

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

February 23, 2026

Asa Nilsson-Weber
Isaacson & Arfman, Inc.
128 Monroe Street NE
Albuquerque, NM 87108

**RE: Caminito Verde Subdivision
2827 Rio Grande Blvd NW
Grading & Drainage Plan
Engineer's Stamp Date: 02/11/2026
Hydrology File: G12D002
Case # HYDR-2026-00053**

Dear Ms. Nilsson-Weber:

Based upon the information provided in your submittal received 02/19/2026, the Grading & Drainage Plan is approved for Grading Permit and 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.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

PRIOR TO CERTIFICATE OF OCCUPANCY (FOR INFORMATION):

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 the Hydrology Section of Development Review Services on the Ground floor of Plaza de Sol.

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, 505-924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 505-924-3995 or baileythompson@cabq.gov.

CITY OF ALBUQUERQUE

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Sincerely,

A handwritten signature in black ink, appearing to read 'Bailey Thompson', with a long horizontal flourish extending to the right.

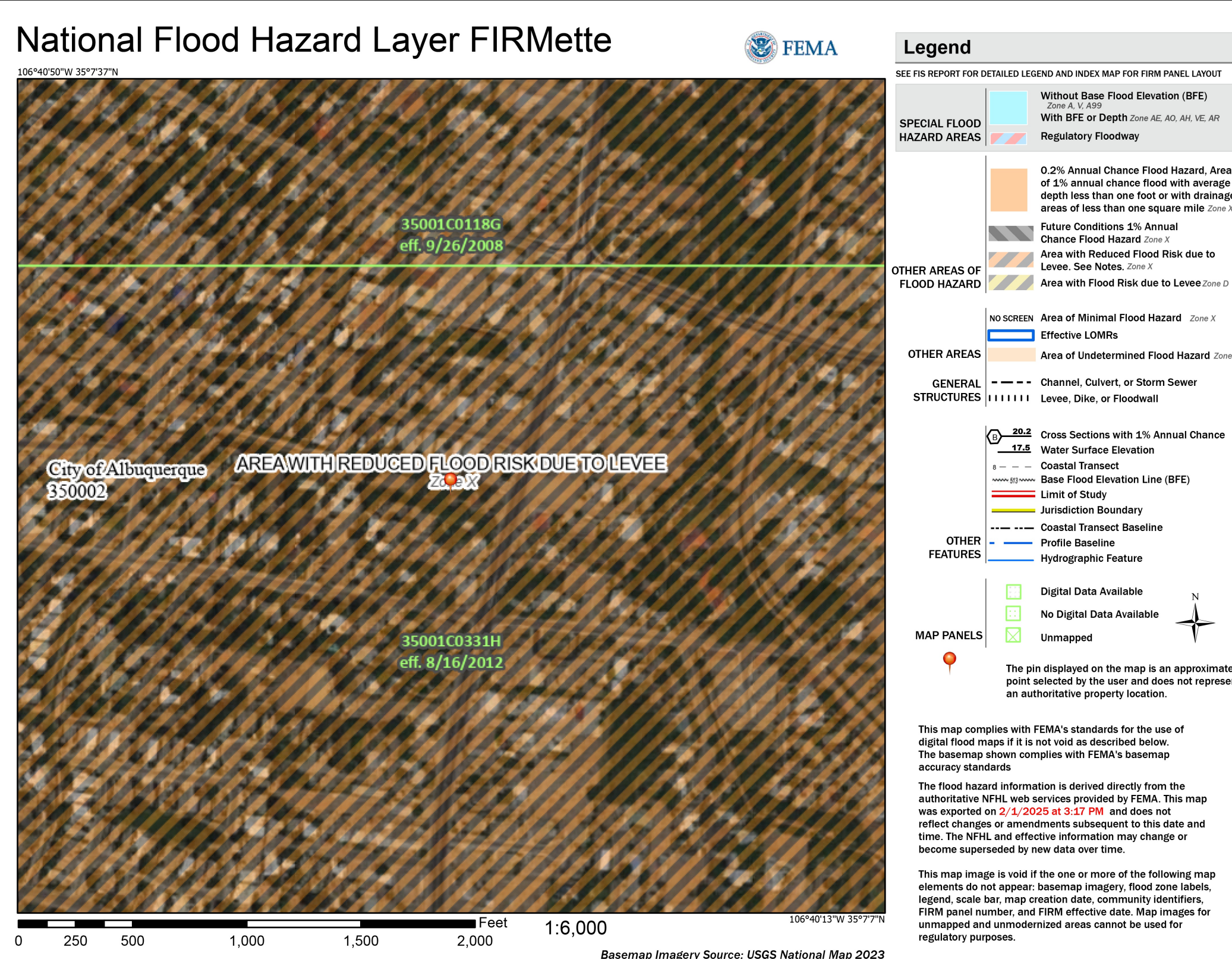
Bailey Thompson, E.I.T.
Engineer Associate, Hydrology
Planning Department, Development Review Services

