

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

December 23, 2025

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

RE: 4219 San Isidro St NW
Conceptual Grading and Drainage Plan
Engineer's Stamp Date: 10/29/2025
Hydrology File: F13D040

Dear Mr. Rodriguez:

Based upon the information provided in your submittal received 10/30/2025, the Grading & Drainage Plan is not approved for action by the DFT or DHO for Site Plan for Building Permit and platting. The following comments need to be addressed for approval:

1. Please show Cross Lot Drainage Easements on both the Plat and the Grading & Drainage Plan specifying the beneficiary and maintenance agreement.
2. Per the DPM Article 6-5, the Valley Drainage Criteria will apply.
 - a. Per Part 6-5(A) #3: The Finished Pad elevation is recommended to be a minimum of 18 inches above the edge of pavement or roadway.
 - b. Per Part 6-5 (B): Show the calculation for the retention pond to retain the 100-yr 10-day storm. Verify that this volume is adequate for the proposed pond.
 - c. Per Part 6-5(D) #4: The Finished Pad elevation shall be a minimum of 1 foot above the 100-year 10-day stormwater surface elevation.
 - d. Per Part 6-5(D) #6: A permanent perimeter wall or barrier around the development is required to contain the 100-year 10-day developed runoff.

PO Box 1293

Albuquerque

NM 87103

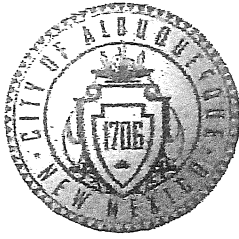
www.cabq.gov

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

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

Sincerely,

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



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: TRACTS 173-B-1 & 173-C-1 Hydrology File # _____
M.R.G.C.D. MAP NO. 31
Legal Description: TRACTS 173-B & 173-C, M.R.G.C.D. MAP NO. 31
City Address, UPC, OR Parcel: 4219 SAN ISIDRO ST. N.W.

Applicant/Agent: GEORGE T. RODRIGUEZ Contact: GEORGE T. RODRIGUEZ
Address: 12800 SAN JUAN N.E. Phone: 505-610-0592
Email: paurod@hotmail.com

* INVOICE TO → *
Applicant/Owner: TOBY GALLEGOS Contact: TOBY GALLEGOS
Address: 4219 SAN ISIDRO ST. N.W. Phone: 505-350-3964
Email: tobiasmg@yahoo.com

TYPE OF DEVELOPMENT: Plat (# of lots) 2 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:

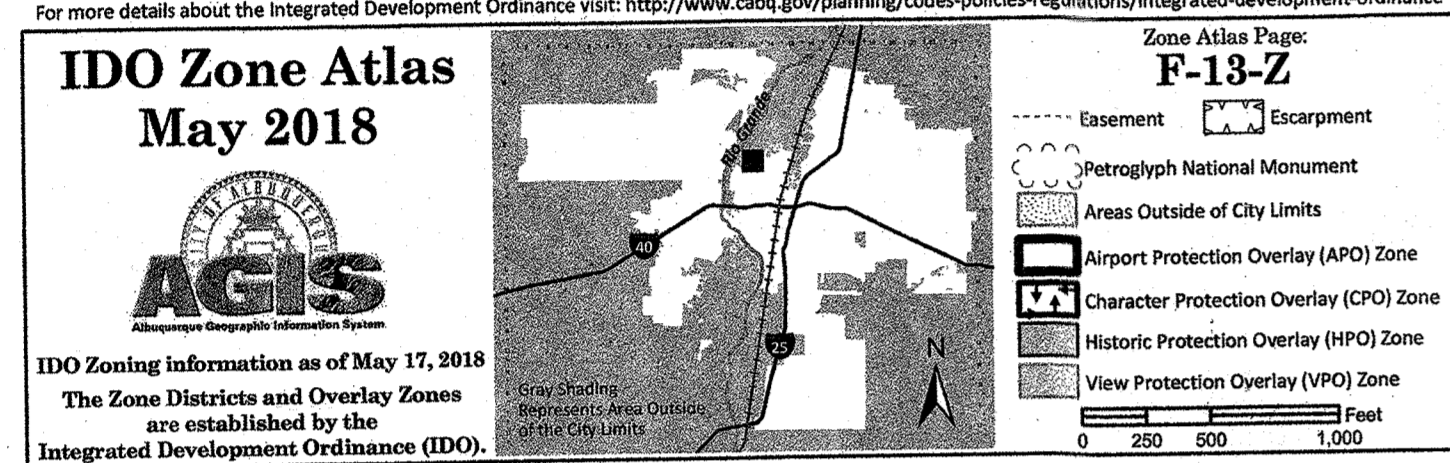
TYPE OF SUBMITTAL:

- 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: 10-30-2025



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 = N/A
 CURB FLOWLINE ELEVATION = N/A
 EXISTING SPOT ELEVATION = $x = 70.00$
 EXISTING CONTOUR ELEVATION = $x = 4970$
 PROPOSED SPOT ELEVATION = $\phi = 72.00$
 PROPOSED CONTOUR ELEVATION = N/A
 PROPOSED OR EXISTING CONCRETE SURFACE =
 EXISTING FENCE LINE =

NOTES:

- EXISTING RESIDENCE STRUCTURE = 1,625 SQ. FT.
- ROOFED NEW CONSTRUCTION/REMODEL = 4,856 SQ. FT.
- PROPOSED TURNAROUND TO BE GRAVELED SURFACE
- EXISTING GRAVELED SURFACE ROADWAY

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

DRAINAGE COMMENTS:

AS SHOWN ON THE VICINITY MAP HEREON, THE SUBJECT SITE IS LOCATED NORTH OF CALLE LOS VECINOS N.W. AND WEST OF SAN ISIDRO STREET N.W., IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, (ZONE ATLAS "F-13-Z").

THE SUBJECT SITE, 1.) IS AN EXISTING DEVELOPED PROPERTY THAT IS TO HAVE THE EXISTING RESIDENTIAL STRUCTURE ENLARGED TO A NEW RESIDENTIAL BUILDING WITH ASSOCIATED IMPROVEMENTS 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).

* NOTE: THIS 'CONCEPTUAL GRADING AND DRAINAGE PLAN' WAS PREPARED TO SATISFY THE REQUIREMENT FOR THE PLATTING ACTION OF THE SUBJECT 0.95 ACRE PROPERTY INTO TWO (2) PARCELS AND THE AFORESAID ENLARGEMENT OF THE EXISTING RESIDENTIAL STRUCTURE ON THE PROPOSED EASTERLY PARCEL OF 0.6183 ACRES (PROPOSED TRACT 173-C-1), THE PROPOSED WESTERLY PARCEL (TRACT 173-B-1 BEING 0.3333 ACRES) WILL BE REQUIRED TO PROVIDE A 'SITE SPECIFIC' GRADING AND DRAINAGE PLAN AT THE TIME OF DEVELOPMENT.

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 = 0.62 ACRE (PROPOSED TRACT 173-C-1)

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:

TREATMENT	AREA	AREA
TREATMENT A	0.00 AC.	0.00 AC.
TREATMENT B	0.00 AC.	0.00 AC.
TREATMENT C	0.58 AC.	0.51 AC.
TREATMENT D	0.04 AC.	0.11 AC.

EXISTING EXCESS PRECIPITATION:
 WEIGHTED "E" = $(0.62 \times 0.00) + (0.80 \times 0.00) + (1.03 \times 0.58) + (2.33 \times 0.04) / 0.62 = 1.11$ IN.
 $V100-360 = (1.11 \times 0.04) / 12 = 0.00370$ AC. FT. = 161.2 CU. FT.

