

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

May 24, 2021

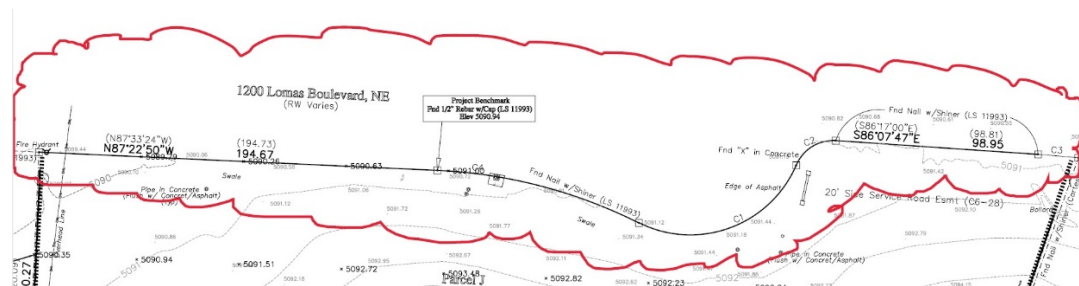
David Soule, P.E.
Rio Grande Engineering
P.O. Box 93924
Albuquerque, NM 87199

RE: 1200 Lomas Blvd. NE
Grading & Drainage Plan
Engineer's Stamp Date: 05/10/21
Hydrology File: J15D101

Dear Mr. Soule:

Based upon the information provided in your submittal received 05/10/2021, the Grading & Drainage Plan **is not** approved for Paving Permit. The following comments need to be addressed for approval of the above referenced project:

1. Under the Drainage Narrative it states, "...No Water Quality Ponding Requirement is proposed." This is not correct, please provide management onsite for the Stormwater Quality Volume (SWQV) in accordance with the new drainage ordinance, § 14-5-2-6 (H) enacted 10/2/18 (Council Bill C/S O-18-2). Please follow the DPM (signed 06/08/20) Article 6-12 Stormwater Quality and Low-Impact Development for the sizing calculations. Since this project is a redevelopment, calculate the required SWQV by multiply the impervious area by 0.26 inches.
2. If the Owner elects to do a payment-in-lieu for the required SWQ volume, than please add a note which states, "The Owner has elected to pay the Payment in Lieu for the required Stormwater Quality Volume (XX CF *\$8/CF = \$xx.xx.)"
3. Please provide missing survey information within Lomas R.O.W. (please see image below)



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4. Please add a note that states, all cracked and broken sidewalk and curb & gutter will be replaced. (See photo)



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5. It appears that the existing light poles and bollards are within Lomas R.O.W. Any private encroachment into the public ROW will require a revocable permit. (See Photo)



6. It appears that the existing Stop sign may need to be relocated. Please contact Transportation Section to confirm. (See Photo in Comment #5)

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7. Please contact the City Engineer to discuss if the existing asphalt between the sidewalk and the property line (about where the bollards are located) needs to be removed or can stay as is. (See Photo in Comment #5)
8. Please contact Transportation Section to discuss if the existing drive pad along the curve of the access road needs to be removed or stay as is. (See Photo)



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9. Standard review fee of \$150 (for Admin Site) will be required at the time of resubmittal.

NM 87103

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

Sincerely,

www.cabq.gov

Renée C. Brissette

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: 1200 LOMAS REPAVE **Building Permit #:** _____ **Hydrology File #:** _____
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: TRACT J SOUTHWESTERN CONSTRUCTION COMPANY
City Address: 1200 LOMAS

Applicant: _____ **Contact:** _____
Address: _____
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?

