

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

October 15, 2025

Asa Nilsson-Weber, P.E.
Isaacson & Arfman, Inc.
128 Monroe St. NE
Albuquerque, NM 87108

**RE: 2611 Rio Grande Blvd NW
2617 Rio Grande Blvd NW
2623 Rio Grande Blvd NW
Grading and Drainage Plans
Engineer's Stamp Date: 10/01/2025
Hydrology File: G12D045
Case # HYDR-2025-00364**

Dear Ms. Nilsson-Weber:

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Based upon the information provided in your submittal received 10/8/2025, the Grading & Drainage Plan is approved for Building Permit and Grading Permit. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

PRIOR TO CERTIFICATE OF OCCUPANCY:

1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.
2. Please provide the Drainage Covenant with Exhibit A for the stormwater quality ponds per Article 6-15(C) of the DPM prior to Permanent Release of Occupancy. Please submit the original copies along with the **\$ 25.00** recording fee check made payable to Bernalillo County to the Hydrology Section of Development Review Services on the Ground floor of Plaza de Sol. Application for Covenant submittal in ABQ-PLAN is also required.

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, 505-924-3420) 14 days prior to any earth disturbance.

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

If you have any questions, please contact me at 505-924-3314 or amontoya@cabq.gov.

Sincerely,

A handwritten signature in black ink that reads 'Anthony Montoya, Jr.'.

Anthony Montoya, Jr., P.E., CFM
Senior Engineer, Hydrology
Planning Department, Development Review Services

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

CITY OF ALBUQUERQUE

CODE ENFORCEMENT

Plaza Del Sol Building, Suite 500

600 2nd Street NW

Albuquerque, NM 87102

Tel: (505) 924-3850



Date: September 29, 2025

RE: Residential Address Assignment

UPC: **101206046511740232**

To Whom It May Concern:

This letter is to serve as a notice of an address assignment for the property located at: **MAP 34 TR 97B**, which was issued a situs address of:

2611 Rio Grande Blvd NW, Albuquerque NM 87104

2617 Rio Grande Blvd NW, Albuquerque NM 87104

2623 Rio Grande Blvd NW, Albuquerque NM 87104

The street address must be displayed as required by the Building Numbering Ordinance, using minimum 3” figures mounted on the home and easily readable from the servicing street.

Please refer to the US Postal Service regulations regarding individual mail receptacles.

Attached are a map and a distribution list of who will be notified and required to correspond with this assignment.

Please update your records to reflect the above address; however, if problems arise contact the City Address Verification Office at addressing@cabq.gov.

Sincerely,



Wendi Alcalá

Addressing

[e addressing@cabq.gov](mailto:addressing@cabq.gov)

cabq.gov/planning

Copy: County Assessor's Office/Gustavo Hernandez, US Postal Service-/Theresa Gonzales/Sylvia Vigil/Jaclyn Velasquez, Mid Region Council of Governments/Steve Montiel, Bureau of Election Office/Larry Romero, AGIS-Planning/ Catherine Bradley, Hydrology/Rudy Rael, PW/Water Meters/ Workgroup, PNM/Victoria Rodriguez, Gas Company of New Mexico, Comcast/Robert Martinez, CenturyLink/Michele Ramirez, Alarm Dispatch/Paul Buck, Emergency Communication Center/Erika Wilson

DOCH 2025076744

09/23/2025 03:00 PM Page: 2 of 2 R: \$25.00
 PLAT B: 2025C P: 0068 Michelle S. Kavanaugh, Bernalillo County

