

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

March 30, 2026

Thomas Johnston, P.E.
TGC Engineering
1609 2nd St NW
Albuquerque, NM 87102

**RE: 1327 Arcadian Trail NW
Grading and Drainage Plan
Engineer's Stamp Date: 03/24/2026
Hydrology File: G13D049
Case # HYDR-2026-00112**

Dear Mr. Johnston:

Based upon the information provided in your submittal received 03/26/2026, the Grading and Drainage Plan **is not approved** for Grading Permit and Building Permit. The following comments need to be addressed for approval of the above referenced project.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

1. Per the IDO, the property owner of the property is responsible for building the adjacent half of Arcadian Trail NW to include curb & gutter, and sidewalk. The project will have to go to the Development Facilitation Team (DFT) for approval of the Infrastructure List.
2. Please show Finished Floor and Finished Pad elevations.
3. A permanent perimeter wall or barrier around the development is required to contain the 100-year 24-hour storm developed runoff.
4. Check calculations:

PROPOSED EXCESS PRECIPITATION :

WEIGHTED "E" = $(0.62 \times 0.00) + (0.80 \times 0.00) + (1.03 \times 0.05) + (2.33 \times 0.07) / 0.12 = 1.79$ IN.
V100-360 = $(1.79 \times 0.07) / 12 = 0.01044$ AC. FT. = 454.8 CU. FT.

PROPOSED PEAK DISCHARGE :

Q-100 = $(1.71 \times 0.00) + (2.36 \times 0.00) + (3.05 \times 0.05) + (4.34 \times 0.07) = 0.46$ CFS

INCREASE : V100-360 = 184.7 CU. FT. Q-100 = 0.25 CFS

*****100-YR./10-DAY STORM VOLUME CALCULATION :**

V10-DAYS = $V360 + AD \times (P-10 \text{ DAYS} - P 360) / 12$ IN. FT.
V10-DAYS = $0.01044 + 0.07 \times (3.62 - 2.29) / 12$ IN. FT. = 0.01820 AC. FT. = 793.0 CU. FT.
DEVELOPED "C" = 0.05 AC. = 2,178.0 SQ. FT.
793.0 CU. FT. / 2,178 SQ. FT. = 0.36' DEPTH (100-YR./10-DAY STORM)

check calcs, I'm getting 0.0196

check calcs, I'm getting 0.026

5. Please include Vicinity Map Label. See example below:

VICINITY MAP:

E-16-Z

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6. Please provide the FIRM Map flood plain note with effective date. See example below:

FIRM MAP:

35001C0136G

PRIOR TO CERTIFICATE OF OCCUPANCY:

1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision*, will be required to ensure the ponds remained intact following home construction.

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

Sincerely,

PO Box 1293

Albuquerque

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

NM 87103

www.cabq.gov



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: RESIDENCE 1327 ARCADIAN TR. NW Hydrology File # _____

