

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Interim Director



Mayor Timothy M. Keller

August 13, 2019

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

RE: **7901 Las Lomas NE**
Grading Plan Stamp Date: 7/29/19
Drainage File: D16D002I

Dear Mr. Soule:

Based on the submittal received on 8/7/19, the grading plan cannot be approved until the following corrections are made:

PO Box 1293

Prior to Grading/Building Permit:

Albuquerque

1. Show the public drainage easement for the storm drain. The inlet and private storm drain cannot encroach on the storm drain easement.
2. Show the outlet structure into the pond for the private storm drain line with additional detail to be shown on the work order.
3. Site Hydrology, Hydraulics, and Narrative are missing now.
4. 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.
5. Because these corrections are minor, the administrative resubmittal fee of \$40 may be used. Please include a copy of this letter when resubmitting in order to receive the reduced fee.

NM 87103

www.cabq.gov

Prior to Certificate of Occupancy (For Information):

6. Engineer's Certification, per the DPM Chapter 22.7: *Engineer's Certification Checklist For Non-Subdivision* is required.
7. City acceptance and close-out of the public Work Order will be required, unless a financial guarantee has been posted.

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Interim Director



Mayor Timothy M. Keller

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

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Peterson'.

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

PO Box 1293

Albuquerque

NM 87103

www.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 ☒ ADMIN SITE

Check all that Apply:

DEPARTMENT:

☒ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION

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?

IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

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: _____

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 Lomas 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

Prior to Grading/Building Permit:

Albuquerque

NM 87103

www.cabq.gov

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 Lomas 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 Lomas.
WE HAVE REVISED OUTFALL TO POND
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.
WE HAVE ADDED NOTE AND IDENTIFIED WORK IN ROW AS A WORK ORDER
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.
WE HAVE REVISED OUTFALL
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).
WE HAVE ADDED NOTE AND IDENTIFIED WORK IN ROW AS A WORK ORDER
5. Payment in Lieu (Amount = $983.8\text{CF} \times \$8/\text{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.
This has been paid a copy of receipt is attached

CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director



Mayor Timothy M. Keller

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. **It appears the disturbed area will exceed 1 acre**

