

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development & Building Services



October 8, 2013

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

SUPERCEDED
10-9-2013

Richard J. Berry, Mayor

RE: **Beehive Homes** – SW Corner Four Hills Road and Wenonah NE **L23/D022**
Four Hills Village Shopping Center, Tract 1-B2 PE Stamp: **10/4/2013**
Grading & Drainage Plan for Grading Permit and Building Permit

Dear Mr. Soule,

Your Drainage submittal received 10/4/2013 meets the requirements for approval for **Grading Permit and Building Permit**.

Please be advised that, before either Permit can be issued, an Erosion and Sediment Control Plan prepared by a registered engineer under the laws of the State of New Mexico must be prepared, submitted and approved by this office.

PO Box 1293

Since the channel penetration will require work within the "Floodplain" of the Four Hills Channel, the contractor will also need to complete a Floodplain Permit, prior to beginning that work. I am attaching a copy of the permit application for reference.

Albuquerque

Please include this approved plan in the Building Permit, construction sets prior to requesting sign-off by Hydrology.

New Mexico 87103

Prior to Certificate of Occupancy release, an Engineer's Certification of the As-Built Grading and Drainage Plan will be required, per the DPM checklist.

www.cabq.gov

The Hydrology Section is requesting that consultants submit a digital copy of the signed grading and drainage plans submitted and approved for Building Permit for our records. Please email a ".pdf" copy of the approved, signed plan to me for filing.

If you have any questions, please contact me at grolson@cabq.gov or phone 924-3994.

Sincerely,

Gregory R. Olson, P.E.
Senior Engineer

Orig: Drainage file L23-D022
c.pdf Addressee via Email: david@riograndeengineering.com

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.

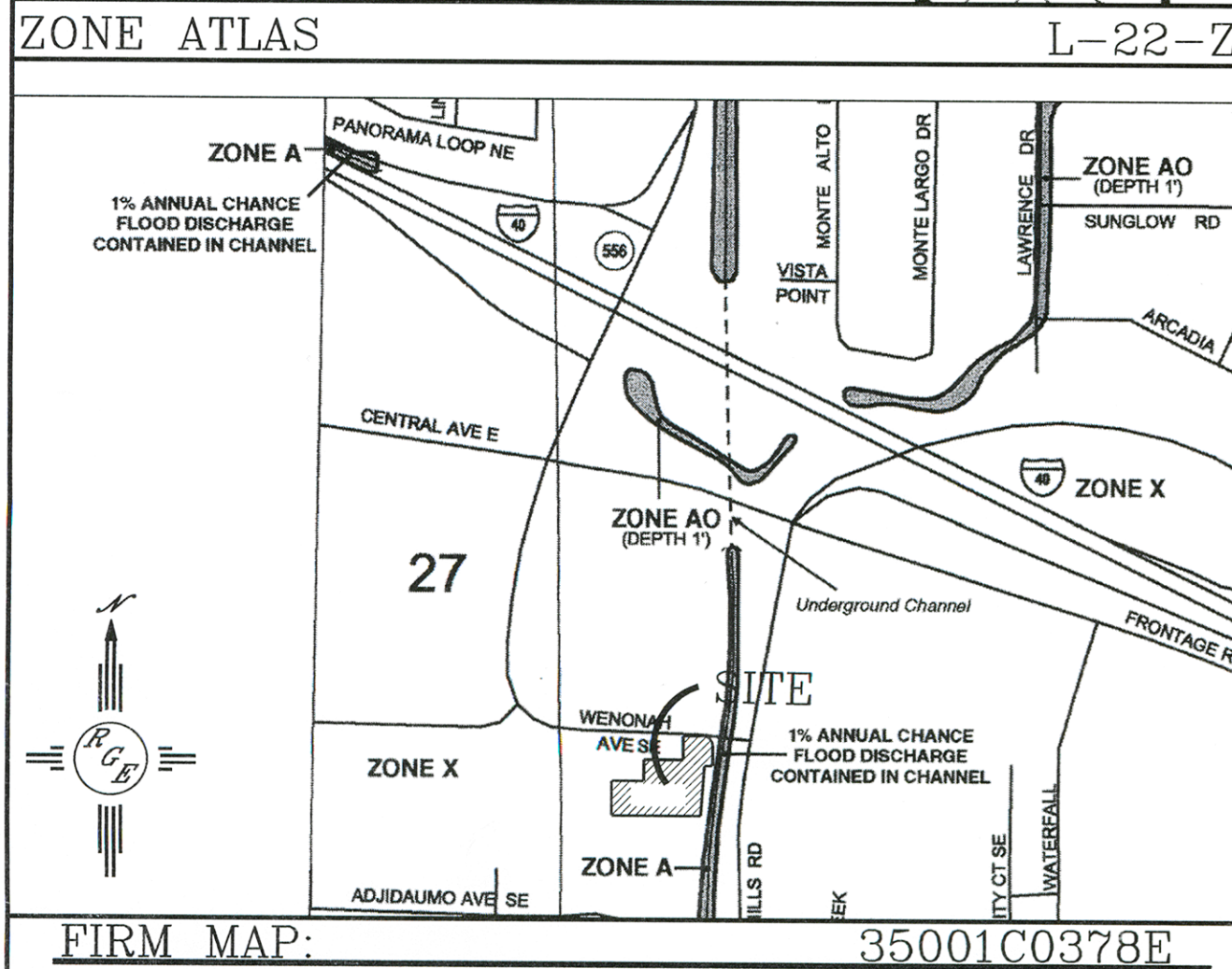
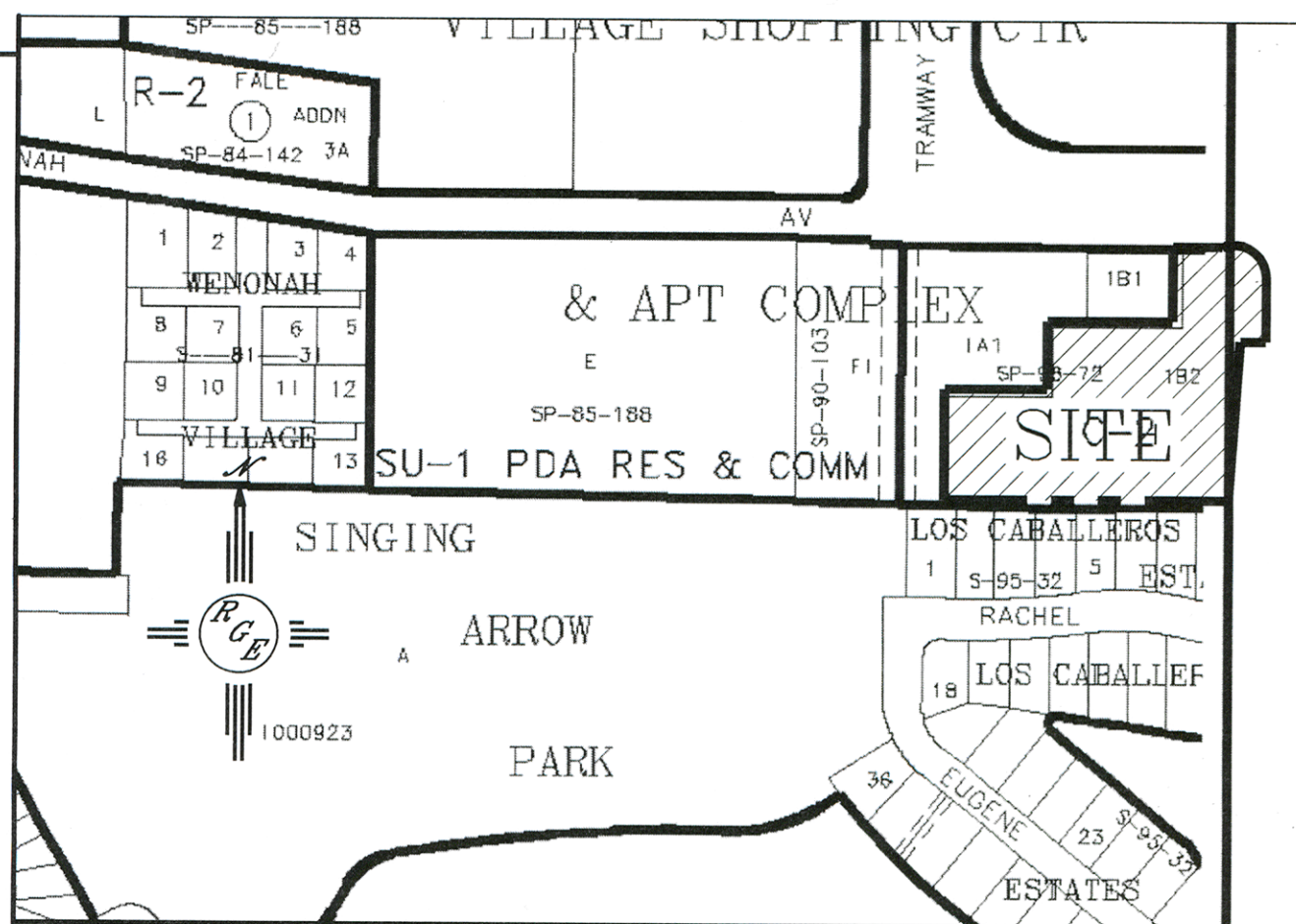
ACS MONUEMENT "8-L-22"
N1480177.419
E1566414.815
Ground to grid .999639
Navd88 5668.036

