

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

May 22, 2025

David A. Lovato, P.E.
Nick Trujillo, P.E.
Martin/Martin Consulting Engineers
12499 West Colfax Ave.
Lakewood, CO 80215

**RE: Del Sol Condos
8300 Comanche Rd. NE
Grading & Drainage Plan
Engineer's Stamp Date: 05/07/2025
Hydrology File: G19D003A
ABQ-PLAN No.: SI-2025-00085**

Dear Mr. Lovato:

PO Box 1293

Albuquerque

Based upon the information provided in your submittal received 05/08/2025, the Grading & Drainage Plan is **approved** for a Grading Permit and Building Permit. Please include a copy of these stamp approved plans in the construction sets for Building Permit processing along with a copy of this letter.

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.

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, 505-924-3420) 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

PLOT DATE: Tuesday, May 6, 2025 2:18 PM LAST SAVED BY: JFRIEDMAN
DRAWING LOCATION: \\nmcivil.martin.local\civil\LOVATO\24.1253-Del Sol Condos Drainage Issues\PLANS\CDs\C1.00 - COVER SHEET.dwg

ABBREVIATIONS:

APPROX	APPROXIMATE
ARCH	ARCHITECT
BLDG	BUILDING
BM	BENCHMARK
BOC	BACK OF CURB
CIP	CAST IRON PIPE
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CONC	CONCRETE
CONT	CONTOUR
COR	CORNER
CU	COPPER
DEMO	DEMOLITION
DIA OR Ø	DIAMETER
DIM	DIMENSION
DIP	DUCTILE IRON PIPE
DTL.	DETAIL
EL	ELEVATION
ELEC	ELECTRICAL
ESMT	EASEMENT
EX	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FES	FLARED END SECTION
FFE	FINISHED FLOOR ELEVATION
FGW	FINISHED GRADE AT WALL
FHY	FIRE HYDRANT
FL	FLOW LINE
FT	FOOT
GB	GRADE BREAK
GR	GRATE (AREA OR VALLEY INLETS)
GV	GATE VALVE
HERCP	HORIZONTAL ELLIPTICAL REINFORCED CONCRETE PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HGL	HYDRAULIC GRADE LINE
HORZ	HORIZONTAL
HP	HIGH POINT
INV	INVERT
LF	LINEAL FEET
LP	LOW POINT
LT	LEFT
MAX	MAXIMUM
MECH	MECHANICAL
MEP	MECHANICAL, ELECTRICAL AND PLUMBING
MH	MANHOLE
MIN	MINIMUM
N.I.C.	NOT IN CONTRACT
NTS	NOT TO SCALE
PERF	PERFORATED
PERIM	PERIMETER
PERP	PERPENDICULAR
PIV	PRESSURE INDICATOR VALVE
PL	PROPERTY LINE
PLBG	PLUMBING
PRKG	PARKING
PRV	PRESSURE REDUCING VALVE
PVC	POLYVINYL CHLORIDE PIPE
PVMT	PAVEMENT
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
R.O.W.	RIGHT OF WAY
RT	RIGHT
SSWR	SANITARY SEWER
SF	SQUARE FOOT
STA	STATION
STRM	STORM SEWER
STRC	STRUCTURAL
SWLK	SIDEWALK
SY	SQUARE YARD
TELE	TELEPHONE
TB	THRUST BLOCK
TEMP	TEMPORARY
TOC	TOP OF CURB
TOW	TOP OF WALL (RE: NOTE BELOW)
TYP.	TYPICAL
UD	UNDER DRAIN
UG	UNDERGROUND
VERT	VERTICAL

NOTE: TOW SHALL BE TOP OF WATER ON UTILITY SHEETS ONLY
AND TOP OF WALL ON ALL OTHER SHEETS.

ALL PROPOSED DESIGN IS BASED ON A SITE SURVEY PROVIDED
BY WAYJOHN SURVEYING, INC. DATED JUNE 2024. CONTRACTOR
SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION
AND CONTACT ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

BENCHMARK:

DESIGNATION = ALBUQUERQUE CONTROL STATION "4_G20R",
ALBUQUERQUE, NM. = 5426.439 US FEET FOUND 3 INCH
BRASS TABLET SET IN THE EAST MOST MEDIAN CURB ON THE
NORTH MEDIAN NOSE OF THE INTERSECTION OF COMANCHE
ROAD NE AND WYOMING BOULEVARD NE.
TBM = 5,426.02 US FEET FOUND MAG NAIL SET IN TOP OF
BLOCK WALL AT NORTHEAST PROPERTY CORNER OF SUBJECT
PROPERTY.

BASIS OF BEARING:

ALL BEARINGS BASED ON THE NEW MEXICO STATE PLAN GRID,
NAD83 DATUM.

DEL SOL CONDOS DRAINAGE REPAIRS
CONSTRUCTION DOCUMENTS


LOCATED WITHIN SECTION 6
TOWNSHIP 10 NORTH, RANGE 4 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE AND BERNALILLO COUNTY
STATE OF NEW MEXICO



SHEET INDEX	
C1.00	COVER SHEET
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C2.02	DETAILED GRADING PLAN – SOUTH
C2.50	EROSION CONTROL DETAILS
C3.00	UTILITY PLAN
C4.00	MAIN STORM SEWER PLAN & PROFILE
C4.10	STORM DETAILS

LEGEND

EXISTING		PROPOSED
-----	PROPERTY LINE	-----
-----	RIGHT-OF-WAY LINE	-----
-----	SECTION LINE	-----
-----	EASEMENT	-----
=====	RETAINING WALL	=====
=====	CURB & GUTTER	=====
=====	CURB & GUTTER (SPILL)	=====
=====	CURB & GUTTER (CATCH)	=====
=====	HEAVY DUTY DRIVE LANES	=====
=====	CONCRETE/ SIDEWALK	=====
-----5750-----	CONTOURS	-----5750-----
-----ST-----	UTILITY CROSSING	-----ST-----
-----ST-----	STORM SEWER	-----ST-----
-----RD-----	STORM MANHOLE	-----RD-----
-----RD-----	ROOF DRAIN	-----RD-----
-----SS-----	STORM INLET	-----SS-----
-----SS-----	FLARED END SECTION	-----SS-----
-----SS-----	SANITARY SEWER	-----SS-----
-----SS-----	SANITARY MANHOLE	-----SS-----
-----W-----	CLEAN OUT	-----W-----
-----W-----	WATER LINE	-----W-----
-----W-----	WATER VALVE	-----W-----
-----W-----	FIRE HYDRANT	-----W-----
-----W-----	WATER METER	-----W-----
-----IR-----	IRRIGATION LINE	-----IR-----
-----IR-----	IRRIGATION CONTROL	-----IR-----
-----OHE-----	OVERHEAD ELECTRIC	-----OHE-----
-----E-----	ELECTRIC LINE	-----E-----
-----E-----	LIGHT POLE	-----E-----
-----E-----	POWER POLE	-----E-----
-----ELEC-----	ELECTRIC METER	-----ELEC-----
-----T-----	TELEPHONE LINE	-----T-----
-----TEL-----	TELEPHONE PEDESTAL	-----TEL-----
-----CT-----	CABLE TV	-----CT-----
-----G-----	GAS LINE	-----G-----
-----FO-----	FIBER OPTIC	-----FO-----
-----D.W.-----	MONITOR WELL	-----D.W.-----
-----SIGN-----	SIGN	-----SIGN-----
-----DIRECTION OF FLOW-----	DIRECTION OF FLOW	-----DIRECTION OF FLOW-----
-----GRADING ARROW-----	GRADING ARROW	-----GRADING ARROW-----
-----DECIDUOUS TREE-----	DECIDUOUS TREE	-----DECIDUOUS TREE-----
-----EVERGREEN TREE-----	EVERGREEN TREE	-----EVERGREEN TREE-----
-----BUSH/SHRUB-----	BUSH/SHRUB	-----BUSH/SHRUB-----
-----SPOT ELEVATIONS-----	SPOT ELEVATIONS	-----SPOT ELEVATIONS-----
-----DRIVE-----	DRIVE	-----DRIVE-----

		
CITY OF ALBUQUERQUE DEPARTMENT OF MUNICIPAL DEVELOPMENT ENGINEERING DIVISION		
DEL SOL CONDOS CONSTRUCTION DOCUMENTS		
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	ZONE MAP NO.
		CITY PROJECT NO.
		SHEET NO.



CALL 811 7-BUSINESS DAYS IN
ADVANCE BEFORE YOU DIG, GRADE
OR EXCAVATE FOR MARKING OF
UNDERGROUND MEMBER UTILITIES

MARTIN/MARTIN ASSUMES NO RESPONSIBILITY FOR UTILITY
LOCATIONS. UNLESS OTHERWISE NOTED, THE UTILITIES SHOWN
ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED BY
OTHERS AND DEPICTED AS ASCE (38) QUALITY LEVEL D.
CONTRACTOR MUST ALSO NOTIFY THE CITY OF ALBUQUERQUE
THAT AN 811 CALL OCCURRED.



DEL SOL CONDOS
DRAINAGE ISSUES
CONSTRUCTION DOCUMENTS
COVER SHEET

No.	Issue / Revision	Date	Name
1	FIRST CITY SUBMITTAL	12/20/2024	NT
2	SECOND CITY SUBMITTAL	02/28/2025	NT
3	THIRD CITY SUBMITTAL	05/08/2025	NT

Job Number	24.1253
Project Manager	N. TRUJILLO
Design By	N. TRUJILLO
Drawn By	J. FRIEDMAN
Principal In Charge	D. LOVATO

Sheet Number:

C1.00
SHEET 1 OF 10

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CITY OF ALBUQUERQUE GENERAL NOTES:

- ALL WORK DETAILED ON THESE PLANS, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION THROUGH UPDATE #9, REFERRED TO HEREIN AS "STANDARD SPECIFICATIONS."
- ALL CONSTRUCTION WITHIN CITY RIGHT-OF-WAY OR PUBLIC EASEMENTS MUST BE DONE FROM APPROVED WORK ORDER DOCUMENTS ISSUED BY THE CITY.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, ORDINANCES, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- CONTRACTOR SHALL ASSUME THE SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROTECTION OF PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE OWNER AND ENGINEER FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
- ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE ACCOMPLISHED IN ACCORDANCE WITH OSHA 29CFR 1926.650, SUBPART "P".
- AN EXCAVATION / CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
- CONTRACTOR SHALL NOTIFY THE CONSTRUCTION ENGINEER (OR CITY PROJECT MANAGER) NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE CITY SURVEYOR MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE CITY SURVEYOR AND SHALL NOTIFY THE CITY SURVEYOR AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. ONLY THE CITY SURVEYOR SHALL REPLACE SURVEY MONUMENTS. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATIONS OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS/HER OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO STANDARD SPECIFICATION SECTION 4.4.
- CONTRACTOR SHALL ASSIST THE ENGINEER / INSPECTOR IN THE RECORDING OF DATA ON ALL UTILITY LINES AND APPURTENANCES AS REQUIRED BY THE CITY OF ALBUQUERQUE FOR THE PREPARATION OF "AS-BUILT" DRAWINGS. CONTRACTOR SHALL NOT COVER UTILITY LINES OR APPURTENANCES UNTIL ALL DATA HAVE BEEN RECORDED.
- CONTRACTOR SHALL ASSUME FINANCIAL RESPONSIBILITY FOR ANY DAMAGE TO EXISTING PAVEMENT, PAVEMENT MARKINGS, SIGNAGE, CURB & GUTTER, A.D.A. RAMPS, AND SIDEWALK DURING CONSTRUCTION APART FROM THOSE SECTIONS INDICATED FOR REMOVAL ON THE PLANS, AND SHALL REPAIR OR REPLACE, PER THE STANDARD SPECIFICATIONS, ANY SUCH DAMAGE.
- CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL CONSTRUCTION SIGNAGE UNTIL THE PROJECT HAS BEEN ACCEPTED BY THE CITY AND OTHER JURISDICTIONAL AUTHORITIES WHERE APPLICABLE.

TRANSPORTATION

- ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECT-ORIZED PAVEMENT MARKING BY CONTRACTOR AT THE SAME LOCATION AS EXISTING OR AS INDICATED ON THIS PLAN SET.
- WORK AFFECTING ARTERIAL ROADWAYS MAY REQUIRE TWENTY-FOUR-HOUR CONSTRUCTION.
- REMOVAL OF EXISTING CURB & GUTTER AND SIDEWALKS SHALL BE TO THE NEAREST JOINT.
- ANY DAMAGE TO THE EXISTING CURB & GUTTER, PAVEMENT, SIDEWALKS, STRIPING, OR SIGNAGE DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
- CURB & GUTTER, SIDEWALKS, AND DRIVEPADS SHALL MATCH THE LINE AND GRADE OF ABUTTING EXISTING AREAS AS SHOWN ON THE PLANS OR AS DIRECTED BY THE PROJECT ENGINEER.
- THE SUBGRADE PREPARATION SHALL EXTEND ONE (1) FOOT BEYOND THE FREE EDGE OF NEW CURB & GUTTER AND SIDEWALK.
- CONTRACTOR SHALL TEST SUBGRADE R-VALUE PRIOR TO CONSTRUCTION. IN THE EVENT THE R-VALUE IS LESS THAN 50, REMOVE TWO FEET OF SUBGRADE MATERIAL AND IMPORT MATERIAL WITH R-VALUE GREATER THAN 50, OR CONTACT THE ENGINEER IMMEDIATELY SO THE PAVEMENT SECTION CAN BE MODIFIED.
- AT ALL PAVEMENT REMOVAL AND REPLACEMENTS, SAW-CUT EDGES SHALL BE STRAIGHT AND CLEAN, AND LONGITUDINAL JOINTS SHALL NOT BE PLACED WITHIN WHEEL PATHS. PATCHES SHALL BE REGULAR AND SQUARE OR RECTANGULAR, WITH FOUR STRAIGHT SIDES. FINISHED PAVEMENT SURFACE SHALL BE FLUSH WITH EXISTING PAVEMENT SURFACE, WITH NO SPILLOVER OF ASPHALT OR TACK COAT. CARE MUST BE TAKEN TO AVOID DAMAGING THE INTEGRITY OR APPEARANCE OF SURROUNDING PAVEMENT; IF DAMAGED, THE ENTIRE SURFACE PATCH MUST BE EXPANDED TO COVER DAMAGES.
- CONTRACTOR WILL ENSURE THE ASPHALT HAS A SMOOTH, UNIFORM EDGE WHEN REMOVING AND REPLACING CURB & GUTTER. IF THE ASPHALT EDGE IS NOT SMOOTH AND UNIFORM, CONTRACTOR SHALL SAW-CUT AND REPLACE A ONE-FOOT STRIP OF ASPHALT ALONG THE FULL SECTION BEING REPLACED; REFER TO C.O.A. STANDARD DRAWING NO. 2465 WITH THE APPROPRIATE PAVING SECTION BASED ON ROADWAY CLASSIFICATION.
- TWO WEEKS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE TRANSIT DEPARTMENT OF ANY IMPACT THE PROJECT WILL HAVE ON THE TRANSIT SYSTEM, SUCH AS CAUSING A DETOUR OR THE CLOSURE OR RELOCATION OF A BUS STOP. THE CONTACT PERSON IS DOUGLAS GOFF, OFFICE PHONE 724-3137, CELL PHONE 206-0151, OR E-MAIL: DGOFF@CABQ.GOV

