

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

November 21, 2025

David Soule, P.E.
Rio Grande Engineering
PO BOX 93924
Albuquerque, NM 87199

RE: 6105 La Cholla Ct NE
Grading & Drainage Plan
Engineer's Stamp Date: 11/17/25
Hydrology File: E23D003O3
Case # HYDR-2025-00410

Dear Mr. Soule:

Based upon the information provided in your submittal received 11/17/2025, the Grading & Drainage Plan **is not approved** for Building Permit. The following comments need to be addressed for approval of the above referenced project.

1. Please show the sidewalk on the plan or submit for a Sidewalk Waiver if the intent is to defer the improvement to the future.

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

BASIN DATA

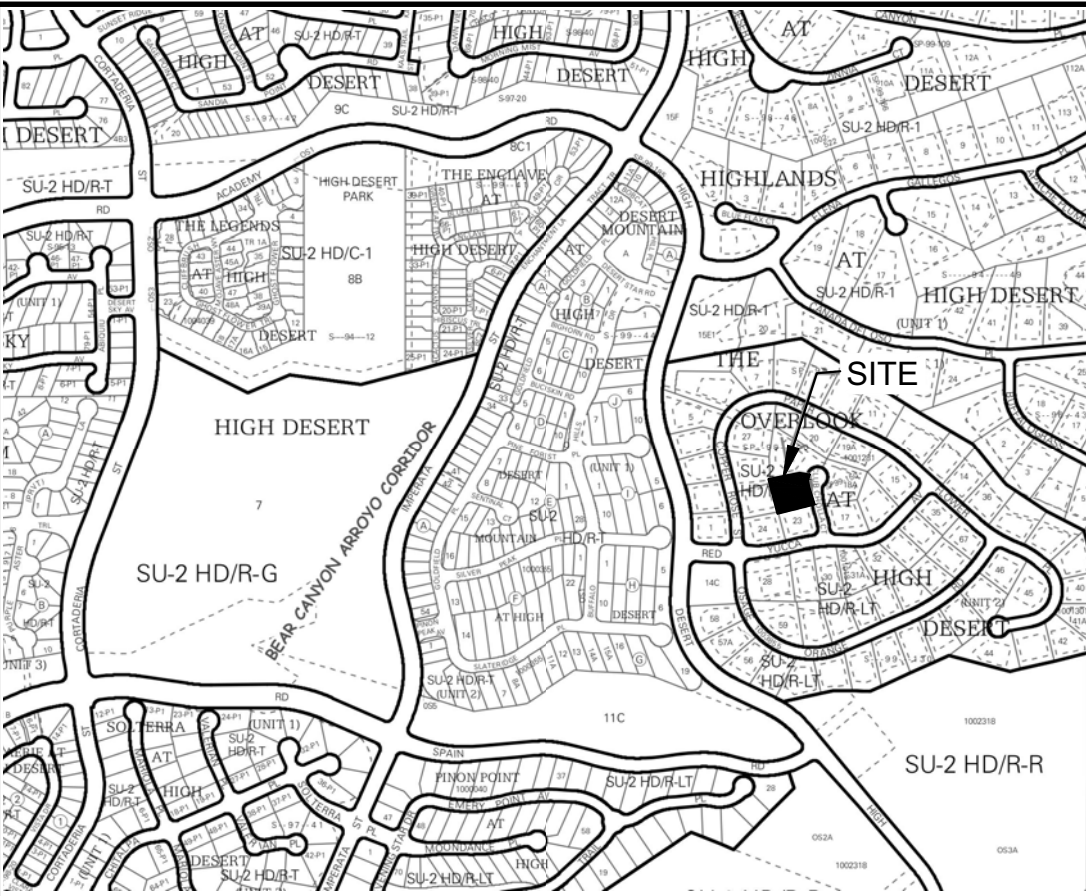
Basin	Area (sf)	Area (acres)	Treatment A		Treatment B		Treatment C		Treatment D		Q100 GENERATED	Q100 DISCHARGED
			% (acres)	% (acres)	% (acres)	% (acres)	% (acres)	% (acres)	% (acres)	% (acres)		
TOTAL SITE EXISTING	17117	0.393	100%	0.0740	0.0%	0.0847	0.0%	0.1783	0%	0.1163	0.75	0.75
BASIN A TO POND	13333	0.306	10%	0.0306	22.0%	0.0673	30.0%	0.0918	38%	0.1163	1.05	0.52
REMAINING SITE	3784	0.087	50%	0.0434	20.0%	0.0174	30.0%	0.0261	0%	0.0000	0.22	0.22
TOTAL SITE PROPOSE											0.22	0.69

* SITE DISCHARGE CALCULATED UTILIZING AHYMO. THE DETENTION PONDS HAVE DIFFERENT T_p THEREFORE THE CUMULATIVE DISCHARGE IS SLIGHTLY LESS THAT THE SUMMATION OF EACH BASIN.

