

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

September 22, 2025

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

**RE: 335 Manuel Sanchez Pl SW
Grading and Drainage Plan
Engineer's Stamp Date: 9/12/25
Hydrology File: K12D025B
Case # HYDR-2025-00329**

Dear Mr. Soule:

Based upon the information provided in your submittal received 9/15/2025, the Grading & Drainage Plans are approved for 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.

NM 87103

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.

www.cabq.gov

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
Planning Department, Development Review Services

SUNSET FARM SUBDIVISION

RETENTION VOLUME REQUIRED PER 100 SF OF ADDITIONAL IMPERVIOUS AREA = 31 CF

- Instructions:
- 1) Fill out columns with red font (Lot width, depth and impervious area)
 - 2) If lot is irregular in shape, put an X in the LOT DEPTH column, and instead input the lot area in the LOT AREA column
 - 3) If the "% OF IMPERVIOUS AREA" value is < 45%, then input "Less than 45%, no additional pond req'd" in the next column
 - 4) "POND AREA REQUIRED" indicates the total pond area that needs to be shown on the site plan (plot Plan)
NOTE: a 10' pond depth is used (12" TOTAL DEPTH W/ 3" COBBLE for a FINAL DEPTH = 9")
This can be varied if it can be shown that the required volume is retained.
 - 5) To account for the 1:3 slope around the perimeter, the width and length dimensions of the pond (based on the Preliminary pond area) must be increased 4'-0"
 - 6) Ponds must be located at the front of the site and not in back yard

| LOT NO | LOT ADDRESS | LOT WIDTH (FT) | LOT DEPTH (FT) | LOT AREA (SF) | IMPERVIOUS AREA ON LOT - include house, driveway and patio (SF) | HALF STREET AREA (SF) | STREET IMPERVIOUS AREA (SF) | TOTAL AREA (SF) | TOTAL IMPERVIOUS AREA (SF) | % OF IMPERVIOUS AREA (45% PER DRAINAGE REPORT) | EXCEEDING 45% IMPERVIOUS AREA | ADDITIONAL RETENTION VOLUME REQUIRED (CF) |
|--------|--------------------|----------------|----------------|---------------|---|-----------------------|-----------------------------|-----------------|----------------------------|--|-------------------------------|---|
| 5-P1 | 335 MANUEL SANCHEZ | 91 | 113 | 10745 | 4211 | 3652.4 | 3287.16 | 14397.4 | 7498.16 | 52.08% | 1019.33 | 316.0 |

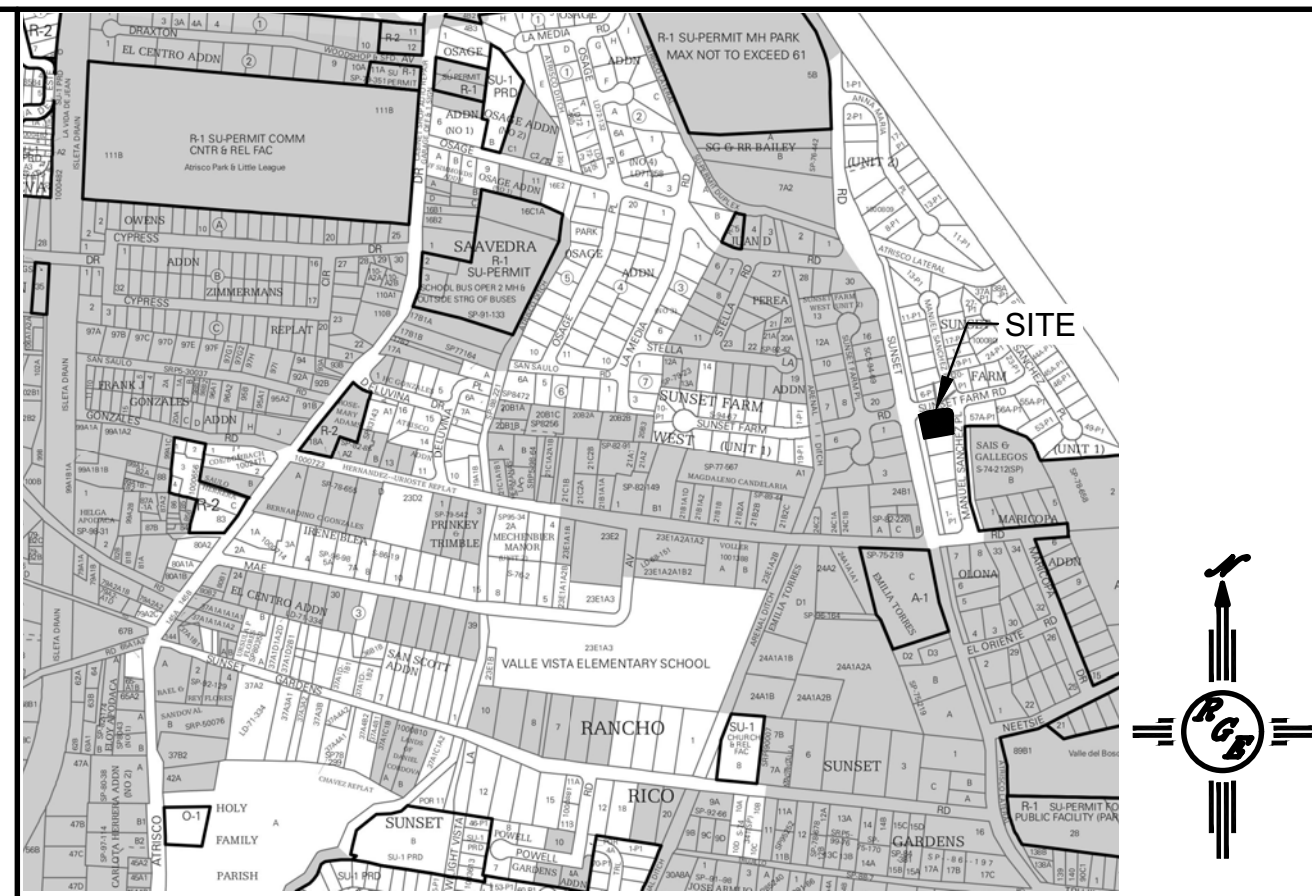
EROSION CONTROL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL 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.

