

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Interim Director



Mayor Timothy M. Keller

October 22, 2021

Verlyn Miller, P.E.
Miller Engineering Consultants, Inc
3500 Comanche NE Bldg. F
Albuquerque, NM 87107

**RE: Rio Grande Apartments
2211 Rio Grande Blvd. NW
Grading and Drainage Plans
Engineer's Stamp Date: No Date
Hydrology File: H12D024**

Dear Mr. Miller:

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

Based upon the information provided in your submittal received 09/07/2021, the Grading & Drainage Plans **are not** approved for Building Permit, Grading Permit and SO-19 Permit. The following comments need to be addressed for approval of the above referenced project:

General

1. Please provide an engineer's stamp with a signature and date.
2. Please only resubmit C-101, C-102, C-502, and C-503. For Sheet C-501, please see comments below.

SHEET C-101

3. Please provide a legal Description of the property.
4. Existing Conditions. This site is in FEMA's Zone X Protected by Levee. (please fix note #9 of the General Notes as well) Also, the site is relatively flat and does not drain.

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 toward the railroad tracks.

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5. Proposed Conditions. Please remove all references to the County. This site needs to follow the City's current DPM and since this site is in the Valley region, please follow Article 6-5 Valley Drainage Criteria.
6. Please provide the weir calculations, per DPM Article 6-16(A), for the curb cuts and sidewalk culverts. A coefficient of 2.7 is typically used for the weir equation $Q = CLH^{2/3}$.

SHEET C-102

PO Box 1293

7. Please verify with Transportation. Along Los Anayas Road, this project will be responsible to install curb & gutter and sidewalk per the IDO.

Albuquerque

8. Please remove Conceptual for the title of the Grading Plan.

NM 87103

9. Please provide a cross section for the retaining wall along the west and north property lines showing proposed retaining walls, property/ROW lines, existing and proposed grades. In accordance with DPM, grading and wall construction near the property line may not endanger adjacent property or constrain its use. Please make sure that the footer for the wall stays within the project's property. Please provide this section on this Sheet.

www.cabq.gov

10. Please move the cross section of the retention pond from Sheet C-501 to this Sheet. Also please refer to comments under Sheet C-501 for corrections to this cross section.
11. With the confirmation of Comment #5, a waterblock, 0.87' high, per COA Paving Detail No. 2426, is required at the driveway entrance.
12. Please provide the most current SO19 Notes for the sidewalk culvert.
13. Key Note 14 should refer to City of Albuquerque standard detail No. 2236 – Sidewalk Culvert with Steel Plate Top.
14. Please provide invert information for the sidewalk culvert both at the retention pond and at the curb.
15. Please identify all underground utilities shown within the streets.

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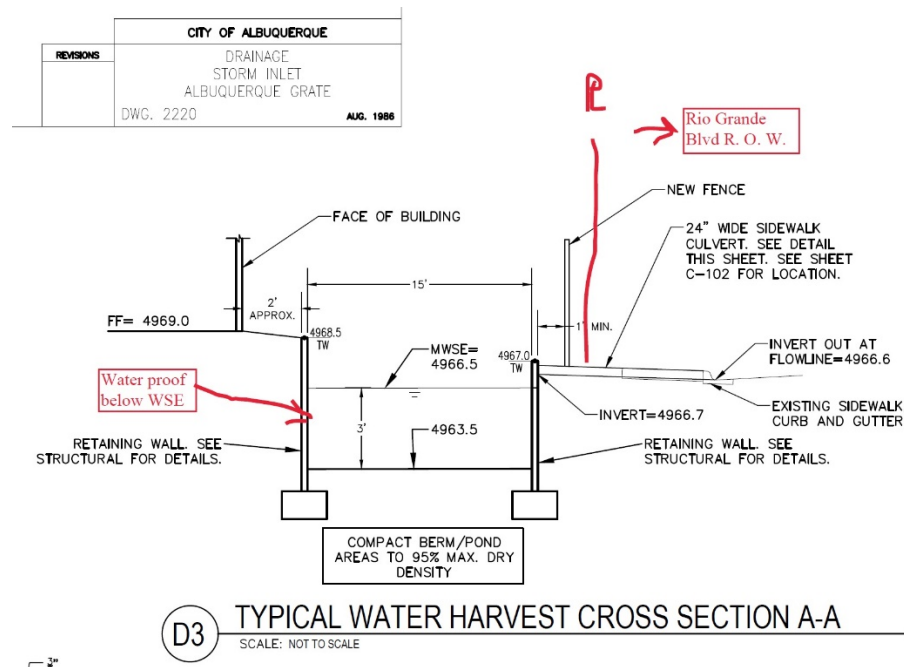
Planning Department
Alan Varela, Interim Director



Mayor Timothy M. Keller

SHEET C-501

16. In the cross section, please showing property/ROW lines and add a note stating that the contractor shall waterproof the proposed retaining wall below the 100-yr 10 day water surface elevation of 4966.5 per City standards. In accordance with DPM, grading and wall construction near the property line may not endanger adjacent property or constrain its use. Please make sure that the footer for the wall stays within the project's property. Also move this onto the Grading Plan per Comment #9.



PO Box 1293

Albuquerque

NM 87103

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17. The remainder of the details on this sheet or either just standard City details, which don't need to be shown. Just call them out on the Grading Plan as per COA Standard Drawing xxxx.

18. Please just remove the sidewalk culvert since you are installing one in the City's R.O.W. See Comment #12.

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.

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Interim Director



Mayor Timothy M. Keller

If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

Sincerely,

Renée C. Brissette

Renée C. Brissette, P.E. CFM
Senior Engineer, Hydrology
Planning Department

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: Rio Grande Apartments Building Permit #: _____ Hydrology File #: _____

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: MAP 35 TR 17B 0.93AC

City Address: 2211 Rio Grande NW, Albuquerque, NM 87104

Applicant: A&F PARTNERS LLC Contact: Fritz Eberle

Address: 6544 Glen Oak NE, Albuquerque, NM 87111

Phone#: 505-681-5475 Fax#: _____ E-mail: fritz@keyvisionsmedia.com

Other Contact: Miller Engineering Consultants, Inc. Contact: Verlyn Miller

Address: 3500 Comanche NE, Bldg. F

Phone#: 505-888-7500 Fax#: _____ E-mail: vmiller@mecnm.com

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) _____ RESIDENCE _____ DRB SITE ☒ ADMIN SITE

IS THIS A RESUBMITTAL? _____ Yes ☒ No

DEPARTMENT _____ TRANSPORTATION ☒ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
- ☒ GRADING PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY) _____
- ☐ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ SITE PLAN FOR SUB'D APPROVAL
- ☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
- ☐ FINAL PLAT 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
- ☐ FLOODPLAIN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 9-7-2021 By: Verlyn Miller

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

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.

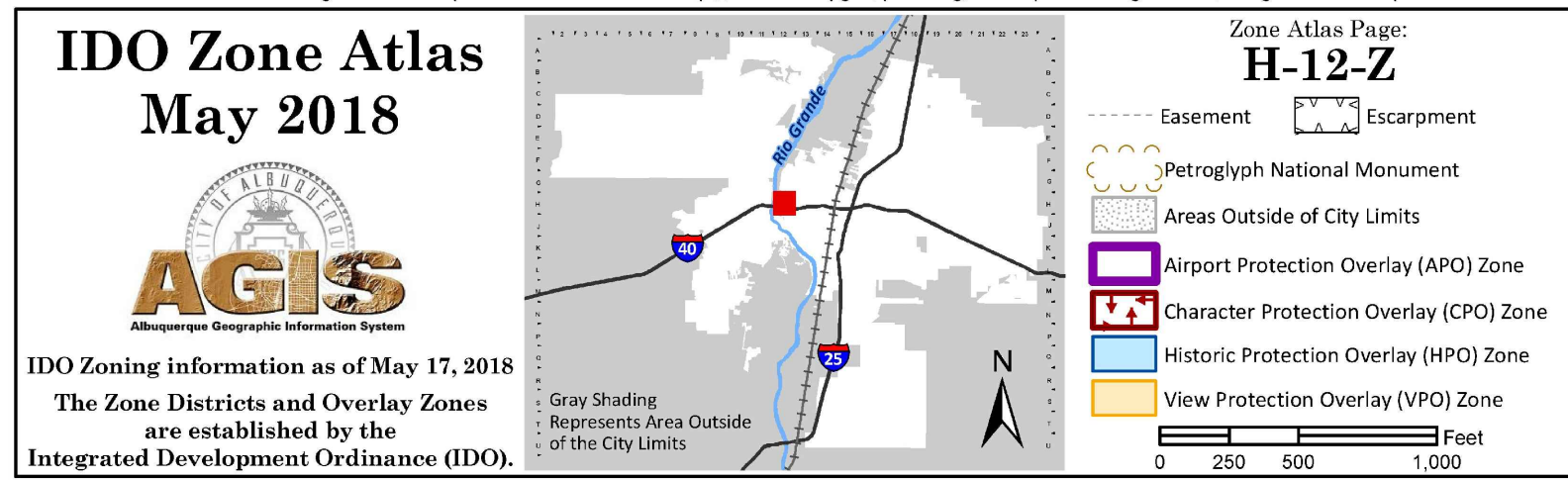
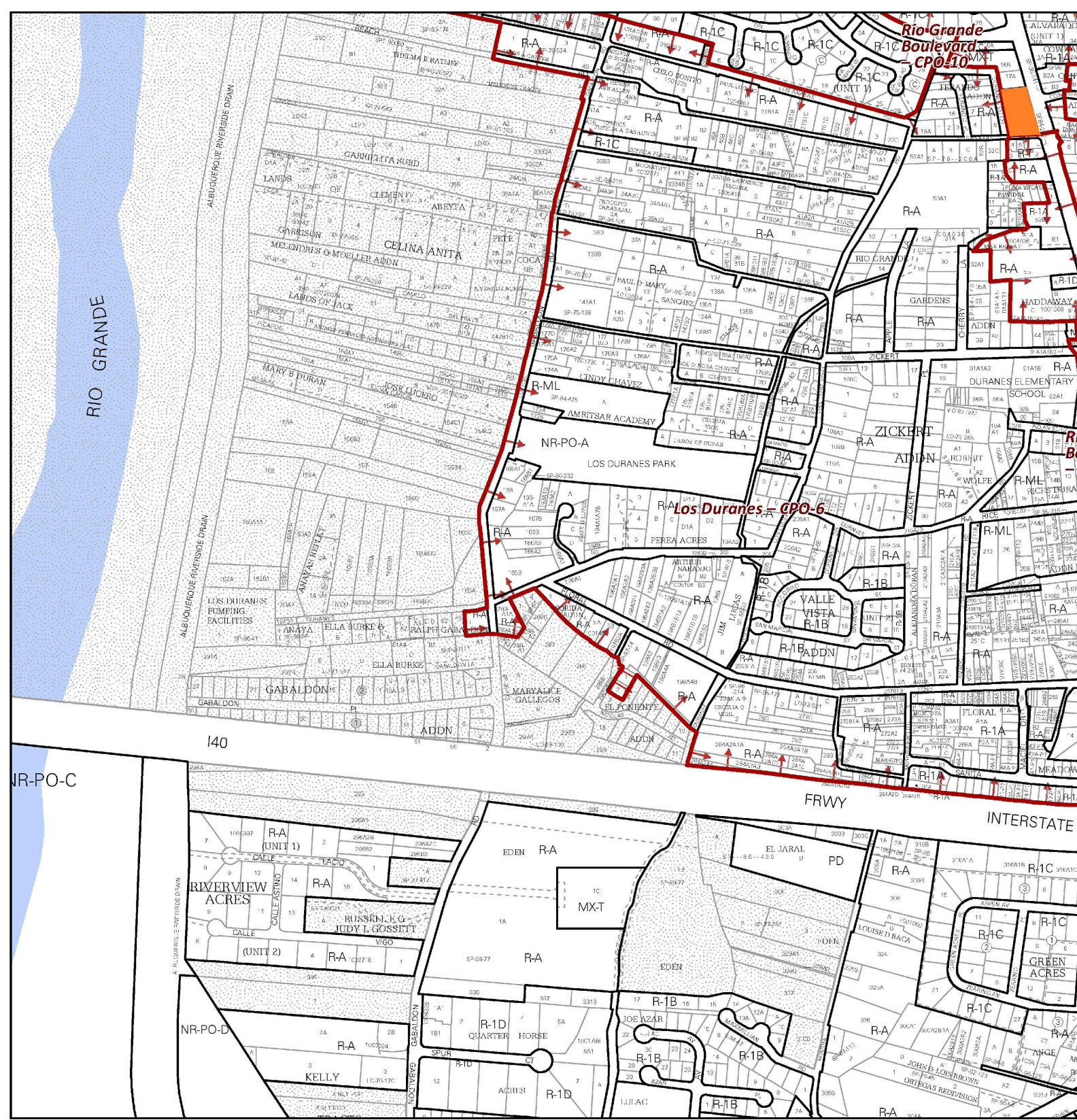
The western portion of the site lies within a 100-year FEMA floodplain as indicated on the FEMA panel on this sheet. The site is not adversely impacted by offsite flows. The site currently slopes from east to west toward the railroad tracks.

