

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

December 16, 2025

David Soule, P.E.
Rio Grande Engineering
PO BOX 93924
Albuquerque, NM 87199

RE: 2802 Sioux St NW
Grading & Drainage Plan
Engineer's Stamp Date: 11/24/2025
Hydrology File: H13D126
Case # HYDR-2025-00422

Dear Mr. Soule:

Based upon the information provided in your submittal received 11/24/2025, the Grading & Drainage Plan **is not approved** for 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. Per the IDO, the property owner of the property is responsible for building the adjacent half of Sioux Street to include curb & gutter, and sidewalk. The project will have to go to the Development Facilitation Team (DFT) for approval of the Infrastructure List.
2. Please show the curb & gutter, and sidewalk on the plans.
3. Stormwater discharges across the sidewalk are not allowed on collector roads and above; provide sidewalk culverts or drain lines through the curb.
4. Since this site is in the Valley region, please follow Article 6-5 Valley Drainage Criteria of the DPM. The following conditions must be applied to the site:
 - a. Pad elevation shall be a minimum of one (1) foot above the 100 year 10-day stormwater surface elevation.
 - b. A permanent perimeter wall or barrier around the development is required to contain the 100 year 24 hour storm developed runoff.
5. Please provide the FIRM Map and floodplain note with effective date.

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.

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Sincerely,

A handwritten signature in black ink that reads "Anthony Montoya, Jr." in a cursive style.

Anthony Montoya, Jr., P.E., CFM
Senior Engineer, Hydrology
Planning Department, Development Review Services

PO Box 1293

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Weighted E Method

Basin	Area (sq ft)	Area (acres)	Treatment				100-Year, 6-hr.		100 yr 10-49yr				
			Treatment A % (acres)	Treatment B % (acres)	Treatment C % (acres)	Treatment D % (acres)	Weighted E (ac-ft)	Volume (ac-ft)	Flow (cfs)	Volume (ac-ft)			
EXISTING	6547.00	0.150	0%	50%	0.075	50%	0.075	0%	0.000	0.915	0.011	0.41	0.011
PROPOSED	6547.00	0.150	0%	30%	0.045	39%	0.059	31%	0.047	1.364	0.017	0.49	0.022

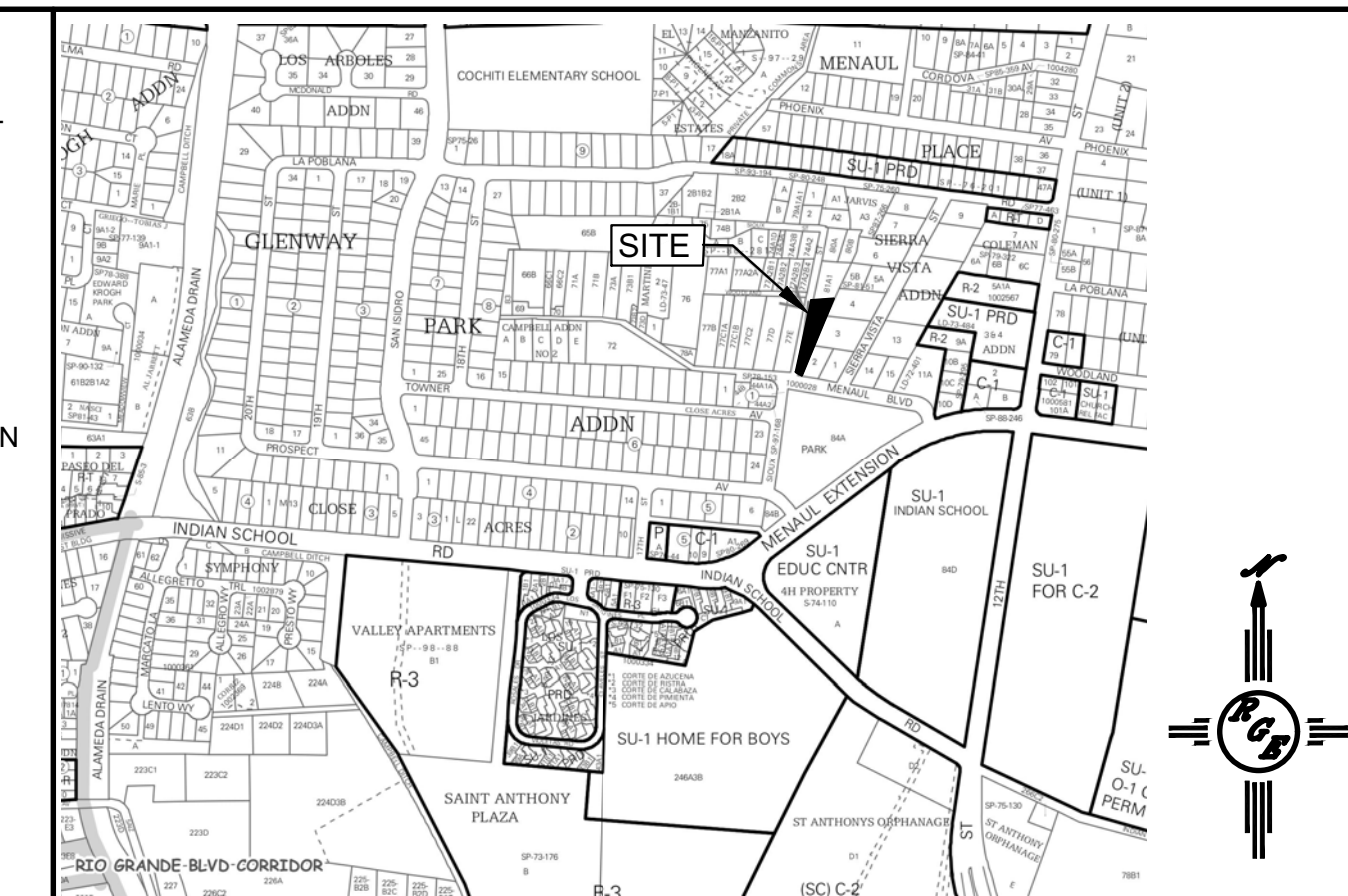
Equations:
 Weighted E = Ea*Aa + Eb*Ab + Ec*Ac + Ed*Ad / (Total Area)
 Volume = Weighted E * Total Area
 Flow = Qa * Aa + Qb * Ab + Qc * Ac + Qd * Ad
 Where for 100-year, 6-hour storm(zone2)
 Ea= 0.62
 Eb= 0.8
 Ec= 1.03
 Ed= 2.33
 Qa= 1.71
 Qb= 2.36
 Qc= 3.05
 Qd= 4.34