PRIVATE DRAINAGE IMPROVEMNET IN PUBLIC ROW
NOTICE TO CONTRACTORS

Notice to Contractor
(Special Order 19 ~ "S0-19")

1. An excavation permit will be required before beginning any work within City Right-Of-Way.
2. 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.
3. Two working days prior to any excavation, the contractor must contact New Mexico One Call, dial "811" [or (505) 260-1990] for the location of existing utilities.
4. Prior to construction, the contractor shall excavate and verify the locations of all obstructions. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay.
5. Backfill compaction shall be according to traffic/street use.
6. Maintenance of the facility shall be the responsibility of the owner of the property being served.
7. Work on arterial streets shall be performed on a 24-hour basis.
8. Prior to cutting wall, pouring concrete, contractor shall notify the storm drain inspector, Jason Rodriguez-857-8074, to inspect work in prgress.

APPROVAL	NAME	DATE
INSPECTOR		



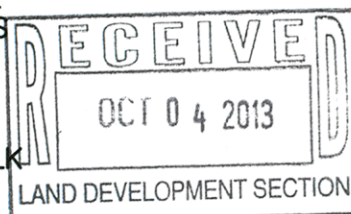
LEGAL DESCRIPTION:
TRACT 1-B2, FOUR HILLS VILLAGE SHOPPING CENTER AND APT COMPLEX

NOTES:

1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.

LEGEND

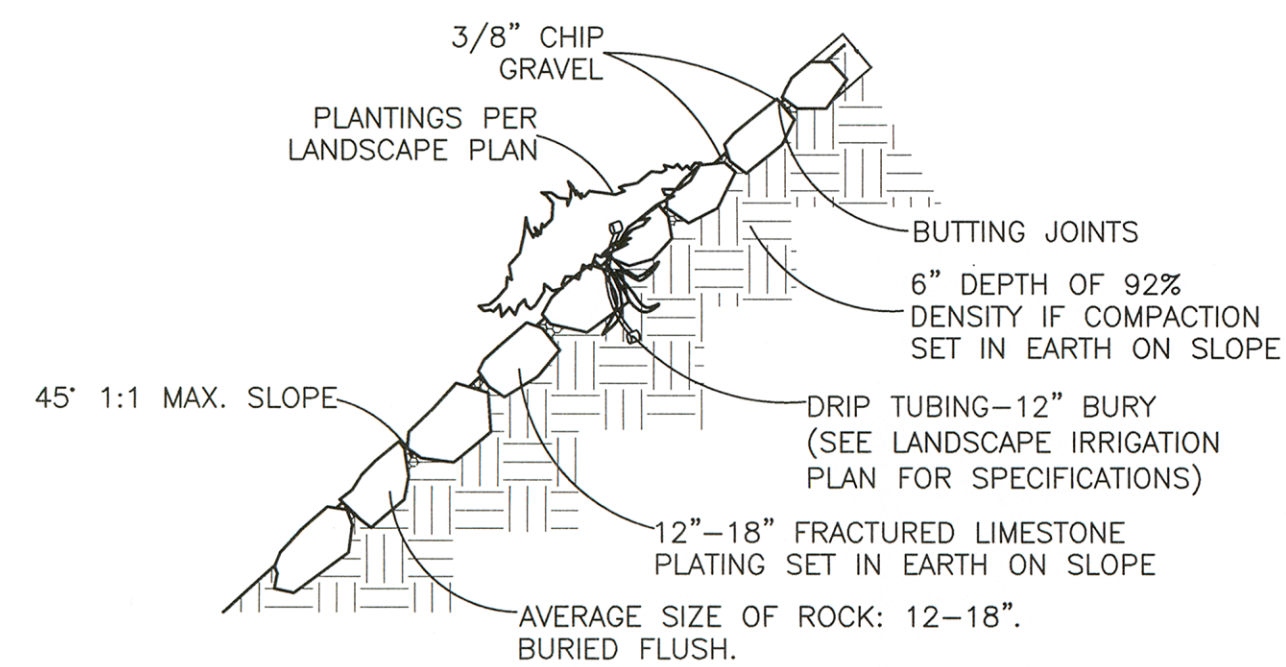
---	EXISTING CONTOUR
---	EXISTING INDEX CONTOUR
---	PROPOSED CONTOUR
---	PROPOSED INDEX CONTOUR
---	3:1 SLOPE TIE MAX.
---	EXISTING SPOT ELEVATION
---	PROPOSED SPOT ELEVATION
---	BOUNDARY
---	COBBLE SWALE
---	FLOW
---	RIGHT-OF-WAY
---	EXISTING FENCE
---	PROPOSED CURB
---	FUTURE CURB
---	EXISTING CURB
---	PROPOSED ROCK PLATING
---	SEE DETAIL SHEET
---	PROPOSED SCREEN WALL
---	PROPOSED EXTENDED STEM WALL
---	SEE ARCH PLANS FOR DETAILS
---	FUTURE EXTENDED STEM WALL
---	SEE ARCH PLANS FOR DETAILS
---	PROPOSED CONCRETE SIDEWALK
---	FUTURE CONCRETE SIDEWALK
---	EXISTING 8" SAS



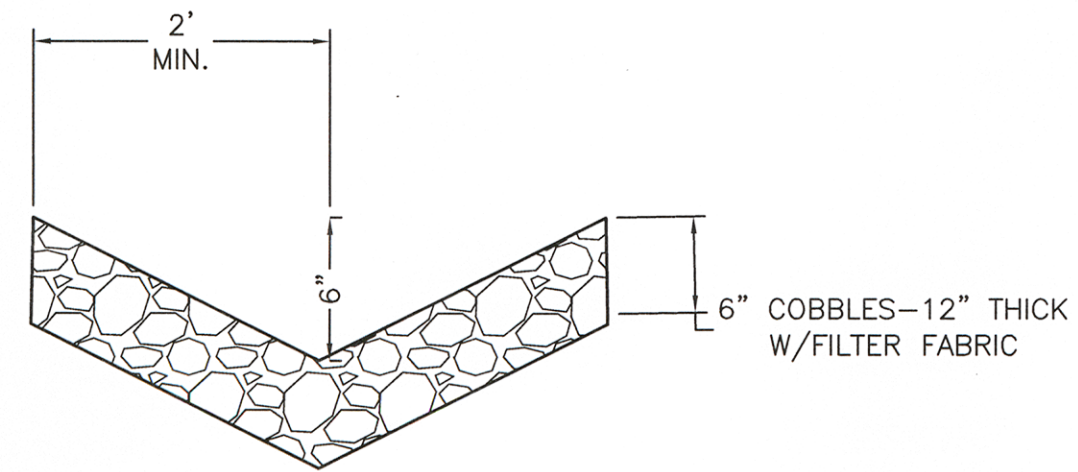
CAUTION:

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.

