

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

February 26, 2026

John Stapleton, PE
Community Design Solutions
9384 Valley View Dr. NW
Albuquerque, NM 87114

**RE: 2020 Zearing Ave NW
Grading and Drainage Plans
Engineer's Stamp Date: 2/23/26
Hydrology File: H13D013
Case # HYDR-2026-00059**

Dear Mr. Stapleton:

Based upon the information provided in your submittal received 2/25/2026, 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

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.

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, 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

GRADING GENERAL NOTES

- CONTRACTOR SHALL FIELD VERIFY SIZE'S AND LOCATION AND ELEVATION OF ALL EXISTING DRY AND WET UTILITIES PRIOR TO ANY CONSTRUCTION AND NOTIFY ENGINEER OF ANY ISSUES. UTILITY RELOCATION MAY BE REQUIRED
- GRADES SHOWN ARE FINAL SURFACE GRADES AFTER COMPLETION OF SURFACE IMPROVEMENTS AND PLACEMENTS OF TOPSOIL.
- GRADE ADJACENT AREAS AT SITE PERIMETER SHALL MATCH GRADE OF ADJACENT PARCELS.
- PROVIDE TEMPORARY GRADING FEATURES SUCH AS BERMS, SWALES, SUMPS, AND BASINS TO MANAGE INTERIM STORM WATER RUNOFF DURING CONSTRUCTION PROCESS. STORM WATER RUNOFF LEAVING THE SITE SHALL MEET ALL FEDERAL, STATE AND LOCAL QUALITY REQUIREMENTS.
- REFER TO GEOTECHNICAL EVALUATIONS REPORT X BY XXXXX DATED XXXXX.
- COMPOSITE SLOPE IN HANDICAP PARKING SHALL NOT EXCEED 2% IN ANY DIRECTION.
- CROSS SLOPE ON ADA CROSSWALKS SHALL NOT EXCEED 2%. LONGITUDINAL SLOPE SHALL NOT EXCEED 5%.
- LONGITUDINAL SLOPE ON CURB RAMP SHALL NOT EXCEED 8.33%. CROSS SLOPE SHALL NOT EXCEED 2%.
- COMPOSITE SLOPE ON RAMP LANDINGS SHALL NOT EXCEED 2%.
- CROSS SLOPES ON SIDEWALKS SHALL NOT EXCEED 2%. LONGITUDINAL SLOPES ON ONSITE SIDEWALKS SHALL NOT EXCEED 5%.
- SLOPE LABELS SHOW APPROXIMATE SLOPES ONLY. WHERE SLOPE LABELS AND SPOT ELEVATION LABELS CONFLICT, SPOT ELEVATION LABELS SHALL GOVERN AND THE SURVEYOR RESPONSIBLE FOR CONSTRUCTION STAKING SHALL CONTACT THE ENGINEER.
- INSTALL PAVING PER PAVEMENT SECTIONS IN GEOTECHNICAL REPORT.
- LONGITUDINAL SLOPES ON SIDEWALKS ADJACENT TO PUBLIC ROADS SHALL NOT EXCEED THE SLOPE OF THE PUBLIC ROAD.

SITE CIVIL LEGEND:

- PROPERTY BOUNDARY
- 5272 — PROPOSED MAJOR CONTOUR
- 5272 — PROPOSED MINOR CONTOUR
- - - 5272 - - - EXISTING MAJOR CONTOUR
- - - 5272 - - - EXISTING MINOR CONTOUR
- FLOWLINE OF SWALE
- ▨ EXTENTS OF ROCK
- ~ HIGH POINT

SPOT ELEVATION SYMBOLS

- 20.00 FLOWLINE
- 20.00 EG TOP OF EXISTING GROUND
- 20.00 FG TOP OF FINISHED GROUND
- 20.00 TC TOP OF CONCRETE
- 20.00 TA TOP OF ASPHALT
- 20.00 SW SIDEWALK
- 20.00 BP BOTTOM OF POND
- 20.00 TP TOP OF POND

