CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director

Mayor Timothy M. Keller

June 10, 2025

Shawn Biazar, P.E.
SBS Construction and Engineering, LLC
7632 William Moyers Avenue, NE
Albuquerque, NM 87114

RE: Rio Grande Apartments
2211 Rio Grande Blvd NW
Grading and Drainage Plan
Engineer's Stamp Date: 05-30-2025
Hydrology File: H12D024
Case # HYDR-2025-0200

Dear Mr. Biazar,

Based upon the information provided in your submittal received 06/04/2025, the Grading & Drainage Plan is approved for Building Permit, Grading Permit, and SO-19. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

Once the grading is complete, a pad certification will be required prior to release of Building Permit. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter and the pad certification approval 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 Carrie Compton (cacompton@cabq.gov) on the 4th floor of Plaza de Sol.

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

Sincerely,

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

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: RIO GRANDE APARTMENTS Hydrology File # H12D024
Legal Description: TRACT 17B, MRGCD MAP 35
City Address, UPC, OR Parcel: 2211 RIO GRANDE BLVD., NW

Applicant/Agent: SBS CONSTRUCTION AND ENG., LLC Contact: SHAWN BIAZAR
Address: 7632 WILLIAM MOYERS AVE., NE, ALBUQERQUE, NM 8722 Phone: 505-804-5013
Email: AECLLC@AOL.COM

Applicant/Owner: _____ Contact: _____
Address: _____ Phone: _____
Email: _____

(Please note that a DFT SITE is one that needs Site Plan Approval & ADMIN SITE is one that does not need it.)

TYPE OF DEVELOPMENT: ☐ PLAT (#of lots) - ☐ RESIDENCE
☐ DFT SITE ☑ ADMIN SITE

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:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G&D PLAN
- ☑ GRADING & DRAINAGE PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL) ADMINISTRATIVE
- ☐ TRAFFIC CIRCULATION LAYOUT FOR DFT APPROVAL
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY)_____

TYPE OF APPROVAL SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ CONCEPTUAL TCL DFT APPROVAL
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SITE PLAN FOR BLDG PERMIT DFT APPROVAL
- ☐ SIA/RELEASE OF FINANCIAL GUARANTEE
- ☐ FOUNDATION PERMIT APPROVAL
- ☑ GRADING PERMIT APPROVAL
- ☐ SO-19 APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ GRADING PAD CERTIFICATION
- ☐ WORK ORDER APPROVAL
- ☐ CLOMR/LOMR
- ☐ OTHER (SPECIFY)_____

DATE SUBMITTED: 5-30-2025

REV. 09/13/23

Location

This project is located at 2211 Rio Grande Blvd., NW and contains 0.8834 acre. See attached portion of Vicinity Map H-12-Z for exact location.

Purpose and Existing Condition

The purpose of this grading plan is to replace the proposed pond A (front of the site by Rio grande) with two 60" underground storm drain pipes.

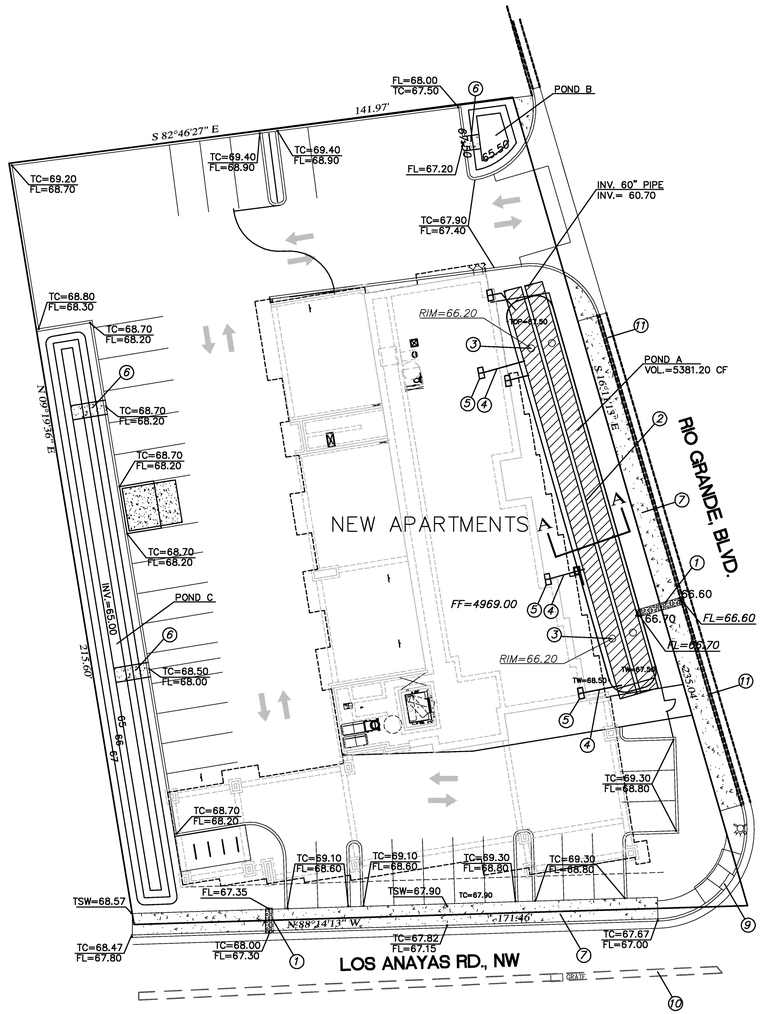
Proposed Conditions and On-Site Drainage Management Plan

