CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director

Mayor Timothy M. Keller

July 2, 2019

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

RE: **7901 Las Lomitas NE**
Grading Plan Stamp Date: 6/24/19
Drainage File: D16D002I

Dear Mr. Soule:

Based on the submittal received on 6/25/19, the grading plan cannot be approved until the following corrections are made:

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Prior to Grading/Building Permit:

1. The manhole and storm drain on the west edge of the lot is the controlled outfall for the pond to the south. Its discharge is limited to 4cfs with an orifice plat at the pond outlet, per the Las Lomitas drainage master plan (D16D002). This site cannot discharge directly to the pipe/manhole. Flows from Lot 5 need to be discharged into the pond or onto Las Lomitas.

2. Show the public drainage easement for the storm drain. Annotate that "No work may be performed in the public easement/ROW without an approved Work Order". SO-19 is not an option for this work, I already asked.

3. Any modification to the manhole, such as raising the cover to the new finished grade elevation, will require a work order. Any controlled discharge to the pond, such as a rundown or drop inlet with pipe, will require a public work order. Work in the pond or to raise the manhole cover will need to be built to public standards as both facilities are public infrastructure.

4. Because a public work order (non-IIA) is most likely required, it will need to include all of the work in the ROW/easements, such as the driveway cut, ADA ramps, and utility cuts (if any).

5. Payment in Lieu (Amount = 983.8CF x $8/CF = $7870, per the grading and drainage plan) of onsite management of the SWQV must be made. Take three copies of the treasury deposit slip to the Treasury and then include one copy of the paid deposit slip when resubmitting.

6. 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):

7. Engineer's Certification, per the DPM Chapter 22.7: *Engineer's Certification Checklist For Non-Subdivision* is required.

8. City acceptance and close-out of the public Work Order will be required, unless a financial guarantee has been posted.

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

www.cabq.gov

TREASURY DIVISION DAILY DEPOSIT

Transmittals for:
PROJECTS Only

Payment In-Lieu for Storm Water Quality Volume Requirement

CASH COUNT	AMOUNT	ACCOUNT NUMBER	FUND NUMBER	BUSINESS UNIT	PROJECT ID	ACTIVITY ID	AMOUNT
TOTAL CHECKS	$ 7870.00	461615	305	PCDMD	24_MS4	7547210	$ 7870.00
TOTAL AMOUNT						TOTAL DEPOSIT	**$7870.00**

Hydrology#: D16D002I Name: 7901 Las Lomitas, 34717sf imp.
Payment In-Lieu For Storm Water Quality Volume Requirement

Address/Legal Description: 7901 Las Lomitas NE
TR 5 PLAT FOR LAS LOMITAS BUSINESS PARK SUBDIVISION

DEPARTMENT NAME: Planning Department/Development Review Services, Hydrology

PREPARED BY Dana Peterson PHONE 924-3695

BUSINESS DATE 7/2/19

DUAL VERIFICATION OF DEPOSIT _____
EMPLOYEE SIGNATURE

AND BY _____
EMPLOYEE SIGNATURE

REMITTER: _____
AMOUNT: _____
BANK: _____
CHECK #: _____ DATE ON CHECK: _____

The Payment-in-Lieu can be paid at the Plaza del Sol Treasury, 600 2nd St. NW. **Bring three copies of this invoice to the Treasury** and provide a copy of the receipt to Hydrology, Suite 201, 600 2nd St. NW, or e-mail with the Hydrology submittal to PLNDRS@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 X ADMIN SITE

Check all that Apply:

DEPARTMENT:

X HYDROLOGY/ DRAINAGE

___ TRAFFIC/ TRANSPORTATION

TYPE OF SUBMITTAL:

___ ENGINEER/ARCHITECT CERTIFICATION

___ PAD CERTIFICATION

___ CONCEPTUAL G & D PLAN

X 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?

