

CITY OF ALBUQUERQUE



Planning Department
Brennon Williams, Interim Director

Mayor Timothy M. Keller

September 22, 2025

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

**RE: 9004 Sundial Pl SW
Grading and Drainage Plan
Engineer's Stamp Date: 9/13/25
Hydrology File: L09D013A
Case # HYDR-2025-00327**

Dear Mr. Soule:

Based upon the information provided in your submittal received 9/14/2025, the Grading & Drainage Plans are approved for Building Permit. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

PRIOR TO CERTIFICATE OF OCCUPANCY:

1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.

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 Stormwater Quality Engineer (Doug Hughes, PE, jhughes@cabq.gov, 505-924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 505-924-3314 or amontoya@cabq.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Anthony Montoya, Jr.".

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

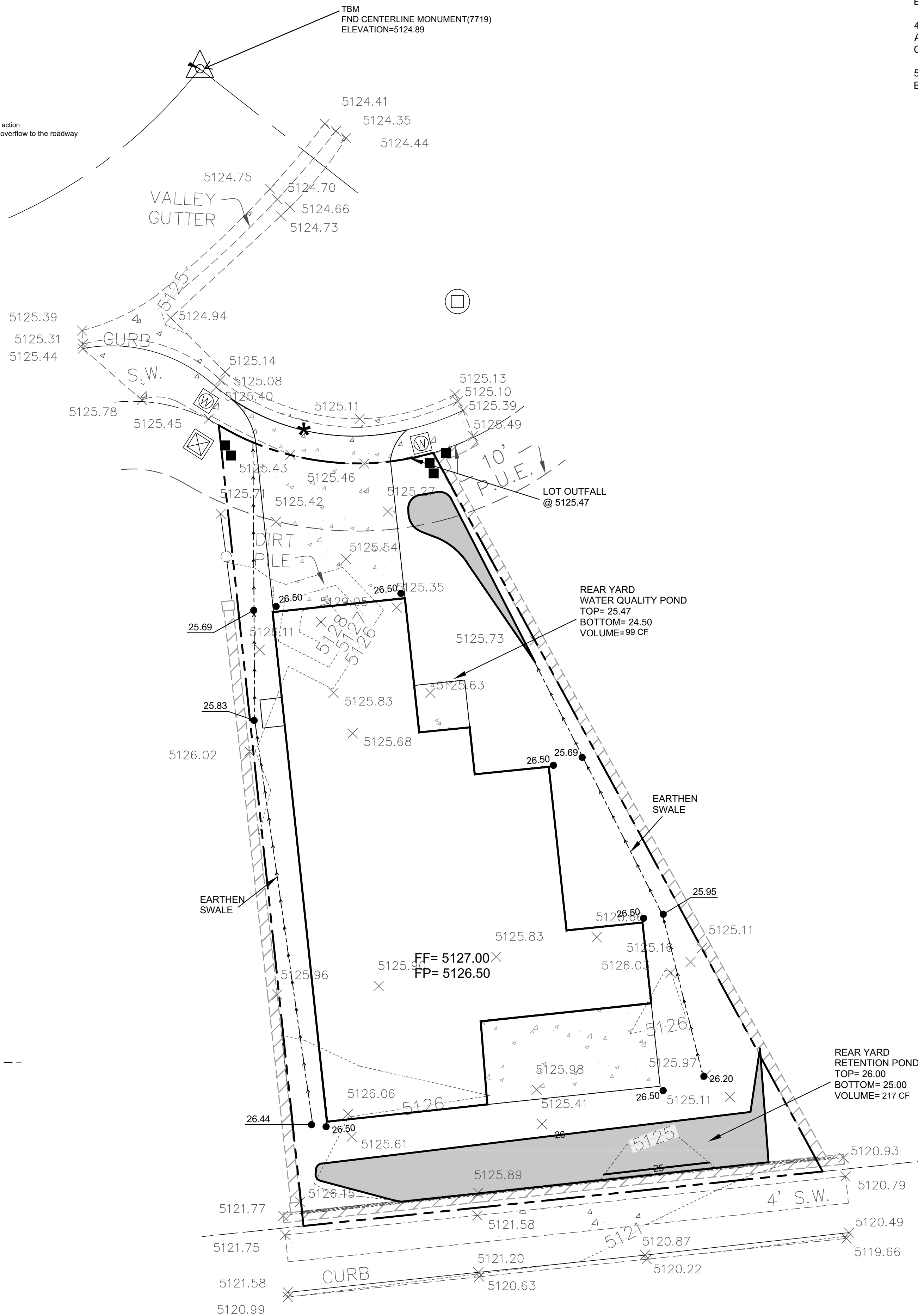
Weighted E Method

Basin	Area (sf)	Area (acres)	Treatment				100-Year, 6-hr		100 yr 10-DAY				
			Treatment A (%)	Treatment B (%)	Treatment C (%)	Treatment D (%)	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	Volume (ac-ft)			
