

## NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL FOR LOCATING SERVICE, 260-1990 OR "811", FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. 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 THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

APPROVALS	NAME	DATE
INSPECTOR		

## Location

Lots 3 and 4, Block 2, Sandia Plaza, contains +/- 0.3519 acres and is located at 203 Griegos Rd. N.W. See attached portion of the Vicinity Map for exact location.

## Purpose

The purpose of this drainage report is to present a grading and drainage solution to replace existing improvements with this new building.

## Existing Drainage Conditions

There is undeveloped. This site is fairly flat, and it drains to Griegos Road and 12th Street N.W. No offsite runoff enters the site. Based on the FIRM Map 35001C0119G (revised September 26, 2008) the site does not fall within a 100-year floodplain.

## Proposed Conditions and On-Site Drainage Management Plan

The runoff generated from this site will be retained on-site. Several Ponds (A through D) are designed to hold nearly twice the volume of the 100-yr/6-day volume under the proposed conditions minus 100-yr/6-day volume under the historical conditions. Then when the ponds exceed their capacity the runoff will overflow into the parking lot and then to public street via sidewalk culverts. The allowable discharge in the Valley is 2.75 cfs/acre meaning a retention volume requirement of 0.50 inches times the area (638.74 cfs). The 90th Percentile/First Flush ponding requirement is 0.34 inches times the impervious area (282.32 cfs). Total retention volume provided (2,052.23 cfs) far exceeds the ponding requirement in the Valley (638.74 cfs) and First Flush (282.32 cfs).

## Calculations

City of Albuquerque, Development Process Manual, Section 22.2, Hydrology Section, was used for runoff calculations. See this plan for AHYMO input and Summary output files.

* ZONE 2	
*****	
* 100-YEAR, 6-HR STORM (UNDER EXISTING CONDITIONS)	
*****	
START RAINFALL	TIME=0.0
TYPE=1 RAIN QUARTER=0.0 IN	
RAIN ONE=2.01 IN RAIN SIX=2.35 IN	
RAIN DAY=2.75 IN DT=0.03333 HR	
* ON-SITE	
COMPUTE NM HYD	ID=1 HYD NO=100.0 AREA=0.000550 SQ MI
	PER A=0.00 PER B=100.00 PER C=0.00 PER D=0.00
	TP=0.1333 HR MASS RAINFALL=-1
*****	
* 10-YEAR, 6-HR STORM (UNDER EXISTING CONDITIONS)	
*****	
START RAINFALL	TIME=0.0
TYPE=1 RAIN QUARTER=0.0 IN	
RAIN ONE=1.34 IN RAIN SIX=1.57 IN	
RAIN DAY=1.83 IN DT=0.03333 HR	
* ON-SITE	
COMPUTE NM HYD	ID=1 HYD NO=110.0 AREA=0.000550 SQ MI
	PER A=0.00 PER B=100.00 PER C=0.00 PER D=0.00
	TP=0.1333 HR MASS RAINFALL=-1
*****	
* 100-YEAR, 6-HR STORM (UNDER PROPOSED CONDITIONS)	
*****	
START RAINFALL	TIME=0.0
TYPE=1 RAIN QUARTER=0.0 IN	
RAIN ONE=2.01 IN RAIN SIX=2.35 IN	
RAIN DAY=2.75 IN DT=0.03333 HR	
* ON-SITE	
COMPUTE NM HYD	ID=1 HYD NO=100.1 AREA=0.000550 SQ MI
	PER A=0.00 PER B=10.00 PER C=15.00 PER D=65.00
	TP=0.1333 HR MASS RAINFALL=-1
*****	
* 10-YEAR, 6-HR STORM (UNDER PROPOSED CONDITIONS)	
*****	
START RAINFALL	TIME=0.0
TYPE=1 RAIN QUARTER=0.0 IN	
RAIN ONE=1.34 IN RAIN SIX=1.57 IN	
RAIN DAY=1.83 IN DT=0.03333 HR	
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*****	
FINISH	

AHYMO PROGRAM SUMMARY TABLE (AHYMO\_97) -  
INPUT FILE = 12th.txt

- VERSION: 1997.02d

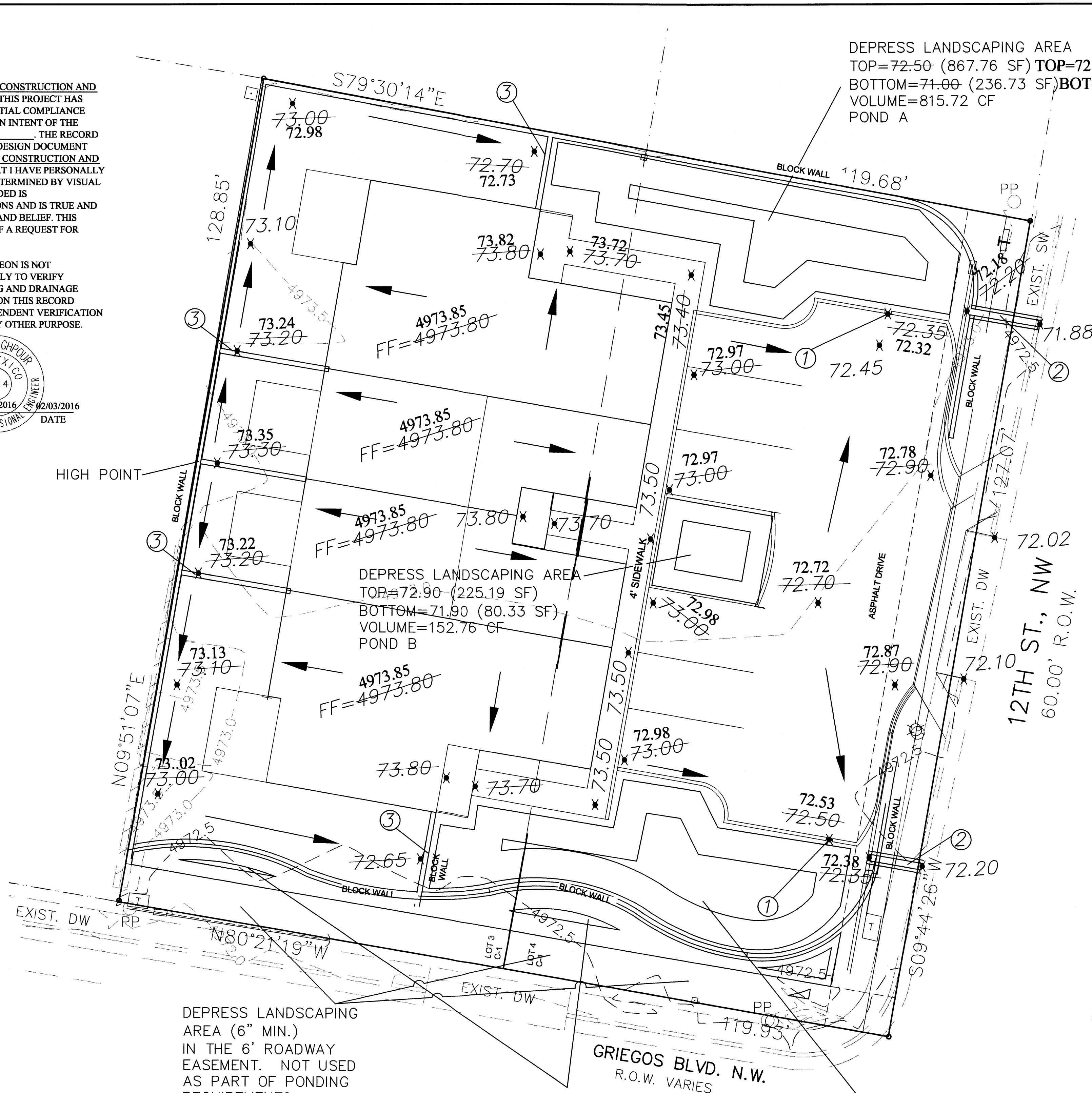
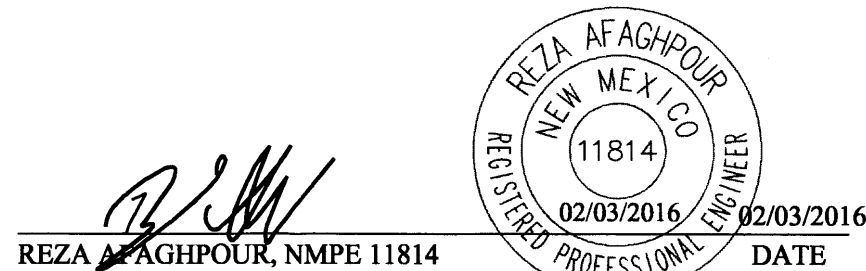
RUN DATE (MON/DAY/YR) = 12/22/2014  
USER NO. = AHYMO-I-9702c01000R31-AH

COMMAND	HYDROGRAPH IDENTIFICATION	FROM ID NO.	TO ID NO.	AREA (SQ MI)	PEAK DISCHARGE (CFS)	RUNOFF VOLUME (AC-FT)	RUNOFF (INCHES)	TIME TO PEAK (HOURS)	CFS PER ACRE	PAGE = 1
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COMPUTE NM HYD	100.00	-	1	.00055	.81	.023	.77821	1.533	2.301	RAIN6= 2.350
START RAINFALL	TYPE= 1									
COMPUTE NM HYD	110.00	-	1	.00055	.33	.008	.27828	1.533	.945	RAIN6= 1.570
START RAINFALL	TYPE= 1									
COMPUTE NM HYD	100.10	-	1	.00055	1.48	.053	1.79770	1.500	4.216	RAIN6= 2.350
START RAINFALL	TYPE= 1									
COMPUTE NM HYD	110.10	-	1	.00055	.93	.032	1.07842	1.500	2.650	RAIN6= 1.570
FINISH										TIME= .00 RAIN6= 2.350 PER IMP= .00 TIME= .00 RAIN6= 1.570 PER IMP= .00 TIME= .00 RAIN6= 2.350 PER IMP= 72.22 TIME= .00 RAIN6= 1.570 PER IMP= 72.22

## DRAINAGE CERTIFICATION

I, REZA AFAGHPOUR, NMPE 11814, OF SBS CONSTRUCTION AND ENGINEERING, LLC, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 03-22-2015. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY NMPS 9801, OF SBS CONSTRUCTION AND ENGINEERING, LLC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR FINAL CERTIFICATE OF OCCUPANCY.

THE RECORD INFORMATION PRESENTED HEREON 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.

