

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

February 25, 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 02/20/2026, 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

**PRIOR TO CERTIFICATE OF OCCUPANCY:**

Albuquerque

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

NM 87103

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](mailto:jhughes@cabq.gov), 505-924-3420) 14 days prior to any earth disturbance.

[www.cabq.gov](http://www.cabq.gov)

If you have any questions, please contact me at 505-924-3995 or [baileythompson@cabq.gov](mailto:baileythompson@cabq.gov).

Sincerely,

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

Weighted E Method

Basin	Area (sf)	Area (acres)	Treatment				100-Year, 6-hr.		100 yr 10-day				
			% (acres)	% (acres)	% (acres)	% (acres)	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	Volume (ac-ft)			
EXISTING	43548.00	1.000	0%	58%	0.580	29%	0.290	9%	0.090	1.030	0.075	2.46	0.092
PROPOSED	43548.00	1.000	0%	40%	0.400	47%	0.470	13%	0.130	1.030	0.086	2.75	0.110

Equations:

Weighted E =  $E_a \cdot A_a + E_b \cdot A_b + E_c \cdot A_c + E_d \cdot A_d / (\text{Total Area})$

Volume = Weighted E \* Total Area

First flush requirement

160 cubic feet

Flow =  $Q_a \cdot A_a + Q_b \cdot A_b + Q_c \cdot A_c + Q_d \cdot A_d$

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

$E_a = 0.55$	$Q_a = 1.54$
$E_b = 0.73$	$Q_b = 2.16$
$E_c = 0.95$	$Q_c = 2.87$
$E_d = 2.24$	$Q_d = 4.12$

Developed Conditions TOTAL VOLUME

HISTORICAL DISCHARGE	3989.72
DEVELOPED DISCHARGE	4779.39
PROVIDED STORMWATER STORAGE	4880

This site is an development of an existing lot in a semi rural area. The down stream conveyance is uncertain therefore the site will retain the 100-year 10-day volume of 4779 CF minor uplan flows from adjacent undeveloped lot are allowed to enter the site. The ponds will overflow to the historic outfall in the event of a storm exceeding the 100-year event. The surrounding area is flat, minor offsite and pass thru to the right of way. The pad is more than 1' above lot outfall. This site was originally approved yet only home constructed and not certified. This plan incorporates existing conditions from initial plan and the updates to show garage and to bring site into compliance with the drainage ordinance

