

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

November 26, 2025

David Soule, PE
Rio Grande Engineering
PO Box 93924
Albuquerque, NM 87199

**RE: Lot 5 Block 4 Volcano Cliffs SAD 228
6412 Papagayo Rd. NW
Grading and Drainage Plan
Engineers Stamp Date: 11/7/2022 (D10D003D5, HYDR-2025-00409)
CO Certification Date: 11/17/2025**

Mr. Soule:

Based upon the information provided in your submittal received 11/24/2025, this plan for Certificate of Occupancy cannot be approved until the following comments are addressed.

PO Box 1293

- North side of property drains into neighbors' yard, this needs to be remedied.
- Erosion control needs to be placed all around the home due to the slope around the home.
- Some areas need to be graded much better.

Albuquerque

NM 87103

If you should have any questions, please contact me at 505-924-3695 or Rudy E. Rael at 505-924-3977

www.cabq.gov

Sincerely,

Tiequan Chen, P.E.
Principal Engineer, Hydrology
Planning Department, Development Review Services

RR/TC
File D10D003D5

Weighted E Method

Basin	Area (sf)	Area (acres)	Treatment				Weighted E	100-Year, 6-hr.		24 hour				
			% (acres)	% (acres)	% (acres)	% (acres)		Volume (ac-ft)	Flow cfs					
ALLOWED	14002.00	0.321	0%	0	20%	0.064	48%	0.1479	34%	0.109	1.345	0.036	1.01	0.040
PROPOSED	14002.00	0.321	0%	0	26%	0.084	34%	0.1093	40%	0.129	1.409	0.038	1.02	0.043
COMPARISON														0.002

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 1

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

ONSITE Conditions

FIRST FLUSH WATER QUALITY	VOLUME REQUIRED (CF)	PROVIDED (CF)
WATER QUALITY	0	114
FLOOD CONTROL	107	114

Narrative

This site is within the SAD 228 Master Drainage plan boundaries. The site is to maintain existing patterns and drain to the adjacent roadway. The site does exceed the SAD 228 developed conditions assumptions therefore ponding is required. No upland flow enter the site. This plan is in conformance to the master drainage plan.

I, DAVID SOULE HAVE PERSONALLY INSPECTED THE SITE. I HEREBY CERTIFY THE PAD HAS BEEN CONSTRUCTED SUCH THAT IT IS IN SUBSTANTIAL CONFORMANCE TO THE APPROVED GRADING PLAN DATED 11/7/22