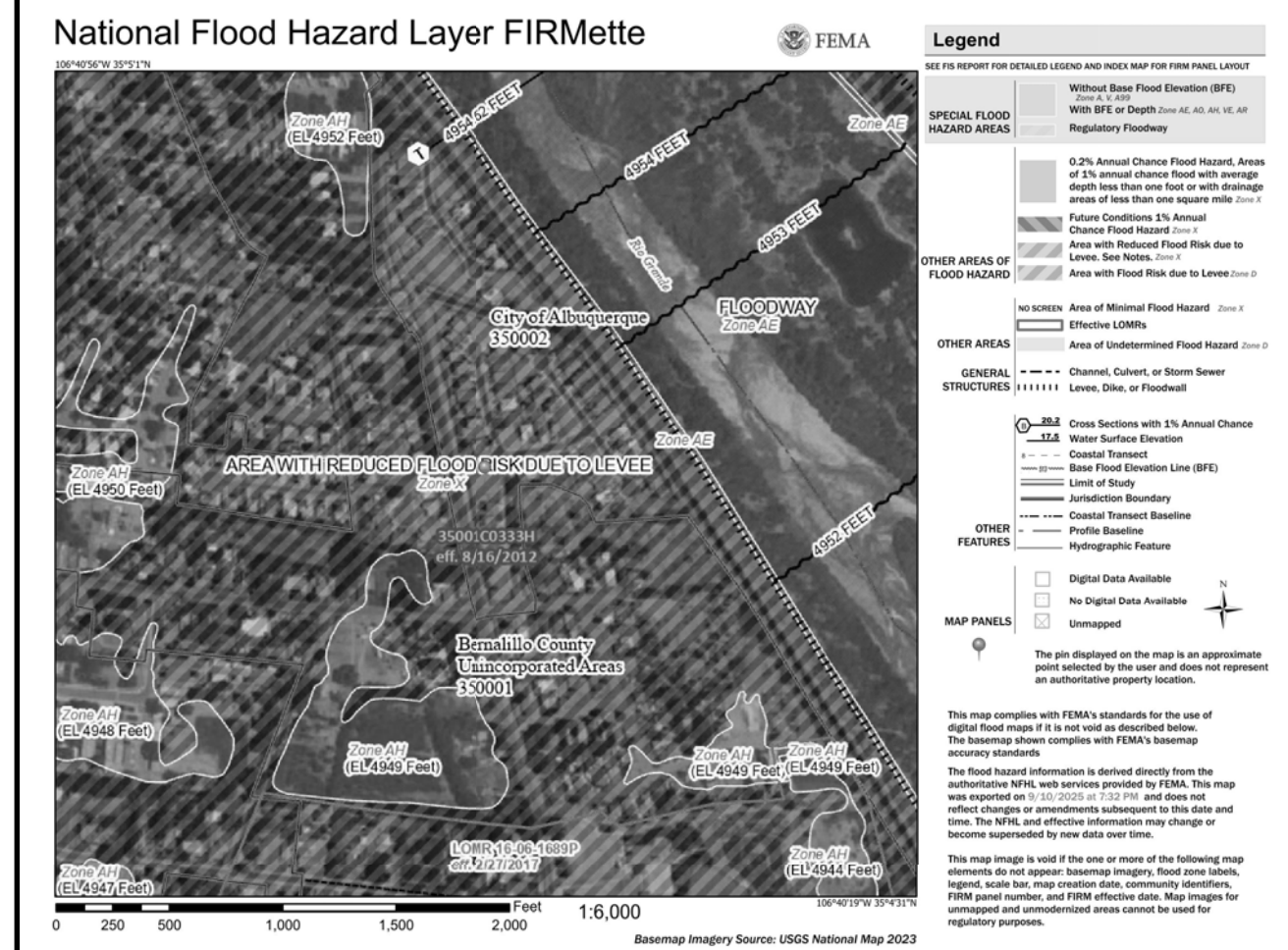
**City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED**