Legal Description: LOT 7, LAND OF AMBROSIO GALLEGOS

City Address, UPC, OR Parcel: 1325 ARCADIAN TRAIL, NW

Applicant/Agent: TGC ENGINEERING INC. Contact: THOMAS D. JOHNSTON, PS, PE

Address: 1609 2ND STREET NW Phone: 505-835-5273

Email: TGCENGINEERING@AOL.COM 87102

Applicant/Owner: JAMES SELIGMAN Contact: JAMES SELIGMAN

Address: 1525 32ND CIR SE RR NM Phone: 505-463-1636

Email: TJMAN1636@GMAIL.COM 87124

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

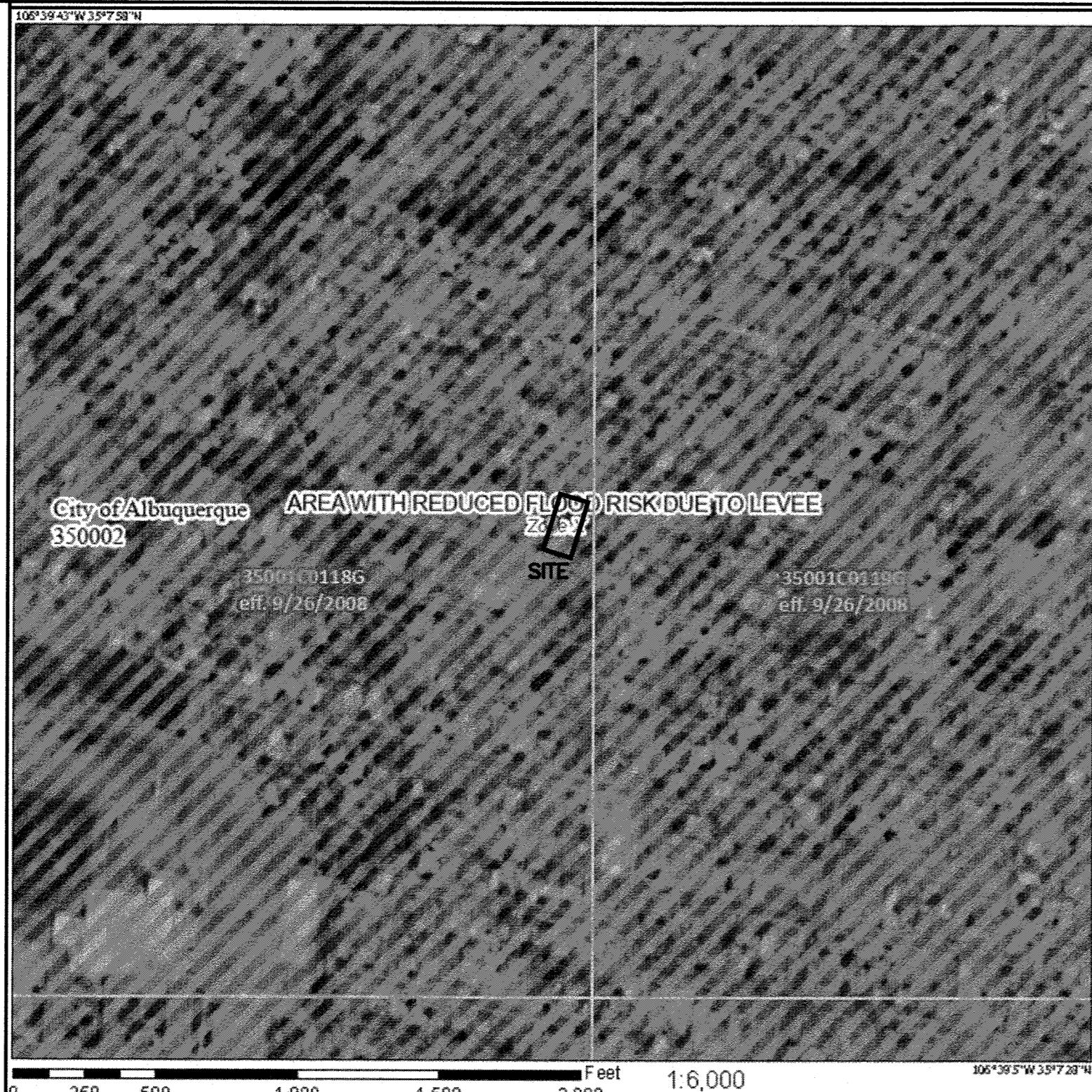
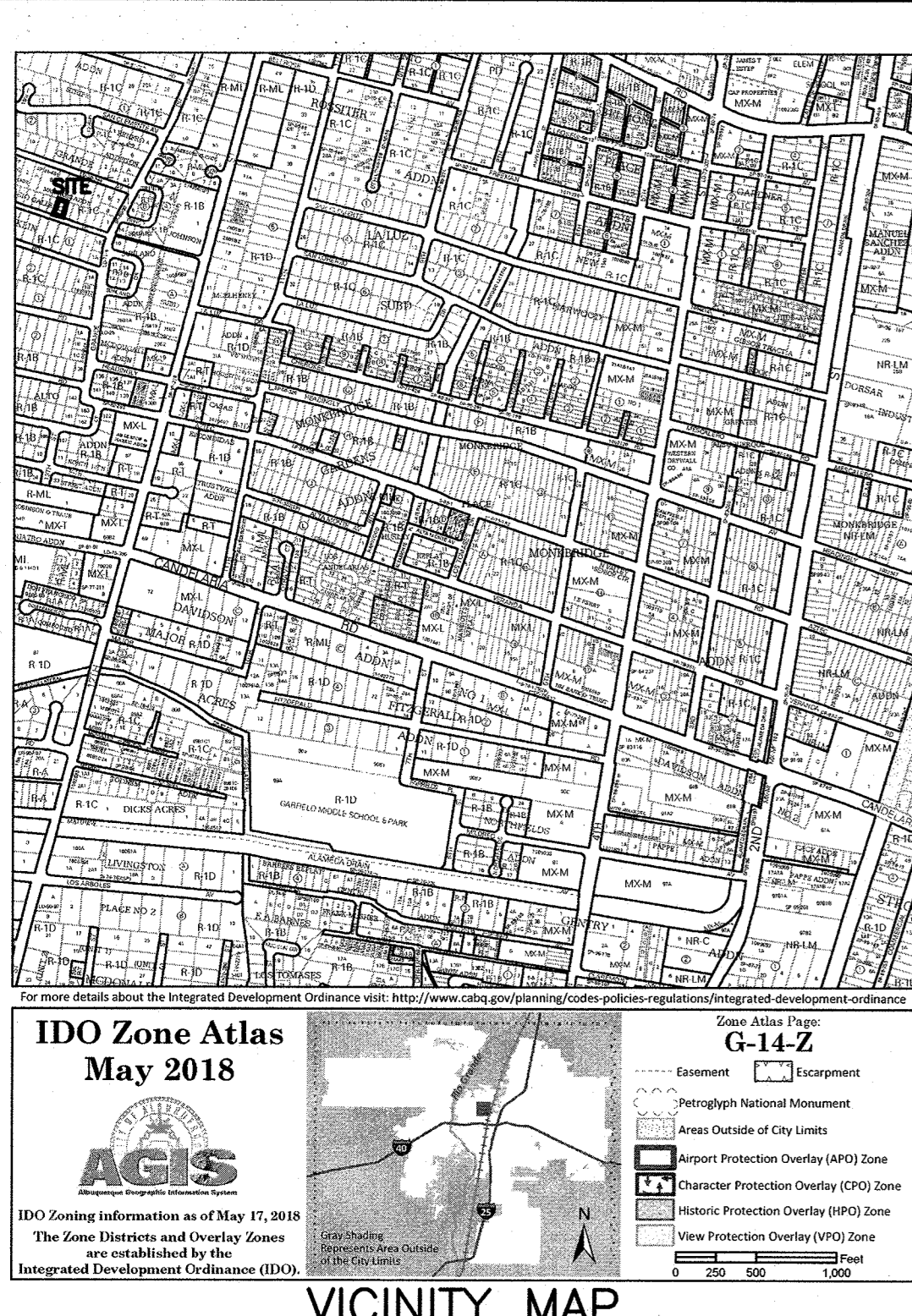
TYPE OF SUBMITTAL:

- 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: 3.24.2016



CONSTRUCTION NOTES:

- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE AT 800-1990 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 LOCATIONS 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.

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.

DRAINAGE COMMENTS:

AS SHOWN ON THE VICINITY MAP HEREON, THE SUBJECT SITE IS LOCATED ON THE NORTH SIDE OF ARCADIAN TRAIL N.W. WEST OF 12 TH STREET N.W., IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, (ZONE ATLAS "G-14-Z").

THE SUBJECT SITE, 1.) IS A VACANT PROPERTY THAT IS TO HAVE A NEW SINGLE FAMILY RESIDENCE AND ASSOCIATED IMPROVEMENTS CONSTRUCTED THEREON, (THIS GRADING AND DRAINAGE PLAN WAS PREPARED TO SUPPORT A BUILDING PERMIT APPLICATION FOR THE ADDRESS OF 1327 ARCADIAN TRAIL N.W., 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. 3500020118G, EFFECTIVE 09-26-2008), 5.) WILL PROVIDE FOR REQUIRED ONSITE RETENTION PONDING 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. PER ARTICLE 6-5, VALLEY DRAINAGE CRITERIA (6-41), PART 6-5 (D) "FLAT GRADING SCHEME" (6-42); FINISH PAD ELEVATION SHALL BE A MINIMUM OF 1.0' ABOVE THE 100-YR-10DAY STORMWATER SURFACE ELEVATION (WSE).

SITE AREA = 0.12 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 :
TREATMENT A 0.12 AC.	0.00 AC.
TREATMENT B 0.00 AC.	0.00 AC.
TREATMENT C 0.00 AC.	0.05 AC.
TREATMENT D 0.00 AC.	0.07 AC.

EXISTING EXCESS PRECIPITATION :
WEIGHTED "E" = $(0.62 \times 0.12) + (0.80 \times 0.00) + (1.03 \times 0.00) + (2.33 \times 0.00) / 0.12 = 0.62$ IN.
V100-360 = $(0.62 \times 0.12) / 12 = 0.00620$ AC. FT. = 270.1 CU. FT.

EXISTING PEAK DISCHARGE :
Q-100 = $(1.71 \times 0.12) + (2.36 \times 0.00) + (3.05 \times 0.00) + (4.34 \times 0.00) = 0.21$ CFS

PROPOSED EXCESS PRECIPITATION :
WEIGHTED "E" = $(0.62 \times 0.00) + (0.80 \times 0.00) + (1.03 \times 0.05) + (2.33 \times 0.07) / 0.12 = 1.79$ IN.
V100-360 = $(1.79 \times 0.07) / 12 = 0.1044$ AC. FT. = 454.8 CU. FT.

PROPOSED PEAK DISCHARGE :
Q-100 = $(1.71 \times 0.00) + (2.36 \times 0.00) + (3.05 \times 0.05) + (4.34 \times 0.07) = 0.46$ CFS

INCREASE : V100-360 = 184.7 CU. FT. Q-100 = 0.25 CFS

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V10-DAYS = $V360 + AD \times (P-10 \text{ DAYS} - P360) / 12$ IN. FT.
V10-DAYS = $0.01044 + 0.07 \times (3.62 - 2.29) / 12$ IN. FT. = 0.01820 AC. FT. = 793.0 CU. FT.
DEVELOPED "C" = 0.05 AC. = 2,178.0 SQ. FT.
793.0 CU. FT. / 2,178 SQ. FT. = 0.36' DEPTH (100-YR./10-DAY STORM) *check calcs, I'm getting 0.026*

LEGAL DESCRIPTION

Lot numbered Seven (7) of Plat showing splits of land of AMBROSIO GALLEGOS comprising Tracts 16A and 16B, Middle Rio Grande Conservancy District, Map 33, within Sections 5 and 6 Township 10 North, Range 3 East, N.M.P.M., as shown by Survey and Plat by Pete Sandoval filed in the office of the County Clerk of Bernalillo County, New Mexico, April 13, 1954.

