

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

December 16, 2025

David Soule, P.E.
Rio Grande Engineering
PO BOX 93924
Albuquerque, NM 87199

**RE: 908 Four Hills Rd SE
Grading & Drainage Plan
Engineer's Stamp Date: not signed
Hydrology File: M23D023
Case # HYDR-2025-00426**

Dear Mr. Soule:

Based upon the information provided in your submittal received 11/30/2025, the Grading & Drainage Plan **is not approved** for Building Permit. The following comments need to be addressed for approval of the above referenced project.

PO Box 1293

Albuquerque

NM 87103

1. Per the IDO, the property owner of the property is responsible for building the adjacent half of Four Hills Road to include curb & gutter, and sidewalk. The project will have to go to the Development Facilitation Team (DFT) for approval of the Infrastructure List.
2. Please show the curb & gutter, and sidewalk on the plans.
3. Please provide an engineer's stamp with a signature and date.
4. Submit a Floodplain Development Permit for approval.

www.cabq.gov

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,

Anthony Montoya, Jr., P.E., CFM
Senior Engineer, Hydrology
Planning Department, Development Review Services

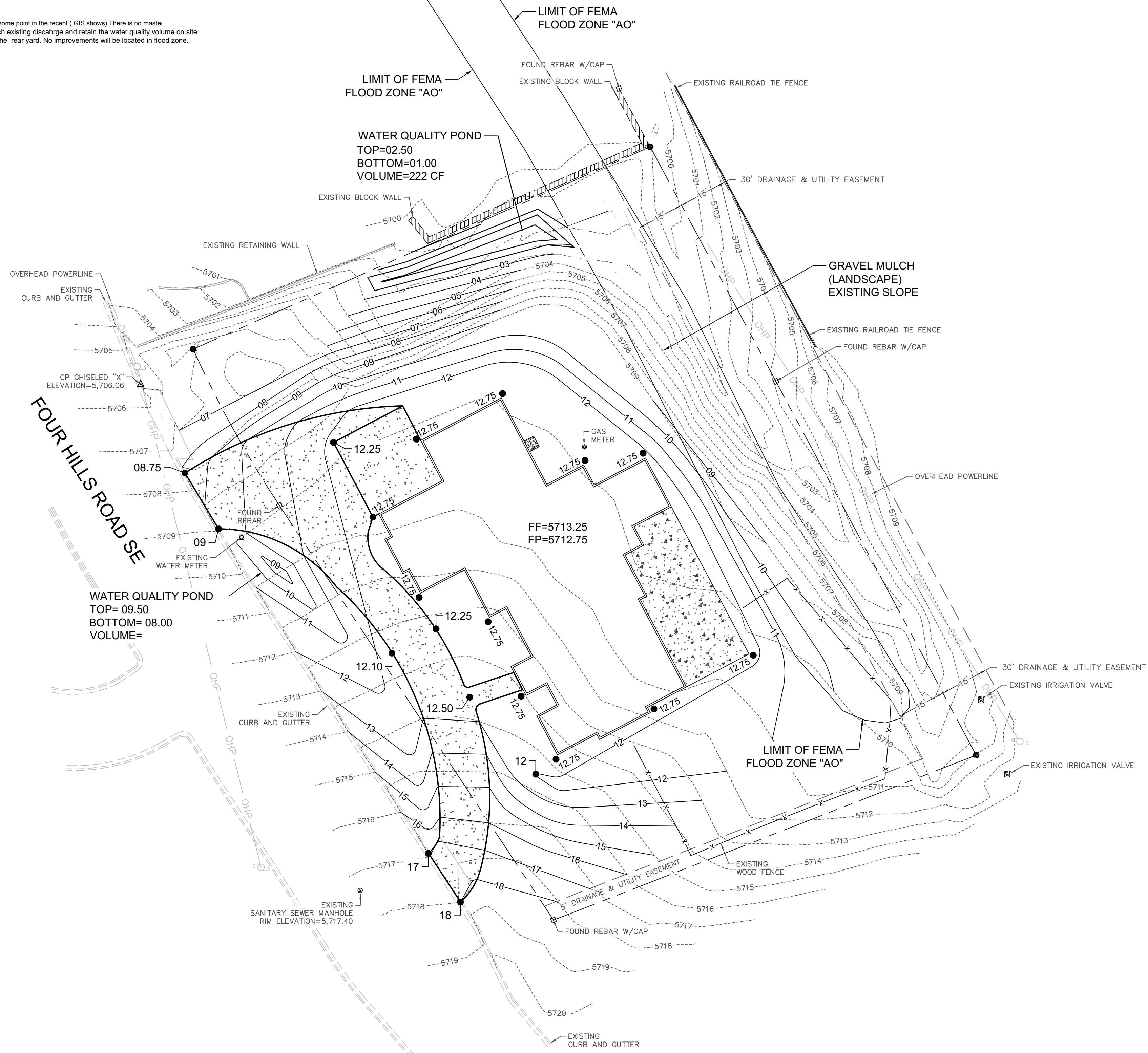
Weighted E Method

Basin	Area (sf)	Area (acres)	100-Year, 6-Hr				100 yr 24-HOUR						
			Treatment A % (acres)	Treatment B % (acres)	Treatment C % (acres)	Treatment D % (acres)	Weighted E (ac-ft)	Flow cfs	Volume (ac-ft)				
HISTORICAL	30976.00	0.711	0%	38%	0.270	30%	0.213	34%	0.242	1.857	0.110	2.62	0.126
PROPOSED	30976.00	0.711	0%	38%	0.270	32%	0.229	32%	0.228	1.814	0.107	2.60	0.123