IS THIS A RESUBMITTAL?: X Yes ___ No

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

X 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

X 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:_____

CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director

Mayor Timothy M. Keller

June 14, 2019

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

RE: **7901 Las Lomitas NE**
Grading Plan Stamp Date: 6/6/19
Drainage File: D16D002I

Dear Mr. Soule:

Based on the submittal received on 6/6/19, the grading plan cannot be approved until the following corrections are made:

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Prior to Grading/Building Permit:

1. This lot got re-subdivided since the master plan and is now a 1-acre lot (43577.65SF). Hydrology, allowable discharge rate, SWQV, Hydraulics, etc…. all will all need to be updated and a revised plan submitted. We have revised based upon lot size
2. Once the updated SWQV is determined, a treasury deposit slip can be generated. updated
3. Legal description is incorrect. the legal is lot 5 las lomitas building park
4. The Master Plan shows this property discharging entirely to the street, so the plan to convert the manhole to an inlet and drain west won't be acceptable. per discussion, master drainage plan shows flow differently, draining directly to pond is an allowed option
5. Is the rock plating detail for the steep west and south slope? If so, it should be called out. added construction call out of slope

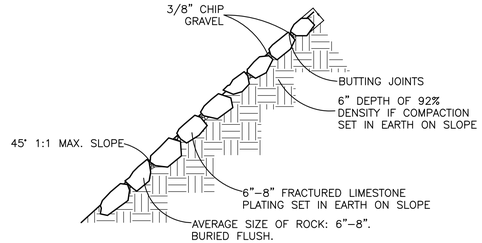
If you have any questions, please contact me at 924-3695 or dpeterson@cabq.gov.

Sincerely,

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

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.



ROCK PLATING DETAIL

NTS

EROSION CONTROL NOTES:

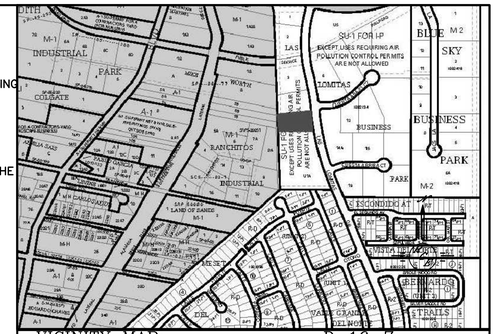
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.

2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.

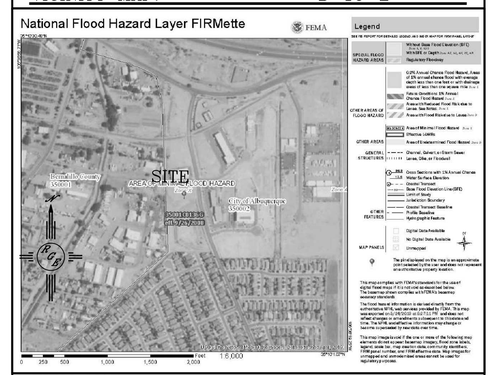
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.

4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.