DATE: 9/22/2025
BY: *David Soule*
HydroTrans #: K12D025B

THE APPROVAL OF THESE PLANS/REPORTS SHALL NOT BE CONSTRUED TO PERMIT VIOLATION OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUIRING 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 BUILDING PERMIT HAS BEEN FILED ON THE DEVELOPMENT.



VICINITY MAP: K-12-Z



FIRM MAP:

LEGAL DESCRIPTION:
LOT 8A-P1 SUNSET FARM SUBDIVISION
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

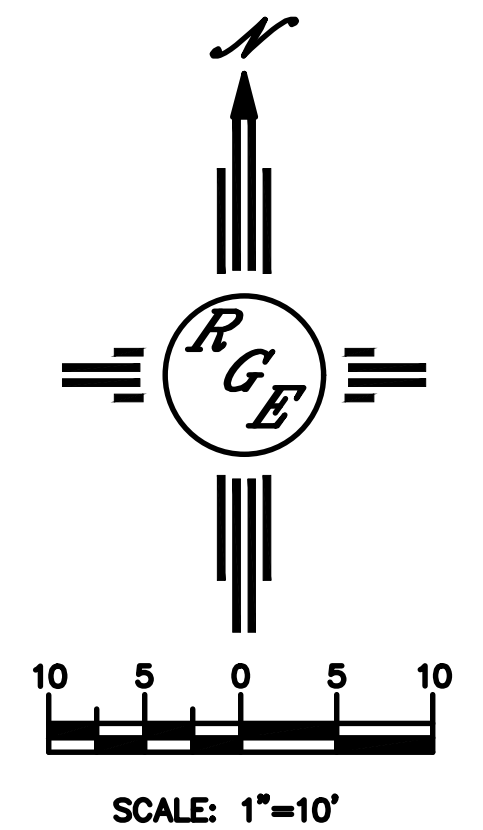
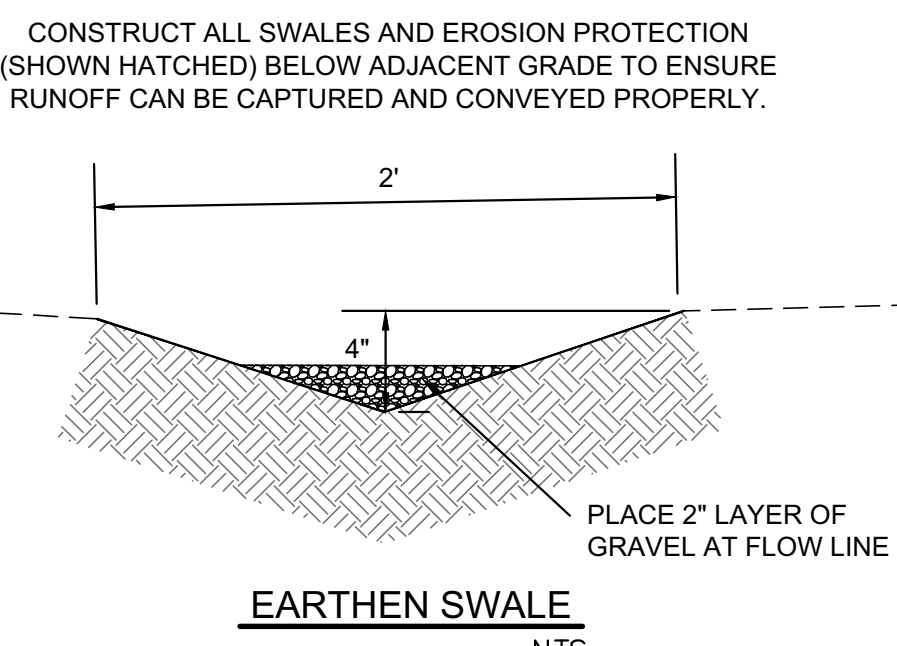
