

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

December 28, 2020

Jeremy Shell, P.E.
Respec
5971 Jefferson St. NE
Albuquerque, NM 8710

**RE: Sonta Trails Unit 4 Apartments
Rough Grading Plan
Engineer's Stamp Date: 10/22/20
Hydrology File: C10D001A**

Dear Mr. Shell:

Based upon the information provided in your submittal received 12/10/2020, the Rough Grading Plan is approved for Grading Permit.

The following comments will need to be addressed prior to Building Permit and Work Order approval by Hydrology:

1. Address AMAFCA's pond issues. Also, please provide plans showing off-site improvements to Pond K and the orifice in the downstream manhole.
2. Please provide an update and complete Drainage Report and Grading & Drainage Plans.

As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, jhughes@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

Sincerely,

Renée C. Brissette

Renée C. Brissette, P.E. CFM
Senior Engineer, Hydrology
Planning Department



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

Project Title: Sonata Trails Unit 4 Apartments **Building Permit #:** _____ **Hydrology File #:** C10-D001A
DRB#: 2020-003707 **EPC#:** _____ **Work Order#:** _____
Legal Description: Tracts 1, 2, and 3, The Trails Unit 4
City Address: N/A

Applicant: RESPEC **Contact:** Jeremy Shell
Address: 5971 Jefferson Street NE Suite 101 Albuquerque NM 87109
Phone#: (505) 253-9811 **Fax#:** _____ **E-mail:** Jeremy.shell@respec.com
Owner: Sonata Trails, LLC **Contact:** _____
Address: _____
Phone#: _____ **Fax#:** _____ **E-mail:** _____

TYPE OF SUBMITTAL: _____ PLAT (____# OF LOTS) _____ RESIDENCE ☒ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL?: _____ Yes ☒ No

DEPARTMENT: _____ TRAFFIC/ TRANSPORTATION ☒ HYDROLOGY/ DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

_____ ENGINEER/ARCHITECT CERTIFICATION
_____ PAD CERTIFICATION
_____ CONCEPTUAL G & D PLAN
☒ GRADING PLAN
_____ DRAINAGE MASTER PLAN
_____ DRAINAGE REPORT
_____ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
_____ ELEVATION CERTIFICATE
_____ CLOMR/LOMR
_____ TRAFFIC CIRCULATION LAYOUT (TCL)
_____ TRAFFIC IMPACT STUDY (TIS)
_____ 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: December 10, 2020 **By:** Jeremy Shell

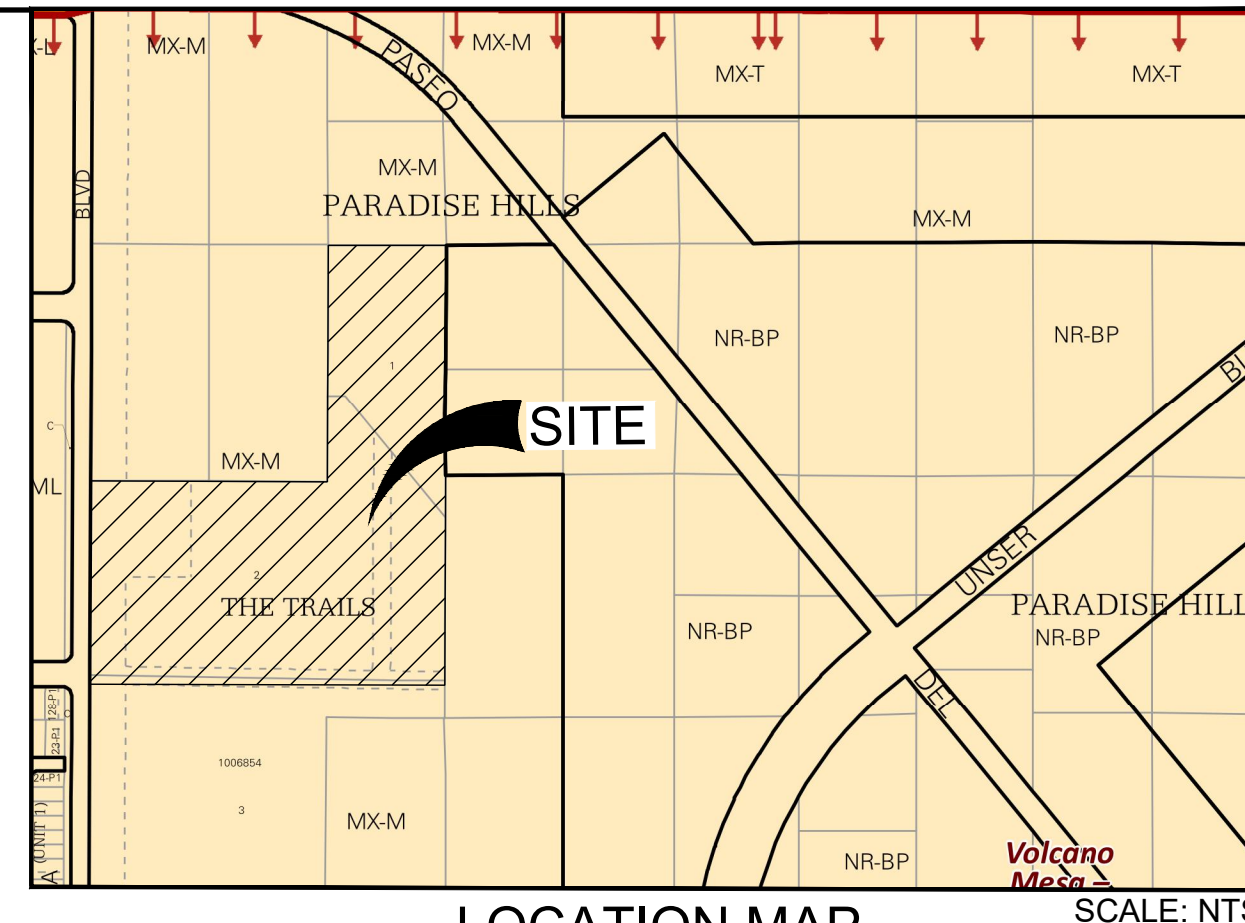
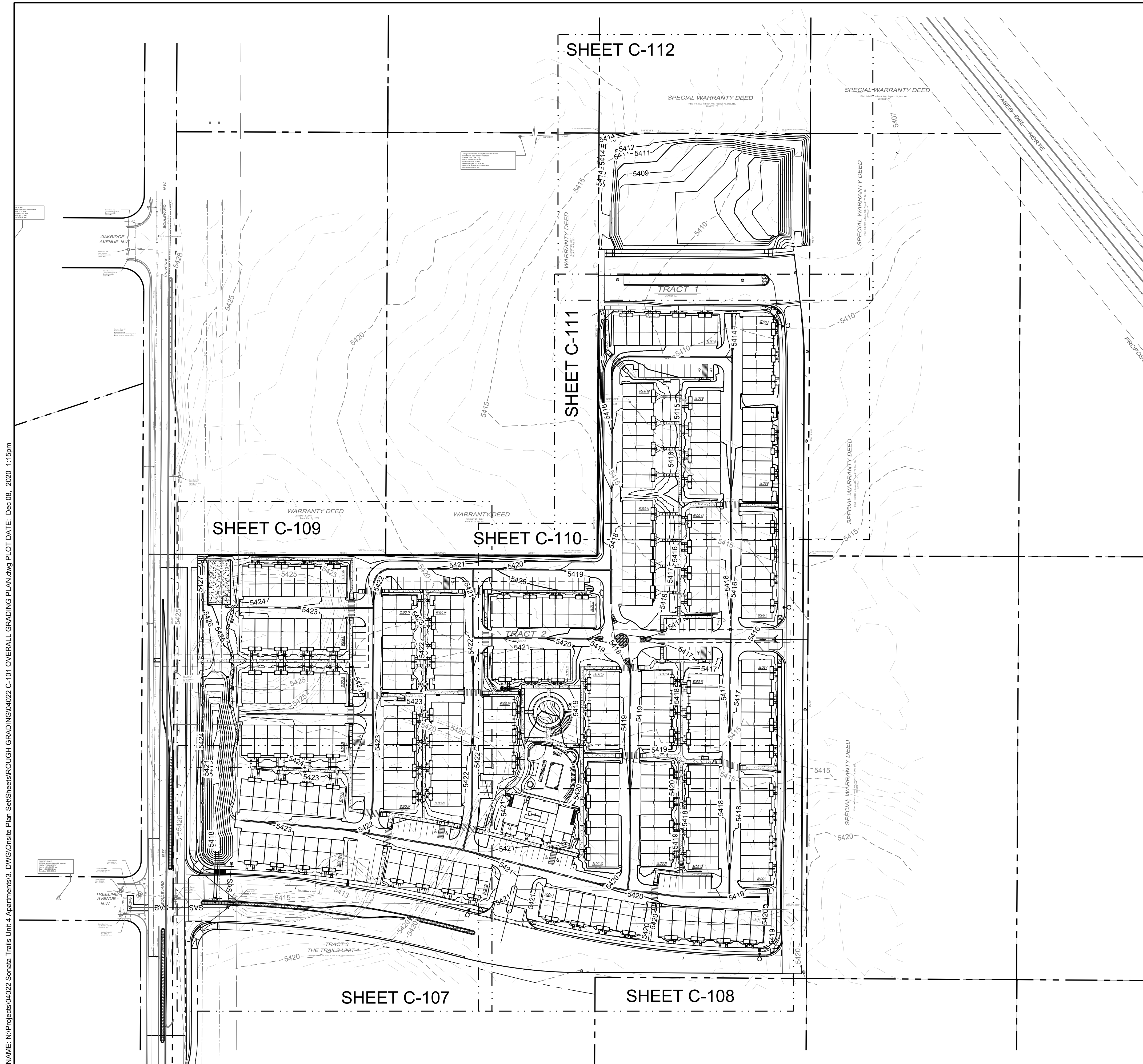
COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