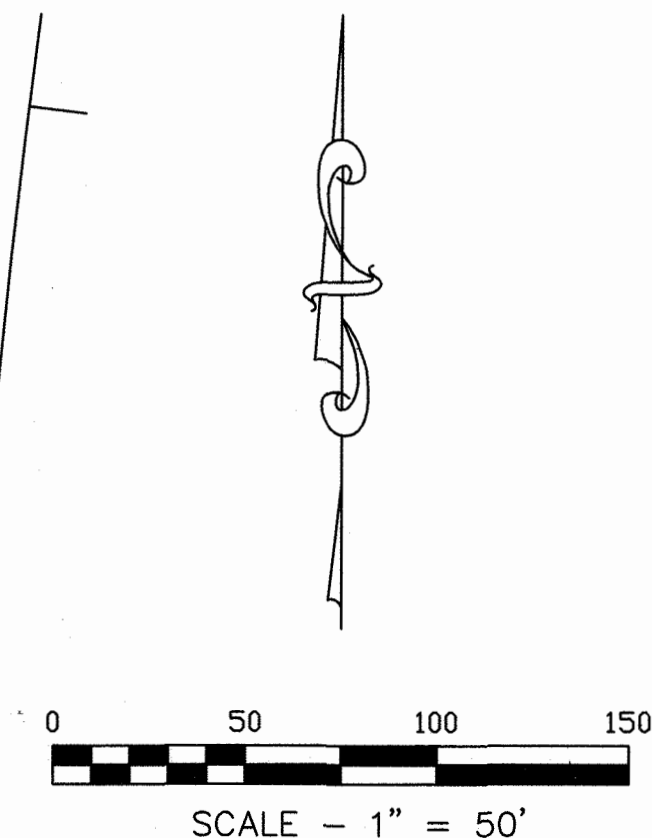
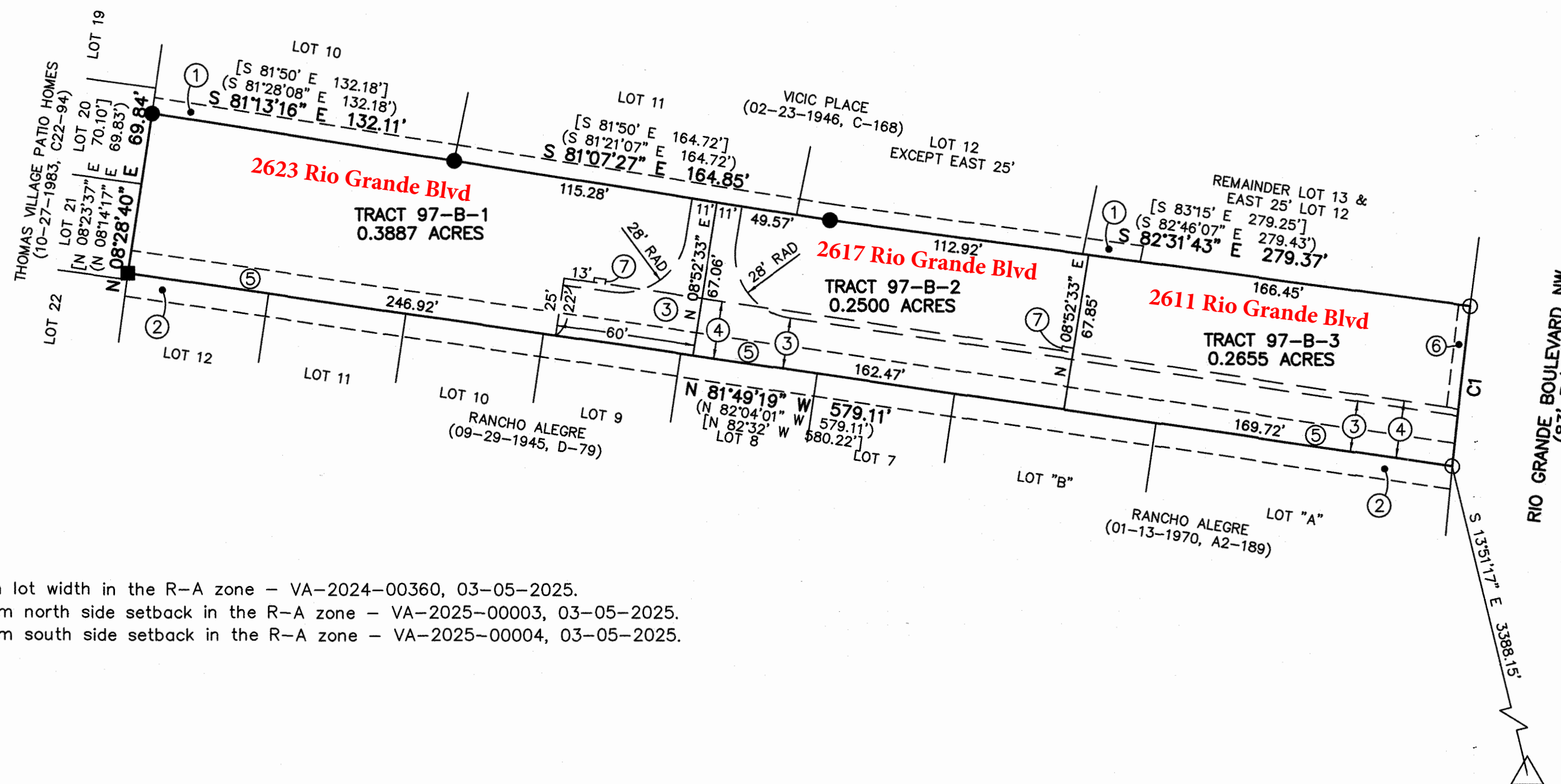
MIDDLE RIO GRANDE CONSERVANCY DISTRICT APPROVAL

APPROVED on the condition that all rights of the Middle Rio Grande Conservancy District in easements, rights of way, assessments and liens, are fully reserved to said District, and that if provision for irrigation source and easements are not provided for by the subdivider for the subdivision, addition, or plat, said District is absolved of all obligations to furnish irrigation waters and services to any portions thereof, other than from existing turnouts.

PLAT FOR
 TRACTS 97-B-1, 97-B-2 & 97-B-3
 M.R.G.C.D. MAP NO. 34
 (A REPLAT OF TRACT 97-B,
 M.R.G.C.D. MAP NO. 34)
 WITHIN THE
 TOWN OF ALBUQUERQUE GRANT
 PROJECTED SECTION 1,
 TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 OCTOBER, 2024

City of Albuquerque
 Planning Department
 Approved Final Address Assignment
 Wendi Alcalá
 9/29/2025

CURVE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	69.94'	2904.79'	01°22'46"	S 06°09'46" W	69.94'
	(69.87')	(3006.00')	(01°19'54")	(S05°55'29"W)	(69.86')
	[65']	[2904.79']			



APPROVED VARIANCES:

1. A variance of 7.94 feet to 75 foot minimum lot width in the R-A zone - VA-2024-00360, 03-05-2025.
2. A variance of 5 feet to the 10 foot minimum north side setback in the R-A zone - VA-2025-00003, 03-05-2025.
3. A variance of 5 feet to the 10 foot minimum south side setback in the R-A zone - VA-2025-00004, 03-05-2025.

EASEMENTS

- ① - 10' UTILITY AND IRRIGATION DITCH EASEMENT (02-23-1946, C-168)
- ② - 10' UTILITY AND IRRIGATION DITCH EASEMENT (09-29-1945, D-79)
- ③ - 22' PRIVATE ACCESS FOR THE JOINT USE, BENEFIT AND TO BE MAINTAINED BY TRACTS 97-B-1, 97-B-2 & 97-B-3 (GRANTED BY THIS PLAT)
- ④ - 25' ABCWUA PUBLIC WATER AND PUBLIC SANITARY SEWER EASEMENT (GRANTED BY THIS PLAT)
- ⑤ - 10' PUBLIC UTILITY EASEMENT (PUE) (GRANTED BY THIS PLAT)
- ⑥ - 5' PUBLIC LANDSCAPE EASEMENT (GRANTED BY THIS PLAT)
- ⑦ - 2' x 5' ABCWUA PUBLIC WATER METER EASEMENT (GRANTED BY THIS PLAT)

PROPERTY CORNERS

- - FOUND 1" PIPE WITH CAP "LS 10464"
- - FOUND 1/2" REBAR WITH CAP "LS 10464"
- - FOUND 1" PIPE

AGRS MONUMENT
 "7-H13"
 N=1495777.837 (US SURVEY FOOT)
 E=1513953.442 (US SURVEY FOOT)
 G-G=0.999684760
 Δα=-00°14'35.56"
 ELEV=4964.364 (US SURVEY FOOT)
 CENTRAL ZONE
 (NAD83/NAVD88)

