

CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director



Mayor Timothy M. Keller

July 26, 2018

Richard Dourte, P.E.
RHD Engineering LLC
4305 Purple Sage Ave. NW
Albuquerque, New Mexico 87120

RE: **Lot 7-A-1 6-A-1 Block 9 Unit 18 SAD 228**
6536 Papagayo NW
Volcano Cliffs Subdivision
Grading and Drainage Plan
Engineers Stamp Date 7/25/18 (D10D003I7)

Dear Mr. Dourte,

Based upon the information provided in your submittal received 7/26/18, this plan is approved for Grading Permit. Please inform the builder/owner to attach a copy of this approved plan and letter into the construction sets in the permitting process prior to sign-off by Hydrology.

Reiterate to the Owner/Contractor that a separate permit for a garden/retaining wall must be obtained, with the approved G&D plan.

Prior to building permit approval a pad certification will be required.

Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist of this plan will be required.

If you have any questions, please contact me at 924-3986 or Rudy Rael at 924-3977.

Sincerely,

James D. Hughes, P.E.
Principal Engineer, Hydrology
Planning Department

RR/JDH
C: File D10D003I7



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: 6536 Papagayo NW **Building Permit #:** _____ **Hydrology File #:** D10D00317
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: Lot 7-A-1 & 6-A-1, Block 9, Unit 18, Volcano Cliffs Sub'd (SAD 228)
City Address: 6536 Papagayo NW

Applicant: RHD Engineering, LLC **Contact:** Richard Dourte
Address: 4305 Purple Sage Ave. NW
Phone#: 505.288.1621 **Fax#:** _____ **E-mail:** rhdenengineering@outlook.com

Other Contact: Candelaria Homes **Contact:** Diego Candelaria
Address: _____
Phone#: _____ **Fax#:** _____ **E-mail:** diego.candelariahomes@gmail.com

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) ☒ RESIDENCE _____ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL? ☒ Yes _____ No

DEPARTMENT _____ TRANSPORTATION ☒ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

_____ ENGINEER/ARCHITECT CERTIFICATION
_____ PAD CERTIFICATION
_____ CONCEPTUAL G & D PLAN
☒ GRADING PLAN
_____ DRAINAGE REPORT
_____ DRAINAGE MASTER PLAN
_____ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
_____ ELEVATION CERTIFICATE
_____ CLOMR/LOMR
_____ TRAFFIC CIRCULATION LAYOUT (TCL)
_____ TRAFFIC IMPACT STUDY (TIS)
_____ STREET LIGHT LAYOUT
_____ 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: July 25, 2018

By: Richard Dourte

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

July 25, 2018

Mr. James D. Hughes, PE
Principal Engineer, Planning Department
Development Review Services
600 Second Street
City of Albuquerque, NM 87102

RE: Lot 7-A-1 & Lot 6-A-1, Block 9, Unit 18, Volcano Cliffs Subd., SAD 228 (D10D00317)
6536 Papagayo NW

Dear Mr. Hughes,

Thank you for your letter dated July 25, 2018 (enclosed) regarding the above referenced project. The following is in response to your items:

1. The cross section now shows the foundation for the wall to be contained onsite with a note "Footing for wall to be located onsite, otherwise a written letter of approval from adjacent/impacted property owner is required"
2. The storm sewer easement is clearer on the drainage plan. A copy of the recent replat has been included for your convenience. Presently there is a substantial retaining wall located on the property line between this site and the existing subdivision south of this site. The linework for this wall has been redone. No new walls are proposed to be placed on the existing 20' storm drain easement.

If you have any questions, please feel free to call me at 288-1621.

Sincerely,



Richard Dourte, PE
RHD Engineering, LLC

CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director



Mayor Timothy M. Keller

July 25, 2018

Richard Dourte, P.E.
RHD Engineering LLC
4305 Purple Sage Ave. NW
Albuquerque, New Mexico 87120

RE: **Lot & A-1 & A-1 Block 9 Unit 19 SAD 228
6536 Papagayo NW
Volcano Cliffs Subdivision
Grading and Drainage Plan
Engineers Stamp Date 7/19/18 (D10D003I7)**

Dear Mr. Dourte,

Based upon the information provided in your submittal received 7/19/18, this plan cannot be approved for Grading Permit until the following comments are addressed.

