

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

February 13, 2020

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

RE: **7901 Las Lomas NE**
Revised Grading Plan Stamp Date: 2/10/20
Drainage File: D16D002I

Dear Mr. Soule:

Based on the submittal received on 2/12/20, the revised grading plan cannot be approved until the following are corrected:

PO Box 1293

Prior to Building Permit:

Albuquerque

NM 87103

www.cabq.gov

1. Extend the storm drain to outfall at the bottom of the pond. Alternatively, you could provide a concrete swale to convey the drainage from the pipe outlet to the bottom of the pond (will require channel capacity calculations). For either option the rip-rap pad will be needed at the pond bottom.
2. Provide a section through the proposed retaining wall; ensure it is wholly contained on the private property. How will the existing fence be affected by this wall? Will it need to be rebuilt on top of, or adjacent to, the retaining wall?
3. As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Curtis Cherne, PE, ccherne@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

Prior to Certificate of Occupancy (For Information):

4. Engineer's Certification, per the DPM Chapter 22.7: *Engineer's Certification Checklist For Non-Subdivision* is required.
5. City acceptance and close-out of the public Work Order will be required, unless a financial guarantee has been posted.

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If you have any questions, please contact me at 924-3695 or dpeterson@cabq.gov.

Sincerely,

A handwritten signature in dark ink, appearing to read 'D. Peterson', is written over a light blue horizontal line.

Dana Peterson, P.E.
Senior Engineer, Planning Dept.
Development Review Services

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: 7901 LAS LOMITAS **Building Permit #:** _____ **Hydrology File #:** D16D001I

DRB#: _____ **EPC#:** _____ **Work Order#:** _____

Legal Description: lots 5 LAS LOMITAS SUBDIVISION

City Address: 7901 LAS LOMITAS

Applicant: PETER PINEDA

Contact: _____

Address: _____

Phone#: _____

Fax#: _____

E-mail: _____

Other Contact: RIO GRANDE ENGINEERING

Contact: DAVID SOULE

Address: PO BOX 93924 ALB NM 87199

Phone#: 505.321.9099

Fax#: 505.872.0999

E-mail: david@riograndeengineering.com

TYPE OF DEVELOPMENT: ☐ PLAT ☐ RESIDENCE ☐ DRB SITE ☒ ADMIN SITE

Check all that Apply:

DEPARTMENT:

☒ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY

TYPE OF SUBMITTAL:

☐ ENGINEER/ARCHITECT CERTIFICATION
☐ PAD CERTIFICATION
☐ CONCEPTUAL G & D PLAN
☒ GRADING PLAN
☐ DRAINAGE REPORT
☐ DRAINAGE MASTER PLAN
☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
☐ ELEVATION CERTIFICATE
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ STREET LIGHT LAYOUT
☐ OTHER (SPECIFY) _____
☐ PRE-DESIGN MEETING?

☐ 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
☐ FLOODPLAIN DEVELOPMENT PERMIT
☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

* REVISED TO MATCH DRC PLAN- ADDITIONAL TOPO IN POND AND RETAINING WALL

DATE SUBMITTED: _____ **By:** _____

COA STAFF:

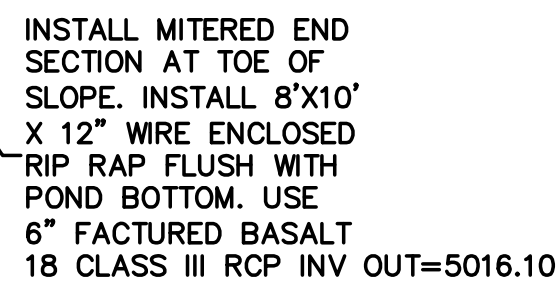
ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

