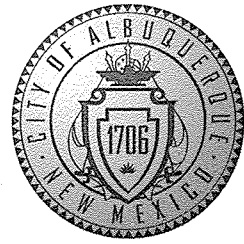


CITY OF ALBUQUERQUE



July 24, 2013

David Soule, P.E.
Rio Grande Engineering
P.O. Box 93924
Albuquerque, NM 87199

**Re: BEGINNING STEPS DAYCARE
GRADING AND DRAINAGE PLAN
6521 PARADISE BLVD. SUITE A&B
ENGINEER'S STAMP DATE 6/20/13 (B10D003C)**

Dear Mr. Soule,

PO Box 1293

Based upon the information provided in your submittal received 6-20-13, the above referenced plan is approved for Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

Albuquerque

If you have any questions, you can contact me at 924-3695.

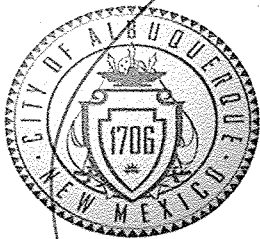
New Mexico 87103

Sincerely,

Shahab Biazar, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

www.cabq.gov

C: e-mail



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

B10D003C

Project Title: BEGINNING STEPS DAY CARE Building Permit #: _____ City Drainage #: B1003CG1
DRB#: 1002346 EPC#: _____ Work Order#: _____
Legal Description: TRACT G2A- VENTANA SQUARE
City Address: 6512 PARADISE BOULEVARD SUITE A&B

Engineering Firm: RIO GRANDE ENGINEERING Contact: DAVID SOULE
Address: PO BOX 93924, ALBUQUERQUE, NM 87199
Phone#: 505.321.9099 Fax#: 505.872.0999 E-mail: DAVID@RIOGRANDEENGINEERING.COM

Owner: GRADY GROUP Contact: _____
Address: PO Box 30801 Albuquerque, New Mexico 87190
Phone#: _____ Fax#: _____ E-mail: _____

Architect: JOE SIMONS Contact: JOE SIMONS
Address: PO BOX 67408 ALB NM 87193
Phone#: 480-4796 Fax#: _____ E-mail: _____

Surveyor: CONSTRUCTION SURVEY TECHNOLOGIES Contact: JOHN GALLEGOS
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Contractor: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☒ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☒ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☒ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL DEVELOPMENT SECTION)
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
- ☒ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY)

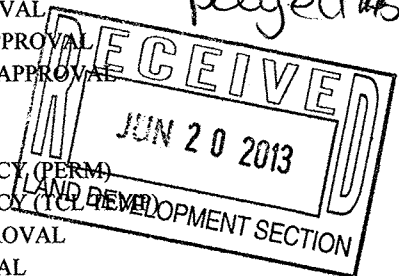
WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes ☒ No _____ Copy Provided

DATE SUBMITTED: 6/20/13

By: _____

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development



RIO GRANDE ENGINEERING OF NEW MEXICO, LLC

June 20, 2013

Mr. Curtis Cherne PE
Section head
Hydrology
City of Albuquerque


RE: **Grading and Drainage Plan**
Play ground for beginning steps
Tract G-2A
Ventana Square (B10-B08)

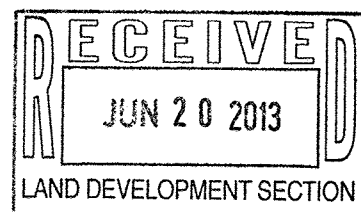
Dear Mr. Sir:

The purpose of this letter is to accompany and introduce the enclosed grading plan for the referenced project. This subject of this plan is an existing landscape area between two existing buildings. The site is currently completely landscaped and has a non functioning landscape pond/waterfall feature. The proposed development consists of removing existing gravel and concrete water feature, constructing a perimeter fence, which allows flow under and replacing the gravel with sand or other pervious play ground media. The area is not impacted by roof drains. The proposed development will not alter the drainage parameters. The site will continue to free discharge to the east parking lot where the flow is captured by inlets and conveyed to the AMAFCA Ventana ranch regional drainage pond. The proposed land treatment is more impervious than existing but the difference is negligible and not calculated.

The work area is much less than one acre, due to it being component of the overall center it is unknown if a SWPPP has to be prepared. Should you have any questions regarding this re-submittal, please do not hesitate to call me.