The approved grading plan, dated 1-22-24, proposes three ponds on this site. This plan will replace (Pond A) with block wall and approximately 4' deep in by Rio Grande Blvd., NW. There are several issues with original design. This pond beign +/-4.0' deep and +/-120' long along Rio Grade Blvd., NW does not provide a great character for these apartments and the surrounding area. This pond will be a source of mosquito in the summer time as well as being a liability issue with being so deep. This plan will replace the Pond Awith two 60"storm drain pipes along each other and surface ponding. These pipes will be perforated and. See the plan for the detail. Original pond provided 5360.00 CF and proposed new condition ponding will be 5381.20 CF

ORIGINAL CONDITIONS	REVISED CONDITIONS
POND A: 1340.00 SF AT 4.00' DEEP TOTAL PONDIN 5360.00 CF	POND A: AREA @ ELEV. 66.20 = 1340.00 SF AREA @ ELEV. 66.70 = 1340.00 SF POND VOLUME=(1340.00)/2=760.00 CF 2- 60" PERFORATED PIPE VOLUME: 120 LF 60 SD PIPE=2355.60 SF 2355.60 X 2 = 4711.20 CF TOTAL PONDING VOLUME PROVIDED = 760.00+4711.20=5381.20 CF

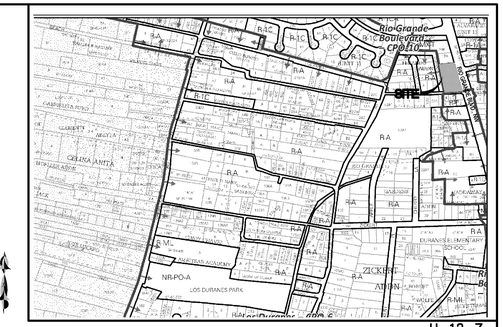
KEY NOTES:

1. NEW 24" SIDEWALK CULVERT PER COA. STD. 2236.
2. INSTALL 2–60" PERFORATED SD PIPE, 120' LONG.
3. INSTALL 24" DRAIN (TYP.).
4. 6" PVC DRAIN PIPE(TYP.) CONNECT TO THE ROOF DRAIN AT BUILDING, 2% MIN. SLOPE TO POND. TURN AROUND EASEMENT.
5. NEW ROOF DRAINS (TYP.) SEE ARCHITECTURAL SHEET A–107.
6. 4' WIDE CONCRETE RUNDOWN WITH RIPRAP.
7. NEW 6' WIDE SIDEWALK PER COA. STD. DWG. 2430.
8. NEW STD. CURB & GUTTER PER COA. STD. DWG. 2415A. SAW–CUT EDGE OF EXISTING ASPHALT TO CLEAN STRAIGHT EDGE FOR NEW CURB & GUTTER. MATCH ELEVATION OF EXISTING ASPHALT PAVING AT SAW–CUT EDGE.
9. NEW ADA RAMP REPLACEMENT PER COA. STD. DWG 2441.
10. EXISTING ALLEG GUTTER.
11. EXISTING CURB & GUTTER.



LEGEND

–––5030–––	EXISTING CONTOUR (MAJOR)
–––5029–––	EXISTING CONTOUR (MINOR)
	BOUNDARY LINE
X 28.50	PROPOSED SPOT ELEVATION
X 5029.16	EXISTING GRADE
X 5075.65 FL	EXISTING FLOWLINE ELEVATION
	PROPOSED RETAINING WALL
BC=89.08	BOTTOM OF CHANEL
TF=28.50	TOP OF FOOTING
TRW=28.00	TOP OF RETAINING WALL
HP	HIGH POINT
86.65 / ~~85.47~~	AS–BUILT GRADES
X 5325.64 ~~FF=5326.60~~ FP=5325.90	AS–BUILT SPOT ELEVATIONS

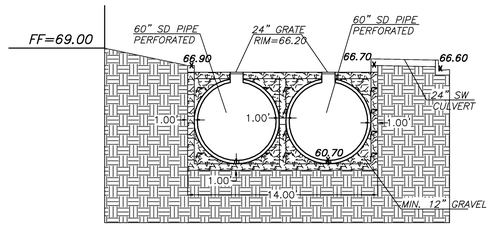


VICINITY MAP: H–12–Z

LEGAL DESCRIPTION:

TRACT 17–B, M.R.G.C.D. MAP 35

CONTAINING: 34,810.89 SF (0.7991 ACRE)



SECTION A-A

NTS

EROSION CONTROL PLAN AND POLLUTION PREVENTION NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT–OF–WAY.
3. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL STORM RUNOFF ON SITE.
4. REPAIR OF DAMAGED FACILITIES AND CLEAN–UP OF SEDIMENT ACCUMULATION 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.

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 6/10/2025
BY:
HydroTrans # H20D024

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.

