

CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director



Mayor Timothy M. Keller

August 6, 2018

David Soule, P.E.
Rio Grande Engineering
PO Box 93924
Albuquerque, NM, 87199

RE: **McMahon Carwash**
McMahon and Fineland NW
Grading Plan Stamp Date: 7/30/18
Drainage Plan Stamp Date: 7/30/18
Hydrology File: A11D016A

Dear Mr. Soule,

Based on the submittal received 7/31/18, the Grading Plan and Drainage Report cannot be approved for until the following are corrected:

Prior to Preliminary Plat:

1. The platting action currently pending in DRB requires approval of a conceptual grading and drainage plan, identifying the need for cross-lot drainage and drainage easements. Hydrology recommends that preliminary plat approval be requested in the resubmittal and these items be addressed.

Prior to Building Permit:

2. A digital (.pdf) submittal, emailed to PLNDRS@cabq.gov is required.
3. The first flush retention areas need to be clarified. The 4 small ponds in West Basin need to be sized for the areas drainage to each of them. The north pond is higher than the parking lot and nothing seems to drain to it. The center pond has the grate elevation set to provide only 855cf of the required 1153cf volume. The areas draining to the 2 south ponds need to be quantified and the ponds sized to retain these first flush volumes.
4. This project requires an ESC Plan, submitted to the Stormwater Quality Engineer (Curtis Cherne PE, ccherne@cabq.gov or 924-3420).
5. For Information. Hydrology and Transportation files are available online through the City's GIS Viewer 2.0: <https://www.cabq.gov/gis/advanced-map-viewer>. Turn on the *HydroTrans* layer: *Operational Layers* > *Albuquerque Layers* > *Sites* > *HydroTrans*. Select the desired polygon from the map and click *Link to Project Documents*.

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Prior to Certificate of Occupancy (For Information):

6. Engineer's Certification, per the DPM Chapter 22.7: *Engineer's Certification Checklist For Non-Subdivision* is required.
7. The Engineer's Certification for Kidz Academy (A11D016) must be accepted by the City. This project provides the downstream conveyance for the new carwash and must be complete prior to acceptance of the upstream development.
8. A Bernalillo County Recorded [Private Facility Drainage Covenant](#) is required for the stormwater quality pond. 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.

PO Box 1293

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

Albuquerque

Sincerely,

NM 87103

Dana Peterson, P.E.
Senior Engineer, Planning Dept.
Development Review Services

www.cabq.gov