

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

December 18, 2025

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

**RE: 300 Manual Sanchez Pl SW  
Grading and Drainage Plan  
Engineer's Stamp Date: 12/11/25  
Hydrology File: K12D025C  
Case # HYDR-2025-00444**

Dear Mr. Soule:

PO Box 1293

Based upon the information provided in your submittal received 12/11/2025, the Grading and 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.

Albuquerque

**PRIOR TO CERTIFICATE OF OCCUPANCY:**

NM 87103

1. Engineer's Certification, per the DPM Part 6-14 (F): Engineer's Certification Checklist For Non-Subdivision is required.

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](mailto: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](mailto:amontoya@cabq.gov).

Sincerely,

Anthony Montoya, Jr., P.E., C.F.M.  
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 < 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 IMPERVIOUS 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)	Preliminary POND AREA REQUIRED (SF) (SEE NOTE)
14-P1	335 MANUEL SANCHEZ	25	113	5044	2485	1392	1252.8	6436	3737.8	58.08%	841.6	260.9	314.3

FIRST FLUSH VOLUME REQUIRED=87CF

PONDING PROVIDED 277 CF

NARRATIVE:

THIS SITE IS LOCATED WITH A MASTERDRAINAGE PLAN. THE DRAINAGE CALCULATIONS SHOW WERE PROVIDED BY CITY HYDROLOGY FOR USE ON THIS SUBDIVISION. THIS SITE CONFORMS TO THE MASTER DRAINAGE PLAN STANDARDS SHOWN IN DRAINAGE FILE K121D025

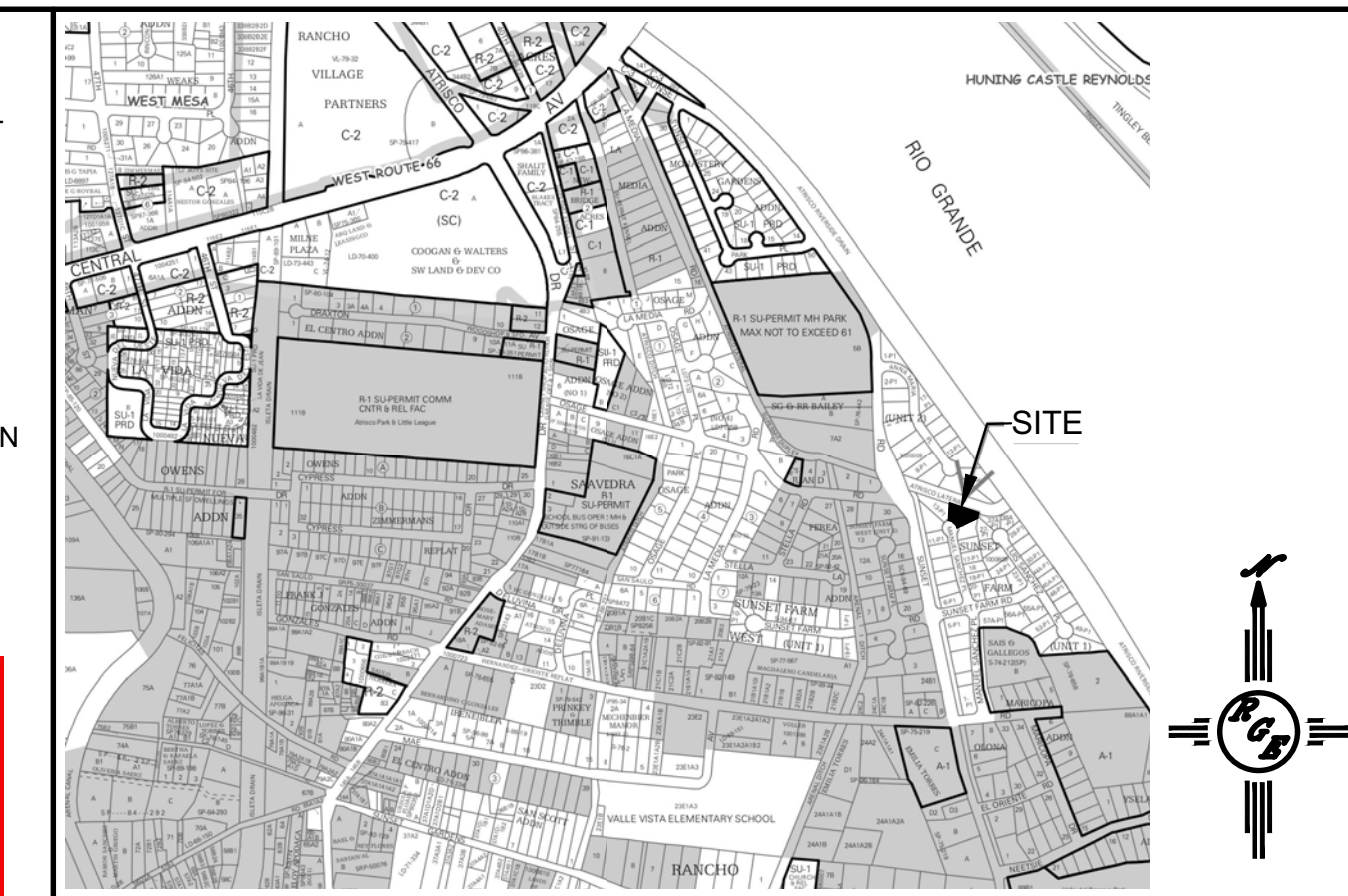
EROSION CONTROL NOTES:

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.

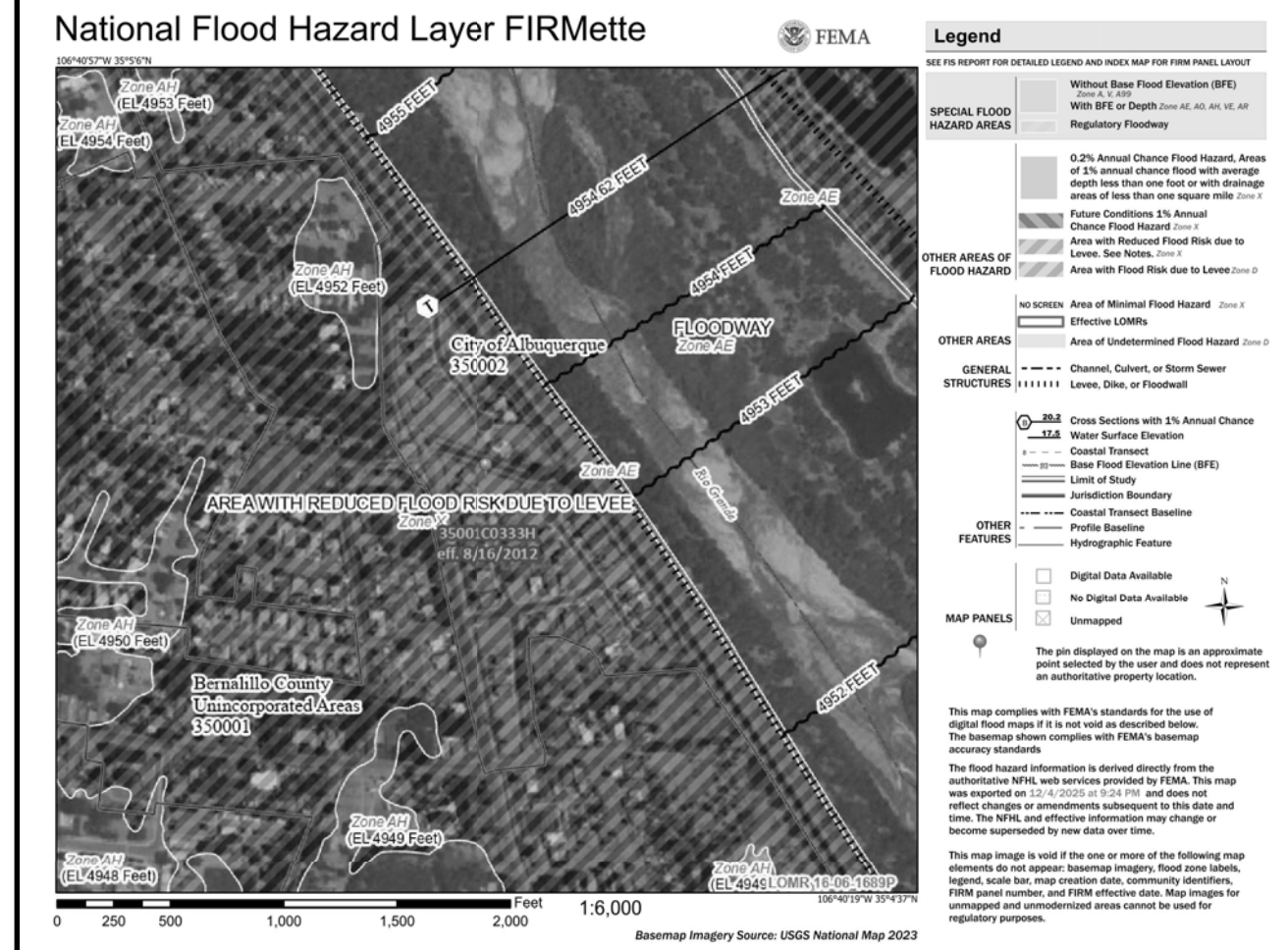
City of Albuquerque  
Planning Department  
Development Review Services  
**HYDROLOGY SECTION**  
**APPROVED**

