

CITY OF ALBUQUERQUE



November 27, 2017

David Soule, P.E.
Rio Grande Engineering
PO Box 93924
Albuquerque, NM 87199

RE: **5400 Seville NW**
Grading Plan
Engineer's Stamp Date: 11/21/17
Drainage File: F11D010A

Dear Mr. Soule:

Based on the information provided in your submittal received 11/21/17 the Grading Plan is approved for SPBP. Prior to additional approvals, the following will be required:

Prior to Grading/Paving Permit:

1. A Bernalillo County Recorded Private Facility Drainage Covenant is required for the stormwater quality ponds. The original notarized forms, exhibits, and recording fee (\$25, payable to City of Albuquerque) must be turned into DRC (4th, Plaza del Sol) for routing. Please contact Charlotte LaBadie (clabadie@cabq.gov, 924-3996) or Madeline Carruthers (mtafoya@cabq.gov, 924-3997) regarding the routing and recording process for covenants.
2. Payment of the Fee in Lieu (Amount = \$2,016) for the first flush volume not captured must be made and a receipt provided with the Grading Permit set.

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 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) _____

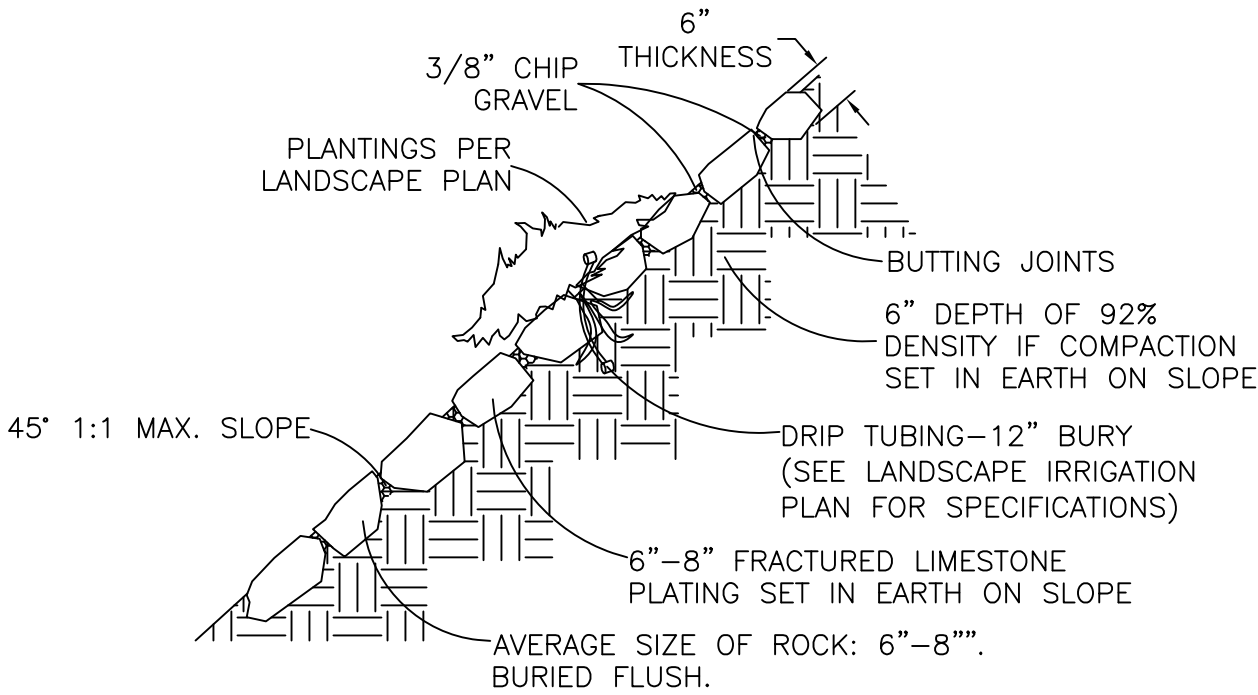
IS THIS A RESUBMITTAL?: ☐ Yes ☐ No

DATE SUBMITTED: _____ **By:** _____

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____

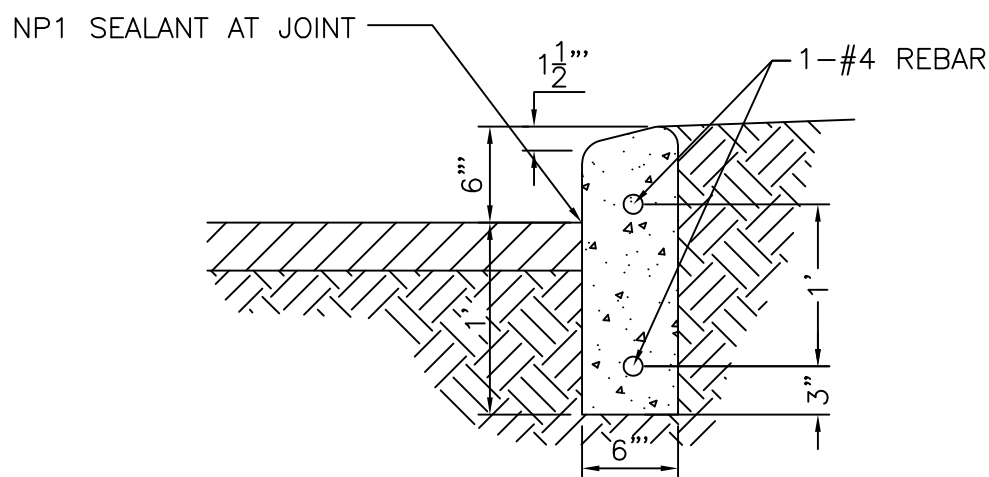
DRAINAGE NARRATIVE

THIS SITE IS GOVERNED BY THE MASTER DRAINAGE PLAN PREPARED BY MARK GOODWIN AND ASSOCIATED (6/14/08). THE PER THE GOVERNING PLAN, THIS SITE DRAINS TO THE SAN ANTONIO ARROYO VIA A PRIVATELY MAINTAINED STORM DRAIN. THE ORIGINAL PLAN DID NOT INCORPORATE 'FIRST FLUSH' FEATURES. THE AREA OF NEW IMPROVEMENT WILL INCORPORATE THE REQUIRED FIRST FLUSH. THE REMAINING SITE WILL CONTINUE TO DRAIN IN ACCORDANCE WITH THE APPROVED PLAN. THE PROPOSED PARKING LOT HAS AN INCREASE IN PAVEMENT OF 16420 SF THEREFOR THE SITE WILL RETAIN ONSITE 465 CUBIC FEET.