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CALCULATIONS

Job Name: 2827 Rio Grande Blvd NW
Client: Knight Sweaty
Date Prepared: 4/23/2025
Date Modified: 2/5/2026
Precipitation Zone: 2

100-year 10-day Storm Volume
 $V_{100} = V_{100} + (A_{100} \cdot P_{100}) + (P_{100} \cdot V_{100})$
 $V_{100} = 6957$
 $A_{100} = 21524$
 $P_{100} = 3.62$
 $V_{100} = 2229$
Total Volume (V₁₀₀) = 9343

For 100-year 10-Day Storms:
 $V_{100} = V_{100} + (A_{100} \cdot P_{100}) + (P_{100} \cdot V_{100})$
 $V_{100} = 6957$
 $A_{100} = 21524$
 $P_{100} = 3.62$
 $V_{100} = 2229$
Total Volume (V₁₀₀) = 9343

COMBINED POND

Contour	Area	Volume
65.4	405	
66.0	806	303 CF
67.0	2416	1611 CF
68.0	6916	4666 CF
68.4	8382	3056 CF

POND VOLUME = 9696 CF

100-year 6-hour Calculations
 $V_{100} = 3873$ SF = 1.34 ACRE
 $V_{100} = 3873$ SF = 1.34 ACRE

HISTORIC FLOWS:

Treatment SF	%	Area A	%	Area B	%	Area C	%	Area D	%	Total Area	%
0	0%	0	0%	19197	33%	17452	30%	21524	37%	3873	100%

DEVELOPED FLOWS:

Treatment SF	%	Area A	%	Area B	%	Area C	%	Area D	%	Total Area	%
0	0%	0	0%	19197	33%	17452	30%	21524	37%	3873	100%

EXCESS PRECIP:

Area	%	Area A	%	Area B	%	Area C	%	Area D	%	Total Area	%
0	0%	0	0%	19197	33%	17452	30%	21524	37%	3873	100%

On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)
 $WEP = (A_{100} \cdot P_{100}) + (P_{100} \cdot V_{100})$
 $WEP = 0.00$ in / Developed E = 1.44 in

On-Site Volume of Runoff (V₃₀)
 $V_{30} = (A_{100} \cdot P_{100}) + (P_{100} \cdot V_{100})$
 $V_{30} = 0$ CF / Developed V₃₀ = 6957 CF

On-Site Peak Discharge Rate (Q_p)
 $Q_p = (Q_{100} \cdot A_{100}) + (Q_{100} \cdot V_{100}) / 43.500$
 $Q_p = 1.71$ cfs / Developed Q_p = 3.05 cfs

100-year Q_p = 2.36 cfs / Developed Q_p = 4.34 cfs

100-year Q_p = 2.36 cfs / Developed Q_p = 4.34 cfs

THE OVERALL SITE CAN HAVE A MAX IMPERVIOUS AREA OF 26,178 SF (45% OF SITE).
 TOTAL IMPERVIOUS AREA SHOWN (BUILDINGS / CURBS / ENTRY CONCRETE) = 19,239 SF (APPROX. 33%).
 THE AREA USED IN CALCULATIONS IS 21,524 SF (37%) TO ALLOW FOR HOMEOWNERS TO ADD PAVERS AND OTHER FEATURES.
 TOTAL PONDING VOLUME REQUIRED FOR 37% IMPERVIOUS = 9,343 CF
 TOTAL PONDING VOLUME PROVIDED = 9,696 CF
 THE ENTIRE PERIMETER OF THE PROPERTY WILL HAVE A BERM OR WATERPROOF WALL TO ELEVATION 68.6 MIN.

PROJECT INFORMATION

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE GRADING FOR SIX DETACHED RESIDENTIAL HOMES AND THE CONSTRUCTION OF A PRIVATE SHARED DRIVEWAY.

EXISTING LEGAL: THE NORTH HALF (1/2) OF TRACT 43, ALVARADO GARDENS, UNIT NO. 2, A SUBDIVISION OF A TRACT OF LAND, SEC. 1, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M., WITHIN THE TOWN OF ALBUQUERQUE GRANT, AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF SAID SUBDIVISION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JANUARY 26, 1934, IN BOOK C, PAGE 28.

EXCEPTING THEREFROM THE EASTERLY 9 FEET, DEEDED TO THE CITY OF ALBUQUERQUE, NEW MEXICO FOR STREET WIDENING PURPOSES PER DEED DATED OCTOBER 21, 1957, FILED FOR RECORD IN BOOK D402, PAGE 607, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

AND, AS SHOWN AND DESIGNATED ON THE BOUNDARY SURVEY PLAT FOR THE NORTH 1/2 TRACT 43, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON FEBRUARY 19, 2024, IN BOOK 2024S, PAGE 15, DOC. NO. 2024010926.

