

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

August 15, 2022

Ron Hensley, PE
THE Group
300 Branding Iron Rd. SE
Rio Rancho, NM 87124

**RE: Mojave Ridge Subdivision
6341 Mojave Rd. NW
Grading and Drainage Plan
Engineer's Stamp Date: 06/27/2022
Hydrology File: E10D024**

Dear Mr. Hensley:

Based upon the information provided in your submittal received 06/27/2022, the Grading & Drainage Plan **is not** approved for Grading Permit. The following comments need to be addressed for approval of the above referenced project:

General Notes

1. Previous comments:

a. Please provide a detailed drainage report including

i. Street hydraulic capacity.

ii. HGL and if needed inlets based on report findings.

1. Calcs for inlets and flow going through them. If they are not needed, the report and EGL/HGL will dictate based on design with slope changes etc... I want to confirm that we are not sending water overtopping any C&G and potentially causing issues.

iii. LOMR study details and sections (4 sections) that are relating to this project.

1. Include calcs based on LOMR in the report. I do not have access to a copy so if you get one, please send it my way for our records. I am going to continue to search for one but as of right now, I have yet to find a copy.

iv. Please include all needed calcs in the report.

PO Box 1293

Albuquerque

NM 87103

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2. Table 6.14.25 – Chapter 6 DPM Below.

TABLE 6.14.25 Drainage Submittals per Requested Approval

Requested Approval	Conceptual Grading & Drainage Plan	Drainage Report	Grading & Drainage Plan	Engineer Certification	Erosion & Sediment Control Plan
Site Plan – EPC	X				
Site Plan – DRB	X	X ²			X ²
Subdivision (DRB)					
Major: >10 lots or ≥ 5 acres	X	X ²	X		
Minor: ≤10 lots or ≤ 5 acres	X	X ²	X ¹		
Building Permit		X ²	X ²	X ³	X ²
SO-19			X	X	
Drainage Master Plan		X			
Work Order Construction Plans		X ²	X ¹		X ²
Release of Financial Guarantee/ Final Plat				X ⁴	
Construction in a Flood Zone(8)		X ⁵	X	X	
Certificate of Occupancy				X ⁶	

3. Please acquire AMAFCA review and address comments as needed.
4. A LOMR appears to be needed to establish the flood zone along this property boundary as it may need to be shifted to accommodate the proposed development. The development is building so close to (or within) the flood zone.

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, 924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 924-3695 or dggutierrez@cabq.gov

Sincerely,

David G. Gutierrez, P.E.
Senior Engineer, Hydrology
Planning Department



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

Project Title: Mojave Ridge Subdivision **Building Permit #:** _____ **Hydrology File #:** E10D024
DRB#: 2020-003484 **EPC#:** _____ **Work Order#:** _____
Legal Description: LOTS 2 AND 3 BLOCK 12, VOLCANO CLIFFS SUBDV.
City Address: 6341 MOJAVE RD NW

Applicant: THE Group **Contact:** Ron Hensley
Address: 300 Branding Iron Rd. SE, Rio Rancho, NM 87124
Phone#: 505-410-1622 **Fax#:** _____ **E-mail:** ron@thegroup.cc
Owner: Clearbrook **Contact:** Scott Henry
Address: 8801 Jefferson NE Bldg. A, ALBUQUERQUE, NM 87113
Phone#: 505-858-1800 **Fax#:** _____ **E-mail:** scotth@stillbrooke.com

TYPE OF SUBMITTAL: ☒ PLAT (18# OF LOTS) ☐ RESIDENCE ☐ DRB SITE ☐ ADMIN SITE

IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

DEPARTMENT: ☐ TRAFFIC/ TRANSPORTATION ☒ HYDROLOGY/ DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
- ☒ GRADING PLAN
- ☒ DRAINAGE MASTER PLAN
- ☒ DRAINAGE REPORT
- ☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ OTHER (SPECIFY) _____
- ☐ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