NAME: N:\Projects\04022 Sonata Trails Unit 4 Apartments3. DWG\OnSite Plan Set\Sheets\ROUGH GRADING\04022 C-101 OVERALL GRADING PLAN.dwg PLOT DATE: Dec 08, 2020 1:15pm

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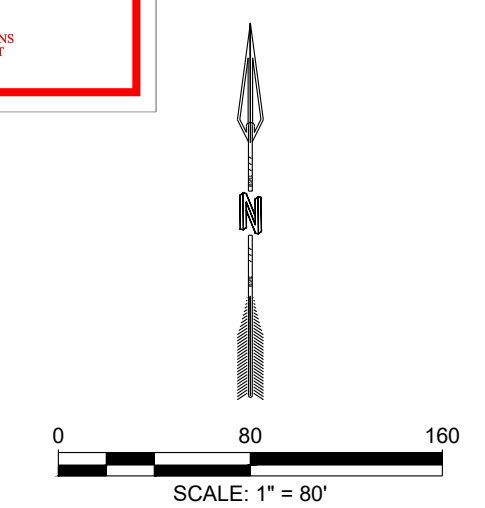
- GRADING NOTES**
- CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING DRY AND WET UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY ISSUES. UTILITY RELOCATION MAY BE REQUIRED.
 - FINISH GRADE OF SOIL EDGES ALONG PAVEMENT TO BE 1/2" BELOW EDGE OF PAVEMENT.
 - STRIP AND STOCKPILE TOPSOIL FROM GRADING AREAS. USE STOCKPILED TOPSOIL AND IMPORTED TOPSOIL AS NECESSARY FOR SURFACE RESTORATION.
 - GRADES SHOWN ARE FINAL SURFACE GRADES AFTER COMPLETION OF SURFACE IMPROVEMENTS AND PLACEMENT OF TOPSOIL.
 - GRADE AREAS AT SITE PERIMETER TO MATCH GRADES OF ADJACENT PARCELS.
 - REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF PROPERLY IN ACCORDANCE WITH APPLICABLE REGULATIONS.
 - PROVIDE TEMPORARY GRADING FEATURES SUCH AS BERMS, SWALES, SUMPS AND BASINS TO MANAGE INTERIM STORM WATER RUNOFF DURING CONSTRUCTION PROCESS. STORM WATER RUNOFF LEAVING THE SITE SHALL MEET ALL FEDERAL, STATE AND LOCAL QUALITY REQUIREMENTS.
 - ALL DISTURBED AREAS TO BE RE-SEEDED PER LANDSCAPE PLAN PROVIDED BY OTHERS.

- PNM NOTE**
- CONTRACTOR TO COORDINATE A SITE WALKTHROUGH WITH PNM PRIOR TO CONSTRUCTION. CONTRACTOR TO KEEP ALL EQUIPMENT A MINIMUM OF 15 FEET AWAY FROM ALL PNM POWER LINES.