GRAPHIC SCALE

10 5 0 10

SCALE: 1"=20'

REZA AFAGHPOUR
NEW MEXICO
11814
05/30/2025
LICENSED PROFESSIONAL ENGINEER

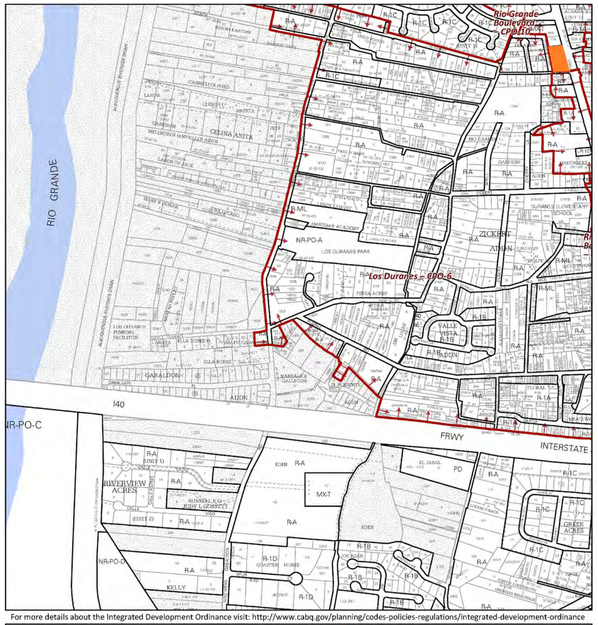
REZA AFAGHPOUR
P.E. #11814

SBS CONSTRUCTION AND ENGINEERING, LLC
7632 WILLIAM MOYERS AVE., NE
ALBUQUERQUE, NEW MEXICO 87122
(505)804-5013

2211 RIO GRANDE BLVD., NW GRADING PLAN

DRAWING:	DRAWN BY:	DATE:	SHEET #
202426-GD.DWG	SH-B	5-30-2025	1

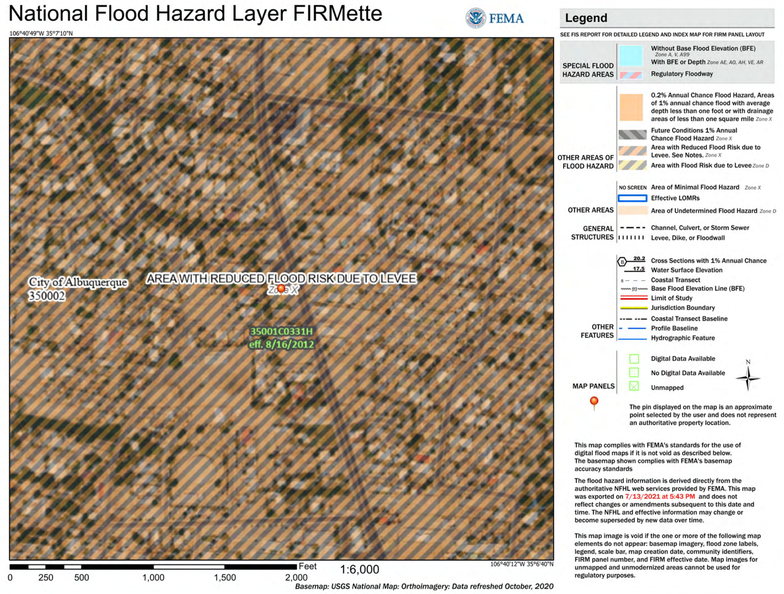
LAST REVISION: 03-01-2024



For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

B1 VICINITY MAP

SCALE: NOT TO SCALE



A1 FLOOD ZONE MAP

FLOOD ZONE MAP: 35001C0331H

HYDROLOGY REPORT

SITE LOCATION

The proposed site is an approximate 0.8-acre site located at 2211 Rio Grande Boulevard NW. The site is bound on the north by an existing development, the west by an irrigation ditch, the south side by Los Anayas Road and the east side by Rio Grande Boulevard (see vicinity map this sheet).

EXISTING CONDITIONS

The existing site is estimated at 0.8 acres and is currently undeveloped but mostly disturbed by human activity.

The western portion of the site lies within a 100-year FEMA floodplain as indicated on the FEMA panel on this sheet. The site is not adversely impacted by offsite flows. The site currently slopes from east to west.

PROPOSED CONDITIONS

The proposed project will consist of a new multi-family commercial building, a new asphalt paved parking lot, and associated landscaping. The site under proposed conditions will have an impervious percentage of nearly 75%. Per the City's drainage ordinance, drainage from the site will need to be fully retained on the site for the 100-year, 10-day event. The site has been separated into three drainage basins label A-C. The proposed project will employ three retention pond areas on the site that can retain the 100-year, 10-day event. The drainage calculations for proposed conditions are indicated on this sheet.

CONCLUSIONS

When fully developed as indicated on the grading and drainage plan, the increased runoff from the site is estimated at 0.96 cfs and 0.133-acre feet during the 100-year, 24-hour event. Storm water from the site will be managed by collecting all site runoff in three retention pond areas that has a capacity over the 0.231 acre-feet of volume, which is more than the 100-year, 10-day event volume of 0.208 acre-feet.

