

Biazar, Shahab

From: Graeme Means <gmeans@highmesacg.com>
Sent: Thursday, December 02, 2021 4:26 PM
To: Biazar, Shahab
Cc: Justin Schara; Trujillo, Timothy R, NMDOT; Aaron Zahm; Brian Verardo
Subject: FW: [EXTERNAL] RE: Los Altos Park - Phase I (K20D037) Drainage Comments

External

Shahab,

We resubmitted this plan to City Hydrology on Monday, and simultaneously sent it to the NMDOT for their review. As you can see below, Tim Trujillo has approved the plan for NMDOT (one of your comments was that we needed their approval). As you can see a little farther below, Tim has asked us to make a modification to the chainlink debris screen he suggested/requested at the south property line. We plan to make this change in the next day or so and would like to swap this sheet out in the City submittal that you review. Please let us know if we can do this by e-mailing you the revised sheet, and if you have any other questions or comments.

Thank you,

Graeme Means



J. Graeme Means, P.E., LEED AP BD+C
Principal

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www.highmesacg.com

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Engineers, Surveyors & Subsurface Utility Consultants

From: Trujillo, Timothy R, NMDOT
Sent: Thursday, December 2, 2021 3:30 PM
To: Graeme Means
Cc: Justin Schara ; Mosher, Jill, NMDOT
Subject: RE: [EXTERNAL] RE: Los Altos Park - Phase I (K20D037) Drainage Comments

Graeme,

I have no further questions regarding the Los Altos Park development. The site has minimal impact to the existing drainage runoff condition and will address the new MS4 requirements. This email will serve as NMDOT's approval. Please let me know if the plan should change or if there are any questions regarding this approval.

Regards,

Tim Trujillo, PE/CFM
NMDOT – D3 Drainage
(505) 373-4987

From: Graeme Means <gmeans@highmesacg.com>
Sent: Thursday, December 2, 2021 3:09 PM
To: Trujillo, Timothy R, NMDOT <TimothyR.Trujillo@state.nm.us>
Cc: Justin Schara <jschara@highmesacg.com>
Subject: RE: [EXTERNAL] RE: Los Altos Park - Phase I (K20D037) Drainage Comments

Tim,

The City does not have a standard detail. They look and work as below.

