

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

January 7, 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 01/06/2025, the Grading and Drainage Plan **is not approved** for Grading Permit and Building Permit. The following comments need to be addressed for approval of the above referenced project.

PO Box 1293

Albuquerque

NM 87103

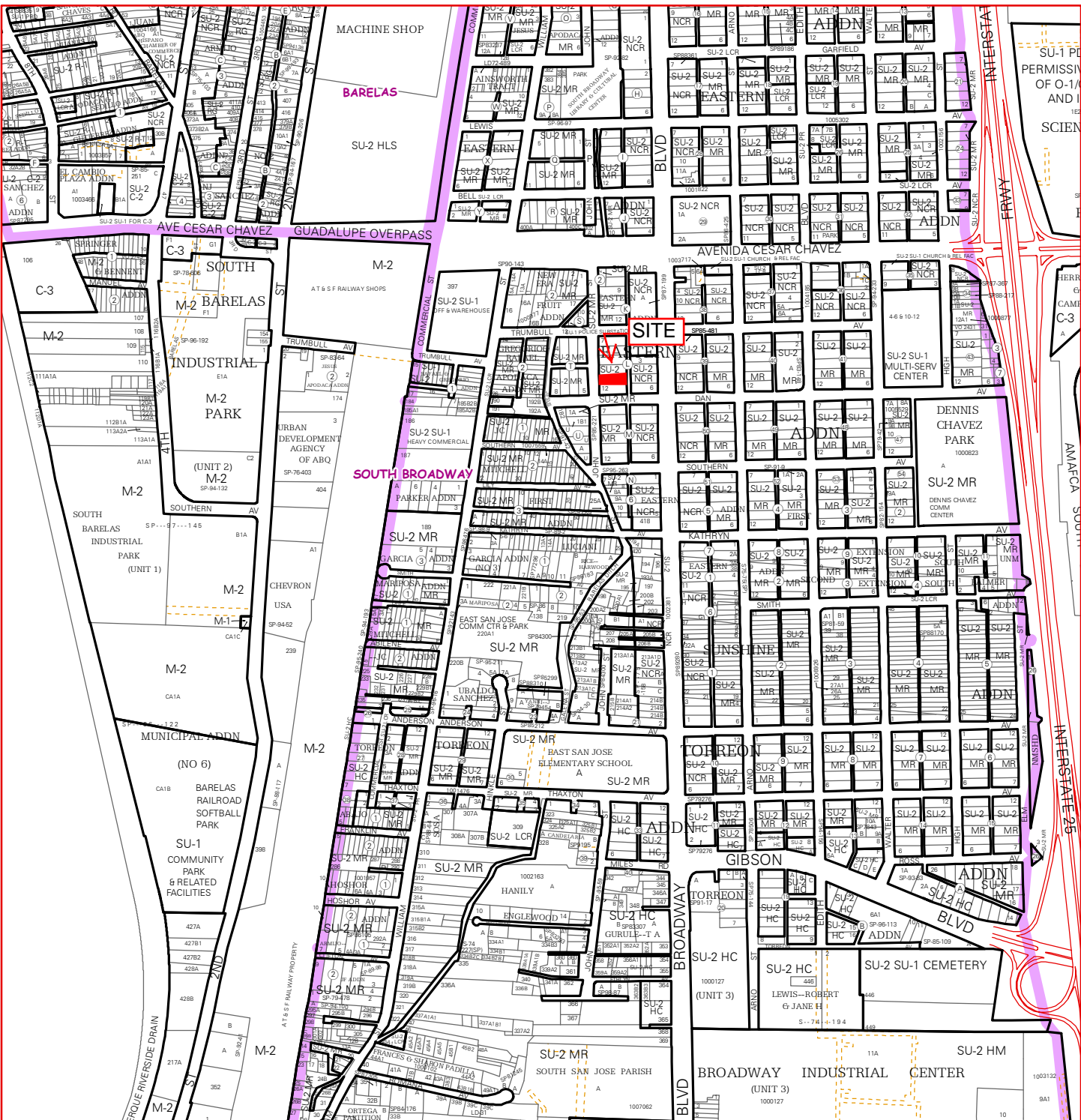
www.cabq.gov

1. Zone 1 constants were used for calculations, please revise and resubmit using Zone 2 constants.
2. Since this site is in the Valley region, please follow Article 6-5 Valley Drainage Criteria of the DPM. The following conditions must be applied to the site:
 - a. A permanent perimeter wall or barrier on the North and South side of the development is required to contain the 100 year, 24-hour storm developed runoff.
3. Show swales clearly in the plans.
4. Show where the roof drains are located and where they will drain to.
5. Show the emergency pond overflow directed towards the driveway.
6. Please provide the FIRM Map floodplain note with effective date.

