

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

February 2, 2026

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

**RE: 4000 2nd Street NW
Grading and Drainage Plan
Engineer's Stamp Date: 1/26/26
Hydrology File: G14D100
Case # HYDR-2025-00415**

Dear Mr. Soule:

Based upon the information provided in your submittal received 01/29/2026, the Grading & Drainage Plans are approved for Grading Permit, Building Permit, WO, and for action by the Development Facilitation Team (DFT) for approval of the Infrastructure List. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

PO Box 1293

Albuquerque

PRIOR TO CERTIFICATE OF OCCUPANCY:

NM 87103

1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.
2. City acceptance and close-out of the public Work Order will be required, unless a financial guarantee has been posted.

www.cabq.gov

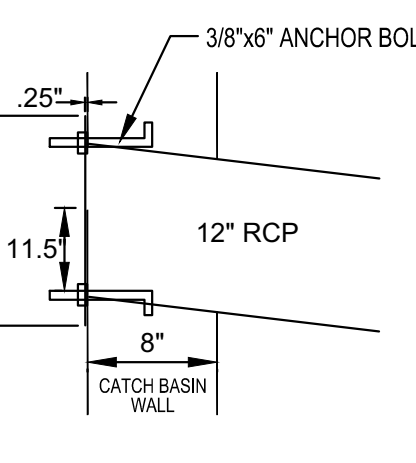
If you have any questions, please contact me at 505-924-3314 or amontoya@cabq.gov.

Sincerely,

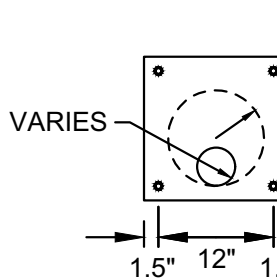
Anthony Montoya, Jr., P.E., C.F.M.
Senior Engineer, Hydrology
Planning Department, Development Review Services

KEYED NOTES

- 1 MAINTAIN EXISTING DRAINAGE AROUND EXISTING BUILDING
- 2 EDGE OF PAVEMENT
- 3 PROPOSED 2" CONCRETE VALLEY GUTTER
- 4 INSTALL DRIVEWAY PER COS STD DWG 2426
- 5 EXISTING STORM DRAIN INLET INSTALL 8" PVC INTO INV. = 4958.00
- 6 47 LF OF 8" PVC INV. IN= 4958.25 INV. OUT= 4958.00
- 7 TYPE "D" DROP INLET TOG= 4961.75 INV. OUT= 4958.25 INV. IN (W)= 4958.50 INV. IN (E)= 4958.50 INSTALL ORIFICE PLATE @ INV.= 4958.50 SEE DETAIL A
- 8 100 LF OF 8" PVC INV. IN= 4959.00 INV. OUT= 4958.50
- 9 TYPE "D" DROP INLET TOG= 4961.75 INV. OUT= 4959.00
- 10 222 LF OF 8" PVC INV. IN= 4959.33 INV. OUT= 4958.50
- 11 TYPE "D" DROP INLET TOG= 4962.50 INV. OUT= 4959.33 INSTALL ORIFICE PLATE W/3" HOLE @ INV.= 4959.75 SEE DETAIL A
- 12 DETENTION BASIN IN PARKING AREA TOP= 4962.50 BOTTOM= 4961.75 MWSL= 4961.96
- 13 DETENTION BASIN IN PARKING AREA TOP= 4962.50 BOTTOM= 4961.75 MWSL= 4961.96
- 14 INSTALL FLOOD WALL TOP OF WALL= 64.00 BOTTOM OF WALL= 61.33
- 15 INSTALL TRASH ENCLOSURE
- 16 INSTALL 2" CURB CUT
- 17 ASPHALT FLUSH WITH FINISH FLOOR
- 18 RETENTION POND TOP= 4962.85 BOTTOM= 4960.50 VOLUME= 955 CF
- 19 DETENTION POND / WITH WATER QUALITY VOLUME= 1074 CF TOP= 4963.25 OVERFLOW= 4962.50 BOTTOM= 4960.50 MWSL= 4962.57
- 20 INSTALL 6" CURB AND GUTTER
- 21 INSTALL WHITE PAINTED CROSS WALK CHEVRONS
- 22 INSTALL 5' WIDE CONCRETE SIDEWALK