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

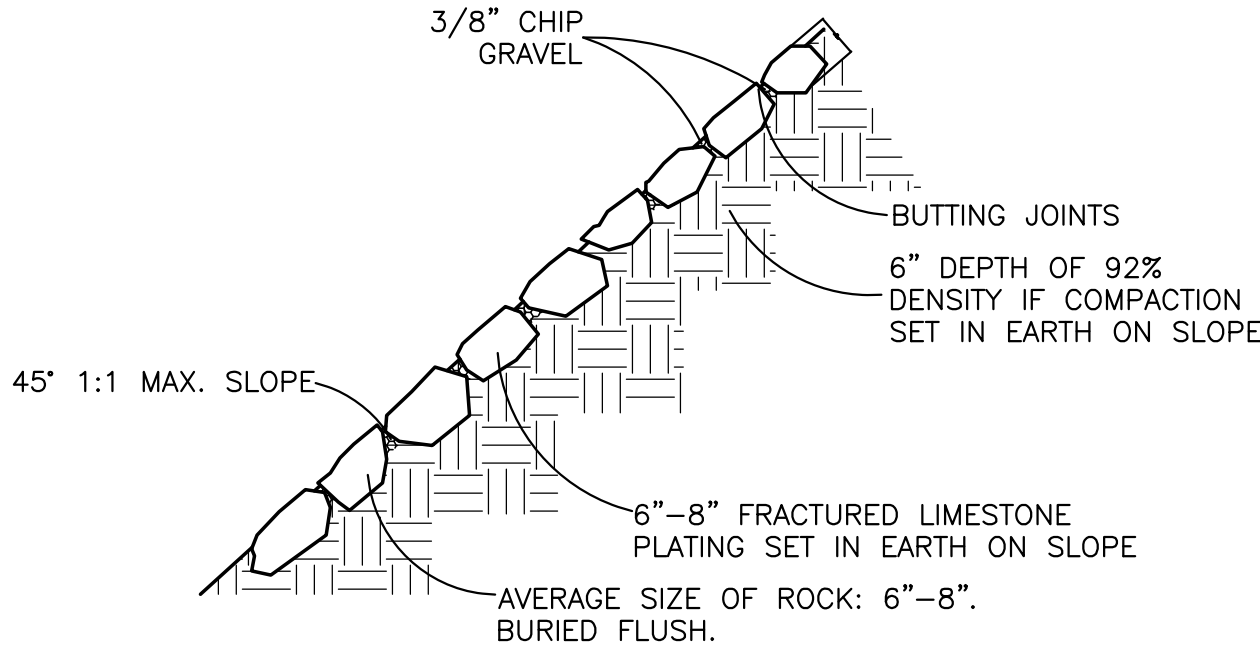
PO Box 1293

Albuquerque

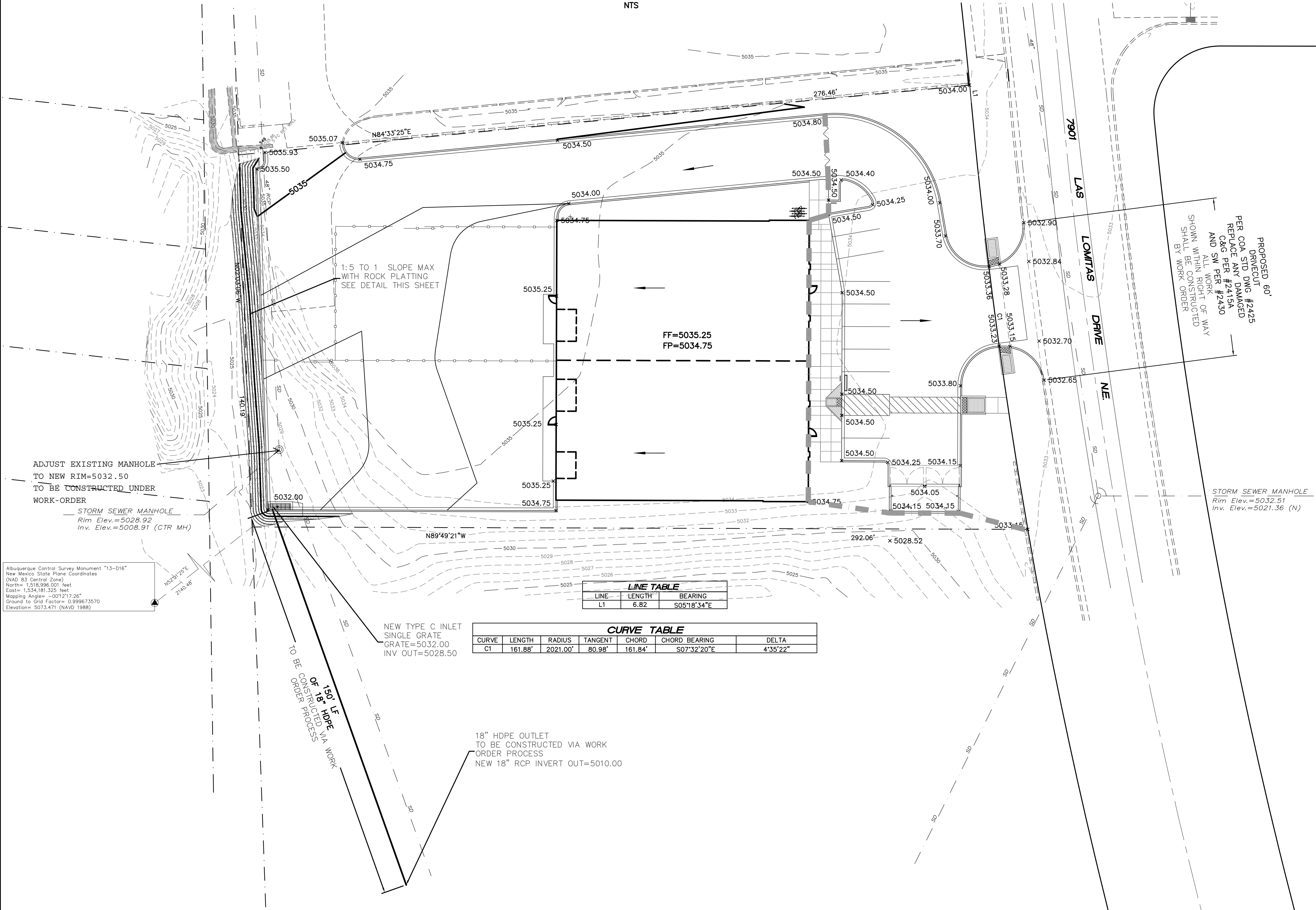
NM 87103

www.cabq.gov

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.