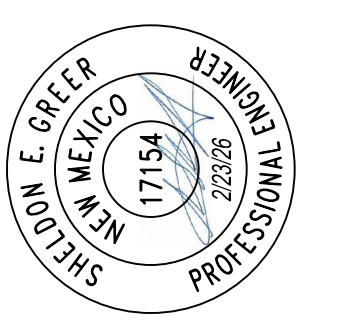
Data			
	Area (sf)	Depth (ft)	Volume (cy)
Existing Asphalt		0	0
Proposed Road			161
Over Excavation Shrink			
Raw Cut (C3D)			416
Raw Fill (C3D)			121

% of the site in Cut	60%
% of the site in Fill	40%
Impervious volume to subtract from raw fill	64
Impervious volume to add to raw cut	97

Calculations	
Total (Adjusted) Fill	71
Total Cut	513
Net Earthwork	-442 Cut

REVISIONS:

NO.	DATE	DESCRIPTION	DESIGNED	DRAWN	CHECKED	DATE
1	1	1	CDS	CDS	CDS	2/25/2026



PROJECT NAME: 2020 ZEARING AVENUE

SHEET TITLE: GRADING PLAN

CDS PROJ. NO. 0942501

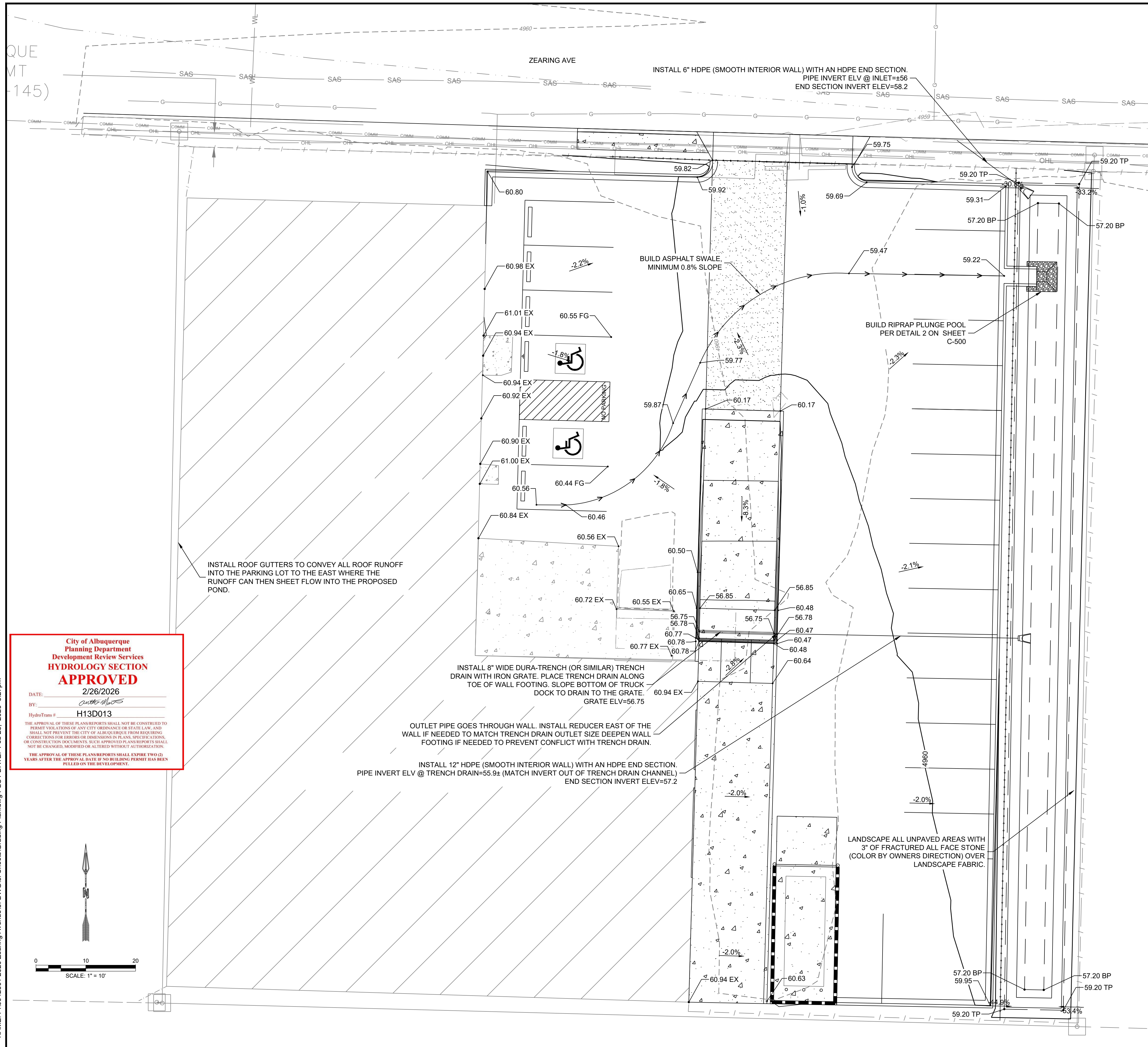
OTHER PROJ. NO. ---

SHEET NO:

C-102



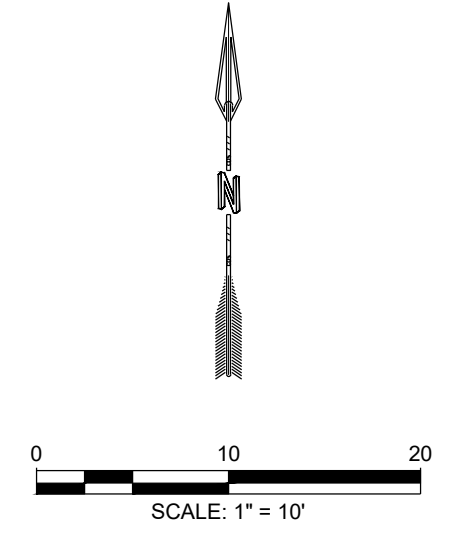
COMMUNITY DESIGN SOLUTIONS, LLC
 9384 VALLEY VIEW DR NW, SUITE 100
 ALBUQUERQUE, NEW MEXICO 87114
 PHONE: (505)366-4187



