

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

December 17, 2025

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

**RE: 7321 Beverly Hills NE  
Grading and Drainage Plan  
Engineer's Stamp Date: 12/1/25  
Hydrology File: B19D030  
Case # HYDR-2025-00427**

Dear Mr. Soule:

Based upon the information provided in your submittal received 12/01/2025, the Grading & Drainage Plans are approved for Grading Permit, Building Permit, WO, and for action by the Development Facilitation Team (DFT) for approval of the Infrastructure List. 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

**PRIOR TO CERTIFICATE OF OCCUPANCY:**

NM 87103

1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.
2. City acceptance and close-out of the public Work Order will be required, unless a financial guarantee has been posted.

www.cabq.gov

If you have any questions, please contact me at 505-924-3314 or [amontoya@cabq.gov](mailto:amontoya@cabq.gov) .

Sincerely,

Anthony Montoya, Jr., P.E., C.F.M.  
Senior Engineer, Hydrology  
Planning Department, Development Review Services

**Weighted E Method**

Basin	Area (sf)	Area (acres)	100-Year, 6-hr.				Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	10-day Volume (ac-ft)				
			Treatment A	Treatment B	Treatment C	Treatment D								
ALLOWED PER NAA	38610	0.886	43%	0.38114	20.0%	0.177	20.0%	0.17727	17%	0.151	1.117	0.082	2.38	0.103
PROPOSED	38610	0.886	0%	0	24.0%	0.213	29.0%	0.25705	47%	0.417	1.735	0.128	3.22	0.184
COMPARISON				0.381	-0.035	-0.080	-0.266				0.046	0.834		0.081

**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 (zone 3)

Ea= 0.67	Qa= 1.84
Eb= 0.86	Qb= 2.49
Ec= 1.09	Qc= 3.17
Ed= 2.58	Qd= 4.49

Pond volume required to reduce to below NAA Allowable: 1989.70 cf  
 Pond volume provided: 2357 cf

**Narrative**  
 The subject property is located within the boundaries of the North Albuquerque Acres Master Drainage Master Plan. The impervious area exceeds the allowed conditions assumptions there, therefore ponding of 1990 CF is required. Minor flow from can enter the lot via sheet flow from adjacent lot through existing block wall. The site will discharge in accordance with historic patterns. Due to roadway being city of Albuquerque, the improvements to meet city transportation standards has been shown