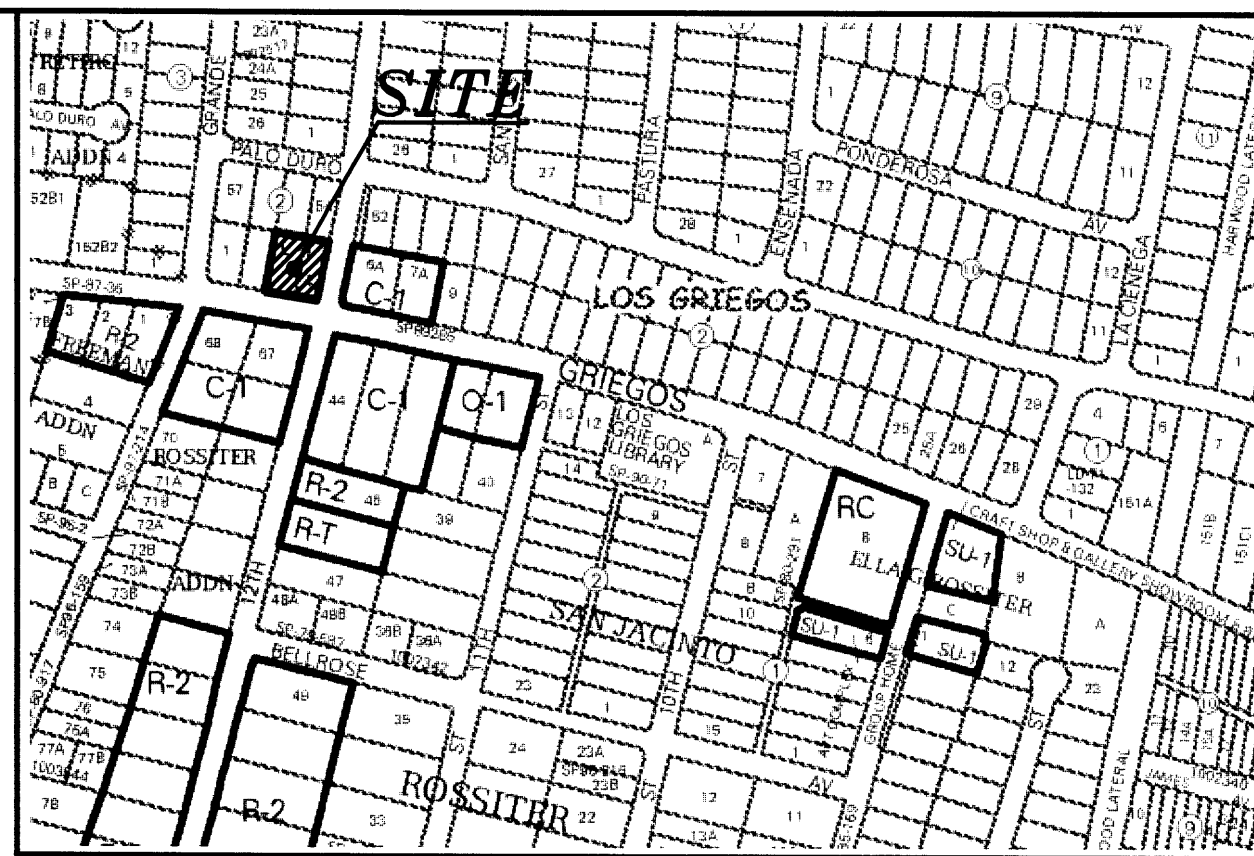


## NOTES:

1. PROVIDE 12" CURB OPENING
2. 12" SIDEWALK CULRVET PER CITY STD DWG 2236 (TACK WELD PLATE AT THE BOLT)
3. 6" WALL OPENING (OR TURN TWO BLOCKS) BUILD #4 REBAR AT 3" ON CENTER

## POND CALCULATION

TOTAL POND AREA PROVIDED = POND A + B + C + D = 2,052.23 CF  
TOTAL PONDING VOLUME REQUIRED = VOL. PROPOSED CONDITIONS - VOL. EXISTING CONDITIONS  
= 0.053 - 0.023 = 0.03 AC-FT = 1,306.80 CF  
TOTAL PONDING VOLUME REQUIRED (VALLEY) = 0.5 INCHES x AREA = (0.5/12 x 15,329.81) = 638.74 CF  
TOTAL PONDING VOLUME REQUIRED (90TH PERCENTILE/FIRST FLUSH) = 0.34 INCHES x IMPERVIOUS AREA = (0.34/12 x 9,964.38) = 282.32 CF



## VICINITY MAP:

## LEGAL DESCRIPTION:

LOTS 3 AND 4, BLOCK 2, SANDIA PLAZA  
CONTAINING 15,329.81 S.F. (0.3519 ACRE)  
ZONING: C-1 USES

## ADDRESS:

203 GRIEGOS ROAD N.W.

## GENERAL NOTES:

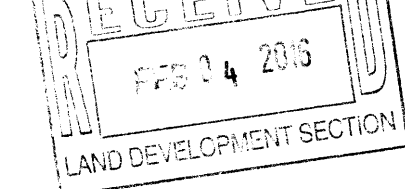
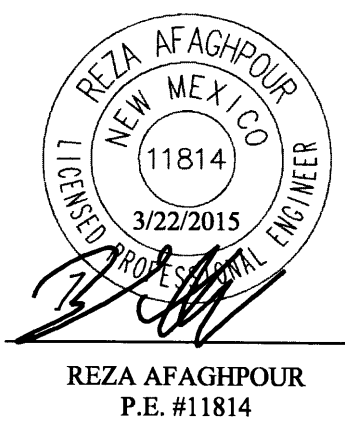
1. CONTOUR INTERVAL IS HALF (0.50) FOOT.
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## LEGEND

---	5100---	EXISTING CONTOUR (MAJOR)
---	5102---	EXISTING CONTOUR (MINOR)
---		BOUNDARY LINE
x	85.46	PROPOSED SPOT ELEVATION
x	5265.16	EXISTING GRADE
x	5284.43	EXISTING FLOWLINE ELEVATION
■		PROPOSED RETAINING WALL
BC=	89.08	BOTTOM OF CHANEL
TRW=	91.50	TOP OF RETAINING WALL
TF=	88.00	TOP OF FOOTING
HP		HIGH POINT
86.65		AS-BUILT GRADES
85.47		



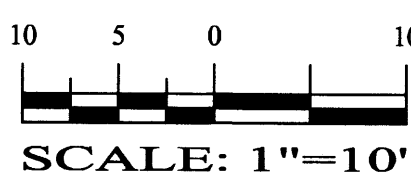
## SBS CONSTRUCTION AND ENGINEERING, LLC

10209 SNOWFLAKE CT., NW  
ALBUQUERQUE, NEW MEXICO 87114  
(505) 899-5570

4 UNIT TOWNHOUSE DEVELOPMENT  
GRADING AND DRAINAGE PLAN

DRAWING:	DRAWN BY:	DATE:	SHEET #
201418-GR.DWG	SH-B	12-22-2014	

## GRAPHIC SCALE



LAST REVISION: 03/22/2015



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INSPECTOR		

**Location**  
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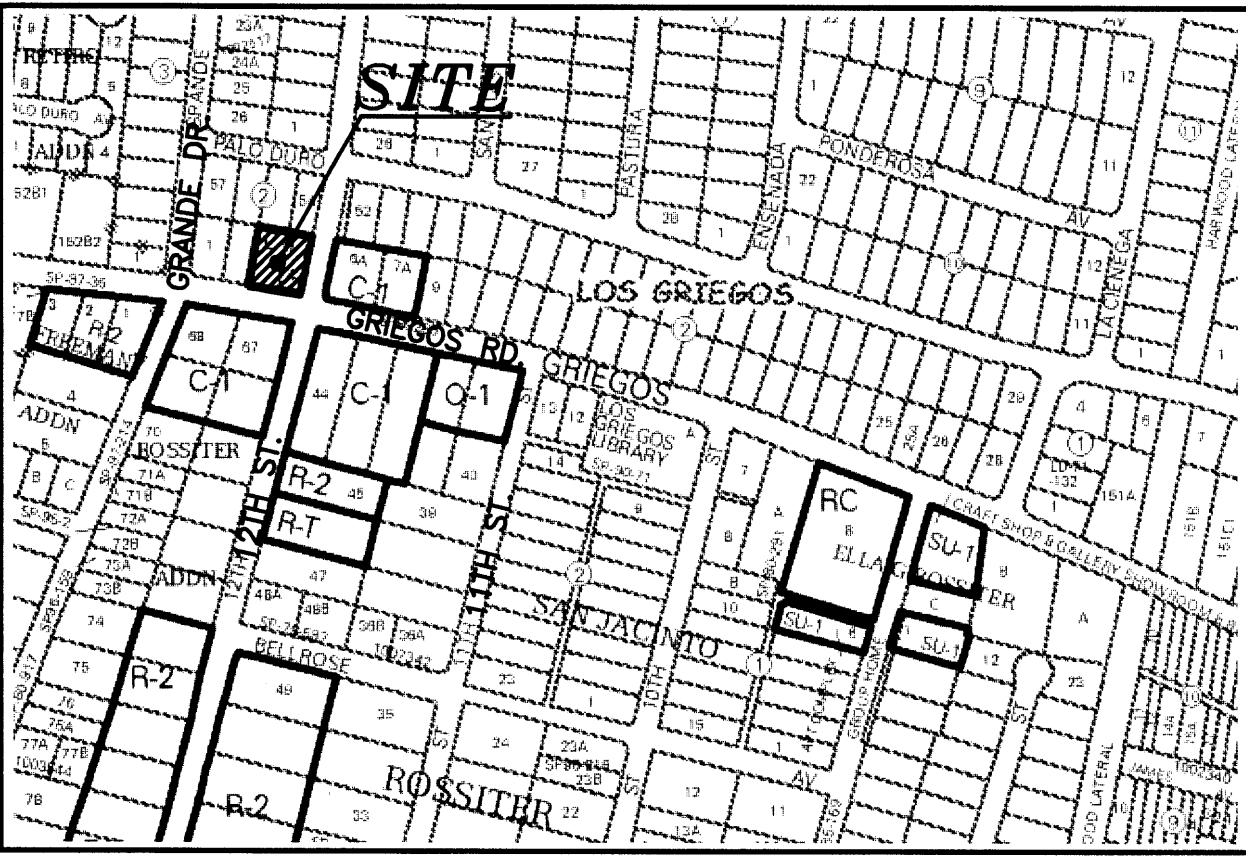
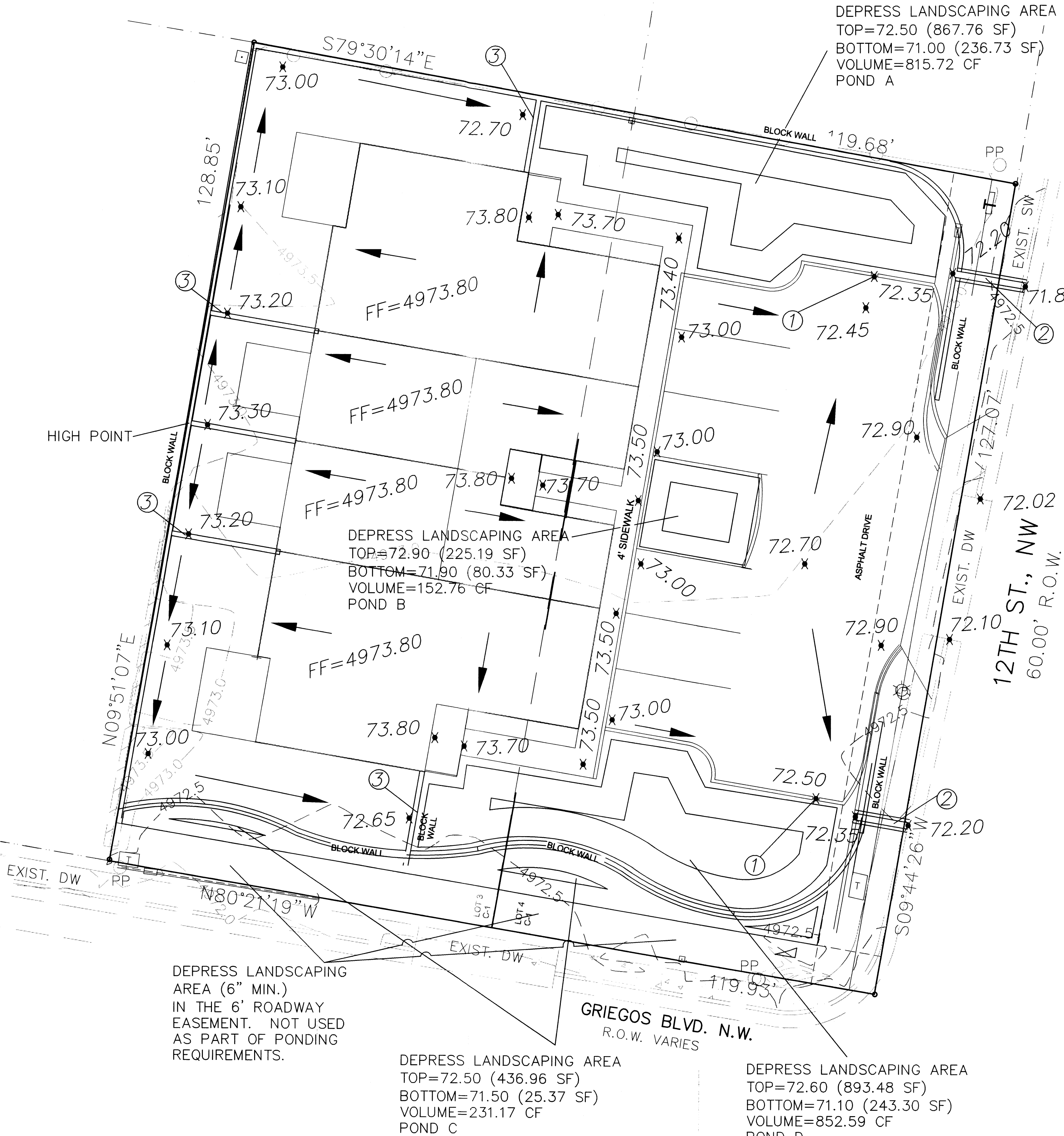
\* ZONE 2  
\*\*\*\*\*  
\* 100-YEAR, 6-HR STORM (UNDER EXISTING CONDITIONS) \*  
\*\*\*\*\*  
START TIME=0.0  
RAINFALL TYPE=1 RAIN QUARTER=0.0 IN  
RAIN ONE=2.01 IN RAIN SIX=2.35 IN  
RAIN DAY=2.75 IN DT=0.03333 HR  
\* ON-SITE  
COMPUTE NM HYD ID=1 HYD NO=100.0 AREA=0.000550 SQ MI  
PER A=0.00 PER B=100.00 PER C=0.00 PER D=0.00  
TP=0.1333 HR MASS RAINFALL=-1  
\*\*\*\*\*  
\* 10-YEAR, 6-HR STORM (UNDER EXISTING CONDITIONS) \*  
\*\*\*\*\*  
START TIME=0.0  
RAINFALL TYPE=1 RAIN QUARTER=0.0 IN  
RAIN ONE=1.34 IN RAIN SIX=1.57 IN  
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COMPUTE NM HYD ID=1 HYD NO=110.0 AREA=0.000550 SQ MI  
PER A=0.00 PER B=100.00 PER C=0.00 PER D=0.00  
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\*\*\*\*\*  
FINISH

