

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

February 13, 2025

Donna Bohannon  
Tierra West, LLC  
5571 Midway Park Place NE  
Albuquerque, NM 87109

**RE: 1306 Broadway Blvd SE  
Conceptual Grading & Drainage Plan  
Engineer's Stamp Date: 1/8/2025  
Hydrology File: L14D068  
Case # HYDR-2025-00002**

Dear Ms. Bohannon:

PO Box 1293

Based upon the information provided in your submittal received 01/28/2025, the Conceptual Grading & Drainage Plan is preliminary approved for action by the Development Facilitation Team (DFT) / Development Hearing Officer (DHO) on Site Plan for Building Permit and platting action.

Albuquerque

**PRIOR TO BUILDING PERMIT:**

NM 87103

1. Please submit a more detailed Grading & Drainage Plan to Hydrology for review and approval.

www.cabq.gov

2. 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;

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- 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.
3. If requesting a Waiver of Management Onsite, please add a note which states, "The Owner has elected to pay the Payment in Lieu for the required Stormwater Quality Volume."
  4. If requesting a Waiver of Management Onsite, please show the Payment calculation on the 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](mailto:jhughes@cabq.gov), 924-3420) 14 days prior to any earth disturbance.

PO Box 1293

If you have any questions, please contact me at 505-924-3314 or [amontoya@cabq.gov](mailto:amontoya@cabq.gov).

