

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

March 17, 2026

David Soule, P.E.  
Rio Grande Engineering  
P.O. Box 93924  
Albuquerque, NM 87199

**RE: 910 Zearing Pl NW**  
**Grading and Drainage Plan**  
**Engineer's Stamp Date: 03/13/2026**  
**Hydrology File: H12D033**  
**Case # HYDR-2026-00101**

Dear Mr. Soule:

Based upon the information provided in your submittal received 03/16/2026, the Grading and Drainage Plan **is not approved** for Grading Permit and Building Permit. The following comments need to be addressed for approval of the above referenced project.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

1. Please update calculations using Zone 2 constants as the property is located between the Rio Grande and San Mateo Blvd.

Basin	Area (sf)	Area (acres)	Treatment				100-Year 6-hr			100 yr 24-HOUR				
			Area (%)	Area (acres)	%	Area (acres)	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	Volume (ac-ft)				
HISTORICAL	9808.00	0.225	0%	0	20%	0.045	15%	0.034	65%	0.146	2.013	0.038	0.88	0.048
PROPOSED	9808.00	0.225	0%	0	16%	0.036	13%	0.029	71%	0.160	2.111	0.040	0.90	0.050

**Equations:**  
 Weighted E = Ea\*Aa + Eb\*Ab + Ec\*Ac + Ed\*Ad / (Total Area)  
 Volume = Weighted D \* Total Area  
 Flow = Qa \* Aa + Qb \* Ab + Qc \* Ac + Qd \* Ad

PER DPM 6.5(A)  
REQUIRED RETENTION 290 cubic feet

Where for 100-year, 6-hour storm (zone2):  
 Ea= 0.67      Qa= 1.84  
 Eb= 0.86      Qb= 2.49  
 Ec= 1.09      Qc= 3.17  
 Ed= 2.58      Qd= 4.49

Developed Conditions	TOTAL VOLUME GENERATED	RETAINED
DISCHARGE PROPOSED	0.90 CFS	2190 CF
EXISTING DISCHARGE	0.88 CFS	2070 CF
DIFFERENCE	0.02 CFS	119.82 CF
PONDING PROVIDED		419 CF

2. Size the retention pond to retain the 100-year, 10-day storm event.
3. A permanent perimeter wall or barrier around the development is required to contain the 100-year 24-hour storm developed runoff.

PRIOR TO CERTIFICATE OF OCCUPANCY:

1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision*, will be required to ensure the ponds remained intact following home construction.

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If you have any questions, please contact me at 505-924-3995 or [baileythompson@cabq.gov](mailto:baileythompson@cabq.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "Bailey Thompson", with a long horizontal flourish extending to the right.

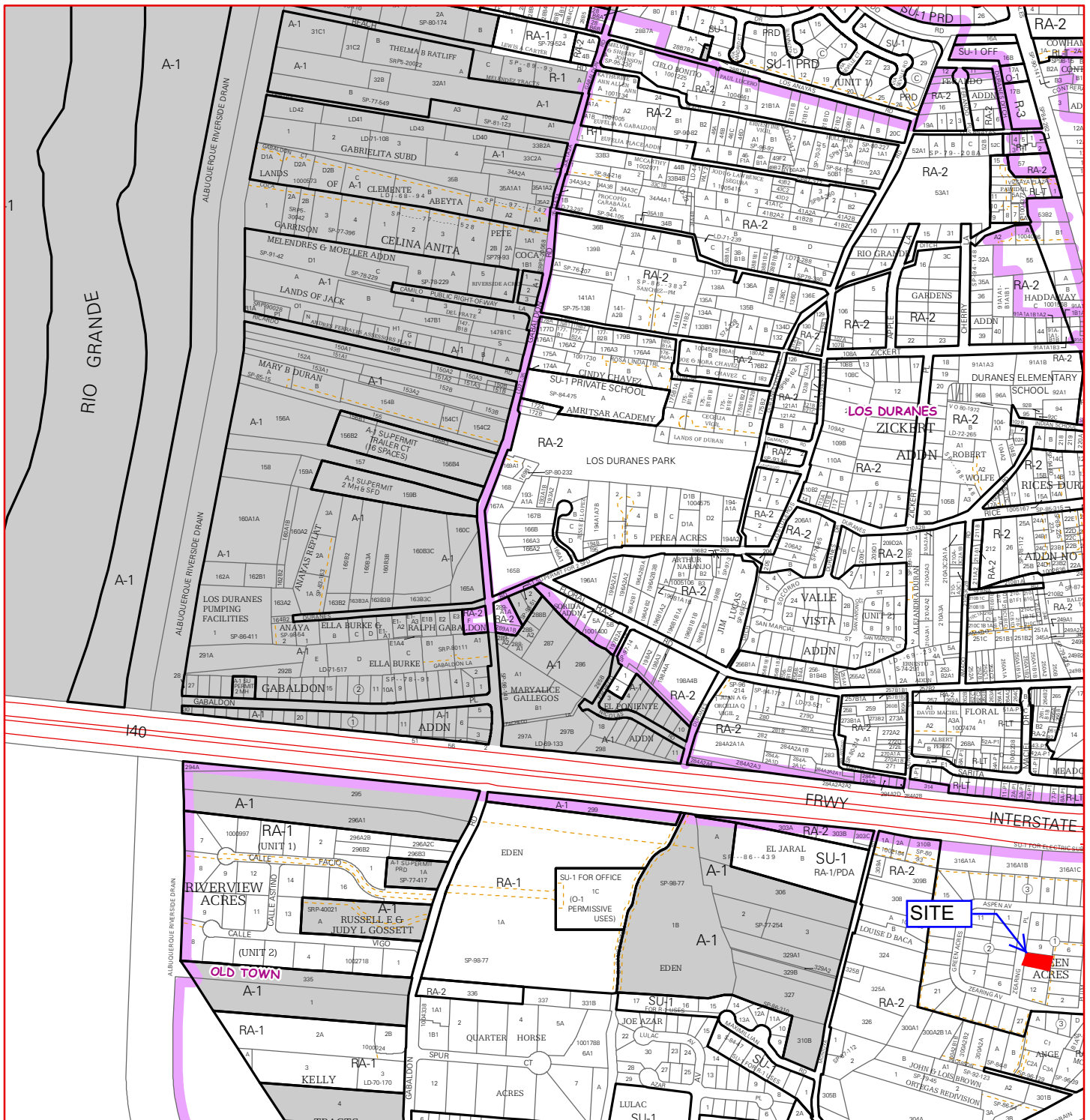
Bailey Thompson, E.I.T.  
Engineer Associate, Hydrology  
Planning Department, Development Review Services

PO Box 1293

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[www.cabq.gov](http://www.cabq.gov)



For more current information and more details visit: <http://www.cabq.gov/gis>

AGIS  
Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**H-12-Z**

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

Map amended through: 2/4/2010

Weighted E Method

Basin	Area (sf)	Area (acres)	100-Year, 6-Hr.				100 Yr 24-HOUR						
			Treatment A % (acres)	Treatment B % (acres)	Treatment C % (acres)	Treatment D % (acres)	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	Volume (ac-ft)			
HISTORICAL	9808.00	0.225	0%	20%	0.045	15%	0.034	65%	0.146	2.013	0.038	0.88	0.048
PROPOSED	9808.00	0.225	0%	16%	0.036	13%	0.029	71%	0.160	2.111	0.040	0.90	0.050

Equations:

Weighted E = Ea\*Aa + Eb\*Ab + Ec\*Ac + Ed\*Ad / (Total Area)

Volume = Weighted E \* Total Area

Flow = Qa \* Aa + Qb \* Ab + Qc \* Ac + Qd \* Ad

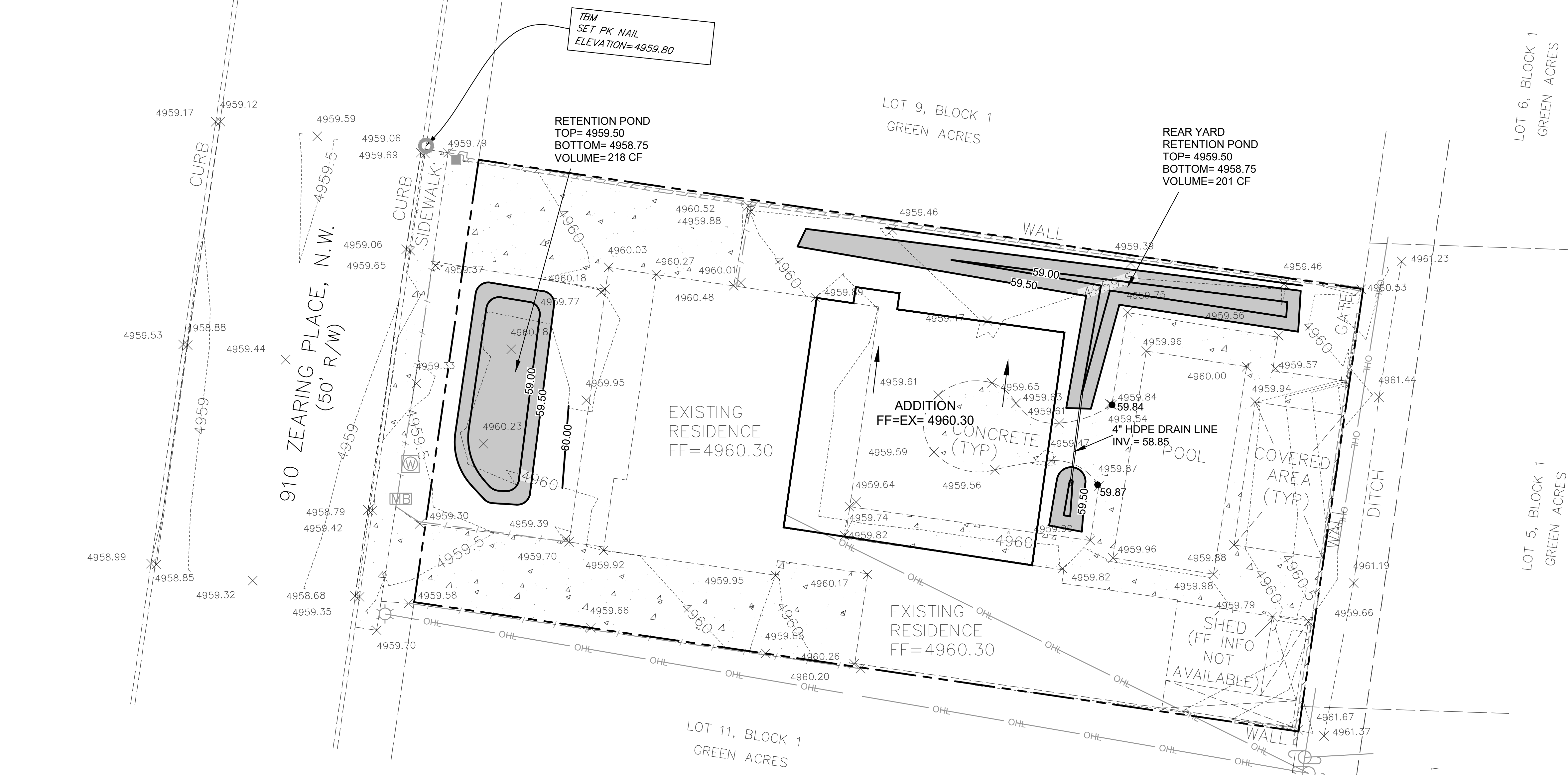
Where for 100-year, 6-hour storm(zone3)

Ea= 0.67	Qa= 1.84
Eb= 0.86	Qb= 2.49
Ec= 1.09	Qc= 3.17
Ed= 2.58	Qd= 4.49

Developed Conditions

	DISCHARGE PROPOSED	0.90 CFS	GENERATED	2190 CF	RETAINED
EXISTING DISCHARGE	0.88 CFS		2070 CF		
DIFFERENCE	0.02 CFS		119.82 CF		
PONDING PROVIDED			419 CF		

This site is an addition to a currently developed lot. The site lies within the 1959 boundaries. The drainage solution will maintain existing patterns and retain the increase in flow based upon existing conditions. The site will retain the first 1/2" of rain upon the impervious area of lot

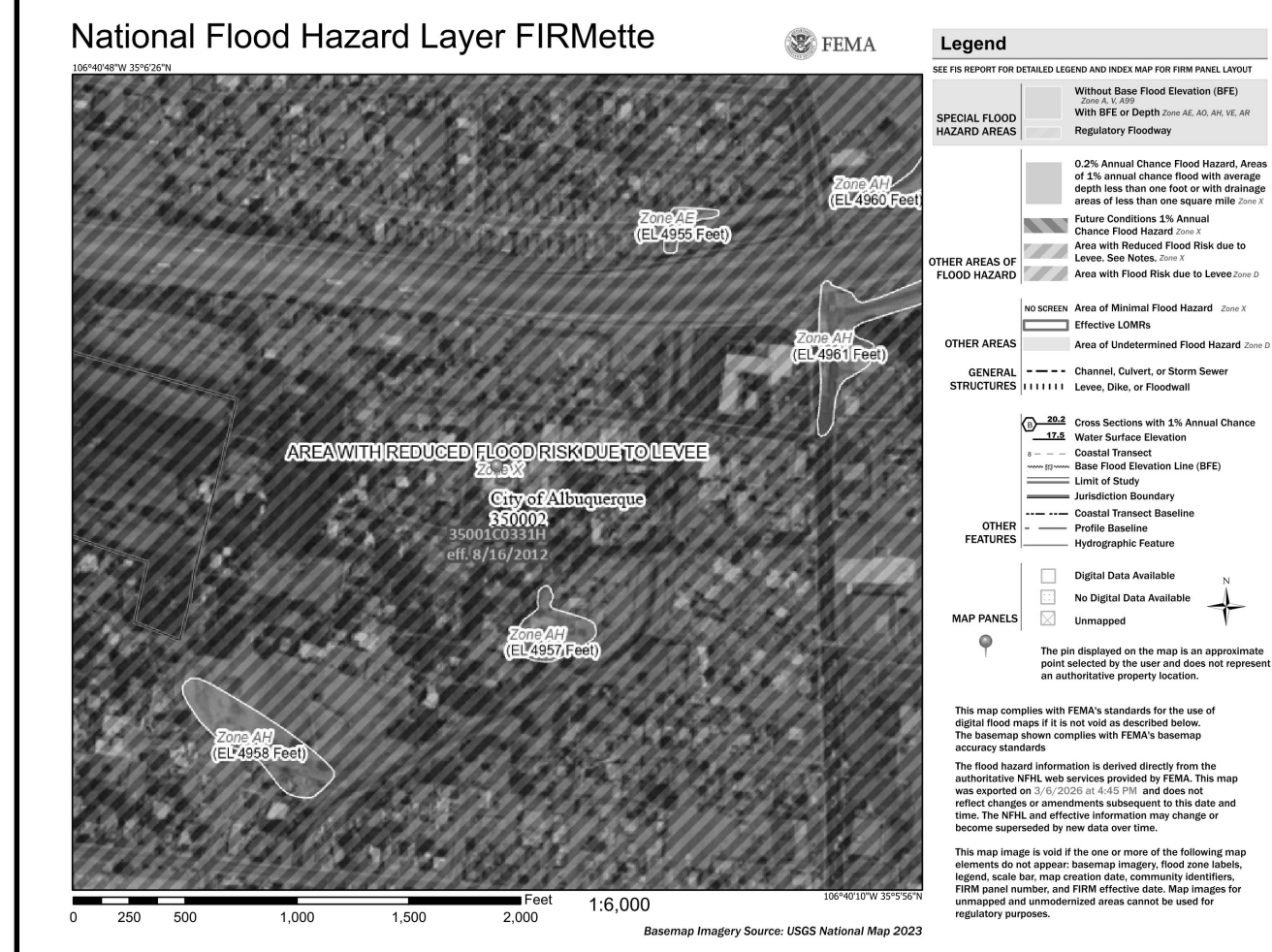


**EROSION CONTROL NOTES:**

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOP SOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.



VICINITY MAP: H-12-Z



FIRM MAP: 35001C0331H EFFECTIVE 8/16/2012

**LEGAL DESCRIPTION:**

LOT 10, BLOCK 1 GREEN ACRES  
CITY OF ALBUQUERQUE, BERNILLO COUNTY, NEW MEXICO

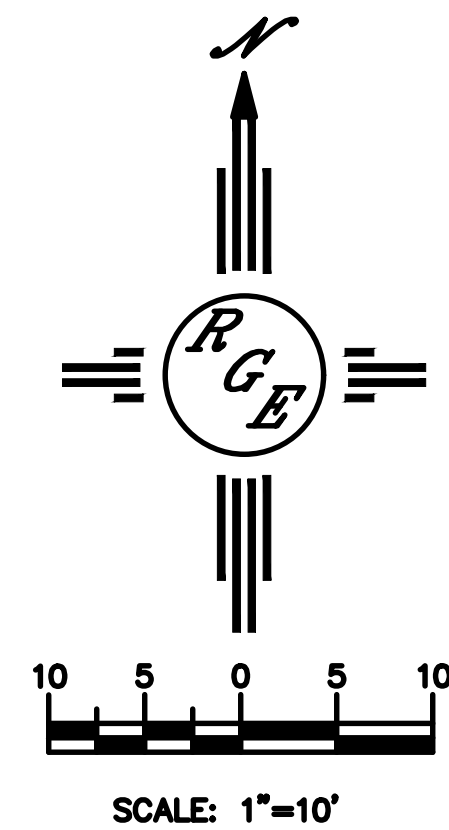
**NOTES:**

1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