Developed Conditions	TOTAL VOLUME		GENERATED	
	DISCHARGE PROPOSED	EXISTING DISCHARGE	10-DAY	6-HOUR
	0.49 CFS	0.41 CFS	969 CF	744.18
	0.41 CFS	0.41 CFS	499 CF	499.21
	0.08 CFS	0.08 CFS	469.91 CF	244.97 CF

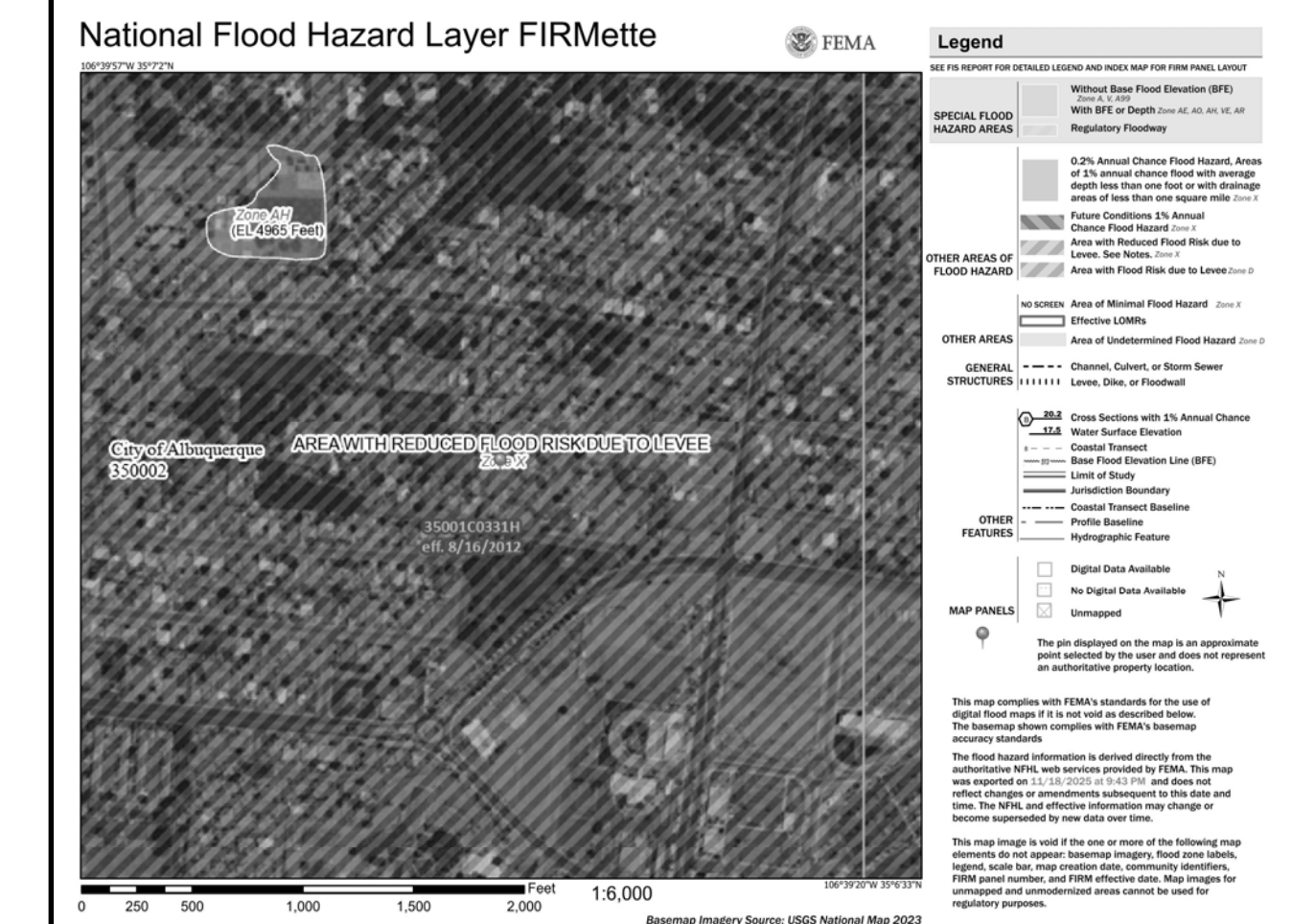
This site is an redevelopment of a vacant lot in an existing older subdivision. There is no master drainage plan for this area, all lots currently free discharge. The drainage solution is to retain the