

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

December 2, 2024

Fred C. Arfman, P.E.
Isaacson & Arfman, P.A.
128 Monroe St. N.E.
Albuquerque, NM 87108

RE: 2611 Rio Grande Blvd. NW
Conceptual Grading & Drainage Plan
Engineer's Stamp Date: 11/13/2024
Hydrology File: G12D045

Dear Mr. Arfman:

Based upon the information provided in your submittal received 11/13/2024, the Conceptual Grading & Drainage Plan is approved for Site Plan review. The following comments need to be addressed prior to approval for a Grading Permit or Building Permit:

1. Identify the pond location for Lot 97-B-3, onsite generated storm water should remain onsite and not flow into Rio Grande Blvd.
2. Since this site is in the Valley region, please follow Article 6-5 Valley Drainage Criteria of the DPM. The following conditions must be applied to the site:
 - Pad elevation shall be a minimum of one (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 24-hour storm developed runoff.
 - The high point of the street should be four inches above the 100-year 10-day stormwater surface elevation.
3. 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, 924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 505-924-3362 or richardmartinez@cabq.gov.

Sincerely,

Richard Martinez, P.E.
Senior Engineer, Hydrology
Planning Department

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: _____ Hydrology File # _____

Legal Description: _____

City Address, UPC, OR Parcel: _____

Applicant/Agent: _____ Contact: _____

Address: _____ Phone: _____

Email: _____

Applicant/Owner: _____ Contact: _____

Address: _____ Phone: _____

Email: _____

TYPE OF DEVELOPMENT: Plat (# of lots) _____ Single Family Home
All other Developments

RE-SUBMITTAL: YES NO

DEPARTMENT: TRANSPORTATION HYDROLOGY/DRAINAGE

Check all that apply under Both the Type of Submittal and the Type of Approval Sought:

TYPE OF SUBMITTAL:

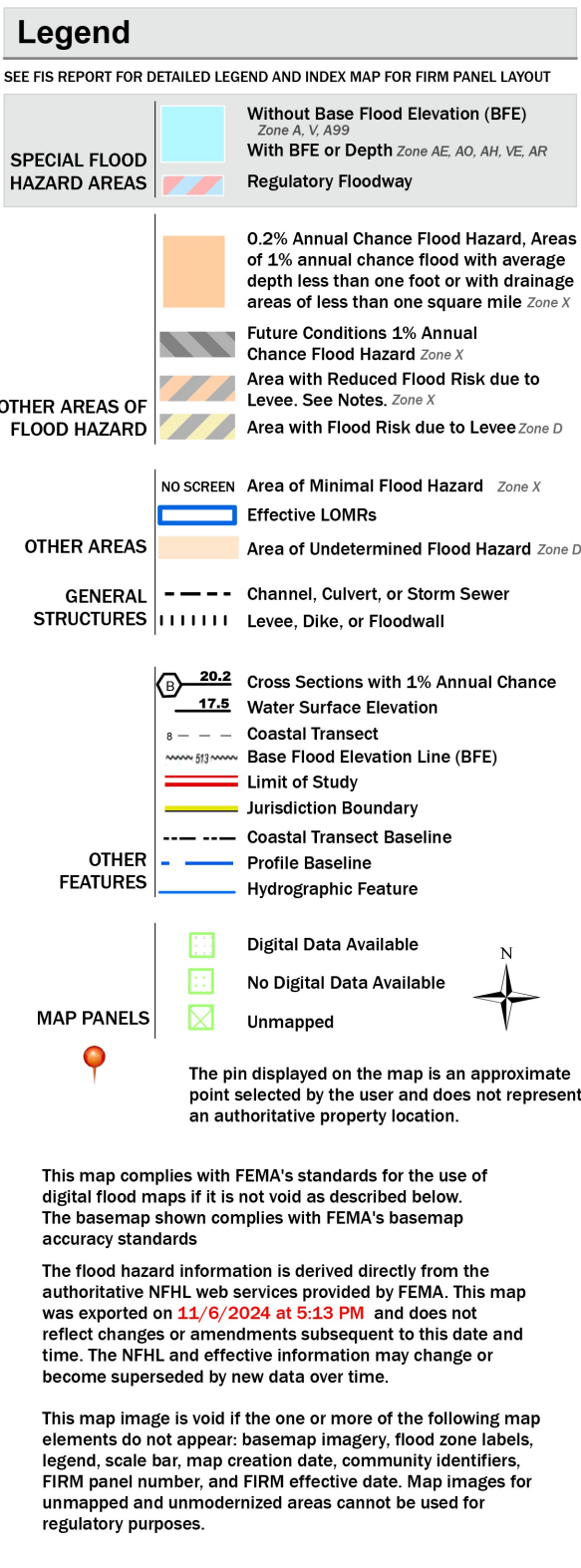
Engineering / Architect Certification
Conceptual Grading & Drainage Plan
Grading & Drainage Plan, and/or Drainage Report
Drainage Report (Work Order)
Drainage Master Plan
Conditional Letter of Map Revision (CLOMR)
Letter of Map Revision (LOMR)
Floodplain Development Permit
Traffic Circulation Layout (TCL) – Administrative
Traffic Circulation Layout (TCL) – DFT Approval
Traffic Impact Study (TIS)
Street Light Layout
OTHER (SPECIFY) _____

