CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director

Mayor Timothy M. Keller

June 10, 2025

Mike Walla, P.E.
Walla Engineering
6501 Americas Pwky NE, Suite 301
Albuquerque, NM 87110

RE: Harvey-Abruzzo Residence
9902 Masters Drive NE
Grading & Drainage Plan
Engineer's Stamp Date: 6/5/25
Hydrology File: E21D036
Case # HYDR-2025-00202

Dear Mr. Walla:

Based upon the information provided in your submittal received 06/05/2025, 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

Albuquerque

NM 87103

www.cabq.gov

PRIOR TO CERTIFICATE OF OCCUPANCY:

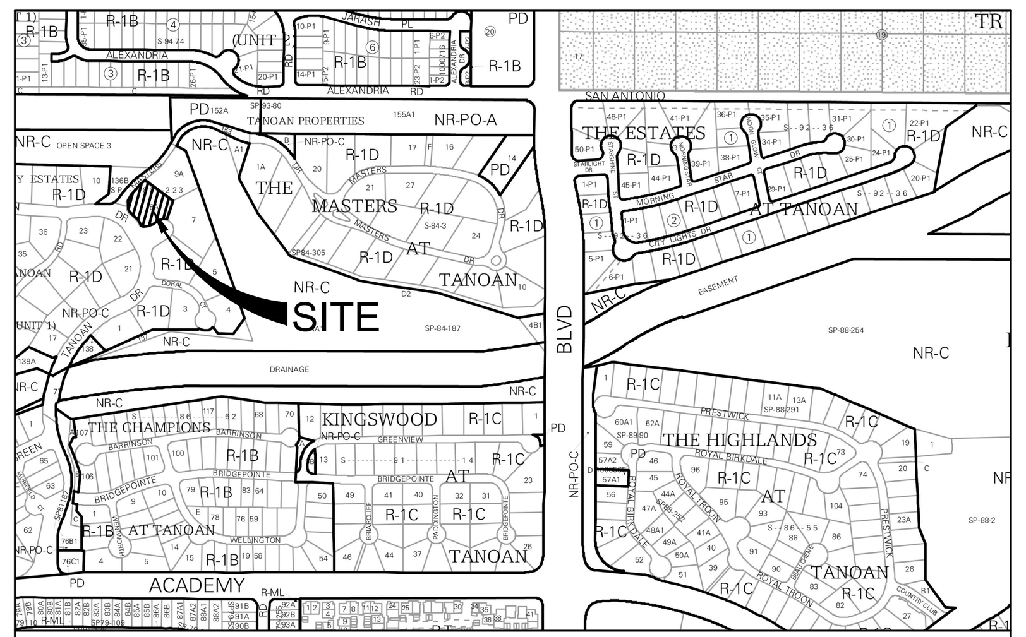
1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.

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



VICINITY MAP E-21-Z

LEGAL DESCRIPTION

LOT 8A AS SHOWN ON THE AMENDED FAIRWAY ESTATES AT TANOAN, UNIT ONE, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED

DATE: 6/10/2025
BY: [signature]
HydroTrans # E21D036

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 REQUIRING 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 PULLED ON THE DEVELOPMENT.

