

# CITY OF ALBUQUERQUE



March 5, 2018

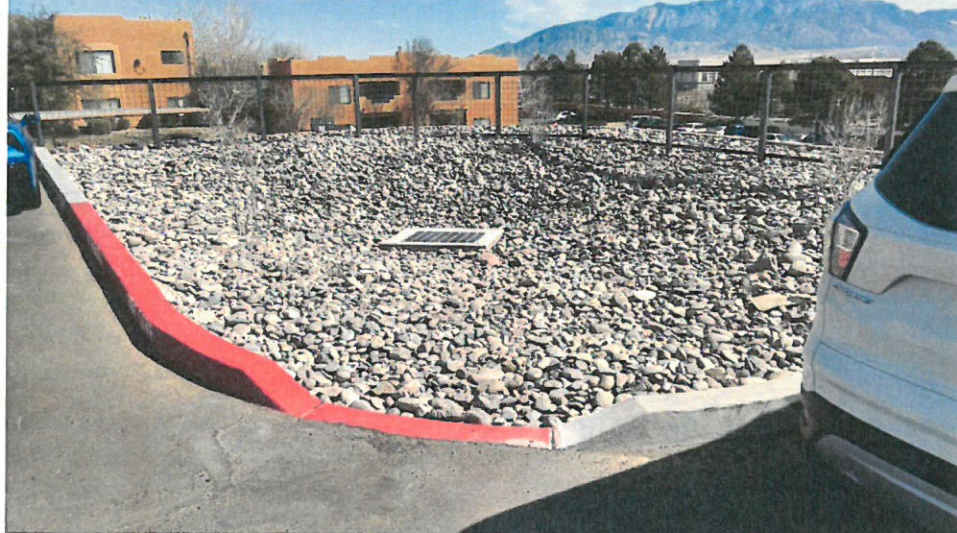
Dennis Lorenz, P.E.  
Lorenz Design & Consulting  
2501 Rio Grande NW, Suite A  
Albuquerque, NM 87104

**RE: Eagle Ranch MVD-Retail (Phase 1: MVD Building)  
Eagle Ranch Rd (Tract C, Cottonwood Pointe)  
Request for Certificate of Occupancy – Permanent  
Hydrology Final Inspection - Disapproved  
Engineer's Stamp Date 8/22/17 (B13D002C)  
Certification Dated: 3/1/18**

Dear Mr. Lorenz,

Based on the certification received 3/1/18, this submittal cannot be approved for release of Certificate of Occupancy by Hydrology. Prior to Hydrology approval, the following items must be constructed according to the approved Grading and Drainage Plan:

1. First Flush Pond "B" needs to be deepened to 12" below top of grate in order to provide first flush ponding, per detail G, C-3.0:

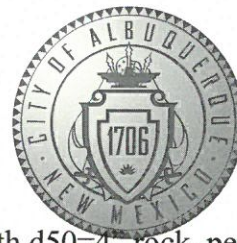


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NM 87103

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2. The rock for the emergency spillway needs to be replaced with d50=4" rock, per detail H, C-3.0:



3. The northern edge of the site needs to be regraded and stabilized to prevent cross-lot drainage from crossing onto the adjoining property:



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# CITY OF ALBUQUERQUE



4. Grades need to be restored near the apartment entrance, leaving a cut-bank at property line is not acceptable:



If you have any questions, you can contact me at 924-3695 or [dpeterson@cabq.gov](mailto:dpeterson@cabq.gov).

PO Box 1293

Sincerely,

Albuquerque

NM 87103

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

[www.cabq.gov](http://www.cabq.gov)



# 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) \_\_\_\_\_

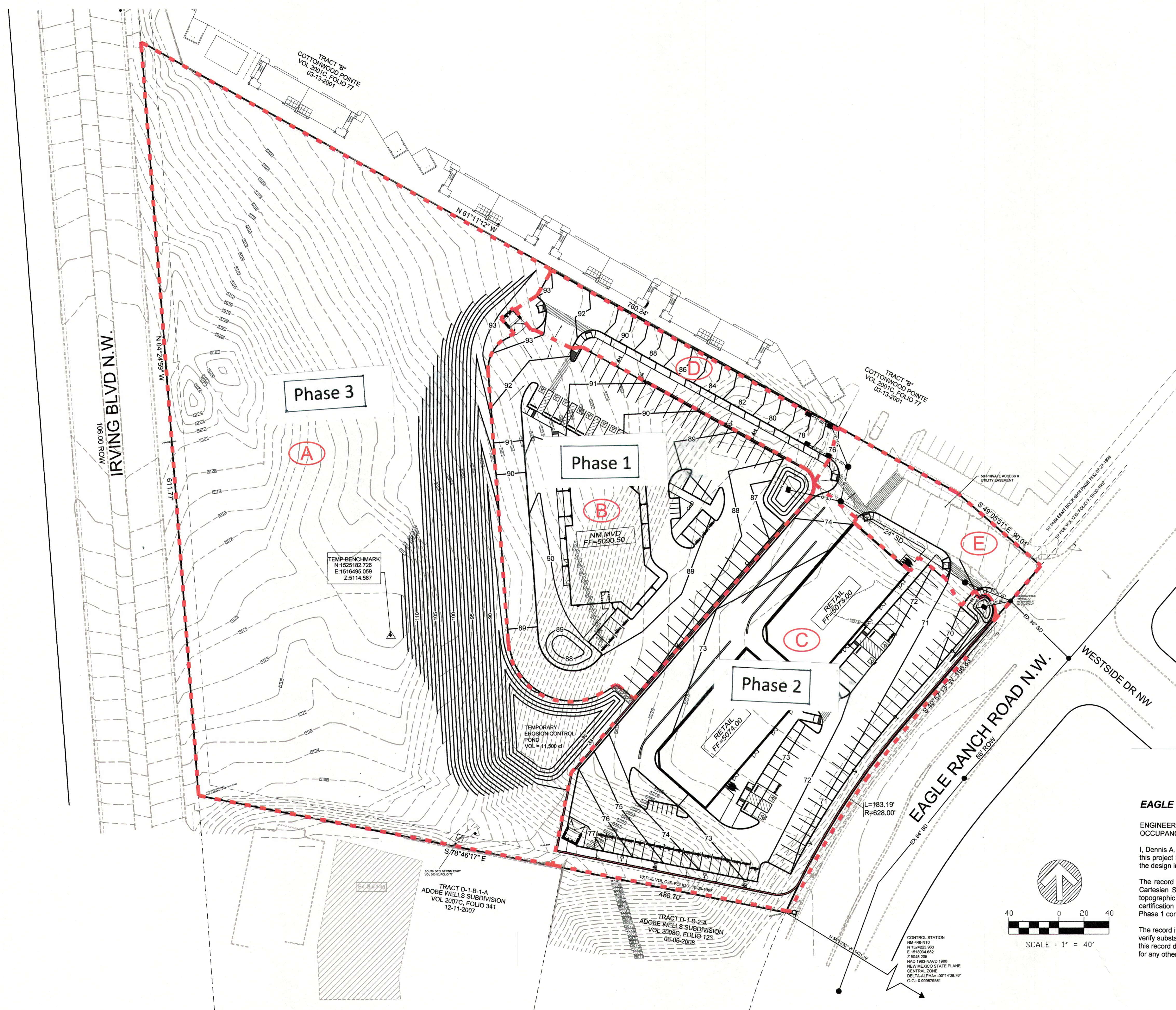
**CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:**

