

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

January 29, 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: 1/23/26
Hydrology File: E10D088
Case # HYDR-2025-00003

Dear Mr. Soule:

Thank you for your re-submittal and comments. Based upon the information provided in your re-submittal 1/27/2026, the Grading and Drainage Plan **is not approved** for Grading Permit and Building Permit. The following comments were marked as addressed but aren't reflected in the plans for the referenced project.

PO Box 1293

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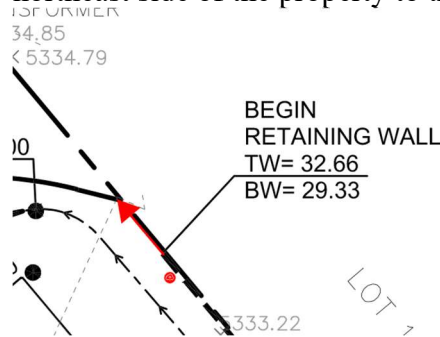
NM 87103

www.cabq.gov

1. Thank you for updating the pond narrative. Per my last comments please update SAD 228 to SAD 227.

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. No upland flow enters the site. Due to height restrictions, the pad elevation is placed as high as practical. The pad elevation required does not allow the site to drain to roadway therefore the 100-year 10day volume is provided and the lot will overflow at natural low spot in emergency. This plan is in conformance to the master drainage plan.

2. The retaining wall is still shown set back from the 5334' contour in the plans. Per previous comments and our phone call on 1/22/26, please extend retaining wall on the northeast side of the property to the 5334' contour line.



If you have any questions, please contact me at 505-924-3995 or baileythompson@cabq.gov.

Sincerely,

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

A handwritten signature in black ink, appearing to read "Bailey Thompson".

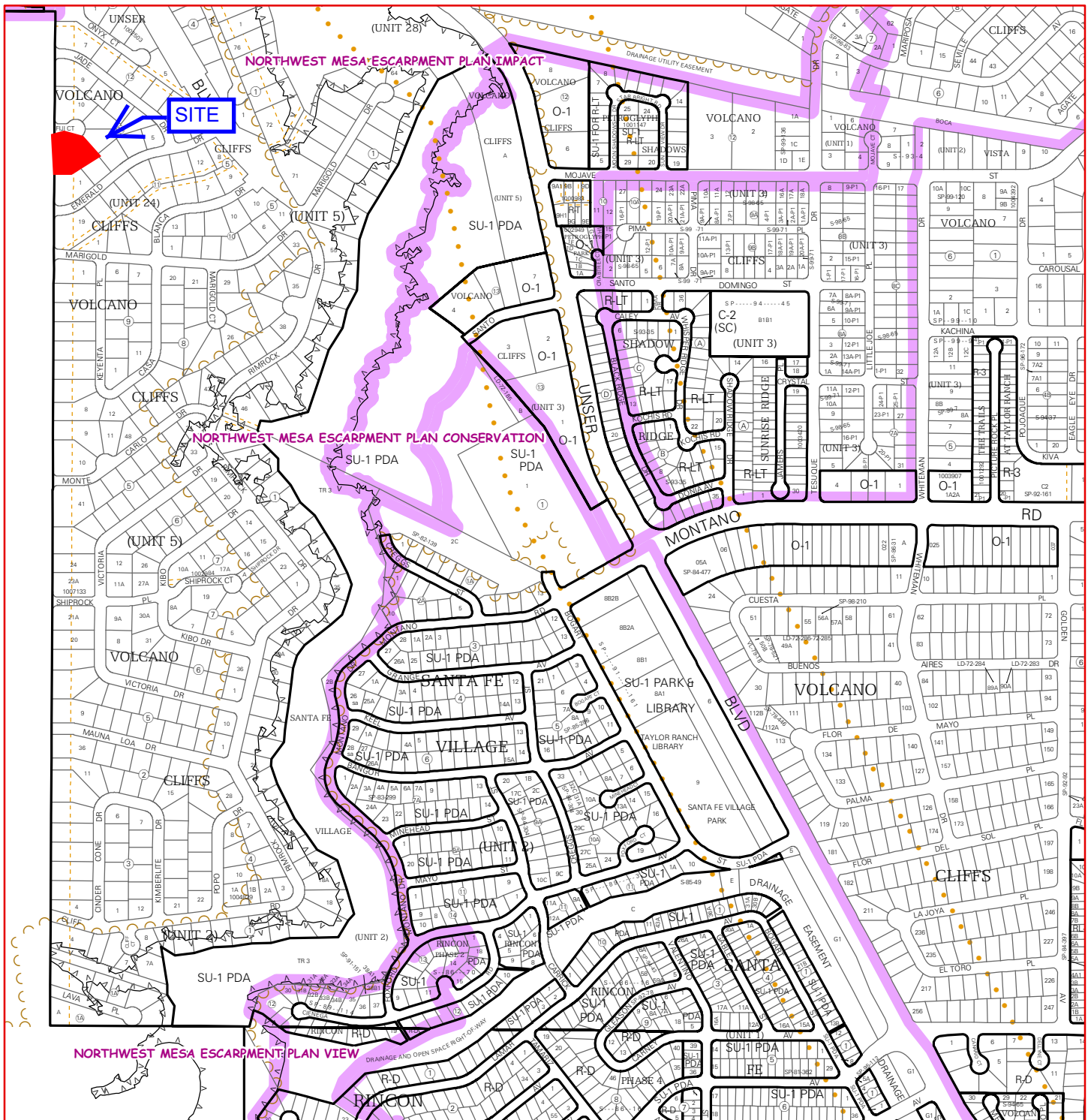
Bailey Thompson, E.I.T.
Engineer Associate, Hydrology
Planning Department, Development Review Services

