

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

June 27, 2025

Justin Simenson
Isaacson & Arfman, Inc.
128 Monroe Street NE
Albuquerque, NM 87108

**RE: Caminito Verde Subdivision
2827 Rio Grande Blvd NW
Conceptual Grading & Drainage Plan
Engineer's Stamp Date: 06/24/2025
Hydrology File: G12D002
Case # HYDR-2025-00223**

Dear Mr. Simenson:

Based upon the information provided in your submittal received 06/24/2025, the Conceptual Grading & Drainage Plan **is approved** for action by the Development Facilitation Team (DFT) on Site Plan for Building Permit or for action by the Development Hearing Officer (DHO) on Preliminary Plat.

PRIOR TO BUILDING PERMIT:

1. Please submit a more detailed Grading & Drainage Plan to Hydrology for review and approval.

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 505-924-3314 or amontoya@cabq.gov.

Sincerely,

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

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

National Flood Hazard Layer FIRMette



Legend

- SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT
- SPECIAL FLOOD HAZARD AREAS**
- Without Base Flood Elevation (BFE)
 - With BFE or Depth Zone AE, AH, VE, AR
 - Regulatory Floodway
- OTHER AREAS OF FLOOD HAZARD**
- 0.2% Annual Chance Flood Hazard: Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
 - Future Conditions 1% Annual Chance Flood Hazard Zone X
 - Area with Reduced Flood Risk due to Levee, See Notes, Zone X
 - Area with Flood Risk due to Levee Zone D
- OTHER AREAS**
- NO SCOUR: Area of Minimal Flood Hazard Zone X
 - Effective LOMRIs
 - Area of Undetermined Flood Hazard Zone D
- GENERAL STRUCTURES**
- Channel, Culvert, or Storm Sewer
 - Levee, Dike, or Floodwall
- OTHER FEATURES**
- Cross Sections with 1% Annual Chance Water Surface Elevation
 - Coastal Transient
 - Base Flood Elevation Line (BFE)
 - Limit of Study
 - Jurisdiction Boundary
 - Coastal Transient Baseline
 - Profile Baseline
 - Hydrographic Feature
- MAP PANELS**
- Digital Data Available
 - No Digital Data Available
 - Unmapped
- The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.
- 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 2/1/2025 at 3:17 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 unmoderated areas cannot be used for regulatory purposes.



CALCULATIONS

| | |
|--|-------|
| 100-year 10-day Storm Volume | |
| V ₁₀₀ (from previous calculation) | 6354 |
| Area Treatment D (SF) | 21524 |
| Zone | 1 |
| P ₁₀₀ | 1 |

For 100-year 10-Day Storms:
V₁₀₀ = V₁₀₀ + (A₁₀ * (P₁₀₀ - P₁₀₀)/12) per foot

| | |
|----------------------|-------|
| V ₁₀₀ | 6354 |
| A ₁₀ (SF) | 21524 |
| Zone | 1 |
| P ₁₀₀ | 1 |
| P ₁₀₀ | 2.17 |

Total Volume (V₁₀₀) = 9457

| | |
|---------------|------|
| COMBINED POND | |
| Contar | Area |
| 65.4 | 1447 |
| 66.4 | 2059 |
| 67.4 | 4628 |
| 68.4 | 6214 |

POND VOLUME = 10588 CF

| | |
|---------------|------|
| COMBINED POND | |
| Contar | Area |
| 65.4 | 1447 |
| 66.4 | 2059 |
| 67.4 | 4628 |
| 68.4 | 6214 |

POND VOLUME = 10588 CF

NOTES:

- A FINAL GRADING PLAN WILL BE PROVIDED PRIOR TO BUILDING PERMIT.
- PAD AND POND LOCATIONS AND SIZES SHOWN ON PLAN ARE CONCEPTUAL.

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).

