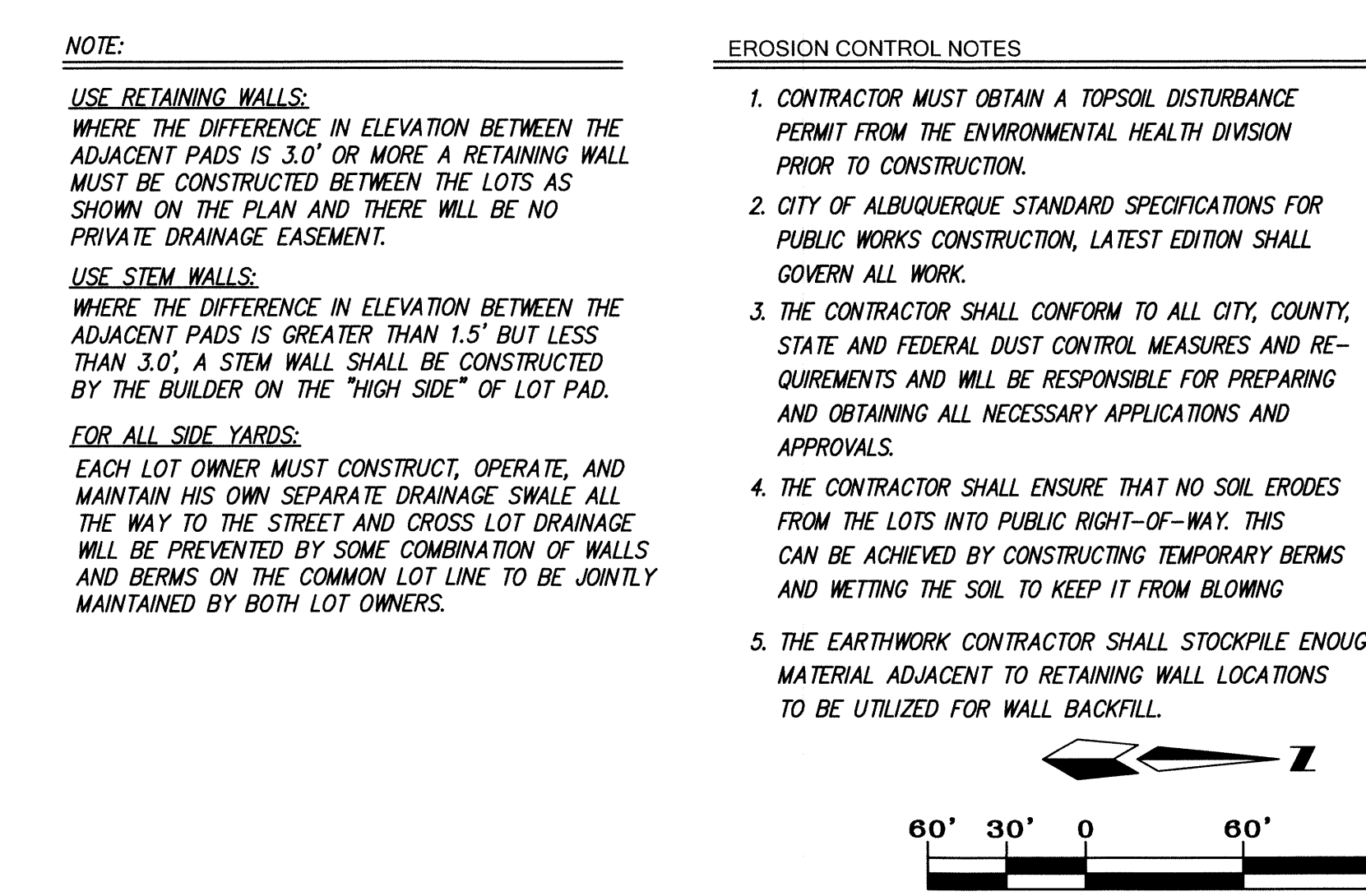