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NM 87103

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

AGIS
Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
E-10-Z

Selected Symbols

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

0 750 1,500 Feet

Map amended through: 2/4/2010

Weighted E Method

Basin	Area (sf)	Area (acres)	Treatment A				Treatment B				Treatment C				Treatment D				Weighted E		100-Year, 6-hr.		24 hour	
			%	(acres)	%	(acres)	%	(acres)	%	(acres)	%	(acres)	%	(acres)	%	(acres)	(ac-ft)	(ac-ft)	Flow cfs	Volume (ac-ft)	Flow cfs	Volume (ac-ft)		
ALLOWED	32676.00	0.750	0%	0	20%	0.150	46%	0.3451	34%	0.265	22%	0.165	1.345	0.084	1.110	0.084	2.37	0.121	2.05	0.083				
PROPOSED	32676.00	0.750	20%	0.15	20%	0.150	38%	0.2851	22%	0.165	22%	0.165	1.110	0.084	1.110	0.084	2.05	0.083	2.05	0.083				
COMPARISON																						-0.028		

Equations:

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

Volume = Weighted E * Total Area

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- 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	252	4083
FLOOD CONTROL	4058	4083

Narrative

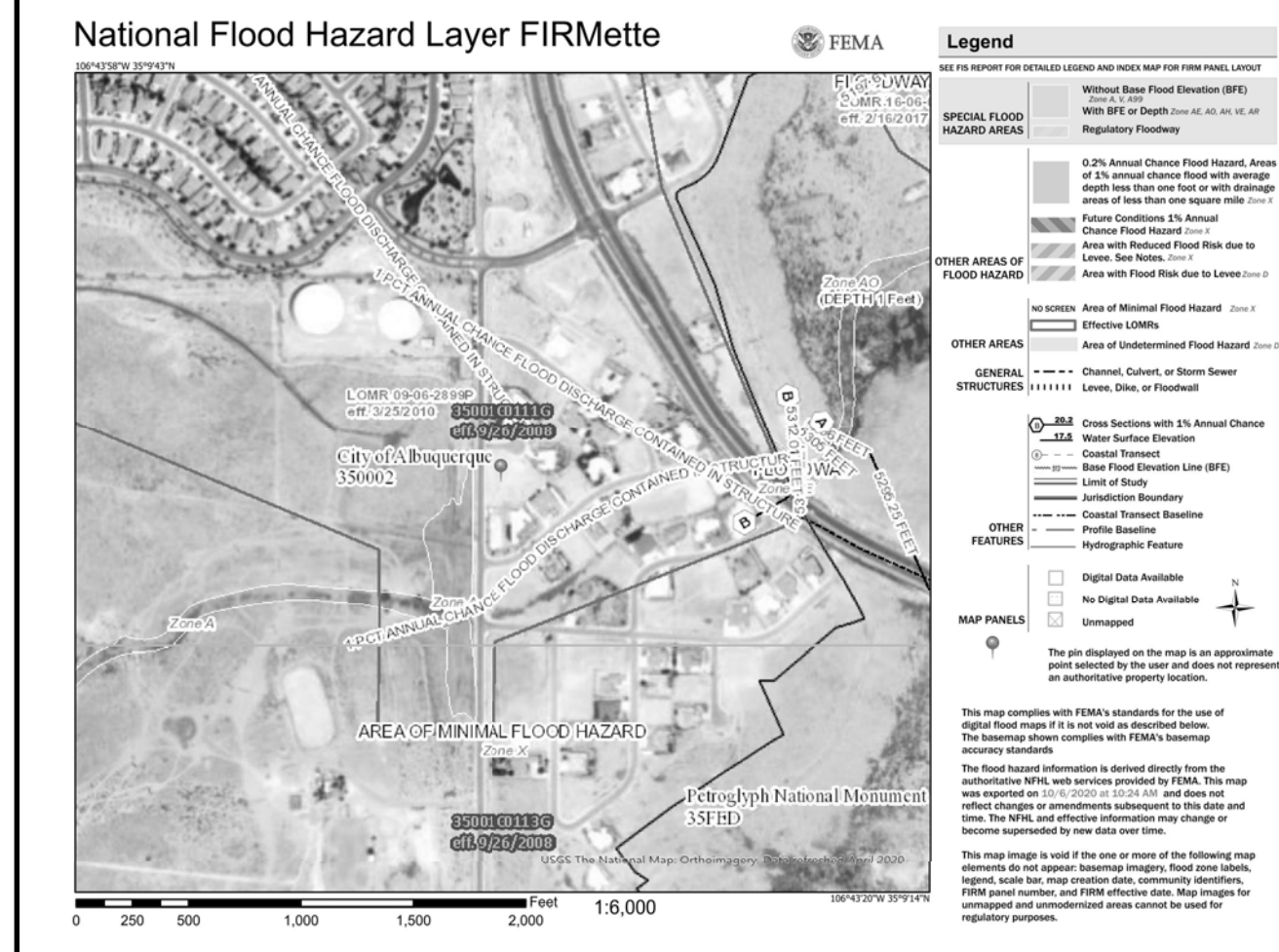
This site is within the SAD 227 Master Drainage plan boundaries. The site is to maintain existing patterns. Due to city height restrictions we must maintain the lowest adjacent grade, with the rear ponding around the perimeter overflowing to historic location. The site does not exceed the SAD 228 developed conditions assumptions. No upland flow enters the site. Due to height restrictions, the pad elevation is placed as high as practical. The pad elevation required does not allow the site to drain to roadway therefore the 100-year 10day volume is provided and the lot will overflow at natural low spot in emergency. 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: 35001C0111G effective 9/26/2008

LEGAL DESCRIPTION:

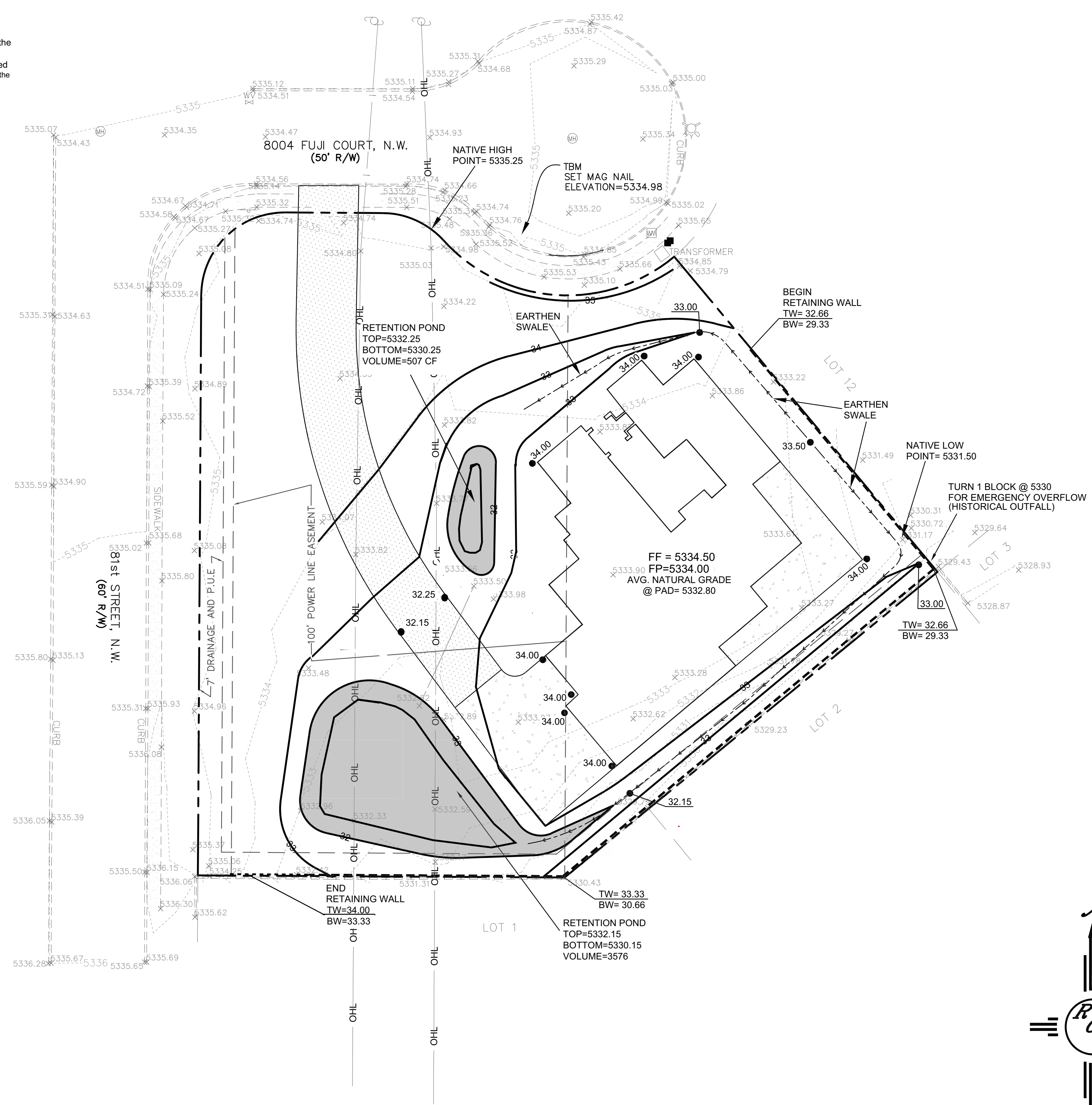
LOT 13 BLOCK 13 UNIT 5 VOLCANO CLIFFS SUBDIVISION CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