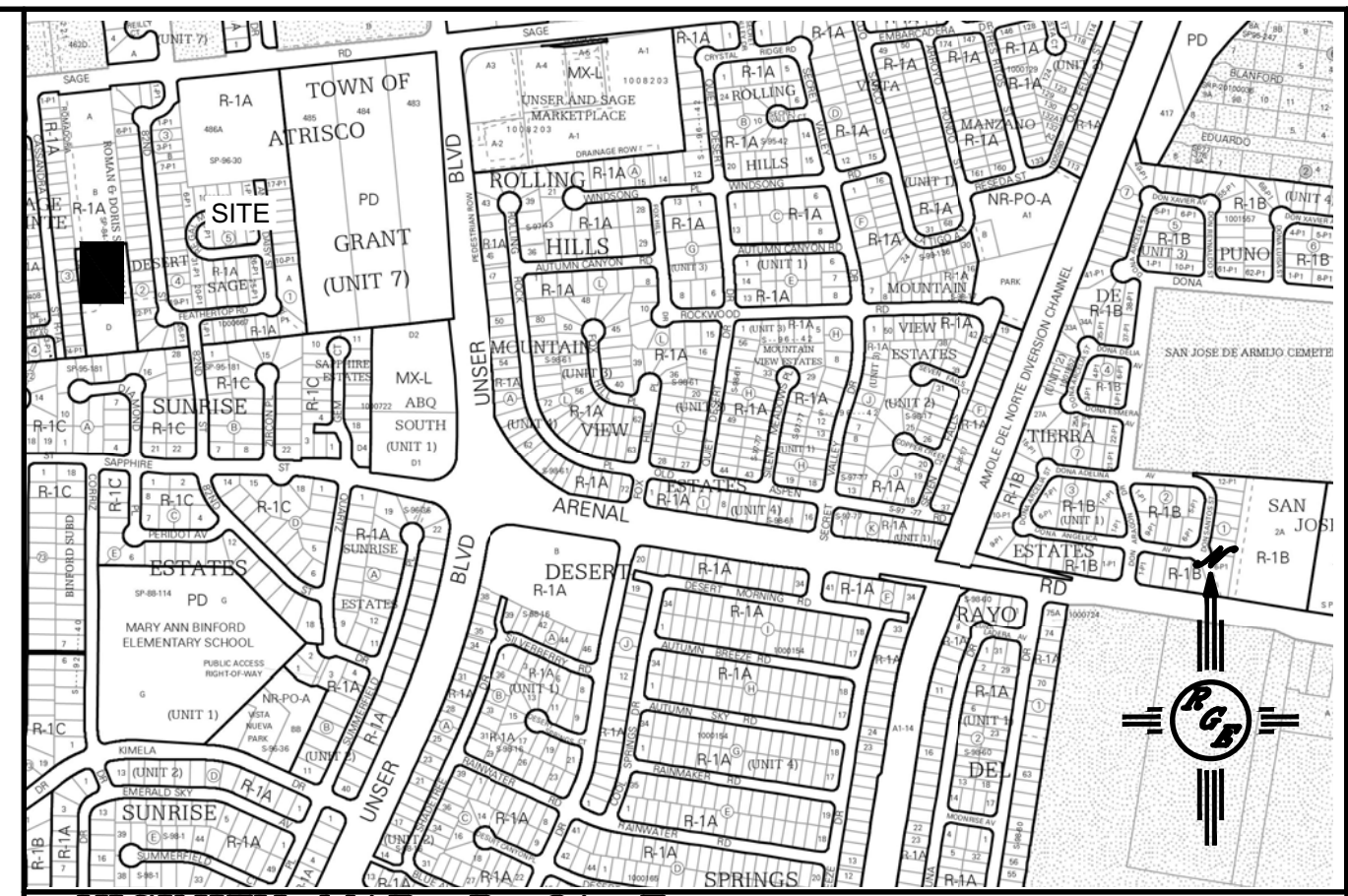
**City of Albuquerque**  
**Planning Department**  
**Development Review Services**  
**HYDROLOGY SECTION**  
**APPROVED**

