

May 20, 2015

Rita Harmon, P. E.
Planning Department
Hydrology Review Section
City of Albuquerque
P. O. Box 1293
Albuquerque, NM 87103

Re: Durango at the Trails, Grading and Drainage Plan (C09/D012)

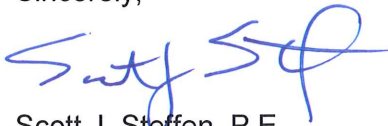
Dear Rita:

This letter provides a written response to your comments dated May 5, 2015:

1. *Units 1 thru 4 are to be phased. Provide an interim grading plan for each phase, showing sediment ponds and tie slopes. **Interim grading plans are provided for Units 1 and 2. The tie slopes and sediment ponds for Units 3 and 4 are shown on the respective grading plans. At this point in time we are requesting preliminary plat approval of Units 1 and 2.***
2. *Provide revised grading plan showing recent changes. Grades and retaining walls will be checked after this plan is submitted. **Revised grading plan for Units 1 through 4 are provided.***
3. *Revise infrastructure list with separate line items for each run/size of pipe. **Infrastructure list has been revised per markup provided at 5/5/2015 meeting.***

If you have any questions or require further information in order to approve the Grading and Drainage Plan, please feel free to contact me at 823-1000. I am available to meet to go over the changes.

Sincerely,



Scott J. Steffen, P.E.
Vice President
Community Development and Planning Group

Enclosures



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

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: _____

Surveyor: _____ Contact: _____

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:

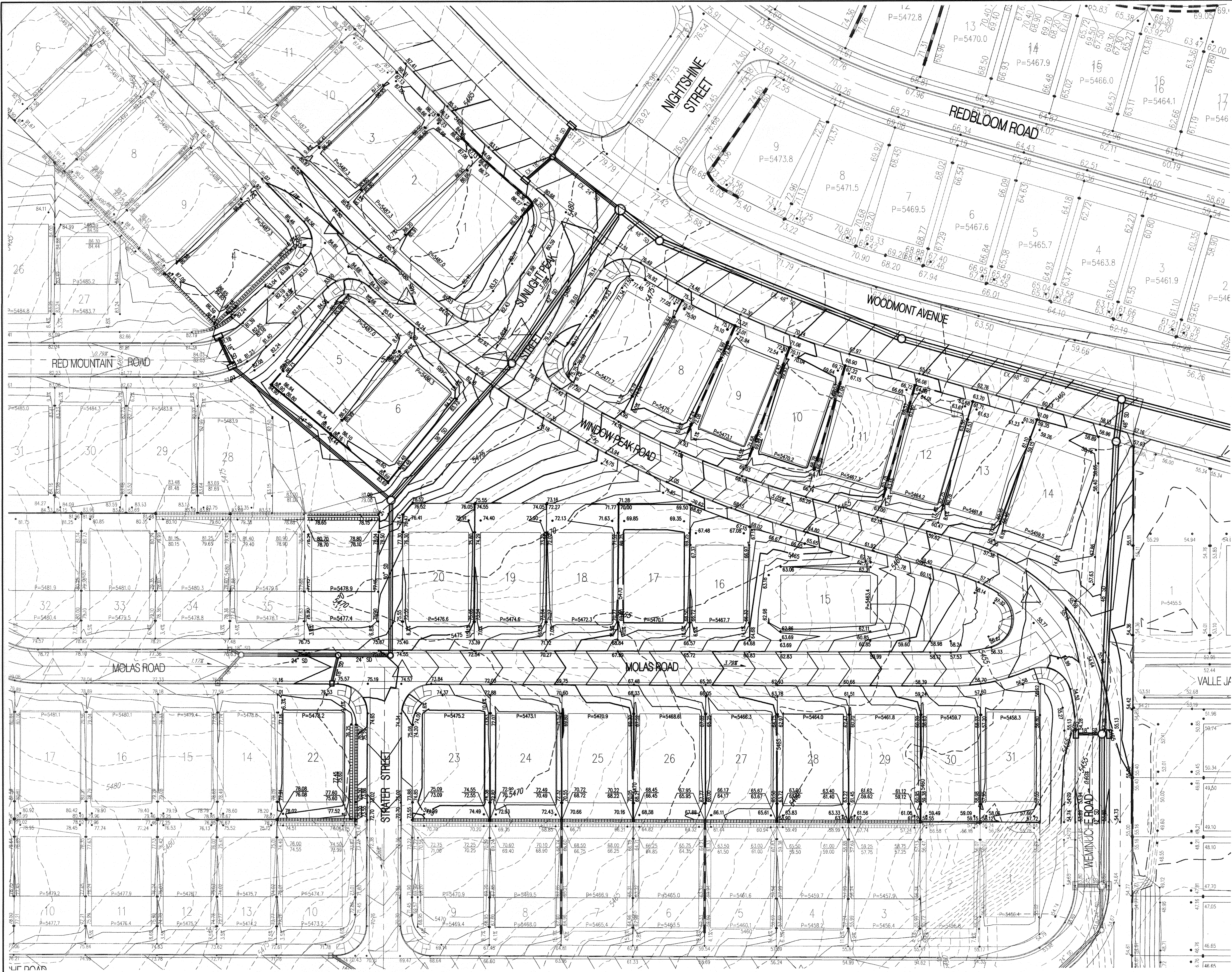
- _____ SIA/FINANCIAL GUARANTEE RELEASE
- _____ PRELIMINARY PLAT APPROVAL
- _____ S. DEV. PLAN FOR SUB'D APPROVAL
- _____ S. DEV. FOR BLDG. PERMIT APPROVAL
- _____ SECTOR PLAN APPROVAL
- _____ FINAL PLAT APPROVAL
- _____ CERTIFICATE OF OCCUPANCY (PERM)
- _____ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- _____ 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: _____ 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