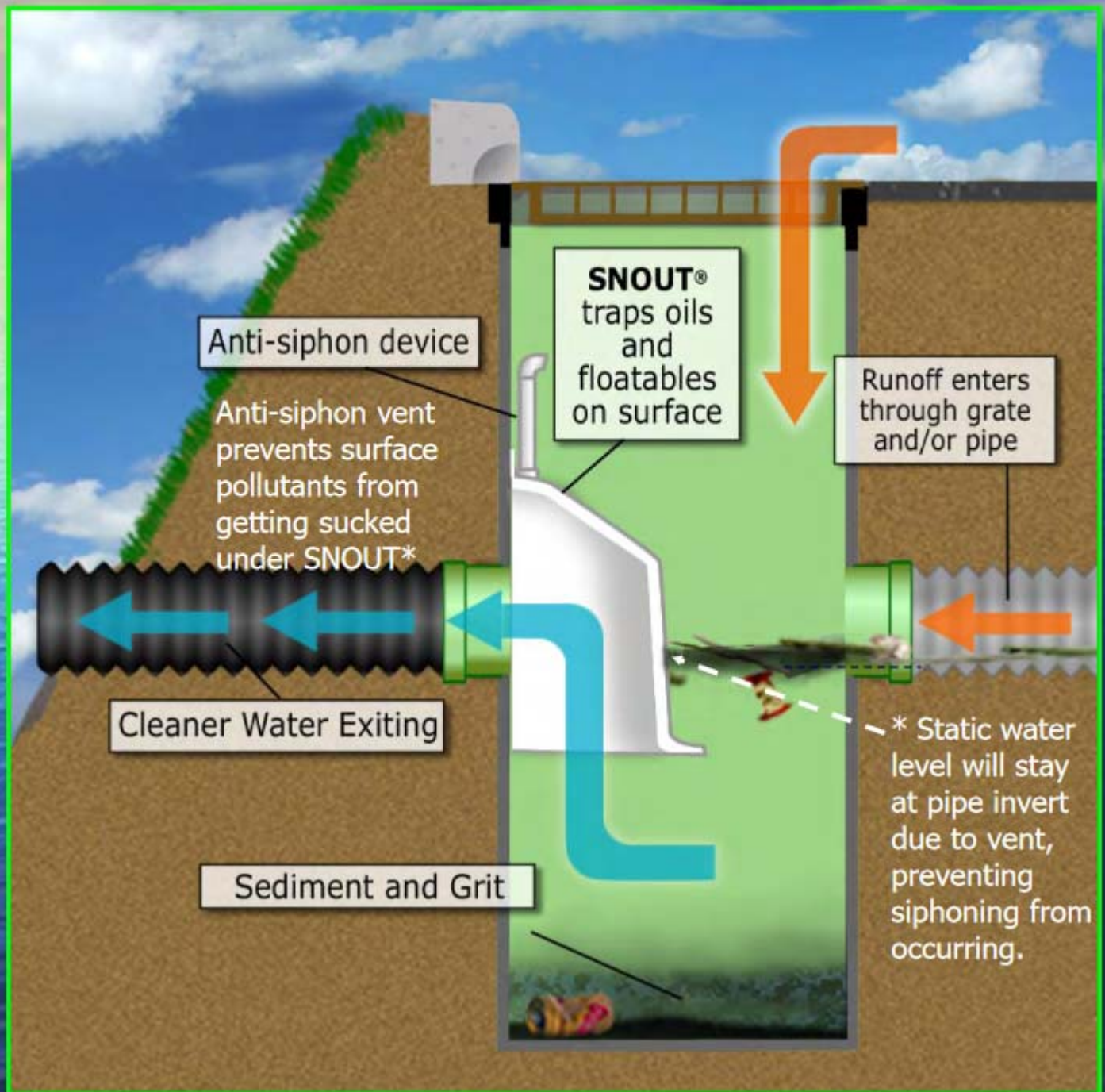
As you may recall, City Hydrology is looking for an approval from the NMDOT for the discharge from the site. Is that something you can convey in an e-mail or a quick approval letter that we can send them?

Please advise.

Thank you,

Graeme

How the SNOUT Works





J. Graeme Means, P.E., LEED AP BD+C
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Engineers, Surveyors & Subsurface Utility Consultants

From: Trujillo, Timothy R, NMDOT <TimothyR.Trujillo@state.nm.us>
Sent: Thursday, December 2, 2021 2:06 PM
To: Justin Schara <jschara@highmesacg.com>
Cc: Graeme Means <gmeans@highmesacg.com>
Subject: RE: [EXTERNAL] RE: Los Altos Park - Phase I (K20D037) Drainage Comments

The detail looks good! I also have no further comments on the plans. For my own records, does COA have a standard detail for the snout? Please let me know if any thing should change.

Regards,

Tim Trujillo, PE/CFM
NMDOT – D3 Drainage
(505) 373-4987

From: Justin Schara <jschara@highmesacg.com>
Sent: Thursday, December 2, 2021 7:49 AM
To: Trujillo, Timothy R, NMDOT <TimothyR.Trujillo@state.nm.us>
Cc: Graeme Means <gmeans@highmesacg.com>
Subject: RE: [EXTERNAL] RE: Los Altos Park - Phase I (K20D037) Drainage Comments

Tim,

I am following up on this email from Tuesday to see if you had any issues with this alternative 'floatables screen' fencing detail to be installed at the end of valley gutter / fence line at property line. Please confirm if this is acceptable, and we will go ahead and make the changes to the plan sheets.

Thank you.

Justin



Justin D. Schara, P.E.

