

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

September 24, 2024

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

**RE: Retail at Bar 7**  
**Conceptual Grading Plan and Conceptual Drainage Report**  
**Engineer's Stamp Date: 04/08/2024**  
**Hydrology File: B14D010D**

Dear Mr. Bohannon:

Based upon the information provided in your submittal received 08/30/2024, the Conceptual Grading Plan and Conceptual Drainage Report **is not** approved for action by the Development Facilitation Team (DFT) on Site Plan for Building Permit. The following comments need to be addressed for approval of the above referenced project:

## **Conceptual Drainage Report**

The Conceptual Drainage Report should be revised and resubmitted to address the following:

1. Page 15, Figure 5 – Street Hydraulic Conditions shows Basin #3 stormwater runoff potentially diverted into Basin #2 at the western entrance to the development which may increase the total Q (cfs) for Condition #2.
2. Page 15, Figure 5 – Street Hydraulic Conditions shows Basin #7 with a flow arrow over the top of bank of the AMAFCA Pond.
3. Page 15, Figure 5 – Street Hydraulic Conditions shows Basin #6 with contributing drainage area over a wall just north of the south access roadway.
4. Page 19, Condition #3 – Basin #6 incorrectly describes Basin #7.
5. Page 25, No. 11 Stormwater Quality, the second paragraph describes a request for seeking cash in-lieu to account for the SWQ treatment. SWQ treatment requirements and calculations are required prior to further consider cash in-lieu opportunity.

## **Conceptual Grading Plan**

1. Per Since this project is adjacent to, or drains into an Albuquerque Metropolitan Arroyo and Flood Control Authority (AMAFCA) facility, approval by AMAFCA will be need prior to Hydrology approval. Please contact Jared Romero P.E, CFM ([jromero@amafca.org](mailto:jromero@amafca.org) or 505-884-2215).

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2. Townhomes 1-4 show Finished Floor (FF) elevations equal to adjacent Top of Wall (TW) elevations which conflicts with Section A-A on Sheet EX-1, Cross Sections at Pond and at Channel, that show Pad Elevations equal to adjacent Proposed Top of Walls. Clarification / correction should be provided.
3. Townhomes 1-4 show walls extending to the back existing wall, are wall extensions to be provided for Townhomes 5-14? This may affect the ponding behind Townhomes 5-14.
4. The earthen fill materials proposed for the small retention basins at the backs of the Townhomes should be considered and identified to confirm application of intended uses.
5. Please show Cross Lot Drainage Easements if needed on the Grading & Drainage Plan specifying the beneficiary and a maintenance agreement.
6. The spot elevations shown at the middle entrance to the development appear to conflict with the delineated drainage basin boundaries in the Conceptual Drainage Report.
7. The spot elevations shown at the southern area of Building B appear to conflict with the delineated drainage basin boundaries in the Conceptual Drainage Report.
8. The Engineer of Record should update the signature and date on their Seal after additional revisions are made to a design document.
9. When the Conceptual Drainage Report and Conceptual Grading and Drainage Plan are resubmitted, please generate a response document addressing each of the items above which should expedite the next review process.

PO Box 1293

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NM 87103

[www.cabq.gov](http://www.cabq.gov)

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](mailto:jhughes@cabq.gov), 924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 924-3362 or [richardmartinez@cabq.gov](mailto:richardmartinez@cabq.gov).

Sincerely,

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