2/23/23

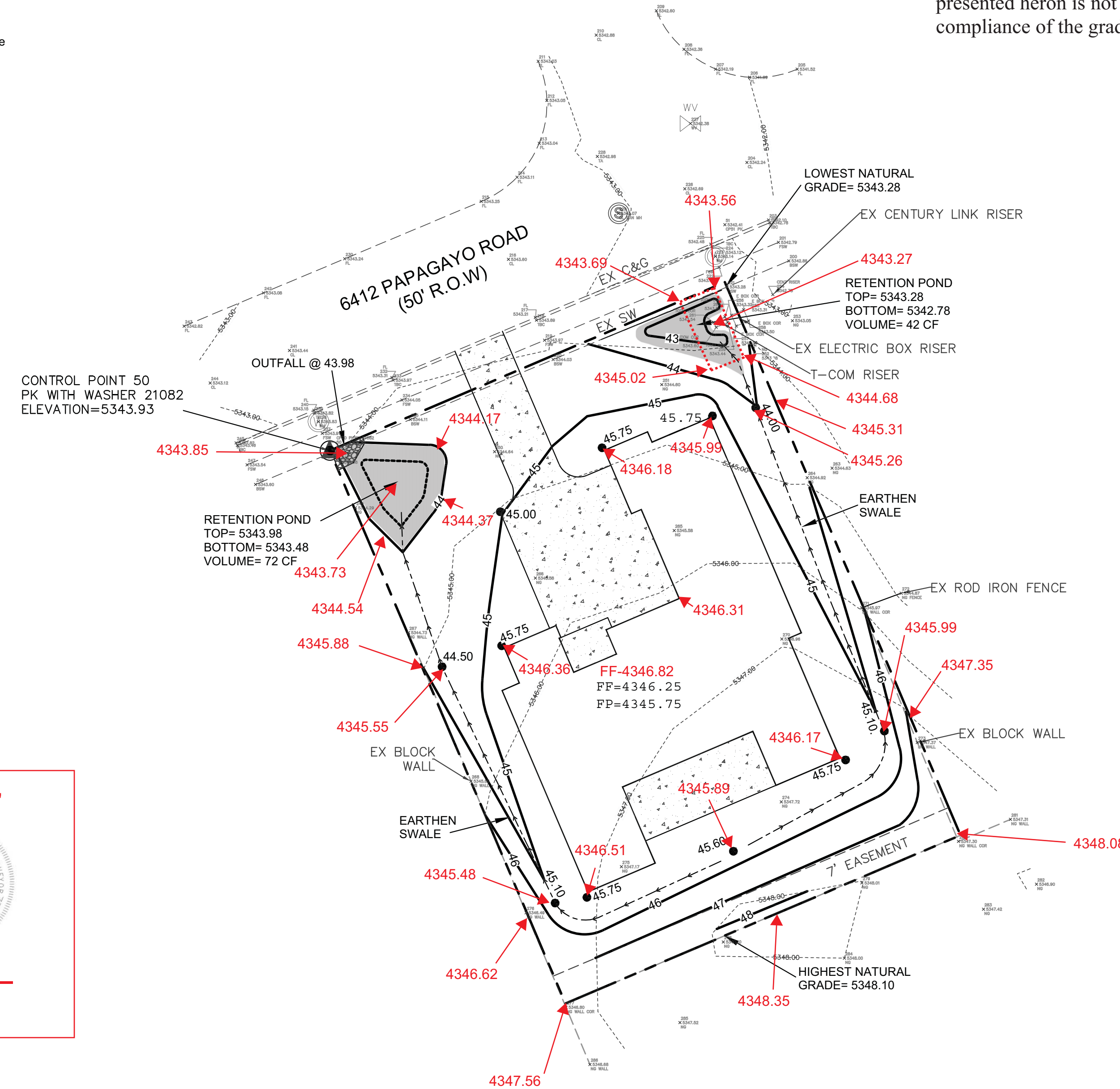
EROSION CONTROL NOTES:

- 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.

I David Soule, NMPE 14522, of the firm Rio Grande Engineering, hereby certify that this project has been graded and will drain in substantial compliance with and in accordance with the design intend of the approved plan dated 11/7/22. The certification is submitted in support of a request for CERTIFICATE OR OCCUPANCY. The record information presented heron is not necessarily complete and intended only to verify substantial compliance of the grading and drainage aspects of this project.