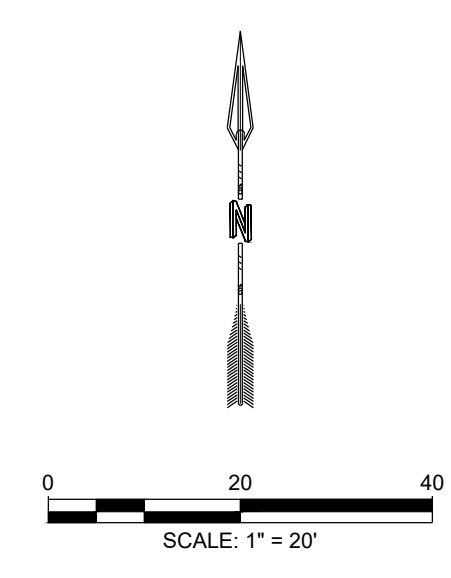
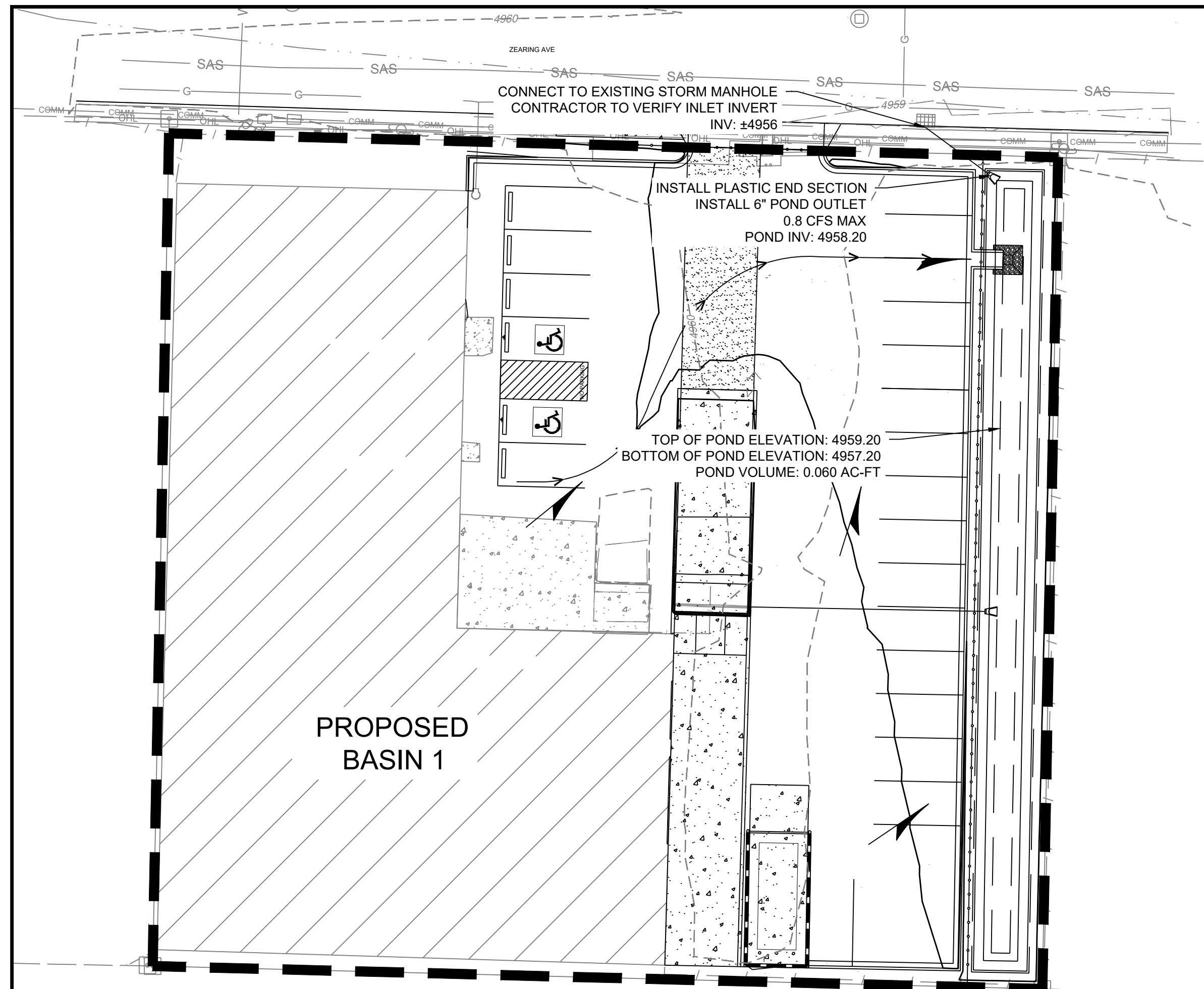
City of Albuquerque
 Planning Department
 Development Review Services
HYDROLOGY SECTION
APPROVED
 DATE: 2/26/2026
 BY: *[Signature]*
 HydroTeam # H13D013

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 REQUESTING 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 HOLDING PERMIT HAS BEEN PULLED ON THE DEVELOPMENT.

NAME: P:\0942501\2020 Zearing Avenue\3. DWG\3. Sheets\Grading Plan.dwg PLOT DATE: Feb 25, 2026 3:27pm



NAME: P:\0942501\2020 Zearing Avenue\3. DWG\3. Sheets\Drainage Plan.dwg PLOT DATE: Feb 25, 2026 3:27pm



HYDROLOGY CALCULATIONS

Subbasin	Area (ac)	LAND TREATMENT CONDITIONS							
		Treatment Type Area (ac)				Treatment Type Area (%)			
		A	B	C	D	A	B	C	D
Proposed	0.72	0.00	0.05	0.05	0.62	0%	7%	7%	86%
Pre Development	0.72	0.72	0.00	0.00	0.00	100%	0%	0%	0%