DATE: 12/18/2025  
BY: *[Signature]*  
HydroTrans # K12D025C

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 REQUIRING CORRECTIVE ACTION FOR ERRORS OR OMISSIONS 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:

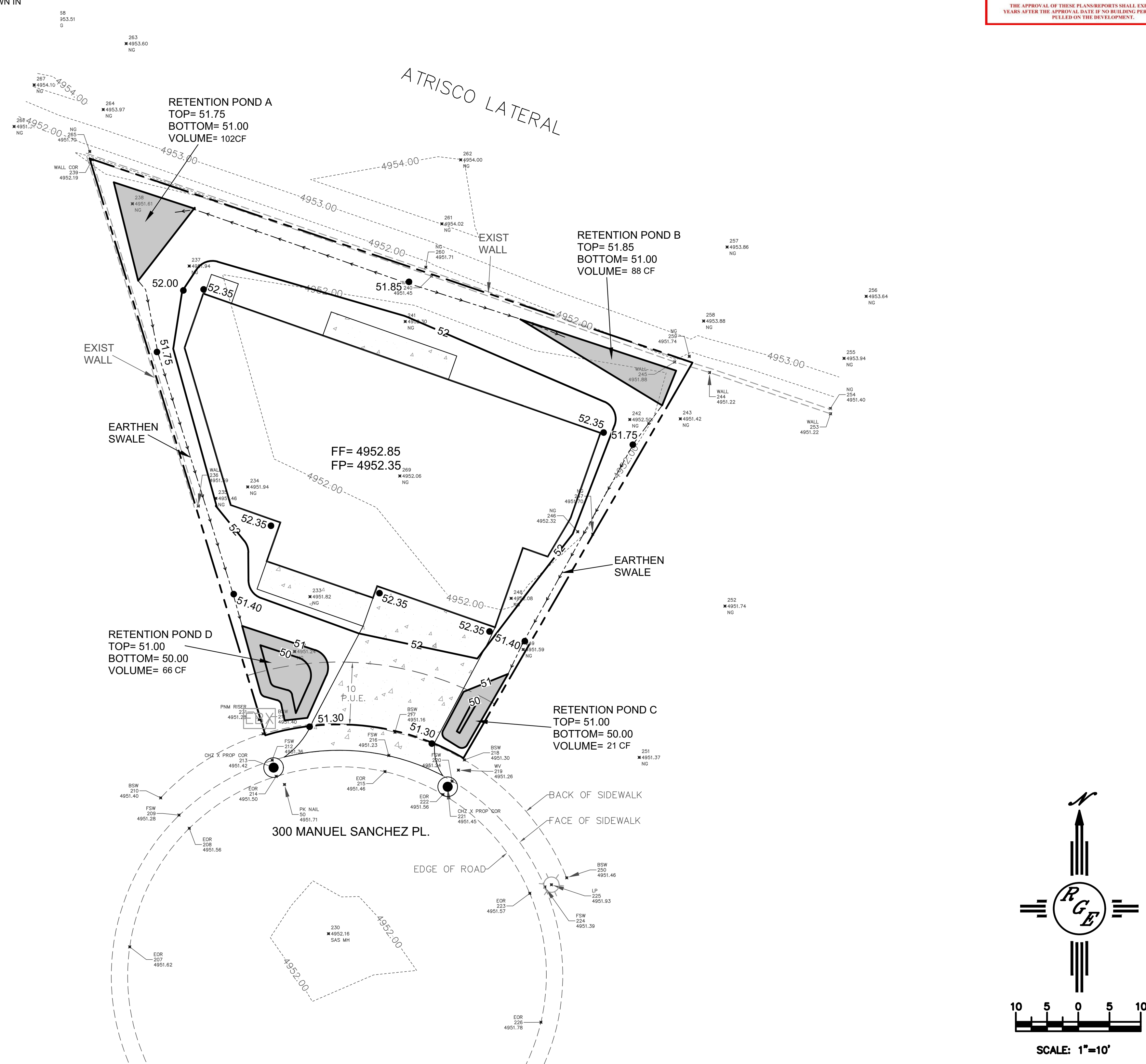
LOT 14P1 SUNSET FARMS UNIT 1  
ALBUQUERQUE, NM

