

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

February 6, 2026

Ryan J. Curley, P.E.  
Souder, Miller & Associates  
5454 Venice Ave NE, Suite D  
Albuquerque, NM 87113

**RE: Venice Volleyball Courts  
Grading & Drainage Plans  
Engineer's Stamp Date: 02/03/2026  
Hydrology File: B18D022  
Case # HYDR-2025-00067**

Dear Mr. Curley:

Based upon the information provided in your submittal received 02/03/2026, the Grading & Drainage Plans are approved for Building Permit, Grading Permit, and Work Order. 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:**

1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.
2. Please provide the executed paper Drainage Covenant (latest revision) printed on one-side only with Exhibit A and a check for **\$25.00** made out to "**Bernalillo County**" for the stormwater quality ponds per Article 6-15(C) of the DPM to Hydrology for review at 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](mailto:jhughes@cabq.gov), 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](mailto:amontoya@cabq.gov)  
Sincerely,

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

CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL (DPM)  
PROCEDURE FOR 40 ACRE AND SMALLER BASINS

DRAINAGE BACKGROUND & NARRATIVE: THIS SITE IS ALLOWED FREE DISCHARGE TO VENICE AVE FOR ITS SOUTHERN PORTION AND PASADENA AVE FOR ITS NORTHERN PORTION PER THE SAN MATEO BUSINESS PARK DRAINAGE REPORT (SMBPDR) BY C.L. WEISS ENGINEERING INC. 1999 (B-18-D008). THE EXISTING DRAINAGE PATTERN FOR THE UNDEVELOPED SITE DRAINS EAST TO WEST OFFSITE. THE PROPOSED SITE WILL DRAIN PRIMARILY NORTHEAST TO SOUTHWEST AND FREELY DISCHARGE INTO VENICE AVE VIA A NEW RUNDOWN AND SIDEWALK CULVERT OVERFLOW FROM THE NEW STORMWATER QUALITY POND IN THE SOUTHWEST CORNER. THE PRIMARY METHOD FOR HYDROLOGY CALCULATIONS IN THE DPM IS BASED ON THE ARID-LANDS HYDROLOGIC MODEL (AHYMO) CALCULATIONS. A SIMPLIFIED PROCEDURE FOR PROJECTS WITH BASINS SMALLER THAN 40 ACRES HAS BEEN DEVELOPED BASED ON INITIAL ABSTRACTION/UNIFORM INFILTRATION PRECIPITATION LOSSES AND RATIONAL METHOD PROCEDURES.

PRECIPITATION ZONES: SECTION 6-2(A)(1)

BERNALILLO COUNTY WITHIN CITY LIMITS HAS BEEN DIVIDED INTO 4 PRECIPITATION ZONES THAT CAN BE REVIEWED IN SECTION 6-2(A)(1). THE DPM IS BASED ON NATIONAL OCEANIC AND ATMOSPHERIC AGENCY (NOAA) ATLAS 14 PRECIPITATION DATA. FOR THE PROJECT SITE, ZONE 3 HAS BEEN SELECTED FOR LOCATIONS "BETWEEN SAN MATEO AND EUBANK, NORTH OF I-40 AND BETWEEN SAN MATEO AND THE EAST BOUNDARY OF RANGE 4 EAST." AN EXCERPT OF PRECIPITATION DATA FROM TABLE 6.2.8 FOR ZONE 3 FOR THE 100-YEAR STORM EVENT IS INCLUDED BELOW:

PRECIPITATION FOR ZONE 3: 100-YEAR STORM EVENT												
	5	10	12	15	30	60	2	3	6	24	4	10
	MIN	MIN	MIN	MIN	MIN	MIN	HR	HR	HR	HR	DAY	DAY
DEPTH (IN)	0.584	0.889		1.100	1.480	1.840	2.150	2.220	2.430	2.840	3.290	4.100
INTENSITY (IN/HR)	7.01	5.33	4.96	4.40	2.96	1.84	1.08	0.74	0.41	0.12	0.03	0.02

FROM DPM TABLE 6.2.8

LAND TREATMENTS: SECTION 6-2(A)(2)

LAND AREAS ARE DESCRIBED BY ONE OF FOUR BASIC LAND TREATMENTS OR BY A COMBINATION OF THE FOUR LAND TREATMENTS. LAND TREATMENTS CAN BE REVIEWED IN TABLE 6.2.9.