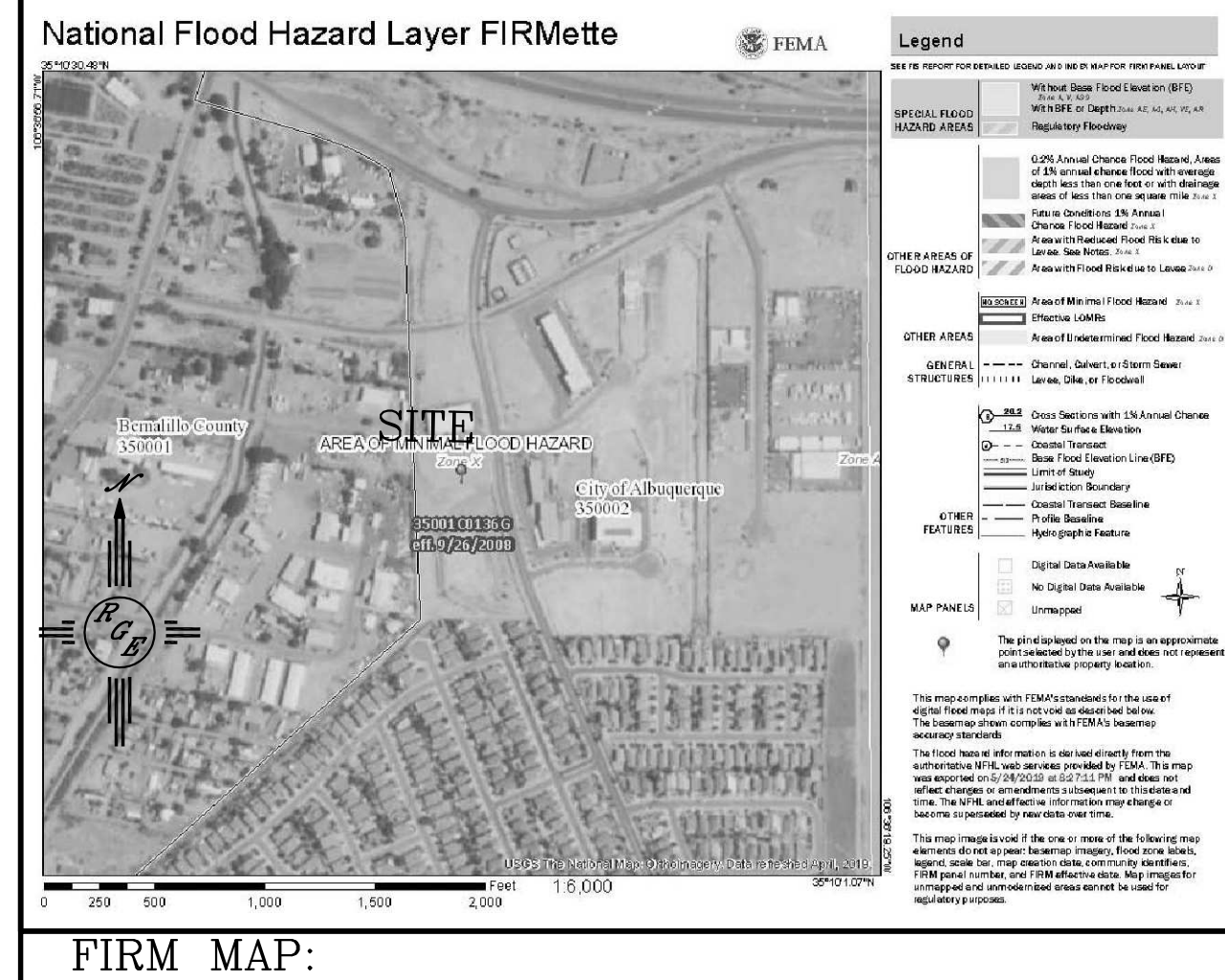
EXISTING UTILITIES ARE NOT SHOWN.
IT SHALL BE THE SOLE RESPONSIBILITY
OF THE CONTRACTOR TO CONDUCT ALL
NECESSARY FIELD INVESTIGATIONS PRIOR
TO ANY EXCAVATION TO DETERMINE THE
ACTUAL LOCATION OF UTILITIES & OTHER
IMPROVEMENTS.



NTS



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.

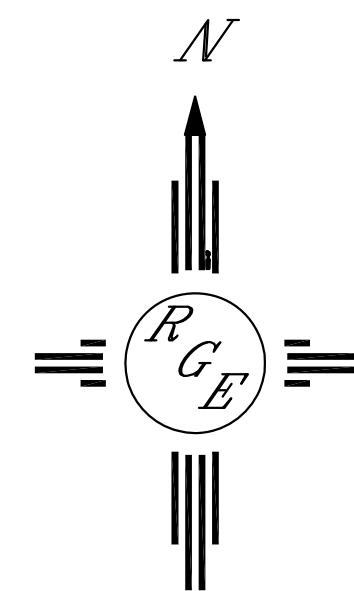


TRACT 5 LAS LOMITAS BUSINESS PARK



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. ALL NEW PAVING SHALL BE 6" PCC OVER 8" SUBGRADE PREPARATION IN CONFORMANCE TO ACT 330R-08. UNLESS OTHERWISE NOTED.
5. ANY CURBS OR PAVEMENT NEGATIVELY IMPACTED BY CONSTRUCTION ACTIVITY SHALL BE REPLACED TO MATCH EXISTING CONDITIONS.
6. ALL SITE WORK SHALL CONFORM TO CITY OF ALBUQUERQUE STANDARDS FOR PUBLIC WORKS CONSTRUCTION EDITION 9

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
 [·] ROCK PLATING
 [] BASIN LINE



SCALE: 1"=20'

<p>ENGINEER'S SEAL</p>	<p>7901 LAS LOMITAS</p>	<p>DRAWN BY WCWJ</p>
	<p>GRADING AND DRAINAGE PLAN</p>	<p>DATE 12-17-19</p>
<p>2/10/20</p>	 <p><i>Rio Grande Engineering</i></p> <p>1606 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0899</p>	<p>SHEET # —</p>
<p>DAVID SOULE P.E. #14522</p>		<p>JOB # 2109049</p>