- In the cross section of the retaining wall show the location of the footing. If encroaching into adjacent lots a written letter of approval from the owner of the adjacent lot is required.
- Show the SS easement crossing between lots 6A & 7A. Construction is prohibited in the SS easement. A garden wall must not be built on top of the SS line. If the owner wishes to build near the SS, advise the owner, if the SS needs to be worked on or replaced, the garden wall may be removed or damaged and the owner will replace the wall at their cost, not at the cost of the COA.

Prior to building permit approval a pad certification will be required.

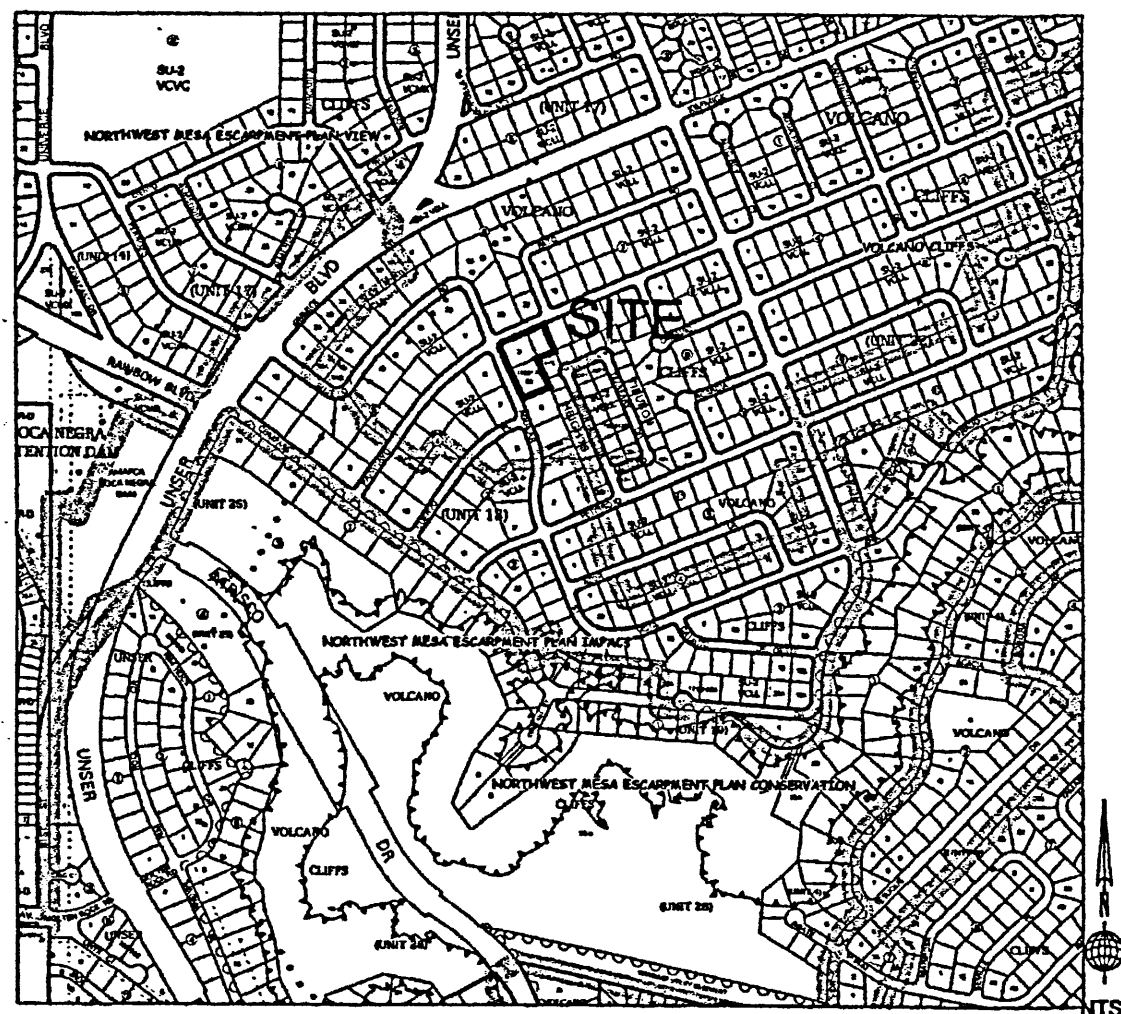
Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist of this plan will be required.

