

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

January 23, 2026

David Aube
Studio SW Architects
2101 Mountain Rd NW
Albuquerque, NM 87104

**RE: Rawls Residence
2841 Moya Rd NW
Grading and Drainage Plan
Engineer's Stamp Date: 01/19/2026
Hydrology File: H12D032
Case # HYDR-2026-00018**

Dear Mr. Aube:

Based upon the information provided in your submittal received 1/19/2026, the Grading & Drainage Plan is approved for Grading Permit and Building 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.
2. Please provide the Drainage Covenant with Exhibit A for the stormwater quality ponds per Article 6-15(C) of the DPM prior to Permanent Release of Occupancy. Please submit the original copies along with the **\$ 25.00** recording fee check made payable to Bernalillo County to the Hydrology Section of Development Review Services on the Ground floor of Plaza de Sol.

NM 87103

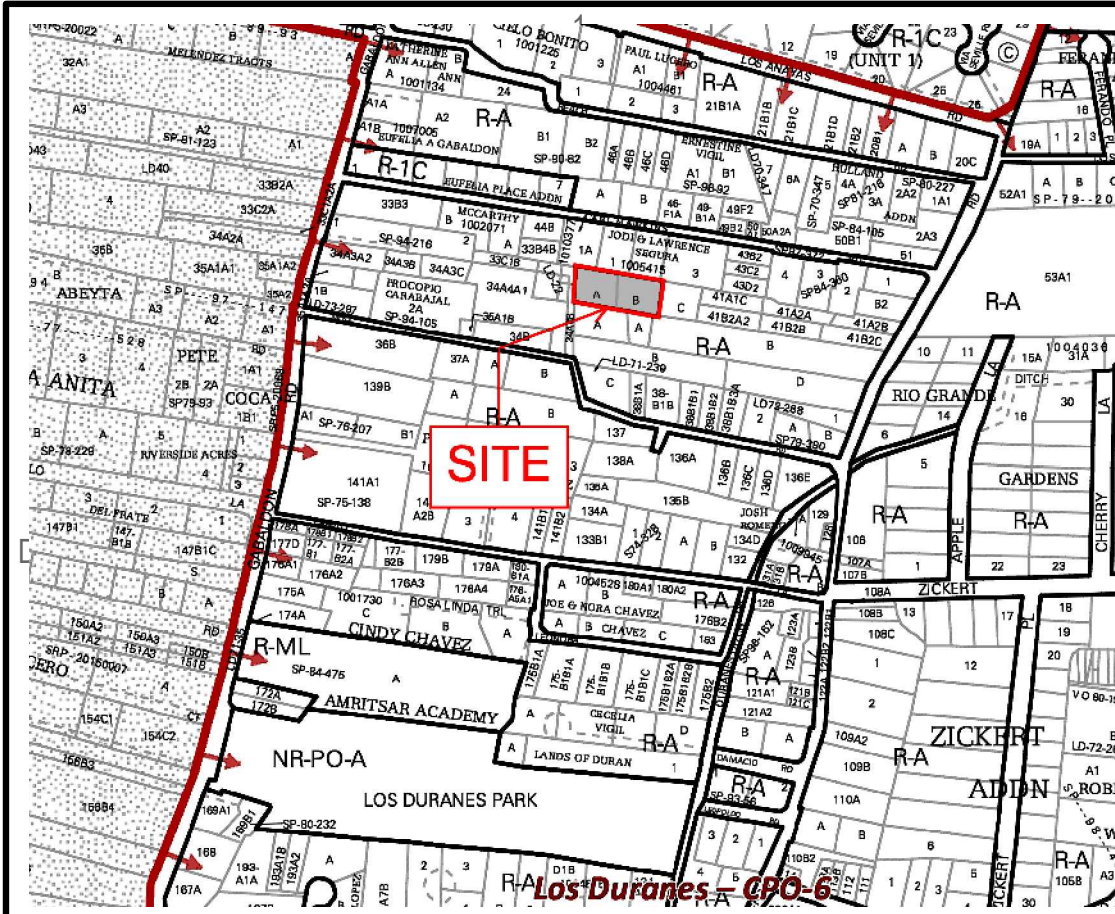
