

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

November 10, 2020

Dianna Nafus
Bear Claw Construction, LLC.
2949 Trevino Dr. SE
Rio Rancho, New Mexico 87124

**RE: Lot 2 Block 10 Unit 18 Volcano Cliffs
6508 Picardia Pl. NW (S.A.D. 228)
Grading and Drainage Plan
Engineers Stamp Date 11/16/2020 (D10D0003P2)**

Ms. Nafus,

Based upon the information provided in your submittal received 11/16/2020, this plan cannot be approved for Grading Permit until the following comments are addressed.

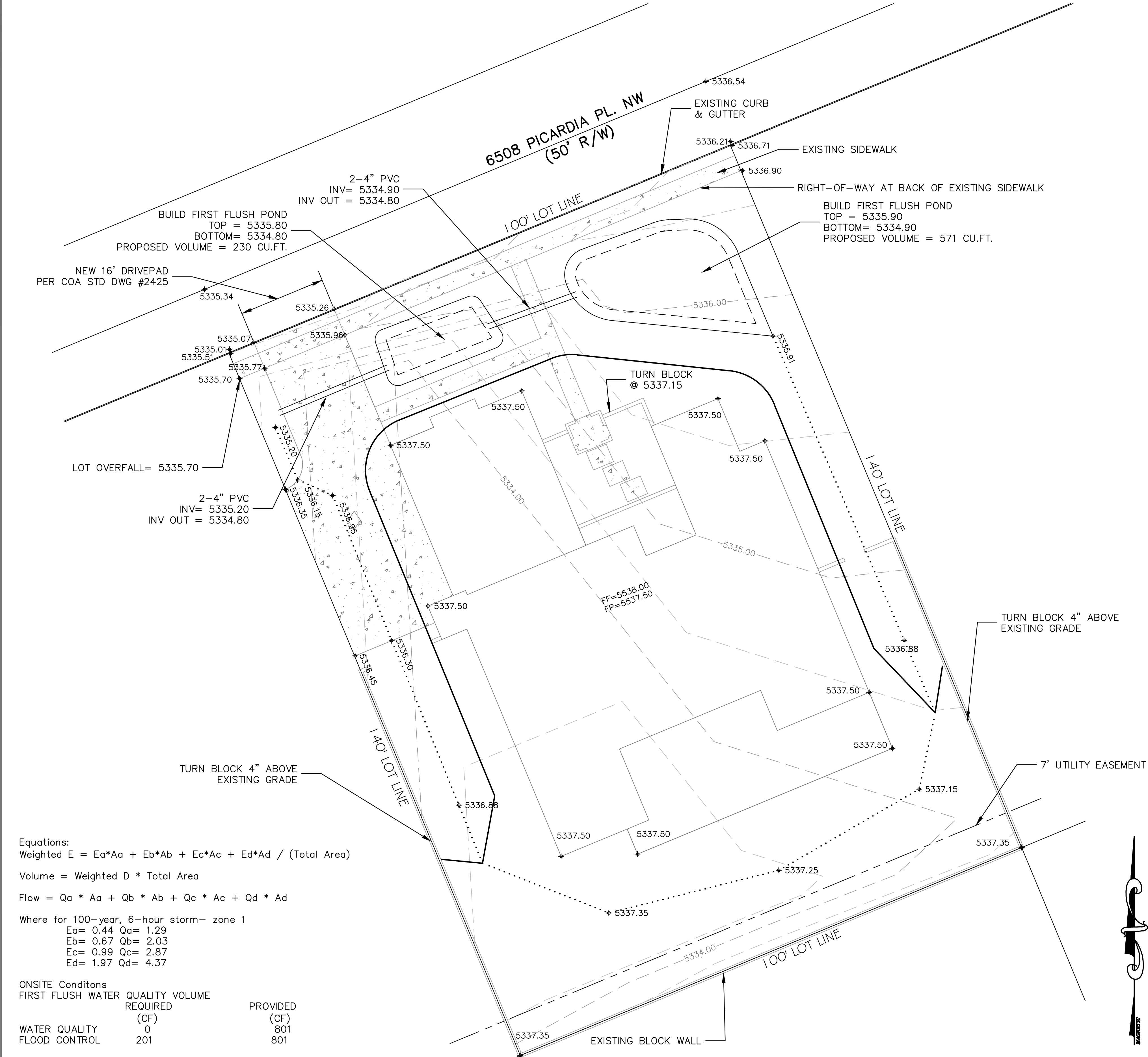
- PO Box 1293
- If a garden wall is built turn blocks should be provided 3" above finish grade.
 - The pad is too high, 6" above back of curb is sufficient; all flows need to drain to the backyard into the 7' PUE then easterly into the neighbor's yard. Ponding needs to be maintained in the PUE.
- Albuquerque
- All flows need to follow the SAD 228 Master Plan. This plan can be found in file number D10D003.