NOTES:

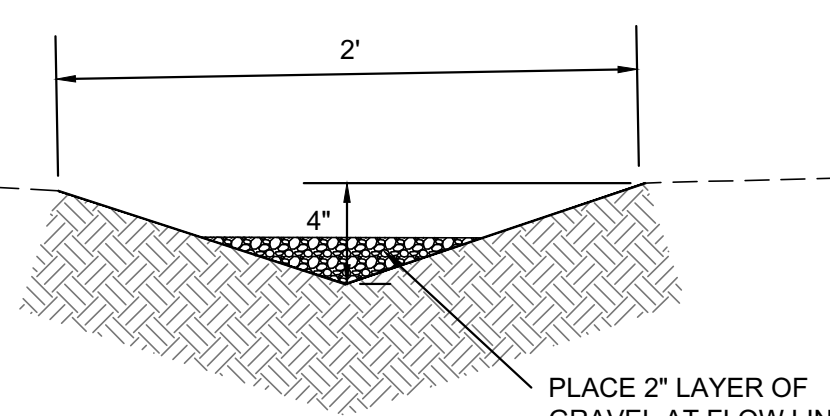
1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
2. ALL SLOPES SHALL BE 3:1 MAX. AND GRAVEL OR NATIVE SEEDING PRIOR TO CO.
3. ANY PERIMETER WALLS MUST BE PERMITTED SEPARATELY ALL RETAINING WALL DESIGN SHALL BE BY OTHERS.
4. SURVEY INFORMATION PROVIDED BY DYNAMIC CONSTRUCTION AND TECHNOLOGY LLC USING NAVD DATUM 1983.
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 PONDING



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



EARTHEN SWALE  
NTS

**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.

SCALE: 1"=10'

ENGINEER'S SEAL	LOT 7 BLK 16 U 10 RRE 300 MANUEL SANCHEZ PL SW	DRAWN BY DEM
		DATE 12-10-25
	 Rio Grande Engineering ALBUQUERQUE, NM 87199 (505) 321-8099	SHEET # C1
DAVID SOULE P.E. #14522		JOB #