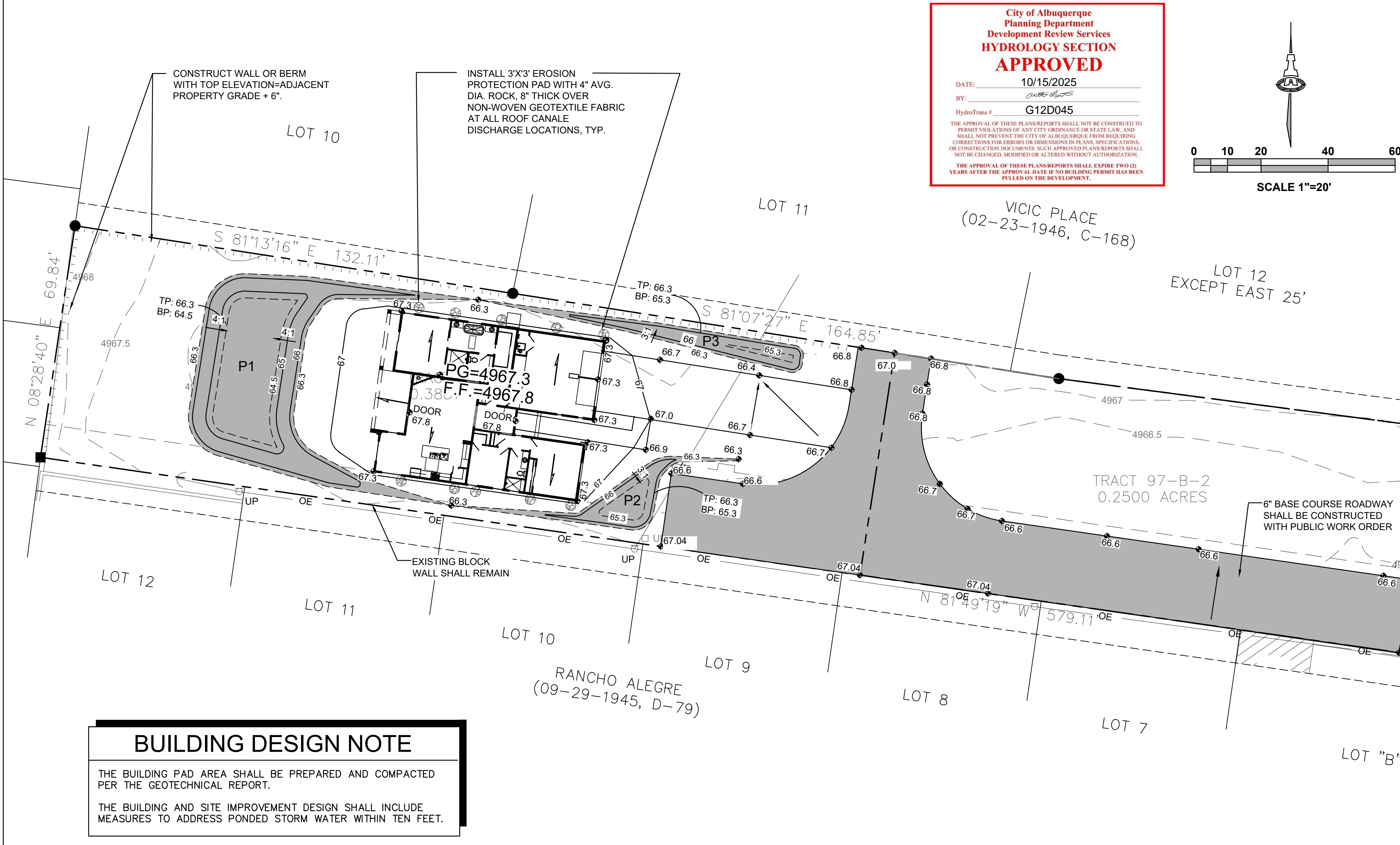
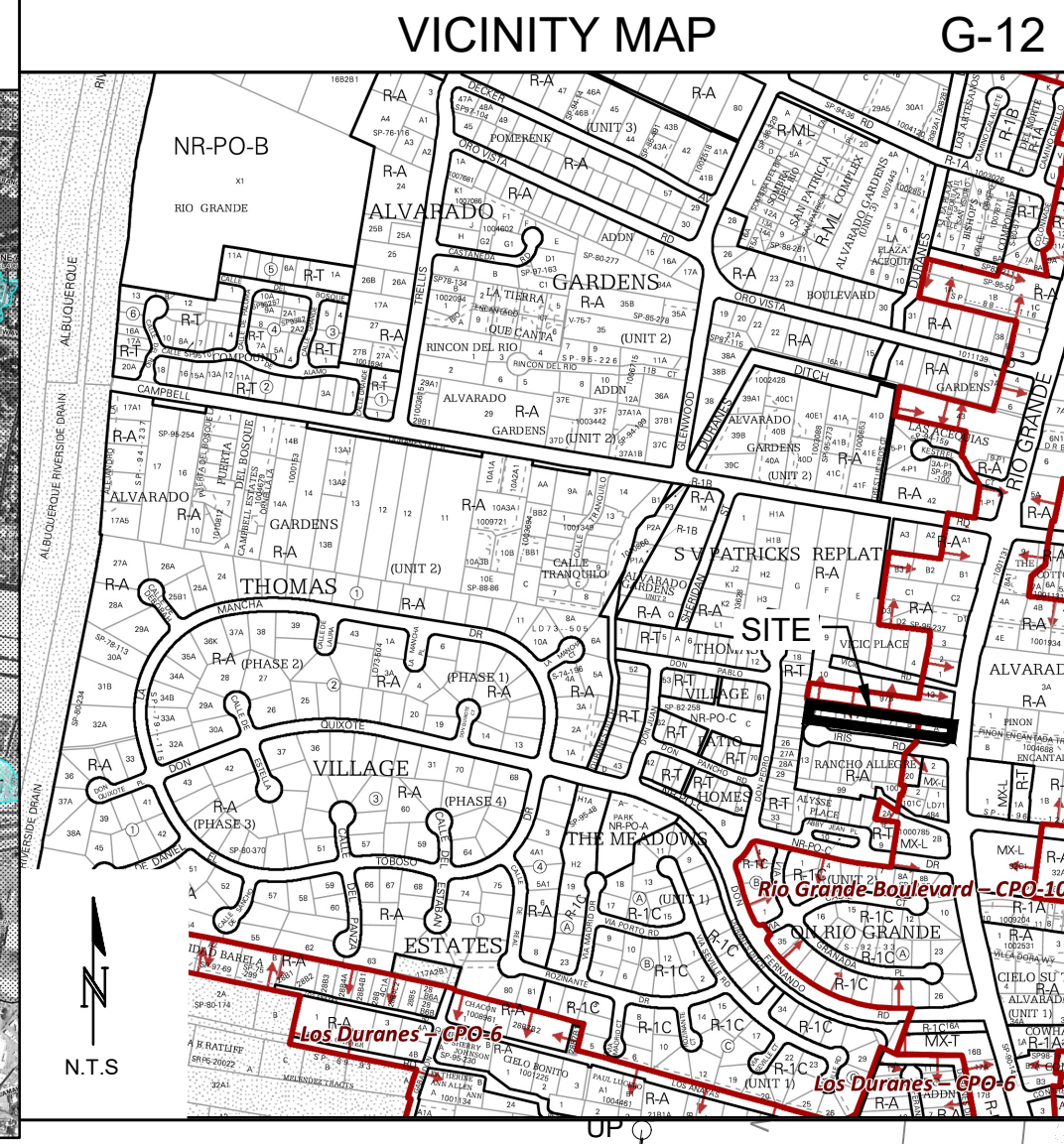
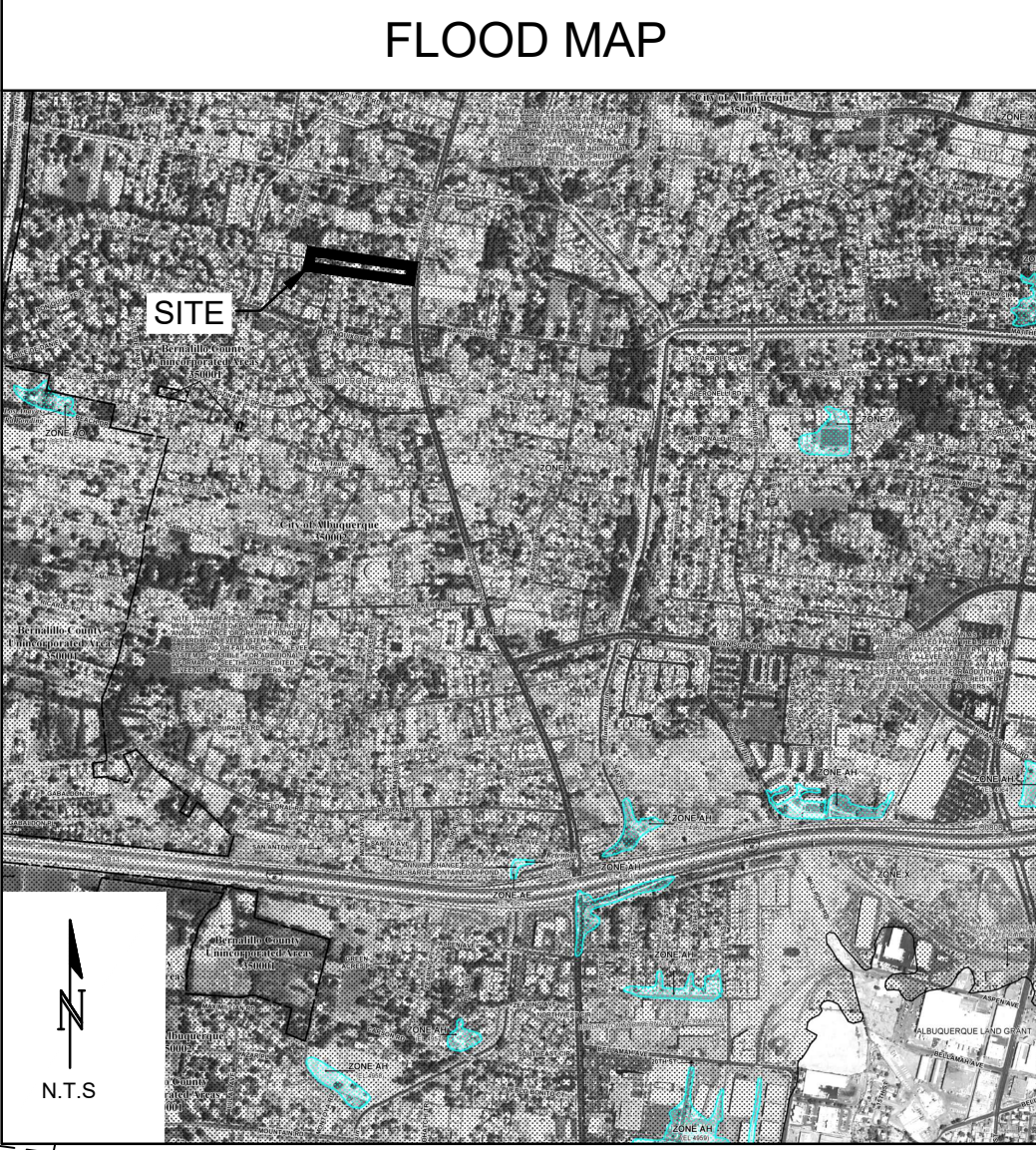
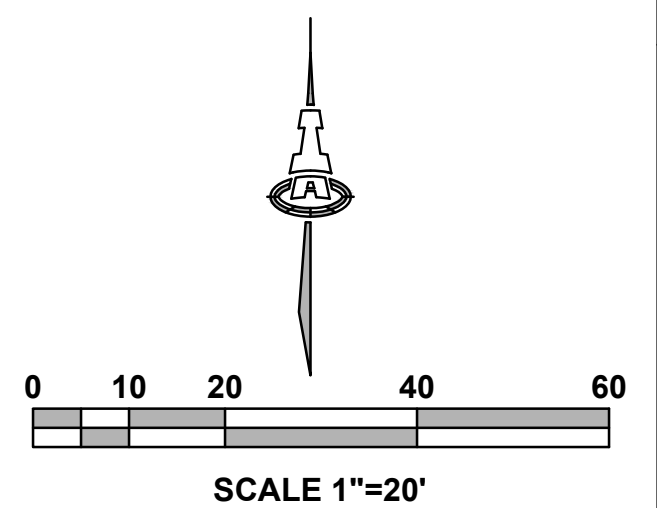
05-08-2025 rev
 05-07-2025 rev
 03-24-2025 rev
 10-14-2024 rev

