CITY OF ALBUQUERQUE

Planning Department Alan Varela, Director



July 11, 2025

Regina Okoye Modulus Architects 8220 San Pedro Drive NE, Suite 520 Albuquerque, NM 87113

RE: 5310 Sequoia Rd. NW

Grading & Drainage Plan

Engineer's Stamp Date: 05/16/2025

Hydrology File: G11D048 Case # HYDR-2025-00180

Dear Ms. Okoye:

PO Box 1293

Based upon the information provided in your submittal received 05/19/2025, 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.

Albuquerque

PRIOR TO CERTIFICATE OF OCCUPANCY:

NM 87103

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

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.

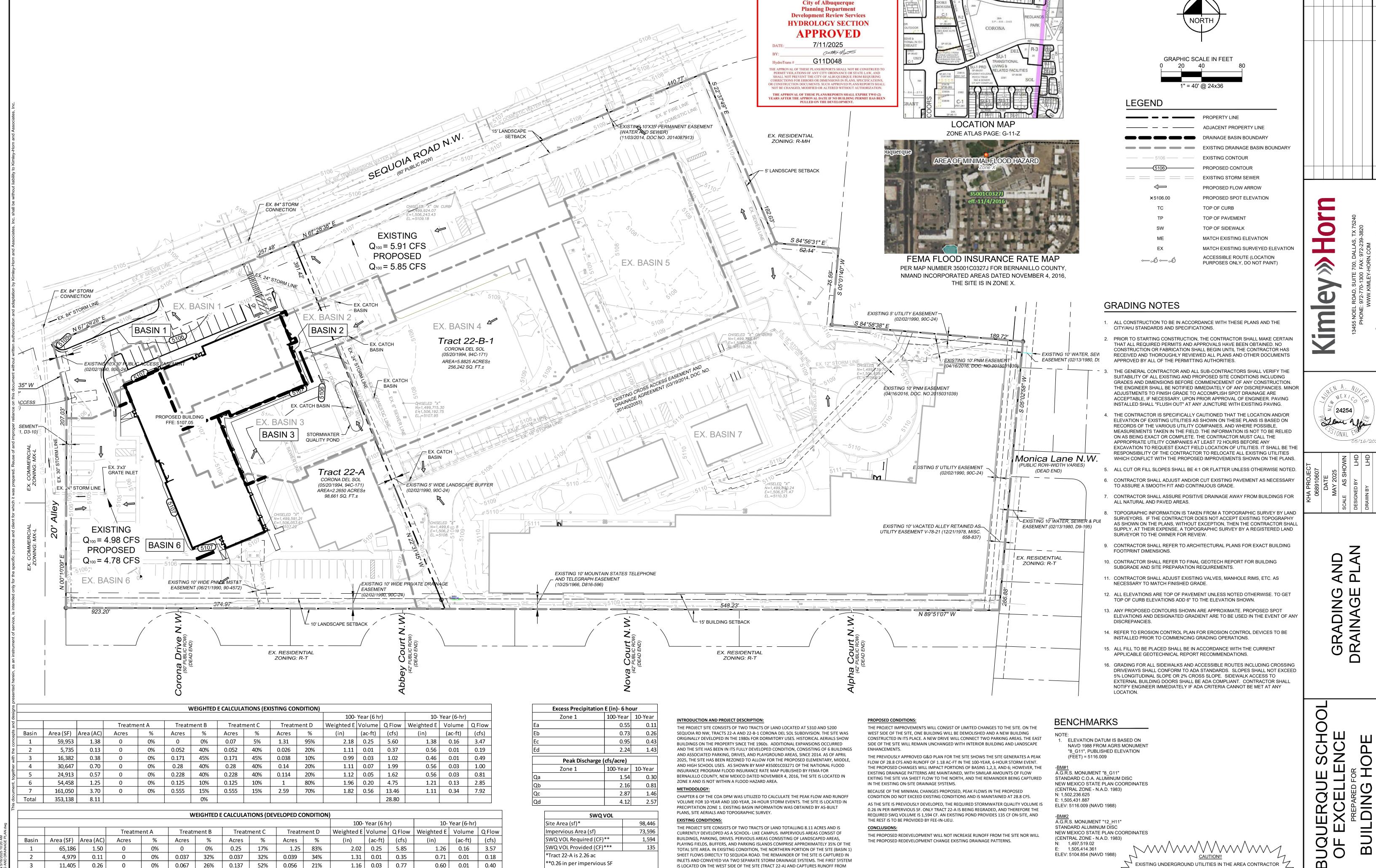
Sincerely,

Anthony Montoya, Jr., P.E., CFM

Senior Engineer, Hydrology

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Planning Department, Development Review Services



BASIN 6 INTO AN EXISTING GRATE INLET ON-SITE WHICH FLOWS INTO A 30" STORM DRAIN

IN THE ADJACENT ALLEY. THIS SYSTEM TIES INTO THE 84" STORM DRAIN IN SEQUIOA ROAD

ON THE WEST SIDE OF THE SITE. THE REMAINDER OF THE SITE DRAINS INTO ON-SITE AREA INLETS AND IS CONVEYED VIA AN ON-SITE STORM DRAINAGE SYSTEM THAT TIES INTO THE

84" STORM DRAIN IN SEQUIOA RD NEAR THE CENTER OF THE SITE. THE 84" STORM DRAIN

SYSTEM OUTFALLS INTO THE RIO GRANDE, EAST OF THE SITE. THERE IS NO OFFSITE FLOW

THAT COMES ONTO THE PROPERTY. BASED ON AS-BUILTS, THE SITE HAS HISTORICALLY

DRAINED TO SEQUOIA ROAD AND THE 84" SYSTEM.

**Deficient volume to be paid by fee-in-lieu

0.56 | 0.03 | 1.00 | *** No Change

0.56 | 0.03 | 0.81 | *** No Change

1.11 0.34 7.92 *** No Change

1.20 0.13 2.86

Total

30,647

24,913

55,016

161,050

353,196

3.70

8.11

0.28

0.125

0% 0.228

40%

40%

10%

0%

0.28

0.145

0% | 0.555 | 15% | 0.555 | 15% | 2.59 | 70%

0.228 | 40% | 0.114 | 20%

11% 0.993

1.11 | 0.07 |

1.12 0.05 1.62

1.94 | 0.20 | 4.78

1.82 | 0.56 | 13.46

1.99

28.81

CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO
EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING
CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF
ANY DISCREPANCIES ON THE PLANS ANY DISCREPANCIES ON THE PLANS.

IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND

VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO

SHEET NUMBER C6.0