

CITY OF ALBUQUERQUE

Planning Department
Suzanne Lubar, Director



Richard J. Berry, Mayor

December 23, 2015

Fred C. Arfman, P.E.
Isaacson & Arfman, P.A.
128 Monroe St NE
Albuquerque, New Mexico 87108

**RE: South Las Altos Children's Park
Grading and Drainage Plan
Engineers Stamp Date 12/9/15 (K20D062)**

Dear Mr. Arfman,

Based upon the information provided in your submittal received 12/9/15, this plan is approved for Grading Permit and Building Permit. Please be advised that, before either Permit can be issued, an Erosion and Sediment Control Plan prepared by a registered engineer under the laws of the State of New Mexico, must be submitted and approved by the water quality section. Contact Curtis Cherne at 924-3420 for further information.

PO Box 1293

Please attach a copy of this approved plan to the construction sets in the permitting process prior to sign-off by Hydrology.

Albuquerque

Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

New Mexico 87103

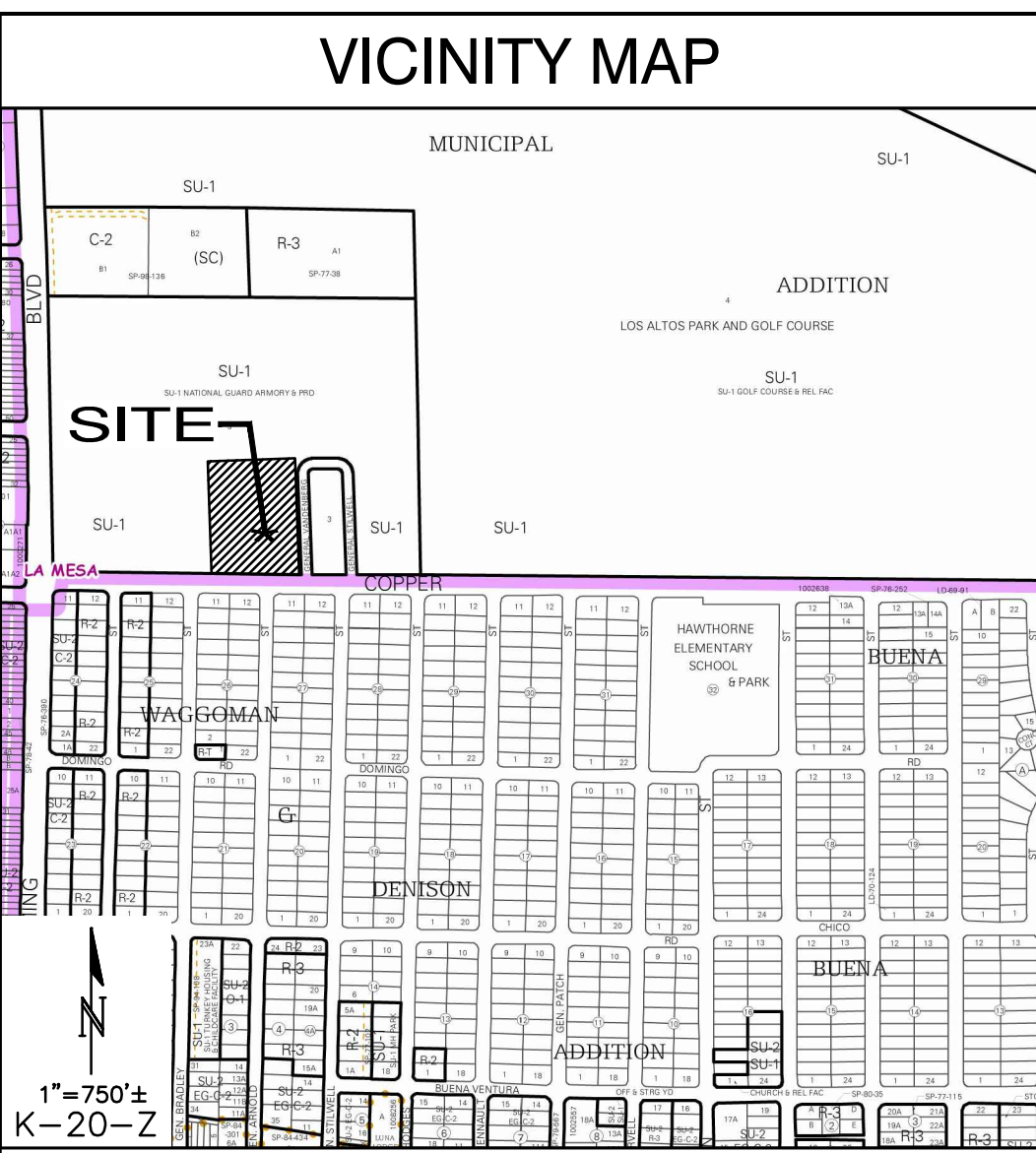
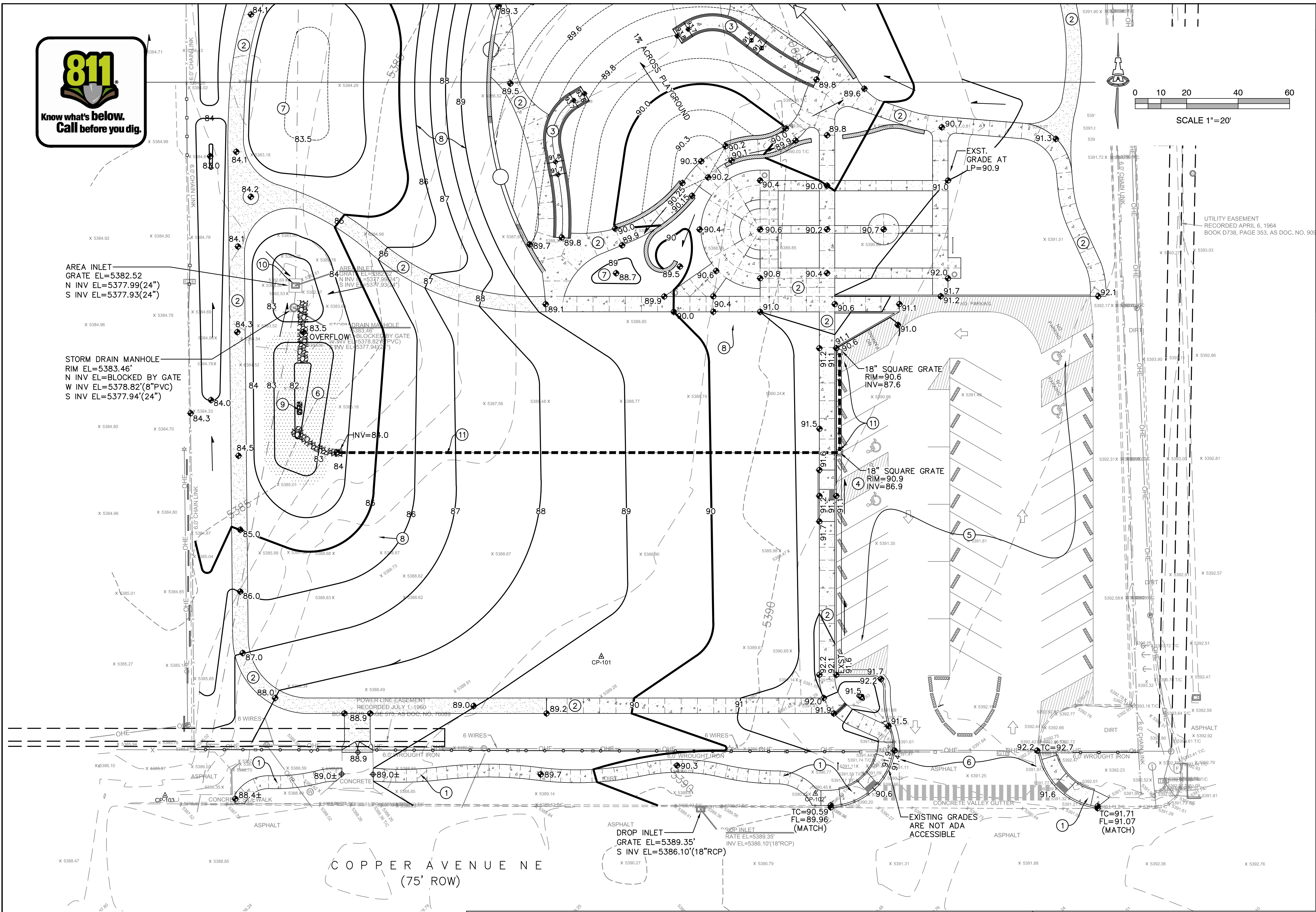
If you have any questions, please contact me at 924-3695 or Rudy Rael at 924-3977.

