CITY OF ALBUQUERQUE

Planning Department Alan Varela, Director



Mayor Timothy M. Keller

February 26, 2025

Genevive Donart, P.E. Isaacson & Arfman, P.A. 128 Monroe St. N.E Albuquerque, NM 87108

RE: Officer Daniel Webster Children's Park, Phase 3B 9001 Copper NE Grading and Drainage Plans Engineer's Stamp Date: 02/03/2025 Hydrology File: K20D067

Dear Ms. Donart:

Based upon the information provided in your submittal received 02/14/2025, the Grading & Drainage Plan is approved for Building Permit. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

PO Box 1293 PRIOR TO CERTIFICATE OF OCCUPANCY:

Albuquerque 1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.

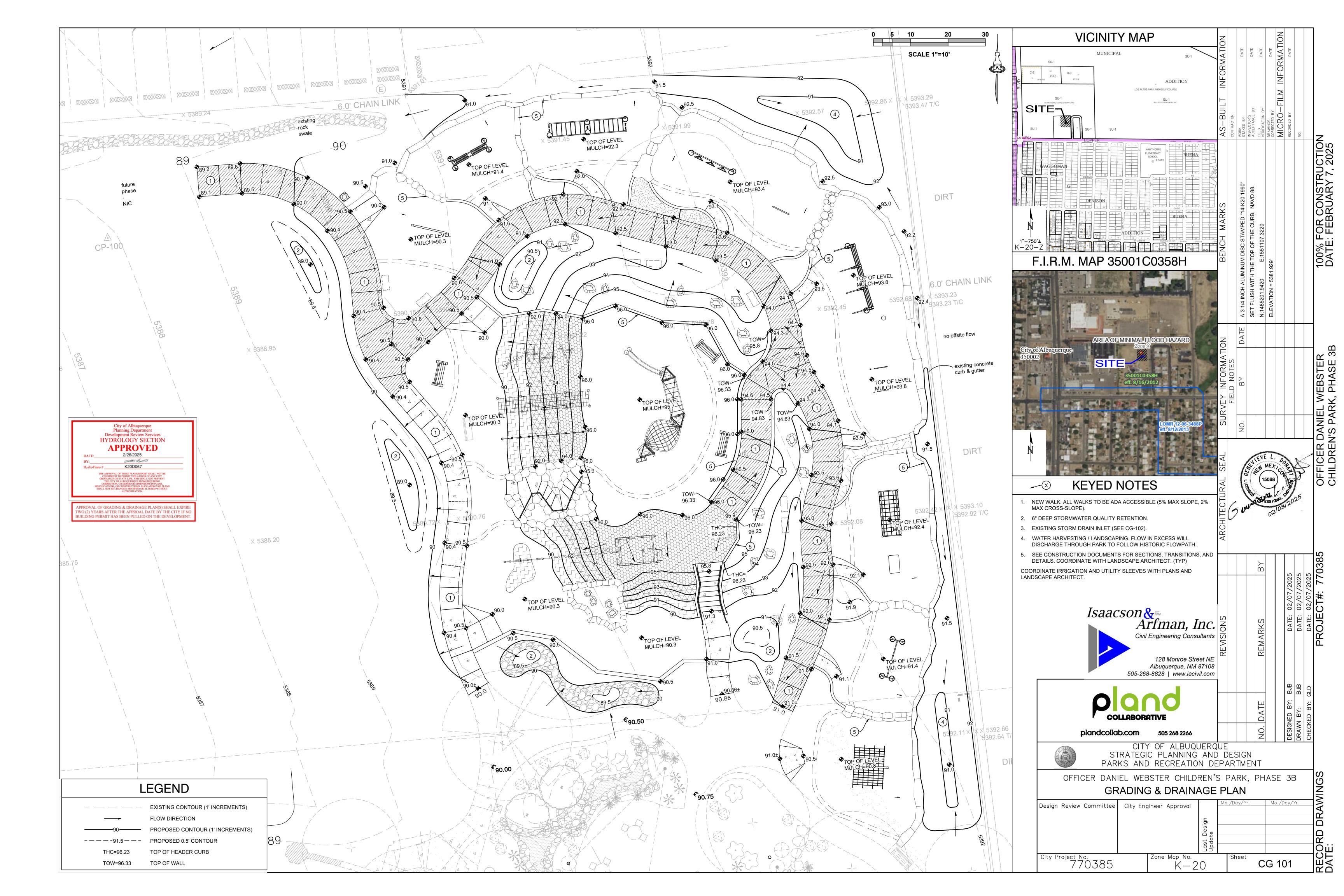
NM 87103 As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, jhughes@cabq.gov, 505-924-3420) 14 days prior to any earth disturbance.