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Office: 505.345.4250
Cell: 505.362.4401
jschara@highmesacg.com

Engineers, Surveyors & Subsurface Utility Consultants

From: Justin Schara

Sent: Tuesday, November 30, 2021 11:32 AM

To: Trujillo, Timothy R, NMDOT <TimothyR.Trujillo@state.nm.us>

Cc: Graeme Means <gmeans@highmesacg.com>

Subject: FW: [EXTERNAL] RE: Los Altos Park - Phase I (K20D037) Drainage Comments

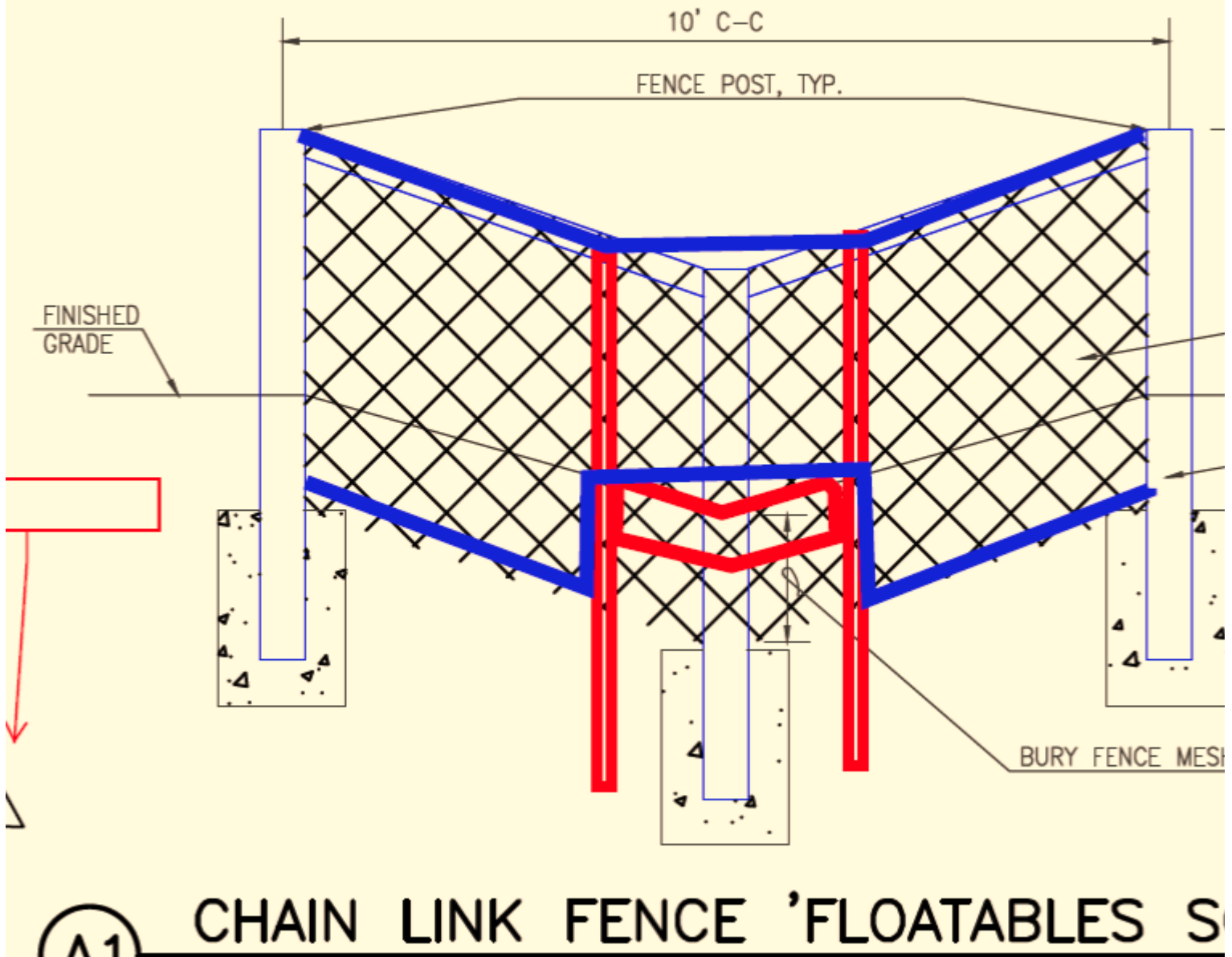
Tim,

I reviewed this with Graeme and we believe we can do this. The existing valley gutter stops even with the fence line, so instead of a 'V' shape, we are thinking of replacing a couple panels of the existing fence line with a detail similar to the sketch below, where the fence would be buried on either side of the valley gutter and then straddle gutter itself.

