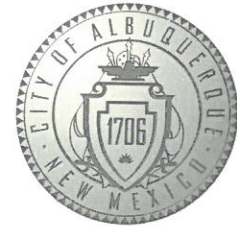


CITY OF ALBUQUERQUE



April 19, 2018

Kristine Susco
Wilson & Company
4900 Lang Ave, NE
Albuquerque, NM 8709

RE: **La Cuentista Subdivision Unit 2**
Grading Plan- Revised
Engineer's Stamp Date: 11/16/17
Hydrology File: D10D002B

Dear Ms. Susco:

Based on the information provided in your submittal received 4/11/18, the grading plan cannot be approved until the following are addressed:

1. Provide retaining wall sections for each unique case in the subdivision. Be sure to address the following:
 - a. Dimensional data such as minimum and maximum wall heights, minimum and maximum heights of retained dirt, footer dimensions, existing and proposed grades, and garden dimensions (if placed on top of the retaining wall).
 - b. Property lines, easement lines, and ROW lines; proposed and existing. In accordance with DPM Ch.22, section 5 part B, grading and wall construction near the property line may not endanger adjacent property or constrain its use.
 - c. No encroachments into the ROW are allowed without a revocable permit. No encroachments are allowed into public easements without an encroachment agreement. No encroachments are allowed across property lines without written and signed permission of the adjoining property owner; this pertains to the boundaries of La Cuentista where land may not still be in common ownership.

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



City of Albuquerque

Planning Department

Development & Building Services Division DRAINAGE AND

TRANSPORTATION INFORMATION SHEET (REV 02/2013)

Project Title: La Cuentista Subdivision Unit II Building Permit #: _____ City Drainage #: D10D002B
DRB#: 1005182 EPC#: _____ Work Order#: 709787 & 709788

Legal Description: _____

City Address: Rosa Parks Rd NW, Albuquerque, NM

Engineering Firm: Wilson & Company, Inc. Contact: Kristine Susco

Address: 4900 Lang Ave NE Albuquerque, NM 87109

Phone#: 505-348-4191 Fax#: _____ E-mail: kisusco@wilsonco.com

Owner: DR Scott, LLC Contact: Bob Prewitt

Address: 4400 Alameda Blvd Ste E Alb., NM 87113

Phone#: 505-345-2694 Fax#: _____ E-mail: Email: Prewitt@swcp.com

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 **RESUBMITTAL**
- 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

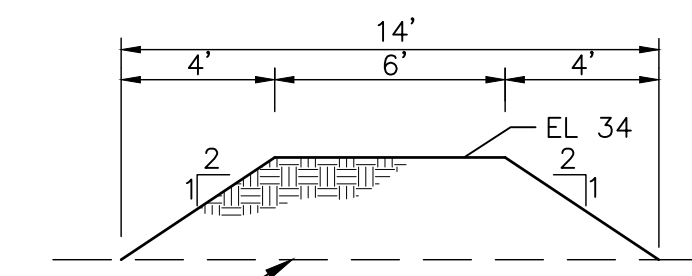
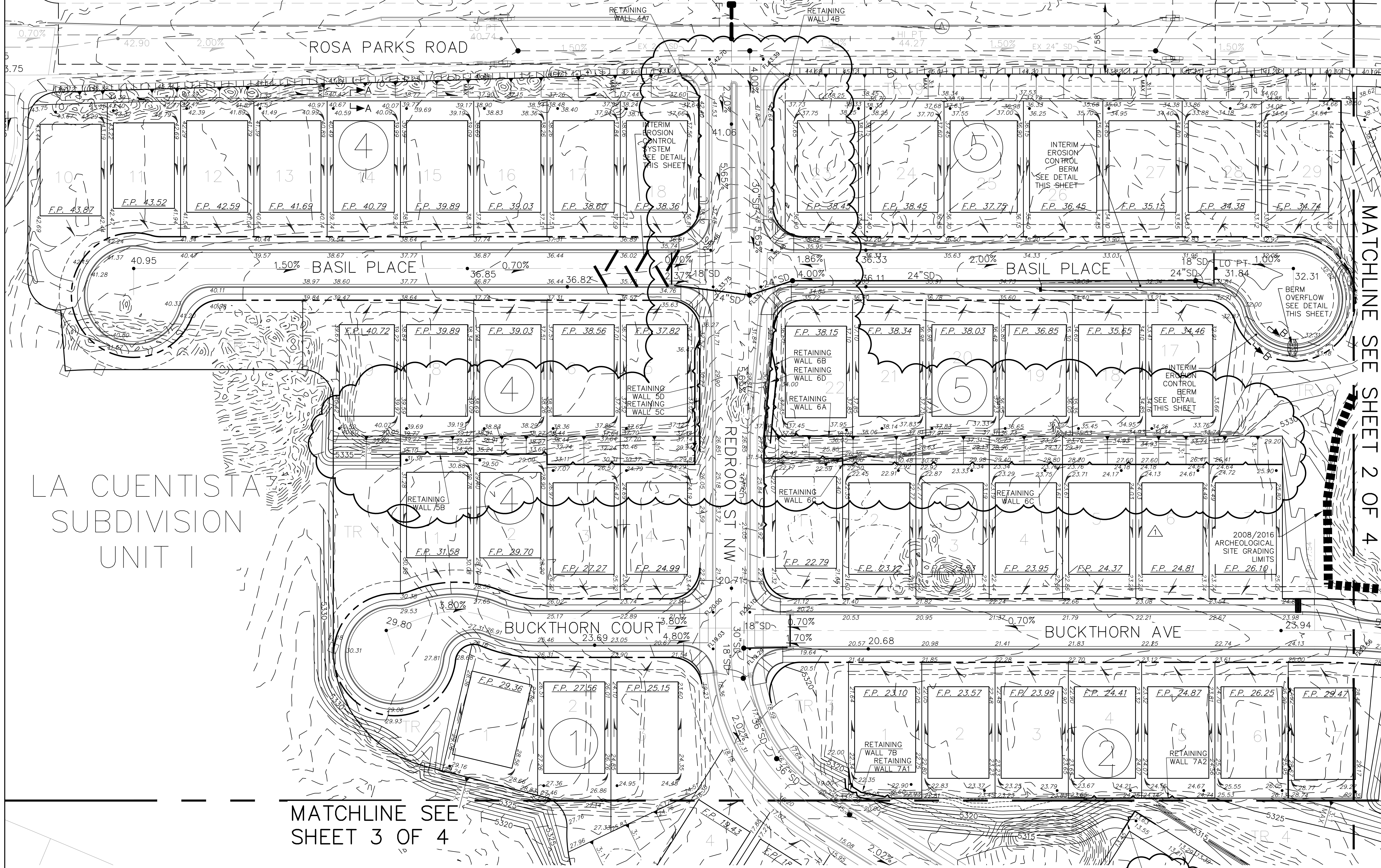
DATE SUBMITTED: 4-11-18 By: _____

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, an 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 followin

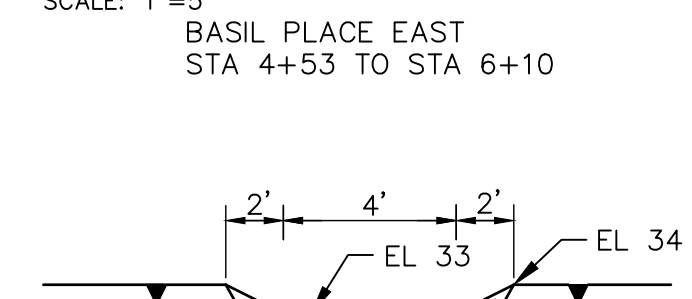
1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report:** Required for 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

NOTE: THIS G&D SUBMITTAL REFLECTS REVISIONS MADE AFTER THE ORIGINAL G&D WAS APPROVED. SEEKING G&D APPROVAL OF REVISED PLAN FOR RETAINING WALL BUILDING PERMIT.

