

CITY OF ALBUQUERQUE

Hydrology Section Planning Department
David S. Campbell, Director



Timothy M. Keller, Mayor

January 24, 2018

Åsa Weber
Isaacson & Arfman, P.A.
128 Monroe St NE
Albuquerque, NM 87108

RE: **Anderson Heights Unit 5 Park**
Engineer's Stamp Date: 2/15/2018
Hydrology File: N08D006C1

Dear Ms. Weber:

Based on the information provided in the submittal received on 2/15/2018 the above-referenced Grading and Drainage Plan cannot be approved for Grading Permit until the following comments are addressed.

1. A Public Sidewalk Easement must be recorded to contain the Sidewalks around the Perimeter of the site where they are located outside of the public Right of Way. The original notarized easement, covenant, and request for release of covenant must be submitted to Madeline Carruthers along with a \$25 check payable to Bernalillo County for the recording fees for each document to be recorded.
2. The Public Right of way and any other property lines and easements must be clearly indicated on the G&D Plan. State the source of the survey information in a note on the G&D Plan.
3. Typical sections must be added on the G&D Plan thru the edges of the site showing existing and proposed grade, existing and proposed improvements (Sidewalks & C&G), the property line, and maximum and minimum dimensions both vertical and horizontal. Per DPM 22.5.B, "Care should be taken to ensure that existing foundations, retaining walls, stable slopes or other structures are not endangered and that the adjacent property is not damaged or its use constrained due to grading at or near the property line" particularly on the east side.
4. Add a note on the plan stating that an Excavation Permit is required for all work in the Public Right of Way.

PO Box 1293

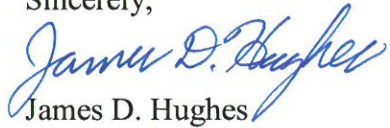
Albuquerque

NM 87103

www.cabq.gov

If you have any questions, please contact me at 924-3986 or jhughes@cabq.gov.