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



VARIES

**City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED**

DATE: 02/02/2026
BY: [Signature]
HydroTrans # G14D100

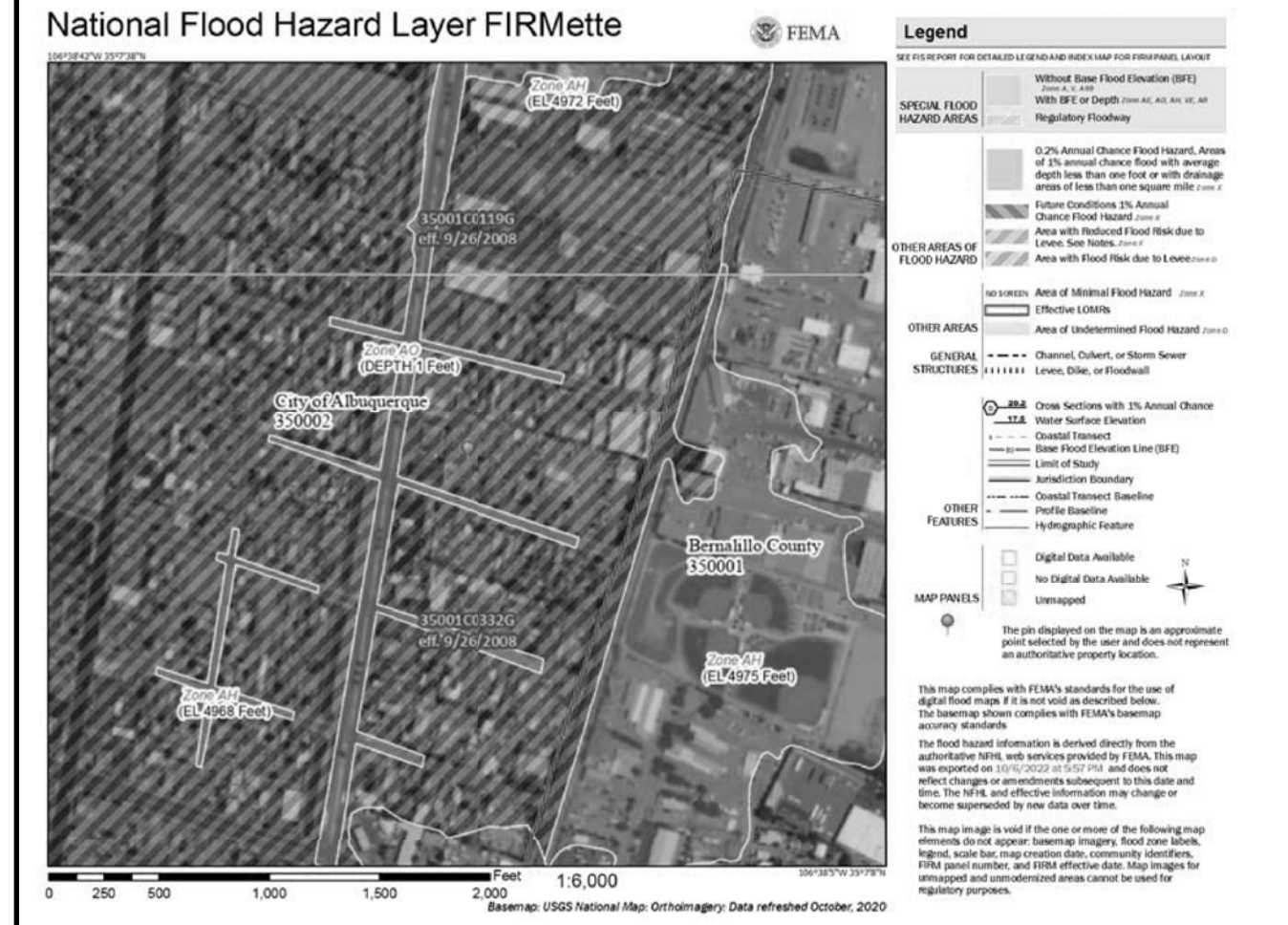
THE APPROVAL OF THESE PLANS/PERMITS SHALL NOT BE CONSTRUED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUESTING CORRECTIONS FOR ERRORS OR DIMENSIONS IN PLANS, SPECIFICATIONS, OR CONSTRUCTION DOCUMENTS. SUCH APPROVED PLANS/PERMITS SHALL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

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.