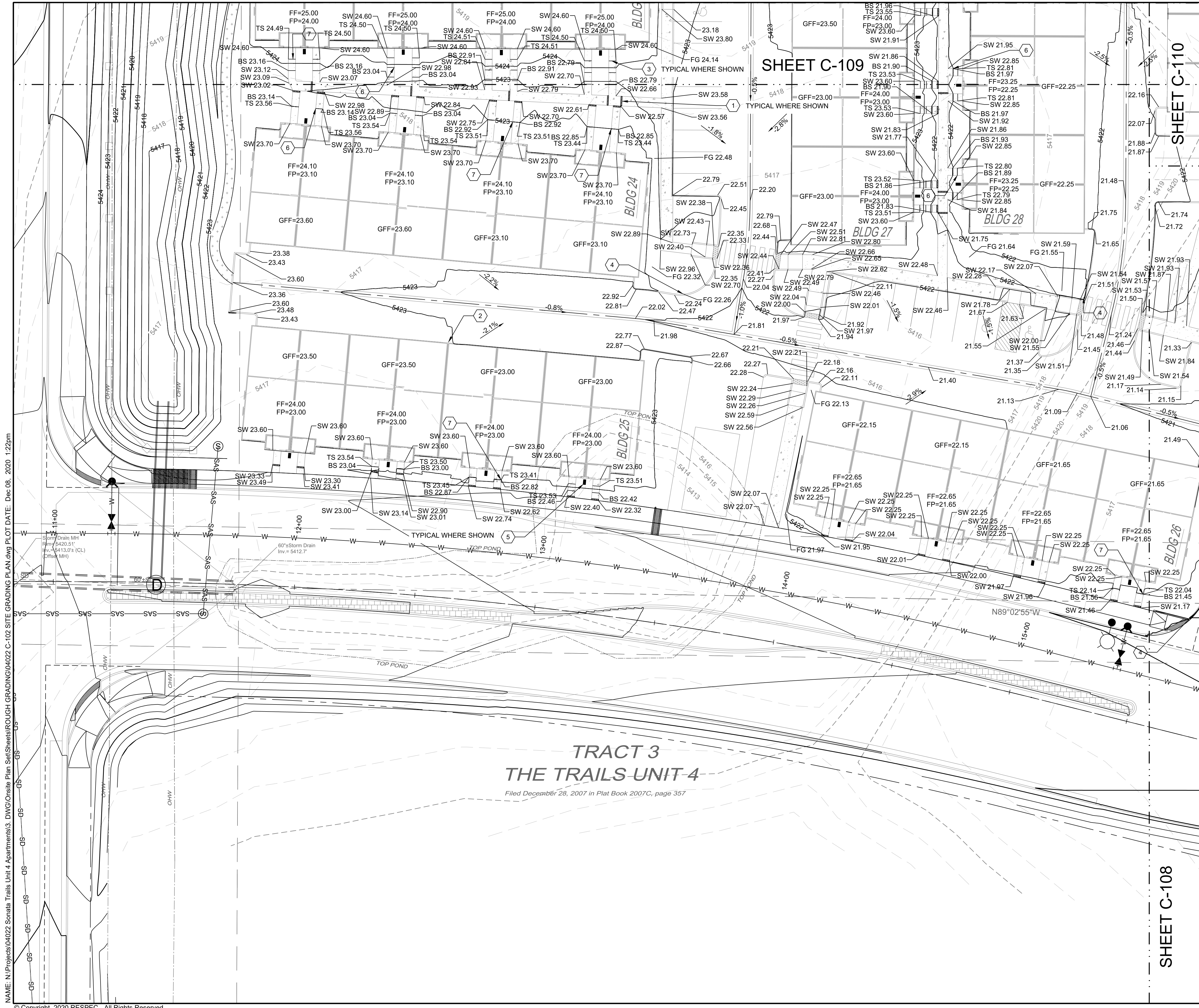
LEGEND

GRADING LIMITS	
MAJOR CONTOUR	—4985—
MINOR CONTOUR	---4985---
EXISTING MAJOR CONTOUR	---4985---
EXISTING MINOR CONTOUR	---4985---
MATCHLINE	—+—
SLOPE ARROW	—1.5%— —51.2%—
SIDEWALK CULVERT	▨

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 12/28/20
BY: *Ronald C. Bonnell*
HydroTrans #: C10D001A
THE APPROVAL OF THESE PLANS REPORT SHALL NOT BE
CONSIDERED TO BE A GUARANTEE OF ANY CITY
OR OFFICIAL OF THE CITY OF ALBUQUERQUE. THE CITY
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SPECIFICATIONS OR CONSTRUCTION. SUCH APPROVED PLANS
SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT
AUTHORIZATION.



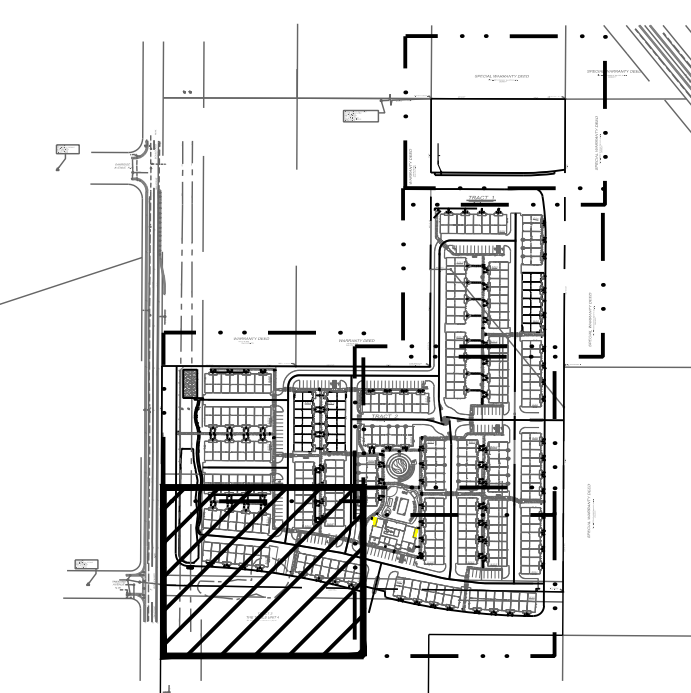
DESIGNED BY: BE	DRAWN BY: SG	CHECKED BY: SG	DATE: 10/22/2020
COMMUNITY DESIGN SOLUTIONS 8971 JEFFERSON STREET SUITE 101 ALBUQUERQUE, NM 87126 WWW.RESPEC.COM PHONE 505.253.9718			
REVISION			
STAMP JEREMY W. SHELL NEW MEXICO 26341 10/22/20 PROFESSIONAL ENGINEER			
THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED			
nm811 Know what's below. Call before you dig.			
PROJECT NAME: SONATA TRAILS UNIT 4 APARTMENTS			
SHEET TITLE: ROUGH OVERALL GRADING PLAN			
SUBMITTED FOR: DRB SITE PLAN			
SHEET NUMBER: C-106			



SHEET C-109

SHEET C-110

SHEET C-108



KEY MAP

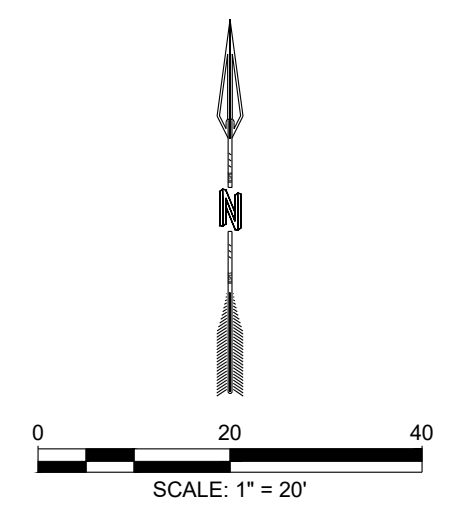
SCALE: NTS

- LEGEND
- GRADING LIMITS
 - MAJOR CONTOUR
 - MINOR CONTOUR
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - MATCHLINE
 - SLOPE ARROW
 - SIDEWALK CULVERT

- SPOT ELEVATION SYMBOLS
- ALL SPOT ELEVATIONS ARE AT FLOWLINE UNLESS OTHERWISE NOTED IN THE PLANS.
 - 20.00 FLOWLINE
 - 20.00± MATCH EX. GRADE ELEV. (APPROXIMATE)
 - BW 20.00 BOTTOM WALL
 - TW 20.00 TOP WALL
 - SW 20.00 SIDEWALK
 - FG 20.00 FINISHED GROUND
 - BS 20.00 BOTTOM STEP
 - TS 20.00 TOP STEP