HISTORICAL	6123.00	0.141	0	50%	0.070	50%	0.070	0	0.840	0.010	0.35	0.010	
FRONT PROPOSED	4901.00	0.113	0%	19%	0.015	20%	0.023	0.7%	0.075	0.354	0.308	0.29	0.015
REAR PROPOSED	1222.00	0.028	0%	50%	0.014	50%	0.014	0%	0.000	0.840	0.002	0.07	0.002

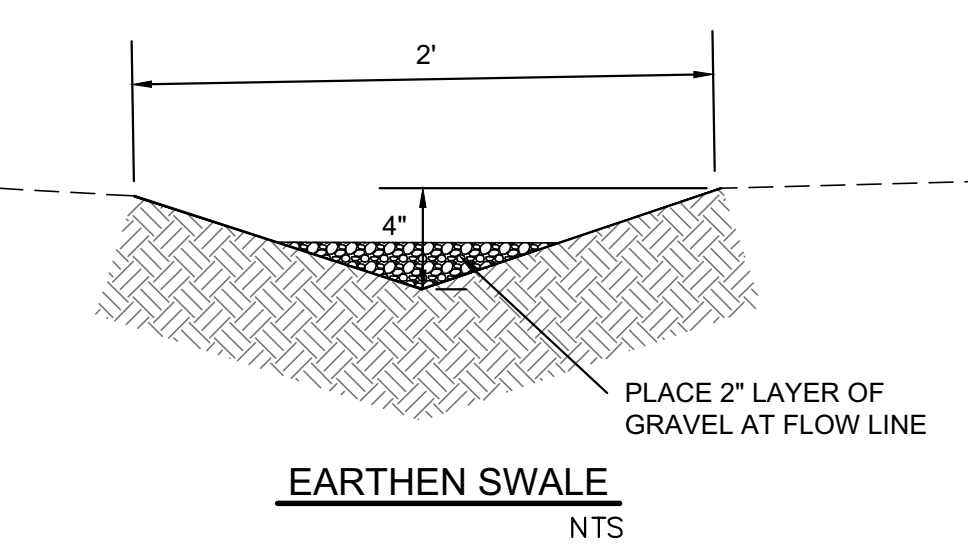
Equations:

Weighted E = Ea'Aa + Eb'Ab + Ec'Ac + Ed'Ad / (Total Area)
 Volume = Weighted E * Total Area
 Flow = Qa * Aa + Qb * Ab + Qc * Ac + Qd * Ad
 Where for 100-year, 6-hour storm(zones)
 Qa= 1.54
 Qb= 2.16
 Qc= 0.86
 Qd= 2.24
 Developed Conditions
 PROPOSED TO STREET: TOTAL VOLUME GENERATED 644 CF, RETAINED 36, PEAK FLOW OFFSITE 0.015 CFS
 PROPOSED REAR: TOTAL VOLUME GENERATED 66 CF, RETAINED 217, PEAK FLOW OFFSITE 0.002 CFS

This site is an development of a lot in a fully developed area. The site used to be a public drainage pond governed by L9D13. The pond was reclaimed yet the hydro files for that action are not on record. The existing lots all free discharge. Based upon the approved grading plan a portion of the lot is to drain to the street and the rear shall pond and overflow to the roadway



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.