- ☐ 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:** \_\_\_\_\_ **By:** \_\_\_\_\_

COA STAFF: \_\_\_\_\_ ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_



LEGEND		
ITEM	EXISTING	PROPOSED
PROPERTY LINE	---	---
SPOT ELEVATION	× 75.5	● 01.5
CONTOUR W/ ELEVATION	— 5800 —	— 5800 —
BLOCK WALL		
RETAINING WALL	---	---
STORM DRAIN	— 84" SD —	— 24" SD —
DIRECTION OF FLOW	←	←
DRAINAGE SWALE	---	---
RIDGE LINE	---	---
SLOPE GRADING	---	3 : 1
CONCRETE CURB	---	---
DRAINAGE BASIN ID	(A)	(A)
DRAINAGE BASIN BOUNDARY	---	---

**PROJECT DATA**

PROPERTY ADDRESS:  
EAGLE RANCH ROAD NW  
ALBUQUERQUE, NEW MEXICO

LEGAL DESCRIPTION:  
TRACT C  
COTTONWOOD POINTE  
ALBUQUERQUE, NEW MEXICO

SURVEY:  
ALL PROJECT SURVEYING BY  
CONSTRUCTION SURVEY  
TECHNOLOGIES, INC.

IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE DRAINAGE ORDINANCE, EFFECTIVE MAY 12, 2014, ALL NEW DEVELOPMENT PROJECTS ARE REQUIRED TO MANAGE THE RUNOFF WHICH OCCURS DURING THE 90TH PERCENTILE STORM EVENT. IN ORDER TO COMPLY WITH THIS CRITERIA, WHERE PRACTICAL, ALL SURFACE DRAINAGE SHALL BE ROUTED THROUGH LANDSCAPED AREAS BEFORE RELEASE INTO DOWNSIDE DRAINAGE FACILITIES. THIS PLAN RECOMMENDS ALL LANDSCAPED AREAS BE DEPRESSED A MINIMUM OF 3-INCHES BELOW THE ADJACENT PAVED SURFACE TO RETAIN THE FIRST FLUSH RUNOFF.

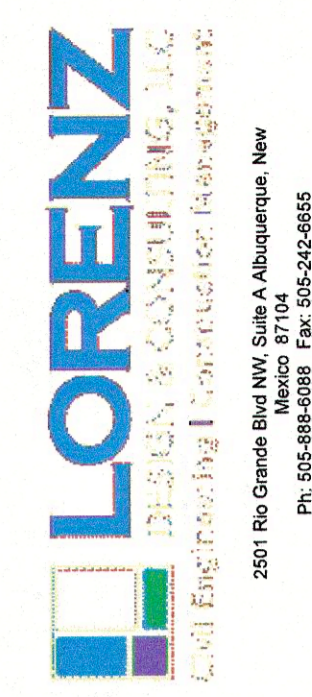
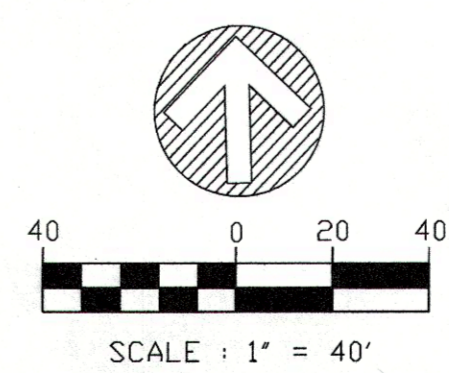
**EAGLE RANCH (Phase 1) – NM MVD**

ENGINEER'S CERTIFICATION (HYDROLOGY) FOR PERMANENT CERTIFICATE OF OCCUPANCY

I, Dennis A. Lorenz, NMPE 9647, of the firm Lorenz Design & Consulting, LLC, hereby certify that this project has been graded and will drain in substantial compliance with and in accordance with the design intent of the approved plan dated 8-22-17.

The record information edited onto the original design document has been provided to me by Cartesian Surveys, Inc., Brian Martinez, NMPS 18374, as supplemental data to the original topographic survey, and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for Permanent Certificate of Occupancy for Phase 1 construction only.

The record information presented hereon is not necessarily complete and is intended only to verify substantial compliance of the grading and drainage aspects of this project. Those relying on this record document are advised to obtain independent verification of its accuracy before using it for any other purpose.