Subbasin	Q (cfs)	V (acre-ft)
Proposed	2.89	0.132
Pre Development	0.97	0.027
Proposed Routed Through Pond	0.79	0.132

WATER QUALITY		
Rc (in)	Area D (SQ-FT)	SWQV (CU-FT)
0.260	27068	586.473

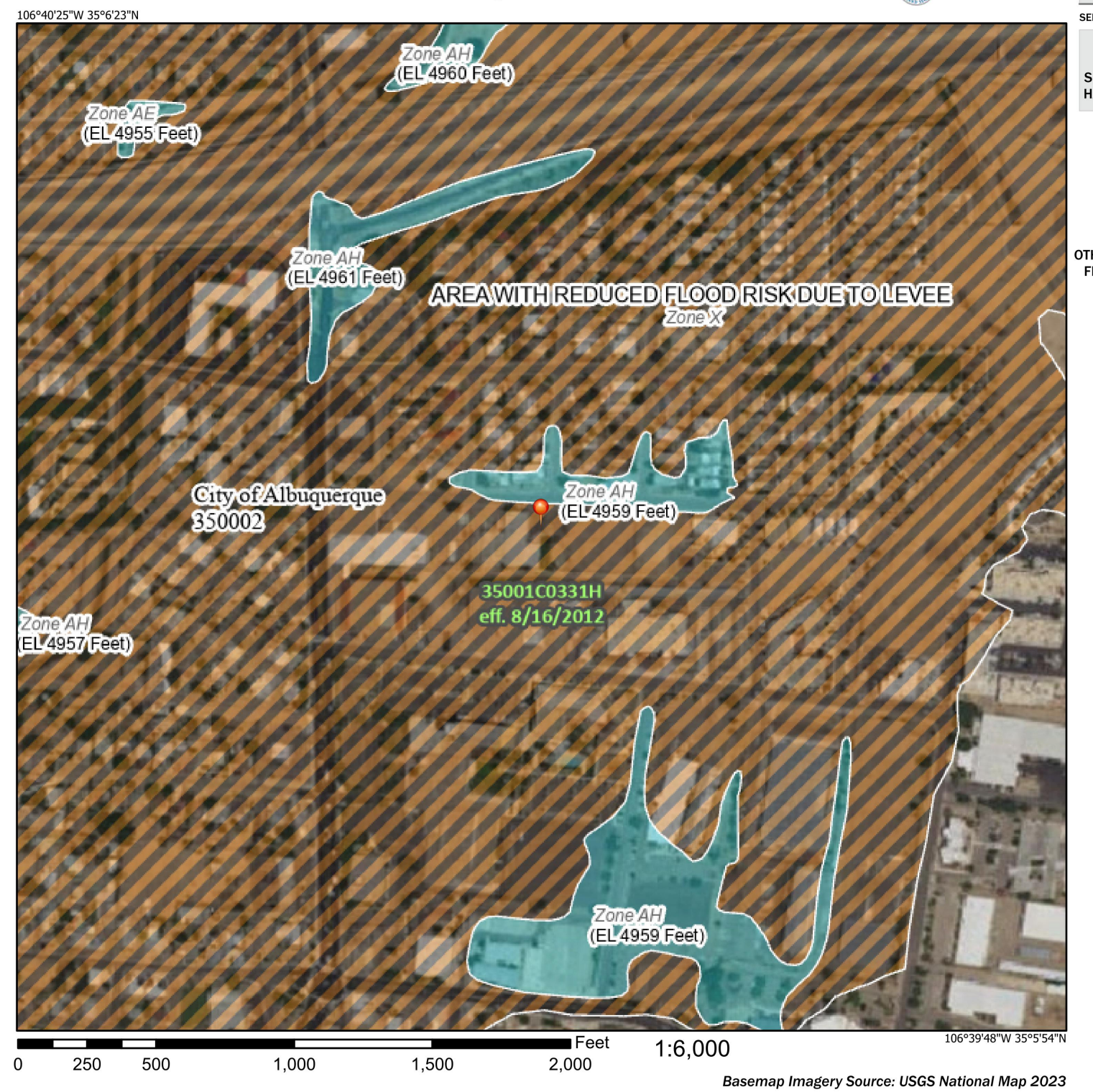
**City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION**

