

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

August 11, 2025

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

**RE: 920 Suneast Dr. SW
Grading & Drainage Plan
Engineer's Stamp Date: 8/6/25
Hydrology File: L09D012B
Case # HYDR-2025-00277**

Dear Mr. Soule:

Based upon the information provided in your submittal received 08/06/2025, 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. Please note that a Pad Certification is not required for this site.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

PRIOR TO CERTIFICATE OF OCCUPANCY:

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

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)	100-Year, 6-Hr.				Weighted E (ac-ft)	Volume (ac-ft)	Flow (cfs)	Volume (ac-ft)		
			Treatment A %	Treatment B %	Treatment C %	Treatment D %						
HISTORICAL	10260.00	0.236	0	50%	0.118	50%	0.118	0.000	0.840	0.018	0.59	0.018
FRONT PROPOSED	6190.00	0.142	0%	13%	0.018	29%	0.041	58%	0.082	0.010	0.35	0.017
REAR PROPOSED	4070.00	0.093	0%	30%	0.028	41%	0.038	29%	0.027	1.258	0.010	0.17

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)
 Qa= 0.55
 Qb= 2.16
 Qc= 0.95
 Qd= 2.24
 Qa= 1.54
 Qb= 2.16
 Qc= 2.87
 Qd= 4.12

Developed Conditions	TOTAL VOLUME GENERATED	RETAINED	PEAK FLOW OFFSITE
PROPOSED TO STREET	753 CF	36	0.017 CFS
PROPOSED REAR	533 CF	833	0.012 CFS

This site is a development of a lot in a fully developed area. The site used to be a public drainage pond. The pond was reclaimed as governed by (L-09-D012A). The existing lots all free discharge. Based upon the approved grading plan a portion of the lot is to drain to the street and the rear shall pond and overflow to an adjacent drainage easement that is utilized as an emergency overflow for the previously maintained pond. The public drainage easement will not be impeded as the storm drain inlet is in sump condition at this adjacent easment serves as emergency overflow.

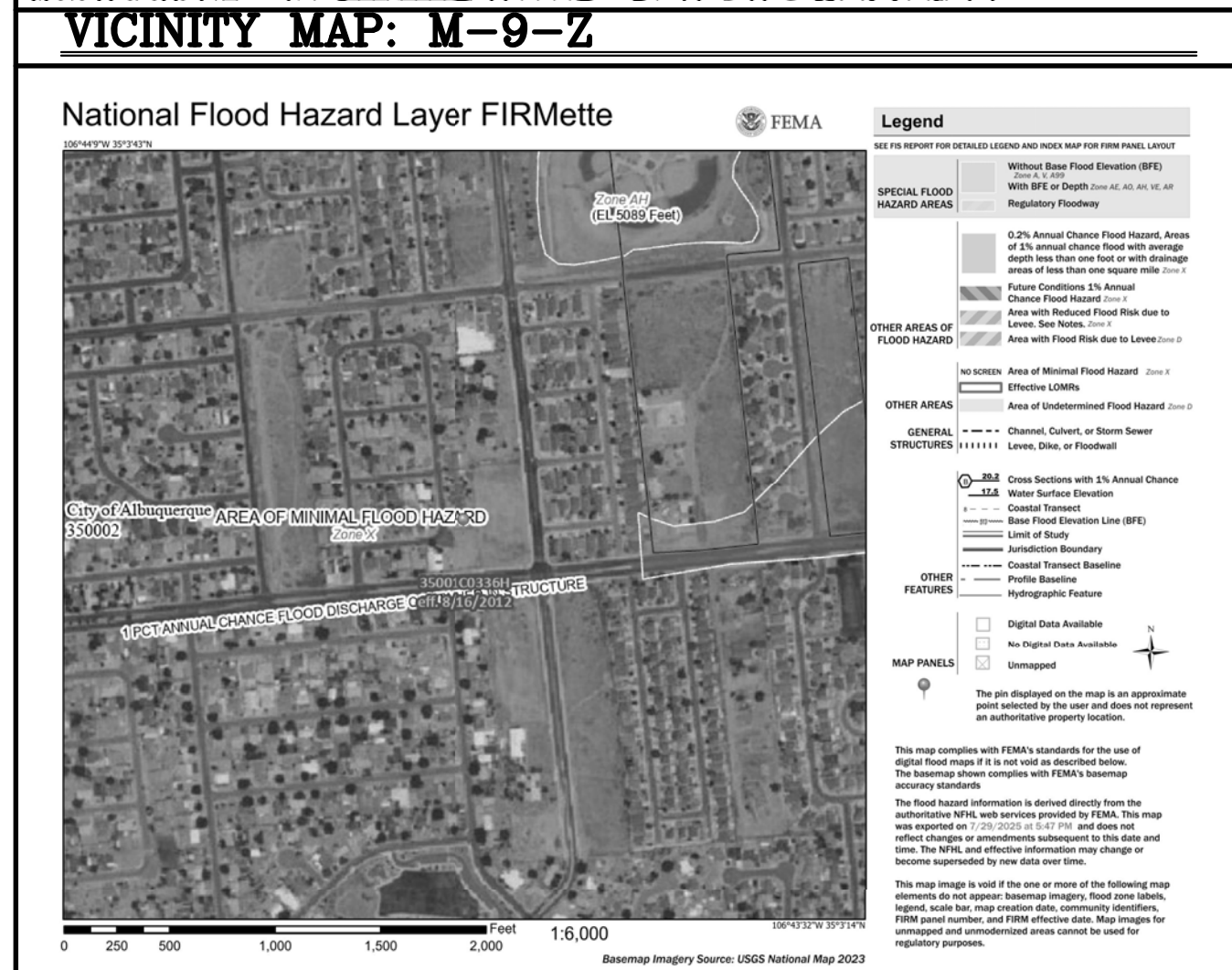
**City of Albuquerque
 Planning Department
 Development Review Services
 HYDROLOGY SECTION
 APPROVED**