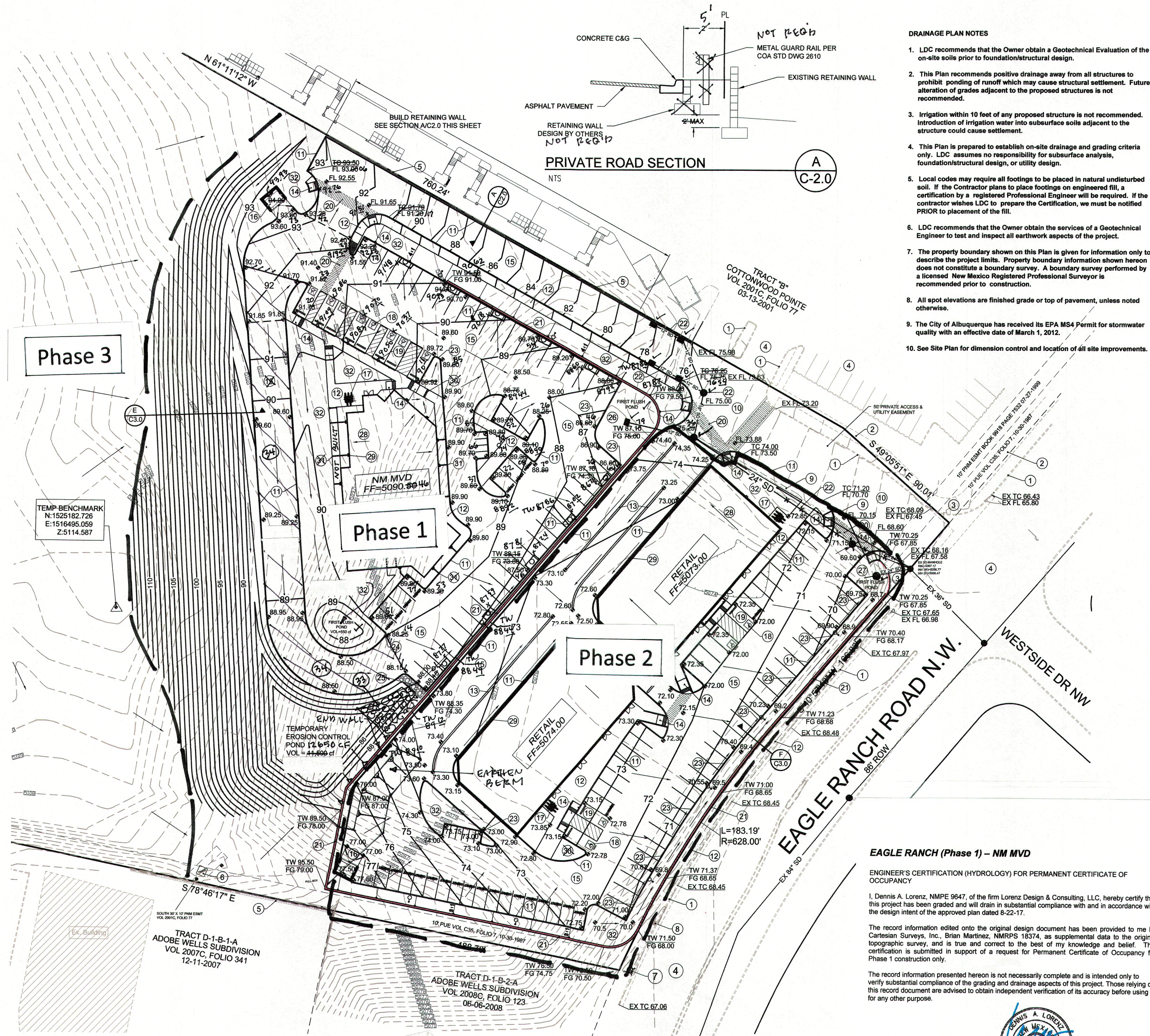
**EAGLE RANCH NM MVD - RETAIL**  
Albuquerque, New Mexico  
**GRADING & DRAINAGE PLAN**  
Overall Site & Drainage Basins

REVISION DATE



DATE  
AUGUST 2017

SHEET NUMBER  
**C-1.0**



# DRAINAGE PLAN NOTES

1. LDC recommends that the Owner obtain a Geotechnical Evaluation of the on-site soils prior to foundation/structural design.
2. This Plan recommends positive drainage away from all structures to prohibit ponding of runoff which may cause structural settlement. Future alteration of grades adjacent to the proposed structures is not recommended.
3. Irrigation within 10 feet of any proposed structure is not recommended. Introduction of irrigation water into subsurface soils adjacent to the structure could cause settlement.
4. This Plan is prepared to establish on-site drainage and grading criteria only. LDC assumes no responsibility for subsurface analysis, foundation/structural design, or utility design.
5. Local codes may require all footings to be placed in natural undisturbed soil. If the Contractor plans to place footings on engineered fill, a certification by a registered Professional Engineer will be required. If the contractor wishes LDC to prepare the Certification, we must be notified PRIOR to placement of the fill.
6. LDC recommends that the Owner obtain the services of a Geotechnical Engineer to test and inspect all earthwork aspects of the project.
7. The property boundary shown on this Plan is given for information only to describe the project limits. Property boundary information shown hereon does not constitute a boundary survey. A boundary survey performed by a licensed New Mexico Registered Professional Surveyor is recommended prior to construction.
8. All spot elevations are finished grade or top of pavement, unless noted otherwise.
9. The City of Albuquerque has received its EPA MS4 Permit for stormwater quality with an effective date of March 1, 2012.
10. See Site Plan for dimension control and location of all site improvements.

## LEGEND

ITEM	EXISTING	PROPOSED
PROPERTY LINE	---	---
SPOT ELEVATION (VERTICAL CURVE)	75.5	75.5
CONTOUR W/ ELEVATION	5800	5800
DIRECTION OF FLOW	---	---
RIDGE LINE	---	---
SLOPE GRADING	---	3:1
TOP CURB/FLOWLINE	EX TC 75.75 EX FL 75.25	TC 75.75 FL 75.25
TOP WALL/FINISH GRADE	EX TW 75.75 EX FG 75.25	TW 75.75 FG 75.25
CONCRETE CURB	---	---
BLOCK WALL	---	---
RETAINING WALL	---	---
STORM DRAIN	84" SD	24" SD
UTILITY POLE	PP	PP
WATER METER	WM	WM
ELECTRIC TRANSFORMER	XFMR	XFMR
FIRE HYDRANT	---	---
AS-BUILT SPOT ELEV	---	75.75