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(zone4)
 Ea= 0.76 Qa= 2.09
 Eb= 0.95 Qb= 2.73
 Ec= 1.2 Qc= 3.41
 Ed= 3.34 Qd= 4.78

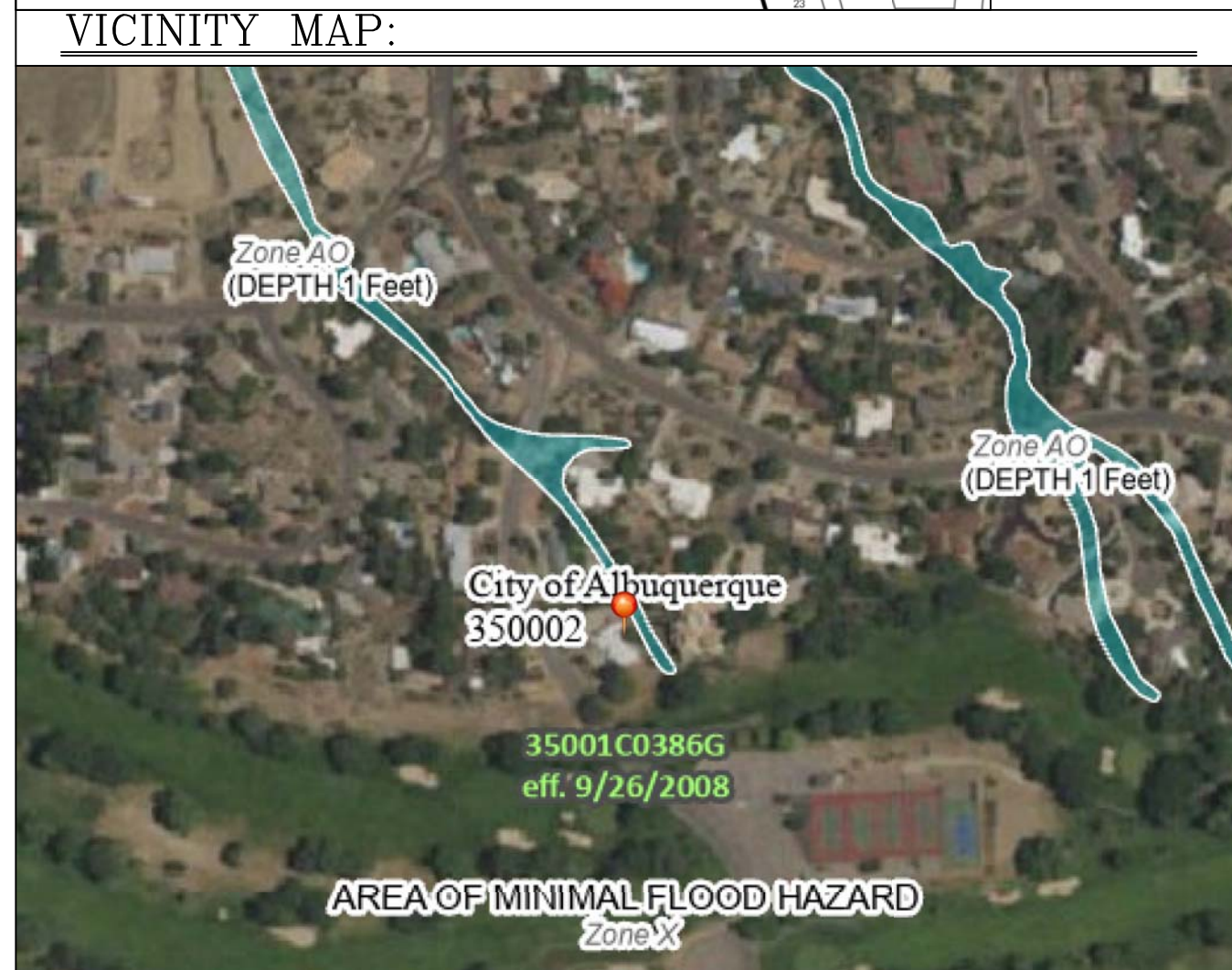
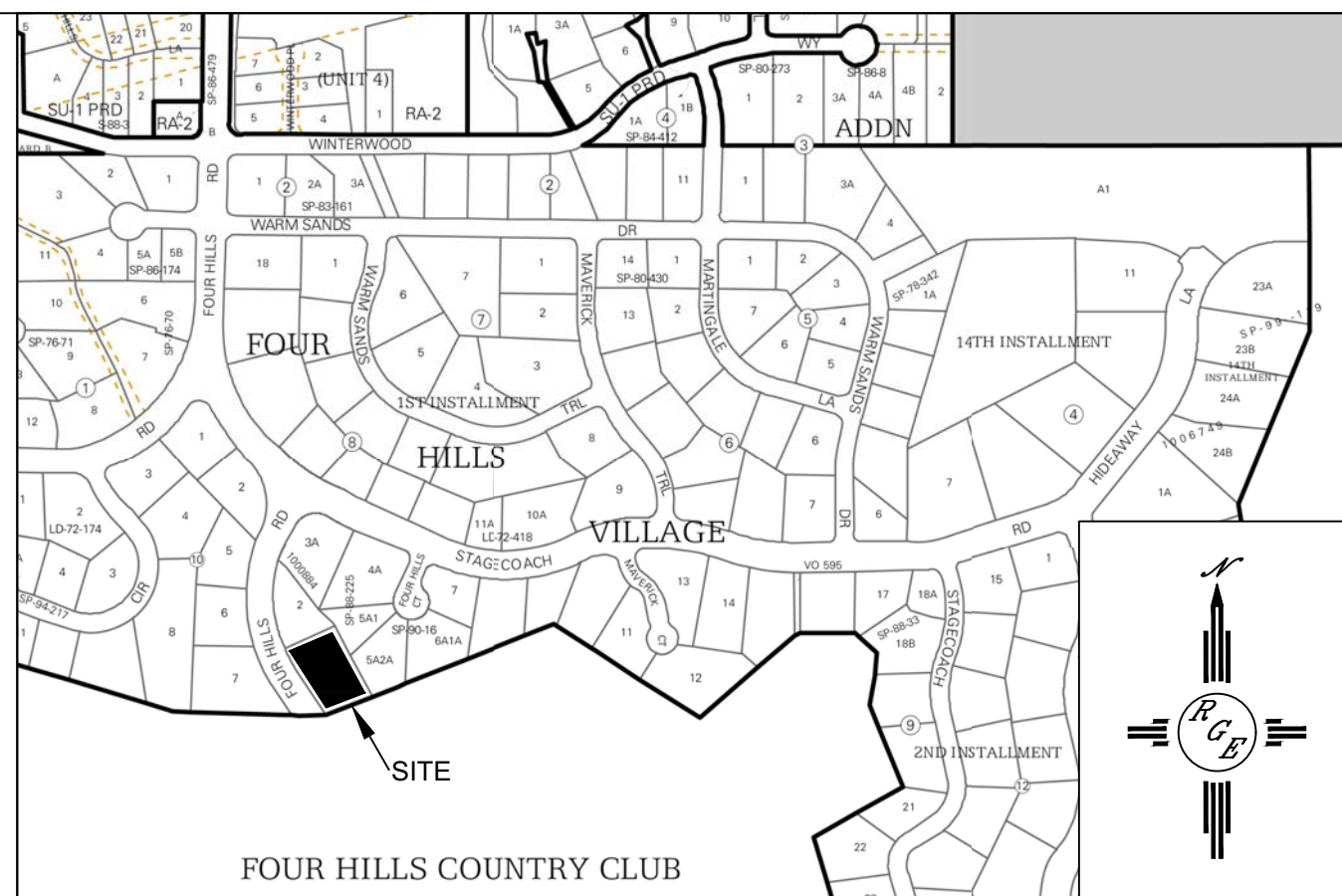
Developed Conditions	TOTAL VOLUME GENERATED
DISCHARGE PROPOSED	2.60 CFS 5343 CF
EXISTING DISCHARGE	2.62 CFS 5495 CF
DIFFERENCE	-0.02 CFS -151.78 CF