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May 20, 2015 - 9:37am

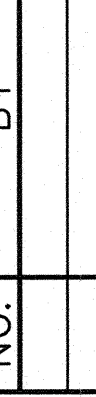
- GENERAL NOTES**
1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
 2. THE CONTRACTOR IS TO REFER TO EARTHWORK SPECIFICATION AS NOTED IN THE SOILS REPORT.
 3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST CONTROL MEASURES & REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
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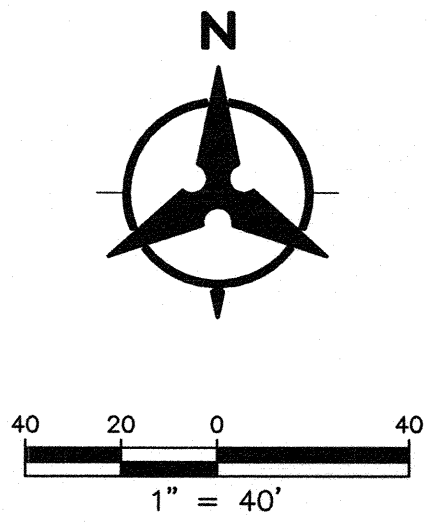
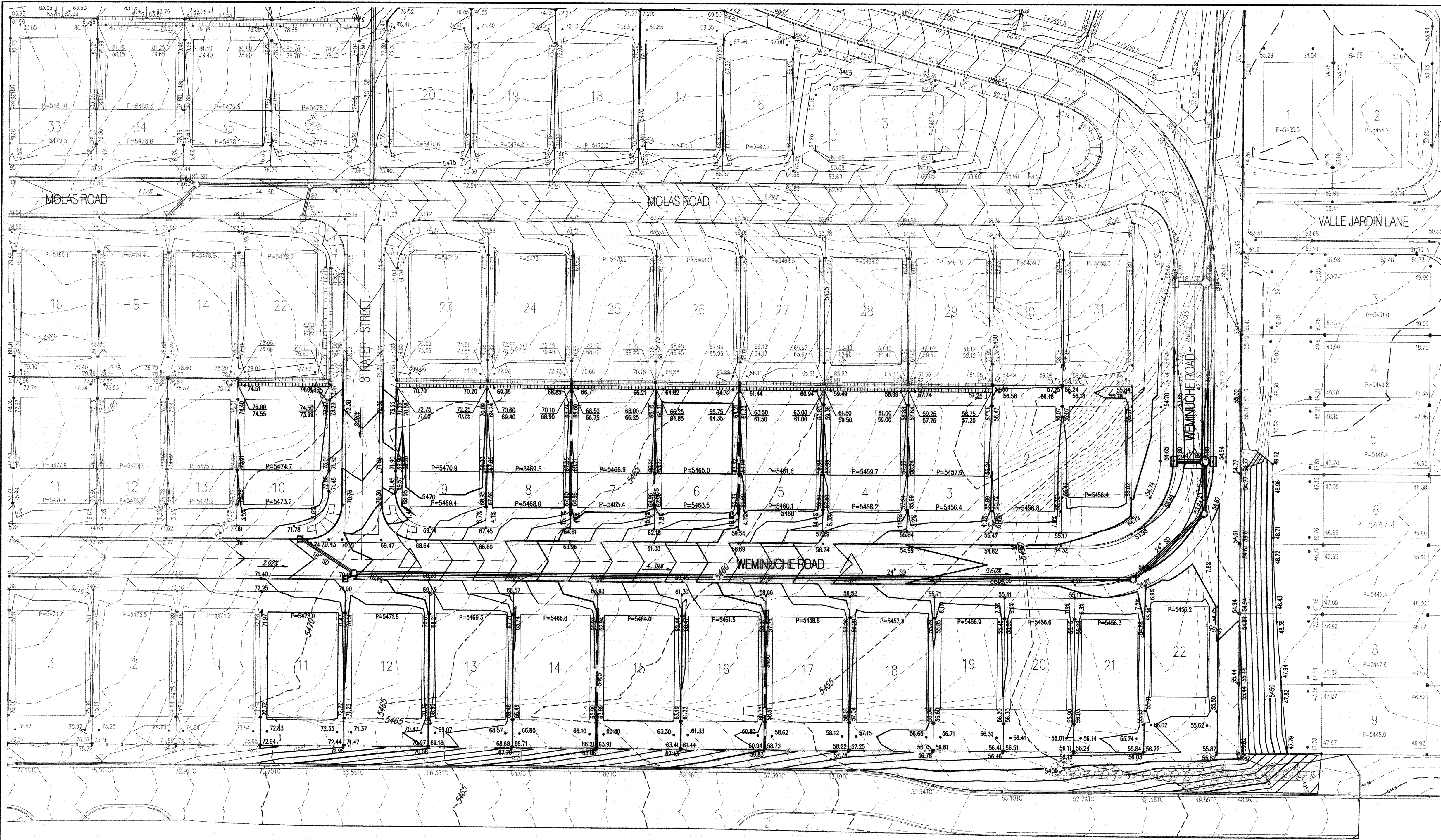
- LEGEND**
- 91.62 PROPOSED SPOT ELEVATION
 - × 92.46 EXISTING SPOT ELEVATION (GRND & TC)
 - EXISTING CURB & GUTTER
 - === PROPOSED MOUNTABLE CURB & GUTTER
 - ==== PROPOSED STANDARD CURB & GUTTER
 - 54.70 EXISTING CONTOUR W/ INDEX ELEVATION
 - FLOW ARROW
 - PROPOSED RETAINING WALL
 - - - PROPOSED GARDEN WALL
 - PROPOSED SLOPE
 - PROPOSED STORM DRAIN
 - ⊙ PROPOSED STORM DRAIN MANHOLE
 - ⊙ PROPOSED STORM DRAIN INLET
 - WALL DRAIN

Bohannon & Huston
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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

DURANGO			
UNIT 1			
GRADING AND DRAINAGE PLAN			
Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.
City Project No.		Zone Map No.	Sheet Of
XXXXXX		C-09-Z	1 5

ENGINEER'S SEAL			SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION		
			FIELD NOTES						
			NO.	BY	DATE				
						ACS MONUMENT STAMPED "UNION"		CONTRACTOR	
						GEOGRAPHIC POSITION (NAD 83)		WORK STARTED BY	
						N.M. STATE PLANE COORDINATES (CENTRAL ZONE)		DATE	
						N = 1,523,503.475 E = 1,493,655.030		DATE	
						GROUND-TO-GRID FACTOR = 0.999664360		DATE	
Designed By: SUS Drawn By: DTH					Δα = -00°16'58.96"		MICROFILM INFORMATION		
					NAVD 1988 ELEVATION = 5524.950		RECORDED BY		
							DATE		
							NO.		
DATE: 03/2015									
DRAWN BY: DTH									
DATE: 03/2015									
CHECKED BY: CFC									
DATE: 03/2015									




