINATION CONCRETE VALLEY GUTTER AND EARTHEN DRAINAGE CHANNEL, TO DISCHARGE TO ULTIMATELY DISCHARGE INTO THE I-40 RIGHT-OF-WAY TO THE SOUTH. THE EARTHEN PORTIONS OF THE CHANNEL ARE STABILIZED WITH TURF GRASS. UPON RELEASE INTO THE I-40 RIGHT-OF-WAY, AN UNPAVED FLOWLINE CONTINUES TO CONVEY THIS OFFSITE STORMWATER EAST TO WEST TO AN EXISTING 54" RCP STORM CULVERT THAT RELEASES DIRECTLY INTO THE I-40 DRAINAGE CHANNEL.

V. DEVELOPED CONDITIONS

THE PROJECT PHASE 1 DEVELOPED CONDITIONS CONSISTS OF 5 NEW SOFTBALL FIELDS TO REPLACE THE EXISTING 4 FIELDS, A NEW CONCESSIONS / RESTROOM BUILDING, PAVED PARKING AND ACCESS ROAD IMPROVEMENTS, AND ASSOCIATED LANDSCAPING IMPROVEMENTS. THE EXISTING SPORTS OFFICE BUILDING AT THE SOUTHWEST CORNER OF THE SITE WILL REMAIN IN PLACE. THE OVERALL PHASE 1 SITE DRAINAGE PATTERN WILL BE SIMILAR TO THE EXISTING DRAINAGE PATTERN FOR THE SITE, WITH STORMWATER RUNOFF DRAINING GENERALLY FROM NORTHEAST TO SOUTHWEST, AND ULTIMATELY THE ENTIRE PROJECT SITE WILL CONTINUE TO DISCHARGE TO THE I-40 NMDOT DRAINAGE CHANNEL. WHILE THE PROPOSED SITE WILL TAKE ADVANTAGE OF SEVERAL SMALL AREAS OF LANDSCAPED DEPRESSED AREAS TO CAPTURE AND TREAT STORMWATER TO THE MAXIMUM EXTENT PRACTICABLE, THIS PROJECT DEVELOPMENT DOES NOT INCLUDE ANY DEDICATED PONDING AREAS DUE TO THE LIMITED OPPORTUNITIES RESULTING FROM THE SITE DESIGN REQUIREMENTS. THE PROJECT SITE WILL CONTINUE TO BE DIVIDED INTO TWO SUB-BASINS, 'WEST' AND 'EAST', THAT REPEAT THE EXISTING DRAINAGE PATTERN OF FREE DISCHARGE AT TWO FIXED POINTS OF DISCHARGE INTO THE I-40 RIGHT-OF-WAY / DRAINAGE CHANNEL.

THE 'WEST' DRAINAGE SUB-BASIN IS MADE UP OF THE WESTERN PORTION OF THE PROJECT SITE, AND ALSO INCLUDES THE NORTHEAST PARKING LOT, NORTH ACCESS ROAD, WEST ACCESS ROAD, AND SPORTS OFFICE BUILDING. STORMWATER RUNOFF GENERATED BY THIS BASIN WILL DRAIN FROM NORTHEAST TO SOUTHWEST VIA SURFACE FLOW ACROSS THE SOFTBALL FIELDS, PARKING LOTS AND ACCESS ROADS, AND VIA NEW SUBSURFACE STORM DRAIN IMPROVEMENTS IN THE NORTH AND WEST ACCESS ROADS. SURFACE FLOW AND SUBSURFACE PIPED DRAINAGE WILL ULTIMATELY CONVERGE AT A NEW ACCESS ROAD CURB INLET LOCATED AT THE SOUTHWEST CORNER OF THE SITE, NEAR THE LOS ALTOS POOL. ALL SUB-BASIN 'WEST' STORMWATER WILL BE COMBINED AT THIS INLET AND FREE DISCHARGE TO THE I-40 NMDOT RIGHT-OF-WAY VIA A NEW PRIVATE SUBSURFACE STORM PIPE CONNECTION INTO THE EXISTING LARGE DOUBLE 'D' STORM INLET LOCATED IN THE RIGHT OF WAY AS REFERENCED IN THE EXISTING CONDITIONS. AS NOTED ABOVE, THE I-40 STORM INLET IS DIRECT CONNECTED TO THE I-40 DRAINAGE CHANNEL BY LARGE DIAMETER RCP PIPE. THIS DIRECT PIPE CONNECTION REPLACES EXISTING OVERLAND FLOW CONNECTIONS, AND AS SUCH WILL MANAGE THE DISCHARGE RELEASE IN AN IMPROVED MANNER THAT WILL SIGNIFICANTLY REDUCE SEDIMENT DELIVERY TO THE I-40 NMDOT RIGHT-OF-WAY.