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 County's drainage ordinance, drainage from the site will need to be fully retained on the site for the 100-year, 10-day event. The proposed project will employ a retention pond area located on the east side of the site near Rio Grande capable of retaining the 10-year, 10-day event. The site has been separated into two drainage basins. The west basin is the parking lot area, which will drain into a new storm sewer lift station and the east basin is the building, which will discharge off the east side of the building directly into the retention pond area. 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 0.43 cfs and 0.032-acre feet during the 100-year, 24-hour event. Storm water from the site will be managed by collecting all site runoff in the large retention pond area that has a capacity over the 0.206 acre-feet volume requirement for 100% retention of the 100-year, 10-day event volume.



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				Ew (in)	V(100-6) (af)	V(100-24) (af)	V(100-10D) (af)	Q(100) (cfs)
		A	B	C	D					
		(Acres)								
Existing Conditions										
A	0.310	0.000	0.000	0.310	0.000	1.13	0.029	0.029	0.029	0.973
B	0.490	0.000	0.000	0.490	0.000	1.13	0.046	0.046	0.046	1.539
Total	0.800							0.029	0.075	0.973
Proposed Conditions										
A	0.310	0.000	0.000	0.035	0.275	2.01	0.052	0.061	0.089	1.402
B	0.490	0.000	0.000	0.160	0.330	1.80	0.073	0.084	0.117	2.053
Total	0.800							0.061	0.206	1.402

FIRST FLUSH CALCULATIONS

$$\text{FIRST FLUSH} = (0.42/12'' * 26,353 \text{ SF}) = 922 \text{ CF}$$

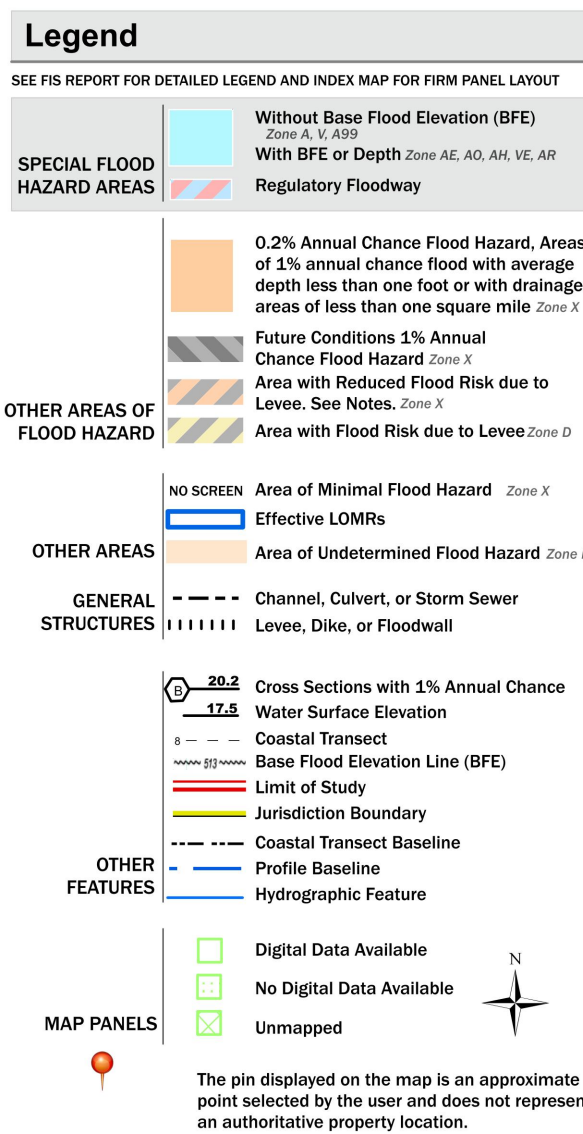
POND RATING TABLE

WATER HARVEST AREA				
Pond Rating Table				
Side Slope				
Elev.	Area		Volume	Cum Volume
(ft)	(sq ft)	(ac)	(ac-ft)	(ac-ft)
63.5	3000	0.069	0	0
64.5	3056	0.070	0.070	0.070
65.5	3106	0.071	0.071	0.140
66.5	3158	0.072	0.072	0.212



FLOOD ZONE MAP

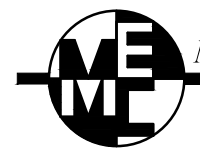
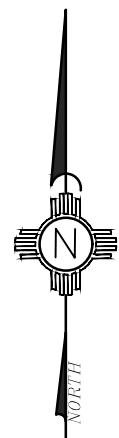
FLOOD ZONE MAP: 35001C0331H



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/13/2021 at 5:43 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



MILLER ENGINEERING CONSULTANTS

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

- GENERAL NOTES:

3. EXISTING TOPOGRAPHIC DATA SHOWN ON THESE PLANS WERE 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) 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.

No	Revision Item	Date



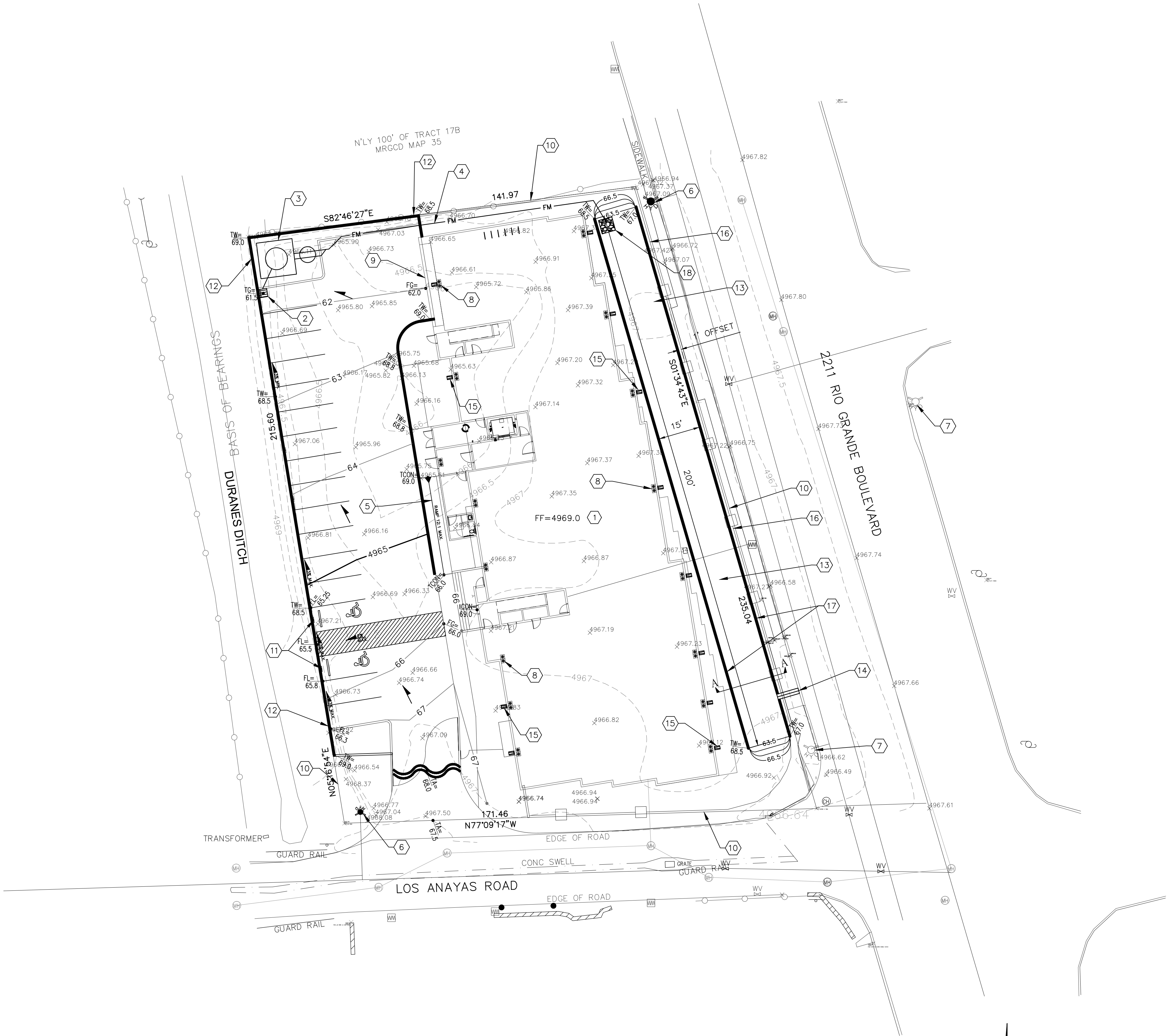
RIO GRANDE APARTMENTS
2211 RIO GRANDE BLVD. NW
ALBUQUERQUE, NM 87104

DRAWING TITLE

HYDROLOGY PLAN

SEAL	DESIGNED	MEC	PROJECT	NO
	DRAWN	MEC	SCALE	NOTED
	CHECKED	VAM	DRAWING	NO
	REVIEWED		C-101	
	DATE	8/2/21		_____ OF _____