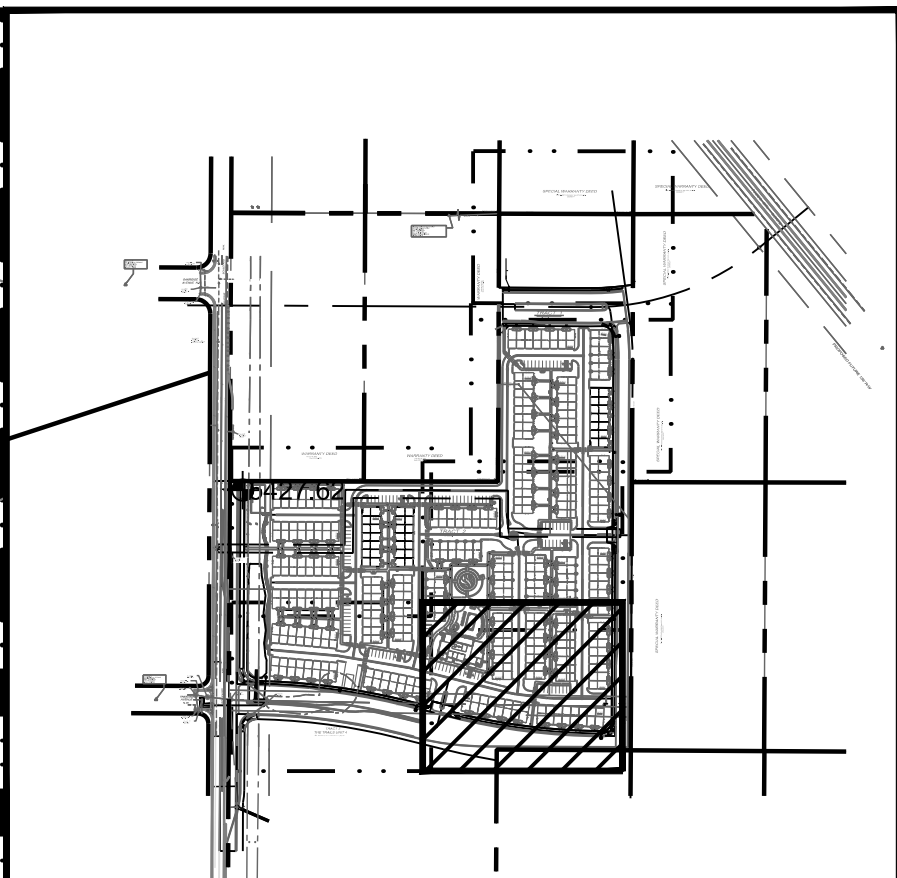
KEYED NOTES

I.D.#	DESCRIPTION
1	NDS 5" PRO SERIES CHANNEL DRAIN W/ GALVANIZED METAL GRATE TYP.
2	WARP ASPHALT BETWEEN GARAGES/UNITS AS NECESSARY TYP.
3	6" CONCRETE STEP TYP UNLESS SHOWN OTHERWISE. NUMBER OF STEPS SHOWN PER PLAN.
4	1" CURB OPENING. SEE DETAIL SHEET C-500.
5	CONCRETE SPLASH BLOCK. SEE DETAIL SHEET C-501.
6	5" CONCRETE STEP. NUMBER OF STEPS SHOWN PER PLAN.
7	7" CONCRETE STEP. NUMBER OF STEPS SHOWN PER PLAN.



NAME: N:\Projects\04022 Sonata Trails Unit 4 Apartments\3. DWG\Onsite Plan Set\Sheets\ROUGH GRADING\04022 C-102 SITE GRADING PLAN.dwg PLOT DATE: Dec 08, 2020 1:22pm

DESIGNED BY DRAWN BY CHECKED BY DATE	REVISION
RESPEC COMMUNITY DESIGN SOLUTIONS 1897 JEFFERSON STREET SUITE 101 ALBUQUERQUE, NM 87102 WWW.RESPEC.COM PHONE 805.933.9718	
STAMP JEREMY W. SHELL NEW MEXICO 26341 PROFESSIONAL ENGINEER	
PROJECT NAME: SHEET TITLE: SUBMITTED FOR:	SONATA TRAILS UNIT 4 APARTMENTS ROUGH SITE GRADING PLAN DRB SITE PLAN
SHEET NUMBER:	C-107



- LEGEND**
- GRADING LIMITS
 - MAJOR CONTOUR
 - MINOR CONTOUR
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - MATCHLINE
 - SLOPE ARROW
 - SIDEWALK CULVERT
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 - 20.00 FLOWLINE
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 - BW 20.00 BOTTOM WALL
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 - TS 20.00 TOP STEP

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City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 12/28/20
BY: *Ronald C. Bonaselli*
HydroTeam # C100001A

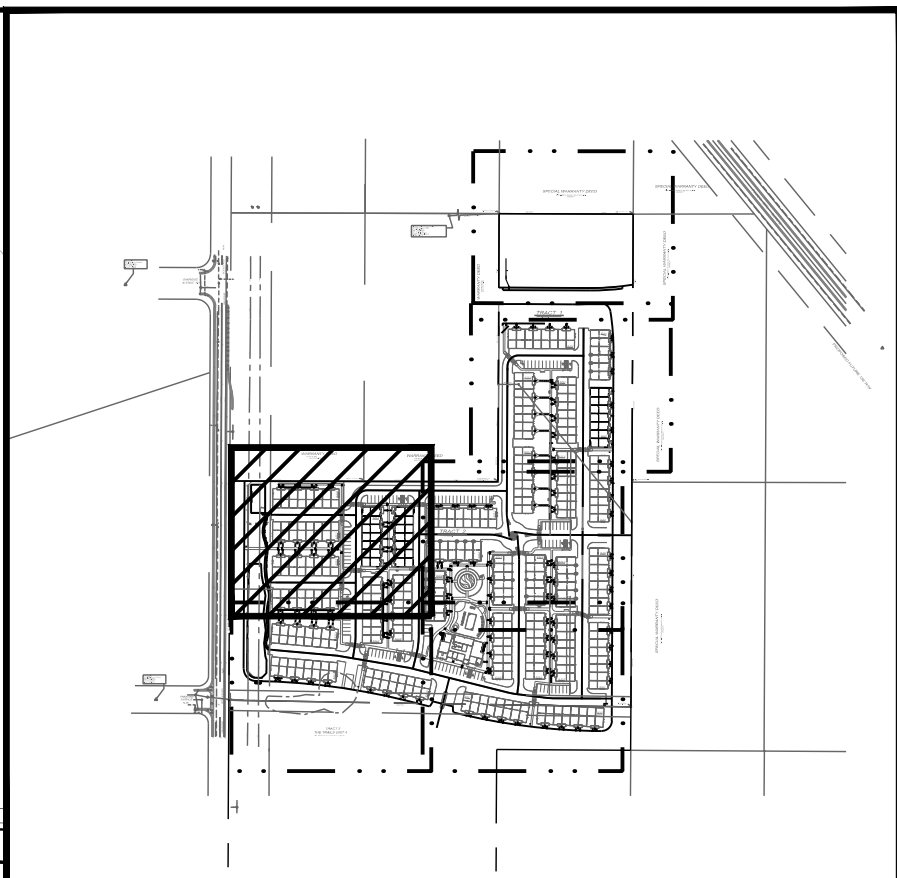
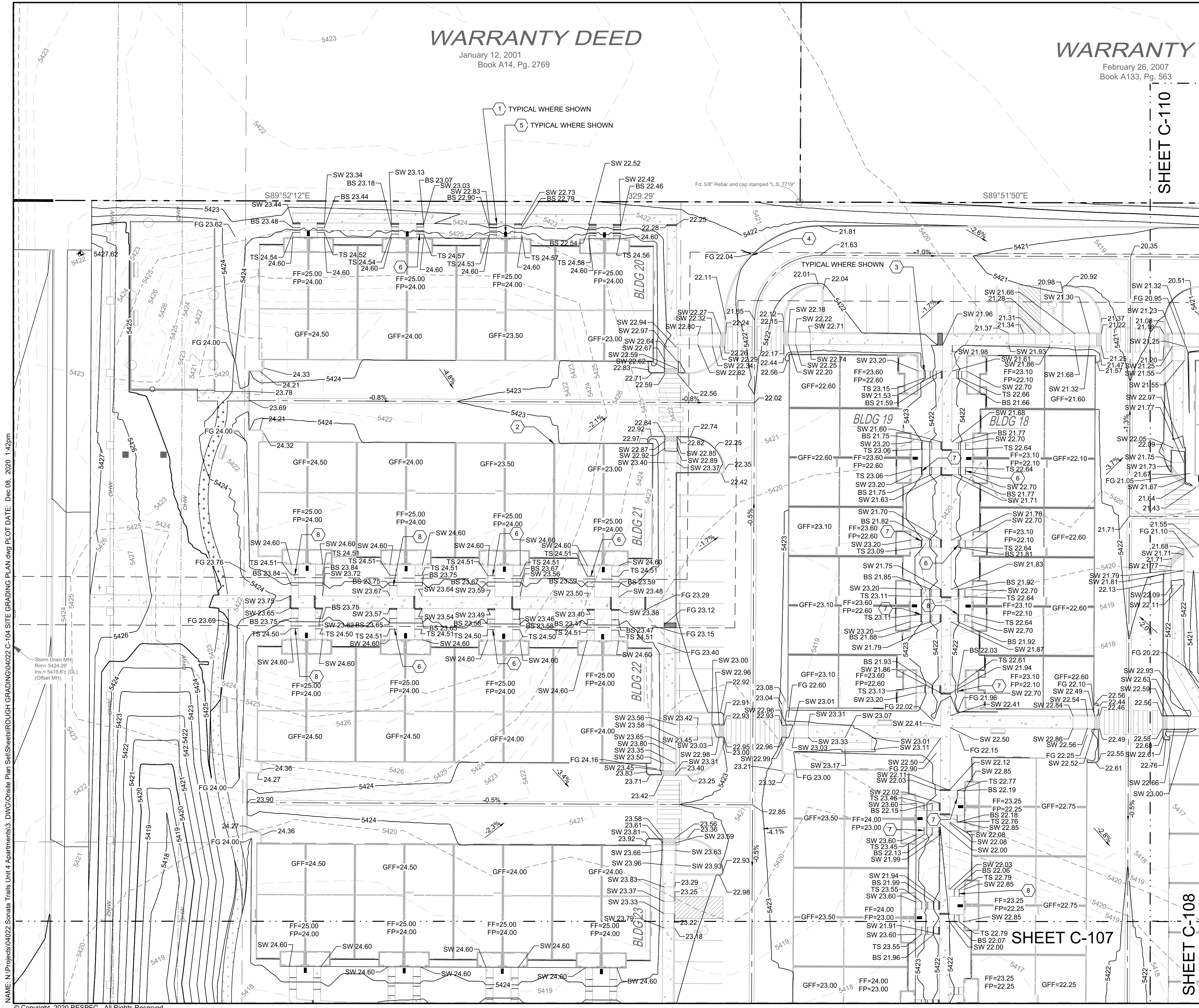
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SHEET C-107