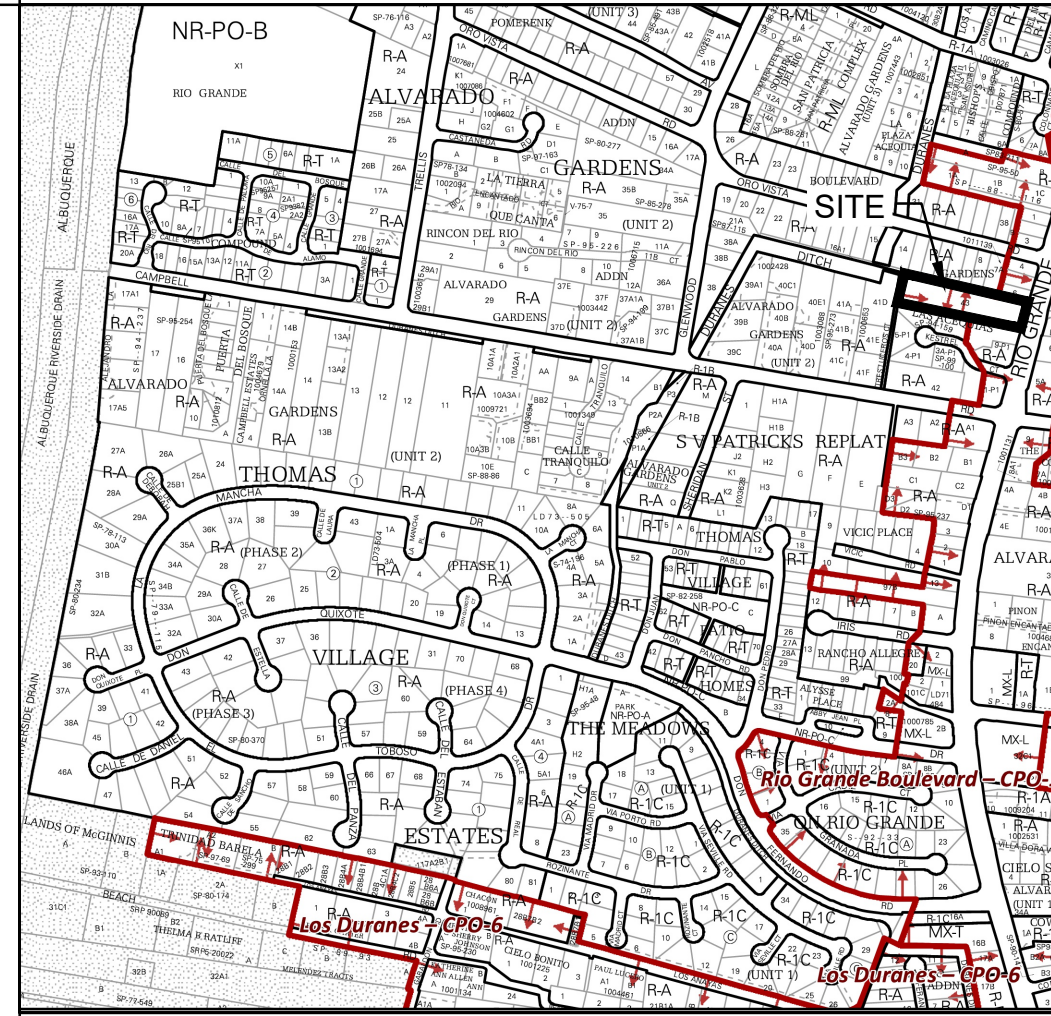
DRAINAGE PLAN CONCEPT: LOTS 1 THRU 5 AND THE WESTERN HALF OF LOT 6 WILL DRAIN SOUTH TO A POND ALONG THE SOUTH PROPERTY LINE. THE EASTERN HALF OF LOT 6 WILL DRAIN EAST TO A POND AT THE NORTHEAST CORNER OF THE SITE. THE TWO PONDS WILL BE AT THE SAME ELEVATIONS AND CONNECTED WITH A 12" EQUALIZER PIPE. THE 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.