Will this work for you?

Justin

" = 20'



HIGH MESA Consulting Group

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Engineers, Surveyors & Subsurface Utility Consultants

From: Trujillo, Timothy R, NMDOT <TimothyR.Trujillo@state.nm.us>

Sent: Tuesday, November 30, 2021 10:13 AM

To: Justin Schara <jschara@highmesacg.com>

Cc: Mosher, Jill, NMDOT <Jill.Mosher@state.nm.us>

Subject: RE: [EXTERNAL] RE: Los Altos Park - Phase I (K20D037) Drainage Comments

Can the screen be placed at the end of the valley gutter in COA property? Any debris would be generated in City jurisdiction.

Tim T.

From: Justin Schara <jschara@highmesacg.com>
Sent: Monday, November 29, 2021 3:03 PM
To: Graeme Means <gmeans@highmesacg.com>; Trujillo, Timothy R, NMDOT <TimothyR.Trujillo@state.nm.us>
Cc: Mosher, Jill, NMDOT <Jill.Mosher@state.nm.us>; Brian Verardo <BVerardo@mrwmla.com>; John Pope <JPope@mrwmla.com>
Subject: RE: [EXTERNAL] RE: Los Altos Park - Phase I (K20D037) Drainage Comments

Tim,

Attached herewith is the revised Grading and Drainage plans for the Los Altos Park Improvements Plans that incorporates the comments from both yourself and from COA Hydrology review. Please use the attached link to download the complete set of current G&D plan sheets for this project.

<https://highmesacg.sharefile.com/d-s3ab5352b857d44feb3f162a311baeffc>

As Graeme asked in his November 19th email, please confirm that the portions of work in the NMDOT ROW may be done as part of the City Park Improvements Plan package, and do not require a separate NMDOT plan set.

If you have any questions, please do not hesitate to contact us.

Thank you,

Justin Schara



Justin D. Schara, P.E.

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Engineers, Surveyors & Subsurface Utility Consultants

From: Graeme Means <gmeans@highmesacg.com>
Sent: Friday, November 19, 2021 11:59 AM
To: Trujillo, Timothy R, NMDOT <TimothyR.Trujillo@state.nm.us>
Cc: Mosher, Jill, NMDOT <Jill.Mosher@state.nm.us>; Brian Verardo <BVerardo@mrwmla.com>; Justin Schara <jschara@highmesacg.com>
Subject: RE: [EXTERNAL] RE: Los Altos Park - Phase I (K20D037) Drainage Comments

Tim,

Thank you for getting back to us. This all sounds fine and do-able. Floatable screen sounds like a great idea. Our big question is how we handle permitting and plan reviews/approvals on your end. Would they need to be a separate NMDOT plan set, or could we incorporate this work into our City Park Improvements Plans and proceed with work in the NMDOT ROW with your go-ahead?

Please advise.

Thanks,

Graeme



J. Graeme Means, P.E., LEED AP BD+C
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From: Trujillo, Timothy R, NMDOT <TimothyR.Trujillo@state.nm.us>
Sent: Friday, November 19, 2021 11:37 AM
To: Graeme Means <gmeans@highmesacg.com>
Cc: Mosher, Jill, NMDOT <Jill.Mosher@state.nm.us>; Brian Verardo <BVerardo@mrwmla.com>; Justin Schara <jschara@highmesacg.com>
Subject: RE: [EXTERNAL] RE: Los Altos Park - Phase I (K20D037) Drainage Comments

I have no issues with the hydrology. The only remaining comments are from our meeting. No HDPE as a connection to NMDOT inlets and could you provide a floatable screen (chain link fence buried 1') in the existing swale to the eastern NMDOT 54" culvert connection to the arroyo. This can be placed at the end of the concrete valley gutter. I'll see if I can find a detail for this.