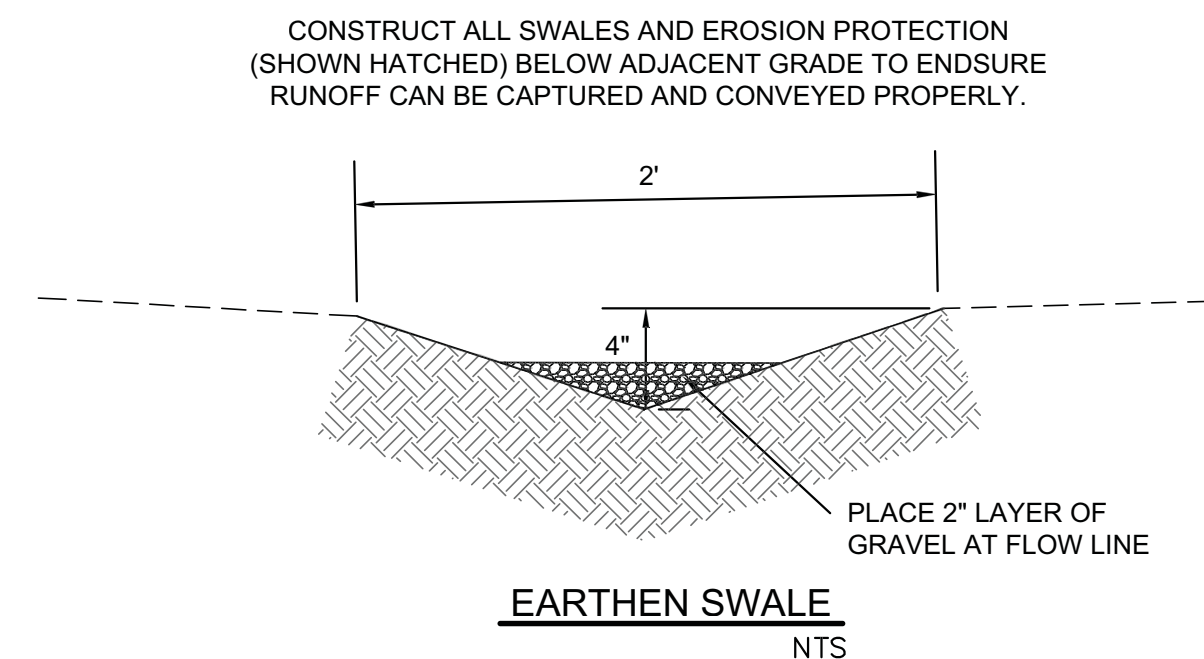
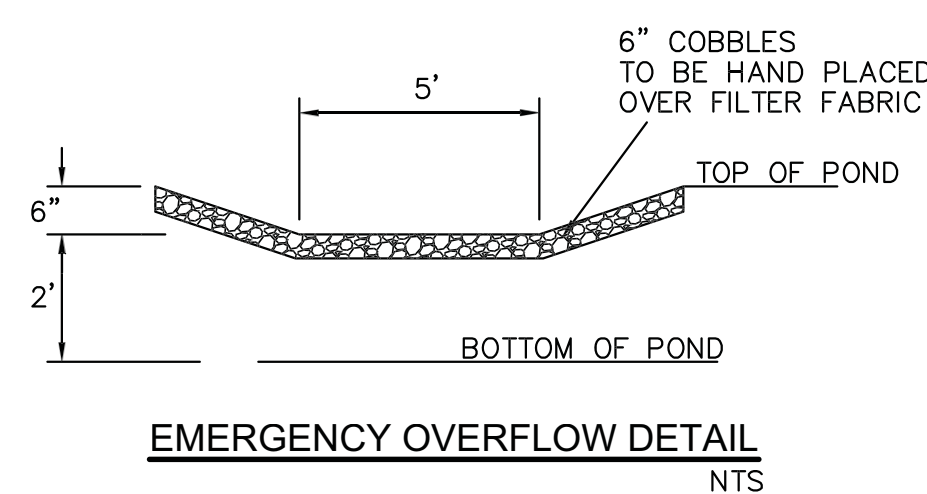
11/17/25



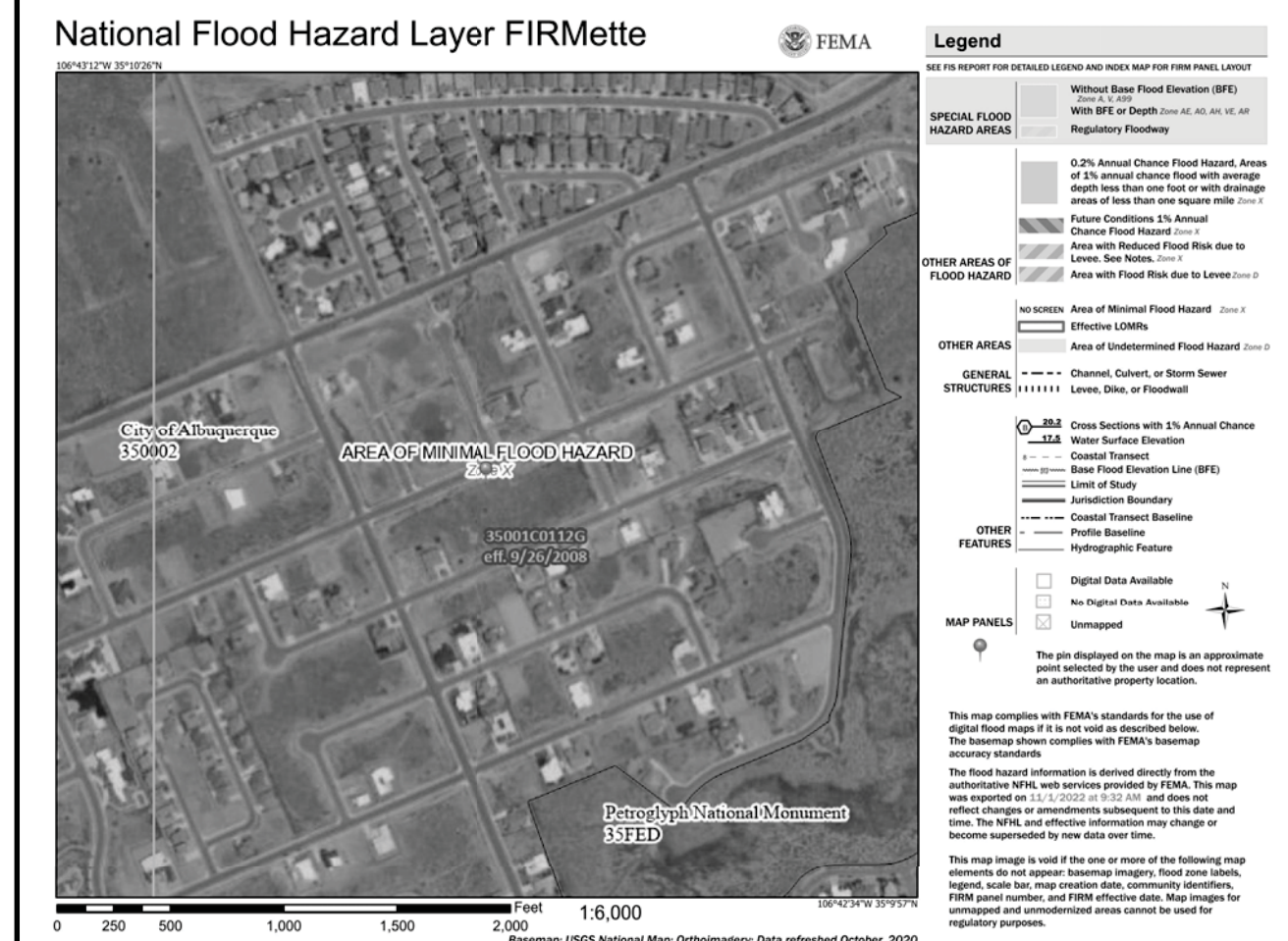
"AS-BUILT"