This site is an redevelopment of a previously developed lot. The existing house was demolished at some point in the recent (GIS shows). There is no master drainage plan for this area, all lots currently free discharge. The drainage solution is to match existing discharge and retain the water quality volume on site. The ponds will overflow to the historical out fall. An existing flood zone AO-1 foot exists in the rear yard. No improvements will be located in flood zone. A flood plain permit will be required



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.



LEGAL DESCRIPTION:

LOT 1, BLOCK 9, FOUR HILLS VILLAGE, 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 ANTHONY L. HARRIS, N.M.P.S.#11463 HARRIS SURVEYING, INC. USING NAVD DATUM 1988.
 5. 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 COMPACTED EARTHEN BERM

I DAVID SOULE, HAVE PERSONALLY INSPECTED THE PROPERTY ON _____, NO EARTHWORK HAS BEEN PERFORMED AND THE SITE IS CONSISTENT WITH THE TOPO SHOWN.

DAVID SOULE P.E. #14522 DATE

ENGINEER'S SEAL	LOT 1, BLOCK 9, FOUR HILLS VILLAGE, 908 FOUR HILLS ROAD SE	DRAWN BY MM
	GRADING AND DRAINAGE PLAN	DATE 11-28-2025
		SHEET # C1
DAVID SOULE P.E. #14522		JOB #

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.

