

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

January 22, 2026

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

**RE: 8004 Fuji Ct NW**  
**Grading and Drainage Plan**  
**Engineer's Stamp Date: 8/18/25**  
**Hydrology File: E10D088**  
**Case # HYDR-2025-00003**

Dear Mr. Soule:

Based upon the information provided in your submittal 1/9/2025, the Grading and Drainage Plan **is not approved** for Grading Permit and Building Permit. The following comments need to be addressed for approval of the above referenced project.

PO Box 1293

1. Typo for finished pad (FP) elevation – currently says FF. Please update.

Albuquerque

FF = 5334.50  
5333.90 **FF = 5334.00**  
AVG. NATURAL GRADE  
@ PAD= 5332.80

NM 87103

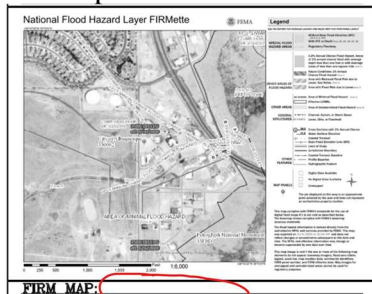
2. Please update the narrative to reflect SAD 227 instead of 228. Additionally, ponds are required and shown onsite in the plans.

www.cabq.gov

Narrative

This site is within the SAD 227 Master Drainage plan boundaries. The site is to maintain existing patterns. Due to city height restrictions we must maintain the lowest adjacent grade, with the rear ponding around the perimeter overflowing to historic location. The site does not exceed the SAD 228 developed conditions assumptions therefore ponding is not required. No upland flow enters the site. Due to height restrictions, the pad elevation is placed as low as practical. This plan is in conformance to the master drainage plan

3. Please provide the FIRM Map floodplain note with effective date.



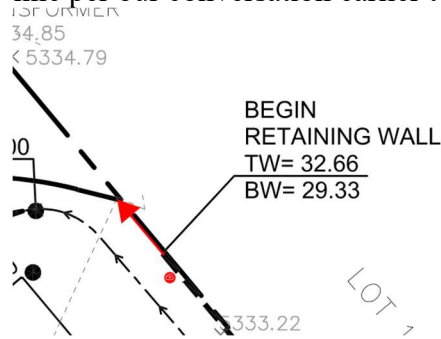
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- Please extend retaining wall on the northeast side of the property to the 5334' contour line per our conversation earlier today.



- Per section 14-5-2-12(B)(2) of the Flood Hazard and Control Ordinances: *Construction, grading or paving on any lot within the jurisdiction of the city shall not increase the damage potential to upstream, downstream, or adjacent properties or public facilities. Damages shall be defined as those caused by flooding from the 100-year design storm and all smaller storms and from erosion and sedimentation resulting from the 10-year design storm and all smaller storms.* Is there an existing cross lot drainage easement? If not, you cannot drain onto the neighboring property without a clear agreement.

