

CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director



Mayor Timothy M. Keller

July 10, 2018

Mark Goodwin, P.E.
Mark Goodwin & Associates
PO Box 90606
Albuquerque, NM 87199

RE: Tierra Serena (Glendesto) Subdivision
Lots 1-4, 7-12, 21-27 - Accepted
Revised Grading Plan Stamp Date: 1/23/18
Certification Dated: 6/28/18
Hydrology File: B18D020

Dear Mr. Goodwin:

PO Box 1293

Based on the submittal received on 6/11/18, the above referenced Certification is acceptable for Building Pad Certification for Lots 1-4, 7-12, and 21-27.

Albuquerque

Prior to Additional Pad Certifications:

NM 87103

1. The Pad elevations are missing for Lots 14 & 15.
2. The cross-lot drainage between Lots 15-20 needs to be noted on the certification and corrective action taken to ensure these lots drain to the road.
3. The parking lot needs to be removed prior to certifying Lot 14.

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Prior to Release of Financial Guarantee (For Info Only):

4. All survey data required per the DPM Ch 22.7: *Engineer's Certification Checklist for Subdivision* will need to be provided for Lots 5, 6, and 13.
5. The downstream storm water conveyance must be complete.
6. The water and gas easement behind lots 15-23 needs to be restored. Fill placed against the wood fence needs to be removed and this area needs to be reseeded and stabilized against erosion with check dams and gravel mulch.
7. All other offsite areas distributed as part of this project need to be restored and reseeded as well.
8. Additional comments can be expected at the time of ROFG, depending on future conditions at this site.

Once these corrective actions have been taken, a new certification will need to be requested; please be sure to indicate which pads are being certified. Refer to DPM Ch 22.7: *Engineer's Certification Checklist for Subdivision* for procedures and required information for an Engineer's Certification. If you have any questions, please contact me at 924-3695 or dpeterson@cabq.gov.

CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director



Mayor Timothy M. Keller

Sincerely,



Dana Peterson, P.E.
Senior Engineer, Planning Dept.
Development Review Services

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: Tierra Serena Building Permit #: _____ Hydrology File #: B18/10020

DRB#: 1604472 EPC#: _____ Work Order#: _____

Legal Description: Tierra Serena Subdivision

City Address: Glendesta Ave. and Modesto

Applicant: Pulte Group Contact: Kevin Patton

Address: 7601 Jefferson St. NE Albuquerque NM 87109

Phone#: 341-8591 Fax#: _____ E-mail: Kevin.patton@pulte.com

Other Contact: Mark Goodwin + Associates PA Contact: Mark Goodwin

Address: PO Box 90604 ABQ NM 87199

Phone#: 828-2200 Fax#: _____ E-mail: mark@goodwinengineers.com

TYPE OF DEVELOPMENT: _____ PLAT ☒ RESIDENCE _____ DRB SITE _____ ADMIN SITE

Check all that Apply:

DEPARTMENT:

☒ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION

TYPE OF SUBMITTAL:

☐ ENGINEER/ARCHITECT CERTIFICATION
☐ PAD CERTIFICATION
☐ CONCEPTUAL G & D PLAN
☒ GRADING PLAN
☐ DRAINAGE REPORT
☐ DRAINAGE MASTER PLAN
☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
☐ ELEVATION CERTIFICATE
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ STREET LIGHT LAYOUT
☐ OTHER (SPECIFY) _____
☐ PRE-DESIGN MEETING?

IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY

☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT APPROVAL

☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR
☐ FLOODPLAIN DEVELOPMENT PERMIT
☐ OTHER (SPECIFY) _____

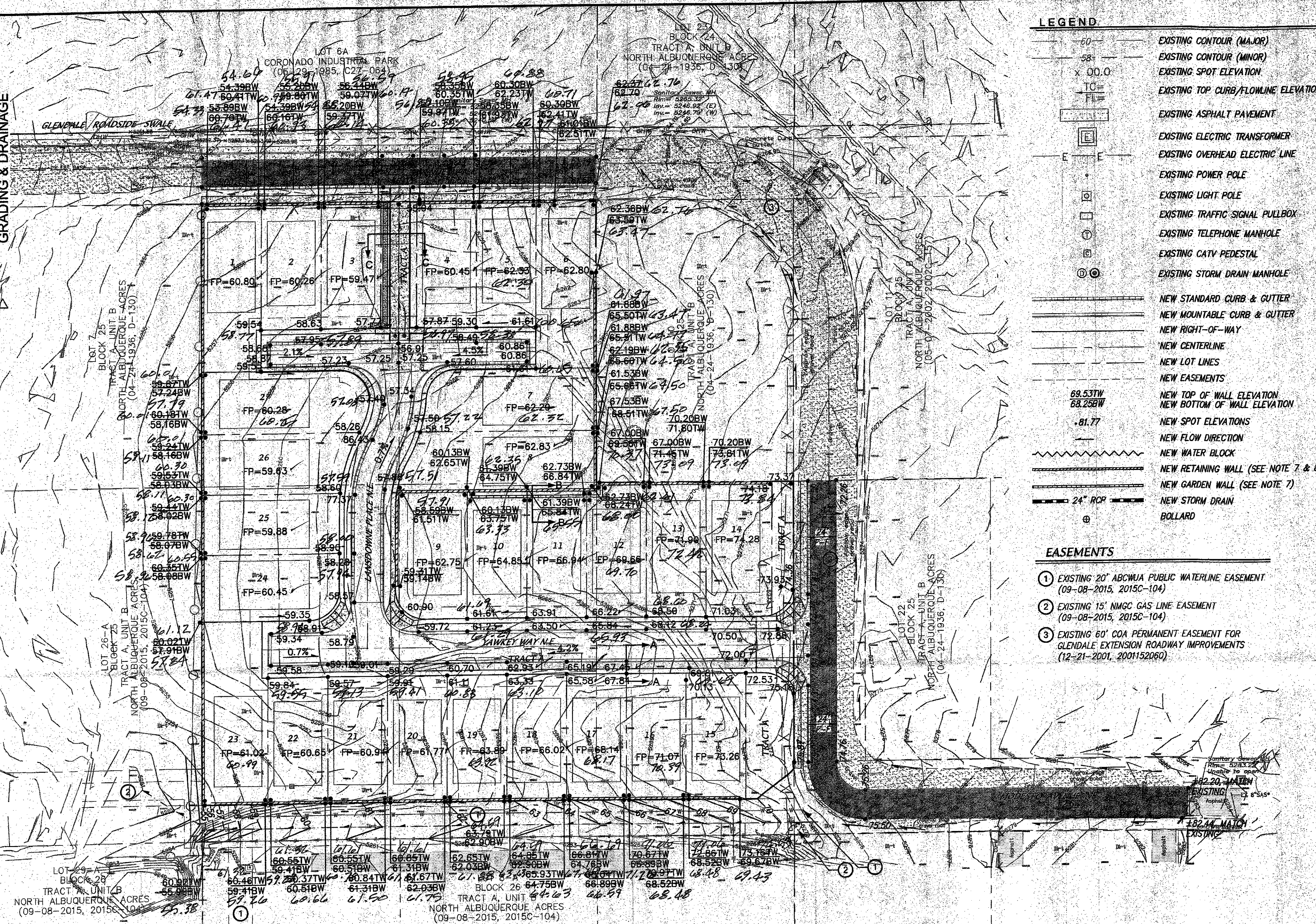
DATE SUBMITTED: June 28, 18 By: Mark Goodwin, PE