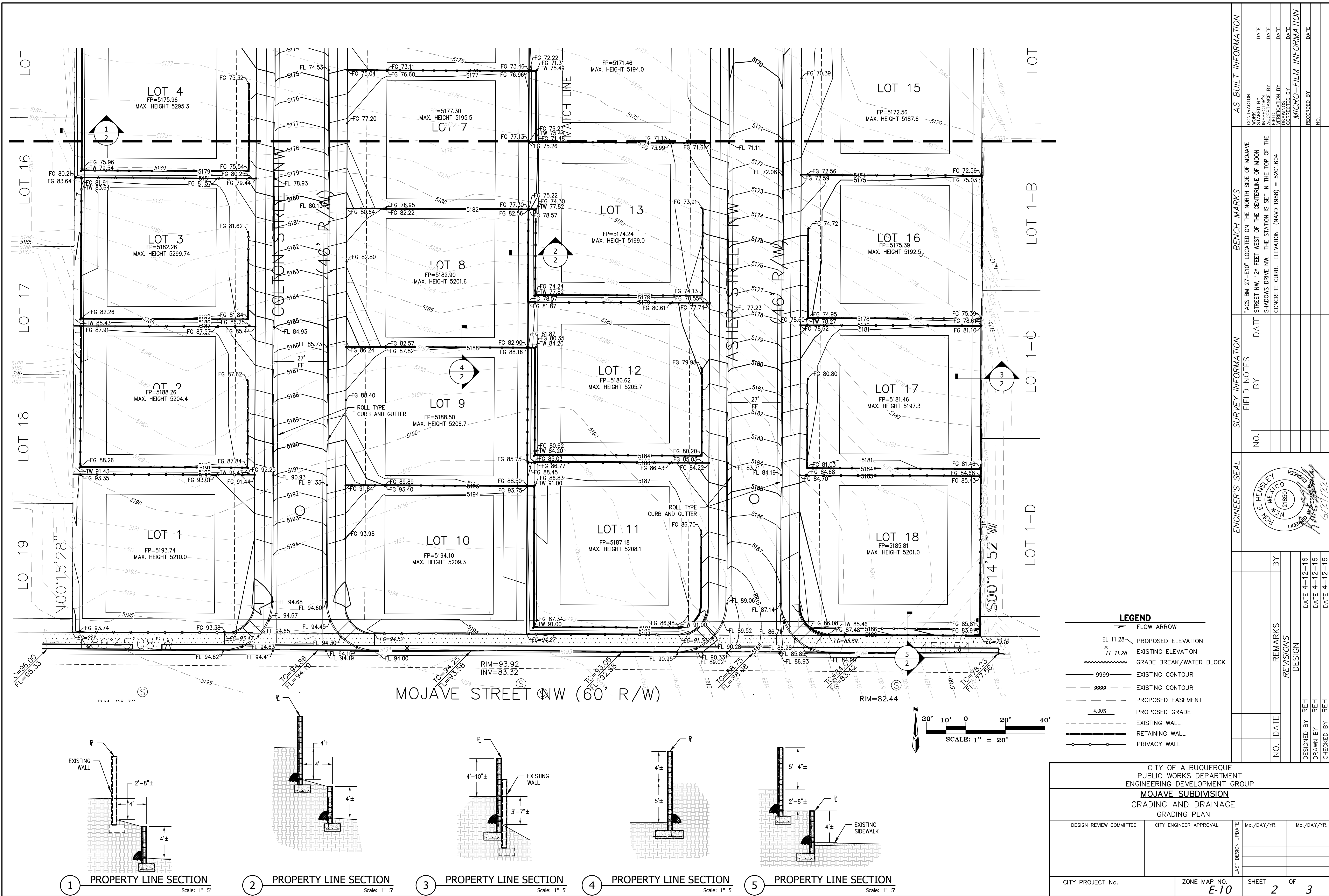
- ☐ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☒ PRELIMINARY PLAT APPROVAL
- ☐ SITE PLAN FOR SUB'D APPROVAL
- ☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ GRADING PERMIT APPROVAL
- ☐ SO-19 APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ GRADING/ PAD CERTIFICATION
- ☐ WORK ORDER APPROVAL
- ☐ CLOMR/LOMR
- ☐ FLOODPLAIN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) _____