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

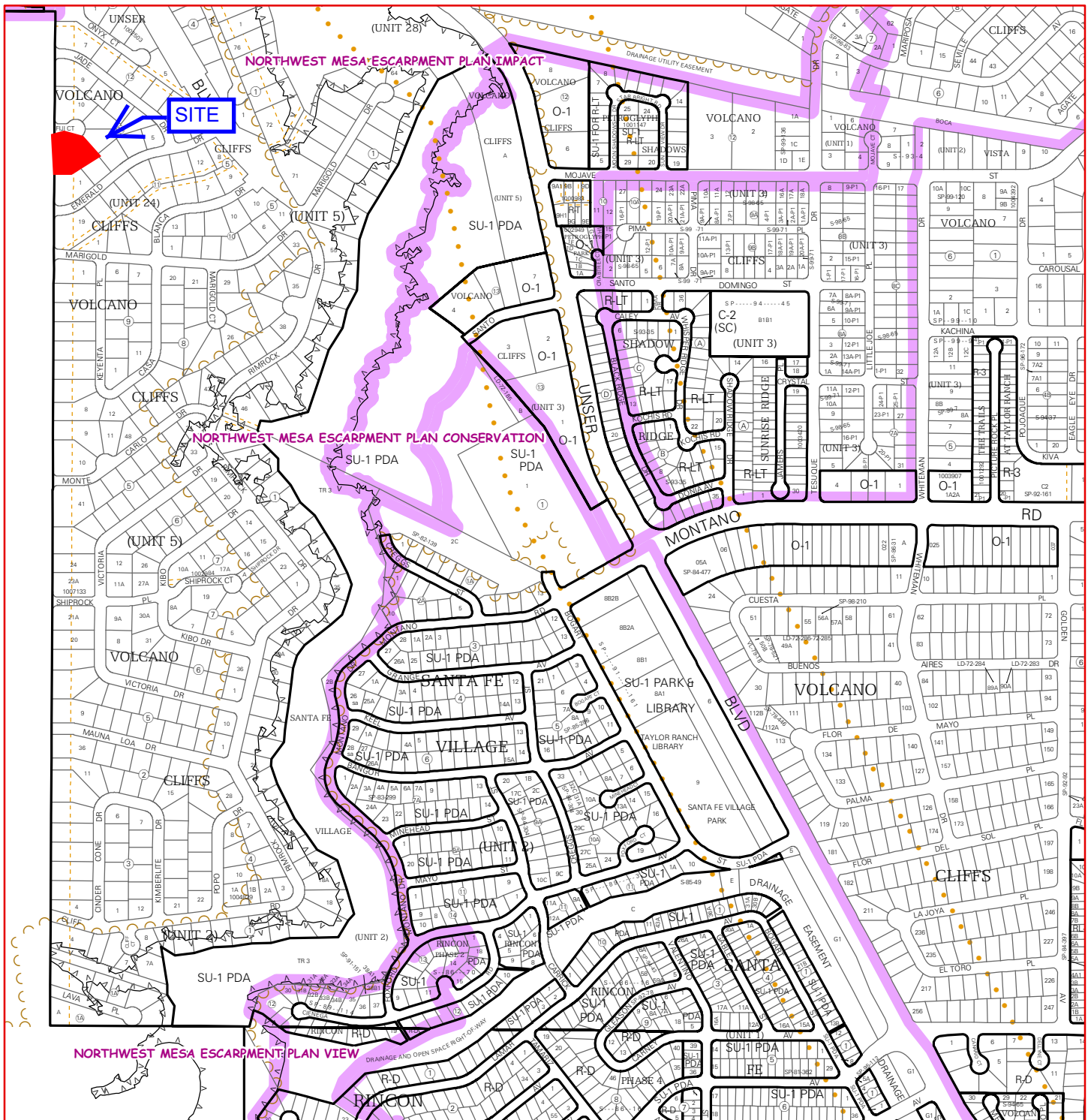
Albuquerque

Sincerely,


NM 87103

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

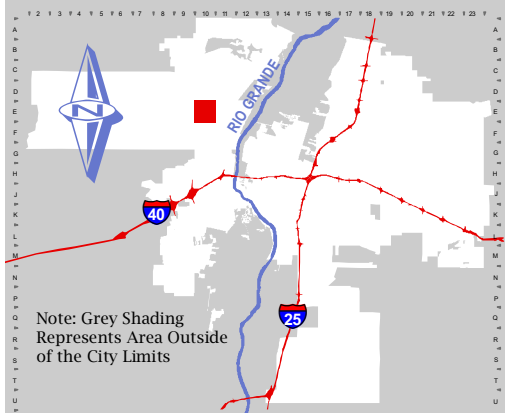
Bailey Thompson, E.I.T.  
Engineer Associate, Hydrology  
Planning Department, Development Review Services



For more current information and more details visit: <http://www.cabq.gov/gis>












Map amended through: 2/4/2010

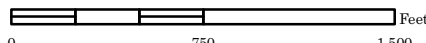


Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**E-10-Z**

Selected Symbols

 SECTOR PLANS	 Escarpment
 Design Overlay Zones	 2 Mile Airport Zone
 City Historic Zones	 Airport Noise Contours
 H-1 Buffer Zone	 Wall Overlay Zone
 Petroglyph Mon.	



0 750 1,500 Feet

Weighted E Method

Basin	Area (sf)	Area (acres)	Treatment A				Treatment B				Treatment C				Treatment D				100-Year, 6-hr.		24 Hour
			%	(acres)	%	(acres)	%	(acres)	%	(acres)	%	(acres)	%	(acres)	%	(acres)	Volume (ac-ft)	Flow cfs	Volume (ac-ft)		
ALLOWED	32676.00	0.750	0%	0	20%	0.150	46%	0.3451	34%	0.255	1.345	0.084									
PROPOSED	32676.00	0.750	20%	0.15	20%	0.150	38%	0.2851	22%	0.165	1.110	0.069									
COMPARISON																					

Equations:

Weighted E = Ea\**A*a + Eb\**A*b + Ec\**A*c + Ed\**A*d / (Total Area)

