CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director

Mayor Timothy M. Keller

August 27, 2025

David Aube
Studio SW Architects
2101 Mountain Rd NW
Albuquerque, NM 87104

RE: 1300 Lomas Blvd NE
Conceptual Grading and Drainage Plan
Engineer's Stamp Date: 08/22/2025
Hydrology File: J15D028
Case # HYDR-2025-00306

Dear Mr. Aube:

Based upon the information provided in your submittal received 8/22/2025, the Conceptual Grading & Drainage Plan **is** approved for action by the Development Facilitation Team (DFT) on Site Plan for Building Permit.

PRIOR TO BUILDING PERMIT:

1. Please submit a more detailed Grading & Drainage Plan to Hydrology for review and approval.

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, 505-924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 505-924-3314 or amontoya@cabq.gov.

Sincerely,

Anthony Montoya, Jr., P.E., C.F.M.
Senior Engineer, Hydrology
Planning Department, Development Review Services

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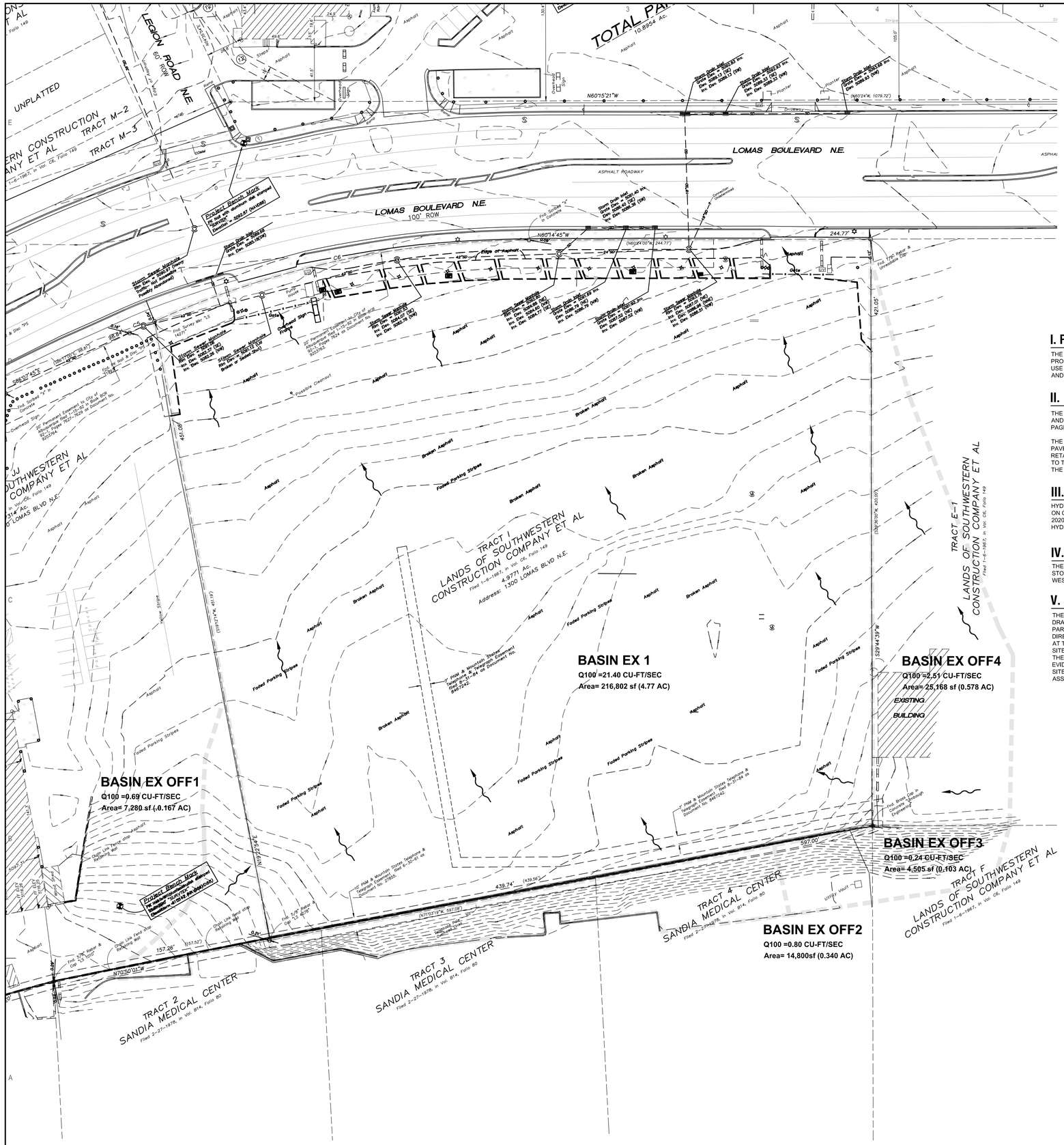
LEGION ROAD N.E.
60' ROW
UNPLATTED
TRACT M-2
TRACT M-3
LOMAS BOULEVARD N.E.
100' ROW
ASPHALT ROADWAY
TOTAL PARCEL
10.6954 Ac.
N60°15'21"W
N80°14'45"W
244.77'
(N60°24'00"W, 244.77')
421.05'
451.08'
S89°37'45"E
N29°25'45"E
597.00'
(N71°03'19"E, 597.09')
439.74'
(439.56')
N70°50'01"W
157.26'
(157.52')
