

CITY OF ALBUQUERQUE



December 22, 2015

Richard J. Berry, Mayor

David Soule, P.E.
Silver Oak Estates
1606 Central Avenue Suite 201
Albuquerque, NM, 87106

**RE: Silver Oak Estates
Grading and Drainage Plan
Stamp Date 12-18-2015 (File: C18D101)**

Dear Mr. Soule:

Based upon the information provided in your submittal received 12/18/2015, the above referenced Grading and Drainage Plan is approved for DRB action for Site Plan for Subdivision and Preliminary Plat. The plan is also approved for Grading Permit, but an Erosion and Sediment Control Permit must be processed prior to any earthwork (and prior to Building Permit approval).

PO Box 1293

If you have any questions, you can contact me at 924-3986; and Mr. Curtis Cherne at 924-3420 for questions regarding the ESC permit.

Albuquerque

Sincerely,

New Mexico 87103

Abiel Carrillo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

www.cabq.gov

Orig: Drainage file

C18D101_SPSPD_PP_GP_APPR.docx



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: _____

DEVELOPMENT SHALL COMPLY WITH THE GENERAL REGULATIONS OF THE ZONING CODE.

A. OVERALL LAYOUT OF SITE AND BUILDINGS. RELATIONSHIP TO ADJACENT

B. BUILDING PLACEMENT, ORIENTATION, SETBACKS

C. PEDESTRIAN AND VEHICULAR CONNECTIVITY (INTERNAL & EXTERNAL)

D. PARKING LOCATION AND DESIGN

E. PUBLIC OUTDOOR SPACES

REQUIREMENTS

WATER CONSERVATION TECHNIQUES:

4.BUILDING DESIGN

THE PROPOSED DEVELOPMENT SITS IN AN AREA OF DIVERSE ZONING CATEGORIES. EXISTING INDUSTRIAL AND WHOLESALE WAREHOUSING USES EXIST SIDE BY SIDE WITH RESIDENTIAL DEVELOPMENTS. NUMEROUS COMMERCIAL USES ARE IN EVIDENCE EAST OF THE 125/LA MEDA INTERCHANGE. ON THE SOUTH ARE MULTI STORY MOTELS SUCH AS THE STAYBRIDGE AND THE BURGER KING FAST FOOD ESTABLISHMENT. ON THE NORTH, NUMEROUS VEHICLE DEALERSHIPS ARE ARRAYED ALONG THE NORTHBOWN INTERSTATE. THESE INCLUDE AMERICAN TOYOTA AND MERCEDES BENZ OF ALBUQUERQUE.

C. BUILDING HEIGHT, SCALE, MASSING, MATERIALS COLORS AND ARTICULATION

5. APPROVAL PROCESS

F. REFUSE & RECYCLE PICKUP

G. LOCATION, HEIGHT, DESIGN AND PURPOSE OF ALL WALLS AND WALL OPENINGS

H. LOCATION, HEIGHT AND DESIGN AND PURPOSE OF LIGHTING

I. SCREENING/BUFFERING TECHNIQUES

J. "GREEN" FEATURES

2. STREET REALM

A. TRANSIT, BICYCLE, PEDESTRIAN AMENITIES

3. LANDSCAPING

DECIDUOUS STREET SHADE TREES PROVIDE PASSIVE SOLAR MITIGATION OF PAVED SURFACES. THE LANDSCAPING SHALL BALANCE THE DENSITY OF THE HOUSING UNITS AND CREATE HUMAN SCALE. THE TREE SPECIES SHALL BE VARIED TO AVOID MONOCULTURE.

Plan view of the Silver Oak bridge. The bridge deck is labeled "SILVER OAK". Dimensions include a 10' PUE (Public Use Easement) on the left, a 4' sidewalk on the right, and a 20' (TYP) bridge width. A note indicates "SEE LANDSCAPE PLAN FOR MORE DETAIL". The bridge is shown crossing a "PE WATER QUALITY POND".

A site plan for a 'TYPICAL RESIDENCE'. The residence is a large, hatched rectangular area. To its left and right are setbacks of '5' - 0" MIN.'. Above the residence, there are setbacks of '20' - 0" MIN.' on both sides, with a 'DRIVE' indicated between them. Landscaping symbols (trees and shrubs) are shown along the top and left boundaries. Below the residence is a 'WATER QUALITY POND' area, which is a rectangular feature with a '6" HIGH BLOCK WALL' and a '15' MIN.' depth. The entire site is enclosed by a boundary line.

TYPICAL LOT DETAIL

NTS

OAKLAND

PROPOSED 56' ROW

36' F-F

S 89°47'24"E R25'

332.44'

332'

40' F-F

36' F-F

PROPOSED 56' ROW

36' F-F

1

20'

PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF LOTS 1 & 2

3

4

45'

142'

5

40'

6

45'

7

44.56'

8

45'

9

10

20' PUBLIC WATER EASEMENT

S 89°46'49"E

165'

20

19

20'

PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF LOTS 19 & 20

18

47'

PRIVATE ACCESS, PRIVATE DRAINAGE, PUBLIC WATER, PUBLIC SEWER EASEMENT 17

16

142'

15

45'

14

59.96'

13

45'

12

11

20' PRIVATE STORM DRAIN EASEMENT

164.71'

10' PRIVATE ACCESS EASEMENT

ACCESS CONTROLLED PEDESTRIAN GATE

ALAMEDA

S 07°2'E

444.49'

S 014°30'E

445.27'

SILVER OAK LANE

R25'

R45'

R40'

6' - 0"

TAN SPLIT-FACE CMU BLOCK

12" x 2" WIDE FLAGSTONE TOP CAP

STACK STONE FACADE

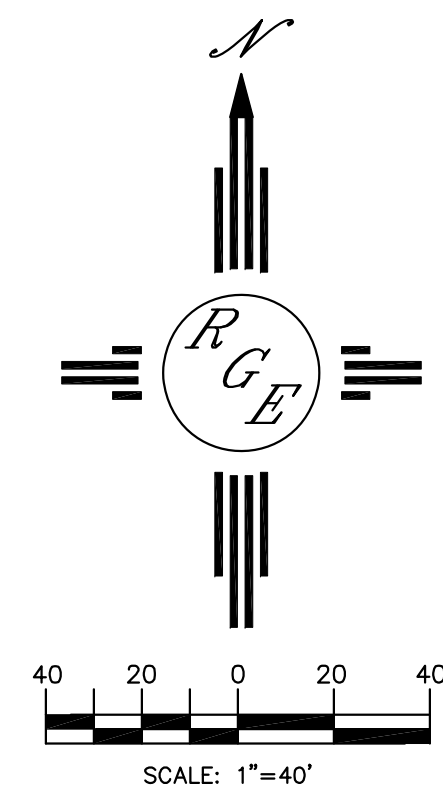
PANELS SHALL ALTERNATE PILASTER TO PILASTER FROM TAN SPLIT FACE CMU BLOCK TO STACK STONE FACE FACADE

STONE FACADE SHALL COMPRISE OF MINIMUM 50% OF WALL AREA

TAN SPLIT-FACE CMU BLOCK

PERIMETER WALL DETAIL

NTS

[illegible]

VICINITY MAP: C-18-Z

LEGAL DESCRIPTION:

LOTS 13, 14, 19, 20, BLK 28, TR A, UNIT B, NORTH ALBUQUERQUE ACRES

PROJECT NUMBER: _____














APPLICATION NUMBER: _____

Is an Infrastructure List required? (x) Yes () No If Yes then set of approved DRB plans for which a public order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:


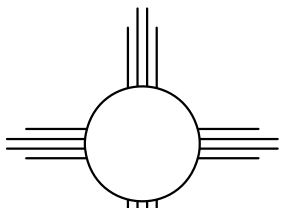
_____	_____
Traffic Engineer, Transportation Division	Date
_____	_____
Utilities Development	Date
_____	_____
Parks & Recreation Department	Date
_____	_____
City Engineer	Date
_____	_____
* Environmental Health Department (conditional)	Date
_____	_____
Solid Waste Management	Date
_____	_____
DRB Chairperson, Planning Department	Date

LEGEND

	EXISTING CURB & GUTTER
	PROPOSED CURB AND GUTTER
	BOUNDARY LINE
	EXISTING BOUNDARY LINE
	PROPOSED SIDEWALK
	EXISTING SIDEWALK
	PROPOSED 10' ASPHALT TRAIL—3" AC PAVING OVER NATIVE CENTERLINE
	RIGHT-OF-WAY
	PROPOSED LOT LINE
	PROPOSED RETAINING WALL
	PROPOSED PERIMETER WALL
	AREA DEDICATED TO THE COA AS ROW (SEE PLAT)
	AREA OF COA ROW VACATION (SEE PLAT)

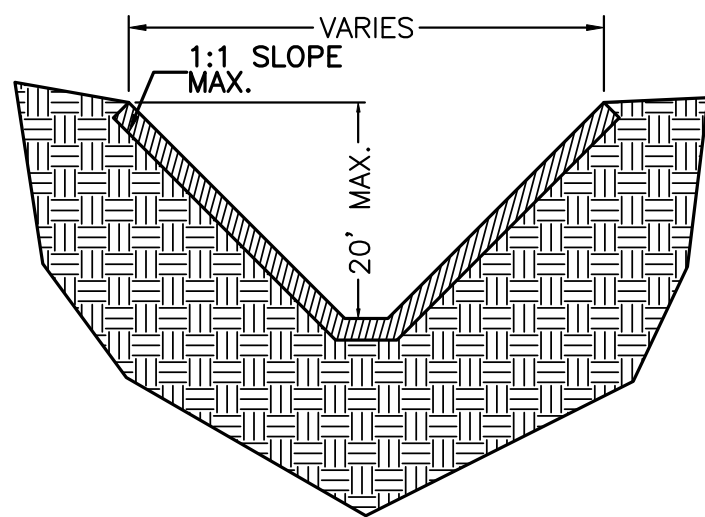
<u>SUBDIVISION DATA</u>	<u>BUILDING DATA</u>
PROJECT LOCATION BETWEEN ALAMEDA BLVD. N.E. AND OAKLAND AVE. N.E. AVENUE WEST OF LOUISIANA DRIVE N.E., ALBUQUERQUE, NM	MAXIMUM BUILDING HEIGHT.....26 FEET
ZONE ATLAS MAP:.....C-18	<u>MINIMUM BUILDING SETBACK</u>
GROSS ACREAGE:.....3.373 A	FRONT YARD SETBACK - RESIDENCE 15 FEET
NO. OF LOTS COMBINED:.....4	FRONT YARD SETBACK - DRIVEWAY 20 FEET
NO. OF LOTS CREATED:.....20	SIDE YARD SETBACK 5 FEET
EXISTING ZONING:.....SUZ/C1-NC	STREET SIDE CORNER 10 FEET
	SIDE YARD SETBACK 10 FEET
	REAR YARD SETBACK 15 FEET

