

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

June 3, 2025

Steve Rodriguez
2802 Plaza Amarilla
Santa Fe, NM 87507

**RE: 9424 Susan Avenue SE
Grading & Drainage Plan
Engineer's Stamp Date: 4/3/25
Hydrology File: L20D081
Case # HYDR-2025-00182**

Dear Mr. Rodriguez:

Based upon the information provided in your submittal received 5/19/2025, 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.

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

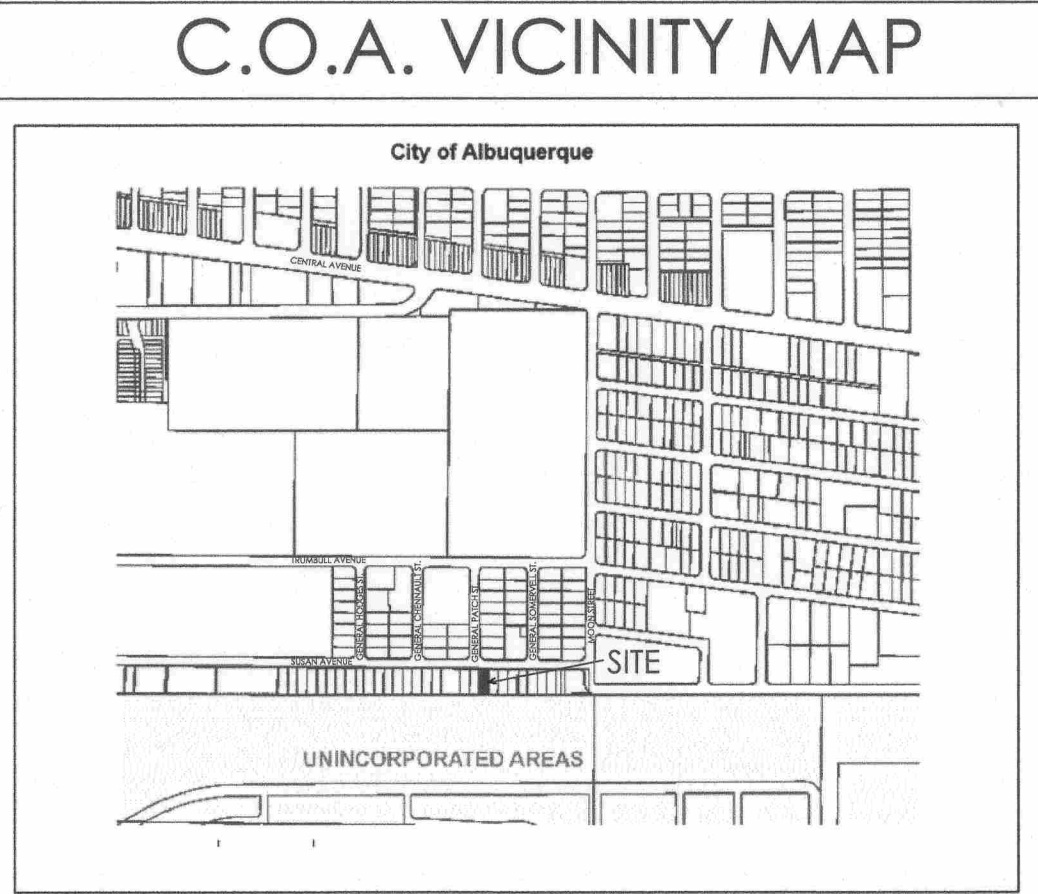
PO Box 1293

Albuquerque

NM 87103

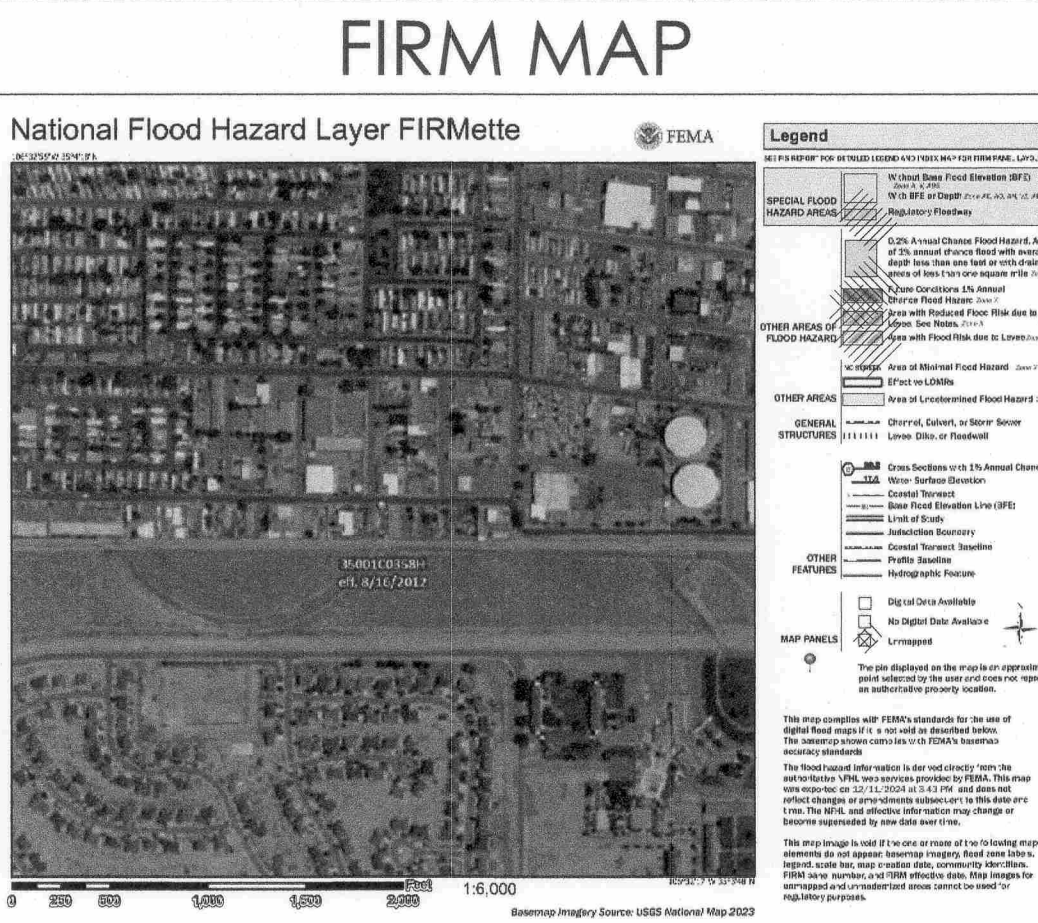
www.cabq.gov

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 6/3/2025
BY: *Justin M. [Signature]*
HydroTeam # L20D081
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 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 TWO (2) YEARS AFTER THE APPROVAL DATE IF NO BUILDING PERMIT HAS BEEN PULLED ON THE DEVELOPMENT.



PROJECT INFORMATION

LEGAL DESCRIPTION:
SITE AREA: .147 ACRES
ZONING: NR-C
BUILDING CALCULATIONS: GROSS FLOOR AREA (GFA) = 2800 S.F.
PARKING CALCULATIONS:
REQUIRED: 3 SPACES (IDO TABLE)
PROVIDED: 3 SPACES (INCLUDING
ADA REQUIRED: 1 SPACE (NMBC TABLE 1106.1)
ADA PROVIDED: 1 SPACE
MOTORCYCLE REQUIRED: 1 SPACE (IDO TABLE 5-5-4)
MOTORCYCLE PROVIDED: 1 SPACE
BICYCLE REQUIRED: 2 SPACES (IDO TABLE 5-5-5)
BICYCLE PROVIDED: 2 SPACES