S29°44'39"W
(S29°26'09"E, 420.00')
TRACT I
LANDS OF SOUTHWESTERN CONSTRUCTION COMPANY ET AL
Filed 1-6-1967, in Vol. C6, Folio 149
Address: 1300 LOMAS BLVD N.E.
4.9771 Ac.
TRACT J
LANDS OF SOUTHWESTERN CONSTRUCTION COMPANY ET AL
TRACT E-1
LANDS OF SOUTHWESTERN CONSTRUCTION COMPANY ET AL
Filed 1-6-1967, in Vol. C6, Folio 149
TRACT 2
SANDIA MEDICAL CENTER
Filed 2-27-1978, in Vol. B14, Folio 80
TRACT 3
SANDIA MEDICAL CENTER
TRACT 4
SANDIA MEDICAL CENTER
TRACT F
LANDS OF SOUTHWESTERN CONSTRUCTION COMPANY ET AL
Filed 1-6-1967, in Vol. C6, Folio 149
BASIN EX 1
Q100 =21.40 CU-FT/SEC
Area= 216,802 sf (4.77 AC)
BASIN EX OFF1
Q100 =0.69 CU-FT/SEC
Area= 7,280 sf (.0.167 AC)
BASIN EX OFF2
Q100 =0.80 CU-FT/SEC
Area= 14,800sf (0.340 AC)
BASIN EX OFF3
Q100 =0.24 CU-FT/SEC
Area= 4,505 sf (0.103 AC)
BASIN EX OFF4
Q100 =2.51 CU-FT/SEC
Area= 25,168 sf (0.578 AC)
EXISTING BUILDING
Project Bench Mark
N: 1524.37 (NAVD88)
Elevation = 5092.87 (NAVD88)
Asphalt
Broken Asphalt
Faded Parking Stripes
Storm Drain Inlet
Storm Sewer Manhole
Overhead Sign
Power Pole
Guy Wire
Fire Hydrant
Curb Line Fence stop
Retaining Wall
Edge of Asphalt
Drainage Flow Direction
Possible Cleanout
Utility Vault
Fnd. Survey Mkr "LS 12237"
Fnd. Broken Top of Concrete Wall
Fnd. Rebar & Cap "LS 4078"
Fnd. Rebar & Cap "LS 11455"
Fnd. Rebar & Cap "LS 11455"
Fnd. Rebar & Cap "LS 11455