Volume = Weighted E \* Total Area

Flow = Qa \* *A*a + Qb \* *A*b + Qc \* *A*c + Qd \* *A*d

Where for 100-year, 6-hour storm- zone 1

Qa= 1.54  
Qb= 2.16  
Qc= 2.87  
Qd= 4.12

ONSITE Conditions	FIRST FLUSH WATER QUALITY VOLUME REQUIRED (CF)	PROVIDED (CF)
WATER QUALITY	252	3412
FLOOD CONTROL	0	3412

Narrative

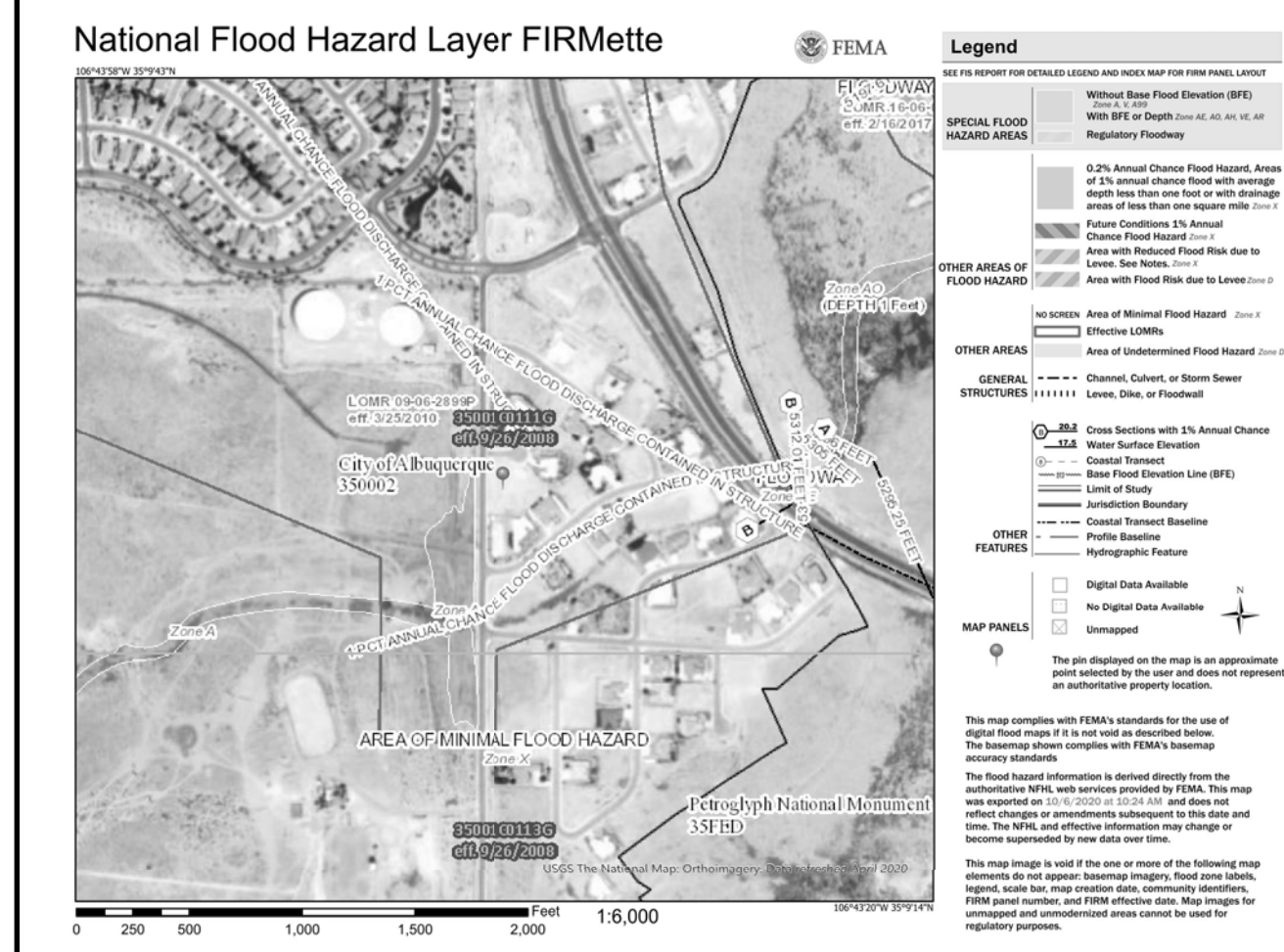
This site is within the SAD 227 Master Drainage plan boundaries. The site is to maintain existing patterns. Due to city height restrictions we must maintain the lowest adjacent grade, with the rear ponding around the perimeter overflowing to historic location. The site does not exceed the SAD 228 developed conditions assumptions therefore ponding is not required. No upland flow enters the site. Due to height restrictions, the pad elevation is placed as low as practicable. This plan is in conformance to the master drainage plan.