- KEYED NOTES**
- THE OWNER HAS ELECTED TO PAY THE PAYMENT IN LIEU FOR THE REQUIRED STORM WATER QUALITY VOLUME.
 $2800 + 2234 = 5034$
 $5034 \times .42 = 2114.28$
 $2114.28/12 = 176$ CU FT. VOLUME
 - CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO STARTING WORK.
 - CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON-SITE DURING CONSTRUCTION.
 - 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.
 - BENCHMARK - 3" ALUMINUM CAP ALBUQUERQUE CONTROL ACS15-L20 - ELEVATION 5418.71' - SURVEY INFORMATION PROVIDED BY ASSOCIATED SURVEYS.



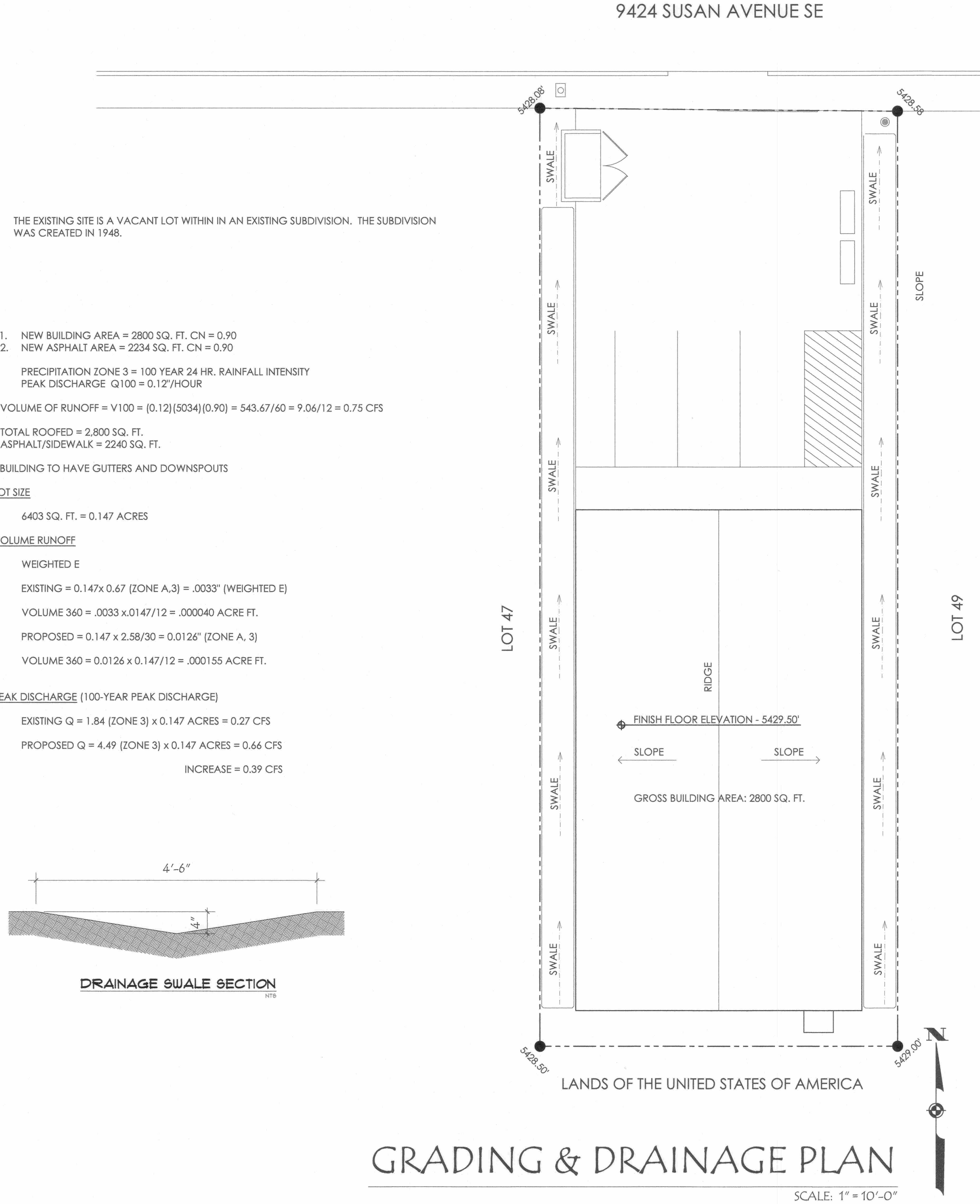
STEVE MAURICE, ARCHITECT
25 CALLE CIELO
SANTA FE, NEW MEXICO 87506
505-660-2665

STORAGE FOR:
GORDON LAND & CATTLE
9424 SUSAN AVENUE SE
ALBUQUERQUE, NEW MEXICO 87123

03-25-25 - PERMIT

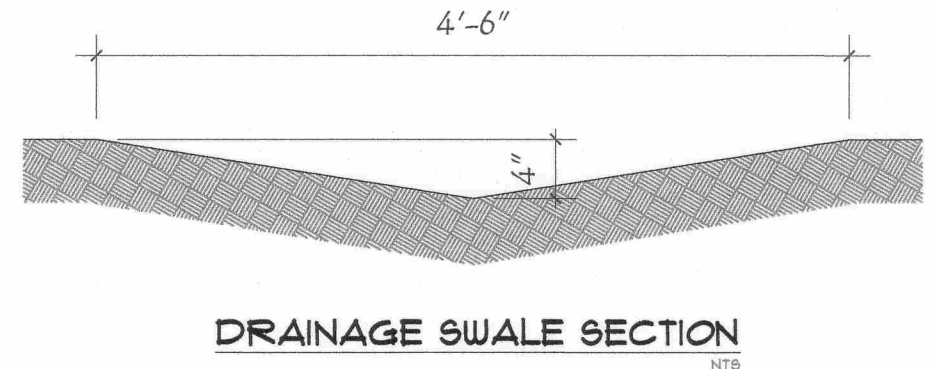
Sheet

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THE EXISTING SITE IS A VACANT LOT WITHIN IN AN EXISTING SUBDIVISION. THE SUBDIVISION WAS CREATED IN 1948.