OTHER COMMON NOTES

- CONTRACTOR SHALL SECURE A "TOPSOIL DISTURBANCE PERMIT" PRIOR TO BEGINNING WORK.
- CONTRACTOR SHALL DETERMINE IN ADVANCE OF CONSTRUCTION IF OVERHEAD UTILITY LINES, SUPPORT STRUCTURES, GUYS, ETC., ARE AN OBSTRUCTION TO CONSTRUCTION OPERATIONS. IF ANY OBSTRUCTIONS TO CONSTRUCTION OPERATIONS ARE PRESENT, CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE APPROPRIATE UTILITY OWNER TO REMOVE OR SUPPORT THE UTILITY OBSTRUCTION. ANY COST ASSOCIATED WITH THIS EFFORT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- PNM WILL PROVIDE, AT NO COST TO THE CITY OR THE CONTRACTOR, THE NECESSARY PERSONNEL FOR INSPECTION OR OBSERVATION DEEMED NECESSARY BY PNM WHILE THE CONTRACTOR IS EXPOSING PNM'S CABLES. HOWEVER, THE CONTRACTOR SHALL BE CHARGED THE TOTAL COST ASSOCIATED WITH REPAIRS TO ANY DAMAGED CABLES OR FOR ANY COST ASSOCIATED WITH SUPPORTING OR RELOCATING THE POLES AND CABLES DURING CONSTRUCTION.
- EXISTING UTILITY LINE LOCATIONS ARE SHOWN IN AN APPROXIMATE MANNER ONLY; LINES MAY EXIST WHERE NONE ARE SHOWN. THE LOCATION OF ANY SUCH EXISTING LINES IS BASED UPON INFORMATION PROVIDED BY THE UTILITY COMPANY, THE OWNER, OR BY OTHERS, AND THE INFORMATION MAY BE INCOMPLETE OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION BEGINS.
- THE ENGINEER HAS UNDERTAKEN NO FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UNDERGROUND UTILITY LINES, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFORE. CONTRACTOR SHALL FIELD-VERIFY THE LOCATION OF ANY UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY HIS/HER FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY AND ALL EXISTING UTILITIES.

- CONTRACTOR SHALL SUPPORT ALL EXISTING UNDERGROUND UTILITIES WHICH BECOME EXPOSED DURING CONSTRUCTION. PAYMENT FOR SUPPORTING WORK SHALL BE INCIDENTAL TO STORM SEWER, WATER LINE, AND/OR SEWER LINE COSTS.
- CONTRACTOR SHALL SUPPORT AND MAINTAIN THE INTEGRITY OF ALL UNDERGROUND TELEPHONE, ELECTRIC CABLES, COMMUNICATION CABLES, AND CABLE-TELEVISION UTILITIES AT NO ADDITIONAL COST TO THE OWNER. CABLE SHALL BE SUPPORTED AT A MAXIMUM SPACING OF FIFTEEN (15) FEET. CONTRACTOR SHALL COORDINATE WITH AND MAKE ANY NECESSARY PAYMENT TO UTILITY OWNER FOR DE-ENERGIZATION OF CABLES, OR SUPPORT OF CABLES BY THE UTILITY OWNER.
- ALL FINAL BACKFILL FOR TRENCHES WITHIN THE COA RIGHT-OF-WAY SHALL BE COMPACTED TO A MINIMUM OF 95% MAXIMUM DENSITY PER ASTM D-1557 AND AS DIRECTED BY STANDARD SPECIFICATIONS SECTION 701.14.2 AND STANDARD DRAWING NO. 2465.
- CONTRACTOR SHALL PROMPTLY CLEAN UP ANY EXCAVATED MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY OR PRIVATE ROADWAY EASEMENTS TO PREVENT ANY EXCAVATED MATERIAL BEING WASHED DOWN THE STREET OR INTO ANY PUBLIC DRAINAGE FACILITY.
- REMOVALS SHALL BE DISPOSED OF OFF-SITE AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR SHALL DISPOSE OF ALL UNSUITABLE MATERIAL IN AN ENVIRONMENTALLY ACCEPT-ABLE MANNER AT A LOCATION ACCEPTABLE TO THE PROJECT MANAGER. THERE WILL BE NO DIRECT COMPENSATION FOR THIS WORK.
- CONTRACTOR SHALL CONDUCT ALL WORK IN A MANNER WHICH WILL MINIMIZE INTEFERENCE WITH LOCAL TRAFFIC.
- ALL EXISTING SIGNS, MARKERS, DELINEATORS, ETC. WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED, STORED, AND RE-SET BY THE CONTRACTOR.
- IF CULTURAL RESOURCES, SUCH AS HISTORIC OR PRE-HISTORIC ARTIFACTS, OR HUMAN REMAINS ARE DISCOVERED DURING EXCAVATION OR CONSTRUCTION, WORK SHALL CEASE AND THE CONSTRUCTION ENGINEER SHALL NOTIFY THE COUNTY OFFICE OF THE MEDICAL EXAMINER AT 272-3053. IF THE MEDICAL EXAMINER DETERMINES THAT HUMAN REMAINS ARE NOT PRESENT, THE CONSTRUCTION ENGINEER SHALL NOTIFY THE STATE HISTORIC PRESERVATION OFFICER (SHPO) AT 827-6320.
- IF OBJECTS OF HISTORICAL, ARCHEOLOGICAL, PALEONTOLOGICAL, OR OTHER OBJECTS OF ANTIQUITY ARE ENCOUNTERED, CONTRACTOR SHALL CEASE OPERATIONS AND IMMEDIATELY NOTIFY OWNER AND PROJECT ENGINEER.

CITY OF ALBUQUERQUE EROSION AND SEDIMENT CONTROL NOTES:

- ALL EROSION AND SEDIMENT CONTROL (ESC) WORK ON THESE PLANS, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON SHALL BE PERMITTED, CONSTRUCTED, INSPECTED, AND MAINTAINED IN ACCORDANCE WITH:
 - THE CITY ORDINANCE § 14-5-2-11, THE ESC ORDINANCE,
 - THE EPA'S 2022 CONSTRUCTION GENERAL PERMIT (CGP), AND
 - THE CITY OF ALBUQUERQUE CONSTRUCTION BMP MANUAL.
- ALL BMP'S MUST BE INSTALLED PRIOR TO BEGINNING ANY EARTH MOVING ACTIVITIES EXCEPT AS SPECIFIED HEREON IN THE PHASING PLAN. CONSTRUCTION OF EARTHEN BMP'S SUCH AS SEDIMENT TRAPS, SEDIMENT BASINS, AND DIVERSION BERMS SHALL BE COMPLETED AND INSPECTED PRIOR TO ANY OTHER CONSTRUCTION OR EARTHWORK. SELF-INSPECTION IS REQUIRED AFTER INSTALLATION OF THE BMPS AND PRIOR TO BEGINNING CONSTRUCTION.
- SELF-INSPECTIONS - IN ACCORDANCE WITH CITY ORDINANCE § 14-5-2-11(c)(1), "AT A MINIMUM A ROUTINE SELF-INSPECTION IS REQUIRED TO REVIEW THE PROJECT FOR COMPLIANCE WITH THE CONSTRUCTION GENERAL PERMIT ONCE EVERY 14 DAYS AND AFTER ANY PRECIPITATION EVENT OF 1/4 INCH OR GREATER UNTIL THE SITE CONSTRUCTION HAS BEEN COMPLETED AND THE SITE DETERMINED AS STABILIZED BY THE CITY. REPORTS OF THESE INSPECTIONS SHALL BE KEPT BY THE PERSON OR ENTITY AUTHORIZED TO DIRECT THE CONSTRUCTION ACTIVITIES ON THE SITE AND MADE AVAILABLE UPON REQUEST.
- CORRECTIVE ACTION REPORTS MUST BE KEPT BY THE PERSON OR ENTITY AUTHORIZED TO DIRECT THE CONSTRUCTION ACTIVITIES ON THE SITE AND MADE AVAILABLE UPON REQUEST.
- FINAL STABILIZATION AND NOTICE OF TERMINATION (NOT) - IN ACCORDANCE WITH CITY ORDINANCE § 14-5-2-11(c)(1), SELF-INSPECTIONS MUST CONTINUE UNTIL THE SITE IS "DETERMINED AS STABILIZED BY THE CITY." THE PROPERTY OWNER/OPERATOR IS RESPONSIBLE FOR DETERMINING WHEN THE "CONDITIONS FOR TERMINATING CGP COVERAGE" PER CGP PART 8.2 ARE SATISFIED AND THEN FOR FILING THEIR NOTICE OF TERMINATION (NOT) WITH THE EPA. EACH OPERATOR MAY TERMINATE CGP COVERAGE ONLY IF ONE OR MORE OF THE CONDITIONS IN PART 8.2.1, 8.2.2, OR 8.2.3 HAS OCCURRED AFTER FILING THE NOT WITH THE EPA, THE PROPERTY OWNER IS RESPONSIBLE FOR REQUESTING A DETERMINATION OF STABILIZATION FROM THE CITY.
- WHEN DOING WORK IN THE CITY RIGHT-OF-WAY (E.G. SIDEWALK, DRIVE PADs, UTILITIES, ETC.) PREVENT DIRT FROM GETTING INTO THE STREET. IF DIRT IS PRESENT IN THE STREET, THE STREET SHOULD BE SWEEP DAILY OR PRIOR TO A RAIN EVENT OR CONTRACTOR INDUCED WATER EVENT (E.G. CURB CUT OR WATER TEST).
- WHEN INSTALLING UTILITIES BEHIND THE CURB, THE EXCAVATED DIRT SHOULD NOT BE PLACED IN THE STREET. WHEN CUTTING THE STREET FOR UTILITIES THE DIRT SHALL BE PLACED ON THE UPHILL SIDE OF THE STREET CUT AND THE AREA SWEEP AFTER THE WORK IS COMPLETE. A WATTLE OR MULCH SOCK MAY BE PLACED AT THE TOE OF THE EXCAVATED DIRT PILE IF SITE CONSTRAINTS DO NOT ALLOW PLACING THE EXCAVATED DIRT ON THE UPHILL SIDE OF THE STREET CUT.
- ESC PLANS MUST SHOW LONGITUDINAL STREET SLOPE AND STREET NAMES. ON STREETS WHERE THE LONGITUDINAL SLOPE IS STEEPER THAN 2.5%, WATTLES/MULCH SOCKS OR J-HOOD SILT FENCE SHALL BE SHOWN IN THE FRONT YARD SWALE OR ON THE SIDE OF THE STREET.

MARTIN/MARTIN, INC. GRADING NOTES:

- ALL NEWLY CONSTRUCTED OR ALTERATIONS OF ACCESSIBILITY ROUTES (WALKS, RAMPS, ENTRANCES, ETC.) SHALL COMPLY WITH THE RULES AND REGULATIONS SET FORTH BY ADA, ADAAG, CITY, STATE, FEDERAL OR JURISDICTION HAVING AUTHORITY, INCLUDING BUT NOT LIMITED TO: 5% MAXIMUM GRADE ON WALKS WITHOUT HANDRAILS, 8.33% MAXIMUM GRADE ON WALKS WITH HANDRAILS AND LEVEL LANDINGS (MAXIMUM 2% COMPOSITE SLOPE), 2% MAXIMUM CROSS SLOPE ON WALKS AND 2% MAXIMUM COMPOSITE SLOPE IN ACCESSIBLE PARKING/LOADING AREAS. NO TOLERANCE REGARDING MAXIMUM SLOPES WILL BE ALLOWED. DURING CONSTRUCTION, CONTRACTOR SHALL COORDINATE AS NECESSARY WITH OWNER, DEVELOPER, ENGINEER, ARCHITECT, OR DESIGNATED OFFICIAL. IF RULES AND REGULATIONS OF ACCESSIBILITY ROUTES CAN NOT BE MET, IN ADDITION, OWNER IS ADVISED THAT REGULAR MAINTENANCE PROGRAMS SHOULD BE IMPLEMENTED AFTER CONSTRUCTION TO KEEP EXISTING ROUTES SAFE, USABLE, AND ADA COMPLIANT.
- EXISTING ELEVATIONS SHOWN ON THIS DRAWING HAVE BEEN DEPICTED FROM BEST AVAILABLE INFORMATION AND ARE SHOWN TO THE EXTENT KNOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY EXISTING GRADE CONDITIONS AT THE LIMITS OF CONSTRUCTION AND AT LOCATIONS THAT INTERFACE WITH EXISTING OR PROPOSED STRUCTURES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES THAT CONTRADICT THE ENGINEERS INTENT FOR DRAINAGE PATTERNS, MAXIMUM AND MINIMUM SLOPES, AND PROPOSED ELEVATIONS AS SHOWN ON THE PLAN. THE ENGINEER WILL NOT BE LIABLE FOR ANY COSTS ASSOCIATED WITH CHANGES TO THE DESIGN WITHOUT PROPER NOTIFICATION.
- PROPOSED CONTOURS AND SPOT ELEVATIONS AS SHOWN HEREIN ARE DEFINED AS FINISHED ELEVATION AFTER PAVING, LANDSCAPING, ETC. CONTRACTOR SHALL COORDINATE WITH GEOTECH FOR PAVEMENT THICKNESS AND LANDSCAPE FOR THICKNESS OF TOPSOIL, SOD AND LANDSCAPE MATERIALS.