APPROVED

DATE: 2/26/2026
BY: *[Signature]*
HydroTrans #: H13D013

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National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) (Zone A, X, AE)
- With BFE or Depth (Zone AE, AE, AE, AE, VE, AF)
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile (Zone X)
- Future Conditions 1% Annual Chance Flood Hazard (Zone X)
- Area with Reduced Flood Risk due to Levee, See Notes (Zone X)
- Area with Flood Risk due to Levee (Zone D)

OTHER AREAS

- no screen: Area of Minimal Flood Hazard (Zone X)
- Effective Limits
- Area of Undetermined Flood Hazard (Zone D)

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Digital Data Available
- No Digital Data Available
- Unmapped

MAP PANELS

- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/9/2026 at 4:18 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

DRAINAGE NARRATIVE:

THIS SITE IS WITH IN A FEMA ZONE X AND IS DIRECTLY ADJACENT TO FEMA ZONE X 45001C0331H.

THE PROPOSED DRAINAGE PATTERN ROUTES ALL ONSITE STORMWATER INTO A DETENTION POND AND DISCHARGES INTO A PUBLIC STORM DRAIN SYSTEM.

THE PEAK DISCHARGE FOR THE HYDRAULIC DESIGN WAS CALCULATED USING AHYMO. THE PROPOSED DRAINAGE PATTERN REDUCES RUNOFF TO THE PREDEVELOPMENT RATE

STORMWATER QUALITY:

27070 SF (TYPE D) * (0.26/12) = 586 CF (REQUIRED)
PROVIDED = 958 CF

PRIVATE STORM DRAIN OWNERSHIP, OPERATION, AND MAINTENANCE NOTE:

THE ON-SITE STORM DRAIN SYSTEM, INCLUDING ALL INLETS, MANHOLES, PIPES, AND RELATED APPURTENANCES, IS PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER OR PROPERTY MANAGEMENT ENTITY. IT IS RECOMMENDED THAT THE SYSTEM BE VISUALLY INSPECTED AND MAINTAINED ON A REGULAR BASIS TO ENSURE PROPER FUNCTION AND MINIMIZE THE RISK OF FLOODING OR BLOCKAGES. RECOMMENDED INSPECTION AND MAINTENANCE PRACTICES INCLUDE:

- VISUAL INSPECTIONS:**
 - PERFORM VISUAL INSPECTIONS OF INLETS, MANHOLES, AND OUTFALLS AT LEAST TWICE PER YEAR, PREFERABLY BEFORE AND AFTER THE MONSOON SEASON, AND AFTER ANY MAJOR STORM EVENT (≥1 INCH OF RAINFALL IN 24 HOURS).
 - INSPECTIONS SHOULD BE LIMITED TO FEATURES VISIBLE AND SAFELY ACCESSIBLE FROM THE SURFACE.
 - FOR STORM DRAIN PIPES, PERFORM VISUAL INSPECTIONS ONLY WHERE ACCESSIBLE (E.G., THROUGH OPEN MANHOLES OR CLEANOUTS).
- ROUTINE MAINTENANCE:**
 - REMOVE ACCUMULATED SEDIMENT, DEBRIS, AND TRASH FROM INLETS AND MANHOLES AS NEEDED TO MAINTAIN FLOW CAPACITY.
 - MAINTAIN VEGETATION AND EROSION CONTROL MEASURES AROUND DRAINAGE FEATURES TO REDUCE SEDIMENT ENTRY INTO THE SYSTEM.
- FIVE-YEAR CAMERA INSPECTION:**
 - EVERY FIVE (5) YEARS, IT IS RECOMMENDED THAT ALL STORM DRAIN PIPES BE INSPECTED USING CLOSED-CIRCUIT TELEVISION (CCTV) TO IDENTIFY BLOCKAGES, SEDIMENT BUILDUP, OR STRUCTURAL DAMAGE. PERFORM CLEANING OR REPAIRS AS NECESSARY BASED ON INSPECTION FINDINGS.