THE 'EAST' DRAINAGE SUB-BASIN IS MADE UP OF THE EASTERN PORTION OF THE PROJECT SITE, AND INCLUDES THE SOUTHEAST PARKING LOT, THE EASTERN HALF OF THE SOUTH ACCESS ROAD AND THE NEW CONCESSIONS / RESTROOM BUILDING. STORMWATER RUNOFF GENERATED BY THIS BASIN WILL DRAIN FROM NORTHEAST TO SOUTHWEST ACROSS THE SITE VIA SURFACE FLOW ACROSS THE SOFTBALL FIELDS, PARKING LOT, AND ACCESS ROADS, AS WELL AS VIA NEW SUBSURFACE STORM DRAIN IMPROVEMENTS THAT WILL COLLECT RUNOFF FROM THE CONCESSIONS / RESTROOM BUILDING AND LOW POINTS IN THE SURROUNDING CENTRAL PEDESTRIAN ACCESS AND LANDSCAPED AREAS. SURFACE FLOW STORMWATER AND SUBSURFACE PIPED DRAINAGE WILL ULTIMATELY CONVERGE AT A NEW CURB INLET IN THE SOUTH ACCESS ROAD LOCATED IMMEDIATELY NORTH OF THE DOUBLE 'D' STORM INLET IN THE I-40 NMDOT RIGHT-OF-WAY REFERENCED IN THE EXISTING CONDITIONS. A NEW PRIVATE STORM DRAIN CONNECTION WILL BE MADE BETWEEN THE NEW CURB INLET AND THE EXISTING I-40 INLET TO DIRECT-PIPE THE SUB-BASIN 'EAST' STORMWATER INTO THE I-40 DRAINAGE SYSTEM. AS NOTED ABOVE, THE I-40 STORM INLET IS DIRECTLY CONNECTED TO THE I-40 DRAINAGE CHANNEL BY LARGE DIAMETER RCP PIPE. SIMILAR TO THE 'WEST' SUB-BASIN DISCHARGE, THIS DIRECT PIPE CONNECTION REPLACES EXISTING OVERLAND FLOW CONNECTIONS, AND AS SUCH WILL MANAGE THE DISCHARGE RELEASE IN AN IMPROVED MANNER THAT WILL SIGNIFICANTLY REDUCE SEDIMENT DELIVERY TO THE I-40 NMDOT RIGHT-OF-WAY.

AS NOTED IN THE EXISTING CONDITIONS ABOVE, THERE ARE NO OFFSITE FLOWS FROM LOMAS BLVD TO THE NORTH, EUBANK BLVD TO THE EAST, I-40 NMDOT RIGHT-OF-WAY TO THE SOUTH, OR LOS ALTOS POOL & ALBUQUERQUE GARDEN CENTER TO THE WEST. THERE CONTINUES TO BE OFFSITE FLOWS ONTO THE SOUTHEAST CORNER OF THE SITE FROM A LARGE 48" RCP CULVERT EXTENDING ACROSS EUBANK BLVD NE. THIS CULVERT RELEASES ~160 CFS OF STORMWATER DURING A 100-YEAR, 6 HR STORM EVENT INTO THE SITE AND IS CONVEYED ACROSS THE SOUTHEAST CORNER OF THE SITE VIA AN EXISTING COMBINATION CONCRETE VALLEY GUTTER AND EARTHEN DRAINAGE CHANNEL, TO DISCHARGE TO ULTIMATELY DISCHARGE INTO THE I-40 RIGHT-OF-WAY TO THE SOUTH. THE EARTHEN PORTIONS OF THE CHANNEL ARE STABILIZED WITH TURF GRASS. UPON RELEASE INTO THE I-40 RIGHT-OF-WAY, AN UNPAVED FLOWLINE CONTINUES TO CONVEY THIS OFFSITE STORMWATER EAST TO WEST TO AN EXISTING 54" RCP STORM CULVERT THAT RELEASES DIRECTLY INTO THE I-40 DRAINAGE CHANNEL.