ALL SPOTS ARE TO FLOWLINE UNLESS OTHERWISE NOTED. FG = FINISHED GRADE, FF = FINISH FLOOR, TOF = TOP OF FOUNDATION, HP = HIGH POINT, LOW = LOW POINT, TOW = TOP OF WALL [FINISHED GRADE AT BACK OF WALL], BOW = BOTTOM OF WALL [FINISHED GRADE AT FACE OF WALL], GB = GRADE BREAK, FL = FLOWLINE, TOC = TOP OF CURB.

- TEMPORARY CUT/FILL SLOPES SHALL NOT EXCEED A STEEPNESS OF [1:1] (H:V). PERMANENT SLOPES SHALL NOT EXCEED [4:1] (H:V) [UNLESS NOTED OTHERWISE] IN AREAS TO BE SEEDED OR SODDED.
- CONTRACTOR SHALL ADJUST ALL EXISTING AND PROPOSED MANHOLE RIMS, VALVE BOXES, ETC. TO MATCH FINAL GRADE.

MARTIN/MARTIN, INC. GENERAL NOTES:

IN ADDITION TO THE CITY OF ALBUQUERQUE STANDARD NOTES, THE FOLLOWING SHALL APPLY:

- THE CONTRACTOR SHALL HAVE ONE [1] SIGNED COPY OF PLANS APPROVED BY THE CITY OF ALBUQUERQUE AND ONE COPY OF THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS ON THE JOB SITE AT ALL TIMES.
- THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS AT AND ADJACENT TO THE JOB SITE, INCLUDING, BUT NOT LIMITED TO, SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK, TRENCH EXCAVATION AND SHORING, TRAFFIC CONTROL AND SECURITY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- THE CITY OF ALBUQUERQUE/OWNER/ENGINEER CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON OR NEAR THE CONSTRUCTION SITE.
- ALL TRENCHES SHALL BE ADEQUATELY SUPPORTED AND THE SAFETY OF WORKERS PROVIDED FOR AS REQUIRED BY THE MOST RECENT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION [OSHA] "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION." THESE REGULATIONS ARE DESCRIBED IN SUBPART P, PART 1926 OF THE CODE OF FEDERAL REGULATIONS. SHEETING AND SHORING SHALL BE UTILIZED WHERE NECESSARY TO PREVENT ANY EXCESSIVE WIDENING OR SLOUGHING OF THE TRENCH WHICH MAY BE DETRIMENTAL TO HUMAN SAFETY, TO THE PIPE BEING PLACED, OR TO ANY EXISTING SITE IMPROVEMENTS OR STRUCTURES. THE CONTRACTOR MAY BE REQUIRED TO USE AN APPROVED PILING INSTEAD OF SHEETING AND SHORING.
- CONTRACTOR SHALL OBTAIN ALL PERMITS FOR STREET CUTS, UTILITY INTERRUPTIONS AND TRAFFIC CONTROL.
- AT LEAST FIVE [5] WORKING DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION, A TRAFFIC CONTROL PLAN SHALL BE SUBMITTED TO THE CITY OF ALBUQUERQUE. THE TRAFFIC CONTROL PLAN SHALL BE PREPARED BY A CERTIFIED TRAFFIC CONTROL SUPERVISOR AND SHALL BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. NO WORK SHALL BEGIN UNTIL ALL TRAFFIC CONTROL DEVICES HAVE BEEN PLACED IN ACCORDANCE WITH THE PLAN. THE CONTRACTOR SHALL CONTINUOUSLY MAINTAIN THE TRAFFIC CONTROL DEVICES FOR THE ENTIRE DURATION OF THE PROJECT OR UNTIL THE ROADWAY HAS BEEN OPENED AND THE PERMANENT TRAFFIC CONTROL DEVICES HAVE BEEN INSTALLED.
- ALL TRENCH BACKFILL AND SUBGRADE PREPARATION SHALL BE TESTED TO ENSURE COMPLIANCE WITH CITY OF ALBUQUERQUE STANDARDS AND SHALL BE TESTED AT CITY OF ALBUQUERQUE REQUIRED FREQUENCIES BY A CITY OF ALBUQUERQUE APPROVED PRIVATE SOILS TESTING FIRM. TEST RESULTS SHALL BE SUBMITTED TO, REVIEWED, AND APPROVED BY, THE CITY OF ALBUQUERQUE ENGINEERING DIVISION PRIOR TO INSTALLING BASE COURSE, ASPHALT OR CONCRETE ON PREPARED SUBGRADE. ALL BASE COURSE DENSITY SHALL ALSO BE TESTED BY THE PRIVATE SOILS FIRM AT CITY OF ALBUQUERQUE REQUIRED FREQUENCIES TO ENSURE COMPLIANCE WITH CITY OF ALBUQUERQUE REQUIREMENTS. BASE COURSE TEST RESULTS SHALL ALSO BE APPROVED BY THE CITY OF ALBUQUERQUE ENGINEERING DIVISION PRIOR TO INSTALLING PAVEMENT. ALL CONCRETE AND ASPHALT PLACED SHALL BE TESTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE MINIMUM MATERIALS TESTING STANDARDS. TEST RESULTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF ALBUQUERQUE ENGINEERING DIVISION PRIOR TO INITIATION OF THE REQUIRED [2] YEAR WARRANTY PERIOD.
- CONTRACTOR SHALL CONFORM TO ALL FEDERAL, STATE AND LOCAL HEALTH AND SAFETY RULES AND REGULATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES DURING CONSTRUCTION AND FOR COORDINATING WITH THE APPROPRIATE UTILITY COMPANY FOR ANY UTILITY CROSSINGS REQUIRED. REPAIR OF DAMAGED UTILITIES SHALL BE AT THE CONTRACTORS EXPENSE, INCLUDING BUT NOT LIMITED TO UNKNOWN UNDERGROUND UTILITIES.
- EXISTING FENCES, TREES, SIDEWALKS, CURBS AND GUTTERS, LANDSCAPING, STRUCTURES, AND IMPROVEMENTS DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT SHALL BE REPLACED OR RESTORED IN LIKE KIND AT THE CONTRACTOR'S EXPENSE, UNLESS OTHERWISE INDICATED ON THESE PLANS.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MAINTAINING REASONABLE ACCESS TO AND FROM ALL OF THE ADJACENT PROPERTIES THROUGHOUT THE COURSE OF THE WORK. THE CONTRACTOR SHALL BE REQUIRED TO MEET (INDIVIDUALLY OR COLLECTIVELY) WITH ALL ADJACENT PROPERTY OWNERS WHO'S DRIVEWAY ACCESS WILL BE AFFECTED BY THE WORK. AS CONSTRUCTION CONDITIONS CHANGE AND THE WORK PROGRESSES, THE CONTRACTOR SHALL BE REQUIRED TO PERIODICALLY UPDATE THOSE PROPERTY OWNERS SO THAT THEY ARE KEPT INFORMED ABOUT THEIR ACCESS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STORM RUNOFF AND ANY GROUNDWATER ENCOUNTERED DURING THE CONSTRUCTION OF ANY PORTION OF THIS PROJECT. GROUNDWATER SHALL BE PUMPED, PIPED, REMOVED AND DISPOSED OF IN A MANNER WHICH DOES NOT CAUSE FLOODING OF EXISTING STREETS NOR EROSION ON ABUTTING PROPERTIES IN ORDER TO CONSTRUCT THE IMPROVEMENTS SHOWN ON THESE PLANS. NO CONCRETE SHALL BE PLACED WHERE GROUNDWATER IS VISIBLE OR UNTIL THE GROUNDWATER TABLE HAS BEEN LOWERED BELOW THE PROPOSED IMPROVEMENTS. ANY UNSTABLE AREAS, AS A RESULT OF GROUNDWATER, ENCOUNTERED DURING THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS SHALL BE STABILIZED AS AGREED UPON BY THE CONTRACTOR, THE CITY OF ALBUQUERQUE, AND THE GEOTECHNICAL ENGINEER AT THE TIME OF OCCURRENCE.
- THE CONTRACTOR IS RESPONSIBLE FOR FIELD LOCATING AND VERIFYING ELEVATIONS OF ALL EXISTING SEWER MAINS, WATER MAINS, CURBS, GUTTERS AND OTHER UTILITIES AT THE POINT OF CONNECTION SHOWN ON THE PLANS, AND AT ANY UTILITY CROSSINGS PRIOR TO INSTALLING ANY OF THE NEW IMPROVEMENTS. IF A CONFLICT EXISTS AND/OR A DESIGN MODIFICATION IS REQUIRED, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER TO MODIFY THE DESIGN.
- PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION, THE CONTRACTOR SHALL CONTACT ALL UTILITIES TO COORDINATE SCHEDULES.
- CONTRACTOR SHALL NOTIFY ALL BUSINESSES/RESIDENTS IN WRITING 48 HOURS PRIOR TO ANY SHUT-OFF IN SERVICE. THE NOTICES MUST HAVE CONTRACTOR'S PHONE NUMBER AND NAME OF CONTACT PERSON, AND EMERGENCY PHONE NUMBER FOR AFTER HOURS CALLS. ALL SHUT OFFS MUST BE APPROVED BY THE CITY OF ALBUQUERQUE UTILITY DIVISION, AND CITY OF ALBUQUERQUE VALVES AND APPURTENANCES SHALL BE OPERATED BY ALBUQUERQUE PERSONNEL, UNLESS WRITTEN PERMISSION IS GIVEN OTHERWISE.
- ALL PUBLIC IMPROVEMENT WORK, INCLUDING CORRECTION WORK, SHALL BE INSPECTED BY A CITY OF ALBUQUERQUE REPRESENTATIVE WHO SHALL HAVE THE AUTHORITY TO HALT CONSTRUCTION WHEN STANDARD CONSTRUCTION PRACTICES ARE NOT BEING ADHERED TO. THE CITY OF ALBUQUERQUE RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS ENGINEERING CODE OF STANDARDS AND SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF PUBLIC IMPROVEMENTS. CONTRACTOR IS RESPONSIBLE FOR BEING AWARE OF, NOTIFYING, COORDINATING AND SCHEDULING ALL INSPECTIONS REQUIRED FOR FINAL APPROVALS AND PROJECT ACCEPTANCE.
- THE CONTRACTOR SHALL NOT OPERATE ANY CONSTRUCTION VEHICLES NOR PERFORM ANY CONSTRUCTION OPERATIONS BEFORE 7 AM OR AFTER 6 PM, MONDAY THROUGH FRIDAY OR BEFORE 8 AM AND AFTER 5 PM ON SATURDAYS. NO WORK WILL BE ALLOWED ON SUNDAYS OR HOLIDAYS. THE CITY OF ALBUQUERQUE RESERVES THE RIGHT TO FURTHER RESTRICT OR MODIFY THESE HOURS OF OPERATION IF CONDITIONS WARRANT.
- THE CONTRACTOR SHALL WARRANT ALL WORK TO BE FREE FROM DEFECTS IN WORKMANSHIP AND MATERIALS FOR A PERIOD OF [1]-YEAR FROM THE DATE OF ACCEPTANCE INTO THE WARRANTY PERIOD OF ALL CONSTRUCTION CALLED FOR BY THE PUBLIC IMPROVEMENTS AGREEMENT WITH THE CITY OF ALBUQUERQUE.
- DURING CONSTRUCTION AND UPON COMPLETION OF CONSTRUCTION, THE SITE SHALL BE CLEANED AND RESTORED TO A CONDITION EQUAL TO, OR BETTER THAN, THAT WHICH EXISTED BEFORE CONSTRUCTION.
- THE OWNER/DEVELOPER AND/OR THEIR ASSIGNS IS HEREBY NOTIFIED THAT IT IS TYPICAL AND LIKELY THAT SOME MOVEMENT OF THE SURFACE GRADES WILL OCCUR OVER TIME DUE TO VARIOUS FACTORS THAT ARE NOT IN CONTROL OF THE DESIGNERS. THUS, A ROUTINE AND DILIGENT MAINTENANCE PROGRAM IS REQUIRED TO MAINTAIN THE PROPER GRADING AND DRAINAGE THROUGHOUT THE PROJECT.

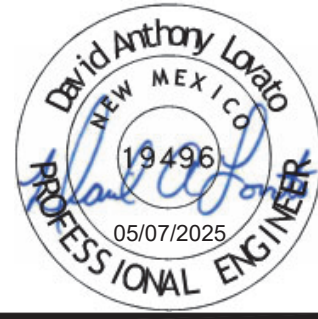
DEL SOL CONDOS
DRAINAGE ISSUES
CONSTRUCTION DOCUMENTS
GENERAL NOTES

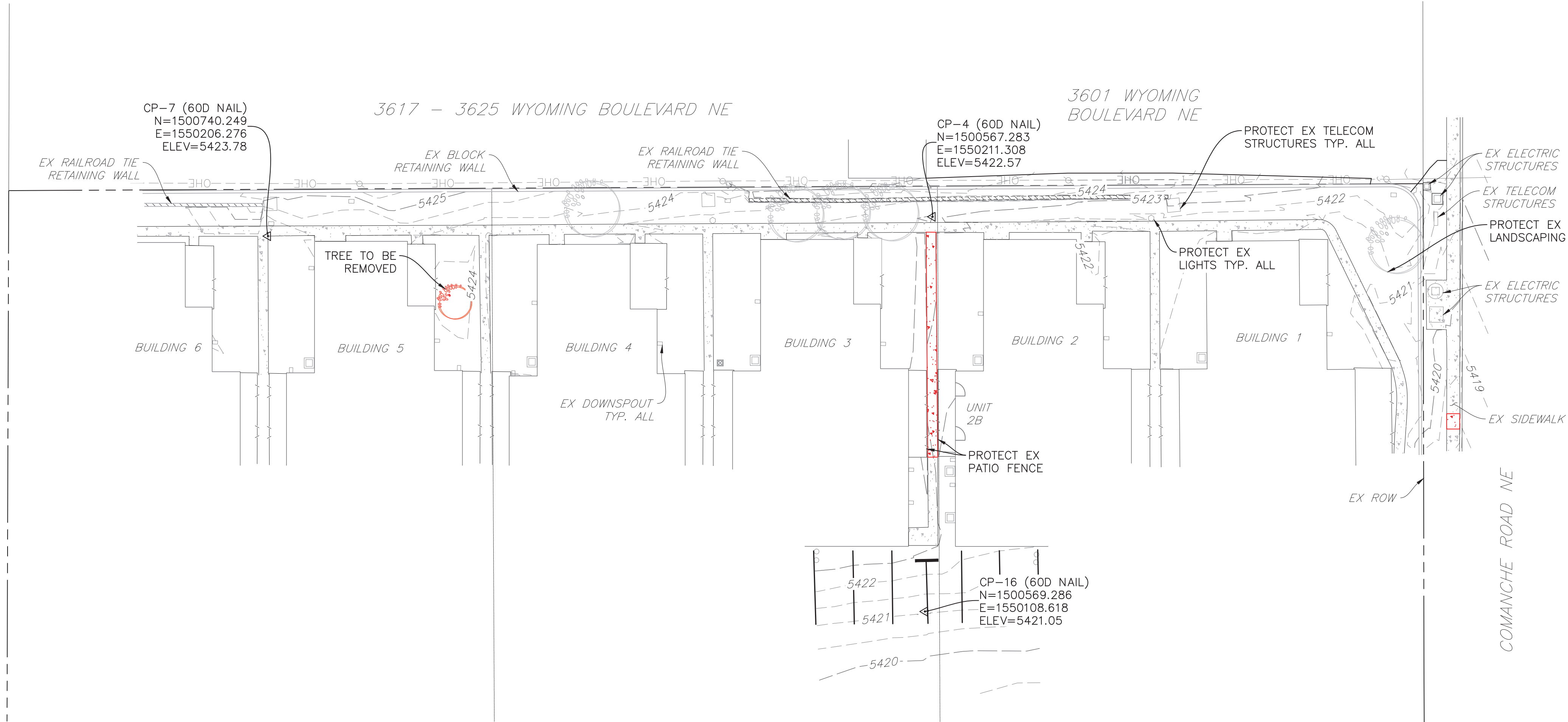
No.	Issue / Revision	Date	Name
1	FIRST CITY SUBMITTAL	12/20/2024	NT
2	SECOND CITY SUBMITTAL	02/28/2025	NT
3	THIRD CITY SUBMITTAL	05/08/2025	NT