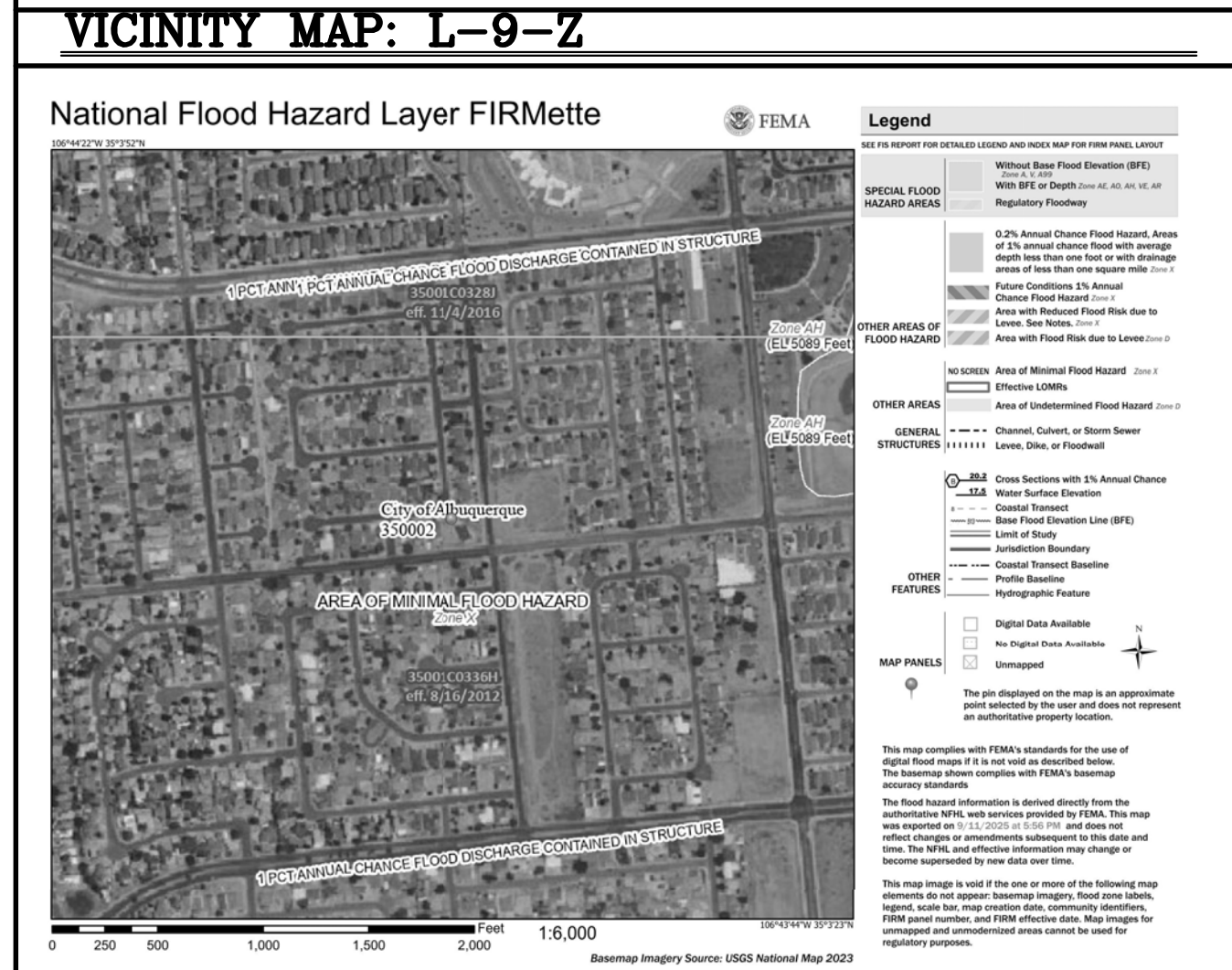
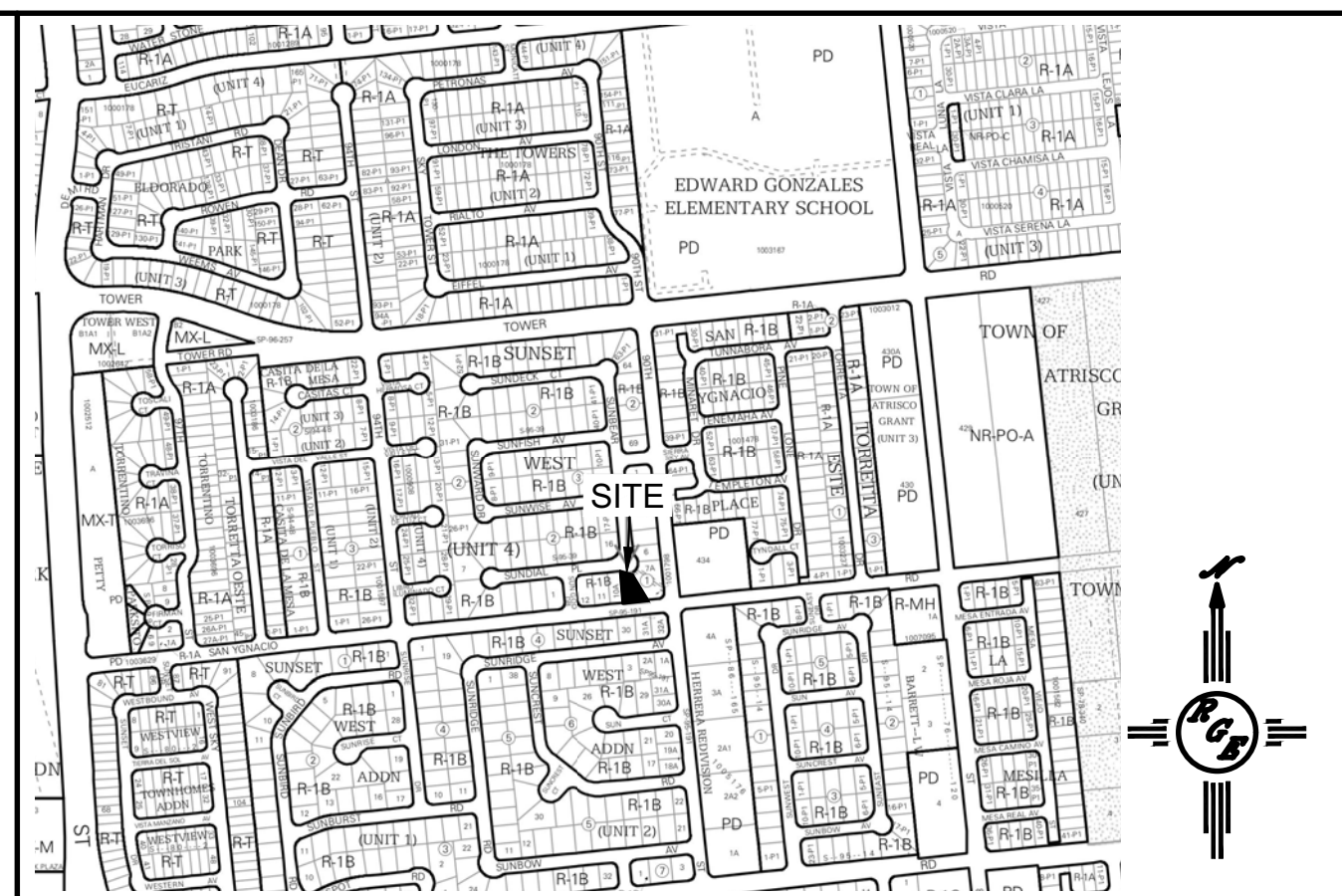
EROSION CONTROL NOTES:

- 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.

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

DATE: 9/22/2025
 BY: *Christina M. Lopez*
 HydroTeam # L09D013A

THE APPROVAL OF THESE PLANS/REPORTS SHALL NOT BE CONSTRUED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUIRING CORRECTIONS FOR ERRORS OR DIMENSIONS IN PLANS, SPECIFICATIONS, OR CONSTRUCTION DOCUMENTS. SUCH APPROVED PLANS/REPORTS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.
 THE APPROVAL OF THESE PLANS/REPORTS SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE IF NO BUILDING PERMIT HAS BEEN PULLED ON THE DEVELOPMENT.



LEGAL DESCRIPTION:

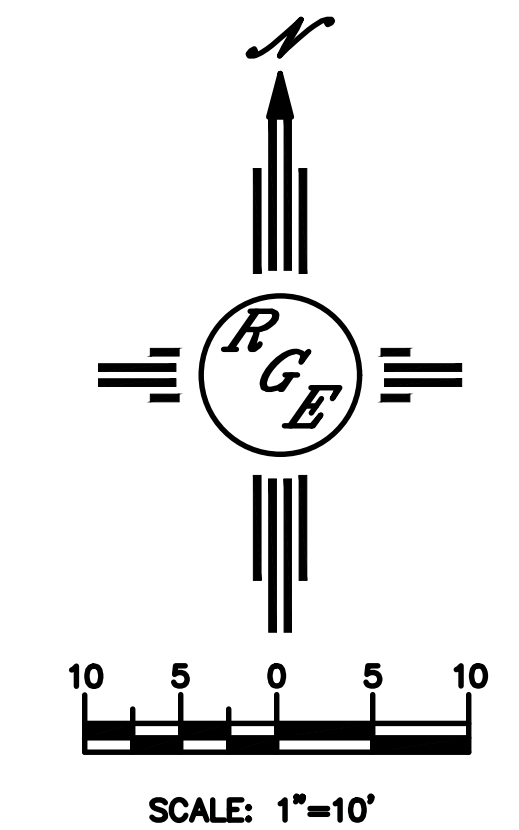
LOT 9-A SUNSET WEST SUBDIVISION UNIT 4
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

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.
- LONG TERM MAINTAINANCE 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 CONCRETE
-----	PROPOSED PONDING



ENGINEER'S SEAL	LOT 9-A SUNSET WEST SUB. UNIT 4 9004 SUNDIAL PL SW	DRAWN BY DEM
		DATE 9-12-25
	GRADING AND DRAINAGE PLAN	904 Sundial Pl SW
		SHEET # C1
DAVID SOULE P.E. #14522	ALBUQUERQUE, NM 87199 (505) 321-8099	JOB #