

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

September 10, 2019

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

RE: **7901 Las Lomas NE**
Grading Plan Stamp Date: 9/28/19
Drainage File: D16D002I

Dear Mr. Soule:

Based on the submittal received on 8/29/19, the grading plan is approved for Grading Permit and Building Permit.

PO Box 1293

Albuquerque

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 (Curtis Cherne, PE, ccherne@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

Prior to Certificate of Occupancy (For Information):

1. Engineer's Certification, per the DPM Chapter 22.7: *Engineer's Certification Checklist For Non-Subdivision* is required.
2. 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



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
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. **added**
2. Show the outlet structure into the pond for the private storm drain line with additional detail to be shown on the work order. **added**
3. Site Hydrology, Hydraulics, and Narrative are missing now. **added**
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. **yes**
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 dark ink, appearing to read 'D. Peterson', is written over a light gray circular watermark that contains the text 'CITY OF ALBUQUERQUE'.

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

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

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.



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

Existing Developed Basins

Basin	Area (sf)	Area (acres)	Treatment A		Treatment B		Treatment C		Treatment D		100-Year, 6-hr		
			%	(acres)	%	(acres)	%	(acres)	%	(acres)	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs
EXISTING	43560	1.000	0%	0	50.0%	0.500	50.0%	0.5	0.000	0.955	0.080	2.71	
ALLOWED	43560	1.000	0%	0	4.0%	0.040	19.0%	0.19	7.80	1.900	0.158	4.35	
PROPOSED TO INLET	32538	0.747	0%	0	10.0%	0.075	7.0%	0.05229	83%	6.620	0.119	3.25	
PROPOSED TO STREET	11022	0.253	0%	0	0.0%	0.000	36.0%	0.07591	70%	0.177	1.823	0.038	
TOTAL PROPOSED	43560	1.000	0%	0	7%	0.07497	13%	0.1282	80%	0.797106	0.158	4.37	

Equations:

$$\text{Weighted E} = E_a \cdot A_a + E_b \cdot A_b + E_c \cdot A_c + E_d \cdot A_d / (\text{Total Area})$$
$$\text{Volume} = \text{Weighted } D \cdot \text{Total Area}$$
$$\text{Flow} = Q_a \cdot A_a + Q_b \cdot A_b + Q_c \cdot A_c + Q_d \cdot A_d$$