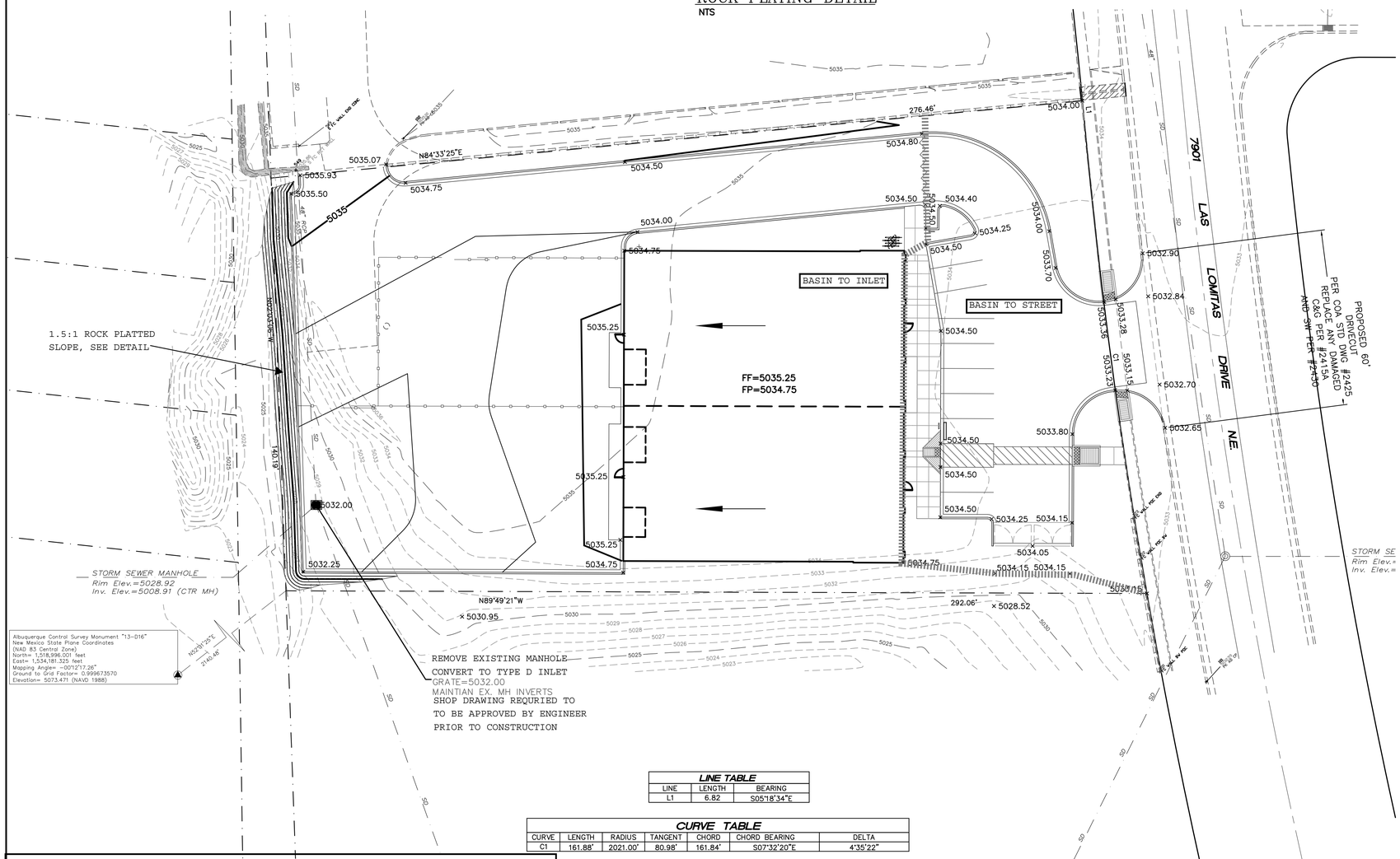
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.



VICINITY MAP: D-16-Z



FIRM MAP:



LINE TABLE		
LINE	LENGTH	BEARING
L1	6.82	S05°18'34"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	161.88'	2021.00'	80.98'	161.84'	S07°32'20"E	4°35'22"

LEGAL DESCRIPTION:

TRACT 5 LAS LOMITAS BUSINESS PARK

NOTES:

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 3" PCC OVER 8" SUBGRADE PREPARATION IN CONFORMANCE TO ACI 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

