

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

November 14, 2025

Yolanda Montoya
RM Design Inc.
8724 Alameda Park Dr NE Ste G
Albuquerque, NM 87113

**RE: 6116 Casa Blanca Dr NW
Grading and Drainage Plans
Engineer's Stamp Date: 11/11/2025
Hydrology File: E10D132
Case # HYDR-2025-00401**

Dear Ms. Montoya:

Based upon the information provided in your submittal received 11/11/2025, the Grading & Drainage Plan is approved for Building Permit and Grading 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

PRIOR TO CERTIFICATE OF OCCUPANCY:

Albuquerque

1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.

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 (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., C.F.M.
Senior Engineer, Hydrology
Planning Department, Development Review Services

PURPOSE:
THE PURPOSE OF THIS PLAN IS TO ESTABLISH THE FINISHED FLOOR ELEVATION, SITE LAYOUT, CONCRETE FLATWORK AND GENERAL LOT DRAINAGE OF THE SITE. THE DRAINAGE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE 2020 REVISION TO THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL, AND IN ACCORDANCE WITH THE SPECIAL ASSESSMENT DISTRICT 227 DRAINAGE PLAN.

EXISTING CONDITIONS:
THE SITE LIES WITHIN THE SAD 227 MASTER DRAINAGE PLAN BOUNDARIES. THE SITE IS CURRENTLY UNDEVELOPED AND DRAINS FROM WEST TO EAST TOWARDS THE PRIVATE RESIDENTIAL LOT 24, BLOCK 8 AND ULTIMATELY TOWARDS THE OPEN SPACE PROPERTY.

PROPOSED CONDITIONS:
THE SITE WILL BE DEVELOPED IN ITS ENTIRETY FOR A SINGLE-FAMILY RESIDENTIAL HOME WITH THE INTENTION OF MAINTAINING THE EXISTING DRAINAGE PATTERN OF DRAINING FROM WEST TO EAST. THE DEVELOPED SITE WILL EXCEED THE SAD 227 DEVELOPED CONDITIONS ASSUMPTIONS. THEREFORE WILL REQUIRE SOME ONSITE PONDING. DRAINAGE WILL BE CONVEYED TOWARDS THE BACKYARD VIA EARTHEN SWALES. POND 1 IS LOCATED IN THE FRONT YARD AND WILL PICK UP A MAJORITY OF FLOWS GOING AROUND THE FRONT OF THE HOUSE BEFORE MAKING ITS WAY TOWARDS THE BACKYARD POND. POND 2, WHICH WILL BE LOCATED ALONG THE NEW GARDENYARD WALL AT THE EAST END OF THE BACK YARD. TWO TURN BLOCKS WILL BE PLACED IN THE WALL AT THE TOP ELEVATION OF POND 2 SO THAT RUNOFF CAN DISCHARGE TOWARDS THE OPEN SPACE PROPERTY AFTER THE REQUIRED DETENTION VOLUME HAS BEEN MET ONSITE.

THE WATER QUALITY VOLUME REQUIREMENTS ARE LESS THAN THE DETENTION PONDING VOLUME REQUIREMENTS, THEREFORE ARE MET WITH THE PROPOSED GRADING AND DRAINAGE STRATEGY.

Weighted E Method

Basin ID	Area (sf)	Area (acres)	Area (sq miles)	Basin Descriptions				100-Year, 6-Hr				100-Year, 24-Hr			
				Treatment A %	Treatment B %	Treatment C %	Treatment D %	Weighted E (in)	Volume (ac-ft)	Flow cfs	Volume (ac-ft)				
Allowed	16,112.84	0.370	0.00058	0%	0.000	20%	0.074	46%	0.170	34%	0.126	1.345	0.0414	1.17	0.0448
Proposed	16,112.84	0.370	0.00058	0%	0.000	20%	0.074	32%	0.118	48%	0.178	1.525	0.0470	1.23	0.0517

Equations:

Weighted E = $E_a \cdot A_a + E_b \cdot A_b + E_c \cdot A_c + E_d \cdot A_d$ / (Total Area)

Volume = Weighted E * Total Area

Flow = $Q_a \cdot A_a + Q_b \cdot A_b + Q_c \cdot A_c + Q_d \cdot A_d$

24-Hr Volume = $V_{360} + Ad \cdot (P_{1440} - P_{360}) / 12$

Excess Precipitation, E (in.)

