

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

November 14, 2025

Bryan Bobrick, P.E.
Isaacson & Arfman, P.A.
128 Monroe St. N.E
Albuquerque, NM 87108

**RE: Candelaria & 2nd Multi-Family
210 Candelaria Rd NW
Grading & Drainage Plan
Engineer's Stamp Date: 11/12/25
Hydrology File: G14D103**

Dear Mr. Bobrick:

Based upon the information provided in your submittal received 11/14/2025, the Grading & Drainage Plan is approved for Building Permit, Grading Permit and SO-19 Permit. 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

PRIOR TO CERTIFICATE OF OCCUPANCY:

Albuquerque

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 Carrie Compton (cacompton@cabq.gov) on the 4th floor of Plaza de Sol.

NM 87103

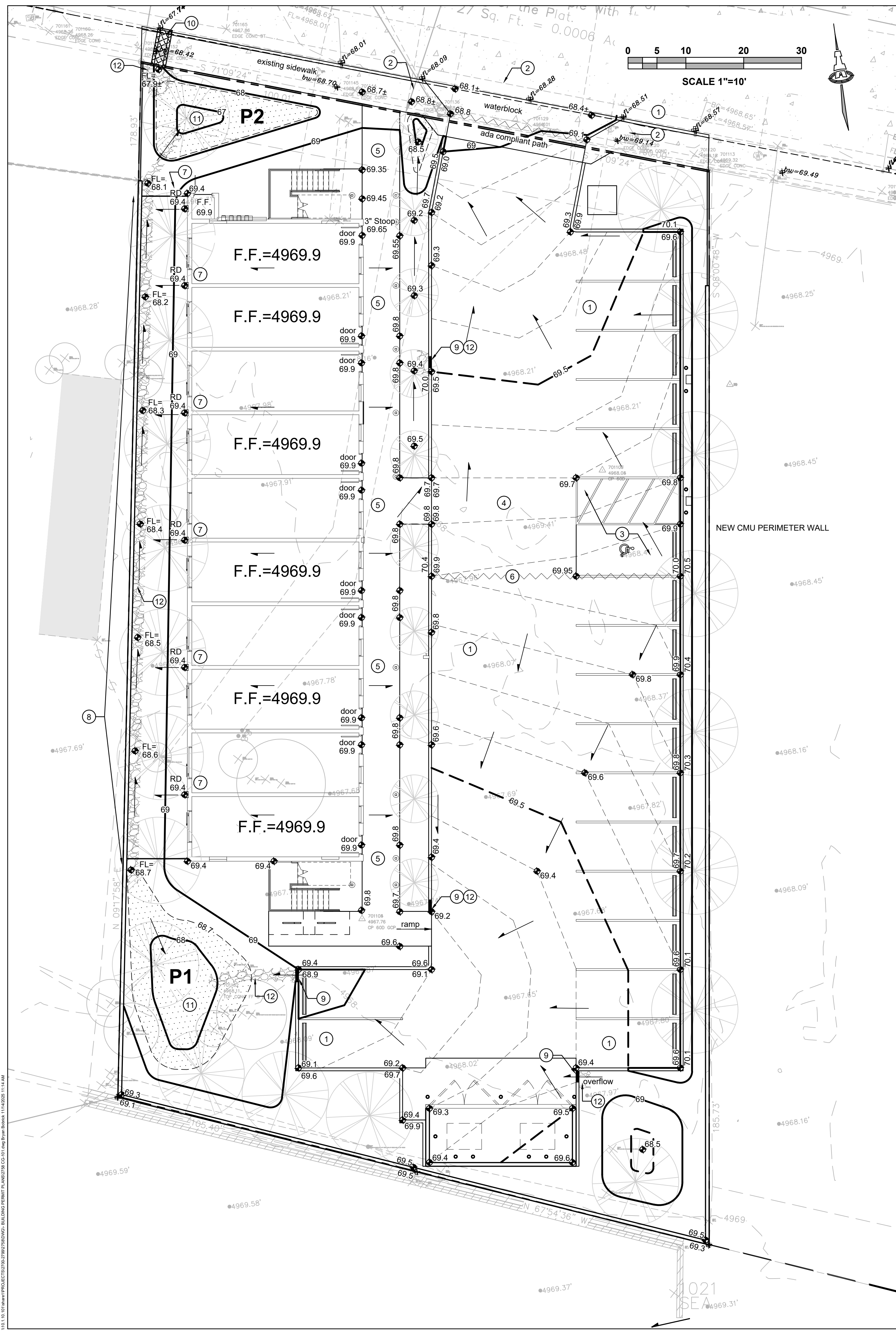
www.cabq.gov

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 505-924-3314 or amontoya@cabq.gov.

