CITY OF ALBUQUERQUE

Richard J. Berry, Mayor

December 22, 2016

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

RE: Lomas Town Homes
Grading and Drainage Plan
Engineer's Stamp Date 12-21-2016 (file: K22D057)

Dear Mr. Soule:

Based upon the information provided in your submittal received12-21-2016, the above referenced plan is approved for Grading and Building Permit and SO-19 permit.
Please attach a copy of this approved plan in the construction sets for Building Permit processing. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

If you have any questions, you can contact me at 924-3986.

Sincerely,

Abiel Carrillo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

MA/AC

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: LOMAS TOWNHOMES Building Permit #: _____ City Drainage #: K22-D057

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

Legal Description: LOTS 2D1 AND 2E1 BLOCK 2A CHELWOOD PARK

City Address: 12844 LOMAS NE

Engineering Firm: RIO GRANDE ENGINEERING Contact: DAVID SOULE

Address: PO BOX 93924, ALBUQUERQUE, NM 87199

Phone#: 505.321.9099 Fax#: 505.872.0999 E-mail: DAVID@RIOGRANDEENGINEERING.COM

Owner: WORQUE LLC Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Architect: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Other Contact: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

X HYDROLOGY/ DRAINAGE

_____ TRAFFIC/ TRANSPORTATION

_____ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

_____ ENGINEER/ ARCHITECT CERTIFICATION

_____ CONCEPTUAL G & D PLAN

X GRADING PLAN

_____ DRAINAGE MASTER PLAN

_____ DRAINAGE REPORT

_____ CLOMR/LOMR

_____ TRAFFIC CIRCULATION LAYOUT (TCL)

_____ TRAFFIC IMPACT STUDY (TIS)

_____ EROSION & SEDIMENT CONTROL PLAN (ESC)

_____ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: X Yes _____ No

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

X 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

X GRADING PERMIT APPROVAL

X SO-19 APPROVAL

_____ PAVING PERMIT APPROVAL

_____ GRADING/ PAD CERTIFICATION

_____ WORK ORDER APPROVAL

_____ CLOMR/LOMR

_____ PRE-DESIGN MEETING

_____ OTHER (SPECIFY) _____

DATE SUBMITTED: 12/20/16 By: DAVID SOULE

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: ___

Weighted E Method

LOMAS APTS

Existing Developed Basins

	Basin	Area (sf)	Area (acres)	Treatment A %	Treatment A (acres)	Treatment B %	Treatment B (acres)	Treatment C %	Treatment C (acres)	Treatment D %	Treatment D (acres)	100-Year, 6-hr. Weighted E (ac-ft)	100-Year, 6-hr. Volume (ac-ft)	100-Year, 6-hr. Flow cfs	10-day Volume (ac-ft)
EXISTING	LOMAS	19819	0.455	70%	0.31849	30.0%	0.136	0.0%	0	0.0%	0.000	0.884	0.034	1.10	0.034
	ALLEY	48421	1.112	80%	0.88927	20.0%	0.222	0.0%	0	0.0%	0.000	0.856	0.079	2.61	0.079
	TOTAL	68240	1.567	77%	1.20776	22.9%	0.359	0.0%	0.000	0.0%	0.000	0.864	0.113	3.70	0.113
	DEV UPLAND	52960	1.216	0%	0	10.0%	0.122	20.0%	0.24316	70.0%	0.851	2.248	0.228	5.73	0.341
PROPOSED															
TO LOMAS	B	6642	0.152	0%	0	15.0%	0.023	39.0%	0.05947	46.0%	0.070	1.946	0.025	0.66	0.034
	C	30994	0.712	0%	0	0.0%	0.000	9.0%	0.06404	91.0%	0.647	2.534	0.150	3.64	0.237
	D	777	0.018	0%	0	18.0%	0.003	48.0%	0.00856	34.0%	0.006	1.793	0.003	0.07	0.003
	E	3704	0.085	0%	0	16.0%	0.014	42.0%	0.03571	42.0%	0.036	1.895	0.013	0.36	0.018
	TOTAL	42117	0.967	0%	0.000	4.1%	0.040	17.4%	0.168	78.5%	0.759	2.371	0.191	4.73	0.292
PROPOSED															
TO ALLEY	A	8712	0.200	0%	0	16.0%	0.032	43.0%	0.086	41.0%	0.082	1.883	0.031	0.84	0.042
	F	13041	0.299	0%	0	14.0%	0.042	17.0%	0.05089	69.0%	0.207	2.221	0.055	1.40	0.083
	G	4370	0.100	0%	0	19.0%	0.019	23.0%	0.02307	58.0%	0.058	2.072	0.017	0.45	0.025
	TOTAL	26123	0.600	0%	0.000	15.5%	0.093	26.7%	0.160	57.8%	0.347	2.083	0.104	2.69	0.150