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

THE SUBJECT PROPERTY IS LOCATED

DEVELOPMENT WILL CONSIST OF TWO

REMOVED AND A TYPE D INLET INSTALLED
OF THE SITE AND CONVEYED TO THE A

PEAK WILL OCCUR AFTER THE FLOW
THE SITE WILL DISCHARGE AT A PEAK

Qa= 1.57

$$Q_c = 3.14$$

QU- 4.7

DISCHARGES

OF THE LC

ED TO PO

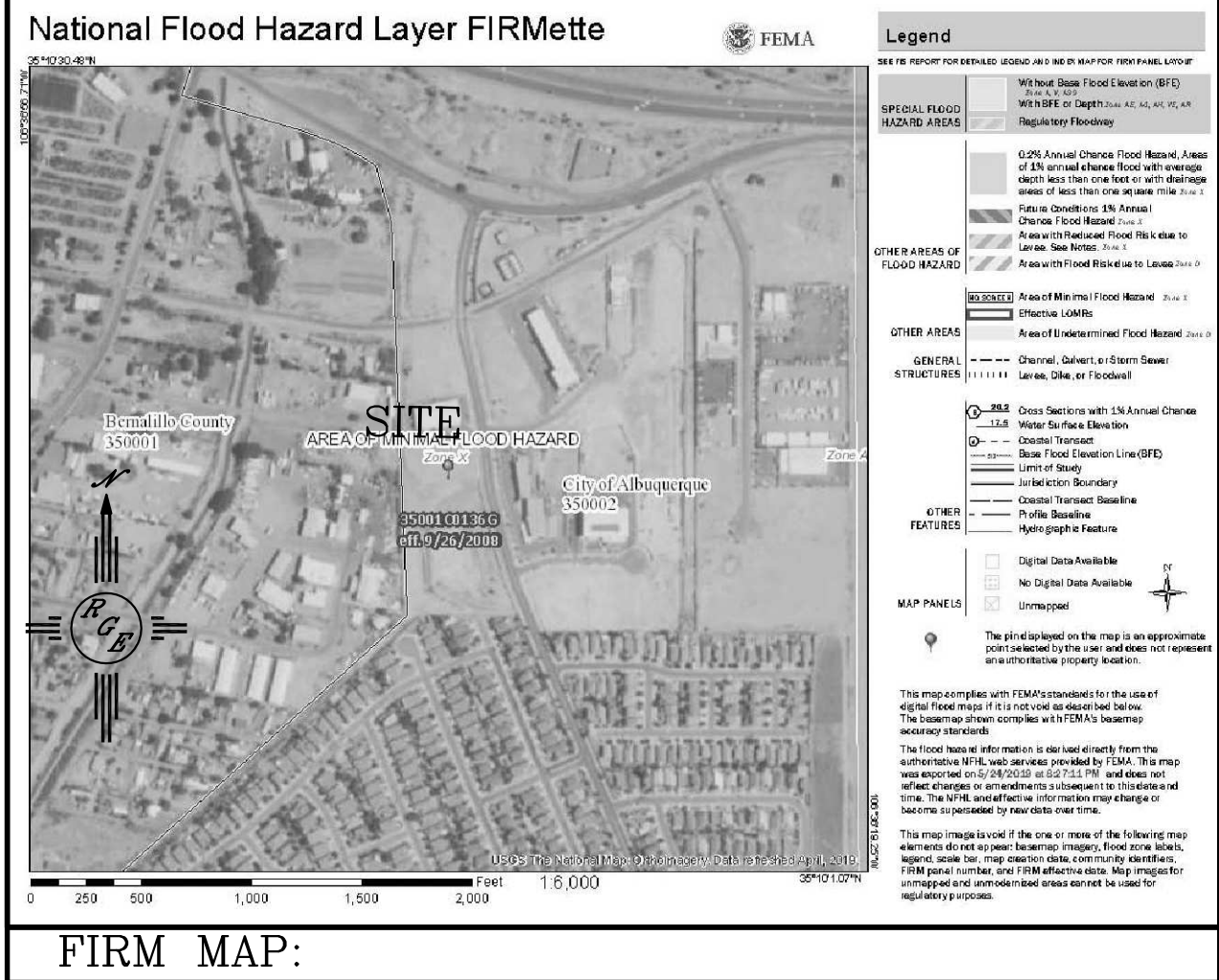
LESS THAN

water quality requirement	983.8
Elective Fee in Lieu	\$7,870.31

THE DRAINAGE PLAN IDENTIFIES THIS
VED TO DISCHARGE AT A PEAK RATE

THE SUBJECT PROPERTY IS LOCATED WITHIN THE LAS LOMITAS MASTER DRAINAGE PLAN (160002). 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 4.3 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 CFS TO THE STREET WHERE IT IS CAPTURED BY AN INLET DIRECTLY SOUTH OF THE LOT. THE REMAINING 3.69 CFS OF THE LOT WILL DISCHARGE TO THE POND. DUE TO THE PROPOSED DEVELOPMENT, THE OUTLET TO THE FIRST FLUSH REQUIREMENT PEAK WILL OCCUR AFTER THE FLOW FROM THIS SITE IS CONVEYED TO POND. THE DEVELOPER ELECTS TO PAY A FEE IN LIEU OF \$ 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.

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.





TRACT 5 LAS LOMITAS BUSINESS PARK

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.

The legend defines the following symbols:

- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- PROPOSED CONTOUR
- PROPOSED INDEX CONTOUR
- SLOPE TIE
- EXISTING SPOT ELEVATION
Example: $\times \begin{matrix} 1 \\ 4048.25 \end{matrix}$
- PROPOSED SPOT ELEVATION
Example: $\circ \begin{matrix} 1 \\ 4048.25 \end{matrix}$
- 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
		2109049-LAYOUT-6-05-19
		SHEET # —
9/28/19		SHEET # —
DAVID SOULE P.E. #14522		1606 CENTRAL AVENUE SE SUITE 207 ALBUQUERQUE, NM 87106 (505) 872-0899