AHYMO PROGRAM SUMMARY TABLE (AHYMO\_97) -  
INPUT FILE = 12th.txt

- VERSION: 1997.02d

RUN DATE (MON/DAY/YR) = 12/22/2014  
USER NO. = AHYMO-I-9702c01000R31-AH

COMMAND	HYDROGRAPH IDENTIFICATION	FROM ID NO.	TO ID NO.	AREA (SQ MI)	PEAK DISCHARGE (CFS)	RUNOFF VOLUME (AC-FT)	RUNOFF (INCHES)	TIME TO PEAK (HOURS)	CFS PER ACRE	PAGE
START										1
RAINFALL	TYPE= 1									
COMPUTE NM HYD	100.00	-	1	.00055	.81	.023	.77821	1.533	2.301	
START										
RAINFALL	TYPE= 1									
COMPUTE NM HYD	110.00	-	1	.00055	.33	.008	.27828	1.533	.945	
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START										
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COMPUTE NM HYD	110.10	-	1	.00055	.93	.032	1.07842	1.500	2.650	
FINISH										



VICINITY MAP:

**LEGAL DESCRIPTION:**  
LOTS 3 AND 4, BLOCK 2, SANDIA PLAZA  
CONTAINING 15,329.81 S.F. (0.3519 ACRE)  
ZONING: C-1 USES

**ADDRESS:**  
203 GRIEGOS ROAD N.W.

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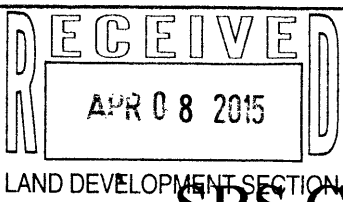
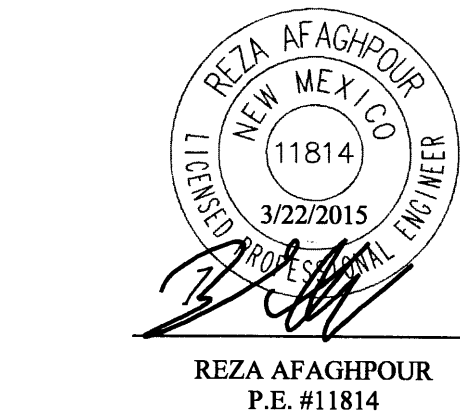
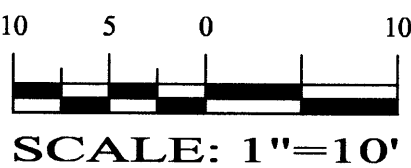
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GRAPHIC SCALE



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10209 SNOWFLAKE CT., NW  
ALBUQUERQUE, NEW MEXICO 87114  
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4 UNIT TOWNHOUSE DEVELOPMENT  
GRADING AND DRAINAGE PLAN

DRAWING:	DRAWN BY:	DATE:	SHEET #
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The runoff generated from this site will be retained on-site. Several Ponds (A through D) are designed to hold nearly twice the volume of the 100-yr/6-day volume under the proposed conditions minus 100-yr/6-day volume under the the historical conditions. Then when the ponds exceed their capacity the runoff will overflow into the parking lot and then to public street via sidewalk culverts. The allowable discharge in the Valley is 2.75 cfs/acre meaning a retention volume requirement of 0.50 inches times the area (638.74 cf). The 90th Percentile/First Flush ponding requirement is 0.34 inches times the impervious area (282.32 cf). Total retention volume provided (2,631.83 cf) far exceeds the ponding requirement in the Valley (638.74 cf) and First Flush (282.32 cf).

**Calculations**  
City of Albuquerque, Development Process Manual, Section 22.2, Hydrology Section, was used for runoff calculations. See this plan for AHYMO input and Summary output files.

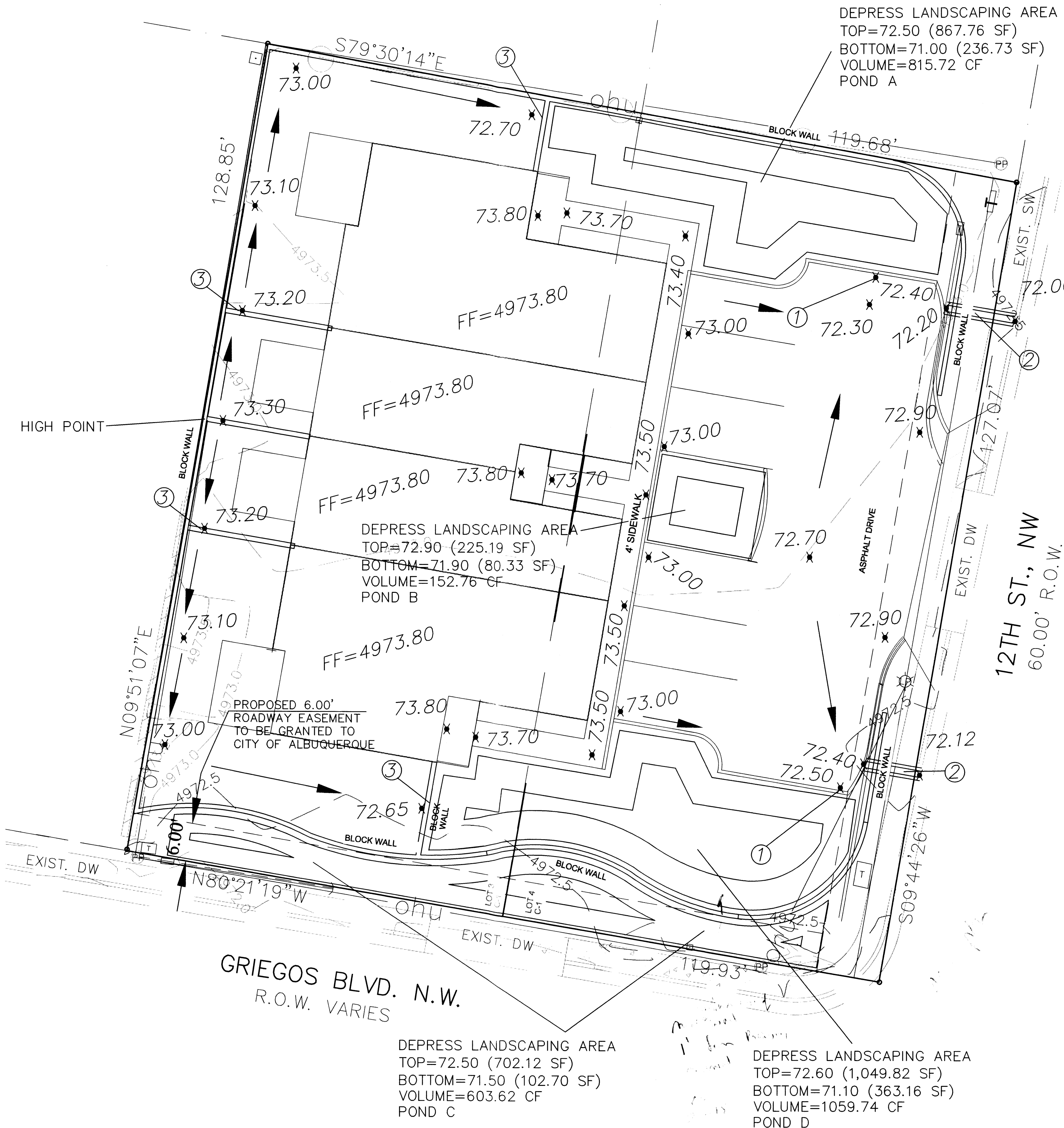
\* ZONE 2  
\*\*\*\*\*  
\* 100-YEAR, 6-HR STORM (UNDER EXISTING CONDITIONS) \*  
\*\*\*\*\*  
START TIME=0.0  
RAINFALL TYPE=1 RAIN QUARTER=0.0 IN  
RAIN ONE=2.01 IN RAIN SIX=2.35 IN  
RAIN DAY=2.75 IN DT=0.03333 HR  
  
\* ON-SITE  
COMPUTE NM HYD ID=1 HYD NO=100.0 AREA=0.000550 SQ MI  
PER A=0.00 PER B=100.00 PER C=0.00 PER D=0.00  
TP=0.1333 HR MASS RAINFALL=-1  
\*\*\*\*\*  
\* 10-YEAR, 6-HR STORM (UNDER EXISTING CONDITIONS) \*  
\*\*\*\*\*  
START TIME=0.0  
RAINFALL TYPE=1 RAIN QUARTER=0.0 IN  
RAIN ONE=1.34 IN RAIN SIX=1.57 IN  
RAIN DAY=1.83 IN DT=0.03333 HR  
  
\* ON-SITE  
COMPUTE NM HYD ID=1 HYD NO=110.0 AREA=0.000550 SQ MI  
PER A=0.00 PER B=100.00 PER C=0.00 PER D=0.00  
TP=0.1333 HR MASS RAINFALL=-1  
\*\*\*\*\*  
\* 100-YEAR, 6-HR STORM (UNDER PROPOSED CONDITIONS) \*  
\*\*\*\*\*  
START TIME=0.0  
RAINFALL TYPE=1 RAIN QUARTER=0.0 IN  
RAIN ONE=2.01 IN RAIN SIX=2.35 IN  
RAIN DAY=2.75 IN DT=0.03333 HR  
  