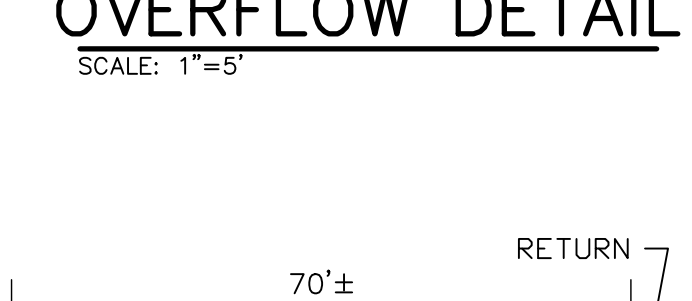
LA CUENTISTA SUBDIVISION TRACT B



**SECTION B-B
INTERIM EROSION
CONTROL BERM
DETAIL**
SCALE: 1"=5'
BASIL PLACE EAST
STA 4+53 TO STA 6+10



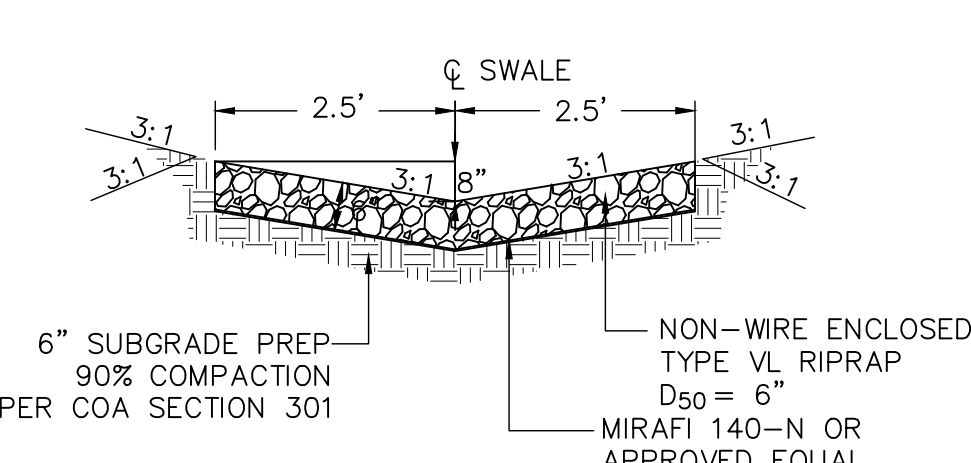
**INTERIM BERM
OVERFLOW DETAIL**
SCALE: 1"=5'
4" CONCRETE WITH
6x6x6 WELDED
WIRE MESH



**INTERIM EROSION
CONTROL SYSTEM
DETAIL**
SCALE: 1"=20'
BASIL PLACE WEST
STA 4+76 TO STA 5+46

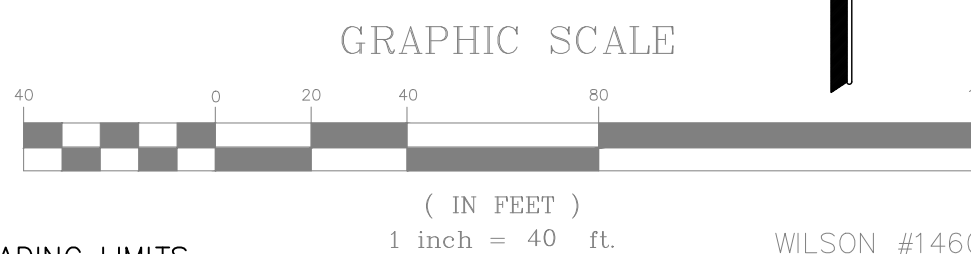


COIR ROLL DETAIL
SCALE: 1"=2'
WOOD STAKE
COIR ROLL
EXISTING
SLOPE
INBED COIR ROLL ±3" INTO
EXISTING GROUND SURFACE
TO PROVIDE CUTOFF



**SECTION A-A
5' SWALE DETAIL**
SCALE: 1"=5'

- LEGEND**
- RIGHT OF WAY
 - FINISH PAD ELEVATION
 - FLOW DIRECTION
 - 30.34 SPOT ELEVATION (FLOWLINE LT & RT)
 - 25.9 LOT GRADING SPOT ELEVATION
 - REAR YARD SLOPE
 - TOE OF SLOPE
 - RETAINING WALL
 - 2008/2016 ARCHEOLOGICAL SITE GRADING LIMITS



WILSON #1460008900
MAY 2016

AS-BUILT INFORMATION

CONTRACTOR	DATE
WORK BY	DATE
INSPECTED BY	DATE
APPROVED BY	DATE
REVISION BY	DATE
REVISION BY	DATE
REVISION BY	DATE
REVISION BY	DATE
REVISION BY	DATE

BENCH MARKS

ACS 1" ALUMINUM DISK STAMPED
"ACS BM 5-D11", LOCATED 72' ± ESE OF THE
CENTER OF THE CUL-DE-SAC AT THE SOUTH
END OF RIDGEWAY DR. NW, EPOKIED TO LAVA
ROCK IN OUTCROPPING

ELEVATION = 5270.09 FT.
NAVD 88 U.S. FEET

SURVEY INFORMATION

FIELD NOTES	DATE
NO.	BY
AERIAL MAPPING, WCI 05/01	BOUNDARY, WCI 06/01
BOUNDARY, WCI 10/01	BOUNDARY, WCI 10/01

ENGINEER'S SEAL

DONALD M. DUNEL
MEXICAN
17616
PROFESSIONAL ENGINEER

WCI	WCI	WCI	BY
ADDED RETAINING WALL LABEL	RETAINING, GRADING	REVISIONS	REMARKS
01/2018	11/2017	NO.	DATE
WILSON & COMPANY, ENGINEERS & ARCHITECTS	DESIGNED BY: KIS	DATE: MAY 2016	DATE: MAY 2016
DRAWN BY: ALL	DATE: MAY 2016	CHECKED BY: DSA	DATE: MAY 2016

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

**LA CUENTISTA SUBDIVISION UNIT II
GRADING PLAN**

Design Review Committee	City Engineer Approval	Update	Ms./Day/Yr.	Ms./Day/Yr.
City Project No. 709787	Zone Map No. C-10, C-11	Designing	11/2017	11/2017
709788		Checked		