Job Number	24.1253
Project Manager	N. TRUJILLO
Design By	N. TRUJILLO
Drawn By	J. FRIEDMAN
Principal In Charge	D. LOVATO

THE DESIGN SHOWN HEREIN INCLUDING ALL TECHNICAL DRAWINGS, SPECIFICATIONS, AND NOTES, ARE THE PROPERTY OF MARTIN/MARTIN, INC. AND ARE NOT TO BE REPRODUCED, COPIED, OR OTHERWISE EXPLOITED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION FROM MARTIN/MARTIN, INC.

Sheet Number:





EXISTING		DEMOLITION	
---	PROPERTY LINE	---	
---	RIGHT-OF-WAY LINE	---	
---	SECTION LINE	---	
---	EASEMENT	---	
---	RETAINING WALL	---	
---	CURB & GUTTER	---	
---	ASPHALT	---	
---	CONCRETE/ SIDEWALK	---	
---	CONTOURS	---	
---	STORM SEWER	---	
---	STORM MANHOLE	---	
---	STORM INLET	---	
---	FLARED END SECTION	---	
---	SANITARY SEWER	---	
---	SANITARY MANHOLE	---	
---	WATER LINE	---	
---	WATER VALVE	---	
---	FIRE HYDRANT	---	
---	WATER METER	---	
---	IRRIGATION LINE	---	
---	IRRIGATION CONTROL	---	
---	OVERHEAD ELECTRIC	---	
---	ELECTRIC LINE	---	
---	LIGHT POLE	---	
---	POWER POLE	---	
---	ELECTRIC METER	---	
---	TELEPHONE LINE	---	
---	TELEPHONE PEDESTAL	---	
---	CABLE TV	---	
---	SIGN	---	
---	DECIDUOUS TREE	---	
---	EVERGREEN TREE	---	
---	BUSH/SHRUB	---	
---	GAS LINE	---	
---	DRIVE	---	

NOTES:

- SEE SHEET C1.00 FOR LEGEND, BASIS OF BEARING, AND ABBREVIATIONS LIST. SEE SHEET C1.01 FOR ADDITIONAL NOTES.
- THE ENGINEER ASSUMES NO RESPONSIBILITY FOR BURIED UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES PRIOR TO AND DURING CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE ALL DEMOLITION ACTIVITIES WITH THE HOA.
- EXISTING SIDEWALK, CURB, AND GUTTER CONCRETE SHALL BE PROTECTED AT DEMOLITION LIMITS.
- ALL MATERIAL TO BE LEGALLY DISPOSED OF OFFSITE.
- ALL LANDSCAPING DISTURBED DURING CONSTRUCTION SHALL BE REPLACED IN KIND. CONTRACTOR SHALL PROTECT EXISTING TREES, SHRUBS, AND LANDSCAPING OUTSIDE OF PROJECT LIMITS.
- ALL EXISTING MANHOLES, WATER VALVES, AND EXISTING UTILITY STRUCTURES NOT DESIGNATED FOR REMOVAL SHALL BE ADJUSTED TO FINAL FINISHED GRADE.
- ANY DAMAGE TO THE EXISTING PUBLIC ROADWAYS SHALL BE REPAIRED TO CITY OF ALBUQUERQUE STANDARDS.
- CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL FOR ALL WORK WITHIN THE ROW.

BENCHMARK:

DESIGNATION = ALBUQUERQUE CONTROL STATION "4_G20R", ALBUQUERQUE, NM. = 5426.439 US FEET FOUND 3 INCH BRASS TABLET SET IN THE EAST MOST MEDIAN CURB ON THE NORTH MEDIAN NOSE OF THE INTERSECTION OF COMANCHE ROAD NE AND WYOMING BOULEVARD NE.
TBM = 5,426.02 US FEET FOUND MAG NAIL SET IN TOP OF BLOCK WALL AT NORTHEAST PROPERTY CORNER OF SUBJECT PROPERTY.

ALL PROPOSED DESIGN IS BASED ON A SITE SURVEY PROVIDED BY WAYJOHN SURVEYING, INC. DATED JUNE 2024. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND CONTACT ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES WITH THE PROPOSED ELEVATIONS SHOWN IN THESE PLANS. ENGINEER WILL NOT BE LIABLE FOR ANY COST ASSOCIATED WITH CHANGES TO THE DESIGN WITHOUT PROPER NOTIFICATION.

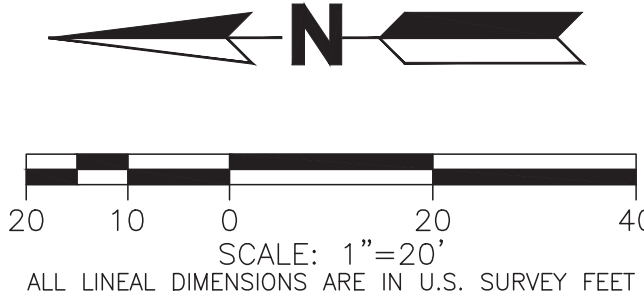
City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED

DATE: May 22, 2025
BY:

HydroTrans # G19D003A

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 REQUIRING CORRECTIONS FOR ERRORS OR DIMENSIONS IN PLANS, SPECIFICATIONS, OR CONSTRUCTION DOCUMENTS. SUCH APPROVED PLANS/REPORTS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.

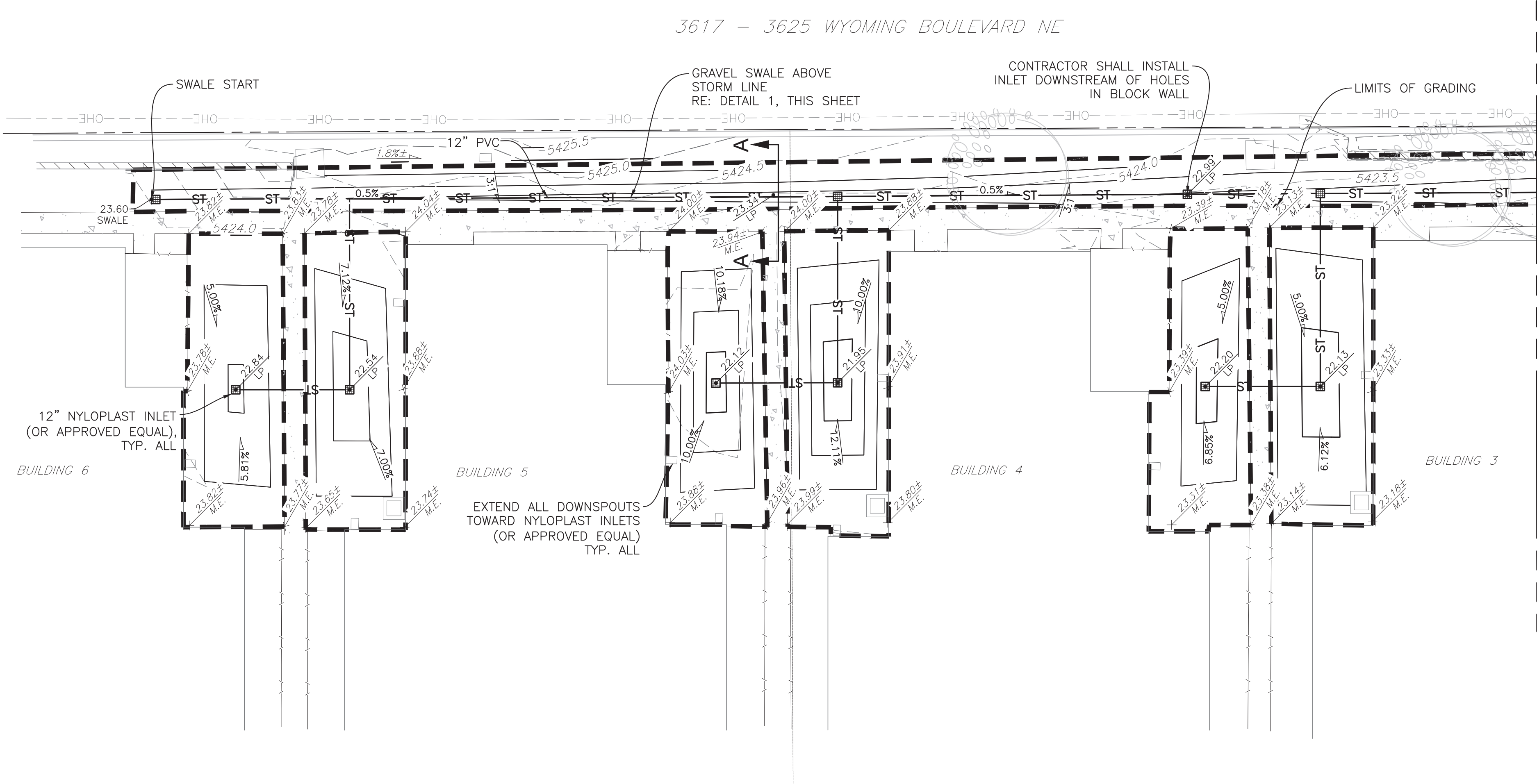
THE APPROVAL OF THESE PLANS/REPORTS SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE IF NO BUILDING PERMIT HAS BEEN PULLED ON THE DEVELOPMENT.

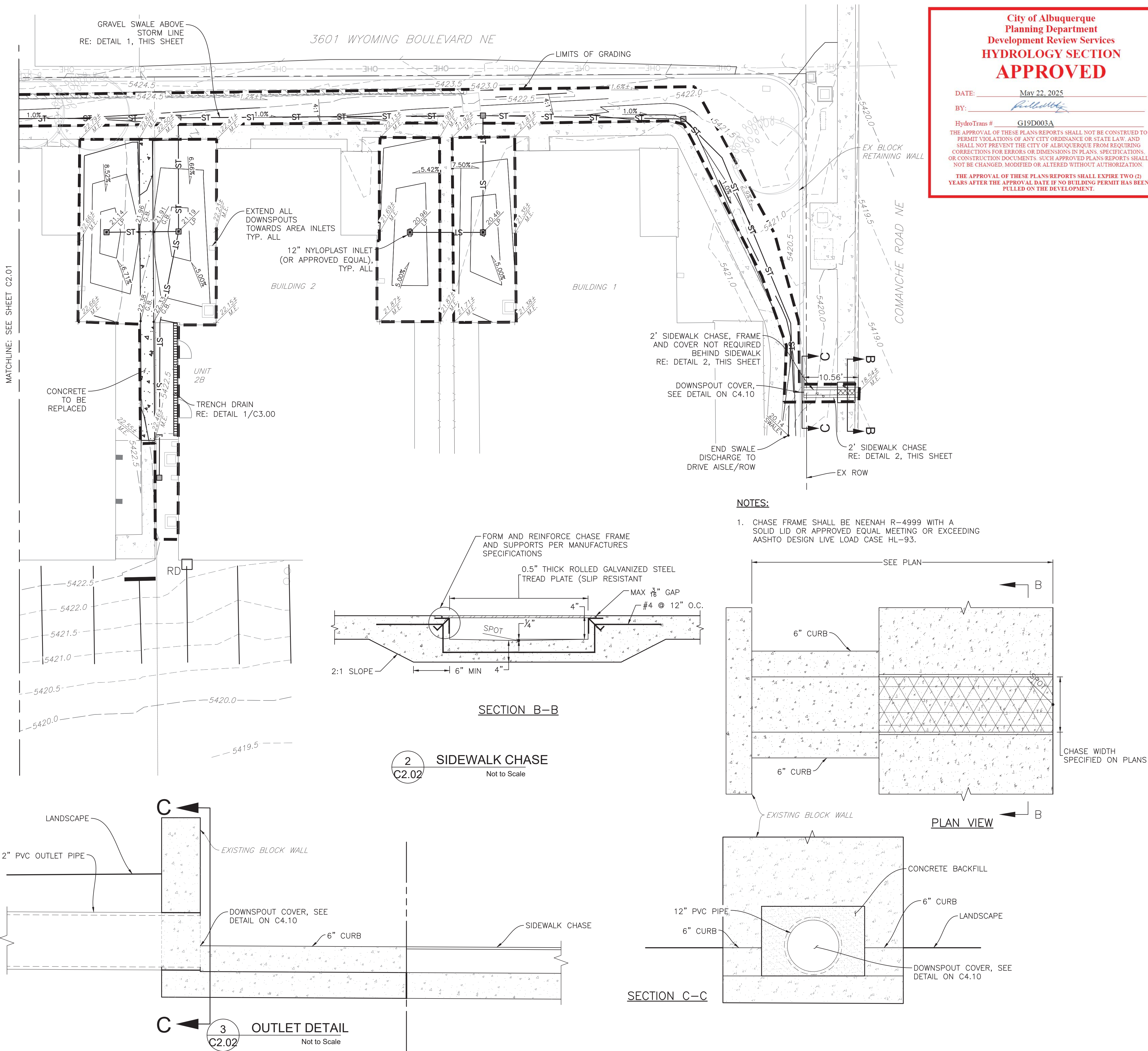


No.	Issue / Revision	Date	Name
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Job Number	24.1253
Project Manager	N. TRUJILLO
Design By	N. TRUJILLO
Drawn By	J. FRIEDMAN
Principal In Charge	D. LOVATO

THE DESIGNER'S RESPONSIBILITY IS TO VERIFY ALL TECHNICAL DRAWINGS, SPECIFICATIONS, AND NOTES FOR ACCURACY AND COMPLETENESS. THE DESIGNER'S REPRESENTATION & MODELS THEREOF ARE PROPRIETARY & CAN NOT BE COPIED, DUPLICATED, OR COMMERCIALY EXPLOITED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION FROM MARTIN/MARTIN, INC.