Zone 1	100-Year	10-Year
Ea	0.55	0.11
Eb	0.73	0.26
Ec	0.95	0.43
Ed	2.24	1.43

Peak Discharge (cfs/acre)

Zone 1	100-Year	10-Year
Qa	1.54	0.30
Qb	2.16	0.81
Qc	2.87	1.46
Qd	4.12	2.57

Water Quality Volume:

Total Impervious Area = 0.178 Acres = 7,753 SF

Retention depth = 0.42" = 0.035'

Retention Volume = 0.035' * 7,753 = 271 CF = 0.006 Ac-Ft

24-Hr Ponding Volume:

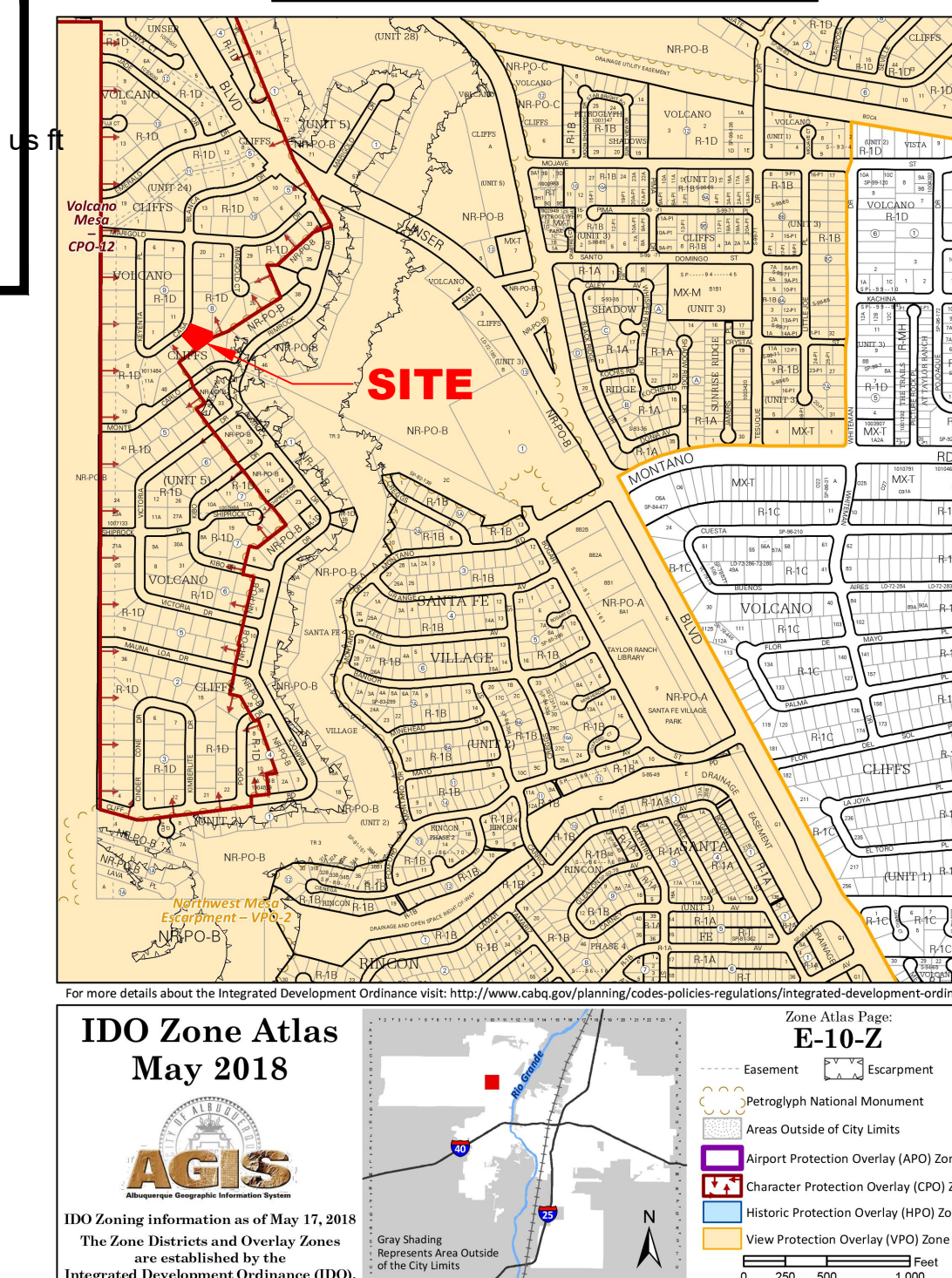
Detention Volume = 24-hr Vol (Proposed) - 24-hr Vol (Allowed) = 0.0517 - 0.0448 = 0.0069 Ac-Ft = 300 CF