b. STORMWATER QUALITY VOLUME (FIRST FLUSH) GENERATED

$$V_{SWQV} = ((P_{SWQV})/12) \cdot A_D \Rightarrow ((0.42)/12) \cdot (2.50) = 0.0876 \text{ AC-FT} =$$

c. PEAK DISCHARGE 100-YR

$$Q_{100} = Q_A \cdot A_A + Q_B \cdot A_B + Q_C \cdot A_C + Q_D \cdot A_D \Rightarrow (1.84 \cdot 0.00) + (2.49 \cdot 4.50) + (3.17 \cdot 1.86) + (4.49 \cdot 5.88) =$$

2. ONSITE (EAST) DRAIN BASIN

a. VOLUME 100-YR, 6-HR

$$WT_E = (E_A \cdot A_A + E_B \cdot A_B + E_C \cdot A_C + E_D \cdot A_D)/A_T \Rightarrow (0.67 \cdot 0.00) + (0.86 \cdot 5.70) + (1.09 \cdot 3.34) + (2.58 \cdot 2.79)/11.82 =$$

$$V_{100.6 \text{ HR}} = (E_W/12) \cdot A_T \Rightarrow (1.33/12) \cdot 11.82 = 1.3097 \text{ AC-FT} =$$

b. STORMWATER QUALITY VOLUME (FIRST FLUSH) GENERATED

$$V_{SWQV} = ((P_{SWQV})/12) \cdot A_D \Rightarrow ((0.42)/12) \cdot (2.79) = 0.0975 \text{ AC-FT} =$$

c. PEAK DISCHARGE 100-YR

$$Q_{100} = Q_A \cdot A_A + Q_B \cdot A_B + Q_C \cdot A_C + Q_D \cdot A_D \Rightarrow (1.84 \cdot 0.00) + (2.49 \cdot 5.70) + (3.17 \cdot 3.34) + (4.49 \cdot 2.79) =$$