TYPE OF APPROVAL SOUGHT:

Pad Certification
Building Permit
Grading Permit
Paving Permit
SO-19 Permit
Foundation Permit
Certificate of Occupancy - Temp Perm
Preliminary / Final Plat
Site Plan for Building Permit - DFT
Work Order (DRC)
Release of Financial Guarantee (ROFG)
CLOMR / LOMR
Conceptual TCL - DFT
OTHER (SPECIFY) _____

DATE SUBMITTED: _____

National Flood Hazard Layer FIRMette



NOTES:

LAND TREATMENT AND DRAINAGE CALCULATIONS SHOWN ARE FOR A MAX. LAND TREATMENT OF 45% TYPE D FOR LOTS 97-B-1 & 97-B-2.

ACTUAL LAND TREATMENTS AND DRAINAGE CALCULATIONS FOR THESE TRACTS SHALL BE PROVIDED WITH SUBMITTAL FOR INDIVIDUAL GRADING PLANS FOR THOSE TRACTS.

LAND TREATMENT CALCULATIONS

TRACT	TRACT AREA (SF)	% A	%B	%C	%D
97-B-1*	16,931	0	27	28	45
97-B-2*	10,890	0	27	28	45
97-B-3	11,566	0	10	68	22

*Land treatment type D areas for Tracts 97-B-1 AND 97-B-2 are based on max. 45%. Actual land treatments shall be calculated with submittal of individual grading & drainage plans for each tract.

CONCEPTUAL FLOW AND RETENTION VOLUMES

TRACT	Q ₁₀₀ (CFS)	V _{10-DAY} (CF)
97-B-1*	1.3	3,174
97-B-2*	0.8	2,042
97-B-3	0.8	N/A

*Flow and retention volumes for Tracts 97-B-1 AND 97-B-2 are based on 45% Type D land treatments. Actual land treatments, flow and volumes shall be calculated with submittal of individual grading & drainage plans for each tract.

Job Name:
Client:
Date Prepared:
Date Modified:
Precipitation Zone:

TRACTS 97-B-1, 97-B-2 & 97-B-3

LAS VENTANAS NM
11/8/2024
0

Stormwater Quality Multiplier:

0.42

ENTER MULTIPLIER HERE

For Zone 1

EA =	0.55	QpA =	1.54
EB =	0.73	QpB =	2.16
EC =	0.95	QpC =	2.87
ED =	2.24	QpD =	4.12