Drawn By:	TA	Date:	10-13-2024
Checked By:	TA	Drawing Name:	24094PLT.DWG
Job No.:	24-094	Sheet:	2 of 2

ALDRICH LAND SURVEYING
 P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

City of Albuquerque
 Planning Department
 Development Review Services
HYDROLOGY SECTION
APPROVED
 DATE: 10/15/2025
 BY: *[Signature]*
 HydroFile #: G12D045

THE APPROVAL OF THESE PLANS REPORTS SHALL NOT BE CONSIDERED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM MAKING CORRECTIONS FOR ERRORS OR DIMENSIONS IN PLANS, SPECIFICATIONS, OR CONSTRUCTION DOCUMENTS. SUCH APPROVED PLANS REPORTS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION. THE APPROVAL OF THESE PLANS REPORTS SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE IF NO BUILDING PERMITS HAS BEEN PULLED ON THE DEVELOPMENT.



BUILDING DESIGN NOTE

THE BUILDING PAD AREA SHALL BE PREPARED AND COMPACTED PER THE GEOTECHNICAL REPORT.

THE BUILDING AND SITE IMPROVEMENT DESIGN SHALL INCLUDE MEASURES TO ADDRESS PONDED STORM WATER WITHIN TEN FEET.

CALCULATIONS: TRACT 97-B-3 :
 Based on City of Albuquerque DMP, Article 6-2 Hydrology dated June 26, 2020

100-YEAR, 6-HOUR CALCULATIONS

AREA OF SITE:	11576.1537	SF	=	0.27	ACRE
100-year, 6-hour					
HISTORIC FLOWS:	DEVELOPED FLOWS:	EXCESS PRECIP:			
Treatment SF	%	Treatment SF	%	Precip. Zone	2
Area A = 0	0%	Area A = 0	0%	E _A = 0.62	
Area B = 1158	10%	Area B = 1158	10%	E _B = 0.80	
Area C = 7872	68%	Area C = 7872	68%	E _C = 1.03	
Area D = 2547	22%	Area D = 2547	22%	E _D = 2.33	
Total Area = 11576	100%	Total Area = 11576	100%		

On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)
 Weighted E = $\frac{E_A A_A + E_B A_B + E_C A_C + E_D A_D}{A_A + A_B + A_C + A_D}$

Historic E	=	1.29 in.	Developed E	=	1.29 in.
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On-Site Volume of Runoff: V₃₆₀ = $\frac{E^* A}{12}$

Historic V ₃₆₀	=	1247 CF	Developed V ₃₆₀	=	1247 CF
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On-Site Peak Discharge Rate: Q_p = $\frac{Q_{pA} A_A + Q_{pB} A_B + Q_{pC} A_C + Q_{pD} A_D}{43,560}$

For Precipitation Zone 2					
Q _{pA}	=	1.71	Q _{pC}	=	3.05
Q _{pB}	=	2.36	Q _{pD}	=	4.34
Historic Q _p	=	0.9 CFS	Developed Q _p	=	0.9 CFS

CALCULATIONS: TRACT 97-B-1 :
 Based on City of Albuquerque DMP, Article 6-2 Hydrology dated June 26, 2020

100-YEAR, 6-HOUR CALCULATIONS

AREA OF SITE:	10890	SF	=	0.25	ACRE
100-year, 6-hour					
HISTORIC FLOWS:	DEVELOPED FLOWS:	EXCESS PRECIP:			
Treatment SF	%	Treatment SF	%	Precip. Zone	2
Area A = 0	0%	Area A = 0	0%	E _A = 0.62	
Area B = 10890	100%	Area B = 5445	50%	E _B = 0.80	
Area C = 0	0%	Area C = 2178	20%	E _C = 1.03	
Area D = 0	0%	Area D = 3267	30%	E _D = 2.33	
Total Area = 10890	100%	Total Area = 10890	100%		

On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)
 Weighted E = $\frac{E_A A_A + E_B A_B + E_C A_C + E_D A_D}{A_A + A_B + A_C + A_D}$

Historic E	=	0.80 in.	Developed E	=	1.31 in.
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On-Site Volume of Runoff: V₃₆₀ = $\frac{E^* A}{12}$

Historic V ₃₆₀	=	726 CF	Developed V ₃₆₀	=	1184 CF
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On-Site Peak Discharge Rate: Q_p = $\frac{Q_{pA} A_A + Q_{pB} A_B + Q_{pC} A_C + Q_{pD} A_D}{43,560}$

For Precipitation Zone 2					
Q _{pA}	=	1.71	Q _{pC}	=	3.05
Q _{pB}	=	2.36	Q _{pD}	=	4.34
Historic Q _p	=	0.6 CFS	Developed Q _p	=	0.8 CFS

100-year 10-day Storm Volume

TRACT 97-B-3

V ₃₆₀ (from previous calculation)	=	1246
Area Treatment D (SF)	=	2545
Zone	=	2

For 100-year 10 Day Storms:
 V_{10day} = V₃₆₀ + (Ad * (P_{10day} - P₃₆₀)) / 12" per foot

V ₃₆₀	=	1246
Ad (SF)	=	2545
Zone	=	2
P _{10day}	=	3.62
P ₃₆₀	=	2.29

V ₃₆₀	=	1246
+ imp. area	=	282
Total Volume (V _{10day})	=	1528

POND 4

Contour	Area	Volume
4963.3	123	
4964.3	328	226 CF
4965.3	637	483 CF
4966.3	1044	841 CF

POND VOLUME = 1549 CF

100-year 10-day Storm Volume

TRACT 97-B-1

V ₃₆₀ (from previous calculation)	=	1841
Area Treatment D (SF)	=	5079
Zone	=	2

For 100-year 10 Day Storms:
 V_{10day} = V₃₆₀ + (Ad * (P_{10day} - P₃₆₀)) / 12" per foot

