

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

February 10, 2025

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

**RE: Mojave Ridge Subdivision
6341 Mojave Road NW
Grading & Drainage Plan
Engineer's Stamp Date: 21/07/25
Hydrology File: E10D024**

Dear Mr. Hensley:

PO Box 1293

Based upon the information provided in your submittal received 2/7/2025, the Grading & Drainage Plan **is not** approved for Site Plan for Building Permit and action by the DFO/DFT. The following comments need to be addressed for approval of the above referenced project:

Albuquerque

NM 87103

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1. Please correct the Eng Stamp date.
2. Add the Sensitive Lands Preservation Plan (Per Standard Spec 1014) to the final grading plan that identifies the areas to be preserved, the type of fencing to be used to preserve the sensitive area, the location of the fencing in relation to the buffer protection zone, and any efforts to coordinate with the Soil Erosion Control Plan. Include the signage details from 1014.2.2 and the signage placement locations.
3. Add a note to maintain existing vegetation in the Floodplain.
4. Add a note for the placed rock in the floodplain outside of the pond: Rock will be black basalt ranging from 4" to 10" in size. Carefully hand place the rock around the existing vegetation.
5. It appears that the scour wall and the sensitive lands protection fence cross in two locations. Is this a conflict? Please show the more detail on the alignment of the fence and the wall to ensure separation, constructability, and that there are no conflicts with either.

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.

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Sincerely,

A handwritten signature in black ink, appearing to read 'Anthony Montoya, Jr.', is written over a light gray rectangular background.

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

PO Box 1293

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