BASIN NO.	97-B-1	DESCRIPTION	Add description here
Area of basin flows =	16931 SF		0.39 Ac.
The following calculations are based on Treatment %'s as shown in table to the right			
		LAND TREATMENT	
Weighted E =		1.47 in.	A = 0%
Sub-basin Volume of Runoff:		1.47 in.	B = 27%
V ₁₀₀ =		2076 CF	C = 28%
Sub-basin Peak Discharge Rate:			D = 45%
Q _p =		1.3 cfs	Stormwater Quality Volume
			267 CF
BASIN NO.	97-B-2	DESCRIPTION	
Area of basin flows =	10890 SF		0.3 Ac.
The following calculations are based on Treatment %'s as shown in table to the right			
		LAND TREATMENT	
Weighted E =		1.47 in.	A = 0%
Sub-basin Volume of Runoff:		1.47 in.	B = 27%
V ₁₀₀ =		1335 CF	C = 28%
Sub-basin Peak Discharge Rate:			D = 45%
Q _p =		0.8 cfs	Stormwater Quality Volume
			172 CF
BASIN NO.	97-B-3	DESCRIPTION	
Area of basin flows =	11566 SF		0.3 Ac.
The following calculations are based on Treatment %'s as shown in table to the right			
		LAND TREATMENT	
Weighted E =		1.21 in.	A = 0%
Sub-basin Volume of Runoff:		1.21 in.	B = 10%
V ₁₀₀ =		1168 CF	C = 68%
Sub-basin Peak Discharge Rate:			D = 22%
Q _p =		0.8 cfs	Stormwater Quality Volume
			89 CF

STORMWATER QUALITY

BECAUSE THE 100-YR, 10-DAY STORM SHALL BE PONDED ON TRACTS 97-B-1 & 97-B-2, 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.

LEGEND

----- 66.5' ----- EXISTING 0.5' CONTOUR
◆ 66.6 PROPOSED SPOT ELEVATION
→ SURFACE FLOW DIRECTION
PG = 4967.3 PAD ELEVATION

ISSUE: CONCEPTUAL

PROJECT NUMBER: IA 2721

FILE: JTS/ANW

DRAWN BY: ANW

CHECKED BY: ANW

DATE: 11-11-2024

Description

Date

No

SHEET TITLE

GRADING & DRAINAGE PLAN

SHEET NUMBER

CG-101

VICINITY MAP

G-12

PROJECT INFORMATION

PROPERTY: THE SITE IS A 0.90 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 AND THIS PORTION DRAINS TO RIO GRANDE BLVD. NW.

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE GRADING FOR DETACHED RESIDENTIAL HOMES ON TRACTS 97-B-1 & 97-B-2 AND THE CONSTRUCTION OF A PRIVATE ROADWAY. THE EXISTING RESIDENCE ON TRACT 97-B-3 SHALL REMAIN.

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

PROPOSED LEGAL: TRACTS 97-B-1, 97-B-2 & 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: TRACTS 97-B-1 AND 97-B-2 WILL BE GRADED PER THE FLAT GRADING SCHEME PER DPM ARTICLE 6-5(D) AND RETENTION PONDS ON EACH TRACT SHALL BE CONSTRUCTED. TRACT 97-B-3 WITH THE EXISTING RESIDENCE SHALL CONTINUE TO DISCHARGE TO RIO GRANDE BLVD. PER HISTORIC CONDITIONS.

INDIVIDUAL GRADING PLAN SUBMITTALS INCLUDING DRAINAGE CALCULATIONS SHALL BE SUBMITTED TO THE CITY OF ALBUQUERQUE FOR LOTS 97-B-1 & 97-B-2.

CONCEPTUAL NOT FOR CONSTRUCTION



11/13/2024

Engineer

TRACTS 97-B-1, 97-B-2 & 97-B-3
2611 RIO GRANDE BLVD., NW
ALBUQUERQUE, NM

ISSUE: CONCEPTUAL

PROJECT NUMBER: IA 2721

FILE: JTS/ANW

DRAWN BY: ANW

CHECKED BY: ANW

DATE: 11-11-2024

Description

Date

No

SHEET TITLE

GRADING & DRAINAGE PLAN

SHEET NUMBER

CG-101

CONCEPTUAL NOT FOR CONSTRUCTION



11/13/2024

Engineer

TRACTS 97-B-1, 97-B-2 & 97-B-3
2611 RIO GRANDE BLVD., NW
ALBUQUERQUE, NM