NOTES:

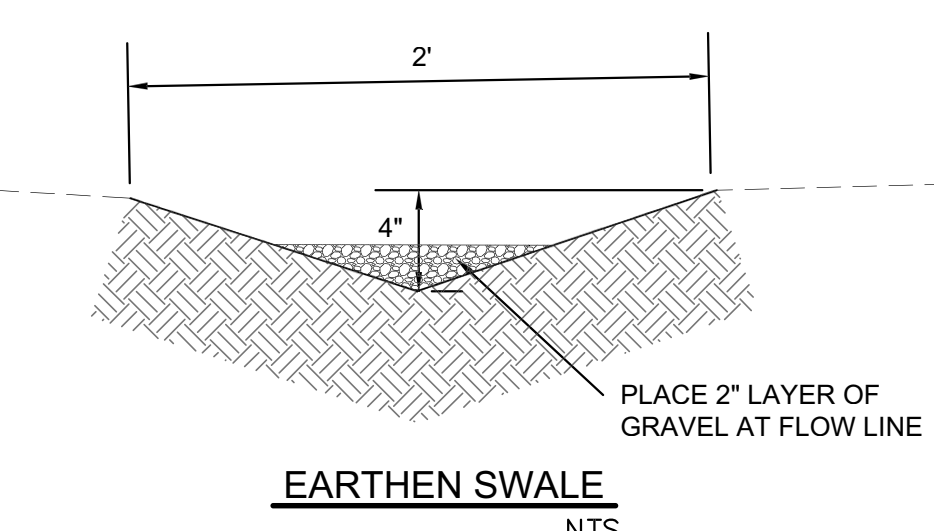
- ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
- ALL SLOPES SHALL BE 3:1 MAX. AND GRAVEL OR NATIVE SEEDING PRIOR TO CO.
- ANY PERIMETER WALLS MUST BE PERMITTED SEPARATELY. ALL RETAINING WALL DESIGN SHALL BE BY OTHERS.
- SURVEY INFORMATION PROVIDED BY COMMUNITY SCIENCES CORPORATION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



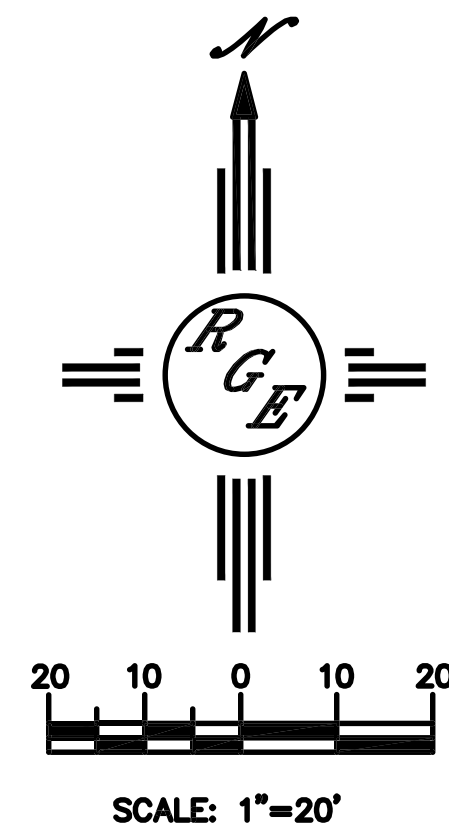
CONSTRUCT ALL SWALES AND EROSION PROTECTION (SHOWN HATCHED) BELOW ADJACENT GRADE TO ENSURE RUNOFF CAN BE CAPTURED AND CONVEYED PROPERLY.



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	LOT 13 BLK 13 U 5 VC 8004 FUJI CT. NW GRADING AND DRAINAGE PLAN	DRAWN BY DEM
		DATE 10-8-20
1/23/26		SHEET # C1
DAVID SOULE P.E. #14522		JOB #