

CITY OF ALBUQUERQUE



December 7, 2015

Richard J. Berry, Mayor

Dennis A. Lorenz, P.E.
Lorenz Design & Consulting, LLC
2501 Rio Grande Blvd NW, Suite A
Albuquerque, NM, 87104

**RE: Rio Grande Housing – 3010 Rio Grande Blvd
Conceptual Grading Plan and Drainage Report
Engineer's Stamp Date 10-29-2015 (File: G13D030)**

Dear Mr. Lorenz:

Based upon the information provided in your submittal received 10-29-2015, the above referenced Conceptual Grading and Drainage plan cannot be approved for Site Plan for Subdivision or Site Plan for Building Permit until the following items are addressed:

- A Storm Water Pollution Prevention Plan (SWPPP) will be required because the disturbance is larger than 1-acre. The note on the plan (PROPOSED IMPROVEMENTS) needs to be corrected.
- If Lot 3 is to remain undisturbed, it appears that the elevation of Lot 4's SW corner will cause stormwater to spill onto the property to the South.

PO Box 1293

The following item will need to be addressed prior to Building Permit:

Albuquerque

New Mexico 87103

www.cabq.gov

- It is understood that the existing site is difficult to drain. However, some of the elevations along some flowpaths are shown exactly flat. It appears that nuisance ponding will be an issue if positive drainage is not called for, for example:
 - a. Around the 68.0 EL points that surround Lot 5.
 - b. The parking stall near the NE corner of Lot 4, and the two parking stalls across the lane.
 - c. The flow path along the west side and the carport of Lots 1 and 2.
 - d. Along the back of Lot 3.

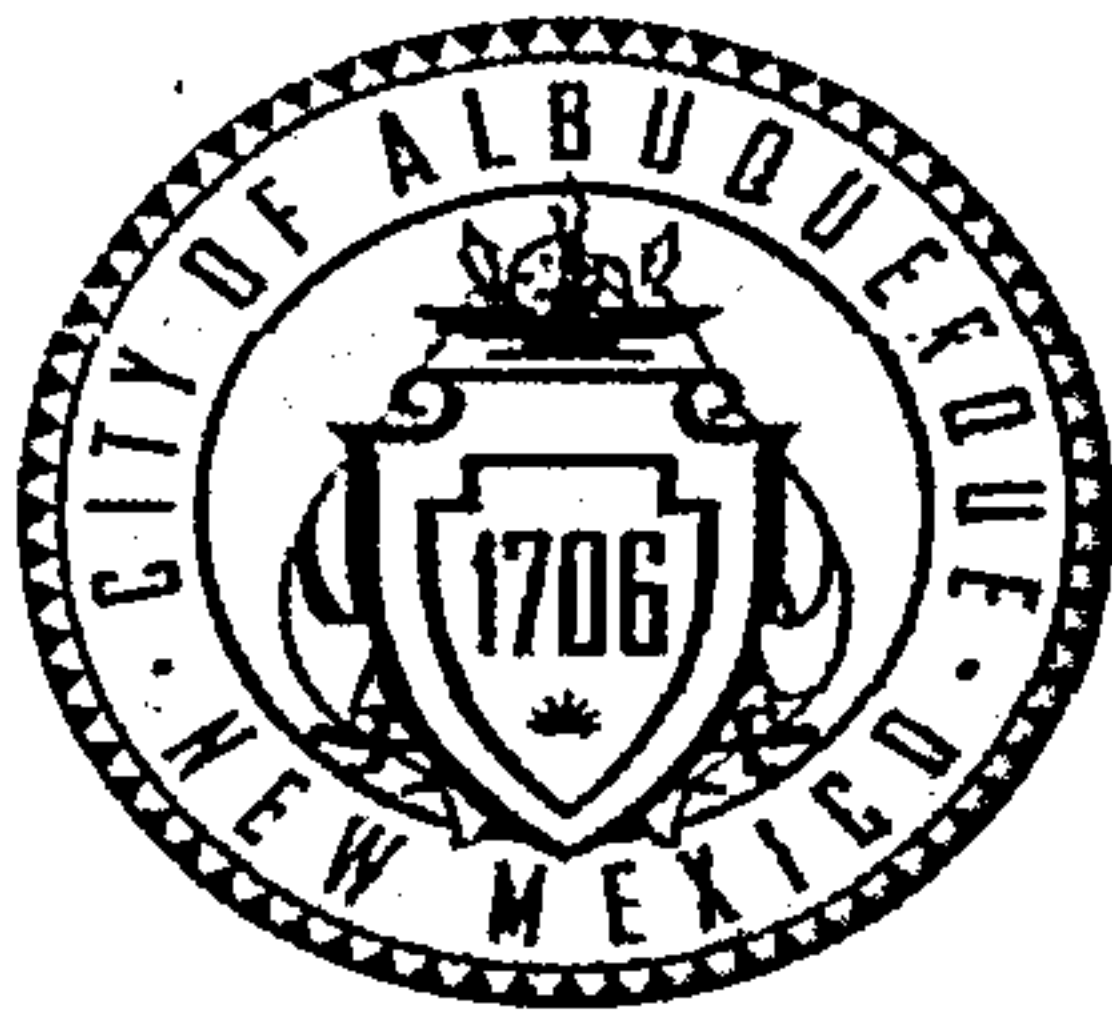
Furthermore, we recommend utilizing landscaped areas to manage nuisance ponding where practicable. The average slope across the site appears to be close to 0.5%, which is typically difficult to achieve with asphalt and soft surfaces.

If you have any questions, you can contact me at 924-3986.

Sincerely,

Abiel Carrillo, P.E.
Principal Engineer, Planning Dept.
Development Review Services
Orig: Drainage file

G13D030_SPBP_SPSD_CMMT.docx



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Rio Grande Housing Building Permit #: _____ City Drainage #: 6130030
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: Southerly 1/2 Lot 8, UNit 1 Alvarado Gardens Additions
City Address: 3010 Rio Grande Blvd NW

Engineering Firm: Lorenz Design & Consulting LLC Contact: Dennis Lorenz
Address: 2501 Rio Grande Blvd NW, Suite A, Albuquerque, NM 87104
Phone#: 505-888-6088 Fax#: 505-242-6655 E-mail: Dennisl@Lorenznm.com

Owner: Garrett Smith Contact: Garrett Smith
Address: 514 Central SW, Albuquerque, NM 87102
Phone#: 505-980-7801 Fax#: _____ E-mail: glstudiolt@gmail.com

Architect: Garrett Lee Studio Contact: Garrett Smith
Address: 514 Central SW, Albuquerque, NM 87104
Phone#: 505-980-7801 Fax#: _____ E-mail: _____

Other Contact: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

☒ HYDROLOGY/DRAINAGE
☐ TRAFFIC/TRANSPORTATION
☐ MS4/EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

☐ ENGINEER/ARCHITECT CERTIFICATION
☒ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
☐ OTHER (SPECIFY) _____

CHECK 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
☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

DATE SUBMITTED: October 29, 2015 By: Dennis A. Lorenz

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____

