

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

March 25, 2025

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

**RE: Christensen Oral Surgery
9378 Valley View Dr. NW
Grading & Drainage Plan
Engineer's Stamp Date: 11/22/2024
Hydrology File: C13D025F
ABQ-PLAN File: HYDR-2025-00034**

Dear Mr. Bohannon:

Based upon the information provided in your submittal received 02/13/2025, the Grading & Drainage Plan **is not** approved for Grading Permit or Building Permit. The following comments need to be addressed in a resubmittal prior to approval of the above-mentioned project:

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

1. Sheet 1.0: Review and revise to show SWQV ponds together with sidewalk culverts for each pond as intended to discharge through curb openings along the proposed curb alignment onto Valley View Dr. directly, and not at back of the proposed sidewalk / pedestrian refuge area. Stormwater being discharged from SWQV ponds should be through sidewalk culverts with outlets at the gutter alignment. The proposed 2-foot curb openings will still direct stormwater runoff onto the pedestrian walkway area, which is not acceptable.
2. Remove the paragraph about water quality volume in the AMAFCA pond in the PROPOSED DRAINAGE dialogue, and all re-submittals require an updated P.E. signature and date.
3. Prepare and provide Drainage Covenants for the detention ponds and private storm drains per Chapter 17 of the DPM prior to Permanent Release of Occupancy. Please submit on the 4th floor of Plaza de Sol. A \$25 fee will be required.
4. Please provide a response to each of the above review comments with the resubmittal.

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 505-924-3995 or richardmartinez@cabq.gov.

Sincerely,

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