LEGEND

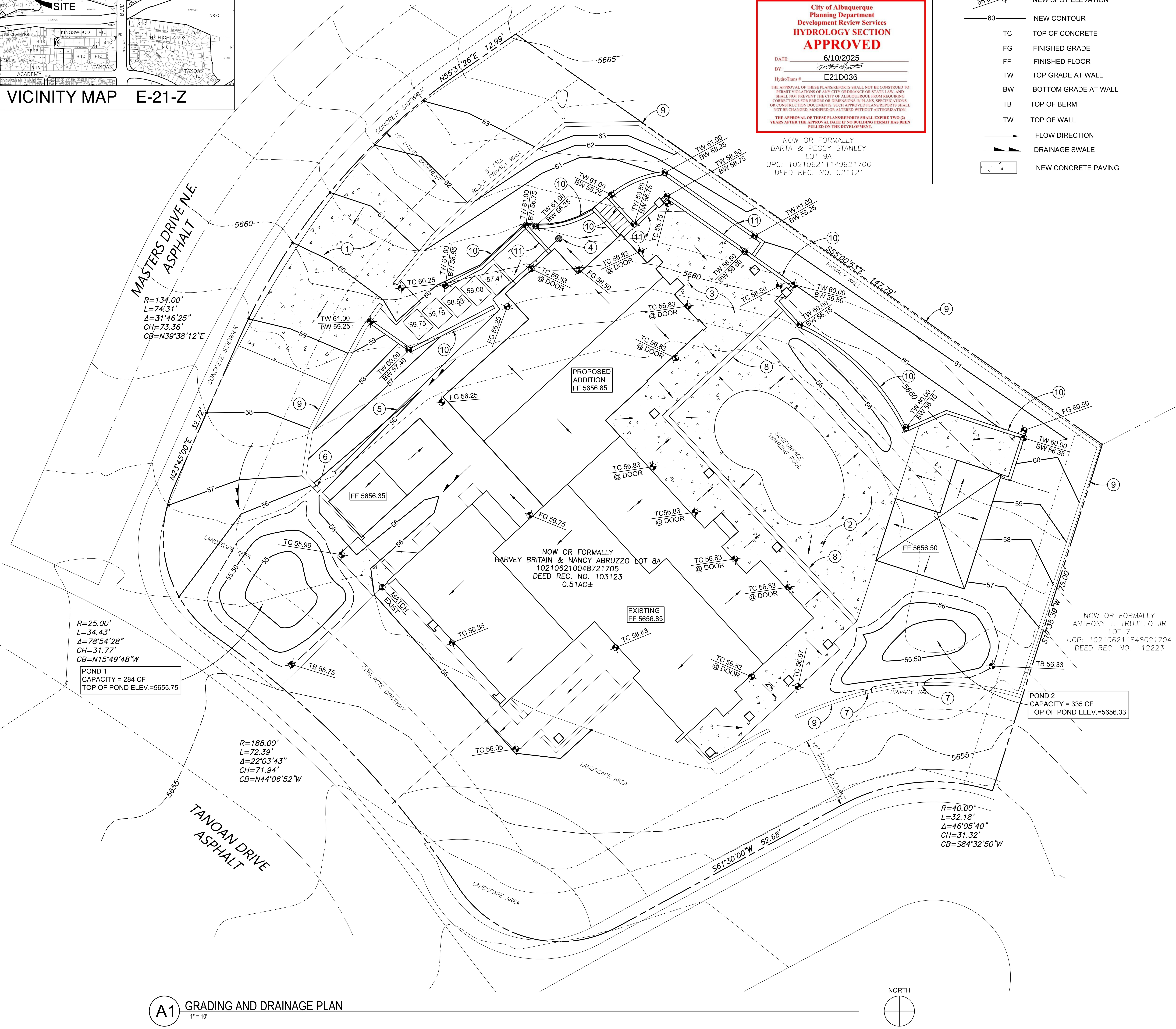
— - — - —	PROPERTY LINE
– – 5660 – –	EXISTING CONTOUR
55.00	NEW SPOT ELEVATION
—— 60 ——	NEW CONTOUR
TC	TOP OF CONCRETE
FG	FINISHED GRADE
FF	FINISHED FLOOR
TW	TOP GRADE AT WALL
BW	BOTTOM GRADE AT WALL
TB	TOP OF BERM
TW	TOP OF WALL
→	FLOW DIRECTION
	DRAINAGE SWALE
	NEW CONCRETE PAVING