VICINITY MAP:



FIRM MAP: 35001C03332G EFFECTIVE 9/26/08

LEGAL DESCRIPTION:

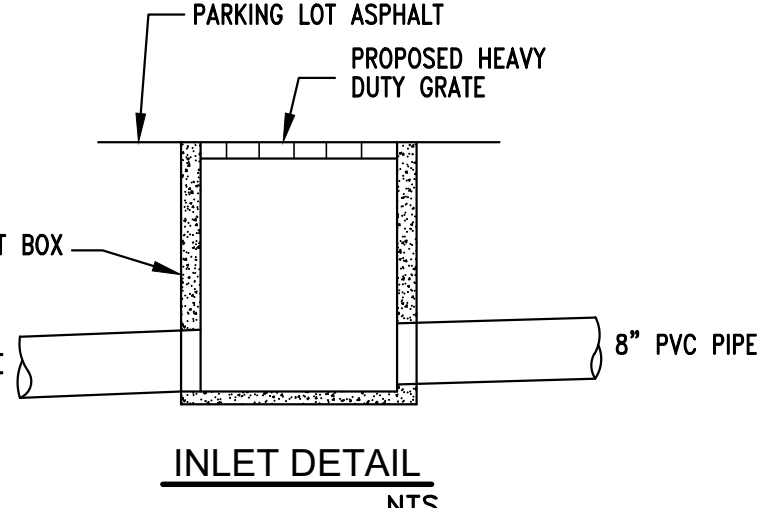
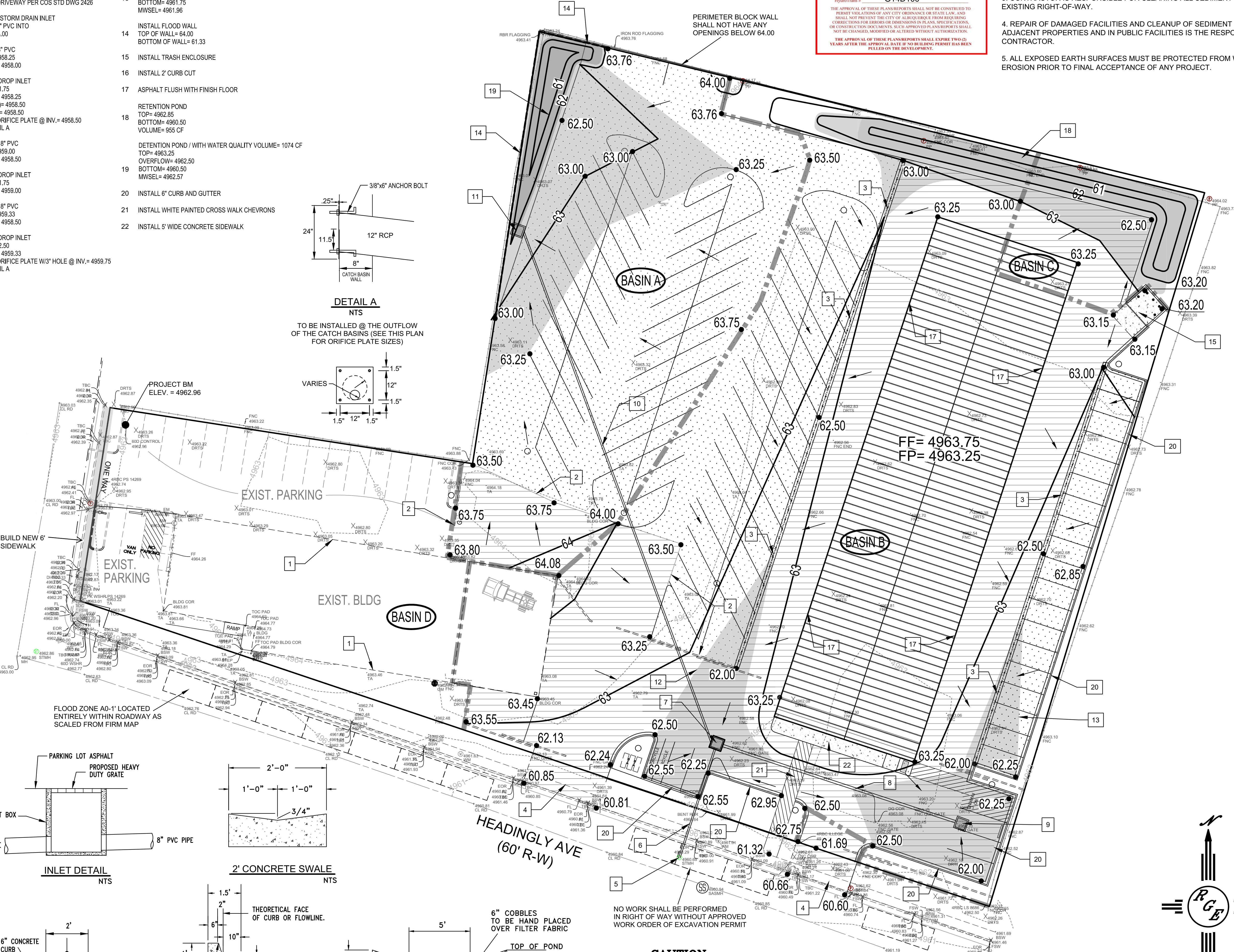
LOTS 1, 8, 9, 10 REPLAT OF BLKS 19 & 20 MONKBRIDGE ADDITION (TBK AS LOT 1A MONKBRIDGE ADDITION) CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