www.cabq.gov

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



2 ZONE ATLAS PAGE
SCALE: NOT TO SCALE



3 FLOOD INSURANCE RATE MAP
SCALE: NOT TO SCALE

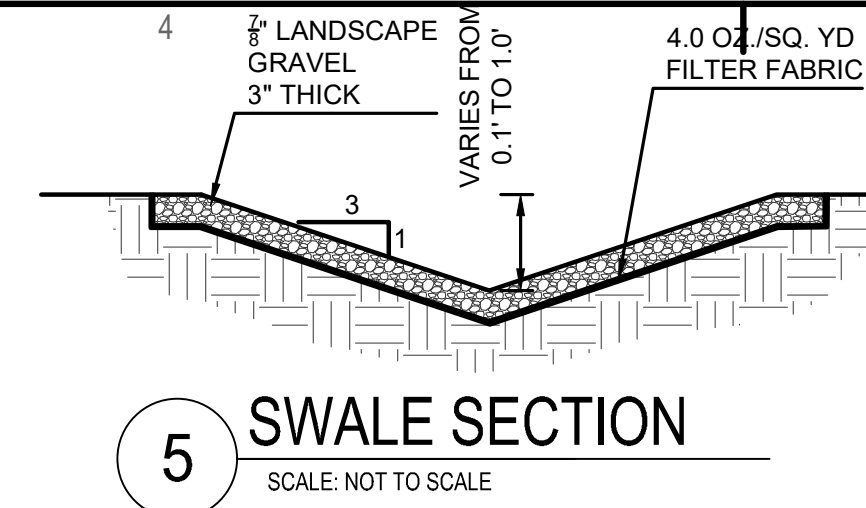
THE SITE IS LOCATED WITHIN A ZONE-X FEMA FLOOD HAZARD ZONE. THE APPLICABLE PANEL FOR FEMA IS 35001C0331H AND WAS LAST AMENDED IN 8/16/2012. THE ZONE X IS CREATED DUE TO THE LEVEE ALONG THE RIO GRANDE. THE MAP HAS AN OVERLAY TITLED "AREA WITH REDUCED FLOOD RISK DUE TO LEVEE"



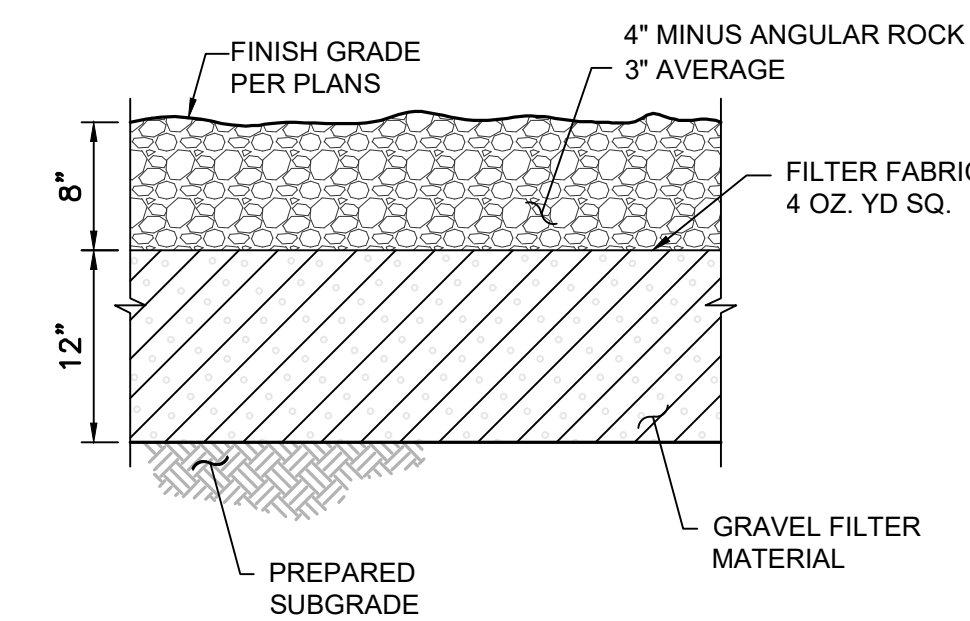
4 USDA SOIL SURVEY
SCALE: NOT TO SCALE

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ag	Agua silty clay loam MLRA 42	0.0	2.1%
Ge	Gila clay loam MLRA 42	0.5	97.9%
Totals for Area of Interest		0.5	100.0%

ONSITE SOILS ARE A MIX OF Ag - AGUA SILTY CLAY LOAM AND Ge - GILA CLAY LOAM. BOTH SOILS ARE HYDROLOGIC SOILS GROUP C. DEPTH TO THE STRATIFIED SAND AND GRAVELLY SAND TO FINE SANDY LOAM IS APPROXIMATELY 24".