DATE SUBMITTED: 6/27/22 **By:** THE Group / Ron Hensley

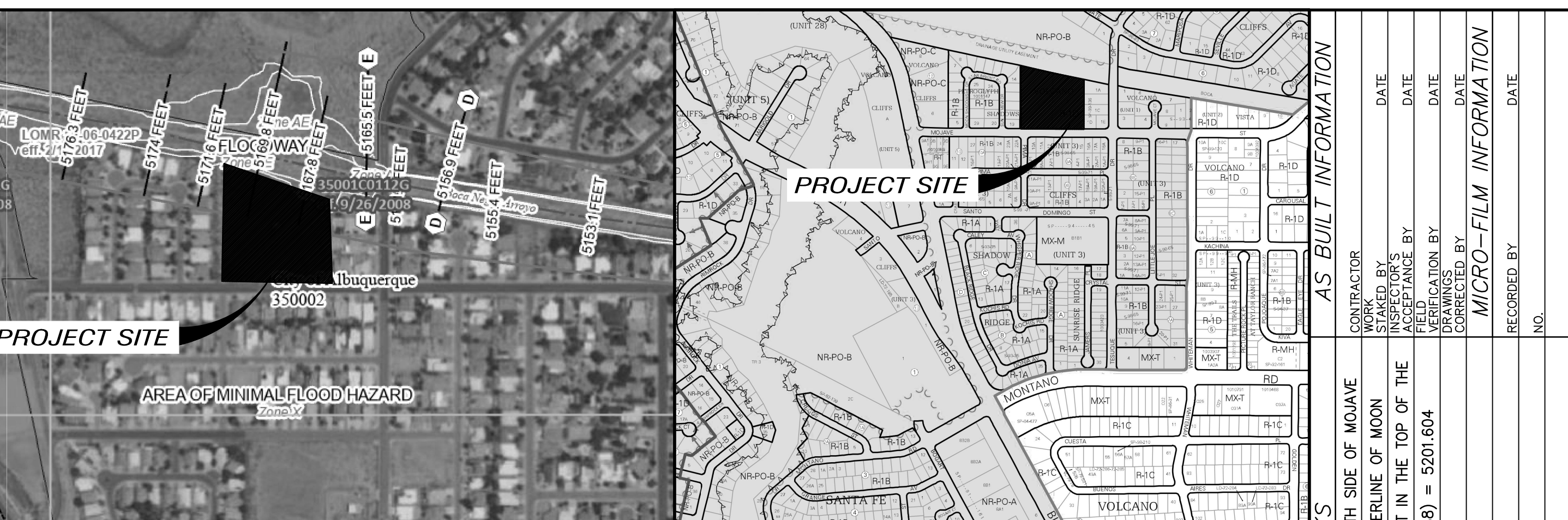
COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



ENGINEER'S SEAL				SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION		
				FIELD NOTES		"ACS BM 27-E10" LOCATED ON THE NORTH SIDE OF MOJAVE STREET NW, 12" FEET WEST OF THE CENTERLINE OF MOON SHADOWS DRIVE NW. THE STATION IS SET IN THE TOP OF THE CONCRETE CURB. ELEVATION (NAVD 1988) = 5201.604		CONTRACTOR WORK STAKED BY ACCEPTANCE BY FIELD LOCATION BY DRAWINGS CORRECTED BY		
				NO.	BY	DATE				
				REMARKS		BY				
				REVISIONS						
DESIGNED BY		REH		DATE	4-12-16					
DRAWN BY		REH		DATE	4-12-16					
CHECKED BY		REH		DATE	4-12-16					
LAST DESIGN UPDATE				Mo./DAY/YR.		Mo./DAY/YR.				
SHEET				2		OF		3		



CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP MOJAVE SUBDIVISION GRADING AND DRAINAGE DRAINAGE PLAN				
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	Mo./DAY/YR.	Mo./DAY/YR.
CITY PROJECT No.		ZONE MAP NO. D-21	SHEET 3 OF 3	