increase in flow generated by the redevelopment based upon the 10-day event. The site will retain the entire 100-year 6 hours volur. The ponds will overflow to the street in emergency, matching historical patterns.

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-19-Z



FIRM MAP:

LEGAL DESCRIPTION:

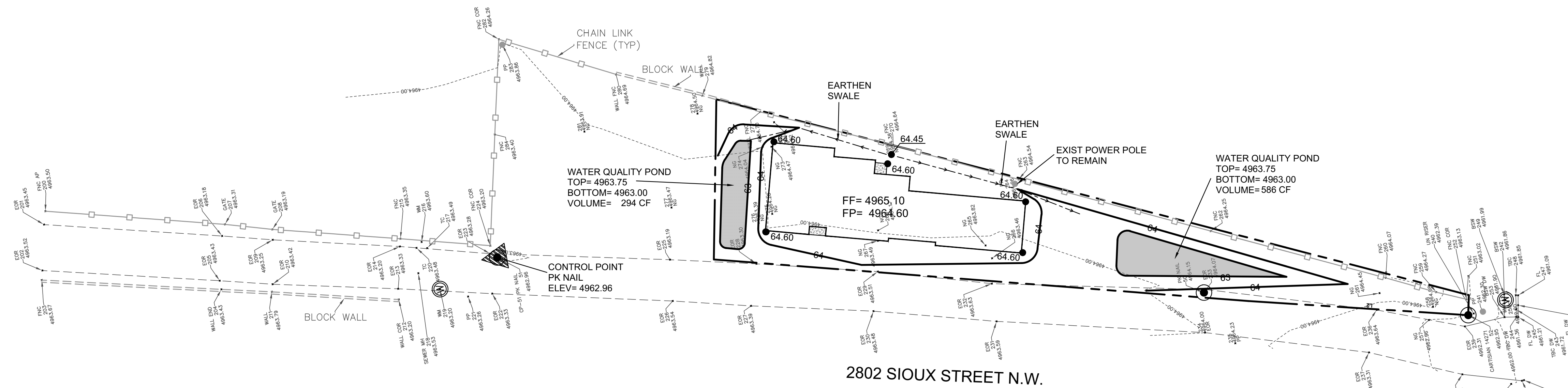
TRACT 81A3 RIO GRAND CONSERVANCY DISTRICT MAP 35
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