ROCK PLATING DETAIL

NTS

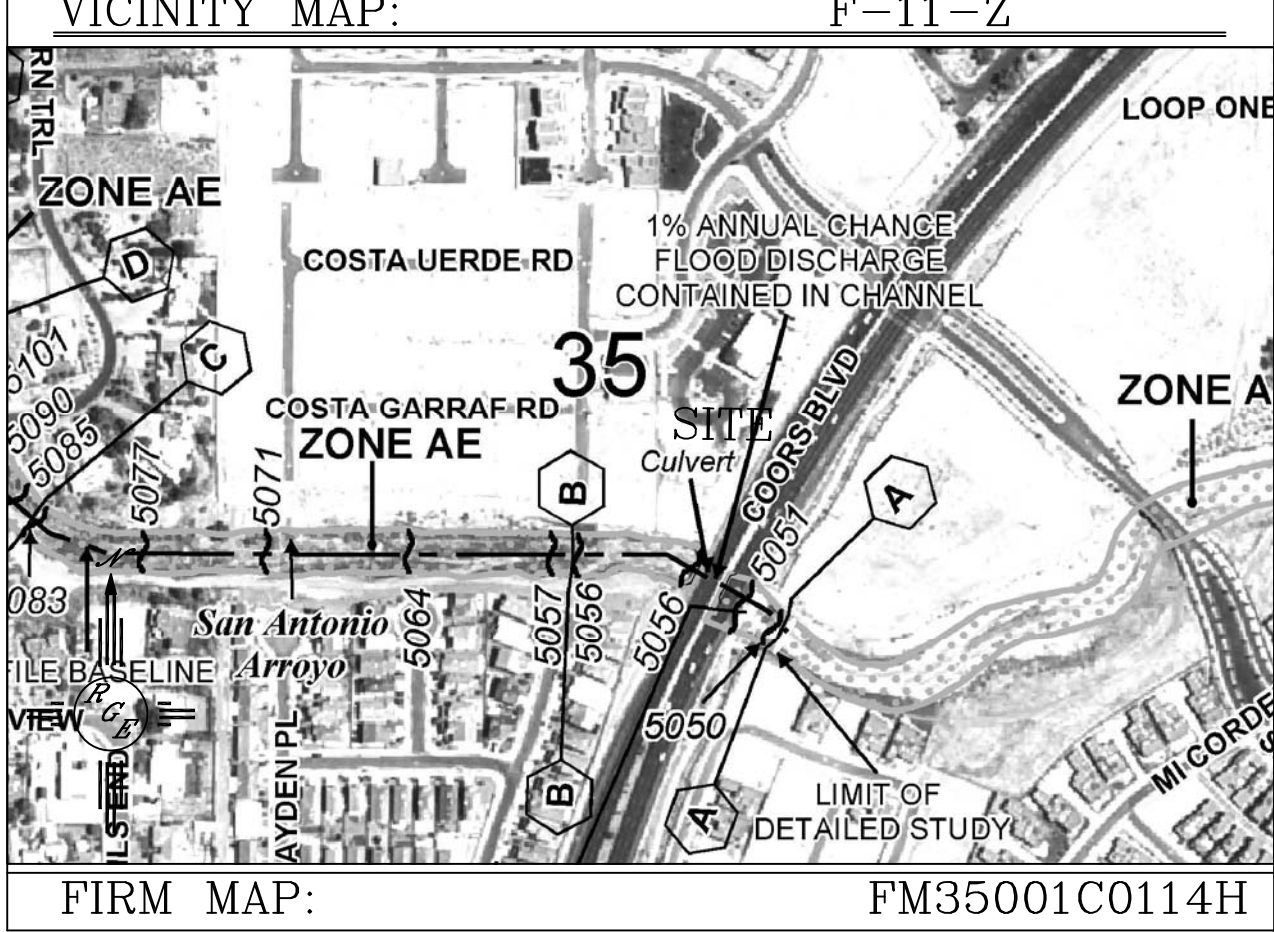
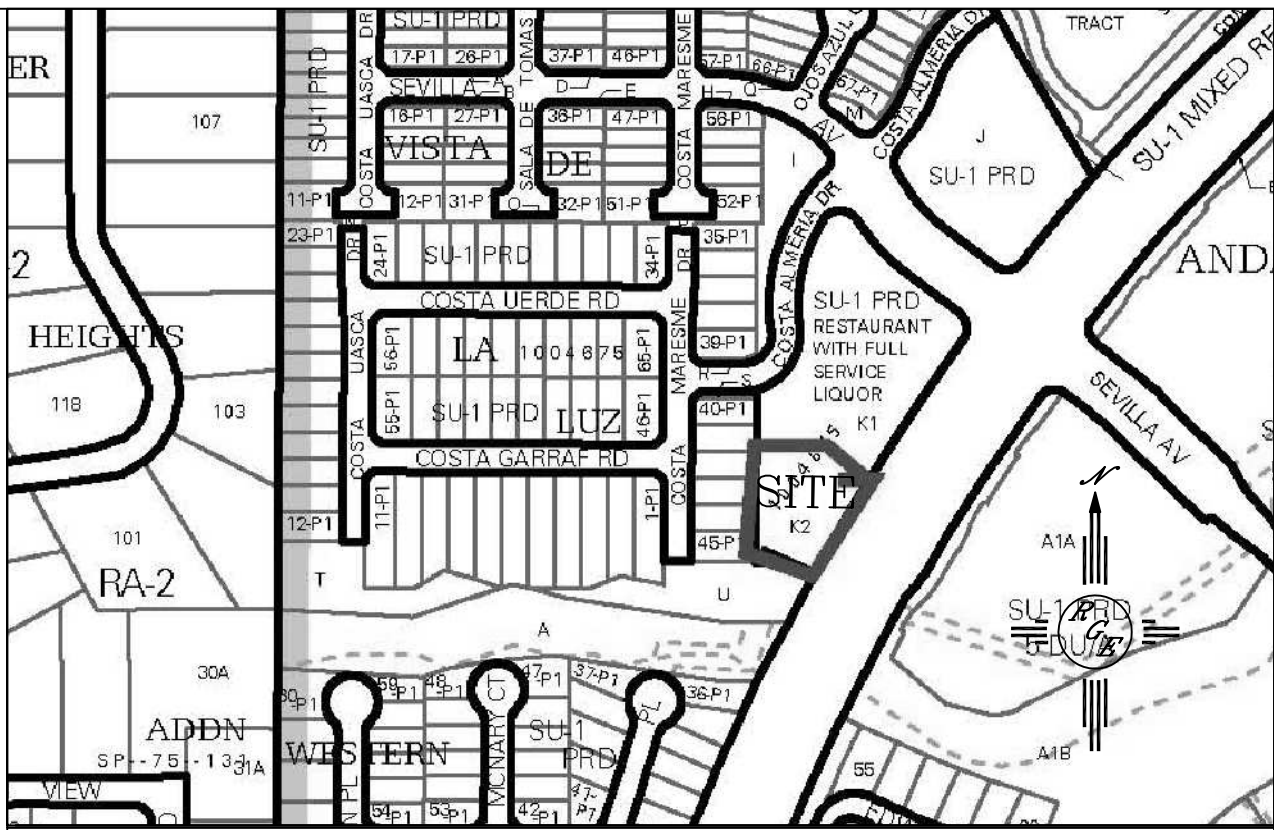


6" HEADER CURB DETAIL

NTS

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.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.



LEGAL DESCRIPTION:

Tract K-2 and a portion of Tract K-1, Plat for Vista De La Luz Commercial

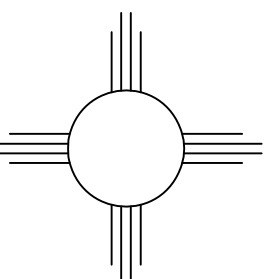
NOTES:

1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
2. ALL CURB AND GUTTER TO 6" HEADER UNLESS OTHERWISE NOTED.
3. ALL RETAINING WALL DESIGN SHALL BE BY OTHERS.
4. ANY CURBS OR PAVEMENT NEGATIVELY IMPACTED BY CONSTRUCTION ACTIVITY SHALL BE REPLACED TO MATCH EXISTING CONDITIONS.
5. ALL SITE WORK SHALL CONFORM TO CITY OF ALBUQUERQUE STANDARDS FOR PUBLIC WORKS CONSTRUCTION EDITION 9

LEGEND

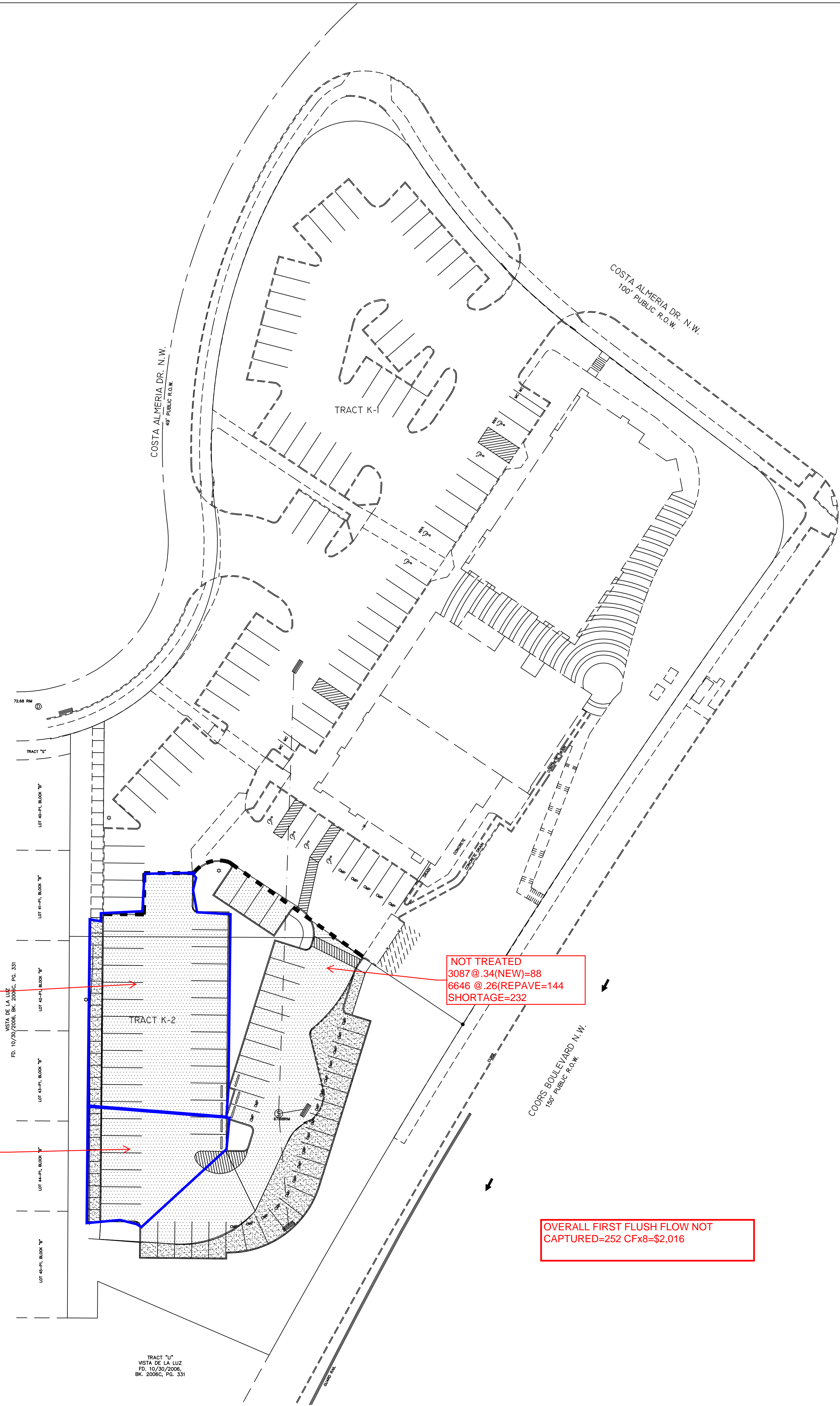
- 5414--- EXISTING CONTOUR
- 5415--- EXISTING INDEX CONTOUR
- 5414--- PROPOSED CONTOUR
- 5415--- PROPOSED INDEX CONTOUR
- SLOPE TIE
- × 4048.25 EXISTING SPOT ELEVATION
- × 4048.25 PROPOSED SPOT ELEVATION
- BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY
- PROPOSED CURB
- EXISTING CURB AND GUTTER
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- PROPOSED RETAINING WALL (SEE STRUCTURAL DRAWINGS)
- ROCK PLATING SEE DETAIL THIS SHEET
- LIMITS OF EXISTING PAVEMENT TO BE REMOVED AND REPLACED

CONCEPTUAL- NOT FOR CONSTRUCTION

ENGINEER'S SEAL  10/31/17 DAVID SOULE P.E. #14522	VISTAS DE LA LUZ COMMERCIAL GRADING AND DRAINAGE PLAN	DRAWN BY WCWJ DATE 10-31-17 21644-LAYOUT-1-06-17 SHEET #
	 Rio Grande Engineering 1606 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0999	JOB # 21644

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.