T:\Clients\Scott Anderson\RIO GRANDE APARTMENTS\ACAD\SHEETS\C-102_G & D.D. 8/18/2021 10:31:44 AM.
Jacquez, DWG to PDF.pc3, 1:1



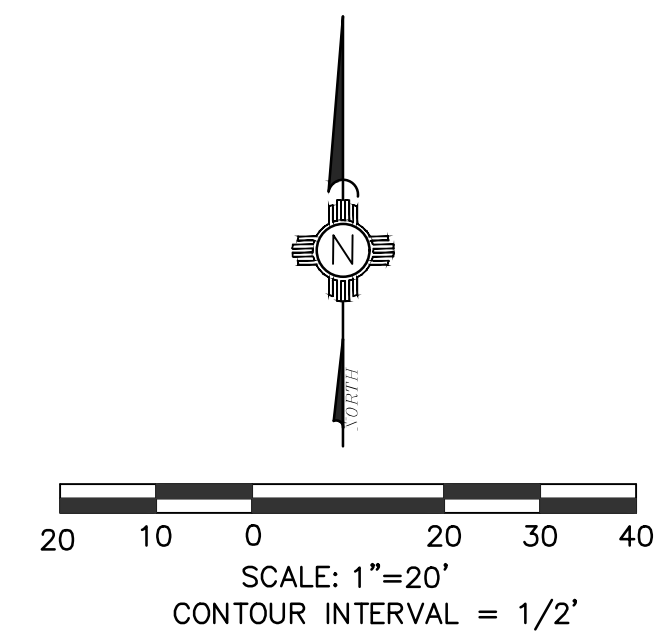
LEGEND:	
• 38.00 FG	PROPOSED SPOT ELEVATIONS (FINISHED GRADE)
• MATCH (95.19)	MATCH EXISTING ELEVATIONS
TC ON	TOP OF CONCRETE
FL	FLOW LINE, CURB
INV	INVERT
FG	FINISH GRADE
TBC	TOP OF BASE COURSE
TC	TOP OF CURB
TG	TOP OF GRATE
TA	TOP OF ASPHALT
→	FLOW ARROW
=====	GRADE BREAK-HIGH POINT
--- -- -- --	SWALE
--- SD ---	STORM DRAIN LINE
--- SD ---	EXISTING STORM DRAIN LINE
--- 5895 ---	PROPOSED MAJOR CONTOUR
--- 5895 ---	PROPOSED MINOR CONTOUR
--- 5895 ---	EXISTING MAJOR CONTOUR
--- 5895 ---	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
⊞	NEW WATER METER
⊞	NEW FIRE HYDRANT
○	NEW POST INDICATOR VALVE

KEYED NOTES:

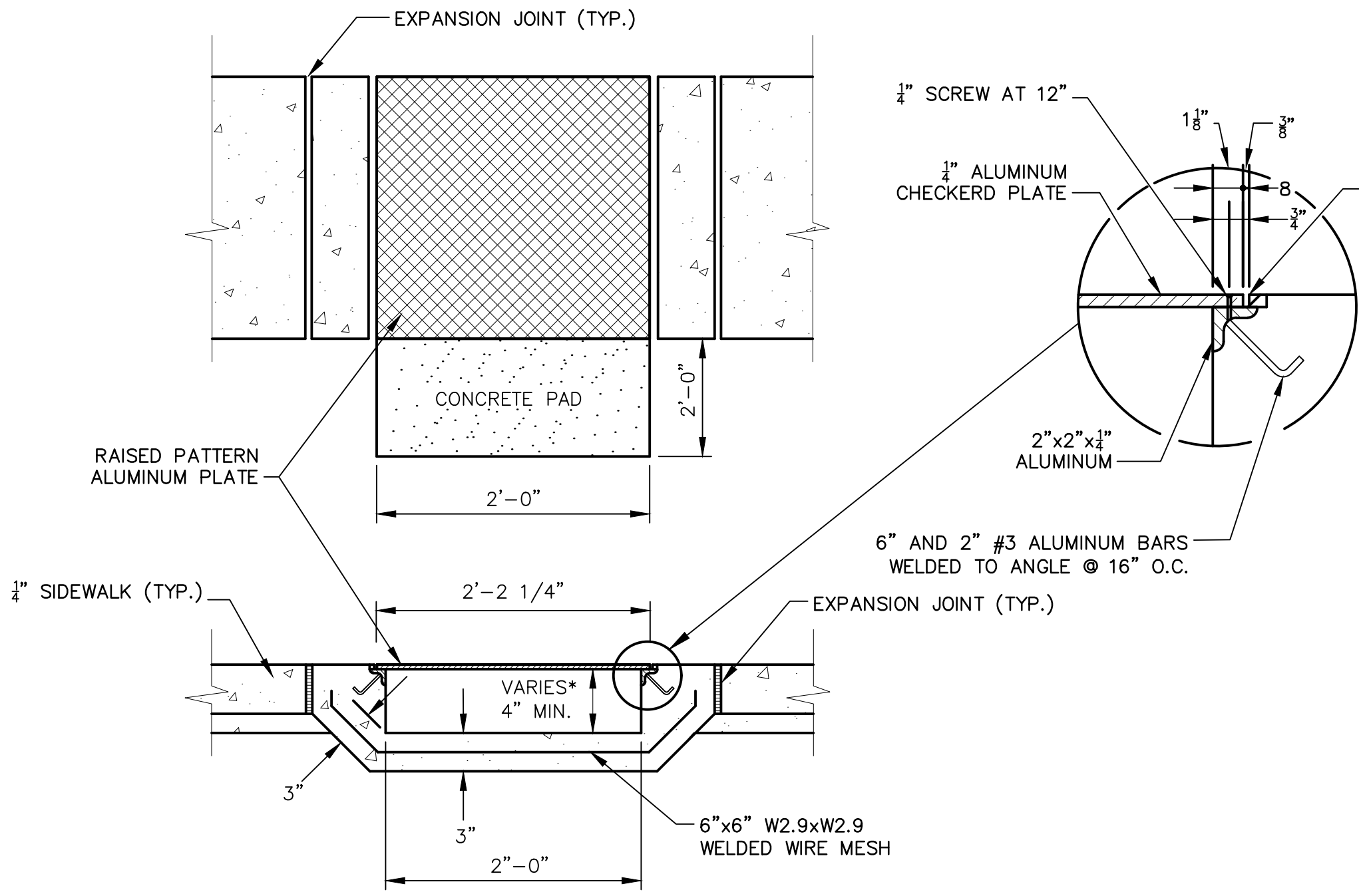
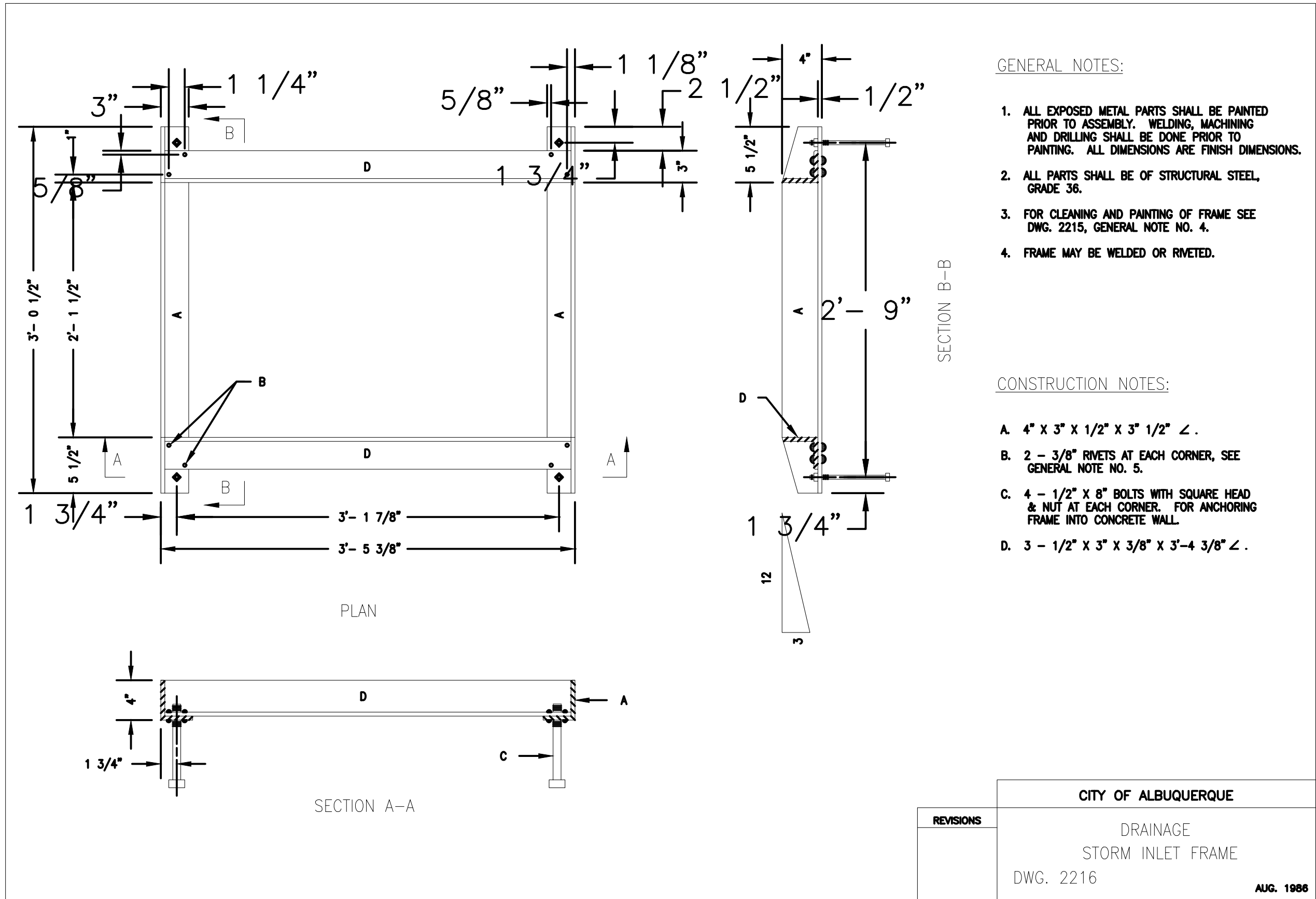
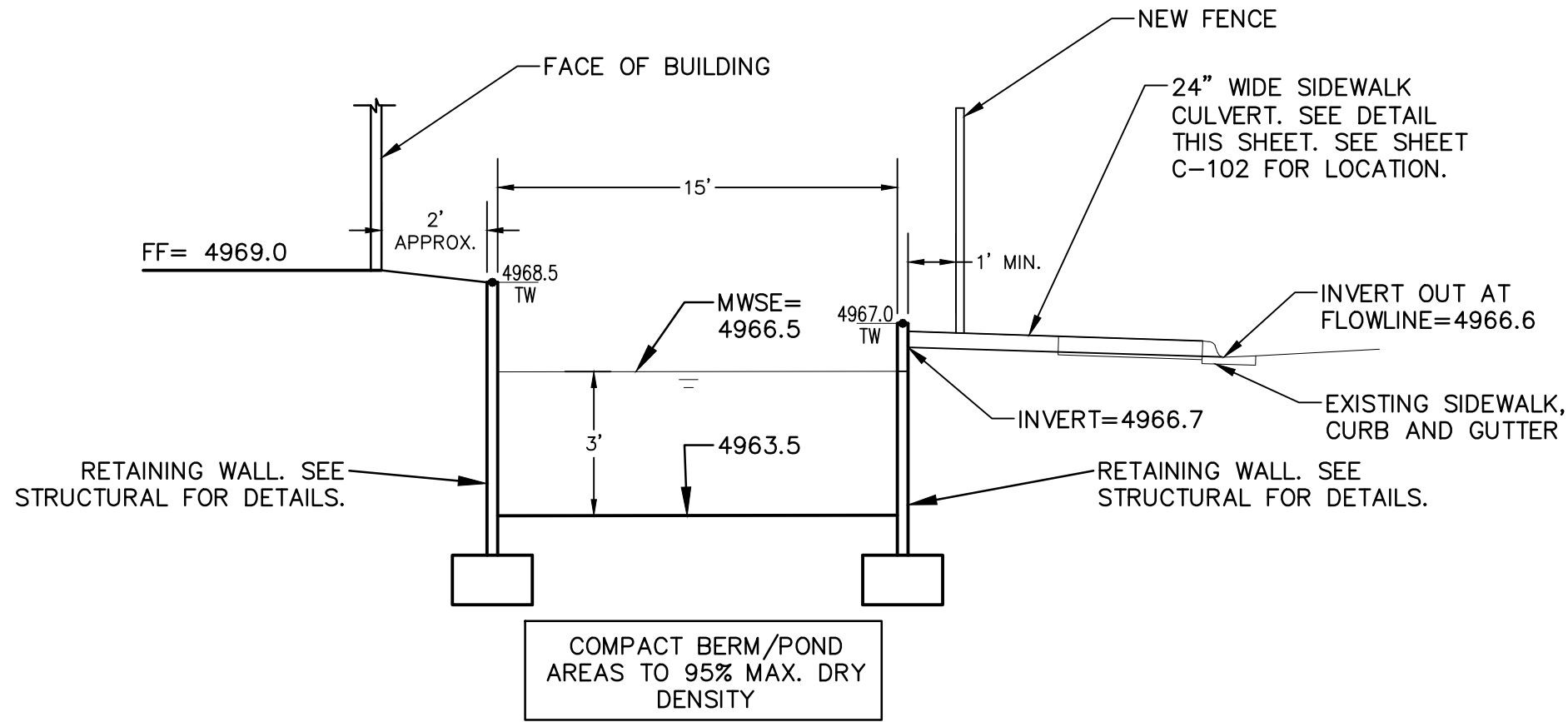
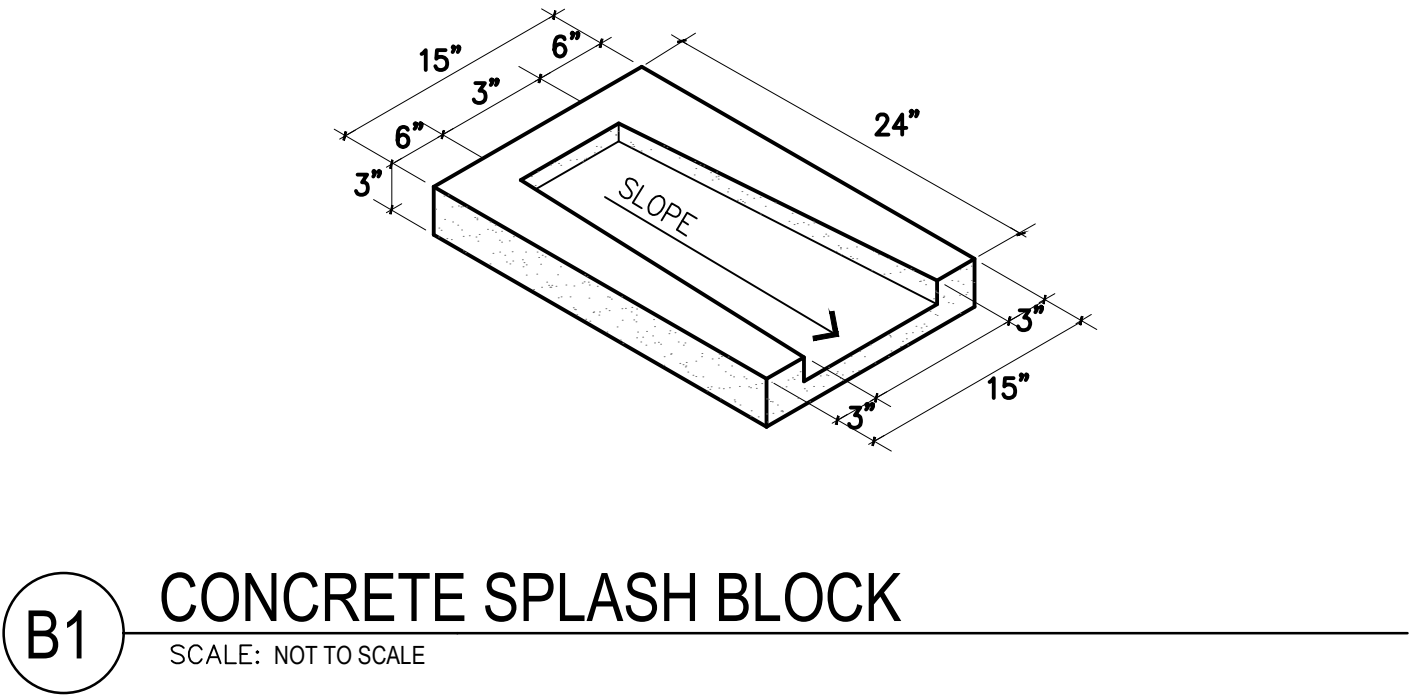
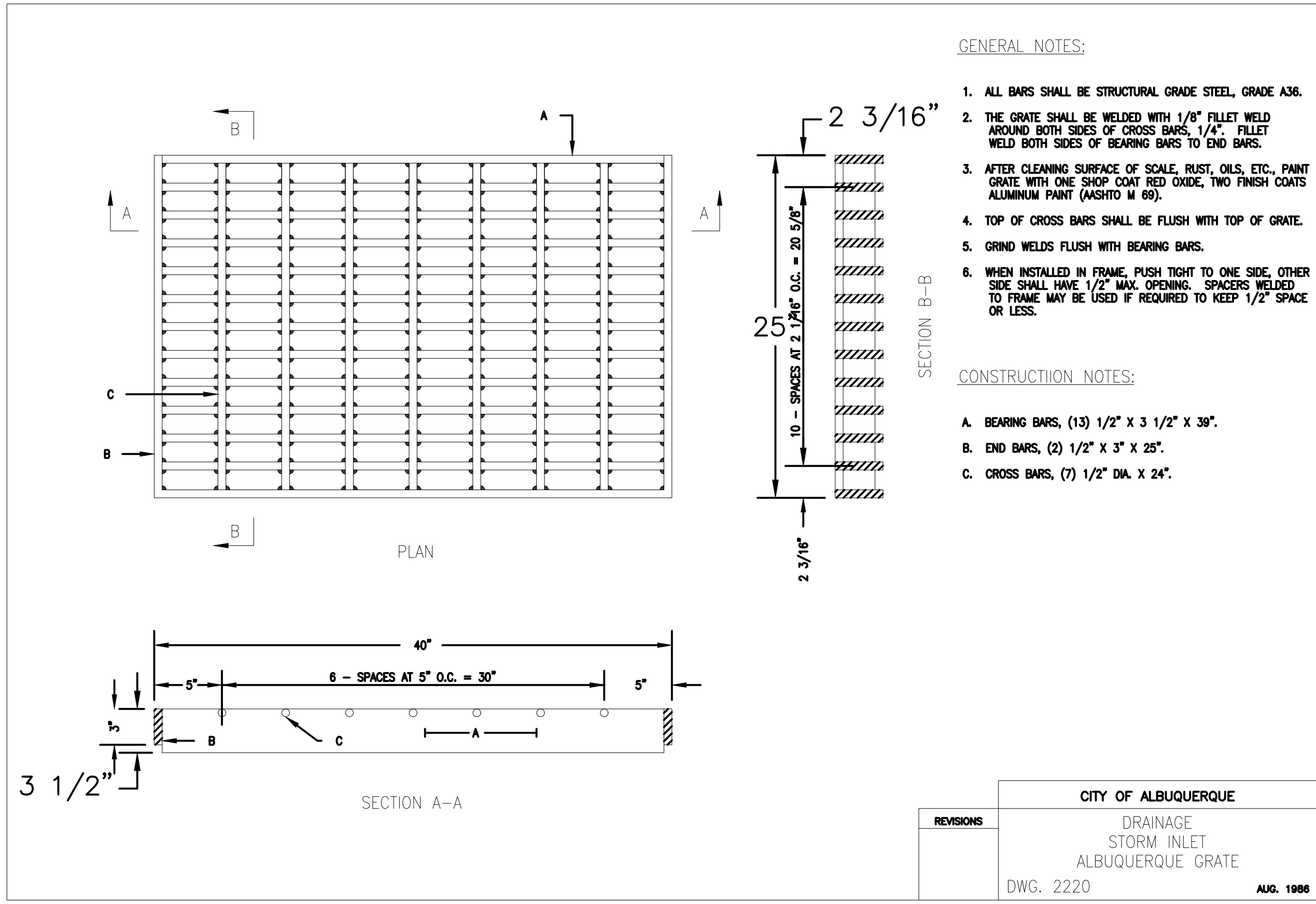
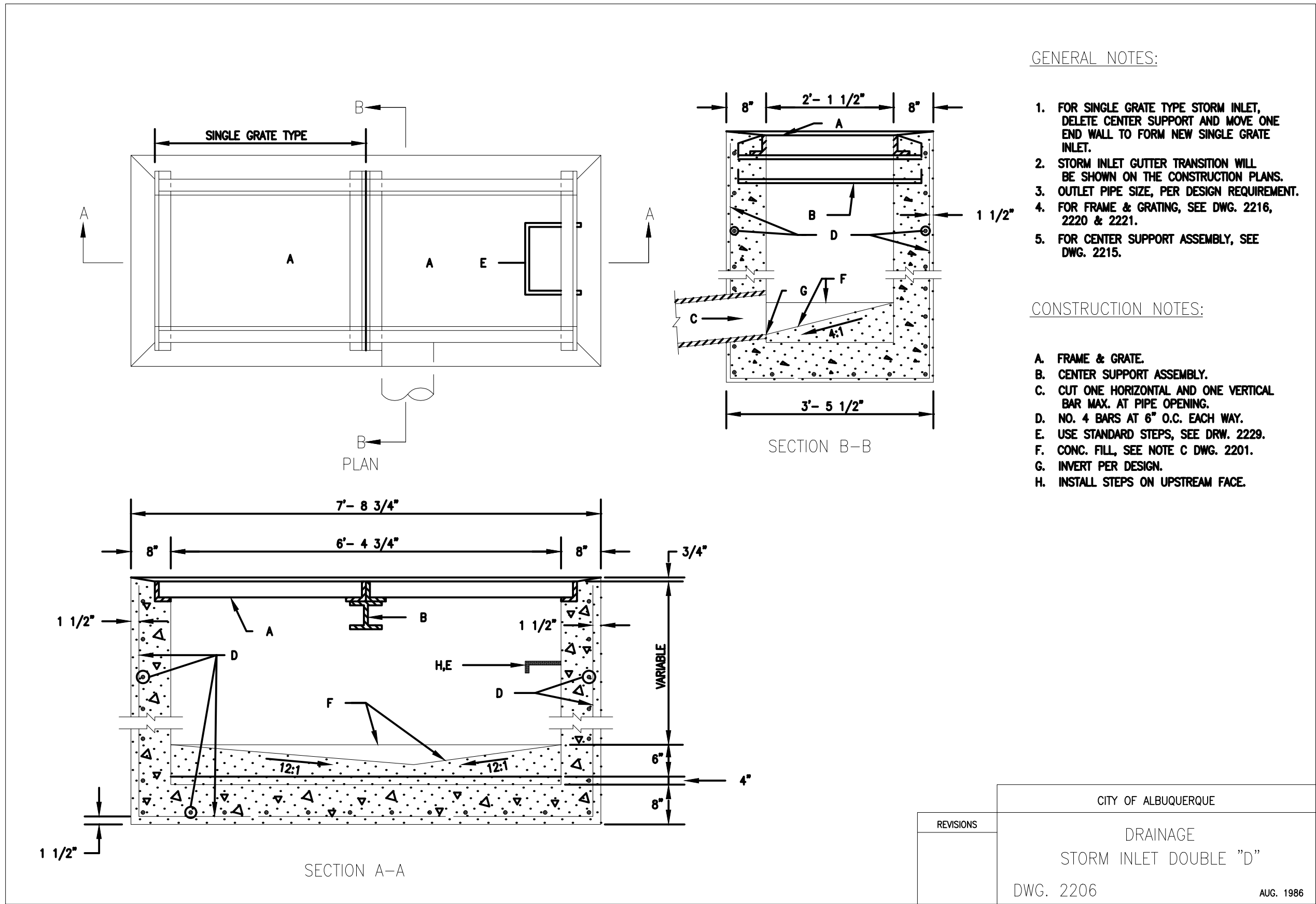
- 1) NEW BUILDING, SEE ARCHITECTURAL PLANS FOR DETAILS.
- 2) TYPE "D" DRAINAGE INLET. TG=61.0, INV.=58.0
- 3) PROPOSED DUPLEX LIFT STATION. TOP=62.0, INV.=52.0
- 4) PROPOSED 4" FORCE MAIN PIPE TO PROPOSED WATER HARVEST POND. 3' MINIMUM BURY.
- 5) PROPOSED ADA RAMP @ 1:12 SLOPE MINIMUM.
- 6) PROPOSED FIRE HYDRANT.
- 7) EXISTING FIRE HYDRANT.
- 8) PROPOSED BUILDING DOWNSPOUT. (TYP.)
- 9) PROPOSED PARKING GARAGE ENTRANCE.
- 10) PROPERTY LINE.
- 11) PROPOSED ADA SIGNAGE.
- 12) PROPOSED RETAINING WALL. SEE STRUCTURAL FOR CONSTRUCTION DETAILS.
- 13) PROPOSED WATER HARVEST PONDING AREA. TOP=4966.5, BOTTOM=4963.5. SEE DETAIL SHEET C-501 FOR CROSS SECTION.
- 14) PROPOSED SIDEWALK 2' WIDE SIDEWALK CULVERT. SEE DETAIL SHEET C-501.
- 15) PROPOSED SPLASH BLOCK (TYP.). SEE DETAIL SHEET C-501.
- 16) EXISTING FENCE LINE.
- 17) PROPOSED RETAINING WALLS AT POND. SEE DETAIL SHEET C-501 FOR CROSS SECTION. SEE STRUCTURAL FOR CONSTRUCTION DETAILS.
- 18) 5'x5' RIP-RAP SPLASH PAD.