<div style="display: flex; justify-content: space-between;"> MAXIMUM DWELLING UNITS: 20 UNITS </div> <h2 style="margin: 0;">SHEET LIST</h2>	
Sheet Number	Sheet Name
DRB-1.0	SITE DEVELOPMENT PLAN FOR SUBDIVISION
DRB-2.0	LANDSCAPING PLAN
DRB-3.0	GRADING & DRAINAGE PLAN
DRB-4.0	MASTER UTILITY PLAN
DRB-5.0	MASTER PAVING PLAN
DRB-6.0	GATE DETAILS

ENGINEER'S SEAL	<h1 style="margin: 0;">SILVEROAK ESTATES</h1> <h2 style="margin: 0;">SITE PLAN FOR SUBDIVISION</h2>	DRAWN BY <i>WCWJ</i>
 <p>12-18-15</p>	 <p><i>Rio Grande</i> <i>Engineering</i></p> <p>1606 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0889</p>	DATE 12-18-15
		21525-LAYOUT-9-21-17
DAVID SOULE P.E. #14522	SHEET # 1	
JOB # 21525		

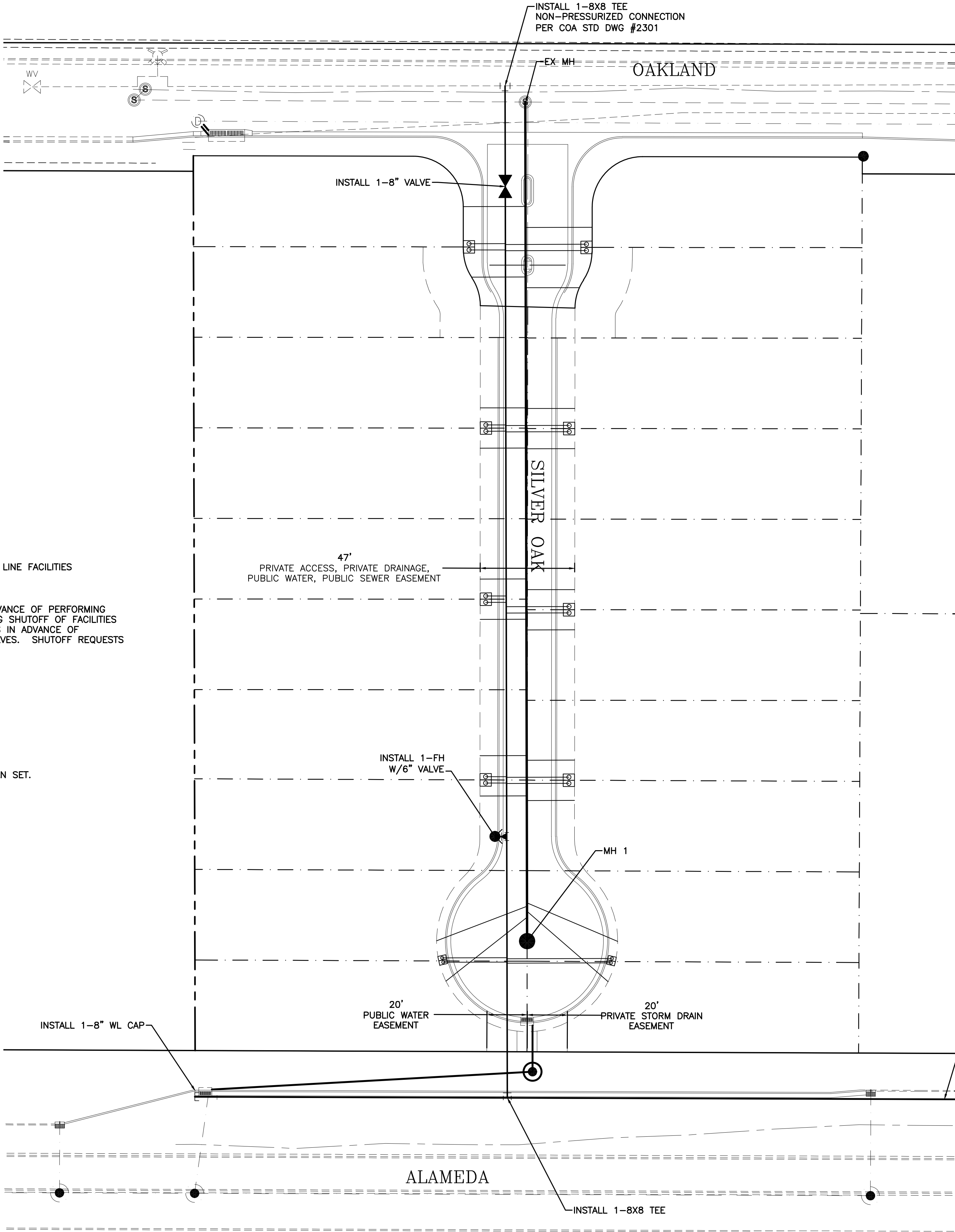
NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN BERNALILLO COUNTY ROW. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH BERNALILLO COUNTY INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986, INCLUDING UPDATE 8, AMENDMENT #1.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 260-1990, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL PERTINENT EXISTING UTILITIES, AND/OR OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO ARTERIAL STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.
8. CONTRACTOR SHALL DETERMINE LOCATION OF ANY UNDERGROUND FACILITY IN OR NEAR WORK AREAS, INCLUDING REQUESTS TO OWNERS/OPERATORS OF SAID FACILITIES PER SECTION 62-14-5 NMSA 1978.
9. CONTRACTOR SHALL PLAN ALL EXCAVATION TO MINIMIZE INTERFERENCE OR DAMAGE OF UNDERGROUND FACILITIES.
10. CONTRACTOR SHALL PROVIDE ADVANCE TELEPHONE NOTICE OF COMMENCEMENT, EXTENT AND DURATION OF ALL EXCAVATION WORK TO THE ONE-CALL NOTIFICATION SYSTEM, OR TO OWNERS/OPERATORS OF ANY EXISTING UNDERGROUND FACILITY IN OR NEAR THE EXCAVATION AREA THAT ARE NOT MEMBERS OF THE ONE-CALL NOTIFICATION CENTER; IN ORDER THAT OWNERS/OPERATORS MAY LOCATE AND MARK UNDERGROUND FACILITY PER SECTION 62-14-5 NMSA 1978 PRIOR TO ANY COMMENCEMENT OF WORK. CONTRACTOR SHALL REQUEST REAFFIRMATION OF LOCATION EVERY TEN (10) WORKING DAYS AFTER INITIAL REQUEST.