Regards,

Tim Trujillo, PE/CFM
NMDOT – D3 Drainage
(505) 373-4987

From: Graeme Means <gmeans@highmesacg.com>
Sent: Friday, November 19, 2021 10:26 AM
To: Trujillo, Timothy R, NMDOT <TimothyR.Trujillo@state.nm.us>
Cc: Mosher, Jill, NMDOT <Jill.Mosher@state.nm.us>; Brian Verardo <BVerardo@mrwmla.com>; Justin Schara <jschara@highmesacg.com>
Subject: RE: [EXTERNAL] RE: Los Altos Park - Phase I (K20D037) Drainage Comments

Tim,

Attached herewith is what we sent you initially on 10/29 – the full calcs are on the first sheet. Also attached is a supplemental “cleaner” overall basin plan we will be adding prior to City resubmittal.

We are still working to incorporate additional internal water quality ponds that will result in us retaining approximately 4,300 CF in landscaped areas.

Please let us know if you have any questions.



J. Graeme Means, P.E., LEED AP BD+C
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From: Trujillo, Timothy R, NMDOT <TimothyR.Trujillo@state.nm.us>
Sent: Friday, November 19, 2021 9:37 AM
To: Graeme Means <gmeans@highmesacg.com>
Cc: Mosher, Jill, NMDOT <Jill.Mosher@state.nm.us>
Subject: RE: [EXTERNAL] RE: Los Altos Park - Phase I (K20D037) Drainage Comments

Graeme,

I apologize for the misunderstanding. I didn't get a full copy of the basin calculations (the City comments were cut off on the outside) I was under the impression that you were going to turn around the city comments before you shot off a clean copy to me. Could you please send me the calcs?

Thanks,

Tim T.

From: Graeme Means <gmeans@highmesacg.com>
Sent: Tuesday, November 2, 2021 8:13 AM
To: Trujillo, Timothy R, NMDOT <TimothyR.Trujillo@state.nm.us>
Subject: [EXTERNAL] RE: Los Altos Park - Phase I (K20D037) Drainage Comments

CAUTION: This email originated outside of our organization. Exercise caution prior to clicking on links or opening attachments.

Tim,

Please see the attached and let us know if you have any questions or comments.

Thank you,

Graeme



J. Graeme Means, P.E., LEED AP BD+C
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From: Trujillo, Timothy R, NMDOT <TimothyR.Trujillo@state.nm.us>
Sent: Tuesday, November 2, 2021 8:08 AM
To: Graeme Means <gmeans@highmesacg.com>
Subject: FW: Los Altos Park - Phase I (K20D037) Drainage Comments

Hi Graeme. Could you send me the City's comments please?

Thanks,

Tim T.

From: Montoya, Patrick <patrick@cabq.gov>
Sent: Thursday, October 21, 2021 8:06 AM
To: Benavidez, Frances M. <fbenavidez@cabq.gov>
Subject: FW: Los Altos Park - Phase I (K20D037) Drainage Comments

Can you try to set something up for Saturday afternoon I'm sorry Thursday afternoon

Patrick Montoya-Director
Department of Municipal Development

----- Original message -----

From: Brian Verardo
Date: 10/21/21 7:53 AM (GMT-06:00)
To: "Montoya, Patrick" , "Villanueva, Anthony V." , "Motsko, Mark M."
Cc: Aaron Zahm , John Pope
Subject: RE: Los Altos Park - Phase I (K20D037) Drainage Comments

External

Pat,
I think it can wait until you are back, but I am out next Friday so the only day that would work between my schedule and yours is Thursday. Let me check with Graeme from High Mesa to see if he's available that day.
In the meantime, can you let me know what times are open for you that day?
Thank you,
Brian
Brian Verardo, PLA, ASLA, LEED AP
Principal Landscape Architect
MRWM Landscape Architects
PHONE 505.268.2266 CELL 505.379.6079
WEB mrwmla.com

From: Montoya, Patrick
Sent: Wednesday, October 20, 2021 9:46 PM
To: Brian Verardo ; Villanueva, Anthony V. ; Motsko, Mark M.
Cc: Aaron Zahm ; John Pope
Subject: RE: Los Altos Park - Phase I (K20D037) Drainage Comments

Lets have Frances set this up early next week. I am out of the office Monday, Tuesday and Wednesday. Can it wait or do you want the meeting sooner and Mark can cover for me.

