

CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director



Mayor Timothy M. Keller

March 22, 2019

Shawn Biazar
SBS Construction & Engineering, LLC.
10209 Snowflake Ct. NW
Albuquerque, NM 87114

**RE: Aloha RV Expansion
8212 Pan American Fwy NE
Grading and Drainage Plan
Engineer's Stamp Date: 2/26/19
Hydrology File: C18D104**

Dear Mr. Biazar:

Based on the submittal received on 2/28/19, the Grading and Drainage Plan cannot be approved until the following are corrected:

Prior to Grading Permit:

1. The proposed contours seem to ignore the presence of curbs and the 5201' contour near the west drive aisle is incorrect.
2. Provide a defined swale to connect Pond A to Pond B; ensure it does not encroach on the NMDOT ROW and provide a section. The swale will need to be sized for the inflow into Pond A. (Increased discharges or modified discharge points to the NMDOT ROW will require their approval.)
3. Bernalillo County Recorded [Drainage Covenants \(No Public Easement\)](#) are required for the storm water control ponds. The original notarized form, exhibit A (legible on 8.5x11 paper), and recording fee (\$25, payable to Bernalillo County) must be turned into DRC (4th, Plaza del Sol) for routing. Please contact Charlotte LaBadie (clabadie@cabq.gov, 924-3996) or Madeline Carruthers (mtafoya@cabq.gov, 924-3997) regarding the routing and recording process for covenants. The routing and recording process for covenants can take a month or longer; Hydrology recommends beginning this process as soon as possible as to not delay approval for Grading Permit. Because there is no Certificate of Occupancy for this work, the covenant needs to be recorded first. Our legal department reviewed the new ordinance and decided the language doesn't provide sufficient warning to the property owner (or future property owners); a recorded covenant is still required.

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NM 87103

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4. Provide recorded crosslot drainage easements across all affected parcels, prior to grading Permit. Alternatively, these lots could be consolidated (re-platted) to remove the need for easements.

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

Sincerely,



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

PO Box 1293

Albuquerque

NM 87103

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City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: ALOHA RV, 8212 PAN AMERICAN FWY **Building Permit #:** _____ **Hydrology File #:** C18D104
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: LOTS A, B C, D-1, BLOCK 17, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B
City Address: 8212 PAN AMERICAN FWY, NE

Applicant: SBS CONSTRUCTION AND ENGINEERING, LLC **Contact:** SHAWN BIAZAR
Address: 10209 SNOWFLAKE CT., NW, ALBUQUERQUE, NM 87114
Phone#: (505) 804-5013 **Fax#:** (505) 897-4996 **E-mail:** AECLLC@AOL.COM

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 _____ TRANSPORTATION ☒ HYDROLOGY/DRAINAGE

Check all that Apply:

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?

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: 2-26-2019 **By:** SHAWN BIAZAR

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

SBS CONSTRUCTION AND ENGINEERING, LLC

February 26, 2019

Mr. Dana Peterson, PE
Senior Engineer, Planning Dept.
Development Review Services
City of Albuquerque Planning Department
PO Box 1293, 600 Second Street, NW
Albuquerque, NM 87103

RE: Aloha RV, 8212 Pan American FWY, NE, Grading Plan, Hydrology File# C18D104

Dear Mr. Peterson;

The following are the responses to the comments regarding the 8212 Pan American FWY, NE (Aloha RV), Grading Plan comments:

- 1) We have fixed the allowable discharge to be 3.14 cfs. It was not typed correctly. The total allowable discharge was shown correctly. The total impervious area is +/- 38,000.00 sf. A large area is shown in case the owner decide to pave part of the display area by the entrance.
- 2) The proposed contour are corrected. Additional line were shown where it made confusing.
- 3) The area where it will be paved is hatched for clarification (front area and back of the building). A curb opening and riprap rundown is added at Pond A.
- 4) Pond A's volume is larger that total required 1st flush volume for the entire site. Once Pond A exceeds its capacity it simply overflows and it drain south to Pond B where it can retain the entire developed volume based on the 100-yr/6-hr storm.
- 5) The pond are graded at maximum slope of 3:1. A note was added. The volume calculations are shown in detail where the surface area of each finish contour is shown. The volume at each elevation is provided for clarification. No emergency overflow nor free boards are included. Pond A simply overflow south once it exceeds its capacity to Pond B. Pond B is much larger the required volume based on the allowable discharge of 13 cfs. The current discharge is nearly zero. Pond B also simply will overflow to either south to existing channel or west to I-25 frontage following its historical path.
- 6) It was our understanding the revised drainage ordinance provides the necessary language for the maintenance of on-site drainage structures including ponds, specially

where the structure only intercept their own generated runoff. We have prepared drainage covenants for the site where the structures intercept runoff from other developments. All the lots are owner by the ALOHA RV. If required we will submit one for process and approval.

7) ESC plan will be submitted to Mr. Cherne by Inspection Plus.

8) Reference the AHYMO Model was removed.

9) Note 5, under general notes has the Project Bench mark information and another note was added on the right side of the plan under the Legal Description. A temporary bench mark elevation was also included by the south east corner of the property (top of meter box).

10) Note 6 was added under the "General Notes" regarding any work within the right-of-way.

11) In the past projects where ownership has been the same for the lots, the requirement of the cross lot drainage, as well as access and parking and maintenance have been waved.

I hope we have addressed all of your comments regarding the grading plan. If you require additional information regarding this project, please do not hesitate to contact me at (505) 804-5013.

Sincerely,

Shawn Biazar, Managing Member

