

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

May 19, 2025

Scott McGee, P.E.
PO BOX 1273
Elephant Butte, NM 87935

**RE: Parking Redesign
2500 Louisiana Blvd. NE
Grading and Drainage Plan
Engineer's Stamp Date: 5/13/25
Hydrology File: H19D095
Case # HYDR-2025-00171**

Dear Mr. McGee:

PO Box 1293

Based upon the information provided in your submittal received 05/13/2025, the Grading & Drainage Plan **is not** approved for Paving Permit. The following comments need to be addressed for approval of the above referenced project:

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1. Rename the plan as a Grading and Drainage Plan. A Grading and Drainage plan is required for a Paving Permit.
2. Please provide the Benchmark information (location, description and elevation) for the survey contour information provided.
3. Please provide the FIRM Map and floodplain note with effective date.
4. Please provide the legal description of the property.
5. Provide existing and proposed information related to the site area, land treatments, Weighted E, Volume, and Flows per the DPM.
6. This project will be required to either provide SWQV ponds or pay a fee in lieu. The required volumes and fee will be based on the entire site area for redevelopment (0.26") which is much smaller than new development (0.42") per the DPM article 6-12.
7. 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 underground 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 0.26 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.

8. 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.
9. 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.

10. Please show the Payment in Lieu calculation on the plan.
11. Please add a note which states, "The Owner has elected to pay the Payment in Lieu for the required Stormwater Quality Volume."
12. Please add a note under Grading Notes. "Side slopes need to be stabilized with Native Grass Seed (per City Spec 1012) with Aggregate Mulch or equal (Must satisfy the "Final Stabilization criteria" CGP 2.2.14.b.)".
13. Please provide the Drainage Covenant with Exhibit A for the stormwater quality ponds per Article 6-15(C) of the DPM. Please submit the original copies along with the **\$ 25.00** recording fee check made payable to Bernalillo County to the Hydrology Section of Development Review Services on the Ground floor of Plaza de Sol

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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 924-3314 or amontoya@cabq.gov.

Sincerely,



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

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