

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

March 29, 2022

Verlyn Miller, P.E.  
Miller Engineering Consultants, Inc  
3500 Comanche NE Bldg. F  
Albuquerque, NM 87107

**RE: Loma Vista II  
10225 Central Ave. NW  
Conceptual Grading & Drainage Plans  
Engineer's Stamp Date: No Stamp Date  
Hydrology File: L08D008**

Dear Mr. Miller:

PO Box 1293  
Albuquerque  
NM 87103

Based upon the information provided in your submittal received 03/01/2022, the Conceptual Grading & Drainage Plans are approved for action by the DRB on Site Plan for Building Permit.

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](mailto:jhughes@cabq.gov), 924-3420) 14 days prior to any earth disturbance.

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

If you have any questions, please contact me at 924-3995 or [rbrissette@cabq.gov](mailto:rbrissette@cabq.gov).

Sincerely,

*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:** Loma Vista II **Building Permit #:** \_\_\_\_\_ **Hydrology File #:** \_\_\_\_\_  
**DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_  
**Legal Description:** "TRACTS 6 AND 7, WEST OF WESTLAND, TOWN OF ATRISCO GRANT, ROW 1, UNIT A, LOCATED WITHIN SECTION 20, TOWNSHIP 10 NORTH, RANGE 2 EAST, AS PROJECTED INTO THE TOWN OF ATRISCO GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO"  
**City Address:** 10225 Central Ave. NW, Albuquerque, NM 87121

**Applicant:** West Coast Mobile Home Park **Contact:** Richard Delaney  
**Address:** 31 Airport Blvd., Ste. G, South San Francisco, CA 94080  
**Phone#:** 415-378-8757 **Fax#:** \_\_\_\_\_ **E-mail:** rich@westcoastmhp.com

**Other Contact:** Miller Engineering Consultants, Inc. **Contact:** Verlyn Miller  
**Address:** 3500 Comanche NE, Bldg. F  
**Phone#:** 505-888-7500 **Fax#:** \_\_\_\_\_ **E-mail:** vmiller@mecnm.com

**TYPE OF DEVELOPMENT:** \_\_\_\_\_ PLAT (# of lots) \_\_\_\_\_ RESIDENCE ☒ DRB SITE \_\_\_\_\_ ADMIN SITE

IS THIS A RESUBMITTAL? \_\_\_\_\_ Yes ☒ No

**DEPARTMENT** \_\_\_\_\_ TRANSPORTATION ☒ HYDROLOGY/DRAINAGE

Check all that Apply:

### 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?

### 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) DRB

**DATE SUBMITTED:** 03-01-2022 **By:** Verlyn Miller

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_







## KEYED NOTES:

- 1 PROPOSED MOBILE HOME SITE, SEE ARCHITECTURAL DRAWINGS.
- 2 APPROXIMATE PROPERTY LINE.
- 3 NEW ONSITE ROADWAY SECTION SEE DETAIL SHEET C-501.
- 4 NEW STANDARD CURB AND GUTTER, PER C.O.A. STANDARD DWG 2415A.
- 5 NEW 5' SIDEWALK/CONCRETE FLATWORK AS PER C.O.A. STANDARD DWG 2430.
- 6 NEW 3' DEEP WATER HARVEST AREA FOR FIRST FLUSH.  
INV.(IN)=39.0 INV.(OUT)=42.0
- 7 NEW HEAVY DUTY CONCRETE PAVING FOR TRASH ENCLOSURE.
- 8 EXISTING PNM POWER LINE TOWER TO REMAIN.
- 9 NEW 7'-6" WIDE CONCRETE SPILLWAY SEE DETAIL SHEET C-501.
- 10 NEW TRASH ENCLOSURE SEE ARCHITECTURAL DRAWINGS.
- 11 CONCRETE VALLEY GUTTER AND FILLETS PER C.O.A. STANDARD DWG. 2420.