DATE: 8-11-2025
 BY: *David Soule*
 HydroName #: L09D012B

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 FIVE (5) YEARS AFTER THE APPROVAL DATE IF NO BUILDING PERMIT HAS BEEN PULLED ON THE DEVELOPMENT.

EROSION CONTROL NOTES:

- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
- REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.



FIRM MAP:

LEGAL DESCRIPTION:
 LOT 15-P1 SUNSET WEST SUBDIVISION UNIT 3
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

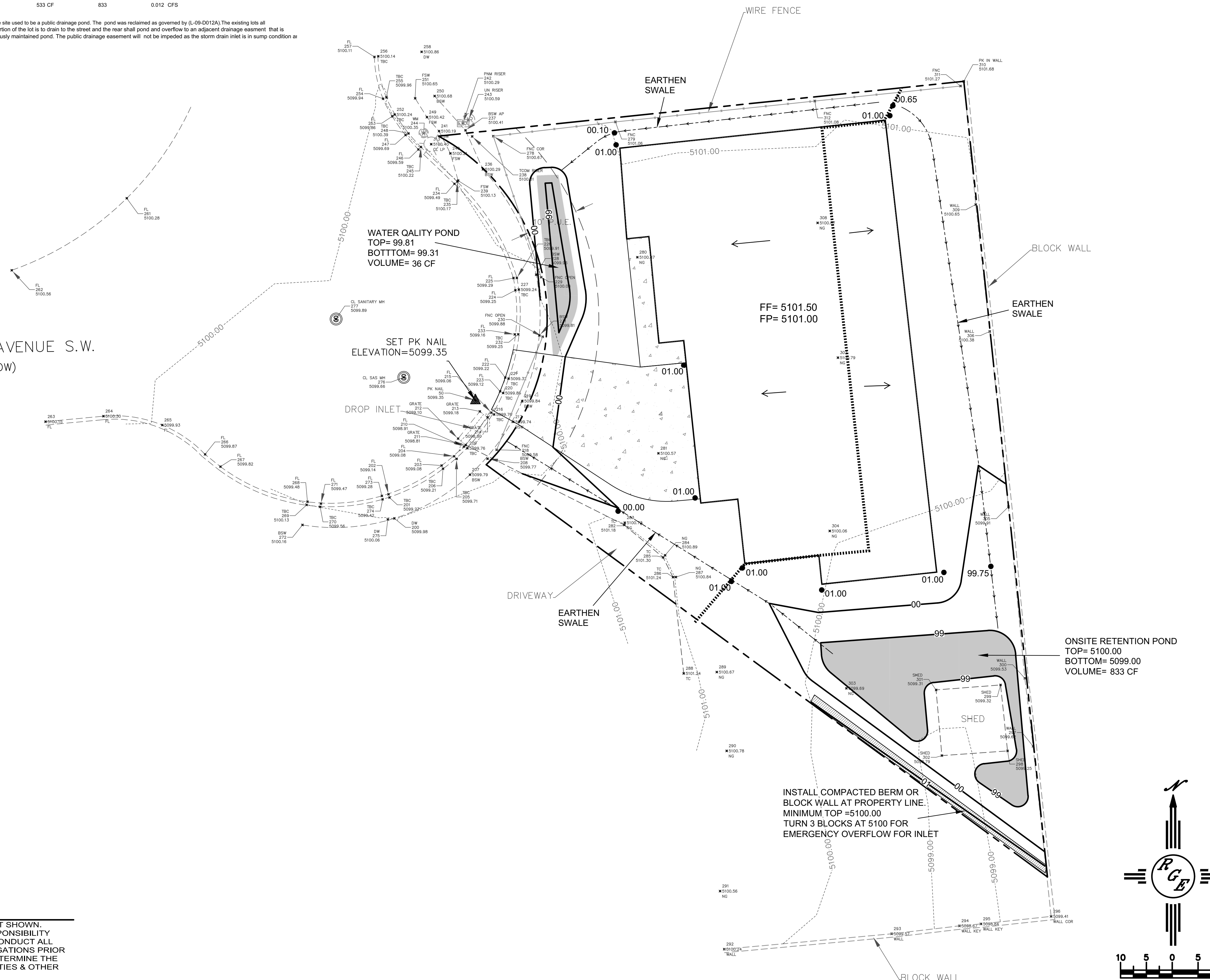
NOTES:

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