Detention Vol > Water Quality Volume = Use Detention Volume for Ponding Requirement

FEMA FLOOD MAP:



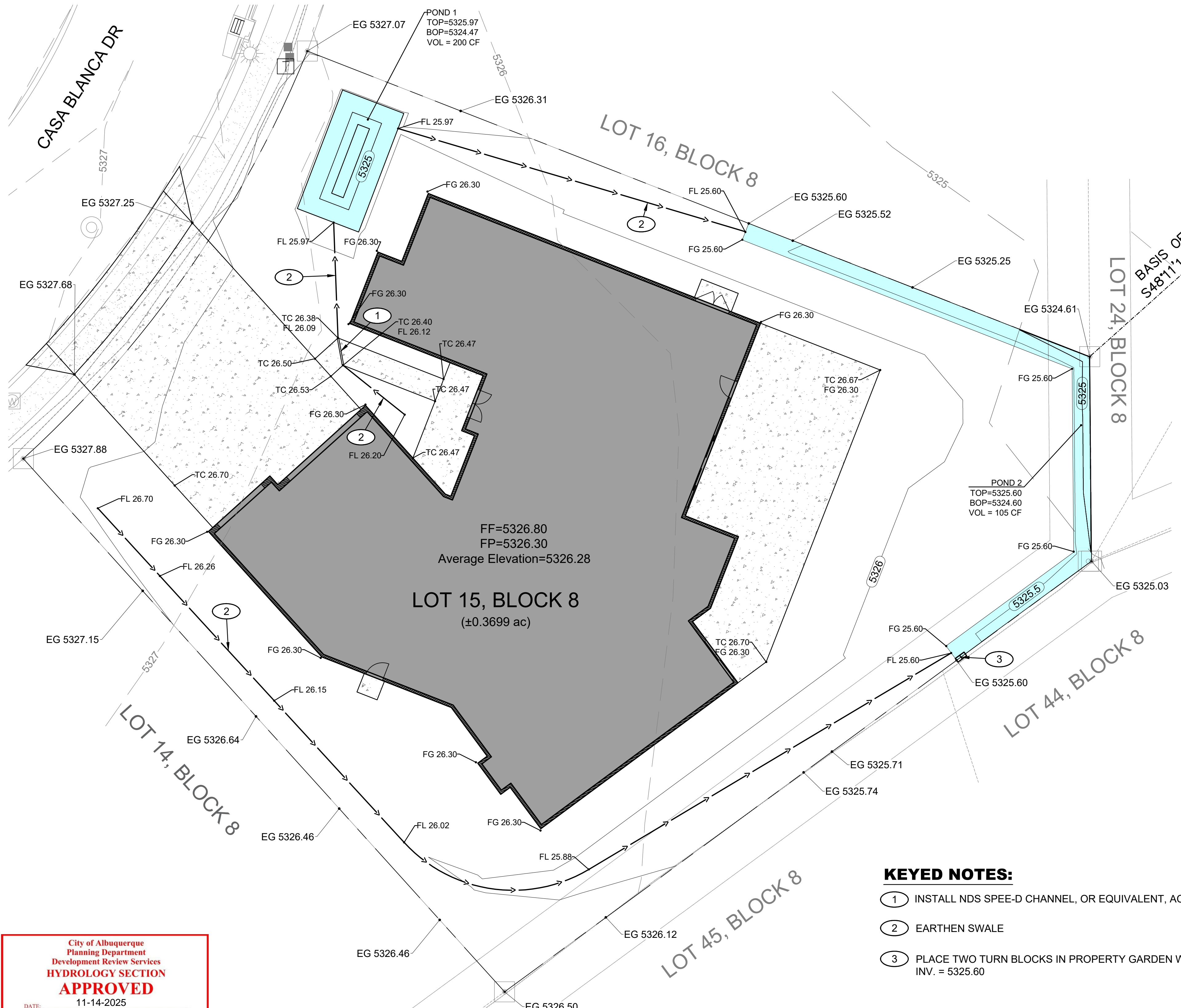
VICINITY/ZONE ATLAS MAP:



COA Control 3-E10
NAD83 NMSP Central Zone
N = 1512627.946 us ft
E = 1499059.808 us ft
Z = 5,318.888 us ft NAVD 1988
Ground to Grid = 0.999672416
Mapping Angle = -0_16_20.35