City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED

DATE: May 22, 2025

BY: *[Signature]*

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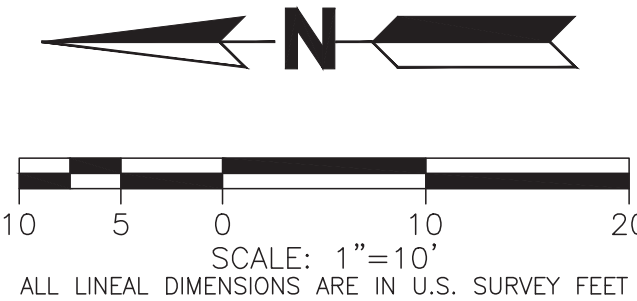
THE APPROVAL OF THESE PLANS/REPORTS SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE IF NO BUILDING PERMIT HAS BEEN PULLED ON THE DEVELOPMENT.



LEGEND

EXISTING		PROPOSED
---	PROPERTY LINE	---
---	RIGHT-OF-WAY LINE	---
---	SECTION LINE	---
---	EASEMENT	---
---	RETAINING WALL	---
---	CURB & GUTTER	---
---	CONTOURS	---
---	STORM SEWER	---
---	STORM MANHOLE	---
---	ROOF DRAIN	---
---	INLET	---
---	FLARED END SECTION	---
---	SIGN	---
---	GRADING ARROW	---
---	DECIDUOUS TREE	---
---	EVERGREEN TREE	---
---	BUSH/SHRUB	---
---	DRIVE	---
---	SPOT ELEVATIONS	---

- NOTES:
- SEE SHEET C1.00 FOR LEGEND, BASIS OF BEARING, AND ABBREVIATIONS LIST. SEE SHEET C1.01 FOR ADDITIONAL NOTES.
 - CONTOURS ARE SHOWN AT 0.5' INTERVALS.
 - CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL ELEVATIONS OF MATCH EXISTING LOCATIONS AND EXISTING CURB AND GUTTER AT LEAST TWO WEEKS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES GREATER THAN 0.05'.
 - PROPOSED CONTOURS AND SPOT ELEVATIONS AS SHOWN HEREIN ARE DEFINED AS FINISHED ELEVATION AFTER PAVING, LANDSCAPING, ETC.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARDS AND SPECIFICATIONS UNLESS NOTED OTHERWISE.
 - CONTRACTOR SHALL CONFIRM DEPTHS OF ALL EXISTING UTILITIES BELOW AREAS TO BE REGRADED TO ENSURE ADEQUATE COVER IS STILL BEING PROVIDED IN FINAL CONDITION. NOTIFY ENGINEER OF ANY DISCREPANCIES.
- BENCHMARK:**
DESIGNATION = ALBUQUERQUE CONTROL STATION "4_G20R", ALBUQUERQUE, NM. = 5426.439 US FEET FOUND 3 INCH BRASS TABLET SET IN THE EAST MOST MEDIAN CURB ON THE NORTH MEDIAN NOSE OF THE INTERSECTION OF COMANCHE ROAD NE AND WYOMING BOULEVARD NE.
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CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES WITH THE PROPOSED ELEVATIONS SHOWN IN THESE PLANS. ENGINEER WILL NOT BE LIABLE FOR ANY COST ASSOCIATED WITH CHANGES TO THE DESIGN WITHOUT PROPER NOTIFICATION.

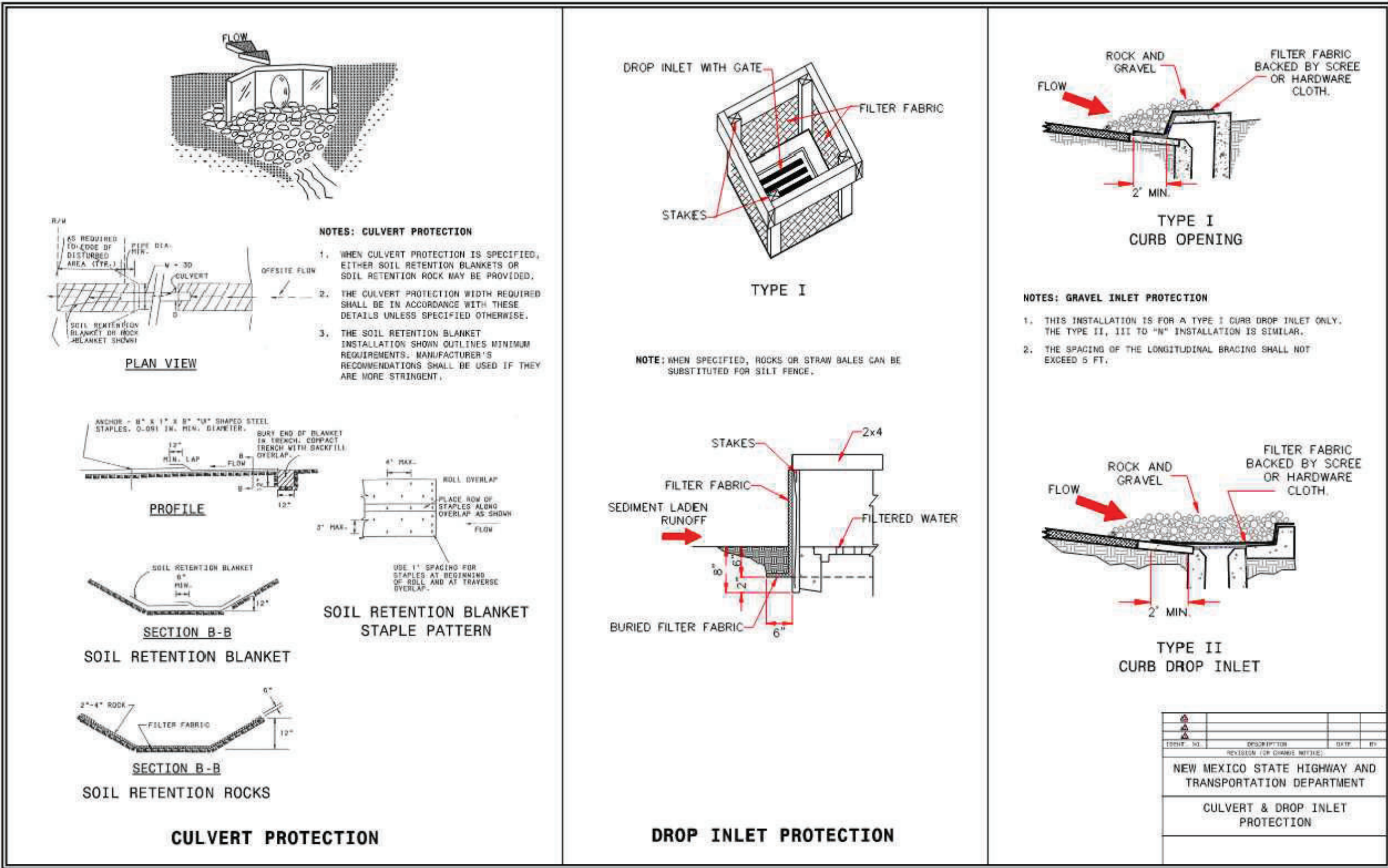
DEL SOL CONDOS
DRAINAGE ISSUES
CONSTRUCTION DOCUMENTS
DETAILED GRADING PLAN - SOUTH

Issue / Revision	Name	Date
FIRST CITY SUBMITTAL	NT	12/20/2024
SECOND CITY SUBMITTAL	NT	02/28/2025
THIRD CITY SUBMITTAL	NT	05/08/2025

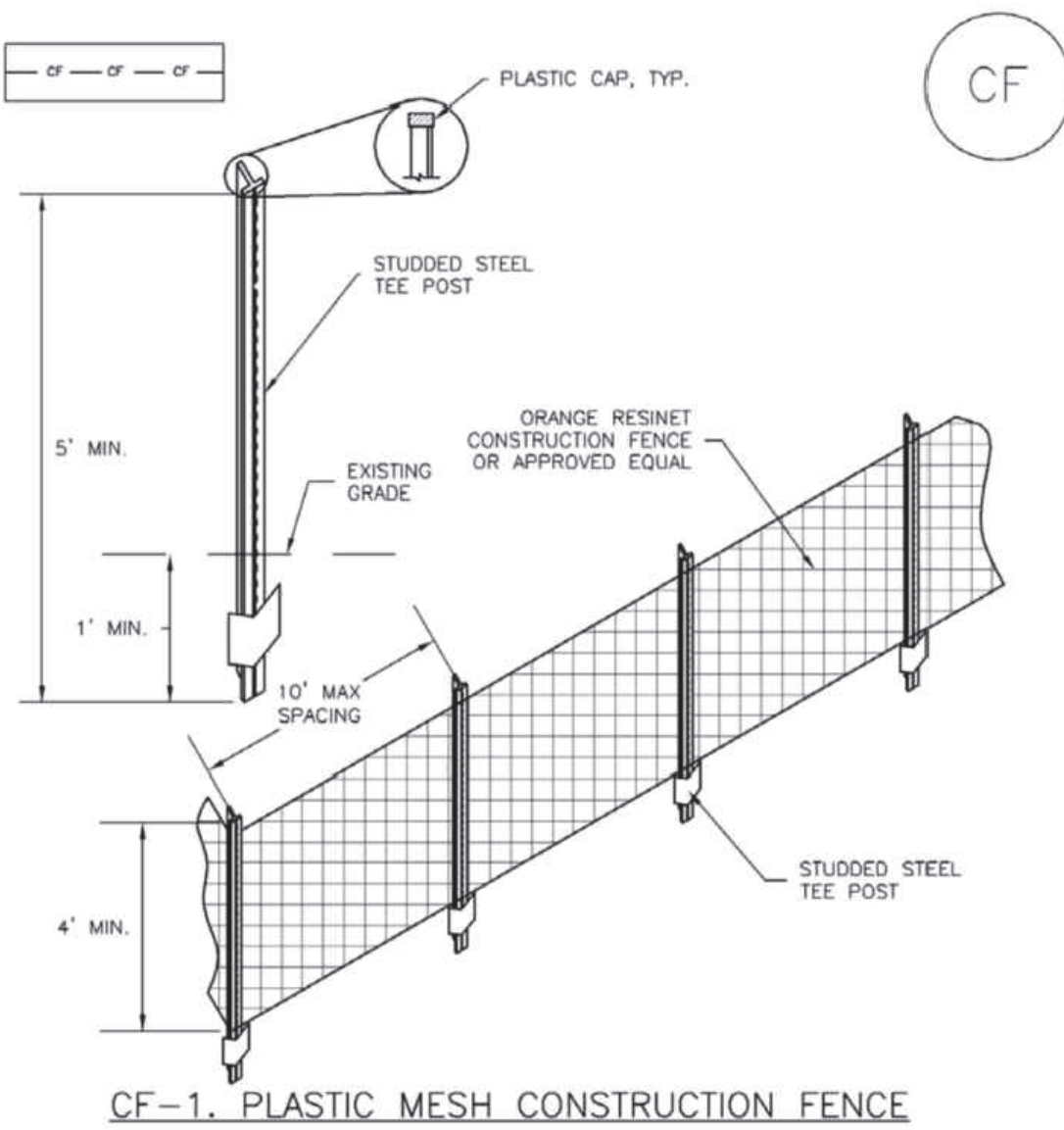
No.	Job Number	Project Manager	Design By	Drawn By	Principal In Charge
1	24.1253	N. TRUJILLO	N. TRUJILLO	J. FRIEDMAN	D. LOVATO
2					
3					

Sheet Number:

C2.02
SHEET 6 OF 10



SM-3 Construction Fence (CF)



CF-2 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 November 2010

Construction Fence (CF) SM-3

- CONSTRUCTION FENCE MAINTENANCE NOTES**
1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
 2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
 3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
 4. CONSTRUCTION FENCE SHALL BE REPAIRED OR REPLACED WHEN THERE ARE SIGNS OF DAMAGE SUCH AS RIPS OR SACS. CONSTRUCTION FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
 5. WHEN CONSTRUCTION FENCES ARE REMOVED, ALL DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE FENCE SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED, OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.
- NOTE:** MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. DIFFERENCES ARE NOTED.
- (DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)

November 2010 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 CF-3

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED

DATE: May 22, 2025
BY: *[Signature]*

HydroTrans # G19D003A

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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.