SHEET C-110

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RESPEC COMMUNITY DESIGN SOLUTIONS 1891 JEFFERSON STREET SUITE 101 WWW.RESPEC.COM PHONE 805.953.9718	
STAMP JEREMY W. SHELL NEW MEXICO 26341 PROFESSIONAL ENGINEER	
PROJECT NAME: SHEET TITLE: SUBMITTED FOR:	SONATA TRAILS UNIT 4 APARTMENTS ROUGH SITE GRADING PLAN DRB SITE PLAN
SHEET NUMBER:	C-108



LEGEND

GRADING LIMITS	---
MAJOR CONTOUR	---
MINOR CONTOUR	---
EXISTING MAJOR CONTOUR	---
EXISTING MINOR CONTOUR	---
MATCHLINE	---
SLOPE ARROW	---
SIDEWALK CULVERT	---

SPOT ELEVATION SYMBOLS

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20.00 FLOWLINE
20.00± MATCH EX. GRADE ELEV. (APPROXIMATE)
BW 20.00 BOTTOM WALL
TW 20.00 TOP WALL
SW 20.00 SIDEWALK
FG 20.00 FINISHED GROUND
BS 20.00 BOTTOM STEP
TS 20.00 TOP STEP

KEYED NOTES

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8	4" CONCRETE STEP. NUMBER OF STEPS SHOWN PER PLAN.

DESIGNED BY: RESPEC
DRAWN BY: BE
CHECKED BY: SG
DATE: 10/22/2020

STAMP: JEREMY W. SHELL, NEW MEXICO, 26341, PROFESSIONAL ENGINEER

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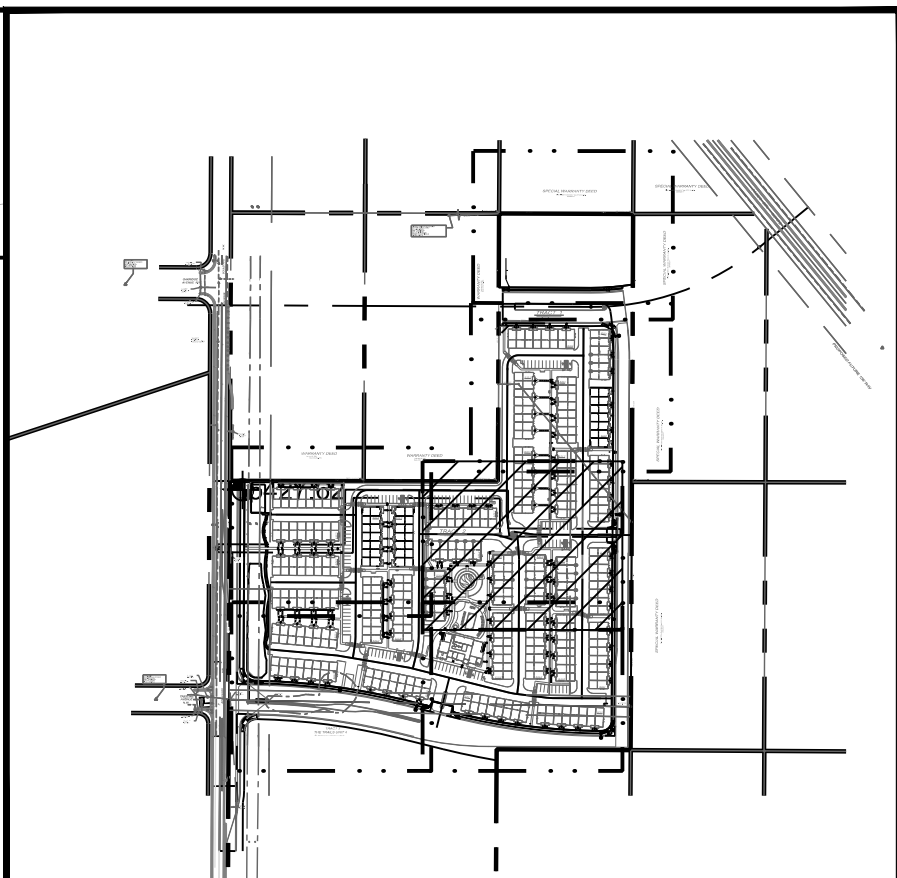
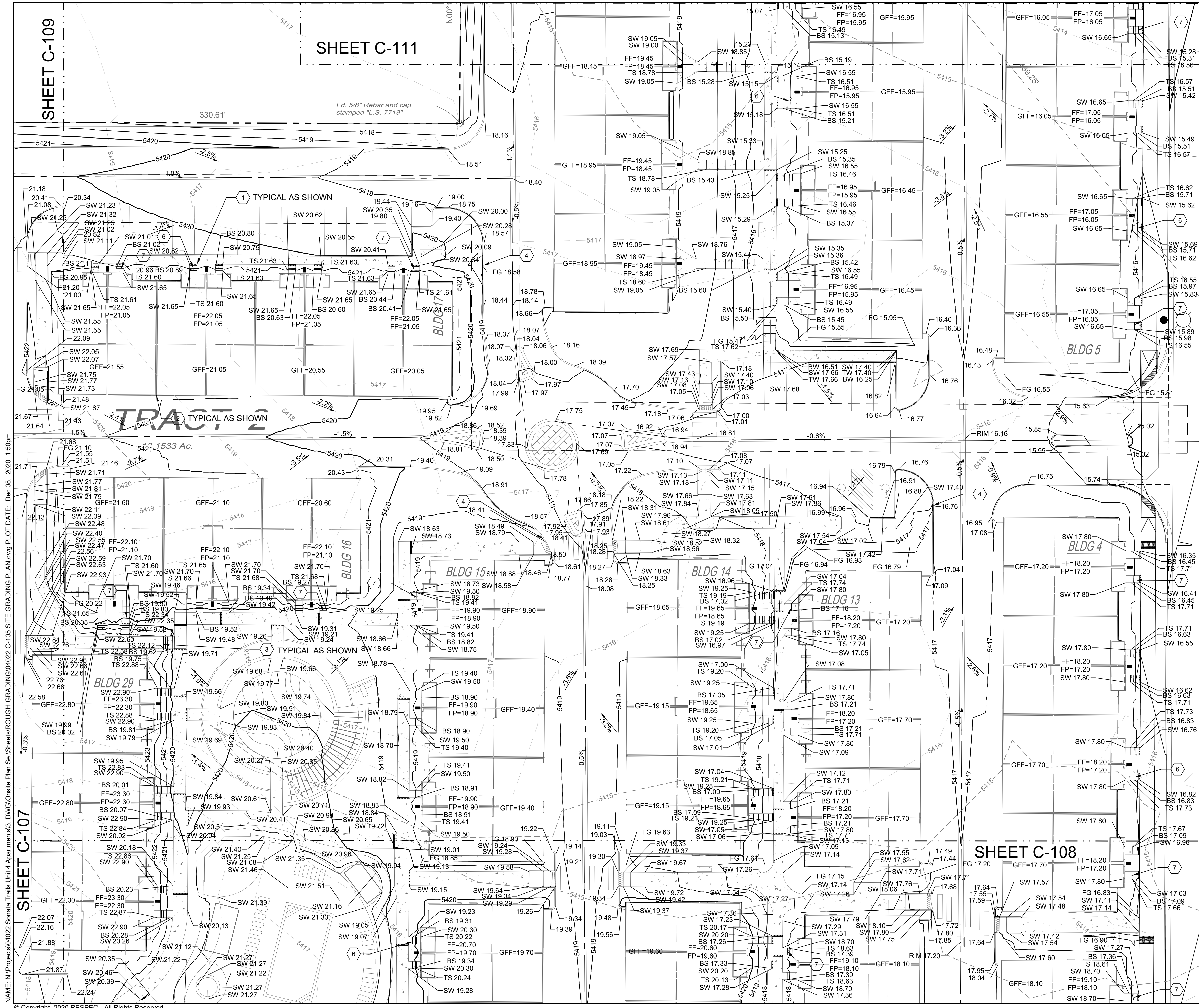
PROJECT NAME: SONATA TRAILS UNIT 4 APARTMENTS