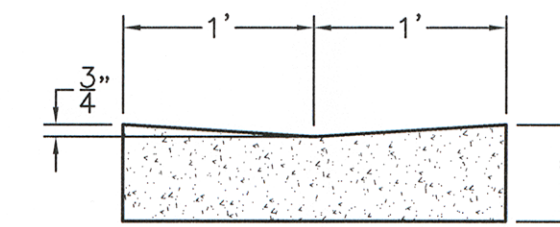
DRAINAGE FILE L23-D022



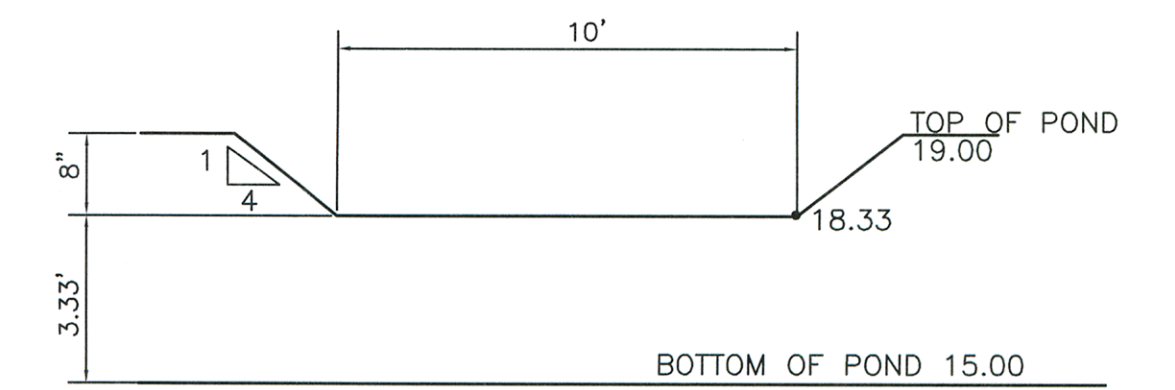
ROCK PLATING DETAIL
NTS



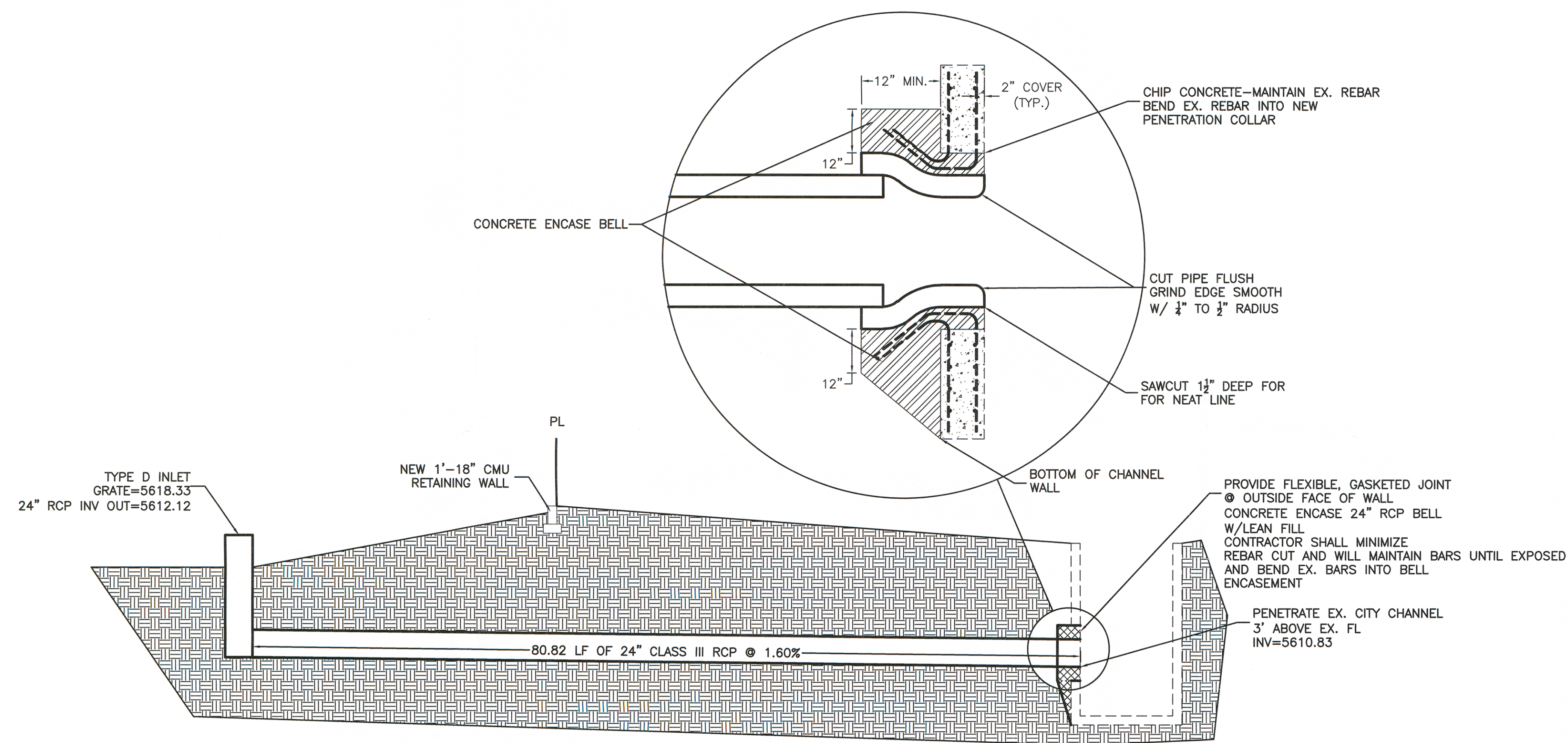
COBBLE SWALE DETAIL
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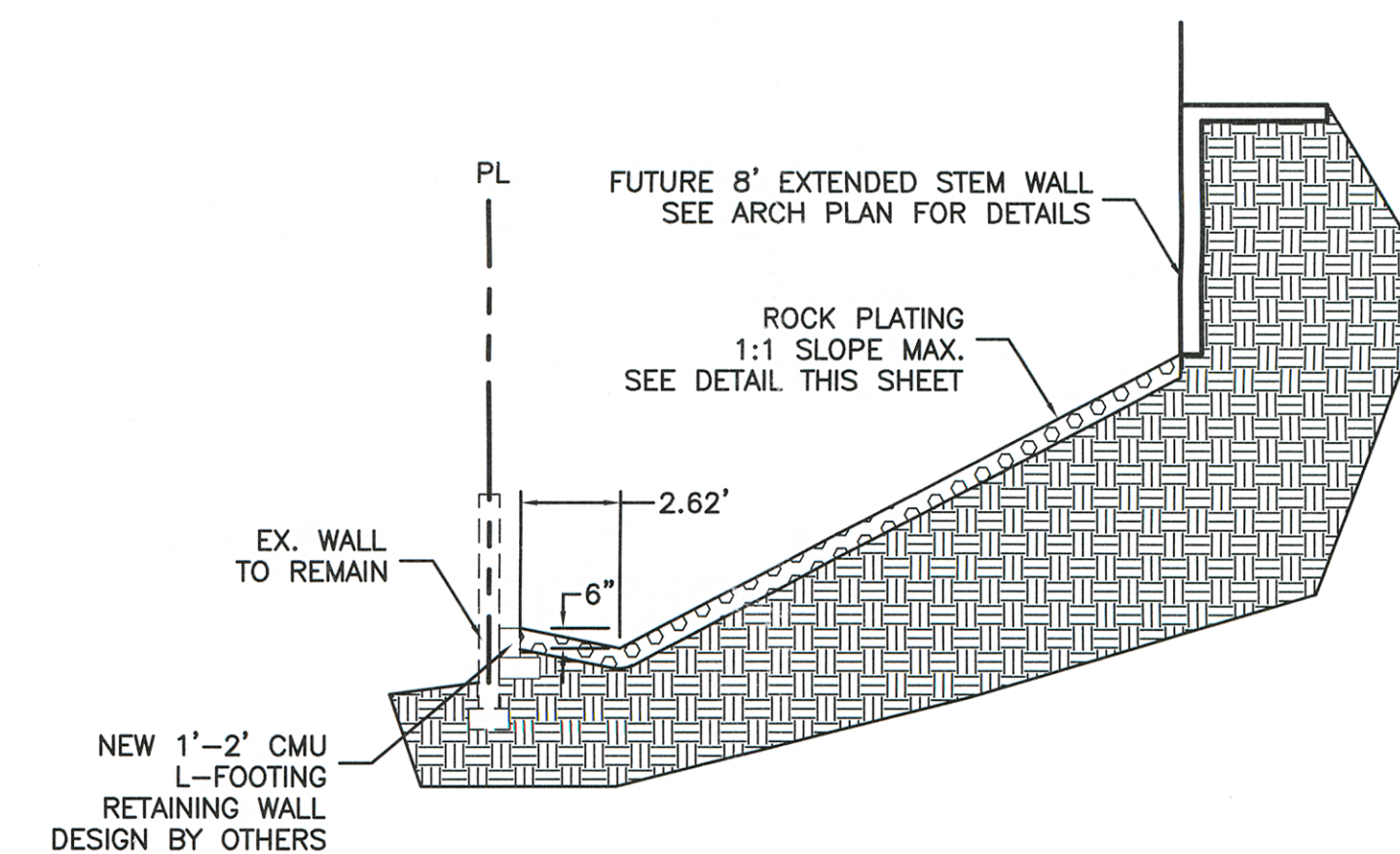
CONCRETE ALLEY GUTTER DETAIL
NTS