If you have any questions, please contact me at 924-3695 or Rudy Rael at 924-3977.

Sincerely,

James D. Hughes, P.E.
Principal Engineer, Hydrology
Planning Department

RR/JDH
C: File D10D003R3



VICINITY MAP ZONE ATLAS PAGE D-10

UTILITY APPROVALS:

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

A. PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

B. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.

C. QWEST COMMUNICATIONS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

D. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICES.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSE SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURES SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOL, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

DISCLAIMER:
IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

PUBLIC SERVICE CO. OF NEW MEXICO

5-21-18
DATE

QWEST CORPORATION dba CENTURYLINK QC

5/22/2018
DATE

NEW MEXICO GAS COMPANY

5-14-18
DATE

COMCAST CABLE

5/21/18
DATE

LEGAL DESCRIPTION:

Lot numbered Six-A (6-A) in Block numbered Nine (9) of VOLCANO CLIFFS SUBDIVISION, UNIT 18, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on August 27, 2013 in Plat Book 2013C, Page 103.

AND

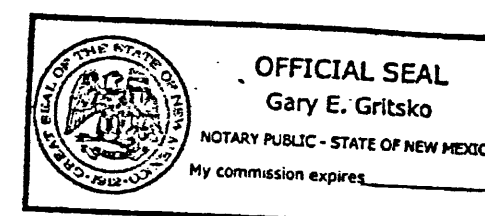
Lot numbered Seven-A (7-A) in Block numbered Nine (9) of VOLCANO CLIFFS SUBDIVISION, UNIT 18, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on May 25, 2016 in Plat Book 2016C, Page 61.

FREE CONSENT:

The undersigned owners do hereby consent to the adjustment of the lot line as shown hereon and the same is made with the undersigned's free consent and in accordance with their desires. The undersigned individuals hereby represent that they are duly authorized to do so. The undersigned warrants that they hold complete and indefeasible title in fee simple to the property.

Bradley E. Justice

Lisa R. Justice



ACKNOWLEDGEMENT

State of New Mexico)

County of Bernalillo) ss

This instrument was acknowledged before me on April 20, 2018.

BY: Bradley E. Justice and Lisa R. Justice

My commission expires: 7/21/2020
Notary Public

SURVEYOR'S CERTIFICATE:

I, Gary E. Gritsko, a duly qualified New Mexico Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that it shows all easements as shown on the plat of record or made known to me by the owners of the subdivision shown hereon, utility companies and other parties expressing an interest and that it meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further that it meets the Minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief.

Gary E. Gritsko, N.M.P.S. No. 8686

April 15, 2018
Date



COUNTY CLERK RECORDING STAMP

DOCH 2018045056
05/23/2018 02:28 PM Page: 1 of 2
PLAT R: \$25.00 B: 2018C P: 0067 Linda Stover, Bernalillo County

PLAT OF
Lots 6-A-1 & 7-A-1, Block 9, Unit 18
VOLCANO CLIFFS SUBDIVISION
Section 22, T.11N., R.2E., N.M.P.M.
City of Albuquerque, Bernalillo County, New Mexico
April 2018

PURPOSE OF PLAT:

The purpose of this plat is to adjust the lot line between two existing lots.

CITY OF ALBUQUERQUE DEVELOPMENT REVIEW BOARD APPROVALS:

PROJECT NO. 1011608 APPLICATION NO. 18 DRB-70154

DRB CHAIRPERSON, PLANNING DEPARTMENT 5-23-18
DATE

CODE ENFORCEMENT 5/16/18
DATE

PARKS & RECREATION DEPARTMENT 5/16/18
DATE

A.B.C.W.U.A. 5/16/18
DATE

A.M.A.F.C.A. 5/22/18
DATE

CITY ENGINEER 5/16/18
DATE

TRAFFIC ENGINEERING 5/16/18
DATE

CITY SURVEYOR 04/23/18
DATE

BERNALILLO COUNTY TREASURER'S CERTIFICATE:

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON

UPC#: 101006324128910145, 101006324288010147

PROPERTY OWNER OF RECORD

Bernalillo County Treasurer 5-23-18
Date

SHEET 1 OF 2

ALPHA PRO SURVEYING, LLC
1436 32ND CIRCLE SE, RIO RANCHO, NEW MEXICO 87124
GARY@ALPHAPROSURVEYING.COM 505-892-1076
DRAWN BY: GEG FILE NO: 18-093

SURVEY AND SUBDIVISION NOTES:

1. Bearings are based on NM State Plane grid bearings, Central zone, NAD83, rotated at AGRS Control Station "13_D10".
2. Distances are horizontal ground distances in US survey feet.
3. Bearings and distances in parenthesis () are record measurements, where record dimensions differ from actual measurements.
4. This plat shows all easements of record made known to this surveyor.
5. Gross subdivision area: 1.4187 acres, more or less.
6. Number of existing lots: 2
7. Number of lots created: 2
8. FLOOD ZONE: The property shown hereon is located in Zone X, areas of minimal flood hazard, according to the FEMA Flood Insurance Rate Map of Bernalillo County, New Mexico, Panel No. 35001C0111G, effective date September 26, 2008.
9. SOLAR RESTRICTIONS: No property within the area of requested final action shall at any time be subject to a deed restriction, covenant or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat or site development plan for subdivision. (Section 14-14-4-7)
10. Reference documents:
 - a. Plat of Volcano Cliffs Unit 18, filed 1/18/1971, Plat Bk. D4, Pg 106.
 - b. Plat of Tiburon Heights, filed 1/30/2015, Plat Bk. 2015C, Pg. 7
 - c. Plat of Volcano Cliffs Unit 18, filed 8/27/2013, Plat Bk. 2013C, Pg. 103.
 - d. Plat of Volcano Cliffs Unit 18, filed 5/25/2016, Plat Bk. 2016C, Pg. 61.

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD	DELTA
C1	36.66	25.00	S19°14'21"W	33.46	84°01'15"
C2	132.85	1273.00	S64°14'51"W	132.78	5°58'45"

A. 7' wide Cross Lot Drainage Easement granted by this plat. Said easement is granted for conveyance of storm water run off to Aguila Street NW.. Said easement is granted for the benefit of the owners of Lot 9, Block 9, Unit 18, Volcano Cliffs Subdivision. Said easement shall be maintained by the owners of Lot 7-A-1, Block 9, Unit 18 and the owners of Lot 9, Block 9, Unit 18.

▲ - FOUND CONTROL STATION AS NOTED
 ● - SET 1/2" REBAR W/PLASTIC CAP
 STAMPED "G.GRITSKO PS8686",
 UNLESS OTHERWISE NOTED

AGRS STATION "13_D10"
NM STATE PLANE COORDINATES
N=1514256.686 E=1501318.61
CENTRAL ZONE (NAD 83)
G-G FACTOR: 0.999672421
MAPPING ANGLE: -0°16'04.84"

DRAINAGE NARRATIVE:

1. THIS SITE IS LOCATED WITHIN THE SAD 228 DRAINAGE MASTER PLAN AREA.
2. THIS SITE IS TO DRAIN IN A WESTERLY DIRECTION, PER THE SAD 228 DRAINAGE MASTER PLAN.
3. THE ALLOWABLE 100YR, 6HR FLOWS FROM THIS SITE IS 3.84CFS, THE FLOWS GENERATED BY THIS SITE IS 3.45CFS.
- THE VOLUME OF THE FIRST FLUSH POND IS 690CF, THIS IS GREATER THAN THE REQUIRED PONDING OF 479CF.
4. WEIR EQUATION FOR EACH CELL OF A 8" CMU BLOCK:
 $Q=CL(H)^{1.5}$
 $C=3.21$
 $L=5"$
 $H=5"$
THUS $Q=0.36CFS$, OR .72CFS PER BLOCK.
5. THE OFFSITE FLOWS THAT THIS SITE IS REQUIRED TO ACCEPT IS FROM LOT 9, 0.36 AC AND THE PERMISSIBLE DEVELOPED FLOWS ARE 1.27 CFS, PER THE SAD 228 DRAINAGE PLAN. THE NUMBER OF CELLS NEEDED TO ALLOW THESE FLOWS TO PASS ARE $1.27/.72=1.76$ BLOCKS THUS 2 BLOCKS (1.44CSF) NEED TO BE TURNED.