SHEET TITLE: ROUGH SITE GRADING PLAN

SUBMITTED FOR: DRB SITE PLAN

SHEET NUMBER: C-109

NAME: N:\Projects\04022 Sonata Trails Unit 4 Apartments\3. DWG\Onsite Plan Set\Sheets\ROUGH GRADING\04022 C-104 SITE GRADING PLAN.dwg PLOT DATE: Dec 08, 2020 1:42pm



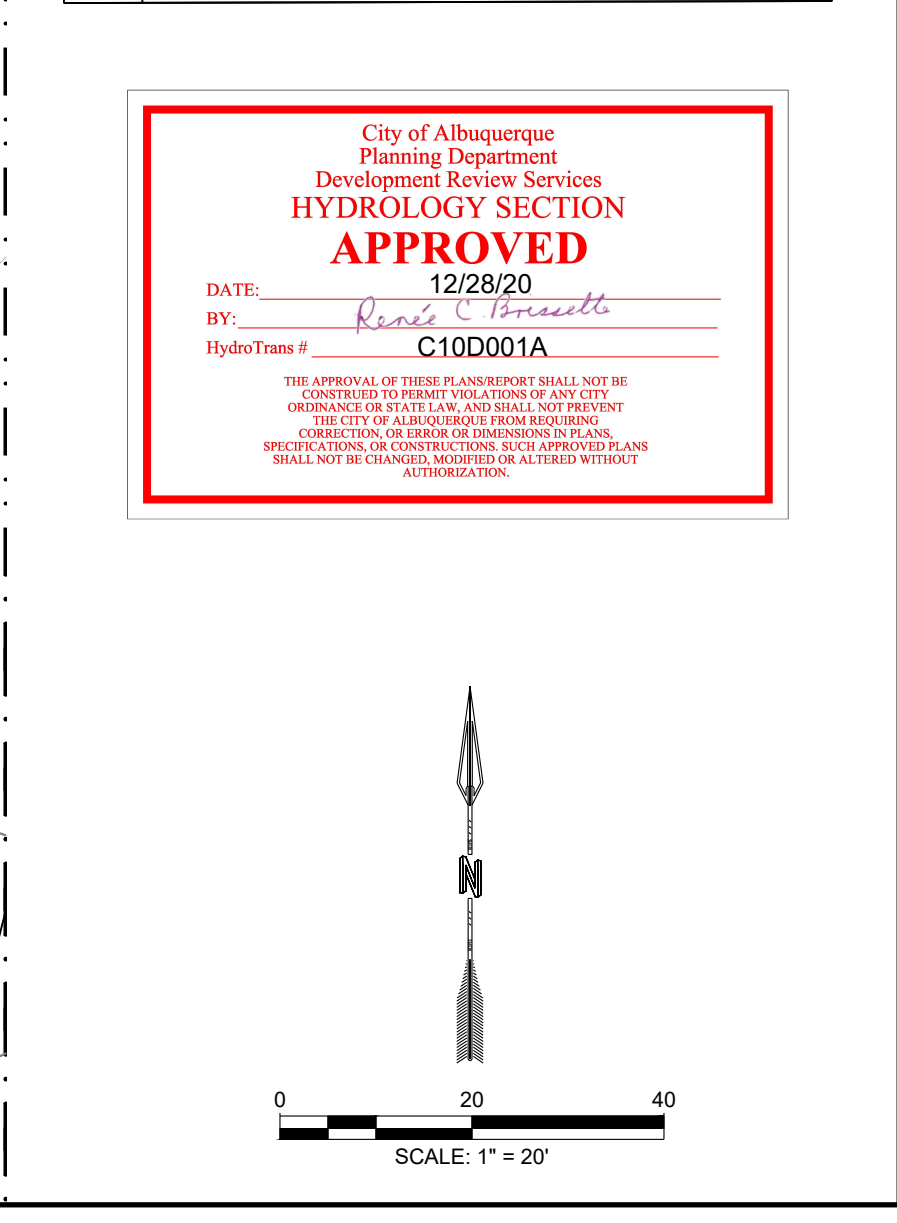
- LEGEND**
- GRADING LIMITS
 - MAJOR CONTOUR
 - MINOR CONTOUR
 - EXISTING MAJOR CONTOUR
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- KEYED NOTES**
- | I.D.# | DESCRIPTION |
|-------|--|
| 1 | NDS 5" PRO SERIES CHANNEL DRAIN W/ GALVANIZED METAL GRATE TYP. |
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| 4 | 1" CURB OPENING. SEE DETAIL SHEET C-500. |
| 5 | CONCRETE SPLASH BLOCK. SEE DETAIL SHEET C-501. |
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| 7 | 7" CONCRETE STEP. NUMBER OF STEPS SHOWN PER PLAN. |
| 8 | 4" CONCRETE STEP. NUMBER OF STEPS SHOWN PER PLAN. |