DATE: 02/25/2026  
 BY: [Signature]  
 HydroForm #: M10D024

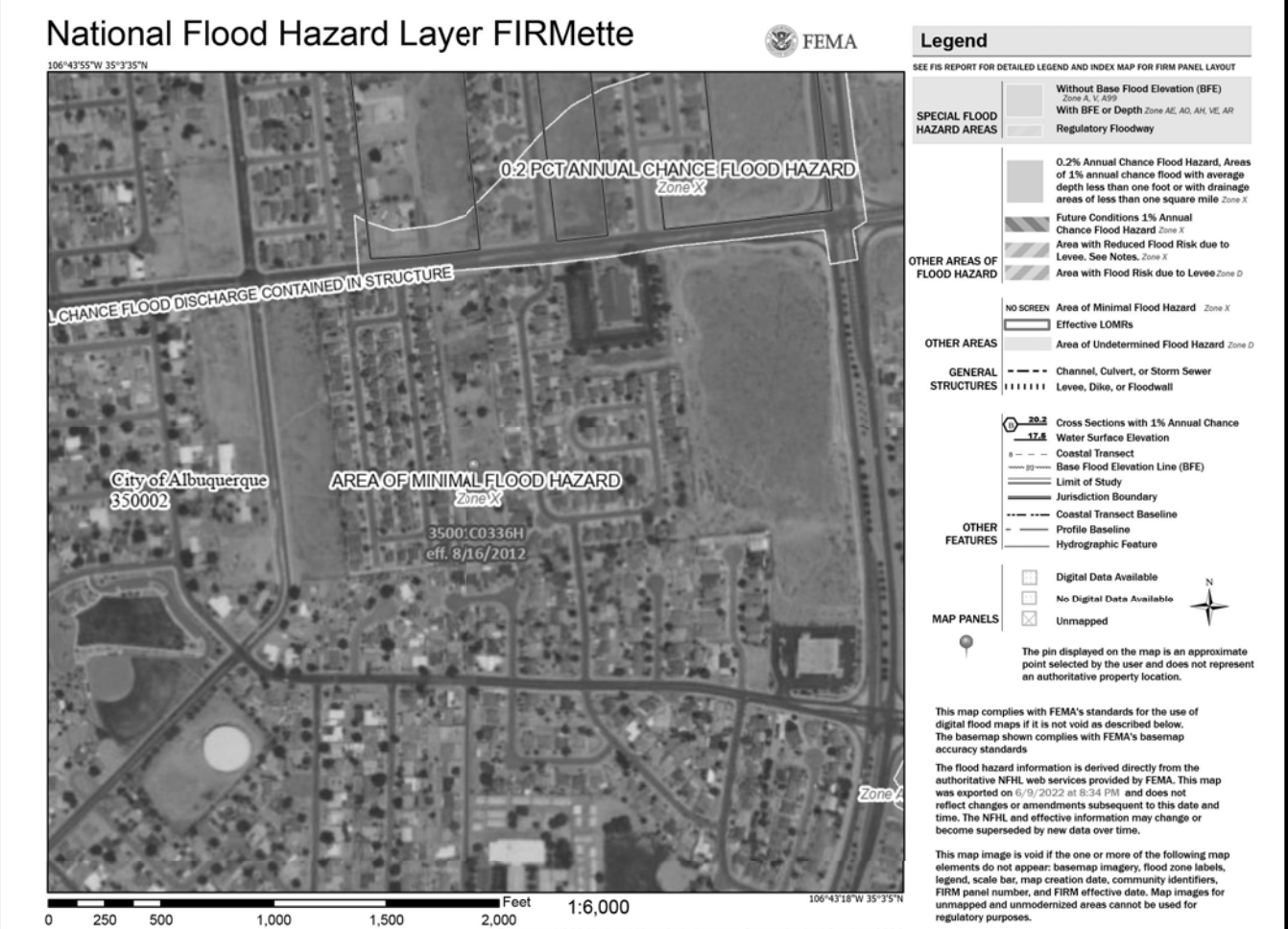
THE APPROVAL OF THESE PLANS/REPORTS SHALL NOT BE CONSIDERED TO PREVENT VIOLATIONS OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUIRING CORRECTIONS FOR ERRORS OR OMISSIONS IN PLANS, SPECIFICATIONS, OR CONSTRUCTION DOCUMENTS. SUCH APPROVED PLANS/REPORTS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT THE APPROVAL OF THE CITY OF ALBUQUERQUE. 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:**

- 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.