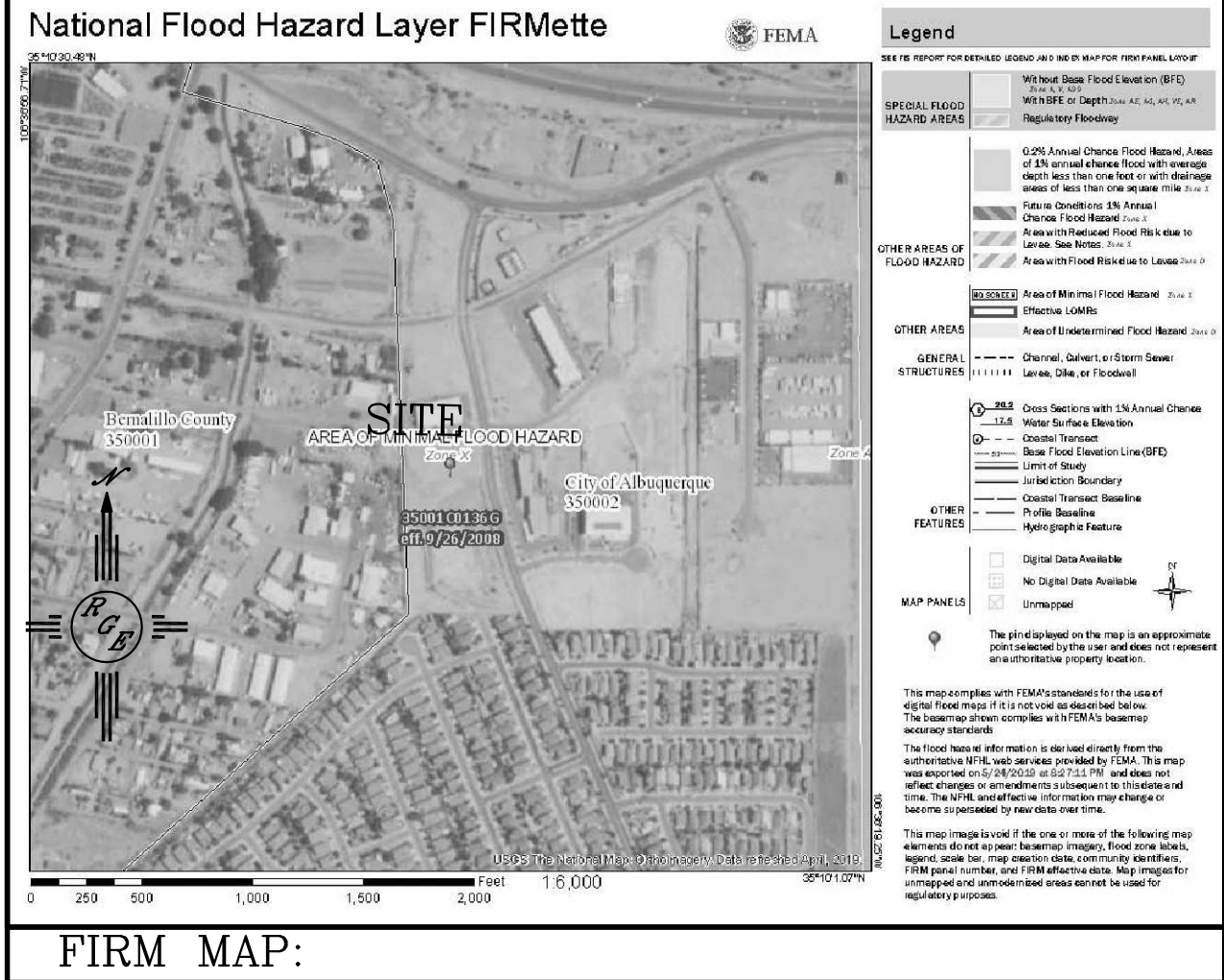
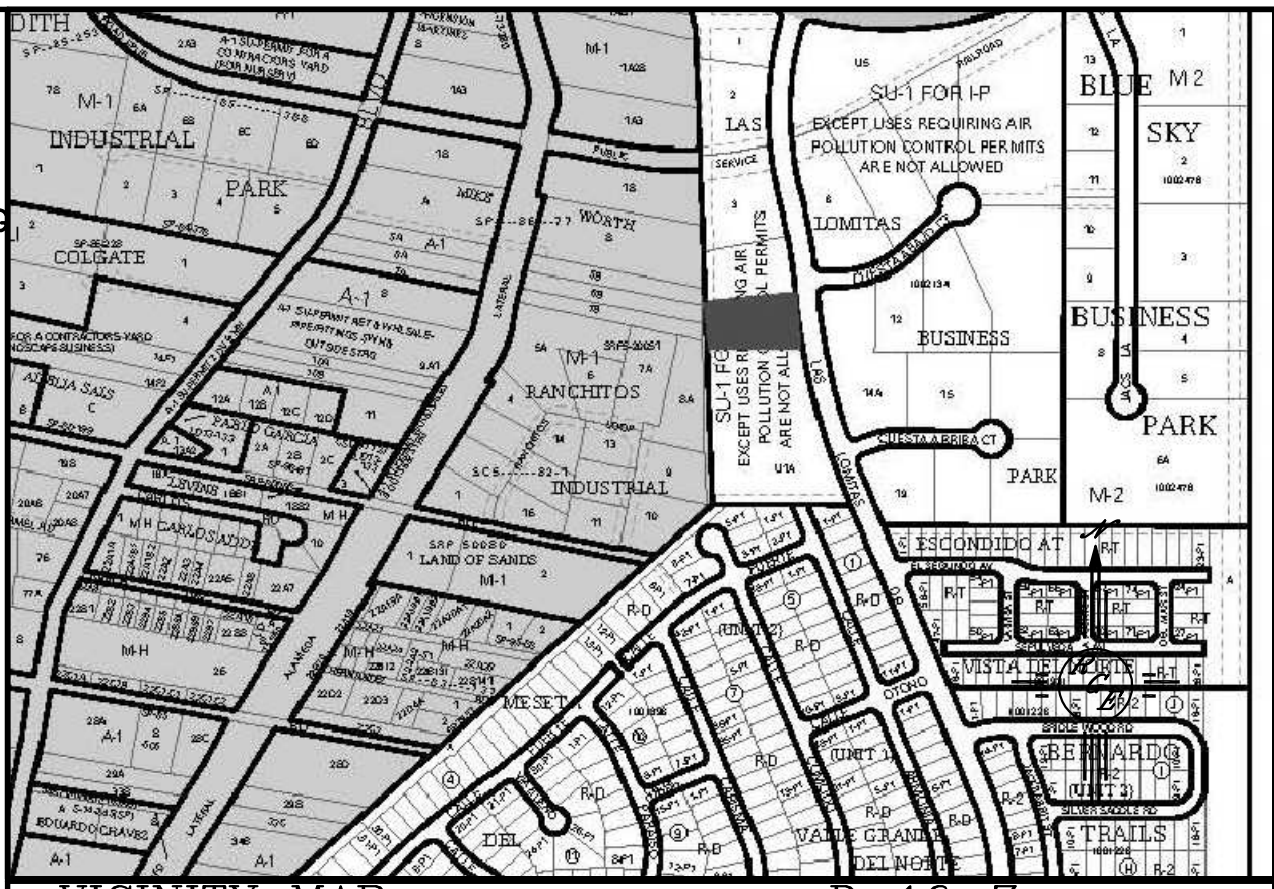


