

CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director



Mayor Timothy M. Keller

May 22, 2019

Holden Rennaker
Russell Planning & Engineering
934 Main Avenue, Unit C
Durango, CO 81301

RE: **Monterey Place Apts**
2306-2320 Central SW
Conceptual Grading and Drainage Plan Stamp Date: 5/16/19
Hydrology File: J12D030

Dear Mr. Rennaker,

Based on the submittal received on 5/20/19 the above-referenced Grading and Drainage Plan is approved for Site Plan for Building Permit and Final Plat. On the Plat, provide a Public Drainage Easement (Blanket-exclusive of buildings), to allow the alley to drain into/through your site. Be sure to name maintenance responsibility and beneficiary.

Prior to Grading or Building Permit (For Information):

1. Remove all "Conceptual/Not for Construction" markings.
2. Provide sections through the SWQ ponds and show the SWQV and water surface elevation (WSE). Also show the 100-yr WSE.
3. Provide hydraulic calculations for the new private storm drain calculated along the Energy Grade Line.
4. Provide hydraulic calculations for the beehive grates and curb cuts; the grates need to demonstrate 2x capacity (or 50% clogging) for the 100-yr storm.
5. Provide proposed spot elevations and contours in suitable density to discern all flow patterns across the project. The flow arrows/slopes are fine for the conceptual plan, but need to be replaced with elevations in the "For Construction" plan.
6. This project requires an ESC Plan, submitted to the Stormwater Quality Engineer (Curtis Cherne PE, ccherne@cabq.gov or 924-3420).
7. Payment of the Fee in Lieu (Amount = $86CF \times \$8/CF = \688 , per sheet C-101) of onsite management of the SWQV must be made. Include a copy of the paid receipt when resubmitting.

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8. Correct the error in table 4, Basin D, Fee-in-Lieu Area (906sf, not 0).
9. Additional comments may be provided at Building Permit, based on the outcome of the above remarks and level of detail shown on plans.

Prior to Certificate of Occupancy (For Information):

10. Engineer's Certification, per the DPM Chapter 22.7: *Engineer's Certification Checklist For Non-Subdivision* is required.
11. A Bernalillo County Recorded [Private Facility Drainage Covenant](#) is required for the storm water quality ponds. The original notarized form, exhibit A (legible on 8.5x11 paper), and recording fee (\$25, payable to Bernalillo County) must be turned into DRC (4th, Plaza del Sol) for routing. Please contact Charlotte LaBadie (clabadie@cabq.gov, 924-3996) or Madeline Carruthers (mtafoya@cabq.gov, 924-3997) regarding the routing and recording process for covenants. The routing and recording process for covenants can take a month or longer; Hydrology recommends beginning this process as soon as possible as to not delay approval for certificate of occupancy.
12. City acceptance and close-out of the public Work Order will be required, unless a financial guarantee has been posted.

If you have any questions, please contact me at 924-3695 or dpeterson@cabq.gov.

Sincerely,

Dana M. Peterson
Senior Engineer, Planning Dept.
Development Review Services

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