\* ON-SITE  
COMPUTE NM HYD ID=1 HYD NO=100.1 AREA=0.000550 SQ MI  
PER A=0.00 PER B=10.00 PER C=15.00 PER D=65.00  
TP=0.1333 HR MASS RAINFALL=-1  
\*\*\*\*\*  
\* 10-YEAR, 6-HR STORM (UNDER PROPOSED CONDITIONS) \*  
\*\*\*\*\*  
START TIME=0.0  
RAINFALL TYPE=1 RAIN QUARTER=0.0 IN  
RAIN ONE=1.34 IN RAIN SIX=1.57 IN  
RAIN DAY=1.83 IN DT=0.03333 HR  
  
\* ON-SITE  
COMPUTE NM HYD ID=1 HYD NO=110.1 AREA=0.000550 SQ MI  
PER A=0.00 PER B=10.00 PER C=15.00 PER D=65.00  
TP=0.1333 HR MASS RAINFALL=-1  
\*\*\*\*\*  
FINISH

AHYMO PROGRAM SUMMARY TABLE (AHYMO\_97) -  
INPUT FILE = 12th.txt

- VERSION: 1997.02d

RUN DATE (MON/DAY/YR) =12/22/2014  
USER NO.= AHYMO-I-9702c01000R31-AH

COMMAND	HYDROGRAPH IDENTIFICATION	FROM ID NO.	TO ID NO.	AREA (SQ MI)	PEAK DISCHARGE (CFS)	RUNOFF VOLUME (AC-FT)	RUNOFF (INCHES)	TIME TO PEAK (HOURS)	CFS PER ACRE	PAGE = 1
START	RAINFALL TYPE= 1									
COMPUTE NM HYD	100.00	-	1	.00055	.81	.023	.77821	1.533	2.301	TIME= .00 RAIN6= 2.350 PER IMP= .00
START	RAINFALL TYPE= 1									
COMPUTE NM HYD	110.00	-	1	.00055	.33	.008	.27828	1.533	.945	TIME= .00 RAIN6= 1.570 PER IMP= .00
START	RAINFALL TYPE= 1									
COMPUTE NM HYD	100.10	-	1	.00055	1.48	.053	1.79770	1.500	4.216	TIME= .00 RAIN6= 2.350 PER IMP= .00
START	RAINFALL TYPE= 1									
COMPUTE NM HYD	110.10	-	1	.00055	.93	.032	1.07842	1.500	2.650	TIME= .00 RAIN6= 1.570 PER IMP= .00
FINISH										

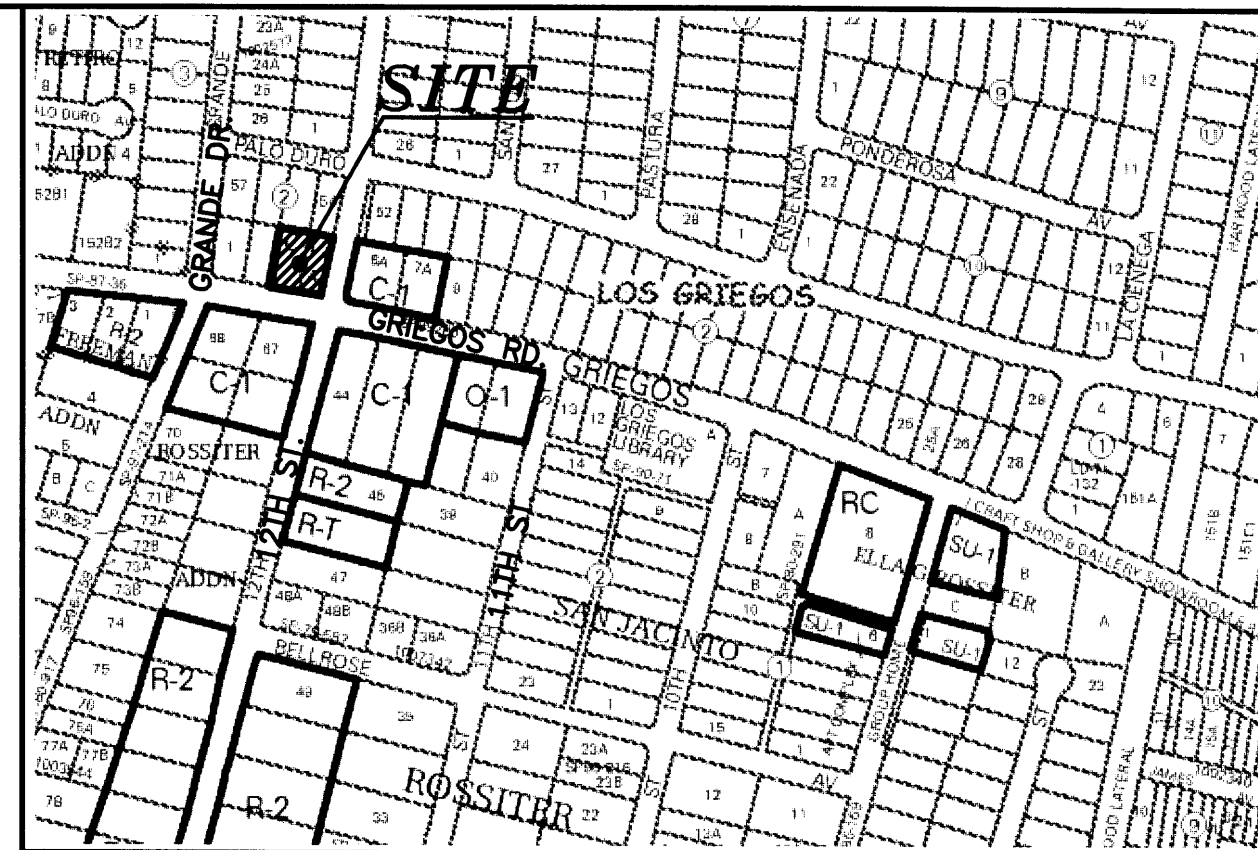


NOTES:

1. PROVIDE 12" CURB OPENING
2. 12" SIDEWALK CULRVET PER CITY STD DWG 2236 (TACK WELD PLATE AT THE BOLT)
3. 6" WALL OPENING (OR TURN TWO BLOCKS)

POND CALCULATION

TOTAL POND AREA PROVIDED = POND A + B + C + D = 2,631.83 CF  
TOTAL PONDING VOLUME REQUIRED = VOL. PROPOSED CONDITIONS - VOL. EXISTING CONDITIONS  
= 0.053 - 0.023 = 0.03 AC-FT = 1,306.80 CF  
TOTAL PONDING VOLUME REQUIRED (VALLEY)= 0.5 INCHES x AREA = (0.5/12 x 15,329.81) = 638.74 CF  
TOTAL PONDING VOLUME REQUIRED (90TH PERCENTILE/FIRST FLUSH) = 0.34 INCHES x IMPERVIOUS AREA = (0.34/12 x 9,964.38) = 282.32 CF



VICINITY MAP:

F-14-Z

LEGAL DESCRIPTION:

LOTS 3 AND 4, BLOCK 2, SANDIA PLAZA  
CONTAINING 15,329.81 S.F. (0.3519 ACRE)  
ZONING: C-1 USES

ADDRESS:

1203 GRIEGOS ROAD N.W.

GENERAL NOTES:

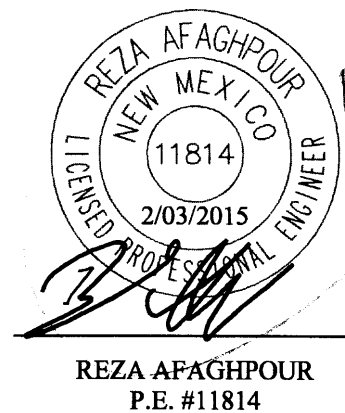
1. CONTOUR INTERVAL IS HALF (0.50) FOOT.
2. ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE CONTROL STATION DOUGLAS, HAVING AN ELEVATION OF 4975.078 FEET ABOVE SEA LEVEL.
3. UTILITIES SHOWN HEREON ARE IN THEIR APPROXIMATE LOCATION BASED ONLY ON ABOVE GROUND EVIDENCE FOUND IN THE FIELD AND AS-BUILT INFORMATION PROVIDED BY THE CLIENT. UTILITIES SHOWN HEREON, WHETHER INDICATED AS ABANDONED OR NOT, SHALL BE VERIFIED BY OTHERS FOR EXACT LOCATION AND/ OR DEPTH PRIOR TO EXCAVATION OR DESIGN CONSIDERATIONS.
4. THIS IS NOT A BOUNDARY SURVEY, BEARINGS ARE ASSUMED, DISTANCES AND FOUND PROPERTY CORNERS ARE FOR INFORMATIONAL PURPOSES ONLY.
5. SLOPES ARE AT 3:1 MAXIMUM.

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. 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 THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

LEGEND

— 5100 —	EXISTING CONTOUR (MAJOR)
— 5102 —	EXISTING CONTOUR (MINOR)
— — —	BOUNDARY LINE
✕ 85.46	PROPOSED SPOT ELEVATION
✕ 5265.16	EXISTING GRADE
✕ 5284.43 FL	EXISTING FLOWLINE ELEVATION
— — — — —	PROPOSED RETAINING WALL
BC=89.08	BOTTOM OF CHANEL
TRW=91.50	TOP OF RETAINING WALL
TF=88.00	TOP OF FOOTING
HP	HIGH POINT



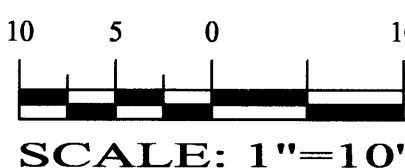
**SBS CONSTRUCTION AND ENGINEERING, LLC**

10209 SNOWFLAKE CT., NW  
ALBUQUERQUE, NEW MEXICO 87114  
(505)899-5570

4 UNIT TOWNHOUSE DEVELOPMENT  
GRADING AND DRAINAGE PLAN

DRAWING:	DRAWN BY:	DATE:	SHEET #
201418-GR.DWG	SH-B	12-22-2014	3

GRAPHIC SCALE



LAST REVISION: 12/22/2014



**Location**  
Lots 3 and 4, Block 2, Sandia Plaza, contains +/- 0.3519 acres and is located at 203 Griegos Rd. N.W. See attached portion of the Vicinity Map for exact location.

**Purpose**  
The purpose of this drainage report is to present a grading and drainage solution to replace existing improvements with this new building.

**Existing Drainage Conditions**  
There is undeveloped. This site is fairly flat, and it drains to Griegos Road and 12th Street N.W. No offsite runoff enters the site. Based on the FIRM Map 35001C0119G (revised September 26, 2008) the site does not fall within a 100-year floodplain.

**Proposed Conditions and On-Site Drainage Management Plan**  
The runoff generated from this site will be retained on-site. Several Ponds (A through D) are designed to hold nearly twice the volume of the 100-yr/6-day volume under the proposed conditions minus 100-yr/6-day volume under the historical conditions. Then when the ponds exceed their capacity the runoff will overflow into the parking lot and then to public street via sidewalk culverts.

**Calculations**  
City of Albuquerque, Development Process Manual, Section 22.2, Hydrology Section, was used for runoff calculations. See this plan for AHYMO input and Summary output files.