PLAT NOTES

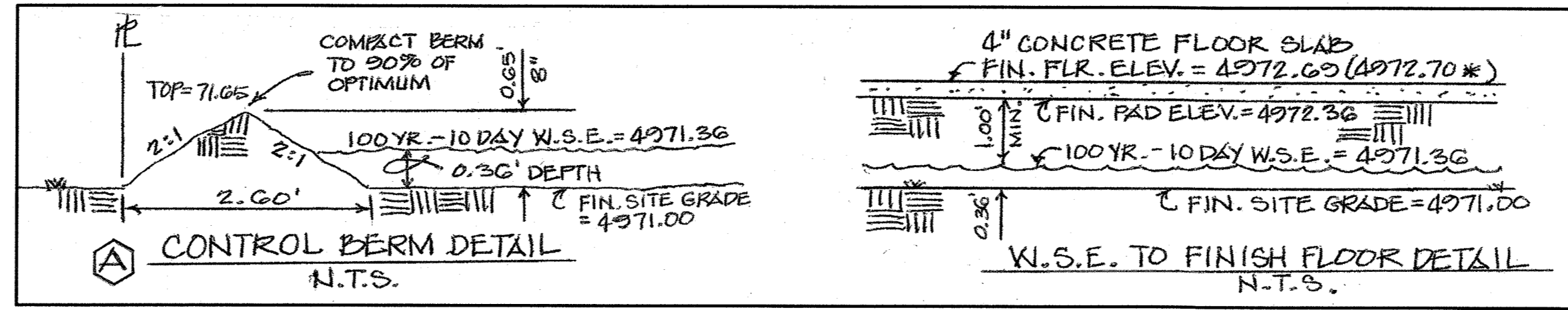
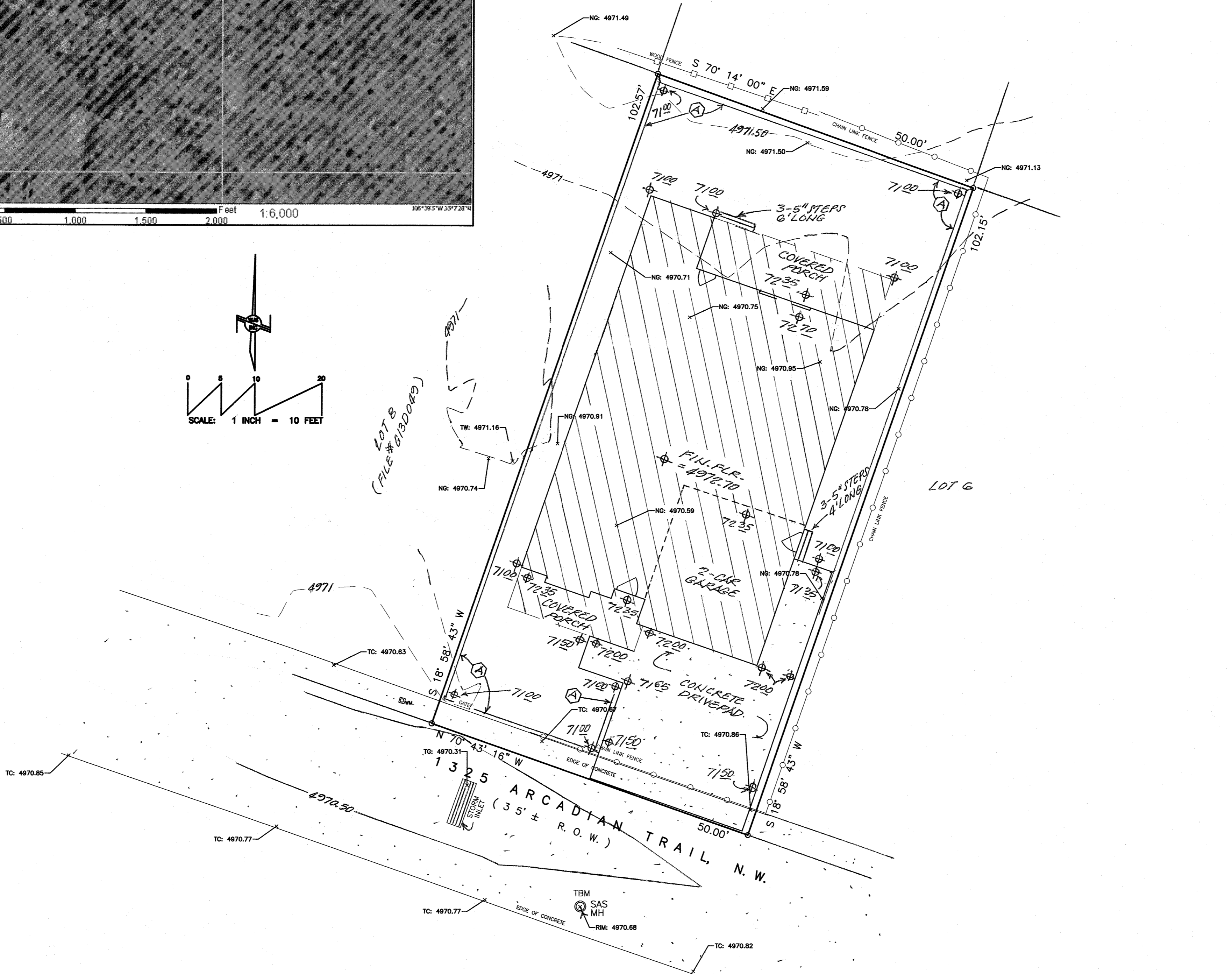
- Bearings are New Mexico State Plane Grid, based upon City of Albuquerque Control System Monuments. All bearings and distances shown hereon are field measured. All distances shown in parenthesis are from the plat and/or deed of record. All found and accepted monuments tagged with metal disk "PS 14269" where applicable.
- All distances are ground.
- Date of field survey: December 24, 2025
- This survey is a retracement survey based upon found monuments and plat/deed of record. No title information regarding this property was provided by client for use in the preparation of this survey. Client: James Seligman
- It is hereby certified that this property is NOT located within a 100 year flood hazard boundary in accordance with current HUD Federal Administration Flood Hazard Boundary Maps, Zone X (Reduced Flood Hazard Risk Due To Levee), Panel 350002 0118 G, with an effective date of September 26, 2008.
- BENCH MARK** Albuquerque Control Station "DOUGLAS"
A US&GS Survey Control brass disc set in a concrete post 0.1 feet above ground, located east of the intersection of Delamar Avenue NW & Grande Drive NW.