## KEYED NOTES

1. EXISTING CONCRETE CURB.
2. EXISTING CONCRETE SIDEWALK.
3. EXISTING HANDICAP RAMP.
4. EXISTING ASPHALT PAVEMENT.
5. EXISTING BLOCK WALL.
6. EXISTING ELECTRIC TRANSFORMER.
7. EXISTING FIRE HYDRANT.
8. EXISTING WATER METER.
9. REM & DISPOSE EXISTING CONCRETE CURB & GUTTER AND SIDEWALK TO LIMITS SHOWN.
10. REM & DISPOSE ASPHALT PAVEMENT TO LIMITS SHOWN FOR UNDERGROUND UTILITY CONSTRUCTION. SEE UTILITY PLAN.
11. CONSTRUCT 6" CONCRETE CURB & GUTTER. SEE SHEET C-3.0.
12. NEW PUBLIC SIDEWALK BY WORK ORDER. SEE CITY PROJECT 666786.
13. CONSTRUCT MOUNTABLE CURB AT DRIVE-THRU LANES. SEE SHEET AS-1.2.
14. CONSTRUCT HANDICAP RAMP. SEE SHEET AS-1.2.
15. CONSTRUCT ASPHALT PAVEMENT. SEE SHEET C-3.0.
16. CONSTRUCT REFUSE ENCLOSURE. SEE SHEET AS-1.2.
17. INSTALL BICYCLE RACK. SEE SHEET AS-1.2.
18. INSTALL HANDICAPPED PARKING STRIPING AND SIGNAGE. SEE SHEET AS-1.2.
19. INSTALL CONCRETE TIRE STOPS.
20. INSTALL PEDESTRIAN CROSSWALK STRIPING. SEE SHEET AS-1.2.
21. CONSTRUCT RETAINING WALL. DESIGN BY OTHERS.
22. CONSTRUCT STORM DRAIN SYSTEM. SEE SHEET J/C-3.0.
23. PROVIDE 12-INCH CURB BLOCKOUT FOR DRAINAGE.
24. PROVIDE 24-INCH CURB BLOCKOUT FOR FIRST FLUSH POND OVERFLOW.
25. CONSTRUCT OVERFLOW SPILLWAY AT TEMPORARY EROSION CONTROL POND. SEE SHEET C-3.0.
26. CONSTRUCT FIRST FLUSH POND-B. SEE DETAIL K/C-3.0.
27. CONSTRUCT FIRST FLUSH POND-G. SEE DETAIL L/G-3.0.
28. DIRECTION OF ROOF DRAINAGE.
29. DOWNSPOUT LOCATION. SEE SHEET A-5.0 FOR ROOF PLAN.
30. CONSTRUCT 12" SIDEWALK GULVERT PER COA STD DRAWING 2235.
31. CONNECT 4-INCH SD TO ROOF DOWNSPOUT. CONSTRUCT 4-INCH CURB PENETRATION PER COA STD DRAWING 2235, OR DAYLIGHT TO GRAVEL SWALE. NOT BUILT.
32. LANDSCAPING.
33. ROCK LINED SPILLWAY + SWALE
34. RECYCLED ASPHALT ACCESS ROAD

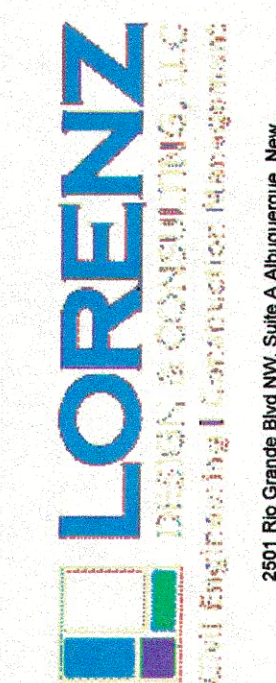
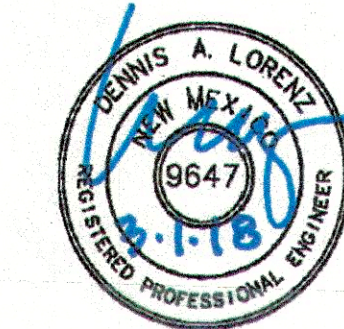
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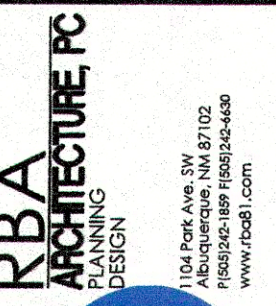
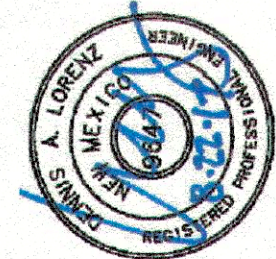
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## EAGLE RANCH NM MVD - RETAIL Albuquerque, New Mexico GRADING & DRAINAGE PLAN Phase 1 Plan

