

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

December 10, 2019

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

RE: Lomas Carwash Expansion
9935 Lomas NE
Request for Certificate of Occupancy - Permanent
Hydrology Final Inspection –Approved
Grading Plan Stamp Date: 3/27/19
Drainage Report Stamp Date: 3/27/19
Certification Dated: 11/4/19
Drainage File: J20D003

PO Box 1293

Dear Mr. Soule:

Albuquerque

Based on the submittal received on 12/9/19, this certification is approved in support of Permanent Certificate of Occupancy by Hydrology.

If you have any questions, please contact me at 924-3695 or dpeterson@cabq.gov.

NM 87103

Sincerely,

www.cabq.gov

Dana Peterson, P.E.
Senior Engineer, Planning Dept.
Development Review Services

C: Email Fox, Debi; Tena, Victoria; Sandoval, Darlene; Costilla, Michelle



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: LOMAS CAR WASH Building Permit #: _____ Hydrology File #: J20C003

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: LOT C1 LAND OF GREVEY

City Address: 9935 LOMAS

Applicant: LBJ ENTERPRISES 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 X ADMIN SITE

Check all that Apply:

DEPARTMENT:

X HYDROLOGY/ DRAINAGE
 TRAFFIC/ TRANSPORTATION

TYPE OF SUBMITTAL:

X 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?: X Yes No

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

 BUILDING PERMIT APPROVAL
X 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
 SQ-19 APPROVAL
 PAVING PERMIT APPROVAL
X GRADING/ PAD CERTIFICATION
 WORK ORDER APPROVAL
 CLOMR/LOMR
 FLOODPLAIN DEVELOPMENT PERMIT
 OTHER (SPECIFY) _____

DATE SUBMITTED: _____ By: _____

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEES PAID: _____

I David Soule, NMPE 14522 , of the firm Rio Grande Engineering, hereby certify that this project has been graded and will drain in substantial compliance with and in accordance with the design intend of the approved plan dated 3/27/19 . The record information edited on the original design document has performed by me or under my direct supervision and is true and correct to the best of my knowledge and belief. The as-built survey was provided by THOMAS PATRICK NMPS 12651. The certification is submitted in support of a request for PERMANENT CERTIFICATE OF OCCUPANCY. The record information presented heron is not necessarily complete and intended only to verify substantial compliance of the grading and drainage aspects of this project. Those relying on this record document are advised to obtain independent verification of its accuracy before using it for any other purpose