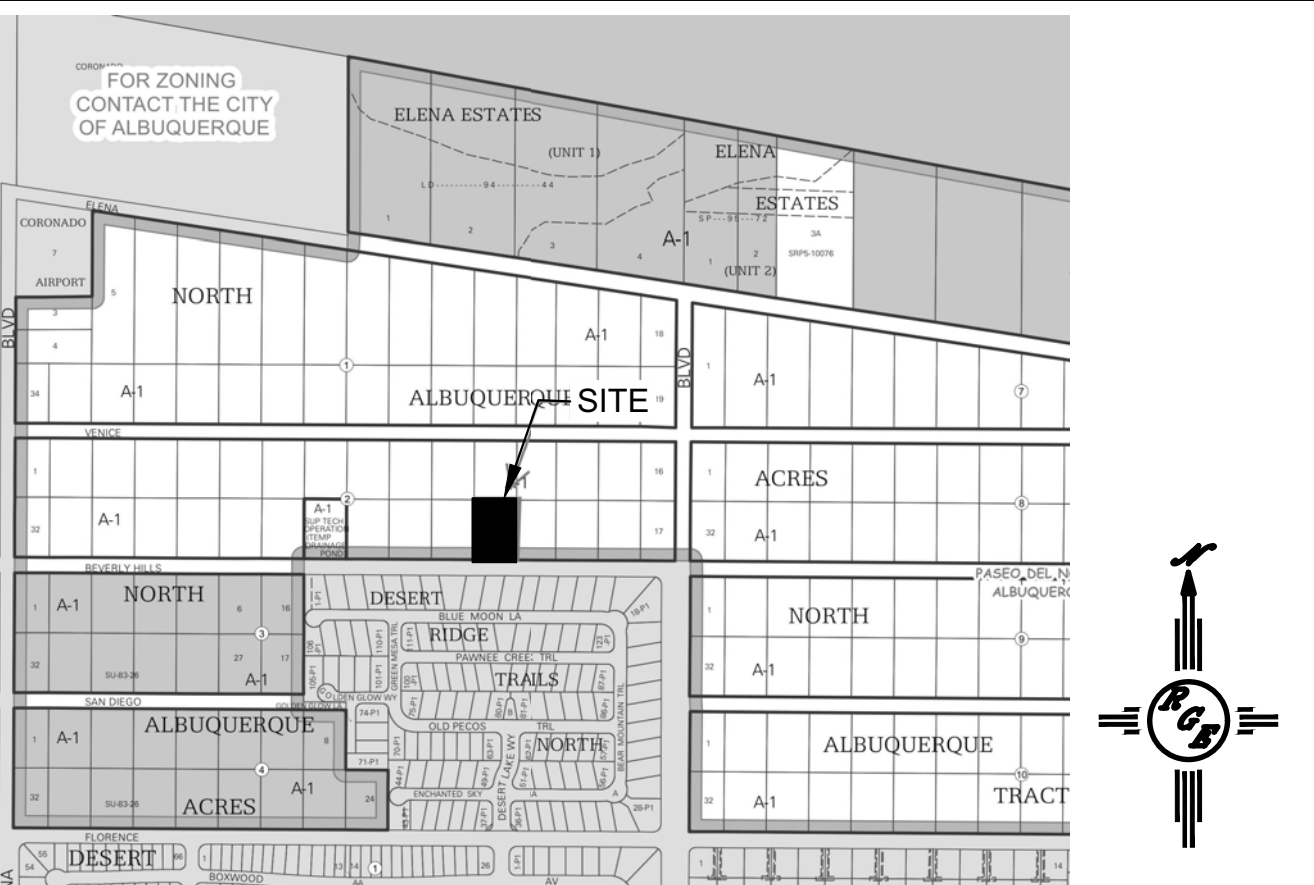
**City of Albuquerque  
 Planning Department  
 Development Review Services  
 HYDROLOGY SECTION  
 APPROVED**

