

CITY OF ALBUQUERQUE



April 21, 2015

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

**Re: Toyota Temporary Parking Lot, Grading and Drainage Plan
Engineer's Stamp Date 4-13-15 (C18D083)**

Dear Mr. Soule,

Based upon the information provided in your submittal received 4-13-15, the above referenced plan is approved for Work Order and Paving Permit.

As mentioned at DRB, the work is to be complete and this plan certified prior to Hydrology signing the Site Plan for the American Toyota project across the street.

It may be difficult to certify the work in the ROW, as this process may take more time. However, please include the status, if not complete, of the Work Order in a separate letter, e.g. construction plans complete, Work Order approved, etc..., when submitting the certification.

If you have any questions, you can contact me at 924-3420.

Sincerely,

Curtis Cherne, P.E.
Principal Engineer
Planning Dept.

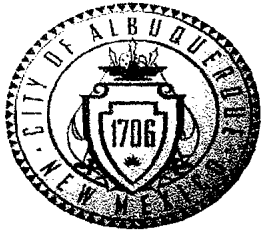
C: e-mail

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 02/2013)

Project Title: AMERICAN TOYOTA Building Permit #: _____ City Drainage #: C18D083

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

Legal Description: LOTS 1-3 & 30-32 BLOCK 28, TRACT A, UNT B NORTH ALB ACES

City Address: OAKLAND BETWEEN SAN PEDRO AND LOUISIANA

Engineering Firm: RIO GRANDE ENGINEERING Contact: DAVID SOULE

Address: PO BOX 93924, ALBUQUERQUE, NM 87199

Phone#: 505.321.9099 Fax#: 505.872.0999 E-mail: DAVID@RIOGRANDEENGINEERING.COM

Owner: VANDY INVESTMENTS,LLC Contact: _____

Address: 6501 EAGLE ROCK

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

Architect: John Mahoney Contact: _____

Address: _____

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

Surveyor: CONSTRUCTION SURVEY TECHNOLOGIES Contact: JOHN GALLEGOS

Address: _____

Phone#: 917.8921 Fax#: _____ E-mail: _____

Contractor: _____ 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: 4/11/15 By: _____

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

April 13, 2015

Mr. Curtis Cherne, PE
Hydrology Department
Public Works Department
City of Albuquerque

**RE: Grading Plan
Toyota Temporary Lot
C18D083
Albuquerque, New Mexico**

Dear Mr. Cherne:

The purpose of this letter is to accompany the enclosed grading plan. The grading plan has been modified to address your written comments dated April 7, 2015. The following is a summary of your comment and a response as to how we addressed the comment.

1. It appears an asphalt curb is needed to force the water into the first flush pond. In addition erosion protection is required where concentrated flows enter the ponds

We have added the curb and called for rip rap to be placed at the location concentrated flows enter the ponds.

2. Work within the right of way requires a work order

We have added this note to the plan set.

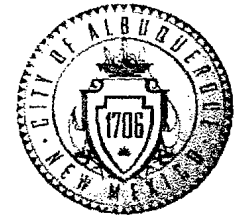
Should you have any questions regarding this matter, please do not hesitate to call me.

Sincerely,

David Soule, PE
RIO GRANDE ENGINEERING
PO Box 93924
ALBUQUERQUE, NM 87199
321-9099

Enclosures

CITY OF ALBUQUERQUE



April 7, 2015

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

**Re: Toyota Temporary Parking Lot, Grading and Drainage Plan
Engineer's Stamp Date 2-24-15 (C18D083)**

Dear Mr. Soule,

Based upon the information provided in your submittal received 2-25-15, the above referenced plan is approved for Work Order, however, it cannot be approved for Grading or Paving Permit until the following comments area addressed:

1. It appears a large portion of Onsite Basin A will drain to Oakland Ave ROW rather than to the northern onsite pond. Since the millings have already been laid, an asphalt curb could be constructed form the west edge of the millings east to the proposed 35 contour. Millings or similar should be laid where these concentrated flows will enter the pond to prevent erosion.
2. The work in the ROW will be built per the Work Order process, including the asphalt apron in Oakland Ave. Add a note to the existing build notes, that these times will be built per Work Order.

PO Box 1293

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If you have any questions, you can contact me at 924-3420.

Sincerely,

Curtis Cherne, P.E.
Principal Engineer
Planning Dept.