11. CONTRACTOR SHALL MAINTAIN EIGHTEEN (18) INCHES BETWEEN EXISTING UNDERGROUND FACILITIES THAT HAVE BEEN PREVIOUSLY IDENTIFIED AND MARKED BY THE OWNERS/OPERATORS OF SAID FACILITIES. CUTTING EDGE OR POINT OF ANY MECHANICAL EXCAVATING EQUIPMENT UTILIZED IN EXCAVATION AREA WILL BE USED IN A MANNER NECESSARY TO PREVENT DAMAGE TO EXISTING UNDERGROUND FACILITIES.
12. CONTRACTOR SHALL PROVIDE SUPPORT FOR EXISTING UNDERGROUND FACILITIES IN OR NEAR EXCAVATION AREA AS NECESSARY TO PREVENT DAMAGE TO SAID FACILITIES.
13. CONTRACTOR SHALL BACKFILL ALL EXCAVATIONS IN A MANNER AND WITH MATERIALS AS MAY BE NECESSARY TO PREVENT DAMAGE TO AND PROVIDE RELIABLE SUPPORT DURING AND FOLLOWING BACK FILLING ACTIVITIES FOR PREEXISTING UNDERGROUND FACILITIES IN OR NEAR EXCAVATION AREA.
14. CONTRACTOR SHALL IMMEDIATELY NOTIFY BY TELEPHONE THE OWNER/OPERATOR OF ANY UNDERGROUND FACILITY WHICH MAY HAVE BEEN DAMAGED OR DISLODGED DURING EXCAVATION WORK.
15. CONTRACTOR SHALL NOT MOVE OR OBLITERATE MARKINGS MADE PURSUANT TO CHAPTER 62, ARTICLE 14 NMSA 1978, OR FABRICATE MARKINGS IN A UNMARKED LOCATION FOR THE PURPOSE OF CONCEALING OR AVOIDING LIABILITY FOR VIOLATION OF OR NONCOMPLIANCE WITH THE PROVISIONS OF CHAPTER 62, ARTICLE 11 NMSA 1978.
16. ELECTRONIC MARKER SPHERES (EMS) SHALL BE INSTALLED ON WATER LINE AND SANITARY SEWER LINE FACILITIES PER SECTION 170 OF THE BERNALILLO COUNTY STANDARD SPECIFICATIONS 1986 EDITION AS REVISED THROUGH UPDATE #8, AMENDMENT 1.
17. THE CONTRACTOR SHALL COORDINATE WITH THE WATER UTILITY AUTHORITY SEVEN (7) DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE. WORK REQUIRING SHUTOFF OF FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTOFF REQUESTS MUST BE MADE ONLINE AT http://abcwua.org/water_shut_off_and_turn_on_procedures
18. ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.6150 SUBPART P.
19. ALL IMPACTED STRIPING SHALL BE REPLACED BY CONTRACTOR.
20. MANHOLE STEPS SHALL NOT BE INSTALLED IN SANITARY SEWER MANHOLES.
21. ALL WATER METERS SHALL INCLUDE DUAL CHECK VALVE SETTERS.
22. ALL WATER METER COVERS AND LIDS SHALL BE PER COA STD DWG #2368.
23. ALL MANHOLES AND VALVES SHALL HAVE GPS INFORMATION RECORDED AS PART OF AS BUILT PLAN SET.
24. CONTRACTOR IS RESPONSIBLE AT ITS OWN COST FOR ANY DAMAGE TO EXISTING UTILITIES.



