

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

August 15, 2025

John Stapleton, PE
Community Design Solutions
9384 Valley View Dr. NW
Albuquerque, NM 87114

**RE: El Rancho Grande Unit 18
99999 Gibson SW
Grading and Drainage Plans
Engineer's Stamp Date: 08/20/25
Hydrology File: N08D007
Case # HYDR-2025-00300**

Dear Mr. Stapleton:

PO Box 1293

Based upon the information provided in your submittal received 08/19/2025, the Grading & Drainage Plans **are not approved** for Grading Permit or Building Permit. The following comments need to be addressed for the approval of the above referenced project.

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1. If only seeking Site Plan for Building Permit approval at this time, label the grading plan "Conceptual, Not For Construction" or similar and address the SPBP comments. If seeking SPBP and Building Permit simultaneously, forgo the conceptual markings and address all SPBP and Building Permit comments. Note that the G&D Plan can not be approved if there is a Payment-In-Lieu pending.
2. Please provide the FIRM Map and flood plain note with effective date.
3. Please provide the legal description of the property.
4. The total required SWQV calculation must be included on the Grading and Drainage Plan along with the calculation of the portion of the SWQV for which payment-in-lieu is requested.
5. Please add a note which states, "The Owner has elected to pay the Payment in Lieu for the required Stormwater Quality Volume."
6. Payment in Lieu (Amount = $14883\text{CF} \times \$6/\text{CF} = \$89,298$, per sheet 9 of the Drainage Report) of onsite management of the SWQV must be made. Please submit the Waiver Application to Hydrology for review and approval.
7. Pond sheet should be sheet #6.
8. Sheet 6 - Please add a note under Grading Notes. "Side slopes need to be stabilized with Native Grass Seed (per City Spec 1012) with Aggregate Mulch or equal (Must satisfy the "Final Stabilization criteria" CGP 2.2.14.b.)"
9. Verify if fencing is required around the pond area per DPM 6-11(H)(7).

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10. Please number the ponds and include a label on each with the SWQV and elevation, the 100-year volume and elevation, the peak 100 year inflow and outflow, the spillway crest elevation, the spillway flow depth, and the dam top elevation.

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 505-924-3314 or amontoya@cabq.gov.

Sincerely,

PO Box 1293

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

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