

# CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development & Building Services



July 27, 2012

**David Soule, P.E.**

Rio Grande Engineering  
1616 Central SE, Suite 201  
Albuquerque, New Mexico 87106

RE: Los Angeles Center (Lowe's out-parcels), Tracts A-1-B-1-B & A-1-B-1-C  
**Grading and Drainage Plan for Grading, Paving and Building Permit**  
SW Corner of Paseo del Norte & San Pedro PE Stamp: 7/11/12 ( **D18-D014D** )

Dear Mr. Soule,

Based upon the information provided in your submittal received July 11, 2012, the above referenced plan is approved for Grading, Paving and Building Permits by Hydrology Section, with the following conditions:

1. Per the DPM Chapter 22 Section 9, runoff from the trash enclosure pad is required to drain to the sanitary sewer.
2. The Building Permit set must include the revised Master Utility Layout, which shows the Dumpster Drain routed through a grease trap, with and approved discharge to the Sanitary Sewer system.
3. Albuquerque's MS4 Permit became effective March 1st, 2012. Grading and Drainage Plans and Drainage Reports must comply with the requirements of the new permit (<http://www.cabq.gov/planning/landcoord/Hydrology.html>).

Prior to Permanent Certificate of Occupancy approval, an Engineer's Certification of Compliance with this Grading and Drainage plan must be submitted to this office, per the DPM.

If you have any questions, you can contact me at 924-3994.

Sincerely,

Gregory R. Olson, P.E.  
Senior Engineer

Orig: Drainage file **D18/D014D**  
c.pdf Addressee via Email [david@riograndeengineering.com](mailto:david@riograndeengineering.com)

# 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.

PASEO DEL NORTE

CONTRACTOR SHALL INSTALL  
AREA DRAIN AND CONNECT TO SAS  
SEE MU PLAN FOR DETAILS

BEGIN 1' COBBLE SWALE  
SEE DETAIL THIS SHEET  
ALL ROOF DRAINS ALONG WEST SIDE  
SHALL TIE TO SWALE

83 LF OF  
1'-2" RW W/ADA RAILING  
TOP OF WALL=5217.50  
BOTTOM OF WALL VARIES  
DESIGN BY OTHERS  
REMOVE EX. 6" HEADER CURB  
INSTALL NEW 6" HEADER CURB

END 1' COBBLE SWALE  
SEE DETAIL THIS SHEET  
ALL ROOF DRAINS ALONG WEST SIDE  
SHALL TIE TO SWALE

PROPOSED RETAIL BUILDING  
FP=5218.86  
FF=5219.36

RESTAURANT W/  
DRIVE THROUGH  
FP=5221.90  
FF=5222.40

3:1 SLOPE MAX.