DATE: 12/17/2025  
 BY: *[Signature]*  
 HydroTrans # B19D030

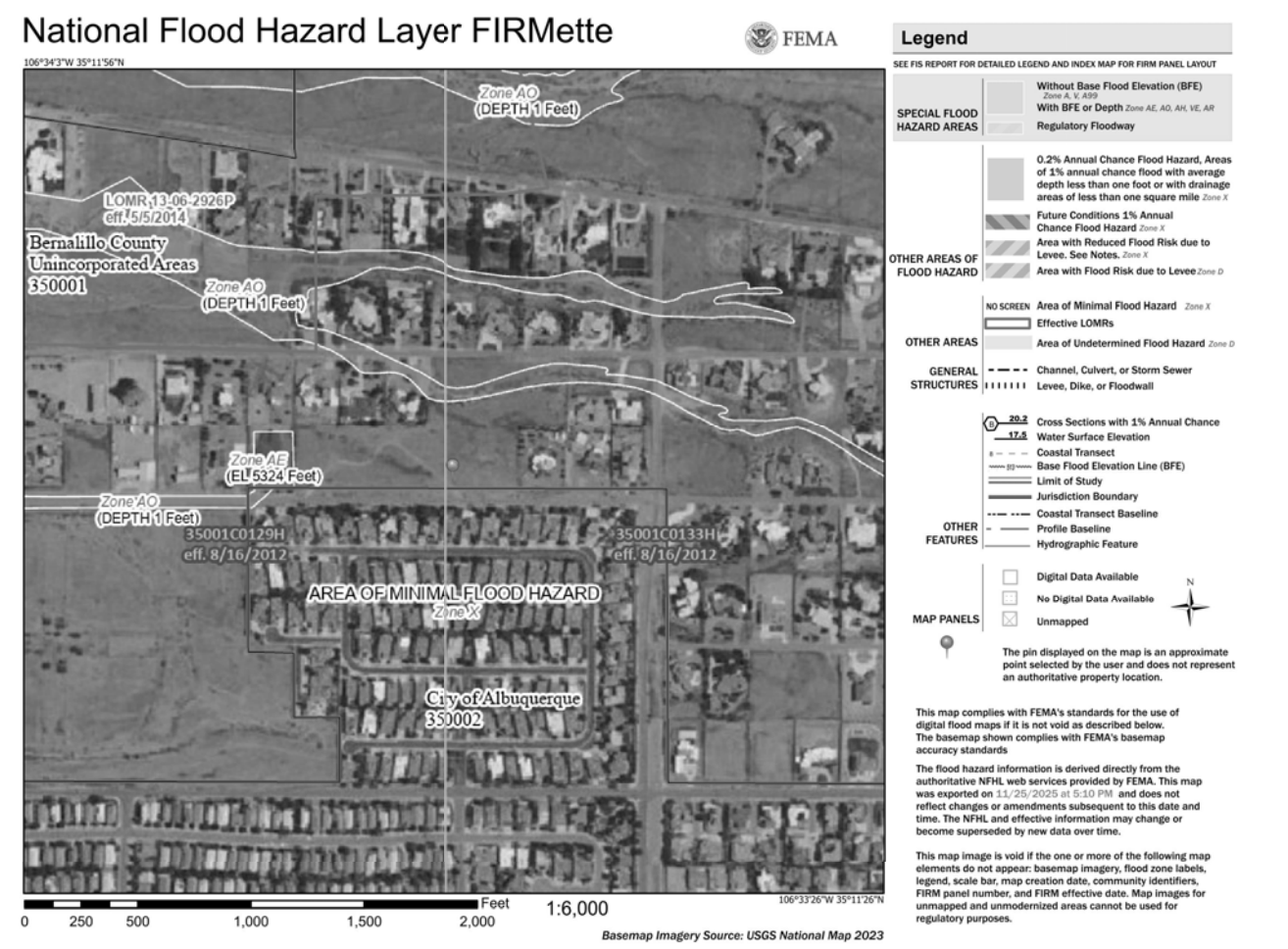
THE APPROVAL OF THESE PLANS PERMITS SHALL NOT BE CONSIDERED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM ISSUING CORRECTIONS FOR ERRORS OR DIMENSIONS IN PLANS, SPECIFICATIONS, OR CONSTRUCTION DOCUMENTS. SUCH APPROVALS AND PERMITS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.  
 THE APPROVAL OF THESE PLANS PERMITS 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: B-19-Z**