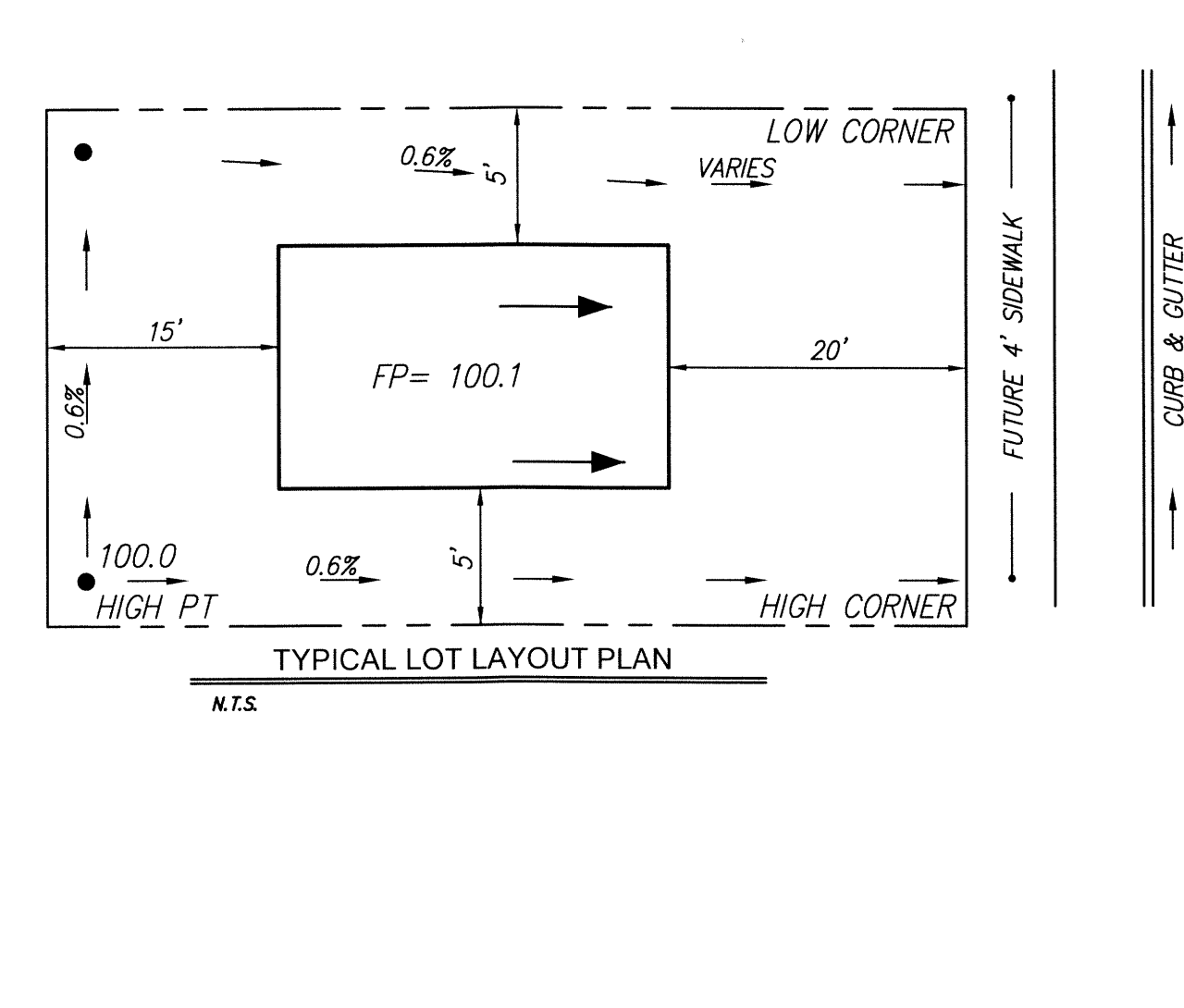