NOTES:

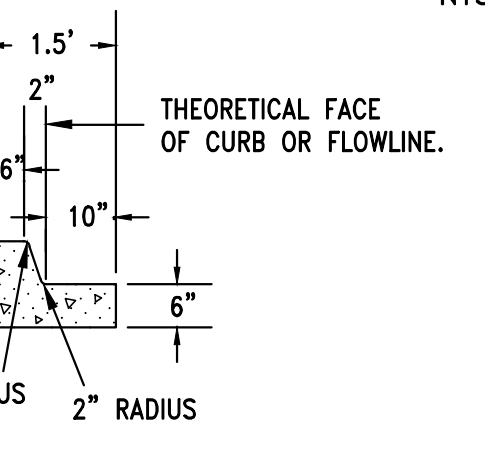
1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
2. ALL SLOPES SHALL BE 3:1 MAX. AND GRAVEL OR NATIVE SEEDING PRIOR TO CO.
3. ANY PERIMETER WALLS MUST BE PERMITTED SEPARATELY ALL RETAINING WALL DESIGN SHALL BE BY OTHERS.
4. SURVEY INFORMATION PROVIDED BY COMMUNITY SCIENCES CORPORATION USING NAVD DATUM 1988.

LEGEND

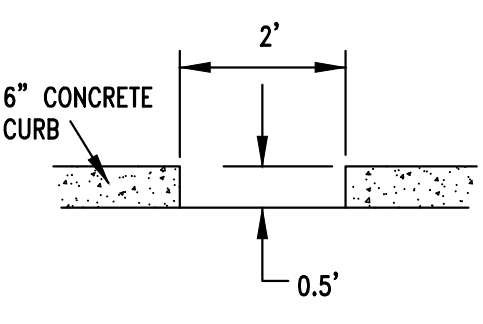
- - - - - EXISTING CONTOUR
- - - - - EXISTING INDEX CONTOUR
- — — — — PROPOSED CONTOUR
- - - - - PROPOSED INDEX CONTOUR
- + XXXX EXISTING SPOT ELEVATION
- XXXX PROPOSED SPOT ELEVATION
- — — — — BOUNDARY
- - - - - ADJACENT BOUNDARY
- ===== EXISTING CURB AND GUTTER
- PROPOSED FLOOD WALL
- [Pattern] PROPOSED GRAVEL
- [Pattern] PROPOSED CONCRETE
- [Pattern] PROPOSED 2" WIDE CONCRETE VALLEY GUTTER
- [Pattern] PROPOSED PAVEMENT
- [Pattern] DETENTION BASIN PONDING
- [Pattern] RETENTION POND
- — — — — BASIN BOUNDARY
- → → → → FLOW DIRECTION