City Project No. 709787
709788

Zone Map No. C-10, C-11

Designing 11/2017
Checked

City Project No. 709787
709788

Zone Map No. C-10, C-11

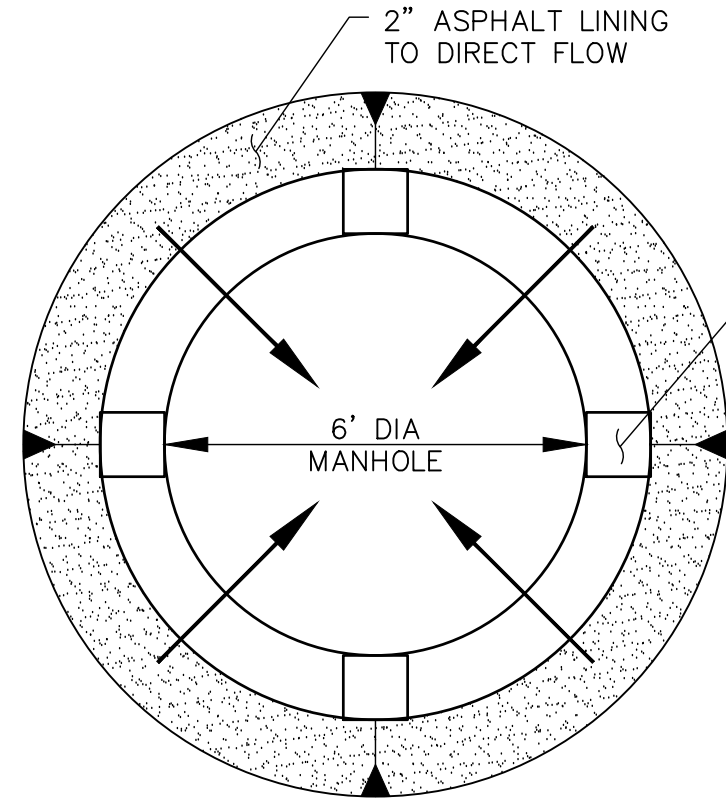
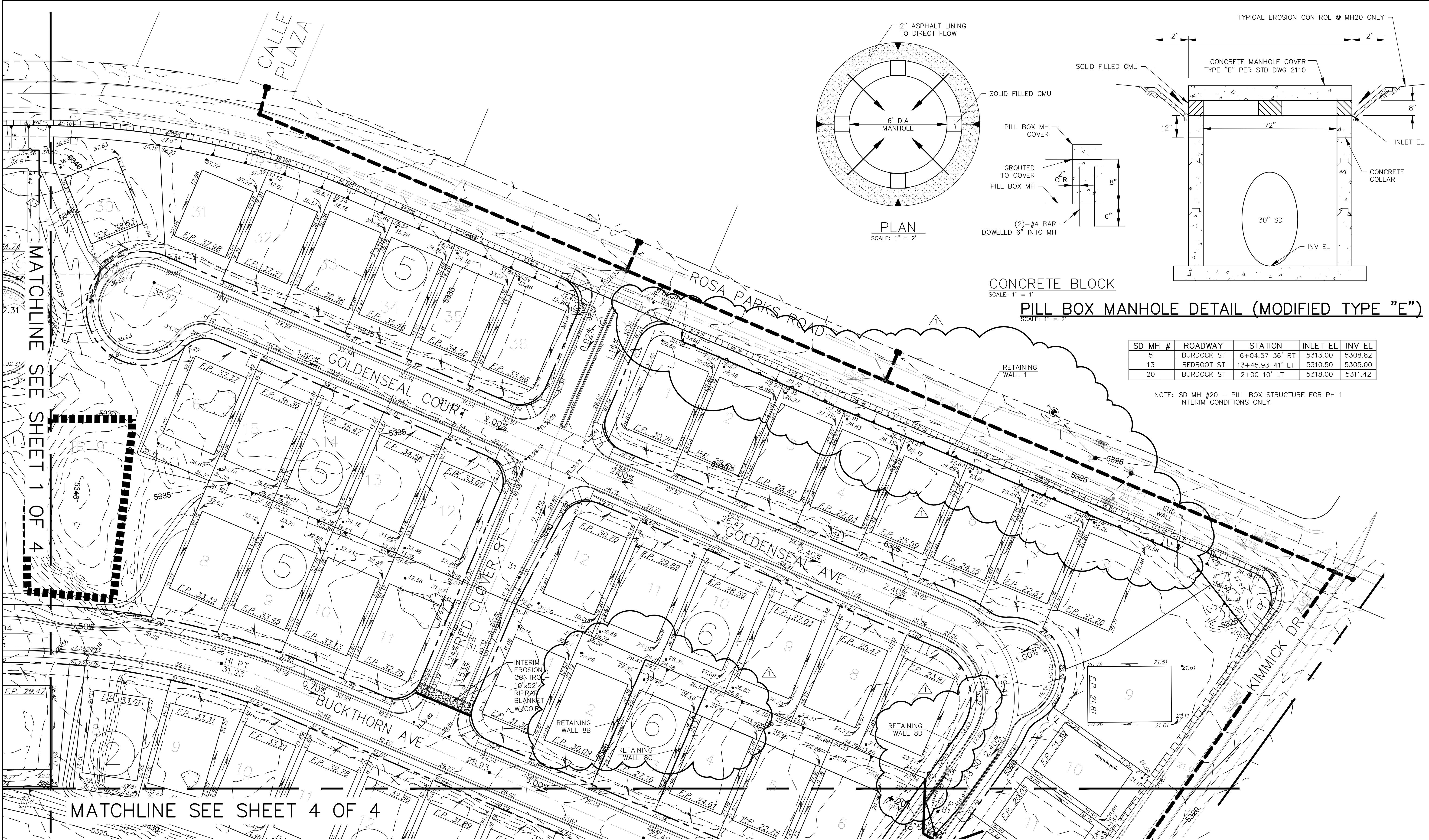
Designing 11/2017
Checked