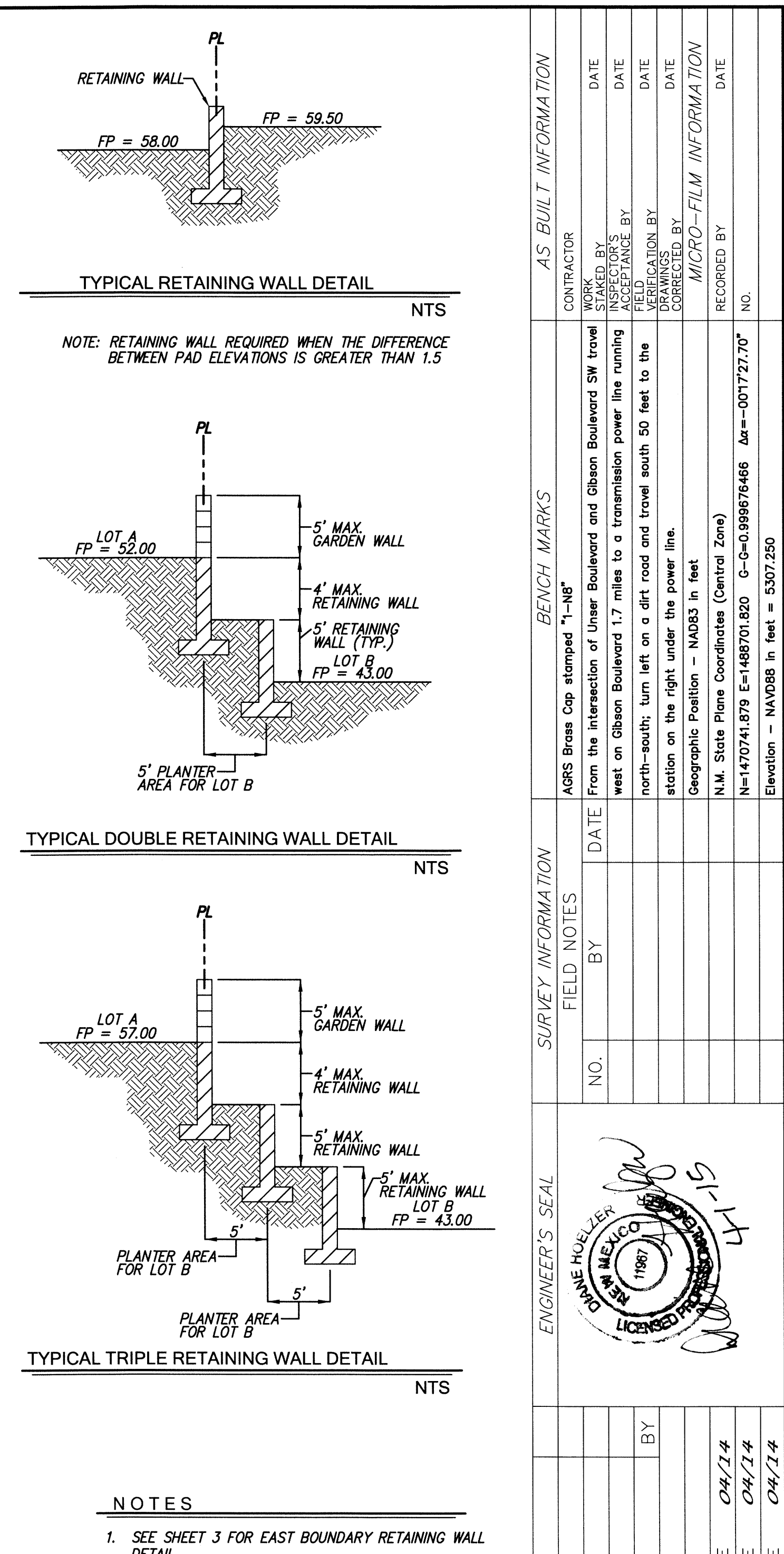