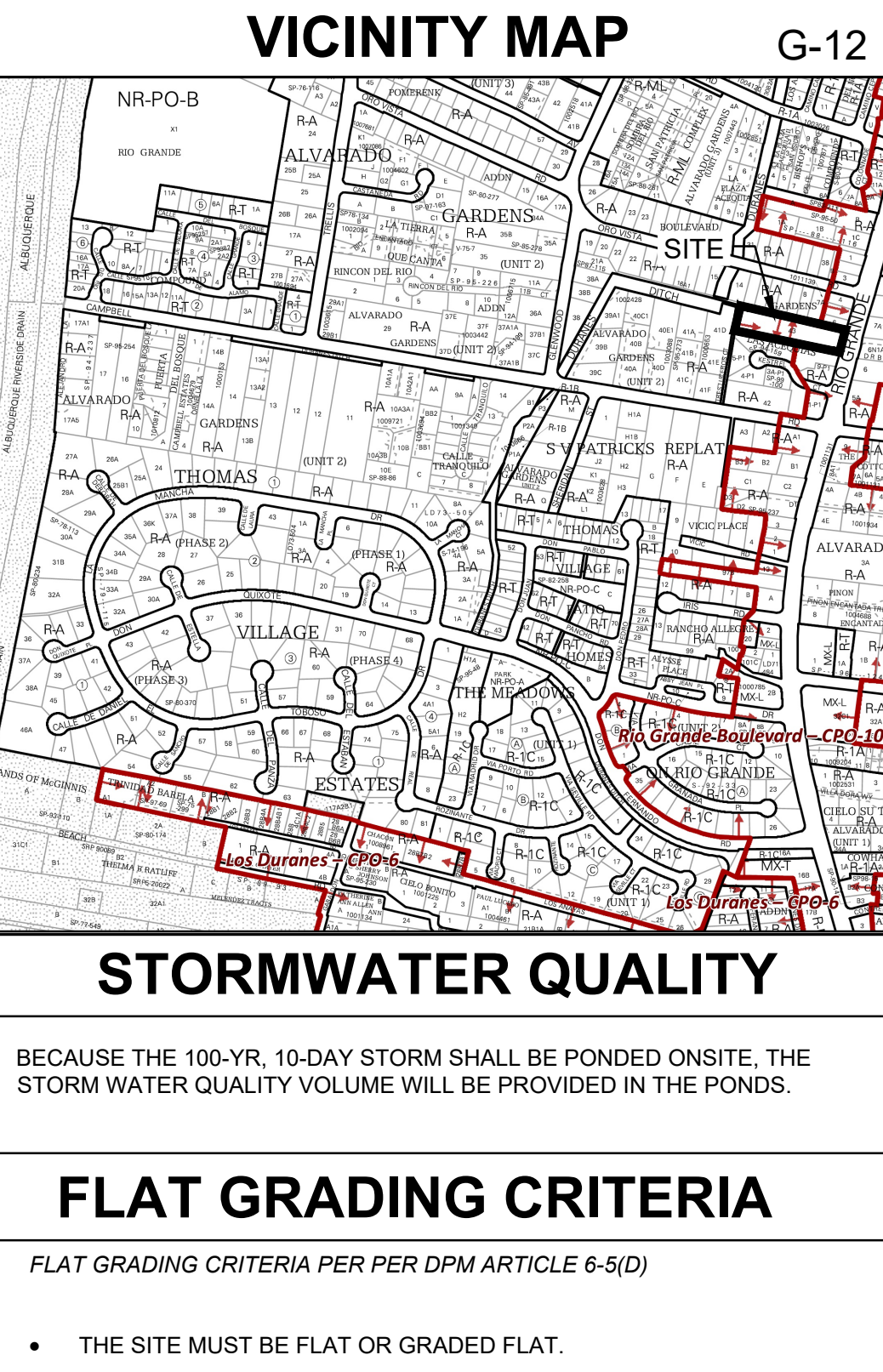
PROPOSED LEGAL: CAMINITO VERDE SUBDIVISION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

BENCHMARK: VERTICAL DATUM IS BASED UPON CITY OF ALBUQUERQUE ACS MONUMENT 7-H13" HAVING AN ELEVATION OF 4964.364 FEET.

OFF-SITE FLOW: NO OFF-SITE FLOW ENTERS THE PROPERTY.

FLOOD HAZARD: PER BERNALILLO COUNTY FIRM MAP 35001C0331H, EFFECTIVE AUGUST 16, 2012, THE SITE IS LOCATED WITHIN SHADED ZONE X (AREAS PROTECTED BY LEVEES).

DRAINAGE PLAN CONCEPT: LOTS 1 THRU 5 AND THE WESTERN HALF OF LOT 6 WILL DRAIN SOUTH TO A POND ALONG THE SOUTH PROPERTY LINE. THE EASTERN HALF OF LOT 6 WILL DRAIN EAST TO A POND AT THE NORTHEAST CORNER OF THE SITE. THE TWO PONDS WILL BE AT THE SAME ELEVATIONS AND CONNECTED WITH A 12" EQUALIZER PIPE. THE EMERGENCY OVERFLOW WILL BE AT THE SOUTH EDGE OF THE ENTRY AND DISCHARGE TO RIO GRANDE BLVD. THE PONDS SHALL RETAIN THE 100-YR, 10-DAY STORM WATER.