V ₃₆₀	=	1841
Ad (SF)	=	5079
Zone	=	2
P _{10day}	=	3.62
P ₃₆₀	=	2.29

V ₃₆₀	=	1841
+ imp. area	=	563
Total Volume (V _{10day})	=	2404

POND 1

Contour	Area	Volume
64.5	706	
65.3	1,159	746 CF
66.3	2,117	1,638 CF

POND VOLUME = 2,383 CF

POND 2

Contour	Area	Volume
65.3	99	
66.3	378	239 CF

POND VOLUME = 239 CF

POND 3

Contour	Area	Volume
65.3	27	
66.3	411	219 CF

POND VOLUME = 219 CF

TOTAL POND VOLUME

POND 1	=	2,383 CF
POND 2	=	239 CF
POND 3	=	219 CF
TOTAL	=	2,841 CF

REQ'D = 2,404 CF

STORMWATER QUALITY

BECAUSE THE 100-YR, 10-DAY STORM SHALL BE PONDED ON TRACTS 97-B-1 & 97-B-3, THE STORM WATER QUALITY VOLUME WILL BE PROVIDED IN THE PONDS.

FLAT GRADING CRITERIA

FLAT GRADING CRITERIA PER PER DPM ARTICLE 6-5(D)

- THE SITE MUST BE FLAT OR GRADED FLAT.
- THE MAXIMUM PERCENT IMPERVIOUS OF THE LOT AND THE CONTRIBUTING AREA MAY NOT BE GREATER THAN 45%.
- FINISHED PAD ELEVATION SHALL BE A MINIMUM OF 1 FOOT ABOVE THE 100-YEAR 10-DAY STORMWATER SURFACE ELEVATION
- THE FLOW BETWEEN THE FRONT YARD AND BACK YARD CANNOT BE OBSTRUCTED. THE STORMWATER MUST BE ALLOWED TO EQUALIZE TO THE SAME LEVEL BETWEEN THE FRONT YARD AND BACK YARD.
- A PERMANENT PERIMETER WALL OR BARRIER AROUND THE DEVELOPMENT IS REQUIRED TO CONTAIN THE 100-YEAR 10-DAY STORM DEVELOPED RUNOFF.
- THE HIGH POINT OF ALL INTERNAL STREETS MUST BE FOUR INCHES ABOVE THE 100-YEAR 10-DAY STORMWATER SURFACE ELEVATION.

OWNER MAINTENANCE NOTE

OWNER OF EACH TRACT IS RESPONSIBLE FOR OBSERVING THE PROPERTY FOLLOWING RAIN EVENTS TO IDENTIFY AREAS OF EROSION, REPAIR, AND ADD ADDITIONAL EROSION PROTECTION AS NEEDED

PROJECT INFORMATION

PROPERTY: TRACT 97-B-1 IS A 0.39 ACRE PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP G-12 THE SITE IS BOUND TO THE NORTH, WEST AND SOUTH BY DEVELOPED RESIDENTIAL PROPERTIES AND TO THE EAST BY RIO GRANDE BLVD, NW. AN EXISTING RESIDENCE IS CONSTRUCTED ON THE EAST PORTION OF THE SITE. TRACT 97-B-3, AND THIS PORTION DRAINS TO RIO GRANDE BLVD, NW.

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE GRADING FOR DETACHED RESIDENCE ON TRACT 97-B-1 AND THE CONSTRUCTION OF A PRIVATE ROADWAY. THE EXISTING RESIDENCE ON TRACT 97-B-3 SHALL REMAIN. A RETENTION POND SHALL BE CONSTRUCTED TO RETAIN THE 100-YR, 10-DAY FLOWS FOR TRACT 97-B-3.

LEGAL DESCRIPTION: TRACT 97-B-1 AND TRACT 97-B-3 M.R.G.C.D. MAP NO. 34, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

BENCHMARK: VERTICAL DATUM IS BASED UPON CITY OF ALBUQUERQUE BENCHMARK STAMPED "3-G-12", ELEVATION = 4,966.46 FEET (NAVD 1988).

OFF-SITE FLOW: NO OFF-SITE FLOW ENTERS THE PROPERTY.

FLOOD HAZARD: PER BERNALILLO COUNTY FIRM MAP 35001C0331H, EFFECTIVE AUGUST 16, 2012, THE SITE IS LOCATED WITHIN SHADED ZONE X (AREAS PROTECTED BY LEVEES).

DRAINAGE PLAN CONCEPT: PER THE FLAT GRADING SCHEME SURFACE FLOW FROM TRACT 97-B-1 WILL BE COLLECTED WITHIN THE RETENTION POND TO THE WEST OF THE RESIDENCE. FRONT YARD FLOWS WILL BE COLLECTED IN TWO PONDS (P2&P3) AND EQUALIZE WITH THE MAIN POND (P1). THE FLOW ON TRACT 97-B-3 SHALL BE COLLECTED IN A RETENTION POND (P4) ADJACENT TO RIO GRANDE BLVD.

LEGEND

- 66.5 --- EXISTING 0.5' CONTOUR
- 66 --- PROPOSED CONTOUR
- ◆ 66.6 PROPOSED SPOT ELEVATION
- SURFACE FLOW DIRECTION
- PG = 4967.3 PAD ELEVATION
- FF = 4967.8 FINISH FLOOR ELEVATION
- WALL OR BERM

Isaacson & Arfman, Inc.
 Civil Engineering Consultants
 128 Monroe Street NE
 Albuquerque, NM 87108
 505-266-8828 | www.iacivil.com

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ASA M. NILSSON-TEBER
 NEW MEXICO
 17831
 PROFESSIONAL ENGINEER
 10/01/2025

