

CITY OF ALBUQUERQUE



Richard J. Berry, Mayor

May 4, 2017

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

**RE: Iron Duplex - Resubmittal
Grading and Drainage Plan
Stamp Date: 5/2/17
Hydrology File: K13D074**

Dear Mr. Soule:

PO Box 1293

Based upon the information provided in your re-submittal received 5/3/2017, the Grading Plan is approved for Building Permit.

Albuquerque

Please attach a copy of this approved plan in the construction sets for Building Permit processing. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

NM 87103

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

www.cabq.gov

Sincerely,

Renee C. Brissette

Reneé C. Brissette, P.E.
Senior Engineer, Hydrology
Planning Department



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

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: _____

Surveyor: _____ Contact: _____

Address: _____

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

Contractor: _____ Contact: _____

Address: _____

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

TYPE OF SUBMITTAL:

- _____ DRAINAGE REPORT
- _____ DRAINAGE PLAN 1st SUBMITTAL
- _____ DRAINAGE PLAN RESUBMITTAL
- _____ CONCEPTUAL G & D PLAN
- _____ GRADING PLAN
- _____ EROSION & SEDIMENT CONTROL PLAN (ESC)
- _____ ENGINEER'S CERT (HYDROLOGY)
- _____ CLOMR/LOMR
- _____ TRAFFIC CIRCULATION LAYOUT (TCL)
- _____ ENGINEER'S CERT (TCL)
- _____ ENGINEER'S CERT (DRB SITE PLAN)
- _____ ENGINEER'S CERT (ESC)
- _____ SO-19
- _____ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- _____ SIA/FINANCIAL GUARANTEE RELEASE
- _____ PRELIMINARY PLAT APPROVAL
- _____ S. DEV. PLAN FOR SUB'D APPROVAL
- _____ S. DEV. FOR BLDG. PERMIT APPROVAL
- _____ SECTOR PLAN APPROVAL
- _____ FINAL PLAT APPROVAL
- _____ CERTIFICATE OF OCCUPANCY (PERM)
- _____ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- _____ FOUNDATION PERMIT APPROVAL
- _____ BUILDING PERMIT APPROVAL
- _____ GRADING PERMIT APPROVAL
- _____ PAVING PERMIT APPROVAL
- _____ WORK ORDER APPROVAL
- _____ GRADING CERTIFICATION
- _____ SO-19 APPROVAL
- _____ ESC PERMIT APPROVAL
- _____ ESC CERT. ACCEPTANCE
- _____ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes _____ No _____ Copy Provided

DATE SUBMITTED: _____ By: _____

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

CITY OF ALBUQUERQUE



Richard J. Berry, Mayor

April 6, 2017

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

**RE: Iron Duplex - Resubmittal
Grading and Drainage Plan
Original Stamp Date: 11/22/16
Revision Stamp Date: 4/4/17
Hydrology File: K13D074**

Dear Mr. Soule:

Based upon the information provided in your submittal received 4/5/2017, the Grading and Drainage Plan resubmittal **is not** approved for Building Permit. The following comments need to be addressed for approval of the above referenced project:

1. As a constructability issue, it is hard to tell what you are installing and what you are not. Please place a big "X" over the old ponds and driveway. Then place a new viewport showing what you are proposing to install. It will make it a lot easier for both the contractor and the building inspector to immediately see what is to be built. **WE HAVE REDRAWN PLAN TO CLARIFY**
2. It appears that the 6'x7'x48' trench is drawn 47'. Please check the length of the trench. **WE HAVE RE DRAWN THE PROPER WIDTH**
3. Please provide a detail for the trench. Again this will help both the contractor and the building inspector know what is to be built. **WE HAVE ADDED A TRENCH CROSS SECTION**
4. The proposed trench is to provide 520 CF of retention. The required retention is 530 CF. It appears that your new system is about 10 CF short.

