

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

August 27, 2025

Fred Arfman, P.E.
Isaacson & Arfman, Inc.
128 Monroe St. NE
Albuquerque, NM 87108

**RE: Mack Recovery
2510 2nd Street SW
Grading and Drainage Plans
Engineer's Stamp Date: 08/22/25
Hydrology File: M14D042
Case # HYDR-2025-00303**

Dear Mr. Arfman:

PO Box 1293

Based upon the information provided in your submittal received 8/22/2025, the Grading and Drainage Plans **are not** approved for Grading Permit or Building Permit. The following comments need to be addressed for approval of the above referenced project:

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NM 87103

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1. Per the IDO, the property owner of the property is responsible for building the adjacent half of 2nd Street SW to include curb & gutter, and sidewalk. The project will have to go to the Development Facilitation Team (DFT) for approval of the Infrastructure List.
2. Please show the sidewalk, curb & gutter on the plan.
3. Please number the ponds and include a label on each with the SWQV and elevation, the 100-year volume and elevation, the peak 100 year inflow and outflow, the spillway crest elevation, the spillway flow depth, and the dam top elevation.
4. 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. Show the volume calculation for the 100-year 10-day storm that is to be retained.
5. Stormwater discharges across the sidewalk are not allowed on collector roads and above; provide sidewalk culverts or drain lines through the curb.
6. An SO-19 Permit will be required and should be included on the request. Please include the [standard SO-19](#) notes on the grading plan.
7. Please reference City of Albuquerque standard detail No. 2236 – Sidewalk Culvert with Steel Plate Top at the sidewalk culvert.
8. A perimeter wall or barrier around the development is required to contain the 100-year 10-day storm developed runoff. Since the existing chain link fence will remain, please show a berm or equivalent around the perimeter to avoid discharge from this site to adjacent properties.

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9. Show FP and FF elevations for the structures. The Vally Area recommendation is to elevate the pad a minimum of 18" above the edge of pavement or roadway or 1 foot above the 100-year 10-day stormwater surface elevation.
10. Add the Downstream Capacity information per 6-7(A) of the DPM. There are no public storm drain facilities in 2nd Street SW nor curb and gutter and therefore no hydraulic capacity.
11. Please state if there are any off-site flows that will need to be accepted and quantified.

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, 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,

A handwritten signature in black ink, appearing to read 'Anthony Montoya, Jr.', is positioned above the typed name.

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

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