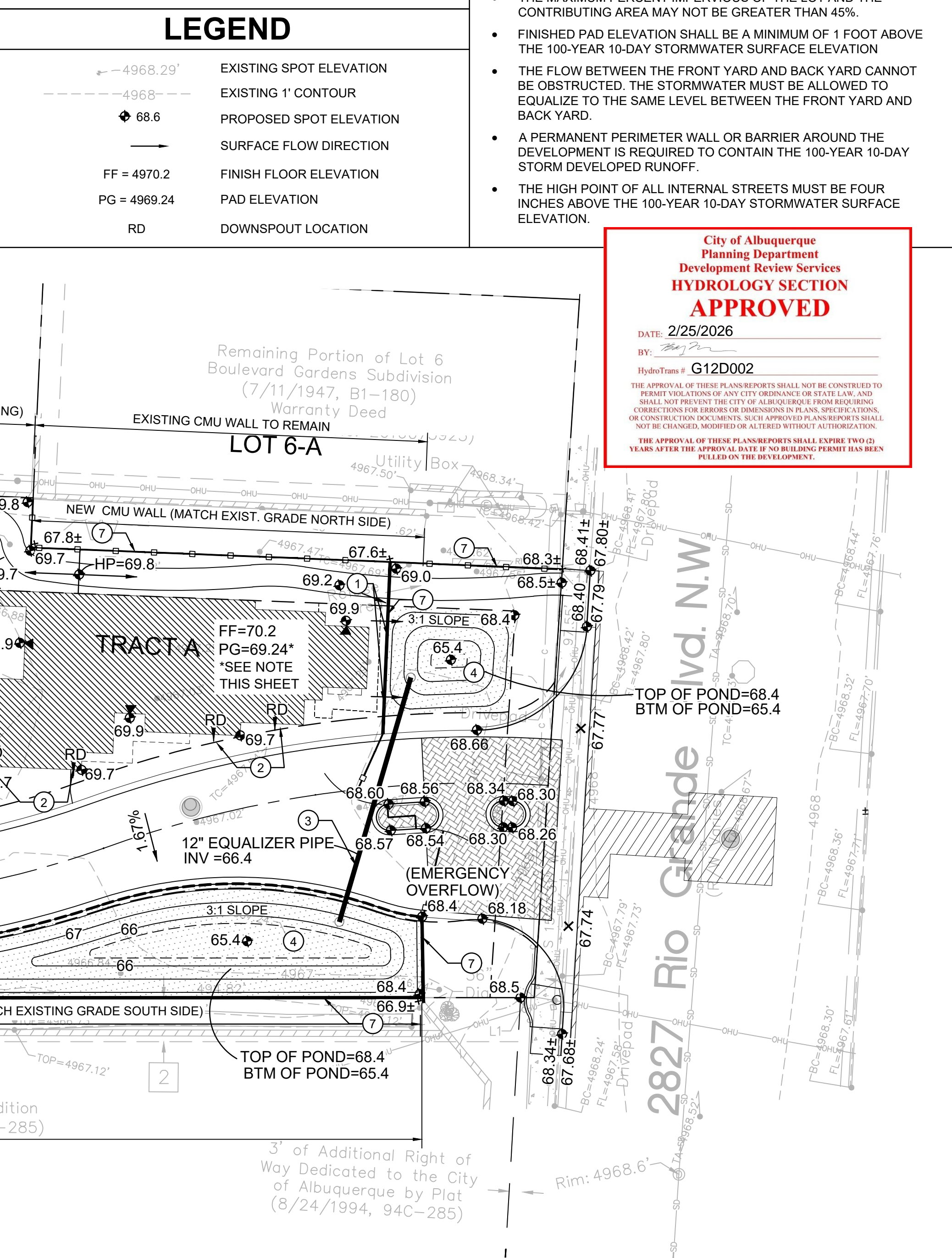
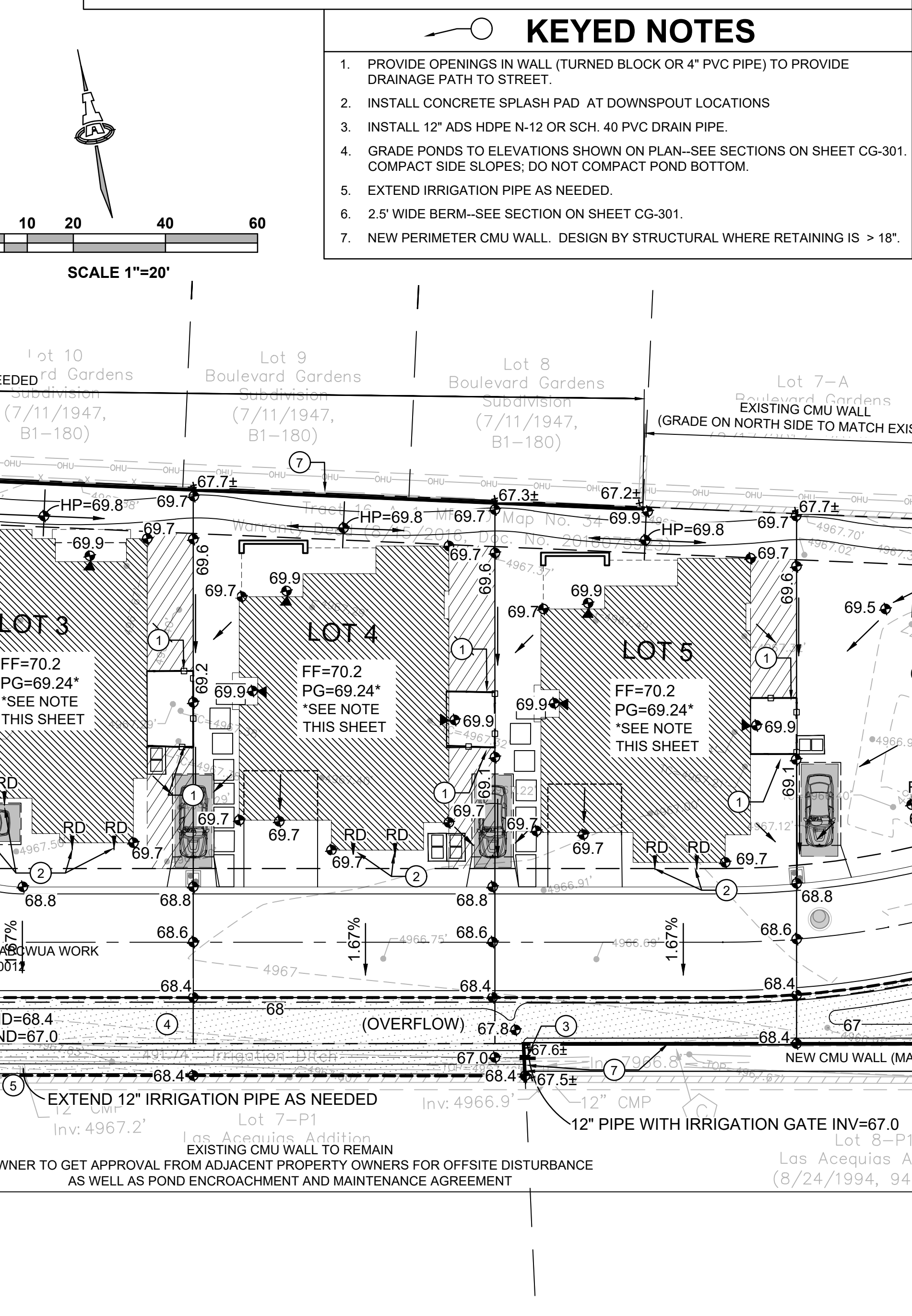