DEL SOL CONDOS
DRAINAGE ISSUES
CONSTRUCTION DOCUMENTS
EROSION CONTROL DETAILS

No.	Issue / Revision	Date	Name
1	FIRST CITY SUBMITTAL	12/20/2024	NT
2	SECOND CITY SUBMITTAL	02/28/2025	NT
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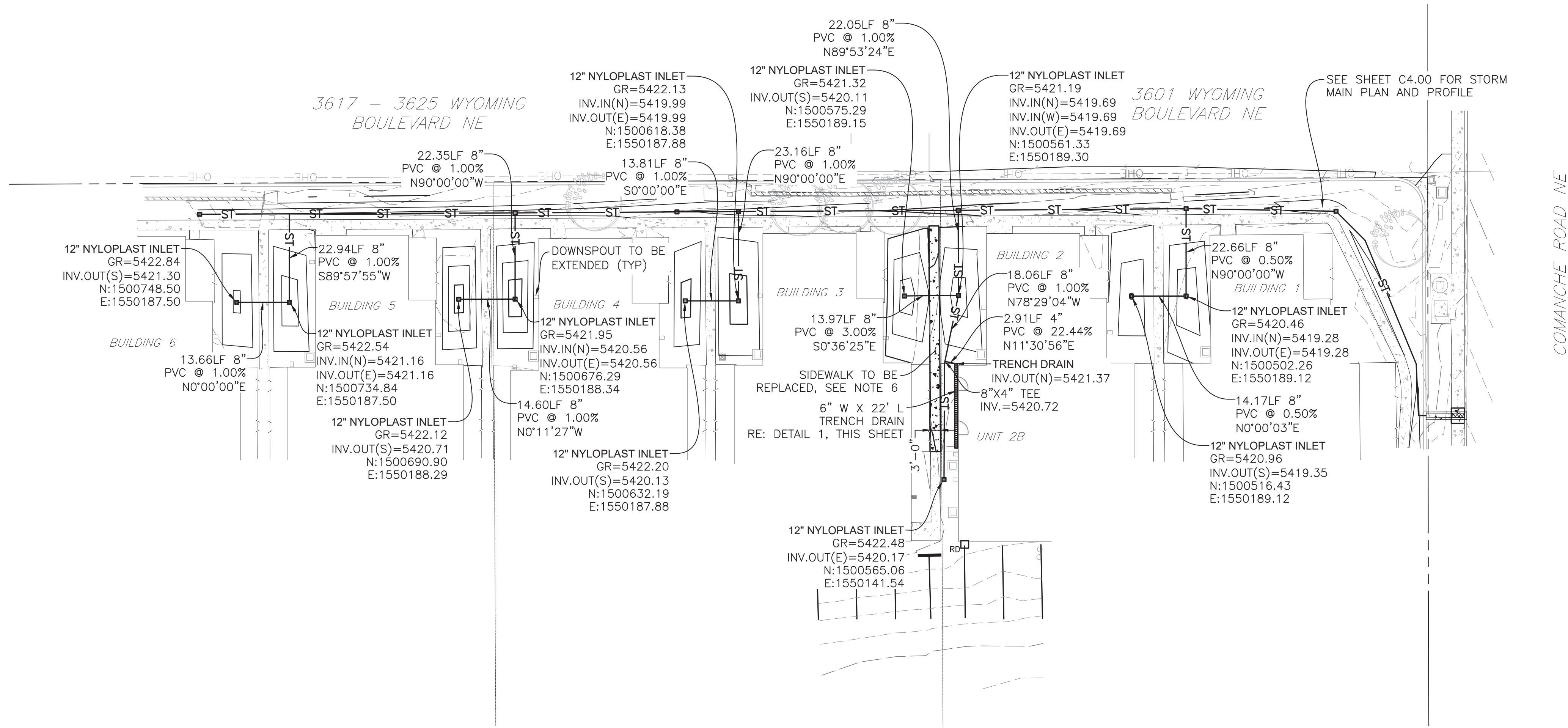
Job Number	24.1253
Project Manager	N. TRUJILLO
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Principal In Charge	D. LOVATO

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Sheet Number:
C2.50
SHEET 7 OF 10

MARTIN/MARTIN
CONSULTING ENGINEERS
Lakewood, Colorado 80215
martinmartin.com
12499 West Colfax Avenue
303.431.6100

David Anthony Lopez
PROFESSIONAL ENGINEER
19496
05/07/2025



STORM SEWER NOTES:

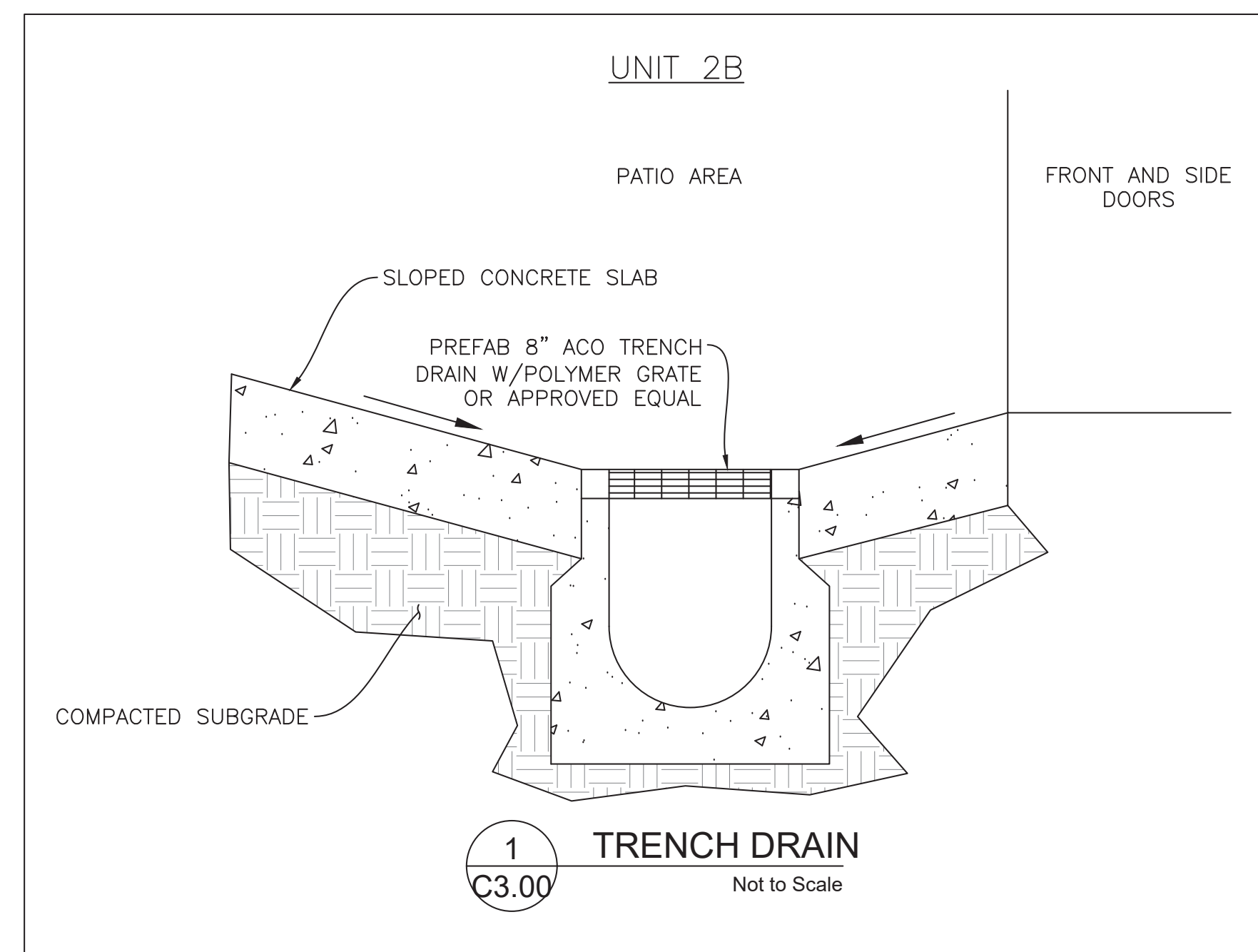
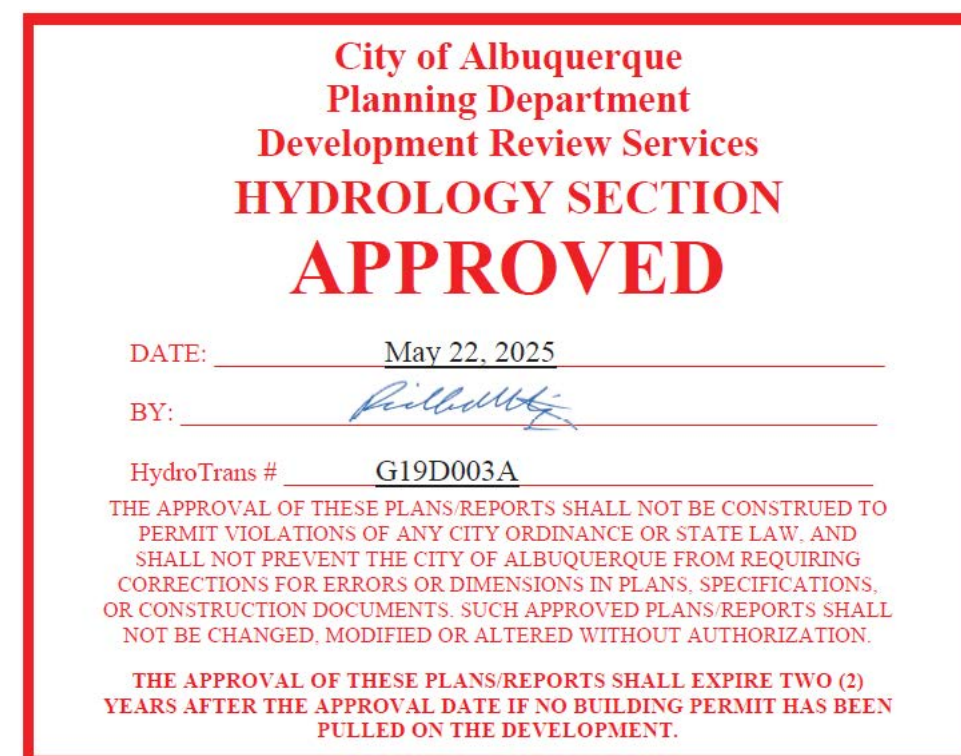
1. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE ENGINEERING STANDARDS, MATERIAL SPECIFICATIONS, AND DRAWINGS [LATEST REVISION]. ALL STORM SEWER CONSTRUCTION SHALL BE APPROVED AND INSPECTED BY THE CITY OF ALBUQUERQUE.
2. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING STORM SEWER POINTS OF CONNECTION PRIOR TO CONSTRUCTION OF ANY PROPOSED STORM SEWER.
3. ALL JOINTS AND JOINTING MATERIAL SHALL CONFORM TO THE FOLLOWING MINIMUM REQUIREMENTS. (REFER TO MHFD SPECIFICATION 33 41 00 FOR ADDITIONAL INFORMATION):
 - A. RUBBER GASKET JOINTS FOR TONGUE AND GROOVE OR BELL AND SPIGOT PIPE USING A CONFINED GASKET JOINT SHALL CONSIST OF AN O-RING RUBBER GASKET OR OTHER APPROVED GASKET CONFIGURATION AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM 361, ASTM C443, ASTM C1619, OR ASTM C1628 FOR THE PIPE DESIGNATED. UNLESS OTHERWISE APPROVED BY ENGINEER, THE STANDARD JOINT CONFIGURATION SHALL BE AS NOTED IN MHFD SUBSECTION 3.04.F.
 - B. RUBBER GASKET JOINTS FOR TONGUE AND GROOVE OR BELL AND SPIGOT PIPE USING A SINGLE OFFSET JOINT SHALL CONSIST OF A NON-CIRCULAR RUBBER GASKET OR OTHER APPROVED GASKET CONFIGURATION AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM C76 OR ASTM 361 FOR THE PIPE DESIGNATED. UNLESS OTHERWISE APPROVED BY ENGINEER, THE STANDARD JOINT CONFIGURATION SHALL BE AS NOTED IN SUBSECTION MHFD 3.04.F.
 - C. GASKETS MAY BE NATURAL RUBBER, ISOPRENE OR NEOPRENE CONFORMING TO ASTM C1619.
4. DISTANCES FOR STORM SEWER PIPE ARE THE HORIZONTAL DISTANCES FROM CENTER OF MANHOLE TO CENTER OF MANHOLE. THEREFORE, DISTANCES SHOWN ON PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND MANHOLE WIDTHS.
5. ALL STORM SEWERS SHALL HAVE CLASS "B" BEDDING UNLESS OTHERWISE SHOWN. BEDDING MATERIAL SHALL CONFORM TO ASTM C-33 OR D-448, GRADATION NO. 67.
6. THE FLEXIBLE PLASTIC JOINT SEALING COMPOUND SHALL BE "RAMNEK," RUBBERNECK OR APPROVED EQUAL.
7. THE CONNECTION OF A NEW STORM SEWER TO AN EXISTING MANHOLE/INLET MAY REQUIRE CHANGES IN ELEVATIONS OR MODIFICATION TO EXISTING STRUCTURES. USE OF A PRE-CAST CONCRETE STRUCTURE OR MANHOLE/INLET RECONSTRUCTION IS AT THE DISCRETION OF THE CITY OF ALBUQUERQUE.
8. CONTRACTOR SHALL IMMEDIATELY REMOVE DEBRIS DEPOSITED INTO PUBLIC MANHOLES AND OTHER PUBLIC STRUCTURES TO ELIMINATE THE POSSIBILITY OF PROPERTY DAMAGE DUE TO THE DEBRIS CAUSING BACKUP INTO PRIVATE PROPERTIES. IF IT IS DETERMINED THAT DEBRIS CAUSED A BACKUP, THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR DAMAGES.
9. NO TREES SHALL BE PLANTED WITHIN ANY SEWER EASEMENT OR WITHIN TEN [10] FEET OF ANY PUBLIC MANHOLES, PIPES OR INLETS.
10. RIM ELEVATIONS SHOWN ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATIONS. CONTRACTOR SHALL USE PRECAST CONCRETE ADJUSTMENT RINGS TO ADJUST THE MANHOLE FRAME TO THE REQUIRED FINAL GRADE, SUCH THAT THERE IS NO MORE THAN EIGHTEEN [18] INCHES FROM FINISHED GRADE TO THE TOP OF THE CONE SECTION. THE RIM SHALL BE LEFT 1/8-INCH TO 1/4-INCH BELOW FINISHED ASPHALT.
11. MANHOLE COVERS SHALL BE ALIGNED TO PROVIDE A MINIMUM OF THREE [3] FEET CLEARANCE BETWEEN THE MANHOLE RING AND THE LIP OF GUTTER.

