

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

October 17, 2024

George T. Rodriguez  
12800 San Juan NE  
Albuquerque, NM 87123

**RE: Sigma Chi Apartments  
1815 Sigma Chi Road NE  
Grading and Drainage Plan  
Engineer's Stamp Date: 9/19/2024  
Hydrology File: J15D102**

Dear Mr. Rodriguez:

Based upon the information provided in your submittal received 10/08/2024, the Grading & Drainage Plan is approved for Building Permit and Grading Permit. **Since this site is relatively flat, a pad certification is not needed for this project.** Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this 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.

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 (Dough Hughes, PE, [jhughes@cabq.gov](mailto:jhughes@cabq.gov), 505-924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 505-924-3314 or [amontoya@cabq.gov](mailto:amontoya@cabq.gov).

Sincerely,

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

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)



# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: SIGMA CHI APARTMENTS Hydrology File # \_\_\_\_\_  
Legal Description: LOT 4, BLOCK 2, SIGMA CHI ADDITION  
City Address, UPC, OR Parcel: 1815 SIGMA CHI ROAD N.E.  
Applicant/Agent: GEORGE T. RODRIGUEZ Contact: GEORGE RODRIGUEZ  
Address: 12800 SAN JUAN N.E. Phone: 505-610-0593  
Email: paurod@hotmail.com

INVOICE TO → Applicant/Owner: RUDY GUZMAN Contact: RUDY GUZMAN  
Address: 5700 UNIVERSITY WEST BLVD SE Phone: 505-452-0663  
Email: Rudy@guzmancs.com → SUITE 310, ALBUQ., N.M. 87106-9601

TYPE OF DEVELOPMENT: ☐ Plat (# of lots) 1 ☐ Single Family Home  
☒ All other Developments

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:

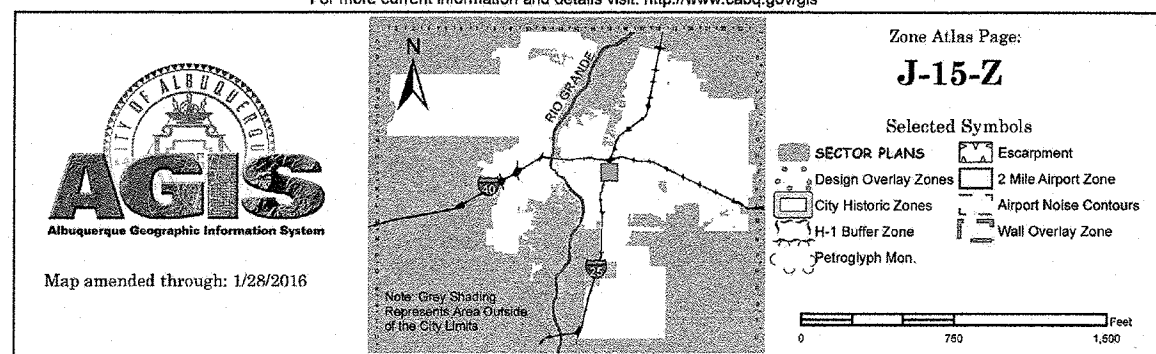
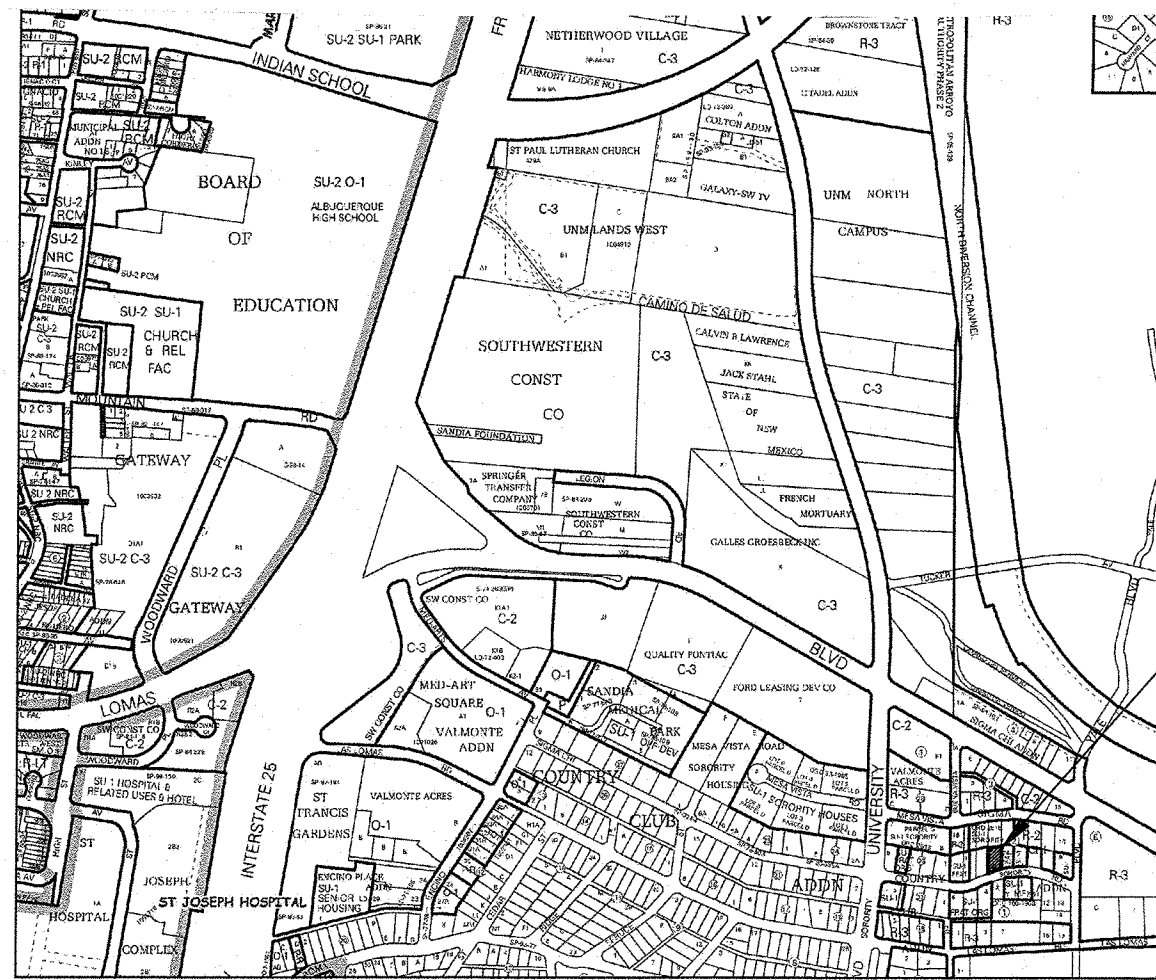
- ☐ Engineering / Architect Certification
- ☐ Conceptual Grading & Drainage Plan
- ☒ Grading & Drainage Plan, and/or Drainage Report
- ☐ Drainage Report (Work Order)
- ☐ Drainage Master Plan
- ☐ Conditional Letter of Map Revision (CLOMR)
- ☐ Letter of Map Revision (LOMR)
- ☐ Floodplain Development Permit
- ☐ Traffic Circulation Layout (TCL) – Administrative
- ☐ Traffic Circulation Layout (TCL) – DFT Approval
- ☐ Traffic Impact Study (TIS)
- ☐ Street Light Layout
- ☐ OTHER (SPECIFY) \_\_\_\_\_

### TYPE OF APPROVAL SOUGHT:

- ☐ Pad Certification
- ☒ Building Permit
- ☐ Grading Permit
- ☐ Paving Permit
- ☐ SO-19 Permit
- ☐ Foundation Permit
- ☐ Certificate of Occupancy - ☐ Temp ☐ Perm
- ☐ Preliminary / Final Plat
- ☐ Site Plan for Building Permit - DFT
- ☐ Work Order (DRC)
- ☐ Release of Financial Guarantee (ROFG)
- ☐ CLOMR / LOMR
- ☐ Conceptual TCL - DFT
- ☐ OTHER (SPECIFY) \_\_\_\_\_

DATE SUBMITTED: 09-19-2024





## VICINITY MAP

N.T.S.