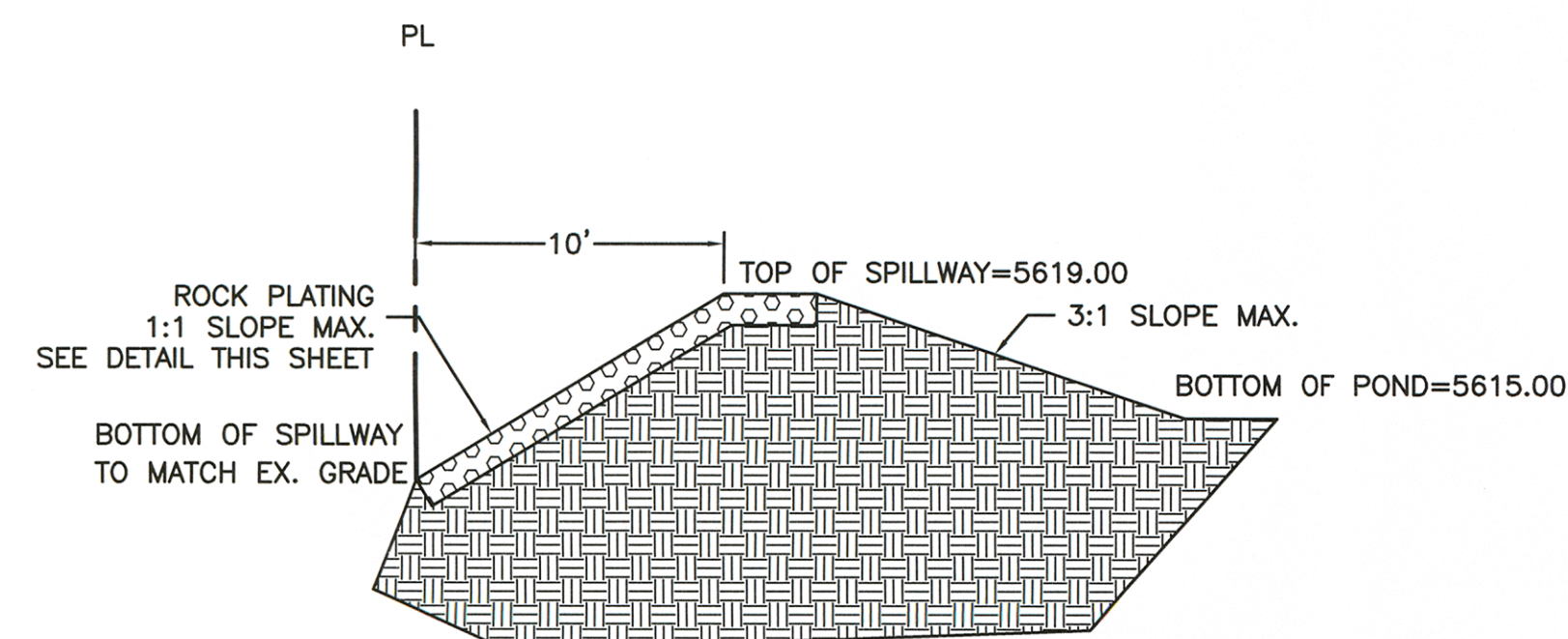
EMERGENCY SPILLWAY DETAIL
NTS



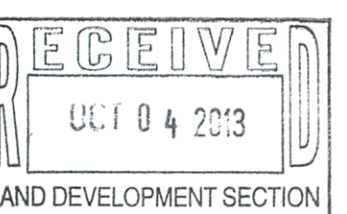
SECTION A-A
NTS—Prior to cutting wall, pouring concrete, contractor shall notify the storm drain inspector, Jason Rodriguez-857-8074, to inspect work in progress.