Cut/Fill Summary

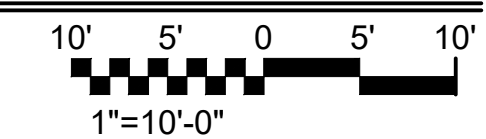
Name	Cut	Fill	2d Area	Cut	Fill	Net
VOL	1.000	1.250	16451.74 Sq. Ft.	114.28 Cu. Yd.	127.56 Cu. Yd.	13.28 Cu. Yd.<Fill>
Totals			16451.74 Sq. Ft.	114.28 Cu. Yd.	127.56 Cu. Yd.	13.28 Cu. Yd.<Fill>



KEYED NOTES:

- 1 INSTALL NDS SPEE-D CHANNEL, OR EQUIVALENT, ACROSS SIDEWALK
- 2 EARTHEN SWALE
- 3 PLACE TWO TURN BLOCKS IN PROPERTY GARDEN WALL FOR LOT OUTFALL INV. = 5325.60

GRADING & DRAINAGE PLAN



LEGEND

- PROPERTY BOUNDARY
- EXISTING FEATURES
- EXISTING CONTOURS
- NEW FEATURES
- NEW CONTOURS
- EARTHEN SWALE
- FINISH GRADE SPOT ELEVATION
- SURVEY CONTROL POINT
- PROPOSED CONCRETE/SIDEWALK
- PROPOSED BUILDING
- PROPOSED PONDING

ABBREVIATIONS

- BOP - BOTTOM OF POND ELEVATION
- EG - EXISTING GRADE ELEVATION
- FF - FINISHED FLOOR ELEVATION
- FL - FLOWLINE ELEVATION
- FP - FINISHED PAD ELEVATION
- TC - TOP OF CONCRETE ELEVATION
- TOP - TOP OF POND ELEVATION
- VOL - VOLUME

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 11-14-2025
BY: [Signature]
HydroTrans # E10D132

THE APPROVAL OF THESE PLANS REPORTS SHALL NOT BE CONSIDERED TO PREVENT VIOLATIONS OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUESTING CORRECTIONS FOR ERRORS OR OMISSIONS IN PLANS, SPECIFICATIONS, OR CONSTRUCTION DOCUMENTS. SUCH APPROVED PLANS REPORTS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT A CORRECTION.

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.

NOTES:

1. PERFORM ALL WORK IN ACCORDANCE WITH THE COA STANDARD SPECIFICATIONS, LATEST EDITION.
2. VERIFY ALL GRADES, DIMENSIONS, AND CONDITIONS IN THE FIELD. REPORT DISCREPANCIES TO THE OWNER/ENGINEER BEFORE PROCEEDING.
3. LIMIT GRADING TO WITHIN PROPERTY LIMITS AND PERMITTED LIMITS OF DISTURBANCE. PROTECT ADJOINING PROPERTIES, PUBLIC RIGHT-OF-WAY, AND ALL EXISTING IMPROVEMENTS.
4. CONTRACTOR IS RESPONSIBLE FOR DAMAGE PREVENTION, TEMPORARY DRAINAGE, AND SITE SAFETY AT ALL TIMES.
5. CALL 811 BEFORE YOU DIG AND VERIFY UTILITY LOCATIONS AND DEPTHS PRIOR TO EXCAVATION. NOTIFY ENGINEER OF ANY POTENTIAL CONFLICTS.
6. ASSURE ALL EARTHEN SWALES PROVIDE POSITIVE DRAINAGE CONVEYANCE IN THE DIRECTION INTENDED PER PLAN.
7. EARTHWORK SHALL CONFORM TO THE GEOTECHNICAL REPORT (IF PROVIDED), WHERE ABSENT, USE BEST PRACTICE: REMOVE ORGANICS/TOPSOIL FROM STRUCTURAL AREAS; PROOF-ROLL, SCARIFY, MOISTURE CONDITION, AND RECOMPACT SUBGRADE.

REV	DESCRIPTION	BY	DATE

AMENDMENTS

AMANDA HERRERA, P.E.
8935 DESERT FOX WAY NE
ALBUQUERQUE, NM 87122
TEL: (505) 974-7794

CLIENT	STEPHEN STRATTON 5024 CALLE ESPANA NW ALBUQUERQUE, NM 87120
SITE	6116 CASA BLANCA DR NW ALBUQUERQUE, NM 87120
TITLE	GRADING & DRAINAGE PLAN
SCALE	1"=10'
DATE	11/11/2025
DRAWN BY	AJH
PROJECT NO.	2025001
SHEET NO.	C01
DRAWING NO.	C01