\* ZONE 2  
\*\*\*\*\*  
\* 100-YEAR, 6-HR STORM (UNDER EXISTING CONDITIONS) \*  
\*\*\*\*\*  
START TIME=0.0  
RAINFALL TYPE=1 RAIN QUARTER=0.0 IN  
RAIN ONE=2.01 IN RAIN SIX=2.35 IN  
RAIN DAY=2.75 IN DT=0.03333 HR  
\*\*\*\*\*  
\* ON-SITE  
COMPUTE NM HYD ID=1 HYD NO=100.0 AREA=0.000550 SQ MI  
PER A=0.00 PER B=100.00 PER C=0.00 PER D=0.00  
TP=0.1333 HR MASS RAINFALL=-1  
\*\*\*\*\*  
\* 10-YEAR, 6-HR STORM (UNDER EXISTING CONDITIONS) \*  
\*\*\*\*\*  
START TIME=0.0  
RAINFALL TYPE=1 RAIN QUARTER=0.0 IN  
RAIN ONE=1.34 IN RAIN SIX=1.57 IN  
RAIN DAY=1.83 IN DT=0.03333 HR  
\*\*\*\*\*  
\* ON-SITE  
COMPUTE NM HYD ID=1 HYD NO=110.0 AREA=0.000550 SQ MI  
PER A=0.00 PER B=100.00 PER C=0.00 PER D=0.00  
TP=0.1333 HR MASS RAINFALL=-1  
\*\*\*\*\*  
\* 100-YEAR, (6-HR) STORM (UNDER PROPOSED CONDITIONS) \*  
\*\*\*\*\*  
START TIME=0.0  
RAINFALL TYPE=1 RAIN QUARTER=0.0 IN  
RAIN ONE=2.01 IN RAIN SIX=2.35 IN  
RAIN DAY=2.75 IN DT=0.03333 HR  
\*\*\*\*\*  
\* ON-SITE  
COMPUTE NM HYD ID=1 HYD NO=100.1 AREA=0.000550 SQ MI  
PER A=0.00 PER B=10.00 PER C=15.00 PER D=65.00  
TP=0.1333 HR MASS RAINFALL=-1  
\*\*\*\*\*  
\* 10-YEAR, 6-HR STORM (UNDER PROPOSED CONDITIONS) \*  
\*\*\*\*\*  
START TIME=0.0  
RAINFALL TYPE=1 RAIN QUARTER=0.0 IN  
RAIN ONE=1.34 IN RAIN SIX=1.57 IN  
RAIN DAY=1.83 IN DT=0.03333 HR  
\*\*\*\*\*  
\* ON-SITE  
COMPUTE NM HYD ID=1 HYD NO=110.1 AREA=0.000550 SQ MI  
PER A=0.00 PER B=10.00 PER C=15.00 PER D=65.00  
TP=0.1333 HR MASS RAINFALL=-1  
\*\*\*\*\*  
FINISH

AHYMO PROGRAM SUMMARY TABLE (AHYMO\_97) -  
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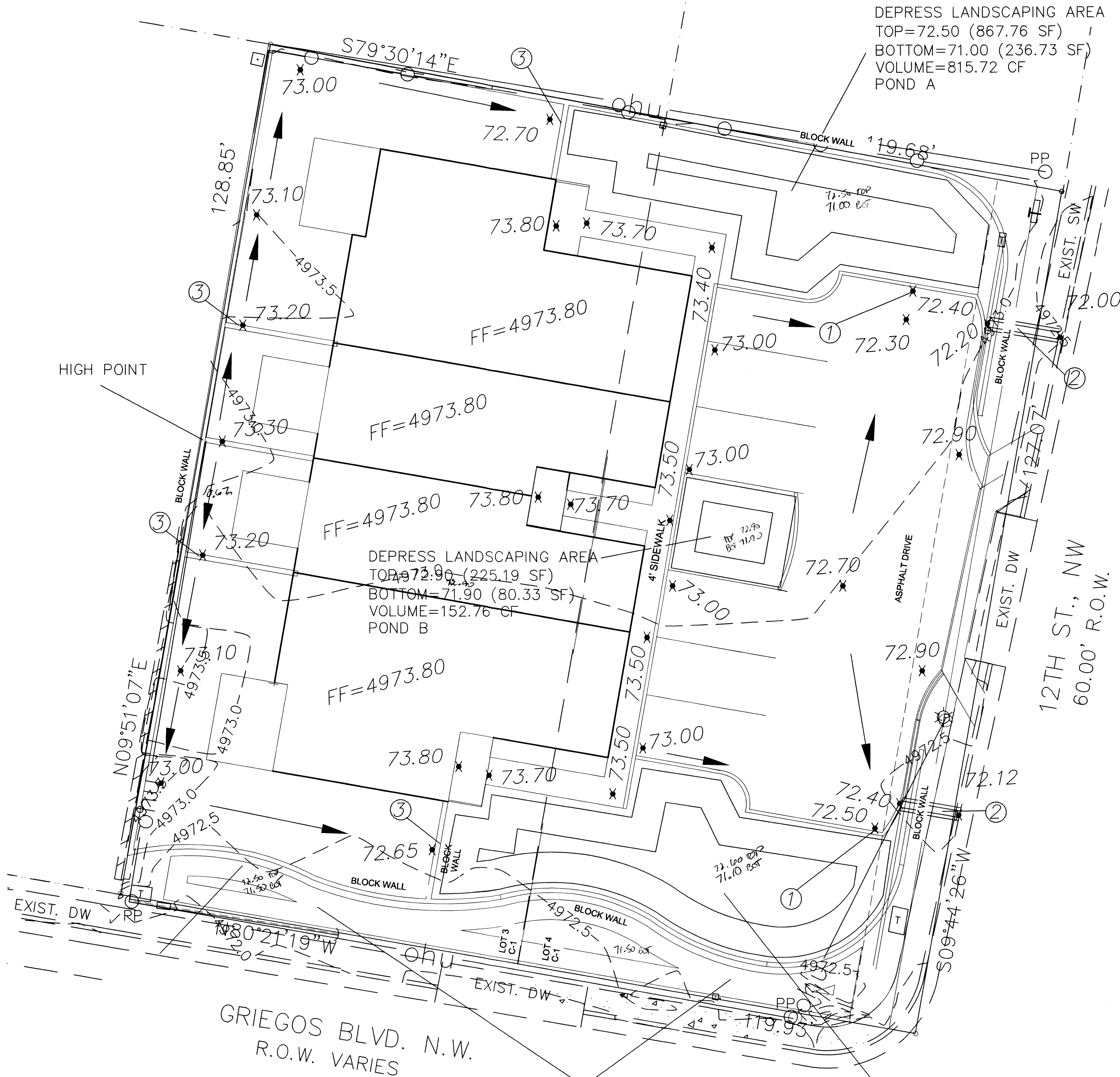
- VERSION: 1997.02d

RUN DATE (MON/DAY/YR) =12/22/2014  
USER NO.= AHYMO-I-9702c01000R31-AH

COMMAND	HYDROGRAPH IDENTIFICATION	FROM ID NO.	TO ID NO.	AREA (SQ MI)	PEAK DISCHARGE (CFS)	RUNOFF VOLUME (AC-FT)	RUNOFF (INCHES)	TIME TO PEAK (HOURS)	CFS PER ACRE	PAGE = 1	NOTATION
START	RAINFALL TYPE= 1										TIME= .00
RAINFALL	TYPE= 1	100.00	-	1	.00055	.81	.023	.77821	1.533	2.301	PER IMP= 2.350
COMPUTE NM HYD											TIME= .00
START	RAINFALL TYPE= 1										TIME= .00
RAINFALL	TYPE= 1	110.00	-	1	.00055	.33	.008	.27828	1.533	.945	PER IMP= 1.570
COMPUTE NM HYD											TIME= .00
START	RAINFALL TYPE= 1										TIME= .00
RAINFALL	TYPE= 1	100.10	-	1	.00055	1.48	.053	1.79770	1.500	4.216	PER IMP= 2.350
COMPUTE NM HYD											TIME= .00
START	RAINFALL TYPE= 1										TIME= .00
RAINFALL	TYPE= 1	110.10	-	1	.00055	.93	.032	1.07842	1.500	2.650	PER IMP= 1.570
COMPUTE NM HYD											TIME= .00
FINISH											

#### POND CALCULATION

TOTAL POND AREA PROVIDED = POND A + B + C + D = 2,631.83 CF  
TOTAL PONDING VOLUME REQUIRED = VOL. PROPOSED CONDITIONS - VOL. EXISTING CONDITIONS  
= 0.053 - 0.023 = 0.03 AC-FT = 1,306.80 CF



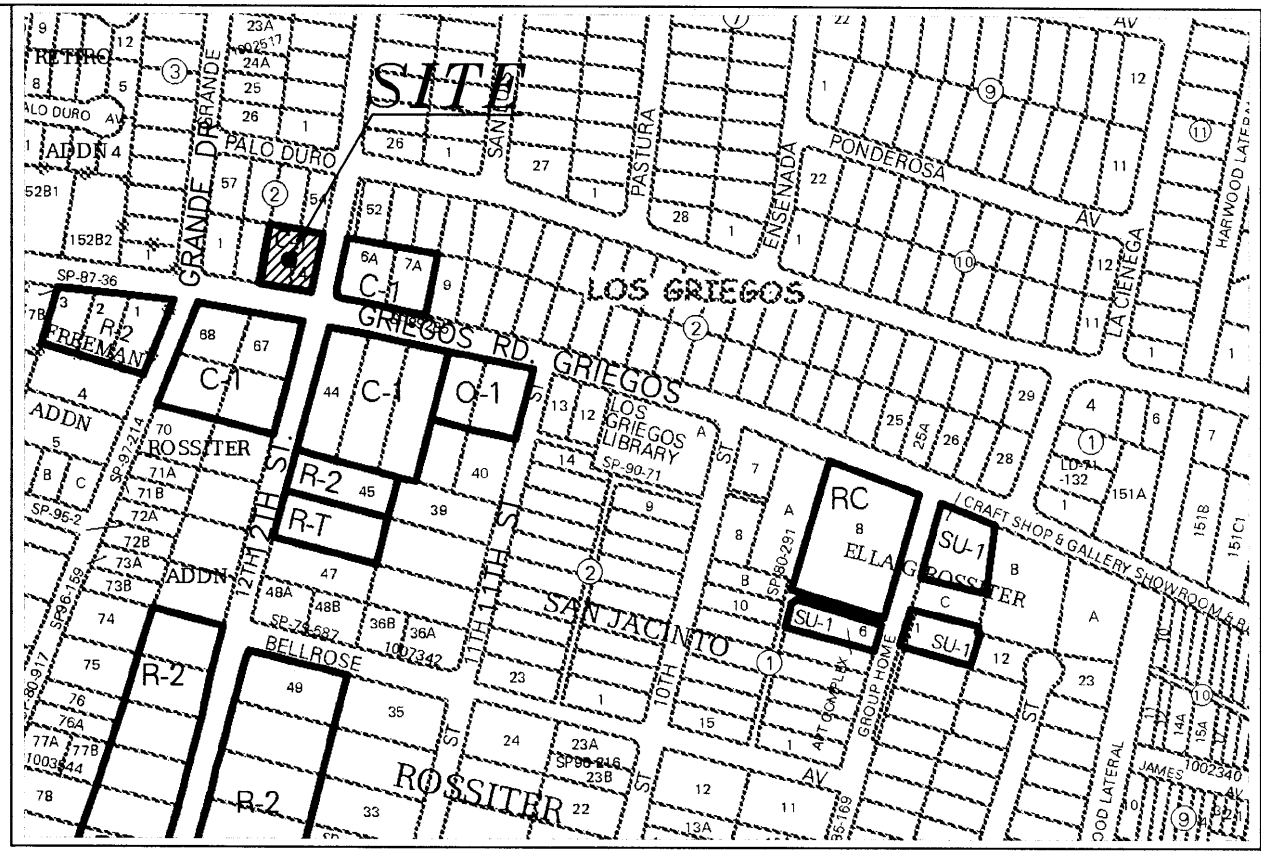
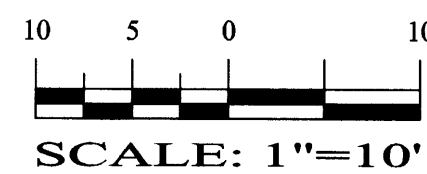
DEPRESS LANDSCAPING AREA  
TOP=72.50 (702.12 SF)  
BOTTOM=71.50 (102.70 SF)  
VOLUME=603.62 CF  
POND C

DEPRESS LANDSCAPING AREA  
TOP=72.60 (1,049.82 SF)  
BOTTOM=71.10 (363.16 SF)  
VOLUME=1059.74 CF  
POND D

#### NOTES:

1. PROVIDE 12" CURB OPENING
2. 12" SIDEWALK CULRVET PER CITY STD DWG 2236 (TACK WELD PLATE AT THE BOLT)
3. 6" WALL OPENING (OR TURN TWO BLOCKS)

#### GRAPHIC SCALE



VICINITY MAP:

LEGAL DESCRIPTION:  
LOTS 3 AND 4, BLOCK 2, SANDIA PLAZA  
CONTAINING 15,329.81 S.F. (0.3519 ACRE)  
ZONING: C-1 USES

ADDRESS:  
203 GRIEGOS ROAD N.W.

