

CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director



Mayor Timothy M. Keller

October 10, 2018

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

RE: **Tierra Serena (Glendesto) Subdivision**
Lots 15-20 - Accepted
Revised Grading Plan Stamp Date: 1/23/18
Certification Dated: 10/5/18
Hydrology File: B18D020

Dear Mr. Goodwin:

PO Box 1293

Based on the submittal received on 10/5/18, the above referenced Certification is acceptable for Building Pad Certification for Lots 15-20.

Albuquerque

Prior to Additional Pad Certifications:

1. The Pad elevation is missing for Lot 14.
2. The parking lot needs to be removed prior to certifying Lot 14.

NM 87103

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

www.cabq.gov

3. 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.
4. The downstream storm water conveyance must be complete.
5. 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.
6. All other offsite areas distributed as part of this project need to be restored and reseeded as well.
7. Additional comments can be expected at the time of ROFG, depending on future conditions at this site.

CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director



Mayor Timothy M. Keller

If you have any questions, please contact me at 924-3695 or dpeterson@cabq.gov.

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 (Glendesto) Building Permit #: _____ Hydrology File #: B18/0020

DRB#: 1004472 EPC#: _____ Work Order#: _____

Legal Description: Tierra Serena Subdivision Lots 15-20

City Address: Glendale Ave.

Applicant: Pulte Group Contact: Kevin Patton

Address: 7601 Jefferson St. NE suite 300, ABQ nm 87109

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

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

Address: PO Box 90606 ABQ nm 87199

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

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) _____ RESIDENCE ☒ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL? _____ Yes ☒ No

DEPARTMENT _____ TRANSPORTATION ☒ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☒ PAD CERTIFICATION - Lots 15-20
- ☐ 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?

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) _____

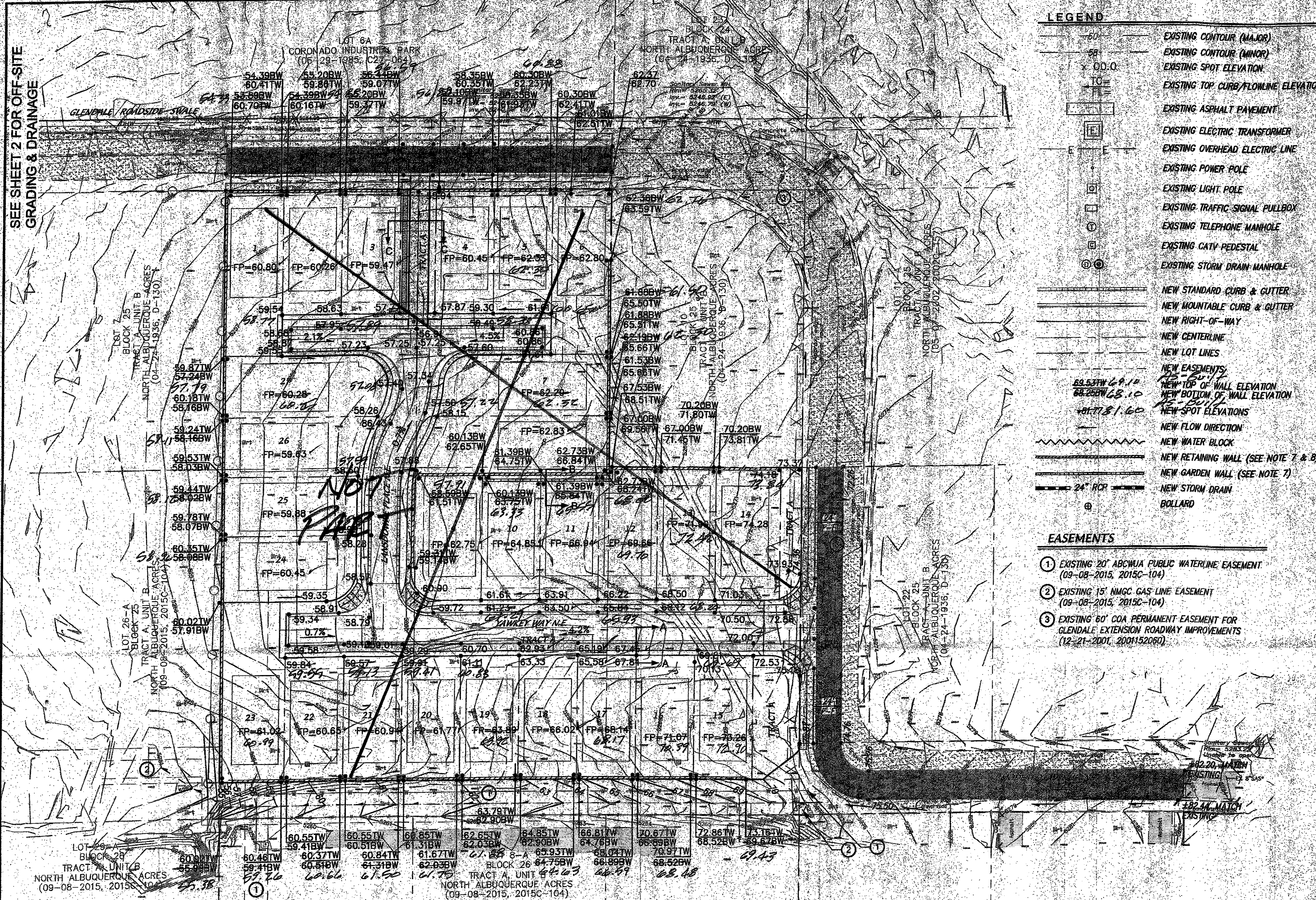
DATE SUBMITTED: 10/5/18 By: Mark Goodwin

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

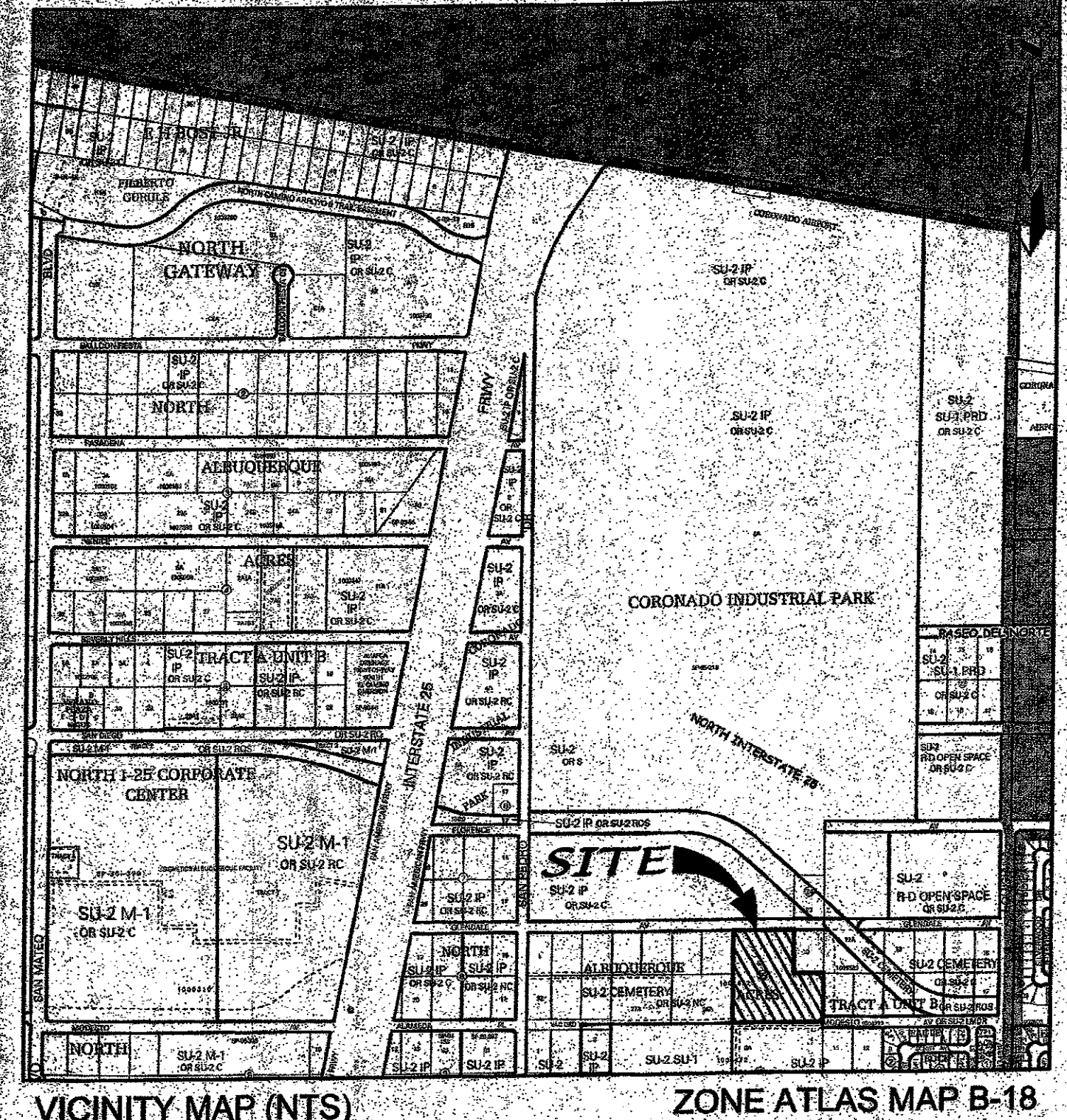
FEE PAID: _____

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 GATE 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' ABOVE 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, 2001S2000)

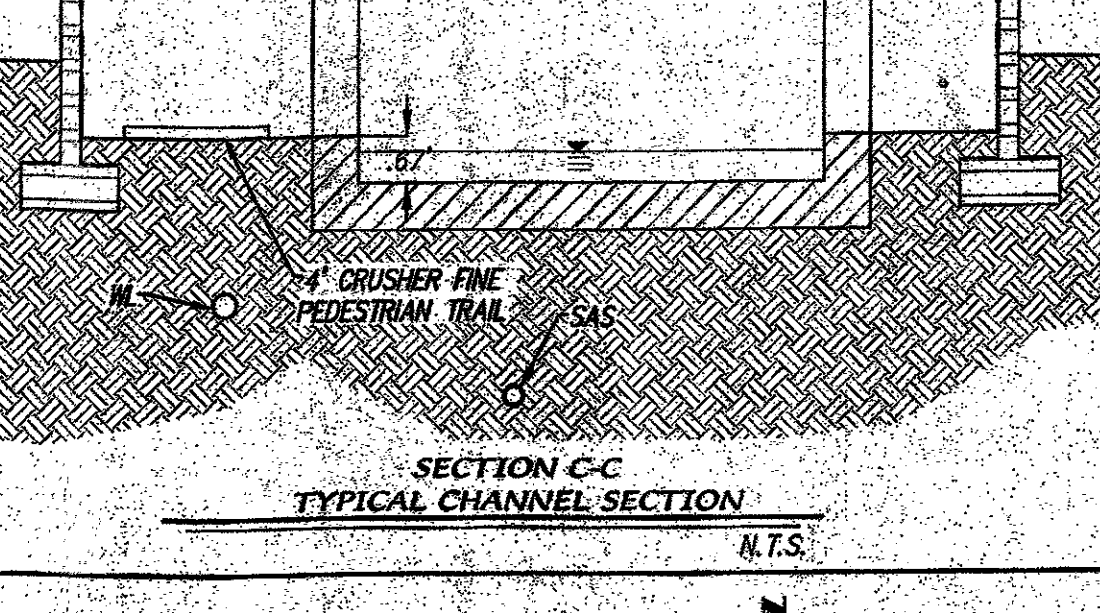
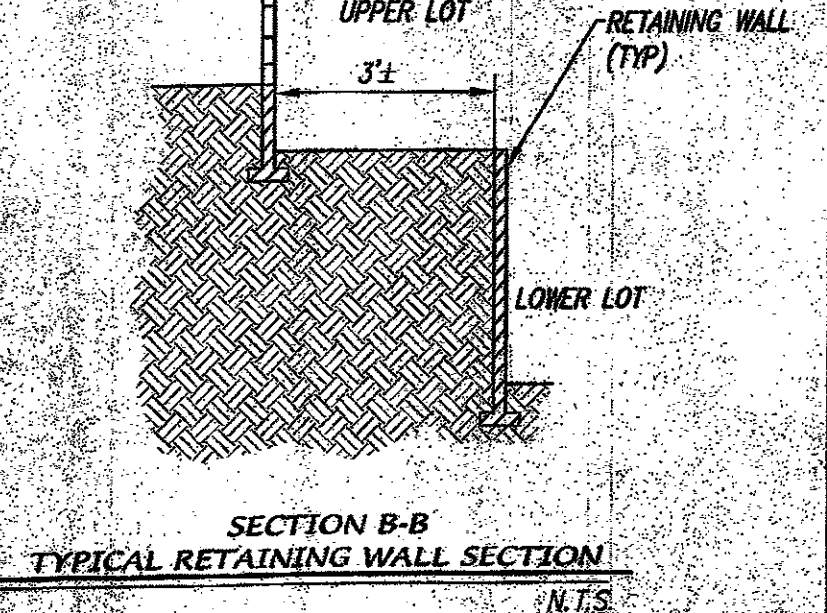
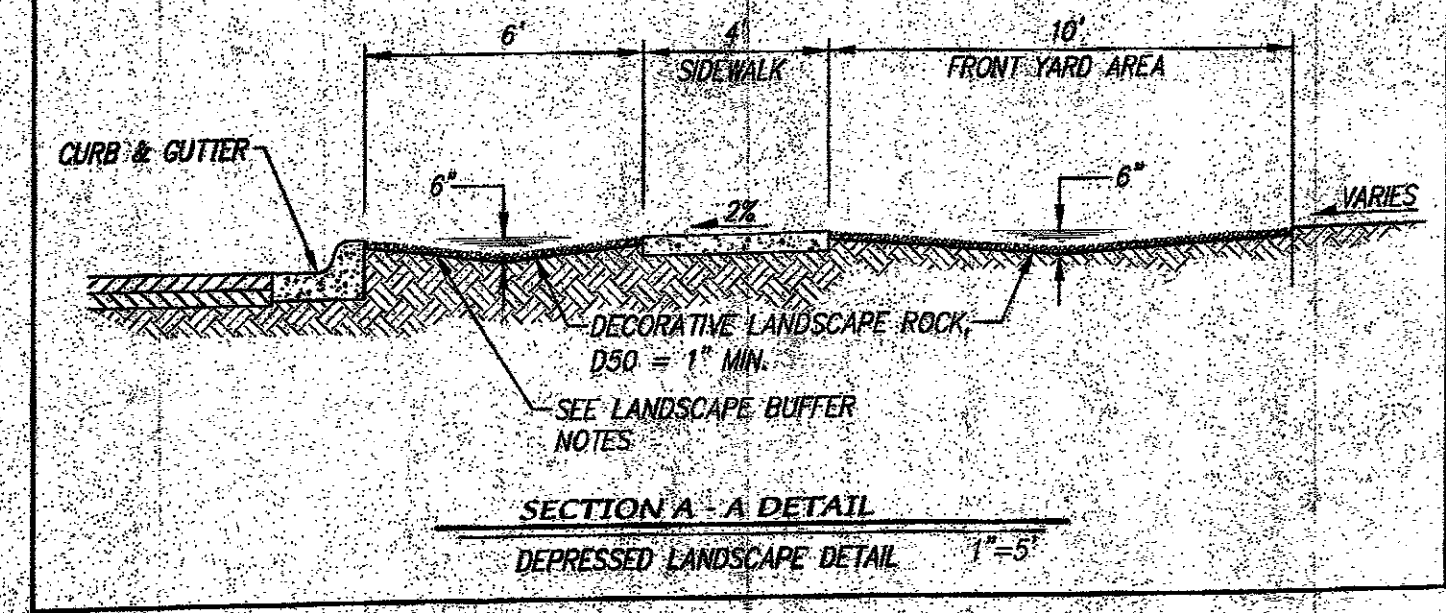
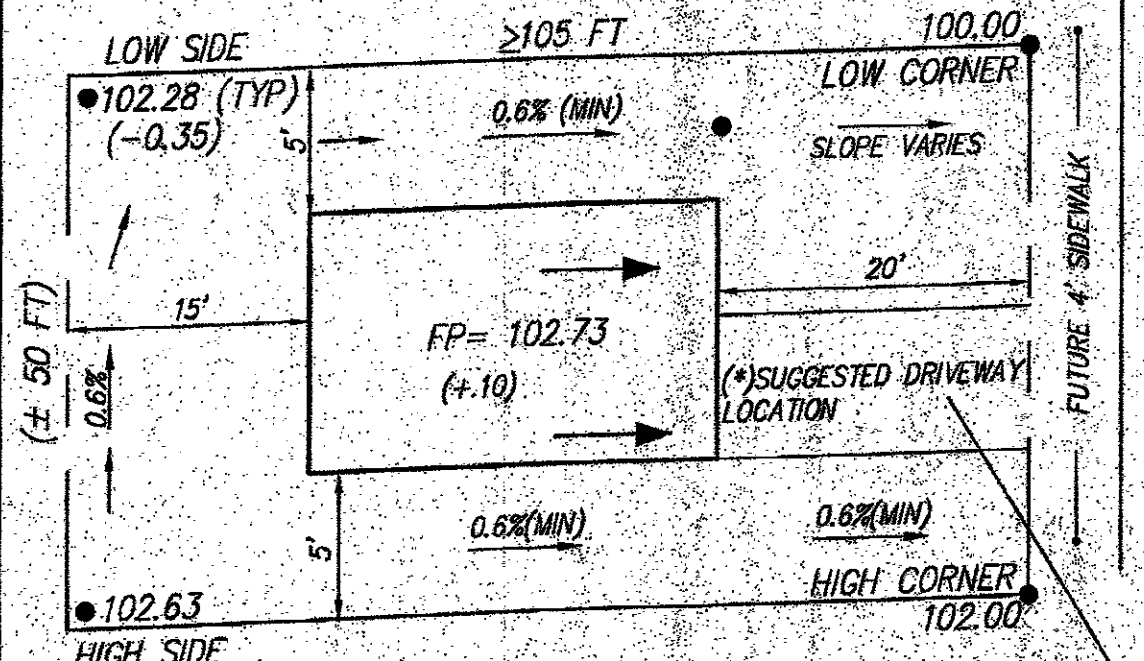


LEGAL DESCRIPTION

A TRACT OF LAND SITUATE WITHIN THE ELENA GALLEGOS 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 8, 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 NETTING 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 3 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.



GRADING AND DRAINAGE CERTIFICATION - LOTS 15-20

I, MARK GOODWIN, NMPE 8948, OF THE FIRM MARK GOODWIN & ASSOCIATES, P.A., HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED JANUARY 23, 2018. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY LARRY MEDRANO, NMPS 11993. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR GRADING CERTIFICATION APPROVAL, AND BUILDING PERMIT APPROVAL. THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

MARK GOODWIN NMPE 8948 DATE 05/18

(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.

MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90609
ALBUQUERQUE, NEW MEXICO 87199
OFFICE (505) 828-2200, FAX (505) 797-9530

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

GLENDESTO SUBDIVISION
GRADING & DRAINAGE PLAN

DESIGN REVIEW COMMITTEE: CITY ENGINEER APPROVAL

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