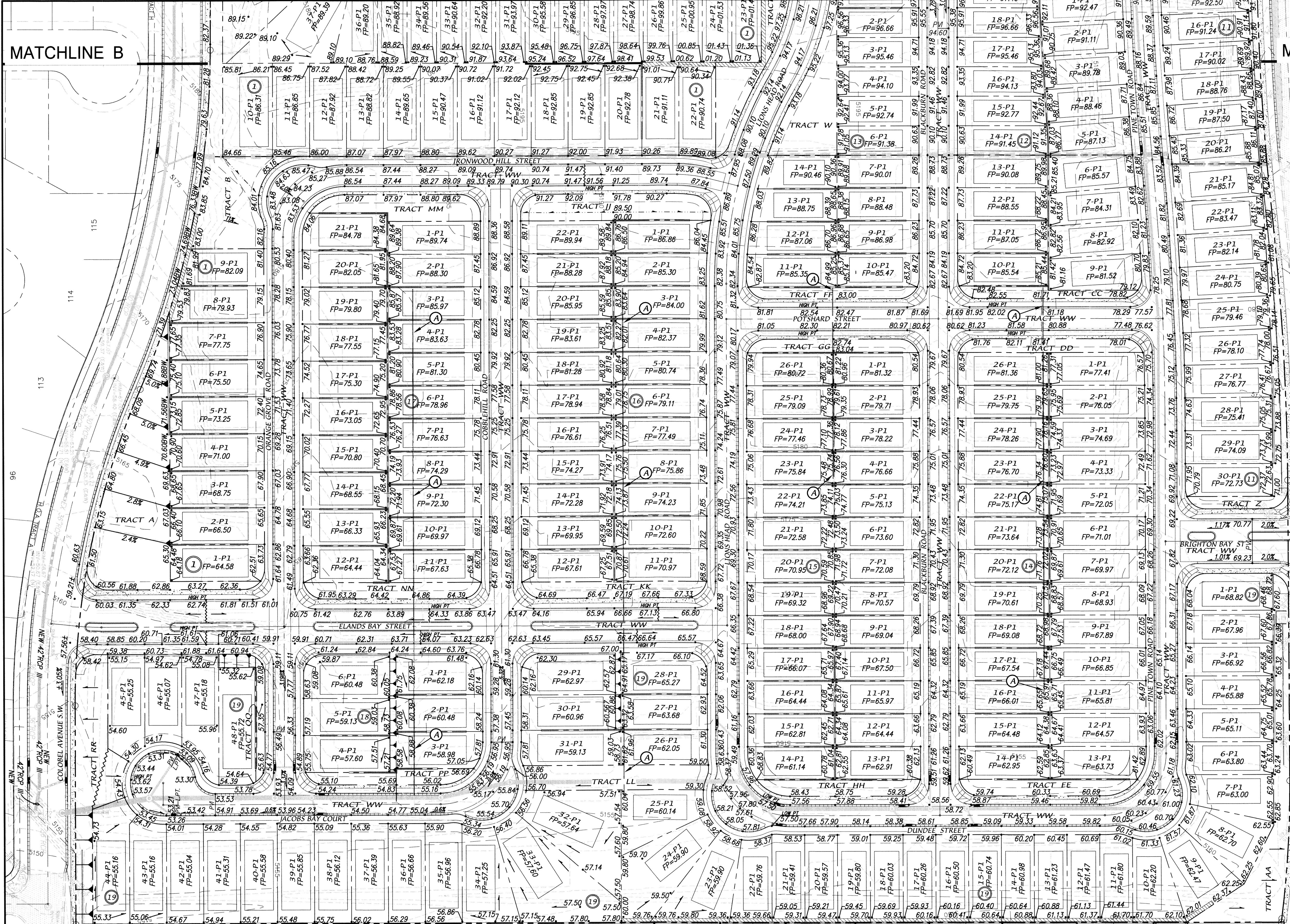




