

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

September 4, 2024

Jeff Mulbery, PE
Bohannon Huston, Inc.
7500 Jefferson St NE
Albuquerque, NM 87109

**RE: Ideal Vacuum
5920 Midway Park Blvd. NE
Grading and Drainage Plan
Engineer's Stamp Date: 08/23/24
Hydrology File: E17D041D**

Dear Mr. Mulbery:

PO Box 1293

Based upon the information provided in your submittal received 08/28/2024, the Grading & Drainage Plan **is not** approved for Grading Permit and SO-19 Permit. The following comments need to be addressed for approval of the above referenced project:

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1. The Land Treatment Percentages in the Existing Basin Data Table exceed 100%.
2. Add the Retaining Wall Detail to the plan.
3. Provide the existing and proposed grades on both sides of the proposed retaining wall.
4. Provide sections through all external boundaries showing proposed retaining walls, garden walls, property/ROW lines, existing and proposed grades. In accordance with DPM Ch.22, section 5 part B, grading and wall construction near the property line may not endanger adjacent property or constrain its use.
5. Per the DPM, the following must be on the Grading Plan. Please note the Grading Plan must be a stand-alone construction document.
 - a. Please provide a licensed New Mexico civil engineer's stamp with a signature and date.
 - b. Please use 1" = 20' for the scale. (This may make two sheets)
 - c. Please provide a Vicinity Map. This can be downloaded in pdf format from the City of Albuquerque's website.
 - d. Please provide the Benchmark information (location, description and elevation) for the survey contour information provided.
 - e. Please provide the FIRM Map and flood plain note with effective date.

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f. Please provide a legal Description of the property.

6. Please provide a vicinity map showing the location of the site. Typically this is the Zone Atlas. This can be downloaded in pdf format from the City of Albuquerque's website.
7. Please add the drainage arrows for site.
8. Please show the Stormwater Quality volume provided within each pond along with the water surface elevation of the SWQ volume in a chart.
9. 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.
10. 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.
11. Also as a reminder, please provide and Drainage Covenant for the detention ponds and private storm drain per Chapter 17 of the DPM prior to Permanent Release of Occupancy. Please submit this on the 4th floor of Plaza de Sol. A \$25 fee will be required.

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If you have any questions, please contact me at 505-924-3314 or amontoya@cabq.gov.

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Sincerely,

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