EXISTING PEAK DISCHARGE:
 $Q=100 = (1.71 \times 0.00) + (2.36 \times 0.00) + (3.05 \times 0.58) + (4.34 \times 0.04) = 1.94$ CFS

PROPOSED EXCESS PRECIPITATION:
 WEIGHTED "E" = $(0.62 \times 0.00) + (0.80 \times 0.00) + (1.03 \times 0.51) + (2.33 \times 0.11) / 0.62 = 1.26$ IN.
 $V100-360 = (1.26 \times 0.11) / 12 = 0.01155$ AC. FT. = 503.0 CU. FT.

PROPOSED PEAK DISCHARGE:
 $Q=100 = (1.71 \times 0.00) + (2.36 \times 0.00) + (3.05 \times 0.51) + (4.34 \times 0.11) = 2.03$ CFS

INCREASE: $V100-360 = 341.8$ CU. FT. $Q=100 = 0.09$ CFS

RETENTION POND SIZE: $30.0' \times 30.0' = 900.0$ SQ. FT. $\times 0.75'$ DEPTH = 675.0 CU. FT. (1:1 SIDE SLOPES)
 675.0 CU. FT. > 503.0 CU. FT. = 172.0 CU. FT. FREE-BOARD

NOTES:

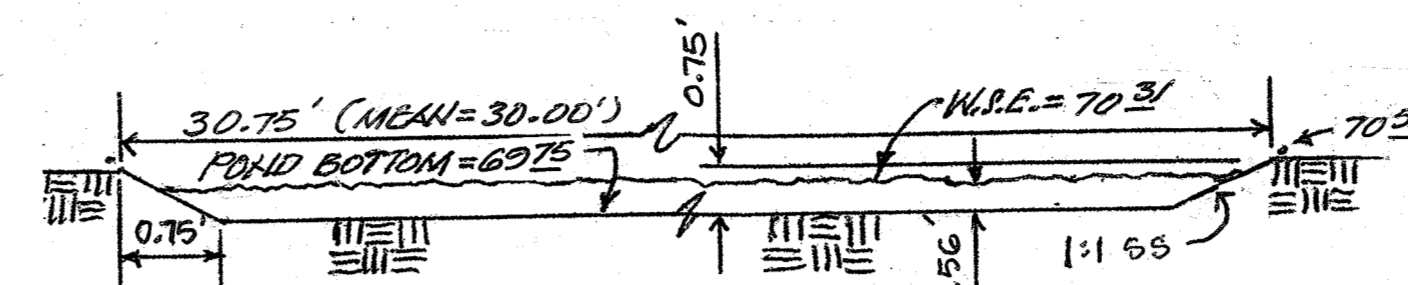
BUILDING PAD COMPACTION TO BE PER SOILS ENGINEER'S TEST RESULTS AND RECOMMENDATIONS.

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.