LAND TREATMENTS IN PROJECT SITE					
BASIN ID	AREA (ACRES)	LAND TREATMENT A (ACRES)	LAND TREATMENT B (ACRES)	LAND TREATMENT C (ACRES)	LAND TREATMENT D (ACRES)
EXISTING SITE	1.72	1.72			
PROPOSED SITE	1.72			1.12	0.60

ABSTRACTIONS: SECTION 6-2(A)(3)

INITIAL ABSTRACTION IS THE PRECIPITATION DEPTH THAT MUST BE EXCEEDED BEFORE DIRECT RUNOFF BEGINS. INITIAL ABSTRACTION MAY BE INTERCEPTED BY VEGETATION, RETAINED IN SURFACE DEPRESSIONS, OR ABSORBED ON THE WATERSHED SURFACE.

ABSTRACTION IN PROJECT SITE BY LAND TREATMENT					
BASIN ID	ABSTRACTION FOR TREATMENT A	ABSTRACTION FOR TREATMENT B	ABSTRACTION FOR TREATMENT C	ABSTRACTION FOR TREATMENT D	WEIGHTED INITIAL ABSTRACTION (IN)
SITE	0.65	0.50	0.35	0.10	0.15

FROM TABLE 6.2.11 IN DPM

EXCESS PRECIPITATION AND VOLUMETRIC RUNOFF: SECTION 6-2(A)(4)

EXCESS PRECIPITATION, E, IS THE DEPTH OF PRECIPITATION REMAINING AFTER ABSTRACTIONS ARE REMOVED. EXCESS PRECIPITATION DOES NOT DEPEND ON WATERSHED AREA. EXCESS PRECIPITATION IS DETERMINED BY SUBTRACTING THE INITIAL ABSTRACTION AND INFILTRATION FROM THE DESIGN STORM HYDROGRAPH.

EXCESS PRECIPITATION IN PROJECT SITE BY LAND TREATMENT					
BASIN ID	EXCESS PRECIPITATION TREATMENT A	EXCESS PRECIPITATION TREATMENT B	EXCESS PRECIPITATION TREATMENT C	EXCESS PRECIPITATION TREATMENT D	WEIGHTED EXCESS PRECIPITATION (IN)
SITE	0.67	0.86	1.09	2.58	2.30

