

CITY OF ALBUQUERQUE



Richard J. Berry, Mayor

July 18, 2017

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

**RE: Oakland Ridge Subdivision
Grading Plan
Stamp Date: 7/17/17
Hydrology File: C18D085**

Dear Ms. Hoelzer:

PO Box 1293

Based upon the information provided in your re-submittal received 7/17/2017, the Grading Plan is approved for Preliminary Plat action by the DRB and Grading Permit with the following comments:

Albuquerque

- On the typical perimeter wall Detail, change the existing sidewalk (Alameda) to existing sidewalk (Louisiana).

New Mexico 87103

After completion of the project please submit Engineer Certification per the DPM checklist for our records.

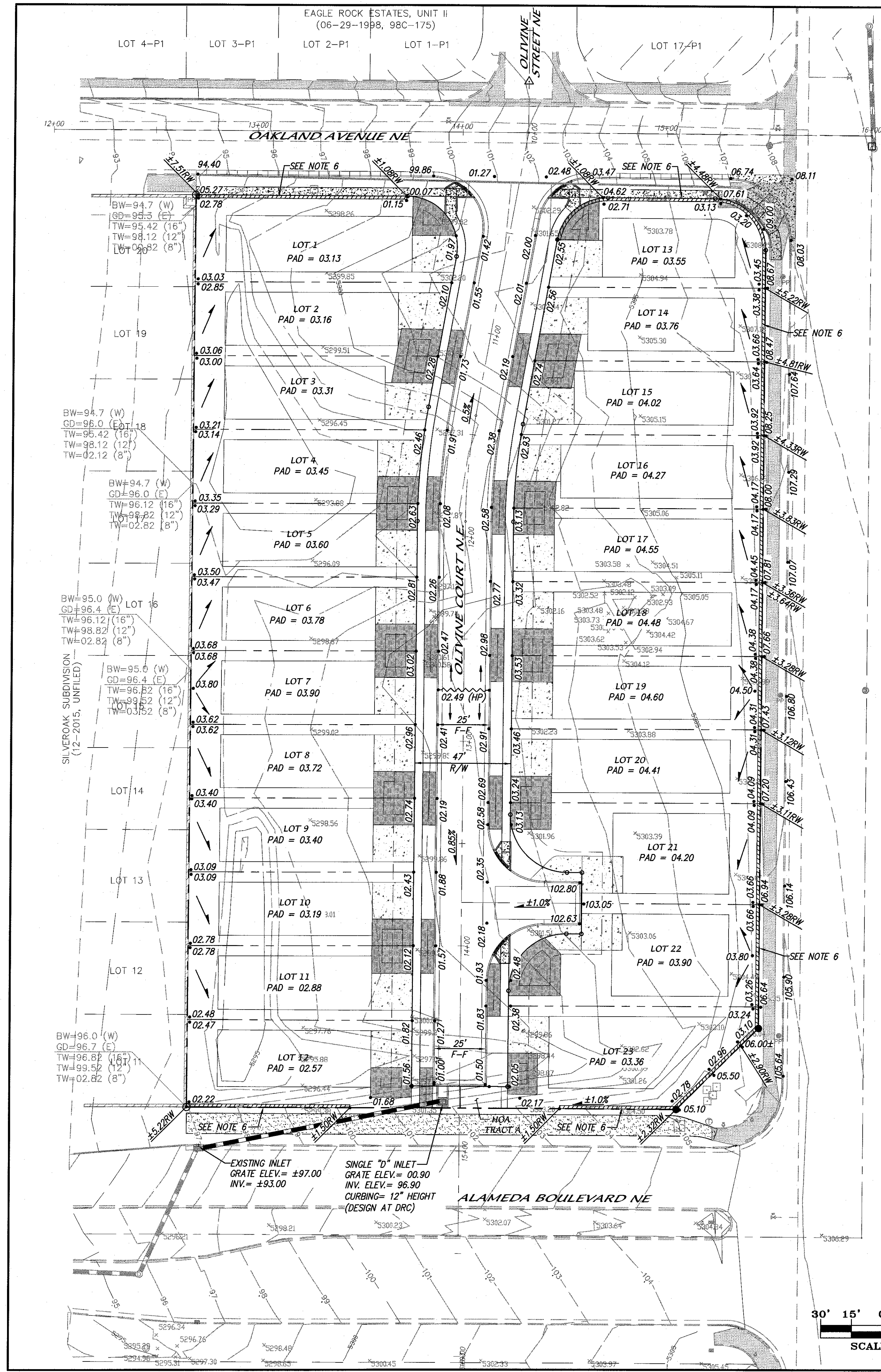
www.cabq.gov

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

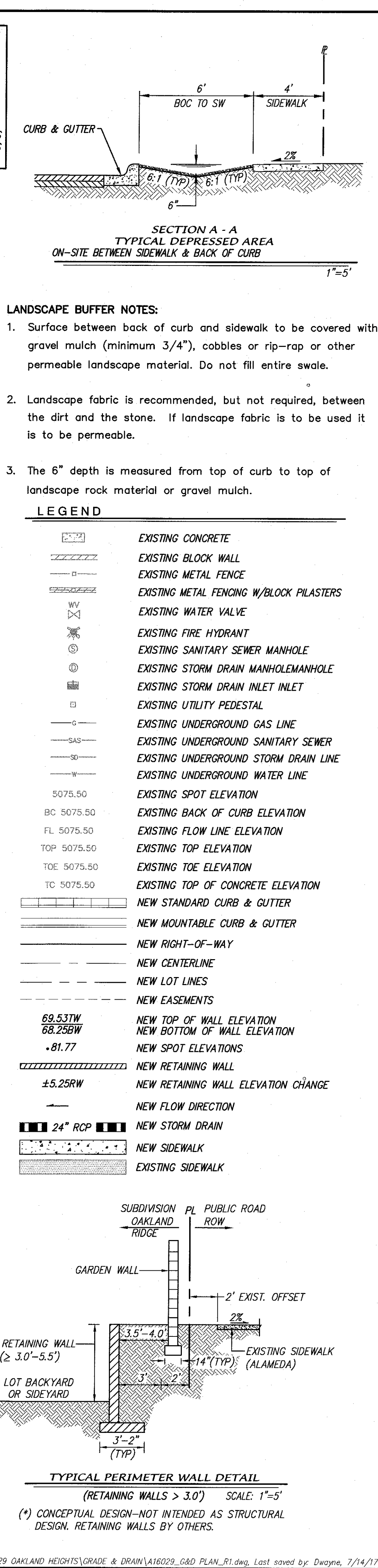
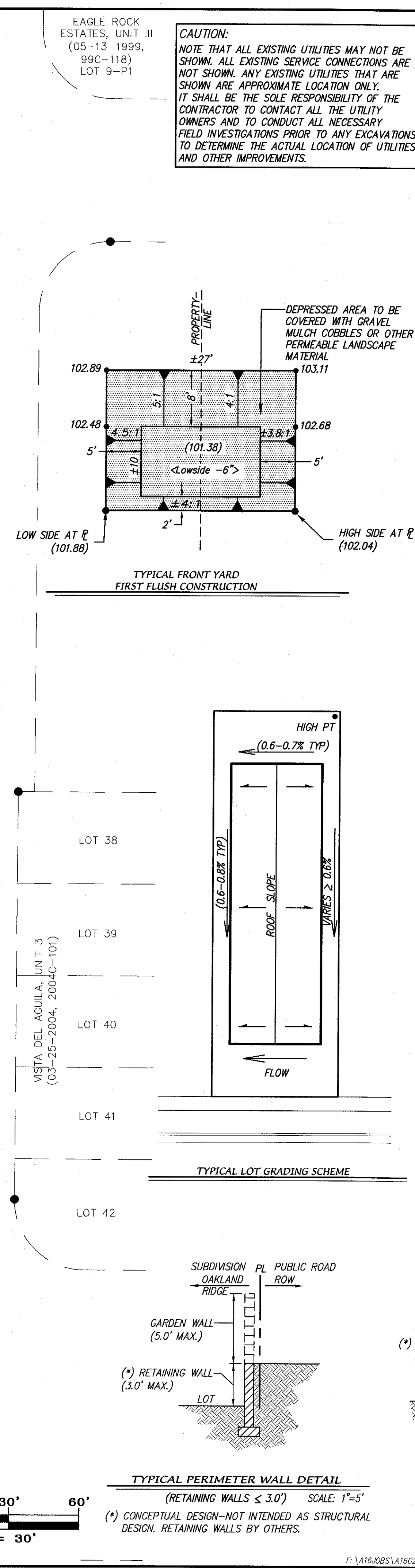
Sincerely,

Reneé C. Brissette

Reneé C. Brissette, P.E.
Senior Engineer, Hydrology
Planning Department



LOUISIANA BOULEVARD NE



CAUTION:
NOTE THAT ALL EXISTING UTILITIES MAY NOT BE SHOWN. ALL EXISTING SERVICE CONNECTIONS ARE NOT SHOWN. ANY EXISTING UTILITIES THAT ARE SHOWN ARE APPROXIMATE LOCATION ONLY. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL THE UTILITY OWNERS AND TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATIONS TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS.

LANDSCAPE BUFFER NOTES:

- Surface between back of curb and sidewalk to be covered with gravel mulch (minimum 3/4"), cobbles or rip-rap or other permeable landscape material. 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.
- The 6" depth is measured from top of curb to top of landscape rock material or gravel mulch.

LEGEND

[Symbol]	EXISTING CONCRETE
[Symbol]	EXISTING BLOCK WALL
[Symbol]	EXISTING METAL FENCE
[Symbol]	EXISTING METAL FENCING W/BLOCK PILASTERS
[Symbol]	EXISTING WATER VALVE
[Symbol]	EXISTING FIRE HYDRANT
[Symbol]	EXISTING SANITARY SEWER MANHOLE
[Symbol]	EXISTING STORM DRAIN MANHOLE/MANHOLE
[Symbol]	EXISTING STORM DRAIN INLET
[Symbol]	EXISTING UTILITY PEDESTAL
[Symbol]	EXISTING UNDERGROUND GAS LINE
[Symbol]	EXISTING UNDERGROUND SANITARY SEWER
[Symbol]	EXISTING UNDERGROUND STORM DRAIN LINE
[Symbol]	EXISTING UNDERGROUND WATER LINE
[Symbol]	EXISTING SPOT ELEVATION
[Symbol]	EXISTING BACK OF CURB ELEVATION
[Symbol]	EXISTING FLOW LINE ELEVATION
[Symbol]	EXISTING TOP ELEVATION
[Symbol]	EXISTING TOE ELEVATION
[Symbol]	EXISTING TOP OF CONCRETE ELEVATION
[Symbol]	NEW STANDARD CURB & GUTTER
[Symbol]	NEW MOUNTABLE CURB & GUTTER
[Symbol]	NEW RIGHT-OF-WAY
[Symbol]	NEW CENTERLINE
[Symbol]	NEW LOT LINES
[Symbol]	NEW EASEMENTS
[Symbol]	NEW TOP OF WALL ELEVATION
[Symbol]	NEW BOTTOM OF WALL ELEVATION
[Symbol]	NEW SPOT ELEVATIONS
[Symbol]	NEW RETAINING WALL
[Symbol]	NEW RETAINING WALL ELEVATION CHANGE
[Symbol]	NEW FLOW DIRECTION
[Symbol]	NEW 24" RCP NEW STORM DRAIN
[Symbol]	NEW SIDEWALK
[Symbol]	EXISTING SIDEWALK

VICINITY MAP (NTS)

ZONE ATLAS MAP C-18-Z

LEGAL DESCRIPTION

A TRACT OF LAND SITUATE WITHIN THE ELENA GALLEGOS GRANT, PROJECTED SECTION 13, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING LOT 15, 16, 17 & 18, BLOCK 28, 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 APRIL 24, 1936, IN PLAT BOOK D, PAGE 130, AND CONTAINING 4.0446 GROSS ACRES MORE OR LESS.

EXCEPTING THEREFROM, AN AREA OF UNDEDICATED RIGHT-OF-WAY BEING PORTIONS OF OAKLAND AVENUE NE, LOUISIANA BOULEVARD NE AND ALAMEDA BOULEVARD NE, 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 APRIL 24, 1936, IN PLAT BOOK D, PAGE 130, AND CONTAINING 0.8236 ACRES MORE OR LESS.

FURTHER EXCEPTING THEREFROM, A TRACT OF LAND FOR PUBLIC RIGHT-OF-WAY, DEDICATED TO THE CITY OF ALBUQUERQUE, AS THE SAME IS SHOWN AND DESIGNATED IN WARRANTY DEED, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON OCTOBER 29, 2013, IN DOCUMENT NO. 2013118575, AND CONTAINING 0.4433 ACRES MORE OR LESS.

COMPRISING 2.7777 NET ACRES, MORE OR LESS.

GENERAL 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.
- SEE RETAINING WALL DETAIL FOR EXACT PLACEMENT OF WALL WITH RELATION TO PROPERTY/RIGHT-OF-WAY LINE.

ENGINEER'S SEAL

MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90608
ALBUQUERQUE, NEW MEXICO 87199
OFFICE (505) 828-2200, FAX (505) 797-9539

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT**

**OAKLAND RIDGE SUBDIVISION
GRADING AND DRAINAGE PLAN**

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	DATE	MO./DAY/YR.	MO./DAY/YR.
LAST DESIGN UPDATE				

CITY PROJECT NO. _____ ZONE MAP NO. **C-18-Z** SHEET **1** OF **1**