No	Revision	Item	Date
SCOTT C. ANDERSON & associates architects 4419 4th St. N.W. apt. B ALBUQUERQUE, NM 87107 scott@scottanderson.com 505.401.7575			
RIO GRANDE APARTMENTS 2211 RIO GRANDE BLVD. NW ALBUQUERQUE, NM 87104			
DRAWING TITLE SITE GRADING AND DRAINAGE PLAN			
SEAL	DESIGNED	MEC	PROJECT NO.
	DRAWN	MEC	SCALE NOTED
	CHECKED	VAM	DRAWING NO.
	REVIEWED		
	DATE	7/27/21	
C-102			OF

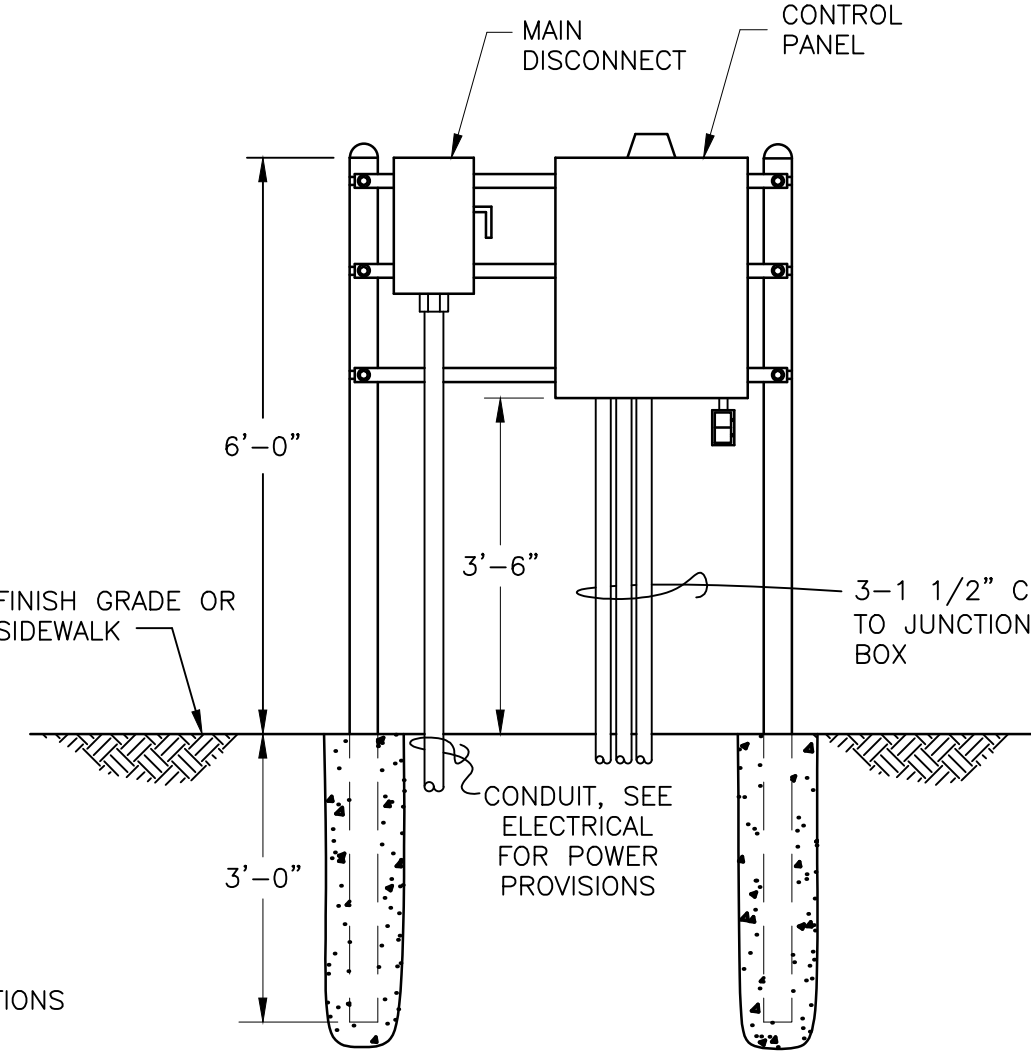
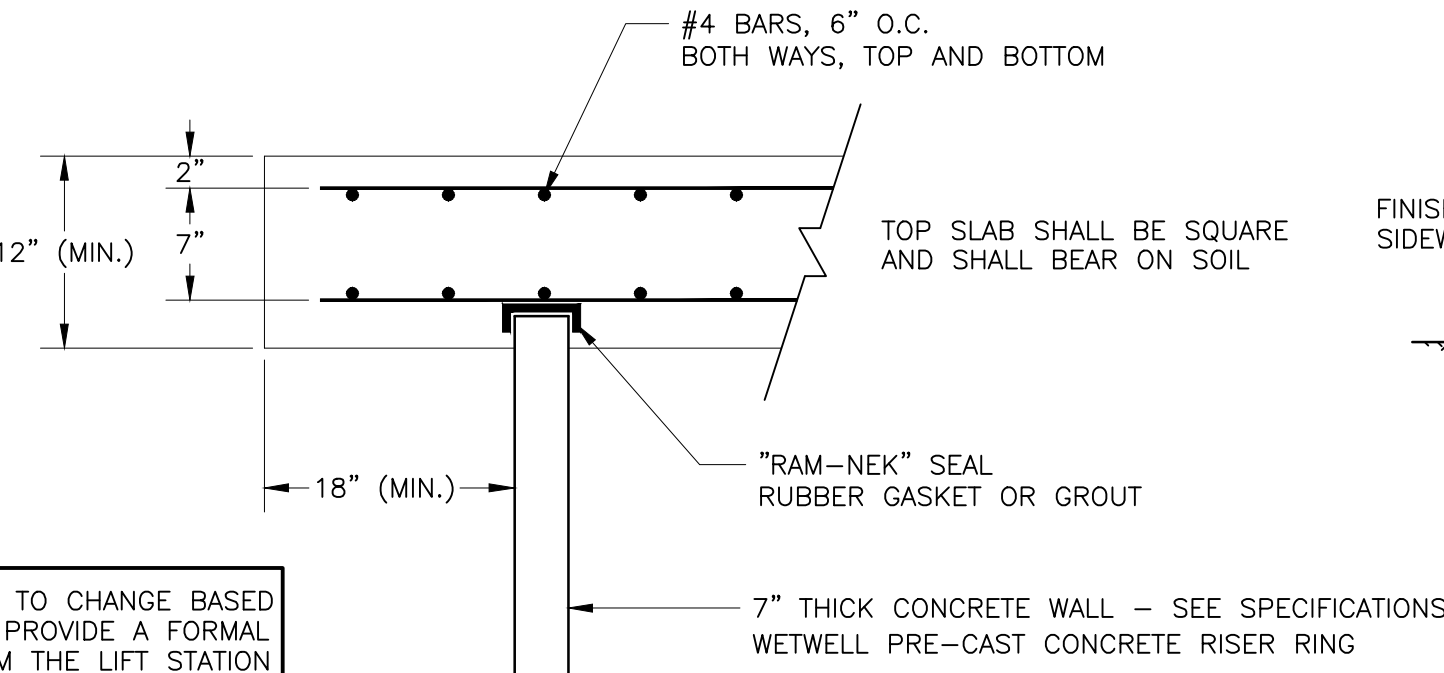
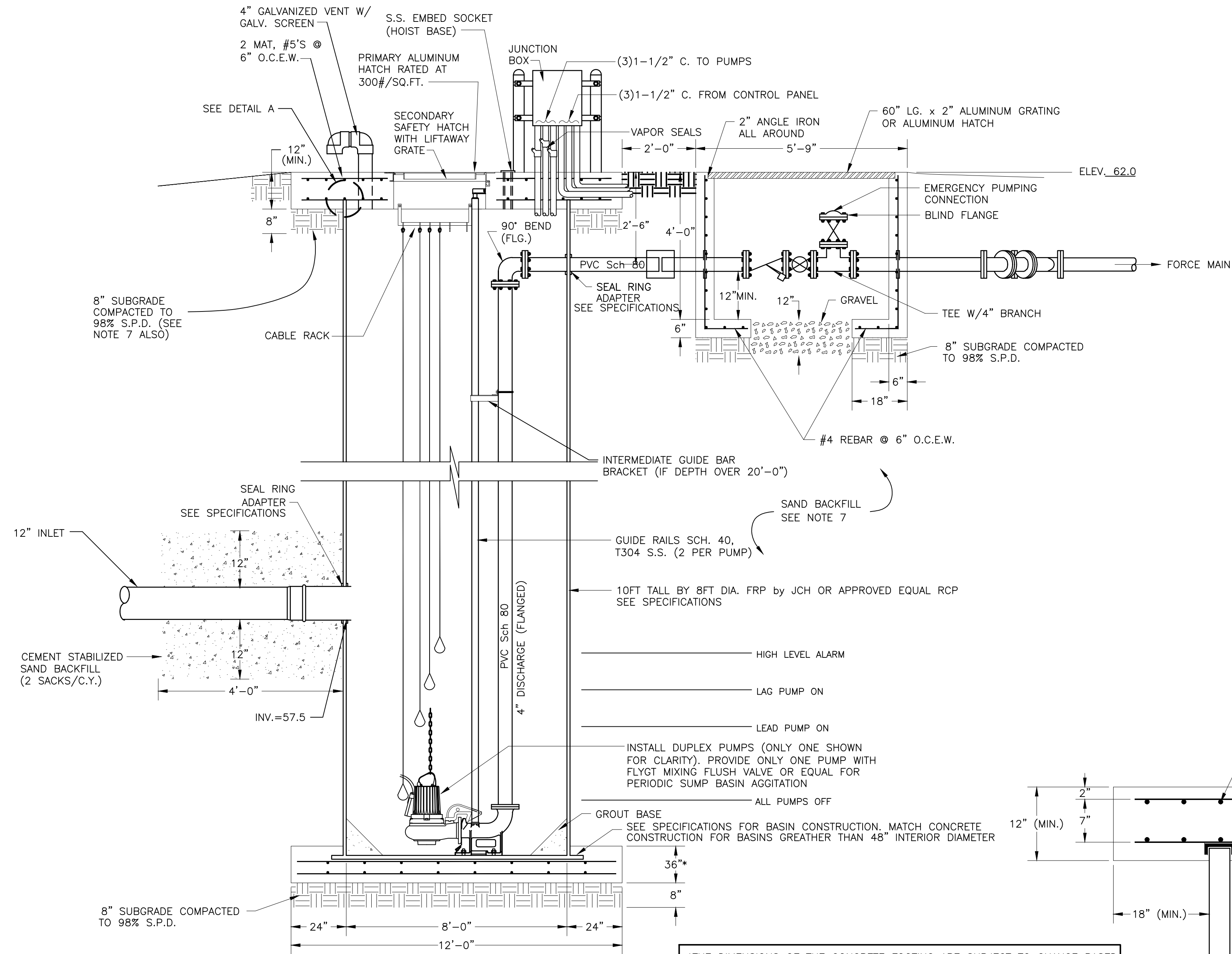
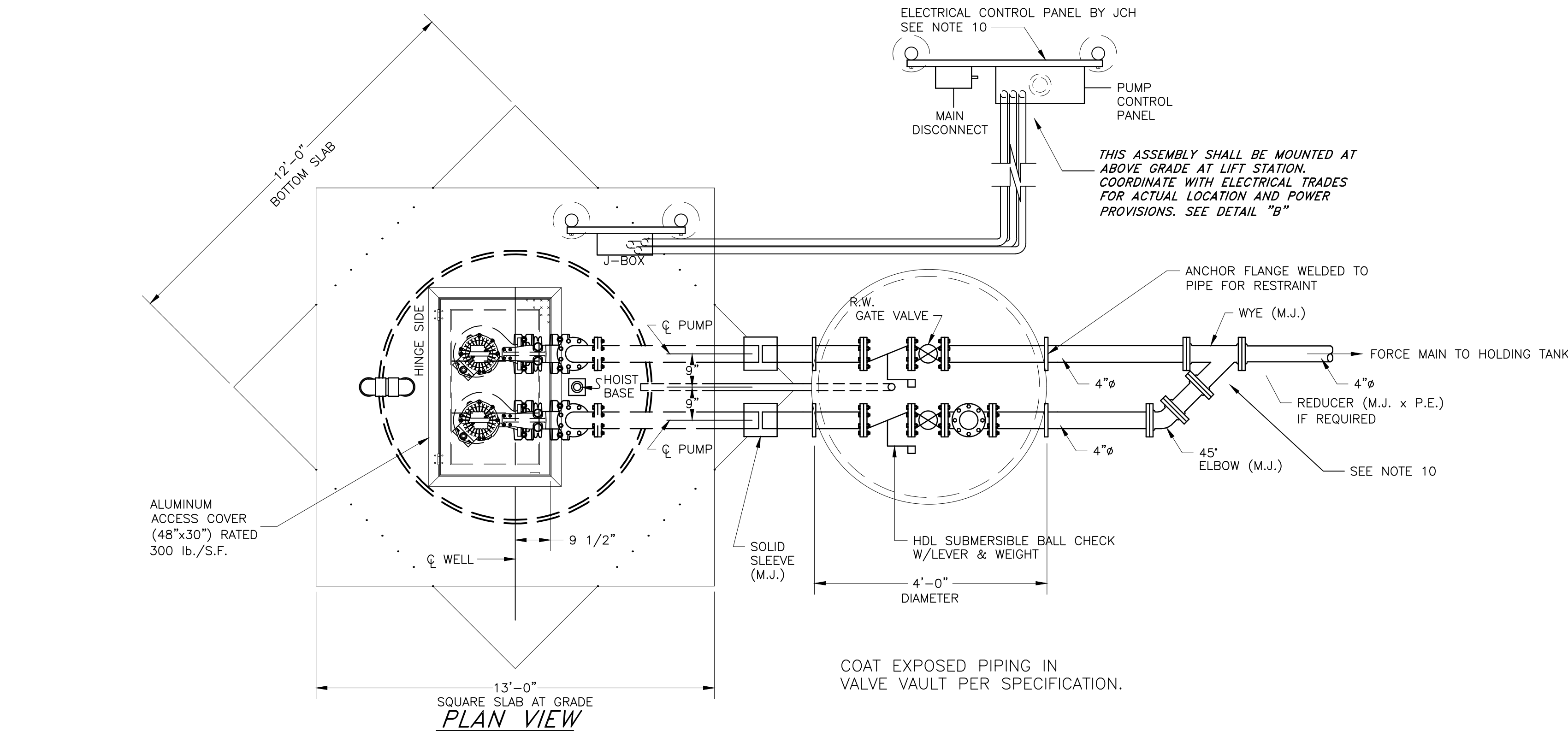
A1 CONCEPTUAL SITE GRADING AND DRAINAGE PLAN
SCALE: 1"=20'