- NEW BUILDING AREA = 2800 SQ. FT. CN = 0.90
 - NEW ASPHALT AREA = 2234 SQ. FT. CN = 0.90
- PRECIPITATION ZONE 3 = 100 YEAR 24 HR. RAINFALL INTENSITY
PEAK DISCHARGE Q100 = 0.12"/HOUR
- VOLUME OF RUNOFF = V100 = $(0.12)(5034)(0.90) = 543.67/60 = 9.06/12 = 0.75$ CFS
- TOTAL ROOFED = 2,800 SQ. FT.
ASPHALT/SIDEWALK = 2,240 SQ. FT.
- BUILDING TO HAVE GUTTERS AND DOWNSPOUTS
- LOT SIZE**
6403 SQ. FT. = 0.147 ACRES
- VOLUME RUNOFF**
- WEIGHTED E
- EXISTING = 0.147×0.67 (ZONE A,3) = .0033" (WEIGHTED E)
- VOLUME 360 = $.0033 \times 0.147/12 = .000040$ ACRE FT.
- PROPOSED = $0.147 \times 2.58/30 = 0.0126$ " (ZONE A, 3)
- VOLUME 360 = $0.0126 \times 0.147/12 = .000155$ ACRE FT.
- PEAK DISCHARGE** (100-YEAR PEAK DISCHARGE)
- EXISTING Q = 1.84 (ZONE 3) \times 0.147 ACRES = 0.27 CFS
- PROPOSED Q = 4.49 (ZONE 3) \times 0.147 ACRES = 0.66 CFS
- INCREASE = 0.39 CFS



GRADING & DRAINAGE PLAN
SCALE: 1" = 10'-0"