

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

April 14, 2025

Nick Trujillo, P.E.
Martin/Martin Consulting Engineers
12499 West Colfax Ave.
Lakewood, CO 80215

RE: Del Sol Condos
8300 Comanche Rd. NE
Grading & Drainage Plan
Engineer's Stamp Date: 03/31/2025
Hydrology File: G19D003A
ABQ-PLAN No.: SI-2025-00085

Dear Mr. Trujillo:

PO Box 1293

Based upon the information provided in your submittal received 03/31/2025, the Grading & Drainage Plan is **not** approved for a Grading Permit or Building Permit. The following comments need to be addressed for approval of the above referenced project:

Albuquerque

STORMWATER QUALITY VOLUME

NM 87103

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1. 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 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.
2. Stormwater from the independent collection ponds or depressed landscape stormwater collection ponds should be included in the overall SWQV determined for discharge at the southern property boundary / Comanche Rd. ROW.
3. For this SWQV pond, please the SWQV and elevation, the 100-year volume and elevation, the peak 100 year inflow and outflow, the drainage elevation, and the ponding depth.

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4. 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.

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5. The attachment in the ABQ-PLAN file for this project is an Application for Payment in Lieu Form for your review and processing, if you choose this direction.
6. Please review the proposed drainage swale at the southerly property boundary and include in the SWQV and include in items No. 2 and No. 3, above.
7. Prepare and provide a response to each of the above items in a subsequent re-submittal for further review.

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