Weighted E Method
2100 osuna

Existing Developed Basins

Basin	Area (sf)	Area (acres)	Treatment A %	Treatment A (acres)	Treatment B %	Treatment B (acres)	Treatment C %	Treatment C (acres)	Treatment D %	Treatment D (acres)	100-Year, 6-hr. Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs
EXISTING	43560	1.000	0%	0	50.0%	0.500	50.0%	0.5	0%	0.000	0.955	0.080	2.71
ALLOWED	43560	1.000	0%	0	4.0%	0.040	19.0%	0.19	78%	0.780	1.900	0.158	4.35
PROPOSED TO INLET	32538	0.747	0%	0	10.0%	0.075	7.0%	0.05229	83%	0.620	1.917	0.119	3.25
PROPOSED TO STRET	11022	0.253	0%	0	0.0%	0.000	30.0%	0.07591	70%	0.177	1.823	0.038	1.07
TOTAL PROPOSED	43560	1.000	0%	0	7%	0.074697	13%	0.1282	80%	0.797106		0.158	4.32

Equations:

Weighted E = Ea*Aa + Eb*Ab + Ec*Ac + Ed*Ad / (Total Area)

Volume = Weighted D * Total Area

Flow = Qa * Aa + Qb * Ab + Qc * Ac + Qd * Ad

Where for 100-year, 6-hour storm (zone 3)

Ea= 0.53 Qa= 1.57
Eb= 0.78 Qb= 2.28 water quality requirement 983.8
Ec= 1.13 Qc= 3.14 Elective Fee in Lieu $7,870.31
Ed= 2.12 Qd= 4.7

THE SUBJECT PROPERTY IS LOCATED WITHIN THE LAS LOMITAS MASTER DRAINAGE PLAN (D16D002). THE DRAINAGE PLAN IDENTIFIES THIS ENTIRE LOT DRAINING TO THE ADJACENT POND. THE POND IS A DETENTION BASIN THAT DISCHARGES WEST . THE SITE IS ALLOWED TO DISCHARGE AT A PEAK RATE OF 4.35 CFS. THE PROPOSED DEVELOPMENT WILL CONSIST OF TWO BASINS, THE MAJORITY OF THE LOT WILL DRAIN 4.76 CFS TO AN EXISTING STORM DRAIN. THE EXISTING MANHOLE WILL BE REMOVED AND A TYPE D INLET INSTALLED. THE FRONT PORTION OF THE LOT WILL DISCHARGE 1.07 CFSTO THE STREET WHERE IT IS CAPTURED BY AN INLET DIRECTLY SOUTH OF THE SITE AND CONVEYED TO THE ADJACENT POND. DUE TO THE PROXIMITY OF THE DISCHARGE TO THE PIPE AND INLET COMPARED TO THE OUTLET THE SYSTEM PEAK WILL OCCUR AFTER THE FLOW FROM THIS SITE IS CONVEYED TO POND. THE DEVELOPER ELECTS TO PAY A FEE IN LIEU OF $7,870.31 FOR THE FIRST FLUSH REQUIREMENT THE SITE WILL DISCHARGE AT A PEAK RATE OF 4.32 CFS WHICH IS LESS THAN THE 5.35 ALLOWED IN THE MASTER DRAINAGE PLAN.

DROP INLET CALCULATIONS

POND	TYPE OF INLET	AREA (SF)	Q (CFS)	H (FT)	H ALLOW (FT)
	SINGLE D	3.84	6.5	0.1236	0.5

ORIFICE EQUATION

Q = CA sqrt(2gH)
C = 0.6
g = 32.2

INLETS IN SUMP CONDITION. ONE INLET CAN HANDLE THE FLOW , FLOW DOUBLED DUE TO SUMP CONDITION

N

GRAPHIC SCALE

20 10 0 10 20

SCALE: 1"=20'

ENGINEER'S SEAL

DAVID SOULE NEW MEXICO 14522 REGISTERED PROFESSIONAL ENGINEER

6/24/19

DAVID SOULE
P.E. #14522

7901 LAS LOMITAS

GRADING AND DRAINAGE PLAN

Rio Grande Engineering
1606 CENTRAL AVENUE SE
SUITE 201
ALBUQUERQUE, NM 87106
(505) 872-0999

DRAWN BY WCWJ

DATE 6-05-19

2109049-LAYOUT-6-05-19

SHEET # —

JOB # 2109049