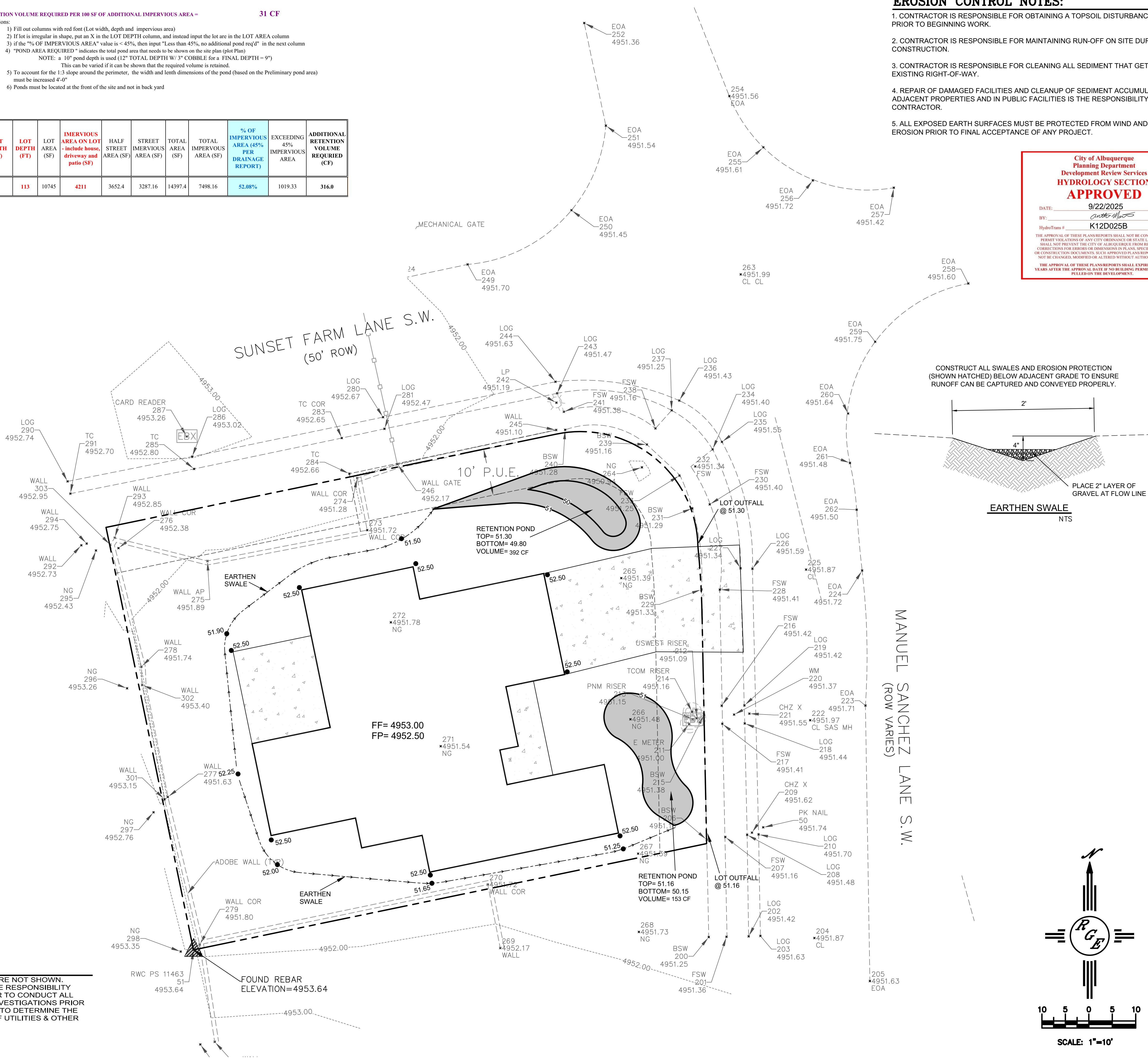
NOTES:

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 COMMUNITY SCIENCES CORPORATION USING NAVD DATUM 1988.
5. LONG TERM MAINTAINANCE 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 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 | LOT 8A-P1 SUNSET FARM SUB. 335 MANUEL SANCHEZ LN SW | DRAWN BY DEM |
| DAVID SOULE P.E. #14522 | GRADING AND DRAINAGE PLAN | DATE 9-11-25 |
| 9/12/25 | | SHEET # C1 |
| | ALBUQUERQUE, NM 87199 (505) 321-8099 | JOB # |