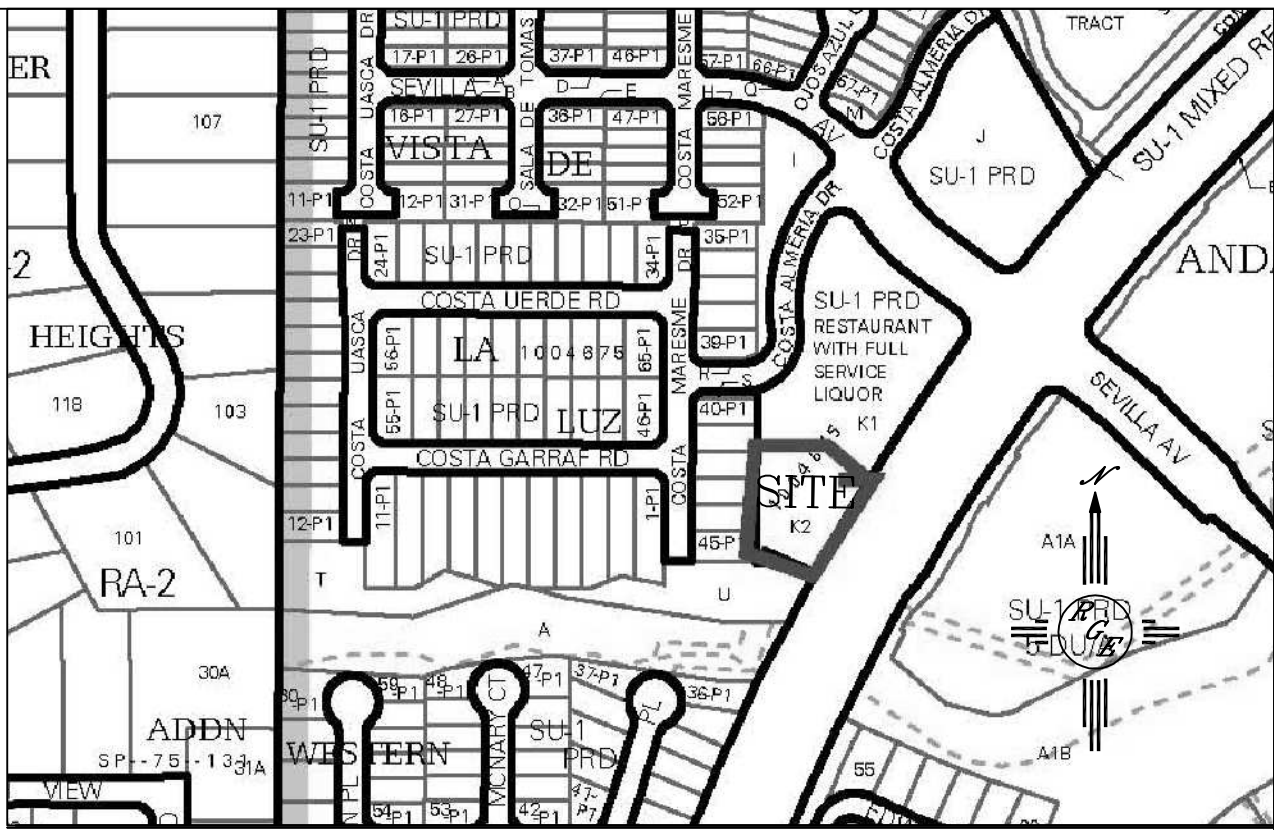


TO NORTH POND=159
505 SF @ .34(NEW)=14
6694 SF @ .26(REPAVE)=145
PROVIDED=677
NO SHORTAGE

TO MIDDLE POND=69
350 @ .34(NEW)=10
2734SF @ .26(REPAVE)=59
PROVIDED=49
SHORTAGE=20 CF

NOT TREATED
3087 @ .34(NEW)=88
6646 @ .26(REPAVE)=144
SHORTAGE=232

OVERALL FIRST FLUSH FLOW NOT
CAPTURED=252 CFx8=\$2,016

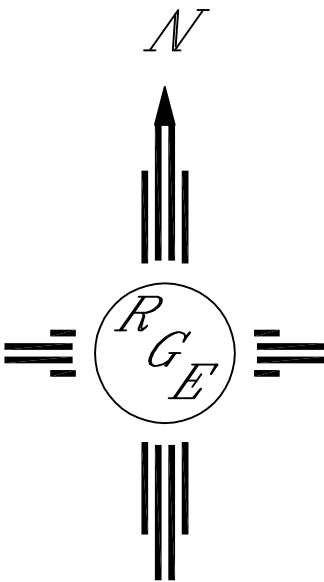


LEGEND

- 5414--- EXISTING CONTOUR
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- × 4048.25 EXISTING SPOT ELEVATION
- × 4048.25 PROPOSED SPOT ELEVATION
- BOUNDARY
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- RIGHT-OF-WAY
- PROPOSED CURB
- EXISTING CURB AND GUTTER
- PROPOSED SIDEWALK
- EXISTING SIDEWALK

LIMITS OF NEW SW AND PAVING (3942 sf)

LIMITS OF EXISTING PAVEMENT TO BE (15894 SF)
REMOVED AND REPLACED



GRAPHIC SCALE

ENGINEER'S SEAL	VISTAS DE LA LUZ COMMERCIAL	DRAWN BY WCWJ
		DATE 10-31-17
		21644-LAYOUT-1-06-17
11/21/17	 <div>Rio Grande Engineering 1606 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0999</div>	SHEET #
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