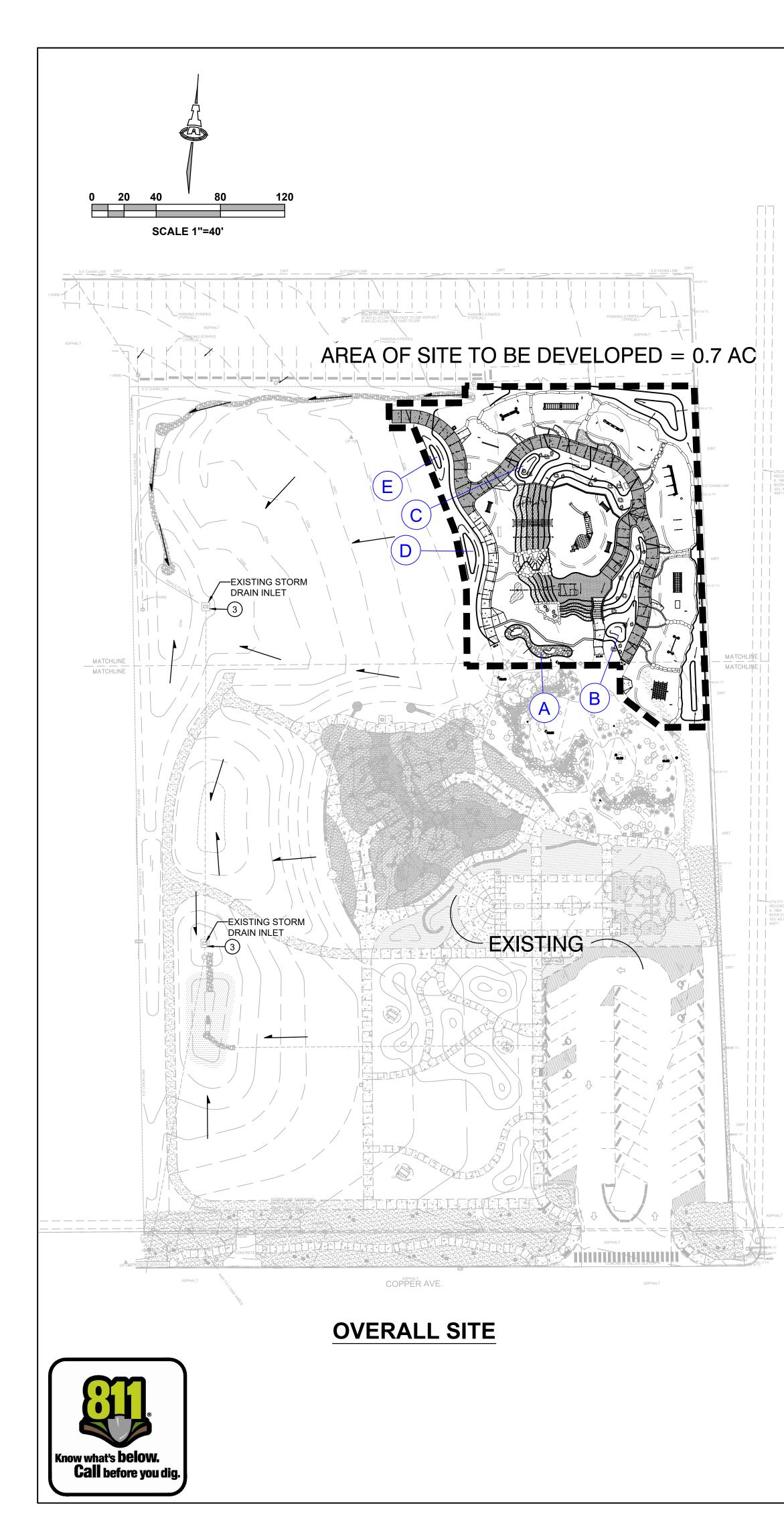
If you have any questions, please contact me at 505-924-3314 or amontoya@cabq.gov.

