

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

January 24, 2025

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

**RE: Menaul & Vasser
2500 Phoenix Ave. NE
Grading & Drainage Plan
Engineer's Stamp Date: 01/03/2025
Hydrology File: H16D156**

Dear Mr. Bohannon:

Based upon the information provided in your submittal received 01/07/2025, the Grading & Drainage Plan is **not** approved for action by the Development Facilitation Team (DFT) on Site Plan for Building Permit. The following comments need to be addressed for approval of the above referenced project:

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1. Sheet C2.0: Review and revise Section A-A to include the existing the storm drain grated inlet along Phoenix Ave.
2. Sheet C2.0: Review and revise Section B-B to include the existing concrete curb along the westerly boundary of 2600 Phoenix Ave. SE.
3. Sheet C2.0: Review and revise Section B-B to include the proposed pavement surface shown at the easterly side of said Section B-B on the plan in lieu of the proposed landscaping surfacing shown in the Section.
4. Sheet C2.0: For stormwater drainage purposes, Sections B-B and C-C should be reviewed for surface material types. Collecting and discharging stormwater from gravel surfaces onto a concrete valley gutter are rarely successful, and asphaltic pavement should be considered for all stormwater runoff areas.
5. Sheet C2.0: For stormwater drainage purposes, Sections D-D should be reviewed and revised to show the proposed 2-foot valley gutter leading north toward Phoenix Ave. per the Proposed Condition for Basin P1 stormwater runoff.
6. Sheet C2.0: Review and revise all Legend and Plan information and depictions regarding Base Course and Gravel.
7. Sheet C2.0: From field observations, the existing 30' Private Access and Drainage Easement appears to have an existing asphalt surface continuous to the property/parcel to the east. For stormwater drainage purposes, consideration should be given to maintaining this type of surface treatment in lieu of the proposed gravel surface.

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8. Sheet C2.0: From field observations, the existing 30' Private Access and Drainage Easement appears to be providing access to the property/parcel/business to the east of this project which would be adversely affected by the proposed retaining wall, both for vehicular access and stormwater conveyance.
9. Sheet C2.1, The Existing Basin Map: From field observations and topographic mapping review, said Existing Basin Map should be reviewed and revised to reflect actual existing conditions.
10. Sheet C2.1, Existing Conditions: From field observations and topographic mapping review, Basin E1 should be reviewed and revised to more accurately document the existing fall from the southeast to the northwest, together with all appropriate calculations for determining c.f.s. for a 100-yr. storm.
11. Sheet C2.1, Existing Conditions: From field observations and topographic mapping review, Basin O1 should be reviewed and revised to more accurately document the contributing drainage area and existing fall from the southeast to the northwest, together with all appropriate calculations for determining c.f.s. for a 100-yr. storm.
12. Sheet C5.1: A profile of the proposed base course or gravel surface should be provided together with the requirement that for stormwater conveyance purposes, the surface materials are to be compacted to a minimum of 100% maximum density as determined by ASTM D-1557.
13. Prepare and provide a response to each of the above items in a subsequent resubmittal for further review is required.

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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