NOTES:

1. SEE SHEET C1.00 FOR LEGEND, BASIS OF BEARING, AND ABBREVIATIONS LIST. SEE SHEET C1.01 FOR ADDITIONAL NOTES.
2. ADJUST ALL UTILITY SURFACE EXPRESSION AFFECTED BY GRADING TO FINISH GRADE.
3. CONTRACTOR SHALL PROVIDE A MINIMUM 18" CLEARANCE AT ALL UTILITY CROSSINGS.
4. CONTRACTOR SHALL REPAIR/ADJUST ALL EXISTING IRRIGATION SYSTEMS IMPACTED BY GRADING AND DRAINAGE IMPROVEMENTS.
5. ALL LANDSCAPE INLETS SHALL BE 12" AREA INLETS WITH DOME GRATE OR APPROVED EQUAL UNLESS NOTED OTHERWISE.
6. ALL SIDEWALK REPLACEMENT SHALL BE 4" THICK 4000 PSI CONCRETE.

BENCHMARK:

DESIGNATION = ALBUQUERQUE CONTROL STATION "4_G20R",
ALBUQUERQUE, NM., = 5426.439 US FEET FOUND 3 INCH BRASS
TABLET SET IN THE EAST MOST MEDIAN CURB ON THE NORTH
MEDIAN NOSE OF THE INTERSECTION OF COMANCHE ROAD NE
AND WYOMING BOULEVARD NE.
TBM = 5,426.02 US FEET FOUND MAG NAIL SET IN TOP OF
BLOCK WALL AT NORTHEAST PROPERTY CORNER OF SUBJECT
PROPERTY.



LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	SECTION LINE	
	EASEMENT	
	RETAINING WALL	
	CURB & GUTTER	
	UTILITY CROSSING	
	STORM SEWER	
	STORM MANHOLE	
	ROOF DRAIN	
	STORM INLET	
	FLARED END SECTION	
	SANITARY SEWER	
	SANITARY MANHOLE	
	CLEAN OUT	
	WATER LINE	
	WATER VALVE	
	FIRE HYDRANT	
	WATER METER	
	IRRIGATION LINE	
	IRRIGATION CONTROL	
	OVERHEAD ELECTRIC	
	ELECTRIC LINE	
	LIGHT POLE	
	POWER POLE	
	ELECTRIC METER	
	TELEPHONE LINE	
	TELEPHONE PEDESTAL	
	CABLE TV	
	GAS LINE	
	SIGN	
	MONITOR WELL	
DRIVE	DESCRIPTIONS	DRIVE

DEL SOL CONDOS

DRAINAGE ISSUES

CONSTRUCTION DOCUMENTS

SITE LAYOUT AND OVERALL UTILITY PLAN

No.	Issue / Revision	Date	Name
1	FIRST CITY SUBMITTAL	12/20/2024	NT
2	SECOND CITY SUBMITTAL	02/28/2025	NT
3	THIRD CITY SUBMITTAL	05/08/2025	NT

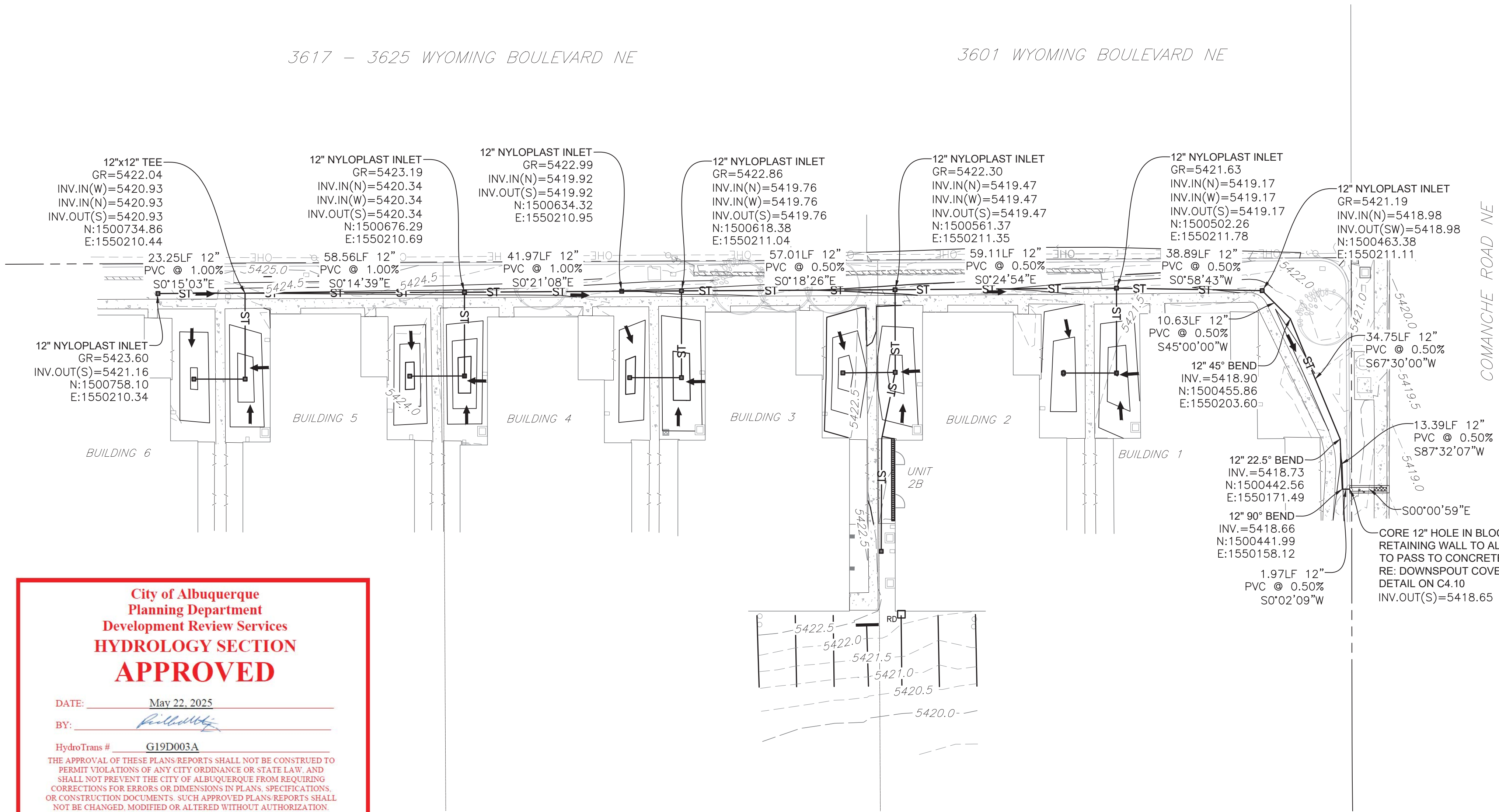
Job Number	24.1253
Project Manager	N. TRUJILLO
Design By	N. TRUJILLO
Drawn By	J. FRIEDMAN
Principal In Charge	D. LOVATO

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Sheet Number:

C3.00

SHEET 8 OF 10



City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED

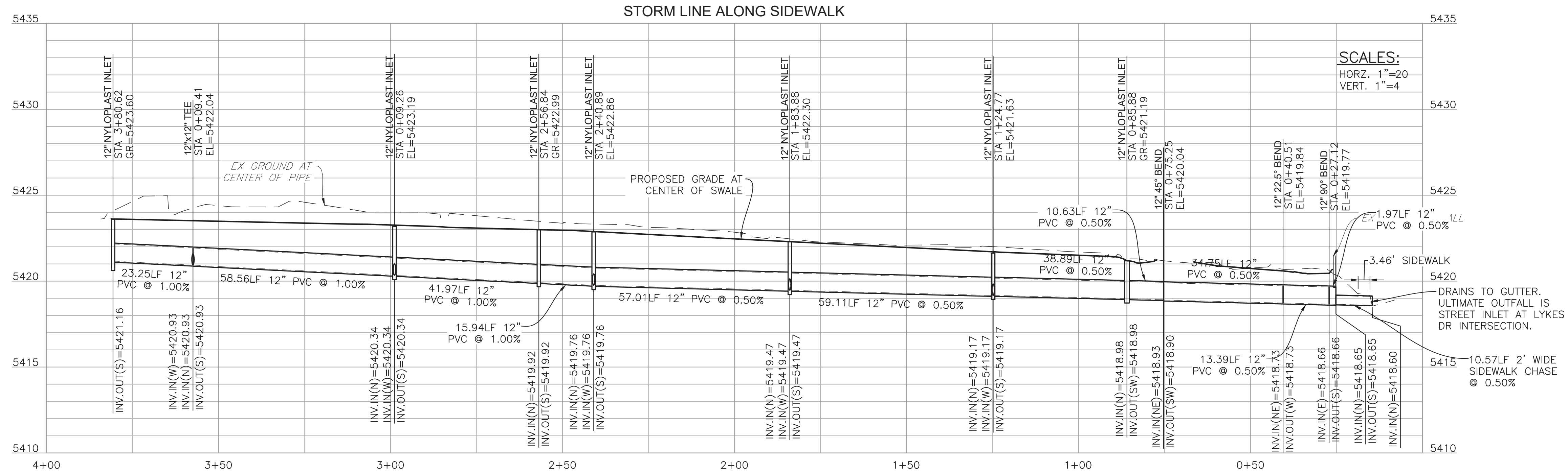
DATE: May 22, 2025

BY: *[Signature]*

HydroTrans # G19D003A

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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.

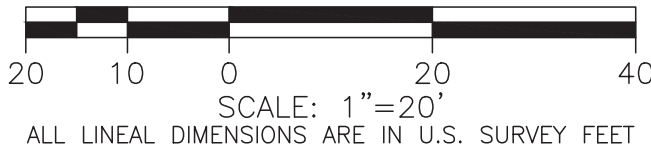


NOTES:

- SEE SHEET C1.00 FOR LEGEND, BASIS OF BEARING, AND ABBREVIATIONS LIST. SEE SHEET C1.01 FOR ADDITIONAL NOTES.
- REFER TO SHEET C3.00 FOR DETAILS OF STORM LATERALS.
- ADJUST ALL UTILITY SURFACE EXPRESSION AFFECTED BY GRADING TO FINISH GRADE.
- CONTRACTOR SHALL PROVIDE A MINIMUM 18" CLEARANCE AT ALL UTILITY CROSSINGS.
- CONTRACTOR SHALL REPAIR/ADJUST ALL EXISTING IRRIGATION SYSTEMS IMPACTED BY GRADING AND DRAINAGE IMPROVEMENTS.
- ALL LANDSCAPE INLETS SHALL BE 12" AREA INLETS WITH DOME GRATE OR APPROVED EQUAL UNLESS NOTED OTHERWISE.

BENCHMARK:

DESIGNATION = ALBUQUERQUE CONTROL STATION "4-G20R", ALBUQUERQUE, NM. = 5426.439 US FEET FOUND 3 INCH BRASS TABLET SET IN THE EAST MOST MEDIAN CURB ON THE NORTH MEDIAN NOSE OF THE INTERSECTION OF COMANCHE ROAD NE AND WYOMING BOULEVARD NE.
TBM = 5,426.02 US FEET FOUND MAG NAIL SET IN TOP OF BLOCK WALL AT NORTHEAST PROPERTY CORNER OF SUBJECT PROPERTY.



DEL SOL CONDOS
DRAINAGE ISSUES
CONSTRUCTION DOCUMENTS
STORM MAIN PLAN AND PROFILE

No.	Issue / Revision	Date	Name
1	FIRST CITY SUBMITTAL	12/20/2024	NT
2	SECOND CITY SUBMITTAL	02/28/2025	NT
3	THIRD CITY SUBMITTAL	05/08/2025	NT

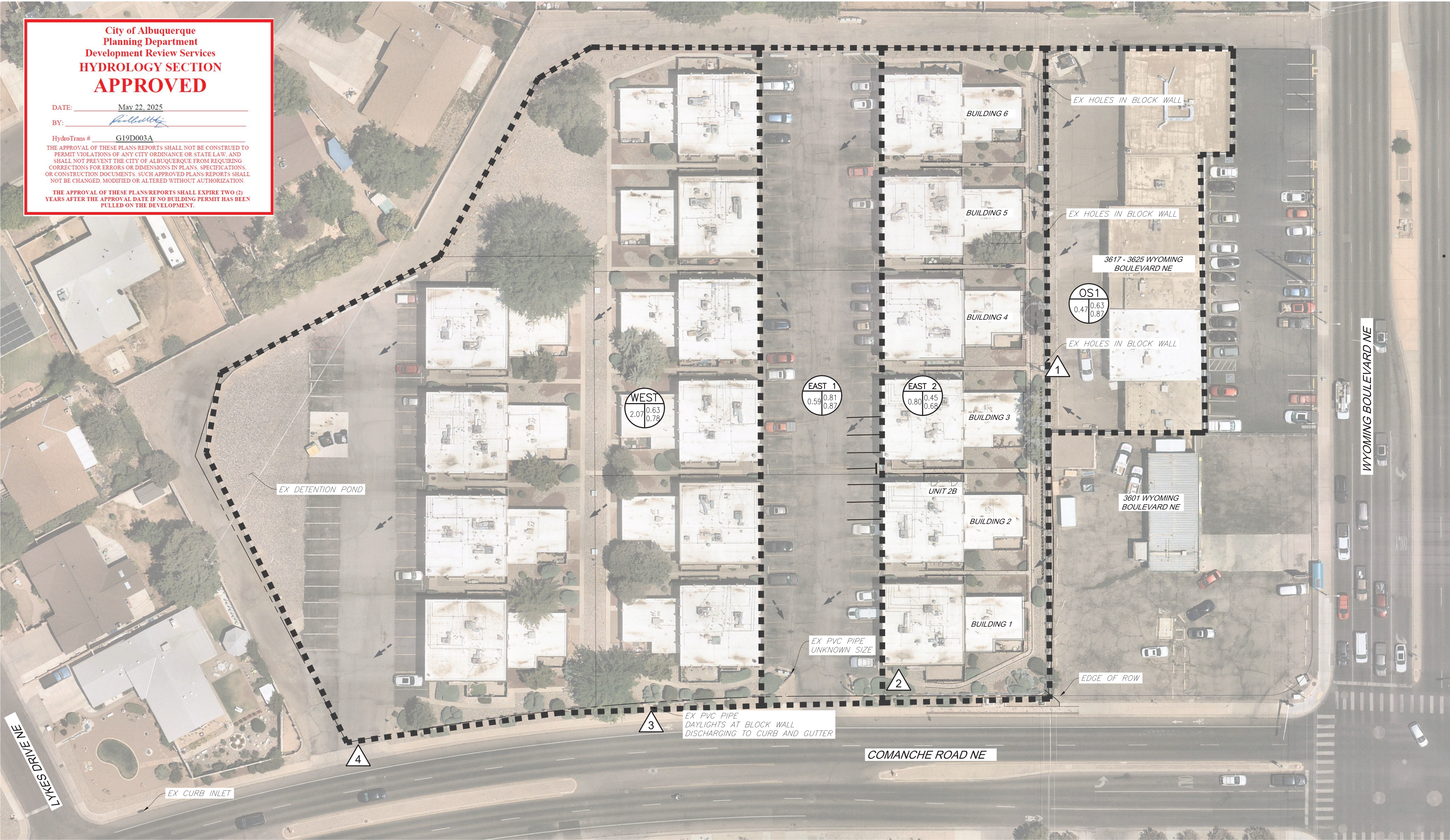
Job Number	24.1253
Project Manager	N. TRUJILLO
Design By	N. TRUJILLO
Drawn By	J. FRIEDMAN
Principal In Charge	D. LOVATO