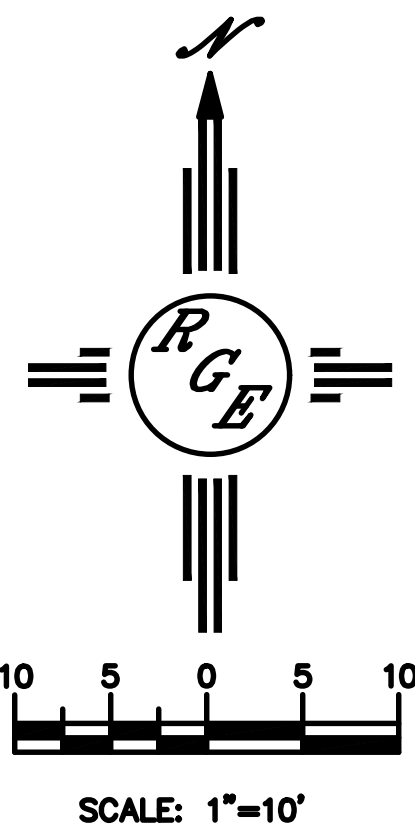
LEGEND

-----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

SUNRIDGE AVENUE S.W.
 (46' ROW)



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 DAVID SOULE NEW MEXICO 14522 REGISTERED PROFESSIONAL ENGINEER	LOT 15-P1 SUNSET WEST SUB. U 3 920 SUNEAST DRIVE S.W.	DRAWN BY DEM
8/6/25	GRADING AND DRAINAGE PLAN	DATE 8-5-25
DAVID SOULE P.E. #14522	Rio Grande Engineering P.O. BOX 53924 ALBUQUERQUE, NM 87199 (505) 321-8099	820 Sunset Drive S.W. Albuquerque, NM 87102
	SHEET # C1	JOB #