APPROVED

DATE: 12/28/20
BY: [Signature]
HydroTrans # C10D001A

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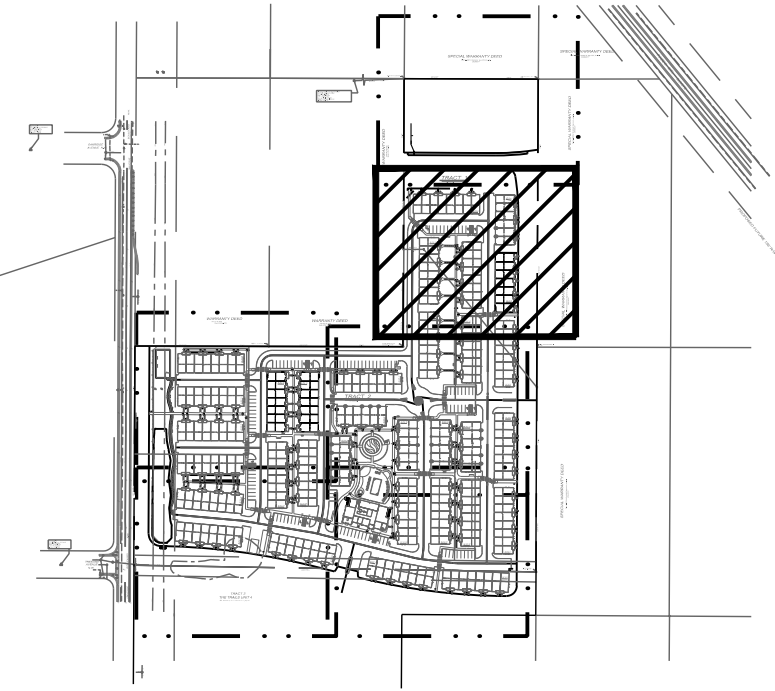
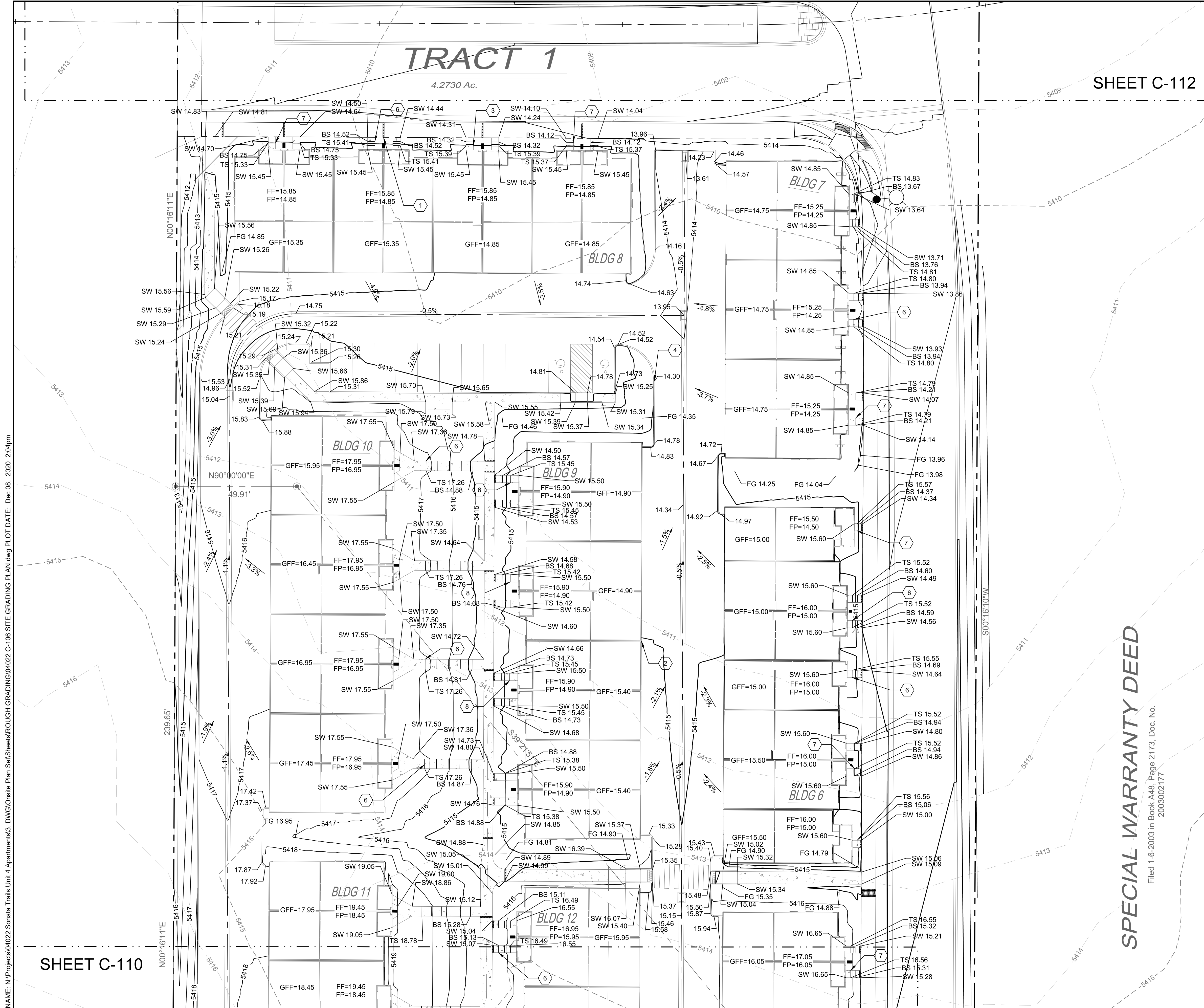
SHEET C-109

NAME: N:\Projects\04022 Sonata Trails Unit 4 Apartments\3. DWG\OnSite Plan Set\Sheets\ROUGH GRADING\04022 C-105 SITE GRADING PLAN.dwg PLOT DATE: Dec 08, 2020 1:50pm

SHEET C-107

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REVISION			
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STAMP			
JEREMY W. SHELL NEW MEXICO 26341 PROFESSIONAL ENGINEER			
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PROJECT NAME: SONATA TRAILS UNIT 4 APARTMENTS			
SHEET TITLE: ROUGH SITE GRADING PLAN			
SUBMITTED FOR: DRB SITE PLAN			
SHEET NUMBER: C-110			



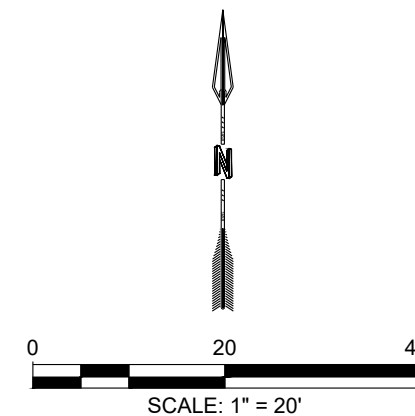
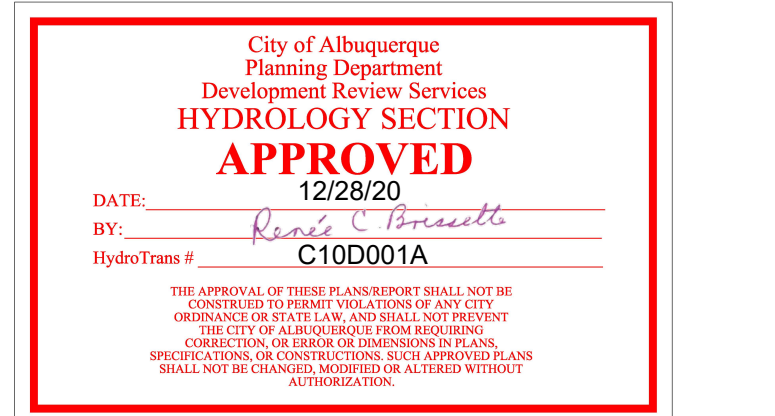
LEGEND

GRADING LIMITS	---
MAJOR CONTOUR	---
MINOR CONTOUR	---
EXISTING MAJOR CONTOUR	---
EXISTING MINOR CONTOUR	---
MATCHLINE	---
SLOPE ARROW	---
SIDEWALK CULVERT	---