City Project No. 709787
709788

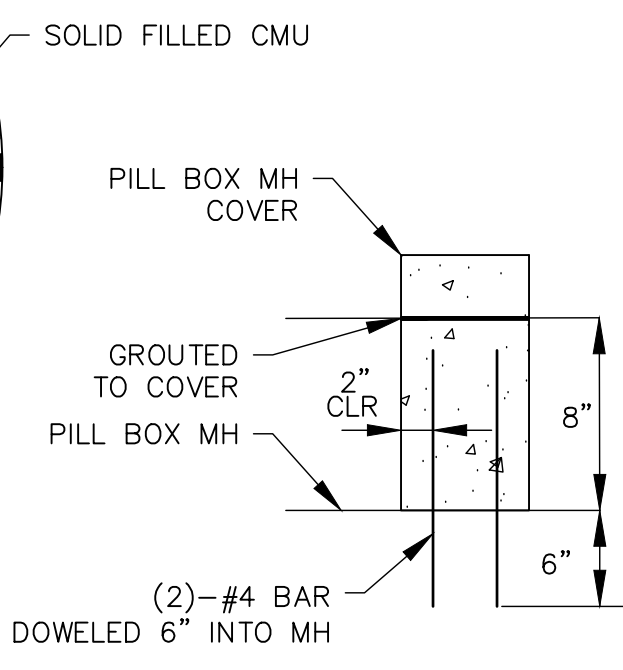
Zone Map No. C-10, C-11

Designing 11/2017
Checked

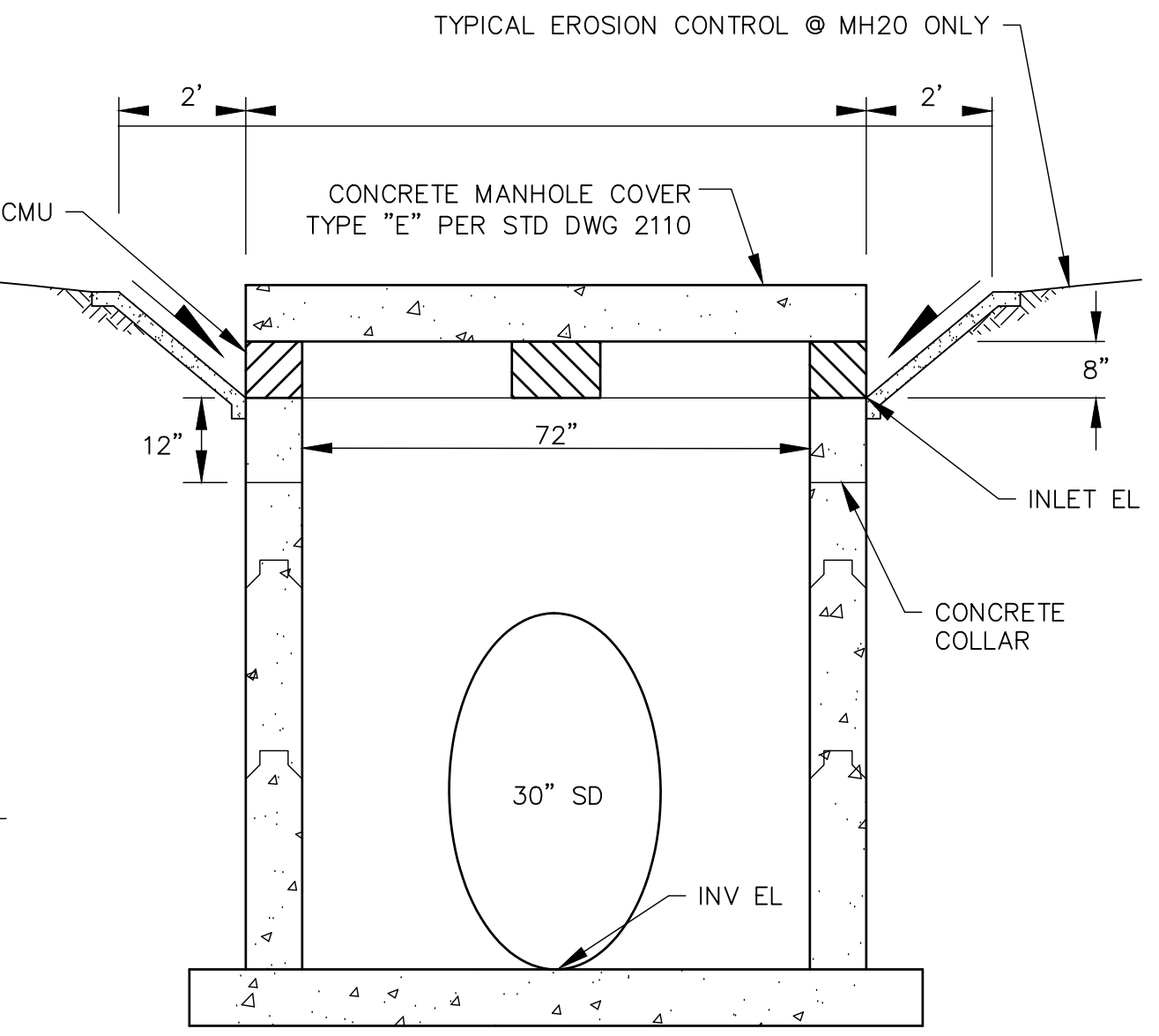
M:\MSD\14-600-089-00\2_DISCIPLINES\SHEETS\GRADING PLAN\146089_PHI_GD01.DWG 6/13/16



PLAN
SCALE: 1" = 2'



CONCRETE BLOCK
SCALE: 1" = 1'



PILL BOX MANHOLE DETAIL (MODIFIED TYPE "E")
SCALE: 1" = 1'

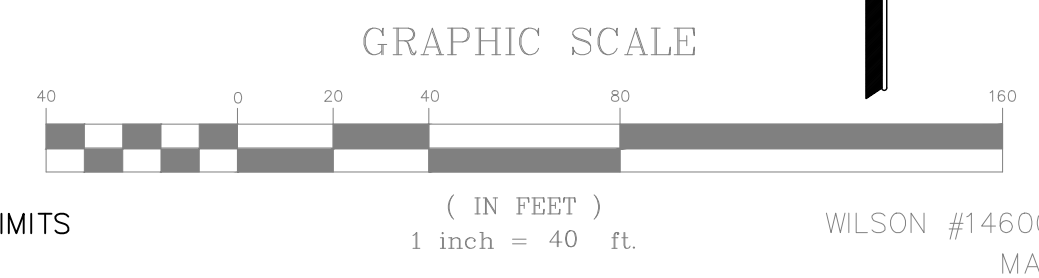
SD MH #	ROADWAY	STATION	INLET EL	INV EL
5	BURDOCK ST	6+04.57 36' RT	5313.00	5308.82
13	REDROOT ST	13+45.93 41' LT	5310.50	5305.00
20	BURDOCK ST	2+00 10' LT	5318.00	5311.42

NOTE: SD MH #20 - PILL BOX STRUCTURE FOR PH 1 INTERIM CONDITIONS ONLY.

MATCHLINE SEE SHEET 1 OF 4

MATCHLINE SEE SHEET 4 OF 4

- LEGEND**
- RIGHT OF WAY
 - FINISH PAD ELEVATION
 - FLOW DIRECTION
 - SPOT ELEVATION (FLOWLINE LT & RT)
 - LOT GRADING SPOT ELEVATION
 - REAR YARD SLOPE
 - TOE OF SLOPE
 - RETAINING WALL
 - 2008/2016 ARCHEOLOGICAL SITE GRADING LIMITS



WILSON #1460008900
MAY 2016

AS-BUILT INFORMATION

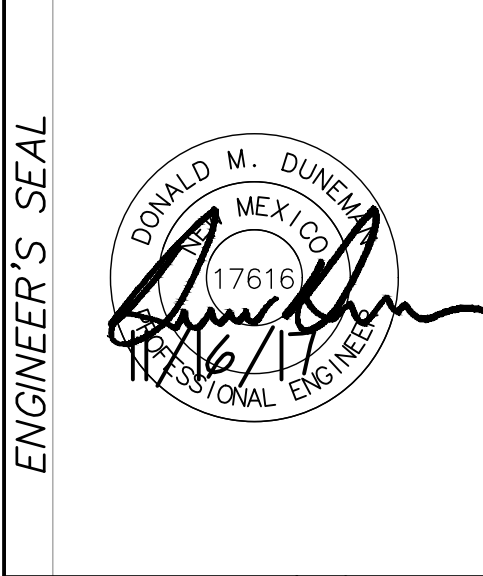
CONTRACTOR	DATE
DESIGNED BY	DATE
CHECKED BY	DATE
APPROVED BY	DATE
REVISIONS	DATE