Patrick Montoya-Director
Department of Municipal Development

----- Original message -----

From: Brian Verardo <BVerardo@mrwmla.com>

Date: 10/20/21 4:25 PM (GMT-06:00)

To: "Montoya, Patrick" <patrick@cabq.gov>, "Villanueva, Anthony V." <avillanueva@cabq.gov>, "Motsko, Mark M." <mmotsko@cabq.gov>

Cc: Aaron Zahm <AZahm@mrwmla.com>, John Pope <JPope@mrwmla.com>

Subject: RE: Los Altos Park - Phase I (K20D037) Drainage Comments

External

Pat,

That sounds great. Would you like me to try and set up a Zoom call or would you like to reach out to Justin first? I'm happy to contact him, but would need his email address.

And do you think there's any value in including Christina Sandoval in the discussion? She's been the City's point person for most of the previous engagements with NMDOT related to the park so it might be a good idea to keep her involved.

Thank you,

Brian

Brian Verardo, PLA, ASLA, LEED AP

Principal Landscape Architect

MRWM Landscape Architects

PHONE 505.268.2266 CELL 505.379.6079

WEB mrwmla.com

From: Montoya, Patrick <patrick@cabq.gov>

Sent: Wednesday, October 20, 2021 2:29 PM

To: Brian Verardo <BVerardo@mrwmla.com>; Villanueva, Anthony V. <avillanueva@cabq.gov>; Motsko, Mark M. <mmotsko@cabq.gov>

Cc: Aaron Zahm <AZahm@mrwmla.com>; John Pope <JPope@mrwmla.com>

Subject: RE: Los Altos Park - Phase I (K20D037) Drainage Comments

I am more than happy to have the discussion with Justin Gibson, District 3 engineer. As a matter of fact if it would be better to zoom with him so he better understands that would be fine. We could include Ms. Johnson as well.



PATRICK MONTOYA

Director

o: 505.768.3830

c: 505.206-4031

e: patrick@cabq.gov

cabq.gov/municipaldevelopment

From: Brian Verardo <BVerardo@mrwmla.com>

Sent: Wednesday, October 20, 2021 11:50 AM

To: Villanueva, Anthony V. <avillanueva@cabq.gov>; Montoya, Patrick <patrick@cabq.gov>; Motsko, Mark M. <mmotsko@cabq.gov>

Cc: Aaron Zahm <AZahm@mrwmla.com>; John Pope <JPope@mrwmla.com>

Subject: FW: Los Altos Park - Phase I (K20D037) Drainage Comments

External

Anthony/Pat/Mark:

We finally received comments on the Los Altos Building Permit submittal from COA Hydrology yesterday afternoon (see attached and below).

We're working with HMCg to identify areas within parking lots to accommodate as much of the first flush capacity as possible, but it's likely we won't be able to get to 100% of the required amount of storage. There will probably be some portion that will require "cash-in-lieu" as Graeme suggests in his email, but we don't have an exact dollar amount identified at this point.

What we need some help with is figuring out how to get NMDOT approval of the connections to their drainage inlets at the south side of the park. The goal would be to get a quick review of the plans and some sort of email or letter to Shahab from an

NMDOT representative (like Marguerite Johnson) stating that they are OK with us tying into their inlets with this project. I don't know if Christina Sandoval is the right person still or if you have another suggestion about how best to approach NMDOT without turning this into an extensive review process and further delays to the project being permitted for construction. If we need to jump on a call to discuss this in more detail, I can set up a Zoom meeting with HMCG and whoever needs to join from the City to figure out a game plan.

In the meantime, we will be resubmitting updated drawings to planning that address the other comments not related to drainage in anticipation that we should have approval for the balance of the project while these issues are getting resolved.