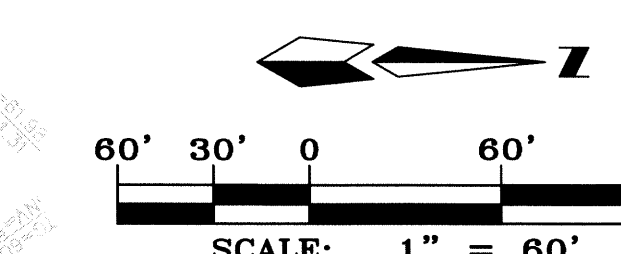
MATCHLINE B

MATCHLINE B



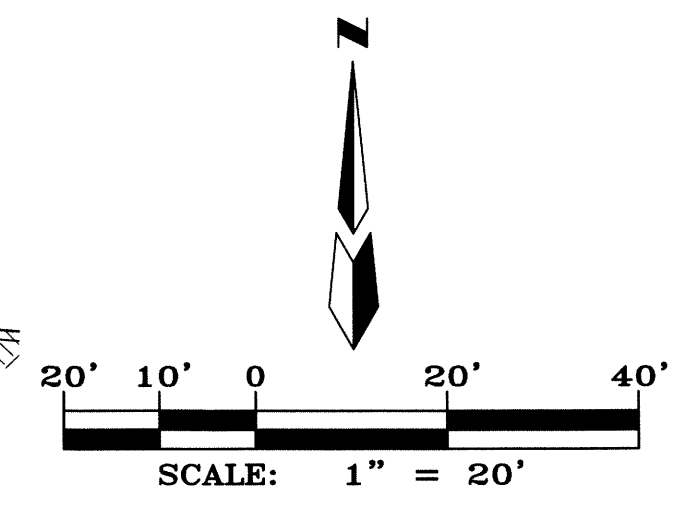
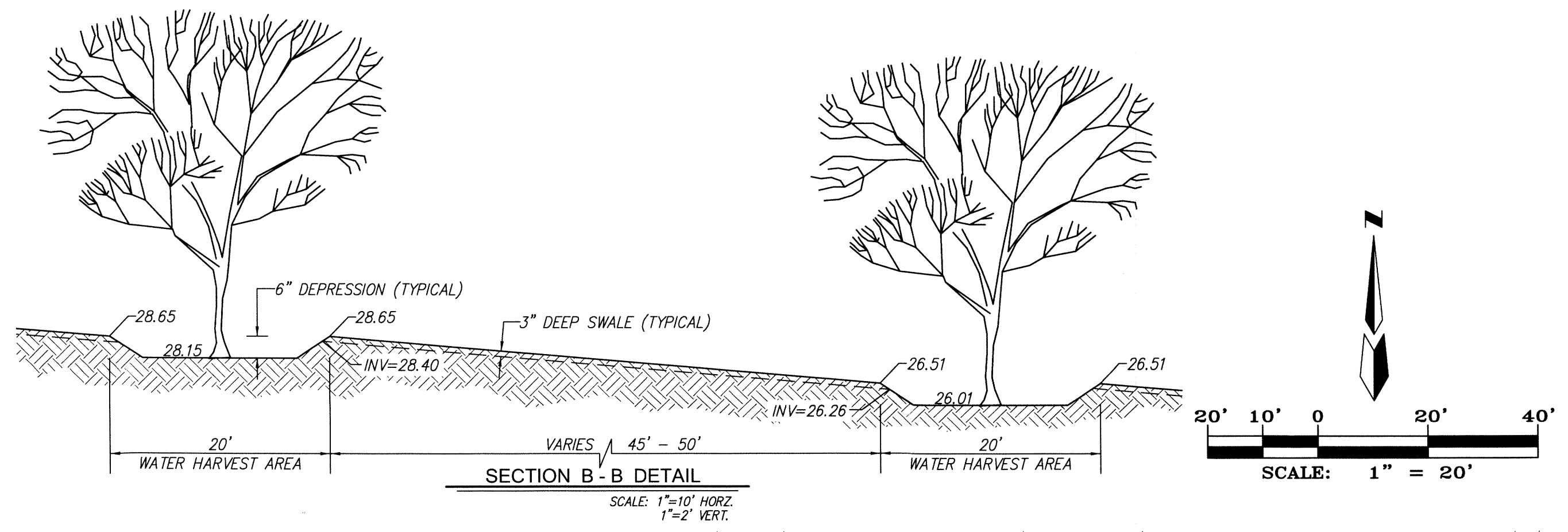