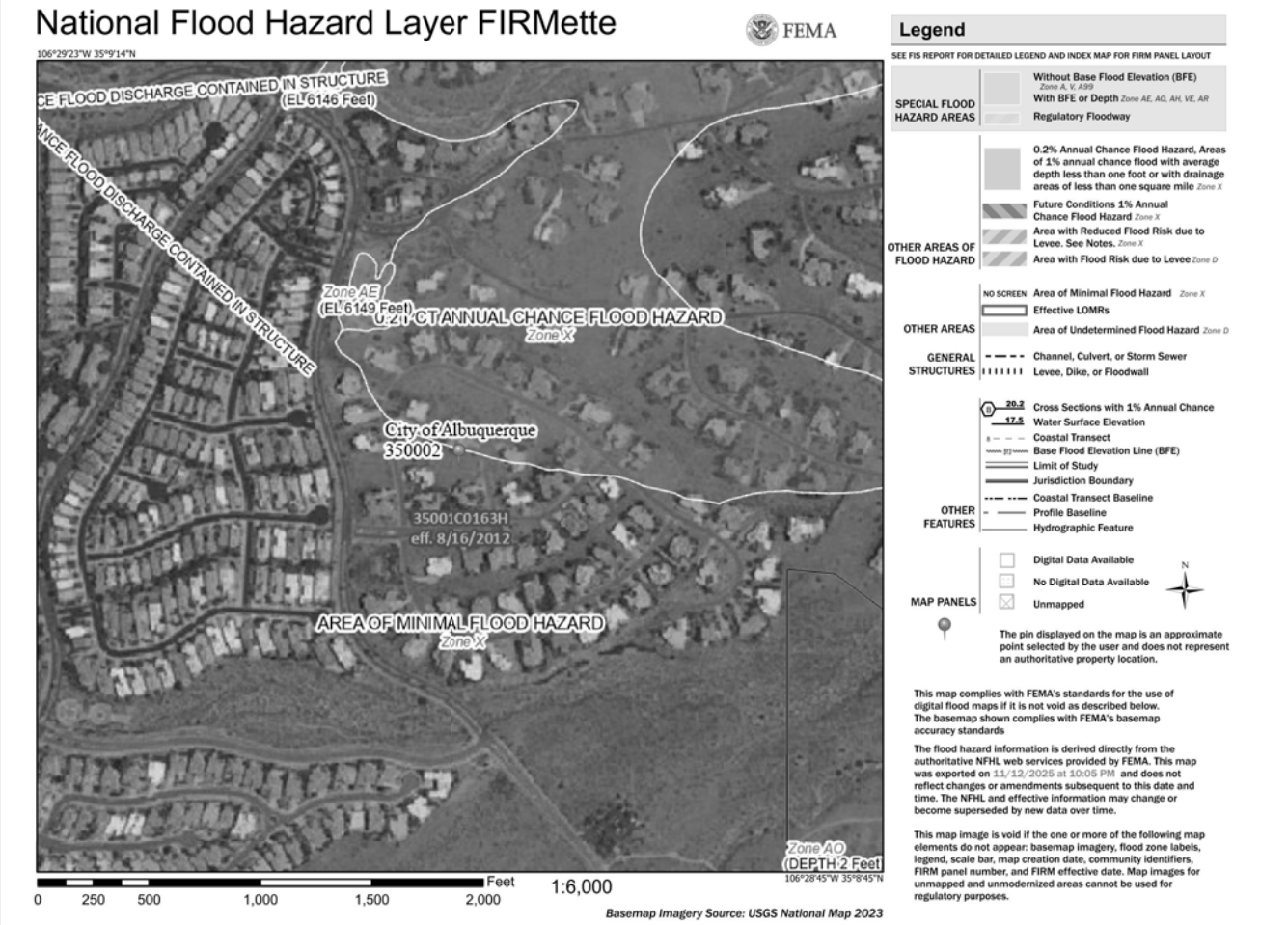
WATER QUALITY VOLUME 177.4 CF

EROSION CONTROL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOP SOIL 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: E-23-Z



FIRM MAP:

LEGAL DESCRIPTION:

LOT 22 UNIT 1 THE OVERLOOK AT HIGH DESERT
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

NOTES:

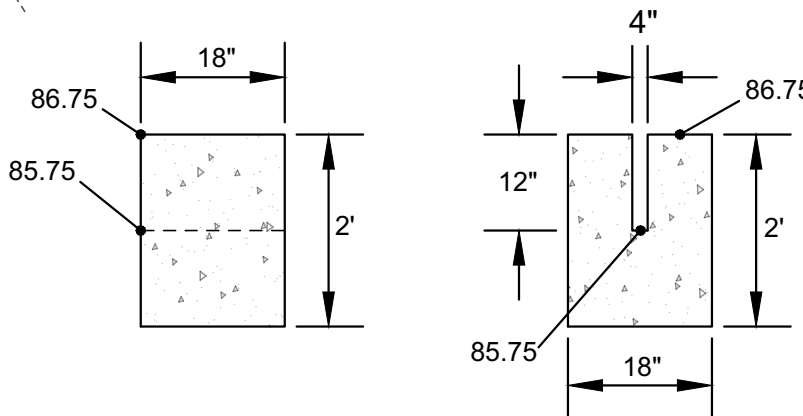
1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
2. ALL SLOPES SHALL BE 3:1 MAX. AND GRAVEL OR NATIVE SEEDING PRIOR TO CO.
3. ANY PERIMETER WALLS MUST BE PERMITTED SEPARATELY ALL RETAINING WALL DESIGN SHALL BE BY OTHERS.
4. SURVEY INFORMATION PROVIDED BY COMMUNITY SCIENCES CORPORATION USING NAVD DATUM 1988.
5. LONG TERM MAINTAINANCE OF ALL PONDS, SWALES AND OVERFLOWS IS REQUIRED
6. 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 RETAINING WALL
RD	PROPOSED ROOF DRAIN
-----	PROPOSED CONCRETE
-----	PROPOSED PONDING

CAUTION:

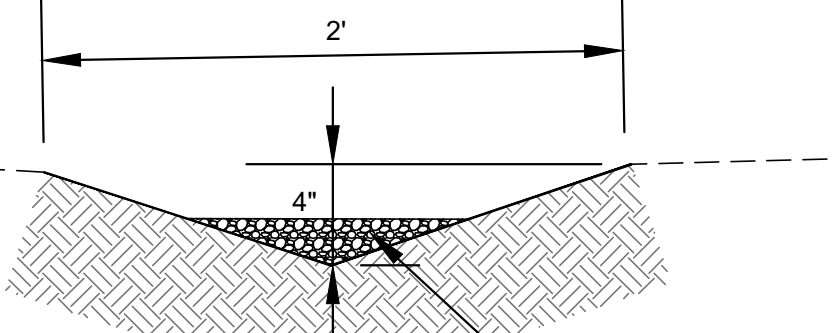
EXISTING UTILITIES ARE NOT SHOWN.
IT SHALL BE THE SOLE RESPONSIBILITY
OF THE CONTRACTOR TO CONDUCT ALL
NECESSARY FIELD INVESTIGATIONS PRIOR
TO ANY EXCAVATION TO DETERMINE THE
ACTUAL LOCATION OF UTILITIES & OTHER
IMPROVEMENTS.



CONCRETE OUTLET CONTROL WEIR

NTS

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

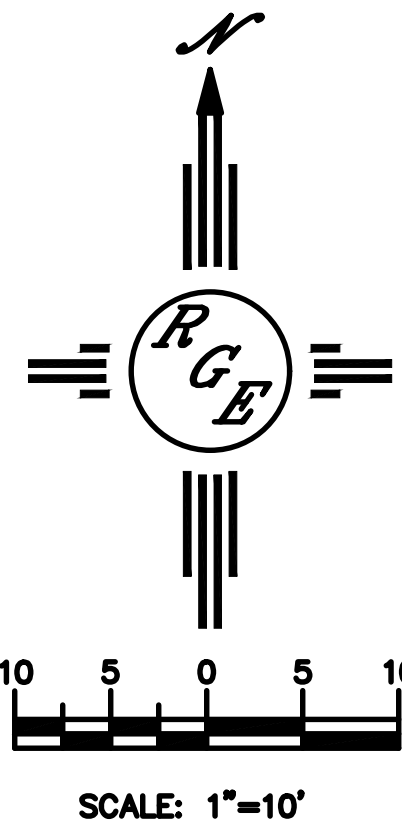


EARTHEN SWALE

NTS

6105 CLUB CHOLLA COURT NE

TEMPORARY BENCHMARK
C.O.A. CENTERLINE MONUMENT
ELEV=6190.65



ENGINEER'S SEAL	LOT 22 U 1 THE OVERLOOK AT HIGH DESERT 6105 CLUB CHOLLA COURT NE	DRAWN BY DEM
DAVID SOULE NEW MEXICO REGISTERED PROFESSIONAL ENGINEER 14522	GRADING AND DRAINAGE PLAN	DATE 11/13/25
11/17/25	Rio Grande Engineering	SHEET # C1
DAVID SOULE P.E. #14522	P.O. BOX 53924 ALBUQUERQUE, NM 87199 (505) 321-9099	JOB #