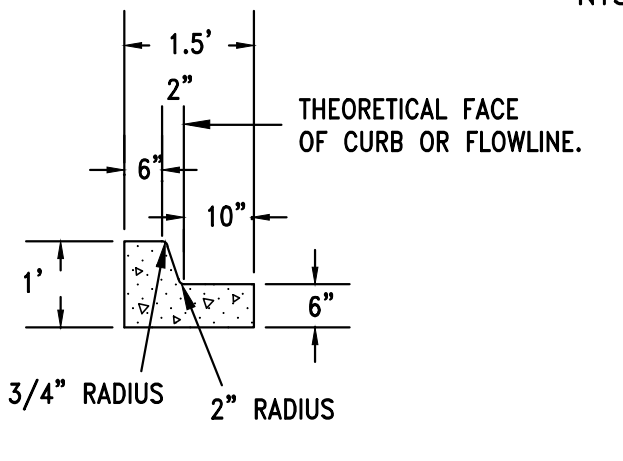
INLET DETAIL NTS



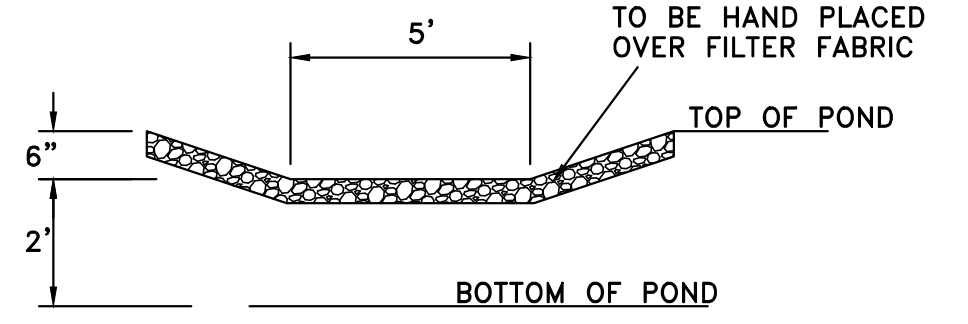
2' CONCRETE SWALE NTS



2' CURB CUT NTS

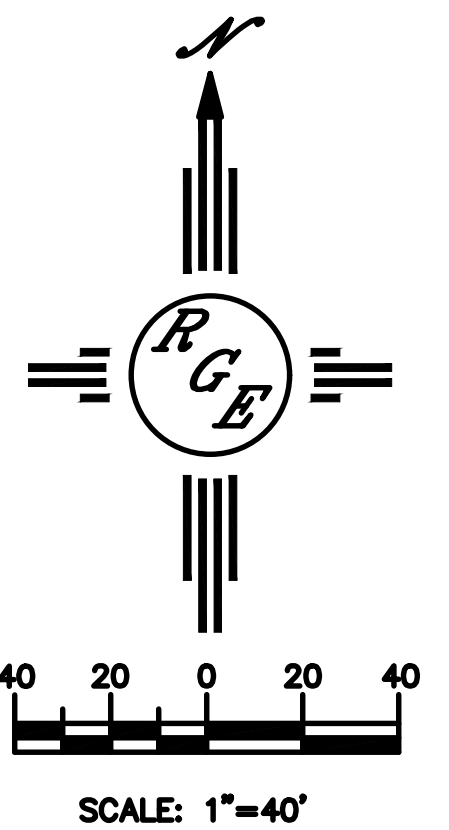


CURB & GUTTER NTS



EMERGENCY OVERFLOW 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 IMPROVEMENTS.



<p>ENGINEER'S SEAL</p> <p>DAVID SOULE P.E. #14522</p>	<p>DISCOUNT COLLISION 4000 2ND ST. NW</p>	<p>DRAWN BY DEM</p>
	<p>GRADING AND DRAINAGE PLAN</p> <p>Rio Grande Engineering P.O. BOX 53934 ALBUQUERQUE, NM 87199 (505) 321-8099</p>	<p>DATE 11-19-25</p>
<p>1/26/26</p>	<p>SHEET # C1</p>	<p>DISCOUNT TOWING DWG</p>
	<p>SHEET 1 OF 2</p>	<p>JOB #</p>

