

CITY OF ALBUQUERQUE

Planning Department
Suzanne Lubar, Director



Mayor Richard J. Berry

September 8, 2016

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

RE: **Covered Wagon**
13709 and 13705 Covered wagon Ave.
Grading and Drainage Plan
Engineers Stamp Date 8/29/16 (L13D014)

Dear Mr. Soule,

Based upon the information provided in your submittal received 8/31/16, this plan is approved for Grading Permit and Building Permit.

Please inform the owner/contractor to attach a copy of this approved plan to the construction sets in the permitting process prior to sign-off by Hydrology.

Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

If you have any questions, please contact me at 924-3986 or Rudy Rael at 924-3977.

Sincerely,

Abiel Carrillo, P.E.
Principal Engineer, Hydrology
Planning Department

RR/AC
C: File



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: _____

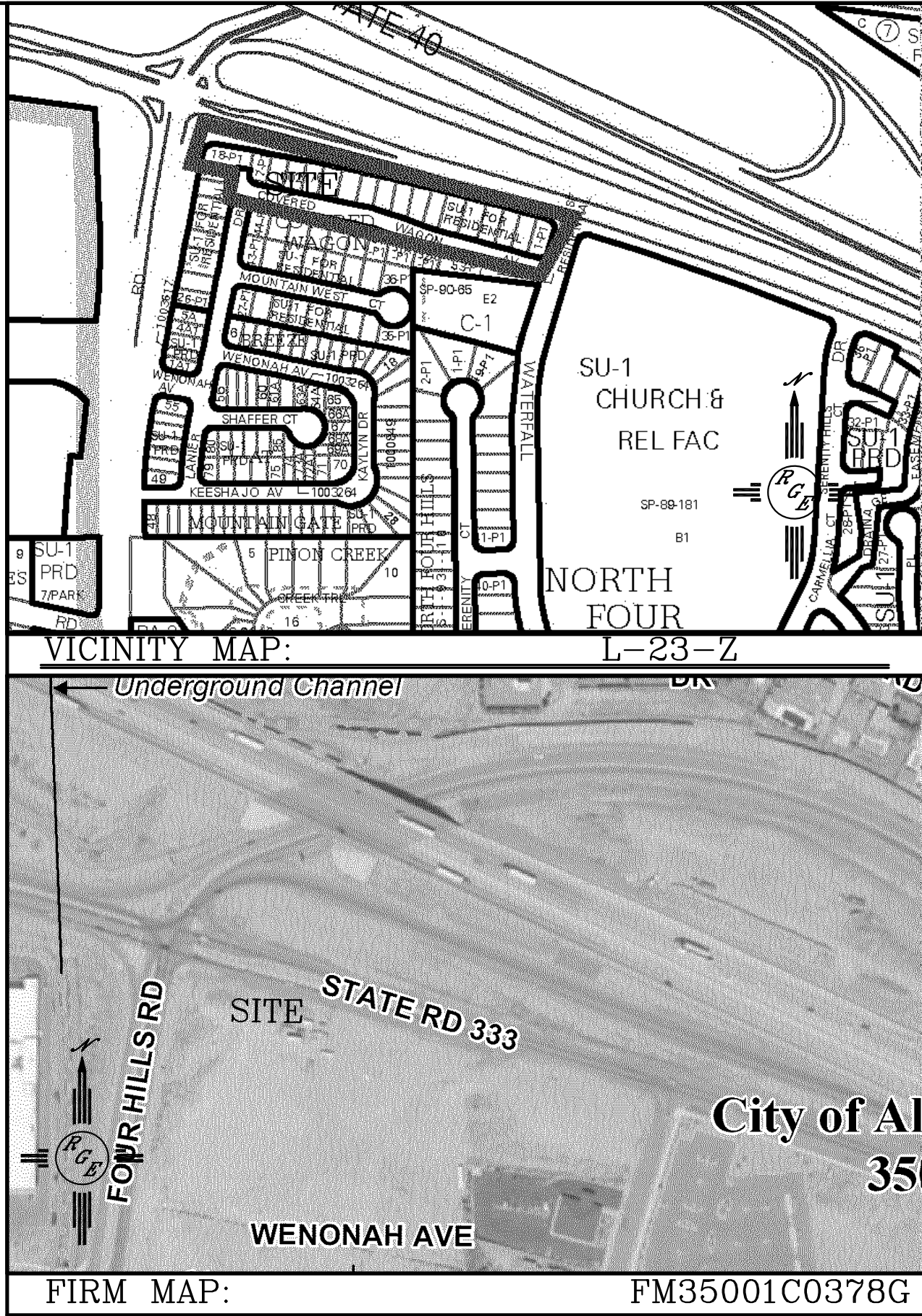
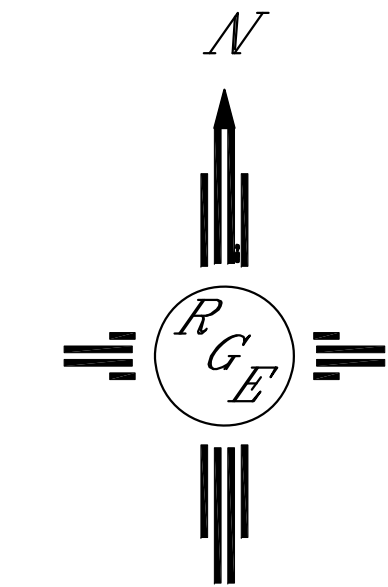
EROSION CONTROL NOTES:

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.



FIRST FLUSH PONDING REQUIREMENT PER LOT
3160 SF IMPERVIOUS AREA X .34/12=91 CUBIC FEET PER LOT

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.



LEGAL DESCRIPTION:

LOTS 1-18, WAGON BREEZE

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. SITE CONTROLS IDENTIFIED WITHIN THE EROSION AND SEDIMENT CONTROL PLAN MUST REMAIN INPLACE DURING CONSTRUCTION AND BE MAINTAINED UNTIL SITE IS STABILIZED

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 (DESIGN BY OTHERS)
— PROPOSED 6' SCREEN WALL (DESIGN BY OTHERS)
— EXISTING RETAINING WALL

ROUGH GRADING APPROVAL

DATE

ENGINEER'S SEAL	COVERED WAGON SUBDIVISION-LOTS 5&6	DRAWN BY WCUJ
DAVID SOULE NEW MEXICO REGISTERED PROFESSIONAL ENGINEER 14522 8/29/16	GRADING AND DRAINAGE PLAN	DATE 7-29-16
	Rio Grande Engineering 1606 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0999	21511-LAYOUT-4-02-15
DAVID SOULE P.E. #14522		SHEET #
		JOB # 21510

8/30/16

Mr. Rael,

This email is being sent in lieu of an attached comment letter in order to expedite our response to previous comments. Response to comments should continue to be included in the resubmittal. A reply to these comments via email will not be considered a resubmittal.

We have revised the plans based upon your email dated 8/23/16. The following are your comments and our response as to how we addressed are underlined.

- An approved ESC plan is required for all the lots, plus an ESC Permit is required for each lot which have different owners.
An ESC has been approved
- Address the First Flush requirements. All flows must exit the front yard via a landscaped pond.
The first flush volume has been shown and pond added to the plan
- Provide how erosion will be prevented from entering the adjacent property.
Note number 4 has been added to the plan to address the conformance to the ESC
- Provide an excerpt about the retaining wall in the rear yards. Who will be responsible for the maintenance of the retaining wall?
As discussed on the phone, the wall was constructed under work order
- Was the retaining wall in the rear yards approved and certified?
The wall was approved and certified under previous work order.

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