BENCH MARKS

CONTRACTOR	DATE
DESIGNED BY	DATE
CHECKED BY	DATE
APPROVED BY	DATE
REVISIONS	DATE

SURVEY INFORMATION

NO.	FIELD NOTES
BY	DATE
BOUNDARY	BOUNDARY
BOUNDARY	BOUNDARY



REVISIONS

NO.	DATE	REMARKS	BY
1	11/2017	RETAINING, GRADING	WCI

DESIGNED BY: WIS DATE: MAY 2016
DRAWN BY: ALL DATE: MAY 2016
CHECKED BY: DSA DATE: MAY 2016

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

**LA CUENTISTA SUBDIVISION UNIT II
GRADING PLAN**

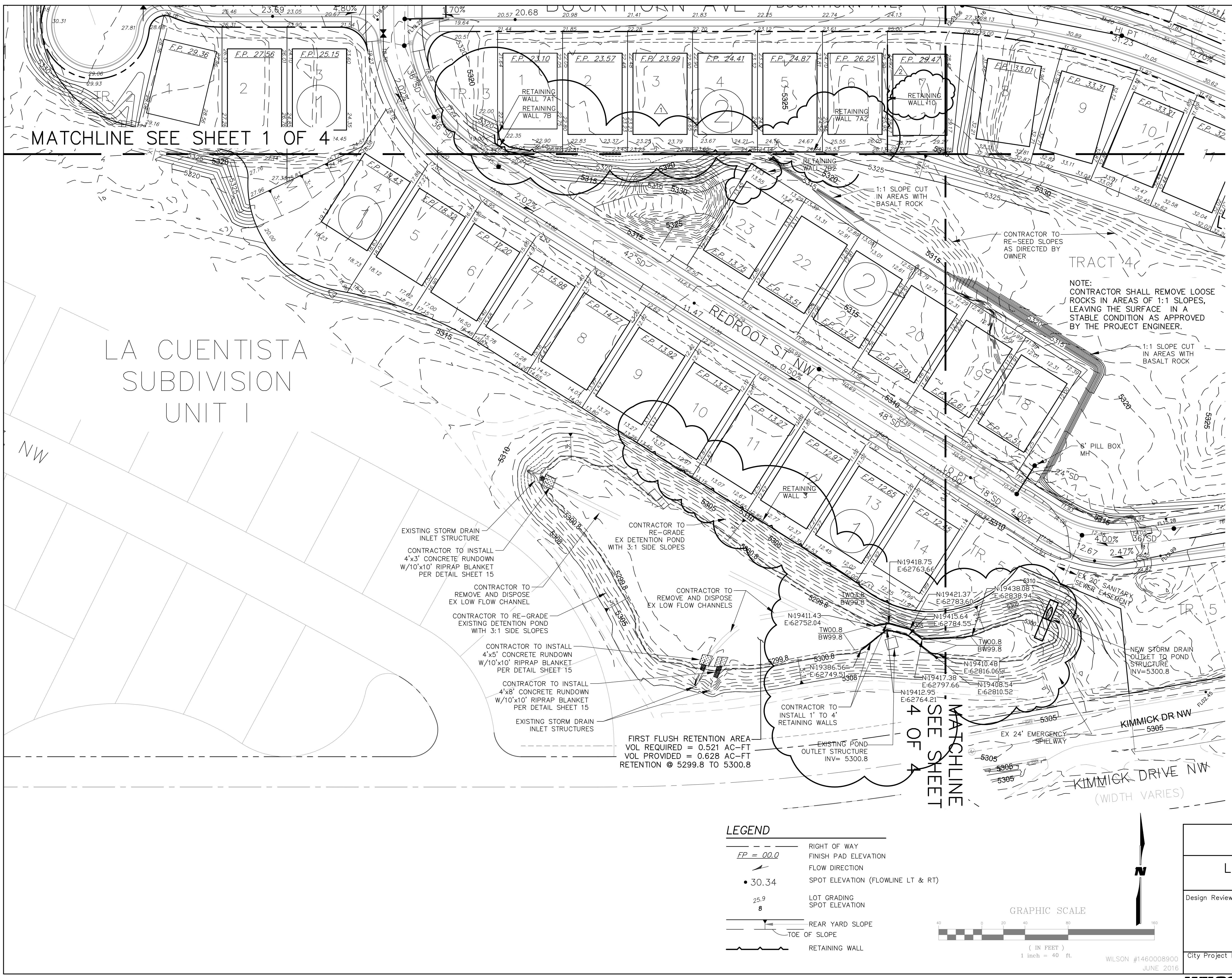
Design Review Committee	City Engineer Approval
City Project No. 709787	Zone Map No. C-10, C-11
709788	

Drawing Sheet
3 OF 511 OF 32



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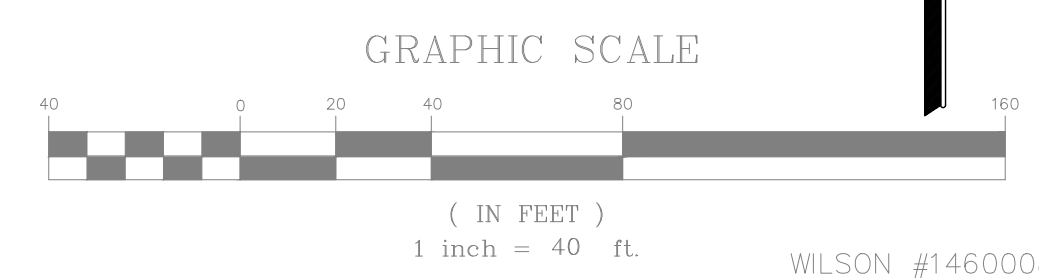


MATCHLINE SEE SHEET 1 OF 4

LA CUMENTISTA SUBDIVISION UNIT II

LEGEND

- RIGHT OF WAY
- FINISH PAD ELEVATION
- FLOW DIRECTION
- SPOT ELEVATION (FLOWLINE LT & RT)
- LOT GRADING SPOT ELEVATION
- REAR YARD SLOPE
- TOE OF SLOPE
- RETAINING WALL



WILSON #1460008900
JUNE 2016

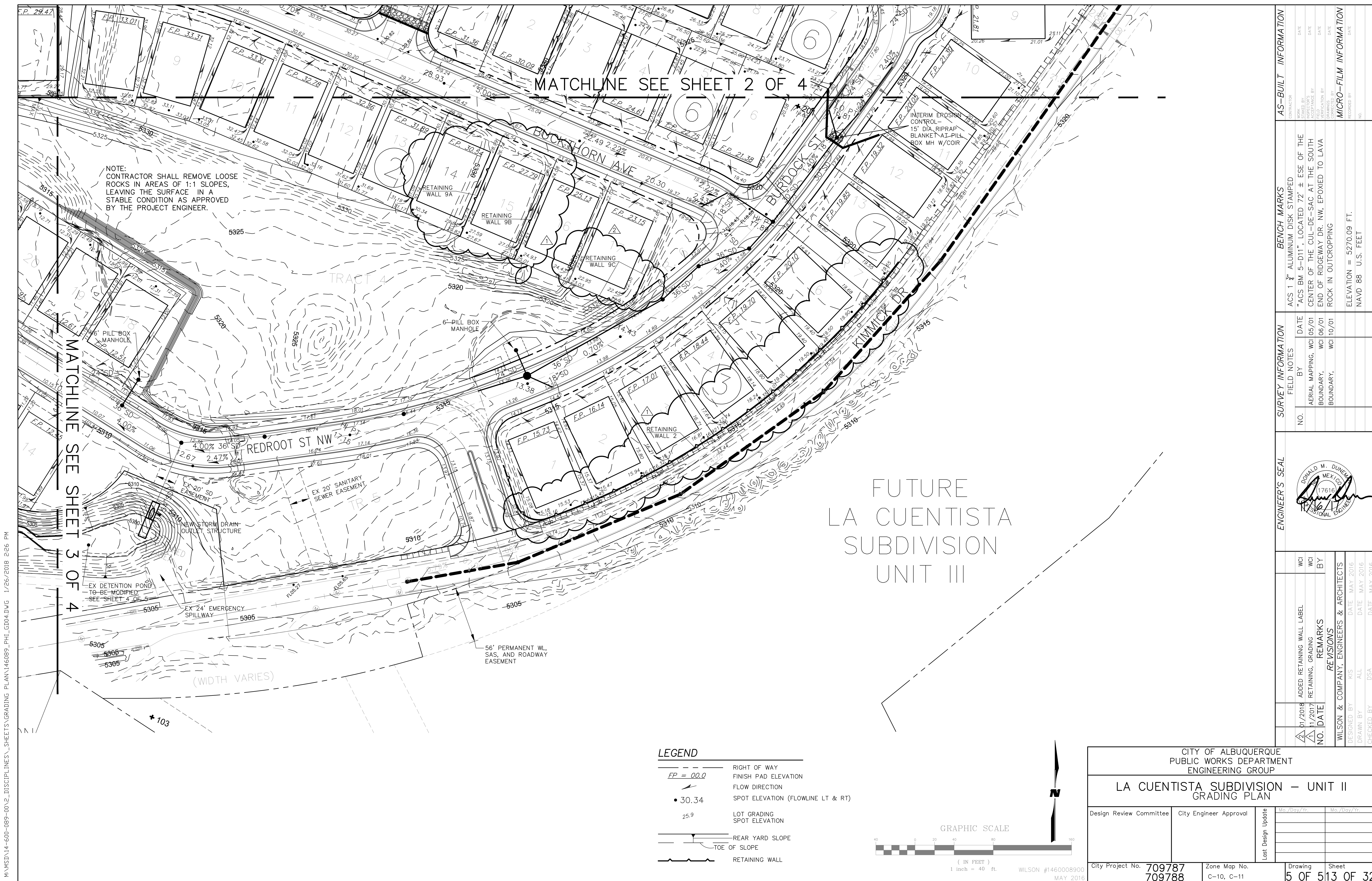
ENGINEER'S SEAL			
NO.	DATE	BY	REVISIONS
WILSON & COMPANY, ENGINEERS & ARCHITECTS DESIGNED BY: KIS DATE: MAY 2016 DRAWN BY: KIS/ALL DATE: MAY 2016 CHECKED BY: DSA DATE: MAY 2016			
01/2018 ADDED RETAINING WALL LABEL 11/2017 RETAINING, GRADING NO. DATE		WCI WCI BY	
AS-BUILT INFORMATION CONTRACTOR: _____ INSPECTOR'S: _____ FIELD CHECKED BY: _____ REPERFORATED BY: _____ CONSTRUCTION BY: _____ MICRO-FILM INFORMATION: _____ DATE: _____ DATE: _____ DATE: _____ DATE: _____ DATE: _____ DATE: _____ ELEVATION = 5270.09 FT. NAVD 88 U.S. FEET			
BENCH MARKS ACS 1 3/4" ALUMINUM DISK STAMPED "ACS BM 5-D11", LOCATED 72' ± ESE OF THE CENTER OF THE CUL-DE-SAC AT THE SOUTH END OF RIDGEWAY DR. NW, EPOXIED TO LAVA ROCK IN OUTCROPPING CONTRACTOR TO RE-SEED SLOPES AS DIRECTED BY OWNER NOTE: CONTRACTOR SHALL REMOVE LOOSE ROCKS IN AREAS OF 1:1 SLOPES, LEAVING THE SURFACE IN A STABLE CONDITION AS APPROVED BY THE PROJECT ENGINEER.			
SURVEY INFORMATION FIELD NOTES BY: _____ DATE: _____ AERIAL MAPPING, WCI 05/01 BOUNDARY, WCI 06/01 BOUNDARY, WCI 10/01			