**WE HAVE ADDED SMALL PONDS IN THE FRONT THE
PIPE HAS A CAPACITY OF 12 CF**

CITY OF ALBUQUERQUE



Richard J. Berry, Mayor

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

Sincerely,

Renee C. Brissette

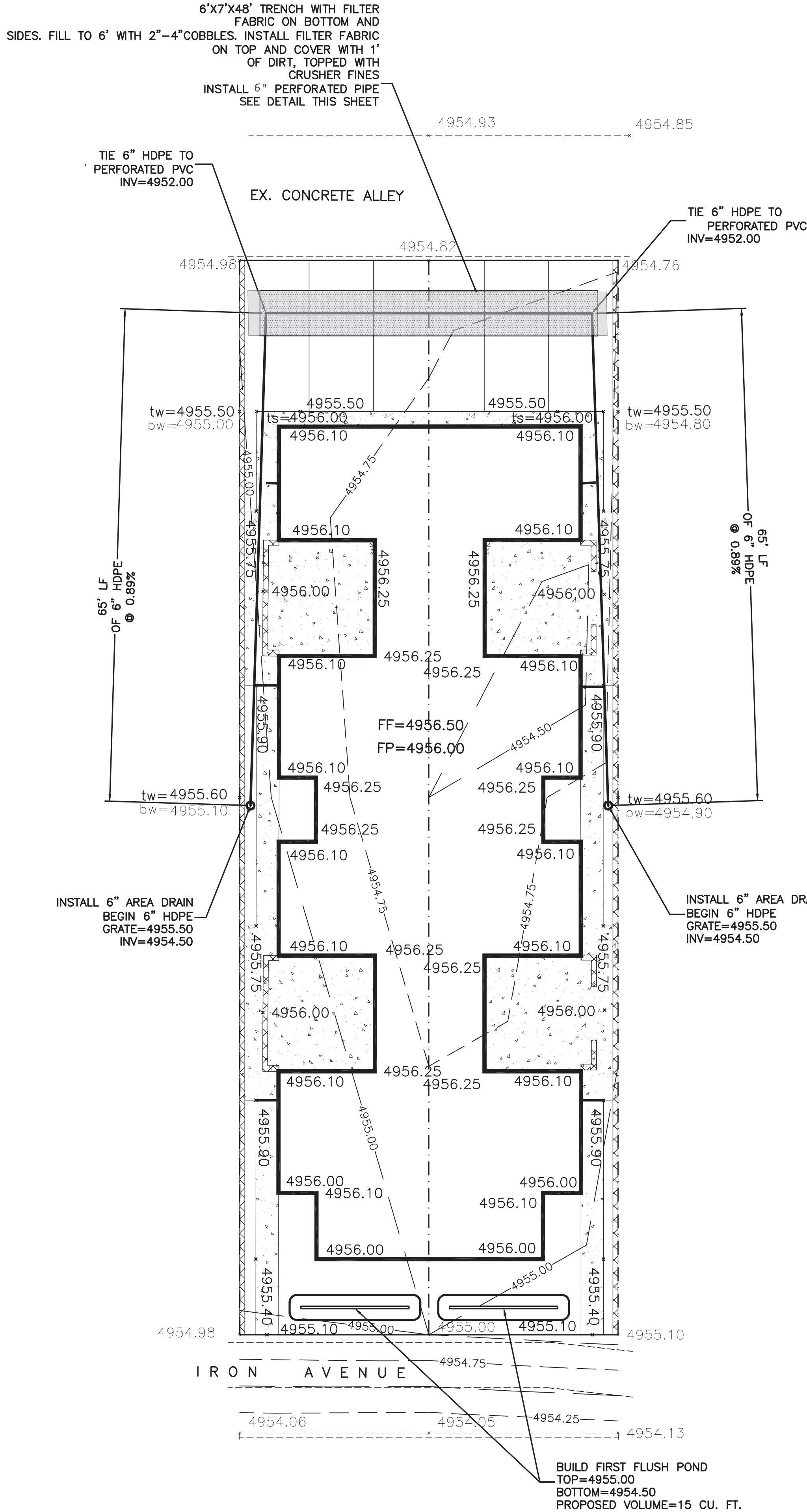
Reneé C. Brissette, P.E.
Senior Engineer, Hydrology
Planning Department

