

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

September 14, 2023

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

RE: 2200 Vista Oriente
Revised Grading and Drainage Plan
Engineer's Stamp Date: 08/06/23
Hydrology File: H10D033

Dear Mr. Soule:

Based upon the information provided in your submittal received 09/05/2023, the Revised Grading & Drainage Plans **is not** approved for Building Permit and Grading Permit. The following comments need to be addressed for approval of the above referenced project:

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

1. Please show the shared dumpster location for both of these restaurants. Also, for trash enclosures serving food service developments, trash enclosures must demonstrate control of liquids from dumpster areas per DPM by containing runoff from the dumpster area, preventing outside drainage from entering the dumpster area, and discharging to the sanitary sewer. Please show an inlet in the middle and label. "Inlet to be connected to the sanitary sewer. See Utility Plan."

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 (Dough 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, P.E. CFM
Senior Engineer, Hydrology
Planning Department



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: 2200 VISTA ORIENTE **Building Permit #:** _____ **Hydrology File #:** _____
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: LOT 29 LADERA INDUSTRIAL PARK UNIT 2
City Address: 2200 VISTA ORIENTE

Applicant: TUAN HUYNH **Contact:** _____
Address: 7915 CENTRAL AVE NE ALBUQUERQUE NM 87108-2244
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?

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) _____

IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

DATE SUBMITTED: _____ **By:** _____

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

[illegible]

Ea= 0.44	Qa= 1.29
Eb= 0.67	Qb= 2.03
Ec= 0.99	Qc= 2.87
Ed= 1.97	Qd= 4.37

	REQUIRED (CF)	PROVIDED (CF)
WATER QUALITY	1723	1921

This site is within the Ladera Business Park Master Drainage plan prepared by Mark Goodwin and Associates (H10-D006A). The site is allowed free discharge to the adjacent roadway per the master drainage plan. The site is not impacted by upland flows due to curb and gutter on roadways. This purpose of this plan is to provide a grading plan to accommodate new development consisting of two retail buildings and associated parking. The site retains in excess of the required water quality volume and the site conforms to the master drainage plan.

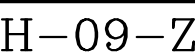
1. Build sidewalk culvert per COA STD DWG 2236. Work is permitted and inspected by DMD Construction Services Division.
2. An excavation permit will be required before beginning any work within City Right-Of-Way.
3. All work on this project shall be performed in accordance with applicable federal, state and local laws, rules and regulations concerning construction safety and health.
4. Prior to any excavation, the contractor must contact **New Mexico One Call, dial "811"** [or (505) 260-1990] for the location of existing utilities.
5. Prior to construction, the contractor shall excavate and verify the locations of all obstructions. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay.
6. Backfill compaction shall be 95%.
7. Maintenance of the facility shall be the responsibility of the owner of the property being served.
8. Work on arterial streets may be required on a 24-hour basis.
9. For excavation and barricading inspections, contact DMD Construction Services Division.

Q= 5.00
C = 2.95
H = 0.67 ft
L = Length of weir

$Q = 2.95 * 2 * ((0.67)^{(3/2)}) = 3.23 \text{ CFS,}$
THEREFORE 2 CULVERTS = 6.46 CFS

$$Q = 2.95 * 5 * ((0.50)^{(3/2)}) = 5.21 \text{ CFS}$$

5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.

[illegible]

FIRM MAP:

LOT 29, LADERA 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 ACTION SHALL BE REPLACED TO MATCH EXISTING CONDITIONS.
6. ALL SITE WORK SHALL CONFORM TO CITY OF ALBUQUERQUE STANDARDS PUBLIC WORKS CONSTRUCTION EDITION 9

	EXISTING CONTOUR
	EXISTING INDEX CONTOUR
	PROPOSED CONTOUR
	PROPOSED INDEX CONTOUR
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	BOUNDARY
	ADJACENT BOUNDARY
	EXISTING CURB AND GUTTER
	PROPOSED EARTHEN SWALE
	PROPOSED RETAINING WALL
	PROPOSED PONDING


BUILD WATER
QUALITY POND
TOP=5198.50
BOTTOM=5187.00
VOLUME=1028 CF

BUILD WATER QUALITY POND
TOP=5197.00
BOTTOM=5196.50
PROPOSED VOLUME= 21 CU. FT.

WATER VALVE
ELEVATION=5199.59

FL=5199.47
BDC=5199.98

FOUND PK NAIL
WITH BRASS DISC
ELEVATION=5199.74



FOUND PK NAIL
WITH BRASS DISC PS 5110
ELEVATION=5199.71

FL=5199.43
BDC=5200.02
FL=5199.35

BDC=5200.64
FL=5200.00

CAUTION:

EXISTING UTILITIES ARE NOT SHOWN.
I 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.

TRACT 20
LADERA BUSINESS PARK, UNIT 2
FILED: OCTOBER 11, 2004
VOLUME 2004C, FOLIO 325

END RETAINING WALL
TW=5199.33
BW=5198.66

DESIGN BY OTHERS

12" AREA DRAIN
GRATE=597.75
INV=5196.25

12" AREA DRAIN
GRATE=5197.25
INV=5196.00

GRAPHIC SCALE

SCALE: 1"=20'

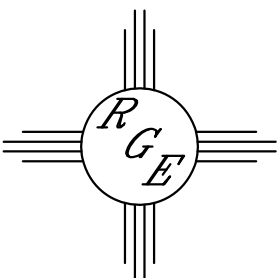
ENGINEER'S
SEAL

8/6/23

P.E. #14522
DAVID SOULE

2200 VISTA ORIENTE

GRADING AND DRAINAGE PLAN



*Rio Grande
Engineering*

PO BOX 93924
ALBUQUERQUE, NM 87199
(505) 321-9099

DRAWN
BY WCWJ

DATE
9-05-23

210210094-LAYOUT-11-24-21

SHEET #

JOB #
210210094