CAUTION:

EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.

S.O.19 : NOTICE TO CONTRACTORS

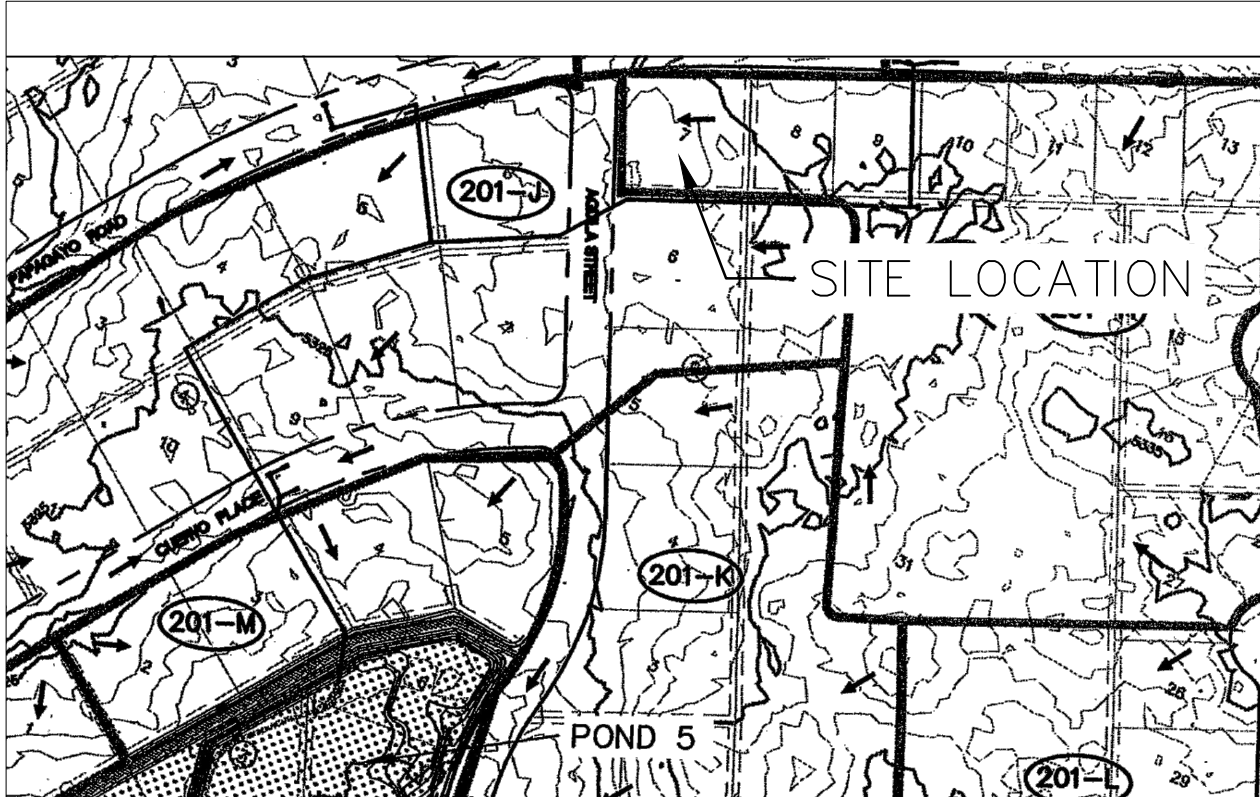
1	AN EXCAVATION / CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF -WAY.
2	ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THRU UPDATE #8.
3	TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (CALL 811) FOR LOCATION OF EXISTING UTILITIES.
4	PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESLOVED WITH A MINIMUM AMOUNT OF DELAY.
5	BACKFILL SOMPACTON SHALL BE ACCORDING TO TRAFFIC / STREET USE.
6	MAINTENANCE OF THESE FACILITIES SHALL BE TE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7	WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.
8	THE WORK IN THE CITY ROW MUST BE INSPECTED AND ACCEPTED. THE CONTRACTOR MUST CONTACT JASON RODRIGUEZ AT 235-8016 AND CONSTRUCTION COORDINATION AT 924-3416 TO SCHEDULE INSPECTIONS.