C. COMPARISON 100 YEAR STORM

1. ONSITE (WEST) BASIN GENERATED

a. VOLUME 100-YR, 6-HR

$$\Delta V_{\text{PROJECT SITE}} = 76390 - 75500 = 890 \text{ C}$$

b. PEAK DISCHARGE 100-YR

$$\Delta Q_{100} = 43.5 - 43.9 = -0.4 \text{ C}$$

2. ONSITE (EAST) BASIN GENERATED

a. VOLUME 100-YR, 6-HR

$$\Delta V_{\text{PROJECT SITE}} = 57050 - 56620 = 430 \text{ C}$$

b. PEAK DISCHARGE 100-YR

$$\Delta Q_{100} = 37.3 - 37.8 = -0.5 \text{ C}$$

3. OVERALL SITE STORMWATER DISCHARGE

$$V_{\text{OVERALL SITE DEVELOPED GENERATED}} = 76390 + 57050 = 133440$$

$$V_{\text{OVERALL SITE EXISTING GENERATED}} = 75500 + 56620 = 132120$$

$$V_{\text{OVERALL SITE STORM WATER QUALITY VOLUME RETAINED}} = 1500$$

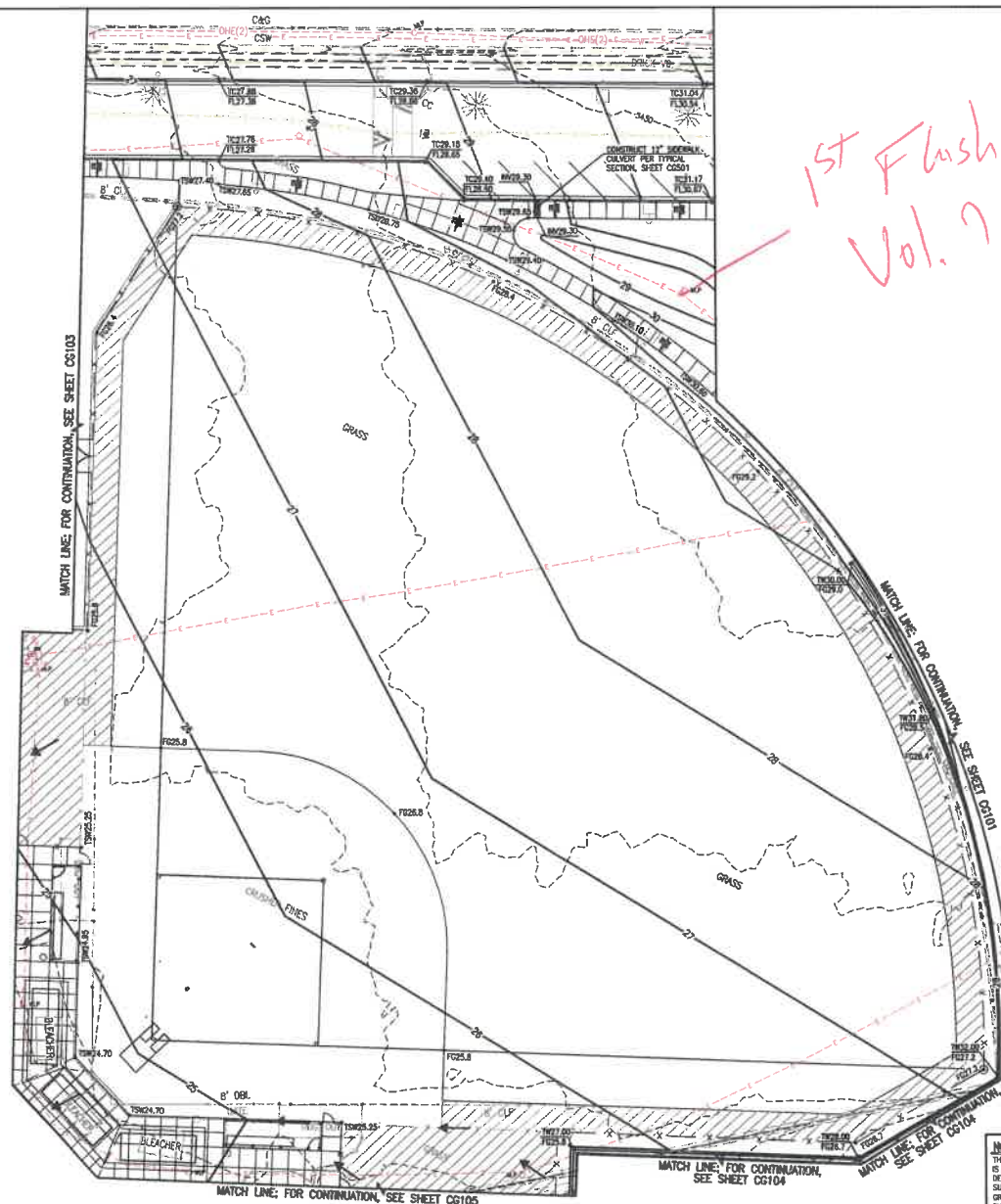
$$V_{\text{OVERALL SITE DISCHARGE}} = 133440 - 132120 - 1500 = -180.0$$

4. STORM WATER QUALITY (FIRST FLUSH)

$$V_{\text{OVERALL SWQV GENERATED}} = 8,070 \text{ CF} > V_{\text{SITE SWQV RETAINED}} = 1500 \text{ CF}; 6,570 \text{ CF REL}$$

VI. CALCULATIONS

CALCULATIONS ANALYZING THE EXISTING AND PROPOSED DEVELOPED CONDITIONS FOR THE 100 YEAR, 6-HOUR RAINFALL EACH DRAINAGE BASIN. THE PROCEDURE FOR 40 ACRE AND SMALLER BASINS, AS SET FORTH IN THE REVISION OF S



EASEMENT KEYED NOTES:

1st Flush Don
Vol. 7.

- CONSTRUCTION NOTES:**

- [illegible]

HIGH
MESA Consulting Group

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LMMA
LANDSCAPE ARCHITECTS
www.lmna.com 505.240.2200



CITY OF ALBUQUERQUE
STRATEGIC PLANNING AND
DEPARTMENT OF MUNICIPAL DEVELOPMENT

LOS ALTOS PARK RENOVATION
GRADING PLAN - AR

Design Review Committee	City Engineer Approval	Last Design Update
City Project No. 759692	Zone Map No. K-20	

[illegible]

DATE	08/31/21	21
PROJECT# 759692		
LOS ALTOS PARK RENOVATION		
DATE: 08/31/21		

EASEMENT KEYED NOTES:

○ FOR EASEMENT KEYED NOTES, SEE SHEET C-101

CONSTRUCTION NOTES:

1. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 811, FOR DESIGNATION (LINE-SPOTTING) OF EXISTING UTILITIES.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES. 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 INTERFERENCES IT CAUSES WITHOUT FIRST CONSULTING THE ENGINEER AS REQUIRED ABOVE.
3. 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.
4. ALL CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.
5. UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE TOPOGRAPHIC AND UTILITY SURVEY CONDUCTED BY THIS FIRM DATED 12/04/2020 AND INCLUDED AS SHEET V-101 THROUGH V-105 OF THIS PLAN SET. THAT UTILITY SURVEY AND SUBSURFACE UTILITY ENGINEERING EFFORT IS NOT ALL-INCLUSIVE AND MAY NOT REPRESENT UTILITIES/INFRASTRUCTURE THAT HAVE BEEN ABANDONED-IN-PLACE, WERE INACCESSIBLE, OR OTHERWISE UNDETECTABLE DUE TO UNPREDICTED AND UNCONTROLLABLE SITE AND/OR UTILITY CONDITIONS. FURTHER, THAT UTILITY INVESTIGATION MAY BE INCOMPLETE OR MAY BE OBTUSCATED BY THE TIME CONSTRUCTION COMMENCES. THEREFORE, MAKES NO REPRESENTATION REGARDING THEREOF, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE PROPERTY OWNER, DEVELOPER, OR CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES CAUSED BY ITS FAILURE TO LOCATE, VERIFY AND PRESERVE ANY AND ALL EXISTING UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, NEW MEXICO EXCAVATION LAWS (NMEEL), MUNICIPAL AND LOCAL ORDINANCES, SET SPECIFIC RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE UTILITY LINES AND FACILITIES.
6. THE DESIGN OF PLANTERS AND LANDSCAPED AREAS IS NOT PART OF THIS PLAN. ALL PLANTERS AND LANDSCAPED AREAS ADJACENT TO THE BUILDINGS SHALL BE PROVIDED WITH PROPER DRAINAGE TO AVOID ANY PONDING ADJACENT TO THE STRUCTURE. FOR CONSTRUCTION DETAILS, REFER TO LANDSCAPING PLAN.
7. THE GRADES INDICATED ON THIS PLAN ARE FINISHED GRADES UNLESS OTHERWISE INDICATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LEAVING SURFACES AT ELEVATIONS THAT SHALL ACCORDANCE WITH PROPOSED IMPROVEMENTS SHOWN ON THE PLANS INCLUDING, BUT NOT LIMITED TO, SURFACE DRAINAGE STRUCTURES, PAVING AND LANDSCAPING SURFACING.

