

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

June 18, 2025

Adil Rizvi
Design and Development Group LLC
8650 Alameda NE Suite 107 E
Albuquerque, NM, 87113

**RE: Vista West Subd. Lots 65P-1 and 66P-1
99999 Brookside Ln SW
Grading and Drainage Plan
Engineer's Stamp Date: 03/30/2025
Hydrology File: L10D023
Case # HYDR-2025-00298**

Dear Mr. Rizvi:

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Based upon the information provided in your submittal received 08/17/2025, the Grading & Drainage Plan **is not** approved for Grading Permit, Building Permit, and SO-19 Work Order Permit or for action by the DFT/DHO. The following comments need to be addressed for approval of the above referenced project:

1. The site must demonstrate adequate downstream capacity per § 14-5-2-12(G) of the Albuquerque Code of Ordinances. Please provide proof of downstream capacity.
2. Please provide the FIRM Map and floodplain note with effective date. The FIRM Map is missing.
3. Per the IDO, the property owner of the property is responsible for building the adjacent half of Brookside Lane SW to include curb & gutter, and sidewalk. The project will have to go to the Development Facilitation Team (DFT) for approval of the Infrastructure List.
4. Please show the sidewalk, curb, gutter, and drive pads on the plan. Include top of curb and flow line elevations with NGVD 29 designation or equivalent.
5. Abandon in place of the 18" RCP Storm Drain lines to the north and south of the pond is not allowed. Please show the removal of the lines.
6. Proposed Condition – The section states the site will develop into 3 single family lots. Is this correct or will it only be 2 lots (65P-1 and 66P-1)?
7. Identify internal retaining walls to be constructed by the developer (prior to Pad Cert) and those to be deferred to homebuilder. Any wall retaining 2 feet or more will need to be constructed by the developer (i.e prior to Pad Cert); less than 2 feet retained can be deferred to homebuilder.
8. Provide sections through all external boundaries showing proposed retaining walls, garden walls, property/ROW lines, existing and proposed grades. In accordance with DPM Ch.22, section 5 part B, grading and wall construction near the property line may not endanger adjacent property or constrain its use

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9. Show how on-site flows will be handled and discharged.
10. Show the flow lines defined by arrows and spot elevations with NGVD 29 designation, or equivalent, as appropriate for clarity.
11. Show any proposed drainage swales and provide a detail.
12. Provide specifications for the proposed grading and/or soil compaction.

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,

PO Box 1293

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

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