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

SEE SHEET 2 FOR OFF-SITE
GRADING & DRAINAGE

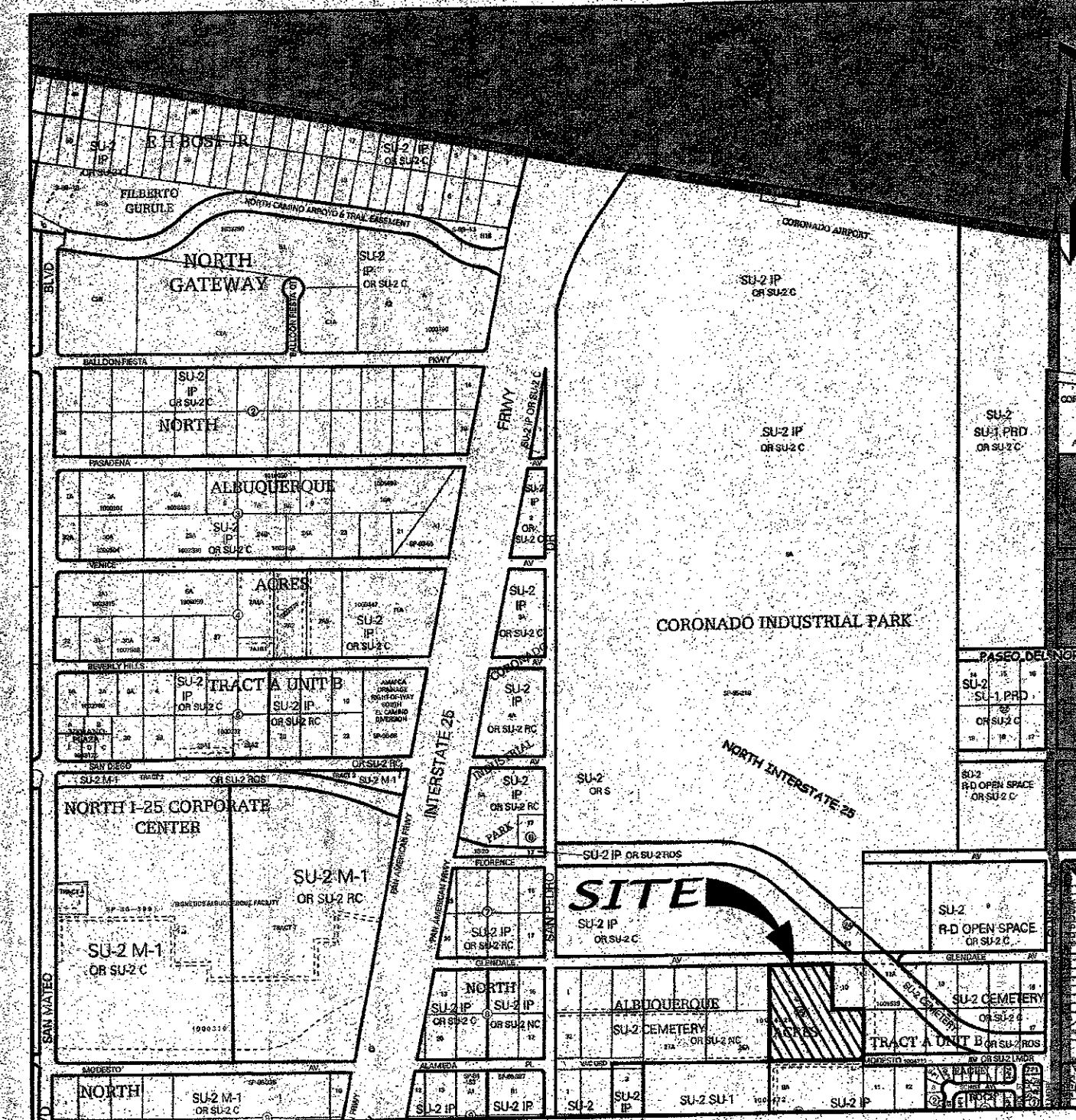


LEGEND

- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- EXISTING SPOT ELEVATION
- EXISTING TOP CURB/FLOWLINE ELEVATION
- EXISTING ASPHALT PAVEMENT
- EXISTING ELECTRIC TRANSFORMER
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING POWER POLE
- EXISTING LIGHT POLE
- EXISTING TRAFFIC SIGNAL PULLBOX
- EXISTING TELEPHONE MANHOLE
- EXISTING CATV PEDESTAL
- EXISTING STORM DRAIN MANHOLE
- NEW STANDARD CURB & GUTTER
- NEW MOUNTABLE CURB & GUTTER
- NEW RIGHT-OF-WAY
- NEW CENTERLINE
- NEW LOT LINES
- NEW EASEMENTS
- NEW TOP OF WALL ELEVATION
- NEW BOTTOM OF WALL ELEVATION
- NEW SPOT ELEVATIONS