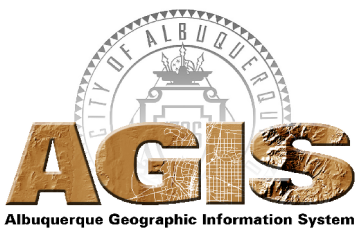
If you have any questions, please contact me at 505-924-3995 or baileythompson@cabq.gov.

Sincerely,

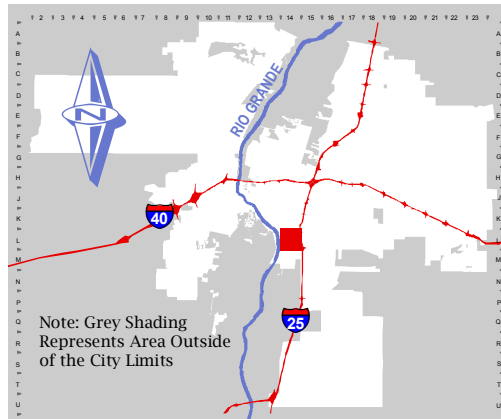
Bailey Thompson, E.I.T.
Engineer Associate, Hydrology
Planning Department, Development Review Services



For more current information and more details visit: <http://www.cabq.gov/gis>



Map amended through: 2/4/2010



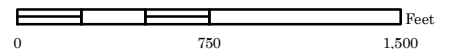
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

L-14-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone



Weighted E Method

Basin	Area (sf)	Area (acres)	100-Year, 6-hr.				100 yr 24-HOUR						
			Treatment A (%)	Treatment B (%)	Treatment C (%)	Treatment D (%)	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	1.444	0.020	0.54	0.024
PROPOSED	7100.00	0.163	0%	10%	0.016	49%	0.080	41%	0.067	1.457	0.020	0.54	0.024

Equations:

Weighted E = Ea*As + Eb*Ab + Ec*Ac + Ed*Ad / (Total Area)