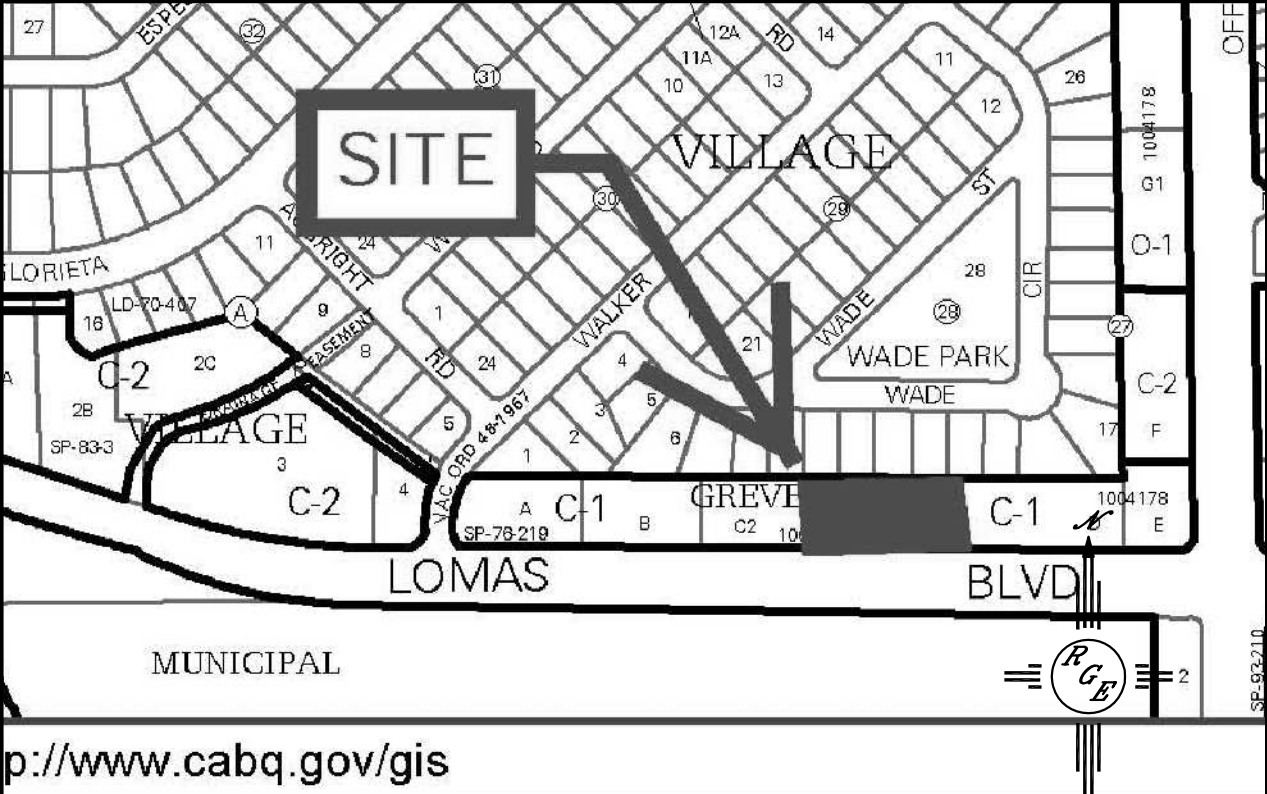


EROSION CONTROL NOTES:

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.

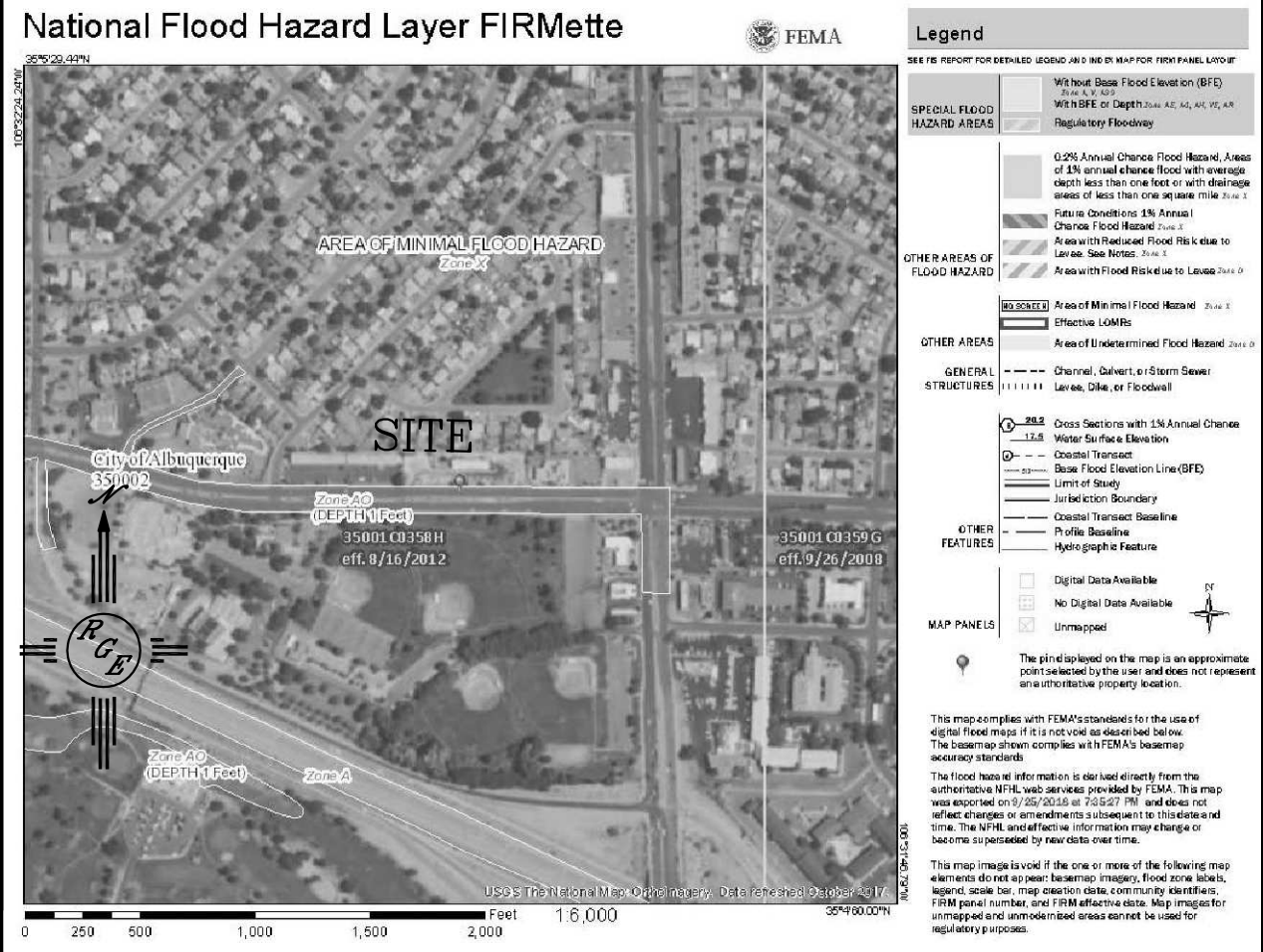
CAUTION:

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.



[p://www.cabq.gov/gis](http://www.cabq.gov/gis)

VICINITY MAP: J-20-Z



FIRM MAP:

LEGAL DESCRIPTION:

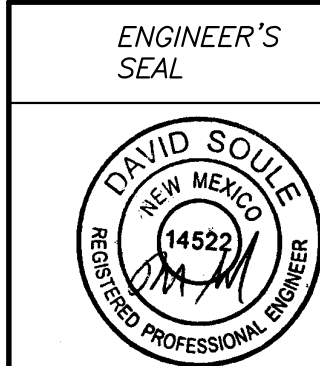
PARCEL A-1, FINLAND DEVELOPMENT

NOTES:

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 ACTIVITY SHALL BE REPLACED TO MATCH EXISTING CONDITIONS.
6. ALL SITE WORK SHALL CONFORM TO CITY OF ALBUQUERQUE STANDARDS FOR PUBLIC WORKS CONSTRUCTION EDITION 9

LEGEND

---	EXISTING CONTOUR
---	EXISTING INDEX CONTOUR
---	PROPOSED CONTOUR
---	PROPOSED INDEX CONTOUR
---	SLOPE TIE
+	EXISTING SPOT ELEVATION
x	PROPOSED SPOT ELEVATION
---	BOUNDARY
---	CENTERLINE
---	RIGHT-OF-WAY
---	PROPOSED CURB
---	EXISTING CURB AND GUTTER
---	PROPOSED SIDEWALK
---	EXISTING SIDEWALK
---	PROPOSED 1'-4" RETAINING WALL-DESIGN BY OTHERS
---	PROPOSED 3" AC PAVING



3/27/19

DAVID SOULE
P.E. #14522

LOMAS CARWASH

GRADING AND
DRAINAGE PLAN

*Rio Grande
Engineering*
1606 CENTRAL AVENUE SE
SUITE 201
ALBUQUERQUE, NM 87106
(505) 872-0999