SUPPLEMENTAL TRENCH DETAIL

NTS--PER FIGURE V:2-13 OSHA STANDARD SPECIFICATIONS
NOTE: ENTIRE TRENCH PRISM SHALL BE COMPACTED AT 95% ASTM D1557 INCLUDING ALL UTILITY MAIN LINES, WATER METER BOXES AND SERVICES, SAS SERVICES.



WATER SHUTOFF NOTES:

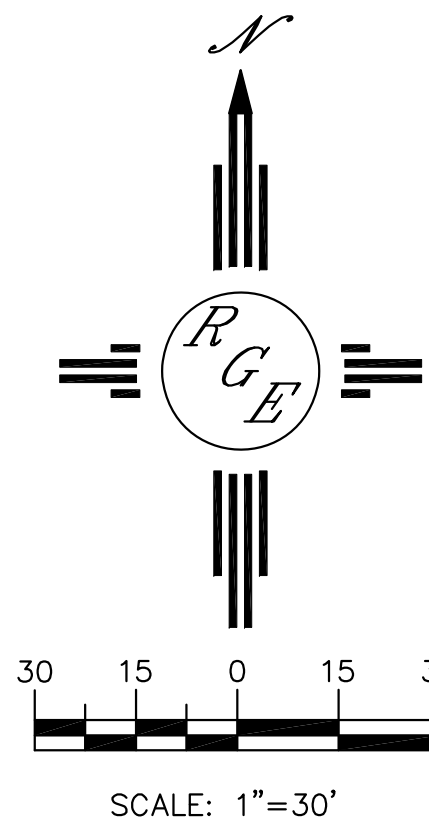
The contractor shall coordinate with the Water Authority seven (7) days in advance of performing work that will affect the public water or sanitary sewer infrastructure. Work requiring shutoff of facilities designated as Master Plan facilities must be coordinated with the Water Authority 14 days in advance of performing such work. Only Water Authority crews are authorized to operate public valves. Shutoff requests must be made online at <http://abcwua.org/content/view/full/1463/1729/>