VICINITY MAP: D-21-Z



FIRM MAP: 35001C0336H

**LEGAL DESCRIPTION:**

LOT C LANDS OF ROMAN AND DORIS E. SANDOVAL BERNALILLO COUNTY, NEW MEXICO

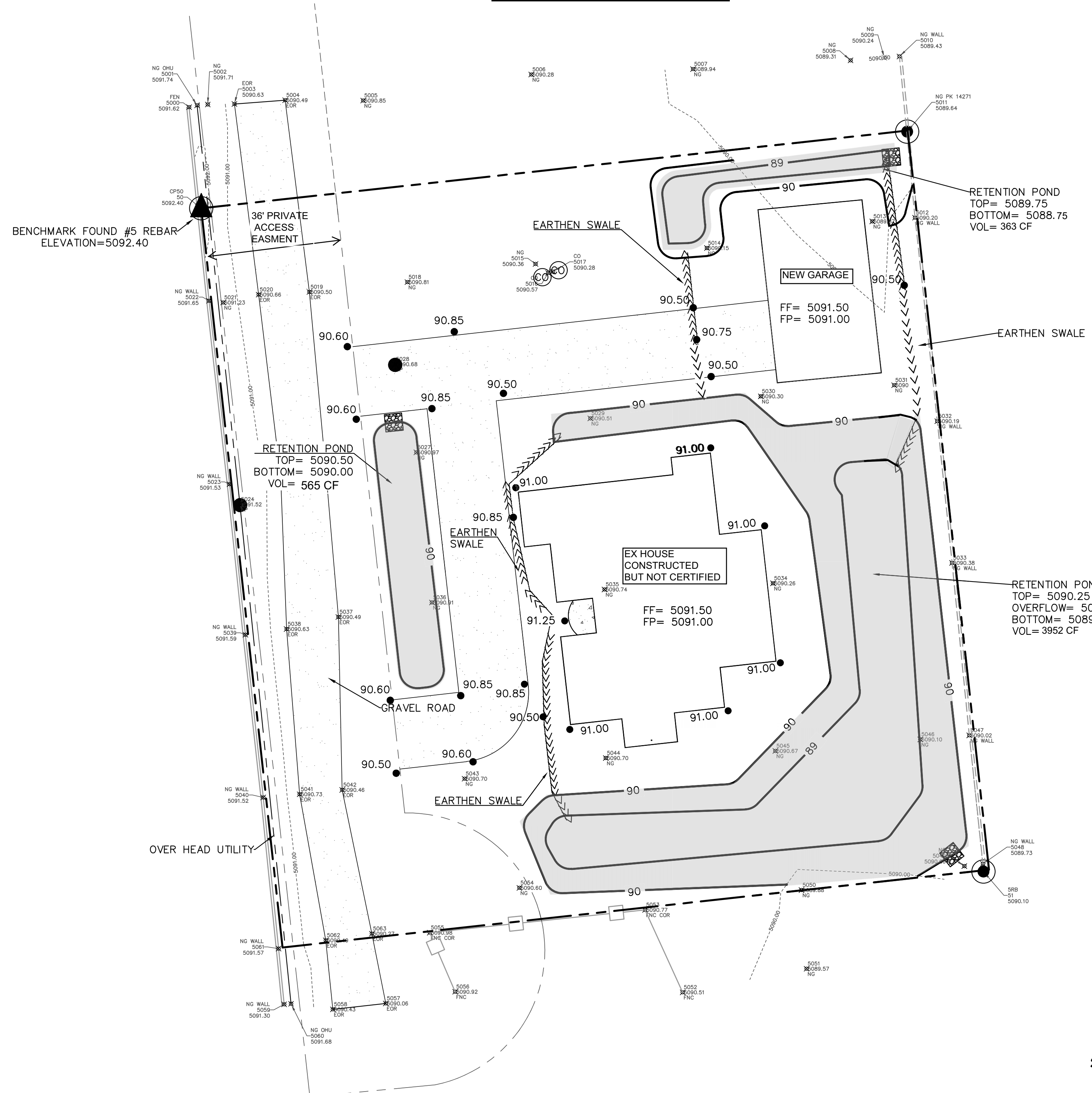
**NOTES:**

- 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 COMMUNITY SCIENCES CORPORATION USING NAVD DATUM 1988.
- A PAD ELEVATION CERTIFICATION SHALL BE REQUIRED PRIOR TO RELEASE OF BUILDING PERMIT.

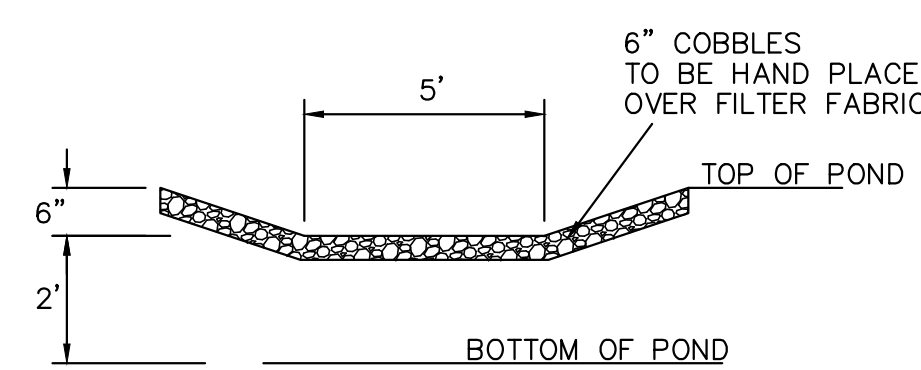
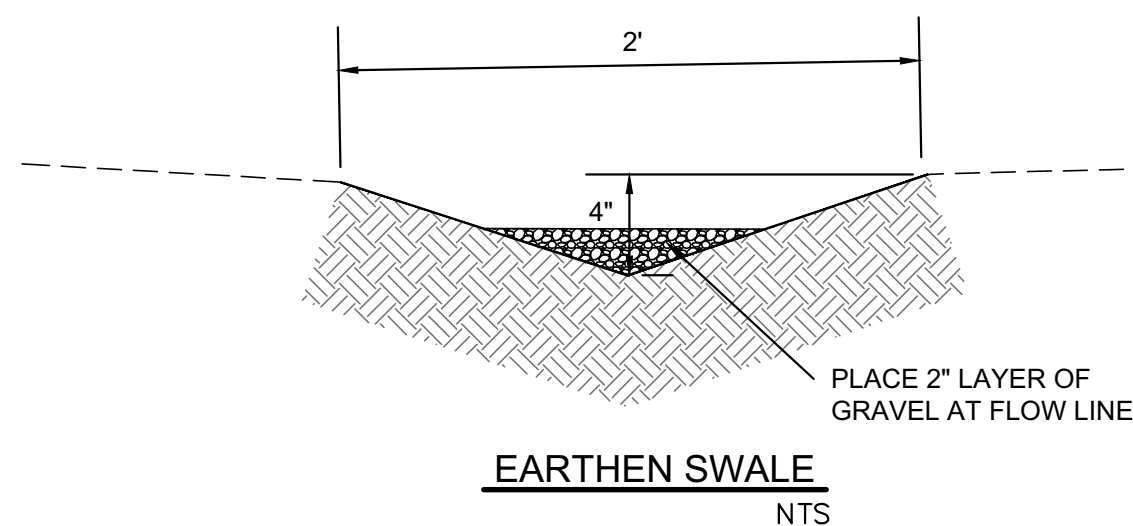
**LEGEND**