DPM HYDROLOGY CALCULATIONS

Precipitation Zone 2 - 100-year Storm P(360) = 2.33 in P(1440) = 2.75 in

Basin	Basin Area (Ac)	Land Treatment Factors (Acres) A	B	C	D	Ew (in)	V(100-6) (af)	V(100-24) (af)	V(100-10D) (af)	Q(100) (cfs)
Existing Conditions										
Site	0.800	0.000	0.000	0.800	0.000	1.13	0.075	0.075	0.075	2.512
Total	**0.800**							**0.075**	**0.075**	**2.512**
Proposed Conditions										
A	0.390	0.000	0.000	0.087	0.303	1.90	0.062	0.072	0.102	1.697
B	0.080	0.000	0.000	0.010	0.070	2.00	0.013	0.016	0.023	0.360
C	0.330	0.000	0.000	0.088	0.242	1.86	0.051	0.059	0.083	1.414
Total	**0.800**							**0.147**	**0.208**	**3.471**

FIRST FLUSH CALCULATIONS

FIRST FLUSH =(0.42/12" * 26,790 SF) = 938 CF

POND RATING TABLE

WATER RETENTION POND - A

Pond Rating Table				
Side Slope			VERTICAL	
Elev. (ft)	Area (sq ft)	(ac)	Volume (ac-ft)	Cum Volume (ac-ft)
62.5	1340	0.031	0	0
63.5	1340	0.031	0.031	0.031
64.5	1340	0.031	0.031	0.062
65.5	1340	0.031	0.031	0.092
66.5	1340	0.031	0.031	0.123

WATER RETENTION POND - B

Pond Rating Table				
Side Slope		2:1		
Elev. (ft)	Area (sq ft)	(ac)	Volume (ac-ft)	Cum Volume (ac-ft)
65.25	84.64	0.002	0	0
66.25	174	0.004	0.003	0.003
67.25	292	0.007	0.005	0.008

WATER RETENTION POND - C

Pond Rating Table				
Side Slope		2:1		
Elev. (ft)	Area (sq ft)	(ac)	Volume (ac-ft)	Cum Volume (ac-ft)
65	690	0.016	0	0
66	1132	0.026	0.021	0.021
67	1805	0.041	0.034	0.055
67.5	2145	0.049	0.045	0.100

WEIR CALCULATIONS

Spillway

Project Description	
Solve For	Discharge
Input Data	
Headwater Elevation	67.50 ft
Crest Elevation	66.70 ft
Tailwater Elevation	67.00 ft
Crest Surface Type	Paved
Crest Breadth	5.00 ft
Crest Length	2.0 ft
Results	
Discharge	4.37 cfs
Headwater Height Above Crest	0.80 ft
Tailwater Height Above Crest	0.30 ft
Weir Coefficient	3.06 ft^(1/2)/s
Submergence Factor	1.000
Adjusted Weir Coefficient	3.06 ft^(1/2)/s
Flow Area	1.6 ft²
Velocity	2.73 ft/s
Wetted Perimeter	3.6 ft
Top Width	2.00 ft

GENERAL NOTES:

1. EXISTING TOPOGRAPHIC DATA SHOWN ON THESE PLANS WAS PROVIDED BY COMMUNITY SCIENCES CORPORATION, CORRALES, NEW MEXICO. MILLER ENGINEERING CONSULTANTS HAS UNDERTAKEN NO FIELD VERIFICATION OF THIS INFORMATION.
2. ACS STA 6–G15
   THE STATION IS LOCATED 2.2 MILES NORTH OF DOWNTOWN ALBUQUERQUE AT THE INTERSECTION OF CANDELARIA ROAD AND THE BNSF RAILROAD TRACKS. TO REACH THE STATION FROM THE INTERSECTION OF CANDELARIA ROAD AND I–25 NE, TRAVEL WEST ON CANDELARIA ROAD 0.8 MILES TO THE EAST SIDE OF THE BNSF RAILROAD TRACKS AND THE STATION ON THE RIGHT.THE STATION MARK IS A CITY OF ALBUQUERQUE SURVEY CONTROL 3" BRASS DISC STAMPED "6–G15 1979"SET IN A TRAFFIC SIGNAL BOX 0.6 FEET BELOW THE SURFACE OF THE GROUND ELEV. 4975.35 (NAVD 1988)
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY SEDIMENT AND EROSION CONTROL DEVICES DURING THE CONSTRUCTION PHASE.
4. CONTRACTOR SHALL OBTAIN A GRADING PERMIT FROM THE CITY OF ALBUQUERQUE, PRIOR TO ANY GRADING OR CONSTRUCTION.
5. TWO WORKING DAYS PRIOR TO ANY EXCAVATION CONTRACTOR MUST CONTACT LINE LOCATING SERVICE 260–1990 FOR LOCATION OF EXISTING UTILITIES.
6. ALL EMBANKMENTS SHALL BE PLACED AND COMPACTED IN LIFTS OF MAXIMUM OF 8". THE EMBANKMENTS SHALL BE WETTED AND COMPACTED TO 95% OPTIMUM DENSITY PER ASTM D1557 AND 95% UNDER ALL STRUCTURES INCLUDING DRIVEWAYS AND PARKING LOTS.
7. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER(S) OF THE PROPERTY SERVED.
8. THE CONTRACTOR SHALL FIELD VERIFY LOCATION AND SIZE OF ALL UTILITIES PRIOR TO CONSTRUCTION.
9. THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (500 ' YEAR) PROTECTED BY LEVEE DESIGNATING AREAS DETERMINED TO BE OUTSIDE THE 100–YEAR FLOOD PLANE ACCORDING TO THE FLOOD INSURANCE RATE MAP, ALBUQUERQUE, NEW MEXICO AND UNINCORPORATED AREAS PER MAP NO 35001C 0331H.
10. ALL WORK PERFORMED SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF ALBUQUERQUE STORM DRAINAGE REGULATIONS. ALL WORK PERFORMED SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF ALBUQUERQUE "GRADING AND DRAINAGE DESIGN REQUIREMENTS AND POLICIES FOR LAND DEVELOPMENT."
11. THE OWNER, CONTRACTOR AND/OR BUILDER SHALL COMPLY WITH ALL APPROPRIATE LOCAL, STATE AND FEDERAL REGULATIONS AND REQUIREMENTS.
12. THE CONTRACTOR SHALL TAKE ALL APPROPRIATE AND REASONABLE MEASURES TO PREVENT SEDIMENT OR POLLUTANT LADEN STORM WATER FROM EXITING THE SITE DURING CONSTRUCTION. STORMWATER MAY BE DISCHARGED IN A MANNER, WHICH COMPLIES WITH THE APPROVED GRADING AND DRAINAGE PLAN.
13. THE CONTRACTOR SHALL TAKE ALL APPROPRIATE MEASURES TO PREVENT THE MOVEMENT OF CONSTRUCTION RELATED SEDIMENT, DUST, MUD, POLLUTANTS, DEBRIS, WASTE, ETC FROM THE SITE BY WIND, STORM FLOW OR ANY OTHER METHOD EXCLUDING THE INTENTIONAL, LEGAL TRANSPORTATION OF SAME IN A MANNER ACCEPTABLE BY THE CITY.
14. THE CONTRACTOR SHALL NOT DISTURB AREAS OUTSIDE THE AREAS SHOWN AS "SLOPE LIMITS" ON THE GRADING AND DRAINAGE PLAN.
15. SEE ARCHITECTURAL DRAWINGS FOR SIDEWALK AND HANDICAPPED RAMPS, DETAILS AROUND THE BUILDING.
16. THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER FOR CLARIFICATION IF THERE ARE ANY SPOT ELEVATIONS ON THE GRADING AND DRAINAGE PLAN WHICH APPEAR TO BE AMBIGUOUS OR DO NOT MEET THE INTENT OF THE GRADING AND DRAINAGE PLAN.
17. THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER FOR CLARIFICATION IF THERE ARE SIDEWALKS OR CONCRETE FLATWORK WHICH DOES NOT MEET ADA ACCESSIBILITY REQUIREMENTS. ALL SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2.0%, ALL SIDEWALKS SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5.0%, AND ALL RAMPS SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 15:1.
18. ALL SIDEWALKS AND CONCRETE FLATWORK SHALL HAVE A MINIMUM OF 0.5% SLOPE. CONTRACTOR SHALL CONTACT PROJECT ENGINEER IF THERE ARE SIDEWALKS OR CONCRETE FLATWORK WHICH DO NOT MEET THIS REQUIREMENT.
19. THE CONTRACTOR SHALL SUBMIT MATERIAL SUBMITTALS, CUT SHEETS AND SHOP DRAWINGS FOR ALL CIVIL RELATED ITEMS FOR REVIEW PRIOR TO CONSTRUCTION.
20. THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS (UPDATE 8, AMENDMENT 1)
21. ALL EXISTING MANHOLES, VALVES AND METERS SHALL BE ADJUSTED TO NEW FINISH GRADE.

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 6/10/2025
BY:
HydroTrans # H20D024
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LEGAL DESCRIPTION

A CERTAIN TRACT OF LAND COMPRISING ALL EXCEPT THE NORTHERLY 100 FEET AND THE SOUTHERLY 10 FEET OF THAT PARCEL OF LAND DESIGNATED AS TRACT 17B ON THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT PROPERTY MAP NO. 35, BERNALILLO COUNTY, NEW MEXICO SAID PROPERTY IS MORE PARTICULARLY DESCRIBED BY SURVEY PREPARED BY ELDER COMPANY IN JULY 1962, AS FOLLOWS : BEGINNING AT THE NORTHEAST CORNER, A POINT ON THE WESTERLY LINE OF A PUBLIC STREET KNOW AS RIO GRANDE BOULEVARD N.W., WHENCE THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M., BEARS N16°27'10"E, 498.04 FEET DISTANCE; RUNNING THENCE, FROM SAID BEGINNING POINT S16°11'E, ALONG SAID WESTERLY LINE OF RIO GRANDE BOULEVARD N.W., 235.04 FEET TO THE SOUTHEAST CORNER (S16°11'13"E, 235.04 FEET PER GPS MEASUREMENT); THENCE S89°05'W, ALONG THE NORTHERLY LINE OF A PUBLIC LANE KNOWN AS LOS ANAYAS ROAD, N.W., 171.46 FEET TO THE SOUTHWEST CORNER (N88°19'36"W, 171.46 FEET PER GPS MEASUREMENT); THENCE N9°17'20"E, ALONG THE EASTERLY LINE OF DURANES DITCH, 215.41 FEET TO THE NORTHWEST CORNER (N09°19'36"E, 215.60 FEET PER GPS MEASUREMENT); THENCE S83°32'20"E, 141.85 FEET (N82°37'02"E, 141.97 FEET, PER GPS MEASUREMENT) TO THE POINT OF BEGINNING.