LEGEND

- EXISTING SPOT ELEVATION
- EXISTING 1' CONTOUR
- PROPOSED SPOT ELEVATION
- SURFACE FLOW DIRECTION
- PAD ELEVATION

VICINITY MAP

G-12



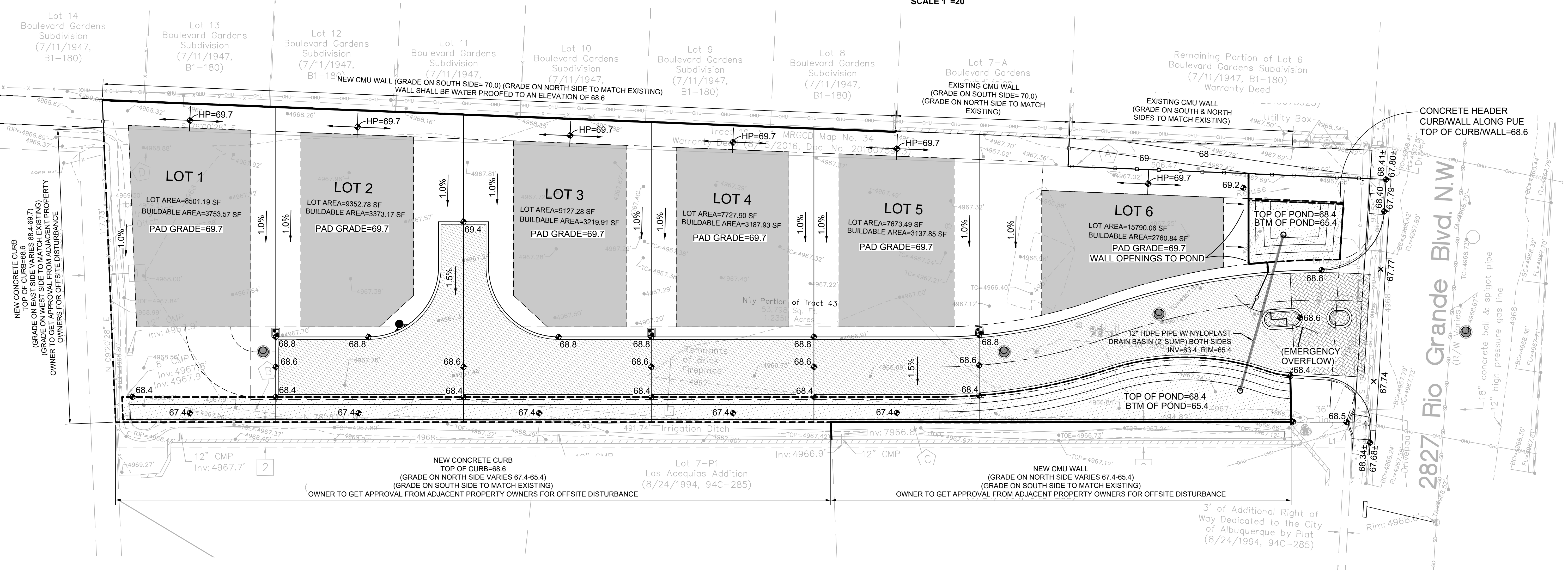
STORMWATER QUALITY

BECAUSE THE 100-YR, 10-DAY STORM SHALL BE PONDED ONSITE, THE STORM WATER QUALITY VOLUME WILL BE PROVIDED IN THE PONDS.

FLAT GRADING CRITERIA

FLAT GRADING CRITERIA PER PER DPM ARTICLE 6-5(D)

- THE SITE MUST BE FLAT OR GRADED FLAT.
- THE MAXIMUM PERCENT IMPERVIOUS OF THE LOT AND THE CONTRIBUTING AREA MAY NOT BE GREATER THAN 45%.
- FINISHED PAD ELEVATION SHALL BE A MINIMUM OF 1 FOOT ABOVE THE 100-YEAR 10-DAY STORMWATER SURFACE ELEVATION
- THE FLOW BETWEEN THE FRONT YARD AND BACK YARD CANNOT BE OBSTRUCTED. THE STORMWATER MUST BE ALLOWED TO EQUALIZE TO THE SAME LEVEL BETWEEN THE FRONT YARD AND BACK YARD.
- A PERMANENT PERIMETER WALL OR BARRIER AROUND THE DEVELOPMENT IS REQUIRED TO CONTAIN THE 100-YEAR 10-DAY STORM DEVELOPED RUNOFF.
- THE HIGH POINT OF ALL INTERNAL STREETS MUST BE FOUR INCHES ABOVE THE 100-YEAR 10-DAY STORMWATER SURFACE ELEVATION.



Isaacson & Arfman, Inc.
Civil Engineering Consultants

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June 24, 2025
CONCEPTUAL
Not for Construction
Engineer

CAMINITO VERDE
SUBDIVISION

2827 RIO GRANDE BLVD NW

| DESIGN DEVELOPMENT | |
|------------------------------------|-------------------------|
| ISSUE: | PROJECT NUMBER: IA 2688 |
| FILE: | DRAWN BY: DEC |
| CHECKED BY: | DATE: 02/20/25 |
| SHEET TITLE | |
| CONCEPTUAL GRADING & DRAINAGE PLAN | |
| SHEET NUMBER | |
| CG-101 | |