## KEYED NOTES:

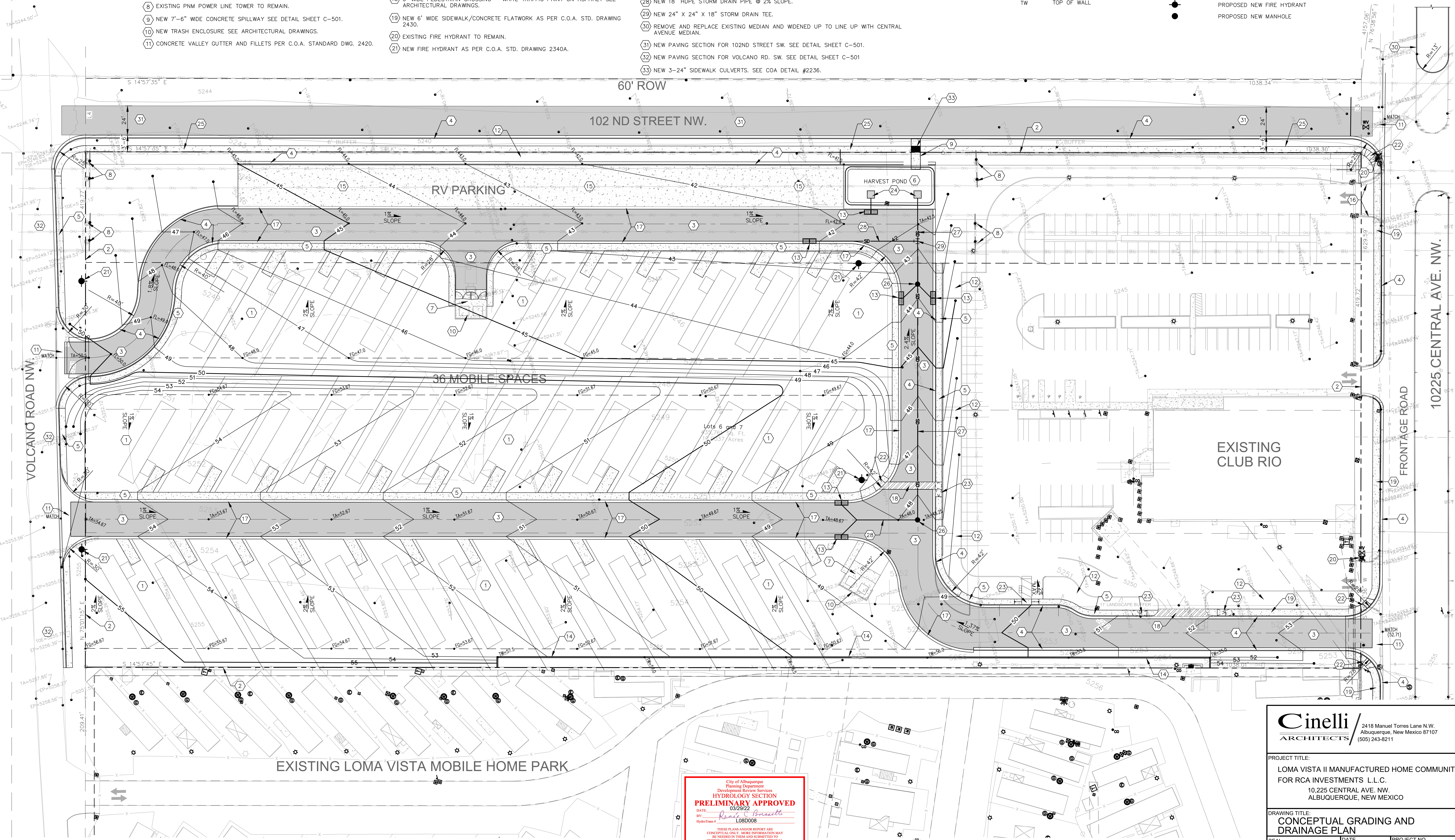
- 12 LANDSCAPED BUFFER AREA SEE ARCHITECTURAL DRAWINGS.
- 13 NEW DOUBLE 'D' INLET AS PER C.O.A. STANDARD DWG. 2206, 2216 & 2220.
- 14 NEW CONCRETE RETAINING WALL SEE STRUCTURAL.
- 15 NEW HEAVY DUTY CONCRETE PAVING FOR RV PARKING.
- 16 EXISTING NIGHTCLUB PARKING DRIVEPAD TO BE CLOSED AND LANDSCAPED SEE ARCHITECTURAL DRAWINGS.
- 17 NEW CONCRETE MOUNTABLE CURB AS PER C.O.A. STANDARD DWG. 2115A AND 2115B.
- 18 6' WIDE PEDESTRIAN CROSSING - WHITE TRAFFIC PAINT ON ASPHALT SEE ARCHITECTURAL DRAWINGS.
- 19 NEW 6' WIDE SIDEWALK/CONCRETE FLATWORK AS PER C.O.A. STD. DRAWING 2430.
- 20 EXISTING FIRE HYDRANT TO REMAIN.
- 21 NEW FIRE HYDRANT AS PER C.O.A. STD. DRAWING 2340A.