5 SWALE SECTION
SCALE: NOT TO SCALE



6 RIPRAP SECTION
SCALE: NOT TO SCALE

NOTE: INSTALL GRAVEL FILTER MATERIAL OR FILTER FABRIC

1/23/2026
COURTNEY M. WOODS
H12D032

STUDIO SOUTHWEST CIVIL DEPARTMENT
2101 Mountain Road NW Suite B | Albuquerque NM 87104
505-843-9639 | www.studioswarch.com

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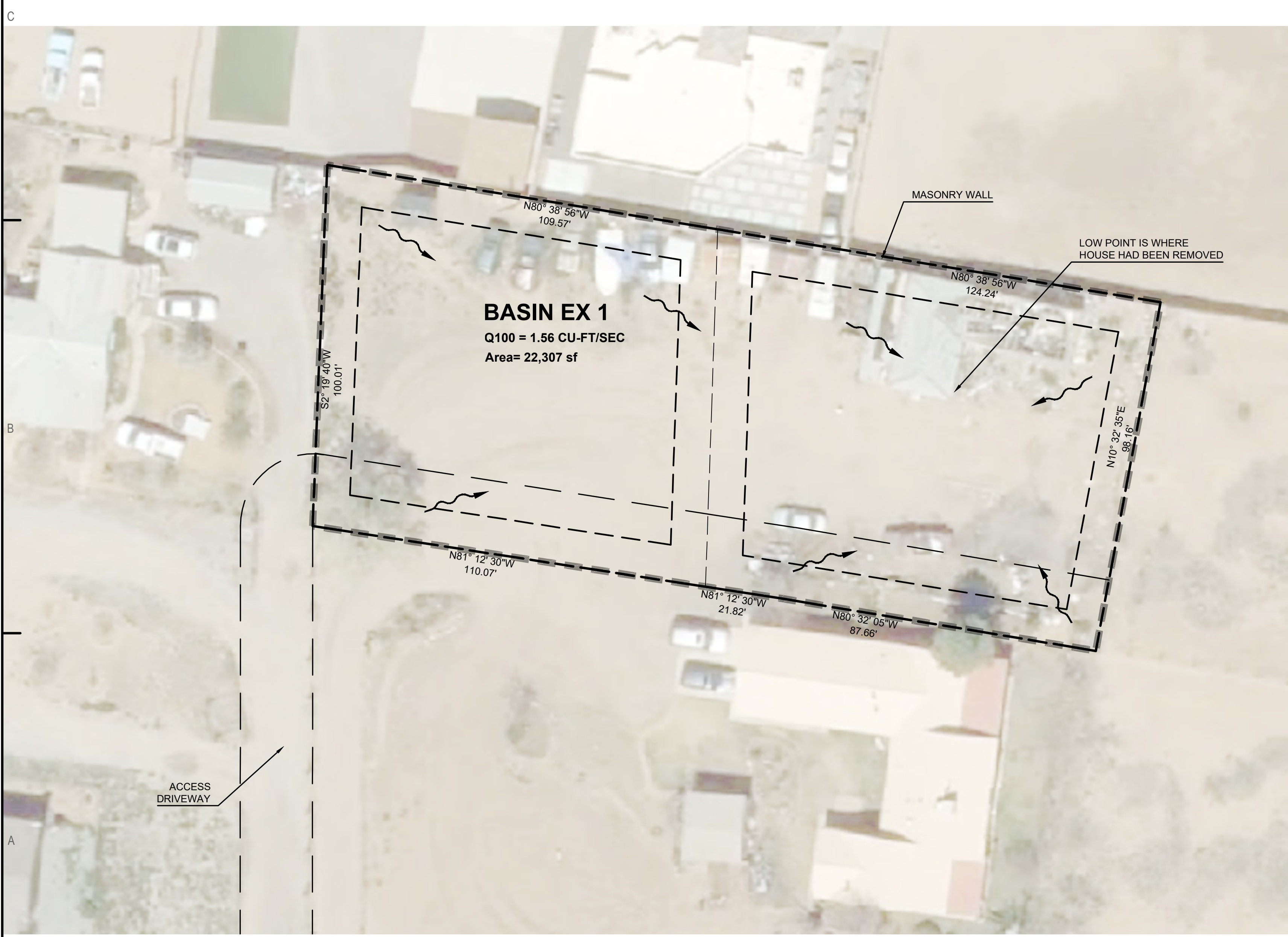
CONSULTANTS

City of Albuquerque Planning Department Development Review Services HYDROLOGY SECTION APPROVED

DATE: _____
BY: _____
HydroTrans #: _____

THE APPROVAL OF THESE PLANS/REPORTS SHALL NOT BE CONSIDERED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM ENFORCING CORRECTIVE ACTIONS FOR ERRORS OR OMISSIONS IN PLANS, SPECIFICATIONS, OR CONSTRUCTION DOCUMENTS, SUCH AS 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.



