CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director

Mayor Timothy M. Keller

March 2, 2026

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

RE: 1203 Coal Ave SE
Grading & Drainage Plan
Engineer's Stamp Date: 2/27/26
Hydrology File: K15D011
Case # HYDR-2026-00076

Dear Mr. Soule:

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Based upon the information provided in your submittal received 2/27/2026, the Grading & Drainage Plan **is not approved** for Grading Permit or Building Permit. The following comments need to be addressed for approval of the above referenced project.

1. An SO-19 Permit will be required and should be included on the request. Please include the standard SO-19 notes on the grading plan.
2. Please provide the FIRM Map and floodplain note with effective date.
3. Provide the existing and proposed grades on both sides of the proposed retaining walls.

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.

Sincerely,

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

Weighted E Method

Basin	Area (sf)	Area (acres)	Treatment A %	Treatment A (acres)	Treatment B %	Treatment B (acres)	Treatment C %	Treatment C (acres)	Treatment D %	Treatment D (acres)	100-Year, 6-hr. Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs
existing	19776	0.454	0%	0	5%	0.023	5%	0.023	90%	0.409	2.189	0.083	1.90
prop to coal	12210	0.280	0%	0	15%	0.042	23%	0.064	62%	0.174	1.802	0.042	1.05
prop to cedar	7566.00	0.174	0%	0	5%	0.009	5%	0.009	90%	0.156	2.189	0.032	0.73

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

Where for 100-year, 6-hour storm(zone2)

Ea= 0.62 Qa= 1.71
Eb= 0.8 Qb= 2.36
Ec= 1.03 Qc= 3.05
Ed= 2.33 Qd= 4.34

first flush (redevelopement) 164.021 cf

Developed Conditons	TOTAL VOLUME	PEAK FLOW
HISTORICAL DISCHARGE	3607 CF	1.90 CFS
PROPOSED GENERATION	3213 CF	1.78 CFS
VOLUME INCREASE	-394 CF	-0.85
PROPOSED PONDING	316 CF	

This site is a modification of an existing development. The existing property was fully developed as an office and paved parking area. The improvements were removed and 4 individual building will be constructed on 4 lots. The site was originally approved with free discharge under file K15D11. A subsequent submittal was approved for apartments, that established free discharge as well . The proposed drainage solution will match historic discharge rates and patterns and retain the first flush volume

CULVERT

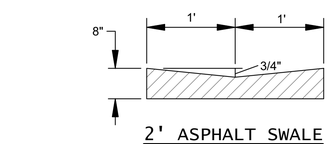
Weir Equation:

$$Q = CLH^{3/2}$$

Q= 5.00
C = 2.95
H = 0.67 ft
L = Length of weir

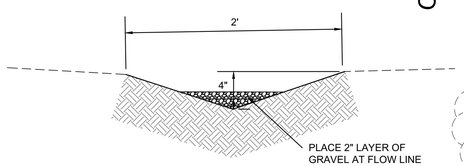
SIDEWALK CULVERT

$$Q = 2.95 * 2 * ((0.67)^{(3/2)}) = 3.23 \text{ CFS},$$

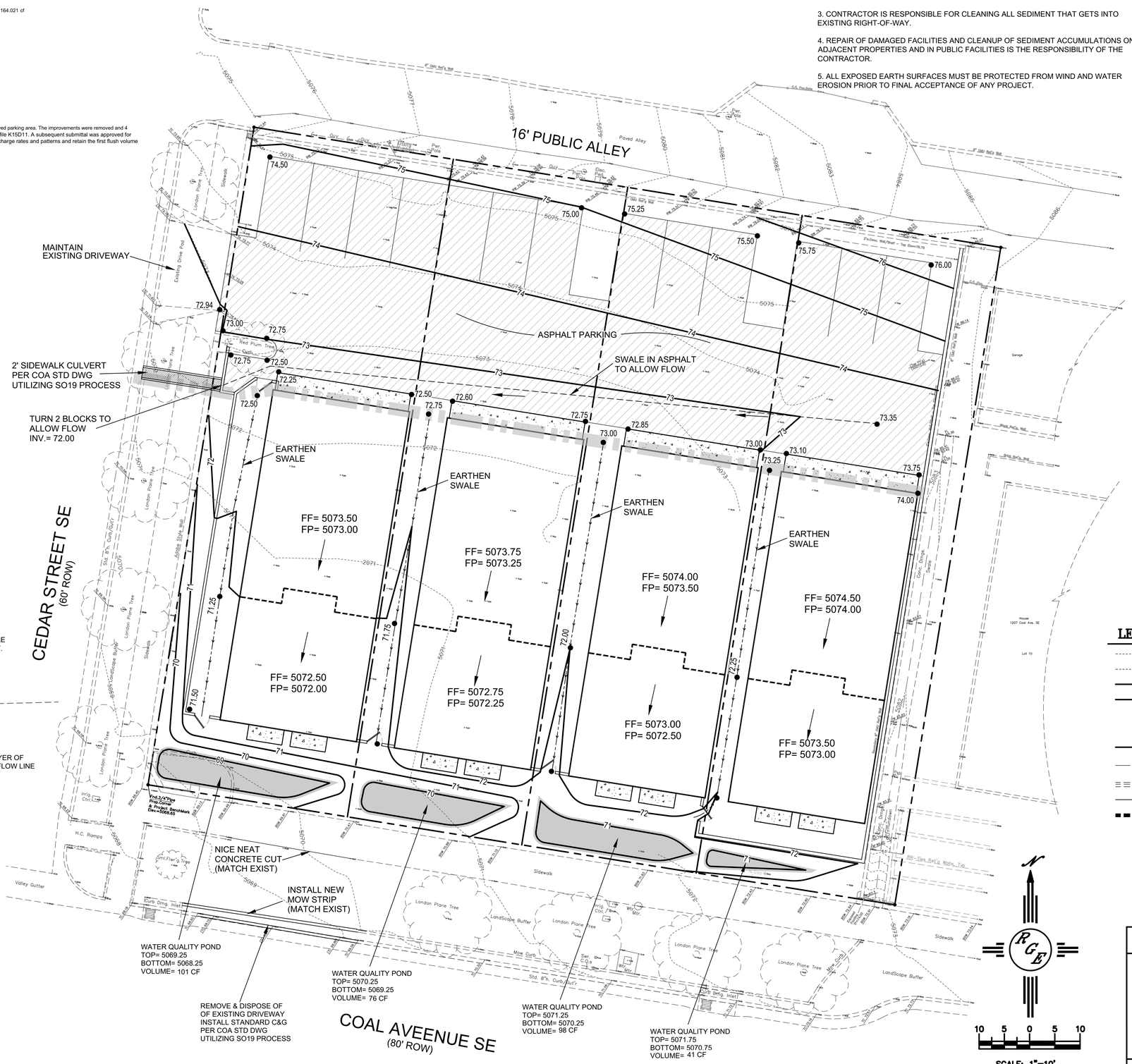


2' ASPHALT SWALE
NTS

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.

EROSION CONTROL NOTES:

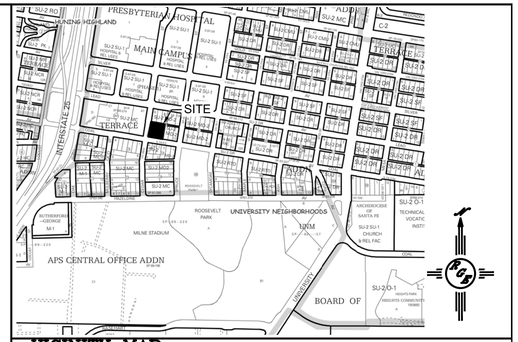
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOP SOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.

2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.

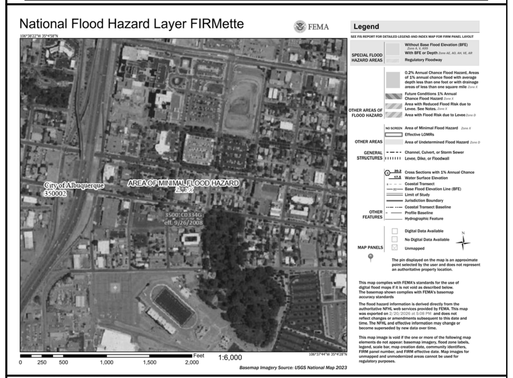
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.

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:



FIRM MAP:

LEGAL DESCRIPTION:

LOT 7-A-1 THRU 7-A-4, BLOCK 32 TERRACE ADDITION
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEIXCO

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 PERMITED 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. BLANKET CROSS LOT DRAINAGE EASEMENT TO BE GRANTED

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 RETAINING WALL
- PROPOSED PAVING
- PROPOSED CONCRETE
- PROPOSED 2' WIDE CONCRETE SWALE

ENGINEER'S SEAL
DAVID SOULE NEW MEXICO 14522 REGISTERED PROFESSIONAL ENGINEER
2/27/26
DAVID SOULE
P.E. #14522

LOT 7-A-1 THRU 7-A-4 BLK 32 TERRACE ADD.
1203 COAL AVENEUE SE

GRADING AND DRAINAGE PLAN

Rio Grande Engineering
PO BOX 93924
ALBUQUERQUE, NM 87199
(505) 321-9099

DRAWN BY DEM
DATE 2-24-26
Coal Ave & Cedar St.dwg.dwg
SHEET # C1
JOB #