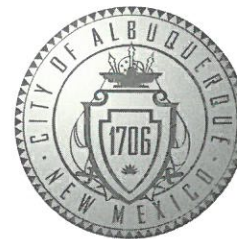


CITY OF ALBUQUERQUE



May 10, 2018

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

RE: **Glendale Estates Unit 3**
Grading and Drainage Plan
Engineer's Stamp Date 4/28/18
Hydrology File: B19D027

Dear Mr. Soule:

Based on the information provided in your submittal received 5/3/18, the Grading and Drainage Plan cannot be approved for Building Permit until the following are addressed:

1. Provide written and signed permission from the adjoining landowner to the south for the footer encroachment onto their property.
2. Provide supporting calculations for the HGL in the new storm drain.

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

Orig: Drainage file



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: _____ **Building Permit #:** _____ **City Drainage #:** _____

DRB#: _____ **EPC#:** _____ **Work Order#:** _____

Legal Description: _____

City Address: _____

Engineering Firm: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Owner: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Architect: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Other Contact: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Check all that Apply:

DEPARTMENT:

- ☐ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ ARCHITECT CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ OTHER (SPECIFY) _____

CHECK 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
- ☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☐ No

DATE SUBMITTED: _____ **By:** _____

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____

CITY OF ALBUQUERQUE

Planning Department
David S. Campbell, Director



Timothy M. Keller, Mayor

February 5, 2018

David Soule, PE
Rio Grande Engineering
1606 Central SE Suite 201
Albuquerque, NM 87106

**Re: Glendale Estates Unit 3 Grading & Drainage Plan
Engineer's Stamp Dated 1/29/2017
(B19D027)**

Dear Mr. Soule,

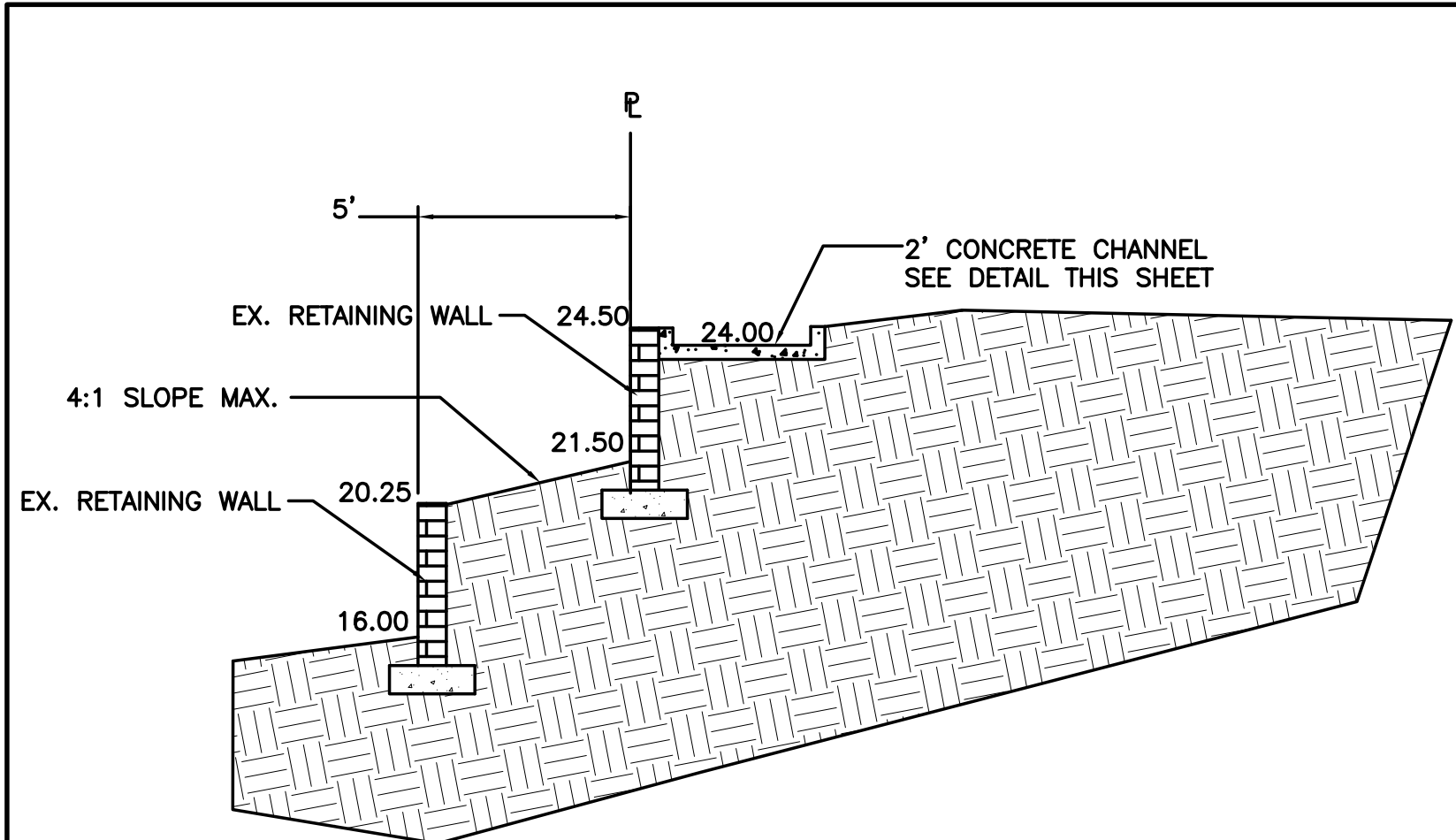
Based upon the information provided in the submittal received on 1/2/2018 the above-referenced plan is approved for Preliminary Plat. Prior to approval for Grading Permit and Work Order the following must be addressed.

- Add a section through the south property line at the point of maximum retainage showing existing and proposed grades and dimensions to the existing property line and any existing walls. The section should show how this development will comply with DPM Section 22.5.B "*Particular attention must be given to grading (either cut or fill) near property lines. Care should be taken to ensure that existing foundations, retaining walls, stable slopes or other structures are not endangered and that the adjacent property is not damaged or its use constrained due to grading at or near the property line*". **ADDED SECTION AND NOTE**
- An ESC plan must be submitted to Stormwater Quality Control Plan. After the ESC plan is approved an ESC Permit must be obtained prior to beginning construction. **ACKNOWLEDGED**

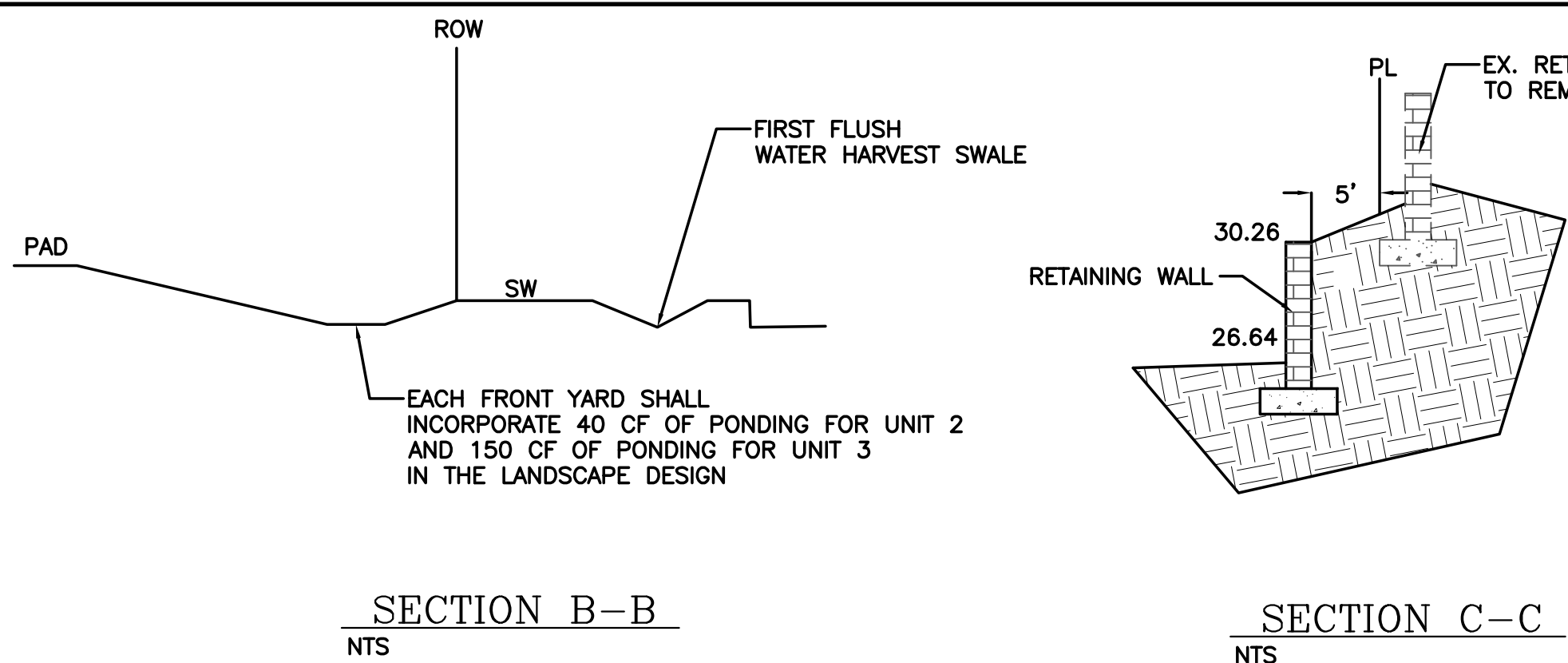
If you have any questions, you can contact me at 924-3986 or e-mail Jhughes@cabq.gov.

Sincerely,

James D. Hughes, P.E.
Principal Engineer, Planning Dept.
Development Review Services



SECTION A-A
NTS



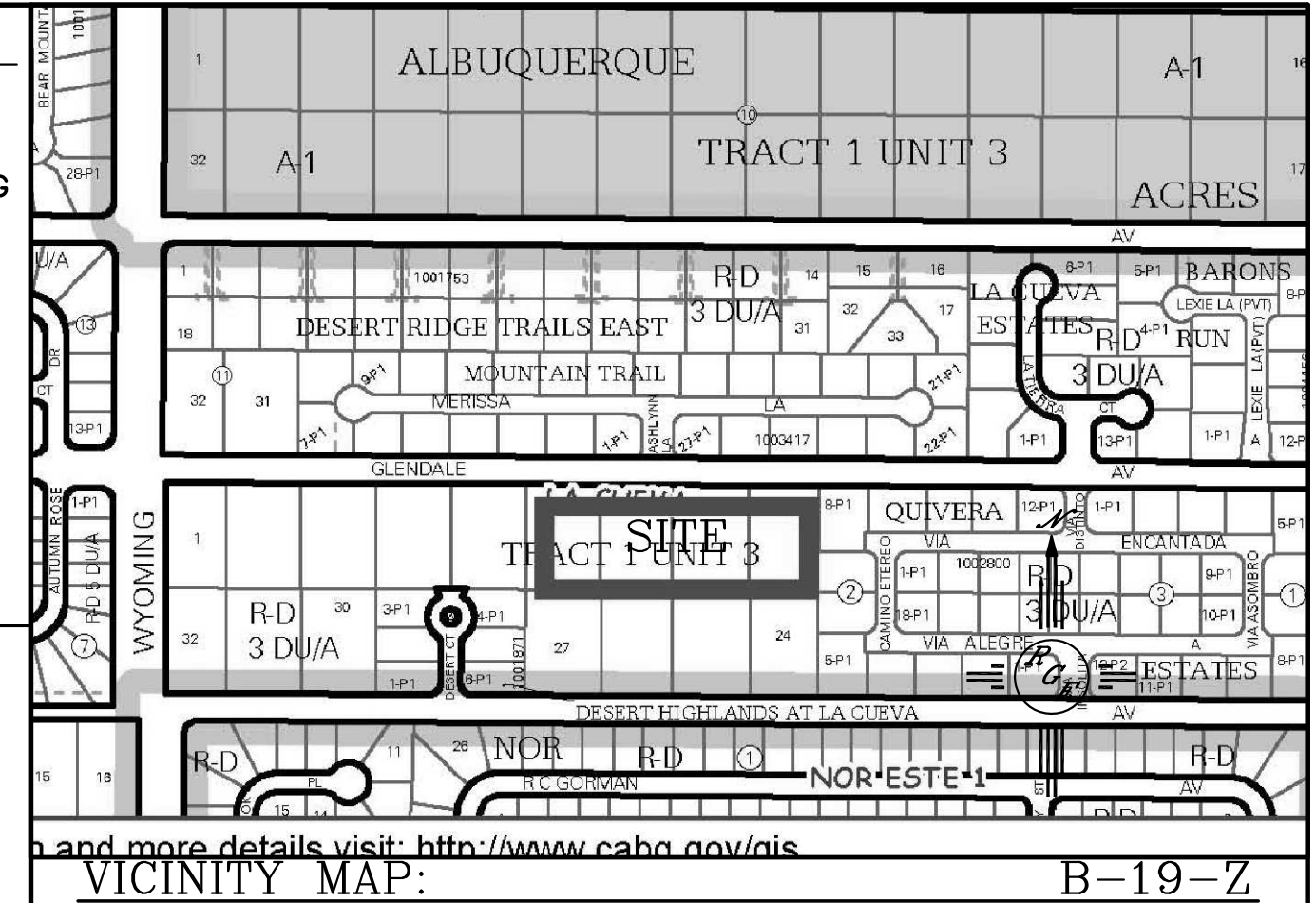
SECTION B-B
NTS

SECTION C-C
NTS

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.

LEGAL DESCRIPTION:
TR. A AND B, THE ESTATES AT GLENDALE



VICINITY MAP:

B-19-Z



FIRM MAP:

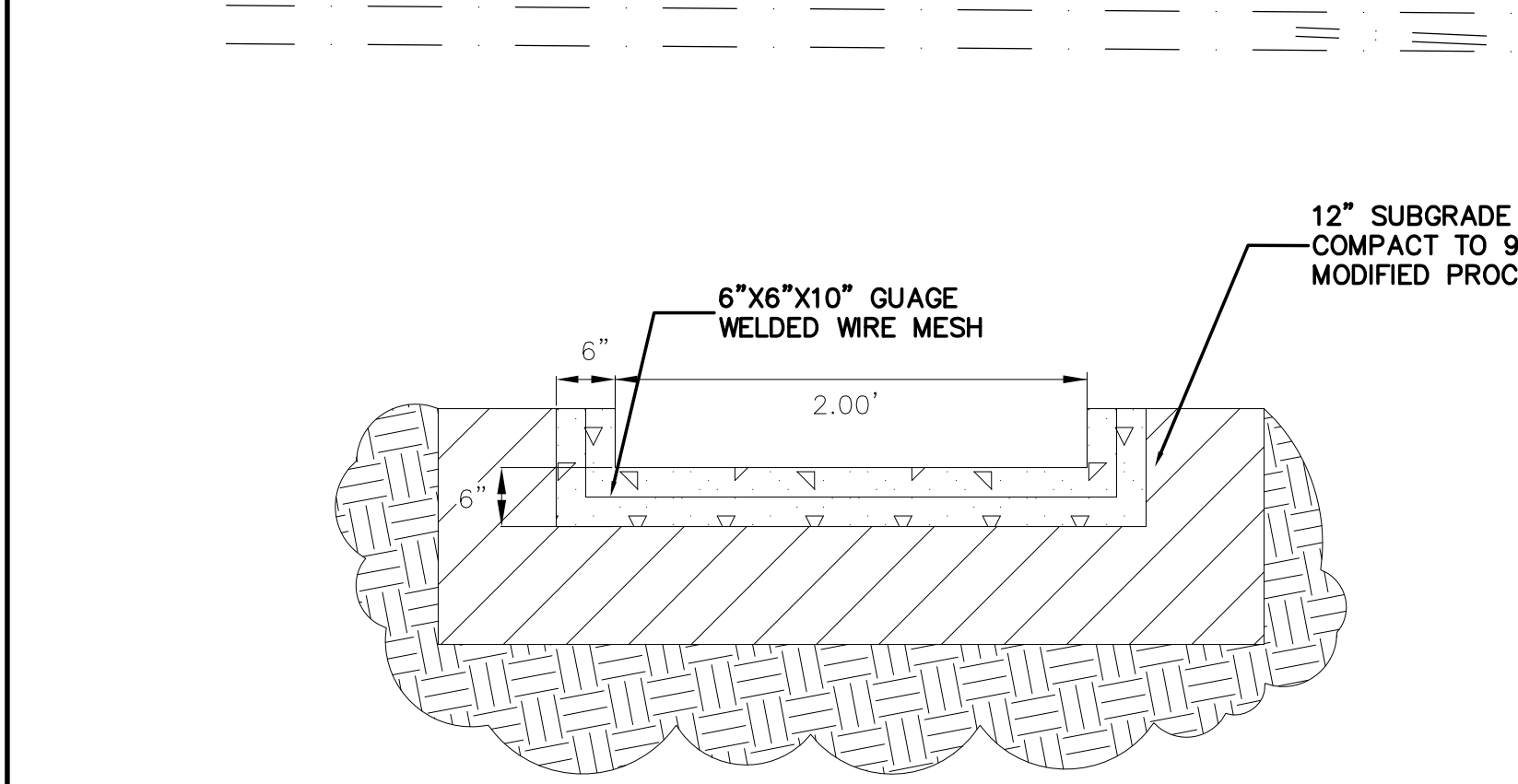
35001C0133H (1)

NOTES:

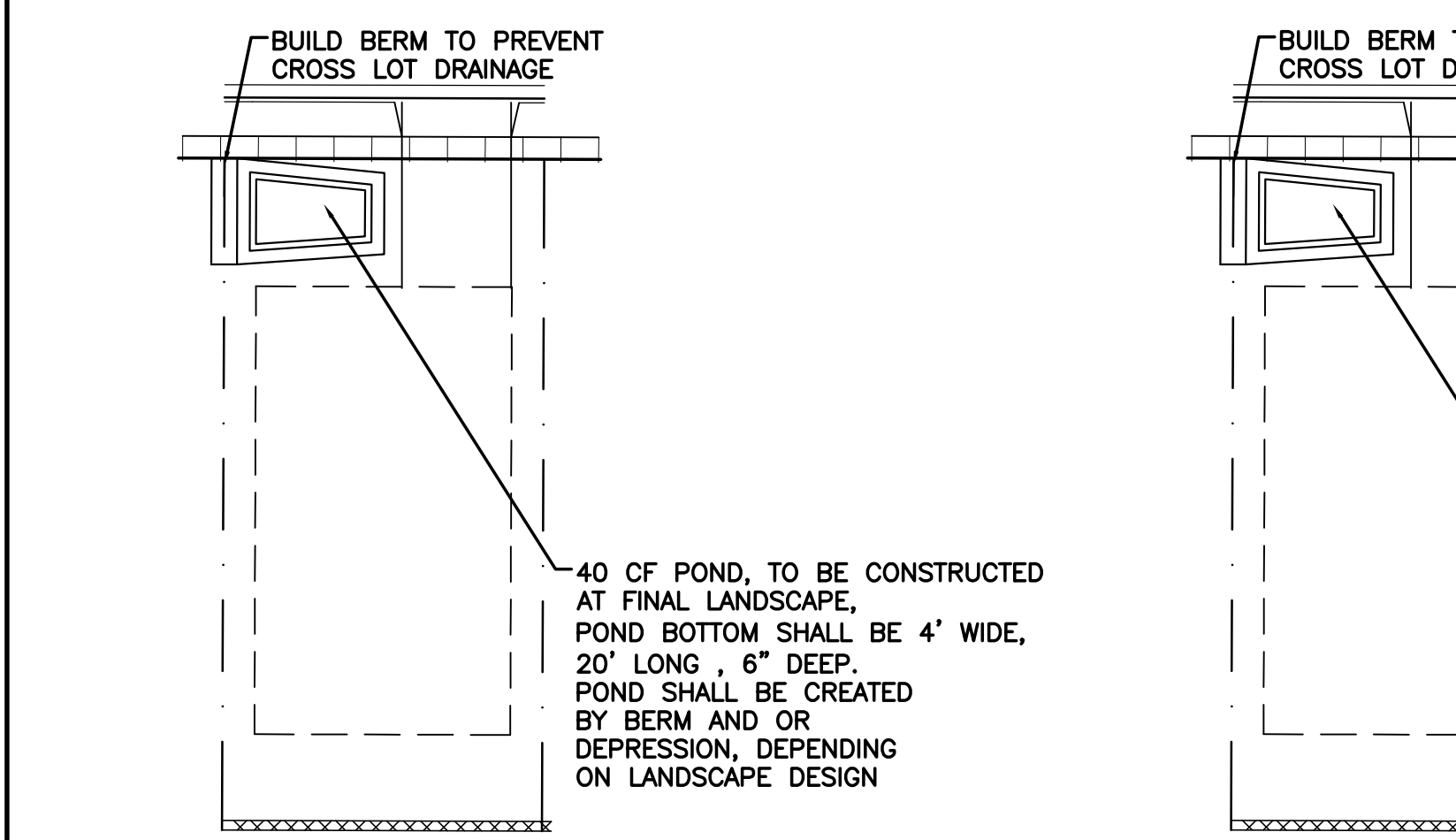
1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
2. ALL RETAINING WALL DESIGN SHALL BE BY OTHERS.
3. ALL CURB AND GUTTER SHALL BE 4" MOUNTABLE UNLESS OTHERWISE NOTED.
4. THE REAR HALF OF LOT 20, SHALL DRAIN TO CHANNEL IN SW CORNER OF SAID LOT.
5. THE CONTRACTOR SHALL COORDINATE WITH THE LOT OWNERS TO THE SOUTH PRIOR TO OFFSITE GRADING ACTIVITY.
6. LOT 17,18,19 WILL REQUIRED CROSS LOT DRAINAGE EASEMENTS AT TIME OF PLATTING.
7. LOT 20 WILL NEED CROSS LOT DRAINAGE EASEMENT FOR BENFIT OF LOT 25 AT TIME OF PLATTING.
8. LOT 21 WILL NEED CROSS LOT DRAINAGE EASEMENT FOR BENFIT OF LOT 24 AT TIME OF PLATTING.

LEGEND

- 5414 --- EXISTING CONTOUR
- 5415 --- EXISTING INDEX CONTOUR
- 5414 --- PROPOSED CONTOUR
- 5415 --- PROPOSED INDEX CONTOUR
- 5415 --- SLOPE TIE
- 5415 --- EXISTING SPOT ELEVATION
- 5415 --- PROPOSED SPOT ELEVATION
- 5415 --- BOUNDARY
- 5415 --- CENTERLINE
- 5415 --- RIGHT-OF-WAY
- 5415 --- PROPOSED DRAINAGE EASEMENT
- 5415 --- PROPOSED STANDARD CURB AND GUTTER
- 5415 --- EXISTING CURB AND GUTTER
- 5415 --- PROPOSED SCREEN WALL (18" MAX RETAINAGE)
- 5415 --- PROPOSED RETAINING WALL (HEIGHT VARIES-DESIGN BY OTHERS)
- 5415 --- EXISTING SCREEN WALL



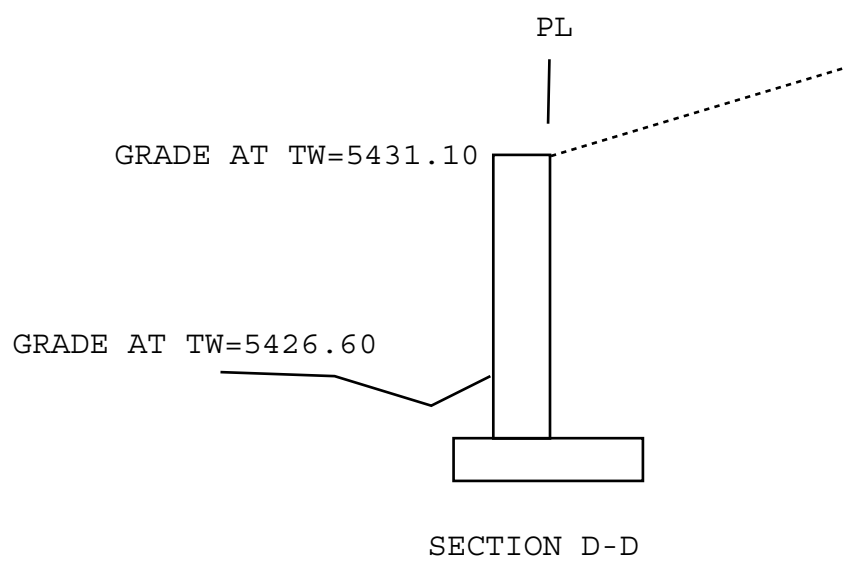
CONCRETE CHANNEL DETAIL
NTS



TYPICAL WATER HARVETING AREAS-UNIT 2
NTS

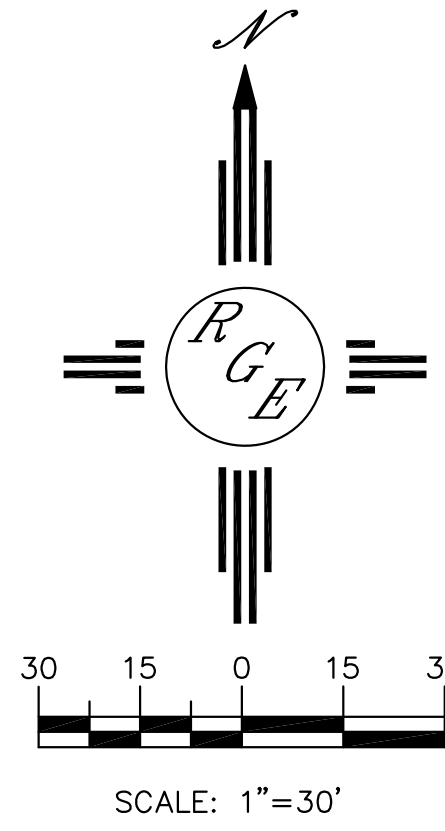
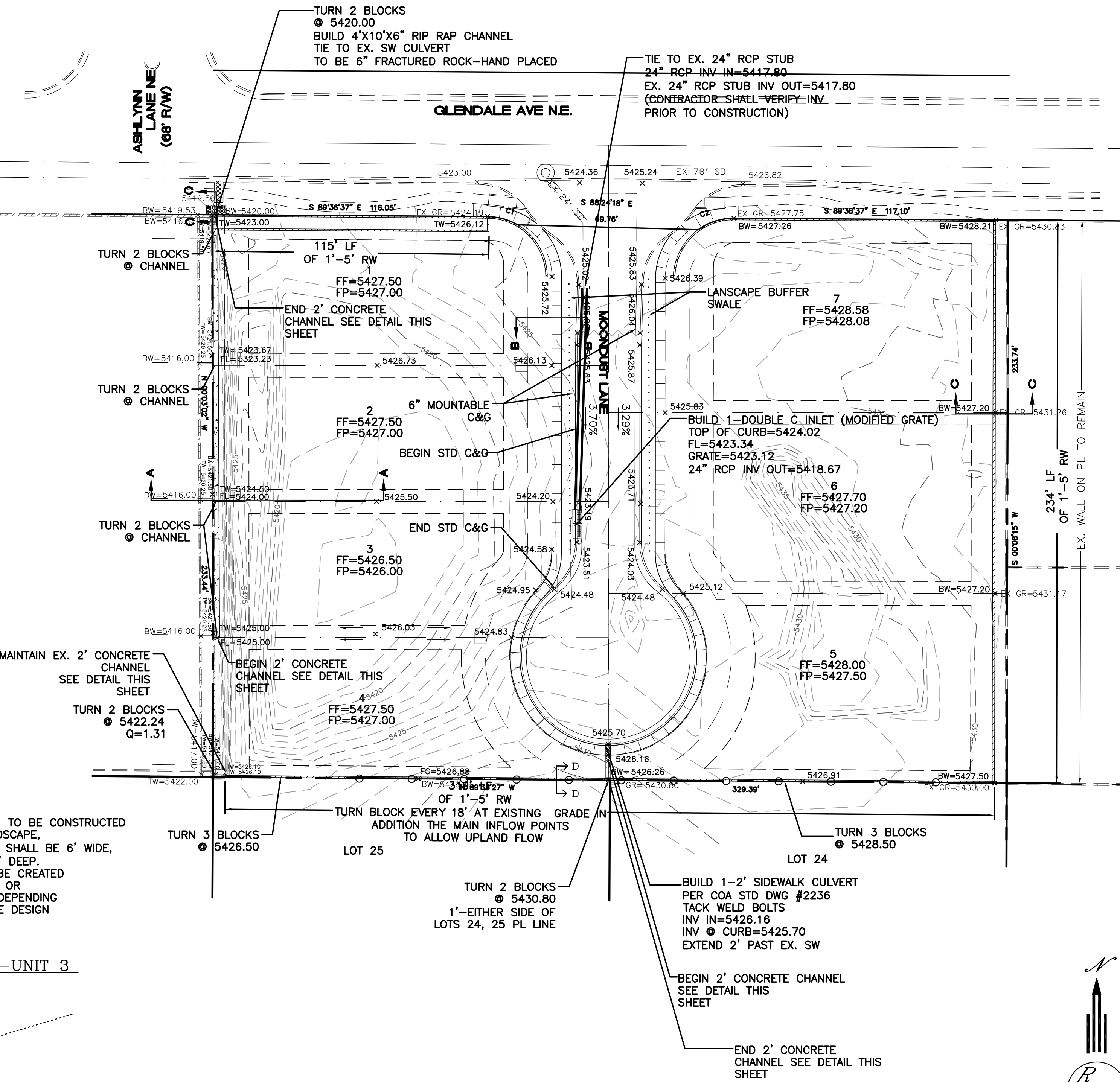
TYPICAL WATER HARVETING AREAS-UNIT 3
NTS


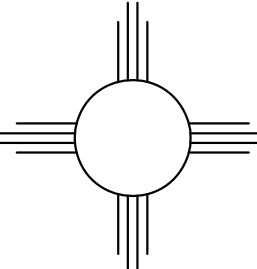
CAUTION:
EXISTING UTILITIES ARE NOT SHOWN.
IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.



SECTION D-D

* DEVELOPER WILL OBTAIN PERMISSION OF ADJACENT LOT OWNER FOR TEMPORARY WORK PERMISSION UPON SAID LOT FOR THE CONSTRUCTION AND BACK FILL OF WALL. FACE OF WALL SHALL BE ENTIRELY WITHIN THIS DEVELOPMENT



ENGINEER'S SEAL	ESTATES AT GLENDALE UNIT 3	DRAWN BY WCVJ
		DATE 1-18-17
4/28/18	GRADING AND DRAINAGE PLAN	21425-LAYOUT-1-25-18
DAVID SOULE P.E. #14522	 <i>Rio Grande Engineering</i> 1606 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0999	SHEET # 4
		JOB # 21425