DRAWN
BY WCWJ

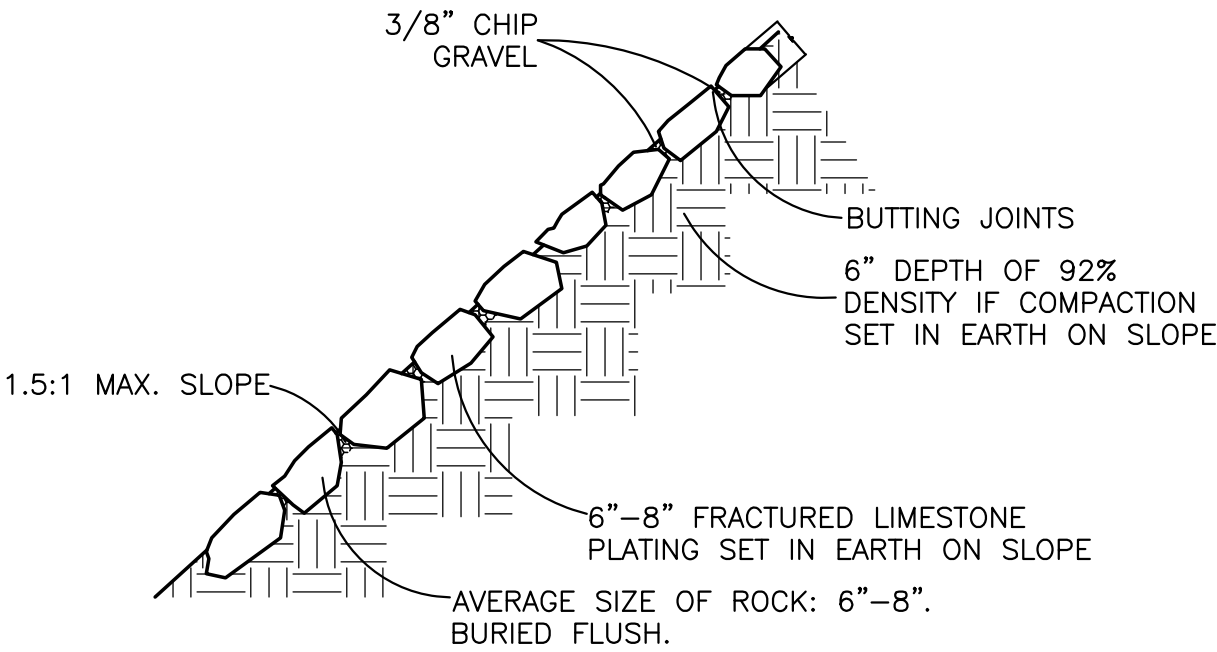
DATE
3-26-19

218146-LAYOUT-10-03-18

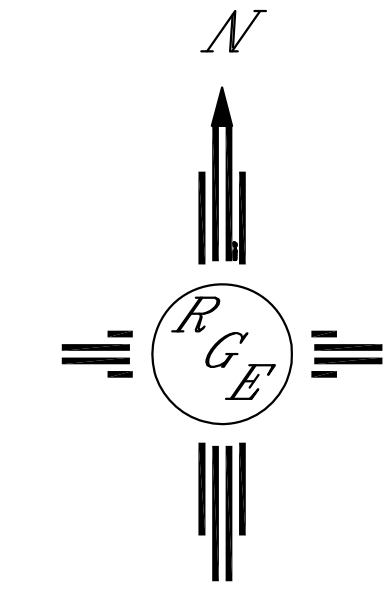
SHEET #

JOB #

218146



ROCK PLATING DETAIL
NTS



GRAPHIC SCALE

SCALE: 1"=20'

**PRIVATE FACILITY
DRAINAGE COVENANT**

This Drainage Covenant ("Covenant"), between LBJ ENTERPRISES, LLC ("Owner"), whose address is PO BOX 171416 MEMPHIS TN 38187, and whose telephone number is (928)486-1983 and the City of Albuquerque, New Mexico, a municipal corporation whose address is P.O. Box 1293, Albuquerque, New Mexico 87103, is made in Albuquerque, Bernalillo County, New Mexico and is entered into as of the date Owner signs this Covenant.