#### GENERAL NOTES:

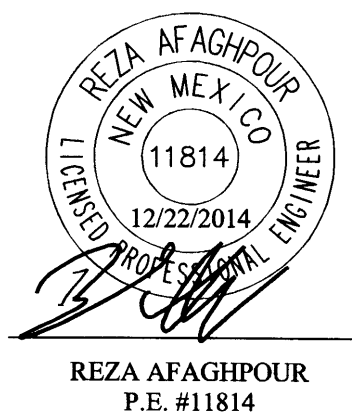
1. CONTOUR INTERVAL IS HALF (0.50) FOOT.
2. ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE CONTROL STATION LSS 206, HAVING AN ELEVATION OF 4978.652 FEET ABOVE SEA LEVEL.
3. UTILITIES SHOWN HEREON ARE IN THEIR APPROXIMATE LOCATION BASED ONLY ON ABOVE GROUND EVIDENCE FOUND IN THE FIELD AND AS-BUILT INFORMATION PROVIDED BY THE CLIENT. UTILITIES SHOWN HEREON, WHETHER INDICATED AS ABANDONED OR NOT, SHALL BE VERIFIED BY OTHERS FOR EXACT LOCATION AND/ OR DEPTH PRIOR TO EXCAVATION OR DESIGN CONSIDERATIONS.
4. THIS IS NOT A BOUNDARY SURVEY, BEARINGS ARE ASSUMED, DISTANCES AND FOUND PROPERTY CORNERS ARE FOR INFORMATIONAL PURPOSES ONLY.
5. SLOPES ARE AT 3:1 MAXIMUM.

#### NOTICE TO CONTRACTORS

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2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. 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 THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

#### LEGEND

---	-5100-	EXISTING CONTOUR (MAJOR)
---	-5102-	EXISTING CONTOUR (MINOR)
---		BOUNDARY LINE
x	85.46	PROPOSED SPOT ELEVATION
x	5265.16	EXISTING GRADE
x	5284.43	EXISTING FLOWLINE ELEVATION
■		PROPOSED RETAINING WALL
BC=	89.08	BOTTOM OF CHANEL
TRW=	91.50	TOP OF RETAINING WALL
TF=	88.00	TOP OF FOOTING
HP		HIGH POINT



**SBS CONSTRUCTION AND ENGINEERING, LLC**

10209 SNOWFLAKE CT., NW  
ALBUQUERQUE, NEW MEXICO 87114  
(505)899-5570

#### 4 UNIT TOWNHOUSE DEVELOPMENT GRADING AND DRAINAGE PLAN

DRAWING:	DRAWN BY:	DATE:	SHEET #
201418-GR.DWG	SH-B	12-22-2014	

LAST REVISION: 12/22/2014



NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL FOR LOCATING SERVICE, 260-1990 OR "811", FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. 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 THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

APPROVALS	NAME	DATE
INSPECTOR		

**Location**  
Lots 3 and 4, Block 2, Sandia Plaza, contains +/- 0.3519 acres and is located at 203 Griegos Rd. N.W. See attached portion of the Vicinity Map for exact location.

**Purpose**  
The purpose of this drainage report is to present a grading and drainage solution to replace existing improvements with this new building.

**Existing Drainage Conditions**  
There is undeveloped. This site is fairly flat, and it drains to Griegos Road and 12th Street N.W. No offsite runoff enters the site. Based on the FIRM Map 35001C0119G (revised September 26, 2008) the site does not fall within a 100-year floodplain.

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The runoff generated from this site will be retained on-site. Several Ponds (A through D) are designed to hold nearly twice the volume of the 100-yr/6-day volume under the proposed conditions minus 100-yr/6-day volume under the the historical conditions. Then when the ponds exceed their capacity the runoff will overflow into the parking lot and then to public street via sidewalk culverts. The allowable discharge in the Valley is 2.75 cfs/acre meaning a retention volume requirement of 0.50 inches times the area (638.74 cfs). The 90th Percentile/First Flush ponding requirement is 0.34 inches times the impervious area (282.32 cfs). Total retention volume provided (2,631.83 cfs) far exceeds the ponding requirement in the Valley (638.74 cfs) and First Flush (282.32 cfs).

**Calculations**  
City of Albuquerque, Development Process Manual, Section 22.2, Hydrology Section, was used for runoff calculations. See this plan for AHYMO input and Summary output files.

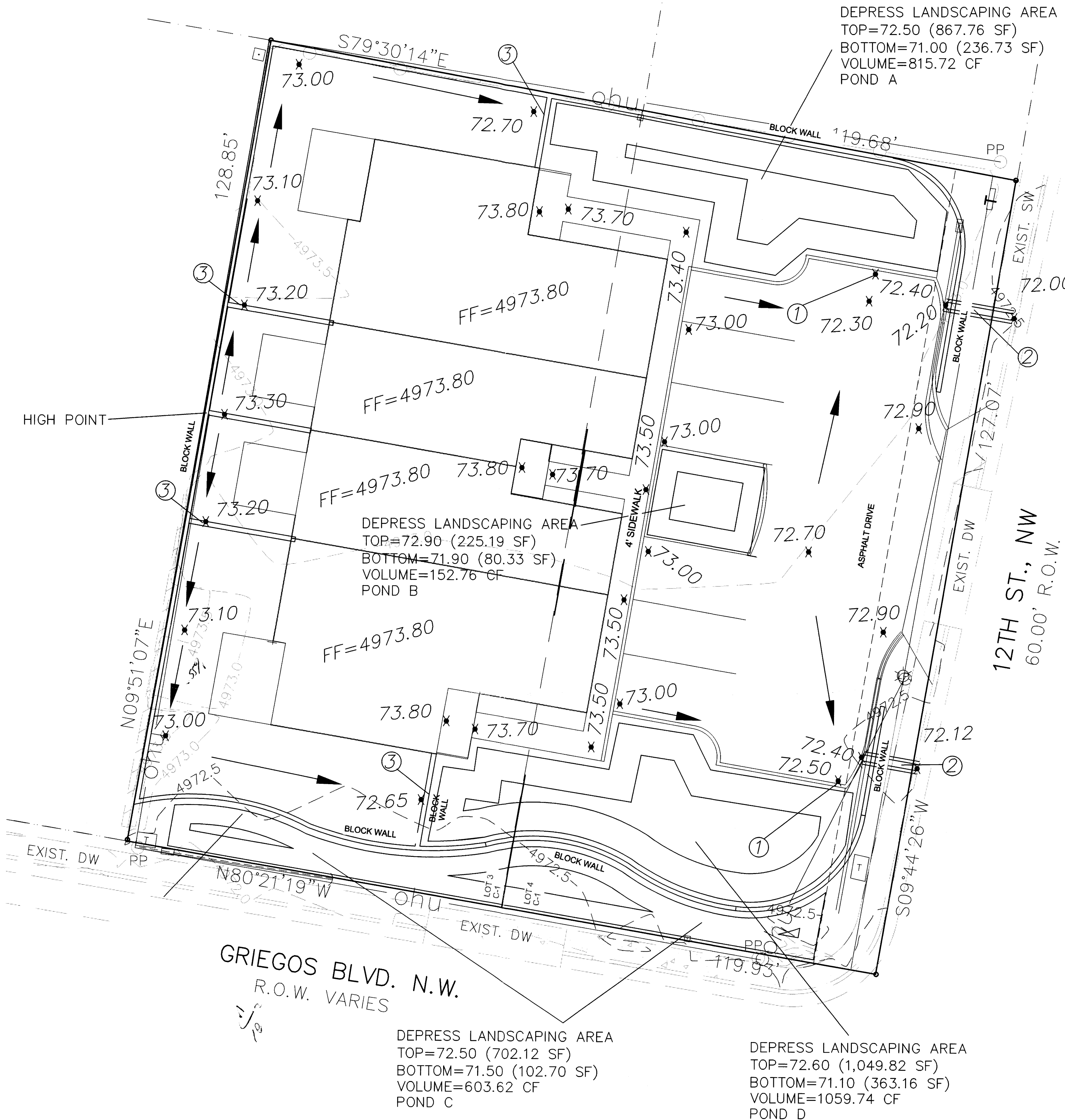
\* ZONE 2  
\*\*\*\*\*  
\* 100-YEAR, 6-HR STORM (UNDER EXISITING CONDITIONS) \*  
\*\*\*\*\*  
START RAINFALL TIME=0.0  
TYPE=1 RAIN QUARTER=0.0 IN  
RAIN ONE=2.01 IN RAIN SIX=2.35 IN  
RAIN DAY=2.75 IN DT=0.03333 HR  
\* ON-SITE  
COMPUTE NM HYD ID=1 HYD NO=100.0 AREA=0.000550 SQ MI  
PER A=0.00 PER B=100.00 PER C=0.00 PER D=0.00  
TP=0.1333 HR MASS RAINFALL=-1  
\*\*\*\*\*  
\* 10-YEAR, 6-HR STORM (UNDER EXISTING CONDITIONS) \*  
\*\*\*\*\*  
START RAINFALL TIME=0.0  
TYPE=1 RAIN QUARTER=0.0 IN  
RAIN ONE=1.34 IN RAIN SIX=1.57 IN  
RAIN DAY=1.83 IN DT=0.03333 HR  
\* ON-SITE  
COMPUTE NM HYD ID=1 HYD NO=110.0 AREA=0.000550 SQ MI  
PER A=0.00 PER B=100.00 PER C=0.00 PER D=0.00  
TP=0.1333 HR MASS RAINFALL=-1  
\*\*\*\*\*  
\* 100-YEAR, 6-HR STORM (UNDER PROPOSED CONDITIONS) \*  
\*\*\*\*\*  
START RAINFALL TIME=0.0  
TYPE=1 RAIN QUARTER=0.0 IN  
RAIN ONE=2.01 IN RAIN SIX=2.35 IN  
RAIN DAY=2.75 IN DT=0.03333 HR  
\* ON-SITE  
COMPUTE NM HYD ID=1 HYD NO=100.1 AREA=0.000550 SQ MI  
PER A=0.00 PER B=10.00 PER C=15.00 PER D=65.00  
TP=0.1333 HR MASS RAINFALL=-1  
\*\*\*\*\*  
\* 10-YEAR, 6-HR STORM (UNDER PROPOSED CONDITIONS) \*  
\*\*\*\*\*  
START RAINFALL TIME=0.0  
TYPE=1 RAIN QUARTER=0.0 IN  
RAIN ONE=1.34 IN RAIN SIX=1.57 IN  
RAIN DAY=1.83 IN DT=0.03333 HR  
\* ON-SITE  
COMPUTE NM HYD ID=1 HYD NO=110.1 AREA=0.000550 SQ MI  
PER A=0.00 PER B=10.00 PER C=15.00 PER D=65.00  
TP=0.1333 HR MASS RAINFALL=-1  
\*\*\*\*\*  
FINISH