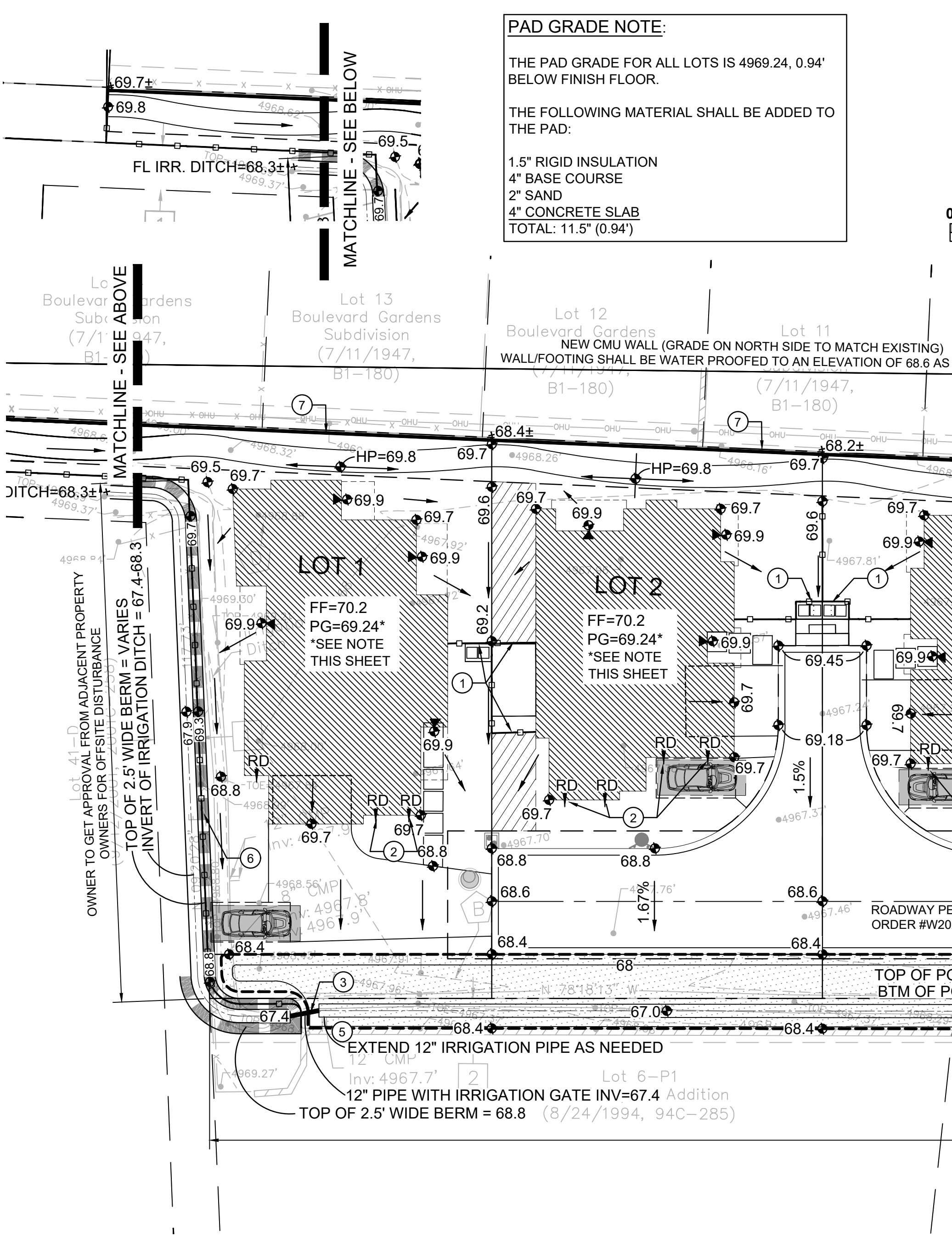