FROM TABLE 6.2.13 IN DPM

DEVELOPED VOLUMETRIC RUNOFF PER EQUATION 6.2

SITE EXISTING = 6,867 CU-FT  
SITE PROPOSED = 11,921 CU-FT

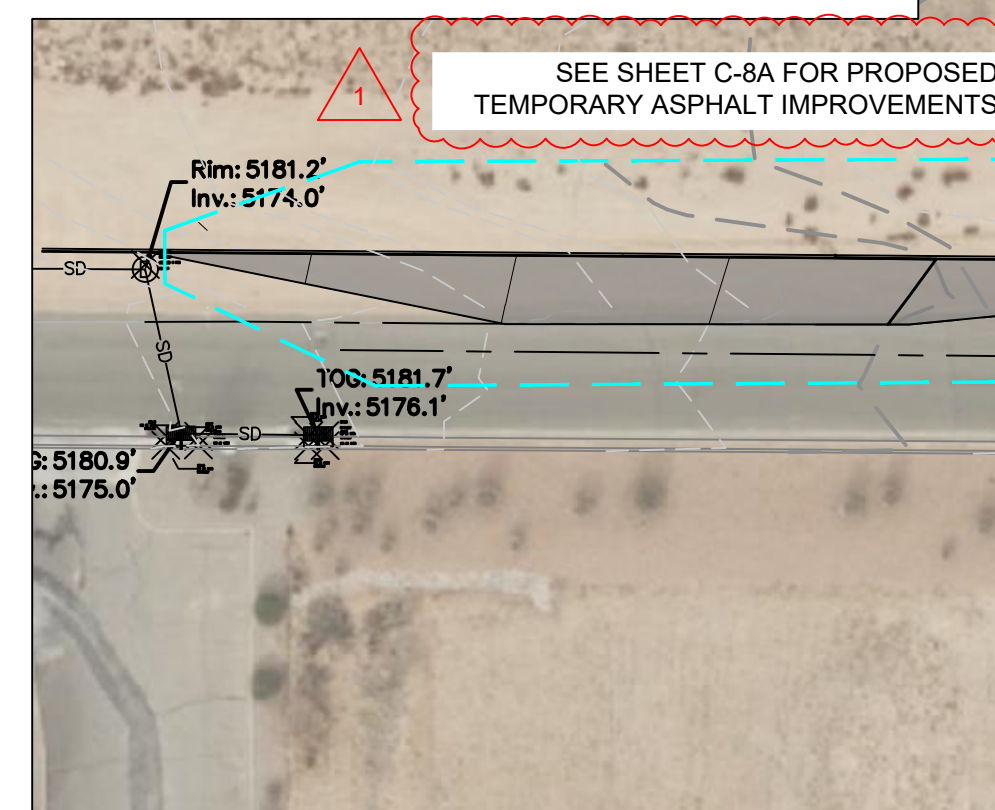
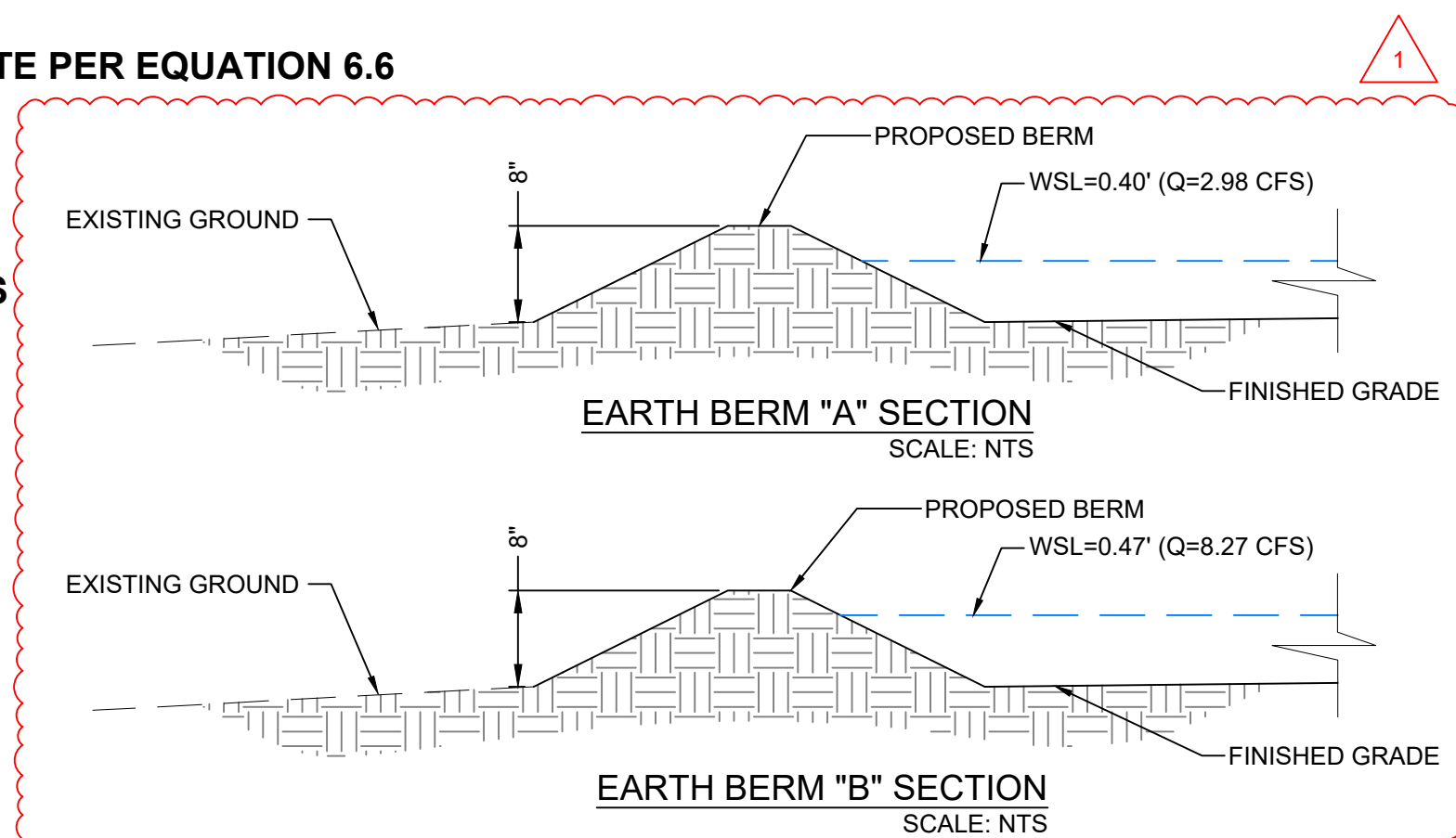
PEAK DISCHARGE RATE FOR SMALL WATERSHEDS: SECTION 6-2(A)(5)