- NEW FLOW DIRECTION
- NEW WATER BLOCK
- NEW RETAINING WALL (SEE NOTE 7 & 8)
- NEW GARDEN WALL (SEE NOTE 7)
- NEW STORM DRAIN
- BOLLARD

EASEMENTS

- EXISTING 20' ABCWIA PUBLIC WATERLINE EASEMENT (09-08-2015, 2015C-104)
- EXISTING 15' NMGC GAS LINE EASEMENT (09-08-2015, 2015C-104)
- EXISTING 60' COA PERMANENT EASEMENT FOR GLENDALE EXTENSION ROADWAY IMPROVEMENTS (12-21-2001, 2001I52060)



VICINITY MAP (NTS)

LEGAL DESCRIPTION

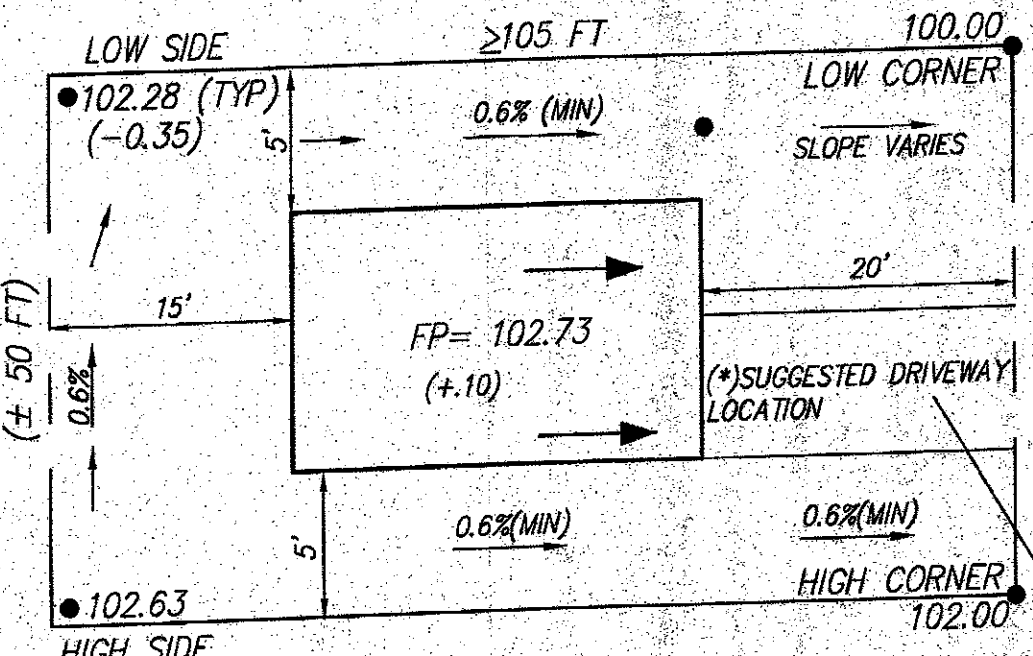
A TRACT OF LAND SITUATE WITHIN THE ELENA GALLEGO GRANT, PROJECTED SECTION 12, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING ALL OF LOT 8-A, BLOCK 25, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 8, 2015, IN PLAT BOOK 2015C, PAGE 104, AND CONTAINING 4.7676 ACRES MORE OR LESS.

