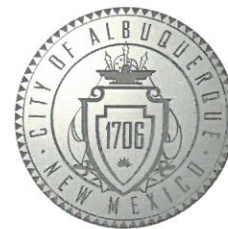


CITY OF ALBUQUERQUE

Hydrology Section Planning Department
David S. Campbell, Director



Timothy M. Keller, Mayor

March 27, 2018

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

RE: **Anderson Heights Unit 5 Park**
Engineer's Stamp Date: 3/12/2018
Hydrology File: N08D006C1

Dear Ms. Weber:

Based on the information provided in the submittal received on 3/12/2018 the above-referenced Grading and Drainage Plan cannot be approved for Grading Permit until the following comments are addressed.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

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. The Sidewalk easement in note 1 above must be shown and labeled on the Grading and Drainage Plan along with the recording information.
3. Typical sections should also show cross slopes from the curb to the back of walk (not just in key note) and add the dimensions from the curb to the sidewalk and the width of the sidewalk on the Grading and Drainage Plan.

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



March 8, 2018

James D. Hughes
Principal Engineer, Hydrology
Development Review Services - City of Albuquerque

RE: Anderson Heights Unit 5 Park (N08D006C1) -Updated Grading and Drainage Plan

Dear Mr. Hughes,

Included with this letter is one copy of the revised Grading and Drainage Plan submittal for the above referenced project. Revisions were made in response to your review letter dated January 24, 2018. The numbered responses below correspond directly with your numbered review comments.

1. A Public Sidewalk Easement is being coordinated by the project Architect and Surveyor to address the perimeter sidewalks that are located outside of the public right-of-way. The original notarized easement will be submitted to Madeline Carruthers along with a \$25 check payable to Bernalillo County for the recording fee.
2. Sheet 2 notes that Wilson & Co. provided the topographic survey and Rio Grande Surveying provided the property boundary and easement information tied to the topographic survey. These have been added to the plan.
3. Sections through the property showing existing and proposed grade, existing and proposed improvements and the property line for each side of the park have been added. No existing foundations, retaining walls, stable slopes or other structures will be endangered except those that are to be demolished as part of the construction. The existing grades along the east side wall will be matched.
4. A note was added to the plan stating that an Excavation Permit is required for all work in the public right-of-way.

Please contact me or Åsa Nilsson-Weber, Project Engineer if you have any questions or comments.