Sincerely,



James D. Hughes
Principal Engineer, Planning Dept.
Development Review Services



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) _____

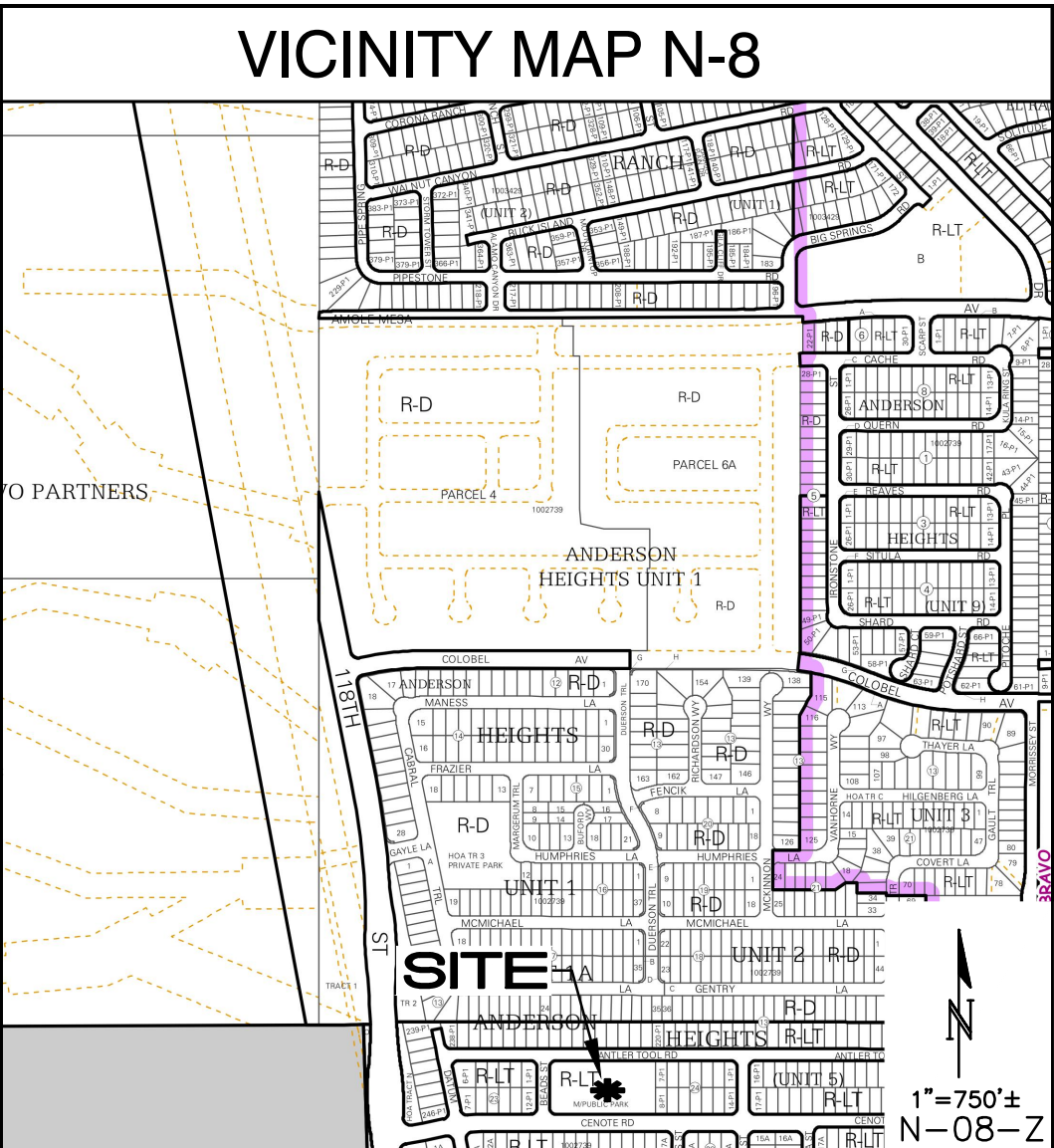
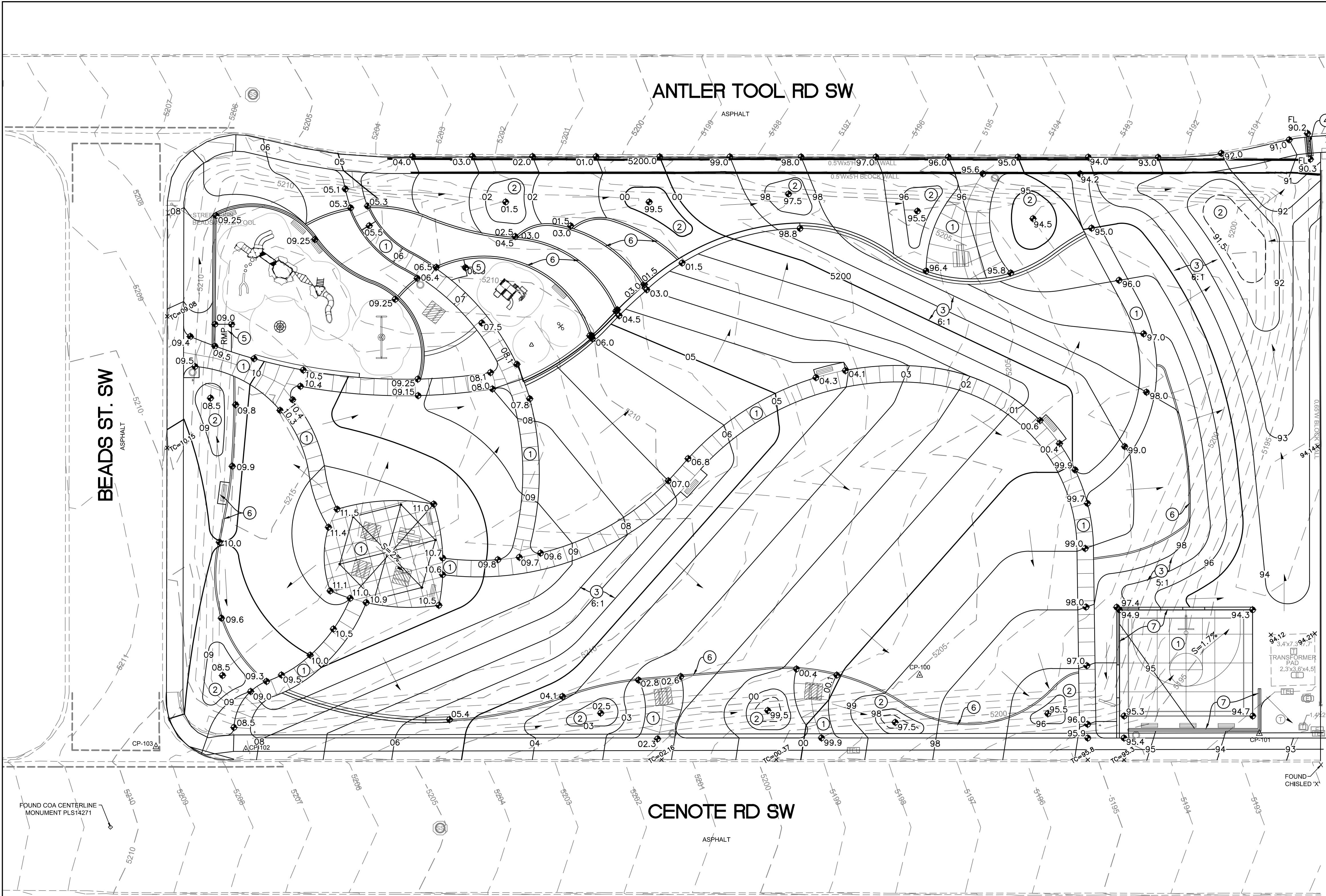
CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ 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: February 15, 2018 By: Åsa Nilsson-Weber

