

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

June 04, 2025

Ronald Bohannon
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109

RE: Retail at 7 Bar (7 Bar Retail)
Grading & Drainage Plan within Construction Plan Set
Engineer's Stamp Date: 05/06/2025
Hydrology File: B14D010D
ABQ-PLAN No.: HYDR-2025-00160

Dear Mr. Bohannon,

Based upon the information provided in your submittal received 05/07/2025, the Grading & Drainage Plan within the Construction Plan set **are not** approved.

It is highly recommended that the management team on this project perform a basic, but necessary, review of all submitted materials, i.e. plan and detail sheets, to demonstrate appropriate and responsible effort prior to the required subsequent re-submittal.

Updated Grading & Drainage Plan (G&D Plan), and associated Storm Improvement Plans are required to address the following:

1. The G&D Plan within the Construction Plan set (Sheet 05) demonstrates a **24" dia. RCP** storm drainpipe upstream of the 4' dia. Water Quality Manhole and downstream penetrating into the AMAFCA Retention Pond, which should be confirmed or revised.
2. The Storm Improvements Storm-01 Plan (Sheet 09 of 44) demonstrates a **30" dia. RCP** for the same alignments mentioned in Item No. 1 above and should be confirmed.
3. The Master Utility Plan (Sheet 14) demonstrates a **30" dia. RCP** for the same alignments mentioned in Item No. 1 above and should be updated, revised or confirmed.
4. The Utility Improvements SAS-01 (Sheet 16 of 44) demonstrates a **30" dia. RCP** for the same alignments mentioned in Item No. 1 above and should be confirmed.
5. Pad Elevations should be shown and Pad Certifications for all the occupiable structures should be noted on the G&D Plan.
6. Upon **thorough review** of all Grading and Drainage Plan Sheets, and associated Storm Improvement Plans, the engineer of record is to prepare a response to items above.
7. **ALL** Grading and Drainage plan related sheets shall have an updated signature and date provided by the engineer of record to demonstrate that all pertinent plan sheets have been **thoroughly reviewed before resubmittal is accepted** for CABQ Hydrology review.

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8. Resubmittal of the Updated Grading & Drainage Plan (G&D Plan), **AND** associated Storm Improvement Plans are required, & **resubmittal fees are applicable & required.**

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 505-924-3362 or richardmartinez@cabq.gov.

Sincerely,

Richard Martinez, P.E.
Senior Engineer, Hydrology
Planning Department

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