MILLER ENGINEERING CONSULTANTS
Engineers • Planners
3500 COMANCHE, NE
BUILDING F
ALBUQUERQUE, NM 87107
(505)888–7500
(505)888–3800 (FAX)

No	Revision Item	Date

SCOTT C. ANDERSON & associates architects
4419 4th St. NW, ste. B
albuquerque, nm 87107
scott@scottcandersonarchitects.com
505.401.7575

RIO GRANDE APARTMENTS
2211 RIO GRANDE BLVD. NW
ALBUQUERQUE, NM 87104

DRAWING TITLE
DRAINAGE PLAN

SEAL	DESIGNED MEC	PROJECT NO	
	DRAWN MEC	SCALE NOTED	
	CHECKED VAM	DRAWING NO C-101	
	REVIEWED		
	DATE 2/17/22	OF	

T:\Clients\Scott Anderson\RIO GRANDE APARTMENTS\ACAD\SHEETS\01-11-2024\C-101_HYDROLOGY PLAN.dwg, C-100_COVER, 2/21/2024 11:14:11 AM, jjacquez, DWG To PDF.pc3, 1:1

A1 SITE GRADING AND DRAINAGE PLAN

SCALE: 1

SCALE: 1"=20'
CONTOUR INTERVAL = 1/2'

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 6/10/2025
BY:
HydroTrans # H20D024

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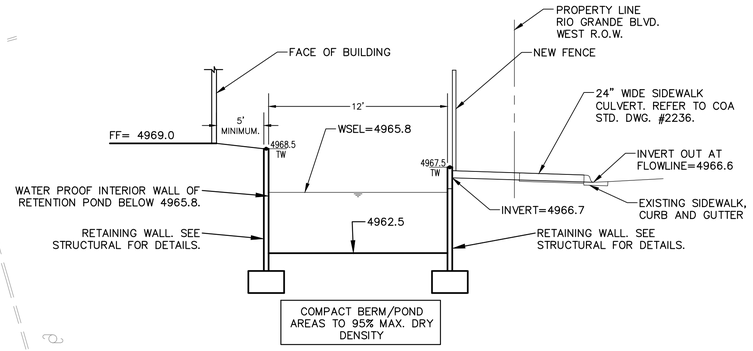
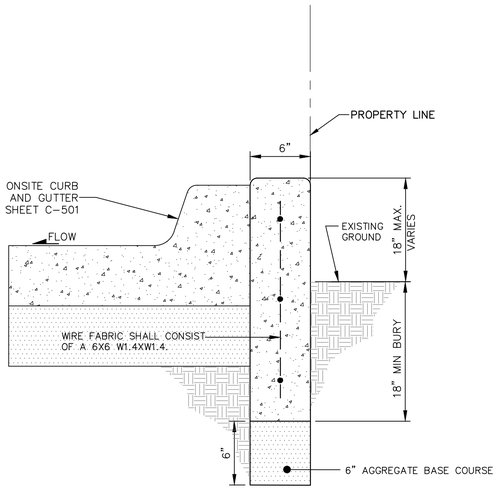
Private Drainage Facilities within City Right-of-Way Notice to Contractor (Special Order 19 ~ "SO-19")

1. Build sidewalk culvert per COA STD DWG 2236. Work is permitted and inspected by DMD Construction Services Division.
2. An excavation permit will be required before beginning any work within City Right-Of-Way.
3. 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.
4. Prior to any excavation, the contractor must contact New Mexico One Call, dial "811" [or (505) 260-1990] for the location of existing utilities.
5. 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.
6. Backfill compaction shall be 95%.
7. Maintenance of the facility shall be the responsibility of the owner of the property being served.
8. Work on arterial streets may be required on a 24-hour basis.
9. For excavation and barricading inspections, contact DMD



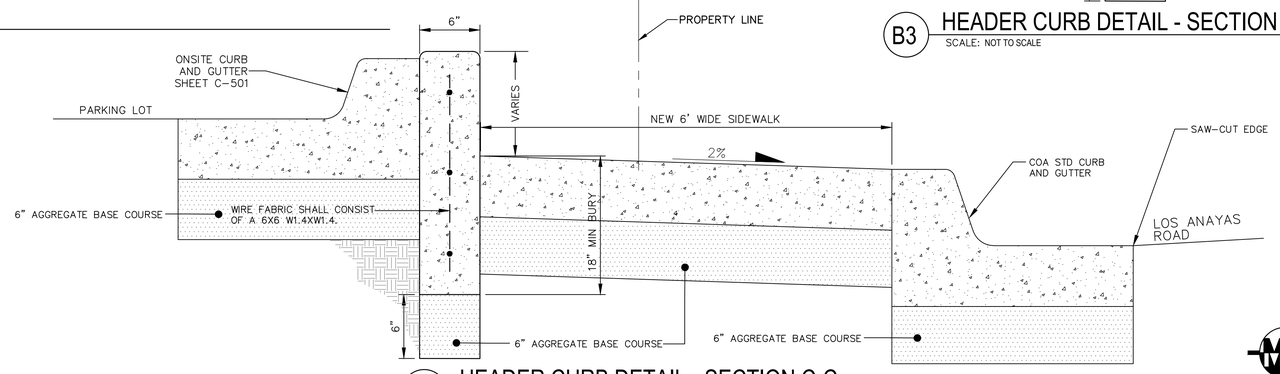
A3 WATER HARVEST CROSS SECTION A-A - POND A