AHYMO PROGRAM SUMMARY TABLE (AHYMO\_97) -  
INPUT FILE = 12th.txt

- VERSION: 1997.02d

RUN DATE (MON/DAY/YR) =12/22/2014  
USER NO.= AHYMO-I-9702c01000R31-AH

COMMAND	HYDROGRAPH IDENTIFICATION	FROM ID NO.	TO ID NO.	AREA (SQ MI)	PEAK DISCHARGE (CFS)	RUNOFF VOLUME (AC-FT)	RUNOFF (INCHES)	TIME TO PEAK (HOURS)	CFS PER ACRE	PAGE = 1
START	RAINFALL	TYPE= 1								
COMPUTE NM HYD		100.00	-	1	.00055	.81	.023	.77821	1.533	2.301 PER IMP= 2.350
START	RAINFALL	TYPE= 1								
COMPUTE NM HYD		110.00	-	1	.00055	.33	.008	.27828	1.533	.945 PER IMP= 1.570
START	RAINFALL	TYPE= 1								
COMPUTE NM HYD		100.10	-	1	.00055	1.48	.053	1.79770	1.500	4.216 PER IMP= 72.22
START	RAINFALL	TYPE= 1								
COMPUTE NM HYD		110.10	-	1	.00055	.93	.032	1.07842	1.500	2.650 PER IMP= 72.22
FINISH										

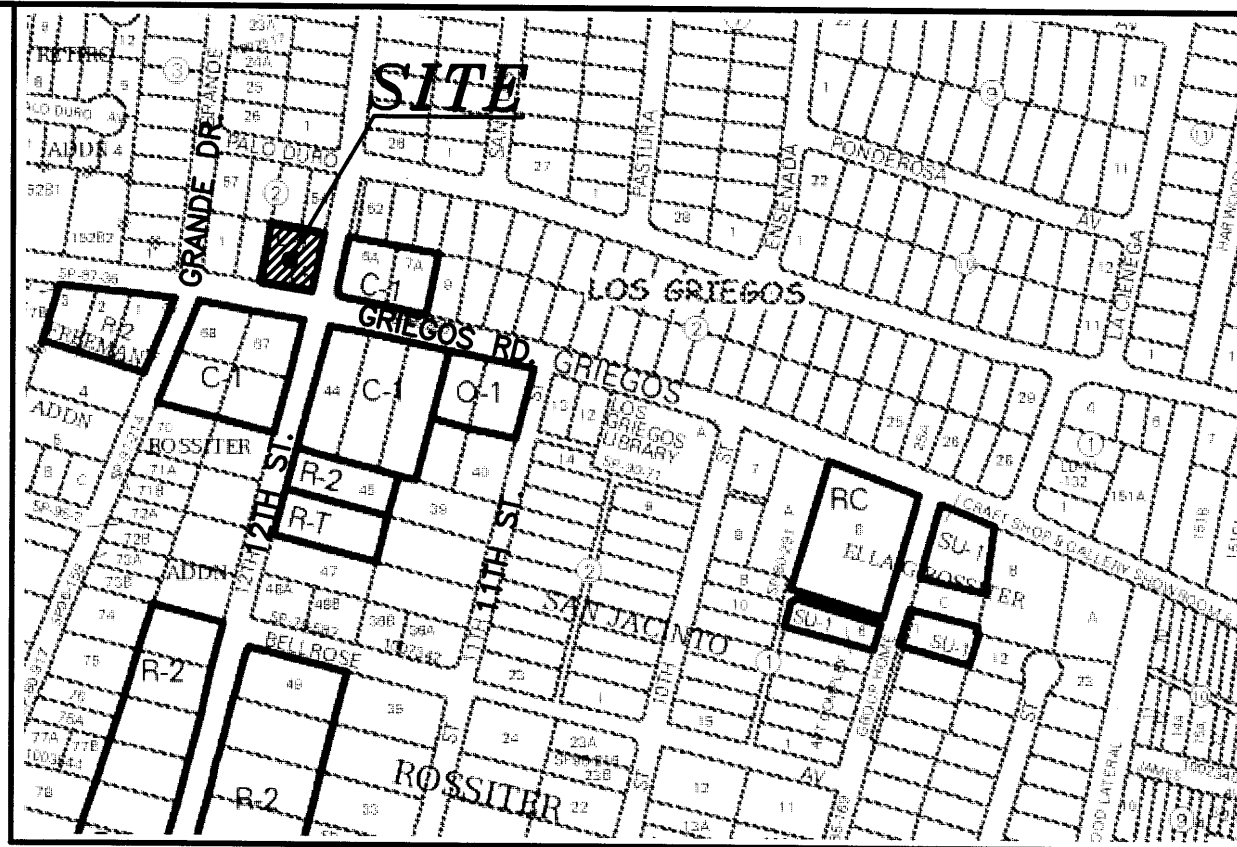


NOTES:

1. PROVIDE 12" CURB OPENING
2. 12" SIDEWALK CULRVET PER CITY STD DWG 2236 (TACK WELD PLATE AT THE BOLT)
3. 6" WALL OPENING (OR TURN TWO BLOCKS)

POND CALCULATION

TOTAL POND AREA PROVIDED = POND A + B + C + D = 2,631.83 CF  
TOTAL PONDING VOLUME REQUIRED = VOL. PROPOSED CONDITIONS - VOL. EXISTING CONDITIONS  
= 0.053 - 0.023 = 0.03 AC-FT = 1,306.80 CF  
TOTAL PONDING VOLUME REQUIRED (VALLEY)= 0.5 INCHES x AREA = (0.5/12 x 15,329.81) = 638.74 CF  
TOTAL PONDING VOLUME REQUIRED (90TH PERCENTILE/FIRST FLUSH) = 0.34 IMCHES x IMPERVIOUS AREA = (0.34/12 x 9,964.38) = 282.32 CF



VICINITY MAP:

F-14-Z

LEGAL DESCRIPTION:

LOTS 3 AND 4, BLOCK 2, SANDIA PLAZA  
CONTAINING 15,329.81 S.F. (0.3519 ACRE)  
ZONING: C-1 USES

ADDRESS:

1203 GRIEGOS ROAD N.W.

GENERAL NOTES:

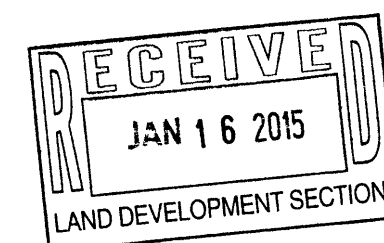
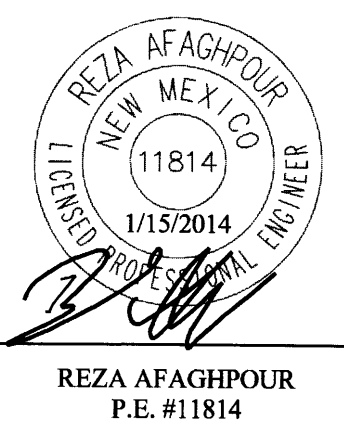
1. CONTOUR INTERVAL IS HALF (0.50) FOOT.
2. ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE CONTROL STATION DOUGLAS, HAVING AN ELEVATION OF 4975.078 FEET ABOVE SEA LEVEL.
3. UTILITIES SHOWN HEREON ARE IN THEIR APPROXIMATE LOCATION BASED ONLY ON ABOVE GROUND EVIDENCE FOUND IN THE FIELD AND AS-BUILT INFORMATION PROVIDED BY THE CLIENT. UTILITIES SHOWN HEREON, WHETHER INDICATED AS ABANDONED OR NOT, SHALL BE VERIFIED BY OTHERS FOR EXACT LOCATION AND/ OR DEPTH PRIOR TO EXCAVATION OR DESIGN CONSIDERATIONS.
4. THIS IS NOT A BOUNDARY SURVEY, BEARINGS ARE ASSUMED, DISTANCES AND FOUND PROPERTY CORNERS ARE FOR INFORMATIONAL PURPOSES ONLY.
5. SLOPES ARE AT 3:1 MAXIMUM.

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. 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 THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

LEGEND

- -5100 --- EXISTING CONTOUR (MAJOR)
- -5102 --- EXISTING CONTOUR (MINOR)
- BOUNDARY LINE
- x 85.46 PROPOSED SPOT ELEVATION
- x 5265.16 EXISTING GRADE
- x 5284.43 EXISTING FLOWLINE ELEVATION
- FL
- BC=89.08 PROPOSED RETAINING WALL
- BOTTOM OF CHANEL
- TRW=91.50 TOP OF RETAINING WALL
- TF=88.00 TOP OF FOOTING
- HP HIGH POINT



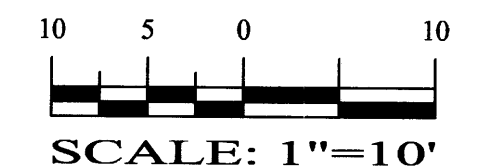
SBS CONSTRUCTION  
AND ENGINEERING, LLC

10209 SNOWFLAKE CT., NW  
ALBUQUERQUE, NEW MEXICO 87114  
(505)899-5570

4 UNIT TOWNHOUSE DEVELOPMENT  
GRADING AND DRAINAGE PLAN

DRAWING:	DRAWN BY:	DATE:	SHEET #
201418-GR.DWG	SH-B	12-22-2014	3

GRAPHIC SCALE



LAST REVISION: 1222/2014



4 UNIT TOWNHOUSE PROJECT  
FOR JASON BUCHANAN  
1203 GRIEGOS ROAD N.W.  
ALBUQUERQUE, NEW MEXICO

DESIGN CRITERIA

CODES: 2009 IRC, 2009 UMC, 2009 UPC, 2014 NEC  
PROJECT LOCATION: NORTHWEST CORNER OF  
INTERSECTION OF 12TH STREET AND GRIEGOS ROAD  
N.W.  
1203 GRIEGOS ROAD N.W., ALBUQUERQUE, NM

LEGAL DESCRIPTION: LOTS 3A, BLOCK 2, SANDIA  
PLAZA  
TOTAL ACRES: .3519 ACRES

EXISTING ZONING: C-1  
PROPOSED USES: RESIDENTIAL DWELLINGS

PROPOSED ZONING: SU-1 FOR RT  
CONSTRUCTION TYPE: TYPE VB NON SPRINKLERED

SEISMIC ZONE: D  
MAXIMUM TOTAL DWELLING UNITS: 4 UNITS - 11 DUS  
PER ACRE

MAXIMUM BUILDING HEIGHT: 26'  
REQUIRED PARKING:  
TOWNHOUSE UNITS: 4 UNITS X 2 PARKING SPACES =  
8 PARKING SPACES

PROPOSED PARKING:  
OFF-STREET PARKING = 12 PARKING SPACES  
INCLUDING GARAGES COMPLIES

USABLE OPEN SPACE:  
REQUIRED OPEN SPACE:  
4 UNITS X 550 = 2200 SF  
UOS PROVIDED = 7,721 SF COMPLIES  
SEE SHEET 4 FOR UOS PLAN

LANDSCAPE CALCULATION:

SEE SHEET 4

TWO BEDROOM UNITS:

FLOOR AREA (EA. UNIT):	548
LOWER LEVEL HEATED	745
UPPER LEVEL HEATED	1293 SF
TOTAL HEATED	
GARAGE	264 SF
TOTAL AREA	1557 SF

THREE BEDROOM UNITS:

FLOOR AREA (EA. UNIT):	786
LOWER LEVEL HEATED	687
UPPER LEVEL HEATED	1473 SF
TOTAL HEATED	
GARAGE	424 SF
TOTAL AREA	1897 SF

TOTAL BUILDING AREA:

BUILDING:  
(2) TWO BEDROOM UNITS  
2 X 1293 = 2586 SF HEATED  
2 X 264 = 528 SF GARAGE  
(2) THREE BEDROOM UNITS  
2 X 1473 = 2946 SF HEATED  
2 X 424 = 848 SF GARAGE  
TOTAL PROJECT HEATED = 5532 SF  
TOTAL PROJECT GARAGE = 1376 SF

1203 GRIEGOS RD. NW

VICINITY MAP - ZA MAP F-14

1" = 500'

INTRODUCTION

THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT SUBMITTAL SHALL SERVE AS THE OWNER'S SUBMITTAL FOR A  
ZONE CHANGE TO THE PROPERTY LOCATED AT THE NORTHWEST CORNER OF 12TH STREET AND GRIEGOS ROAD N.W. -  
1203 GRIEGOS ROAD N.W.