Engineer

TRACTS 97-B-1 & 97-B-3
2611 RIO GRANDE BLVD., NW
ALBUQUERQUE, NM

ISSUE:	
PROJECT NUMBER:	IA 2721
FILE:	
DRAWN BY:	BR/ANW
CHECKED BY:	ANW
DATE:	09-23-2025

No	Date	Description

SHEET TITLE

GRADING PLAN

SHEET NUMBER

CG-101

I:\PROJECTS\2023\20230710\20230710\DWG\2310 CG-101 GR-B-1.dwg, 10/23/2025 1:44 AM

GRADING GENERAL NOTES

- A. **UNDISTURBED AREAS:** PRIOR TO GRADING, BRUSH REMOVAL, OR SITE CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE DEVELOPER AT THE SITE TO ASCERTAIN THE AREAS OF THE PROJECT SITE THAT ARE TO BE PROTECTED AND PRESERVED.
- B. **TESTING:** ALL EARTHWORK OPERATIONS SHALL BE OBSERVED AND TESTED BY THE GEOTECHNICAL ENGINEER FOR CONFORMANCE WITH THE REQUIREMENTS SET FORTH IN THE GEOTECHNICAL STUDY.
- C. **STRIPPING AND DEBRIS REMOVAL:** THE BUILDING PAD SITES, AREAS TO BE PAVED, AND ALL AREAS THAT ARE TO RECEIVE FILL MATERIAL SHALL BE STRIPPED OF VEGETATION, TREES, ROOTS, STUMPS, DEBRIS, AND OTHER ORGANIC MATERIAL. THE DEPTH OF STRIPPING IS ESTIMATED TO BE ON THE ORDER OF SIX (6) INCHES IN ORDER TO REMOVE THE SURFACE SOIL CONTAINING ORGANIC MATERIAL. THE ACTUAL STRIPPING DEPTH SHALL BE BASED ON FIELD OBSERVATIONS. STRIPPED TOPSOIL SHALL BE STOCKPILED IN A LOCATION ON-SITE APPROVED BY THE DEVELOPER. ALL WASTE PRODUCTS FROM THE CONSTRUCTION SITE SHALL BE APPROPRIATELY DISPOSED OF OFF-SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMITS REQUIRED TO HAUL OR DISPOSE OF WASTE PRODUCTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE WASTE DISPOSAL SITE COMPLIES WITH GOVERNMENT REGULATIONS. ALL COSTS ASSOCIATED WITH DISPOSAL OF MATERIAL SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
- D. **PROOF ROLLING:** UPON COMPLETION OF STRIPPING OPERATIONS, AND PRIOR TO PLACEMENT OF ANY FILL MATERIALS, THE STRIPPED AREAS SHOULD BE OBSERVED TO DETERMINE IF ADDITIONAL EXCAVATION IS REQUIRED TO REMOVE WEAK OR OTHERWISE OBJECTIONABLE MATERIALS THAT WOULD ADVERSELY AFFECT THE FILL PLACEMENT. THE SUBGRADE SHOULD BE FIRM AND ABLE TO SUPPORT CONSTRUCTION EQUIPMENT WITHOUT DISPLACEMENT. SOFT OR YIELDING SUBGRADE SHOULD BE CORRECTED AND MADE STABLE BEFORE CONSTRUCTION PROCEEDS. PROOF ROLLING SHOULD BE PERFORMED USING A HEAVY PNEUMATIC TIRE ROLLER, LOADED DUMP TRUCK, OR SIMILAR PIECE OF EQUIPMENT WEIGHING AT LEAST 25 TONS. THE PROOF ROLLING OPERATIONS SHOULD BE OBSERVED BY THE GEOTECHNICAL ENGINEER OR HIS REPRESENTATIVE.
- E. **UNSTABLE MATERIAL:** WHEN CLAY OR OTHER UNSTABLE MATERIAL IS PRESENT IN AREAS OF PROPOSED BUILDING PADS OR PAVED AREAS, THE GEOTECHNICAL ENGINEER SHALL OBSERVE THE STABILITY OF ANY EXISTING CLAY OR WEATHERED MATERIAL THAT IS PRESENT IN THE SUBBASE, AND SHALL DETERMINE WHETHER ADDITIONAL EXCAVATION OF THESE MATERIALS WILL BE REQUIRED. IF THIS MATERIAL IS DEEMED SUITABLE FOR SUBBASE MATERIAL, THE SUBGRADE SHALL BE SCARIFIED TO A DEPTH OF EIGHT (8) INCHES, ITS MOISTURE CONTENT ADJUSTED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER, AND THEN RE-COMPACTED TO ONE HUNDRED (100) PERCENT OF THE OPTIMUM DENSITY DETERMINED BY THE STANDARD PROCTOR TEST, ASTM D - 698 PRIOR TO PLACEMENT OF FILL MATERIALS.
- F. **CONTROLLED FILL:** ALL SOILS USED FOR CONTROLLED FILL SHOULD BE FREE OF ROOTS, VEGETATION, AND OTHER DELETERIOUS OR UNDESIRABLE MATTER. ROCKS LESS THAN 4 INCHES IN LARGEST DIMENSION WITHIN 15" OF PROPOSED SUBGRADE ELEVATION, LESS THAN 6 INCHES IN SIZE FROM 15" TO 36" OF PROPOSED SUBGRADE ELEVATION, LESS THAN 12 INCHES IN SIZE FROM 36" TO 72" OF PROPOSED SUBGRADE ELEVATION, AND LESS THAN 18 INCHES IN LARGEST DIMENSION FOR FILLS IN EXCESS OF 72" FROM SUBGRADE ELEVATION, WILL BE ALLOWED AS ACCEPTABLE FILL MATERIAL. ROCK FILLS SHOULD BE SUPPLEMENTED WITH A SUFFICIENT AMOUNT OF FINE MATERIAL TO PREVENT VOIDS. SOILS IMPORTED FROM OFF-SITE FOR USE AS FILL SHOULD BE APPROVED BY THE GEOTECHNICAL ENGINEER. THE FILL MATERIAL SHOULD BE PLACED IN LEVEL, UNIFORM LIFTS, WITH EACH LIFT COMPACTED TO THE MINIMUM DRY DENSITY WITHIN THE COMPACTION SOIL MOISTURE RANGES RECOMMENDED. THE LOOSE LIFT THICKNESS SHOULD NOT EXCEED 10 INCHES. EACH LAYER SHOULD BE PROPERLY PLACED, MIXED, SPREAD, AND COMPACTED TO BETWEEN 95 AND 100 PERCENT OF STANDARD PROCTOR DENSITY AS DETERMINED BY ASTM D 698.

