

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

February 9, 2026

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

**RE: 1510 John St
Grading and Drainage Plan
Engineer's Stamp Date: 12/29/25
Hydrology File: L14D071
Case # HYDR-2025-00460**

Dear Mr. Soule:

Based upon the information provided in your submittal received 02/09/2026, the Grading and Drainage Plan is approved for Grading Permit and 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

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.
2. Please provide the Drainage Covenant with Exhibit A for the stormwater quality ponds per Article 6-15(C) of the DPM prior to Permanent Release of Occupancy. Please submit the original copies along with the **\$ 25.00** recording fee check made payable to Bernalillo County to the Hydrology Section of Development Review Services on the Ground floor of Plaza de Sol. Submittal in ABQ-PLAN is also 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 505-924-3995 or baileythompson@cabq.gov.

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Sincerely,

A handwritten signature in black ink, appearing to read 'Bailey Thompson', followed by a long horizontal flourish.

Bailey Thompson, E.I.T.
Engineer Associate, Hydrology
Planning Department, Development Review Services

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Weighted E Method

Basin	Area (sf)	Area (acres)	100-Year, 6-hr				100 yr 24-HOUR						
			Treatment A % (acres)	Treatment B % (acres)	Treatment C % (acres)	Treatment D % (acres)	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	Volume (ac-ft)			
HISTORICAL	7100.00	0.163	0%	10%	0.016	50%	0.081	40%	0.065	1.527	0.021	0.57	0.025
PROPOSED	7100.00	0.163	0%	10%	0.016	49%	0.080	41%	0.067	1.540	0.021	0.57	0.025

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

Developed Conditions	TOTAL VOLUME GENERATED	RETAINED
DISCHARGE PROPOSED	0.57 CFS	1105 CF
EXISTING DISCHARGE	0.57 CFS	1093 CF
DIFFERENCE	0.00 CFS	12.43 CF
PONDING PROVIDED		218 CF

This site is a redevelopment of a previously developed lot. The existing house was demolished at some point in the past (2018 aerial on GIS shows). 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 24-hour volumes. The redevelopment water quality volume is provided on site the ponds will overflow to the street in conformance to historical patterns