AS-BUILT INFORMATION	
NO.	DATE
1	08/21/21

BENCH MARKS	
NO.	DATE
1	08/21/21

SURVEY INFORMATION	
NO.	DATE
1	08/21/21

ENGINEER'S SEAL	
NO.	DATE
1	08/21/21

REVISIONS	
NO.	DATE
1	08/21/21

REMARKS	
NO.	DATE
1	08/21/21

DESIGNED BY	
NO.	DATE
1	08/21/21

CHECKED BY	
NO.	DATE
1	08/21/21

CITY PROJECT NO.	
NO.	DATE
1	08/21/21

SHEET	
NO.	DATE
1	08/21/21

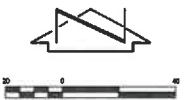
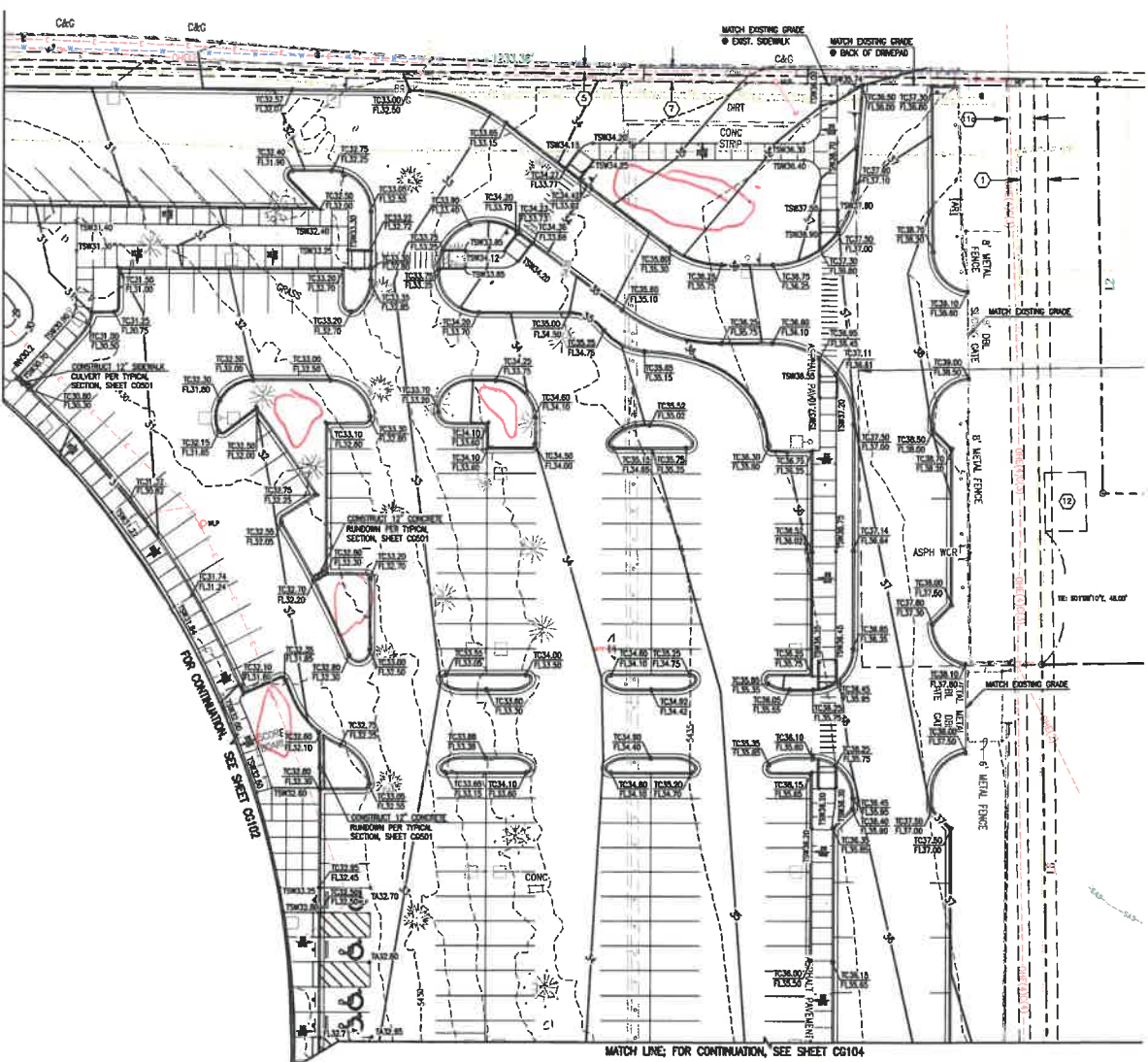
DATE: 08/31/21

LOS ALTOS PARK RENOVATION

PROJECT# 759692

08/21/21

CG101



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2020.040.3
HIGH MESA Consulting Group
 8018 - Midway Park Blvd., NE - Albuquerque, New Mexico 87109
 Phone 505.346.4556 • Fax 505.346.4554 • www.highmesa.com



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CITY OF ALBUQUERQUE
 STRATEGIC PLANNING AND DESIGN
 DEPARTMENT OF MUNICIPAL DEVELOPMENT
 LOS ALTOS PARK RENOVATION - PHASE 1
 GRADING PLAN - AREA 1

Design Review Committee	City Engineer Approval	Lead Design Update	Sheet
759692	K-20	CG101	

NOTE:
 THIS IS NOT A BOUNDARY SURVEY; DATA SHOWN HEREON IS FOR INFORMATION ONLY. THE BOUNDARY INFORMATION SHOWN ON THIS PLAN IS BASED UPON A BOUNDARY SURVEY PLAN PREPARED BY HIGH MESA CONSULTING GROUP, MAPS 11184, DATED 08/16/2021 (2020.040.5). THE TOPOGRAPHIC INFORMATION DEPICTED HEREON IS BASED UPON THE TOPOGRAPHIC AND UTILITY SURVEY PREPARED BY HIGH MESA CONSULTING GROUP, MAPS NO. 11184, DATED 12/04/2020 (2020.040.2) WITH SUPPLEMENTAL UTILITY INFORMATION DATED 05/10/2021 (2020.040.6).

