

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

September 30, 2025

John Nixon
Mountain Top Engineering
2525 86th St B,
Lubbock, TX 79423

**RE: Capra Bank Albuquerque
5171 Lang Ave. NE
Grading and Drainage Plan
Engineer's Stamp Date: 07/26/2025
Hydrology File: D17D106D
Case # HYDR-2025-00337**

Dear Mr. Nixon:

Based upon the information provided in your submittal received 09/19/2025, the Grading & Drainage Plans are not approved for Building Permit. The following comments need to be addressed for approval of the above referenced project:

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

1. Per the [DPM](#), the following must be on the Grading Plan. Please note the Grading Plan must be a stand-alone construction document:
 - Please use 1" = 20' for the scale. (This may make two sheets)
 - Please provide a Vicinity Map. This can be downloaded in pdf format from the City of Albuquerque's website.
 - Please provide the Benchmark information (location, description and elevation) for the survey contour information provided.
 - Please provide the FIRM Map and flood plain note with effective date.
 - Please provide a legal Description of the property.
2. 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.)".
3. Provide management onsite for the Stormwater Quality Volume (SWQV) in accordance with the new drainage ordinance, § 14-5-2-6 (H). Please show the top and bottom of the ponds along with the volume for each pond. The onsite drainage should be directed to these ponds prior to being collected in a private unground drainage system. Please follow the DPM Article 6-12 Stormwater Quality and Low-Impact Development for the sizing calculations. To calculate the required SWQV, multiply the impervious area draining to the BMP by 0.42 inches for new development sites and 0.26 inches for redevelopment sites. The calculations of both the required and the provided volume of

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

each BMP must be shown on the Grading and Drainage Plan. Each BMP should be labeled on the Grading and Drainage Plan with the required SWQV and associated water surface elevation and the 100-year water surface elevation. Landscaping of surface BMPs is also required to be noted on the Grading and Drainage Plan.

4. 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.
5. Please provide the SWQV calculations for each basin draining to each pond. The stormwater quality ponds need to be sized for the areas draining to them.
6. 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.
7. A If requesting a Waiver of Management Onsite, the following conditions of the new drainage ordinance (enacted 10/2/18) must be demonstrated on the plan (§ 14-5-2-6 (H)): Show where stormwater quality can be effectively controlled through private offsite mitigation, or through an arrangement to utilize a cooperator's existing regional stormwater management infrastructure or facilities that are available to control stormwater quality.

And where one (or more) of the following is met:

- the lot is too small to accommodate management on site while also accommodating the full plan of development;
 - the soil is not stable;
 - the site use is inconsistent with the capture and reuse of stormwater;
 - other physical conditions exist where compliance with on-site stormwater quality control requirement leaves insufficient area;
 - public or private off-site facilities provide an opportunity to effectively accomplish the mitigation requirements of this ordinance;
 - there is an opportunity to develop a project to replenish regional ground water supplies at an offsite location; or
 - a waiver to state water law or acquisition of water rights would be required in order to implement management on site.
8. Please add a note which states, "The Owner has elected to pay the Payment in Lieu for the required Stormwater Quality Volume.
 9. Show the payment calculation on the plan: Example - Payment in Lieu (Amount = 207CF x \$8/CF = \$1656, per sheet C-002) of onsite management of the SWQV.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

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,

A handwritten signature in black ink, appearing to read 'Anthony Montoya, Jr.', written in a cursive style.