10' CURB CUT FOR DRAINAGE  
WITH CONCRETE RUNDOWN  
W/2 BOLLARDS  
CONCRETE TO 4" THICK W/6X6X10 WWM  
@ 4000 PSI

6" COBBLES  
TO BE HAND PLACED

COBBLE SWALE DETAIL

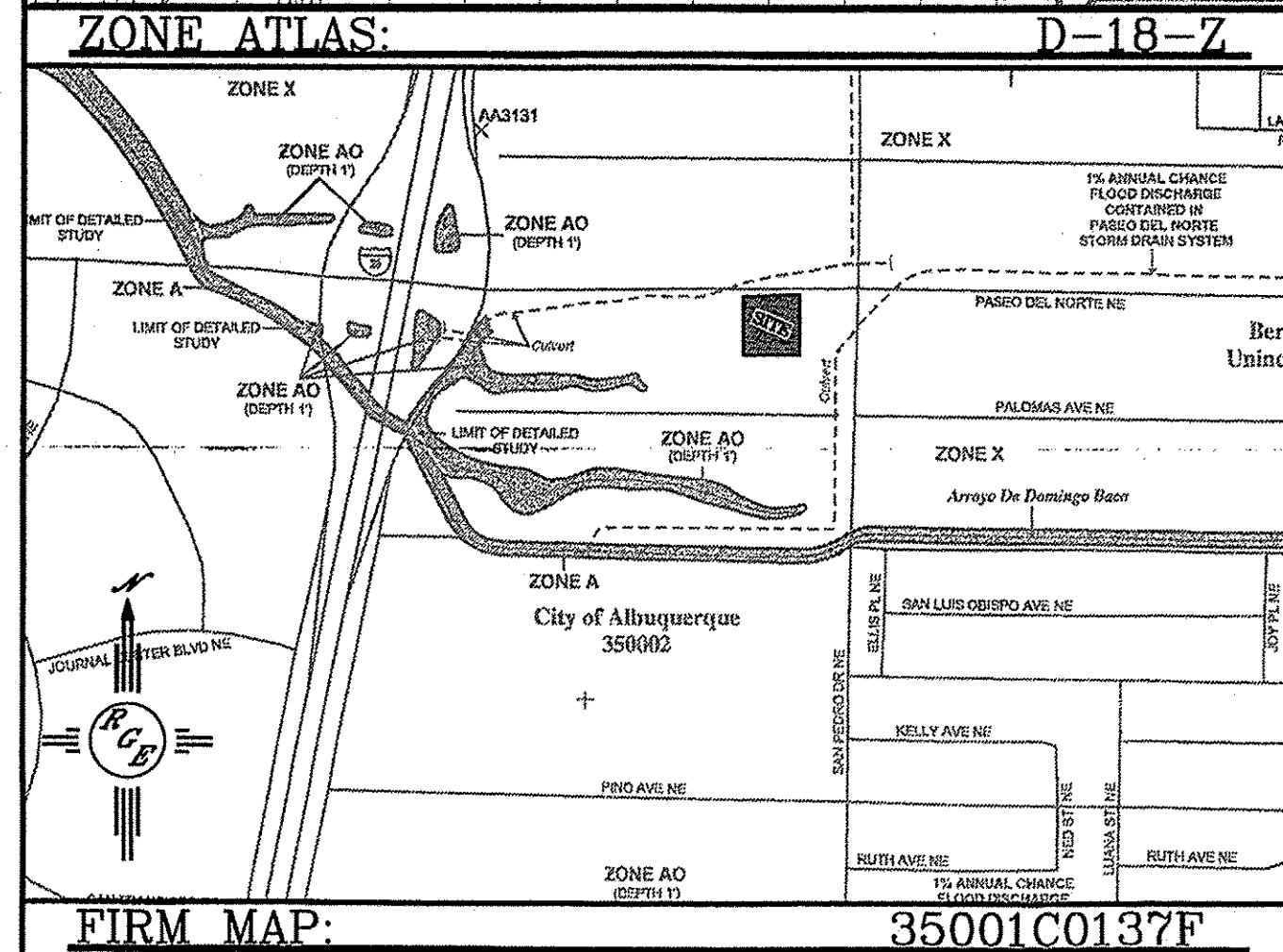
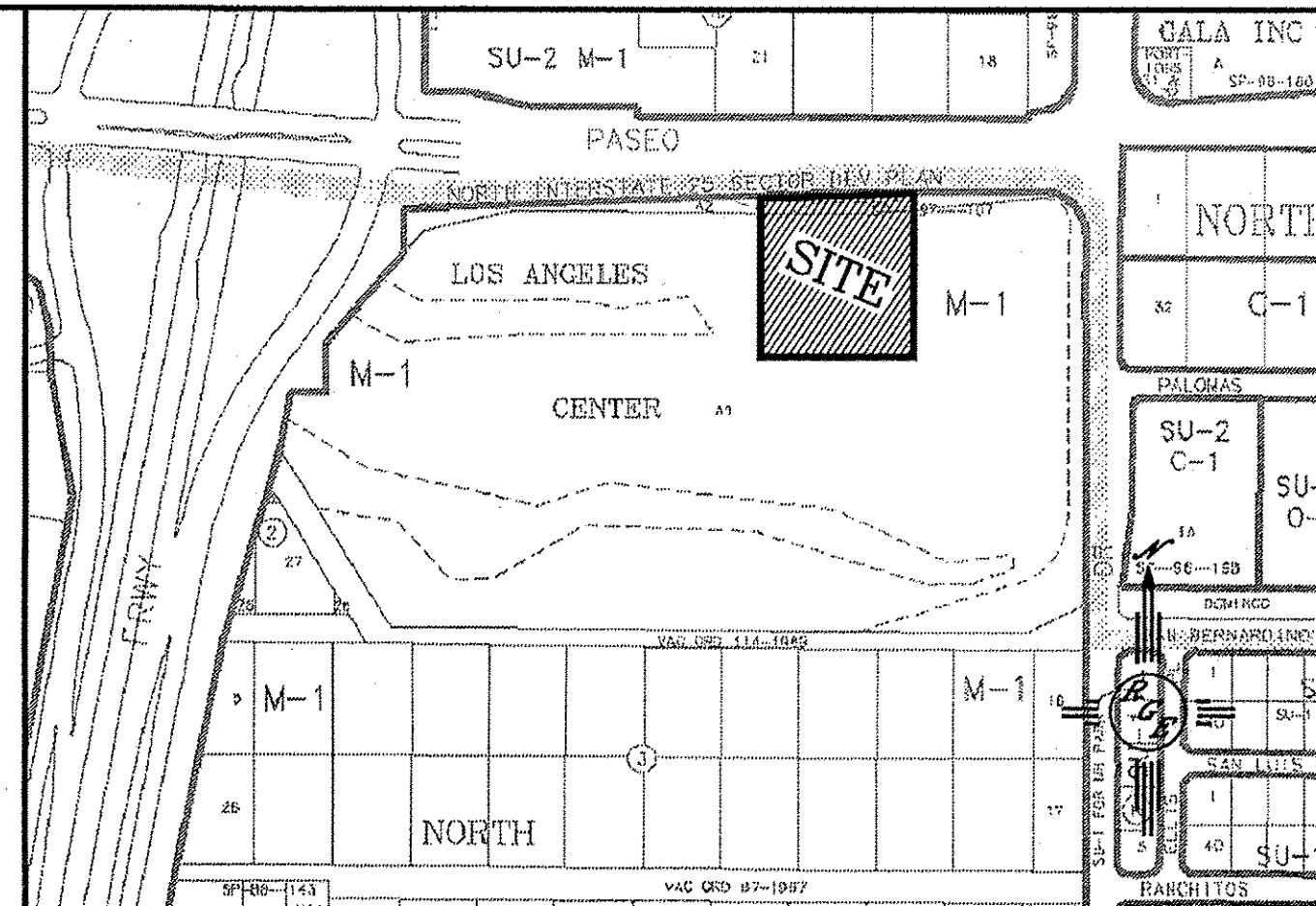
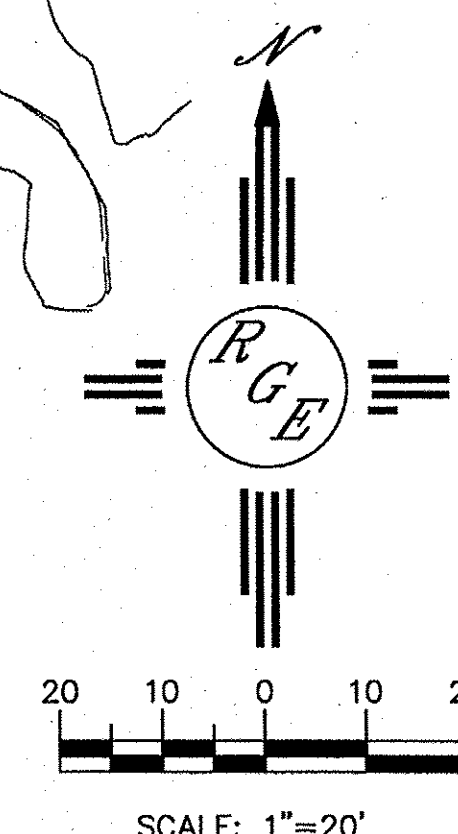
NTS

SECTION B-B

NTS

## 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.



## LEGAL DESCRIPTION: A PORTION OF LOT A-1-B-1

## NOTES:

1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
2. All Landscaping areas with 4:1 or greater slopes will be covered with angular rock with 1.5" min. diameter.

## 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
- LOT LINE
- EXISTING RETAINING WALL
- EXISTING EDGE OF ROAD
- EXISTING BUILDING

RECEIVED  
JUL 11 2012  
HYDROLOGY  
SECTION

FILE #018/DO14D

ENGINEER'S SEAL	LOS ANGELES CENTER TRACTS A-1-B-1-B-1-A-1-B-1-C	DRAWN BY WCWJ
		DATE 5-15-12
	GRADING AND DRAINAGE PLAN	21204-LAYOUT-3-28-12
		SHEET #
		JOB #
		21204



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