LEGEND

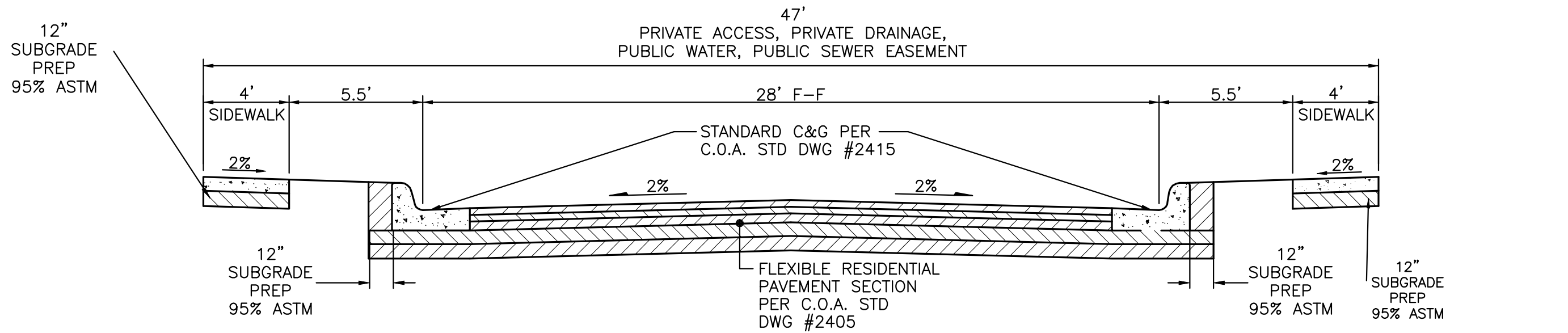
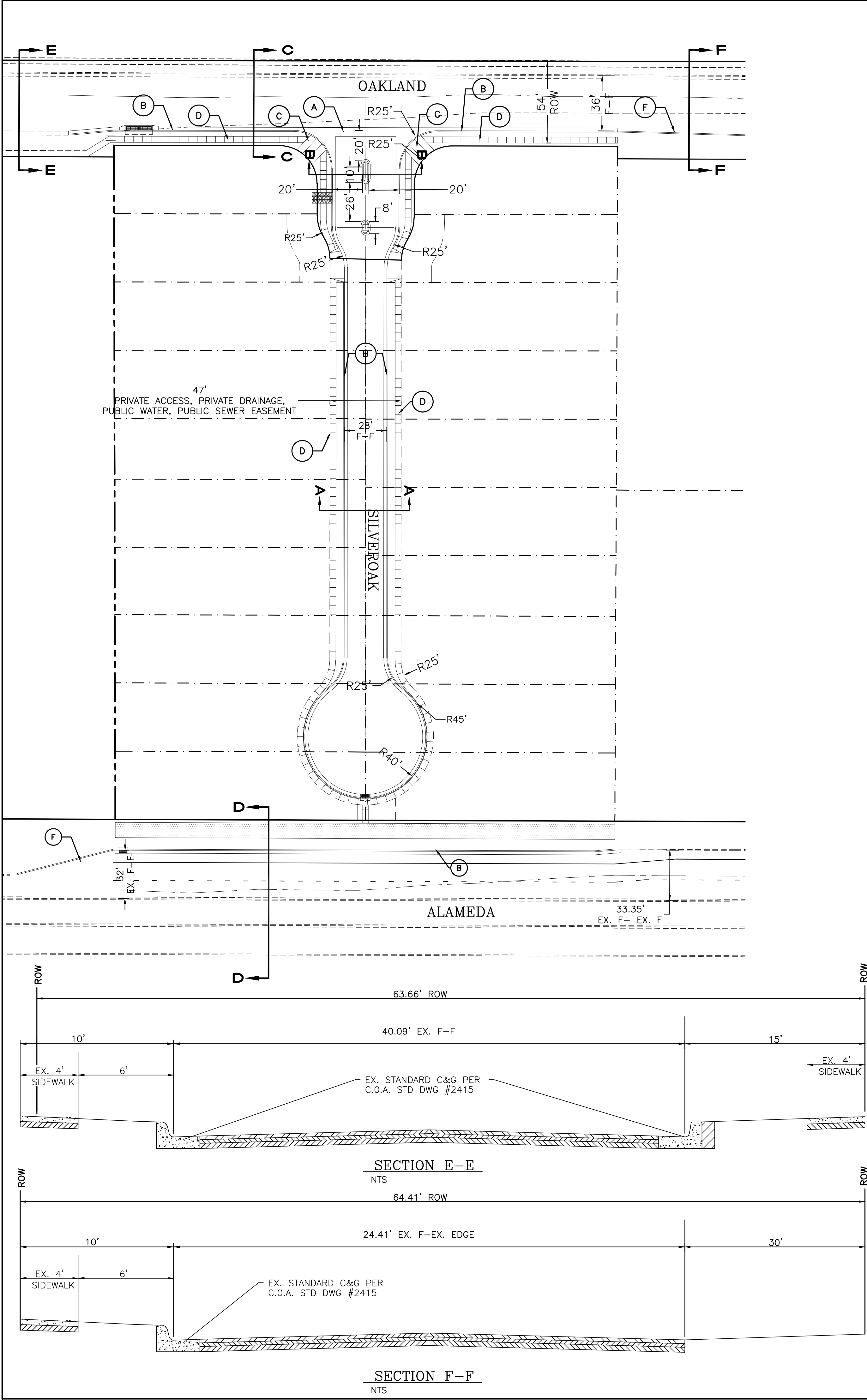
- EX. 12" SD
- EX. 8" SAS
- EX. 6" WL
- PROPOSED SD
- PROPOSED METER
- PROPOSED FIRE HYDRANT
- EXISTING EDGE OF PAVEMENT
- PROPOSED CURB & GUTTER
- BOUNDARY LINE
- CENTERLINE
- RIGHT-OF-WAY
- LOT LINES
- EASEMENT
- STREET LIGHTS

CONTRACTOR SHALL REMOVE AND REPLACE PAVING PER COA STD DWG #2465 (COLLECTOR). CONTRACTOR SHALL REMOVE AND REPLACE STD C&G PER COA STD DWG 2415A. CONTRACTOR SHALL REMOVE AND REPLACE SW PER COA STD DWG 2430.-REMOVE TO NEAREST JOINT, MATCH FL ELEVATIONS

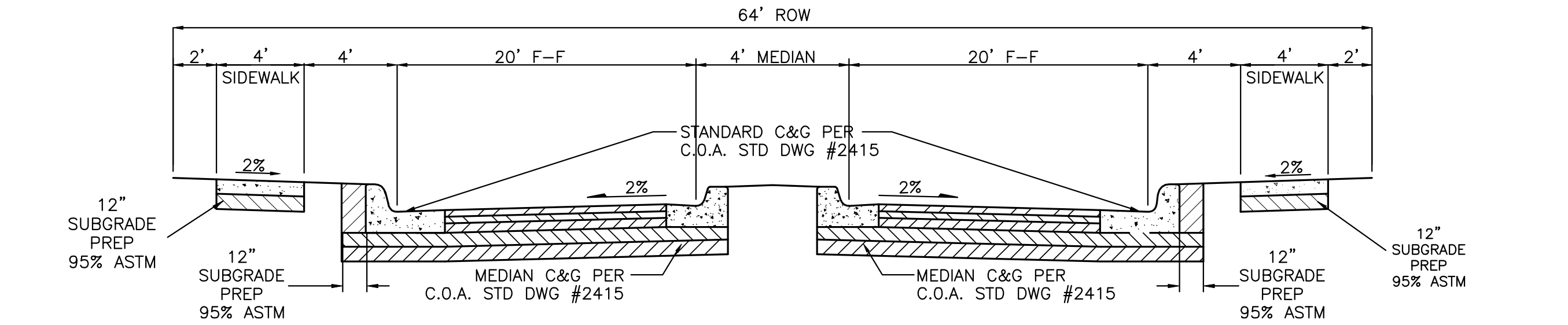
EXTEND NEW 8" WL TO EX. 8" WL IN LOUISIANA BLVD



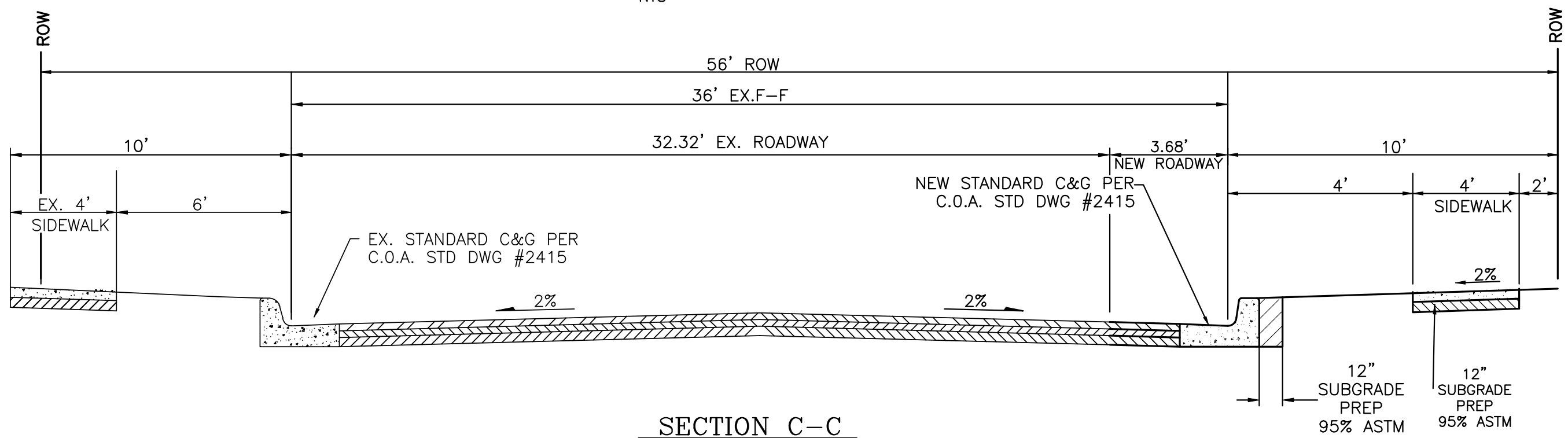
ENGINEER'S SEAL	SILVEROAK ESTATES	DRAWN BY WCVJ
	MASTER UTILITY PLAN	DATE 12-18-15
		21525-LAYOUT-9-28-15
		SHEET # 4
DAVID SOULE P.E. #14522		JOB # 21525



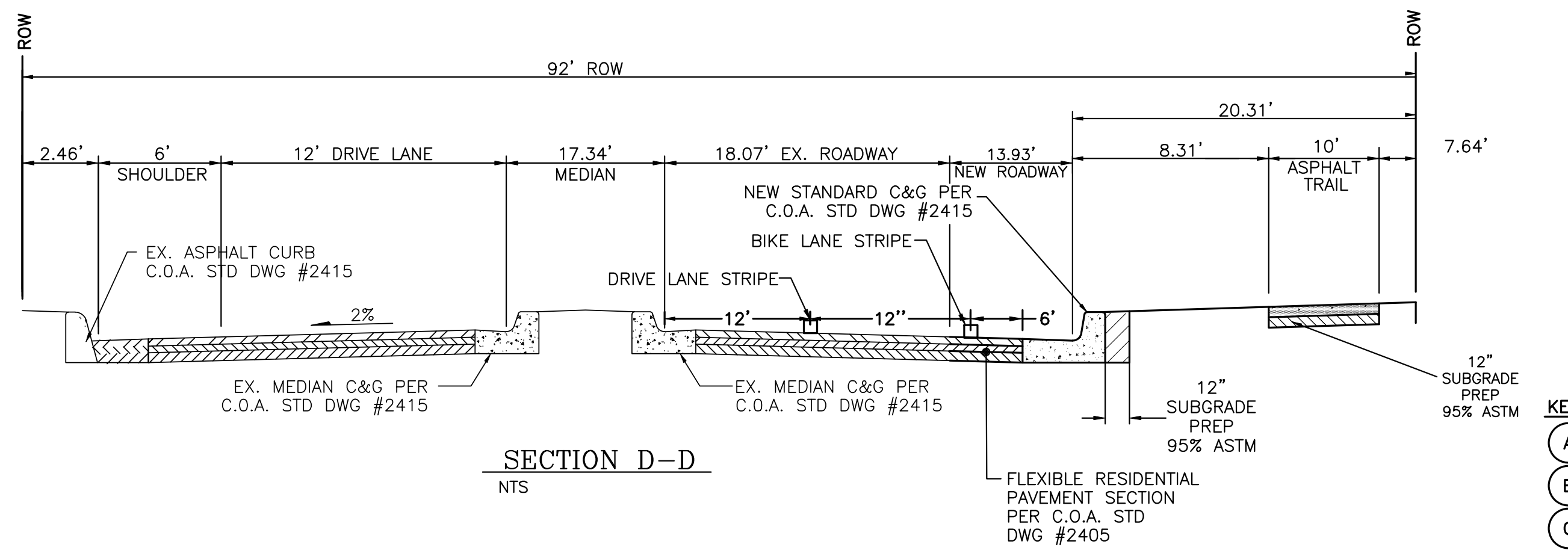
SECTION A-A
NTS



SECTION B-B
NTS



SECTION C-C
NTS

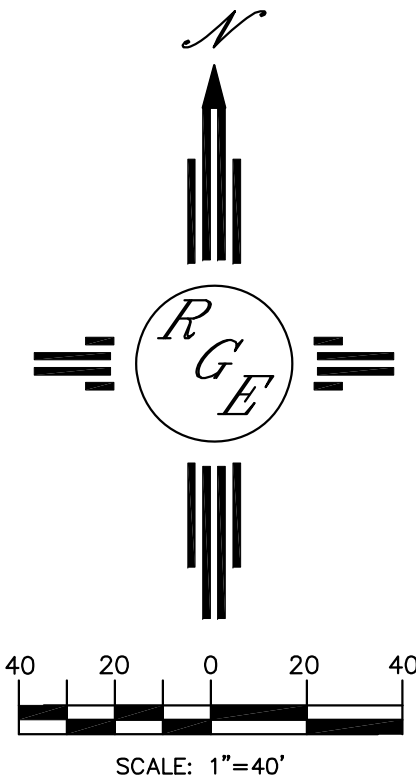


SECTION D-D
NTS

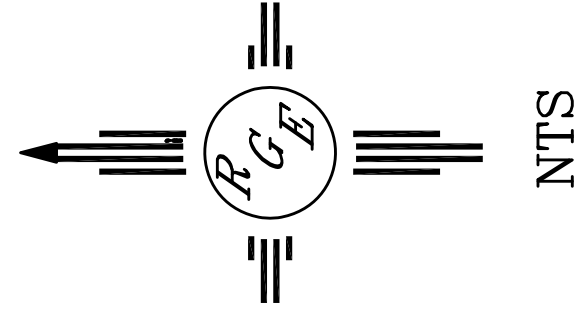
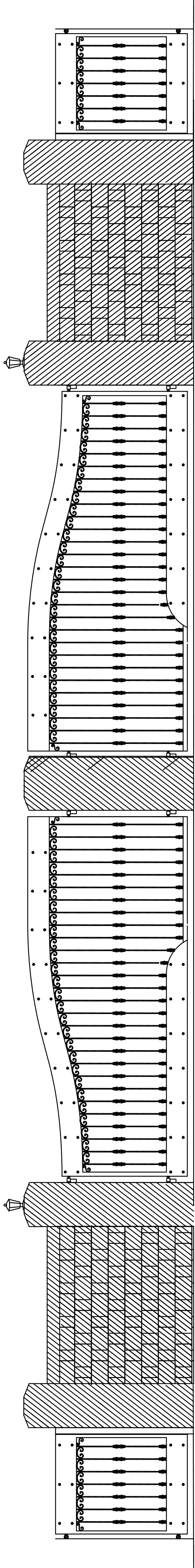
LEGEND	
	PROPOSED SNGL. "A" INLET
	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER
	FUTURE CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	PROPOSED SIDEWALK
	PROPOSED 10' ASPHALT TRAIL
	CENTERLINE
	RIGHT-OF-WAY
	LOT LINES

- KEYED NOTE:
- (A) 6' VALLEY GUTTER PER C.O.A. STD DWG #2420
 - (B) STANDARD C&G PER COA STD DWG #2415A
 - (C) HANDICAP RAMP SEE DETAIL THIS SHEET
 - (D) 4' SIDEWALK TO BE BUILT W/THIS PROJECT PER COA STD DWG #2430
 - (E) PROPOSED 10' ASPHALT TRAIL-3" AC PAVING OVER NATIVE
 - (F) TEMPORARY ASPHALT CURB PER COA STD DWG #2415B

- GENERAL NOTES:
- ALL WALL FOUNDATIONS/TOE MUST BE OUTSIDE COA ROW.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF ALL ROADWAY SIGNS UNTIL FINAL ACCEPTANCE.



SEAL DAVID SOULE P.E. #14522	SILVEROAK ESTATES	BY WCWJ
	MASTER PAVING PLAN	DATE 12-18-15
	 1608 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0999	21525-LAYOUT-9-21-15
		SHEET # 5
		JOB # 21525



NTS

			
		<i>Rio Grande Engineering</i> 10000 10th Ave. N. Suite 100 Minneapolis, MN 55412 August 2013 August 2013 213-331	
PROJECT TITLE:		SILVER OAK SUBDIVISION	
DRAWING TITLE:		GATE ELEVATION PLAN	
SEAL	DATE	PROJECT NO.	DRB 6.0
	09/06/13	21331	
DRAWING NO.			

BLOCK WALL AND PILASTERS SHALL MAINTAIN SAME COLOR AND PATTERN AS PERIMETER WALL
GATE SHALL BE DISTRESSED (RUSTED) IRON WITH VINYARD PATTERN WORK