Sincerely,

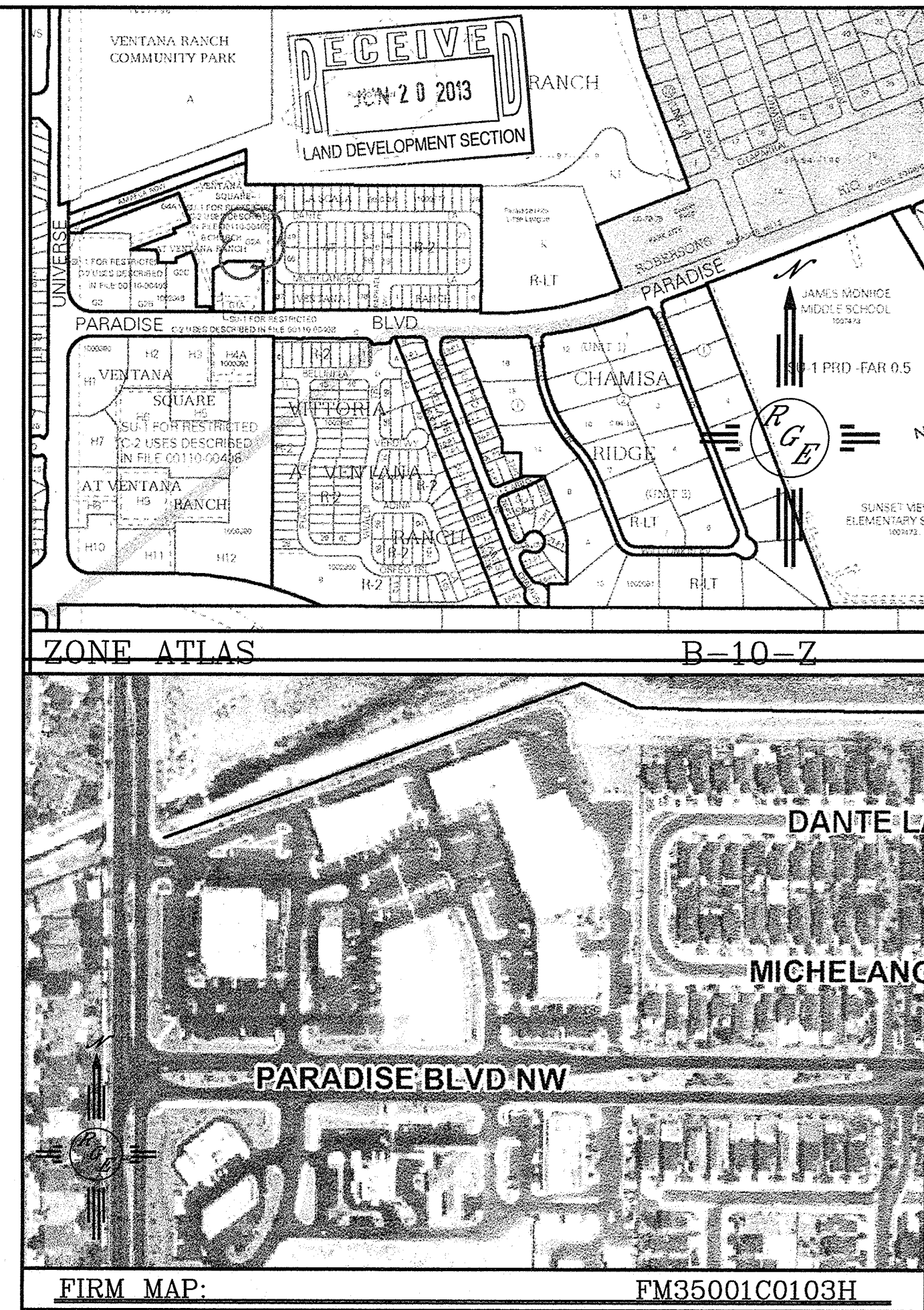

David Soule, PE
Rio Grande Engineering
PO Box 93924
Albuquerque, NM 87199
321-9099



EROSION CONTROL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.

SITE BM
LS CAP
13-B10-2006
NAD 1983 F8398.37
Datum: NAD 83
Projection: New Mexico State Plane
Zone: 4N
Latitude: 35 - 11 - 32.23705
Longitude: 106 - 43 - 38.95398
Ellipsoidal Height (meters): 1632.074
Order: 1 Class: 1
Ground to Grid Factor: 0.999667778
Mapping Angle: -0_16_30.69
Northing (US survey feet): 1525618.319
Easting (US survey feet): 1497757.700
Northing (meters): 465009.394
Easting (meters): 456517.460
NAVD 1988 Elevation
Datum: NAVD 1988
Orthometric Height (US survey feet): 5424.810
Order: 2 Class: 1


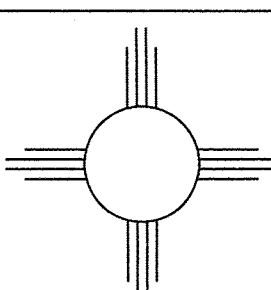


LEGAL DESCRIPTION:
TR G2-A, VENTANA SQUARE AT VENTANA RANCH

- NOTES:
1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.

LEGEND	
---	EXISTING CONTOUR
---	EXISTING INDEX CONTOUR
---	PROPOSED CONTOUR
---	PROPOSED INDEX CONTOUR
---	SLOPE TIE
•	EXISTING SPOT ELEVATION
•	PROPOSED SPOT ELEVATION
---	BOUNDARY
---	LOT LINE
---	EXISTING RETAINING WALL
---	PROPOSED SCREEN WALL
---	EXISTING EDGE OF ROAD
---	PROPOSED EDGE OF DRIVE
---	EXISTING BUILDING

PROJECT NUMBER: 1002346

ENGINEER'S SEAL	BEGINNING STEP DAYCARE	DRAWN BY WCWJ
		DATE 5-16-13
		21328-LAYOUT-5-16-13
		SHEET # 3
DAVID SOULE P.E. #14522	 <i>Rio Grande Engineering</i> 1606 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0999	JOB # 21328