C: e-mail

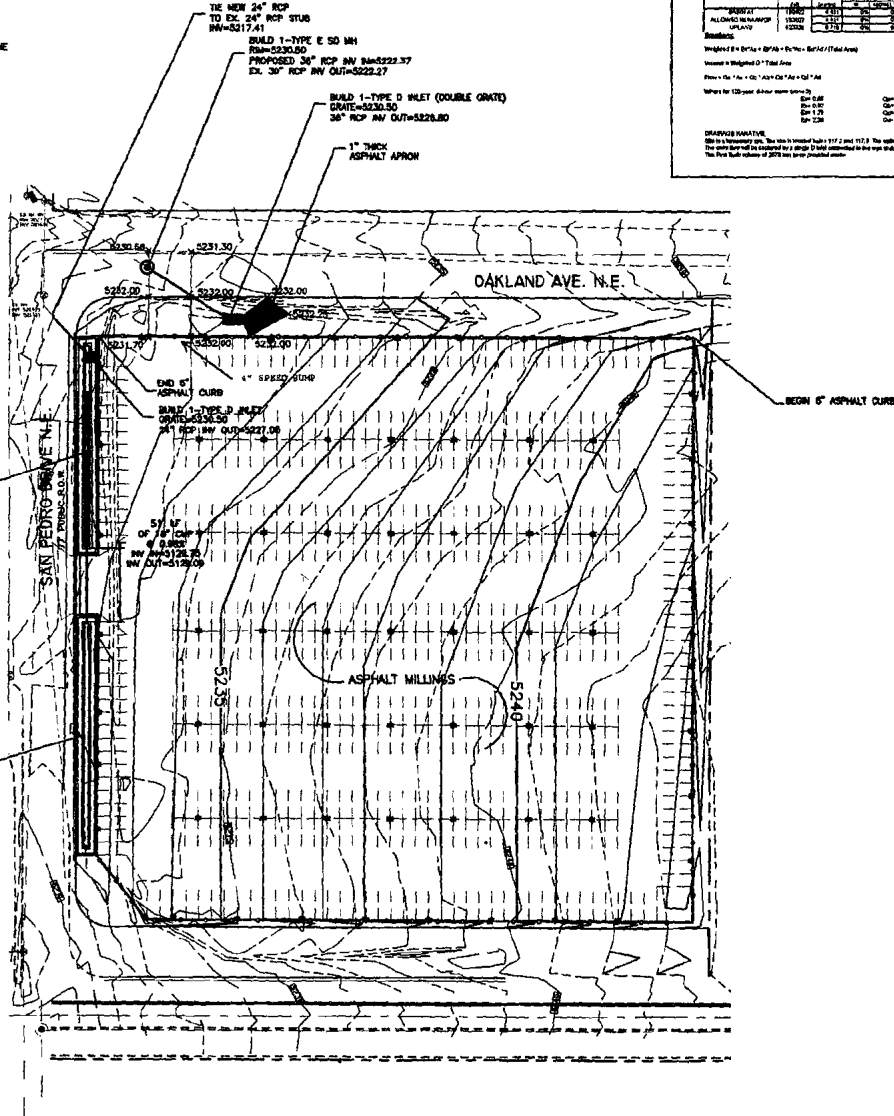
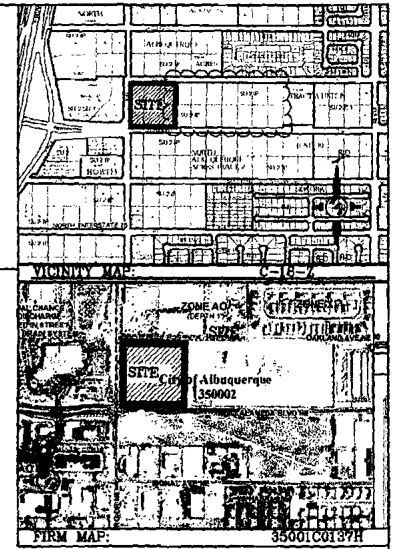
EROSION CONTROL NOTES:

- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
- REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PRODUCT.

Weighted E Method
AMERICAN TOYOTA CONSTRUCTION YARD

Item	Area	Area	Volume	Volume	Volume	Volume	Volume	Volume	Volume	Volume
ASPHALT MILLING	10000	200	10000	10000	10000	10000	10000	10000	10000	10000
GRAVEL	10000	200	10000	10000	10000	10000	10000	10000	10000	10000
CONCRETE	10000	200	10000	10000	10000	10000	10000	10000	10000	10000

Weighted E Method
 Weighted E Method Area
 Weighted E Method Volume
 Weighted E Method Area
 Weighted E Method Volume



LEGAL DESCRIPTION:

- NOTES:**
- ALL SPOT ELEVATIONS REPRESENT FLOODED ELEVATION UNLESS OTHERWISE NOTED.
 - ALL CURB AND GUTTER TO 6" HEADER UNLESS OTHERWISE NOTED.
 - ALL RETAINING WALL DESIGN SHALL BE BY OTHERS.
 - ALL STORM DRAIN AND INLETS SHALL BE CONSTRUCTED UNDER THE CITY OF ALBUQUERQUE PUBLIC WORKS ORDER PROCESS.

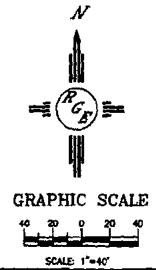
LEGEND

---	EXISTING CONTOUR
---	EXISTING INDEX CONTOUR
---	PROPOSED CONTOUR
---	PROPOSED INDEX CONTOUR
▲	SLOPE TRI
○	EXISTING SPOT ELEVATION
×	PROPOSED SPOT ELEVATION
---	BOUNDARY
---	CENTERLINE
---	RIGHT-OF-WAY
---	PROPOSED CURB AND GUTTER
---	EXISTING CURB AND GUTTER
---	PROPOSED SIDEWALK
---	PROPOSED SETBACK
---	PROPOSED LOT LINE
---	PROPOSED SCREEN WALL
---	PROPOSED RETAINING WALL
---	LIMITS OF FLOODPLAIN
---	1" THICK ASPHALT APRON

FIRST FLUSH POND
 3:1 SLOPE MAX.
 TOP=5231.50
 BOTTOM=5229.50
 PROPOSED VOLUME=2851 CU. FT
 BERT FLOOR SHALL HAVE 6" FRACTURED RCP AND BURRED FLUSH

FIRST FLUSH POND
 3:1 SLOPE MAX.
 TOP=5231.50
 BOTTOM=5229.50
 PROPOSED VOLUME=2970 CU. FT
 BERT FLOOR SHALL HAVE 6" FRACTURED RCP AND BURRED FLUSH

CAUTION:
 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.



	AMERICAN TOYOTA TEMPORARY CONSTRUCTION YARD	DRAWN BY: MCMU DATE: 2-25-15 PROJECT: 1501-1501-00-01
	GRADING AND DRAINAGE PLAN Rio Grande Engineering 1408 CENTRAL AVENUE SE ALBUQUERQUE, NM 87106 (505) 263-3888	SHEET # JOB # 21403