- G. **PROPOSED GRADES:** THE PROPOSED CONTOURS INDICATED ON THE GRADING PLAN ARE FINISHED GRADES AND ARE SHOWN AT ONE-FOOT INTERVALS UNLESS NOTED. SPOT ELEVATIONS SHOWN IN PAVED AREAS ARE TOP OF PAVEMENT, UNLESS NOTED OTHERWISE.
- H. **MASS GRADE ELEVATIONS:** THE CONTRACTOR SHALL BE RESPONSIBLE FOR MASS GRADING OF THE SITE BASED ON THE THICKNESSES PROVIDED FOR HEAVY PAVEMENT, STANDARD PAVEMENT, SIDEWALK, LANDSCAPING, ETC.
- I. **EARTHWORK QUANTITIES:** THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING THE EARTHWORK QUANTITIES BASED ON THE EXISTING CONTOURS SHOWN ON THESE PLANS, PROPOSED SPOT AND CONTOUR ELEVATIONS SHOWN REPRESENT TOP OF FINISH MATERIAL (I.E. TOP OF CONCRETE, TOP OF CONCRETE BUILDING PAD, TOP OF PAVEMENT MATERIAL, TOP OF LANDSCAPING MATERIAL, ETC.). CONTRACTOR SHALL GRADE, COMPACT SUBGRADE AND DETERMINE EARTHWORK ESTIMATES BASED ON PROPOSED ELEVATIONS SHOWN MINUS FINISH MATERIAL THICKNESSES.
- J. **TRANSITION TO EXISTING:** WHERE GRADES BETWEEN NEW AND EXISTING ARE SHOWN AS 'MATCH' OR '±', TRANSITIONS SHALL BE SMOOTH.
- K. **STRIPPING AND DEBRIS REMOVAL:** THE BUILDING PAD SITES, AREAS TO BE PAVED, AND ALL AREAS THAT ARE TO RECEIVE FILL MATERIAL SHALL BE STRIPPED OF VEGETATION, TREES, ROOTS, STUMPS, DEBRIS, AND OTHER ORGANIC MATERIAL. THE DEPTH OF STRIPPING IS ESTIMATED TO BE ON THE ORDER OF SIX (6) INCHES IN ORDER TO REMOVE
- L. **STORMWATER FACILITIES:** POND DESIGN PARAMETERS AND STORMWATER CONTROL MEASURES SHOWN ON THIS PLAN (TOP OF POND, BOTTOM OF POND, SIZE AND ELEVATION OF ORIFICE, AREA OF POND, ETC.) TO BE STRICTLY ADHERED TO FOR CERTIFICATION PURPOSES. POST-CONSTRUCTION MAINTENANCE FOR PRIVATE STORMWATER FACILITIES WILL BE THE RESPONSIBILITY OF THE FACILITIES OWNER. PERIODIC INSPECTION AND CERTIFICATIONS OF THE FACILITIES MAY BE REQUIRED. ENGINEER RECOMMENDS THAT OWNER INSPECT SITE YEARLY AND AFTER EACH RAINFALL TO IDENTIFY NEW AREAS OF EROSION AND INSTALL ADDITIONAL EROSION PROTECTION AS NEEDED.
- M. **AS-BUILT SURVEY:** FOR ENGINEER'S CERTIFICATION OF SUBSTANTIAL COMPLIANCE, CONTRACTOR SHALL PROVIDE AN AUTOCAD FORMAT AS-BUILT SURVEY PREPARED BY A LICENSED SURVEYOR WHICH INCLUDES:
 - AS-BUILT SPOT ELEVATIONS AT EACH DESIGN SPOT ELEVATION SHOWN ON THE APPROVED GRADING & DRAINAGE PLAN;
 - TOP AND BOTTOM AREAS AND ELEVATIONS AS REQUIRED TO CONFIRM THE VOLUMES OF PONDS;
 - POND OVERFLOW ELEVATIONS.
 - ALL CONSTRUCTION, INCLUDING ANY DRAIN INLETS, PIPES AND PONDS SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED PLAN IN ORDER TO RECEIVE ENGINEER'S CERTIFICATION.
- N. GRADING OF PONDS WILL BE INSPECTED AS PART OF ENGINEER'S CERTIFICATION FOR CERTIFICATE OF OCCUPANCY. DURING LANDSCAPING, PONDS WILL BE SMOOTHLY INTEGRATED INTO LANDSCAPING WHILE MAINTAINING REQUIRED TOP AND BOTTOM ELEVATION, VOLUME AND INLET / OVERFLOW ELEVATIONS.
- O. **ELECTRONIC FILES:** UPON WRITTEN REQUEST COORDINATED THROUGH THE PROJECT ARCHITECT, THE ELECTRONIC FILE OF THE GRADING AND DRAINAGE MAY BE PROVIDED TO THE CONTRACTOR FOR VERTICAL CONTROL. DO NOT USE GRADING & DRAINAGE PLAN FOR PROJECT STAKING AS THERE IS NO CERTAINTY THAT IT IS USING THE MOST CURRENT SITE BASE. SITE CONSTRUCTION LAYOUT / STAKING SHALL BE COORDINATED WITH THE ARCHITECT USING THE ARCHITECT PROVIDED SITE PLAN.

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED

DATE: 10/15/2025
BY: *[Signature]*
HydroTrans #: G12D045


THE APPROVAL OF THESE PLANS/REPORTS SHALL NOT BE CONSTRUED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUESTING CORRECTIONS FOR ERRORS OR OMISSIONS IN PLANS, SPECIFICATIONS, OR CONSTRUCTION DOCUMENTS. SUCH APPROVED PLANS/REPORTS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.
THE APPROVAL OF THESE PLANS/REPORTS SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE IF NO BUILDING PERMIT HAS BEEN FILED ON THE DEVELOPMENT.

Isaacson & Artman, Inc.
Civil Engineering Consultants



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Albuquerque, NM 87108
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Engineer

**TRACTS 97-B-1 & 97-B-3
2611 RIO GRANDE BLVD., NW
ALBUQUERQUE, NM**

ISSUE:	
PROJECT NUMBER:	IA 2721
FILE:	
DRAWN BY:	BK/ANW
CHECKED BY:	ANW
DATE:	09-23-2025

No	Date	Description

SHEET TITLE

**GRADING
GENERAL
NOTES**

SHEET NUMBER

CG-102