

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

February 05, 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: Not Stamped/ Dated
Hydrology File: G19D003A**

Dear Mr. Trujillo:

Based upon the information provided in your submittal received 01/16/2025, 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:

PO Box 1293

1. The re-submitted Grading and Drainage Plan should have a current Engineer's stamp, date and signature on all applicable plan sheets and detail sheets.

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2. An SO-19 Permit will be required for sidewalk/curb work in the public Right-of-Way and should be included on the request. Please include the [standard SO-19](#) notes on the Grading plan.

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STORMWATER QUALITY VOLUME

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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 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.

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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 drainage elevation, and the ponding depth.
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. To prevent or mitigate debris from clogging the proposed grated inlets, round beehive grate inlets should be considered at the bottom of the proposed detention ponds.
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.

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If you have any questions, please contact me at 505-924-3362 or richardmartinez@cabq.gov.

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Sincerely,

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

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