11/17/2025

DATE:



VICINITY MAP: D-10-Z



FIRM MAP:

LEGAL DESCRIPTION:

LOT 5, BLOCK 4, UNIT 22, VOLCANO CLIFFS CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

NOTES:

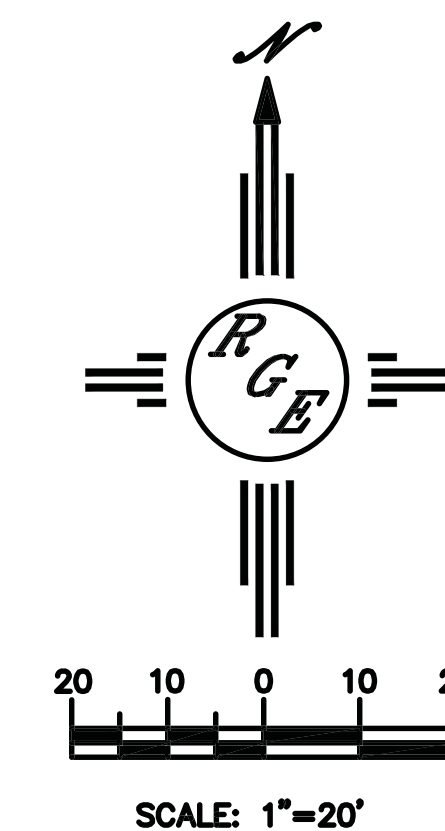
- ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
- ALL SLOPES SHALL BE 3:1 MAX. AND GRAVEL OR NATIVE SEEDING PRIOR TO CO.
- ANY PERIMETER WALLS MUST BE PERMITTED SEPARATELY ALL RETAINING WALL DESIGN SHALL BE BY OTHERS.
- SURVEY INFORMATION PROVIDED BY COMMUNITY SCIENCES CORPORATION 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
- ADJACENT BOUNDARY
- ===== EXISTING CURB AND GUTTER
- PROPOSED EARTHEN SWALE
- PROPOSED CONCRETE

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.



SCALE: 1"=20'

ENGINEER'S SEAL	LOT 5 BLK 4 U 22 VC 6412 PAPAGAYO ROAD	DRAWN BY DEM
DAVID SOULE P.E. #14522		DATE 11-4-22
	GRADING AND DRAINAGE PLAN	6412 Papagayo Rd.DWG
	Rio Grande Engineering	SHEET # C1
	P.O. BOX 53324 ALBUQUERQUE, NM 87199 (505) 321-8099	JOB #