**FIRM MAP:**

**LEGAL DESCRIPTION:**

LOT 21, BLOCK 2 TRACT 1, UNIT 3 NORTH ALBUQUERQUE ACRES CITY OF ALBUQUERQUE, BERNILLO COUNTY, NEW MEXICO

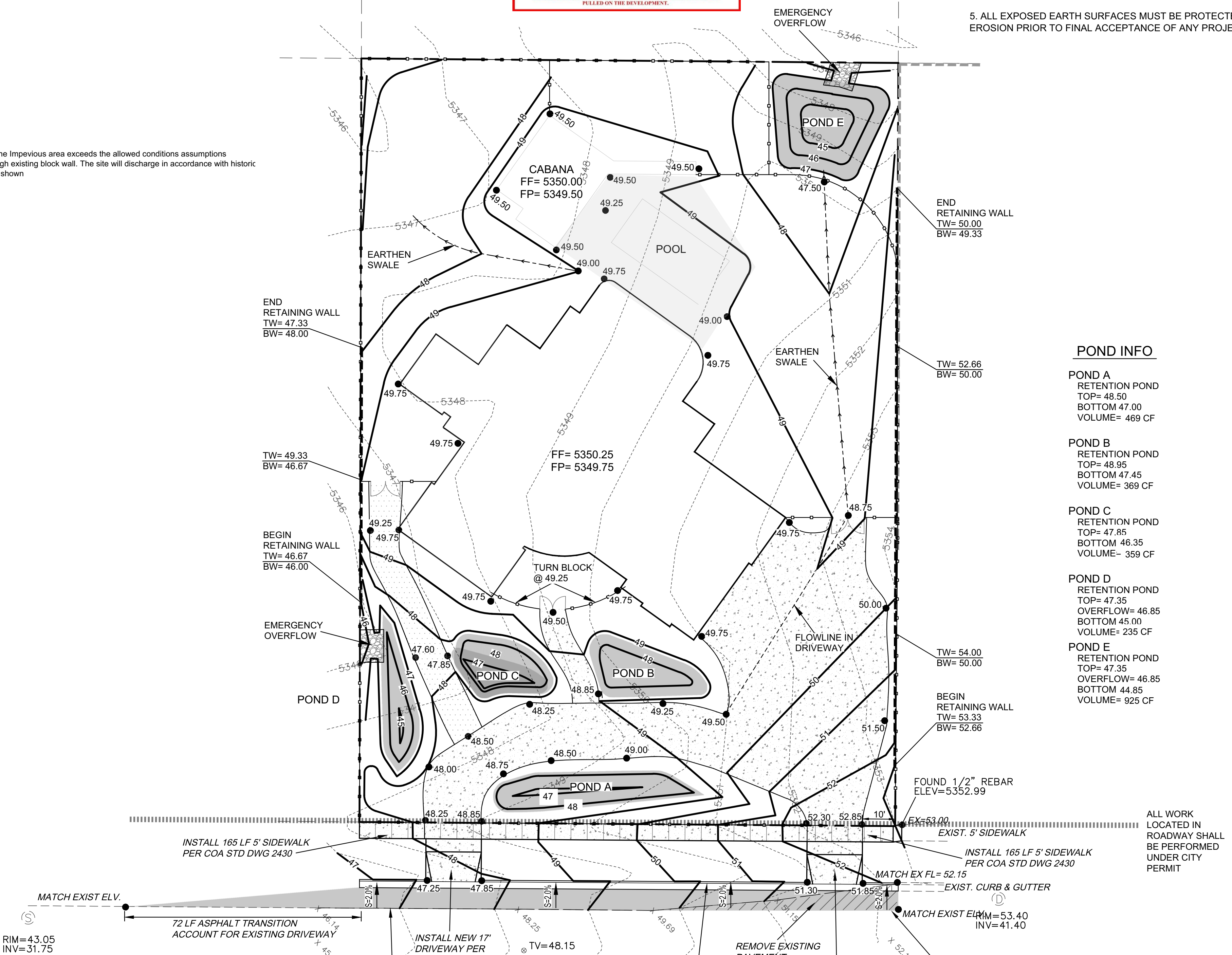
**NOTES:**

- 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 ALDRICH LAND SURVEYING USING NAVD DATUM 1983.
- LONG TERM MAINTENANCE OF ALL PONDS, SWALES AND OVERFLOWS IS REQUIRED
- 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
[Pattern]	PROPOSED GRAVEL
[Pattern]	PROPOSED CONCRETE
[Pattern]	PROPOSED PONDING

DAVID SOULE, HAVE PERSONALLY INSPECTED THE PROPERTY ON 11/20/25. NO EARTHWORK HAS BEEN PERFORMED AND THE SITE IS CONSISTENT WITH THE TOPO SHOWN.  
 DAVID SOULE P.E. #14522 DATE 12/11/25