NM 87103

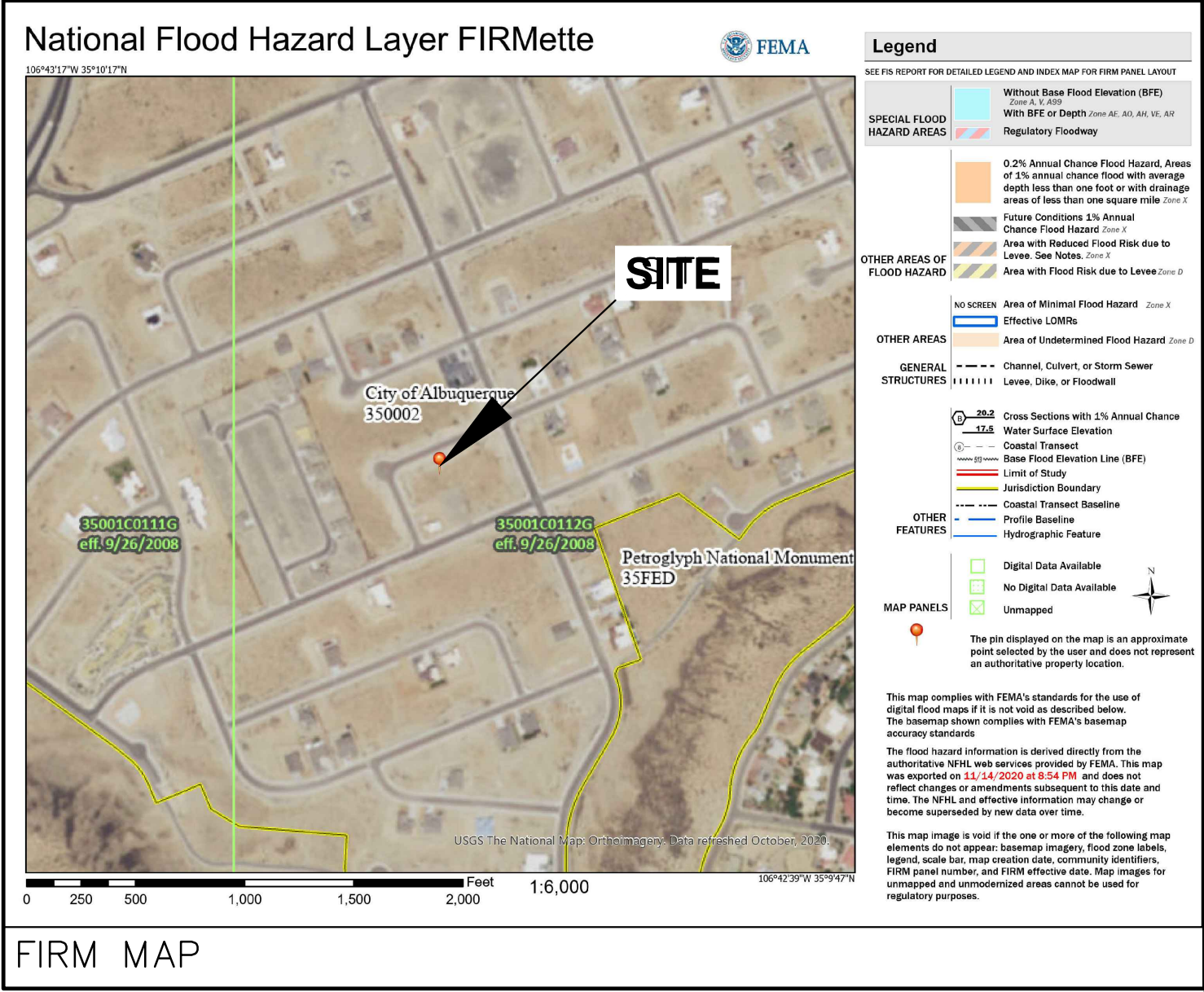
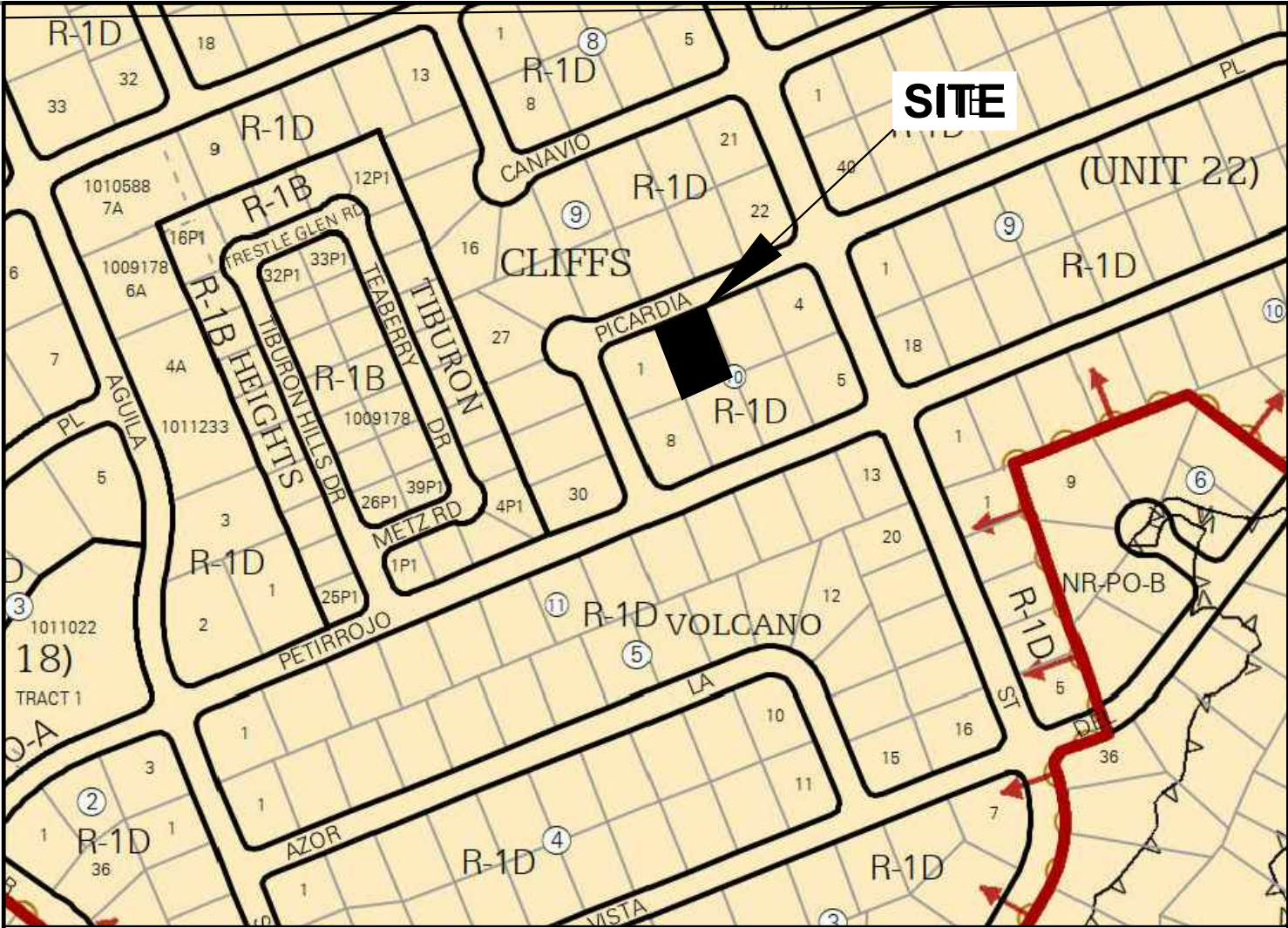
Sincerely,