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



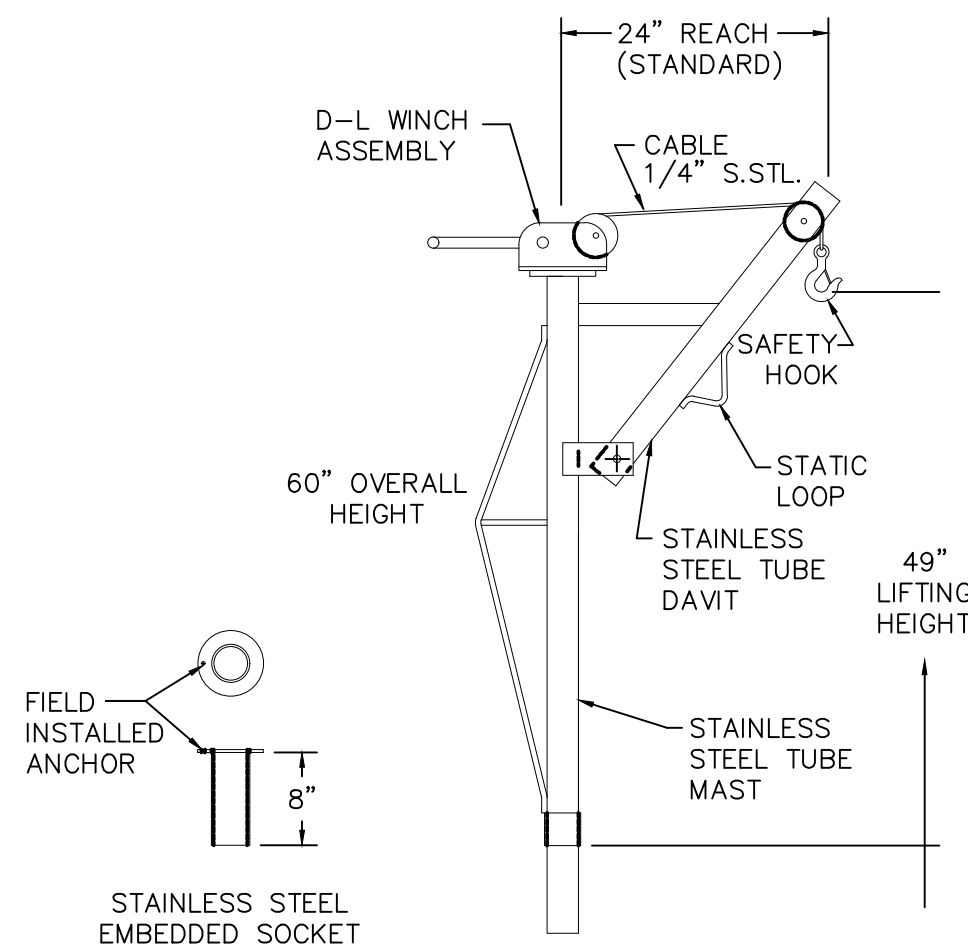
No	Revision	Item	Date
SCOTT C. ANDERSON & associates architects 4419 4th St. NW, apt. B ALBUQUERQUE, NM 87107 scott@scottcanderson.com 505.401.7975			
RIO GRANDE APARTMENTS 2211 RIO GRANDE BLVD. NW ALBUQUERQUE, NM 87104			
DRAWING TITLE MISCELLANEOUS DETAILS			
SEAL	DESIGNED	MEC	PROJECT NO.
	DRAWN	MEC	SCALE NOTED
	CHECKED	VAM	DRAWING NO.
	REVIEWED		
	DATE	8/2/21	
			C-501 OF



SEWAGE LIFT STATION SCHEDULE	
SYMBOL	LIFT STATION
TYPE OF PUMP UNIT	DUPLEX SUBMERSIBLE NON-CLOG
NUMBER OF PUMPS	2
PRIMARY PUMP DESIGN FLOW (GPM)	500
PRIMARY PUMP DESIGN HEAD (FT)	36
VERTICAL LIFT HEAD (FT)	15
MINIMUM SOLID HANDLING SIZE	4"
MOTOR HORSEPOWER	7.5
PUMP DELAY TIMER	No
ELECTRICAL: Note: Verify available voltage with electrical trades prior to ordering!	
VOLTAGE/PHASE	460 / 3
RUN AMPS	10
START AMPS	75
CONVENIENCE OUTLET	DUPLEX 115V GFI
CONDENSATE HEATER	30 WATTS
SUMP	Fiberglass
MINIMUM DIAMETER	8'-0"
MINIMUM DEPTH	10'-0"
MANUFACTURER/MODEL NUMBER:	FLYGT NP 3127.060 with 439 Impellor 62.1% efficiency
SEE PLANS AND SPECIFICATIONS FOR SUMP PIT CONSTRUCTION FOR MORE INFORMATION	
SEE ELECTRICAL TRADES FOR POWER SUPPLY	

STANDARD FEATURES:

- STAINLESS STEEL CONSTRUCTION
- PORTABLE
- 30 FEET OF STAINLESS STEEL CABLE AND SAFETY HOOK
- DUTTON-LAINSON HAND WINCH



STAINLESS STEEL PORTABLE HOIST

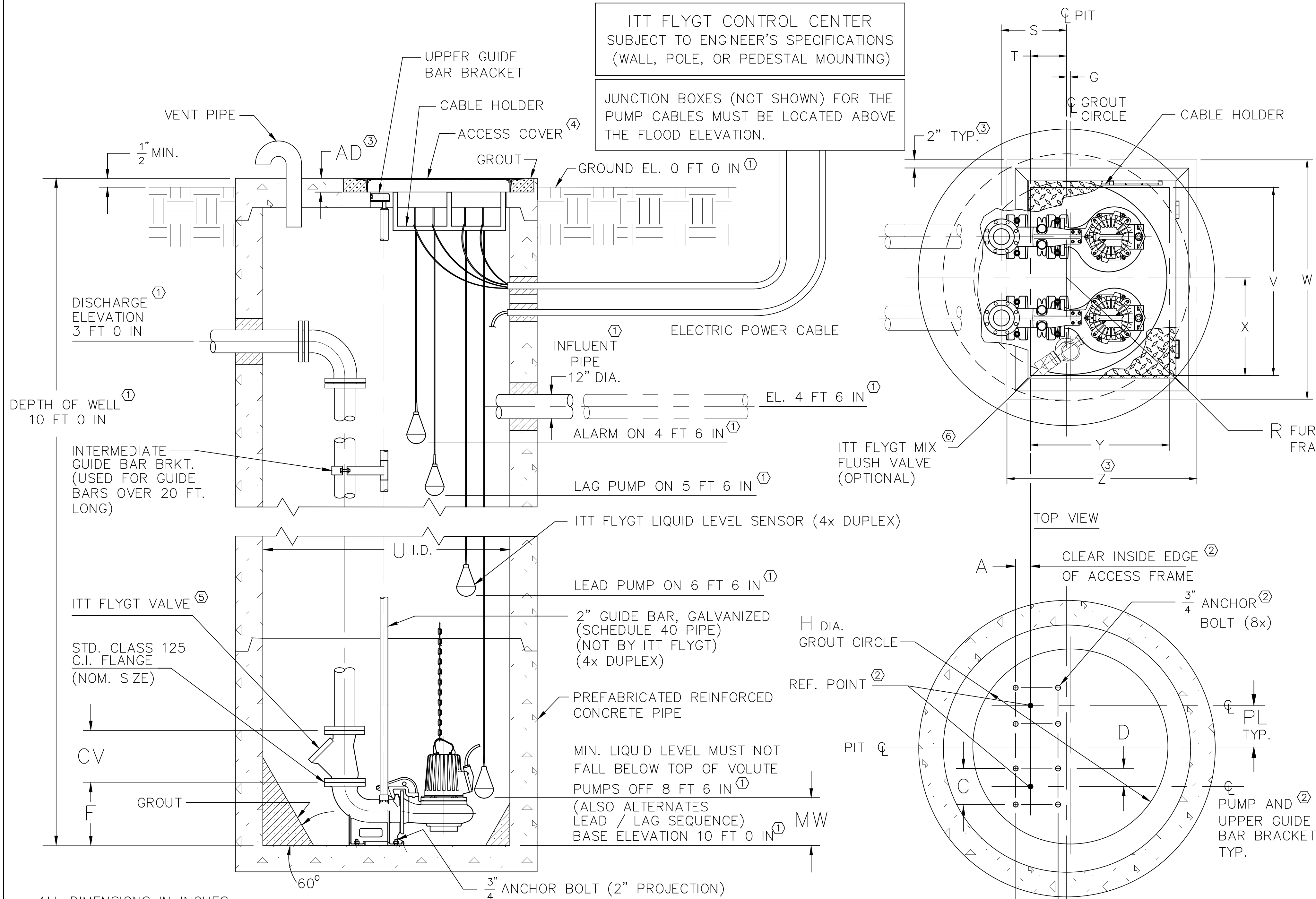
THIS ACCESSORY MAY BE PURCHASED BY SCHOOL DISTRICT AS AN OPTION - NOT BY CONTRACTOR. HOWEVER, POST HOLE SOCKET SHALL BE INSTALLED IN SUMP COVER AS DETAILED AT THIS TIME.

LIFTSTATION NOTES:

- 1) ALL CONCRETE SHALL BE 6 SACK-4,000 PSI DESIGN. MAXIMUM WATER/CEMENT RATIO: 0.45
- 2) ALL CONCRETE SHALL BE CURED A MINIMUM OF 7 DAYS. CURING SHALL CONSIST OF PLACEMENT NON-DISTURBANCE AND ONE OF THE FOLLOWING TREATMENTS OF EXPOSED SURFACES: A) FLOODING WITH WATER, B) BURLAP SACKS KEPT WET AT ALL TIMES, OR C) USE OF CURING COMPOUND.
- 3) ALL CONCRETE EDGES SHALL BE ROUNDED OR CHAMFERED 1/2"
- 4) ALL REBAR SHALL BE GRADE 60 AND TIED AT EACH JUNCTION. REBAR SPLICES, IF REQUIRED, SHALL HAVE A MINIMUM OF 18" OVERLAP OR 40 BAR DIAMETER, WHICHEVER IS GREATER.
- 5) ALL VALVE VAULT PLUMBING SHALL BE FLANGED AND PIPING SHALL BE D.I.
- 6) EPOXY BONDING AGENT SHALL BE USED AT JOINT BETWEEN GROUT AND LOWER SLAB.
- 7) FIBERGLASS WETWELL BACKFILL: BACKFILL OF THE WETWELL SHALL BE PERFORMED IN MAXIMUM 6" LOOSE LAYERS WITH SAND OR SANDY MATERIAL WITH NOT MORE THAN 20% PASSING THE #200 SIEVE ACCORDING TO ASTM D1140. BACKFILL LAYERS SHALL BE COMPACTED TO 95% RELATIVE OR STANDARD PROCTOR DENSITY AT OPTIMUM MOISTURE CONTENT (TO +2%) WITH MECHANICAL TAMPERS. SAND SHALL BE USED FOR A MINIMUM DISTANCE OF 2' FROM OUTSIDE SURFACE AND EXTENDING FROM THE BOTTOM OF THE EXCAVATION TO THE BOTTOM OF THE TOP SLAB. HEAVY EQUIPMENT SHALL NOT BE OPERATED CLOSER TO THE WETWELL THAN A DISTANCE EQUAL TO THE HEIGHT OF THE BACKFILL.
- 8) ALL SURFACES AND PIPING INSIDE THE WETWELL EXCEPT FIBERGLASS SURFACE, PUMPS, POWER AND CONTROL CABLES, AND THE STAINLESS STEEL GUIDERAILS SHALL BE COATED WITH 100% SOLIDS, THERMO- SETTING, ELASTOMERIC, UNFILLED CHEMICALLY CURED POLYURETHANE COATING SYSTEM SHALL CONSIST OF ALL THE FOLLOWING:
 - A) PRIOR TO COATING, CLEAN ALL SURFACES BY WATER BLASTING WITH 10% MURIATIC ACID OR SANDBLASTING.
 - B) APPLY ONE COAT OF POLIBRID 705X CONCRETE PRECOAT AT 15 MILS DFT. ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
 - C) APPLY ONE COAT OF POLIBRID 705 TOPCOAT AT 80 MILS DFT. ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
- 9) USE CLEAR INSIDE EDGE AND CENTERLINE OF ACCESS FRAME FOR REFERENCE WHEN LOCATING ANCHOR BOLTS & BASE CIRCLE OF CONICAL SECTION.
- 10) SEE LIFT STATION PLAN VIEWS FOR FORCE MAIN PIPING ARRANGEMENT, GRAVITY PIPE SIZE AND LOCATION. CONTROL PANEL SHALL BE LOCATED ADJACENT EXISTING BUILDING (APPROX. 20FT FROM WETWELL). JUNCTION BOX SHALL BE LOCATED AT WETWELL. EXACT LOCATIONS WILL BE DETERMINED IN THE FIELD AFTER ELECTRICAL TRADES HAVE PROVIDED SERVICE TO THE SITE.