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AS-BUILT INFORMATION			BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL		REVISIONS	
CONTRACTOR	DATE	WORK	ACCS	DATE	NO.	BY			No.	Date
MONUMENT STAMPED "UNION"		GEOGRAPHIC POSITION (NAD 83)							By	
RECEIVED BY	DATE	N.M. STATE PLANE COORDINATES (CENTRAL ZONE)								
APPROVED BY	DATE	N = 1,523,503.475 E = 1,493,655.030								
FORWARDED BY	DATE	GROUND-TO-GRID FACTOR = 0.999664360								
RECORDED BY	DATE	Δa = -00'16"58.96"								
NO.		NAVD 1988 ELEVATION = 5524.950								

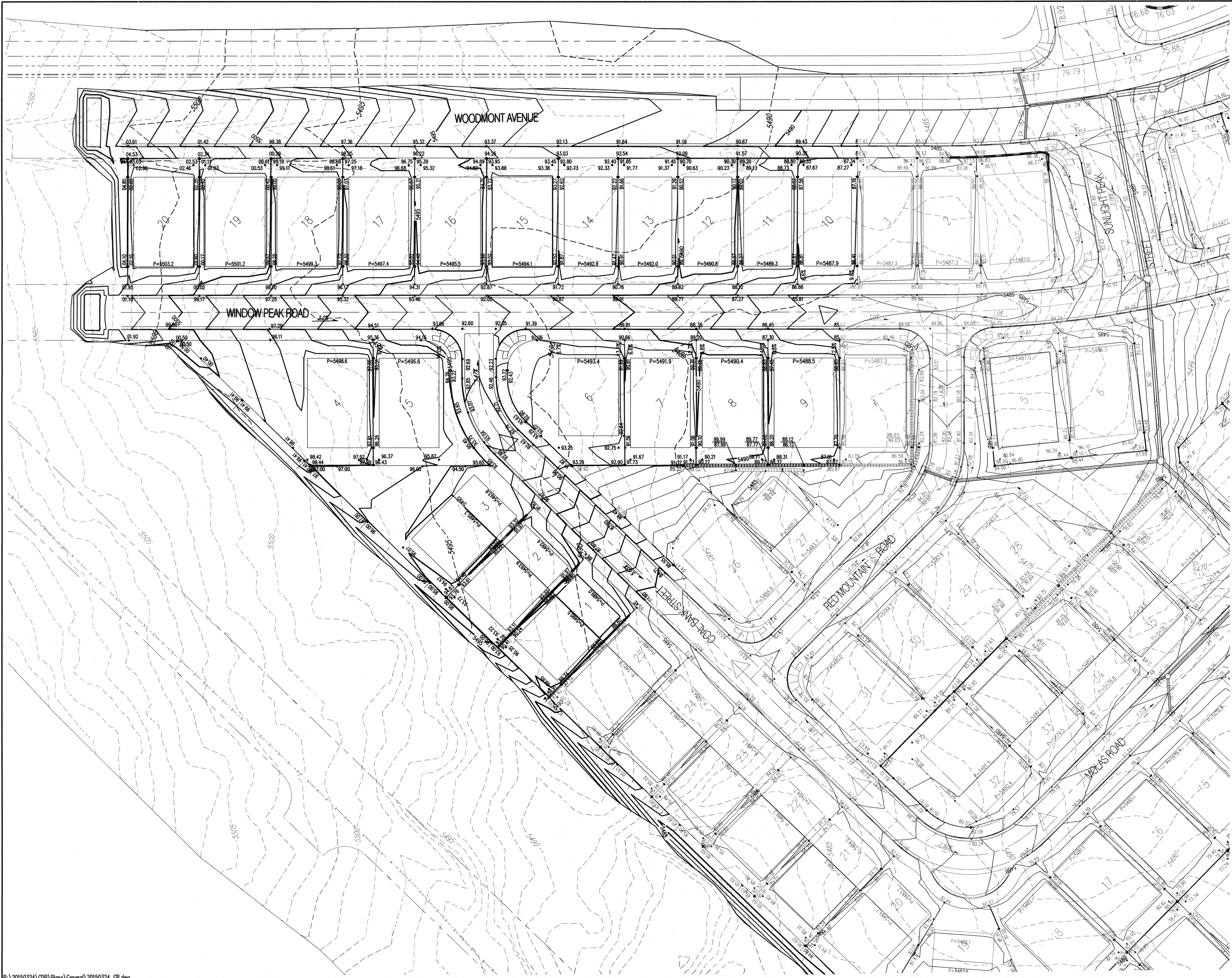
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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

DURANGO
UNIT 2
GRADING AND DRAINAGE PLAN

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No.	XXXXXX	Zone Map No.	C-09-Z	Sheet	2	Of	5
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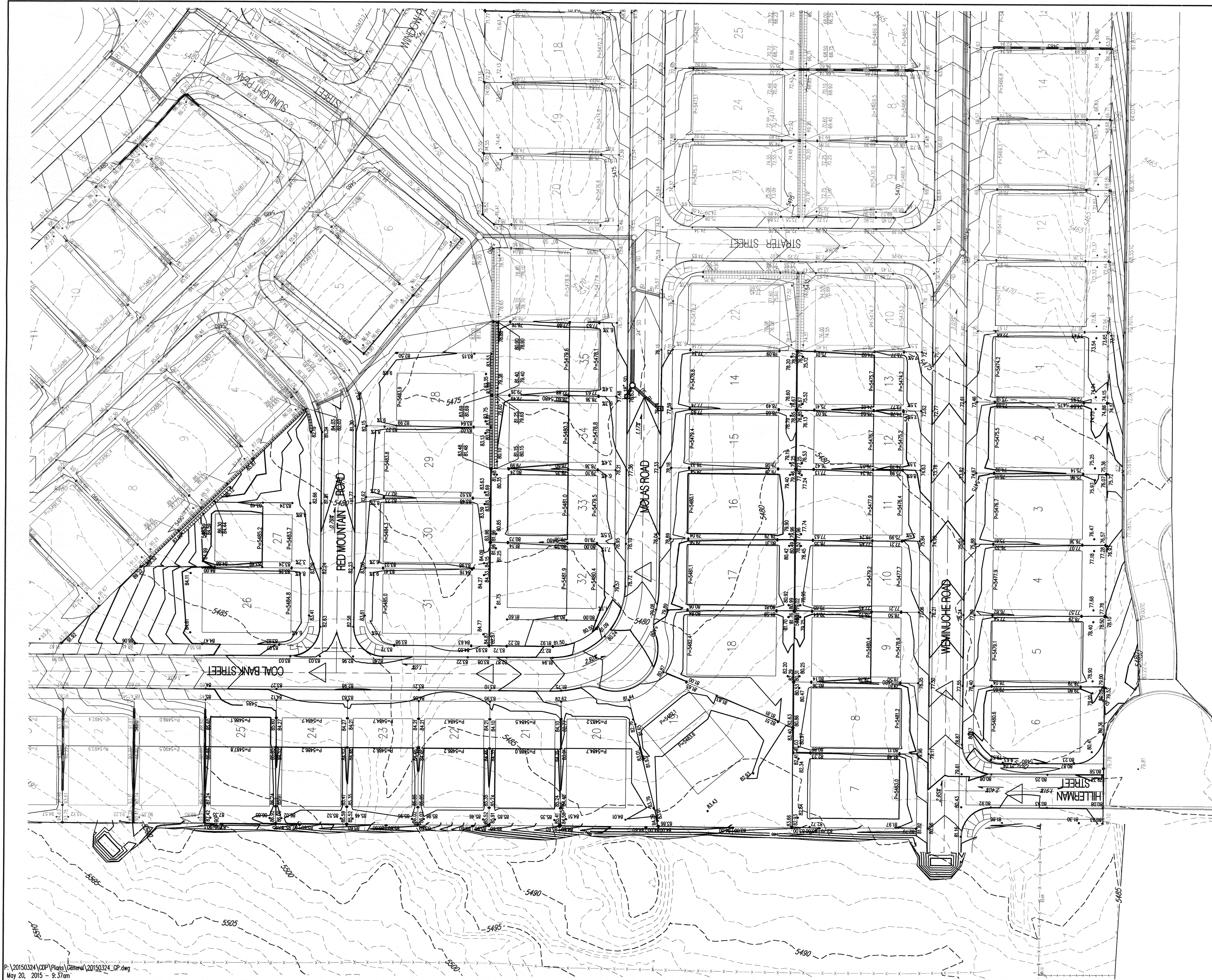


CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

DURANGO
UNIT 4
GRADING AND DRAINAGE PLAN

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	Zone Map No.	Sheet	Of
XXXXXX	C-09-Z	3	5

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		FIELD NOTES		ENGINEER'S SEAL	
CONTRACTOR	DATE	WORK STAMPED BY	DATE	NO.	BY	DATE	DATE		
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FIELD WORK BY	DATE	N = 1,523,503.475 E = 1,493,655.030	DATE						
CORRECTED BY	DATE	GROUND-TO-GRID FACTOR = 0.999664360	DATE					DESIGN	
CORRECTED BY	DATE	Δα = -00°16'58.96"	DATE						
RECORDED BY	DATE	NAVD 1988 ELEVATION = 5524.950	DATE					DATE: 03/2015	
NO.									
								DATE: 03/2015	
								Checked By: SJS	



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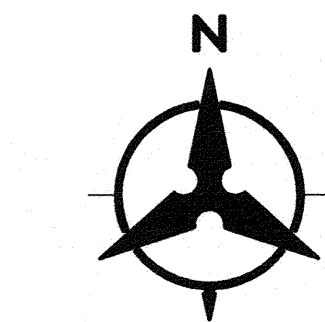
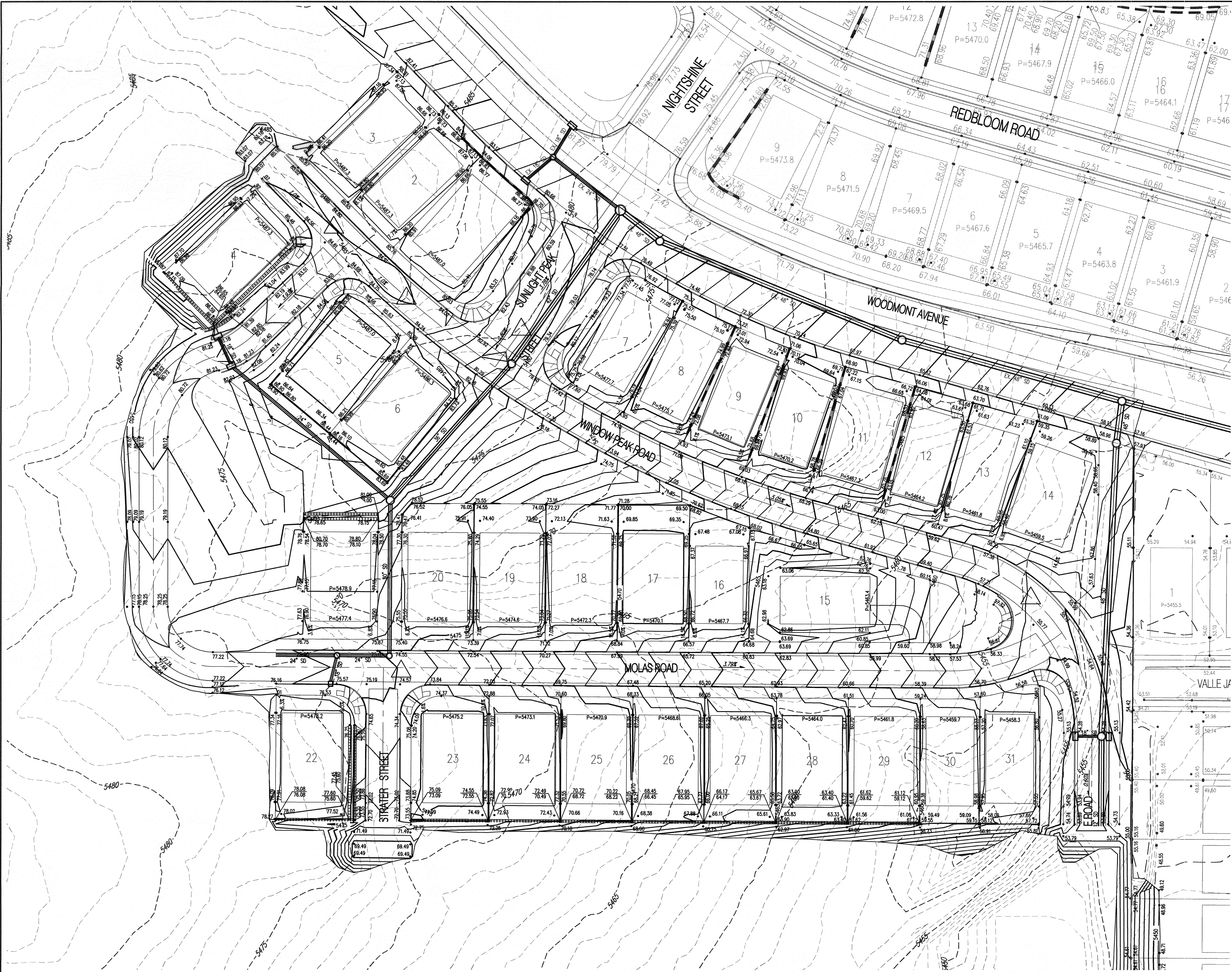
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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