SECTION B-B
NTS

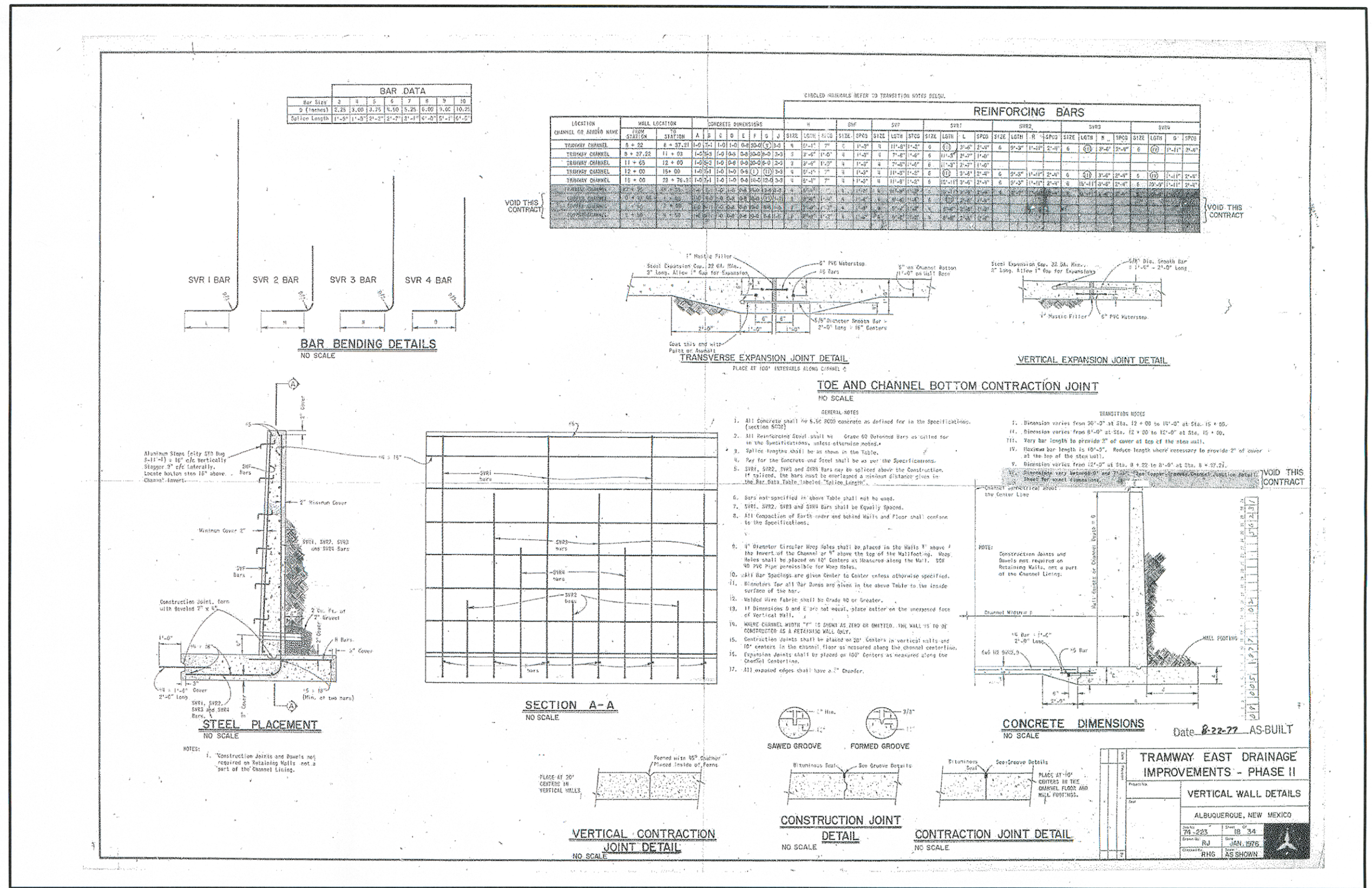
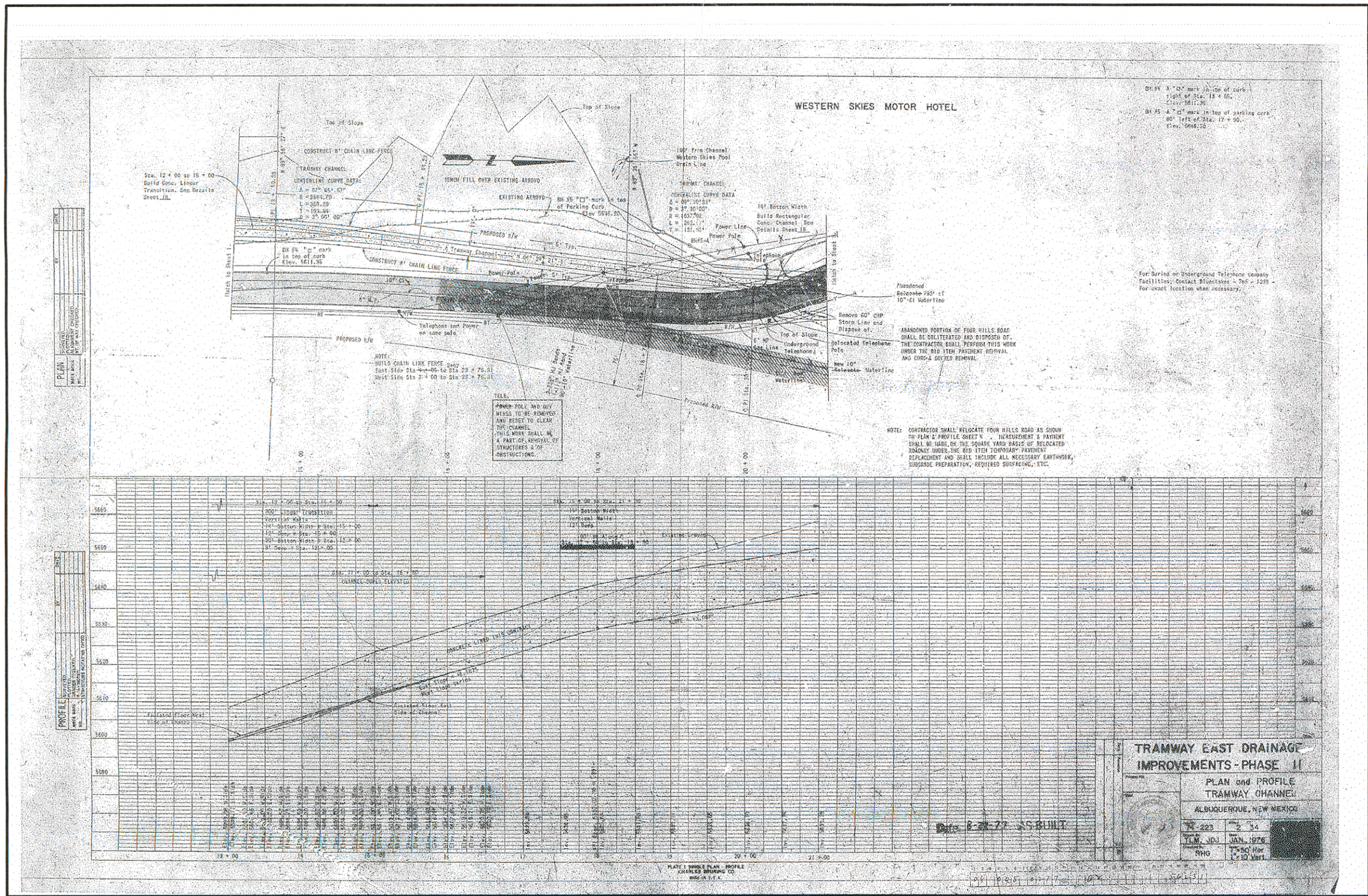