SCALE: NOT TO SCALE



B3 HEADER CURB DETAIL - SECTION B-B

SCALE: NOT TO SCALE



B1 HEADER CURB DETAIL - SECTION C-C

SCALE: NOT TO SCALE

LEGEND:

38.00 FG	PROPOSED SPOT ELEVATIONS (FINISHED GRADE)
MATCH (95.19)	MATCH EXISTING ELEVATIONS
TCON	TOP OF CONCRETE
FL	FLOW LINE, CURB
INV	INVERT
FG	FINISH GRADE
TBC	TOP OF BASE COURSE
TC	TOP OF CURB
TG	TOP OF GRATE
TA	TOP OF ASPHALT
	FLOW ARROW
	GRADE BREAK-HIGH POINT SWALE
SD	STORM DRAIN LINE
SD	EXISTING STORM DRAIN LINE
5895	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
5895	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
W	NEW WATER LINE
S	NEW SANITARY SEWER LINE
W	EXISTING WATER SERVICE LINE
S	EXISTING SANITARY SEWER LINE
	NEW DOUBLE CLEANOUT
M	NEW WATER METER
	NEW FIRE HYDRANT
	NEW HEADER CURB
A	BASIN BOUNDARY DESIGNATION
	NEW ROOF DRAIN
	NEW RETAINING WALL

KEYED NOTES:

1. NEW BUILDING, SEE ARCHITECTURAL PLANS FOR DETAILS.
2. NEW FIRE HYDRANT.
3. EXISTING FIRE HYDRANT.
4. PROPERTY LINE.
5. NEW HANDICAP RAMP. SEE ARCHITECTURAL SHEET A-100.
6. NEW RETAINING WALL. SEE STRUCTURAL FOR CONSTRUCTION DETAILS.
7. NEW WATER HARVEST RETENTION POND AREA "A". TOP=4966.5, BOTTOM=4962.5. SEE DETAIL THIS SHEET FOR CROSS SECTION.
8. NEW 24" WIDE SIDEWALK CULVERT. SEE COA DWG. #2236.
9. NEW FENCE LINE.
10. NEW RETAINING WALLS AT POND "A". SEE DETAIL THIS SHEET FOR CROSS SECTION. SEE STRUCTURAL FOR CONSTRUCTION DETAILS.
11. NEW ON-SITE CURB AND GUTTER. SEE DETAIL SHEET C-501.
12. NEW WATER HARVEST RETENTION POND "B". INV=65.5. 2:1 SLOPES.
13. NEW 4' WIDE CONCRETE RUNDOWN WITH RIP-RAP PAD. SEE DETAIL SHEET C-501.
14. NEW WATER HARVEST RETENTION POND "C". INV=65.0. 2:1 SLOPES.
15. NEW 3' WIDE CONCRETE VALLEY GUTTER. S = 0.4% SLOPE. SEE DETAIL SHEET C-501.
16. NEW TRASH ENCLOSURE. SEE ARCHITECTURAL SHEET A-100 FOR DETAILS.
17. NEW DRIVEWAY AND VALLEY GUTTER. SEE COA STD. DETAILS #2425A AND #2420.
18. NEW ADA PARALLEL RAMP. SEE COA STD. DETAIL #2426.
19. EDGE OF BUILDING ROOF OUTLINE.
20. NEW ROOF DRAINS (TYP.). SEE ARCHITECTURAL SHEET A-107.
21. NEW HEADER CURB. SEE DETAIL THIS SHEET.
22. 6" PVC DRAIN PIPE (TYP.). CONNECT TO ROOF DRAIN AT BUILDING. 2% MIN. SLOPE TO POND.
23. NEW LIGHT DUTY ASPHALT. SEE DETAIL SHEET C-501.
24. NEW 6' WIDE SIDEWALK. SEE COA STD. DETAIL #2430.
25. NEW OFF-SITE CURB AND GUTTER. SEE COA STD. DETAIL #2415A. SAW-CUT EDGE OF EXISTING ASPHALT TO A CLEAN STRAIGHT EDGE FOR NEW CURB AND GUTTER. MATCH ELEVATION OF EXISTING ASPHALT PAVING AT SAW-CUT EDGE.
26. EXISTING SIDEWALK AND CURB AND GUTTER.
27. NEW ADA RAMP REPLACEMENT PER COA STD. DWG. #2441.
28. EARTHEN SWALE. GRADE TO DRAIN. SEE DETAIL SHEET C-501.