Thank you,

Brian

Brian Verardo, PLA, ASLA, LEED AP

Principal Landscape Architect

MRWM Landscape Architects

PHONE 505.268.2266 CELL 505.379.6079

WEB mrwmla.com

From: Graeme Means <gmeans@highmesacg.com>

Sent: Tuesday, October 19, 2021 3:49 PM

To: Brian Verardo <BVerardo@mrwmla.com>; Aaron Zahm <AZahm@mrwmla.com>

Cc: Justin Schara <jschara@highmesacg.com>

Subject: RE: Los Altos Park - Phase I (K20D037) Drainage Comments

I believe it amounts to \$8.00 per cubic foot last I heard. For this project, the required volume is 6,570 cubic feet amounting to \$52,560.00. For on-site management, assuming 8" depth, we would need to find about 10,000 SF of ponding area.

Normally, we would reach out to the NMDOT in a pre-design capacity and go through their process of requiring environmental clearances and submitting grading and drainage plans for review. As discussed, given the history of coordination and cooperation on this project we were hoping that the NMDOT's familiarity and the use-agreement would / could result in an abbreviated process or implied approval possibly through the agreement. I know we all have brought this to the City's attention months ago and understood that Christina was going to remain the City/NMDOT contact on this matter to try to short-circuit the typical developer/NMDOT process. Have you heard anything from her as a follow-up? If we go into this cold, it will take some time and probably a good deal of effort. A fallback may be to just turn our inlets into bubblers and curb cuts on our side of the fence and let it all overflow consistent with historic patterns and the terms of the agreement (below) but we believe that the NMDOT would much prefer the direct piped conveyance we have proposed that would be a great improvement and reduce maintenance on their end.

**3. No change in the established drainage pattern is authorized. Permittee is responsible
for additional flow resulting from Permittee's development of site.**

Please advise.

Thanks,

Graeme



J. Graeme Means, P.E., LEED AP BD+C
Principal

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Engineers, Surveyors & Subsurface Utility Consultants

From: Brian Verardo <BVerardo@mrwmla.com>

Sent: Tuesday, October 19, 2021 3:17 PM

To: Graeme Means <gmeans@highmesacg.com>; Aaron Zahm <AZahm@mrwmla.com>

Cc: Justin Schara <jschara@highmesacg.com>

Subject: RE: Los Altos Park - Phase I (K20D037) Drainage Comments

Graeme,

For the first flush requirement – do you have any sense of what the “cash-in-lieu” fee would be?

We have not heard anything more from the City about NMDOT approval, but now that we have a requirement in writing, it may be easier. Can you please let us know what you suggest as the most expedient way to get this NMDOT approval? Then we can send that to the City and see if we can get them to assist.

Thank you,

Brian

Brian Verardo, PLA, ASLA, LEED AP

Principal Landscape Architect

MRWM Landscape Architects

PHONE 505.268.2266 CELL 505.379.6079

WEB mrwmla.com

From: Graeme Means <gmeans@highmesacg.com>

Sent: Tuesday, October 19, 2021 2:38 PM

To: Aaron Zahm <AZahm@mrwmla.com>; Brian Verardo <BVerardo@mrwmla.com>

Cc: Justin Schara <jschara@highmesacg.com>

Subject: FW: Los Altos Park - Phase I (K20D037) Drainage Comments

Gents,

We have Hydrology comments (attached). We have a handle and plan to address comments 1,3,4, and 5. For #2, as you know the City requires retaining the first flush or paying a cash-in-lieu fee. We have been assuming the latter would be the way to go, but please take a look at the City Engineer's suggested ponding locations and let us know if you want to incorporate or pursue any of them or possibly other locations.

#6 is the NMDOT approval we have anticipated being a requirement. Do you have any updates from the City on this matter that we tried to get in front of?

Please advise.

Thanks,

Graeme



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Principal

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gmeans@highmesacg.com

Engineers, Surveyors & Subsurface Utility Consultants

From: Biazar, Shahab <sbiazar@cabq.gov>

Sent: Tuesday, October 19, 2021 10:34 AM

To: Graeme Means <gmeans@highmesacg.com>

Subject: Los Altos Park - Phase I (K20D037) Drainage Comments

Hi Graeme,

Attached please find the drainage comments for the Los Altos Park - Phase I (K20D037).

Thanks



SHAHAB BIAZAR, P.E.

city engineer
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o 505.924.3999
e sbiazar@cabq.gov
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