BASIN DATA

Basin	Area (sf)	Area (acres)	Treatment A		Treatment B		Treatment C		Treatment D		Q100 GENERATED	Q100 DISCHARGED
			%	(acres)	%	(acres)	%	(acres)	%	(acres)		
EXISTING ONSITE NATIVE	90661	2.081	100%	0.0000	0.0%	0.0000	0.0%	0.0000	0%	0.0000	2.87	2.87
PROPOSED ONSITE	90661	2.081	0%	0.0000	10.0%	0.1216	58.0%	0.7660	32%	1.1937	6.23	6.23
ONSITE A	21103	0.484	0%	0.0000	10.0%	0.0484	78.0%	0.3779	12%	0.0581	1.34	0.40
ONSITE B	49375	1.133	0%	0.0000	0.0%	0.0000	26.0%	0.2947	74%	0.8388	4.09	3.08*
ONSITE C	5660	0.130	0%	0.0000	5.0%	0.0065	18.0%	0.0234	77%	0.1001	0.49	0
ONSITE D	14523	0.333	0%	0.0000	20.0%	0.0667	21.0%	0.0700	59%	0.1967	1.11	1.22

PREDEVELOPMENT DISCHARGE TO HEADINGLY 6.23

POST DEVELOPMENT DISCHARGE TO HEADINGLY 3.52**

* ROUTED A ADDED TO B

** DUE TO POND ROUTING THE TOTAL DISCHARGE IS NOT SIMPLE ADDITION OF EACH BASIN DISCHARGE

FIRST FLUSH .26" PER SF IMPERVIOUS
1126.59 CF

VOLUME CALCULATIONS

POND A

ACTUAL ELEV.	DEPTH (FT)	AREA SF	VOLUME PER UNIT	VOLUME CUMULATIVE	VOLUME AC-FT	Q (CFS)
60.50	0.00	34.00	0	0	0.000	0.00
61.00	0.00	242.00	69.00	69.00	0.002	0.00
62.50	2.75	1098.00	1005.00	1074.00	0.025	0.39
63.00	3.25	2816.00	978.50	2052.50	0.047	0.43
63.25	3.50	5324.00	1017.50	3070.00	0.070	0.44

Orifice Equation
Q = CA SQRT(2gH)

C = 0.6
Diameter (in) = 3
Area (ft²) = 0.049087385
g = 32.2
H (Ft) = Depth of water above center of orifice
Q (CFS) = Flow