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

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

REVISIONS:	
DATE	DESCRIPTION
8/21/2025	ADDENDUM 2, CITY COMMENTS

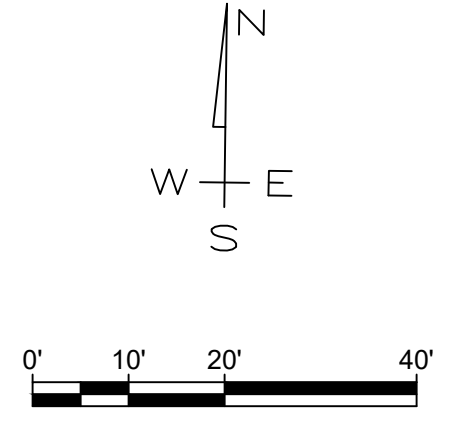
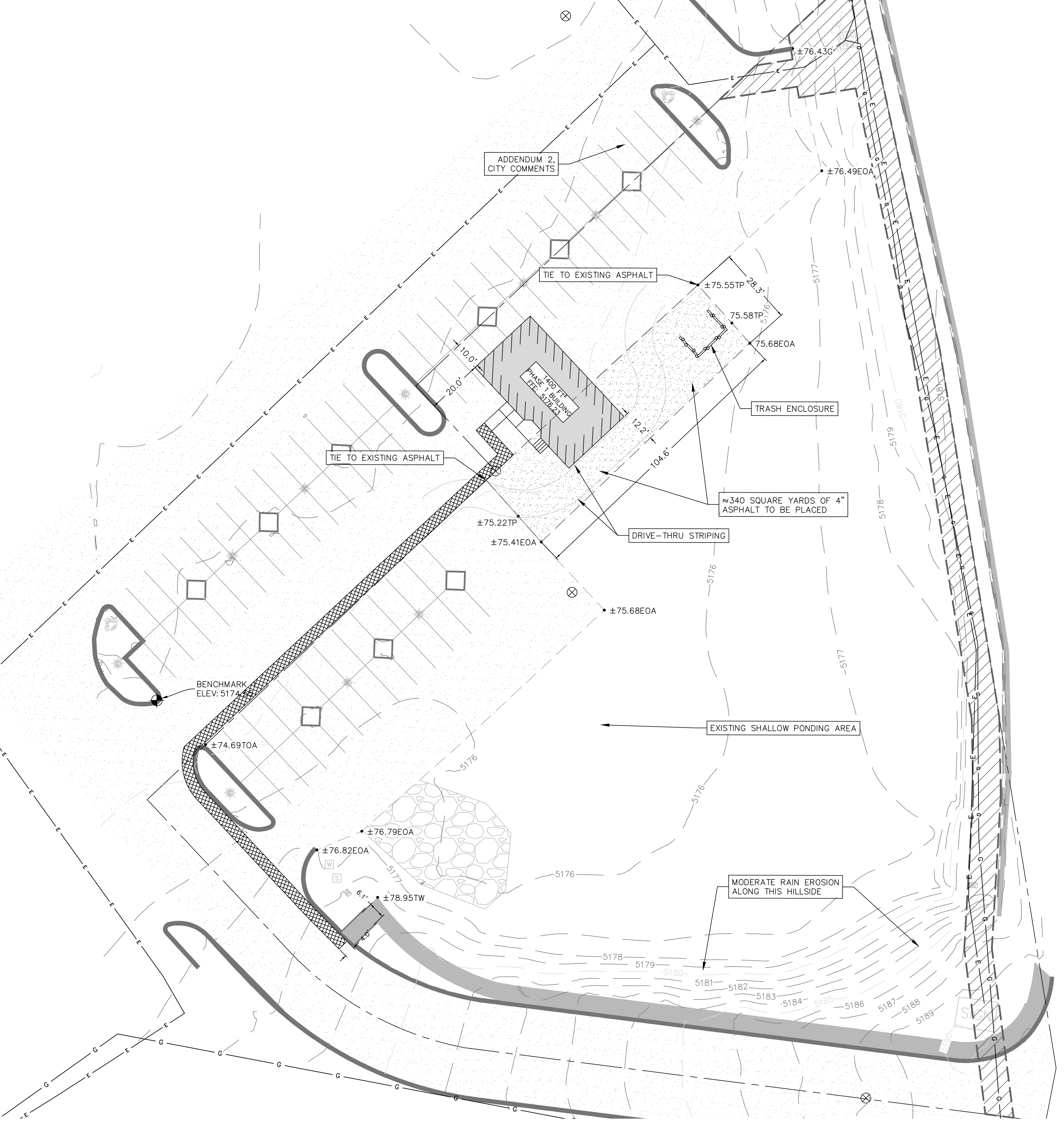
CAPRA BANK ALBUQUERQUE
5171 LANG AVE NE
ALBUQUERQUE, NEW MEXICO 87109



Seventeen Services LLC
 Texas Architecture Firm BR 3014
 1500 Broadway - Suite 203
 Lubbock, TX 79401
 806.787.8533
 tyler@17services.com

Project Number 25ENG27
 Date 6-10-25
 Drawn By SM
 Sheet Size E1 30X42

GRADING, PAVING AND DRAINAGE PLAN - PHASE 1 BUILDING
C-400



LEGEND AND NOTES:

- 88.65' - TYPICAL PROPOSED ELEVATIONS
 - ±88.65' - TYPICAL APPROXIMATE EXISTING ELEVATIONS
 - PROPOSED CURB AND GUTTER
 - PROPOSED ASPHALT PAVING
 - PROPOSED ASPHALT BOUNDARY
 - ADA ACCESS PATH
 - EXISTING CURB AND GUTTER
 - EXISTING ASPHALT PAVING
 - BOUNDARY LINE
-
- BP - BREAK POINT
 - EC - EDGE OF CONCRETE
 - FFE - FINISHED FLOOR ELEVATION
 - FG - FINISHED GRADE
 - FL - FLOWLINE
 - G - GUTTER
 - GB - GRADE BREAK
 - NG - NATURAL GROUND
 - TC - TOP OF CURB
 - TP - TOP OF PAVEMENT
 - TW - TOP OF WALK
 - EDA - EDGE OF ASPHALT
 - TP - TOP OF PAVEMENT

ALL ELEVATIONS AND CONTOURS ARE NAVD. ADD 5100 TO ELEVATIONS WHERE APPLICABLE.

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT CITY OF ALBUQUERQUE ENGINEERING MINIMUM DESIGN STANDARDS AND SPECIFICATIONS.

ALL ELEVATIONS SHOWN ARE TOP OF CONCRETE UNLESS INDICATED OTHERWISE.

ALL DIMENSIONS ARE MEASURED TO FACE OF CURB UNLESS INDICATED OTHERWISE.

CONTRACTOR SHALL GRADE ALL LANDSCAPE AREAS TO DRAIN. A.D.A. PARKING SPACES AND ACCESS AISLE SHALL HAVE A MAXIMUM SLOPE OF 2%. SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2% AND MEET ALL A.D.A. AND T.A.S. STANDARDS.

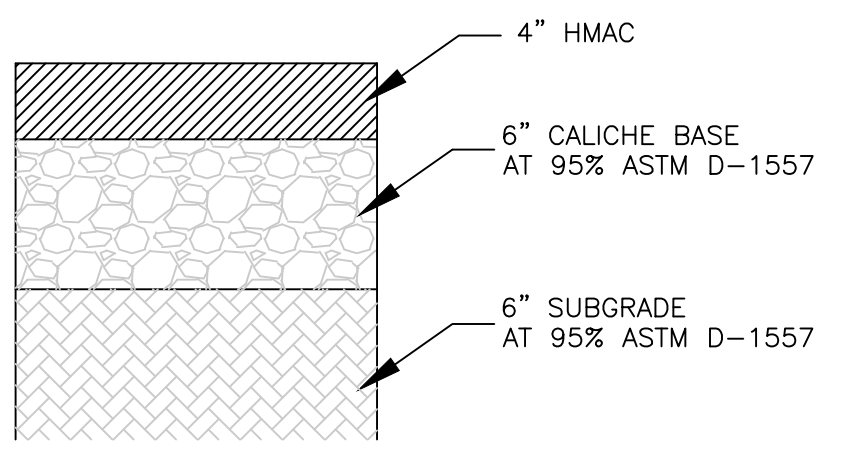
PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS, THE PLAN INCLUDING ALL NOTES, AND ANY OTHER APPLICABLE STANDARDS AND SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STANDARDS OR SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF CONSTRUCTION AND ANY SAFETY PRECAUTION PROGRAMS RELATING IN ANY WAY TO THE CONDITIONS OF THE PREMISES.

THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE, INFORMATION, AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL-INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATIONS OF ALL UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGES. THE CONTRACTOR SHALL REPAIR ANY DAMAGES TO EXISTING UTILITIES IMMEDIATELY AND AT NO ADDITIONAL COMPENSATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTILITY COMPANIES HAVING PROPERTY IN THE AREA OF CONSTRUCTION A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL PUBLIC UTILITIES IN THE CONSTRUCTION OF THIS PROJECT. ALL MANHOLES, CLEAN OUTS AND VALVE BOXES MUST BE ADJUSTED TO THE PROPER LINE AND GRADE BY THE CONTRACTOR PRIOR TO AND AFTER THE PLACING OF PERMANENT PAVING.

AT ALL TIMES THAT WORK IS PROGRESSING, THE CONTRACTOR SHALL HAVE A DESIGNATED COMPETENT PERSON ON-SITE WHO SHALL BE RESPONSIBLE FOR SUPERVISING THE WORK AND WHOSE DUTY IT WILL BE TO PERFORM REQUIRED SAFETY INSPECTIONS AND TO DIRECT ALL REQUIRED CONSTRUCTION SAFETY ACTIVITIES.

BENCHMARK:
 BENCHMARK #1 = "X" IN BOX CUT IN BACK OF CURB LOCATED IN A PARKING END CAP PENINSULA NORTH OF THE WESTERN MOST PLAT CORNER.



NOTE: AREAS OF SOFT OR YIELDING SUBGRADE BELOW BASE SHALL BE CUT OUT, REPLACE WITH APPROVED MATERIALS, AND COMPACTED IN LIFTS TO ACHIEVE A MINIMUM 95% MODIFIED PROCTOR DENSITY (ASTM D-1557)

TYPICAL ASPHALT PAVING SECTION
 NOT TO SCALE

EXISTING AND PROPOSED SITE GRADING FEATURES:

EXISTING SITE GRADING: THE SITE IS CURRENTLY PARTIALLY PAVED WITH LARGE DIRT LOT TO THE EAST OF THE PARKING LOT. THIS DIRT AREA IS MOSTLY LOWER THAN OR FLUSH TO THE EDGE OF ASPHALT. THERE ALSO EXISTS A RETAINING WALL AT THE EASTERN PROPERTY BOUNDARY THAT ABUTS THE PAN AMERICAN FREEWAY ACCESS/FRONTAGE ROAD, NORTH OF THE ACCESS ROAD, THAT RUNS ALONG THE SOUTHERN BOUNDARY LINE. IS A LONG SLOPED HILL THAT LEVELS OUT TO THE DIRT LOT. CURRENTLY, WATER DRAINS TO THE NORTH AND INTO THE DROP INLETS OF THE STORM SEWER SYSTEM THAT EXISTS ALONG THE BASS PRO SHOPS DRIVE AISLE.

PROPOSED SITE GRADING (PHASE 1): THE PROPOSED SITE GRADING WILL ADD AN ASPHALT PAD FOR THE BUILDING FOOTING. ALL PREVIOUS DRAINAGE REMAINS UNCHANGED OTHER THAN THE ADDED ASPHALT WHICH FLOWS IN THE EXISTING NATURAL DIRECTION, NORTH. ALL FLOW CONVEYS AS SHEET FLOW TO THE DRIVE AISLE NORTH OF THE SITE WHERE THE EXISTING STORM INLETS ARE.