## KEYED NOTES:

- 22 NEW HANDICAP RAMP AS PER C.O.A. STD. DRAWING. 2441.
- 23 NEW HANDICAP RAMP SEE ARCHITECTURAL DRAWINGS.
- 24 NEW 5' X 5' RIP RAP PAD SEE DETAIL SHEET C-501.
- 25 NEW 5' WIDE SIDEWALK/CONCRETE FLATWORK WITH LANDSCAPE BUFFER SEE C.O.A. STANDARD DWG. 2430.
- 26 NEW 4' DIA. STORM DRAIN MANHOLE, SEE C.O.A. STD. DRAWINGS 2102 AND 2110. CONTRACTOR SHALL FIELD VERIFY AND MATCH INVERTS OF STORM DRAIN LINE.
- 27 NEW 24" HDPE STORM DRAIN PIPE @ 2% SLOPE.
- 28 NEW 18" HDPE STORM DRAIN PIPE @ 2% SLOPE.
- 29 NEW 24" X 24" X 18" STORM DRAIN TEE.
- 30 REMOVE AND REPLACE EXISTING MEDIAN AND WIDENED UP TO LINE UP WITH CENTRAL AVENUE MEDIAN.
- 31 NEW PAVING SECTION FOR 102ND STREET SW. SEE DETAIL SHEET C-501.
- 32 NEW PAVING SECTION FOR VOLCANO RD. SW. SEE DETAIL SHEET C-501.
- 33 NEW 3-24" SIDEWALK CULVERTS. SEE COA DETAIL #2236.

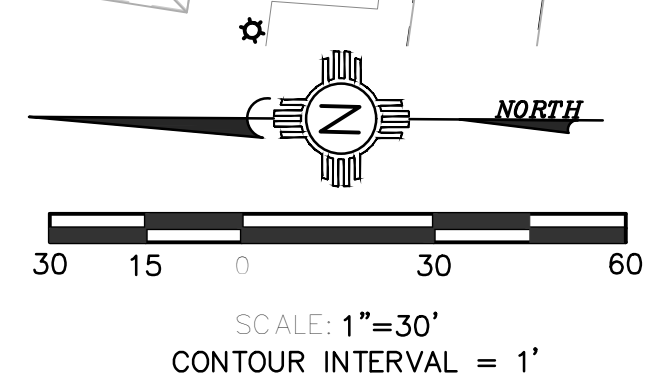
## LEGEND:

38.00 FG	PROPOSED SPOT ELEVATIONS (FINISHED GRADE)	FLOW ARROW
MATCH (55.19)	MATCH EXISTING ELEVATIONS	GRADE BREAK-HIGH POINT
TCOR	TOP OF CONCRETE	SWALE
FL	FLOW LINE, CURB	STORM DRAIN LINE
INV	INVERT	PROPOSED MAJOR CONTOUR
FG	FINISH GRADE	PROPOSED MINOR CONTOUR
TBC	TOP OF BASE COURSE	EXISTING MAJOR CONTOUR
TC	TOP OF CURB	EXISTING MINOR CONTOUR
TG	TOP OF GRATE	EXISTING FIRE HYDRANT
TA	TOP OF ASPHALT	PROPOSED NEW FIRE HYDRANT
TW	TOP OF WALL	PROPOSED NEW MANHOLE



A1 GRADING AND DRAINAGE PLAN  
SCALE: 1"=30'

City of Albuquerque  
Planning Department  
Development Review Services  
**HYDROLOGY SECTION**  
**PRELIMINARY APPROVED**  
DATE: 03/29/22  
BY: *Renee Brissette*  
HydroTeam # L08D008  
THESE PLANS AND/OR REPORT ARE  
CONCEPTUAL ONLY. MORE INFORMATION MAY  
BE NEEDED IN THEM AND SUBMITTED TO  
HYDROLOGY FOR BUILDING PERMIT APPROVAL.



"NOT FOR CONSTRUCTION"

**ME** MILLER ENGINEERING CONSULTANTS  
Engineers • Planners  
2418 Manuel Torres Lane N.W.  
Albuquerque, New Mexico 87107  
(505) 243-8211

**Cinelli** ARCHITECTS  
2418 Manuel Torres Lane N.W.  
Albuquerque, New Mexico 87107  
(505) 243-8211

PROJECT TITLE:  
LOMA VISTA II MANUFACTURED HOME COMMUNITY  
FOR RCA INVESTMENTS L.L.C.  
10 225 CENTRAL AVE. NW.  
ALBUQUERQUE, NEW MEXICO

DRAWING TITLE:  
CONCEPTUAL GRADING AND  
DRAINAGE PLAN

SEAL DATE: FEBRUARY 2022 PROJECT NO.: #21-046  
DRAWING NO.

C-101