1. Recital. The Owner is the current owner of the following described real property located at Tract C-1-A LANDS OF GREVEY recorded on MAY 25, 2010, IN PLAT BOOK 2010C, PAGE 62, in the records of the Bernalillo County Clerk, State of New Mexico (the "Property").

Pursuant to City ordinances, regulations and other applicable laws, the Owner is required to construct and maintain certain drainage facilities on the Property, and the parties wish to enter into this Covenant to establish the obligations and responsibilities of the parties.

2. Description and Construction of Drainage Facility. The Owner shall construct the following "Drainage Facility" within the Property at the at the Owner's sole expense in accordance with the standards, plans and specifications approved by the City:
DETENTION PONDS WITH WATER QUALITY VOLUMES AS SHOWN ON APPROVED DRAINAGE PLAN IN FILE J20D003

The Drainage Facility is more particularly described in Exhibit A attached hereto and made a part hereof.

3. Maintenance of Drainage Facility. The Owner shall maintain the Drainage Facility at Owner's sole cost in accordance with the approved Drainage Report and plans.

4. Benefit to Property. The Owner acknowledges and understands that the Drainage Facility required herein to be constructed on the Owner's property is for the private benefit and protection of the Owner's property and that failure to maintain such facility could result in damage or loss to the Property.

5. Inspection of Drainage Facility. The City shall have no duty or obligation whatsoever to perform any inspection, maintenance or repair of the Drainage Facility, it being the duty of the Owner, its heirs, successors and assigns to construct and maintain the facility in accordance with approved plans and specifications.

6. Liability of City. The Owner understands and agrees that the City shall not be liable to the Owner, its heirs, successors or assigns, or to any third parties for any damages resulting from the Owner's failure to construct, maintain or repair the Drainage Facility.

Doc# 2019103151

12/03/2019 02:43 PM Page: 1 of 4
COV R \$25.00 Linda Stover, Bernalillo County



7. Indemnification. The Owner owns and controls the Drainage Facility and shall not permit the Drainage Facility to constitute a hazard to the health or safety of the general public. The Owner agrees to indemnify, defend and hold harmless the City, its officials, agents and employees, from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the Owner, its agents, representatives, contractors or subcontractors or arising from the failure of the Owner, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Developer or Owner herein; provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Covenant, this Covenant to indemnify will not extend to liability, claims, damages, losses or expenses, including attorneys' fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the respective indemnitee, or the agents or employees of the respective indemnitee; or (2) the giving of or the failure to give direction or instructions by the respective indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property.

8. Assessment. Nothing in this Covenant shall be construed to relieve the Owner, its heirs, assigns and successors from an assessment against the Owner's property for improvements to the property under a duly authorized and approved Special Assessment District. The parties specifically agree that the value of the Drainage Facility will not reduce the amount assessed by the City.

9. Binding on Owner's Property. The covenants and obligations of the Owner set forth herein shall be binding on the Owner, its heirs, assigns and successors and on the Owner's property and constitute covenants running with the Owner's property until released by the City. This Covenant can only be released by the City's Chief Administrative Officer with concurrence of the City Engineer.

10. Entire Covenant. This Covenant contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.


11. Changes to Covenant. Changes to this Covenant are not binding unless made in writing, signed by both parties.

12. Effective Date of Covenant. This Covenant shall be effective as of the date of signature of the Owner.

OWNER:

By [signature]: [Signature]
Name [print]: LES D. LAMASTUS
Engineer
Title: MANAGING MEMBER
Dated: NOV 16, 19


CITY OF ALBUQUERQUE:

By: [Signature] 
Shahab Biazar, P.E., City
Dated: 12/2/19

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO)
)ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on this 16 day of NOV,
2019, by LES D. LAMASTUS (name of person signing permit),
MANAGING MEMBER (title of person signing permit) of
LBT ENTERPRISES LLC (Owner).