-----XXXX-----	EXISTING CONTOUR
-----XXXX-----	EXISTING INDEX CONTOUR
-----XXXX-----	PROPOSED CONTOUR
-----XXXX-----	PROPOSED INDEX CONTOUR
•XXXX	EXISTING SPOT ELEVATION
•XXXX	PROPOSED SPOT ELEVATION
-----	BOUNDARY
-----	EASEMENT
=====	EXISTING CURB AND GUTTER
=====	PROPOSED EARTHEN SWALE
-----	PROPOSED BASIN BOUNDARY
[Pattern]	PROPOSED GRAVEL
[Pattern]	PROPOSED CONCRETE
[Pattern]	PROPOSED PONDING
[Pattern]	PROPOSED OVERFLOW

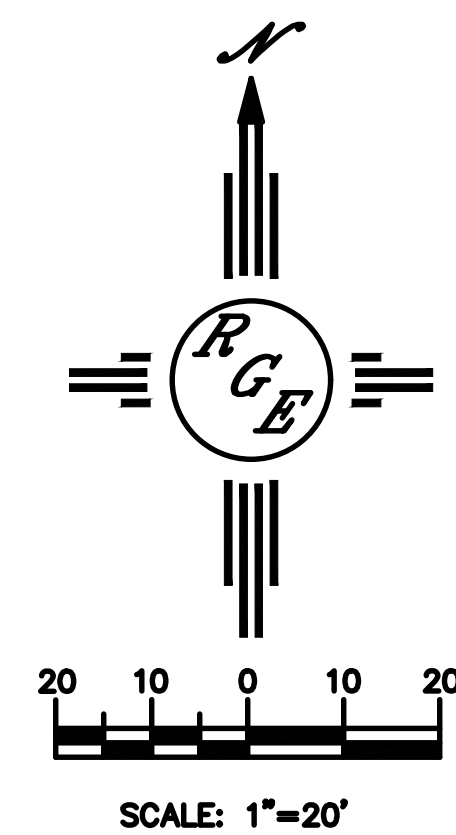
**GRADING NOTE**  
 SITE GRADING AND HOME WERE CONSTRUCTED WITHOUT THE GARAGE, YET NOT CERTIFIED. PERMIT IS BEING REISSUED FOR EXISTING HOME AND NEW GARAGE ALL CALCULATIONS BASED UPON CURRENT PROPOSED CONDITIONS



CONSTRUCT ALL SWALES AND EROSION PROTECTION (SHOWN HATCHED) BELOW ADJACENT GRADE TO ENSURE RUNOFF CAN BE CAPTURED AND CONVEYED PROPERLY.



**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	<b>LOT C LANDS OF SANDOVAL</b> <b>4220 ROMA DORA LANE</b> <b>GRADING AND DRAINAGE PLAN</b>	DRAWN BY RGE
		DATE 06/14/2022
2/10/26		4220 ROMA DORA DWG
DAVID SOULE P.E. #14522	ALBUQUERQUE, NM 87199 (505) 321-8099	SHEET # C1
		JOB #