NOTES

- CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
- CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION SHALL GOVERN ALL WORK.
- THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
- THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
- THE EARTHWORK CONTRACTOR SHALL STOCKPILE ENOUGH MATERIAL ADJACENT TO RETAINING WALL LOCATIONS TO BE UTILIZED FOR WALL BACKFILL.
- SITE DOES NOT LIE IN A 100 YEAR FLOOD ZONE.
- ALL SITE WALLS SHALL CONFORM TO THE GENERAL HEIGHT AND DESIGN REGULATIONS CONTAINED IN SECTION 14-16-3-19 OF THE CITY ZONING CODE.
- COMBINATION GARDEN WALL/RETAINING WALL CANNOT EXCEED 8 FEET. IF THE RETAINING WALL IS GREATER THAN 4 FEET, THE DEVELOPER CAN ADD 3:1 SLOPES IN BACKYARD OR A SECOND RETAINING WALL OFFSET FROM THE FIRST ONE.

LANDSCAPE BUFFER NOTES:

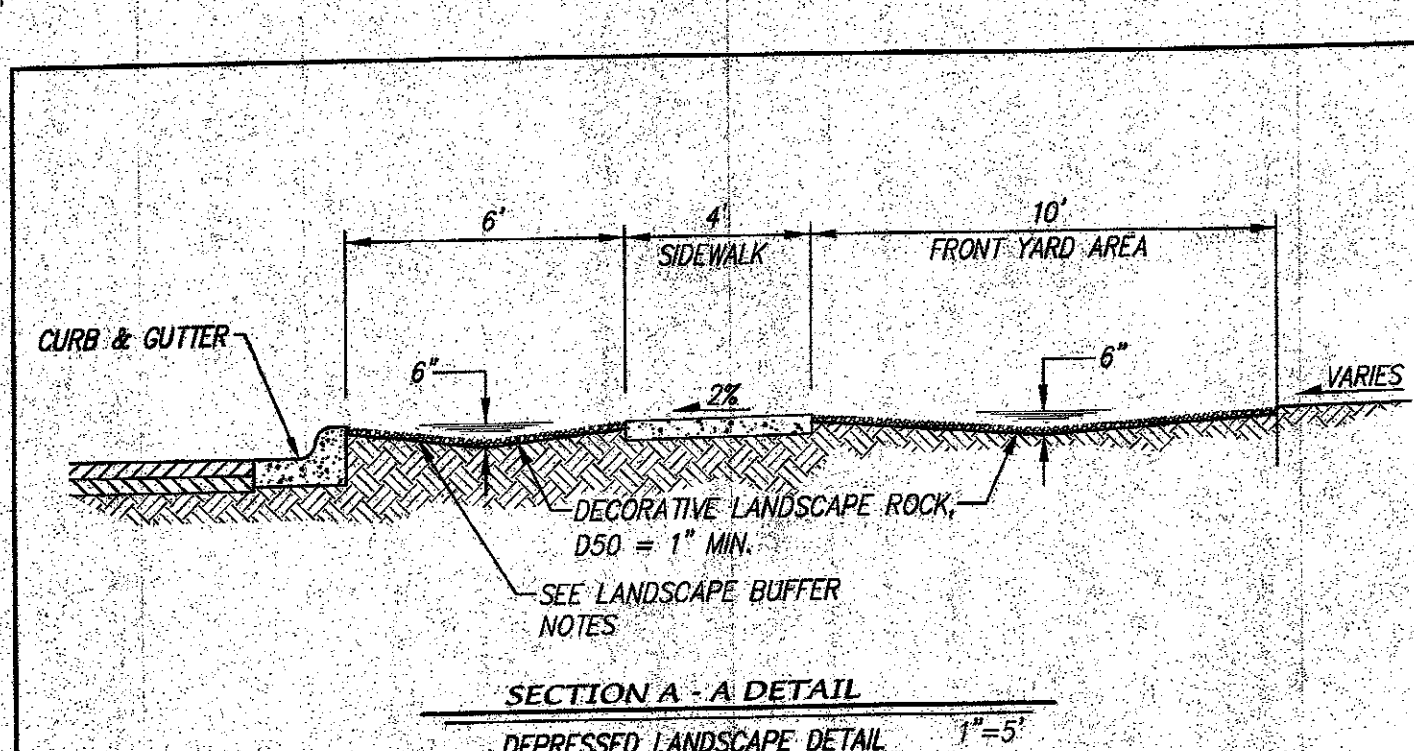
- SWALE TO BE 6" DEEP WHEN THE DISTANCE BETWEEN BACK OF CURB AND THE SIDEWALK IS 5 FEET.
- FINAL GRADE OF DIRT TO BE 1 TO 2 INCHES BELOW TOP OF CURB AND TOP OF SIDEWALK GRADE.
- SURFACE BETWEEN BACK OF CURB AND SIDEWALK TO BE COVERED WITH GRAVEL MULCH (MINIMUM 3/4"), COBBLES OF RIP-RAP, DO NOT FILL ENTIRE SWALE.
- LANDSCAPE FABRIC IS RECOMMENDED, BUT NOT REQUIRED, BETWEEN THE DIRT AND THE STONE. IF LANDSCAPE FABRIC IS TO BE USED IT IS TO BE PERMEABLE.