1 EXISTING DRAINAGE CONDITIONS
SCALE: 1" = 10'-0"



I. PURPOSE AND SCOPE

THE PURPOSE OF THIS DRAINAGE PLAN IS TO PRESENT THE EXISTING AND PROPOSED DRAINAGE CONDITIONS FOR PROPOSED RESIDENCE AT 2841 MOYA ROAD NW, LOCATED IN THE LOS DURANES NEIGHBORHOOD, WEST OF RIO GRANDE BOULEVARD, IN ALBUQUERQUE. THE ZONE ATLAS PAGE FOR THE SITE IS H-12-Z.

II. SITE DESCRIPTION AND HISTORY

THE PROJECT SITE IS LOCATED ON THE WEST OF RIO GRANDE AND NORTH OF MOYA ROAD NW. THE SITE IS NOT DIRECTLY ADJACENT TO A PUBLIC STREET, AND IS ACCESSED VIA AN ACCESS EASEMENT THROUGH THE ADJOINING LOT TO THE WEST.

THE SIRE CURRENTLY IS TWO PARCELS AND IS BEING CONSOLIDATED. FOR THE PURPOSE OF THIS STUDY, IT IS ASSUMED THAT THE SITE IS A SINGLE PARCEL.

III. COMPUTATIONAL PROCEDURES

HYDROLOGIC ANALYSIS WAS PERFORMED UTILIZING THE DESIGN CRITERIA BASED ON CHAPTER 6, HYDROLOGY, OF THE DEVELOPMENT PROCESS MANUAL RELEASED 2020. TABLES WITHIN CHAPTER 6, WERE USED TO AID IN THE STUDY OF THE SITE HYDROLOGY.

THE SITE IS LOCATED IN A VERY FLAT AREA. EACH SITE IS REQUIRED TO FULLY RETAIN THE EXCESS PRECIPITATION. DUE TO THE SOIL IN THE AREA, INFILTRATION WILL BE SLOW AND THE PONDING VOLUME WILL NEED TO HOLD THE 100-YEAR, 10-DAY STORM EVENT.

IV. PRECIPITATION

THE STORM EVENT USED FOR THE FOLLOWING CALCULATIONS IS THE 100YR-6HR STORM. THE PROJECT SITE IS LOCATED IN ZONE 2 (EAST OF THE RIO GRANDE, AND WEST OF SAN MATEO).

V. EXISTING DRAINAGE CONDITIONS

THE SITE IS GENERALLY FLAT. A CONCRETE MASONRY WALL EXISTS TO THE NORTH THAT WILL PREVENT ANY STORM WATER FROM THE NORTH. THE LOTS TO THE EAST THE SOUTH IS CURRENTLY SLIGHTLY LOWER IN ELEVATION SO NO STORM WATER WILL ENTER FROM THE EAST OR THE SOUTH. ACCESS TO THE SITE IS ALONG A DRIVEWAY ON THE WEST. THIS DRIVEWAY FLOWS SOUTH TOWARD MOYA ROAD NW.

BASED ON THE ABOVE, NO OFFSITE WATER IS ANTICIPATED TO ENTER THE SITE.

THE SITE PREVIOUSLY CONTAINED A RESIDENCE ON THE LOT IDENTIFIED AT 2841 MOYA ROAD NW (A DIVISION OF LAND OF IGNACITA MAESTAS, KNOWN AS TRACT 41B). THIS RESIDENCE HAS ALREADY BEEN DEMOLISHED AND THE SITE GRADED TO CREATE A LEVEL AREA.

AN ACCESS EASEMENT EXISTS ALONG THE SOUTHERN 20' OF HTE PROJECT SITE. THIS ACCESS EASEMENT IS REQUIRED TO ACCESS AN EMPTY PARCEL TO THE EAST (TRACTS 41C OF THE LAND OF IGNACITA MAESTAS).