PEAK DISCHARGE RATES ARE GIVEN IN TABLE 6.2.14 FOR SMALL WATERSHEDS, LESS THAN OR EQUAL TO 40 ACRES, WHERE THE TIME OF CONCENTRATION IS ASSUMED TO BE 12 MINUTES.

DEVELOPED PEAK DISCHARGE RATE PER EQUATION 6.6

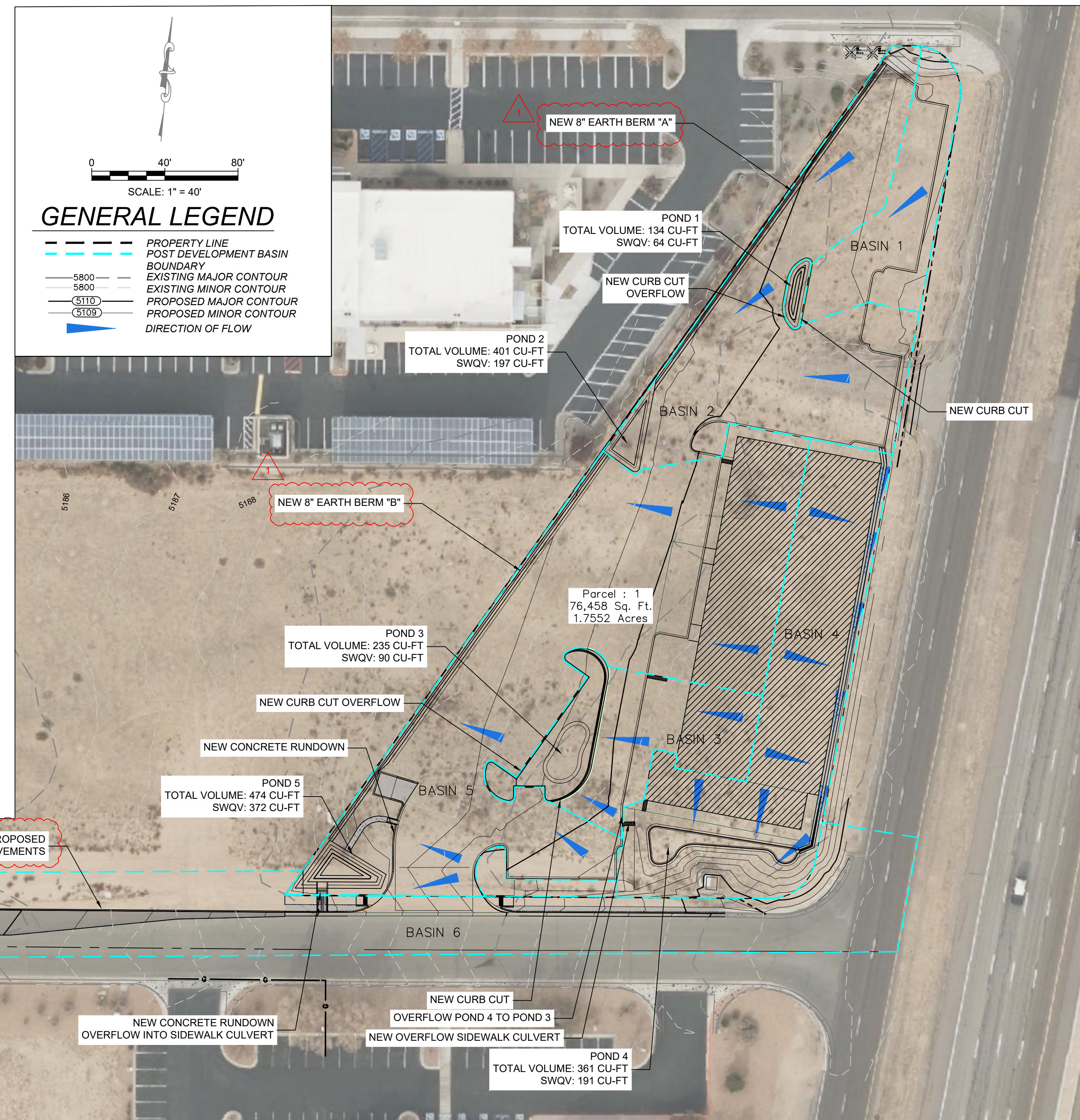
ONSITE EXISTING = 3.22 CFS  
OFFSITE EXISTING = 1.05 CFS