www.cabq.gov

Sincerely,

Rita Harmon, P.E.
Senior Engineer, Hydrology
Planning Department

RR/RH
C: File



PROJECT DATA

PROPERTY: THE SITE IS A PORTION OF A DEVELOPED PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP K-20. THE SITE IS BOUND TO THE EAST BY SINGLE FAMILY RESIDENTIAL, TO THE NORTH AND WEST BY FULLY DEVELOPED GOVERNMENT PROPERTY AND TO THE SOUTH BY COPPER AVE. N.E.

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE REMOVING ASPHALT AND BASE COURSE PAVED AREAS AND REPLACING WITH A CITY PARK WITH PLAYGROUND(S), GRASS FIELDS, ADA COMPLIANT PEDESTRIAN PATHS, ETC.

LEGAL: LOCATED WITHIN "TRACT 3" IN SECTION 20, T. 10 N., R. 4 E., N.M.P.M., COUNTY OF BERNALILLO, CITY OF ALBUQUERQUE, STATE OF NEW MEXICO.

BENCHMARK: A 3 1/4 INCH ALUMINUM DISC STAMPED "14-K20 1990" SET FLUSH WITH THE TOP OF THE CURB. NAVD 88. N:1485201.9420 E:1551107.3220 ELEVATION = 5381.929'

SURVEYOR: WILSON & COMPANY
4900 LANG AVENUE N.E.
ALBUQUERQUE, NM 87109

OFF-SITE: NO OFF-SITE DRAINAGE IMPACTS THIS PROPERTY.

FLOOD HAZARD: PER BERNALILLO COUNTY FIRM MAP NUMBER 35001C0358H, EFFECTIVE ON 08/16/2012, THE SITE IS LOCATED WITHIN FLOODZONE "X" DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

DRAINAGE PLAN CONCEPT: A FIRST FLUSH RETENTION BASIN WILL BE CONSTRUCTED. OVERALL PROPERTY RUNOFF WILL CONTINUE TO DRAIN TO THE WEST TO ENTER THE EXISTING ON-SITE STORM DRAIN SYSTEM WHICH DISCHARGES TO THE COPPER AVE. STORM DRAIN MAIN. THE ADDITION OF STORMWATER RETENTION BASINS AND WATER HARVESTING AS WELL AS THE REMOVAL OF A LARGE PORTION OF ASPHALT AND BASE COURSE PAVED AREAS WILL REDUCE THE OVERALL DISCHARGE FROM THE PROPERTY.

AS-BUILT INFORMATION	
CONTRACTOR	DATE
WORKS BY	DATE
SUPERVISOR'S	DATE
ACCEPTANCE BY	DATE
VERIFICATION BY	DATE
DRAWINGS BY	DATE
MICRO-FILM INFORMATION	DATE
RECORDED BY	NO.

BENCH MARKS	
CONTRACTOR	DATE
WORKS BY	DATE
SUPERVISOR'S	DATE
ACCEPTANCE BY	DATE
VERIFICATION BY	DATE
DRAWINGS BY	DATE
MICRO-FILM INFORMATION	DATE
RECORDED BY	NO.

SURVEY INFORMATION	
FIELD NOTES	DATE
BY	DATE
NO.	DATE

ARCHITECTURAL SEAL	
FRED C. ARFMAN	7322
PROFESSIONAL SEAL	12/9/15

REVISIONS	
NO.	DATE
REMARKS	DATE
BY	DATE

RECORD DRAWINGS	
DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE
Mo./Day/Yr.	Mo./Day/Yr.
Sheet	Of
5	26

- KEYED NOTES**
- THESE KEYED NOTES ARE FOR USE ON GRADING AND DRAINAGE PLANS CG-101 AND CG-102 (NORTH AND SOUTH). SEE CONSTRUCTION PLANS FOR CONSTRUCTION KEYED NOTES.
- NEW PUBLIC SIDEWALK AND RAMPS WITHIN R.O.W. FIELD ADJUST TO ACHIEVE ADA COMPLIANT ACCESS. PROVIDE SMOOTH TRANSITION TO EXISTING.
 - NEW ON-SITE WALK AT ELEVATIONS SHOWN. ALL WALKS TO BE ADA ACCESSIBLE (5% MAX SLOPE, 2% MAX CROSS-SLOPE).
 - NEW RAMP TO UPPER LEVEL PLAY AREA.
 - CONTRACTOR TO VERIFY SLOPES WITHIN HANDICAP PARKING AREA(S) MEET ADA REQUIREMENTS. MAX. SLOPE = 2% IN ANY DIRECTION. NOTIFY ARCHITECT IF NON-COMPLIANT.
 - SEE SITE PLAN FOR EXTENTS OF EXISTING PAVED PARKING TO REMAIN AND NEW PAVEMENT.
 - CONSTRUCT 18" DEPTH FIRST FLUSH RETENTION POND THIS LOCATION. INSTALL ANGULAR ROCK EROSION PROTECTION AT OVERFLOW AND TO EXTENT SHOWN.
 - DEPRESS LANDSCAPING THIS AREA TO ELEVATIONS SHOWN FOR WATER HARVESTING.
 - GRADE TRANSITION SLOPES AND BERMS TO ACHIEVE GRADE DIFFERENCES SHOWN. MAXIMUM SLOPE = 6:1.
 - INSTALL PERCOLATION TRENCH THIS AREA. SEE DRAINAGE DETAIL SHEET.
 - EXISTING STORM DRAIN INLET TO REMAIN. CONTRACTOR TO CLEAN OUT AND FLUSH SYSTEM.
 - INSTALL STORM DRAIN SYSTEM THIS AREA. SEE DRAINAGE DETAIL SHEET FOR SIZES / SLOPES / INLET INFORMATION.

LEGEND

- EXISTING CONTOUR (1' INCREMENTS)
- FLOW DIRECTION
- PROPOSED CONTOUR (1' INCREMENTS)
- PROPOSED CONTOUR (0.1' INCREMENTS)
- PROPOSED EROSION CONTROL
- PROPOSED STORM DRAIN
- FIRST FLUSH RETENTION

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.iacivil.com
2122 CG-101.dwg Dec 08,2015

MRWM
LANDSCAPE ARCHITECTS
Morrow Reardon Wilkinson Miller, Ltd.
mrwmia.com 505 268 2266

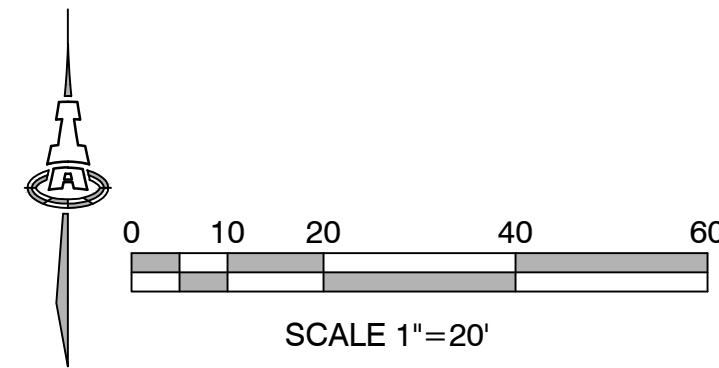
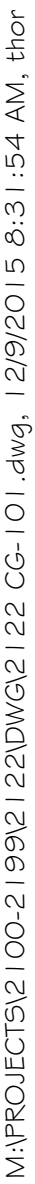
CITY OF ALBUQUERQUE
STRATEGIC PLANNING AND DESIGN
PARKS AND RECREATION DEPARTMENT

SOUTH LOS ALTOS CHILDREN'S PARK - PHASE 1
GRADING AND DRAINAGE PLAN - NORTH

Design Review Committee City Engineer Approval

City Project No. 613592 Zone Map No. K-20

Sheet 5 Of 26

PROJECT #613592

RECORD DRAWINGS

SOUTH LOS ALTOS CHILDREN'S PARK - PHASE 1

RECOF
DATE:

