

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Interim Director



Mayor Timothy M. Keller

September 30, 2025

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

**RE: 8615 Mesa Rain NW  
Grading and Drainage Plan  
Engineer's Stamp Date: 9/26/25  
Hydrology File: H09D017A4  
Case # HYDR-2025-00346**

Dear Mr. Soule:

Based upon the information provided in your submittal received 09/26/2025, the Grading and Drainage plan is **not approved** for Building Permit. The following comments need to be addressed for the approval of the above referenced project.

1. A portion of this project is located in a floodplain (AO-1') and a floodplain development permit must be obtained. The permit application must demonstrate zero rise to the base flood elevation, unless a Letter of Map Revision (LOMR) is being prepared. Please contact Rudy Rael, CFM for more information regarding floodplain development permits (rrael@cabq.gov or 924-3977).
2. Provide the base flood elevation for the SFHA on the plan.
3. Since the structure is not encroaching into the SFHA, a pad certification will not be required. Please remove Note #6.
4. Perimeter Walls – Will there be any construction of perimeter walls around the development? If so, please show the walls, elevations, and details on the plan.
5. Per the IDO, the property owner of the property is responsible for building the adjacent half of Mesa Rain to include curb & gutter, and sidewalk. The project will have to go to the Development Facilitation Team (DFT) for approval of the Infrastructure List.
6. Please show the existing and proposed curb & gutter, and sidewalk on the plans.
7. An SO-19 Permit will be required and should be included on the request. Please include the [standard SO-19](#) notes on the grading plan.
8. Per DPM Part 6-4(E), please specify the means of erosion control on the plan for any disturbed areas.

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

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Stormwater Quality Engineer (Doug Hughes, PE, [jhughes@cabq.gov](mailto:jhughes@cabq.gov), 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](mailto:amontoya@cabq.gov).

Sincerely,

A handwritten signature in black ink, appearing to read 'Anthony Montoya, Jr.', written in a cursive style.

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

PO Box 1293

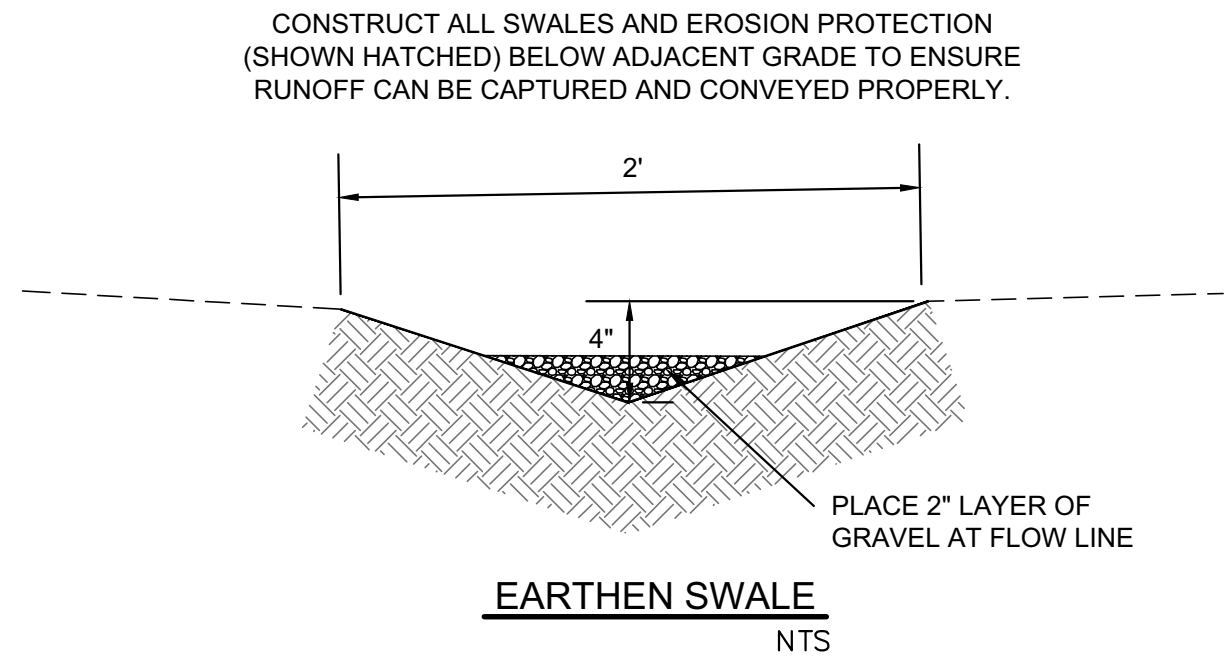
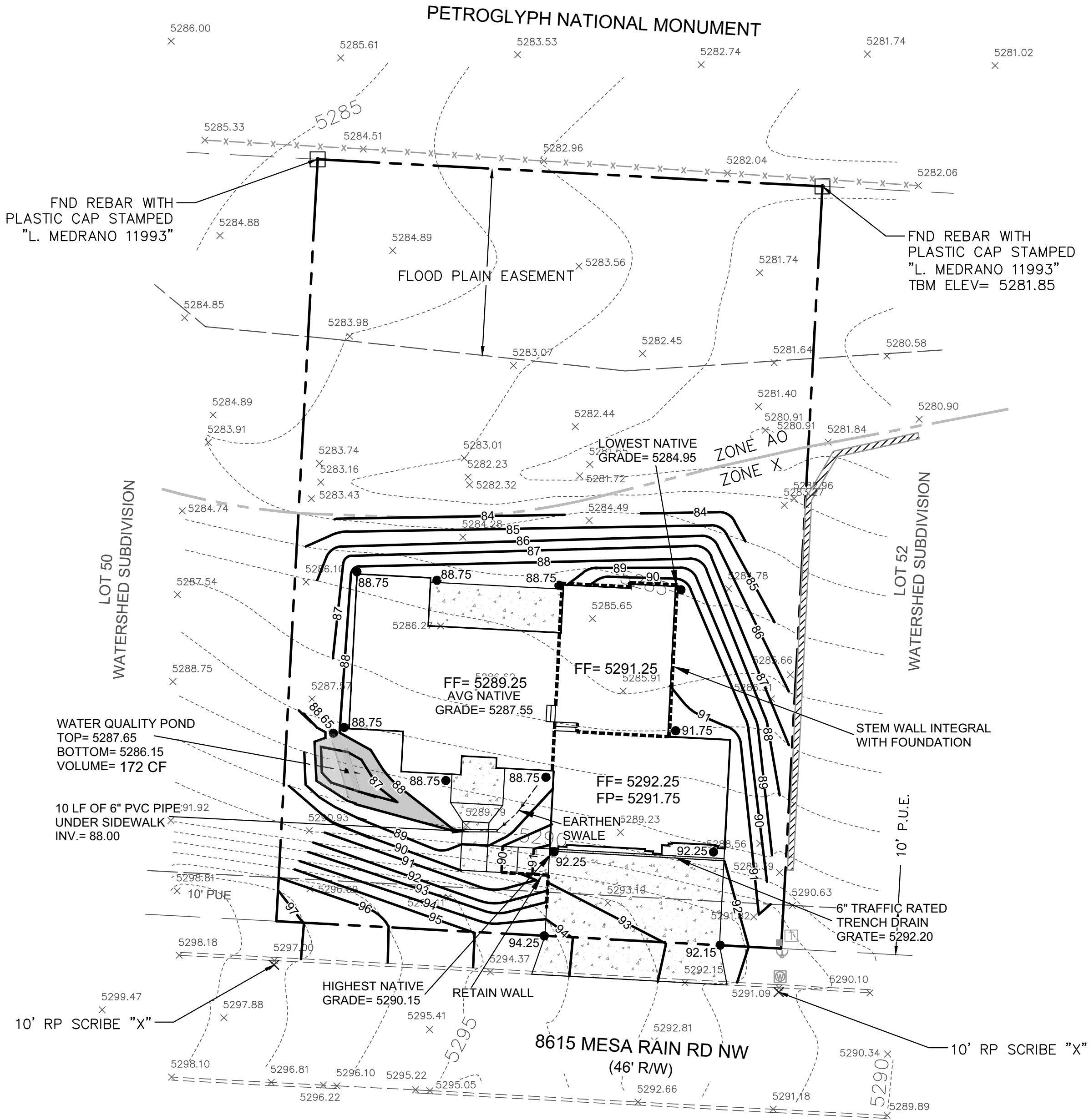
Albuquerque

NM 87103

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

Weighted E Method													
												Flow cfs	
100-Year, 6-hr													
Basin	Area (sf)	Area (acres)	Treatment A (sf)	Treatment B (acres)	Treatment C (sf)	Treatment D (acres)	Treatment E (sf)	Weighted E (ac-ft)	Volume (ac-ft)				
HISTORICAL	20259.00	0.465	85%	0.3953	15%	0.070	0%	0.000	0%	0.000	0.577	0.022	0.76
PROPOSED	20259.00	0.465	26%	0.1209	22%	0.102	28%	0.130	24%	0.112	1.107	0.043	1.24
ALLOWED		0.465											1.45
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													
WATER QUALITY 170.176 CF													
Where for 100-year, 6-hour storm(zone1)													
Ea= 0.55 Qa= 1.54													
Eb= 0.73 Qb= 2.16													
Ec= 0.95 Qc= 2.87													
Ed= 2.24 Qd= 4.12													
Developed Conditions													
Peak rate VOLUME													
HISTORICAL DISCHARGE 0.76 cfs 974.12 cf													
DEVELOPED DISCHARGE 1.24 cfs 1869.2 cf													
ALLOWED DISCHARGE 1.45 cfs													
PROVIDED 172.00													

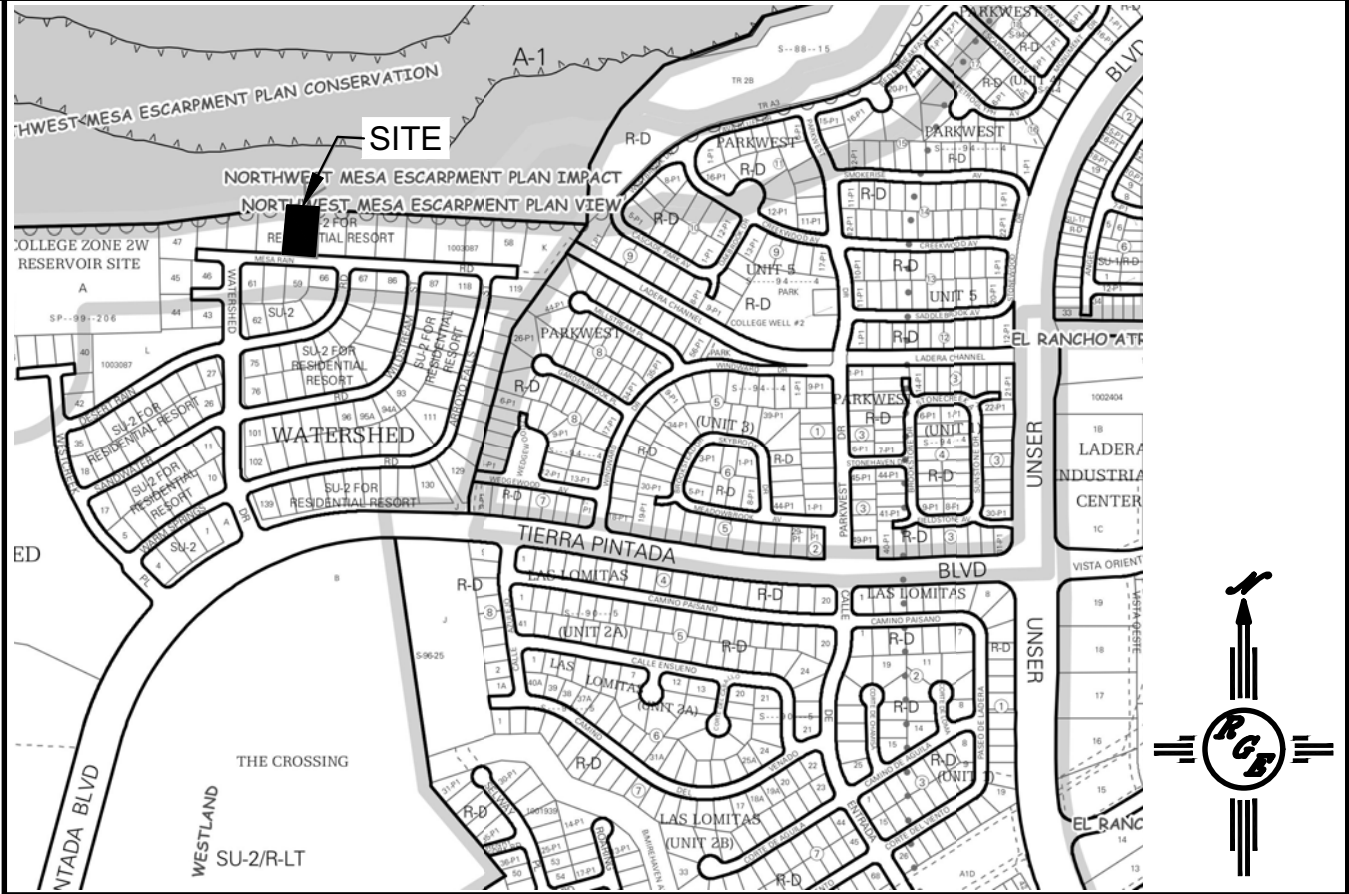
This site is an development of an existing lot. The lot is located within the Watershed development. The master drainage plan (H9-D017A) is contradictory. I calls for this site to retain the increased flow based upon the development utilizing the 100-year, 6-hour event on the grading plan. The site is also identified as being a portion of basin H-1. This basin is allowed 3.12 cfs per acres. The site is impacted by flood zone AO-1. The site is also impacted by a flood plain easement that was dedicated with the master subdivision, based upon the EGL. This site will generate less than allowed in the master drainage plan proposed basin map. to the historical outfall.



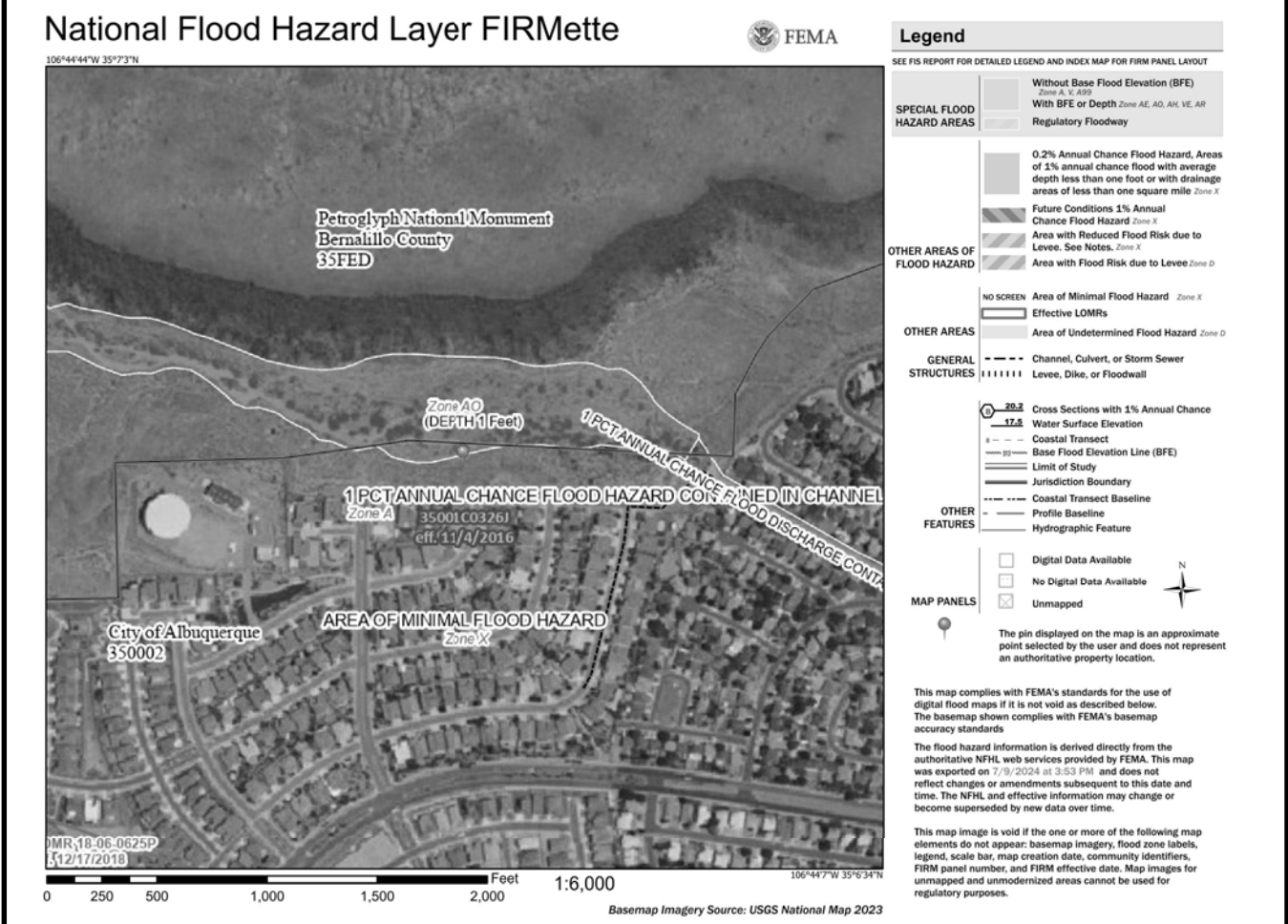
**CAUTION:**  
EXISTING UTILITIES ARE NOT SHOWN.  
IT SHALL BE THE SOLE RESPONSIBILITY  
OF THE CONTRACTOR TO CONDUCT ALL  
NECESSARY FIELD INVESTIGATIONS PRIOR  
TO ANY EXCAVATION TO DETERMINE THE  
ACTUAL LOCATION OF UTILITIES & OTHER  
IMPROVEMENTS.

## EROSION CONTROL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL 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: H-Z-9



## FIRM MAP:

## LEGAL DESCRIPTION:

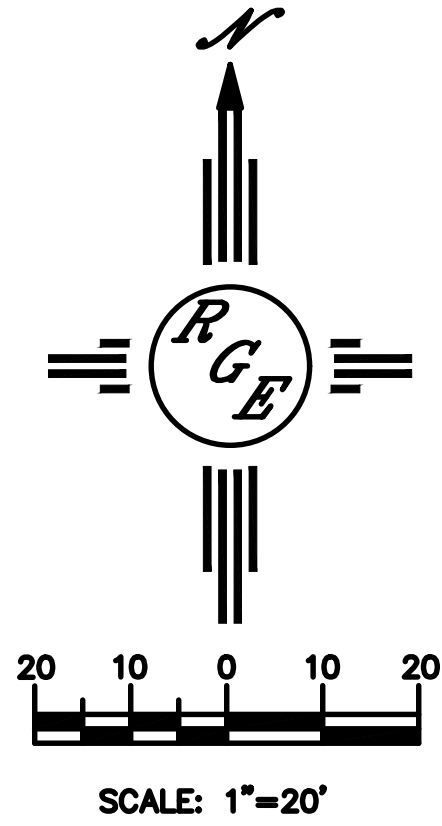
Lot 51 Watershed Subdivision  
City of Albuquerque, Bernalillo County, New Mexico

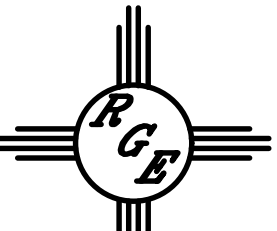
## NOTES:

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
-----	PROPOSED CONCRETE
-----	PROPOSED PONDING



ENGINEER'S SEAL  DAVID SOULE NEW MEXICO REGISTERED PROFESSIONAL ENGINEER 14522 9/26/25  DAVID SOULE P.E. #14522	LOT 51 WATERSHED SUB. 8615 MESA RAIN RD. NW  GRADING AND DRAINAGE PLAN   P.O. BOX 53954 ALBUQUERQUE, NM 87199 (505) 321-8099	DRAWN BY DEM
		DATE 9-25-25  8615 Mesa Rain Rd NW, Cag  SHEET # C1  JOB #