Isaacson & Arfman, Inc.
Civil Engineering Consultants

128 Monroe Street NE
Albuquerque, NM 87108
505-266-8828 | www.iaacvil.com

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ASIA W. WILSON-ENGINEER
NEW MEXICO
17631
PROFESSIONAL ENGINEER
02/11/2026



Caminito Verde Subdivision

2827 Rio Grande Blvd NW

DESIGN DEVELOPMENT

ISSUE: DESIGN DEVELOPMENT

PROJECT NUMBER: IA 2688

FILE: JTS

DRAWN BY: JTS

CHECKED BY: ANW

DATE: 02/2026

GRADING & DRAINAGE PLAN

SHEET NUMBER


CG-101

GRADING GENERAL NOTES

- A. UNDISTURBED AREAS:** PRIOR TO GRADING, BRUSH REMOVAL, OR SITE CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE DEVELOPER AT THE SITE TO ASCERTAIN THE AREAS OF THE PROJECT SITE THAT ARE TO BE PROTECTED AND PRESERVED.
- B. TESTING:** ALL EARTHWORK OPERATIONS SHALL BE OBSERVED AND TESTED BY THE GEOTECHNICAL ENGINEER FOR CONFORMANCE WITH THE REQUIREMENTS SET FORTH IN THE GEOTECHNICAL STUDY.
- C. STRIPPING AND DEBRIS REMOVAL:** THE BUILDING PAD SITES, AREAS TO BE PAVED, AND ALL AREAS THAT ARE TO RECEIVE FILL MATERIAL SHALL BE STRIPPED OF VEGETATION, TREES, ROOTS, STUMPS, DEBRIS, AND OTHER ORGANIC MATERIAL. THE DEPTH OF STRIPPING IS ESTIMATED TO BE ON THE ORDER OF SIX (6) INCHES IN ORDER TO REMOVE THE SURFACE SOIL CONTAINING ORGANIC MATERIAL. THE ACTUAL STRIPPING DEPTH SHALL BE BASED ON FIELD OBSERVATIONS. STRIPPED TOPSOIL SHALL BE STOCKPILED IN A LOCATION ON-SITE APPROVED BY THE DEVELOPER. ALL WASTE PRODUCTS FROM THE CONSTRUCTION SITE SHALL BE APPROPRIATELY DISPOSED OF OFF-SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMITS REQUIRED TO HAUL OR DISPOSE OF WASTE PRODUCTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE WASTE DISPOSAL SITE COMPLIES WITH GOVERNMENT REGULATIONS. ALL COSTS ASSOCIATED WITH DISPOSAL OF MATERIAL SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
- D. PROOF ROLLING:** UPON COMPLETION OF STRIPPING OPERATIONS, AND PRIOR TO PLACEMENT OF ANY FILL MATERIALS, THE STRIPPED AREAS SHOULD BE OBSERVED TO DETERMINE IF ADDITIONAL EXCAVATION IS REQUIRED TO REMOVE WEAK OR OTHERWISE OBJECTIONABLE MATERIALS THAT WOULD ADVERSELY AFFECT THE FILL PLACEMENT. THE SUBGRADE SHOULD BE FIRM AND ABLE TO SUPPORT CONSTRUCTION