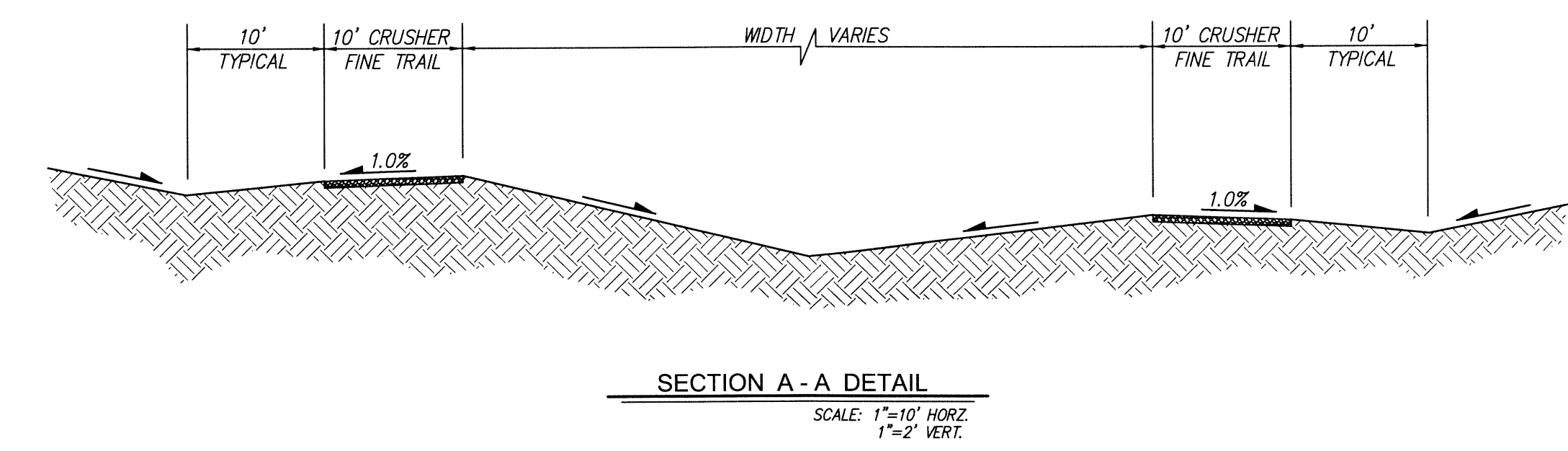
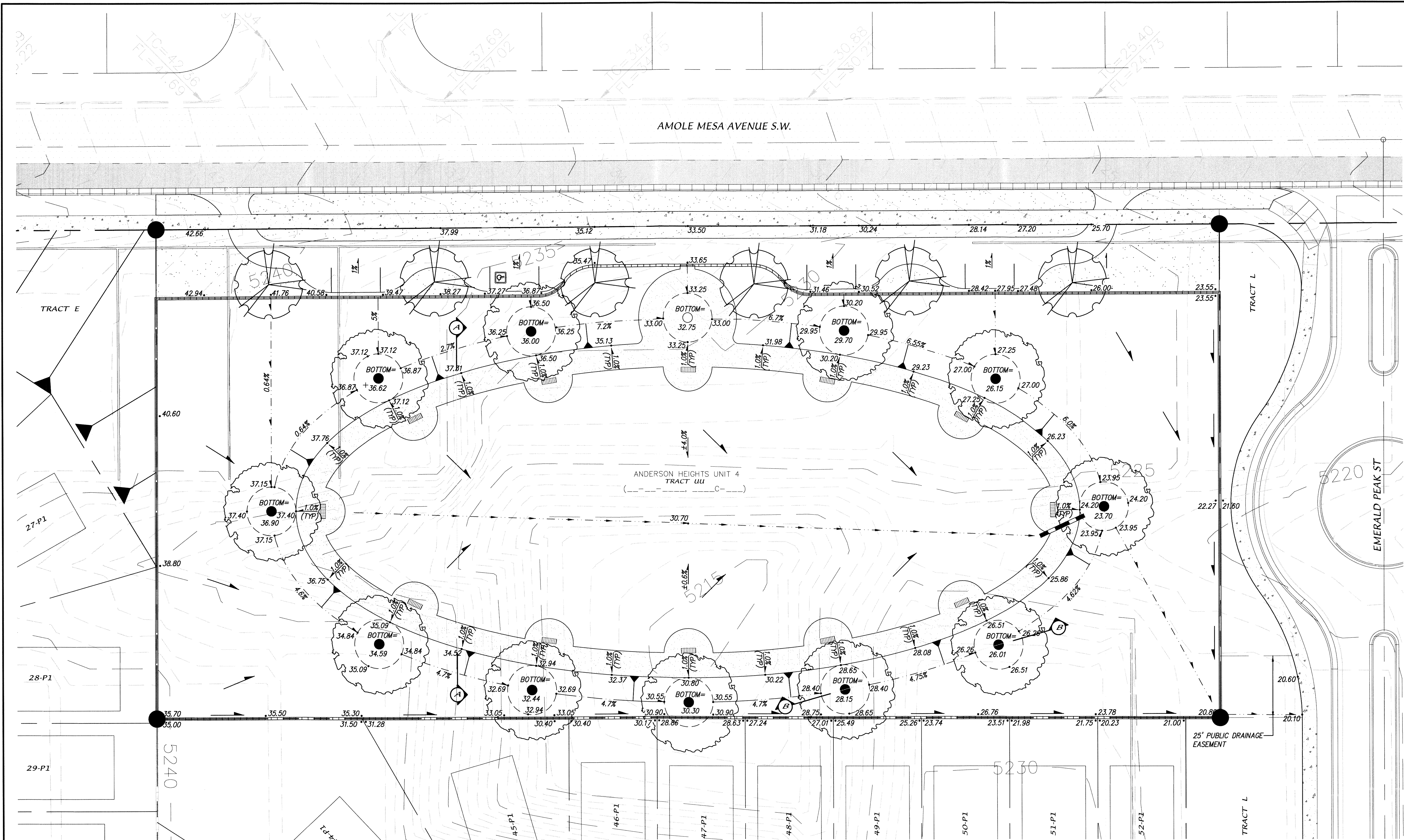
NOTES
1. SEE SHEET 2 FOR RETAINING WALL DETAILS.

