

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

March 11, 2025

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

RE: 2500 Phoenix Ave. NE
Menaul & Vasser
Grading & Drainage Plan
Engineer's Stamp Date: 01/03/2025
Hydrology File: H16D156
ABQ-PLAN File: HYDR-2025-00060

Dear Mr. Bohannon:

Based upon the information provided in your submittal received 02/25/2025, the Grading & Drainage Plan is **not** approved for Grading Permit or Building Permit. The following comments need to be addressed in a resubmittal for subsequent review and approval of the above referenced project:

1. Revisions to Grading & Drainage Plans require a current or appropriate Engineer's stamp and date.
2. All drainage and access easements that are proposed to be vacated or abandoned per the Response to Comment letter dated 12/18/2024 should be completed and recordation documentation be provided on Sheet C2.1. Otherwise, said easements to remain should be shown where appropriate.
3. The current review and generated comments are for the address of 2500 Phoenix Ave. NE and within the site boundaries delineated on Sheet C2.0, only.
4. Independent Grading & Drainage Plans are required for All adjacent proposed future developments, with a Note being included on Sheet C2.1 indicating such.
5. Sheet C2.0: Review and revise all slope percentages and directional arrows to ensure correctness. There appears to be incorrect slopes and arrows near Section C-C and Section B-B where retaining walls are proposed.
6. Sheet C2.0: Review and revise all callouts for spelling, in particular, for the 6" aggregate base course description.
7. Sheet C2.0: Review and revise all Legend and Plan information and depictions regarding Base Course and Gravel.

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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. Prepare and provide a response to each of the above items in a subsequent resubmittal for further review is required.

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.

PO Box 1293 If you have any questions, please contact me at 505-924-3362 or richardmartinez@cabq.gov.

Sincerely,

Albuquerque

NM 87103

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

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