Volume = Weighted D * Total Area

Flow = Qa * Aa + Qb * Ab + Qc * Ac + Qd * Ad

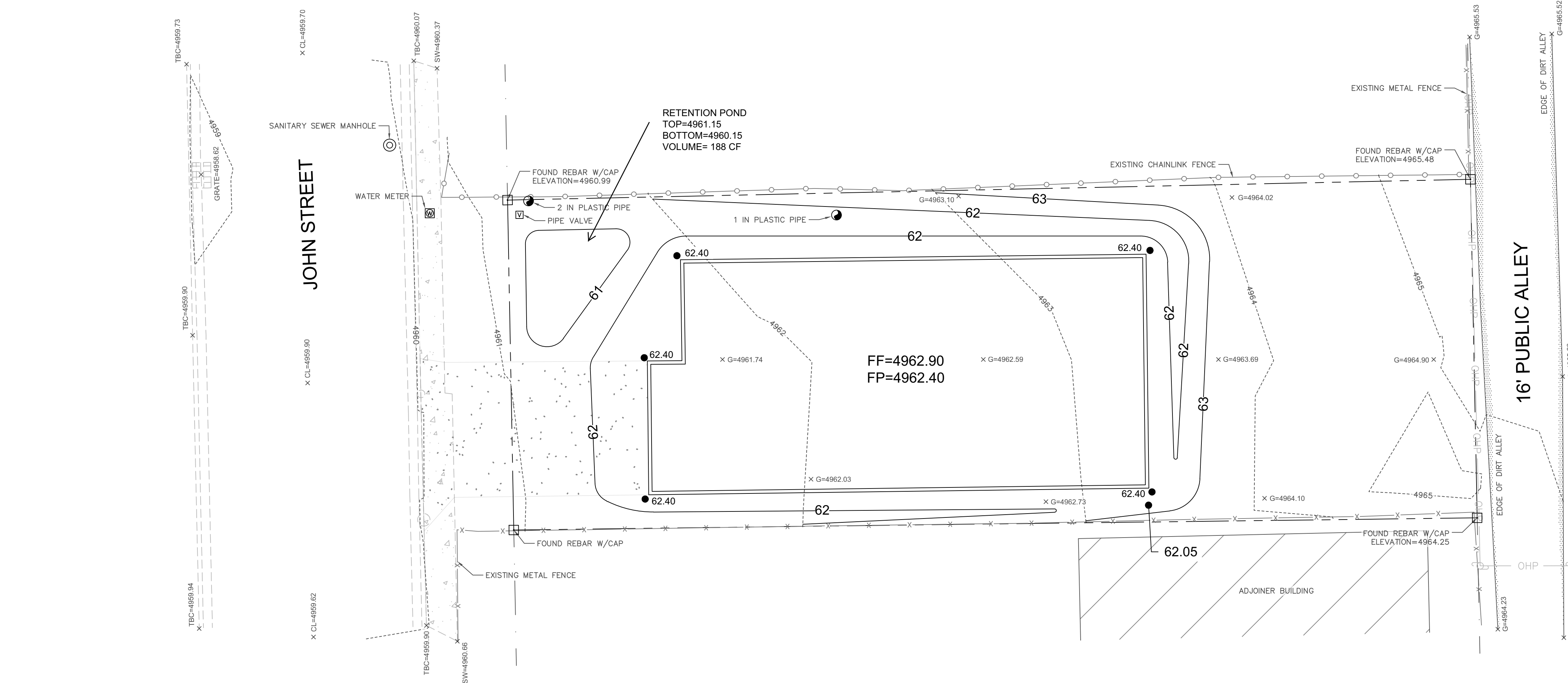
Where for 100-year, 6-hour storm (zone1)

Ea= 0.55	Qa= 1.54
Eb= 0.73	Qb= 2.16
Ec= 0.95	Qc= 2.87
Ed= 2.24	Qd= 4.12

Developed Conditions

	TOTAL VOLUME GENERATED	RETAINED
DISCHARGE PROPOSED	0.54 CFS	1056 CF
EXISTING DISCHARGE	0.54 CFS	1044 CF
DIFFERENCE	0.00 CFS	12.37 CF
PONDING PROVIDED		188 CF