www.cabq.gov

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services



PROPERTY ADDRESS AND DESCRIPTION PARCEL
6508 PICARDIA PL NW
002 010 VOLCANO CLIFFS SUBD UNIT 18



LEGAL DESCRIPTION:

LOT 02, BLOCK 10, VOLCANO CLIFFS UNIT 18

NOTES:

- ALL SLOPES SHALL BE 3:1 MAX. AND GRAVEL OR NATIVE SEEDING PRIOR TO CO.

EROSION CONTROL NOTES:

- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE OF MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO THE RIGHT-OF-WAY.
- REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATING ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR
- ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.

Narrative

This site is within the SAD 228 Master Drainage plan boundaries. The site is to maintain existing patterns and drain to the adjacent roadway to the north per the master drainage plan. The site does exceed the SAD 228 developed conditions assumptions, therefore ponding is required. Minor upland flow enters the site from the side of the lot to the east. This plan is in conformance to the master drainage plan

Notes:

- SITE SHALL BE CLEARED AND GRUBBED OF EXISTING VEGETATION AND DEBRIS AS NECESSARY PRIOR TO EARTHWORK OPERATIONS.
- IMPORT FILL MATERIAL AND EARTHWORK COMPACTION REQUIREMENTS SHALL MEET OR EXCEED CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION 2020 EDITION.
- EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE CONTRACTOR'S RESPONSIBILITY TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO EXCAVATION TO DETERMINE LOCATIONS OF UTILITIES. CALL 811 OR (505) 260-1990 AT LEAST TWO (2) WORKING DAYS PRIOR TO START OF EXCAVATION.
- A PAD CERTIFICATION IS REQUIRED FOR THIS LOT
- BLOCK FENCE REQUIRES A SEPARATE PERMIT AND THE APPROVED GRADING PLAN MUST BE PROVIDED WITH THE PLAN SET AND PERMIT



REV:	DESCRIPTION:	BY:	DATE:
STATUS: CONSTRUCTION ISSUE			
Andrew C. Sutliff, PE 4442 Avenida Del Sol NE Albuquerque, NM, 87110 (505) 307-6467			
CLIENT:	DANIEL SIMS (505) 306-0236		
ARCHITECT:			
SITE:	6508 PICARDIA PL NW		
TITLE:	GRADING AND SITE PLAN		
SCALE AT A1:	DATE:	DRAWN:	CHECKED:
1"=10'	10/30/20	AS	AS
PROJECT NO:	DRAWING NO:	REVISION:	
	10		