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Sheet Number:

C4.00
SHEET 9 OF 10

PLOT DATE: Tuesday, May 6, 2025 2:19 PM LAST SAVED BY: NTRUJILLO
DRAWING LOCATION: \\mrcivil.martin.local\civil\LOVATO\24.1253-Del Sol Condos Drainage Issues\PLANS\CDs\C4.60 - EXISTING DRAINAGE PLAN.dwg



City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED

DATE: May 22, 2025
BY:
HydroTrans # G19D003A

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LEGEND

EXISTING	PROPOSED
DRIVE	DRIVE

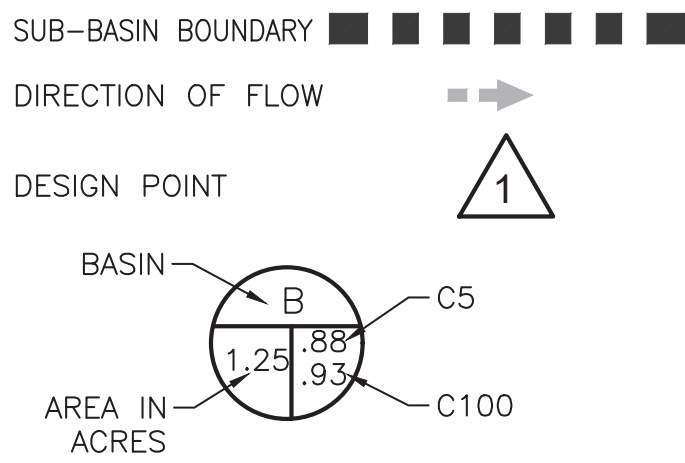
NOTES:

1. SEE SHEET C1.00 FOR LEGEND, BASIS OF BEARING, ADDITIONAL NOTES, AND ABBREVIATIONS LIST.

BENCHMARK:

DESIGNATION = ALBUQUERQUE CONTROL STATION "4_G20R", ALBUQUERQUE, NM. = 5426.439 US FEET FOUND 3 INCH BRASS TABLET SET IN THE EAST MOST MEDIAN CURB ON THE NORTH MEDIAN NOSE OF THE INTERSECTION OF COMANCHE ROAD NE AND WYOMING BOULEVARD NE.
TBM = 5,426.02 US FEET FOUND MAG NAIL SET IN TOP OF BLOCK WALL AT NORTHEAST PROPERTY CORNER OF SUBJECT PROPERTY.

DRAINAGE LEGEND



RUNOFF SUMMARY- PROPOSED CONDITION						
BASIN	DESIGN POINT	AREA (ACRES)	% IMP.	C _s	C ₁₀₀	Q _s (CFS)
EAST 1	3	0.59	95.0%	0.81	0.87	1.48
EAST 2	2	2.07	55.6%	0.45	0.68	1.04
WEST	4	2.07	87.9%	0.74	0.83	3.86
OS1	1	0.47	95.0%	0.81	0.87	1.25
SITE COMPOSITE		4.25	75.3%	0.63	0.78	7.63

30 15 0 30 60
SCALE: 1"=30'
ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET

DEL SOL CONDOS
DRAINAGE ISSUES
CONSTRUCTION DOCUMENTS
EXISTING DRAINAGE PLAN

No.	Issue / Revision	Date	Name
1	FIRST CITY SUBMITTAL	12/20/2024	NT
2	SECOND CITY SUBMITTAL	02/28/2025	NT
3	THIRD CITY SUBMITTAL	05/08/2025	NT

Job Number	24.1253
Project Manager	N. TRUJILLO
Design By	N. TRUJILLO
Drawn By	J. FRIEDMAN
Principal In Charge	D. LOVATO

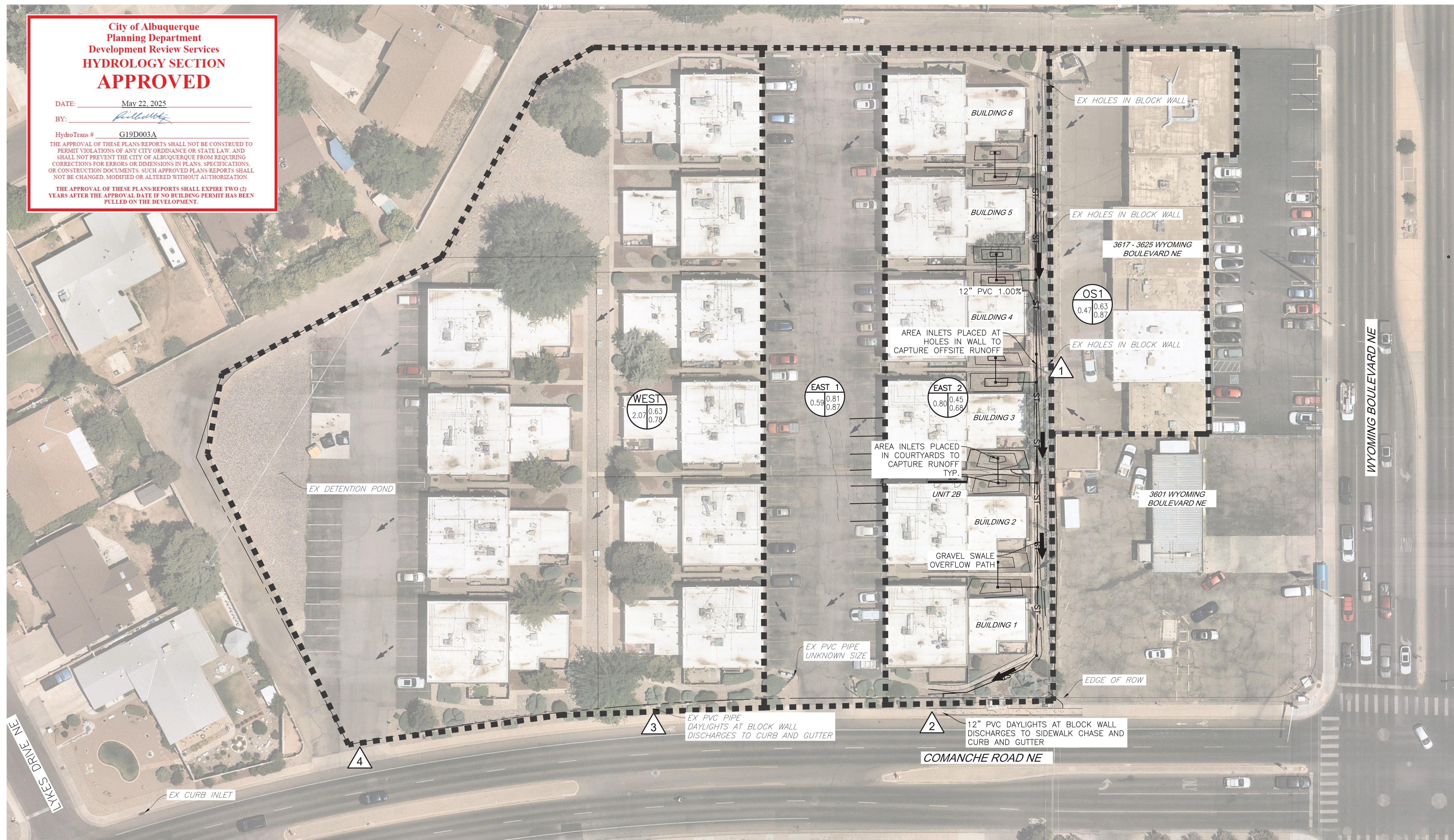
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
EX-D

MARTIN/MARTIN
CONSULTING ENGINEERS
12499 West Colfax Avenue
303.431.6100
Lakewood, Colorado 80215
martinmartin.com



DATE: May 22, 2025
BY: *Keith M. Hefner*
HydroTrans # G19D003A
THE APPROVAL OF THESE PLANS/REPORTS SHALL NOT BE CONSTRUED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR STATE LAW, AND IT 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.
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<u>LEGEND</u>	
EXISTING	PROPOSED
— — — — —	RIGHT-OF-WAY LINE
	RETAINING WALL
	CURB & GUTTER
— — — — —ST— — — — —	STORM SEWER
	STORM INLET
— — — — —OHE— — — — —	OVERHEAD ELECTRIC
	POWER POLE
— — — — —T— — — — —	TELEPHONE LINE
	TELEPHONE PEDESTAL
— — — — —CT— — — — —	CABLE TV
— — — — —G— — — — —	GAS LINE
	SIGN
DRIVE	DRIVE

1. SEE SHEET C1.00 FOR LEGEND, BASIS OF BEARING, ADDITIONAL NOTES, AND ABBREVIATIONS LIST.

DESIGNATION = ALBUQUERQUE CONTROL STATION
4_G20R", ALBUQUERQUE, NM. = 5426.439 US
FEET FOUND 3 INCH BRASS TABLET SET IN THE
EAST MOST MEDIAN CURB ON THE NORTH
MEDIAN NOSE OF THE INTERSECTION OF
COMANCHE ROAD NE AND WYOMING BOULEVARD
NE.
TBM = 5,426.02 US FEET FOUND MAG NAIL SET
IN TOP OF BLOCK WALL AT NORTHEAST
PROPERTY CORNER OF SUBJECT PROPERTY.

SUB-BASIN BOUNDARY ■ ■ ■ ■ ■ ■ ■ ■

DIRECTION OF FLOW - EX →

DIRECTION OF FLOW - PR →

DESIGN POINT 

BASIN 

AREA IN

BASIN

C5

C100

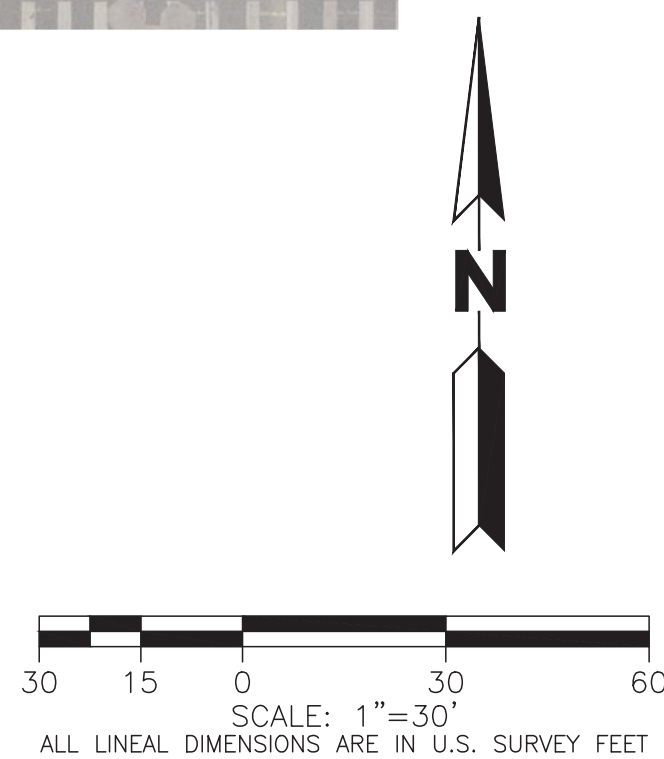
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RUNOFF SUMMARY- PROPOSED CONDITION							
BASIN	DESIGN POINT	AREA (ACRES)	% IMP	C _s	C ₁₀₀	Q _p (CFS)	Q ₁₀₀ (CFS)
EAST 1	3	0.59	95.0%	0.81	0.87	1.48	3.01
EAST 2	2	2.07	55.6%	0.45	0.68	1.04	3.00
WEST	4	2.07	87.9%	0.74	0.83	3.86	8.21
OS1	1	0.47	95.0%	0.81	0.87	1.25	2.55
SITE COMPOSITE		4.25	75.3%	0.63	0.78	7.63 *	16.77 *

* NEGLIGIBLE INCREASE IN RUNOFF DUE TO ROUTING OF RUNOFF THROUGH PROPOSED STORM INFRASTRUCTURE



DEL SOL CONDOS
DRAINAGE ISSUES
CONSTRUCTION DOCUMENTS
PROPOSED DRAINAGE PLAN

No.	Issue / Revision	Date	Name
1	FIRST CITY SUBMITTAL	12/20/2024	NT
2	SECOND CITY SUBMITTAL	02/28/2025	NT
3	THIRD CITY SUBMITTAL	05/08/2025	NT

Job Number	24.1253
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Project Manager	N. TRUJILLO
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Project Manager	N. TRUJILLO
Design By	N. TRUJILLO

Principal In Charge	J. FRIEDMAN
	D. LOVATO

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Sheet Number:

PR-D

MARTIN/MARTIN
CONSULTING ENGINEERS
12499 West Colfax Avenue
303.431.6100
Lakewood, Colorado 80215
martinmartin.com



PLOT DATE: Tuesday, May 6, 2025 2:19 PM LAST SAVED BY: NTRUJILLO
DRAWING LOCATION: \\mmcw\martin.local\civil\LOVATO\24\1253-Del Sol Condos Drainage Issues\PLANS\CDs\4.61 -- PROPOSED DRAINAGE PLAN.dwg