KEYED NOTES:
(A) EXISTING RETAINING WALL TO BE REMOVED & DISPOSED (TYPICAL).



dmg MARK GOODWIN & ASSOCIATES, P.A. CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
OFFICE (505) 828-2200, FAX (505) 797-9539

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT	
TITLE: ANDERSON HEIGHTS - UNIT 4 GRADING & DRAINAGE PLAN	
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL
LAST DESIGN UPDATE	MO./DAY/YR.
CITY PROJECT NO.	ZONE MAP NO.
SHEET 3 OF 4	





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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE:
**ANDERSON HEIGHTS - UNIT 4
GRADING & DRAINAGE PLAN**

DESIGN REVIEW COMMITTEE
CITY ENGINEER APPROVAL

LAST DESIGN UPDATE

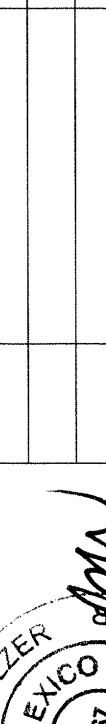
MO./DAY/YR.
MO./DAY/YR.

CITY PROJECT NO.
N-8/P-8

ZONE MAP NO.
N-8/P-8

SHEET
4

OF
4

ENGINEER'S SEAL				SURVEY INFORMATION				BENCH MARKS				AS BUILT INFORMATION			
				FIELD NOTES				STATION "3-PI0" IS LOCATED 5.9 MI. SW OF DOWNTOWN ALBUQUERQUE TO REACH STATION FROM INT. OF COORS AND DENNIS CHAVEZ BLVD. (FORMERLY RIO BRAVO), GO S. ON COORS BLVD. 0.62 MI. TO THE STATION WHICH IS ON AN EARTHEN BERM 162.2' WEST OF THE CENTERLINE OF COORS BLVD. THE STATION IS A STANDARD ACS 3 1/4" ALUMINUM CAP RIVETED TO A PIPE 0.25' ABOVE THE GROUND AND IS STAMPED "3-PI0, 1998", ELEV=4935.735 (SLD 29), X=360233.56, Y=1462437.48 (NAD 27).				CONTRACTOR WORKED BY DATE INSPECTOR'S FIELD EXAMINE BY DATE VERIFICATION BY DATE DRAWING CORRECTED BY DATE MICRO-FILM INFORMATION RECORDED BY DATE NO.			
				NO.											
				DATE											
				BY											
				REMARKS											
NO. DATE				REVISIONS				DESIGN				DESIGNED BY			
DATE				DATE				DATE				DATE			
DRAWN BY				DATE				DATE				DATE			
CHECKED BY				DATE				DATE				DATE			
DMG				4/14				4/14				4/14			



