

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

January 30, 2025

George T. Rodriguez  
Thomas D. Johnston, P.E.  
12800 San Juan Ave. N.E.  
Albuquerque, NM 87123

**RE: Ramirez Residence**  
**1929 Leon Court NW**  
**Grading and Drainage Plan**  
**Engineer's Stamp Date: 01/08/2025**  
**Hydrology File: F13D037**

Dear Mr. Rodriguez:

Based upon the information provided in your submittal received 01/15/2025, the submitted Grading & Drainage Plan is Approved for a Grading Permit and Building Permit. Please attach a copy of this approved plan in the construction sets for Building Permit processing together with a copy of this letter.

PO Box 1293

As a reminder, please prepare and provide a Drainage Covenant for the detention ponds per Chapter 17 of the DPM prior to Permanent Release of Occupancy. Please submit on the 4th floor of the Plaza de Sol building. A \$25 fee will be required.

Albuquerque

Also, if the project total area of disturbance (including the staging area and any work within the adjacent Rights-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](mailto:jhughes@cabq.gov), 505-924-3420) 14 days prior to any earth disturbance.

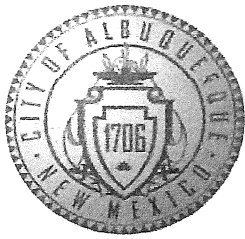
NM 87103

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

If you have any questions, please contact me at 505-924-3362 or [richardmartinez@cabq.gov](mailto:richardmartinez@cabq.gov).

Sincerely,

Richard Martinez, P.E.  
Senior Engineer, Hydrology  
Planning Department



# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: RAMIREZ RESIDENCE Hydrology File # \_\_\_\_\_  
Legal Description: LOT '7B', BLOCK 'C', LUKE ADDITION  
City Address, UPC, OR Parcel: 1929 LEON COURT N.W.

Applicant/Agent: GEORGE T. RODRIGUEZ Contact: GEORGE T. RODRIGUEZ  
Address: 12800 SAN JUAN N.E. Phone: 505-610-0593  
Email: pawrod@hotmail.com

Applicant/Owner: LORENZO RAMIREZ Contact: LORENZO RAMIREZ  
Address: 1929 LEON COURT N.W. Phone: 505-573-0139  
Email: lorenzo@hdiminc.com

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:

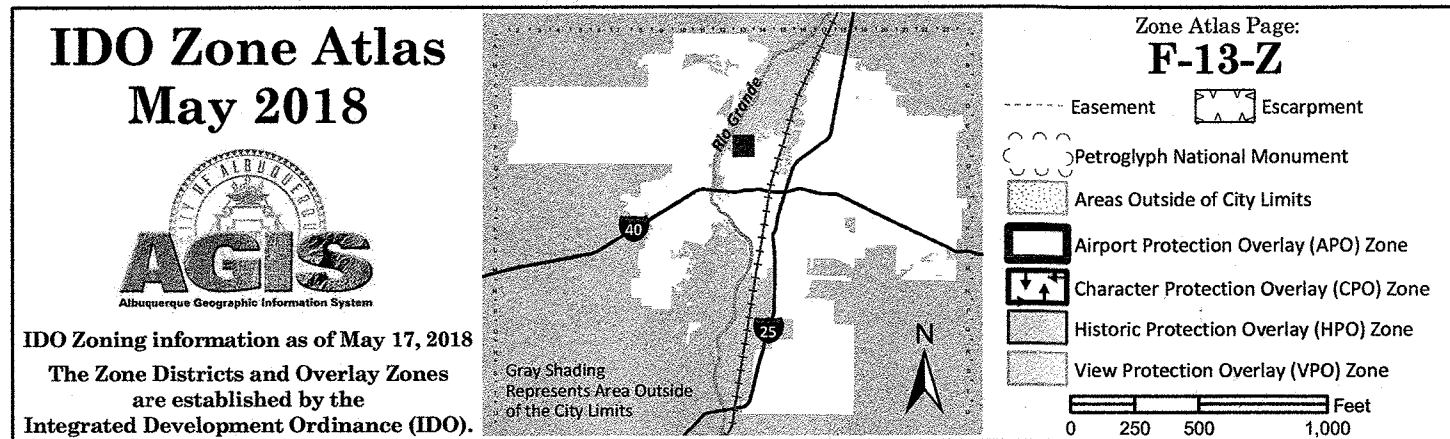
- ☐ Engineering / Architect Certification
- ☐ Conceptual Grading & Drainage Plan
- ☒ Grading & Drainage Plan, and/or Drainage Report
- ☐ Drainage Report (Work Order)
- ☐ Drainage Master Plan
- ☐ Conditional Letter of Map Revision (CLOMR)
- ☐ Letter of Map Revision (LOMR)
- ☐ Floodplain Development Permit
- ☐ 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: 01-08-2025





#### EROSION CONTROL MEASURES:

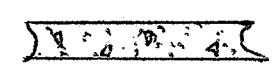

THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MANAGEMENT OF STORM RUNOFF DURING CONSTRUCTION; HE SHALL ENSURE THAT THE FOLLOWING MEASURES ARE TAKEN:

- 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.
- 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.
- 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:

- 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.
- 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.
- 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.
- ALL CONSTRUCTION WITHIN PUBLIC STREET RIGHT-OF-WAY(S) SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE/BERNALILLO COUNTY STANDARDS AND PROCEDURES.

#### LEGEND:

TOP OF CURB ELEVATION =  $CB = 4969.70$   
CURB FLOWLINE ELEVATION =  $FL = 4969.10$   
EXISTING SPOT ELEVATION =  $XG = 4969.0$   
EXISTING CONTOUR ELEVATION =  $4969.5$   
PROPOSED SPOT ELEVATION =  $69.50$   
PROPOSED CONTOUR ELEVATION =  $N/A$   
PROPOSED OR EXISTING CONCRETE SURFACE =   
EXISTING FENCE LINE = 

#### DRAINAGE COMMENTS :

AS SHOWN ON THE VICINITY MAP HEREON, THE SUBJECT SITE IS LOCATED AT THE EAST END OF LEON COURT N.W. EAST OF CHEROKEE ROAD N.W. AND SOUTH OF GRIEGOS ROAD N.W., IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, (ZONE ATLAS 'F-13-Z').

THE SUBJECT SITE, 1.) HAS AN EXISTING SINGLE FAMILY RESIDENCE AND ASSOCIATED IMPROVEMENTS THAT ARE TO BE REMOVED, (THIS GRADING AND DRAINAGE PLAN WAS PREPARED TO SUPPORT A BUILDING PERMIT APPLICATION FOR A NEW SINGLE FAMILY RESIDENCE AND ASSOCIATED IMPROVEMENTS TO BE CONSTRUCTED THEREON), 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. 35001C0118G, EFFECTIVE 09-26-2008).

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 = 0.25ACRE

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 :

	AREA	AREA
TREATMENT A	0.00 AC.	0.00 AC.
TREATMENT B	0.00 AC.	0.00 AC.
TREATMENT C	0.18 AC.	0.13 AC.
TREATMENT D	0.07 AC.	0.12 AC.

PROPOSED CONDITIONS :

EXISTING EXCESS PRECIPITATION :

WEIGHTED 'E' =  $(0.62 \times 0.00) + (0.80 \times 0.00) + (1.03 \times 0.18) + (2.33 \times 0.07) / 0.25 = 1.39$  IN.  
 $V_{100-360} = (1.39 \times 0.07) / 12 = 0.00811$  AC. FT. = 353.0 CU. FT.

EXISTING PEAK DISCHARGE :

$Q_{100} = (1.71 \times 0.00) + (2.36 \times 0.00) + (3.05 \times 0.18) + (4.34 \times 0.07) = 0.85$  CFS

PROPOSED EXCESS PRECIPITATION :

WEIGHTED 'E' =  $(0.62 \times 0.00) + (0.80 \times 0.00) + (1.03 \times 0.13) + (2.33 \times 0.12) / 0.25 = 1.65$  IN.  
 $V_{100-360} = (1.65 \times 0.12) / 12 = 0.01650$  AC. FT. = 719.0 CU. FT.

PROPOSED PEAK DISCHARGE :

$Q_{100} = (1.71 \times 0.00) + (2.36 \times 0.00) + (3.05 \times 0.13) + (4.34 \times 0.12) = 0.92$  CFS

INCREASE:  $V_{100-360} = 366.0$  CU. FT.  
 $Q_{100} = 0.07$  CFS

#### RETENTION POND:

POND VOLUME REQUIRED = 719.0 CU. FT.  
POND VOLUME PROVIDED = 804.0 CU. FT.

POND 'A' = 280.0 SQ. FT. X 0.40' DEPTH = 112.0 CU. FT.  
POND 'B' = 1,730.0 SQ. FT. X 0.40' DEPTH = 692.0 CU. FT.

TOTAL RETENTION POND VOLUME PROVIDED = 804.0 CU. FT.

#### NOTES:

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

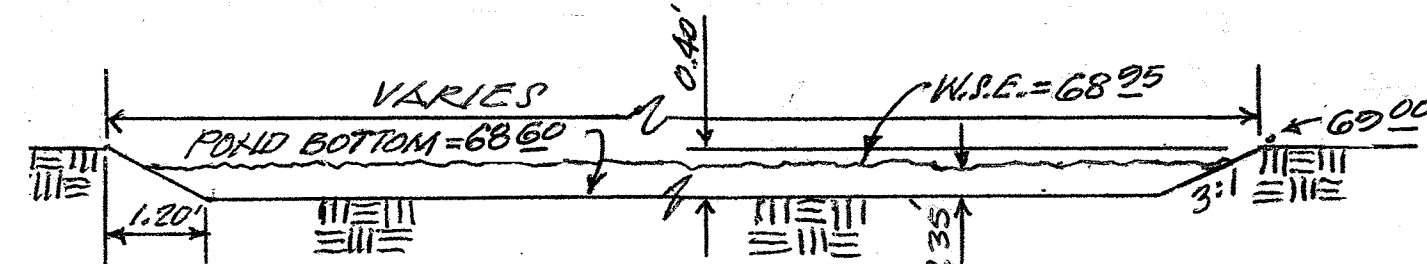
CONTRACTOR TO PROVIDE ROOF GUTTERS AND DOWNSPOUTS (AS SHOWN) WITH SPLASH BOXES TO DISSIPATE DRAIN FLOW ENERGY.

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.

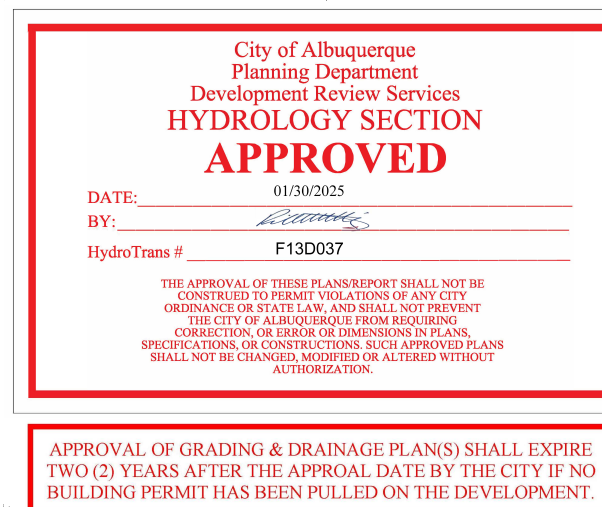
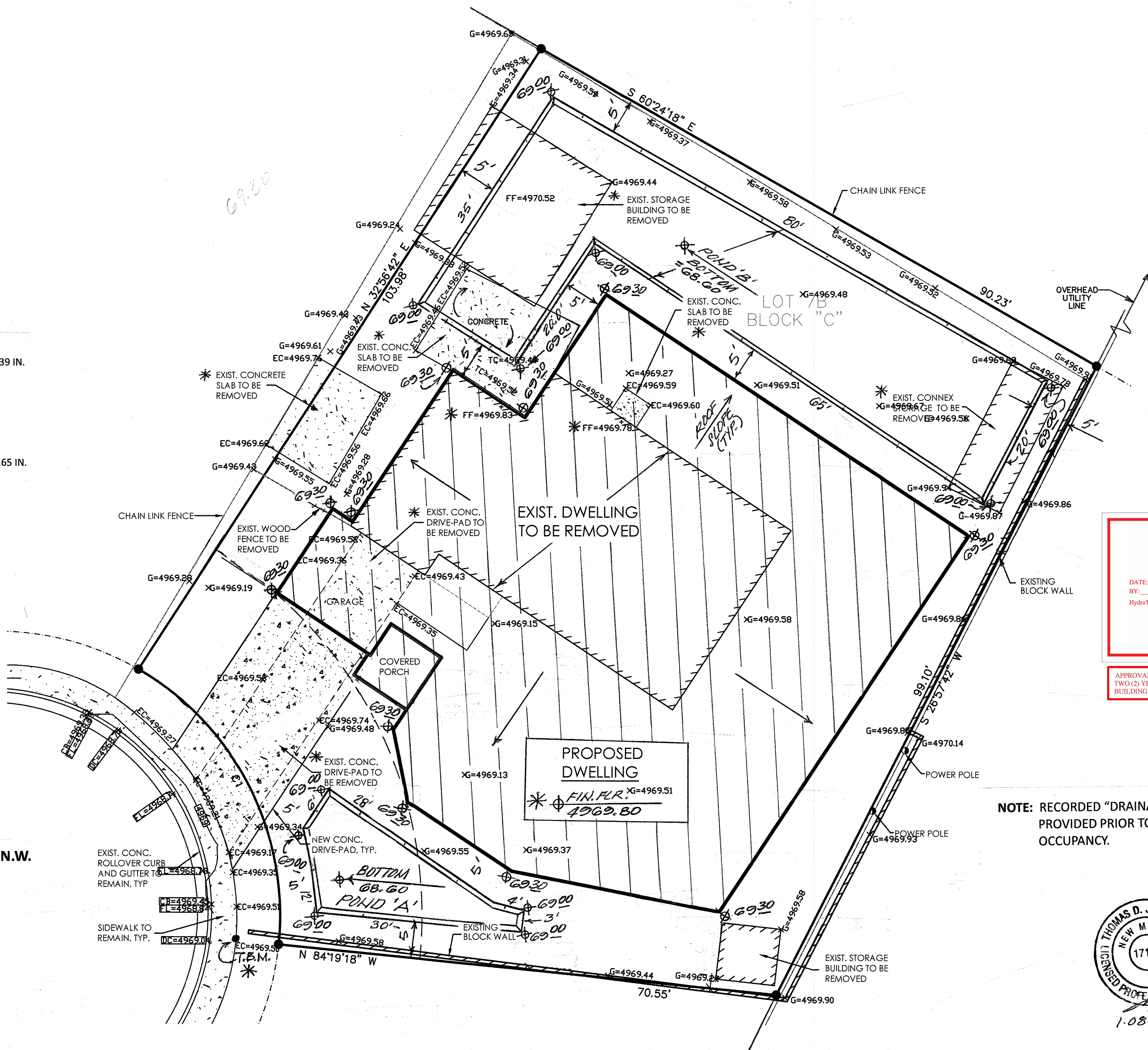
\*\*\* ENGINEER'S CERTIFICATION IS REQUIRED FOR "CERTIFICATE OF OCCUPANCY" RELEASE.



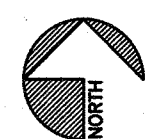
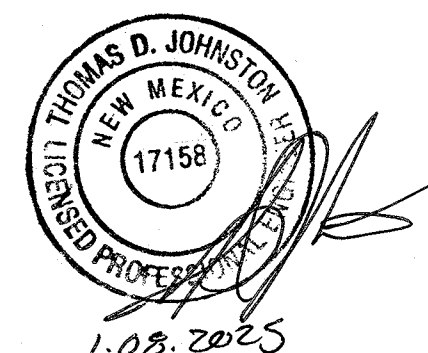
POND SECTION  
NTS

#### GENERAL NOTES:

- CONTOUR INTERVAL IS ONE (1) FOOT.
- ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE STATION No. "SMW-8", HAVING AN ELEVATION OF 4969.728, NAVD 1988.
- 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.
- 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.



NOTE: RECORDED "DRAINAGE POND COVENANT" WILL BE PROVIDED PRIOR TO REQUEST FOR CERTIFICATE OF OCCUPANCY.



#### GRADING AND DRAINAGE PLAN

1"=10'

A PROPOSED PLAN  
FOR

RAMIREZ RESIDENCE  
(1929 LEON COURT N.W.)  
ALBUQUERQUE, NEW MEXICO

GEORGE T. RODRIGUEZ  
LAND USE, DEVELOPMENT AND  
RE-DEVELOPMENT CONSULTANT  
ALBUQUERQUE, NEW MEXICO  
505-610-0543

LEGAL DESCRIPTION: LOT '7B', IN BLOCK 'C', OF THE LUKE ADDITION,  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.