Sincerely,

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



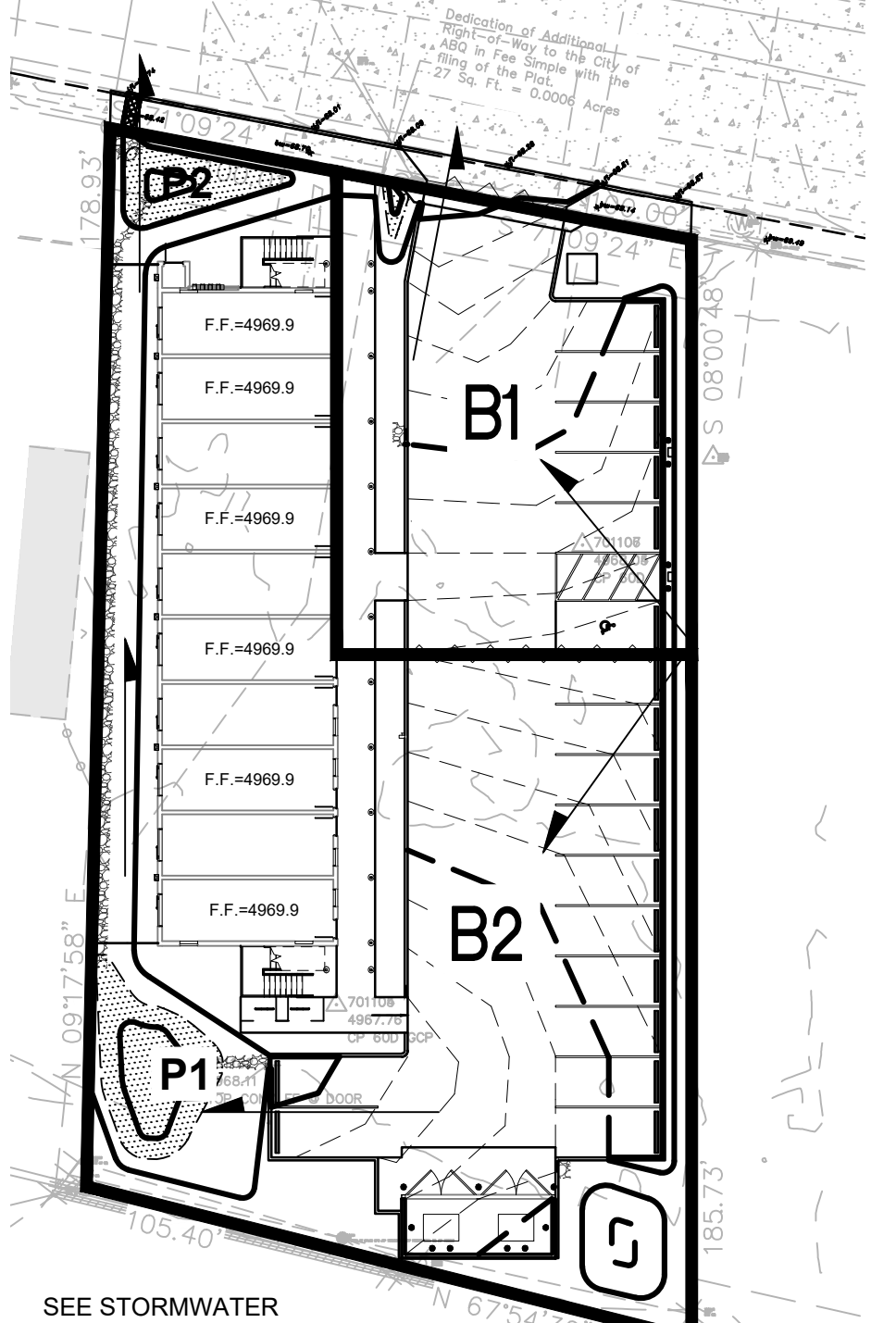
KEYED NOTES

- PAVING, CURB & GUTTER TO ELEVATIONS SHOWN. SLOPES AND CROSS SLOPES VARY THROUGHOUT TO ACHIEVE ADA COMPLIANCE. UTILITY COVER, DRAINAGE, ETC. 0.5' AND 0.1' CONTOURS ARE PROVIDED WHERE NEEDED TO CLARIFY GRADING.
- SMOOTH TRANSITION TO EXISTING PAVEMENT.
- ADA COMPLIANT PARKING SPACE(S) AND ACCESS AISLE(S).
- ADA COMPLIANT CURB RAMP.
- ADA COMPLIANT PEDESTRIAN ACCESS WALK.
- HIGH POINT / GRADE BREAK LOCATION.
- CONCENTRATED ROOF DISCHARGE TO SURFACE. PRECAST CONCRETE SPLASHPAD AT ALL ROOF DISCHARGE LOCATIONS.
- 2.0' WIDE 6" THICK X 3" AVG. DIA. ANGULAR ROCK SWALE (2" DEPRESSED) ALONG WALL AT 0.5% SLOPE TO DIRECT FLOW NORTH.
- 18" WIDE (BOTTOM WIDTH) OPENING IN CURB TO PASS FLOW.
- 18" WIDE (BOTTOM WIDTH) COVERED CONCRETE SIDEWALK CULVERT PER COA STD. DWG. 2236. SEE S.O. 19 NOTES THIS SHEET FOR ADDITIONAL INFORMATION. 100-YEAR 6-HOUR DISCHARGE = 1.2 CFS.
- 8" DEEP STORMWATER QUALITY RETENTION POND (SWOR) AT ELEVATIONS SHOWN. STORMWATER QUALITY PONDING VOLUMES WILL BE VERIFIED AS PART OF AS-BUILT CERTIFICATION. PONDS WHICH DO NOT PROVIDE THE REQUIRED VOLUME WILL BE CORRECTED AT CONTRACTOR'S EXPENSE.
- INSTALL 6" THICK X 3" AVG. DIA. ANGULAR ROCK PROTECTION TO LIMITS HATCHED. SEE EROSION CONTROL GENERAL NOTES FOR REQUIRED GEOTEXTILE AT ALL LOCATIONS.

S.O.19 : NOTICE TO CONTRACTORS

PRIVATE DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY

- BUILD SIDEWALK CULVERTS PER COA STD DWG 2236. BUILD DRAIN LINE THROUGH CURB PER COA STD DWG 2237.
- CONTACT STORM DRAIN MAINTENANCE AT (505) 857-8033 TO SCHEDULE A MEETING PRIOR TO FORMING.