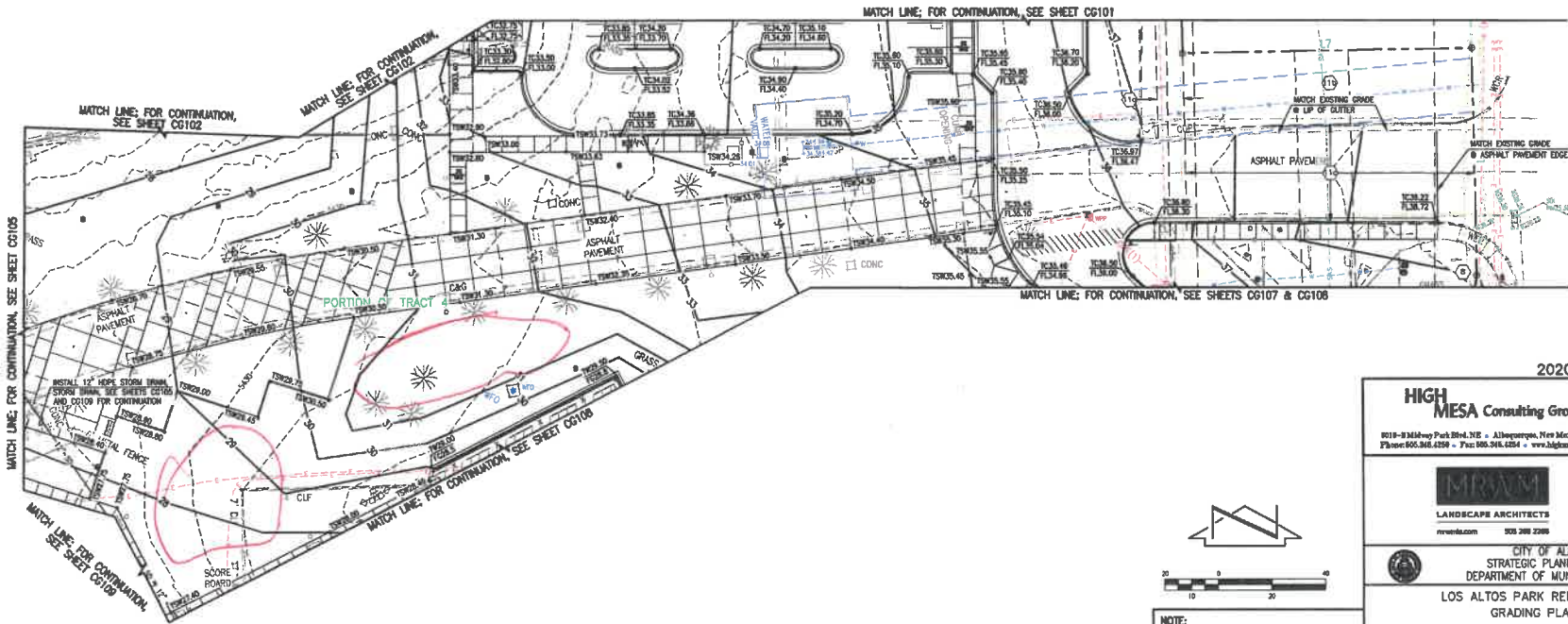
GRADING PLAN - AREA 1
 SCALE: 1" = 20'

EASEMENT KEYED NOTES:

○ FOR EASEMENT KEYED NOTES, SEE SHEET C-101

CONSTRUCTION NOTES:

1. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (811) FOR DESCRIPTION (LINE-SPOTTING) OF EXISTING UTILITIES.
2. 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 EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INTERPRETATIONS IT MAKES WITHOUT FIRST CONTACTING THE ENGINEER AS REQUIRED ABOVE.
3. 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.
4. ALL CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.
5. UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE TOPOGRAPHIC AND UTILITY SURVEY CONDUCTED BY THIS FIRM DATED 12/08/2020 AND INCLUDED AS SHEET 1F-101 THROUGH 1F-106 OF THIS PLAN SET. THAT UTILITY SURVEY AND SUBSURFACE UTILITY ENGINEERING FUTURE IS NOT ALL-INCLUSIVE AND MAY NOT REPRESENT UTILITIES/INFRASTRUCTURE THAT HAVE BEEN ABANDONED-IN-PLACE, WERE INACCESSIBLE, OR OTHERWISE UNDETECTABLE DUE TO UNFORESEEN AND UNCONTROLLABLE SITE AND/OR UTILITY CONDITIONS. FURTHER, THAT UTILITY INFORMATION MAY BE INCOMPLETE, OR MAY BE OBTAINABLE BY THE TIME CONSTRUCTION COMMENCES. THEREFORE, MAKES NO REPRESENTATION PERTAINING HERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREON. THE PROPERTY OWNER, DEVELOPER, OR CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PROTECT ANY AND ALL EXISTING UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, NEW MEXICO EXCAVATION LAWS (NM113), MUNICIPAL AND LOCAL ORDINANCES, SITE SPECIFIC RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE UTILITY LINES AND FACILITIES.
6. THE DESIGN OF PLANTERS AND LANDSCAPED AREAS IS NOT PART OF THIS PLAN. ALL PLANTERS AND LANDSCAPED AREAS ADJACENT TO THE BUILDINGS SHALL BE PROVIDED WITH POSITIVE DRAINAGE TO AVOID ANY FLOODING ADJACENT TO THE STRUCTURE. FOR CONSTRUCTION DETAILS, REFER TO LANDSCAPING PLAN.
7. THE GRASSES INDICATED ON THIS PLAN ARE FINISHED GRASSES UNLESS OTHERWISE INDICATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LEAVING SUBGRADE AT ELEVATIONS THAT SHALL ACCOMMODATE PROPOSED IMPROVEMENTS AS INDICATED ON THE PLANS INCLUDING, BUT NOT LIMITED TO, SURFACE DRAINAGE STRUCTURES, FENCE AND LANDSCAPING SURFACING.