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____



LEGEND

- EXISTING CONTOUR (1' INCREMENT)
- FLOW DIRECTION
- PROPOSED CONTOUR (1' INCREMENT)
- FIRST FLUSH RETENTION POND
- 6" AVG. ANGULAR ROCK EROSION PROTECTION
- GRADE BREAK

KEYED NOTES

- CONSTRUCT PEDESTRIAN WALKS AND CONCRETE PADS AT ELEVATIONS SHOWN. ALL WALKS TO BE ADA ACCESSIBLE (5% MAX. SLOPE, 2% MAX. CROSS-SLOPE) UNLESS NOTED.
- DEPRESS PERIMETER LANDSCAPING 6"± TO PROVIDE FIRST FLUSH RETENTION AND WATER HARVESTING.
- TRANSITION SLOPES TO ACHIEVE GRADE DIFFERENCES SHOWN. MAXIMUM SLOPE = 5:1.
- CONSTRUCT 2.0' WIDE CONCRETE SIDEWALK CULVERT AT RIM/FLOWLINE ELEVATIONS SHOWN PER C.O.A. STD. DWG. #2236. SEE DETAIL SHEET CC-501 FOR MODIFIED SECTION B-B FROM C.O.A. STD. DWG. #2236.
- CONSTRUCT ADA COMPLIANT RAMP TO ACCESS PLAY AREA.
- COORDINATE ALL INTERIOR PARK CURBS, BENCHES, AND LANDSCAPE TRANSITION WALLS WITH LANDSCAPE ARCHITECT (COLOR, MATERIAL, PLACEMENT, DETAILS, HEIGHT, ETC.)
- CONSTRUCT BASKETBALL AREA GARDEN WALL TO RETAIN GRADE (2.5' MAX. RETAINING). SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.

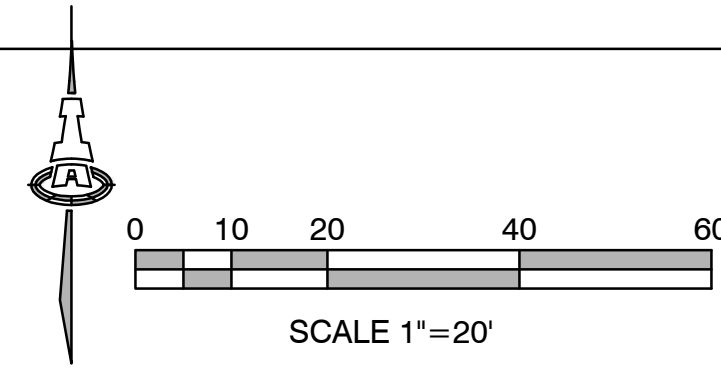
AS-BUILT INFORMATION	
CONTRACTOR	DATE
INSPECTOR'S NAME	DATE
INSPECTOR'S ACCEPTANCE BY	DATE
VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE

SURVEY INFORMATION	
CONTROL STATION	DATE
CITY OF ALBUQUERQUE 3 1/4" ALUMINUM SURVEY CONTROL CAP	DATE
SET IN CONCRETE PROJECTING 0.2 FEET ABOVE GROUND.	DATE
STAMPED "1-PB 2002"	DATE
LOCATED 2.2 MILES EAST OF THE INTERSECTION OF DENNIS	DATE
CHAVEZ BLVD. SW AND COOKS BLVD. SW.	DATE

ARCHITECTURAL SEAL

ASA M. WILSSON-NEER
17631
PROFESSIONAL ENGINEER
2-15-18

REVISIONS	
NO.	DATE
REMARKS	
NO.	DATE
BY	DATE
DESIGNED BY:	DATE
DRAWN BY:	DATE
CHECKED BY:	DATE



MRWM
LANDSCAPE ARCHITECTS
Harrow-Reardon-Wilkinson Miller, Ltd.
mrwmla.com 505 268 2266

CITY OF ALBUQUERQUE
STRATEGIC PLANNING AND DESIGN
PARKS AND RECREATION DEPARTMENT

Anderson Heights Park
GRADING AND DRAINAGE PLAN

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.

City Project No. 612790	Zone Map No. N8	Sheet of 14
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