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

LA CUMENTISTA SUBDIVISION UNIT II GRADING PLAN

Design Review Committee	City Engineer Approval	Last Design Update	Ms /Day/Yr.
City Project No. 709787	Zone Map No. C-10, C-11	Drawing No. 4 OF 512	Sheet No. OF 32





MATCHLINE SEE SHEET 2 OF 4

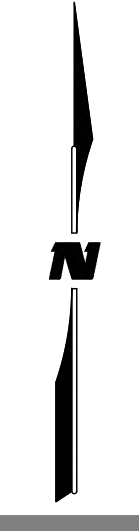
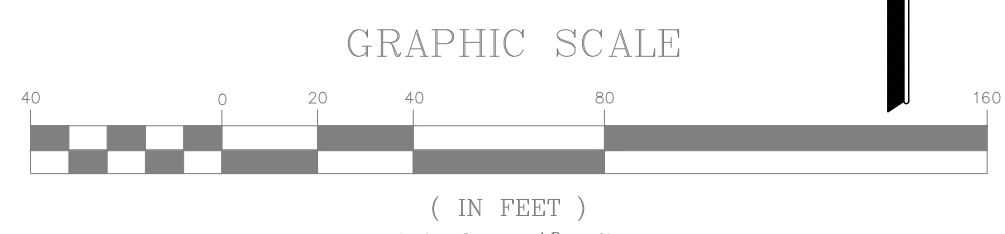
MATCHLINE SEE SHEET 3 OF 4

NOTE:
CONTRACTOR SHALL REMOVE LOOSE
ROCKS IN AREAS OF 1:1 SLOPES,
LEAVING THE SURFACE IN A
STABLE CONDITION AS APPROVED
BY THE PROJECT ENGINEER.

FUTURE
LA CUENTISTA
SUBDIVISION
UNIT III

LEGEND

- RIGHT OF WAY
- FINISH PAD ELEVATION
- FLOW DIRECTION
- SPOT ELEVATION (FLOWLINE LT & RT)
- LOT GRADING SPOT ELEVATION
- REAR YARD SLOPE
- TOE OF SLOPE
- RETAINING WALL



AS-BUILT INFORMATION	
CONTRACTOR	DATE
INSPECTOR'S	DATE
REVISIONS BY	DATE
REVISIONS BY	DATE
REVISIONS BY	DATE
REVISIONS BY	DATE
REVISIONS BY	DATE
REVISIONS BY	DATE
REVISIONS BY	DATE

BENCH MARKS
ACS 1 3/4" ALUMINUM DISK STAMPED "ACS BM 5-D11", LOCATED 72' ± ESE OF THE CENTER OF THE CUL-DE-SAC AT THE SOUTH END OF RIDGEWAY DR. NW, EPOXIED TO LAVA ROCK IN OUTCROPPING
ELEVATION = 5270.09 FT.
NAVD 88 U.S. FEET

SURVEY INFORMATION	
FIELD NOTES	DATE
BY	DATE
AERIAL MAPPING, WCI	05/01
BOUNDARY, WCI	06/01
BOUNDARY, WCI	10/01
NO.	

ENGINEER'S SEAL

WCI	WCI	BY
ADDED RETAINING WALL LABEL		
RETAINING, GRADING		
NO. DATE	REMARKS	
REVISIONS		
WILSON & COMPANY, ENGINEERS & ARCHITECTS		
DESIGNED BY	KIS	DATE
DRAWN BY	ALL	DATE
CHECKED BY	DSA	DATE

