

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Interim Director



Mayor Timothy M. Keller

August 30, 2019

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

RE: 1817 Bluffside NW
Grading and Drainage Plan
Engineer's Stamp Date: 08/17/19
Hydrology File: H11D015B

Dear Mr. Soule:

PO Box 1293

Based upon the information provided in your submittal received 08/19/2019, the Grading & Drainage Plan **is not** approved for Building Permit. The following comments need to be addressed for approval of the above referenced project:

Albuquerque

NM 87103

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1. The topographic survey does not show the existing conditions along Casade Place correctly. As you can see in the July 24, 2019 photos show the vertical cuts that were not caused by drainage. This needs to reflect what the Owner's contractor graded within the public Right-of-Way along Casade Place NW.



2. Provide the existing and proposed grades on both sides of the proposed retaining wall.
3. Provide sections through all external boundaries showing proposed retaining walls, garden walls, property/ROW lines, existing and proposed grades. 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.

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4. If the proposed retaining wall will create such an encroachment, written agreement from both landowners must be provided for such work. Written permission must include: signature of the property owner or owners representative, statement that undersigned is the owner or authorized representative, permission to construct the encroachment with a brief description of the encroachment.
5. Since the retaining wall Casade Place NW is actually holding up the public road because of grading done within the public Right-of-Way, a slope easement is needed. This slope easement will be sized from the property line along Casade Place with a 3:1 slope down to the existing grade. This is so if the retaining wall fails and it effects the public road, the City not replace the retaining wall but will put back a dirt slope at 3:1.
6. Also you can see in the July 24, 2019 photos the extent of the roadway undermining. The Owner needs to contact David Harrison (Street Maintenance) at (505) 857-8053 to coordinate the roadway repair, the drive pad removal, and the installation of curb & gutter.

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7. Please provide all required written agreement from adjacent landowners which were effective from the grading on their property. Written permission must include: signature of the property owner or owners representative, statement that undersigned is the owner or authorized representative, permission to grade on their property with a brief description of the extent of the grading.
8. Standard review fee of \$150 will be required at the time of resubmittal.

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If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

Sincerely,

Renée C. Brissette

Renée C. Brissette, P.E. CFM
Senior Engineer, Hydrology
Planning Department

PO Box 1293

Albuquerque

NM 87103

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City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: 1817 BLUFFSIDE NW **Building Permit #:** _____ **Hydrology File #:** _____
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: LOT 1 , BLOCK 4 VISTA MAGNIFICA
City Address: 1817 BLUFFSIDE NW

Applicant: GABRIEL HERNANDEZ **Contact:** _____
Address: _____
Phone#: _____ **Fax#:** _____ **E-mail:** _____

Other Contact: RIO GRANDE ENGINEERING **Contact:** DAVID SOULE
Address: PO BOX 93924 ALB NM 87199
Phone#: 505.321.9099 **Fax#:** 505.872.0999 **E-mail:** david@riograndeengineering.com

TYPE OF DEVELOPMENT: _____ PLAT ☒ RESIDENCE _____ DRB SITE _____ ADMIN SITE

Check all that Apply:

DEPARTMENT:
☒ HYDROLOGY/ DRAINAGE
_____ TRAFFIC/ TRANSPORTATION

TYPE OF SUBMITTAL:
☒ ENGINEER/ARCHITECT CERTIFICATION
☒ PAD CERTIFICATION (PAD COMPLETED FORMS SET)
_____ 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) _____

IS THIS A RESUBMITTAL?: _____ Yes ☒ No

DATE SUBMITTED: _____ **By:** _____

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

Basin	Area (sq mi)	Area (acres)	100-Year, 6-hr				24-hour Volume (cfs)							
			Treatment A (acres)	Treatment B (acres)	Treatment C (acres)	Treatment D (acres)								
NATIVE	8570.00	0.197	0%	50%	0.9858	50%	0.000	0.830	0.014	0.48	0.014			
UPLAND (ult)	10713.00	0.246	0%	0%	0.025	40%	0.09837	50%	0.123	1.448	0.030	0.87	0.938	
PROPOSED	8570.00	0.197	0%	0%	40%	0.079	34%	0.06689	62%	0.122	1.826	0.030	0.88	0.938
INCREASE											0.016	0.40	0.024	

Where for 100-year, 6-hour storm- zone 1

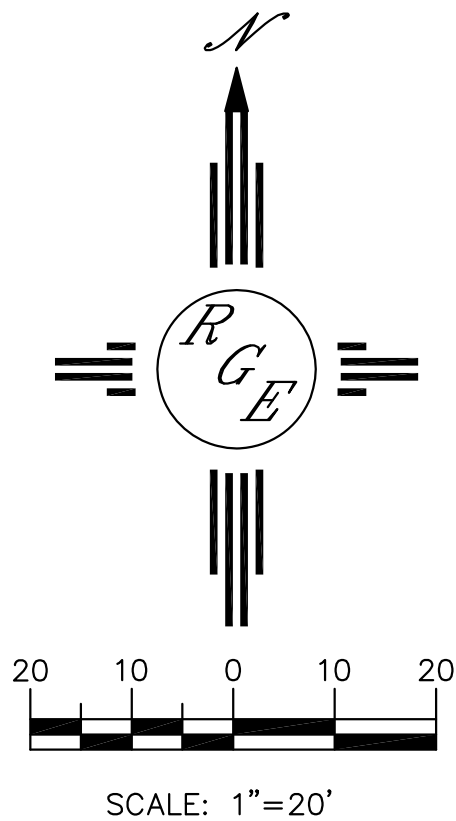
Ea= 0.44	Qa= 1.29
Eb= 0.67	Qb= 2.03
Ec= 0.99	Qc= 2.87
Ed= 1.97	Qd= 4.37


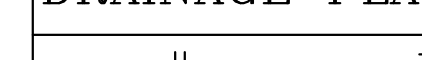
RESTORE ADJACENT TRACTS TO
NATURAL CONDITION. OBTAIN
WRITTEN
ACKNOWLEDGEMENT OF
TEMPORARY ENCROACHMENT
FROM OWNER

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.

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

-----XXXX-----	EXISTING CONTOUR
-----XXXX-----	EXISTING INDEX CONTOUR
-----XXXX-----	PROPOSED CONTOUR
-----XXXX-----	PROPOSED INDEX CONTOUR
▶-----	SLOPE TIE
+ XXXXX	EXISTING SPOT ELEVATION
+ XXXXX	PROPOSED SPOT ELEVATION
-----	BOUNDARY
-----	CENTERLINE
-----	RIGHT-OF-WAY
=====	EXISTING CURB AND GUTTER
=====	PROPOSED CMU SCREEN WALL



<p>ENGINEER'S SEAL</p>	<p>1817 BLUFFSIDE</p>	<p>DRAWN BY WCVJ</p>
	<p>GRADING AND DRAINAGE PLAN</p>	<p>DATE 8-16-19</p>
<p>8/17/19</p>		<p>2109067-LAYOUT-8-15-19</p>
<p>DAVID SOULE P.E. #14522</p>	<p><i>Rio Grande Engineering</i></p> <p>1606 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0999</p>	<p>SHEET # —</p>
		<p>JOB # 2109067</p>