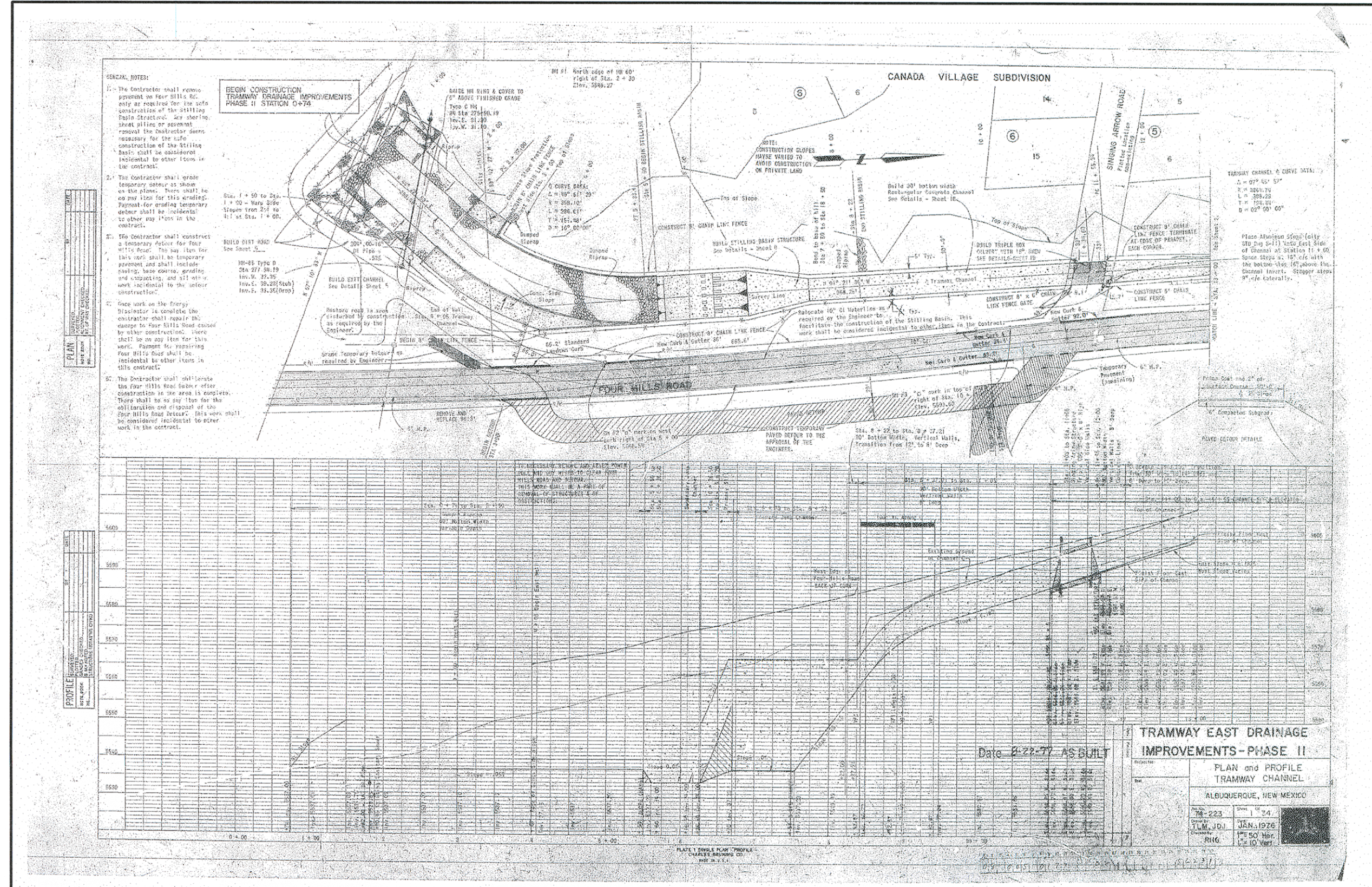
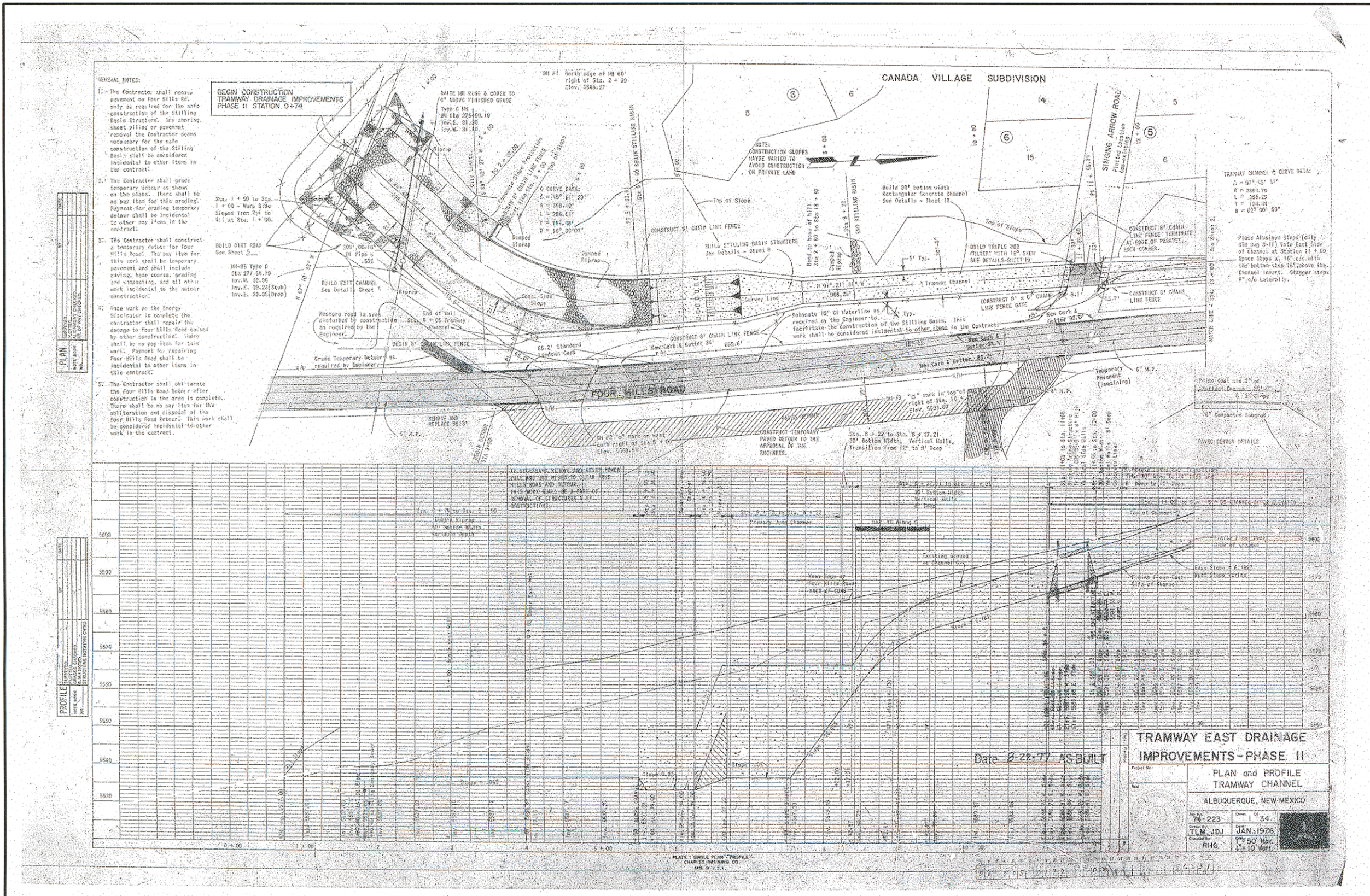