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: E-10-Z



FIRM MAP:

LEGAL DESCRIPTION:

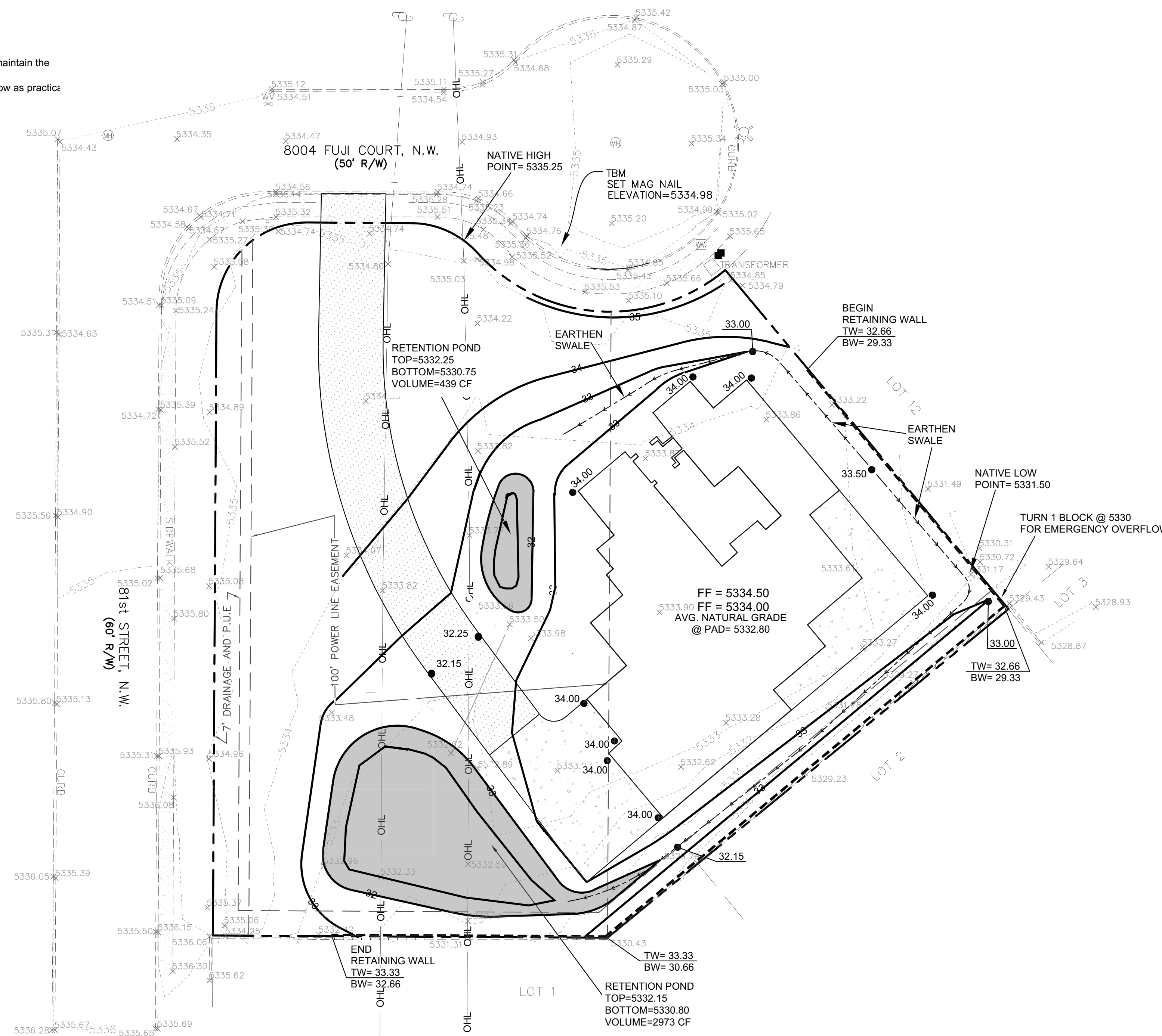
LOT 13 BLOCK 13 UNIT 5 VOLCANO CLIFFS SUBDIVISION CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

NOTES:

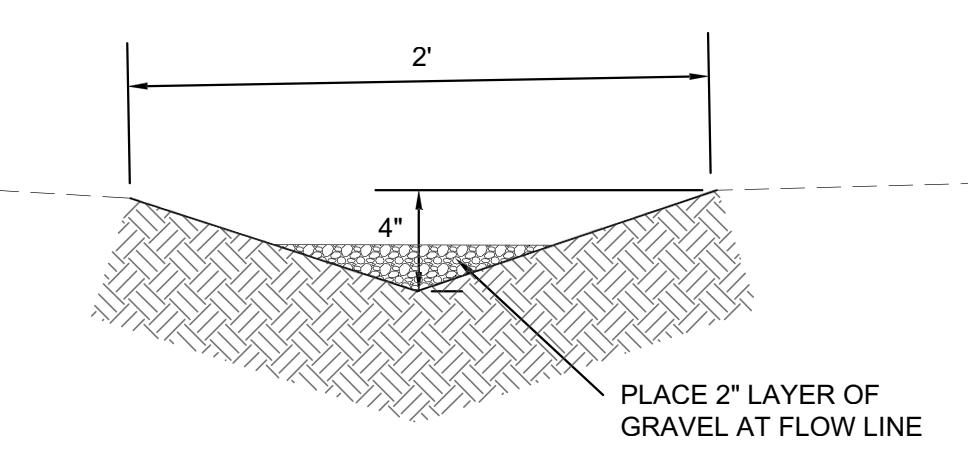
- ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
- ALL SLOPES SHALL BE 3:1 MAX. AND GRAVEL OR NATIVE SEEDING PRIOR TO CO.
- ANY PERIMETER WALLS MUST BE PERMITTED SEPARATELY. ALL RETAINING WALL DESIGN SHALL BE BY OTHERS.
- SURVEY INFORMATION PROVIDED BY COMMUNITY SCIENCES CORPORATION USING NAVD DATUM 1988.
- A PAD ELEVATION CERTIFICATION SHALL BE REQUIRED PRIOR TO RELEASE OF BUILDING PERMIT.

LEGEND

- XXXX--- EXISTING CONTOUR
- - - - - EXISTING INDEX CONTOUR
- PROPOSED CONTOUR
- PROPOSED INDEX CONTOUR
- +XXXX EXISTING SPOT ELEVATION
- XXXX PROPOSED SPOT ELEVATION
- BOUNDARY
- - - - - PROPOSED EARTHEN SWALE
- ADJACENT BOUNDARY
- ===== EXISTING CURB AND GUTTER
- ===== PROPOSED CONCRETE DRIVEWAY
- ===== PROPOSED GRAVEL
- ===== PROPOSED PONDING

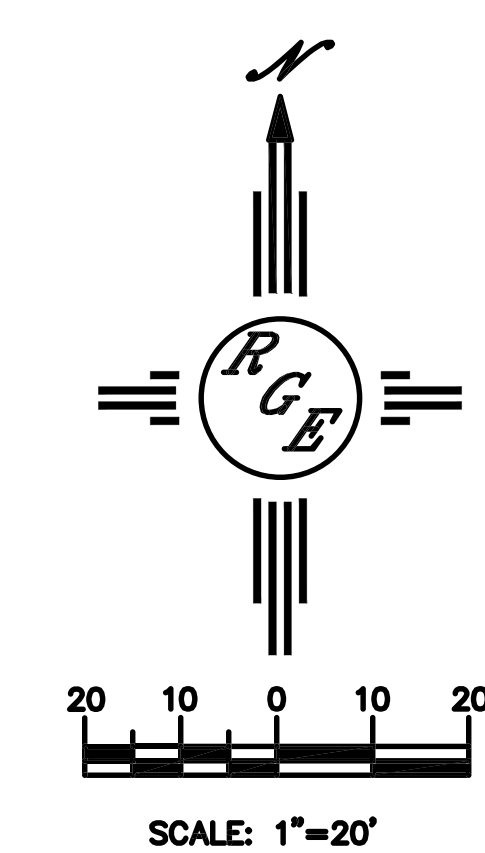


CONSTRUCT ALL SWALES AND EROSION PROTECTION (SHOWN HATCHED) BELOW ADJACENT GRADE TO ENSURE RUNOFF CAN BE CAPTURED AND CONVEYED PROPERLY.



EARTHEN SWALE NTS

**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 13 BLK 13 U 5 VC</b> <b>8004 FUJI CT. NW</b> <b>GRADING AND DRAINAGE PLAN</b>	DRAWN BY DEM
		DATE 10-8-20
8/18/25		SHEET # C1
DAVID SOULE P.E. #14522	1606 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0899	JOB #