A3 GRADING PLAN - AREA 6
SCALE: 1" = 20'

NOTE:
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CONSTRUCTION NOTES:

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- UTILITY NEGOTIATION (SHOWN HEREON IS BASED UPON THE TOPOGRAPHIC AND UTILITY SURVEY CONDUCTED BY THIS FIRM DATED 12/08/2020 AND INCLUDED AS SHEET W-101 THROUGH W-108 OF THIS PLAN SET, THAT UTILITY SURVEY AND SUBSEQUENT UTILITY ENGINEERING EFFORT IS NOT ALL-INCLUSIVE AND MAY NOT REPRESENT UTILITIES/INFRASTRUCTURE THAT HAVE BEEN REMOVED-IN-PLACE, WERE INACCESSIBLE, OR OTHERWISE UNDETECTABLE DUE TO UNFORESEEN AND UNCONTROLLABLE SITE AND/OR UTILITY CONDITIONS. FURTHER, THAT UTILITY INVESTIGATION MAY BE INCOMPLETE OR MAY BE OBLIQUE BY THE TIME CONSTRUCTION COMMENCES, THEREFORE, MAKES NO REPRESENTATION REGARDING THE LOCATION AND DEPTH OF ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, VERIFY AND PRESERVE ANY AND ALL EXISTING UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, NEW MEXICO EXCAVATION LAWS (NM811), MUNICIPAL AND LOCAL ORDINANCES, SEE SPECIFIC RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE UTILITY LINES AND FACILITIES.
- THE DESIGN OF PLANTERS AND LANDSCAPE AREAS IS NOT PART OF THIS PLAN. ALL PLANTERS AND LANDSCAPE AREAS ADJACENT TO THE BUILDING(S) SHALL BE PROVIDED WITH POSITIVE DRAINAGE TO AVOID ANY FLOWING ADJACENT TO THE STRUCTURE. FOR CONSTRUCTION DETAILS, REFER TO LANDSCAPING PLAN.
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EASEMENT KEYED NOTES:
☐ FOR EASEMENT KEYED NOTES, SEE SHEET C-101

2020.040.3

HIGH MESA Consulting Group
6019-B Roadway Park Blvd. N.E. • Albuquerque, New Mexico 87110
Phone: 505.565.6258 • Fax: 505.565.6254 • www.hightm.com

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www.hm.com 505.565.2288

CITY OF ALBUQUERQUE
STRATEGIC PLANNING AND DESIGN
DEPARTMENT OF MUNICIPAL DEVELOPMENT
LOS ALTOS PARK RENOVATION - PHASE 1
GRADING PLAN - AREA 6

Design Review Committee	City Engineer Approval	City Manager/Commissioner

NO.	DATE	REMARKS	BY

DESIGNED BY:	DATE:	DRAWN BY:	DATE:	CHECKED BY:	DATE:
J.T.S.	08/11/21	J.T.S.	08/11/21	G.L.	08/11/21

City Project No. **759692** Zone Map No. **K-20** Sheet **CG106**

ENGINEER'S SEAL
J. GRAEME MEYER
3674
PROFESSIONAL
08/31/21

REVISIONS

NO.	DATE	REMARKS	BY

AS-BUILT INFORMATION

CONTRACT NO.	DATE	BY

BENCH MARKS

CONTRACT NO.	DATE	BY

MICRO-FILM INFORMATION

CONTRACT NO.	DATE	BY

DATE: 08/31/21
PROJECT# 759692
LOS ALTOS PARK RENOVATION