Sincerely,

anthe Mart

Anthony Montoya, Jr., P.E. Senior Engineer, Hydrology Planning Department, Development Review Services





	GENERAL N	DTES		PROJECT DAT	Ą	NOI		TION		
ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONSTRUCTED IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL F APPLICABLE, CITY OF ALBUQUERQUE AND NMDOT STANDARDS APPLY THE CONTRACTOR SHALL ABIDE BY ALL STATE, LOCAL, AND FEDERAL F AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IN	REPORT. WHERE R C LAWS, CODES, RULES S	DIL TESTING AND INSPECTION SERVICES DURING EARTHWORK OPERA EQUIRED. CONTRACTOR SHALL ALLOW TESTING LABS TO INSPECT AN OMPACTED SUBGRADES, BACKFILL, AND FILL LAYERS BEFORE FURTH ORK IS DONE. SHOULD COMPACTION TESTS INDICATE INADEQUATE D HALL PROVIDE ADDITIONAL COMPACTION AND TESTING AT THE CONTI (PENSE.	ND APPROVE HER CONSTRUCTION DENSITY, CONTRACTOR	PROPERTY: THE SITE IS A PORTION OF A PROPERTY LOCATED WITHIN C.O.A. VICIN IS BOUND TO THE EAST BY SINGLE FAMIL NORTH AND WEST BY FULLY DEVELOPED PROPERTY AND TO THE SOUTH BY PREV AND COPPER AVE. N.E.	NITY MAP K-20. THE SITE Y RESIDENTIAL, TO THE O GOVERNMENT	INFORMATI	DATE DATE DATE	DATE INFORMAT		
INCLUDING EPA AND ADA REQUIREMENTS. ALL SUBGRADE, OVEREXCAVATION, BACKFILL, AND FILL SHALL BE PLA COMPACTED PER THE GEOTECHNICAL REPORT AND CITY OF ALBUQUE SPECIFICATIONS.	CED AND / OR	ONTRACTOR SHALL LOCATE AND PRESERVE ALL BOUNDARY CORNER OST OR DISTURBED CORNERS AT CONTRACTOR'S SOLE EXPENSE. PR HALL ONLY BE RESET BY A REGISTERED LAND SURVEYOR.		PROPOSED IMPROVEMENTS: THE PROPO INCLUDE REMOVING ASPHALT PAVED AR CONSTRUCTING PHASE 3B OF THE DANIE	EAS AND EL WEBSTER CITY PARK	BUILT	E BY N BY	0-FILM		
THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS FOR THE PE COMMENCING CONSTRUCTION, OR PRIOR TO OCCUPANCY, AS APPROI ARE DELAYED OR ISSUED WITH CONDITIONS, THE CONTRACTOR SHAL AND ARCHITECT IMMEDIATELY.	ROJECT PRIOR TO R PRIATE. IF PERMITS A .L NOTIFY THE OWNER A	HE ENVIRONMENTAL PROTECTION AGENCY (EPA) AND THE CITY OF AL EQUIRE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP), AN N EROSION AND SEDIMENT CONTROL (ESC) PERMIT FOR PROJECTS W CTIVITIES MEET THE EPA THRESHOLD. (SWPPP, NPDES PERMIT, AND E	NDPES PERMIT, AND WHERE CONSTRUCTION ESC PLAN BY OTHERS.)	WITH PLAYAREAS(S), MULCH FIELDS, AND PEDESTRIAN PATHS.	DN 20, T. 10 N., R. 4 E.,	AS-E contracto work	STAKED BY INSPECTOR' ACCEPTANC FIELD VERIFICATIO		Z	
COORDINATE WORK WITH SITE PLAN, UTILITY PLAN, DEMOLITION PLAN PLAN.	I, AND LANDSCAPE F	CITY-APPROVED ESC PERMIT MUST BE INCLUDED WITH THE CONTRAD OR A ROUGH GRADING, GRADING, PAVING, BUILDING, OR WORK ORDE		N.M.P.M., COUNTY OF BERNALILLO, CITY (<u>BENCHMARK</u> : A 3 1/4 INCH ALUMINUM DIS 1990" SET FLUSH WITH THE TOP OF THE (C STAMPED "14-K20					
IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY HORIZONT LOCATIONS OF ALL EXISTING OBSTRUCTIONS, AND CONDITION OF ALL INFRASTRUCTURE PRIOR TO CONSTRUCTION. REPORT ALL DISCREPAN ARCHITECT / ENGINEER AND VERIFY THE ARCHITECT / ENGINEER'S INT	. EXISTING O. P NCIES TO THE R	DST-CONSTRUCTION MAINTENANCE FOR PRIVATE STORMWATER FAC ESPONSIBLITY OF THE FACILITIES OWNER. PERIODIC INSPECTION AND HE FACILITIES MAY BE REQUIRED BY THE CITY ENGINEER.		N:1485201.9420 E:1551107.3220 ELEVATION = 5381.929'			990" 88.			
PROCEEDING. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE SAFETY THE CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS ON SITE AT A	C. M. C	FORMWATER CONTROL MEASURES SHOWN ON THIS PLAN ARE REQUI ANAGEMENT OF 'FIRST FLUSH' (DEFINED AS THE 90TH PERCENTILE ST TY DRAINAGE ORDINANCE, THE 90TH PERCENTILE STORM EVENT, WH D BE MANAGED. REDUCE 0.44 INCH BY THE 0.1 INCH FOR THE INITIAL II	TORM EVENT. PER THE HICH IS 44 INCHES, IS	SURVEYOR: WILSON & COMPANY 4900 LANG AVENUE N.E. ALBUQUERQUE, NM 871 OFF-SITE: A LIMITED PORTION OF THE PA	00	ഗ	D "14-K20 1 RB. NAVD			
CONTRACTOR SHALL OBTAIN ALL REQUIRED INSPECTIONS OF THE WO CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/C ANY DAMAGE TO ADJACENT STRUCTURES RESULTING FROM THE CON	DRK. A B DR PROJECT LIMITS. ISTRUCTION PROCESS Q. A	BSTRACTION IN TABLE A-6 OF SECTION 22 OF THE DPM. MULTIPLY THE Y YOUR IMPERVIOUS AREA. THIS IS THE PORTION TO RETAIN. DJUST ANY RIMS OF EXISTING UTILITY FEATURES AS NECESSARY TO I	E REMAINING 0.34 INCH	NORTH (SAME OWNER) WILL CONTINUE T PROPERTY. THIS OFFSITE FLOW IS ROUT STORM DRAIN INLETS VIA A ROCK LINED	ED TO THE EXISTING	CH MARK	STAMPEC F THE CUF 07.3220			
SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE. BE RESPONSIBLE FOR DOCUMENTING EXISTING CONDITIONS PRIOR TO CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS. EQU	CONTRACTOR SHALL U O CONSTRUCTION. R. W JIPMENT SHALL ONLY S	FILITIES IN PAVED AREAS SHALL BE HS-25 TRAFFIC RATED. HERE GRADES BETWEEN NEW AND EXISTING ARE SHOWN AS 'MATCH HALL BE SMOOTH.		AS PART OF PHASE I. <u>FLOOD HAZARD</u> : PER BERNALILLO COUN 35001C0358H, EFFECTIVE ON 08/16/2012, ²	THE SITE IS LOCATED	BENO	HE TOP OF E:15511	329'		