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Anderson Heights Unit 4 (4A, 4B, 4C, 4D, 4E, 4F) Building Permit #: City Drainage #: N-8/ D006F

DRB#: 1002739 EPC#: Work Order#:

Legal Description: Parcels 4 and 6, Anderson Heights Unit 1 AND Anderson Heights Unit 9

City Address: between Colobel Avenue and Amole Mesa Road

Engineering Firm: Mark Goodwin & Associates, PA Contact: Diane Hoelzer

Address: PO Box 90606, ABQ, NM 87199

Phone#: 828-2200 Fax#: E-mail: diane@goodwinengineers.com

Owner: KB Home Contact:

Address: 7807 E. Peakview Avenue, Ste. 300, Centennial, CO 80111

Phone#: 303-323-1102 Fax#: E-mail:

Architect: NA Contact:

Address:

Phone#: Fax#: E-mail:

Surveyor: ALS, Inc. Contact: Tim Aldrich

Address: PO Box 30701, ABQ, NM 87190

Phone#: 328-3988 Fax#: E-mail:

Contractor: NA 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: April 23, 2015 By: Diane Hoelzer, PE

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



D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539

April 23, 2015

Mr. Rita Harmon, PE
Hydrology Division, Planning Dept.
Development and Building Services
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

**Re: Anderson Heights Unit 4 Grading and Drainage Plan
Revised Engineers stamp date 4-1-15 (N08 / D006F)
With revisions dates 4-22-15 (sht 3) and 4-14-15 (sht 4)**

Dear Ms. Harmon;

In response to comments received at DRB from Open Space and from conversations regarding the retaining walls along the east property boundary:

1. The Memorial Park was revised to add additional detail to the plan. The concept is unchanged just more detail.
2. The grades along the east property line were revisited. I have lowered the grades in Jacob Bay Court as much as possible while still maintaining minimum required cover over the storm drain. I have graded the backyards so that the grades are equal to or below the TWRW (top of west retaining wall).
3. The grades in Dundee Street remain unchanged. There is already minimum cover over the storm drain in this street. Consequently, the back yard grades, along Dundee Street, are higher than the TWRW. I have indicated proposed retaining walls along this area as shown on the revised plan. The maximum additional retainage is 2.0 feet.

This is the revised plan that had been submitted to DRB for the April 29 hearing.

Please call me if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.

Diane Hoelzer, PE
Senior Engineer

DLH/dlh
f:\13034 \Anderson heights 4\ hydro_ltr_13034_3.docx

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



May 4, 2015

Diane Hoelzer, P.E.
Mark Goodwin & Associates, P.A.
P.O. Box 90606
Albuquerque, NM 87199

Richard J. Berry, Mayor

RE: **Anderson Height Unit 4 (File: N08D006F)**
Drainage Report, Engineer's Stamp Date 2-12-2015
Grading & Drainage Plan Engineer's Stamp Date 5-1-2015

Dear Ms. Hoelzer:

Based upon the information provided in your latest submittal received 5-1-15 (and prior submittals), the above referenced plan is approved for DRB action on the Preliminary Plat and Site Plan for Subdivision. Before Final Plat approval, show a drainage easement on Tract RR, and revise the Area Table on Tracts EE, HH, and PP.

The Grading and Drainage Plans cannot be approved for Grading Permit until DRB approval. A separate letter will be written with any exception or comment.

PO Box 1293

Albuquerque

If you have any questions, you can contact me at 924-3695.

New Mexico 87103

www.cabq.gov

Sincerely,

Rita Harmon, P.E.
Senior Engineer, Planning Dept.
Development Review Services

Orig: Drainage file
c.pdf Addressee via Email