VOLUME CALCULATIONS

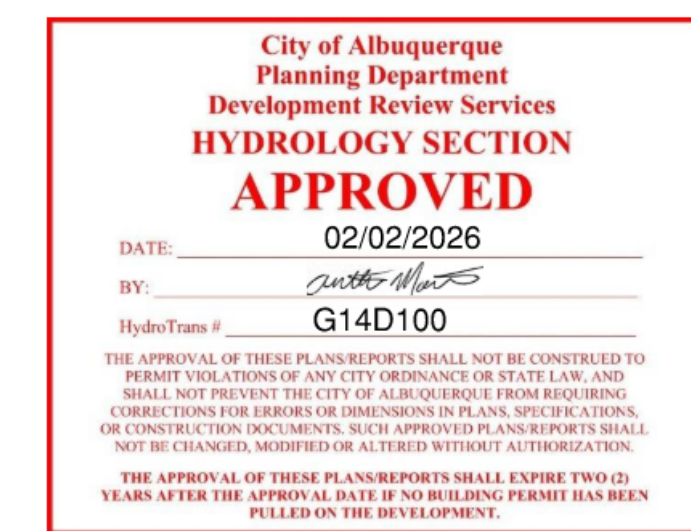
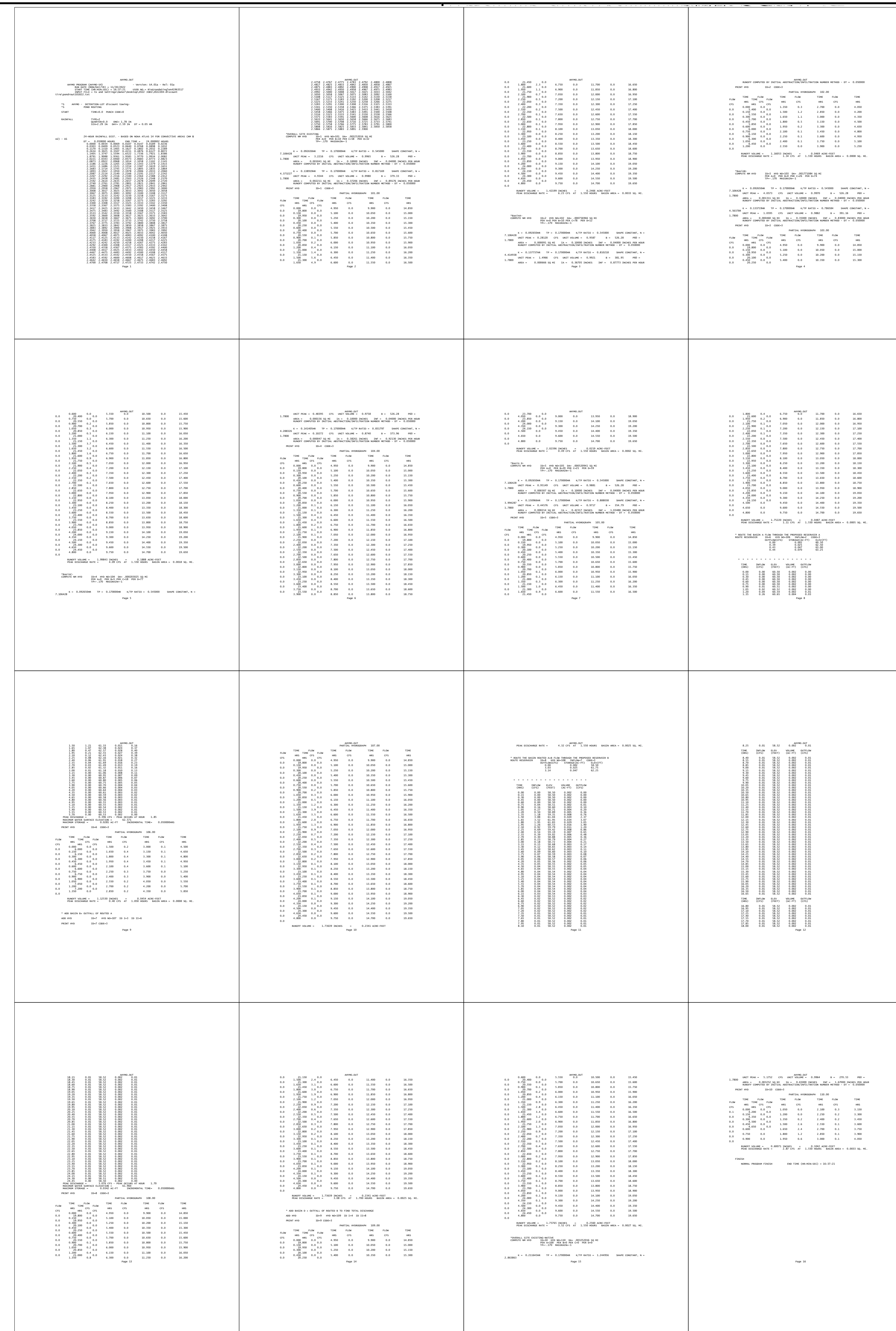
PARKING LOT DETENTION POND-B

ACTUAL ELEV.	DEPTH (FT)	AREA SF	VOLUME PER UNIT	VOLUME CUMULATIVE	VOLUME AC-FT	Q (CFS)
58.50	0.00	8.00	0	0	0.000	0.00
61.75	3.25	8.00	26.00	26.00	0.001	3.03
62.25	3.50	4660.00	2217.30	2243.30	0.051	3.14

OUTFALL

Orifice Equation
Q = CA SQRT(2gH)

C = 0.6
Diameter (in) = 8
Area (ft²) = 0.34906585
g = 32.2
H (Ft) = Depth of water above center of orifice
Q (CFS) = Flow



ENGINEER'S SEAL	DISCOUNT TOWING 4000 SECOND STREET	DRAWN BY DEM
DAVID SOULE P.E. #14522	CALCULATION SHEET	DATE 10-10-22
12/2/22	 Rio Grande Engineering P.O. BOX 53294 ALBUQUERQUE, NM 87199 (505) 321-8099	DISCOUNT TOWING.DWG
		SHEET # C2
		JOB #