

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

February 24, 2025

Rick Beltramo
NV5 Engineering
6501 Americas Parkway NE, Suite 400
Albuquerque, NM 87110

**RE: Mesa Del Sol Self Storage
5500 Turing Dr. SE
Grading and Drainage Plan
Engineer's Stamp Date: 01/15/2025
Hydrology File: R16DA1004**

Dear Mr. Beltramo:

Based upon the information provided in your submittal received 02/07/2025, the Grading & Drainage Plan is approved for the **Foundation Permit**. The following conditions need to be addressed prior to approval of Building Permit:

1. Prepare and provide Drainage Covenants for the retention ponds adjacent and to the east of the project, and associated private storm drains discharging stormwater into said retention ponds per Chapter 17 of the DPM prior to Permanent Release of Occupancy. Please submit on the 4th floor of Plaza de Sol. A \$25 fee will be required.
2. Due to the proposed retaining wall in Section 1 of C-3.1, provide an additional cross-section showing the existing storm drain manhole and pipe extension through the proposed retaining wall and into the retention basin at the southeast corner of the project.
3. Provide sections through all external boundaries showing proposed retaining walls, garden walls, property/ROW lines, existing and proposed grades. In accordance with DPM Ch.22, section 5, part B. Grading and wall construction near the property line may not endanger or encroach upon adjacent property or constrain its use.
4. Show all portions of proposed retaining walls on the property of the project.
5. The existing ponds should be completely developed for the 100-year 10-day storm and associated capacity, together with slope erosion protection and access barricades where needed.

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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 505-924-3362 or richardmartinez@cabq.gov.

Sincerely,



Richard Martinez, P.E.
Senior Engineer, Hydrology
Planning Department, Development Review Services

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