REVISION DATE



DATE  
AUGUST 2017

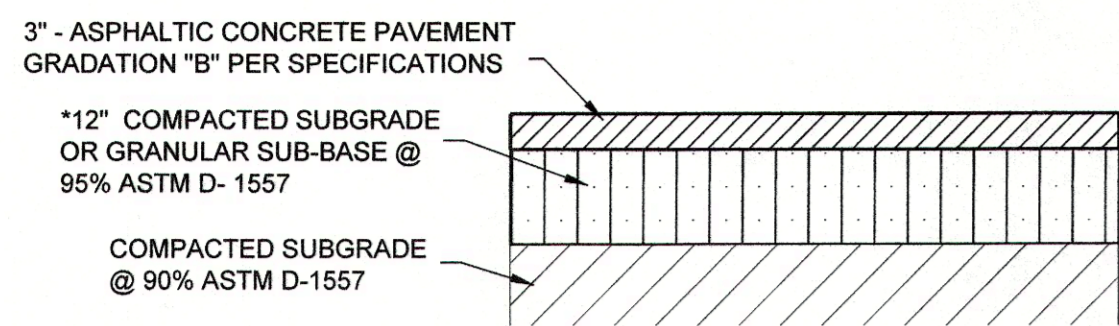
SHEET NUMBER

C-2.0

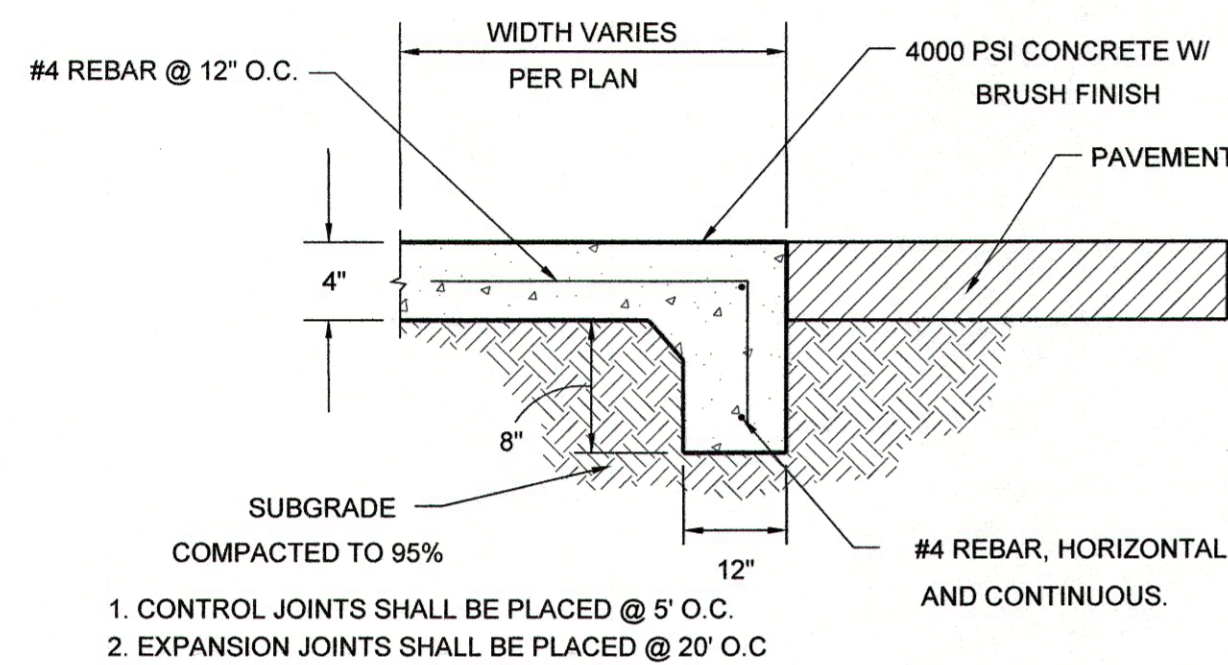
I, Dennis A. Lorenz, NMPE 9647, of the firm Lorenz Design & Consulting, LLC, hereby certify that this project has been graded and will drain in substantial compliance with and in accordance with the design intent of the approved plan dated 6-22-17.

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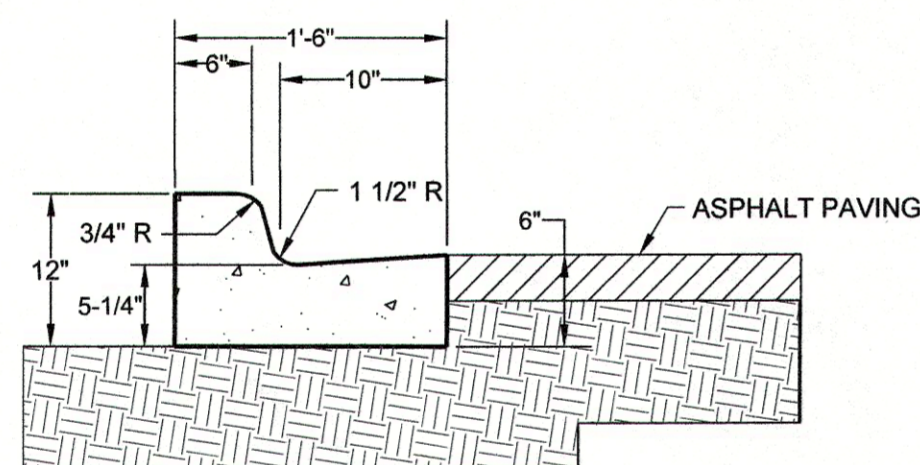
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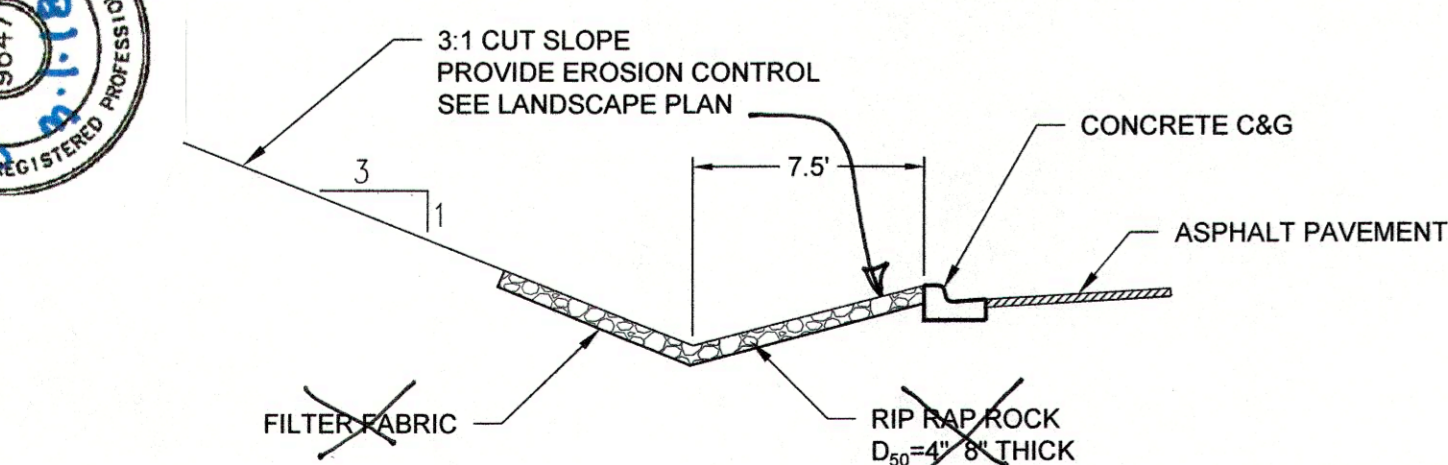
ASPHALT PAVEMENT SECTION A  
AUTO/PICKUP TRUCK NTS C-3.0



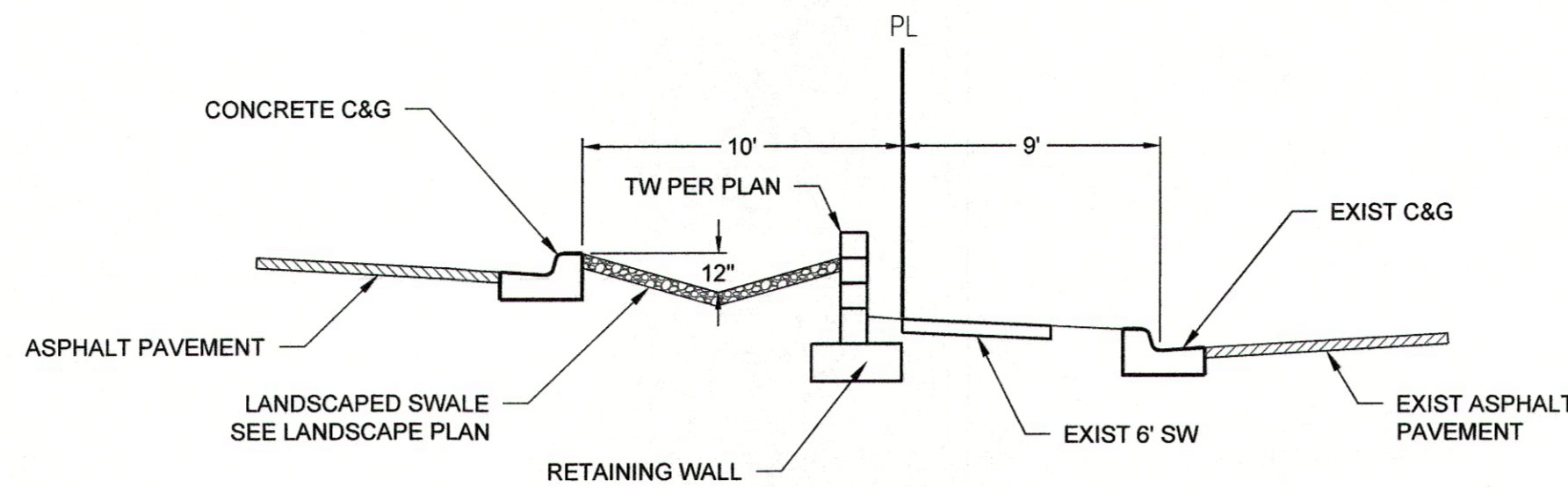
TURN DOWN SIDEWALK AT ACCESSIBLE ZONES B  
NTS C-3.0



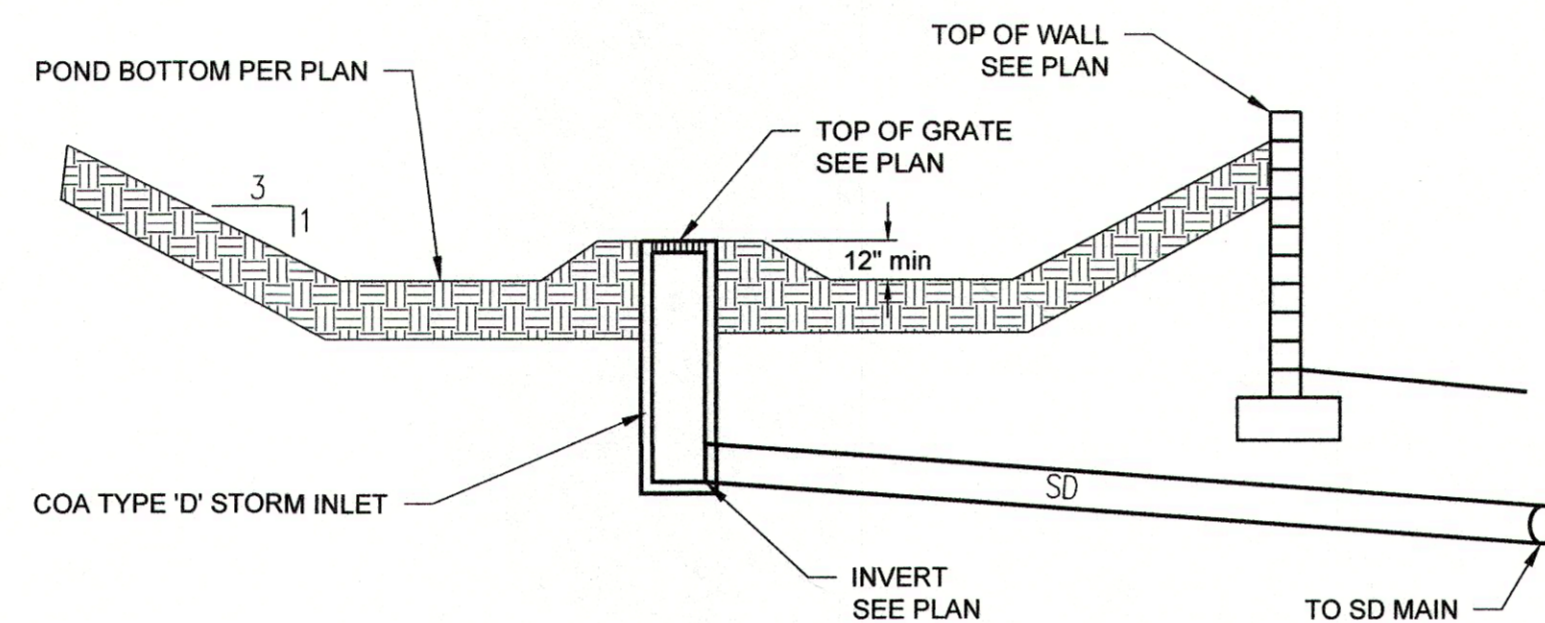
CONCRETE CURB AND GUTTER C  
NTS C-3.0



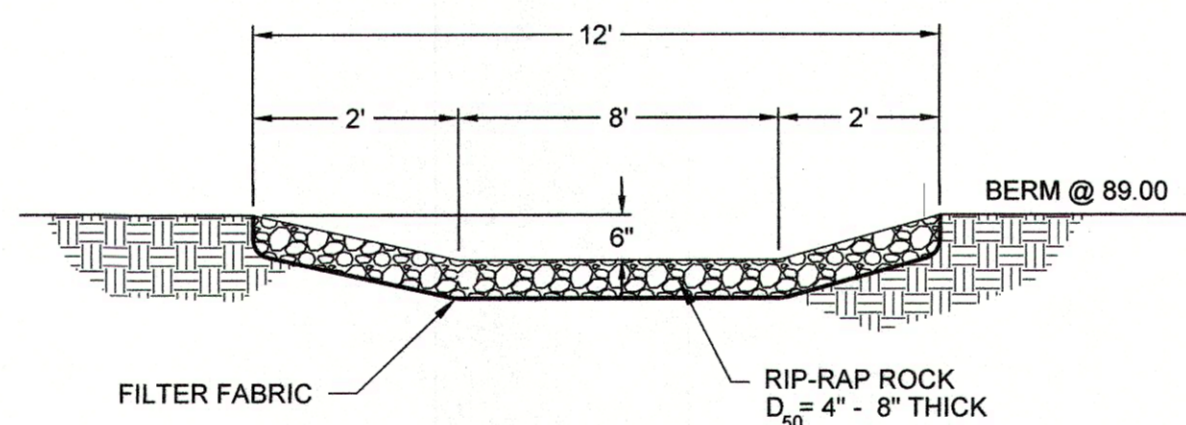
CUT SLOPE/SWALE SECTION E  
NTS C-3.0



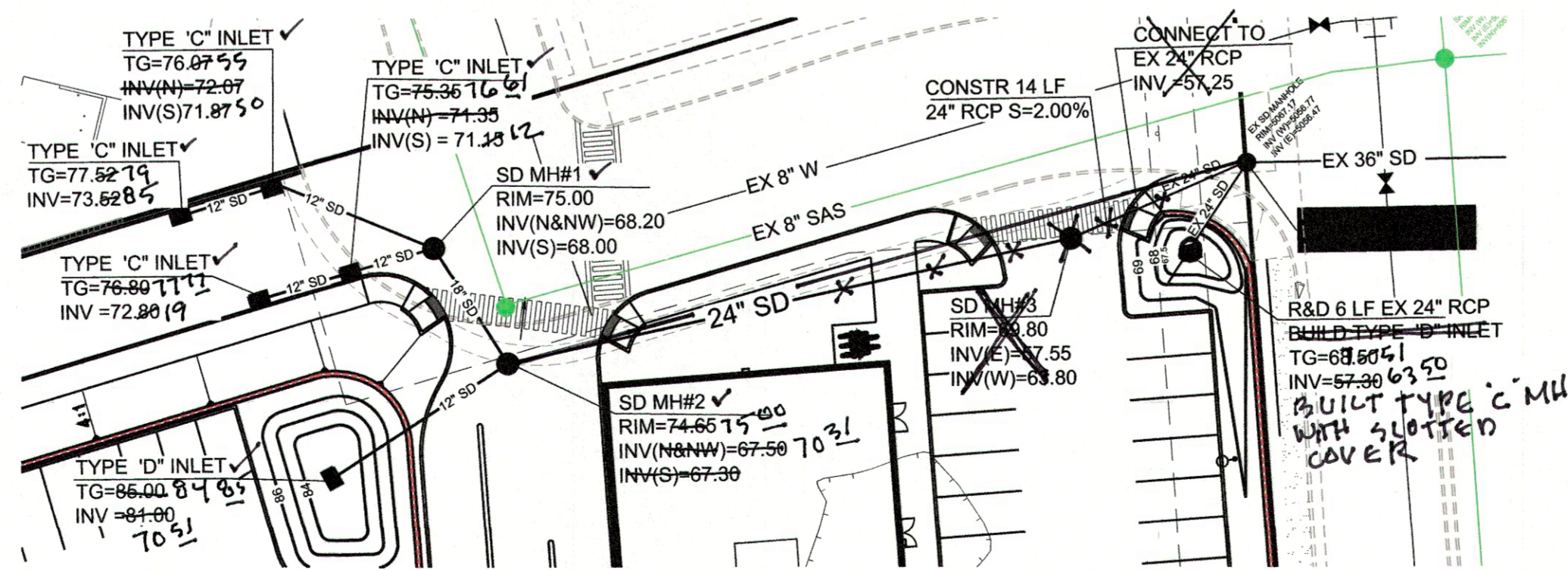
LANDSCAPED SWALE SECTION F  
NTS NOT BUILT C-3.0



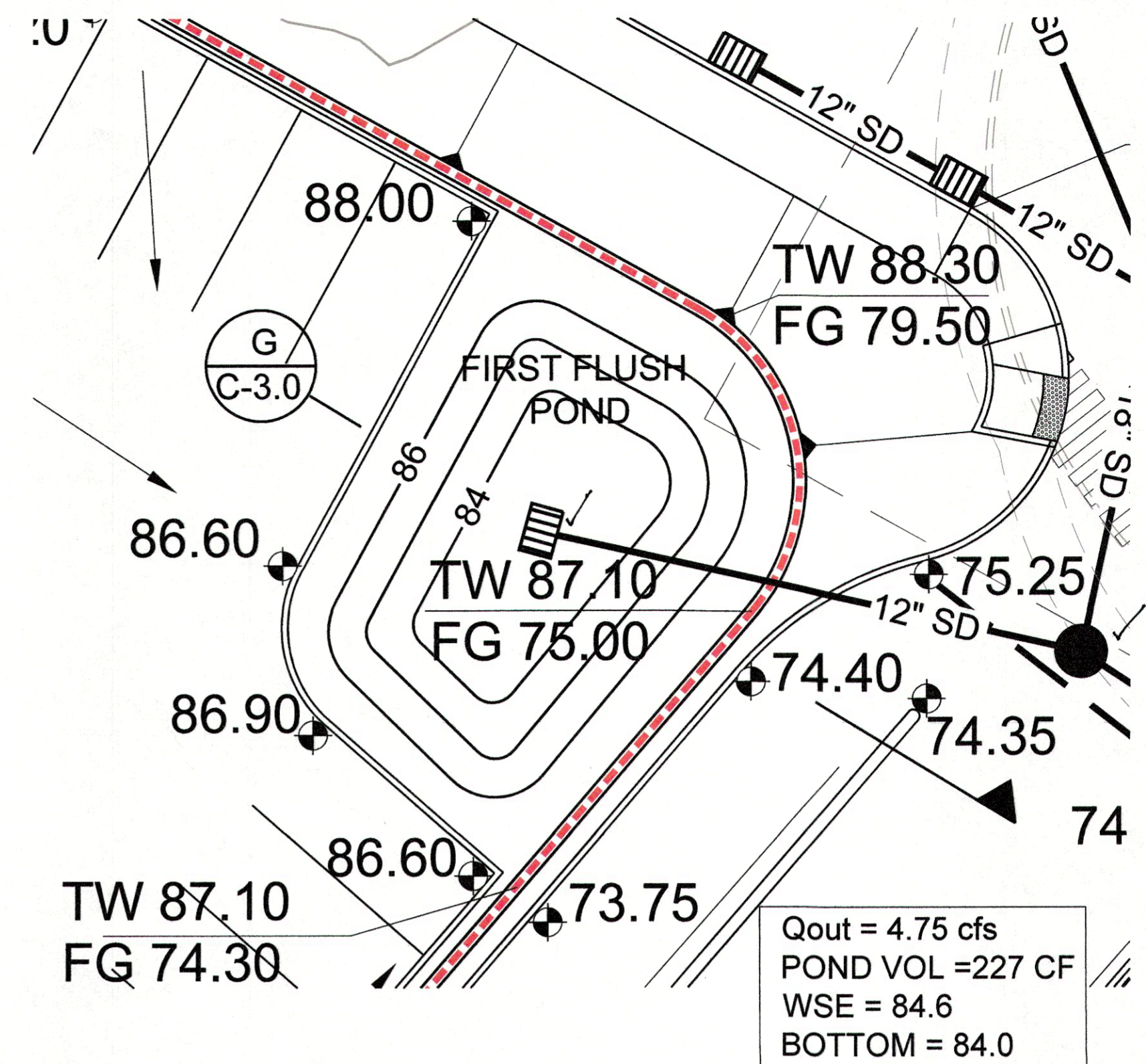
TYPICAL POND SECTION G  
NTS C-3.0



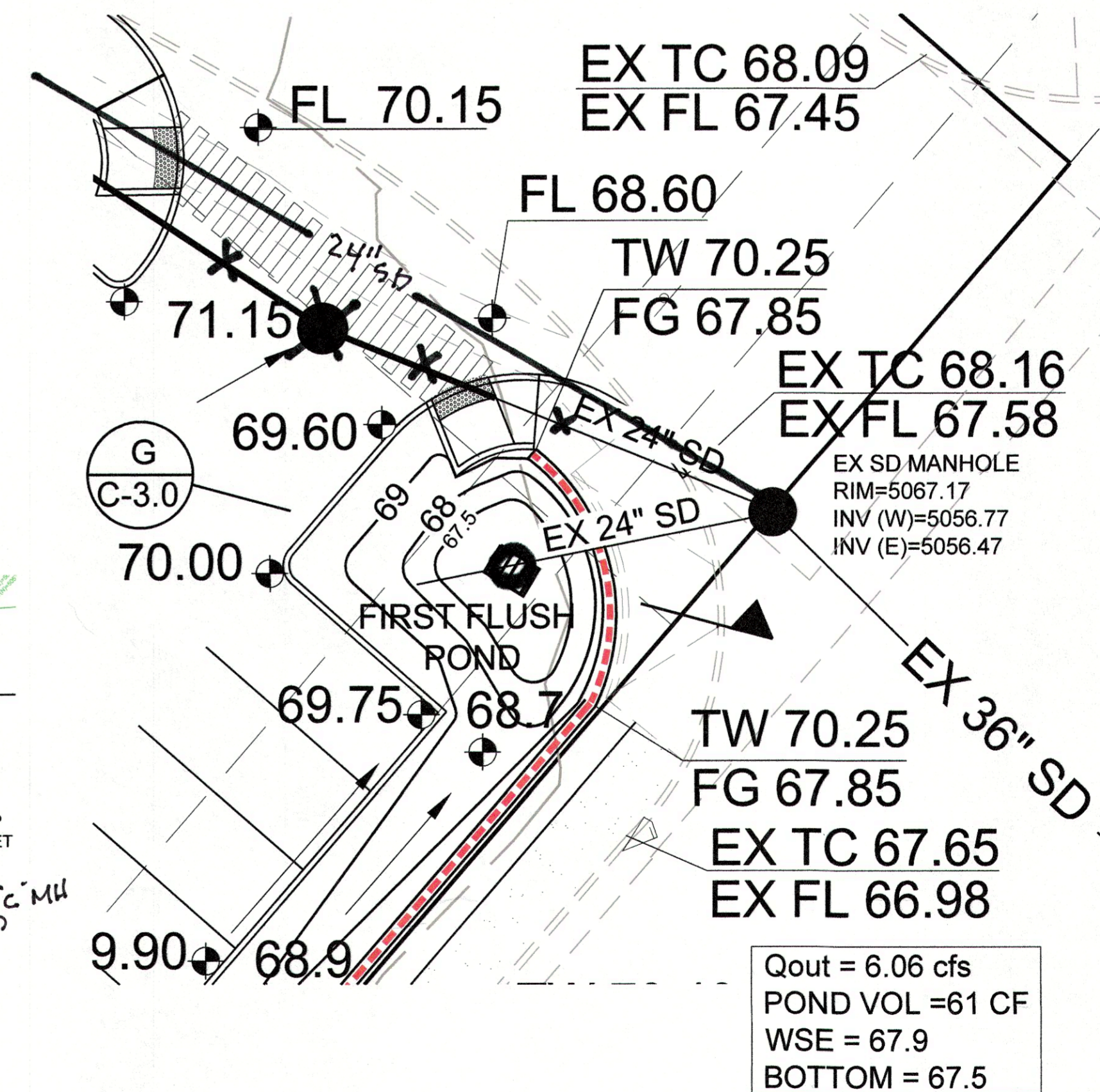
OVERFLOW SPILLWAY H  
NTS C-3.0



STORM DRAIN PLAN J  
1" = 30' C-3.0



FIRST FLUSH POND "B" DETAIL K  
1" = 10' NOT BUILT PHASE 2 IMPROVEMENT C-3.0



FIRST FLUSH POND "C" DETAIL L  
1" = 10' C-3.0