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

LA CUENTISTA SUBDIVISION – UNIT II
GRADING PLAN

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

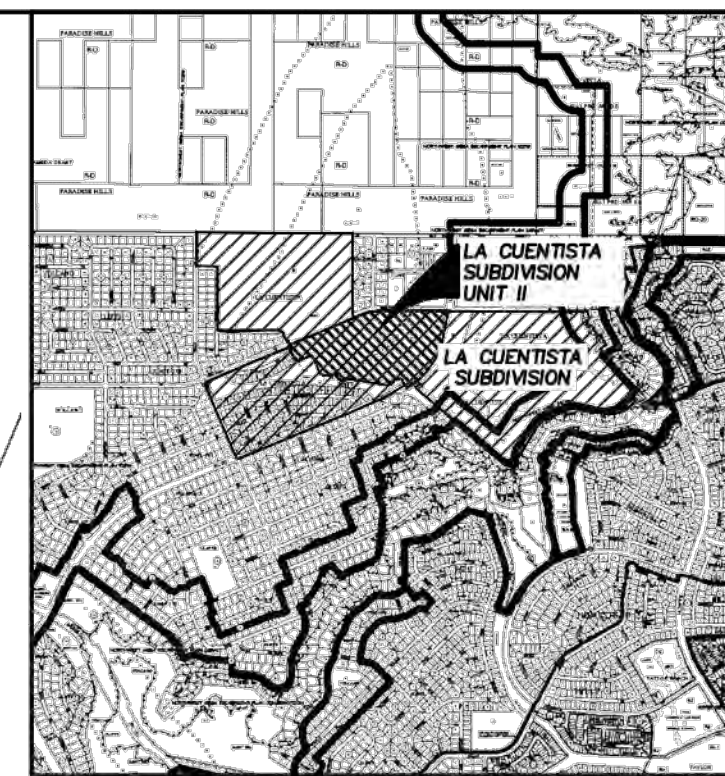
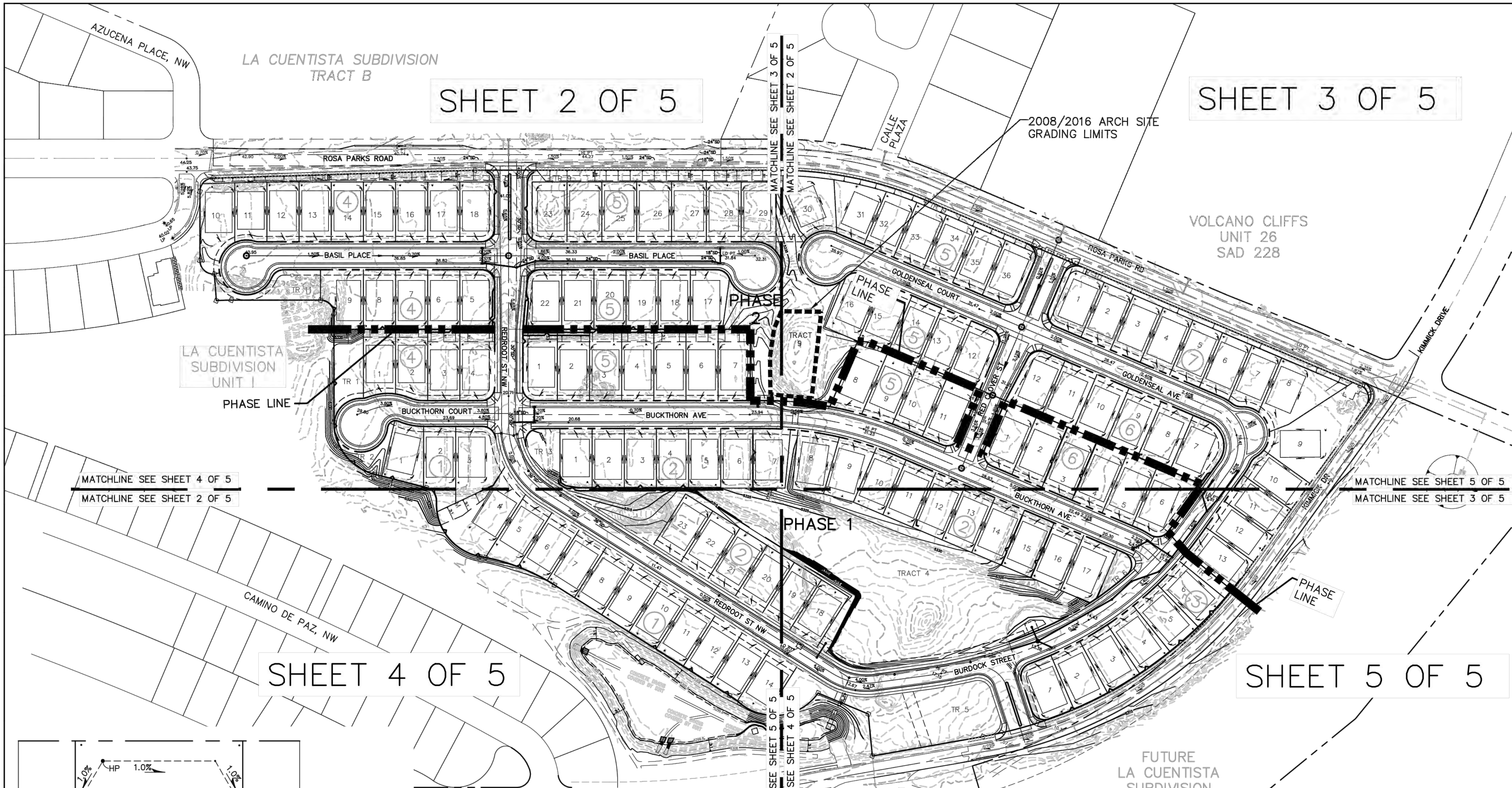
City Project No. 709787
709788

Zone Map No. C-10, C-11

Drawing Sheet
5 OF 513 OF 32



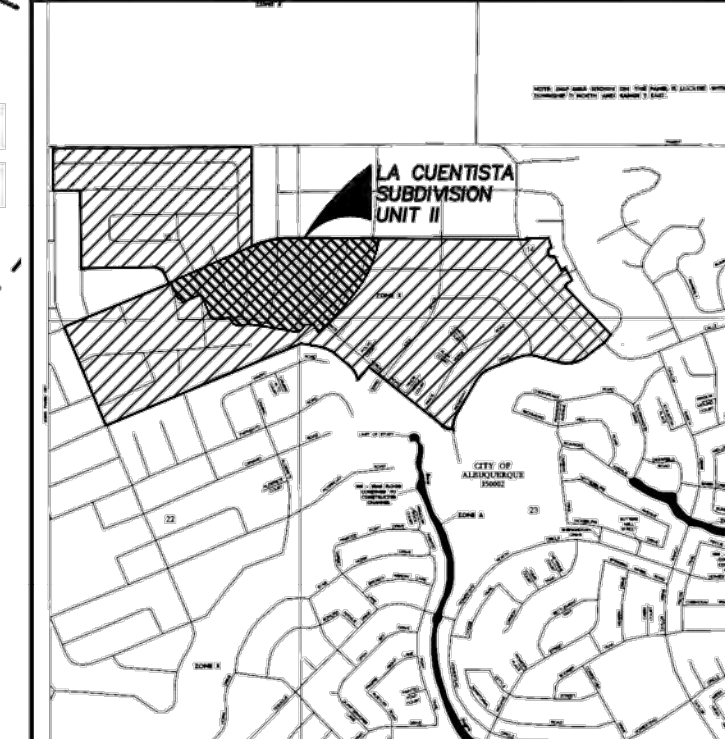
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LOCATION MAP
ZONE ATLAS MAP NO. C-10, C-11



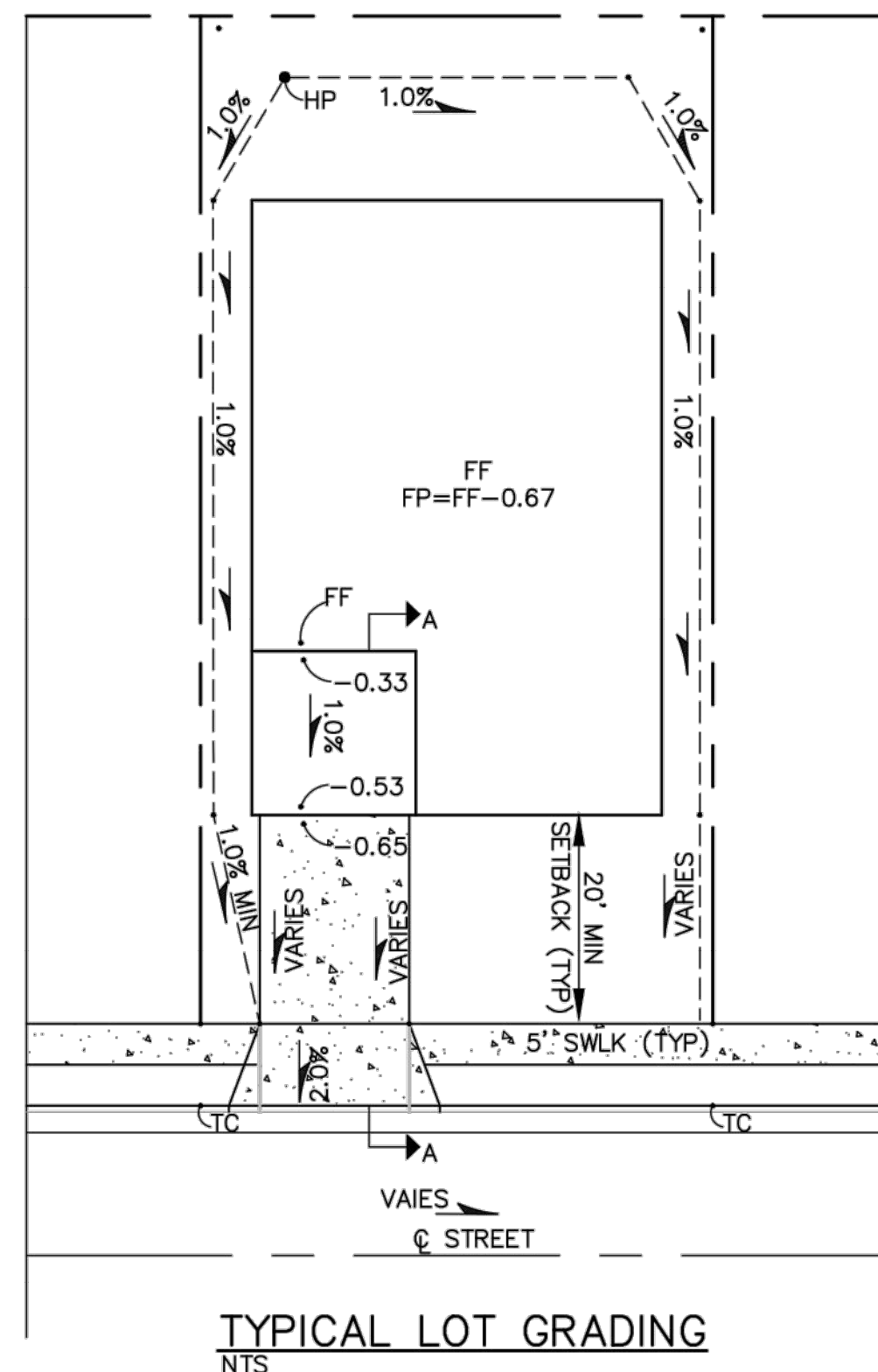
SOILS MAP
REFERENCE: NRCS WEBSITE SOIL MAP