SHEET GENERAL NOTES

A PROVIDE SPLASH BLOCKS AT ALL ROOF DOWN SPOUTS AND DRAINS AT GRADE

○ SHEET KEYNOTES

1. NEW CONCRETE PARKING
2. NEW CONCRETE POOL DECK
3. NEW CONCRETE PATIO
4. NYLOPLAST AREA DRAIN WITH 4"Ø PVC OUTLET PIPE - TOP OF GRATE ELEVATION = 56.25
5. 4"Ø PVC DRAIN LINE - DAYLIGHT AT GRADE
6. 6"x16" DRAIN BLOCK IN WALL AT GRADE - INVERT = 55.67 +/-
7. 6"X16" DRAIN BLOCK IN WALL AT GRADE - INVERT = 56.33
8. POOL DECK DRAIN
9. EXISTING CMU WALL TO REMAIN
10. NEW CONCRETE RETAINING WALL PER DETAIL A1/C-201
11. NEW CONCRETE RETAINING WALL PER DETAIL A2/C-201



A1 GRADING AND DRAINAGE PLAN
1" = 10'

Hydrology Calculations

9902 Masters Dr. NE – Site Area = 0.51 acres

Design Criteria: City of Albuquerque Development Process Manual – June 2020
Chapter 6 Drainage, Flood Control, and Erosion Control
Procedure for 40-Acre and Smaller Basins
Precipitation Zone 3 per Section 6-2(A)(1), Table 6.2.7 and Figure 6.2.3
Excess Precipitation, E, per Table 6.2.13
Peak Discharge for Small Watersheds: per Table 6.2.14

PRE-DEVELOPED CONDITIONS – Entire Site

Land Treatment	Area (ac)	Excess Precip. 'E" (in)	Peak Q (cfs/ac)	Coefficient C
A	0.000	0.67	1.84	0.37
B	0.382	0.86	2.49	0.50
C	0.000	1.09	3.17	0.64
D	0.128	2.58	4.49	0.91

Weighted E: [(0.382 x 0.86) + (0.128 x 2.58)]/0.510 = 1.292 in
V_{360} = 1.292 x 0.510 x 43560/12 = 2392 CF
Total Qp = (0.382 x 2.49) + (0.128 x 4.49) = 1.53 CFS

POST-DEVELOPED CONDITIONS – Entire Site

Land Treatment	Area (ac)	Excess Precip. 'E" (in)	Peak Q (cfs/ac)	Coefficient C
A	0.000	0.67	1.84	0.37
B	0.273	0.86	2.49	0.50
C	0.000	1.09	3.17	0.64
D	0.237	2.58	4.49	0.91

Weighted E: [(0.273 x 0.86) + (0.237 x 2.58)]/0.510 = 1.659 in
V_{360} = 1.659 x 0.510 x 43560/12 = 3072 CF
Total Qp = (0.273 x 2.49) + (0.237 x 4.49) = 1.74 CFS

Rational Method Check: 12-minute Peak Intensity, I = 4.96 in/hr
Q = CIA = (0.50 x 4.96 x 0.273) + (0.91 x 4.96 x 0.237) = 1.75 CFS OK

Storm Water Quality Volume, (SWQV)
Impervious Area = 0.237 ac
BMP Volume Required: 0.26" x 0.237 x 43560/12 = 224 CF

SWQV POND 1 VOLUME:

Contour	Area	Volume
55.75	621 SF	
55.50	440 SF	132 CF
55.00	168 SF	152 CF
	SUB TOTAL	284 CF

SWQV POND 2 VOLUME:

Contour	Area	Volume
56.33	643 SF	
56.00	480 SF	185 CF
55.50	119 SF	150 CF
	SUB TOTAL	335 CF

SWQV Total: 284 CF + 335 CF = 619 CF > 224 CF OK

Walla ENGINEERING LTD
Structural Engineering
Civil Engineering
500 Marquette Avenue NW • Suite 1500
Albuquerque • New Mexico • 87102
(505) 881-3008

CONTRACTOR

MIKE J. WALLA NEW MEXICO 11030 REGISTERED PROFESSIONAL ENGINEER
ENGINEER

HARVEY-ABRUZZO RESIDENCE

9902 MASTERS DRIVE NE
ALBUQUERQUE,
NEW MEXICO 87111

MARK	DATE	REVISION

PROJECT NO:	A65-0125
CAD DWG FILE:	
DRAWN BY:	LEK
CHECKED BY:	MJW

SHEET TITLE

GRADING and DRAINAGE PLAN

C-101