ROCK PLATING DETAIL
NTS



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.



LEGAL DESCRIPTION:
PARCEL A-1, FINLAND DEVELOPMENT

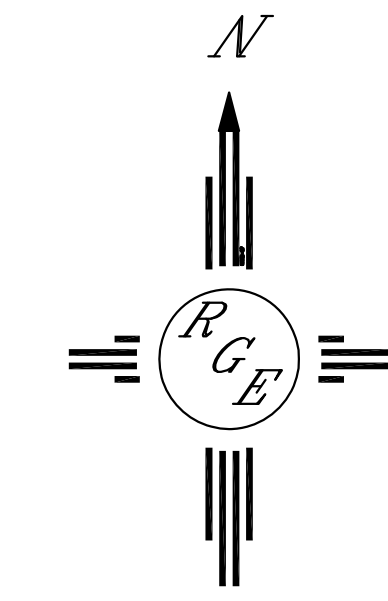
NOTES:

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 6" 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

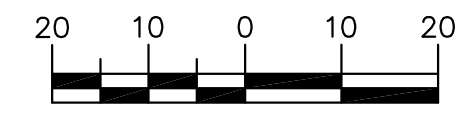
LEGEND

- 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
- BASIN LINE

ENGINEER'S SEAL	7901 LAS LOMAS	DRAWN BY WCWJ
	GRADING AND DRAINAGE PLAN	DATE 6-05-19
7/29/19	 Rio Grande Engineering 1606 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0999	2108048-LAYOUT-6-05-19
DAVID SOULE P.E. #14522		SHEET # —
		JOB # 2109049



GRAPHIC SCALE



SCALE: 1"=20'



TREASURY DIVISION DAILY DEPOSIT

Transmittals for:
PROJECTS Only

City of Albuquerque Treasury
J-24 Deposit

Date: 8/5/2019 Office: ANNEX
Station ID Cashier: TRSRMS
Batch: 10554 Trans: 27
Fund: 305 Activity ID7547210
Account: 461615 Project ID24 MS4
Dept ID: Bus.Unit: PCDMD
Alloc Amt: \$7,870.00
Trans Amt: \$7,870.00
Check Tendered : \$7,870.00

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#: D46D0021

Name: 7901 Las Lomas, 34717sf imp.

Payment In-Lieu For Storm Water Quality
Volume Requirement

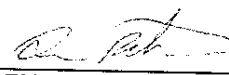
Address/Legal Description: 7901 Las Lomas NE
TR 5 PLAT FOR LAS LOMITAS BUSINESS PARK SUBDIVISION

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.