Equations:

Weighted E = Ea*Aa + Eb*Ab + Ec*Ac + Ed*Ad / (Total Area)

Volume = Weighted D * Total Area

Flow = Qa * Aa + Qb * Ab + Qc * Ac + Qd * Ad

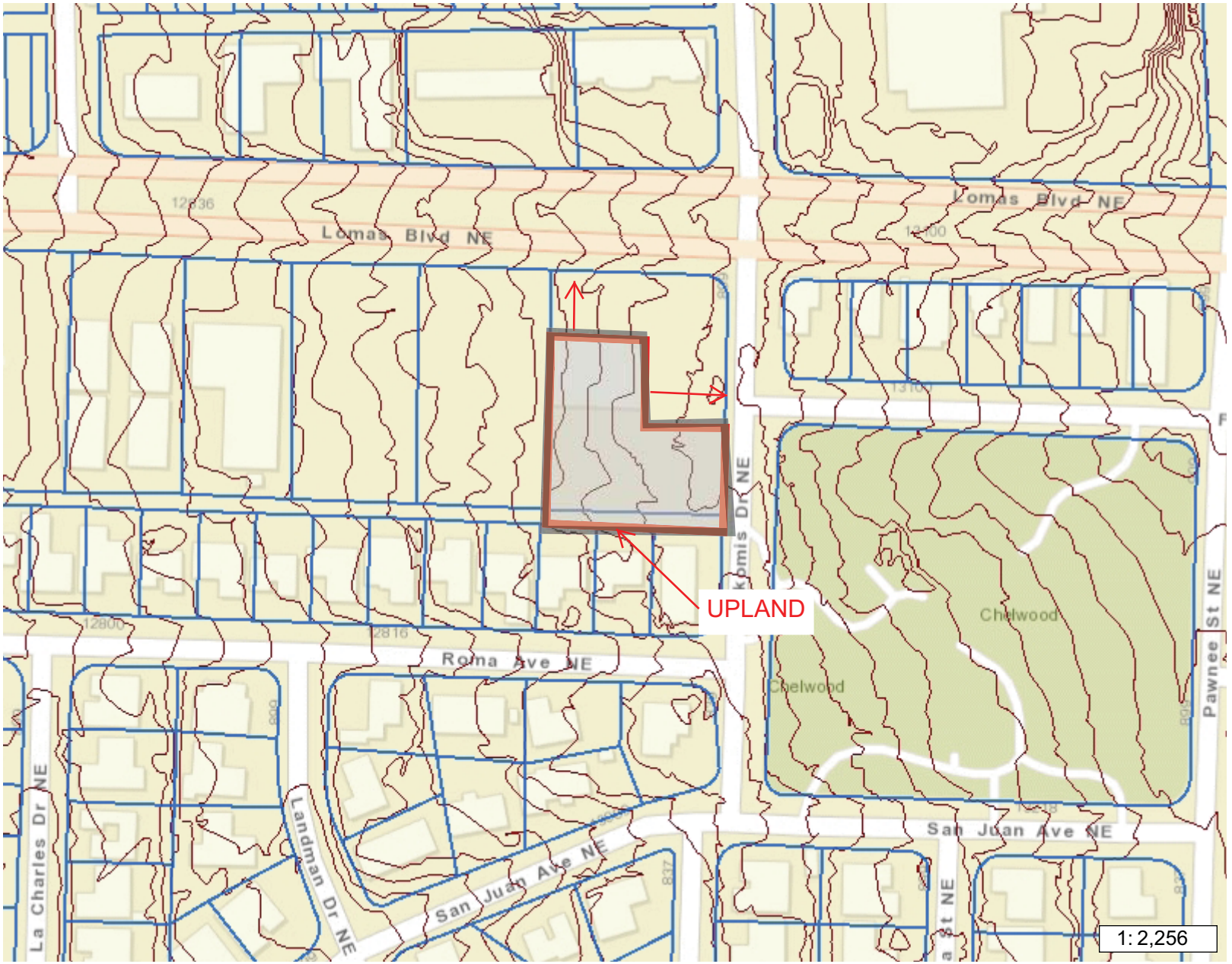
Where for 100-year, 6-hour storm (zone 4)