### EROSION CONTROL MEASURES:

THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MANAGEMENT OF STORM RUNOFF DURING CONSTRUCTION; HE SHALL ENSURE THAT THE FOLLOWING MEASURES ARE TAKEN:

- 1) ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY CONSTRUCTION OF BERMS, DIKES, SWALES, PONDS, AND OTHER TEMPORARY GRADING AS REQUIRED TO PREVENT STORM RUNOFF FROM LEAVING THE SUBJECT SITE AND ENTERING ADJACENT PROPERTIES.
- 2) ADJACENT PUBLIC RIGHT-OF-WAYS SHALL BE PROTECTED AT ALL TIMES FROM STORM WATER RUNOFF FROM THE SUBJECT SITE. NO SEDIMENT BEARING WATER SHALL BE PERMITTED TO ENTER PUBLIC STREET RIGHT-OF-WAYS.
- 3) THE CONTRACTOR SHALL IMMEDIATELY AND THOROUGHLY REMOVE ANY AND ALL SEDIMENT FROM PUBLIC STREETS THAT HAS BEEN ERODED FROM THE SUBJECT SITE AND DEPOSITED THEREON.

### CONSTRUCTION NOTES:

- 1) TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE AT 260-1990 FOR THE ACTUAL FIELD LOCATION OF THE EXISTING SURFACE OF SUB-SURFACE UTILITIES.
- 2) PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION(S) OF ALL POTENTIAL OBSTRUCTIONS; SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.
- 3) ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- 4) ALL CONSTRUCTION WITHIN PUBLIC STREET RIGHT-OF-WAYS(S) SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE/BERNALILLO COUNTY STANDARDS AND PROCEDURES.

### GENERAL NOTES:

- 1: CONTOUR INTERVAL IS ONE (1) FOOT.
- 2: ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE STATION No. "10-J15 1990", HAVING AN ELEVATION OF 5104.733, NAVD 1988.
- 3: UTILITIES SHOWN HEREON ARE IN THE APPROXIMATE LOCATION BASED ONLY ON ABOVE GROUND EVIDENCE FOUND IN THE FIELD AND AS-BUILT INFORMATION PROVIDED BY THE CLIENT. UTILITIES SHOWN HEREON, WHETHER INDICATED AS ABANDONED OR NOT, SHALL BE VERIFIED BY OTHERS FOR EXACT LOCATION AND/OR DEPTH PRIOR TO EXCAVATION OR DESIGN CONSIDERATIONS.
- 4: THIS IS **NOT** A BOUNDARY SURVEY, APPARENT PROPERTY CORNERS AND PROPERTY LINES ARE SHOWN FOR INFORMATION ONLY. BOUNDARY DATA SHOWN IS FROM PREVIOUS SURVEY REFERENCE HEREON.

### NOTES:

BUILDING PAD COMPACTION TO BE PER SOILS ENGINEER'S TEST RESULTS AND RECOMMENDATIONS.

CONTRACTOR TO PROVIDE ROOF GUTTERS AND DOWNSPOUTS (AS SHOWN) WITH SPLASH BOXES TO DISSIPATE DRAIN FLOW ENERGY.

CONTRACTOR TO PROVIDE POSITIVE DRAINAGE (2% MIN.) AWAY FROM STRUCTURE.

PROJECT T.B.M. : AS SHOWN ON THE PLAN HEREON.

\*\*\* PAD CERTIFICATION IS REQUIRED PRIOR TO BUILDING PERMIT RELEASE.

\*\*\* ENGINEER'S CERTIFICATION IS REQUIRED FOR "CERTIFICATE OF OCCUPANCY" RELEASE.

NOTES: 1.) (A) LIMITS OF UPPER LEVEL UNITS

2.) REFER TO "ARCHITECTS SITE PLAN" FOR BUILDING STRUCTURE LAYOUT DIMENSIONS.

NOTE: THREE (3) LEVEL APARTMENT UNITS BUILDING

LOWER LEVEL UNITS FINISH FLOOR ELEVATION = 5135.00

MIDDLE LEVEL UNITS FINISH FLOOR ELEVATION = 5146.00

UPPER LEVEL UNITS FINISH FLOOR ELEVATION = 5157.00

- (A) LIMITS OF UPPER LEVEL UNITS
- (B) WATER HARVESTING POND
- (1) LANDSCAPE AREA

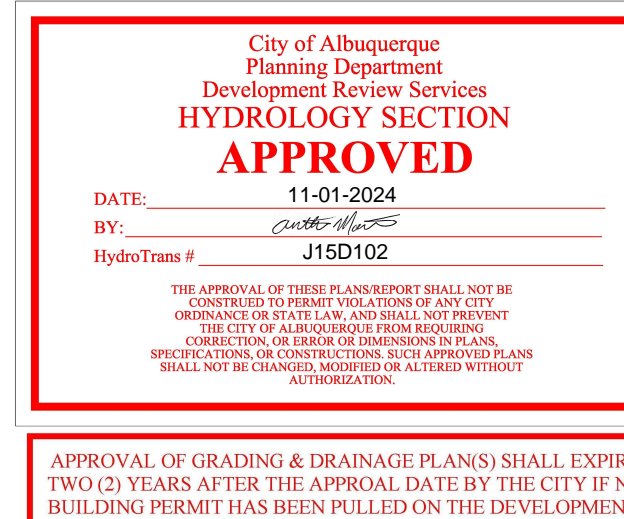
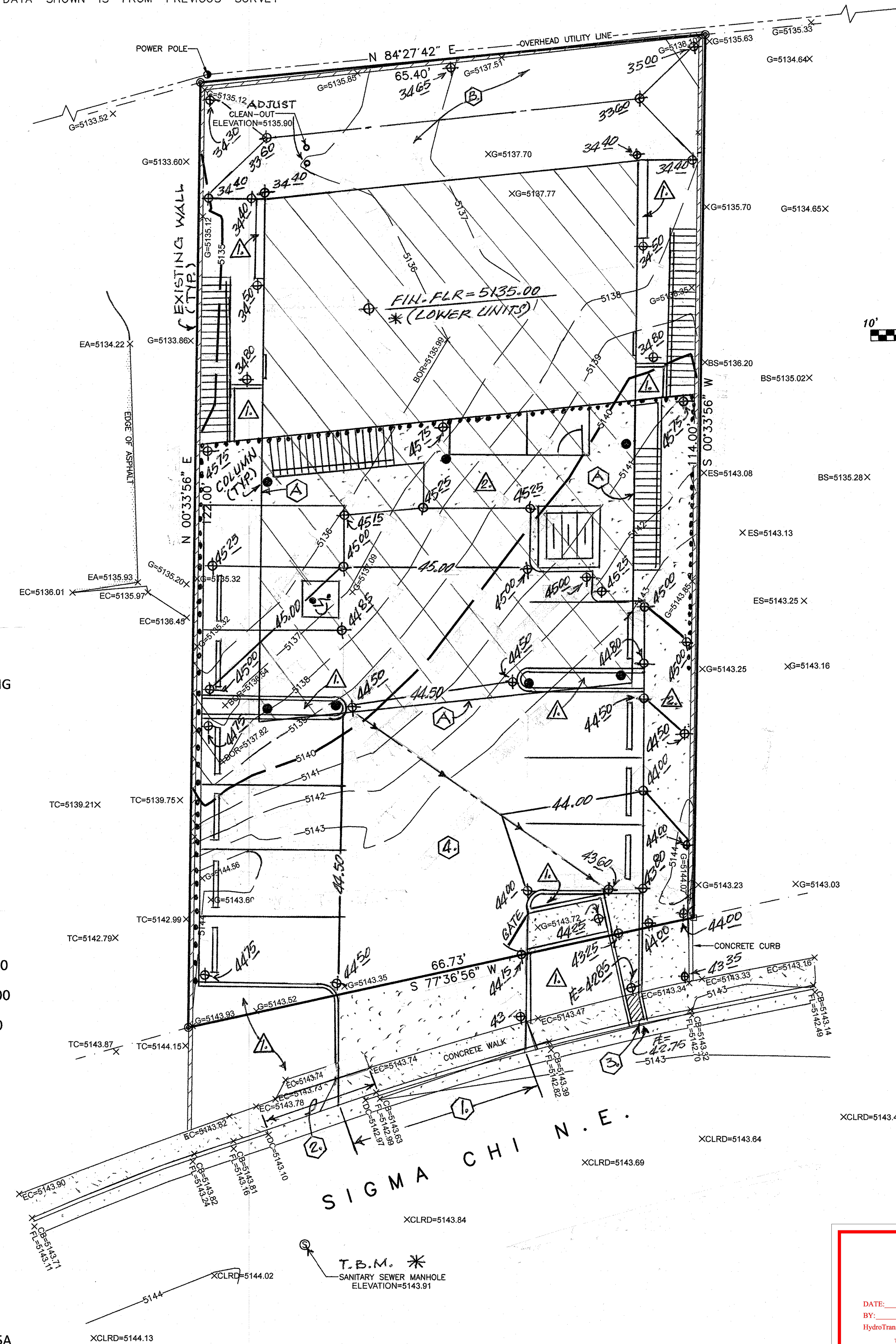
### NOTES:

- 1) PROVIDE NEW CURB CUT-DRIVEPAD PER C.O.A. STD. DWG. # 2425A
- 2) PROVIDE NEW CURB AND GUTTER PER C.O.A. STD. DWG. # 2415A
- 3) PROVIDE 18" WIDE SIDEWALK CULVERT PER C.O.A. STD. DWG. # 2236
- 4) PROVIDE ASPHALT PAVING OVER GRAVEL BASE COURSE PER GEO-TEST

### NOTE :

RETAINING WALL ( HEIGHT VARIES ) REQUIRED WHERE SHOWN THUS ..... TO BE DESIGNED BY OTHERS.

LEGAL DESCRIPTION: LOT FOUR (4), IN BLOCK TWO (2), SIGMA CHI ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.



### DRAINAGE COMMENTS :

AS SHOWN ON THE VICINITY MAP HEREON, THE SUBJECT SITE IS LOCATED ON THE NORTH SIDE OF SIGMA CHI ROAD N.E. BETWEEN UNIVERSITY BLVD. N.E. AND YALE BLVD. N.E., IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, ( ZONE ATLAS 'J-15-Z' ).

THE SUBJECT SITE, 1.) IS AN EXISTING VACANT PROPERTY THAT IS TO HAVE AN APARTMENT BUILDING AND ASSOCIATED IMPROVEMENTS CONSTRUCTED THEREON, (THIS GRADING AND DRAINAGE PLAN WAS PREPARED TO SUPPORT A BUILDING PERMIT APPLICATION FOR THE ADDRESS OF 1815 SIGMA CHI ROAD N.E., ALBUQUERQUE, NEW MEXICO), 2.) DOES NOT ACCEPT OFFSITE FLOWS FROM ADJACENT PROPERTIES, 3.) DOES NOT CONTRIBUTE TO THE OFFSITE FLOWS OF ADJACENT PROPERTIES, 4.) IS NOT LOCATED WITHIN A DESIGNATED FLOODPLAIN (DESIGNATED ZONE 'X', REFERENCE FEMA PANEL NO. 35001C0353H, EFFECTIVE 08-16-20, 5.) IS DESIGNED TO FREE DISCHARGE DEVELOPED FLOWS AND IS TO REQUEST FOR "CASH IN LIEU" PAYMENT FOR THE REQUIRED RETENTION POND VOLUME.

PER THE DEVELOPMENT PROCESS MANUAL FOR THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, HYDROLOGY, CHAPTER 6, ARTICLE 6-2(a), EFFECTIVE DATE: JUNE 8, 2020.

SITE AREA = 0.18 ACRE

PRECIPITATION ZONE : TWO (2)  
"LAND TREATMENT METHOD" FOR CALCULATION OF "Qp"

PRECIPITATION : 100-YR./6 HR. = 2.29 IN.

EXCESS PRECIPITATION : PEAK DISCHARGE :

TREATMENT A	0.62 IN.	1.71 CFS/AC.
TREATMENT B	0.80 IN.	2.36 CFS/AC.
TREATMENT C	1.03 IN.	3.05 CFS/AC.
TREATMENT D	2.33 IN.	4.34 CFS/AC.

EXISTING CONDITIONS : PROPOSED CONDITIONS :

	AREA	AREA
TREATMENT A	0.18 AC.	0.00 AC.
TREATMENT B	0.00 AC.	0.00 AC.
TREATMENT C	0.00 AC.	0.03 AC.
TREATMENT D	0.00 AC.	0.15 AC.

### EXISTING EXCESS PRECIPITATION :

WEIGHTED 'E' = (0.62 X 0.18)+(0.80 X 0.00)+(1.03 X 0.00)+(2.33 X 0.00)/ 0.18 = 0.62 IN.  
V100-360 = (0.62 X 0.00) / 12 = 0.05167 AC. FT. = 2,251.0 CU. FT.

### EXISTING PEAK DISCHARGE :

Q-100 = (1.71 X 0.18)+(2.36 X 0.00)+(3.05 X 0.00)+(4.34 X 0.00) = 0.31 CFS

### PROPOSED EXCESS PRECIPITATION :

WEIGHTED 'E' = (0.62 X 0.00)+(0.80 X 0.00)+(1.03 X 0.03)+(2.33 X 0.15) / 0.18 = 2.11 IN.  
V100-360 = (2.11 X 0.15) / 12 = 0.02638 AC. FT. = 1,149.0 CU. FT.

### PROPOSED PEAK DISCHARGE :

Q-100 = (1.71 X 0.00)+(2.36 X 0.00)+(3.05 X 0.03)+(4.34 X 0.15) = 0.68 CFS

### \*\*\* REQUEST FOR "CASH IN LIEU" FOR REQUIRED RETENTION POND VOLUME.

PROJECT SITE AREA = 7,725.0 SQ. FT. = 0.18 AC.  
LANDSCAPE AREA = 1,161.0 SQ. FT. = 0.03 AC.  
IMPERVIOUS AREA = 6,564.0 SQ. FT. = 0.15 AC.

0.26"/12 X 6,564.0 SQ. FT. = 142.2 CU. FT.  
142.2 CU. FT. X \$ 8.00/CU.FT. = \$ 1,137.60 (CASH IN LIEU AMOUNT)

GEORGE T. RODRIGUEZ  
LAND USE, DEVELOPMENT AND  
RE-DEVELOPMENT CONSULTANT  
ALBUQUERQUE, NEW MEXICO  
505-610-0593

## GRADING AND DRAINAGE PLAN

A PROPOSED PLAN  
FOR  
**SIGMA CHI APARTMENTS**  
( 1815 SIGMA CHI ROAD N.E. )  
ALBUQUERQUE, NEW MEXICO  
SEPTEMBER, 2024