ONSITE PROPOSED = 6.02 CFS  
OFFSITE PROPOSED = 2.25 CFS  
TOTAL TO INLET = 8.27 CFS



STORM WATER QUALITY VOLUME  
TO CALCULATE THE REQUIRED SWQV, THE IMPERVIOUS AREA IS MULTIPLIED BY 0.42" FOR NEW DEVELOPMENT OR 0.26" FOR REDEVELOPMENT SITES.  
(0.60 AC \* 43,560 FT / AC) \* (0.42 IN \* 1 FT / 12 IN) = 914 CU-FT

HYDROLOGIC RESULTS SUMMARY					
BASIN	AREA	100-YR, 24-HR DISCHARGE	100-YR, 24-HR	CALCULATED SWQV	PROVIDED SWQV
	ACRES	CFS	CU-FT	CU-FT	CU-FT
SITE HISTORIC (1-5)	1.72	3.22	6,867	N/A	N/A
OFFSITE HISTORIC (6)	0.57	1.05	2,234	N/A	N/A
TOTAL	2.29	4.27	9,102		
ONSITE DEVELOPED BASIN 1	0.12	0.43	842	64	134
ONSITE DEVELOPED BASIN 2	0.37	1.30	2,566	197	401
ONSITE DEVELOPED BASIN 3	0.17	0.60	1,188	90	235
ONSITE DEVELOPED BASIN 4	0.36	1.25	2,475	191	361
ONSITE DEVELOPED BASIN 5	0.70	2.45	4,850	372	474
OFFSITE DEVELOPED BASIN 6	0.57	2.25	5,031		
ONSITE TOTAL	1.72	6.02	11,921	914	1,605
OFFSITE TOTAL	0.57	2.25	5,031	-	-
TOTAL	2.29	8.27	16,952	914	1,605



City of Albuquerque  
Planning Department  
Development Review Services  
**HYDROLOGY SECTION**  
**APPROVED**  
DATE: 2/6/2026  
BY: [Signature]  
Hydrology #: B18D022

THE APPROVAL OF THESE PLANS REPRESENTS THAT THE CITY OF ALBUQUERQUE HAS REVIEWED THE PLANS AND FOUND THEM TO BE IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE ORDINANCES AND STANDARDS. THE CITY OF ALBUQUERQUE DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED IN THESE PLANS. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING ALL NECESSARY INFORMATION FROM THE APPROPRIATE AGENCIES. THE CITY OF ALBUQUERQUE SHALL NOT BE LIABLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THESE PLANS. THE APPROVAL OF THESE PLANS REPRESENTS THAT THE CITY OF ALBUQUERQUE HAS REVIEWED THE PLANS AND FOUND THEM TO BE IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE ORDINANCES AND STANDARDS. THE CITY OF ALBUQUERQUE DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED IN THESE PLANS. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING ALL NECESSARY INFORMATION FROM THE APPROPRIATE AGENCIES. THE CITY OF ALBUQUERQUE SHALL NOT BE LIABLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THESE PLANS.