Ea= 0.8	Qa= 2.2
Eb= 1.08	Qb= 2.92
Ec= 1.46	Qc= 3.73
Ed= 2.64	Qd= 5.25

PONDING PROVIDED	2030.0 CF
FIRST FLUSH REQUIREMENT	1365.2 CF

FLOW SUMMARY	EXISTING	PROPOSED
LOMAS (AFTER ROUTING)	1.10	0.96
TO ALLEY	2.61	2.69
TO ALLEY (PASSED THRU	5.73	5.73

City of Albuquerque



Legend

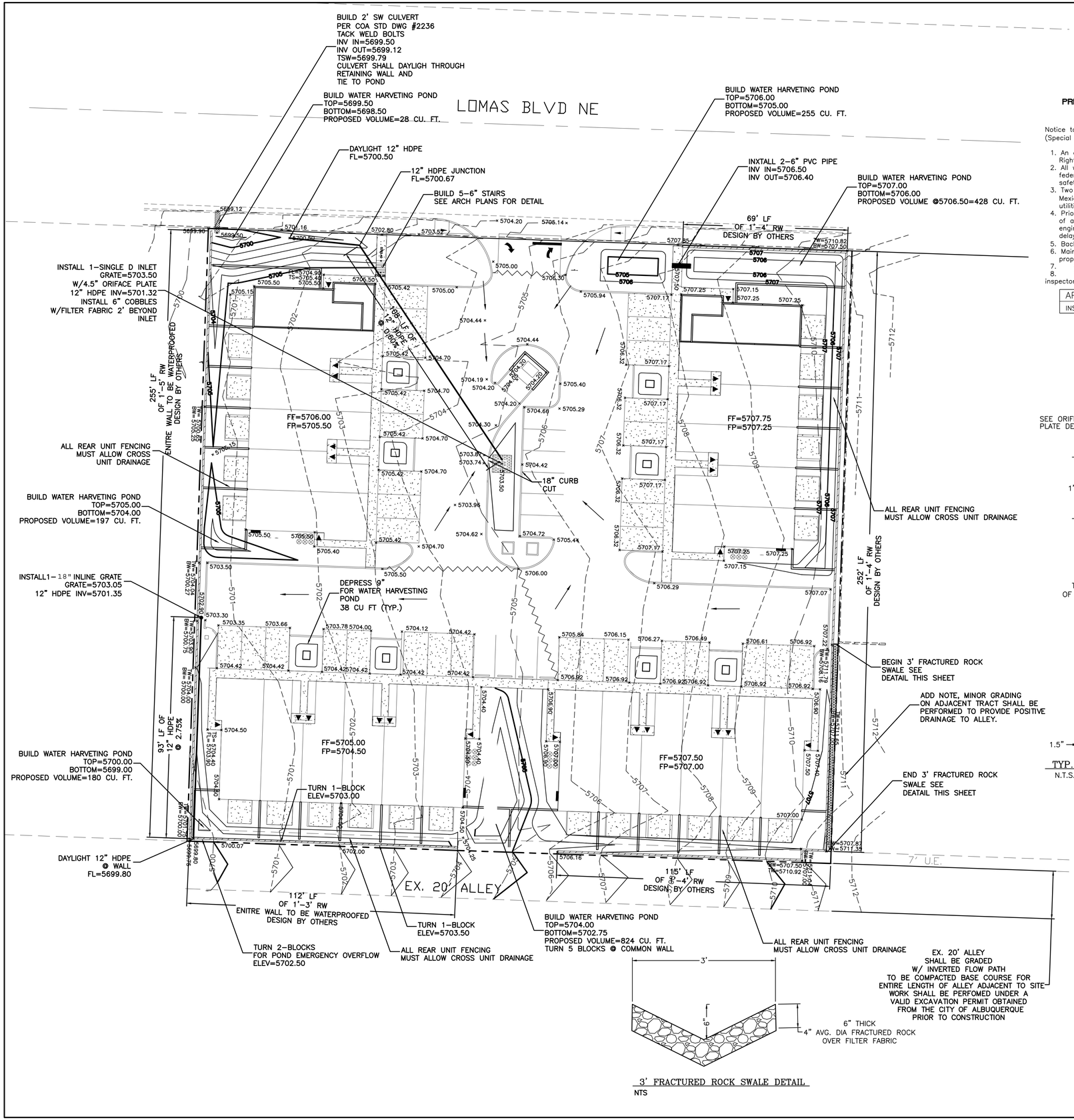
- City Parcels
- Municipal Limits
  - Corrales
  - Edgewood
  - Los Ranchos
  - Rio Rancho
  - Tijeras
  - UNINCORPORATED
- World Street Map

