

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Interim Director



Mayor Timothy M. Keller

September 20, 2021

J. Graeme Means, P.E.
High Mesa Consulting Group
6010 B Midway Park Blvd NE
Albuquerque, NM 87109

**RE: Rio Grande Credit Union - 4th Street
1211 4th St NW
Grading and Drainage Plan
Engineer's Stamp Date: 08/04/21
Hydrology File: J14D163**

Dear Mr. Means:

PO Box 1293

Based upon the information provided in your submittal received 08/09/2021, the Grading & Drainage Plan is approved for Grading Permit, Paving Permit, and SO-19 Permit. Once the grading and paving of the project is complete, please provide an as-built for the City's records since there is no CO attached to the project.

Albuquerque

NM 87103

Please provide the Drainage Covenant with Exhibit A for the stormwater quality ponds per Article 6-15(C) of the DPM prior to Permanent Release of Occupancy. Please submit the original copies along with the \$ 25.00 recording fee check made payable to Bernalillo County to Marion G. Velasquez (mgvelasquez@cabq.gov) on the 4th floor of Plaza de Sol.

www.cabq.gov

As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, jhughes@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

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

Sincerely,

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



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: _____ **Building Permit #:** _____ **Hydrology File #:** _____

DRB#: _____ **EPC#:** _____ **Work Order#:** _____

Legal Description: _____

City Address: _____

Applicant: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Other Contact: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

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: _____ **By:** _____

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

- ① NEW DEPRESSED LANDSCAPING PER WATER QUALITY
2. CONSTRUCT NEW SIDEWALK CULVERT PER COA STD
DWG 2236
3. NEW CURB CUT PER TYPICAL SECTION, SHEET C-501
4. EXISTING SIDEWALK CULVERT TO REMAIN
- ⑤ REGRADE LANDSCAPING TO MATCH EXISTING NEW CURB CUT INVERT

1. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 811, FOR DESIGNATION (LINE-SPOTTING) OF EXISTING UTILITIES.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING SO THAT THE PROJECT CAN BE MODIFIED WITH A MINIMUM AMOUNT OF DELAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS OF INTERFERENCE IT MAKES WITHOUT FIRST CONTACTING THE ENGINEER AS REQUIRED ABOVE.
3. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
4. ALL CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.
5. UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE TOPOGRAPHIC AND UTILITY SURVEY CONDUCTED BY THIS FIRM DATED 11/03/2020 AND INCLUDED AS SHEET VF-102 OF THIS PLAN SET. UTILITY LINES THAT APPEAR ON THESE DRAWINGS ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN, IF ANY SUCH EXISTING LINES ARE NOT ON THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS CONDUCTED ONLY PRELIMINARY INVESTIGATION OF THE LOCATION, DEPTH, SIZE OR TYPE OF EXISTING UTILITIES, PIPELINES, OR UNDERGROUND UTILITY LINES. THIS INVESTIGATION IS NOT CONCLUSIVE, AND MAY NOT BE COMPLETE, THEREFORE, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM THE ENGINEER OF THE LOCATION OF ANY EXISTING UTILITIES, PIPELINES, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES, IN PLANNING AND CONDUCTING EXCAVATION. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
6. THE DESIGN OF PLANTERS AND LANDSCAPED AREAS IS NOT PART OF THIS PLAN. ALL PLANTERS AND LANDSCAPED AREAS ADJACENT TO THE BUILDING(S) SHALL BE PROVIDED WITH POSITIVE DRAINAGE TO AVOID ANY POTENTIAL ADJACENT TO THE STRUCTURE. FOR CONSTRUCTION DETAILS, REFER TO LANDSCAPING PLAN.
7. THE GRADES INDICATED ON THIS PLAN ARE FINISHED GRADES UNLESS OTHERWISE INDICATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LEAVING SUBGRADE AT ELEVATIONS THAT SHALL ACCOMMODATE PROPOSED DRIVEWAYS, SIDEWALKS, DRIVEWAYS, DRIVEWAYS, DRIVEWAYS, DRIVEWAYS, TO, SURFACE DRAINAGE STRUCTURES, PAVING AND LANDSCAPING SURFACING.

A MAG NAIL W/WASHER, SET IN CONCRETE CURB JOINT AT THE SOUTHWEST QUADRANT OF 5th ST AND ROSEMONT AVE, NEAR THE SOUTHWEST CORNER OF THE PROJECT SITE, AS SHOWN ON THIS SHEET.
ELEVATION = 4960.52 FEET (NAVD 1988)

A MAG NAIL W/WASHER, SET IN CONCRETE CURB JOINT ON THE WEST SIDE OF 5th ST NEAR THE NORTHWEST CORNER OF THE PROJECT SITE, AS SHOWN ON THIS SHEET.
ELEVATION = 4960.84 FEET (NAVD 1988)


A SCRIBED "+" IN CONCRETE SIDEWALK NEAR THE EMPLOYEE ENTRANCE ON THE NORTH SIDE OF THE BUILDING, AS SHOWN ON THIS SHEET.
ELEVATION = 4960.90 FEET (NAVD 1988)

A MAG NAIL, SET IN CONCRETE JOINT ON THE EAST SIDE OF 4th ST NEAR THE
NORTHEAST CORNER OF THE PROJECT SITE, AS SHOWN ON THIS SHEET.
ELEVATION = 4959.87 FEET (NAVD 1988)

A MAG NAIL W/WASHER, SET IN CONCRETE CURB JOINT AT THE SOUTHWEST QUADRANT OF 4th ST AND ROSEMONT AVE, NEAR THE SOUTHEAST CORNER OF THE PROJECT SITE, AS SHOWN ON THIS SHEET.
ELEVATION = 4959.51 FEET (NAVD 1988)

1. WATER LINE WAS NOT DETECTABLE FROM METER/VALVE AT POINT INDICATED ON DIAGRAM. DESIGNATION IS INCOMPLETE.
2. GAS LINE WAS NOT DETECTABLE FROM METER AT POINT INDICATED ON DIAGRAM. DESIGNATION IS INCOMPLETE.
3. STANDALONE UNARMORED FIBER OPTIC LINE IN VAULT AT POINT INDICATED ON DIAGRAM. PATHWAY AND DESTINATION IS UNKNOWN.
4. PUBLICLY-OWNED COMMUNICATION LINES DESIGNATED BY OWNER.
5. THE LOCATIONS OF ELECTRIC AND COMMUNICATION LINES TO ATM COULD NOT BE DETERMINED. _____

03-15-2021 08-04-2021

DESIGNED BY	R.J.C.	NO.	DATE	BY	REVISIONS	JOB NO.
			08/21	G.M.	CITY COMMENTS	2020.044.3
DRAWN BY	J.Y.R.					DATE
						03-2021
APPROVED BY	G.M.					SHEET
						C-101

GRADING PLAN

RIO GRANDE CREDIT UNION