OFFICIAL SEAL
Michael Jordan Jr
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 7-15-2023

[Signature]
Notary Public
My Commission Expires: 7-15-2023

CITY'S ACKNOWLEDGMENT

STATE OF NEW MEXICO)
)ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on this 2nd day of
December 2019, by Shahab Biazar, P.E., City Engineer, of the City of Albuquerque,
a municipal corporation, on behalf of said corporation.



[Signature]
Notary Public
My Commission Expires: March 15, 2021

(EXHIBIT A ATTACHED)

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.

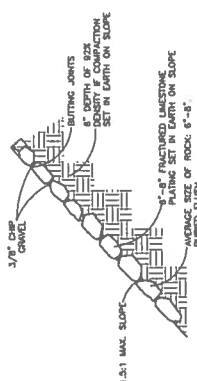
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING ROAD-OF-WAY.

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.


BUILD FIRST FLUSH POND
TOP=6429.25
BOTTOM=6429.00
PROPOSED WATER
PROPOSED TOTAL VOLUME=1668 C.U.
MAX. WSEL=6428.48

BUILD FIRST FLUSH POND
TOP=6430.00
BOTTOM=6429.00
PROPOSED VOLUME=258 C.U.
CURB



ROCK PLATING DETAIL

GRAPHIC SCALE



SCALE: 1"=20'

SCALE: 1"=20'

LEGAL DESCRIPTION:
SUBJECT A-1, FIRST AND SECOND DEEDS

NOTES:
1. ALL SPOT ELEVATIONS REPRESENT FLOORLINE ELEVATION UNLESS OTHERWISE

2. ALL CURBS AND GUTTERS TO 6" HEIGHT UNLESS OTHERWISE NOTED.
3. ALL RETAINING WALL DESIGN SHALL BE BY OTHERS.
4. ALL NEW PAVING SHALL BE 4" PCC OVER 6" SUBGRADE PREPARATION IN CONFORMANCE TO AASHTO-94 SPEC UNLESS OTHERWISE NOTED.
5. ANY CURVES OR PAVEMENT RELATIVELY AFFECTED BY CONSTRUCTION ACTIVITY SHALL BE REPLACED TO MATCH EXISTING CONDITION.
6. ALL SITE WORK SHALL CONFORM TO CITY OF ALBUQUERQUE STANDARDS FOR

6. ALL SITE WORK SHALL CONFORM TO CITY OF
PUBLIC WORKS CONSTRUCTION EDITION 9
LEGEND

54.1	DISTING CONTOUR
54.1	DISTING INCK CONTOUR
54.1	PROPOSED CONTOUR
54.1	PROPOSED INCK CONTOUR
54.1	SLOPE 1%
54.1	DISTING SPOT ELEVATION
54.1	PROPOSED SPOT ELEVATION
54.1	BOUNDARY
54.1	CONTRIBUTOR
54.1	RIGHT-OF-WAY
54.1	PROPOSED CURB
54.1	DISTING CURB AND GUTTER
54.1	PROPOSED SIDEWALK
54.1	DISTING SIDEWALK
54.1	PROPOSED 1'-1" REPAIRING
54.1	PROPOSED 3" AC PAVING



	LOMAS CARWASH GRADING AND DRAINAGE PLAN	SHEET # —	DATE J-28-19 APPROVED FOR THE BOARD _____	DRAWING BY SMC _____
OWNER'S APPROVAL _____ _____ _____		Rio Grande Engineering, Inc. 1800 CENTRAL AVENUE, SE ALBUQUERQUE, NM 87104 TELEPHONE 978-5700	JGD 10/26/19 3/27/19 DAVID SOULET P.E. #15527	JGD 11 2/11/16

EXHIBIT A