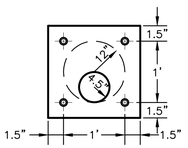
Notes

0.0 0 0.02 0.0 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

9/17/2016





TYP. ORIFICE PLATE DETAIL
N.T.S.

3' FRACTURED ROCK SWALE DETAIL
NTS

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

PRIVATE DRAINAGE IMPROVEMNET IN PUBLIC ROW
NOTICE TO CONTRACTORS

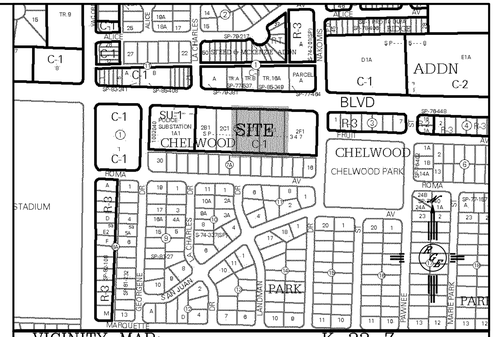
Notice to Contractor
(Special Order 19 ~ "SO-19")

1. An excavation permit will be required before beginning any work within City Right-Of-Way.
2. 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.
3. Two working days prior to any excavation, the contractor must contact New Mexico One Call, dial "811" [or (505) 260-1990] for the location of existing utilities.
4. 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.
5. Backfill compaction shall be according to traffic/street use.
6. Maintenance of the facility shall be the responsibility of the owner of the property being served.
7. Work on arterial streets shall be performed on a 24-hour basis.
8. Prior to pouring concrete, contractor shall notify the storm drain inspector, 857-8074, to inspect reinforcement.

APPROVAL	NAME	DATE
INSPECTOR		

DETAIL A

TO BE INSTALLED @ THE OUTFLOW OF THE CATCH BASINS (SEE THIS PLAN FOR ORIFICE PLATE SIZES)



VICINITY MAP: K-22-Z

FIRM MAP: FM35001C0359G

LEGAL DESCRIPTION:

LOTS 2-D AND 2-E, BLOCK 2-A, CHELWOOD PARK

NOTES:

1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
2. ALL RETAINING WALL DESIGN SHALL BE BY OTHERS.

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.

LEGEND

- EXISTING CONTOUR (5414)
- EXISTING INDEX CONTOUR (5415)
- PROPOSED CONTOUR (5414)
- PROPOSED INDEX CONTOUR (5415)
- SLOPE TIE
- EXISTING SPOT ELEVATION (4048.25)
- PROPOSED SPOT ELEVATION (4048.25)
- BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED SIDEWALK
- PROPOSED SETBACK
- PROPOSED LOT LINE
- PROPOSED SCREEN WALL
- PROPOSED RETAINING WALL DESIGN BY OTHERS

N

GRAPHIC SCALE
20 10 0 10 20
SCALE: 1"=20'

ENGINEER'S SEAL
DAVID SOULE NEW MEXICO 14522 REGISTERED PROFESSIONAL ENGINEER
12/20/16
DAVID SOULE
P.E. #14522

LOMAS TOWNHOMES
GRADING AND DRAINAGE PLAN

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

DRAWN BY WCWJ
DATE 12-20-16
21601-LAYOUT-1-07-16
SHEET # -
JOB # 21630