EQUIPMENT WITHOUT DISPLACEMENT. SOFT OR YIELDING SUBGRADE SHOULD BE CORRECTED AND MADE STABLE BEFORE CONSTRUCTION PROCEEDS. PROOF ROLLING SHOULD BE PERFORMED USING A HEAVY PNEUMATIC TIRE ROLLER, LOADED DUMP TRUCK, OR SIMILAR PIECE OF EQUIPMENT WEIGHING AT LEAST 25 TONS. THE PROOF ROLLING OPERATIONS SHOULD BE OBSERVED BY THE GEOTECHNICAL ENGINEER OR HIS REPRESENTATIVE.
- E. UNSTABLE MATERIAL:** WHEN CLAY OR OTHER UNSTABLE MATERIAL IS PRESENT IN AREAS OF PROPOSED BUILDING PADS OR PAVED AREAS, THE GEOTECHNICAL ENGINEER SHALL OBSERVE THE STABILITY OF ANY EXISTING CLAY OR WEATHERED MATERIAL THAT IS PRESENT IN THE SUBBASE, AND SHALL DETERMINE WHETHER ADDITIONAL EXCAVATION OF THESE MATERIALS WILL BE REQUIRED. IF THIS MATERIAL IS DEEMED SUITABLE FOR SUBBASE MATERIAL, THE SUBGRADE SHALL BE SCARIFIED TO A DEPTH OF EIGHT (8) INCHES, ITS MOISTURE CONTENT ADJUSTED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER, AND THEN RE-COMPACTED TO ONE HUNDRED (100) PERCENT OF THE OPTIMUM DENSITY DETERMINED BY THE STANDARD PROCTOR TEST, ASTM D - 698 PRIOR TO PLACEMENT OF FILL MATERIALS.
- F. CONTROLLED FILL:** ALL SOILS USED FOR CONTROLLED FILL SHOULD BE FREE OF ROOTS, VEGETATION, AND OTHER DELETERIOUS OR UNDESIRABLE MATTER. ROCKS LESS THAN 4 INCHES IN LARGEST DIMENSION WITHIN 15" OF PROPOSED SUBGRADE ELEVATION, LESS THAN 6 INCHES IN SIZE FROM 15" TO 36" OF PROPOSED SUBGRADE ELEVATION, LESS THAN 12 INCHES IN SIZE FROM 36" TO 72" OF PROPOSED SUBGRADE ELEVATION, AND LESS THAN 18 INCHES IN LARGEST DIMENSION FOR FILLS IN EXCESS OF 72" FROM SUBGRADE ELEVATION, WILL BE ALLOWED AS ACCEPTABLE FILL MATERIAL. ROCK FILLS SHOULD BE SUPPLEMENTED WITH A SUFFICIENT AMOUNT OF FINE MATERIAL TO PREVENT VOIDS. SOILS IMPORTED FROM OFF-SITE FOR USE AS FILL SHOULD BE APPROVED BY THE GEOTECHNICAL ENGINEER. THE FILL MATERIAL SHOULD BE PLACED IN LEVEL, UNIFORM LIFTS, WITH EACH LIFT COMPACTED TO THE MINIMUM DRY DENSITY WITHIN THE COMPACTION SOIL MOISTURE RANGES RECOMMENDED. THE LOOSE LIFT THICKNESS SHOULD NOT EXCEED 10 INCHES. EACH LAYER SHOULD BE PROPERLY PLACED, MIXED, SPREAD, AND COMPACTED TO BETWEEN 95 AND 100 PERCENT OF STANDARD PROCTOR DENSITY AS DETERMINED BY ASTM D 698.