- AN EXCAVATION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL, DIAL "811" (OR (505) 260-1990) FOR THE LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
- MAINTENANCE OF THE FACILITY SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY BEING SERVED.
- WORK ON ARTERIAL STREETS MAY BE REQUIRED ON A 24-HOUR BASIS.
- CONTRACTOR MUST CONTACT STORM DRAIN MAINTENANCE AT (505) 857-8033 TO SCHEDULE A CONSTRUCTION INSPECTION. FOR EXCAVATING AND BARRICADING INSPECTIONS, CONTACT CONSTRUCTION COORDINATION AT (505) 924-3416.



SEE STORMWATER QUALITY REQUIREMENTS AND POND VOLUME CALCULATIONS THIS SHEET.

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

DATE: 11-14-2025
BY: *[Signature]*
HydroTeam #: G14D103

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 REQUESTING 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 PERMIT HAS BEEN PULLED ON THE DEVELOPMENT.

CALCULATIONS: Multi-Family Housing : 10-Oct-25

Based on City of Albuquerque DMP, Article 6-2 Hydrology dated June 26, 2020

100-YEAR, 6-HOUR CALCULATIONS							
AREA OF SITE:	18317	SF	=	0.42	ACRE		
HISTORIC FLOWS:							
Area A	=	0	0%	Area A	=	0	0%
Area B	=	2748	15%	Area B	=	3663	20%
Area C	=	11906	65%	Area C	=	2198	12%
Area D	=	3663	20%	Area D	=	12456	68%
Total Area	=	18317	100%	Total Area	=	18317	100%
EXCESS PRECIP:							
Precip. Zone 2		E _A = 0.62		E _B = 0.80			
		E _C = 1.03		E _D = 2.33			
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	=	1.26 in.	Developed E	=	1.87 in.		
On-Site Volume of Runoff: V ₃₆₀ = E*A / 12							
Historic V ₃₆₀	=	1916	CF	Developed V ₃₆₀	=	2851	CF
On-Site Peak Discharge Rate: Q _p = Q _{RA} A _A + Q _{RB} A _B + Q _{RC} A _C + Q _{RD} A _D / 43,560							
For Precipitation Zone 2							
Q _{RA}	=	1.71	Q _{RC}	=	3.05		
Q _{RB}	=	2.36	Q _{RD}	=	4.34		
Historic Q _p	=	1.3	Developed Q _p	=	1.6	CFS	

