

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

November 16, 2023

Tom Ferguson
ArcWest Architects
1525 Raleigh St., Suite 320
Denver, CO 80204

**RE: R+L Carriers Maintenance Bldg
2381 Aztec Rd NE
Grading and Drainage Plan
Engineer's Stamp Date: No Date
Hydrology File: G16D092**

Dear Mr. Ferguson:

PO Box 1293

Based upon the information provided in your submittal received 11/01/2023, the Grading & Drainage Plan **is not** approved for Building Permit and Grading Permit. The following comments need to be addressed for approval of the above referenced project:

Albuquerque

1. Per the DPM, the following must be on the Grading Plan. Please note the Grading Plan must be a stand-alone construction document.

NM 87103

- a. Please provide a licensed New Mexico civil engineer's stamp with a signature and date.
- b. Please use 1" = 20' for the scale. (This may make two sheets)
- c. Please provide a Vicinity Map. Typically, this is the Zone Atlas. This can be downloaded in pdf format from the City of Albuquerque's website.
- d. Please provide the Benchmark information (location, description and elevation) for the survey contour information provided.
- e. Please provide the FIRM Map and flood plain note with effective date.
- f. Please provide a legal Description of the property.

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2. The runoff for this site sheet drains from the southeast corner of the property to the northwest corner. It does not appear that the provided Stormwater Quality Pond will drain to Aztec. Therefore, I would suggest removing the pond and filling out the attached Waiver of Management Onsite for the Stormwater Quality Volume (SWQV).
3. Please add a note which states, "The Owner has elected to pay the Payment in Lieu for the required Stormwater Quality Volume. The Payment in Lieu Amount = 1,114 CF x \$8/CF = \$8,912.00"

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4. The narratives and drainage calculations look great. However, they are a little bit out of focus and hard to read. Since the project appears to need two sheets, please fix so that they are more readable.

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 (Doug Hughes, PE, jhughes@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

Sincerely,

Renée C. Brissette

Renée C. Brissette, P.E. CFM
Senior Engineer, Hydrology
Planning Department

PO Box 1293

Albuquerque

NM 87103

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City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

Project Title: R+L Carriers Maintenance **Building Permit #** BP-2023-04578 **Hydrology File #** N/A

DRB# N/A **EPC#** N/A

Legal Description: TR IA-2 PLAT OF TRS IA-1 & IA-2 GROWNEY II **City Address OR Parcel** 2381 AZTEC ROAD NE
SUBD CONT 3.4600AC M/L OR 150,718 SF M/L

Applicant/Agent: ArcWest Architects **Contact:** Tom Ferguson

Address: 1525 Raleigh St, Suite 320 **Phone:** 720-673-9711
Denver, CO 80204

Email: tferguson@arcwestarchitects.com

Applicant/Owner: R+L Carriers **Contact:** Samuel Mullikin

Address: 600 Gillam Rd **Phone:** 513-500-4294
Wilmington, OH 45177

Email: samuel.mullikin@rlcarriers.com

TYPE OF DEVELOPMENT: 1 PLAT (#of lots) RESIDENCE DRB SITE ADMIN SITE:

RE-SUBMITTAL: YES X NO

DEPARTMENT: TRANSPORTATION X HYDROLOGY/DRAINAGE

Check all that apply:

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G&D PLAN
- ☒ GRADING PLAN
- ☒ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ FLOOD PLAN DEVELOPMENT PERMIT APP.
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ADMINISTRATIVE
- ☐ TRAFFIC CIRCULATION LAYOUT FOR DRB APPROVAL
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY)
- ☐ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ CONCEPTUAL TCL DRB APPROVAL
- ☐ 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
- ☐ FLOOD PLAN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 10/30/2023