- G. PROPOSED GRADES:** THE PROPOSED CONTOURS INDICATED ON THE GRADING PLAN ARE FINISHED GRADES AND ARE SHOWN AT ONE-FOOT INTERVALS UNLESS NOTED. SPOT ELEVATIONS SHOWN IN PAVED AREAS ARE TOP OF PAVEMENT, UNLESS NOTED OTHERWISE.
- H. MASS GRADE ELEVATIONS:** THE CONTRACTOR SHALL BE RESPONSIBLE FOR MASS GRADING OF THE SITE BASED ON THE THICKENNESSES PROVIDED FOR HEAVY PAVEMENT, STANDARD PAVEMENT, SIDEWALK, LANDSCAPING, ETC.
- I. EARTHWORK QUANTITIES:** THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING THE EARTHWORK QUANTITIES BASED ON THE EXISTING CONTOURS SHOWN ON THESE PLANS, PROPOSED SPOT AND CONTOUR ELEVATIONS SHOWN REPRESENTAL TOP OF FINISH MATERIAL (I.E. TOP OF CONCRETE, TOP OF CONCRETE BUILDING PAD, TOP OF PAVEMENT MATERIAL, TOP OF LANDSCAPING MATERIAL, ETC.). CONTRACTOR SHALL GRADE, COMPACT SUBGRADE AND DETERMINE EARTHWORK ESTIMATES BASED ON PROPOSED ELEVATIONS SHOWN MINUS FINISH MATERIAL THICKNESSES.
- J. TRANSITION TO EXISTING:** WHERE GRADES BETWEEN NEW AND EXISTING ARE SHOWN AS 'MATCH' OR '±', TRANSITIONS SHALL BE SMOOTH.
- K. STRIPPING AND DEBRIS REMOVAL:** THE BUILDING PAD SITES, AREAS TO BE PAVED, AND ALL AREAS THAT ARE TO RECEIVE FILL MATERIAL SHALL BE STRIPPED OF VEGETATION, TREES, ROOTS, STUMPS, DEBRIS, AND OTHER ORGANIC MATERIAL. THE DEPTH OF STRIPPING IS ESTIMATED TO BE ON THE ORDER OF SIX (6) INCHES IN ORDER TO REMOVE
- L. STORMWATER FACILITIES:** POND DESIGN PARAMETERS AND STORMWATER CONTROL MEASURES SHOWN ON THIS PLAN (TOP OF POND, BOTTOM OF POND, SIZE AND ELEVATION OF ORIFICE, AREA OF POND, ETC.) TO BE STRICTLY ADHERED TO FOR CERTIFICATION PURPOSES. POST-CONSTRUCTION MAINTENANCE FOR PRIVATE STORMWATER FACILITIES WILL BE THE RESPONSIBILITY OF THE FACILITIES OWNER. PERIODIC INSPECTION AND CERTIFICATIONS OF THE FACILITIES MAY BE REQUIRED. ENGINEER RECOMMENDS THAT OWNER INSPECT SITE YEARLY AND AFTER EACH RAINFALL TO IDENTIFY NEW AREAS OF EROSION AND INSTALL ADDITIONAL EROSION PROTECTION AS NEEDED.
- M. AS-BUILT SURVEY:** FOR ENGINEER'S CERTIFICATION OF SUBSTANTIAL COMPLIANCE, CONTRACTOR SHALL PROVIDE AN AUTOCAD FORMAT AS-BUILT SURVEY PREPARED BY A LICENSED SURVEYOR WHICH INCLUDES:
 - AS-BUILT SPOT ELEVATIONS AT EACH DESIGN SPOT ELEVATION SHOWN ON THE APPROVED GRADING & DRAINAGE PLAN;
 - TOP AND BOTTOM AREAS AND ELEVATIONS AS REQUIRED TO CONFIRM THE VOLUMES OF PONDS;
 - POND OVERFLOW ELEVATIONS.
 - ALL CONSTRUCTION, INCLUDING ANY DRAIN INLETS, PIPES AND PONDS SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED PLAN IN ORDER TO RECEIVE ENGINEER'S CERTIFICATION.
- N. GRADING OF PONDS WILL BE INSPECTED AS PART OF ENGINEER'S CERTIFICATION FOR CERTIFICATE OF OCCUPANCY. DURING LANDSCAPING, PONDS WILL BE SMOOTHLY INTEGRATED INTO LANDSCAPING WHILE MAINTAINING REQUIRED TOP AND BOTTOM ELEVATION, VOLUME AND INLET / OVERFLOW ELEVATIONS.**
- O. ELECTRONIC FILES:** UPON WRITTEN REQUEST COORDINATED THROUGH THE PROJECT ARCHITECT, THE ELECTRONIC FILE OF THE GRADING AND DRAINAGE MAY BE PROVIDED TO THE CONTRACTOR FOR VERTICAL CONTROL. DO NOT USE GRADING & DRAINAGE PLAN FOR PROJECT STAKING AS THERE IS NO CERTAINTY THAT IT IS USING THE MOST CURRENT SITE BASE. SITE CONSTRUCTION LAYOUT / STAKING SHALL BE COORDINATED WITH THE ARCHITECT USING THE ARCHITECT PROVIDED SITE PLAN.

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED

DATE: 2/25/2026
BY: 
HydroTrans # G12D002

THE APPROVAL OF THESE PLANS/REPORTS SHALL NOT BE CONSIDERED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM ISSUING 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 FILED ON THE DEVELOPMENT.



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Engineer

**CAMINITO VERDE
SUBDIVISION**

2827 RIO GRANDE BLVD NW

DESIGN DEVELOPMENT
ISSUE NUMBER: IA 2668
FILE: -
DRAWN BY: JTS
CHECKED BY: ANW
DATE: 02/20/26

No	Date	Description

SHEET TITLE

**GRADING
GENERAL
NOTES**

SHEET NUMBER

CG-102