BASIN 1	
Area	4575 SF = 0.1 Ac
LAND TREATMENT	
Sub-basin Weighted Excess Precipitation:	A = 0%
Weighted E =	1.87 in.
Sub-basin Volume of Runoff:	B = 20%
V ₃₆₀ =	712 CF
Sub-basin Peak Discharge Rate:	C = 12%
Q _p =	0.4 cfs
D = 68%	
BASIN 2	
Area	13742 SF = 0.3 Ac
LAND TREATMENT	
Sub-basin Weighted Excess Precipitation:	A = 0%
Weighted E =	1.87 in.
Sub-basin Volume of Runoff:	B = 20%
V ₃₆₀ =	2139 CF
Sub-basin Peak Discharge Rate:	C = 12%
Q _p =	1.2 cfs
D = 68%	

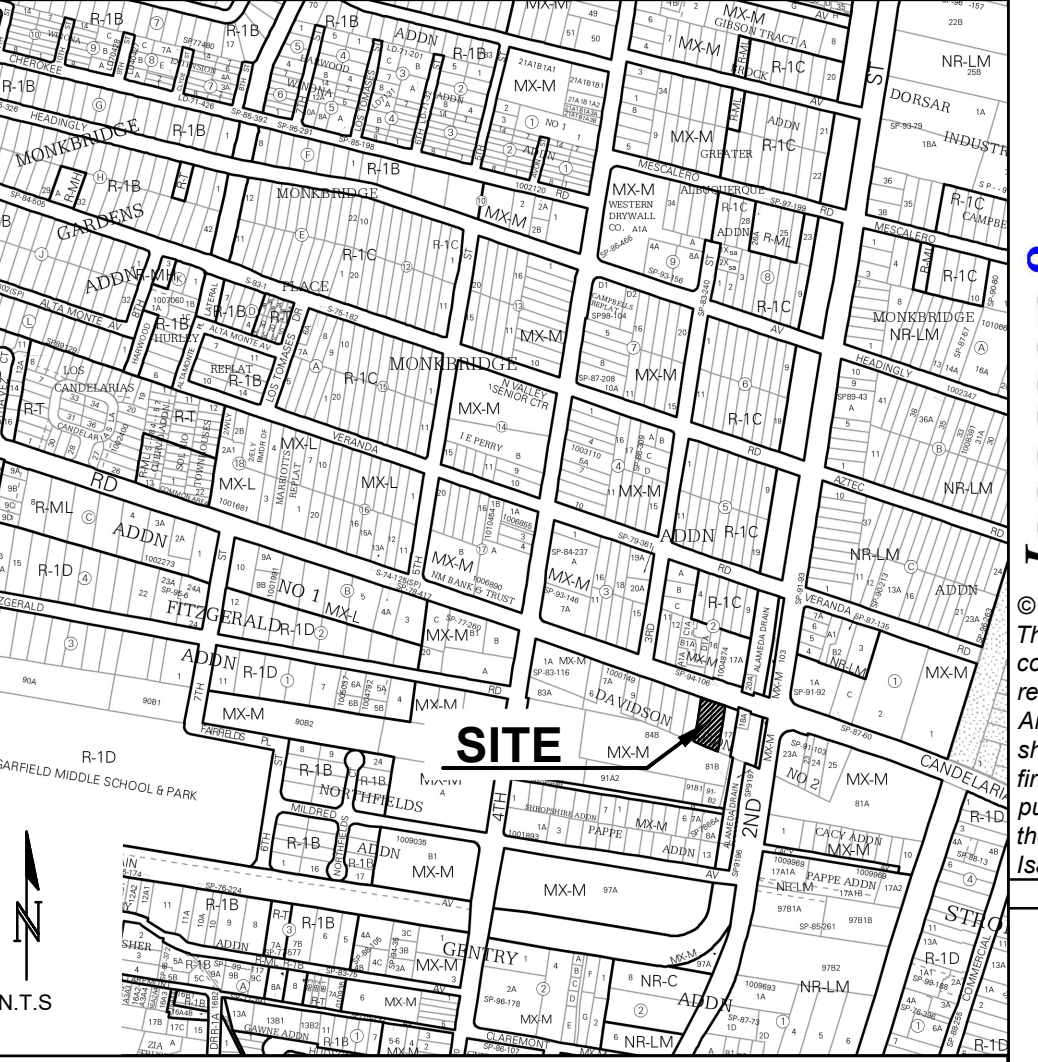
STORMWATER QUALITY

FOR NEW DEVELOPMENT SITES, THE CABQ STORMWATER QUALITY VOLUME (SWQV) IS BASED ON THE 80TH PERCENTILE STORM EVENT OR 0.26".