No	Revision Item	Date

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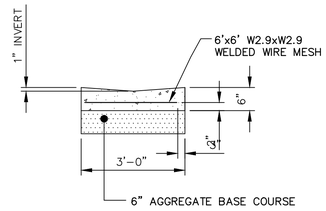
DRAWING TITLE
SITE □RADIN□ AND DRAINA□E □LAN

SEAL

VERLYN A. MILLER II
NEW MEXICO
14507
REGISTERED PROFESSIONAL ENGINEER
1/22/24

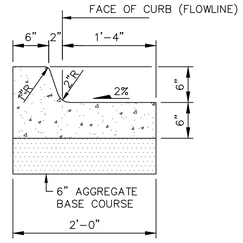
DESIGNED MEC	PROJECT NO
DRAWN MEC	SCALE NOTED
CHECKED VAM	DRAWING NO C-10□
REVIEWED	
DATE 2/17/22	___ OF ___

MILLER ENGINEERING CONSULTANTS
Engineers • Planners
3500 COMANCHE, NE
BUILDING F
ALBUQUERQUE, NM 87107
(505)888-7500
(505)888-3800 (FAX)



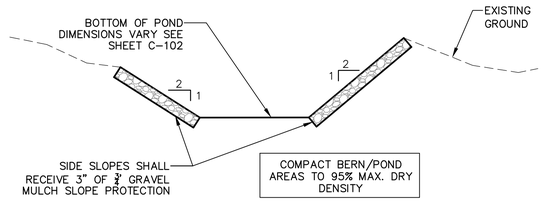
6"x36" CONCRETE VALLEY GUTTER DETAIL

SCALE: NONE



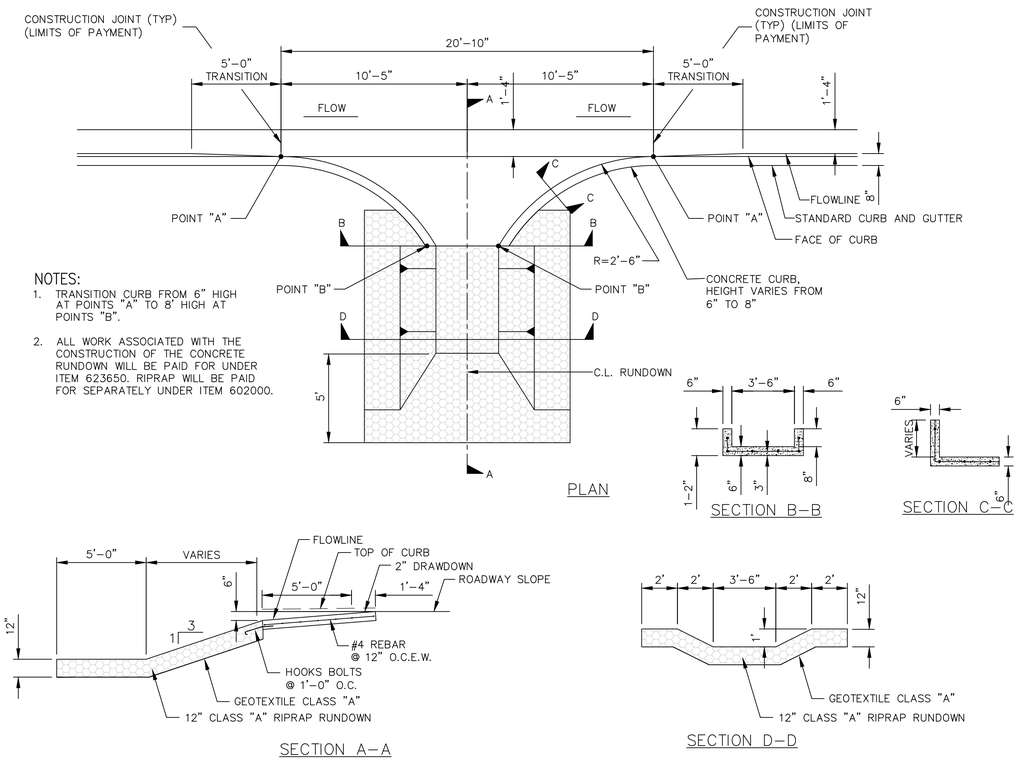
B5 **TYPICAL CURB AND GUTTER SECTION - ONSITE**

SCALE: NOT TO SCALE



A3 **TYPICAL WATER HARVEST AREA SECTION - POND B & C**

SCALE: NOT TO SCALE

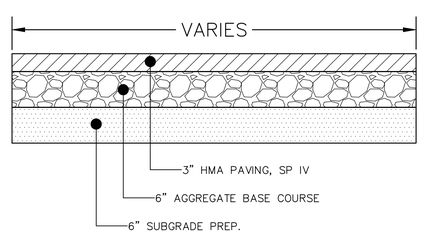


NOTES:

1. TRANSITION CURB FROM 6" HIGH AT POINTS "A" TO 8" HIGH AT POINTS "B".
2. ALL WORK ASSOCIATED WITH THE CONSTRUCTION OF THE CONCRETE RUNDOWN WILL BE PAID FOR UNDER ITEM 623650. RIPRAP WILL BE PAID FOR SEPARATELY UNDER ITEM 602000.

A1 **CONCRETE RUNDOWN (TYPICAL)**

SCALE: NOT TO SCALE



B1 **TYPICAL LIGHT DUTY ASPHALT PAVING DETAIL**

SCALE: NOT TO SCALE

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 6/10/2025
BY:
HydroTrans #: H20D024

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 FROM REQUIRING THE CORRECTION OF 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 PULLED ON THE DEVELOPMENT.

No	Revision Item	Date

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DRAWING TITLE
MISCELLANEOUS DETAILS

SEAL

VERLYN A. MILLER II
NEW MEXICO
14507
REGISTERED PROFESSIONAL ENGINEER
1/22/24

DESIGNED	MEC	PROJECT NO	
DRAWN	MEC	SCALE	NOTED
CHECKED	VAM	DRAWING NO	C-501
REVIEWED			
DATE	8/2/21		OF

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