VI. PROPOSED DRAINAGE CONDITIONS

THE NEW RESIDENCE WILL BE LOCATED IN THE NORTHWEST PORTION OF THE SITE. A SHALLOW SWALE WILL BE CREATED TO DIRECT EXCESS RUNOFF AROUND THE RESIDENCE TO THE EAST (WHERE THE PRIOR RESIDENCE HAS BEEN REMOVED).

THE NEW PONDING AREA WILL BE SIZED TO FULLY CONTAIN THE 100-YEAR, 10-DAY RAINFALL EVENT. SOILS ARE HYDROLOGIC SOIL GROUP C DUE TO THE SILT AND CLAY CONTENT. THE LAYER DOWN APPROXIMATELY 24" CONSISTS OF STRATIFIED SAND AND GRAVELLY SAND TO FINE SANDY LOAM. PONDING AREAS MAY DRAIN MORE QUICKLY WHEN FIRST CONSTRUCTED DUE TO THIS LAYER, BUT ARE ANTICIPATED TO FILL IN WITH SILT OVER TIME (WIND BLOWN) THAT WILL REDUCE THE PERMEABILITY.

PONDING VOLUME TO CONTAIN THE 100-YEAR, 10-DAY RAINFALL EVENT IS 0.0832-ACRE-FEET, 3,624-CUBIC FEET. THE PONDING AREA WILL HAVE AN AVAILABLE VOLUME OF 3,595-CUBIC FEET WITH A MAXIMUM DEPTH OF 1.50- FEET. THE REMAINING VOLUME (29-CUBIC FEET) WILL BE CONTAINED WITHIN THE SWALE THAT DRAINS INTO THE POND.

Drainage Summary

Project:	Rawls Residence
Project Number:	12/08/06
Date:	12/15/25
By:	DAA

Site Location

Precipitation Zone 2 Per COA DPM Chapter 6

Existing summary

Basin Name	Area (sf)	Ex Basin 1
Area (acres)	22307	0.51
%A Land treatment		
%B Land treatment		
%C Land treatment	100	
%D Land treatment	0	
Soil Treatment (acres)		
Area "A"	0.00	
Area "B"	0.00	
Area "C"	0.51	
Area "D"	0.00	
Excess Runoff (acre-feet)		
100yr. 6hr.	0.0440	acre-ft.
10yr. 6hr.	0.0205	acre-ft.
2yr. 6hr.	0.0068	acre-ft.
100yr. 24hr.	0.0440	acre-ft.
Peak Discharge (cfs)		
100 yr.	1.56	cfs
10yr.	0.81	cfs
2yr.	0.31	cfs

Proposed summary

Basin Name	Area (sf)	Basin Pro 1
Area (acres)	22307	0.512
%A Land treatment		
%B Land treatment		
%C Land treatment	65	
%D Land treatment	35	
Soil Treatment (acres)		
Area "A"	0.00	
Area "B"	0.00	
Area "C"	0.33	
Area "D"	0.18	
Excess Runoff (acre-feet)		
100yr. 6hr.	0.0634	acre-ft.
10yr. 6hr.	0.0359	acre-ft.
2yr. 6hr.	0.0192	acre-ft.
100yr. 24hr.	0.0710	acre-ft.
100yr. 10day	0.0832	acre-ft.
Peak Discharge (cfs)		
100 yr.	1.79	cfs
10yr.	1.01	cfs
2yr.	0.50	cfs

RAWLS RESIDENCE

2841 MOYA ROAD, NW

Key Plan

NTS

No	Date	Description
Revision Schedule		
ISSUE:	DRAINAGE	
PROJECT NUMBER:	RAWLS	
FILE:	RAWLS SITE.DWG	
DRAWN BY:	DAA	
CHECKED BY:	DAA	
DATE:	1-19-2026	

SHEET TITLE

EXISTING DRAINAGE CONDITIONS

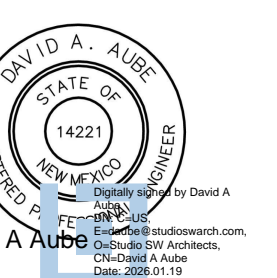
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CONSULTANTS

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED

DATE: 1/23/2026
BY: *Justin Wilson*
HydroTrans #: H12D032

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RAWLS RESIDENCE

2841 MOYA ROAD, NW

Key Plan

NTS

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PROPOSED DRAINAGE CONDITIONS



1 PROPOSED DRAINAGE CONDITIONS
SCALE: 1" = 10'-0"