DURANGO UNIT 3 GRADING AND DRAINAGE PLAN

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	Zone Map No.	Sheet	Of	
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GENERAL NOTES

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LEGEND

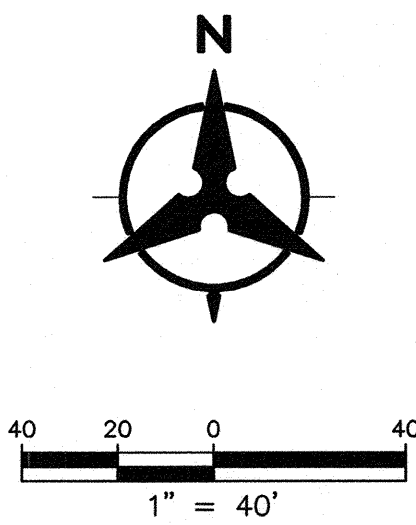
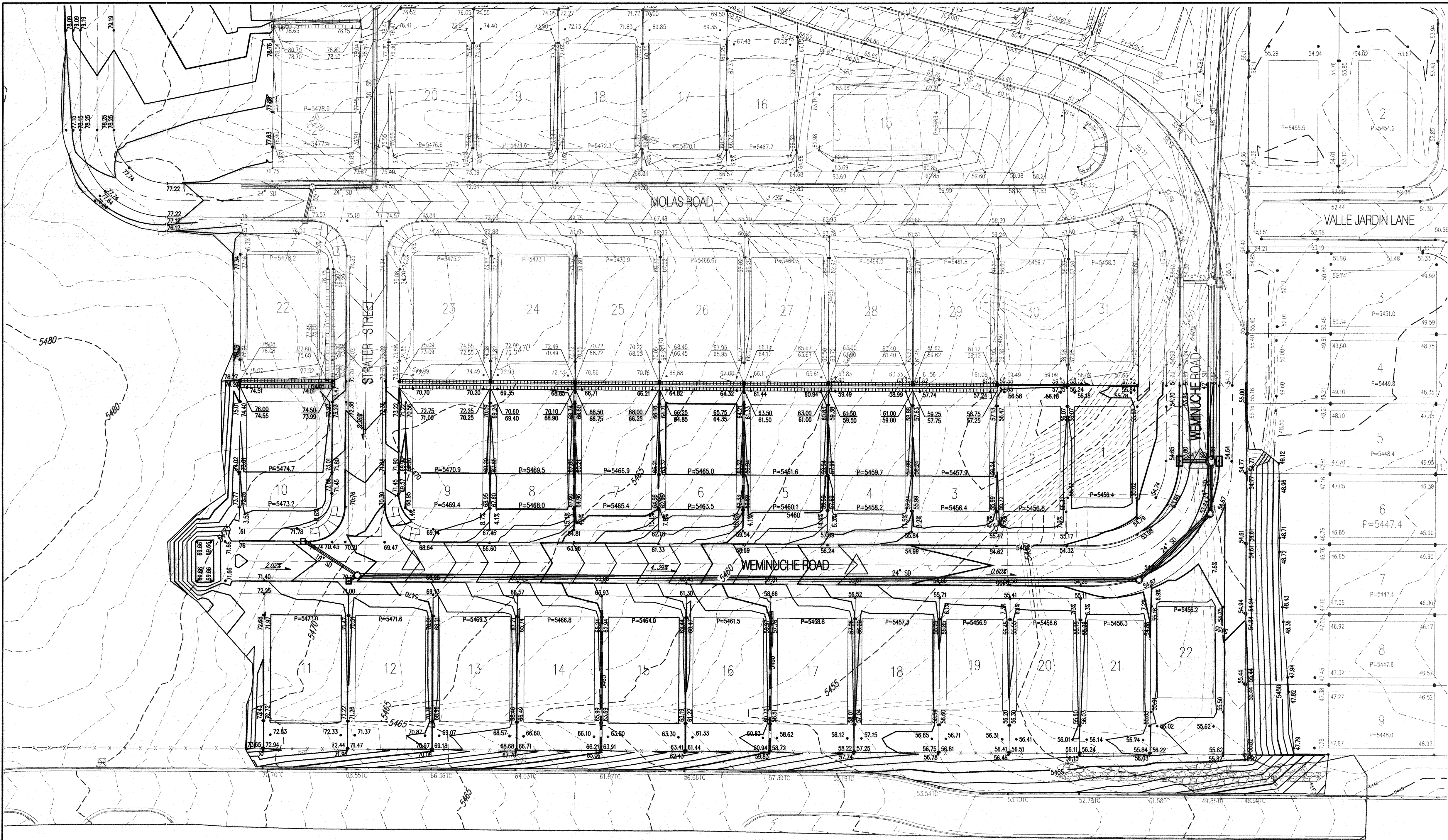
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- 92.46 EXISTING SPOT ELEVATION (GRND & TC)
- EXISTING CURB & GUTTER
- === PROPOSED MOUNTABLE CURB & GUTTER
- === PROPOSED STANDARD CURB & GUTTER
- 5470 EXISTING CONTOUR W/ INDEX ELEVATION
- FLOW ARROW
- PROPOSED RETAINING WALL
- PROPOSED GARDEN WALL
- PROPOSED SLOPE
- PROPOSED STORM DRAIN
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET
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AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL		REMARKS	
CONTRACTOR	DATE	ACCS MONUMENT STAMPED "UNION"	DATE	NO.	BY	DATE	DATE	By	Date
INSPECTOR'S	DATE	GEOGRAPHIC POSITION (NAD 83)	DATE						
ACCEPTANCE BY	DATE	N.M. STATE PLANE COORDINATES (CENTRAL ZONE)	DATE						
DRAWINGS BY	DATE	N = 1.523503475 E = 1.483655030	DATE						
REVISIONS BY	DATE	GROUND-TO-GRID FACTOR = 0.999864360	DATE						
	DATE	Δα = -00°16'58.96"	DATE						
	DATE	NAVD 1988 ELEVATION = 5524.950	DATE						



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		CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT	
DURANGO UNIT 1 GRADING AND DRAINAGE PLAN			
Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
Last Design Update			
City Project No.		Zone Map No.	Sheet
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GENERAL NOTES

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- 91.62 PROPOSED SPOT ELEVATION
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- PROPOSED STORM DRAIN INLET
- WALL DRAIN

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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

DURANGO
UNIT 2
INTERIM GRADING AND DRAINAGE PLAN

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No.	Zone Map No.	Sheet	Of
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