2. ALL SLOPES SHALL BE 3:1 MAX. AND GRAVEL OR NATIVE SEEDING PRIOR TO CO.
3. ANY PERIMETER WALLS MUST BE PERMITTED SEPARATELY ALL RETAINING WALL DESIGN SHALL BE BY OTHERS.
4. SURVEY INFORMATION PROVIDED BY COMMUNITY SCIENCES CORPORATION USING NAVD DATUM 1988.
5. LONG TERM MAINTAINANCE OF ALL PONDS, SWALES AND OVERFLOWS IS REQUIRED

**LEGEND**

-----XXXX-----	EXISTING CONTOUR
-----XXXX-----	EXISTING INDEX CONTOUR
-----XXXX-----	PROPOSED CONTOUR
-----XXXX-----	PROPOSED INDEX CONTOUR
• XXXX	EXISTING SPOT ELEVATION
● XXXX	PROPOSED SPOT ELEVATION
-----	BOUNDARY
-----	ADJACENT BOUNDARY
=====	EXISTING CURB AND GUTTER
-----<-----	PROPOSED EARTHEN SWALE
=====	PROPOSED PONDING

**CAUTION:**  
EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.



ENGINEER'S SEAL	<b>LOT 10, BLOCK 1 GREEN ACRES</b> <b>910 ZEARING PLACE NW</b> <b>GRADING AND DRAINAGE PLAN</b>	DRAWN BY DEM
		DATE 3-8-26
3/13/26		SHEET # C1
DAVID SOULE P.E. #14522	RIO BOX 53294 ALBUQUERQUE, NM 87199 (505) 321-8099	JOB #