By: [Signature] CLW / RJS

Description: VENICE IMPROVEMENT REVISION / BERM

Rev. # / Date: 1 / 01/26

SOUDEUR, MILLER & ASSOCIATES  
Engineering • Environmental • Geomatics  
Serving the Southwest & Rocky Mountains  
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Phone: (505) 295-0942 Fax: (505) 295-3430  
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ALBUQUERQUE, NEW MEXICO

CLIENT: VERDE MANAGEMENT

VENICE VOLLEYBALL COURTS  
ALBUQUERQUE, NEW MEXICO  
PROPOSED DRAINAGE PLAN

RYAN J. CURLEY  
NEW MEXICO  
26822  
PROFESSIONAL ENGINEER

2/3/2026 2/5/2024

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED

Designed: SMA Drawn: CLW Checked: RJS

Date: January 2026

Scale: Horiz: N/A Vert: N/A

Project No: 9432605

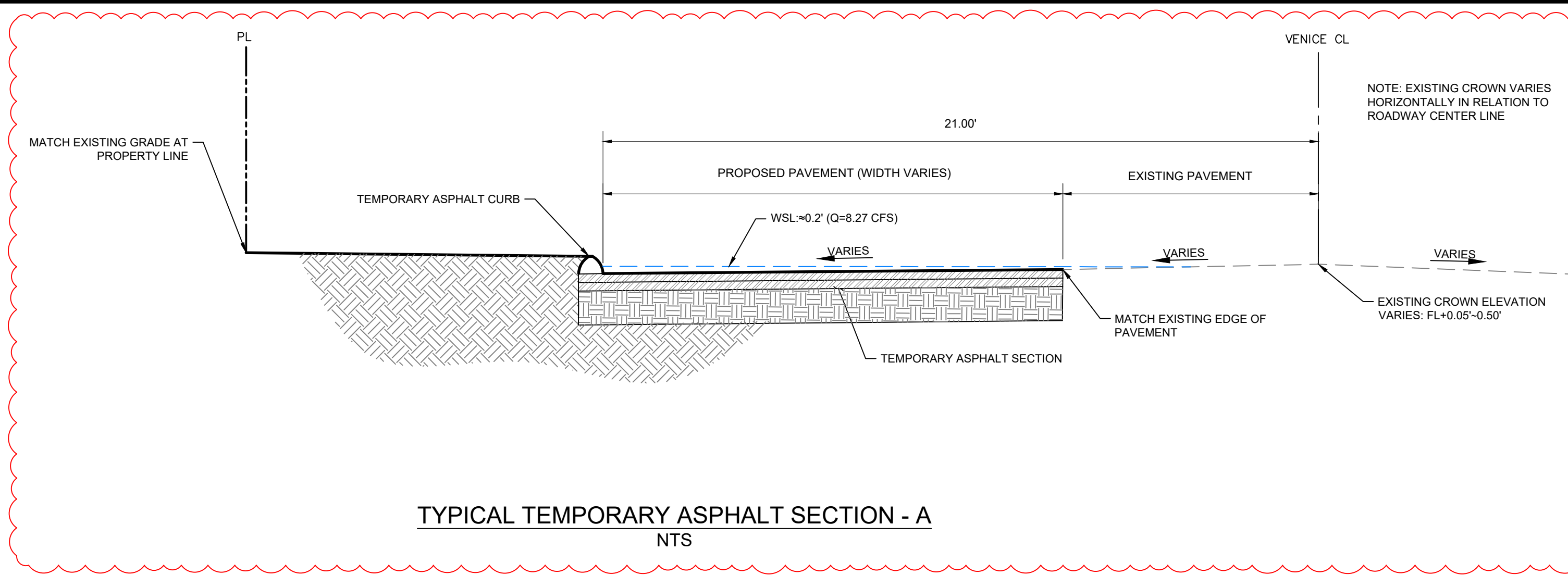
Sheet: C-7



**LEGEND**

- PROPERTY LINE
- - - - - ACCESS & UTILITY EASEMENT
- > PROPOSED FLOWLINE
- 5200 ○ PROPOSED MAJOR CONTOUR
- 5201 ○ PROPOSED MINOR CONTOUR
- - - - - 5200 - - - - - EXISTING MAJOR CONTOUR
- - - - - EXISTING MINOR CONTOUR
- ▨ PROPOSED BUILDING
- ▨ PROPOSED LANDSCAPE AREA