GENERAL NOTES:

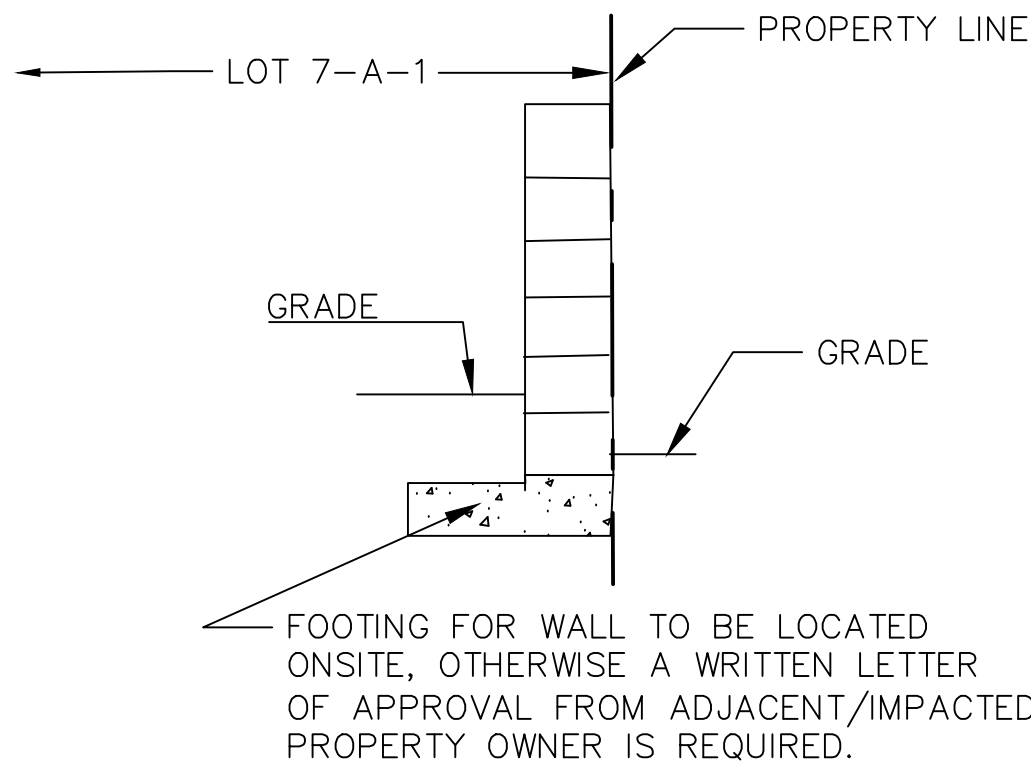
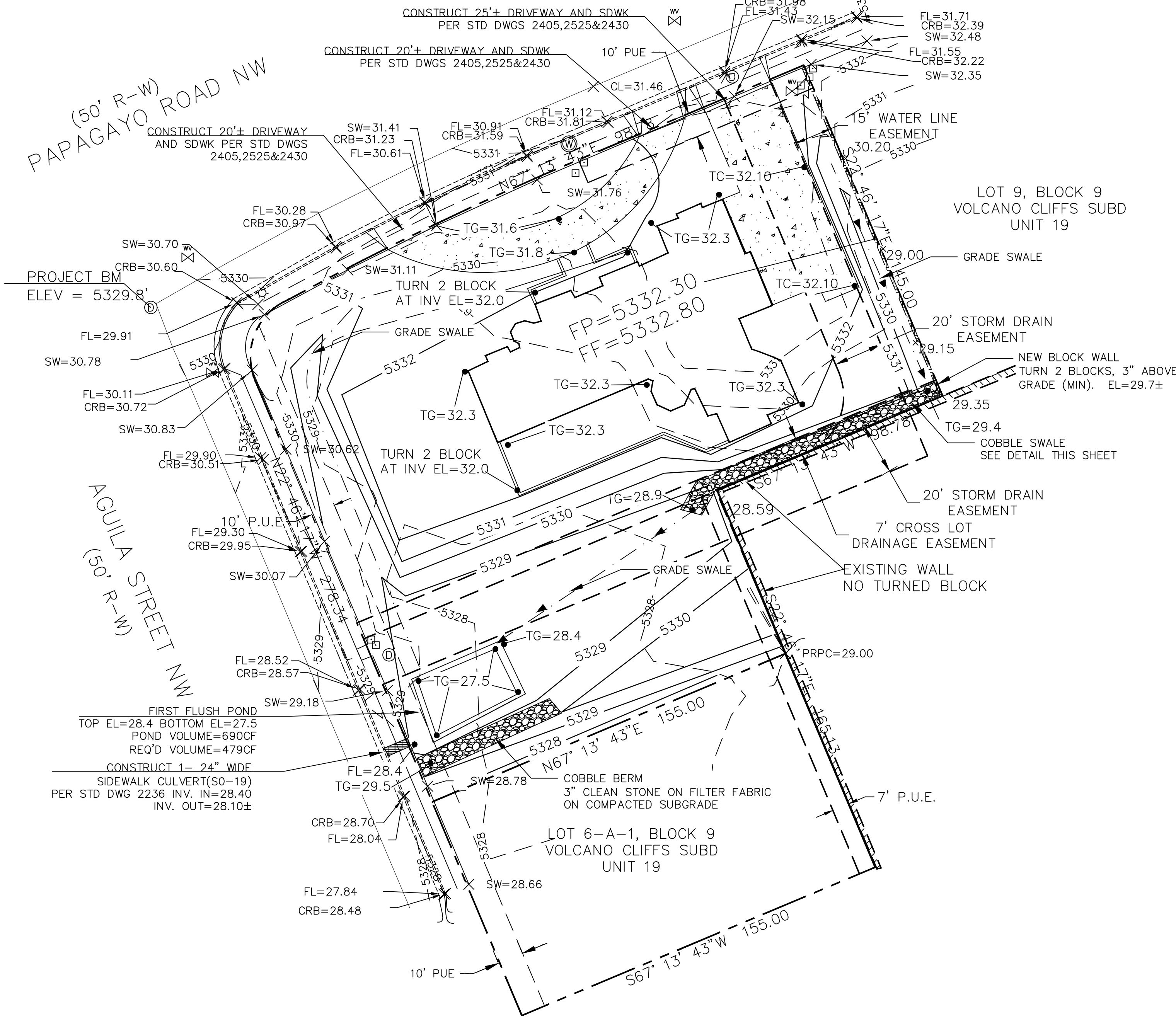
1. THIS SITE IS NOT LOCATED IN A FEMA FLOOD HAZARD ZONE (REFER TO THE FIRM MAP 35001C0111G, EXCERPT ATTACHED).
2. RHD ENGINEERING, LLC RECOMMENDS THAT THE OWNER OBTAIN A GEOTECHNICAL REPORT PRIOR TO DESIGN OF BUILDING FOOTING/FOUNDATION.
3. SLOPE STABILAZATION SHALL BE USED ON SLOPES GREATER THAN A 3:1 SLOPE, PER MANUFACTURER RECOMMENDATIONS.
4. MODIFICATIONS OR ADJUSTMENTS TO EXISTING DRAINAGE STRUCTURES/EROSION MITIGATION IMPROVEMENTS SHALL BE DONE IN THE SAME MANNER AS THE ORIGINAL IMPROVEMENT.
5. ALL SWPPP REQUIREMENTS SHALL BE ADHERED TO.
6. ALL WORK ON THIS PLAN SHALL BE DONE IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARDS. ALL APPLICABLE PERMITS SHALL BE OBTAINED PRIOR TO WORK COMMENCING.
7. ALL WORK IN THE RIGHT-OF-WAY SHALL BE DONE IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARDS.
8. THIS GRADING PLAN IS TO BE UTILIZED AND A COPY PROVIDED TO THE CITY WHEN APPLYING FOR THE CONSTRUCTION OF ANY GARDEN OR RETAINING WALLS, WITH RESPECT TO THIS SITE.
9. THE SURVEY INFORMATION WAS PROVIDED BYCONSTRUCTION SURVEYS TECHNOLOGIES, INC.
10. FOR SITE DIMENSIONS, BUILDING AND INFRASTRUCTURE LOCATION REFER TO THE SITE PLAN.

EROSION CONTROL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.

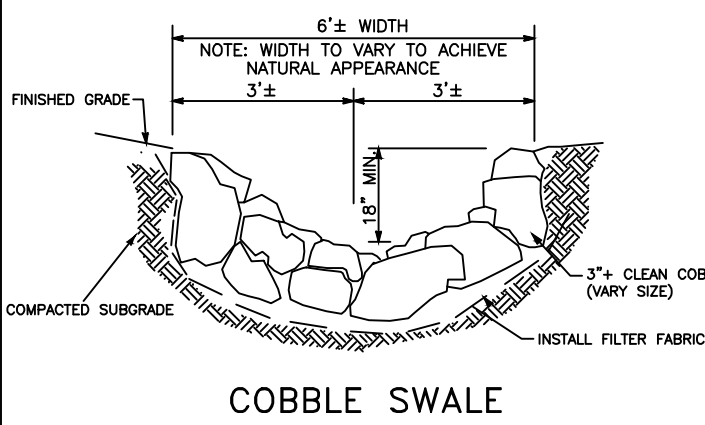


EXCERPT FROM SAD 228 DRAINAGE REPORT



GARDEN WALL/RETAINING WALL DETAIL

1. ANY GARDEN WALL/RETAINING WALL IS TO BE BUILT ON-SITE (DESIGN OF THE GARDEN/RETAINING WALL IS BY OTHERS).
2. A PERMIT IS REQUIRED FOR THE CONSTRUCTION OF THE RETAINING WALL AND ANY FUTURE GARDEN WALL. THIS IS THE PLAN TO FOLLOW WHEN APPLYING FOR A PERIMETER BLOCK WALL.



COBBLE SWALE

LEGAL DESCRIPTION:

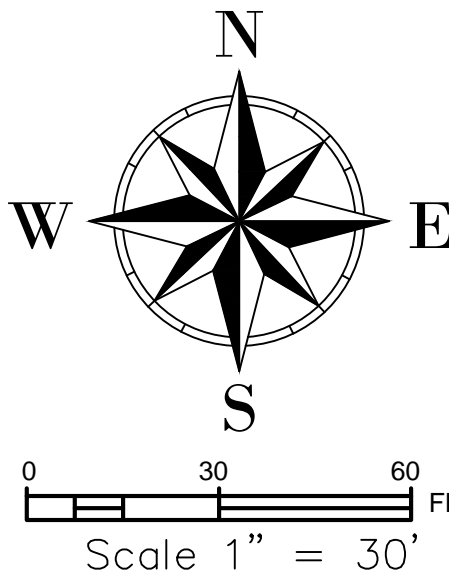
LOT 7-A-1, BLK 9, VOLCANO CLIFFS SUB D, UNIT 19
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

NOTES:

1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
2. RETAIN THE FIRST .46" OF STORM RUNOFF FROM ENTIRE DEVELOPMENT TO CONFORM TO THE WATER QUALITY REQUIREMENTS

LEGEND

- 46.00
TW=44.00
PROPOSED SPOT ELEVATION
TOP OF WALL ELEVATION
BOTTOM OF WALL ELEVATION
EXISTING CONTOUR
EXISTING INDEX CONTOUR
PROPOSED CONTOUR
PROPOSED INDEX CONTOUR
LOT LINE
RIGHT-OF-WAY
PROPOSED RETAINING WALL
PROPOSED WALL
EXISTING CURB AND GUTTER
PROPOSED EDGE OF CONCRETE
PROPOSED FLOWLINE
EXISTING WALL
PROPOSED BASIN BOUNDARY



ENGINEER'S SEAL	Title 6536 PAPAGAYO NW	DRAWN BY
	GRADING AND DRAINAGE PLAN	DATE
7/25/18	RHD Engineering, LLC 4305 Purple Sage Ave. NW ALBUQUERQUE, NM 87120 (505) 288-1621	SHEET # 1 of 1
Richard Dourte P.E. #10854		JOB #