THE SUBJECT PROPERTY CONSISTS OF ONE REPLATTED UNIMPROVED PARCEL, ZONED C-1. WE RESPECTFULLY SEEK A  
CHANGE OF ZONE TO SU-1 FOR RT.

THE LOT IS UNDER CONTRACT TO MR. JASON BUCHANAN.

RESIDENTIAL ZONED SINGLE FAMILY RESIDENCES FRAME THE PROPOSED DEVELOPMENT ON THE WEST AND THE  
NORTH. COMMERCIAL ZONED IMPROVED USES ARE LOCATED TO THE SOUTH AND THE EAST ACROSS THE ABUTTING  
STREETS.

THE FOUR UNIT TOWNHOUSE DEVELOPMENT IS PROPOSED FOR THE LOT PARCEL. THE TWO STORY TOWNHOUSE  
CONFIGURATION CONSISTS OF (2) THREE BEDROOM UNITS AND (2) TWO BEDROOM UNITS. THIS CONFIGURATION  
PROVIDES AN ACCEPTABLE DENSITY (FAR = 35) RESIDENTIAL USE AT THE INTERFACE BETWEEN THE NEIGHBORHOOD  
EDGE AND THE TWO LANE COLLECTOR STREET (GRIEGOS ROAD N.W.).

THE PROPOSED TOWNHOUSE UNIT GARAGE ENTRY DRIVEWAYS ARE SITUATED OFF OF A "T" SHAPED PRIVATE PARKING  
AREA. THE PROJECT'S FRONT SETBACK IS LOCATED OFF OF 12TH STREET, WHICH IS A LOCAL STREET NORTH OF  
GRIEGOS ROAD. VEHICULAR ACCESS IS PROVIDED VIA AN EXISTING CONCRETE DRIVEWAY. THE DRIVEWAY SHALL BE  
RETROFITTED TO ACCOMMODATE HANDICAP ACCESS ACROSS ITS WIDTH. FOUR FOOT WIDE INTERNAL PEDESTRIAN  
WALKWAYS CONNECT THE UNITS FROM NORTH TO SOUTH. THE CITY OF ALBUQUERQUE BUS TRANSIT ROUTE ON 4TH  
STREET NW IS LOCATED ONE-HALF MILE FROM THE SITE, WELL WITHIN REACH VIA BICYCLE.

ALL PROPOSED TOWNHOUSES ARE TWO STORY WITH SINGLE STORY FEATURES. ALL VEHICULAR PARKING  
FRONTAGES ARE SINGLE STORY; THUS, A MORE GRADUAL BUILDING ELEVATION TRANSITION IS ACHIEVED FROM THE  
PEDESTRIAN VIEW.

LASTLY, THE TOWNHOUSES SHALL BE SET OFF FROM THE STREET FRONTAGES BY MEANDERING YARD WALLS, TREES  
AND SHRUBS. INTERIOR LOT UNIT DRIVEWAYS WILL BE SEPARATED BY LANDSCAPE AREAS WITH TREES. TREES SHALL  
REACH A 25' TO 35' SPREAD AT MATURITY. TREES AT OVERHEAD POWER LINES SHALL NOT EXCEED 25' IN HEIGHT AT  
MATURITY.

THE PROTOTYPICAL TOWNHOUSE UNIT PHOTO IS ATTACHED ON SHEET 5. THE TENTH AND CANDELARIA NW PROJECT  
PROVIDES AN ACCURATE PHOTOGRAPHIC RENDERING FOR BUILDING MASSING REFERENCE.

SITE PLAN LEGEND

W1  
W2  
8" SPLIT FACE CMU  
COURTYARD WALL -  
SEE WALL FOR HEIGHT  
72" HIGH 8" UN-  
FINISHED CMU  
COURTYARD WALL

EXG  
FIRE HYDRANT  
UNIT ENTRY

NEW CONCRETE SIDEWALK -  
NEW CONCRETE SITE WORK  
DRIVEPAD - COA STANDARD  
DETAIL DWG 2425 - SECTION  
E-E - ADA ACCESSIBLE. SEE  
SITE PLAN FOR WIDTH

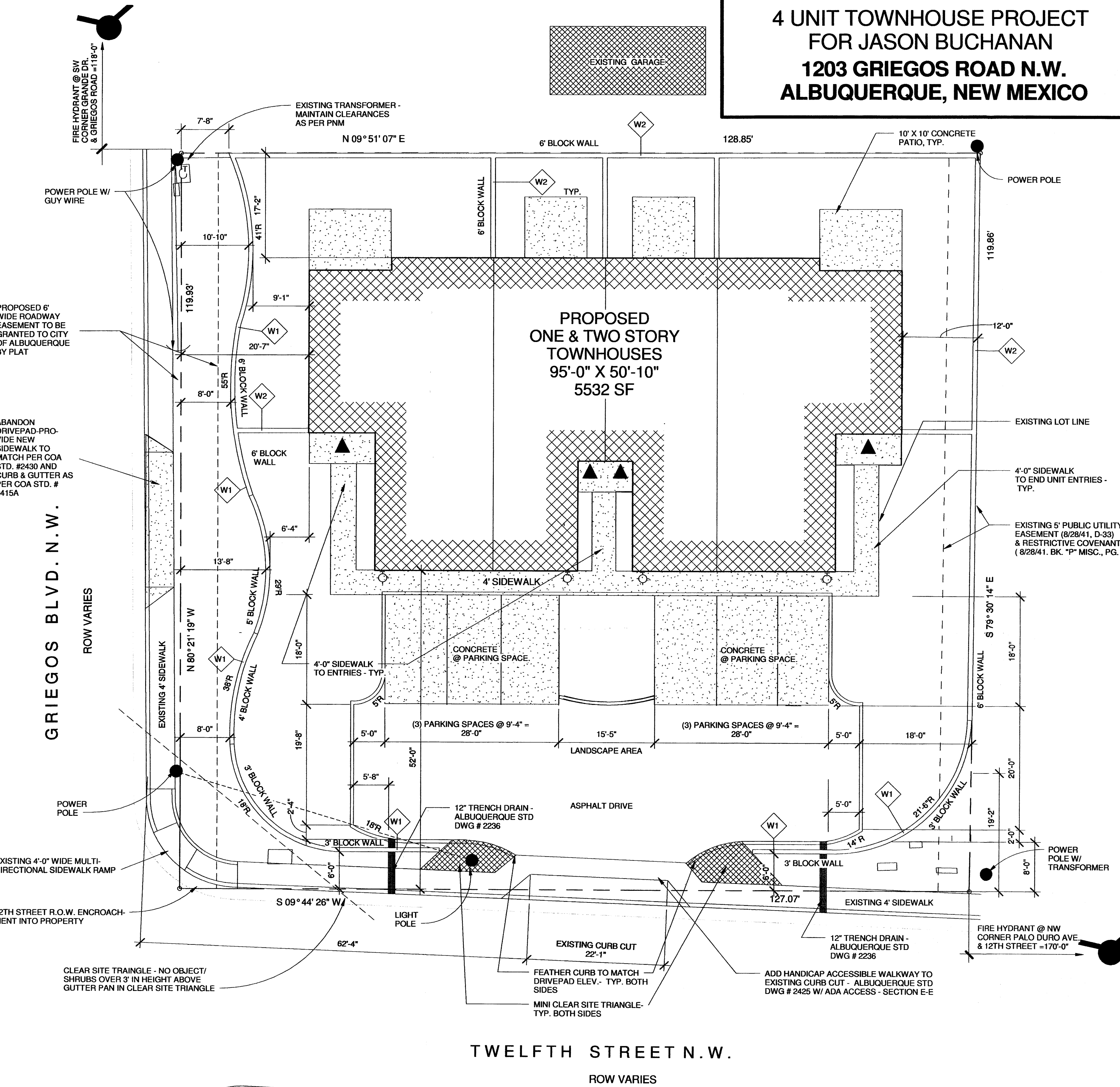
HOODED DUSK TO DAWN  
EXTERIOR WALL MOUNTED  
LIGHTING - SEE DETAIL  
SHEET 5

SHEET LIST

Sheet  
Number

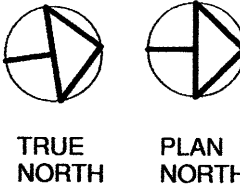
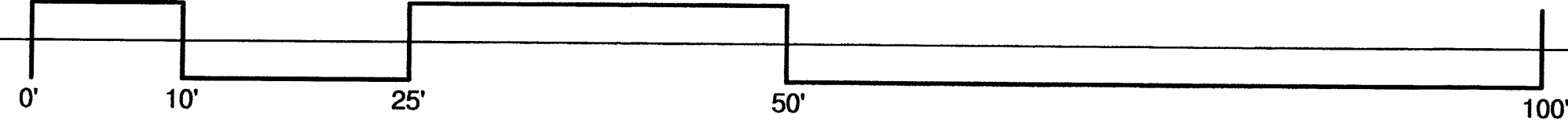
Sheet Name

1	SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
2	SITE DRAINAGE & GRADING PLAN
3	SITE UTILITY PLAN
4	SITE LANDSCAPE PLAN
5	ELEVATIONS & DETAILS



SITE DEVELOPMENT PLAN  
FOR BUILDING PERMIT

Scale: 1" = 10'-0"



AED PLANS CHECKING OFFICE  
924-3611  
APPROVED BY APPROVED  
DATE 2/12/15  
SIGNATURE & DATE

PROJECT NUMBER: #1010182

APPLICATION NUMBERS:

SDP FOR BP: #15DRB-70024

Is an Infrastructure List required? ( ) Yes (X) No If Yes, then a  
set of approved DRC plans with a work order is required for any  
construction within Public Right-of-Way or for construction of public  
improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineer, Transportation Division	02-18-15
Utilities Development	02-18-15
Parks & Recreation Department	2-18-15
City Engineer	2-18-15
* Environmental Health Department (conditional)	2-18-15
Solid Waste Management	2-12-15
DRB Chairperson, Planning Department	2-10-15

Cinelli / Roger Cinelli & Assoc.  
2418 Manuel Torres Lane N.W.  
Albuquerque, New Mexico 87107  
(505) 243-8211

PROJECT TITLE:  
4 UNIT TOWNHOUSE DEV.  
FOR JASON BUCHANAN  
1203 GRIEGOS ROAD N.W.  
ALBUQUERQUE, NEW MEXICO

DRAWING TITLE:  
SITE DEVELOPMENT PLAN FOR  
BUILDING PERMIT

SEAL DATE FEB. 12, 2015 PROJECT NO. BUCH 6E  
DRAWING NO.



2/12/15

1