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KEYED NOTES

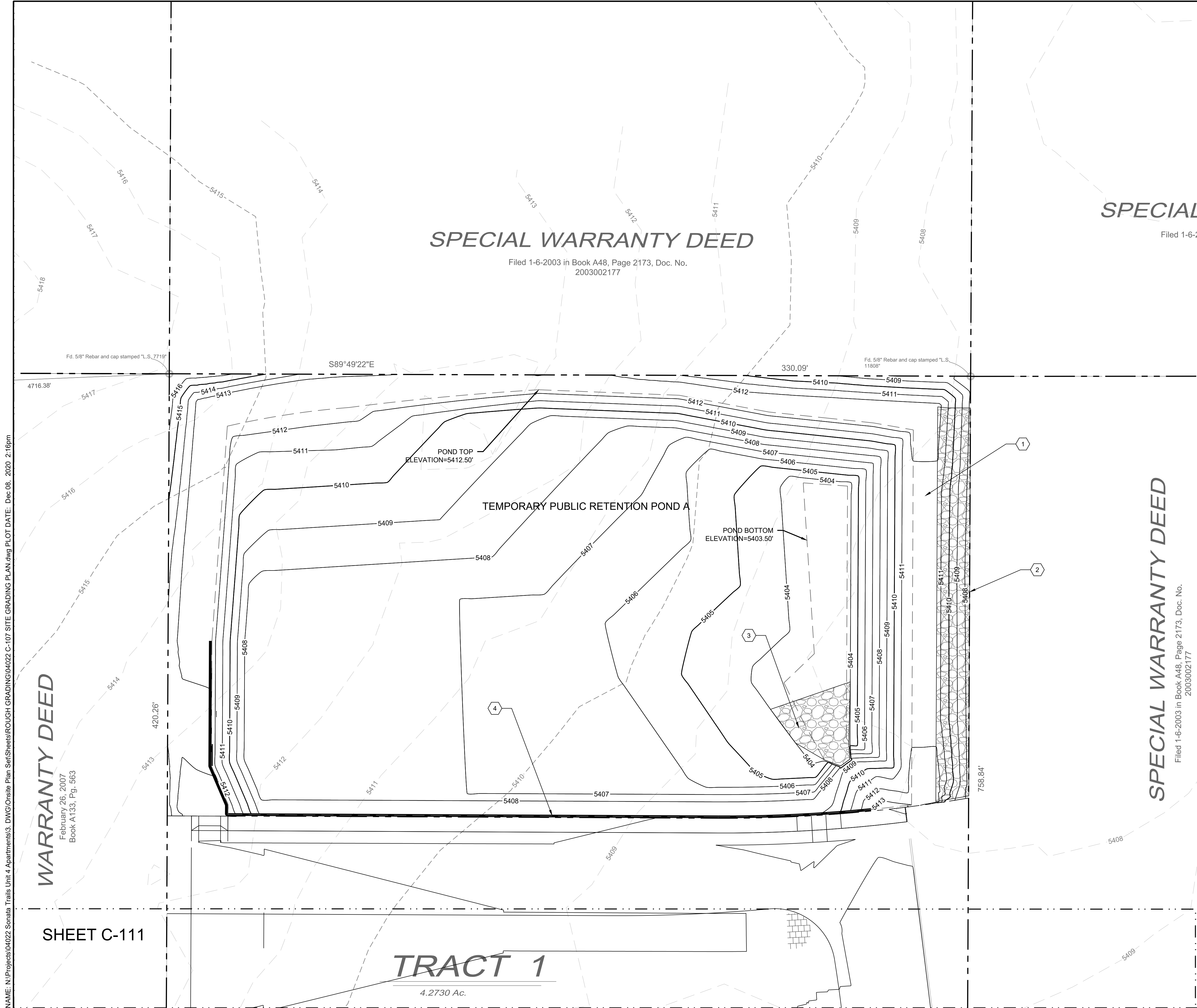
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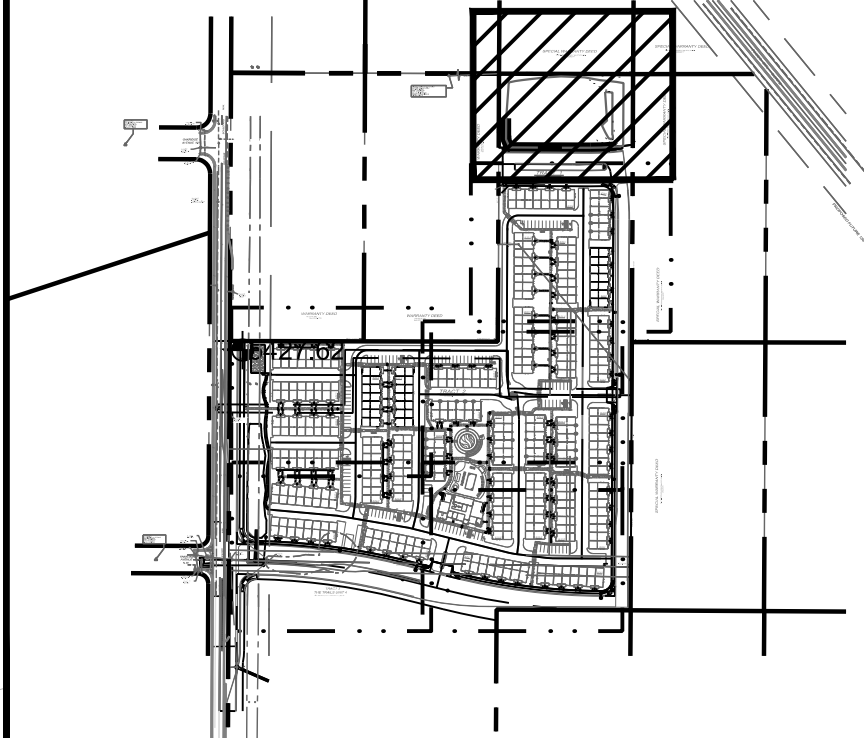


NAME: N:\Projects\04022 Sonata Trails Unit 4 Apartments\3. DWG\Onsite Plan Set\Sheets\ROUGH GRADING\04022 C-106 SITE GRADING PLAN.dwg PLOT DATE: Dec 08, 2020 2:04pm

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DESIGNED BY DRAWN BY CHECKED BY DATE	REVISION
RESPEC COMMUNITY DESIGN SOLUTIONS 897 JEFFERSON STREET SUITE 101 WWW.RESPEC.COM PHONE 805.923.9718	
STAMP JEREMY W. SHELL NEW MEXICO 26341 10/22/20 PROFESSIONAL ENGINEER	
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PROJECT NAME: SONATA TRAILS UNIT 4 APARTMENTS	
SHEET TITLE: ROUGH SITE GRADING PLAN	
SUBMITTED FOR: DRB SITE PLAN	
SHEET NUMBER: C-111	





KEY MAP

SCALE: NTS

LEGEND

GRADING LIMITS

MAJOR CONTOUR

MINOR CONTOUR

EXISTING MAJOR CONTOUR

EXISTING MINOR CONTOUR

MATCHLINE

SLOPE ARROW

SIDEWALK CULVERT

SPOT ELEVATION SYMBOLS

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SW 20.00 SIDEWALK

FG 20.00 FINISHED GROUND

BS 20.00 BOTTOM STEP

TS 20.00 TOP STEP

KEYED NOTES

1. 1' OVERFLOW WEIR. TOP OF POND ELEVATION = 5412.50'. TOP OF WEIR ELEVATION = 5411.50'.

2. RIP RAP D50=8" DOWNSTREAM OF OVERFLOW WEIR.

3. RIP RAP D50=8" POND RUNDOWN.

4. WATERPROOF CMU RETAINING WALL. RETAINING WALL HEIGHT VARIES FROM 0'-6".

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 12/28/20
BY: [Signature]
HydroTrans # C10D001A

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DESIGNED BY: BE

DRAWN BY: SG

CHECKED BY: SG

DATE: 10/22/2020

REVISION

STAMP

JEREMY W. SHELL
NEW MEXICO
26341
PROFESSIONAL ENGINEER

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Know what's Below.
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PROJECT NAME:

SONATA TRAILS UNIT 4 APARTMENTS

SHEET TITLE:

ROUGH SITE GRADING PLAN

SUBMITTED FOR:

DRB SITE PLAN

SHEET NUMBER:

C-112

NAME: N:\Projects\04022 Sonata Trails Unit 4 Apartments\3. DWG\Onsite Plan Set\Sheets\ROUGH GRADING\04022 C-107 SITE GRADING PLAN.dwg PLOT DATE: Dec 08, 2020 2:16pm