This site is an 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

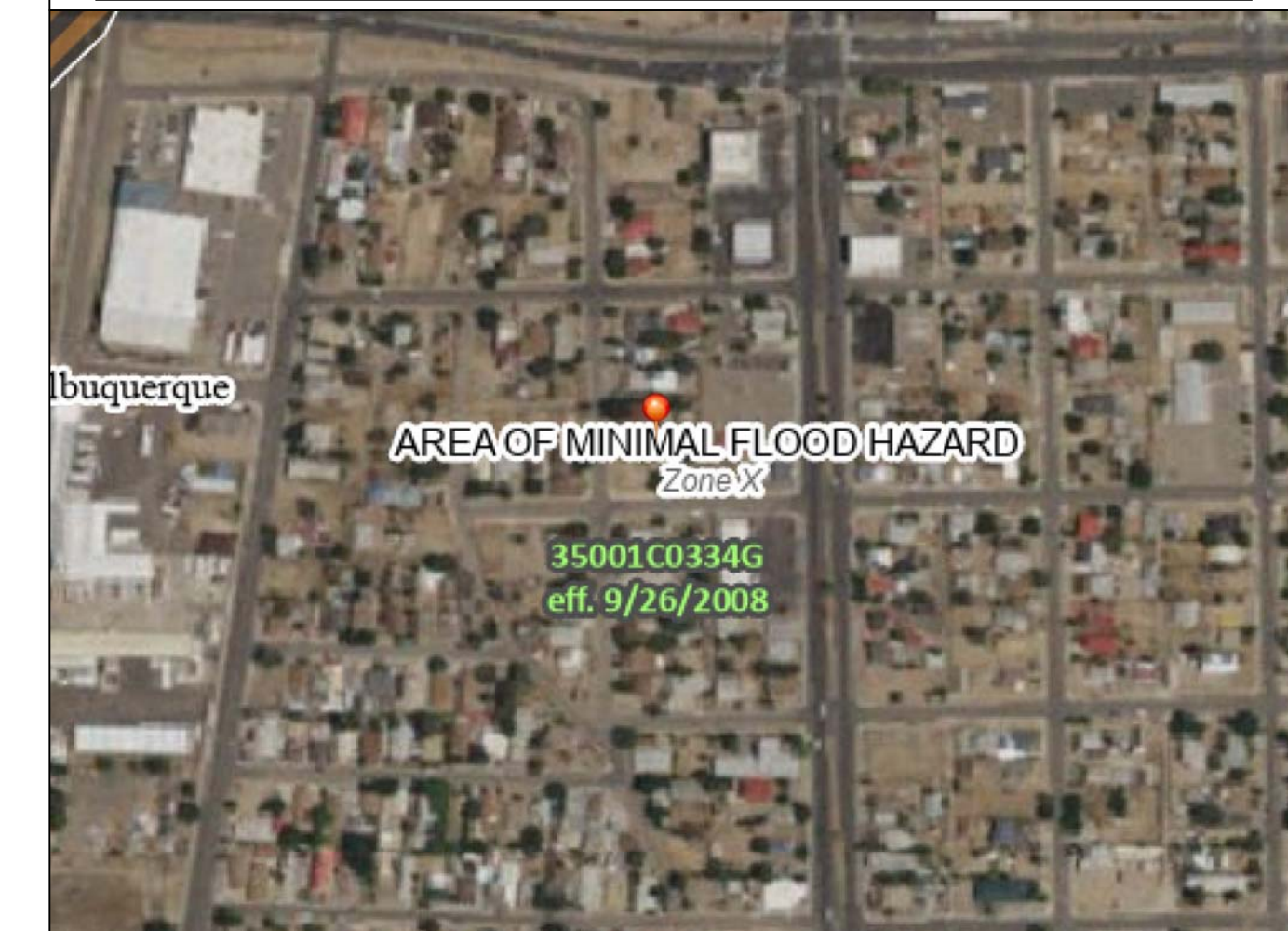


EROSION CONTROL NOTES:

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:

LEGAL DESCRIPTION:

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

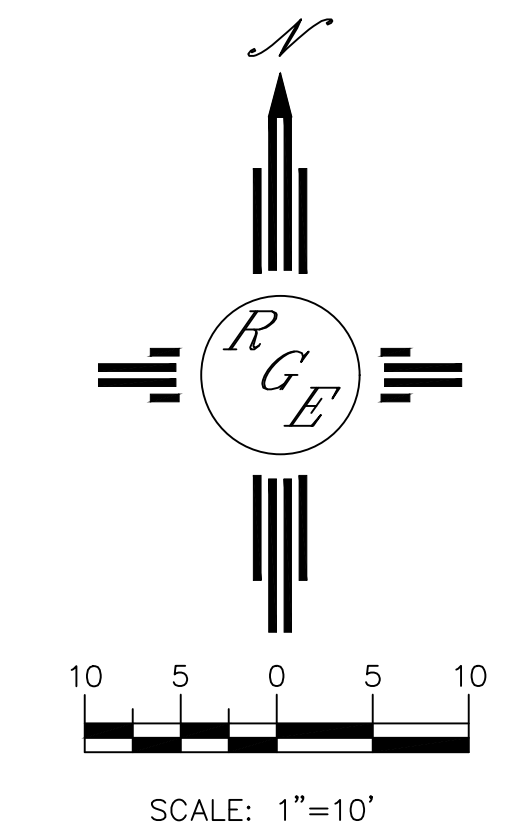
NOTES:

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

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.



	LOT 11, BLOCK L, EASTERN ADDITION 1510 JOHN STREET GRADING AND DRAINAGE PLAN	DRAWN BY MM DATE 12-29-2025
	Rio Grande Engineering P.O. BOX 83824 ALBUQUERQUE, NM 87199 (505) 321-8099	SHEET # C1 JOB #
12/29/25 DAVID SOULE P.E. #14522		