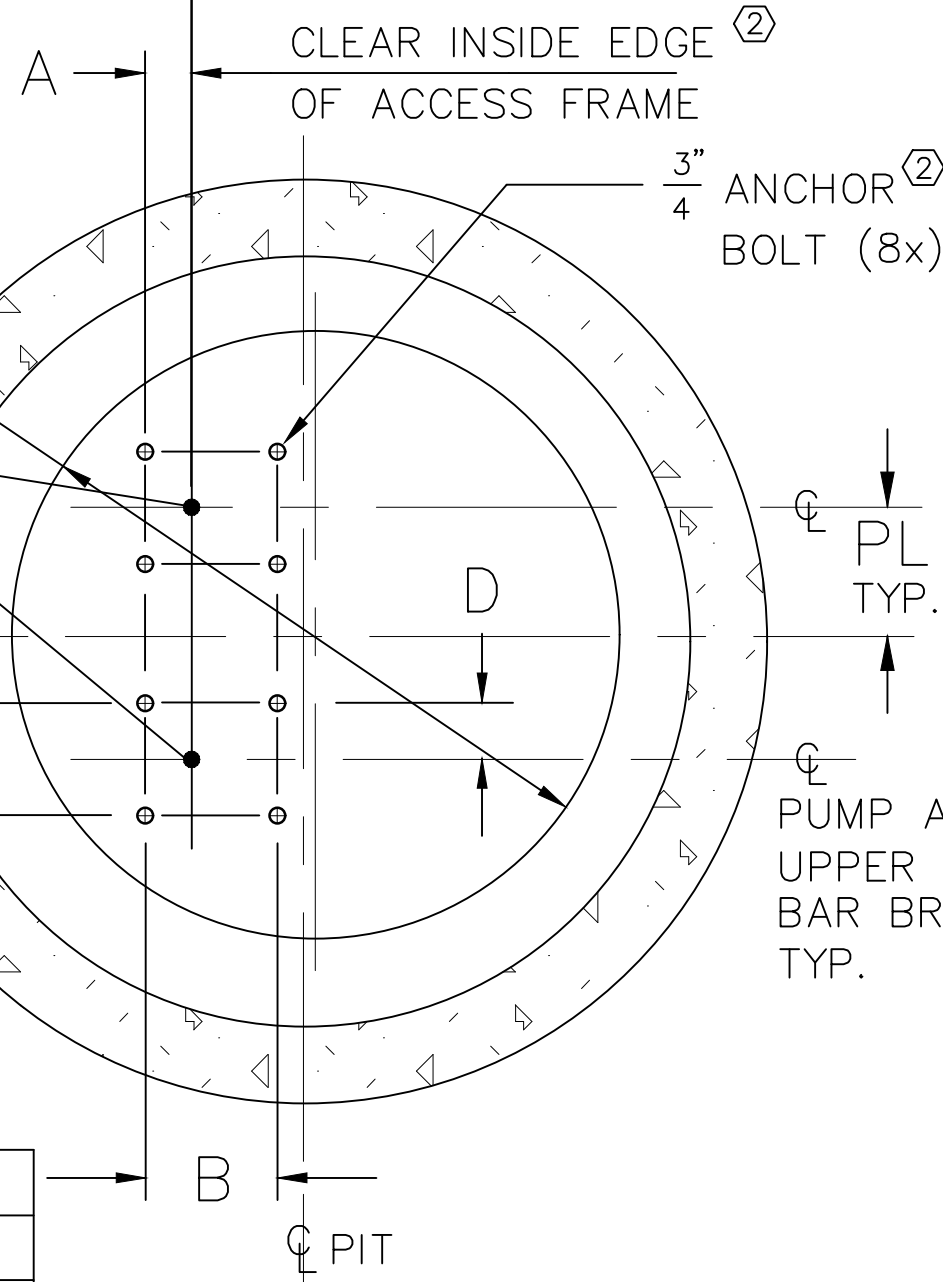


No	Revision	Item	Date
RIO GRANDE APARTMENTS 2211 RIO GRANDE BLVD. NW ALBUQUERQUE, NM 87104			
DRAWING TITLE LIFT STATION DETAILS			
SEAL	DESIGNED	MEC	PROJECT NO.
	DRAWN	MEC	SCALE NOTED
	CHECKED	VAM	DRAWING NO.
	REVIEWED		
	DATE	8/2/21	
C-502			OF



- NOTES:
- INDICATES INFORMATION TO BE DETERMINED BY OTHERS.
 - LOCATE ANCHOR BOLTS USING CLEAR INSIDE EDGE OF ACCESS FRAME AND CENTER LINE OF PUMP AS REF. POINT. BOLT LOCATIONS MUST BE HELD TO MAINTAIN EXACT POSITION OF PUMP RELATIVE TO ACCESS FRAME.
 - GROUT OPENING FOR ACCESS FRAME.
 - COVER SHOWN IS FOR STANDARD DUTY ANGLE FRAME. FOR ADDITIONAL DIMENSIONS ON STANDARD DUTY TROUGH FRAME, HEAVY DUTY ANGLE FRAME AND HEAVY DUTY TROUGH FRAME, CONSULT ITT FLYGT CORP. ENGINEERING DEPT.
 - CONFIGURATION AND DIMS. SHOWN ARE SUGGESTED REQUIREMENTS ONLY. ALL DETAILS, INCLUDING SIZING OF PIT, TYPE, LOCATION AND ARRANGEMENT OF VALVES AND PIPING, ETC. ARE TO BE SPECIFIED BY THE CONSULTING ENGINEER AND ARE SUBJECT TO HIS APPROVAL.
 - ITT FLYGT MIX FLUSH VALVE DIMENSIONS, SEE DRAWING 14-68 10 33.
 - FOR OUTLINE DIMENSIONS OF PUMP, SEE DRAWING 14-68 00 23.

TOP VIEW



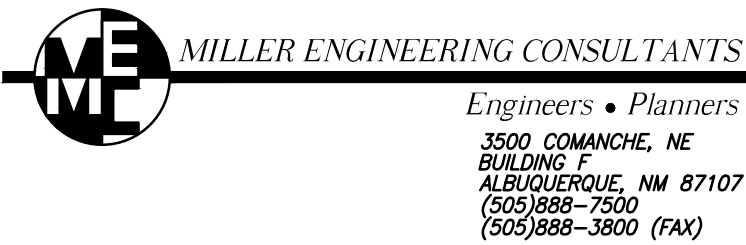
CAD DRAWING (D)

UNLESS OTHERWISE NOTED TOLERANCE ON:				DRAWN				BY				REF.				NUMBER				REV.			
FRACTIONS	±	1/32		DATE	89/10/12	BY	C.C.	DATE	89/10/18	BY	W.H.	DATE	89/10/26	BY	R.D.	DATE	89/10/26	BY	R.D.	SCALE	NONE	14-68 00 97	K
1 PLACE DEC.	±	.1		NO.		REVISION		BY		DATE		APVD.		DATE		APVD.		DATE					
2 PLACE DEC.	±	.02																					
3 PLACE DEC.	±	.005																					
ANGLES	±	2°																					

ALL DIMENSIONS IN INCHES

DIMENSIONAL CHART

VERSION	NOM. SIZE	VERSION	STATION														COVER								
			A	B	C	D	F	G	H	R	S	T	U	C	V	M	W	P	L	SIZE		V	W	X	Y
CP	4"	HT	2 3/4	9 7/8	8	4	15 3/4	1	47	41	15 3/4	8 3/4	60	11 1/2	13	10	FLE-8 36 x 48		45 1/2	58	24 1/2	33 1/2	46	4	
CP/NP	4"	MT	2 3/4	9 7/8	8	4	15 3/4	1	47	41	15 3/4	8 3/4	60	11 1/2	14	10	FLE-8 36 x 48		45 1/2	58	24 1/2	33 1/2	46	4	
CP/NP	6"	MT	4 1/4	11	10	5	17 3/4	1	52	46 1/2	14	5 3/4	72	14	15	11	FLED-13 36 x 60		57	70	27 1/2	32	46	4	
CP/NP	8"	LT	5 1/2	11	10	5	17 3/4	1	55	44 1/2	18 1/4	8 3/4	72	19 1/2	16	11	FLED-13 36 x 60		57	70	27 1/2	32	46	4	
CP/NP	8"	MT	5 1/2	11	10	5	17 3/4	1	55	44 1/2	18 1/4	8 3/4	72	19 1/2	16	11	FLED-13 36 x 60		57	70	27 1/2	32	46	4	



No	Revision	Item	Date

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(505)888-7500
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DRAWING TITLE		
FLYGT LIFT STATION DETAILS		
SEAL	DESIGNED MEC	PROJECT NO
	DRAWN MEC	SCALE NOTED
	CHECKED VAM	DRAWING NO
	REVIEWED	C-503
	DATE 8/2/21	