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

DATE: 02/09/2026
BY: [Signature]
HydroTrans # L14D071

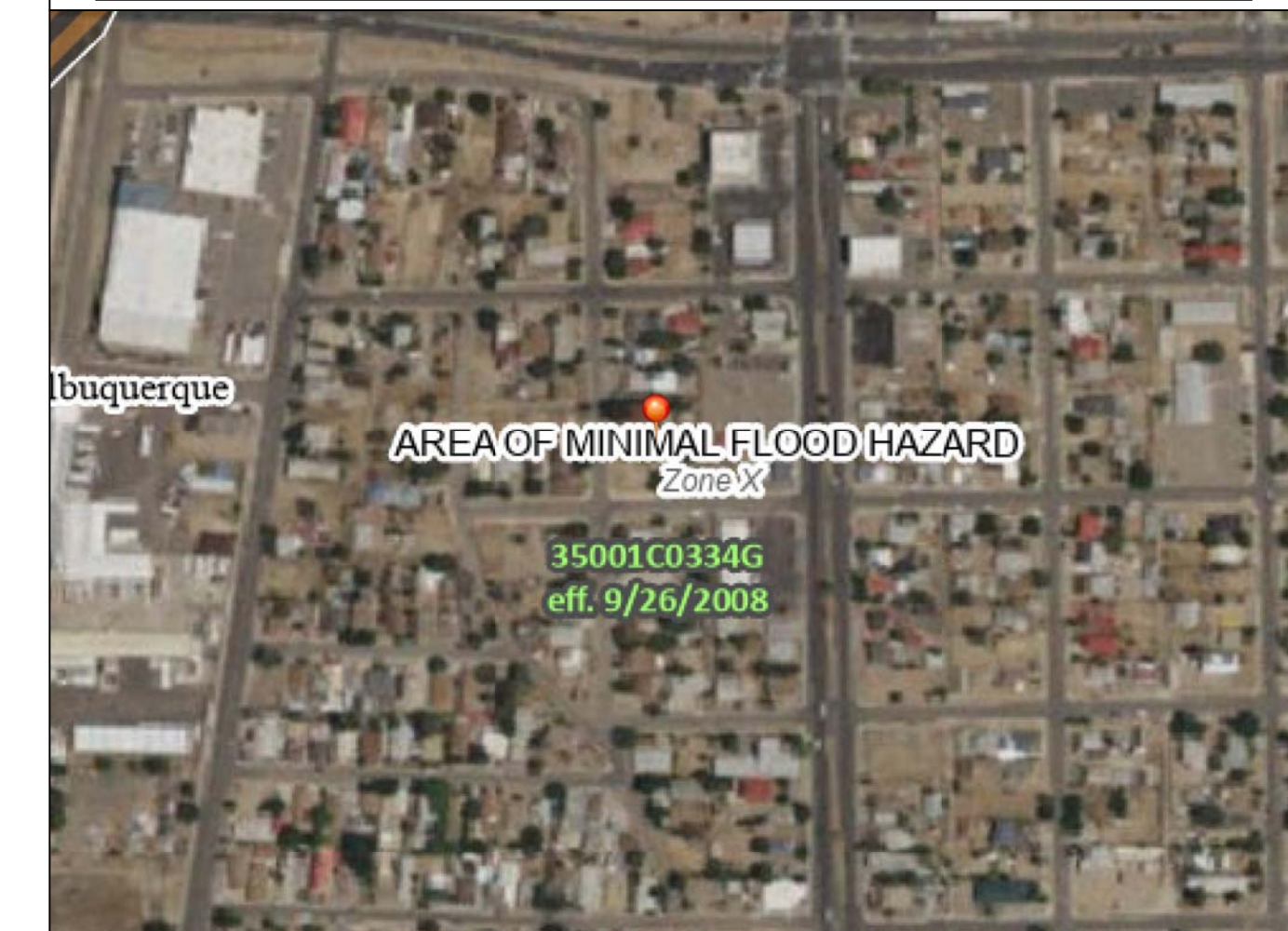
THE APPROVAL OF THESE PLANS/REPORTS SHALL NOT BE CONSTRUED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUIRING CORRECTIONS OR ALTERATIONS OR DIMENSIONS IN PLANS, SPECIFICATIONS, OR CONSTRUCTION DOCUMENTS, SUCH APPROVED PLANS/REPORTS SHALL 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.

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.



VICINITY MAP:



FIRM MAP: 35001C0334G EFFECTIVE 9/26/2008

LEGAL DESCRIPTION:

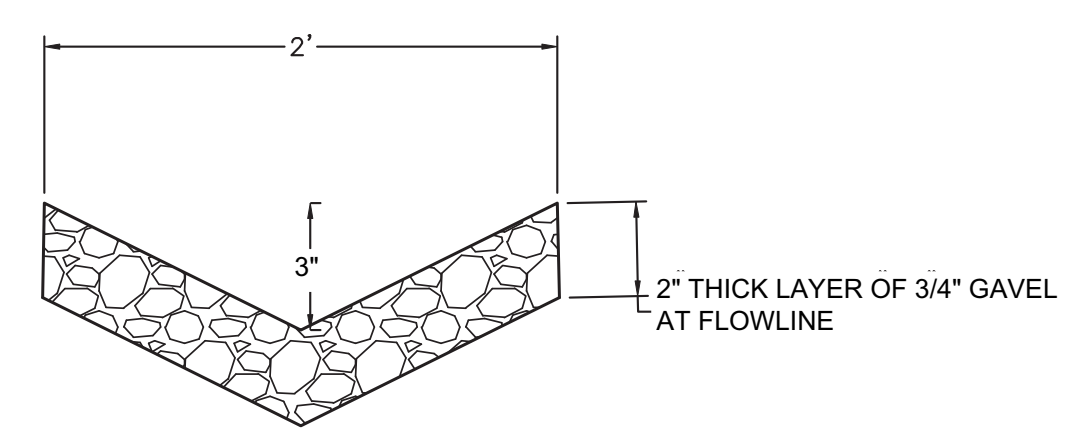
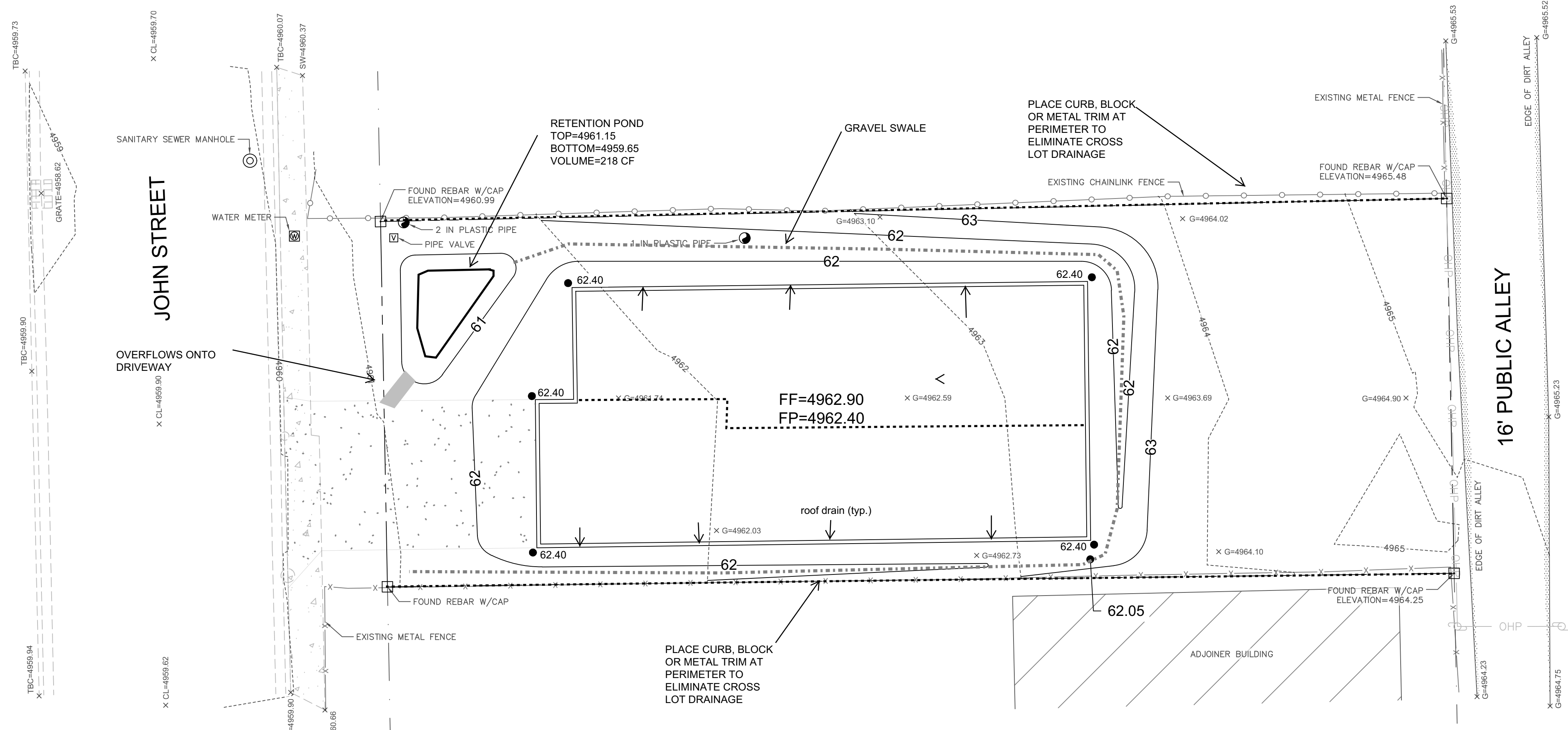
LOT 11, BLOCK L, EASTERN ADDITION ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

NOTES:

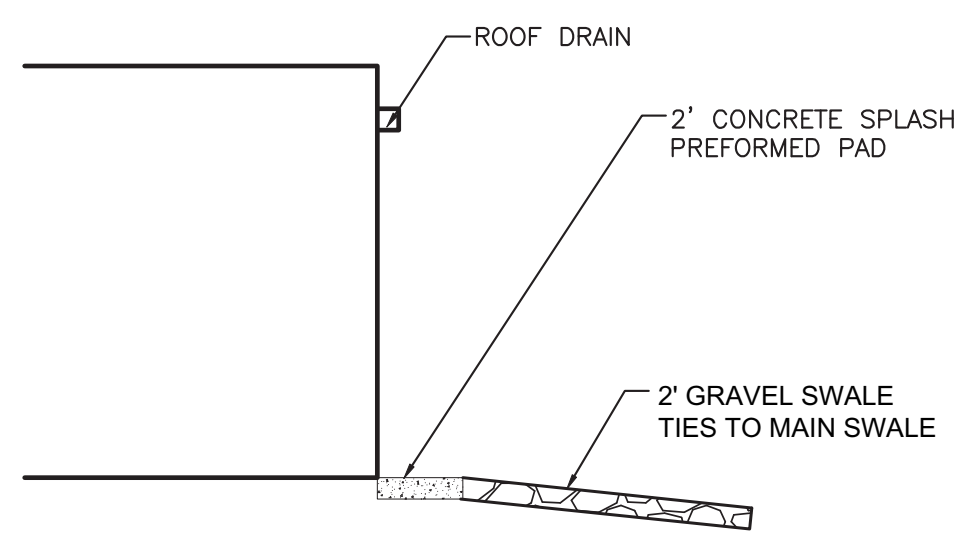
1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
2. ALL SLOPES SHALL BE 3:1 MAX. AND GRAVEL OR NATIVE SEEDING PRIOR TO CO.
3. ANY PERIMETER WALLS MUST BE PERMITTED SEPARATELY ALL RETAINING WALL DESIGN SHALL BE BY OTHERS.
4. SURVEY INFORMATION PROVIDED BY ANTHONY L. HARRIS, N.M.P.S.#11463 HARRIS SURVEYING, INC. USING NAVD DATUM 1988.

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 COMPACTED EARTHEN BERM

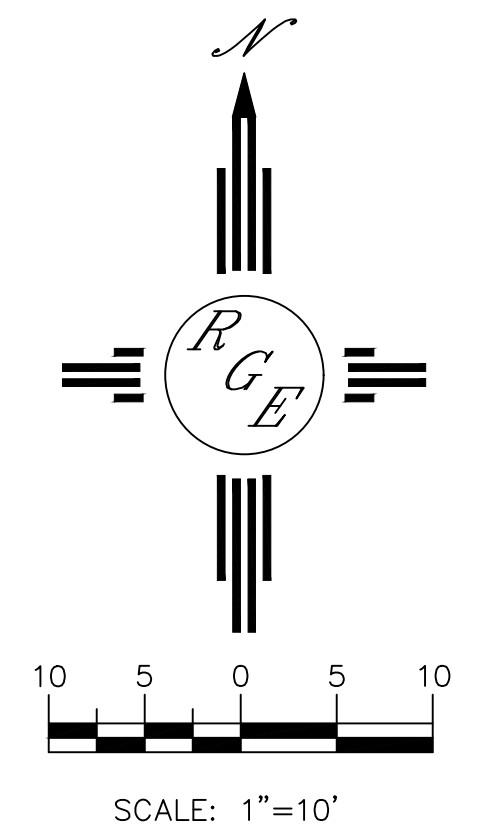


COBBLE SWALE DETAIL
NTS



ROOF DRAIN SPLASH PAD DETAIL
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.



ENGINEER'S SEAL	LOT 11, BLOCK L, EASTERN ADDITION 1510 JOHN STREET	DRAWN BY MM
DAVID SOULE 14522 REGISTERED PROFESSIONAL ENGINEER		DATE 12-29-2025
	GRADING AND DRAINAGE PLAN	SHEET # C1
	<i>Rio Grande Engineering</i>	JOB #
DAVID SOULE P.E. #14522	P.O. BOX 93294 ALBUQUERQUE, NM 87199 (505) 321-9099	