OBSTRUCT DESIGNATED TRAFFIC LANES IF APPROPRIATE BARRICADIN BEEN OBTAINED. THE CONTRACTOR SHALL NOT STORE ANY EQUIPME THE RIGHT-OF-WAY. THE CONTRACTOR SHALL PROVIDE A CONSTRUCTION TRAFFIC CONTR	ENT OR MATERIAL IN A	L EROSION PROTECTION TO BE FRACTURED FACE ROCK (F.F. ROCK) /G. DIA. ANGULAR FACED ROCK PLACED OVER GEOTEX 501 NON-WOV ONTRACTOR SHALL COMPLY WITH LOCAL REGULATIONS FOR RESEED	VEN GEOTEXTILE (O.E.).	WITHIN FLOODZONE 'X' DESIGNATED AS A BE OUTSIDE 500-YEAR FLOODPLAIN. DRAINAGE PLAN CONCEPT: OVERALL PRO	OPERTY RUNOFF WILL		CH ALUMII H WITH TI I.9420	0N = 5381.9		
THAT CONFORMS TO THE LATEST EDITION OF THE "MANUAL OF UNIFOI DEVICES" (MUTCD) AND LOCAL REQUIREMENTS. THE CONTRACTOR SH BARRICADING PERMITS FROM THE APPROPRIATE AUTHORITIES PRIOR CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.	RM TRAFFIC CONTROL A HALL OBTAIN U. P	REAS. OND DESIGN PARAMETERS (TOP OF POND, BOTTOM OF POND, SIZE OF OND, ETC.) TO BE STRICTLY ADHERED TO FOR CERTIFICATION PURPO		CONTINUE TO DRAIN TO THE WEST TO EN ON-SITE STORM DRAIN SYSTEM WHICH D COPPER AVE. STORM DRAIN MAIN. THE A STORMWATER QUALITY RETENTION AS W	ISCHARGES TO THE DDITION OF VELL AS THE REMOVAL		A 3 1/4 IN(SET FLUS N:1485201	ELEVATIO		
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 ANY DIRECTION. FOR ALL ACCESSIBLE ROUTES, MAXIMUM ALLOWABLE CROSS SLOPE IS 2.0% ANY MAXIMUM LONGITUDINAL SLOPE WITHOUT RAMP IS 5.0%. FOLLOW ALL ADA 				ADA COMPLI	ANCE	ES ES				
ACCESSIBILITY GUIDELINES OR CITY CODES, WHICHEVER IS MORE STF ALL TRASH, DEBRIS, & SURFACE VEGETATION SHALL BE CLEARED AND OF OFFSITE.	T D LEGALLY DISPOSED Y. A	LE PROJECT COST. LL SITE PREPARATION, GRADING OPERATIONS, FOUNDATION CONSTR VEMENT INSTALLATION WORK SHALL BE CONSTRUCTED IN ACCORDA	RUCTION, AND	SIDEWALK(S) AND RAMP(S): TARGET CRC CROSS SLOPE SHALL NOT EXCEED 2%	OSS SLOPE = 1% TO 1.5%.	D NOT				
PROPOSED SPOT AND CONTOUR ELEVATIONS SHOWN REPRESENT TO (I.E. TOP OF CONCRETE, TOP OF CONCRETE BUILDING PAD, TOP OF PA TOP OF LANDSCAPING MATERIAL, ETC.). CONTRACTOR SHALL GRADE,	OP OF FINISH MATERIAL G AVEMENT MATERIAL, O	EOTECHNICAL REPORT, WHICH WILL BE PROVIDED BY THE OWNER OF THER WORK SHALL, UNLESS OTHERWISE NOTED IN THE PLANS, BE CO CCORDANCE WITH THE PROJECT SPECIFICATION (FIRST PRIORITY), AI	R ARCHITECT. ALL ONSTRUCTED IN	ACCESSIBLE RAMP(S): TARGET LONGITU LONGITUDINAL SLOPE SHALL NOT EXCEE	ED 12:1 (8.3%).	VEY I				
AND DETERMINE EARTHWORK ESTIMATES BASED ON ELEVATIONS SHO MATERIAL THICKNESSES.	OWN MINUS FINISH S Z. F	TANDARD SPECIFICATIONS FOR PUBLIC WORK (SECOND PRIORITY.) VE WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR M	/UST CONTACT NEW	ACCESSIBLE PARKING: TARGET SLOPE = SHALL NOT EXCEED 2% SLOPE IN ANY DI		SUR			+	
	ALL NOTIFY THE M	EXICO ONE CALL SYSTEM (811) FOR LOCATION OF EXISTING UTILITIES	S.				_			
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