ACS "DOUGLAS" Ground-to-grid: 0.999682452
 y=1,505,417.495 (GRID)
 x=1,520,286.421 (GRID)
 z=4,975.078 (NAVD 88)
 Mapping Angle: -00°13'52.53"
 NAD 83

TBM: RIM of Sanitary Sewer Manhole as identified on sketch.
 Elevation: 4,970.68'

LEGEND

○ ○	SEWER CLEANOUT	—	OHE	OVERHEAD ELECTRIC LINES
□	ELECTRIC METER	—	—	OVERHEAD ELECTRIC LINES
□	GAS METER	—	—	OVERHEAD ELECTRIC LINES
○	MANHOLE (TYPE)	—	—	OVERHEAD ELECTRIC LINES
□	WATER METER	—	—	OVERHEAD ELECTRIC LINES
TC	SPOT ELEVATION	FF	FINISHED FLOOR	
TC	ELEVATIONS ARE TO ANNOTATED SPOTS	NG	NATURAL GROUND	
		TC	TOP OF CONCRETE	
		TG	TOP OF GRATE	
		TW	TOP OF WALL	
—500—	EXISTING CONTOURS @0.50 FT. INTERVALS			
—500—	INDEX CONTOURS @1 FT. INTERVALS			



I, THOMAS D. JOHNSTON, NEW MEXICO REGISTERED PROFESSIONAL ENGINEER NO. 17158, DO HEREBY CERTIFY THAT I INSPECTED THIS SITE ON DECEMBER 17, 2025, AND THAT, AS OF THAT DATE, THERE HAD BEEN NO RECENT ALTERATION OF GRADE OR EVIDENCE OF GRADING OPERATIONS ON THIS SITE.

[Signature]
 THOMAS D. JOHNSTON, NMPE NO. 17158

DRAINAGE AND GRADING PLAN

1325 ARCADIAN TRAIL NW

TCC ENGINEERING, INC. (505)266-7256
 1609 2nd STREET NW ALBUQUERQUE, NM 87102 Fax: (505) 255-2887

SHEET NO. C1 DESIGN DATE: 3/23/2026 REVISION: 3/23/2026 CITY PROJECT NO: