

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

June 29, 2022

Marion F. Hall IV, P.E.
Iris Development Services, LLC
2673 N. Riley Rd
Buckeye, AZ 85396

**RE: Luxelocker
Conceptual Grading & Drainage Plan
Engineer's Stamp Date: 06/03/22
Hydrology File: B18D031**

Dear Mr. Hall:

Based upon the information provided in your submittal received 06/07/2022, the Conceptual Grading & Drainage Plan **is not** approved for action by the DRB on Site Plan for Building Permit. The following comments need to be addressed for approval of the above referenced project:

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

1. Hydrology does not to review the Utility Plan (water & sanitary sewer). This is done through Albuquerque Bernalillo County Water Unity Authority (ABCWUA).
2. Hydrology also does need the Site's Cut & Fill calculation and the overall site sections. Hydrology does need sections through the stormwater quality ponds and through any retaining / garden walls (only if you have them).
3. Per the DPM, the following must be on the Grading & Drainage Plan. I have attached two different examples of Grading & Drainage Plans for your use.
 - a. Please provide an engineer's stamp with a signature and date.
 - b. Please use 1" = 20' for the scale.
 - c. Please provide a Vicinity Map. Typically, this is the Zone Atlas. This can be downloaded in pdf format from the City of Albuquerque's website.
 - d. Please provide the Benchmark information (location, description and elevation) for the survey contour information provided.
 - e. Please provide the FIRM Map and flood plain note with effective date.
 - f. Please provide a legal Description of the property.

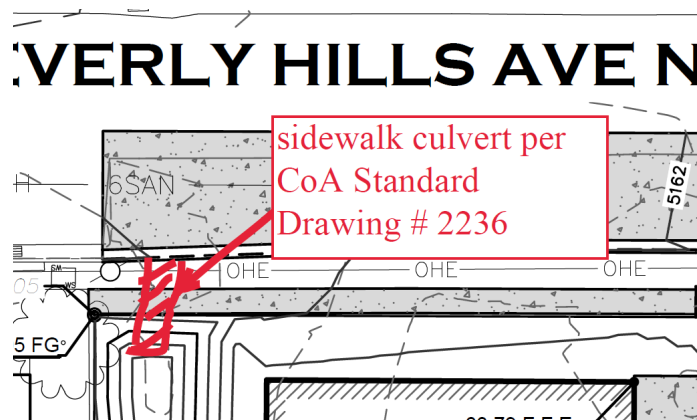
CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director

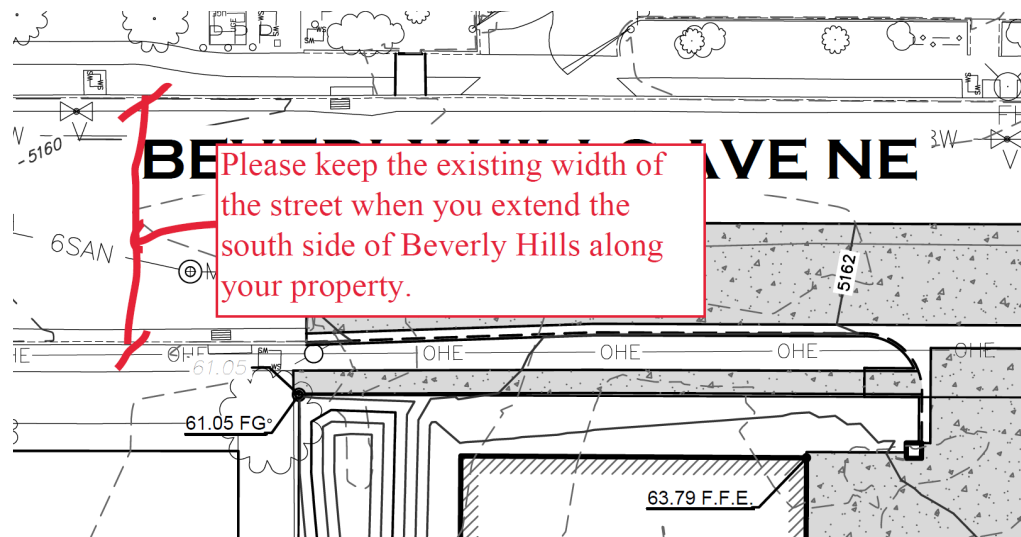


Mayor Timothy M. Keller

4. Since this will be a Conceptual Grading & Drainage Plan, please add a note, "Not for Construction" on the plans.
5. Please use the procedure for 40 acre and smaller basins as outlined in Development Process Manual (DPM) Article 6-2(a). Please provide both the existing conditions and proposed conditions for the 100 year-6 hour storm event.
6. Please follow the DPM Article 6-12 Stormwater Quality and Low-Impact Development for the sizing calculations. To calculate the required SWQV, multiply the impervious area draining to the BMP by 0.42 inches for new development sites. Each stormwater quality pond must have a spillway. This is typically handled by installing a sidewalk culvert which the invert starts at the elevation of the SWQV on the pond side and slopes to the street gutter elevation. Below is an illustration of this.



7. For the work within Beverly Hills R.O.W., Please match the existing street width when you extend the sought side of the roadway.



PO Box 1293

Albuquerque

NM 87103

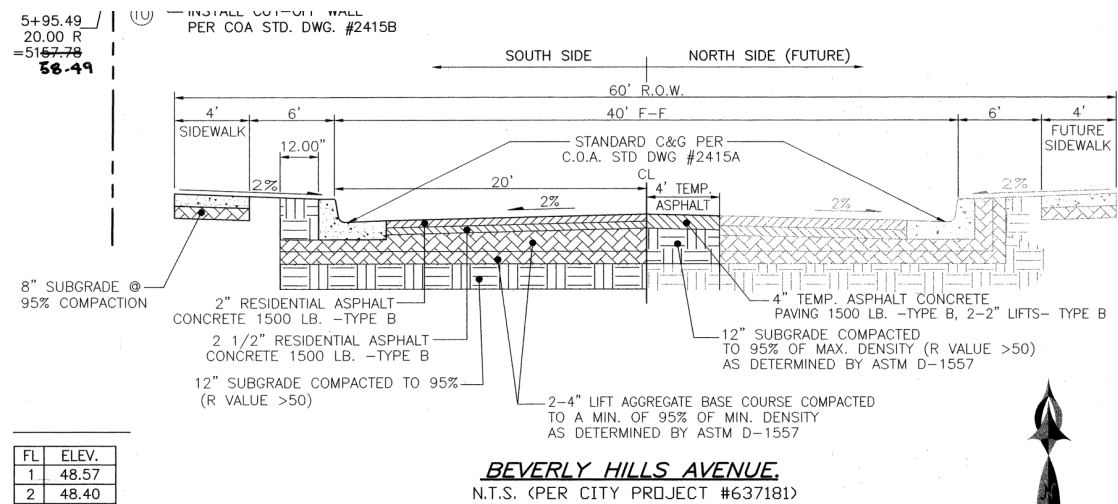
www.cabq.gov

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller



8. The whole grading needs to be revised. The entire site just drains directly to Beverly Hills without going into either of the required stormwater quality ponds as outlined in Comment #6.

PO Box 1293

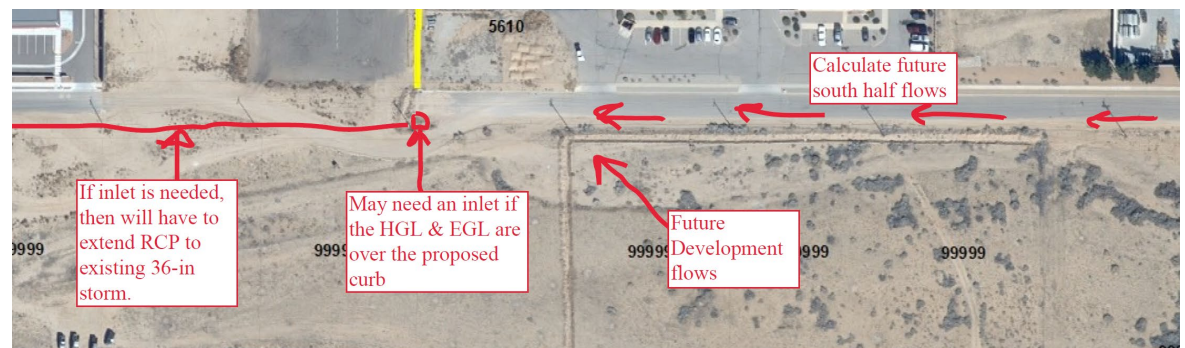
9. There is currently off-site runoff that will be flowing directly into the development from the east. This flow needs to be calculated and shown. Please note that these flows are existing conditions and once this site is developed, the developed flows will discharge into Beverly Hills. So how is this development going to handle the existing condition off-site flows?

Albuquerque

10. Need to calculate the south half of Beverly Hills street capacity as described in the DPM Article 6-9 Street Hydraulics. If the HGL or EGL is over the proposed top of curb, then an inlet will need to be installed. This inlet will then need to be connected to the existing 36-in storm sewer to the west on Beverly Hills.

NM 87103

www.cabq.gov



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 (Doug Hughes, PE, jhughes@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

Sincerely,

Renée C. Brissette

Renée C. Brissette, P.E. CFM
Senior Engineer, Hydrology
Planning Department

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 10/2018)

Project Title: _____ **Building Permit #:** _____ **Hydrology File #:** _____

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

Legal Description: _____

City Address: _____

Applicant: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Other Contact: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) _____ RESIDENCE _____ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL? _____ Yes _____ No

DEPARTMENT: _____ TRAFFIC/TRANSPORTATION _____ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

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

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
- _____ FLOODPLAIN DEVELOPMENT PERMIT
- _____ OTHER (SPECIFY) _____

DATE SUBMITTED: _____ **By:** _____

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

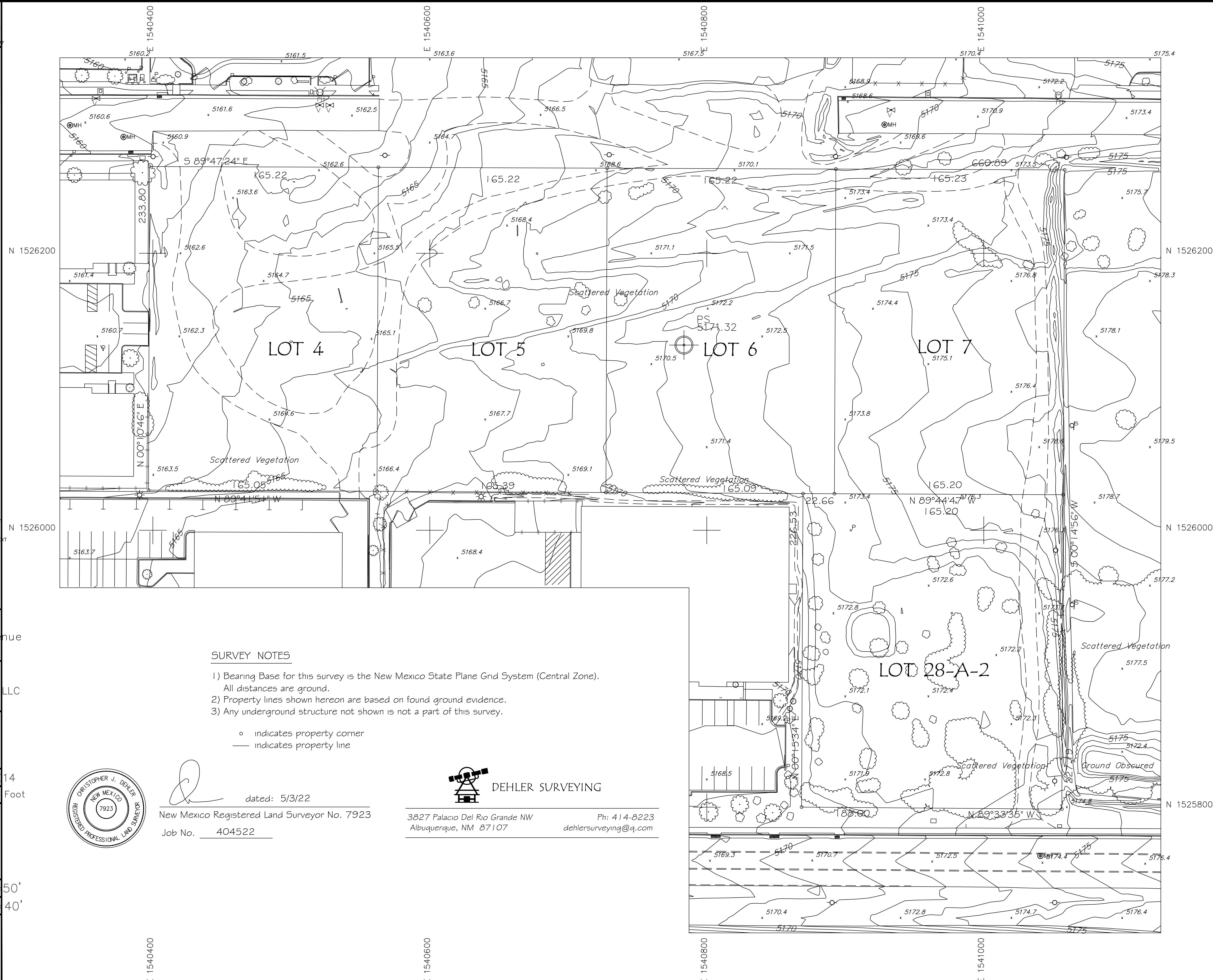
FEE PAID: _____

Client:
Dehler Surveying, LLC

ATM #NMO422-014
Contour Interval: 1 Foot



Map Scale	1"=50'
Plot Scale	1"=40'



- LEGEND
- CURB AND GUTTER
 - CONCRETE
 - WALL
 - STORM DRAIN
 - SIGN
 - SANITARY SEWER MANHOLE
 - GAS VALVE/VENT
 - POLE W/ UG CONDUIT
 - POLE ANCHOR
 - ELECTRIC LINE - OVERHEAD
 - WATER VALVE
 - FIRE HYDRANT
 - TELEPHONE PEDESTAL/PULL BOX

DESCRIPTION - LOTS 4-7 - UNITED GENERAL TITLE INSURANCE COMPANY

Lots numbered Four (4), Five (5), Six (6) and Seven (7), in Block numbered Five (5) of TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES, Bernalillo County, New Mexico, as the same is shown and designated on the plat of said subdivision, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on April 24, 1936, in Plat Book D, Folio 130.

DESCRIPTION - LOTS 4 & 5 - OLD REPUBLIC NATIONAL TITLE

Lots numbered Four (4) and Five (5) in Block numbered Five (5) of Tract "A", Unit "B" of NORTH ALBUQUERQUE ACRES, Bernalillo County, New Mexico, as the same are shown and designated on the Plat of said Addition, filed in the Office of the County Clerk of Bernalillo County, New Mexico on April 24, 1936.

"ALTA/NSPS LAND TITLE SURVEY FOR"
LOTS 4, 5, 6 & 7,
BLOCK 5,
TRACT A, UNIT B,
NORTH ALBUQUERQUE ACRES
WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTION 13
TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2021

NOTES

- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and distances in parenthesis are record.
- Basis of boundary are the following plats and documents of record entitled:
 - PLAT OF "TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES", (04-24-1936, D-130)
 - PLAT OF "LANDS OF LEON E. & LENA MAE VINYARD" (04-07-1998, 98S-042)
 - PLAT OF "LOTS 1-A, 2-A & 3-A, BLOCK 5, TRACTS A, UNIT B, NORTH ALBUQUERQUE ACRES", (09-29-2003, 2003C-294)
 - PLAT OF "LOTS 28-A-1 AND 28-A-2, BLOCK 5, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES", (03-21-2011, 2011C-027)
 - PLAT OF "LOID'S COLLISION CENTER", (02-15-2017, 2017C-019)all being records of Valencia County, New Mexico.
- Field Survey completed April 2, 2021.
- Title Commitment:
 - Title Company: United General Title Insurance Company
 - Underwriter: First American Title Insurance Company
 - Policy No.: 24448093 (Policy Date: March 3, 2003)
 - Land Description: Lots 4 thru 7, Block 5, Tract A, Unit B, North Albuquerque Acres
- Title Company: Old Republic Title
- Underwriter: Old Republic National Title Insurance Company
- Commitment No.: 2000722 (Commitment Date: January 30, 2020)
- Land Description: Lots 4 & 5, Block 5 Tract A, Unit B, North Albuquerque Acres
- Address of Property: Beverly Hills Avenue NE, Albuquerque, NM 87113
- City of Albuquerque, New Mexico IDO Zone: NR-LM
- 100 Year Flood Zone Designation: ZONE X, as shown on Panel 129 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated August 16, 2012. This property does not lie within the 100 Year Flood Plain.
- Encroachments: None apparent.

CLIENT: Bravo Land Investors, LLC, an Alaska limited liability company
Christopher M. Pacheco

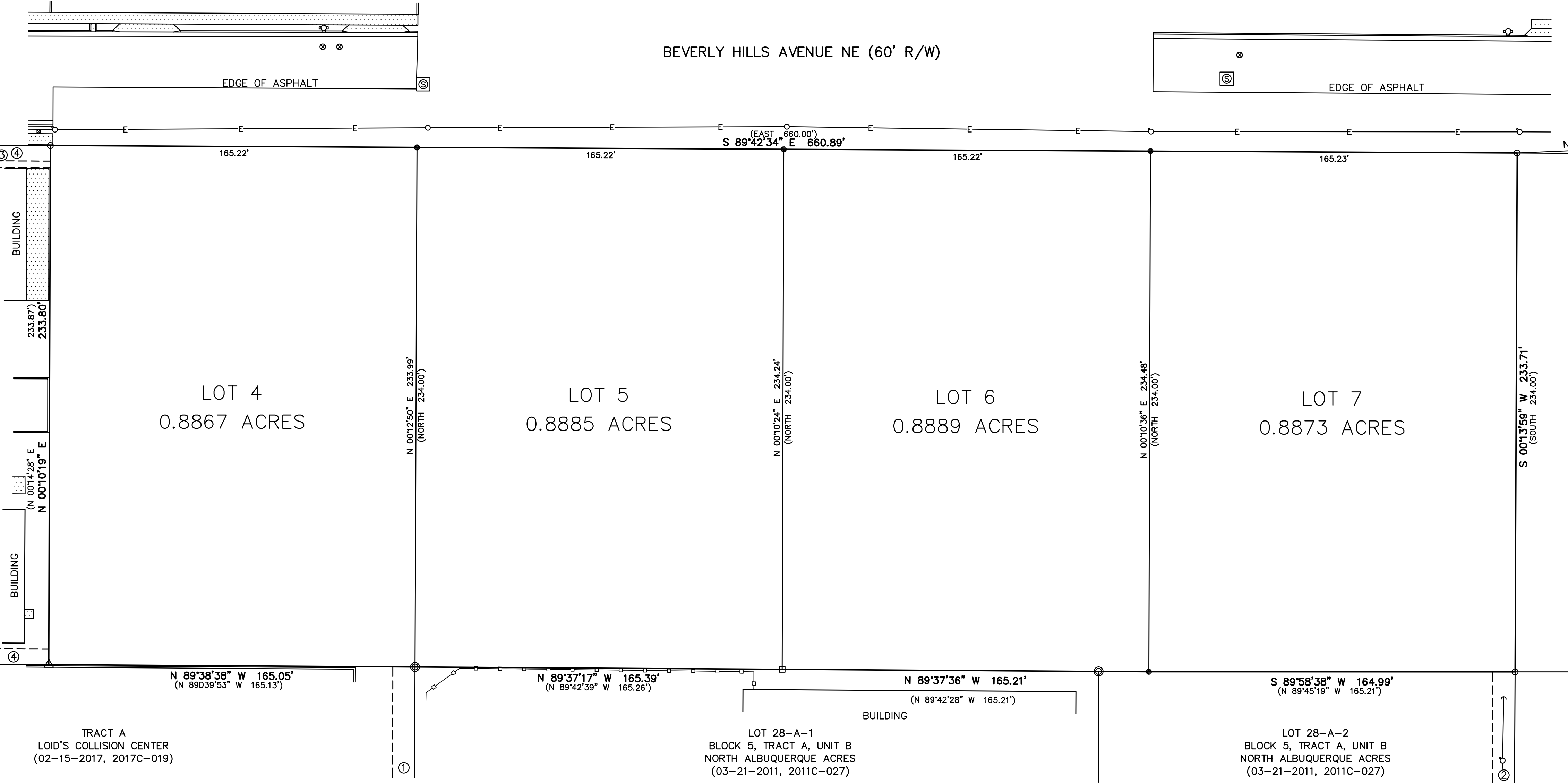
TITLE CO.: United General Title Insurance Company
First American Title Insurance Company
Old Republic National Title Insurance Company

SURVEYOR'S CERTIFICATION

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 7(a), 8, 9 and 11 of Table A thereof. The field work was completed on April 2, 2021.

Timothy Aldrich
New Mexico
7719
Professional Land Surveyor
04-05-2021
Date

ALDRICH LAND
SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

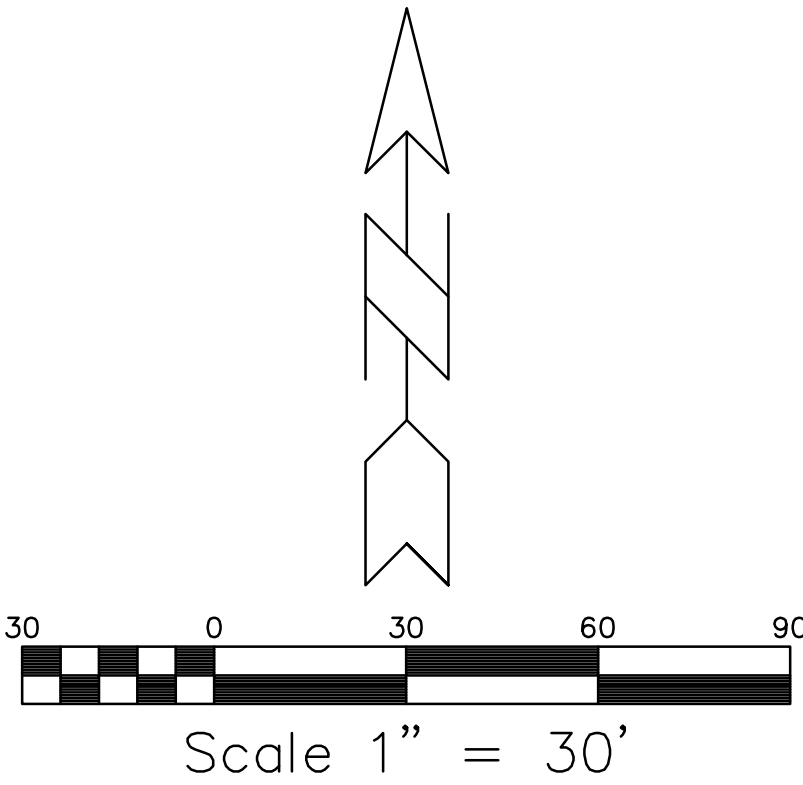


EXISTING EASEMENTS

- EXISTING 10' PNM & QWEST EASEMENT (09-26-2003, 2003177168)
- EXISTING 10' PNM & US WEST EASEMENT (12-11-1997, 1997130574)
- EXISTING 10' NMCCO EASEMENT (10-08-2004, 2004142279)
- EXISTING 7' QWEST EASEMENT (04-07-2005, 2005047785)

PROPERTY CORNERS

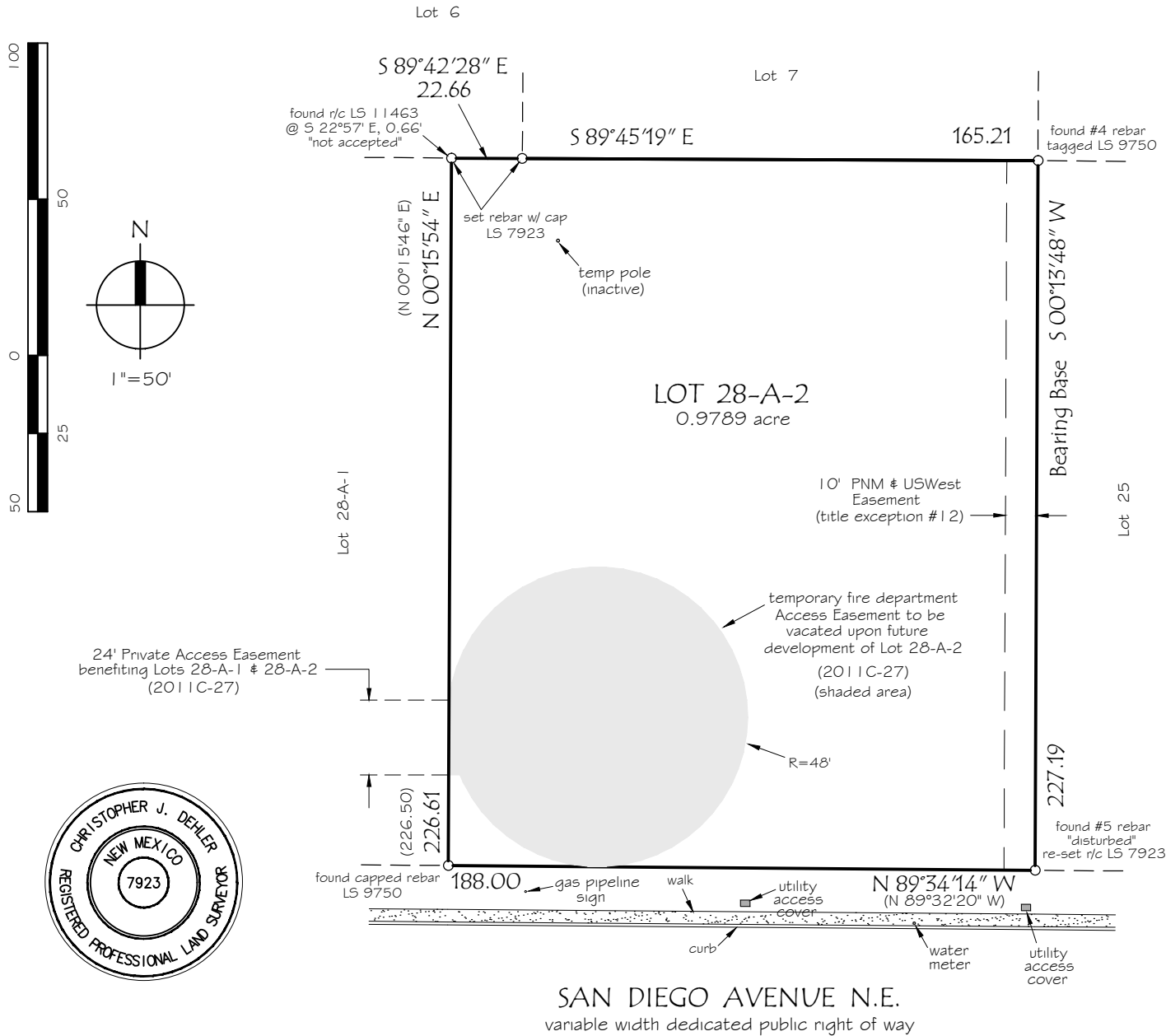
- SET 1/2" REBAR WITH CAP "LS 7719"
- FOUND 1/2" REBAR WITH CAP "LS 11463"
- FOUND 5/8" REBAR WITH CAP "LS 11463"
- FOUND 5/8" REBAR WITH CAP "LS 9750"
- FOUND 5/8" REBAR WITH CAP "LS 11184"



BOUNDARY SURVEY

LEGAL DESCRIPTION

Lot numbered Twenty-eight-A-2 (28-A-2), Plat of Lots 28-A-1 & 28-A-2, Block 5, Tract A, Unit B, NORTH ALBUQUERQUE ACRES, (Being a Replat of Lot 28-A, Block 5, Tract A, Unit B, North Albuquerque Acres), City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the Plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on March 21, 2011 in Plat Book 2011C, Page 27 as Document No. 2011027503.



NOTES

- 1) Bearing Base for this survey is the east boundary of Lot 28-A-2 recorded as S 00°13'48" W (2011C-27). All distances shown are ground. Measured values that vary from record are shown in parenthesis.
- 2) Property corners are monumented as indicated.
- 3) Any underground structure not shown is not a part of this survey.
- 4) This property is subject to pertinent easements, matters of zoning, covenants, restrictions and reservations of record.
- 5) This survey shows only those easements apparent on the ground and those disclosed in the Title Binder prepared for this property by ORT Commitment # 2103390. No title search was performed by the surveyor.

SURVEYOR'S CERTIFICATION

I, Christopher J. Dehler, New Mexico Registered Land Surveyor No. 7923, hereby certify that this Plat of Survey was prepared by me from notes of an actual field survey; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Land Surveyors and that the same is true and correct to the best of my knowledge and belief. I further certify that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act and that this instrument is a Boundary Survey of an existing tract of land.

dated: May 7, 2021

New Mexico Registered Land Surveyor No. 7923

Job No. 390421

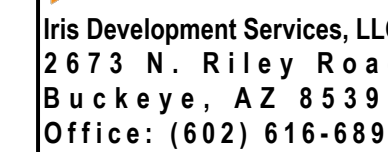


CHRISTOPHER J. DEHLER P.L.S.

3827 Palacio Del Rio Grande NW
Albuquerque, NM 87107

Ph: 414-8223
dehlersurveying@q.com

- E2. THE QUANTITIES SHOWN ARE AN ESTIMATE AND MAY NOT REFLECT ACTUAL QUANTITIES OBSERVED DURING CONSTRUCTION. THE CONTRACTOR SHALL PERFORM HIS/HER OWN CALCULATION TO OBTAIN QUANTITIES. ENGINEER TO SPOT CHECK GRADES PRIOR TO CONTRACTOR INSTALLING AGGREGATE AND ASPHALT/CONCRETE. CONTRACTOR TO MAKE ANY EARTHWORK MODIFICATIONS DEEMED NECESSARY BY ENGINEER AND THIS SHALL BE INCIDENTAL TO THE BID PRICE.

[illegible]

Sheet Title:

Sheet Number:

C4