TYPICAL LOT LAYOUT PLAN

(S) SPECIAL NOTE FOR DRIVEWAYS

TO MINIMIZE DRIVEWAY SLOPE ON ALL LOTS WHERE THE FINISHED PAD IS > 2.0 FEET HIGHER THAN THE LOW CORNER OF THE LOT, THE DRIVEWAY SHOULD BE CONSTRUCTED ON THE HIGH SIDE OF THE PAD/LOT.

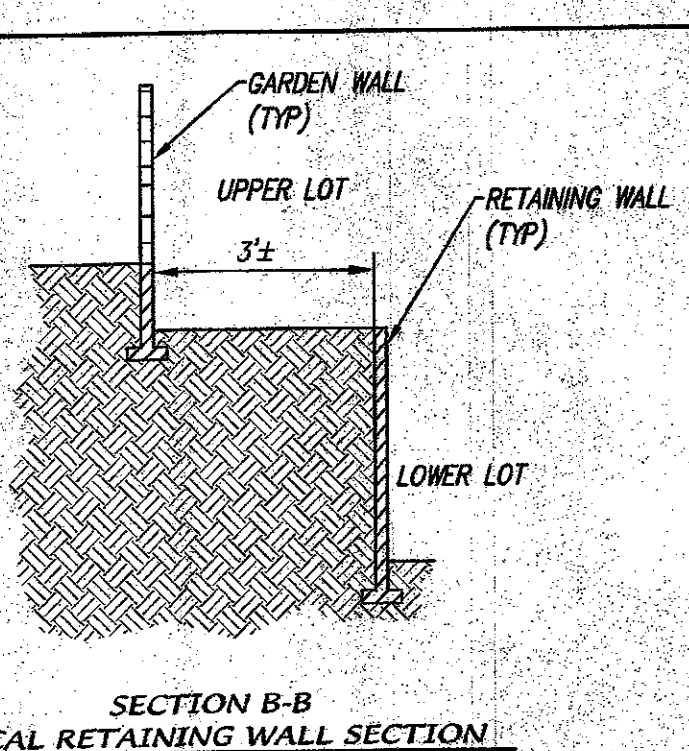


SECTION A-A DETAIL

DEPRESSED LANDSCAPE DETAIL

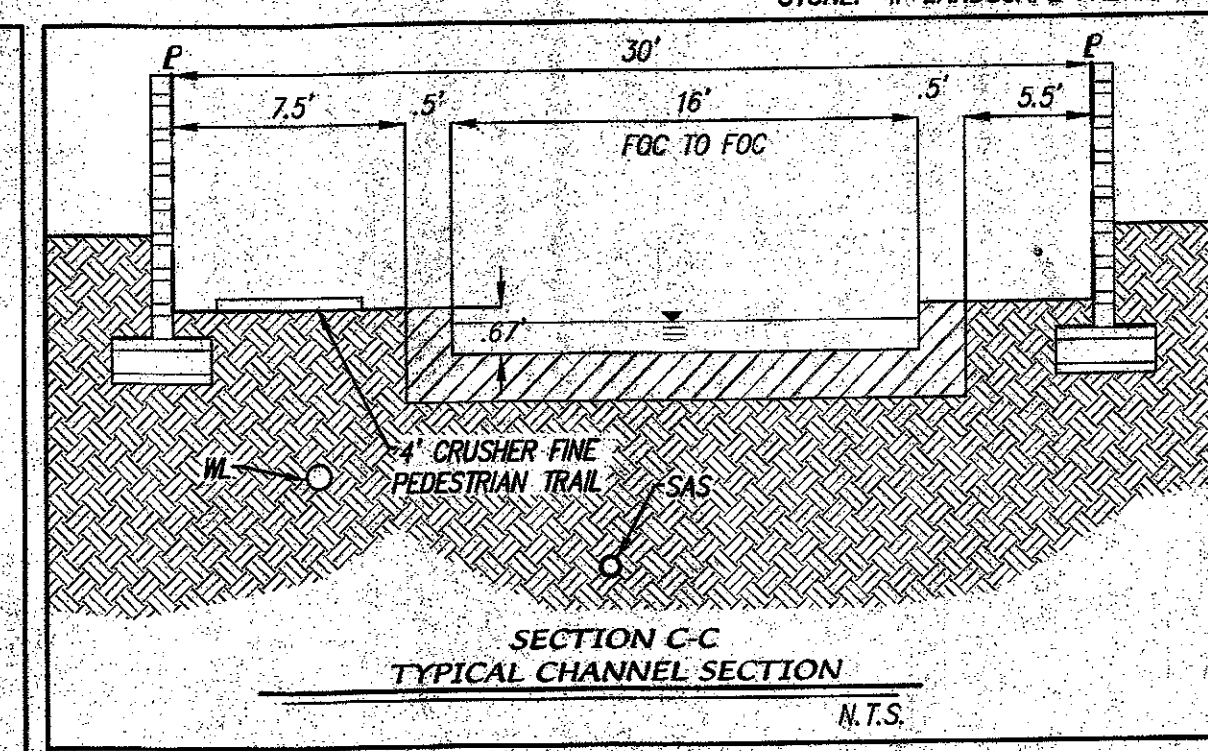
GRADING AND DRAINAGE CERTIFICATION

Lots 1-4, 8-13, and 15-21, and 23-27



SECTION B-B

TYPICAL RETAINING WALL SECTION



SECTION C-C

TYPICAL CHANNEL SECTION

N.T.S.

SCALE: 1" = 50'

MARK GOODWIN & ASSOCIATES, P.A.
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ALBUQUERQUE, NEW MEXICO 87199
OFFICE (505) 828-2200, FAX (505) 797-9539

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT

GLENDESTO SUBDIVISION GRADING & DRAINAGE PLAN

DESIGN REVIEW COMMITTEE CITY ENGINEER APPROVAL

LAST DESIGN UPDATE

MO/DAY/YR. MO/DAY/YR.

DESIGNED BY DLH DATE 05/16

DRAWN BY DER DATE 05/16

CHECKED BY DMG DATE 05/16

CITY PROJECT NO. 677183

ZONE MAP NO. B-18-Z

SHEET 3 OF 19