NOTES:

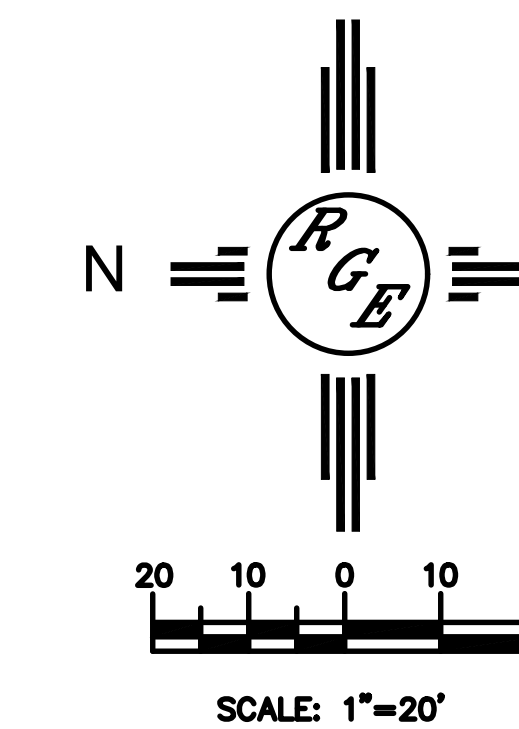
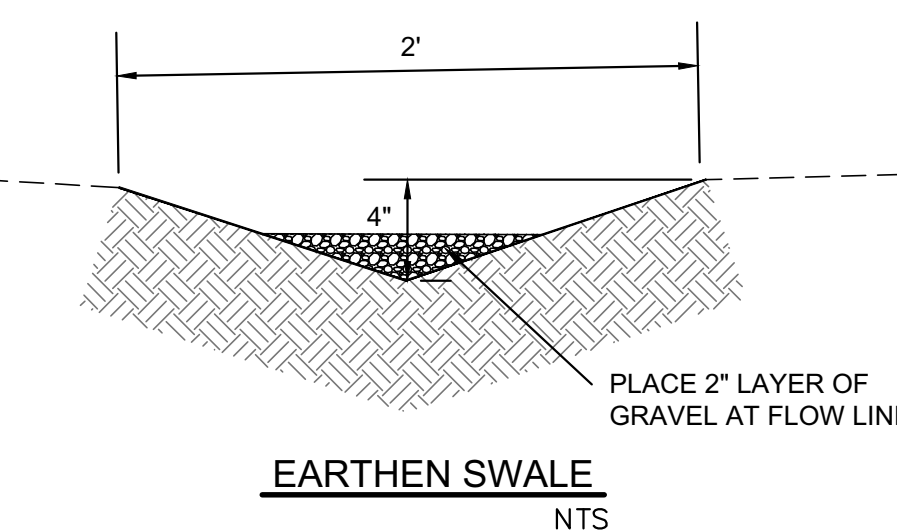
1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
2. ALL SLOPES SHALL BE 3:1 MAX. AND GRAVEL OR NATIVE SEEDING PRIOR TO CO.
3. ANY PERIMETER WALLS MUST BE PERMITTED SEPARATELY ALL RETAINING WALL DESIGN SHALL BE BY OTHERS.
4. SURVEY INFORMATION PROVIDED BY DYNAMIC CONSTRUCTION AND TECHNOLOGY LLC USING NAVD DATUM 1988.
5. LONG TERM MAINTENANCE OF ALL PONDS, SWALES AND OVERFLOWS IS REQUIRED
6. A PAD ELEVATION CERTIFICATION SHALL BE REQUIRED PRIOR TO RELEASE OF BUILDING PERMIT.

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 CONCRETE
-----	PROPOSED 2' WIDE COBBLE SWALE



CONSTRUCT ALL SWALES AND EROSION PROTECTION (SHOWN HATCHED) BELOW ADJACENT GRADE TO ENSURE RUNOFF CAN BE CAPTURED AND CONVEYED PROPERLY.



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	TRACT 81A3 RIO GRANDE CONSERVANCY DISTRICT MAP 35 2802 SIOUX STREET GRADING AND DRAINAGE PLAN	DRAWN BY DEM
		DATE 11-20-25
11/24/25		2802 Sioux Street.dwg
DAVID SOULE P.E. #14522		SHEET # C1
	P.O. BOX 53394 ALBUQUERQUE, NM 87199 (505) 321-8099	JOB #