IS THIS A RESUBMITTAL?: _____ Yes ☒ No

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) _____

DATE SUBMITTED: _____ **By:** _____

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

PAVEMENT NOTE

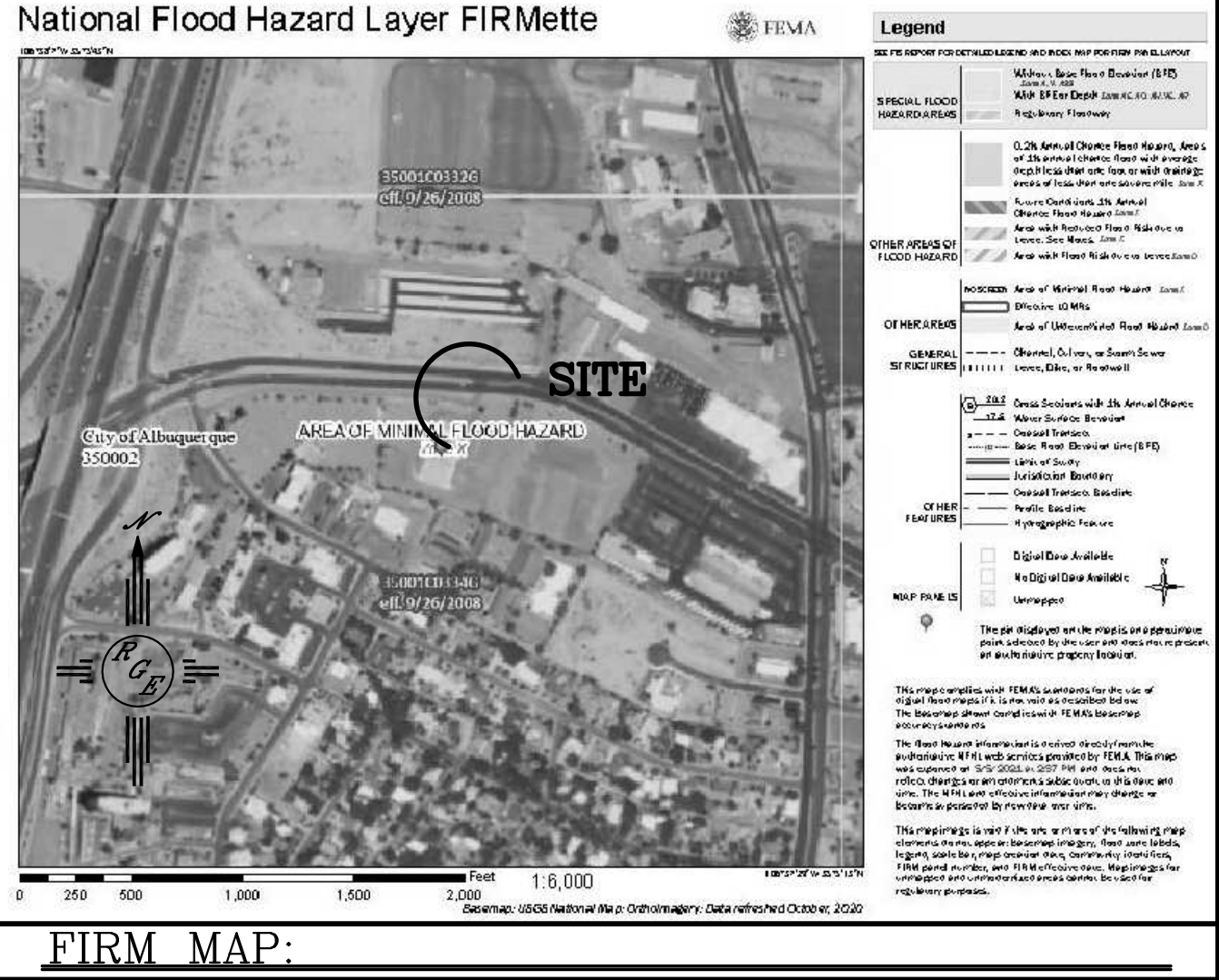
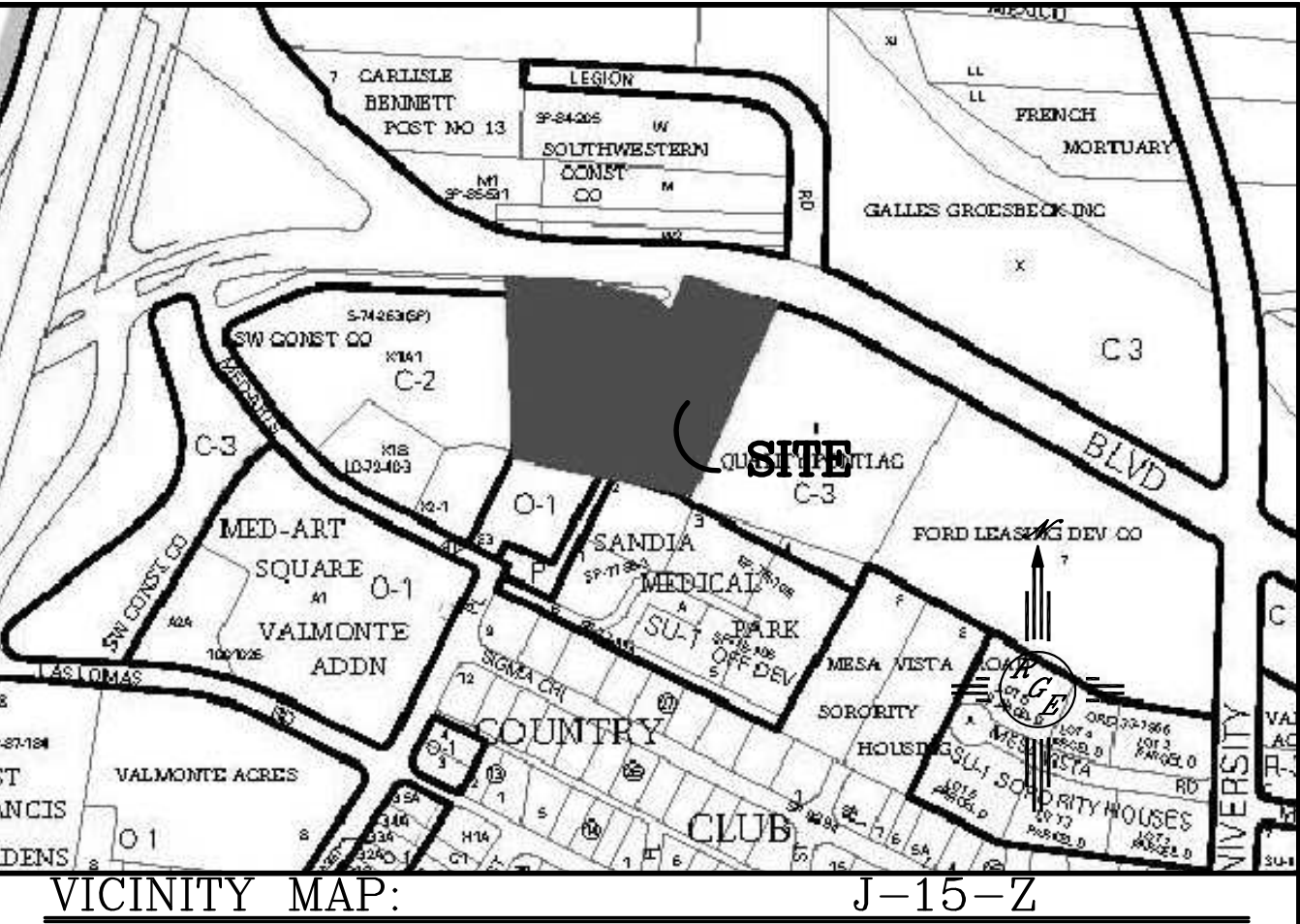
MILL EXISTING ASPHALT IN TWO PHASES. INITIAL MILLING OF 2.5" AND A SECONDARY MILLING OF 3.5". REMOVE AND DISPOSE OF MILLINGS PROCESS SUBGRADE TO OPTIMUM MOISTURE AND 95% COMPACTION PLACE ONE 3" LIFT SP-III. ADJUST ALL VALVES AND MANHOLES PLACE FINAL SECOND 3" LIFT OF SP-IV

DRAINAGE NARRATIVE

THIS SITE IS AN EXISTING SITE THAT IS 100% IMPERVIOUS. THE SCOPE OF THIS PROJECT IS TO REMOVE EXISTING ASPHALT AND REPLACE NEW. THE DRAINAGE PATTERNS WILL NOT CHANGE. THE SOLE PURPOSE IS TO UPGRADE ASPHALT, NO WATER QUALITY PONDING REQUIREMENT IS PROPOSED

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.

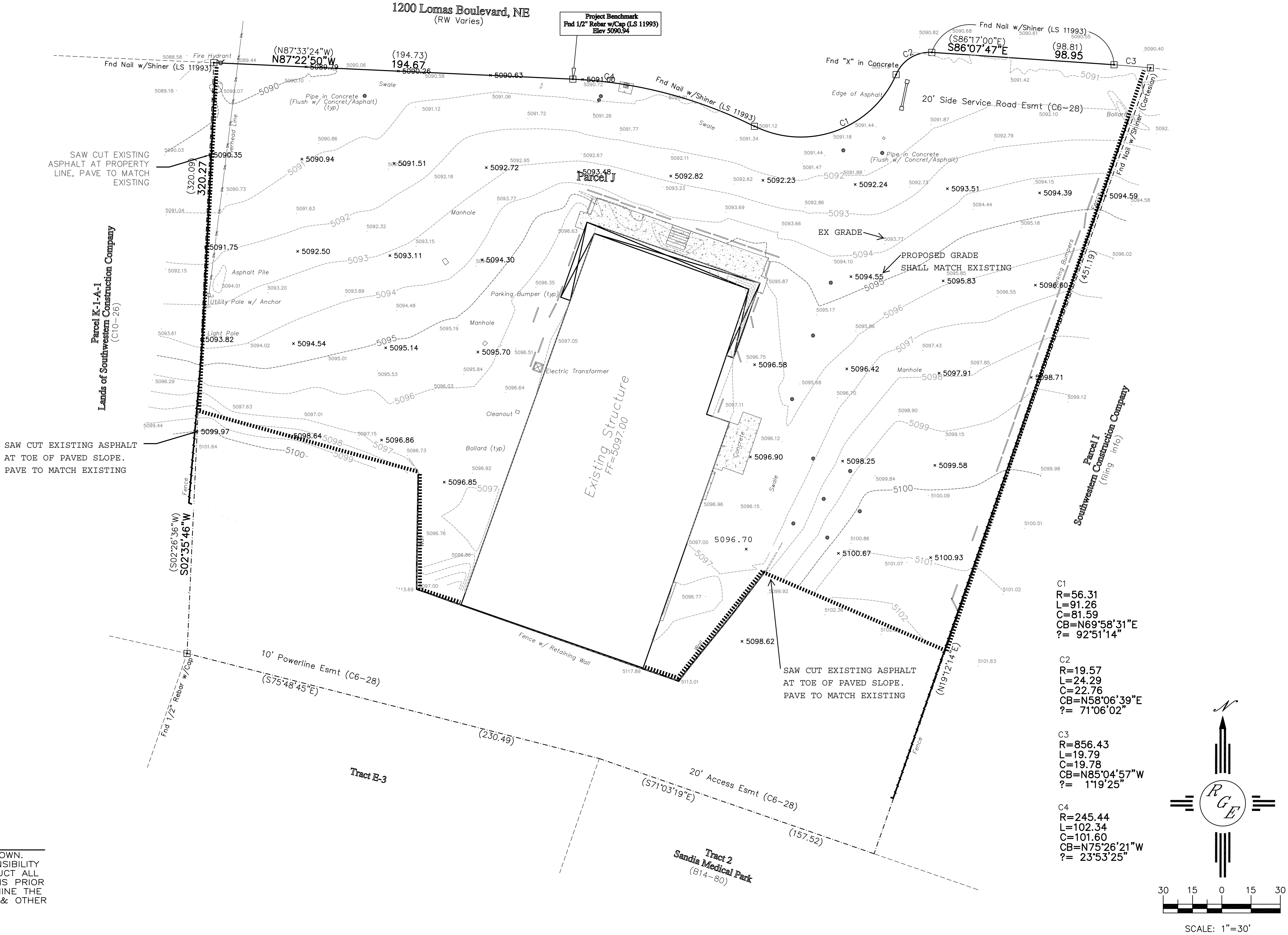



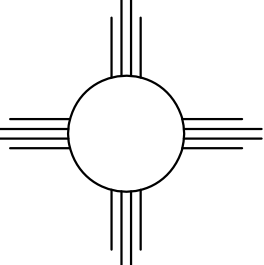
LEGAL DESCRIPTION:
TRACT J SOUTHWESTERN CONSTRUCTION COMPANY

- NOTES:
1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
 2. ALL SLOPES SHALL BE 3:1 MAX. AND GRAVEL OR NATIVE SEEDING PRIOR TO CO.

- LEGEND
- EXISTING CONTOUR
 - EXISTING INDEX CONTOUR
 - PROPOSED CONTOUR
 - PROPOSED INDEX CONTOUR
 - SLOPE TIE
 - EXISTING SPOT ELEVATION
 - PROPOSED SPOT ELEVATION
 - LOT LINE
 - CENTERLINE
 - RIGHT-OF-WAY
 - PROPOSED 4" PVC SD
 - GRAVEL LINED SWALE
 - EXISTING CURB AND GUTTER
 - BERM

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.



<div>ENGINEER'S SEAL</div> <div></div> <div>5/10/21</div> <div>DAVID SOULE P.E. #14522</div>	1200 LOMAS BLVD NE REPAVEMENT	DRAWN BY WCWJ
	GRADING AND DRAINAGE PLAN	DATE 5-08-21
	 <div>Rio Grande Engineering 1606 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0999</div>	210210049-LAYOUT-5-03-21 SHEET # — JOB # 21021048