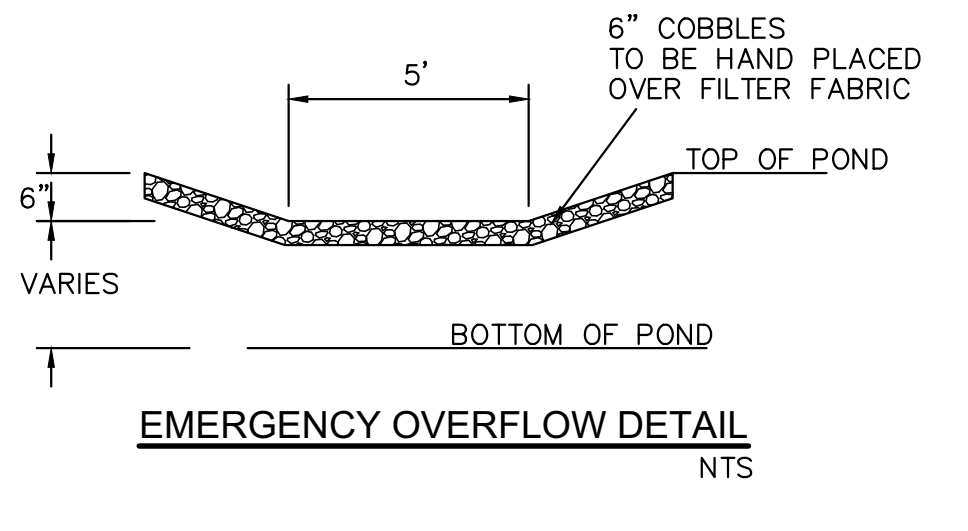
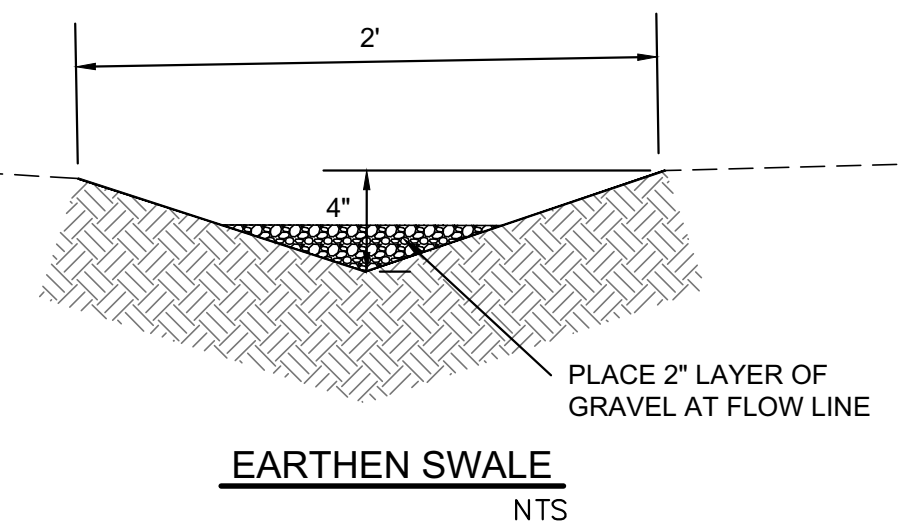


**POND INFO**

- POND A**  
 RETENTION POND  
 TOP= 48.50  
 BOTTOM 47.00  
 VOLUME= 469 CF
- POND B**  
 RETENTION POND  
 TOP= 48.95  
 BOTTOM 47.45  
 VOLUME= 369 CF
- POND C**  
 RETENTION POND  
 TOP= 47.85  
 BOTTOM 46.35  
 VOLUME= 359 CF
- POND D**  
 RETENTION POND  
 TOP= 47.35  
 OVERFLOW= 46.85  
 BOTTOM 45.00  
 VOLUME= 235 CF
- POND E**  
 RETENTION POND  
 TOP= 47.35  
 OVERFLOW= 46.85  
 BOTTOM 44.85  
 VOLUME= 925 CF

ALL WORK LOCATED IN ROADWAY SHALL BE PERFORMED UNDER CITY PERMIT

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 DAVID SOULE NEW MEXICO 14522 REGISTERED PROFESSIONAL ENGINEER	<b>LOT 21 BLK 2 U 3 NAA 7321 BEVERLY HILLS</b>	DRAWN BY DEM
12/11/25	<b>GRADING AND DRAINAGE PLAN</b>	DATE 11-30-25
DAVID SOULE P.E. #14522	<b>Rio Grande Engineering</b> P.O. BOX 53924 ALBUQUERQUE, NM 87199 (505) 321-8099	7321 Beverly Hills - REVISED.dwg
		SHEET # <b>C1</b>
		JOB #