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



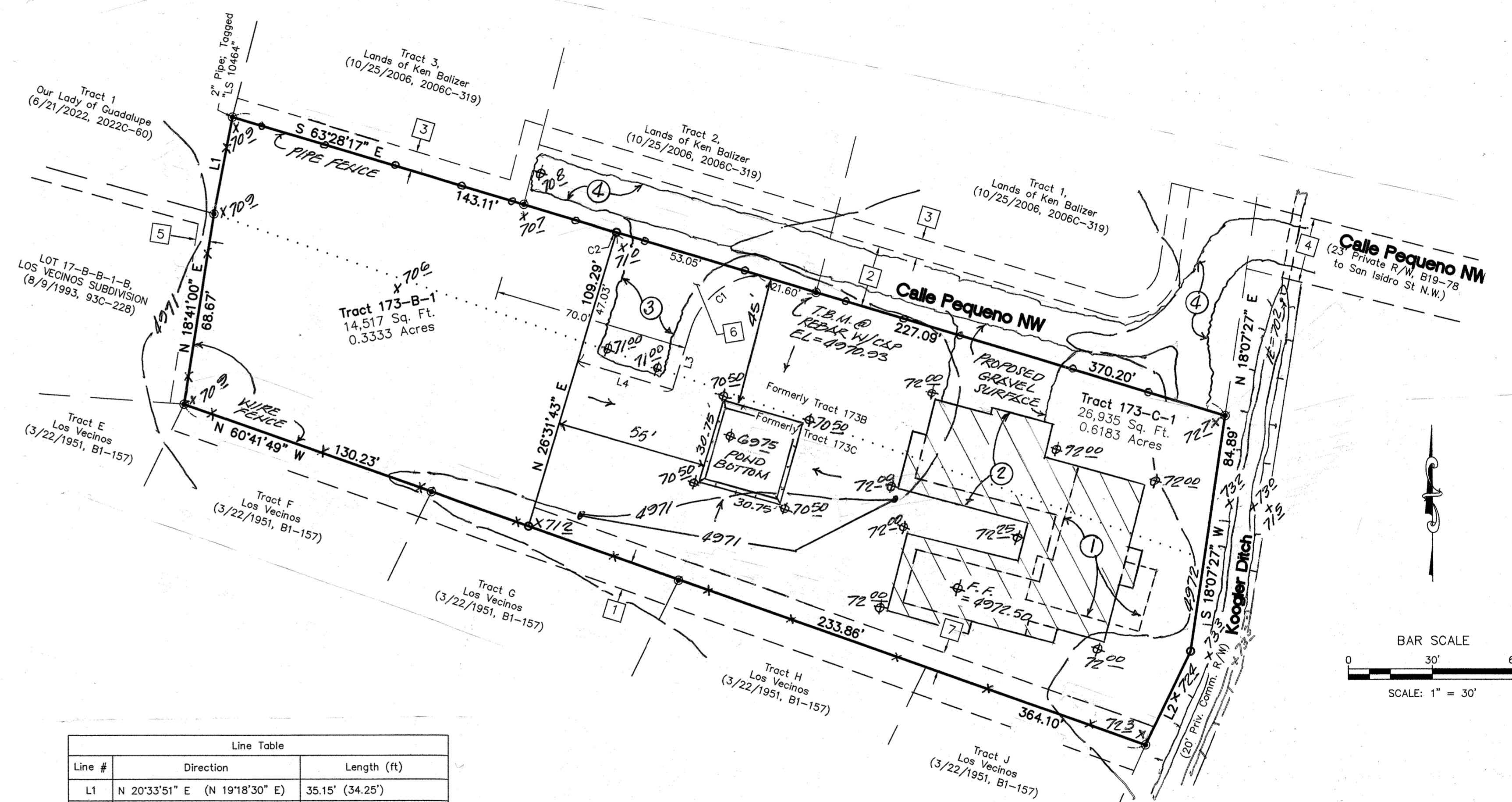
POND SECTION NTS

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.

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA WITH REDUCED FLOOD RISK DUE TO LEVEE AS DETERMINED BY F.E.M.A. AND SHOWN ON FLOOD INSURANCE RATE MAP NO. 35001C0118G, DATED SEPTEMBER 26, 2008.



Line #	Direction	Length (ft)
L1	N 20°33'51" E (N 19°18'30" E)	35.15' (34.25')
L2	S 35°41'34" W (S 32°41' W)	37.11' (37.12')
L3	N 26°31'43" E	22.00'
L4	N 63°28'17" W	35.45'

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	33.34'	28.00'	68°12'48"	31.40'	S 60°38'06" W
C2	2.37'	28.00'	4°51'13"	2.37'	N 39°15'28" W

CONCEPTUAL GRADING AND DRAINAGE PLAN

Tracts 173-B-1 and 173-C-1
 M.R.G.C.D. Map No. 31
 Being Comprised of
 Tracts 173-B and 173-C
 M.R.G.C.D. Map No. 31
 City of Albuquerque
 Bernalillo County, New Mexico
 October 2025