Sincerely,
Isaacson & Arfman, PA

Bryan Bobrick

Bryan J. Bobrick
Project Manager



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) _____

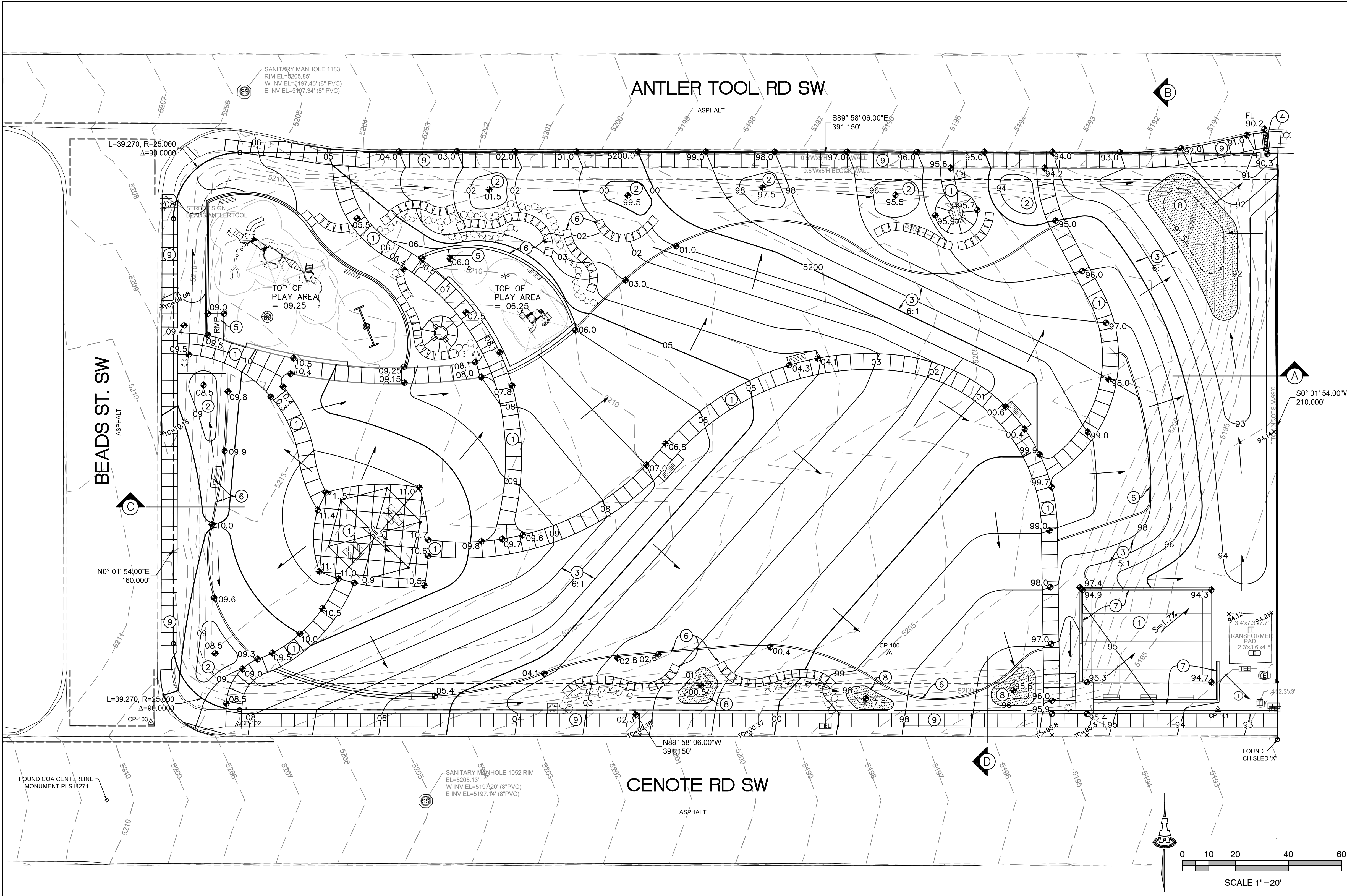
CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

☒ 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: March 12, 2018 By: Åsa Nilsson-Weber

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____



VICINITY MAP N-8

LEGEND

- EXISTING CONTOUR (1' INCREMENT)
- FLOW DIRECTION
- PROPOSED CONTOUR (1' INCREMENT)
- FIRST FLUSH RETENTION

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 4"± FOR WATER HARVESTING (TYPICAL).
- 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 CG-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.
- CONSTRUCT SHALLOW SEDIMENT CONTROL / FIRST FLUSH RETENTION AT TOP / BOTTOM ELEVATIONS SHOWN. SEE DRAINAGE CALCULATIONS (NEXT SHEET) FOR VOLUME REQUIREMENTS. SIDE SLOPE = 5:1.
- CONSTRUCT NEW PUBLIC SIDEWALK. SEE ARCHITECTURAL PLANS FOR CONSTRUCTION INFORMATION. NOTE: EASEMENT MAY BE REQUIRED FOR PUBLIC WALK ENCRoACHING INTO PROPERTY LIMITS. BY OTHERS.