THE OWNER OR PROPERTY MANAGER IS ENCOURAGED TO KEEP RECORDS OF INSPECTIONS AND MAINTENANCE ACTIVITIES FOR FUTURE REFERENCE.

CDS
COMMUNITY DESIGN SOLUTIONS, LLC
9384 VALLEY VIEW DR NW, SUITE 100
ALBUQUERQUE, NEW MEXICO 87114
PHONE: (505)366-4187

NO.	DATE	DESCRIPTION	DESIGNED BY	DRAWN BY	CHECKED BY	DATE
1	1	XXX	CDS	CDS	CDS	2/7/2026

FOR CONSTRUCTION



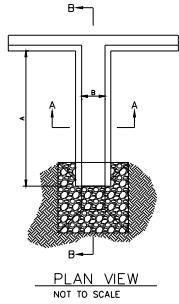
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2020 ZEARING AVENUE

SHEET TITLE:
DRAINAGE PLAN

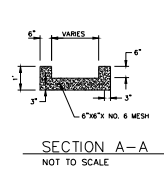
CDS PROJ. NO. 0942501

OTHER PROJ. NO. ---

SHEET NO:
C-103



PLAN VIEW
NOT TO SCALE



SECTION A-A
NOT TO SCALE

NOTE:
CONSTRUCT RIP RAP PLUNGE POOLS
AT BASE OF ALL RUNDOWNS. PLAN
VIEW DIMENSIONS WILL BE AS SEEN
IN THE GRADING AND DRAINAGE
PLAN. BUILD USING A 1 FT THICK
BLANKET OF 6" DIA (NOMINAL) RIP
RAP.



SECTION B-B
NOT TO SCALE

POND RUNDOWN DIMENSIONS

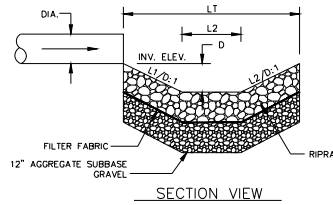
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INSTALL JOINTING PER COA STD SPECS

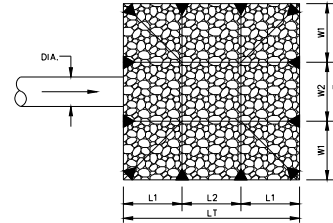


1 POND RUNDOWN DETAIL
NOT TO SCALE

RIPRAP PLUNGE POOL TABLE									
DIA.	L1	L2	L1	W1	W2	W1	D	STONE D50	RIPRAP THICKNESS
12"	2'	2'	6'	2'	2'	6'	1'	6"	14"
15"	2'	2'	6'	2'	2'	6'	1'	6"	14"
18"	3'	2'	8'	3'	2'	8'	1'	6"	14"
24"	3'	2'	8'	3'	2'	8'	1'	6"	14"
36"	4'	2'	10'	4'	2'	10'	2'	12"	27"
42"	4'	3'	11'	4'	3'	11'	2'	12"	27"
48"	5'	3'	13'	5'	3'	13'	2.5'	12"	27"
54"	5'	5'	15'	5'	5'	15'	2.5'	12"	27"



SECTION VIEW



PLAN VIEW



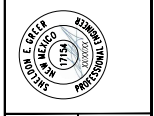
2 RIPRAP PLUNGE POOL DETAIL
NOT TO SCALE

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 2/26/2026
BY: *Carrie M. Woods*
HydroTrans # H13D013
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FOR CONSTRUCTION



PROJECT NAME: 2020 Zearing Avenue
SHEET TITLE: DETAILS
CDS PROJ. NO.: 0942501
OTHER PROJ. NO.:
SHEET NO.: C-500