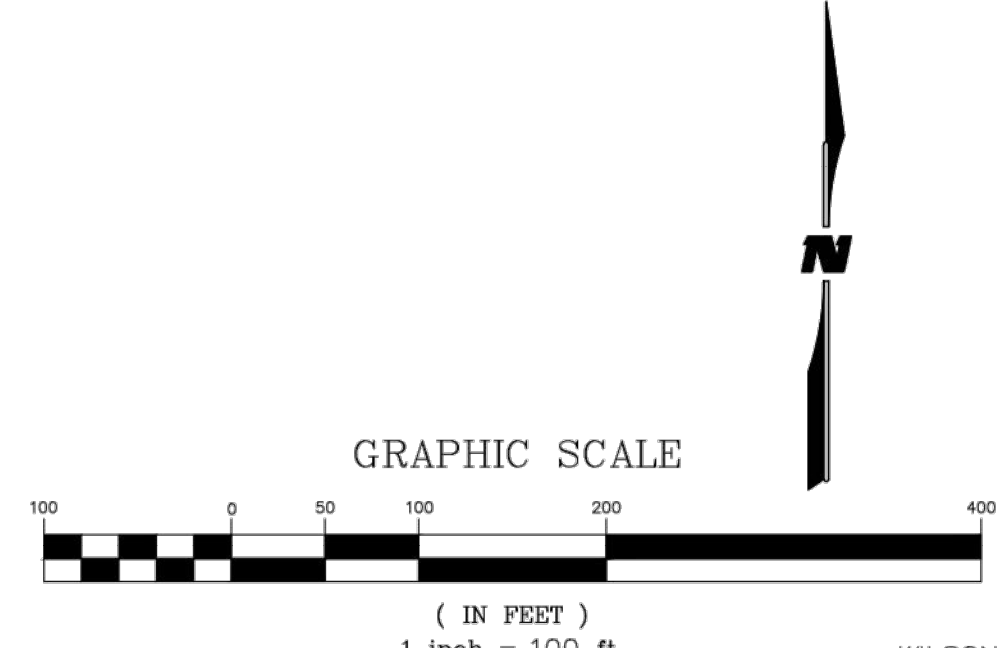
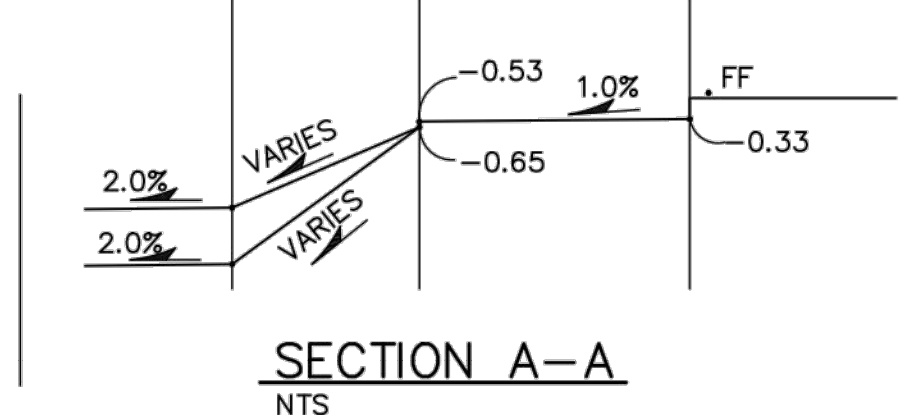
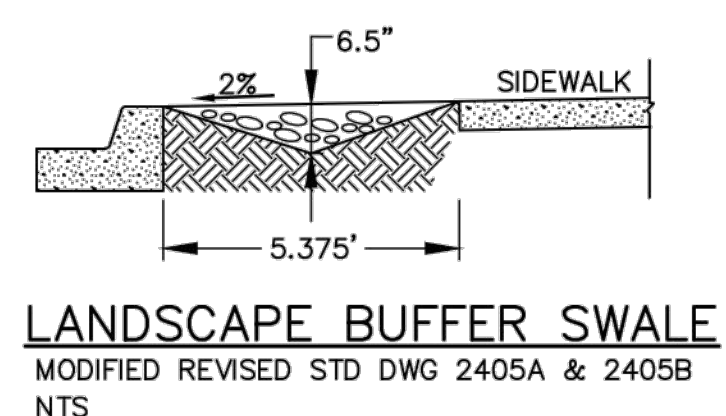
FLOOD INSURANCE MAP
REFERENCE: FLOOD INSURANCE STUDY
MAP NUMBER 35001C01126 PANEL 112

LEGAL DESCRIPTION
LA CUENTISTA SUBDIVISION, UNIT II

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	ALUMINUM DISK STAMPED	DATE	NO.	BY		REMARKS REVISIONS NO. DATE BY WILSON & COMPANY, ENGINEERS & ARCHITECTS DESIGNED BY: KIS DATE: MAY 2016 DRAWN BY: ALL DATE: MAY 2016 CHECKED BY: DSA DATE: MAY 2016
WORKS BY	DATE	"ACS BM 5-D11", LOCATED 72' ± ESE OF THE CENTER OF THE CUL-DE-SAC AT THE SOUTH END OF RIDGEWAY DR. NW, EXPOSED TO LAVA ROCK IN OUTCROPPING	DATE	AERIAL MAPPING, WCI 05/01	DATE		
INSPECTOR'S BY	DATE	ELEVATION = 5270.09 FT.	DATE	BOUNDARY, WCI 06/01	DATE		
APPROVED BY	DATE	NAVD 88 U.S. FEET	DATE	BOUNDARY, WCI 10/01	DATE		
CONVEYED BY	DATE		DATE		DATE		
MICRO-FILM INFORMATION							



TYPICAL LOT DATA
 LOT SIZE: 60' X 120'
 PAD SIZE: 50' X 75'
 FRONT SETBACK: 20'
 YARD SWALE SLOPE: 1.0%
 DRIVE LOCATION: HIGH SIDE



CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP			
LA CUENTISTA SUBDIVISION UNIT II PH 1 & 2 OVERALL GRADING PLAN			
Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
City Project No. 709787	Zone Map No. C-10, C-11	Drawing 1 OF 5	Sheet 9 OF 35