REVISIONS

NO.	DATE	BY	REMARKS

AS-BUILT INFORMATION

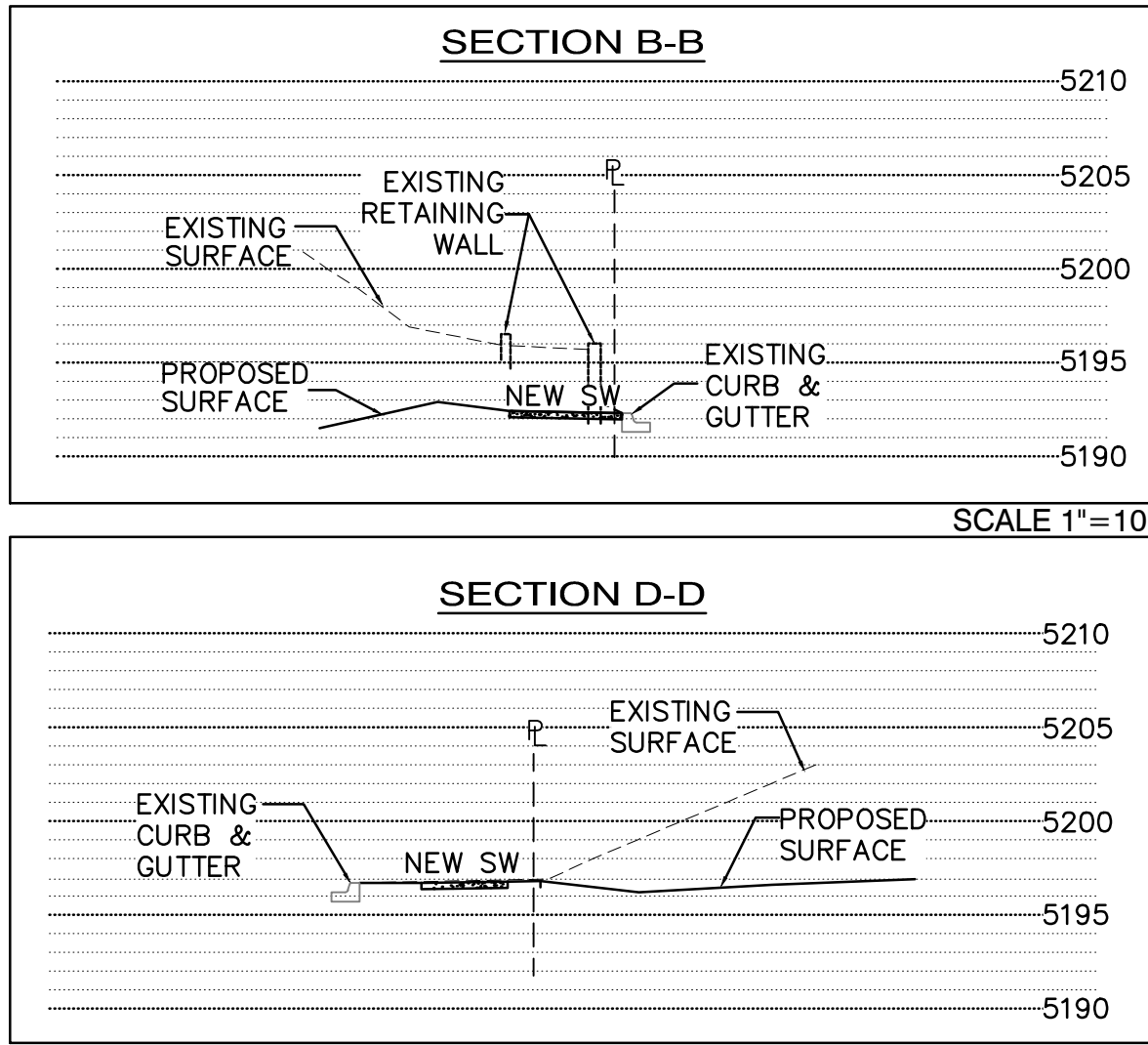
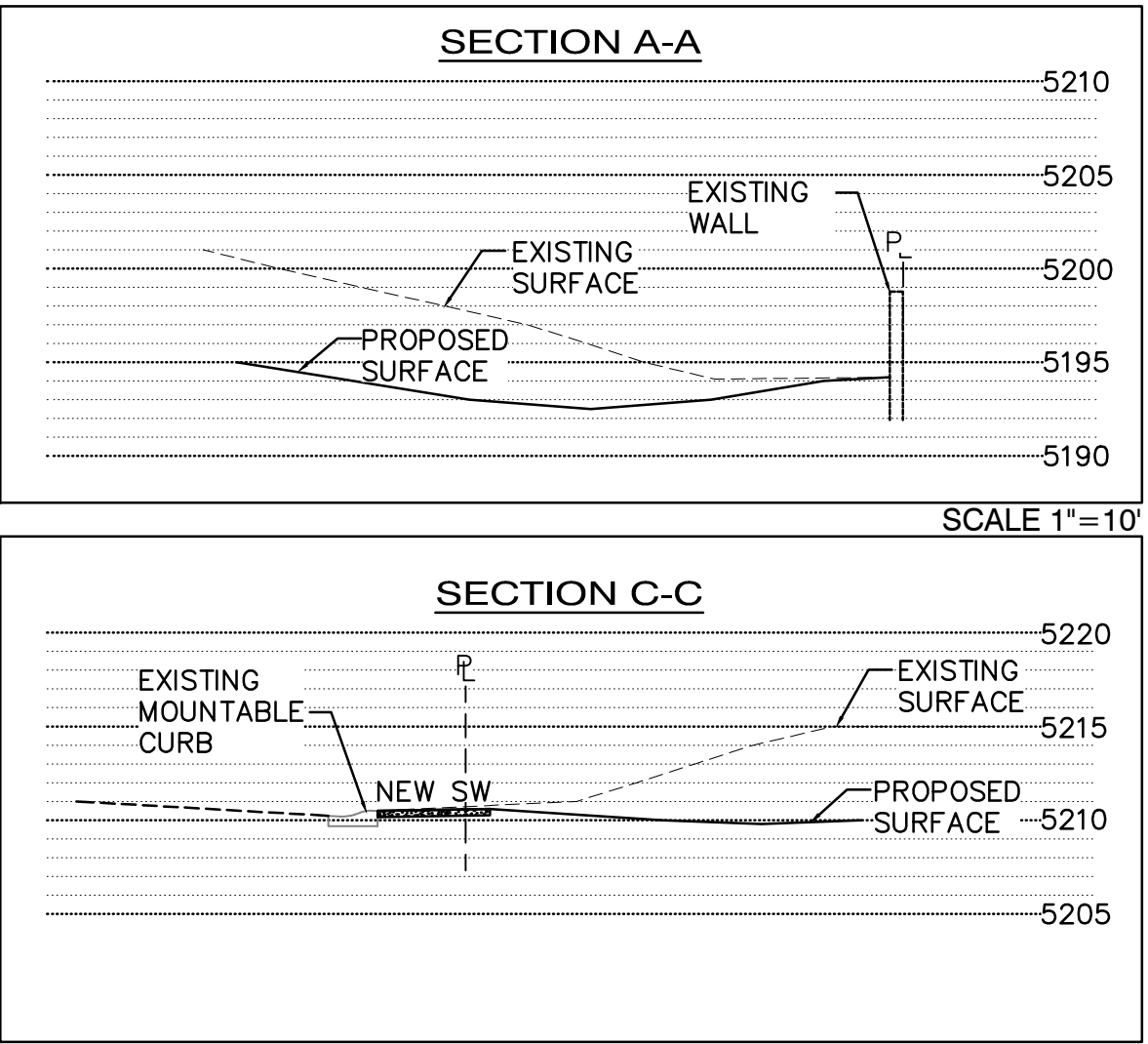
CONTRACTOR	DATE

ARCHITECTURAL SEAL

Professional Engineer Seal for M. Wilson, No. 17631, State of New Mexico. Signature: M. Wilson, Date: 3-12-18.

RECORD DRAWINGS

DATE: XX/XX/20XX



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.	Zone Map No.	Sheet
612790	N8	of 14