

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

October 11, 2024

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

RE: Sawmill Tract J – 800 20th St. NW
Grading Plan and Drainage Plan
Engineer's Stamp Date: 09/30/2024
Hydrology File: J13D076B

Dear Mr. Bohannon:

Based upon the information provided in your submittal received 10/01/2022, the Grading & Drainage Plan is **not** approved for Building Permit, Grading Permit.
Please address and respond to the following comments and resubmit accordingly.

1. Sheet GR-1 – Please review and revise the Proposed Drainage narrative to include, a) which basin drains to 20th St., b) the storm water from roof drains and area drains routed to the proposed 33' x 85' Underground Detention Facility (provide calculations to confirm capacity), c) identify proposed outfall configuration of said Detention Facility with calculations, and d) identify and label the existing inlets on 20th St.
2. Sheet GR-1 – Please review and revise the Proposed grades along the east side of the proposed 2' landscape area along 20th Street, there is an 0.92' drop along its alignment which may impact the roof drain from the adjacent building to the proposed 10" PVC pipe.
3. Sheet GR-2 – Please review and revise the Proposed Basins layout to identify all Basins and expand layout to show information on RD manholes, and appropriate inlets on 20th St.
4. An SO-19 Permit for work in the 20th St. Right-of-Way will be required and should be included on the request. Please include the [Standard SO-19](#) notes on the Grading Plan.

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