Albuquerque

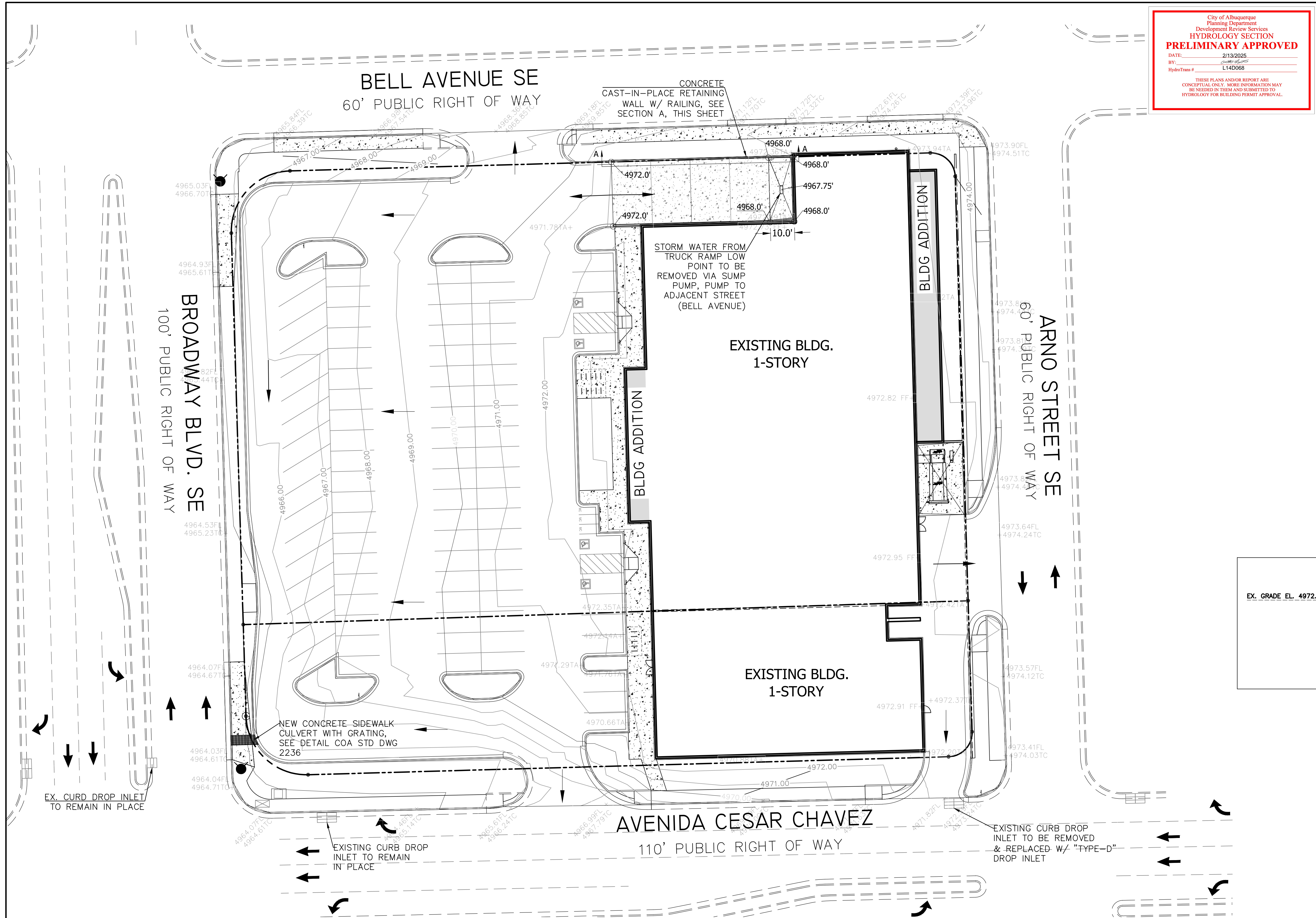
Sincerely,

NM 87103

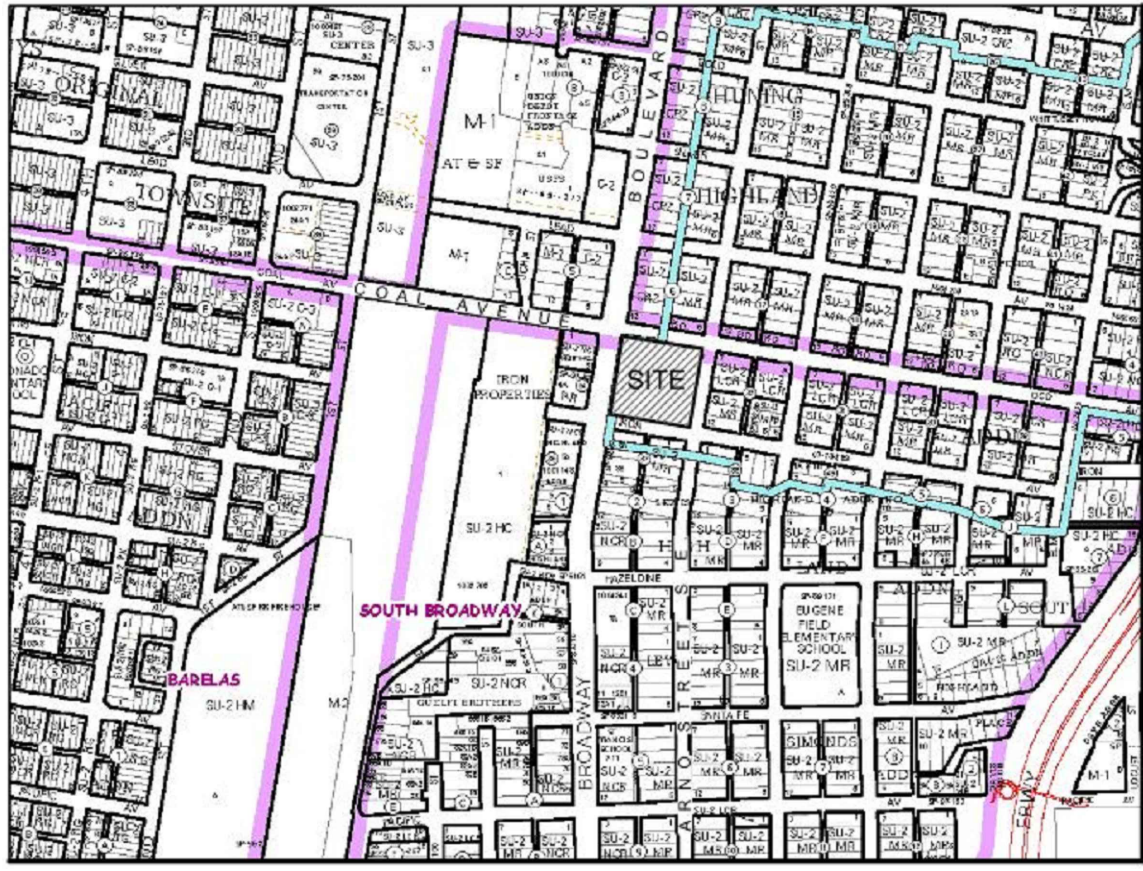
Anthony Montoya, Jr., P.E.  
Senior Engineer, Hydrology  
Planning Department, Design Review Services

[www.cabq.gov](http://www.cabq.gov)





City of Albuquerque  
Planning Department  
Development Review Services  
**HYDROLOGY SECTION**  
**PRELIMINARY APPROVED**  
DATE: 2/13/2025  
BY: [Signature]  
HydroTrans # L14D068  
THESE PLANS AND/OR REPORT ARE  
CONCEPTUAL ONLY. MORE INFORMATION MAY  
BE NEEDED IN THEM AND SUBMITTED TO  
HYDROLOGY FOR BUILDING PERMIT APPROVAL.



VICINITY MAP: 1306, 1312 & 1316 BROADWAY BLVD. SE, ALBUQUERQUE, NM



FIRM MAP: 1306, 1312 & 1316 BROADWAY BLVD. SE, ALBUQUERQUE, NM

LEGAL DESCRIPTION  
LOTS NUMBERED ONE-A (1-1) AND TWO-A (2-1) IN BLOCK NUMBERED (29) OF EASTERN ADDITION, ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 2, 1986 IN VOLUME C32, FOLIO 47.