THE IMPERVIOUS AREA FOR THIS PROPERTY IS CALCULATED AS 68% OF TOTAL AREA: 12,456 SF. THE TOTAL REQUIRED S.Q. RETENTION VOLUME = 0.26" * TYPE 'D' AREA = 270 CF.

POND P1			POND P2		
Contour	Area	Volume	Contour	Area	Volume
4968.7	370		4967.9	200	
4968.0	120	171 CF	4967.0	25	101 CF
POND VOLUME = 171 CF			POND VOLUME = 101 CF		

C.O.A VICINITY MAP G-14



FLOOD MAP



PROJECT INFORMATION

PROPERTY: THE PROPERTY IS A PREVIOUSLY DEVELOPED RESIDENTIAL PROPERTY BOUND TO THE NORTH BY CANDELARIA RD NW, TO THE EAST BY AN UNDEVELOPED LOT (PREVIOUSLY DEVELOPED RESIDENTIAL), AND TO THE SOUTH BY DEVELOPED COMMERCIAL PROPERTY, AND TO THE WEST BY A DEVELOPED RESIDENTIAL PROPERTY.

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE CONSTRUCTION OF A 2 STORY MULTI-FAMILY HOUSING BUILDING WITH ASSOCIATED ASPHALT PAVED ACCESS, PARKING, AND LANDSCAPING.

LOT SIZE: 0.42± ACRES

LEGAL: LOT 15-A DAVIDSON ADDITION NO. 2, ALBUQUERQUE, NEW MEXICO

BENCHMARK: ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE ACS MONUMENT "NM 47-10" HAVING AN ELEVATION OF 4970.252' FEET. NAVD 1988.

FLOOD HAZARD: PER BERNALILLO COUNTY FIRM MAP #35001C0332G DATED 9/26/2008. THE SITE IS LOCATED WITHIN ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN DUE TO LEVEE INFRASTRUCTURE.

DRAINAGE PLAN CONCEPT: DEVELOPED RUNOFF WILL BE DIRECTED NORTH TO FREE DISCHARGE INTO CANDELARIA RD NW AT THE PROPOSED ENTRANCE DRIVE AND AT A PROPOSED COVERED SIDEWALK CULVERT AT THE NW CORNER OF THE PROPERTY (SEE S.O. 19 INFORMATION THIS SHEET).

ADA COMPLIANCE

SIDEWALK(S) AND RAMP(S): TARGET CROSS SLOPE = 1% TO 1.5%. CROSS SLOPE SHALL NOT EXCEED 2%

ACCESSIBLE RAMP(S): TARGET LONGITUDINAL SLOPE = 7% LONGITUDINAL SLOPE SHALL NOT EXCEED 12:1 (8.3%).

ACCESSIBLE PARKING: TARGET SLOPE = 1% TO 1.5%. SLOPE SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION

LEGEND

- 4967 --- EXISTING CONTOUR
- 4967 --- EXISTING SPOT ELEVATION
- 77 --- PROPOSED 1.0' CONTOUR
- 70 --- PROPOSED 0.1' CONTOUR
- ◆ 70.0 --- PROPOSED SPOT ELEVATION
- --- FLOW DIRECTION

Isaacson & Arfman, Inc.
Civil Engineering Consultants

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FRED C. ARFMAN
NEW MEXICO
7322
Professional Engineer

**CANDELARIA & 2nd
MULTI-FAMILY
ALBUQUERQUE, NM**

ISSUE: 100% CONST. DOCS.	PROJECT NUMBER: IA 2758	FILE:	B/B / SC
		DRAWN BY:	FCA
		CHECKED BY:	10-27-2025

DESCRIPTION

DATE

NO

SHEET TITLE

GRADING AND DRAINAGE PLAN

SHEET NUMBER

CG-101