HYDROLOGIC RESULTS SUMMARY		
BASIN	AREA	100-YR, 24-HR DISCHARGE
ONSITE	1.72	6.02
OFFSITE	0.57	2.25
TOTAL	2.29	8.27



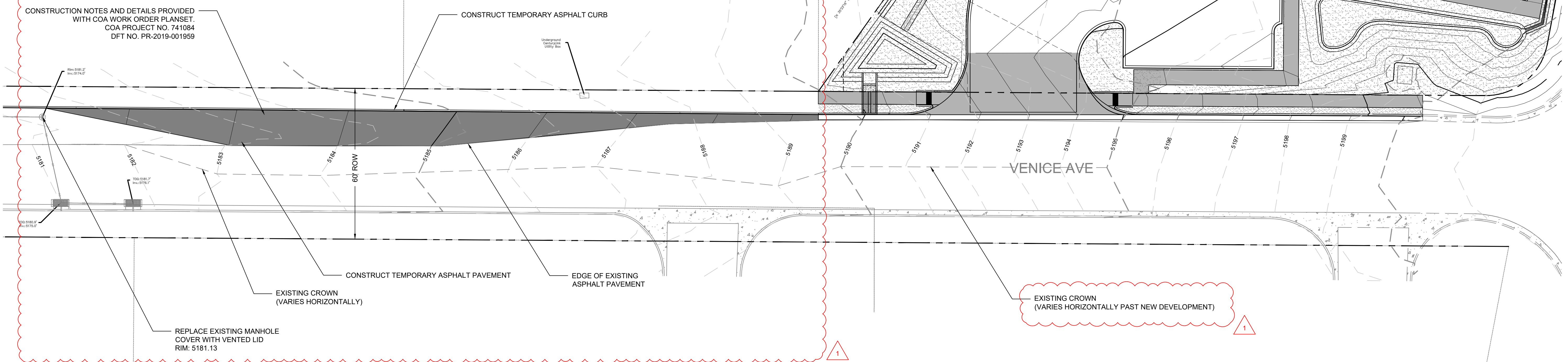
Worksheet: Venice Street Section

Uniform Flow Gradually Varied Flow Messages

Solve For: Discharge Friction Method: Manning Formula

Roughness Coefficient: 0.013	Flow Area: 2.2 ft <sup>2</sup>
Channel Slope: 0.025 ft/ft	Wetted Perimeter: 19.1 ft
Elevation: 0.23 ft	Hydraulic Radius: 1.4 in
Elevation Range: 0.0 to 0.5 ft	Top Width: 18.90 ft
Discharge: 9.29 cfs	Normal Depth: 2.8 in
	Critical Depth: 3.7 in
	Critical Slope: 0.004 ft/ft
	Velocity: 4.26 ft/s
	Velocity Head: 0.28 ft
	Specific Energy: 0.51 ft
	Froude Number: 2.209
	Flow Type: Supercritical

Calculation Successful.



City of Albuquerque  
Planning Department  
Development Review Services  
**HYDROLOGY SECTION**  
**APPROVED**

DATE: 2/6/2026  
BY: *Curtis M. [Signature]*  
HydroTrans #: B18D022

THE APPROVAL OF THESE PLANS/REPORTS SHALL NOT BE CONSTRUED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUESTING 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.



**To Request a Line Locate Dial 811**

New Mexico state law requires everyone involved in any excavation to provide at least two working days' notice to owners of underground facilities when a dig is planned. All facility owners are then required to mark the locations of any underground lines or take other appropriate measures to protect them.

Rev #	Date	Description	By	CHKD	CLW	RJC
1	07/26	VENICE IMPROVEMENT REVISION / BERM				

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ALBUQUERQUE, NEW MEXICO  
**VENICE VOLLEYBALL COURTS**  
ALBUQUERQUE, NEW MEXICO  
**PROPOSED GRAVEL SWALE IMPROVEMENTS**  
(FOR INFORMATION ONLY)

RYAN J. CURLEY  
NEW MEXICO  
26622  
PROFESSIONAL ENGINEER

2/3/2026 2/5/2024

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Designed	Drawn	Checked
SMA	CLW	RJS

Date: January 2026  
Scale: Horiz: N/A  
Vert: N/A  
Project No: 9432605  
Sheet: C-8A