DRAINAGE SUMMARY:

THE SITE IS LOCATED IN THE SW QUADRANT OF BELL AVENUE AND ARNO STREET NW. THE IMPROVEMENTS ON THE 1.71 ACRE PROPERTY (TWO TRACTS) ARE ALL EXISTING WITH THE EXCEPTION OF THE PROPOSED 1,827 SF BUILDING ADDITION, PARKING LOT RECONFIGURATION/RESTRIPING, SIDEWALK AND CURB/GUTTER ADDITIONS ALONG THE PROPERTY FRONTAGE, A SLOPED TRUCK RAMP, AND LANDSCAPING IMPROVEMENTS. THE PROPOSED IMPROVEMENTS WILL ENCOMPASS AREA THAT IS ALREADY IMPERVIOUS AND WILL NOT INCREASE THE RUNOFF FROM THE SITE.

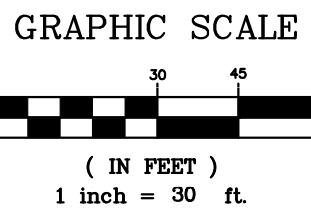
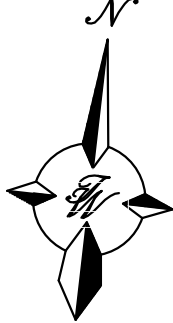
THE SITE CURRENTLY DRAINS DIRECTLY INTO BELL AVENUE, BROADWAY BOULEVARD, AND AVENIDA CESAR CHAVES TO THE NORTH, WEST AND SOUTH OF SITE RESPECTIVELY. WITH THE PROPOSED IMPROVEMENTS THE DRAINAGE FROM THE SITE WILL CONTINUE TO FREE DISCHARGE INTO THESE STREETS AT THEIR HISTORIC RATES. THE ONLY CHANGE TO THE ROUTING OF THE STORM WATER WILL OCCUR ALONG THE WESTERN EDGE OF THE SITE WHERE THE NEW CURB AND GUTTER WILL BE INSTALLED, ELIMINATING TWO DRIVEWAYS THAT ALLOWED FREE DISCHARGE. INSTEAD, THIS FLOW WILL BE ROUTED SOUTHWESTERN ALONG THE NEW CURB AND GUTTER TO A NEW CONCRETE SIDEWALK CULVERT AT THE SOUTHWESTERN CORNER OF THE LOT THAT WILL CONVEY THE FLOW ONTO BROADWAY BLVD. ACCORDINGLY, ADDITIONALLY, A PORTION OF THE FLOW WILL BE DIRECTED TOWARDS THE BUILDING ALONG THE NEW TRUCK RAMP SLOPE. THIS STORM WATER WILL ACCUMULATE AT A LOW POINT NEAR THE BASE OF THE RAMP AND WILL BE REMOVED VIA A SUMP PUMP ONTO THE ADJACENT STREET (BELL AVENUE).

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

EROSION CONTROL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.



ENGINEER'S SEAL  
RONALD R. BOHANNAN  
NEW MEXICO  
PROFESSIONAL ENGINEER  
1/8/2025  
RONALD R. BOHANNAN  
P.E. #7868

EL MEZQUITE MARKET  
RENOVATION  
CONCEPTUAL GRADING  
AND DRAINAGE PLAN  
TIERRA WEST, LLC  
8509 JEFFERSON NE  
ALBUQUERQUE, NEW MEXICO 87113  
(505)858-3100

DRAWN BY MR  
DATE 12/24/2024  
SHEET #  
GR-1  
JOB # 2024101





## El Mezquite Market Renovation - Drainage Analysis

The site is located in the SW quadrant of Bell Avenue and Arno Street NW. The improvements on the 1.71 acre property (two tracts) are all existing with the exception of the proposed 1,827 square foot building addition parking lot reconfiguration/restriping, sidewalk and curb/gutter additions along the property frontage, a sloped truck loading ramp, and landscaping improvements. The proposed improvements will encompass area that is already impervious and will not increase the runoff from the site.

The site currently drains directly into Bell Avenue, Broadway Boulevard, and Avenida Cesar Chaves to the north, west, and south of the site respectively. With the proposed improvements the drainage from the site will continue to free discharge into these streets at their historic runoff rates. The only change to the routing of the storm water will occur along the western edge of the site where the new curb and gutter will be installed, eliminating two driveways that allowed free discharge. Instead, this flow will be routed southernly along the new curb and gutter to a new concrete sidewalk culver at the southwestern corner of the lot that will convey the flow onto Broadway Boulevard accordingly. Additionally, a portion of the flow will be directed toward the building along the new truck ramp slope. This storm water will accumulate at a low point near the base of the ramp and will be removed via a sump pump onto the adjacent street (Bell Avenue).

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| City of Albuquerque<br>Planning Department<br>Development Review Services<br>HYDROLOGY SECTION  |   |
| <b>PRELIMINARY APPROVED</b>   |   |
| DATE:   | 2/13/2025   |
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| HydroTrans #  | L14D068   |
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