PO Box 1293

Albuquerque

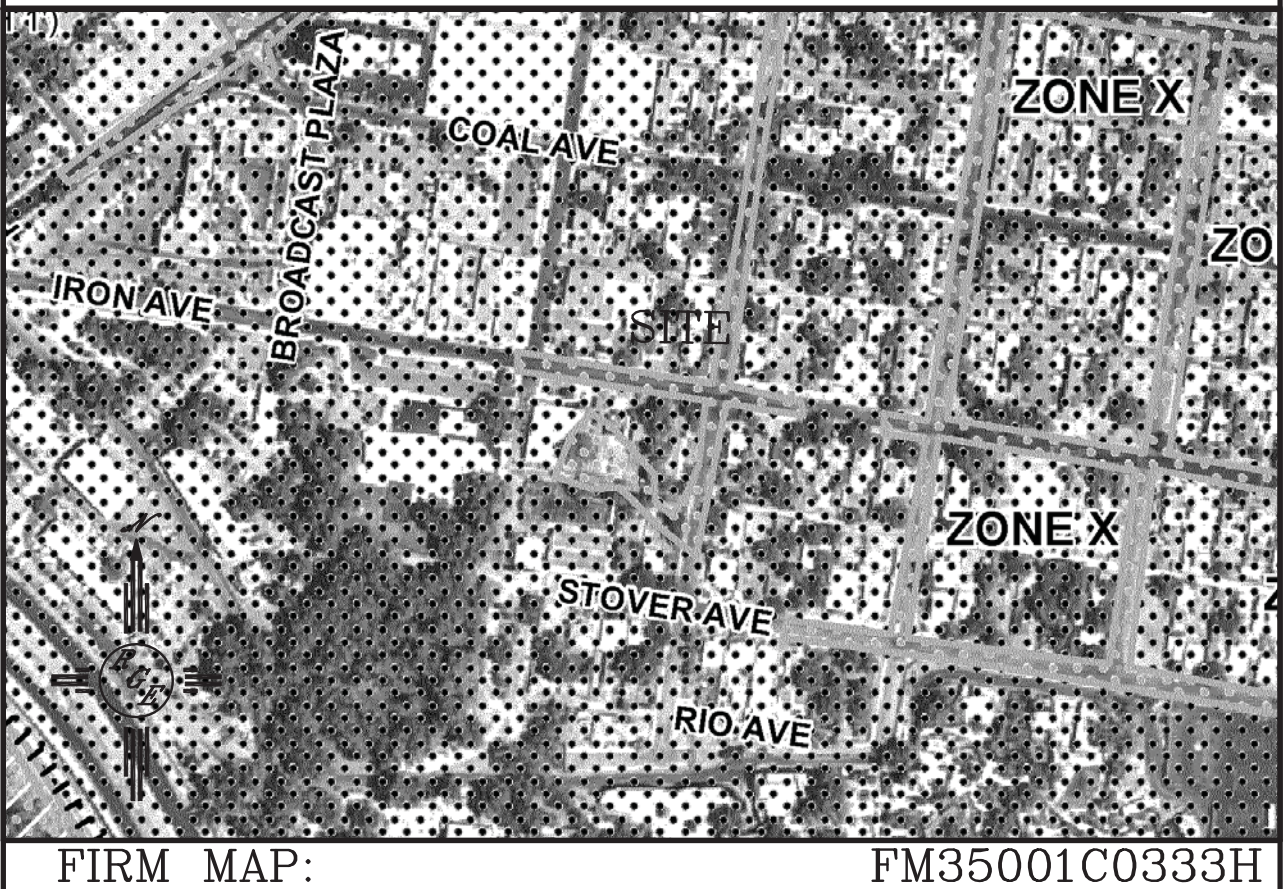
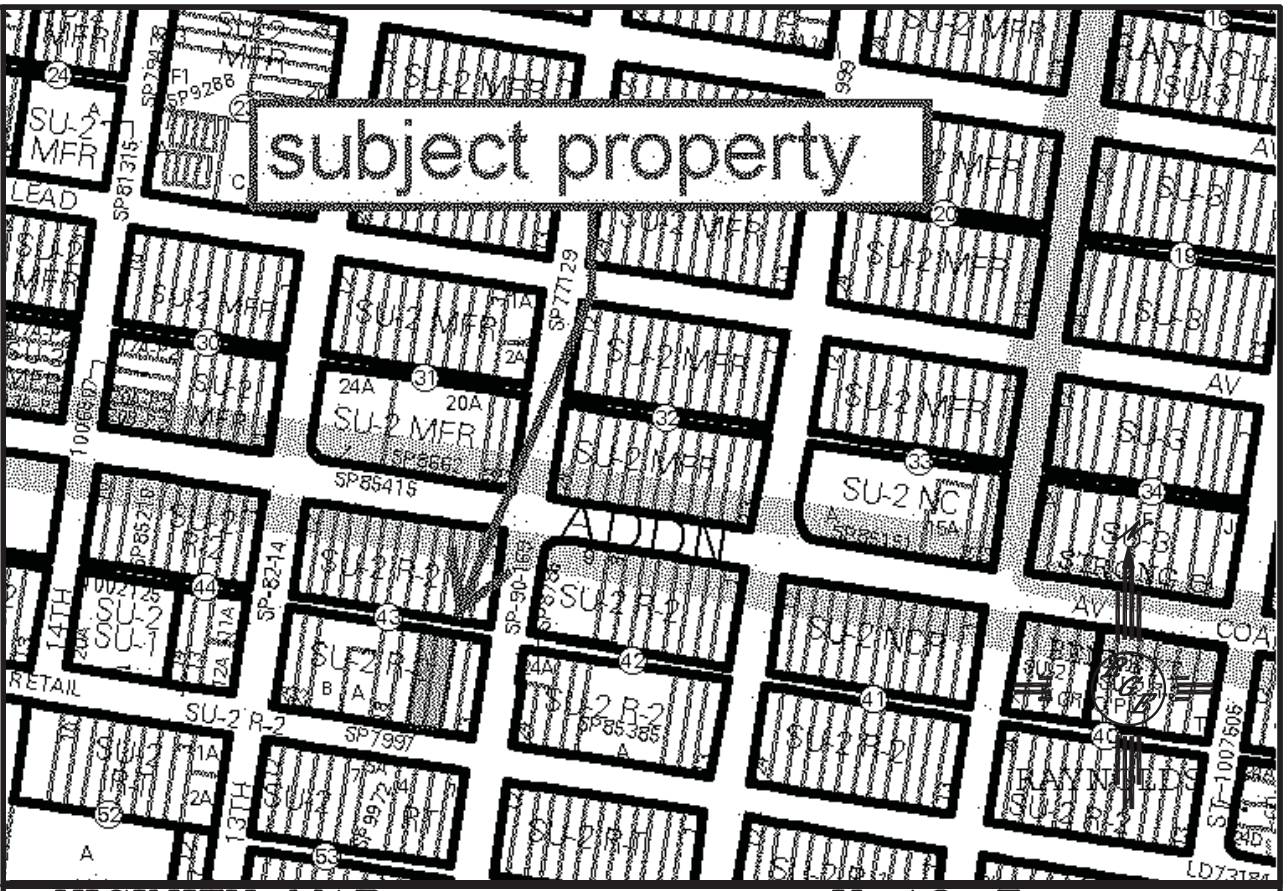
New Mexico 87103

www.cabq.gov



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:

LOTS 2-D AND 2-E, BLOCK 2-A, CHELWOOD PARK

NOTES:

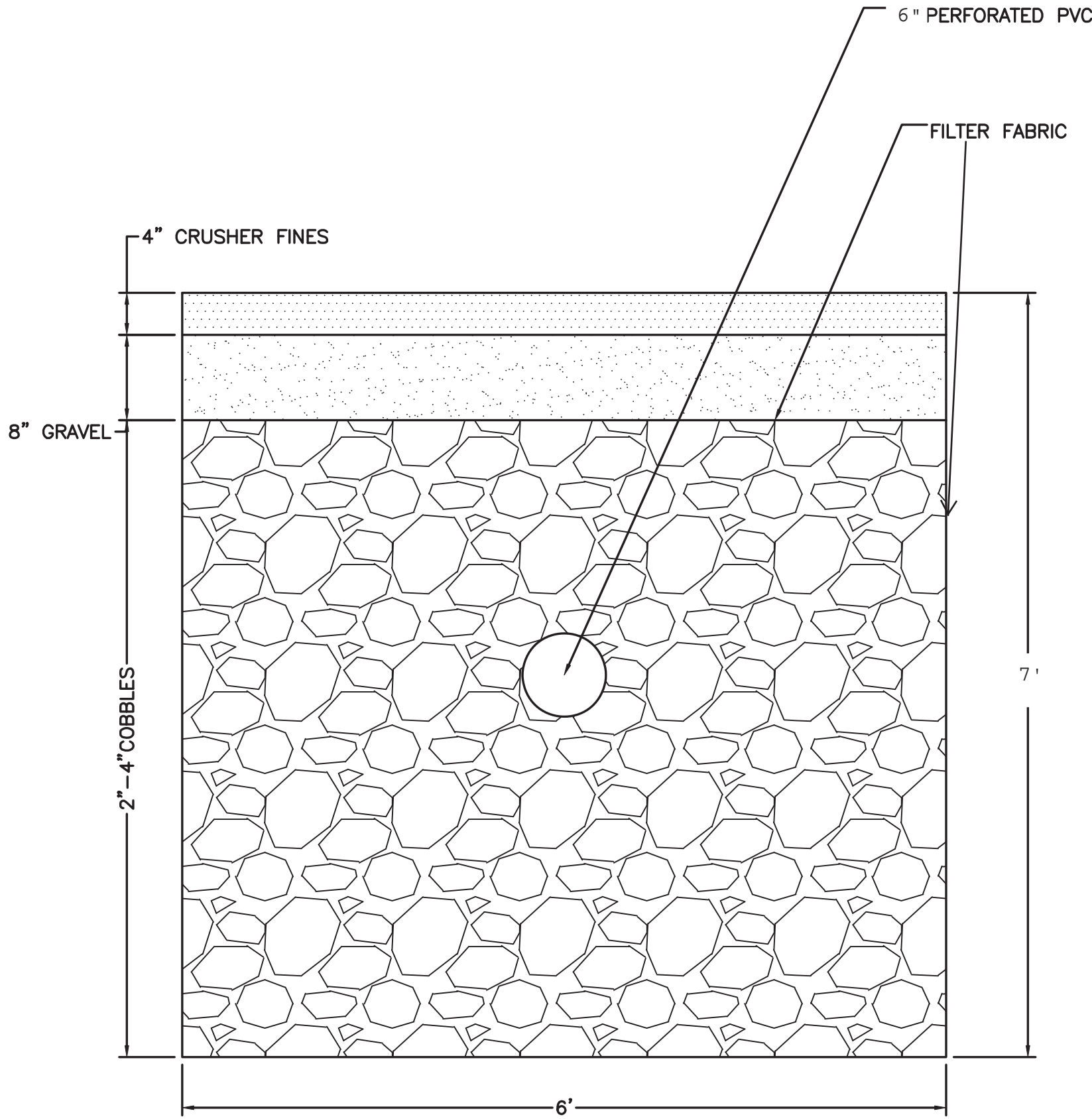
1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
2. ALL CURBS TO BE 6" HEADER.
3. THE CONTRACTOR WILL BE REQUIRED TO SAWCUT AND REPAIR THOSE PORTIONS OF THE CONCRETE ALLEY THAT ARE DEGRADED BY THE CONSTRUCTION OF THE IMPROVEMENTS.
4. DOWN SPOUTS SHOWN SHALL CONNECT TO A 4" WIDE SIDEWALK TRENCH DRAIN TO ALLOW ROOF DRAINAGE TO DRAIN UNDER SIDEWALKS.

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 AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED SIDEWALK
- PROPOSED SETBACK
- PROPOSED LOT LINE
- PROPOSED SCREEN WALL
- PROPOSED RETAINING WALL DESIGN BY OTHERS

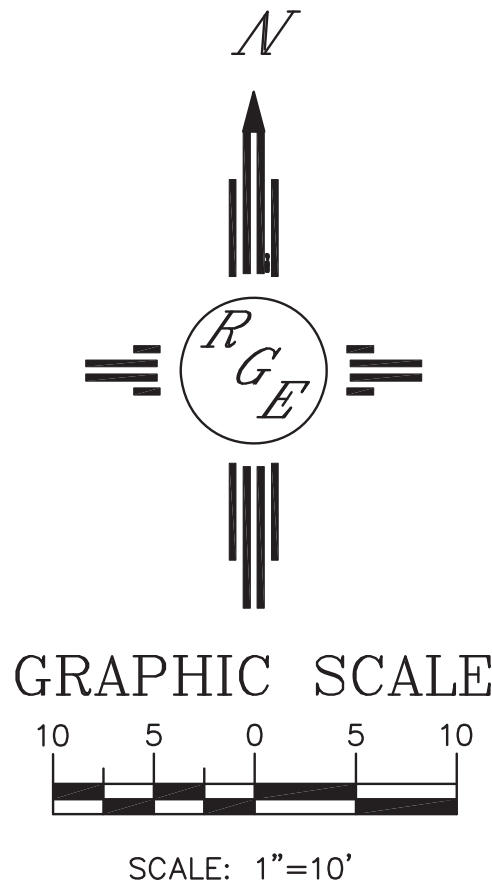
TRENCH DETAIL

NTS



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



<div>ENGINEER'S SEAL</div> <div>DAVID SOULE NEW MEXICO REGISTERED PROFESSIONAL ENGINEER 5/2/17 DAVID SOULE P.E. #14522</div>	1203 IRON DUPLEX	DRAWN BY WCWJ
	GRADING AND DRAINAGE PLAN	DATE 5-02-17
	 1606 CENTRAL AVENUE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0999	21637-LAYOUT-11-02-16
		SHEET # — JOB # 21637