SECTION C-C
NTS

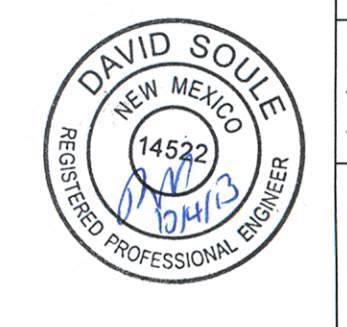
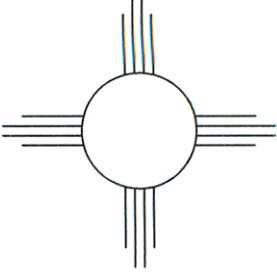


DRAINAGE FILE L23-D022

	ENGINEER'S SEAL	BEEHIVE HOMES	DRAWN BY WCW/J
			DATE 10-02-13
	GRADING AND DRAINAGE DETAILS	21227-LAYOUT-7-13-12	SHEET # 2
			JOB # 21227



DRAINAGE FILE L23-DO22

ENGINEER'S SEAL  DAVID SOULE P.E. #14522	BEEHIVE HOMES	DRAWN BY WCWJ
	GRADING AND DRAINAGE DETAILS	DATE 9-09-13
 Rio Grande Engineering 1606 CENTRAL AVENUE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0999	SHEET # 3	21227-LAYOUT-7-13-12
	JOB # 21227	